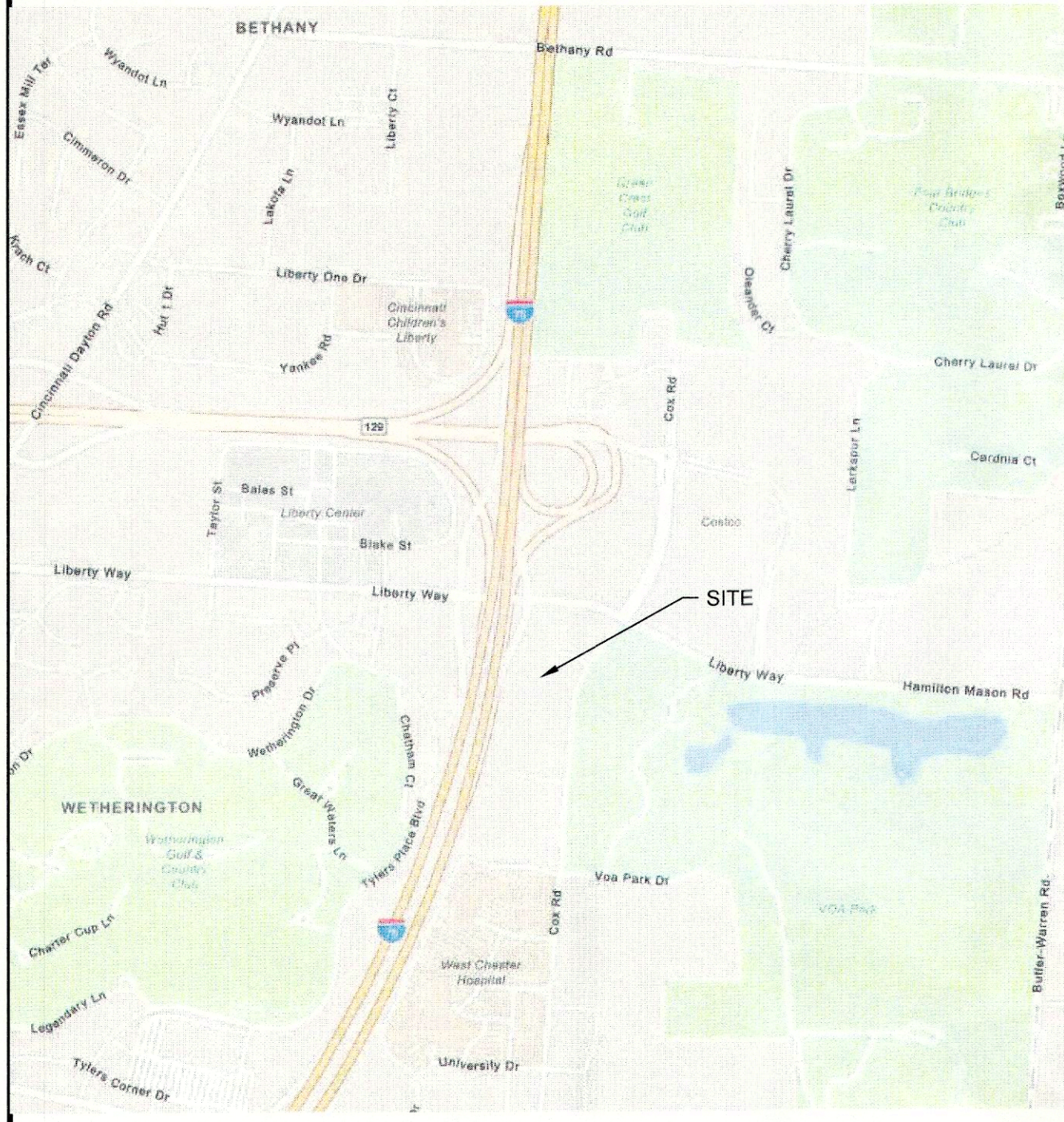


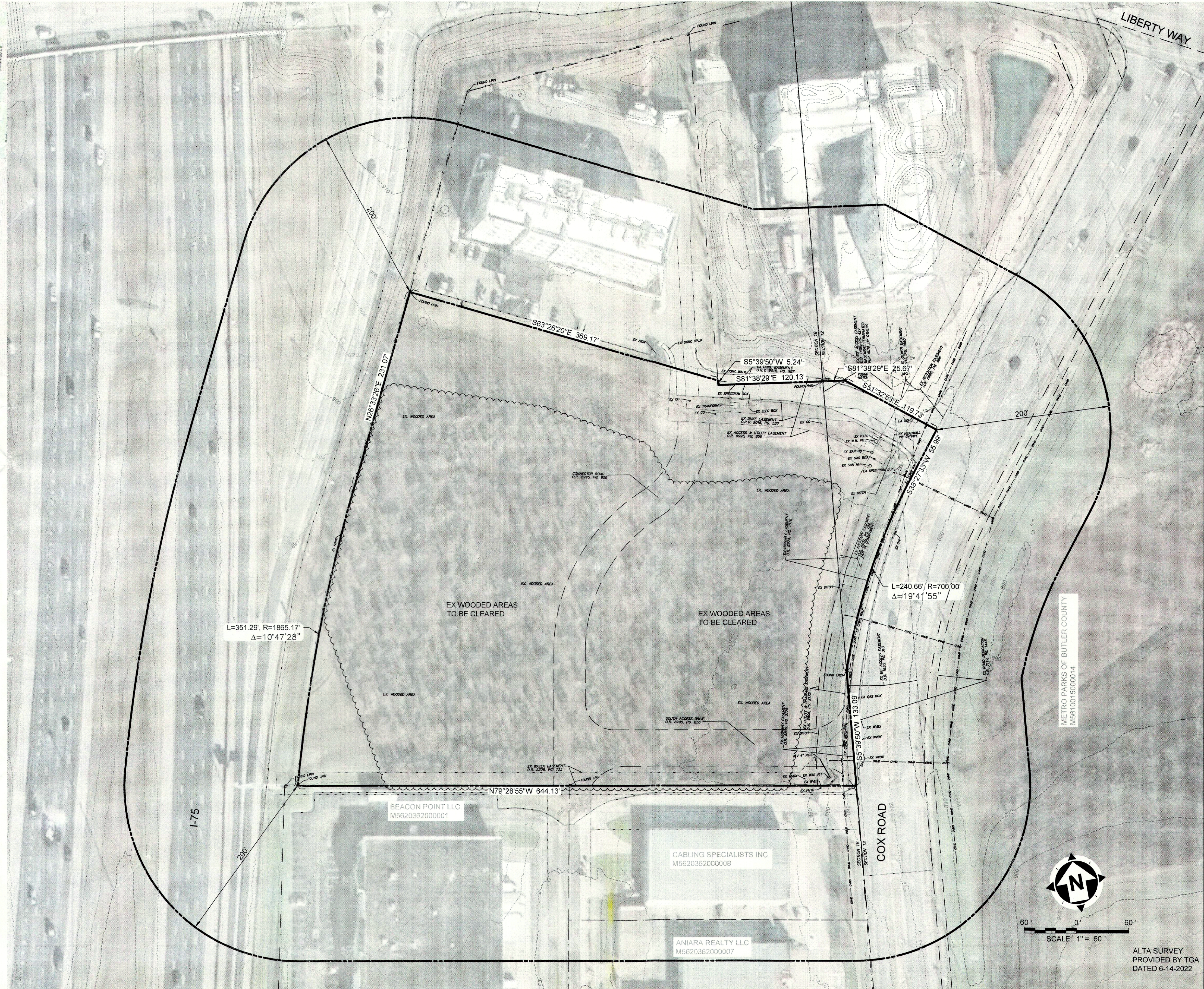
# THE FIELDS AT LIBERTY WAY

## REMAINDER



OWNER - DEVELOPER:  
MNR INVESTMENTS LLC  
2979 SHAKESPEARE DRIVE  
FRANKLIN, OH 45005  
P: 513 465 2285

CIVIL ENGINEER:  
CT CONSULTANTS  
4420 COOPER ROAD STE 200  
CINCINNATI, OH 45242  
P: 513 792 8410



your trusted advisor  
**CT**  
consultants  
engineers  
architects  
planners

ISSUED FOR:	PUD REVIEW	NO	REVISION	DATE
ISSUE DATE:	10/16/23			
SCALE:	AS SHOWN			
DESIGNED BY:	MLAC			
DRAWN BY:	MLAC			
CHECKED BY:	MLAC			

**THE FIELDS AT LIBERTY WAY**  
UN-DEVELOPED AREAS  
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

**EXISTING CONDITIONS**

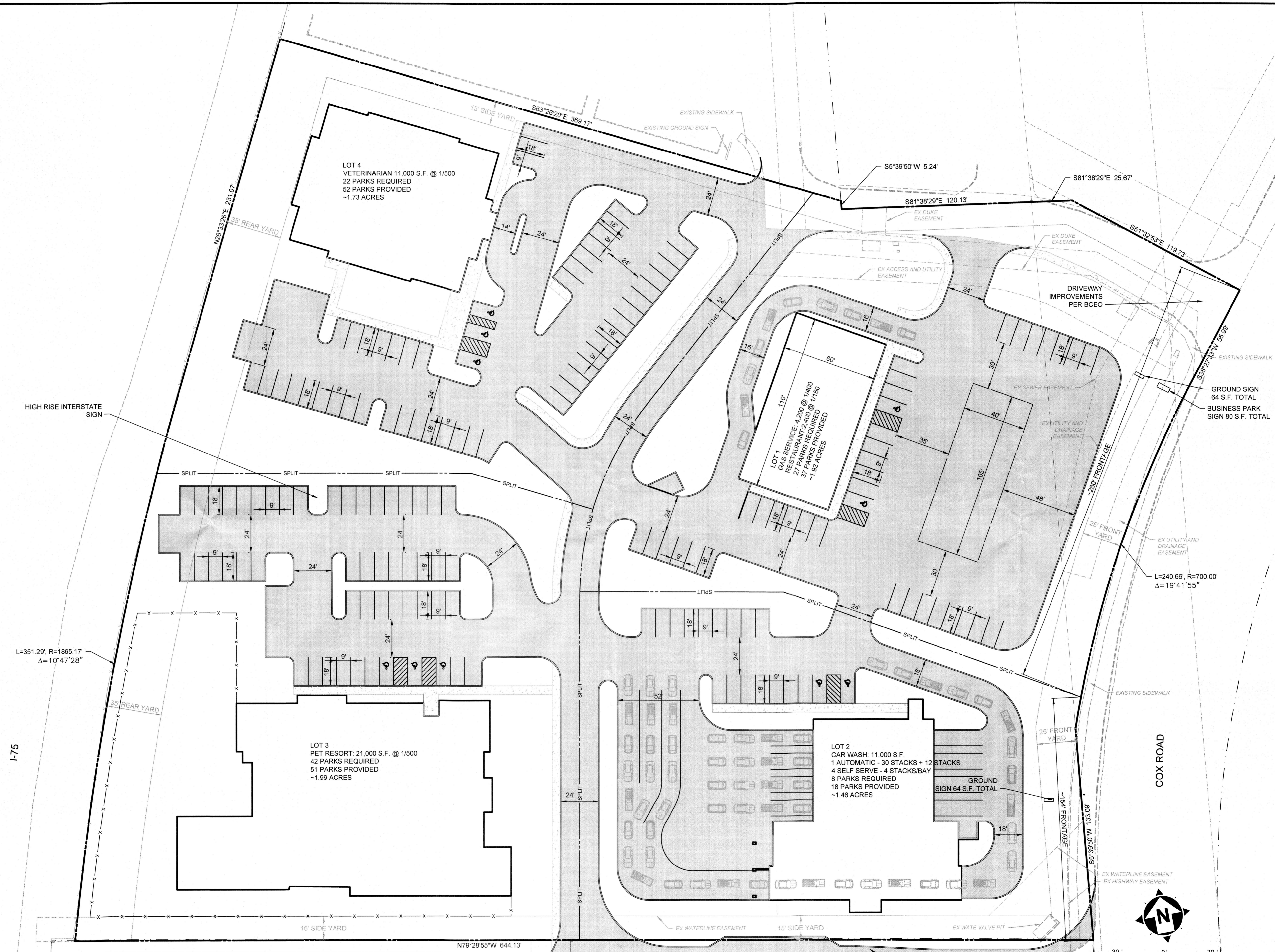
PROJECT NO:	<b>230064</b>
DISCIPLINE:	<b>CIVIL</b>
SHEET NAME:	<b>C01</b>
SHEET	OF
<b>1</b>	<b>5</b>

ALTA SURVEY  
PROVIDED BY TGA  
DATED 6-14-2022









LOT 4  
VETERINARIAN 11,000 S.F. @ 1/500  
22 PARKS REQUIRED  
52 PARKS PROVIDED  
~1.73 ACRES

LOT 1  
GAS SERVICE 4,200 @ 1/400  
RESTAURANT 2,800 @ 1/150  
37 PARKS PROVIDED  
~1.92 ACRES

LOT 3  
PET RESORT: 21,000 S.F. @ 1/500  
42 PARKS REQUIRED  
51 PARKS PROVIDED  
~1.99 ACRES

LOT 2  
CAR WASH: 11,000 S.F.  
1 AUTOMATIC - 30 STACKS + 12 STACKS  
4 SELF-SERVE - 4 STACKS/BAY  
8 PARKS REQUIRED  
18 PARKS PROVIDED  
~1.46 ACRES

L=351.29', R=1865.17'  
Δ=10°47'28"

L=240.66', R=700.00'  
Δ=19°41'55"

BEACON POINT LLC.  
M5620362000001

CABLING SPECIALISTS INC.  
M5620362000008

DRIVEWAY IMPROVEMENTS PER BCDO  
AND ADJOINING PROPERTY



30' 0' 30'  
SCALE: 1" = 30'

		ENGINEERS
		ARCHITECTS
your trusted advisor <b>CONSULTANTS</b>		PLANNERS
PROJECT NO.	230064	DISCIPLINE
DISCIPLINE	CIVIL	SHEET NAME
SHEET	3	OF
		5

