

# WALDEN SPRINGS

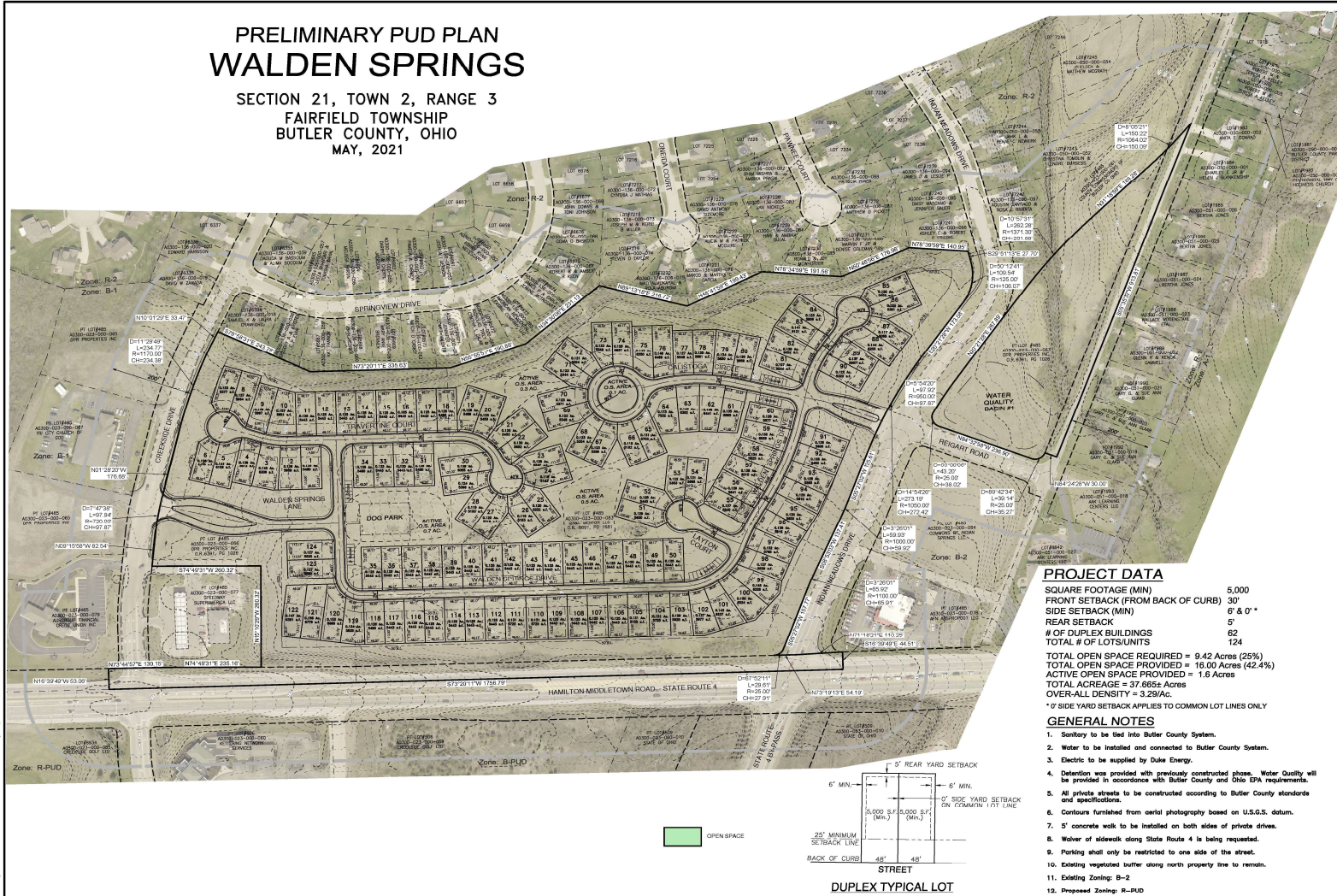
## RYAN HOMES



# WALDEN SPRINGS PRELIMINARY PUD PLAN

## PRELIMINARY PUD PLAN WALDEN SPRINGS

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

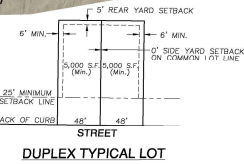


**PROJECT DATA**

SQUARE FOOTAGE (MIN)	5,000
FRONT SETBACK (FROM BACK OF CURB)	30'
SIDE SETBACK (MIN)	5' & 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 =	18.00 Acres (42.4%)
ACTIVE OPEN SPACE PROVIDED =	1.6 Acres
TOTAL ACREAGE =	37.66± Acres
OVER-ALL DENSITY =	3.28/Ac

\* IF SIDE YARD SETBACK APPLIES TO COMMON LOT LINES ONLY

- GENERAL NOTES**
1. Setback 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. Walkway 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



State of Ohio  
Department of Public Safety  
Division of Public Safety  
Planning and Design

SCALE: 1" = 100'

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FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO  
PRELIMINARY PUD PLAN

