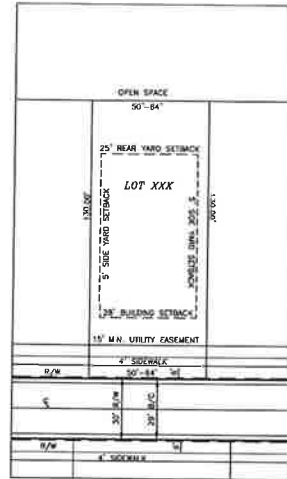
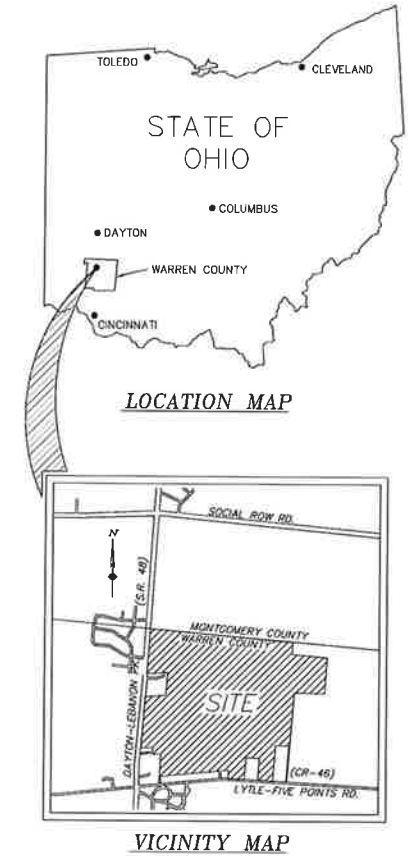
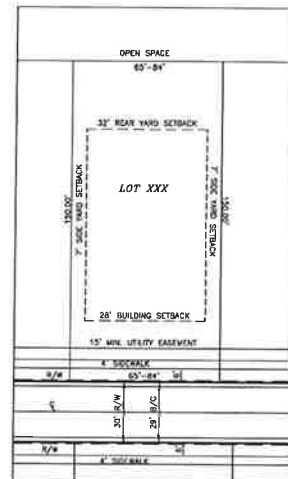


# PLANNED UNIT DEVELOPMENT STAGE III FINAL SITE PLAN THE VILLAGES OF WINDING CREEK THE BOULEVARDS AT WINDING CREEK SECTION TEN SEC. 21, TOWN 3E, RANGE 5N M.Rs. CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO



**TYPICAL LOT LAYOUT  
R1A PUD  
(55' LOTS)**  
SCALE: 1" = 40'



**TYPICAL LOT LAYOUT  
R1A PUD  
(70' LOTS)**  
SCALE: 1" = 40'

**55' LOTS (LOTS 757-830)**  
LOT WIDTH 50'-84"  
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 (LOTS 735-756)**  
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.



