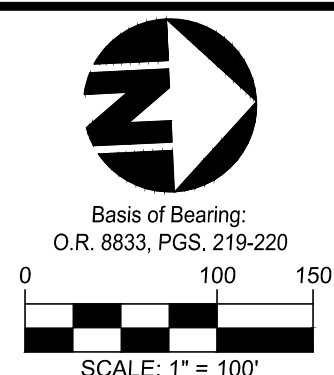
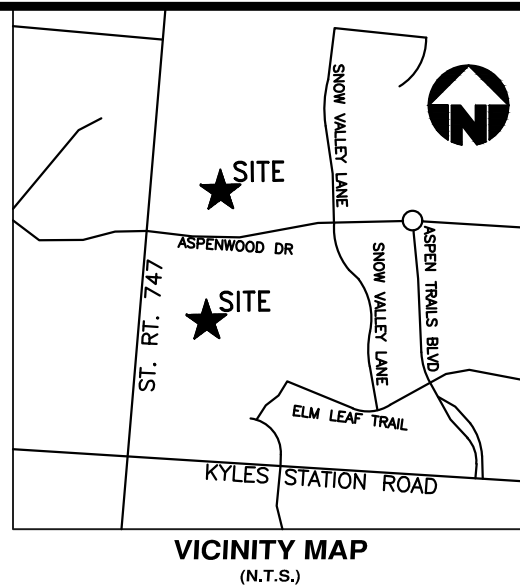
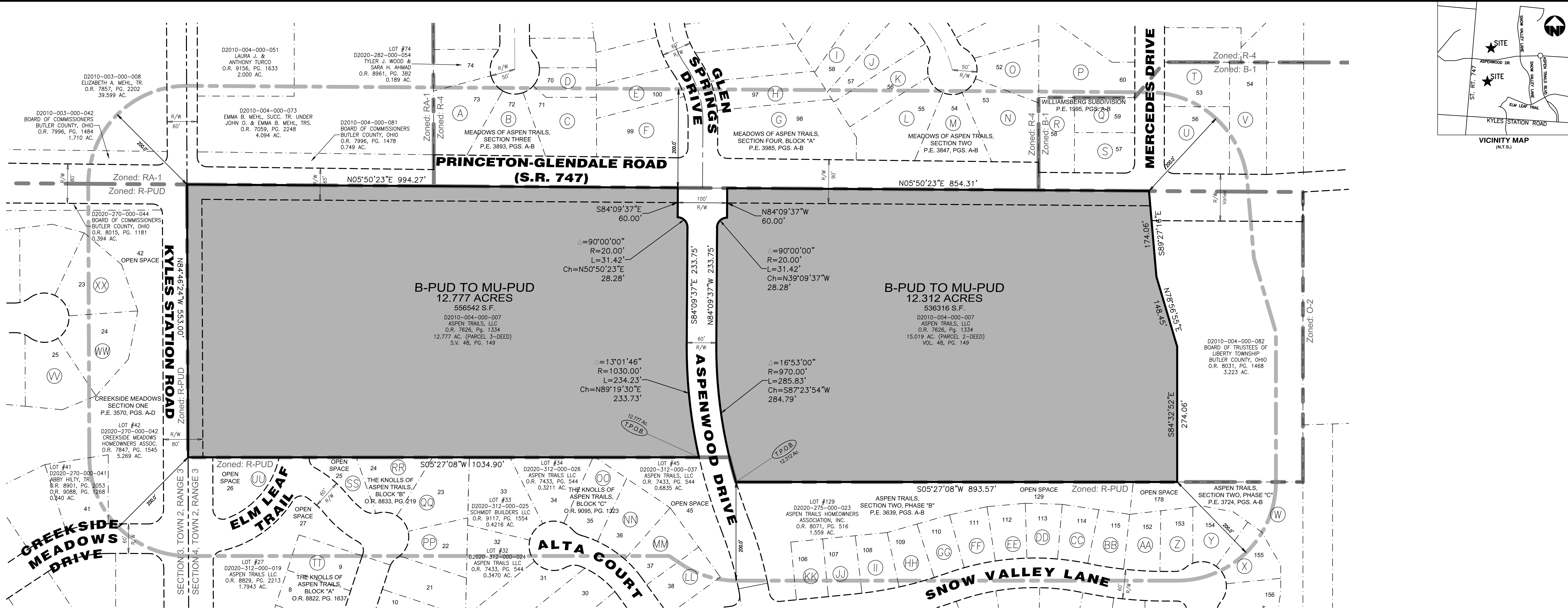


