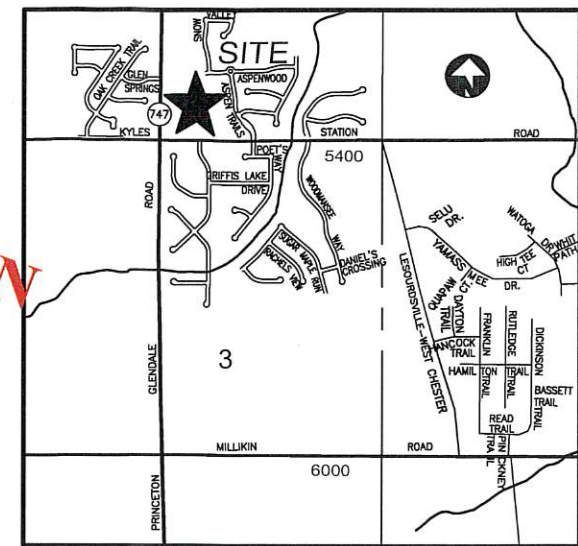


PRELIMINARY PUD PLAN ASPEN TRAILS REMAINDER

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

NOVEMBER 14, 2018
REVISED APRIL 9, 2019

4.9.2019
REVISED PUD PLAN



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

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

PROJECT DATA

LIFESTYLE HOMES

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)

MULTIGENERATIONAL LIVING

# 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
TOTAL # OF PARKING SPACES	392 (2.08 SPACES/UNIT)

RETAIL

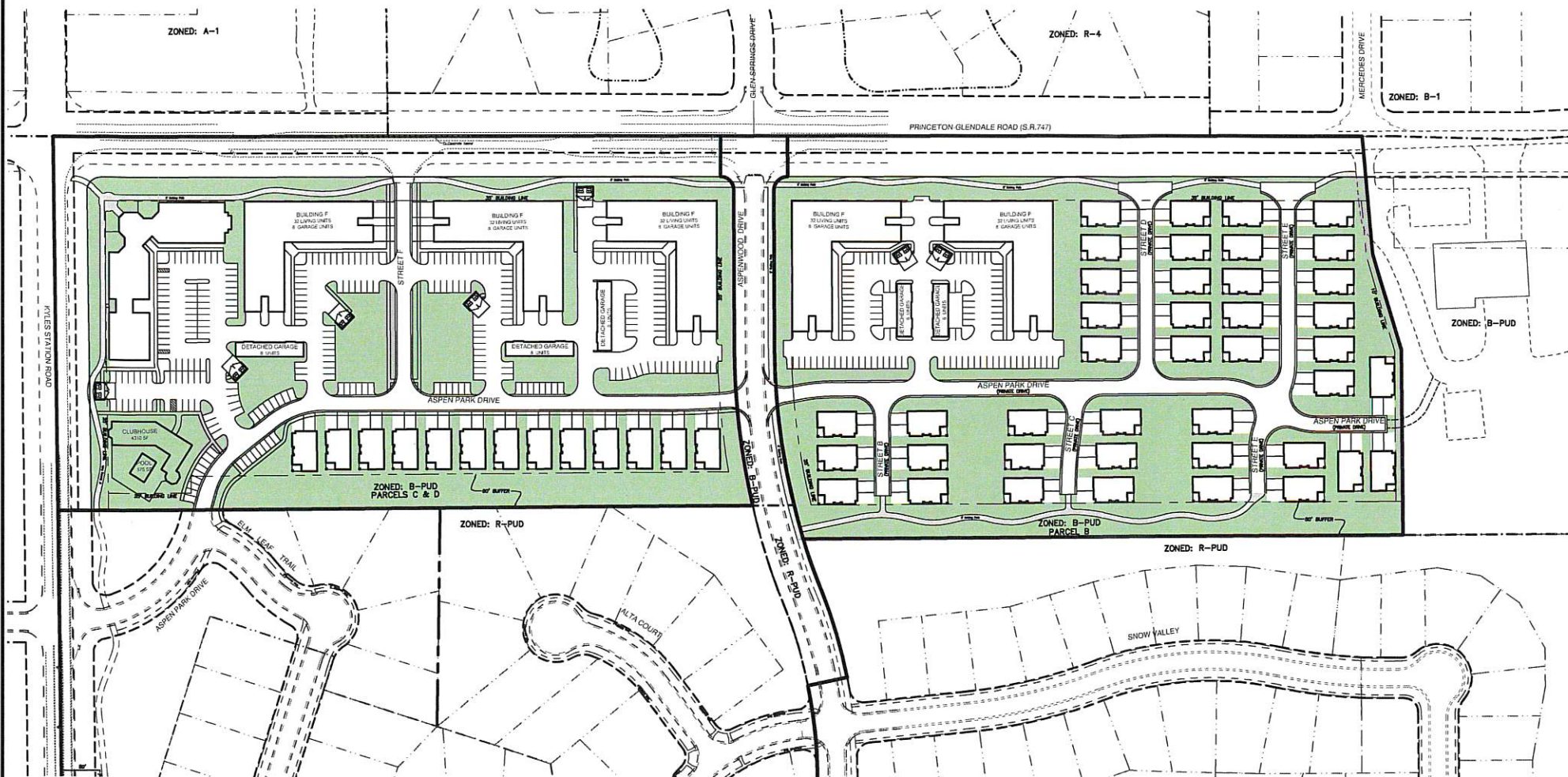
PARKING REQUIRED PER CODE	60 (1.0 SPACE/300 S.F.)
PARKING PROVIDED	60 (1.0 SPACE/300 S.F.)

