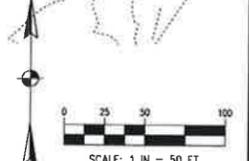




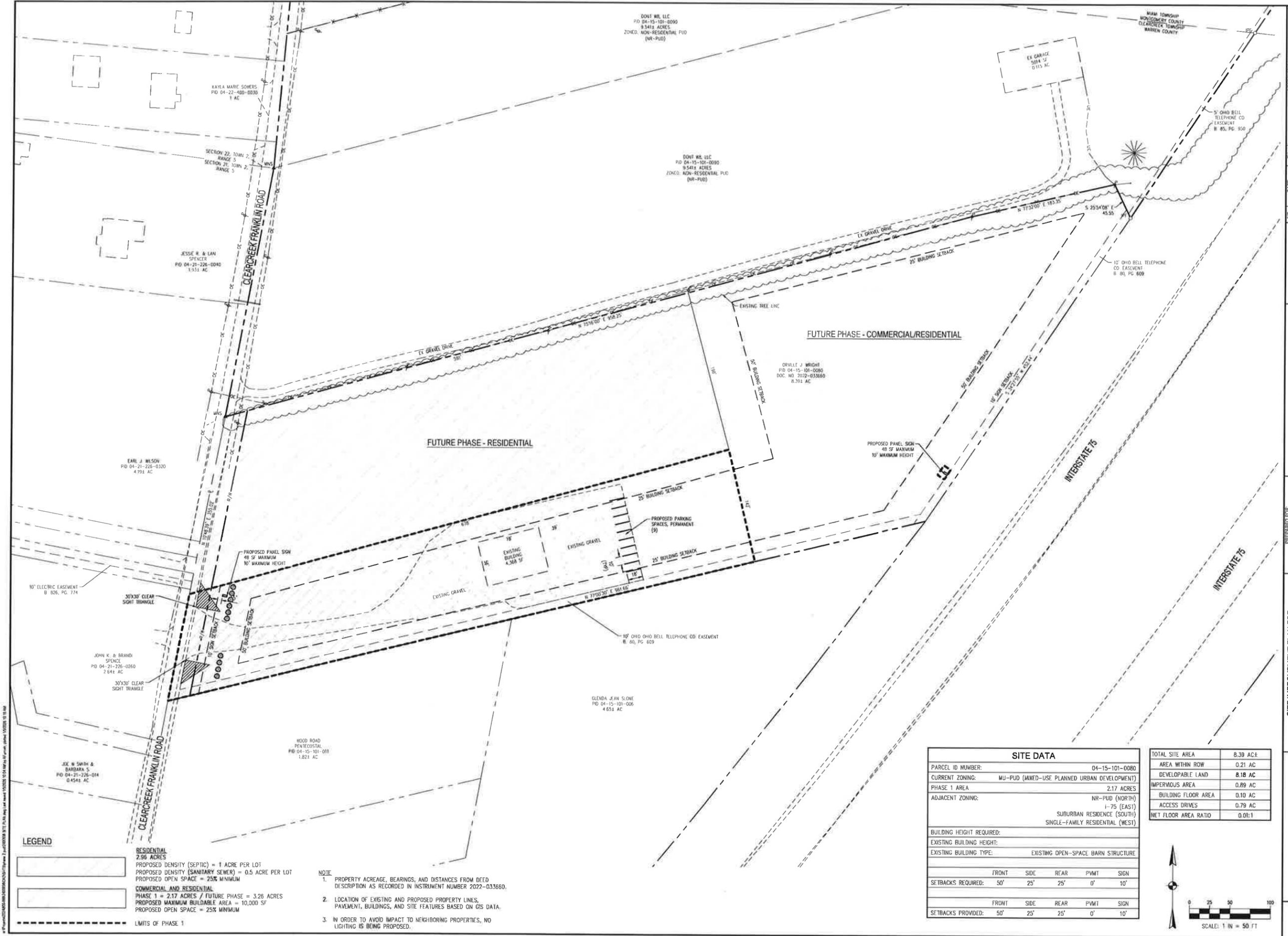
LEGEND	
	EX PROPERTY LINE
	R/W EX RIGHT OF WAY
	EX CONTOUR MAJOR
	EX CONTOUR MINOR