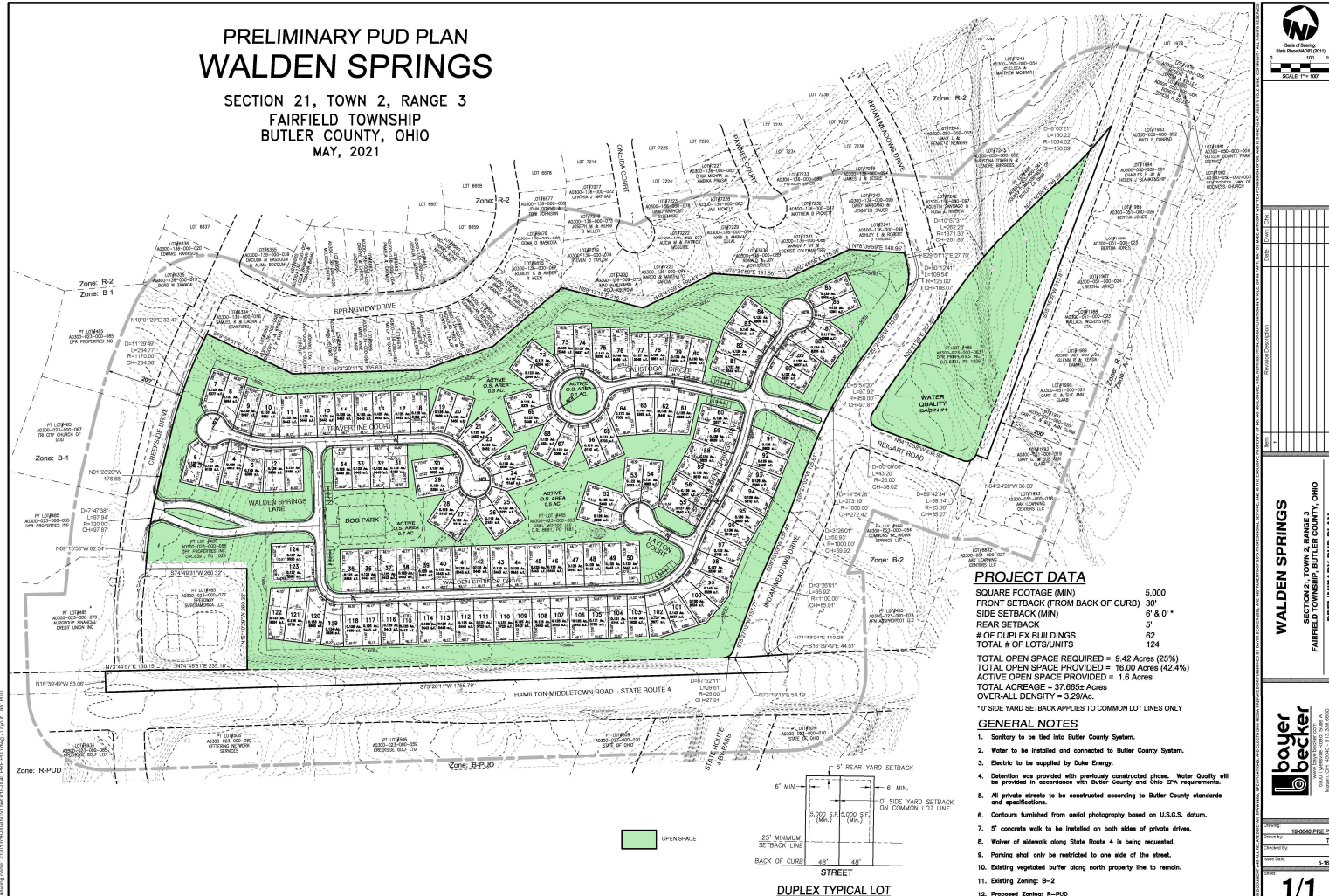
**boyer becker**  
1000 WEST WASHINGTON STREET, SUITE 200  
MADISON, OH 45002-3103 (513) 355-6500

DATE: 18-0000 PSE.PUD  
PROJECT: TAC  
SCALE: 5-18-21

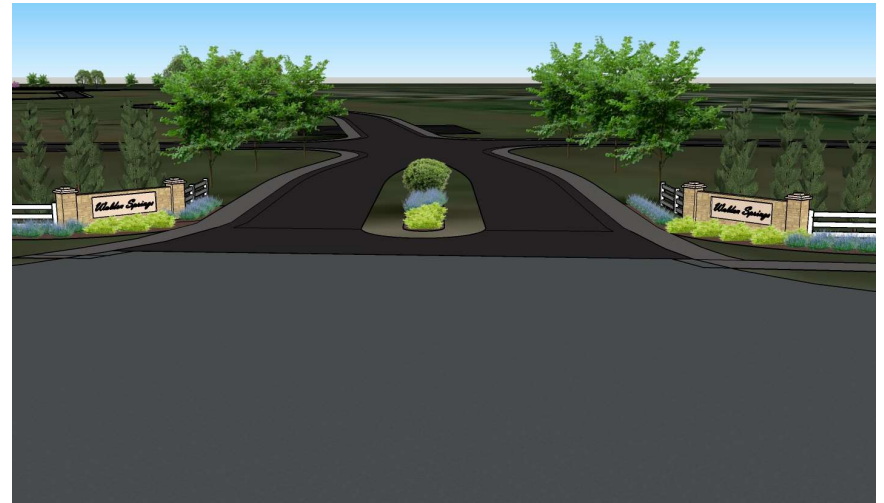
**1/1**

DATE: JUN 16, 2021, 10:17 AM  
 DRAWING: LOT/AREA/SETBACK/STREET/SETBACK/PUD PLAN

# WALDEN SPRINGS PRELIMINARY PUD PLAN



# WALDEN SPRINGS ENTRANCES



# BARBADOS ISLE 1,343 SQ. FT.

\$304,990 PROJECTED AVERAGE SALES PRICE WITH \$20K OPTIONS



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# TURKS & CAICOS 1,527 SQ. FT.

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**THANK YOU**