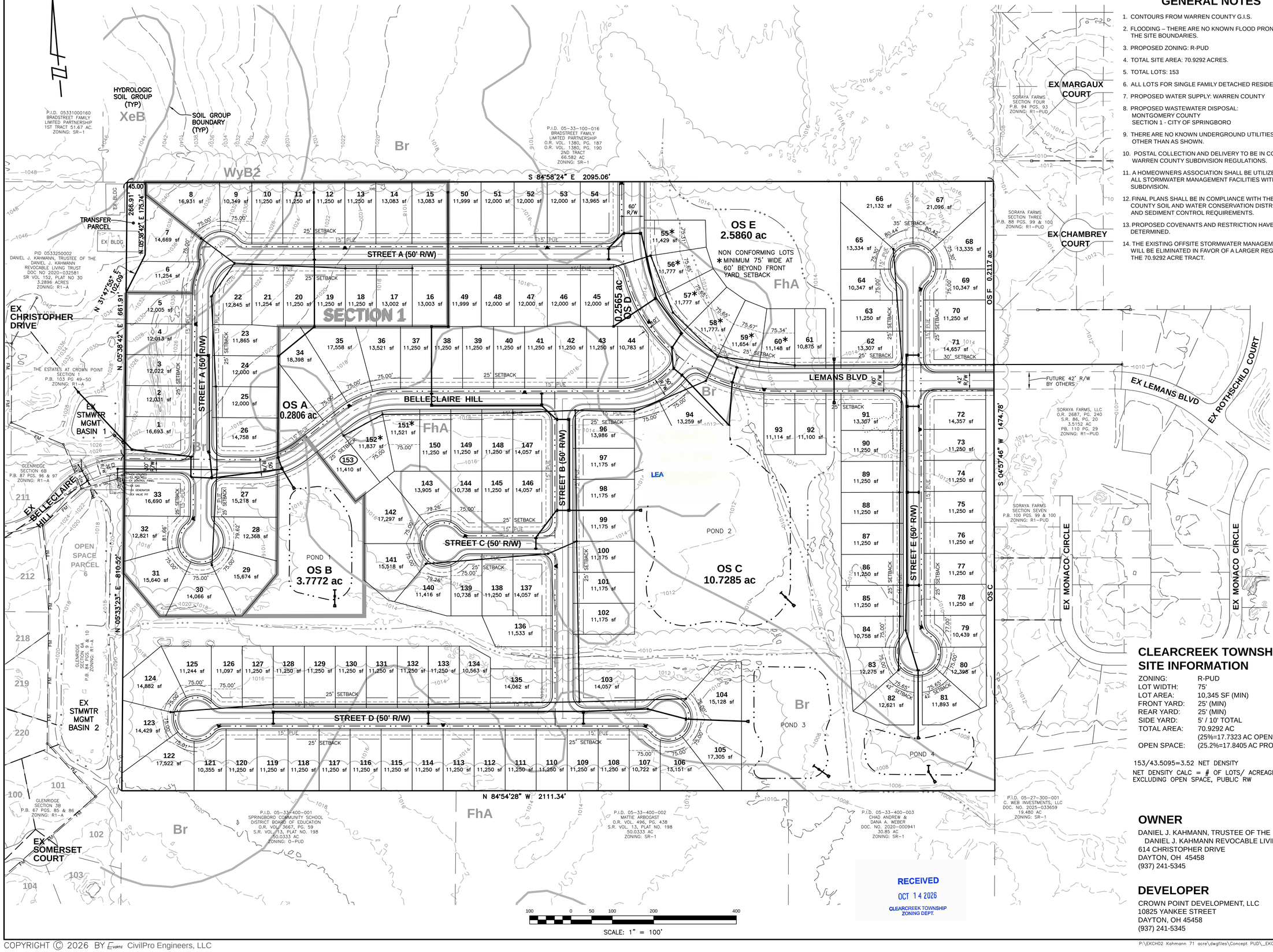


GENERAL NOTES

1. CONTOURS FROM WARREN COUNTY G.I.S.
2. FLOODING – THERE ARE NO KNOWN FLOOD PRONE AREAS WITHIN THE SITE BOUNDARIES.
3. PROPOSED ZONING: R-PUD
4. TOTAL SITE AREA: 70.9292 ACRES.
5. TOTAL LOTS: 153
6. ALL LOTS FOR SINGLE FAMILY DETACHED RESIDENCES.
7. PROPOSED WATER SUPPLY: WARREN COUNTY
8. PROPOSED WASTEWATER DISPOSAL:
   MONTGOMERY COUNTY
   SECTION 1 - CITY OF SPRINGBORO
9. THERE ARE NO KNOWN UNDERGROUND UTILITIES ON SITE, OTHER THAN AS SHOWN.
10. POSTAL COLLECTION AND DELIVERY TO BE IN COMPLIANCE WITH WARREN COUNTY SUBDIVISION REGULATIONS.
11. A HOMEOWNERS ASSOCIATION SHALL BE UTILIZED TO MAINTAIN ALL STORMWATER MANAGEMENT FACILITIES WITHIN THE SUBDIVISION.
12. FINAL PLANS SHALL BE IN COMPLIANCE WITH THE WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL REQUIREMENTS.
13. PROPOSED COVENANTS AND RESTRICTION HAVE NOT BEEN DETERMINED.
14. THE EXISTING OFFSITE STORMWATER MANAGEMENT BASIN 1 WILL BE ELIMINATED IN FAVOR OF A LARGER REGIONAL BASIN IN THE 70.9292 ACRE TRACT.

CLEARCREEK TOWNSHIP SITE INFORMATION

ZONING:	R-PUD
LOT WIDTH:	75'
LOT AREA:	10,345 SF (MIN)
FRONT YARD:	25' (MIN)
REAR YARD:	25' (MIN)
SIDE YARD:	5' / 10' TOTAL
TOTAL AREA:	70.9292 AC
	(25%=17.7323 AC OPEN SPACE REQ'D)
OPEN SPACE:	(25.2%=17.8405 AC PROVIDED)

153/43.5095=3.52 NET DENSITY

NET DENSITY CALC = # OF LOTS/ ACREAGE EXCLUDING OPEN SPACE, PUBLIC RW

OWNER

DANIEL J. KAHMANN, TRUSTEE OF THE
DANIEL J. KAHMANN REVOCABLE LIVING TRUST
614 CHRISTOPHER DRIVE
DAYTON, OH 45458
(937) 241-5345

DEVELOPER

CROWN POINT DEVELOPMENT, LLC
10825 YANKEE STREET
DAYTON, OH 45458
(937) 241-5345

RECEIVED
OCT 14 2026
CLEARCREEK TOWNSHIP ZONING DEPT.

NO.	DATE	DESCRIPTION
		REVISIONS

PLANNED UNIT DEVELOPMENT (PUD)
STAGE 2
PRELIMINARY SITE PLAN

DRAWN BY: REE
SCALE: 1" = 100'
JOB NO.: EKCH02
DATE: 10/08/2026

KAHMANN LANDS
71 ACRES

SITUATED IN SECTION 33, TOWN 3, RANGE 5
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO

Evans CivilPro Engineers, LLC
Consulting Engineers & Surveyors
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(513) 388-1728

SHEET 1 OF 1

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