



VICINITY MAP
NOT TO SCALE

APPLICANT
ROBERT C. RHEIN INTERESTS
11025 REED HARTMAN HIGHWAY
SUITE B-1
CINCINNATI, OHIO 45242

OWNER
IRWIN FAMILY TRUST
727 GRANDIN ROAD
SOUTH LEBANON, OHIO 45065

TOTAL AREA OF DEVELOPMENT= 64.57 ACRES

LOT DEVELOPMENT AREA

**EXISTING ZONE: I-1 LIGHT INDUSTRIAL
PROPOSED ZONE: PUD PLANNED UNIT DEVELOPMENT**

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

MINIMUM REQUIREMENTS

**LOT AREA: 7,400 SQUARE FEET
LOT WIDTH: 55 FEET
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 6 FEET
TOTAL SIDE YARD SETBACK: 12 FEET
REAR YARD SETBACK : 30 FEET**

**NUMBER OF LOTS: 177
DENSITY: 2.74 UNITS PER ACRE
OPEN SPACE AREA: 11.6 ACRES
OPEN SPACE PERCENTAGE: 17.9%**

**PURSUANT TO FIRM MAP PANEL
NO: 39165C0226E EFFECTIVE 12/17/2010,
THERE ARE NO KNOWN FEMA DESIGNATED
100-YEAR FLOOD PLAIN AREAS.**

**THERE IS NO KNOWN GRADING THAT WOULD
SUBSTANTIALLY ALTER THE TOPOGRAPHY.**

**IT IS IN THE APPLICANTS BEST INTEREST TO PRESERVE
AS MANY OF THE EXISTING TREES AS POSSIBLE FOR
THE BENEFIT OF THE FUTURE RESIDENTS**

**SOURCE OF BASE MAPPING: WARREN COUNTY GIS
CONTOUR INTERVAL: 2 FEET**



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**PROPOSED SINGLE FAMILY
RESIDENTIAL SUBDIVISION
727 GRANDIN ROAD**
MILITARY SURVEY NO. 1547 & 1548
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

Sheet Title
PRELIMINARY PLAN
Project No. 16448.00
Scale 1"=100'
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