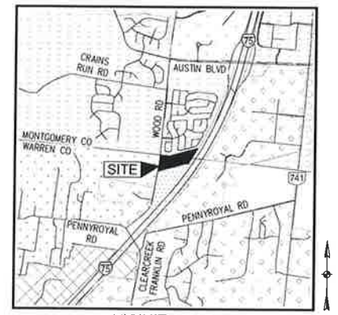
SITE IMPROVEMENT PLANS FOR

CLEARCREEK TOWNSHIP RV AND BOAT STORAGE

9850 CLEARCREEK FRANKLIN RD
MIAMISBURG, OH 45342

CLEARCREEK TWP, WARREN CO
MIAMI TWP, WARREN CO
MIAMISBURG TWP, MONTGOMERY CO
CITY OF SPRINGSBORO
CITY OF FRANKLIN
CITY OF MIAMISBURG



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION

DEVELOPMENT OF 23 RV AND BOAT SELF-STORAGE BUILDINGS WITH AN EXISTING BUILDING INCLUDING ASSOCIATED DRAINAGE FACILITIES, PAVING AND LANDSCAPING.

BENCH MARKS

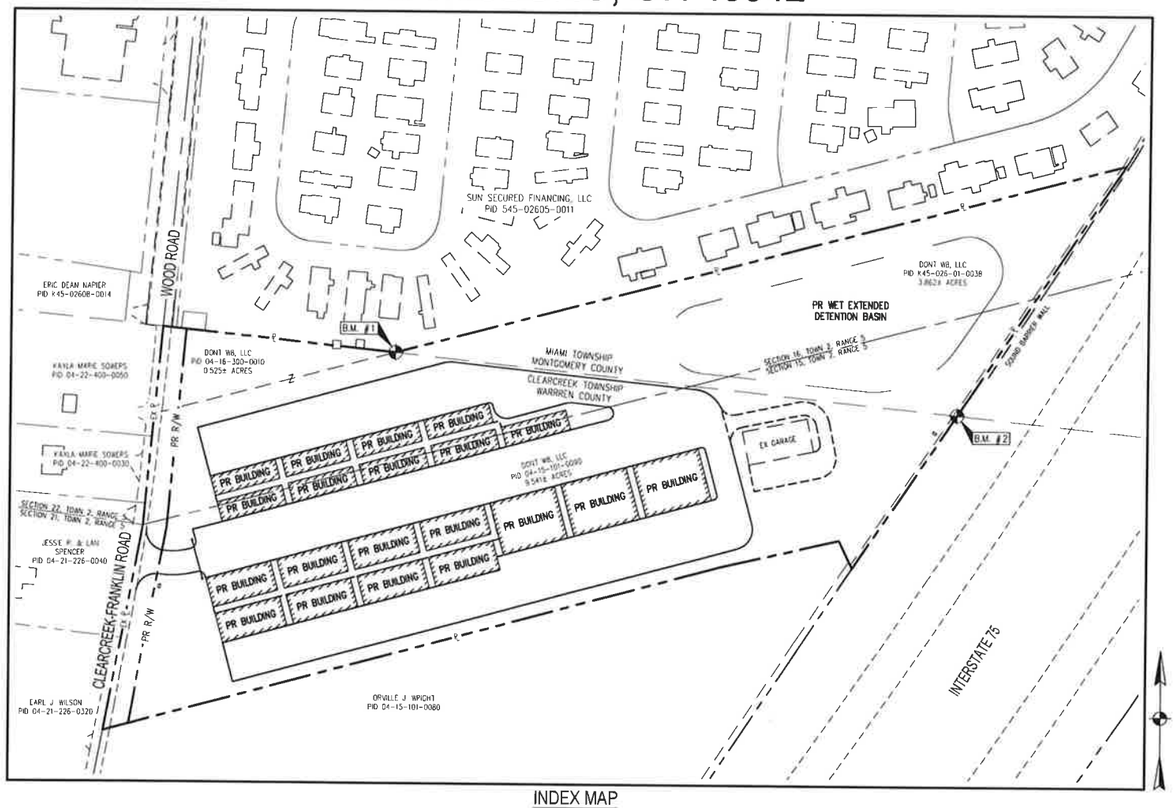
ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). HORIZONTAL CONTROLS ARE TIED TO GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.), ALSO KNOWN AS NAD83.

B.M. #1
1" IRON PIPE FOUND ALONG NORTH PROPERTY LINE OF SUBJECT PARCEL
NORTHING: 582778.73
EASTING: 1476122.73
ELEV: 925.58

B.M. #2
5/8" IRON PIN FOUND ALONG EAST PROPERTY LINE OF SUBJECT PARCEL
NORTHING: 582690.55
EASTING: 1476963.37
ELEV: 937.21

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE EAST PROPERTY LINE OF THE SUBJECT PARCEL IN MONTGOMERY COUNTY, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 75, BEING S 33°53'07" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERCAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT)



INDEX MAP
0 50 100 200
SCALE: 1" = 100'

INDEX OF SHEETS

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

STANDARD CONSTRUCTION DRAWINGS

OHIO DEPARTMENT OF TRANSPORTATION
CB-2-3
CB-2-4
MH-3
MH-5
HW-2.1

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RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

ENGINEER

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www.MannikSmithGroup.com
TECHNICAL SKILL. CREATIVE SPIRIT.

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STATE OF OHIO
DANIEL J. JOHANNI
E-86728
REGISTERED PROFESSIONAL ENGINEER

02/15/2024
DANIEL JOHANNI, PE DATE
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	BY	REVISION DESCRIPTION

PROJECT DATE: 02/15/2024
PROJECT NO.: S5810009

C000

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. THE CURRENT ODOT STANDARDS AND SPECIFICATIONS SHALL GOVERN THE MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS.
2. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS.
3. WHERE CONFLICT ARISES BETWEEN ALL SPECIFICATIONS (BOOK OR PLAN BASED) INCLUDING WARREN COUNTY REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL PREVAIL.
4. DATA ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 AT LEAST 72 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR THE PROJECT AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
7. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
8. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY AND AT NO ADDITIONAL COST TO THE OWNER.
9. THE PRICE(S) QUOTED SHALL INCLUDE ALL ITEMS OF LABOR, MATERIALS, TOOLS, EQUIPMENT, INSURANCE AND OTHER COSTS NECESSARY TO FULLY COMPLETE THE WORK PURSUANT TO THE CONTRACT DOCUMENTS. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED WORK PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM SUCH CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR THE COMPLETION OF SUCH WORK AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
11. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND OWNER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
12. WHEREVER UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS, THE WORK SHALL BE DISCONTINUED UNTIL THE PROJECT ENGINEER AND OWNER APPROVE THE METHOD AND MATERIALS TO BE INCORPORATED INTO THE WORK.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANT TICKETS FOR ALL MATERIALS DELIVERED TO THE SITE. PLANT TICKETS MUST SHOW NET QUANTITY OF DELIVERED MATERIAL. MATERIAL DELIVERED OR PLACED WITHOUT PLANT TICKETS SHALL BE REMOVED AND PROPERLY DISPOSED AT THE EXPENSE OF THE CONTRACTOR
15. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.

MAINTENANCE OF TRAFFIC NOTES

1. ALL WORK WITHIN RIGHT OF WAY TO INCLUDE TRAFFIC CONTROL IN ACCORD WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND PER ALL WARREN AND MONTGOMERY COUNTY REQUIREMENTS. ROAD MUST REMAIN OPEN AT ALL TIMES. CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC PLAN AND SUBMIT TO THE COUNTIES AND OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO COORDINATE ANY NECESSARY LANE CLOSURES WITH THE COUNTIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS IN ACCORDANCE WITH ODOT REGULATIONS AND/OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM ODOT, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
3. ANY ADDITIONAL TRAFFIC CONTROL BEYOND THAT SHOWN ON THE PLANS THAT IS REQUESTED OR REQUIRED BY THE COUNTIES WILL BE PROVIDED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EXISTING CONDITIONS AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
2. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. IF CONDITIONS ENCOUNTERED ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. ALL DEMOLISHED MATERIALS SHALL BE TAKEN FROM THE SITE IMMEDIATELY (UNLESS OTHERWISE NOTED) AND DISPOSED OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. NO BURNING OF ANY MATERIALS WILL BE ALLOWED ON OR OFF SITE. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
5. CONTRACTOR SHALL PERFORM ALL CLEARING, GRUBBING, REMOVAL OF TREES, STUMPS, VEGETATION, AND DEBRIS NECESSARY TO PERFORM THE WORK INDICATED HEREIN. THAT CONTRACTOR SHALL LIMIT LAND DISTURBANCE TO ONLY THAT REQUIRED TO COMPLETE THE PROPOSED IMPROVEMENTS. NO CLEARED OR GRUBBED MATERIAL SHALL BE BURIED OR LEFT ON SITE.
6. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
7. THE LIMITS OF CLEARING AND GRADING SHALL BE FIELD STAKED 48 HOURS (2 WORKING DAYS) PRIOR TO THE PRE CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.
8. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABATEMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY LISTED ON THE PLANS.
9. MATERIALS NOTED ON THE PLANS TO BE SALVAGED TO OWNER SHALL BE STORED IN AREAS INDICATED ON THE PLANS, OR TO THE OWNERS SATISFACTION.
10. USE SUITABLE METHODS TO LIMIT DUST AND DIRT TO ADJACENT STRUCTURES OR PROPERTY. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO EXISTING CONDITIONS PRIOR TO THE START OF THE DEMOLITION WORK.
11. THE CONTRACTOR SHALL PROTECT TREES, LANDSCAPING, SITE IMPROVEMENTS, AND OTHER ITEMS NOT SCHEDULED FOR CLEARING, OR THAT MIGHT BE DAMAGED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY ITEMS THAT ARE DAMAGED.
12. THE BUILDING PAD AREA IS DEFINED AS THE AREA TWENTY (20) FEET OUTSIDE OF THE PROPOSED BUILDING FOOTPRINT, INCLUDING ATTACHED WALKWAYS, CANOPIES, SIDEWALKS, LOADING DOCKS, UTILITY PADS, AND ANY OTHER SUCH APPURTENANCES.
13. ANY AND ALL DAMAGE TO EXISTING PAVEMENT WITHIN THE LAYDOWN AREA SHALL BE REPAIRED.
14. ALL UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION SHALL REMAIN INTACT. THE CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES NOT MARKED FOR REMOVAL OR RELOCATION AT THEIR SOLE EXPENSE.

LAYOUT AND PAVING NOTES

1. THE CONTRACTOR SHALL CONFINE THEIR ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHT-OF-WAYS, AND CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
2. THE CONTRACTOR SHALL MAKE THEIR OWN PROVISIONS TO PROVIDE A SITE STAGING AREA AND JOB TRAILER (IF REQUIRED) FOR THE PROJECT IMPROVEMENTS.
3. THE CONTRACTOR SHALL REFERENCE ALL IRON PINS OR MONUMENTS. IF ANY PINS OR MONUMENTS ARE DESTROYED OR DAMAGED BY THE CONTRACTOR, THEY SHALL BE ACCURATELY REPLACED BY A REGISTERED SURVEYOR IN THE STATE OF OHIO AT THE COMPLETION OF THE PROJECT.
4. ALL SITE DIMENSIONS ARE REFERENCED TO EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
5. ALL CURB RAMPS, SIDEWALKS, AND PARKING AREAS REQUIRED FOR ACCESSIBILITY SHALL SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990.
6. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL SUBMIT A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.
7. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC FLOW IN ALL DRIVE LANES WITHIN PARKING FIELDS.
8. DO NOT PLACE MIX ON FROZEN OR WET SURFACES, OR WHEN PRECIPITATION IS OCCURRING.
9. DO NOT PLACE MIX WHEN AIR OR SURFACE TEMPERATURE IS BELOW THE FOLLOWING:BINDER COURSE AND WALKS – 40° F – WEARING COURSE, ROADWAYS AND PARKING AREAS – 50° F
10. ANY MATERIAL DELIVERED TO THE SPREADER HAVING A TEMPERATURE LOWER THAN 250° F SHALL NOT BE USED.
11. THE MINIMUM ROLLER WEIGHT FOR PAVEMENT SHALL BE TEN (10) TON. ALL COURSES SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE (93%) PERCENT OF THEORETICAL MAXIMUM DENSITY (TMD).
12. ALL PAVEMENT MARKINGS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO AASHTO AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL SIGNS SHALL BE CONSTRUCTED OF FLAT SHEET ALUMINUM IN ACCORDANCE WITH STATE HIGHWAY SPECIFICATIONS. STEEL SIGN POSTS SHALL BE USED AND CONFORM TO ASTM A36 OR ASTM A441 AND SHOULD BE GALVANIZED IN ACCORDANCE WITH AASHTO M111.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. PAVEMENT MARKINGS SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS. APPLY PAINT TO CLEAN, DRY SURFACES TO YIELD SHARP DEFINITION OF EDGES. AIR TEMPERATURE 50° F MINIMUM. APPLY TWO (2) COATS.
14. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS AND SHALL BE EITHER COLD LAID PLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
15. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS.
16. DIRECTIONAL TRAFFIC ARROWS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL SAW-CUT IN A NEAT, STRAIGHT LINE FOR SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED PAVEMENT.
18. BASE AND ASPHALT THICKNESS SPECIFIED ARE THE MINIMUM REQUIRED.
19. BUILDING FOOTPRINTS ARE SHOWN FOR INTENT ONLY. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING FOUNDATION AND WALL DIMENSIONS.
20. CONTRACTOR TO COORDINATE TRANSFORMER AND GENERATOR PAD DIMENSIONS AND SPECIFICATIONS WITH MEP PLANS AND ELECTRIC PROVIDER PRIOR TO CONSTRUCTION.
21. SEE ARCHITECTURAL PLANS FOR FROST SLAB DETAILS AND SPECIFICATIONS.
22. CONTRACTOR TO INSTALL ALL UTILITY PIPING, SEWERS, CONDUIT PRIOR TO PAVING OPERATIONS. CONTRACTOR TO COORDINATE ALL SITE UTILITIES WITH UTILITY PLAN, AND MEP PLANS.

GENERAL GRADING & DRAINAGE NOTES:

1. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE WARREN COUNTY ENGINEERING DEPARTMENT AND THE CONSTRUCTION MANAGER.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
4. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
6. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
7. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
8. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
9. THE CONTRACTOR SHALL VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
10. SPOT ELEVATIONS SHOWN DEPICT THE PROPOSED PAVEMENT OR GROUND SURFACE, UNLESS OTHERWISE NOTED. TOP OF ALL CONCRETE CURBING IS 6-INCHES ABOVE SPOT ELEVATIONS UNLESS OTHERWISE NOTED.
11. IT IS THE CONTRACTORS OBLIGATION AND RESPONSIBILITY TO CONFIRM/CONCUR WITH THE EXISTING GRADES SHOWN HEREIN. THE CONTRACTOR MUST CONFIRM ALL EXISTING GRADES PRIOR TO ANY/ALL EXCAVATION.
12. THE CONTRACTOR MUST DOCUMENT EXISTING GRADE DISPUTES BY PROVISION OF A TOPOGRAPHIC SURVEY BY A STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR, PRIOR TO ANY EARTH DISTURBING ACTIVITIES. IN THE ABSENCE OF THE PROVISION OF TOPOGRAPHIC SURVEY BY THE CONTRACTOR, THE GRADES SHOWN HEREON WILL BE THE "TOPOGRAPHY OF RECORD" FOR ANY AND ALL SOIL VOLUME DISPUTES.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL IMPORT/EXPORT NECESSARY TO ACHIEVE THE PROPOSED GRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL STATE AND LOCAL REQUIREMENTS ASSOCIATED WITH IMPORTING SOIL FROM ANOTHER SITE.
14. ALL PROPOSED SLOPES 3:1 OR STEEPER AND ALL EARTHEN DRAINAGE WAYS SHALL RECEIVE JUTE OR EXCELSIOR MATTING AS PER ODOT 671 TYPE F.
15. ALL EXCAVATION UNDER OR NEAR EXISTING OR FUTURE PAVEMENT (INCLUDING SIDEWALKS), SUBJECT TO SETTLEMENT, WILL BE BACK FILLED WITH PREMIUM BACKFILL AS DEFINED HEREIN. AT QUESTIONABLE AREAS THE DECISION OF THE ENGINEER, OR THEIR REPRESENTATIVE, WILL PREVAIL.
16. PAVEMENT EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH ITEM 203.12 OF OHIO DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE CONTRACTOR MAY BE REQUIRED TO MAKE COMPACTION TESTS. TESTS SHALL BE TAKEN BY A TESTING COMPANY APPROVED BY THE ENGINEER. THE COST OF THESE TESTS SHALL BE PAID BY THE CONTRACTOR. "PROOF" ROLLING WILL BE REQUIRED PRIOR TO PAVING AND SHALL BE CONDUCTED PRIOR TO PLACEMENT OF AGGREGATE BASE AND PERFORMED WITH THE OWNER'S INSPECTOR PRESENT AND PAID FOR BY THE CONTRACTOR.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS, ELECTRICAL AND TELECOMMUNICATIONS CONDUIT, AND GAS LINES SHOWN ON THESE PLANS WITH THE ARCHITECTURAL AND M.E.P. PLANS PRIOR TO START OF CONSTRUCTION.
2. IN THE EVENT OF CONFLICT OF ANY REQUIREMENTS OR PROVISIONS OF THE WORK INDICATED HEREON, THE SITE ENGINEER SHALL BE NOTIFIED FOR A DETERMINATION OF THE PLAN REQUIREMENTS AND INTENT THEREOF.
3. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION MANAGER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
5. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
6. THE CONTRACTOR SHALL ARRANGE FOR COORDINATE TEMPORARY UTILITY OUTAGES WITH APPLICABLE UTILITY COMPANY AND CITY AND NOTIFY NEIGHBORING EFFECTED OWNERS NO LESS THAN 72 HOURS PRIOR TO PLANNED OUTAGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
8. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
9. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.
10. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
11. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
12. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
13. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
14. STORM SEWERS SHALL MAINTAIN 10-FOOT MIN. HORIZONTAL AND 1.5-FOOT MIN. VERTICAL SEPARATION DISTANCE FROM WATER LINES. A 1-FOOT MIN. VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN STORM SEWERS AND OTHER UTILITIES INCLUDING GAS, ELECTRICAL AND TELEPHONE. ADDITIONAL PROTECTION MEASURES INCLUDING, BUT NOT LIMITED TO, CONCRETE PIPE ENCASEMENT MAY BE REQUIRED IF INDICATED CLEARANCES ARE NOT MET.
15. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
16. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
17. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
18. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.
19. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
20. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
21. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CONSTRUCTION MANAGER AND IF ALLOWED BY WARREN COUNTY ENGINEERS.
22. CONTRACTOR TO REFERENCE SITE ELECTRICAL PLAN FOR LOCATION OF ELECTRIC CONDUIT FOR ALL SITE ELECTRICAL WORK.
23. CONTRACTOR TO REFERENCE MEP SITE PLAN FOR ALL ELECTRICAL AND COMMUNICATION CONDUIT RUNS PRIOR TO START OF CONSTRUCTION.
24. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED, AND TESTED IN ACCORDANCE WITH WARREN COUNTY STANDARDS AND REGULATIONS. THE COUNTY ENGINEERING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE FOR SCHEDULING OF AN INSPECTOR.
25. CONTRACTOR TO INSTALL SHORING AND/OR TEMPORARY STRUCTURES TO PROVIDE SUPPORT TO ANY AND ALL EXISTING AFFECTED UTILITIES PER UTILITY PROVIDER'S MINIMUM STANDARDS.

STORM UTILITY NOTES

1. NORTHINGS AND EASTINGS FOR CATCH BASINS, AREA DRAINS, AND MANHOLES GIVEN IN SITE PLANS ARE UNDERSTOOD TO REPRESENT THE CENTER OF THE INLET STRUCTURE. HEADWALL COORDINATES ARE AT THE FACE.
2. ALL CATCH BASINS/MANHOLES, UNLESS STATED OTHERWISE IN STRUCTURE SCHEDULE SHALL BE AS FOLLOWS OR APPROVED EQUAL:
   - 2.1. CATCH BASINS IN CONCRETE PAVEMENT: EAST JORDAN IRON WORKS 5110 WITH TYPE M3 HEAVY DUTY SINUSOIDAL GRATE.
   - 2.2. CATCH BASINS IN ASPHALT PAVEMENT: EAST JORDAN IRON WORKS 5100 WITH TYPE M1 5105 GRATE.
   - 2.3. CATCH BASINS IN GRASS: EAST JORDAN IRON WORKS 6500 BEEHIVE DITCH GRATE
3. ALL STORM SEWER PIPES SHALL BE HDPE OR PVC UNLESS STATED OTHERWISE ON THE PLANS.
   - 3.1. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER PIPE SHALL HAVE A SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND MEET THE REQUIREMENTS OF ONE OF THE FOLLOWING SPECIFICATIONS: AASHTO M252, TYPE S FOR 4-INCH THROUGH 10-INCH PIPE, AASHTO M294, TYPE S FOR 12-INCH THROUGH 36-INCH PIPE, ASTM F2306 FOR 12-INCH THROUGH 60-INCH PIPE, OR ASTM F2648 FOR 4-INCH THROUGH 60" PIPE. JOINTS SHALL BE SILT-TIGHT BELL AND SPIGOT CONNECTIONS. HDPE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
   - 3.2. POLY VINYL CHLORIDE (PVC) PIPE FOR STORM SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR35 WITH COMPRESSION JOINTS AND APPROPRIATE FITTINGS. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL, ASTM D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
   - 3.3. RE-INFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
4. ALL STORM SEWERS, INLET BASINS AND MANHOLES SHALL BE CLEANED PRIOR TO ACCEPTANCE.

OHIO EPA NOTES:

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
2. A TEN FOOT MINIMUM HORIZONTAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER.
3. AN 18 INCH MINIMUM VERTICAL SEPARATION (OUT-TO-OUT CLEAR) WILL BE MAINTAINED BETWEEN THE WATER LINE AND STORM SEWER AT ALL CROSSINGS. BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.

SITE MAINTENANCE & RESTORATION NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION, POLLUTION, AND DUST CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. REFERENCE THE SWPPP PLAN, NOTES AND DETAILS.
2. MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.
3. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO WARREN COUNTY REQUIREMENTS.
4. ALL DISTURBANCE INCURRED TO CITY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE COUNTY, LOCAL, AND/OR STATE DOT.
5. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, LOCAL MUNICIPALITY, AND STATE.
6. FINAL CLEANUP: THE CONTRACTOR SHALL CLEAN-UP ALL DEBRIS AND MATERIALS RESULTING FROM CONSTRUCTION AND SHALL RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE GOVERNMENTAL AND REGULATORY AGENCIES.

NO.	DATE	BY	DESCRIPTION

Mannik Smith GROUP
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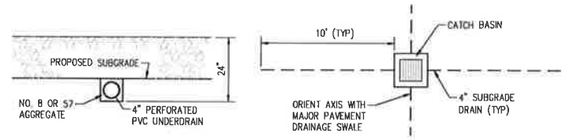
PROJECT DATE: 02/15/2024
PROJECT NO: S5810009
DRAWN BY: DJJ
CHECKED BY: AAF

PREPARED FOR:
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

GENERAL NOTES

C001

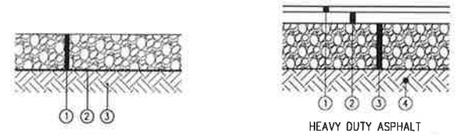


TRENCH DETAIL

LAYOUT DETAIL

INSTALL SPECIFIED LENGTHS OF 4" PERFORATED PVC UNDERDRAIN AT ALL CATCH BASINS OR INLETS LOCATED IN PAVEMENT ON SITE PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A 1.00% GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION. THE EXACT CONFIGURATION CAN BE MODIFIED TO FIT WIDTH.

SUBGRADE DRAIN DETAIL
NOT TO SCALE



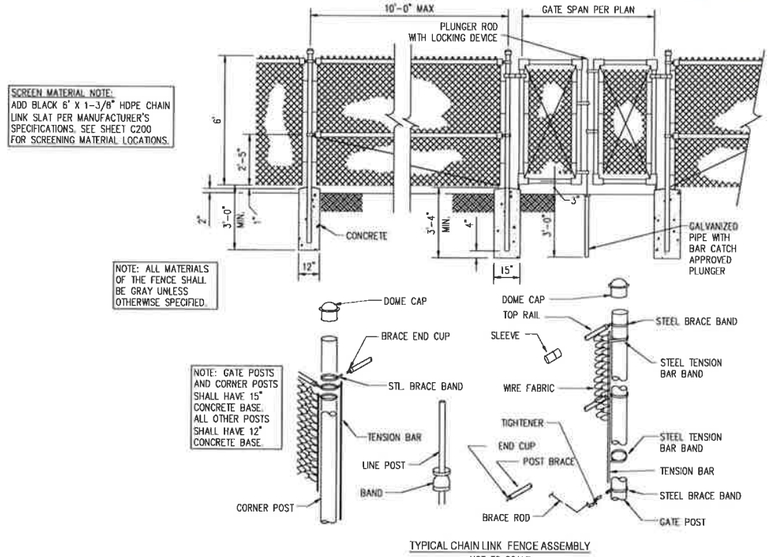
GRAVEL ACCESS SECTION
1. ITEM 304, 10" CRUSHED AGGREGATE
2. SEPARATION FABRIC
3. SUBGRADE COMPACTION

HEAVY DUTY ASPHALT
1. ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
2. ITEM 441, 2-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
3. ITEM 304, 10" CRUSHED AGGREGATE BASE
4. SUBGRADE COMPACTION

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANNIK & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

PAVEMENT SECTIONS
NOT TO SCALE



TYPICAL CHAIN LINK FENCE ASSEMBLY
NOT TO SCALE

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PROJECT DATE: 02/15/2024
PROJECT NO: SS810009
DRAWN BY: DJJ
CHECKED BY: AAF

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TECHNICAL SKILL. CREATIVE SPIRIT.
Mannik Smith GROUP
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PREPARED FOR
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

SITE DETAILS

C002

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	12052.67'	1.12'	S 31°05'20" W	1.12'	00°00'19"

EXISTING CONDITIONS NOTES

1. ALL TREES INDICATED ON THIS PLAN ARE CONSIDERED TO BE IN GOOD HEALTH AND CONDITION. SEE SHEET L102 FOR LOCATION, SIZE, AND REMOVAL DETAILS.

CODED NOTES

(1) REMOVE ALL TREES AND VEGETATION WITHIN THE LIMITS OF DISTURBANCE

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EX CONTOUR
- EX FENCE
- EX OVERHEAD ELECTRIC
- EX UNDERGROUND ELECTRIC
- EX UTILITY POLE
- EX TREE
- GRAVEL TO BE REMOVED

0 25 50 100
SCALE: 1 IN = 50 FT

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PROJECT NO: S5810009
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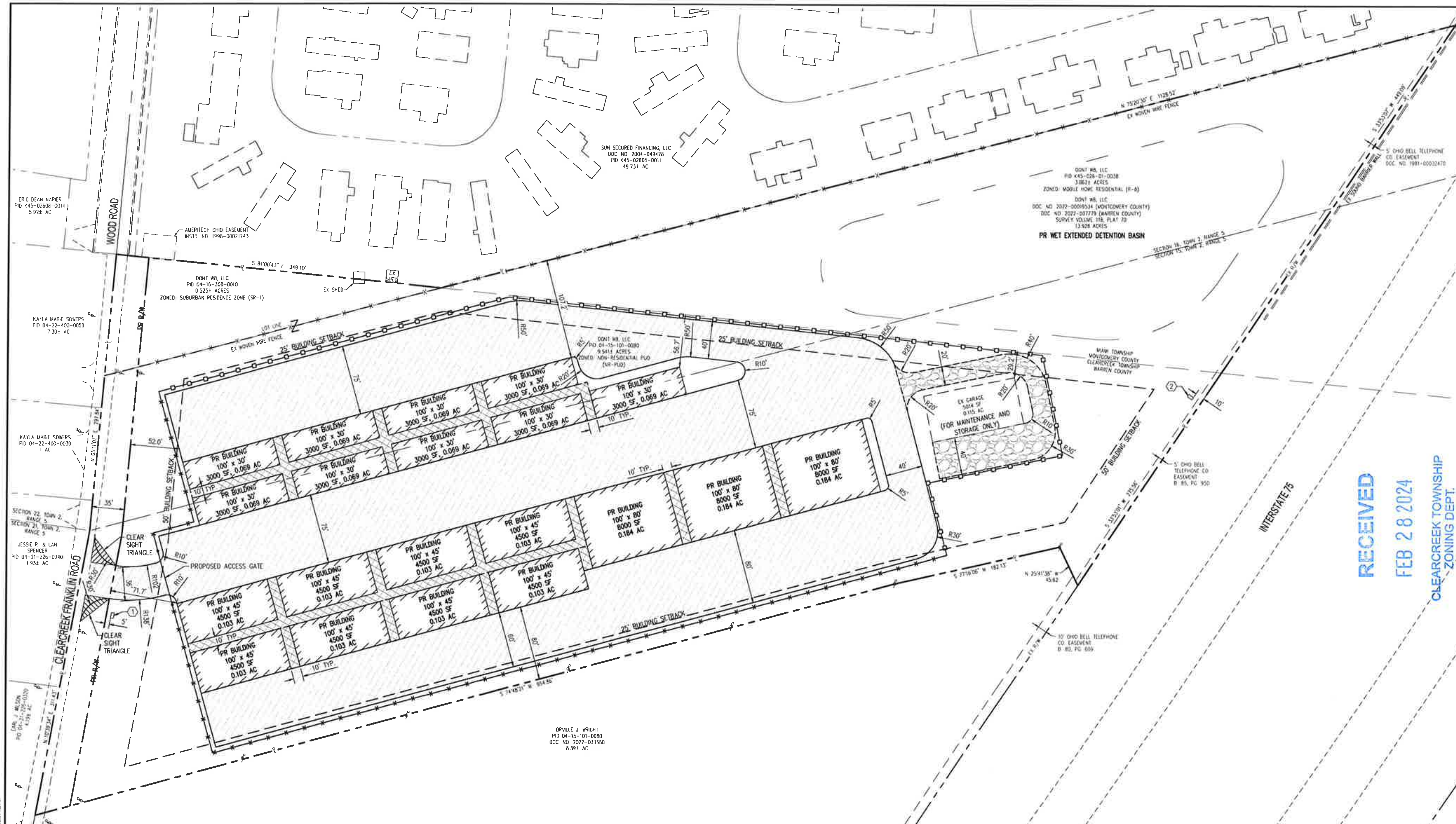
PREPARED FOR:
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

