AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
December 10, 2025
6:00 P.M.

1. Call Meeting To Order

2. Oath of Office

   A. Jan Vargo

3. Roll Call

4. Opening Remarks By The Chair and Commissioners

5. Citizens Comments

6. Swearing of Witnesses

7. Pending Business

   A. None

8. New Business

A. MINOR CHANGE - The applicant, GRAPHIC DETAIL INC., is requesting approval of a Minor Change for additional signage. Property is located at 6170 Brandt Pike (MC 25-26).

B. DETAILED DEVELOPMENT PLAN - The applicant, ROCKFORD HOMES, is requesting approval of a Detailed Development Plan for a 104-lot subdivision development on 37.99 acres. Property is located at 4460 Fishburg Road (Case DDP 25-27).

9. Additional Business

A. None

10. Approval of Minutes

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

11. Reports and Calendar Review

A. 2026 Meeting Schedule

12. Upcoming Meetings

A. January 13, 2026
February 10, 2026

13. Adjournment

AI-11285 **8. A.**

Planning Commission

Meeting Date: 12/10/2025

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, GRAPHIC DETAIL INC., is requesting approval of a Minor Change for additional signage. Property is located at 6170 Brandt Pike (MC 25-26).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Memorandum

Staff Report for Meeting of December 10, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: December 2, 2025

Subject: MC 25-26 RollHouse Signs
6170 Brandt Pike

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Graphic Detail Inc. – Applicant
DEVELOPMENT NAME:	RollHouse – Huber Heights
ADDRESS/LOCATION:	6170 Brandt Pike
ZONING/ACREAGE:	PC: Planned Commercial / 4.7 acres.
EXISTING LAND USE:	Bowling / Entertainment Facility
ZONING ADJACENT LAND:	Surrounding properties are zoned: PC, R-1 & R-4
REQUEST:	The applicant requests approval to install two wall signs and three wall graphics. The total sign area is 832 S.F.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1189
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
The applicant is requesting a minor change of the PUD to install two wall signs and three wall graphics. The total area for the graphics and signs is 832 S.F.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1189 - Signs.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

Staff Analysis

Signage
Since this is a Planned Commercial District, the Planning Commission has great latitude in approving signage.

Building Signs: The applicant is proposing two wall signs, each approximately 224 SF and three “lifestyle” graphics, each 128 SF for a total of approximately 832 SF.

It is the staff’s professional opinion that wall sign size should be allocated as a ratio of sign area to building wall length, so signs are proportional to building size, and they don’t appear too large or too small. Many communities have a ratio of 1 to 2 sf per linear foot of the building wall. The North Heights Plaza shopping center PUD allows up to 2 SF per

linear foot. The Planning Commission also approved this approach with the Buc-ee's wall signs.

In this case, the RollHouse wall signs are well below 2 SF / linear foot. The proposed sign ratios are:

Main entrance (North building wall): 0.78 SF / linear foot
West wall: 1.43 SF / linear foot

Additional Comments:

Fire: N/A
City Engineer: The City Engineer had no comments.

Recommendation
Planning staff supports a minor change to permit the two wall signs and three wall graphics. Staff recommends approval with no conditions.

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

1) Approve the Minor Change with or without conditions;
2) Deny the Minor Change; or
3) Table the application to gather additional information.

HUBER HEIGHTS
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Planning Commission Decision Record

WHEREAS, on November 12, 2025, the applicant, GRAPHIC DETAIL INC., requested approval of a Minor Change for additional signage. Property located at 6170 Brandt Pike, further identified as Parcel Number P70 00205 0033 on the Montgomery County Auditor's Map (Case MC 25-26), and;

WHEREAS, on December 10, 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, Graphic Detail Inc., for approval of a Minor Change. Property is located at 6170 Brandt Pike (Case MC 25-26), in accordance with the recommendation of Staff's Memorandum dated December 2, 2025, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: None. 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_____ Date Filed _____
Receipt Number _____ Amount Paid_____

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

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	Graphic Detail Inc.	Name	Craig LeMasters
Address	936 Greenbriar Parkway	Address	936 Greenbriar Parkway
	Kent, OH 44240		Kent, OH 44240
Phone	330-678-1724	Phone	330-678-1724
Fax	330-678-7849	Fax	330-678-7849
Email	craig@gdzoo.com	Email	craig@gdzoo.com

PROPERTY INFORMATION

Project Name: RollHouse - Huber Heights

Location of property: 6170 Brandt Pike, Huber Heights, OH 45424

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: _____

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

Brief description of application request:

_____

_____

_____

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

Name of Engineer: _____ Telephone: _____

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

Applicant's Signature

Craig LeMasters
Applicant's Signature:

Craig LeMasters
Printed Name:

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

Glen E. Sur
OWNER

Subscribed and sworn to before me this 10th day of November, 2025.

Gail A. Turner
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 7-24-27

Gail Turner
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.

Witness

Witness

By: Craig LeMasters
Applicant's Signature

Date: 11/10/25

Project: RollHouse - Huber Heights, OH

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 Craig LeMasters 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

Glenn Gable
Printed Name

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

Glenn Gable on this 10th day of November, 2025.

NOTARIAL SEAL STATE OF OHIO

Gail A. Turner
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 7-24-27

Gail Turner
Notary Public

Proposed Sign Package

Site Location - 6170 Brandt Pike Huber Heights, OH 45424



ROLLHOUSE

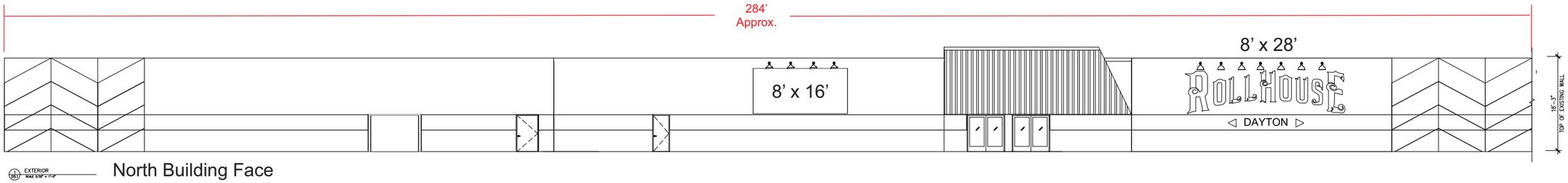
DAYTON

Presented by Graphic Detail Inc. 936 Greenbriar Parkway Kent, Ohio 44240

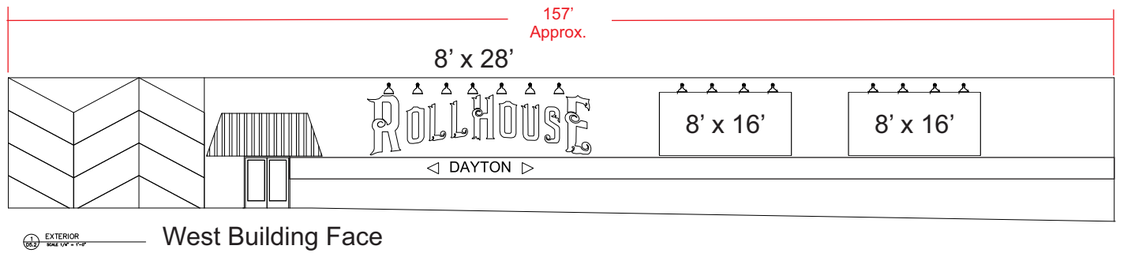
RollHouse Proposed Signage

Site Location - 6170 Brandt Pike Huber Heights, OH 45424

Proposed Logo Signage QTY 2 - Sq. Ft. Each 224
Proposed Photo "Lifestyle" Prints Qty 3 - Sq.Ft. Each 128



EXTERIOR WALL 3/16" = 1'-0" North Building Face



EXTERIOR WALL 3/16" = 1'-0" West Building Face



EXTERIOR WALL 3/16" = 1'-0" North Building Face



EXTERIOR WALL 3/16" = 1'-0" West Building Face

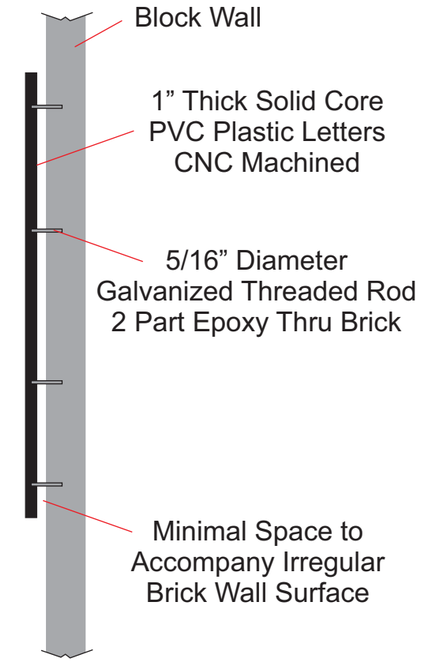
RollHouse Proposed Signage

Site Location - 6170 Brandt Pike Huber Heights, OH 45424

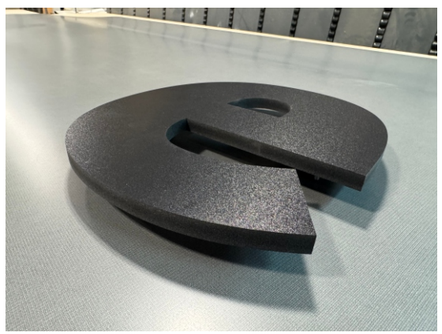
QTY 2 1” Thick Dimensional PVC Plastic Letters
NOT intrnally Lighted - Treaded Stud Epoxy to Wall Construction



Front View



Front View

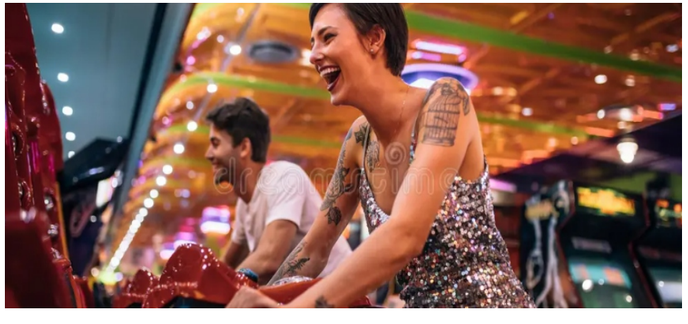


Typical
CNC PVC
Letter

Proposed Photo “Lifestyle” Prints
Qty 3 - Sq.Ft. Each 128







96” Tall x 192”
Digitally Printed High Resolution Graphics
Mounted to 1/4” Thick ACM Material
Face Screwed to Brick Wall Surface

Actual Photos To Be Determined

AI-11286 **8. B.**

Planning Commission

Meeting Date: 12/10/2025

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, ROCKFORD HOMES, is requesting approval of a Detailed Development Plan for a 104-lot subdivision development on 37.99 acres. Property is located at 4460 Fishburg Road (Case DDP 25-27).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of December 10, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: December 3, 2025

Subject: DDP 25-27 Creekstone Bluff
4460 Fishburg Road

Department of Planning and Zoning , City of Huber Heights

APPLICANT/OWNER:	Rockford Homes – Applicant/Owner
DEVELOPMENT NAME:	Creekstone Bluff
ADDRESS/LOCATION:	4460 Fishburg Road
ZONING/ACREAGE:	PR – Planned Residential District / 37.99 Acres
EXISTING LAND USE:	Residential / Vacant Lands
ZONING ADJACENT LAND:	North: R-1 / PR East : R-1 / A West: A South: A
REQUEST:	The applicant seeks detailed development plan approval for a 104-lot subdivision development on 37.99 acres.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1172
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview
The applicant seeks detail development plan approval for a 104-unit single-family home development on 37.99 acres. Approximately 36.4% (13.8 acres) of the development is open space.

