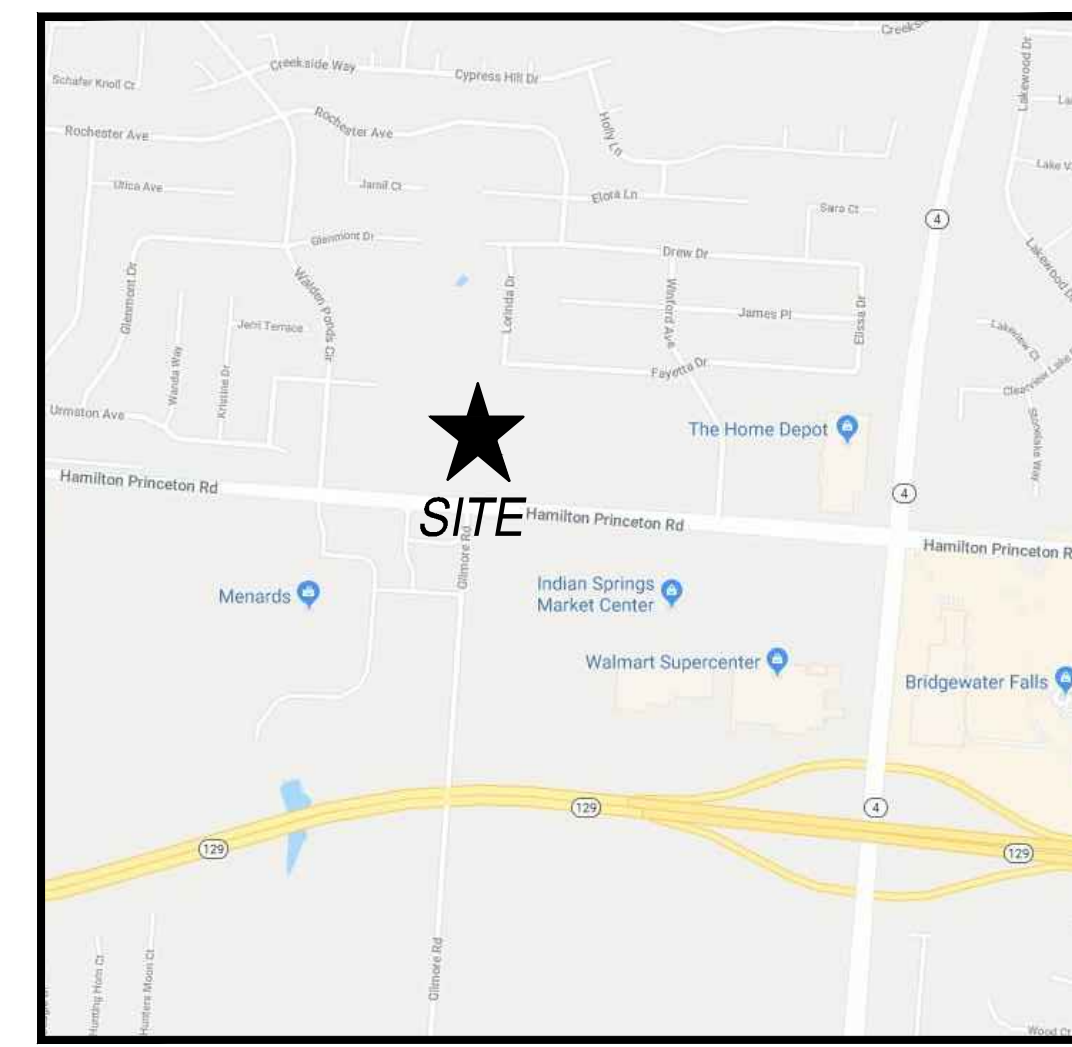
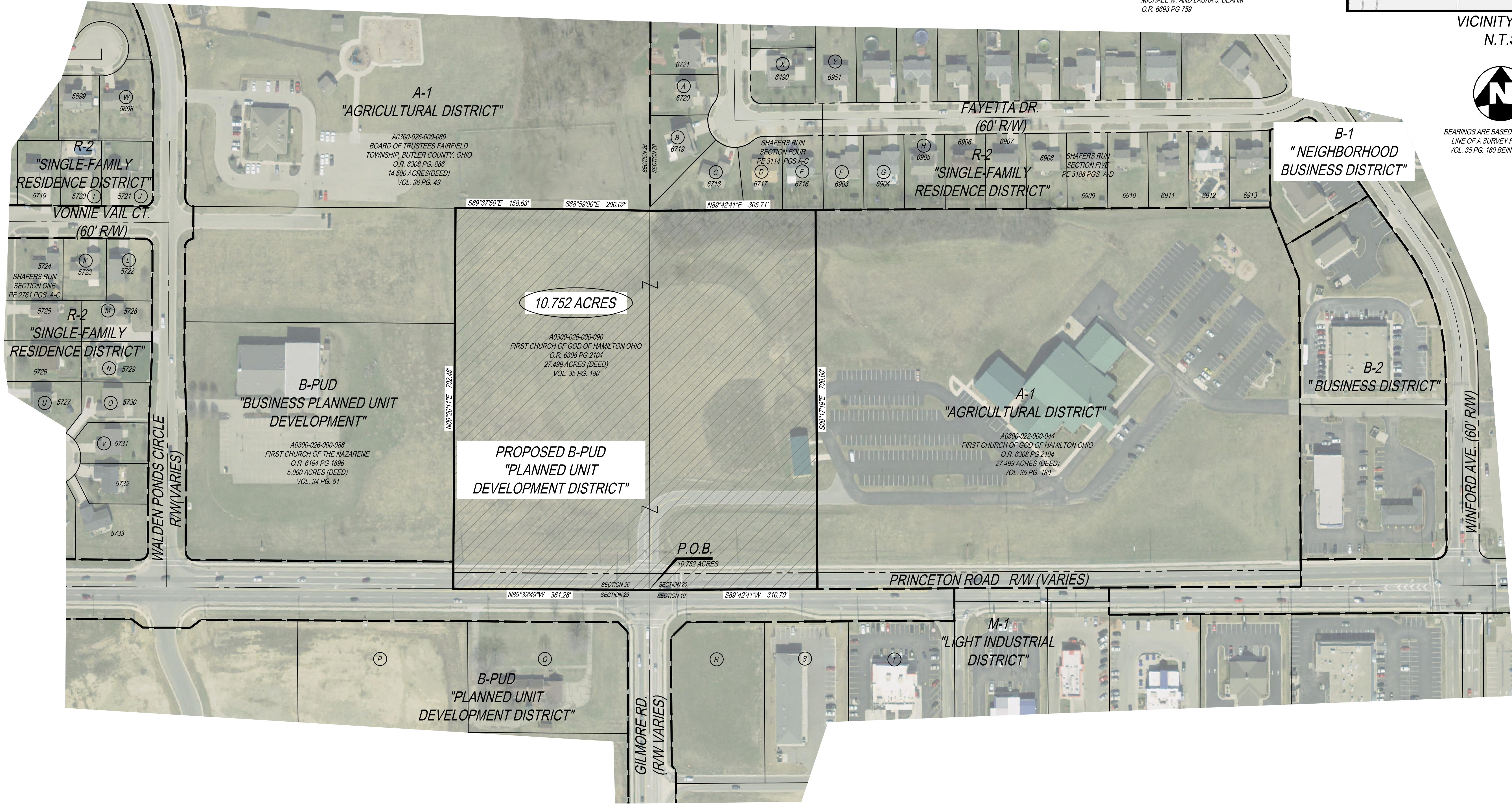