EXISTING CONDITIONS AND DEMOLITION PLAN

C100



SITE DATA			
PARCEL ID NUMBER: 04-15-101-0090 & 04-16-300-0010 (WARREN CO.) K45-026-01-0038 (MONTGOMERY CO.)			
ZONING: NR-PUD & SR-1 (CLEARCREEK TOWNSHIP) & R-8 (MIAMI TOWNSHIP)			
ADJACENT ZONING: MONTGOMERY COUNTY: MOBILE HOME RESIDENTIAL (NORTH) CLEARCREEK TOWNSHIP: I-75 (EAST) & SUBURBAN RESIDENCE (SOUTH) WARREN COUNTY: SINGLE-FAMILY RESIDENTIAL (WEST)			
BUILDING HEIGHT REQUIRED:			UNLIMITED
PROPOSED BUILDING HEIGHT:			23.5'
MAXIMUM NUMBER OF PR BUILDINGS (RESOLUTION 5380):			24
MAXIMUM NUMBER OF STORAGE UNITS (RESOLUTION 5380):			168
NUMBER OF PR BUILDINGS:			20
NUMBER OF STORAGE UNITS:			140
	FRONT	SIDE	REAR
SETBACKS REQUIRED:	50'	25'	25'
	FRONT	SIDE	REAR
SETBACKS PROVIDED:	52.0'	80.0'	29.2'

	CLEARCREEEK TWP. WARREN CO.		MIAMI TWP. MONTGOMERY CO.	TOTAL
PARCEL NUMBER	04-15-101-0090	04-16-300-0010	K45-026-01-0038	-
ZONING	NR-PUD	SR-1	R-8	-
SITE AREA (BY DEED)	9.64 AC	0.53 AC	3.92 AC	14.09 AC
SITE AREA (BY SURVEY)	9.54 AC	0.53 AC	3.86 AC	13.93 AC
DEDICATED ROW	0.38 AC	0.10 AC	-	0.48 AC
DEVELOPABLE LAND (BY DEED)	9.26 AC	0.43 AC	3.86 AC	13.55 AC
DEVELOPABLE LAND (BY SURVEY)	9.16 AC	0.43 AC	3.86 AC	13.45 AC
IMPERVIOUS AREA	6.59 AC	-	-	6.59 AC
BUILDING FLOOR AREA	2.11 AC	-	-	2.11 AC
ACCESS DRIVES AND GRAVEL AREA	4.48 AC	-	-	4.48 AC
NET FLOOR AREA RATIO	0.22:1	0:1	0:1	0.15:1

	CLEARCREEEK TWP. WARREN CO.
PARCEL NUMBER	04-15-101-0090
SITE AREA (BY DEED)	9.64 AC
SITE AREA (BY SURVEY)	9.54 AC
OPEN SPACE AREA REQUIRED (BY DEED)	2.41 AC (25%)
OPEN SPACE AREA REQUIRED (BY SURVEY)	2.39 AC (25%)
OPEN SPACE AREA PROVIDED	2.57 AC (27%)

SITE PLAN NOTES

1. PROPOSED STORAGE FACILITIES WILL NOT REQUIRE SANITARY OR WATER SERVICE.
2. SEE ARCHITECTURAL PLANS FOR BUILDING TYPES, MATERIALS, AND ARCHITECTURAL DESIGNS.
3. THE PROPOSED STORAGE FACILITIES ARE LIMITED TO INDOOR RECREATIONAL VEHICLE AND BOAT/WATERCRAFT STORAGE. BUSINESS OPERATIONS SHALL BE LIMITED TO 9 AM TO 8 PM. INCIDENTAL SIGNS SHALL BE POSTED AT THE GATE TO DISPLAYING THE HOURS OF OPERATION. GATE ACCESS CODES WILL BE CONTROLLED ON A TIMER, LOCKING ACCESS TO THE FACILITY OUTSIDE OF THE HOURS OF OPERATION.
4. THE PROPOSED FENCE SHALL BE CHAIN LINK. RAZOR WIRE AND SIMILAR MATERIALS ARE PROHIBITED.

CODED NOTES

(1) NON-ILLUMINATED 4' X 6' SIGN MOUNTED ON 1' X 6' MASONRY STONE BASE.
SIGN AREA: 24 SF
SIGN HEIGHT: 5'

(2) NON-ILLUMINATED 4' X 6' SIGN MOUNTED ON 6' TALL POLE
SIGN AREA: 24 SF
SIGN HEIGHT: 10'

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PR 6' TALL CHAIN LINK FENCE, SEE DETAIL SHEET C002
- PR 6' SCREENING FENCE TO PROVIDE MINIMUM 80% OPACITY, SEE DETAIL SHEET C002
- HEAVY DUTY ASPHALT, SEE DETAIL SHEET C002
- GRAVEL DRIVE, SEE DETAIL SHEET C002
- #57 GRAVEL

SCALE: 1 IN = 50 FT

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PROJECT DATE: 02/15/2024
PROJECT NO: S5810009
DRAWN BY: DJJ
CHECKED BY: AAF

PREPARED FOR
STAFFCO, INC
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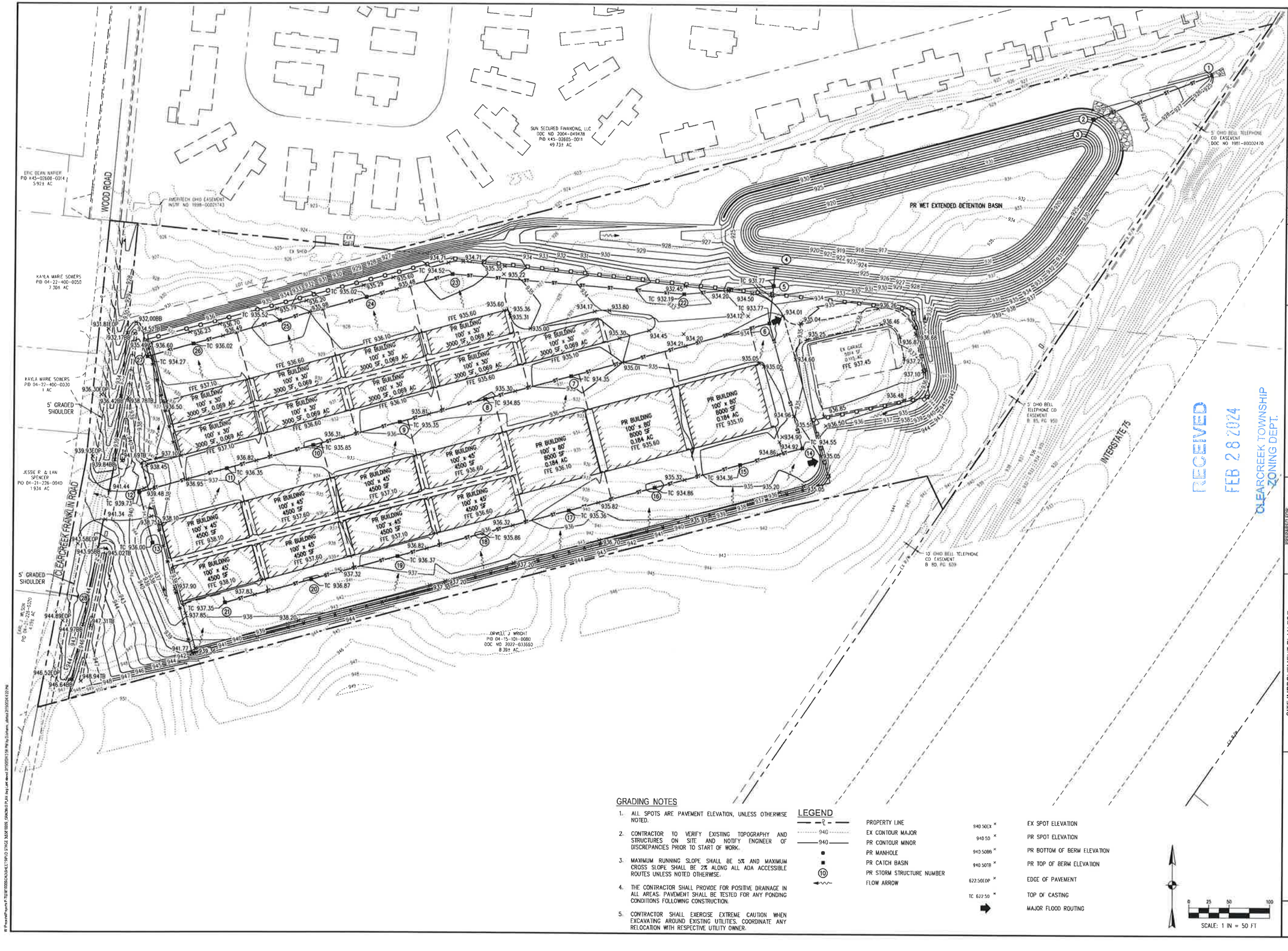
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

SITE PLAN

C200



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GRADING NOTES

1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND STRUCTURES ON SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK.
3. MAXIMUM RUNNING SLOPE SHALL BE 5% AND MAXIMUM CROSS SLOPE SHALL BE 2% ALONG ALL ADA ACCESSIBLE ROUTES UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.

LEGEND

PROPERTY LINE	940.50EX × EX SPOT ELEVATION
EX CONTOUR MAJOR	940.50 × PR SPOT ELEVATION
PR CONTOUR MINOR	940.50BB × PR BOTTOM OF BERM ELEVATION
PR MANHOLE	940.50TB × PR TOP OF BERM ELEVATION
PR CATCH BASIN	622.50EOP × EDGE OF PAVEMENT
PR STORM STRUCTURE NUMBER	TC 622.50 × TOP OF CASTING
FLOW ARROW	MAJOR FLOOD ROUTING

SCALE: 1 IN = 50 FT

NO	DATE	BY	DESCRIPTION

1160 DURLIN ROAD, SUITE 100
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PROJECT DATE: 02/15/2024
PROJECT NO. SS51009
DRAWN BY: DJJ
CHECKED BY: AAF

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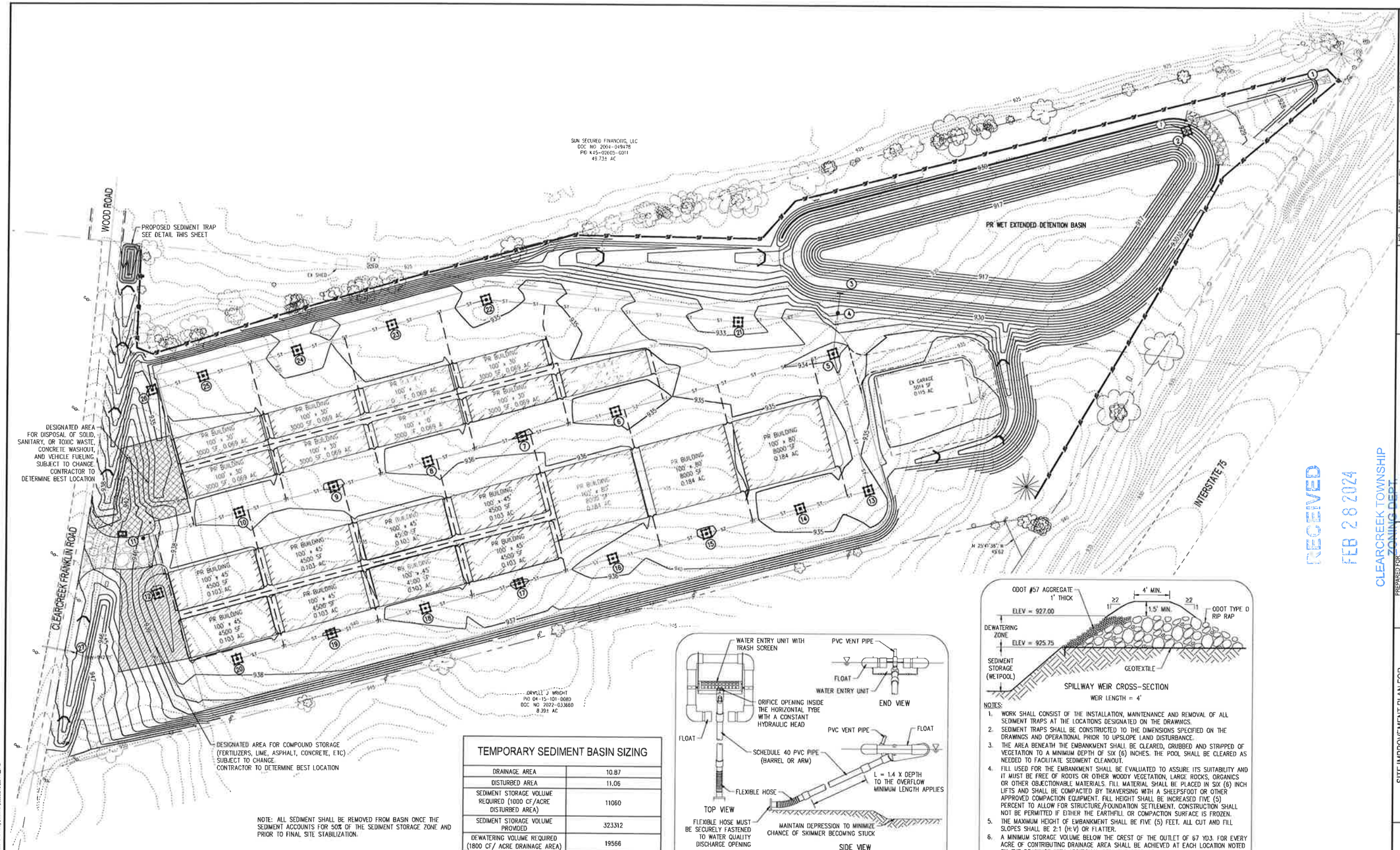
PREPARED FOR
STAFFCO, INC
1365 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

GRADING PLAN

C300



NOTE: ALL SEDIMENT SHALL BE REMOVED FROM BASIN ONCE THE SEDIMENT ACCOUNTS FOR 50% OF THE SEDIMENT STORAGE ZONE AND PRIOR TO FINAL SITE STABILIZATION.

