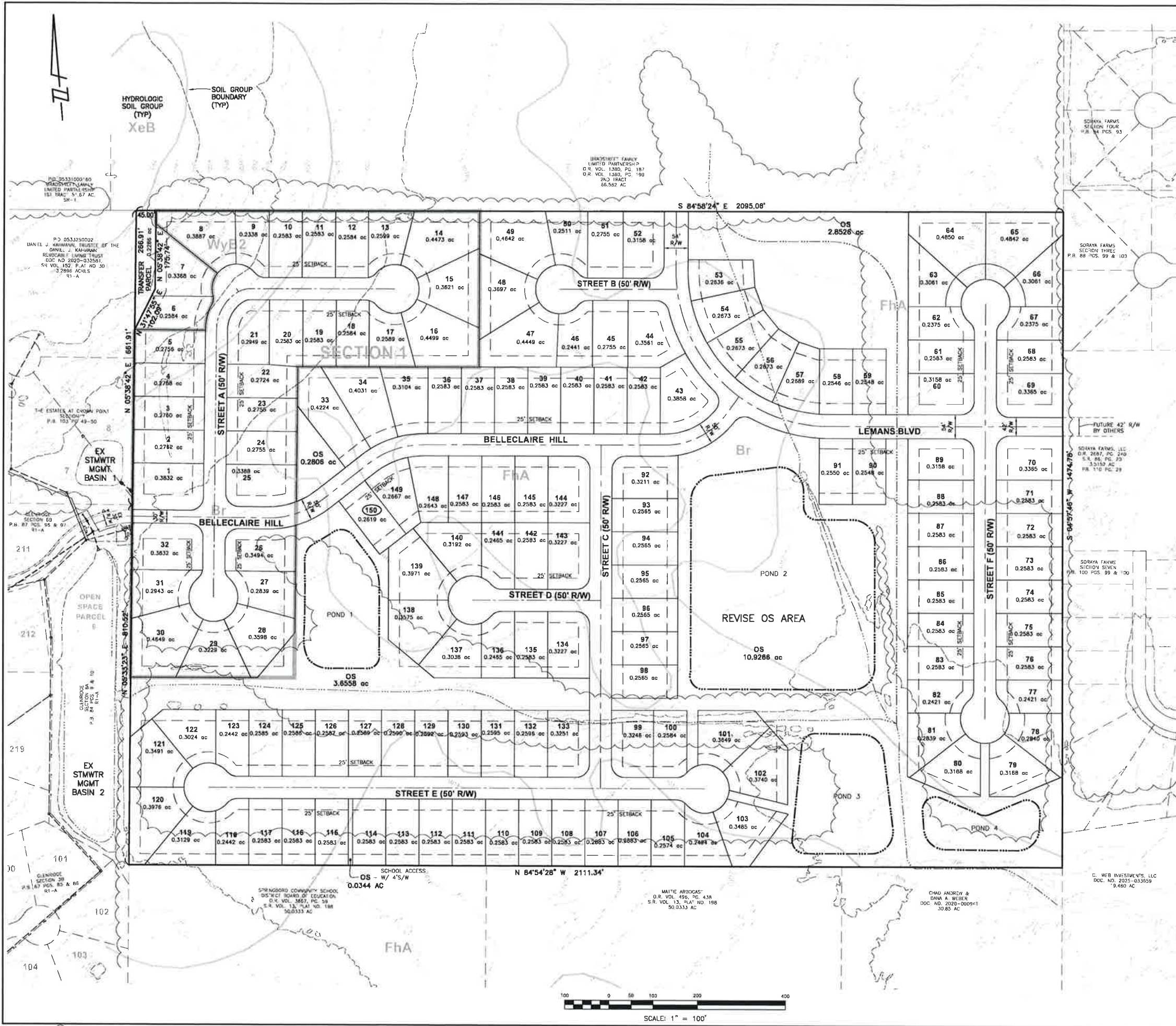




GENERAL NOTES

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 150
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

RECEIVED

JUL 06 2026

CLEARCREEK TOWNSHIP ZONING DEPT.

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'
SIDE YARD:	5' / 10' TOTAL
TOTAL AREA:	70.9292 AC
OPEN SPACE:	(25%=17.7323 AC OPEN SPACE REQ'D) (25%=17.7500 AC PROVIDED)

70.9292 ACREAGE

-0.0344 OS
-2.8526 OS
-10.9266 OS
-3.6558 OS
-0.2806 OS
-9.3223 RW
43.8569 AC

150/44.2255=3.42 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

PLANNED UNIT DEVELOPMENT (PUD) STAGE 1 CONCEPT PLAN

NO.	DATE	DESCRIPTION
1	7/2/2026	EXCH02

DATE: 7/2/2026
JOB NO: EXCH02
DRAWN BY: REE
SCALE: 1" = 100'

KAHMANN LANDS 71 ACRES

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

Evans CivilPro Engineers, LLC
Consulting Engineers & Surveyors
4700 Duke Drive, Suite 100
Mason, Ohio 45040
(513) 398-1728

SHEET 1 OF 1