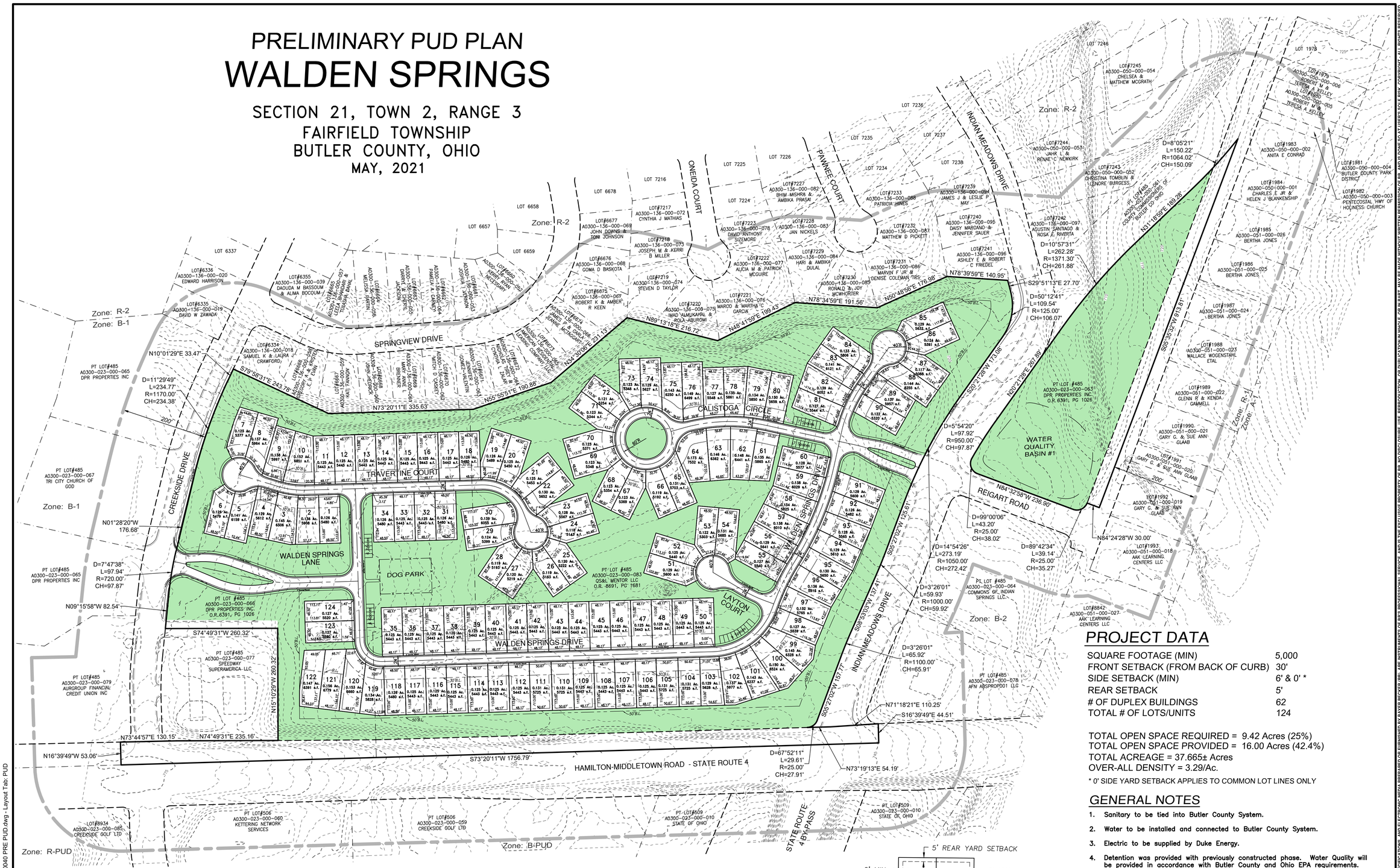
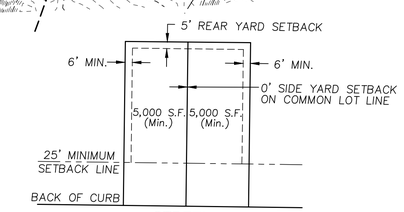
PRELIMINARY PUD PLAN

WALDEN SPRINGS

SECTION 21, TOWN 2, RANGE 3
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO
MAY, 2021





DUPLEX TYPICAL LOT

OPEN SPACE

PROJECT DATA

SQUARE FOOTAGE (MIN)	5,000
FRONT SETBACK (FROM BACK OF CURB)	30'
SIDE SETBACK (MIN)	6' & 0' *
REAR SETBACK	5'
# OF DUPLEX BUILDINGS	62
TOTAL # OF LOTS/UNITS	124

TOTAL OPEN SPACE REQUIRED = 9.42 Acres (25%)
TOTAL OPEN SPACE PROVIDED = 16.00 Acres (42.4%)
TOTAL ACREAGE = 37.665± Acres
OVER-ALL DENSITY = 3.29/Ac.

* 0' SIDE YARD SETBACK APPLIES TO COMMON LOT LINES ONLY

GENERAL NOTES

1. Sanitary to be tied into Butler County System.
2. Water to be installed and connected to Butler County System.
3. Electric to be supplied by Duke Energy.
4. Detention was provided with previously constructed phase. Water Quality will be provided in accordance with Butler County and Ohio EPA requirements.
5. All private streets to be constructed according to Butler County standards and specifications.
6. Contours furnished from aerial photography based on U.S.G.S. datum.
7. 5' concrete walk to be installed on both sides of private drives.
8. Waiver of sidewalk along State Route 4 is being requested.
9. Parking shall only be restricted to one side of the street.
10. Existing vegetated buffer along north property line to remain.
11. Existing Zoning: B-2
12. Proposed Zoning: R-PUD

Basis of Bearing: State Plane NAD83 (2011)
SCALE: 1" = 100'

Item	Revision Description	Date	Drwn:	Chk:
1				

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SECTION 21, TOWN 2, RANGE 3
FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO
PRELIMINARY PUD PLAN

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Drawing: 18-0040 PRE PUD
Drawn by: TAC
Checked By:
Issue Date: 5-16-21
Sheet: 1/1

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Plot time: May 17, 2021 - 1:00pm
Drawing name: J:\2018\18-0040\CVD\WG\18-0040 PRE PUD.dwg - Layout Tab: PUD