[illegible]

B-PUD TO MU-PUD
12.777 ACRES & 12.312 ACRES
BETWEEN THE MIAMIS
SECTION 4, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO
RE-ZONING PLAT

REZONING OWNERSHIP

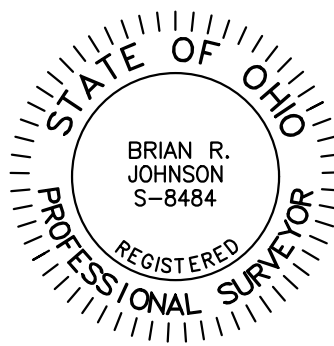
ASPEN TRAILS, LLC
8073 TYLERSVILLE ROAD
WEST CHESTER, OH 45069
(513) 777-1400

SURVEYOR CERTIFICATION

THIS MAP WAS PREPARED FROM EXISTING DEEDS AND PLATS AND SURVEYS OF RECORD.

BRIAN R. JOHNSON
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO

Date: _____



**bayer
becker**

www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawing: 18-0171 R

Drawn by: PA

Checked By: BB

Issue Date: 10-16-1

heat:

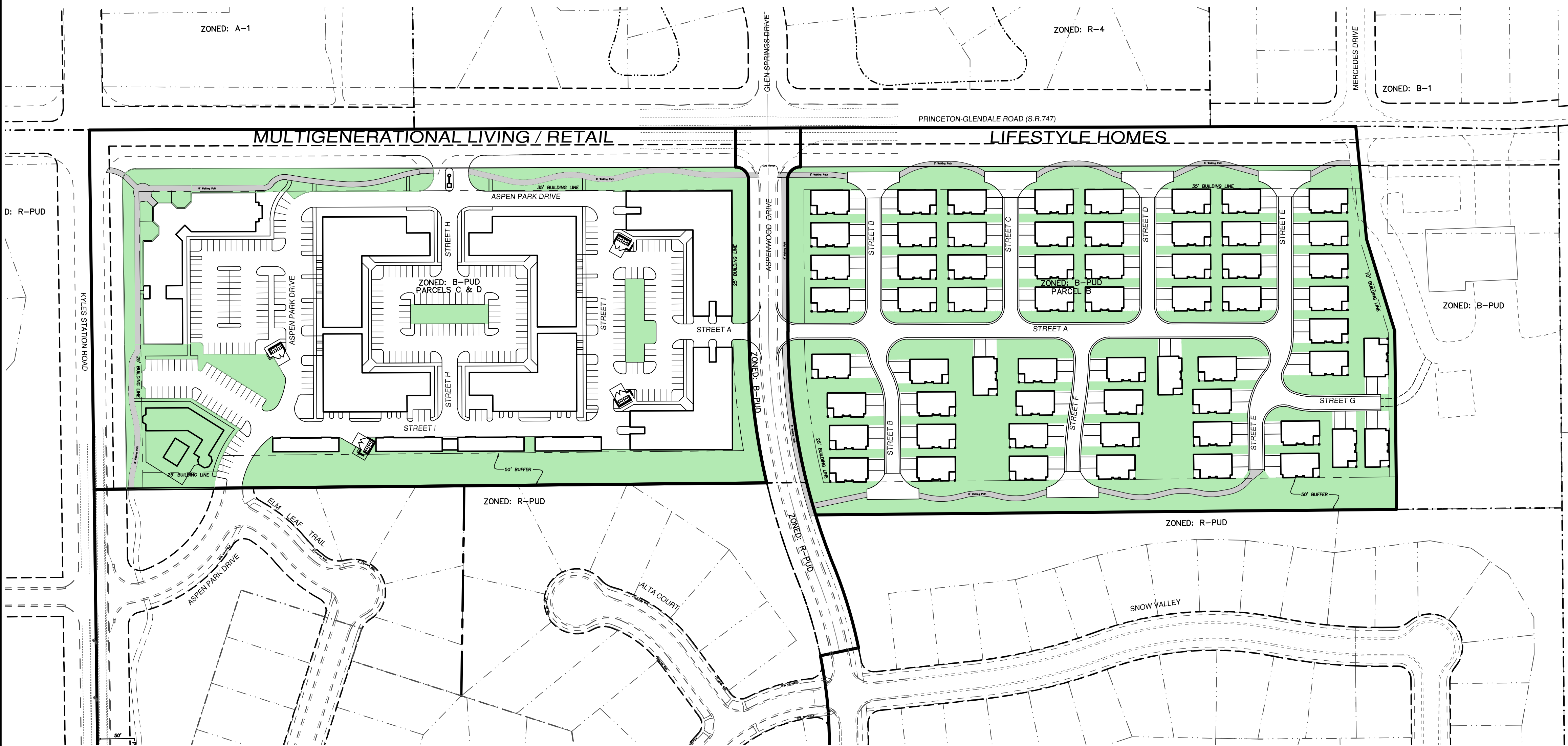
D301

BZ01

FILE 1

PRELIMINARY PUD PLAN
ASPEN TRAILS REMAINDER

SECTION 4, TOWN 2, RANGE 3
LIBERTY TOWNSHIP, BUTLER COUNTY, OHIO
NOVEMBER 14, 2018



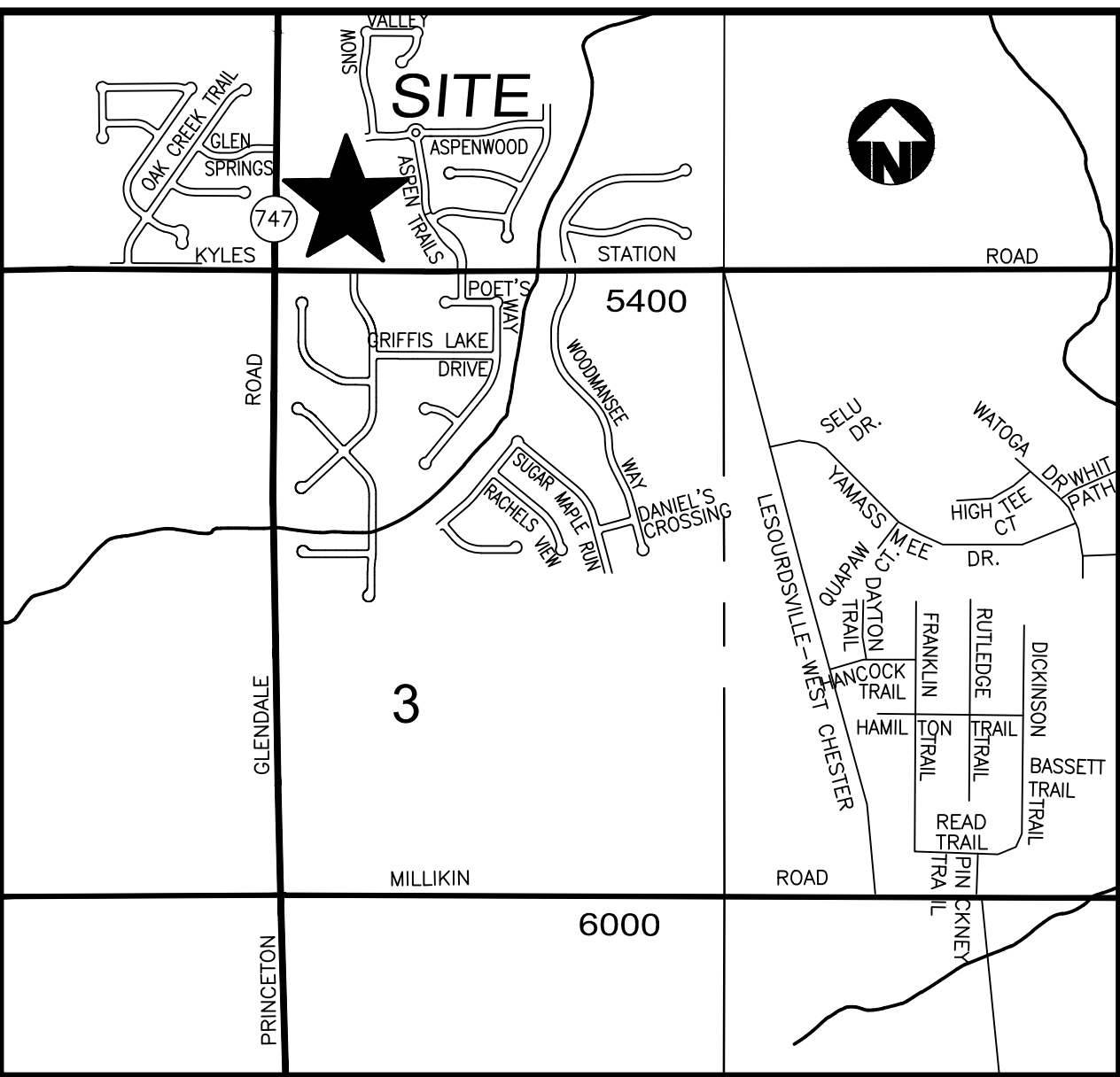
LOCATION MAP

OVERALL PROJECT DATA

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 Patio Homes	61 Units	12.312	4.9400	40.45
Parcels C & D	MU-PUD	Multi-family & Retail	192 Units/18,000 S.F. Retail	12.777	3.0600	23.95
