

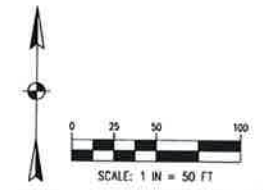
LEGEND


--- LIMITS OF PHASE 1

NOTE: UPON THE TIME THE PROPERTY TO THE SOUTH BECOMES A RESIDENTIAL USE, A LANDSCAPE BUFFER WILL BE PROVIDED PER CLEARCREEK TOWNSHIP ZONING REGULATIONS.

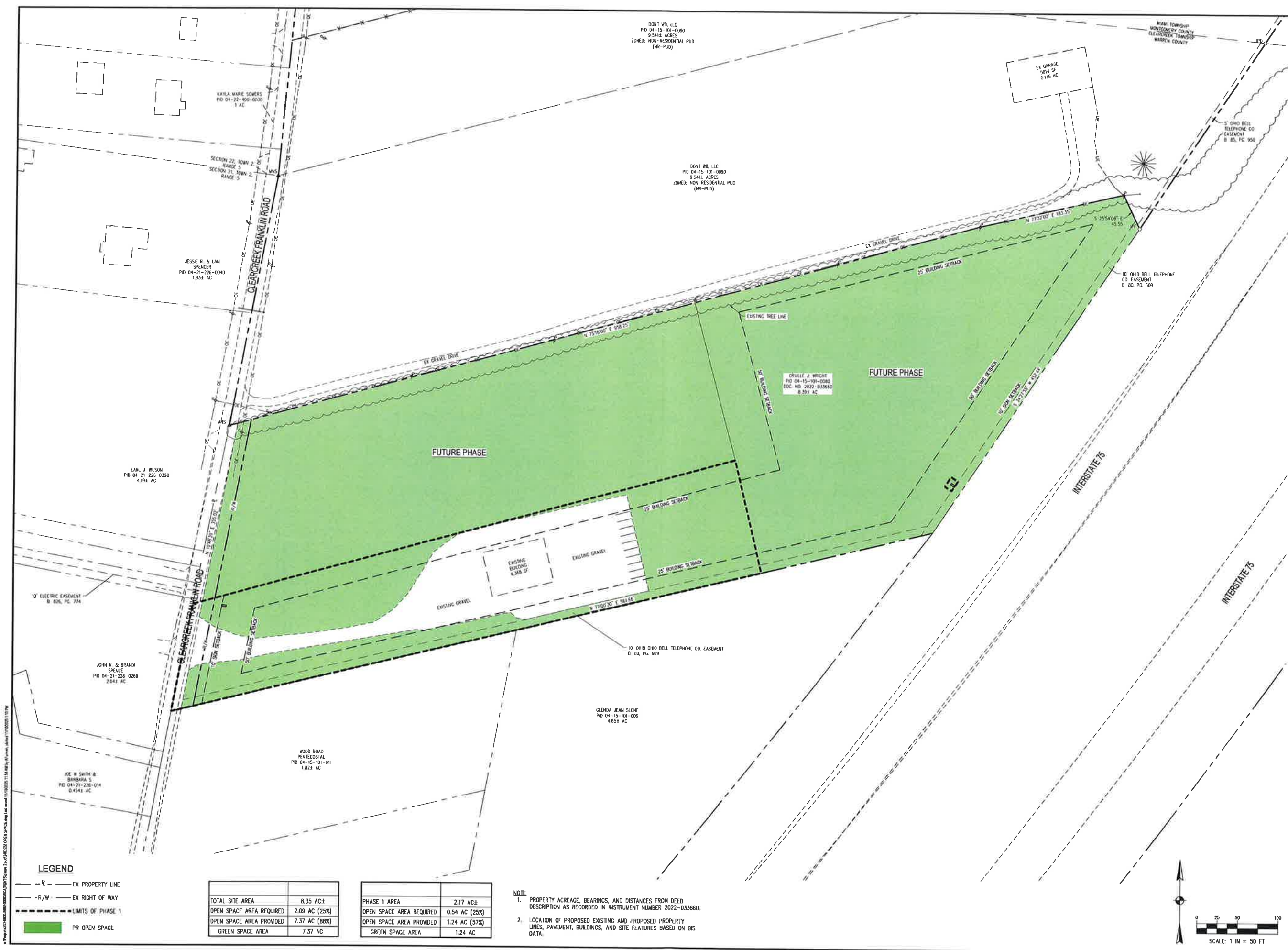
LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
<p>CLEARCREEK TOWNSHIP ZONING RESOLUTION SEC17.06</p> <p>OPTION 1B: NON-RESIDENTIAL STREETSCAPE BUFFER PER EVERY ONE HUNDRED (100) FEET OF ROAD FRONTAGE, WHEN THE BUILDING SETBACK IS EQUAL TO OR GREATER THAN FIFTY (50) FEET AND LESS THAN ONE HUNDRED (100) FEET FROM THE EDGE OF THE RIGHT-OF-WAY.</p> <p>MINIMUM NUMBER OF TREES (1.5" CALIPER DECIDUOUS OR 4" SPREAD EVERGREEN) = 6</p> <p>MINIMUM NUMBER OF SHRUBS = 33</p> <p>134 LINEAR FEET OF FRONTAGE REQUIRES 9 TREES AND 45 SHRUBS.</p>	<p>WE ARE PROVIDING (10) 6" SPREAD EVERGREEN TREES IN LIEU OF SHRUBS AND 4" SPREAD EVERGREEN TREES.</p> <p>45 SHRUBS = 4.5 TREES 4.5 * 9 = 13.5 TREES 13.5 * 4" SPREAD EVERGREEN TREES = 9.01 6" SPREAD EVERGREEN TREES</p>



