CLEARCREEK HEIGHTS
STAGE 2: PRELIMINARY PUD SITE PLAN

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP & CITY OF SPRINGBORO
WARREN COUNTY, OHIO

GENERAL NOTES

1. ALL PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, SPECIFICATIONS AND INSPECTION OF THE OFFICE OF THE WARREN COUNTY ENGINEER, THE CITY OF SPRINGBORO (WATER & SANITARY SEWER), AND OHIO ENVIRONMENTAL PROTECTION AGENCY (WATER/SANITARY/STORM).
2. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH OHIO DEPARTMENT OF TRANSPORTATION 2023 CONSTRUCTION AND MATERIAL SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".
4. ALL WATER MAINS, FIRE HYDRANTS AND RELATED ITEMS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS OF THE CITY OF SPRINGBORO AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 54 INCHES AND SHALL BE POLYETHYLENE ENCASED DUCTILE IRON CLASS 52.
5. UNLESS OTHERWISE SPECIFIED, ALLOWABLE STORM SEWER MATERIALS ARE AS FOLLOWS: HDPE, PVC, CMP, CASP, RCP, & HDPP. ALL STORM SEWER SHALL BE PER ODOT ITEM 706 OR 707. BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS AND PER ODOT ITEM 611, TYPE 1 OR TYPE 3 BACKFILL. NEITHER TYPE 2 BACKFILL (SAND) NOR SLAG WILL BE PERMITTED FOR USE.
6. ALL STORM SEWER WITHIN 5' FROM EDGE OF PAVEMENT AND GENERALLY PARALLEL TO THE ROADWAY TO BE TYPE A OR B, ALLOWABLE PIPE MATERIALS SHALL BE EITHER ODOT CMS 706.02 (REINFORCED CONCRETE), 707.85 (SANITITE) FOR 60" DIAMETER OR SMALLER OR 707.69 (TRIPLE-WALL) FOR GREATER THAN 60" DIAMETER. ALL OTHER STORM SEWER SHALL BE EQUAL TO TYPE A OR B STORM SEWER MATERIALS OR HDPE 707.33.
7. A VIDEO INSPECTION OF ALL STORM SEWER TO BE MAINTAINED BY A PUBLIC OR QUASI-PUBLIC ENTITY (SUCH AS A STORM WATER MANAGEMENT BOARD) AND/OR STORM SEWER THAT WILL BE PRIVATELY MAINTAINED BUT IS CONNECTED TO THE PUBLIC STORM WATER SYSTEM WILL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO COUNTY ACCEPTANCE OF THE DEVELOPMENT INFRASTRUCTURE FOR PUBLIC MAINTENANCE. THE VIDEO INSPECTION WILL BE PERFORMED WITHIN 90-DAYS OF THE FINAL STREET INSPECTION WALK-THRU FOR TRANSFERRING THE STREETS TO PUBLIC MAINTENANCE. THE PIPELINE ASSESSMENTS AND THE ACCOMPANYING VIDEO INSPECTION REPORTS SHALL BE PERFORMED IN ACCORDANCE WITH ODOT CMS 611 SPECIFICATIONS. ALL SEWER MAINS MUST BE CLEAN WITH NO PULLED OR SLIPPED JOINTS, AND NO CRACKED OR DAMAGED PIPE. IF REPAIRS ARE REQUIRED, A FOLLOW-UP VIDEO INSPECTION OF THE REPAIR AREA WILL BE SUBMITTED DOCUMENTING THAT THE STORM SEWER MAIN IS IN COMPLIANCE. ALL INFORMATION MUST BE LEGIBLE, EASILY READY OR VIEWED AND OF HIGH QUALITY.
8. ADDITIONAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE OF WARREN COUNTY REQUIREMENTS AND STANDARDS FOR DESIGN AND CONSTRUCTION; SECTION 104 INSPECTIONS AND TESTING. REPORTS SHALL BE SUBMITTED PER SECTION 105 TESTING REPORT SUBMITTAL.
9. ALL TRENCHES UNDER AND/OR WITHIN FIVE FEET OF PROPOSED AND FUTURE PAVEMENT, SHALL BE BACKFILLED WITH THOROUGHLY COMPACTED GRANULAR MATERIAL. TRENCH BACKFILL WITHIN THE ROW: A CERTIFIED GEOTECHNICAL TESTING FIRM IS REQUIRED TO TEST GRAVEL TRENCH EMBANKMENT GREATER THAN 7 FT DEPTH. IF SETTLEMENT OCCURS WITHIN THE MAINTENANCE PERIOD, THE TRENCH SHALL BE EXCAVATED TO THE CONDUIT'S BEDDING, BACKFILLED WITH CDF, AND RE-COMPACTED BY THE CONTRACTOR.
10. NATIVE BACKFILL CAN BE USED FOR SANITARY SEWER AND LATERALS WITH COUNTY APPROVAL OF THE COMPACTION EFFORTS AND TESTING BY A CERTIFIED GEOTECHNICAL TESTING FIRM. TESTING SHOULD INCLUDE EACH LIFT EVERY 50 FT. AREAS NOT MEETING ODOT CMS SPECIFICATIONS SHALL BE REMOVED AND REPLACED.
11. ANY DISTURBANCE OF EXISTING NATURAL FEATURES SHALL BE SAFEGUARDED SO AS NOT TO CAUSE DETRIMENTAL EROSION. AS EARTHWORK IS PERFORMED, DANDY BAGS AND SILT FENCES SHALL BE UTILIZED TO MANAGE STORM RUNOFF AND TO FILTER SOME OF THE EXISTING SOILS. ALL NATURAL VEGETATION TO REMAIN EXCEPT IN AREAS AFFECTED BY IMPROVEMENTS.
12. STORM WATER AND EXTRANEOUS FLOWS ARE PROHIBITED FROM ENTERING THE EXISTING SYSTEM DURING CONSTRUCTION. NO OPEN CUT TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. STORM DRAINS, DIVERSION DITCHES, ETC., SHALL BE USED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE SYSTEM AT ALL TIMES.
13. ALL SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF SPRINGBORO AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY.
14. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
15. CONTRACTOR SHALL COORDINATE THE DISCONNECTION AND REMOVAL OF ALL EXISTING UTILITY SERVICES TO EXISTING STRUCTURES ON SITE WITH CORRESPONDING UTILITY PROVIDERS. CONTRACTOR TO OBTAIN ANY REQUIRED PERMITS BEFORE ANY ABANDONMENT OF EXISTING SEPTIC SYSTEMS OR PRIVATE WATER WELLS CAN TAKE PLACE.

LEGEND

- -Ex Sanitary M.H.
- -Ex Sanitary Clean Out
- -Ex Storm M.H.
- -Ex Storm Catch Basin
- -Ex Storm Catch Basin
- -Ex Storm Yard Drain
- -Ex Storm Clean Out
- -Ex Storm Down Spout
- -Ex Fire Hydrant
- -Ex Water M.H.
- -Ex Water Valve
- -Ex Water Meter
- -Ex Water Service
- -Ex Fire Connection
- -Ex Post Indicator Valve
- -Ex Irrigation
- -Ex Irrigation Valve
- -Ex Spigot
- -Ex Gas Valve
- -Ex Gas Box
- -Ex Gas Meter
- -Ex Gas Marker
- -Ex Gas Riser
- -Ex Elec. M.H.
- -Ex Elec. Box
- -Ex Light Pole
- -Ex Yard Light
- -Ex Utility Pole
- -Ex Guy Wire
- -Ex Guy Pole
- -Ex Transformer
- -Ex Air Conditioning
- -Ex Tele. M.H.
- -Ex Tele. Box
- -Ex Tele. Marker
- -Ex Cable Box
- -Ex Cable Marker
- -Ex Fiber Optic M.H.
- -Ex Fiber Optic Box
- -Ex Fiber Optic Marker
- -Ex Steam M.H.
- -Ex Unidentified M.H.
- -Ex Unidentified Riser
- -Ex Sign
- -Ex Mail Box
- -Ex Parking Meter
- -Ex Post
- -Ex Bollard
- -Ex Flag Pole
- -Ex Signal Pole
- -Ex Pull Box
- -Ex Bulkhead
- -Ex Traffic Flow
- -Ex Monitoring Well
- -Ex Boring
- -Ex Deciduous Tree
- -Ex Evergreen Tree
- -Ex Deciduous Bush
- -Ex Evergreen Bush
- R/W-Ex Right of Way
- P/L-Ex Property Line
- (C)-Calculated
- Found 5/8" Iron Pin (no cap unless noted)
- Found Spike
- Found Iron Pipe
- Found MAG Nail
- Found MAG Spike
- Found P.K. Nail
- Found Conc. Mon.
- Found Stone
- Found Cross Notch
- Found Mon Box
- Found 1" Iron Pin
- Found Misc.
- Set 5/8" Iron Pin (5/8"x30"w/ID Cap)
- Set MAG Nail
- Set Spike
- Set Cross Notch
- Set Conc. Mon.
- Set 1" Iron Pin
- Set MAG Spike
- Set Benchmark

- Ex Underground Water Main
- Ex Underground Gas Main
- Ex Overhead Utilities
- Ex Underground Fiber Optic
- Ex Underground Electric
- Ex Underground Telephone
- Ex Underground High Pressure Steam Line
- Ex Storm Woven Fence
- Ex Chainlink Fence
- Ex Wood Fence
- Ex Betel Fence
- Ex Plastic Fence
- Ex Landscape Border
- Ex Treeline
- Ex Major Contour
- Ex Minor Contour

- Set 5/8"x30" Iron Pin (w/Cap-"Chris Gephart PLS#3292")
- Set MAG Nail (w/ID Tag-"PLS#3292")

AREA MAP
1"=400 FT

PROJECT DATA

EXISTING ZONING = R-PUD (Residential Planned Unit Development)

TOTAL ACREAGE = ±100.295
ST. RT. 73 RIGHT-OF-WAY DEDICATION = ±2.249 Acres
PROPOSED RIGHT-OF-WAY DEDICATION = ±11.557 Acres
NET RESIDENTIAL ACREAGE = ±54.481
OPEN SPACE PROVIDED = ±32.008 Acres (31.7%)
OPEN SPACE REQUIRED = ±25.070 Acres (25.0%)
TOTAL # OF OPEN SPACE LOTS = 8

95' SINGLE FAMILY RESIDENTIAL LOTS = 122
- MIN 14,250 SF
- AVG 17,558 SF
- MAX 35,007 SF

105' SINGLE FAMILY RESIDENTIAL LOTS = 10
- MIN 15,817 SF
- AVG 25,140 SF
- MAX 32,431 SF

TOTAL # OF SINGLE FAMILY RESIDENTIAL LOTS = 132
GROSS RESIDENTIAL DENSITY = 1.32 Du/Acre
NET RESIDENTIAL DENSITY = 2.42 Du/Acre

OWNER
RHONDA, RYAN, KAREN, RENEE & REGAN BRUNK
13577 FRIEND ROAD
GERMANTOWN, OHIO 45327

APPLICANT
SPRINGBORO DEVELOPMENT CO. LLC
562 N MAIN STREET
SPRINGBORO, OHIO 45066
PH: (937) 903-2681

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT
BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

UTILITY COMPANIES

OHIO UTILITIES PROTECTION SERVICE (OUPS)
CONTACT 48 HOURS "BEFORE YOU DIG"
1-800-362-2764 OR 811

CABLE
TIME WARNER CABLE
11254 CORNELL PARK DRIVE
CINCINNATI, OHIO 45242
(513) 489-5957

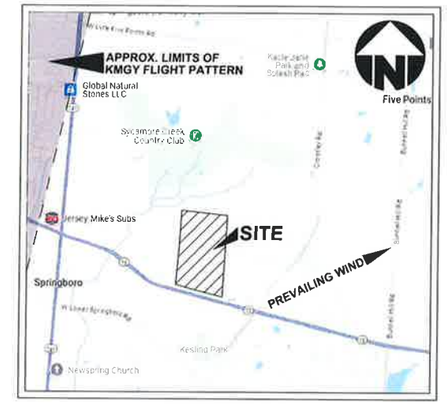
WATER
WARREN COUNTY WATER & SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036
(513) 925-1377

STORM
WARREN COUNTY ENGINEER
105 MARKEY ROAD
LEBANON, OHIO 45036
(513) 695-3301

GAS & ELECTRIC
DUKE ENERGY
5445 AUDRO DRIVE
CINCINNATI, OHIO 45247
(513) 287-1487

SANITARY
WARREN COUNTY WATER & SEWER
406 JUSTICE DRIVE
LEBANON, OHIO 45036
(513) 925-1377

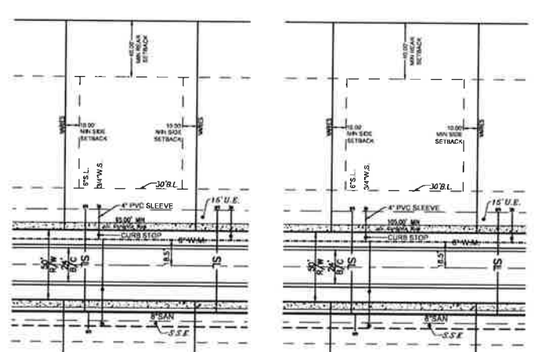
TELEPHONE
AT&T
3233 WOODMAN DRIVE
DAYTON, OHIO 45420
(937) 296-7066



VICINITY MAP
NO SCALE

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
1	TITLE SHEET	08-14-25	2	10-06-25
2	TYPICAL SECTION & DETAILS	08-14-25		
3	OVERALL PLAN	08-14-25	2	10-06-25
4	STAKING PLAN	08-14-25		
5	STAKING PLAN	08-14-25	2	10-06-25
6	STAKING PLAN	08-14-25	1	08-24-25
7	STAKING PLAN	08-14-25	1	08-24-25
8	PLAN & PROFILE	08-14-25	1	08-24-25
9	PLAN & PROFILE	08-14-25		
10	PLAN & PROFILE	08-14-25	1	10-06-25
11	PLAN & PROFILE	08-14-25	1	08-24-25
12	PLAN & PROFILE	08-14-25	1	08-24-25
13	PLAN & PROFILE	08-14-25		
14	PLAN & PROFILE	08-14-25		
15	PLAN & PROFILE	08-14-25	1	08-24-25
16	GRADING PLAN	08-14-25	1	08-24-25
17	GRADING PLAN	08-14-25	2	10-06-25
18	GRADING PLAN	08-14-25	1	08-24-25
19	GRADING PLAN	08-14-25	1	08-24-25
20	CITY OF SPRINGBORO STANDARD DETAILS	08-14-25		
21	EROSION AND SEDIMENT CONTROLS	08-14-25		
22	PRELIMINARY PLANTING	08-25-25	1	10-06-25
23	PLANTING ENLARGEMENTS	08-25-25	1	10-06-25
24	PLANT PALETTE	08-25-25	1	10-06-25



14,250 SQ. FT. (MIN.)
95' LOT WIDTH AT SETBACK (MIN.)
LOT DEPTH VARIES
30' FRONT YARD (MIN.)
40' REAR YARD (MIN.)
10' SIDE YARD, 20' TOTAL (MIN.)

15,750 SQ. FT. (MIN.)
105' LOT WIDTH AT SETBACK (MIN.)
LOT DEPTH VARIES
30' FRONT YARD (MIN.)
40' REAR YARD (MIN.)
10' SIDE YARD, 20' TOTAL (MIN.)

TYPICAL LOT DETAILS
NOT TO SCALE

SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION WILL BE SIMULTANEOUSLY FOLLOWED FOR ALL AREAS ELIMINATING ONLY THOSE STEPS THAT DO NOT PERTAIN TO THAT PARTICULAR AREA:

STEP 1: INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
STEP 2: PERFORM CLEARING OPERATION, STRIP AND STOCKPILE TOPSOIL.
STEP 3: ROUGH GRADE SITE, STABILIZE EROSION PRONE AREAS. ALL SLOPES 3 TO 1 AND GREATER SHALL BE IMMEDIATELY STABILIZED WITH SEED AND MULCH OR AN EQUAL.
STEP 4: INSTALL UTILITIES, CONSTRUCT TEMPORARY SILT TRAPS WHERE SHOWN.
STEP 5: INSTALL BASE COURSE IN ROADWAYS FOLLOWING THE INSTALLATION OF IMPROVEMENTS.
STEP 6: FINE GRADE AND SEED; REMOVE EROSION CONTROL METHODS UPON COMPLETION OF ALL IMPROVEMENTS, REMOVE ALL ACCUMULATED SEDIMENT FROM BASIN.

811
Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP ZONING DEPT.

PRELIMINARY

Item	Date	Revision Description	Drwn.	Chk.
1	08-24-25	REVISED PER TOWNSHIP REVIEW	JAB	
2	10-06-25	REVISED PER TOWNSHIP REVIEW	JAB	

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CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
CITY OF SPRINGBORO
WARREN COUNTY, OHIO
TITLE SHEET

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 1/24

Plot time: Oct 06, 2025 - 2:30pm
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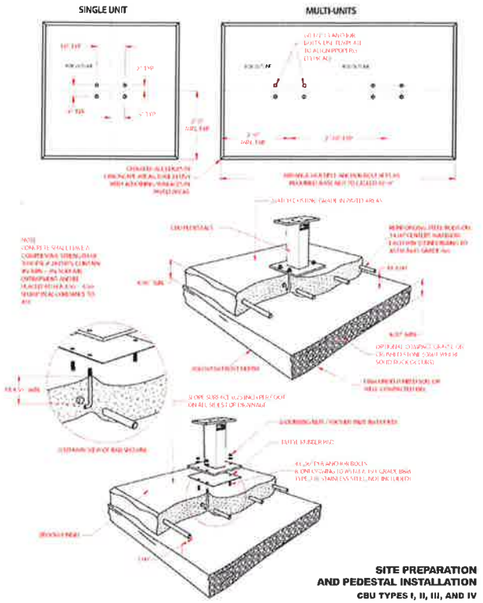

SITE PREPARATION AND PEDESTAL INSTALLATION
CBU TYPES I, II, III, AND IV

SALSBURY INDUSTRIES
1010 East 62nd Street, Los Angeles, CA 90001-1598
Phone: 1-800-624-5269 Int'l Phone: 323-846-6700
Fax: 1-800-624-5299 Int'l Fax: 323-846-6800
www.mailboxes.com engineering@mailboxes.com

Installation instructions are provided as general guidelines. It is advised that a professional installer be consulted. Salsbury Industries assumes no product assembly or installation liability.

