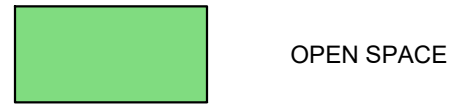


LEGEND



OPEN SPACE

AREA	SE	ACREAGE
A	150.583	3.457
B	9.062	0.208
C	2.084	0.048
D	1.092	0.025
E	1.709	0.039
F	4.997	0.115
G	1.140	0.026
H	519	0.012
I	153	0.004
J	10.763	0.247

PUD CONCEPT DEVELOPMENT PLAN

MINNICK'S FAIRFIELD

SECTION 4, TOWN 1, RANGE 2

CITY OF FAIRFIELD

BUTLER COUNTY, OHIO

NOVEMBER, 2025

OWNER

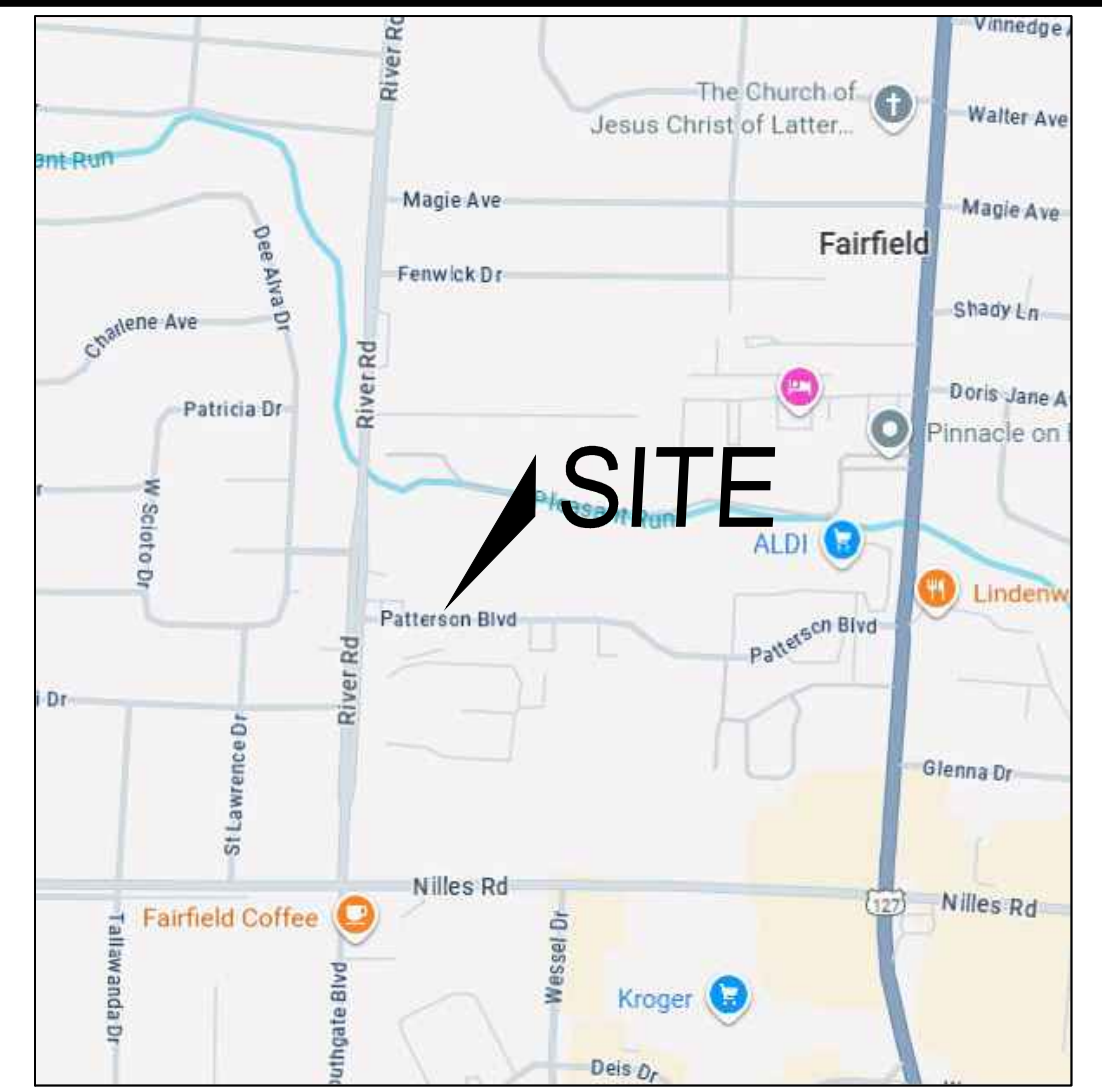
Neyer Properties Acquisitions
2135 Dana Ave STE 200
Cincinnati, OH 45207

ENGINEER & SURVEYOR

Bayer Becker
6900 Tylersville Road, Suite A
Mason, OH 45040
(513) 336-6600

APPLICANT

Multinicks Holdings LLC
5379 Rentschler Estates Drive
Hamilton, OH 45011
(513) 939-4086



VICINITY MAP - NTS

GENERAL NOTES

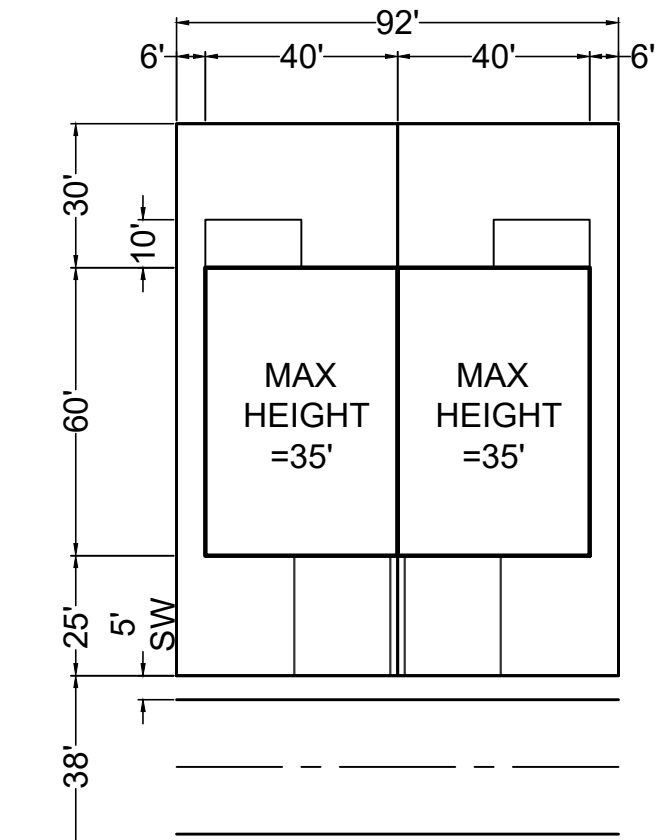
- Sanitary to be tied into City of Fairfield System.
- Water to be installed and connected to City of Fairfield System.
- Electric to be supplied by Duke Energy.
- All sidewalks to be 5 feet wide.
- Detention & Water Quality Basins to be provided for Minnick's out parcel. Stormwater requirements for residential development provided via ex. retention basin east of the development.
- Site lightning and Landscape plan will meet D-1 standards per City of Fairfield Zoning.
- Contours furnished from aerial photography based on U.S.G.S Datum
- Existing Use: Vacant
- Existing Zoning: PUD

PROJECT DATA

LOT FRONTAGE (at Front Building Line) 46'
SQUARE FOOTAGE (MIN) 5290'
FRONT SETBACK 25'
SIDE SETBACK (MIN) 6'
SIDE SETBACK (TOTAL) 12'
REAR SETBACK 30'
OF MULTI-FAMILY LOTS 22
OF OPEN SPACE LOTS 8
OPEN SPACE REQUIRED = 1.83 Acres (20%)
OPEN SPACE PROVIDED = 4.18 Acres (45.8%)
RESIDENTIAL ACREAGE = 6.01 Acres
TOTAL ACREAGE = 9.126 Acres
OVER-ALL DENSITY = 2.41 Units/Ac.

PARKING SUMMARY

RESIDENTIAL
PARKING REQUIRED: 2.00 SPACES/UNIT (44 SPACES)
PARKING PROVIDED: 4.32 SPACES/UNIT (108 SPACES)
GARAGE SPACES: 44
DRIVEWAY SPACES: 44
OFF-STREET SPACES: 20 SPACES
TOTAL PARKING: 108 SPACES
COMMERCIAL
STACKING SPACES REQUIRED: 5 SPACES FOR A SINGLE LANE
STACKING SPACES PROVIDED: 7 SPACES

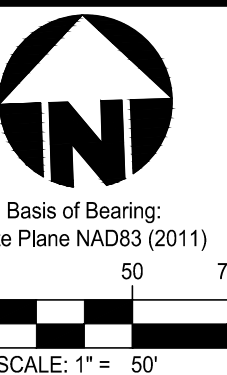


TYPICAL LOT DETAILS

MULTI-FAMILY UNITS

FRONT LOADED GARAGES

SCALE: 1" = 40'-0"



MINNICK'S FAIRFIELD

SECTION 4, TOWN 1, RANGE 2

CITY OF FAIRFIELD, BUTLER COUNTY, OHIO

PUD CONCEPT DEVELOPMENT PLAN



Drawing: 25-0153 PRE-PUD

Drawn by: JMW

Checked by: JAB

Issue Date: 11-7-25

Sheet:

1/1