

Zoning Certificate



CLEARCREEK TOWNSHIP

Warren County, Ohio

Planning and Zoning Department

7593 Bunnell Hill Rd, Springboro, Ohio 45066

937-748-1267

Certificate Number: 2018-09529

ADDRESS: 9545 WHISPERING STREAM CT

PARCEL NO.: 0521320001

ZONING: R1APD

LEGAL:VIL.WN.CRK/BLVD.WNC6 LOT: 499

ISSUED TO: RYAN HOMES

11700 PLAZA AMERICA DR

RESTON, VA 20190

PERMIT TYPE: RES - SINGLE FAMILY DWELLING

DETAILS:

PERMIT DATE: 03/26/2018

FEE: \$250.00

EXPIRE DATE: 03/26/2019

It is hereby certified that the above use as shown on the plats and plans submitted, conforms with all applicable provisions of the Clearcreek Township Zoning Resolution. The issuance of this Permit does not allow the violation of Clearcreek Township Zoning Resolutions or other governing Regulations.

The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

APPROVED BY:

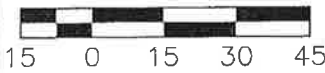
DATE:

03/26/2018

Director of Planning & Zoning/ Code Enforcement Officer

Warren County Building Department's Copy
Applicant's Copy/ Office Copy

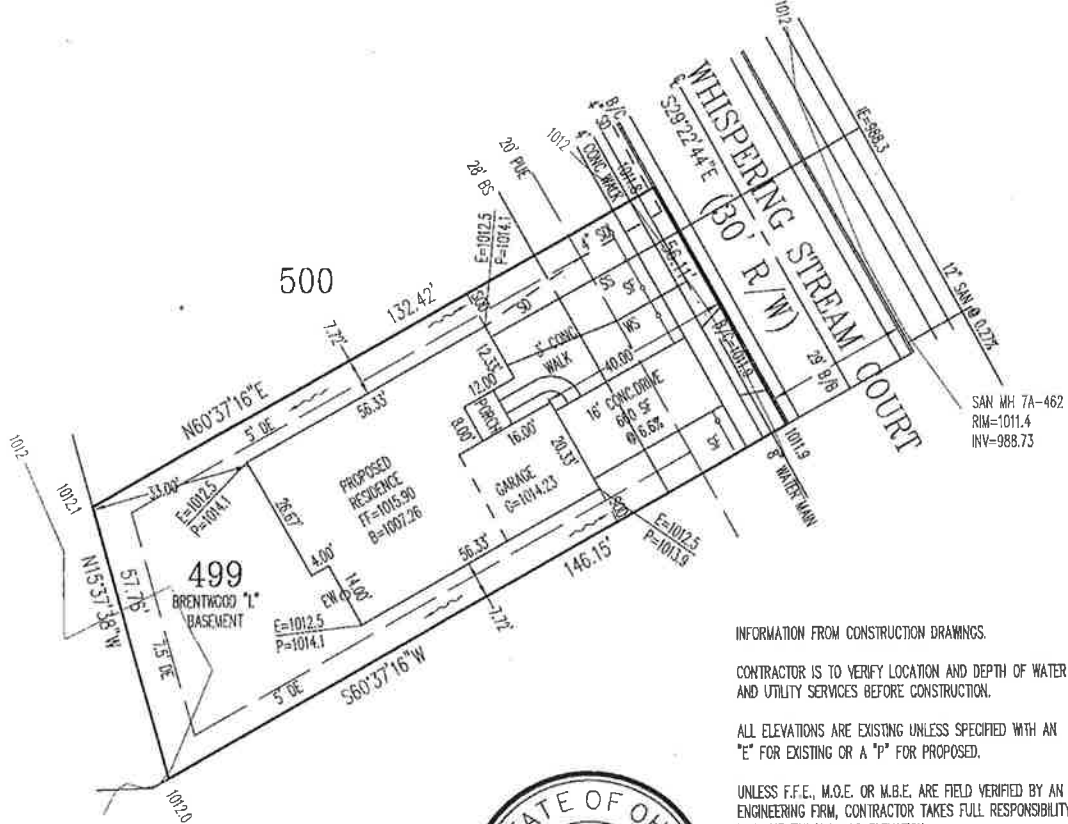
PLAT NOT RECORDED



Driveway	488.0 sq. ft.
Apron	172.0 sq. ft.
Sidewalk-Private	52.1 sq. ft.
Sidewalk-Public	160.4 sq. ft.
Sod	1518.5 sq. ft.
Stabilization	3141.9 sq. ft.

WHISPERING STREAM COURT
EW=EGRESS WINDOW

SAN MH 71-461
RIM=1011.0
INV IN=987.90
INV IN=987.91
INV OUT=987.80



SAN MH 7A-462
RIM=1011.4
INV=988.73

SETBACKS
FRONT=28'
REAR=32'
SIDE=5'



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

ACCEPTED BY: _____ DATE: _____
ACCEPTED BY: _____ DATE: _____

ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEEDED OR SOODED.

PROJECT No. WINDING DWG No. 180264PA

DATE: 02-20-18 RYAN HOMES EXHIBIT "A"

PLOT PLAN
LOT 499 (7,814 SF) 0.1794 AC.
THE VILLAGES AT WINDING CREEK
THE BOULEVARDS AT WINDING CREEK, SEC. 6
CLEARCREEK TWP. WARREN COUNTY, OHIO

APEX
ENGINEERING & SURVEYING, INC.
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

SCALE: 1"=30' DRAWN: TRS CHECKED: KC

20 2/23