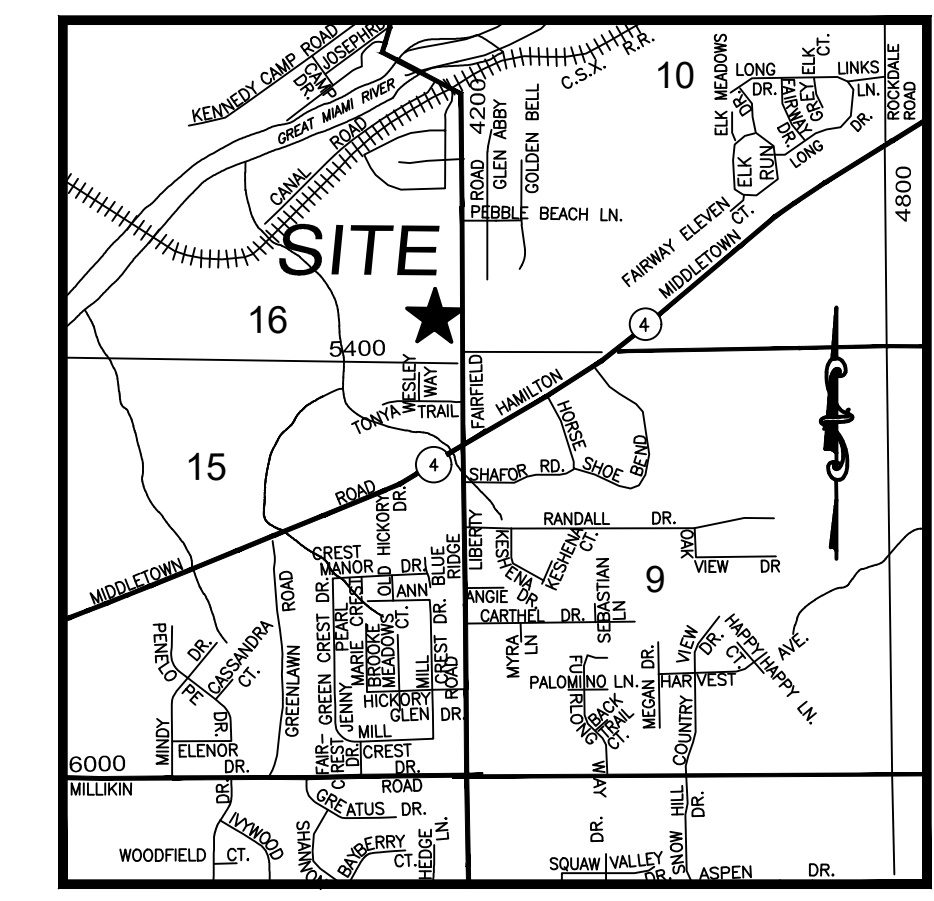


FINAL PUD PLAN TIMBER TRAILS SECTION ONE

SECTIONS 15 & 16, TOWN 2, RANGE 3
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO
SEPTEMBER, 2021



VICINITY MAP
NOT TO SCALE



- REGULATED WATERWAY OF STATE OF OHIO
- OPEN SPACE
- 5' CONCRETE SIDEWALK
- 6' ASPHALT WALKING PATH
- UNPAVED HIKING TRAIL