LEGEND

- PROPERTY LINE
- EX CONTOUR MAJOR
- PR CONTOUR MINOR
- SILT FENCE
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- INLET PROTECTION
- CONCRETE WASHOUT, SEE DETAIL SHEET C302
- ROCK CHECK DAM, SEE DETAIL SHEET C302
- STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C302

CODED NOTES

(1) TEMPORARY FAIRCLOTH SKIMMER, SEE DETAIL THIS SHEET

TEMPORARY SEDIMENT BASIN SIZING

DRAINAGE AREA	10.87
DISTURBED AREA	11.06
SEDIMENT STORAGE VOLUME REQUIRED (1000 CF/ACRE DISTURBED AREA)	11060
SEDIMENT STORAGE VOLUME PROVIDED	323312
DEWATERING VOLUME REQUIRED (1800 CF/ ACRE DRAINAGE AREA)	19566
DEWATERING VOLUME PROVIDED	89114

TEMPORARY SEDIMENT TRAP SIZING

DRAINAGE AREA	0.38
DISTURBED AREA	0.38
SEDIMENT STORAGE VOLUME REQUIRED (1000 CF/ACRE DISTURBED AREA)	380
SEDIMENT STORAGE PROVIDED	404
DEWATERING VOLUME REQUIRED (1800 CF/ ACRE DRAINAGE AREA)	684
DEWATERING VOLUME PROVIDED	805

SKIMMER SPECIFICATIONS			
	SKIMMER DIAMETER SIZE (INCHES)	SKIMMER ORIFICE DIAMETER (INCHES)	SKIMMER PIPE LENGTH (FEET)
BASIN	3.0	2.5	4.0

NOTE: PROPOSED SKIMMER SHALL BE A FAIRCLOTH SKIMMER OR EQUIVALENT

NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

TEMPORARY FAIRCLOTH SKIMMER
NOT TO SCALE

SPILLWAY WEIR CROSS-SECTION
WEIR LENGTH = 4'

NOTES:
1. WORK SHALL CONSIST OF THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL SEDIMENT TRAPS AT THE LOCATIONS DESIGNATED ON THE DRAWINGS.
2. SEDIMENT TRAPS SHALL BE CONSTRUCTED TO THE DIMENSIONS SPECIFIED ON THE DRAWINGS AND OPERATIONAL PRIOR TO UPSLOPE LAND DISTURBANCE.
3. THE AREA BENEATH THE EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF VEGETATION TO A MINIMUM DEPTH OF SIX (6) INCHES. THE POOL SHALL BE CLEARED AS NEEDED TO FACILITATE SEDIMENT CLEANOUT.
4. FILL USED FOR THE EMBANKMENT SHALL BE EVALUATED TO ASSURE ITS SUITABILITY AND IT MUST BE FREE OF ROOTS OR OTHER WOODY VEGETATION, LARGE ROCKS, ORGANICS OR OTHER OBJECTIONABLE MATERIALS. FILL MATERIAL SHALL BE PLACED IN SIX (6) INCH LIFTS AND SHALL BE COMPACTED BY TRAVERSING WITH A SHEEPSFOOT OR OTHER APPROVED COMPACTION EQUIPMENT. FILL HEIGHT SHALL BE INCREASED FIVE (5) PERCENT TO ALLOW FOR STRUCTURE/FOUNDATION SETTLEMENT. CONSTRUCTION SHALL NOT BE PERMITTED IF EITHER THE EARTHFILL OR COMPACTION SURFACE IS FROZEN.
5. THE MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET. ALL CUT AND FILL SLOPES SHALL BE 2:1 (H:V) OR FLATTER.
6. A MINIMUM STORAGE VOLUME BELOW THE CREST OF THE OUTLET OF 67 YD3. FOR EVERY ACRE OF CONTRIBUTING DRAINAGE AREA SHALL BE ACHIEVED AT EACH LOCATION NOTED ON THE DRAWINGS WITH ADDITIONAL SEDIMENT STORAGE VOLUME PROVIDED BELOW THIS ELEVATION.
7. TEMPORARY SEEDING SHALL BE ESTABLISHED AND MAINTAINED OVER THE USEFUL LIFE OF THE PRACTICE.
8. THE OUTLET FOR THE SEDIMENT TRAP STRUCTURE SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN ON THE DRAWINGS.
9. THE OUTLET SHALL BE CONSTRUCTED USING THE MATERIALS SPECIFIED ON THE DRAWINGS. WHERE GEOTEXTILE IS USED, ALL OVERLAPS SHALL BE A MINIMUM OF TWO (2) FEET OR AS SPECIFIED BY THE MANUFACTURER, WHICHEVER IS GREATER. ALL OVERLAPS SHALL BE MADE WITH THE UPPER MOST LAYER PLACED LAST. GEOTEXTILE SHALL BE KEYED IN AT LEAST 6" ON THE UPSTREAM SIDE OF THE OUTLET.
10. WARNING SIGNS AND SAFETY FENCE SHALL BE PLACED AROUND THE TRAPS AND MAINTAINED OVER THE LIFE OF THE PRACTICE.
11. AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, THE STRUCTURE AND ALL ASSOCIATED SEDIMENT SHALL BE REMOVED. STABILE EARTH MATERIALS SHALL BE PLACED IN THE SEDIMENT TRAP AREA AND COMPACTED. THE AREA SHALL BE GRADED TO BLEND IN WITH ADJOINING LAND SURFACES AND HAVE POSITIVE DRAINAGE. THE AREA SHALL BE IMMEDIATELY SEEDED

SEDIMENT TRAP OUTLET
NOT TO SCALE

0 25 50 100
SCALE: 1 IN = 50 FT

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1160 DUBLIN ROAD, SUITE 100
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PROJECT DATE: 02/15/2024
PROJECT NO: 5581005
DRAWN BY: DJJ
CHECKED BY: AAF

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TECHNICAL SKILL. CREATIVE SPIRIT.
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PREPARED FOR: STAFFCO, INC
1366 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

STORM WATER POLLUTION PREVENTION PLAN

C301

SITE NARRATIVE

PLAN DESIGNER:	THE MANNIK & SMITH GROUP, INC. 1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OHIO 43215 CONTACT: DANIEL JOHANNI PHONE: (614) 441-4222 EMAIL: DJOHANNI@MANNIKSMITHGROUP.COM
OWNER/DEVELOPER:	STAFFCO CONSTRUCTION INC 1340 SPANGLER RD FAIRBORN, OH 45324 CONTACT: JON STAFFORD PHONE: (937) 878-7915 EMAIL: JONSTAFFORD@STAFFCOINC.COM
SITE CONTACT:	CONTACT: JON STAFFORD PHONE: (937) 878-7915 EMAIL: JONSTAFFORD@STAFFCOINC.COM
PROJECT DESCRIPTION:	TWENTY THREE NEW RV AND BOAT STORAGE BUILDINGS ON A VACANT LOT.
ADJACENT AREAS:	THE SITE IS BOUNDED BY RESIDENTIAL (NORTH), INTERSTATE 75 (EAST), RESIDENTIAL (SOUTH), RESIDENTIAL (WEST)
PROJECT SITE AREA:	SITE AREA: 13.93 AC TOTAL DISTURBED AREA: 11.06 AC PRE-DEVELOPED IMPERVIOUS AREA / % : 0.52 AC / 3.7% POST-DEVELOPED IMPERVIOUS AREA / % : 6.54 AC / 46.9%
RUNOFF COEFFICIENTS:	PRE-DEVELOPED: 0.31 POST-DEVELOPED: 0.66
EXISTING SITE CONDITIONS:	THE SITE IS AN EMPTY LOT WITH ONE EXISTING BUILDING THAT WILL REMAIN.
SOILS:	MIAMIAN CLAY LOAM (MmC3), 6 TO 12 %, HSG C BROOKSTON SILT LOAM (Bp), 0 TO 2%, HSG C/D RUSSEL SILT LOAM (RuB), 2 TO 6%, HSG B
RECEIVING STREAM/ SURFACE WATER:	DITCH ALONG INTERSTATE 75 AND THEN TO CLEAR CREEK
EROSION AND SEDIMENT CONTROL MEASURES:	SILT FENCE DANDY BAG INLET PROTECTION CONCRETE WASHOUT AREA STABILIZED CONSTRUCTION ENTRANCE
TEMPORARY STABILIZATION:	TEMPORARY EROSION CONTROL MEASURES MUST BE APPLIED PRIOR TO ONSET OF WINTER WEATHER.
PERMANENT STABILIZATION:	THE SITE WILL BE STABILIZED BY USE OF SEEDING OR SODDING IN GRASS AREAS.
POST-CONSTRUCTION STORM WATER MANAGEMENT:	ON-SITE STORM SEWER AND DETENTION POND
CONSTRUCTION SEQUENCE:	1. ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE/EXIT 2. INSTALL PERIMETER SEDIMENT FENCE 3. CONSTRUCT BASIN AND TRAP FOR SEDIMENT CONTROL AND DEWATERING 4. CLEAR THE EXISTING VEGETATION AND COMMENCE ROUGH GRADING 5. INSTALL PERMANENT STORM SEWER AND INLET PROTECTION 6. CONSTRUCT CURBS, PARKING, AND DRIVES 7. BACKFILL CURBS, FINE GRADE, AND STABILIZE DISTURBED AREAS 8. INSTALL REMAINING UTILITIES AND SEWERS 9. REMOVE SEDIMENT FENCE
OEPA NPDES PERMIT:	TBD

EROSION CONTROL GENERAL NOTES:

IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A CONTROL SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

NOT ALL EROSION CONTROL MEASURES SHOWN WILL BE IN USE AT THE SAME TIME. PHASING SHALL BE DETERMINED BY THE CONTRACTOR AND EROSION CONTROL DEVICES SHALL BE MODIFIED ACCORDINGLY

STREET CLEANING (ON AND AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND, IF NECESSARY, MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE COUNTY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE OEPA.

ALL SEDIMENT CONTROL DEVICES MUST BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS. SEDIMENT CONTROLS MUST BE IMPLEMENTED PRIOR TO GRADING AND WITHIN 7 DAYS OF GRUBBING.

TEMPORARY AND PERMANENT SEEDING:

THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

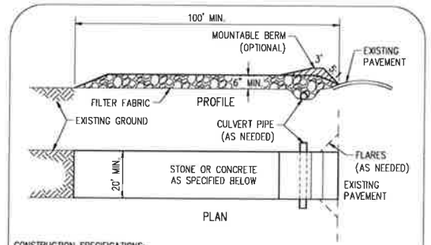
TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER: 12-12-12	12 LB / 1000 SQ. FT.
STRAW MULCH	2 TONS / ACRE
WATER	300 GAL. / 1000 SQ. FT.

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB/1000 SQ. FT.	PER ACRE
MARCH 1 TO NOVEMBER 1	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERINNEAL RYEGRASS	1	40 LB
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
NOVEMBER 1 TO MARCH 1	USE MULCH ONLY, SODDING PRACTICES, OR DORMANT SEEDING		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30. FOR DISTURBED AREAS WITHIN 50 FEET OF A STREAM AT FINAL GRADE, PERMANENT EROSION CONTROLS MUST BE APPLIED WITHIN 2 DAYS OF REACHING FINAL GRADE. FOR DISTURBED AREAS REMAINING DORMANT FOR OVER 1 YEAR OR AT FINAL GRADE, PERMANENT CONTROLS MUST BE APPLIED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB / ACRE	LB/1000 SQ. FT.	
GENERAL USE			
CREEPING RED FESCUE	20 - 40	1/2 - 1	
DOMESTIC RYEGRASS	10 - 20	1/4 - 1/2	
KENTUCKY BLUEGRASS	10 - 20	1/4 - 1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

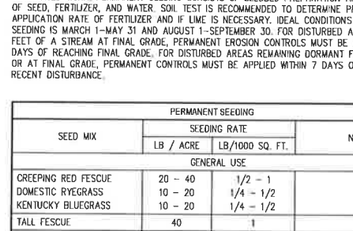


CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - A MINIMUM OF 100'
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



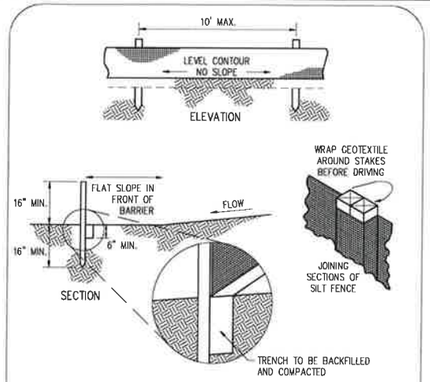
INSTALLATION:
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK IN FLAP. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO THE CATCH BASIN FRAME SO THAT THE RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE:
USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

TO BE USED ON STRUCTURE #S: 5-10,12-26

INLET PROTECTION - DANDY BAG™

NOT TO SCALE



SPECIFICATIONS FOR SILT FENCE:

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
10. MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1)THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2)ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3)OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS:

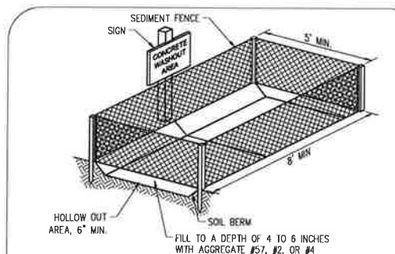
1. FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC - SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	0.84 mm	ASTM D 4751
Minimum Permittivity	$1x10^{-2}$ sec^{-1}	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

* NOTE: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS.

SEDIMENT FENCE BARRIER

NOT TO SCALE

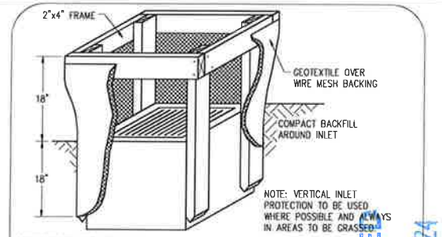


NOTES:

1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASH OUT TRUCK CHUTES
2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
3. THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED FOR ALL CONSTRUCTION AREAS IN WARREN AND MONTGOMERY COUNTIES.