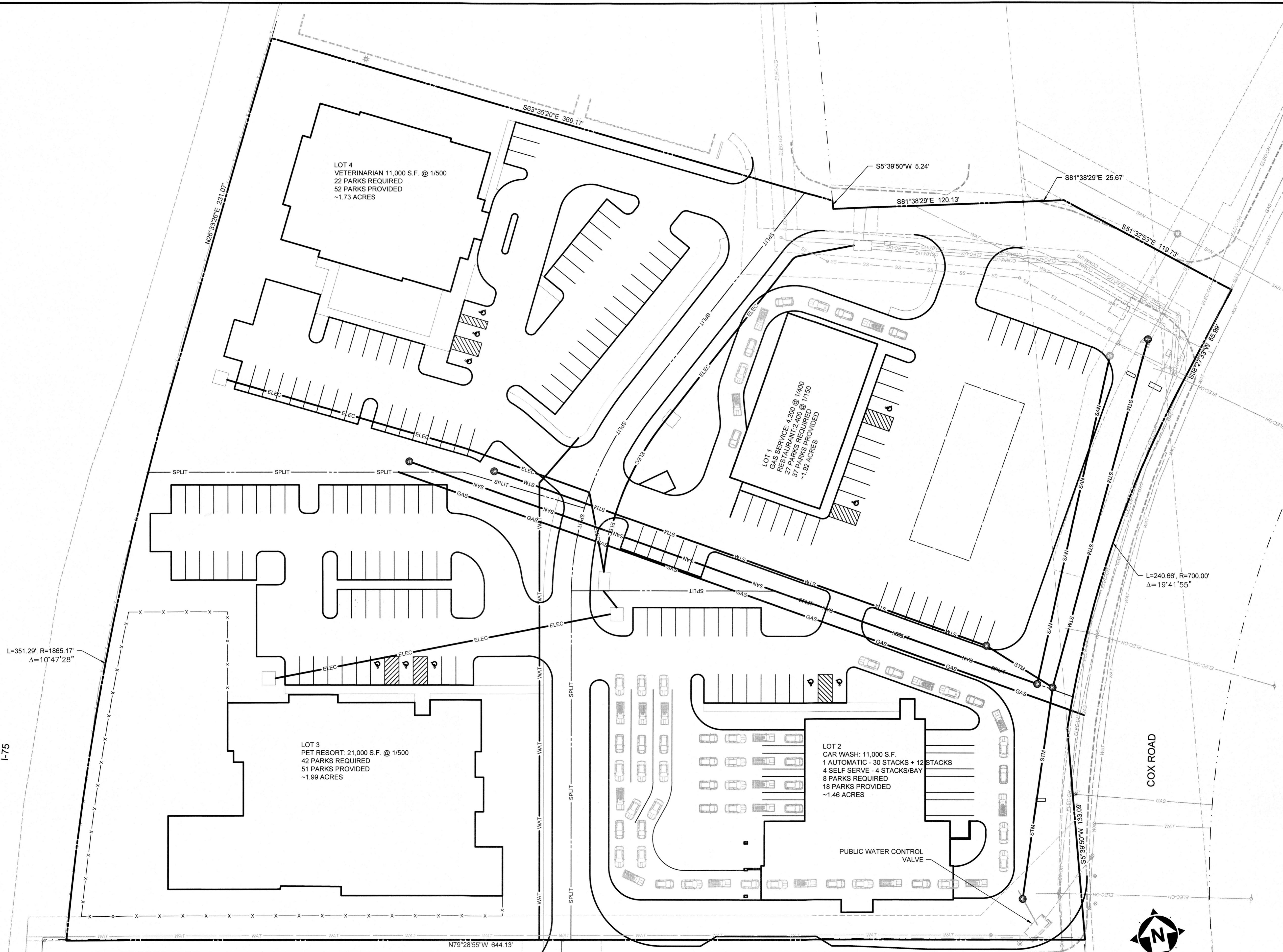
ISSUED FOR:	PUD REVIEW	NO	REVISION	DATE
10/16/23	AS SHOWN			
SCALE:	MLAC			
DESIGNED BY:	MLAC			
DRAWN BY:	MLAC			
CHECKED BY:	MLAC			

**THE FIELDS AT LIBERTY WAY**  
UN-DEVELOPED AREAS  
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

**CONCEPTUAL LAYOUT**





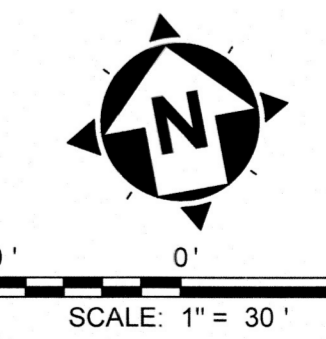
L=351.29', R=1865.17'  
Δ=10°47'28"

I-75

BEACON POINT LLC.  
M5620362000001

CABLING SPECIALISTS INC.  
M5620362000008

NOTE: ALL LOTS TO PROVIDE ON LOT STORM WATER MANAGEMENT



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engineers  
architects  
planners

