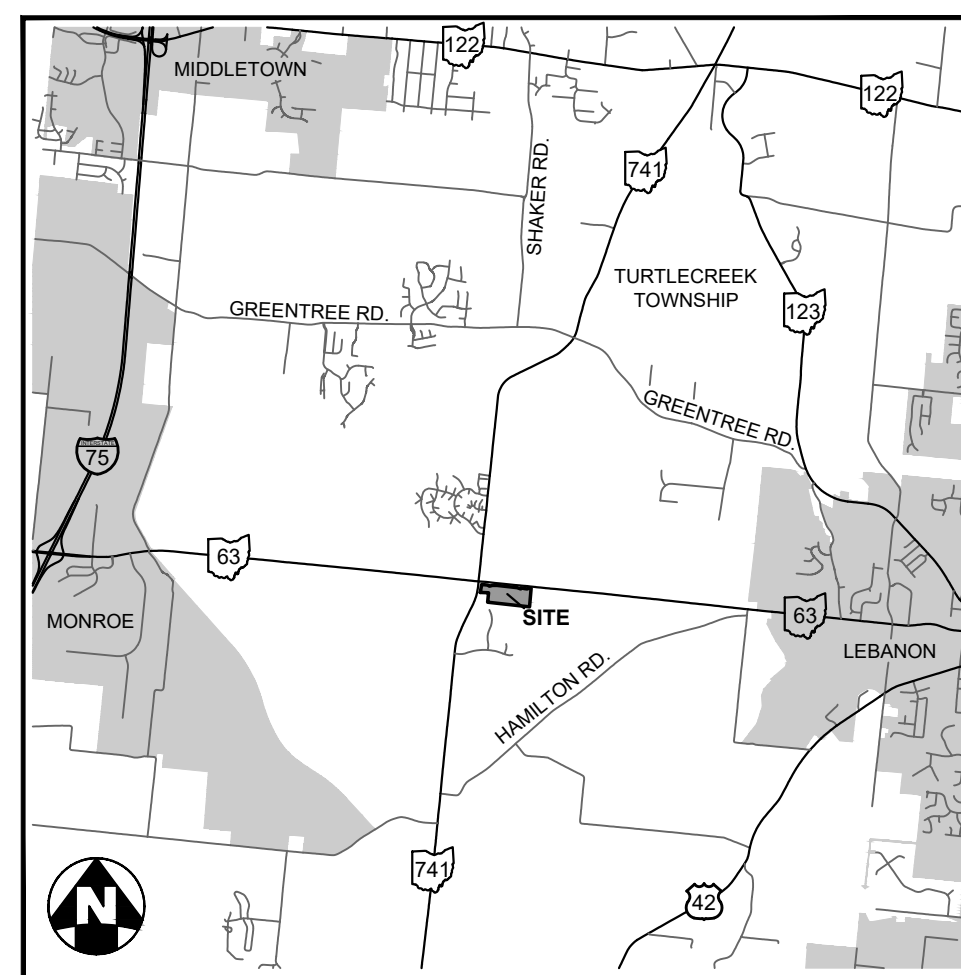


PRELIMINARY PLAN UNION VILLAGE SPECIAL DISTRICT 3A

SECTION 24, TOWN 4, RANGE 3, B.T.M.
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO



VICINITY MAP
N.T.S.

SITE DATA

OWNER: OTTERBEIN HOMES
585 N. STATE ROUTE 741
LEBANON, OHIO 45036
(513) 932-2020

APPLICANT: JEFFREY R. ANDERSON REAL ESTATE
3826 EDWARDS RD., STE 200
CINCINNATI, OH 45209
CONTACT: CASEY ABNEY
(513) 366-3531

TOTAL SITE AREA: 26.047 ACRES

EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)

TOPOGRAPHY: FIELD SURVEY BY THE KLEINGERS GROUP, FEBRUARY 2024

BEARINGS ARE BASED ON OHIO STATE PLAN COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS). (NAD 83-2011)

VERTICAL DATUM IS BASED ON NAVD 88, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION (VRS).

