

* MINIMUM FRONT YARD SETBACK VARIES FROM 30'-60', SEE PLAN

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.
Clearcreek Township
Warren County, Ohio**

DEVELOPER:

OBERER
3445 Newmark Drive
Miamisburg, Ohio 45342
937.278.0851

ENGINEER:

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

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

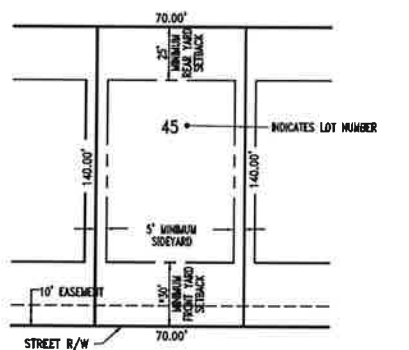
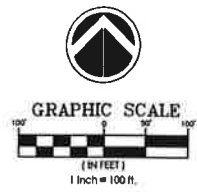
REVISIONS:

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

P.U.D. Plan

SHEET NUMBER: _____

COMMENTS:



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.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OWN UTILITIES PROTECTION SERVICE

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(800) 407-5405

SEAL
EXPIRES

REVISIONS:

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

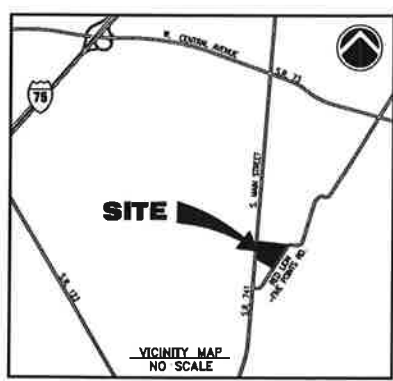
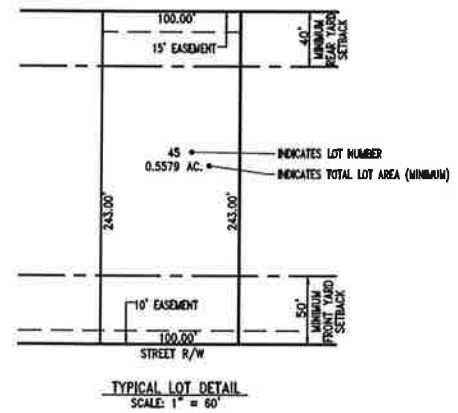
TITLE: **P.U.D. Plan w/Topo**

SHEET NUMBER:

COMMENTS:



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.



ACREAGE TABULATION

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

NOTE:
 PROPERTY LIES IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD,
 COMMUNITY PANEL #39185C0040E, EFF. DATE, 12/17/10.



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

Engineering / Surveying / Land Planning
 Landscape Architecture / GPS Surveying

Developer:

OBERER

REVISIONS:

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

TITLE: **Net Density Plan**

SHEET NUMBER:

COMMENTS: