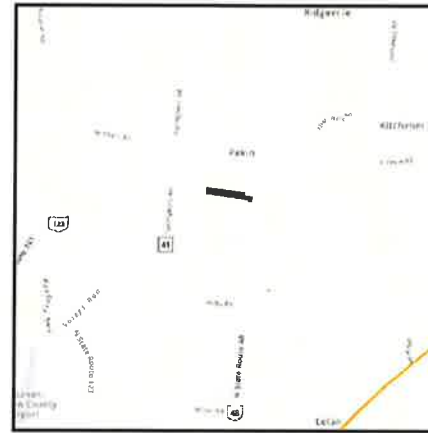


STAGE 2 PUD
 4023 STATE ROUTE 48
 SECTION 3 & 4, TOWN 3, RANGE 4
 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO



VICINITY MAP
 NOT TO SCALE

SHEET INDEX

TITLE SHEET	1
STAGE 1 PUD CONCEPT PLAN	2

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

RECEIVED

AUG 28 2023

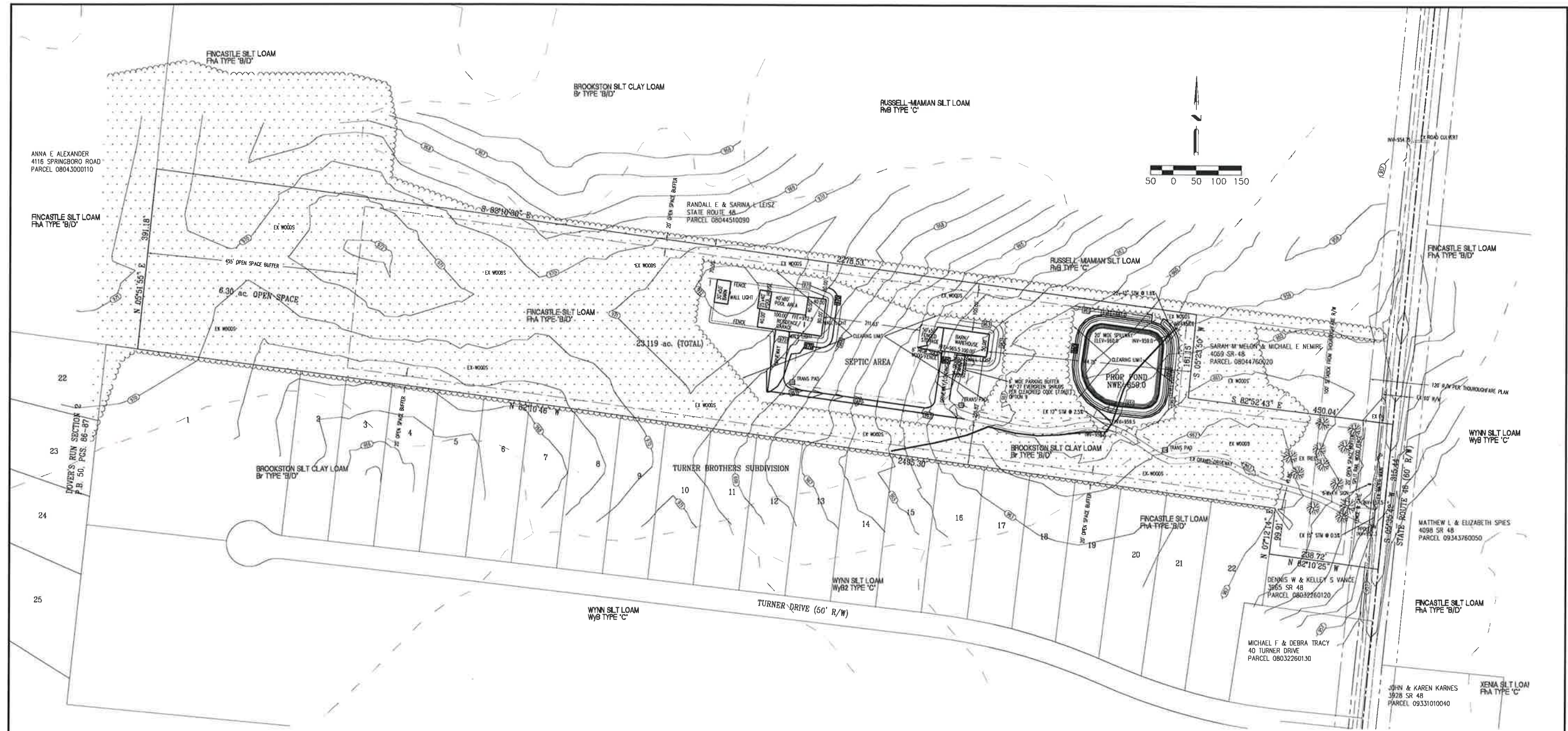
CLEARCREEK TOWNSHIP
 ZONING DEPT.



SCALE: N/A
 DATE: 08-28-23
 DRAWN: JLL
 DESIGNED: JLL
 CHECKED:



REVISIONS:
 1.
 2.
 3.
 4.
 PROJECT: 220809
 DRAWING: 220809PB
 SHEET
 1 OF 2



LANDSCAPE/BUFFERING
 EXISTING VEGETATION WILL SERVE AS THE REQUIRED BUFFER FOR THE LOT PERIMETER AND STREETSCAPE

LIGHTNING
 ALL LIGHTING WILL BE BUILDING MOUNTED PORCH LIGHTS AND RESIDENTIAL MOTION SECURITY LIGHTS. THE CLOSED ANY PROPOSED LIGHT WITH BE TO AN EXISTING RESIDENCE IS OVER 400', AND MUCH OF THIS IS HEAVILY VEGETATED.

SITE DATA
 BUILDING AREA
 5,000 SF COMMERCIAL
 9,700 SF RESIDENTIAL
 NET FLOOR AREA RATIO
 14,700 SF/1,007,064 SF
 =0.015
 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 PROTECTION 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 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.

RECEIVED
AUG 28 2023
 CLEARCREEK TOWNSHIP
 ZONING DEPT.

STAGE 2 PUD
 4023 STATE ROUTE 48
 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO

 CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE	SCALE: 1"=100' DATE: 08-28-23 DRAWN: JLL DESIGNED: JLL CHECKED:	 1508 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042 PH: (513) 424-3002 OR (513) 932-9991 FAX: (513) 424-8202	REVISIONS: 1. 2. 3. 4.
	PROJECT: 220899 DRAWING: 220899PB		SHEET 2 OF 2