Parcel E	R-PUD	Single Family	40 Units	19.350	3.990	20.58
Parcel F	R-PUD	Single Family	16 Units	16.180	5.732	35.43
Total				173.244	54.724	31.59

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 has been provided with prior phases. Water Quality will be provided on site according to Butler County standards and specifications.
- All private streets to be constructed according to Butler County standards and specifications.
- Contours furnished from aerial photography based on U.S.G.S. datum.
- Existing Zoning: B-PUD
- Proposed zoning: MU-PUD



VICINITY MAP
NOT TO SCALE

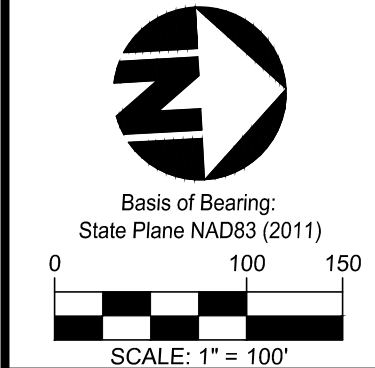
OWNER/DEVELOPER

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

PROJECT DATA

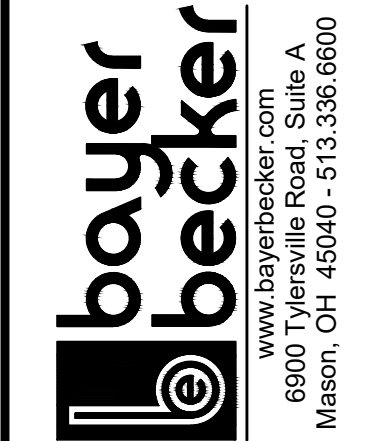
LIFESTYLE HOMES	
ACREAGE	12.312 Acres
FRONT SETBACK (MIN)	18'
SIDE SETBACK (MIN)	5'
SIDE SETBACK (TOTAL)	10'
REAR SETBACK	5'
# OF SINGLE FAMILY LOTS	61
OPEN SPACE PROVIDED	4.94 Acres
MULTIGENERATIONAL LIVING	
ACREAGE	12.777 Acres
OPEN SPACE PROVIDED	3.06 Acres