CLUBHOUSE

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

PROJECT TOTAL

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.



LOCATION MAP

ASPEN TRAILS OVERALL PROJECT DATA

Project Phase	Zoning	Use	Intensity of Land Use	Acres	Open Space Acres	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

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

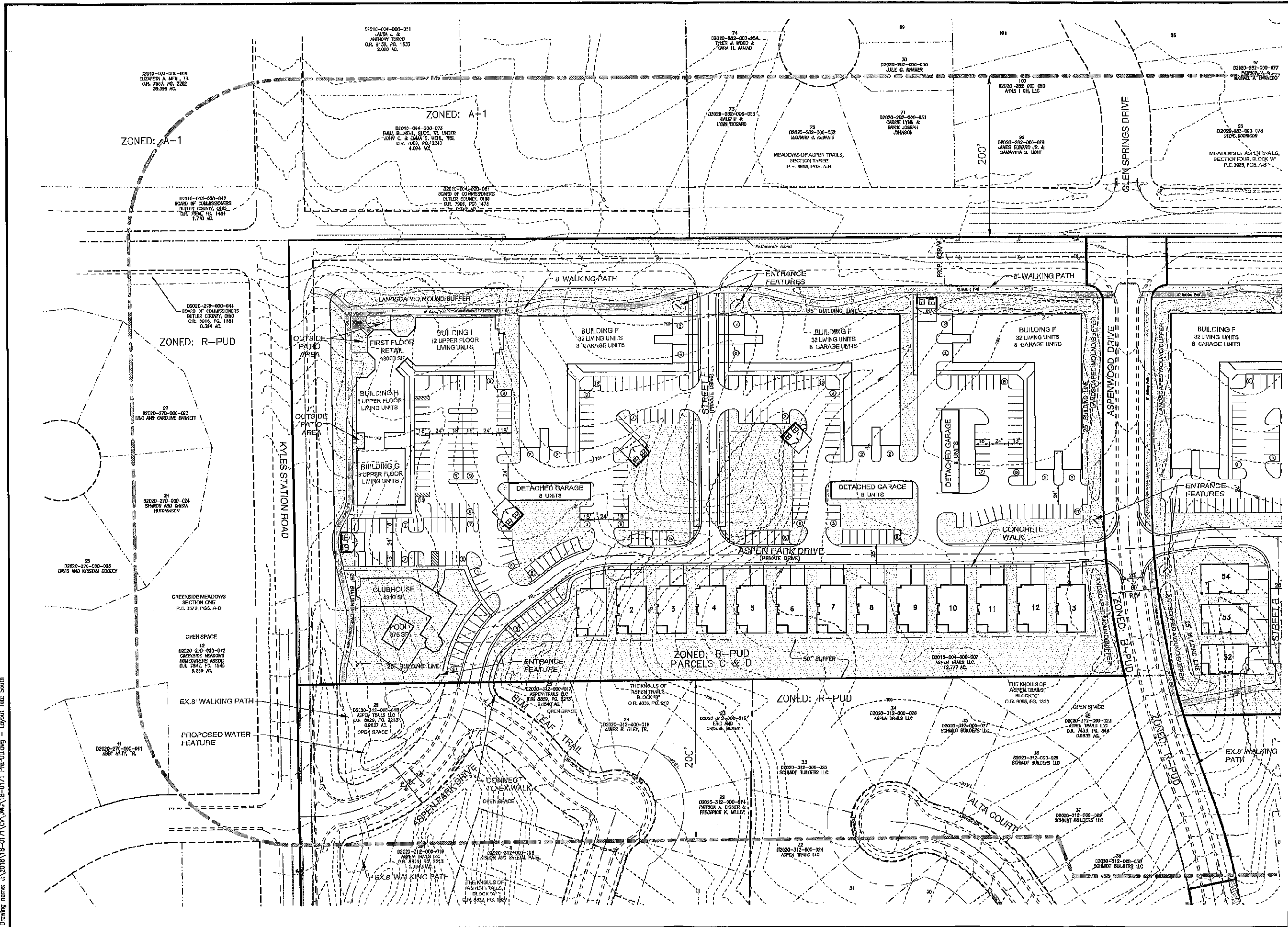
Item	Revision Description
1	Initial Revision made to Project Data
2	Revisions per Developer
3	Revisions per Developer
4	Revisions per Developer
5	
6	
7	
8	