CONCRETE WASHOUT AREA

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:

1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GLOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

TO BE USED ON STRUCTURE #S: 2

FILTER FABRIC INLET PROTECTION

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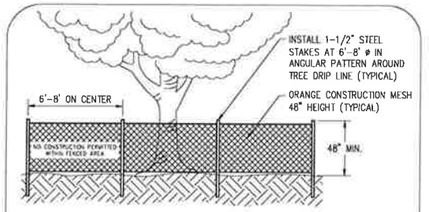

TREE PROTECTION DETAIL

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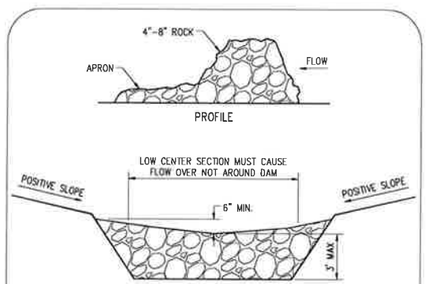

NOTES:

1. THE CHECK DAM SHALL BE CONSTRUCTED OF 4-8 INCH DIAMETER STONE, PLACED SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL. ODOT TYPE D STONE IS ACCEPTABLE, BUT SHOULD BE UNDERLAIN WITH A GRAVEL FILTER CONSISTING OF ODOT NO. 3 OR 4 OR SUITABLE FILTER FABRIC.
2. MAXIMUM HEIGHT OF CHECK DAM SHALL NOT EXCEED 3.0 FEET.
3. THE MIDPOINT OF THE ROCK CHECK DAM SHALL BE A MINIMUM OF 6 INCHES LOWER THAN THE SIDES IN ORDER TO DIRECT ACROSS THE CENTER AND AWAY FROM THE CHANNEL SIDES.
4. THE BASE OF THE CHECK DAM SHALL BE ENTRENCHED APPROXIMATELY 6 INCHES.
5. SPACING OF CHECK DAMS SHALL BE IN A MANNER SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
6. A SPLASH APRON SHALL BE CONSTRUCTED WHERE CHECK DAMS ARE EXPECTED TO BE IN USE FOR AN EXTENDED PERIOD OF TIME. A STONE APRON SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CHECK DAM TO PREVENT FLOWS FROM UNDERCUTTING THE STRUCTURE. THE APRON SHOULD BE 6 INCHES THICK AND ITS LENGTH TWO TIMES THE HEIGHT OF THE DAM.
7. STONE PLACEMENT SHALL BE PERFORMED EITHER BY HAND OR MECHANICALLY AS LONG AS THE CENTER OF THE CHECK DAM IS LOWER THAN THE SIDES AND EXTENDS ACROSS ENTIRE CHANNEL.
8. SIDE SLOPES SHALL BE A MINIMUM OF 2:1

ROCK CHECK DAM

NOT TO SCALE

RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

NO.	DESCRIPTION

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614 441 4222
FAX: 866 468 7340

PROJECT DATE:	02/15/2024
PROJECT NO.	SS910093
DRAWN BY:	CJJ
CHECKED BY:	AAF

TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:
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1340 SPANGLER RD
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SITE IMPROVEMENT PLAN FOR
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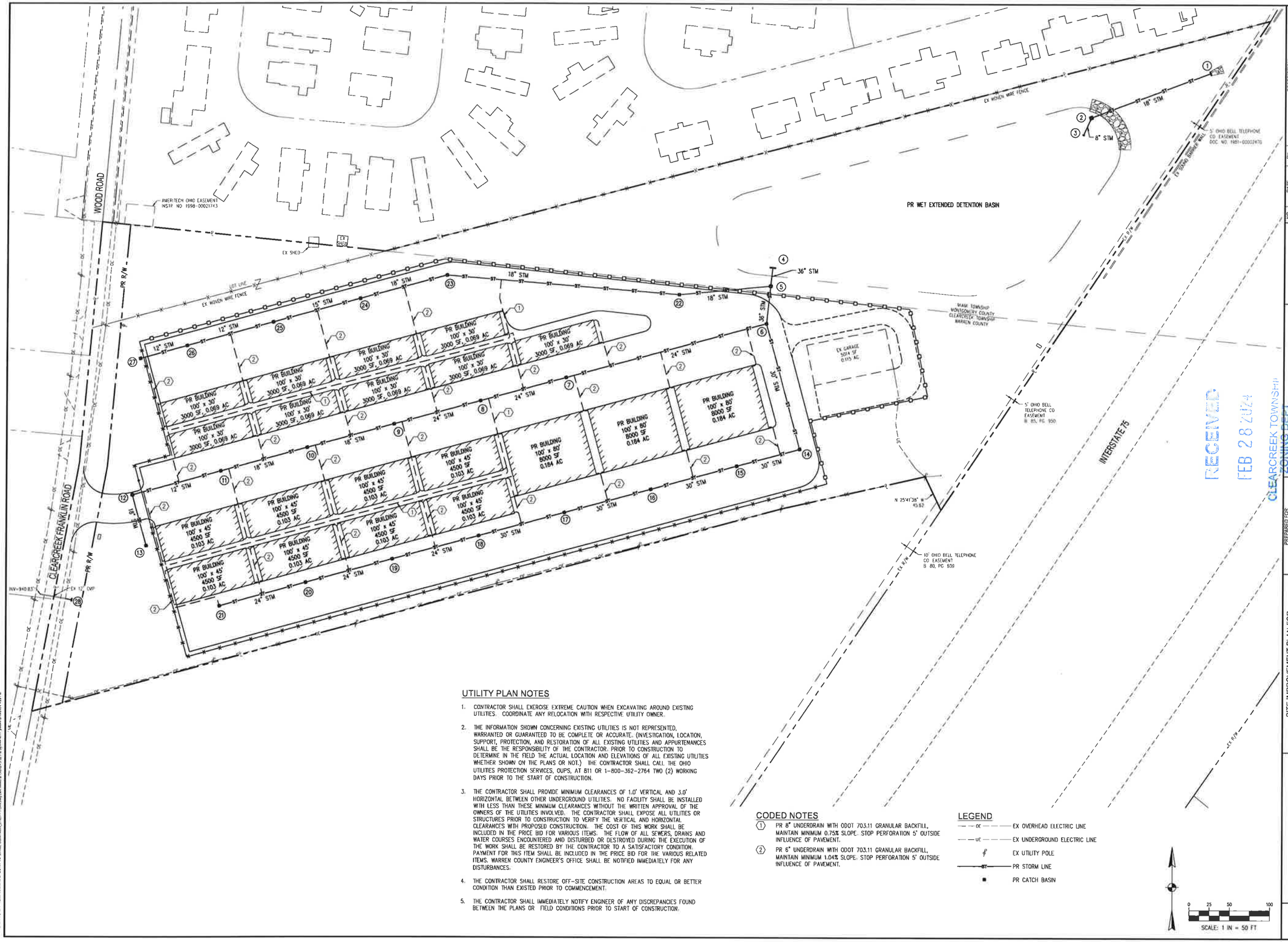
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

STORM WATER POLLUTION PREVENTION NOTES AND DETAILS

C302



UTILITY PLAN NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN OTHER UNDERGROUND UTILITIES. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE UTILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. WARREN COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

CODED NOTES

(1) PR 8" UNDERDRAIN WITH ODOT 703.11 GRANULAR BACKFILL, MAINTAIN MINIMUM 0.75% SLOPE. STOP PERFORATION 5' OUTSIDE INFLUENCE OF PAVEMENT.

(2) PR 6" UNDERDRAIN WITH ODOT 703.11 GRANULAR BACKFILL, MAINTAIN MINIMUM 1.04% SLOPE. STOP PERFORATION 5' OUTSIDE INFLUENCE OF PAVEMENT.

LEGEND

- OE — EX OVERHEAD ELECTRIC LINE
- UE — EX UNDERGROUND ELECTRIC LINE
- EX UTILITY POLE
- ST — PR STORM LINE
- PR CATCH BASIN

SCALE: 1 IN = 50 FT

RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP ZONING DEPT.

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
TEL: 614.461.4222
FAX: 888.488.7340

PROJECT DATE: 02/15/2024
PROJECT NO: SS#19099
DRAWN BY: DJJ
CHECKED BY: AAF

TECHNICAL SKILL. CREATIVE SPIRIT.
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SITE IMPROVEMENT PLAN FOR
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9850 CLEARCREEK FRANKLIN ROAD
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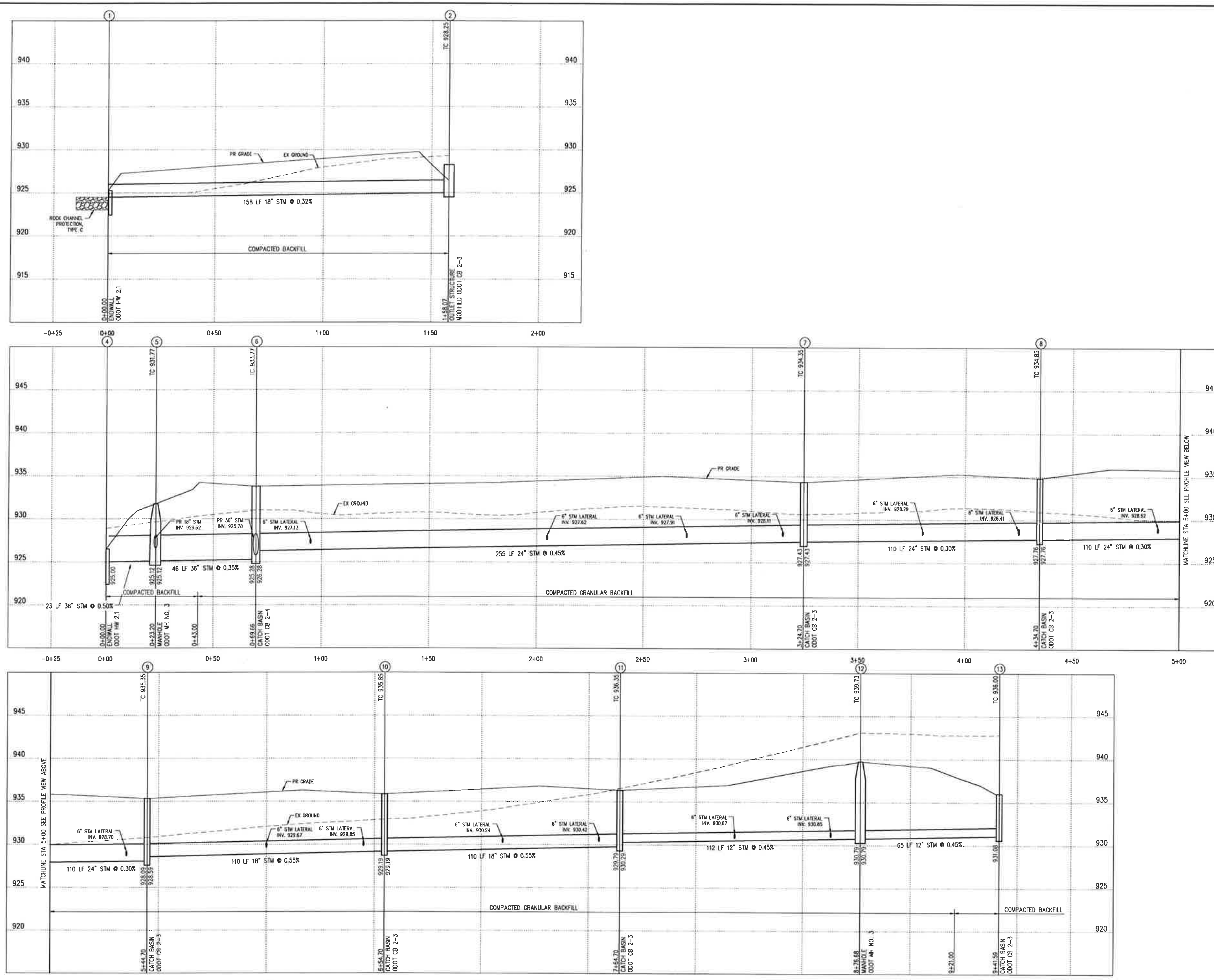
UTILITY PLAN

C400



SCALE: 1 IN = 20 FT (H)
1 IN = 5 FT (V)

RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

NO.	DATE	BY	DESCRIPTION

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 02/15/2024
PROJECT NO: S5810009
DRAWN BY: DJJ
CHECKED BY: AAF

PREPARED FOR:
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

STORM PROFILES

C401

SCALE: 1 IN = 20 FT (H)
1 IN = 5 FT (V)

NO.	DATE	BY	DESCRIPTION

160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL 614.441.4222
FAX 888.488.7340

PROJECT DATE: 02/15/2024
PROJECT NO: SSR16009
DRAWN BY: DJJ
CHECKED BY: AAF

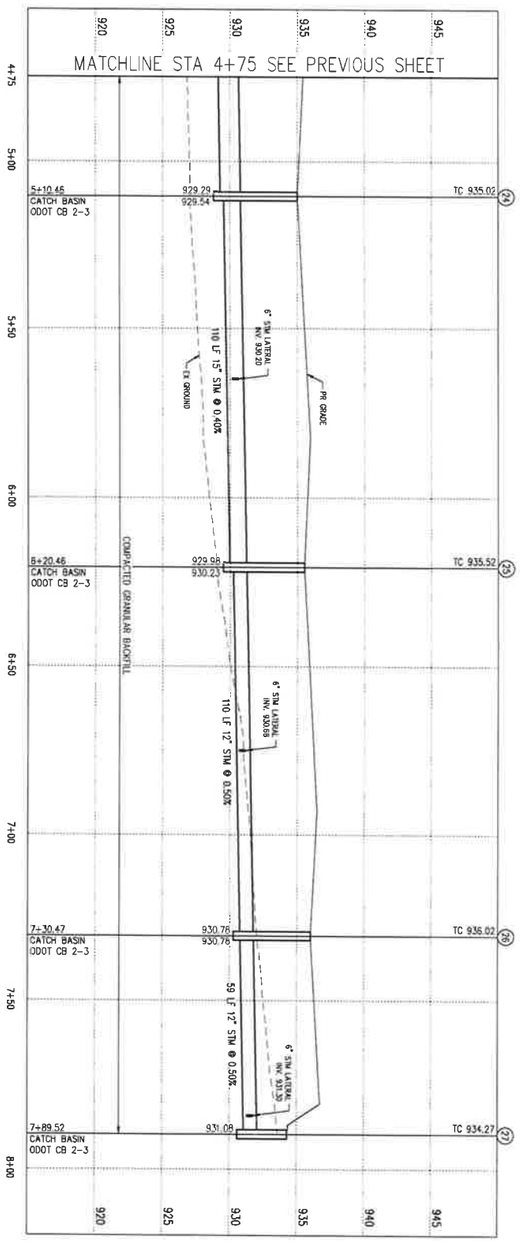
Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
STAFFCO, INC
1580 SPANGLER RD
FRANKLIN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

STORM PROFILES

C402



SCALE: 1 IN = 20 FT (H)
1 IN = 5 FT (V)

C403

STORM PROFILES

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

PREPARED FOR:
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

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TEL: 614.441.4222
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PROJECT DATE: 02/15/2024
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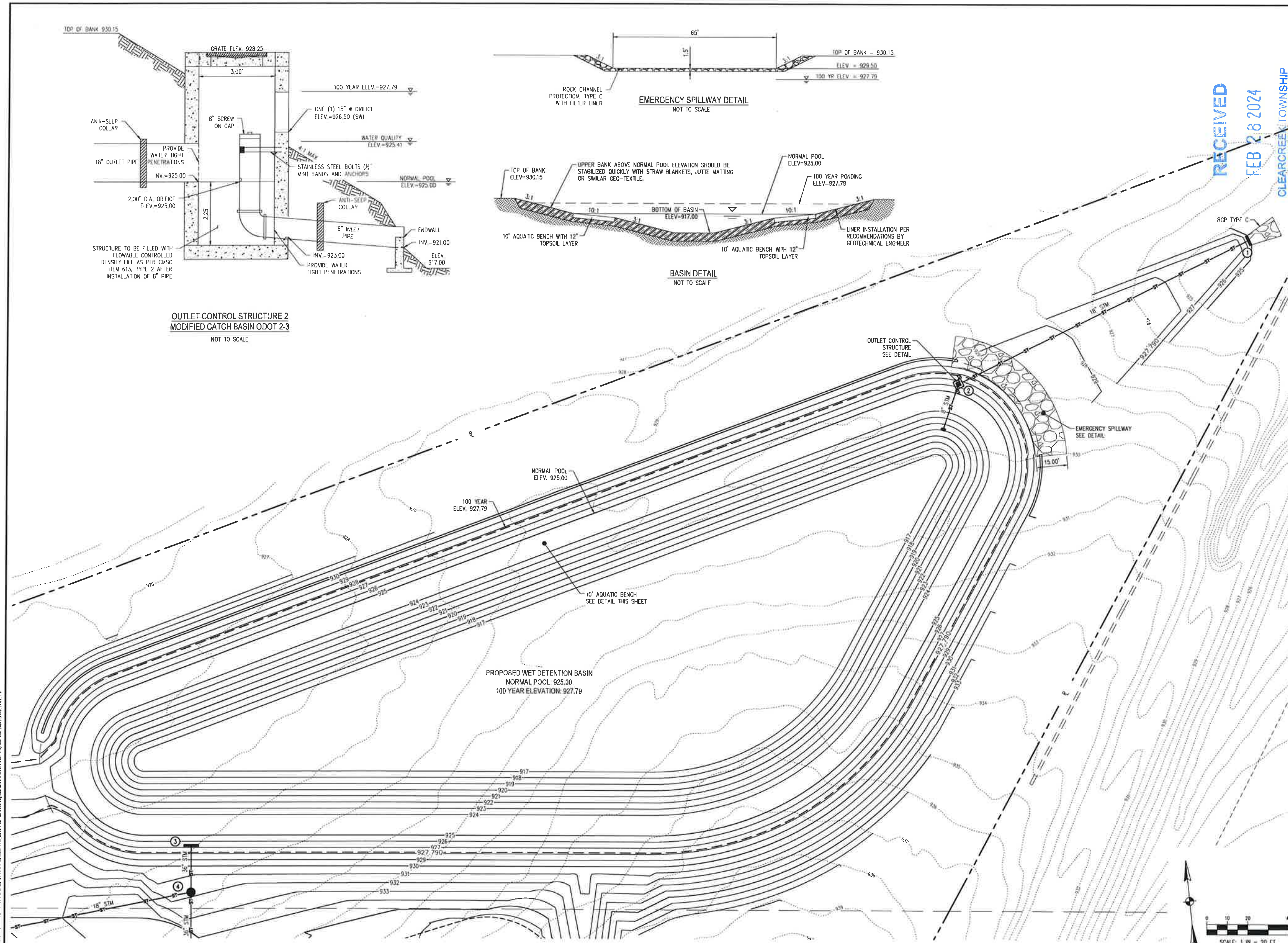

NO. | DATE | BY | DESCRIPTION

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
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1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 866.488.7340

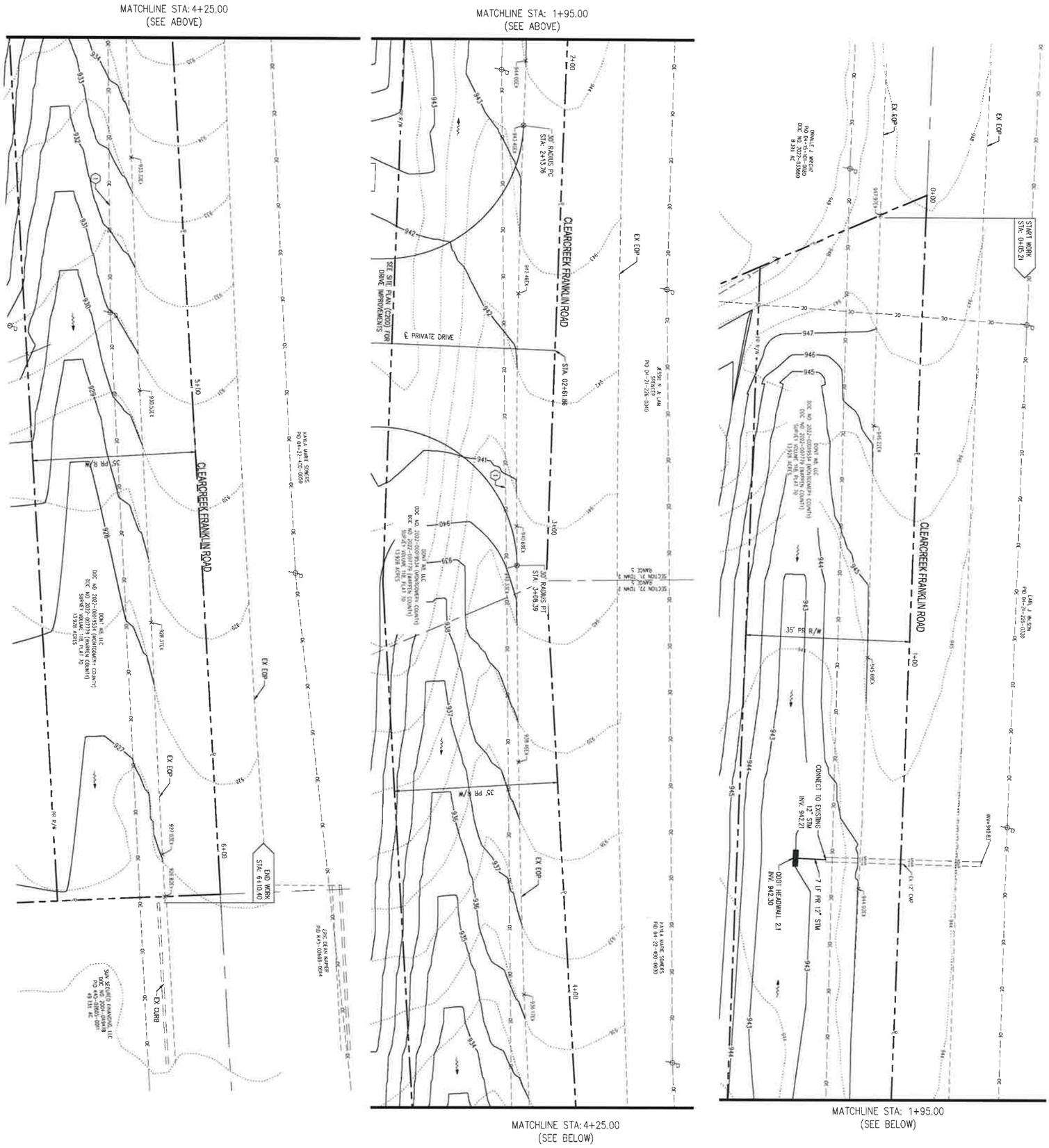
PROJECT DATE: 02/15/2024
PROJECT NO: S5810009
DRAWN BY: DJJ
CHECKED BY: AAF

PREPARED FOR
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

DETENTION DETAILS

C404



SCALE: 1 IN = 10 FT

RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

LEGEND

- EX PROPERTY LINE
- PR RIGHT OF WAY
- EX CONTOUR
- PR CONTOUR
- FLOW ARROW
- 940.50W × MATCH EXISTING ELEVATION
- 940.50 × PR SPOT ELEVATION
- FULL DEPTH ASPHALT PAVEMENT

CODED NOTES

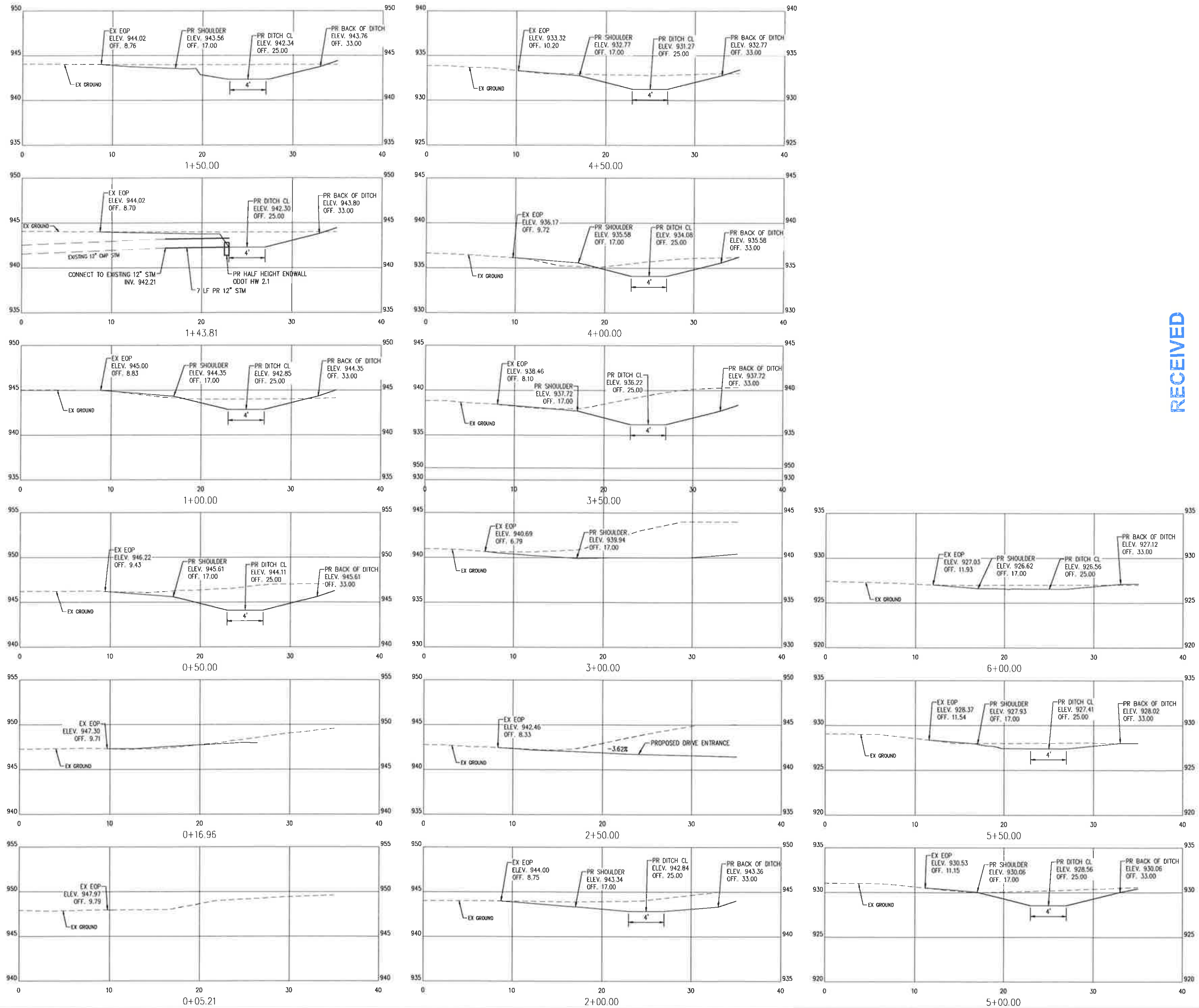
1. CONTRACTOR TO RELOCATE/RAISE EXISTING OVERHEAD ELECTRIC. COORDINATE WITH UTILITY COMPANY AND OWNER.

C500	RIGHT-OF-WAY IMPROVEMENTS PLAN	SITE IMPROVEMENT PLAN FOR CLEARCREEK TOWNSHIP RV AND BOAT STORAGE 9850 CLEARCREEK FRANKLIN ROAD MIAMISBURG, OH 45342	PREPARED FOR: STAFFCO, INC 1340 SPANGLER RD FAIRBORN, OH 45324	Mannik Smith GROUP TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE:	02/15/2024
PROJECT NO:	S5810009
DRAWN BY:	DJJ
CHECKED BY:	AAF

NO.	DATE	BY	DESCRIPTION



RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

NO.	DATE	BY	DESCRIPTION

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PROJECT DATE 02/15/2024
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STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

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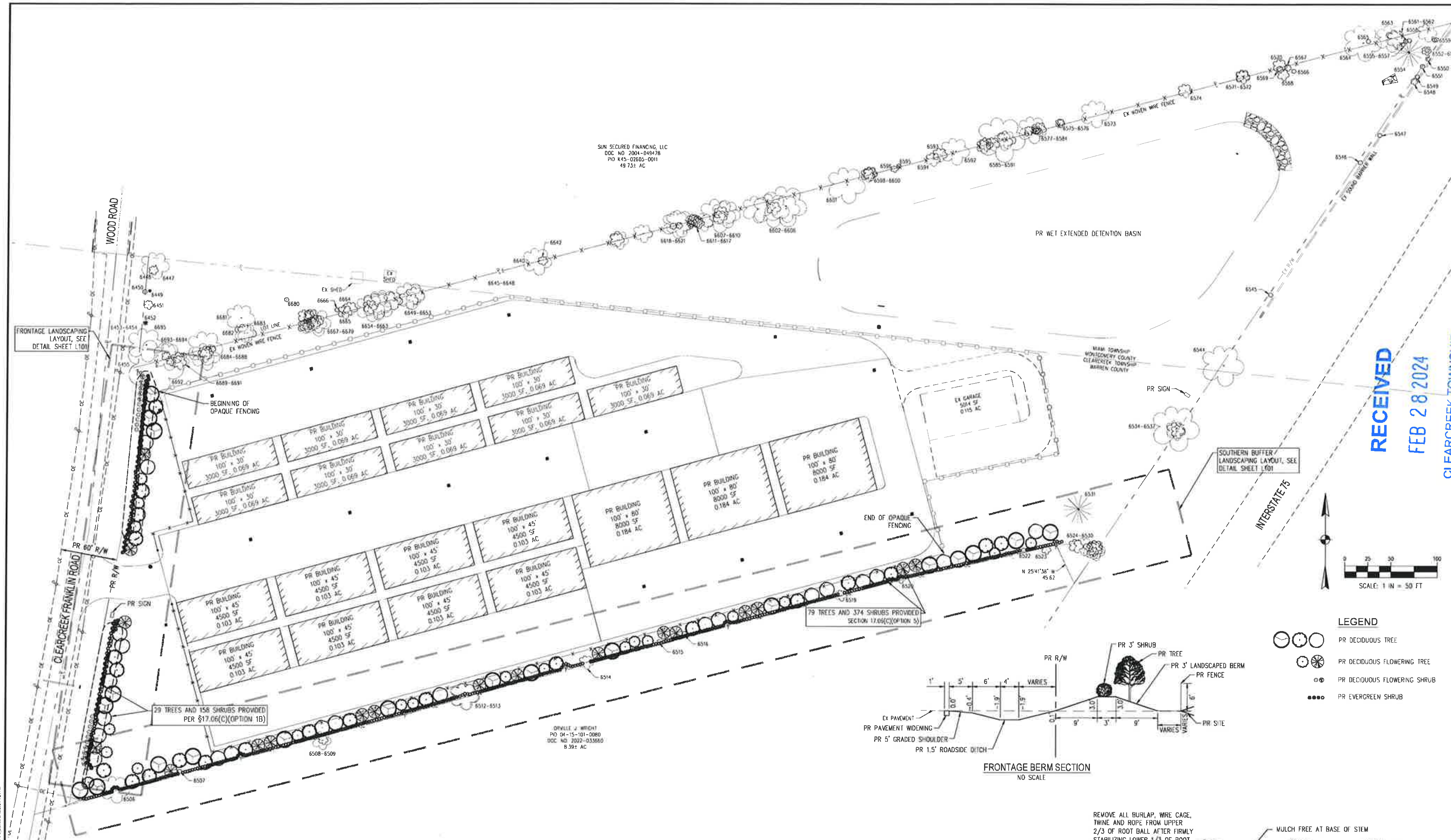
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

