

STAGE 2 PUD

4023 STATE ROUTE 48

SECTION 3 & 4, TOWN 3, RANGE 4

CLEARCREEK TOWNSHIP

WARREN COUNTY, OHIO

RECEIVED

JUL 14 2023

CLEARCREEK TOWNSHIP
ZONING DEPT.



VICINITY MAP
NOT TO SCALE

SITE INFORMATION
EXISTING PROPERTY ZONE: OSR-1 & R-1
TOTAL AREA: 23,119 AC.

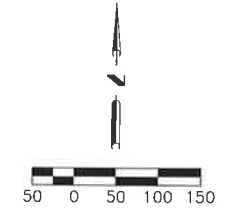
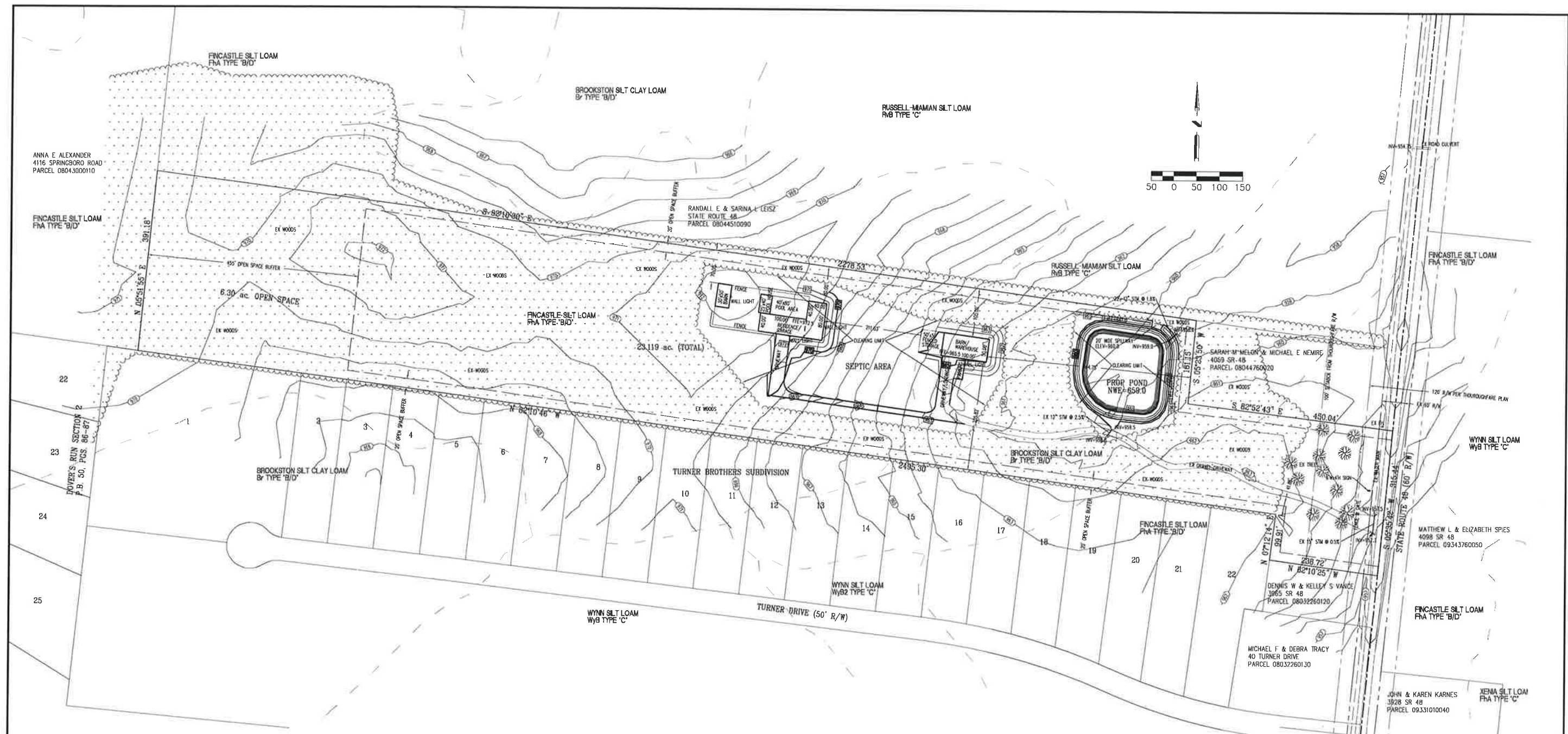
OWNER
AMANDA J & NATHAN P RAMSEY
788 FARVIEW AVE.
LEBANON, OHIO 45036
513-282-6969

SHEET INDEX

TITLE SHEET	1
STAGE 1 PUD CONCEPT PLAN	2



<p>CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE</p>	<p>SCALE: N/A DATE: 05-10-23 DRAWN: JLL DESIGNED: JLL CHECKED:</p>	<p>1088 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042 PH: (513) 434-5302 OR (513) 632-8991 FAX: (513) 434-5325</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1.</td><td></td></tr> <tr><td>2.</td><td></td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> </table> <p>PROJECT: 220899 SHEET: 1 OF 2 DRAWING: 220899PB</p>	1.		2.		3.		4.	
1.											
2.											
3.											
4.											



LANDSCAPE/BUFFERING
 EXISTING VEGETATION WILL SERVE AS THE REQUIRED BUFFER FOR THE WAREHOUSE/PARKING AREA

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.

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CLEARCREEK TOWNSHIP ZONING DEPT.

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 4023 STATE ROUTE 48
 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO

2 WORKING DAYS BEFORE YOU DIG
 Ohio10811.org
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=100'
 DATE: 05-10-23
 DRAWN: JLL
 DESIGNED: JLL
 CHECKED:

APEX
 ENGINEERING & SURVEYING, INC.
 1266 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
 PH: (513) 434-3308 OR (513) 832-8941 FAX: (513) 434-4209

REVISIONS:
 1.
 2.
 3.
 4.
 PROJECT: 220899 SHEET: 2 OF 2
 DRAWING: 220899PB