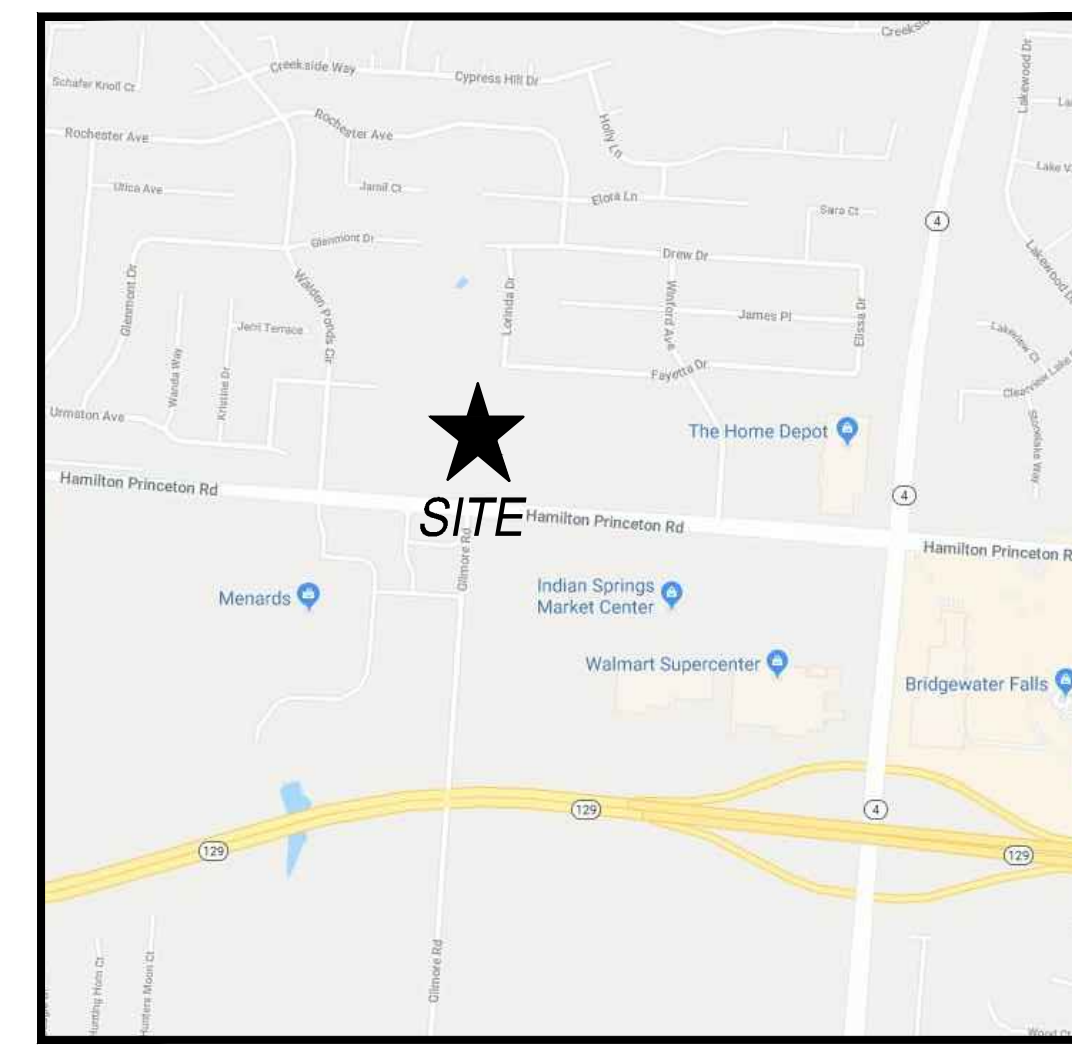