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

Plot time: Apr 08, 2019 - 9:42am
Drawing name: J:\2018\18-0171\CAD\CAD\18-0171_PrepPUD.dwg - Layout Tab: PUD-TL

Plot time: Apr 08, 2019 - 8:41 pm
 Drawing name: s:\2018\18-0171\GX\18-0171\Fred\CD.dwg - Layout Tab: South



Basis of Bearing:
State Plane NAD83 (2011)
SCALE: 1" = 50'

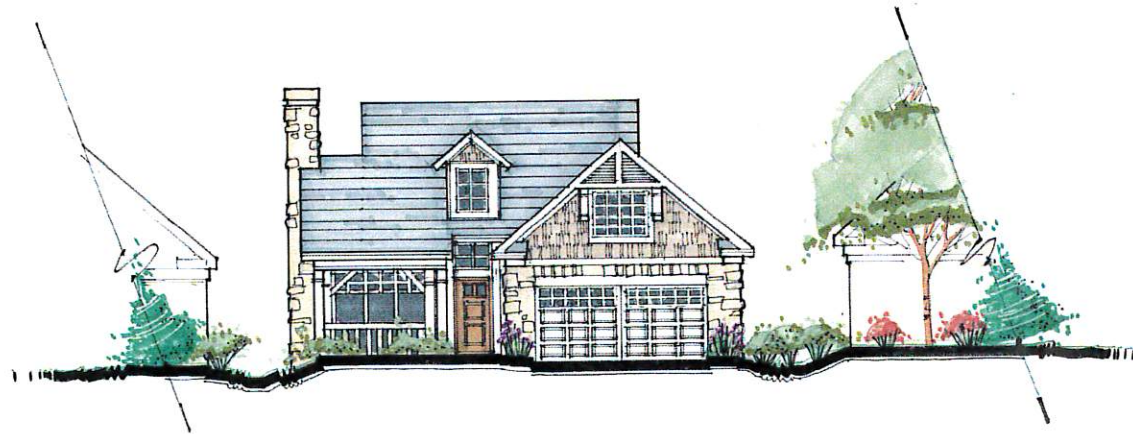
Item	Revision Description	Date	Drawn
1	Revised as per Developer	4-8-19	TAC

