

SECTION 4, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO
NOVEMBER 14, 2018
REVISED APRIL 9, 2019



Project Phase	Zoning	Use	Intensity of Land Use	Acreage	Open Space Acreage	Percent
Existing 1A	R-PUD	Single Family	42 Units	22.040	4.873	22.11
Existing 1B	R-PUD	Single Family	27 Units	23.090	6.798	29.44
Existing 2A	R-PUD	Single Family	31 Units	8.800	0.000	0.00
Existing 2B	R-PUD	Single Family	20 Units	13.950	7.435	53.30
Existing 2C	R-PUD	Single Family	26 Units	8.840	2.187	24.74
Existing 3A	R-PUD	Single Family	20 Units	20.730	11.043	53.27
Existing 3B	R-PUD	Single Family	30 Units	12.530	2.021	16.12
Existing Parcel A	B-PUD	Open Space/Fire Station		2.645	2.645	100.00
Parcel B	MU-PUD	Single Family Lifestyle Homes & Multi-Generational Living Units	41 Lifestyle Units/64 M.G.Units	12.312	4.7110	38.26
Parcels C & D	MU-PUD	Single Family Lifestyle Homes, Multi-Generational Living Units & Retail	13 Lifestyle Units/124 M.G. Units/18,000 S.F. Retail	12.777	4.3740	34.23
Existing Parcel E	R-PUD	Single Family	40 Units	20.481	3.990	20.58
Existing Parcel F	R-PUD	Single Family	16 Units	16.180	5.732	35.43
Total				174.375	55.809	32.01

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. Detention has been provided with prior phases. Water Quality will be provided on site according to Butler County standards and specifications.
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. Existing Zoning: B-PUD
8. Proposed zoning: MU-PUD



Aspen Trails LLC.
8073 Tylersville Road
West Chester, OH 45069
(513) 777-1400

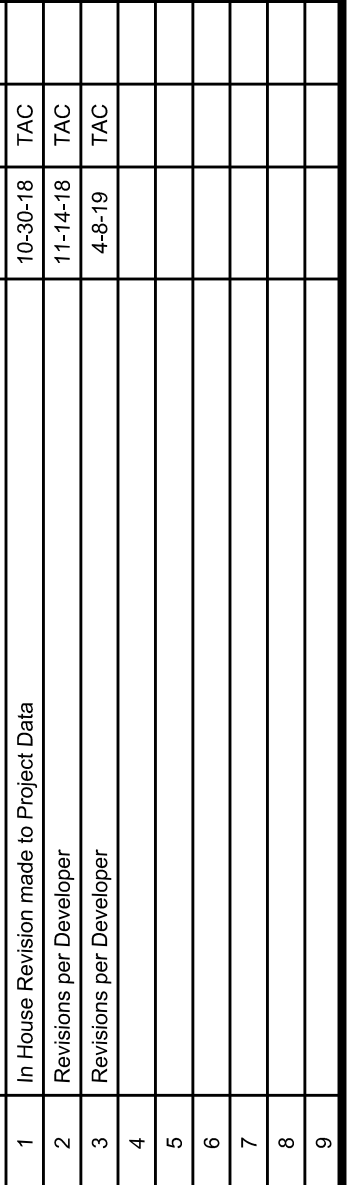
FRONT SETBACK (MIN)	18'
SIDE SETBACK (MIN)	5'
SIDE SETBACK (TOTAL)	10'
REAR SETBACK	5'
# OF SINGLE FAMILY HOMES	54
PARKING REQUIRED PER CODE	108 (2.0 SPACES/UNIT)
PARKING PROVIDED	
SURFACE SPACE AT GARAGES (DRIVEWAYS)	108
ATTACHED GARAGES	108
TOTAL # OF PARKING SPACES	216 (4.0 SPACES/UNIT)

# OF LIVING UNITS	188
RETAIL AREA	18,000 S.F.
PARKING REQUIRED PER CODE	376 (2.0 SPACES/UNIT)
PARKING PROVIDED	
SURFACE SPACES	284
SURFACE SPACE AT GARAGES	32
ATTACHED GARAGES	40
DETACHED GARAGES	36
<u>TOTAL # OF PARKING SPACES</u>	<u>392 (2.08 SPACES/UNIT)</u>

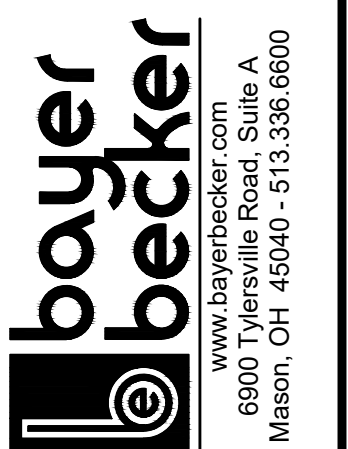
PARKING REQUIRED PER CODE	60 (1.0 SPACE/300 S.F.)
PARKING PROVIDED	60 (1.0 SPACE/300 S.F.)

PARKING REQUIRED PER CODE	9 (1.0 SPACE/100 S.F. WATER AREA)
PARKING PROVIDED	9 (1.0 SPACE/100 S.F. WATER AREA)

TOTAL # OF RESIDENTIAL UNITS = 242
TOTAL OPEN SPACE REQUIRED = 7.53 Acres (30%)
TOTAL OPEN SPACE PROVIDED = 9.085 Acres (36.2%)
TOTAL ACREAGE = 25.089 Acres
OVER-ALL DENSITY = 9.65 Units/Ac.



SECTION 4, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
PRELIMINARY PUD PLAN



wing: 18-0171 PREPUD

Checked By:	FMB
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11-14-18

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ASPEN TRAILS REMAINDER
 SECTION 4, TOWN 2, RANGE 3
 LIBERTY TOWNSHIP
 BUTLER COUNTY, OHIO
 PRELIMINARY PUD PLAN

DRAWING AND ALL RELATED DETAILS	Drawing:	18-0171 PREPUD
	Drawn by:	TAC
	Checked By:	EMR
	Issue Date:	3-31-19

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