

PLOTTED BY: DSALSBUURY PLOT: 03/20/20 11:47 AM FILE PATH: S:\PROJECTS\2020\03\06 R.E. HOLDING CO. - RE-ZONING\CAD\20-036 SITE BASE.DWG

CIVIL ENGINEER

JWCI
Jones Warner Consultants, Inc.

www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com

PROFESSIONAL ENGINEERS AND SURVEYORS

No.	Date	Description of Revision
1		RECEIVED
2		
3		
4		
5		
6		

OCT 01 2020
CLEARCREEK TOWNSHIP ZONING DEPT.

Seal: _____

DESIGN: GJM
DRAWN: DES
REVIEW: JSJ

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

PRELIMINARY

R. E. HOLDING COMPANY

PUD ZONING CHANGE REQUEST

FROM "R1" TO "NR-PUD"

PREPARED FOR:
ANTHONY RICHARDS
REAL ESTATE HOLDINGS, LLC
1147 U.S.-22
MORROW, OHIO 45152

PROJECT LOCATION:
1694 ROUTE 73
WAYNESVILLE, OHIO 45068

Project ID: **2020-036**

Drawing Scale(s): HORIZ: 1" = 40'

Title: **EXHIBIT-1**

Sheet: **0**

LEGEND

PHASE 1

PHASE 2

ZONING ABBREVIATIONS:

"R1" Residential Zone
 "MU-PUD" Multi-Use Planned Unit Development
 "B1-PUD" Neighborhood Business Zone
 "B2-PUD" General Business Zone
 "TR-1" Planned Unit Development Township Residence Zone

SOIL TYPE (Entire Site):

RvB2 Russell-Miamian silt loams, 2 to 6 percent slopes, moderately

Flood Zone:

Zone X Area of minimal flood hazard, per FEMA map panel 39165C0045E effective date 12-17-2010

IMPERVIOUS:

PHASE 1 9.4%
 PHASE 2 29.4%

PR EVERGREEN TREES (Nigra arborvitae)
Slaggered and spaced 20' apart

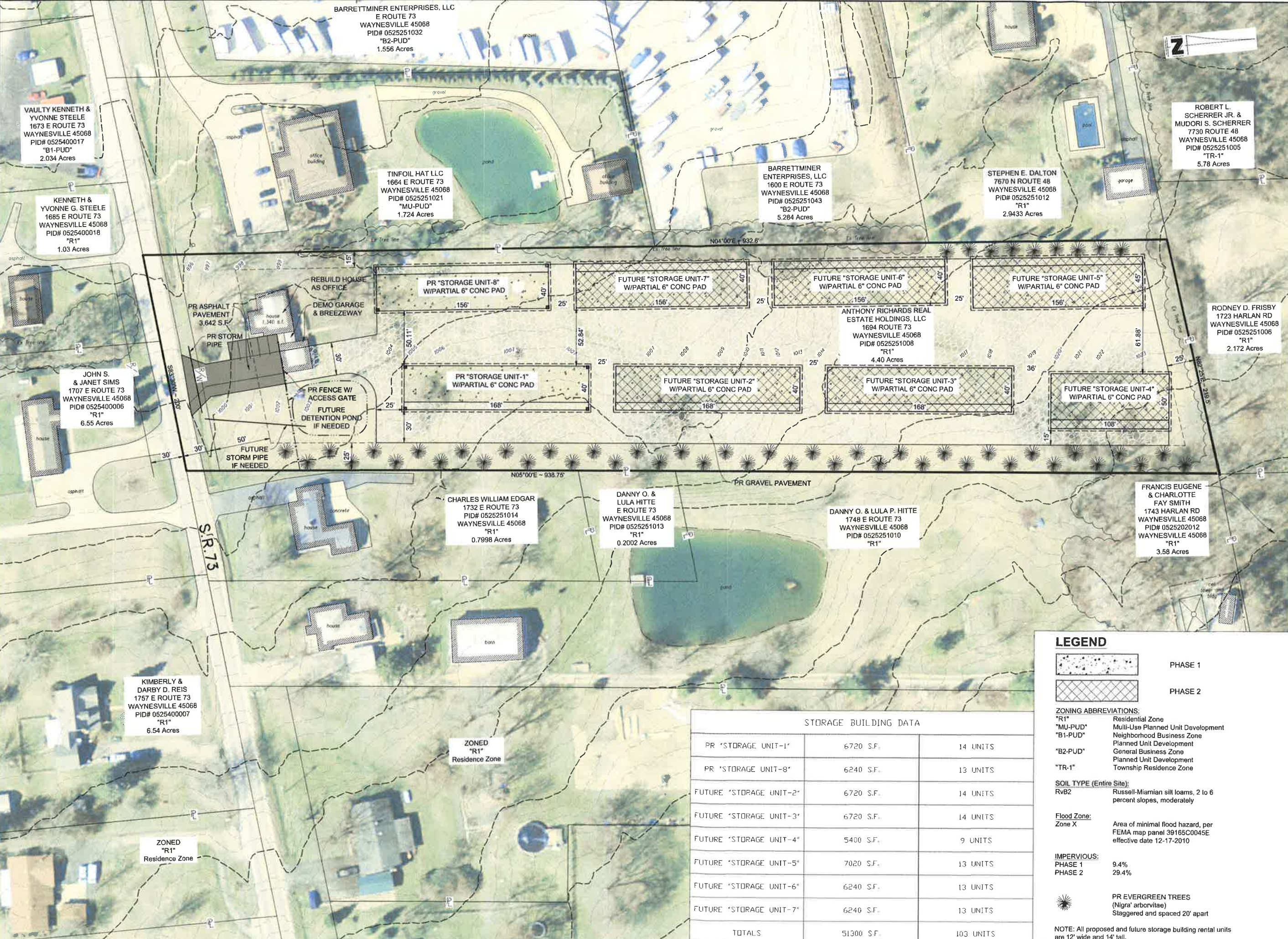
NOTE: All proposed and future storage building rental units are 12' wide and 14' tall.

STORAGE BUILDING DATA		
PR "STORAGE UNIT-1"	6720 S.F.	14 UNITS
PR "STORAGE UNIT-8"	6240 S.F.	13 UNITS
FUTURE "STORAGE UNIT-2"	6720 S.F.	14 UNITS
FUTURE "STORAGE UNIT-3"	6720 S.F.	14 UNITS
FUTURE "STORAGE UNIT-4"	5400 S.F.	9 UNITS
FUTURE "STORAGE UNIT-5"	7020 S.F.	13 UNITS
FUTURE "STORAGE UNIT-6"	6240 S.F.	13 UNITS
FUTURE "STORAGE UNIT-7"	6240 S.F.	13 UNITS
TOTALS	51300 S.F.	103 UNITS

ZONED "R1" Residence Zone

ZONED "R1" Residence Zone

FILE PATH: S:\PROJECTS\2020\20-036 R.E. HOLDING CO. - RE-ZONING\CAD\20-036 SITE BASE.DWG
 PLOTTED BY: DSALSBURY PLOT 3/20/20 11:40 AM



BARRETTMINER ENTERPRISES, LLC
 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525251032
 "B2-PUD"
 1.556 Acres

VAULTY KENNETH & YVONNE STEELE
 1673 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525400017
 "B1-PUD"
 2.034 Acres

KENNETH & YVONNE G. STEELE
 1685 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525400018
 "R1"
 1.03 Acres

JOHN S. & JANET SIMS
 1707 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525400006
 "R1"
 6.55 Acres

KIMBERLY & DARBY D. REIS
 1757 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525400007
 "R1"
 6.54 Acres

ZONED "R1"
 Residence Zone

TINFOIL HAT LLC
 1664 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525251021
 "MU-PUD"
 1.724 Acres

BARRETTMINER ENTERPRISES, LLC
 1600 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525251043
 "B2-PUD"
 5.284 Acres

STEPHEN E. DALTON
 7670 N ROUTE 48
 WAYNESVILLE 45068
 PID# 0525251012
 "R1"
 2.9433 Acres

ROBERT L. SCHERRER JR. & MUDORI S. SCHERRER
 7730 ROUTE 48
 WAYNESVILLE 45068
 PID# 0525251005
 "TR-1"
 5.78 Acres

RODNEY D. FRISBY
 1723 HARLAN RD
 WAYNESVILLE 45068
 PID# 0525251006
 "R1"
 2.172 Acres

CHARLES WILLIAM EDGAR
 1732 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525251014
 "R1"
 0.7998 Acres

DANNY O. & LULA HITTE
 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525251013
 "R1"
 0.2002 Acres

DANNY O. & LULA P. HITTE
 1748 E ROUTE 73
 WAYNESVILLE 45068
 PID# 0525251010
 "R1"




FRANCIS EUGENE & CHARLOTTE FAY SMITH
 1743 HARLAN RD
 WAYNESVILLE 45068
 PID# 0525202012
 WAYNESVILLE 45068
 "R1"
 3.58 Acres

ZONED "R1"
 Residence Zone

STORAGE BUILDING DATA

Unit Description	Area (S.F.)	Number of Units
PR "STORAGE UNIT-1"	6720 S.F.	14 UNITS
PR "STORAGE UNIT-8"	6240 S.F.	13 UNITS
FUTURE "STORAGE UNIT-2"	6720 S.F.	14 UNITS
FUTURE "STORAGE UNIT-3"	6720 S.F.	14 UNITS
FUTURE "STORAGE UNIT-4"	5400 S.F.	9 UNITS
FUTURE "STORAGE UNIT-5"	7020 S.F.	13 UNITS
FUTURE "STORAGE UNIT-6"	6240 S.F.	13 UNITS
FUTURE "STORAGE UNIT-7"	6240 S.F.	13 UNITS
TOTALS	51300 S.F.	103 UNITS

LEGEND

-  PHASE 1
-  PHASE 2
- ZONING ABBREVIATIONS:**
 - "R1" Residential Zone
 - "MU-PUD" Multi-Use Planned Unit Development
 - "B1-PUD" Neighborhood Business Zone
 - "B2-PUD" Planned Unit Development
 - "TR-1" General Business Zone
 - Planned Unit Development
 - Township Residence Zone
- SOIL TYPE (Entire Site):**
RvB2 Russell-Miamian silt loams, 2 to 6 percent slopes, moderately
- Flood Zone:**
Zone X Area of minimal flood hazard, per FEMA map panel 39165C0045E effective date 12-17-2010
- IMPERVIOUS:**
 - PHASE 1 9.4%
 - PHASE 2 29.4%
-  PR EVERGREEN TREES (Nigra' arborvitae) Staggered and spaced 20' apart

NOTE: All proposed and future storage building rental units are 12' wide and 14' tall.

CIVIL ENGINEER



www.joneswarner.com
 Voice: (855) 704-5924
 Fax: (937) 704-9949
 jwci@joneswarner.com

PROFESSIONAL ENGINEERS AND SURVEYORS

REVISIONS / CHANGES TO DRAWING SET

Date	Description of revisions and/or changes to drawing set

RECEIVED
 OCT 01 2020
 CLEARCREEK TOWNSHIP ZONING DEPT.

Seal: DESIGN: GLM DRAWN: DES REVIEW: JSJ

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unsealed document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original wet signature by the design professional.

As an unsealed document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

PRELIMINARY

R. E. HOLDING COMPANY
PUD ZONING CHANGE REQUEST
FROM "R1" TO "NR-PUD"

PREPARED FOR
 ANTHONY RICHARDS
 REAL ESTATE HOLDINGS, LLC
 1147 U.S.-22
 MORROW, OHIO 45152

PROJECT LOCATION
 1694 ROUTE 73
 WAYNESVILLE, OHIO 45068

Project ID: **2020-036**

Drawing Scale(s): HORIZ: 1" = 40'

Title: **EXHIBIT-1**

Sheet: **0**