RECEIVED	NOV 21 2025				
NO.	DATE	BY	DESCRIPTION	NO.	DATE
1180 CLUB IN ROAD, SUITE 110 COLUMBUS, OH 43229 TEL: 614.461.4222 FAX: 614.461.7246	PROJECT DATE: 07/19/2025	PROJECT NO: 2400238	DRAWN BY: A/JF	CHECKED BY: A/JF	A/JF
 <p>Mannik Smith Group www.MannikSmithGroup.com</p>			<p>TECHNICAL SKILL CREATIVE SPIRIT.</p>		
<p>PREPARED FOR</p> <p>ORVILLE WRIGHT</p>			<p>SITE IMPROVEMENT PLAN FOR</p> <p>WRIGHT PARTY BUS PUD STAGE 2</p> <p>9854 CLEARCREEK FRANKLIN ROAD MIAMI, OH 45342</p>		
<p>LANDSCAPE PLAN</p>			<p>4 / 5</p>		

CLEARCREEK TOWNSHIP ZONING DEPT.



<p>1100 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7540</p> <p>PROJECT DATE: 02/13/2025 PROJECT NO.: 240038 DRAWN BY: A.F. CHECKED BY: A.F.</p>		<p>RECEIVED NOV 20 2025</p>
<p>1100 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7540</p> <p>PROJECT DATE: 02/13/2025 PROJECT NO.: 240038 DRAWN BY: A.F. CHECKED BY: A.F.</p>		<p>TECHNICAL REVIEW CREATIVE SPIRIT</p> <p>Mannik Smith GROUP www.MannikSmithGroup.com</p>
<p>PREPARED FOR: ORVILLE WRIGHT</p>		<p>5</p>
<p>SITE IMPROVEMENT PLAN FOR WRIGHT PARTY BUS PUD STAGE 2 9854 CLEARCREEK FRANKLIN ROAD MIAMISSBURG, OH 45342</p>		<p>5</p>
<p>OPEN SPACE PLAN</p>		<p>5</p>

CLEARCREEK TOWNSHIP
ZONING DEPT.

11/13/2025 11:18 AM By: [unclear] 11/13/2025 11:18 AM [unclear] 11/13/2025 11:18 AM

LEGEND

- - - EX PROPERTY LINE
- R/W - EX RIGHT OF WAY
- - - LIMITS OF PHASE 1
- PR OPEN SPACE

TOTAL SITE AREA	8.35 AC±	PHASE 1 AREA	2.17 AC±
OPEN SPACE AREA REQUIRED	2.09 AC (25%)	OPEN SPACE AREA REQUIRED	0.54 AC (25%)
OPEN SPACE AREA PROVIDED	7.37 AC (88%)	OPEN SPACE AREA PROVIDED	1.24 AC (57%)
GREEN SPACE AREA	7.37 AC	GREEN SPACE AREA	1.24 AC

NOTE

- PROPERTY ACREAGE, BEARINGS, AND DISTANCES FROM DEED DESCRIPTION AS RECORDED IN INSTRUMENT NUMBER 2022-033660.
- LOCATION OF PROPOSED EXISTING AND PROPOSED PROPERTY LINES, PAVEMENT, BUILDINGS, AND SITE FEATURES BASED ON GIS DATA.