PORTIONS OF TOPOGRAPHY CREATED FROM FEBRUARY SURVEY, PORTIONS FROM AVAILABLE GIS DATA, AND PORTIONS FROM ODOT WIDENING PROPOSED TOPOGRAPHY

IMPROVEMENTS: PRIVATE DRIVE FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER

WATER SUPPLY TO BE BY PRIVATE TAPS TO THE WATERMAIN ON SR 63 AND SR 741. HYDRANTS WILL ALSO BE PROVIDED WHERE NECESSARY TO SERVE COMMERCIAL OUTLOTS. WARREN COUNTY WATER REGULATIONS TO APPLY.

WASTEWATER DISPOSAL SYSTEM IS TO BE OWNED AND MAINTAINED BY BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES. BUTLER COUNTY WATER AND SEWER REGULATIONS TO APPLY.

COVENANTS: 17.8 ACRE CONSERVATION AREA TO THE SOUTH OF DEVELOPMENT TO REMAIN UNTOUCHED BY THIS DEVELOPMENT.

AGREEMENTS WITH FUTURE OWNERS FOR MAINTENANCE AND OWNERSHIP OF SHARED DRIVES AND STORMWATER BASINS ARE IN PROCESS AND STILL TO BE FINALIZED.

SCHEDULE: CONSTRUCTION OF PRIVATE DRIVES AND WAWA LOT TO BE COMPLETED BY END OF 2025. CONSTRUCTION OF 3 ADDITIONAL COMMERCIAL LOTS TO COMMENCE ONCE DESIGNED AND APPROVED.

