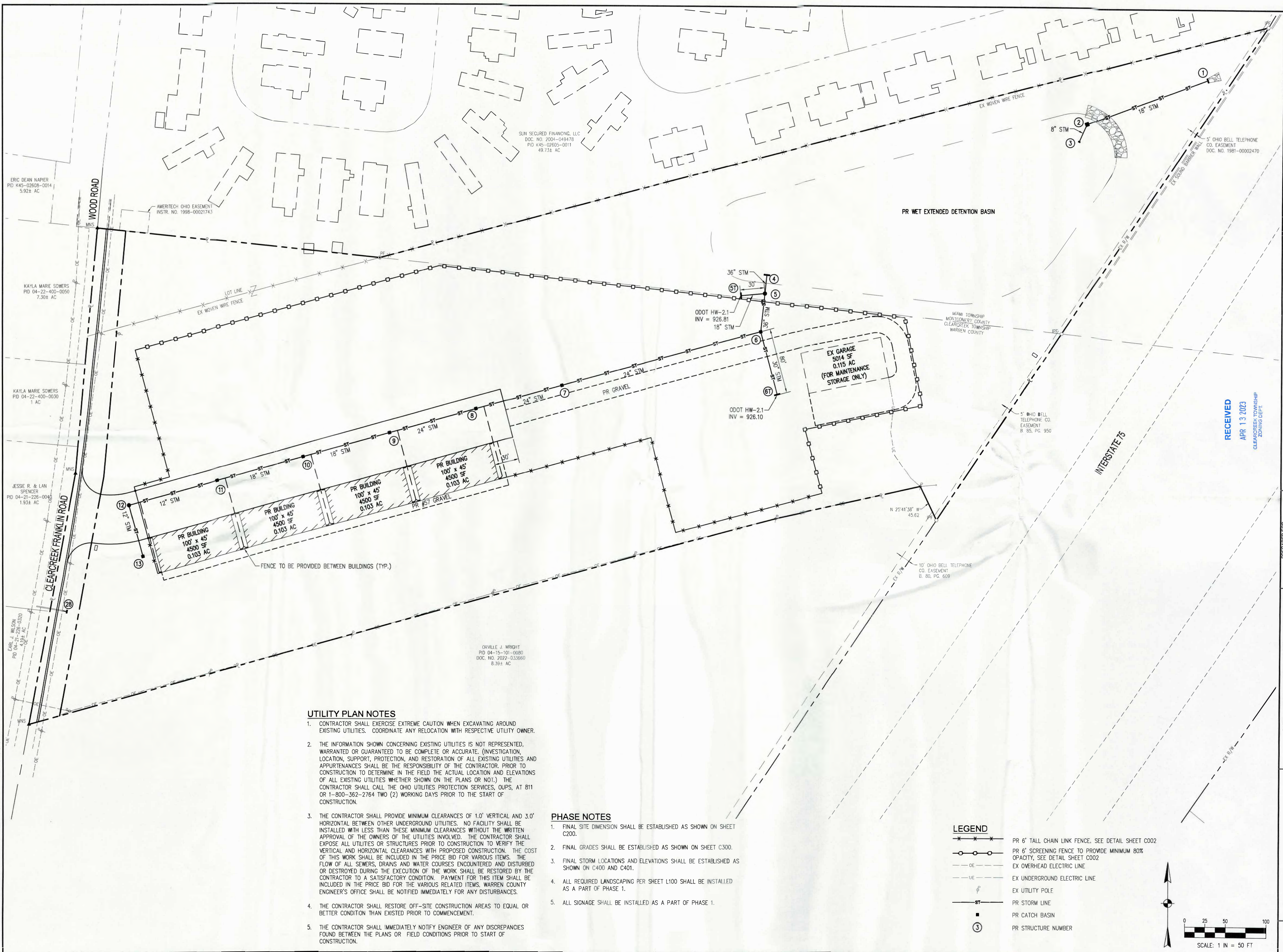


V:\Projects\Phase 1\12581000\ADDITIONAL SHEET STAGE 3\581000\_Phasings Plan.dwg last saved 4/6/2023 3:48 PM by CSingh.dwg added 4/6/2023 3:52 PM



UTILITY PLAN NOTES

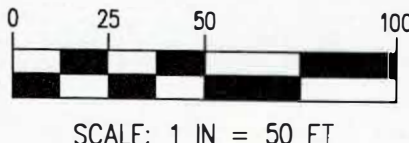
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
- THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, 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.
- 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.
- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.


PHASE NOTES

- FINAL SITE DIMENSION SHALL BE ESTABLISHED AS SHOWN ON SHEET C200.
- FINAL GRADES SHALL BE ESTABLISHED AS SHOWN ON SHEET C300.
- FINAL STORM LOCATIONS AND ELEVATIONS SHALL BE ESTABLISHED AS SHOWN ON C400 AND C401.
- ALL REQUIRED LANDSCAPING PER SHEET L100 SHALL BE INSTALLED AS A PART OF PHASE 1.
- ALL SIGNAGE SHALL BE INSTALLED AS A PART OF PHASE 1.