SOILS	
MmC3	MAMIAN CLAY LOAM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED
RvB	RUSSELL-MIAMIAN SILT LOAMS, 2 TO 6 PERCENT SLOPES
XeUB	XENIA, SOUTHERN OHIO TILL PLAIN-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES

NOTE
 1. PROPERTY ACREAGE, BEARINGS, AND DISTANCES FROM WARREN COUNTY ENGINEER RECORD OF LAND DIVISION VOLUME 33, PLAT 75 DATED 08-10-76.
 2. LOCATION OF PROPOSED EXISTING AND PROPOSED PROPERTY LINES, PAVEMENT, BUILDINGS, AND SITE FEATURES BASED ON GIS DATA.



	<p>NO. DATE BY DESCRIPTION</p>		<p>RECEIVED</p> <p>JAN 05 2026</p>
<p>1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7340</p>		<p>PROJECT DATE: 01/05/2025 PROJECT NO.: 2400938 DRAWN BY: A.J.F. CHECKED BY: A.A.F.</p>	
<p>TECHNICAL STAFF: Magnik Smith Group CREATIVE SPIRIT. www.MagnikSmithGroup.com</p>		<p>PREPARED FOR: ORVILLE WRIGHT</p>	
<p>SITE IMPROVEMENT PLAN FOR: WRIGHT PARTY BUS PUD STAGE 2 9864 CLEARCREEK FRANKLIN ROAD MAMISBURG, OH 45342</p>		<p>EXISTING CONDITIONS PLAN</p>	
<p>1 / 5</p>			



DOIT NR, LLC
 PID 04-15-101-0090
 9.5418 ACRES
 ZONED: NON-RESIDENTIAL PUD
 (NR-PUD)

DOIT NR, LLC
 PID 04-15-101-0090
 9.5418 ACRES
 ZONED: NON-RESIDENTIAL PUD
 (NR-PUD)

KAYLA MARIE SOWERS
 PID 04-22-400-0030
 1 AC

JESSE R & LAM
 SPENCER
 PID 04-21-226-0040
 1.931 AC

EARL J WILSON
 PID 04-21-226-0320
 4.191 AC

10' ELECTRIC EASEMENT
 B 826, PG. 774

JOHN K. & BRANDI
 SPENCE
 PID 04-21-226-0260
 2.642 AC

JOE W SIKIN &
 BARBARA S
 PID 04-21-226-014
 0.4542 AC

WOOD ROAD
 PENTECOSTAL
 PID 04-15-101-011
 1.821 AC

GLENDIA JEAN SLOVE
 PID 04-15-101-006
 4.651 AC

ORVILLE J WRIGHT
 PID 04-15-101-0090
 DOC. NO. 2022-033660
 8.391 AC

EX GARAGE
 504 SF
 0.115 AC

5' OHIO BELL
 TELEPHONE CO
 EASEMENT
 B 85, PG. 950

10' OHIO BELL TELEPHONE
 CO EASEMENT
 B 85, PG. 609

FUTURE PHASE - COMMERCIAL/RESIDENTIAL

FUTURE PHASE - RESIDENTIAL

PROPOSED PANEL SIGN
 48 SF MAXIMUM
 10' MAXIMUM HEIGHT

PROPOSED PARKING
 SPACES, PERMANENT
 (9)

10' OHIO BELL TELEPHONE CO EASEMENT
 B 80, PG. 609

INTERSTATE 75

INTERSTATE 75

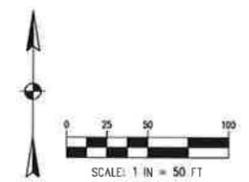
LEGEND

- RESIDENTIAL
 2.96 ACRES
 PROPOSED DENSITY (SEPTIC) = 1 ACRE PER LOT
 PROPOSED DENSITY (SANITARY SEWER) = 0.5 ACRE PER LOT
 PROPOSED OPEN SPACE = 25% MINIMUM
- COMMERCIAL AND RESIDENTIAL
 PHASE 1 = 2.17 ACRES / FUTURE PHASE = 3.26 ACRES
 PROPOSED MAXIMUM BUILDABLE AREA = 10,000 SF
 PROPOSED OPEN SPACE = 25% MINIMUM
- LIMITS OF PHASE 1