NOTES

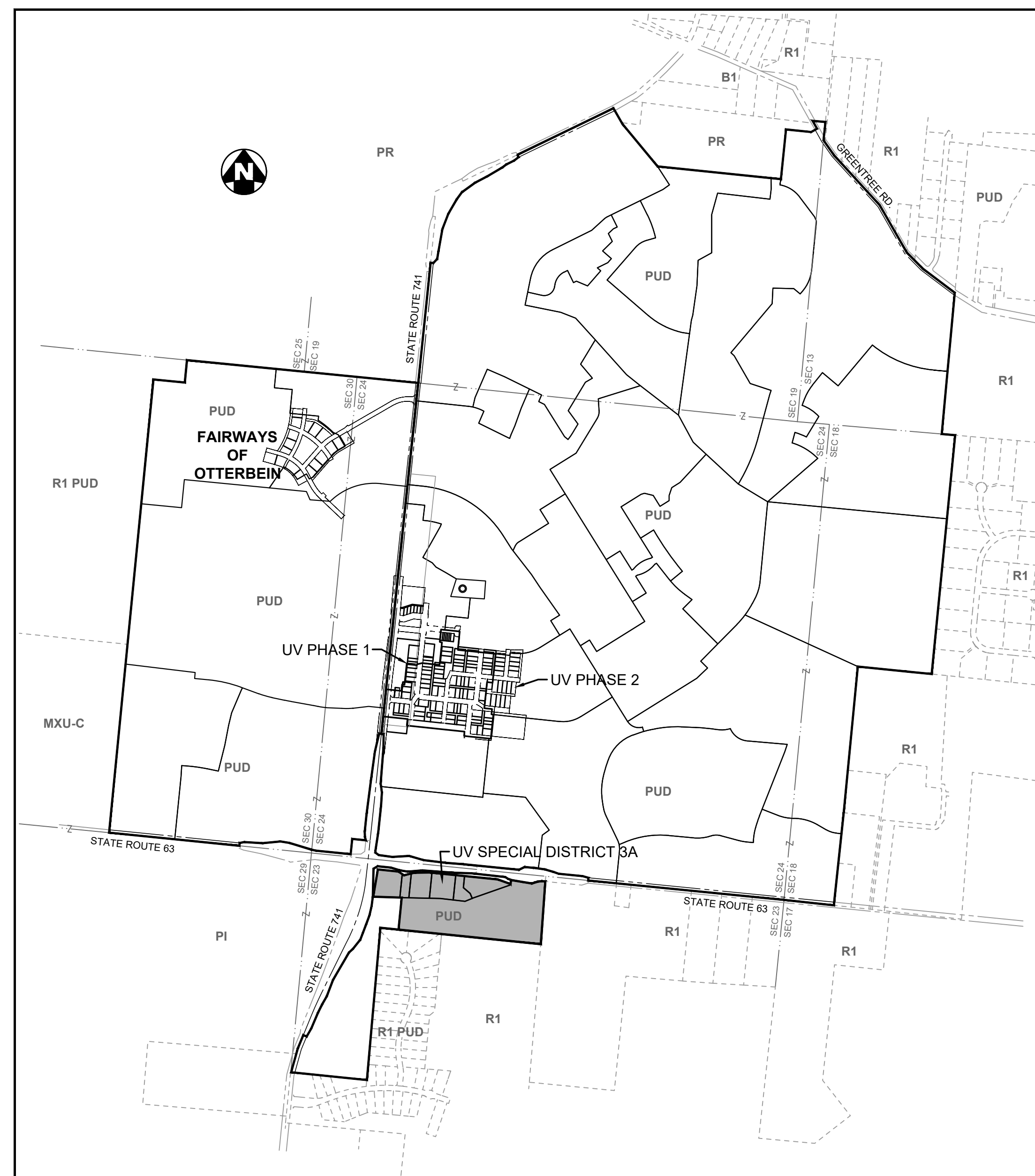
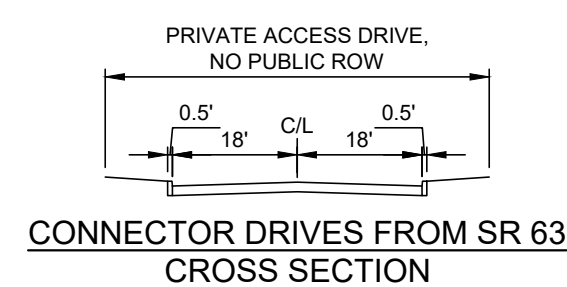
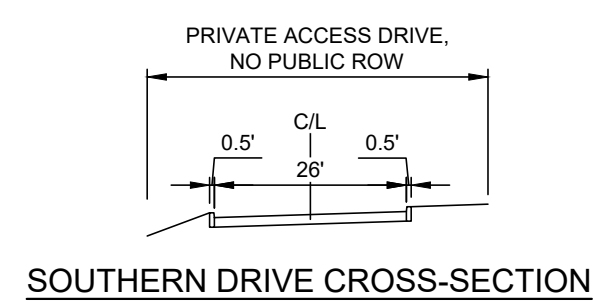
- EXISTING STRUCTURES WILL BE DEMOLISHED UNLESS OTHERWISE NOTED.
- DEMOLITION, DISCONNECTION / RECONNECTION OF EXISTING UTILITIES WILL BE COORDINATED WITH SERVICE PROVIDERS AND/OR OWNERS DURING DESIGN AND CONSTRUCTION.
- LOTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
- BUILDING SETBACKS VARY. REFER TO UNION VILLAGE SPECIAL DISTRICT 3A PUD STAGE 1 FOR BUILDING SETBACK INFORMATION.
- ACCESS DRIVES SHALL BE PRIVATE AND WILL SERVE EACH COMMERCIAL LOT.
- PREVIOUSLY APPROVED DEVELOPMENTS SHOWN IN SITE MAP ARE PART OF THESE PLANS.

10/03/2024



NO. DATE DESCRIPTION

PARCEL NUMBER	OWNER	ADDRESS
1223100030	OTTERBEIN HOME	0 ROUTE 741
1229100004	STATE OF OHIO	3791 ROUTE 63
1223100032	OTTERBEIN HOME	0 ROUTE 741
1223100031	OTTERBEIN HOME	0 ROUTE 741
1223100013	STATE OF OHIO	0 ROUTE 741
1223200013	STATE OF OHIO	0 ROUTE 63
1223200014	WOEBKENBERG, MARTIN J	3231 ROUTE 63
1223156001	MURPHY, KEVIN J.	193 OXON PASS
1223160001	STONITSCH, JENNA C	192 OXON PASS
1223160002	MELLUZZO, NICHOLAS & COOPER, HILLARY	200 OXON PASS
1223160025	STRUYK, DENNIS M. & LORI, L.	219 ELI'S PASS
1223180001	DUNN, MATTHEW J. & MELISSA A.	211 ELI'S PASS
1223180002	RIDINGS, NATHAN G. & KRISTEN R.	203 ELI'S PASS
1223180003	MC CREARY, MARK & CHERYL	195 ELI'S PASS
1223180004	FIELDER, TREVOR A. & CHARLOTTE L.	187 ELI'S PASS
1223180005	TAYLOR, JONATHAN R. & CHRISTINA M.	179 ELI'S PASS