ASPEN TRAILS REMAINDER

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

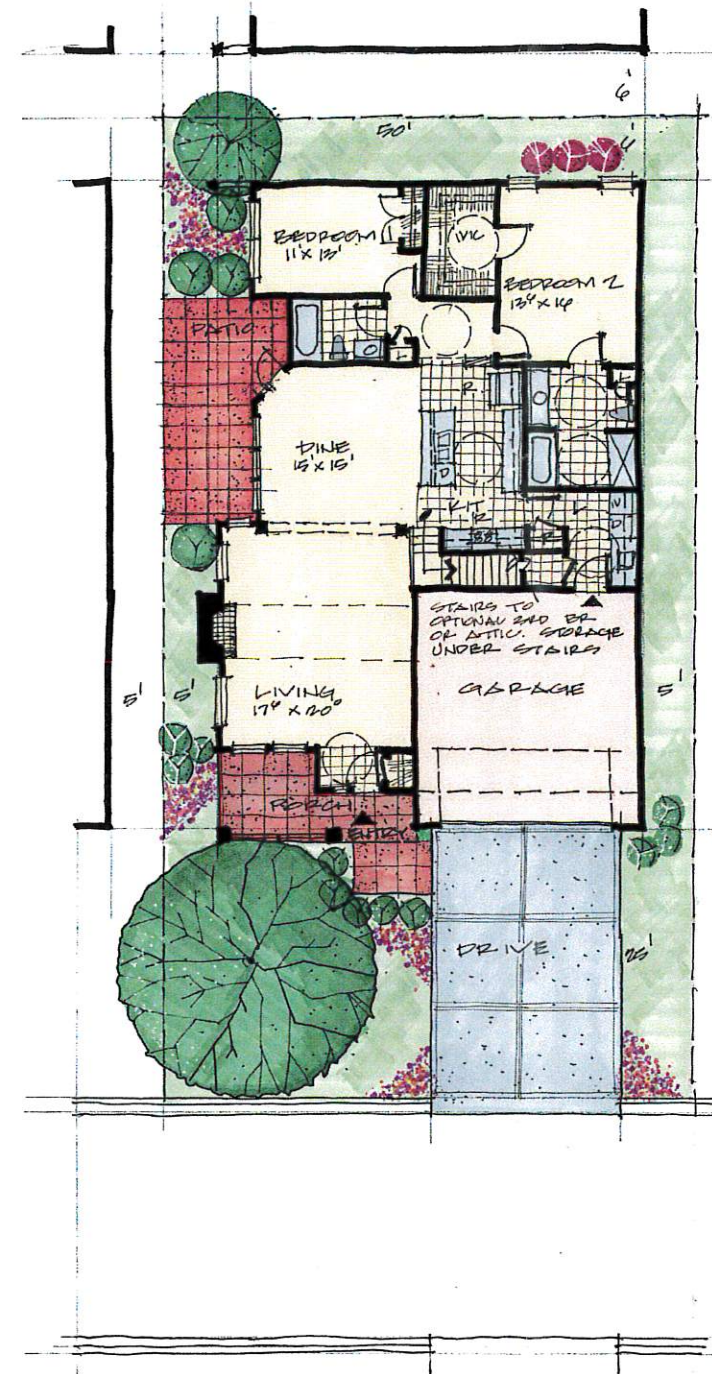
bayer becker
 www.bayerbecker.com
 6800 Tylerville Road, Suite A
 Mason, OH 45040 • 513.335.6800

Drawing:	18-0171 PRELUD
Drawn by:	TAC
Checked by:	EMR
Issue Date:	3-31-19
Sheet:	3/3



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"