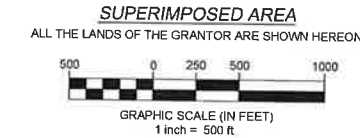
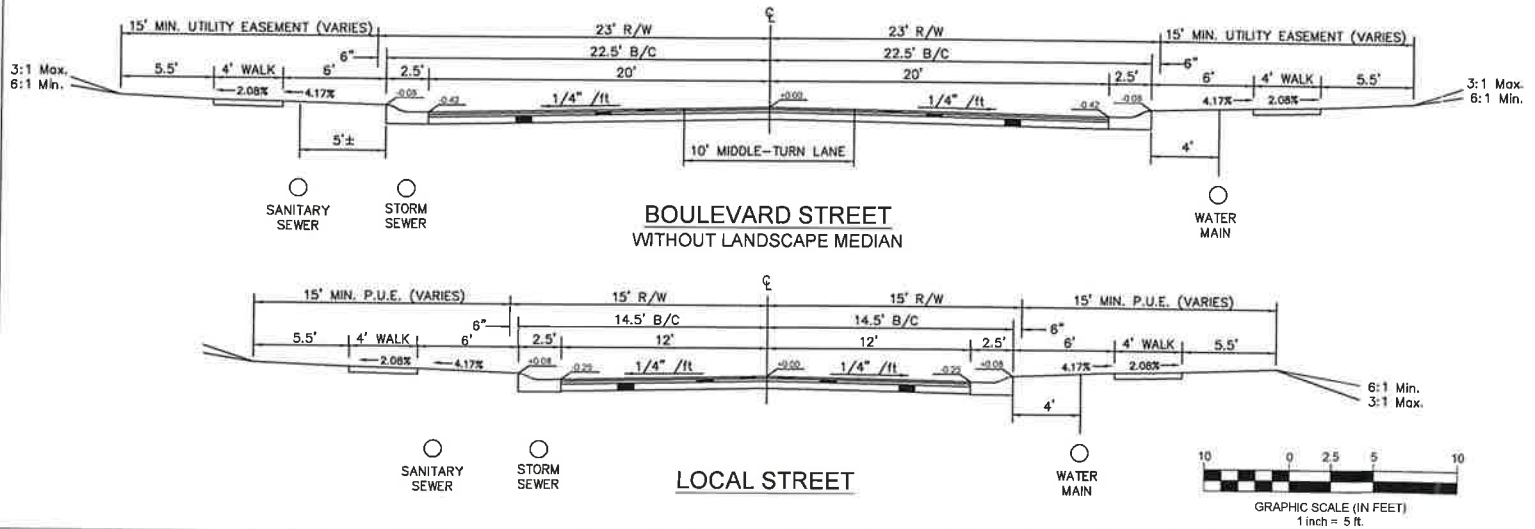
**INDEX OF SHEETS**

COVER SHEET \_\_\_\_\_ 1  
THE BOULEVARDS AT WINDING CREEK, SECTION TEN \_\_\_\_\_ 2-3

**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, WARREN COUNTY, OHIO AND MICROFICHE #SP-1-06-080623 0057, 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.
- ALL LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
- WATER SUPPLY TO BE BY WARREN COUNTY PUBLIC SYSTEM.
- WASTEWATER DISPOSAL TO BE BY MONTGOMERY COUNTY PUBLIC SYSTEM.
- ALL STREETS ARE TO BE PUBLIC STREETS CONSTRUCTED TO WARREN COUNTY STANDARDS.
- THE OPEN SPACE AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

**RECEIVED**  
**FEB 05 2020**  
**CLEARCREEK TOWNSHIP**  
**ZONING DEPT.**



**SECTION TEN SITE DATA**

EX ZONING - RESIDENTIAL: R1A-PUD

**PROPOSED AREA (96 LOTS TOTAL)**

BOULEVARDS AT WINDING CREEK, SECTION 10 (96 LOTS) \_\_\_\_\_  
BOULEVARDS RESIDENTIAL AREA ACREAGE (INCL. R/W): 26.1856 ACRES  
BOULEVARDS OPEN SPACE AREA \_\_\_\_\_  
BOULEVARDS AT WINDING CREEK, SECTION 10 (96 LOTS) 33.1979 ACRES

**ENGINEER**  
CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
(937) 435-8584  
DAVID C. OAKES, P.S.  
OHIO #S-7047

**OWNER/DEVELOPER**  
VWC HOLDINGS, LTD.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
(937) 435-8584

No.	Date	Revision

PLANNED UNIT DEVELOPMENT STAGE III FINAL SITE PLAN		
<b>THE VILLAGES OF WINDING CREEK</b>		
<b>THE BOULEVARDS AT WINDING CREEK</b>		
SECTION TEN		
WARREN COUNTY, OHIO		
SECTION 21 & 27, TOWN 3E, RANGE 5N M.Rs.		
Scale: 1" = 500'	Date: FEBRUARY 04, 2020	
Des: SJS		Job Number 3853
Dwn: SJS		Sheet No.
Ckd: JEE		1 OF 3
WWW.CESOINC.COM		