Site Characteristics
The site is a mixture of grasslands and wooded areas, generally sloping north to south. There is a significant change in topography on the southeast side of the lot, with a creek running along the eastern edge.

Applicable Zoning Regulations
The staff analysis addresses the elements of the basic development plan requirements and standards for approval of the detailed development plan.

The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1172 – Planned Residential, and Chapter 1181 – General Provisions.

The basic development plan was approved with the following conditions:

- The applicant shall comply with all Fire Department requirements.
- The applicant shall construct a 6-foot sidewalk along Fishburg Road.
- The applicant shall modify the existing storm drain easement to reflect the layout of the stream area better and provide access via a public street or driveway.
- Water and sanitary lines shall be placed in public easements.

Staff Analysis
The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Conformance with Basic Development Plan Conditions
The detailed development plans indicate that the applicant will comply with all four conditions outlined above.

Conformance with other zoning provisions

Conformance With Planned Residential District Requirements:

Uses: One-family dwellings are a permitted use.

Development Standards:

- Density: The gross density is 2.74 dwelling units per acre (DUA), and the net density (less open space) is 4.3 DUA. In this location, the PR district allows a net density up to 5 DUA.

- Lot size and setbacks:

	Lot Size	Frontage	Yards			
			Front	Side	Sum of Side	Rear
Proposed	6,250sf (30)	50’ (30)	25	5	10	25
	7,500sf (74)	60’ (74)	25	5	10	25

The plans illustrate the approved setbacks.

Parking: The code requires three spaces per unit, including driveway parking areas. These requirements will be verified and enforced when individual zoning permit applications are submitted.

Utilities: All utilities are below ground.

Building Materials: During the basic development plan public hearing, the applicant provided examples of elevations that are consistent with our residential building materials requirements. The applicant has not asked for any considerations or modifications to those requirements, therefore Section 1181.20 “Building Materials for Dwellings” will apply and be enforced when individual zoning permit applications are submitted.

Signs: The applicant has not proposed an entry feature sign with this application. Staff recommends, as a condition of approval, a six-foot-tall limit to any future entry feature. If the applicant desires a taller entry feature, they can seek a minor change through the Planning Commission.

Additional Comments:

Fire: No additional comments

City Engineer: No additional comments

Recommendation

It is the staff's opinion that the requirements of Section 1171.09 can be met, and recommends approval of the Creekstone Bluff detailed development plan as submitted on November 18, 2025 with the following conditions:

- The applicant shall extend the Fishburg Road public improvements to the west property line.
- The applicant shall dedicate an additional four (4) feet of right-of-way along Fishburg Road to ensure the sidewalk is wholly within the right-of-way.
- A future entry feature sign shall not exceed an average height of six (6) feet.

- The applicant shall comply with all other zoning, engineering and 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) Recommend denial of the detailed development plan.
3) Table the application to gather additional information.

HUBER HEIGHTS
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Planning Commission Decision Record

WHEREAS, on November 18, 2025, the applicant, ROCKFORD HOMES, requested approval of a Detailed Development Plan for a 104-lot subdivision development on 37.99 acres. Property located at 4460 Fishburg Road, further identified as Parcel Number P70 04007 0009 on the Montgomery County Auditor's Map (Case DDP 25-27), and;

WHEREAS, on December 10, 2025, the Planning Commission did meet and fully discuss the details of the request.

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

moved to approve the request by the applicant, Rockford Homes, for approval of a Detailed Development Plan. Property is located at 4460 Fishburg Road (Case DDP 25-27), in accordance with the recommendation of Staff's Memorandum dated December 3, 2025, with the following conditions:

1. The applicant shall extend the Fishburg Road public improvements to the west property line.
2. The applicant shall dedicate an additional four (4) feet of right-of -way along Fishburg Road to ensure the sidewalk is wholly within the right-of-way.
3. A future entry feature sign shall not exceed an average height of six (6) feet.
4. The applicant shall comply with all other zoning, engineering and fire department requirements.

Seconded by Roll call showed: YEAS: NAYS: None. Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'25 NOV 18 1:28

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

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

****

Application Number DDP 25-27 Date Filed 11/18/25
Receipt Number 830177 Amount Paid 1275.00

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

Dec. 10, 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	Rockford Homes	Name	Jim Lipnos
Address	999 Polaris Parkway, Suite 200 Columbus, OH 43240	Address	999 Polaris Parkway, Suite 200 Columbus, OH 43240
Phone		Phone	614-785-0015
Fax		Fax	
Email		Email	jlipnos@rockfordhomes.net

PROPERTY INFORMATION

Project Name: Creekstone Bluff

Location of property: 4460 Fishburg Road, Huber Heights, OH

Book _____ Page _____ Parcel Number(s) P70 04007 0009

Current Zoning: R1 Residence District Proposed Zoning: Planned Residential (PR) District

Property Owner's Name: Rockford Homes, Inc Telephone: 614-785-0015

Address: 999 Polaris Pkwy, Ste 200, Columbus, OH 43240

Total acres included in this application: 39.09

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

Brief description of application request:
Creekstone Bluff is a proposed single-family development including 104 lots with public right-of-way and public utilities to serve the site.

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

Name of Engineer: Jon Buchanan, P.E., CESO Inc. Telephone: 937-609-4381

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

Applicant's Signature

[signature]
Applicant's Signature:

James L. Lipuos
Printed Name:

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

[signature]
OWNER - James L. Lipuos, Rockford Homes

Subscribed and sworn to before me this 13th day of November, 2025.

Kimberly J Wilcheck
Notary Public, State of Ohio
Commission #: 2017-RE-685932
My Commission Expires 12-05-2027

Kimberly J Wilcheck
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: Rockford Homes
Address: 999 Polaris Parkway, Suite 200
Columbus, OH 43240

Phone: 614-785-0015
Fax:
Email: jlipnos@rockfordhomes.net

AGENT

Name:
Address:

Phone:
Fax:
Email:

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name: Rockford Homes
Address: 999 Polaris Parkway, Suite 200
Columbus, OH 43240

Phone: 614-785-0015
Fax:
Email: jlipnos@rockfordhomes.net

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: CESO, Inc.
Address: 2800 Corporate Exchange Drive
Suite 400
Columbus, OH 43231

Phone: 937-609-4381
Fax:
Email: jon.buchanan@cesoinc.com

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.

Witness

Witness

By: _____
Applicant's Signature

Date: Nov. 13, 2025

Project: CREEKSTONE BLVTTS

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

JAMES L. LEPOS, ROCKFORD HOMES
Printed Name

Printed Name

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

James Lepos on this 13th day of November, 2025.

Kimberly J Wilcheck
Notary Public, State of Ohio
Commission #: 2017-RE-685932
My Commission Expires 12-05-2027

Kimberly J Wilcheck
Notary Public

BOUNDARY DESCRIPTION

Containing 38.880 Total Acres

Situated in fractional Section 33, Township 2, Range 8 M.Rs., City of Huber Heights, Montgomery County, Ohio and being all of the lands conveyed to Melissa Buckley and Wayne Forgan Jr., as recorded in I.R. Deed 21-024805, all deed references refer to the records of the Recorder's Office, Montgomery County, Ohio and being more particularly described as follows:

Beginning for reference at a found Railroad Spike (Monument Record 915) in the centerline of Fishburg Road (Road Record C-078)(R/W Varies), being the northeasterly corner of said Section 33 and the northeasterly corner of a 5.909- acre tract of land conveyed to Douglas & Teresa Olson, Trustees as recorded in I.R. Deed 22-008804;

Thence along said centerline, the northerly line of said Section 33, the northerly line of said 5.909-acre tract and partially along the southerly line of a 5.975-acre tract of land conveyed to Buddhist Meditation Temple, INC as recorded in I.R. Deed 06-006216, **North 85°33'09" West,** distance of **280.97 feet** to a set **Mag Nail** and being the **True Point of Beginning;**

Thence along the westerly line of said 5.909 acre tract the following courses:

- **South 20°13'53" West,** (passing a set 5/8" Iron Pin at a distance of 31.17 feet) for a total distance of **344.10 feet** to a set **5/8" Iron Pin;**
- **South 06°27'29" West,** distance of **289.60 feet** to a found **5/8" Iron Pin;**
- **South 02°59'27" East,** a distance of **113.85 feet** to a found **3/4" Iron Pin;**
- **South 68°27'48" East,** a distance of **112.09 feet** to a set **5/8" Iron Pin** in the northerly line of a 16.776-acre tract of land conveyed to Fraternal Order of Police Captain John C. Post Lodge #44 Inc. as recorded in I.R. Deed 08-077403;

Thence along the perimeter of said 16.776 acre tract the following courses:

- **South 72°27'22" West,** a distance of **124.10 feet** to a found **5/8" Iron Pin** with a "N.B.P. 6834" cap;
- **South 61°10'18" West,** a distance of **142.60 feet** to a found **5/8" Iron Pin** with a "N.B.P. 6834" cap;
- **South 54°26'07" West,** a distance of **82.87 feet** to a found **5/8" Iron Pin** with a "N.B.P. 6834" cap;
- **South 05°37'27" West,** a distance of **523.48 feet** to a found **3/4" Iron Pin** at the base of a 6" wood post at the northeasterly corner of Lot 5 of Powell Estates, a subdivision of record in Plat Book 107, Page 61;

Thence along the northerly line of Lots 1-5 of said Powell Estates, **North 85°03'27" West,** a distance of **1,041.23 feet** to a found **5" Square Stone** at the northwesterly corner of Lot 1 of said Powell Estates, at the northeasterly corner of a 5.001-acre tract of land conveyed to Carl P. Rose and Lucinda M. Rose as recorded in Deed M.F. 93-801B01 and at the southeasterly corner of a 5.007-acre tract of land conveyed to Karen & Russell Willingham as recorded in I.R. Deed 16-039063;

