

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

1. ALL PLANS AND CONSTRUCTION SHALL COMPLY WITH THE RULES, REGULATIONS 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, & HOPP. ALL STORM SEWER SHALL BE PER ODOT ITEM 705 OR 707. BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND PER ODOT ITEM #11, 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 705.02 (REINFORCED CONCRETE), 707.05 (SANDFILL) FOR 60" DIAMETER OR SMALLER OR 707.59 (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 MUST BE SUBMITTED DOCUMENTING THAT THE STORM SEWER MAIN IS IN COMPLIANCE. ALL INFORMATION MUST BE LEGIBLE, EASILY READ 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 3 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, DITCH BARS AND SILT FENCES SHALL BE UTILIZED TO MANAGE STORM RUNOFF AND TO FILTER SOME OF THE EXISTING SOILS. ALL NATURAL VEGETATION TO REMAIN UNCHANGED 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.

[illegible]

AREA MAP
1"=400 FT

14,250 SQ. FT. (MIN.)
 85' 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

TOTAL ACRES = +102.295
ST. RT. 73 RIGHT-OF-WAY DEDICATION = +2.249 Acres
PROPOSED RIGHT-OF-WAY DEDICATION = +11.557 Acres
NET RESIDENTIAL ACRES = +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 17,589 SF
- MAX 35,007 SF

105' SINGLE FAMILY RESIDENTIAL LOTS = 10
- MIN 15,617 SF
- AVG 25,140 SF
- MAX 32,431 SF

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

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) 480-5957

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

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

AT&T
3233 WOODMAN DRIVE
DAYTON, OHIO 45420
(617) 298-7066



ENGINEER, SURVEYOR
& LANDSCAPE ARCHITECT

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513) 336-6600

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
2	TITLE SHEET	08-14-25	1	08-24-25
3	TYPICAL SECTION & DETAILS	08-14-25		
4	OVERALL PLAN	08-14-25	1	08-24-25
5	STAKING PLAN	08-14-25		
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	1	08-24-25
10	PLAN & PROFILE	08-14-25		
11	PLAN & PROFILE	08-14-25	1	08-24-25
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14	PLAN & PROFILE	08-14-25		
15	PLAN & PROFILE	08-14-25	1	08-24-25
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17	GRADING PLAN	08-14-25	1	08-24-25
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		
23	PLANTING ENLARGEMENTS	08-25-25		
24	PLANT PALETTE	08-25-25		

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 COVERMENTS.
- STEP 6: FINE GRADE AND SEED, REMOVE EROSION CONTROL METHODS UPON COMPLETION OF ALL IMPROVEMENTS, REMOVE ALL ACCUMULATED SEDIMENT FROM BASIN.



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

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

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CLEARCREEK TOWNSHIP
ZONING DEPT.

PRELIMINARY

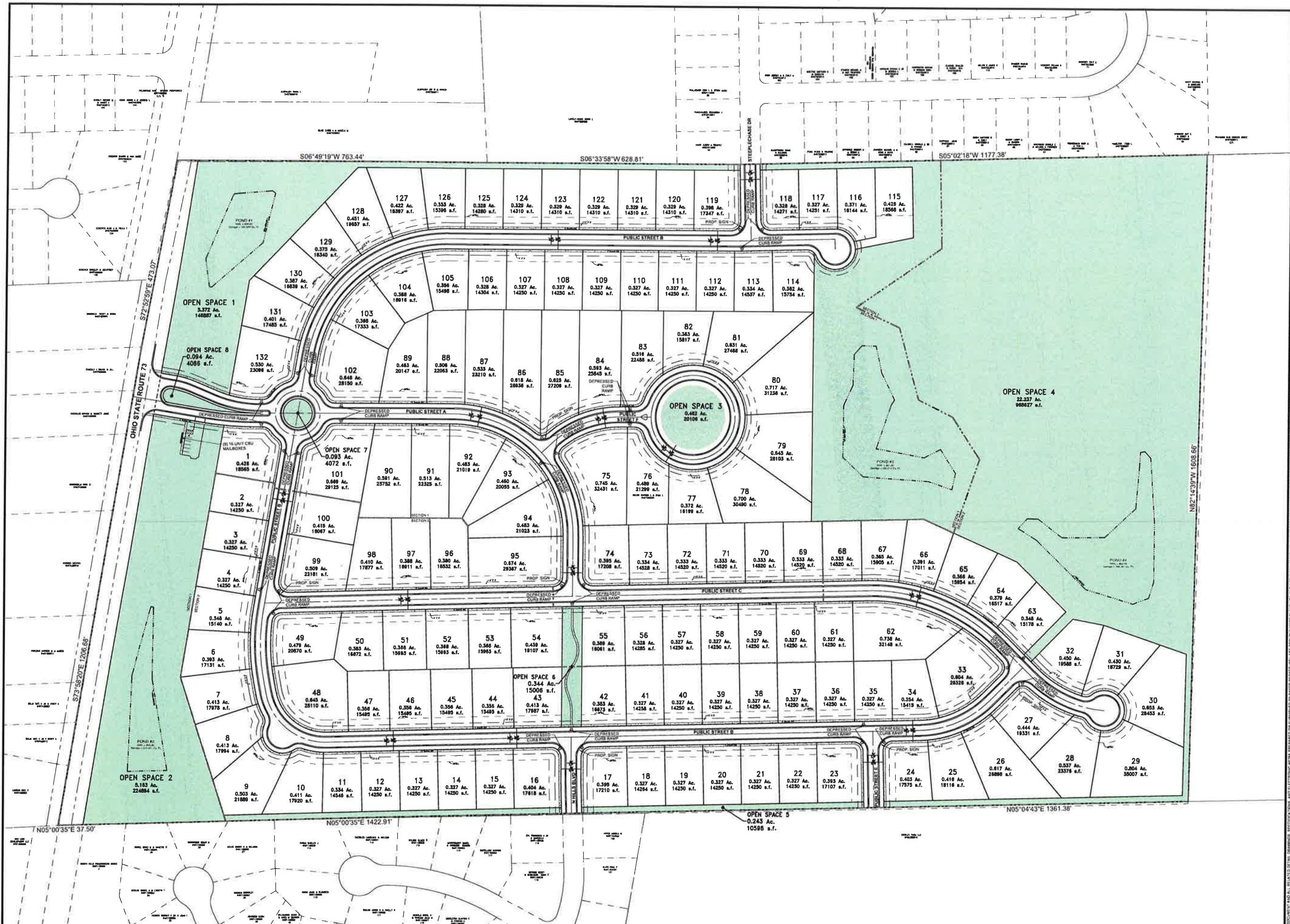
CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 BTM

TITLE SHEET


**bayer
becker**

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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



Scale of Bearing
State Plane (NAD83) (2011)
0 100 200
SCALE: 1" = 100'

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Item	Revision Description	Date	Drawn	CHK
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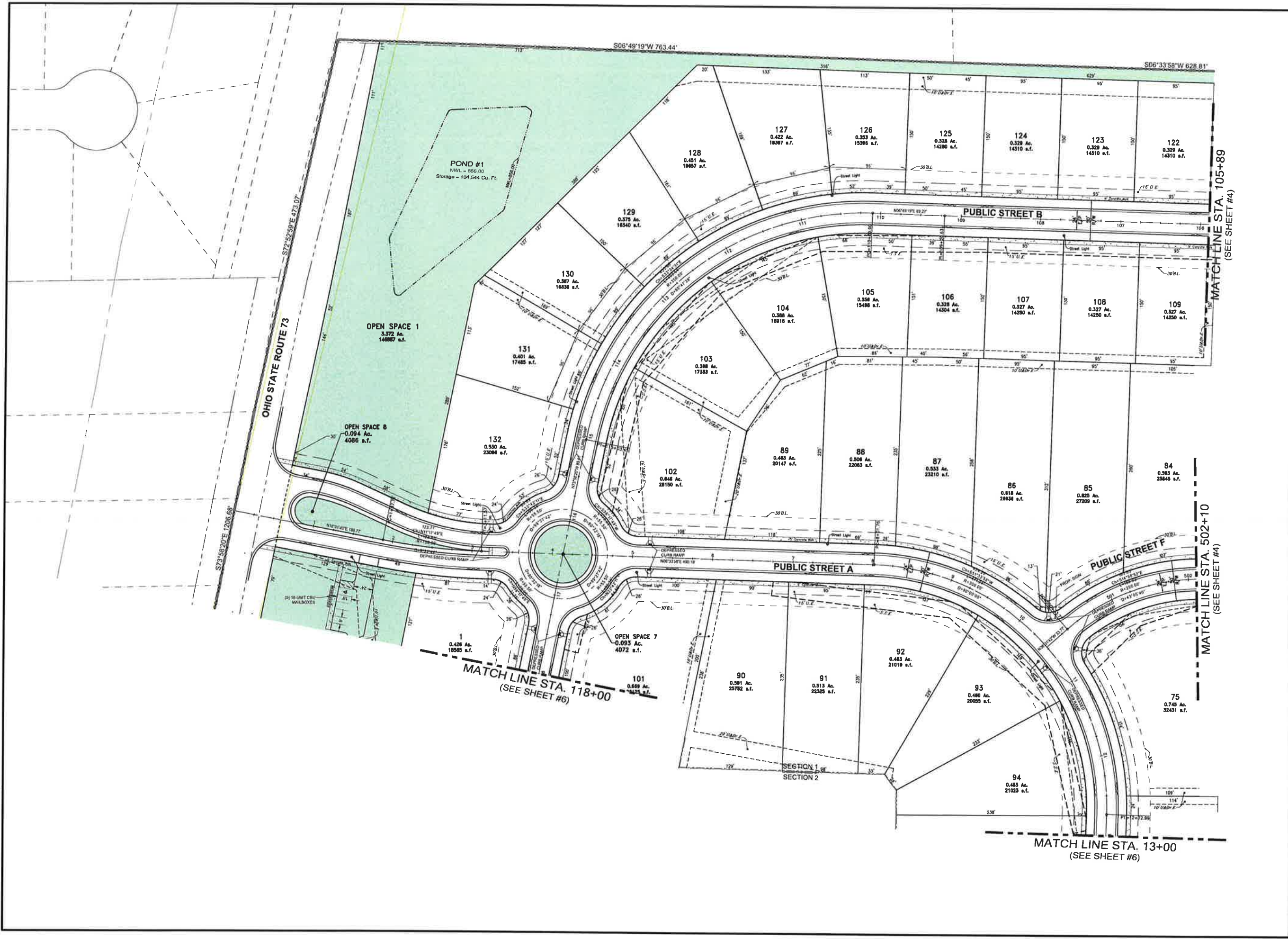
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OVERALL PLAN

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Surveying & Mapping
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Drawing	24-0348 DD
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STAKING PLAN

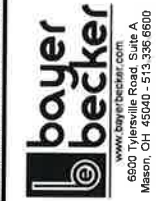
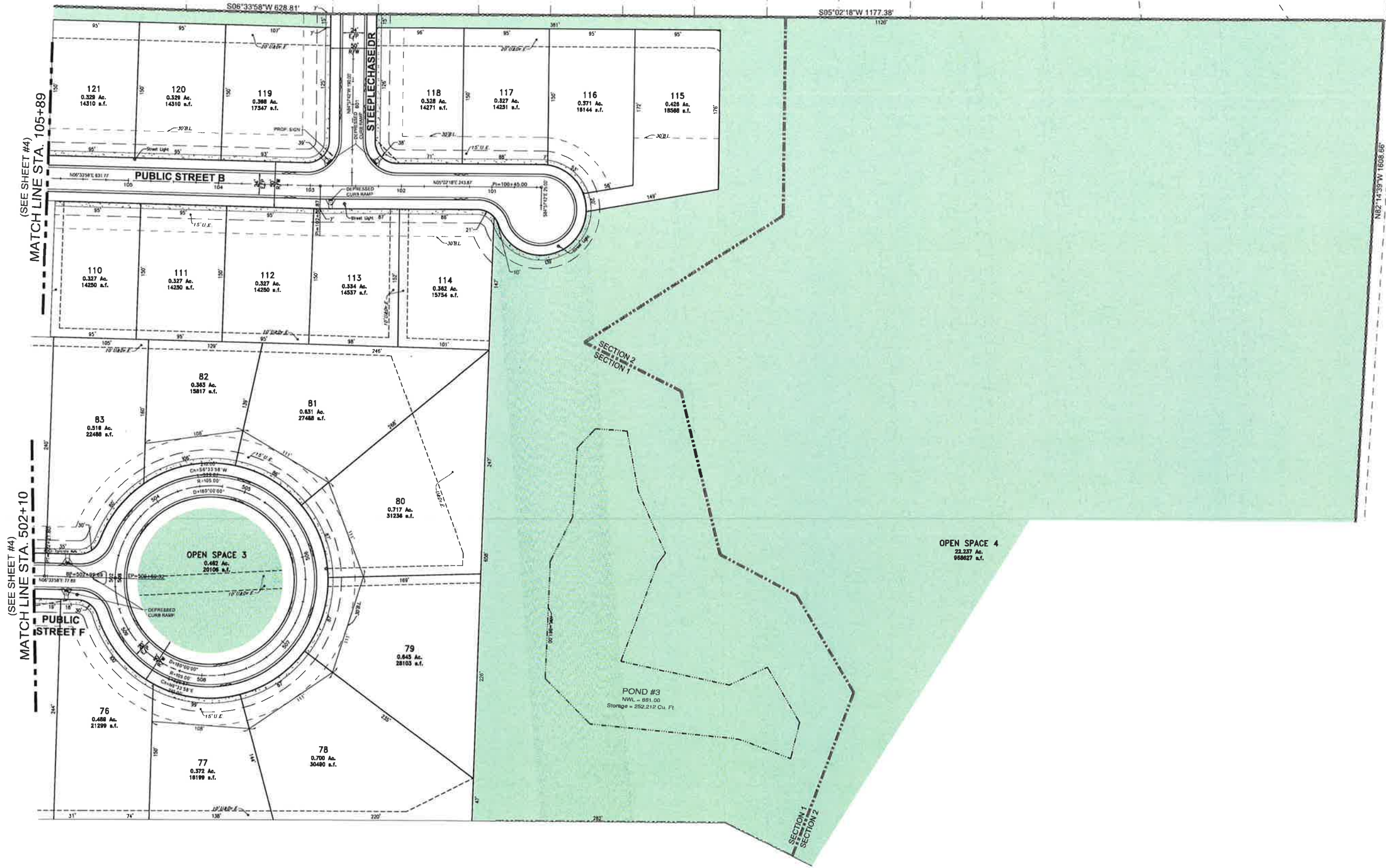
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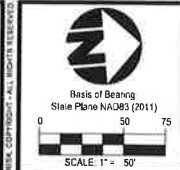
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STAKING PLAN

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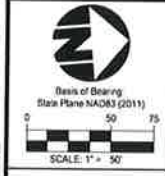
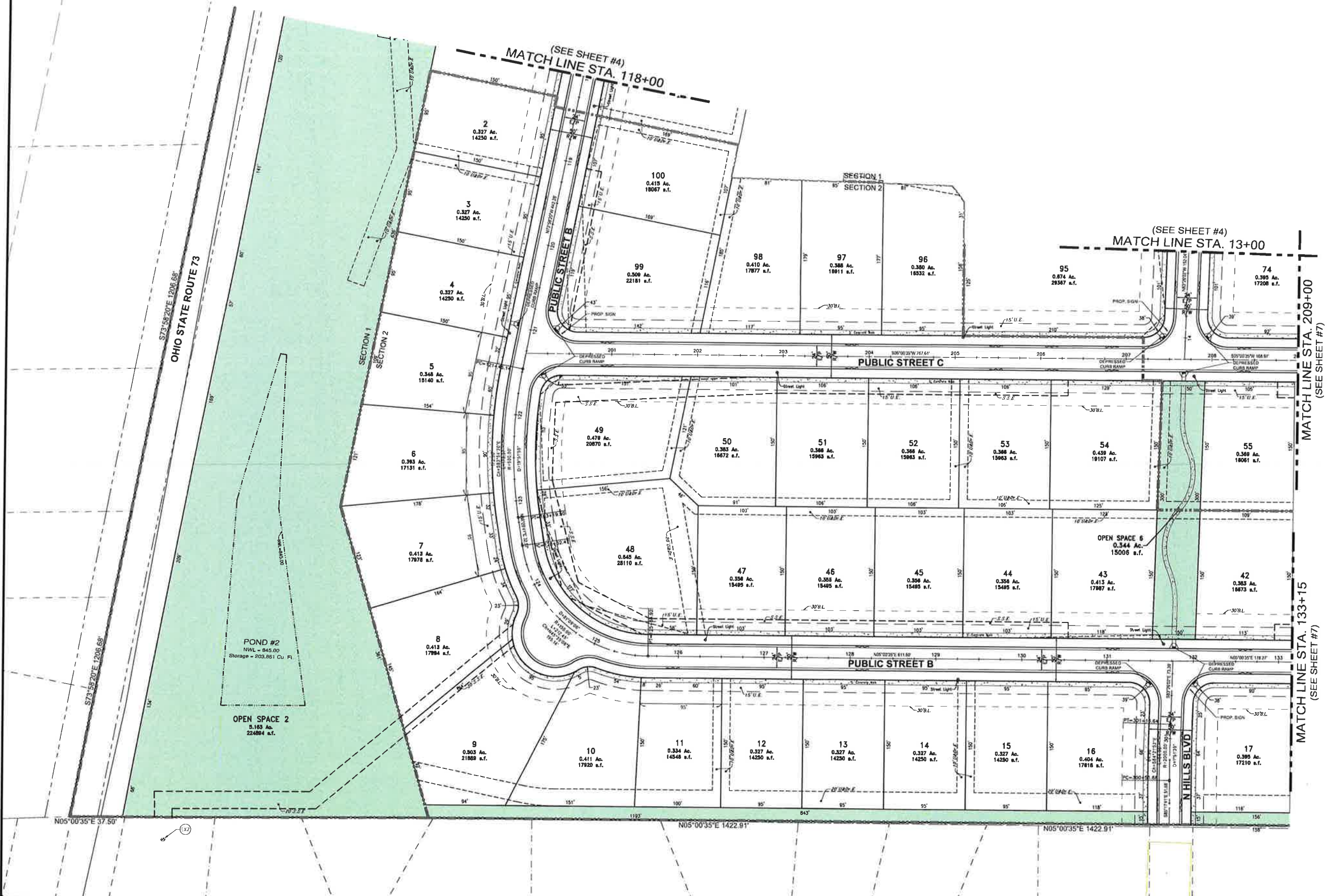
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Plot time: Aug 25, 2025 - 8:12am
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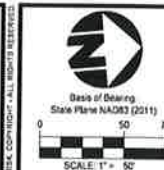
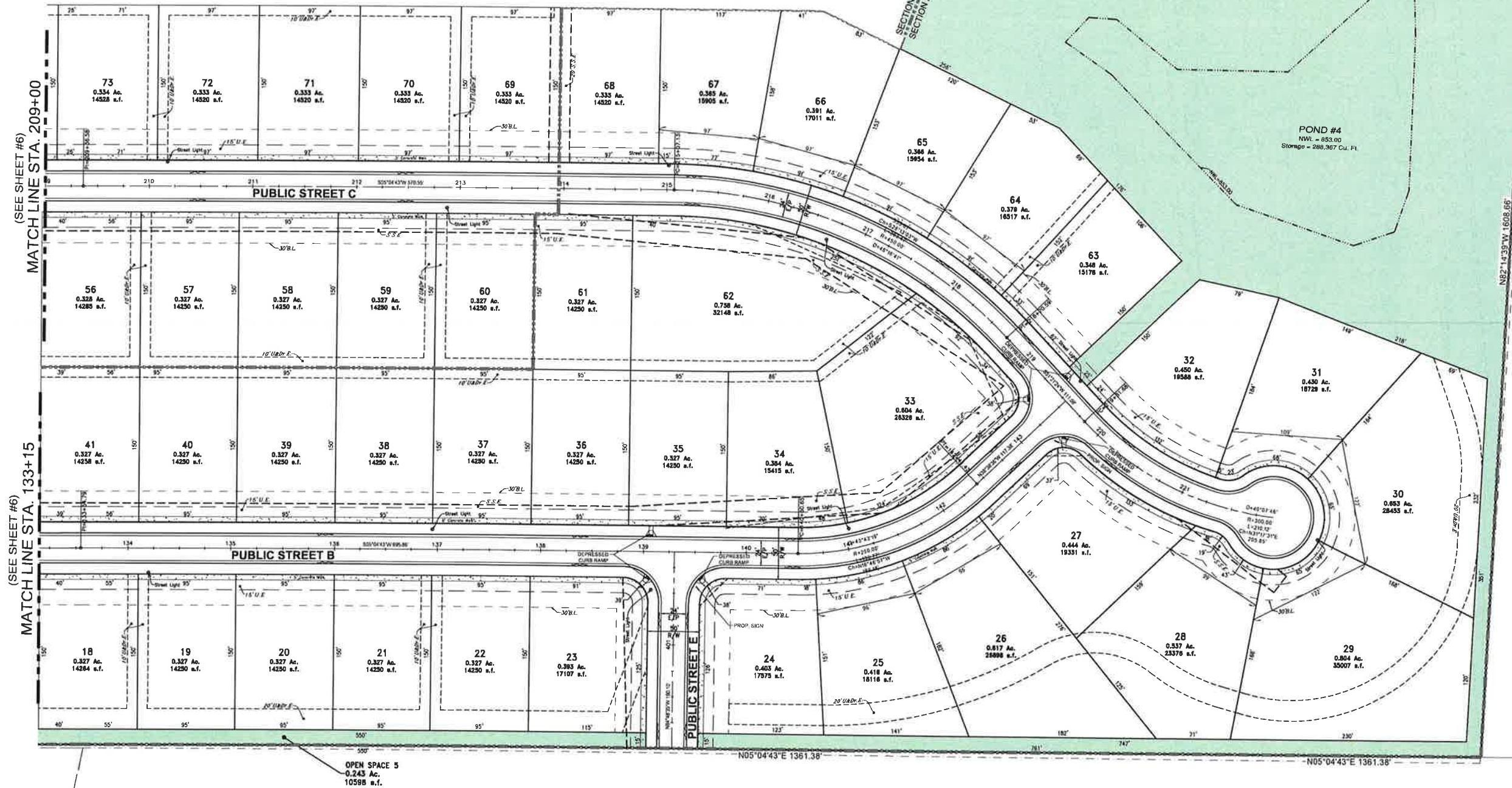
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REVISIONS

