

**LEGEND**

--- LIMITS OF PHASE 1

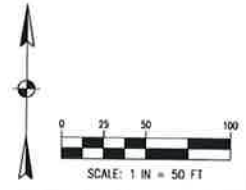
**NOTES:**

- EXISTING EASEMENTS SHOWN ARE BASED ON DOCUMENTS AS LABELED.
- EXISTING POWER EASEMENT LIMITS SHOWN ARE BASED ON ASSUMED WIDTH PER A.S. (DPA) TITLE SEARCH DC 229 PG. 545.

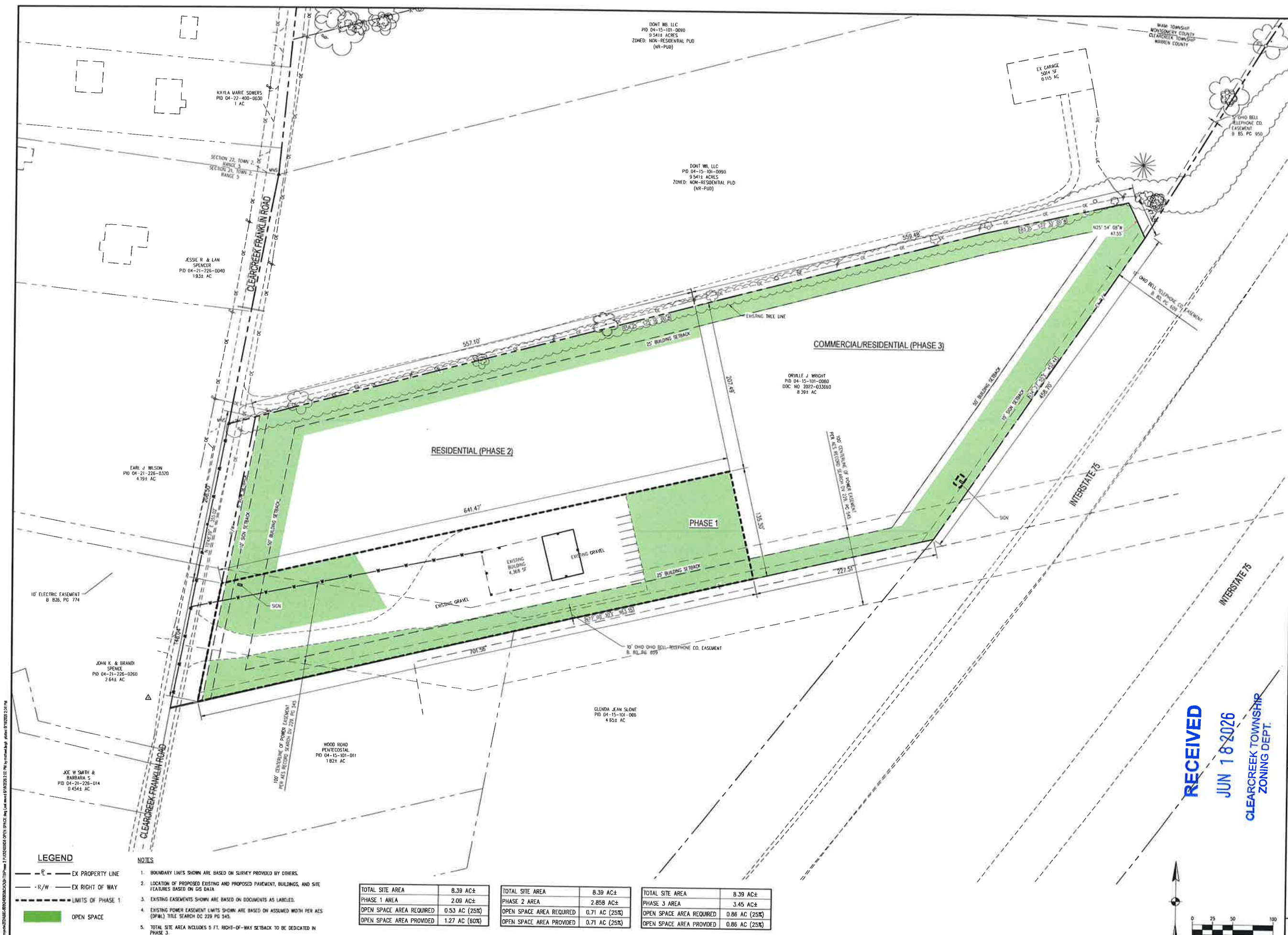
**LANDSCAPE CODE REQUIREMENTS**

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 (4) 6' SPREAD EVERGREEN TREES IN LIEU OF SHRUBS.</p> <p>THE MINIMUM PERMITTED LANDSCAPING WAS REDUCED BASED ON AN APPROVED CONDITION BY CLEARCREEK ZONING, AS LONG AS IT WAS NOT PLACED IN THE UTILITY EASEMENT'S RIGHT-OF-WAY.</p>

**RECEIVED**  
**JUN 18 2026**  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.



NO.		DATE		BY		DESCRIPTION	
1180 DUBLIN ROAD, SUITE 100		COLUMBUS, OH 43215		TEL: 614.441.4222		FAX: 614.441.4222	
PROJECT NO. 8187226		PROJECT DATE: 2/08/2026		DRAWN BY: RLL		CHECKED BY: ML	
<p>TECHNICAL SKILL          CREATIVE SPIRIT.</p> <p>www.MannixSmithGroup.com</p>				PREPARED FOR			
				<b>ORVILLE WRIGHT</b> WRIGHT PARTY BUS PUD STAGE 2 9854 CLEARCREEK FRANKLIN ROAD MIAMISSBURG, OH 45342			
<b>LANDSCAPE PLAN</b>				SITE IMPROVEMENT PLAN FOR			
				<b>WRIGHT PARTY BUS PUD STAGE 2</b>			
<b>4</b>				<b>5</b>			

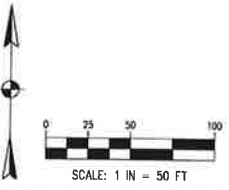


**LEGEND**  
 - - - EX PROPERTY LINE  
 - - - EX RIGHT OF WAY  
 - - - LIMITS OF PHASE 1  