Thence along the easterly lines of said 5.007-acre tract, a 5.005-acre tract of land conveyed to Robert H. Schack and Rosemarie A. Schack as recorded in I.R. Deed 22-071571, a 6.690-acre tract of land conveyed to Geraldine A. Hamilton & Dennis C. Richards as recorded in I.R. Deed 23-020418, a 10.0-acre tract of land conveyed to Camelot Creek Farms, LLC as recorded in I.R. Deed 17-037330, **North 05°42'57" East,** (passing a found 3/4" Iron Pin at 352.12 feet along and 1.42 feet East of line, a found 8" wood post with a Railroad Spike at 1022.44 feet and an Iron Pin set at 1429.10 feet) a total distance of **1,459.11 feet** to a set **Mag Nail** in the centerline of said Fishburg Road;

Thence along said centerline, and along the southerly lines a 1.505-acre tract of land conveyed to Jennifer J. Borders and Nicky D. Jones, as recorded in I.R. Deed 20-051653, a 5.00-acre tract of land conveyed to Eleonora Khatamova and Bora Sari, as recorded in I.R. Deed 23-056242, a 0.2134-acre tract of dedicated right-of-way as recorded in Plat book 234, Page 33, a 0.223-acre tract of dedicated right-of-way conveyed to City of Huber Heights as recorded in Deed M.F. 91-0525A01, a 5.073-acre tract of land conveyed to Douglas & Joy Russell, as recorded in I.R. Deed 01-130187, and said 5.975-acre tract, **South 85°33'09" East,** (passing a found Mag Nail at 366.81 feet, a found Mag Nail at 572.57 feet, a found Railroad Spike at 674.80 feet, and a found Railroad Spike at 952.63 feet) a total distance of **1,299.28 feet** to the **True Point of Beginning.**

Containing **38.880 Acres of Land** (including **0.892 acres** withing the right of way of Fishburg Road) and being subject to all rights-of-way, easements, encumbrances, covenants, restrictions and other matters of record.

All monumentation called for was found in good condition unless otherwise noted. All iron pins called as set are 5/8" x 30" rebar with a yellow cap stamped "CESO".

Bearing system based on a portion of the centerline of Fishburg Road **(South 85°33'09" East)** Ohio State Plane – South, NAD 83 and upon GPS observations taken by CESO, Inc in May 2025. Scaled to ground at a Lat. N39°50' 30.86601", Long. W84°09'09.44900" at a project height of 741.280 feet and a scale factor of 1.00006771277856.

The description is based on an actual field survey performed by CESO in May of 2025, and recorded in the Montgomery County Engineer's record of land surveys in Volume 2025, Page 0263 under my direct supervision, Joshua R. Cottingim, Registered Professional Land Surveyor No. 8911 of the state of Ohio, and that all monuments found or set, correctly represents the boundaries herein described.

_____

Joshua R. Cottingim, PS
Ohio Registered Surveyor No. 8911

Date

DETAILED DEVELOPMENT PLAN/SITE IMPROVEMENT PLAN

CREEKSTONE BLUFF

NOVEMBER 2025

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

DEVELOPER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

OWNER
MELISSA BUCKLEY & WAYNE FORGAN JR
7797 S BROWN SCHOOL RD
VANDALIA, OH 45377

SURVEY PROVIDED BY:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: MATT ACKROYD
EMAIL: MATT.ACKROYD@CESOINC.COM

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN
EMAIL: JON.BUCHANAN@CESOINC.COM

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

SITE DATA:

EX ZONING:	R-1			
PROPOSED ZONING:	PR (PLANNED RESIDENTIAL DISTRICT)			
	SECTION 1	SECTION 2	SECTION 3	TOTAL
TOTAL ACREAGE:	16.39 AC	9.15 AC	12.45 AC	37.99 AC
50' LOT COUNT:	16 LOTS	0 LOTS	14 LOTS	30 LOTS
60' LOT COUNT:	23 LOTS	23 LOTS	28 LOTS	74 LOTS
PROPOSED DENSITY:	2.38 DUA	2.51 DUA	3.37 DUA	2.74 DUA
OPEN SPACE:	13.83 AC (36.4%)			
PROPOSED STREET LENGTH:	3698 LF			
PROPOSED RIGHT OF WAY:	4.50 AC (11.9%)			

GOVERNING AGENCIES AND UTILITY COMPANIES:

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

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

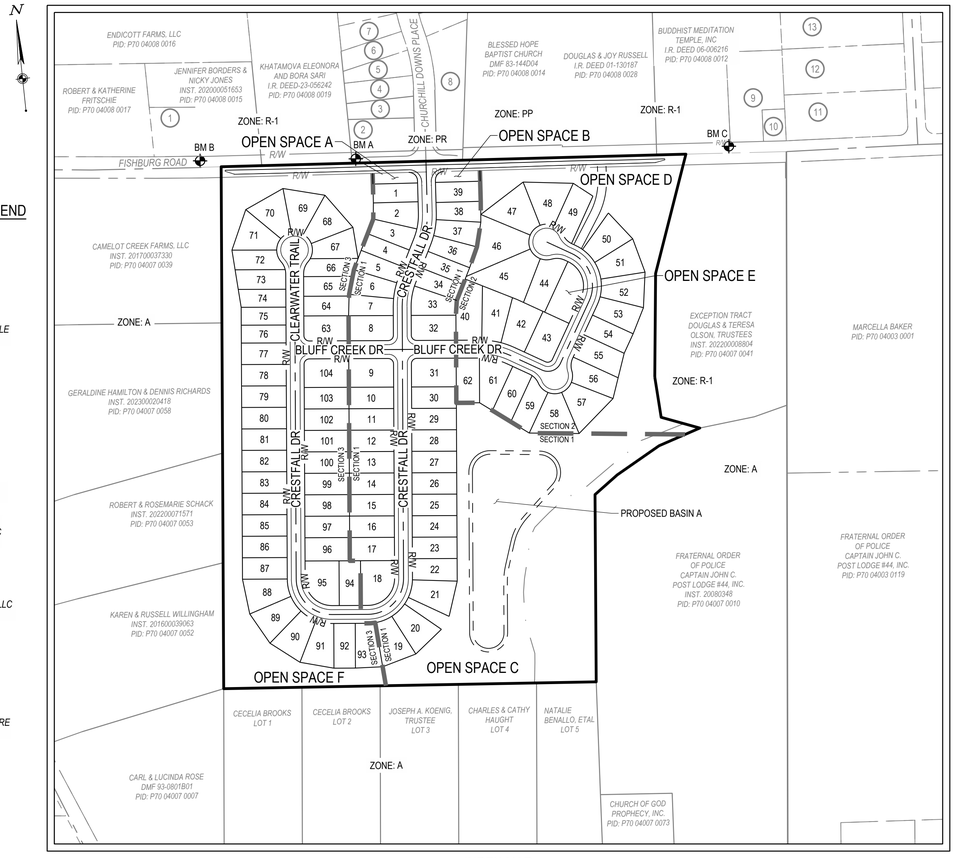
GAS
CENTERPOINT ENERGY
4285 NORTH JAMES McGEE BLVD
DAYTON, OH 45427
(937) 440-1957

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

PROPERTY OWNER LEGEND

1. *ROBERT FULLER JR, TRUSTEE* — *PID: P70 04008 0020*
2. *ZULFIYA MUSAYEVA ET AL* — *PID: P70 04008 0015*
3. *HOA VAN TRAN & KIEU THI MONG LE* — *PID: P70 04008 0014*
4. *MIKAIL ASLANOV* — *PID: P70 04008 0113*
5. *MARISA & DARIUS SMITH* — *PID: P70 04008 0112*
6. *THERESA & STEVEN KABBES* — *PID: P70 04008 0111*
7. *ASLAN SHAKAROV* — *PID: P70 04008 0110*
8. *LEXINGTON PLACE PHASE II HOMEOWNERS ASSOCIATION, INC* — *PID: P70 04008 0134*
9. ***NO OWNER NAME*** — *PID: P70 04008 0022*
10. *BUDDHIST MEDITATION TEMPLE, LLC* — *PID: P70 04008 0013*
11. *GROVER ALLEN JR* — *PID: P70 00204 0020*
12. *BARTHOLOMEW & AMY BROWN* — *PID: P70 00204 0019*
13. *ALLEN OMALLEY & EMILY SIZEMORE* — *PID: P70 00204 0018*



INDEX MAP

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

BENCHMARKS (NAD83):

BM "A":
CUT "X" ON EAST BOLT OF FIRE HYDRANT BEING APPROX. 200 FEET WEST OF CHURCHILL DOWNS PL. AND APPROX. 15 FEET NORTH OF FISHBURG RD.
ELEV=847.10'

BM "B":
BENCH-TIE SET ON SOUTH FACE OF UTILITY POLE BEING THE 3RD POLE WEST OF CHURCHILL DOWNS PL AND APPROX. 20 FEET NORTH OF FISHBURG RD.
ELEV=838.09'

BM "C":
BENCH-TIE SET ON SOUTH FACE OF UTILITY POLE BEING APPROX. 10 FEET WEST OF ASPHALT DRIVEWAY FOR 4550 FISHBURG RD AND 20 FEET NORTH OF FISHBURG RD.
ELEV=835.16'

SURVEY NOTES:

HORIZONTAL DATUM:
OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD83 (2011), DETERMINED BY GPS OBSERVATIONS
VERTICAL DATUM:
NAVD88 PER BENCHMARKS AND CONTROL AS SHOWN ON FISHBURG BASIC DEVELOPMENT PLAN.

UTILITY DISCLAIMER:
THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

DATE OF FIELD SURVEY: MAY 2025

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, 39113C0159E, EFFECTIVE DATE: JANUARY 6, 2005.



VICINITY MAP
N.T.S.

