



Res - Single Family Dwelling

CLEARCREEK TOWNSHIP

Warren County, Ohio
Planning and Zoning Department
7593 Bunnell Hill Rd
Springboro, Ohio 45066
937-748-1267

Certificate Number: 10184

ADDRESS: **1807 WINDING RUN BLVD**

PARCEL NO.: **05213650150**

ZONING: **"R-1APUD"**

LEGAL **VIL.WN.CRK/BLVD.WNC7 LOT: 588**

ISSUED TO **Ryan Homes**

11700 Plaza America Dr

Reston, VA 20190

EXPIRE DATE: **01/21/2021**

Permit Date: **01/22/2020**

FEE: **275.00**

DETAILS:

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.

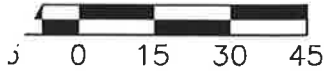
The applicant is responsible for obtaining a building permit (if required) prior to commencing work. A zoning compliance letter will be sent to the above address, after compliance has been documented.

DATE:

01/22/2020

Director of Planning & Zoning/ Code Enforcement Officer

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



SETBACKS:
 FRONT YARD=28'
 REAR YARD=25'
 SIDE YARD=5'

Driveway	489 sq. ft.
Apron	172 sq. ft.
Sidewalk-Private	35 sq. ft.
Sidewalk-Public	194 sq. ft.
Sod	1770 sq. ft.
Stabilization	3502 sq. ft.

EW=EGRESS WINDOW

RECORD PLAT RECORDED ON FEBRUARY 22, 2019

C73
 R=735.00'
 L=53.46'



INFORMATION FROM CONSTRUCTION DRAWINGS.

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

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.

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

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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: _____

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ANY AREA 30' BEHIND HOME NOT DISTURBED WILL NOT BE SEIZED OR SODDED.

PROJECT No. WINDING

DWG No. 200065PA

DATE: 01/17/2020

RYAN HOMES

EXHIBIT

PLOT PLAN
 LOT 588 (7,511 SF) 0.1724 AC.
 THE VILLAGES OF WINDING CREEK
 THE BOULEVARDS AT WINDING CREEK, SEC. 7
 CLEARCREEK TWP., WARREN COUNTY, OHIO

SCALE: 1"=30'

DRAWN: JLS

CHECKED: KC



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

