

FILE: X:\BRIAN MANOR SR 122\PRELIMINARY PLANS\BRIAN MANOR EVENT CENTER PUD STAGE 2 PLAN 09 10 26.DWG
PLOT DATE: 9/10/2026 2:35 PM



RECEIVED
SEP 11 2026
CLEARCREEK TOWNSHIP
ZONING DEPT.

PROJECT DATA
ZONING: R-PUD
TOTAL ACREAGE: 14.2 Ac.

OPEN SPACE PROVIDED: 8.5 Ac. (60%)
OPEN SPACE REQUIRED: 7.1 Ac. (50%)

EXISTING IMPERVIOUS AREA: 47,435 SF (1.09 Ac.)
ADDED IMPERVIOUS AREA: 4,132 SF (0.09 Ac.)
TOTAL IMPERVIOUS AREA: 51,567 SF (1.18 Ac.)

PROPOSED PARKING: 35 SPACES

POTENTIAL FUTURE PARKING: 14 ADDITIONAL SPACES

~ INDICATES EXISTING GRAVEL PATHS TO VENUE

~ INDICATES PROPOSED COMPACTED GRAVEL PARKING

~ INDICATES PROPOSED DRAINAGE FLOW DIRECTION

SITE LIGHTING	
INDICATES PROPOSED LIGHT POLES Full Cutoff Fixtures / 0.2-4.0 FC / Type II or III Spread	10'-15' HIGH (15' MAX.)
PROPOSED WALKING PATH LIGHTING Partial Cutoff / 0.1-1.0 FC	1.5'-3' HIGH (3' MAX.)

PLANT MATERIALS LIST		
QTY.	COMMON NAME/BOTANICAL NAME	SIZE/SPECS
2 (AG)	AUTUMN GOLD MAIDENHAIR TREE/ GINKGO BILOBA 'AUTUMN GOLD' TM	2" CALIPER/B&B
2 (RM)	KARPIK RED MAPLE/ ACER RUBRUM 'KARPIK'	2" CALIPER/B&B
11 (NS)	NORWAY SPRUCE/ PICEA ABIES	6" HEIGHT/B&B

LANDSCAPING NOTES:
- EXISTING VEGETATION SHALL BE PRESERVED WHERE POSSIBLE
- ALL PROPOSED TREES TO BE IN A 3" TO 4" LAYER OF FINELY SHREDED HARDWOOD MULCH
- ALL MATERIALS & PROCEDURES SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN AND SHALL HAVE PASSED ANY INSPECTION REQUIRED UNDER STATE REGULATIONS.

OWNER:
BRIAN MANOR, LLC
CHRIS BRIAN
129 W. SR 122
LEBANON, OH 45036
(513) 259-6129

APPLICANT / ENGINEER:
REINKE GROUP, INC.
GEORGE REINKE, SR.
63 RHODS CENTER DR
DAYTON, OH 45458
(937) 434-4810

PROPOSED SPECIAL
EVENT CENTER
IMPROVEMENTS

BRIAN MANOR
Bed and Breakfast
Nature Sanctuary and Arboretum

14.2 Ac.
129 West State Route 122
Lebanon, OH 45036

REINKE
GROUP
Civil Engineering - Land Planning
63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810
www.ReinkeGroup.com

SEAL

REVISION RECORD

NO.	DATE	DESCRIPTION

SITE & LANDSCAPING PLAN
BRIAN MANOR - PUD STAGE 2
129 West State Route 122
Clearcreek Township
Warren County, Ohio

DESIGNED BY:
GR
DRAWN BY:
JR
JOB #:
2026-07-002
DRAWING DATE:
SEPTEMBER 10, 2026
SHEET NO.
PUD 2 of 3