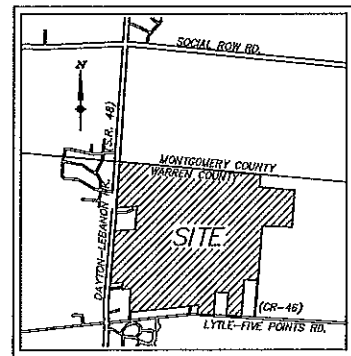


# MODIFIED STAGE II/PRELIMINARY PLAT SUBMITTAL

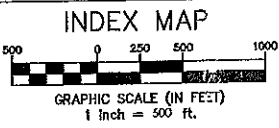
## VILLAGES OF WINDING CREEK

### CLEARCREEK TOWNSHIP, WARREN COUNTY

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



VICINITY MAP



**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-AN (JEFF) CHEN, P.E.  
OHIO #E-63804

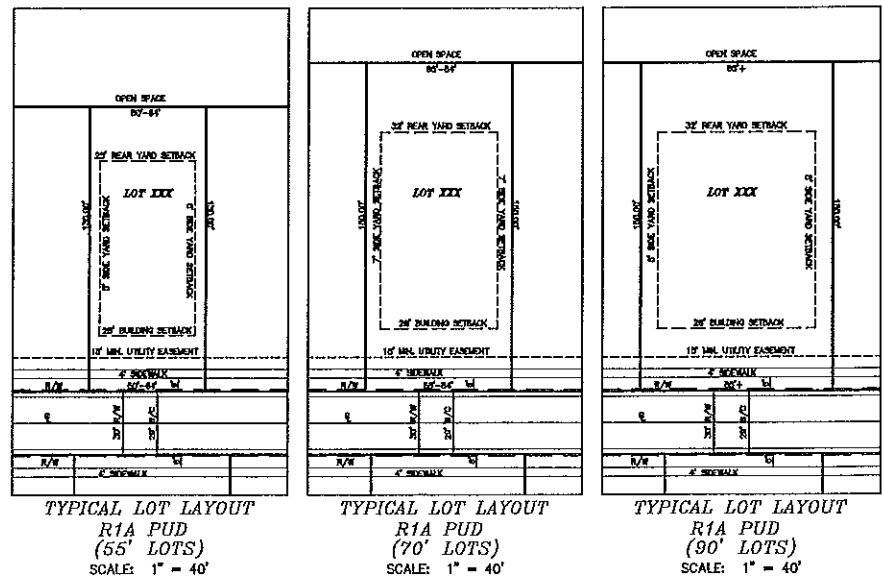
DAVID R. BARNHART, P.S.  
OHIO #57846

**INDEX OF SHEETS**

COVER SHEET	1
EXISTING FEATURES	2
TYPICAL STREET SECTIONS, DETAILS	3
OVERALL PLAT	4
PRELIMINARY PLAT	5 - 10
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SOIL TYPES	12
DRAINAGE MAP	13

