AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
February 11, 2025
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, GREY FOX CAPITAL, is requesting approval of a Detailed Development Plan for Creekside Woods Phase 1, comprised of 78 units on 15.2 acres. Property is located at 5425 Charlesgate Road (Case DDP 25-03).

B. REPLAT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 1.231 acres of public right of way. Property is located at 6900 Executive Boulevard (Case RP 25-05).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection, the minutes of the January 14, 2025, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. March 11, 2025
April 15, 2025

12. Adjournment

AI-10636 **7. A.**

Planning Commission

Meeting Date: 02/11/2025

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, GREY FOX CAPITAL, is requesting approval of a Detailed Development Plan for Creekside Woods Phase 1, comprised of 78 units on 15.2 acres. Property is located at 5425 Charlesgate Road (Case DDP 25-03).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Legal Description
Drawings
Landscape Rendering
Elevations
Elevations
Fire Assessment

Memorandum

Staff Report for Meeting of February 11, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: February 5, 2025

Subject: DDP 25-03 Creekside Woods (Phase 1)
Wildcat Road & Charlesgate Road

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Grey Fox Capital – Applicant Luke Smith Trustee – Owner
DEVELOPMENT NAME:	Creekside Woods
ADDRESS/LOCATION:	5425 Charlesgate Road
ZONING/ACREAGE:	PR Planned Residential / 15.2 Acres
EXISTING LAND USE:	Vacant lands
ZONING ADJACENT LAND:	North: R-2 / R-6 East: PP West: A South: A
REQUEST:	The applicant seeks detailed development plan approval of Creekside Woods Phase 1, comprised of 78 units on 15.2 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1172
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview

The applicant seeks Detailed Development Plan approval for Creekside Woods, Phase 1, comprised of 78 townhome units and related public infrastructure on 15.2 acres. The Basic Development Plan for the entire 159-unit townhome development on 24.6 acres was approved by the Huber Heights City Council on December 10, 2024, through case BDP 24-23.

Site Characteristics

The site is wooded with a steep ravine and stream bisecting the site. This ravine and stream have historically been an impediment to its development. The applicant is proposing two development areas with entrances from Wildcat Road and Charlesgate Road. The two development areas will be connected via pedestrian paths.

Staff Analysis

The staff analysis addresses the elements of the Basic Development Plan requirements and standards for approval of the Detailed Development Plan.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1172 – Planned Residential, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The approved Basic Development Plan contained the following conditions:

1. The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.
2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.
3. Signs shall conform with Chapter 1189 of the City Code, unless otherwise approved in the Detailed Development Plan by the Planning Commission.
4. Water and sanitary lines shall be placed in public easements.
5. The frontage along Wildcat Road shall be improved to City standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.
6. The revised site plan shall substantially conform to the Conceptual Landscape Plan dated November 21, 2024, including setbacks, buffering, screening and building.

Conformance with the Basic Development Plan Conditions

1. The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.

Sheet 40 (Overall Erosion Control Plan) indicates the stream and large areas of the ravine will remain undisturbed. Additionally, there is an area along the northern property line where the Limit of Disturbance is approximately 40-feet from the property lines. This is consistent with the conceptual landscaping plan dated 11-21-2024.

Staff requests the applicant provide tree fencing along the northern 40-foot setback to reduce tree damage during grading as a condition of approval.

2. The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.

The Detailed Development Plan satisfies the overall amount of street trees required. Trees have been clustered in areas to avoid sanitary sewer utility easements in certain front yards.

3. Signs shall conform with Chapter 1189 of the City Code, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

The proposed monument entry feature complies with Chapter 1189.

4. Water and sanitary lines shall be placed in public easements.

All water and sanitary lines are within public easements.

5. The frontage along Wildcat Road shall be improved to City standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

Additional right of way is shown on the plans.

6. The revised site plan shall substantially conform to the Conceptual Landscape Plan dated November 21, 2024, including setbacks, buffering, screening and building.

The revised site plan substantially conforms to the conceptual landscape plan dated November 21, 2024. Notably, the northern buffer and additional evergreen plantings are illustrated, street trees are provided throughout the site, pedestrian pathways are provided as illustrated.

Conformance with other zoning provisions

Conformance with Planned Residential District Requirements:

Uses: Rowhouses are a permitted use.

Density: The overall density of the development is 6.5 units / acre, consistent with the zoning code.

Setback: The code does not have required minimum building setbacks for rowhouses in Planned Residential districts. To accommodate parking in the driveway, the minimum building setback should be 20-feet, measured from the back of the sidewalk. All Phase 1 buildings meet this requirement.

The setbacks along main roads (Charlesgate & Wildcat) are approximately 40-feet.

Parking: The code requires two spaces per unit. The development provides two spaces per unit, plus an additional 20 spaces for visitors in Phase 1. The Detailed Development Plan satisfies the zoning code requirements.

Utilities: All utilities are below ground.

Building Materials: The applicant anticipates the builder will be NVR (Ryan Homes). The buildings are very similar to the row housing being constructed in Heathermere Woods.

The conceptual elevations and plans appear to meet our building materials standards with a stone veneer watertable. Staff recommends as a condition of approval the applicant, and/or applicant's builder shall comply with the building materials for dwelling requirements outlined in Section 1181.20(c) and 10% of the aggregate building wall surface, within the development, shall be full depth brick, cultured brick, stone, or cultured stone.

Additional Comments:

Fire: See attached.

City Engineer: The engineer's comments have been provided to the applicant.

Recommendation

Staff supports the approval of the Detailed Development Plan application submitted on January 28, 2024. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan with the following conditions:

1. The applicant install protective fencing along the northern 40-foot buffer area to protect existing trees from damage during construction.
2. Residential building materials shall comply with the requirements outlined in Section 1181.20(c), and 10% of the aggregate building wall surface, within the development, shall be full depth brick, cultured brick, stone, or cultured stone.
3. The applicant shall comply will all Fire Department requirements.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Approve the Detailed Development Plan application, with or without conditions;
2) Deny the Detailed Development Plan application; or,
3) Table the application to gather additional information.

Planning Commission Decision Record

WHEREAS, on January 28, 2025, the applicant, GREY FOX CAPITAL, requested approval of a Detailed Development Plan for Creekside Woods Phase 1, comprised of 78 units on 15.2 acres. Property is located at 5425 Charlesgate Road, further identified as Parcel Number P70 01924 0003 on the Montgomery County Auditor's Map (Case DDP 25-03), and;

WHEREAS, on February 11, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, GREY FOX CAPITAL, LLC, for approval of a Detailed Development Plan. Property is located at 5425 Charlesgate Road, further identified as Parcel Number P70 01924 0003 on the Montgomery County Auditor's Map (Case DDP 25-03), in accordance with the recommendation of Staff's Memorandum dated February 5, 2025, with the following conditions:

1. The applicant install protective fencing along the northern 40-foot buffer area to protect existing trees from damage during construction.
2. Residential building materials shall comply with the requirements outlined in Section 1181.20(c), and 10% of the aggregate building wall surface, within the development, shall be full depth brick, cultured brick, stone, or cultured stone.
3. The applicant shall comply with all Fire Department requirements.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

PLANNING DEPARTMENT

****

6131 Taylorsville Road **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number 25-03 Date Filed 1/28/2025
Receipt Number 830076 Amount Paid 700.00

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☒ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

RECEIVED JAN 28 2025 By _____

RECEIVED ~~DEC 20 2024~~ By _____

Feb. 11, 25

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	Grey Fox Capital	Name	Jake Shields
Address	6161 Oak Tree Blvd. Ste 260	Address	6161 Oak Tree Blvd. Ste 260
	Independence OH 44131		Independence OH 44131
Phone	330-618-5692	Phone	330-618-5692
Fax	N/A	Fax	N/A
Email	jacobshields@greyfoxcapital.net	Email	jacobshields@greyfoxcapital.net

PROPERTY INFORMATION

Project Name: Creekside Woods Phase 1

Location of property: 5425 Charlesgate Road, Huber Heights, OH 45424

Book 110 Page 6 Parcel Number(s) P70 01924 0003

Current Zoning: PR - Planned Residential Proposed Zoning: PR - Planned Residential

Property Owner's Name: Luke Smith Trustee Telephone: (760) 274-7711

Address: Mailing Address: 1106 2nd Street 851, Encinitas, CA 92024

Total acres included in this application: 15.2 Acres

Type of Development: Residential X Commercial ___ Office ___ Industrial ___ Other ___

Brief description of application request:
This application request is for the Detailed Development Plan Review and Approval of a residential development consisting of 78 Townhomes with associated road and utility infrastructure

Applicant's status: Owner _____ Lessee _____ Purchaser X Agent _____

Name of Engineer: CESO, Inc. Telephone: 937-609-4381

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

____
Applicant's Signature:

____
Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

____
OWNER

Subscribed and sworn to before me this _____ day of ___________________, 20____.

____
NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

= =

Date Received _____________ Fee Paid _____________ Received by ______________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Luke Smith Trustee
Address: 1106 2nd Street 851
Encinitas, CA 92024
Phone:
Fax:
Email:

AGENT

Name: Tracey Herron
Address: 11 West Monument Avenue, Suite 506
Dayton, OH 45402
Phone:
Fax:
Email:

ATTORNEY

Name: N/A
Address:
Phone:
Fax:
Email:

DEVELOPER

Name: Grey Fox Capital
Address: 6161 Oak Tree Blvd. Ste 260
Independence OH 44131
Phone: 330-618-5692
Fax:
Email: jacobshields@greyfoxcapital.net

LAND PLANNER

Name: Same as Engineer
Address:
Phone:
Fax:
Email:

ENGINEER

Name: CESO, Inc.
Address: 3601 Rigby Road, Ste 300
Miamisburg, OH 45342
Phone: 937-609-4381
Fax:
Email: buchanan@cesoinc.com

LANDSCAPE ARCHITECT

Name: Same as Engineer
Address:
Phone:
Fax:
Email:

OTHER

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

_____ By: _____
Witness Applicant's Signature

_____ Date: _____
Witness

Project: _____

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

_____ _____
Owner's Signature Owner's Signature

_____ _____
Printed Name Printed Name

Sworn to before me and subscribed in my presence by the said

_____ on this _____ day of _____, 20_____.

_____
Notary Public

DESCRIPTION

Containing 24.597 Total Acres

Situated in Section 30, Town 2, Range 8, M.R.S., City of Huber Heights, Montgomery County, Ohio, Being all of Lot 15161 of Herbert C. Huber Plat No. 66, as recorded in Plat Book 110, Page 6 of the Montgomery County Recorders Office and being more particularly described as follows;

Beginning at the southwest corner of Lot 20685 as recorded in Herbert C. Huber Plat No. 68, Section One-C, as recorded in Plat Book 112, Page 17, said point being on the northerly right-of-way line of Charlesgate road;

Thence with said northerly right-of-way line of Charlesgate Road, **South 47°21'43" West**, a distance of **716.74 feet** to a point on the northerly line of Lot 8 of Northpark Section Five, as recorded in Plat Book 232, Page 59;

Thence with the north line of said Northpark Section Five, **North 84°28'01" West**, a distance of **1093.62 feet** to a found 5/8-inch iron pin with yellow cap on the easterly right-of-way line of Wildcat Road, as dedicated in Plat Book 110, Page 6;

Thence with said easterly right-of-way line of Wildcat Road, **North 05°25'54" East**, a distance of **785.62 feet** to a found 5/8-inch iron pin stamped "NBP 6508" on the south line of a 15.4715 acre tract of land conveyed to David Studebaker, as recorded in I.R. Deed 20-009464;

Thence with the southerly line of said 15.4715 acre tract, and with the southerly lines of a 4.091 acres tract conveyed to Doris M. Studebaker, as recorded in I.R. Deed 02-011063, and a 3.877 acre tract conveyed to David Scott and Susan McCoy, as recorded in I.R. Deed 2023-00052709, **South 84°29'41" East**, a distance of **1291.42 feet** to a found 3/4 inch iron pin at a westerly corner of aforesaid Lot 20685 of Herbert C. Huber Plat number 68 Section One-C;

Thence with a westerly line of said Lot 20685, **South 42°37'19" East**, a distance of **378.01 feet** to the **POINT OF BEGINNING** containing 24.597 acres more or less.

This description is for zoning purposes only.

SITE IMPROVEMENT PLAN

CREEKSIDE WOODS

PHASE 1

JANUARY, 2025

STATE OF OHIO, COUNTY OF MONTGOMERY, CITY OF HUBER HEIGHTS

SECTION 30, TOWN 2, RANGE 8, M.R.S.

DEVELOPER:
GREY FOX CAPITAL
6161 OAK TREE BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131
EMAIL: JACOBSHIELDS@GREYFOXCAPITAL.NET
PHONE: (330) 618-5692
CONTACT: JAKE SHIELDS

OWNER:
SMITH LUKE TR
1106 2ND ST 851
ENCINITAS, CA 92024

SURVEY PROVIDED BY:
CESO,INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JERRY HOLLOWAY

ENGINEER:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JUSTIN ELAM, P.E.

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

SITE DATA:

ZONING:	PLANNED RESIDENTIAL (PR)
TOTAL ACREAGE:	24.597 AC
TOTAL UNIT COUNT:	159 UNITS
UNIT COUNT PHASE 1:	78 UNITS
UNIT COUNT PHASE 2:	81 UNITS
OPEN SPACE:	8.33 AC.(33.87%)
PROPOSED DENSITY:	6.5 DUA
BUILDING SETBACKS:	
FRONT (WILDCAT RD)*:	40'
FRONT (CHARLESGATE RD)*:	40'
FRONT:	15'
MIN. BUILDING SEPARATION REAR:	40'
MIN. BUILDING SEPARATION SIDE:	25'

* FRONT SETBACKS MEASURED FROM R/W

PARKING REQUIREMENTS:	TWO (2) SPACES/ UNIT
TOTAL REQUIRED:	318
TOTAL PROVIDED:	347
GARAGE PARKING (1/ UNIT):	159
DRIVEWAY SPACES:	159
OFF-STREET SPACES:	29

GOVERNING AGENCIES AND UTILITY COMPANIES:

ELECTRIC
AES OHIO
1900 DRYDEN ROAD
DAYTON, OHIO 45459
(937) 331-4682

GAS
CENTERPOINT ENERGY
4285 NORTH JAMES McGEE BLVD
DAYTON, OH 45427
(937) 440-1957

CABLE
SPECTRUM CABLE
3691 TURNER ROAD
DAYTON, OH 45415
1-(866)-459-0059

TELEPHONE
AT&T
111 N. 4TH STREET RM 802
COLUMBUS, OH 43215
(614) 233-8163

STREET, STORMWATER, SANITARY SEWER & WATER:
CITY OF HUBER HEIGHTS
6131 TAYLORSVILLE ROAD
HUBER HEIGHTS, OHIO 45424
(937) 233-1423

BENCHMARKS (NAVD 88):

BM #1
CROSS NOTCH SET ON NORTHWEST ARROW BOLT OF FIRE HYDRANT. SAID HYDRANT IS 250 FEET NORTHEAST OF END OF CHARLESGATE ROAD, IN THE SOUTHEAST ROW.
ELEVATION = 901.56'

BM #2
BENCH TIE SET IN SOUTHWEST SIDE OF POWER POLE IN WEST ROW OF WILDCAT ROAD, NEAR THE NORTHWEST CORNER OF SITE.
ELEVATION = 916.91'

BM #3
BENCH TIE SET IN EAST SIDE OF POWER POLE IN WEST ROW OF WILDCAT ROAD, JUST SOUTH OF ENTRANCE TO GRAVEL PIT.
ELEVATION = 908.74'

SURVEY NOTES:

HORIZONTAL DATUM:
NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH , NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN SEPTEMBER, 2024.

VERTICAL DATUM:
ELEVATIONS AND DATUM AS SHOWN HEREON ARE BASED UPON NAVD88 ESTABLISHED USING GPS OBSERVATIONS ALONG WITH THE OHIO DEPARTMENT OF TRANSPORTATION RTN NETWORK AND OPUS SOLUTIONS. MADE IN CONJUNCTION WITH A SURVEY CONDUCTED BY CESO INC. IN SEPTEMBER, 2024.

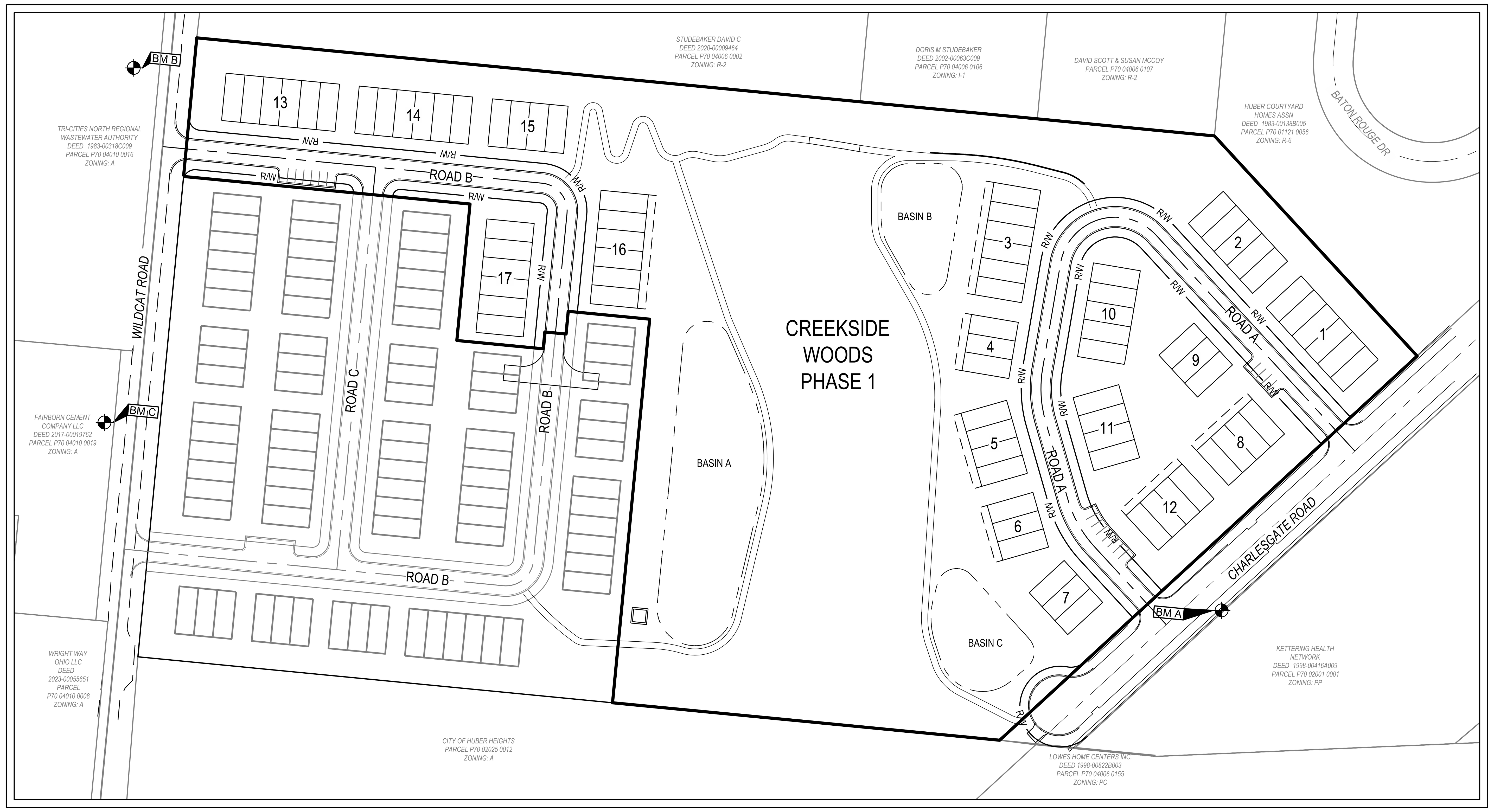
UTILITY DISCLAIMER:
THE UTILITIES SHOWN ARE LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS SUPPLIED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OHIO 811 TICKET NUMBERS: B422900898-00B, B422900912-00B, B422900904-00B, B422900913-00B, B423300254-00B, B423300261-00B.

DATE OF FIELD SURVEY: SEPTEMBER 12, 2024.
DATE OF PLAT OR MAP: SEPTEMBER 27, 2024

FEMA FLOODPLAIN:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); MONTGOMERY COUNTY, OHIO, 39113C0069E, EFFECTIVE DATE: JANUARY 6, 2005.



INDEX MAP
SCALE: 1"=80'



VICINITY MAP
N.T.S.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	CONSTRUCTION NOTES AND DETAILS
4	SANITARY DETAILS
5	WATER DETAILS
6	EXISTING CONDITIONS
7	OVERALL GRADING PLAN
8	GRADING PLAN
9	GRADING PLAN
10	INTERSECTION DETAILS
11	INTERSECTION DETAILS
12	BASIN DETAIL A
13	BASIN DETAIL B
14	BASIN DETAIL C
15	OVERALL UTILITY PLAN
16	OVERALL SITE PLAN
17	SITE PLAN
18	SITE PLAN
19	ROAD PLAN AND PROFILE
20	ROAD PLAN AND PROFILE
21	ROAD PLAN AND PROFILE
22	ROAD PLAN AND PROFILE
23	STORM SEWER PROFILES
24	STORM SEWER PROFILES
25	STORM SEWER PROFILES
26	SANITARY PLAN AND PROFILE
27	SANITARY PLAN AND PROFILE
28	SANITARY PLAN AND PROFILE
29	SANITARY PLAN AND PROFILE
30	SANITARY PLAN AND PROFILE
31	SANITARY PLAN AND PROFILE
32	SANITARY PLAN AND PROFILE
33	OVERALL LANDSCAPE PLAN
34	LANDSCAPE PLAN
35	LANDSCAPE PLAN
36	LANDSCAPE DETAILS
37	SWPPP NOTES
38	SWPPP DETAILS
39	SWPPP DETAILS
40	OVERALL EROSION CONTROL PLAN
41	EROSION CONTROL PLAN
42	EROSION CONTROL PLAN

STANDARD DRAWINGS				
ODOT STANDARD CONSTRUCTION DRAWINGS				
CB-2-2B				
CB-2-3, 2-4				
CB-3				
CB-3A				
HW-2.2				

RUSSELL A. BERGMAN, P.E. DATE
CITY ENGINEER, HUBER HEIGHTS

JUSTIN ELAM, P.E. DATE
OHIO LICENSE NO. E-76298

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

Ohio Utilities Protection Service
Call 811 before you dig

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

GREY FOX CAPITAL
CREEKSIDE WOODS
PHASE 1
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
COVER SHEET

C:\DARoot\Jobs\b9f0064fa9f34d61b13ebe51f3c28775\adskfiles\b.361ec426-5908-416c-aebc-e645d1edd4e0_CESO\03-CIVIL\PHASE I\PLAN\A_765054_COVER SHEET.dwg - 1/27/2025 - acesuser

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
2. ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
3. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
4. ALL CATCH BASINS (CURB AND GUTTER INLET) ODOT TYPE 3A UNLESS OTHERWISE SPECIFIED. THE CASTING HOOD SHALL HAVE "DUMP NO WASTE" LETTERING AND FISH IMAGE.
5. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C-76, CLASS IV, UNLESS OTHERWISE NOTED.
6. ALL MANHOLES TO BE TYPE "A", UNLESS OTHERWISE NOTED.
7. CHANNEL BOTTOMS OF ALL MANHOLES.
8. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
9. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED CURB IS NOT PERMITTED.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
11. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5% MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
12. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-865-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
13. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES - PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
14. ROOF AREA DRAIN LINES SHALL NOT BE EXTENDED THROUGH CURBS BUT SHALL BE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM.
15. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
16. ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARDS. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
17. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN.CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
18. SUMP DRAIN LINES SHALL BE 4" OR 6" PVC SOLID WALL PIPE AND SHALL HAVE CLEAN-OUTS AT 200 FT INTERVALS. TOP OF SUMP DRAIN TO BE A MINIMUM OF 30" BELOW TOP OF CURB. PIPE BEDDING MATERIAL SHALL BE PEA GRAVEL OR PIPE FILL (SAND). BACKFILL SHALL BE THOROUGHLY TAMPED WITH MECHANICAL TAMPERS IN 6" LAYERS. SUMP DRAIN LINES SHALL BE PLACED IN GENERAL PARALLEL WITH THE CURB AND 6" BEHIND THE BACK OF CURB AND TIED INTO THE NEAREST POSSIBLE CATCH BASIN OR STORM MANHOLE. AT THE LOW SIDE OF THE PROPERTY, A 2 INCH TEE AND PLUG SHALL BE CONNECTED TO THE SUMP DRAIN LINE FOR EACH LOT. NO DOWNSPOUTS OR OTHER CLEAN WATER CONNECTIONS MAY BE TIED TO THIS SUMP DRAIN LINE. A 4" SUMP DRAIN LINE SHALL BE USED FOR 1-4 HOUSES. WALK OUT BASEMENTS DO NOT REQUIRE A SUMP PUMP. FOOTING DRAINS SHALL DRAIN BY GRAVITY TO THE REAR OF THE LOT.

WATERLINE NOTES:

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE ZINC COATED DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. MECHANICAL JOINT FITTINGS DO NOT HAVE TO BE ZINC COATED. THE USE OF STANDARD DUCTILE IRON (ANSI A-21.51, AWWA C-151) CLASS 53 PIPE HAS TO BE PRE-APPROVED BY THE CITY ENGINEER. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
3. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR UNITED WATER PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS,THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 2' MAXIMUM ANCHOR PIPE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1"SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.

SANITARY SEWER NOTES:

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT SANITARY SEWERS. ALL SUCH WORK SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC S3034 SDR 26.
3. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D 3212 FOR PVC.
4. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE.ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS,THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
9. ALL SERVICE LATERALS SHALL BE PVC SCHEDULE 40 AND ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
10. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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CREEKSIDE WOODS PHASE 1

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Revisions / Submissions

ID	Description	Date

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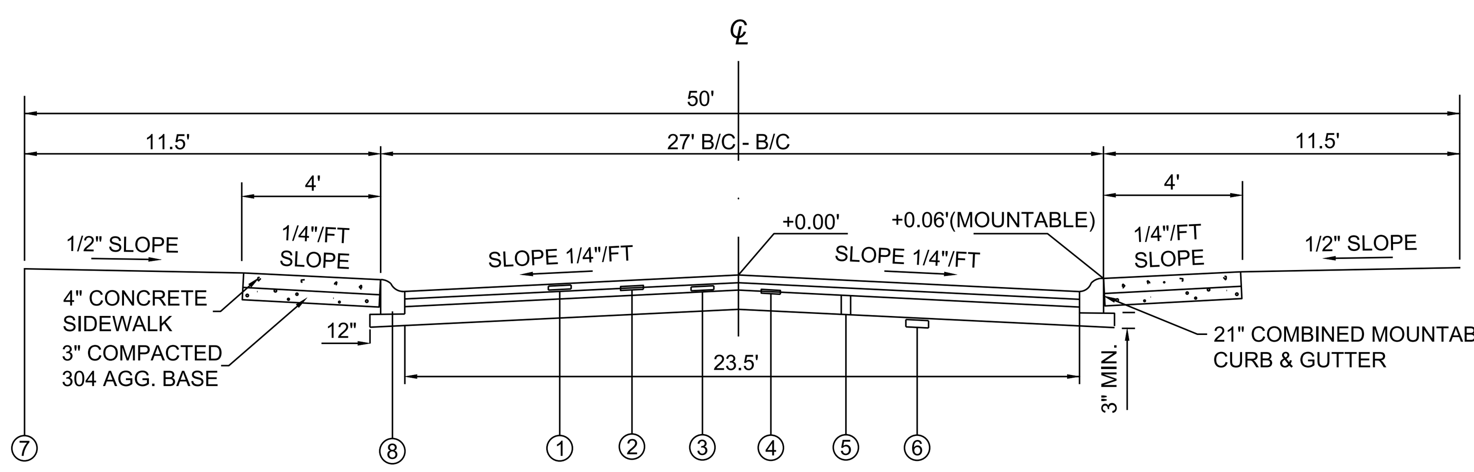
Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
GENERAL NOTES

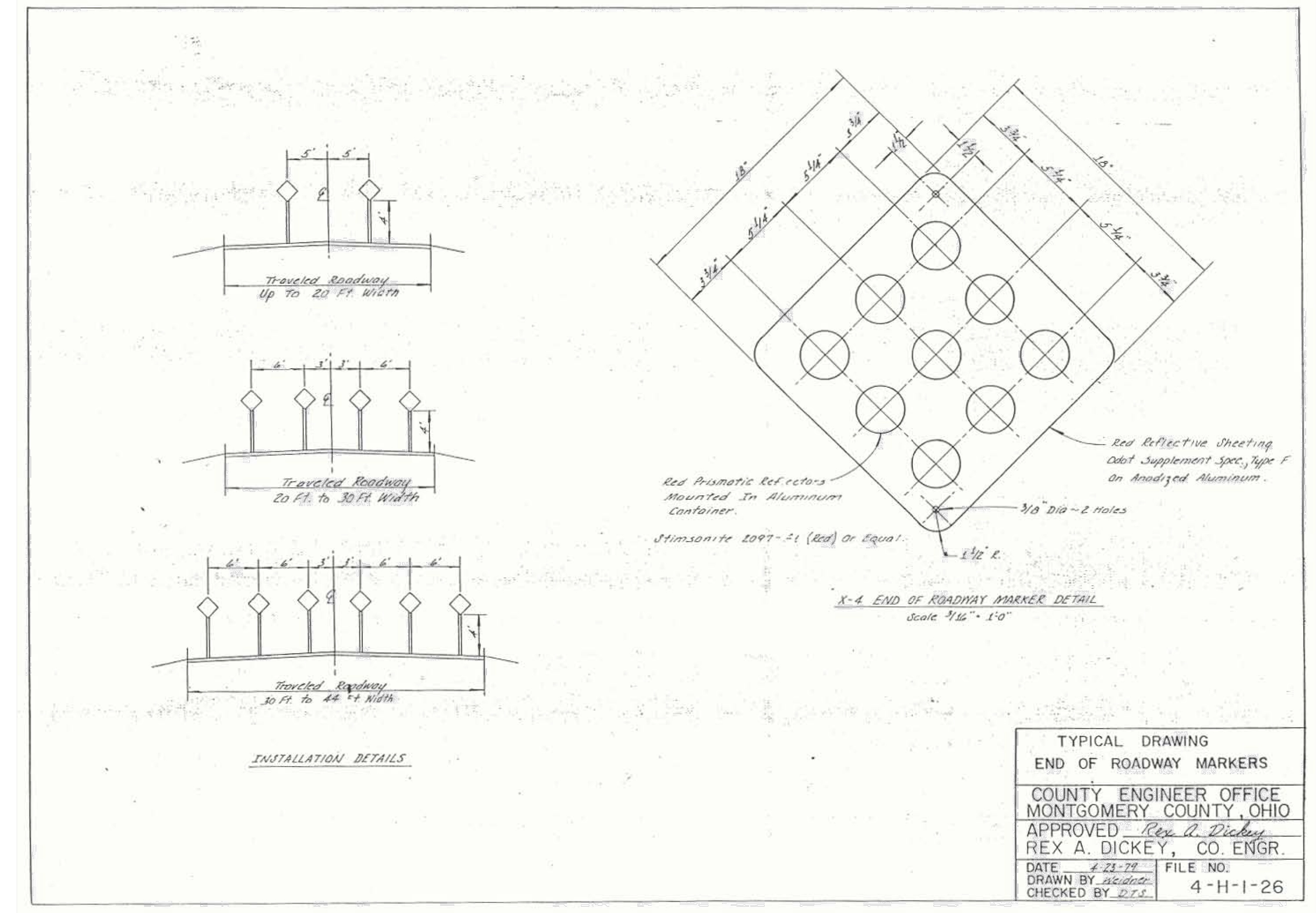
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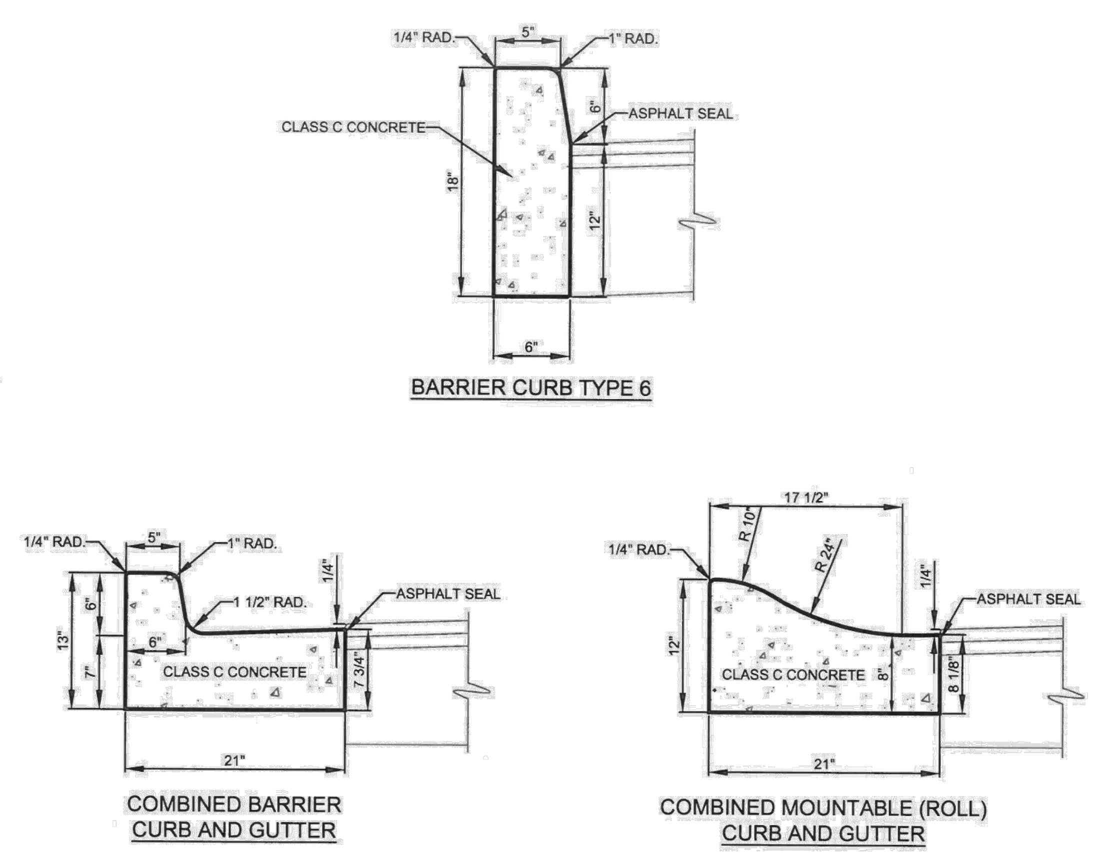
TYPICAL 50' STREET SECTION

~NTS~



1. ITEM 404: ASPHALT CONCRETE (1 1/4"SURFACE COURSE) TO BE APPLIED 12 MONTHS AFTER 301 COURSE IS APPLIED.
2. ITEM 407: RC-70 TACK COAT @ 0.1 GAL./S.Y.
3. ITEM 402: ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE) AT END OF 5 DAYS AFTER 408.
4. ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
5. ITEM 304: AGGREGATE BASE (2-5" COURSES)
6. ITEM 203: SUBGRADE COMPACTION
7. ITEM 659: SEEDING AND MULCHING
8. COMBINED MOUNTABLE CURB & GUTTER (SEE PV-3.0 BELOW)





GENERAL NOTES:

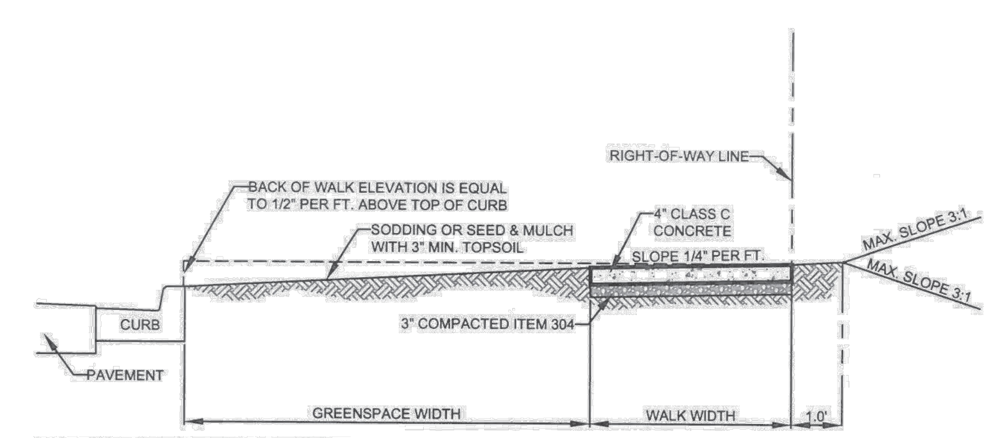
1. ALL BARRIER TYPE SHALL BE DEPRESSED AT DRIVE APPROACHES. SEE CONCRETE DRIVEWAY DETAIL.
2. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/4" CONTRACTION JOINTS CONSTRUCTED AT 5' INTERVALS. THE DEPTH SHALL AVERAGE 2" OR MORE FOR COMBINATION CURB AND GUTTER, AND FOR CURB SHALL AVERAGE 1/5 OR MORE OF THE CURB HEIGHT. ALL CONTRACTION JOINTS SHALL BE TOOLED RATHER THAN BEING SAWED AFTER BROOM FINISHING.
3. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/2" NON-EXTRUDING EXPANSION JOINTS AT FORTY (40) FOOT INTERVALS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
5. PROVIDE A MINIMUM 3" OF COMPACTED AGGREGATE - ITEM 304 BELOW CURB AND EXTENDED 12" FROM BACK OF CURB ON THE COMPACTED SUBGRADE. SEE STREET PAVEMENT SECTIONS.

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TITLE OF DRAWING: CURB SECTION DETAILS

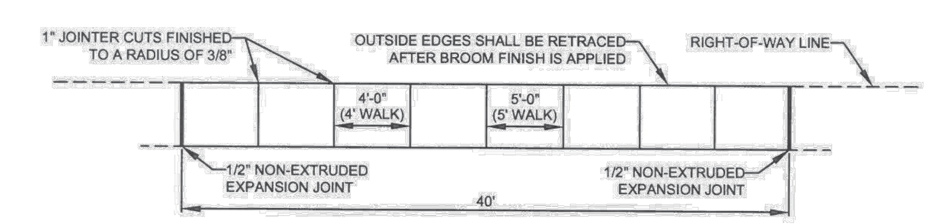
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. PV-3.0



50' R/W	7.5'	4.0'
60' R/W	7.0'	4.0'
70' R/W	7.5'	5.0'
82' R/W	4.5'	5.0'
90' R/W	7.5'	5.0'

SIDEWALK CROSS-SECTION



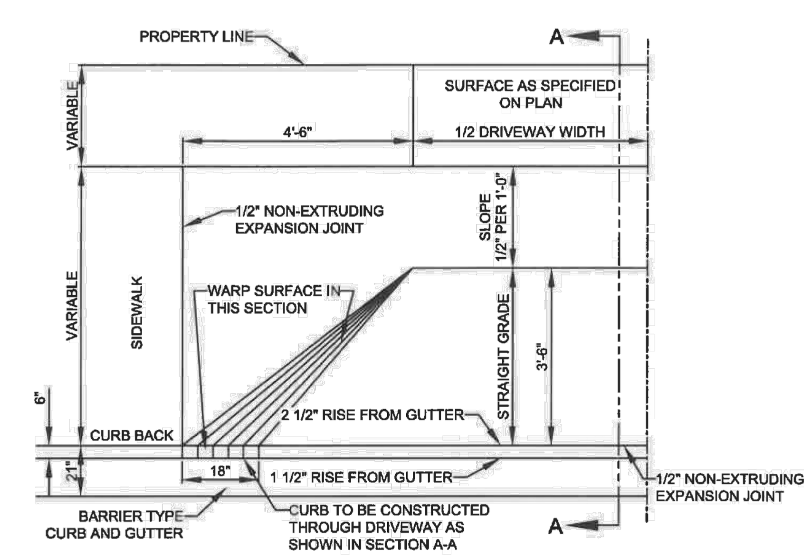
SIDEWALK PLAN

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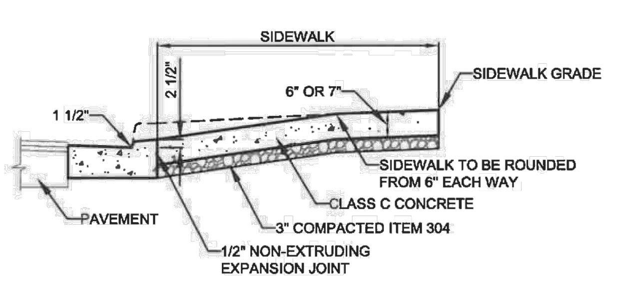
TITLE OF DRAWING: SIDEWALK LAYOUT

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DWG. No. PV-5.0



PLAN VIEW



SECTION A-A

GENERAL NOTES:

1. DRIVEWAYS SHALL BE CONSTRUCTED A MINIMUM OF 8'-0" IN WIDTH
2. RESIDENTIAL DRIVE APPROACH SHALL BE 6" THICK & COMMERCIAL DRIVE APPROACH SHALL BE 7" THICK.
3. DRIVEWAYS 15'-0" OR OVER IN WIDTH SHALL HAVE A CONTRACTION JOINT CONSTRUCTED IN THE CENTER FOR THE LENGTH OF THE DRIVEWAY.
4. WHEN ADDING DRIVES TO EXISTING CURB, THE ENTIRE EXISTING CURB MUST BE REMOVED. NO BREAKING OFF OF THE TOP PORTION OF THE CURB WILL BE ALLOWED.

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TITLE OF DRAWING: CONCRETE DRIVEWAY APPROACH WITH SIDEWALK ABUTTING THE CURB

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FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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Revisions / Submissions

ID	Description	Date

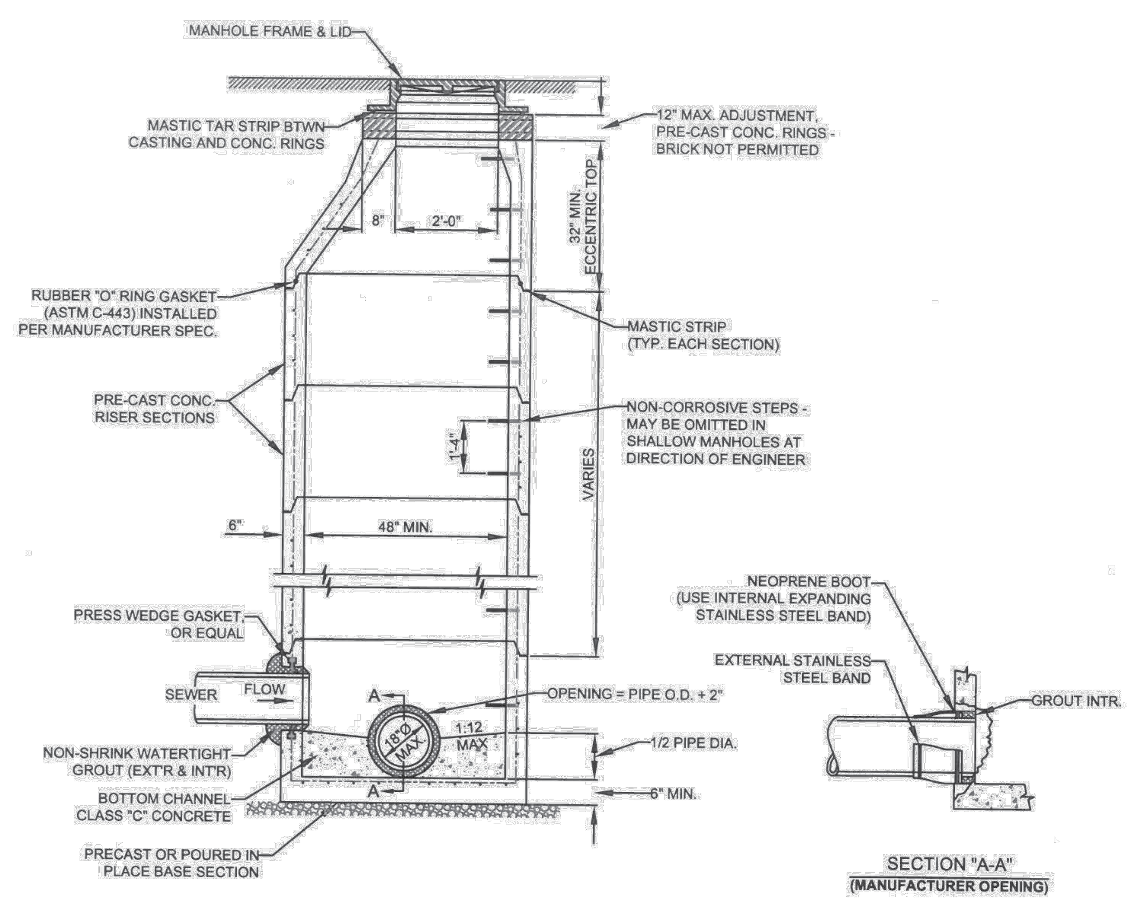
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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

CONSTRUCTION NOTES AND DETAILS

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SANITARY MANHOLE TYPE A

GENERAL NOTES:

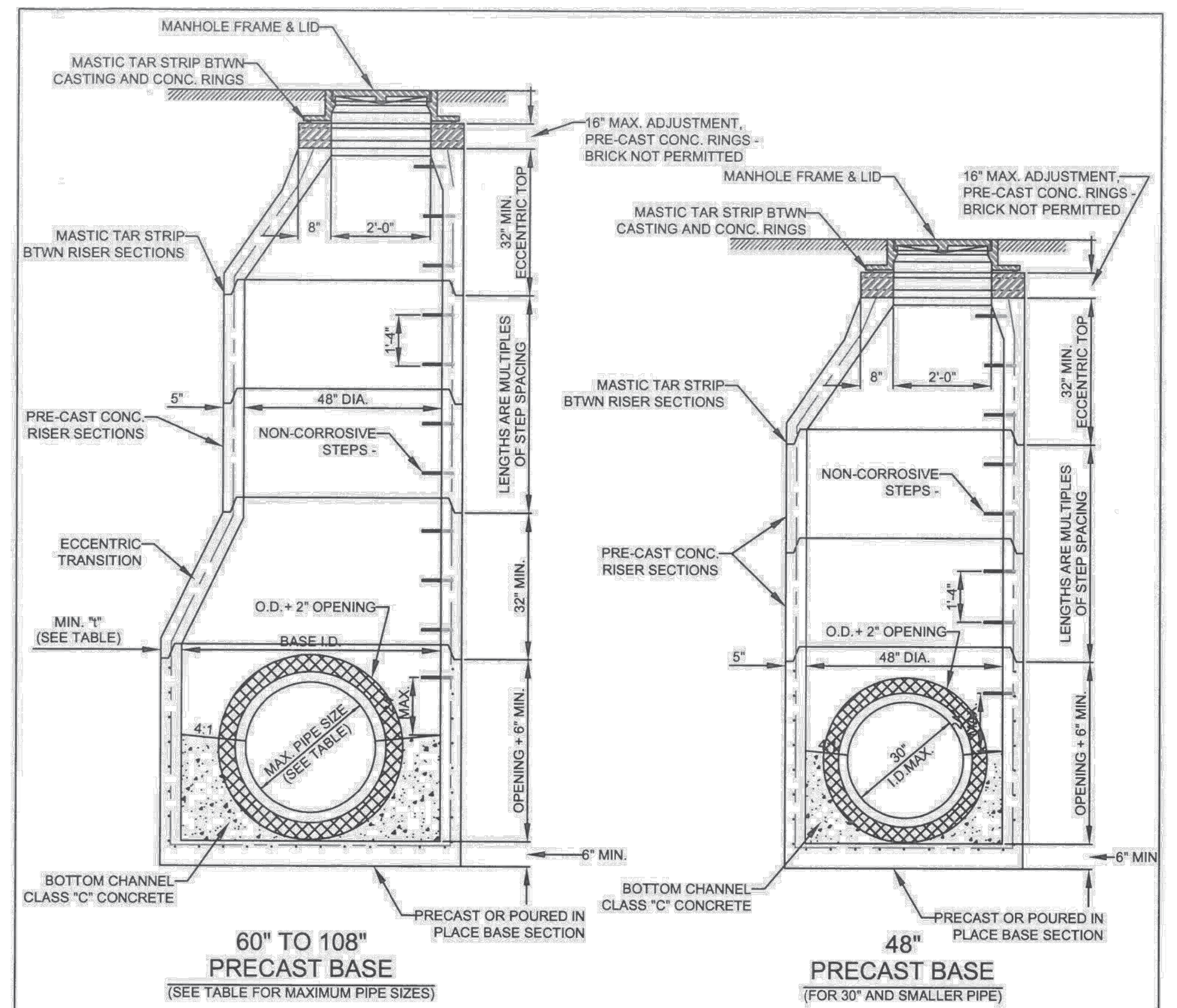
1. FLEXIBLE JOINT SHOWN ABOVE PIPES LESS THAN OR EQUAL TO 24"Ø SHALL BE THE "PRESS WEDGE II", MANUFACTURED BY PRESS SEAL GASKET CORP., OR APPROVED EQUAL.
2. GASKETED JOINT SHALL BE FLEXIBLE TO ACCOMMODATE UP TO 9° DEFLECTION OF PIPE IN ANY DIRECTION.
3. FOR LARGER DIAMETER SEWER REFER TO LARGE MANHOLE STANDARD.
4. MANHOLES IN PAVED AREAS SHALL BE INITIALLY SET AT A LOWER THAN FINISHED BASE GRADE AND ADJUSTED TO FINAL GRADE PRIOR TO PLACING OF THE FINAL SURFACE.
5. IN PAVED AREAS MANHOLE FRAME AND LID SHALL BE EQUAL OF EAST JORDAN IRON WORKS NO. 1600, AS DIRECTED BY ENGINEER.
6. OUTSIDE OF PAVED AREA, MANHOLE FRAME AND LID MAY BE EQUAL OF EAST JORDAN IRON WORKS NO. 1610, AS DIRECTED BY ENGINEER.

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TITLE OF DRAWING: SANITARY MANHOLE TYPE A

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DWG. No. SA-1.0



MAXIMUM PIPE SIZES		
BASE I.D.	MIN. "t"	MAX. PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
90"	7½"	60"
96"	8"	66"
108"	9"	72"

MANHOLE No. 3

FOR ADDITIONAL NOTES REFER TO THE LATEST EDITION OF THE ODOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS

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TITLE OF DRAWING: MANHOLE No. 3

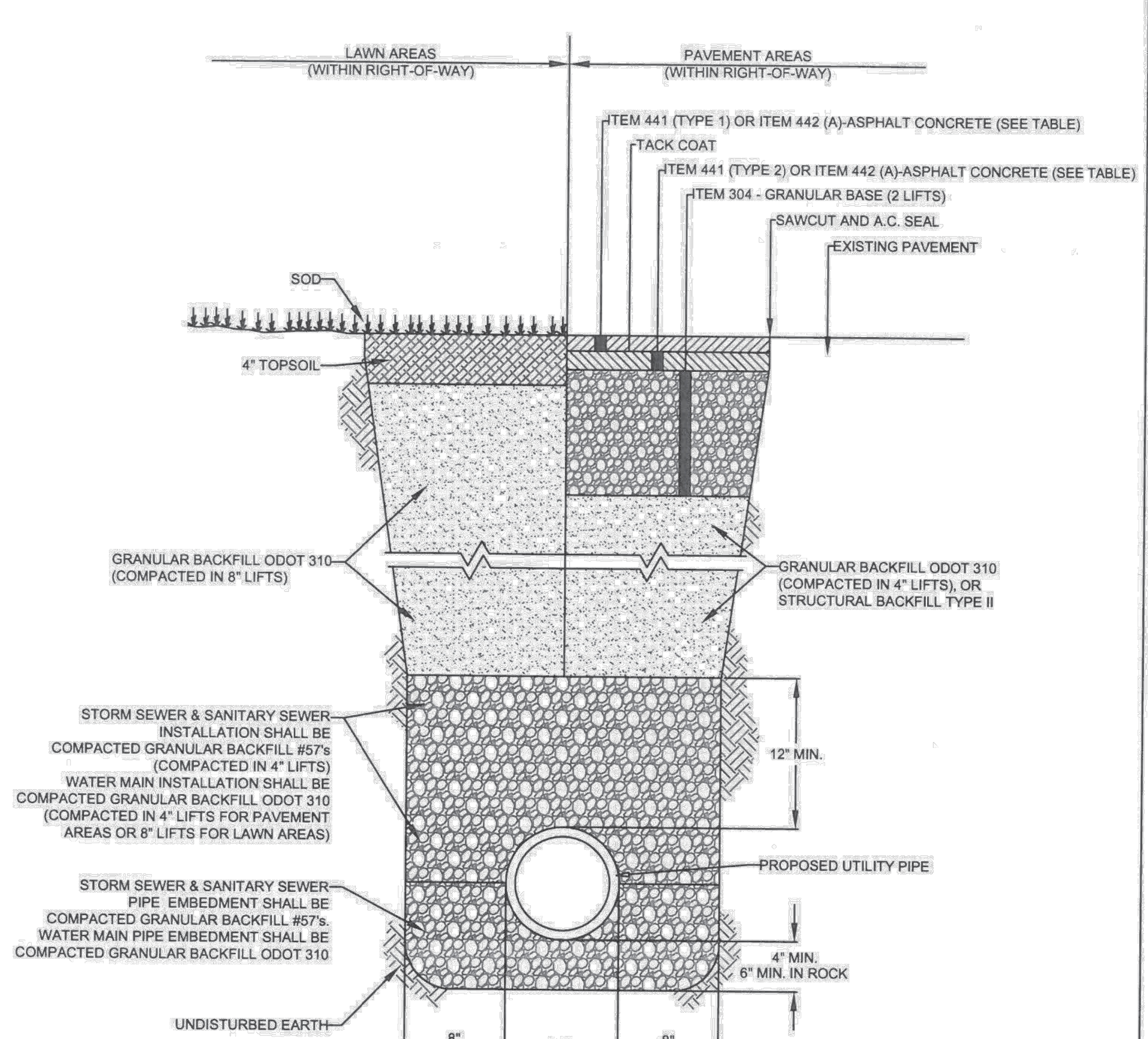
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DWG. No. MH-1.2

TABLE 1: PAVEMENT DESIGN STANDARDS

ASPHALT SURFACE ON AGGREGATE BASE		
ITEM NO.	MINOR STREETS	MINOR COLLECTORS
441 (1)	1 1/4"	1 1/2"
441 (2)	1 3/4"	2 1/2"
304	10"	10"

ASPHALT SURFACE ON AGGREGATE BASE			
ITEM NO.	MAJOR COLLECTORS	MINOR ARTERIAL	MAJOR ARTERIAL
442 (A)	1 1/2"	1 1/4"	2"
442 (A)	2 1/2"	3"	3"
304	12"	12"	12"



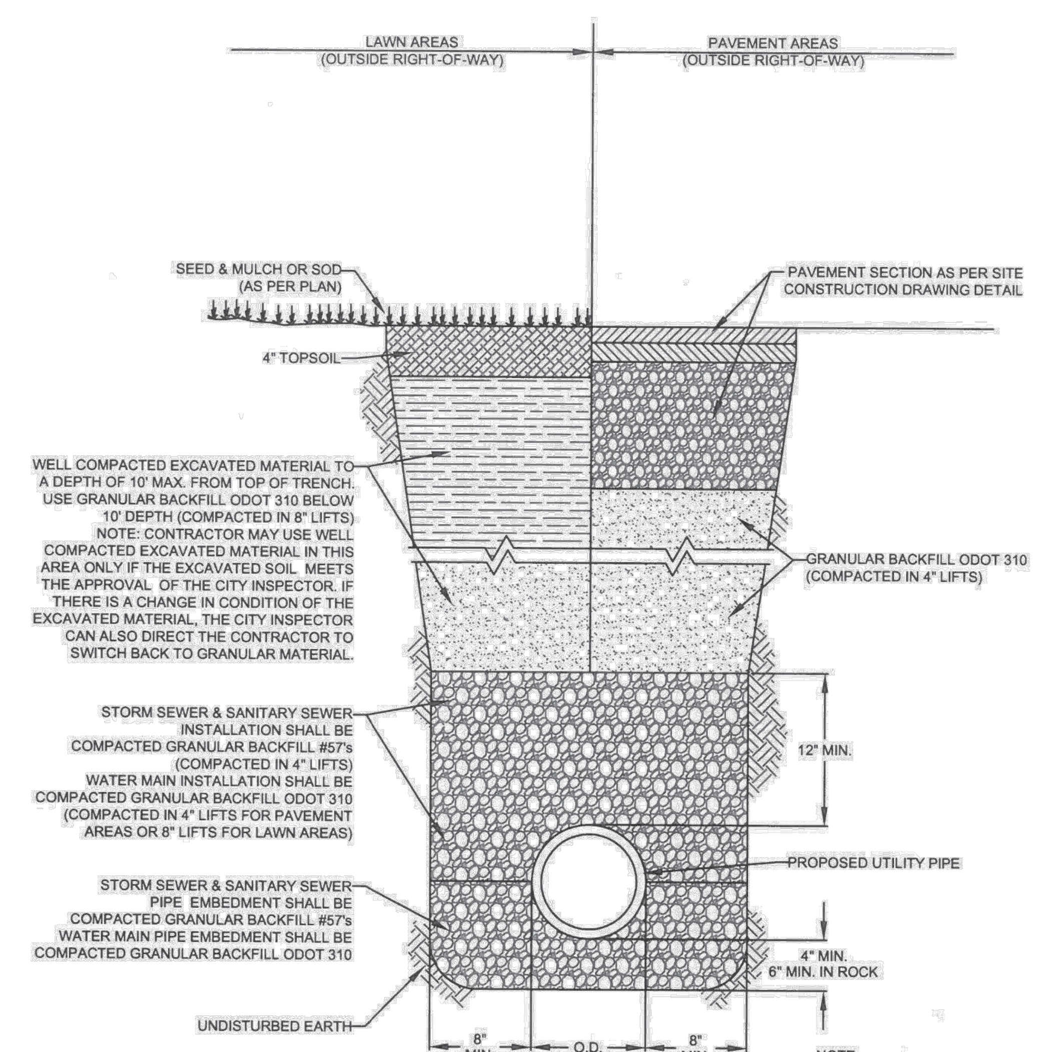
NOTE:
1. THE CONTRACTOR MAY WIDEN THE TRENCH OPENING BEGINNING AT A POINT 12" ABOVE THE TOP OF PIPE
2. NO TRENCH SHALL REMAIN OPEN OVERNIGHT. THE CONTRACTOR SHALL BACKFILL THE TRENCH OR USE STEEL PLATING.

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TITLE OF DRAWING: UTILITY TRENCH-DETAIL (WITHIN RIGHT-OF-WAY)

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DWG. No. MS-1.0



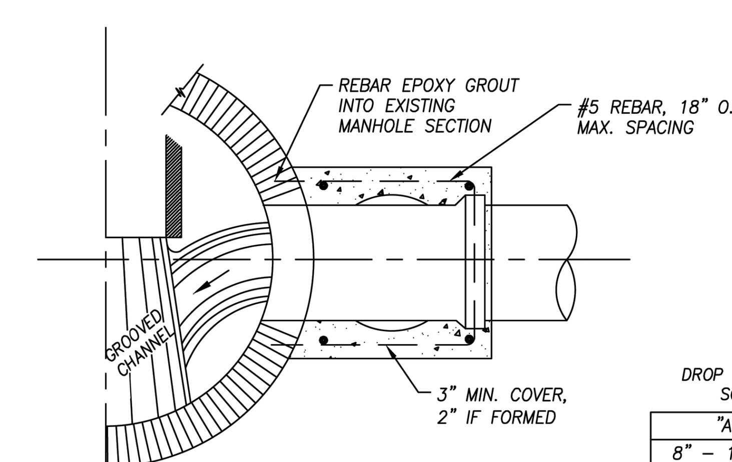
NOTE:
1. THE CONTRACTOR MAY WIDEN THE TRENCH OPENING BEGINNING AT A POINT 12" ABOVE THE TOP OF PIPE
2. NO TRENCH SHALL REMAIN OPEN OVERNIGHT. THE CONTRACTOR SHALL BACKFILL THE TRENCH OR USE STEEL PLATING.

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TITLE OF DRAWING: UTILITY TRENCH-DETAIL (OUTSIDE RIGHT-OF-WAY)

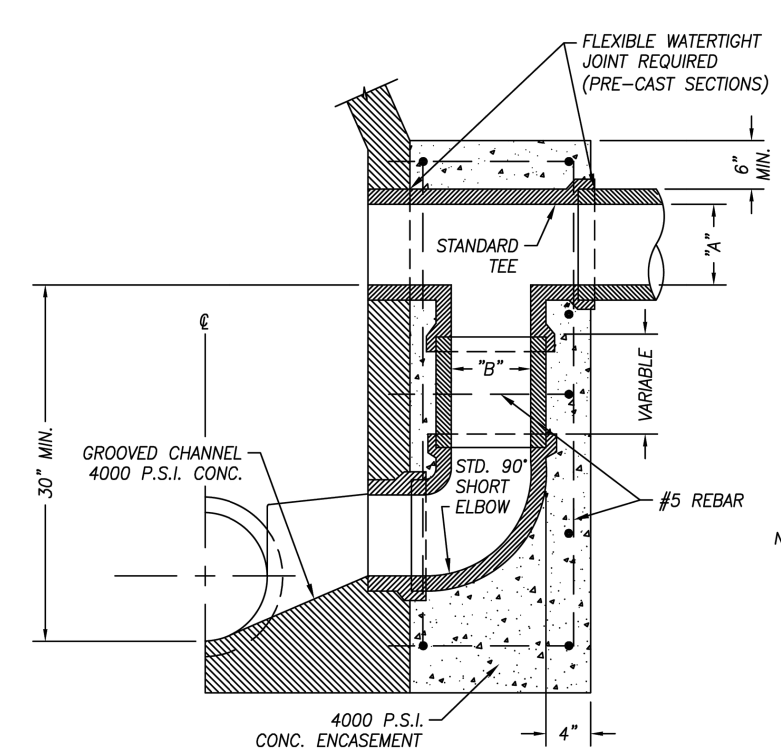
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DWG. No. MS-2.0



SECTIONAL PLAN

DROP CONNECTION SCHEDULE	
"A"	"B"
8" – 12"	8"
15" – 18"	10"
21" – 27"	12"
30" – 60"	½A"



NOTE: DROP CONNECTION SHALL BE DUCTILE IRON OR REINFORCED CONCRETE. PVC PIPE MAY BE USED IF DROP IS INTEGRALLY CAST WITH THE MANHOLE AT THE FACTORY.

SECTIONAL ELEVATION

STANDARD MANHOLE DROP CONNECTION

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

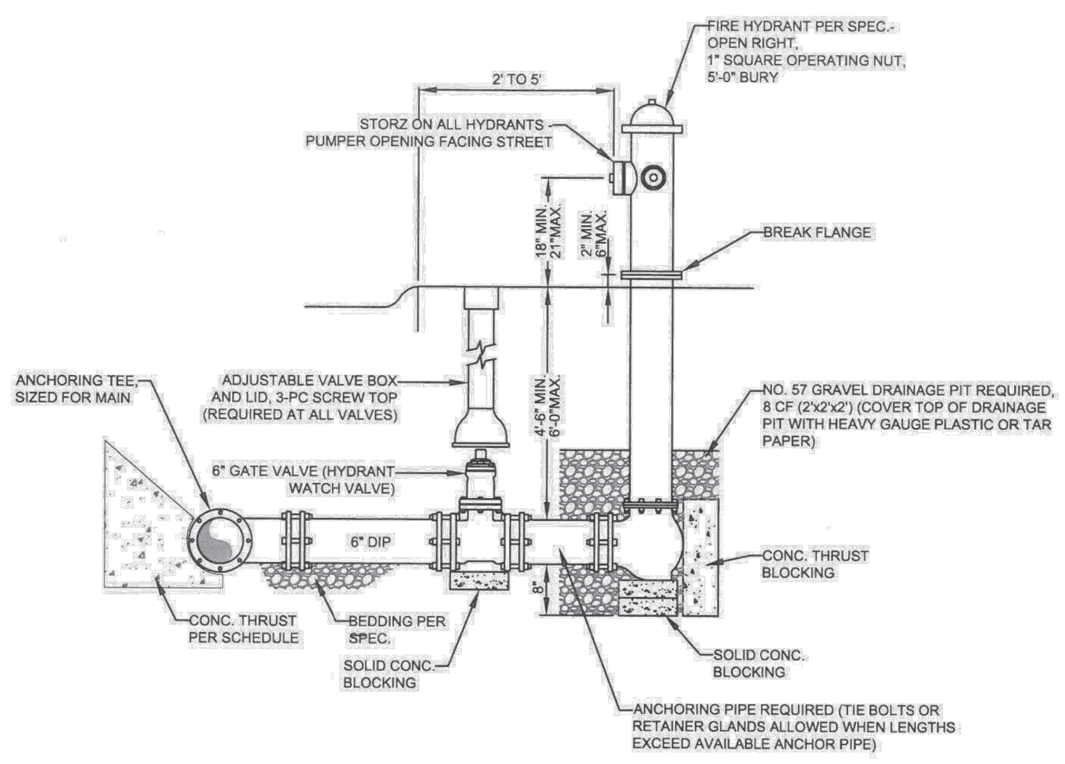
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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SANITARY DETAILS

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GENERAL NOTES:

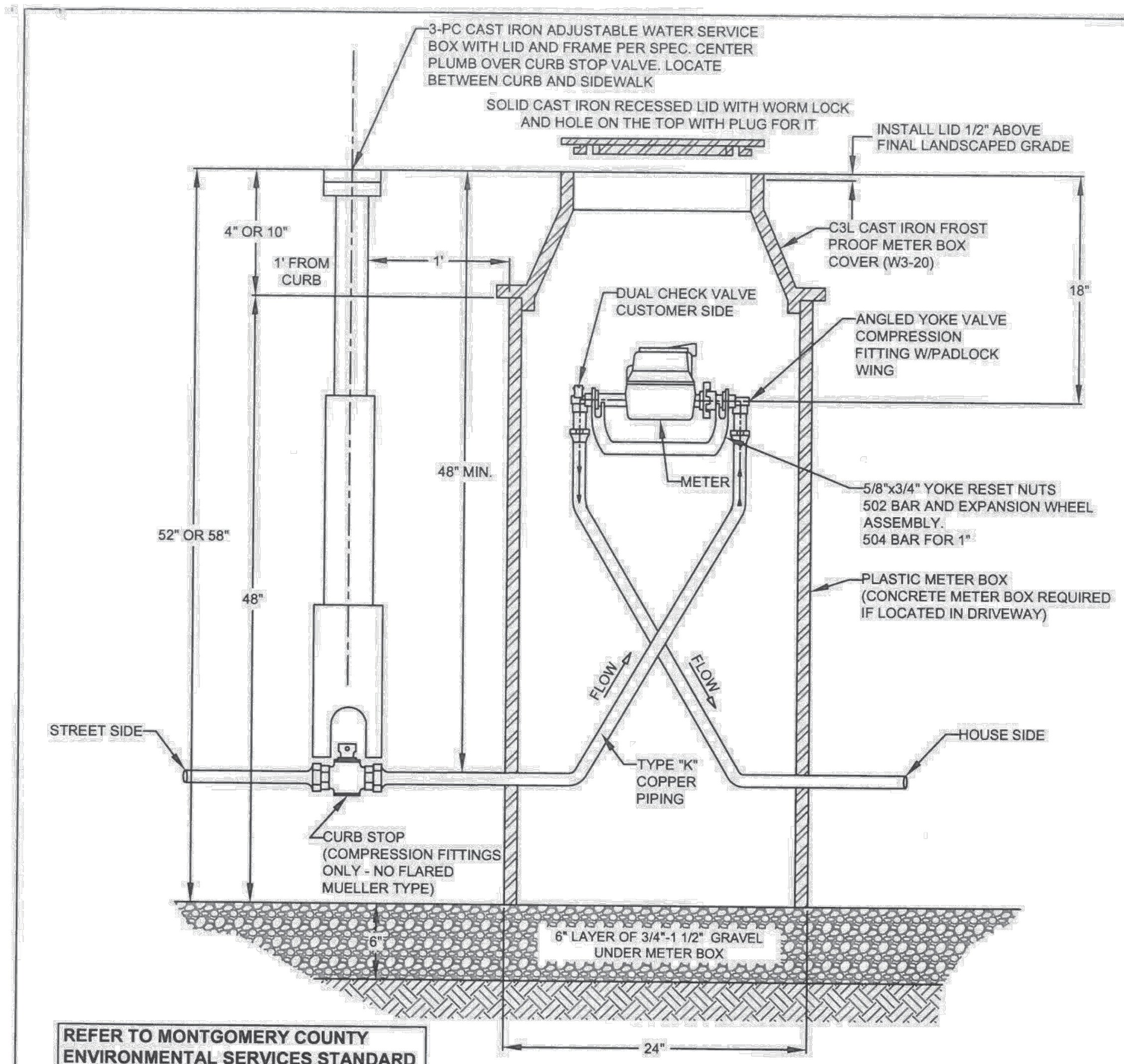
1. NO NATURAL OR MAN-MADE BARRIERS SUCH AS WALLS FENCES, POSTS,CURBS, SHRUBBERY, OR TREES SHALL BE INSTALLED SO AS TO IMPEDE THE USE, ACCESS, OR OPERATION OF HYDRANTS. MINIMUM CLEAR DISTANCE TO HYDRANT SHALL BE THREE (3) FEET.
2. IN AREAS WHERE HYDRANT INSTALLATION IS TO BE IN ROADWAY, PARKING LOT OR OTHER AREAS WHERE VEHICULAR TRAFFIC MAY CAUSE DAMAGE TO THE HYDRANT, PROTECTIVE BARRIERS ARE TO BE INSTALLED, AS DIRECTED BY THE ENGINEER.
3. HYDRANTS ALONG STREETS SHALL BE LOCATED IN THE TREE LAWN AREA OF THE RIGHT-OF-WAY, NOT LESS THAN 2' FROM THE BACK OF CURB AND NOT MORE THAN 5'.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: FIRE HYDRANT ASSEMBLY

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-1.0



REFER TO MONTGOMERY COUNTY ENVIRONMENTAL SERVICES STANDARD CONSTRUCTION DRAWINGS FOR WATER METER PITS LARGER THEN ONE(1) INCH

GENERAL NOTES:

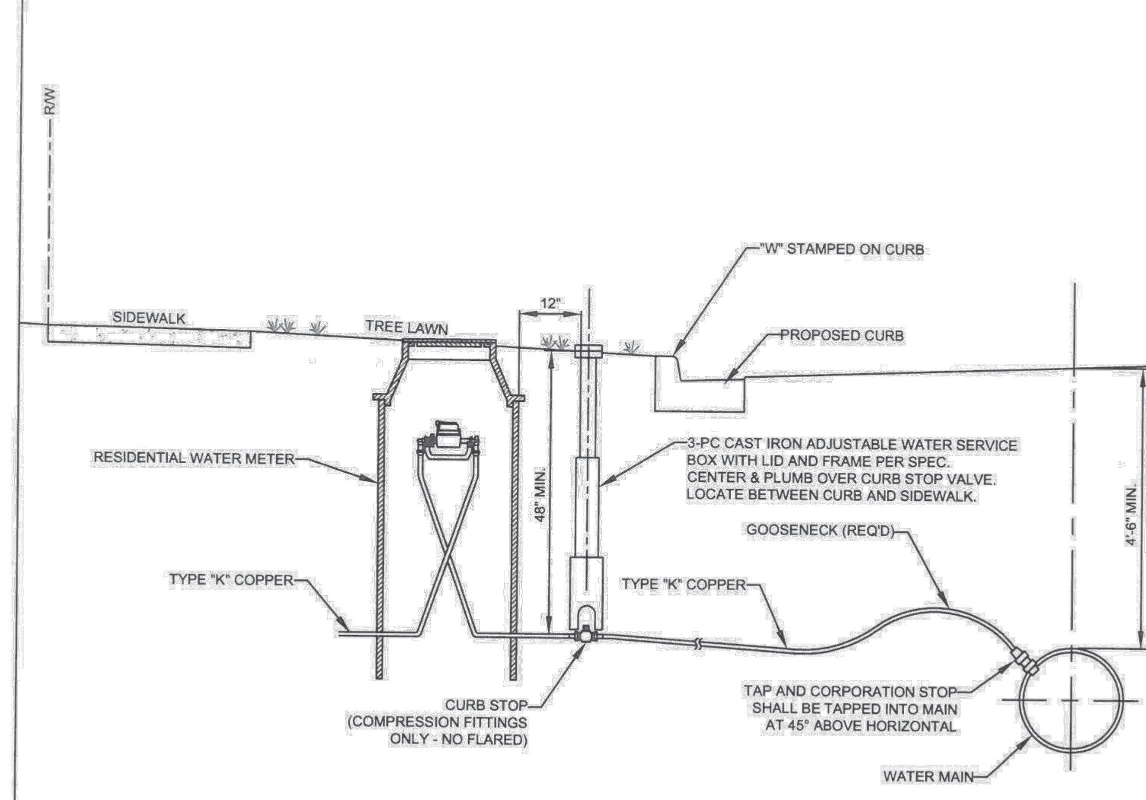
1. INSPECTION BY THE CITY OF HUBER HEIGHTS IS REQUIRED TO TAP-IN TO THE WATER MAIN, INSTALL WATER METER AND METER PIT.
2. INSPECTION BY MONTGOMERY COUNTY IS REQUIRED TO INSTALL THE SERVICE FROM THE METER TO THE RESIDENCE.
3. FOR RESIDENTIAL USE WATER METER PIT SHOULD BE 21 1/2" TO 24" BEHIND CURB.
4. IRRIGATION METER SHOULD ALWAYS BE INSTALLED IN A SEPARATE PIT ON THE LEFT SIDE OF THE MAIN METER.
5. DO NOT INSTALL IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, SIDEWALK, DRAINAGE DITCH OR DETENTION BASIN.
6. NO LANDSCAPING (SHRUBS, BOULDERS, ETC.) OR STRUCTURES TO BE WITHIN 4' OF THE METER BOX, OR NO TREES WITHIN 10' OF METER BOX.
7. SLOPE GROUND SURROUNDING METER BOX AWAY FROM LID AT 2% MINIMUM GRADE.
8. MULTI FAMILY HOMES SHALL BE AT LEAST 1" WITH 24" PIT MINIMUM.
9. ALL TEES AND CONNECTION FITTINGS TO BE A MINIMUM OF 5' FROM METER BOX WALL ON OUTLET SIDE.
10. GRADE ACCEPTANCE AFTER METER BOX INSTALLATION REQUIRES THAT THE OWNER ADJUST METER BOX COVER TO 1/2" ABOVE FINAL GRADE.
11. IF A PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, INSTALL VALVE INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN SHUT-OFF VALVE.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
6131 TAYLORSVILLE RD.
HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: STANDARD EXTERIOR SETTING FOR 5/8" x 3/4" & 1" RESIDENTIAL WATER METER

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-3.0



WATER MAIN SERVICE CONNECTION

GENERAL NOTES:

1. TYPE "K" COPPER TUBING MEETING FEDERAL REQUIREMENTS WW-T-799.
2. TAP, CORPORATION STOP & CURB STOP SHALL BE MUELLER TYPE
3. WATER SERVICES SHALL BE A MINIMUM OF 10' MEASURED HORIZONTALLY FROM SEWER SERVICE AND SHALL BE A MINIMUM OF 18" ABOVE CROWN OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN. WATER SERVICES MAY BE LAID ON BENCH IN SEWER LATERAL TRENCH IF CROWN OF SEWER IS AT LEAST 18" BELOW INVERT OF WATER SERVICE.
4. ALL FITTINGS SHALL BE COMPRESSION FITTINGS ONLY.
5. INSPECTION BY THE CITY OF HUBER HEIGHTS IS REQUIRED TO TAP-IN TO THE WATER MAIN, INSTALL WATER METER AND METER PIT.
6. INSPECTION BY MONTGOMERY COUNTY IS REQUIRED TO INSTALL THE SERVICE FROM THE METER TO THE RESIDENCE.
7. FOR RESIDENTIAL USE WATER METER PIT SHOULD BE 21 1/2" TO 24" BEHIND CURB.
8. IRRIGATION METER SHOULD BE ALWAYS INSTALLED IN A SEPARATE PIT ON THE LEFT SIDE OF THE MAIN METER.
9. DO NOT INSTALL IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, SIDEWALK, DRAINAGE DITCH OR DETENTION BASIN.
10. NO LANDSCAPING (SHRUBS, BOULDERS, ETC.) OR STRUCTURES TO BE WITHIN 4' OF THE METER BOX, OR NO TREES WITHIN 10' OF METER BOX.
11. SLOPE GROUND SURROUNDING METER BOX AWAY FROM LID AT 2% MINIMUM GRADE.
12. MULTI FAMILY HOMES SHALL BE AT LEAST 1" WITH 24" PIT MINIMUM.
13. ALL TEES AND CONNECTION FITTINGS TO BE A MINIMUM OF 5' FROM METER BOX WALL ON OUTLET SIDE.
14. GRADE ACCEPTANCE AFTER METER BOX INSTALLATION REQUIRES THAT THE OWNER ADJUST METER BOX COVER TO 1/2" ABOVE FINAL GRADE.
15. IF A PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, INSTALL VALVE INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN SHUT-OFF VALVE.

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HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: WATER MAIN SERVICE CONNECTION

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

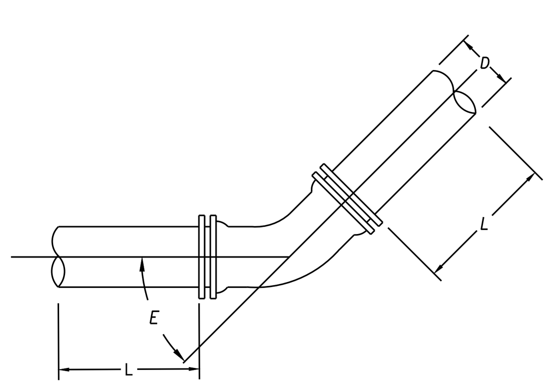
DWG. No. WT-4.0

"E" \ "D"	4"	6"	8"	10"	12"	16"	20"	24"	
11 1/4°		*	*	*	*	5'	5'	6'	
22 1/2°	*	2'	3'	5'	6'	8'	10'	12'	"L"
45°	4'	8'	12'	14'	20'	30'	36'	45'	
90°	12'	26'	38'	48'	66'	98'	125'	145'	

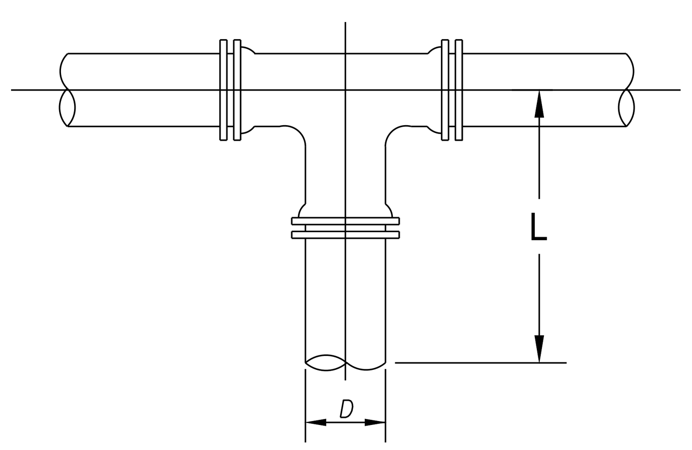
TABLE FOR "L" (IN FEET)
REQUIRED LENGTH OF RESTRAINED JOINTS

* REQUIRED RESTRAINED JOINT AT FITTING ONLY

"D" - INSIDE DIAMETER OF PIPE
"E" - DEGREE OF DEFLECTION



RESTRAINED JOINT LENGTHS
FOR WATER MAINS



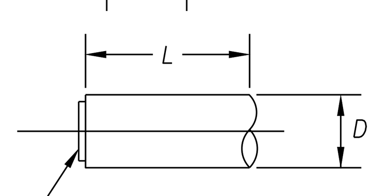


TABLE FOR L (FEET)
REQUIRED LENGTH OF RESTRAINED JOINTS
D- DIAMETER OF PIPE

D	4"	6"	8"	10"	12"	16"	20"	24"
L	34	49	64	79	94	124	154	184

JOINT RESTRAINT FOR DEAD END
VALVES, PLUGS, CAPS, AND TEES

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

Ohio Utilities Protection Service
Call 811 before you dig

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GREY FOX CAPITAL

CREEKSIDE WOODS
PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

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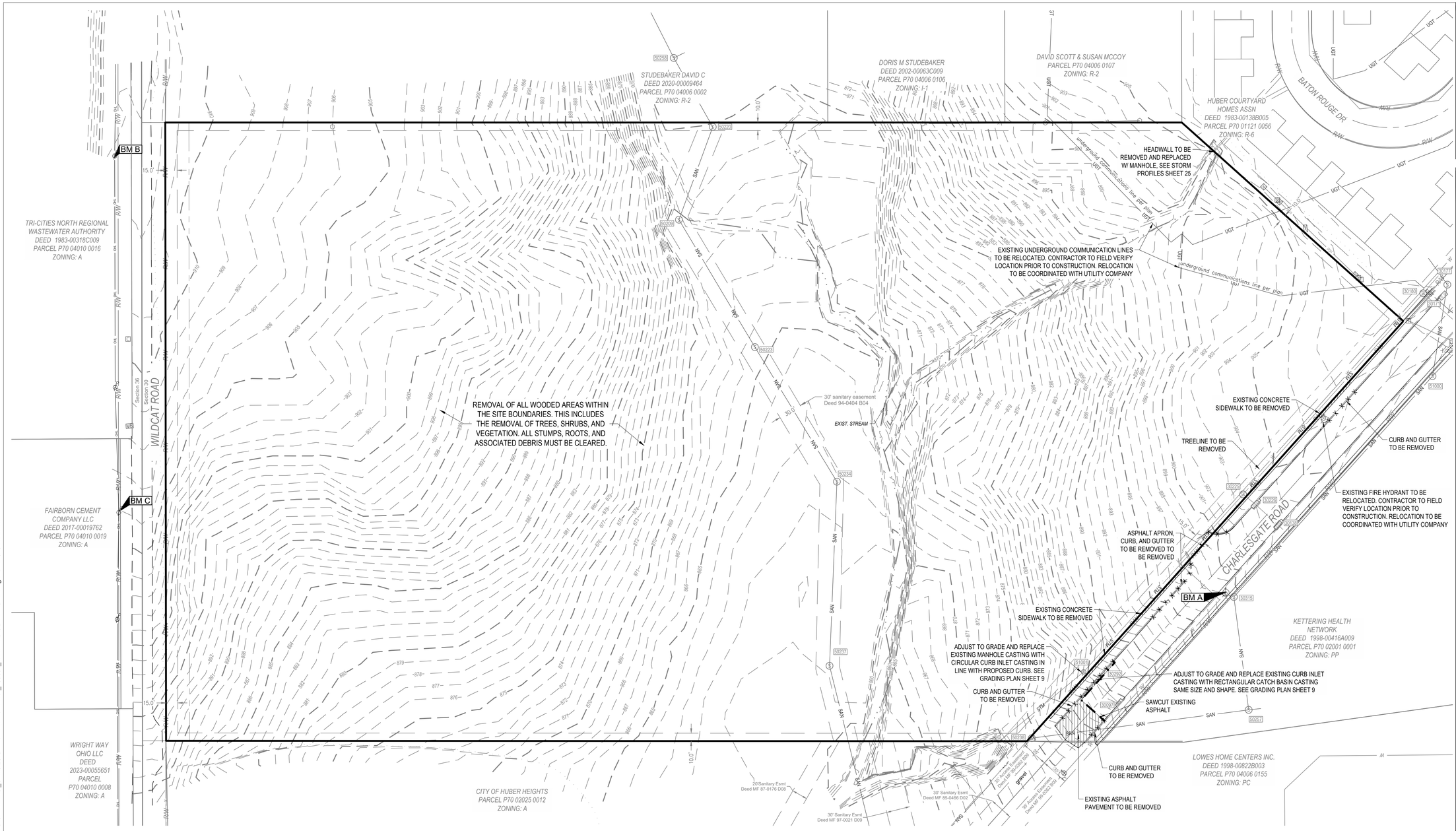
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Checked By:	JEE
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:
WATER DETAILS

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SANITARY SCHEDULE CHART

SANITARY MANHOLE 30177
RIM=908.59'
8" CLAY (NW)=896.89'
8" CLAY (SE)=896.89'

SANITARY MANHOLE 30315
RIM=899.68'
8" CLAY (N)=891.23
8" CLAY (SE)=891.23'

SANITARY MANHOLE 50209
RIM=868.94'
24" (SE)=857.49'
24" (NE)=857.69'

SANITARY MANHOLE 50220
RIM=870.36'
INV. (NW)=859.07'
24" (SW)=859.46'

SANITARY MANHOLE 50222
RIM=872.48'
24" RCP (SE)=861.96'

SANITARY MANHOLE 50223
RIM=866.66'
24" (NW)=855.35'
24" RCP (SE)=855.35'

SANITARY MANHOLE 50234
RIM=862.33'
24" RCP (NW)=852.83'
24" (SW)=852.83'

SANITARY MANHOLE 50236
RIM=862.34'
24" RCP (NW)=850.60'
24" RCP (NE)=850.32'
24" RCP (SW)=850.20'

SANITARY MANHOLE 50237
RIM=861.14'
24" (NE)=851.72'
INV. (SE)=851.59'

SANITARY MANHOLE 50238
RIM=875.39'
24" RCP (NE)=862.48'
24" RCP (SW)=861.93'

SANITARY MANHOLE 50257
RIM=893.03

SANITARY MANHOLE 50258
RIM=871.96'
COULD NOT DIP, FALLEN TREE ON STRUCTURE

SANITARY MANHOLE 51000
RIM=908.28'
8" CLAY (NE)=897.08'
8" CLAY (NE)=896.45'
8" CLAY (SW)=896.38'

STORM SCHEDULE CHART

CURB INLET 30097
T/C=883.92'
12" RCP (NW)=881.97'

CURB INLET 30138
T/C=903.37'
15" RCP (NW&SE)=897.62'

STORM MANHOLE 30180
RIM=908.65'
42" RCP (SE)=901.55'
48" RCP (NE&SW)=901.10'

STORM MANHOLE 30225
RIM=903.40'
48" RCP (NE)=894.68'
48" RCP (SW)=894.63'
15" RCP (SE)=897.68'

CURB INLET 30226
T/C=903.37'
15" RCP (NW&SE)=897.37'

CURB INLET 30292
T/C=883.91'
12" RCP (SW&SE)=880.21'

STORM MANHOLE 51001
RIM=884.70'
12' RCP (SE)=876.40'
48" RCP (NE)=876.66'
48" RCP (SW) = 876.30'

N

60 0 60 120
GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- 940 — EXISTING INDEX CONTOUR
- 941 — EXISTING INTERMEDIATE CONTOUR
- EXISTING STREAM

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

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HUBER HEIGHTS, OH 45424

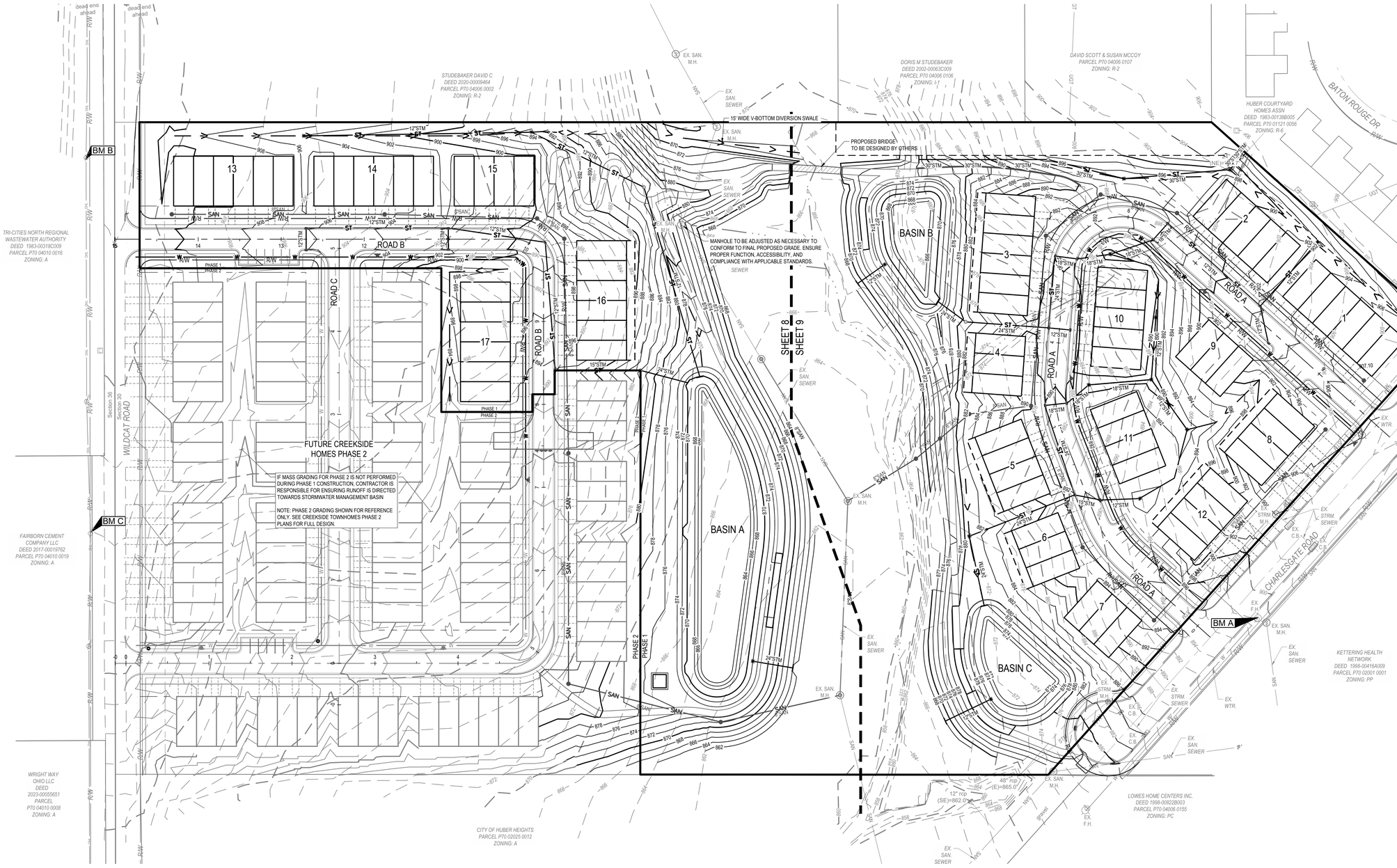
Revisions / Submissions

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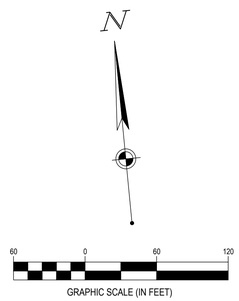
Project Number:	765054
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Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
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Drawing Title:
EXISTING CONDITIONS



NOTES:

1. ALL SPOT ELEVATIONS SHOWN AT THE PROPOSED CURB ARE TO BE THE TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.
2. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE AN MAJOR SOIL DISTURBANCE.
3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER OEPA N.P.D.E.S. REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTION DURING CONSTRUCTION PERIOD.
4. MAXIMUM SLOPE AWAY FROM BUILDING IS 3:1.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.



GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

EXISTING INDEX CONTOUR	EXISTING SANITARY SEWER MANHOLE	PROPOSED STORM SEWER	
EXISTING INTERMEDIATE CONTOUR	EXISTING WATER STRUCTURES	PROPOSED STORM STRUCTURES	
SUBJECT BOUNDARY LINE	EXISTING CABLE BOX	PROPOSED SANITARY SEWER	
EXISTING PROPERTY LINE	PROPOSED INDEX CONTOUR	PROPOSED SANITARY SEWER MANHOLE	
EXISTING R/W	PROPOSED INTERMEDIATE CONTOUR	PROPOSED WATER LINE	
EXISTING CENTERLINE	PROPOSED RIGHT-OF-WAY	PROPOSED WATER HYDRANT/VALVE	
EXISTING TREE LINE	PROPOSED PROPERTY LINE		
EXISTING INTERMITTENT STREAM	PROPOSED SETBACK		
EXISTING EASEMENT	PROPOSED EASEMENT		
EXISTING EDGE OF PAVEMENT	PROPOSED BASIN		
EXISTING FACE OF CURB	PROPOSED CENTERLINE		
EXISTING BACK OF CURB	PROPOSED CURB & GUTTER		
EXISTING STORM SEWER			
EXISTING SANITARY SEWER			
EXISTING WATER MAIN			
EXISTING STORM STRUCTURES			

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CREEKSIDE WOODS PHASE 1

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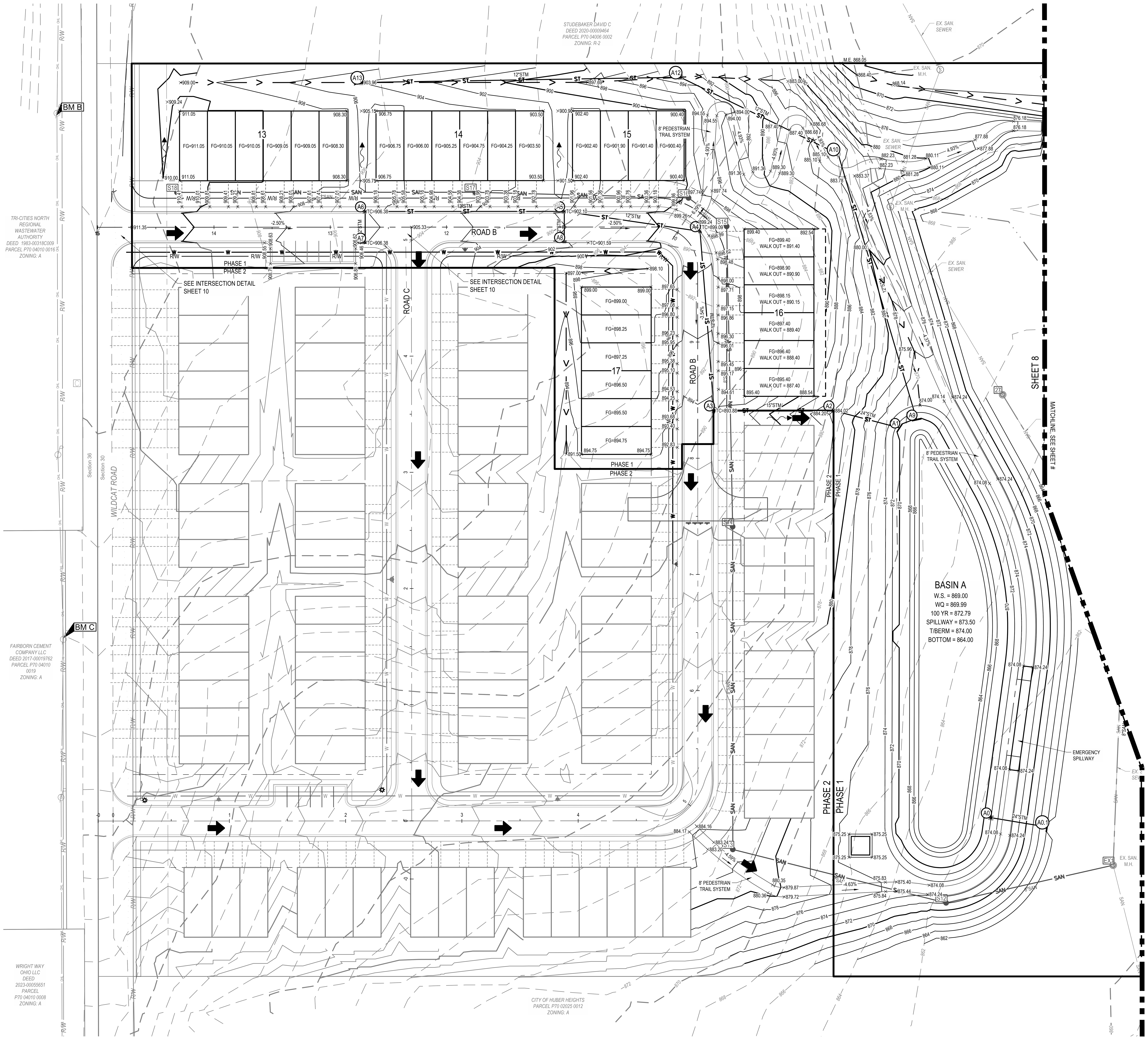
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Drawing Title:
OVERALL GRADING PLAN

7

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LEGEND

- EXISTING INDEX CONTOUR (940)
- EXISTING INTERMEDIATE CONTOUR (941)
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER (STM)
- EXISTING SANITARY SEWER (SAN)
- EXISTING WATER MAIN (W)
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- PROPOSED INDEX CONTOUR (950)
- PROPOSED INTERMEDIATE CONTOUR (951)
- PROPOSED RIGHT-OF-WAY (R/W)
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER (ST)
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER (SAN)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE (W)
- PROPOSED WATER HYDRANT/VALVE
- FLOOD ROUTING
- BUILDER'S SWALE
- ×TC=902.75 PROPOSED TOP OF CASTING
- ×905.25 PROPOSED SPOT ELEVATION
- ×LP=903.58 PROPOSED LOW POINT
- ×HP=912.17 PROPOSED HIGH POINT

GRAPHIC SCALE (IN FEET)
40 0 40 80
1 in. = 40 ft.

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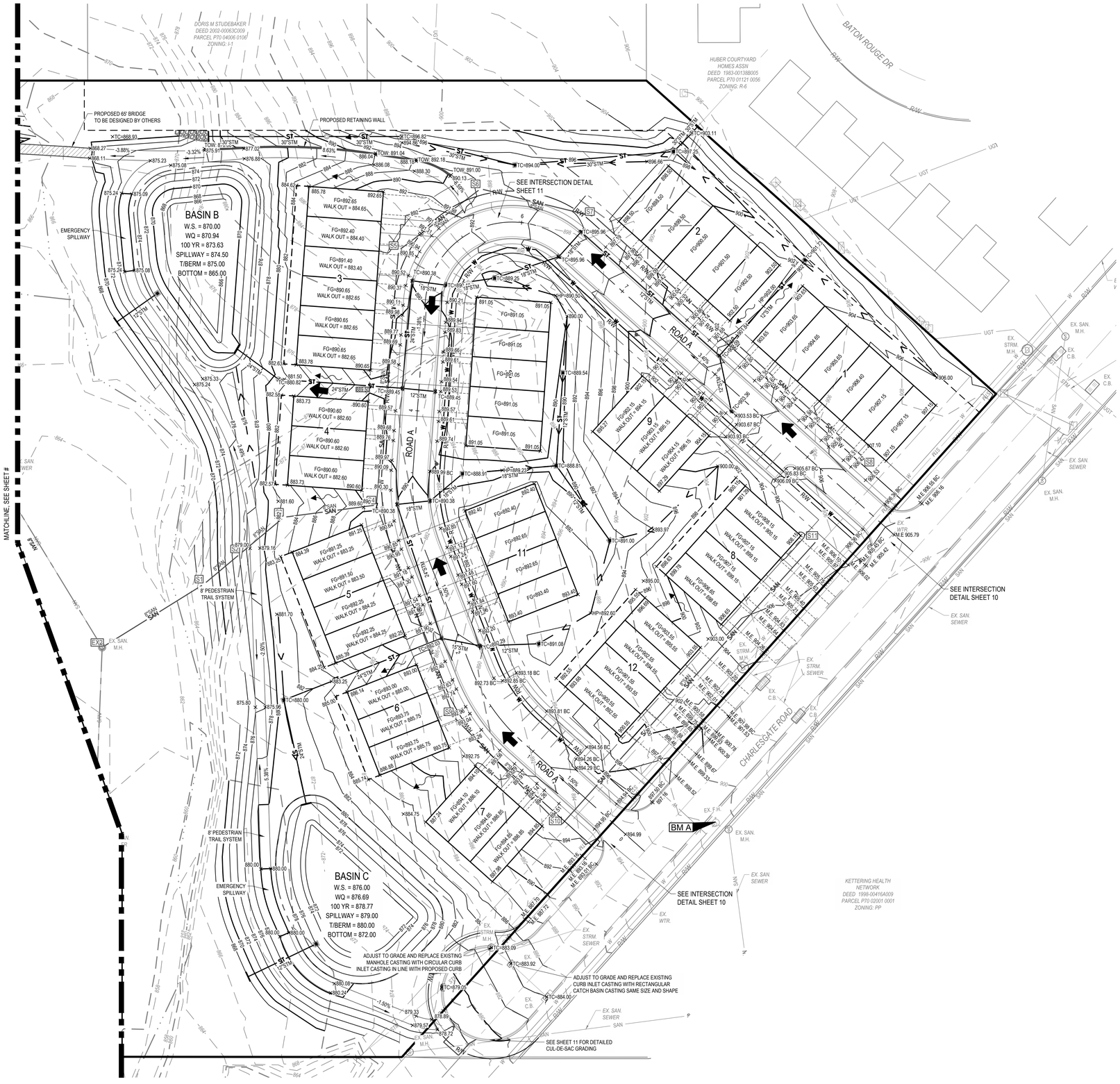
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Drawing Title:
GRADING PLAN



LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
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- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
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- PROPOSED STORM STRUCTURES
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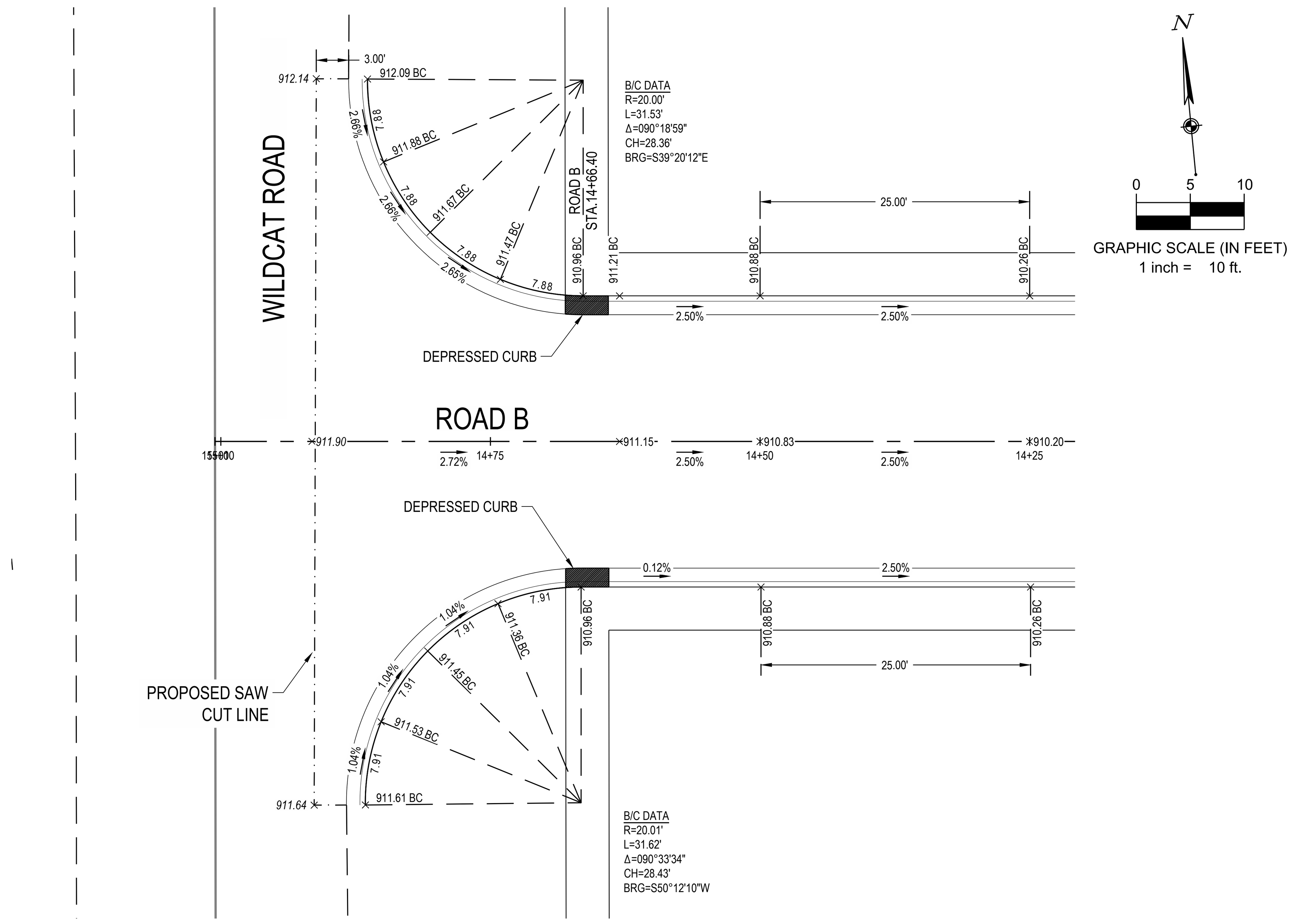
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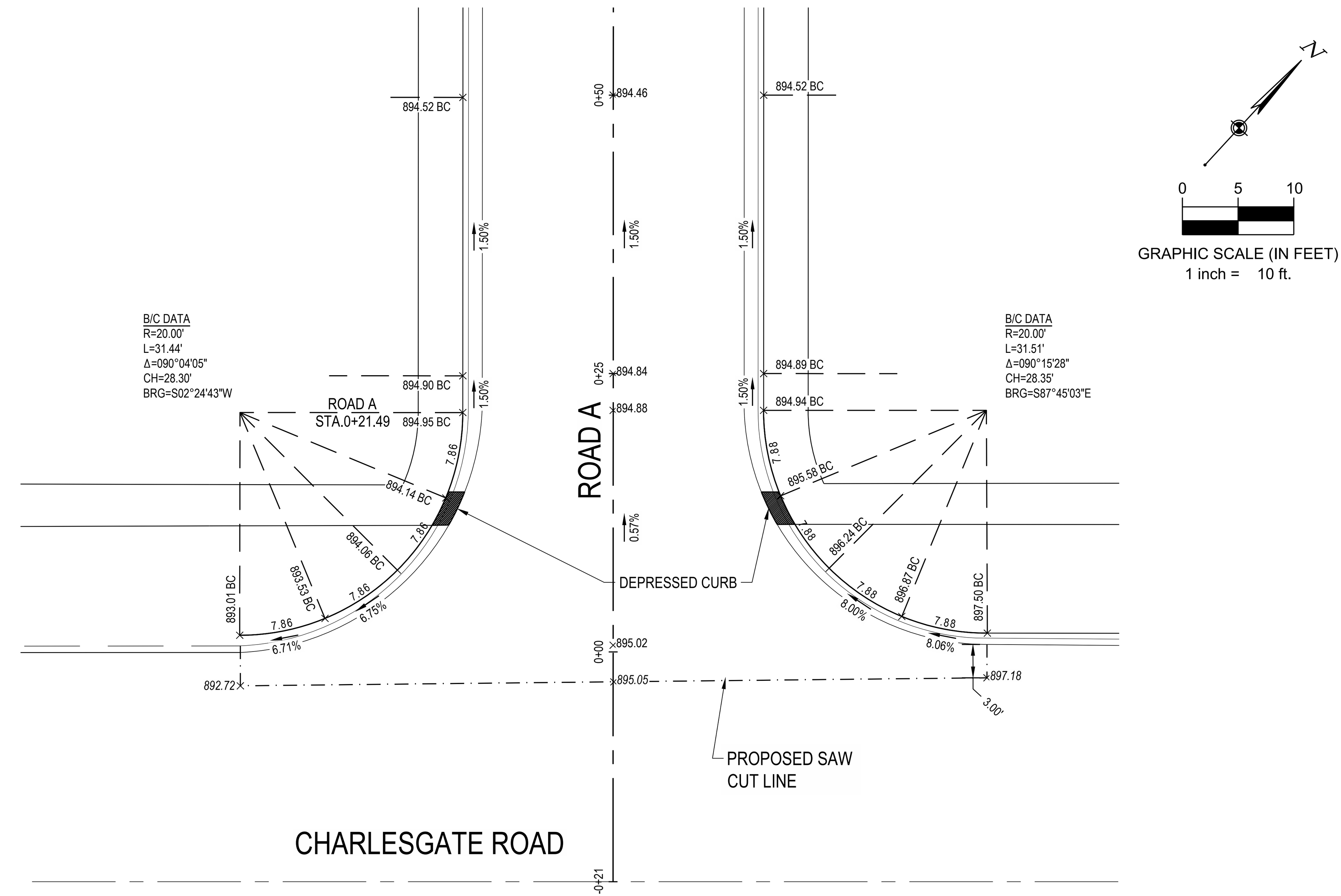
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Drawing Title:
GRADING PLAN

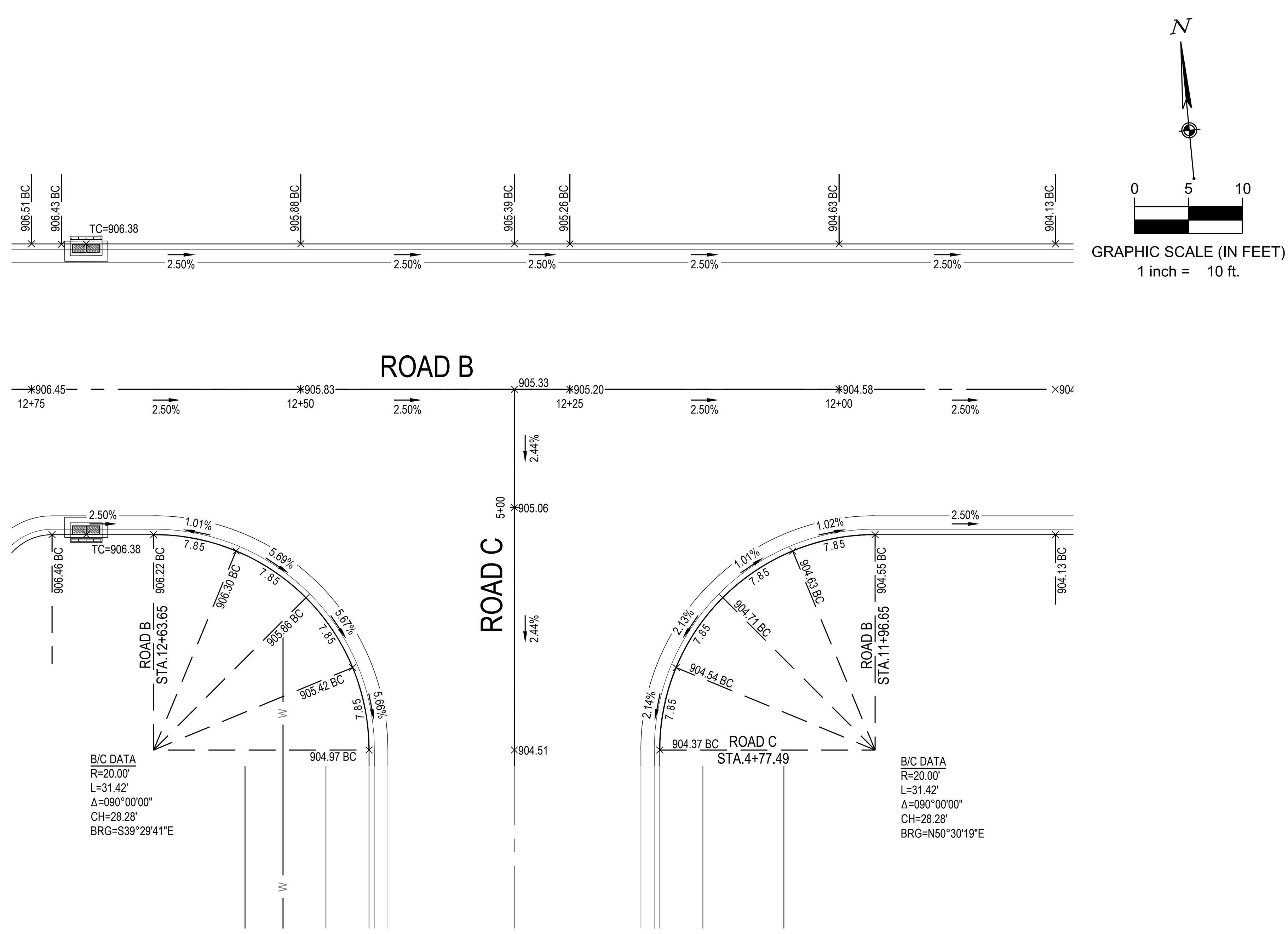
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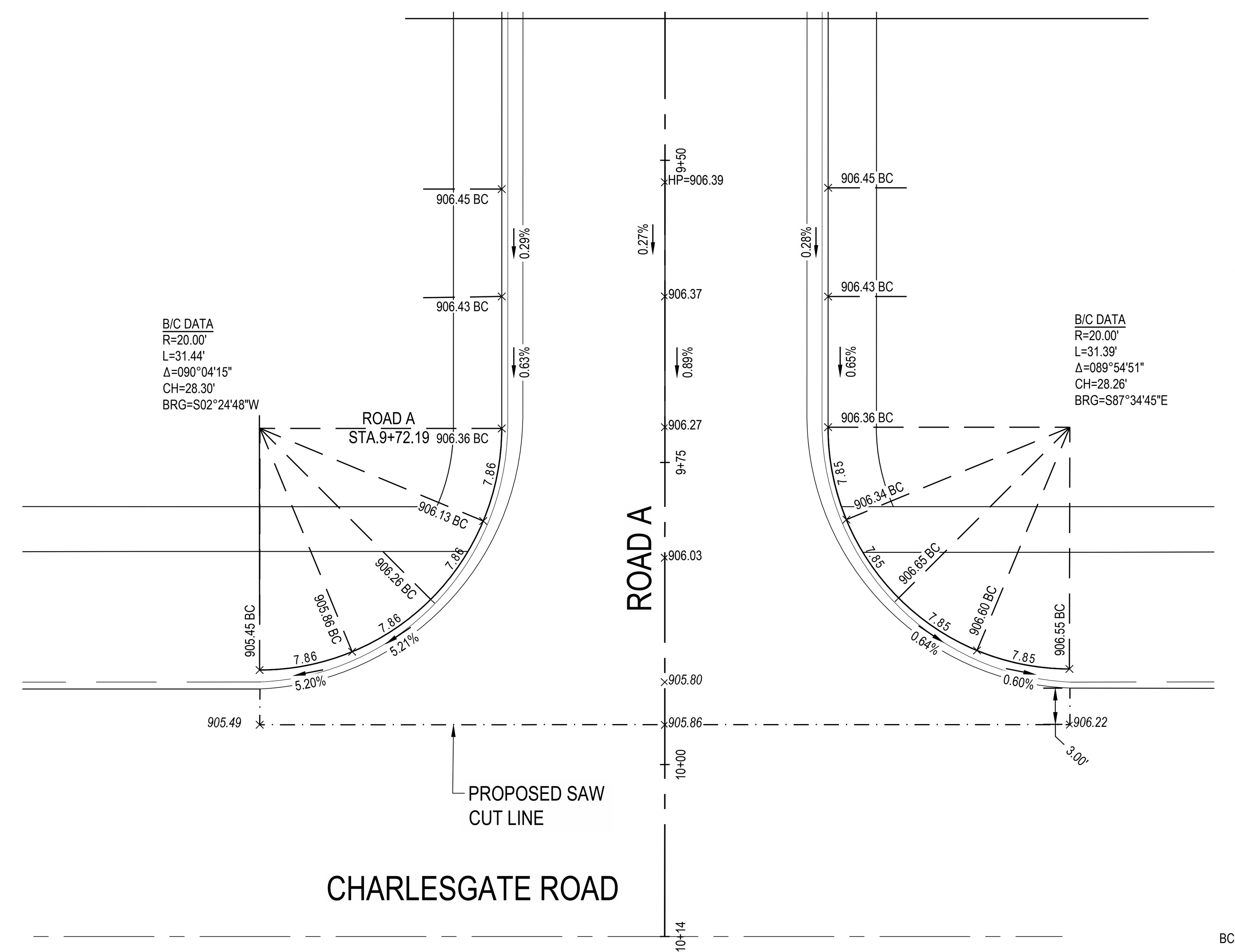
INTERSECTION DETAIL
WILDCAT ROAD NORTH & ROAD B



INTERSECTION DETAIL
CHARLESGATE ROAD SOUTH & ROAD A



INTERSECTION DETAIL
ROAD B NORTH & ROAD C



N
0 5 10
GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.

INTERSECTION DETAIL
CHARLESGATE ROAD NORTH & ROAD A

LEGEND

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
VC	VERTICAL CURVE
TC	TOP OF CASTING
HP	HIGH POINT
→ 1.00%	PROPOSED SLOPE
×910.27	PROPOSED SPOT ELEVATION
×910.21 BC	PROPOSED BACK OF CURB ELEVATION
×910.16 G	PROPOSED GUTTER ELEVATION
×910.12 EP	PROPOSED EDGE OF PAVEMENT ELEVATION
(hatched)	PROPOSED DETECTABLE WARNING MAT

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

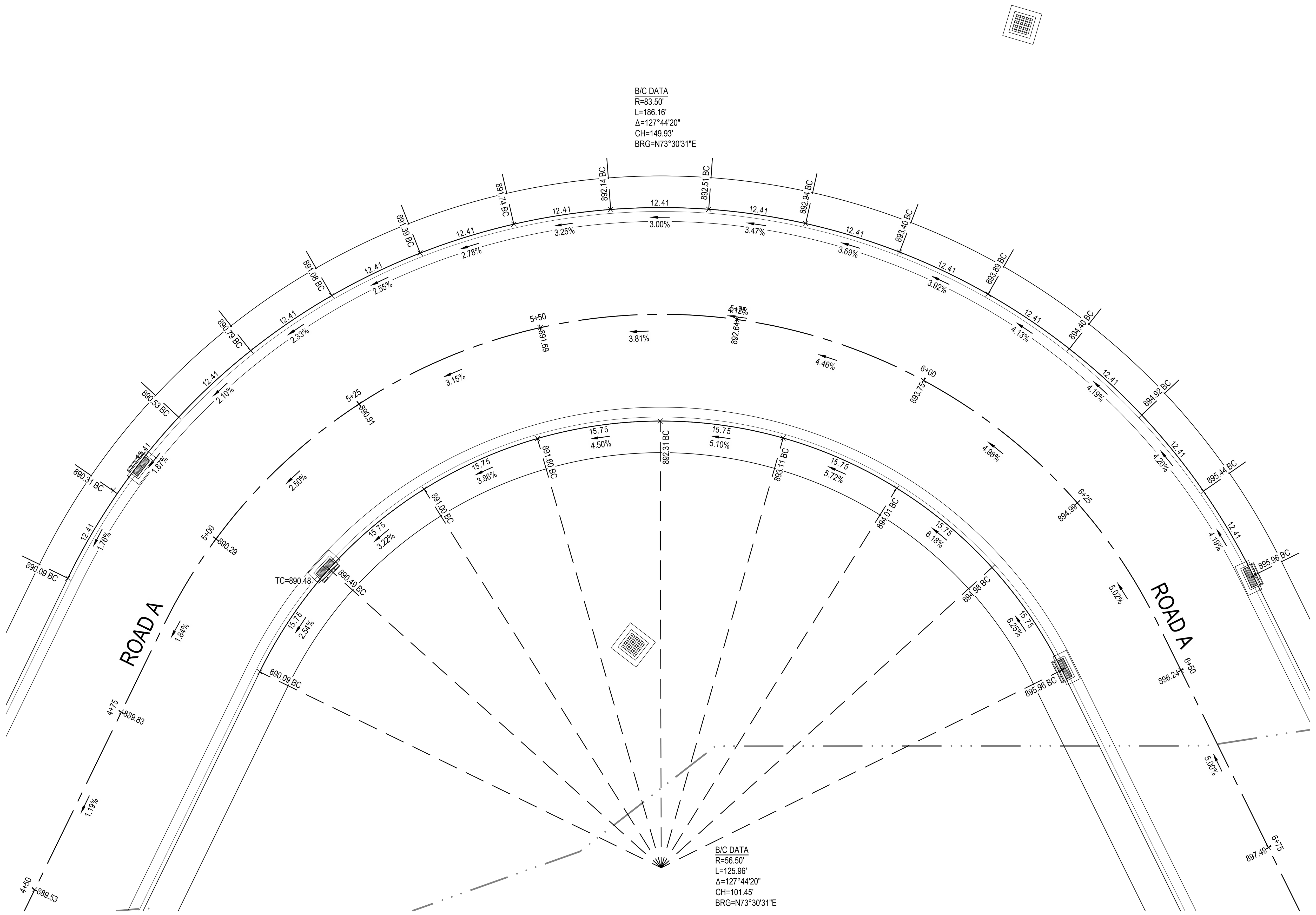
Revisions / Submissions

ID	Description	Date

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

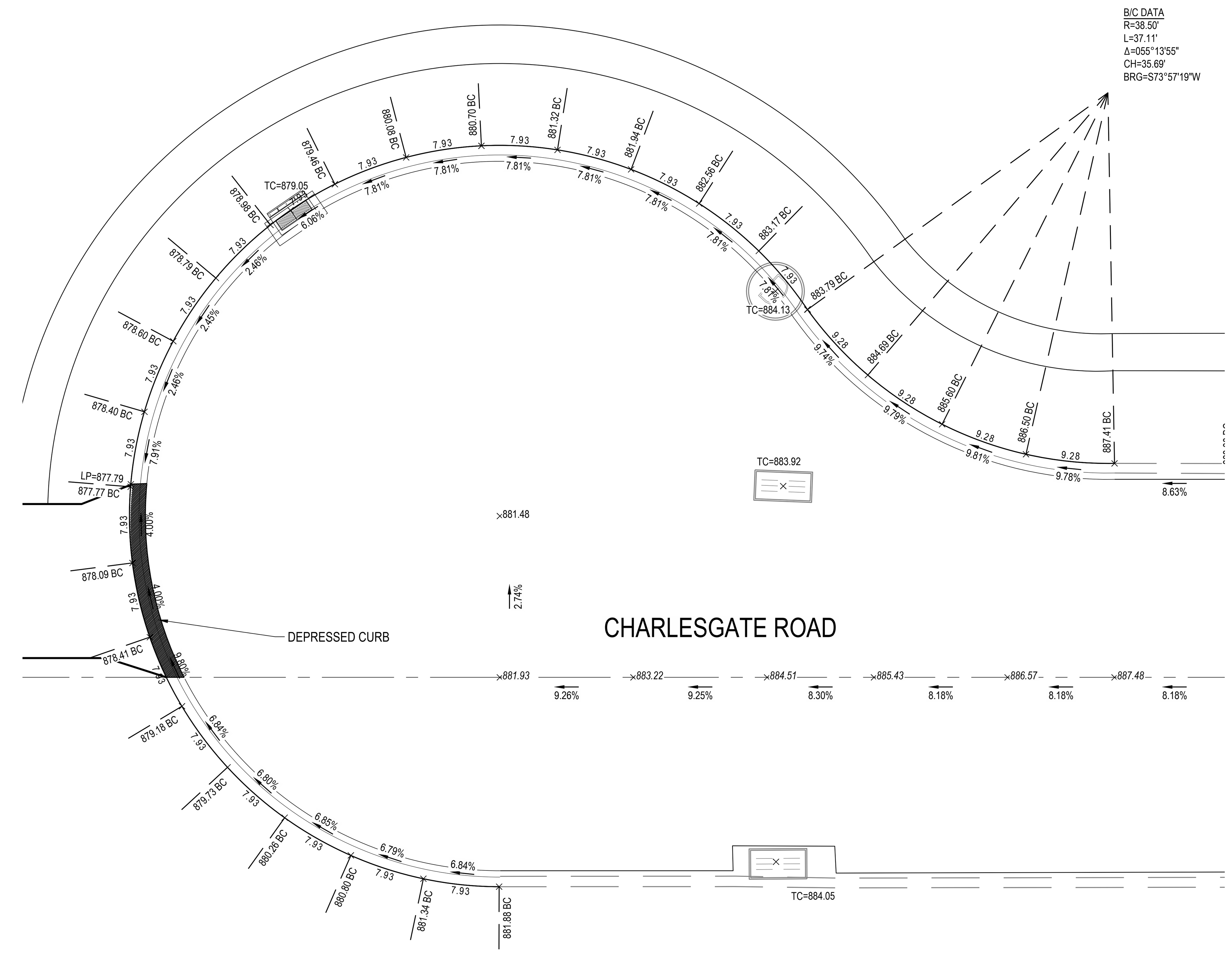
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INTERSECTION DETAILS

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INTERSECTION DETAIL
ROAD A KNUCKLE

0 5 10
GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.



INTERSECTION DETAIL
CHARLESGATE ROAD CUL-DE-SAC

0 5 10
GRAPHIC SCALE (IN FEET)
1 inch = 10 ft.

LEGEND

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
VC	VERTICAL CURVE
TC	TOP OF CASTING
HP	HIGH POINT
1.00%	PROPOSED SLOPE
×910.27	PROPOSED SPOT ELEVATION
×910.21 BC	PROPOSED BACK OF CURB ELEVATION
×910.16 G	PROPOSED GUTTER ELEVATION
×910.12 EP	PROPOSED EDGE OF PAVEMENT ELEVATION
	PROPOSED DETECTABLE WARNING MAT

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HUBER HEIGHTS, OH 45424

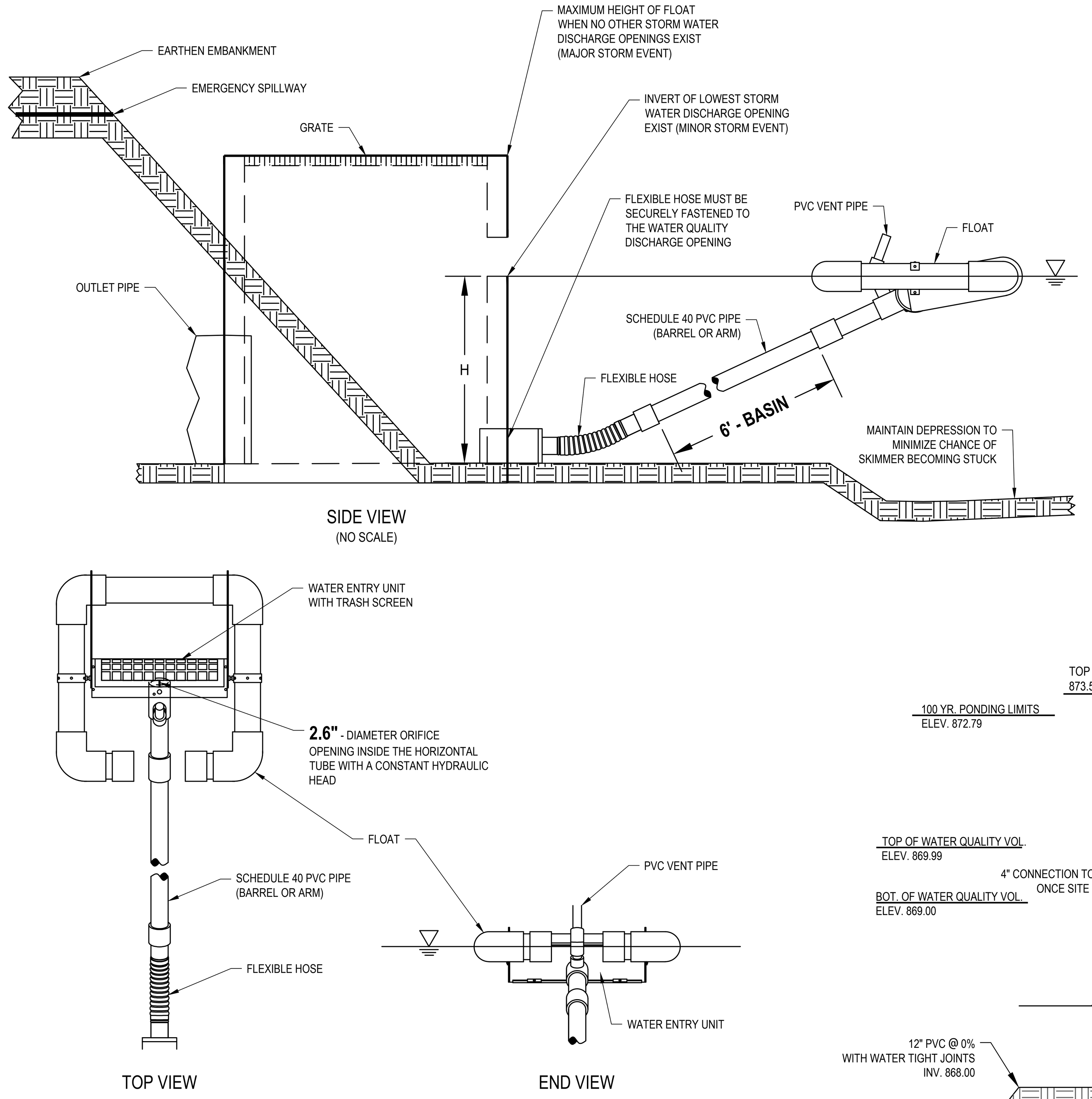
Revisions / Submissions

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INTERSECTION DETAILS

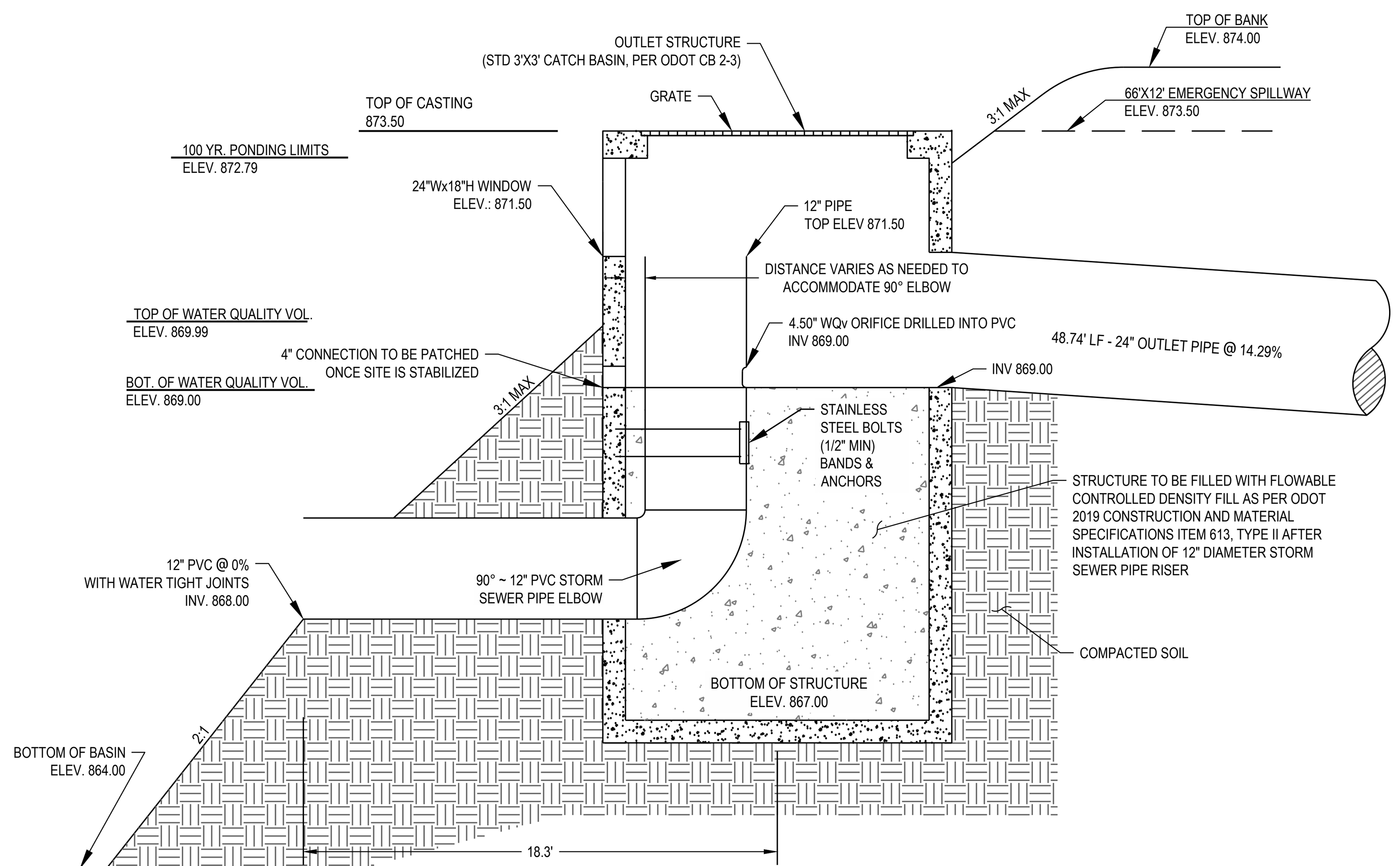
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GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

Ⓡ 3.0" FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

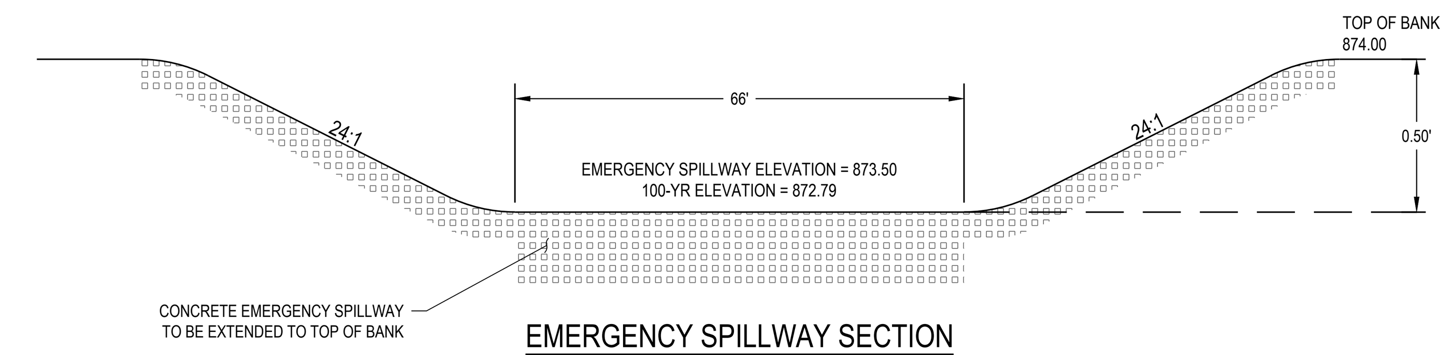
N.T.S.



OUTLET STRUCTURE DETAIL
STRUCTURE A0
POST CONSTRUCTION

STD 3X3 CATCH BASIN, PER ODOT CB 2-3

N.T.S.

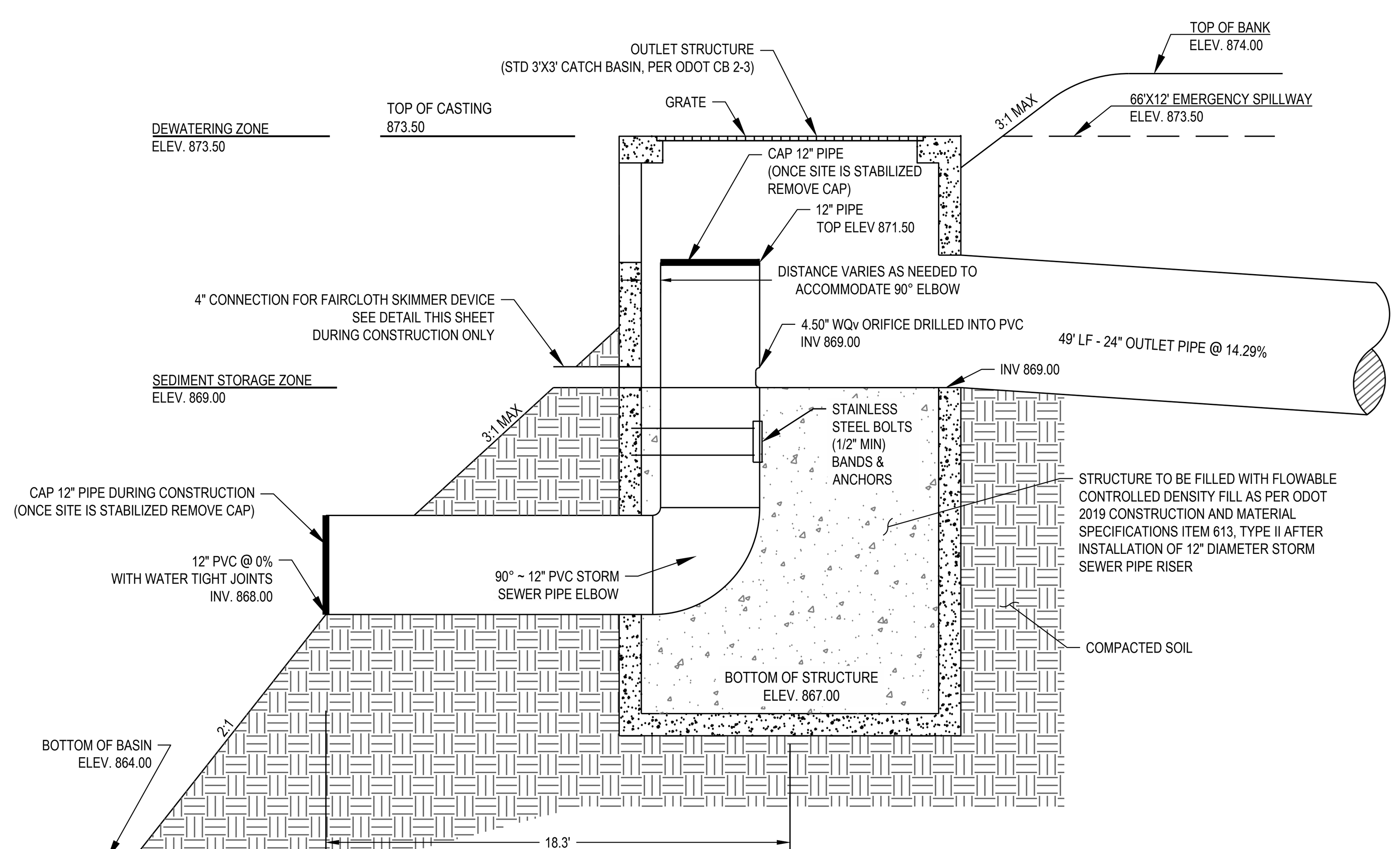


EMERGENCY SPILLWAY SECTION

N.T.S.

SEDIMENT CONTROL VOLUMES - BASIN								
BASIN	DRAINAGE AREA (AC)	DISTURBED AREA (AC)	REQUIRED DEWATERING ZONE VOLUME (CF)	REQUIRED SEDIMENT ZONE VOLUME (CF)	PROVIDED DEWATERING ZONE VOLUME (CF)	PROVIDED SEDIMENT ZONE VOLUME(CF)	DEWATERING ZONE (FT)	SEDIMENT STORAGE ZONE (FT)
A	12.20	12.20	21,960	12,200	73,738	97,371	2.50	5.0

TYPICAL MAINTENANCE ACTIVITIES FOR BASINS			
SCHEDULE	INSPECTION ITEM	ACTIVITY	RESPONSIBILITY
MONTHLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- DO NOT FERTILIZE VEGETATION SURROUNDING BASIN. - MOW SIDE SLOPES.	
ANNUALLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES	
ANNUALLY	BASIN EMBANKMENT	- REPAIR UNDERCUT/ERODED AREAS AND STABILIZE.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORM SEWER SYSTEM	- REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.	
BI-ANNUALLY	STORMWATER BASIN	- CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP). - NOTE SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. - MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. - EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.	
ANNUALLY	STORMWATER BASIN SEDIMENT ACCUMULATION	- MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC	

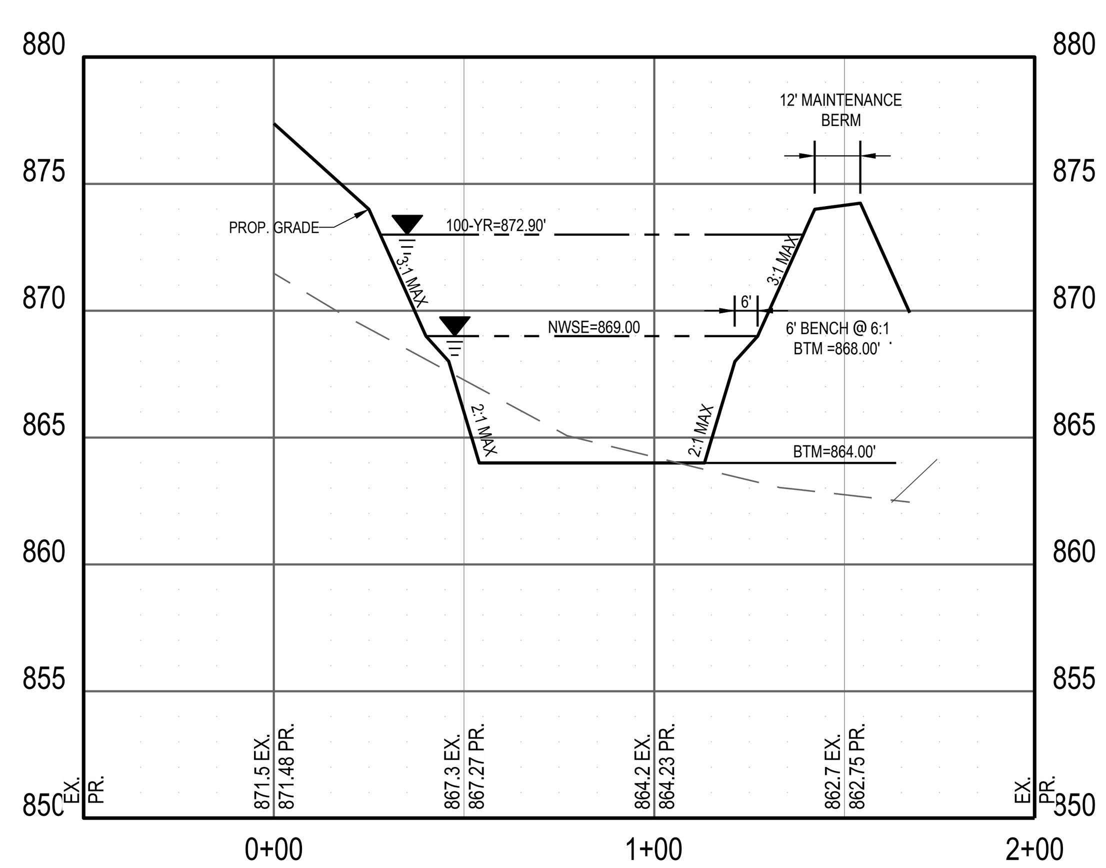


NOTE:
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF CITY OF PICKERINGTON ENGINEER'S OFFICE AND/OR THE EPA.