- NOTE**
- PROPERTY ACREAGE, BEARINGS, AND DISTANCES FROM DEED DESCRIPTION AS RECORDED IN INSTRUMENT NUMBER 2022-033660.
 - LOCATION OF EXISTING AND PROPOSED PROPERTY LINES, PAVEMENT, BUILDINGS, AND SITE FEATURES BASED ON GIS DATA.
 - IN ORDER TO AVOID IMPACT TO NEIGHBORING PROPERTIES, NO LIGHTING IS BEING PROPOSED.

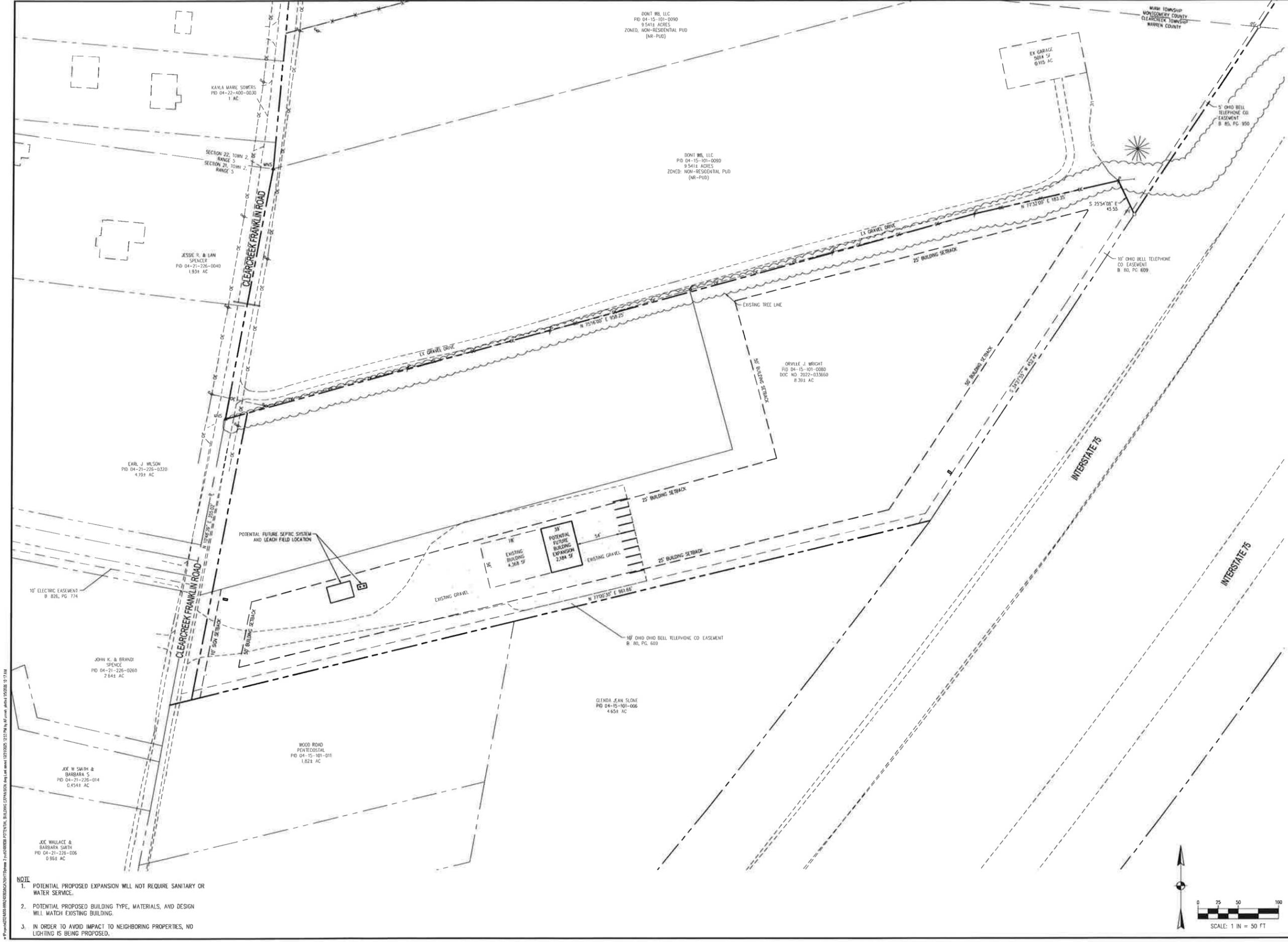
SITE DATA	
PARCEL ID NUMBER:	04-15-101-0080
CURRENT ZONING:	MU-PUD (MIXED-USE PLANNED URBAN DEVELOPMENT)
PHASE 1 AREA:	2.17 ACRES
ADJACENT ZONING:	NR-PUD (NORTH) I-75 (EAST) SUBURBAN RESIDENCE (SOUTH) SINGLE-FAMILY RESIDENTIAL (WEST)
BUILDING HEIGHT REQUIRED:	
EXISTING BUILDING HEIGHT:	
EXISTING BUILDING TYPE:	EXISTING OPEN-SPACE BARN STRUCTURE
	FRONT SIDE REAR PWT SIGN
SETBACKS REQUIRED:	50' 25' 25' 0' 10'
	FRONT SIDE REAR PWT SIGN
SETBACKS PROVIDED:	50' 25' 25' 0' 10'