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

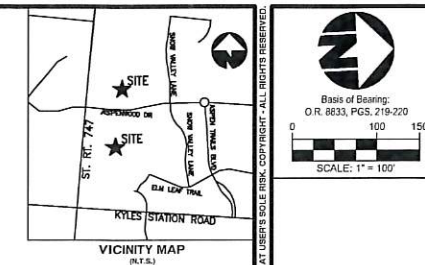
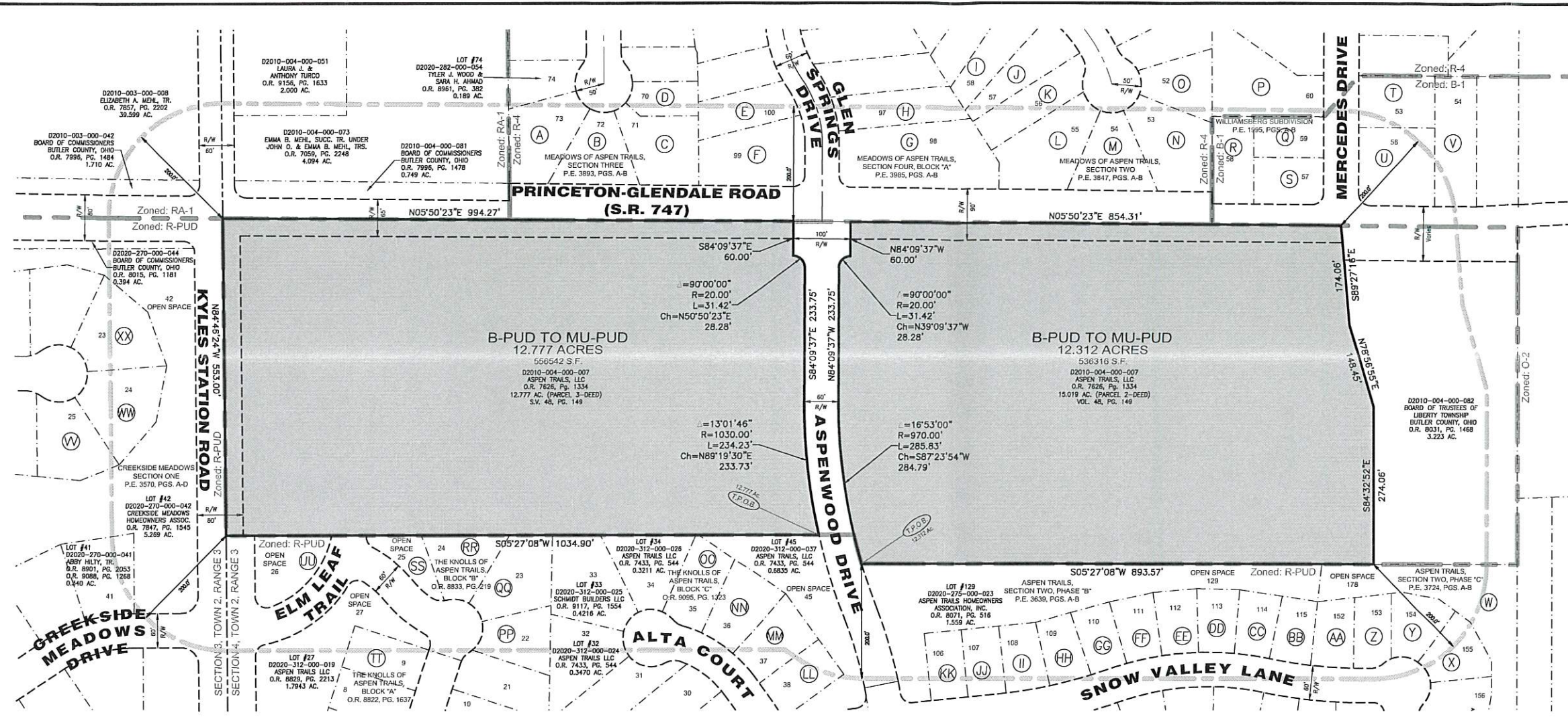
phone: 614.224.2083

fax: 614.224.4736

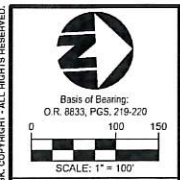
e-mail: architects@kontogiannis.com

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

Plot time: Oct 19, 2018 - 9:30am
Drawing name: J:\01818-0171\15VOW\G18-0171.RZ.dwg - Layout Tab: REZONE



