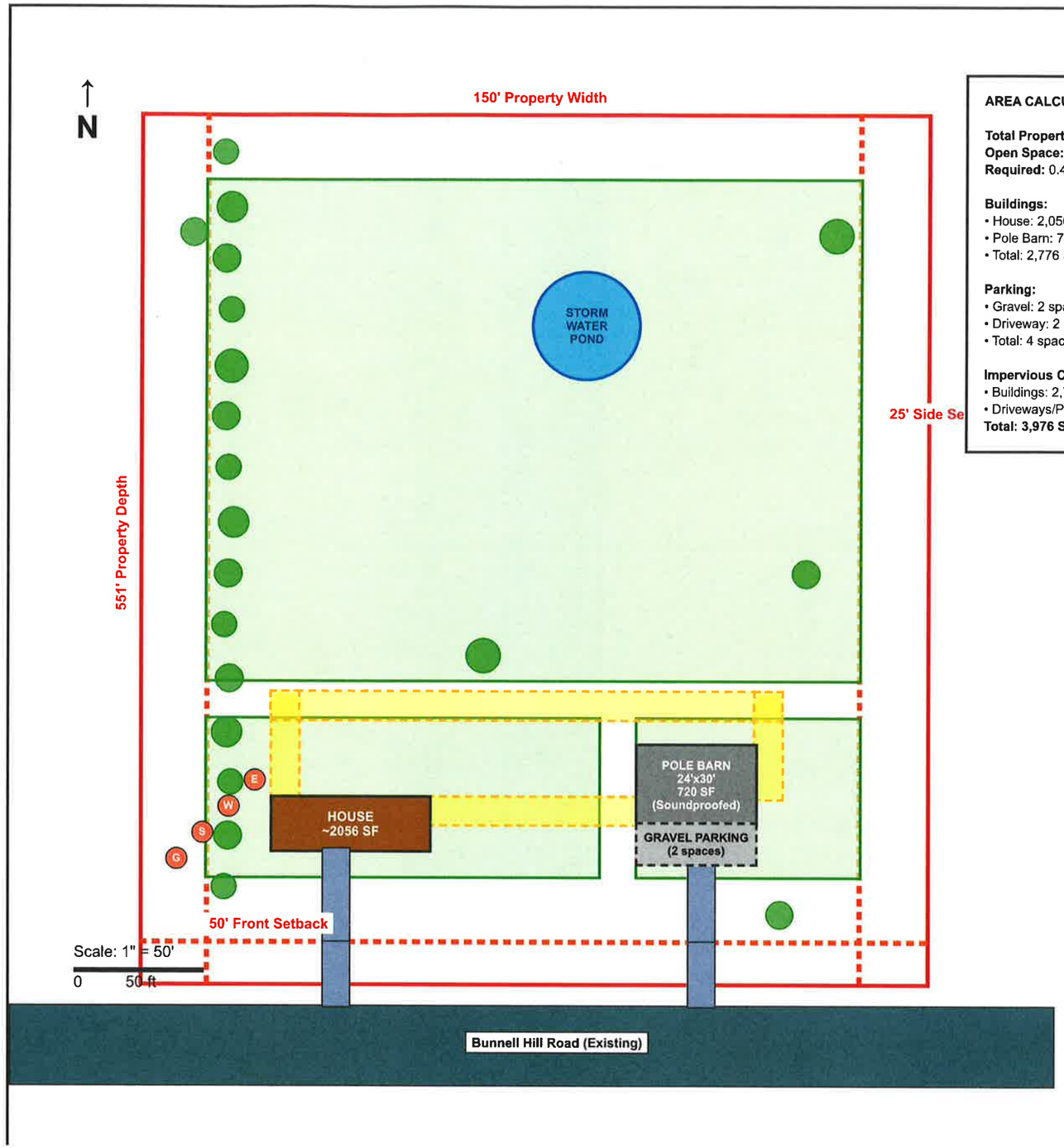

AREA CALCULATIONS

Total Property: 1.90 acres
Open Space: 1.09 acres (5
Required: 0.475 acres (25

Buildings:
- House: 2,056 SF
- Pole Barn: 720 SF
- Total: 2,776 SF

Parking:
- Gravel: 2 spaces
- Driveway: 2 spaces
- Total: 4 spaces

Impervious Coverage:
- Buildings: 2,776 SF (3.4%
- Driveways/Parking: 1,200
Total: 3,976 SF (4.8%)

PUD STAGE 1 CONCEPT PLAN

PORT (Pets of Ohio Rescue Team)
Mixed-Use Planned Unit Development

Property Address:
8797 Bunnell Hill Road
Springboro, OH 45066

Legal Description:
Clearcreek Township, Warren County
Parcel: 04-02-276-009-0

Property Details:
Total Area: 1.90 acres ±
Dimensions: 150' x 551' (approx.)
Current Zoning: Residential
Proposed Zoning: MU-PUD

Date: July 30, 2025
Scale: 1" = 50'
Sheet: 1 of 1

LEGEND

- Property Boundary
- Existing House
- Pole Barn (Animal Care)
- Open Space Areas
- Fencing Areas
- Driveways
- Gravel Parking
- Storm Water Pond
- Landscaping/Trees
- Utilities (E-W-S-G)
- Public Road
- Setback Lines

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JUL 31 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

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