SITE MAP
SCALE: 1" = 1000'

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION 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 OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



**UNION VILLAGE
SPECIAL DISTRICT
3A**
SECTION 24, TOWN 4, RANGE 3, BTM
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 240020.001

DATE: 10-02-2024

SCALE:

SHEET NAME:

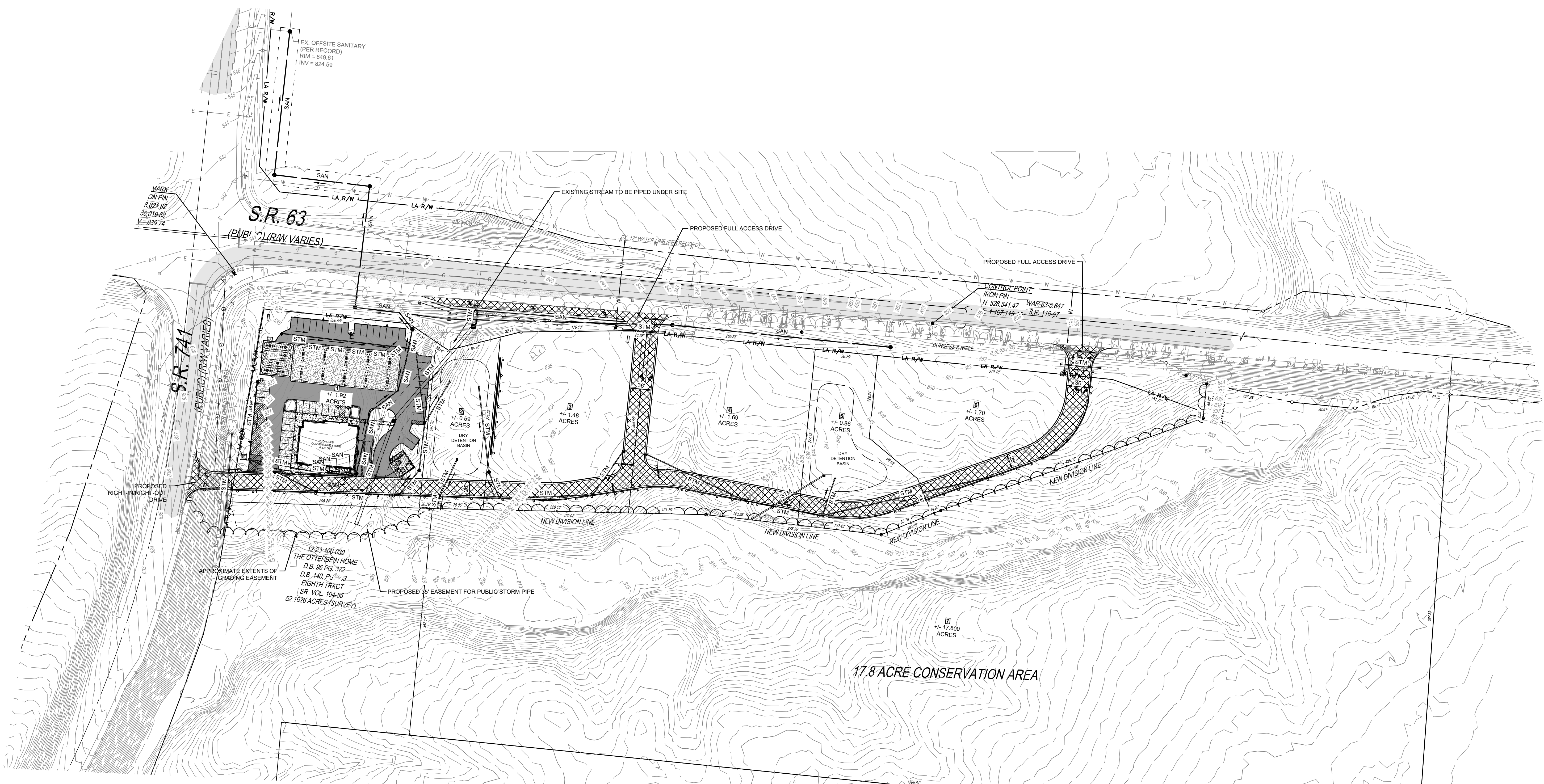
**PRELIMINARY
PLAN**

SHEET NO.

1 OF 2

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES

H:\2024\240020\001_DWG_L_Misc\Views\741 - Preliminary Plan.dwg 10/03/2024 11:00 AM Lucas Kimball



- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
 - BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS), (NAD 83 - 2011).
 - ELEVATIONS ARE BASED ON NAVD '88, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS).
 - SITE BENCHMARK AS SHOWN HEREON.
 - SUBJECT SITE IS LOCATED IN ZONE "X" - OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39163C0110E AND NO. 39163C0120E WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.
 - AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR WAS PROVIDED A SET OF PROPOSED RIGHT OF WAY PLANS FOR STATE ROUTE 741. LIMITS OF THESE LINES ARE SHOWN WITHIN THE SURVEYED AREA AND LABELED AS "LA ROW" AND "NEW DIVISION LINE".
 - SUBJECT SITE HAS FRONTAGE ALONG S.R. 63 AND S.R. 741, BOTH PUBLICLY DEDICATED ROADWAYS.

EXISTING FEATURES LEGEND

- BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 5/8" IRON PIN SET (KLEINGERS)
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- SIGN - SINGLE POST
- SIGN - DOUBLE POST
- UTILITY POLE
- ← GUY
- ⊕ PULL BOX
- ⊕ GAS VALVE
- ⊕ TRAFFIC SIGNAL POLE
- STORM SEWER
- W — WATER LINE
- G — GAS LINE
- E — OVERHEAD ELECTRIC
- UFO — UNDERGROUND FIBER OPTIC
- TREE LINE
- HEDGEROW
- ASPHALT
- GRAVEL

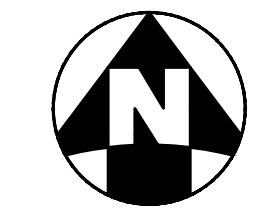
PRELIMINARY PLAN LEGEND

- STM — STORM SEWER PIPE
- CATCH BASIN
- CURB INLET
- HEADWALL
- MANHOLE
- SAN — SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W — WATERLINE PIPE
- ⊕ FIRE HYDRANT
- ASPHALT PAVEMENT
- CONCRETE WALK
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SHARED PRIVATE ACCESS DRIVE
- 850 — EXISTING MAJOR CONTOUR
- 851 — EXISTING MINOR CONTOUR

LOT USAGE TABLE

TYPE	LOT NUMBERS	# OF LOTS
COMMERCIAL	1, 3, 4, 6	4
OPEN SPACE / STORMWATER PONDS / CONSERVATION AREA	2, 5, 7	3

* A GRADING EASEMENT FROM OTTERBEIN WILL BE REQUIRED SOUTH OF THE WAWA IN LOT 1 AND WILL BE SHOWN PRIOR TO STAGE III SUBMITTAL



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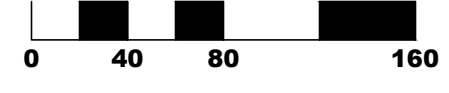
NO.	DATE	DESCRIPTION
1	2-27-24	ALTA SURVEY - SCW

UNION VILLAGE SPECIAL DISTRICT 3A
 SECTION 23, TOWN 4, RANGE 3, BTM
 TURTLECREK TOWNSHIP
 WARREN COUNTY, OHIO

PROJECT NO: 240020.001

DATE: 10-02-2024

SCALE:



SHEET NAME:

PRELIMINARY PLAN

SHEET NO.