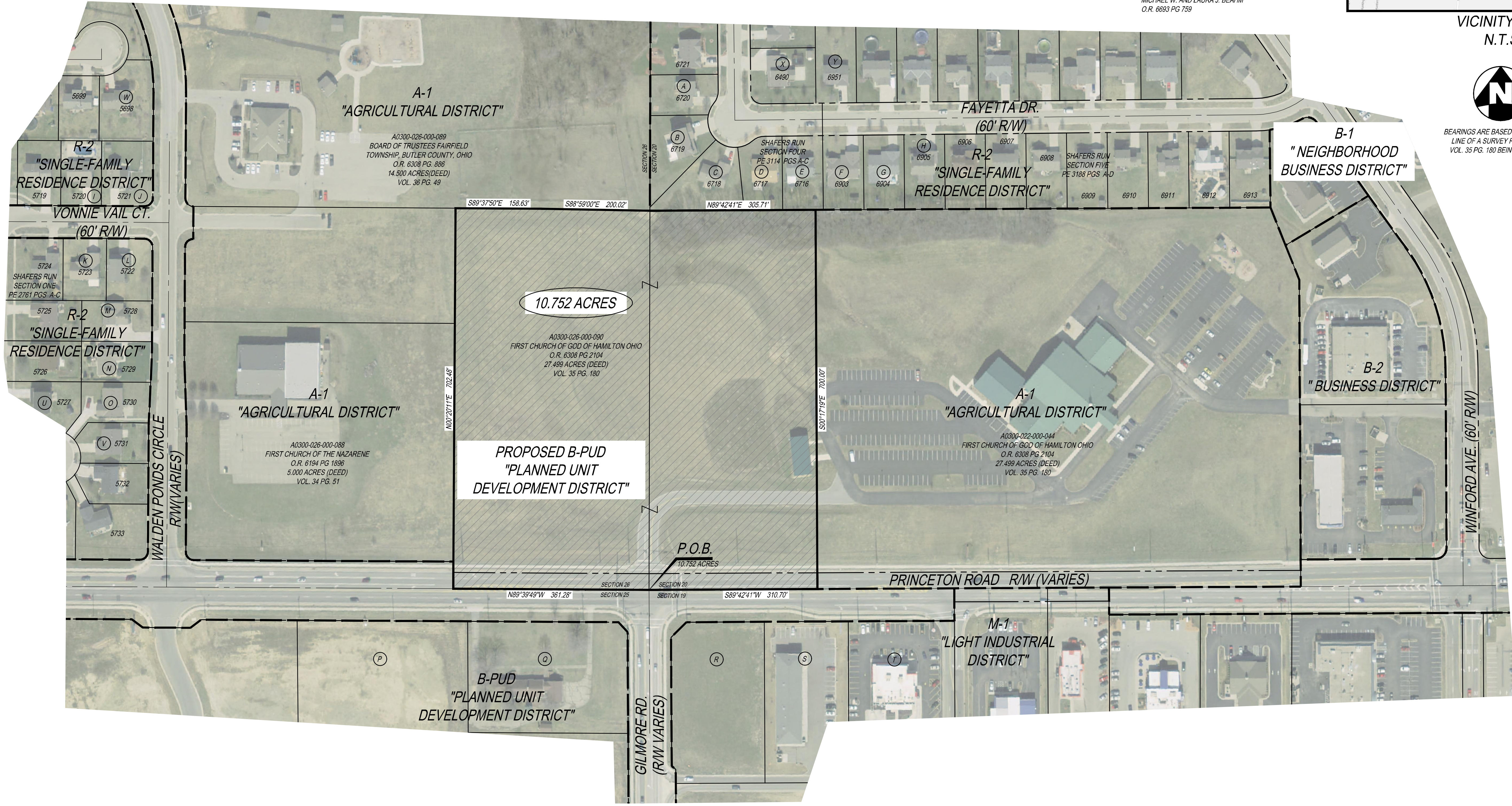


