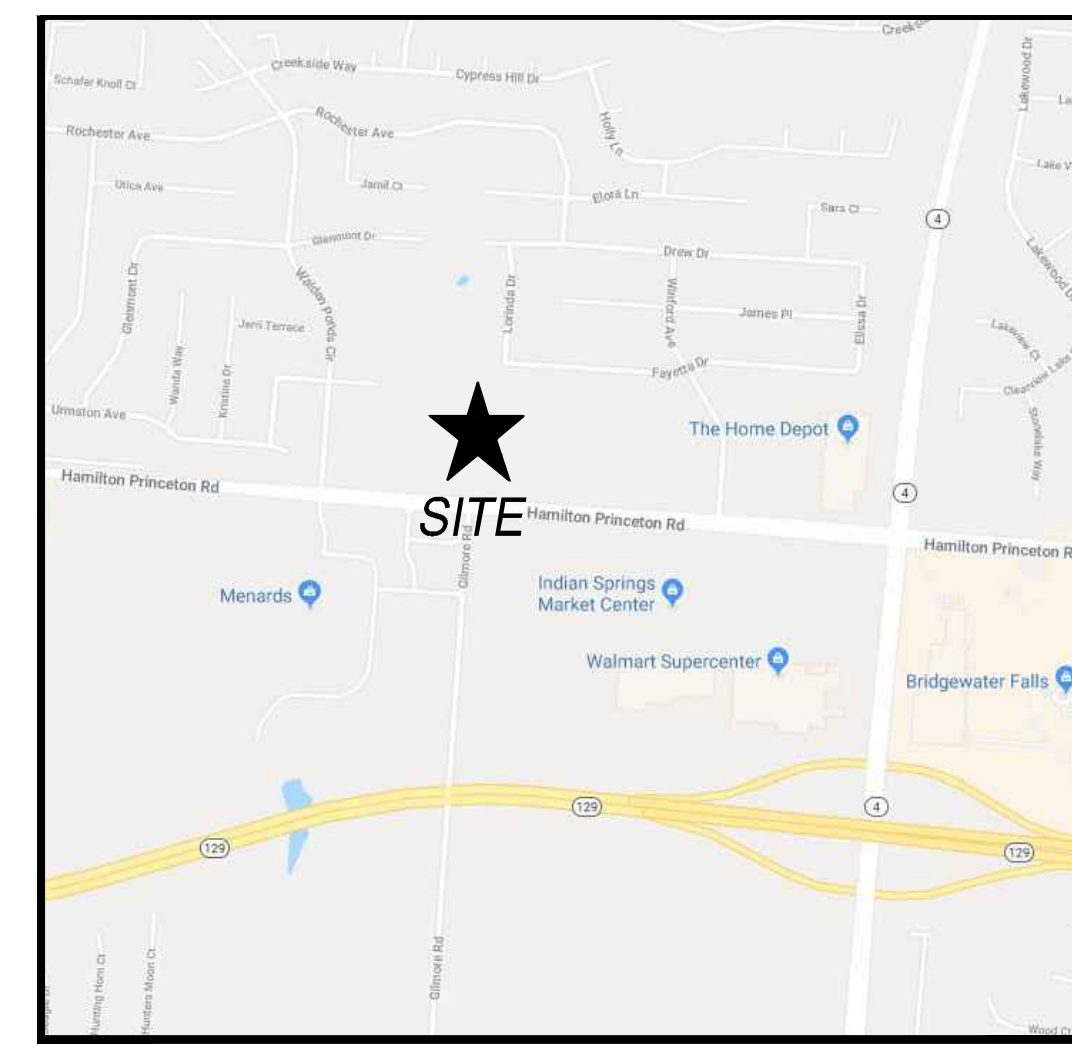
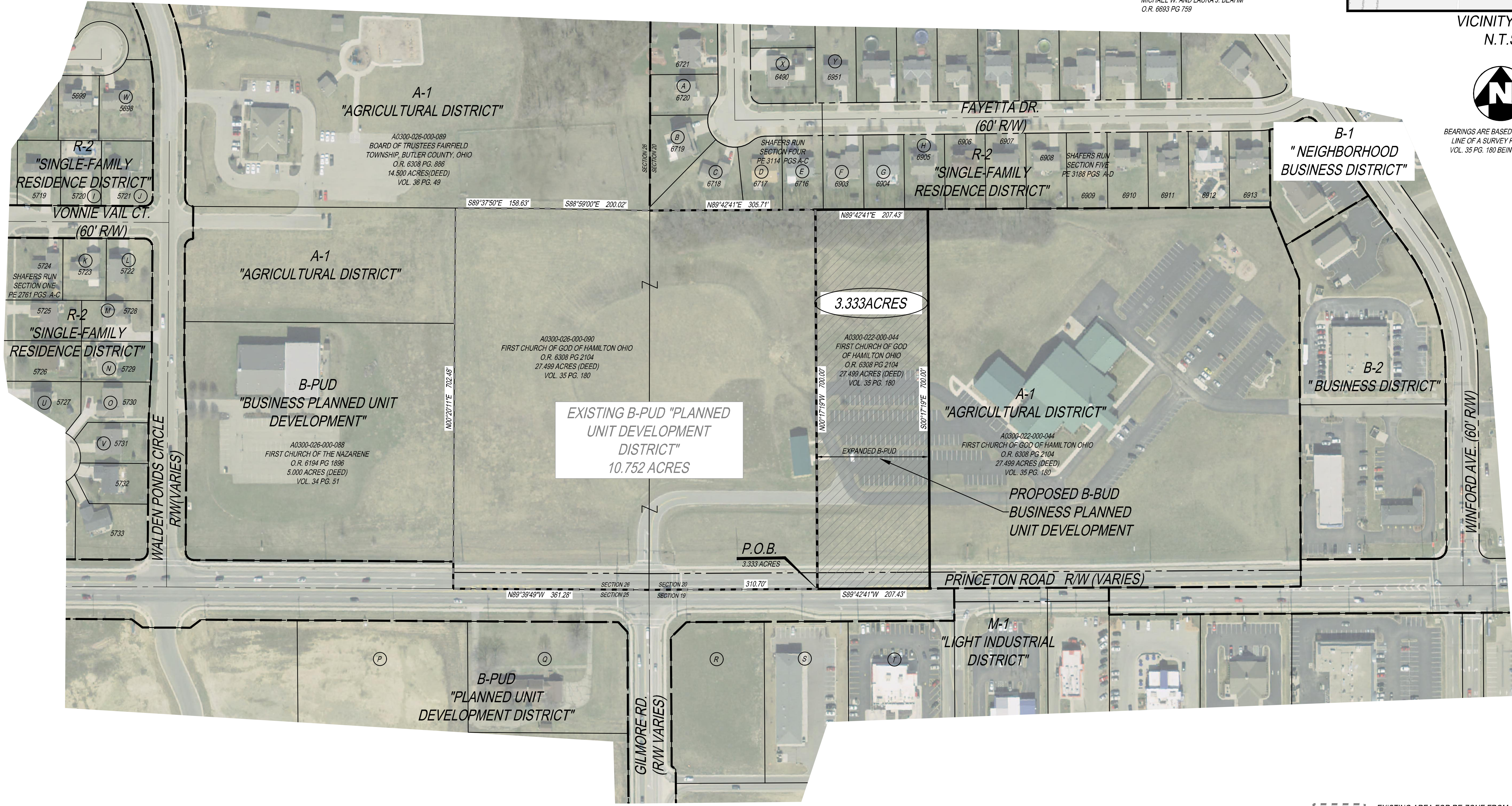