TEMPORARY OUTLET STRUCTURE DETAIL
STRUCTURE A0
DURING CONSTRUCTION

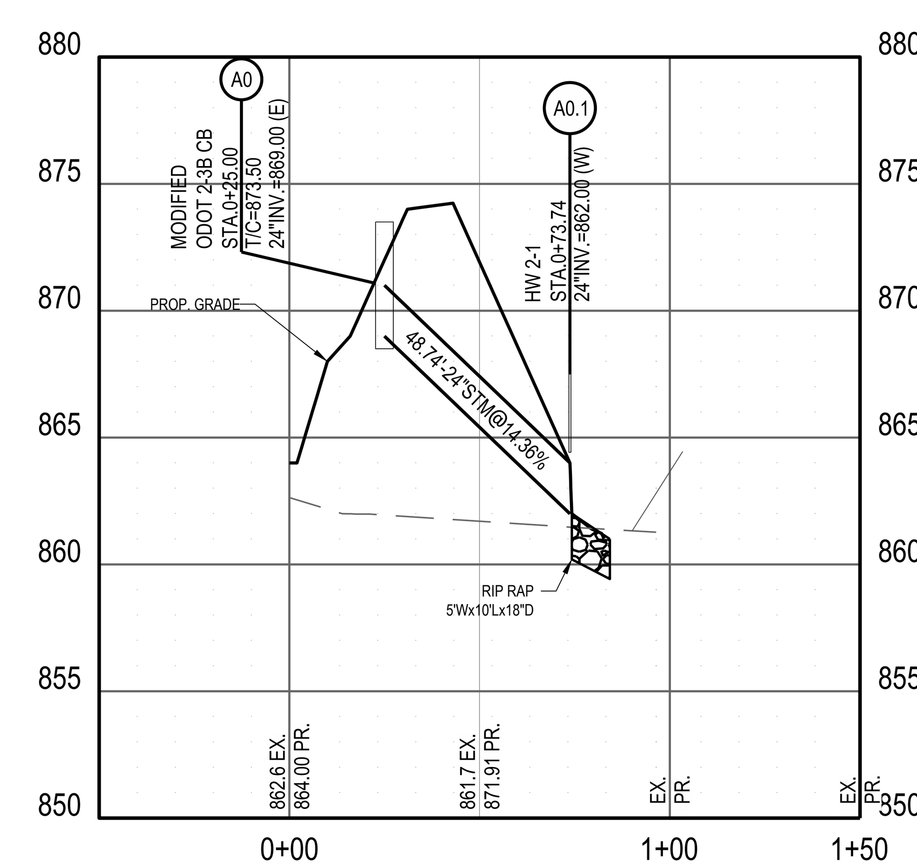
STD 3X3 CATCH BASIN, PER ODOT CB 2-3

N.T.S.



BASIN A SECTION PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



BASIN A OUTLET PROFILE

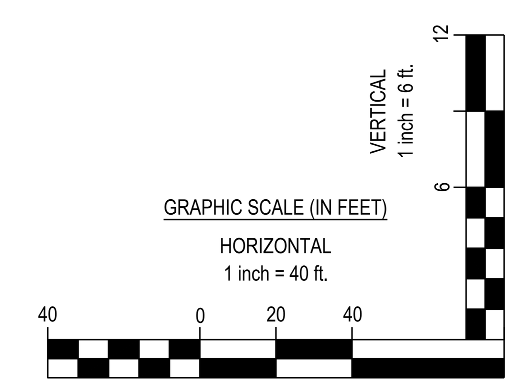
SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
2. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

* COMPACTED GRANULAR BACKFILL, ITEM 304 AGGREGATE, PLACED PER ODOT ITEM 611

** COMPACTED NATIVE BACKFILL, PLACED PER ODOT ITEM 611



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Miamisburg, OH 45342
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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

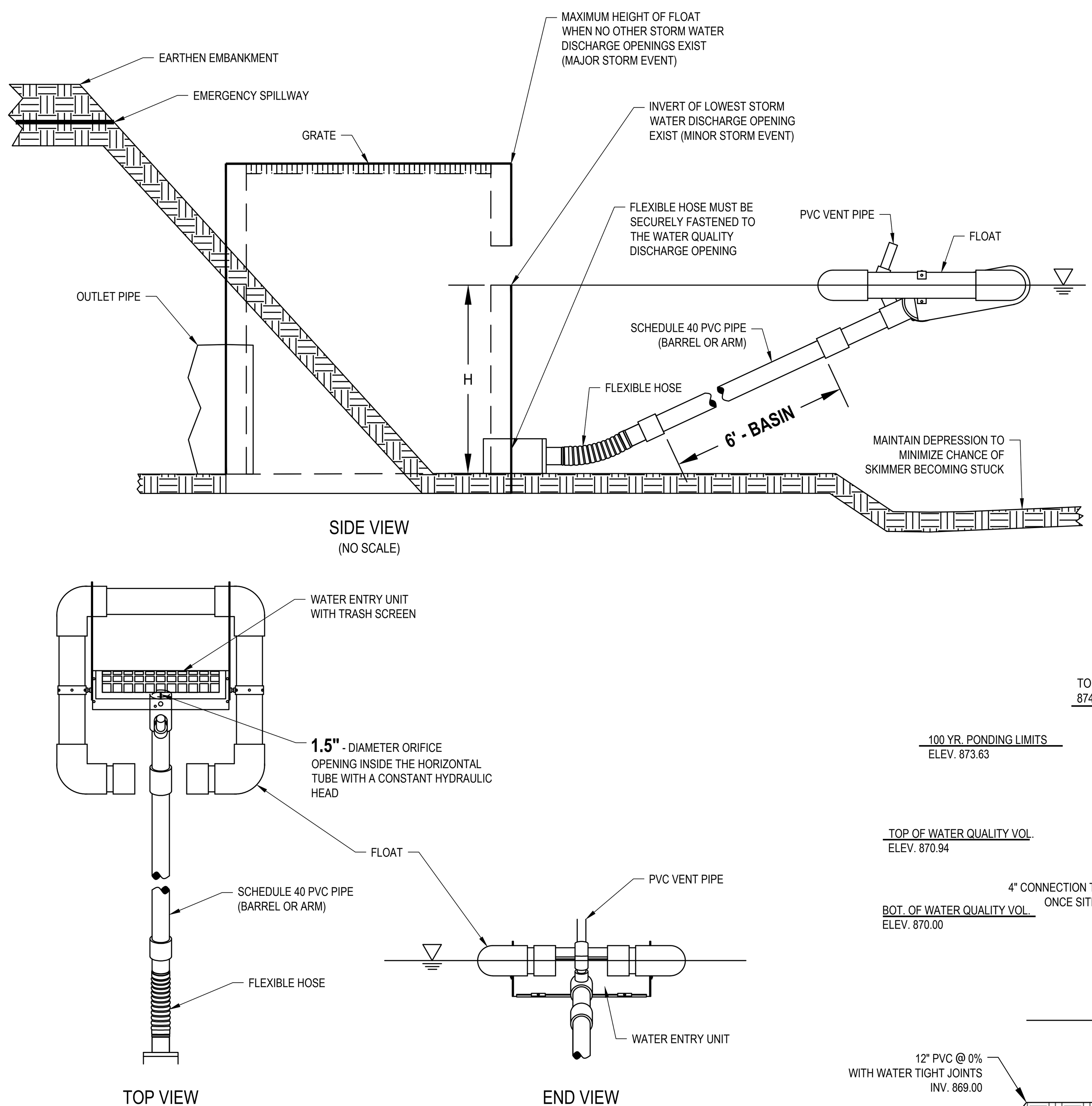
ID	Description	Date

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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
BASIN DETAIL A

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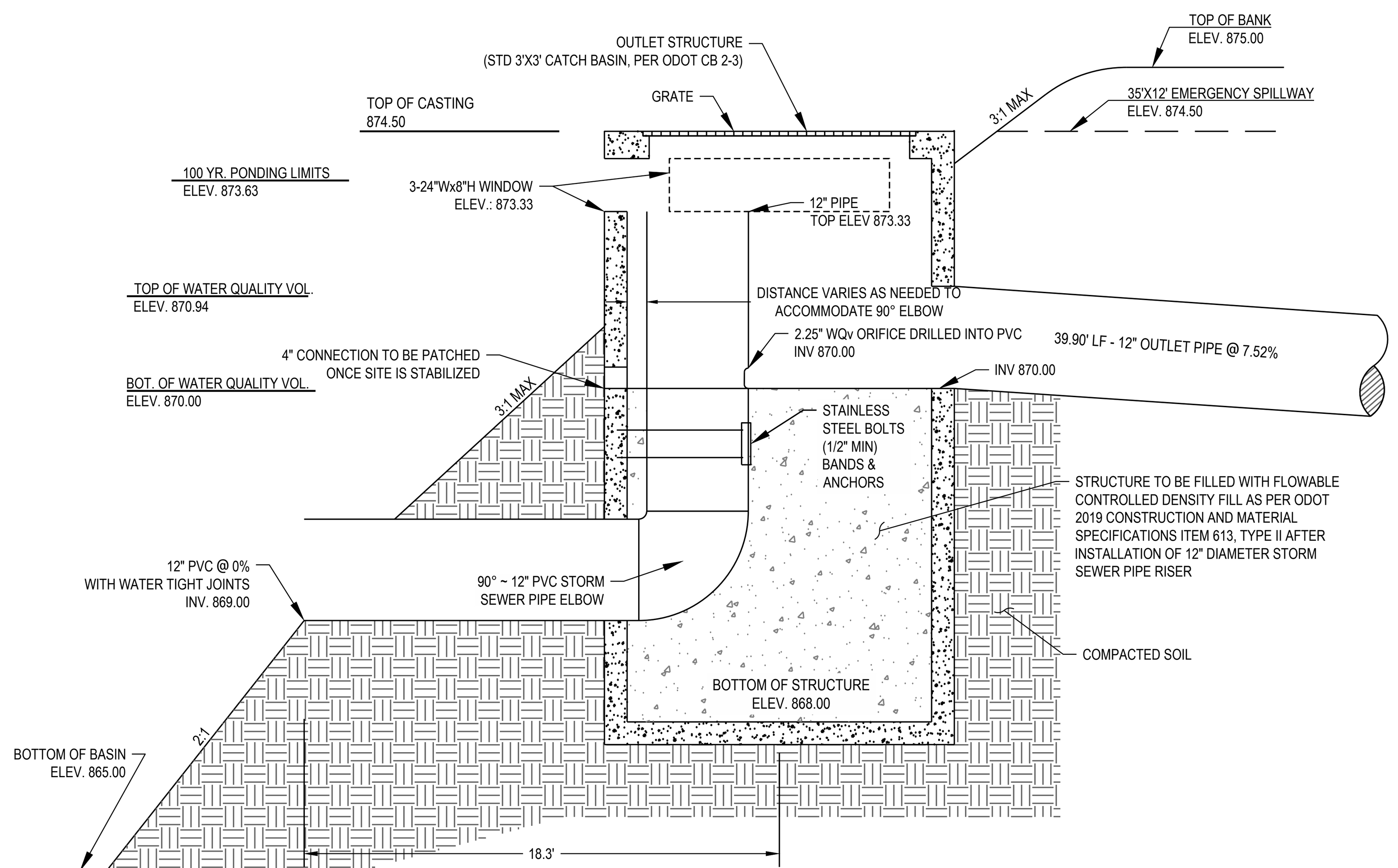


GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
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7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

Ⓡ 2.0" FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

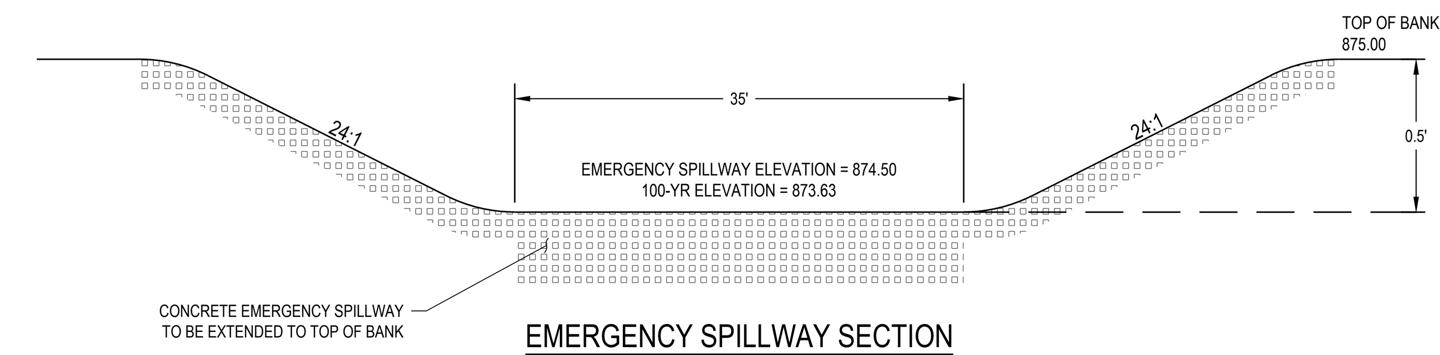
N.T.S.



OUTLET STRUCTURE DETAIL
STRUCTURE B0
POST CONSTRUCTION

STD 3X3 CATCH BASIN, PER ODOT CB 2-3

N.T.S.



EMERGENCY SPILLWAY SECTION

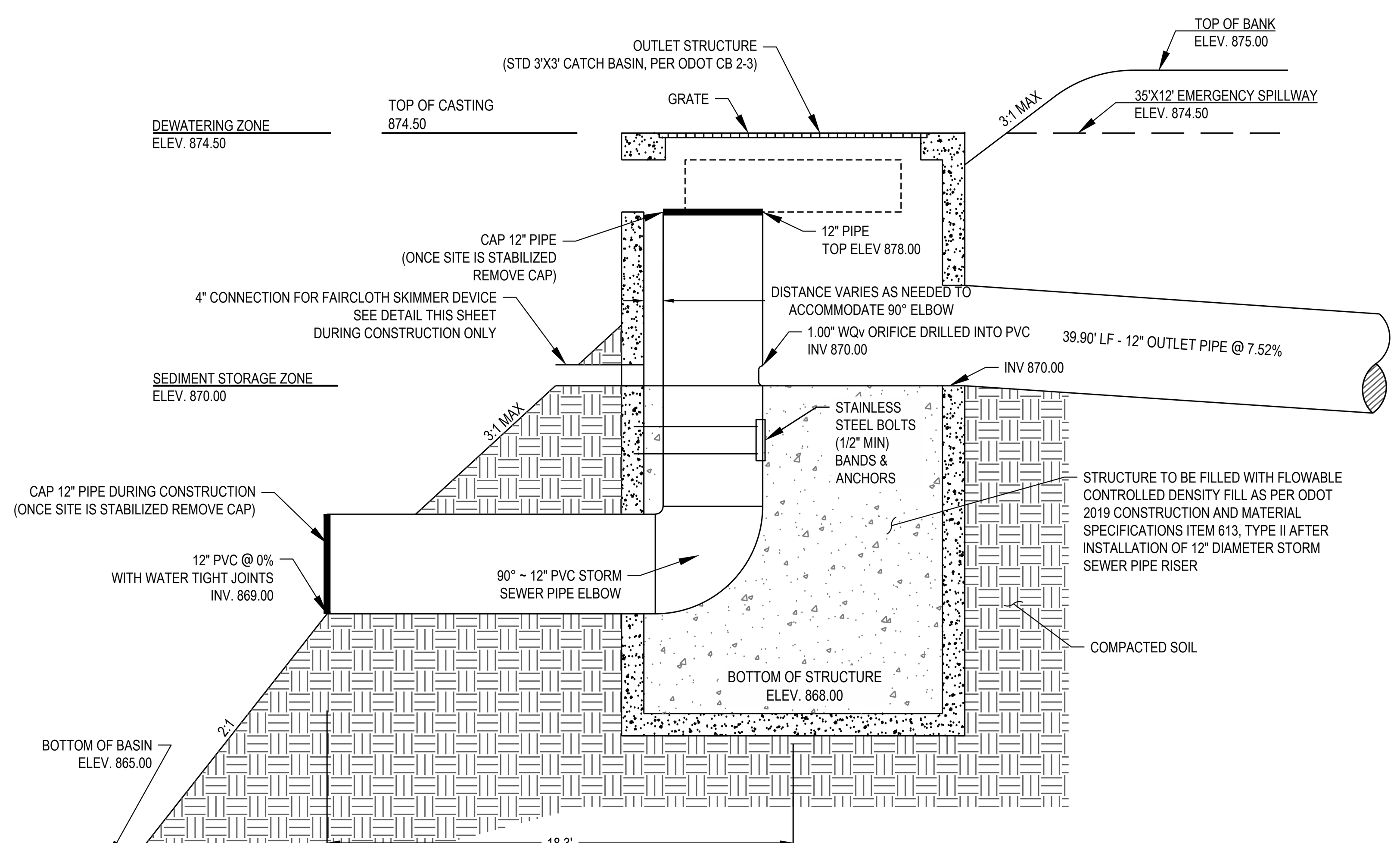
N.T.S.

SEDIMENT CONTROL VOLUMES - BASIN

BASIN	DRAINAGE AREA (AC)	DISTURBED AREA (AC)	REQUIRED DEWATERING ZONE VOLUME (CF)	REQUIRED SEDIMENT ZONE VOLUME (CF)	PROVIDED DEWATERING ZONE VOLUME (CF)	PROVIDED SEDIMENT ZONE VOLUME(CF)	DEWATERING ZONE (FT)	SEDIMENT STORAGE ZONE (FT)
B	3.43	3.08	6,174	3,080	29,984	22,134	3.33	5.0

TYPICAL MAINTENANCE ACTIVITIES FOR BASINS

SCHEDULE	INSPECTION ITEM	ACTIVITY	RESPONSIBILITY
MONTHLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- DO NOT FERTILIZE VEGETATION SURROUNDING BASIN. - MOW SIDE SLOPES.	
ANNUALLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES	
ANNUALLY	BASIN EMBANKMENT	- REPAIR UNDERCUT/ERODED AREAS AND STABILIZE.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORM SEWER SYSTEM	- REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.	
BI-ANNUALLY	STORMWATER BASIN	- CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP). - NOTE SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. - MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. - EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.	
ANNUALLY	STORMWATER BASIN SEDIMENT ACCUMULATION	- MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC	



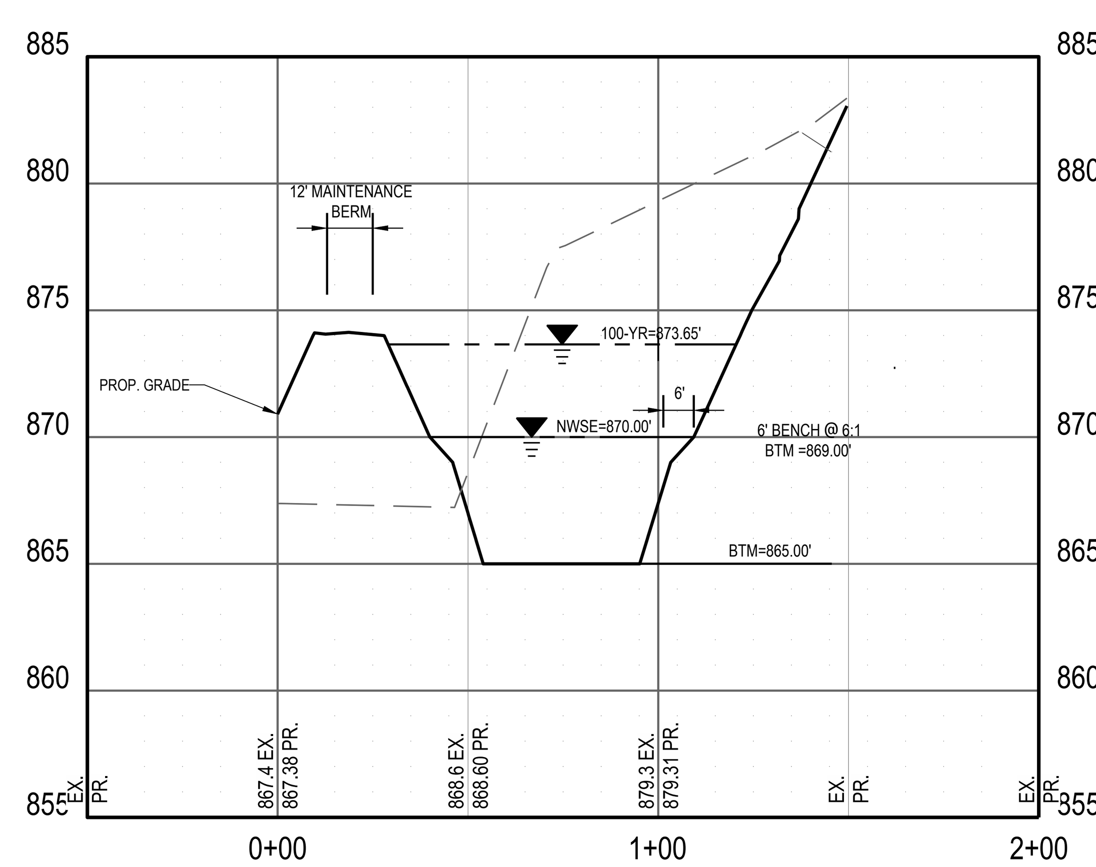
NOTE:

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TEMPORARY OUTLET STRUCTURE DETAIL
STRUCTURE B0
DURING CONSTRUCTION

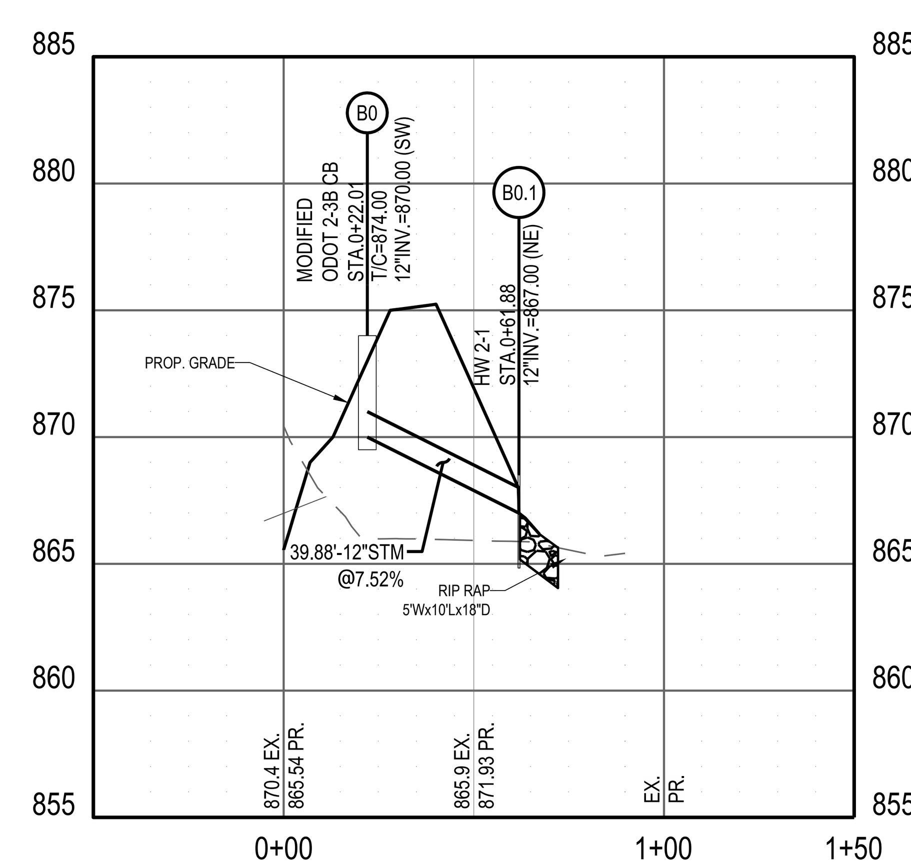
STD 3X3 CATCH BASIN, PER ODOT CB 2-3

N.T.S.



BASIN B SECTION PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



BASIN B OUTLET PROFILE

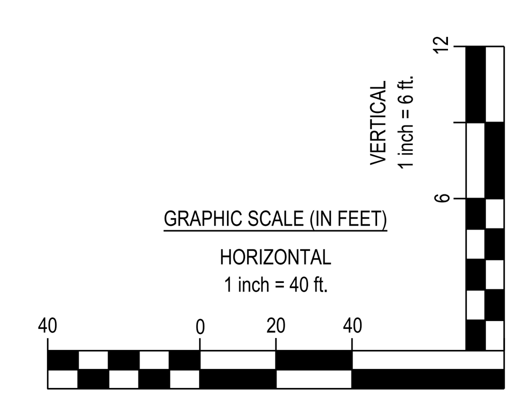
SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.

NOTES

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* COMPACTED GRANULAR BACKFILL, ITEM 304 AGGREGATE, PLACED PER ODOT ITEM 611

** COMPACTED NATIVE BACKFILL, PLACED PER ODOT ITEM 611



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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

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HUBER HEIGHTS, OH 45424

Revisions / Submissions

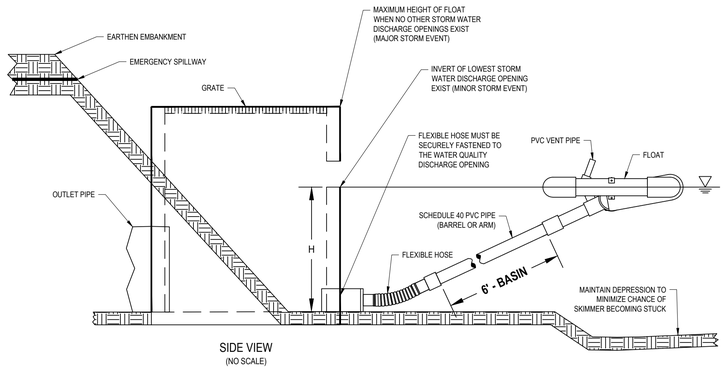
ID	Description	Date

Project Number:	765054
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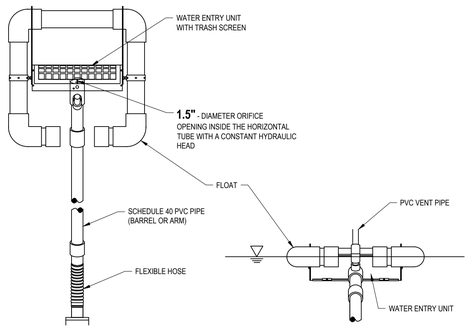
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BASIN DETAIL B

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SIDE VIEW
(NO SCALE)



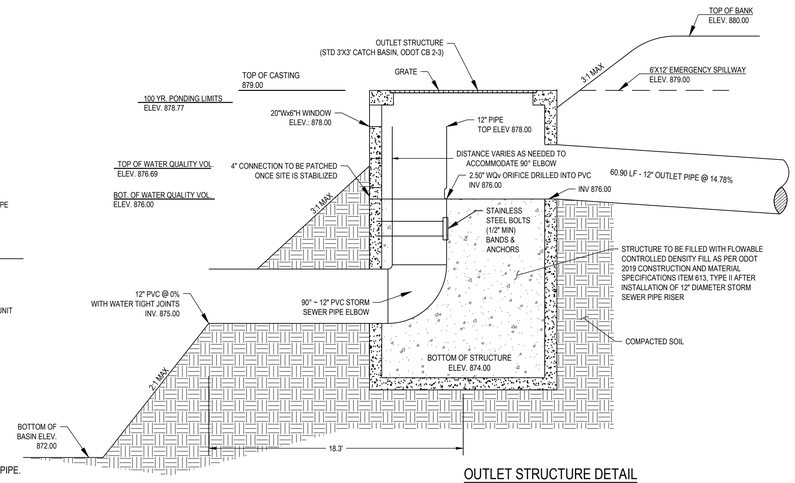
TOP VIEW

END VIEW

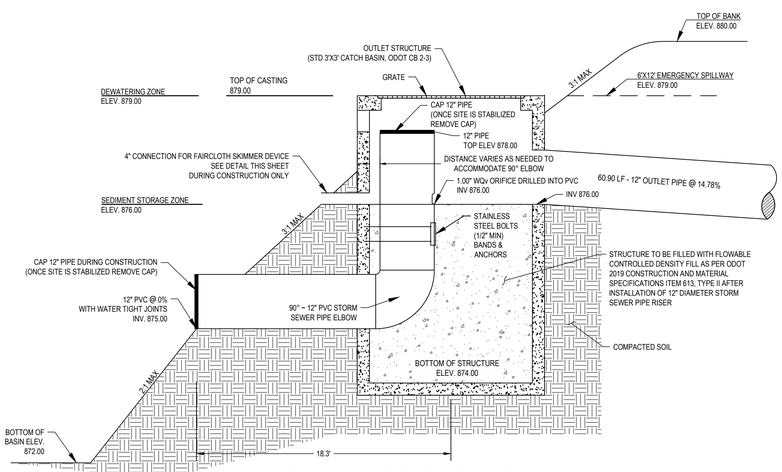
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Ⓡ 2.0" FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

N.T.S.

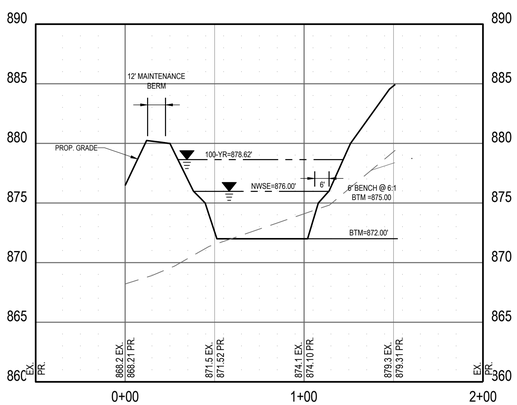


OUTLET STRUCTURE DETAIL
STRUCTURE C0
POST CONSTRUCTION
STD 3X3 CATCH BASIN, ODOT CB 2-3
N.T.S.

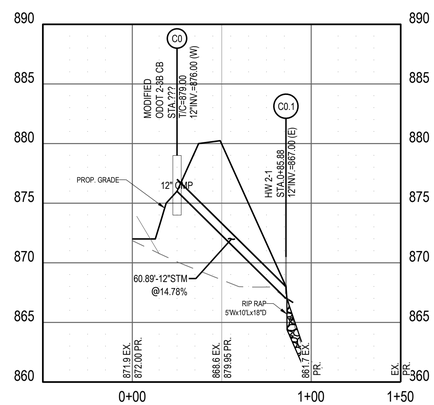


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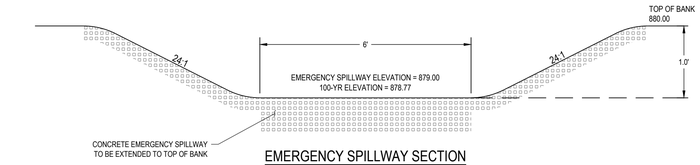
TEMPORARY OUTLET STRUCTURE DETAIL
STRUCTURE C0
DURING CONSTRUCTION
STD 3X3 CATCH BASIN, PER ODOT CB 2-3
N.T.S.



BASIN C SECTION PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



BASIN C OUTLET PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 6' VERT.



EMERGENCY SPILLWAY SECTION

N.T.S.

SEDIMENT CONTROL VOLUMES - BASIN

BASIN	DRAINAGE AREA (AC)	DISTURBED AREA (AC)	REQUIRED DEWATERING ZONE VOLUME (CF)	REQUIRED SEDIMENT ZONE VOLUME (CF)	PROVIDED DEWATERING ZONE VOLUME (CF)	PROVIDED SEDIMENT ZONE VOLUME(CF)	DEWATERING ZONE (FT)	SEDIMENT STORAGE ZONE (FT)
C	3.40	3.40	6,120	3,400	19,513	24,432	2	4

TYPICAL MAINTENANCE ACTIVITIES FOR BASINS

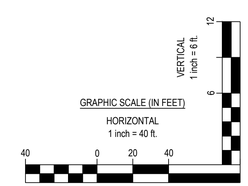
SCHEDULE	INSPECTION ITEM	ACTIVITY	RESPONSIBILITY
MONTHLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- DO NOT FERTILIZE VEGETATION SURROUNDING BASIN. - MOW SIDE SLOPES.	
ANNUALLY	INLET/OUTLET STRUCTURE & SIDE SLOPES	- REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES	
ANNUALLY	BASIN EMBANKMENT	- REPAIR UNDERCUT/ERODED AREAS AND STABILIZE.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORM SEWER SYSTEM	- REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.	
BI-ANNUALLY	STORMWATER BASIN	- CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP). - NOTE SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. - MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. - EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL.	
ANNUALLY (AND AFTER LARGE STORM EVENTS)	STORMWATER BASIN	- INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.	
ANNUALLY	STORMWATER BASIN SEDIMENT ACCUMULATION	- MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC	

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
2. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

* COMPACTED GRANULAR BACKFILL, ITEM 304 AGGREGATE, PLACED PER ODOT ITEM 611

** COMPACTED NATIVE BACKFILL, PLACED PER ODOT ITEM 611



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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

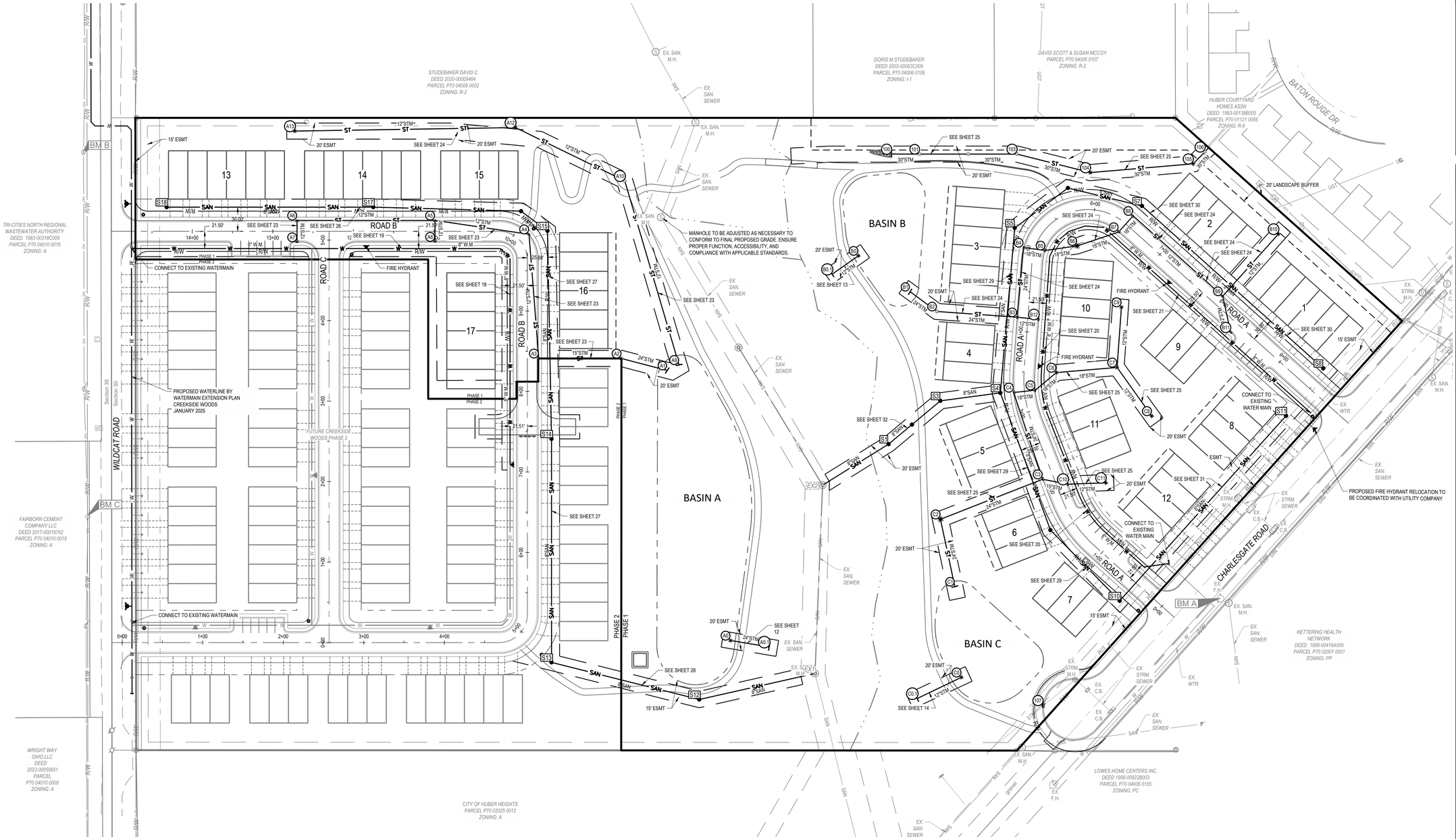
Revisions / Submissions

ID	Description	Date

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
BASIN DETAIL C

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N

60 0 60 120

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

SUBJECT BOUNDARY	PROPOSED RIGHT-OF-WAY
EXISTING PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING R/W	PROPOSED SETBACK
EXISTING CENTERLINE	PROPOSED EASEMENT
EXISTING FACE OF CURB	PROPOSED BASIN
EXISTING BACK OF CURB	PROPOSED CENTERLINE
EXISTING STORM SEWER	PROPOSED CURB & GUTTER
EXISTING SANITARY SEWER	PROPOSED STORM SEWER
EXISTING WATER MAIN	PROPOSED STORM STRUCTURES
EXISTING STORM STRUCTURES	PROPOSED SANITARY SEWER
EXISTING SANITARY STRUCTURE	PROPOSED SANITARY MANHOLE
EXISTING WATER STRUCTURES	PROPOSED WATER MAIN
FOUNDATION BREAK	PROPOSED HYDRANT/VALVE
MAJOR CONTOUR PROPOSED	MAJOR CONTOUR EXISTING
MINOR CONTOUR PROPOSED	MINOR CONTOUR EXISTING
PROPOSED STREET LIGHTING	

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GREY FOX CAPITAL

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CHARLESGATE RD. & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

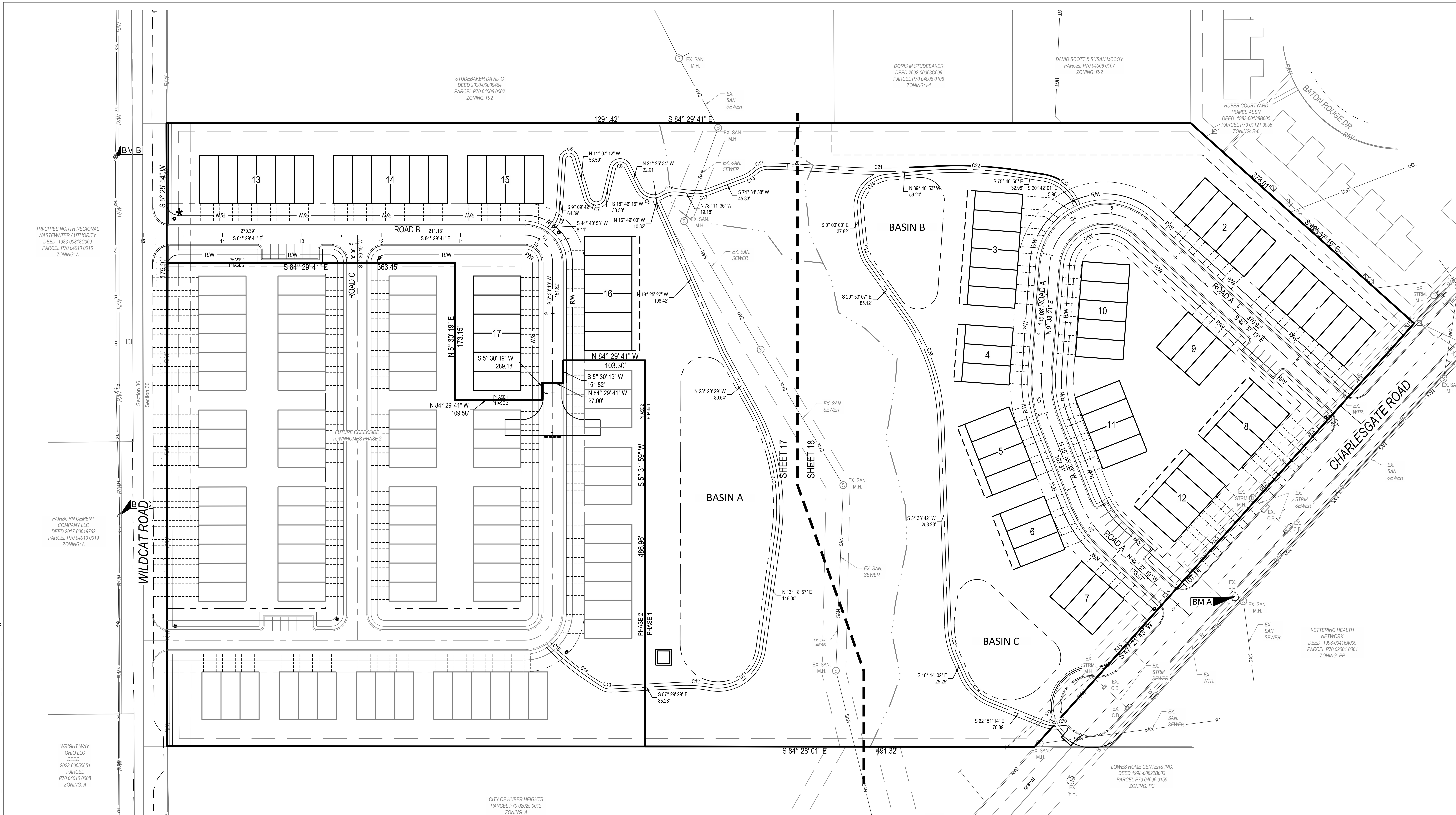
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Project Number:	765054
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Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
OVERALL UTILITY PLAN

15

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LINE AND CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	35.00'	54.98'	49.50'	S39° 29' 41"E	090° 00' 00"	35.00'
C5	29.00'	19.70'	19.32'	S25° 13' 29"W	038° 54' 58"	10.25'
C6	8.00'	22.30'	15.75'	S89° 01' 15"W	159° 43' 06"	44.73'
C7	12.00'	31.44'	23.19'	N86° 10' 28"W	150° 06' 31"	44.96'
C8	10.00'	24.40'	18.78'	S88° 40' 21"W	139° 48' 10"	27.33'
C9	21.00'	34.92'	31.03'	N69° 03' 39"W	095° 16' 10"	23.03'
C10	258.00'	165.07'	162.26'	N05° 00' 46"W	036° 39' 26"	85.47'
C11	56.00'	90.28'	80.82'	N59° 30' 06"E	092° 22' 18"	58.37'
C12	175.00'	40.25'	40.16'	S80° 54' 07"E	013° 10' 44"	20.22'
C13	20.00'	12.61'	12.40'	S69° 25' 54"E	036° 07' 09"	6.52'
C14	634.86'	62.06'	62.04'	S48° 34' 18"E	005° 36' 04"	31.06'
C15	317.97'	24.20'	24.20'	S40° 33' 59"E	004° 21' 40"	12.11'
C16	29.00'	19.49'	19.12'	S82° 33' 20"W	038° 30' 08"	10.13'
C17	46.00'	21.86'	21.66'	S88° 11' 31"W	027° 13' 46"	11.14'
C18	46.00'	15.78'	15.70'	S64° 45' 05"W	019° 39' 05"	7.97'
C19	24.87'	20.14'	19.59'	S72° 33' 30"W	046° 23' 56"	10.66'

LINE AND CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C2	150.00'	69.89'	69.26'	N29° 16' 26"W	026° 41' 46"	35.59'
C3	150.00'	66.93'	66.38'	N03° 08' 36"W	025° 33' 54"	34.03'
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C23	54.00'	51.82'	49.85'	S48° 11' 26"E	054° 58' 49"	28.10'
C24	41.04'	64.02'	57.73'	S46° 01' 57"W	089° 23' 43"	40.60'
C25	73.39'	28.39'	28.21'	S09° 36' 52"E	022° 09' 34"	14.37'
C26	246.00'	143.60'	141.57'	S13° 09' 42"E	033° 26' 48"	73.91'
C27	108.00'	41.08'	40.84'	S07° 20' 10"E	021° 47' 43"	20.79'
C28	63.00'	49.06'	47.83'	S40° 32' 38"E	044° 37' 13"	25.85'
C29	46.00'	21.14'	20.95'	S76° 01' 00"E	026° 19' 32"	10.76'
C30	575.75'	9.61'	9.61'	S89° 39' 27"E	000° 57' 22"	4.80'

N

GRAPHIC SCALE (IN FEET)
1 in. = 60 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- * PROPOSED ENTRY MONUMENT

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

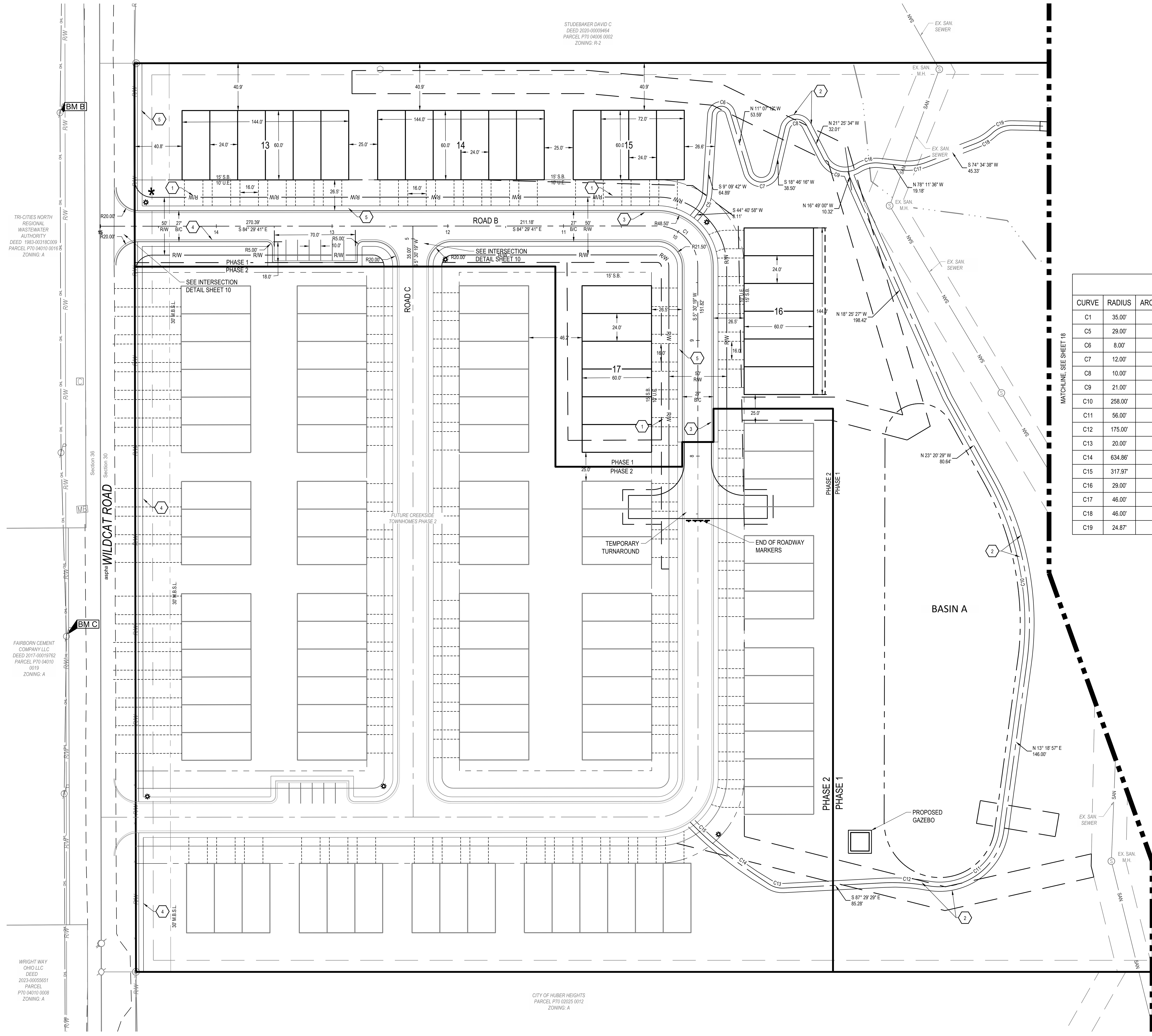
ID	Description	Date

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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
OVERALL SITE PLAN

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CODED NOTES:

1. TYPICAL DRIVEWAY (SEE DETAIL, SHEET X).
2. 8' PEDESTRIAN TRAIL SYSTEM (SEE DETAIL, SHEET X).
3. CURB AND GUTTER (SEE DETAIL, SHEET X).
4. CURB RAMP (SEE DETAIL, SHEET X).
5. 4' WIDE SIDEWALK (SEE DETAIL, SHEET X).

LINE AND CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	35.00'	54.98'	49.50'	S39° 29' 41"E	090° 00' 00"	35.00'
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N

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

LEGEND

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- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- * PROPOSED ENTRY MONUMENT

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

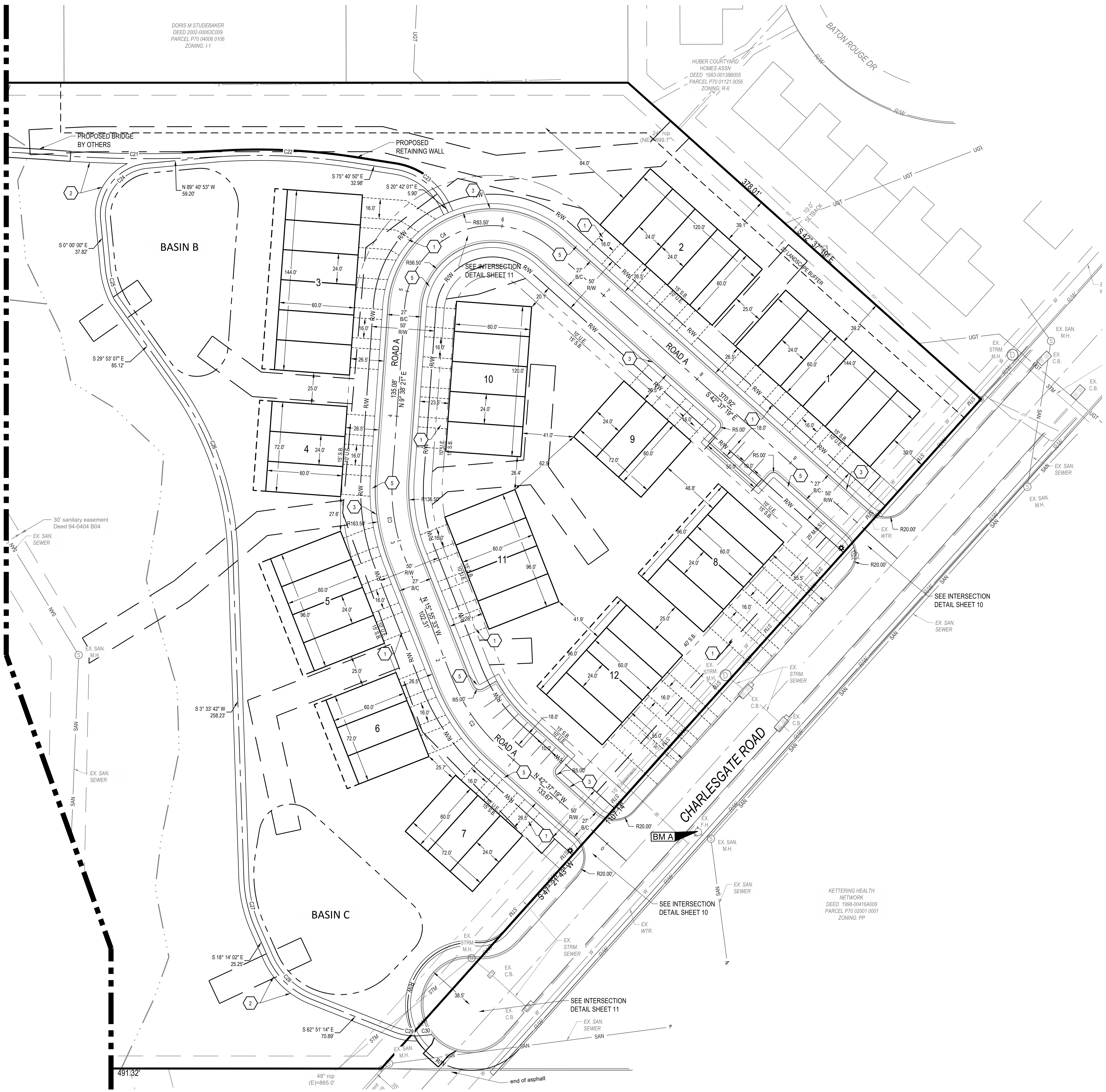
ID	Description	Date

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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SITE PLAN

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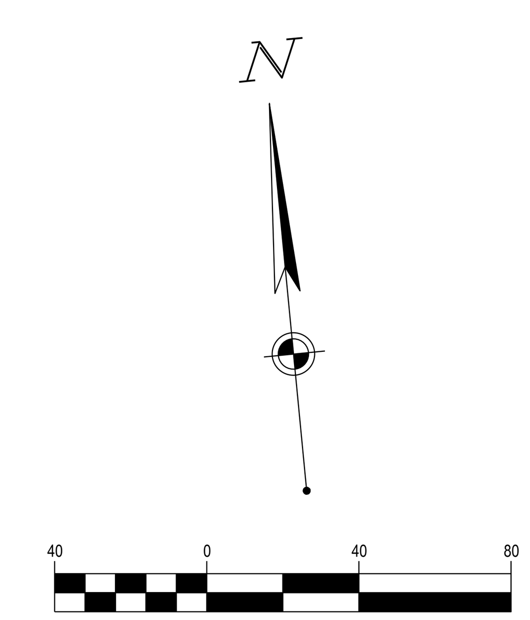
CODED NOTES:

1. TYPICAL DRIVEWAY (SEE DETAIL, SHEET X).
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3. CURB AND GUTTER (SEE DETAIL, SHEET X).
4. CURB RAMP (SEE DETAIL, SHEET X).
5. 4' WIDE SIDEWALK (SEE DETAIL, SHEET X).

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GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING FACE OF CURB
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GREY FOX CAPITAL

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Revisions / Submissions

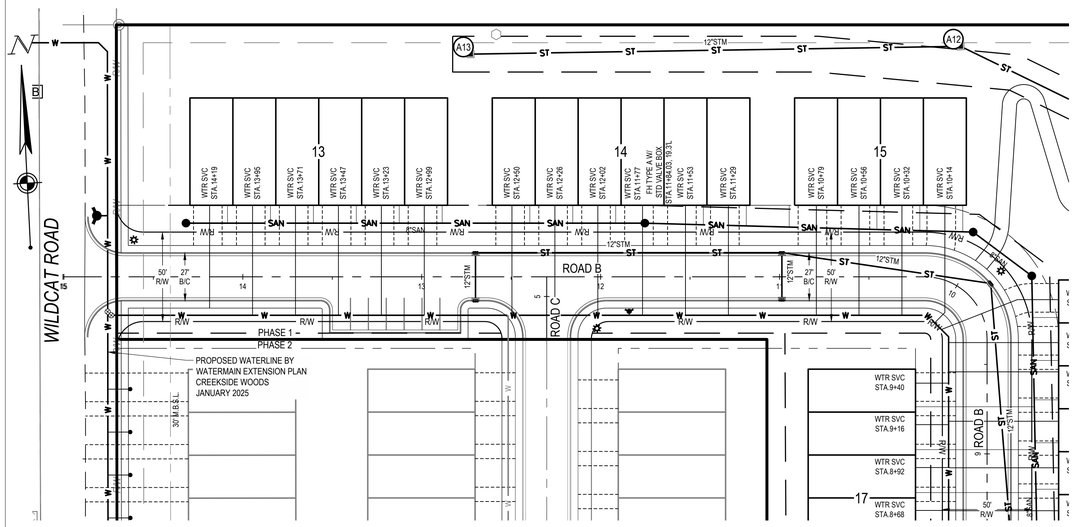
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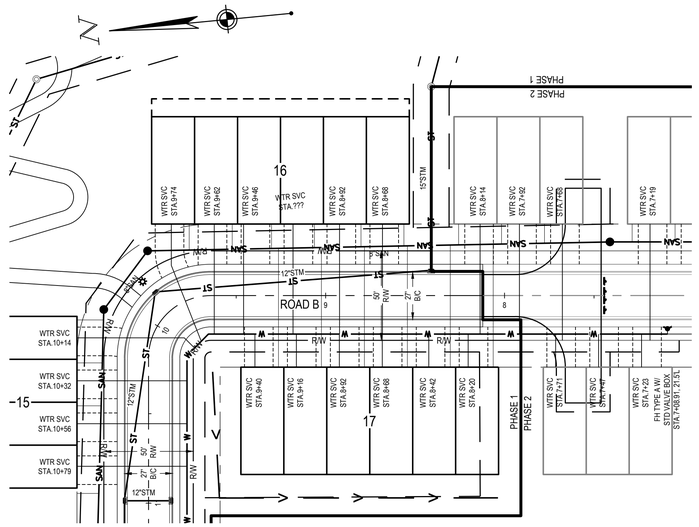
Project Number:	765054
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Drawing Title:

SITE PLAN

C:\DARoot\Jobs\b9f0064fa9f34d61b13ebe51f3c28775\adskfiles\b.361ec426-5908-416c-aebc-e645d1edd4e0_CESO\03-CIVIL\PHASE I\PLAN\F_765054_SITE PLAN.dwg - 1/27/2025 - acesuser



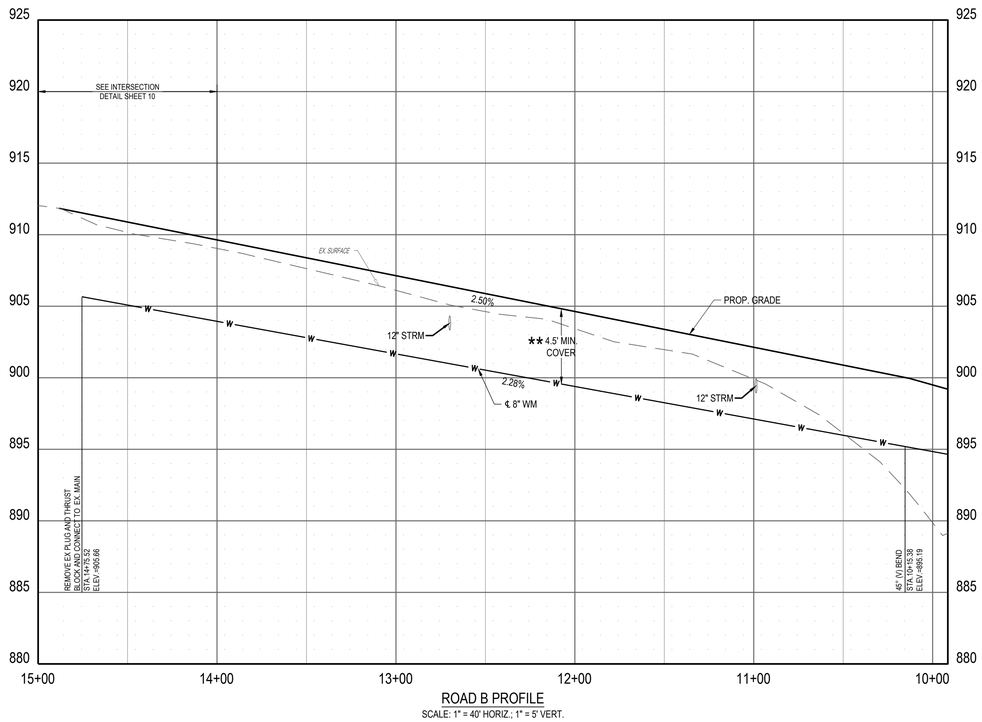


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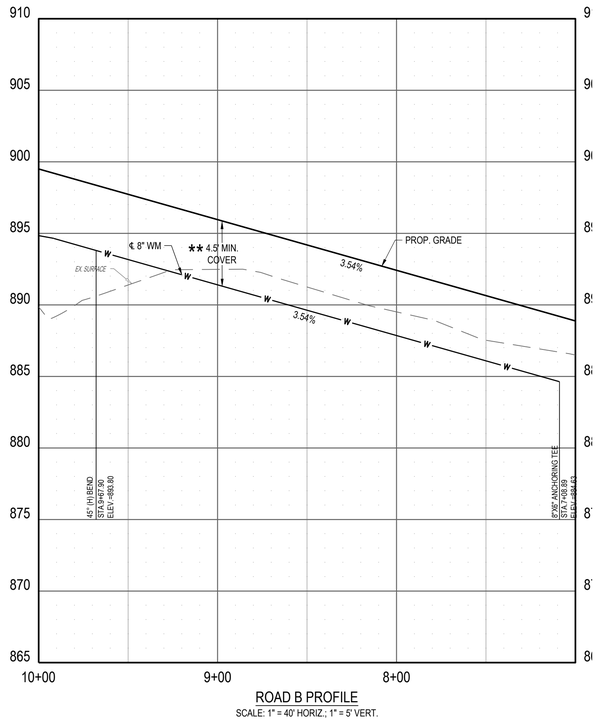
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.
2. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.
3. ALL EXISTING ELEVATIONS ARE PER SURVEY PERFORMED BY CESO, INC. UNLESS OTHERWISE NOTED.
4. ALL FITTINGS SHALL BE LEAD FREE.
5. WATERLINE SHALL BE BACKFILLED WITH 4.5' OF COVER PRIOR TO TESTING.
6. EXISTING TOPSOIL SHALL BE REMOVED. ALL FILLS SHALL BE PLACED WITH APPROVED MATERIAL PRIOR TO THE INSTALLATION OF ANY UTILITIES.
7. PROPOSED SANITARY SEWER SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. ACTUAL LOCATION AND ELEVATIONS SHALL BE CONSTRUCTED PER FINAL SANITARY PLAN OF RECORD. 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION, MEASURED OUTSIDE-TO-OUTSIDE, IS REQUIRED TO BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM OR SANITARY SEWERS.

* 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL STORM, SANITARY, AND WATERLINES.

** MINIMUM COVER OVER THE WATERLINE SHALL BE MEASURED BETWEEN THE PROPOSED PROFILE GRADE AND THE OUTSIDE TOP OF PIPE.



ROAD B PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



ROAD B PROFILE
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING CABLE BOX
- EXISTING STRUCTURE
- EXISTING WETLAND (TO REMAIN)
- EXISTING WETLAND (TO BE MITIGATED)
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE
- PROPOSED SIDEWALK

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 40 ft.
40 0 20 40

VERTICAL
1 inch = 5 ft.
10 5

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Miamisburg, OH 45342
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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

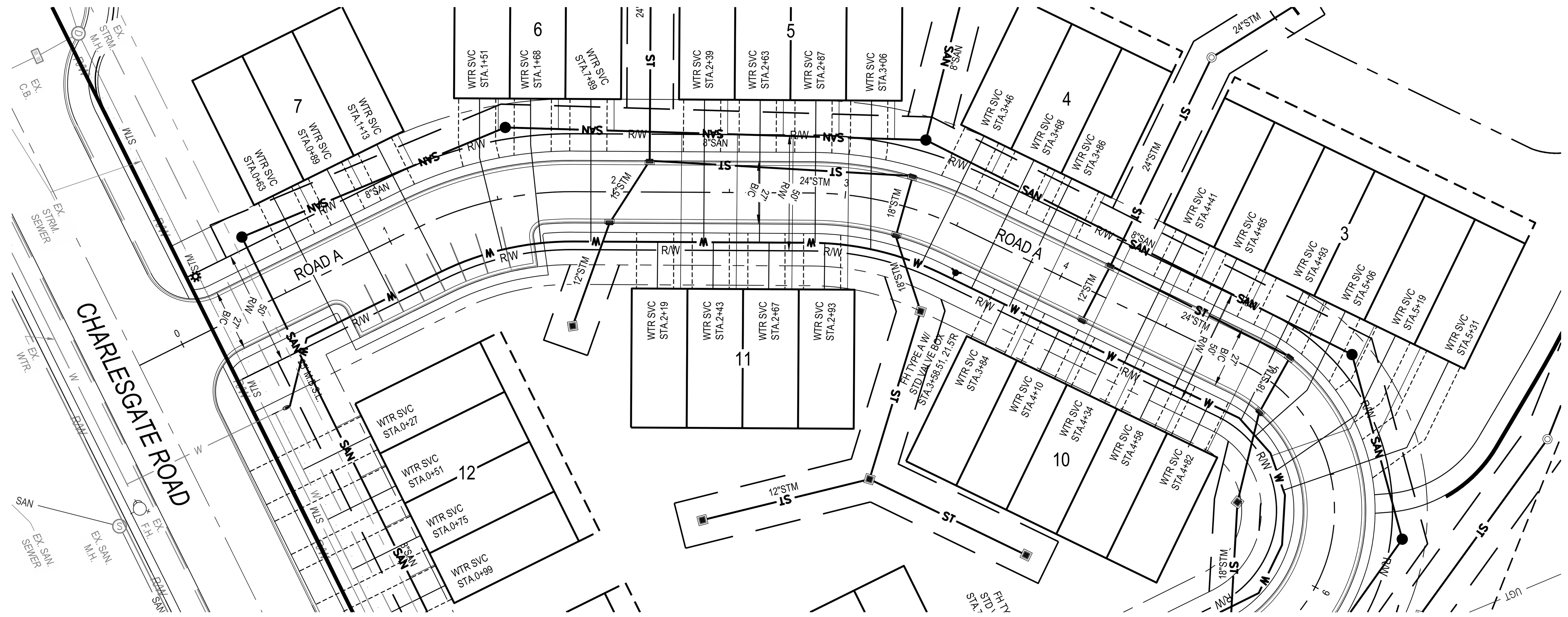
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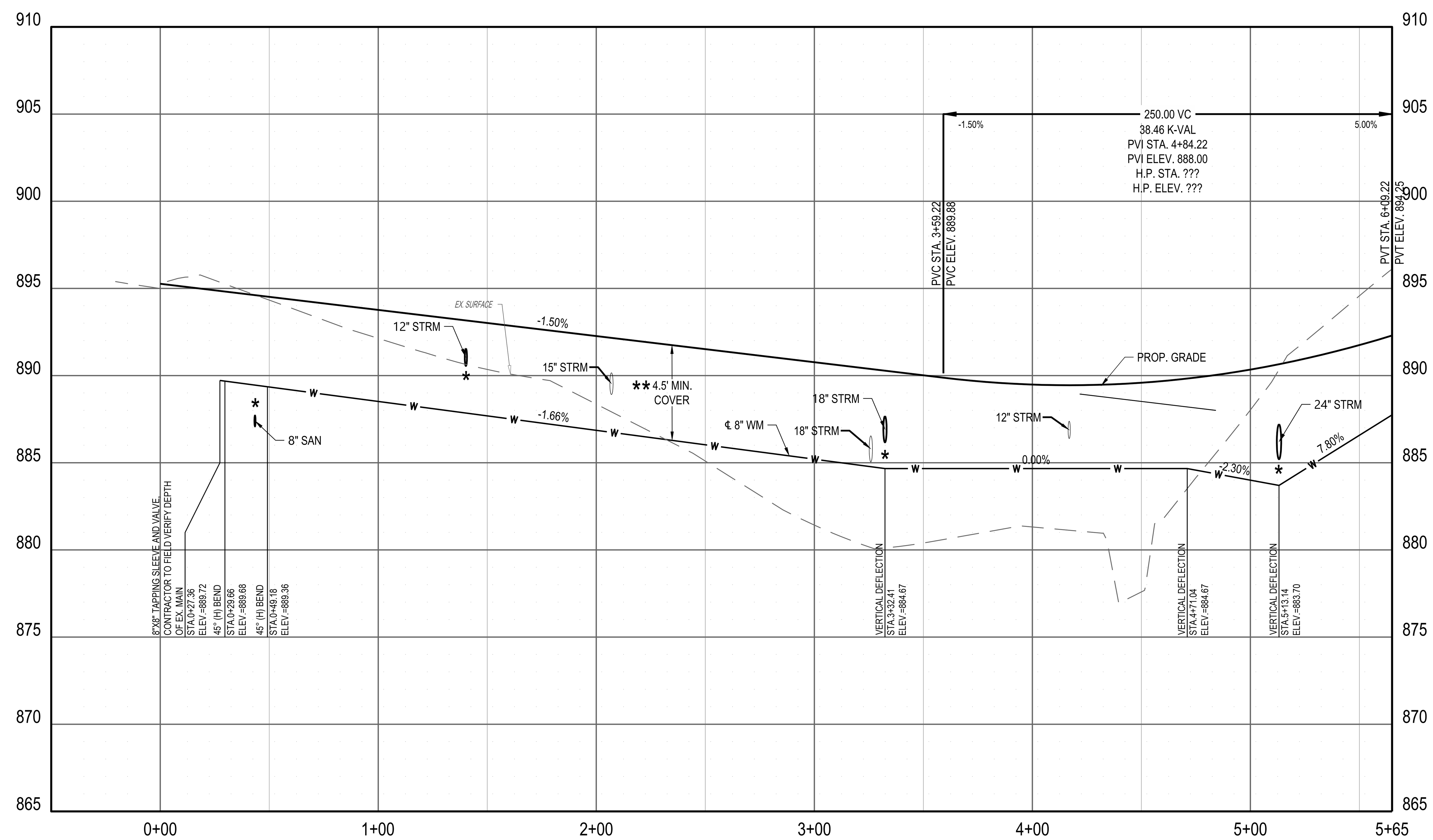
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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
ROAD PLAN AND PROFILE

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ROAD A PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

NOTES:

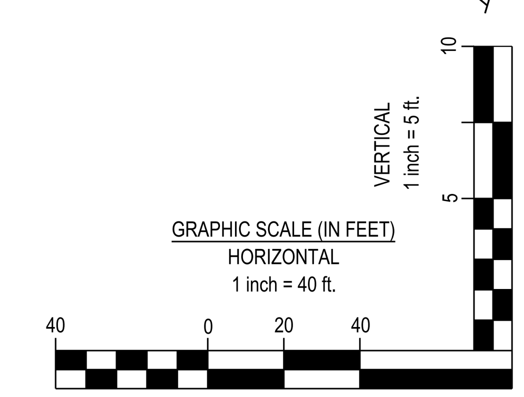
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.
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** MINIMUM COVER OVER THE WATERLINE SHALL BE MEASURED BETWEEN THE PROPOSED PROFILE GRADE AND THE OUTSIDE TOP OF PIPE.

LEGEND

Symbol	Description
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
R/W	EXISTING R/W
	EXISTING CENTERLINE
	EXISTING TREE LINE
	EXISTING INTERMITTENT STREAM
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING FACE OF CURB
	EXISTING BACK OF CURB
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
	EXISTING STORM STRUCTURE
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN
	EXISTING CABLE BOX
	EXISTING STRUCTURE
	EXISTING WETLAND (TO REMAIN)
	EXISTING WETLAND (TO BE MITIGATED)
	PROPOSED PHASE LINE
R/W	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB AND GUTTER
ST	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
SAN	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
W	PROPOSED WATER LINE
	PROPOSED HYDRANT/VALVE
	PROPOSED SIDEWALK



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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

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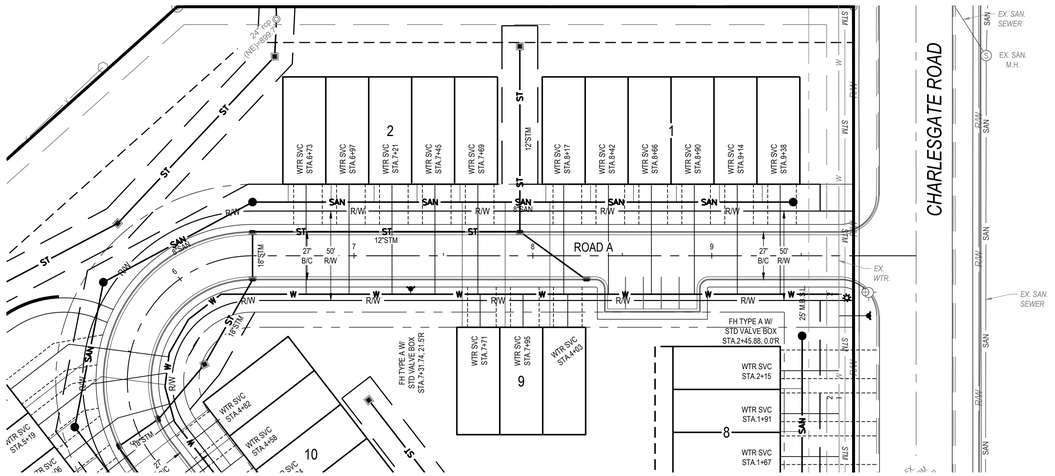
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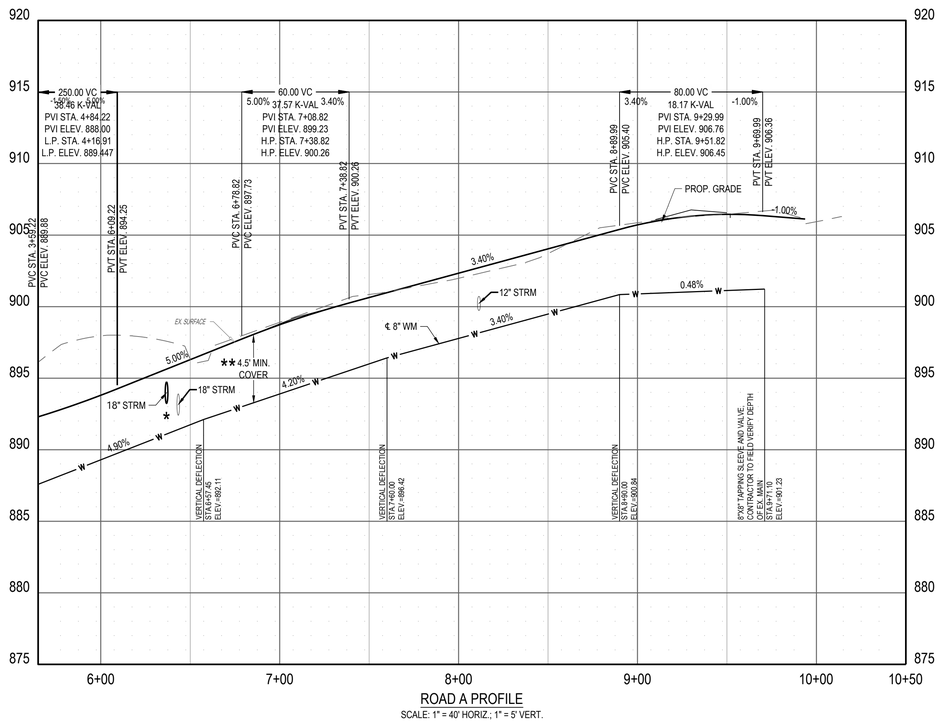
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Drawing Title:
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LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING CABLE BOX
- EXISTING STRUCTURE
- EXISTING WETLAND (TO REMAIN)
- EXISTING WETLAND (TO BE MITIGATED)
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE
- PROPOSED SIDEWALK

N

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 40 ft.
40 0 20 40

VERTICAL
1 inch = 5 ft.
10 5

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GREY FOX CAPITAL
CREEKSIDE WOODS PHASE 1
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

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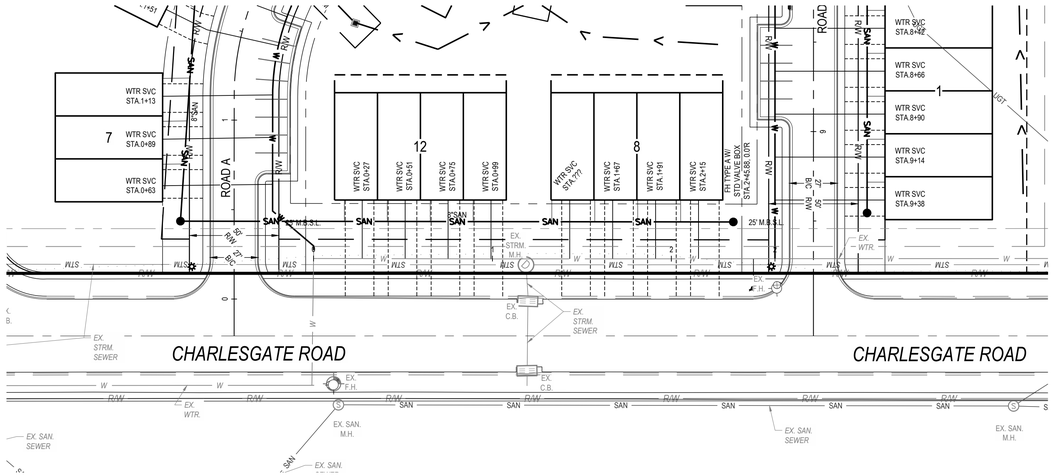
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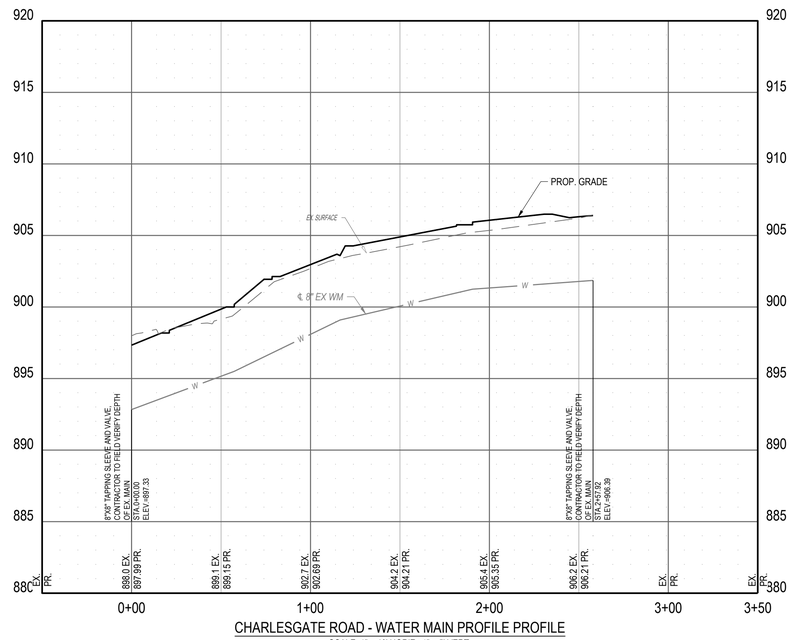
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Drawing Title:
ROAD PLAN AND PROFILE

21

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CHARLESGATE ROAD - WATER MAIN PROFILE PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

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LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
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- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
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- R/W — PROPOSED RIGHT-OF-WAY
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- PROPOSED EASEMENT
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- PROPOSED CENTERLINE
- PROPOSED CURB AND GUTTER
- ST — PROPOSED STORM SEWER
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- SAN — PROPOSED SANITARY SEWER
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- W — PROPOSED WATER LINE
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GRAPHIC SCALE (IN FEET)
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VERTICAL
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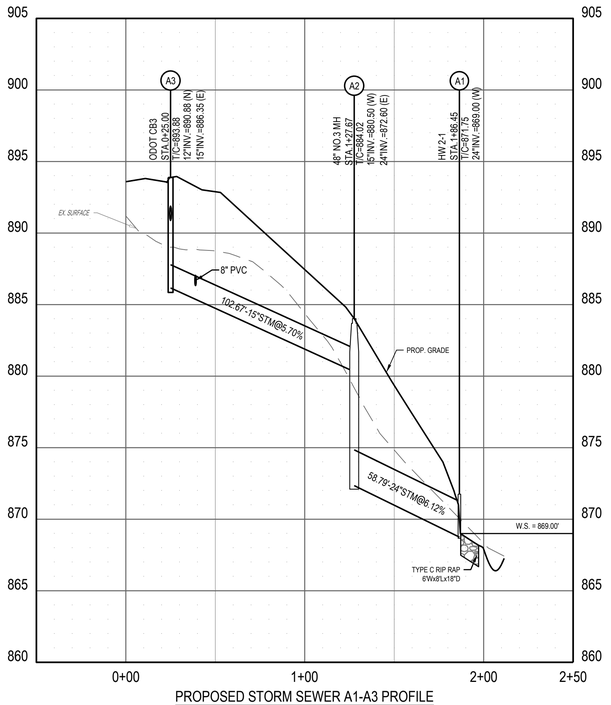
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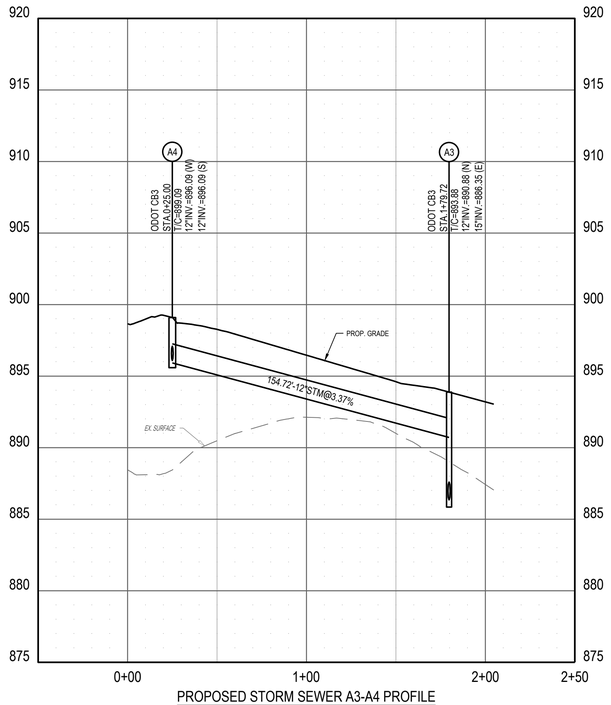
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ROAD PLAN AND PROFILE

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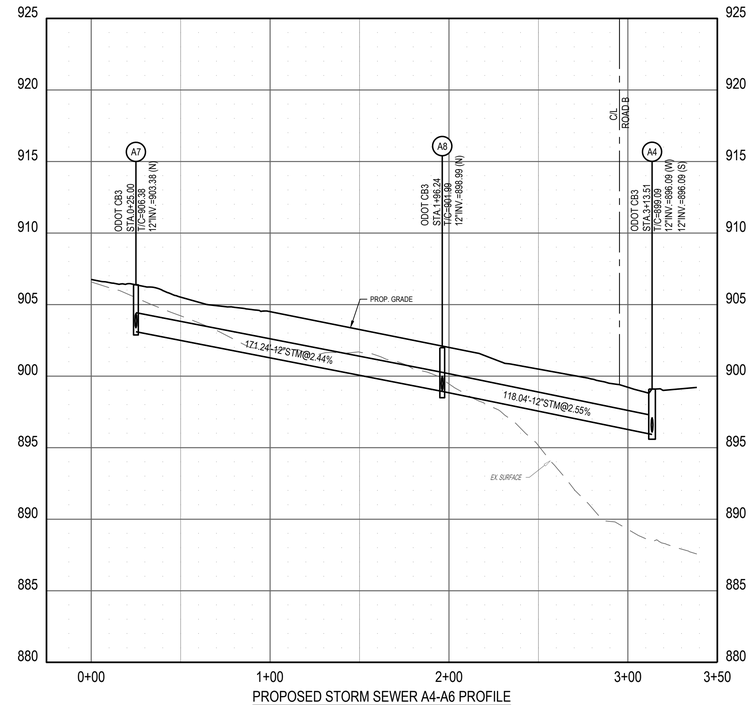
PROPOSED STORM SEWER A1-A3 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



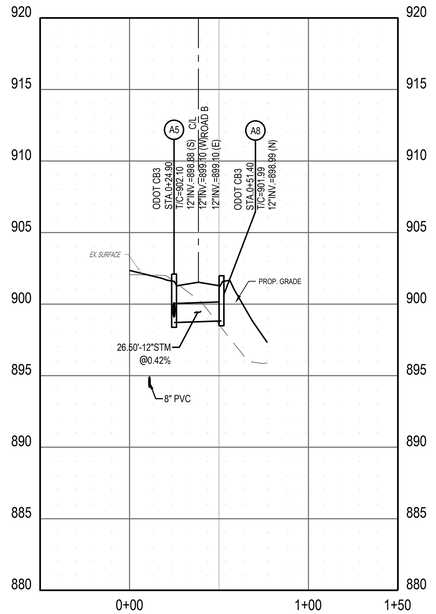
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SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



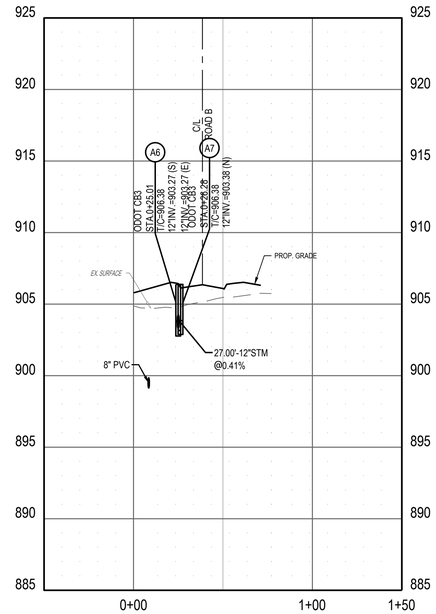
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SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



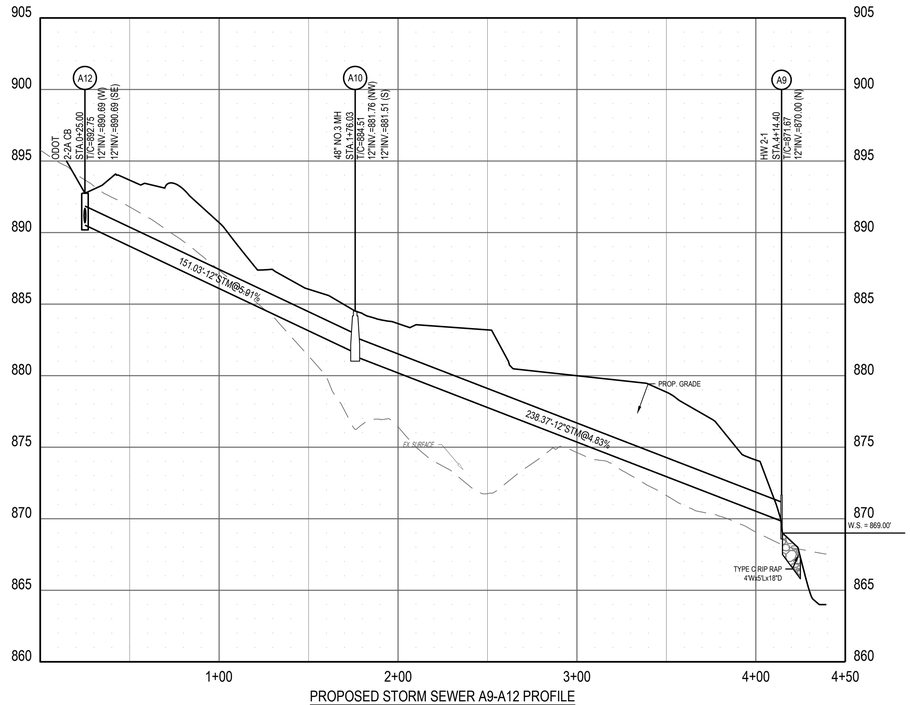
PROPOSED STORM SEWER A5-A8 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER A6-A7 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER A9-A12 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

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3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

* COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.

** COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 20 ft.
20 0 10 20

VERTICAL
1 inch = 5 ft.
10 5

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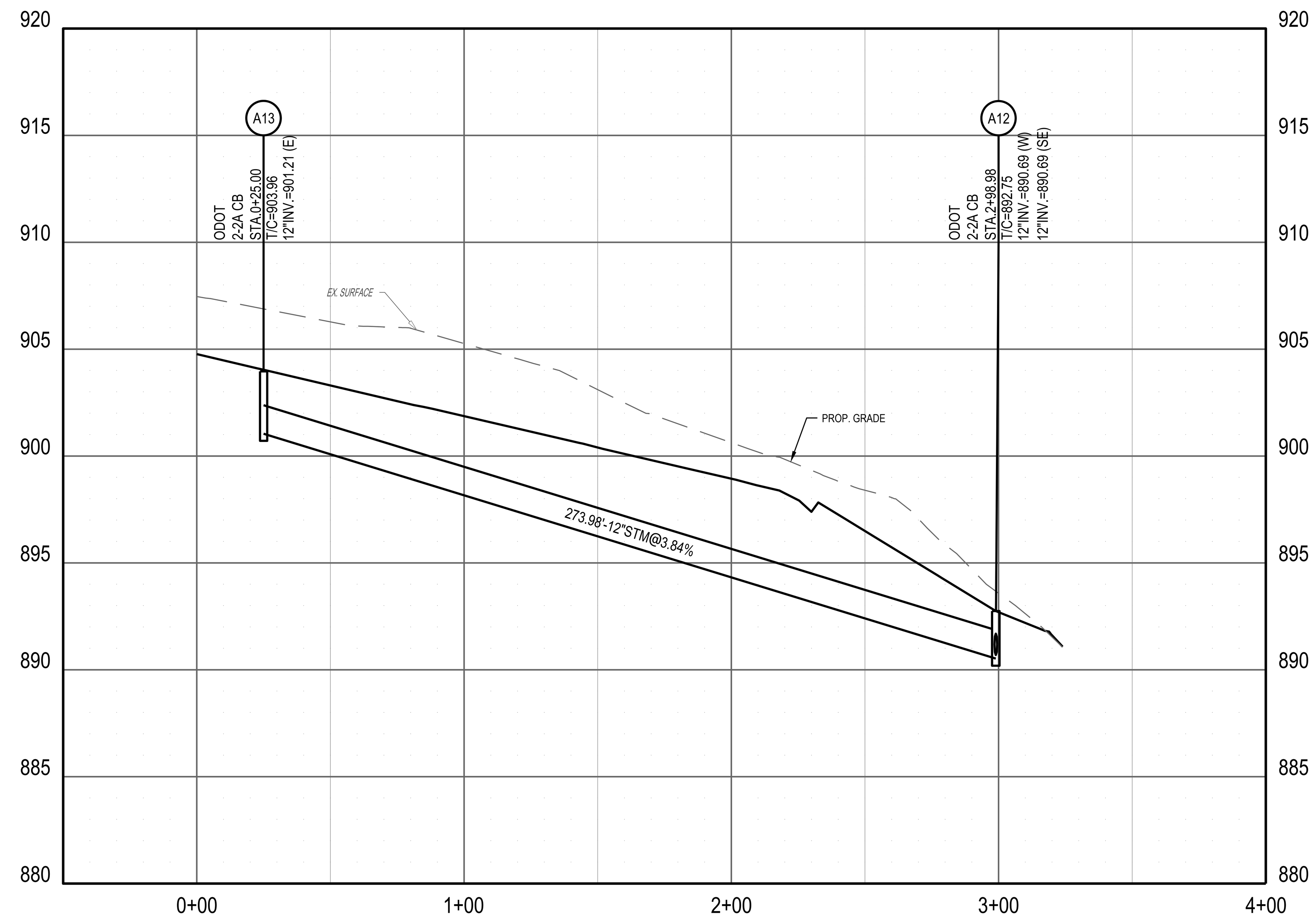
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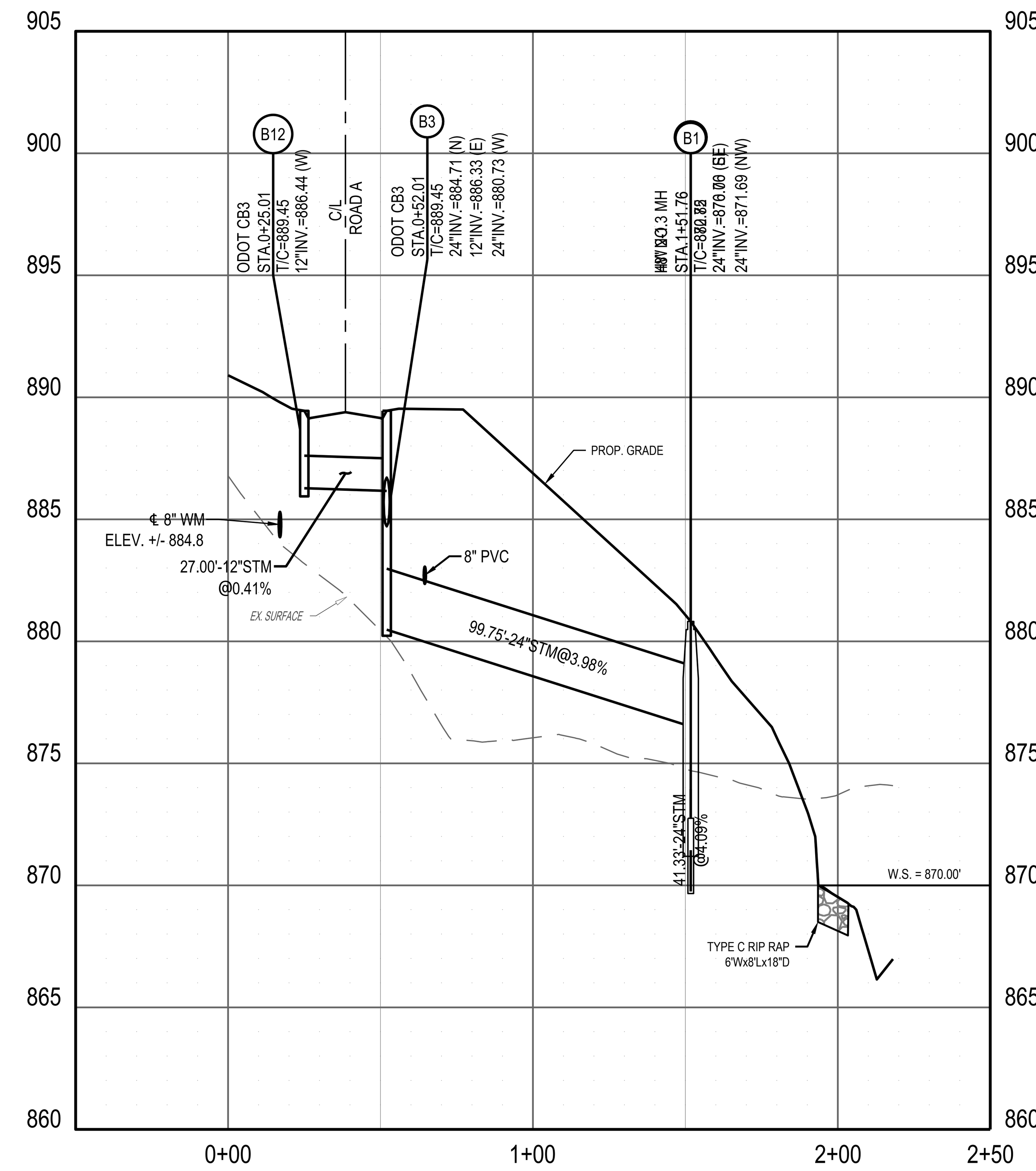
STORM SEWER PROFILES

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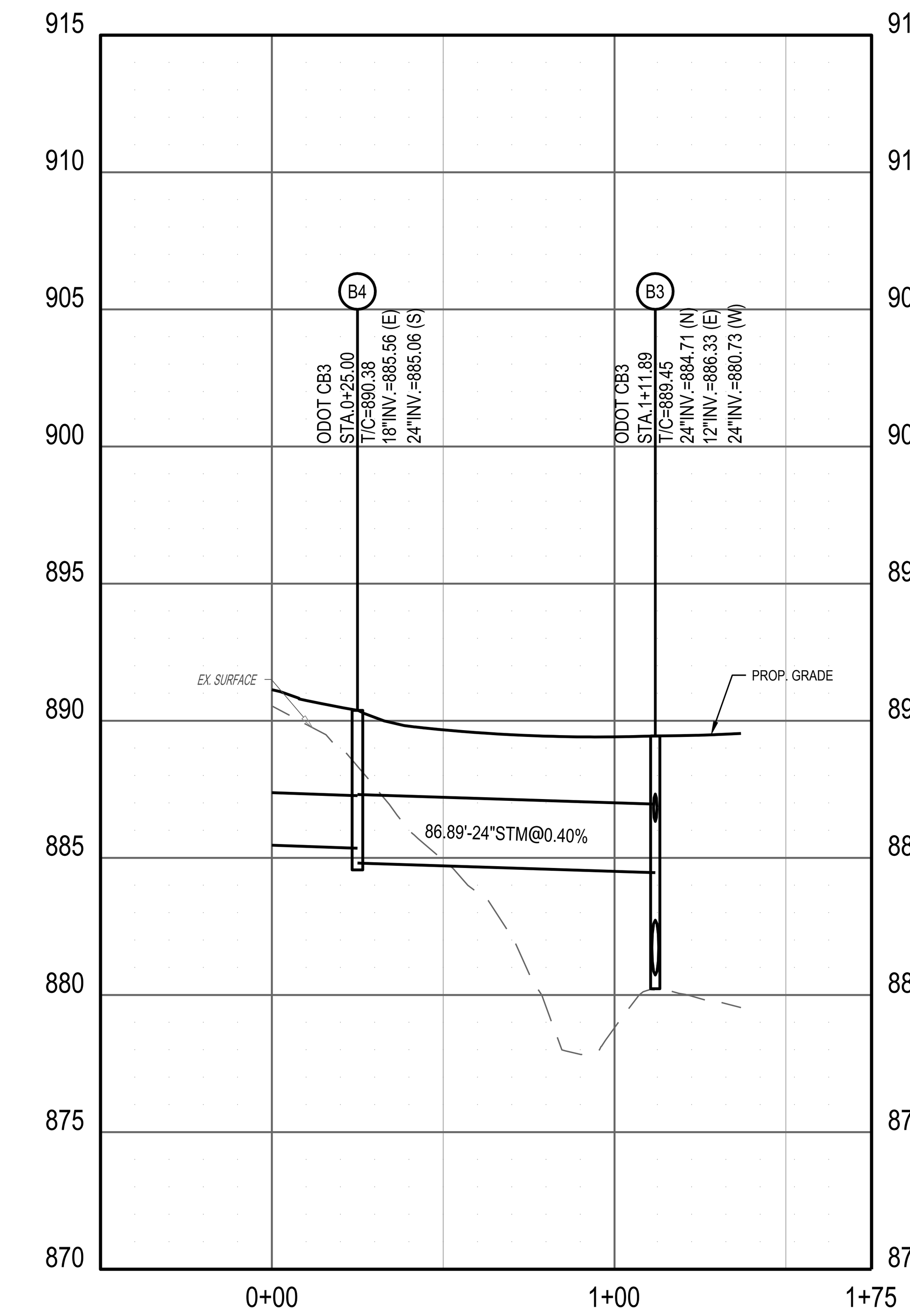
PROPOSED STORM SEWER A11-A12 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER B1-B12 PROFILE

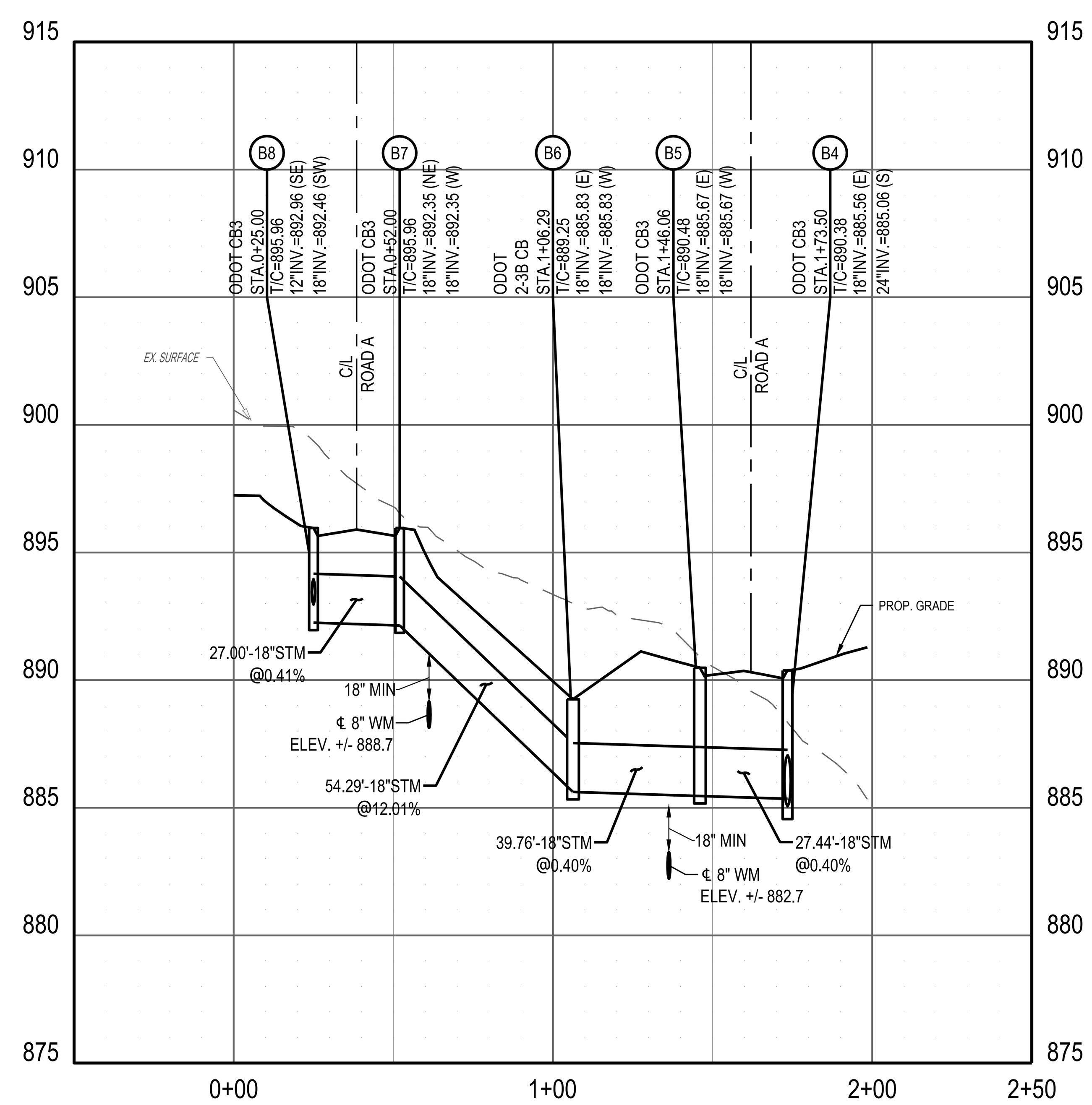
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER B3-B4 PROFILE

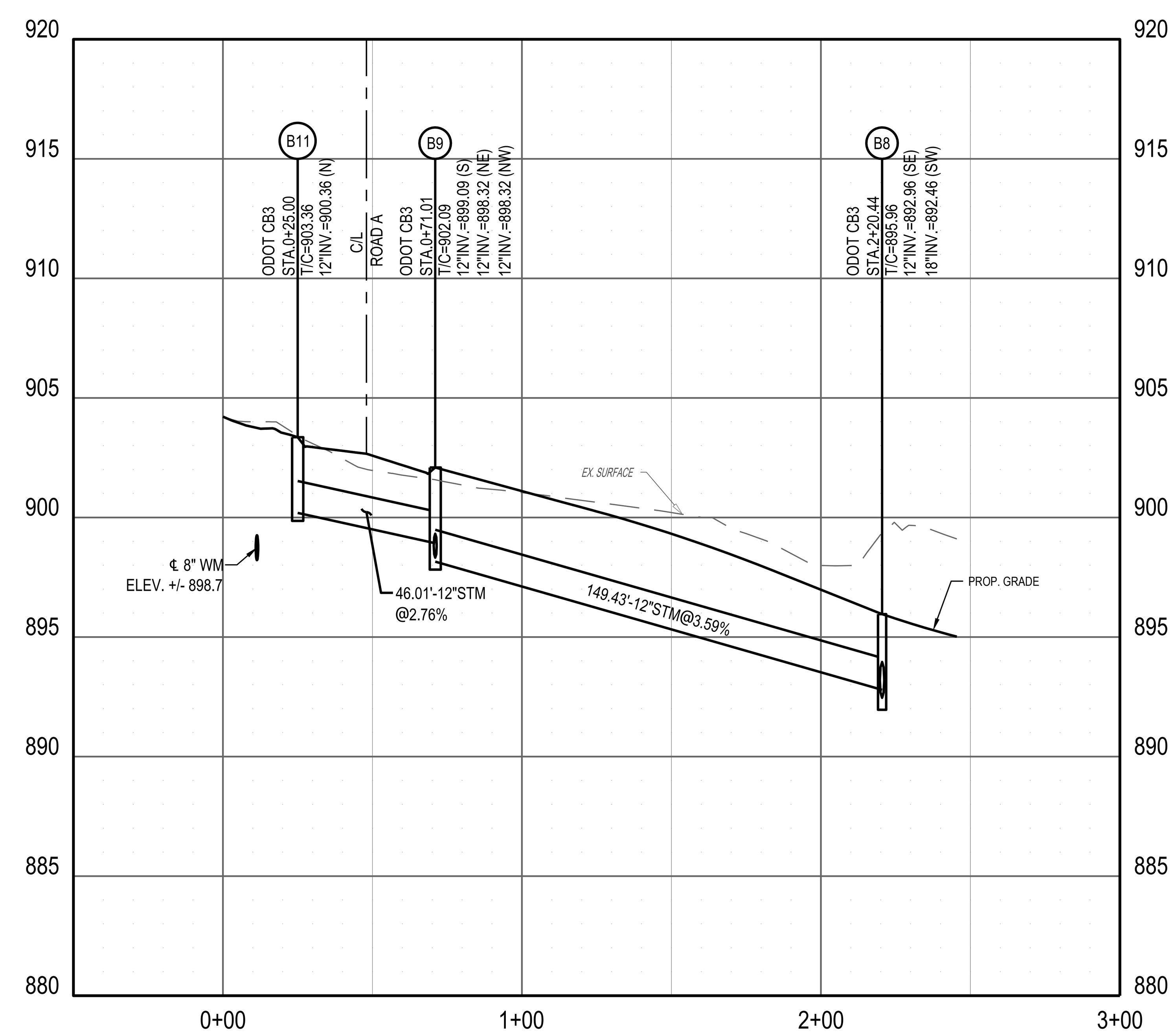
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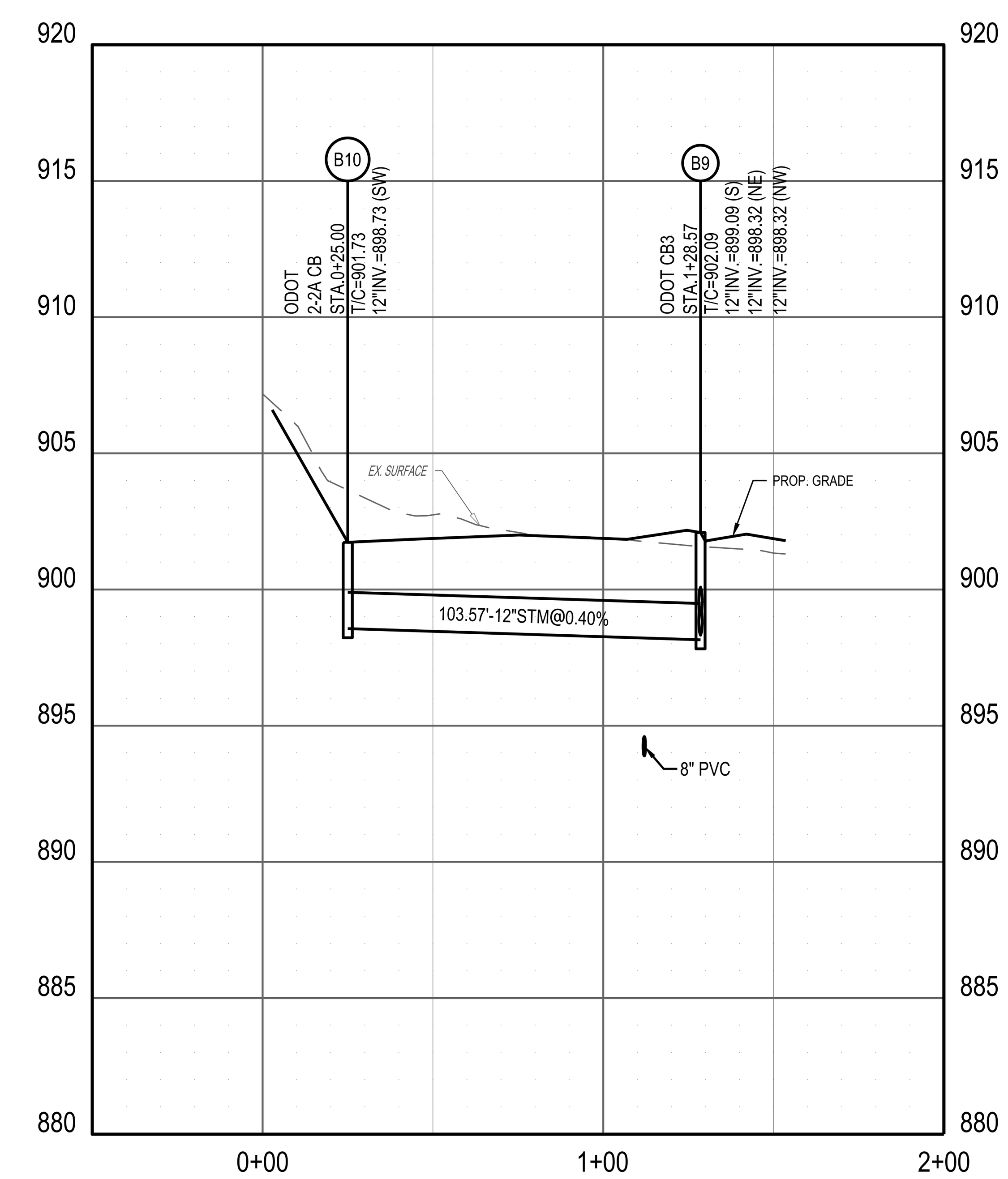
PROPOSED STORM SEWER B4-B8 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER B8-B11 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER B9-B10 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

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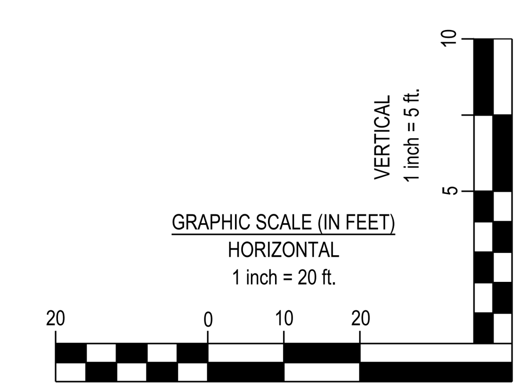
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** COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 20 ft.



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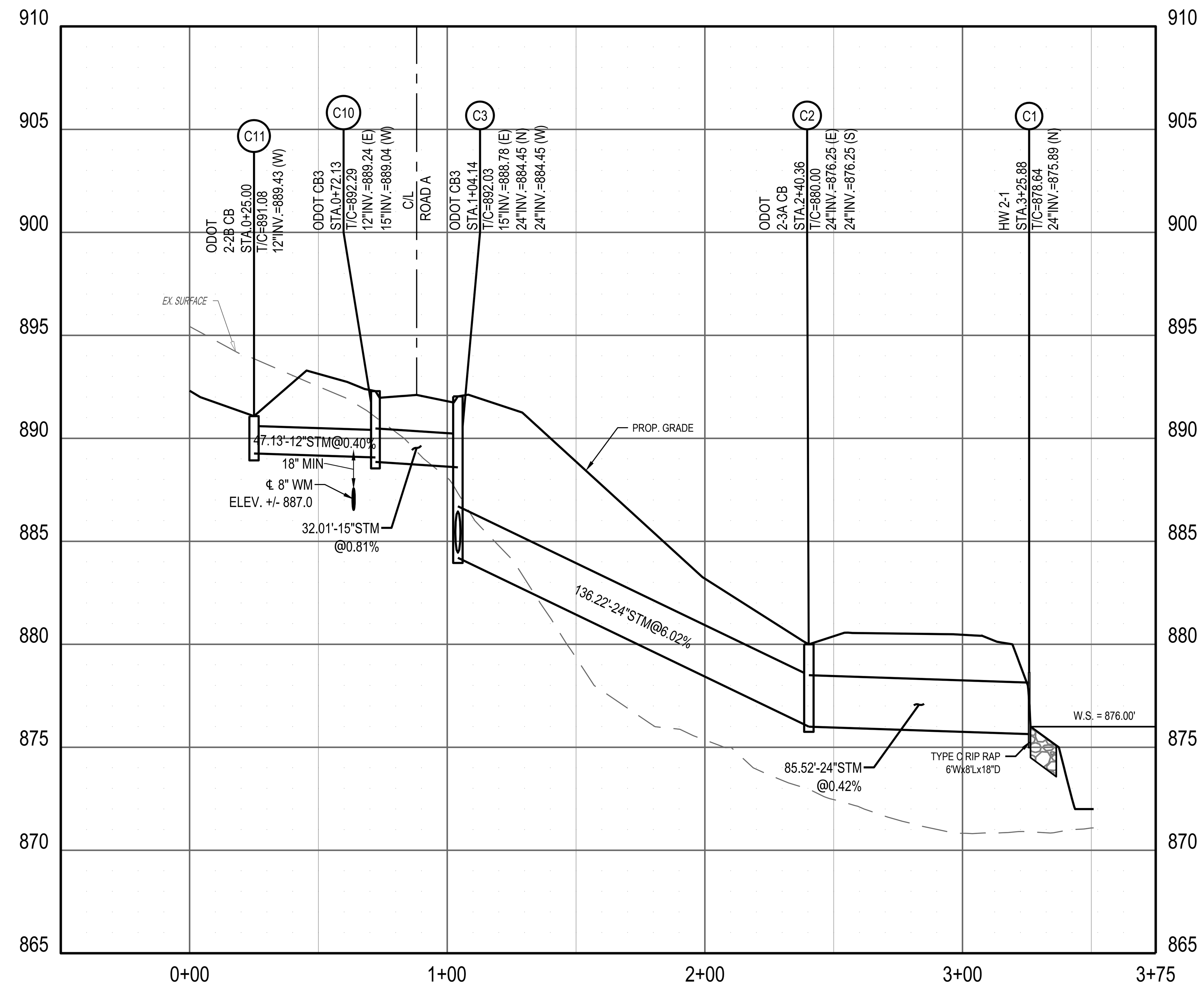
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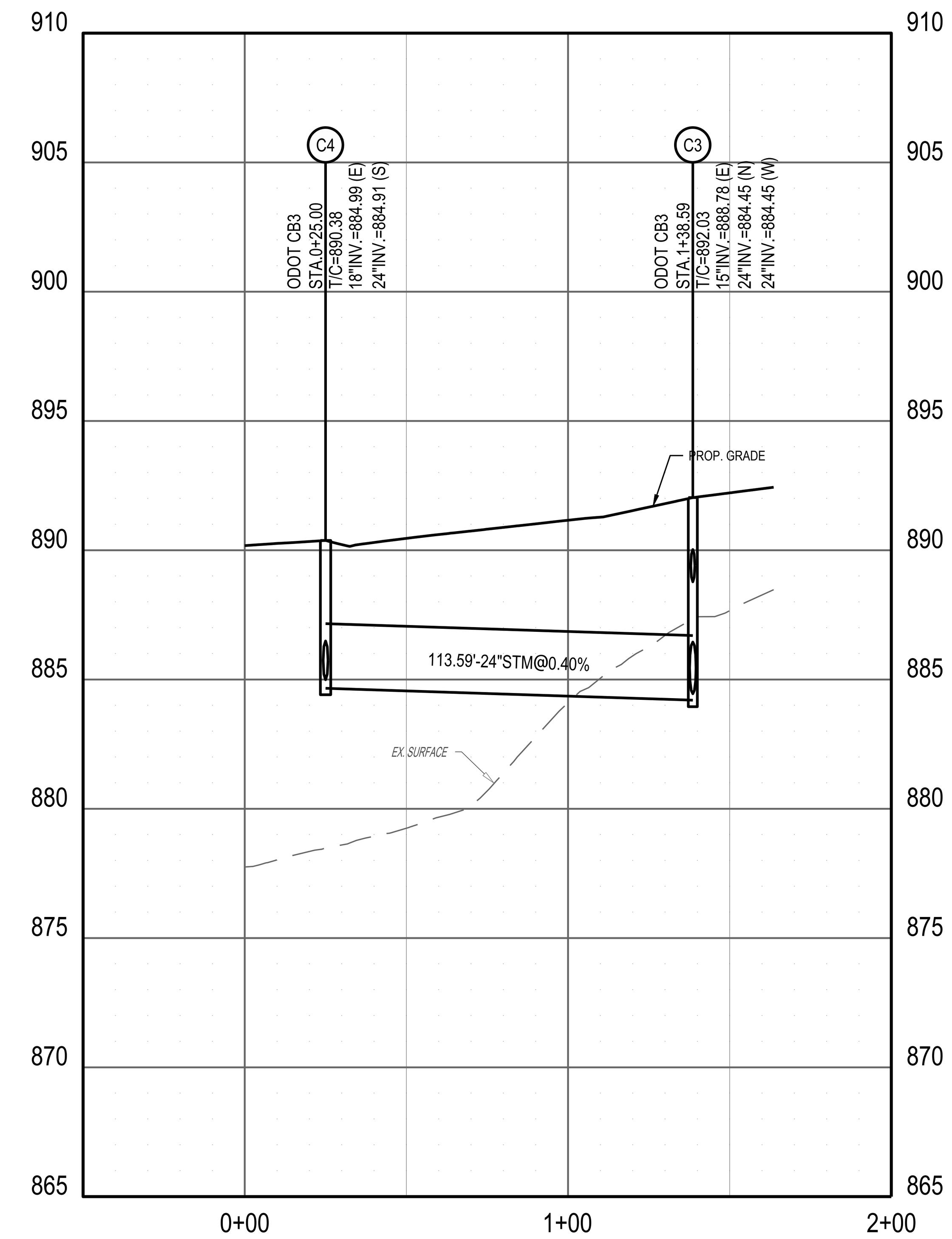
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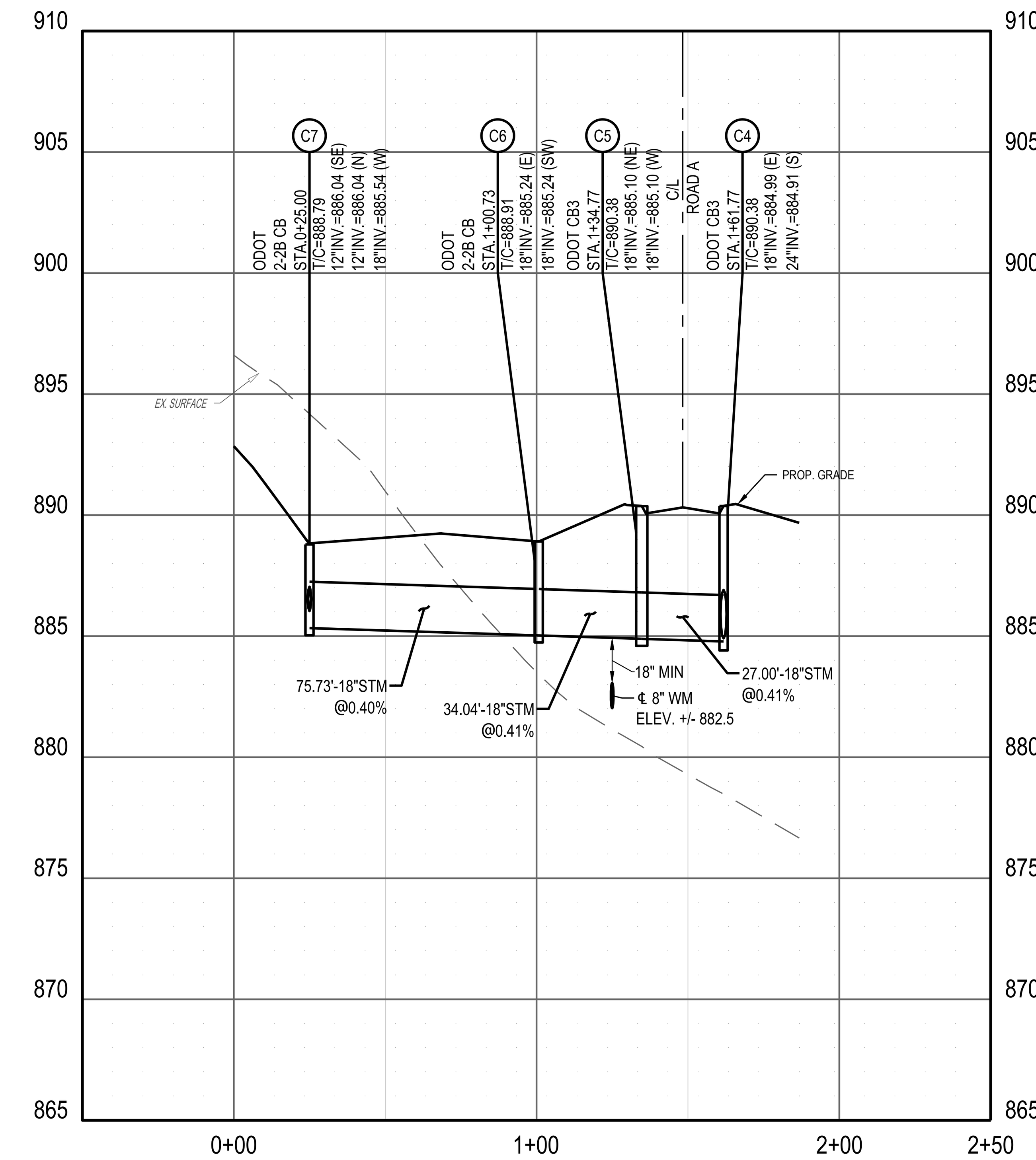
PROPOSED STORM SEWER C1-C11 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



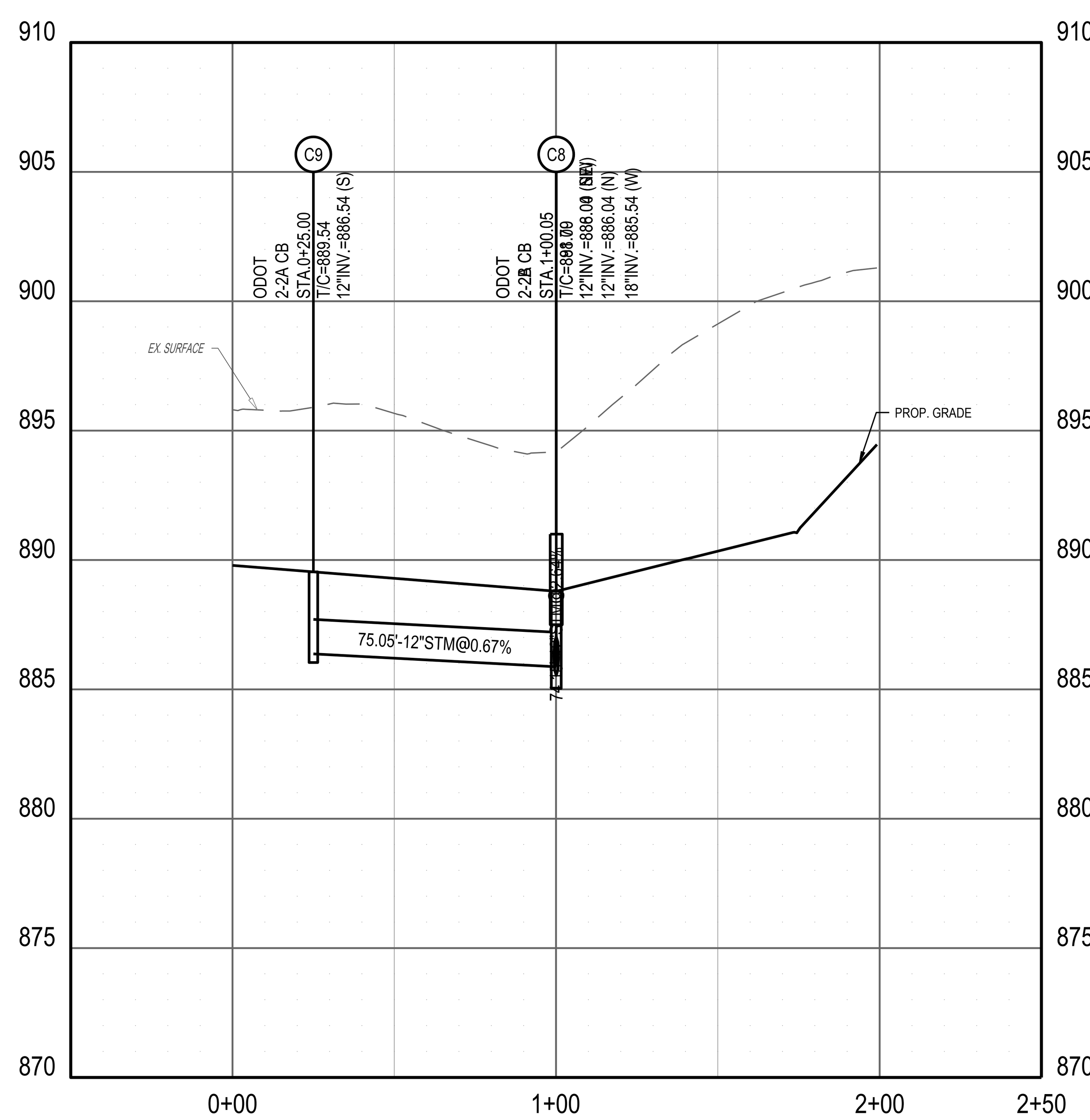
PROPOSED STORM SEWER C3-C4 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER C4-C7 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER C8-C9 PROFILE

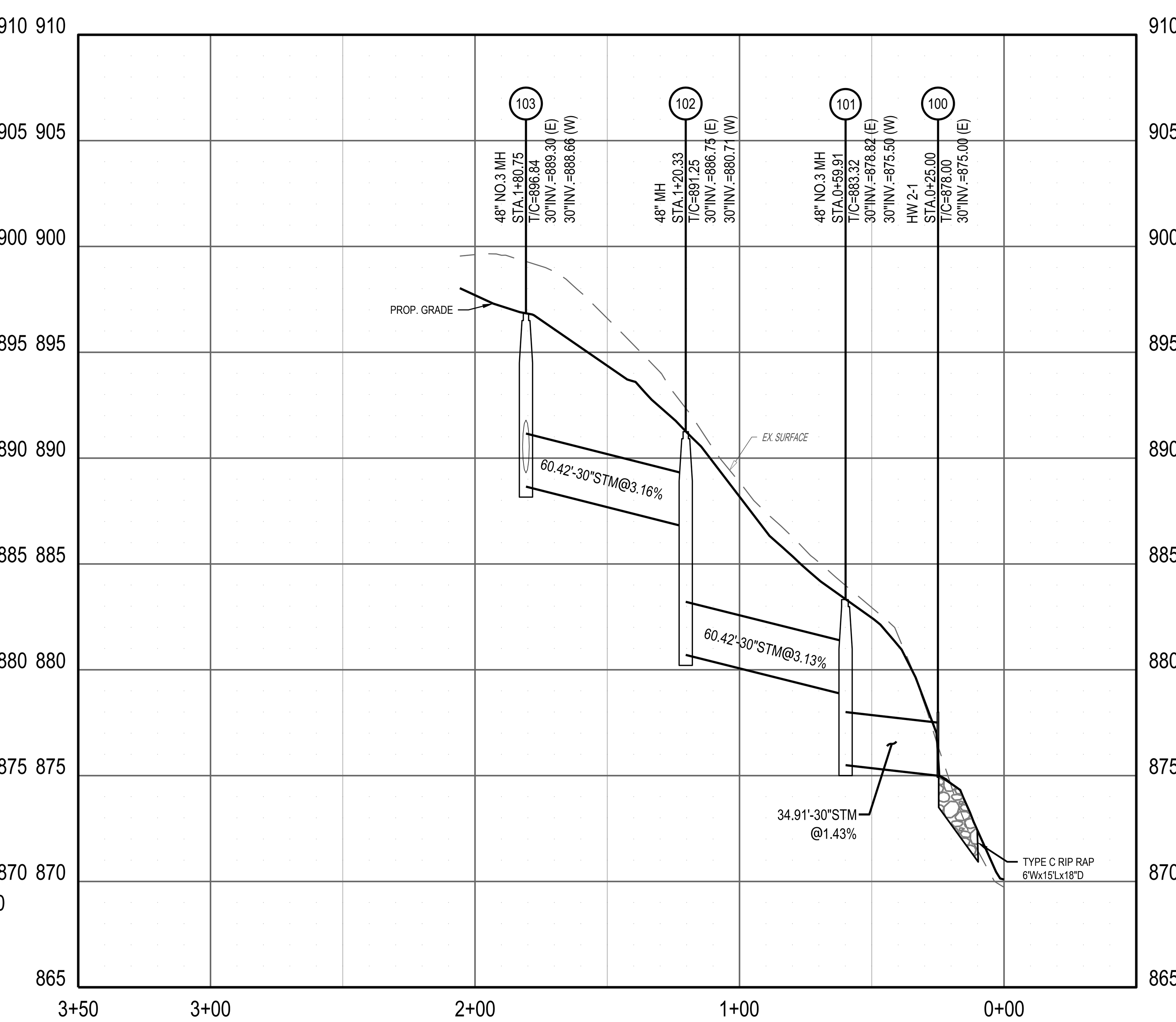
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

NOTES

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2. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

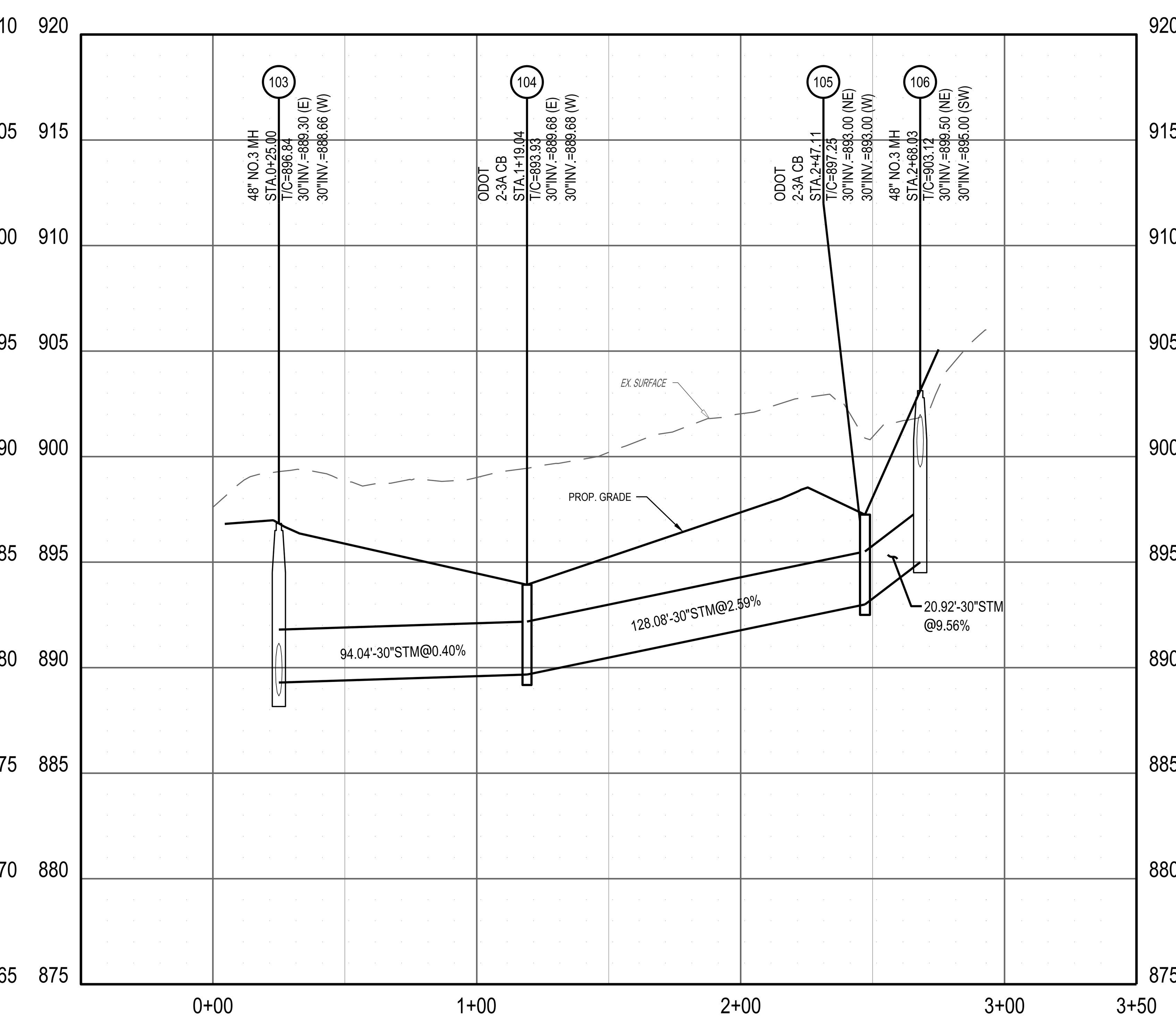
* COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.

** COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.



PROPOSED STORM SEWER 100-102 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



PROPOSED STORM SEWER 102-105 PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 20 ft.
VERTICAL
1 inch = 5 ft.