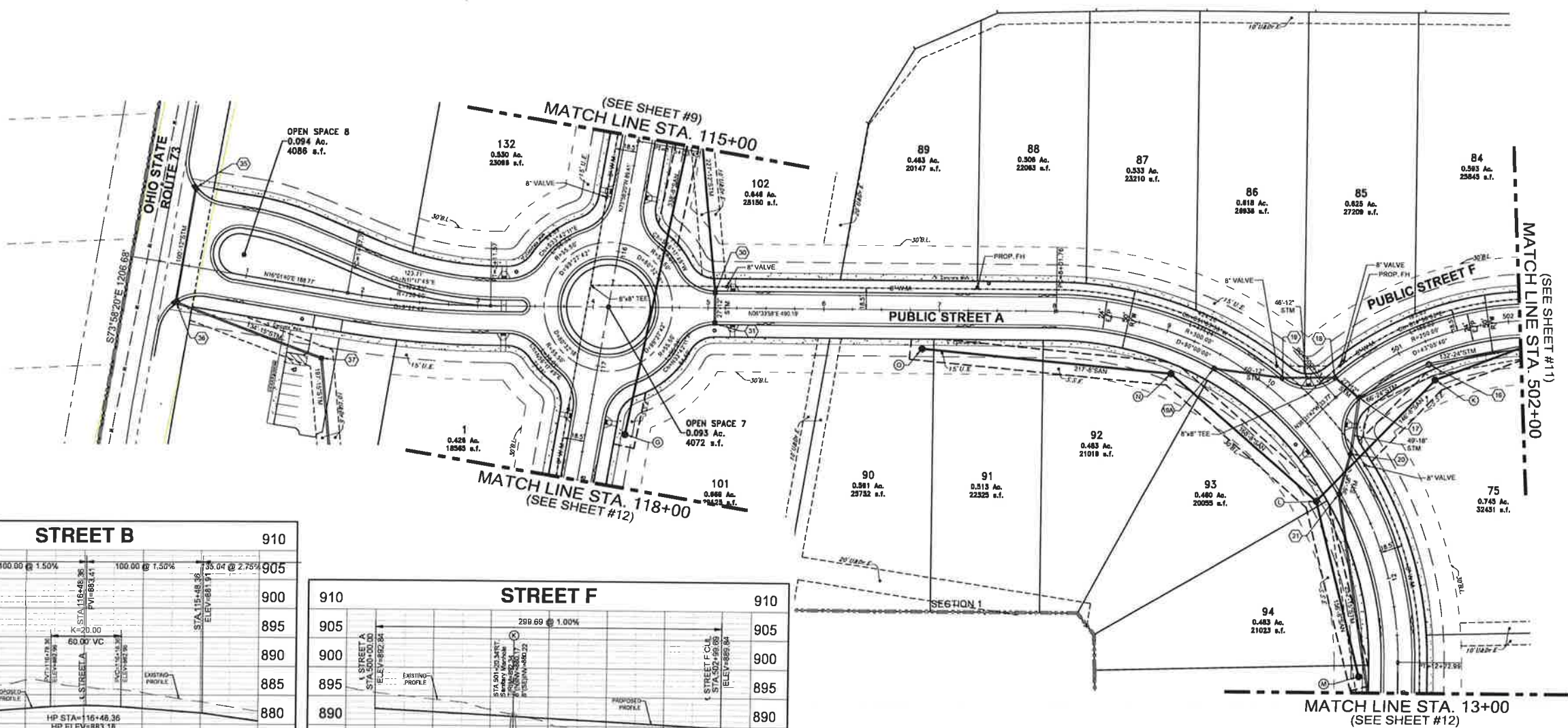
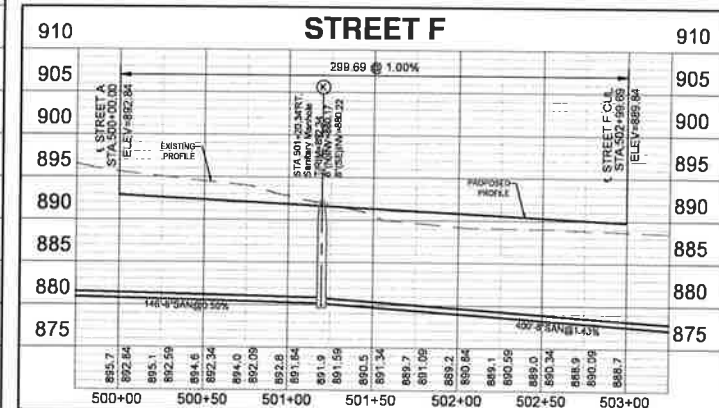
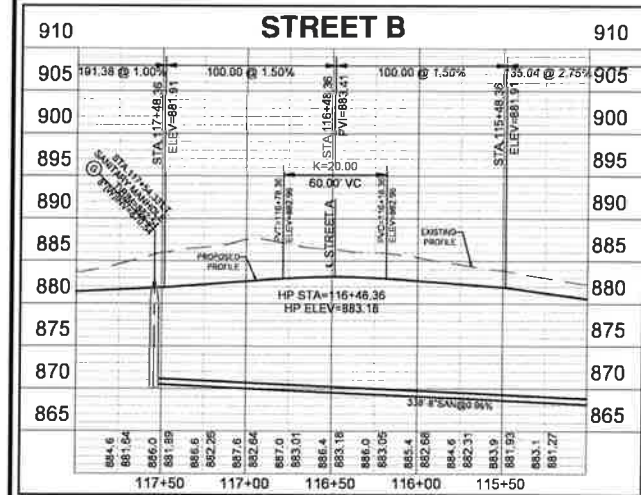
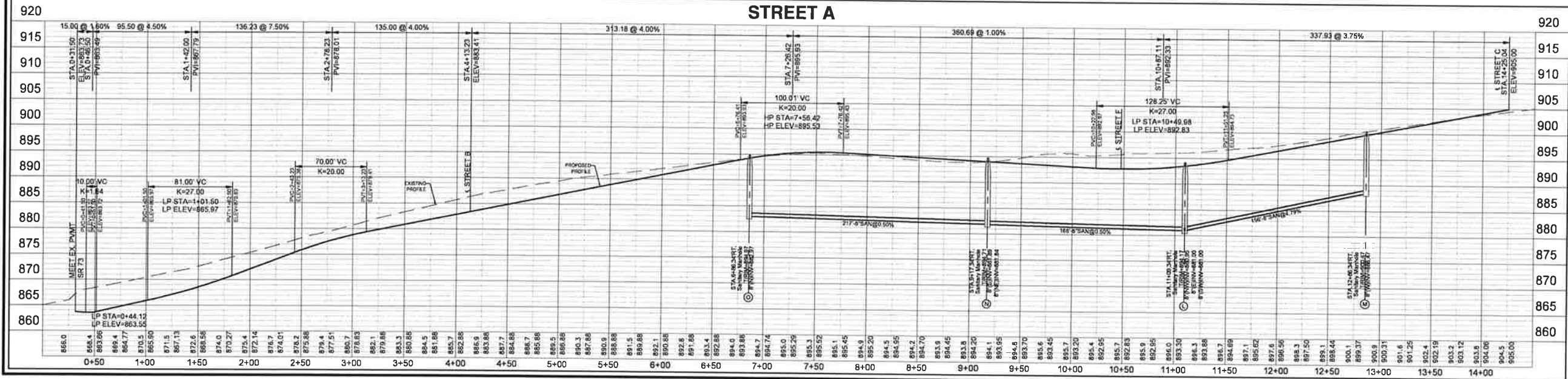
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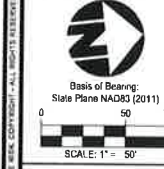
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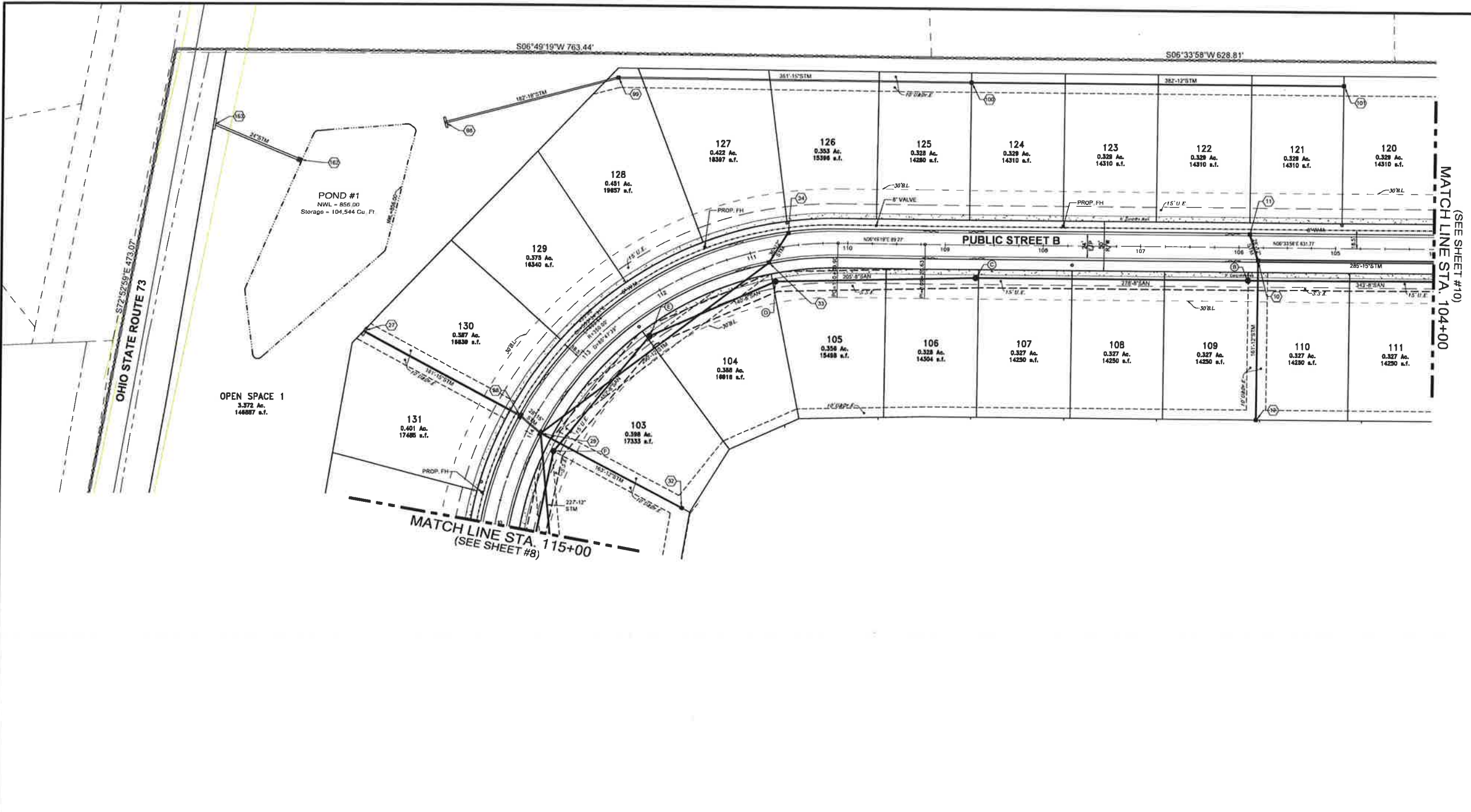
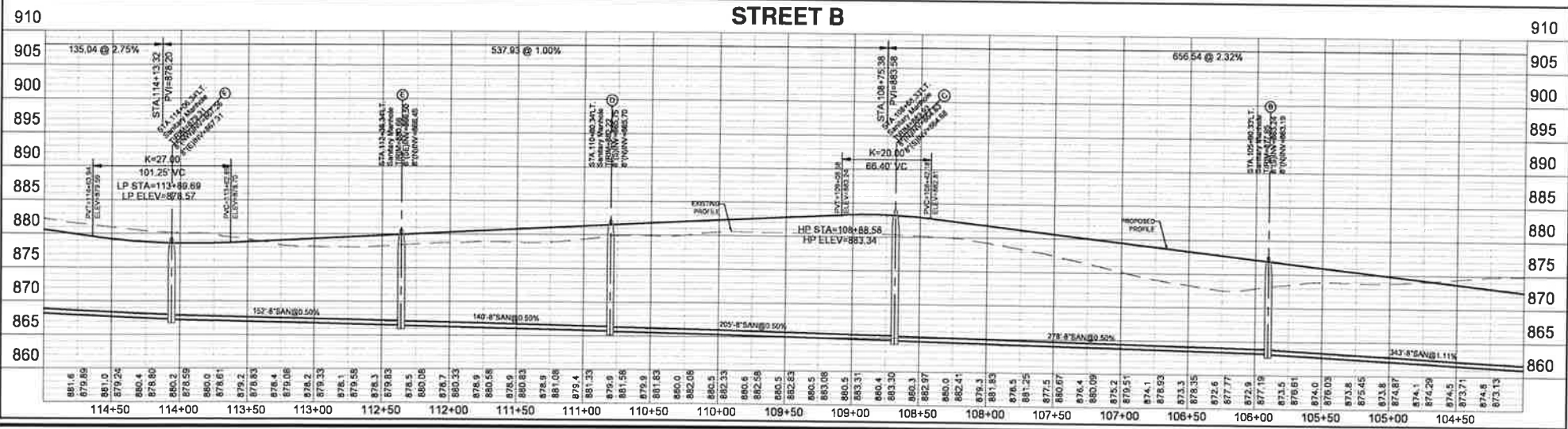
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Rev	Rev Description	Rev Date	Rev By	Rev App
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Plot time: Aug 12, 2025 - 3:06pm
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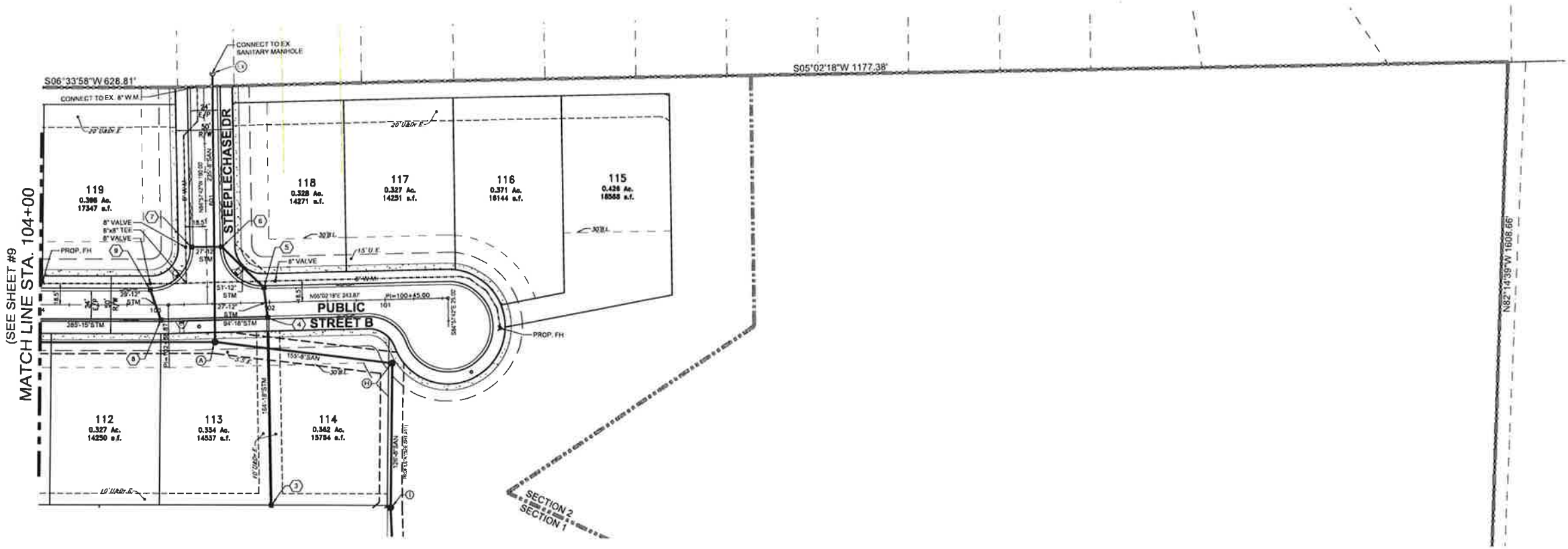
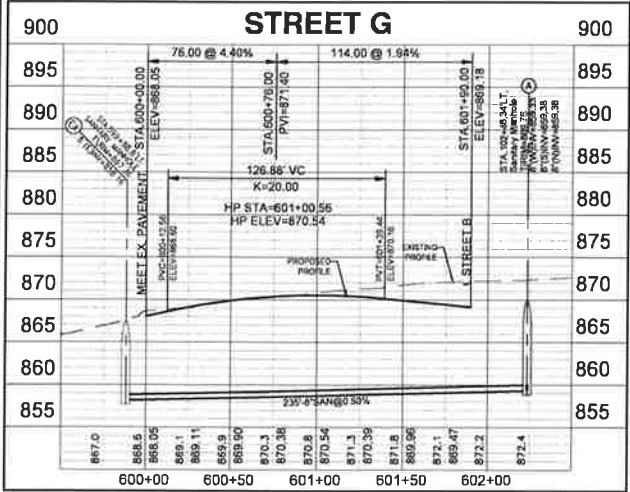
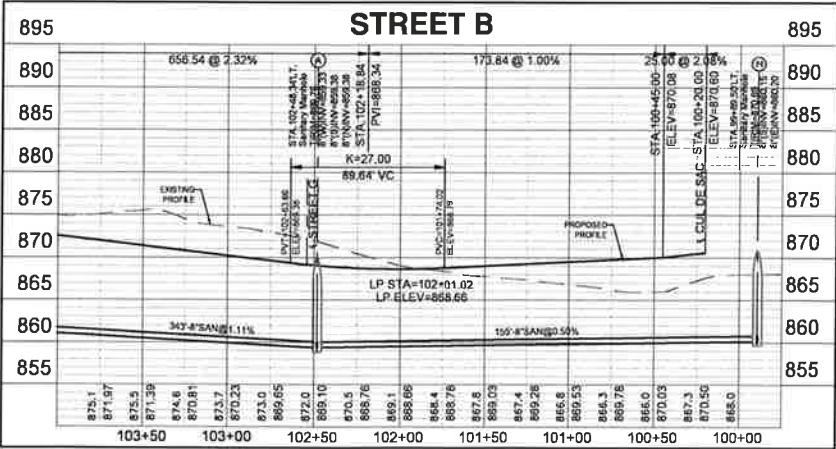
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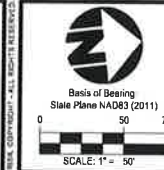