- | | | | | | |
|--|--|---|---|--|--|
| (A) 6720
A0300-148-000-012
AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC
O.R. 8547 PG. 379 | (E) 6716
A0300-148-000-008
BENJAMIN & ANITA SMITH
O.R. 8161 PG.414 | (I) 5720
A0300-133-300-030
TIFFANY SCHULZ
O.R. 9040 PG.1671 | (M) 5728
A0300-133-300-038
SHELLEY SCHLICKER
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 LOJINDA RAMOS
O.R. 7760 PG.2232 |
| (B) 6719
A0300-148-000-011
HANSEL JODY & STACIE M. HANSEL
O.R. 6347 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
KAUR SATINDER & BHANGU PARAMJIT
O.R. 6428 PG. 1934 | (R) 8932
A0300-021-000-045
PROFESSIONAL RESOURCE DEVELOPMENT INC
O.R. 8778 PG. 345 | (V) 5731
A0300-133-000-041
SACHS JOHN III
O.R. 8901 PG.1092 |
| (C) 6718
A0300-148-000-010
DANIELLE M. TOMCZAK
O.R. 7074 PG.210 | (G) 6904
A0300-013-000-020
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) 5698
A0300-148-000-008
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
CHETRI RATNA B & RUKMANI
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 BPUD MAJOR AMENDMENT
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO



VICINITY MAP
N.T.S.

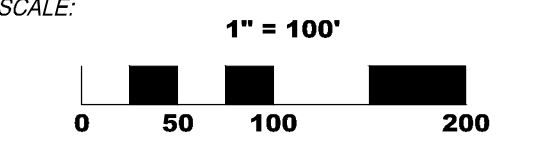
BEARINGS ARE BASED ON THE SOUTH LINE OF A SURVEY RECORDED IN VOL. 35 PG. 180 BEING S89°42'41"W



NO.	DATE	DESCRIPTION
1	5/16/2022	PUD PLAN

BRIDGEWATER CHURCH BPUD MAJOR AMENDMENT
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

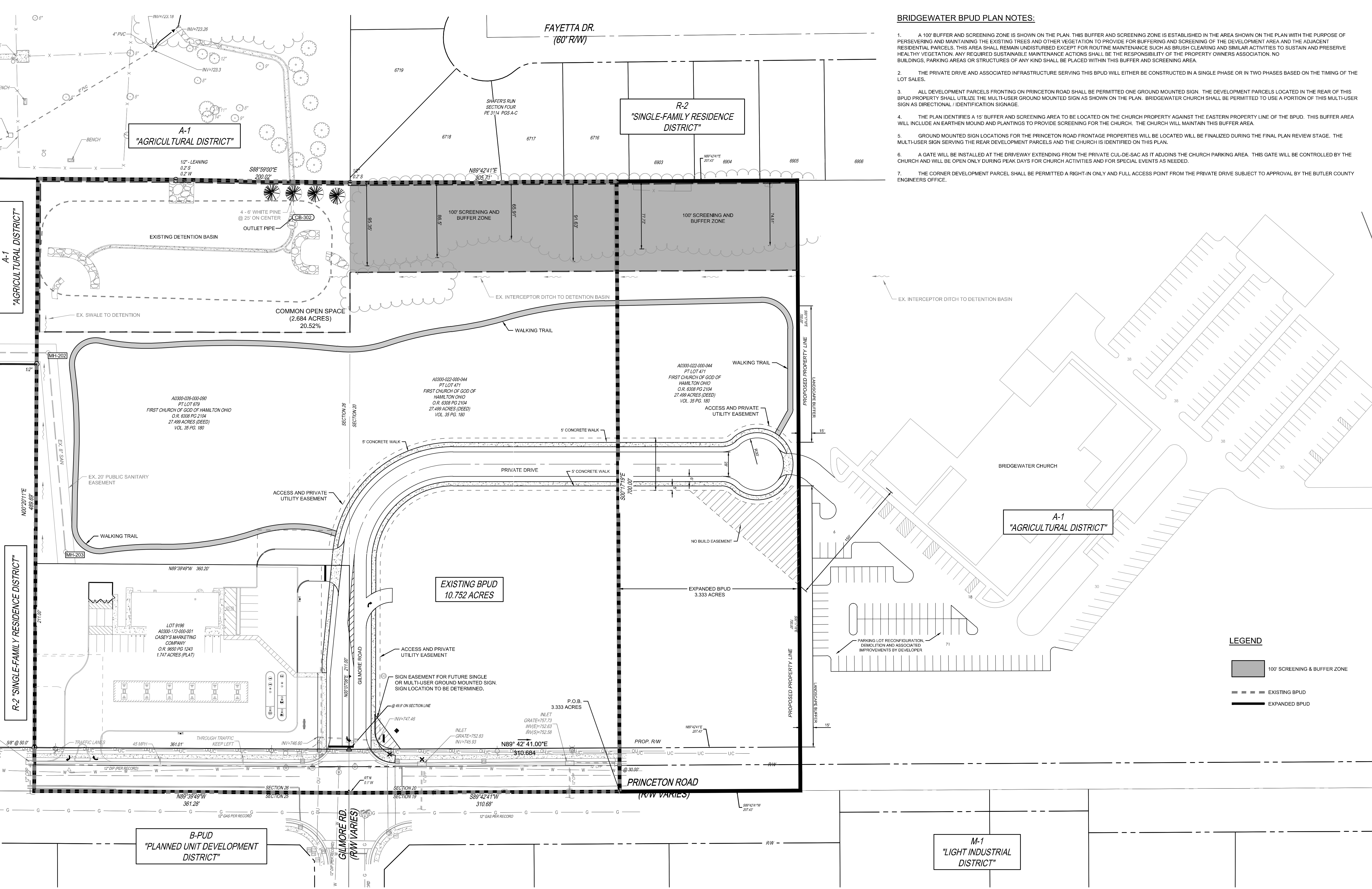
PROJECT NO: 180075VMS002
DATE: 5/16/2022