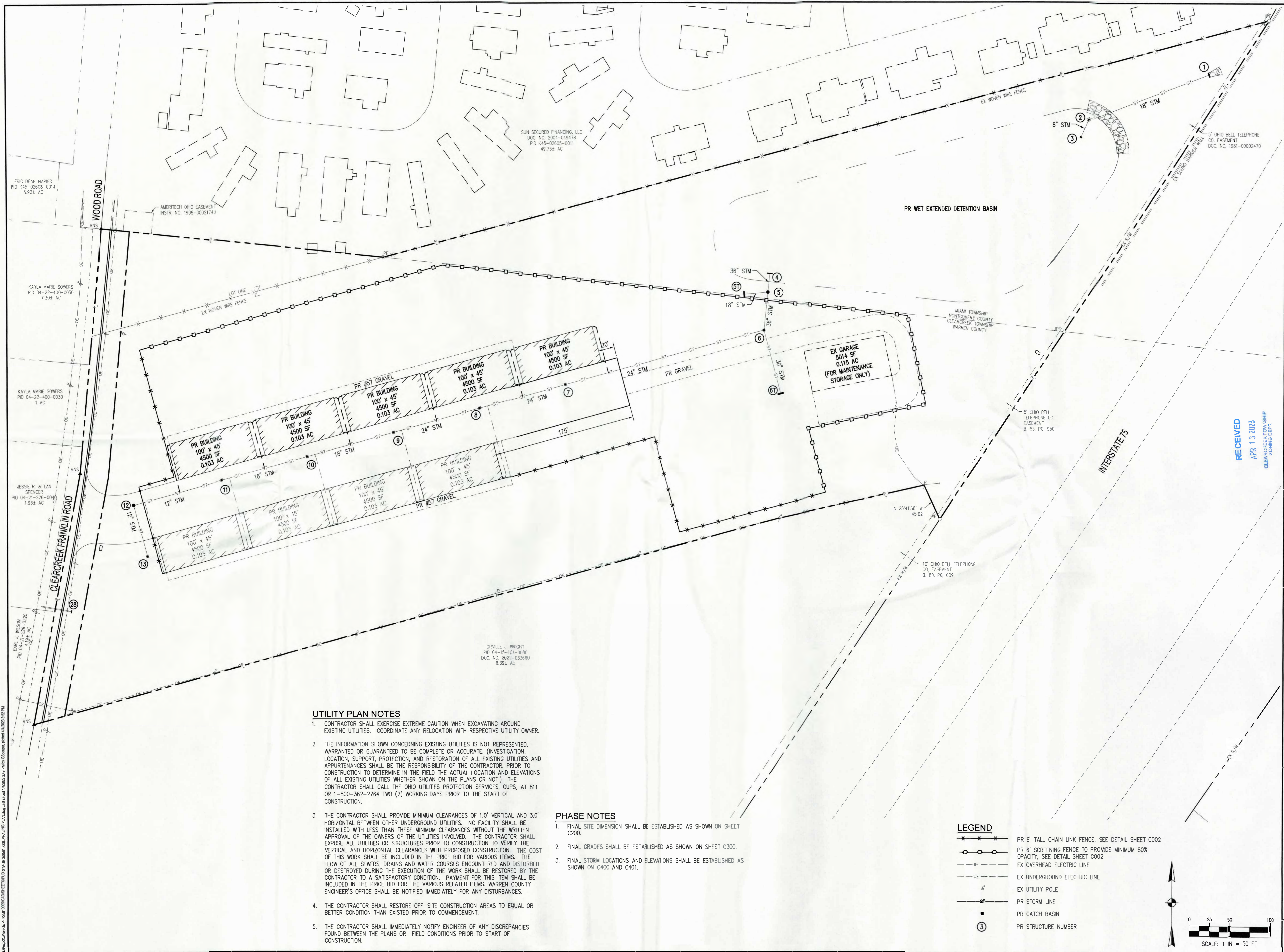
LEGEND

- PR 6" TALL CHAIN LINK FENCE, SEE DETAIL SHEET C002
- PR 6" SCREENING FENCE TO PROVIDE MINIMUM 80% OPACITY, SEE DETAIL SHEET C002
- EX OVERHEAD ELECTRIC LINE
- EX UNDERGROUND ELECTRIC LINE
- EX UTILITY POLE
- PR STORM LINE
- PR CATCH BASIN
- PR STRUCTURE NUMBER



1	SITE AND UTILITY PHASING PLAN PHASE 1	CLEARCREEK TOWNSHIP RV AND BOAT STORAGE	STAFFCO, INC	 www.MannikSmithGroup.com	TECHNICAL SKILL: CREATIVE SPIRIT.	1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-414-4222 FAX: 688-488-7340					PROJECT DATE: 04/09/2023 PROJECT NO: 55810069 DRAWN BY: GLS/ALF CHECKED BY: AAF				
12		9850 CLEARCREEK FRANKLIN ROAD MIAMI SBURG, OH 45342	1340 SPANGLER RD FAIRBORN, OH 45324												





**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.
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**PHASE NOTES**

1. FINAL SITE DIMENSION SHALL BE ESTABLISHED AS SHOWN ON SHEET C200.
2. FINAL GRADES SHALL BE ESTABLISHED AS SHOWN ON SHEET C300.
3. FINAL STORM LOCATIONS AND ELEVATIONS SHALL BE ESTABLISHED AS SHOWN ON C400 AND C401.

**LEGEND**

- X---X---X--- PR 6" TALL CHAIN LINK FENCE, SEE DETAIL SHEET C002
- O---O---O--- PR 6" SCREENING FENCE TO PROVIDE MINIMUM 80% OPACITY, SEE DETAIL SHEET C002
- OE--- EX OVERHEAD ELECTRIC LINE
- UE--- EX UNDERGROUND ELECTRIC LINE
- φ--- EX UTILITY POLE
- ST--- PR STORM LINE
- PR CATCH BASIN
- ③--- PR STRUCTURE NUMBER



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1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.888.7340 FAX: 614.888.7340	PROJECT NO.: S3010009 DRAWN BY: GLS/JLF CHECKED BY: AAF
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RECEIVED  
APR 13 2023  
CLEARCREEK TOWNSHIP  
ZONING DEPT.

TECHNICAL SKILL  
CREATIVE SPIRIT.

**Mannik Smith Group**  
www.MannikSmithGroup.com

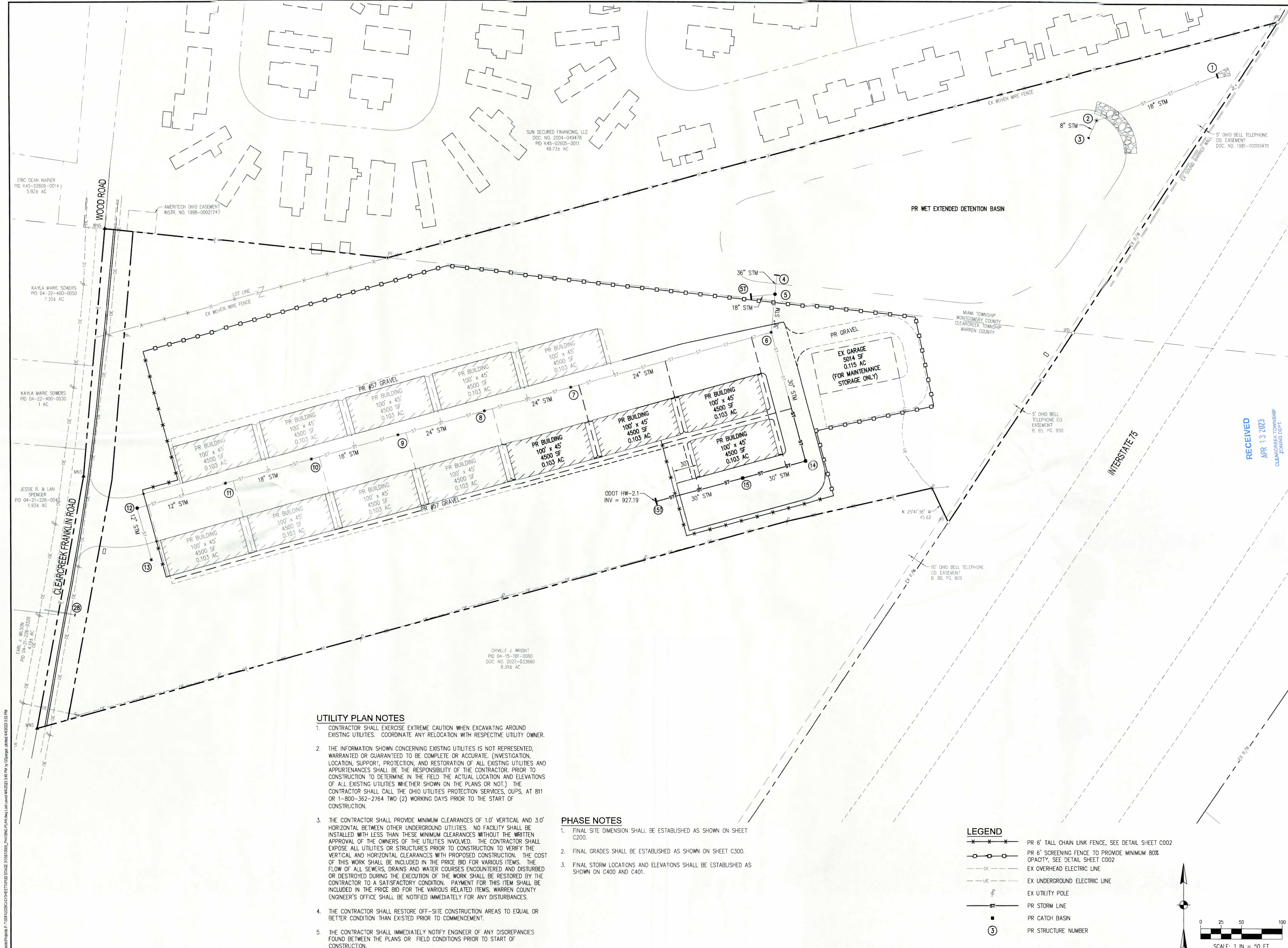
PREPARED FOR:  
**STAFFCO, INC**  
1340 SPANGLER RD  
FAIRBORN, OH 45324