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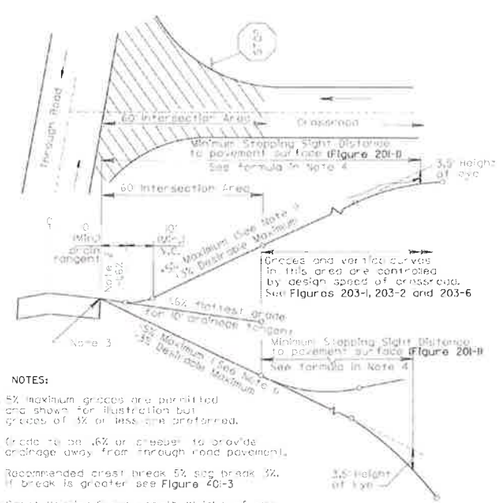
CBU DETAIL

CROSSROAD PROFILE -STOP CONDITION- THROUGH ROAD NORMAL CROWN	401-2
	REFERENCE SECTIONS 401.4.1 - 401.4.4



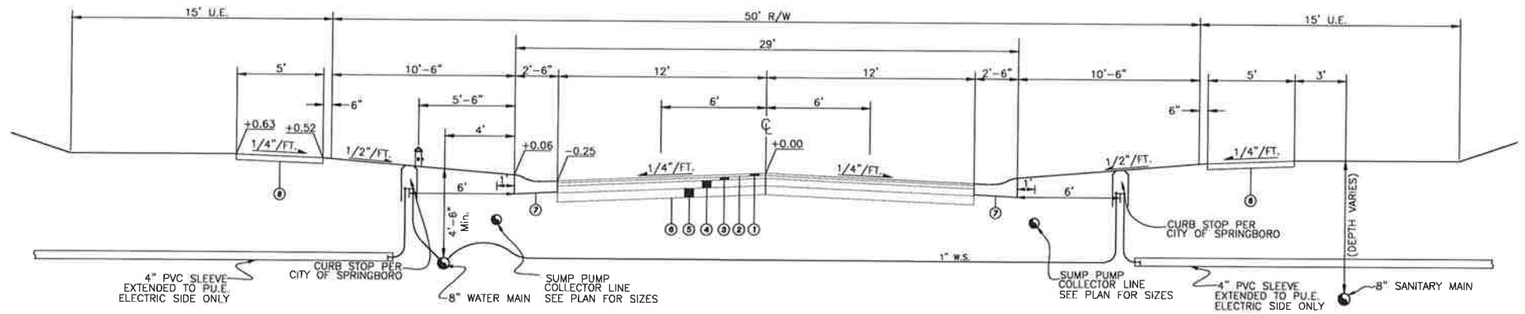
NOTES:

1. 5% maximum grades are permitted and shown for illustration but grades of 3% or less are preferred.
2. Grade to be .6% or greater to provide drainage away from through road pavement.
3. Recommended crest break 5% sag break 3%. If break is greater see Figure 401-3
4. Crest Vertical Curve Length (Height of eye 3.5' - Height of object .5')

$SSD = 1.47V + \frac{V^2}{30(f+G)}$

$SSD = 2S - \frac{200}{G}$

October 2004



WARREN COUNTY TYPICAL LOCAL STREET SECTION

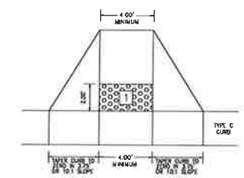
NOT TO SCALE

LEGEND:

1. ITEM 448-1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1
2. TACK COAT MS-2, RS-1, RC-250
3. ITEM 448-2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 1
4. ITEM 301-5" BITUMINOUS AGGREGATE BASE
5. ITEM 304-6" AGGREGATE BASE
6. ITEM 203 SUBGRADE COMPACTION
7. TYPE "C" CURB & GUTTER (WARREN COUNTY STANDARD)
8. CONCRETE WALK-4" THICK CONCRETE SIDEWALK, WIDTHS AS SHOWN, ITEM 608, TO BE 1/2" HIGHER THAN FINISHED GRADE

NOTES

1. Water services to be lowered when conflict with storm sewer occurs



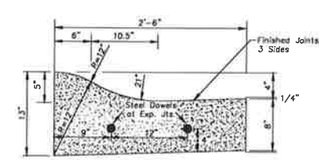
CURB RAMP DETAIL

NOT TO SCALE

[*] CURB RAMPS SHALL BE DESIGN A OR DESIGN E PER ODOT DRAWING 7-12-02, SHEETS 1 THRU 3 TRUNCATED DOMES ARE TO MEET THE SPECIFICATIONS OF ODOT DRAWING 7-12-02 SHEET 3

[1] DETECTABLE WARNING (TRUNCATED DOMES) ARE TO BE INSTALLED IN THE LOCATION SHOWN. DIMENSIONS OF THE DOMES ARE 24 FROM THE BACK OF THE CURB BY THE WIDTH OF THE RAMP
(TRUNCATED PANEL BY ADA SOLUTIONS OR APPROVED EQUAL)

[2] MINIMUM LANDING 4'-0" BUT A 5'-0" IS PREFERED. SLOPE OF THE RAMP IS PREFERRED TO BE 12 1 OR FLATTER RELATED TO THE HORIZONTAL BUT THE MAXIMUM SLOPE SHALL BE 12 1 RELATIVE TO THE EXISTING OR PROPOSED WALK SLOPE



CURB & GUTTER TYPE "C"

NOT TO SCALE

NOTES:

1. CONCRETE FOR CURBS AND GUTTERS SHALL BE ODOT CLASS C, AN APPROVED CURING AGENT SHALL BE APPLIED AFTER FINISHING.
2. FLEXIBLE FORMS SHALL BE USED ON ALL CURVES HAVING RADII OF 275' OR LESS.
3. 1" EXPANSION JOINTS SHALL BE INSTALLED AT 150' INTERVALS, WITHIN 1' OF ALL CATCH BASINS (BOTH SIDES), AND AT THE START, MID-POINT, AND END OF ALL RADII. CUL-DE-SACS SHALL HAVE A MINIMUM OF FOUR EXPANSION JOINTS. TWO SMOOTH STEEL DOWEL BARS, NO. 6 X 18" LONG, WITH EXPANSION CAPS SHALL BE INSTALLED AT EACH EXPANSION JOINT AS SHOWN ON THE DETAIL.
4. CONTROL JOINTS SHALL BE PROVIDED AT 6' INTERVALS AND SHALL BE CUT FRONT, TOP, AND REAR OF ALL CURB.
5. ALL JOINTS SHALL BE VERTICAL AND EITHER PERPENDICULAR OR RADIAL TO THE BACK OF CURB.
6. ALL EXPOSED EDGES SHALL BE ROUNDED TO 3/8" RADIUS. TYPE D (SEE PLAN.)
7. ALL CURBING SHALL BE BACKFILLED BEFORE PAVEMENT WORK IS BEGUN.
8. UNLESS OTHERWISE SPECIFIED, TYPE A,B,C,D MAY BE USED FOR PRIVATE SUBDIVISION PROJECTS.
9. PLACE DOWEL BARS AS SHOWN AT ALL CONSTRUCTION JOINTS.

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Item	Revision Description	Date	Dwn	Chk
	PRELIMINARY			

REVIEWED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

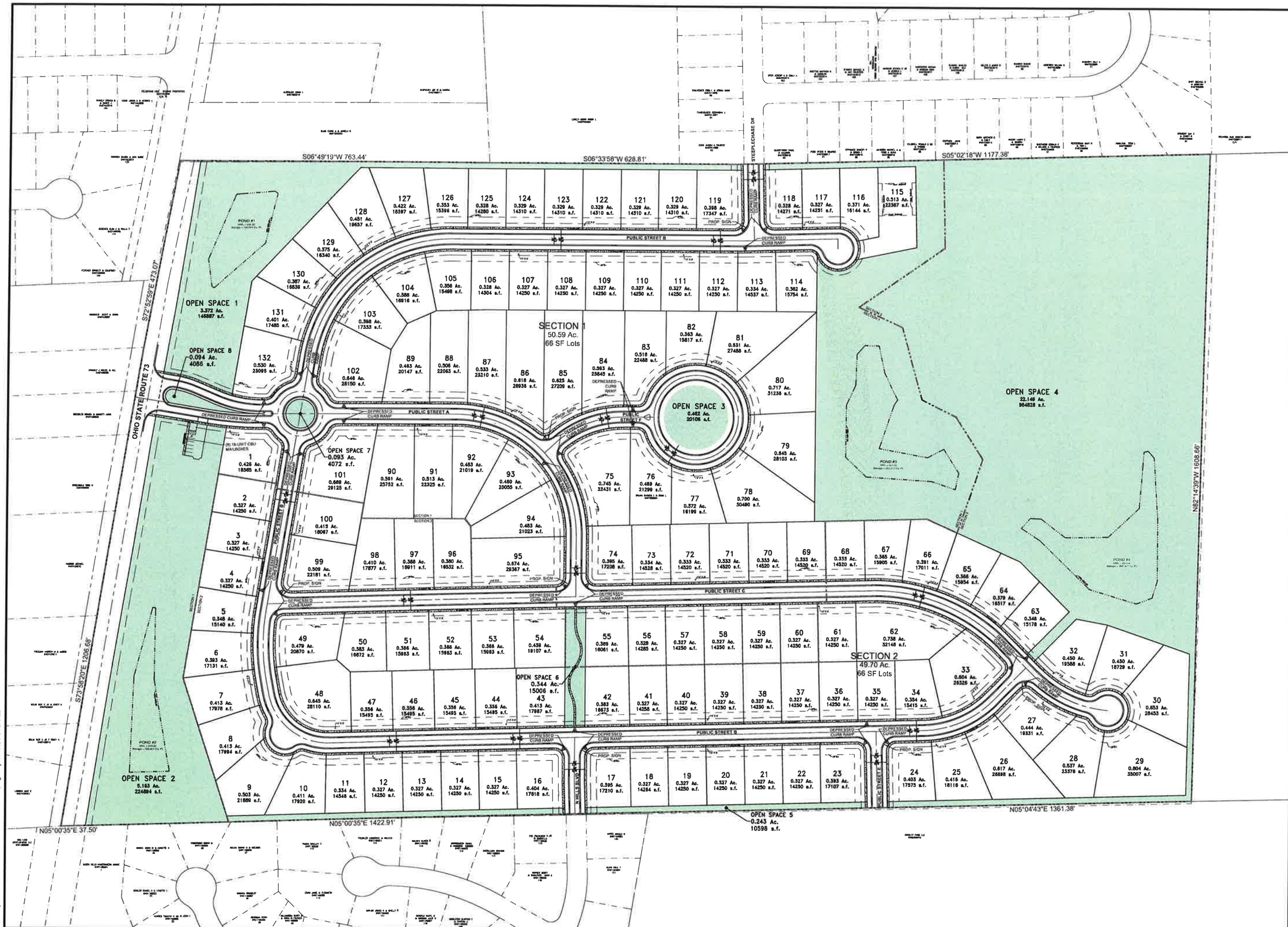
CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

TYPICAL SECTION & DETAILS

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	24-0348 DD DETL
Drawn by:	ETH
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	2/24

Plot time: Aug 12, 2025 - 3:01pm
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD DETL.dwg - Layout Tab: 2 TYP



Basis of Bearing
State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

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Item	Revision Description	Date	Drwn	Chk
1	REVISED PER TOWNSHIP REVIEW	09-24-25	JAB	
2	REVISED PER TOWNSHIP REVIEW	10-06-25	JAB	

RECEIVED
OCT 0 6 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

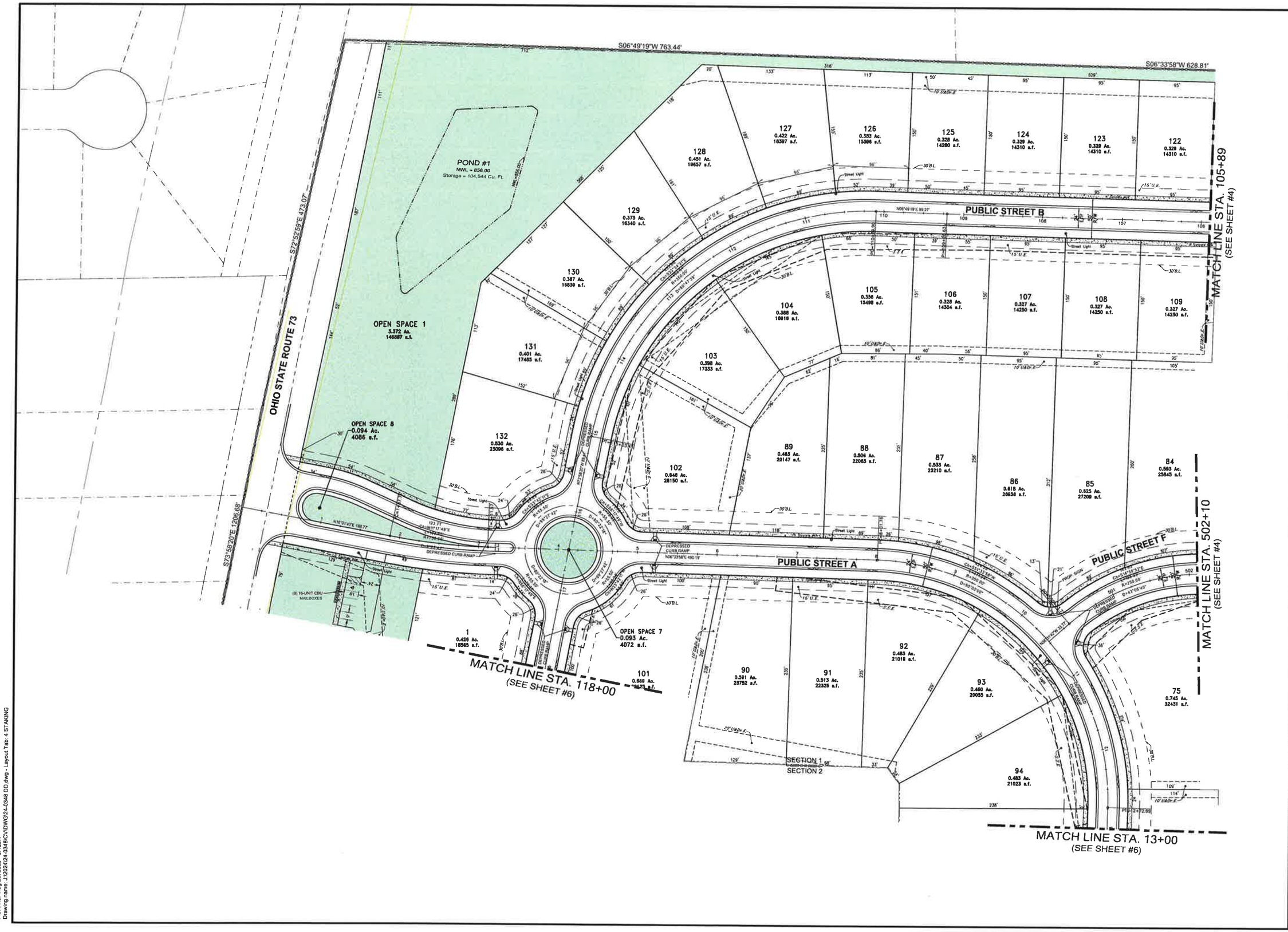
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
CITY OF MINGOBORO
WARREN COUNTY, OHIO

OVERALL PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 3/24

Plot time: Oct 02, 2025 - 10:24am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 3 OVERALL



Basis of Bearing:
State Plane NAD83 (2011)

0 50 75
SCALE: 1" = 50'

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OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

Item	Revision Description	Date	Drwn.	Chk.

PRELIMINARY

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

STAKING PLAN

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Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	4/24

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Plot time: Aug 25, 2025 - 8:12am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 4 STAKING

Basis of Bearing
State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

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ZONING DEPT.

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Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER TOWNSHIP REVIEW	08-24-25	JAB	
2	REVISED PER TOWNSHIP REVIEW	10-06-25	JAB	

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
IN CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

STAKING PLAN

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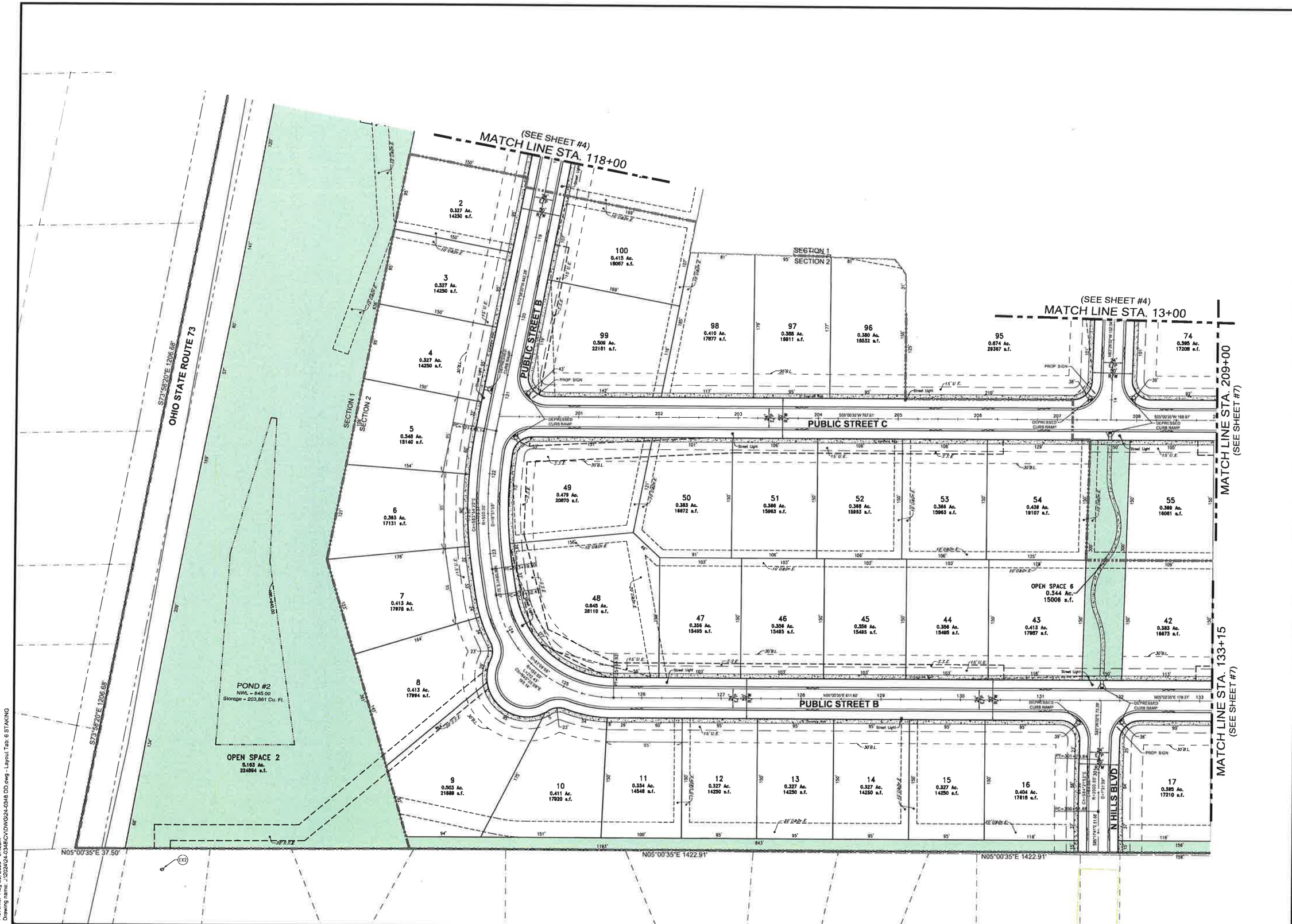
Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	5/24

Plot time: Oct 02, 2025 - 10:24am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 5 STAKING



Basis of Bearing
State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER TOWNSHIP REVIEW	08-24-25	JAB	

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

STAKING PLAN

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Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 6/24