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	CONTSTRUCTION NOTES & DETAILS
4	SANITARY DETAILS
5	WATER DETAILS
6	EXISTING CONDITIONS
7	OVERALL UTILITY PLAN
8-9	GRADING PLAN
10-11	PRE GRADING PLAN
12-14	INTERSECTION DETAIL
15	ELBOW DETAIL
16-17	CUL DE SAC DETAIL
18	EMERGENCY ACCESS DETAIL
19-21	ROAD WIDENING
22-23	CRESTFALL DR PLAN & PROFILE
24	CRESTFALL DR & CLEARWATER TRAIL PLAN & PROFILE
25-26	BLUFF CREEK RD PLAN & PROFILE
27	BASIN DETAILS
28-29	STORM SEWER PROFILES
30	STORM SEWER PROFILES
32-37	SANITARY PLAN & PROFILE
38-39	FORCE MAIN PLAN & PROFILE
40	SWPPP NOTES
41-42	SWPPP DETAILS
43-44	EROSION & SEDIMENT CONTROL PLAN

STANDARD DRAWINGS		
ODOT STANDARD CONSTRUCTION DRAWINGS	CITY OF HUBER HEIGHTS STANDARD CONSTRUCTION DRAWINGS	
CB-2-2A	PV-3.0	WT-3.0
CB-2-2B	PV-4.0	WT-4.0
CB-2-3, 2-4	PV-5.0	
CB-3	PV-7.0	
CB-3A	MH-1.2	
HW-2.2	MS-1.0	
BP-7.1	MS-2.0	
	SA-1.0	
	WT-1.0	

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

REGISTERED ENGINEER DATE

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

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

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

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Project Number:	765946
Scale:	1" = 200'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
COVER SHEET

1

C:\DC\ACCDocs\CESO\Rockford Fishburg Rd\Project Files_CESO\03-CIVIL\PLAN\FINAL\765946_COVER SHEET.dwg - 11/17/2025 - Riley Lake

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 937-866-3303, 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.

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 DUCTILE CAST IRON PIPE AND CONFORM TO ANSI A-21.51 (AWWA C 151), CLASS 53. BENDS AND TEES SHALL BE RESTRAINED USING BOTH MEGA LUGS AND CONCRETE THRUST BLOCKS FOR THE LENGTH DETERMINED BY THE CITY INSPECTOR.
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,DISINFECTED AND RELEASED FOR TAPS.
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.
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 I' MAXIMUM NIPPLE 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. ALL MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH CITY STANDARDS. MANHOLE STEPS SHALL BE PLASTIC.
10. ALL MANHOLE FRAMES AND LIDS SHALL BE DUCTILE IRON TRAFFIC BEARING WITH VENT HOLES TO BE AT THE OPTION OF THE CITY ENGINEER.

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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

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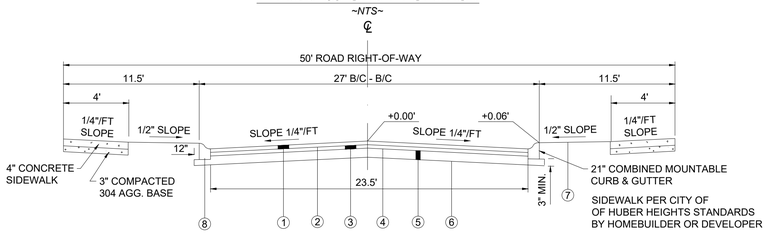
Project Number:	765946
Scale:	N/A
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
GENERAL NOTES

C:\DC\ACCDocs\CESO\Rockford Fishburg Rd\Project Files_CESO\03-CIVIL\PLAN\FINAL\765946_COVER SHEET.dwg - 11/17/2025 - Riley Lake

TYPICAL 50' STREET SECTION

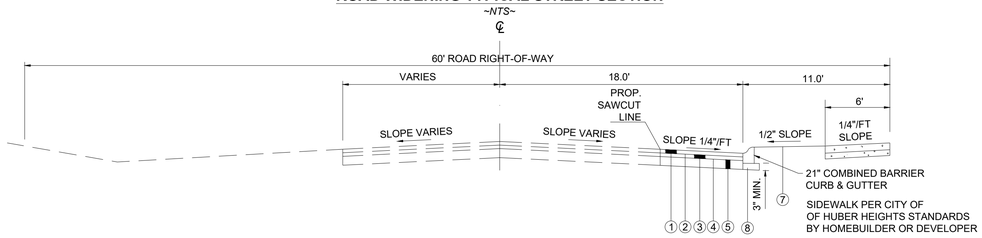
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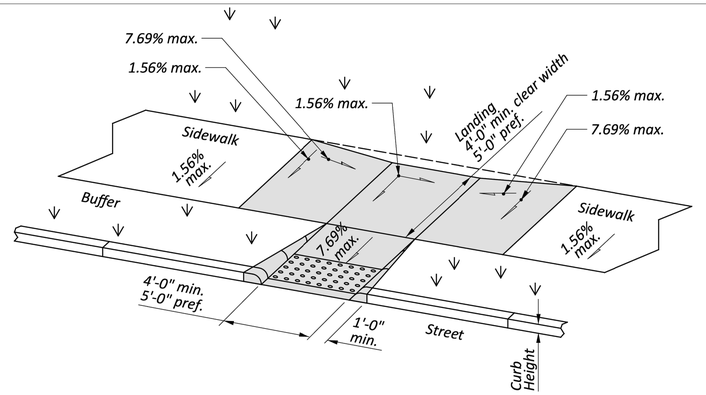
① ITEM 441 (TYPE 1): ASPHALT SURFACE COURSE (1 1/4"SURFACE COURSE).
② ITEM 407: TACK COAT TRACKLES NT SS-1HM TRACKLESS TACK @ 0.1 GAL./S.Y.
③ ITEM 441 (TYPE 2): ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE).
④ ITEM 408: BITUMINOUS PRIME COAT MC-30 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
⑤ ITEM 304: AGGREGATE BASE (10" TOTAL - MAX. 4" LIFTS)
⑥ ITEM 203: SUBGRADE COMPACTION
⑦ ITEM 659: SEEDING AND MULCHING
⑧ MOUNTABLE CURB & GUTTER

ROAD WIDENING TYPICAL STREET SECTION

~NTS~

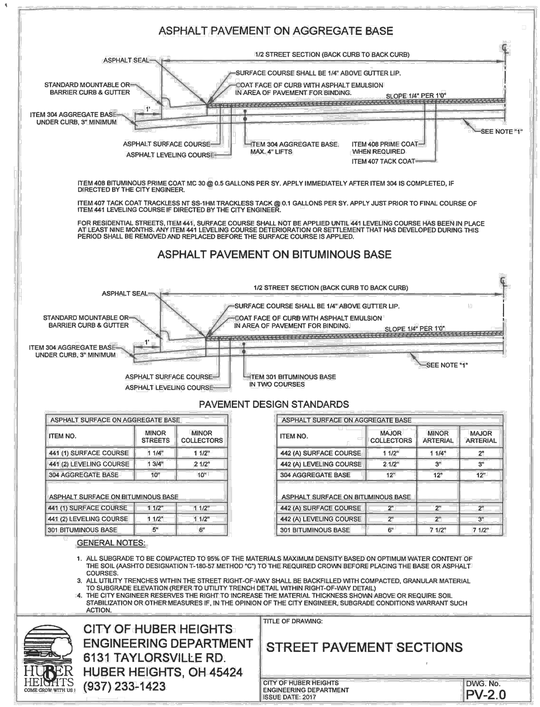


① ITEM 441 (TYPE 1): ASPHALT SURFACE COURSE (1 1/2"SURFACE COURSE).
② ITEM 407: TACK COAT TRACKLES NT SS-1HM TRACKLESS TACK @ 0.1 GAL./S.Y.
③ ITEM 441 (TYPE 2): ASPHALTIC CONCRETE (2 1/2" LEVELING COURSE).
④ ITEM 408: BITUMINOUS PRIME COAT MC-30 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
⑤ ITEM 304: AGGREGATE BASE (10" TOTAL - MAX. 4" LIFTS)
⑥ ITEM 203: SUBGRADE COMPACTION
⑦ ITEM 659: SEEDING AND MULCHING
⑧ BARRIER CURB & GUTTER



Type C2 (Combined with returned curb)

ODOT BP-7.1



PAVEMENT DESIGN STANDARDS

ASPHALT SURFACE ON AGGREGATE BASE		
ITEM NO.	MINOR STREETS	MINOR COLLECTORS
441 (1) SURFACE COURSE	1 1/4"	1 1/2"
441 (2) LEVELING COURSE	1 3/4"	2 1/2"
304 AGGREGATE BASE	10"	10"
ASPHALT SURFACE ON BITUMINOUS BASE		
441 (1) SURFACE COURSE	1 1/2"	1 1/2"
441 (2) LEVELING COURSE	1 1/2"	1 1/2"
301 BITUMINOUS BASE	5"	6"

ASPHALT SURFACE ON AGGREGATE BASE			
ITEM NO.	MAJOR COLLECTORS	MINOR ARTERIAL	MAJOR ARTERIAL
442 (A) SURFACE COURSE	1 1/2"	1 1/4"	2"
442 (A) LEVELING COURSE	2 1/2"	3"	3"
304 AGGREGATE BASE	12"	12"	12"
ASPHALT SURFACE ON BITUMINOUS BASE			
442 (A) SURFACE COURSE	2"	2"	2"
442 (A) LEVELING COURSE	2"	2"	3"
301 BITUMINOUS BASE	6"	7 1/2"	7 1/2"

GENERAL NOTES:

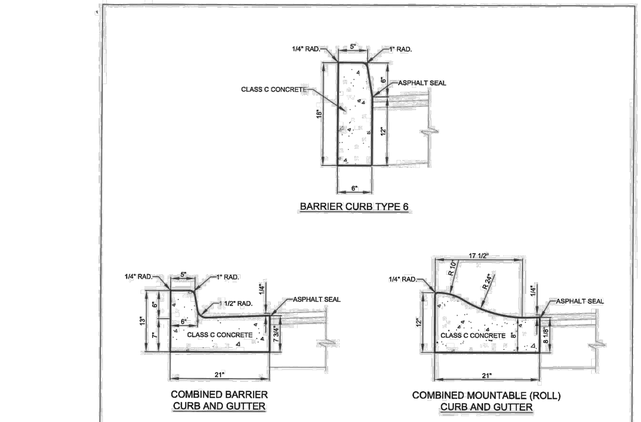
1. ALL SUBGRADE TO BE COMPACTED TO 95% OF THE MATERIALS MAXIMUM DENSITY BASED ON OPTIMUM WATER CONTENT OF THE SOIL (AASHTO DESIGNATION T-180-57 METHOD "C") TO THE REQUIRED CROWN BEFORE PLACING THE BASE OR ASPHALT COURSES.
3. ALL UTILITY TRENCHES WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH COMPACTED, GRANULAR MATERIAL TO SUBGRADE ELEVATION (REFER TO UTILITY TRENCH DETAIL WITHIN RIGHT-OF-WAY DETAIL).
4. THE CITY ENGINEER RESERVES THE RIGHT TO INCREASE THE MATERIAL THICKNESS SHOWN ABOVE OR REQUIRE SOIL STABILIZATION OR OTHER MEASURES IF, IN THE OPINION OF THE CITY ENGINEER, SUBGRADE CONDITIONS WARRANT SUCH ACTION.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
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HUBER HEIGHTS, OH 45424
(937) 233-1423

TITLE OF DRAWING: STREET PAVEMENT SECTIONS

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. PV-2.0



GENERAL NOTES:

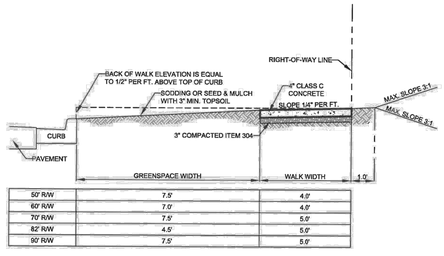
1. ALL BARRIER TYPE SHALL BE DEPRESSED AT DRIVE APPROACHES. SEE CONCRETE DRIVEWAY DETAIL.
2. ALL CURB AND COMBINATION CURB AND GUTTER SHALL HAVE 1/4" CONTRACTION JOINTS CONSTRUCTED AT 5' INTERVALS. THE DEPTH SHALL AVERAGE 2" OR MORE FOR COMBINATION CURB AND GUTTER, AND FOR CURB SHALL AVERAGE 1/5 OR MORE 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

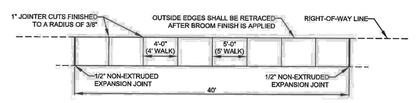
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

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



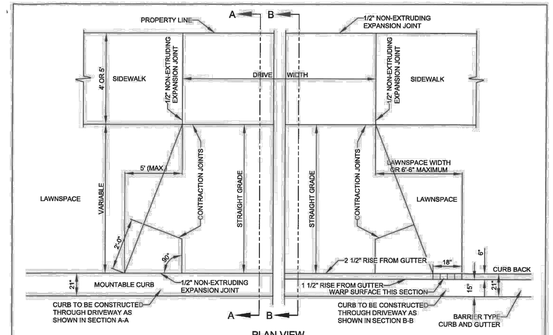
SIDEWALK PLAN

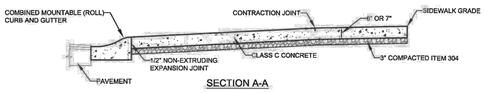
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TITLE OF DRAWING: SIDEWALK LAYOUT

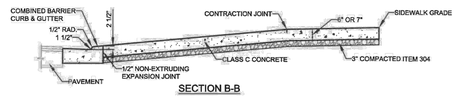
CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. PV-5.0





SECTION A-A



SECTION B-B

GENERAL NOTES:

1. DRIVEWAYS SHALL BE CONSTRUCTED A MINIMUM OF 8'-0" IN WIDTH AND 6" IN THICKNESS.
2. RESIDENTIAL DRIVE APPROACH SHALL BE 6" THICK & COMMERCIAL DRIVE APPROACH SHALL BE 7" THICK.
3. FOR DRIVEWAYS 15'-0" OR OVER IN WIDTH, A CONTRACTION JOINT SHALL BE CONSTRUCTED IN THE CENTER FOR THE FULL LENGTH OF THE DRIVEWAY.

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TITLE OF DRAWING: CONCRETE DRIVEWAY APPROACH

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. PV-7.0

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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

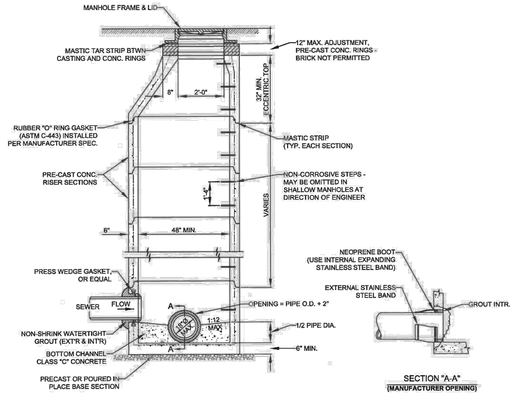
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Project Number:	765946
Scale:	N/A
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

CONTSTRUCTION NOTES & DETAILS

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SANITARY MANHOLE TYPE A

GENERAL NOTES:

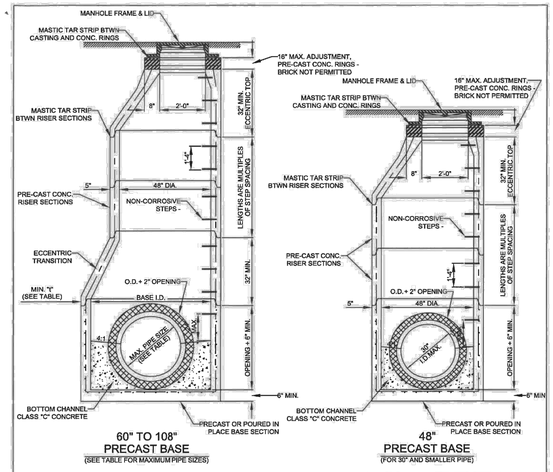
1. FLEXIBLE JOINT SHOWN ABOVE PIPES LESS THAN OR EQUAL TO 24"Ø SHALL BE THE "PRESS WEDGE II", MANUFACTURED BY PRESS SEAL GASKET CORP., OR APPROVED EQUAL.
2. GASKETED JOINT SHALL BE FLEXIBLE TO ACCOMMODATE UP TO 8° DEFLECTION OF PIPE IN ANY DIRECTION.
3. FOR LARGER DIAMETER SEWER REFER TO LARGE MANHOLE 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

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

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"	7.5"	60"
96"	8"	66"
108"	9"	72"

MANHOLE No. 3

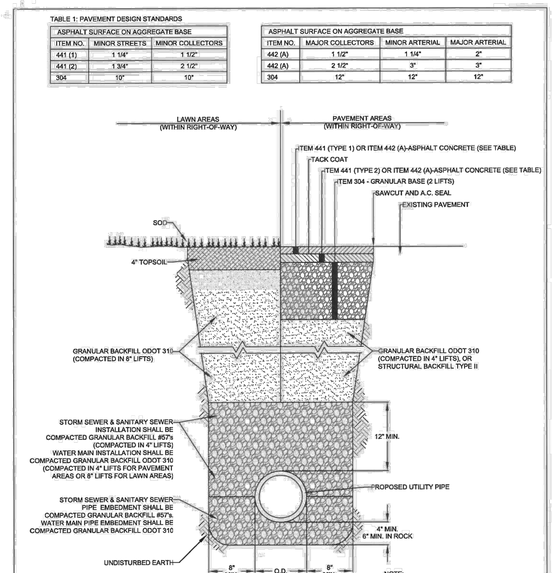
FOR ADDITIONAL NOTES REFER TO THE LATEST EDITION OF THE ODOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS

CITY OF HUBER HEIGHTS
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TITLE OF DRAWING: MANHOLE No. 3

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. MH-1.2



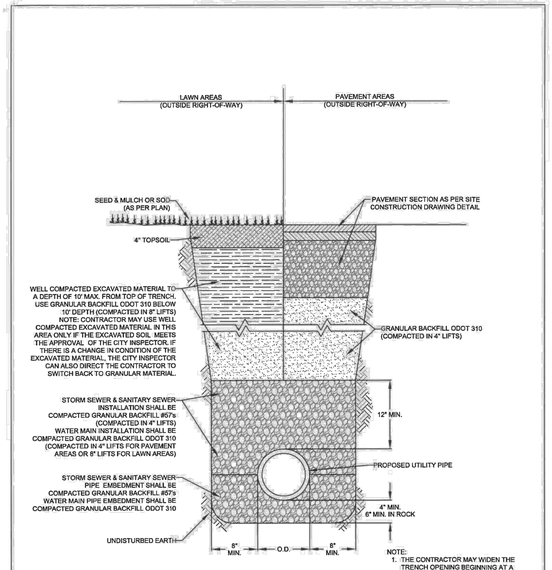
UTILITY TRENCH-DETAIL (WITHIN RIGHT-OF-WAY)

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

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

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

DWG. No. MS-1.0



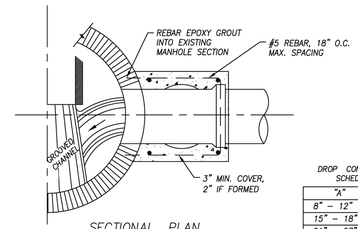
UTILITY TRENCH-DETAIL (OUTSIDE RIGHT-OF-WAY)

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

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

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT
ISSUE DATE: 2017

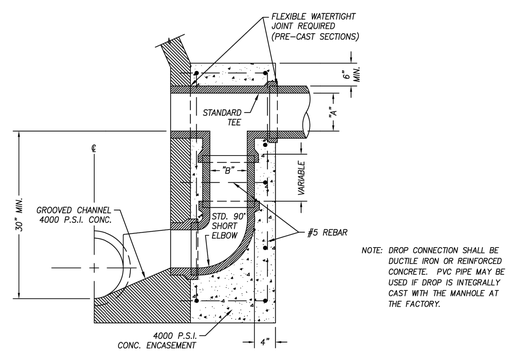
DWG. No. MS-2.0



SECTIONAL PLAN

DROP CONNECTION SCHEDULE

"A"	"B"
8" – 12"	8"
15" – 18"	10"
21" – 27"	12"
30" – 60"	¼A"



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

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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

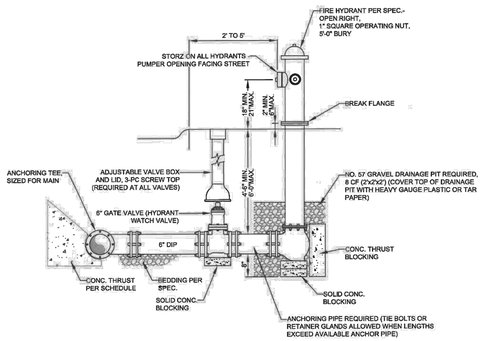
ID	Description	Date

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Project Number:	765946
Scale:	1"=100'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SANITARY DETAILS

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GENERAL NOTES:

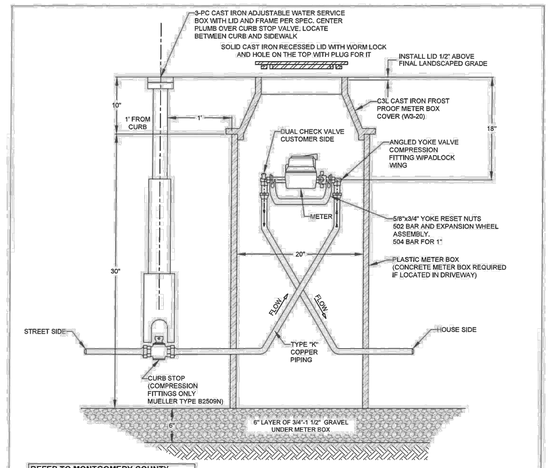
1. NO NATURAL OR MAN-MADE BARRIERS SUCH AS WALLS FENCES, POSTS,CURBS, SHRUBBERY, OR TREES SHALL BE INSTALLED SO AS TO IMPEDE THE USE, ACCESS, OR OPERATION OF HYDRANTS. MINIMUM CLEAR DISTANCE TO HYDRANT SHALL BE THREE (3) FEET.
2. IN AREAS WHERE HYDRANT INSTALLATION IS TO BE IN ROADWAY, PARKING LOT OR 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 9'.

CITY OF HUBER HEIGHTS
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HUBER HEIGHTS, OH 45424
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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:

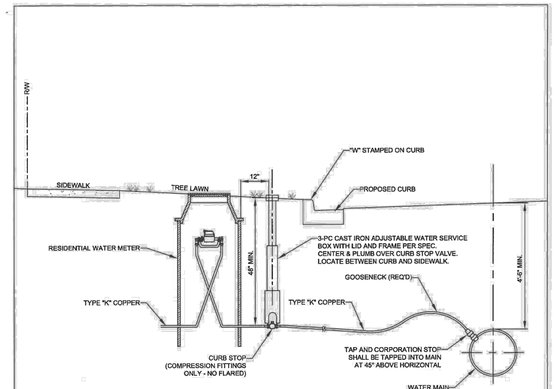
1. INSPECTION BY THE CITY OF HUBER HEIGHTS IS REQUIRED TO TAP-IN TO THE WATER MAIN, INSTALL WATER METER AND METER PIT.
2. INSPECTION BY MONTGOMERY COUNTY IS REQUIRED TO INSTALL THE SERVICE FROM THE METER TO THE RESIDENCE.
3. FOR RESIDENTIAL USE WATER METER PIT SHOULD BE 21 1/2" TO 24" BEHIND CURB.
4. 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
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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.

CITY OF HUBER HEIGHTS
ENGINEERING DEPARTMENT
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TITLE OF DRAWING: WATER MAIN SERVICE CONNECTION

CITY OF HUBER HEIGHTS ENGINEERING DEPARTMENT ISSUE DATE: 2017

DWG. No. WT-4.0

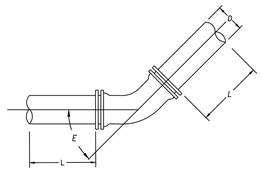
"D" / "E"	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4 °		*	*	*	*	5'	5'	6'
22 1/2 °	*	2'	3'	5'	6'	8'	10'	12'
45 °	4'	8'	12'	14'	20'	30'	36'	45'
90 °	12'	26'	38'	48'	66'	98'	125'	145'

"L"

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

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

* REQUIRED RESTRAINED JOINT AT FITTING ONLY



RESTRAINED JOINT LENGTHS FOR WATER MAINS

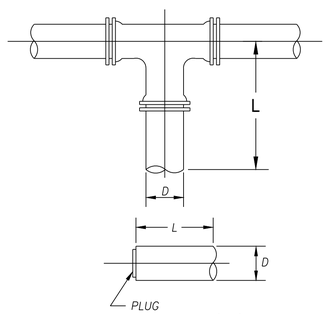
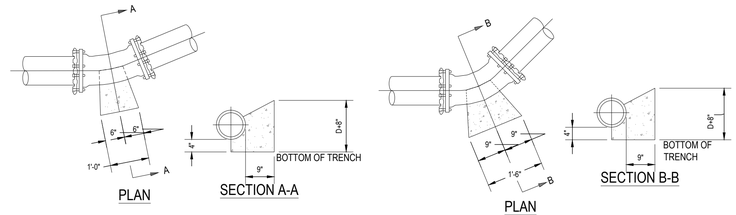


TABLE FOR L (FEET)
REQUIRED LENGTH OF RESTRAINED JOINTS
D– DIAMETER OF PIPE

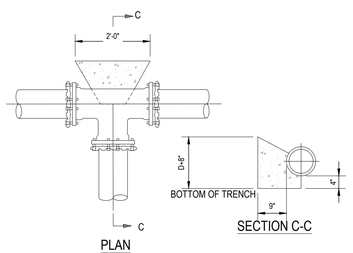
D	4"	6"	8"	10"	12"	16"	20"	24"
L	34	49	64	79	94	124	154	184

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



(22-1/2 DEGREE) BEND

(45 DEGREE) BEND



TEE AND TAPPING SLEEVES

NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE MINIMUM, THRUST BLOCK SHALL BE POURED TO UNDISTURBED EARTH.
2. ALL CONCRETE FOR THRUST BLOCKS SHALL BE CLASS "C" HAVING 4000 PSI 28 DAY COMPRESSIVE STRENGTH.
3. DO NOT COVER BOLTS WITH CONCRETE ON MECHANICAL JOINTS.
4. USE FORMS WHEN POURING CONCRETE TO MAINTAIN SHAPE AND DIMENSIONS OF THRUST BLOCKS.
5. THRUST BLOCK DETAIL APPLICABLE FOR HORIZONTAL DEFLECTION FOR PIPE UP TO 18" DIAMETER.

TYPICAL THRUST BLOCK

NTS

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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

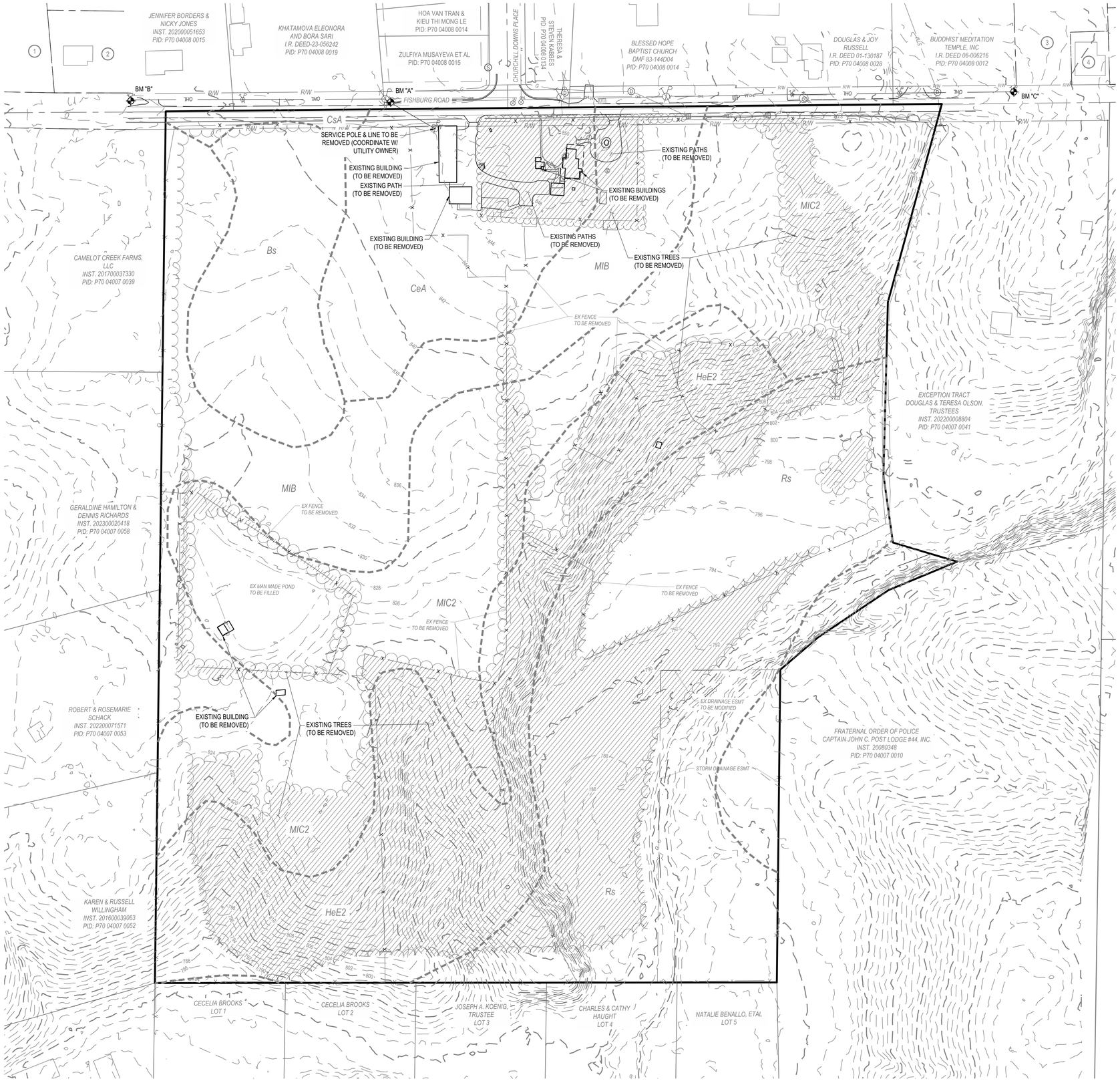
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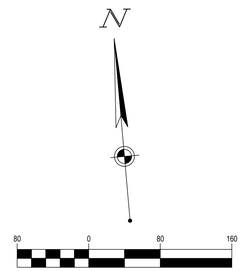
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Project Number:	765946
Scale:	N/A
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
WATER DETAILS

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PROPERTY OWNER LEGEND

1. *ROBERT & KATHERINE FRITSCHIE*
   PID: P70 04008 0017
2. *ROBERT FULLER JR, TRUSTEE*
   PID: P70 04008 0020
3. ***NO OWNER NAME***
   PID: P70 04008 0022
4. *BUDDHIST MEDITATION TEMPLE, LLC*
   PID: P70 04008 0013

BENCHMARKS (NAD83):

BM "A":
CUT "X" ON EAST BOLT OF FIRE HYDRANT BEING APPROX. 200 FEET WEST OF CHURCHILL DOWNS PL. AND APPROX. 15 FEET NORTH OF FISHBURG RD.
ELEV=847.10'

BM "B":
BENCH-TIE SET ON SOUTH FACE OF UTILITY POLE BEING THE 3RD POLE WEST OF CHURCHILL DOWNS PL AND APPROX. 20 FEET NORTH OF FISHBURG RD.
ELEV=838.09'

BM "C":
BENCH-TIE SET ON SOUTH FACE OF UTILITY POLE BEING APPROX. 10 FEET WEST OF ASPHALT DRIVEWAY FOR 4550 FISHBURG RD AND 20 FEET NORTH OF FISHBURG RD.
ELEV=835.16'

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 (TO REMAIN)
- EXISTING WETLAND (TO REMAIN)
- EXISTING WETLAND (TO BE MITIGATED)

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ID	Description	Date

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Project Number:	765946
Scale:	1" = 80'
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Drawing Title:
EXISTING CONDITIONS

