



**SITE DATA**

**BUILDING AREA**  
 5,000 SF COMMERCIAL  
 9,700 SF RESIDENTIAL  
**NET FLOOR AREA RATIO**  
 14,700 SF / 1,007,064 SF  
 = 0.015  
**OPEN SPACE AMENITIES**  
 NONE  
**AIRCRAFT APPROACH/HOLDING PATTERNS IN AREA**  
 NONE  
**COMMUNITY DES**  
 ACCESS ONTO STATE ROUTE 48 WITH NO SITE DISTANCE ISSUES  
 PUBLIC WATER MAIN ALONG STATE ROUTE 48  
 BUILDING WILL BE SERVED BY SEPTIC SYSTEMS  
 -SITE HAS BEEN PRELIMINARILY APPROVED BY CLEARCREEK SEPTIC  
**NET DENSITY PLAN**  
 PER OSR-1 ZONING (2 AC MIN FOR SEPTIC)  
 -ASSUME 15% FOR R/W(23,119ac \*0.15)=3,468 Ac  
 -23,119-3,468=19,651/2=9 LOTS PERMITTED MINIMUM

**SITE NARRATIVE**

THIS SITE WILL BE SERVED BY LEBANON CITY SCHOOLS. FIRE PROTECTION WILL BE PROVIDED BY A FIRE HYDRANT AT THE NORTHEAST CORNER OF THE PROPERTY ALONG S.R. 48. THIS SITE WILL HAVE MINIMAL EFFECT ON SURROUNDING COMMUNITY FACILITIES AS THERE WILL ONLY BE ONE RESIDENTIAL STRUCTURE AND ONE PRODUCTION/STORAGE BUILDING. THE PROPOSED LAND USE MEETS THE COMMUNITY REQUIREMENTS IN THAT THIS WILL BE MAINLY A RESIDENTIAL USE WITH A LARGE PORTION REMAINING AS OPEN SPACE. THIS OPEN SPACE WILL BE MAINTAINED BY THE LOT OWNERS.

**RECEIVED**  
 NOV 30 2022  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.

STAGE 1 PUD CONCEPT PLAN  
 4023 STATE ROUTE 48  
 CLEARCREEK TOWNSHIP  
 WARREN COUNTY, OHIO

<p>2 WORKING DAYS BEFORE YOU DIG          CALL TOLL FREE 800-362-2764        OHIO UTILITY PROTECTION SERVICE</p>	<p>SCALE: 1"=100'        DATE: 08-08-22        DRAWN: JLL        DESIGNED: JLL        CHECKED:</p>	<p>        1088 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 43043        TEL: (513) 424-3333 OR (513) 424-8941 FAX: (513) 424-4202</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
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<p>PROJECT: 220899A SHEET        DRAWING: 220899PA 2 OF 2</p>			<p> </p>						