

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- Ex. PROPERTY LINES

**PROPOSED SETBACKS**  
**FRONT - 7 FEET MIN. ALONG WOOSTER PIKE**  
**15 FEET MIN. FOR TOWNHOMES ON NON-SIDEWALK SIDE.**  
**18 FEET MIN. FOR SIDEWALK SIDE**  
**SIDE - ZERO LOT LINE BETWEEN UNITS.**  
**10 FEET FROM ADJACENT PROPERTIES**  
**REAR - 10 FEET**

**DEVELOPMENT INFORMATION**  
**PARCEL ID: 523-0007-0019-00**  
**EXISTING ZONING - E AND F**  
**PROPOSED ZONING - PUD**  
**TOTAL ACREAGE - APPROX. 4.12 ACRES**

**840 FEET OF PROPOSED PUBLIC STREET (40' R/W)**  
**SIDEWALK IS PROPOSED ON ONE SIDE OF THE STREET**

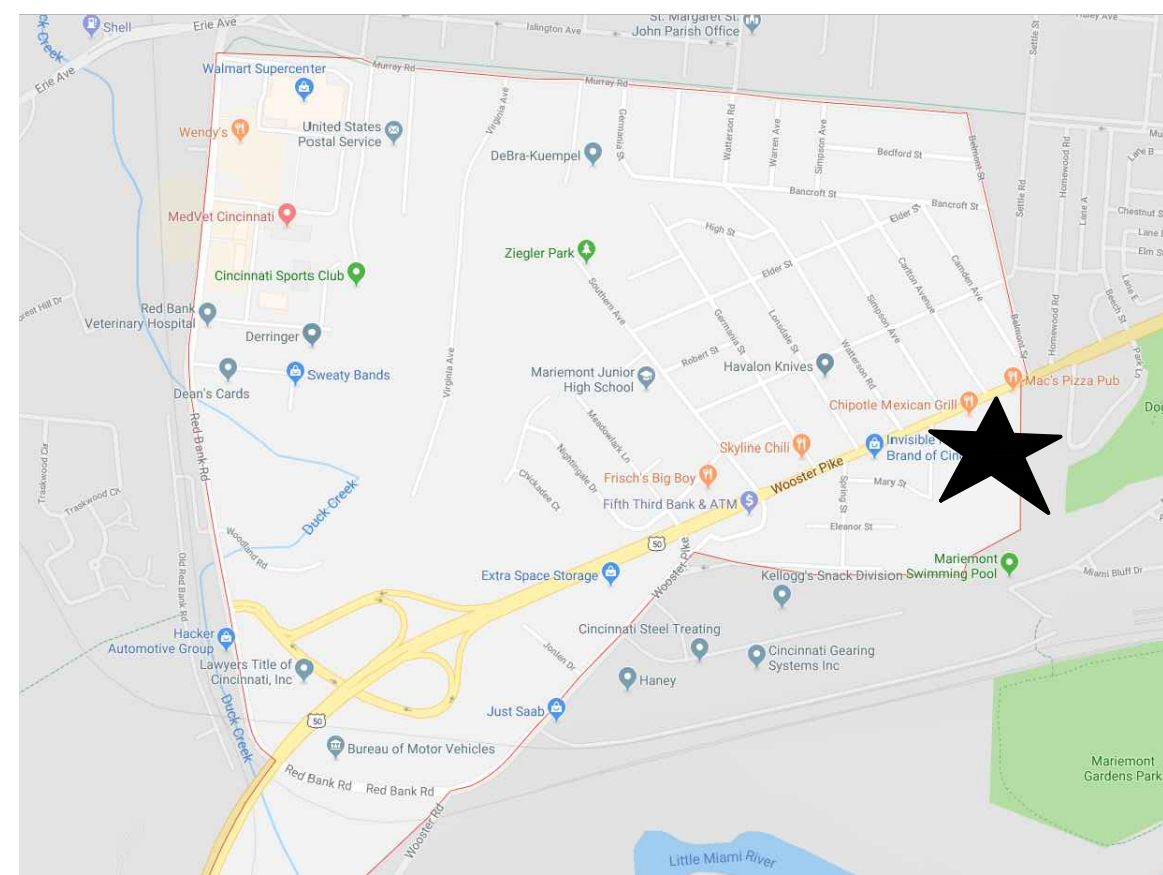
**40 PROPOSED SINGLE FAMILY TOWNHOMES (SOLD AS FEE SIMPLE LOTS, NOT A CONDOMINIUM ASSOCIATION).**  
**24' x 33' TOWNHOMES HAVE 2 CAR GARAGES AND 2 PARKING SPACES PER DRIVEWAY (4 TOTAL PER UNIT).**  
**20' x 41' TOWNHOMES HAVE 1 CAR GARAGES AND 1 PARKING SPACE PER DRIVEWAY (2 TOTAL PER UNIT)**  
**2 PROPOSED 50' X 60' COMMERCIAL BUILDINGS (6,000 SQUARE FEET OF COMMERCIAL SPACE)**  
**30 COMMERCIAL PARKING SPACES PROVIDED. 24 IN PARKING LOTS AND 6 ON STREET**

