

# PRELIMINARY PLAN

## UNION VILLAGE SPECIAL DISTRICT 3B

### SECTION 24, TOWN 4, RANGE 3, B.T.M.

### TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO

#### INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE
1 OF 2	TITLE SHEET
2 OF 2	SITE PLAN

#### ENGINEER/SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.  
803 COMPTON ROAD  
CINCINNATI, OHIO 45231  
PH: (513) 521-4760

#### APPLICANT

MCBRIDE DALE CLARION  
5721 DRAGON WAY SUITE 300  
CINCINNATI, OHIO 45227  
(513) 561-6232

#### OWNER

OTTERBEIN HOMES  
3855 LOWER MARKET STREET  
SUITE 300  
LEBANON, OHIO 45036  
(513) 932-2020

#### SITE DATA

TOTAL SITE AREA (SPECIAL DISTRICT 3B) = 26.9 ACRES  
PRELIMINARY PLAN FOCUS AREA (KROGER) = 15.4 ACRES

EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)

SURVEY: FIELD TOPOGRAPHIC SURVEY COMPLETED BY THOMAS GRAHAM ASSOCIATES, FEBRUARY, 2025.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. VERTICAL DATUM IS BASED ON NAVD '88

IMPROVEMENTS: DRIVE FACILITIES WITHIN SPECIAL DISTRICT 3B ARE TO BE PRIVATE

THE INSTALLATION AND PROVISION OF THE SANITARY SEWER SYSTEM SHALL BE TO THE SATISFACTION OF THE BUTLER COUNTY WATER & SEWER DEPARTMENT

THE INSTALLATION AND PROVISION OF WATER UTILITIES SHALL BE TO THE SATISFACTION OF THE WARREN COUNTY WATER & SEWER DEPARTMENT

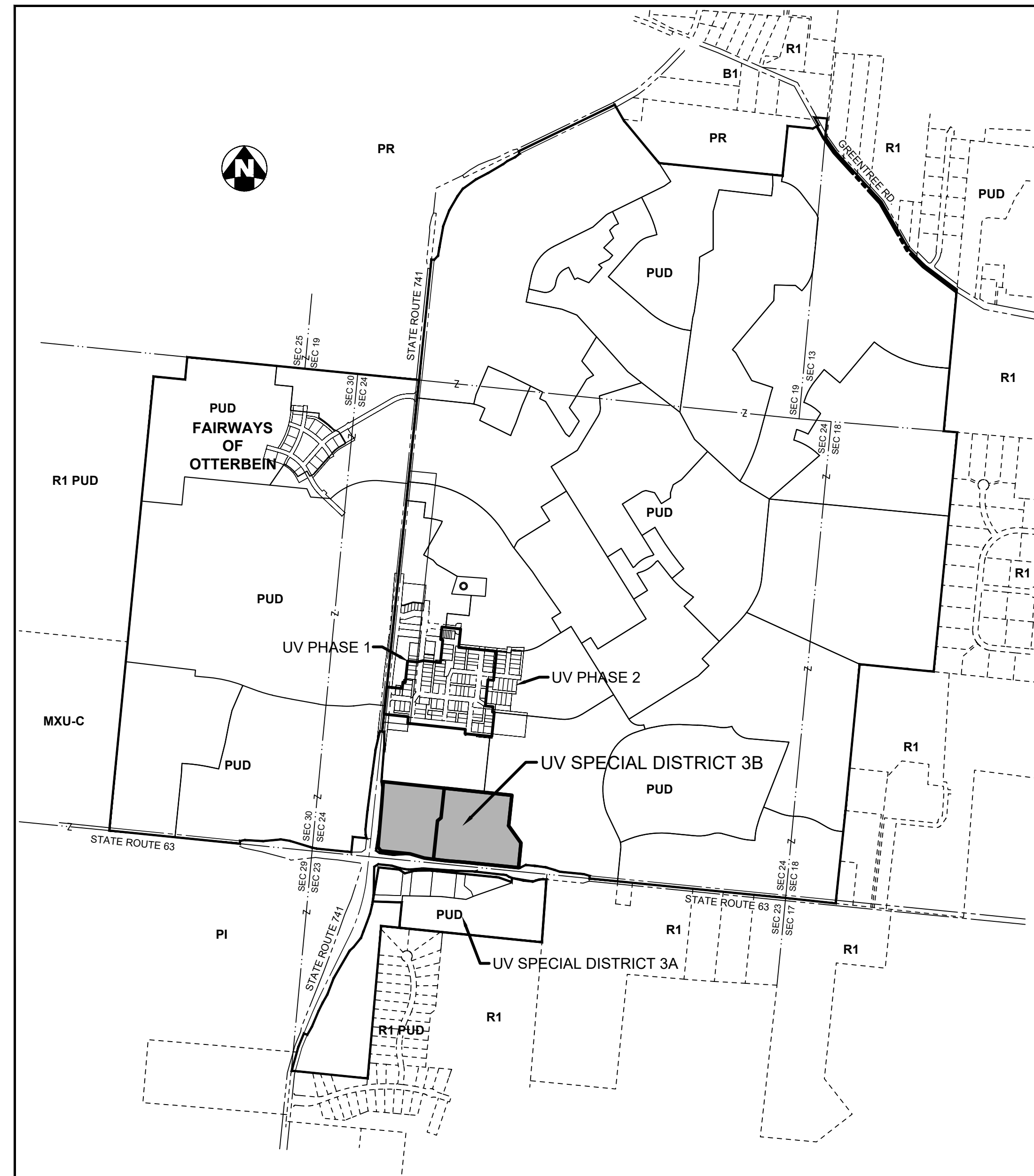
COVENANTS/AGREEMENTS/RESTRICTIONS FOR SPECIAL DISTRICT 3B ARE YET TO BE DETERMINED.