- | | | | | | |
|--|--|---|---|--|---|
| (A) 6720
A0300-148-000-012
AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC
O.R. 8581 PG. 379 | (E) 6716
A0300-148-000-008
BENJAMIN & ANITA SMITH
O.R. 6161 PG.414 | (I) 5720
A0300-133-300-030
TIFFANY SCHULZ
O.R. 9040 PG.1671 | (M) 5728
A0300-133-300-038
SHELLEY SCHLICKER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



THE KLEINGERS GROUP
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



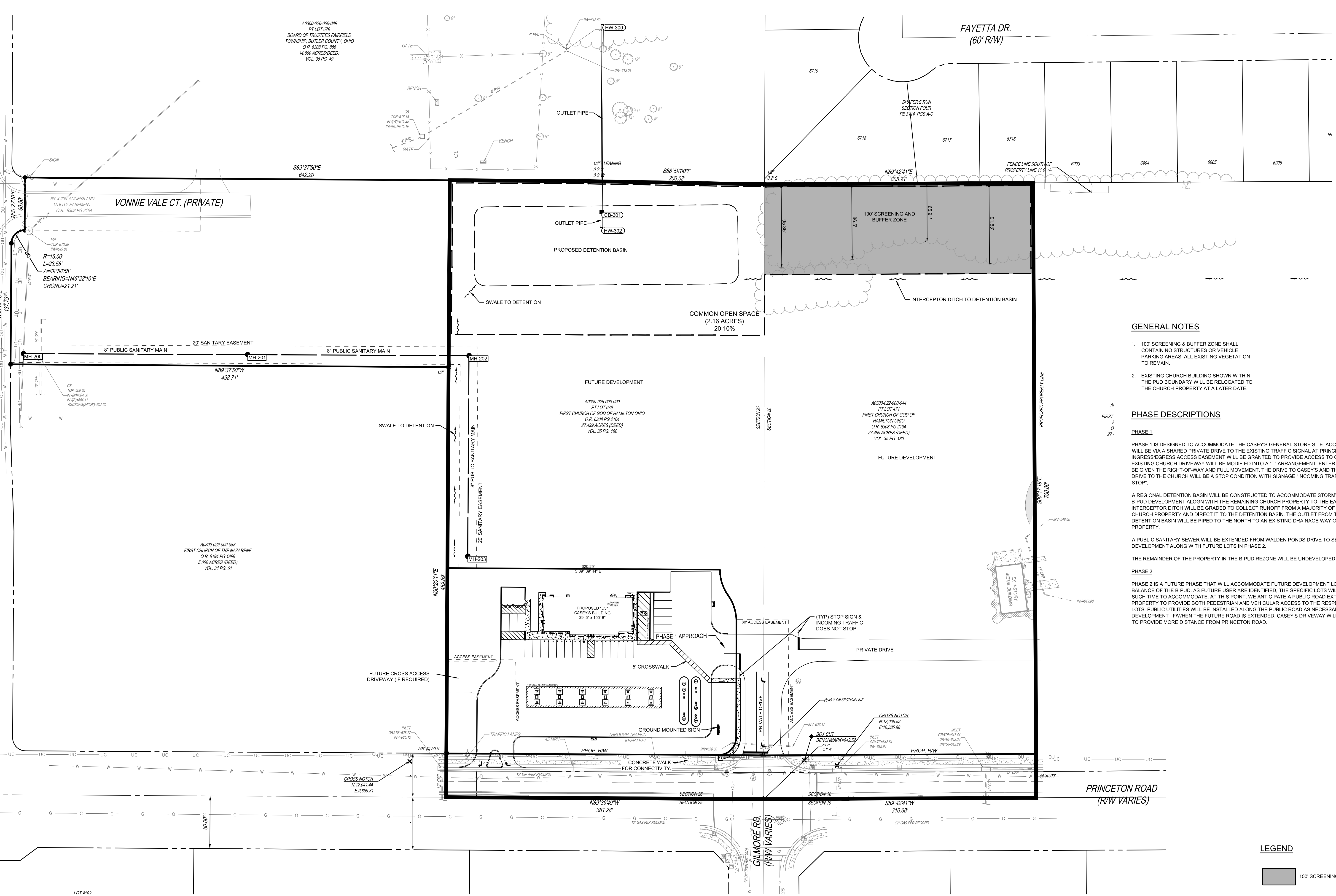
NO.	DATE	DESCRIPTION
1	6/07/18	ZONING PLAT - TAR
2	12/17/2018	UPDATE BOUNDARY - MDH
3	1/15/2019	UPDATE - MDH
4	1/15/2020	UPDATE - JDB

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".

