

STAGE 1 PUD  
 4023 STATE ROUTE 48  
 SECTION 3 & 4, TOWN 3, RANGE 4  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO

RECEIVED  
 JUN 02 2022  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.



VICINITY MAP  
 NOT TO SCALE

SITE INFORMATION  
 EXISTING PROPERTY ZONE: OSR-1 & R-1  
 TOTAL AREA: 23.119 AC.

OWNER  
 AMANDA J & NATHAN P RAMSEY  
 788 FARVIEW AVE  
 LEBANON, OHIO 45036  
 513-282-6969

SHEET INDEX

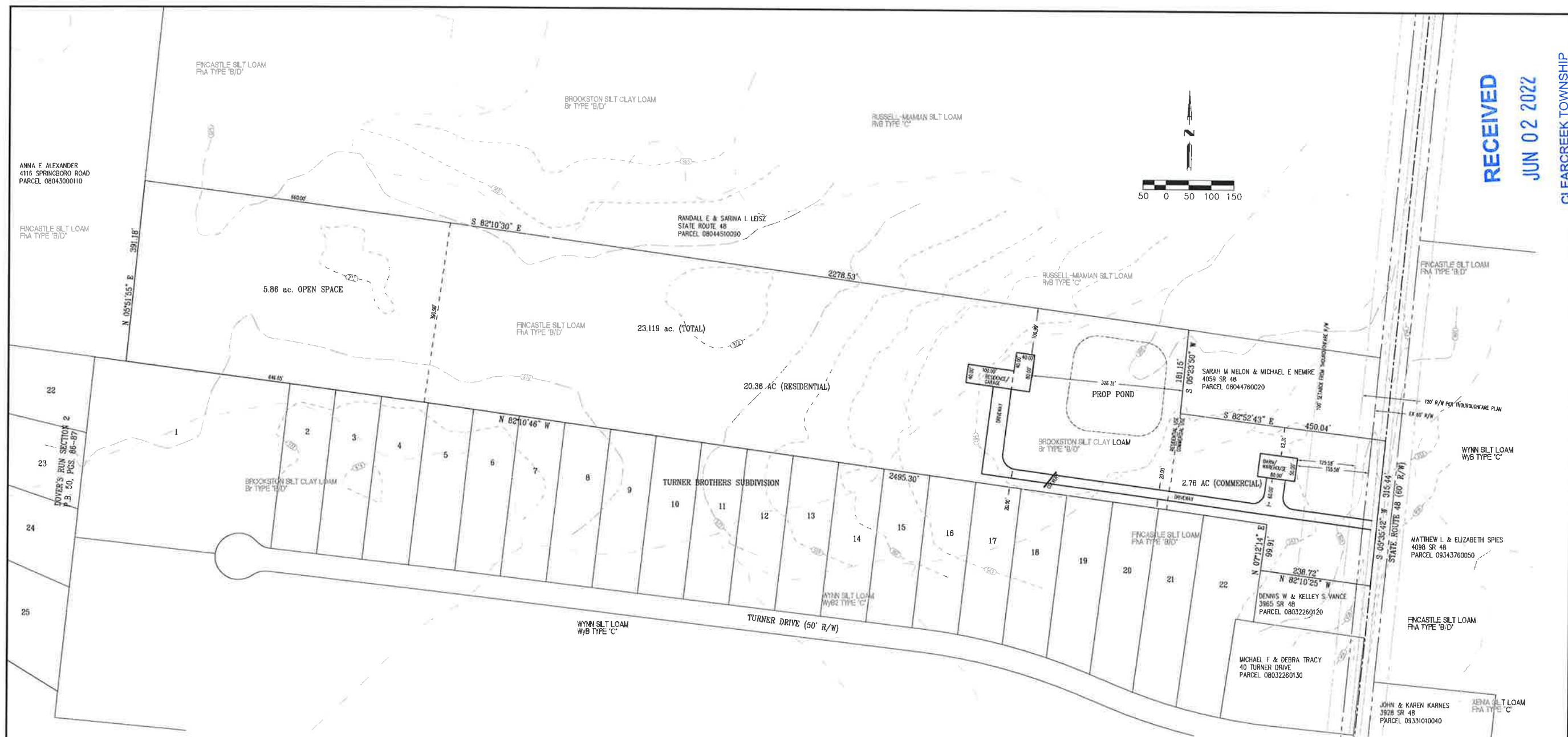
TITLE SHEET	1
STAGE 1 PUD CONCEPT PLAN	2



SCALE: N/A  
 DATE: 05-16-22  
 DRAWN: JLL  
 DESIGNED: JLL  
 CHECKED:



REVISIONS:	SHEET
1	1 OF 2
2	
3	
4	
PROJECT: 220899	DRAWING: 220899PA



**SITE DATA**

BUILDING AREA  
 4000 SF COMMERCIAL  
 7200 SF RESIDENTIAL  
 NET FLOOR AREA RATIO  
 11,200 SF / 1,007,064 SF  
 = 0.011  
 OPEN SPACE AMENITIES  
 NONE  
 AIRCRAFT APPROACH/HOLDING PATTERNS IN AREA  
 NONE  
 COMMUNITY TIES  
 ACCESS ONTO STATE ROUTE 48 WITH NO SITE DISTANCE ISSUES  
 PUBLIC WATER MAIN ALONG STATE ROUTE 48  
 BUILDING WILL BE SERVED BY SEPTIC SYSTEMS  
 -SITE HAS BEEN PRELIMINARILY APPROVED BY CLEARCREEK SEPTIC  
 NET DENSITY PLAN  
 PER OSR-1 ZONING (2 AC MIN FOR SEPTIC)  
 -ASSUME 15% FOR R/W 23.119Ac \*0.15)=3.468 Ac  
 -23.119-3.468=19.651/2=9 LOTS PERMITTED MINIMUM

**SITE NARRATIVE**

THIS SITE WILL BE SERVED BY LEBANON CITY SCHOOLS. FIRE PROTECT WILL BE PROVIDED BY A FIRE HYDRANT AT THE NORTHEAST CORNER OF THE PROPERTY ALONG S.R. 48. THIS SITE WILL HAVE MINIMAL EFFECT ON SURROUNDING COMMUNITY FACILITIES AS THERE WILL ONLY BE ONE RESIDENTIAL STRUCTURE AND ONE STORAGE BUILDING. THE PROPOSED LAND USE MEETS THE COMMUNITY REQUIREMENTS IN THAT THIS WILL BE MAINLY A RESIDENTIAL USE WILL A LARGE PORTION REMAINING AS OPEN SPACE. THIS OPEN SPACE WILL BE MAINTAINED BY THE LOT OWNER.

STAGE 1 PUD CONCEPT PLAN  
 4023 STATE ROUTE 48  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO



SCALE: 1"=100'  
 DATE: 05-16-22  
 DRAWN: JLL  
 DESIGNED: JLL  
 CHECKED:



REVISIONS:	
1.	
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PROJECT: 220899 SHEET: 2 OF 2  
 DRAWING: 220899PA



  
VIRTUAL  
TOUR



4023 N S.R. 48

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