

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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 1 PUD STAGE 1 TITLE SHEET
- 2 PUD STAGE 1 CONCEPT PLAN
- 3 SR-1 NET DENSITY PLAN

SITE ADDRESS

1176 Route 73
Clearcreek Township, Ohio 45066

APPLICANT

Springboro Development Co. LLC
562 N Main Street
Springboro, Ohio 45066
937-903-2681

**PLANNER, ENGINEER,
SURVEYOR & LANDSCAPE
ARCHITECT**

Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

OWNER

Rhonda, Ryan, Karen, Renee,
& Regan Brunk
13577 Friend Road
Germantown, Ohio 45327

PROJECT DATA

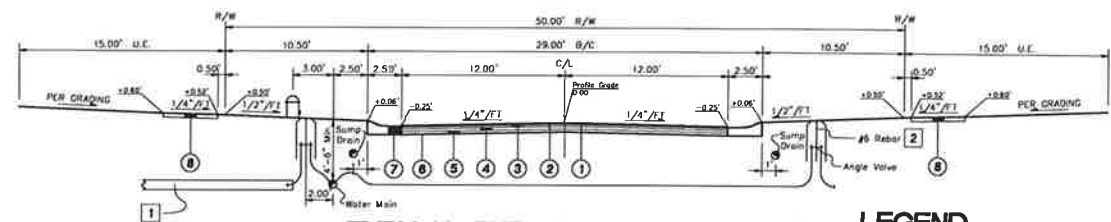
EXISTING ZONING D = SR-1 (Suburban Residence Zone)
PROPOSED ZONING = R-PUD (Residential Planned Unit Development)

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 PUBLIC STREET SECTION
NOT TO SCALE

NOTES

- 1 Plastic tubing shall be 20'± long & extend (min of 12" into the lots) to clear telephones & electric easements (On electric side only)
- 2 #6 Rebar - Contractor shall install #6 Rebar 5' long vertically at angle valves

LEGEND

- 1 - Item 448-(1) 1/2" Asphalt Concrete, Surface Course, Type 1
- 2 - Tack Coat MS-2, RS-1, or RC-250
- 3 - Item 448-(2) Asphalt Concrete, Intermediate Course, Type 1
- 4 - Item 301-(5) Bituminous Aggregate Base
- 5 - Item 304-(6) Aggregate Base
- 6 - Item 203 Subgrade Compaction
- 7 - Type "C" Curb & Gutter (Warren County Standard)
- 8 - Concrete Walk - 4" thick concrete sidewalk, width as shown, Item 608, to be 1/2" higher than finished grade.
- 9 - Item 301-(4) Bituminous Aggregate Base



RECEIVED
MAR 06 2025
CLEARCREEK TOWNSHIP ZONING DEPT.



Item	Revision Description	Date	Drawn	Chk
1	Revised per Township Comments		AJB	

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 TITLE SHEET



Drawing: 24-0348 PL TITLE
 Drawn by: AJB
 Checked by:
 Issue Date: 03-05-25
 Sheet: 1

Plot time: Mar 05, 2025 - 3:45pm
 Drawing name: J:\02\04\04-0248\PL\TITLE.DWG - Layout Tab: PL Title