



LANDSCAPE/BUFFERING
 EXISTING VEGETATION WILL SERVE AS THE REQUIRED BUFFER
 FOR THE WAREHOUSE/PARKING AREA

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 TIES
 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% TOR 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
JUL 14 2023
CLEARCREEK TOWNSHIP
ZONING DEPT.

STAGE 2 PUD
 4023 STATE ROUTE 48
 CLEARCREEK TOWNSHIP
 WARREN COUNTY, OHIO

 2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-362-2764 OHIO UTILITIES PROTECTION SERVICE	SCALE: 1"=100' DATE: 05-10-23 DRAWN: JLL DESIGNED: JLL CHECKED:	 1088 N. UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042 (513) 424-5202 OR (513) 424-8881 FAX - (513) 424-6203	REVISIONS: 1. 2. 3. 4.
			PROJECT: 220899 DRAWING: 220899PB