TOTAL SITE AREA	8.39 AC±
AREA WITHIN ROW	0.21 AC
DEVELOPABLE LAND	8.18 AC
IMPERVIOUS AREA	0.89 AC
BUILDING FLOOR AREA	0.10 AC
ACCESS DRIVES	0.79 AC
NET FLOOR AREA RATIO	0.01:1



1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.2222 FAX: 614.441.7340	NO.	DATE	BY	DESCRIPTION
	PROJECT NO.	PROJECT DATE:	PROJECT NO.:	PROJECT DATE:
TECHNICAL SKILL: CREATIVE PRINT.  www.MannikSmithGroup.com	PROJECT NO.:	PROJECT DATE:	PROJECT NO.:	PROJECT DATE:
	PROJECT NO.:	PROJECT DATE:	PROJECT NO.:	PROJECT DATE:
PREPARED FOR: ORVILLE WRIGHT WRIGHT PARTY BUS PUD STAGE 2 9854 CLEARCREEK FRANKLIN ROAD MAMISBURG, OH 45342	DRAWN BY: A.J.F.	CHECKED BY: A.J.F.	DATE: JAN 05 2026	TITLE: SITE PLAN
SHEET NO.: 2	TOTAL SHEETS: 5			

CLEARCREEK TOWNSHIP
 ZONING DEPT.



DONT WB, LLC
 PID 04-15-101-0090
 9.541± ACRES
 ZONED: NON-RESIDENTIAL PUD
 (NR-PUD)

DONT WB, LLC
 PID 04-15-101-0090
 9.541± ACRES
 ZONED: NON-RESIDENTIAL PUD
 (NR-PUD)