**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**

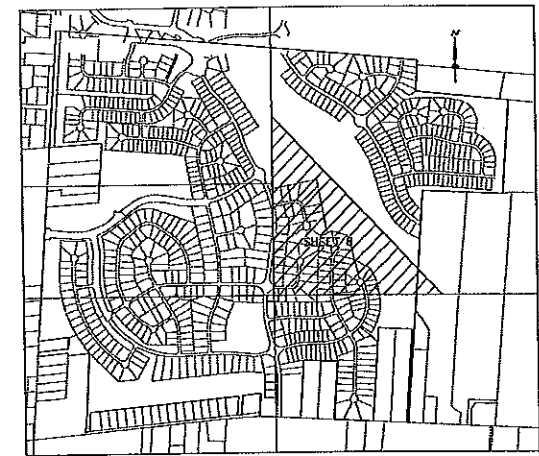
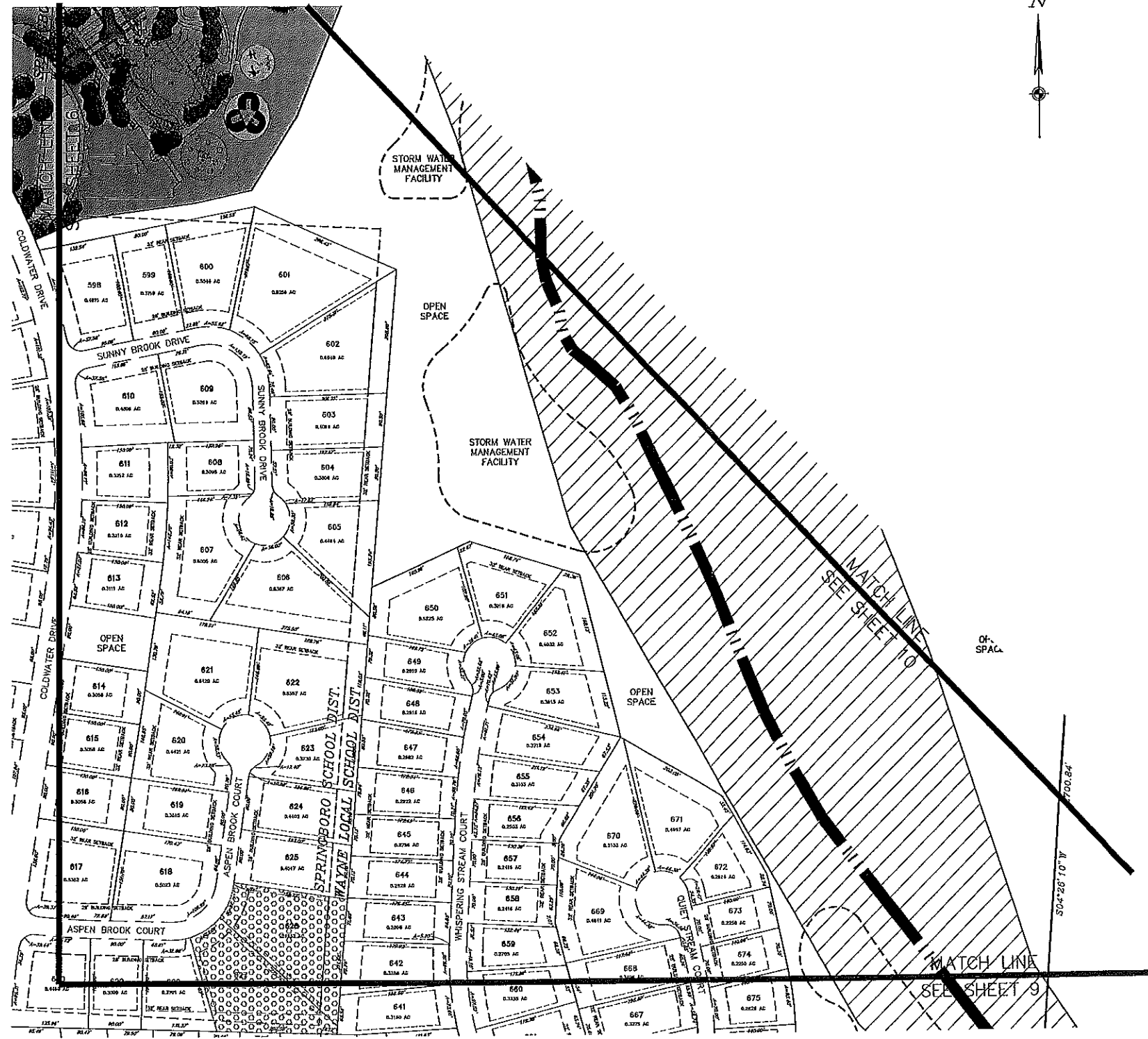
EX. ZONING - RESIDENTIAL:	R1A-PUD
RESIDENTIAL SITE ACREAGE:	283.12 ACRES (746 LOTS)
RETAIL/OFFICE SITE ACREAGE:	16.71 ACRES
OPEN SPACE (MINIMUM):	142.50 ACRES = 33.74%
TOTAL SITE ACREAGE:	422.33 ACRES



REVISIONS		
BY	DATE	DESCRIPTION
ADB	08-17-09	
ADB	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	8534 YANKEE STREET
DRAWN RTR	DAYTON, OHIO 45458-1833
CHKD YJC	OFFICE (937) 435-8584
	FAX (937) 435-3307
	email: ceso@cesoinc.com
	www.cesoinc.com
JOB NO. 3853	SHEET NO. 1 OF 13

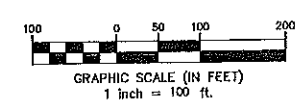
RECEIVED  
OCT 13 2009  
CLEARCREEK TOWNSHIP  
ZONING DEPT.



