

ANNA E. ALDINGER  
4115 SPRINGBOND ROAD  
PARCEL 02843000110

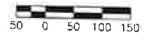
FINCASLE SILT LOAM  
FPA TYPE B/D

BROOKSTON SILT CLAY LOAM  
BY TYPE B/D

RUSSELL-HAMMAN SILT LOAM  
RFB TYPE C

RANJALI E. & SHIRNA L. LEIST  
STATE ROUTE 48  
PARCEL 02044510280

RUSSELL-HAMMAN SILT LOAM  
RFB TYPE C



6.30 ac. OPEN SPACE  
23.119 ac. (TOTAL)

FINCASLE SILT LOAM  
FPA TYPE B/D

SARAH W. MELON & MICHAEL E. NEMES  
4023 SR 48  
PARCEL 02844760020

BROOKSTON SILT CLAY LOAM  
BY TYPE B/D

TURNER BROTHERS SUBDIVISION

BROOKSTON SILT CLAY LOAM  
BY TYPE B/D

WYNN SILT LOAM  
WFB TYPE C

TURNER DRIVE (50' R/W)

FINCASLE SILT LOAM  
FPA TYPE B/D

JAMES W. & KELLEY S. VANCE  
4023 SR 48  
PARCEL 02022780220

MATTHEW L. & ELIZABETH SPEIS  
4023 SR 48  
PARCEL 02834370050

MICHAEL I. & REGINA INACY  
40 TURNER DRIVE  
PARCEL 02022760130

JOHN & KAREN KAMRIS  
3028 SR 48  
PARCEL 02023010040

SENA SILT LOAM  
FPA TYPE C

**SITE DATA**

BUILDING AREA  
5,000 SF COMMERCIAL  
9,700 SF RESIDENTIAL  
NET FLOOR AREA RATIO  
14,700 SF / 1,007,064 SF  
= 1.46%  
OPEN SPACE AMENITIES  
NONE  
APPROVE APPROACH/HOLDING PATTERNS IN AREA  
NONE  
COMMUNITY USES  
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 (7 AC MIN FOR SEPTIC)  
- ASSUMING 1.500 GPD PER 1,100 SQ FT (1.5) = 3,450 AC  
- 2.0179 = 1,460 = 1,500 / 1,000 LOTS PERMITTED MINIMUM

**SITE NARRATIVE**

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

- Staff Calculated:
- ROW: .43 acres
- Open Space: 6.22 acres
- Residential Use: 14.56 acres
- Non-Residential Use: 1.99 acres

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



SCALE: 1"=100'  
DATE: 03-10-23  
DRAWN: JLL  
DESIGNED: JLL  
CHECKED:



PROJECT: 220899  
SHEET: 2 OF 2  
DATE: 03-10-23

RECEIVED  
MAR 07 2023  
CLEARCREEK TOWNSHIP