**DENSITY CALCULATION**  
**40 UNITS/ 4.12 ACRES IN DEVELOPMENT = 9.7 UNITS / ACRE**

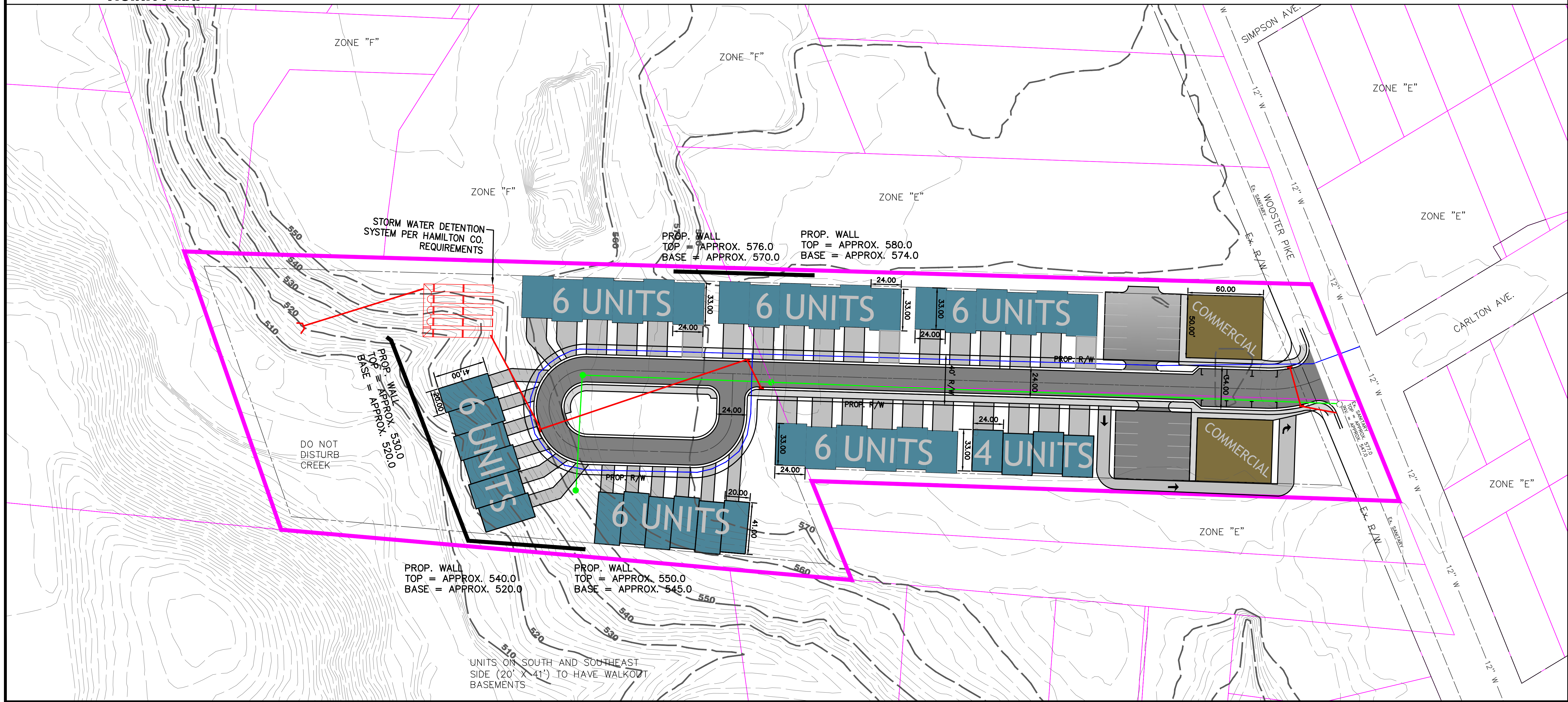
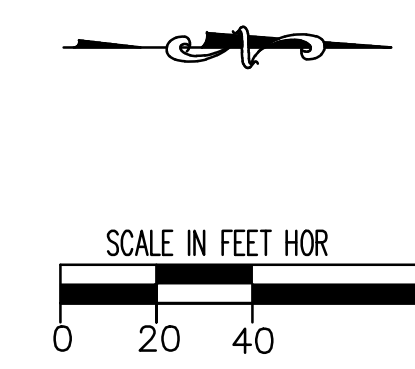
**PHASING**  
**PROJECT WILL MOST LIKELY BE BUILT IN ONE OR TWO PHASES.**  
**THE NORTH HALF WOULD BE BUILT FIRST.**