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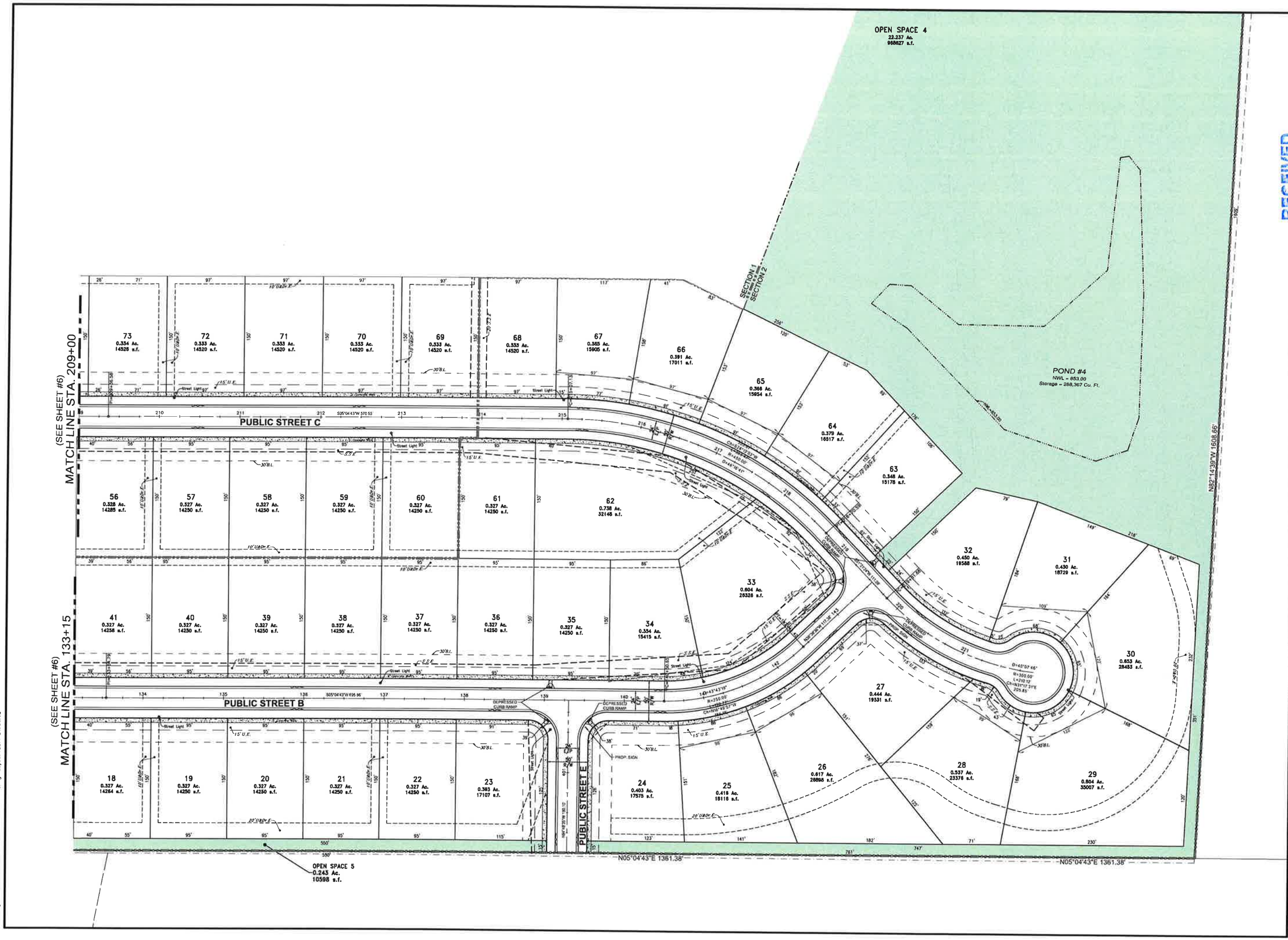
Plot time: Aug 25, 2025 - 8:12am
Drawing name: J:\2024\24-0348\CIVD\DWG\24-0348 DD.dwg - Layout Tab: 6 STAKING



Basis of Bearing
State Plane NAD83 (2011)

SCALE: 1" = 50'

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

Item	Revision Description	Date	Dwn	Chk
1	REVISED PER TOWNSHIP REVIEW	08-04-25	JAB	

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CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

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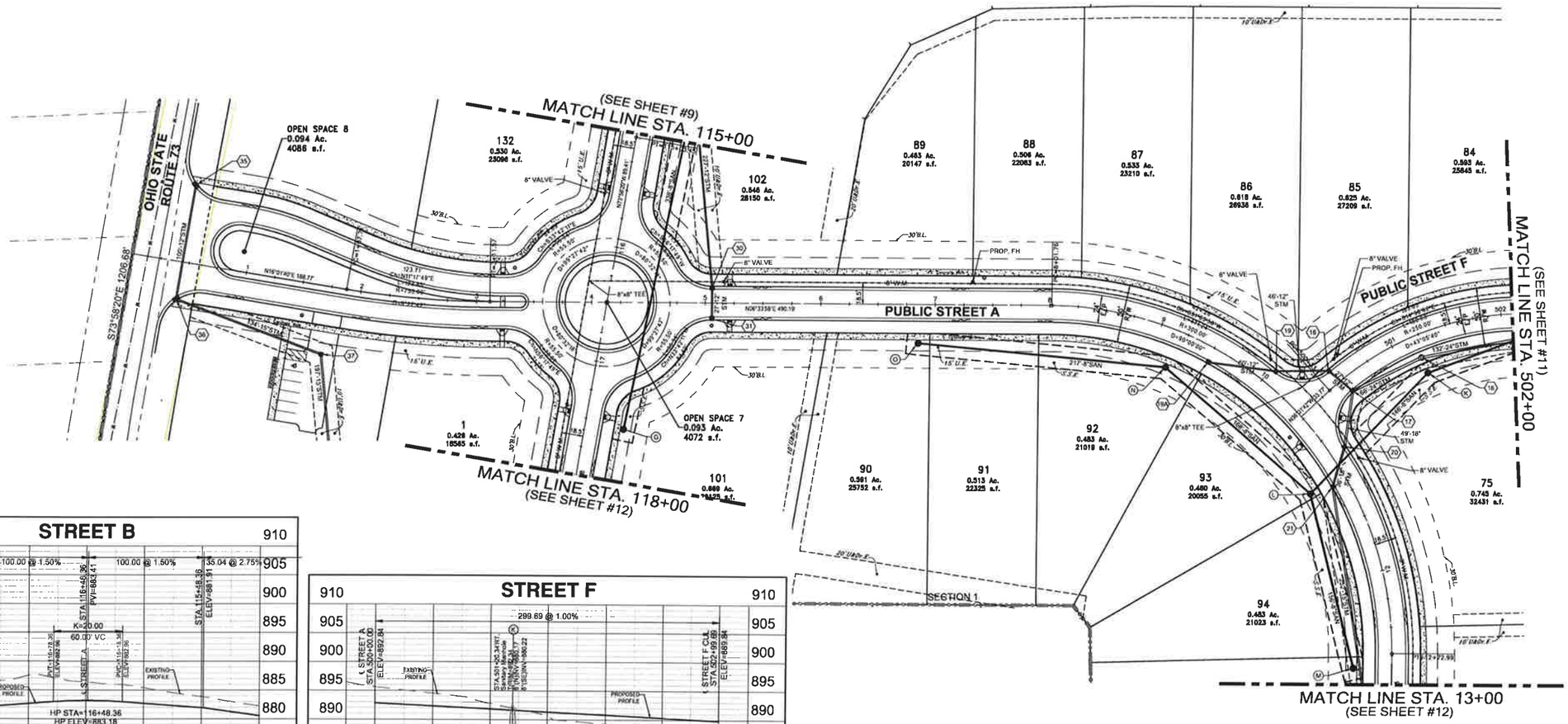
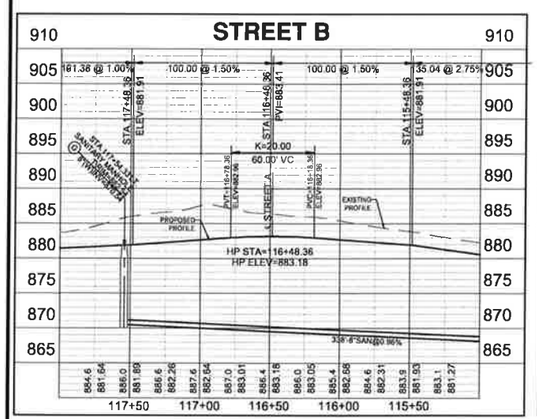
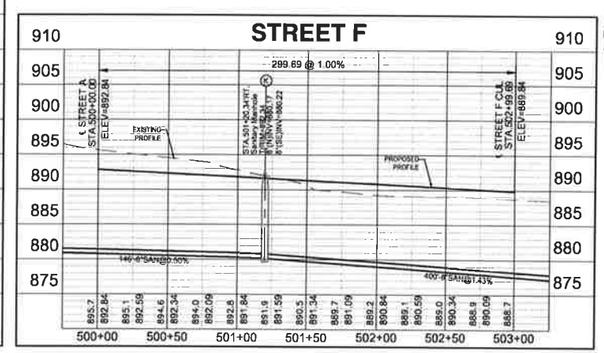
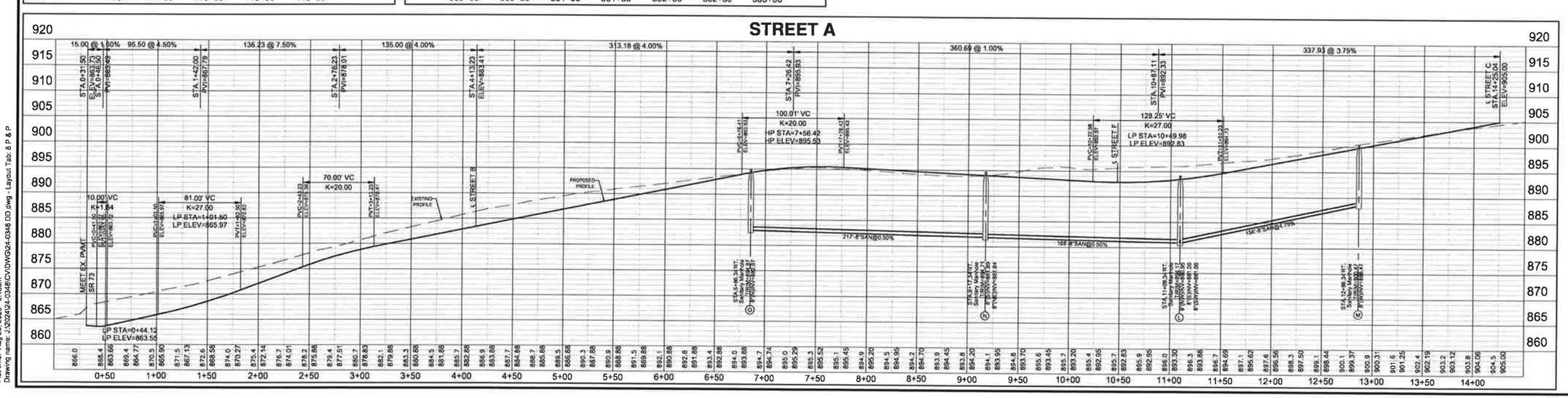
Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	7/24

Plot time: Aug 25, 2025 - 8:13am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 7 STAKING









Basis of Bearing
State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

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Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER TOWNSHIP REVIEW	08-24-25	JAB	

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PLAN & PROFILE

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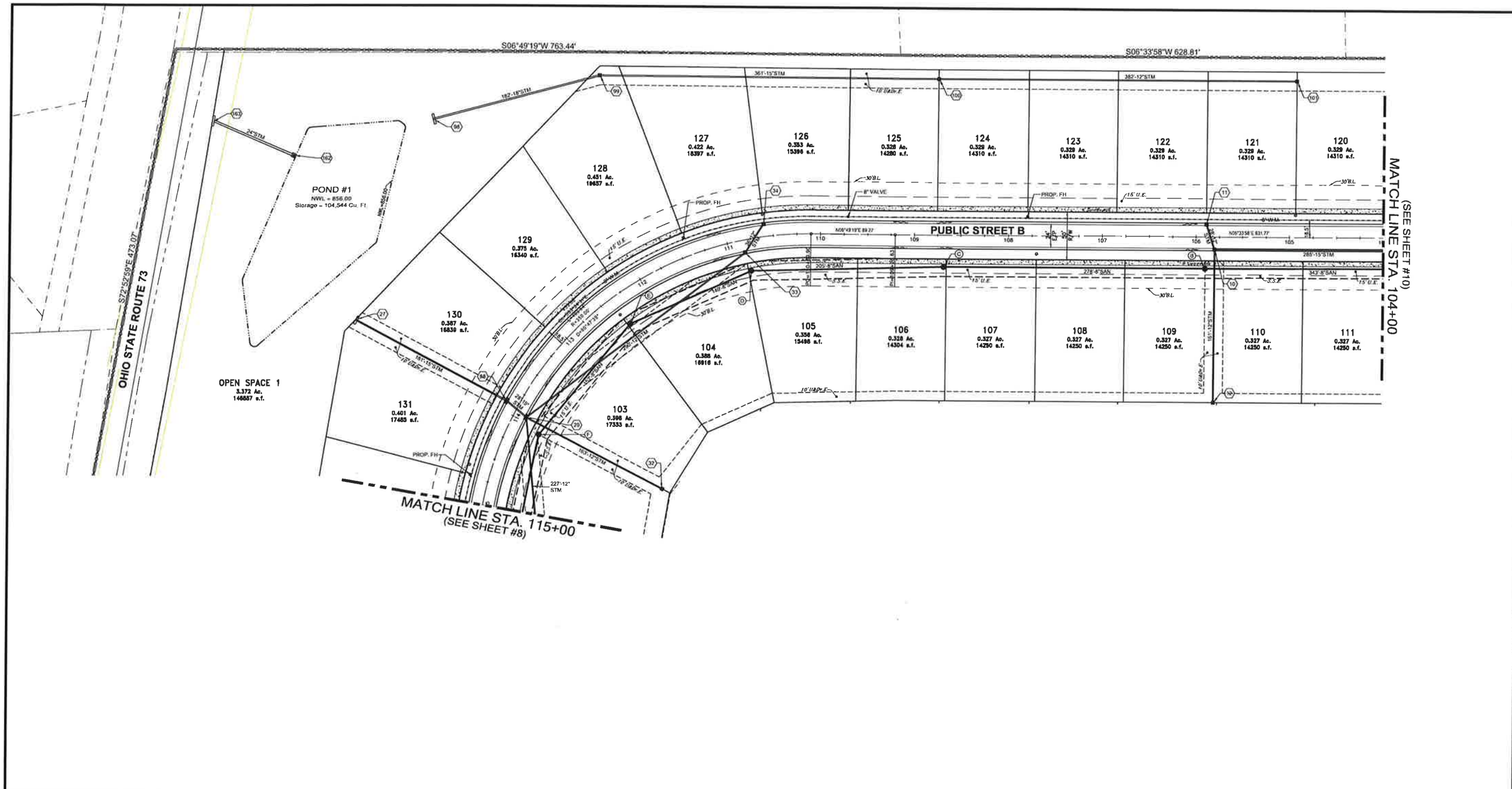
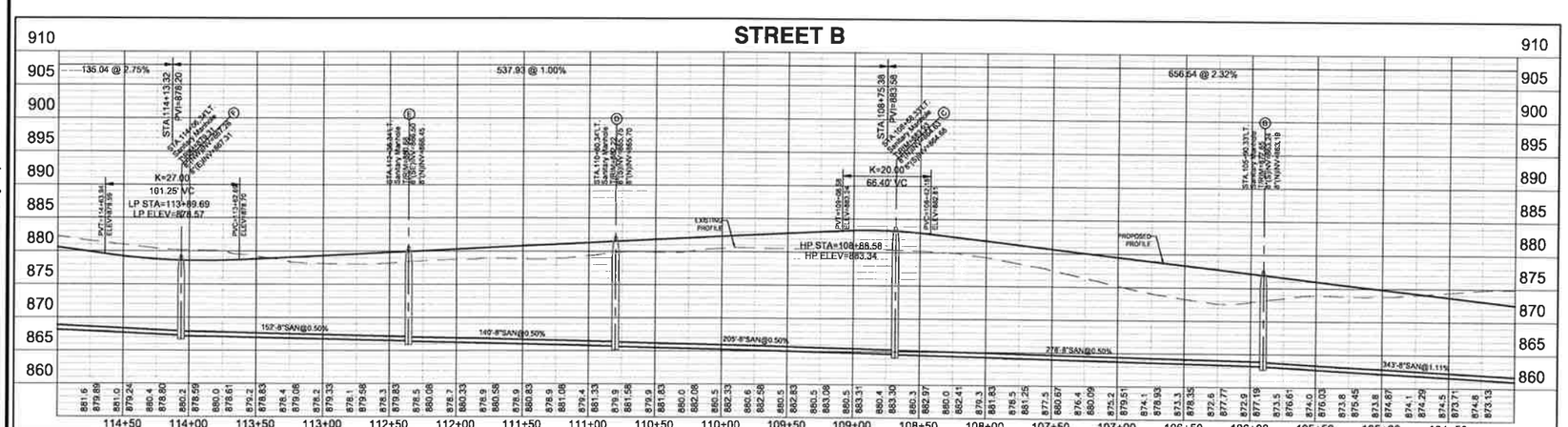
Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	8/24

Plot time: Aug 25, 2025 - 8:13am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 8 P & P





Plot time: Aug 12, 2025 - 3:06pm
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 9 P & P

Basis of Bearing
State Plane NAD83 (2011)
SCALE: 1" = 50'

Item	Revision Description	Date	Drwn.	Chk.