- |  |  |   |   |  |   |
|--|--|---|---|--|---|
| (A) 6720<br>A0300-148-000-012<br>AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC<br>O.R. 8581 PG. 379 | (E) 6716<br>A0300-148-000-008<br>BENJAMIN & ANITA SMITH<br>O.R. 6161 PG.414            | (I) 5720<br>A0300-133-300-030<br>TIFFANY SCHULZ<br>O.R. 9040 PG.1671                  | (M) 5728<br>A0300-133-300-038<br>SHELLEY SCHLICKER<br>O.R. 8176 PG. 1870  | (O) 9155<br>A0300-025-000-083<br>GLOBAL NEW MILLENNIUM PARTNERS, LTD.<br>O.R. 8938 PG. 1069          | (U) 5727<br>A0300-133-000-037<br>MARVIN AND LOU LINDA RAMOS<br>O.R. 7760 PG.2232                        |
| (B) 6719<br>A0300-148-000-011<br>HANSEL JODY & STACIE M. HANSEL<br>O.R. 8547 PG. 1239            | (F) 6903<br>A0300-148-000-019<br>RONALD OSMAN AND KAREN JO OSMAN<br>O.R. 7806 PG. 1490 | (J) 5721<br>A0300-133-300-031<br>KRISTIN B. AND DARRIN R. COFFEY<br>O.R. 8919 PG. 945 | (N) 5729<br>A0300-133-300-039<br>MARIAN DEMAREE COTTRELL<br>(AKA MARIAN D. COTTRELL)<br>O.R. 8428 PG. 1934      | (R) 8932<br>A0300-021-000-045<br>PROFESSIONAL RESOURCE DEVELOPMENT INC<br>O.R. 8778 PG. 345          | (V) 5731<br>A0300-133-000-041<br>STEPHANIE GLASS<br>O.R. 8901 PG.1092                                   |
| (C) 6718<br>A0300-148-000-010<br>GREGORY R. BOSTON<br>DANIELLE M. TOMCZAK<br>O.R. 7074 PG.210    | (G) 6904<br>A0300-148-000-020<br>CARMEN E. ADAMS<br>O.R. 6734 PG. 1409                 | (K) 5723<br>A0300-133-300-033<br>NORMAN L. AND AMY LUTTRELL<br>O.R. 8191 PG. 163      | (D) 5730<br>A0300-013-300-040<br>PARTNERSHIP FOR HOUSING, AN OHIO<br>NONPROFIT CORPORATION<br>O.R. 6736 PG. 242 | (S) 8931<br>A0300-021-000-044<br>BRIDGESTONE RETAIL OPERATIONS, LLC<br>PARCEL 1<br>O.R. 8719 PG. 197 | (W) 5998<br>A0300-148-000-008<br>DENNIS AND HEIDI BRUZINA<br>O.R. 7471 PG.423                           |
| (D) 6717<br>A0300-148-000-009<br>TROY ANN MILLS<br>O.R. 8498 PG.925                              | (H) 6905<br>A0300-148-000-021<br>JUSTIN L. MONEY<br>O.R. 7112 PG. 877                  | (L) 5722<br>A0300-133-300-032<br>CHRISTOPHER ROBERT KLUTE<br>O.R. 9040 PG.390         | (P) 9163<br>A0300-025-000-088<br>PRINCETON VENTURES, LLC<br>O.R. 9012 PG. 971                                   | (T) 8930<br>A0300-021-000-043<br>NATIONAL RETAIL PROPERTIES, LP<br>PARCEL 1<br>O.R. 8827 PG. 781     | (X) 6490<br>A0300-148-000-007<br>JUAN C. ESPINOZA HERNANDEZ<br>DIANA JAIME ESTRADA<br>O.R. 8702 PG.1040 |
|  |  |   |   |  | (Y) 6951<br>A0300-148-000-067<br>MICHAEL W. AND LAURA J. BEAHM<br>O.R. 6693 PG.739                      |