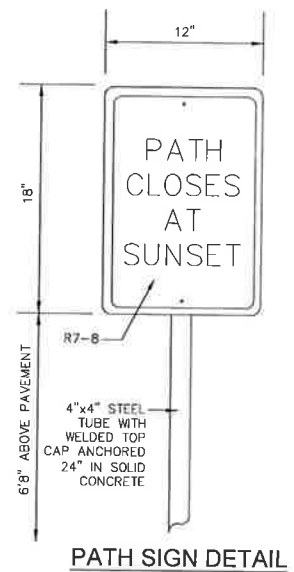
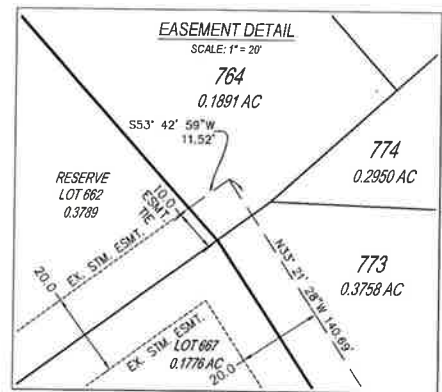


SIDWELL TABLE

OLD	XXXX ACRES	05-21-100-XXXX	NEW	LOT 785
NEW	LOT 736		NEW	LOT 786
NEW	LOT 737		NEW	LOT 787
NEW	LOT 738		NEW	LOT 788
NEW	LOT 739		NEW	LOT 789
NEW	LOT 740		NEW	LOT 790
NEW	LOT 741		NEW	LOT 791
NEW	LOT 742		NEW	LOT 792
NEW	LOT 743		NEW	LOT 793
NEW	LOT 744		NEW	LOT 794
NEW	LOT 745		NEW	LOT 795
NEW	LOT 746		NEW	LOT 796
NEW	LOT 747		NEW	LOT 797
NEW	LOT 748		NEW	LOT 798
NEW	LOT 749		NEW	LOT 799
NEW	LOT 750		NEW	LOT 800
NEW	LOT 751		NEW	LOT 801
NEW	LOT 752		NEW	LOT 802
NEW	LOT 753		NEW	LOT 803
NEW	LOT 754		NEW	LOT 804
NEW	LOT 755		NEW	LOT 805
NEW	LOT 756		NEW	LOT 806
NEW	LOT 757		NEW	LOT 807
NEW	LOT 758		NEW	LOT 808
NEW	LOT 759		NEW	LOT 809
NEW	LOT 760		NEW	LOT 810
NEW	LOT 761		NEW	LOT 811
NEW	LOT 762		NEW	LOT 812
NEW	LOT 763		NEW	LOT 813
NEW	LOT 764		NEW	LOT 814
NEW	LOT 765		NEW	LOT 815
NEW	LOT 766		NEW	LOT 816
NEW	LOT 767		NEW	LOT 817
NEW	LOT 768		NEW	LOT 818
NEW	LOT 769		NEW	LOT 819
NEW	LOT 770		NEW	LOT 820
NEW	LOT 771		NEW	LOT 821
NEW	LOT 772		NEW	LOT 822
NEW	LOT 773		NEW	LOT 823
NEW	LOT 774		NEW	LOT 824
NEW	LOT 775		NEW	LOT 825
NEW	LOT 776		NEW	LOT 826
NEW	LOT 777		NEW	LOT 827
NEW	LOT 778		NEW	LOT 828
NEW	LOT 779		NEW	LOT 829
NEW	LOT 780		NEW	LOT 830
NEW	LOT 781		NEW	LOT 831
NEW	LOT 782		NEW	RESERVE LOT 832
NEW	LOT 783		REM	XX.XXXX ACRES AS-SURVEYED
NEW	LOT 784			