ORVILLE J. WRIGHT
 PID 04-15-101-0080
 DOC NO: 7027-033650
 8.391± AC

GLENDIA JEAN SLOVE
 PID 04-15-101-006
 4.65± AC

KAYLA MARIE SOWERS
 PID 04-21-226-0030
 1 AC

JESSE R. & LYN
 SPENCER
 PID 04-21-226-0040
 1.93± AC

EARL J. WILSON
 PID 04-21-226-0320
 4.19± AC

JOHN K. & BRANDI
 SPENCE
 PID 04-21-226-0260
 2.64± AC

JOE W. SMITH &
 BARBARA S.
 PID 04-21-226-014
 0.454± AC

JOE WALLACE &
 BARBARA SMITH
 PID 04-21-226-006
 0.95± AC

WOOD ROAD
 PENTECOSTAL
 PID 04-15-101-011
 1.82± AC

EX GARAGE
 5014 SF
 0.115 AC

10' OHIO BELL
 TELEPHONE CO.
 EASEMENT
 B 85, PG. 800

10' OHIO BELL
 TELEPHONE CO.
 EASEMENT
 B 80, PG. 800

10' ELECTRIC EASEMENT
 B 826, PG. 774

POTENTIAL FUTURE SEPTIC SYSTEM
 AND LEACH FIELD LOCATION

EXISTING GRAVEL

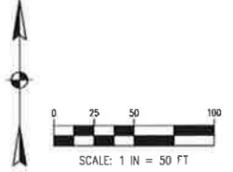
EXISTING GRAVEL

EXISTING BUILDING
 4,568 SF

POTENTIAL FUTURE
 BUILDING
 EXPANSION
 2,104 SF

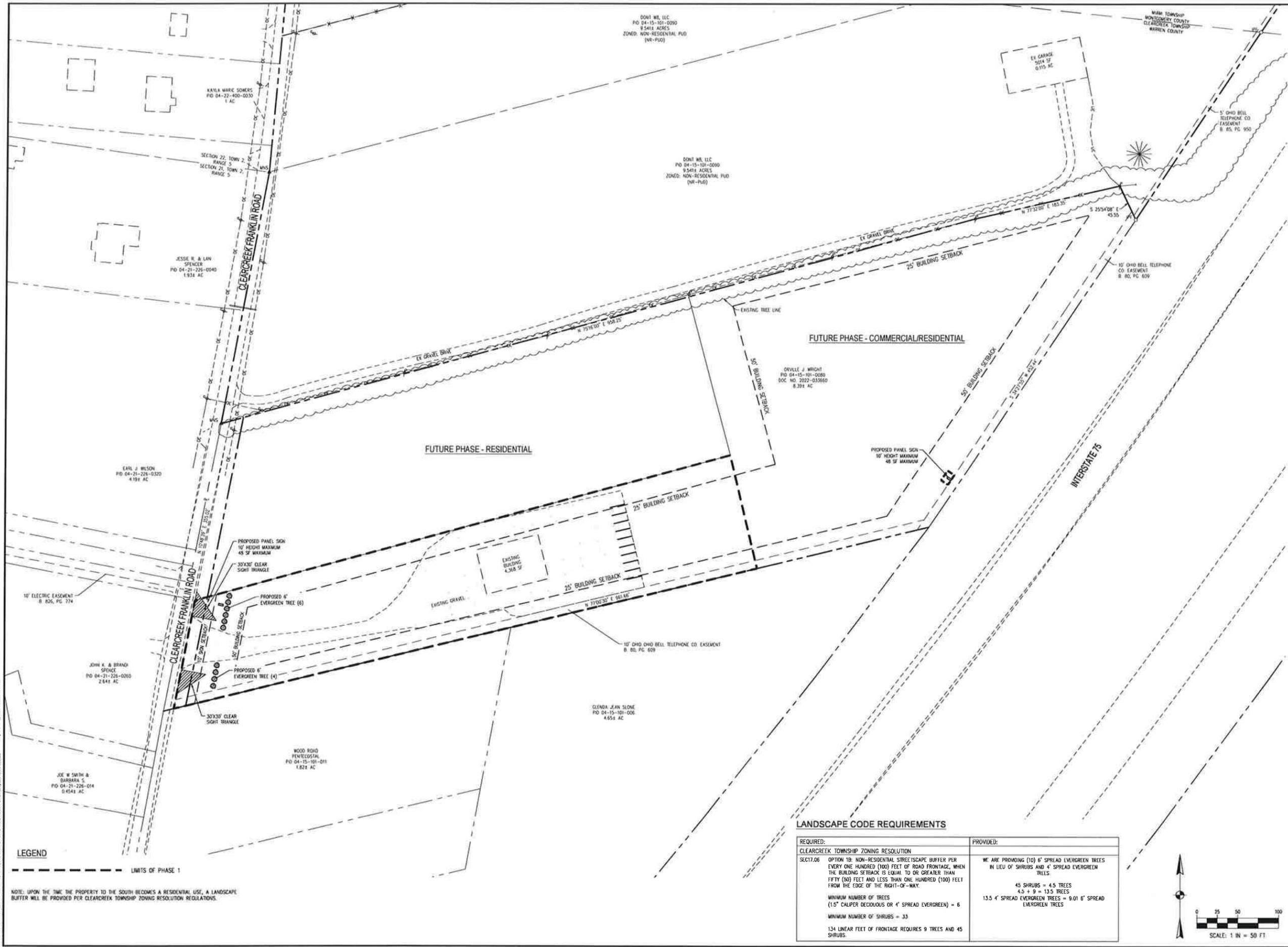
EXISTING GRAVEL

- NOTE**
- POTENTIAL PROPOSED EXPANSION WILL NOT REQUIRE SANITARY OR WATER SERVICE.
 - POTENTIAL PROPOSED BUILDING TYPE, MATERIALS, AND DESIGN WILL MATCH EXISTING BUILDING.
 - IN ORDER TO AVOID IMPACT TO NEIGHBORING PROPERTIES, NO LIGHTING IS BEING PROPOSED.



1100 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43240 TEL: 614.441.4222 FAX: 614.441.4222		PROJECT DATE: 01/05/2025 PROJECT NO: 2400039 DRAWN BY: A.J.F. CHECKED BY:
		PREPARED FOR: ORVILLE WRIGHT
SITE IMPROVEMENT PLAN FOR WRIGHT PARTY BUS PUD STAGE 2 9854 CLEARCREEK FRANKLIN ROAD MAMISSBURG, OH 45342		DATE: JAN 05 2025
POTENTIAL FUTURE BUILDING EXPANSION		SHEET NO: 3 OF 5

CLEARCREEK TOWNSHIP
 ZONING DEPT.



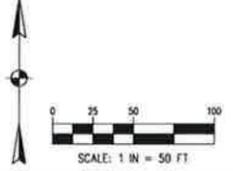
LEGEND

--- LIMITS OF PHASE 1

NOTE: UPON THE TIME THE PROPERTY TO THE SOUTH BECOMES A RESIDENTIAL USE, A LANDSCAPE BUFFER WILL BE PROVIDED PER CLEARCREEK TOWNSHIP ZONING RESOLUTION REGULATIONS.

LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
<p>CLEARCREEK TOWNSHIP ZONING RESOLUTION</p> <p>SEC17.06 OPTION 1B: NON-RESIDENTIAL STREETSCAPE BUFFER PER EVERY ONE HUNDRED (100) FEET OF ROAD FRONTAGE, WHEN THE BUILDING SETBACK IS EQUAL TO OR GREATER THAN FIFTY (50) FEET AND LESS THAN ONE HUNDRED (100) FEET FROM THE EDGE OF THE RIGHT-OF-WAY.</p> <p>MINIMUM NUMBER OF TREES (1.5" CALIPER DECIDUOUS OR 4" SPREAD EVERGREEN) = 6</p> <p>MINIMUM NUMBER OF SHRUBS = 33</p> <p>134 LINEAR FEET OF FRONTAGE REQUIRES 9 TREES AND 45 SHRUBS.</p>	<p>WE ARE PROVIDING (10) 6" SPREAD EVERGREEN TREES IN LIEU OF SHRUBS AND 4" SPREAD EVERGREEN TREES.</p> <p>45 SHRUBS = 4.5 TREES 4.5 + 9 = 13.5 TREES</p> <p>13.5 4" SPREAD EVERGREEN TREES = 9.01 6" SPREAD EVERGREEN TREES</p>



<p>180 DUBLIN ROAD, SUITE 109 COLUMBUS, OH 43215 TEL: 614.881.7500 FAX: 614.881.7500</p>	
<p>PROJECT DATE: 07/05/2025</p>	<p>PROJECT NO: 240838</p>
<p>DESIGNED BY: A/J</p>	<p>CHECKED BY: A/J</p>
<p>TECHNICAL SKILL CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>	
<p>PREPARED FOR: ORVILLE WRIGHT</p>	
<p>SITE IMPROVEMENT PLAN FOR WRIGHT PARTY BUS PUD STAGE 2 9854 CLEARCREEK FRANKLIN ROAD MAMMSBURG, OH 45342</p>	
<p>LANDSCAPE PLAN</p>	
4	5

JAN 05 2025
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

