

[illegible]

LOT FRONTAGE (at Front Building Line)	46.5'
MINIMUM LOT AREA	6045 S.F.
FRONT SETBACK	25'
SIDE SETBACK (MIN)	*10'
SIDE SETBACK (TOTAL)	20'
REAR SETBACK	30'
# OF LOTS	50
* 0' SIDE YARD SETBACK ON SHARED LOT LINE	

 OPEN SPACE

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. All public streets to be constructed according to Butler County standards and specifications.
5. Contours furnished from aerial photography based on U.S.G.S. datum.
6. 5' concrete walk to be installed on both sides of proposed streets.
7. Anticipated Project Timing: Project shall be constructed in three phases over the next three years, though subject to change with market demand.
8. Existing Zoning: R-1
9. Proposed Zoning: R-PUD

Donald L. Dixon, Tr.
4166 Tonya Trail
Hamilton, OH 45011
(513) 813-5595

Dixon Homes & Construction
4166 Tonya Trail
Hamilton, OH 45011
(513) 678-2288