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CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
6305 Centre Park Dr. West Chester, OH 45069  
513.779.7851

**BRIDGEWATER CHURCH PRELIMINARY PUD**  
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO



VICINITY MAP  
N.T.S.

BEARINGS ARE BASED ON THE SOUTH LINE OF A SURVEY RECORDED IN VOL. 35 PG. 180 BEING S89°42'41"W



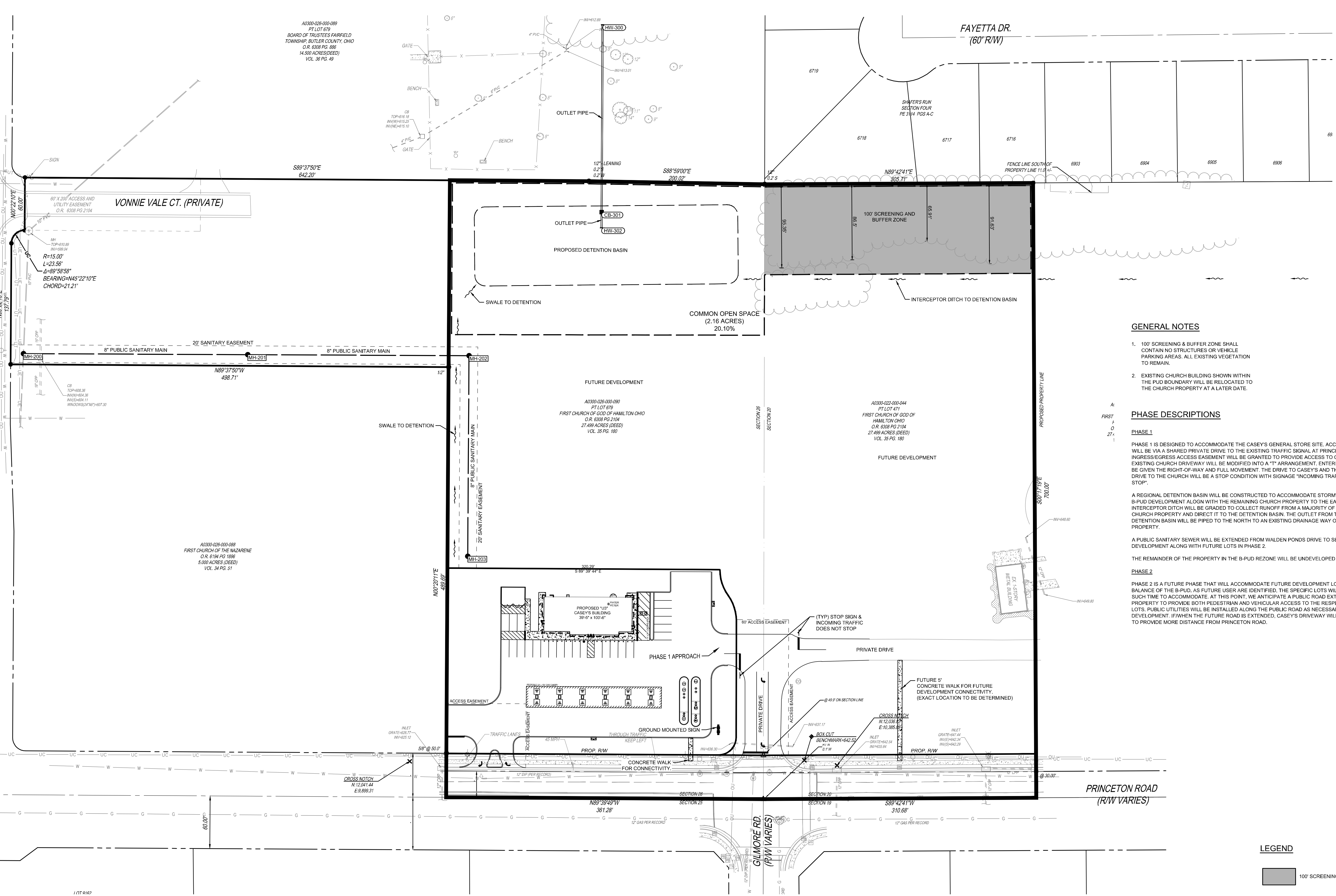
NO.	DATE	DESCRIPTION
1	6/07/18	ZONING PLAT - TAR
2	12/17/2018	UPDATE BOUNDARY - MDH
3	1/15/2019	UPDATE - MDH
4	1/15/2020	UPDATE - JDB

**B-PUD RE-ZONING PLAT**  
SECTION 26 & 20, TOWN 2, RANGE 3,BTM  
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

PROJECT NO: 180075VMS000  
DATE: 6/07/2018  
SCALE: 1" = 100'  
0 50 100 200

**RE-ZONING PLAT**

PROPOSED AREA FOR RE-ZONE FROM A-1 'AGRICULTURAL DISTRICT' TO B-PUD PLANNED UNIT DEVELOPMENT DISTRICT  
 ZONING DISTRICT AREA



**GENERAL NOTES**

- 100' SCREENING & BUFFER ZONE SHALL CONTAIN NO STRUCTURES OR VEHICLE PARKING AREAS. ALL EXISTING VEGETATION TO REMAIN.
- EXISTING CHURCH BUILDING SHOWN WITHIN THE PUD BOUNDARY WILL BE RELOCATED TO THE CHURCH PROPERTY AT A LATER DATE.