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CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
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Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 9/24

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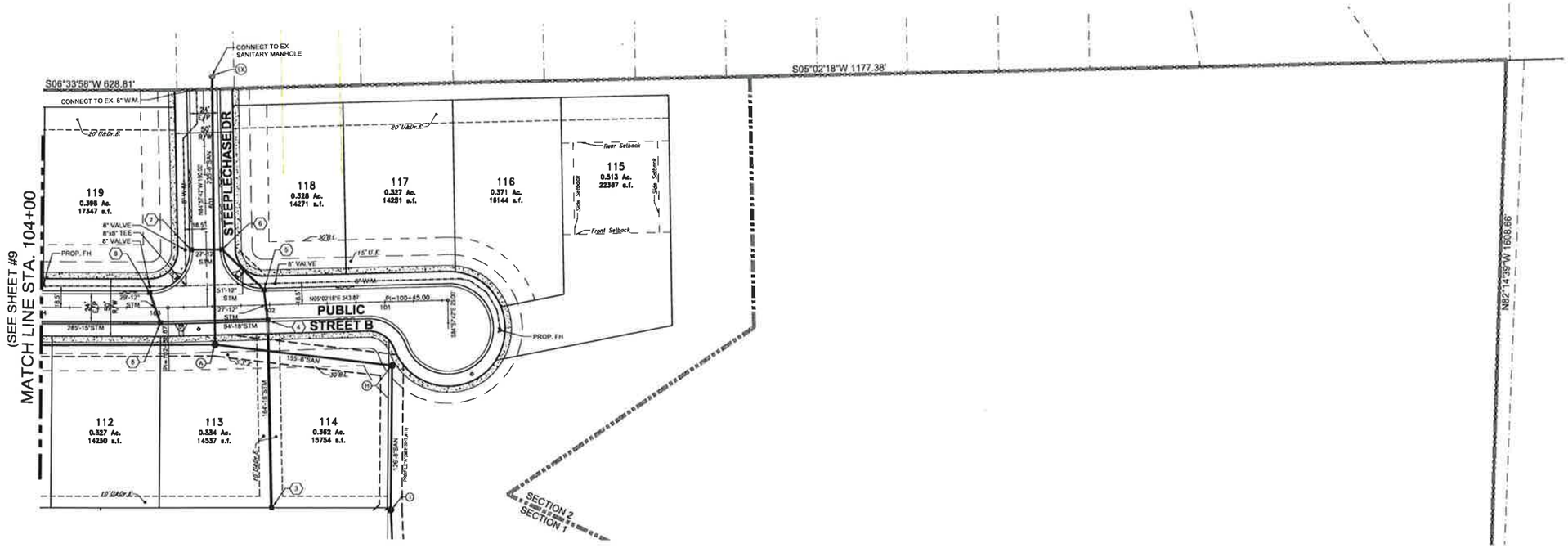

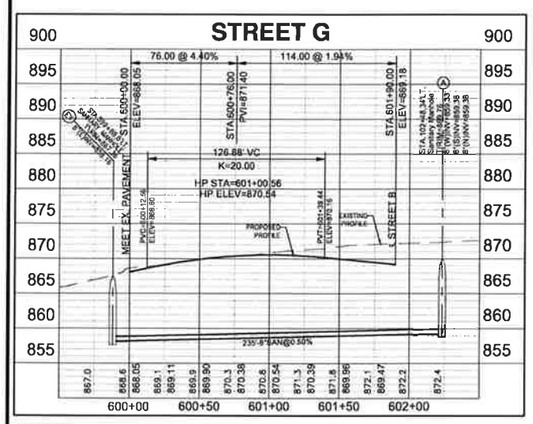

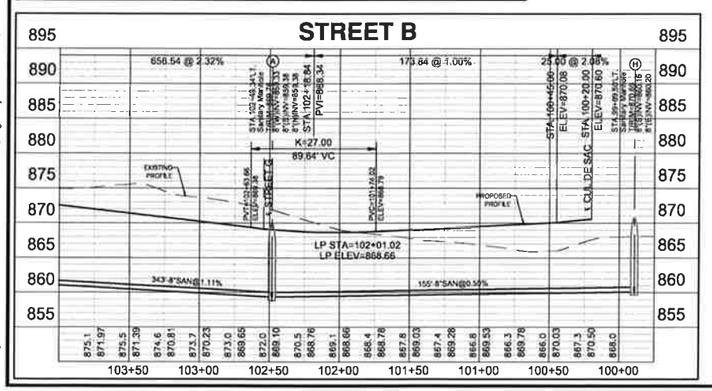

Plot time: Oct 02, 2025 - 10:25am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 10 P & P

Basis of Bearing
State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

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OCT 06 2025
CLEARCREEK TOWNSHIP
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Item	Revision Description	Date	Drwn	Chk
1	REVISED PER TOWNSHIP REVIEW	10-06-25	JAB	

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CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PLAN & PROFILE

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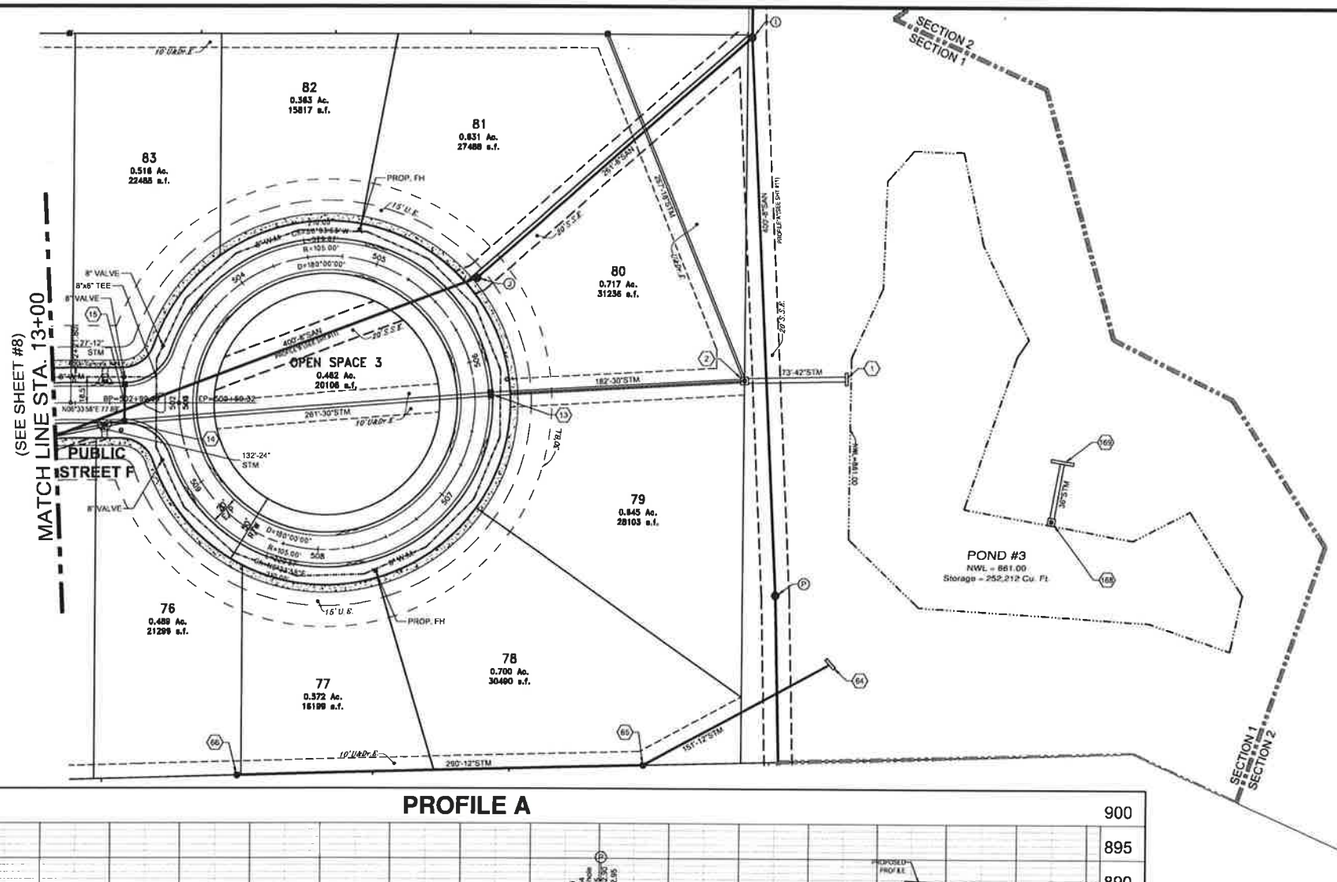
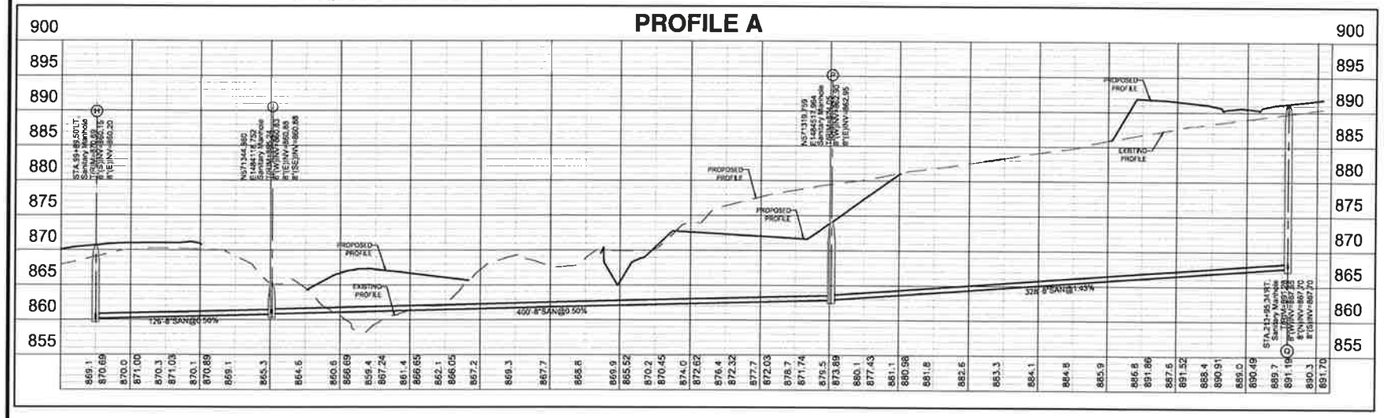
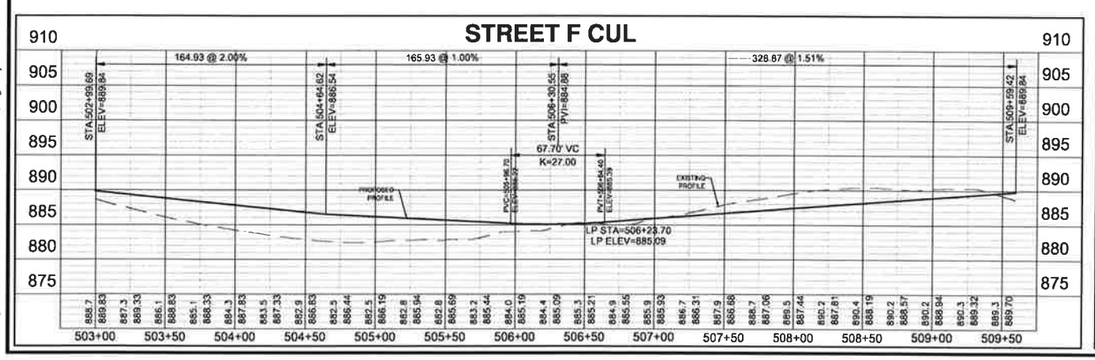
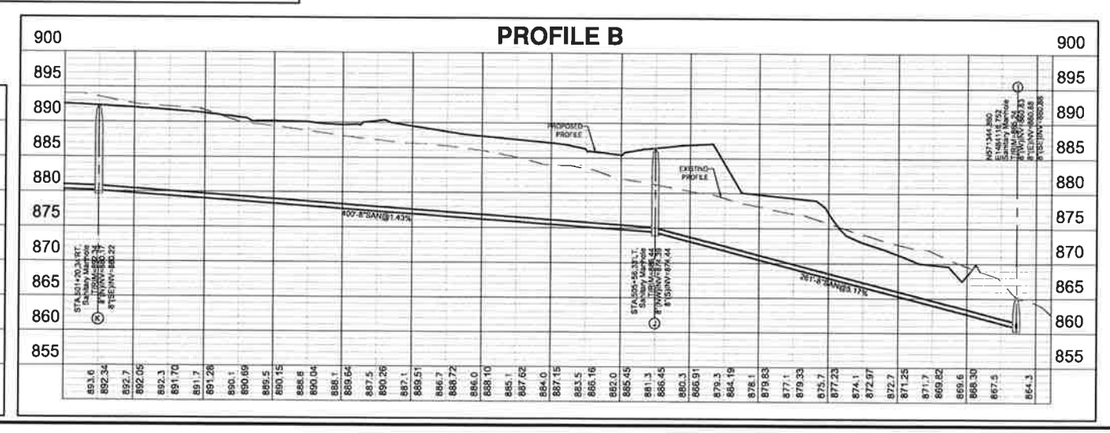
Mason, OH 45040 - 513.336.6600

Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 10/24









Basis of Bearing
State Plane NAD83 (2011)
SCALE: 1" = 50'

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Item	Revision Description	Date	Drwn	Chk
1	REVISED PER TOWNSHIP REVIEW	06-24-25	JAB	

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CLEARCREEK TOWNSHIP
ZONING DEPT.

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
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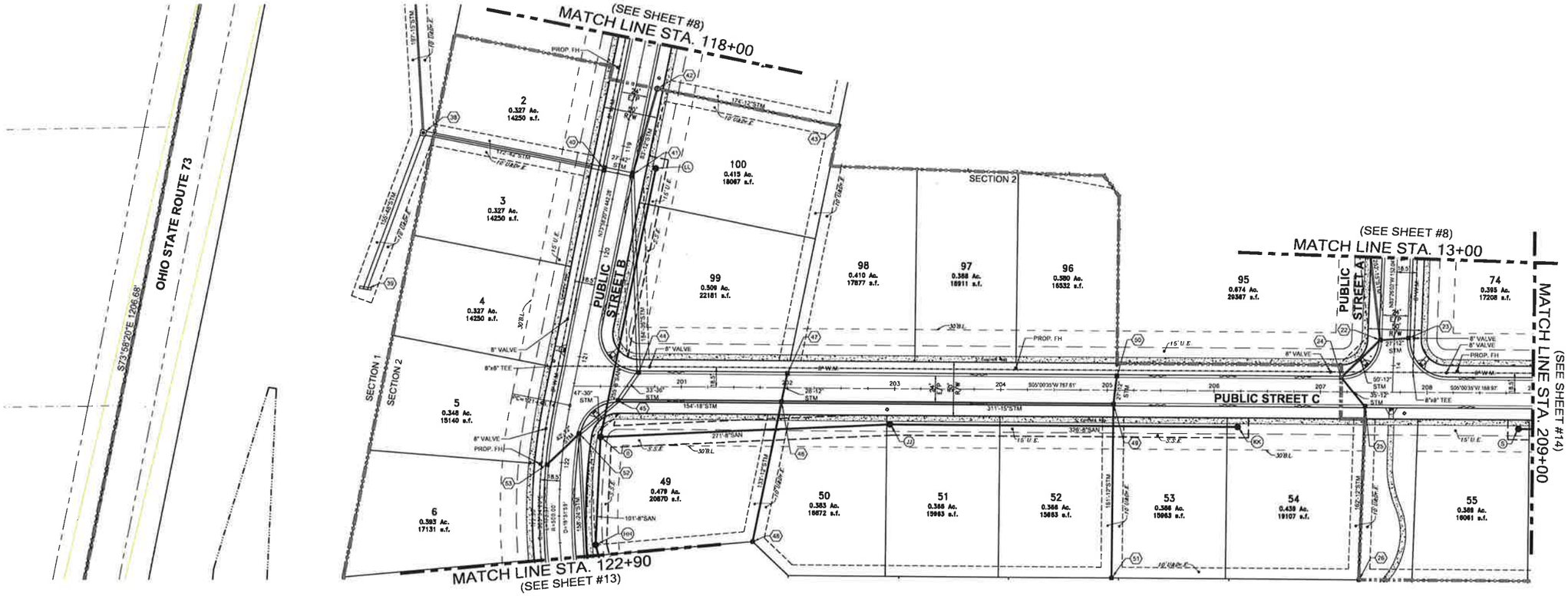
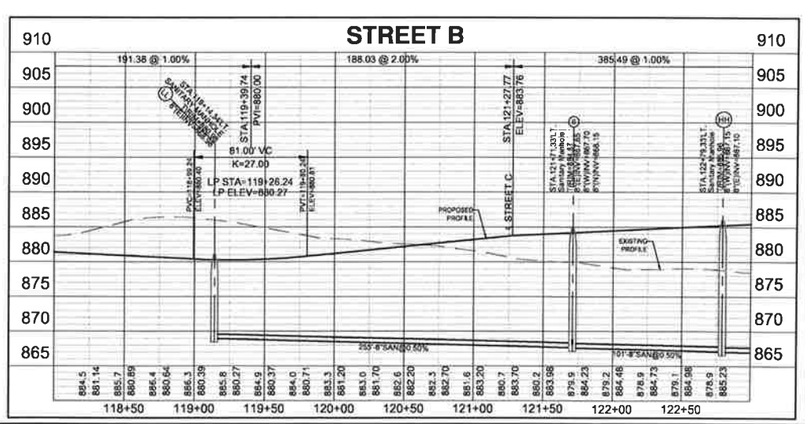
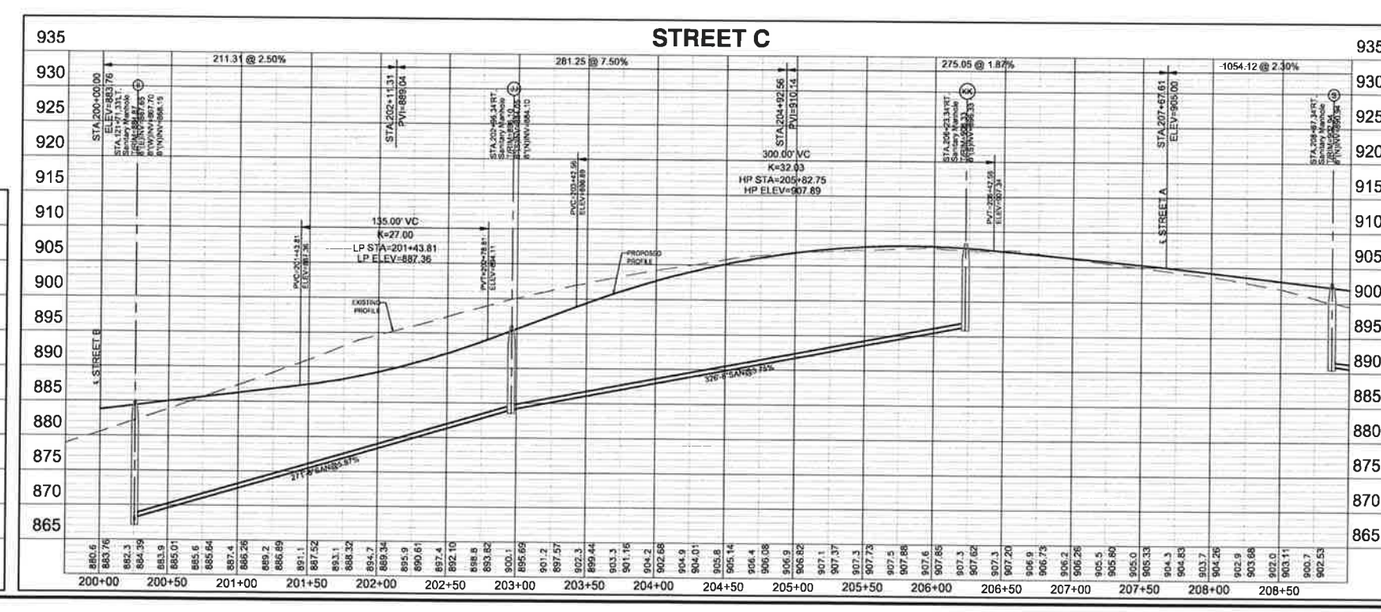
Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 06-14-25
Sheet: 11/24

Plot time: Aug 25, 2025 - 8:17am
Drawing name: J:\2024\24-0348\CIVIL\DWG\24-0348 DD.dwg - Layout Tab: 11 P&P







Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 50'

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Item	Date	Revision Description	Drwn	Chk
1	08-14-25	REVISED PER TOWNSHIP REVIEW	JAB	

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OCT 06 2025
CLEARCREEK TOWNSHIP
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PRELIMINARY