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N

80 0 80 160

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

PROPERTY OWNER LEGEND

1. *ROBERT FULLER JR, TRUSTEE*
   PID: P70 04008 0020
2. ***NO OWNER NAME***
   PID: P70 04008 0022
3. *BUDDHIST MEDITATION TEMPLE, LLC*
   PID: P70 04008 0013

LEGEND

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

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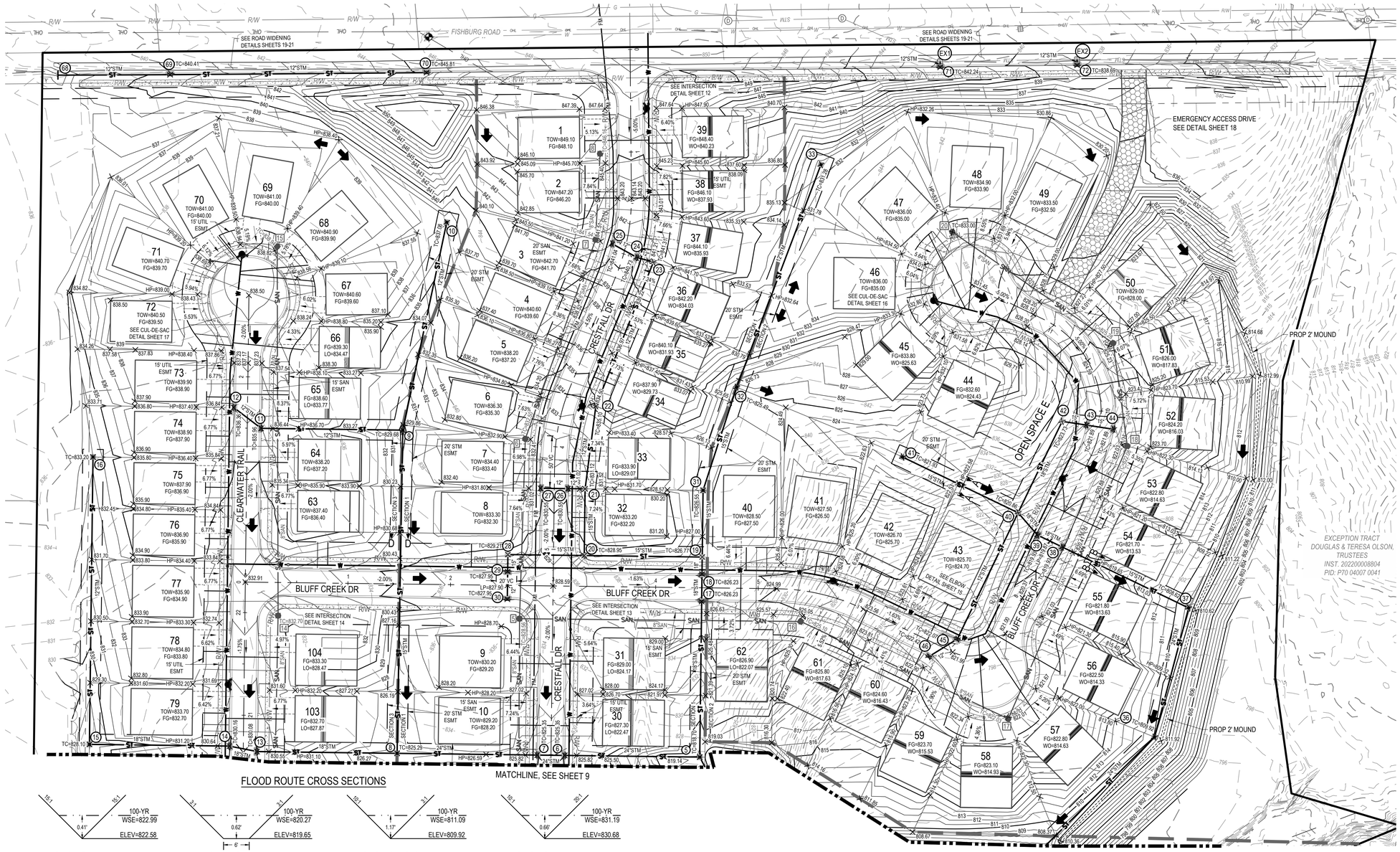
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Drawing Title:

OVERALL UTILITY PLAN

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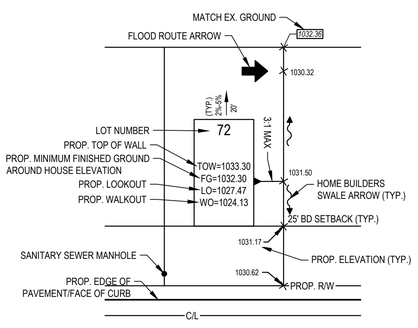
FLOOD ROUTE CROSS SECTIONS

SECTION A-A
LOTS 43-44
N.T.S.

SECTION B-B
LOTS 54-55
N.T.S.

SECTION C-C
LOTS 56-57
N.T.S.

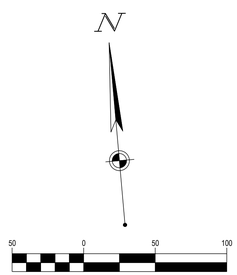
SECTION D-D
LOTS 8-63
N.T.S.



TYPICAL LOT LEGEND
N.T.S.

NOTES

1. MAXIMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
2. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY 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. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.



GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

LEGEND

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

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CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

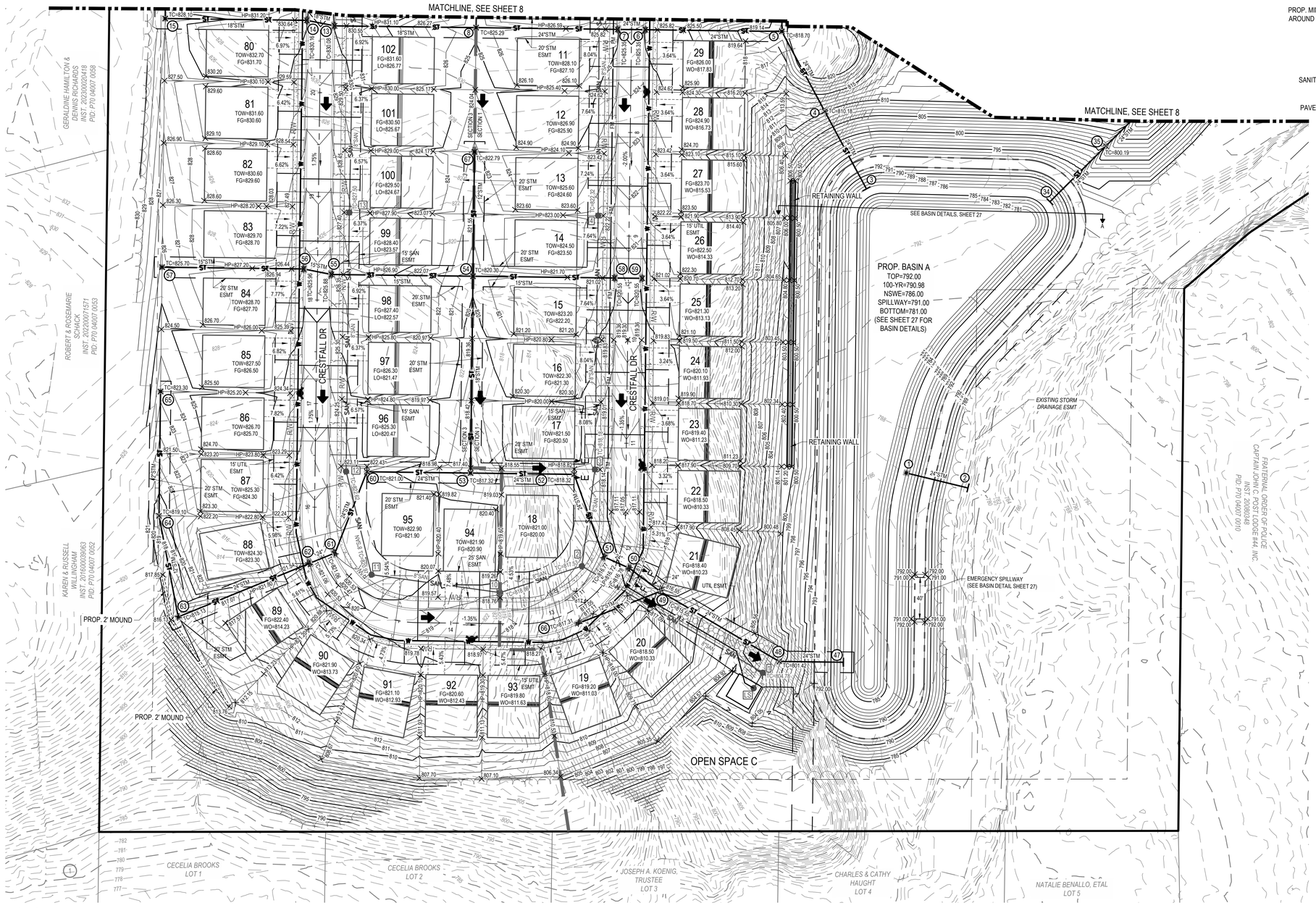
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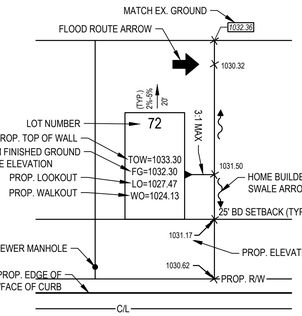
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Project Number:	765946
Scale:	1" = 50'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
GRADING PLAN

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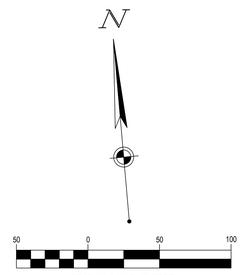




MINIMUM SLOPE FOR SIDE YARD SWALES = 1.0% (2.0% PREFERRED)

TYPICAL LOT LEGEND

N.T.S.



GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

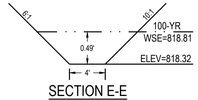
LEGEND

- 940 — EXISTING INDEX CONTOUR
- 941 — EXISTING INTERMEDIATE CONTOUR
- SUBJECT BOUNDARY LINE
- 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
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER STRUCTURES
- 950 — PROPOSED INDEX CONTOUR
- 951 — PROPOSED INTERMEDIATE CONTOUR
- PROPOSED PHASE LINE
- R/W — PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- 905.25 — PROPOSED SPOT ELEVATION

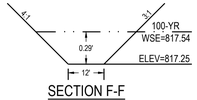
NOTES

1. MAXIMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
2. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY MAJOR SOIL DISTURBANCE.
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4. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.

FLOOD ROUTE CROSS SECTIONS



SECTION E-E
LOTS 17-18
N.T.S.