#### NOTES:

1. THERE ARE NO EXISTING STRUCTURES WITHIN THE SPECIAL DISTRICT 3B DEVELOPMENT AREA.
2. MINIMUM LOT WIDTHS, SETBACKS, AND AREAS WILL BE ESTABLISHED WITH THE PUD APPROVAL. ALL LOTS SHALL CONFORM TO THE APPROVED PUD PLAN.
3. GAS AND ELECTRIC SERVICES/EXTENSIONS ARE TO BE DESIGNED AND COORDINATED WITH DUKE ENERGY.
4. STORMWATER MANAGEMENT WILL BE HANDLED ON-SITE WITH SURFACE STORMWATER MANAGEMENT FACILITIES.
5. LOTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BEFORE THE FINAL PLAT.
6. PREVIOUSLY APPROVED DEVELOPMENTS SHOWN IN SITE MAP ARE PART OF THESE PLANS

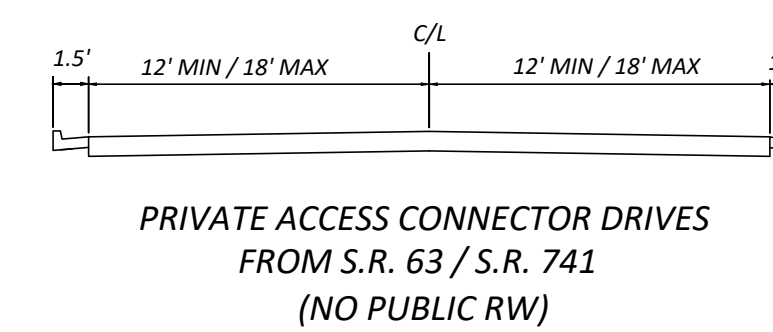
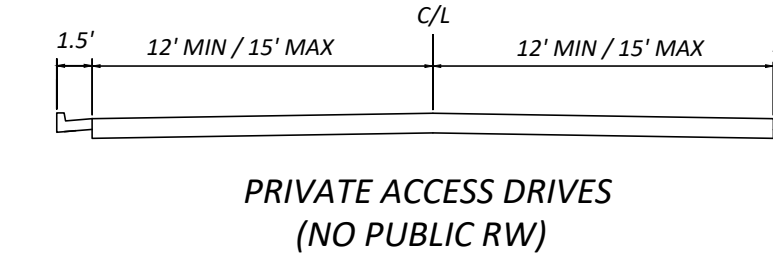


VICINITY MAP  
N.T.S.