RIGHT-OF-WAY
IMPROVEMENTS
CROSS SECTIONS

C501



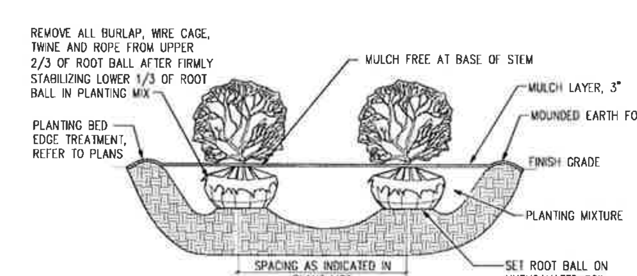
LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE	MATURE SIZE
LI ST	21	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	1.5" CALIPER	B&B	DECIDUOUS TREE	60'-75' H, 40'-50' W
NY SY	22	NYSSA SYLVATICA	BLACK TUPELO	1.5" CALIPER	B&B	DECIDUOUS TREE	60" H, 25' W
PL OC	20	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1.5" CALIPER	B&B	DECIDUOUS TREE	75'-100' H, 75'-100' W
CE CA	18	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CALIPER	B&B	DECIDUOUS TREE	20'-30' H, 20'-30' W
AE GL	19	AESCULUS GLABRA	OHIO BUCKEYE	1.5" CALIPER	B&B	DECIDUOUS TREE	20'-40' H, 20'-40' W
HY AR	12	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	36" HEIGHT	CONTAINER	DECIDUOUS SHRUB	3'-6' H, 3'-6' W
PH OP	10	PHYSOCARPUS OPULIFOLIUS	NINEBARK	36" HEIGHT	CONTAINER	DECIDUOUS SHRUB	3'-10' H, 3'-12' W
PM PU	93	PINUS MUGO 'PUMILO'	DWARF MUGO PINE	36" HEIGHT	CONTAINER	EVERGREEN SHRUB	3'-6' H, 6'-10' W
BM KW	73	BUXUS MICROPHYLLA VAR. KOREANA 'WINTERGREEN'	WINTERGREEN KOREAN BOXWOOD	36" HEIGHT	CONTAINER	EVERGREEN SHRUB	3'-4' H, 3'-5' W
IV LF	95	ILEX MESERVEAE 'MESDOB' CHINA BOY	CHINA BOY MALE BLUE HOLLY	6' HEIGHT	CONTAINER	EVERGREEN SHRUB	7'-8' H, 4'-5" W
IV LM	49	ILEX MESERVEAE 'MESOG' CHINA GIRL	CHINA GIRL FEMALE BLUE HOLLY	6' HEIGHT	CONTAINER	EVERGREEN SHRUB	8'-10' H, 7'-8' W
TM HI	53	TAXUS X MEDIA 'HICKSII'	HICKS YEW	36" HEIGHT	CONTAINER	EVERGREEN SHRUB	10'-15' H, 3'-4' W
JP AI	78	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	36" HEIGHT	CONTAINER	EVERGREEN SHRUB	3' H, 3'-4' W
TO WO	70	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	36" HEIGHT	CONTAINER	EVERGREEN SHRUB	4'-6' H, 4'-5' W

** DENOTES SPECIES TO BE PLANTED AT 6' HEIGHT FOR TO MEET SCREENING REQUIREMENT AT PLANTING

LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
PUD STAGE 2 WCRPC COMMENTS:	
1. THE WESTERN OPEN SPACE AREA IS ADJACENT TO THE R/W. A STREETSCAPE BUFFER IS REQUIRED PER SECTION 17.06(C)(OPTION 1B); A MINIMUM OF 29 TREES AND 158 SHRUBS ARE REQUIRED, ALONG WITH SCREENING.	29 TREES AND 158 SHRUBS PROVIDED. SCREENING PROVIDED VIA EVERGREEN SHRUBS.
2. THE NORTHERN OPEN SPACE AREA IS ADJACENT TO CLEARCREEK COUNTY SR-1. 26 TREE CREDITS ARE REQUIRED ALONG WITH SCREENING.	202 EXISTING CREDITS PROVIDED ALONG ENTIRE SOUTHERN PROPERTY LINE. SCREENING PROVIDED VIA OPAQUE FENCING.
3. THE EASTERN OPEN SPACE AREA IS ADJACENT TO I-75 R/W. A STREETSCAPE BUFFER IS REQUIRED OF 20 TREE CREDITS. SCREENING IS REQUIRED.	50 EXISTING TREE CREDITS PROVIDED ALONG EAST PROPERTY LINE. SCREENING PROVIDED VIA OPAQUE FENCING.
4. THE SOUTHERN OPEN SPACE AREA IS ADJACENT TO CLEARCREEK TOWNSHIP ZONE SR-1. A PERIMETER BUFFER IS REQUIRED PER SECTION 17.06(C)(OPTION 5); A MINIMUM OF 79 TREES AND 374 SHRUBS ARE REQUIRED, ALONG WITH SCREENING.	71 PROPOSED TREES, 8 EXISTING TREES AND 374 SHRUBS PROVIDED. SCREENING PROVIDED VIA EVERGREEN SHRUBS.



NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE

NO.	DATE	BY	DESCRIPTION

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
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1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
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PROJECT DATE: 02/15/2024
PROJECT NO: S5810009
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PREPARED FOR
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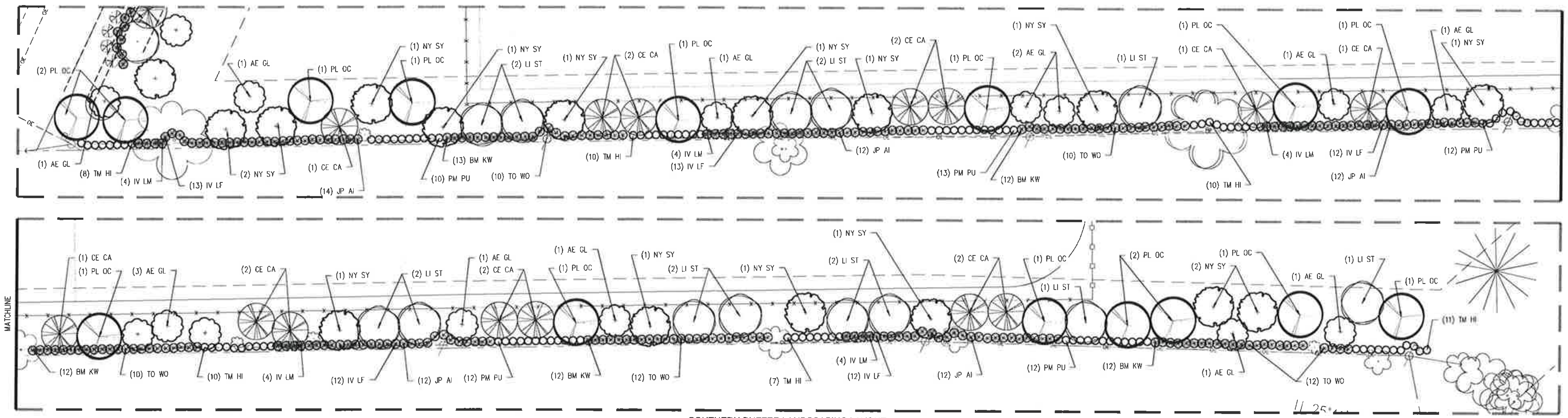
1340 SPANGLER RD
FAIRBORN, OH 45324

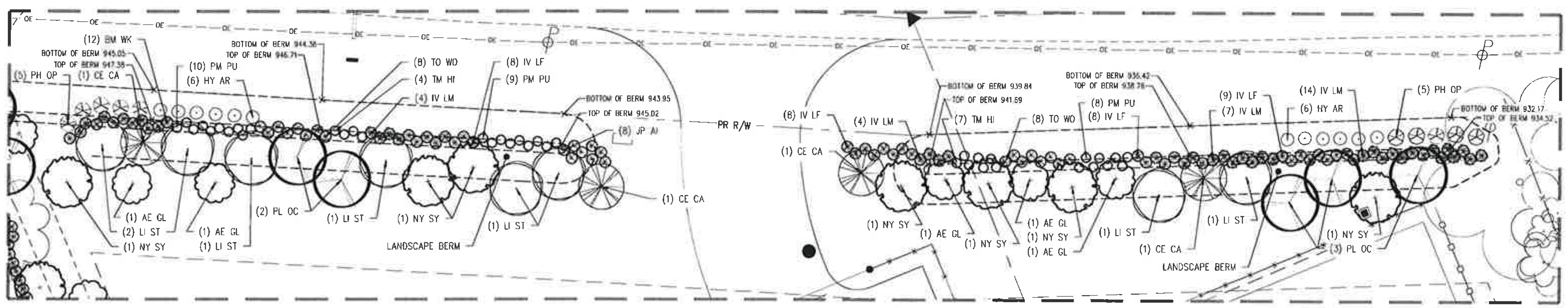
SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

LANDSCAPE PLAN

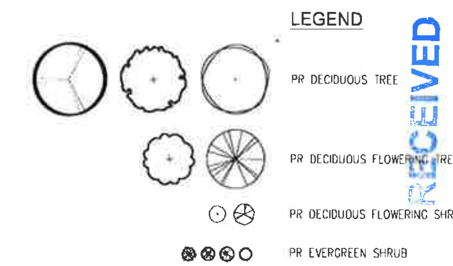
L100



SOUTHERN BUFFER LANDSCAPING LAYOUT
1"=20' SCALE



FRONTAGE LANDSCAPING LAYOUT
1"=20' SCALE



RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

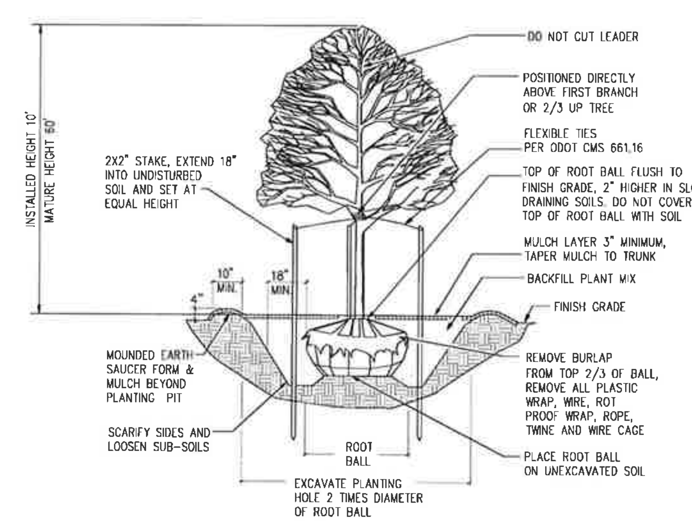
8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE (ODOT LAWN BLEND):

KENTUCKY 31 TALL FESCUE	40%
PERENNIAL RYE	30%
KENTUCKY BLUEGRASS	30%



DECIDUOUS TREE PLANTING DETAIL
NO SCALE

1160 DUBLIN ROAD, SUITE 100
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TECHNICAL SKILL. CREATIVE SPIRIT.
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9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

LANDSCAPE NOTES

L101

Point #	Location:		Size:	Type:	Removed:	Credit:

West P/L 1.5"=1 crec

Point #	Location:		Size:	Type:	Removed:	Credit:
6447	582802.823	1475818.067	12"	Dec Tree		8
6448	582797.491	1475815.939	4"	Dec Tree		2
6449	582775.588	1475811.809	2"	Evg Tree		1
6450	582774.426	1475806.516	2	Dec Tree		1
6451	582760.24	1475810.89	2"	Dec Tree		1
6452	582741.049	1475807.349	3"	Evg Tree		2
6453	582728.008	1475798.404	2"	Evg Tree		1
6454	582728.414	1475793.724	2"	Evg Tree		1
6455	582698.045	1475793.932	18"	Dec Tree		12
6456	582666.893	1475787.554	6"	Dec Tree	X	
6457	582646.054	1475782.26	5"	Dec Tree	X	
6458	582619.335	1475786.832	6"	Evg Tree	X	
6459	582545.935	1475775.535	2"	Evg Tree	X	
6460	582529.714	1475776.031	6"	Dec Tree	X	
6461	582516.916	1475774.67	6"	Dec Tree	X	
6462	582505.342	1475771.08	2"	Dec Tree	X	
6463	582495.866	1475767.874	3"	Evg Tree	X	
6464	582480.617	1475764.513	12"	Evg Tree	X	
6465	582473.911	1475767.335	4"	Dec Tree	X	
6466	582470.354	1475765.98	4"	Dec Tree	X	
6467	582458.737	1475763.511	6"	Dec Tree	X	
6468	582457.288	1475760.924	6"	Dec Tree	X	
6469	582455.538	1475761.533	2"	Dec Tree	X	
6470	582454.734	1475761.487	2"	Dec Tree	X	
6471	582454.132	1475759.082	4"	Evg Tree	X	
6472	582452.348	1475760.849	3"	Dec Tree	X	
6473	582452.659	1475762.203	3"	Dec Tree	X	
6474	582450.535	1475760.295	2"	Dec Tree	X	
6475	582450.163	1475759.507	2"	Dec Tree	X	
6476	582449.754	1475759.076	2"	Dec Tree	X	
6477	582449.541	1475759.813	2"	Dec Tree	X	
6478	582447.117	1475762.867	2"	Dec Tree	X	
6479	582441.446	1475760.125	2"	Dec Tree	X	
6480	582420.755	1475758.425	12"	Dec Tree	X	
6481	582413.088	1475755.43	4"	Dec Tree	X	
6482	582410.074	1475754.665	5"	Dec Tree	X	
6483	582396.081	1475749.56	3"	Dec Tree	X	
6484	582392.993	1475750.472	3"	Dec Tree	X	
6485	582387.868	1475749.291	3"	Dec Tree	X	
6486	582378.052	1475750.12	12"	Dec Tree	X	
6487	582364.261	1475748.827	4"	Dec Tree	X	
6488	582361.871	1475748.652	10"	Dec Tree	X	