# OF LIVING UNITS	192
RETAIL AREA	18,000 S.F.
PARKING PROVIDED	
SURFACE SPACES	312
SURFACE SPACE AT GARAGES	26
ATTACHED GARAGES	46
DETACHED GARAGES	32
TOTAL # OF PARKING SPACES	416
LIVING UNIT PARKING SPACES	356
COMMERCIAL PARKING SPACES	60
LIVING UNIT PARKING RATIO	1.85 SPACES/UNIT
PARKING REQUIRED PER CODE	440 (2.0 SPACES/UNIT)

TOTAL # OF RESIDENTIAL UNITS = 253
TOTAL OPEN SPACE REQUIRED = 7.53 Acres (30%)
TOTAL OPEN SPACE PROVIDED = 8.00 Acres (31.8%)
TOTAL ACREAGE = 25.089 Acres
OVER-ALL DENSITY = 10.08 Units/Ac.



Date	Drawn	Check	Revision Description
10-30-18	TAC		In House Revision made to Project Data
11-14-18	TAC		Revisions per Developer

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



Drawing:	18-0171 PREPUD
Drawn by:	TAC
Checked By:	EMR
Issue Date:	11-14-18

ASPEN TRAILS REMAINDER
SECTION 4, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
LIFESTYLE HOMES

 bayer becker www.bayerbecker.com	
6900 Tylersville Road, Suite A Mason, OH 45040 • 513.336.6600	
Drawing:	18-0171 PREPUD
Drawn by:	TAC
Checked By:	EMR
Issue Date:	11-14-18
Sheet:	2/3





