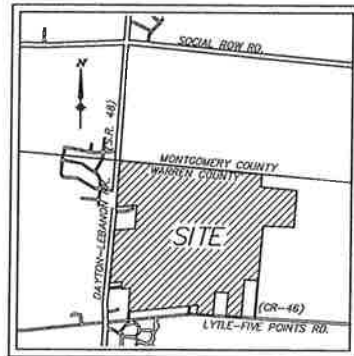


# MODIFIED STAGE II/PRELIMINARY PLAT SUBMITTAL

## VILLAGES OF WINDING CREEK

### CLEARCREEK TOWNSHIP, WARREN COUNTY

### SECTION 21 & 27, TOWN 3, RANGE 5 M.R.S.



**OWNER/DEVELOPER**

VWC HOLDINGS, LTD.  
8534 YANKEE STREET  
DAYTON, OH 45458  
(937) 435-8584

**ENGINEER**

CESO  
8534 YANKEE STREET  
DAYTON, OH 45458  
(937) 435-8584

YIN-JIN (JEFF) CHEN, P.E.  
OHIO #E-63804

DAVID R. BARNHART, P.S.  
OHIO #S7848

RECEIVED

OCT 13 2009

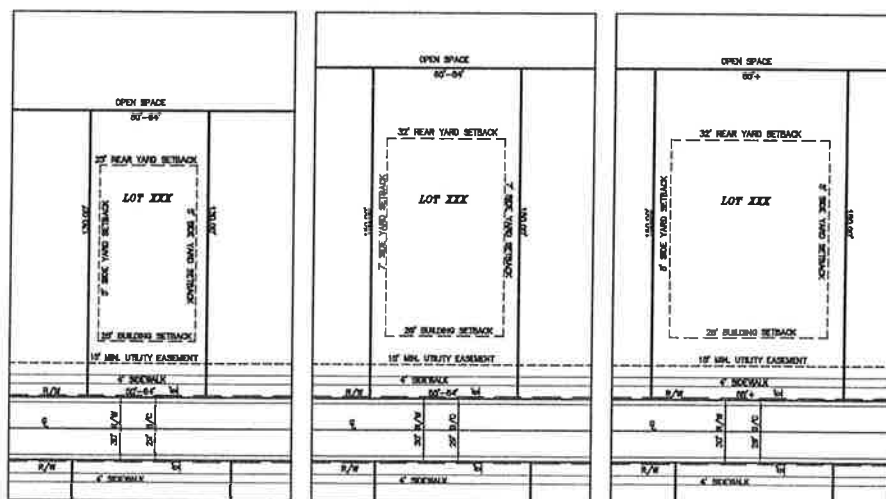
CLEARCREEK TOWNSHIP  
ZONING DEPT.

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**NOTES**

- DATE OF ORIGINAL SURVEY: OCTOBER 2002, BY R.D. ZANDE AND ASSOCIATES.
- THE SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE VILLAGE OF WINDING CREEK AS DESCRIBED IN THE OFFICIAL RECORD VOLUME 4277 AT PAGE 476, MONTGOMERY COUNTY, OHIO.
- STREET LIGHTING TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WARREN COUNTY SUBDIVISION REGULATIONS AND CLEARCREEK TOWNSHIP. A STREET LIGHTING DISTRICT WILL BE ESTABLISHED FOR THE PROJECT.
- THE SITE DOES NOT LIE WITHIN ANY KNOWN AIRCRAFT APPROACH OR HOLDING PATTERNS, TO THE BEST OF THE APPLICANTS KNOWLEDGE.
- LOTS 1-746 WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
- SCHEDULE OUTLINING THE ORDER OF DEVELOPMENT OF EACH SECTION OF THE SUBDIVISION HAVE NOT BEEN DETERMINED.
- WATER SUPPLY TO BE BY WARREN COUNTY PUBLIC SYSTEM.
- WASTEWATER DISPOSAL TO BE BY MONTGOMERY COUNTY PUBLIC SYSTEM.
- THE OPEN SPACE AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.



**55' LOTS**  
LOT WIDTH 50'-64'  
MIN. FRONT YARD SETBACK 28'  
MIN. REAR YARD SETBACK 25'  
MIN. SIDE YARD SETBACK 5', 10' TOTAL  
MIN. LOT SIZE 6,600 SQ. FT.

**70' LOTS**  
LOT WIDTH 65'-84'  
MIN. FRONT YARD SETBACK 28'  
MIN. REAR YARD SETBACK 32'  
MIN. SIDE YARD SETBACK 7', 14' TOTAL  
MIN. LOT SIZE 9,100 SQ. FT.

**90' LOTS**  
LOT WIDTH 85'+  
MIN. FRONT YARD SETBACK 28'  
MIN. REAR YARD SETBACK 32'  
MIN. SIDE YARD SETBACK 8', 16' TOTAL  
MIN. LOT SIZE 13,050 SQ. FT.

**SITE DATA**

EX. ZONING - RESIDENTIAL: R1A-PUD  
RESIDENTIAL SITE ACREAGE: 283.12 ACRES (746 LOTS)  
RETAIL/OFFICE SITE ACREAGE: 16.71 ACRES  
OPEN SPACE (MINIMUM): 142.50 ACRES = 33.74%  
TOTAL SITE ACREAGE: 422.33 ACRES



REVISIONS		
BY	DATE	DESCRIPTION
ADD	08-17-09	
ADD	10-13-09	

**COVER SHEET**

VILLAGES OF WINDING CREEK  
SECTION 21 & 27, TOWN 3, RANGE 5 M.R.S.  
CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

SCALE: AS NOTED DATE: MAY 27, 2009

DESIGN RTR  
DRAWN RTR  
CHKD YJC

8534 YANKEE STREET  
DAYTON, OHIO 45458-1833

JOB NO. 3853

18-BZA-004 Exhibit 4