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
& CLEARCREEK TOWNSHIP
& CITY OF MASON
WARREN COUNTY, OHIO

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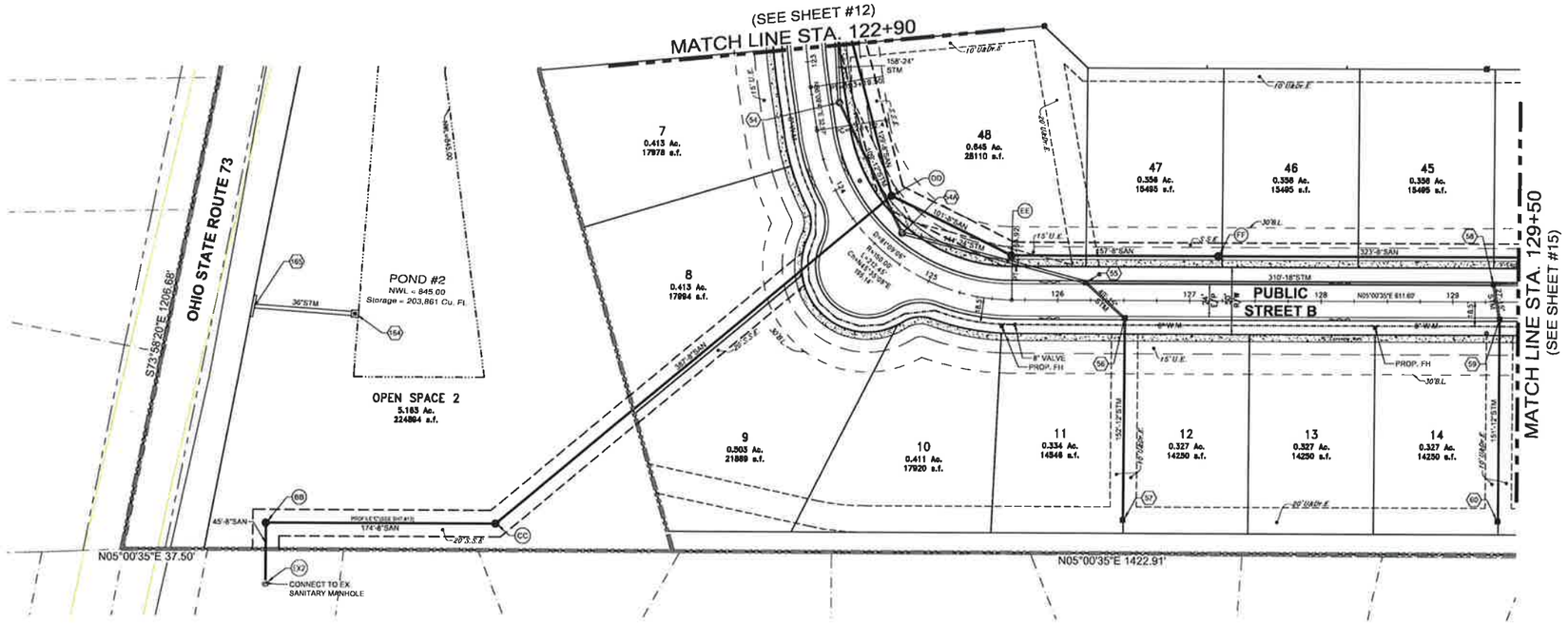
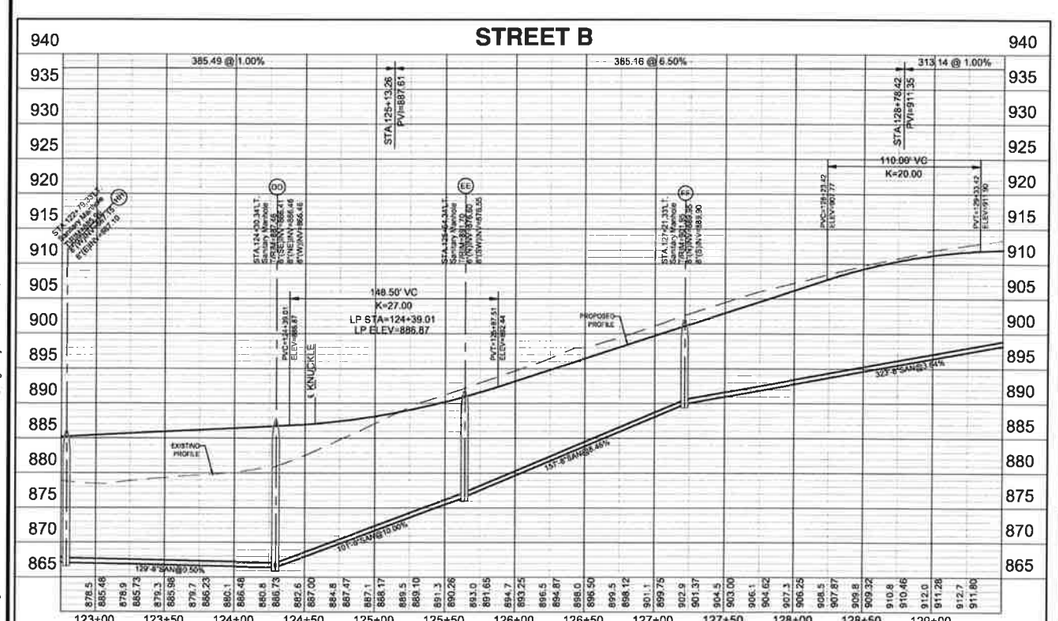
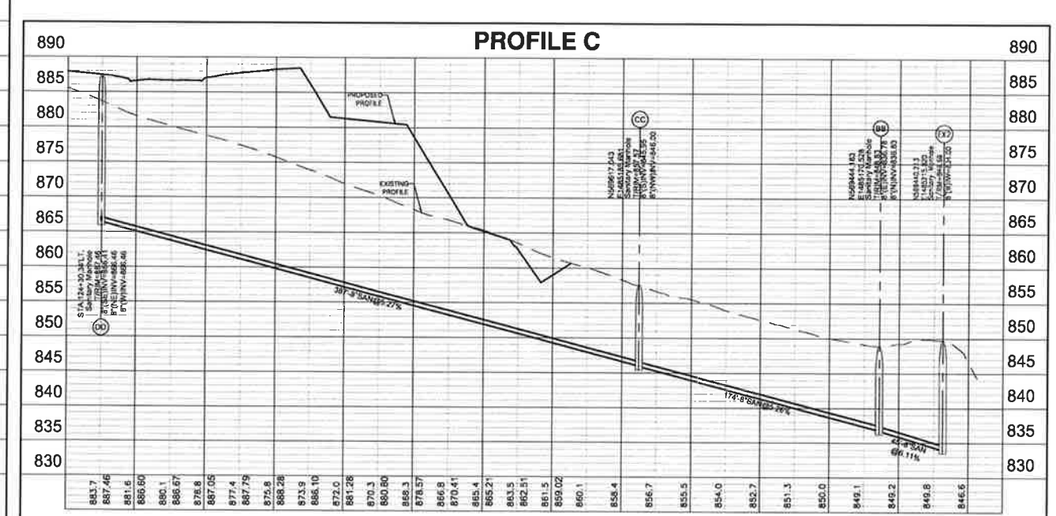
Drawing: 24-0348 DD
Drawn by: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 12/24

Plot time: Aug 25, 2025 - 8:18am
Drawing name: J:\2024\24-0348\CIVIL\DWG\24-0348 DD.dwg - Layout Tab: 12 P & P







Basis of Bearing
State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

Item	Revision Description	Date	Drwn	Chk

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
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WARREN COUNTY, OHIO

PLAN & PROFILE

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Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	13/24

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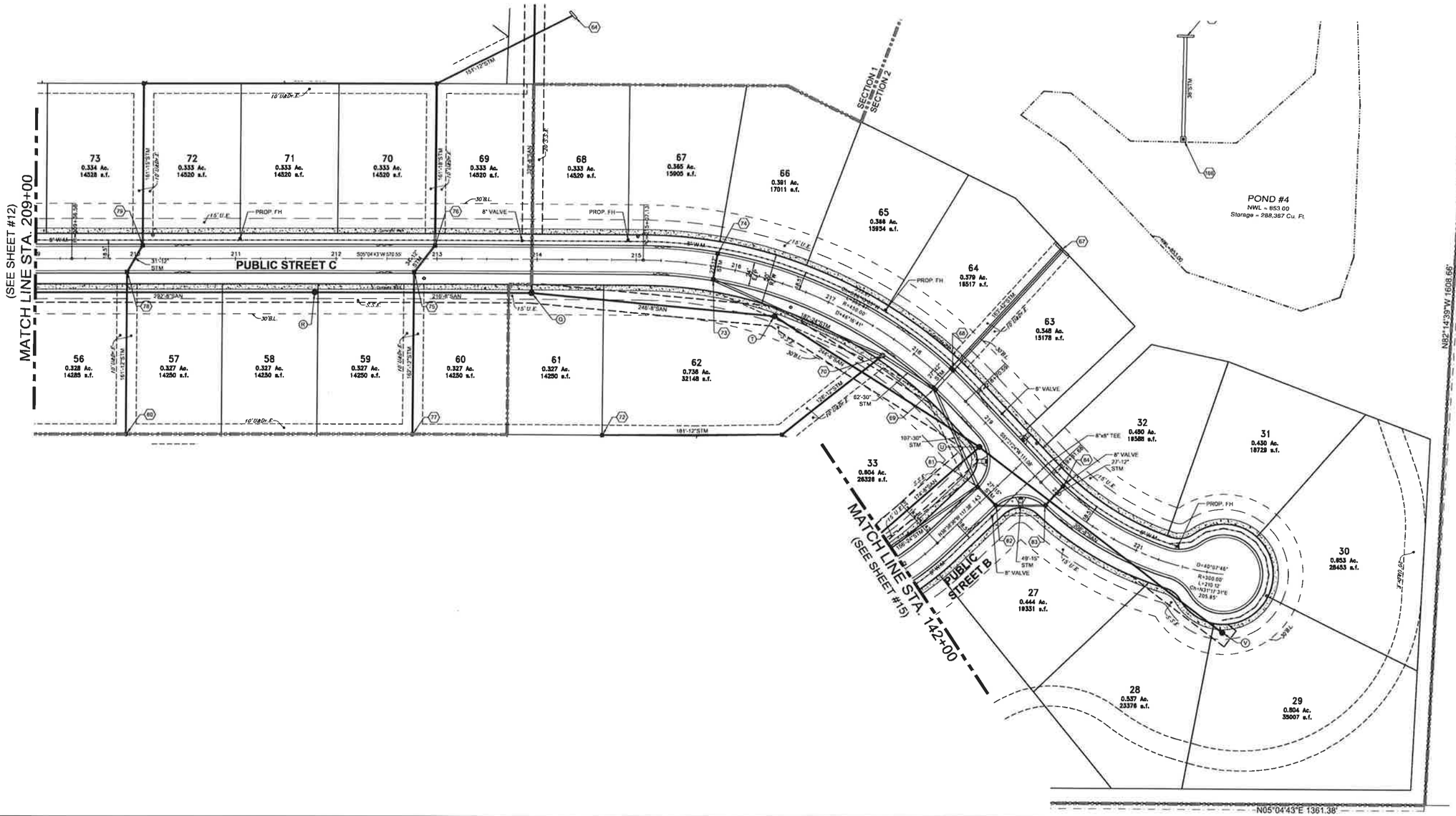
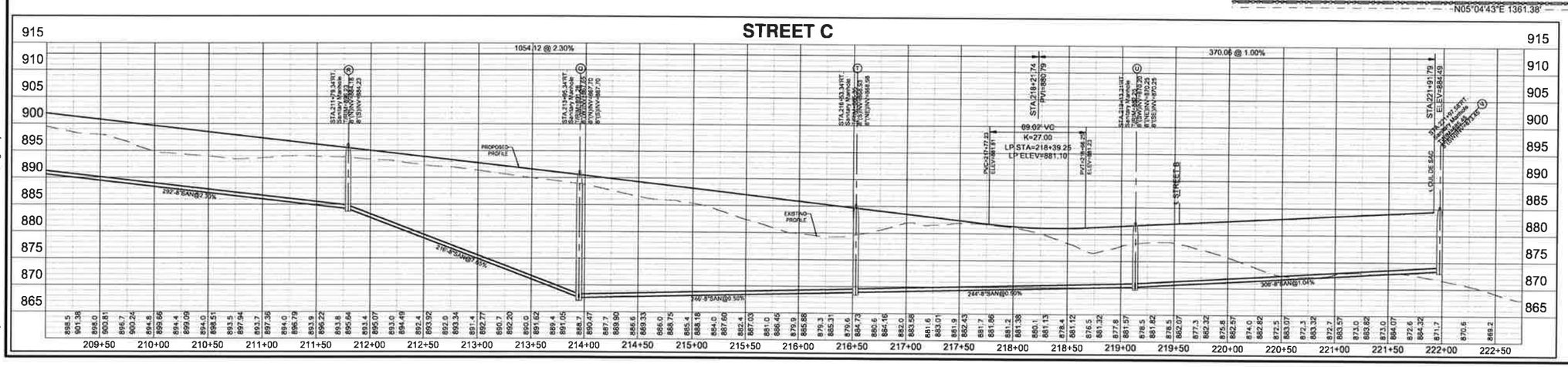
Plot time: Aug 11, 2025 - 6:00pm
Drawing name: J:\2024\24-0348\CIVIL\DWG\24-0348 DD.dwg - Layout Tab: 13 P & P





Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 50'

Item	Revision Description	Date	Drwn	Chk

PRELIMINARY

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OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PLAN & PROFILE

bayer becker
www.bayerbecker.com
6960 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	14/24

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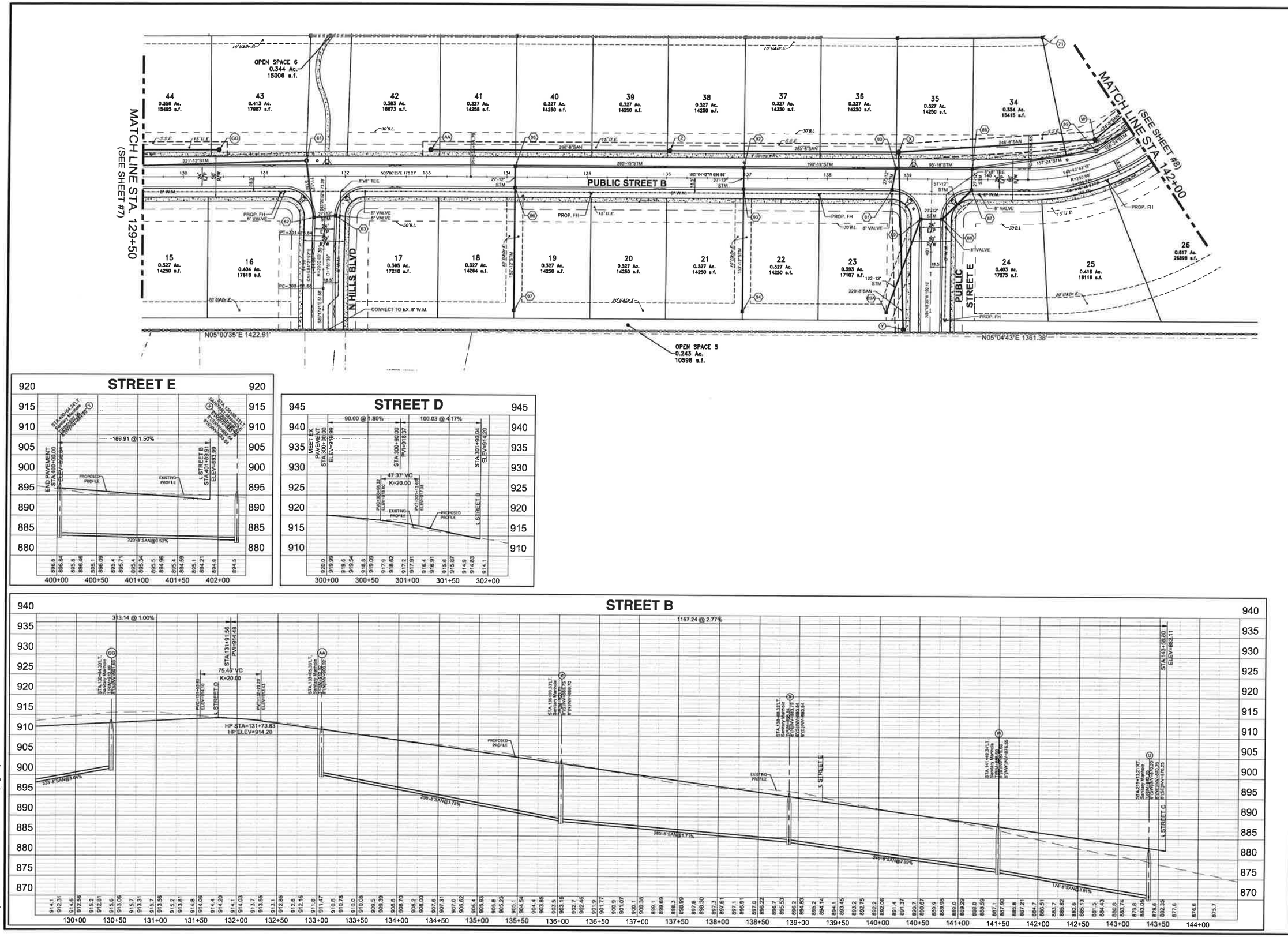
Plot time: Aug 11, 2025 - 6:01pm
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 14 P & P



Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER TOWNSHIP REVIEW	09-24-25	JAB	

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PLAN & PROFILE

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Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet:	15/24

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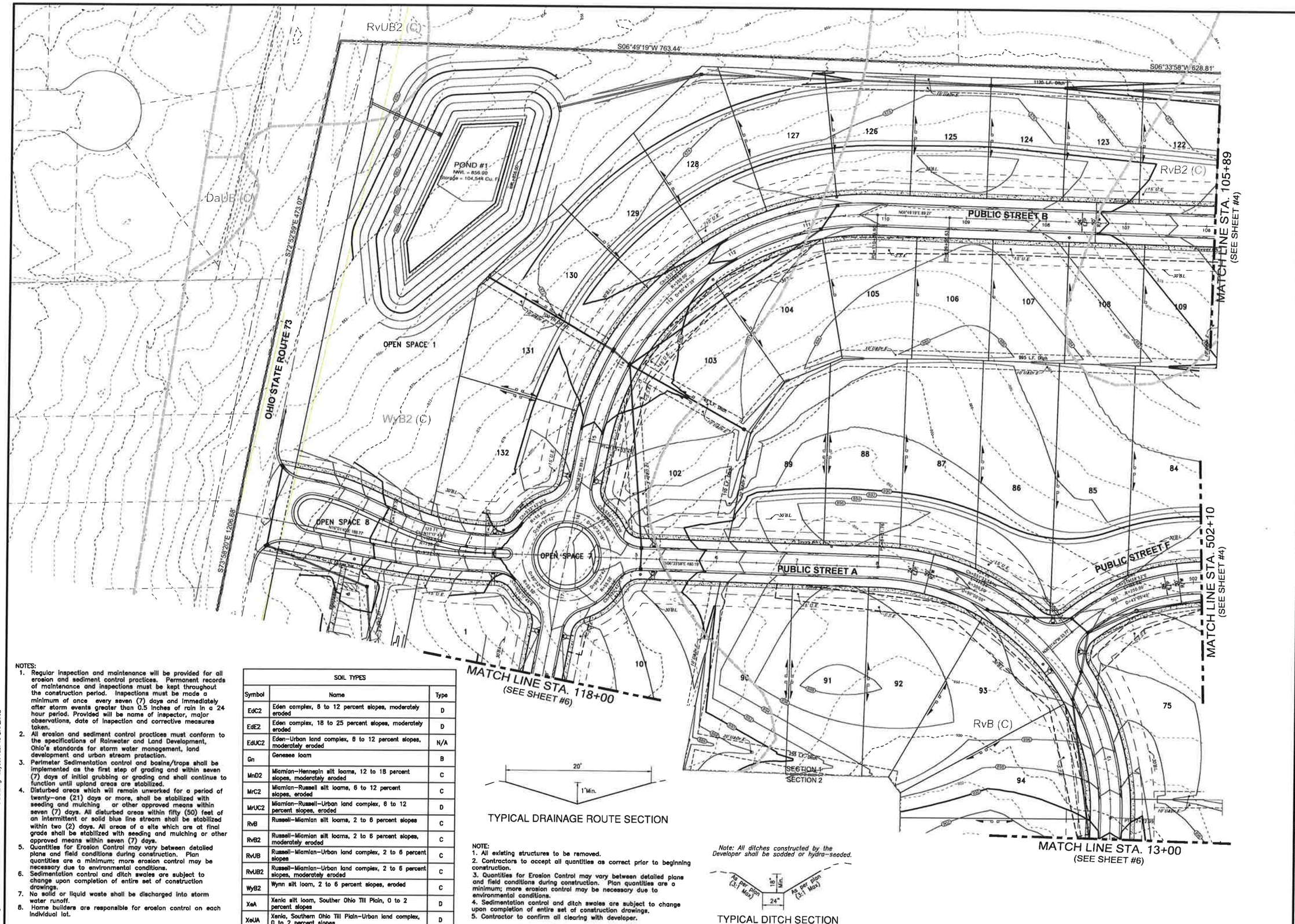
Plot time: Aug 25, 2025 - 8:19am
Drawing name: J:\2024\24-0348\CIVIL\DWG\24-0348 DD.dwg - Layout Tab: 15 P & P



NOTES:

1. Regular inspection and maintenance will be provided for all erosion and sediment control practices. Permanent records of maintenance and inspections must be kept throughout the construction period. Inspections must be made a minimum of once every seven (7) days and immediately after storm events greater than 0.5 inches of rain in a 24 hour period. Provided will be name of inspector, major observations, date of inspection and corrective measures taken.
2. All erosion and sediment control practices must conform to the specifications of Rainwater and Land Development, Ohio's standards for storm water management, land development and urban stream protection.
3. Perimeter Sedimentation control and basins/traps shall be implemented as the first step of grading and within seven (7) days of initial grubbing or grading and shall continue to function until upland areas are stabilized.
4. Disturbed areas which will remain unworked for a period of twenty-one (21) days or more, shall be stabilized with seeding and mulching or other approved means within seven (7) days. All disturbed areas within fifty (50) feet of an intermittent or solid blue line stream shall be stabilized within two (2) days. All areas of a site which are at final grade shall be stabilized with seeding and mulching or other approved means within seven (7) days.
5. Quantities for Erosion Control may vary between detailed plans and field conditions during construction. Plan quantities are a minimum; more erosion control may be necessary due to environmental conditions.
6. Sedimentation control and ditch swales are subject to change upon completion of entire set of construction drawings.
7. No solid or liquid waste shall be discharged into storm water runoff.
8. Home builders are responsible for erosion control on each individual lot.

SOIL TYPES

Symbol	Name	Type
EdC2	Eden complex, 8 to 12 percent slopes, moderately eroded	D
EdE2	Eden complex, 18 to 25 percent slopes, moderately eroded	D
EdUC2	Eden-Urban land complex, 8 to 12 percent slopes, moderately eroded	N/A
Gn	Genesee loam	B
MnD2	Miamian-Hennepin silt loams, 12 to 18 percent slopes, moderately eroded	C
MrC2	Miamian-Russell silt loams, 6 to 12 percent slopes, eroded	C
MrUC2	Miamian-Russell-Urban land complex, 6 to 12 percent slopes, eroded	D
RvB	Russell-Miamian silt loams, 2 to 6 percent slopes	C
RvB2	Russell-Miamian silt loams, 2 to 6 percent slopes, moderately eroded	C
RvUB	Russell-Miamian-Urban land complex, 2 to 6 percent slopes	C
RvUB2	Russell-Miamian-Urban land complex, 2 to 6 percent slopes, moderately eroded	C
WyB2	Wynn silt loam, 2 to 6 percent slopes, eroded	C
XeA	Xenia silt loam, Souther Ohio Till Plain, 0 to 2 percent slopes	D
XeUA	Xenia, Southern Ohio Till Plain-Urban land complex, 0 to 2 percent slopes	D

TYPICAL DRAINAGE ROUTE SECTION

NOTE:

1. All existing structures to be removed.
2. Contractors to accept all quantities as correct prior to beginning construction.
3. Quantities for Erosion Control may vary between detailed plans and field conditions during construction. Plan quantities are a minimum; more erosion control may be necessary due to environmental conditions.
4. Sedimentation control and ditch swales are subject to change upon completion of entire set of construction drawings.
5. Contractor to confirm all clearing with developer.

Note: All ditches constructed by the Developer shall be sodded or hydro-seeded.

TYPICAL DITCH SECTION

Plot time: Aug 25, 2025 - 8:19am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 16 GRADING

Basis of Bearing
State Plane NAD83 (2011)

SCALE: 1" = 50'

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1	REVISED PER TOWNSHIP REVIEW	08-24-25	JAB	

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OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

GRADING & EROSION CONTROL PLAN

bayer becker
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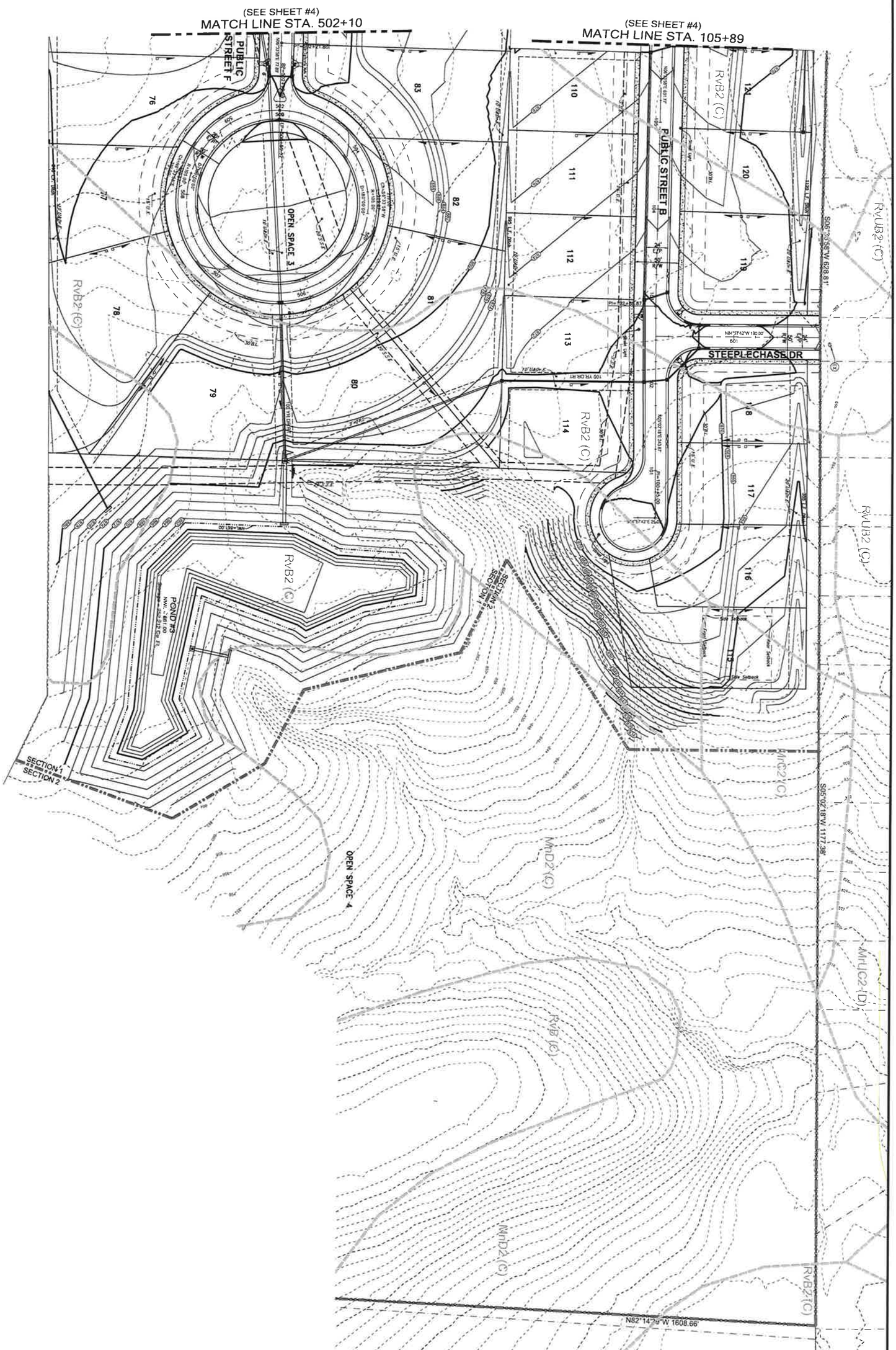
Mason, OH 45040 - 513.336.6600

Drawing:	24-0348 DD
Drawn by:	EDO
Checked By:	JAB
Issue Date:	08-14-25
Sheet	16/24

Plot time: Oct 02, 2025 - 10:26am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 17 GRADING



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1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

GRADING & EROSION CONTROL PLAN

Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER TOWNSHIP REVIEW	08-24-25	JAB	
2	REVISED PER TOWNSHIP REVIEW	10-06-25	JAB	

PRELIMINARY

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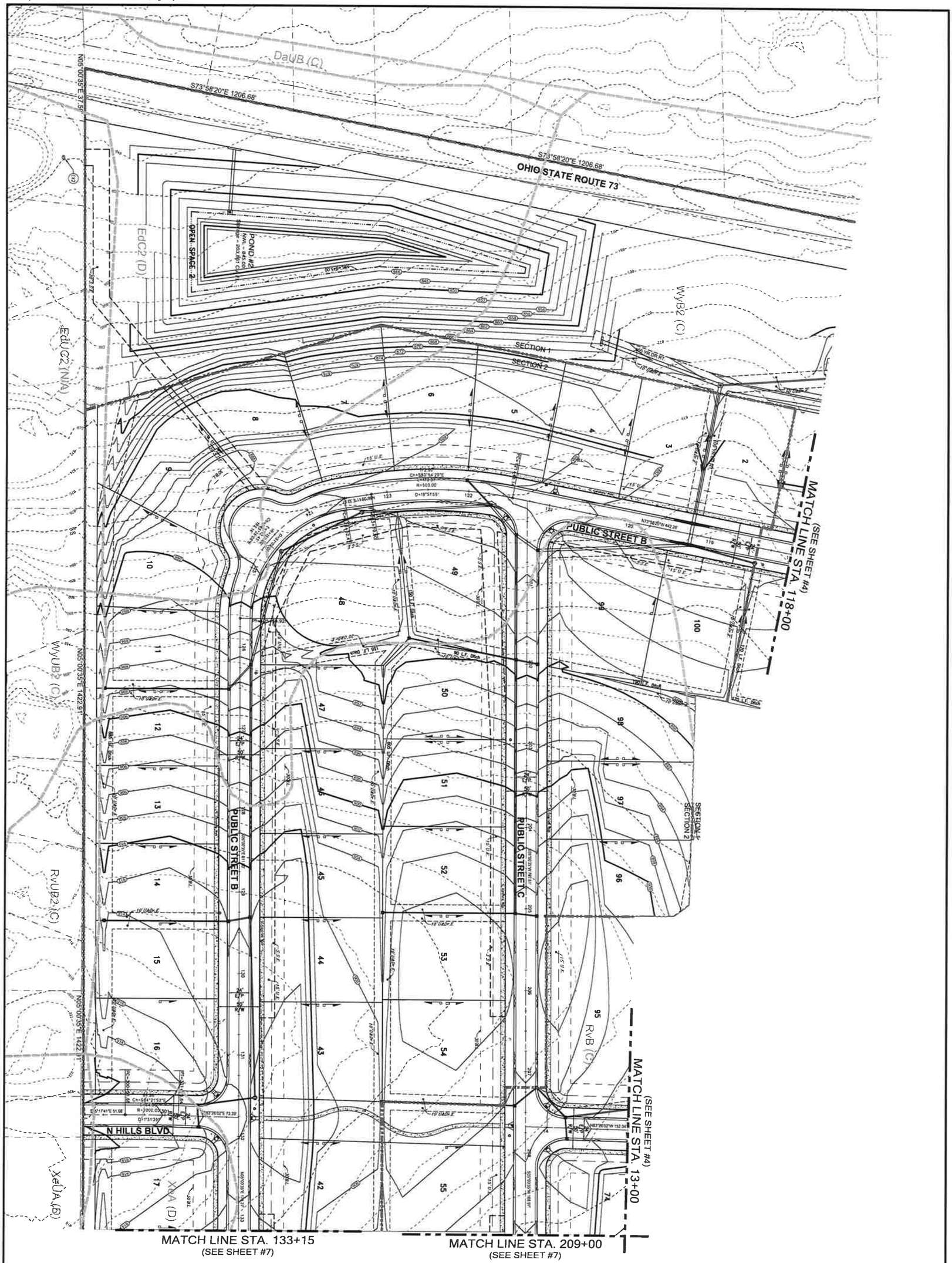
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT

Drawing: 24-0348 DD
Drawn by: EDD
Checked by: JAB
Issue Date: 08-14-25
Sheet: 17/24

Base of Bearing: State Plane NAD83 (2011)
SCALE 1" = 50'

Plot time: Aug 25, 2025 - 9:20am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 18 GRADING



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GRADING & EROSION CONTROL PLAN

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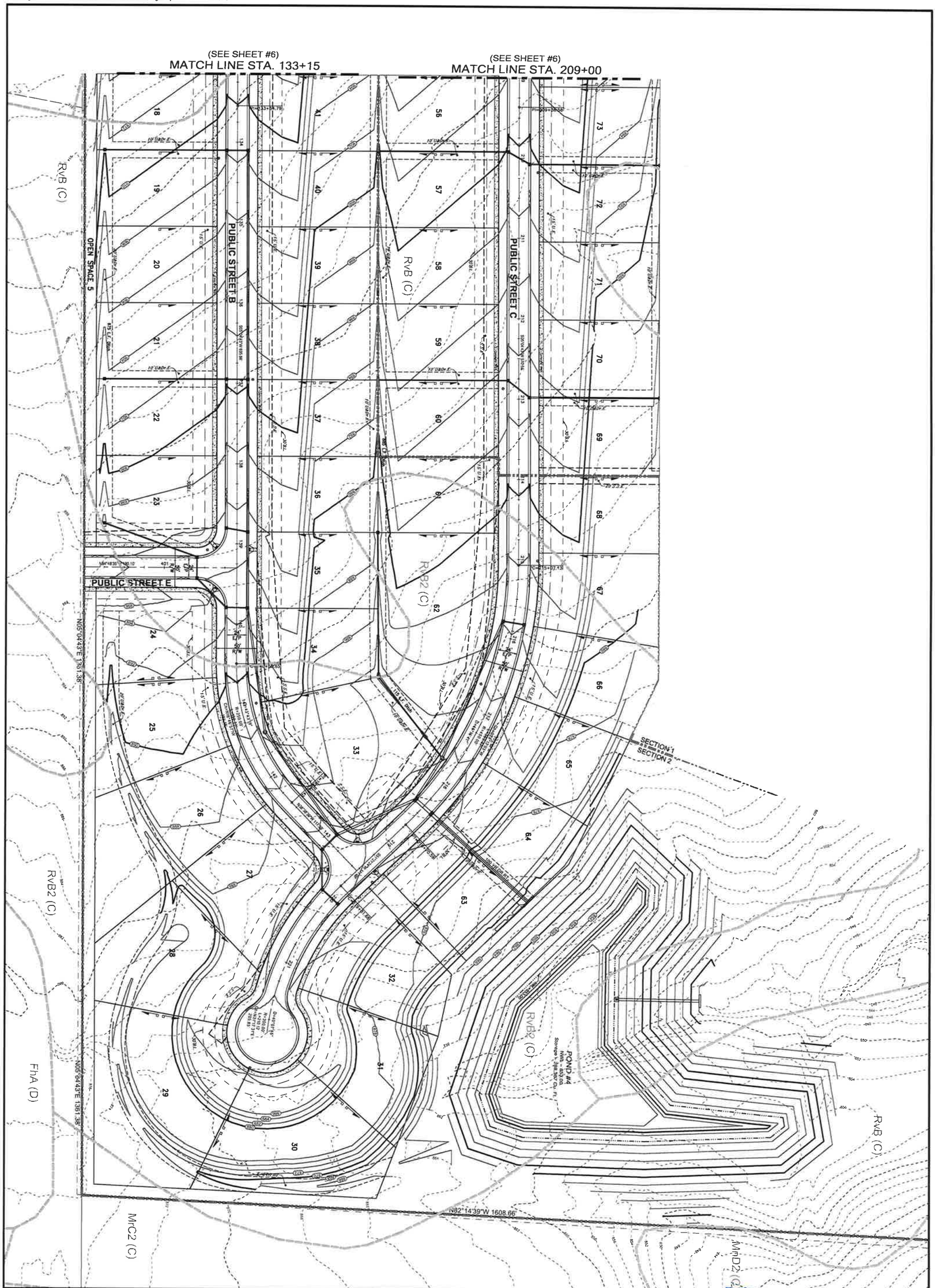
ZONING DEPT.