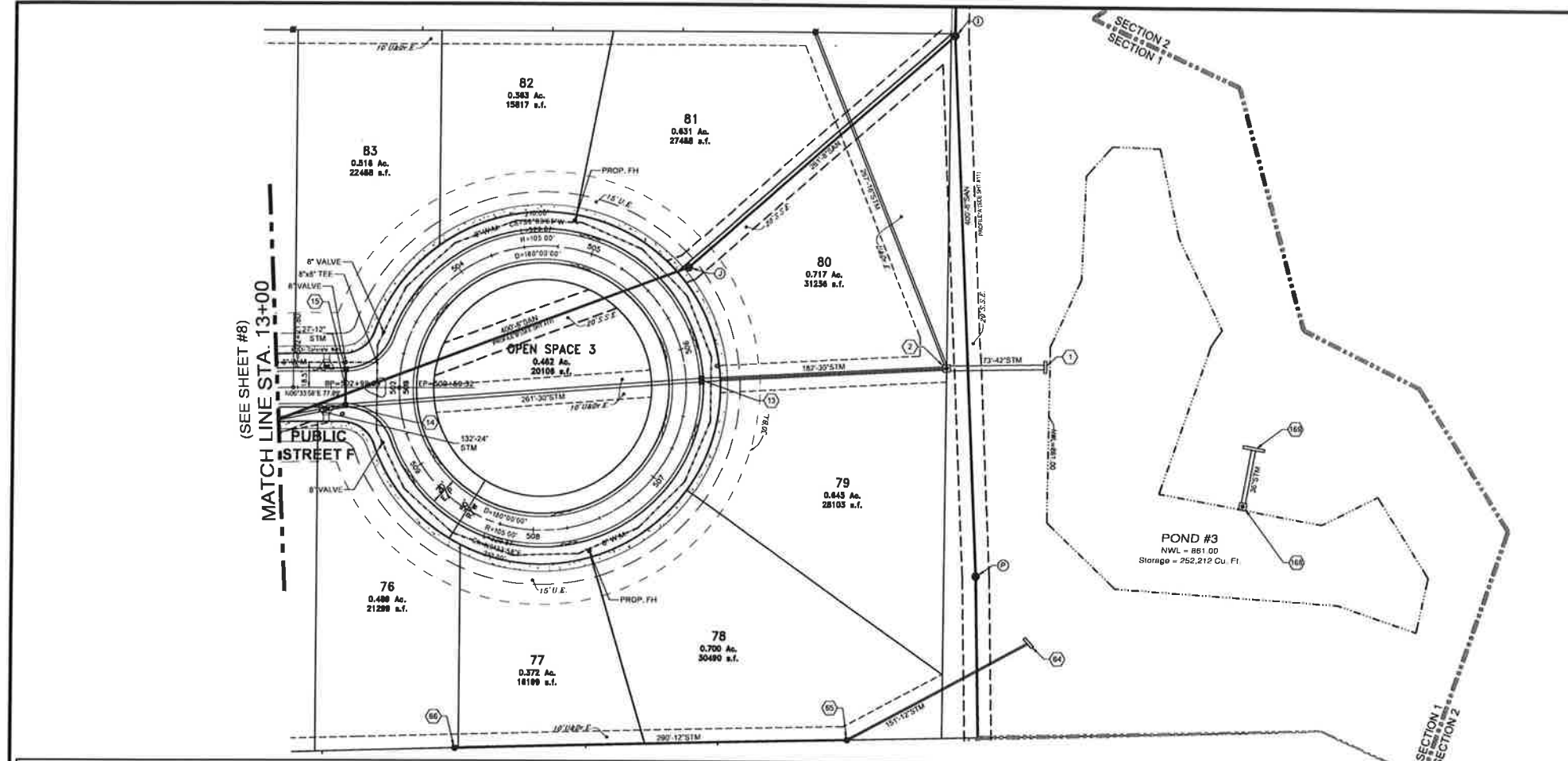
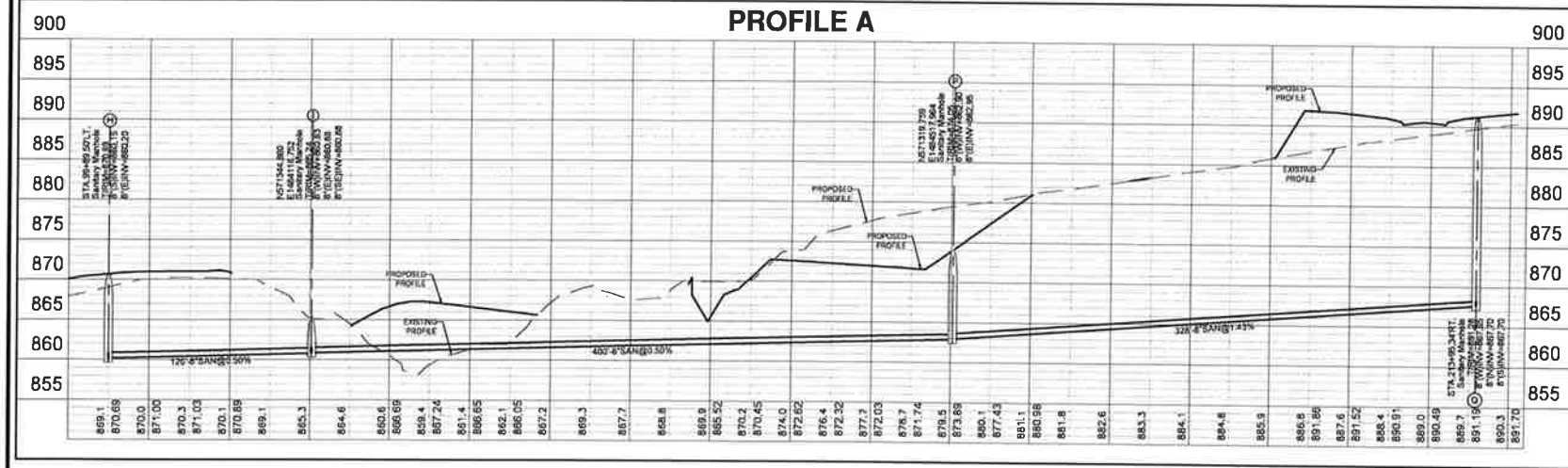
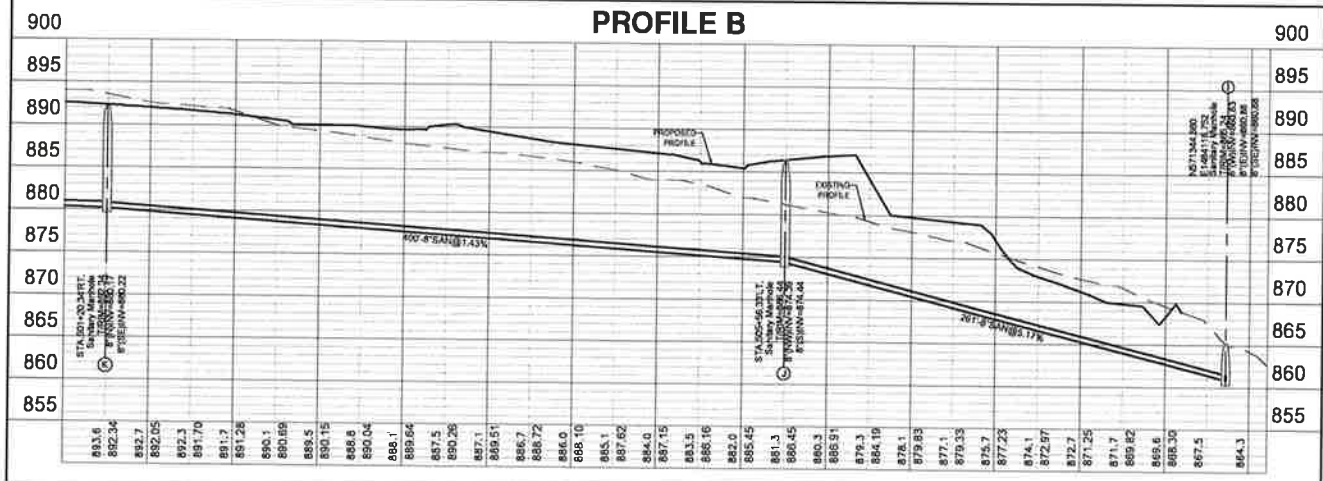
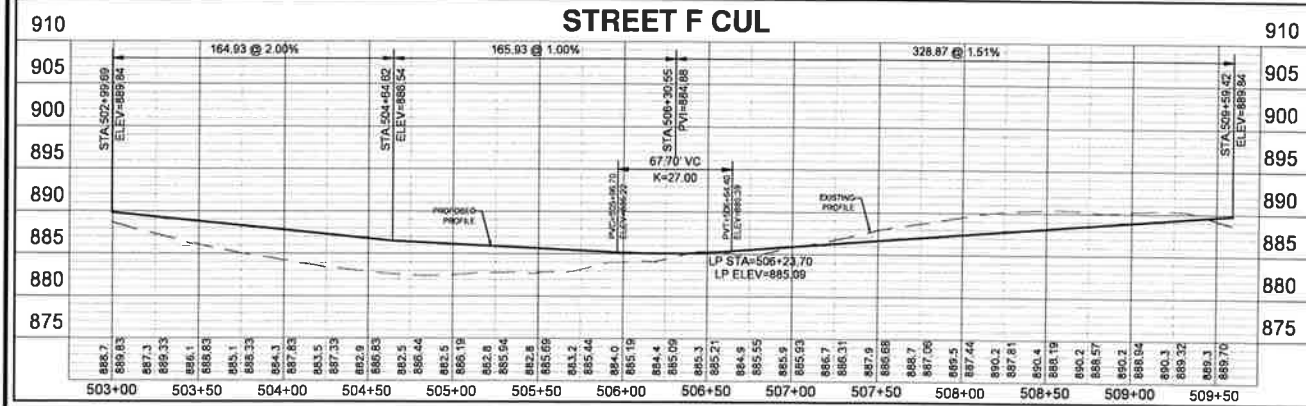
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OPEN SPACE 4
22,337 Ac.
908827 a.f.