 [Green Box] OPEN SPACE

- NOTES**
- BOUNDARY LINES SHOWN ARE BASED ON SURVEY PROVIDED BY OTHERS.
  - LOCATION OF PROPOSED EXISTING AND PROPOSED PAVEMENT, BUILDINGS, AND SITE FEATURES BASED ON GIS DATA.
  - EXISTING EASEMENTS SHOWN ARE BASED ON DOCUMENTS AS LABELED.
  - EXISTING POWER EASEMENT LIMITS SHOWN ARE BASED ON ASSUMED WIDTH PER AES (DP&L) TITLE SEARCH DC 229 PG 545.
  - TOTAL SITE AREA INCLUDES 5 FT. RIGHT-OF-WAY SETBACK TO BE DEDICATED IN PHASE 3.

TOTAL SITE AREA	8.39 AC±	TOTAL SITE AREA	8.39 AC±	TOTAL SITE AREA	8.39 AC±
PHASE 1 AREA	2.09 AC±	PHASE 2 AREA	2.858 AC±	PHASE 3 AREA	3.45 AC±
OPEN SPACE AREA REQUIRED	0.53 AC (25%)	OPEN SPACE AREA REQUIRED	0.71 AC (25%)	OPEN SPACE AREA REQUIRED	0.86 AC (25%)
OPEN SPACE AREA PROVIDED	1.27 AC (60%)	OPEN SPACE AREA PROVIDED	0.71 AC (25%)	OPEN SPACE AREA PROVIDED	0.86 AC (25%)

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**JUN 18 2026**  
 CLEARCREEK TOWNSHIP  
 ZONING DEPT.



DESCRIPTION	
NO.	DATE
1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340	
PROJECT DATE:	01/16/2026
PROJECT NO.:	2400238
DRAWN BY:	RL
CHECKED BY:	ML
 TECHNICAL SKILL CREATIVE SPIRIT. www.MannikSmithGroup.com	
PREPARED FOR: <b>ORVILLE WRIGHT</b>	
SITE IMPROVEMENT PLAN FOR <b>WRIGHT PARTY BUS PUD STAGE 2</b> 9854 CLEARCREEK FRANKLIN ROAD MARIETTA, OH 45742	
<b>OPEN SPACE PLAN</b>	<b>5 / 5</b>