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

**SITE AND UTILITY  
PHASING PLAN  
PHASE 2**

2 / 12





UTILITY PLAN NOTES

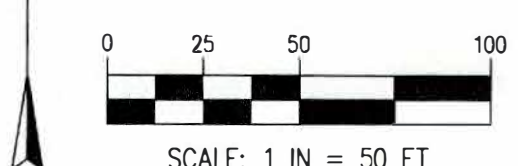
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PHASE NOTES

1. FINAL SITE DIMENSION SHALL BE ESTABLISHED AS SHOWN ON SHEET C200.
2. FINAL GRADES SHALL BE ESTABLISHED AS SHOWN ON SHEET C300.
3. FINAL STORM LOCATIONS AND ELEVATIONS SHALL BE ESTABLISHED AS SHOWN ON C400 AND C401.

LEGEND

- PR 6' TALL CHAIN LINK FENCE, SEE DETAIL SHEET C002
- PR 6' SCREENING FENCE TO PROVIDE MINIMUM 80% OPAQTY, SEE DETAIL SHEET C002
- EX OVERHEAD ELECTRIC LINE
- EX UNDERGROUND ELECTRIC LINE
- EX UTILITY POLE
- PR STORM LINE
- PR CATCH BASIN
- PR STRUCTURE NUMBER



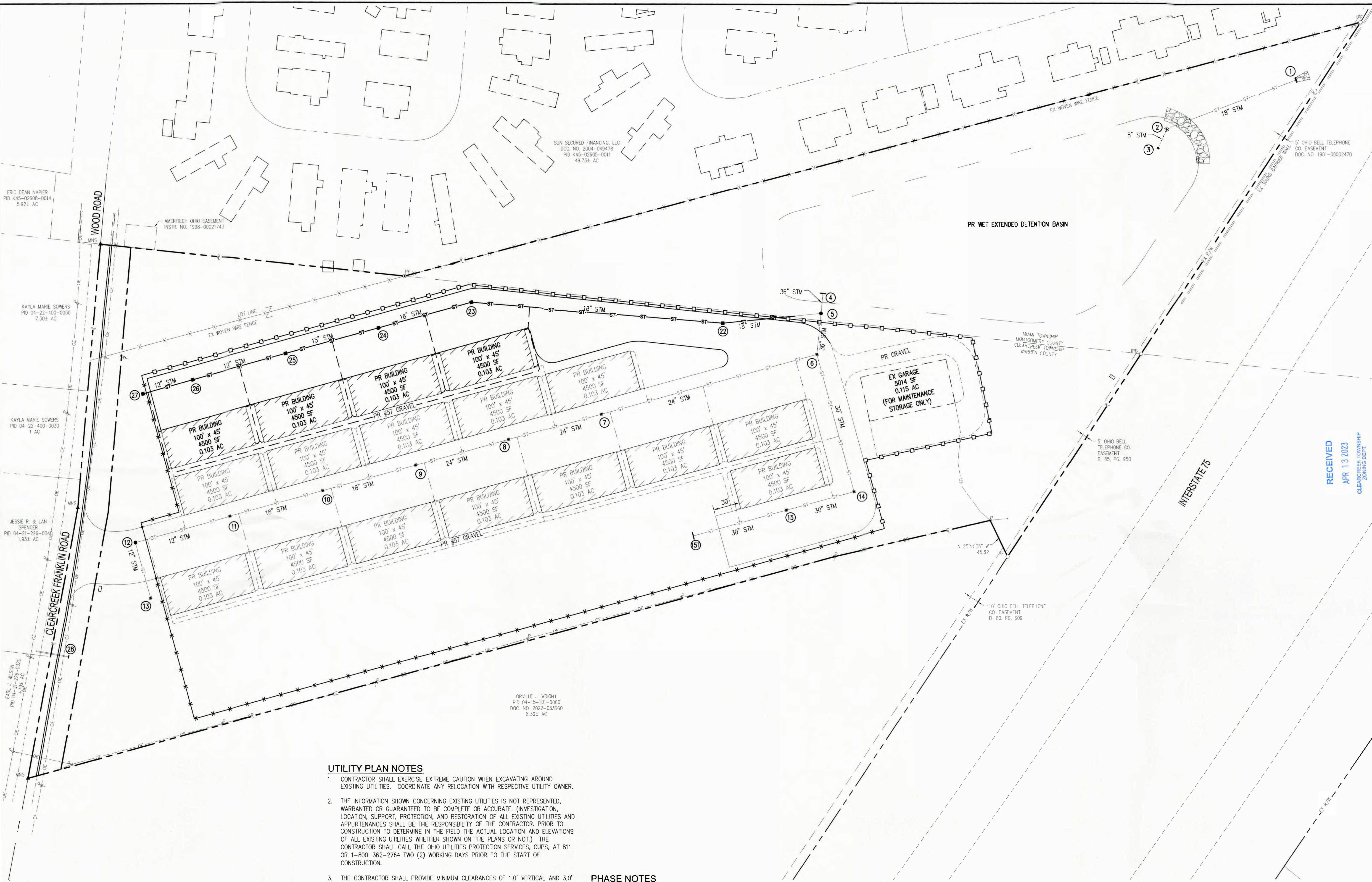
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SITE IMPROVEMENT PLAN FOR	
CLEARCREEK TOWNSHIP	
RV AND BOAT STORAGE	
9850 CLEARCREEK FRANKLIN ROAD	
MAHONING, OH 44534	
3	12

SITE AND UTILITY PHASING PLAN PHASE 3	
3	12

PREPARED FOR	
STAFFCO, INC	
1340 SPANGLER RD	
FAIRBORN, OH 45324	
RECEIVED APR 13 2023 CLEARCREEK TOWNSHIP ZONING DEPT.	
TECHNICAL SKILL: CREATIVE SPIRIT.	
Mannik Smith GROUP www.MannikSmithGroup.com	
PROJECT NO.: 04092023 PROJECT DATE: 04/09/2023 DRAWN BY: S8810009 CHECKED BY: ACF	
1180 DUBIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	





**UTILITY PLAN NOTES**

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
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**PHASE NOTES**

1. FINAL SITE DIMENSION SHALL BE ESTABLISHED AS SHOWN ON SHEET C200.
2. FINAL GRADES SHALL BE ESTABLISHED AS SHOWN ON SHEET C300.
3. FINAL STORM LOCATIONS AND ELEVATIONS SHALL BE ESTABLISHED AS SHOWN ON C400 AND C401.

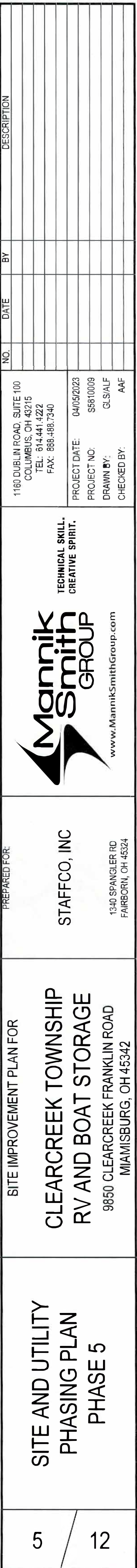
**LEGEND**

- PR 6' TALL CHAIN LINK FENCE, SEE DETAIL SHEET C002
- PR 6' SCREENING FENCE TO PROVIDE MINIMUM 80% OPACITY, SEE DETAIL SHEET C002
- EX OVERHEAD ELECTRIC LINE
- EX UNDERGROUND ELECTRIC LINE
- EX UTILITY POLE
- PR STORM LINE
- PR CATCH BASIN
- PR STRUCTURE NUMBER



DESCRIPTION	
NO.	BY
DATE	
118 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	
PROJECT DATE	04/15/2023
PROJECT NO.	881008
DRAWN BY	GLS/JAL
CHECKED BY	AAE
TECHNICAL SKILL CREATIVE SPIRIT	
<b>Mannik Smith GROUP</b> www.MannikSmithGroup.com	
PREPARED FOR <b>STAFFCO, NC</b> 1340 SPANGLER RD FAIRBORN, OH 43424	
SITE IMPROVEMENT PLAN FOR <b>CLEARCREEK TOWNSHIP RV AND BOAT STORAGE</b> 9850 CLEARCREEK FRANKLIN ROAD MIAMI SBURG, OH 45342	
<b>SITE AND UTILITY PHASING PLAN PHASE 4</b>	
4	12