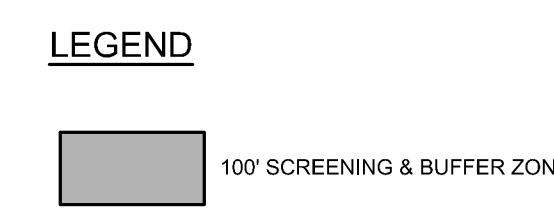
A REGIONAL DETENTION BASIN WILL BE CONSTRUCTED TO ACCOMMODATE STORMWATER FROM THE B-PUD DEVELOPMENT ALONG WITH THE REMAINING CHURCH PROPERTY TO THE EAST. AN INTERCEPTOR DITCH WILL BE GRADED TO COLLECT RUNOFF FROM A MAJORITY OF THE EXISTING CHURCH PROPERTY AND DIRECT IT TO THE DETENTION BASIN. THE OUTLET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

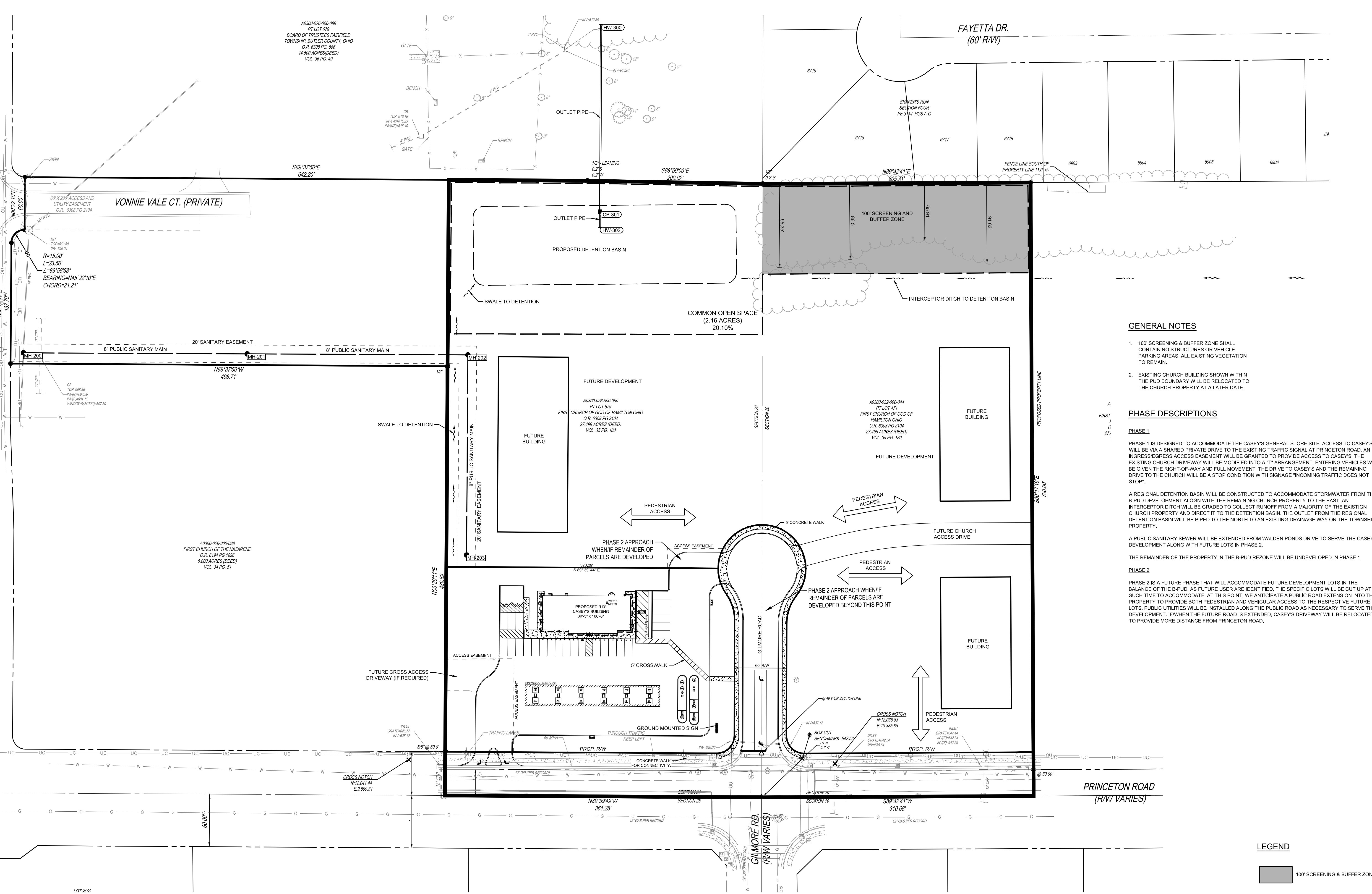


**BRIDGEWATER CHURCH
PRELIMINARY PUD
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO**

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO.	180075.000
DATE	2/11/2020
SCALE	
SHEET NAME	PHASE 1 - PUD PLAN (PRIVATE ROADWAY)
SHEET NO.	2 OF 4



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

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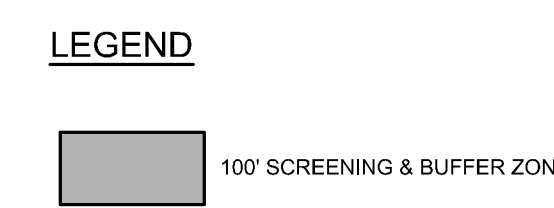
A REGIONAL DETENTION BASIN WILL BE CONSTRUCTED TO ACCOMMODATE STORMWATER FROM THE B-PUD DEVELOPMENT ALONG WITH THE REMAINING CHURCH PROPERTY TO THE EAST. AN INTERCEPTOR DITCH WILL BE GRADED TO COLLECT RUNOFF FROM A MAJORITY OF THE EXISTING CHURCH PROPERTY AND DIRECT IT TO THE DETENTION BASIN. THE OUTLET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