SITE MAP  
1" = 1000'

#### TYPICAL STREET SECTIONS



THOMAS GRAHAM ASSOCIATES, INC.

- Engineers
- Surveyors

803 Compton Road  
Cincinnati, Ohio 45231  
513-521-4760  
Fax # 521-2439

Date: FEB. 27, 2025

Scale: AS SHOWN

Job No: 8462

Revisions

No.	Date
-----	------

### PRELIMINARY PLAN TITLE SHEET

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



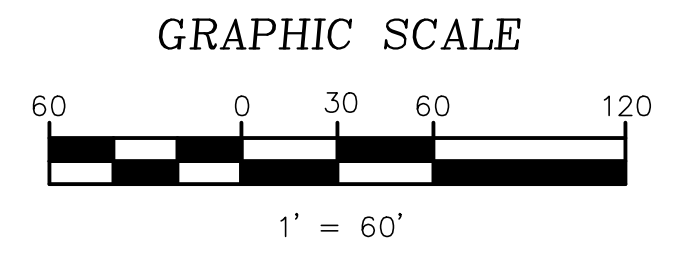
Drawn By: S. TRENKAMP

**EXISTING UTILITY LEGEND**

- |     |                                      |   |                                       |
|-----|--------------------------------------|---|---------------------------------------|
| ○   | INDICATES EX. LIGHT POLE             | • | INDICATES EX. METAL POST/BOLLARD      |
| —   | INDICATES TELE, CABLE AND ELEC. POLE | □ | INDICATES EX. DOUBLE GRATE INLET      |
| —   | INDICATES ELECTRIC POLE              | • | INDICATES EX. WATER OR GAS VALVE BOX  |
| —   | INDICATES EX. GUY WIRE               | — | INDICATES EX. UNDERGROUND ELECTRIC    |
| —   | INDICATES EX. OVERHEAD WIRES         | — | INDICATES EX. UNDERGROUND GAS         |
| R/W | INDICATES RIGHT OF WAY               | — | INDICATES EX. UNDERGROUND WATER       |
| CB  | INDICATES EX. CATCH BASIN            | — | INDICATES EX. UNDERGROUND GAS         |
| WV  | INDICATES EX. WATER VALVE            | — | INDICATES EX. UNDERGROUND FIBER OPTIC |
| MH  | INDICATES EX. MANHOLE                |   |                                       |

**PROPOSED LEGEND**

- |      |   |     |   |
|------|---|-----|---|
| —SS— | INDICATES PROPOSED 6" SAN. LATERAL (SDR 26)             | R/W | INDICATES RIGHT OF WAY  |
| —G—  | INDICATES PROPOSED GAS SERVICE LINE                     | ▨   | INDICATES CONCRETE PAVEMENT   |
| —W—  | INDICATES PROPOSED WATER MAIN                           | ▨   | INDICATES PAVEMENT STRIPING   |
| —F—  | INDICATES PROPOSED 8" FIRE LINE (CONFIRM SIZE WITH MEP) | ⊕   | INDICATES PROPOSED LIGHT POLE   |
| —D—  | INDICATES PROPOSED 3" DOMESTIC WATER LINE               | —   | INDICATES PROPOSED CURB AND GUTTER (SEE DETAIL ON THIS SHEET)                     |
| —C—  | INDICATES PROPOSED COMMUNICATION/DATA CONDUIT           | ▨   | INDICATES SHARED PRIVATE ACCESS DRIVE (SEE SHEET 1 FOR TYPICAL SECTION)           |
| —E—  | INDICATES PROPOSED ELECTRIC SERVICE/CONDUIT             | ▨   | INDICATES SHARED PRIVATE ACCESS CONNECTOR DRIVE (SEE SHEET 1 FOR TYPICAL SECTION) |
| ⊕    | INDICATES PROPOSED LIGHT POLE                           |     |   |



**tga**  
**THOMAS GRAHAM ASSOCIATES, INC.**  
 • Engineers  
 • Surveyors

803 Compton Road  
 Cincinnati, Ohio 45231  
 513-521-4760  
 Fax # 521-2439

Date: FEB. 27, 2025

Scale: 1" = 60'