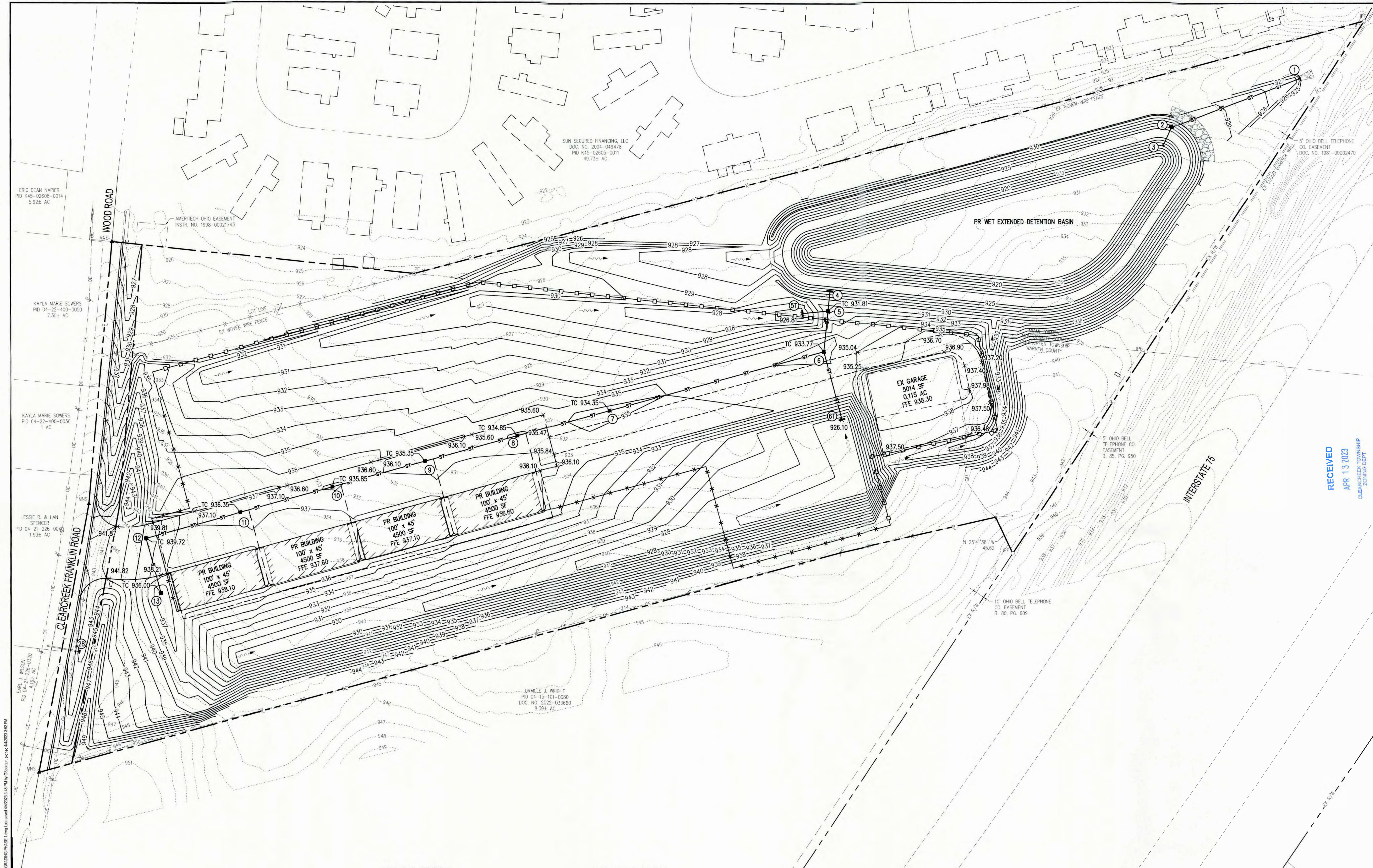












**GRADING NOTES**

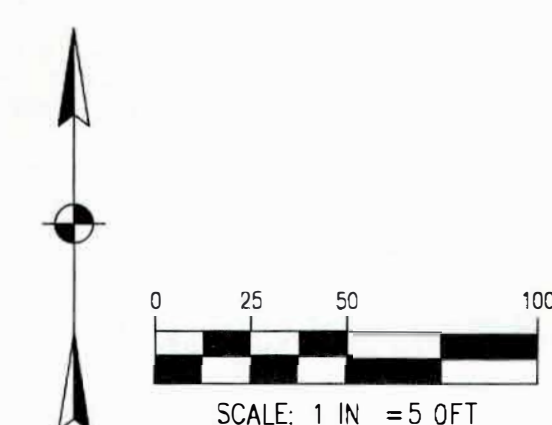
1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND STRUCTURES ON SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK.
3. MAXIMUM RUNNING SLOPE SHALL BE 5% AND MAXIMUM CROSS SLOPE SHALL BE 2% ALONG ALL ADA ACCESSIBLE ROUTES UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
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**PHASE NOTES**

1. FINAL SITE DIMENSION SHALL BE ESTABLISHED AS SHOWN ON SHEET C200.
2. FINAL GRADES SHALL BE ESTABLISHED AS SHOWN ON SHEET C300.
3. FINAL STORM LOCATIONS AND ELEVATIONS SHALL BE ESTABLISHED AS SHOWN ON C400 AND C401.
4. THE LANDSCAPED BERM, ROADWAY IMPROVEMENTS, AND DETENTION BASIN SHALL BE ESTABLISHED IN PHASE 1.

**LEGEND**

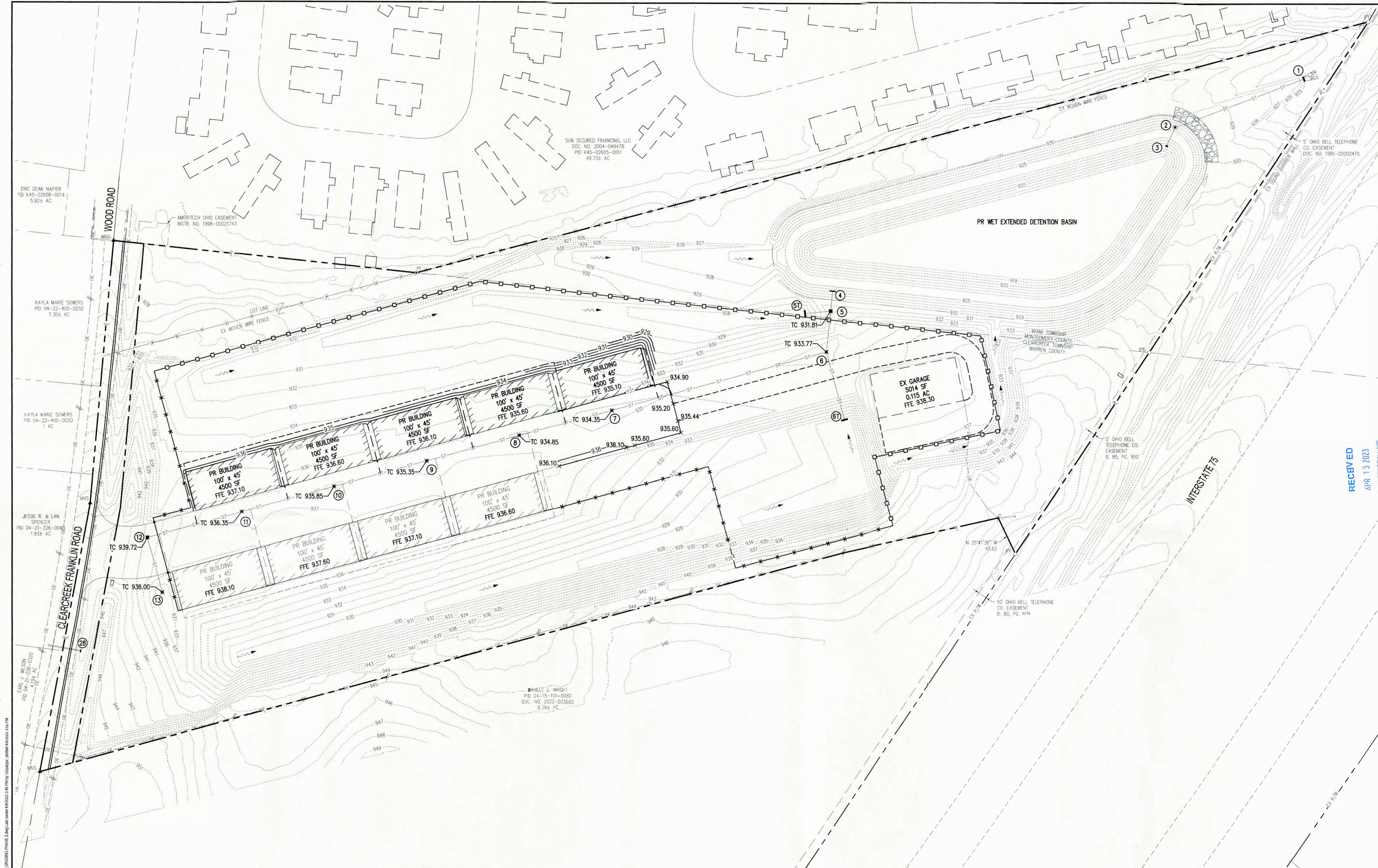
- EX CONTOUR MAJOR
- PR CONTOUR MINOR
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- FLOW ARROW
- EX SPOT ELEVATION
- PR SPOT ELEVATION
- TOP OF CASTING