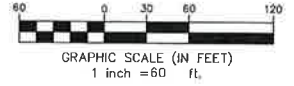
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA
C2	500.00'	318.74'	N29° 45' 35"E, 313.37'	36° 31' 28"
C3	500.00'	65.45'	N15° 14' 51"E, 65.40'	7° 30' 00"
C4	500.00'	253.29'	S33° 30' 35"W, 250.59'	29° 01' 28"
C5	450.00'	263.26'	S87° 45' 45"E, 259.53'	33° 31' 11"
C12	515.00'	328.30'	S29° 45' 35"W, 322.77'	36° 31' 28"
C13	560.29'	46.79'	S14° 02' 41"W, 45.78'	4° 40' 57"
C14	498.27'	65.05'	S20° 12' 36"W, 65.00'	7° 27' 53"
C15	502.27'	65.05'	S27° 28' 47"W, 65.00'	7° 25' 12"
C17	515.00'	52.13'	S39° 51' 19"W, 52.11'	5° 47' 59"
C18	515.00'	47.34'	S45° 23' 19"W, 47.32'	5° 16' 00"
C19	485.00'	192.29'	N36° 39' 49"E, 191.03'	22° 42' 59"
C20	485.00'	1.28'	N47° 56' 46"E, 1.28'	0° 09' 06"
C21	485.00'	191.01'	N36° 35' 17"E, 189.77'	22° 33' 53"
C22	34.50'	57.99'	N22° 50' 55"W, 51.40'	96° 18' 30"
C23	435.00'	254.49'	N87° 45' 45"W, 250.87'	33° 31' 11"
C24	435.00'	42.65'	N73° 46' 42"W, 42.63'	5° 37' 04"
C25	435.00'	160.04'	N87° 09' 36"W, 159.14'	21° 04' 45"
C26	435.00'	51.80'	S78° 53' 20"W, 51.77'	6° 49' 22"
C27	24.00'	23.28'	S47° 41' 11"W, 22.38'	55° 34' 57"
C28	24.00'	10.07'	S63° 27' 36"W, 9.99'	24° 02' 07"
C29	24.00'	13.21'	S35° 40' 07"W, 13.05'	31° 32' 50"
C30	45.00'	228.68'	N14° 31' 21"W, 60.87'	291° 09' 55"
C31	45.00'	57.52'	S56° 30' 39"W, 53.88'	73° 13' 55"
C32	45.00'	40.37'	N61° 10' 18"W, 39.03'	51° 24' 11"
C33	45.00'	44.00'	N7° 27' 24"W, 42.27'	56° 01' 37"
C34	45.00'	46.88'	N50° 24' 11"E, 44.70'	59° 41' 10"
C35	45.00'	39.91'	S74° 20' 43"E, 39.61'	50° 48' 39"
C36	24.00'	23.28'	S76° 43' 52"E, 22.38'	56° 34' 57"
C37	465.00'	272.04'	S87° 45' 45"E, 268.11'	33° 31' 11"
C38	465.00'	84.99'	N79° 28' 53"E, 84.93'	8° 00' 27"
C39	465.00'	66.43'	N87° 34' 41"E, 66.38'	8° 11' 08"
C40	465.00'	66.29'	S84° 14' 42"E, 66.24'	8° 10' 06"
C41	465.00'	74.33'	S75° 34' 54"E, 74.25'	9° 08' 29"
C42	34.50'	57.99'	N60° 50' 36"E, 51.40'	96° 18' 30"
C43	485.00'	10.09'	N12° 05' 36"E, 10.09'	1° 11' 30"



SECTION 21 ACREAGES

PARCEL	ACRES	PARCEL	ACRES
736	0.2425	751	0.3578
737	0.2443	752	0.2979
738	0.2443	753	0.2149
739	0.2320	754	0.2090
740	0.5284	755	0.2226
741	0.3545	756	0.2311
742	0.2866	757	0.2117
743	0.3740	758	0.1830
744	0.5435	759	0.2009
745	0.5954	760	0.1894
746	0.5453	761	0.1694
747	0.4133	762	0.1894
748	0.4039	763	0.1894
749	0.3395	764	0.1891
750	0.3267	832	7.0123



LEGEND

- ⊕ SET 5/8" x 30" IRON PIN FOUND IN CONCRETE WITH YELLOW CAP STAMPED "CESO"
- SET 5/8" x 30" IRON PIN FOUND IN CONCRETE WITH YELLOW CAP STAMPED "CESO"
- ⊙ 5/8" IRON PIN FOUND WITH YELLOW CAP UNLESS NOTED OTHERWISE
- ⊙ MAG SPIKE SET
- ⊙ MAG SPIKE FOUND
- B.S. MINIMUM BUILDING SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT
- SAN. SANITARY
- ESMT. EASEMENT