RECEIVED
NOV 16 2018
LIBERTY TOWNSHIP
ZONING OFFICE



Date	Drawn	Checked

Item	Revision Description

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 PLAN

- | | | | | |
|---|--|--|--|---|
| A LOT #73
D2020-282-000-053
DALE BOGDARD II &
LYNN BOGDARD
O.R. 9214, PG. 1339
0.358 AC. | K LOT #56
D2020-122-000-079
DREW & KATE J. LINDSKY
O.R. 8844, PG. 177
0.287 AC. | U LOT #58
D2020-122-000-052
MICHAEL W. WADSWORTH
& THALONG T. DO
O.R. 9050, PG. 508
0.415 AC. | EE LOT #112
D2020-275-000-007
TEN W. LE &
THALONG T. DO
O.R. 7939, PG. 1028
0.180 AC. | OC LOT #35
D2020-312-000-027
SCHMIDT BUILDERS LLC
O.R. 9192, PG. 965
0.2651 AC. |
| B LOT #72
D2020-282-000-052
LEONARD J. KEDANS
O.R. 8622, PG. 2358
0.296 AC. | L LOT #55
D2020-122-000-078
DIA A. ALASOUD
O.R. 9208, PG. 422
0.426 AC. | V LOT #54
D2020-122-000-050
ANDREA S. BILLER
& ANDREA S. BILLER
O.R. 8101, PG. 2174
0.389 AC. | FF LOT #111
D2020-275-000-006
PATRICIA A. BIGNARD &
FREDERICK K. MILLER
O.R. 8178, PG. 218
0.180 AC. | PP LOT #22
D2020-312-000-014
PATRICIA A. BIGNARD &
FREDERICK K. MILLER
O.R. 8143, PG. 1967
0.2487 AC. |
| C LOT #71
D2020-282-000-051
CARRIE LYNN &
ERICK JOSEPH JOHNSON
O.R. 9107, PG. 1600
0.356 AC. | M LOT #54
D2020-122-000-077
FRANCIS BROWN
O.R. 7651, PG. 380
0.309 AC. | W LOT #178
D2020-275-000-050
ASPEN TRAILS HOMEOWNERS
ASSOCIATION, INC.
O.R. 8071, PG. 510
2.187 AC. | GC LOT #110
D2020-275-000-005
L. VERNON AND
JOANNE GELMAN
O.R. 7643, PG. 2129
0.171 AC. | QC LOT #23
D2020-312-000-015
ERIC AND CRISTAL MEYER
O.R. 9046, PG. 648
0.3523 AC. |
| D LOT #70
D2020-282-000-050
JULIE C. KRAMER
O.R. 8480, PG. 1635
0.161 AC. | N LOT #53
D2020-122-000-076
GREGORY J. FANUZZI &
JOSEPH D. DAVIS &
BRANDON N. PALMER
O.R. 7653, PG. 251
0.420 AC. | X LOT #155
D2020-275-000-027
TRANK MCPHERSON
O.R. 8310, PG. 1899
0.230 AC. | HH LOT #109
D2020-275-000-004
LARISSA HESSERT
O.R. 8141, PG. 1404
0.178 AC. | RR LOT #24
D2020-312-000-016
JAMES R. RILEY, TR.
O.R. 9057, PG. 216
0.2606 AC. |
| E LOT #100
D2020-282-000-060
AHAR I. SA, LLC
O.R. 8492, PG. 1198
0.253 AC. | D LOT #52
D2020-122-000-075
SAFWAN SYED
O.R. 8731, PG. 22
0.250 AC. | Y LOT #154
D2020-275-000-026
JOSEPH ETHER
O.R. 8856, PG. 1928
0.215 AC. | II LOT #109
D2020-275-000-003
FADI ABUSAF
O.R. 8918, PG. 1019
0.188 AC. | SS LOT #25
D2020-312-000-017
ASPEN TRAILS LLC
O.R. 8829, PG. 2213
0.1540 AC. |
| F LOT #99
D2020-282-000-079
JAMES EDWARD JR. &
SHAMANTA S. LIGHT
O.R. 8787, PG. 244
0.429 AC. | P LOT #60
D2020-122-000-056
GREAT PLACE FOR RENT, LLC
O.R. 8727, PG. 1448
0.322 AC. | Z LOT #153
D2020-275-000-025
JORDAN & NICOLE CARRIER
O.R. 8117, PG. 24
0.185 AC. | JU LOT #107
D2020-275-000-002
ANDREW AND RACHEL APKE
O.R. 9071, PG. 484
0.182 AC. | TT LOT #9
D2020-312-000-008
KISHOR AND SHEETAL PATEL
O.R. 9005, PG. 1082
0.2324 AC. |
| G LOT #98
D2020-282-000-078
STEVE ROBINSON
O.R. 8517, PG. 1468
0.878 AC. | Q LOT #59
D2020-122-000-055
P90 PROPERTIES LLC
O.R. 8386, PG. 2194
0.199 AC. | AA LOT #152
D2020-275-000-024
ANIK SINGH &
BALINDER KAUR
O.R. 8907, PG. 680
0.184 AC. | KK LOT #106
D2020-275-000-001
LEE LEE &
XUEHUA BU
O.R. 8944, PG. 1777
0.175 AC. | JL LOT #26
D2020-312-000-018
ASPEN TRAILS LLC
O.R. 8825, PG. 2213
0.2827 AC. |
| H LOT #97
D2020-282-000-077
PATRICIA V. &
MICHAEL A. BARNEDO
O.R. 8770, PG. 1947
0.321 AC. | R LOT #58
D2020-122-000-054
VICTOR PAUL NEEDHAM
O.R. 8127, PG. 1512
0.255 AC. | BB LOT #115
D2020-275-000-010
EMILIO SCHWAB &
AUGUSTINA MACCARTHY
O.R. 8541, PG. 1468
0.175 AC. | LL LOT #38
D2020-312-000-039
SCHMIDT BUILDERS LLC
O.R. 8141, PG. 287
0.2238 AC. | W LOT #25
D2020-270-000-025
DAVID AND KRISTAN BOOLEY
O.R. 8147, PG. 1675
0.3129 AC. |
| I LOT #58
D2020-122-000-081
VALERIE &
GISELE MAXAM
O.R. 8350, PG. 241
0.287 AC. | S LOT #57
D2020-122-000-053
ZACHARY J. &
JAMIE A. ZARHA
O.R. 7807, PG. 2357
0.227 AC. | CC LOT #114
D2020-275-000-009
WILLIAM S. CREECH IV
O.R. 8132, PG. 1281
0.173 AC. | MM LOT #37
D2020-312-000-029
SCHMIDT BUILDERS LLC
O.R. 8132, PG. 758
0.2525 AC. | WW LOT #24
D2020-270-000-024
SHARON AND KRISTA
HUTCHINSON
O.R. 8825, PG. 460
0.3118 AC. |
| J LOT #57
D2020-122-000-049
DAN G. MCGHEE
O.R. 8350, PG. 241
0.300 AC. | T LOT #53
D2020-122-000-049
DAN G. MCGHEE
O.R. 8159, PG. 365
0.271 AC. | DD LOT #113
D2020-275-000-008
HUNTINGTON NATIONAL BANK
TR. FOR THE JACOB PORTER
SPECIAL NEEDS TRUST
& SANTA L. ROBBINS
O.R. 8185, PG. 1758
0.174 AC. | NN LOT #36
D2020-312-000-028
SCHMIDT BUILDERS LLC
O.R. 8159, PG. 1554
0.2715 AC. | XX LOT #23
D2020-270-000-023
ERIC AND CAROLINE BARNETT
O.R. 7983, PG. 2139
0.3118 AC. |

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



Drawing:	18-0171 RZ
Drawn by:	PAH
Checked by:	BRU
Issue Date:	10-16-18

RZ01