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

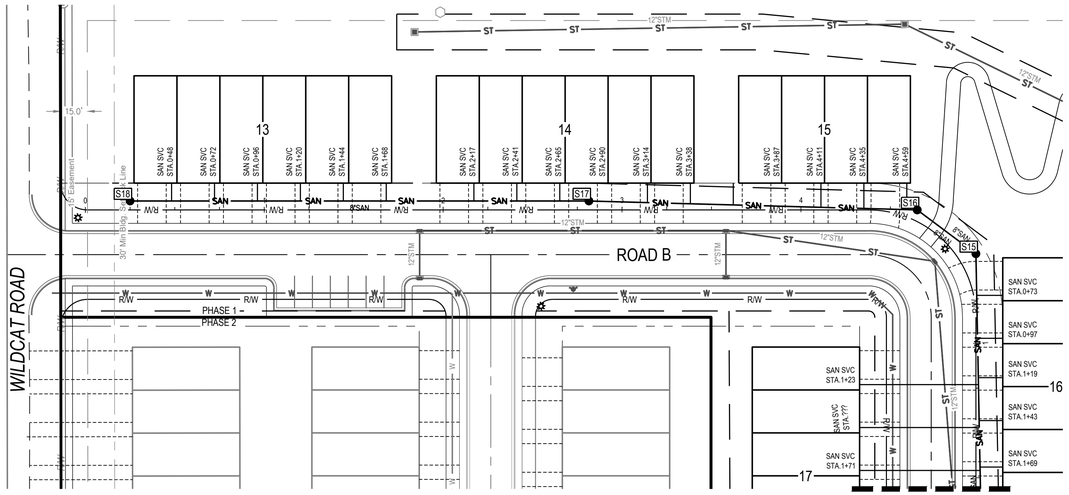
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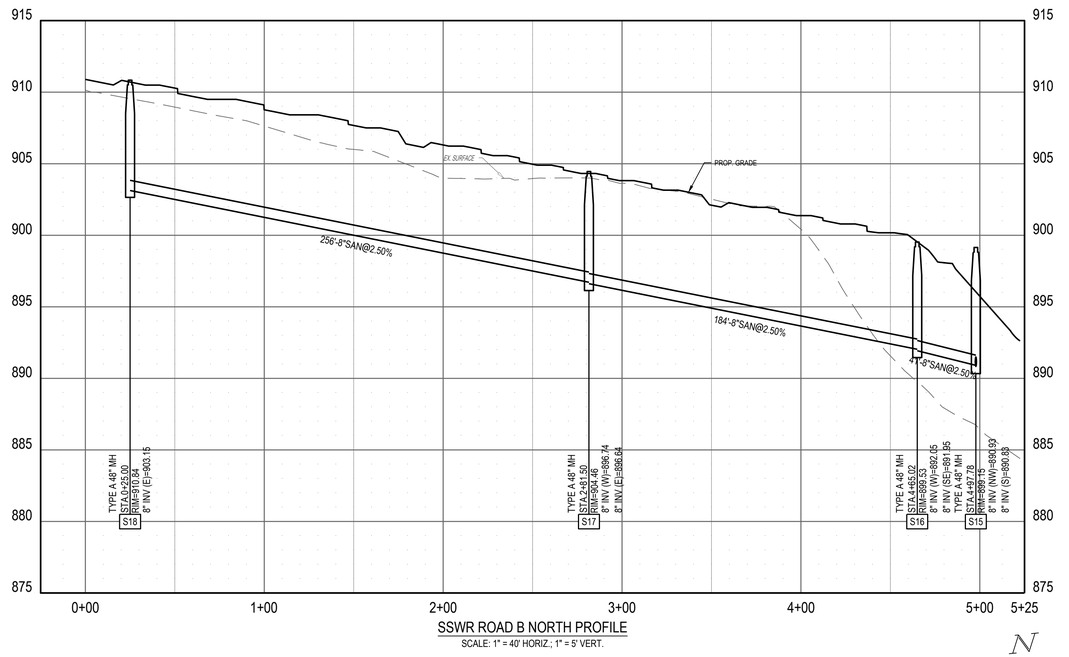
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Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

STORM SEWER PROFILES

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SSWR ROAD B NORTH PROFILE

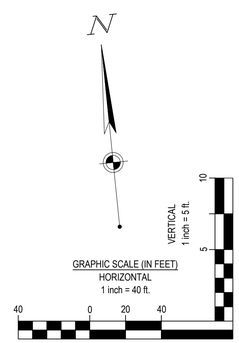
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★ COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

★★ COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING CABLE BOX
- EXISTING STRUCTURE
- EXISTING WETLAND (TO REMAIN)
- EXISTING WETLAND (TO BE MITIGATED)
- PROPOSED PHASE LINE
- R/W — PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB AND GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE
- PROPOSED SIDEWALK

SANITARY SEWER PIPE TABLE

PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
53	8"	40.92'	2.50%	N47° 43' 48.36"W
55	8"	256.50'	2.50%	N84° 29' 41.37"W

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GREY FOX CAPITAL
CREEKSIDE WOODS PHASE 1
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

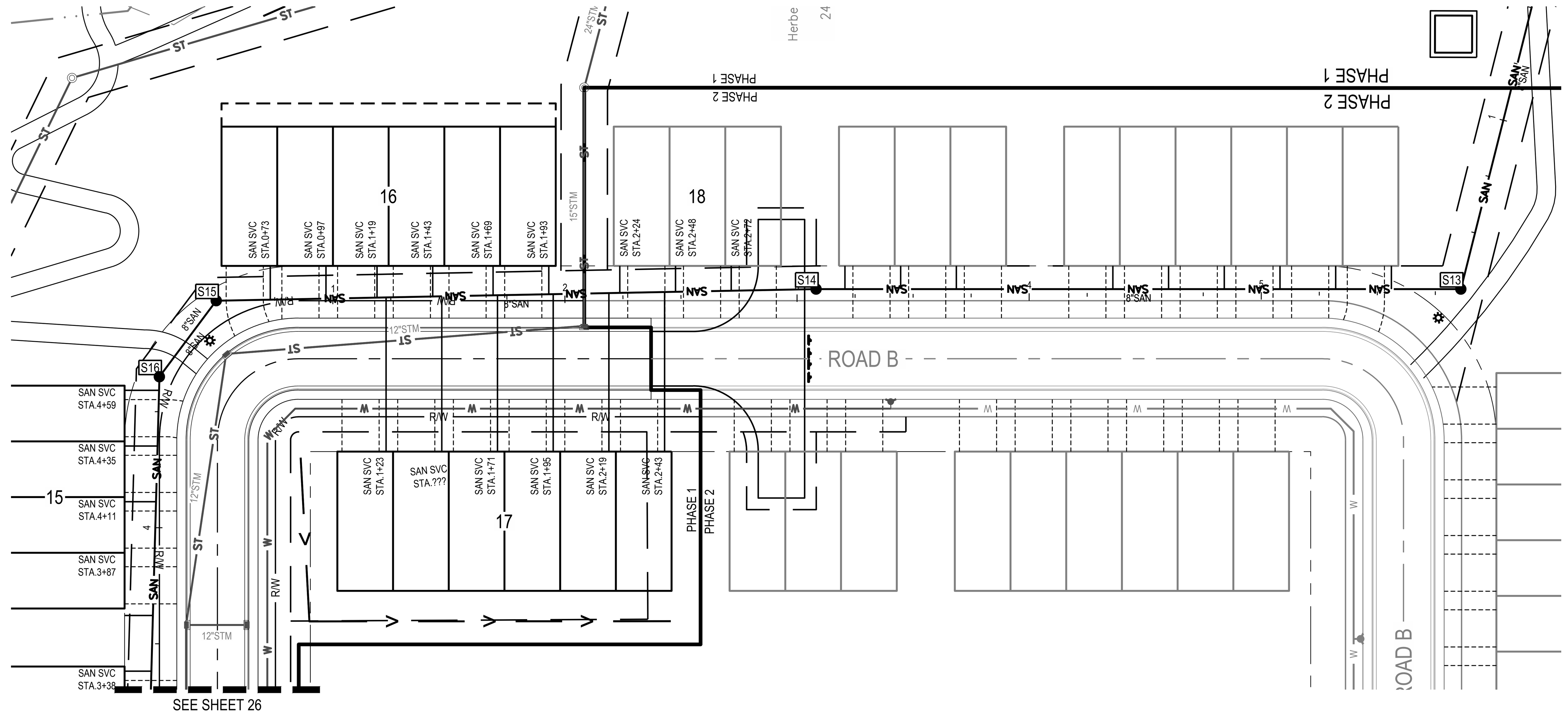
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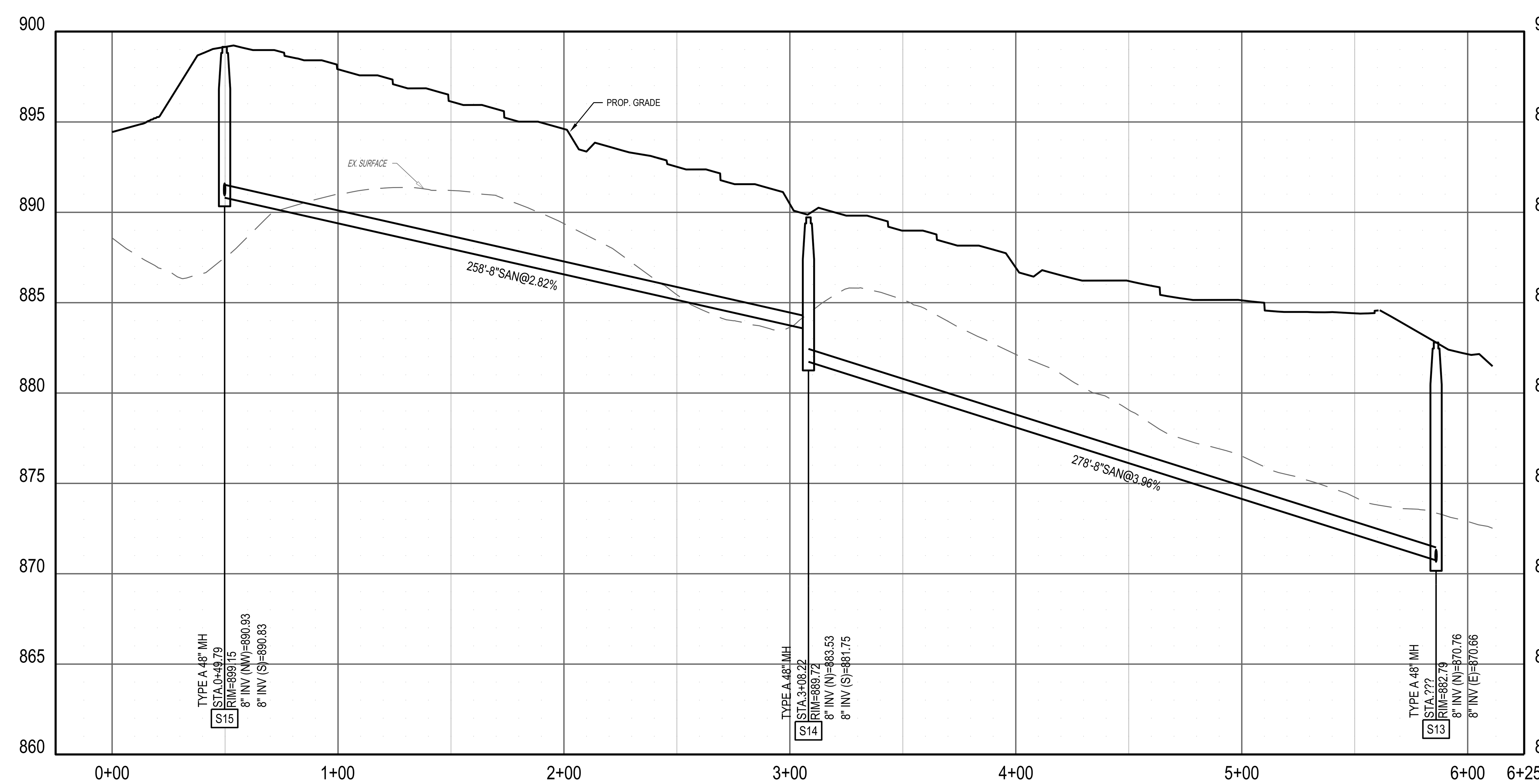
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Project Number:	765054
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Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SANITARY PLAN AND PROFILE

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SSWR ROAD B EAST PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

LEGEND

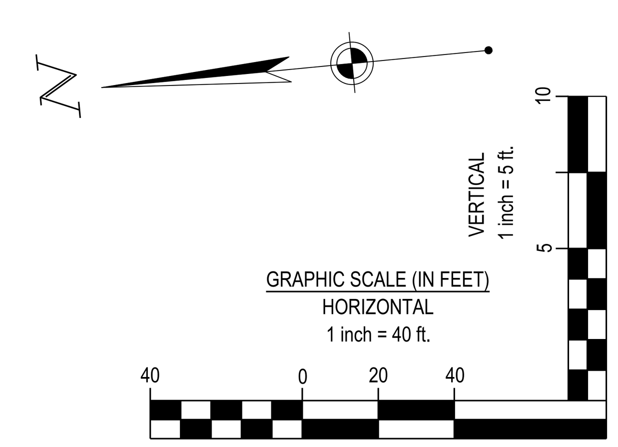
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- EXISTING SANITARY MANHOLE
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* COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

** COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.



SANITARY SEWER PIPE TABLE

PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
51	8"	258.46'	2.82%	N04° 23' 48.07"E

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

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HUBER HEIGHTS, OH 45424

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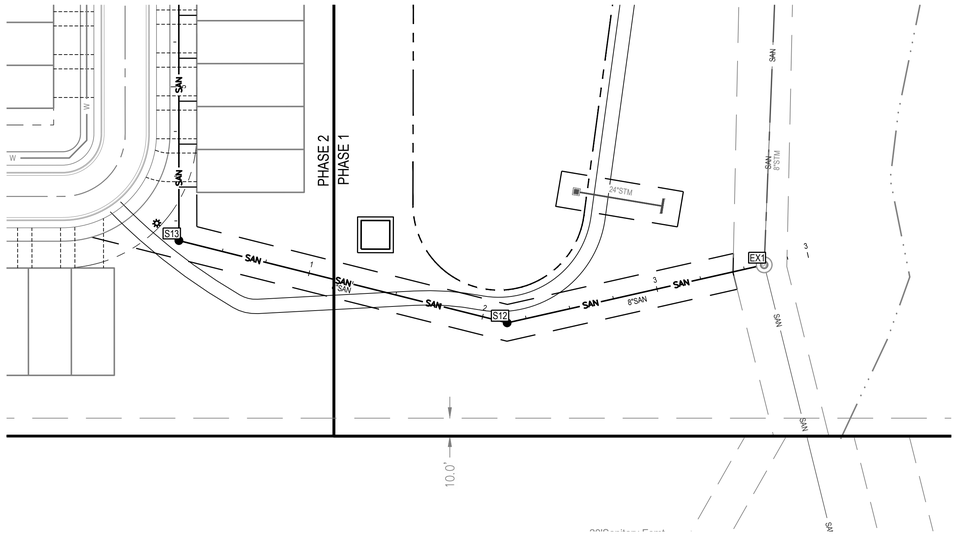
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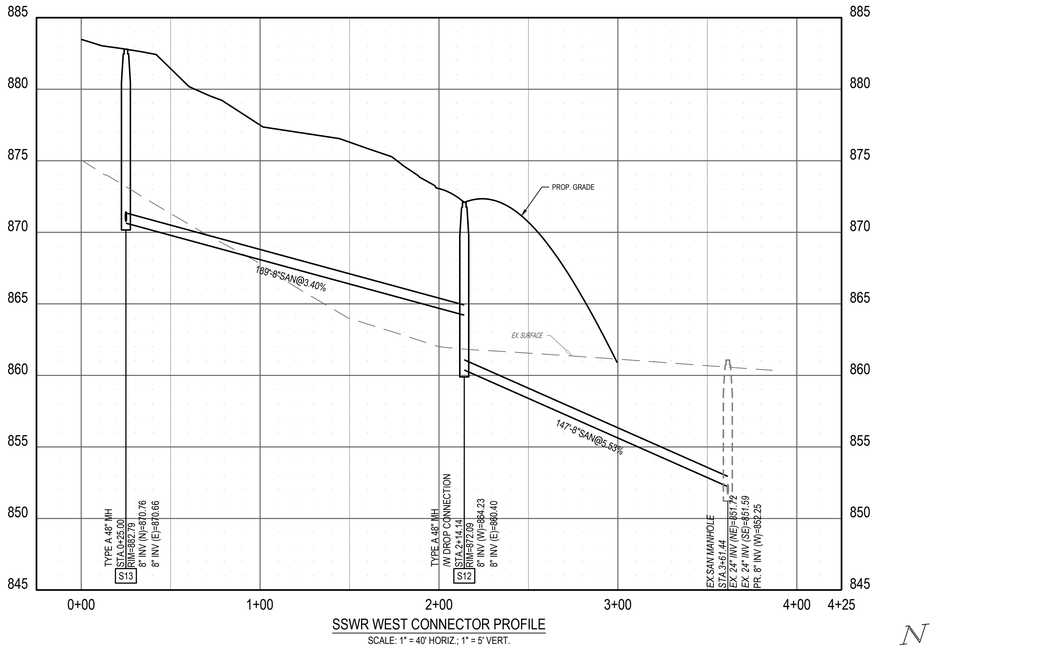
Project Number:	765054
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Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SANITARY PLAN AND PROFILE

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SSWR WEST CONNECTOR PROFILE

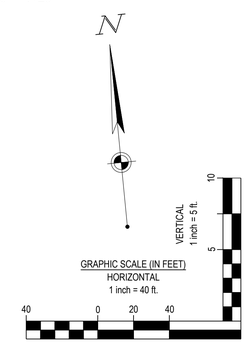
SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

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* COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

** COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.



LEGEND

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- R/W — EXISTING R/W
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- W — PROPOSED WATER LINE
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- PROPOSED SIDEWALK

SANITARY SEWER PIPE TABLE

PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
45	8"	147.30'	5.53%	S82° 49' 06.70"W
47	8"	189.14'	3.40%	N70° 23' 54.59"W

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

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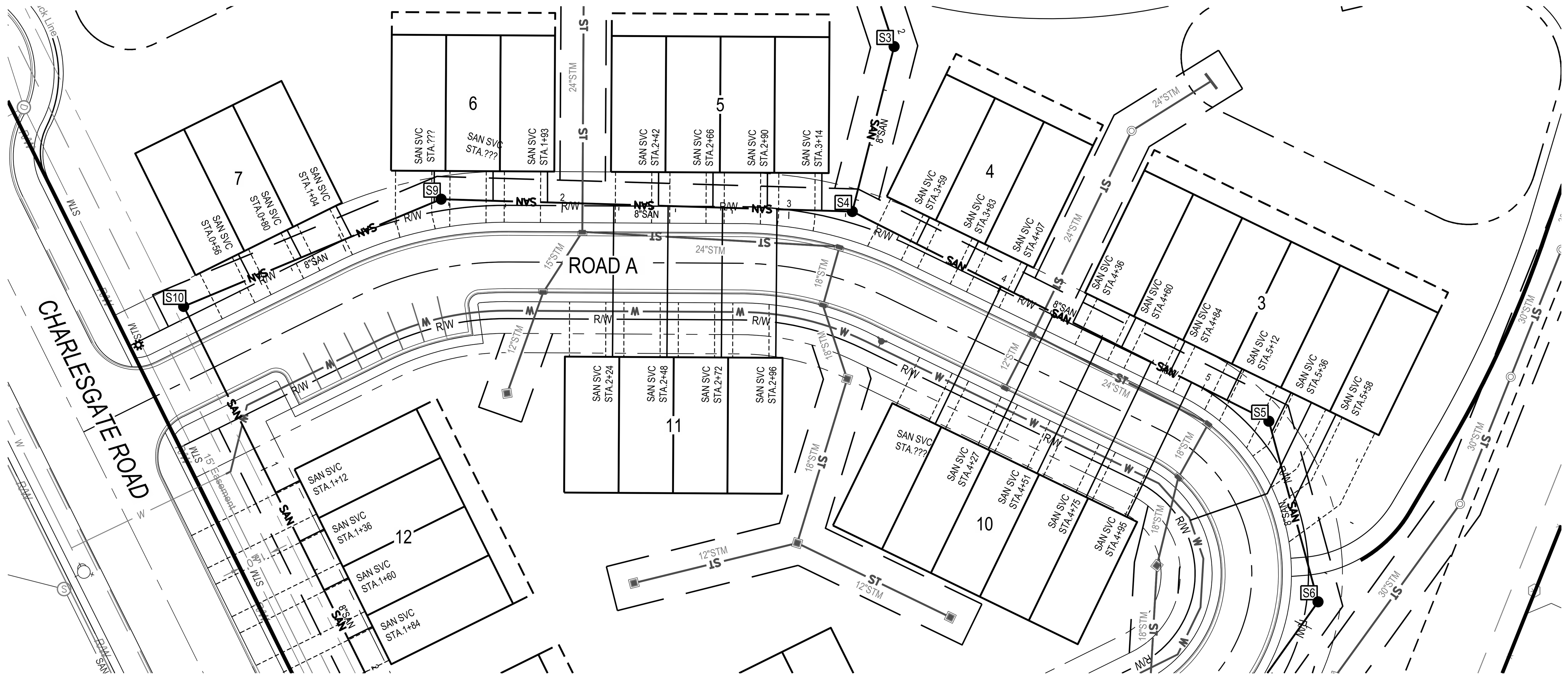
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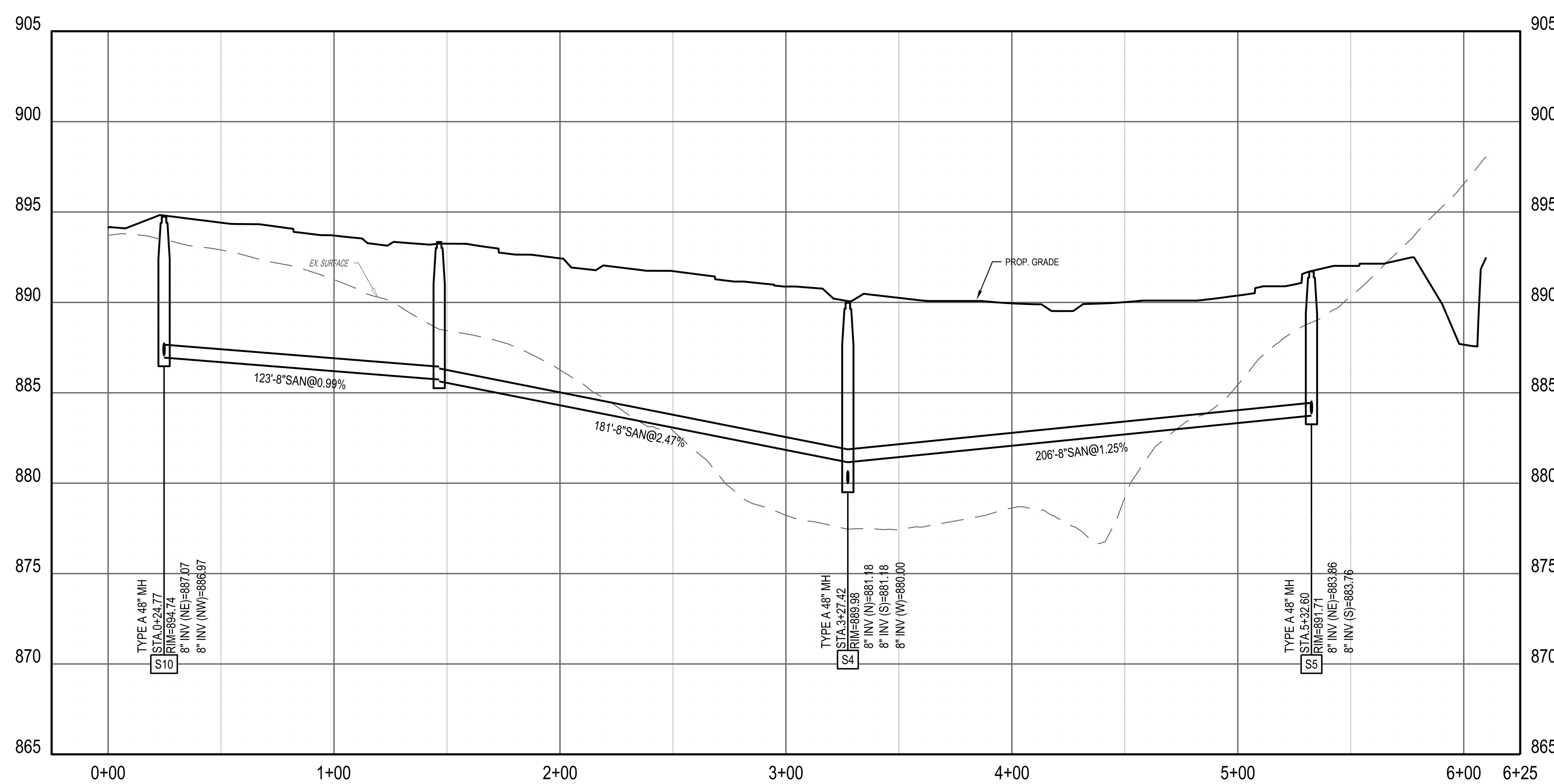
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SANITARY PLAN AND PROFILE

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SSWR ROAD A WEST PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

LEGEND

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** COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 40 ft.
40 0 20 40

VERTICAL
1 inch = 5 ft.
5 10

SANITARY SEWER PIPE TABLE

PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
32	8"	205.71'	1.25%	N10° 29' 58.64"E
34	8"	181.42'	2.47%	S14° 31' 40.83"E
36	8"	122.99'	0.99%	S38° 52' 16.76"E

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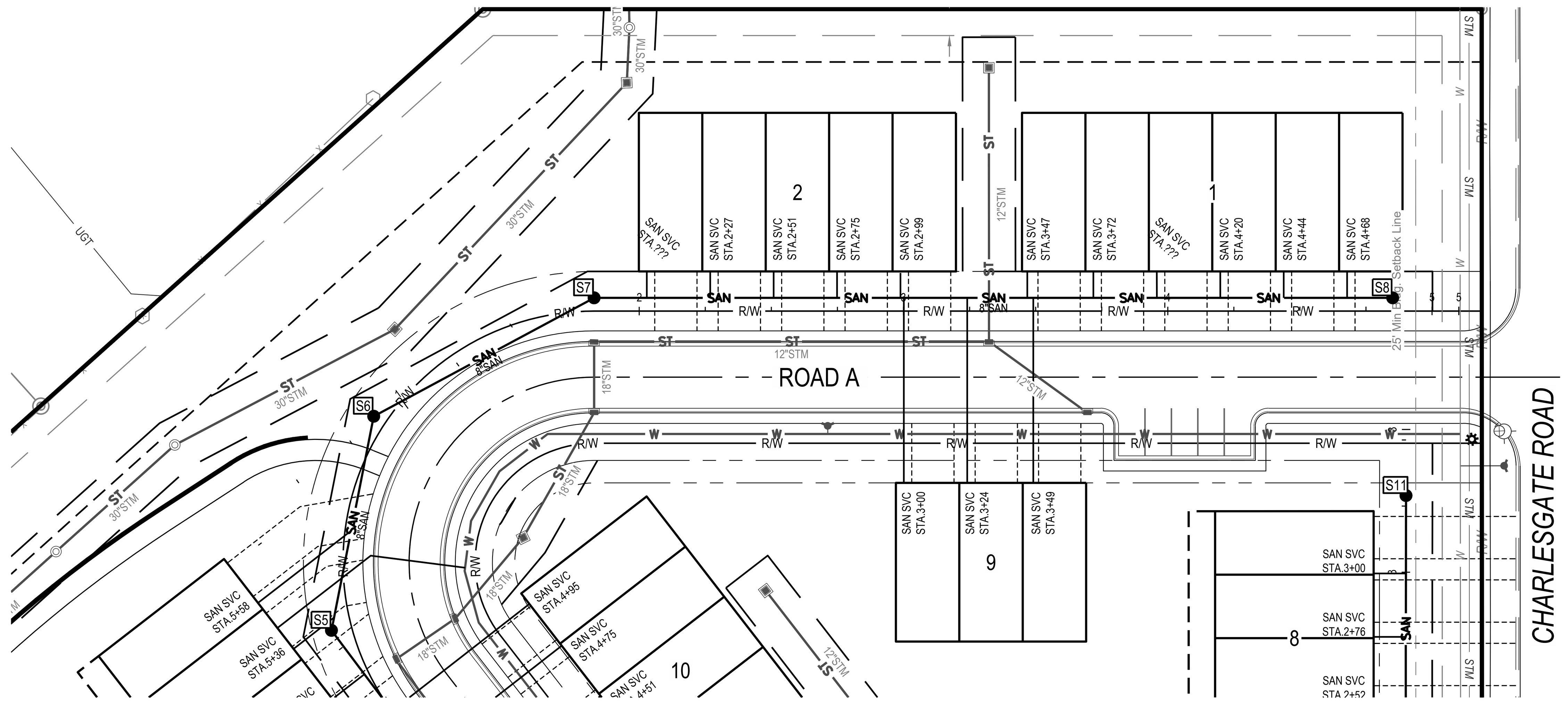
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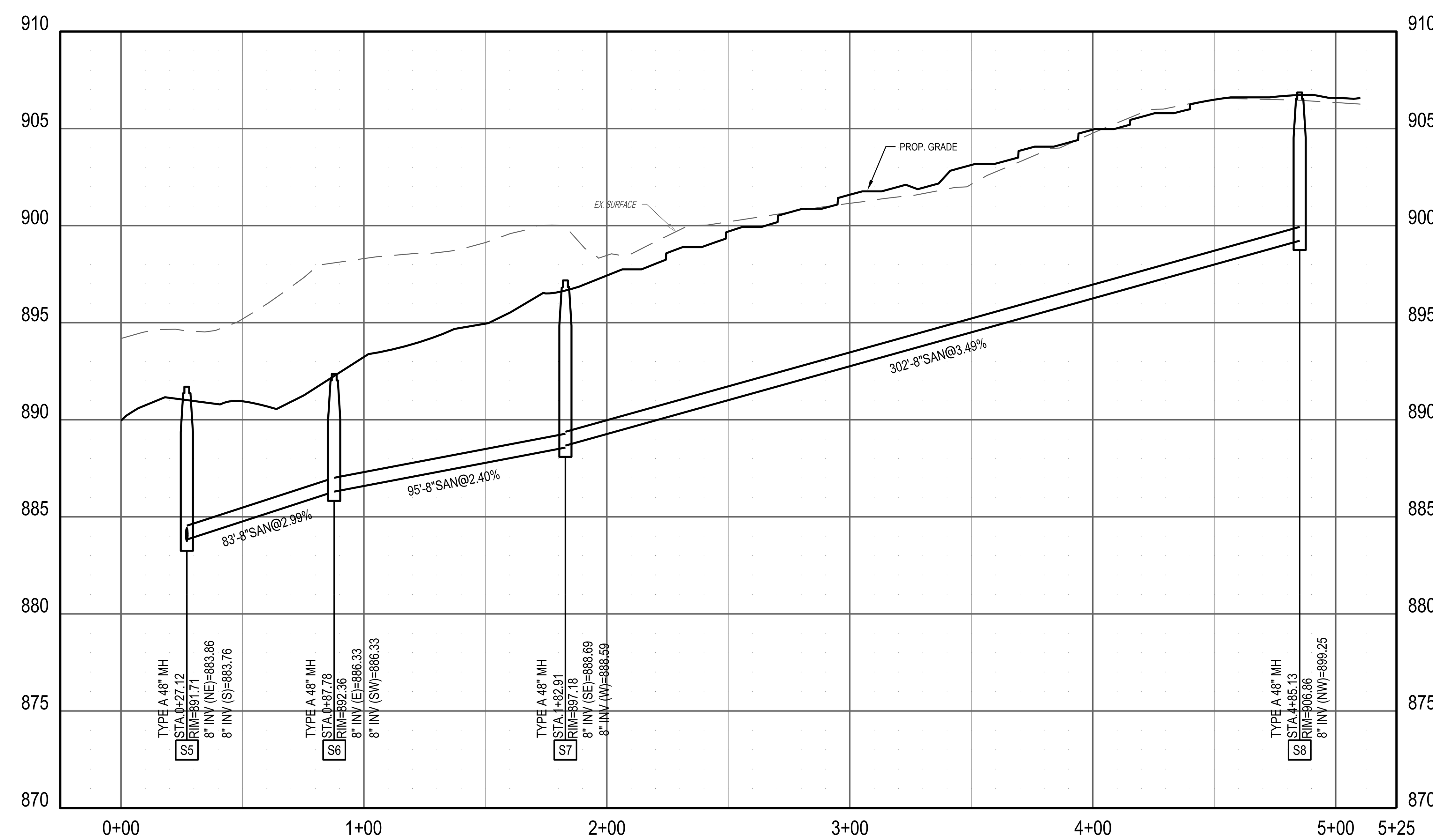
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SSWR ROAD A EAST PROFILE

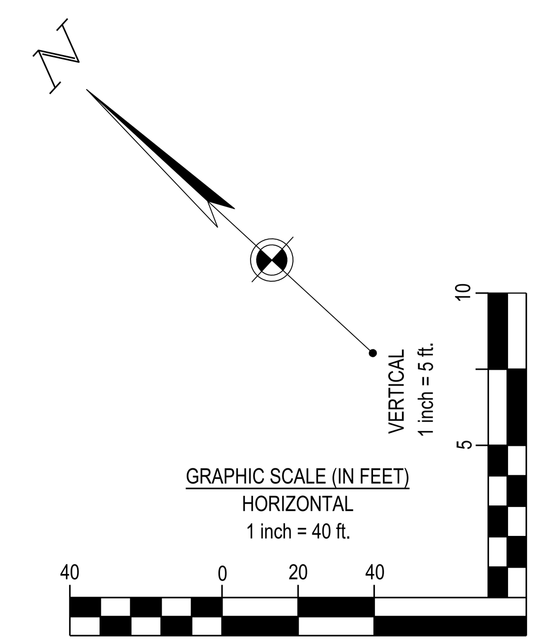
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** COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.



LEGEND

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SANITARY SEWER PIPE TABLE				
PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
40	8"	302.22'	-3.49%	N42° 37' 19.15"W
42	8"	94.64'	2.40%	N70° 51' 56.41"W

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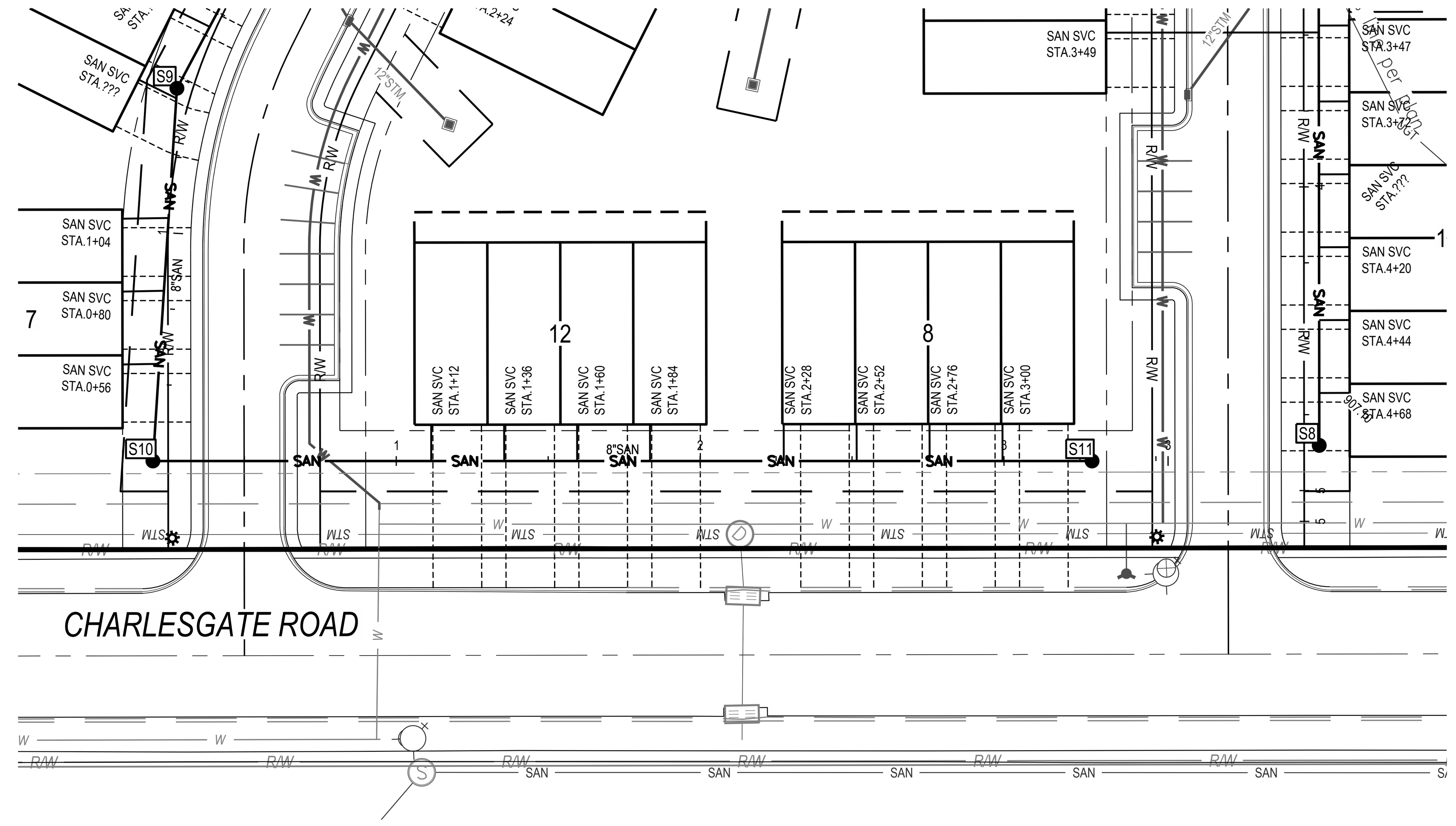
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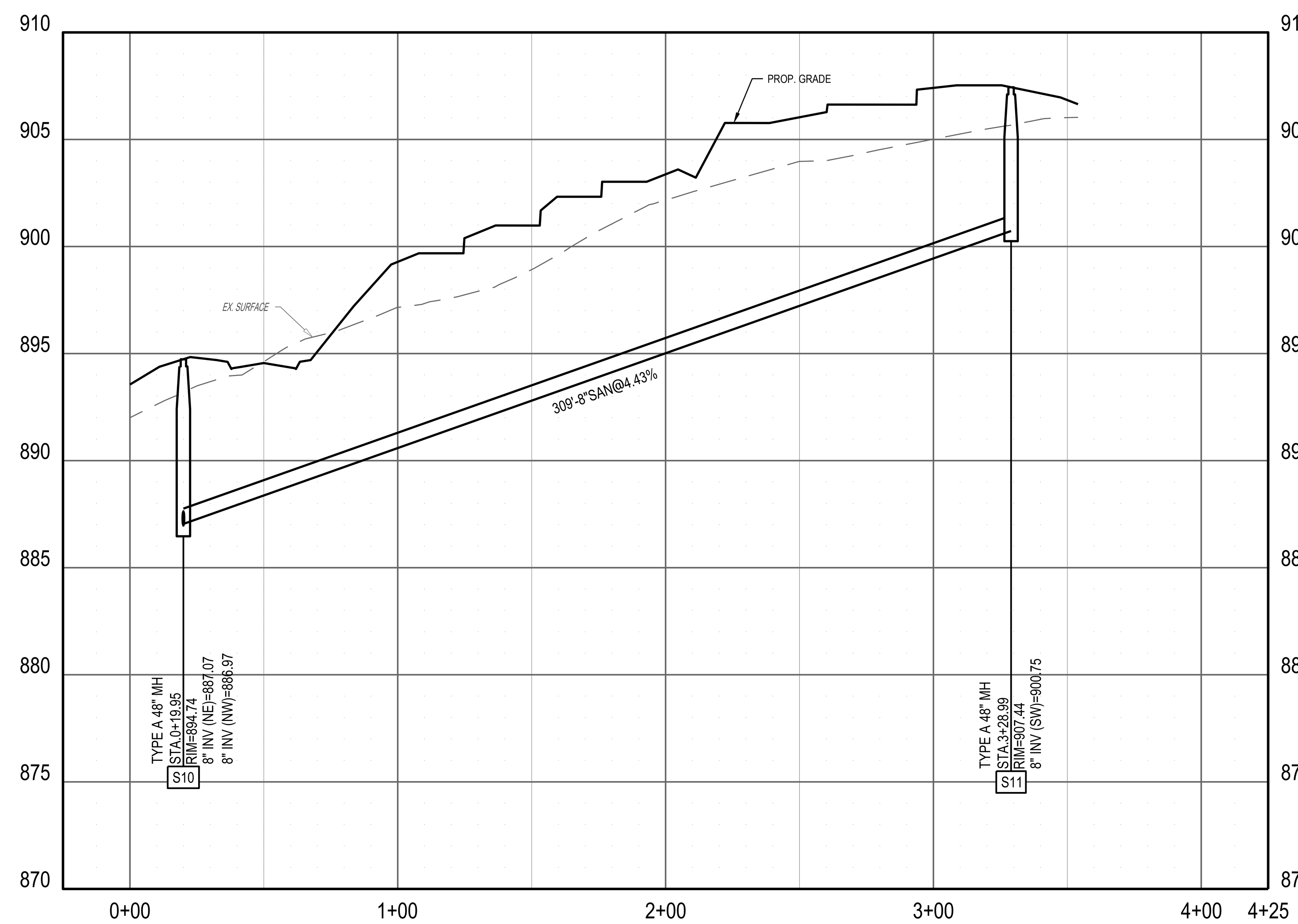
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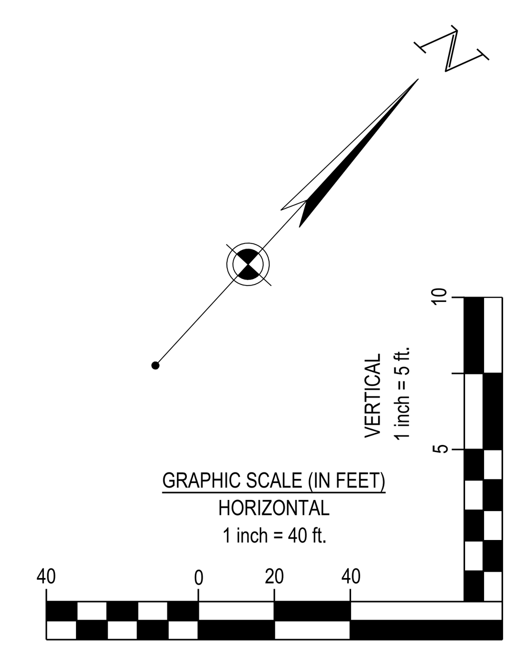
SSWR CHARLESGATE ROAD PROFILE

NOTES

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2. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
3. LENGTH OF SANITARY SERVICE LATERAL REPRESENTS THE 2-DIMENSIONAL DISTANCE BETWEEN END OF SERVICE AND MAINLINE SEWER OR TOP OF RISER IF APPLICABLE.
4. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

* COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

** COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.



LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING CABLE BOX
- EXISTING STRUCTURE
- EXISTING WETLAND (TO REMAIN)
- EXISTING WETLAND (TO BE MITIGATED)
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE
- PROPOSED SIDEWALK

SANITARY SEWER PIPE TABLE

PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
38	8"	309.04'	4.43%	N47° 26' 56.35"E

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

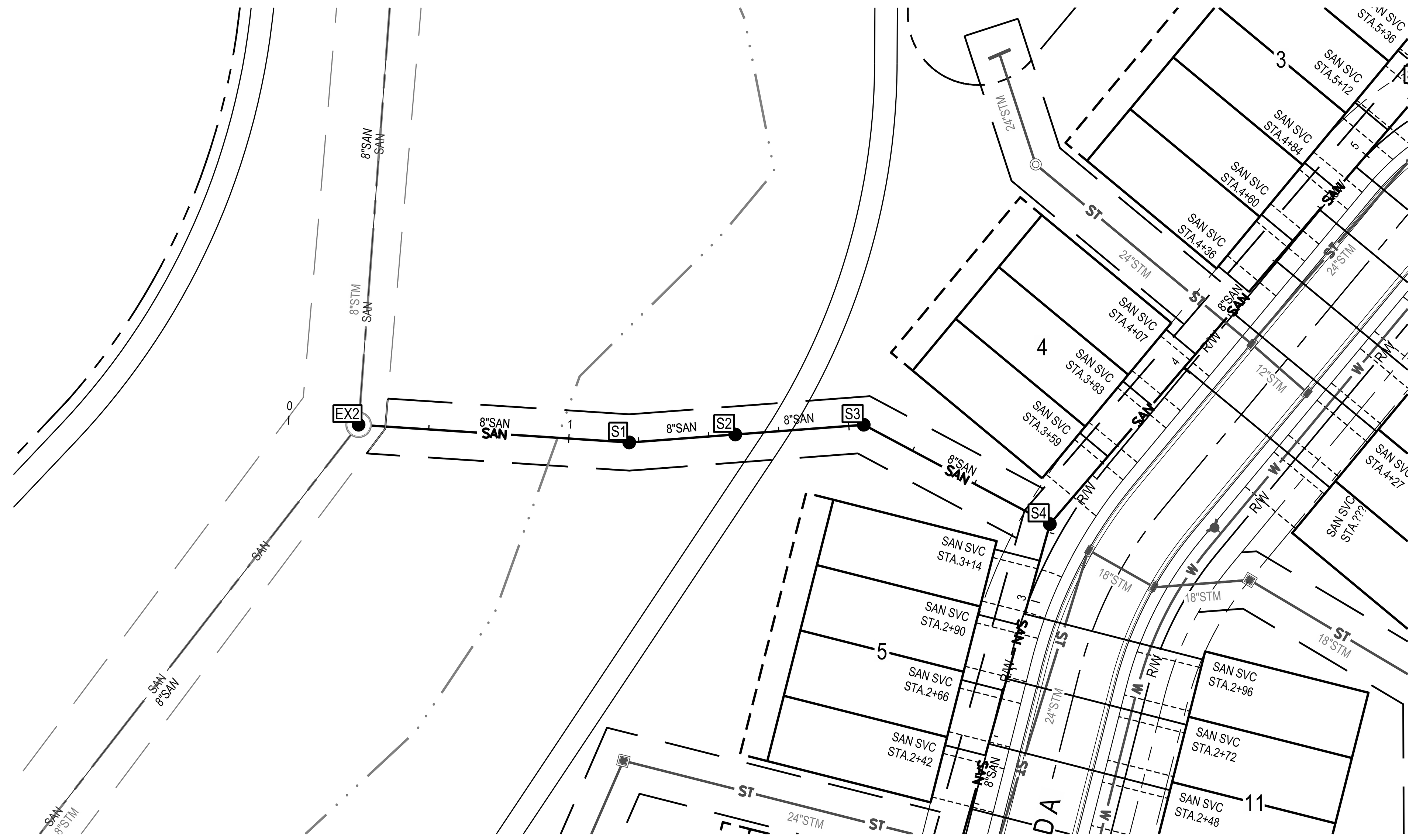
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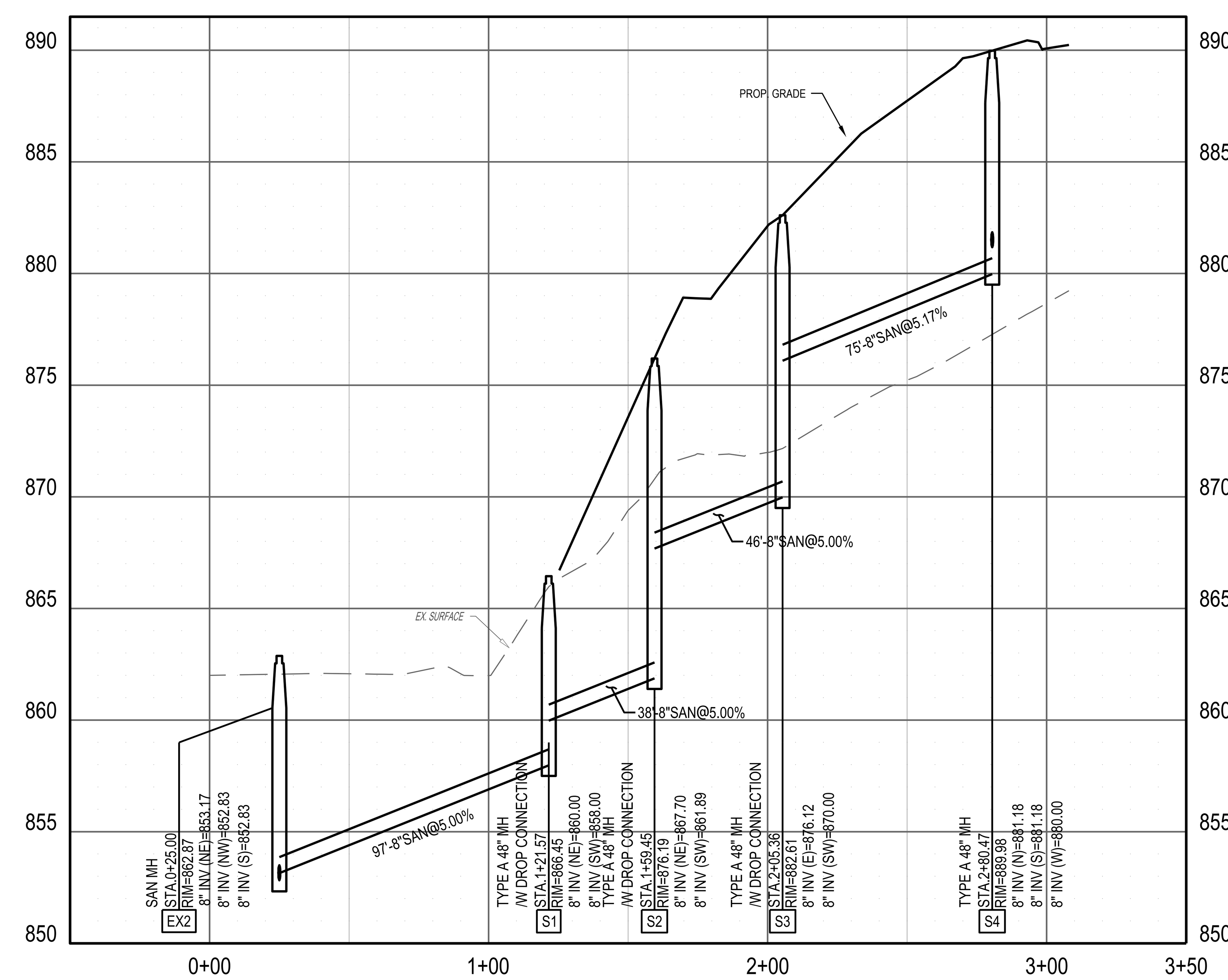
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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SANITARY PLAN AND PROFILE

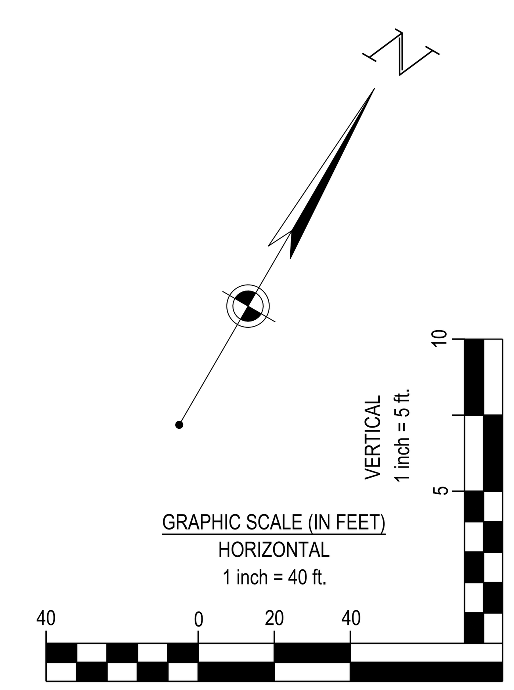
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SSWR EAST CONNECTOR PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.



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4. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

* COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912.

** COMPACTED NATIVE BACKFILL PER CMSC ITEM 911.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING CABLE BOX
- EXISTING STRUCTURE
- EXISTING WETLAND (TO REMAIN)
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- PROPOSED PHASE LINE
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- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB AND GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED HYDRANT/VALVE
- PROPOSED SIDEWALK

SANITARY SEWER PIPE TABLE

PIPE NAME	DIAMETER	LENGTH	SLOPE	BEARING
24 (1) (1)	8"	45.91'	5.00%	N55° 34' 15.37"E
24 (1)	8"	37.88'	5.00%	N55° 34' 15.37"E
24	8"	96.57'	5.00%	N63° 37' 33.01"E
26	8"	75.11'	5.17%	N87° 57' 55.97"E

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

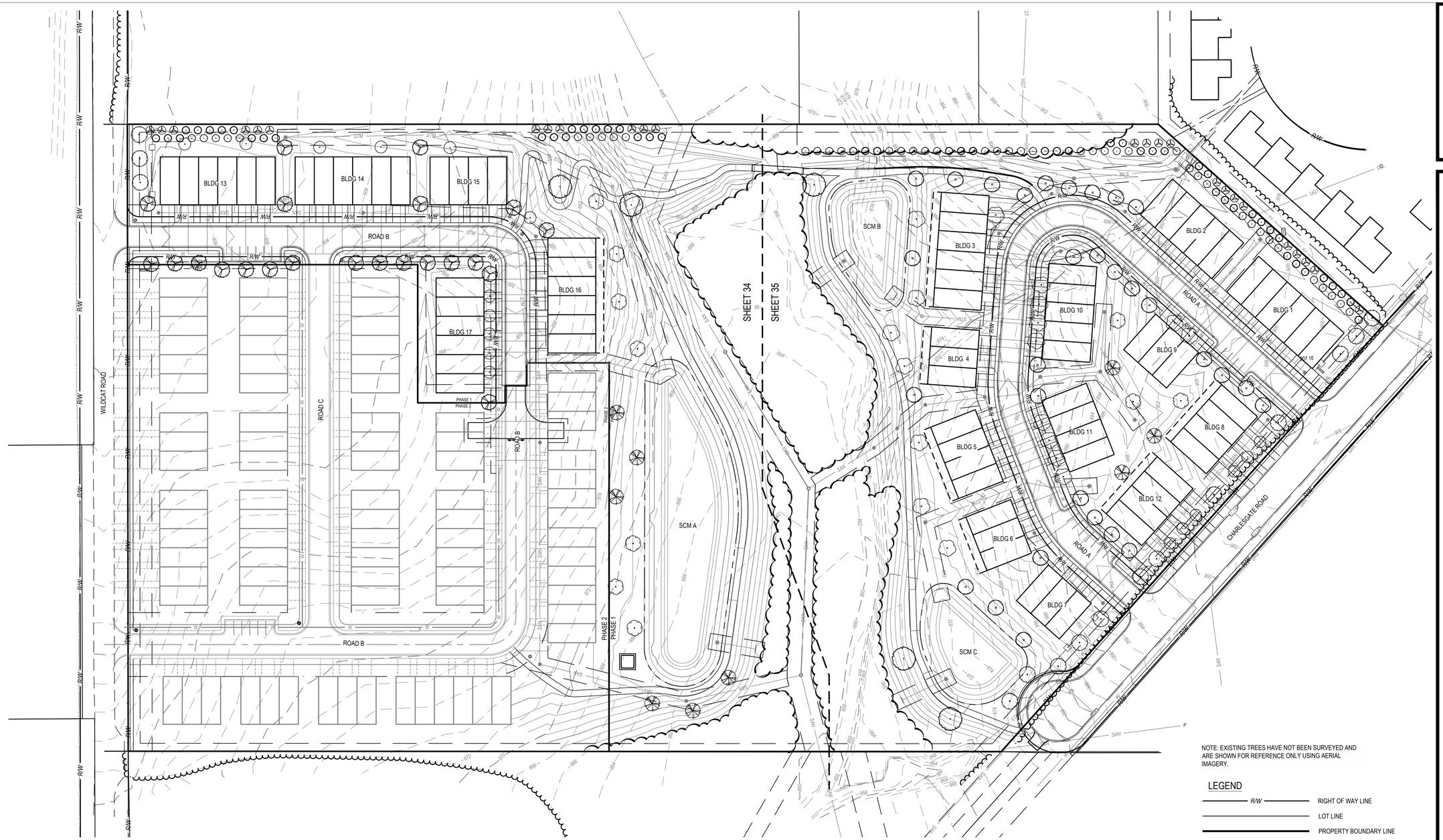
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Checked By:	JEE
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Drawing Title:

SANITARY PLAN AND PROFILE

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N

100 0 100 200

GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

LANDSCAPE REQUIREMENTS

STREET TREES:
ANY PROPERTY THAT IS ZONED MULTI-FAMILY AND THAT ABUTS A PUBLIC STREET RIGHT-OF-WAY AND IS BEING DEVELOPED SHALL HAVE ONE STREET TREE PER 40 FEET OF FRONTAGE PLANTED AT LEAST FOUR FEET FROM THE EDGE OF THE SIDEWALK ON PRIVATE PROPERTY AS DETERMINED APPROPRIATE BY THE CITY ENGINEER. (118.17)

CHARLESGATE ROAD REQUIRED:	16 (640 LF/40)
CHARLESGATE ROAD PROPOSED:	18
PHASE 1 WILDCAT ROAD REQUIRED:	3 (116 LF/40)
PHASE 1 WILDCAT ROAD PROPOSED:	3
ROAD A REQUIRED:	48 (1930 LF/40)
ROAD A PROPOSED:	48 (15 PROVIDED IN REAR AND SIDE OF BUILDINGS DUE TO UTILITY EASEMENT CONFLICTS
PHASE 1 ROAD B REQUIRED:	33 (1319 LF/40)
PHASE 1 ROAD B PROPOSED:	33 (7 PROVIDED IN REAR OF BUILDINGS DUE TO UTILITY EASEMENT CONFLICTS)

BUFFERING AND SCREENING:
BUFFERS PROVIDED: 40' EVERGREEN BUFFER ADJACENT TO PARCELS P70 04006 0106 AND P70 04006 0107, 20' EVERGREEN BUFFER PROVIDED ADJACENT TO PARCEL P70 01121 0056.

NOTE: EXISTING TREES HAVE NOT BEEN SURVEYED AND ARE SHOWN FOR REFERENCE ONLY USING AERIAL IMAGERY.

LEGEND

R/W	RIGHT OF WAY LINE
	LOT LINE
	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	SIGHT TRIANGLE LINE
	PROPOSED FENCE
	PROPOSED CONCRETE SIDEWALK OR DECK
P-OH	OVERHEAD POWER LINE
STM	STORM DRAIN
SAN	SANITARY SEWER
W	WATER LINE
G	GAS LINE
UGT	UNDERGROUND TELEPHONE LINE
UGE	UNDERGROUND ELECTRIC LINE
	EXISTING TREE CANOPY
	SWALE
100	MAJOR EXISTING CONTOUR
102	MINOR EXISTING CONTOUR
960	MAJOR ENGINEERED CONTOUR
962	MINOR ENGINEERED CONTOUR

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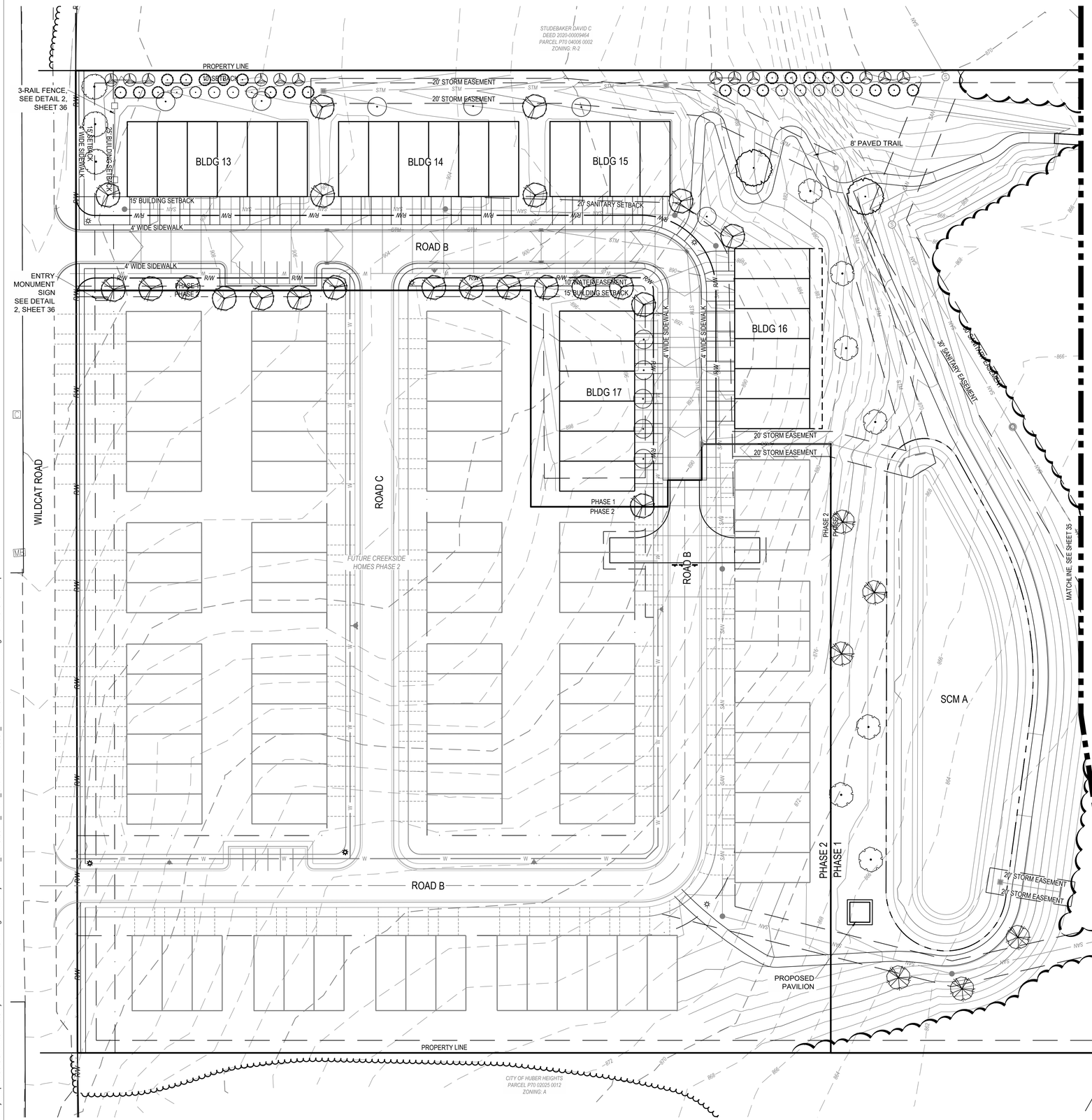
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Project Number:	765054
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:
OVERALL LANDSCAPE PLAN

33

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	9	ACER RUBRUM RED MAPLE	2.5" CAL	10-12` HT	AS SHOWN
	11	CORNUS FLORIDA FLOWERING DOGWOOD	1.5" CAL	8-10` HT	AS SHOWN
	10	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE	2.5" CAL	10-12` HT	AS SHOWN
	43	ILEX OPACA AMERICAN HOLLY	---	6` HT	15`-0" OC
	15	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	2.5" CAL	10-12` HT	AS SHOWN
	53	PICEA GLAUCA WHITE SPRUCE	---	6` HT	15`-0" OC
	5	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	2.5" CAL	10-12` HT	AS SHOWN
	6	PRUNUS SARGENTII SARGENT CHERRY	1.5" CAL	8-10` HT	AS SHOWN
	18	SYRINGA RETICULATA JAPANESE TREE LILAC	1.5" CAL	8-10` HT	AS SHOWN
	22	TAXODIUM DISTICHUM BALD CYPRESS	2.5" CAL	10-12` HT	AS SHOWN
	25	THUJA X 'GREEN GIANT' GREEN GIANT ARBORVITAE	---	6` HT	15`-0" OC
	30	TILIA CORDATA LITTLELEAF LINDEN	2.5" CAL	10-12` HT	AS SHOWN

NOTE: EXISTING TREES HAVE NOT BEEN SURVEYED AND ARE SHOWN FOR REFERENCE ONLY USING AERIAL IMAGERY.

LEGEND

- R/W — RIGHT OF WAY LINE
- LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SIGHT TRIANGLE LINE
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK OR DECK
- P-OH — P-OH — OVERHEAD POWER LINE
- STM — STORM DRAIN
- SAN — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- UGT — UNDERGROUND TELEPHONE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- EXISTING TREE CANOPY
- SWALE
- 100 — MAJOR EXISTING CONTOUR
- 102 — MINOR EXISTING CONTOUR
- 960 — MAJOR ENGINEERED CONTOUR
- 962 — MINOR ENGINEERED CONTOUR

N

40 0 40 80
GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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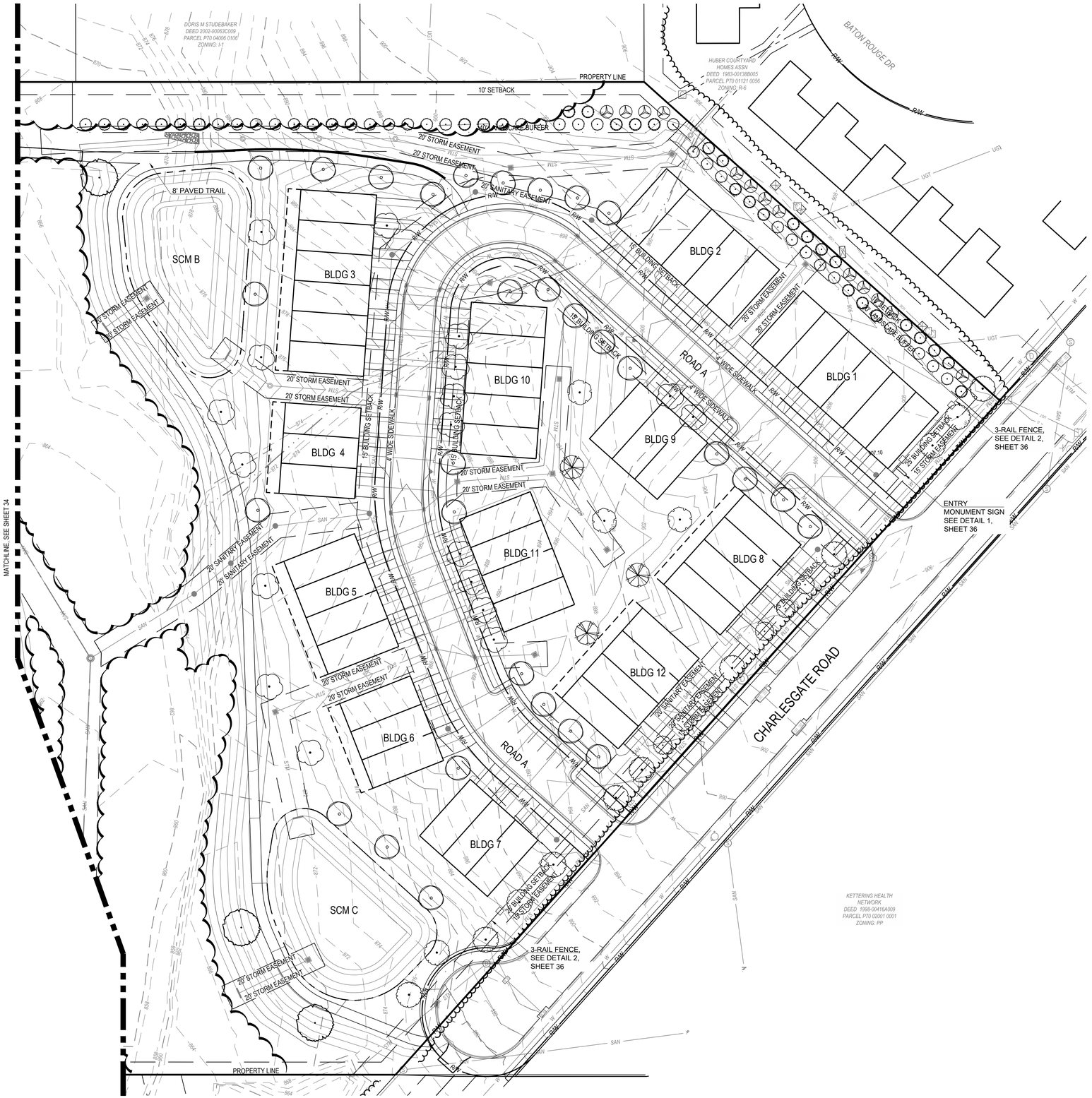
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LANDSCAPE PLAN

34

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
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NOTE: EXISTING TREES HAVE NOT BEEN SURVEYED AND ARE SHOWN FOR REFERENCE ONLY USING AERIAL IMAGERY.

LEGEND

- RIGHT OF WAY LINE (R/W)
- LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SIGHT TRIANGLE LINE
- PROPOSED FENCE
- PROPOSED CONCRETE SIDEWALK OR DECK
- OVERHEAD POWER LINE (P-OH)
- STORM DRAIN (STM)
- SANITARY SEWER (SAN)
- WATER LINE (W)
- GAS LINE (G)
- UNDERGROUND TELEPHONE LINE (UGT)
- UNDERGROUND ELECTRIC LINE (UGE)
- EXISTING TREE CANOPY
- SWALE
- MAJOR EXISTING CONTOUR (100)
- MINOR EXISTING CONTOUR (102)
- MAJOR ENGINEERED CONTOUR (960)
- MINOR ENGINEERED CONTOUR (962)

N

40 0 40 80

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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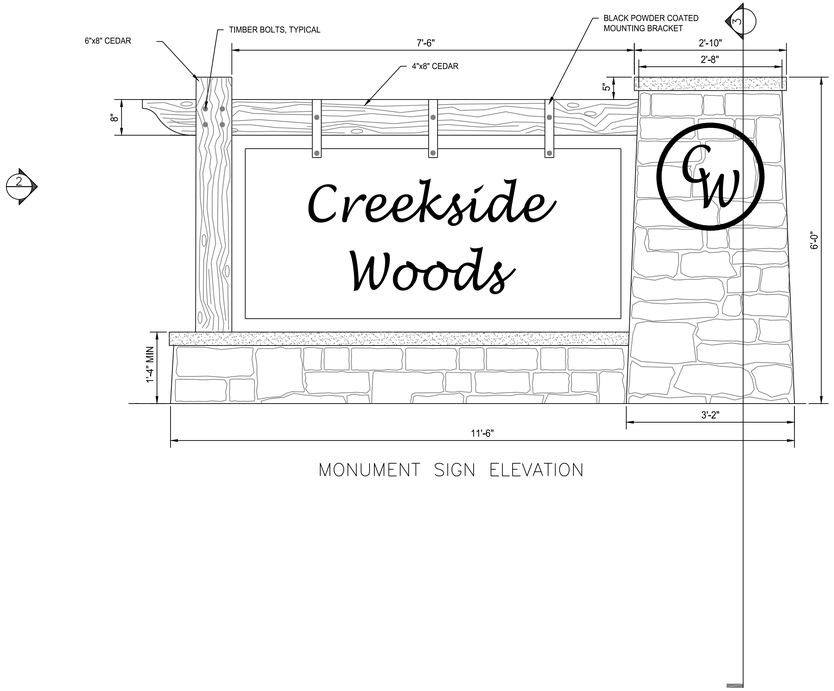
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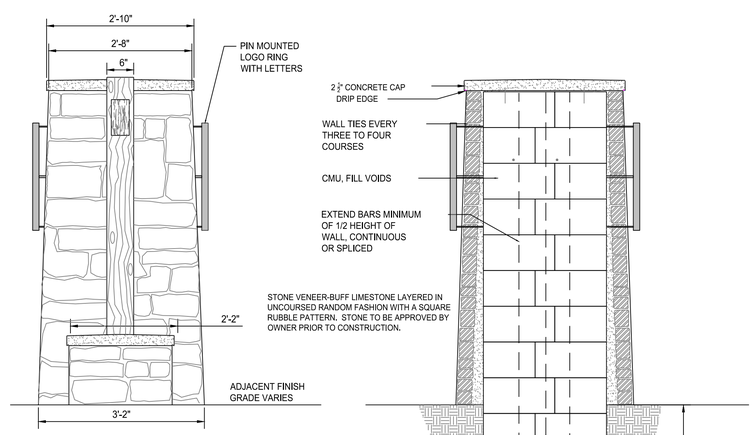
Drawing Title:
LANDSCAPE PLAN

35

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MONUMENT SIGN ELEVATION

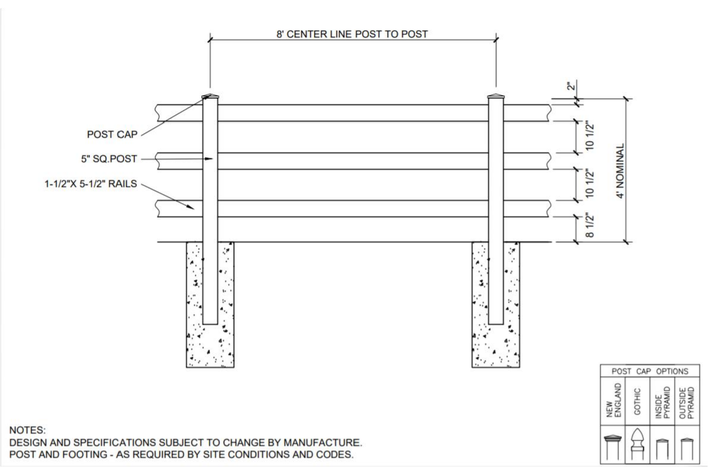


MONUMENT SIGN FRONT VIEW

MONUMENT SIGN SECTION

1 ENTRY MONUMENT

SCALE: 3/4"=1'-0"



2 3-RAIL FENCE

NTS

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LANDSCAPE DETAILS

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SITE DATA

OWNER: GREY FOX CAPITAL
6161 OAK TREE
BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131

DEVELOPER: GREY FOX CAPITAL
6161 OAK TREE
BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131

PLAN DESIGNER: CESO, INC.
3601 RIGBY ROAD, STE 300
MIAMISBURG, OHIO 45342

DEVELOPMENT NAME AND DESCRIPTION:
CREEKSIDE WOODS SECTION ONE IS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT THAT WILL CONSIST OF 18 BUILDINGS CONTAINING 77 UNITS.

SITE ACREAGE:
THE SECTION 1 SITE IS APPROXIMATELY16.97 ACRES.
OVERALL 14.26 TOTAL ACRES WILL BE DISTURBED BY CONSTRUCTION.

RUNOFF COEFFICIENT:
PRE-CONSTRUCTION RUNOFF COEFFICIENT, C=0.40
POST-CONSTRUCTION RUNOFF COEFFICIENT, C=0.60

IMPERVIOUS AREA:
PRE-CONSTRUCTION - 0 ACRE, 0%
POST-CONSTRUCTION - 5.23 ACRE, 30.6%

PRIOR LAND USE
THE SITE WAS PREVIOUSLY OCCUPIED BY A COMBINATION OF DENSE WOODS AND MEADOWS.

SOIL TYPES:
MIAMIAN SILT LOAM - 8.6%
MILLSDALE SILTY CLAY LOAM - 2.7%
MILTON SILT LOAM - 55.6%
PLATTVILLE SILT LOAM - 1.8%
RITCHEY SILT LOAM - 8.2%
SLOAN SILT LOAM - 23.2%

ADJACENT AREAS:
THE SITE IS BOUND BY RESIDENTIAL AND LIGHT INDUSTRIAL TO THE NORTH, HUBER PLAT NO. 68 SECTION 1C TO THE EAST, WILDCAT ROAD TO THE WEST, AND AGRICULTURAL TO THE SOUTH. THE SITE IS NORTH OF INTERSTATE 70 AND WEST OF OLD TROY PIKE.

STORM WATER MANAGEMENT:
THE SITE DRAINS TO AN EXISTING UNNAMED TRIBUTARY THAT OUTLETS INTO THE GREAT MIAMI RIVER SOUTH OF THE SITE.

SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASH PIT.
2. CLEAR & GRUB SITE
3. CONSTRUCT BASINS
4. ROUGH GRADE SITE
5. CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY
6. INSTALL STORM & WATER LINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED
7. GRADE STREETS FIXING INLET PROTECTION AS NEEDED
8. PAVE STREETS
9. FINAL GRADE LOTS
10. SEED & MULCH ALL DISTURBED AREAS
11. REMOVE ALL EROSION CONTROL PRACTICES

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.

ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.

SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

GENERAL LAND CONSERVATION NOTES

NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 30 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS UNLESS AUTHORIZED BY THE STATE GOVERNING JURISDICTION'S INSPECTOR. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.

ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACK FILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.

ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACK FILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.

ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.

ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDED BY APRIL 15TH.

AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.

HOA SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE/INSPECTIONS OF COMMON AREAS.

SWPPP NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC000006 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.

2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.

4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.

5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
   WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.
   WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS. PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.

6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
   WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
   WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.

7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:
   SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.
   MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.
   FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.

8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.

9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.

10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)

11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).

12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.

13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.

14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.

15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.

17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).

19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.

23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.

24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.

25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:
   1. BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
   2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
   3. COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

SWPPP NOTES (CONT.)

27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.

28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

29. OPEN BURNING IS NOT PERMITTED ON THE SITE.

30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.

31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.

32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.

33. SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.

34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.

35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:

36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.

37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.

38. NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.

39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.

40. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.

41. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

42. SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.

43. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.

44. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

45. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.

46. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

47. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.

48. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.

49. STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.

50. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.

51. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.

52. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

53. CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.

54. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.

55. IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.

56. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.

57. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.

58. THE POST CONSTRUCTION WATER QUALITY REQUIREMENTS OF OHIO EPA PERMIT OHC000006 SHALL BE MET BY THE EXISTING WATER QUALITY BASIN.

59. ALL WATER FROM DEWATERING ACTIVITES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

STRUCTURAL BMP LONG-TERM MAINTENANCE (GENERAL NOTES)

1. THE OWNER AGREES TO MAINTAIN IN PERPETUITY THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH APPROVED MAINTENANCE PLANS LISTED IN #2 BELOW AND IN A MANNER THAT WILL PERMIT THE STORM WATER MANAGEMENT PRACTICES TO PERFORM THE PURPOSES FOR WHICH THEY WERE DESIGNED AND CONSTRUCTED. THIS INCLUDES ALL PIPES, STRUCTURES, IMPROVEMENTS, AND VEGETATION PROVIDED TO CONTROL THE QUANTITY OF THE STORM WATER.

2. NO ALTERATIONS TO THE WATER QUALITY/DETENTION BASINS WITHOUT APPROVAL FROM THE JURISDICTIONAL REVIEWING AUTHORITY.

3. THE OWNER SHALL PROVIDE A MAINTENANCE PLAN FOR EACH STORM WATER MANAGEMENT PRACTICE. THE MAINTENANCE PLANS SHALL INCLUDE A SCHEDULE FOR MONTHLY AND ANNUAL MAINTENANCE. THE OWNER SHALL MAINTAIN, UPDATE AND STORE THE MAINTENANCE RECORDS FOR THE STORM WATER MANAGEMENT PRACTICES. THE SPECIFIC MAINTENANCE PLANS FOR EACH STORM WATER MANAGEMENT PRACTICE ARE AS FOLLOWS.

MAINTENANCE TO BE COMPLETED EVERY 3 MONTHS
- REMOVE TRASH AND/OR ACCUMULATED SEDIMENT FROM POND AREA.
- REMOVE OBSTRUCTIONS IN ORIFICES AND/OR OUTLETS WITHIN POND.
- REMOVE DEBRIS AND SEDIMENT FROM INLET PIPES, OUTLET PIPES AND STRUCTURES.

MAINTENANCE TO BE COMPLETED YEARLY
- REPAIR EROSION TO OUTFALL OR SPILLWAY OF THE POND
- REPAIR AND/OR REPLACE DAMAGED STRUCTURES, SUCH AS CATCH BASINS, RISERS, PIPES AND HEADWALLS.
- MOW EMBANKMENTS AND REMOVE WOODY VEGETATION ON EMBANKMENTS

YEARLY REPORT REQUIREMENTS
SKETCH SHOWING GENERAL AREA OF BMP'S, SUMMARY OF ALL MAINTENANCE ACTIVITIES SINCE LAST ANNUAL INSPECTION, PHOTOS AND DESCRIPTION OF ALL BMP DESIGN FEATURES, INDICATION OF ANY DEVIATION FROM APPROVED PLAN FOR BMP, IDENTIFICATION OF IMPROVEMENTS NECESSARY TO RESTORE ORIGINAL DESIGN FUNCTION, MAINTENANCE ACTIVITIES REQUIRED IN THE NEXT 6 MONTHS, IDENTIFICATION AND CONTACT INFORMATION OF ENTITY RESPONSIBLE FOR BMP, AND IDENTIFICATION AND CONTACT INFORMATION FOR ENGINEER PREPARING THE REPORT INCLUDING SIGNATURE AND SEAL.

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GREY FOX CAPITAL
CREEKSIDE WOODS PHASE 1
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

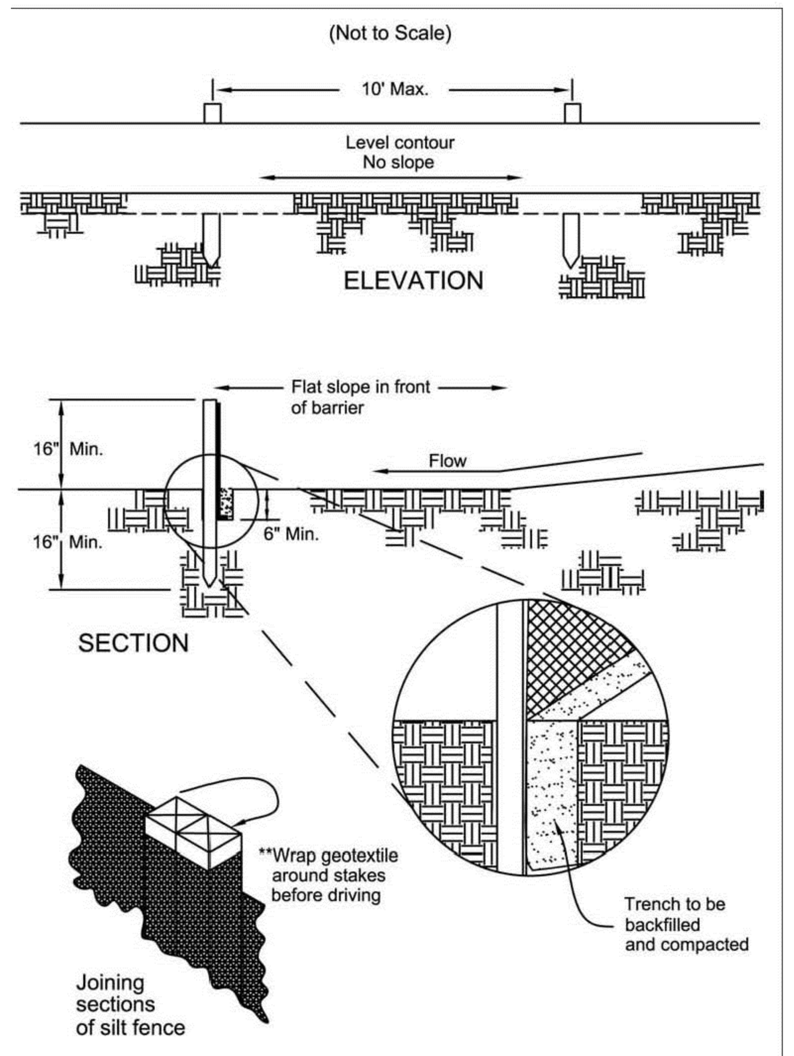
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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SWPPP NOTES

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Specifications
for
Silt Fence



Specifications
for
Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.

    Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.

    Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

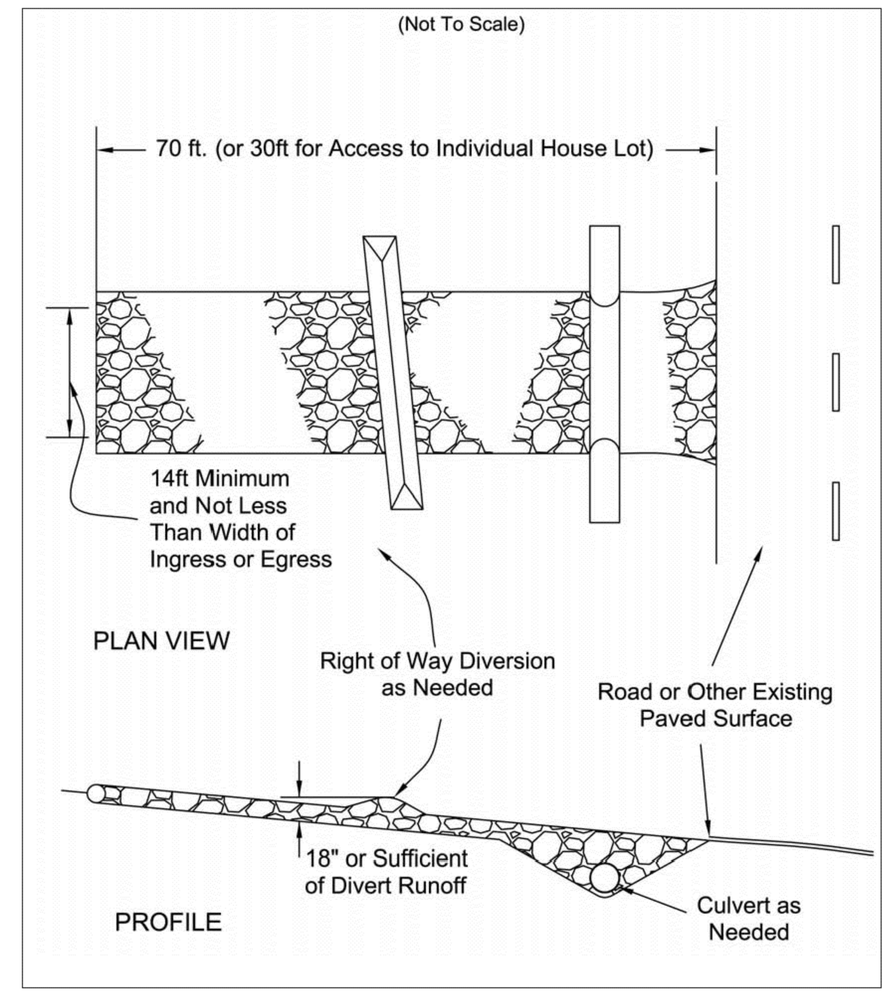
Criteria for silt fence materials

1. Fence post – The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

Specifications
for
Construction Entrance



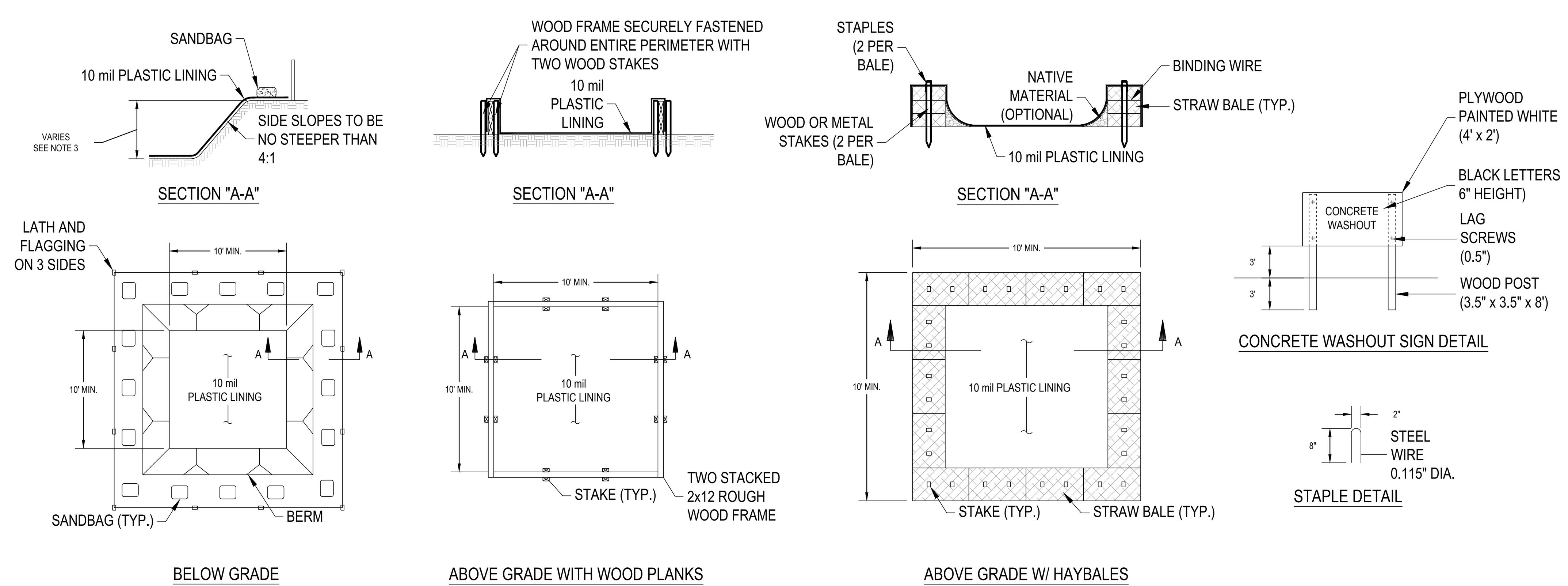
Specifications
for
Construction Entrance

1. Stone Size—ODOT # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length—The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness -The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Figure 7.4.1

Geotextile Specification for Construction Entrance	
Minimum Tensile Strength	200 lbs.
Minimum Puncture Strength	80 psi.
Minimum Tear Strength	50 lbs.
Minimum Burst Strength	320 psi.
Minimum Elongation	20%
Equivalent Opening Size	EOS < 0.6 mm.
Permittivity	1×10-3 cm/sec.

6. Timing—The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert -A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar -A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance -Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal—the entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

CONCRETE WASHOUT
NTS

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GREY FOX CAPITAL
CREEKSIDE WOODS PHASE 1
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SWPPP DETAILS

C:\DARoot\Jobs\b9f0064fa9f34d61b13ebe51f3c28775\adskfiles\b.361ec426-5908-416c-aebc-e645d1edd4e0_CESO\03-CIVIL\PHASE I\PLAN\K_765054_SEDIMENT AND EROSION CONTROLPLAN.dwg - 1/27/2025 - acesuser

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Specifications
for
Mulching

1. Mulch and other appropriate vegetative practices shall be applied to disturbed areas within 7 days of grading if the area is to remain dormant (undisturbed) for more than 21 days or on areas and portions of the site which can be brought to final grade.
2. Mulch shall consist of one of the following:
- Straw - Straw shall be unrotted small grain straw applied at the rate of 2 tons/ac. or 90 lb./1,000 sq. ft. (two to three bales). The straw mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq.ft. sections and place two 45-lb. bales of straw in each section.
- Hydroseeders - Wood cellulose fiber should be used at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
- Other - Acceptable mulches include mulch mattings and rolled erosion control products applied according to manufacturer's recommendations or wood mulch/chips applied at 10-20 tons/ac.

3. Mulch Anchoring - Mulch shall be anchored immediately to minimize loss by wind or runoff. The following are acceptable methods for anchoring mulch.
- Mechanical - Use a disk, crimper, or similar type tool set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but be left generally longer than 6 inches.
- Mulch Nettings - Use according to the manufacturer's recommendations, following all placement and anchoring requirements. Use in areas of water concentration and steep slopes to hold mulch in place.
- Synthetic Binders - For straw mulch, synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equal may be used at rates recommended by the manufacturer. All applications of Sythetic Binders must be conducted in such a manner where there is no contact with waters of the state.
- Wood Cellulose Fiber - Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb./100 gal. of wood cellulose fiber.

Specifications
for
Small Construction Site Controls

1. Preexisting vegetation shall be retained on idle portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas, such as stockpiles and rough graded areas, that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and inlet protection shall also be used as needed to control sediment runoff. Sediment control practices shall be inspected weekly after storm events, and maintained in good working condition.
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

Specifications
for
3 Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1000 ft2	Lb/Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	128 (4 Bushel) 40 40
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 40 40
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegrass	1.25 3.25 0.4 0.4	55 142 17 17
	Oats Tall Fescue Annual Ryegrass	3 1 1	128 (3 bushel) 40 40
August 16th to November	Rye Tall Fescue Annual Ryegrass	3 1 1	112 (2 bushel) 40 40
	Wheat Tall Fescue Annual Ryegrass	3 1 1	120 (2 bushel) 40 40
	Perennial Rye Tall Fescue Annual Ryegrass	1 1 1	40 40 40
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegrass	1.25 3.25 0.4 0.4	40 40 40
November 1 to Feb. 29	Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.
3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
5. Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications
for
Temporary Seeding

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:
- Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./ 1,000 sq. ft. (2-3 bales)
- Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ ac. or 46 lb./ 1,000-sq.-ft.
- Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ ac.

3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:
- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturers recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Track or equivalent may be used at rates recommended by the manufacturer.
- Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. / 100 gal.

Specifications
for
4 Permanent Seeding

Site Preparation
1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation
1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.
3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings
1. Seedings should not be made 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.

Mulching
1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
2. Materials
- Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
- Hydroseeders—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
- Other—Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.

3. Straw and Mulch Anchoring Methods

Straw mulch shall be anchored immediately to minimize loss by wind or water.
- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates specified by the manufacturer.
- Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate: Lbs./acre	Seeding Rate: Lbs./1,000 Sq. Feet	Notes:
General Use			
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	20-40 10-20 20-40	1/2-1 1/4-1/2 1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch Tall Fescue	10-20 20-30	1/4-1/2 1/2-3/4	Do not seed later than August
Flat Pea Tall Fescue	20-25 20-30	1/2-3/4 1/2-3/4	Do not seed later than August
Road Ditches and Swales			
Tall Fescue	40-50	1-11/4	
Turf-type (Dwarf) Fescue Kentucky Bluegrass	90 5	2 1/4 0.1	
Lawns			
Kentucky Bluegrass Perennial Ryegrass	100-120	2 2	
Kentucky Bluegrass Creeping Red Fescue	100-120	2 1-1/2	For shaded areas

Note: Other approved seed species may be substituted.

Specifications
for
Additional Construction Site Pollution Controls

1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
   - Prevent spills
   - Use products up
   - Follow label directions for disposal
   - Remove lids from empty bottles and cans when disposing in trash
   - Recycle wastes whenever possible
   - Don't pour into waterways, storm drains or onto the ground
   - Don't pour down the sink, floor drain or septic tanks
   - Don't bury chemicals or containers
   - Don't burn chemicals or containers
   - Don't mix chemicals together
2. **Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site.** Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
3. **No construction related waste materials are to be buried on-site.** By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
4. **Handling Construction Chemicals.** Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
5. **Equipment Fueling and Maintenance,** oil changing, etc., shall be performed away from watercourses, ditches or storm drains, in an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660 gallons or more, accumulative above ground storage of 1330 gallons or more, or 42,000 gallons of underground storage. Contaminated soils must be disposed of in accordance with Item 8.
6. **Concrete Wash Water** shall not be allowed to flow to streams, ditches, storm drains, or any other water conveyance. A sump or pit with no potential for discharge shall be constructed if needed to contain concrete wash water. Field tile or other subsurface drainage structures within 10 ft. of the sump shall be cut and plugged. For small projects, truck chutes may be rinsed away from any water conveyances.
7. **Spill Reporting Requirements:** Spills on pavement shall be absorbed with sawdust or kitty litter and disposed of with the trash at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. Spills shall be reported to Ohio EPA (1-800-282-9378). Spills of 25 gallons or more of petroleum products shall be reported to Ohio EPA, the local fire department, and the Local Emergency Planning Committee within 30 min. of the discovery of the release. All spills which contact waters of the state must be reported to Ohio EPA.
8. **Contaminated Soils.** If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto the soil, the soil should be dug up and disposed of at licensed sanitary landfill or other approved petroleum contaminated soil remediation facility. (not a construction/demolition debris landfill). Note that storm water run off associated with contaminated soils are not be authorized under Ohio EPA's General Storm Water Permit associated with Construction Activities.
9. **Open Burning.** No materials containing rubber, grease, asphalt, or petroleum products, such as tires, autoparts, plastics or plastic coated wire may be burned (OAC 3745-19). Open burning is not allowed in restricted areas, which are defined as: 1) within corporation limits; 2) within 1000 feet outside a municipal corporation having a population of 1000 to 10,000; and 3) a one mile zone outside of a corporation of 10,000 or more. Outside of restricted areas, no open burning is allowed within a 1000 feet of an inhabited building on another property. Open burning is permissible in a restricted area for: heating tar, welding, smudge pots and similar occupational needs, and heating for warmth or outdoor barbeques. Outside of restricted areas, open burning is permissible for landscape or land-clearing wastes (plant material, with prior written permission from Ohio EPA), and agricultural wastes, excluding buildings.
10. **Dust Control or dust suppressants** shall be used to prevent nuisance conditions, in accordance with the manufacturer's specifications and in a manner, which prevent a discharge to waters of the state. Sufficient distance must be provided between applications and nearby bridges, catch basins, and other waterways. Application (excluding water) may not occur when rain is imminent as noted in the short term forecast. Used oil may not be applied for dust control.
11. **Other Air Permitting Requirements:** Certain activities associated with construction will require air permits including but not limited to: mobile concrete batch plants, mobile asphalt plants, concrete crushers, large generators, etc. These activities will require specific Ohio EPA Air Permits for installation and operation. Operators must seek authorization from the corresponding district of Ohio EPA. For demolition of all commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
12. **Process Waste Water/Leachate Management.** Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or septage is discharged; it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
13. **A Permit To Install (PTI)** is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

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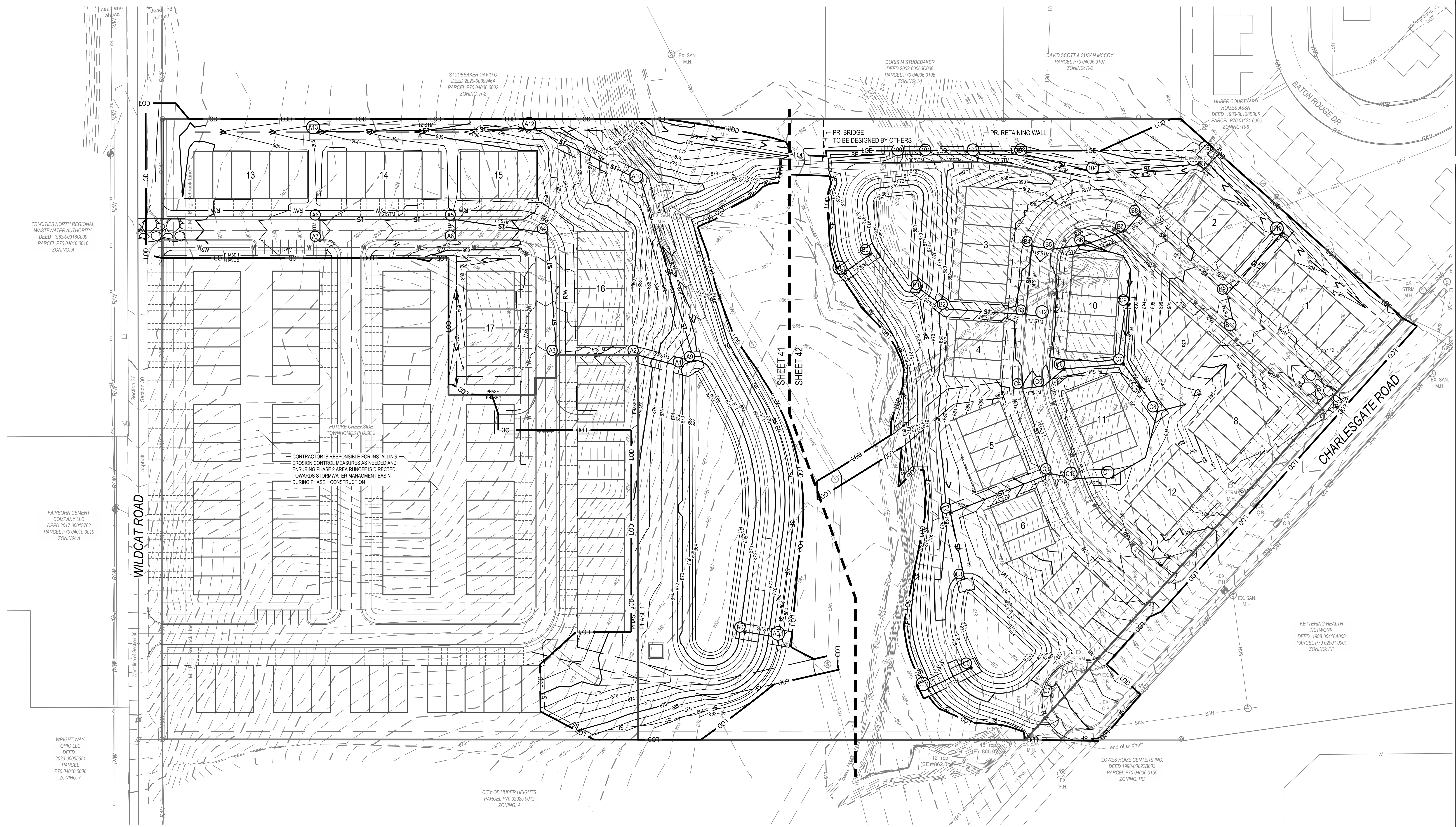
GREY FOX CAPITAL
CREEKSIDE WOODS
PHASE 1
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	JH
Checked By:	JEE
Date:	JANUARY, 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SWPPP DETAILS



SWPPP LEGEND

EXISTING

REFER TO XXX FOR EXISTING FEATURES LEGEND

PROPOSED

Symbol	Description
960	MAJOR CONTOUR
962	MINOR CONTOUR
	PAVEMENT/WALK
	STORM SEWER
SF	SILT FENCE
LOD	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
D	STORM MANHOLE
	CATCH BASIN
	CURB INLET
CE	STABILIZED CONSTRUCTION ENTRANCE
TS	TEMPORARY SEEDING
PS	PERMANENT SOD
HW	HAZARDOUS WASTE STORAGE AREA
FS	FUEL STORAGE AREA
CW	CONCRETE WASHOUT AREA
IP	INLET PROTECTION

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GREY FOX CAPITAL

CREEKSIDE WOODS PHASE 1

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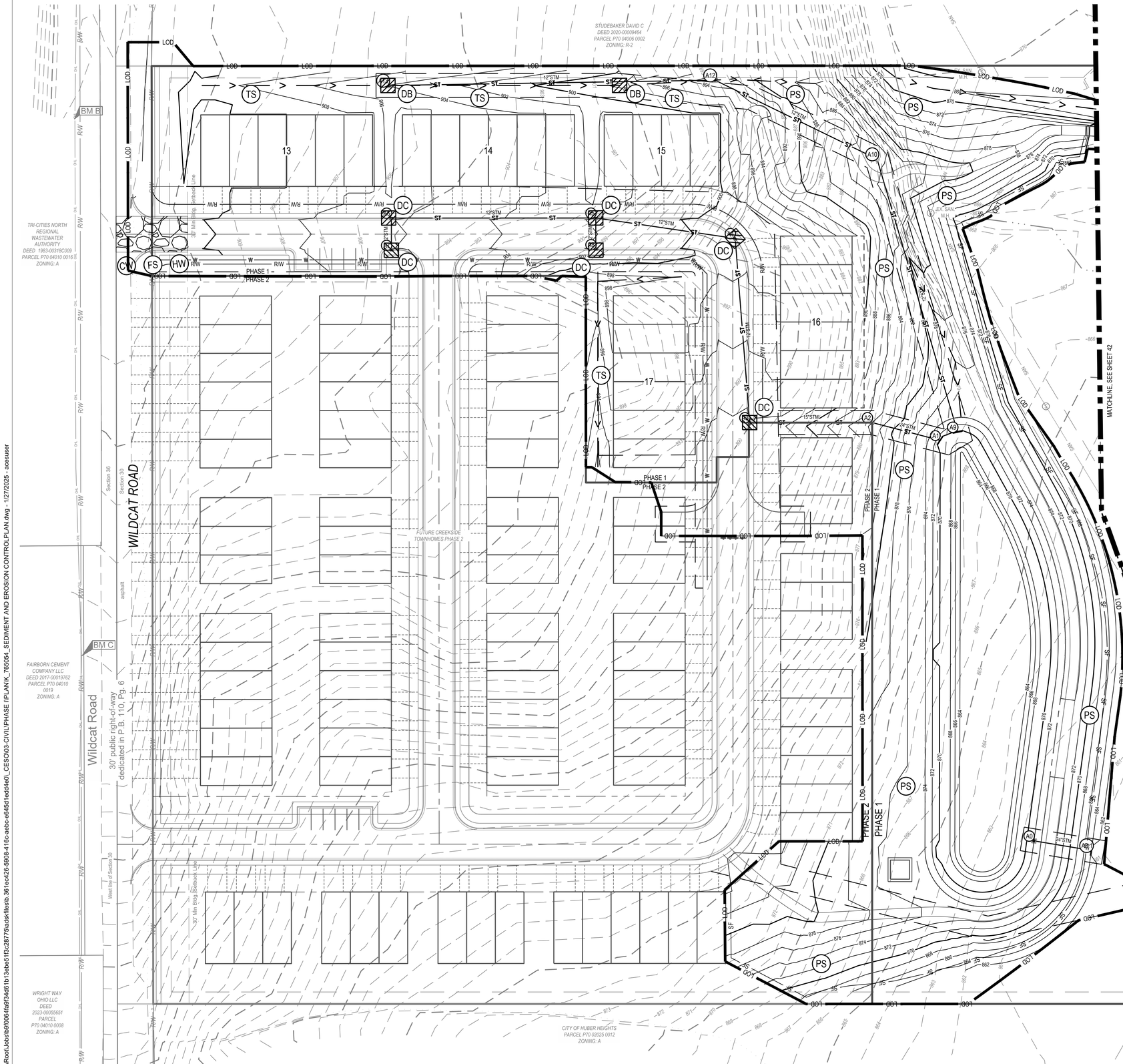
Project Number:	765054
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OVERALL EROSION CONTROL PLAN

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GRAPHIC SCALE (IN FEET)
1 in. = 100 ft.

SWPPP LEGEND

EXISTING

REFER TO SHEET 6 FOR EXISTING FEATURES LEGEND

PROPOSED

- 860 — MAJOR CONTOUR
- 862 — MINOR CONTOUR
- PAVEMENT/WALK
- STORM SEWER
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- D — STORM MANHOLE
- CATCH BASIN
- CURB INLET
- CE — STABILIZED CONSTRUCTION ENTRANCE
- TS — TEMPORARY SEEDING
- PS — PERMANENT SOD
- HW — HAZARDOUS WASTE STORAGE AREA
- FS — FUEL STORAGE AREA
- CW — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION

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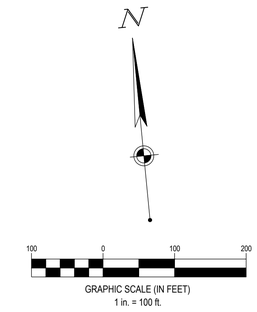
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EROSION CONTROL PLAN





SWPPP LEGEND

EXISTING

REFER TO SHEET 6 FOR EXISTING FEATURES LEGEND

PROPOSED

- 960 — MAJOR CONTOUR
- 962 — MINOR CONTOUR
- PAVEMENT/WALK
- STORM SEWER
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- D — STORM MANHOLE
- CATCH BASIN
- CURB INLET
- CE — STABILIZED CONSTRUCTION ENTRANCE
- TS — TEMPORARY SEEDING
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- HW — HAZARDOUS WASTE STORAGE AREA
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EROSION CONTROL PLAN

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WATERMAIN EXTENSION PLANS

CREEKSIDE WOODS

JANUARY 2025

STATE OF OHIO, COUNTY OF MONTGOMERY, CITY OF HUBER HEIGHTS

ENGINEER:
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GREY FOX CAPITAL
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INDEPENDENCE, OH 44131
EMAIL: JACOBSHIELDS@GREYFOXCAPITAL.NET
PHONE: (330) 618-5692
CONTACT: JAKE SHIELDS

SURVEY PROVIDED BY:
CESO,INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JERRY HOLLOWAY

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

GOVERNING AGENCIES AND UTILITY COMPANIES:

ELECTRIC
AES OHIO
1900 DRYDEN ROAD
DAYTON, OHIO 45459
(937) 331-4682

GAS
CENTERPOINT ENERGY
4285 NORTH JAMES McGEE BLVD
DAYTON, OH 45427
(937) 440-1957

CABLE
SPECTRUM CABLE
3691 TURNER ROAD
DAYTON, OH 45415
1-(866)-459-0059

TELEPHONE
AT&T
111 N. 4TH STREET RM 802
COLUMBUS, OH 43215
(614) 233-8163

STREET, STORMWATER, SANITARY SEWER & WATER:
CITY OF HUBER HEIGHTS
6131 TAYLORSVILLE ROAD
HUBER HEIGHTS, OHIO 45424
(937) 233-1423

STANDARD DRAWINGS			
CITY OF HUBER HEIGHTS			
WT-1.0	WT-3.0	WT-4.0	MS-1.0

ESTIMATE OF QUANTITIES			
ITEM	QUANTITY PHASE 1	UNIT	DESCRIPTION
WATER			
801	1	EA	CONNECT TO EXISTING WM
801	1557	LF	12" DUCTILE IRON PIPE & FITTINGS
802	6	EA	12" GATE VALVE & BOX
802	2	EA	12"X8" TEE & APPURTENANCES
802	1	EA	12" PLUG & THRUST BLOCK
802	15	EA	3/4" WATER SERVICE TAP COMPLETE (SHORT)
802	3	EA	6" VALVE W/ BOX (HYDRANT VALVES)
809	3	EA	FIRE HYDRANT TYPE A

BENCHMARKS (NAVD 88):

BM #1
CROSS NOTCH SET ON NORTHWEST ARROW BOLT OF FIRE HYDRANT. SAID HYDRANT IS 250 FEET NORTHEAST OF END OF CHARLESGATE ROAD, IN THE SOUTHEAST ROW.
ELEVATION = 901.56'

BM #2
BENCH TIE SET IN SOUTHWEST SIDE OF POWER POLE IN WEST ROW OF WILDCAT ROAD, NEAR THE NORTHWEST CORNER OF SITE.
ELEVATION = 916.91'

BM #3
BENCH TIE SET IN EAST SIDE OF POWER POLE IN WEST ROW OF WILDCAT ROAD, JUST SOUTH OF ENTRANCE TO GRAVEL PIT.
ELEVATION = 908.74'

SURVEY NOTES:

HORIZONTAL DATUM:
NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH , NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN SEPTEMBER, 2024.

VERTICAL DATUM:
ELEVATIONS AND DATUM AS SHOWN HEREON ARE BASED UPON NAVD88 ESTABLISHED USING GPS OBSERVATIONS ALONG WITH THE OHIO DEPARTMENT OF TRANSPORTATION RTN NETWORK AND OPUS SOLUTIONS. MADE IN CONJUNCTION WITH A SURVEY CONDUCTED BY CESO INC. IN SEPTEMBER, 2024.

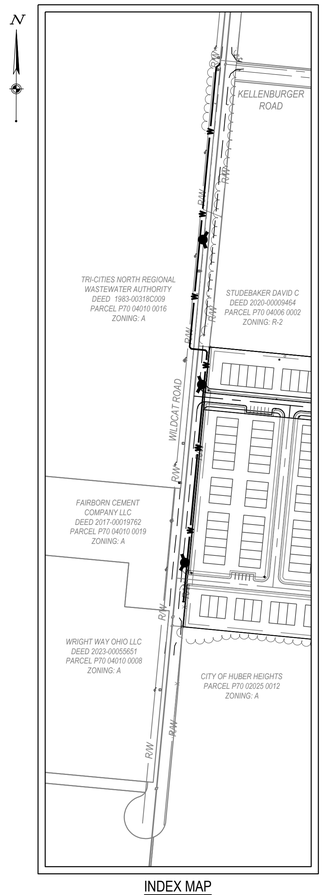
UTILITY DISCLAIMER:
THE UTILITIES SHOWN ARE LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS SUPPLIED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OHIO 811 TICKET NUMBERS: B422900898-00B, B422900912-00B, B422900904-00B, B422900913-00B, B423300254-00B, B423300261-00B.

DATE OF FIELD SURVEY: SEPTEMBER 12, 2024.
DATE OF PLAT OR MAP: SEPTEMBER 27, 2024

FEMA FLOODPLAIN:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM); MONTGOMERY COUNTY, OHIO, 39113C0069E, EFFECTIVE DATE: JANUARY 6, 2005.



INDEX MAP
SCALE: 1"=200'

200 0 200 400
GRAPHIC SCALE (IN FEET)
1 in. = 200 ft.

CITY OF HUBER HEIGHTS GENERAL NOTES

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUBER HEIGHTS SPECIFICATIONS AND STANDARD DRAWINGS. IF NO CITY STANDARD IS AVAILABLE, THEN STANDARD DRAWINGS AND SPECIFICATIONS FROM THE MONTGOMERY COUNTY, OHIO ENGINEERING DEPARTMENT OR THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIALS SPECIFICATIONS" (LATEST EDITION) SHALL BE FOLLOWED.
2. ALL UTILITY TRENCH EXCAVATION WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENTS SHALL BE BACKFILLED WITH GRANULAR FILL MATERIAL IN ACCORDANCE WITH CITY SPECIFICATIONS AND COMPACTED BEFORE SUB-GRADE APPROVAL.
3. ALL UNDERGROUND UTILITY SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT-OF-WAY LINE BEFORE STREETS ARE SURFACED.
4. CURB RAMPS TO BE LOCATED AS INDICATED ON PLANS AND CONSTRUCTED IN ACCORDANCE WITH CITY SPECIFICATIONS.
5. CONCRETE CURBING TO BE A TYPE SPECIFIED IN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS. EXTRUDED OR PRECAST CURB IS NOT PERMITTED.
6. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER SYSTEM.
7. SITE GRADING WITHIN SUBDIVISIONS SHALL BE SUCH THAT ALL LOTS WILL READILY DRAIN. LOTS SHALL HAVE A 1.5% MINIMUM SLOPE IN GRASS AREAS. OVERLAND FLOW ON LOTS SHALL BE LIMITED TO A MAXIMUM DISTANCE OF THREE HUNDRED (300) FEET UNLESS APPROVED BY THE CITY ENGINEER.
8. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE INFORMATION. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764; THE DAYTON POWER & LIGHT CO. AT 937-866-3303, AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OUPS.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGH THE LIFE OF THE CONTRACT. THESE MAY INVOLVE THE USE OF HAY AND STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS AND OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION AND SEDIMENTATION ON EXISTING PAVED AND GRAVELED AREAS. FOR RESIDENTIAL AND SMALL CONSTRUCTION SITES - PRIOR TO ANY SITE DISTURBANCE, THE CONTRACTOR SHALL HAVE IN PLACE EROSION CONTROL MEASURES PER EPA 830-F-15-001 GUIDELINES FOR STORMWATER PREVENTION.
10. ALL METAL CASTINGS SHALL BE PAINTED WITH TWO COATS OF BLACK ASPHALTUM PAINT.
11. ALL EXISTING MONUMENTS SHALL BE PROTECTED AND OR REFERENCED BY THE CONTRACTOR. MONUMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON MONTGOMERY COUNTY STANDARD CONSTRUCTION DRAWING MC-1. MONUMENT BOXES SHALL BE LOCATED AT ROADWAY PI, PC, PT POINTS AS WELL AS CROSS STREETS CENTERLINE.
12. CONSTRUCTION STAKING MUST BE FURNISHED FOR THE CITY INSPECTOR TO VERIFY CONFORMANCE TO THE DESIGN PLAN. CONSTRUCTION STAKING IS REQUIRED AT SUFFICIENT DENSITY TO ENSURE THE CITY INSPECTOR CAN VERIFY THE WORK PERFORMED BY THE CONTRACTOR. CONTACT THE CITY INSPECTOR TO ENSURE ADEQUATE CONSTRUCTION STAKING IS FURNISHED.
13. ALL SURVEY MUST BE PERFORMED BY THE STATE OF OHIO LICENSED SURVEYOR.

WATER NOTES

1. THE CONTRACTOR SHALL BE QUALIFIED TO CONSTRUCT WATER MAINS. ALL WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF HUBER HEIGHTS SPECIFICATIONS.
2. WATER MAINS, BENDS AND FITTINGS SHALL BE ZINC COATED DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C-151), CLASS 53. MECHANICAL JOINT FITTINGS DO NOT HAVE TO BE ZINC COATED. THE USE OF STANDARD DUCTILE IRON (ANSI A-21.51, AWWA C-151) CLASS 53 PIPE HAS TO BE PRE-APPROVED BY THE CITY ENGINEER. BENDS AND TEES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS SUCH AS MEGALUG OR APPROVED EQUAL.
3. ALL WATER MAINS SHALL HAVE 4' -6" MINIMUM COVER.
4. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN INSPECTED, TESTED, AND FLUSHED FOR 12 HOURS MINIMUM. NO TAPPING WILL BE PERMITTED IN INCLEMENT WEATHER.
5. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN ISSUED.
6. ALL UTILITY TRENCHES WITHIN THE EXISTING OR PROPOSED PAVEMENT OR EASEMENTS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 310 IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
7. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE WATER FACILITIES ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF HUBER HEIGHTS.
8. ONLY CITY OF HUBER HEIGHTS OR VEOLIA PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.
9. ALL FIRE HYDRANTS SHALL BE LOCATED 2' FROM AND WITHIN 5' OF THE CURB OR EDGE OF PAVEMENT AND 4" OPENING TO FACE THE STREET. THE FIRE HYDRANT IS TO BE INSTALLED AS PER THE DETAIL LOCATED WITHIN THE CITY OF HUBER HEIGHTS STANDARD DRAWINGS.
10. WATER LINES CROSSING ANY AND ALL SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF WATER CROSSES BELOW SANITARY SEWERS, THE SEWER MUST BE WATER MAIN MATERIAL FOR THAT SPAN.
11. ALL SERVICE LATERALS ARE TO BE INSTALLED FROM MAIN TO RIGHT OF WAY OR EASEMENT BEFORE STREETS ARE SURFACED.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING WATER MAINS BEFORE CONSTRUCTION OF NEW WATER MAIN AT PROPOSED CONNECTIONS.
13. ALL GATE VALVES ARE TO BE LOCATED AT TEES OR CROSSES WITH A 2' MAXIMUM ANCHOR PIPE BETWEEN TEE OR CROSS AND VALVE. ALL PLUGS ARE TO BE CONNECTED TO VALVES EXCEPT WHERE SHOWN ON PLANS. PLUGS SHALL BE TAPPED WITH A 3/4" SHUT OFF VALVE FOR RELEASE OF AIR AND FOR FLUSHING.
14. ALL VALVES AND FIRE HYDRANTS SHALL HAVE RIGHT HAND (CLOCKWISE) OPENING DIRECTION.
15. GATE VALVES SHALL HAVE RESILIENT SEATS RATHER THAN BRASS SEATS. OPERATING RODS SHALL HAVE O-RING WATER SEALS RATHER THAN PACKING GLANDS.
16. ALL FIRE HYDRANTS IN SINGLE FAMILY RESIDENTIAL DISTRICTS SHALL BE MUELLER CENTURION 250 MODEL A-423 WITH 5-1 1/4" MAIN VALVE OPENING WITH ONE 5" STORTZ OUTLET WITH CAP AND 2 2-½" OUTLETS WITH CITY OF DAYTON THREADS.
17. ALL FIRE HYDRANTS IN MULTI FAMILY RESIDENTIAL AND COMMERCIAL DISTRICTS SHALL BE MUELLER CENTURION 200 MODEL A-425 WITH 5-1 1/4" MAIN VALVE OPENING TWO WAY WITH ONE 4" STORTZ OUTLET WITH CAP AND ONE 5" STORTZ OUTLET WITH CAP. OPERATING NUT TO BE A 1" SQUARE.
18. THE FIRE HYDRANT BREAKAWAY FLANGE SHALL BE LOCATED 4" ABOVE THE TOP OF CURB.
19. FIRE HYDRANTS SHALL BE PRIMED WITH RED OXIDE PRIMER AND PAINTED WITH TWO (2) COATS OF RED ENAMEL FROM THE BREAK-AWAY FLANGE TO THE TOP OF THE HYDRANT. LOWER SECTIONS OF THE HYDRANT, INCLUDING THE BARREL SHALL BE PAINTED WITH AN ASPHALTUM PAINT.
20. WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PER CITY STANDARDS. METER YOKES AND METER VAULTS SHALL BE PER MONTGOMERY COUNTY STANDARDS.
21. BOLLARDS, WHERE REQUIRED, SHALL BE CONCRETE FILLED 8" DIAMETER POSTS WITH FOUNDATIONS SET 42" BELOW GRADE IN A CONCRETE FILLED EXCAVATION.
22. ALL HYDRANTS SHALL HAVE CITY OF DAYTON THREADS RATHER THAN NATIONAL STANDARD THREADS EXCEPT FOR THE STREAMER CONNECTION WHICH SHALL BE A STORTZ FITTING.



VICINITY MAP
N.T.S.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2 - 3	PLAN AND PROFILE
4	SEDIMENT AND EROSION CONTROL NOTES
5	SEDIMENT AND EROSION CONTROL DETAILS
6	SEDIMENT AND EROSION CONTROL PLAN

RUSSELL A. BERGMAN, P.E. DATE
CITY ENGINEER, HUBER HEIGHTS

JUSTIN ELAM, P.E. DATE
OHIO LICENSE NO. E-76298

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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GREY FOX CAPITAL

CREEKSIDE WOODS
WATERMAIN EXTENSION
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

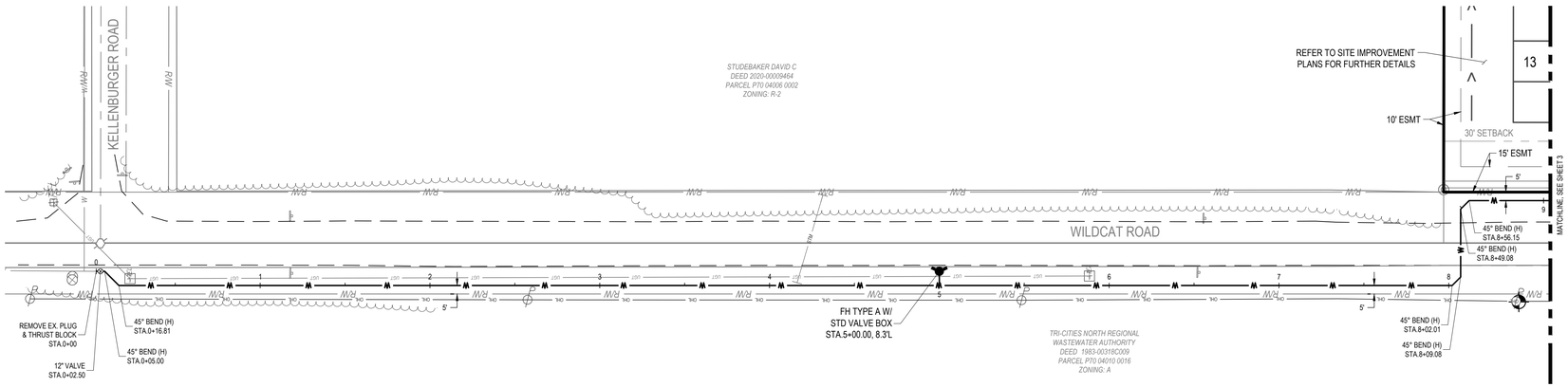
ID	Description	Date

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Project Number:	765054
Scale:	AS SHOWN
Drawn By:	BBM
Checked By:	JEE
Date:	JANUARY 2025
Issue:	NOT FOR CONSTRUCTION

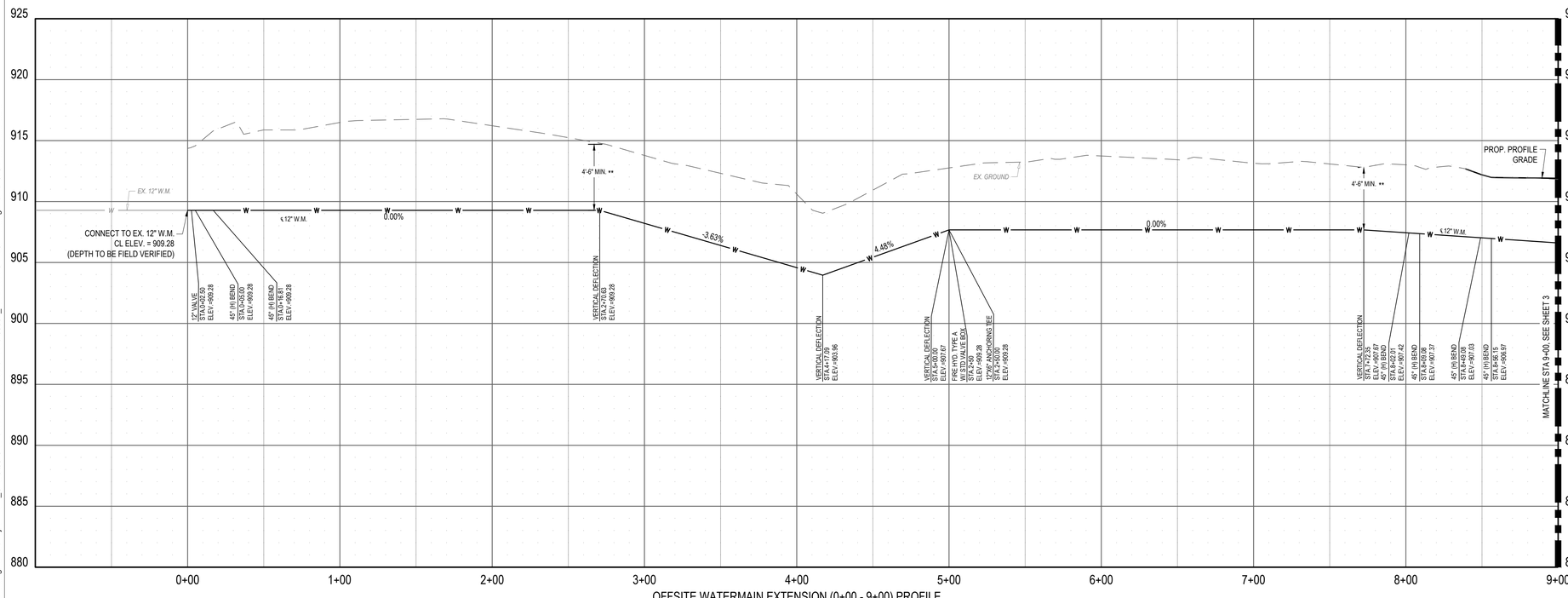
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COVER SHEET

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WILDCAT ROAD PLAN VIEW

SCALE: 1" = 40'



OFFSITE WATERMAIN EXTENSION (0+00 - 9+00) PROFILE

SCALE: 1" = 40' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.
2. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD88.
3. ALL EXISTING ELEVATIONS ARE PER SURVEY PERFORMED BY CESO, INC. UNLESS OTHERWISE NOTED.
4. ALL FITTINGS SHALL BE LEAD FREE.
5. ALL WATERLINE, STORM, AND SANITARY SEWERS UNDER PAVEMENT SHALL HAVE COMPACTED GRANULAR BACKFILL.
6. WATERLINE SHALL BE BACKFILLED WITH 4.5' OF COVER PRIOR TO TESTING.
7. ALL EXISTING TOPSOIL IN THE RIGHT-OF-WAY TO BE REMOVED. ALL FILLS SHALL BE PLACED WITH APPROVED MATERIAL PRIOR TO THE INSTALLATION OF ANY UTILITIES.
8. PROPOSED SANITARY SEWER SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. ACTUAL LOCATION AND ELEVATIONS SHALL BE CONSTRUCTED PER FINAL SANITARY PLAN OF RECORD.
9. WATER SERVICES TO LOTS SHALL BE 1".

* 18" MINIMUM VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN ALL STORM, SANITARY, AND WATERLINES.

** MINIMUM COVER OVER THE WATERLINE IS TO BE MEASURED BETWEEN THE PROPOSED PROFILE GRADE AND THE OUTSIDE TOP OF PIPE.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 40 ft.
40 0 20 40

VERTICAL
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10 5

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GREY FOX CAPITAL

CREEKSIDE WOODS WATERMAIN EXTENSION

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

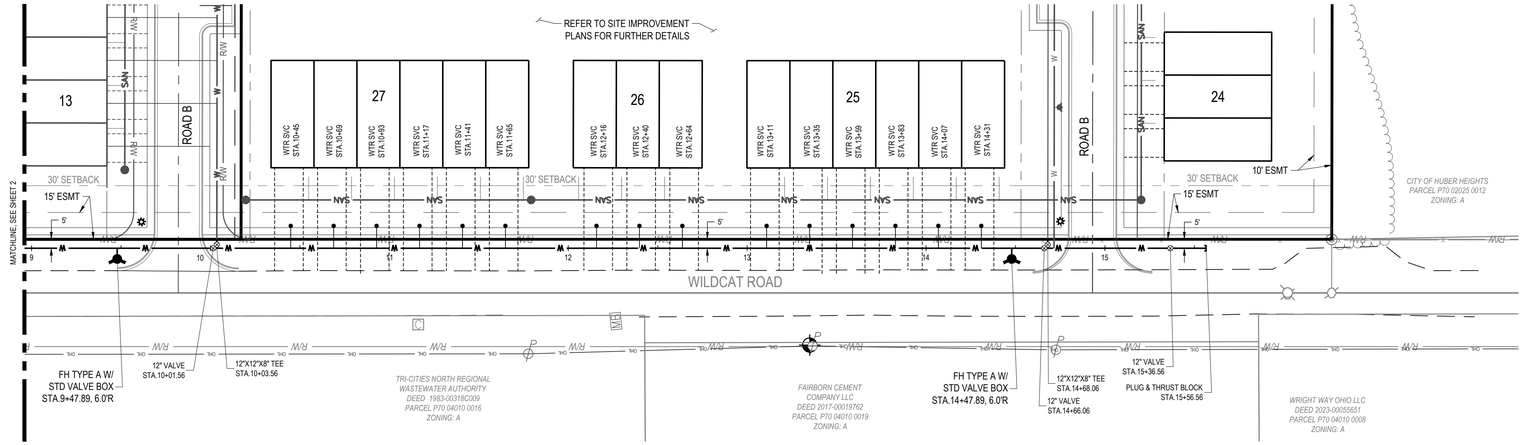
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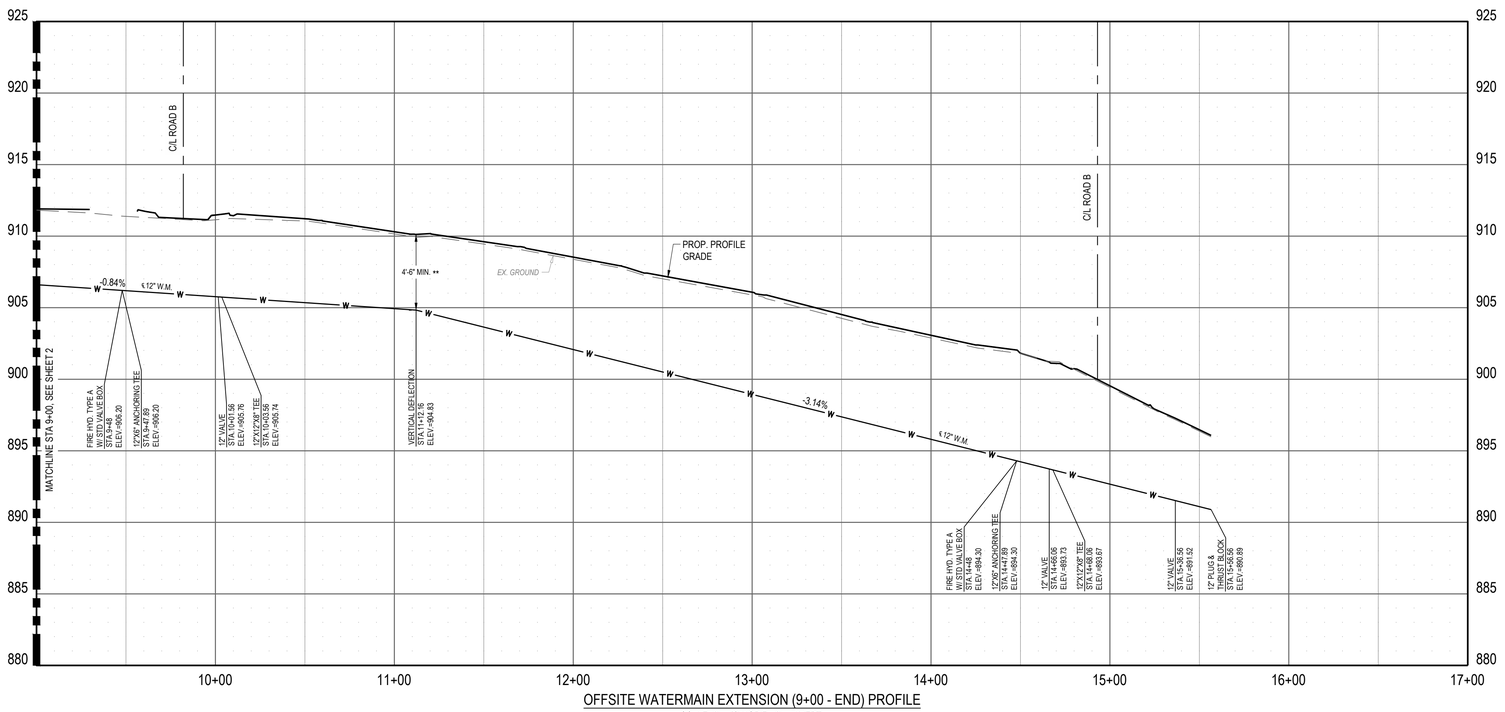
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PLAN AND PROFILE

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WILDCAT ROAD PLAN VIEW

SCALE: 1" = 40'



OFFSITE WATERMAIN EXTENSION (9+00 - END) PROFILE

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LEGEND

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GREY FOX CAPITAL

CREEKSIDE WOODS WATERMAIN EXTENSION

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

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Project Number:	765054
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Checked By:	JEE
Date:	JANUARY 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
PLAN AND PROFILE

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SITE DATA

DEVELOPER:

GREY FOX CAPITAL
6161 OAK TREE BOULEVARD, SUITE 250
INDEPENDENCE, OH 44131
EMAIL: JACOBSHIELDS@GREYFOXCAPITAL.NET
PHONE: (330) 618-5692
CONTACT: JAKE SHIELDS

PLAN DESIGNER:

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937) 435-8584
CONTACT: JUSTIN ELAM, P.E.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE LINEAR CONSTRUCTION OF A 12" PUBLIC WATERMAIN, PROVIDING WATER SERVICE TO THE WESTERN PORTION OF THE CREEKSIDE WOODS DEVELOPMENT.

SEQUENCE OF CONSTRUCTION:

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY EROSION CONTROL PRACTICES TO CONTAIN SEDIMENT ON SITE.
3. CLEAR AND GRUB THE SITE.
4. INSTALL WATER MAIN.
5. SEED & MULCH ALL DISTURBED AREAS.
6. REMOVE ALL EROSION CONTROL PRACTICES ONCE SITE HAS BEEN STABILIZED.

SWPPP NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. SEE OHIO EPA PERMIT NO. OHC000006 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.

2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.

4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER 14 DAYS.

5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED

   TECHNIQUES TO BE APPLIED AS FOLLOWS:

   WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.

   WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS.

   PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUALS.

6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:

   WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.

   WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.

7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

   SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 S.F.

   MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO TWO (2) TON/ACRE.

   FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.

8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS.

9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.

10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 201 CUBIC YARDS (67 CY FOR DEWATERING AND 134 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL CONTRIBUTING AREA. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5-FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)

11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).

12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.

13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURYING, BURNING OR MIXING THE WASTES.

14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.

15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.

17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).

19. AREA SHALL BE DESIGNATED FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

21. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.

23. THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.

24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SUMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.

25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:

    - BERMS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
    - PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
    - COVERING AREAS OF CONTAMINATION WITH TARPS OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

27. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. AS SOON AS POSSIBLE, THE SPILL WILL BE REPORTED TO THE APPROPRIATE AGENCIES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.

28. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

29. OPEN BURNING IS NOT PERMITTED ON THE SITE.

30. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAYS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.

31. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.

32. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.

33. SANITARY AND WATER PTI FORMS SHALL BE FILED WITH THE OHIO EPA AS REQUIRED.

34. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.

35. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:

36. INSPECTIONS OF BMPS SHALL BE PERFORMED BY QUALIFIED PERSONS PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.

37. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.

38. NON-SEDIMENT POND BMPS TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPS WITHIN 10 DAYS OF INSPECTION. BMPS NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPS SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.

39. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE OEPA VIA A WAIVER REQUEST.

40. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION.

41. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

42. SILT FENCES, INLET PROTECTION, SILT DIKES AND PERVIOUS LOGS SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE, INLET PROTECTION, SILT DIKE AND PERVIOUS LOG.

43. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.

44. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

45. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.

46. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

47. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION PONDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.

48. ALL RIP RAP MUST BE PLACED OVER GEOTEXTILE FILTER.

49. STONE CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.

50. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.

51. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.

52. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

53. CONTRACTOR TO DELINEATE STOCK PILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.

54. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO TRAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.

55. IF STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARY SEEDED, OR COVERED WITH A TARP.

56. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.

57. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.

58. THE POST CONSTRUCTION WATER QUALITY REQUIREMENTS OF OHIO EPA PERMIT OHC000006 SHALL BE MET BY THE FUTURE WATER QUALITY BASINS.

59. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS, AND IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

GENERAL LAND CONSERVATION NOTES

1. ANY DISTURBED AREAS THAT WILL BE DENUDED FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR SHALL HAVE TEMPORARY SOIL STABILIZATION APPLIED TO THE DISTURBED ARE WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST 7 DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S). ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE SHALL HAVE TEMPORARY SOIL STABILIZATION APPLIED TO THE AREA WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS. ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE OR AT FINAL GRADE SHALL HAVE PERMANENT SOIL STABILIZATION APPLIED TO THE AREA WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE OR OF REACHING FINAL GRADE. ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE SHALL HAVE PERMANENT SOIL STABILIZATION APPLIED TO THE AREA WITHIN 2 DAYS OF REACHING FINAL GRADE.

2. ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING FOR ALL SITES.

3. ALL STORM SEWER, SANITARY SEWER, WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACK FILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.

4. ELECTRIC POWER, TELEPHONE, CATV AND GAS SUPPLY TRENCHES SHALL BE COMPACTED SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACK FILL, IF INSTALLATION IS THROUGH STABILIZED AREAS.

5. ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING. STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.

6. ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.

7. ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SODDING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDED THRU MARCH 15.

8. AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.

9. HOA SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE/INSPECTIONS OF COMMON AREAS.

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GREY FOX CAPITAL

CREEKSIDE WOODS
WATERMAIN EXTENSION
CHARLESGATE RD & WILDCAT RD
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Revisions / Submissions

ID	Description	Date

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	BBM
Checked By:	JEE
Date:	JANUARY 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SEDIMENT AND EROSION CONTROL NOTES

4

C:\Users\brock.michaelis\DCACCDocs\CESO\Grey Fox Creekside TH Charlesgate Rd\Project Files_CESO\03-CIVIL\WATER MAIN EXTPLAN\765054_WM-E & S PLAN.dwg - 1/27/2025 - Brock Michaelis

Specifications
for

Temporary Seeding

Table 7.8.1 Temporary Seeding Species Selection

Seeding Dates	Species	Lb./1000 ft2	Lb/Acre
March 1 to August 15	Oats Tall Fescue Annual Ryegrass	3 1 1	128 (4 Bushel) 40 40
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1 1 1	40 40 40
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegrass	1.25 3.25 0.4 0.4	55 142 17 17
	Oats Tall Fescue Annual Ryegrass	3 1 1	128 (3 bushel) 40 40
August 16th to November	Rye Tall Fescue Annual Ryegrass	3 1 1	112 (2 bushel) 40 40
	Wheat Tall Fescue Annual Ryegrass	3 1 1	120 (2 bushel) 40 40
	Perennial Rye Tall Fescue Annual Ryegrass	1 1 1	40 40 40
	Annual Ryegrass Perennial Ryegrass Creeping Red Fescue Kentucky Bluegrass	1.25 3.25 0.4 0.4	40 40 40
November 1 to Feb. 29	Use mulch only or dormant seeding		

Note: Other approved species may be substituted.

1. Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
2. Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 21 days or greater. These idle areas shall be seeded within 7 days after grading.
3. The seedbed should be pulverized and loose to ensure the success of establishing vegetation. Temporary seeding should not be postponed if ideal seedbed preparation is not possible.
4. Soil Amendments—Temporary vegetation seeding rates shall establish adequate stands of vegetation, which may require the use of soil amendments. Base rates for lime and fertilizer shall be used.
5. Seeding Method—Seed shall be applied uniformly with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. When feasible, seed that has been broadcast shall be covered by raking or dragging and then lightly tamped into place using a roller or cultipacker. If hydroseeding is used, the seed and fertilizer will be mixed on-site and the seeding shall be done immediately and without interruption.

Specifications
for

Temporary Seeding

Mulching Temporary Seeding

1. Applications of temporary seeding shall include mulch, which shall be applied during or immediately after seeding. Seedings made during optimum seeding dates on favorable, very flat soil conditions may not need mulch to achieve adequate stabilization.

2. Materials:

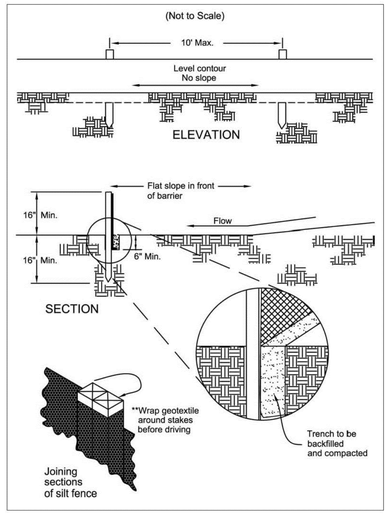
- Straw—If straw is used, it shall be unrotted small-grain straw applied at a rate of 2 tons per acre or 90 lbs./ 1,000 sq. ft. (2-3 bales)
- Hydroseeders—If wood cellulose fiber is used, it shall be used at 2000 lbs./ ac. or 46 lb./ 1,000-sq.-ft.
- Other—Other acceptable mulches include mulch mattings applied according to manufacturer's recommendations or wood chips applied at 6 ton/ ac.

3. Straw Mulch shall be anchored immediately to minimize loss by wind or water. Anchoring methods:

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but left to a length of approximately 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturers recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Track or equivalent may be used at rates recommended by the manufacturer.
- Wood-Cellulose Fiber—Wood-cellulose fiber binder shall be applied at a net dry wt. of 750 lb./ac. The wood-cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lb. / 100 gal.

Specifications
for

Silt Fence



Specifications
for

Permanent Seeding

Site Preparation

1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
2. The site shall be graded as needed to permit the use of conventional equipment for seedbed preparation and seeding.
3. Topsoil shall be applied where needed to establish vegetation.

Seedbed Preparation

1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analyses.
3. The lime and fertilizer shall be worked into the soil with a disk harrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.

Seeding Dates and Soil Conditions

Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seedbed preparation should be done when the soil is dry enough to crumble and not form ribbons when compressed by hand. For winter seeding, see the following section on dormant seeding.

Dormant Seedings

1. Seedings should not be made 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.

Mulching

1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched. 100% of the ground surface shall be covered with an approved material.
2. Materials
- Straw—If straw is used it shall be unrotted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales) per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
- Hydroseeders—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1 ,000 sq. ft.
- Other—Other acceptable mulches include rolled erosion control mattings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.

3. Straw and Mulch Anchoring Methods

Straw mulch shall be anchored immediately to minimize loss by wind or water.

- Mechanical—A disk, crimper, or similar type tool shall be set straight to punch or anchor the mulch material into the soil. Straw mechanically anchored shall not be finely chopped but, generally, be left longer than 6 inches.
- Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
- Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacture or at the rate of 160 gallons per acre.
- Synthetic Binders—Synthetic binders such as Acrylic DLR (Agri-Tac), DCA-70, Petroset, Terra Tack or equivalent may be used at rates specified by the manufacturer.
- Wood Cellulose Fiber—Wood cellulose fiber shall be applied at a net dry weight of 750 pounds per acre. The wood cellulose fiber shall be mixed with water with the mixture containing a maximum of 50 pounds cellulose per 100 gallons of water.

Irrigation

Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.

Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes:
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	20-40 10-20 20-40	1/2-1 1/4-1/2 1/2-1	For close mowing & for waterways with <2.0 ft/sec velocity
Tall Fescue	40-50	1-1 1/4	
Turf-type (dwarf) Fescue	90	2 1/4	
Steep Banks or Cut Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch Tall Fescue	10-20 20-30	1/4-1/2 1/2-3/4	Do not seed later than August
Flat Pea Tall Fescue	20-25 20-30	1/2-3/4 1/2-3/4	Do not seed later than August
Road Ditches and Swales			
Tall Fescue	40-50	1-11/4	
Turf-type (Dwarf) Fescue Kentucky Bluegrass	90 5	2 1/4 0.1	
Lawns			
Kentucky Bluegrass Perennial Ryegrass	100-120	2 2	
Kentucky Bluegrass Creeping Red Fescue	100-120	2 1-1/2	For shaded areas

Note: Other approved seed species may be substituted.

Specifications
for

Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry small concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fences shall be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequately uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into the ground, (see details).
10. Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.

Sediment deposits shall be routinely removed when the deposit reaches approximately one-half of the height of the silt fence.

Silt fences shall be inspected after each rainfall and at least daily during a prolonged rainfall. The location of existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for silt fence materials

1. Fence post – The length shall be a minimum of 32 inches. Wood posts will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

Table 6.3.2 Minimum criteria for Silt Fence Fabric (ODOT, 2002)

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	≤ 0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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GREY FOX CAPITAL

CREEKSIDE WOODS
WATERMAIN EXTENSION
CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

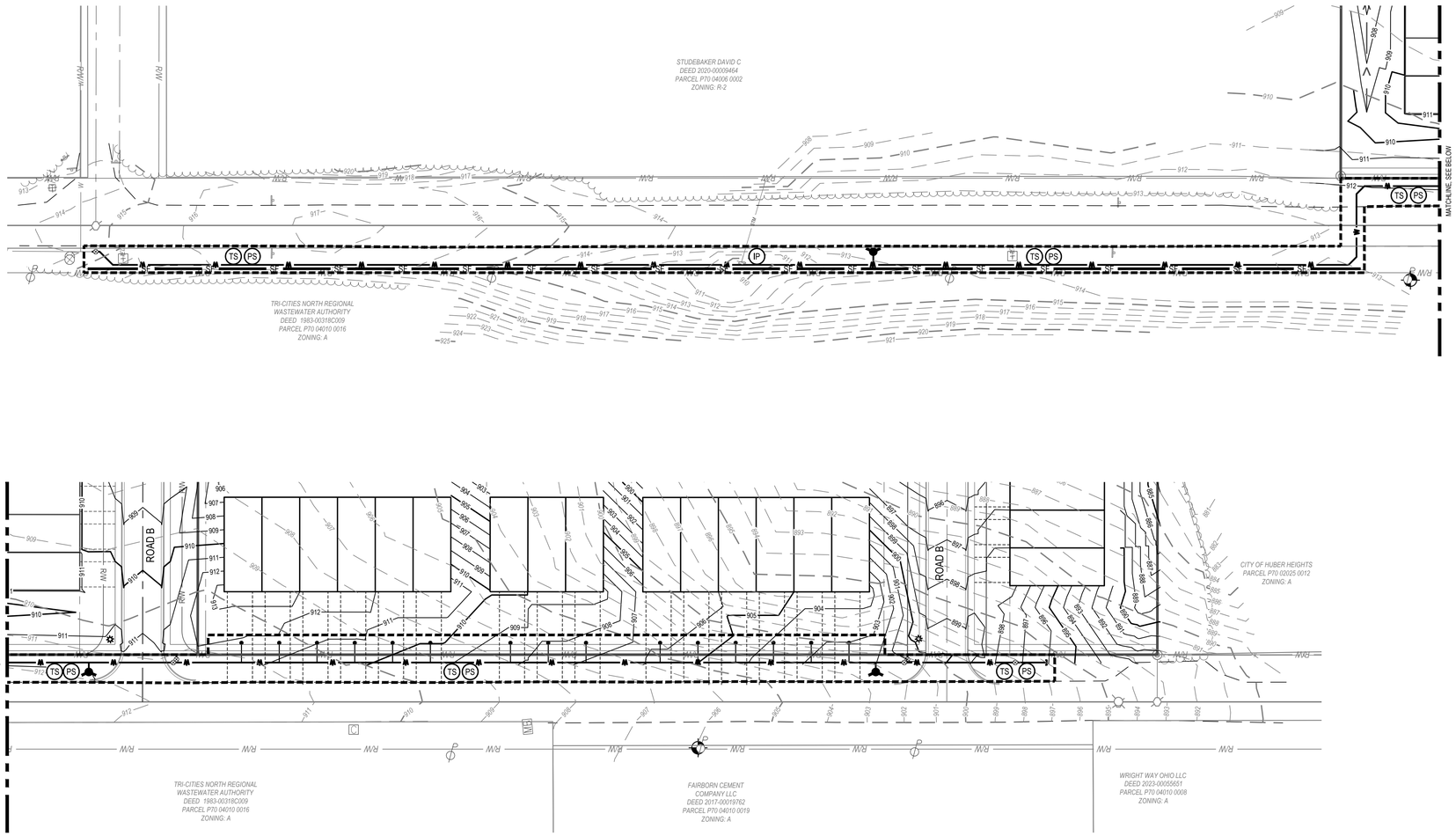
ID	Description	Date

Project Number:	765054
Scale:	AS SHOWN
Drawn By:	BBM
Checked By:	JEE
Date:	JANUARY 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SEDIMENT AND EROSION CONTROL DETAILS

5

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LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING EASEMENT
- EXISTING SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- EXISTING CABLE BOX
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF DISTURBANCE
- SILT FENCE
- TEMPORARY SEEDING
- PERMANENT SEEDING

N

40 0 40 80

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: STATE UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

Ohio Utilities Protection Service
Call 811 before you dig

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

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GREY FOX CAPITAL

CREEKSIDE WOODS
WATERMAIN EXTENSION

CHARLESGATE RD & WILDCAT RD
HUBER HEIGHTS, OH 45424

Revisions / Submissions

ID	Description	Date

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Project Number:	765054
Scale:	1" = 40'
Drawn By:	BBM
Checked By:	JEE
Date:	JANUARY 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SEDIMENT AND EROSION CONTROL PLAN

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0 30 60 120

CESO

This exhibit is conceptual in nature and may change at owner's discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

GREY FOX CAPITAL

CREEKSIDE TOWNHOMES

CONCEPTUAL LANDSCAPE PLAN

11.21.2024

NASSAU COVE

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1	COVERSHEET	59	M-1	BASEMENT HVAC LAYOUT							DR-1	SP-2
1.1	SS-1	Spec Sheet	60	M-1	BASEMENT HVAC LAYOUT							DR-1B	SP-3
2	N-1	GENERAL NOTES	61	M-1	BASEMENT HVAC LAYOUT							DR-3	ST-1
3	N-2	SCHEDULES	62	M-2	FIRST FLOOR HVAC LAYOUT							ET-1	ST-2
4	N-3	SCHEDULES	63	M-2	FIRST FLOOR HVAC LAYOUT							ET-1B	WB-1
5	A-1	FRONT ELEVATION	64	M-2	FIRST FLOOR HVAC LAYOUT							ET-1C	WB-2
6	A-2	LEFT SIDE ELEVATION	65	M-2	FIRST FLOOR HVAC LAYOUT							ET-1D	WD-1
7	A-2B	REAR ELEVATION	66	M-3	SECOND FLOOR HVAC LAYOUT							ET-1E	WD-1B
8	A-3	FOUNDATION	67	M-3	SECOND FLOOR HVAC LAYOUT							ET-1H	WD-3
9	A-3	FOUNDATION	68	M-3	SECOND FLOOR HVAC LAYOUT							ET-1J	WS-1D
10	A-3	FOUNDATION	69	M-3	SECOND FLOOR HVAC LAYOUT							ET-3	WS-1E
11	A-3	FOUNDATION	70	AD-1	STANDARD DETAILS - HOUSE SPECIFIC							ET-3C	
12	A-3B	PARTIAL FOUNDATION										F-1	
13	A-3C	FOUNDATION CONTROL JOINT										F-1B	
14	A-3C	FOUNDATION CONTROL JOINT										F-1D	
15	A-3C	FOUNDATION CONTROL JOINT										F-3	
16	A-3C	FOUNDATION CONTROL JOINT										F-3B	
17	A-4	FOUNDATION HOLD DOWNS										FA-1	
18	A-5	PLUMBING										FA-1B	
19	A-5	PLUMBING										FA-1C	
20	A-5	PLUMBING										FA-1D	
21	A-5	PLUMBING										FC-1	
22	A-6	BASEMENT FLOOR PLAN										FC-1B	
23	A-6	BASEMENT FLOOR PLAN										FC-2	
24	A-7	FIRST FLOOR PLAN										FC-3	
25	A-7	FIRST FLOOR PLAN										FC-4	
26	A-7B	PARTIAL FIRST FLOOR PLAN										FC-5	
27	A-8	SECOND FLOOR PLAN										FD-1	
28	A-9	BUILDING SECTION										FD-1B	
29	A-9	BUILDING SECTION										FD-2	
30	A-9	BUILDING SECTION										FD-2B	
31	A-9	BUILDING SECTION										FD-4	
32	A-10	BUILDING SECTION										FD-4B	
33	A-10	BUILDING SECTION										FD-5	
34	A-10	BUILDING SECTION										FD-5B	
35	A-10	BUILDING SECTION										FD-5C	
36	A-11	STAIR SECTION										FD-5D	
37	A-12	KITCHEN										GB-1	
38	A-13	BATH ELEVATIONS										IT-1	
39	E-1	BASEMENT ELECTRICAL										IT-1B	
40	E-1	BASEMENT ELECTRICAL										IT-1C	
41	E-2	FIRST FLOOR ELECTRICAL										IT-2	
42	E-2	FIRST FLOOR ELECTRICAL										JT-1	
43	E-3	SECOND FLOOR ELECTRICAL										JT-1B	
44	E-3	SECOND FLOOR ELECTRICAL										JT-2	
45	E-4	ATTIC ELECTRICAL										JT-3	
46	S-1	FIRST FLOOR FRAMING										JT-3B	
47	S-1B	PARTIAL FIRST FLOOR FRAMING										KT-1	
48	S-2	SECOND FLOOR FRAMING										KT-1B	
49	S-2B	SECOND FLOOR FRAMING										RF-1	
50	S-5	ROOF FRAMING										RF-1B	
51	S-5	ROOF FRAMING										RF-1C	
52	S-5	ROOF FRAMING										RF-3	
53	S-5B	ROOF FRAMING										SEP-1	
54	S-6	TRUSS BRACING										SEP-2	
55	S-7	BRACED WALL PANELS										SEP-3	
56	S-8	BRACED WALL PANELS										SEP-4	
57	S-8	BRACED WALL PANELS										SO-5	
58	S-8	SHEAR WALL PANELS										SP-1	

FOOTPRINT	
BASE HOUSE:	
WIDTH:	24'-0"
DEPTH:	60'-0"
MAXIMUM:	
WIDTH:	24'-0"
DEPTH:	60'-0"

NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1095 SF
2ND FLOOR (BASE SF)	574 SF
FINISHED BASEMENT W/ END UNIT (DEDUCT SF)	3 SF
	1671 SF

FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1095 SF
1ST FLOOR W/ END UNIT (DEDUCT SF)	6 SF

SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	574 SF
2ND FLOOR FINISHED STORAGE W/ SLAB FOUNDATION (DEDUCT SF)	46 SF
2ND FLOOR W/ END UNIT (DEDUCT SF)	3 SF

GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
ONE CAR GARAGE	224 SF

BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	547 SF
FINISHED BASEMENT W/ END UNIT (DEDUCT SF)	3 SF

UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	1099 SF
UNFINISHED STORAGE/MECH.	503 SF
BASEMENT REAR COVERED PORCH	110 SF
1ST FLOOR REAR COVERED PORCH	110 SF
2ND FLOOR UNFINISHED MECH. W/ SLAB FOUNDATION (ADD. SF)	46 SF
1ST FLOOR FRONT STOOP	13 SF
UNFINISHED BASEMENT W/ END UNIT (DEDUCT SF)	6 SF
UNFINISHED STORAGE/MECH. W/ END UNIT (DEDUCT SF)	3 SF
1ST FLOOR REAR COVERED PORCH W/ END UNIT (DEDUCT SF)	2 SF
BASEMENT REAR COVERED PORCH W/ END UNIT (DEDUCT SF)	2 SF

SET NO. – VERSION: NCV00 - 01 | SHEET NO.: CS-1 | PAGE NO.: 1

RELEASE NO. ----

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FLOOR PLAN NOTES:

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
10. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
11. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

GYPSUM NOTES

AT GARAGE:

GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(6) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

FOUNDATION NOTES - ATTACHED

1. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).
   - 1.1. CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
2. SLABS UNDER GARAGE:
   - 2.1. UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR
   - 2.2. STRUCTURAL CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
3. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
4. OPTIONAL EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL. REQUIRED W/ CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
5. SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION, SEE GB-1 FOR DETAILS.
6. THE DIRECTION OF THE ARROW IS THE DIRECTION OF REBAR, AS REQUIRED.
7. ALL FOOTINGS ARE PLAIN, NON-REINFORCED CONCRETE UNLESS NOTES OTHERWISE.
8. REFER TO MS-__ FOR FOOTER SLEEVE INFORMATION.
9. TRICKLED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

LVL NAILING SCHEDULES

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

1-A - (2) PLY UP TO AND INCLUDING 11 1/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C.

2-A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C.

3-A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C.

4-A - (3) PLY UP TO AND INCLUDING 11 1/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

5-A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

6-A - (3) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12"O.C. FROM EACH SIDE.

7-A - (4) PLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

PLUMBING INFORMATION

NOTE

RADON REMEDIATION

RADON LOOP:
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

FLOOR FRAMING INFORMATION:

2X10 FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. ALL JOISTS AND RIMS ARE 2X10 SPF #1 OR SPF #2.
3. ALL RIMS MAT'L 14'-0" UNLESS OTHERWISE NOTED.
4. ALL SHORT JOISTS, LESS THAN OR EQUAL TO 7'-0", ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
5. REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (JT-2/2)
6. PROVIDE SOLID 2X10 BLOCKING (AS SHOWN) BELOW ALL JACKS AS REQ'D.
7. OPTIONAL CROSS BRIDGING AS REQ'D.
8. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
9. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS, (FC-4)
10. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RIM2 JOIST ABOVE FOUNDATION VENTS AND ACCESS PANEL(S)
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
12. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES, AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10D FACE NAILS.

I-JOIST FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
3. ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
4. REFER TO STANDARD DETAIL 7/JT-3 FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL 8/JT-3 FOR HANGER DETAIL.
7. ALL JOISTS TO BE PRI40, PRI50 OR PRI60, REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
   - A. PRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
8. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
9. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RIM-BOARD ABOVE FOUNDATION VENTS AND ACCESS PANEL(S).
10. ALL SOLID LVL BLOCKING CUT FROM MATERIAL DESIGNATED "BLOCKING"
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
12. I-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
13. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.
14. J-XXXX SHOP DRAWINGS ARE ASSOCIATED WITH PLANT MODIFIED I-JOISTS OR PLANT BUILT JOIST COMPONENTS.

ROOF FRAMING INFORMATION:

ROOF FRAMING NOTES

1. REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
   - 1.1. TRUSS TIE-DOWNS (1/RF-1)
   - 1.2. PIGGYBACK TRUSS ATTACHMENT (2/RF-1)
   - 1.3. VALLEY GABLE TRUSS BRACING (3/RF-1)
   - 1.4. GABLE BRACING (1/RF-1c)
   - 1.5. TURN GABLE BRACING (1/RF-1)
   - 1.6. TRUSS LATERAL BRACING (2/RF-1c)
   - 1.7. LIFELINE ATTACHMENT (5/RF-1)
   - 1.8. FALL PROTECTION ON PLATFORM TRUSS (1/RF-1)
2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED
3. ALL FINISHED ROOF OVERHANGS ARE TO BE 12" FROM FRAMED WALL UNLESS OTHERWISE NOTED.

ELECTRICAL INFORMATION:

NOTES:
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
2. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
3. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
4. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
5. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
6. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
7. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
8. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ ELECTRIC.
9. DIMMER AND OCCUPANCY SENSOR SWITCHES CAN BE REPLACED WITH STANDARD SWITCHES WHERE LIGHTING CONTROLS ARE NOT REQUIRED BY LOCAL CODE.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- $\$_3$ THREE WAY SWITCH
- $\$_4$ FOUR WAY SWITCH
- $\$_D$ DIMMER SWITCH
- $\$_{D3}$ 3 WAY DIMMER SWITCH
- $\$_{OD}$ OCCUPANCY SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
- DUPLEX RECEPTACLE - FLOOR MOUNTED
- RECEPTACLE - 220V
- $\oplus_{USB}$ DUPLEX RECEPTACLE - USB
- DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
- $\oplus_{WP}$ DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
- $\oplus_{USB}$ DUPLEX RECEPTACLE - USB WITH GROUND FAULT INTERRUPT
- $\oplus_{M}$ DUPLEX RECEPTACLE - MICROWAVE WITH GROUND FAULT INTERRUPT
- $\oplus_{DW}$ DUPLEX RECEPTACLE - DISH WASHER WITH GROUND FAULT INTERRUPT
- $\oplus_{PU}$ DUPLEX RECEPTACLE - POP_UP
- JUNCTION BOX OR DUPLEX RECEPTACLE GROUND FAULT INTERRUPT
- SD SMOKE DETECTOR - WIRED IN SERIES
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN MOTOR
- EXHAUST FAN MOTOR WITH LIGHT
- TV TELEVISION RECEPTACLE
- TELEPHONE RECEPTACLE
- DOOR CHIME
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - RECESSED
- LIGHT FIXTURE - RECESSED WEATHER PROOF
- LIGHT FIXTURE - CEILING MOUNTED LED
- LIGHT FIXTURE - HANGING
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - FLUORESCENT
- LIGHT FIXTURE - UNDER CABINET LIGHT "S" = SMALL "M" = MEDIUM "L" = LARGE
- LIGHT FIXTURE SCONSE
- PULLCHAIN LAMPHOLDER
- KEYLESS LAMPHOLDER
- FLOOD LIGHT

HVAC INFORMATION:

MECHANICAL LEGEND

- THERMOSTAT
- EXHAUST FAN 50 CFM: 4" DUCT 80 CFM: 6" DUCT
- LIGHT / EXHAUST FAN
- S/A REGISTER UP OR OVAL RIGID WALL STACK
- FLOOR REGISTER
- CEILING REGISTER
- CURVED-BLADE CEILING REGISTER
- TRANSFER (COMBUSTION) AIR GRILLE
- LOW SIDE WALL (LSW) OR HIGH SIDE WALL (HSW) REGISTER
- LSW OR HSW R/A GRILLE
- TWO WAY HSW REGISTER OR LSW REGISTER
- BFD BACK FLOW DAMPER
- VD VOLUME DAMPER
- BD BAROMETRIC OR BYPASS DAMPER
- FD FIRE DAMPER
- OUTSIDE AIR DAMPER
- MAKE-UP AIR DAMPER
- ZD-# MOTOR OPERATED ZONE DAMPER
- FRESH AIR INTAKE USE 6" INSULATED FLEX DUCT
- ELECTRIC BASEBOARD
- RETURN DUCT SECTIONS
- SUPPLY DUCT SECTIONS
- DISTRIBUTION BOX
- HxW RECTANGULAR METAL DUCTWORK
- INSULATED RECTANGULAR DUCTWORK
- ROUND METAL DUCTWORK
- FLEX DUCTWORK
- INSULATED R/A FLEX DUCTWORK
- RIGID & FLEX SUPPLY DUCT

NOTES:

1. PROVIDE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF FOR ALL SYSTEMS.
2. REMOVE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF WHEN THE ELECTRONIC ZONE DAMPER SYSTEM IS SELECTED FOR ALL SYSTEMS.
3. PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
4. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
5. ROOF PENETRATIONS SHALL NOT OCCUR WITHIN 4'-0" OF FIRE SEPARATION WALLS
6. INSULATE ALL DUCTS IN UNCONDITIONED SPACES
7. TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL DUCTWORK AND/OR OUTSIDE AIR GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.
8. THIS HVAC PLAN IS SCHEMATIC ONLY AND NOT INTENDED AS AN ENGINEERED DRAWING. THIS PLAN REPRESENTS THE DESIGN INTENT FOR DUCT AND REGISTER LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED HVAC SUBCONTRACTOR OR ENGINEER.
9. 6" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
10. 4" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
11. OUTSIDE UNIT LOCATION MAY VARY PER GRADE OR OPTIMAL CONDITIONS.
12. EXHAUST/INTAKE SIZE SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.

WALL BRACING INFORMATION:

LEGEND

- BWL XXXXX — BRACED WALL LINE I.D.
- BRACED WALL LINE
- HOUSE WALL
- BRACED WALL PANEL
- (X) ENGINEERING PAGE NUMBER
- WSP WOOD STRUCTURAL PANEL
- GB GYPSUM BOARD (1 SIDED OR (2) SIDED
- GB-BW GYPSUM BOARD BLOCKED WALL CONSTRUCTION (1 SIDED OR (2) SIDED (SEE STANDARD DETAIL 6/WB-2)
- LIB LET-IN BRACING (SEE STANDARD DETAIL F / WB-2)
- CS-WSP CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
- CS-PF CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL A, C/ WB-2)
- CS-G CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
- ENG-WSP-A ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'A' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED)
- ENG-WSP-B ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'B' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED)
- ENG-WSP-C ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING ON BOTH SIDES OF THE WALL TYPE 'C' FASTENING REQUIREMENTS (NO HOLD DOWNS REQUIRED UNLESS NOTED)
- ENG-PF ENGINEERED DESIGN W/ PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL PAGE WB-1)
- ENG-GB1-A ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'A' FASTENING REQUIREMENTS
- ENG-GB1-B ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'B' FASTENING REQUIREMENTS
- ENG-BW ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD W/ BLOCK WALL CONSTRUCTION (SEE STANDARD DETAIL 7/WB-1)
- HOLD-DOWN:
  1. SEE SHEET WB-2 FOR "P..." INDICATOR SCHEDULE AND DETAILS
  2. SEE SHEET WB-1 FOR "H..." INDICATOR SCHEDULE AND DETAILS
  3. ARROW INDICATES LOCATION.

FASTENING SCHEDULE

SHEATHING	FASTENER	SPACING: EDGES	SPACING: FIELD
PRESCRIPTIVE 7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W/ METHOD WSP, CS-WSP, CS-G)	8d COMMON NAILS	6" O.C.	12" O.C.
	ALTERNATIVE FASTENER: 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
ENGINEERED 7/16" WOOD STRUCTURAL PANELS (W/ METHOD ENG-WSP-A, ENG-WSP-B, ENG-WSP-C)	A - 8d COMMON NAILS	4" O.C.	12" O.C.
	A - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
	B - 8d COMMON NAILS*	3" O.C.	12" O.C.
	B - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES	N/A	6" O.C.
	C - 8d COMMON NAILS* SHEATHING ON BOTH SIDES OF THE WALL	3" O.C.	12" O.C.
	C - 1-3/4" 16-GAUGE CORROSION RESISTANT STAPLES SHEATHING ON BOTH SIDES OF THE WALL	N/A	6" O.C.
1/2" GYPSUM WALLBOARD (W/ METHOD GB-1, GB-2, ENG-GB1-A)	1-1/4" LONG, 1/4" HEAD, .0115" DIA. ANNULAR-RINSED NAILS	7" O.C.	7" O.C.
	CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	7" O.C.	7" O.C.
1/2" GYPSUM WALL BOARD BLOCKED AT THE EDGES (W/ METHOD GB-BW-1, GB-BW-2, ENG-BW)	BLOCKING REQUIRED AT ALL GYPSUM EDGES. USE CORROSION RESISTANT TYPE W 1-1/4" DRYWALL SCREWS	4" O.C.	12" O.C.

NOTES:
1. MINIMUM 7/16" CROWN WIDTH FOR STAPLES IN WOOD STRUCTURAL PANEL.
2. SPECIFIED GYPSUM FASTENING REQUIRED ONLY WHERE METHOD GB IS IDENTIFIED. SEE PHASE SPECS FOR TYPICAL GYPSUM FASTENER SPACING.
3. USE OF STAPLES IN WOOD STRUCTURAL PANEL AS FASTENING METHOD ON WALLS PER ENGINEERED ALTERNATIVE.
   - * STAPLE ALTERNATIVE FOR USE IN FIELD ONLY
4. WALL PANELS NOT IDENTIFIED AS BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH THE WSP/ENG-WSP-A METHOD.

NOTES:

HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED. ENGINEERED WALL LINES ARE IN COMPLIANCE WITH INTERNATIONAL BUILDING CODES (IBC).

CONCRETE SLAB CONTROL JOINT INFORMATION:

NOTES:

1. THE STARTING POINT FOR LAYING OUT JOINTS SHOULD INCLUDE A FRONT-TO-BACK LINE AND A SIDE-TO-SIDE LINE (A "T") OFF EACH COLUMN AND MAJOR FOUNDATION CORNER.
2. IF THAT PUTS MULTIPLE LINES TOO CLOSE TOGETHER (10' APART), CONSIDER GROUPING NEARBY LINES WHILE ENSURING EACH COLUMN AND HOUSE CORNER HAS AT LEAST ONE JOINT (FRONT-TO-BACK OR SIDE-TO-SIDE) EXTENDING FROM IT.
3. JOINT SPACING NOT TO EXCEED 15'
4. CONTROL JOINT LOCATIONS AND QUANTITY MAY VARY DEPENDING ON ADDITIONAL CONCRETE REINFORCEMENT (INCLUDING BUT NOT LIMITED TO WELDED WIRE MESH OR FIBER MESH).
5. THIS SHEET DEPICTS GENERIC GUIDELINES AND EXAMPLES, SO EXACT LAYOUT MAY DIFFER FROM WHAT'S SHOWN HERE.
6. CONTROL JOINTS AT GARAGE SHALL BE "TOOLED" (1/4 DEPTH OF THE SLAB OR 1" MINIMUM) AND INSTALLED TO THE FOLLOWING STANDARDS.

REMARKS

REV. NO.	DATE

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SET NO. NCV00
VERSION 01
RELEASE NO. ___
DRAWN BY HNTA
DATE: 01/24/24
OPTION

MODEL: NASSAU COVE
DRAWING TITLE: GENERAL NOTES

SHEET NO.: N-1

OPTION	DESCRIPTION

2

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BASEMENT FOUNDATION

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C001	STANCHION - 3 IN SCHED 40 ADJ	7'-3 7/8"	B0034	
C002	STANCHION - 3 IN DIA 116A ADJ	7'-3 7/8"	B0033	
C003	STANCHION - 3 IN DIA 116A ADJ	7'-3 7/8"	B0033	

FOOTING/THICKENED SLAB SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
F001	3'-6"	3'-6"	1'-6"	B0034	
F002	2'-3"	2'-3"	1'-0"	B0033	
F003	2'-0"	2'-0"	1'-0"	B0033	
F004	10'-7 3/4"	1'-6"	1'-4"		
F005	10'-7 3/4"	1'-6"	1'-4"		
F006	1'-10"	2'-0"	1'-0"	B0023	
F007	2'-1"	2'-6"	1'-0"	B0023	
F008	2'-1"	2'-6"	1'-0"	B0028	
T001	13'-2 1/4"	1'-4"	0'-8"	B0023	

FOUNDATION BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B001	BEAM STEEL - W8X15 IN 2X4 SILL	25'-6 3/4"	B0029	
B002	BEAM BUILT 2X10 PT - 2 PLY	8'-10 1/2"	B0019	
B003	BEAM BUILT 2X10 PT - 2 PLY	8'-10 1/2"	B0019	
B004	BEAM BUILT 2X10 PT - 2 PLY	8'-11"	B0021	
B005	BEAM BUILT 2X10 PT - 2 PLY	8'-11"	B0021	

SLAB FOUNDATION STEM WALL POURED

FOOTING/THICKENED SLAB SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
F001	10'-5 3/4"	1'-6"	1'-4"		
F002	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F003	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F004	10'-5 3/4"	1'-6"	1'-4"		
F005	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F006	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F007	1'-4"	1'-4"	0'-8"	S0002	
F008	1'-4"	1'-4"	0'-8"	S0002	
F009	1'-10"	2'-0"	1'-0"	S0003	
F010	2'-1"	2'-6"	1'-0"	S0004	
T001	5'-10"	1'-4"	0'-8"	S0002	
T002	13'-1 3/4"	1'-4"	0'-8"	S0002, S0003	

SLAB FOUNDATION STEM WALL BLOCK

FOOTING/THICKENED SLAB SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
F001	9'-11 3/4"	1'-6"	1'-4"		
F002	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F003	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F004	9'-11 3/4"	1'-6"	1'-4"		
F005	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F006	2'-6"	2'-6"	1'-0"		FROST DEPTH (36"
F007	1'-4"	1'-4"	0'-8"	S0002	
F008	1'-4"	1'-4"	0'-8"	S0002	
F009	1'-10"	2'-0"	1'-0"	S0003	
F010	2'-1"	2'-6"	1'-0"	S0004	
T001	5'-10"	1'-4"	0'-8"	S0002	
T002	13'-1 3/4"	1'-4"	0'-8"	S0002, S0003	

SLAB FOUNDATION MONOLITHIC POUR

FOOTING/THICKENED SLAB SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	ENG. NUM.	REMARKS
F007	1'-4"	1'-4"	0'-8"	S0002	
F008	1'-4"	1'-4"	0'-8"	S0002	
F009	1'-10"	2'-0"	1'-0"	S0003	
F010	2'-1"	2'-6"	1'-0"	S0004	
T001	5'-10"	1'-4"	0'-8"	S0002	
T002	12'-9 1/2"	1'-4"	0'-8"	S0002, S0003	

FIRST FLOOR FRAMING PLAN

FIRST FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
1AA	JST - 2x10	12'-5"		
1AB	JST - 2x10	13'-1"		
1AC	JST - 2x10	11'-4"		
1AD	JST - 2x10	13'-1"		
1AE	JST - 2x10	6'-9 3/4"		
1AF	JST - 2x10	14'-6 1/2"		
1AG	JST - 2x10 PT	11'-11"		
1AH-4	JST - 2x10 PT	11'-11"		
1AJ	JST - 2x10	6'-10"		
1AK	JST - 2x10	1'-4"	B0015	
1AL-2	JST - (2) 2x10 SPF#2	11'-4"	B0017	PLANT BUILT

NOTE: SEE GENERAL NOTES SHEET (N-1) FOR LVL PLY TO PLY FASTENING SCHEDULE

FIRST FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L101-2	LVL 1.75 - 09-04	11'-4"	B0011	LA
L102	LVL 1.75 - 09-04	11'-4"	B0013	
L103	LVL 1.75 - 09-04	10'-8 1/8"	B0009	
L104-2	LVL 1.75 - 09-04	11'-4"	B0007	LA
L105-4	LVL 1.75 - 09-04 - 4 PLY	14'-6 1/2"	B0026	J-1210

SECOND FLOOR FRAMING PLAN

SECOND FLOOR FRAMING LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	PRI 60 - 11-14	21'-5 1/4"		
2AB	PRI 60 - 11-14	3'-5"		
2AC	PRI 60 - 11-14	21'-1 1/8"		
2AD	PRI 60 - 11-14	20'-0"		
2AE	PRI 60 - 11-14	21'-1 1/8"		J-2341
2AF	PRI 60 - 11-14	21'-5 1/4"		J-2346
2AG	PRI 60 - 11-14	21'-1 1/8"	1081	J-2345
2AH	PRI 60 - 11-14	21'-1 1/8"	1082	J-2346
2AJ	PRI 60 - 11-14	21'-7"		

NOTE: SEE GENERAL NOTES SHEET (N-1) FOR LVL PLY TO PLY FASTENING SCHEDULE

SECOND FLOOR LVL LENGTH SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201-3	LVL 1.75 - 14	13'-4"	1006	SA
L202-3	LVL 1.75 - 14	13'-4"	1006	SA
L203	LVL 1.75 - 11-14	3'-5 3/4"	1002	
L204	LVL 1.75 - 11-14	4'-10 1/2"	1004	
L205	LVL 1.75 - 11-14	5'-1 5/8"	1004	
L206	LVL 1.75 - 11-14	6'-10"		

ROOF FRAMING PLAN

TRUSS SCHEDULE				
SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	REMARKS
EA	22656	26'-2"	4/12	-
EA	22657	26'-2"	4/12	-
EA	22658	38'-4"	4/12	-
EA	22659	37'-3 3/8"	4/12	-
EA	22660	37'-6 7/8"	4/12	-
EA	22661	12'-5 1/2"	4/12	-
EA	22662	32'-6 1/2"	10-6.25-4/12	-
EA	22663	32'-6 1/2"	10-6.25-4/12	-
EA	22664	21'-7 1/8"	10-6.25-4/12	-
EA	22665	21'-7 1/8"	10-6.25-4/12	-
EA	22667	32'-6 1/2"	10-6.25-4/12	-
EA	22668	13'-4"	12/12	GIRDER (2 PLY)
EA	22669	13'-4"	12/12	-
EA	22670	13'-4"	12/12	GIRDER (2 PLY)
EA	22671	13'-4"	12/12	-
EA	22672	38'-4"	4/12	-
EA	22673	38'-4"	4/12	-
EA	22674	37'-3 3/8"	4/12	-
EA	22675	37'-3 3/8"	4/12	-
VT	45441	3'-4"	12-10/12	-
VT	45442	6'-8"	12-10/12	-
VT	45443	10'-0"	12-10/12	-
VT	45444	13'-4"	12-10/12	-
VT	45982	15'-6 3/8"	12-10/12	-

- TRUSS SPECS 'EA' CAN BE REPLACED WITH 'SE' OR 'NE' OR 'HN' AND VT CAN BE REPLACED WITH 'HT'. SPECIFICATIONS ARE BASED ON LOCAL ROOF LIVE/SNOW LOAD AND/OR WIND LOAD REQUIREMENTS.

FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B301	BEAM BUILT 2X12 - 2 PLY RFT	4'-0"	2000	

REMARKS

REV. NO.	DATE

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SET NO. NOV00
VERSION 01
RELEASE NO. ____
DRAWN BY HNTA
DATE: 01/24/24
OPTION

MODEL NASSAU COVE
DRAWING TITLE SCHEDULES

OPTION DESCRIPTION

SHEET NO. N-2

3

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BASEMENT FLOOR PLAN

BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J001	JACK - (3) 2X4 SPF STUD GRADE	B0011	
J002	JACK - (2) 2X4 SPF STUD GRADE	B0015	
J003	JACK - (2) 2X4 SPF STUD GRADE	B0015	
J004	JACK - (3) 2X4 SPF STUD GRADE	B0017	
J005	JACK - (3) 2X4 SPF STUD GRADE	B0023	
J006	JACK - (3) 2X4 SPF	B0029	
J007	JACK - (3) 2X4 SPF	B0028	

FIRST FLOOR PLAN

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SPF	1006	
J102	JACK - (3) 2X4 SPF	1006	
J103	JACK - (3) 2X4 SPF	1006	
J104	JACK - (3) 2X4 SPF STUD GRADE	1016	
J105	JACK - (3) 2X4 SPF STUD GRADE	1016	
J106	JACK - 2X4 SPF	1010	
J107	JACK - 2X4 SPF	1010	
J108	JACK - (2) 2X4 SPF STUD GRADE	1022	
J109	JACK - (2) 2X4 SPF STUD GRADE	1022	
J110	JACK - (2) 2X4 SPF STUD GRADE	1004	
J111	JACK - (3) 2X4 SPF STUD GRADE	1004	
J112	JACK - (3) 2X4 SPF STUD GRADE	1004	
J113	JACK - (3) 2X4 SPF STUD GRADE	2015	
J114	JACK - 2X4 SPF	1010	
J115	JACK - 2X4 SPF	1010	
J116	JACK - (3) 2X4 SPF STUD GRADE	1020	
J117	JACK - (3) 2X4 SPF STUD GRADE	1020	
J118	JACK - (3) 2X4 SPF STUD GRADE	2015	
J119	JACK - (3) 2X4 SPF STUD GRADE	2015	
J120	JACK - (2) 2X4 SPF STUD GRADE	1008	
J121	JACK - (2) 2X4 SPF STUD GRADE	1008	
J122	JACK - (2) 2X4 SPF STUD GRADE	1008	
J123	JACK - (2) 2X4 SPF STUD GRADE	1008	

SECOND FLOOR PLAN

SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE	2000	
J202	JACK - (3) 2X4 SPF STUD GRADE	2015	
J203	JACK - (3) 2X4 SPF STUD GRADE	2015	
J204	JACK - (2) 2X4 SPF STUD GRADE	2002	
J205	JACK - (2) 2X4 SPF STUD GRADE	2002	

REMARKS

REV. NO.	DATE

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SHEET NO. N-3

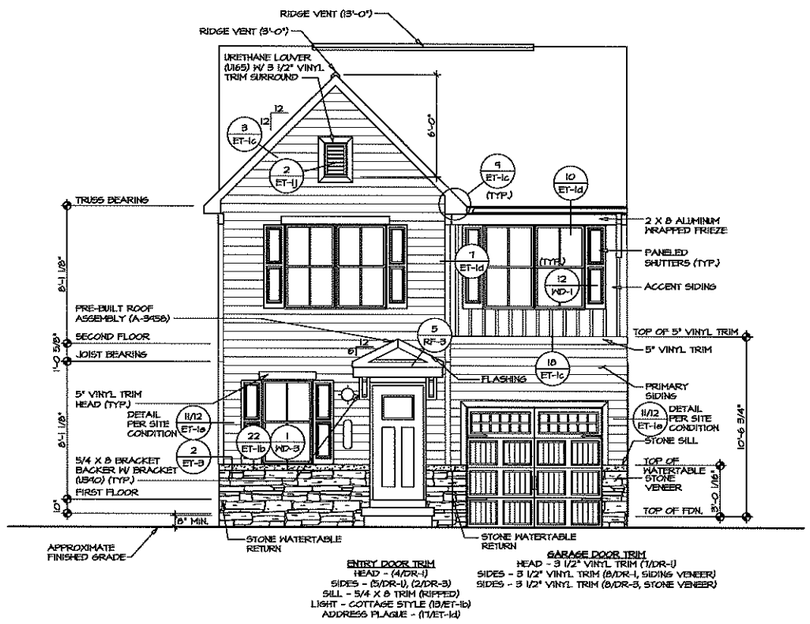
MODEL NASSAU COVE

DRAWING TITLE SCHEDULES

SET NO. NCV00
VERSION 01
RELEASE NO. ----
DRAWN BY TT
DATE: 01/24/24
OPTION

OPTION DESCRIPTION

G:\NVR\Solves\NASSAU COVE_NCV00_01_8686\Sheets\Master Set\General Notes\N-3 SCHEDULES.dwg 07/03/24 - 5:02 pm

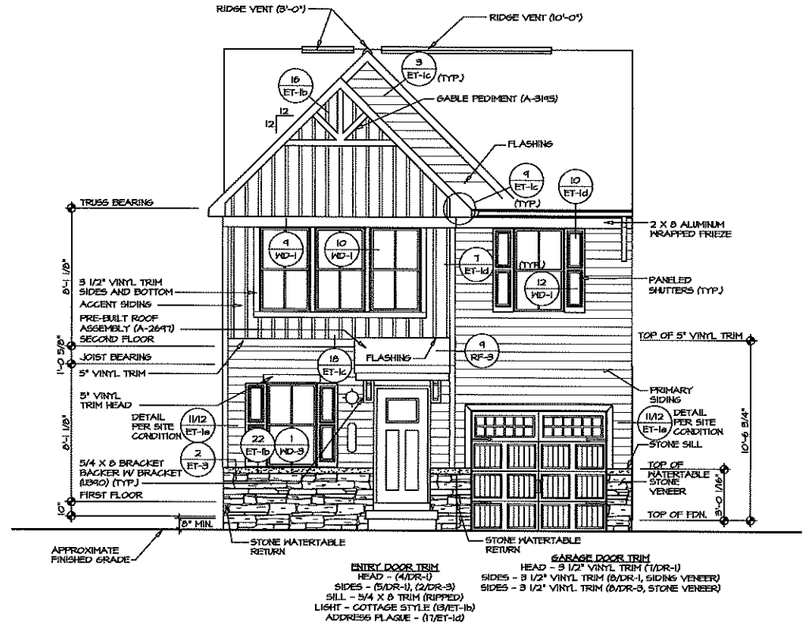


ENTRY DOOR TRIM
HEAD - (4/DR-1)
SIDES - (5/DR-1), (2/DR-3)
SILL - 5/4 X 8 TRIM (RIPPED)
LIGHT - COTTAGE STYLE (13/ET-1b)
ADDRESS PLAQUE - (11/ET-1d)

GARAGE DOOR TRIM
HEAD - 3 1/2" VINYL TRIM (1/DR-1)
SIDES - 3 1/2" VINYL TRIM (8/DR-1, SIDING VENEER)
SIDES - 3 1/2" VINYL TRIM (8/DR-3, STONE VENEER)

1 / A-1 FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0" ELEVATION K "ELK"

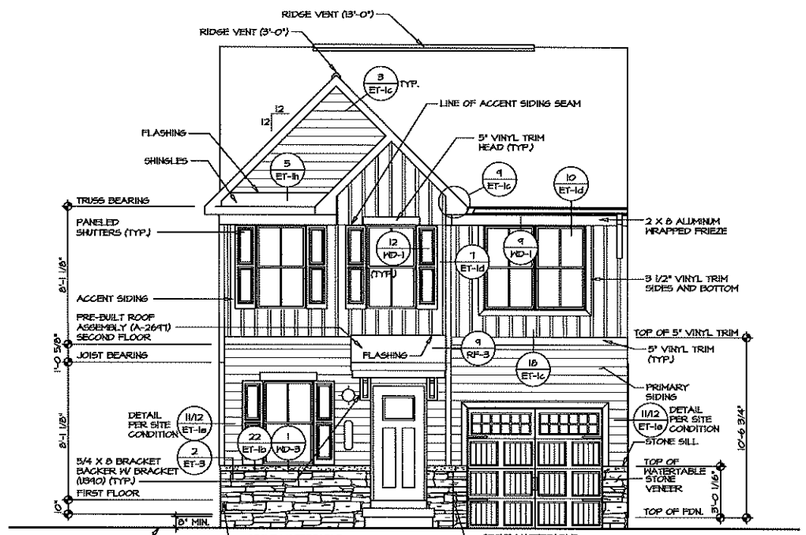


ENTRY DOOR TRIM
HEAD - (4/DR-1)
SIDES - (5/DR-1), (2/DR-3)
SILL - 5/4 X 8 TRIM (RIPPED)
LIGHT - COTTAGE STYLE (13/ET-1b)
ADDRESS PLAQUE - (11/ET-1d)

GARAGE DOOR TRIM
HEAD - 3 1/2" VINYL TRIM (1/DR-1)
SIDES - 3 1/2" VINYL TRIM (8/DR-1, SIDING VENEER)
SIDES - 3 1/2" VINYL TRIM (8/DR-3, STONE VENEER)

2 / A-1 FRONT ELEVATION "L"

SCALE: 1/4" = 1'-0" ELEVATION L "ELL"



ENTRY DOOR TRIM
HEAD - (4/DR-1)
SIDES - (5/DR-1), (2/DR-3)
SILL - 5/4 X 8 TRIM (RIPPED)
LIGHT - COTTAGE STYLE (13/ET-1b)
ADDRESS PLAQUE - (11/ET-1d)

GARAGE DOOR TRIM
HEAD - 3 1/2" VINYL TRIM (1/DR-1)
SIDES - 3 1/2" VINYL TRIM (8/DR-1, SIDING VENEER)
SIDES - 3 1/2" VINYL TRIM (8/DR-3, STONE VENEER)

3 / A-1 FRONT ELEVATION "M"

SCALE: 1/4" = 1'-0" ELEVATION M "ELM"

REMARKS | REV. NO. | DATE

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SET NO. NOV00
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DRAWN BY TM
DATE: 01/24/24

MODEL NASSAU COVE
DRAWING TITLE FRONT ELEVATION

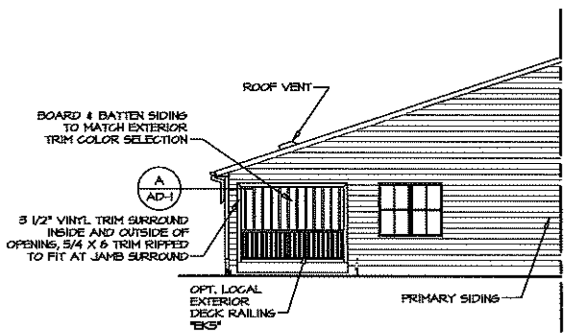
OPTION DESCRIPTION
ELEVATIONS K, L, M
PARTIAL STONE VENEER FRONT
INTERIOR UNIT

OPTION ELK, ELL, ELM
EVV
SAO

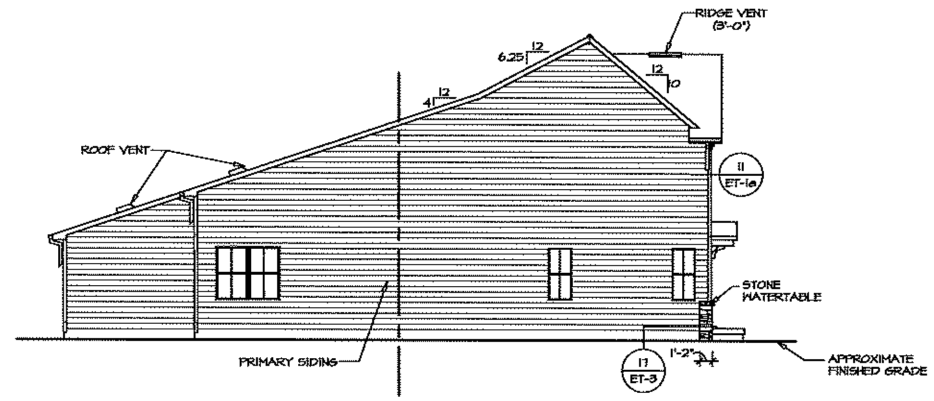
SHEET NO. A-1

15

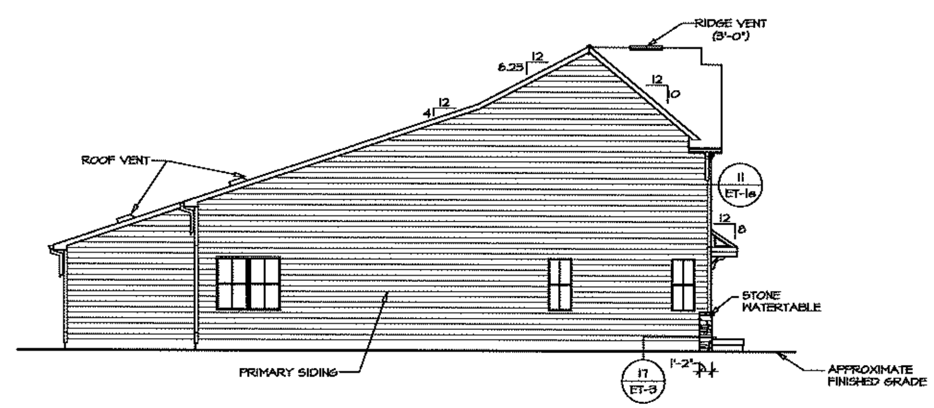
G:\NVR\Solomon\NASSAU COVE_NOV00_01_8595\Sheets\Master Set\Elevations\A-1 ELV FRONT.dwg 07/03/24 - 5:02 pm



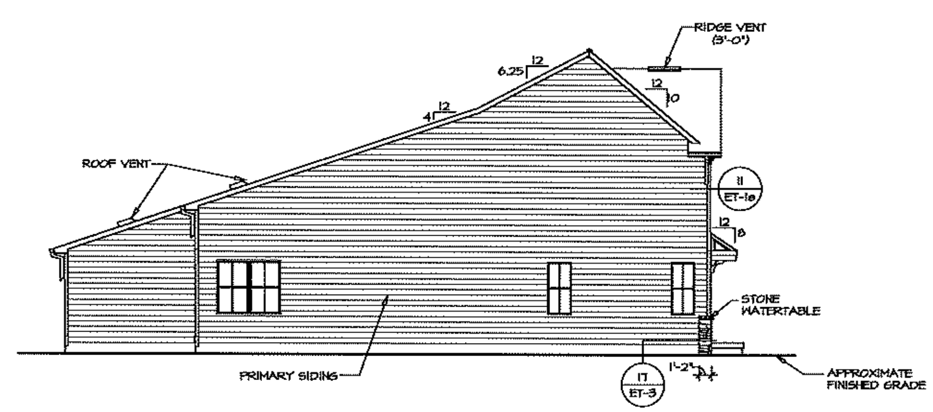
1 / A-2 **PARTIAL LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
COVERED PORCH "EPE"
OPT. LOCAL EXTERIOR DECK RAILINGS "EKS"



2 / A-2 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"



3 / A-2 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION L "ELL"



4 / A-2 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"
ELEVATION M "ELM"

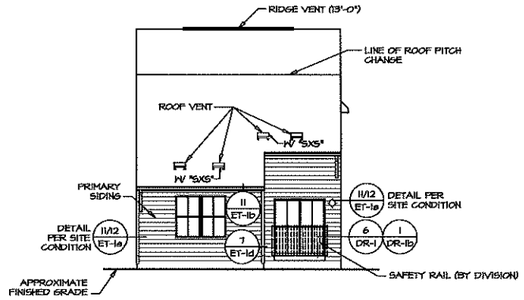
REV. NO.	DATE	REMARKS

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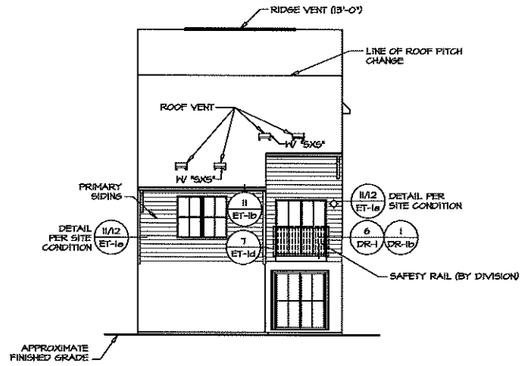
SHEET NO. A-2
MODEL NASSAU COVE
DRAWING TITLE LEFT SIDE ELEVATION
SET NO. NCV00
VERSION 01
RELEASE NO. —
DRAWN BY TM
DATE: 01/24/24
OPTION DESCRIPTION
ELEVATIONS K, L, M
SIDING VENEER SIDE
END UNIT
OPTION
ELK, ELL, ELM
EVG
SAE
6

C:\NVR\Solves\NASSAU COVE_NCV00_01_8696\Sheets\Master Set\Elevations\A-2_ELV_LEFT.dwg 07/03/24 - 5:02 pm



1 A-2b **REAR ELEVATION**

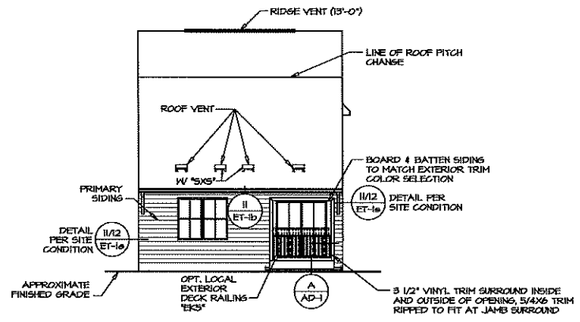
SCALE: 1/8" = 1'-0"



2 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

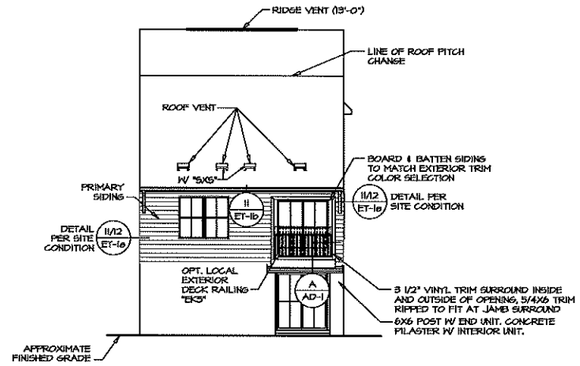
SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"



3 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

COVERED PORCH "EPE"
OPT. LOCAL EXTERIOR DECK RAILINGS "EK3"



4 A-2b **REAR ELEVATION**

SCALE: 1/8" = 1'-0"

COVERED PORCH "EPE"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"
OPT. LOCAL EXTERIOR DECK RAILINGS "EK3"

REMARKS

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SET NO. NCV00
VERSION 01
RELEASE NO. —
DRAWN BY TT
DATE: 01/24/24
OPTION ELK, ELL, ELM

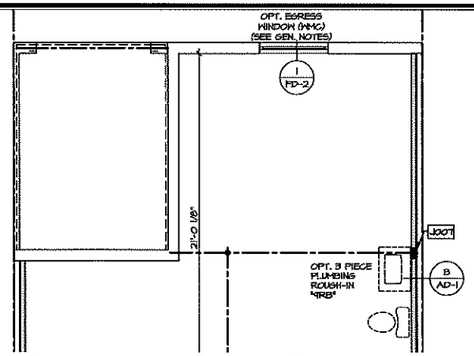
SHEET NO. A-2b

MODEL NASSAU COVE
DRAWING TITLE REAR ELEVATION

OPTION DESCRIPTION ELEVATIONS K, L, M

7

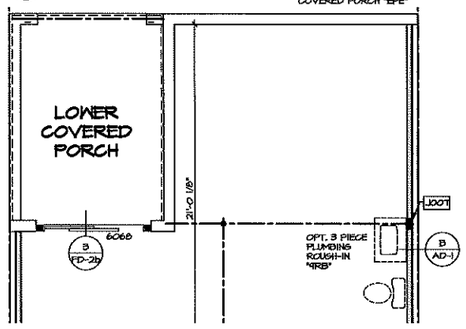
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6 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

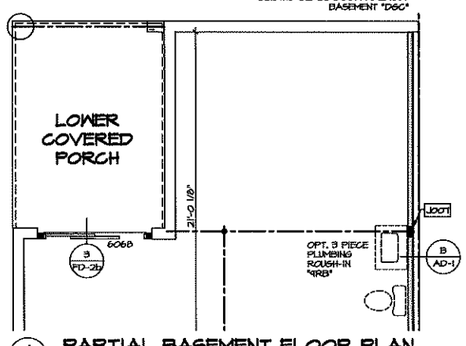
INTERIOR UNIT "SAO"
COVERED PORCH "EPE"



5 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

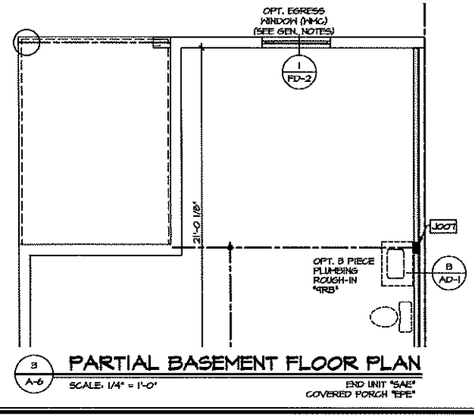
INTERIOR UNIT "SAO"
COVERED PORCH "EPE"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSG"



4 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

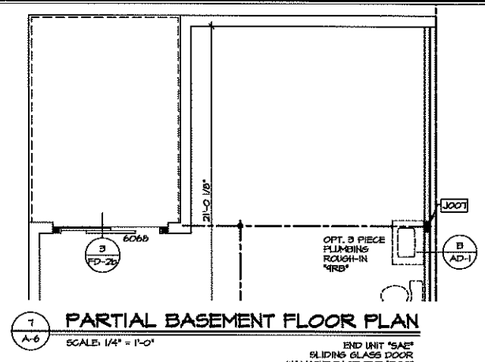
END UNIT "SAE"
COVERED PORCH "EPE"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSG"



3 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

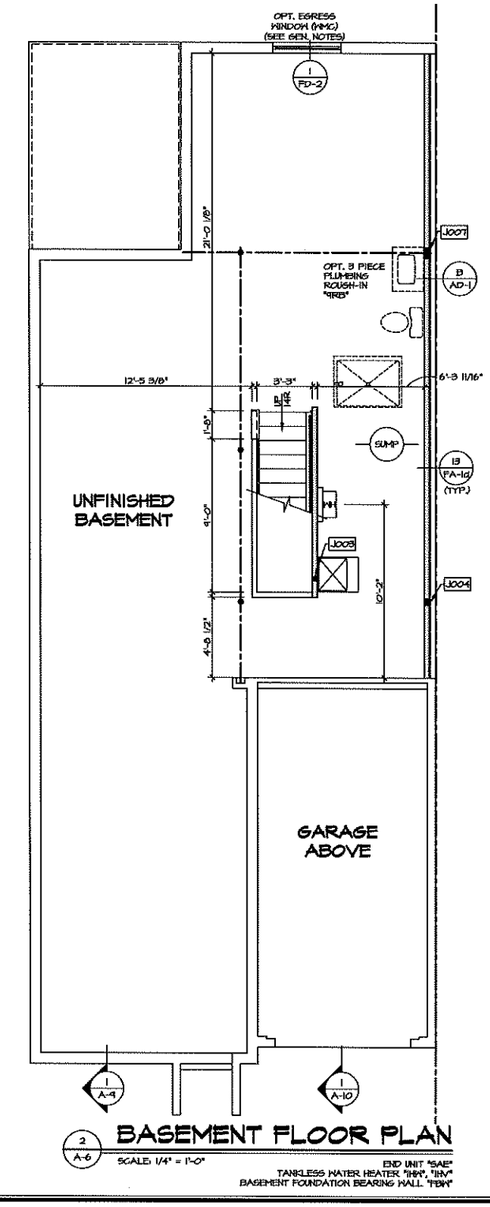
END UNIT "SAE"
COVERED PORCH "EPE"



7 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

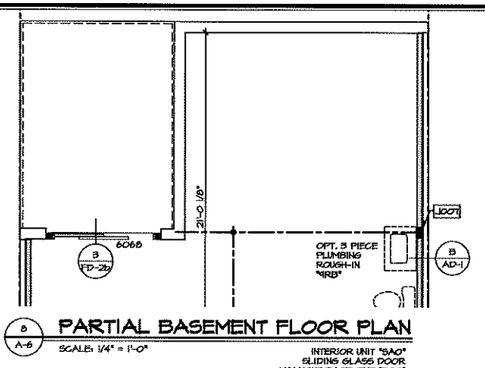
END UNIT "SAE"
SLIDING GLASS DOOR
WALKOUT BASEMENT "DSG"



2 A-6 **BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

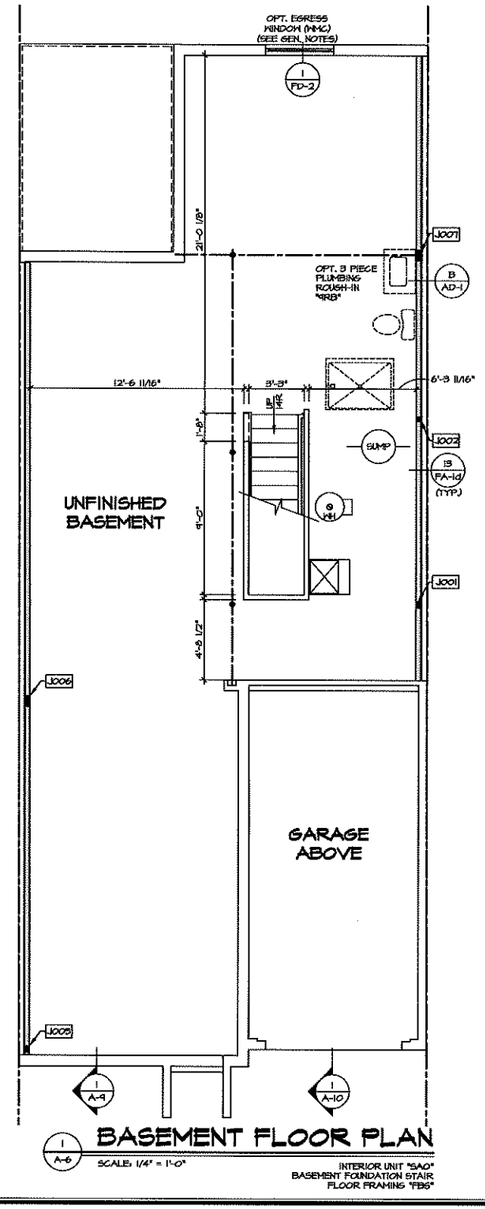
END UNIT "SAE"
TANKLESS WATER HEATER "TWH" "TWV"
BASEMENT FOUNDATION BEARING WALL "FBW"



8 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
SLIDING GLASS DOOR
WALKOUT BASEMENT "DSG"



1 A-6 **BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
BASEMENT FOUNDATION STAIR
FLOOR FRAMING "FBS"

NOTES:

1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND

- BEARING WALL
- NON BEARING WALL
- J.. JACKS
- B.. BEAM/HEADER
- T../F.. FOOTING/THICKENED SLAB
- C.. STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS	REV. NO.	DATE

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SET NO. NCV00
VERSION 01
RELEASE NO. —
DRAWN BY TT
DATE: 01/24/24
OPTION PTA MBC
ELK, ELL, ELM

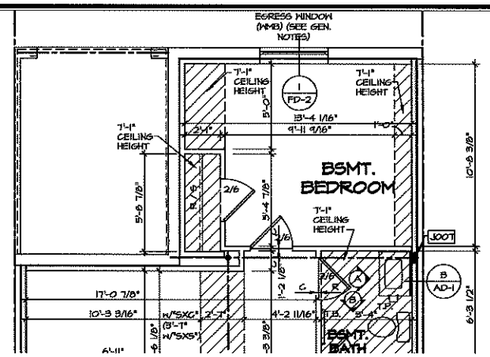
MODEL NASSAU COVE
DRAWING TITLE BASEMENT FLOOR PLAN

OPTION DESCRIPTION
MAIN LEVEL ENTRY W/BASEMENT
UNFINISHED BASEMENT
ELEVATIONS K, L, M

SHEET NO. A-6

22

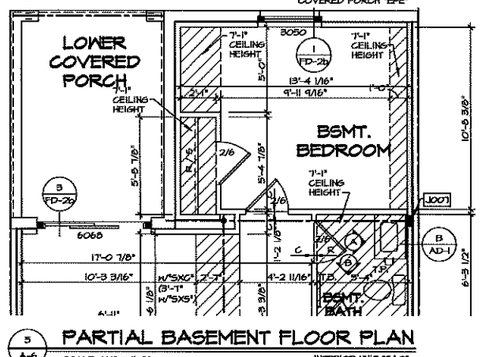
C:\NVR\Sales\NASSAU COVE_NCV00_01_8598\Sheets\Master Set\Basement Floor Plan\A-6 BSMT.dwg 07/03/24 - 5:03 pm



6 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

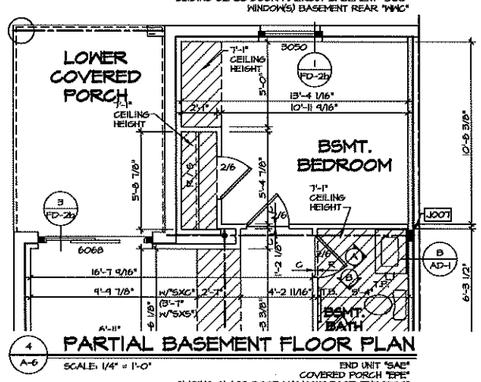
INTERIOR UNIT "SAO"
COVERED PORCH "EPE"



5 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

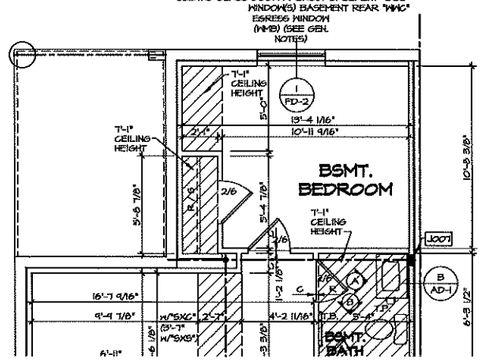
INTERIOR UNIT "SAO"
COVERED PORCH "EPE"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"
WINDOW(S) BASEMENT REAR "WMC"



4 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

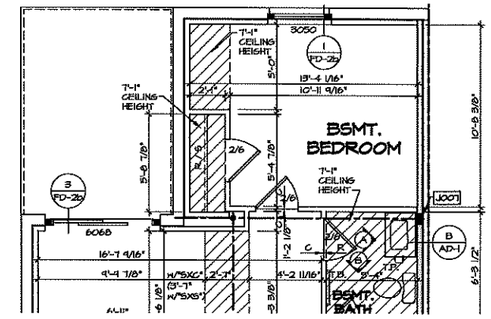
END UNIT "SAE"
COVERED PORCH "EPE"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"
WINDOW(S) BASEMENT REAR "WMC"



3 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

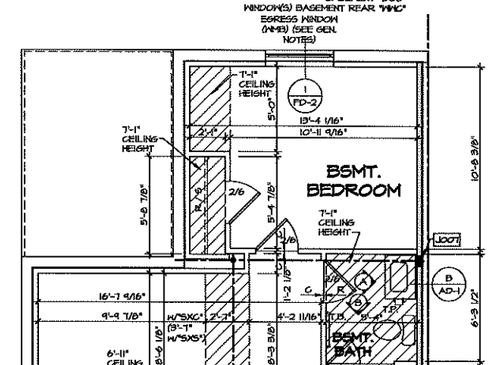
END UNIT "SAE"
COVERED PORCH "EPE"



7 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

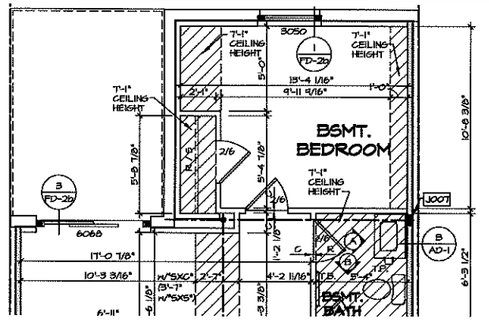
END UNIT "SAE"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"
WINDOW(S) BASEMENT REAR "WMC"



2 A-6 **BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

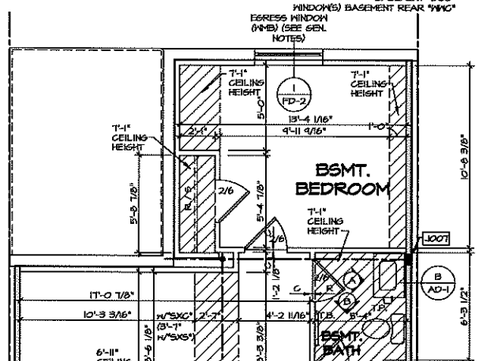
END UNIT "SAE"
TANKLESS WATER HEATER "WH"
BASEMENT FOUNDATION BEARING WALL "FBW"



6 A-6 **PARTIAL BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
SLIDING GLASS DOOR WALKOUT BASEMENT "DSC"
WINDOW(S) BASEMENT REAR "WMC"



1 A-6 **BASEMENT FLOOR PLAN**

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
BASEMENT FOUNDATION STAIR
FLOOR FRAMING "FBS"

NOTES:

1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND

- BEARING WALL
- NON BEARING WALL
- JACKS
- B_ BEAM/HEADER
- T_ / F FOOTINGS/THICKENED SLAB
- C_ STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL
- X ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

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SET NO. NOV00
VERSION 01
RELEASE NO. —
DRAWN BY TT
DATE: 01/24/24

OPTION DESCRIPTION
OPTION
MAIN LEVEL ENTRY W/BASEMENT
FINISHED BASEMENT
ELEVATIONS K, L, M

PTA
MAC
ELK, ELL, ELM

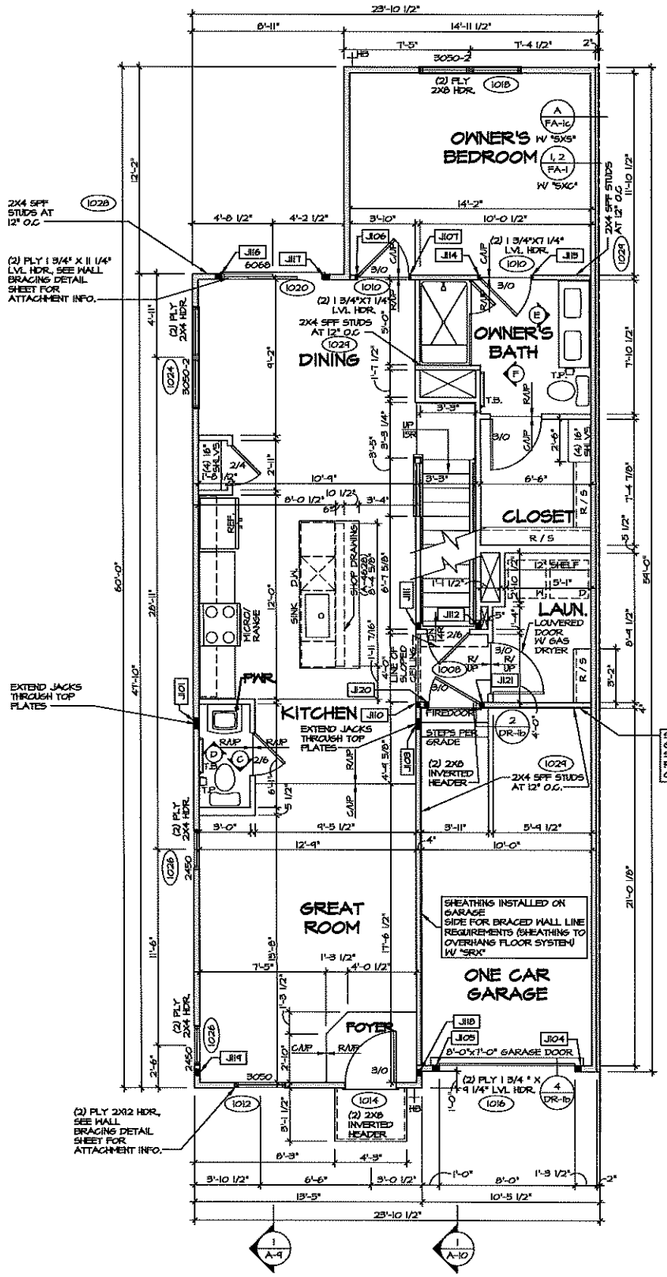
23

MODEL
NASSAU COVE

DRAWING TITLE
BASEMENT FLOOR PLAN

SHEET NO.
A-6

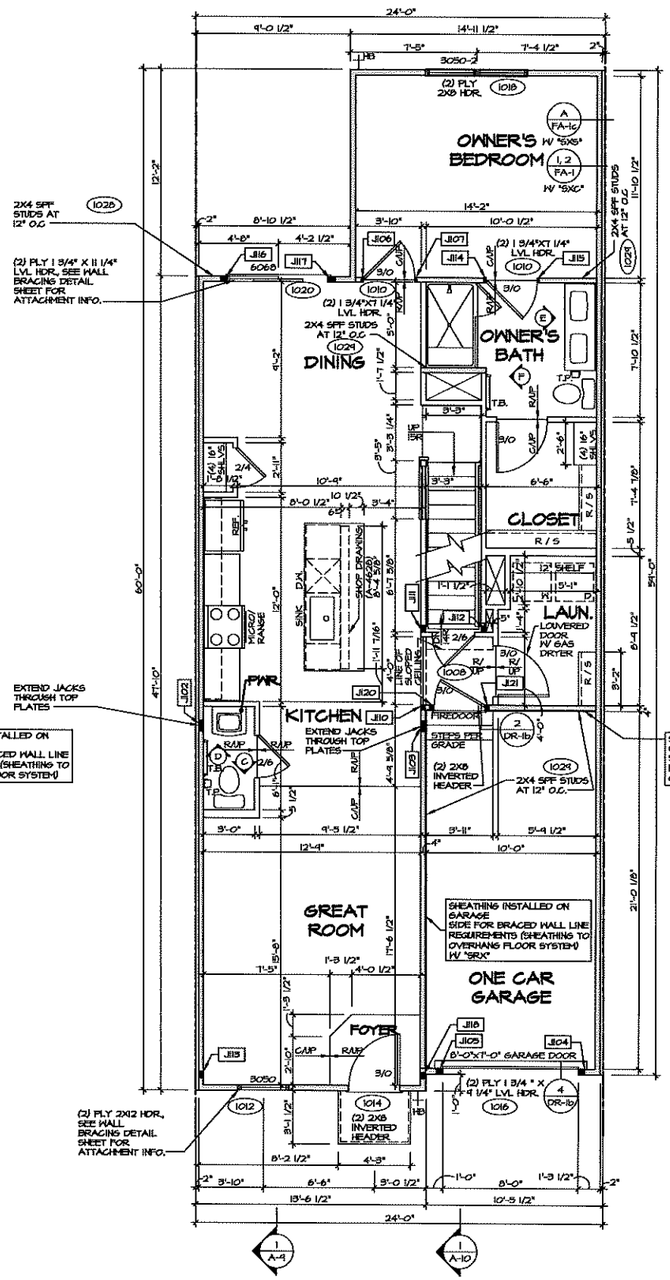
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FIRST FLOOR PLAN

2 / A-7 — SCALE: 1/4" = 1'-0"

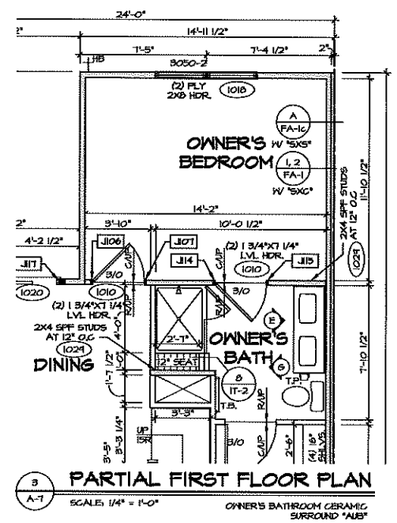
END UNIT "SAE"
OWNER'S BATHROOM FIBERGLASS SURROUND "AUA"