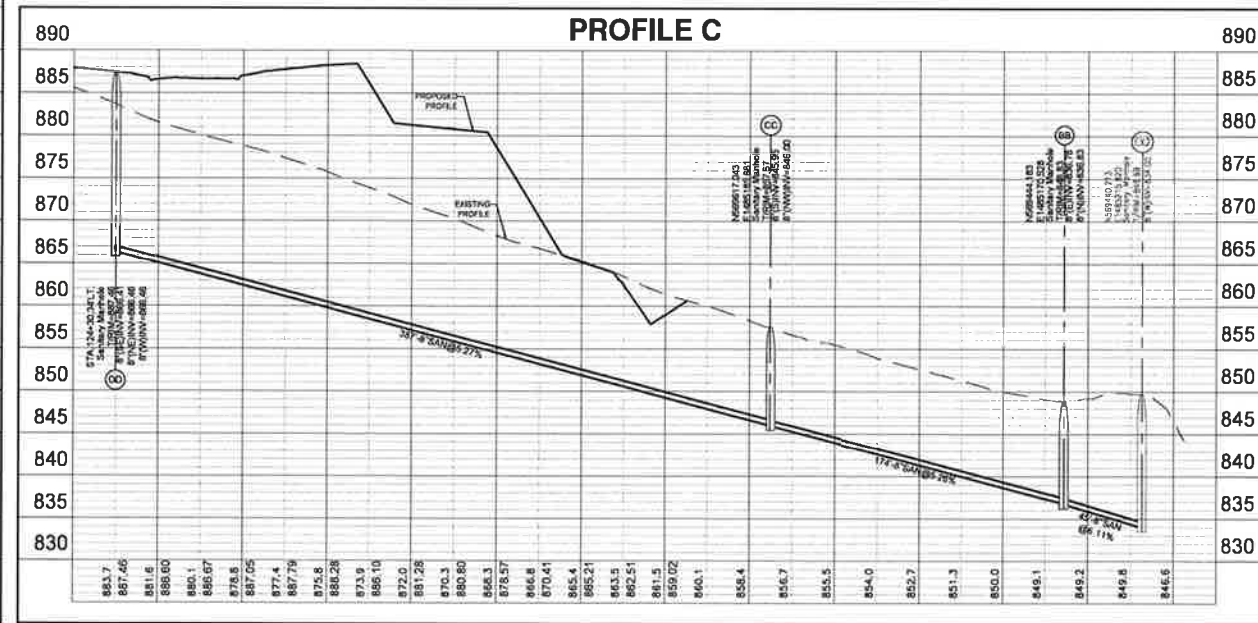
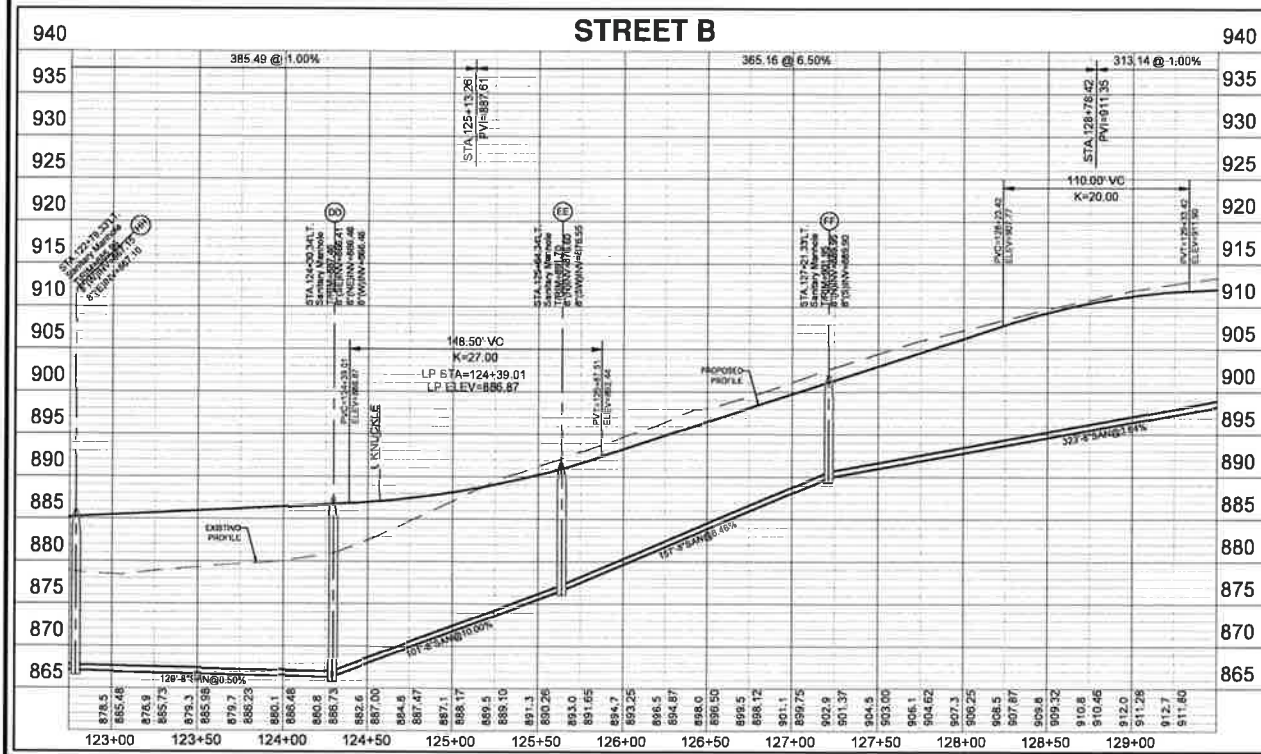
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PLAN & PROFILE

Rev	Date	By	Chk	Description
1	08-14-25	JAB	ED	REVISED PER TOWNSHIP REVIEW

PRELIMINARY



Revision Description

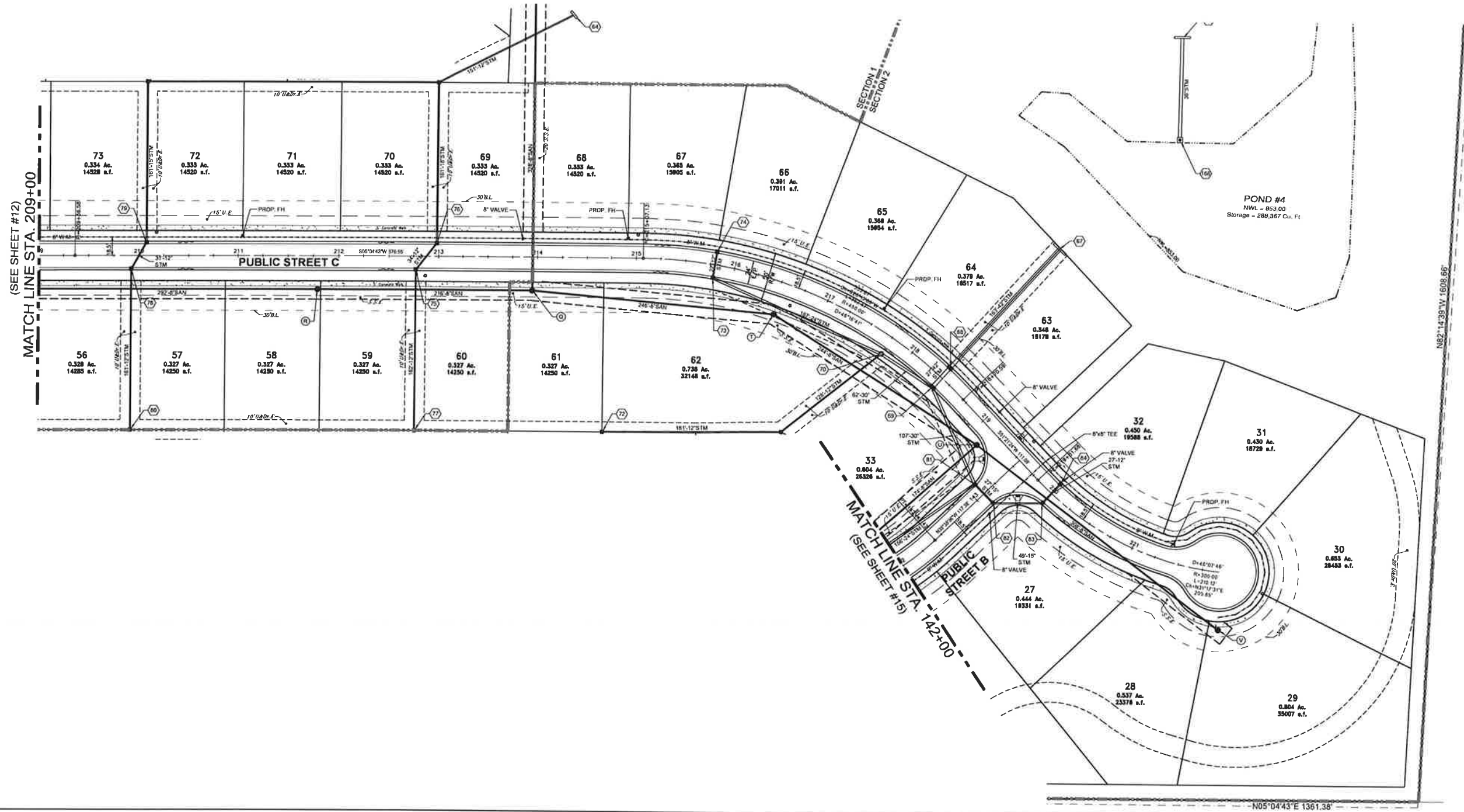
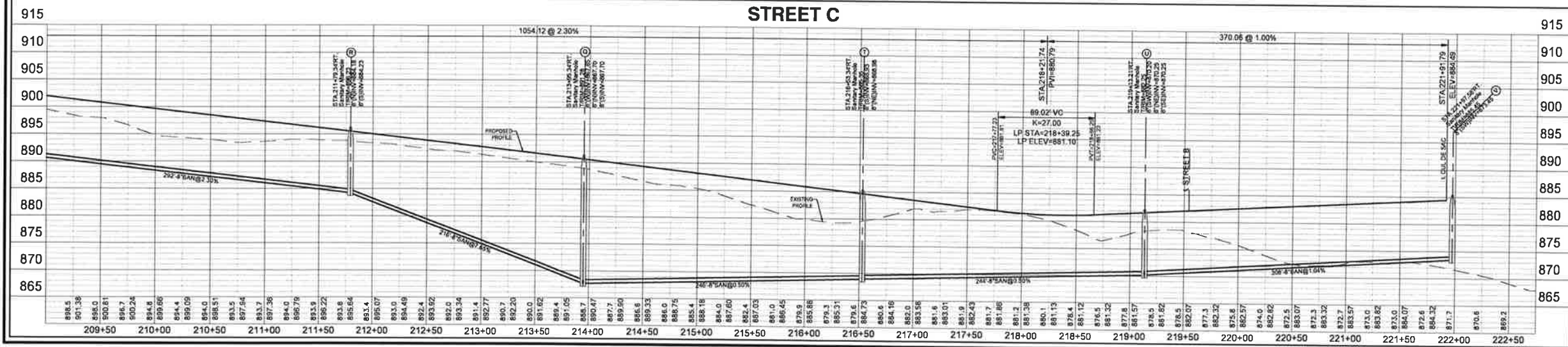
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PLAN & PROFILE