**PHASE DESCRIPTIONS**

**PHASE 1**

PHASE 1 IS DESIGNED TO ACCOMMODATE THE CASEY'S GENERAL STORE SITE. ACCESS TO CASEY'S WILL BE VIA A SHARED PRIVATE DRIVE TO THE EXISTING TRAFFIC SIGNAL AT PRINCETON ROAD. AN INGRESS/EGRESS ACCESS EASEMENT WILL BE GRANTED TO PROVIDE ACCESS TO CASEY'S. THE EXISTING CHURCH DRIVEWAY WILL BE MODIFIED INTO A "T" ARRANGEMENT. ENTERING VEHICLES WILL BE GIVEN THE RIGHT-OF-WAY AND FULL MOVEMENT. THE DRIVE TO CASEY'S AND THE REMAINING DRIVE TO THE CHURCH WILL BE A STOP CONDITION WITH SIGNAGE "INCOMING TRAFFIC DOES NOT STOP".

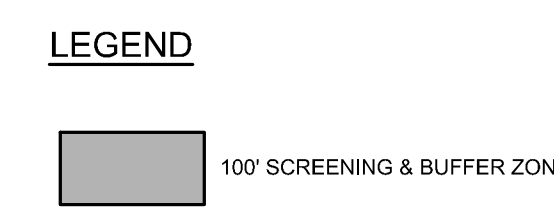
A REGIONAL DETENTION BASIN WILL BE CONSTRUCTED TO ACCOMMODATE STORMWATER FROM THE B-PUD DEVELOPMENT ALONG WITH THE REMAINING CHURCH PROPERTY TO THE EAST. AN INTERCEPTOR DITCH WILL BE GRADED TO COLLECT RUNOFF FROM A MAJORITY OF THE EXISTING CHURCH PROPERTY AND DIRECT IT TO THE DETENTION BASIN. THE OUTLET FROM THE REGIONAL DETENTION BASIN WILL BE PIPED TO THE NORTH TO AN EXISTING DRAINAGE WAY ON THE TOWNSHIP PROPERTY.

A PUBLIC SANITARY SEWER WILL BE EXTENDED FROM WALDEN PONDS DRIVE TO SERVE THE CASEY'S DEVELOPMENT ALONG WITH FUTURE LOTS IN PHASE 2.

THE REMAINDER OF THE PROPERTY IN THE B-PUD REZONE WILL BE UNDEVELOPED IN PHASE 1.

**PHASE 2**

PHASE 2 IS A FUTURE PHASE THAT WILL ACCOMMODATE FUTURE DEVELOPMENT LOTS IN THE BALANCE OF THE B-PUD. AS FUTURE USER ARE IDENTIFIED, THE SPECIFIC LOTS WILL BE CUT UP AT SUCH TIME TO ACCOMMODATE. AT THIS POINT, WE ANTICIPATE A PUBLIC ROAD EXTENSION INTO THE PROPERTY TO PROVIDE BOTH PEDESTRIAN AND VEHICULAR ACCESS TO THE RESPECTIVE FUTURE LOTS. PUBLIC UTILITIES WILL BE INSTALLED ALONG THE PUBLIC ROAD AS NECESSARY TO SERVE THE DEVELOPMENT. IF WHEN THE FUTURE ROAD IS EXTENDED, CASEY'S DRIVEWAY WILL BE RELOCATED TO PROVIDE MORE DISTANCE FROM PRINCETON ROAD.



**NOTE:**  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION, GIS AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 1-800-752-8007 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

