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

SR-1 NET DENSITY PLAN DATA

EXISTING ZONING DISTRICT = SR-1 (Suburban Residence Zone)

TOTAL ACREAGE = ±100.295
ST. RT. 73 RIGHT-OF-WAY DEDICATION = ±2.178 Acres
PROPOSED RIGHT-OF-WAY DEDICATION = ±12.317 Acres
NET RESIDENTIAL ACREAGE = ±78.700 Acres
OPEN SPACE PROVIDED = ±7.100 Acres

TOTAL # OF SINGLE FAMILY RESIDENTIAL LOTS = 145
GROSS RESIDENTIAL DENSITY = 1.45 Du/Acre
NET RESIDENTIAL DENSITY = 1.84 Du/Acre

LOT DETAILS PER SR-1 REGULATIONS
21,780 sq. ft. minimum (one half acre)
100' lot width at setback (min.)
50' front yard (min.)
40' rear yard (min.)
10' side yard, 20' total (min.)

RECEIVED
MAR 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

Basis of Bearing: State Plane NAD83 (2011)
SCALE: 1" = 200'

Item	Revision Description	Date	Dwn:	Chk:
1	Revised per Township Comments	03-06-25	AJB	

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

SR-1 NET DENSITY PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 24-0348 SR-1 NET DENSITY PLAN
Drawn by: AJB
Checked By:
Issue Date: 03-04-25
Sheet: 3

Plot time: Mar 05, 2025 - 3:11pm
Drawing name: J:\2024\24-0348\PL\DWG\24-0348 SR-1 Net Density Plan.dwg - Layout Tab: BB 24x36