INDEX MAP  
NO SCALE

RECEIVED  
OCT 13 2009  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

- EXISTING FLOOD PLAIN
- IRREGULAR LOT FRONTAGE



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

**PRELIMINARY PLAT**

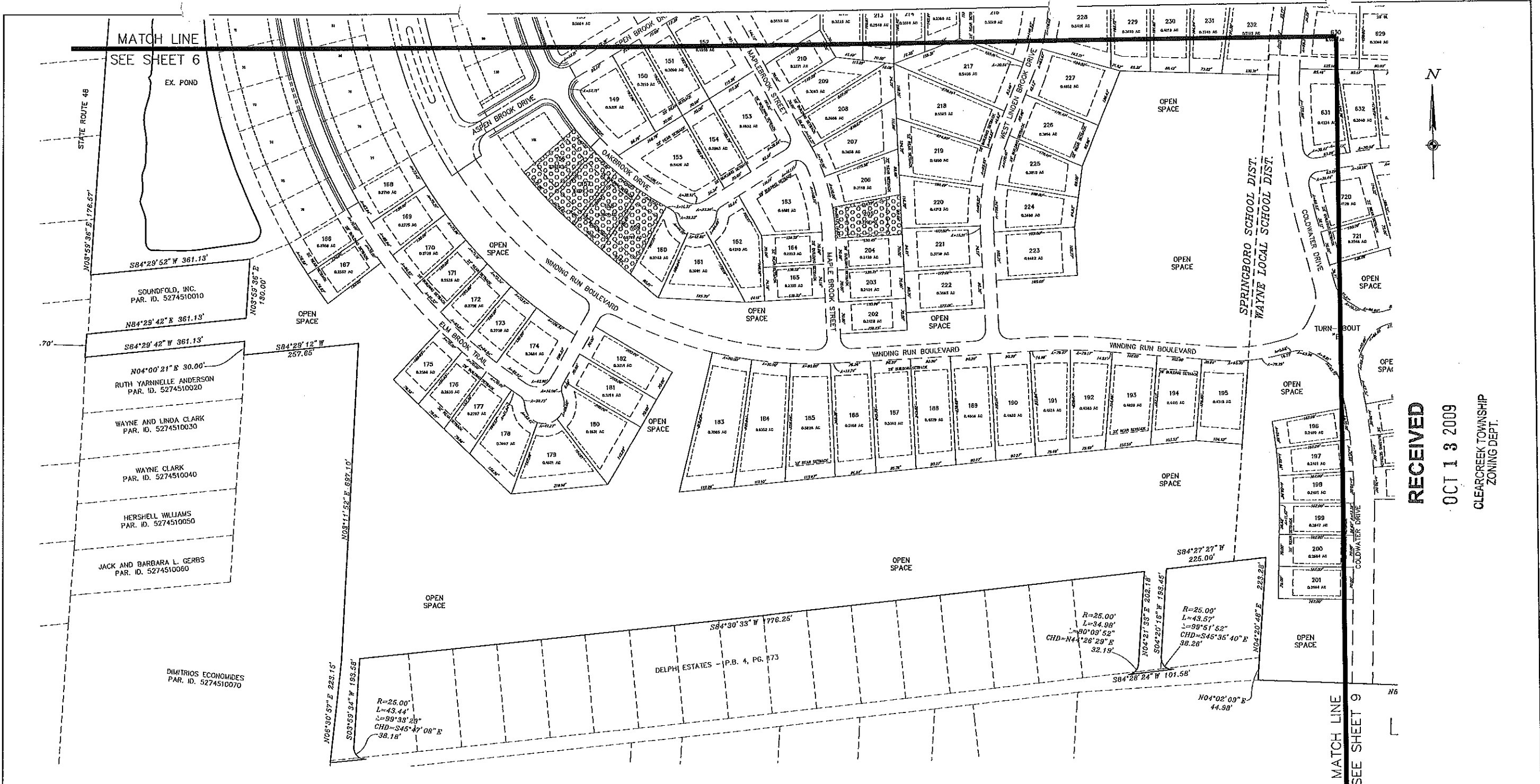
**VILLAGES OF WINDING CREEK**

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

CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

SCALE: 1" = 100' DATE: MAY 27, 2009

DESIGN RTR		8534 YANKEE STREET DAYTON, OHIO 45458-1833 OFFICE (937) 435-8584 FAX (937) 435-3307 emf@cesohc.com www.cesohc.com	JOB NO. 3853
DRAWN RTR			SHEET NO.
CHKED YJC			8 OF 13