RECEIVED  
APR 13 2023  
CLEARCREEK TOWNSHIP  
ZONING DEPT

NO.	DATE	BY	DESCRIPTION	118 DUBLIN ROAD, SUITE 110 COLUMBUS, OH 43215 TEL: 614.421.4226 FAX: 614.421.4227
				PROJECT NO. S881009 PROJECT DATE: 04/05/2023 DRAWN BY: GLS/AF CHECKED BY: AAF
TECHNICAL SKILL: CREATIVE SPIRIT.				<b>Mannik Smith GROUP</b> www.MannikSmithGroup.com
PREPARED FOR: <b>STAFFCO, INC</b> 1340 SPANGLER RD FAIRBORN, OH 43324				
SITE IMPROVEMENT PLAN FOR <b>CLEARCREEK TOWNSHIP RV AND BOAT STORAGE</b> 9850 CLEARCREEK FRANKLIN ROAD MIAMI, OH 45342				<b>GRADING PHASING PLAN PHASE 1</b>
7 / 12				





#### GRADING NOTES

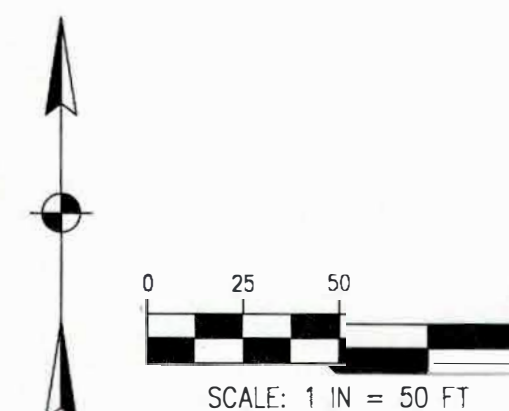
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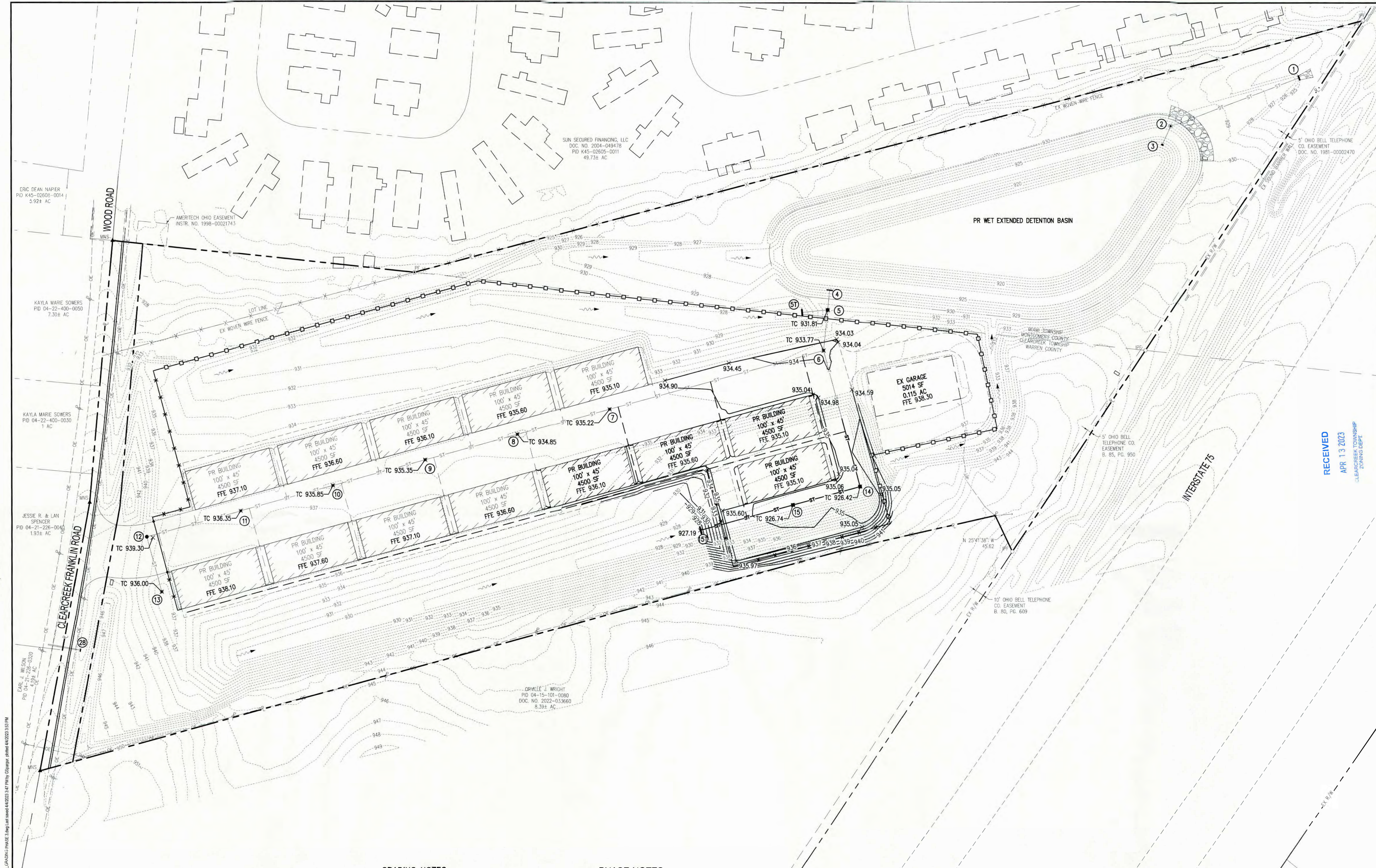
#### LEGEND

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| EX CONTOUR MAJOR          |
| PR CONTOUR MINOR          |
| PR MANHOLE                |
| PR CATCH BASIN            |
| PR STORM STRUCTURE NUMBER |
| FLOW ARROW                |
| EX SPOT ELEVATION         |
| PR SPOT ELEVATION         |
| TOP OF CASTING            |



8	12	GRADING PHASING PLAN PHASE 2	CLEARCREEK TOWNSHIP RV AND BOAT STORAGE 9850 CLEARCREEK FRANKLIN ROAD MAHARISHI, OH 44334	STAFFCO INC 1340 SPANGLER RD FAIRBORN, OH 43324	PREPARED BY	MANNIK SMITH GROUP www.MannikSmithGroup.com	TECHNICAL SKILL CREATIVE SPIRIT.	PROJECT NO. 04052023	PROJECT NO. S 01 0009	GLSALF	AF
								PROJECT DATE	PROJECT NO.	PROJECT NO.	PROJECT NO.
11 80 DUBLIN ROAD, SUITE 10 COLUMBUS, OH 43215 TEL: 614.411.4222 FAX: 614.411.4222											
NO. DATE BY DESCRIPTION											