SHEET NAME:
ZONING PLAT

SHEET NO.
1 OF 3

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



BRIDGEWATER BPUD PLAN NOTES:

- A 100' BUFFER AND SCREENING ZONE IS SHOWN ON THE PLAN. THIS BUFFER AND SCREENING ZONE IS ESTABLISHED IN THE AREA SHOWN ON THE PLAN WITH THE PURPOSE OF PERSEVERING AND MAINTAINING THE EXISTING TREES AND OTHER VEGETATION TO PROVIDE FOR BUFFERING AND SCREENING OF THE DEVELOPMENT AREA AND THE ADJACENT RESIDENTIAL PARCELS. THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR ROUTINE MAINTENANCE SUCH AS BRUSH CLEARING AND SIMILAR ACTIVITIES TO SUSTAIN AND PRESERVE HEALTHY VEGETATION. ANY REQUIRED SUSTAINABLE MAINTENANCE ACTIONS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO BUILDINGS, PARKING AREAS OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THIS BUFFER AND SCREENING AREA.
- THE PRIVATE DRIVE AND ASSOCIATED INFRASTRUCTURE SERVING THIS BPUD WILL EITHER BE CONSTRUCTED IN A SINGLE PHASE OR IN TWO PHASES BASED ON THE TIMING OF THE LOT SALES.
- ALL DEVELOPMENT PARCELS FRONTING ON PRINCETON ROAD SHALL BE PERMITTED ONE GROUND MOUNTED SIGN. THE DEVELOPMENT PARCELS LOCATED IN THE REAR OF THIS BPUD PROPERTY SHALL UTILIZE THE MULTI-USER GROUND MOUNTED SIGN AS SHOWN ON THE PLAN. BRIDGEWATER CHURCH SHALL BE PERMITTED TO USE A PORTION OF THIS MULTI-USER SIGN AS DIRECTIONAL IDENTIFICATION SIGNAGE.
- THE PLAN IDENTIFIES A 15' BUFFER AND SCREENING AREA TO BE LOCATED ON THE CHURCH PROPERTY AGAINST THE EASTERN PROPERTY LINE OF THE BPUD. THIS BUFFER AREA WILL INCLUDE AN EARTHEN MOUND AND PLANTINGS TO PROVIDE SCREENING FOR THE CHURCH. THE CHURCH WILL MAINTAIN THIS BUFFER AREA.
- GROUND MOUNTED SIGN LOCATIONS FOR THE PRINCETON ROAD FRONTAGE PROPERTIES WILL BE LOCATED WILL BE FINALIZED DURING THE FINAL PLAN REVIEW STAGE. THE MULTI-USER SIGN SERVING THE REAR DEVELOPMENT PARCELS AND THE CHURCH IS IDENTIFIED ON THIS PLAN.
- A GATE WILL BE INSTALLED AT THE DRIVEWAY EXTENDING FROM THE PRIVATE CUL-DE-SAC AS IT ADJOINS THE CHURCH PARKING AREA. THIS GATE WILL BE CONTROLLED BY THE CHURCH AND WILL BE OPEN ONLY DURING PEAK DAYS FOR CHURCH ACTIVITIES AND FOR SPECIAL EVENTS AS NEEDED.
- THE CORNER DEVELOPMENT PARCEL SHALL BE PERMITTED A RIGHT-IN ONLY AND FULL ACCESS POINT FROM THE PRIVATE DRIVE SUBJECT TO APPROVAL BY THE BUTLER COUNTY ENGINEERS OFFICE.