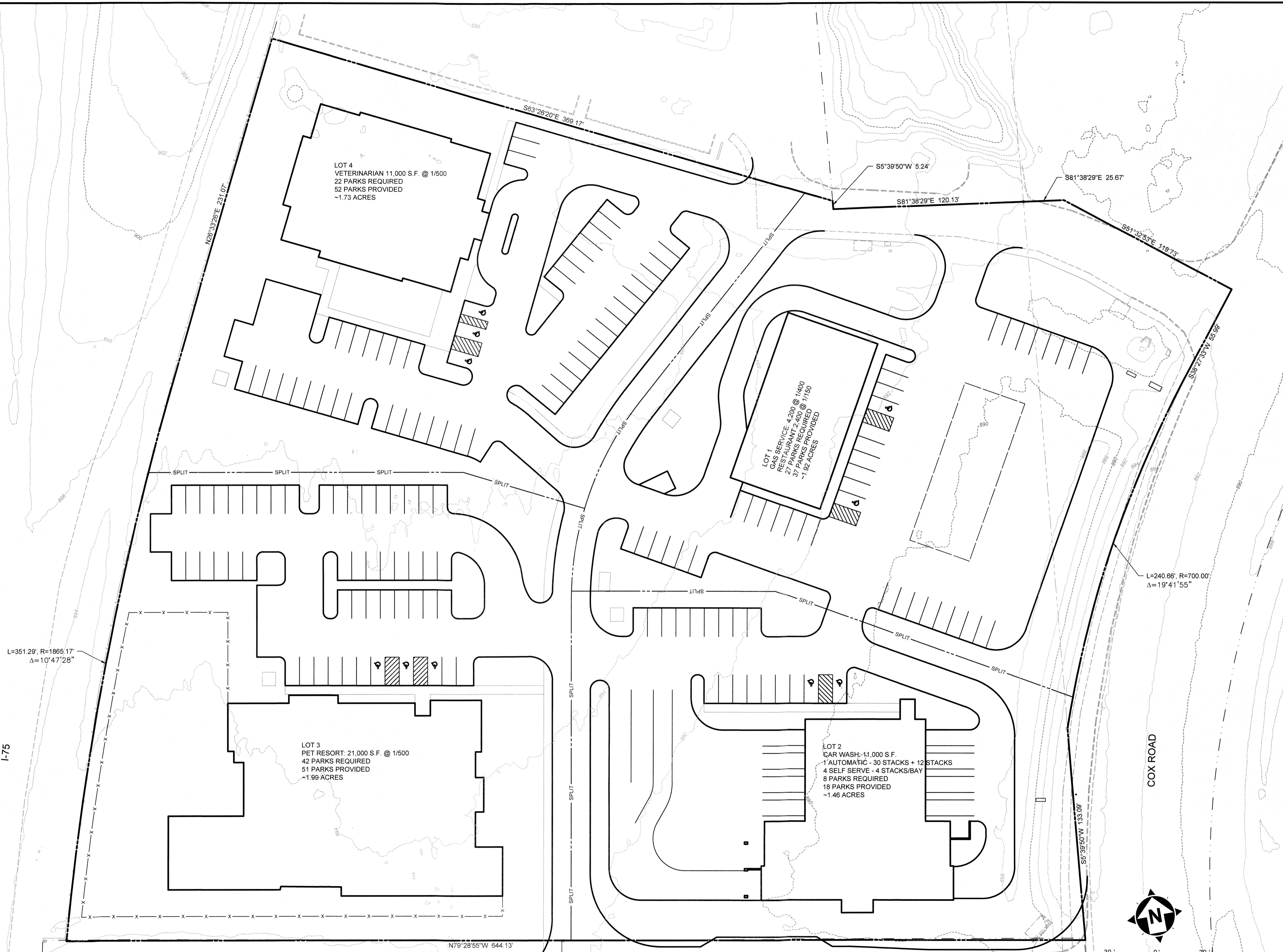
ISSUED FOR:	NO	REVISION	DATE
PUD REVIEW			
ISSUE DATE:			
SCALE:			
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			

**THE FIELDS AT LIBERTY WAY**  
UN-DEVELOPED AREAS  
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

**CONCEPTUAL UTILITY PLAN**

PROJECT NO.	230064
DISCIPLINE	CIVIL
SHEET NAME	C04
SHEET	4
OF	5





**THE FIELDS AT LIBERTY WAY**  
 UN-DEVELOPED AREAS  
 COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

**TOPOGRAPHIC PLAN**

PROJECT NO.  
**230064**

DISCIPLINE  
**CIVIL**

SHEET NAME  
**C05**

SHEET **5** OF **5**

your trusted advisor  
**engineers  
 architects  
 planners**

DATE

REVISION

NO

ISSUED FOR: PUD REVIEW

ISSUE DATE: 10/16/23

SCALE: AS SHOWN

DESIGNED BY: MLAC

DRAWN BY: MLAC

CHECKED BY: MLAC