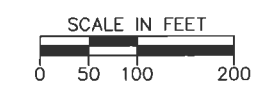


**FEDERLE SUBDIVISION
WAYNE TOWNSHIP, WARREN COUNTY, OHIO
PUD STAGE 1 - PRELIMINARY DEVELOPMENT PLAN**

REVISIONS:
05-30-2018
06-04-2018
06-27-2018

FILE NAME
WARWYN1702_c4
DRAWN BY
seb
CHECKED BY
MLS
PROJECT No.
WARWYN1702
DATE
06-27-2018
SHEET NUMBER



SITE DATA

TOTAL SITE = 41.99 AC. (40.7 + 1.29)
GREEN SPACE = 1.86 AC. (22% OF REQ.)
ACTIVE OPEN = 2.48 AC. (30% OF REQ.)
NATURAL SPACE = 4.06 AC. (48% OF REQ.)
TOTAL OPEN = 8.40 AC. (20% OF 42 AC.)
SPACE REQUIRED (8.40 AC. REQUIRED)

LOTS 1.0 AC. OR GREATER = 12 (13.13 AC.)
(31% OF THE TOTAL SITE IS IN LOTS EQUAL TO OR GREATER THAN 1.0 ACRES. THE VILLAGE TRANSITION PUD ALLOWS FOR A REDUCTION OF THE REQUIREMENT TO 30%.)

LOTS 0.5 AC. OR GREATER
BUT LESS THAN 1.0 AC. = 27 (14.53 AC.)

TOTAL = 39 LOTS FOR GROSS DENSITY OF 0.93 UNITS PER ACRE; LESS THAN THE REQUIRED DENSITY OF 1.5 UNITS PER ACRE.

NEW ROADS = 0.67 MILES IN LENGTH
AREA IN RIGHT OF WAY = 5.90 AC.

STRUCTURE REGULATIONS:
-RANCH STYLE HOME: 1,700 S.F. MIN.
-2 STORY STYLE HOME: 2,400 S.F. MIN.
-BASEMENTS ARE ALLOWED IN ALL STRUCTURES, BUT SHALL NOT COUNT TOWARDS MINIMUM SQUARE FOOTAGE.

LOT REGULATIONS:
-FRONT AND REAR YARD SETBACK SHALL BE MINIMUM OF 40' EACH.
-SIDE YARD SETBACK SHALL BE A MINIMUM OF 12.5'.
-ONE PRINCIPAL AND ONE ACCESSORY STRUCTURE WILL BE PERMITTED ON EACH LOT.
-ACCESSORY STRUCTURE REAR SETBACK SHALL BE A MINIMUM OF 12.5'.

PHASING:
-ENTIRE SUBDIVISION WILL BE CONSTRUCTED IN ONE PHASE.

BUFFERING:
-40 FOOT REAR YARD SETBACKS FOR ALL LOTS THAT DON'T HAVE ANY EXISTING VEGETATION WILL ALLOW THEM TO KEEP SEPARATION FROM PROPERTIES BEHIND.
-THE WARREN COUNTY THOROUGHFARE PLAN WILL REGULATE THE BUFFER ESTABLISHED ALONG LYTLE ROAD.

ADJACENT ZONING:
-ALL ADJOINING PROPERTY WITHIN THE TOWNSHIP IS CURRENTLY R-1 ZONING.
-ALL ADJOINING PROPERTY WITHIN THE VILLAGE IS ZONED R-3, 12,500 S.F. MIN. LOT SIZE.

- 100 YEAR FLOOD PLAIN
- PROPOSED ZONING BOUNDARY