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Drawing:	24-0348 DD
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Sheet: **13/24**



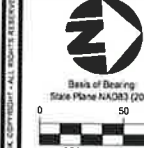
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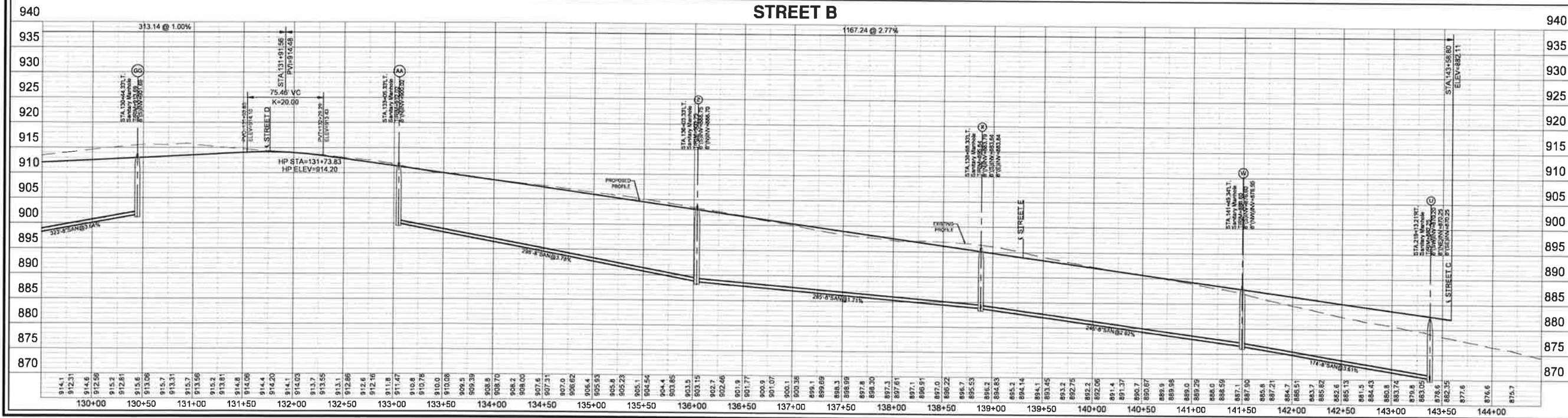
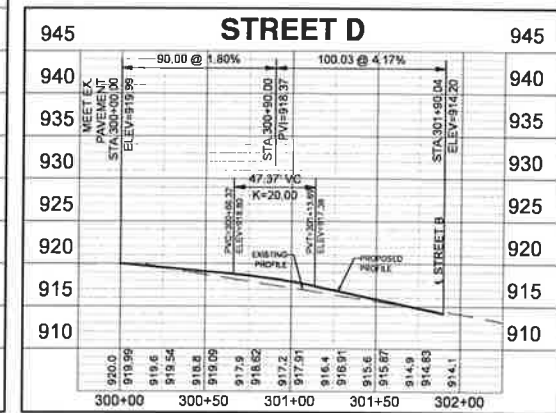
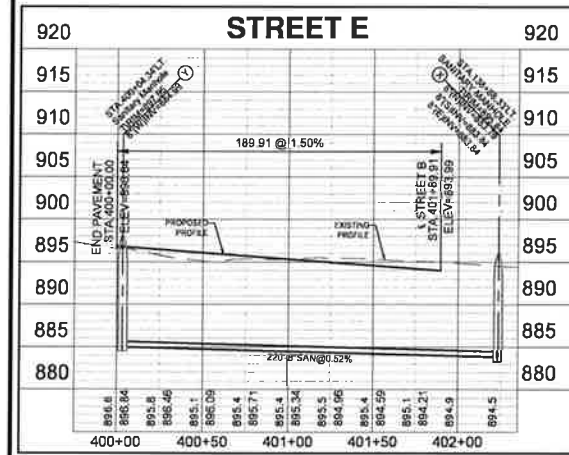
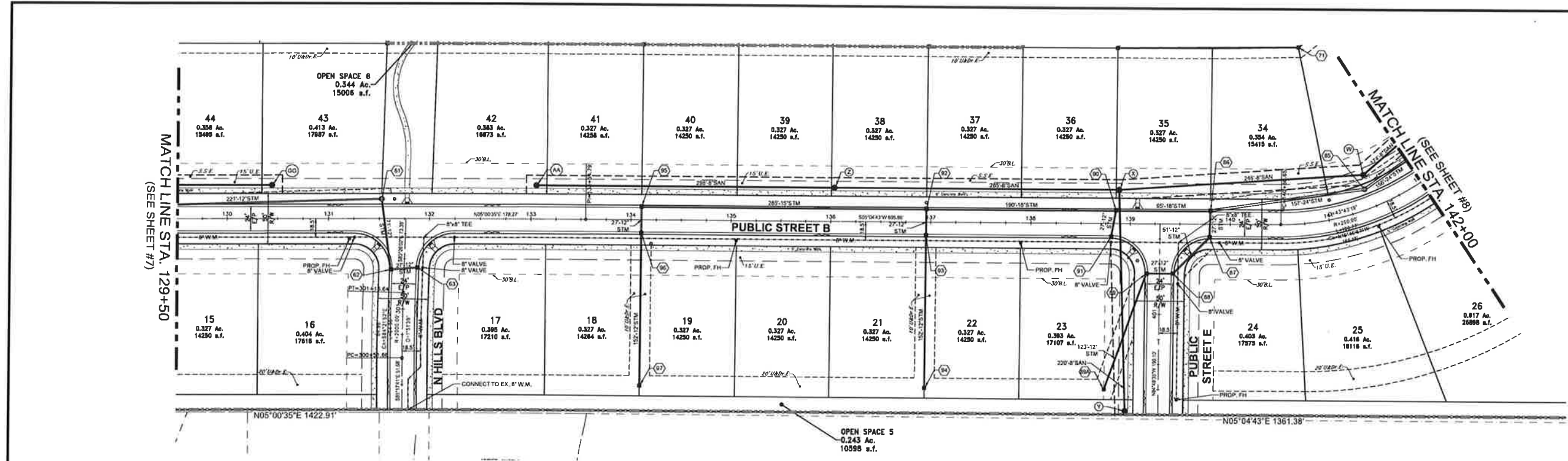


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Checked by: JAB
Issue Date: 08-14-25

PRELIMINARY

RECEIVED
AUG 25 '2025
CLEARCREEK TOWNSHIP
ZONING DEPT.





North Arrow

Scale: 1" = 50'

RECEIVED

AUG 25 2025

CLEARCREEK TOWNSHIP
ZONING DEPT.

Date	Drawn	Check
8/25/25	JAB	

REVISIONS

Rev	Description
1	REVISED PER TOWNSHIP REVIEW

PLAN & PROFILE

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

bayer
becker

www.bayerbecker.com
8900 Tylerville Road, Suite A
Mason, OH 45040 - 513.336.6600

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

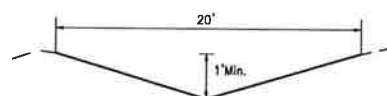
Sheet: 15/24

Plot time: Aug 25, 2025 - 8:19am
Drawing name: J:\02424\0348\CV\DWG\0348-DD.dwg - Layout Tab: 16 GRADING

- 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, 6 to 12 percent slopes, moderately eroded	D
EdE2	Eden complex, 18 to 25 percent slopes, moderately eroded	D
EdUC2	Eden-Urban land complex, 6 to 12 percent slopes, moderately eroded	N/A
Gn	Genesee loam	B
MnD2	Miamian-Hennepin silt loam, 12 to 18 percent slopes, moderately eroded	C
MnC2	Miamian-Russell silt loam, 6 to 12 percent slopes, eroded	C
MrUC2	Miamian-Russell-Urban land complex, 6 to 12 percent slopes, eroded	D
RvB	Russell-Miamian silt loam, 2 to 6 percent slopes	C
RvB2	Russell-Miamian silt loam, 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
XsA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	D
XsUA	Xenia, Southern Ohio Till Plain-Urban land complex, 0 to 2 percent slopes	D

MATCH LINE STA. 118+00
(SEE SHEET #6)



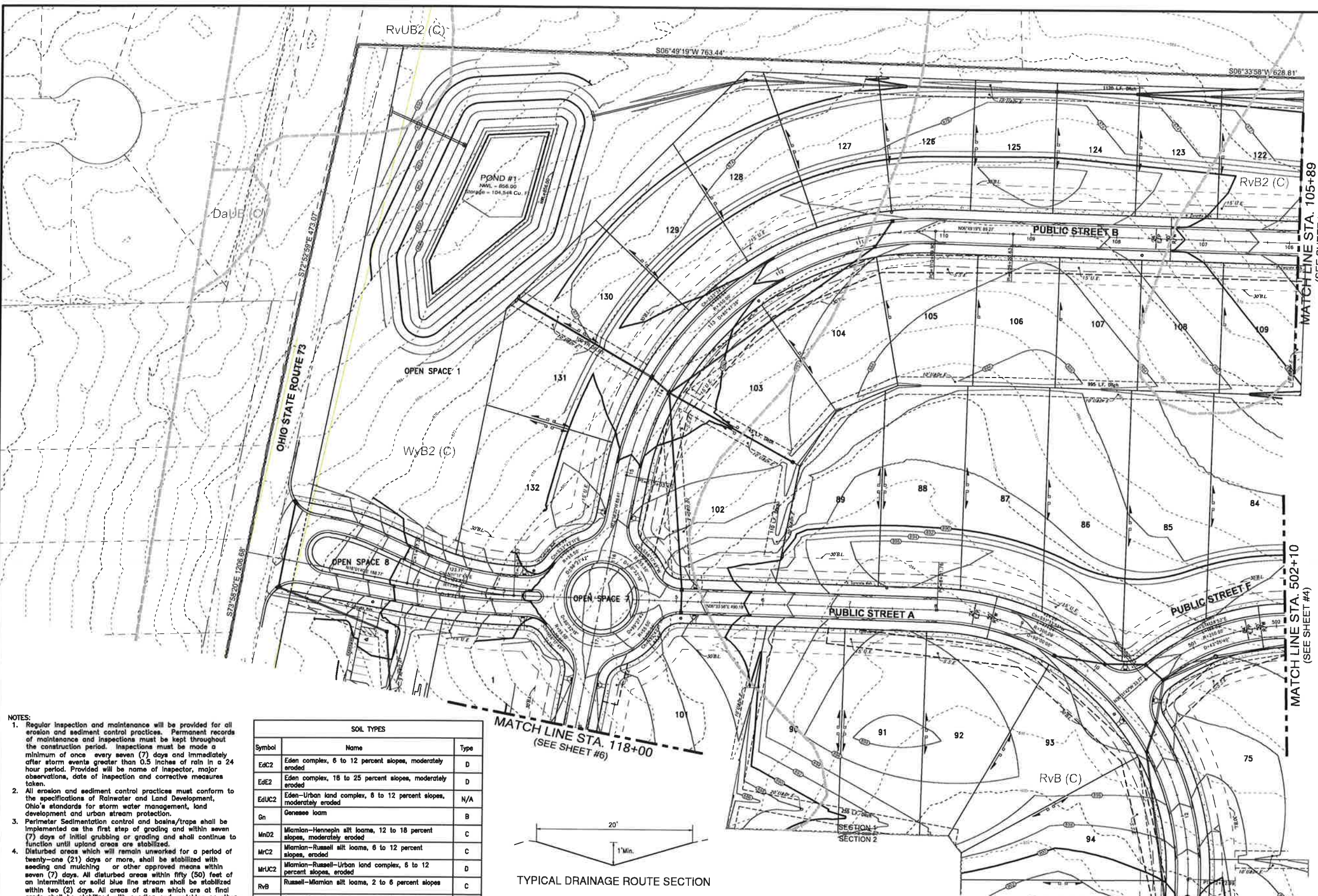
TYPICAL DRAINAGE ROUTE SECTION

- 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.



