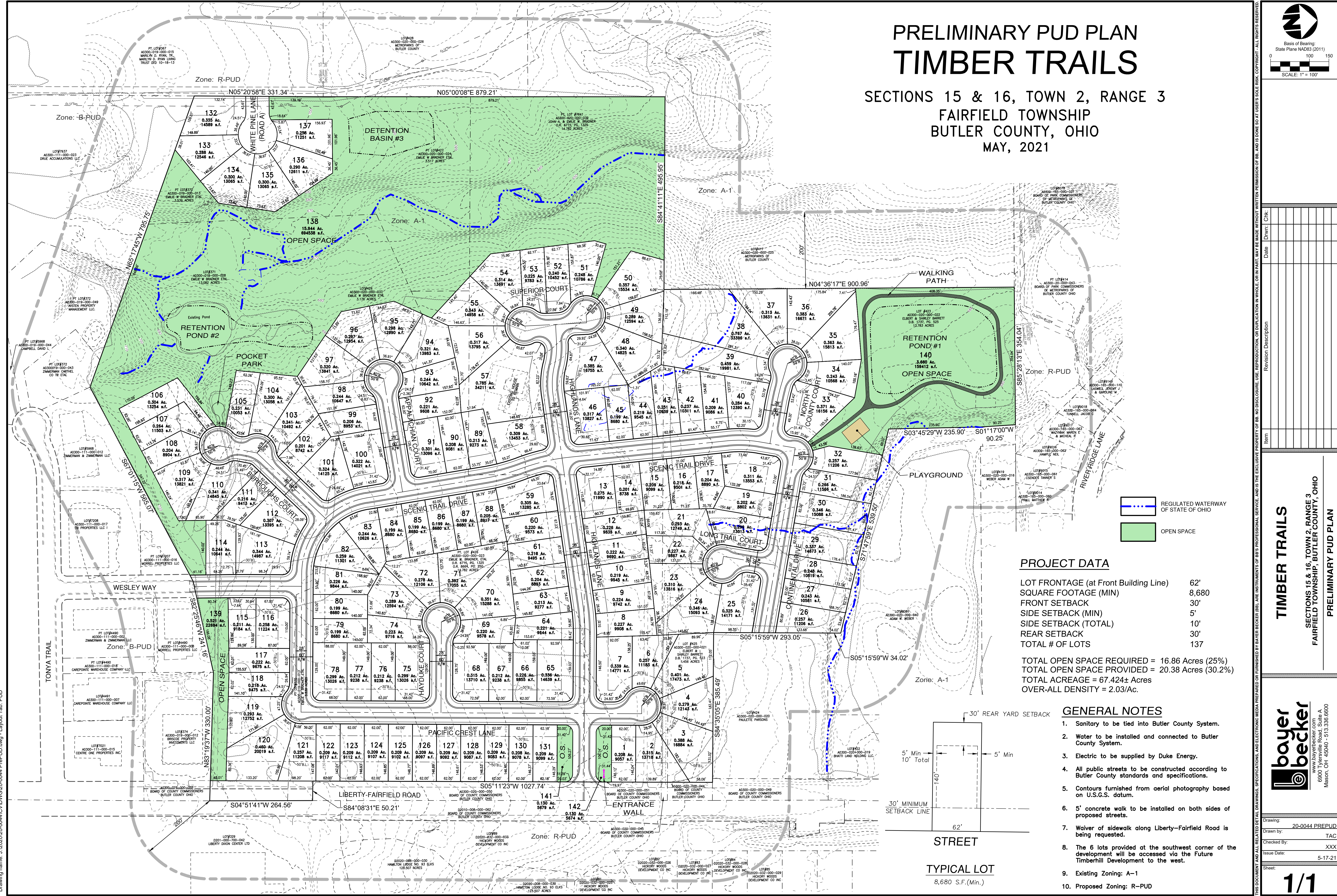


PRELIMINARY PUD PLAN TIMBER TRAILS

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



REGULATED WATERWAY OF STATE OF OHIO

OPEN SPACE

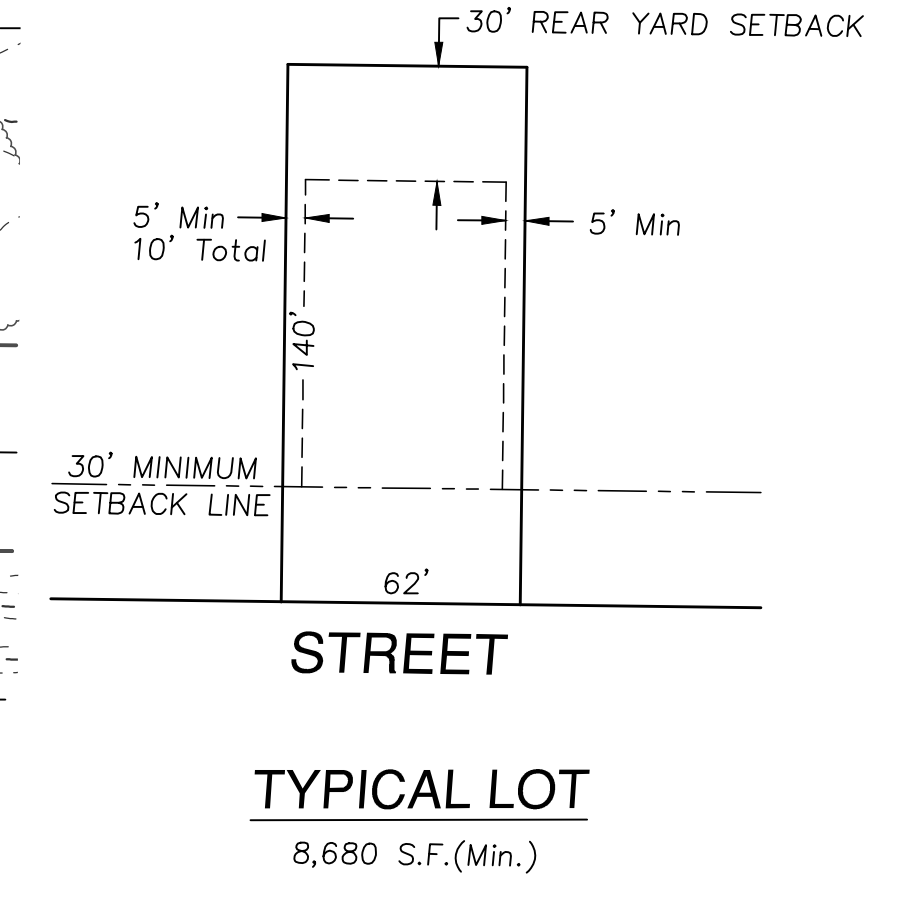
PROJECT DATA

| | |
|---------------------------------------|-------|
| 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 | 137 |

TOTAL OPEN SPACE REQUIRED = 16.86 Acres (25%)
 TOTAL OPEN SPACE PROVIDED = 20.38 Acres (30.2%)
 TOTAL ACREAGE = 67.42± Acres
 OVER-ALL DENSITY = 2.03/Ac.

GENERAL NOTES

- Sanitary to be tied into Butler County System.
- Water to be installed and connected to Butler County System.
- Electric to be supplied by Duke Energy.
- All public streets to be constructed according to Butler County standards and specifications.
- Contours furnished from aerial photography based on U.S.G.S. datum.
- 5' concrete walk to be installed on both sides of proposed streets.
- Waiver of sidewalk along Liberty-Fairfield Road is being requested.
- The 6 lots provided at the southwest corner of the development will be accessed via the Future Timberhill Development to the west.
- Existing Zoning: A-1
- Proposed Zoning: R-PUD



TIMBER TRAILS
 SECTIONS 15 & 16, TOWN 2, RANGE 3
 FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO
 PRELIMINARY PUD PLAN



| | |
|-------------|----------------|
| Drawing: | 20-0044 PREPUD |
| Drawn by: | TAC |
| Checked by: | XXX |
| Issue Date: | 5-17-21 |
| Sheet: | 1/1 |

Plot time: May 17, 2021 - 10:58am
 Drawing name: J:\2020\20-0044\PrePUD.dwg - Layout Tab: PUD

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