Basis of Bearing
State Plane NAD83 (2011)
SCALE 1" = 50'

Plot time: Aug 25, 2025 - 8:20am
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD.dwg - Layout Tab: 19 GRADING



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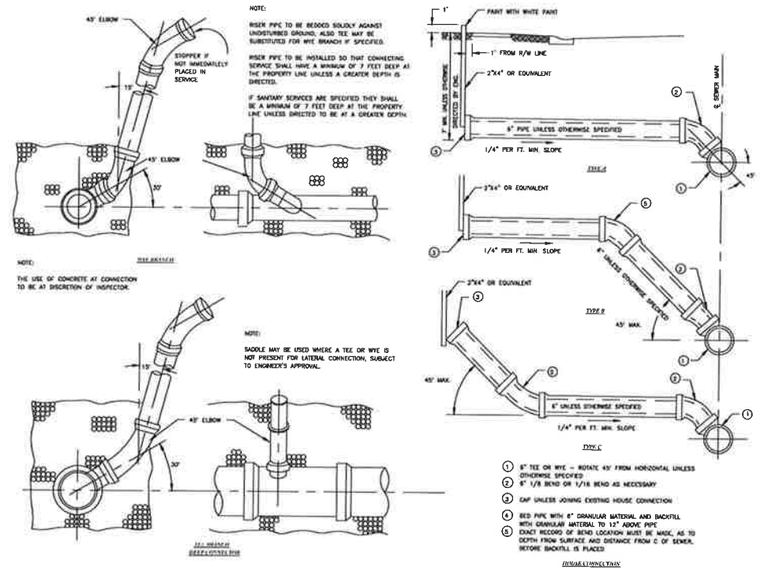
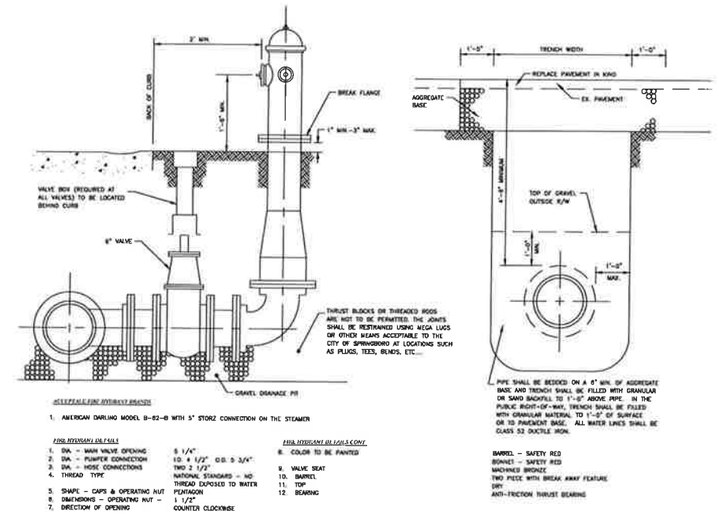
ZONING DEPT.

Basis of Bearing: State Plane NAD83 (2011)
SCALE: 1" = 50'
0 25 50 75

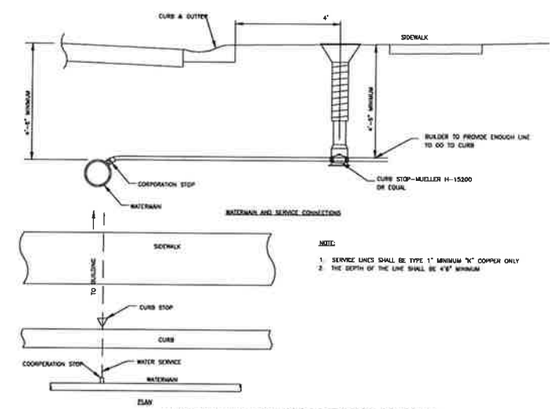
Drawing: 24-0348.DD
Drawn By: EDO
Checked By: JAB
Issue Date: 08-14-25
Sheet: 19/24



DEEP CONNECTOR AND HOUSE CONNECTION
NOT TO SCALE



FIRE HYDRANT AND WATER TRENCH EXCAVATION
NOT TO SCALE



WATERMAIN AND SERVICE CONNECTIONS
NOT TO SCALE

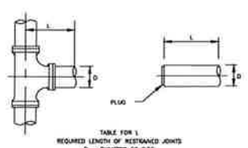
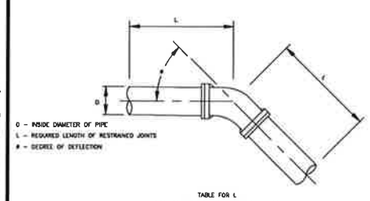


TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D – DIAMETER OF PIPE

D	4"	6"	8"	10"	12"	16"	20"	24"
L	12	28	36	48	56	96	125	145

REQUIRED RESTRAINED JOINTS FOR

DEAD END VALVES, PLUGS, CAPS & TEES
NOT TO SCALE



D – INSIDE DIAMETER OF PIPE
L – REQUIRED LENGTH OF RESTRAINED JOINTS
– DEGREE OF DEFLECTION

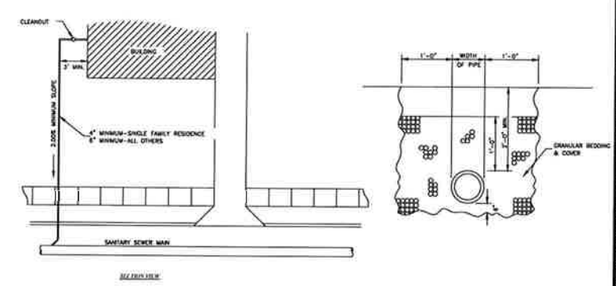
TABLE FOR L
REQUIRED LENGTH OF RESTRAINED JOINTS
D – DIAMETER OF PIPE

# \ D	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4°	*	*	*	*	*	3	5	6
22 1/2°	*	2	3	5	8	8	10	12
45°	4	8	12	14	20	30	38	45
90°	12	28	36	48	56	96	125	145

– DEGREE OF DEFLECTION

* REQUIRED RESTRAINED JOINT AT FITTING ONLY

REQUIRED RESTRAINED JOINTS FOR BENDS
NOT TO SCALE



1. BUILDING SEWERS SHALL NOT BE CONSTRUCTED CLOSER THAN 3 FEET TO ANY EXTERIOR WALL, CELLAR, BASEMENT, OR CESTERN. NOR SHALL THERE BE LESS THAN 2 FEET OF COVER.
2. ALL EXCAVATIONS SHALL BE BY OPEN CUT, WITH THE TRENCH CUT TWO INCHES BELOW GRADE AND REFILLED WITH PEA GRAVEL, PIPE FILL, OR TORPEDO FILL TO THE PROPER GRADE.
3. THE WIDTH OF THE TRENCH AT THE TOP OF THE PIPE SHALL NOT EXCEED TWO FEET PLUS THE OUTSIDE DIAMETER OF THE PIPE.
4. THE MINIMUM SEWER SLOPE SHALL BE 2.00%
5. PIPE SIZE SHALL NOT BE LESS THAN FOUR INCHES FOR ALL OTHER BUILDINGS.
6. THE FOLLOWING IS A LIST OF APPROVED PIPES:
   - VITRIFIED CLAY PIPE – WITH "O" RING GASKET
   - P.V.C. PIPE – WITH RUBBER GASKET
   - A.B.S. PIPE – SDR-35 – WITH CHEMICAL WELD
   - A.B.S. PIPE – SCHEDULE 40 – WITH CHEMICAL WELD
7. ALL PIPING, FLEXIBLE COUPLINGS, DOHUTS, ETC., ARE SUBJECT TO THE APPROVAL OF THE INSPECTOR.
8. ALL CHANGES IN ALIGNMENT OR GRADE ARE TO BE MADE USING THE PROPER BENDS OR CURVES.
9. ALL SEWERS EXCEEDING 100 FEET IN LENGTH MUST HAVE A CLEAN-OUT EVERY 100 FEET.
10. ANY VARIATION FROM THIS STANDARD MUST HAVE PRIOR APPROVAL OF THE CITY ENGINEER.

BUILDING SEWERS
NOT TO SCALE

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OCT 06 2025
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ZONING DEPT.

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	PRELIMINARY			

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

CITY OF SPRINGBORO STANDARD DETAILS

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Mason, OH 45040 - 513.336.6600

Drawing: 24-0348 DD DETL
Drawn by: ETH
Checked By: JAB
Issue Date: 08-14-25
Sheet: 20/24

Plot time: Aug 11, 2025 - 6:06pm
Drawing name: J:\2024\24-0348\CV\DWG\24-0348 DD DETL.dwg - Layout Tab: 20 CITY OF SPRINGBORO

GENERAL NOTES

EROSION AND SEDIMENT CONTROLS

Vegetative practices

Such practices may include: temporary seeding, permanent seeding, mulching, matting, sod stabilization, vegetative buffer strips, phasing and protection of trees. The contractor shall initiate appropriate vegetative practices on all disturbed areas within seven (7) days if they are to remain dormant (undisturbed) for more than fourteen (14) days. Permanent or temporary soil stabilization shall be applied to disturbed areas within seven (7) days after final grade is reached on any portion of the site.

Structural Practices

Structural practices shall be used to control erosion and trap sediment from all sites remaining disturbed for more than fourteen (14) days.

Timing

Sediment control structures shall be functional throughout earth disturbing activity. Sediment ponds and perimeter sediment barriers shall be implemented as the first step of grading and within seven days from the start of grubbing. They shall continue to function until the upslope development area is restabilized.

Sediment Barriers

Sheet flow runoff from denuded areas shall be intercepted by sediment barriers. Sediment barriers, such as sediment fences or diversions direction runoff to settling facilities, shall protect adjacent properties and water resources from sediment transported by sheet flow.

Erosion and sediment control practices used to satisify the conditions of this plan shall meet the standards and specifications in the current edition of Water Management and Sediment Control in Urbanized Areas (Soil Conservation Service.)

Waste Disposal

No solid or liquid waste, including building materials, shall be discharged in storm water runoff. Off-site vehicle tracking of sediments shall be minimized. The plan shall ensure and demonstrate compliance and applicable State of local waste disposal, sanitary sewer or septic system regulations.

Maintenance

All temporary and permanent control practices shall be maintained and repaired as needed to assure continued performance of their intended function.

Dormant Seedings

1. Seedings shall not be planted from October 1 through November 20. During this period the seeds are likely to germinate but probably will not be able to survive the winter.

2. The following methods may be used for "Dormant Seeding":

From October 1 through November 20, prepare the seedbed, add the required amounts of lime and fertilizer, then mulch and anchor. After November 20 and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.

From November 20 through March 15, when soil conditions permit, prepare the seedbed, lime and fertilize, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.

Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.

Where feasible, except when a cultipacker type seeder is used, the seedbed should be firmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.

1 REVEGETATION

Seed, sod or mulch bare soil as soon as possible

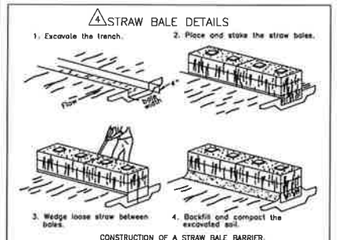
SEEDING AND MULCHING

Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10 lb./1000 sq. ft. of 20-10-10 or 10-10-10 fertilizer.) Seed with an appropriate mix for the site (see table.) Rake lightly to cover seed with 1/4" of soil. Roll lightly. Mulch with straw (70-90 lb. or one bale per 1000 sq. ft.) Anchor mulch by punching 2 inches into the soil with a dull, weighted disk or by using netting or other measures on steep slopes, or windy areas. Water gently every day or two to keep soil moist. Less watering is needed once grass is 2 inches tall.

SODDING

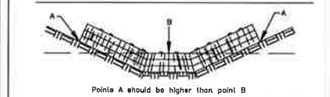
2 Spread 4 to 6 inches of topsoil. Fertilize according to soil test (or apply 10lb./1000 sq. ft. of 20-10-10 or 10-10-10 fertilizer.) Lightly water the soil. Lay sod. Tamp or roll lightly. On slopes, lay sod starting at the bottom and work toward the top. Peg each piece down in several places. Initial watering should wet soil 6 inches deep (or until water stands 1 inch deep in a straight-sided container.) Then water lightly every day or two for 2 weeks. If construction is completed after October 31, seeding or sodding may be delayed. Applying mulch or temporary seed (such as rye or winter wheat) is recommended if weather permits. Straw bale or silt fences must be maintained until final seeding or sodding is completed in spring March 15- May 31.

4 STRAW BALE DETAILS



CONSTRUCTION OF A STRAW BALE BARRIER.

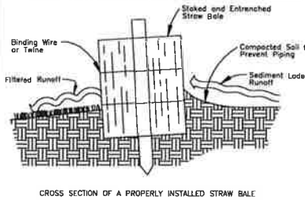
Source: Adapted from Installation of Straw and Filter Barriers for Sediment control, Sherwood and Wyant.



Points A should be higher than point B

PROPER PLACEMENT OF A STRAW BALE BARRIER IN DRAINAGE WAY

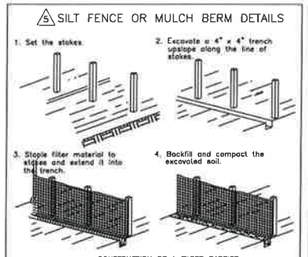
Source: Installation of Straw and Filter Barriers for Sediment Control, Sherwood and Wyant.



CROSS SECTION OF A PROPERLY INSTALLED STRAW BALE

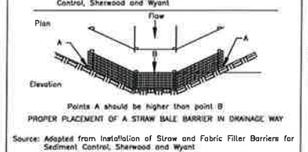
Source: Michigan Soil Erosion and Sedimet Control Guidebook, 1975

5 SILT FENCE OR MULCH BERM DETAILS



CONSTRUCTION OF A FILTER BARRIER

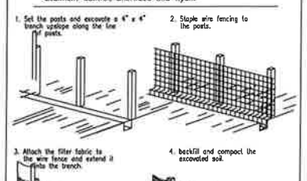
Source: Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

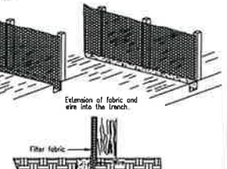


Points A should be higher than point B

PROPER PLACEMENT OF A STRAW BALE BARRIER IN DRAINAGE WAY

Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

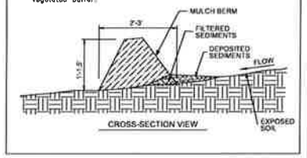




Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

INSTALLATION NOTES AND SPECIFICATIONS FOR MULCH BERM:

1. Mulch berm should be placed along a level contour so that it will not channel runoff and create concentrated flows.
2. Upland drainage limitations (sheet flow)
3. Design Criteria:
   - particle sizes (99% passing 1 inch sieve etc.)
   - moisture content
   - no less than 70% organics
4. Planning considerations: most effective when combined with vegetated buffer.



3 PRESERVING EXISTING VEGETATION

Wherever possible, preserve existing trees, shrubs, and other vegetation. To prevent root damage, do not grade, place soil piles, or park vehicles near trees marked for preservation. Place plastic mesh or snow fence barriers around trees to protect the area below their branches.

5 SILT FENCE or MULCH BERM

Put up before any other work is done. Install on downslope side(s) of site with ends extended up sidesloped a short distance. Place parallel to the contour of the land to allow water to pond behind fence. Entrench 4 inches deep (see back page.) Stake (2 stakes per bale OR 1 stake every 3 feet for silt fence.) Leave no gaps between bales or sections of silt fence. Inspect and repair once a week and after every 1/2 inch rain. Remove sediment if deposits reach half the fence or straw bale height. Maintain until a lawn is established.

6 SOIL PILES

Located away from any downslope street, driveway, stream, lake, wetland, ditch or drainageway. Temporary seed such as annual rye is recommended for topsoil piles. Surround with straw bales or silt fence.

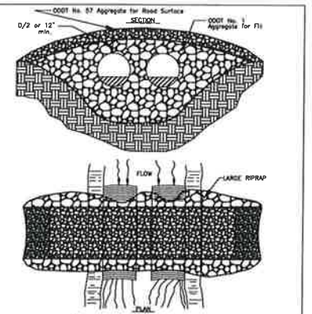
GRAVEL DRIVE

Install a single access drive using 3 to 5 inch aggregate over a geotextile material. Lay gravel 6 inches deep and 10 feet wide from the foundation to the street. Use to prevent tracking dirt onto the road by all vehicles. Maintain throughout construction until driveway is paved. Park all construction vehicles on the street and off of the site.

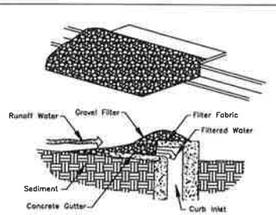
SEDIMENT CLEANUP

By the end of each work day, sweep or scrape up soil tracked onto the road. By the end of the next work day after a storm, clean up soil washed off-site, and check straw bales and silt fence for damage or sediment buildup. DOWNSPOUT EXTENDERS

Not required, but highly recommended. Install as soon as gutters and downspouts are completed. Route water to a grassed or paved area. Maintain until a lawn is established.



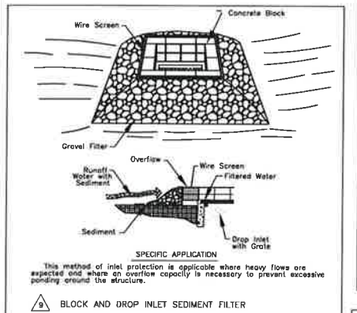
7 TEMPORARY STREAM CROSSING



SPECIFIC APPLICATION

This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inconvenience or damage to adjacent structures and unprotected areas.

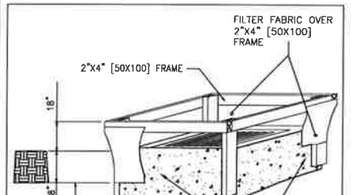
8 GRAVEL CURB INLET SEDIMENT FILTER



SPECIFIC APPLICATION

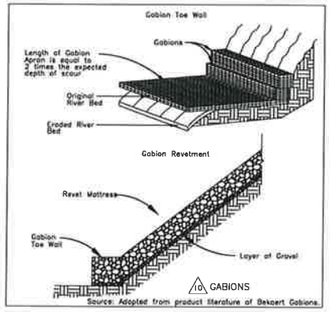
This method of inlet protection is applicable where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the structure.

9 BLOCK AND DROP INLET SEDIMENT FILTER



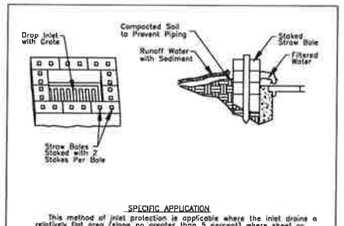
1. Inlet protection shall be constructed either before upslope land disturbance begins of before the storm drain becomes operational.
2. The Earth around the inlet shal be excavated completely to a depth at least 18 in.
3. The wooden frame shall be constructed of 2-by-4-in. construction-grade lumber. the 2-by-4in. Posts shall be driven 1 ft. into the ground at four corners of the inlet and the top portion of the 2-by-4-in. frame assembled using the overlap joint shown. The top of the frame shall be at least 6-in. below adjacent roadsif ponded water 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 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 in. below the inlet notch elevation. The geotextile 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-in. layers until the earth is even with notch elevation on ends and top elevation on sides.
7. A compacte earth dike or a check dam shall be constructed in the ditch line below the inlet if the inlet is not in a depression and if runoff bypassing the inlet will not flow to a settling pond. The top of earth dikes shall be at least 6 in. higher than the top of the frame.

9 GEOTEXTILE INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS



10 GABIONS

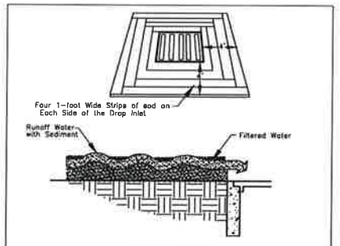
Source: Adapted from product literature of Bekaert Gabions.



SPECIFIC APPLICATION

This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inconvenience or damage to adjacent structures and unprotected areas.

11 STRAW BALE DROP INLET SEDIMENT FILTER

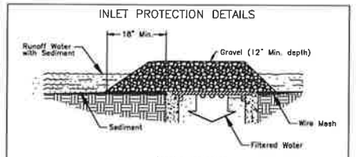


SPECIFIC APPLICATION

This method of inlet protection is applicable only at the time of permanent seeding, to protect the inlet from sediment and mulch materials until permanent vegetation has become established.

12 SOD DROP INLET SEDIMENT FILTER

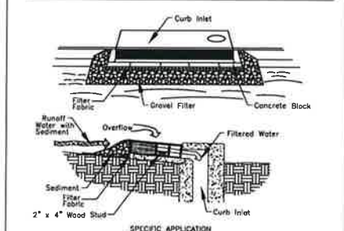
INLET PROTECTION DETAILS



Specific Application

This method of inlet protection is applicable where heavy concentrated flows are expected, but not where ponding around the structure might cause excessive inconvenience or damage to adjacent structures and unprotected areas.

13 GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

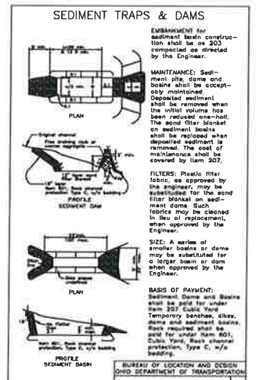


SPECIFIC APPLICATION

This method of inlet protection is applicable at curb inlets where an overflow capability is necessary to prevent excessive ponding in front of the structure.

14 BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER

SEDIMENT TRAPS & DAMS



EMBANKMENT for sediment basin construction shall be on 3:1 compacted as directed by the Engineer.

MAINTENANCE: Sediment pile, dams and basins shall be acceptably maintained. Deposited sediment shall be removed when the sediment volume has been reduced one-half. The sand filter blanket on sediment basins shall be replaced when deposited sediment is removed. The cost of maintenance shall be covered by Item 307.

FILTERS: Plastic filter fabric, as approved by the engineer, may be substituted for the sand filter blanket on sediment dams. Such fabrics may be cleaned in lieu of replacement, when approved by the Engineer.

SIZE: A series of smaller basins or dams may be substituted for a larger basin or dam when approved by the Engineer.

BASIS OF PAYMENT: Sediment Dams and Basins shall be paid for under Item 307 Cubic Yard. Temporary benches, dikes, dams and sediment basins. Rock required shall be paid for under Item 601, Cubic Yard, Rock channel protection, Type C, w/o bedding.

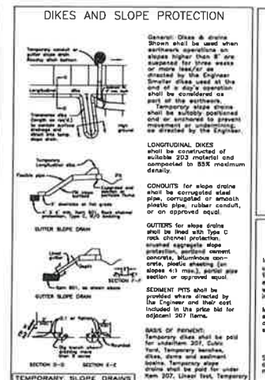
BUREAU OF LOCATION AND DESIGN
OHIO DEPARTMENT OF TRANSPORTATION

TEMPORARY EROSION CONTROL

STANDARD CONSTRUCTION DRAWING — MC-11

15 Not to scale

DIKES AND SLOPE PROTECTION


Temporary slope drain (Temporary earth dike shown)
Temporary dike
Temporary slope drain
Flexible pipe
Temporary dike
Temporary slope drain
Temporary earth dike
Temporary slope drain
Temporary earth dike
Temporary slope drain
Temporary earth

DESIGN INTENT

BASIN FOUNTAIN

CONCEPT PLANT SCHEDULE

BUFFERING TREE	64
SHADE TREE	19
ORNAMENTAL TREE	23
EVERGREEN TREE	17

CONCEPT GRAPHICS SCHEDULE

SIGHT TRIANGLES
Takeoff: 7,175 sf

AMENITY AREA
Details TBD
Takeoff: 20,106 sf

FOCAL POINT
Takeoff: 1

EXISTING BUFFER TO REMAIN
WHERE FEASIBLE, PRESERVE TREES WITHIN THE BUFFER THAT ARE LARGER THAN 4" CALIPER. LESS DESIRABLE VEGETATION, INCLUDING INVASIVE PLANTS AND DEAD TREES, TO BE REMOVED.

WHERE EXISTING VEGETATION IS REMOVED BUFFER TYPE 4 WILL BE PROVIDED (7 TREES & 33 SHRUBS PER 100 LF)

Takeoff: 5,379 lf

Basis of Bearing
State Plane NAD83 (2011)
0 100 150
SCALE: 1" = 100'

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER TOWNSHIP REVIEW	10-06-25	ADH	

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PRELIMINARY PLANTING

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0348 LA
Drawn by: ADH
Checked By: LEM
Issue Date: 8-25-25
Sheet: 22

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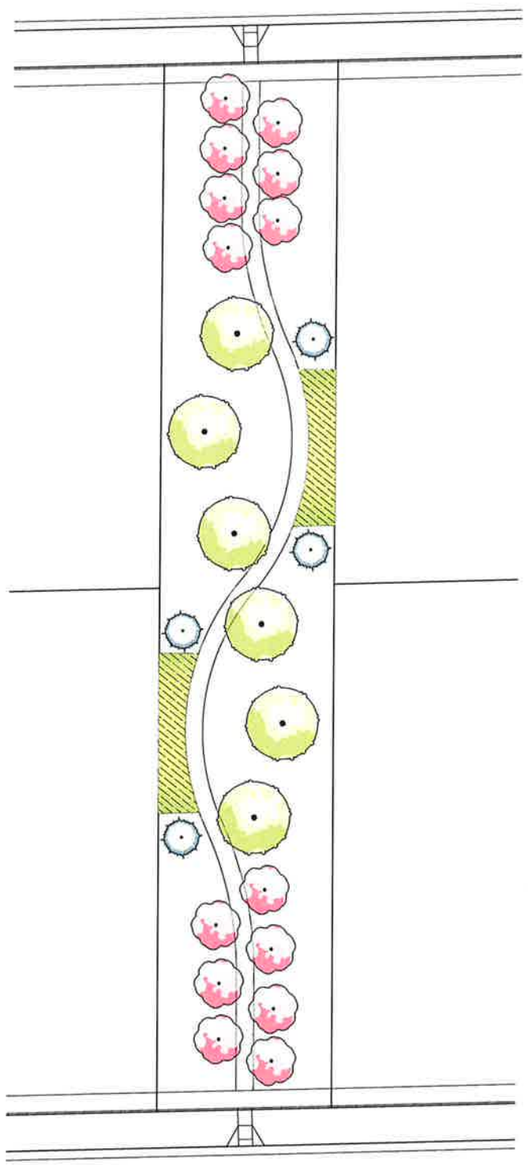
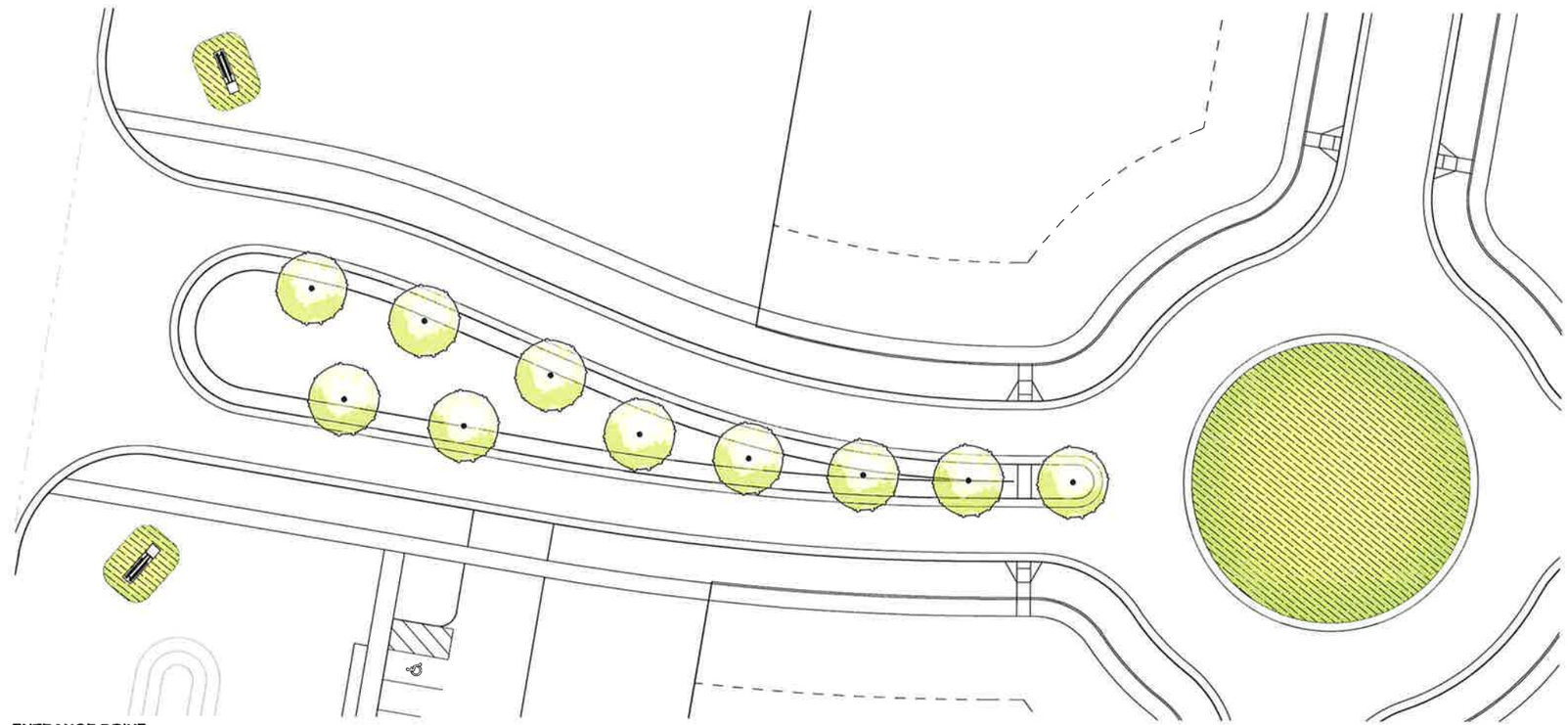
Plot time: Oct 06, 2025 - 1:35pm
Drawing name: J:\2024\24-0348\LA\DWG\24-0348 LA.dwg - Layout Tab: 22 PRELIMINARY PLANTING



GARDEN WALK



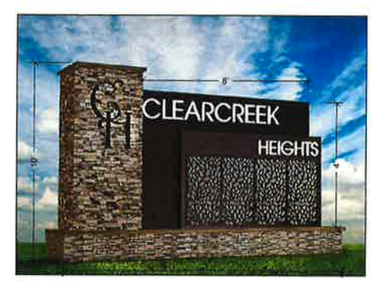
ENTRANCE DRIVE

CONCEPT PLANT SCHEDULE

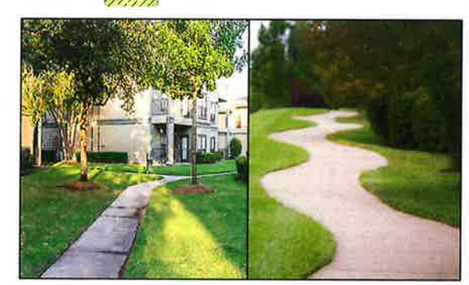
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PLANTING

DESIGN INTENT

FOCAL POINT



ENTRANCE SIGN (BY OTHERS)



GARDEN WALK

Basis of Bearing
State Plane NAD83 (2011)

SCALE: 1" = 20'

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER TOWNSHIP REVIEW	10-06-25	ADH	

PRELIMINARY

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO

PLANTING ENLARGEMENTS

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing: 24-0348 LA
Drawn by: ADH
Checked By: LEM
Issue Date: 8-25-25
Sheet: 23

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Plot time: Oct 06, 2025 - 1:40pm
Drawing name: J:\2024\24-0348\LA\DWG\24-0348 LA.dwg - Layout Tab: 23 PLANTING ENLARGEMENTS

CONCEPT PLANT SCHEDULE

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PLANTING

CONCEPT PLANT SCHEDULE

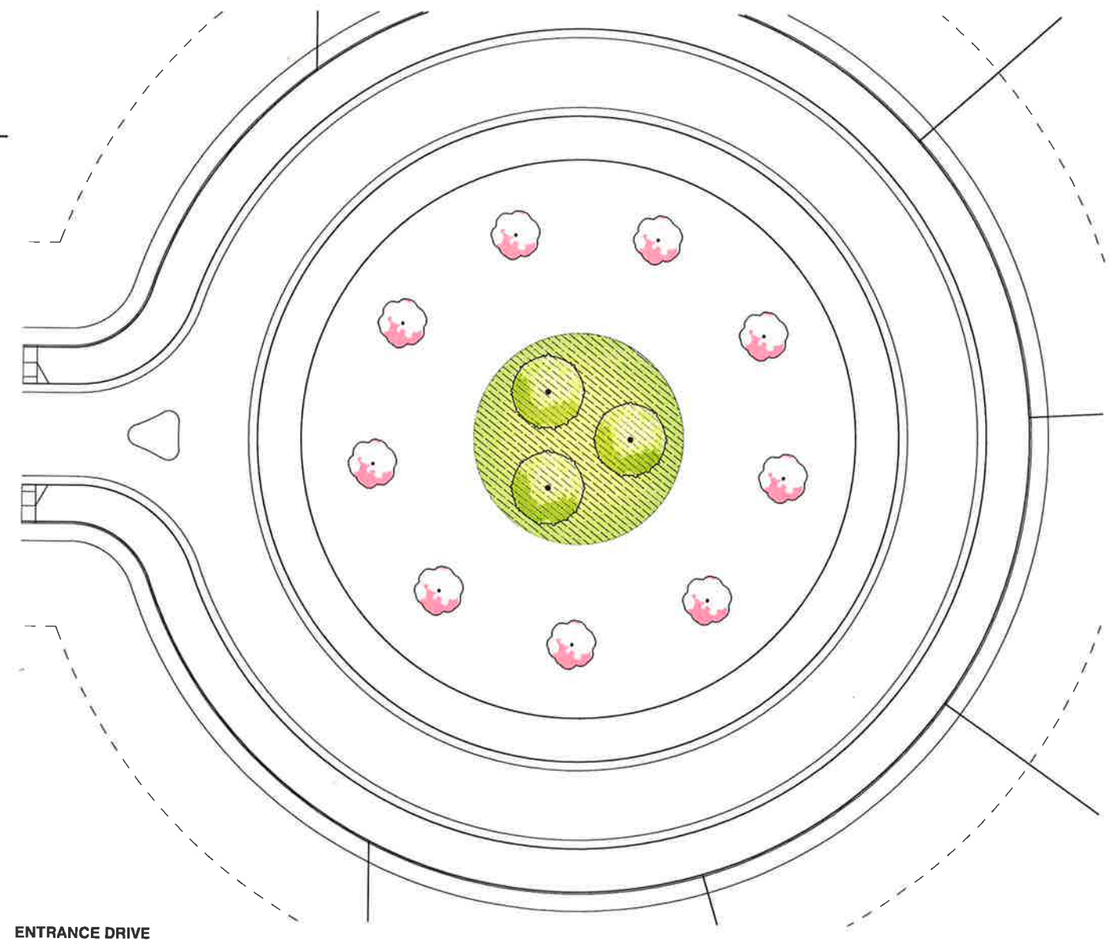
BUFFERING TREE	64	
Picea omorika / Serbian Spruce		B & B, 6' Ht.
Pinus cembra / Swiss Stone Pine		B & B, 6' Ht.
Taxodium distichum / Bald Cypress		B & B, 2.0" Cal
Thuja occidentalis "Techny" / Techny Arborvitae		B & B, 6' Ht.

SHADE TREE	6	
Cladrastis kentukea / American Yellowwood		B & B, 2.0" Cal
Ginkgo biloba "Princeton Sentry" / Princeton Sentry Ginkgo		B & B, 2.0" Cal
Liriodendron tulipifera / Tuliptree		B & B, 2.0" Cal
Liriodendron tulipifera "Fastigiata" / Columnar Tulip Poplar		B & B, 2.0" Cal
Ulmus americana "Princeton" / Princeton American Elm		B & B, 2.0" Cal

ORNAMENTAL TREE	14	
Amelanchier x grandiflora "Autumn Brilliance" / Autumn Brilliance Serviceberry		B & B, 1.5" Cal
Cercis canadensis / Eastern Redbud		B & B, 1.5" Cal
Cornus florida "Cherokee Brave" / Cherokee Brave Dogwood		B & B, 1.5" Cal
Magnolia x "Butterflies" / Butterflies Magnolia		B & B, 1.5" Cal

EVERGREEN TREE	17	
Abies concolor / White Fir		B & B, 6' Ht.
Chamaecyparis lawsoniana "Alumii" / Lake Erie Blue False Cypress		B & B, 6' - 8' HT, 6-8' Ht.
Juniperus scopulorum "Wichita Blue" / Wichita Blue Juniper		B & B, 6' Ht.
Picea omorika "Sky Trails" / Sky Trails Serbian Spruce		B & B, 6' Ht., 6-8' Ht.
Pinus bungeana / Lacebark Pine		B & B, 6' Ht.
Pinus cembra / Swiss Stone Pine		B & B, 6' Ht.
Thuja plicata "Green Giant" / Green Giant Arborvitae		B & B, 6' Ht.

PLANTING	6,626 sf	
Amsonia hubrichtii / Arkansas Blue-star	765	2 gal, Clump
Chamaecyparis pisifera 'Lemon Thread' / Lemon Thread Sawara Cypress	430	3 gal, 15" Ht.
Heuchera x 'Cherry Cola' / Cherry Cola Coral Bells	3,058	2 gal, Clump
Hydrangea quercifolia "Pee Wee" / Pee Wee Oakleaf Hydrangea	430	3 gal, 18" Ht.
Itea virginica "Little Henry" / Little Henry Virginia Sweetspire	764	3 gal, 18" Ht.
Juniperus chinensis "Saybrook Gold" / Saybrook Golden Juniper	226	B & B, 18" Ht.
Juniperus chinensis "Sea Green" / Sea Green Juniper	340	3 gal, 18" Ht.
Panicum virgatum "Heavy Metal" / Heavy Metal Blue Switch Grass	1,721	2 gal, Clump
Physocarpus opulifolius "SMPOTW" / Tiny Wine Ninebark	340	3 gal, 18" Ht.
Rhus typhina "Tiger Eyes" / Tiger Eyes Sumac	191	5 gal, 18" Ht.
Schizachyrium scoparium "The Blues" / The Blues Little Bluestem	1,719	2 gal, Clump



ENTRANCE DRIVE

Basis of Bearing
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

RECEIVED
OCT 06 2025
CLEARCREEK TOWNSHIP
ZONING DEPT

PRELIMINARY

Item	Revision Description	Date	Drwn.	Chk.
1	REVISED PER TOWNSHIP REVIEW	10-06-25	ADH	

CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73

SECTION 7, TOWNSHIP 2, RANGE 5 BTM
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& CITY OF SPRINGBORO
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PLANTING ENLARGEMENTS

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1404 Race Street, Suite 204
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Drawn by: ADH
Checked By: LEM
Issue Date: 8-25-25
Sheet: 24

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Plot time: Oct 06, 2025 - 1:42pm
Drawing name: J:\2024\24-0348\LA\DWG\24-0348 LA.dwg - Layout Tab: 24 PLANTING ENLARGEMENT