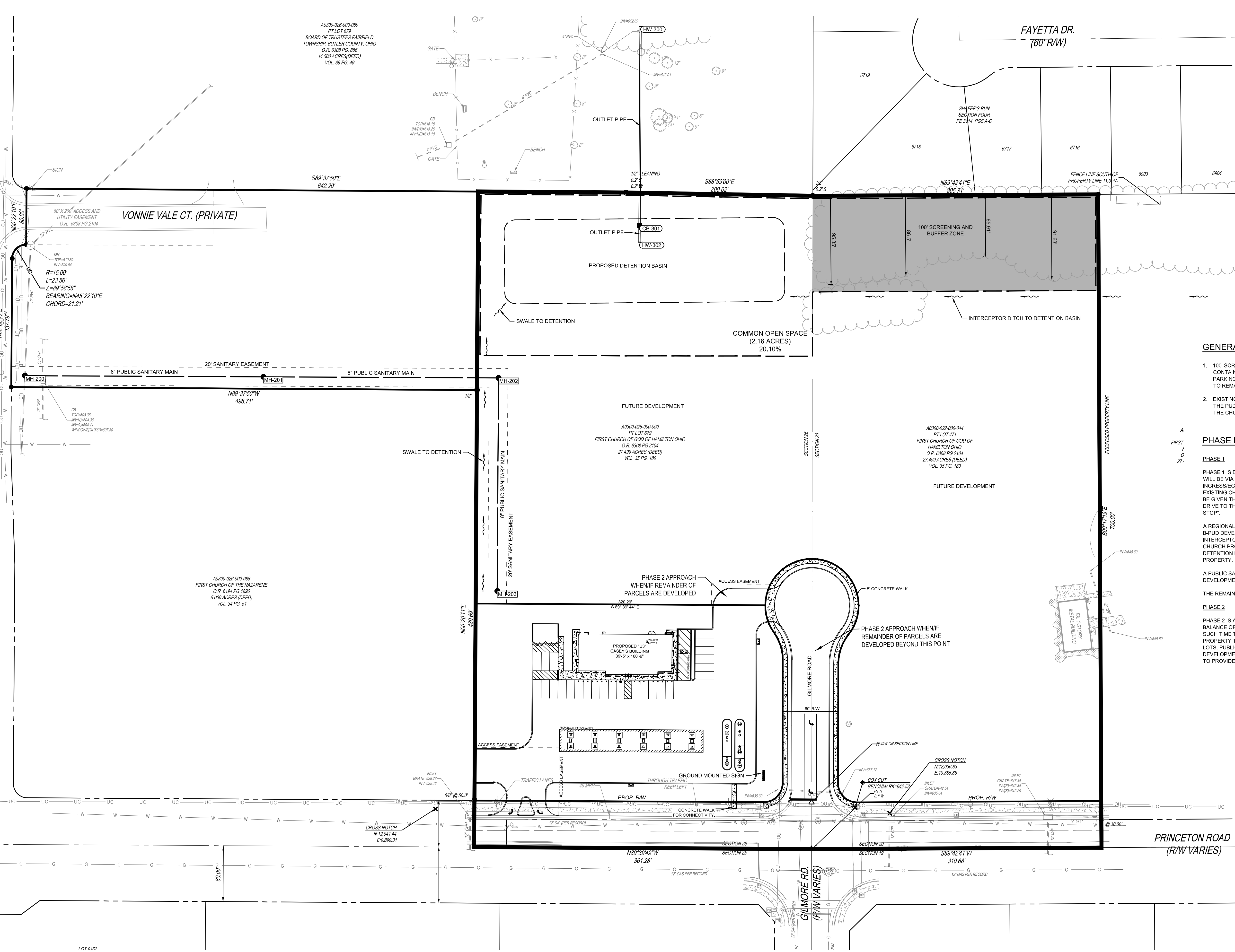


**BRIDGEWATER CHURCH  
PRELIMINARY PUD  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO**

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO.	180075.000
DATE	1/17/2020
SCALE:	
SHEET NAME:	<b>PHASE 1 - PUD PLAN (PRIVATE ROADWAY)</b>
SHEET NO.	<b>2 OF 4</b>



**GENERAL NOTES**

- 100' SCREENING & BUFFER ZONE SHALL CONTAIN NO STRUCTURES OR VEHICLE PARKING AREAS. ALL EXISTING VEGETATION TO REMAIN.
- EXISTING CHURCH BUILDING SHOWN WITHIN THE PUD BOUNDARY WILL BE RELOCATED TO THE CHURCH PROPERTY AT A LATER DATE.

**PHASE DESCRIPTIONS**

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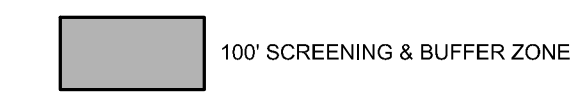
A PUBLIC SANITARY SEWER WILL BE EXTENDED FROM WALDEN PONDS DRIVE TO SERVE THE CASEY'S DEVELOPMENT ALONG WITH FUTURE LOTS IN PHASE 2.

THE REMAINDER OF THE PROPERTY IN THE B-PUD REZONE WILL BE UNDEVELOPED IN PHASE 1.