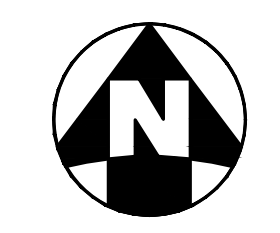
THE REMAINDER OF THE PROPERTY IN THE B-PUD REZONE WILL BE UNDEVELOPED IN PHASE 1.

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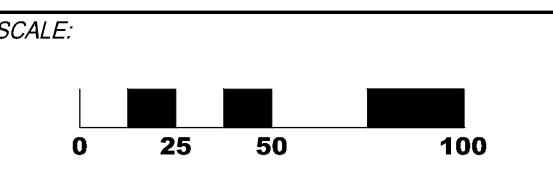
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CIVIL ENGINEERING | www.kleingers.com
SURVEYING | 6305 Centre Park Dr. West Chester, OH 45069
LANDSCAPE ARCHITECTURE | 513.779.7851

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

SEAL:

NO.	DATE	DESCRIPTION

PROJECT NO: 180075.000
DATE: 2/11/2020



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 513-574-9500 **red leonard associates**



RIGHT ELEVATION



LEFT ELEVATION

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Casey's U3 Style 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. [RLAtechnology.com](http://www.RLAtechnology.com) 513-574-9500 **RLA TECHNOLOGY SOLUTIONS**

Monument Sign (4 Product)						SIGNS 6, 7				
Sign #	Sign	Type	Location	Illumination	Dimensions	Bottom	Top	Width	Height	Area Ft ²
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	
									Total	78.24

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: 2/11/2020

SCALE:

SHEET NAME:

**CASEY'S
 ELEVATIONS AND
 SIGN DETAIL**

SHEET NO.