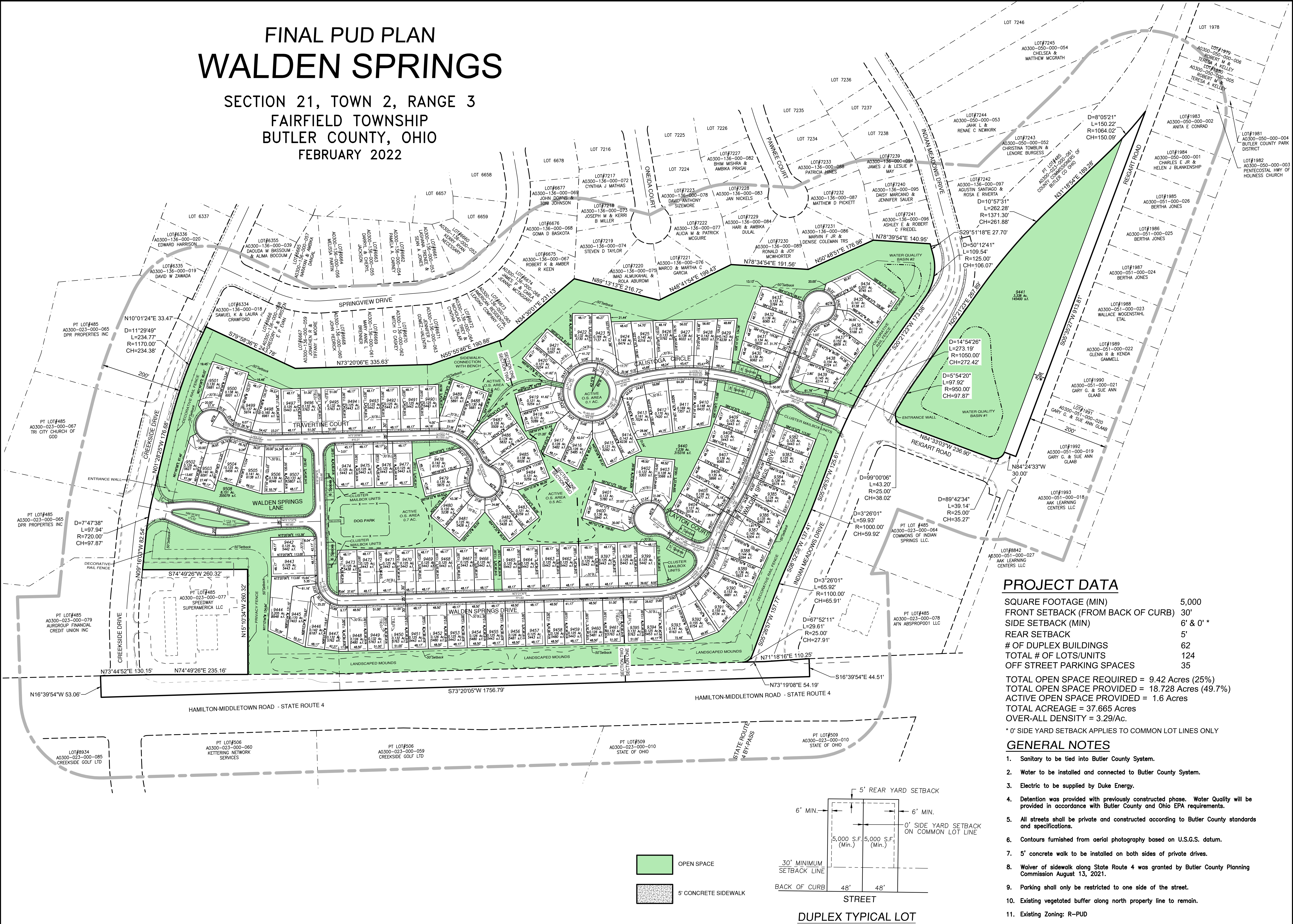
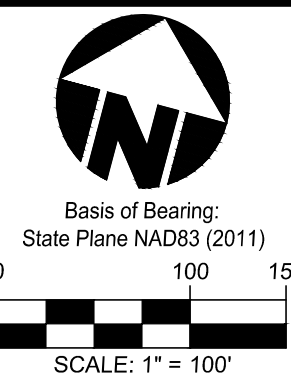


# FINAL PUD PLAN WALDEN SPRINGS

SECTION 21, TOWN 2, RANGE 3  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO  
FEBRUARY 2022



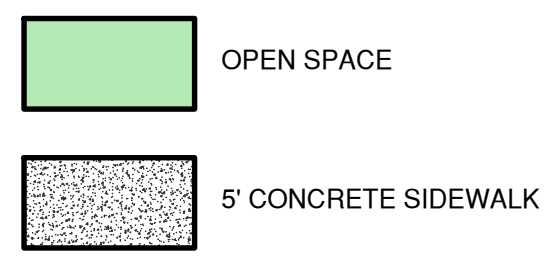
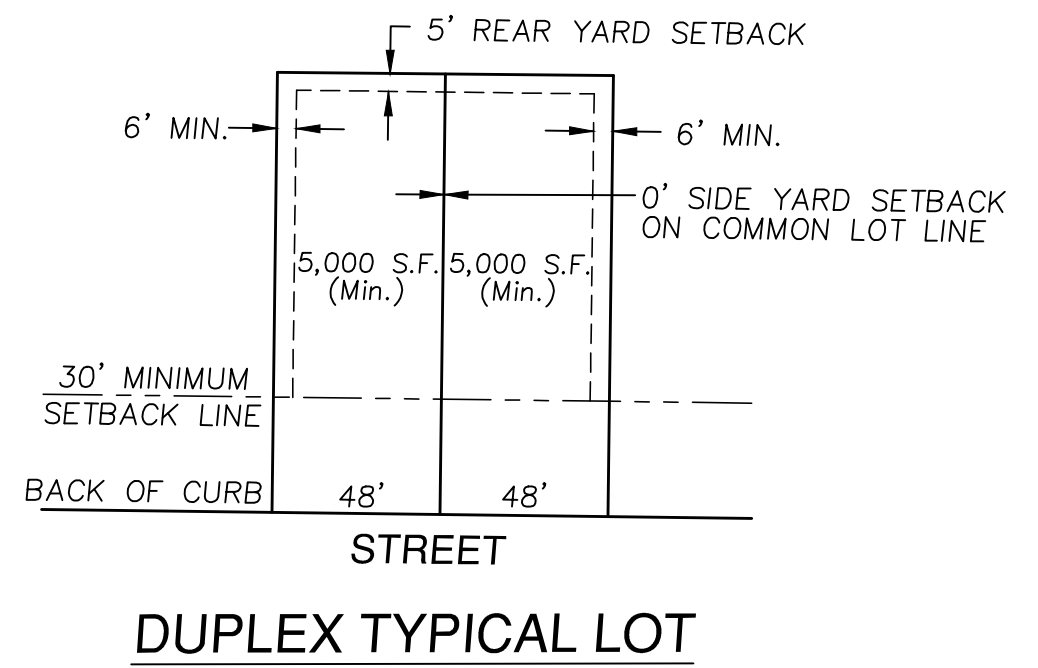
### PROJECT DATA

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
OFF STREET PARKING SPACES	35

TOTAL OPEN SPACE REQUIRED = 9.42 Acres (25%)  
 TOTAL OPEN SPACE PROVIDED = 18.728 Acres (49.7%)  
 ACTIVE OPEN SPACE PROVIDED = 1.6 Acres  
 TOTAL ACREAGE = 37.665 Acres  
 OVER-ALL DENSITY = 3.29/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.
- Detention was provided with previously constructed phase. Water Quality will be provided in accordance with Butler County and Ohio EPA requirements.
- All streets shall be private and 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 private drives.
- Waiver of sidewalk along State Route 4 was granted by Butler County Planning Commission August 13, 2021.
- Parking shall only be restricted to one side of the street.
- Existing vegetated buffer along north property line to remain.
- Existing Zoning: R-PUD



**WALDEN SPRINGS**  
 SECTION 21, TOWN 2, RANGE 3  
 FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO  
 FINAL PUD PLAN



Drawing:	18-0040 FPUJ
Drawn by:	TAC
Checked by:	
Issue Date:	2-21-22
Sheet:	

**1/1**

Plot time: Feb 22, 2022 - 9:04am  
 Drawing name: J:\2018\18-0040\FPUJ.dwg - Layout Tab: FPUJ

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