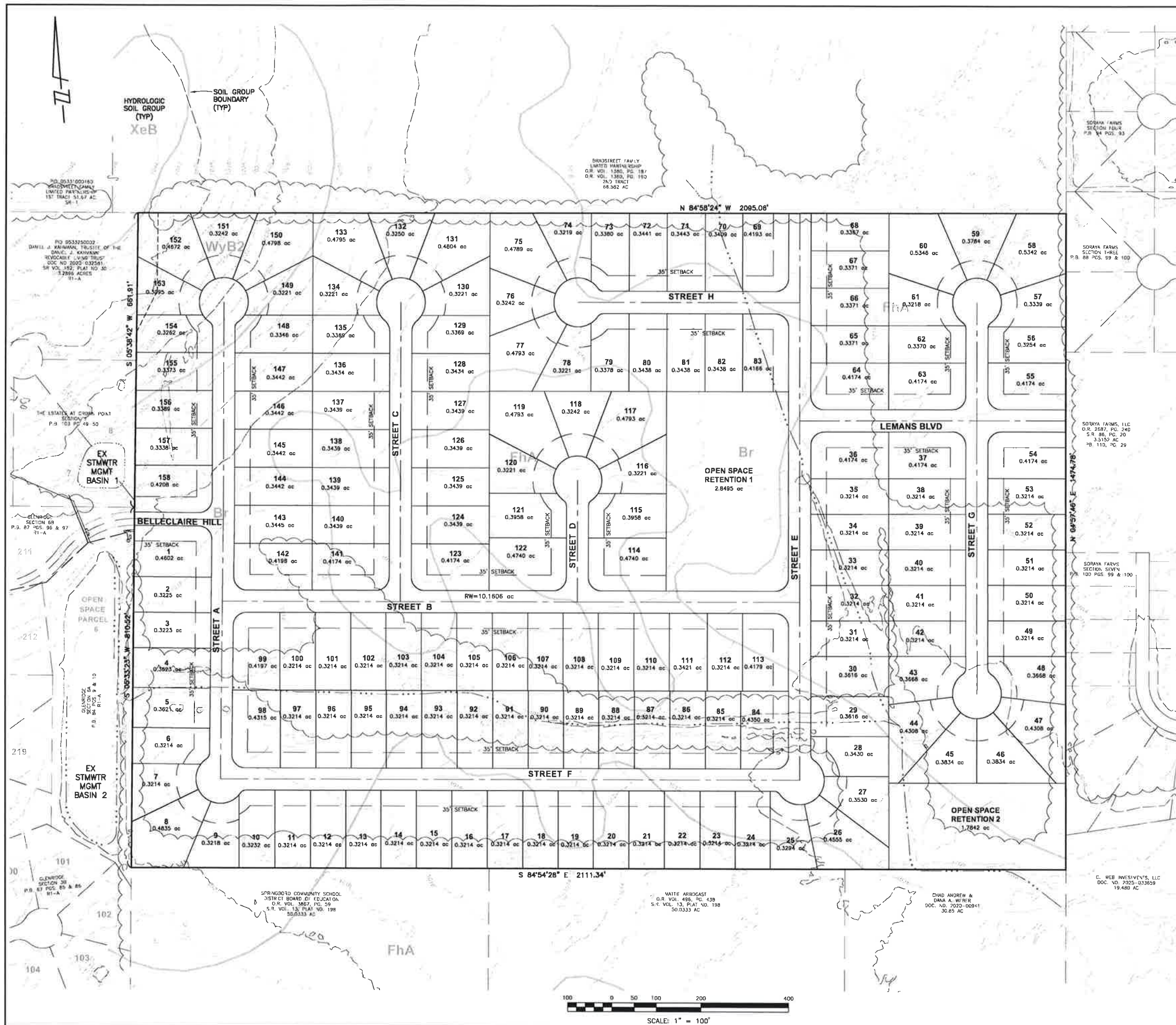




RECEIVED

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'

70.9292 ACREAGE
-2.8495 OS
-1.7842 OS
-10.1606 RW
56.1349 AC

158/56.1349=2.81 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

**EXISTING R-1A ZONING
NET DENSITY PLAN**

**KAHMANN LANDS
71 ACRES**

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

Engineers, LLC
Consulting Engineers & Surveyors
4708 DUNE DRIVE, Suite 100
DAYTON, OH 45424
(937) 241-5345

SHEET
1
OF 1

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

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

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