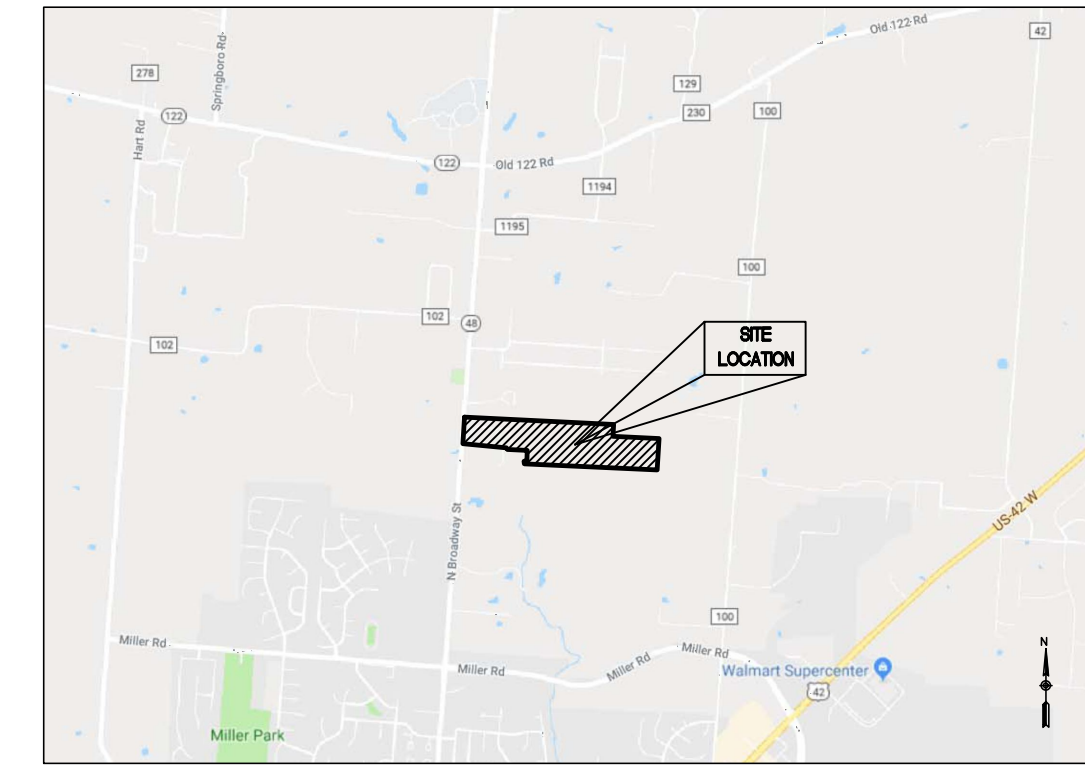
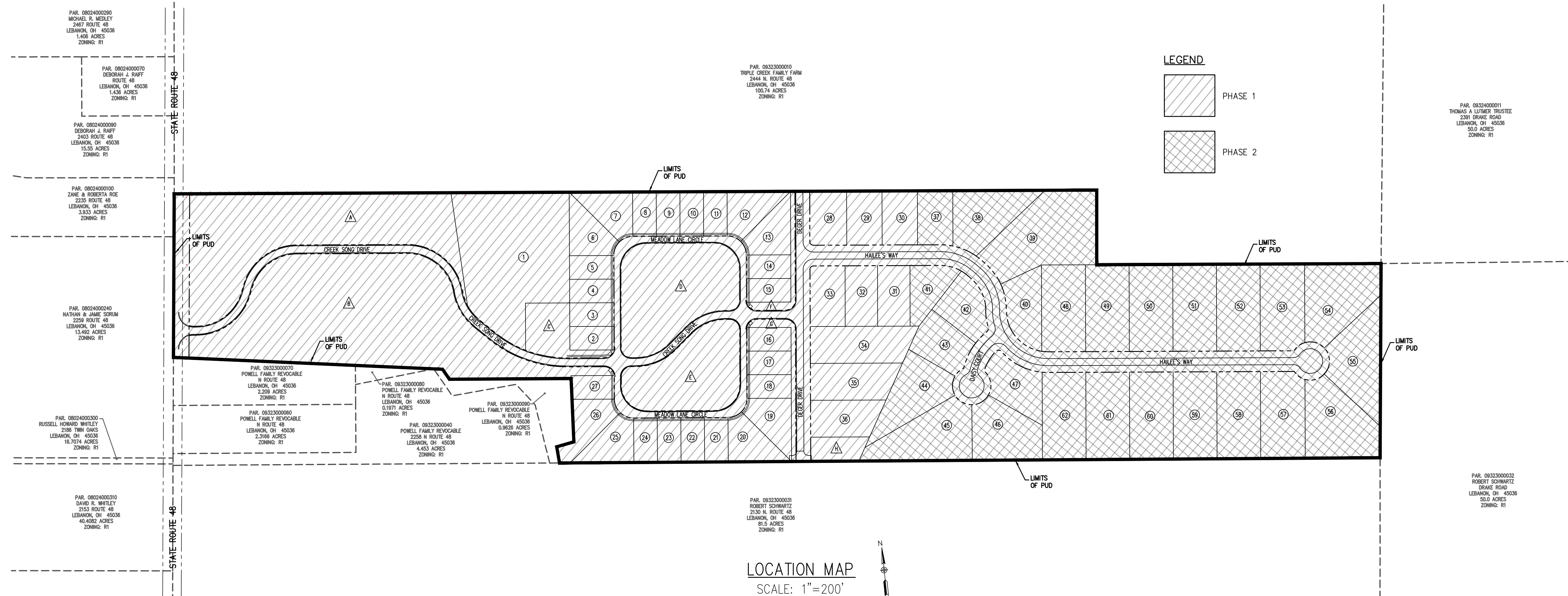