#### GRADING NOTES

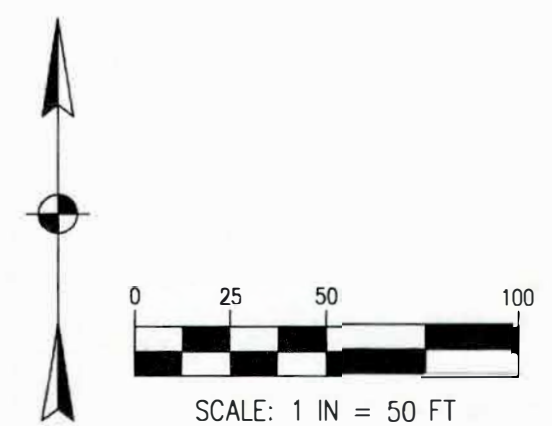
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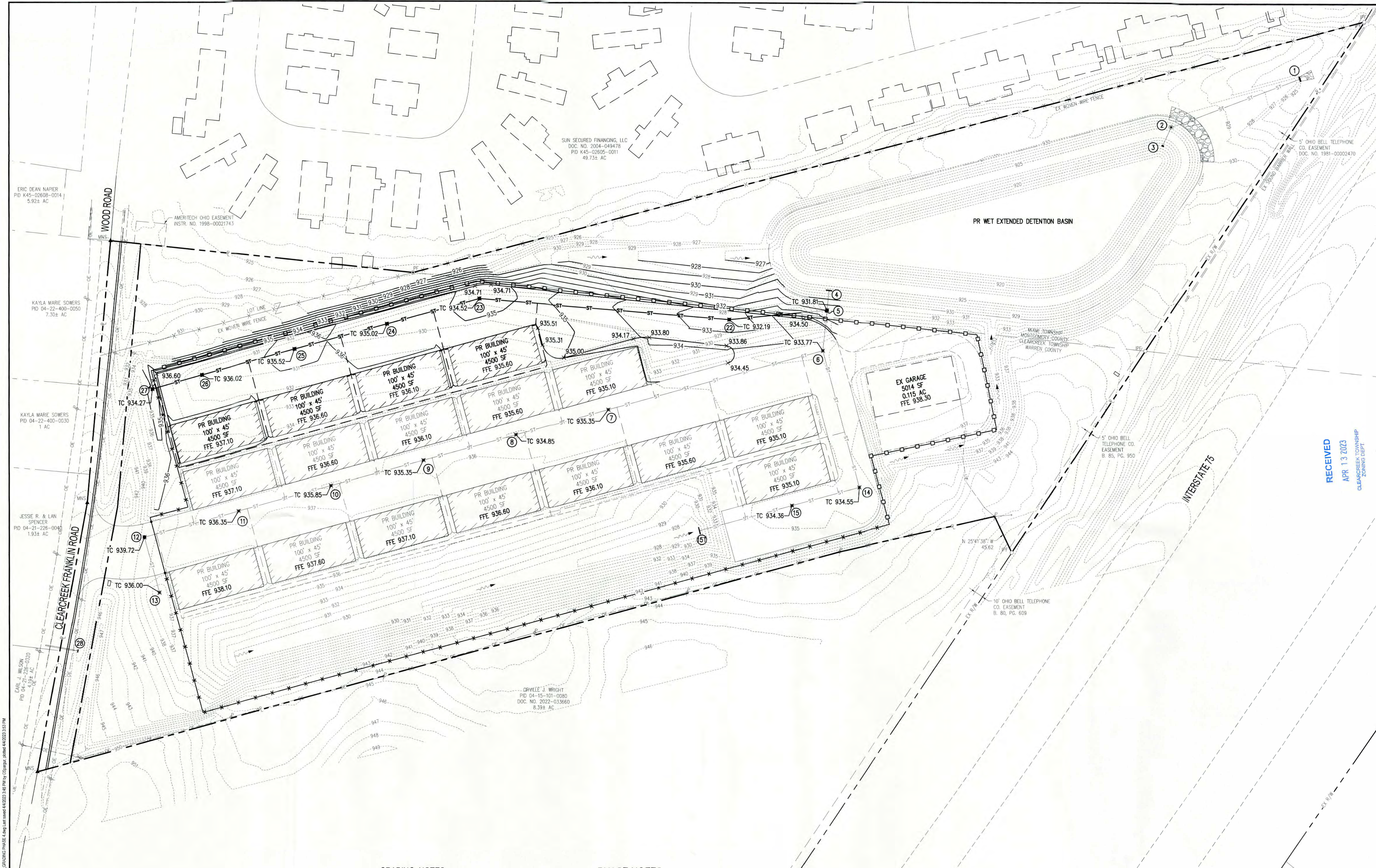
#### LEGEND

- EX CONTOUR MAJOR
- PR CONTOUR MINOR
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- FLOW ARROW
- EX SPOT ELEVATION
- PR SPOT ELEVATION
- TOP OF CASTING



DESCRIPTION	BY	DATE	NO.	110 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222
				PROJECT DATE: 04/05/2023 PROJECT NO: S810008 DRAWN BY: GJS/ALF CHECKED BY: AAF
TECHNICAL SKILL: CREATIVE SPIRIT.				
<b>Mannik Smith GROUP</b> www.MannikSmithGroup.com				
PREPARED FOR:	STAFFCO, INC 1340 SPANGLER RD FAIRBORN, OH 43424			
SITE IMPROVEMENT PLAN FOR	CLEARCREEK TOWNSHIP RV AND BOAT STORAGE 9850 CLEARCREEK FRANKLIN ROAD MAMISBURG, OH 45342			
GRADING PHASING PLAN PHASE 3	9 / 12			