Kontogiannis & Associates

Architecture

Planning

Design



phone: 614.224.2083

fax: 614.224.4736

e-mail: architects@kontogiannis.com

400 south fifth street

suite 400

columbus, ohio

43215-5492



Kontogiannis & Associates

Architecture

Planning

Design



ASPEN TRAILS REMAINDER
PRELIMINARY DEVELOPMENT PLAN
MULTI-GENERATIONAL RESIDENCE
ELEVATION FROM PRINCETON-GLENDALE ROAD

SCALE: 1/8" = 1'-0"

10/19/2018

phone: 614.224.2083

fax: 614.224.4736

e-mail: architects@kontogiannis.com

400 south fifth street • suite 400 • columbus, ohio 43215-5492



Kontogiannis & Associates

Architecture

Planning

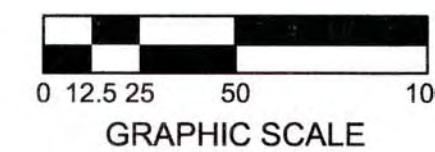
Design



ASPEN TRAILS REMAINDER
PRELIMINARY DEVELOPMENT PLAN
MULTI-GENERATIONAL RESIDENCE

SCALE: 1" = 50.00'

10/19/2018



phone: 614.224.2083

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400 south fifth street

suite 400

columbus, ohio

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Kontogiannis & Associates

Architecture

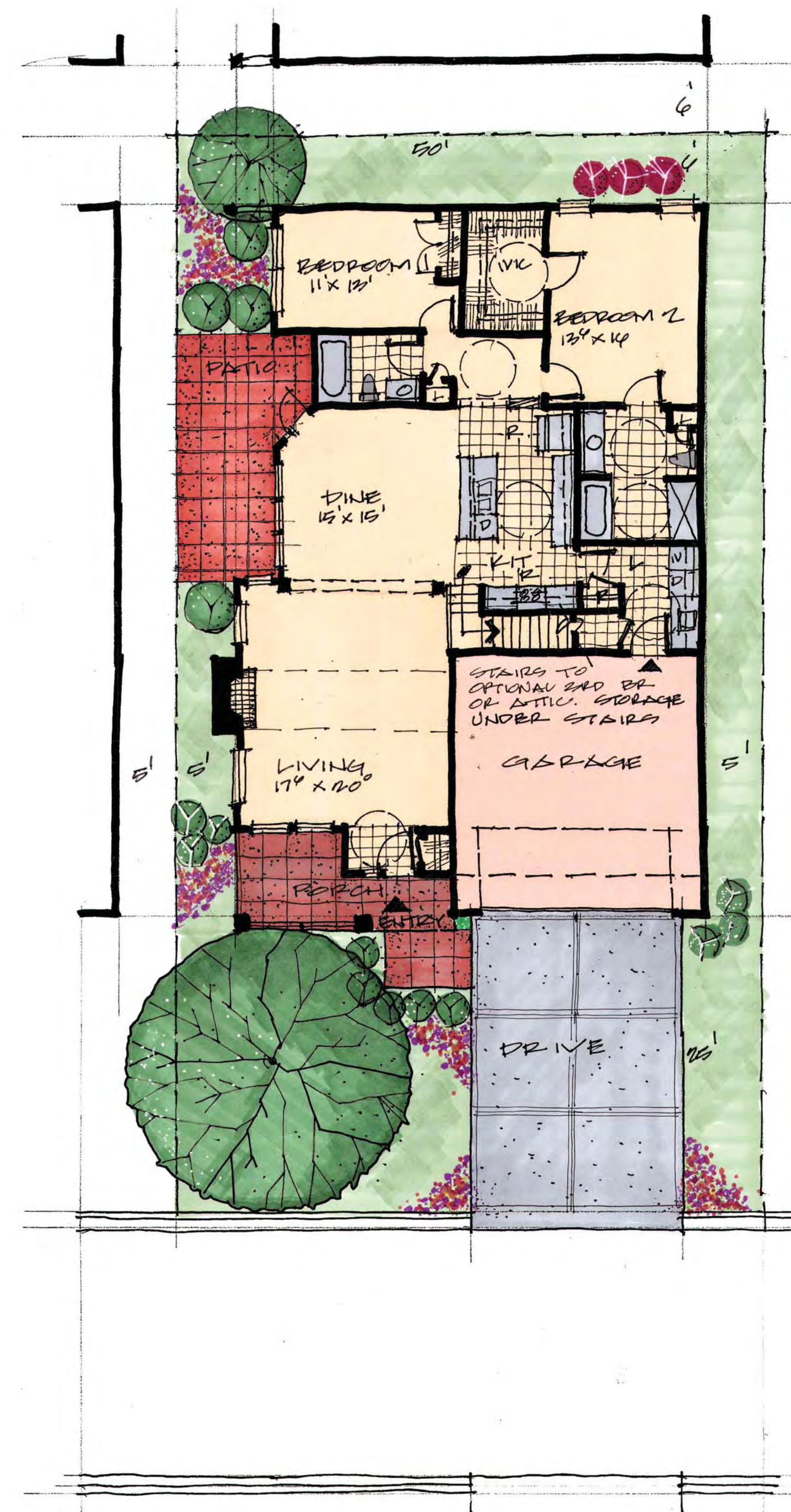
Planning

Design



ASPEN TRAILS CONCEPT ELEVATION

2 / 3 BEDROOM PATIO HOME
SCALE: 1/8" = 1'-0"



ASPEN TRAILS CONCEPT SKETCH

2 / 3 BEDROOM PATIO HOME
SCALE: 1/8" = 1'-0"

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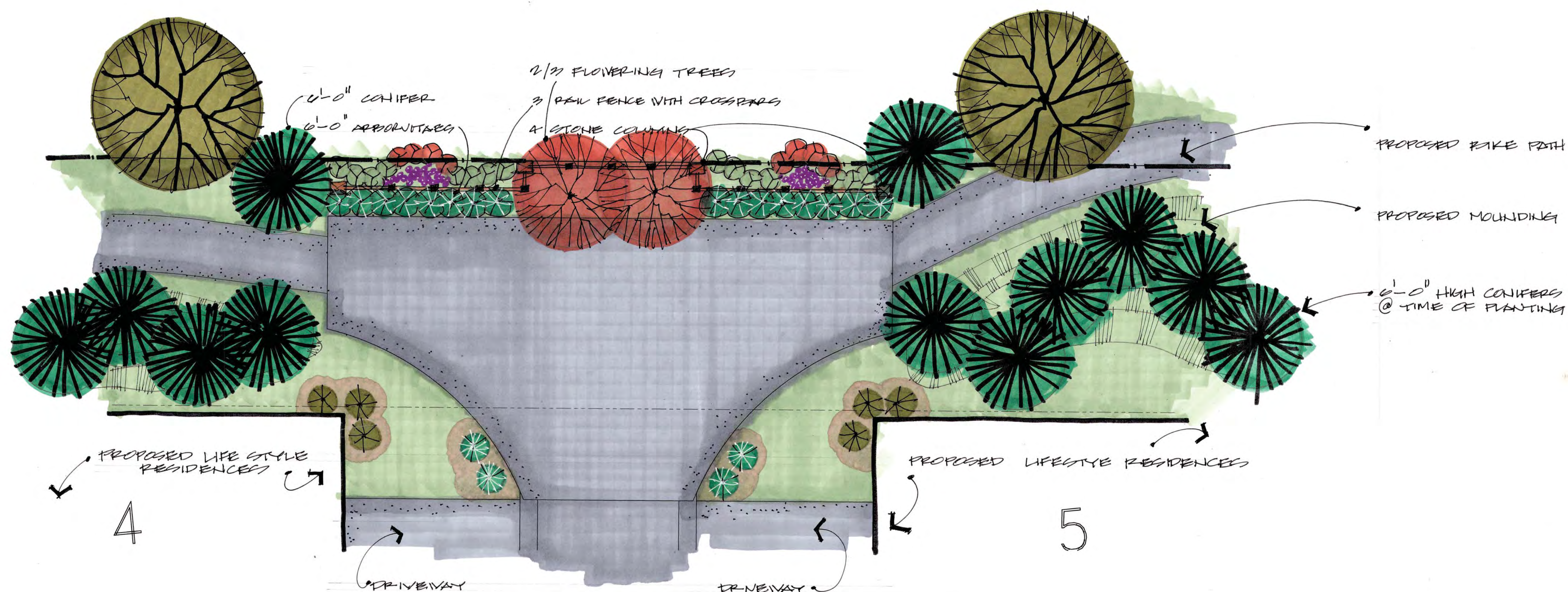
Kontogiannis & Associates

Architecture

Planning

Design

PRINCETON-LENDALE ROAD (S.R. 747)



ASPEN TRAILS REMAINDER
PRELIMINARY DEVELOPMENT PLAN
LIFESTYLE HOMES
SITE DETAIL PLANTING PLAN

SCALE: 1/8" = 1'-0"

10/19/2018

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