CREEK SONG PUD STAGE 2

SECTION 32, TOWNSHIP 4, RANGE 4
2260 N ROUTE 48
TURTLECREEK TOWNSHIP
WARREN COUNTY, OH
70.39 ACRES
FEBRUARY 2019



VICINITY MAP
NOT TO SCALE



LEGEND

- PHASE 1
- PHASE 2

LOCATION MAP
SCALE: 1"=200'

GENERAL NOTES

1. EXISTING ZONING IS R1 AND PROPOSED ZONING IS PUD - PLANNED UNIT DEVELOPMENT.
2. MAXIMUM BUILDING HEIGHT: 35'.
3. PROPOSED HOME OWNERS ASSOCIATION WILL BE DEVELOPED TO HANDLE MAINTENANCE OF ALL OPEN SPACE AREAS AND COMMON AMENITIES.
4. PUBLIC WATER SUPPLY BY CITY OF LEBANON OR WARREN COUNTY.
5. SANITARY SEWER TO BE A DECENTRALIZED WASTEWATER TREATMENT SYSTEM TO BE OWNED AND MAINTAINED BY OHIO WASTEWATER.
6. THE DEVELOPMENT SCHEDULE FOR THIS SUBDIVISION IS UNDETERMINED BUT IS EXPECTED TO INCLUDE 2 PHASES.
7. THE MINIMUM LOT WIDTH SHALL BE MEASURED AT THE SETBACK LINE. IN THE CASE OF LOTS BEING LOCATED IN A CURVE, THE LOT WIDTH WILL BE MEASURED AS A TANGENT AT THE MIDPOINT BETWEEN SIDE LOT LINES.
8. EXISTING TOPOGRAPHY FROM WARREN COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA.
9. ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED ON PLAN.
10. MINIMUM LOT WIDTH SHALL BE MET AT BOTH FRONT AND REAR SETBACK LINES.
11. PANHANDLE LOTS SHALL NOT BE PERMITTED.
12. PROPOSED LANDSCAPING AND ENTRANCE MONUMENTATION SHALL BE DETERMINED AT STAGE 3.
13. ALL SITE SIGNAGE WILL COMPLY WITH WARREN COUNTY RURAL ZONING CODE SECTION 3.6 WITH THE EXCEPTION THAT THE MAXIMUM SQUARE FOOTAGE FOR THE GATEWAY SIGN WILL BE 32 SF.
14. ALL RESIDENTIAL DRIVEWAYS ON FRONT ENTRY GARAGES WILL BE LOCATED AT LEAST 5' FROM SIDE OR REAR PROPERTY LINES. ALL RESIDENTIAL DRIVEWAYS ON SIDE ENTRY GARAGES WILL BE LOCATED AT LEAST 1' FROM PROPERTY LINES.
15. ACCESSORY STRUCTURES RESTRICTIONS TO BE ADDRESSED IN THE HOMEOWNERS ASSOCIATION COVENANT.
16. EX TREES ALONG PROPERTY BOUNDARY TO BE RETAINED AS A PERIMETER BUFFER.
17. DRAINAGE WILL BE ADDRESSED BY INSTALLATION OF GRASS SWALES AND DETENTION PONDS IF NECESSARY.
18. ALL LANDSCAPING, LIGHTING, AND SIGNAGE TO BE RURAL IN CHARACTER.

