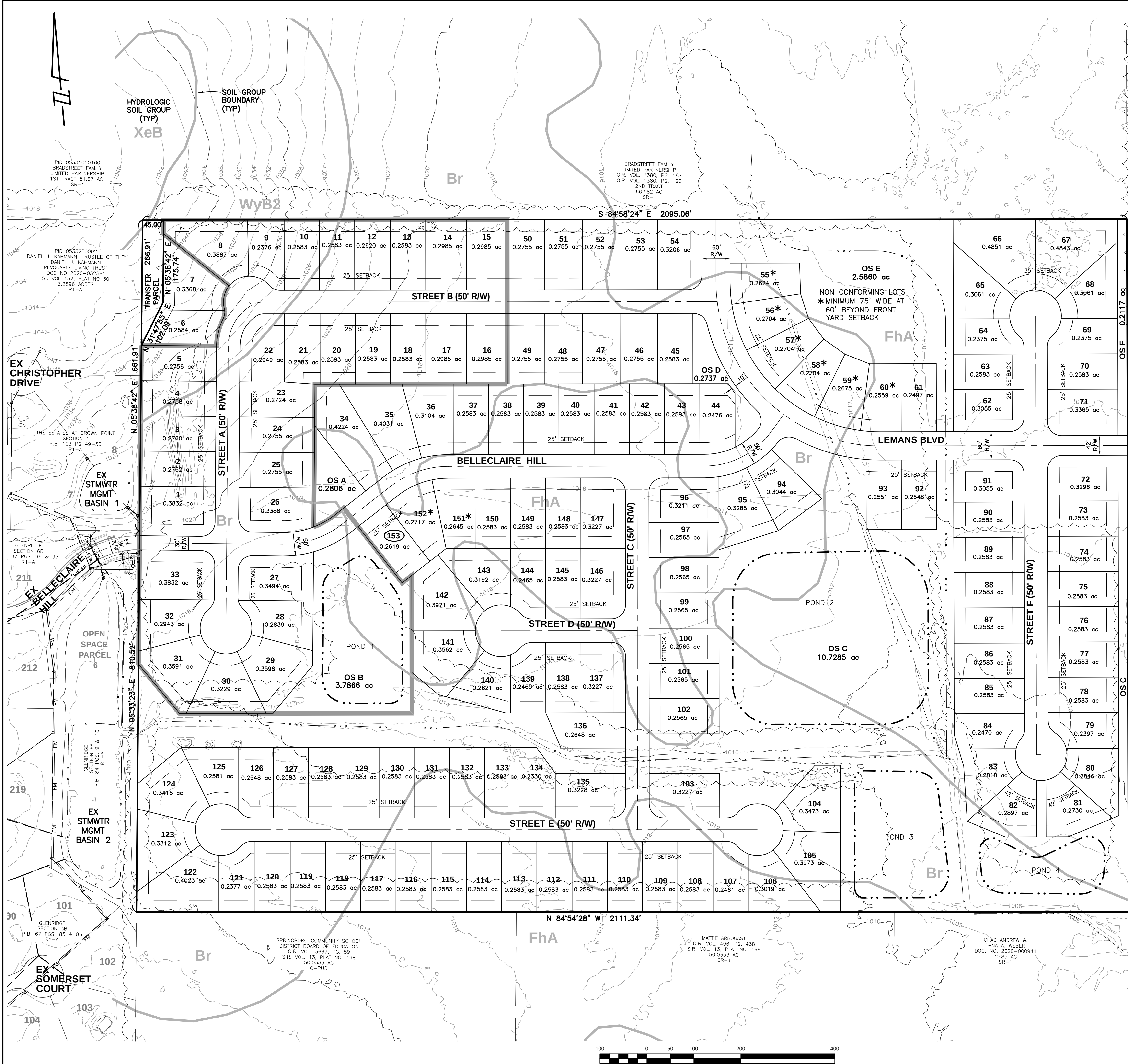




GENERAL NOTES

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
CURRENT ZONING R-1A

EX ZONING: R-1A
 LOT WIDTH: 80' MIN
 LOT AREA: 14,000 SF (MIN)
 FRONT YARD: 35'
 REAR YARD: 40'
 SIDE YARD: 10'

R-PUD
SITE INFORMATION

PR 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%=17.8671 AC PROVIDED)

153/43.4829=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 SEP 04 2026 CLEARCREEK TOWNSHIP ZONING DEPT.	NO.		DATE
	NO.		DATE
	NO.		DATE
PLANNED UNIT DEVELOPMENT (PUD) STAGE 1 CONCEPT PLAN	JOB NO.: EKCH02		SCALE: 1" = 100'
	DATE: 9/03/2026		DRAWN BY: REE
	DRAWN BY: REE		DRAWN BY: REE
KAHMANN LANDS 71 ACRES	SITUATED IN SECTION 33, TOWN 3, RANGE 5 CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO		CivilPro Engineers, LLC Consulting Engineers & Surveyors 4700 Duke Drive, Suite 100 Mason, Ohio 45040 (513) 398-1728
SHEET 1 OF 1			