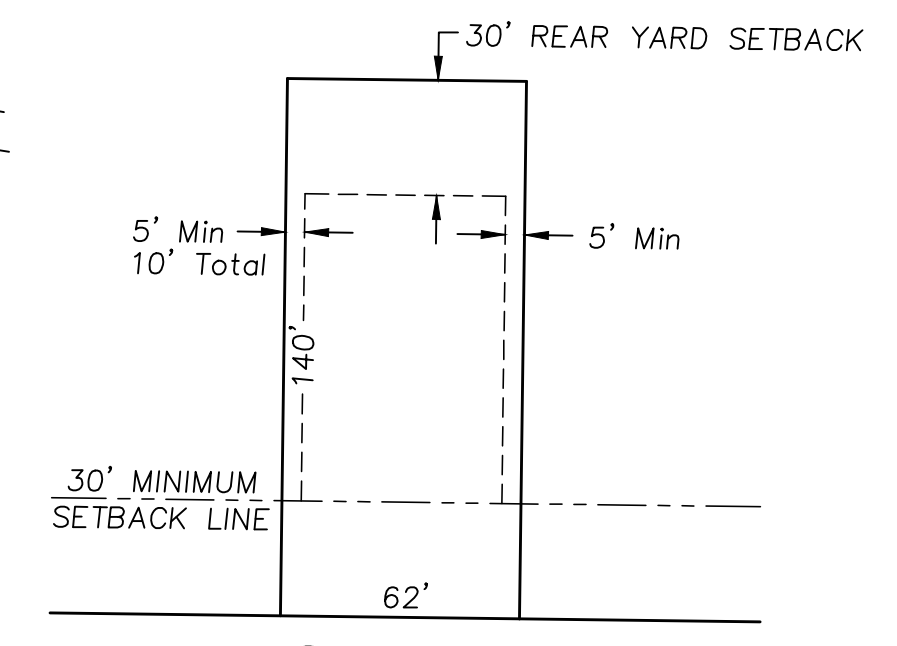
PROJECT DATA

LOT FRONTAGE (at Front Building Line)	62'
SQUARE FOOTAGE (MIN)	8,680
FRONT SETBACK	30'
SIDE SETBACK (MIN)	5'
SIDE SETBACK (TOTAL)	10'
REAR SETBACK	30'
TOTAL # OF LOTS	70

OPEN SPACE PROVIDED = 3.987 Acres
 ACTIVE OPEN SPACE PROVIDED = 3.6 Acres
 SECTION ONE TOTAL ACREAGE = 29.0822 Acres

GENERAL NOTES

1. Sanitary to be tied into Butler County System. Lift station fees apply to this development.
2. Water to be installed and connected to Butler County System.
3. Electric to be supplied by Duke Energy.
4. All utilities shall be installed underground.
5. All public streets to be constructed according to Butler County standards and specifications.
6. Lots 9202, 9203, 9204, 9222, 9223 & 9224 shall NOT have driveway access to Liberty-Fairfield Road.
7. 5' concrete walk to be installed on both sides of proposed streets.
8. Waiver of sidewalk along Liberty-Fairfield Road was granted by Butler County Planning Commission at their August 13, 2021 meeting.
9. Emergency access will be provided with a gravel drive from the south end of Pacific Crest Lane to Liberty-Fairfield Road.
10. In order to provide adequate spacing for street lights, fire hydrants, miscellaneous utilities and snow piling, Lots 9204, 9205, 9206, 9229, 9230, 9231, 9235, 9236, 9237, 9248, 9249, 9250, 9251, 9263, 9264, 9265 & 9266 shall be limited to 12' maximum driveway width at the right-of-way line and 18' maximum apron width at the back of curb.
11. Section One to be constructed in 3 phases within 2 years.
12. Existing Zoning: R-PUD



TYPICAL LOT
8,680 S.F.(Min.)

Plot time: Sep 08, 2021 - 8:43am
Drawing name: J:\2020\20-0044\CD\DWG\20-0044 FPUD.dwg - Layout Tab: FPUD

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Item	1
Date	
Drawn	
Chk	
Revision Description	

TIMBER TRAILS SECTION ONE

SECTIONS 15 & 16, TOWN 2, RANGE 3
FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

FINAL PUD PLAN

bayer becker

www.bayerbecker.com
6900 Tyersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	20-0044 FPUD
Drawn by:	TAC
Checked by:	XXX
Issue Date:	9-7-21
Sheet:	1/1