6489	582357.147	1475747.473	3"	Dec Tree	X	
6490	582342.495	1475740.896	8"	Dec Tree	X	
6491	582340.776	1475738.222	4"	Dec Tree	X	
6492	582331.753	1475737.39	2"	Dec Tree	X	
6493	582323.416	1475737.332	3"	Dec Tree	X	
6494	582317.138	1475746.205	6"	Dec Tree	X	
6495	582299.012	1475739.996	8"	Evg Tree	X	
6496	582291.233	1475733.463	8"	Dec Tree	X	
6497	582285.311	1475729.39	2"	Dec Tree	X	
6498	582280.91	1475730.251	2"	Dec Tree	X	
6499	582278.18	1475729.125	2"	Dec Tree	X	
6500	582276.927	1475736.437	2"	Dec Tree	X	
6501	582272.125	1475730.907	2"	Dec Tree	X	
6502	582282.789	1475739.574	2"	Dec Tree	X	
6503	582231.582	1475726.384	2"	Evg Tree	X	
6504	582232.222	1475720.661	2"	Evg Tree	X	
6505	582227.738	1475716.185	4"	Evg Tree	X	
6695	582717.529	1475808.592	15"	Dec Tree		10
					total credits	38

South P/L

6506	582239.436	1475777.967	12"	Dec Tree		8
6507	582258.919	1475846.786	2"	Dec Tree		1
6508	582292.258	1475999.388	8"	Dec Tree		5
6509	582292.617	1476000.785	4"	Dec Tree		2
6510	582316.945	1476007.022	18"	Dec Tree	X	
6511	582322.872	1476020.695	18"	Dec Tree	X	
6512	582339.437	1476152.256	12"	Dec Tree		8
6513	582339.368	1476153.49	12"	Dec Tree		8
6514	582375.844	1476283.745	6"	Dec Tree		4
6515	582398.31	1476362.206	2"	Dec Tree		1
6516	582407.08	1476389.575	2"	Dec Tree		1
6517	582429.756	1476414.936	18"	Dec Tree	X	
6518	582430.149	1476416.612	18"	Dec Tree	X	
6519	582448.316	1476557.901	5"	Dec Tree		3
6520	582466.277	1476623.005	4"	Dec Tree		2
6521	582537.897	1476696.217	20"	Dec Tree	X	
6522	582497.253	1476754.789	2"	Dec Tree		1
6523	582498.025	1476779.366	4"	Dec Tree		2
					total credits	46

East P/L

6524	582502.206	1476811.805	6"	Dec Tree		4
6525	582501.5	1476819.791	8"	Dec Tree		5
6526	582497.731	1476829.773	8"	Dec Tree		5
6527	582495.926	1476830.672	4"	Dec Tree		2
6528	582496.14	1476832.72	8"	Dec Tree		5
6529	582498.583	1476833.287	8"	Dec Tree		5
6530	582500.794	1476832.821	6"	Dec Tree		4
6531	582541.935	1476813.885	16"	Evg Tree		10
6532	582559.098	1476779.444	20"	Evg Tree	X	
6533	582562.512	1476746.931	6"	Dec Tree	X	
6534	582625.272	1476921.345	6"	Dec Tree		4
6535	582625.567	1476919.016	8"	Dec Tree		5
6536	582627.481	1476918.528	8"	Dec Tree		5
6537	582628.738	1476919.513	20"	Dec Tree		13
6538	582759.939	1476782.107	16"	Dec Tree	X	
6539	582765.966	1476775.016	6"	Dec Tree	X	
6540	582766.805	1476776.323	6"	Dec Tree	X	
6541	582774.033	1476777.854	6"	Dec Tree	X	
6542	582775.353	1476778.673	6"	Dec Tree	X	
6543	582777.086	1476874.718	32"	Dec Tree	X	
6544	582696.1	1476970.064	18"	Dec Tree		12
6545	582772.035	1477020.556	2"	Dec Tree		1
6546	582913.868	1477116.828	2"	Dec Tree		1
6547	582943.244	1477137.562	2"	Dec Tree		1
6548	583001.063	1477174.75	3"	Dec Tree		2
6549	583006.226	1477178.087	2"	Dec Tree		1
6550	583025.538	1477189.401	2"	Dec Tree		1
6551	583017.439	1477183.611	2"	Dec Tree		1
6552	583034.372	1477187.998	4"	Dec Tree		2
6553	583034.828	1477188.255	2"	Dec Tree		1
6554	583032.73	1477168.588	16"	Evg Tree		10
6558	583053.934	1477188.847	8"	Dec Tree		5
6559	583045.986	1477196.209	2"	Dec Tree		1
6560	583046.475	1477198.288	2"	Dec Tree		1
					total credits	50

North P/L

6555	583041.138	1477162.398	2"	Dec Tree		1
6556	583045.277	1477169.018	2"	Dec Tree		1
6557	583044.715	1477165.359	2"	Dec Tree		1
6561	583046.497	1477155.648	8"	Dec Tree		5
6562	583047.436	1477154.202	8"	Dec Tree		5
6563	583047.66	1477149.09	12"	Dec Tree		8
6564	583042.665	1477119.336	16"	Dec Tree		10
6565	583044.471	1477124.856	2"	Dec Tree		1
6566	583012.199	1477044.313	2"	Dec Tree		1
6567	583015.859	1477037.81	3"	Dec Tree		2
6568	583008.387	1477033.001	5"	Dec Tree		3
6569	583014.051	1477029.244	3"	Dec Tree		2
6570	583017.779	1477029.426	6"	Dec Tree		4

6571	583006.697	1476989.498	6"	Dec Tree		4
6572	583005.649	1476989.399	6"	Dec Tree		4
6573	582965.91	1476830.032	12"	Dec Tree		8
6574	582991.02	1476926.583	6"	Dec Tree		4
6575	582955.801	1476791.848	4"	Dec Tree		2
6576	582956.771	1476792.461	3"	Dec Tree		2
6577	582947.428	1476768.679	3"	Dec Tree		2
6578	582949.566	1476769.308	6"	Dec Tree		4
6579	582948.517	1476765.81	4"	Dec Tree		2
6580	582949.131	1476765.698	2"	Dec Tree		1
6581	582947.282	1476766.315	3"	Dec Tree		2
6582	582948.786	1476762.572	12"	Dec Tree		8
6583	582947.795	1476758.376	4"	Dec Tree		2
6584	582944.374	1476755.565	2"	Dec Tree		1
6585	582937.999	1476734.045	8"	Dec Tree		5
6586	582936.24	1476730.666	8"	Dec Tree		5
6587	582938.419	1476729.38	20"	Dec Tree		13
6588	582933.336	1476719.268	6"	Dec Tree		4
6589	582933.442	1476714.319	2"	Dec Tree		1
6590	582932.99	1476711.895	6"	Dec Tree		4
6591	582930.74	1476709.453	6"	Dec Tree		4
6592	582925.514	1476679.57	12"	Dec Tree		8
6593	582921.761	1476662.883	6"	Dec Tree		4
6594	582916.818	1476655.526	6"	Dec Tree		4
6595	582909.744	1476618.619	2"	Dec Tree		1
6596	582906.304	1476613.726	3"	Dec Tree		2
6597	582866.566	1476576.248	8"	Dec Tree	X	5
6598	582901.713	1476587.728	6"	Dec Tree		4
6599	582900.783	1476587.202	6"	Dec Tree		4
6600	582899.808	1476584.991	6"	Dec Tree		4
6601	582889.058	1476562.271	16"	Dec Tree		10
6602	582866.327	1476496.176	18"	Dec Tree		12
6603	582863.703	1476496.454	12"	Dec Tree		8
6604	582863.982	1476483.376	6"	Dec Tree		4
6605	582861.999	1476481.399	15"	Dec Tree		10
6606	582863.159	1476465.935	12"	Dec Tree		8
6607	582857.687	1476433.144	12"	Dec Tree		8
6608	582854.448	1476426.048	6"	Dec Tree		4
6609	582856.338	1476424.395	15"	Dec Tree		10
6610	582858.693	1476427.431	6"	Dec Tree		4
6611	582848.928	1476408.459	8"	Dec Tree		5
6612	582848.064	1476403.014	5"	Dec Tree		3
6613	582849.424	1476400.867	5"	Dec Tree		3
6614	582850.716	1476398.493	5"	Dec Tree		3
6615	582851.621	1476396.804	5"	Dec Tree		3
6616	582847.397	1476394.445	3"	Dec Tree		2
6617	582844.402	1476394.267	2"	Dec Tree		1

6618	582845.194	1476381.636	3"	Dec Tree		2
6619	582846.423	1476379.392	12"	Dec Tree		8
6620	582847.664	1476383.001	12"	Dec Tree		8
6621	582844.52	1476375.275	3"	Dec Tree		2
6622	582836.911	1476342.657	8"	Dec Tree	X	5
6623	582829.244	1476342.111	5"	Dec Tree	X	3
6624	582827.83	1476335.439	8"	Dec Tree	X	5
6625	582827.41	1476334.303	8"	Dec Tree	X	5
6626	582826.752	1476328.534	8"	Dec Tree	X	5
6627	582825.255	1476328.51	8"	Dec Tree	X	5
6628	582827.397	1476320.595	4"	Dec Tree	X	2
6629	582829.606	1476317.122	8"	Dec Tree	X	5
6630	582829.863	1476314.906	6"	Dec Tree	X	4
6631	582823.413	1476295.165	6"	Dec Tree	X	4
6632	582824.215	1476295.865	6"	Dec Tree	X	4
6633	582822.333	1476292.556	6"	Dec Tree	X	4
6634	582820.568	1476292.571	3"	Dec Tree	X	2
6635	582817.42	1476283.49	4"	Dec Tree	X	2
6636	582816.352	1476276.3	12"	Dec Tree	X	8
6637	582811.542	1476277.453	4"	Dec Tree	X	2
6638	582809.997	1476275	8"	Dec Tree	X	5
6639	582810.441	1476256.916	8"	Dec Tree	X	5
6640	582810.027	1476252.149	10"	Dec Tree		6
6641	582803.003	1476242.563	6"	Dec Tree	X	4
6642	582807.29	1476235.352	4"	Dec Tree		2
6643	582806.74	1476229.787	12"	Dec Tree	X	8
6644	582802.531	1476230.407	8"	Dec Tree	X	5
6645	582783.867	1476170.48	2"	Dec Tree		1
6646	582784.236	1476170.222	3"	Dec Tree		2
6647	582784.435	1476172.287	3"	Dec Tree		2
6648	582783.811	1476172.206	2"	Dec Tree		1
6649	582763.842	1476104.604	8"	Dec Tree		5
6650	582767.127	1476101.059	8"	Dec Tree		5
6651	582770.12	1476098.218	8"	Dec Tree		5
6652	582765.455	1476091.26	8"	Dec Tree		5
6653	582770.141	1476093.007	12"	Dec Tree		8
6654	582764.92	1476074.456	8"	Dec Tree		5
6655	582762.222	1476065.976	12"	Dec Tree		8
6656	582753.695	1476073.753	12"	Dec Tree		8
6657	582758.921	1476057.528	12"	Dec Tree		8
6658	582760.542	1476057.89	12"	Dec Tree		8
6659	582757.012	1476050.327	12"	Dec Tree		8
6660	582758.184	1476049.44	6"	Dec Tree		4
6661	582752.451	1476045.595	12"	Dec Tree		8
6662	582750.871	1476045.79	12"	Dec Tree		8
6663	582751.375	1476041.845	6"	Dec Tree		4
6664	582756.406	1476028.133	6"	Dec Tree		4

6665	582752.791	1476022.498	6"	Dec Tree		4
6666	582754.975	1476013.751	2"	Dec Tree		1
6667	582740.161	1475992.865	8"	Dec Tree		5
6668	582741.484	1475992.716	12"	Dec Tree		8
6669	582742.521	1475991.489	6"	Dec Tree		4
6670	582740.714	1475988.579	6"	Dec Tree		4
6671	582731.793	1475985.329	5"	Dec Tree		3
6672	582732.543	1475985.143	8"	Dec Tree		5
6673	582738.206	1475981.391	6"	Dec Tree		4
6674	582737.806	1475980.242	3"	Dec Tree		2
6675	582737.371	1475979.543	6"	Dec Tree		4
6676	582748.701	1475985.891	6"	Dec Tree		4
6677	582749.363	1475984.424	4"	Dec Tree		2
6678	582748.227	1475979.676	6"	Dec Tree		4
6679	582742.508	1475980.663	2"	Dec Tree		1
6680	582765.942	1475959.782	2"	Dec Tree		1
6681	582746.657	1475910.947	12"	Dec Tree		8
6682	582730.255	1475914.469	8"	Dec Tree		5
6683	582730.402	1475917.511	8"	Dec Tree		5
6684	582713.06	1475880.045	3"	Dec Tree		2
6685	582705.227	1475873.555	12"	Dec Tree		8
6686	582706.234	1475871.965	6"	Dec Tree		4
6687	582709.391	1475873.754	6"	Dec Tree		4
6688	582714.327	1475872.975	15"	Dec Tree		10
6689	582700.36	1475845.265	8"	Dec Tree		5
6690	582698.965	1475844.591	6"	Dec Tree		4
6691	582700.114	1475835.314	4"	Dec Tree		2
6692	582694.588	1475819.76	24"	Dec Tree		16
6693	582705.009	1475832.412	12"	Dec Tree		8
6694	582704.948	1475830.447	4"	Dec Tree		2
					total credits	202

NOTE: CELLS SHOWN IN RED ARE NOT COUNTED IN CREDIT TOTAL DUE TO OVERLAP PARALLEL TO P/L OR R/W

RECEIVED
FEB 28 2024
CLEARCREEK TOWNSHIP
ZONING DEPT.

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL 614.441.4222
FAX 888.488.7340

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PROJECT DATE: 02/15/2024
PROJECT NO: SS810009
DRAWN BY: DJJ
CHECKED BY: AAF

PREPARED FOR:
STAFFCO, INC
1340 SPANGLER RD
FAIRBORN, OH 45324

SITE IMPROVEMENT PLAN FOR
CLEARCREEK TOWNSHIP
RV AND BOAT STORAGE
9850 CLEARCREEK FRANKLIN ROAD
MIAMISBURG, OH 45342

TREE CALCULATIONS

L102