FIRST FLOOR PLAN

1 / A-7 — SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
OWNER'S BATHROOM FIBERGLASS SURROUND "AUA"



PARTIAL FIRST FLOOR PLAN

3 / A-7 — SCALES: 1/4" = 1'-0"

OWNER'S BATHROOM CERAMIC SURROUND "AUB"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

REMARKS | REV. NO. | DATE

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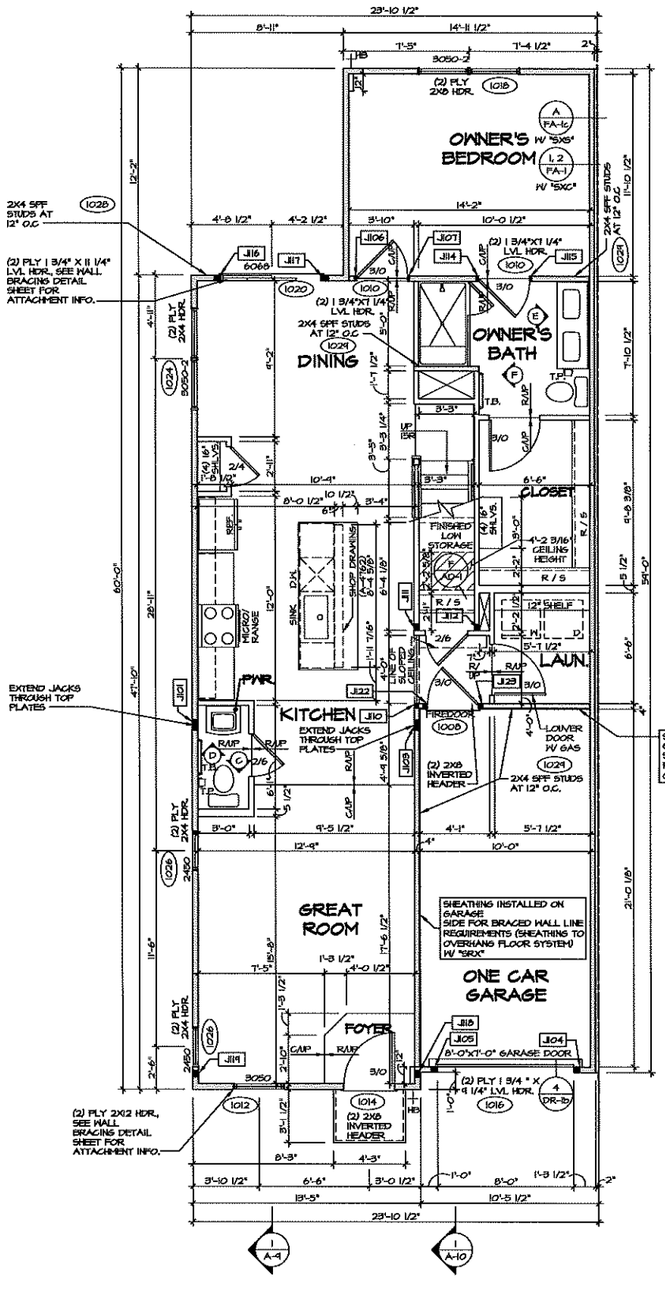
SET NO. NCV00
VERSION 01
RELEASE NO. ——
DRAWN BY TT
DATE: 01/24/24
OPTION FTA

MODEL NASSAU COVE
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION MAIN LEVEL ENTRY W/BASEMENT

SHEET NO. A-7

24

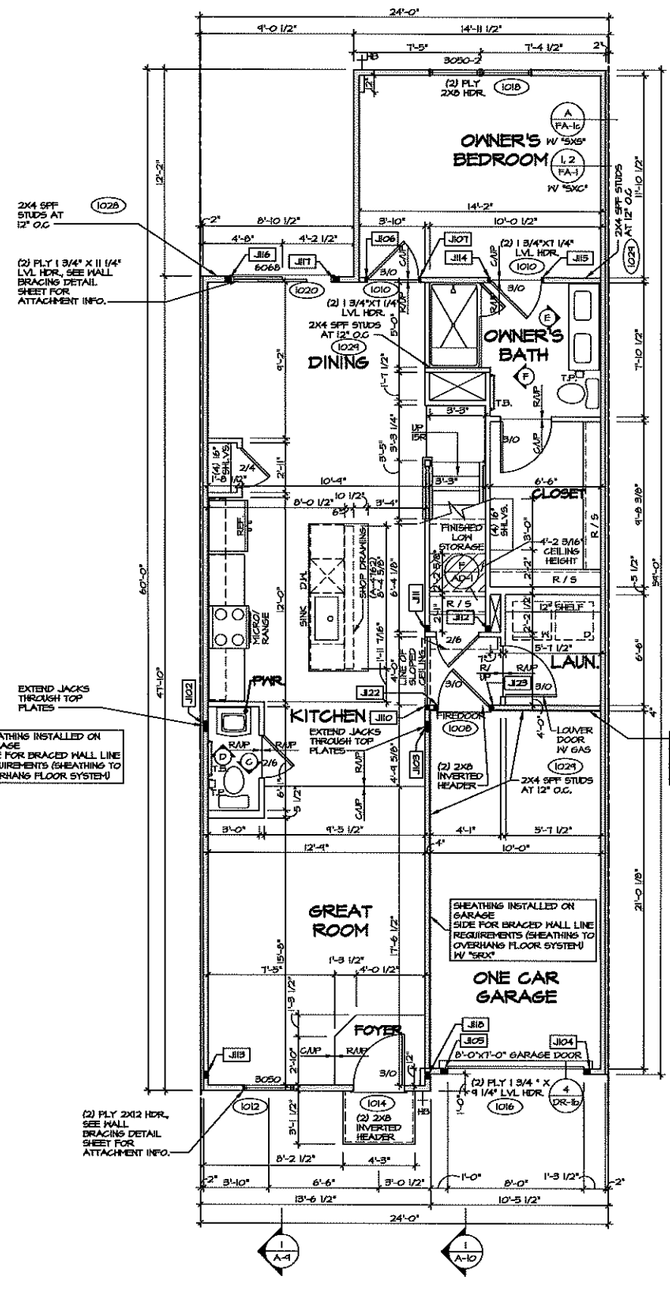
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2 / A-7 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

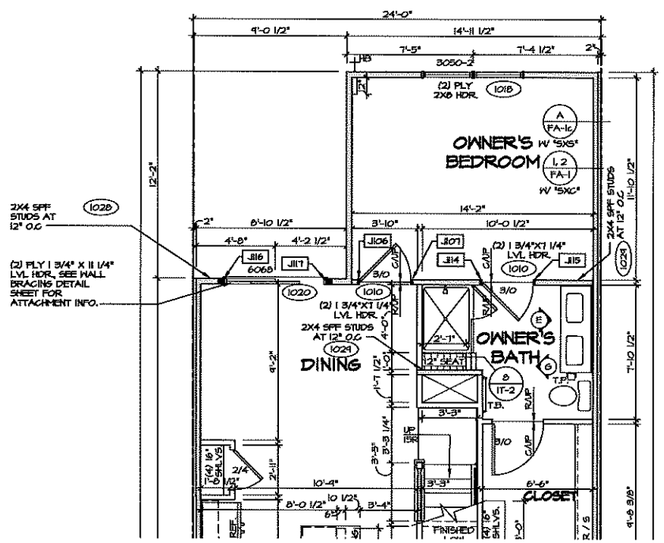
END UNIT "SAE"
OWNER'S BATHROOM FIBERGLASS SURROUND "AUA"



1 / A-7 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
OWNER'S BATHROOM FIBERGLASS SURROUND "AUA"



3 / A-7 PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

OWNER'S BATHROOM CERAMIC SURROUND "AUB"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- FOOTINGS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

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SET NO. NOV00
VERSION 01
RELEASE NO. ---
DRAWN BY ---
DATE: 7/31/2023
OPTION FTS

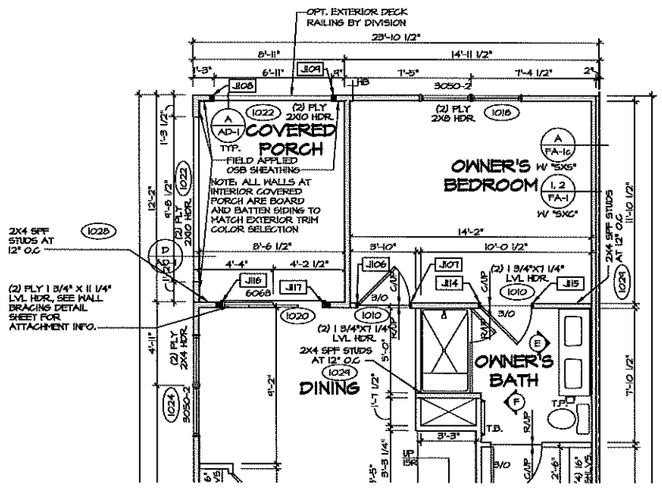
MODEL NASSAU COVE
DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION MAIN LEVEL ENTRY W/SLAB

SHEET NO. A-7

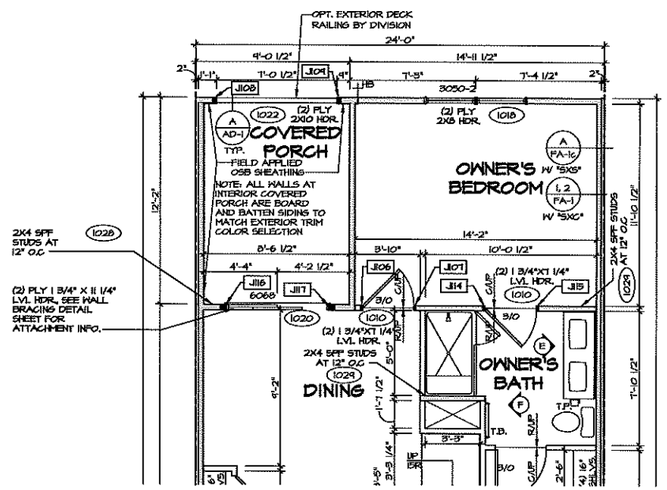
25

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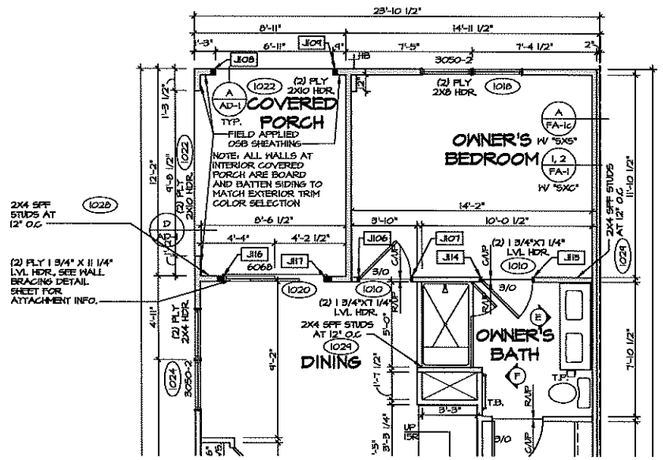
4 A-7b **PARTIAL FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" MAIN LEVEL ENTRY W/BASEMENT "FTA" END UNIT "SAE" OPT. LOCAL EXTERIOR DECK RAILINGS "EK5"



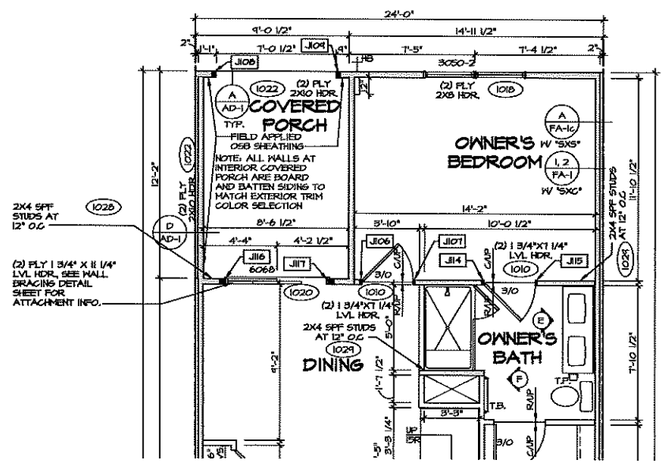
3 A-7b **PARTIAL FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" MAIN LEVEL ENTRY W/BASEMENT "FTA" INTERIOR UNIT "SAO" OPT. LOCAL EXTERIOR DECK RAILINGS "EK5"



1 A-7b **PARTIAL FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" MAIN LEVEL ENTRY W/SLAB "FTS" END UNIT "SAE"



2 A-7b **PARTIAL FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0" MAIN LEVEL ENTRY W/SLAB "FTS" INTERIOR UNIT "SAO"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

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REV. NO.	DATE	REMARKS

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VERSION 01
RELEASE NO. —
DRAWN BY ---
DATE: 7/31/2023
OPTION
EPE

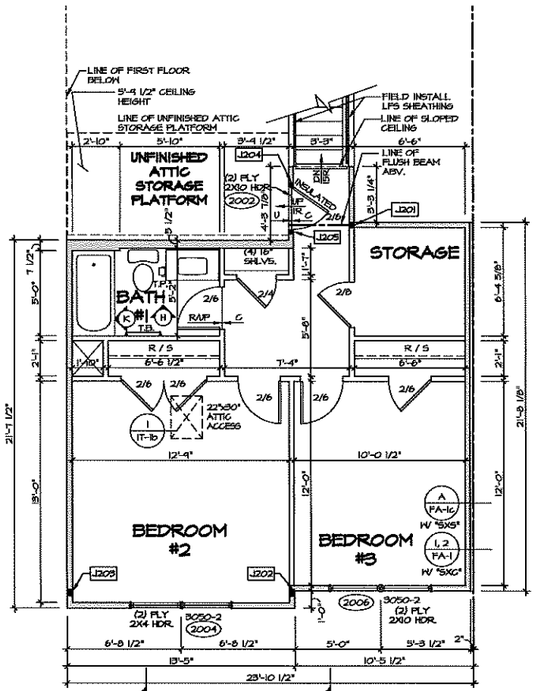
MODEL NASSAU COVE
DRAWING TITLE PARTIAL FIRST FLOOR PLAN

OPTION DESCRIPTION
COVERED PORCH

SHEET NO. A-7b

26

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2 A-8 **SECOND FLOOR PLAN**

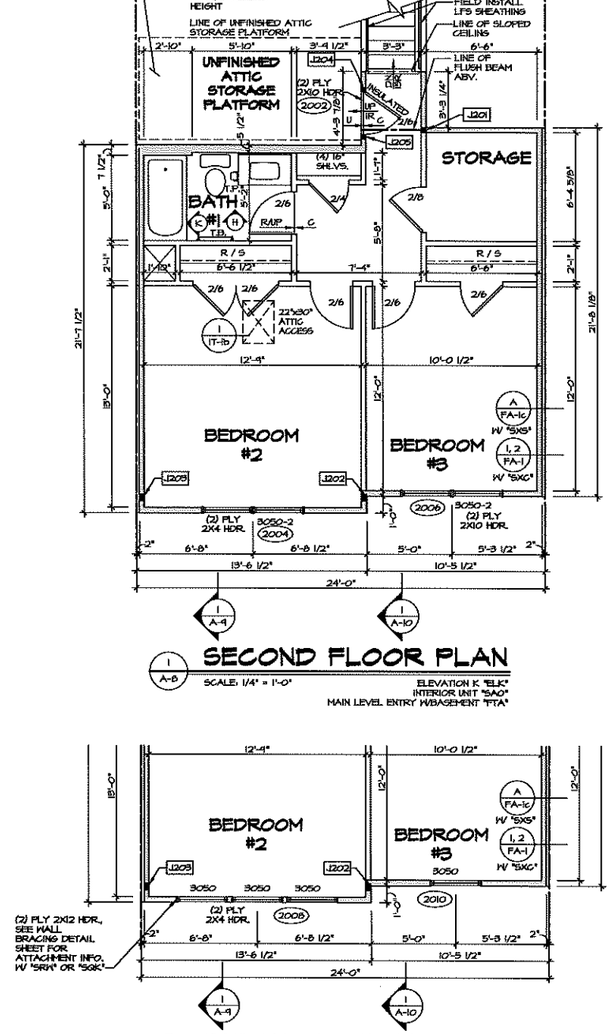
SCALE: 1/4" = 1'-0" — ELEVATION K "ELK" END UNIT "SAE" MAIN LEVEL ENTRY W/BASEMENT "FTA"

1 A-8 **SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — ELEVATION K "ELK" INTERIOR UNIT "SAO" MAIN LEVEL ENTRY W/BASEMENT "FTA"

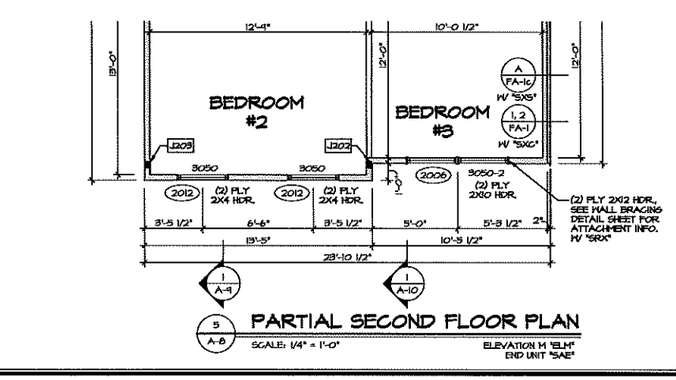
3 A-8 **PARTIAL SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — ELEVATION L "ELL" END UNIT "SAE"



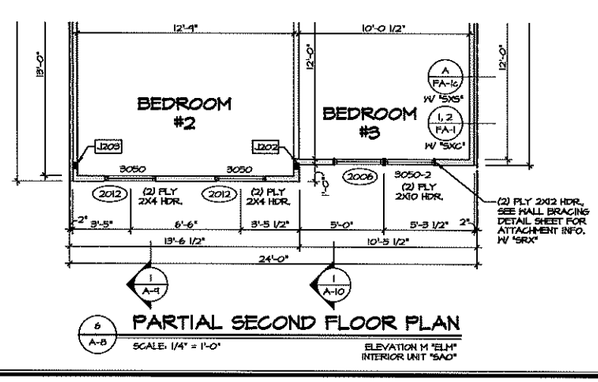
4 A-8 **PARTIAL SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — ELEVATION L "ELL" INTERIOR UNIT "SAO"



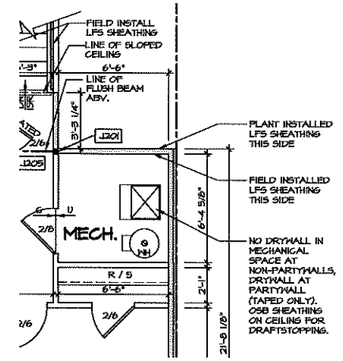
5 A-8 **PARTIAL SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — ELEVATION M "ELM" END UNIT "SAE"



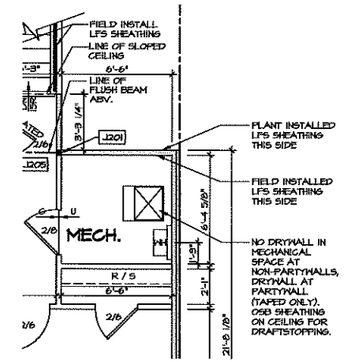
6 A-8 **PARTIAL SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — ELEVATION M "ELM" INTERIOR UNIT "SAO"



7 A-8 **PARTIAL SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — MAIN LEVEL ENTRY W/SLAB "FTS" SHOWN W/ TANKED WATER HEATER



D A-8 **PARTIAL SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0" — MAIN LEVEL ENTRY W/SLAB "FTS" TANKLESS WATER HEATER "IHW", "IHV"

NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND
- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- FOOTINGS/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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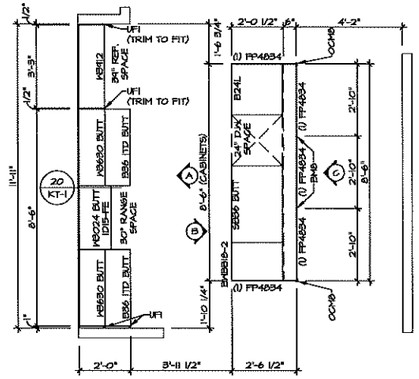
SET NO. NOV00
VERSION 01
RELEASE NO. ----
DRAWN BY TT
DATE: 01/24/24
OPTION ELK, ELL, ELM

MODEL NASSAU COVE
DRAWING TITLE SECOND FLOOR PLAN
OPTION DESCRIPTION ELEVATIONS K, L, M

SHEET NO. A-8

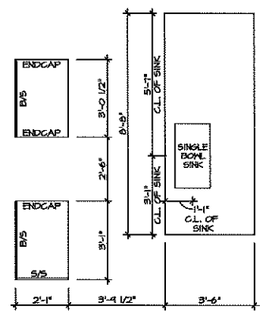
27

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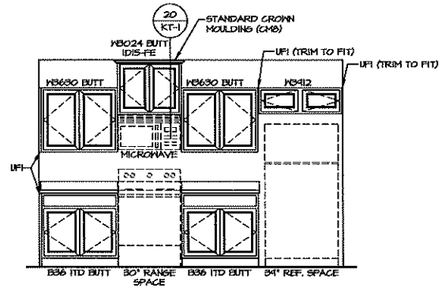
1 A-12 **KITCHEN CABINET PLAN KC-4382**

SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE KAA



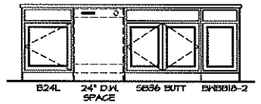
2 A-12 **KITCHEN COUNTERTOP PLAN KC-4382**

SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE KAA



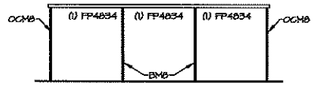
A **ELEVATION**

SCALE: 3/8" = 1'-0"



B **ELEVATION**

SCALE: 3/8" = 1'-0"



C **ELEVATION**

SCALE: 3/8" = 1'-0"

NOTES:

CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (II/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-1b

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SET NO. NCV00
VERSION 01
RELEASE NO. ___
DRAWN BY ASP
DATE: 01/24/24
OPTION KAA

MODEL NASSAU COVE
DRAWING TITLE KITCHEN
OPTION DESCRIPTION KITCHEN APPLIANCE LAYOUT W/ RANGE

SHEET NO. A-12

37

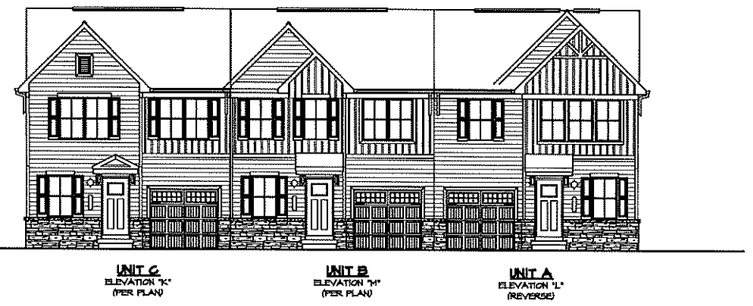
G:\NVR Stores\NASSAU COVE_NCV00_01_8868\Sheets\Master Set\Kitchens - Baths\A-12 KIT_KAA.dwg 07/03/24 - 8:58 am



UNIT B
ELEVATION "K"
(PER PLAN)

UNIT A
ELEVATION "L"
(REVERSE)

1 / B-2 — 2 - UNIT BUILDING - NCV02-01
SCALE: 1/8" = 1'-0"

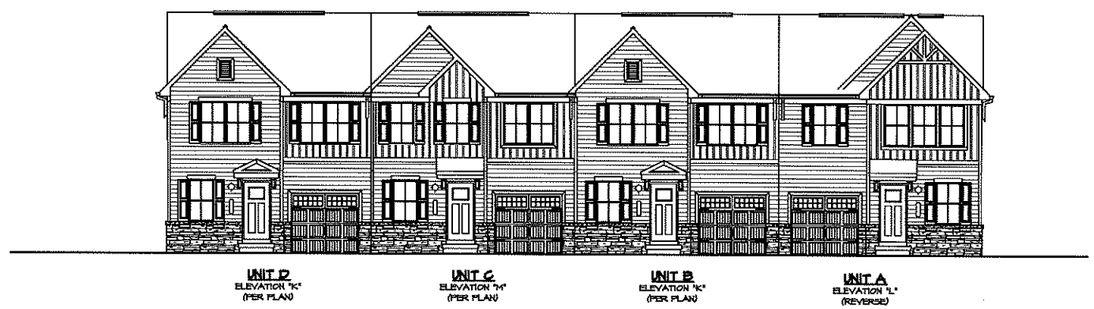


UNIT C
ELEVATION "K"
(PER PLAN)

UNIT B
ELEVATION "M"
(PER PLAN)

UNIT A
ELEVATION "L"
(REVERSE)

2 / B-2 — 3 - UNIT BUILDING - NCV03-01
SCALE: 1/8" = 1'-0"



UNIT D
ELEVATION "K"
(PER PLAN)

UNIT C
ELEVATION "M"
(PER PLAN)

UNIT B
ELEVATION "K"
(PER PLAN)

UNIT A
ELEVATION "L"
(REVERSE)

3 / B-2 — 4 - UNIT BUILDING - NCV04-01
SCALE: 1/8" = 1'-0"

NOTES:
WHEN THE BUILDING STEPS VERTICALLY, UNIT "A" IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NECESSARY TO ACCOMMODATE SITE CONDITIONS.

STANDARD BUILDING CONFIGURATION

REV. NO.	DATE	REMARKS

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SET NO. NCV00
VERSION 01
RELEASE NO. ——
DRAWN BY MTP
DATE: 01/18/24
OPTION
FTA
EVV

MODEL
NASSAU COVE
DRAWING TITLE
BUILDING STRIP ELEVATION
2, 3, 4-UNIT BUILDINGS
OPTION DESCRIPTION
MAIN LEVEL ENTRY W/ BASEMENT
PARTIAL STONE VENEER FRONT

SHEET NO.
B-2

50

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5 - UNIT BUILDING - NCV05-01

B-2 1

SCALE: 1/8" = 1'-0"



6 - UNIT BUILDING - NCV06-01

B-2 2

SCALE: 1/8" = 1'-0"

NOTES:

WHEN THE BUILDING STEPS VERTICALLY, UNIT "A" IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NECESSARY TO ACCOMMODATE SITE CONDITIONS.

STANDARD BUILDING CONFIGURATION

REV. NO.	DATE	REMARKS

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SET NO. NCV00
VERSION 01
RELEASE NO. ---
DRAWN BY ---
DATE: 1/25/2024

OPTION	OPTION DESCRIPTION
FTA	MAIN LEVEL ENTRY W/ BASEMENT
EVV	PARTIAL STONE VENEER FRONT

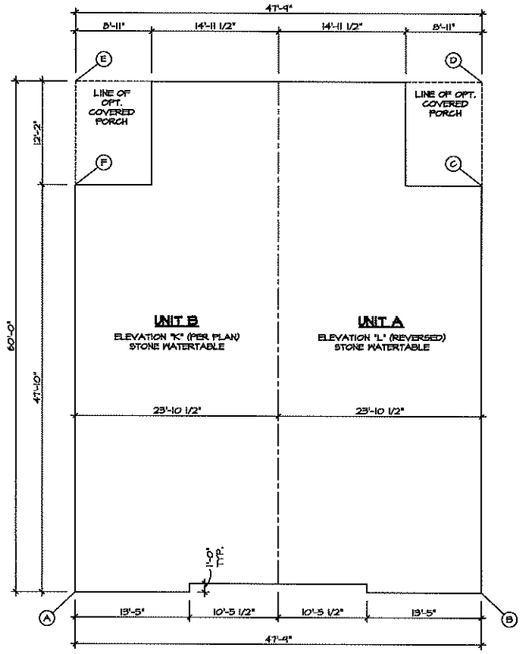
MODEL
NASSAU COVE
DRAWING TITLE
BUILDING STRIP ELEVATION
5, 6-UNIT BUILDINGS

SHEET NO.
B-2

502

C:\NVR\Sohren\NASSAU COVE_NCV00_01_8896\Sheets\Building\B-2 5-6UNIT STRIP_FTA_EVV.dwg 07/03/24 - 5:08 pm

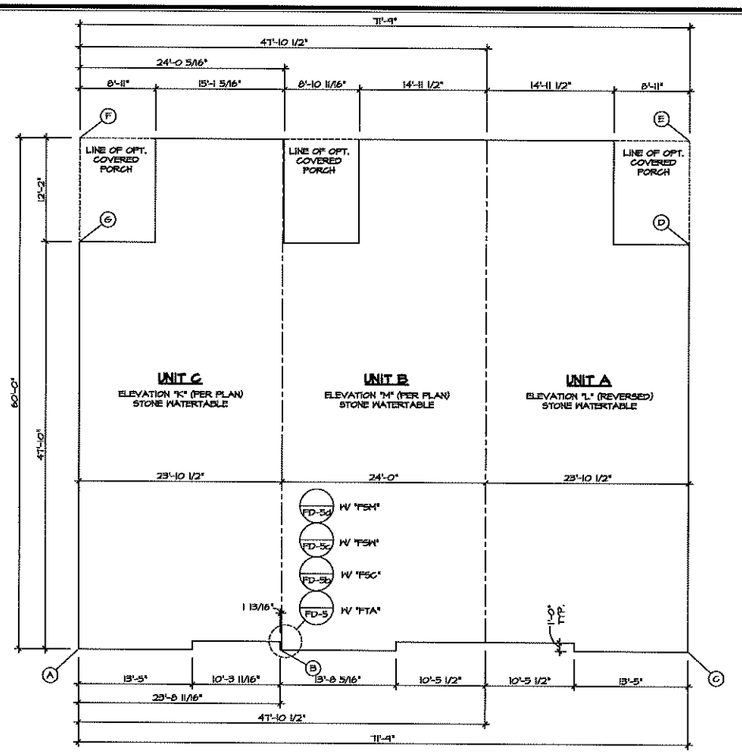
2-UNIT DIAGONALS	
NASSAU COVE	
A-C	67'-7 1/16"
A-D	76'-8 3/16"
B-E	76'-8 3/16"
B-F	67'-7 1/16"



2-UNIT BUILDING FOUNDATION

1 / B-3 — SCALE: 1/8" = 1'-0" — NCV02-01

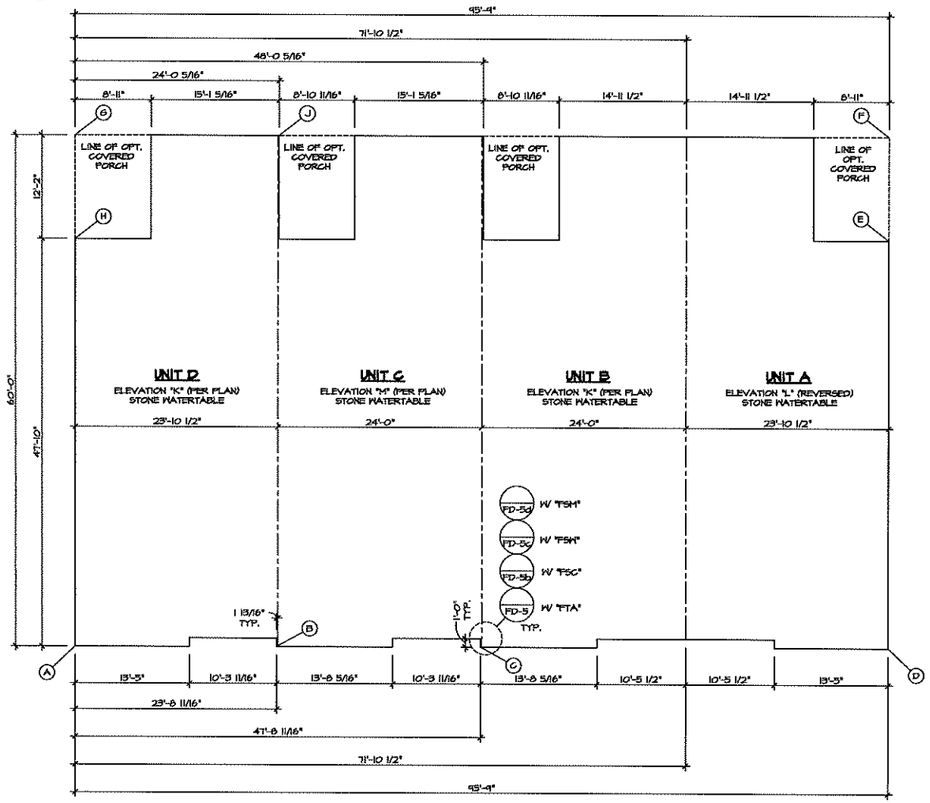
3-UNIT DIAGONALS	
NASSAU COVE	
A-D	86'-2 13/16"
A-E	93'-6 3/8"
B-D	67'-9 3/8"
B-E	76'-10 1/4"
B-F	64'-8 1/4"
B-G	53'-4 3/4"
C-F	93'-6 3/8"
C-G	86'-2 13/16"



3-UNIT BUILDING FOUNDATION

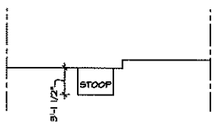
2 / B-3 — SCALE: 1/8" = 1'-0" — NCV03-01

4-UNIT DIAGONALS	
NASSAU COVE	
A-J	64'-7 9/16"
B-E	86'-5 9/16"
B-F	93'-8 15/16"
B-G	64'-6 1/4"
B-H	53'-4 3/4"
C-E	67'-9 3/8"
C-F	76'-10 1/4"
C-G	76'-8"
C-H	67'-6 13/16"
D-J	93'-6 1/8"



4-UNIT BUILDING FOUNDATION

3 / B-3 — SCALE: 1/8" = 1'-0" — NCV04-01



UNIT BUILDING FOUNDATION

4 / B-3 — SCALE: 1/8" = 1'-0" — APPLIES TO ALL UNITS

NOTES:

1. REFER TO UNIT FOUNDATION DRAWING FOR ADDITIONAL FOUNDATION DIMENSIONS AND DETAILS.
2. REFER TO STANDARD DETAIL FA-1 FOR PARTYWALL DETAILS

THERE WILL BE NO HORIZONTAL OFFSETS IN THE BUILDING STRIPS

WHEN THE BUILDING STEPS VERTICALLY, UNIT "A' IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NECESSARY TO ACCOMMODATE SITE CONDITIONS

STANDARD BUILDING CONFIGURATION

REMARKS

REV. NO.	DATE

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NVR
NVR, Inc.
5285 WestView Drive, Suite 100
Frederick, MD 21703

SET NO. NCV00
VERSION 01
RELEASE NO. ----
DRAWN BY MTP
DATE: 01/19/24
OPTION

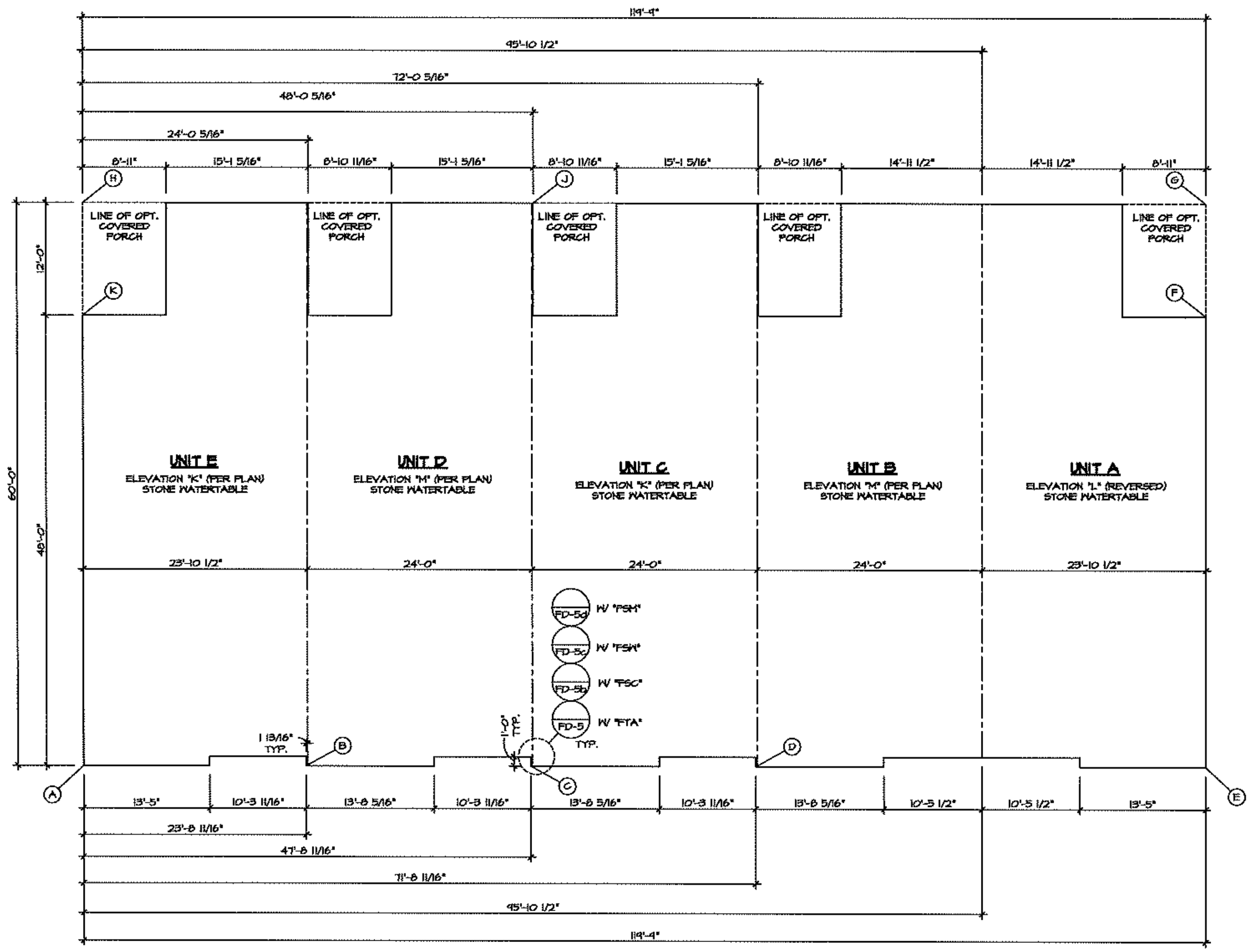
MODEL: NASSAU COVE
DRAWING TITLE: BUILDING STRIP FOUNDATION
OPTION DESCRIPTION

SHEET NO. B-3

505

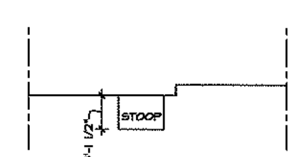
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5-UNIT DIAGONALS	
NASSAU COVE	
A-J	76'-10 1/4"
B-H	64'-6 1/4"
B-J	64'-8 13/16"
B-K	53'-6 1/2"
C-F	86'-6 11/16"
C-G	93'-8 15/16"
C-H	76'-8"
C-K	67'-8 1/4"
D-F	67'-10 13/16"
D-G	76'-10 1/4"
D-H	93'-6 1/8"
D-J	64'-6 1/8"
D-K	86'-3 5/8"
E-J	93'-6 1/8"



1/B-3 **5-UNIT BUILDING FOUNDATION**

SCALE: 1/8" = 1'-0" NCV05-01



2/B-3 **UNIT BUILDING FOUNDATION**

SCALE: 1/8" = 1'-0" APPLIES TO ALL UNITS

NOTES:
1. REFER TO UNIT FOUNDATION DRAWING FOR ADDITIONAL FOUNDATION DIMENSIONS AND DETAILS.
2. REFER TO STANDARD DETAIL FA-1 FOR PARTYWALL DETAILS

THERE WILL BE NO HORIZONTAL OFFSETS IN THE BUILDING STRIPS

WHEN THE BUILDING STEPS VERTICALLY, UNIT "A' IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NECESSARY TO ACCOMMODATE SITE CONDITIONS

STANDARD BUILDING CONFIGURATION

REV. NO.	DATE	REMARKS

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SET NO. NCV00
VERSION 01
RELEASE NO. ------
DRAWN BY ----
DATE: 1/25/2024
OPTION

MODEL NASSAU COVE
DRAWING TITLE BUILDING STRIP FOUNDATION 5-UNIT BUILDING
OPTION DESCRIPTION

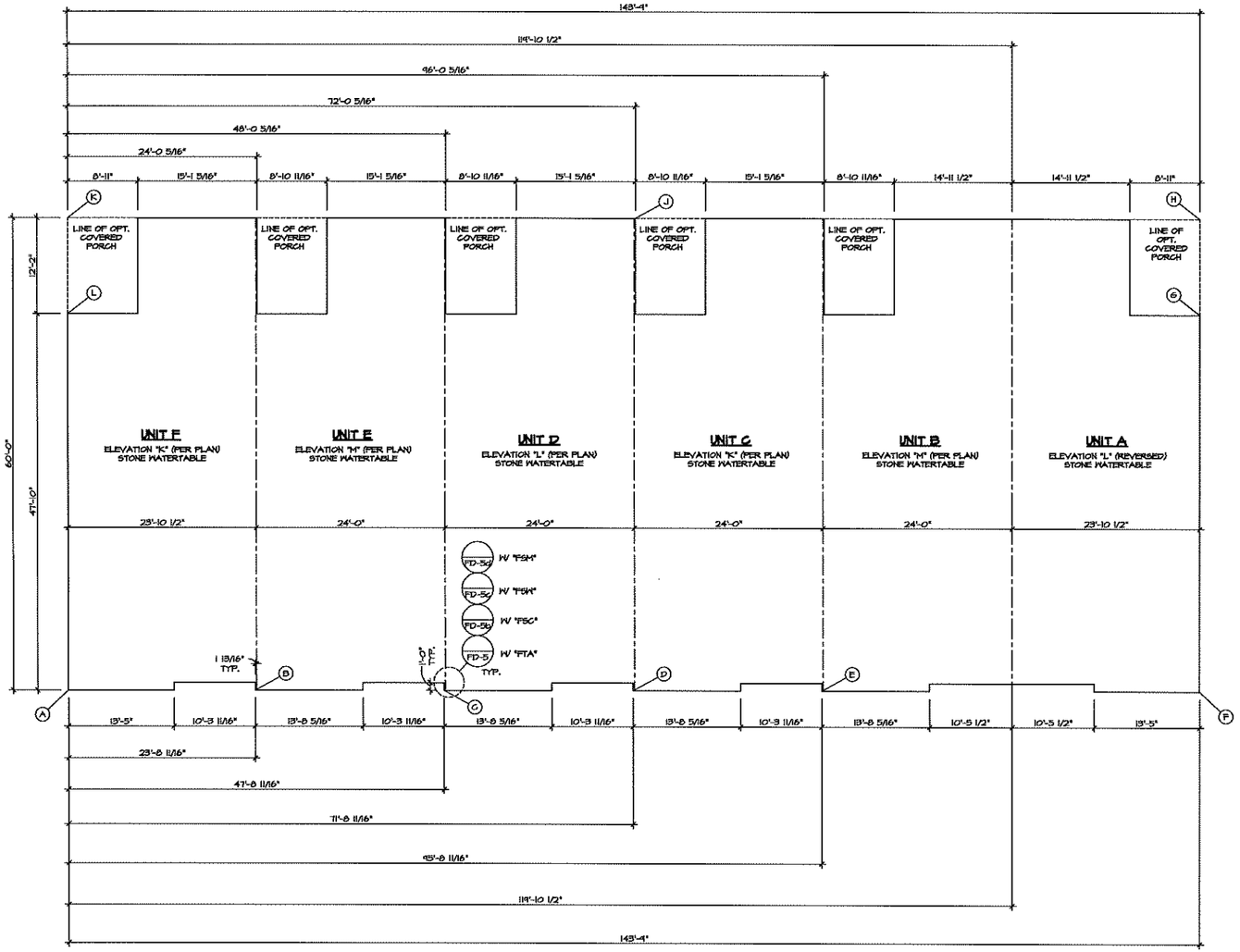
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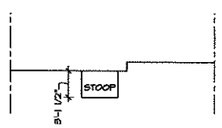
STANDARD BUILDING CONFIGURATION

6-UNIT DIAGONALS	
NASSAU COVE	
A-J	93'-8 15/16"
B-J	77'-0 5/16"
B-K	64'-6 1/4"
B-L	53'-4 3/4"
C-J	64'-8 13/16"
C-K	76'-8"
C-L	67'-6 13/16"
D-G	86'-5 9/16"
D-H	93'-8 15/16"
D-K	93'-6 1/2"
D-L	86'-2 9/16"
E-G	67'-9 3/8"
E-H	76'-10 1/4"
E-J	64'-6 1/2"
F-J	93'-6 1/2"



1 / B-3 6-UNIT BUILDING FOUNDATION

SCALE: 1/8" = 1'-0" NCV06-01



2 / B-3 UNIT BUILDING FOUNDATION

SCALE: 1/8" = 1'-0" APPLIES TO ALL UNITS

NOTES:
1. REFER TO UNIT FOUNDATION DRAWING FOR ADDITIONAL FOUNDATION DIMENSIONS AND DETAILS.
2. REFER TO STANDARD DETAIL FA-1 FOR PARTYWALL DETAILS

THERE WILL BE NO HORIZONTAL OFFSETS IN THE BUILDING STRIPS

WHEN THE BUILDING STEPS VERTICALLY, UNIT "A" IS ALWAYS AT THE HIGHEST ELEVATION. REVERSE BUILDING AS NECESSARY TO ACCOMMODATE SITE CONDITIONS

REMARKS

REV. NO. DATE

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Frederick, MD 21703

SET NO. NCV00
VERSION 01
RELEASE NO. ___
DRAWN BY ___
DATE: 1/29/2024
OPTION

MODEL NASSAU COVE
DRAWING TITLE
BUILDING STRIP FOUNDATION
6-UNIT BUILDING
OPTION DESCRIPTION

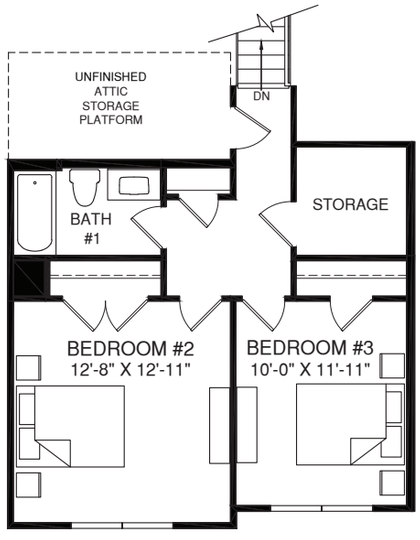
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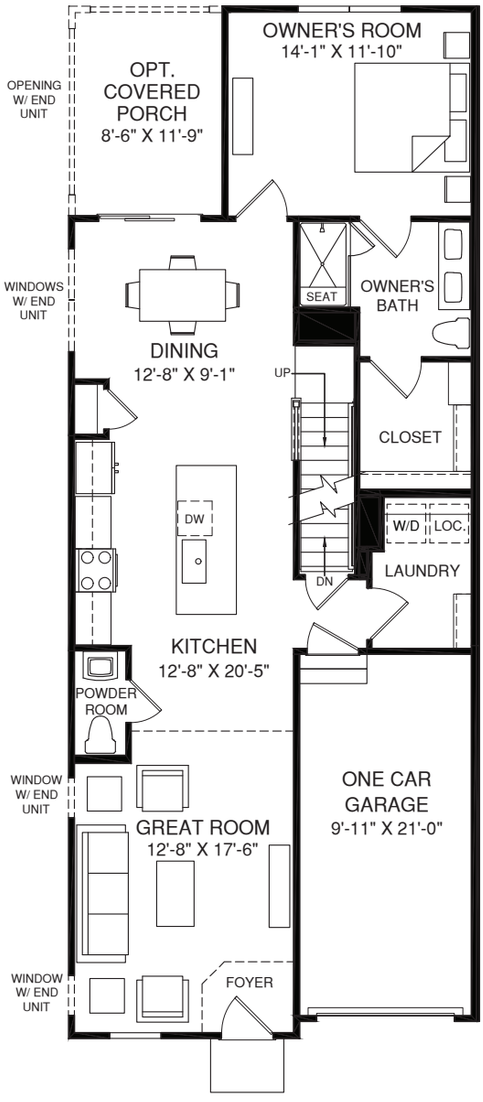
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NASSAU COVE





UPPER LEVEL



MAIN LEVEL

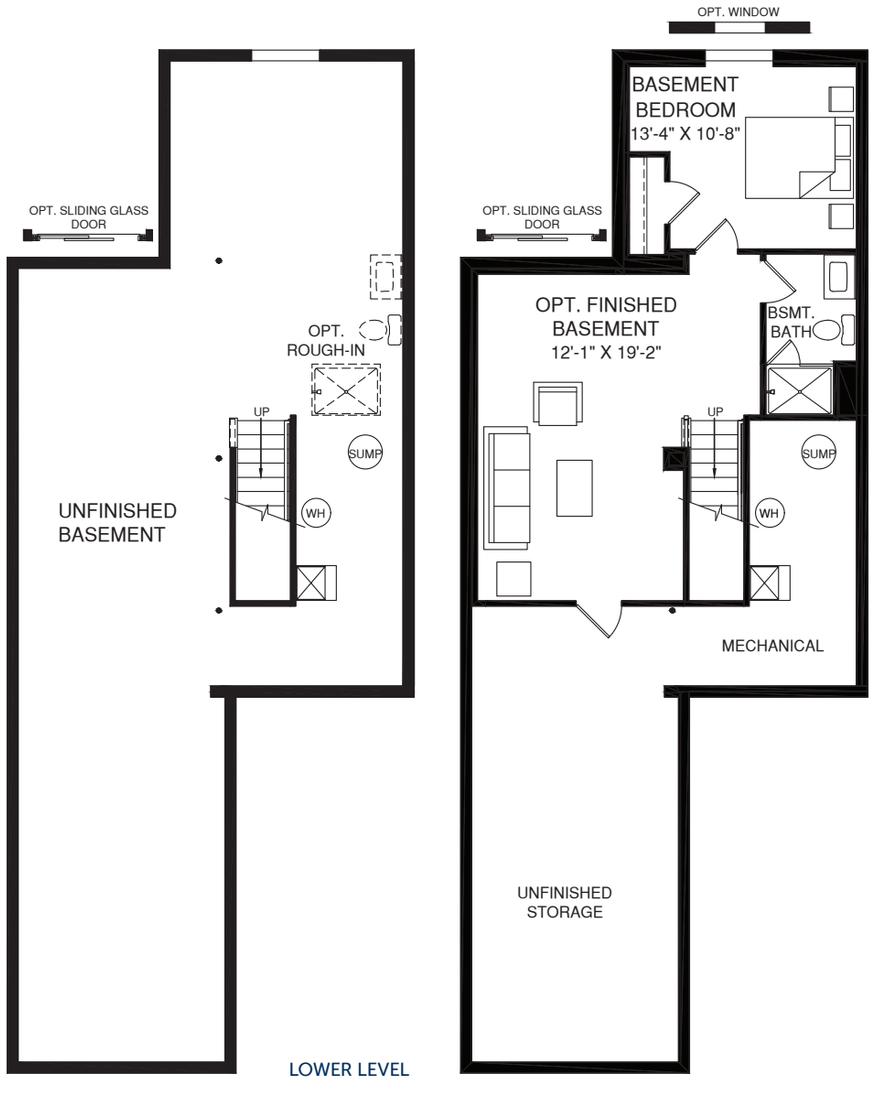
An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

EQUAL HOUSING OPPORTUNITY

Ryan Homes



LOWER LEVEL

EQUAL HOUSING OPPORTUNITY

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

Ryan Homes

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Creekside Townhomes – Phase 1
Occupancy Address:	5425 Charlesgate Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	25-035
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	2/6/2025

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has been adopted by reference OFC and IFC Appendices

These comments are based only on the proposed sitework, fire department access and basic fire protection concept currently. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met. Be advised that additional questions and comments may arise as the project progresses.

Requirements:

- **Fire lane signs as specified in Ohio Fire Code D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide. Ohio Fire Code D103.6.2. *(Signs should be located on the side with fire hydrants.)***
- **Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that need replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c).**

- **If buildings are required to be sprinklered at least one fire hydrant shall be provided within 75 feet of the fire department connection for each building. Huber Heights Codified Ordinance 1521.01(e).**
- **Unobstructed access to fire hydrants shall be always maintained. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. *(See below.)***
- **A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. *(No trees, bushes, plantings, etc.)* Ohio Fire Code 507.5.5.**
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed.**
  (Building Construction Classification and Square Footage will need to be determined first).
- **Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical height for fire apparatus access roads shall be 13 feet 6 inches, in accordance with Ohio Fire Code 503.2.1. (*Roads with fire hydrants shall have a minimum width of 26 feet. Ohio Fire Code D103.1.* Current layout shows roads to be 27 feet wide.)**
- **Fire department access roads shall be capable of supporting the imposed load of fire apparatus weighing up to 75,000 lbs. Refer to Ohio Fire Code Appendix D102.1.**
- **Turn radius for fire department vehicle access shall meet the requirements for Huber Heights Fire Division. Refer to Ohio Fire Code Appendix D103.3 and 503.2.4. *(Turn radius appears to comply on drawing dated January 2025.)***
- **Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. (*Elevation dimensions were not shown on drawings.)***
- **If required, fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or otherwise approved by the fire code official. Ohio Fire Code 912.2.1.**
- **If required, immediate access to fire department connections shall be always maintained and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire code official. Ohio Fire Code 912.4.**

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-10638 **7. B.**

Planning Commission

Meeting Date: 02/11/2025

Replat

Information

Agenda Title

REPLAT - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat to dedicate 1.231 acres of public right of way. Property is located at 6900 Executive Boulevard (Case RP 25-05).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawing

Memorandum

Staff Report for Meeting of February 11, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: February 5, 2025

Subject: RP 25-05 (Dublin 7 Record Plan)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	City of Huber Heights – Applicant
DEVELOPMENT NAME:	Dublin 7
ADDRESS/LOCATION:	6900 Executive Boulevard
ZONING/ACREAGE:	PC: Planned Commercial / 3.778 Acres
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	PC – Planned Commercial
REQUEST:	The applicant requests approval of a replat to dedicate 1.231 acres of public right of way.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
The applicant requests approval of a replat to dedicate 1.231 acres of public right of way. This dedication will facilitate the development of the city-owned lot at 6900 Executive Boulevard.

Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1107 – Final Plat

Staff Analysis
Conformance with the Subdivision Regulations
The proposed record plan meets all subdivision requirements. Access to the Rose Music Center, Tru Hotel and TJ Chumps are currently through non-dedicated lanes with cross access easements. This record plan dedicates the lanes as public rights of way and slightly enlarges the right of way along Executive Boulevard.

Street names will be determined prior to recording the record plan.

Additional Comments:

Fire:
City Engineer: The City Engineer had no comments.

Recommendation
Planning staff recommends approval of the Record Plan

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Record Plan;
2) Deny the Record Plan; or

Planning Commission Decision Record

WHEREAS, on January 28, 2025, the applicant, THE CITY OF HUBER HEIGHTS, requested approval of a Replat to dedicate 1.231 acres of public right of way. Property is located at 6900 Executive Blvd, further identified as Parcel Number P70 01820 0013 on the Montgomery County Auditor's Map (Case RP 25-05), and;

WHEREAS, on February 11, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, THE CITY OF HUBER HEIGHTS, for approval of a Replat. Property is located at 6900 Executive Blvd, further identified as Parcel Number P70 01820 0013 on the Montgomery County Auditor's Map (Case RP 25-05), in accordance with the recommendation of Staff's Memorandum dated February 5, 2025.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

PLANNING DEPARTMENT

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

Application Number RP25-05 Date Filed _____

Receipt Number _____ Amount Paid N/A

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☒ Lot Split/Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Feb. 11, 25

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	The City of Huber Heights	Name	Aaron Sorrell
Address	6131 Taylorsville Rd	Address	
	Huber Heights Oh		
		Phone	937-237-5819
Phone		Fax	
Fax		Email	
Email			

PROPERTY INFORMATION

Project Name: Dublin 7

Location of property: 6900 Executive Blvd rcplat

Book _____ Page _____ Parcel Number(s) P70 01820 0013

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: _____

Type of Development: Residential ___Commercial ___Office ___Industrial___Other___

Brief description of application request:

Public Right of Way dedication

Applicant's status: Owner _____ Lessee _____ Purchaser _____ Agent _____

Name of Engineer: _____ Telephone: _____

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

Applicant's Signature:

Aaron Sorrell

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this _____ day of _____, 20____.

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

Date Received _____ Fee Paid _____ Received by _____

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

AGENT

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

ATTORNEY

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

DEVELOPER

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

ENGINEER

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

LANDSCAPE ARCHITECT

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

OTHER

Name _____
Address _____
_____
_____
_____
Phone _____
Fax _____
Email _____

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

_____ By: _____
Witness Applicant's Signature

_____ Date: _____
Witness

Project: _____

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

_____ _____
Owner's Signature Owner's Signature

_____ _____
Printed Name Printed Name

Sworn to before me and subscribed in my presence by the said

_____ on this _____ day of _____, 20_____.

_____
Notary Public

Record Plan

DUBLIN 7

BEING A REPLAT OF LOT 1 OF PATEL PLAT, REC. PLAT BOOK 230 PAGE 14
SECTION 18, TOWNSHIP 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS MONTGOMERY COUNTY, OHIO
CONTAINING 3.778 ACRES
(OCTOBER 2024)

ACREAGE TABULATION:
2.547 Ac. IN LOT
1.231 Ac. IN DEDICATED R/W
3.778 Ac. TOTAL

SCALE 1"=30'

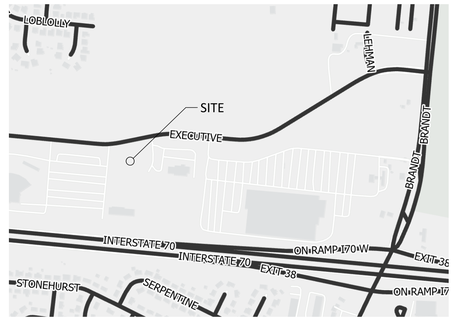
BASIS OF BEARINGS :
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (2011) WITH THE CENTERLINE OF EXECUTIVE BLVD. BEING N 78°44'53" E.

CURVE INFORMATION					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C-1	612.67'	117.56'	10°59'39"	N 84°14'55" E	117.38'
C-2	177.00'	106.69'	34°32'07"	S 06°00'58" W	105.08'
C-3	15.00'	20.18'	77°04'12"	N 43°54'34" E	18.69'
C-4	635.67'	40.97'	03°41'35"	N 80°35'53" E	40.97'
C-5	15.00'	23.56'	90°00'00"	S 56°15'07" E	21.21'
C-6	127.00'	90.27'	40°43'36"	S 09°06'43" W	88.38'
C-7	127.50"	62.45'	28°03'55"	S 19°20'06" W	61.83'

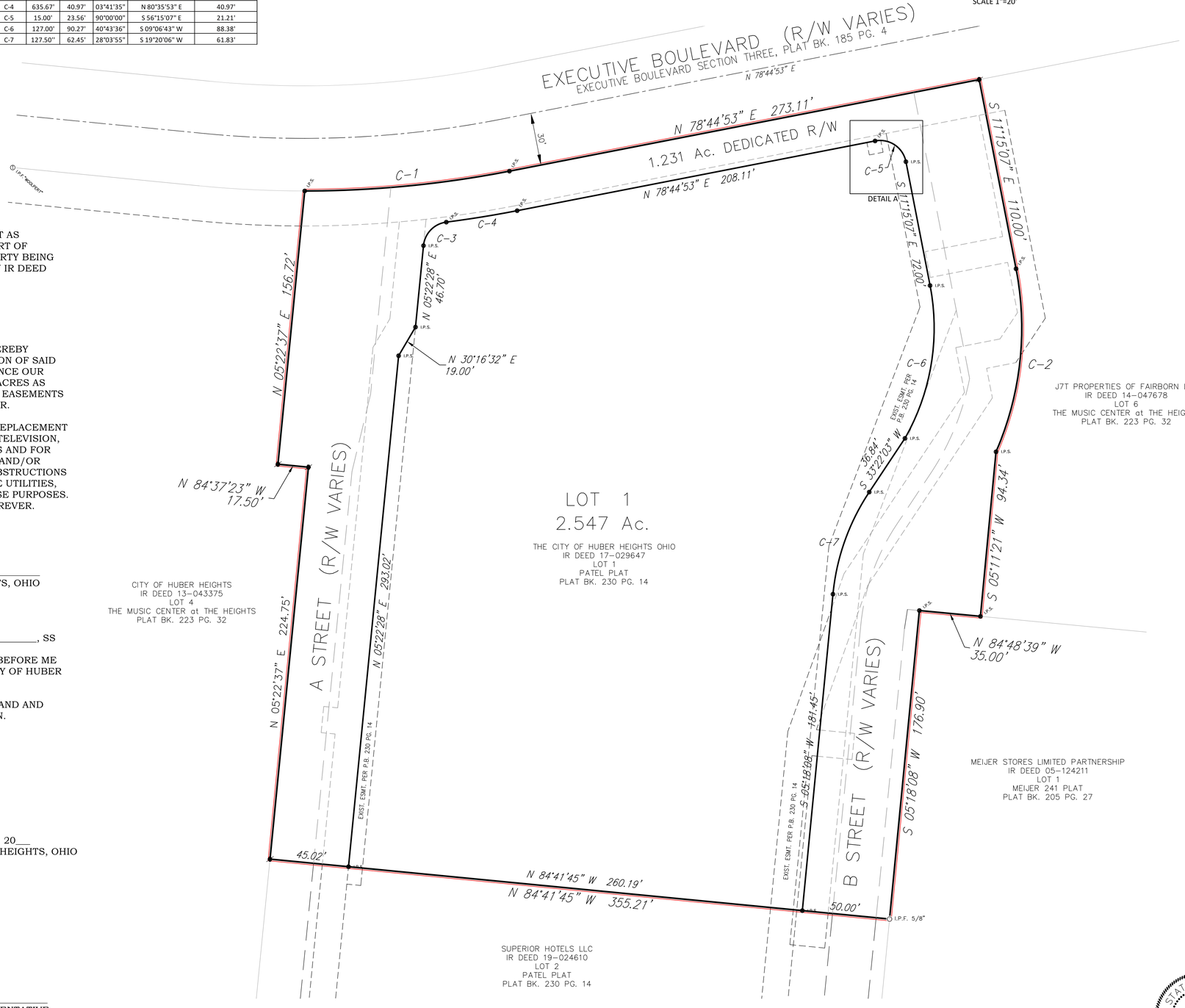


DETAIL A
SCALE 1"=20'

LINE INFORMATION		
LINE #	BEARING	DISTANCE
L1	S 11°15'07" E	7.22'
L2	N 78°44'53" E	8.00'
L3	N 11°15'7" W	6.87'



VICINITY MAP
NOT TO SCALE



DESCRIPTION

THE WITHIN PLAT IS A REPLAT OF LOT 1 OF PATEL PLAT AS RECORDED IN PLAT BOOK 230 PAGE 14 AND BEING PART OF SECTION 18, TOWNSHIP 2, RANGE 8, M.Rs. SAID PROPERTY BEING CONVEYED TO THE CITY OF HUBER HEIGHTS, OHIO BY IR DEED 17-029647.

DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID PLAT AND HAVE SIGNED THIS RECORD PLAN TO EVIDENCE OUR AGREEMENT TO IT, AND DO HEREBY DEDICATE 1.231 ACRES AS PUBLIC RIGHT OF WAY AND DO HEREBY RESERVE THE EASEMENTS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE REPAIR, REPLACEMENT OR REMOVAL OF ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SEWER OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REASONABLY REMOVING AND/OR TRIMMING TREES, AND REASONABLY CONTROLLING OBSTRUCTIONS THAT UNREASONABLY INTERFERE WITH USE OF THOSE UTILITIES, AND FOR INGRESS AND EGRESS TO ACCOMPLISH THOSE PURPOSES. THE EASEMENTS ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

WITNESS OWNER

_____ _____
CITY OF HUBER HEIGHTS, OHIO

_____

STATE OF _____, COUNTY OF_____, SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____, 20___ BY THE CITY OF HUBER HEIGHTS, OHIO, AS OWNER.

IN TESTIMONY WHEREOF, IHAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY OF HUBER HEIGHTS, OHIO

APPROVED THIS _____ DAY OF _____, 20___
BY THE PLANING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

_____
CHAIRMAN

APPROVAL
MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE _____, 20__ JOB # 24-0378RE

_____
ANDREW J. SHAHAN, P.E, P.S. OR AUTHORIZED REPRESENTATIVE

_____ _____
CHECKED BY DATE

MONUMENT LEGEND :

- ● I.P.S. IRON PIN SET W/ID CAP (5/8" X 30" CAPPED "EAM GEODATA 7984")
- ○ I.P.F. IRON PIN FOUND (SIZE NOTED)
- ⓘ I.P.F. IRON PIN FOUND W/ID CAP (SIZE NOTED)
- ◎ P.F. IRON PIPE FOUND (SIZE NOTED)
- ● M.N.S. MAG NAIL SET
- ○ M.N.F. MAG NAIL FOUND
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- × CROSS CUT SET
- × CROSS CUT FOUND
- ▩ STONE MONUMENT FOUND

SUPERIMPOSED AREA NOTE

ALL THE LANDS OF DEDICATORS FROM WHICH THIS PLAT IS DRAWN ARE SHOWN HEREON.

SURVEY REFERENCES

PLAT BK. 185 PG. 4
PLAT BK. 223 PG. 32
PLAT BK. 230 PG. 14
SURVEY REC. 2013 PG. 0137

SURVEY NOTES

1. OCCUPATION IN GENERAL FITS SURVEY, UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
3. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND ALSO CONFORMS TO OHIO REVISED CODE 711 FOR RECORD PLANS AND WAS PERFORMED UNDER MY DIRECT SUPERVISION IN OCTOBER, 2024 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

STATE OF OHIO
ERIC A. MOODY
S-7984
REGISTERED PROFESSIONAL SURVEYOR

_____
ERIC A. MOODY, PROFESSIONAL SURVEYOR No. 7984

PREPARED BY :

EAM GEODATA SOLUTIONS
937.369.0811 EAMGEODATA.COM

AI-10635 **9. A.**

Planning Commission

Meeting Date: 02/11/2025

Minutes

Information

Agenda Title

Without objection, the minutes of the January 14, 2025, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
January 14, 2025, Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: Mr. Cassity

Staff Present: Aaron K. Sorrell, Assistant City Manager, and Geri Hoskins, Planning & Zoning Administrative Assistant.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

1. **MINOR CHANGE – The applicant, FERGUSON CONSTRUCTION, is requesting approval of a Minor Change for an 11,722 SF building for a new gymnasium and additional storage. Property is located at 7251 Shull Road (Case MC 25-01).**

   Mr. Sorrell stated that the applicant is requesting a minor change of the PUD to add an 11,722 SF rear addition to the existing Huber Heights YMCA. This addition will include a new gymnasium, fitness area and storage.
   Public recreation / community centers are permitted uses in the PM district.

   Development Standards:
   - The site plan meets all parking and building setback and yard requirements.
   - All utilities are below ground.
   - The building addition will be precast wall panels that match the existing building.

   Parking and Loading:
   - The building expansion will not result in the loss of any parking spaces.

   Planning staff supports the minor expansion of the existing YMCA building to create an additional gymnasium, fitness room and storage areas. Staff

recommends approval with the condition that the applicant shall comply with all fire department requirements..

Caleb Johnson from Ferguson Construction was present.

Action

Ms. Thomas moved to approve the request by the applicant, FERGUSON CONSTRUCTION, for a Minor Change (MC 25-01) in accordance with the recommendation of Staff's Memorandum dated January 8, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. **DETAILED DEVELOPMENT PLAN – The applicant, TJL-CES, LLC, is requesting approval of a Detailed Development Plan for 0.98 ACRES TO CONSTRUCT A Domino's Pizza (pick-up and delivery only). Property is located at 8920 & 8960 Old Troy Pike (Case DDP 25-02).**

Mr. Sorrell stated that the applicant recently rezoned 2.75 acres from R-1 to Planned Commercial and plans to create two lots and construct a new 2,220 SF Domino's Pizza on 0.98 acres and reserve the remaining 1.77 acres for future development. The City Council unanimously approved the rezoning, and no residents spoke in opposition.

The applicant now seeks detailed development plan approval for the Domino's Pizza site. The restaurant will be pick-up and delivery only, with no dine-in seating.

The applicant has indicated that the drive-up window is for pick-up only. Orders are not taken at the window. On-site employees vary by the time of day. Lunch typically has two inside staff and two delivery drivers. Busy nights may have eight inside staff and ten drivers. Rarely are more than two drivers on site simultaneously.
The applicant is proposing a 10-foot tree line buffer on the south side of the property and 175-foot non-disturbance area on the east side of the property. Staff has requested the applicant enlarge the south buffer to 20-feet. This additional buffer will provide greater protection for the existing trees until a detailed development plan is submitted for this lot.

Development Standards:

- The front parking setback is 26.7 feet, larger than the minimum 25 feet required.
- The building is set back 75 feet, consistent with the development standards.
- Side and rear yards are consistent with the development standards.

Parking and Loading:

- The applicant illustrates 21 parking spaces, more than the 15 the code requires for this restaurant use. Parking stall dimensions are 10' x 18', as required.

Building Materials:

- The exterior cladding is a mixture of red brick, stone and beige EIFS, which is consistent with the building material requirements.

Landscaping:

- The application illustrates a mixture of street, shade and ornamental trees, along with a mixture of shrubs. The landscaping plans meet the zoning code requirements.
- Staff has requested the applicant to provide additional plant material along the north side of the building to soften the north façade.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan submitted on December 20, 2024, with the following conditions:

1. The south tree line buffer area shall be increased to 20 feet, and a tree survey shall be conducted to evaluate the species and health of existing trees within this buffer area. All other elements of the demolition plan shall remain unchanged.
2. Signs shall conform to Chapter 1189.
3. Additional shade-tolerant plant material will be installed along the north wall to soften the building façade.

Art Harden Calibre engineering was present.

Action

Mr. Jeffries moved to approve the request by the applicant, TJL-CES, LLC, for approval of a Detailed Development Plan (DDP 25-02) in accordance with the recommendation of Staff's Memorandum dated January 9, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Thomas, Ms. Vargo, Mr. Jeffries, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

Election of Officers

Action

Ms. Vargo moved to nominate Terry Walton the 2025 Chair.
Seconded by Mr. Jeffries. Roll call showed: YEAS: Mr. Jeffries, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

Action

Ms. Thomas moved to nominate Jan Vargo as the 2025 Vice Chair.
Seconded by Mr. Walton. Roll call showed: YEAS: Mr. Jeffries, Ms. Vargo, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

IX. Approval of the Minutes

Without objection, the minutes of the December 10, 2024, Planning Commission meetings are approved.

X. Reports and Calendar Review

Creekside DDP

XI. Upcoming Meetings

February 11, 2025
March 11, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:30 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Assistant **Date**