



VICINITY MAP
NOT TO SCALE

NARRATIVE

- AREA PARKS SERVING THE PROPERTY
KESSLING PARK - 1.7 MILES
PATRICIA ALLYN PARK - 1.0 MILE
NORTH PARK - 3.3 MILES
- SITE SERVED BY SPRINGBORO CITY SCHOOL DISTRICT
- ALL SANITARY SEWER TO BE ONSITE SEPTIC
- DRINKING WATER TO BE SUPPLIED BY TAPPING EX 12" WATER MAIN

BASE DENSITY CALCULATION

1. TOTAL ACREAGE	44.31 AC.
2. ALLOWABLE DENSITY	1.50 AC MIN LOT SIZE

OWNER/DEVELOPER/APPLICANT

NEELIMA & SANKARA BAHUBALENDRUNI
647 E SR 73
SPRINGBORO, OH 45066
(937) 829-6077

TRAFFIC TRIP GENERATION (PEAK HOUR)

SINGLE FAMILY DETACHED	0.99 PER UNIT
19 UNITS TOTAL	18.8 TRIPS PEAK HOUR

PRELIMINARY PLAN
PEACOCK RIDGE
CLEARCREEK TOWNSHIP
WARREN COUNTY, OHIO



The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.



SCALE: 1"=100'
DATE: 12-09-22
DRAWN: ACL
DESIGNED: ACL
CHECKED: JLL



REVISIONS: 1. 2. 3. 4.	PROJECT: 211956 DRAWING: 211956PC	SHEET 1 OF 1
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