PROJECT SUMMARY

ACREAGE SUMMARY		ACRES	PERCENT
EXISTING RIGHT-OF-WAY		0.38	0.5
PROPOSED RIGHT-OF-WAY		7.97	11.3
LOTS		43.45	61.8
OPEN SPACE		18.59	26.4
TOTAL		70.39	100.0
NUMBER OF LOTS			
EXISTING FARMHOUSE (TO REMAIN)	1 (LOT #1)		
PARK SIDE LOTS	26 (LOTS #2-27)		
CUSTOM LOTS	20 (LOTS #28-47)		
DESIGN/BUILD LOTS	15 (LOTS #48-62)		
TOTAL	62		
DENSITY			
NET DENSITY	0.88 DU/AC		
GROSS DENSITY	1.00 DU/AC		

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE
1	COVER SHEET	2/28/19
2	EXISTING CONDITIONS	2/28/19
3	TYPICAL LOT/ROAD SECTIONS	2/28/19
4	SITE PLAN	2/28/19
5	SITE PLAN	2/28/19
6	OPEN SPACE PLAN	2/28/19

PHASING SCHEDULE

PHASE	LOT #'S IN PHASE	TOTAL LOTS	% OF DEVELOPMENT
1	1-36	37	60%
2	37-62	25	40%

CONSTRUCTION SCHEDULE

PHASE 1	SUMMER 2019
PHASE 2	SUMMER 2021

OWNER

STEPHEN DEGER
2260 N ROUTE 48
LEBANON, OH 45036
PHONE: (513) 274-3973

DEVELOPER

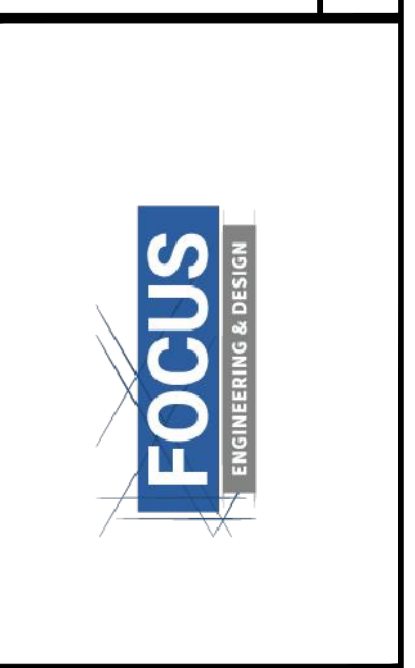
HIGHLAND DEVELOPMENT PARTNERS, LLC
4234 MASON POINTE DRIVE
MASON, OH 45040
PHONE: (513) 695-2200

PLANNER & ENGINEER

FOCUS ENGINEERING & DESIGN, LLC
1391 OAKVIEW DRIVE
COLUMBUS, OH 43235
PHONE: (303) 229-11189

ITEM	DESCRIPTION OF REVISIONS	DATE	BY

CREEK SONG
PLANNED UNIT DEVELOPMENT
PUD STAGE 2
TURTLECREEK TOWNSHIP
WARREN COUNTY, OH
COVER SHEET



DRAWN BY: JWR
APPROVED BY: JWR
DRAWING NAME:
DATE: 2-28-2018
SHEET NO.: 1 OF 6