**PHASE 2**

PHASE 2 IS A FUTURE PHASE THAT WILL ACCOMMODATE FUTURE DEVELOPMENT LOTS IN THE BALANCE OF THE B-PUD. AS FUTURE USER ARE IDENTIFIED, THE SPECIFIC LOTS WILL BE CUT UP AT SUCH TIME TO ACCOMMODATE. AT THIS POINT, WE ANTICIPATE A PUBLIC ROAD EXTENSION INTO THE PROPERTY TO PROVIDE BOTH PEDESTRIAN AND VEHICULAR ACCESS TO THE RESPECTIVE FUTURE LOTS. PUBLIC UTILITIES WILL BE INSTALLED ALONG THE PUBLIC ROAD AS NECESSARY TO SERVE THE DEVELOPMENT. IF/WHEN THE FUTURE ROAD IS EXTENDED, CASEY'S DRIVEWAY WILL BE RELOCATED TO PROVIDE MORE DISTANCE FROM PRINCETON ROAD.

**LEGEND**



**NOTE:**  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION, GIS AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 1-800-752-8007 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



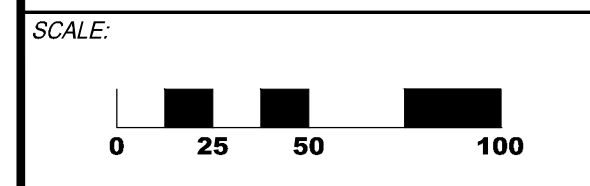
**THE KLEINGERS GROUP**  
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SURVEYING | 6305 Centre Park Dr. West Chester, OH 45069  
LANDSCAPE ARCHITECTURE | 513.779.7851

**BRIDGEWATER CHURCH  
PRELIMINARY PUD  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO**

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO: 180075.000  
DATE: 1/17/2020



SHEET NAME:  
**PHASE 2 - PUD  
PLAN (PUBLIC  
ROADWAY)**

SHEET NO:  
**3 OF 4**



FRONT ELEVATION



REAR ELEVATION

Casey's U3 Building FOR INFORMATIONAL AND ILLUSTRATION PURPOSES ONLY. ALL PRODUCT, SERVICE AND COMPANY NAMES ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. THESE IMAGES ARE NOT INTENDED FOR ENGINEERING PURPOSES. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR ANY DAMAGE LISTED ON THE ILLUSTRATIONS PROVIDED. [www.redleonard.com](http://www.redleonard.com) 513-574-9500 **red leonard associates**



RIGHT ELEVATION



LEFT ELEVATION

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Monument Sign (4 Product)						SIGNS 6, 7				
Sign #	Sign	Type	Location	Illumination	Dimensions	Bottom	Top	Width	Height	Area Ft <sup>2</sup>
6	House Logo	Freestanding	Street	Internal	7' 3"	13' 0"	7' 7-1/2"	5' 9"	36.3	
7	Price Sign	Freestanding	Street	Internal	1' 9"	7' 3"	7' 7-1/2"	5' 6"	41.94	
									<b>Total</b>	<b>78.24</b>

**PRICER NOTES:**

- 16" RED AND GREEN LED
- ZIP TRACK DIESEL, GREEN LABEL - CLEAR COPY, LABEL INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES
- ZIP TRACK UNL E-15, BLUE LABEL - CLEAR COPY, LABEL INTERCHANGEABLE
- ZIP TRACK OTHER, YELLOW LABEL - BLACK COPY, LABEL INTERCHANGEABLE

**OTHER NOTES:**

- CABINET IS BLACK IN COLOR
- 300' WIRELESS KEYPAD RANGE

**MONUMENT PRICE SIGN 4 PRODUCT**  
 DRAWN BY: J. CLARK  
 DATE: 10-01-18

NOTE:  
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION, GIS AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 1-800-752-8007 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



**BRIDGEWATER CHURCH  
 PRELIMINARY PUD  
 FAIRFIELD TOWNSHIP  
 BUTLER COUNTY, OHIO**

SEAL:

NO. DATE DESCRIPTION

PROJECT NO: 180075.000

DATE: 1/17/2020

SCALE:

SHEET NAME:

**CASEY'S  
 ELEVATIONS AND  
 SIGN DETAIL**

SHEET NO.