PLANNED UNIT DEVELOPMENT  
STAGE III FINAL SITE PLAN  
**THE VILLAGES OF WINDING CREEK**  
**THE BOULEVARDS AT WINDING CREEK**  
SECTION TEN  
CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO  
SECTION 21, TOWN 3E, RANGE 5N M.R.s.  
Scale: 1" = 60' Date: FEBRUARY 04, 2020  
Des.: SJS Job Number 3853  
Dwn.: SJS  
Ckd.: JEE  
**CESO**  
WWW.CESODINC.COM  
Sheet No. 2 OF 3

CLEARCREEK TOWNSHIP ZONING DEPT. FEB 05 2020

LEE SNYDER  
1641 WHIPPLE TREE DR  
32.418 AC  
PG.5 BK. 38  
DOC.#1971-00079C011

JOHN T. ROSS  
& PATRICIA A.  
28.899 AC.  
DEED BK.758  
PG.530-535  
PG.5 BK. 38  
DOC.#1986-00512A003

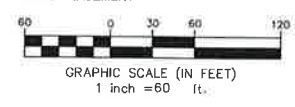
SECTION 21 ACREAGES

PARCEL	ACRES	PARCEL	ACRES	PARCEL	ACRES
765	0.1711	788	0.1684	811	0.2547
766	0.1761	789	0.1837	812	0.1876
767	0.1656	790	0.1536	813	0.1825
768	0.1689	791	0.1585	814	0.1821
769	0.1663	792	0.1801	815	0.1921
770	0.1761	793	0.1761	816	0.1941
771	0.1923	794	0.1846	817	0.2051
772	0.2085	795	0.2072	818	0.2423
773	0.3788	796	0.2054	819	0.2058
774	0.2950	797	0.1913	820	0.2080
775	0.1984	798	0.1915	821	0.2116
776	0.1888	799	0.2614	822	0.2196
777	0.1668	800	0.3357	823	0.2297
778	0.1802	801	0.2543	824	0.2403
779	0.2148	802	0.2471	825	0.2573
780	0.2554	803	0.1804	826	0.2483
781	0.2506	804	0.1841	827	0.2714
782	0.2859	805	0.2060	828	0.3300
783	0.1956	806	0.2218	829	0.1885
784	0.1797	807	0.2216	830	0.1954
785	0.2580	808	0.2330	831	0.1785
786	0.2677	809	0.1884	832 RESERVE	7.0123
787	0.1638	810	0.2109		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA	CURVE	RADIUS	ARC LENGTH	CHORD	DELTA
C1	160.00'	38.87'	51' 23" 09"E, 36.70'	013°12'00"	C75	45.00'	228.67'	30' 11" 41"E, 30.00'	290°00'00"
C2	90.00'	145.53'	N26° 44' 29"E, 130.18'	092° 38' 47"	C76	45.00'	34.89'	N03° 00' 31"W, 34.17'	044° 00' 00"
C3	250.00'	61.40'	N12° 32' 47"W, 61.24'	014° 04' 15"	C77	45.00'	39.51'	N66° 33' 40"W, 38.06'	050° 00' 00"
C4	525.00'	320.28'	N87° 53' 42"E, 315.34'	034° 57' 13"	C78	45.00'	36.58'	N18° 07' 13"W, 35.58'	040° 00' 00"
C5	550.00'	87.15'	S76° 07' 34"W, 67.11'	006° 59' 45"	C79	45.00'	36.42'	N28° 20' 13"W, 35.41'	046° 00' 00"
C6	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C80	45.00'	37.54'	N15° 24' 35"E, 36.47'	047° 48' 12"
C7	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C81	45.00'	43.65'	S52° 53' 50"E, 41.86'	055° 34' 57"
C8	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C82	24.00'	23.29'	S52° 53' 36"E, 22.36'	055° 35' 26"
C9	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C83	165.00'	163.22'	S36° 08' 22"E, 147.28'	059° 03' 53"
C10	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C84	105.00'	23.48'	S74° 16' 58"E, 23.43'	012° 48' 42"
C11	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C85	105.00'	45.35'	S55° 30' 12"E, 45.00'	024° 44' 50"
C12	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C86	105.00'	45.35'	S30° 49' 22"E, 45.00'	024° 44' 50"
C13	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C87	105.00'	45.35'	S8° 00' 32"E, 45.00'	024° 44' 50"
C14	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C88	105.00'	45.35'	S5° 22' 14"W, 3.69'	002° 00' 00"
C15	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C89	34.50'	54.19'	S35° 37' 26"E, 48.79'	090° 00' 00"
C16	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C90	190.00'	244.23'	S44° 47' 56"E, 227.76'	073° 38' 00"
C17	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C91	100.00'	48.90'	S11° 15' 03"E, 48.78'	014° 44' 50"
C18	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C92	190.00'	48.90'	S35° 30' 18"E, 48.77'	014° 44' 50"
C19	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C93	190.00'	48.79'	S44° 47' 56"E, 191.80'	073° 38' 00"
C20	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C94	100.00'	48.78'	S30° 03' 49"E, 48.63'	014° 42' 41"
C21	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C95	190.00'	48.86'	S15° 28' 26"E, 48.72'	014° 44' 01"
C22	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C96	160.00'	205.67'	N44° 47' 56"W, 191.80'	073° 38' 00"
C23	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C97	160.00'	184.29'	N40° 58' 18"W, 174.27'	065° 59' 48"
C24	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C98	160.00'	21.38'	N77° 47' 48"W, 21.38'	007° 59' 17"
C25	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C99	565.00'	68.58'	N78° 07' 35"W, 68.54'	008° 59' 44"
C26	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C100	565.00'	3.51'	N81° 28' 45"W, 3.51'	008° 21' 22"
C27	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C101	565.00'	55.07'	N78° 28' 32"W, 55.05'	005° 59' 04"
C28	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C102	565.00'	10.40'	N15° 09' 20"W, 10.40'	001° 03' 18"
C29	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C103	510.00'	311.12'	S87° 53' 43"W, 308.32'	034° 52' 11"
C30	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C104	510.00'	0.45'	N74° 37' 41"W, 0.45'	000° 03' 01"
C31	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C105	510.00'	58.78'	N77° 52' 01"W, 58.73'	006° 22' 37"
C32	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C106	510.00'	86.99'	N84° 49' 07"W, 86.95'	007° 31' 35"
C33	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C107	510.00'	75.04'	S87° 12' 11"W, 74.97'	008° 25' 49"
C34	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C108	510.00'	111.86'	S76° 42' 11"W, 111.86'	013° 34' 11"
C35	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C109	34.80'	54.18'	S25° 25' 05"W, 48.79'	090° 00' 00"
C36	175.00'	224.95'	S44° 47' 56"E, 209.78'	073° 38' 00"	C110	265.00'	85.00'	S12° 32' 47"E, 84.52'	014° 04' 11"
C37	90.00'	139.90'	N36° 08' 22"W, 126.24'	089° 03' 53"	C111	265.00'	28.67'	S18° 29' 58"E, 28.67'	008° 12' 59"
C38	235.00'	57.71'	N12° 32' 47"W, 57.57'	014° 04' 15"	C112	265.00'	36.39'	S9° 26' 42"E, 36.38'	007° 52' 00"