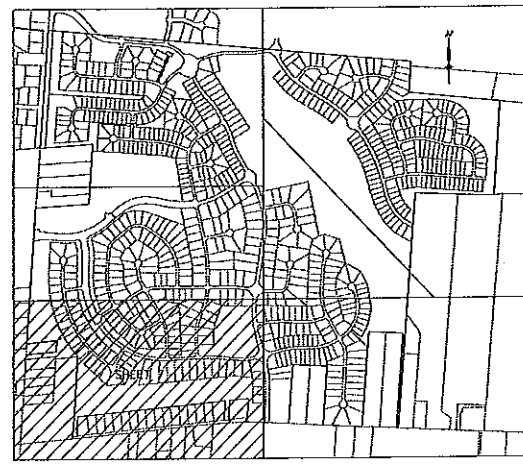
**RECEIVED**  
**OCT 13 2009**  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.

$R=25.00'$   
 $L=43.44'$   
 $\Delta=99^{\circ}33'29''$   
 $CHD=S45^{\circ}47'08''E$   
 $38.18'$

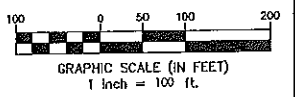
DELPH ESTATES - P.B. 4, PG. 173

$R=25.00'$   
 $L=43.57'$   
 $\Delta=99^{\circ}51'52''$   
 $CHD=S45^{\circ}35'40''E$   
 $38.28'$

IRREGULAR LOT FRONTAGE



INDEX MAP  
 NO SCALE



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

**PRELIMINARY PLAT**

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

SCALE: 1" = 100'

DATE: MAY 27, 2009

DESIGN: RTR  
 DRAWN: RTR  
 CHKED: YJC

8534 YANKEE STREET  
 DAYTON, OHIO 45458-1833  
 OFFICE (937) 435-8584  
 FAX (937) 435-3307  
 email: caso@casinc.com  
 www.casinc.com