**FLOODPLAIN**  
**NO 100-YEAR FLOODPLAIN WILL AFFECT THE WORK ON THIS SITE.**

**ALL GRADING WORK SHALL BE SUPERVISED BY A LICENSED GEOTECHNICAL ENGINEER AS REQUIRED BY HAMILTON COUNTY SOIL AND WATER CONSERVATION DISTRICT**



**VICINITY MAP**



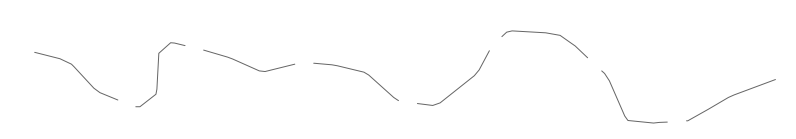
SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 PORTLAND, INDIANA 766.2500  
 WWW.CHOICEONEENGINEERING.COM

**ZAKIRA'S GARAGE SITE PLANNED UNIT DEVELOPMENT**  
**VILLAGE OF FAIRFAX**  
**PRELIMINARY DEVELOPMENT PLAN**

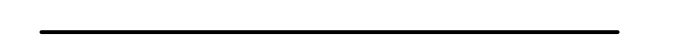
REVISIONS:
FILE NAME PUDEXHIBIT
DRAWN BY SEB
CHECKED BY NNS
PROJECT No. HAMFA1903
DATE 5/1/19
SHEET NUMBER 1 OF 2



PROPOSED STORM SEWER



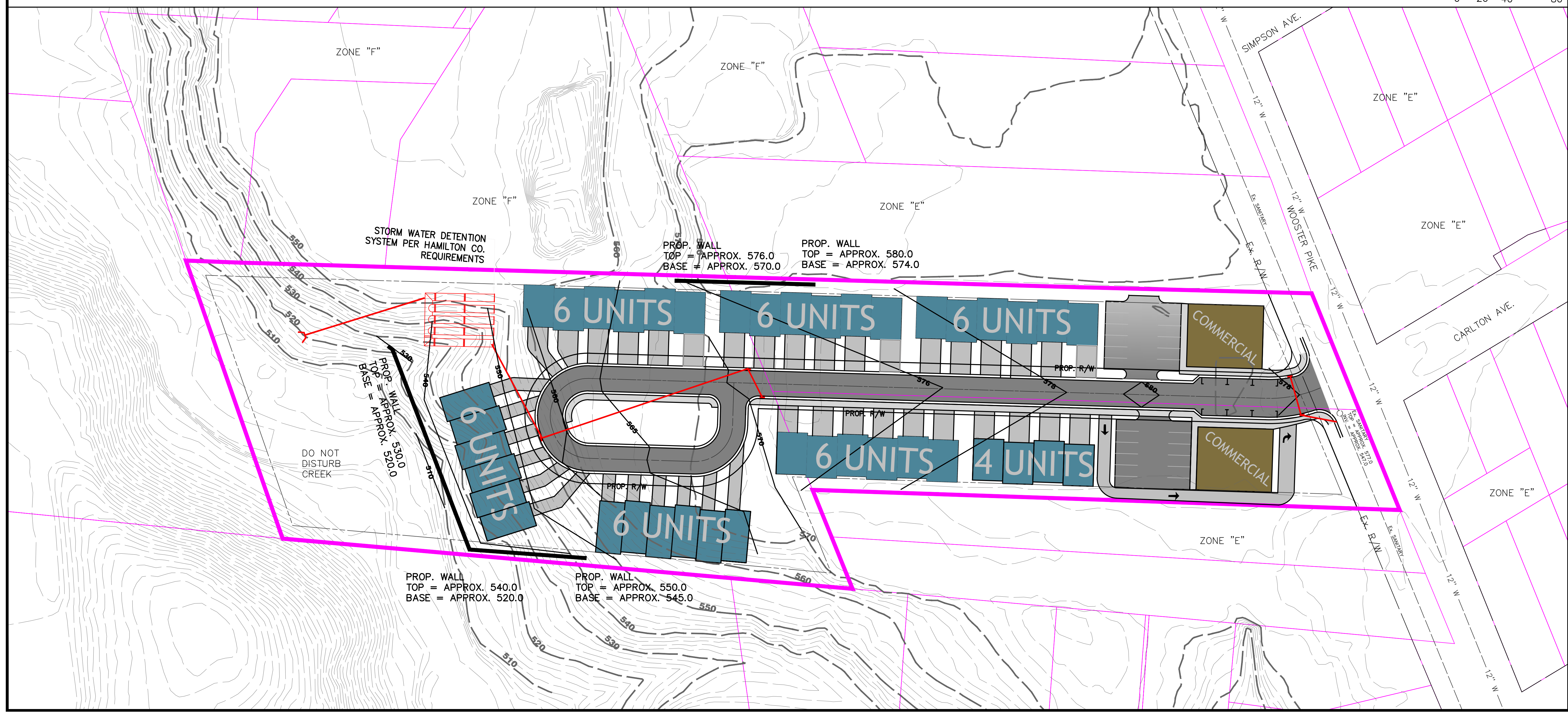
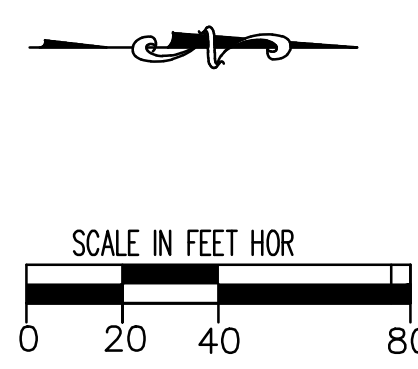
EXISTING CONTOURS



PROPOSED CONTOURS



EXISTING PROPERTY LINES



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**ZAKIRA'S GARAGE SITE PLANNED UNIT DEVELOPMENT  
VILLAGE OF FAIRFAX  
GRADING PLAN**

REVISIONS:
FILE NAME PUDEXHIBIT
DRAWN BY SEB
CHECKED BY NNS
PROJECT No. HAMFAI1903
DATE 5/1/19
SHEET NUMBER 2 OF 2