LEGEND

- 100' SCREENING & BUFFER ZONE
- EXISTING BPUD
- EXPANDED BPUD

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.

811
Know what's below.
Call before you dig.

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

BRIDGEWATER CHURCH BPUD
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

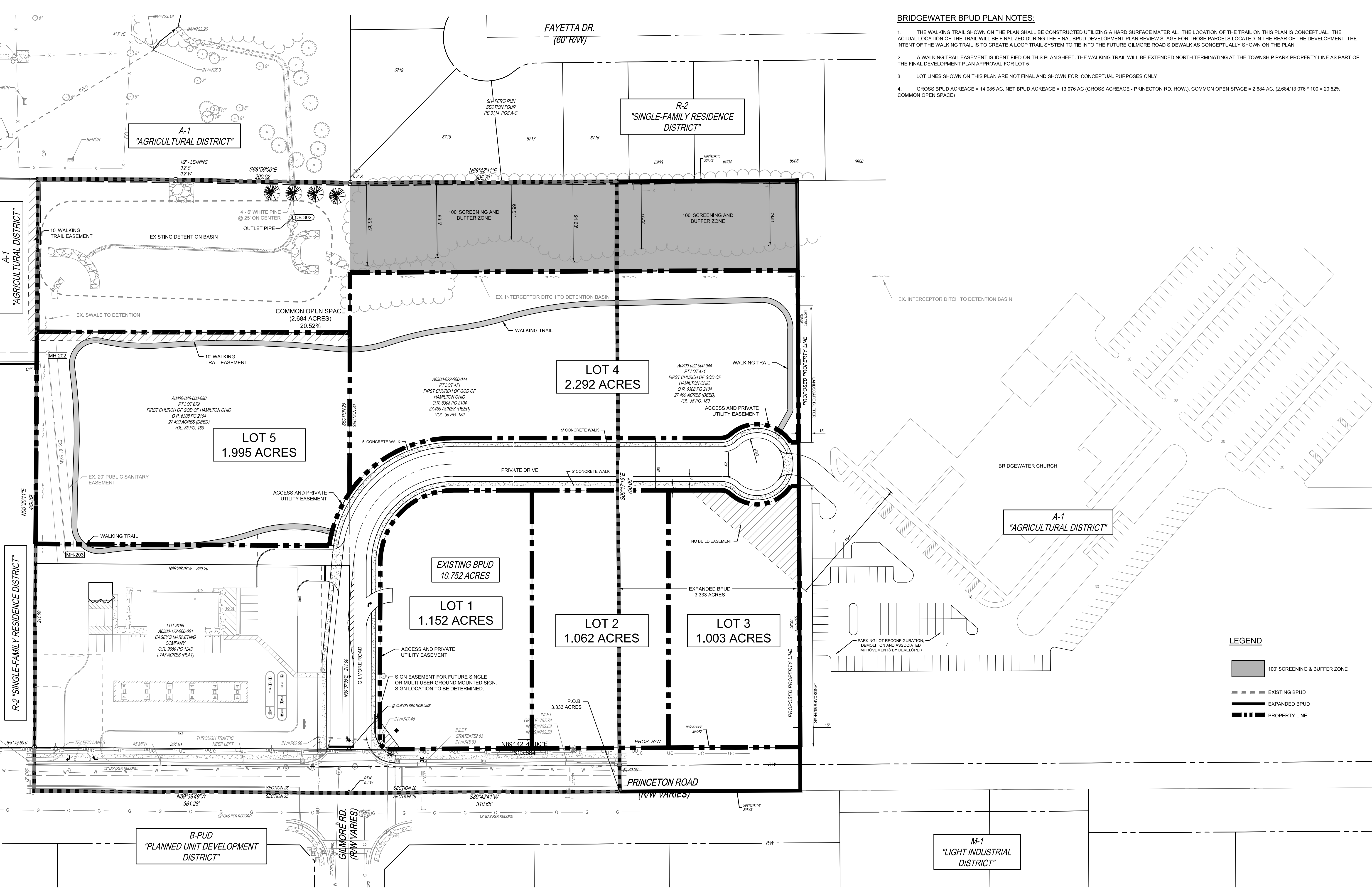
SEAL:

NO.	DATE	DESCRIPTION
1	5/16/2022	RUD PLAN

BRIDGEWATER CHURCH BPUD
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

PROJECT NO:	180075.002
DATE:	05/16/2022
SCALE:	
SHEET NAME:	

BPUD PLAN
SHEET NO.
2 OF 3



BRIDGEWATER BPUD PLAN NOTES:

1. THE WALKING TRAIL SHOWN ON THE PLAN SHALL BE CONSTRUCTED UTILIZING A HARD SURFACE MATERIAL. THE LOCATION OF THE TRAIL ON THIS PLAN IS CONCEPTUAL. THE ACTUAL LOCATION OF THE TRAIL WILL BE FINALIZED DURING THE FINAL BPUD DEVELOPMENT PLAN REVIEW STAGE FOR THOSE PARCELS LOCATED IN THE REAR OF THE DEVELOPMENT. THE INTENT OF THE WALKING TRAIL IS TO CREATE A LOOP TRAIL SYSTEM TO TIE INTO THE FUTURE GILMORE ROAD SIDEWALK AS CONCEPTUALLY SHOWN ON THE PLAN.
2. A WALKING TRAIL EASEMENT IS IDENTIFIED ON THIS PLAN SHEET. THE WALKING TRAIL WILL BE EXTENDED NORTH TERMINATING AT THE TOWNSHIP PARK PROPERTY LINE AS PART OF THE FINAL DEVELOPMENT PLAN APPROVAL FOR LOT 5.
3. LOT LINES SHOWN ON THIS PLAN ARE NOT FINAL AND SHOWN FOR CONCEPTUAL PURPOSES ONLY.
4. GROSS BPUD ACREAGE = 14.085 AC, NET BPUD ACREAGE = 13.076 AC (GROSS ACREAGE - PRINCETON RD. ROW.), COMMON OPEN SPACE = 2.684 AC, (2.684/13.076 * 100 = 20.52% COMMON OPEN SPACE)

LEGEND

- 100' SCREENING & BUFFER ZONE
- EXISTING BPUD
- EXPANDED BPUD
- PROPERTY LINE

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.

811
Know what's below.
Call before you dig.

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

BRIDGEWATER CHURCH BPUD
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

SEAL:

NO.	DATE	DESCRIPTION
1	5/16/2022	PUD PLAN

BRIDGEWATER CHURCH BPUD
FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO

PROJECT NO:	180075.002
DATE:	05/16/2022
SCALE:	
SHEET NAME:	

BPUD OPEN SPACE PLAN
SHEET NO.
3 OF 3