- LEGEND**
- SET 5/8" x 30" IRON PIN IN CONCRETE WITH YELLOW CAP STAMPED "CESO"
  - SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
  - ⊙ MAG SPIKE SET
  - ⊙ 5/8" IRON PIN FOUND WITH "CESO" CAP UNLESS NOTED OTHERWISE
  - ⊙ MAG SPIKE FOUND
  - B.S. MINIMUM BUILDING SETBACK
  - P.U.E. PUBLIC UTILITY EASEMENT
  - SAN. SANITARY
  - ESMT. EASEMENT



PLANNED UNIT DEVELOPMENT  
STAGE III FINAL SITE PLAN

**THE VILLAGES OF WINDING CREEK**  
THE BOULEVARDS AT WINDING CREEK  
SECTION TEN

CLEARCREEK TOWNSHIP WARREN COUNTRY, OHIO  
SECTION 21 & 27, TOWN 3E, RANGE 5N M.Rs.

Scale: 1" = 60' Date: FEBRUARY 04, 2020

Des: SJS Job Number 3853  
Dwn: SJS  
Ckd: JEE

**CESO**  
WWW.CESODINC.COM

Sheet No. 3 OF 3

RECEIVED  
FEB 10 5 2020  
CLEARCREEK TOWNSHIP  
ZONING DEPT.