TYPICAL DITCH SECTION

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

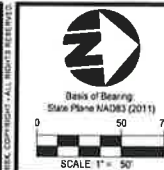


Drawing: 24-0348-DD
Drawn by: EDD
Checked by: JAB
Issue Date: 08-14-25
Sheet: 16/24

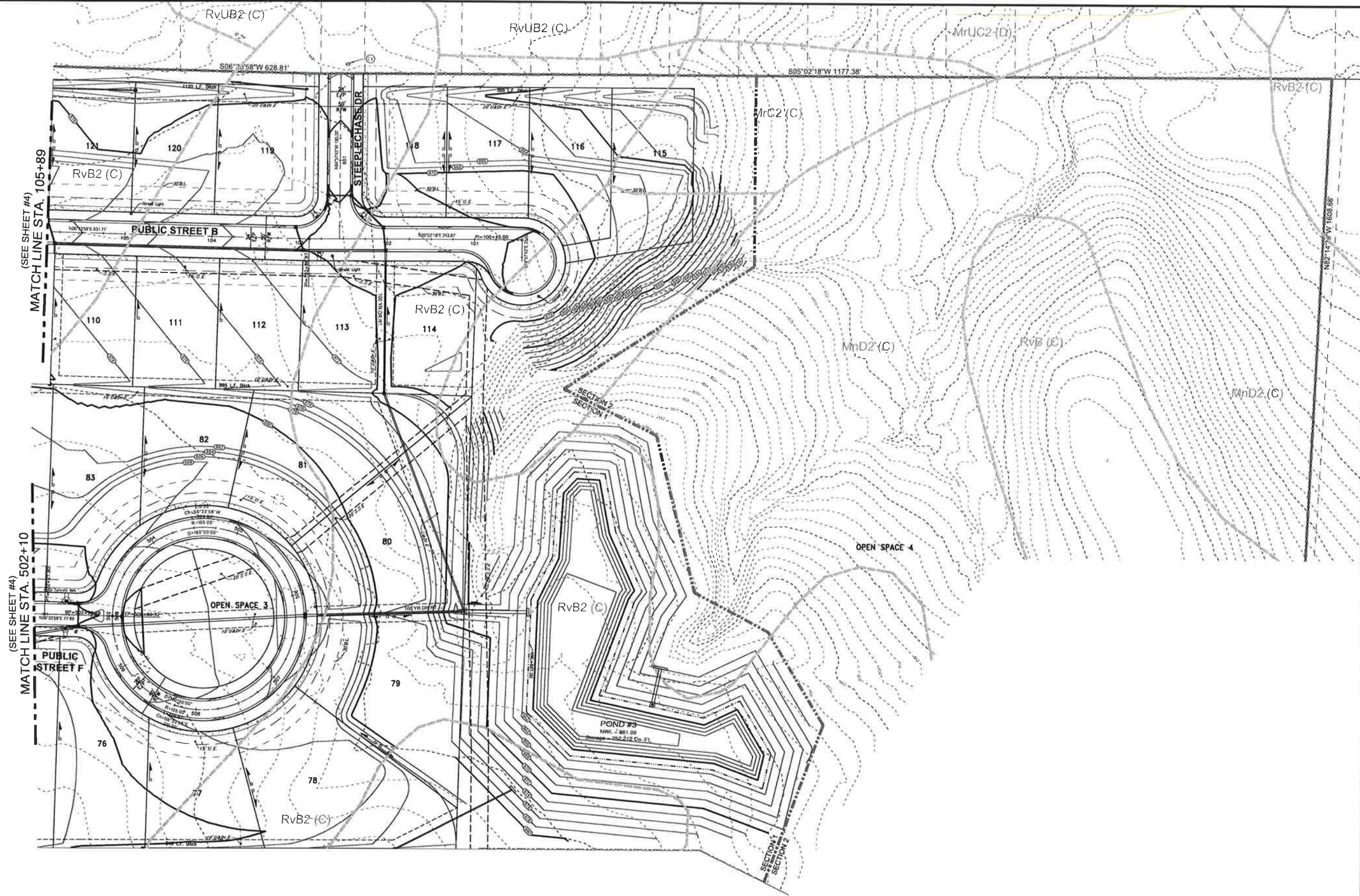
CLEARCREEK HEIGHTS
1176 OHIO STATE ROUTE 73
SECTION 7, TOWNSHIP 2, RANGE 5 8TH
CLEARCREEK TOWNSHIP
& CITY OF SPRINGBORO
WARREN COUNTY, OHIO
GRADING & EROSION CONTROL PLAN

PRELIMINARY

RECEIVED
AUG 25 2025



CLEARCREEK TOWNSHIP
ZONING DEPT.



RECEIVED

AUG 25 2025

CLEARCREEK TOWNSHIP ZONING DEPT

Item	Revision Description	Drawn	Checked
1	REVISED PER TOWNSHIP REVIEW	JAB	JAB

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

www.bayerbecker.com

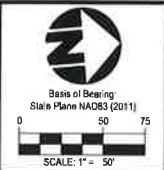
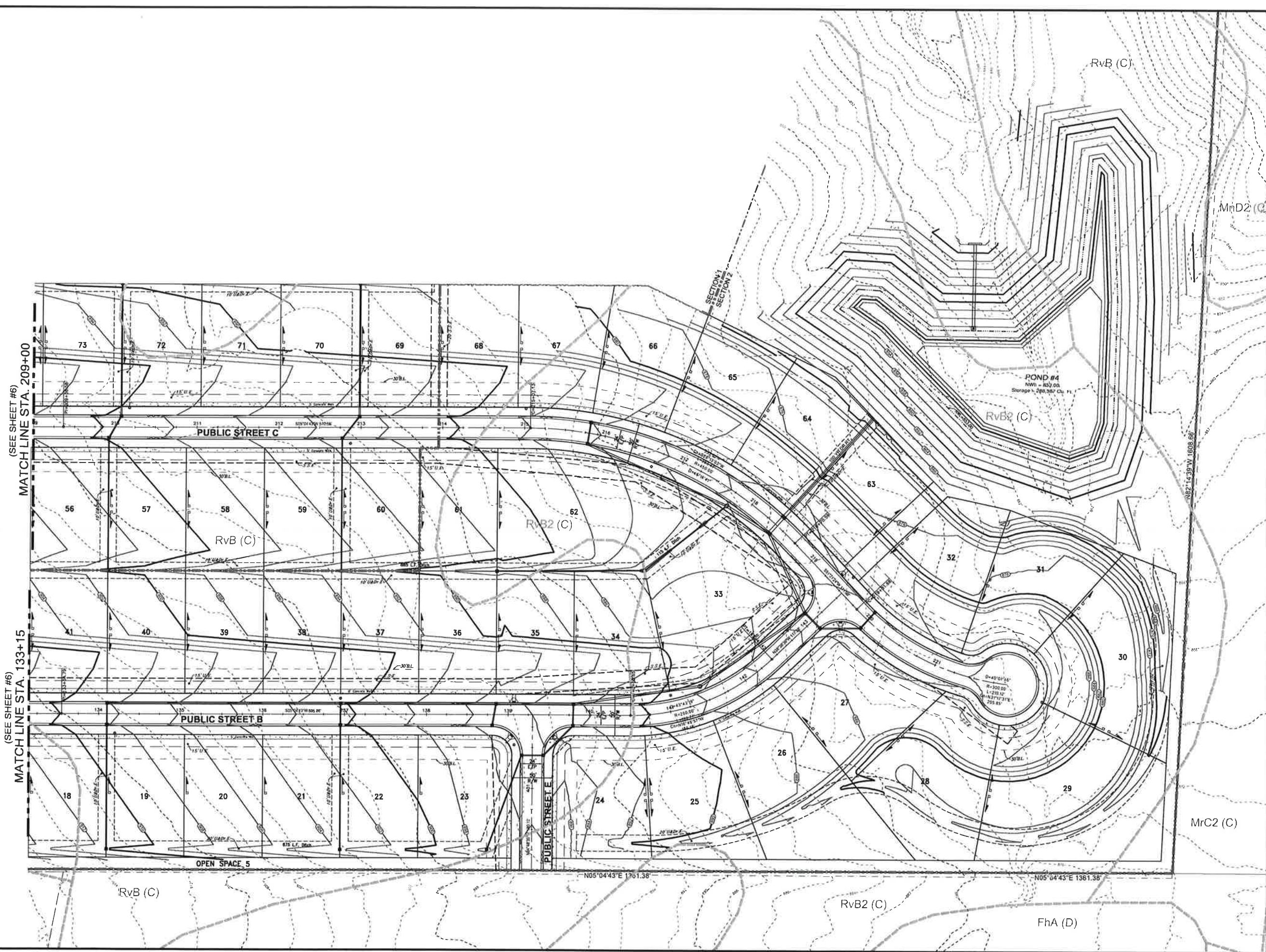
6800 Tylersville Road, Suite A

Mason, OH 45040 - 513.336.6600

Drawn:	24-0348 DD
Drawn by:	EDO
Checked by:	JAB
Issue Date:	08-14-25

17/24

Plot time: Aug 25, 2025 - 8:20am
Drawing name: J:\02\04\04-0348\CD\0348.DWG - Layout Tab: 19 GRADING



RECEIVED
AUG 25 2025
CLEARCREEK TOWNSHIP
ZONING DEPT.

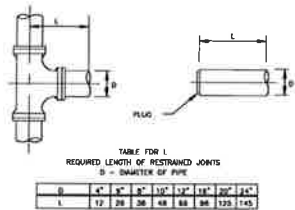
PRELIMINARY

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

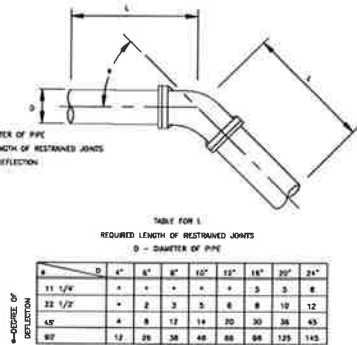


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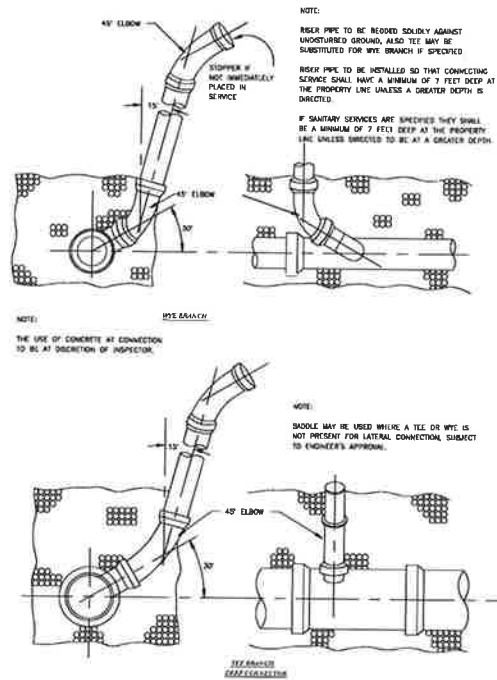
Sheet:
19/24



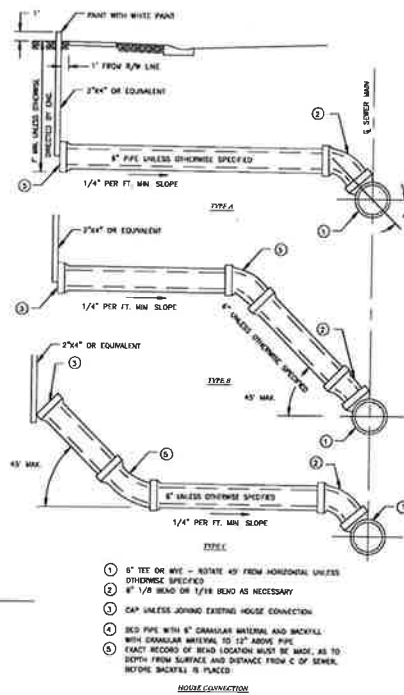
**REQUIRED RESTRAINED JOINTS FOR
DEAD END VALVES, PLUGS, CAPS & TEES**
NOT TO SCALE