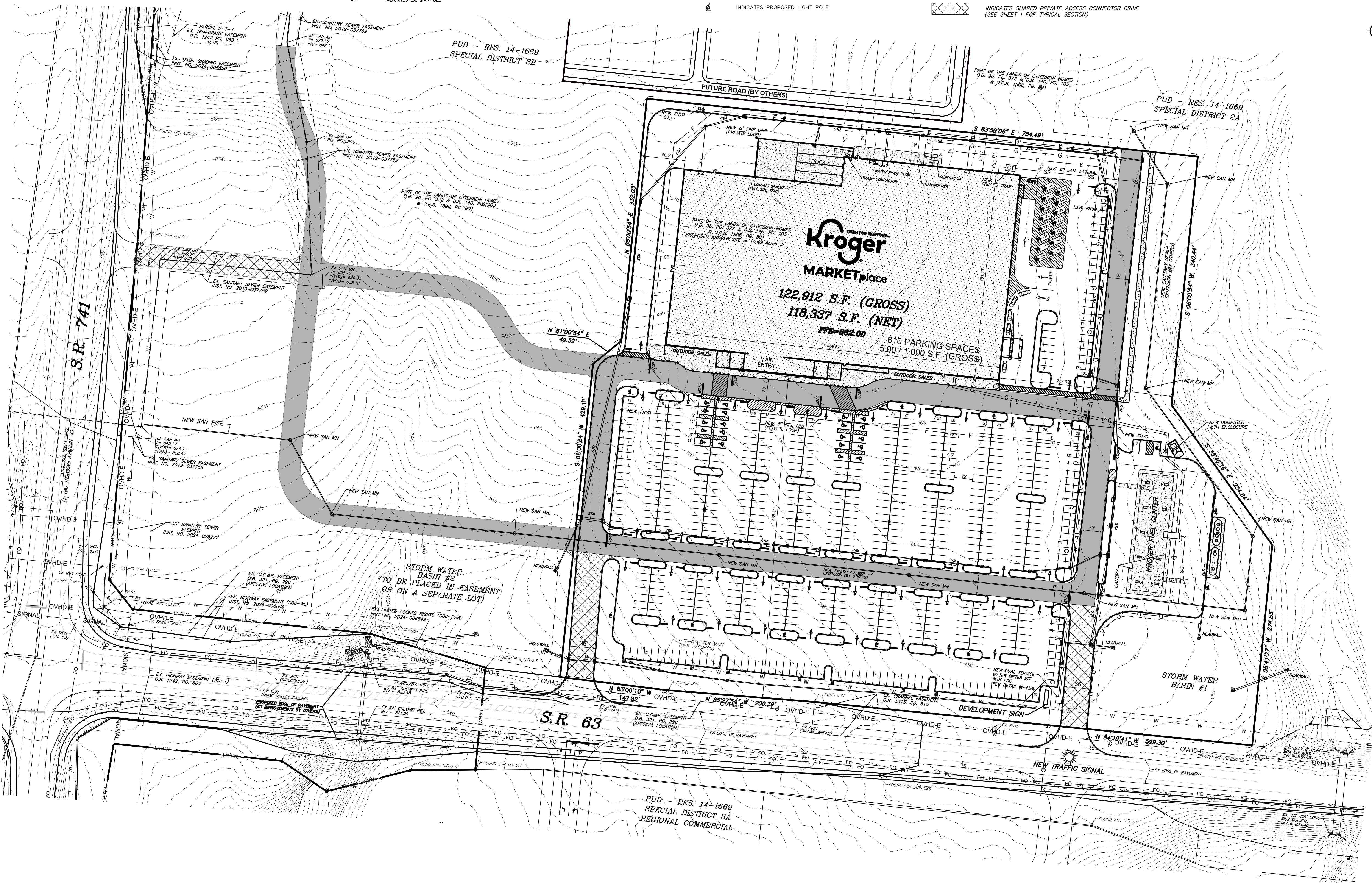
Job No: 8462

Revisions

No.	Date

**PRELIMINARY PLAN  
 SITE PLAN**

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



Robert W. Trenkamp  
 Drawn By: S. TRENKAMP

ACAD FILENAME: 8462\_467\_PRELIM-PLAN.DWG