JOB NO. 3853  
 SHEET NO. 7 OF 13

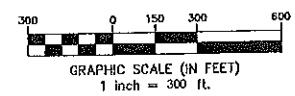


STATE ROUTE 48

LYTLE-FIVE POINTS ROAD

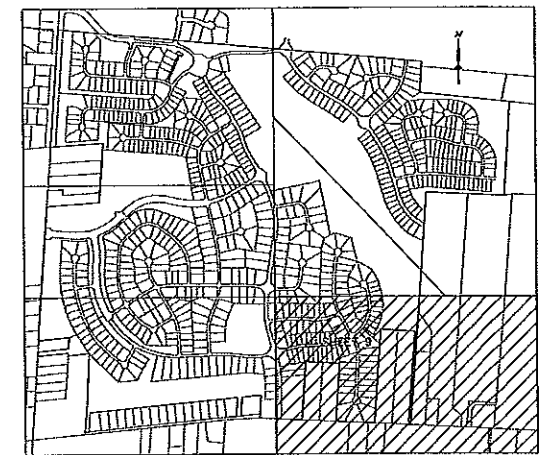
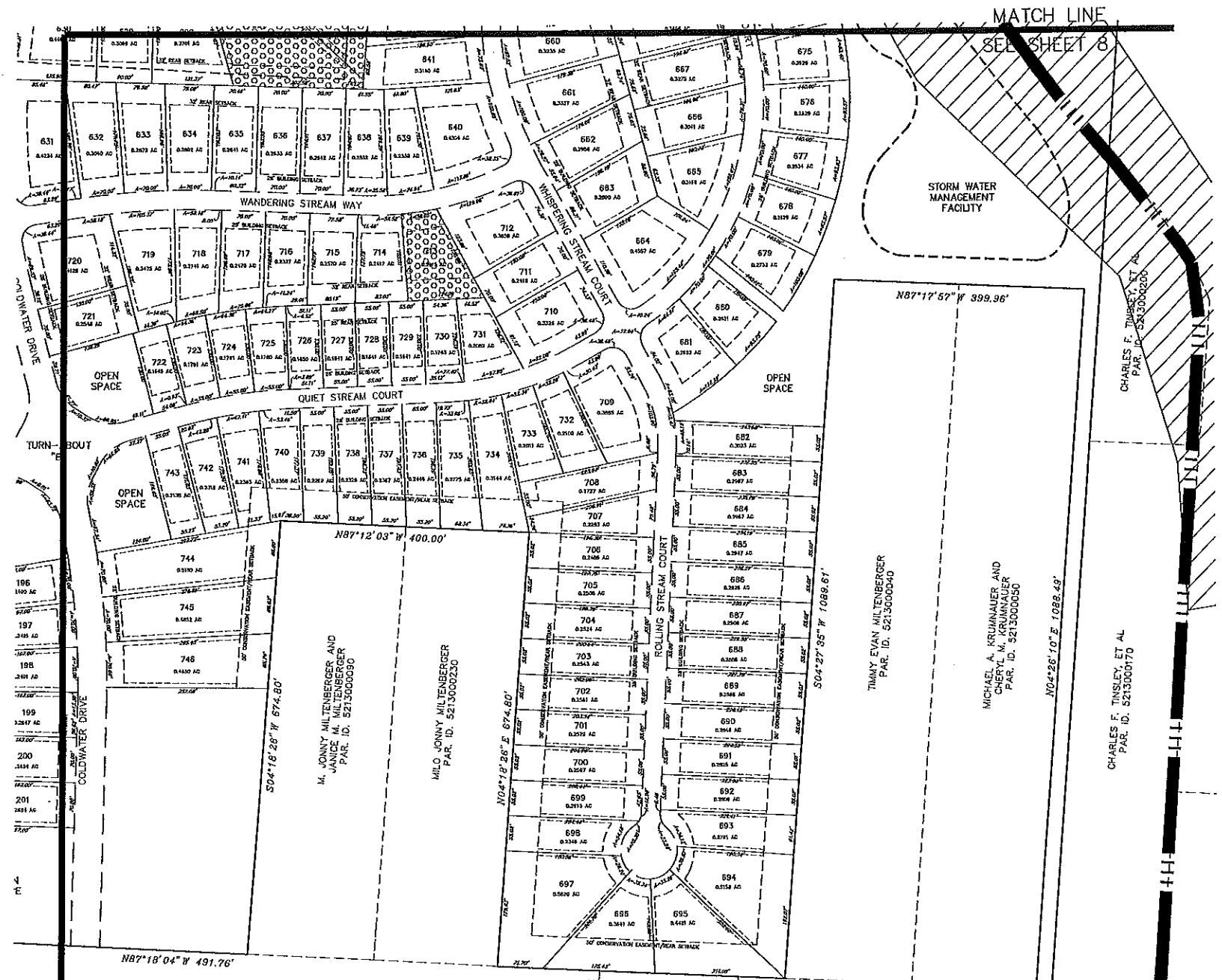
IRREGULAR LOT FRONTAGE

**RECEIVED**  
 OCT 13 2009  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.



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

OVERALL PLAT			
<b>VILLAGES OF WINDING CREEK</b>			
SECTION 21 & 27, TOWN 3, RANGE 5 M.R.S.			
CLEARCREEK TOWNSHIP		WARREN COUNTY, OHIO	
SCALE: 1" = 300'	DATE: MAY 27, 2009		JOB NO. 3853
DESIGN: RTR	8534 YANKEE STREET DAYTON, OHIO 45458-1833 OFFICE (937) 435-8584 FAX (937) 435-3307 email: csw@ceidinc.com www.ceidinc.com		SHEET NO.
DRAWN: RTR			4 OF 13
CHKD: YJC			



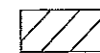
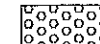
INDEX MAP  
NO SCALE

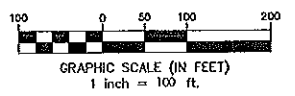
**RECEIVED**  
OCT 13 2009  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

MATCH LINE  
SEE SHEET 7

LYTLE-FIVE POINTS ROAD

MATCH LINE  
SEE SHEET 8

-  EXISTING FLOOD PLAIN
-  IRREGULAR LOT FRONTAGE




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

**PRELIMINARY PLAT**

**VILLAGES OF WINDING CREEK**

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

SCALE: 1" = 100'      DATE: MAY 27, 2009

DESIGN RTR	 8534 YANKEE STREET DAYTON, OHIO 45458-1833 OFFICE (937) 435-8584 FAX (937) 435-3307 email: ceso@cesohc.com www.cesohc.com	JOB NO. 3853
DRAWN RTR		SHEET NO.
CHKD YJC		9 of 13