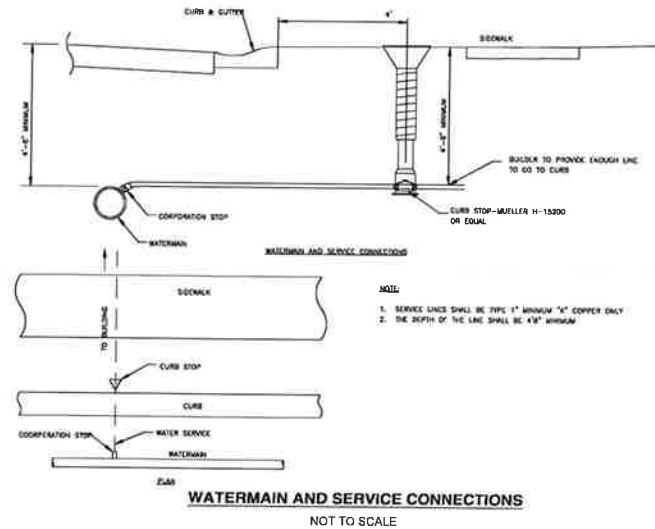
REQUIRED RESTRAINED JOINTS FOR BENDS
NOT TO SCALE



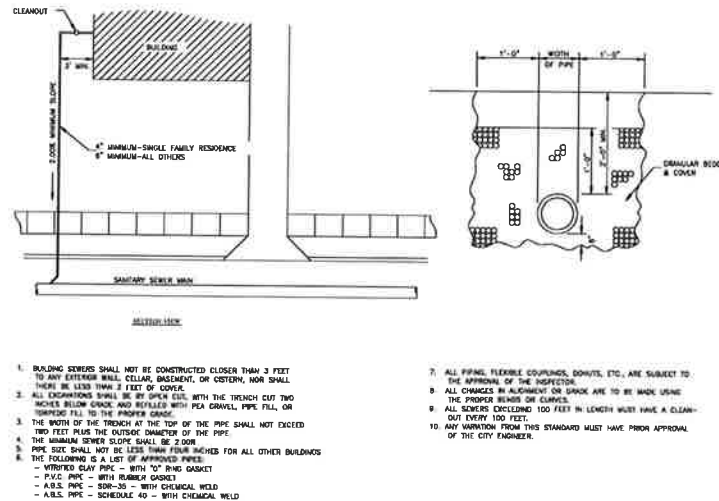
DEEP CONNECTOR AND HOUSE CONNECTION
NOT TO SCALE



FIRE HYDRANT AND WATER TRENCH EXCAVATION
NOT TO SCALE



WATERMAIN AND SERVICE CONNECTIONS
NOT TO SCALE



BUILDING SEWERS
NOT TO SCALE

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

bayer
becker
www.bayerbecker.com
6900 Tylerwile 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: 20/24

GENERAL NOTES

EROSION AND SEDIMENT CONTROLS

Vegetative practices

Such practices may include: temporary seeding, permanent seeding, mulching, mowing, and 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.

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 diversion 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 satisfy the conditions of this plan shall meet minimum 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 or 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 Seeding

1. Seeding 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.

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 (70-80 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 mallet 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

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). 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 ryegrass or winter wheat) is recommended if weather permits. Straw bales or silt fences must be maintained until final seeding or sodding is completed in spring March 15-May 31.

STRAW BALE DETAILS

1. Excavate the trench. 2. Place and slope the straw bales.

3. Wedge loose straw between bales. 4. Backfill and compact the excavated soil.

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

Points A should be higher than point B.

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

Staked and Entrenched Straw Bale

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

Points A should be higher than point B.

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

Staked and Entrenched Straw Bale

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

SILT FENCE OR MULCH BERM DETAILS

1. Set the stakes. 2. Excavate a 4" x 4" trench upslope along the line of stakes.

3. Staple filter material to stakes and extend it into the trench. 4. Backfill and compact the excavated soil.

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

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TEMPORARY STREAM CROSSING

1. Set the stakes. 2. Excavate a 4" x 4" trench upslope along the line of stakes.

3. Staple filter material to stakes and extend it into the trench. 4. Backfill and compact the excavated soil.

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

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GABIONS

1. Set the stakes. 2. Excavate a 4" x 4" trench upslope along the line of stakes.

3. Staple filter material to stakes and extend it into the trench. 4. Backfill and compact the excavated soil.

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

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SEDIMENT TRAPS & DAMS

1. Set the stakes. 2. Excavate a 4" x 4" trench upslope along the line of stakes.

3. Staple filter material to stakes and extend it into the trench. 4. Backfill and compact the excavated soil.

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

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DIKES AND SLOPE PROTECTION

1. Set the stakes. 2. Excavate a 4" x 4" trench upslope along the line of stakes.

3. Staple filter material to stakes and extend it into the trench. 4. Backfill and compact the excavated soil.

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



SIGHT TRIANGLES
Takeoff: 7,175 sl

AMENITY AREA
Details TBD
Takeoff: 20,106 sq

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. IF THERE ARE AREAS OF EXTENDED
BARE SPACE AFTER REMOVAL, TREES AND SHRUBS WILL BE
PLANTED.

Takeoff 5,379 lb

PRELIMINARY

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
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Issue Date	8-25

Sheet
22

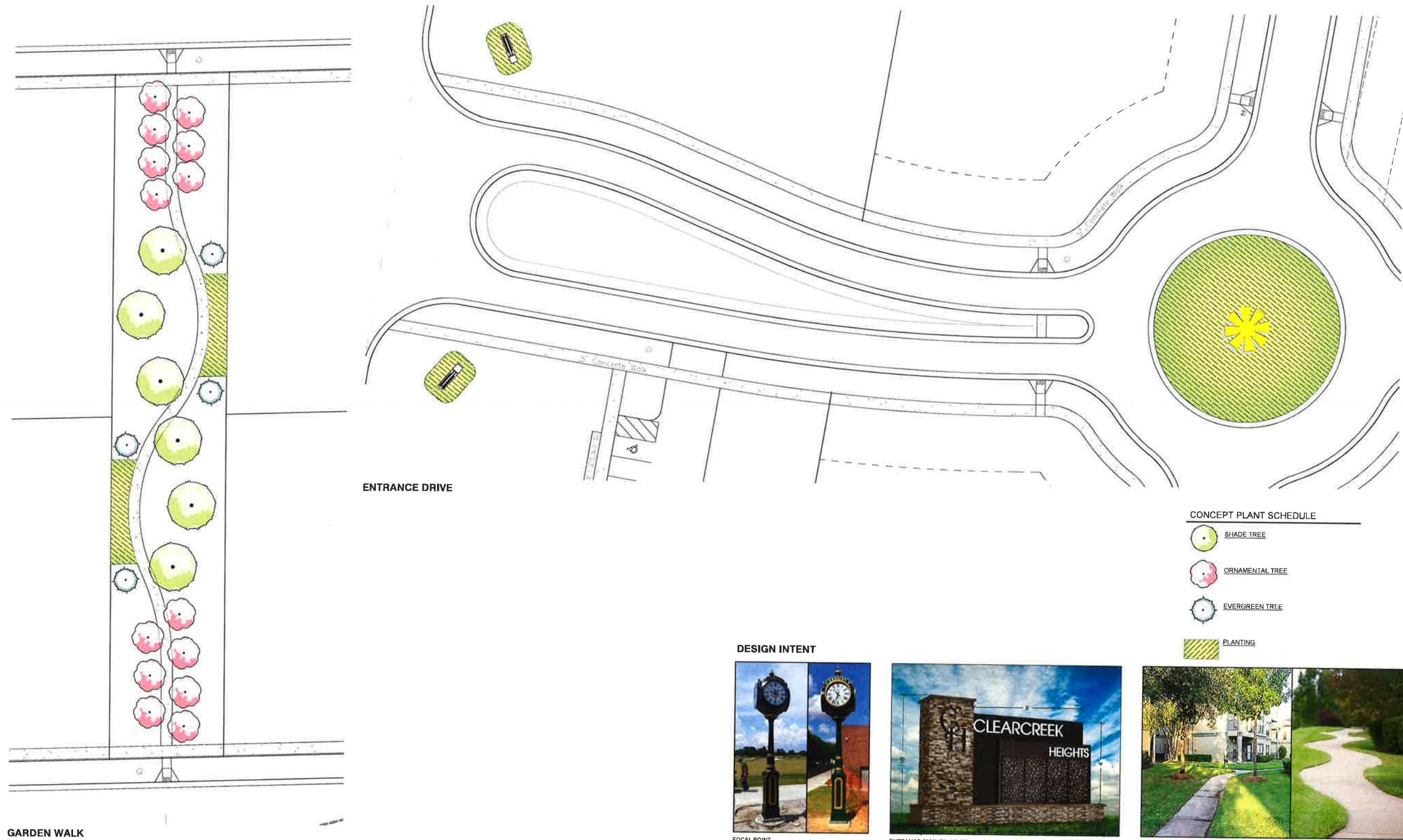


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AUG 25 2025

CLEARCREEK TOWNSHIP
ZONING DEPT.

File name: Aug 25, 2025 - 8:44am
Drawing name: 250224-0348 LADWG24-0348 LA.dwg - Layout Tab: 23 PLANTING ENLARGEMENTS



DESIGN INTENT



FOCAL POINT



ENTRANCE SIGN (BY OTHERS)



GARDEN WALK

CONCEPT PLANT SCHEDULE

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PLANTING

North arrow pointing up.

Scale: 1" = 20'

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

PLANTING ENLARGEMENTS

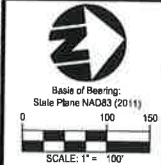
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Drawn by: ADH
Checked by: LEM
Issue Date: 8-25-25
Sheet: 23

CLEARCREEK TOWNSHIP
ZONING DEPT.

CONCEPT PLANT SCHEDULE

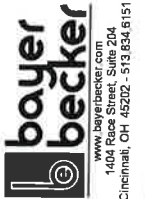
	BUFFERING TREE Picea omorika / Serbian Spruce Pinus cembra / Swiss Stone Pine Taxodium distichum / Bald Cypress Thuja occidentalis 'Techny' / Techny Arborvitae	64	B & B, 6' HI. B & B, 6' HI. B & B, 20" Cal B & B, 6' HI.
	SHADE TREE Gleditsia kentukea / American Yellowwood Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo Liquidambar tulipifera / Tuliptree Liriodendron tulipifera 'Fastigiate' / Columnar Tulip Poplar Ulmus americana 'Princeton' / Princeton American Elm	6	B & B, 20" Cal B & B, 20" Cal B & B, 20" Cal B & B, 20" Cal B & B, 20" Cal
	ORNAMENTAL TREE Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry Cercis canadensis / Eastern Redbud Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood Magnolia x 'Butterflies' / Butterflies Magnolia	14	B & B, 1.5" Cal B & B, 1.5" Cal B & B, 1.5" Cal B & B, 1.5" Cal
	EVERGREEN TREE Abies concolor / White Fir Chamaecyparis lawsoniana 'Alumii' / Lake Erie Blue False Cypress Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper Picea omorika 'Sky Trails' / Sky Trails Serbian Spruce Pinus bungeana / Lacebark Pine Pinus cembra / Swiss Stone Pine Thuja plicata 'Green Giant' / Green Giant Arborvitae	17	B & B, 6' HI. B & B, 6' - 8' HT, 6-8' HI. B & B, 6' HI. B & B, 6' HI., 6-8' HI. B & B, 6' HI. B & B, 6' HI. B & B, 6' HI.
	PLANTING Amsonia hubrichtii / Arkansas Blue-star Chamaecyparis plicata 'Lemon Thread' / Lemon Thread Sawara Cypress Heuchera x 'Cherry Cola' / Cherry Cola Coral Bells Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea Ilex virginica 'Little Henry' / Little Henry Virginia Sweetspire Juniperus chinensis 'Sawbrook Gold' / Sawbrook Golden Juniper Juniperus chinensis 'Sea Green' / Sea Green Juniper Platanus virginiana 'Heavy Metal' / Heavy Metal Blue Switch Grass Physocarpus opulifolius 'SIMPOTW' / Tiny Wine Ninebark Rhus typhina 'Tiger Eye' / Tiger Eye Sumac Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	6,826 of 765 430 3,058 430 764 228 340 1,721 340 191 1,719	2 gal, Clump 3 gal, 15" HI. 2 gal, Clump 3 gal, 18" HI. 3 gal, 18" HI. B & B, 18" HI. 3 gal, 18" HI. 3 gal, 18" HI. 2 gal, Clump 3 gal, 18" HI. 5 gal, 18" HI. 2 gal, Clump



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WARREN COUNTY, OHIO
PLANT PALETTE



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