**GRADING NOTES**

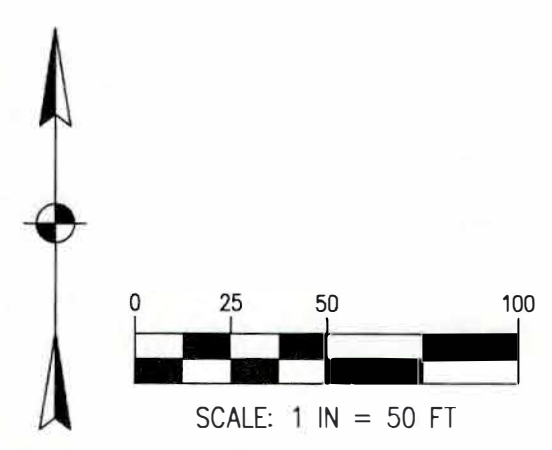
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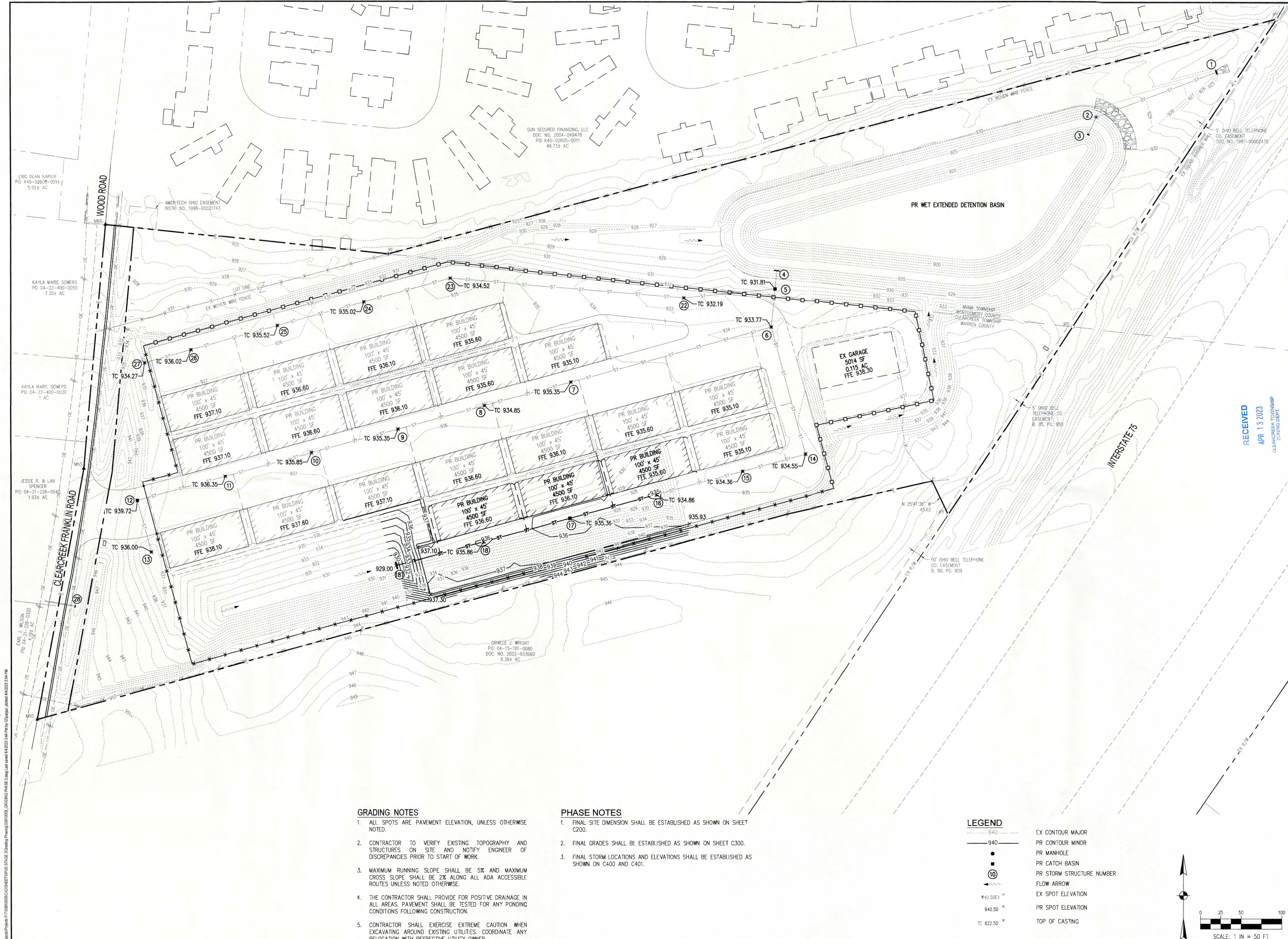
**LEGEND**

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- PR CONTOUR MINOR
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- FLOW ARROW
- EX SPOT ELEVATION
- PR SPOT ELEVATION
- TOP OF CASTING



<b>GRADING PHASING PLAN</b> <b>PHASE 4</b>	<b>SITE IMPROVEMENT PLAN FOR</b> <b>CLEARCREEK TOWNSHIP</b> <b>RV AND BOAT STORAGE</b> 9850 CLEARCREEK FRANKLIN ROAD MAMISBURG, OH 45342		<b>STAFFCO, INC</b> 1340 SPANGLER RD FAIRBORN, OH 45324		 www.MannikSmithGroup.com		
	PREPARED FOR:		TECHNICAL SKILL CREATIVE SPIRIT.				
	NO.		DESCRIPTION				
	DATE		BY				
10		12		1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4220		PROJECT NO. 0405/2023 PROJECT DATE: 04/05/2023 DRAWN BY: S8810009 CHECKED BY: AAF	





**GRADING NOTES**

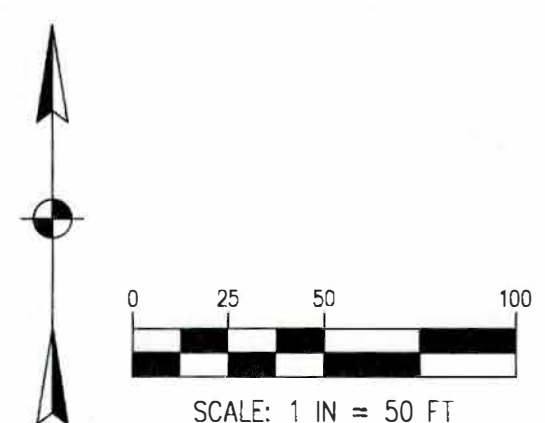
1. ALL SPOTS ARE PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY EXISTING TOPOGRAPHY AND STRUCTURES ON SITE AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO START OF WORK.
3. MAXIMUM RUNNING SLOPE SHALL BE 5% AND MAXIMUM CROSS SLOPE SHALL BE 2% ALONG ALL ADA ACCESSIBLE ROUTES UNLESS 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.

**PHASE NOTES**

1. FINAL SITE DIMENSION SHALL BE ESTABLISHED AS SHOWN ON SHEET C200.
2. FINAL GRADES SHALL BE ESTABLISHED AS SHOWN ON SHEET C300.
3. FINAL STORM LOCATIONS AND ELEVATIONS SHALL BE ESTABLISHED AS SHOWN ON C400 AND C401.

**LEGEND**

- EX CONTOUR MAJOR
- PR CONTOUR MINOR
- PR MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER
- FLOW ARROW
- EX SPOT ELEVATION
- PR SPOT ELEVATION
- TOP OF CASTING



DESCRIPTION		BY		DATE		NO.	
118 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7340							
PROJECT DATE: 04/05/2023		PROJECT NO: S8310009		DRAWN BY: CJS/ALF		CHECKED BY: A/JF	
TECHNICAL SKILL: CREATIVE SPIRIT.							
Mannik Smith GROUP www.MannikSmithGroup.com							
PREPARED FOR: STAFFCO, INC							
1340 SPANGLER RD FAIRBORN, OH 45342							
SITE IMPROVEMENT PLAN FOR CLEARCREEK TOWNSHIP RV AND BOAT STORAGE 9850 CLEARCREEK FRANKLIN ROAD MIAMISBURG, OH 45342							
GRADING PHASING PLAN PHASE 5							
11							
12							



