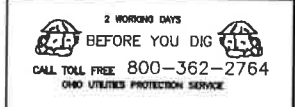
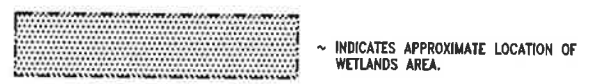


**ACREAGE TABULATION**

RESIDENTIAL LOTS #1-#101	=	30.77 AC.
PARK/OPEN AREAS	=	12.90 AC. (25%)
STREET R/W	=	7.79 AC.
<b>TOTAL</b>	=	<b>51.46 AC.</b>



**Ronald E. Montgomery ETAL**  
S.R. 741/Red-Lion Five Points Rd.

Located In:  
Sec. 11, T. 11E, R. 4N MRs.  
Clearcreek Township  
Warren County, Ohio

**DEVELOPER:**

**OBERER**  
3446 Newmark Drive  
Merrimburg, Ohio 45342  
937.278.0651

**ENGINEER:**

**REINKE GROUP**  
958 Congress Park Drive  
Dayton, OH 45459  
(800) 407-5405

Engineering / Surveying / Land Planning  
Landscape Architecture / GIS / Surveying

**RECEIVED**  
**NOV 01 2018**  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

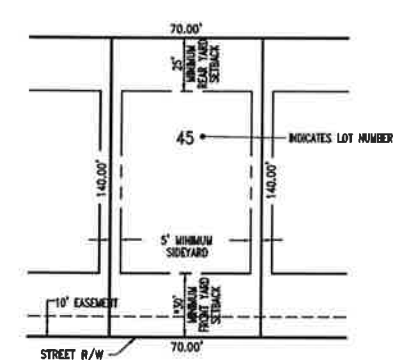
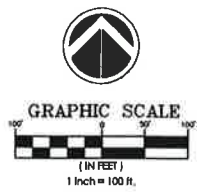
REVISIONS:


DESIGNED BY: GR  
DRAWING BY: TTL  
DATE: October 31, 2018  
JOB NUMBER: 2018-08-008  
TITLE:

**P.U.D. Plan**

SHEET NUMBER:





**TYPICAL LOT DETAIL**  
SCALE: 1" = 40'



**ACREAGE TABULATION**

RESIDENTIAL LOTS #1-#101	= 30.77 AC.
PARK/OPEN AREAS	= 12.90 AC. (25%)
STREET R/W	= 7.79 AC.
TOTAL	= 51.46 AC.

~ INDICATES APPROXIMATE LOCATION OF WETLANDS AREA.

Ronald E. Montgomery ETAL  
S.R. 741/Red-Lion Five Points Rd.

Located In:  
Sec. 11, T. 11E, R. 4N MRS.  
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Warren County, Ohio

**DEVELOPER:**

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3445 Newmark Drive  
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**ENGINEER:**

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950 Congress Park Drive  
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(800) 407-5405

**RECEIVED**  
NOV 01 2018  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

REVISIONS:

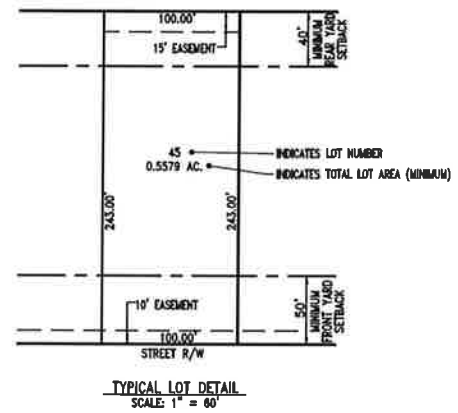

DESIGNED BY: GR  
DRAWING BY: TTL  
DATE: October 31, 2018  
JOB NUMBER: 2018-08-008

TITLE: **P.U.D. Plan w/Topo**

SHEET NUMBER:  
**1 OF 1**

COMMENTS:

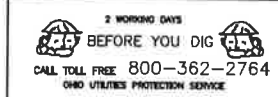




**ACREAGE TABULATION**

RESIDENTIAL LOTS #1-#70	=	43.4193 AC.
STREET R/W	=	8.0418 AC.
<b>TOTAL</b>	=	<b>51.4611 AC.</b>

**NOTE:**  
PROPERTY LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD,  
COMMUNITY PANEL #39165C0040E, EFF. DATE, 12/17/10.



**Ronald E. Montgomery ETAL**  
S.R. 741/Red-Lion Five Points Rd.

Located In:  
**Sec. 11, T. 11E, R. 4N MRs.**  
Clearcreek Township  
Warren County, Ohio

**ENGINEER:**

REINKE GROUP  
658 Congress Park Drive  
Dayton, OH 45489  
(800) 400-5405

Engineering / Surveying / Land Planning  
Landscape Architecture / GPS Surveying

**RECEIVED**  
 NOV 01 2018  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT

**Developer:**

OBERER

REVISIONS:


DESIGNED BY: GP  
DRAWING BY: TTL  
DATE: August 17, 2018  
JOB NUMBER: 2018-08-000

TITLE: **Net Density Plan**

SHEET NUMBER: 1 OF 1  
COMMENTS: