CLEARCREEK HEIGHTS
PUD STAGE 1 PLAN
BETWEEN THE MIAMIS
SECTION 7, TOWN 2, RANGE 5
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO
MARCH, 2025

PROJECT DATA

EXISTING ZONING D = SR-1 (Suburban Residence Zone)
PROPOSED ZONING = R-PUD (Residential Planned Unit Development)

TOTAL ACREAGE = ±100.295
ST. RT. 73 RIGHT-OF-WAY DEDICATION = ±2.178 Acres
PROPOSED RIGHT-OF-WAY DEDICATION = ±11.482 Acres
NET RESIDENTIAL ACREAGE = ±54.925
OPEN SPACE PROVIDED = ±31.710 Acres (31.6%)
OPEN SPACE REQUIRED = ±25.070 Acres (25.0%)
TOTAL # OF OPEN SPACE LOTS = 7

95' SINGLE FAMILY RESIDENTIAL LOTS = 122
105' SINGLE FAMILY RESIDENTIAL LOTS = 10
TOTAL # OF SINGLE FAMILY RESIDENTIAL LOTS = 132
GROSS RESIDENTIAL DENSITY = 1.32 Du/Acre
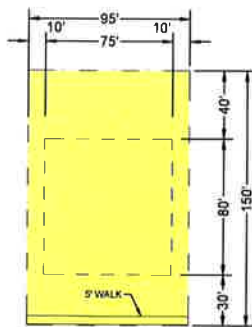NET RESIDENTIAL DENSITY = 2.40 Du/Acre

GENERAL NOTES

1. Sanitary sewer to be installed and connected to City of Springboro System.

2. Water service provider to be determined.

3. Electric to be supplied by Duke Energy. Street lighting locations to be determined by Duke Energy.

4. Stormwater management to be provided in accordance with the requirements of the Warren County Engineer and Ohio EPA NPDES.

5. All public streets to be constructed according to Warren County and Clearcreek Township standards and specifications.

6. 2-foot interval contours provided by Warren County GIS. Boundary information abstracted per Title Report.

7. Landscape & Amenity Details to be provided as part of future submittals.

8. Provided open space acreage subject to change during detailed design. A minimum of 30% open space shall be provided.
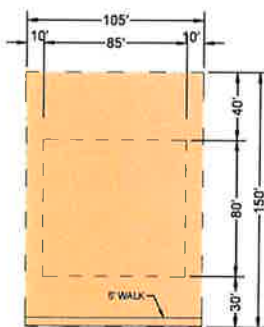
TYPICAL LOT DETAILS
SCALE: 1" = 50'

14,250 sq. ft. (min.)
95' lot width at setback (min.)
150' lot depth (min.)
30' front yard (min.)
40' rear yard (min.)
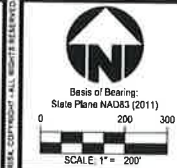10' side yard, 20' total (min.)

15,750 sq. ft. (min.)
105' lot width at setback (min.)
150' lot depth (min.)
30' front yard (min.)
40' rear yard (min.)
10' side yard, 20' total (min.)

STREET

STREET

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PUD STAGE 1 CONCEPT PLAN

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Drawing: 24-0348 PL PUD STAGE 1
Drawn by: AJB
Issue Date: 03-05-25

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