SECTION F-F
LOTS 20-21
N.T.S.

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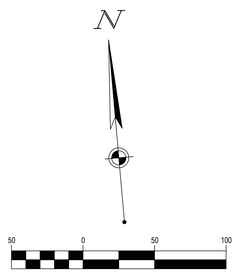
ID	Description	Date

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Project Number:	765946
Scale:	1" = 50'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
GRADING PLAN

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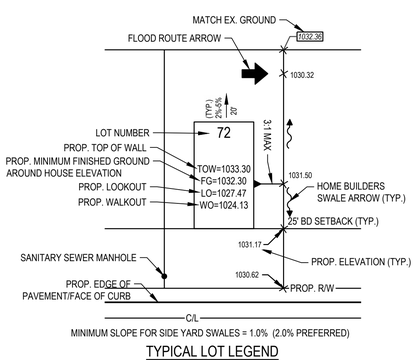


GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

NOTES

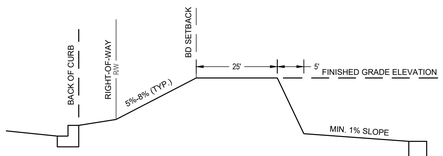
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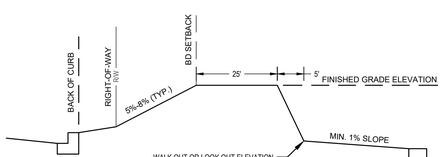


MINIMUM SLOPE FOR SIDE YARD SWALES = 1.0% (2.0% PREFERRED)

TYPICAL LOT LEGEND
N.T.S.



TYPICAL BASEMENT PRE-GRADE LOT SECTION
N.T.S.



TYPICAL WALK OUT/LOOK OUT PRE-GRADE LOT SECTION
N.T.S.

LEGEND

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

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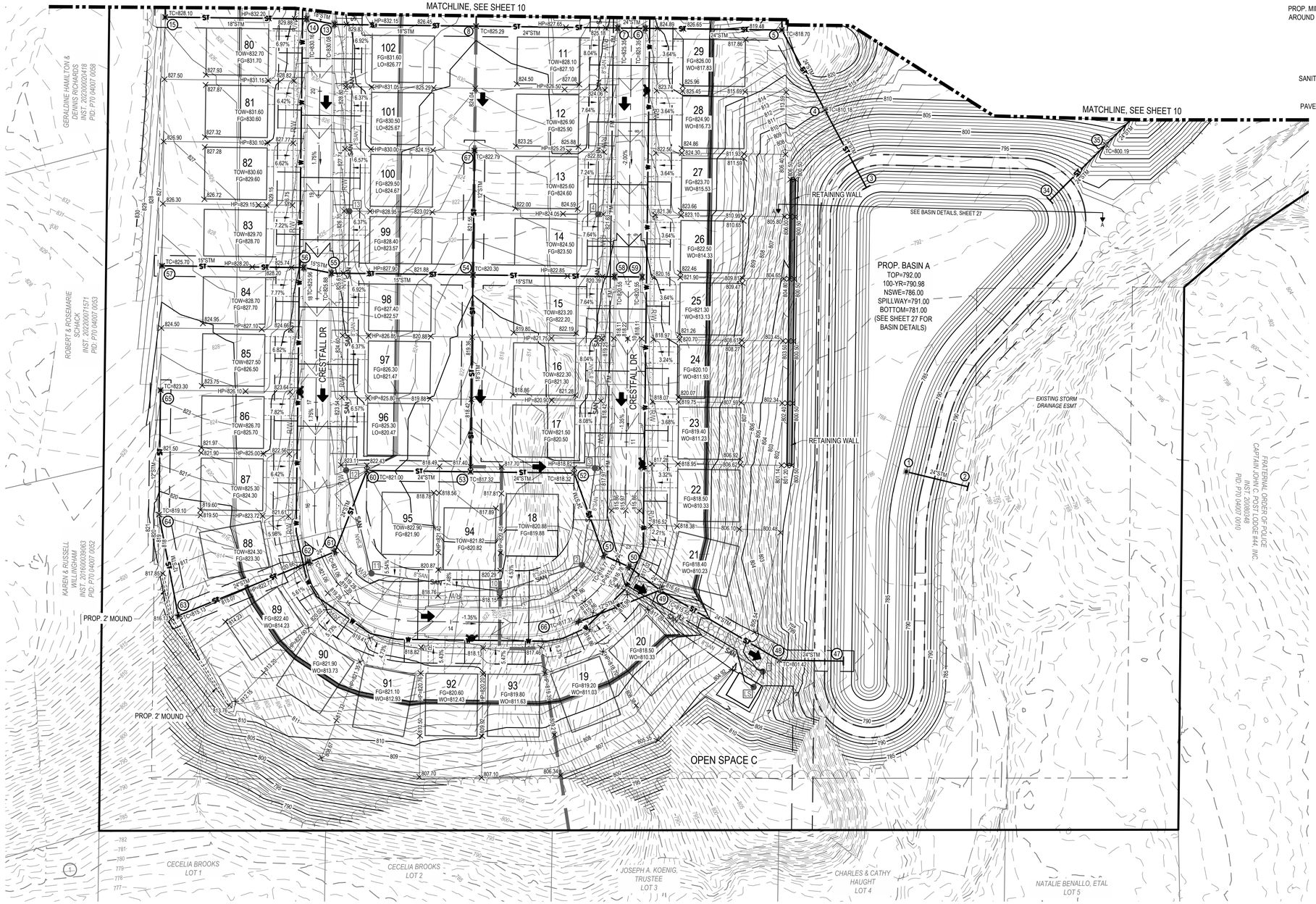
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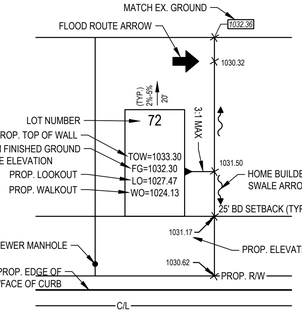
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Checked By:	[CHECKED]
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
PRE GRADING PLAN

10

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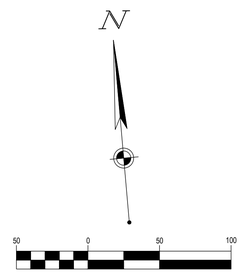




MINIMUM SLOPE FOR SIDE YARD SWALES = 1.0% (2.0% PREFERRED)

TYPICAL LOT LEGEND

N.T.S.



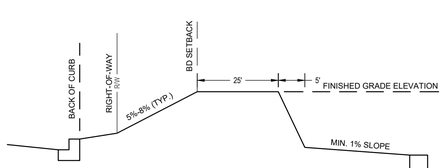
GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

LEGEND

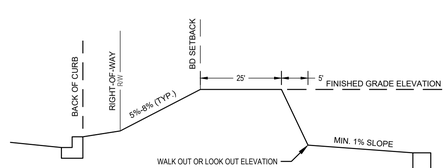
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING INTERMITTENT STREAM
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING STORM SEWER
- EXISTING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

NOTES

1. MAXIMUM SLOPE AWAY FROM THE HOUSE IS 3:1.
2. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY 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. SPOTS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO THE START OF CONSTRUCTION.



TYPICAL BASEMENT PRE-GRADE LOT SECTION
N.T.S.



TYPICAL WALK OUT/LOOK OUT PRE-GRADE LOT SECTION
N.T.S.

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MONTGOMERY COUNTY, OH

Revisions / Submissions

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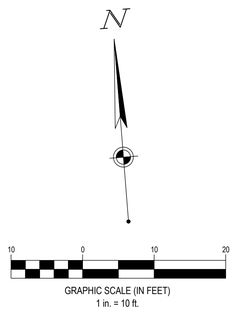
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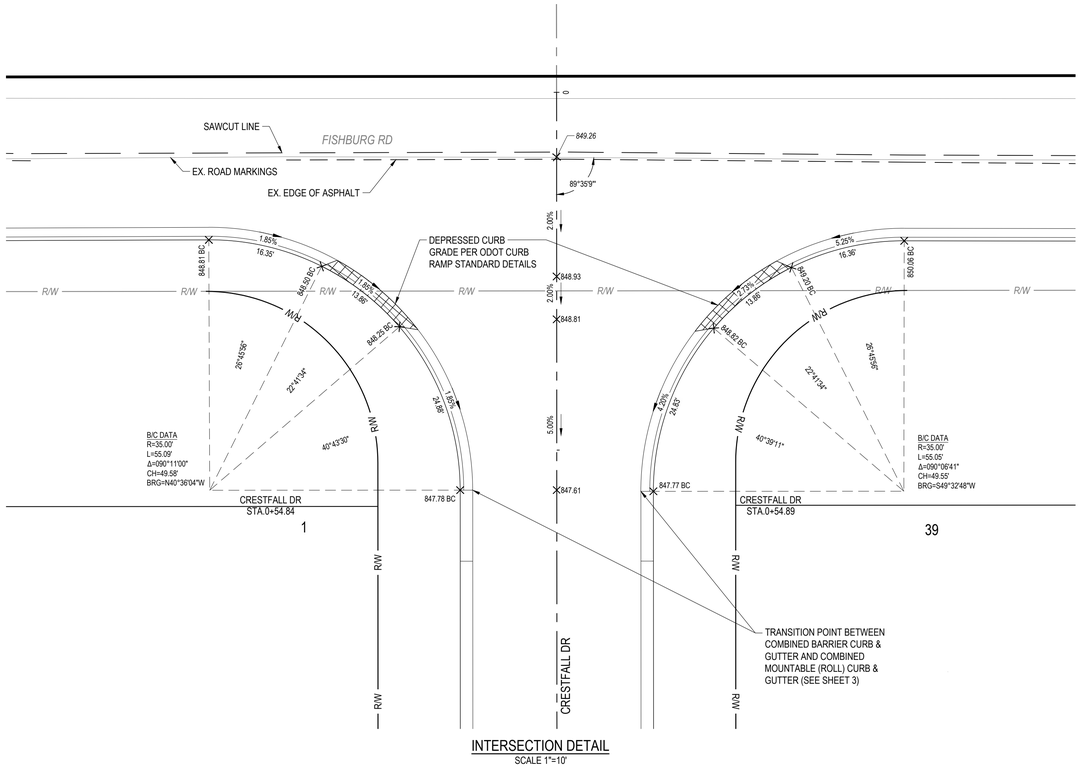
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Checked By:	[CHECKED]
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

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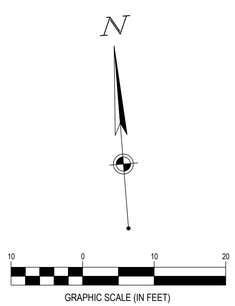
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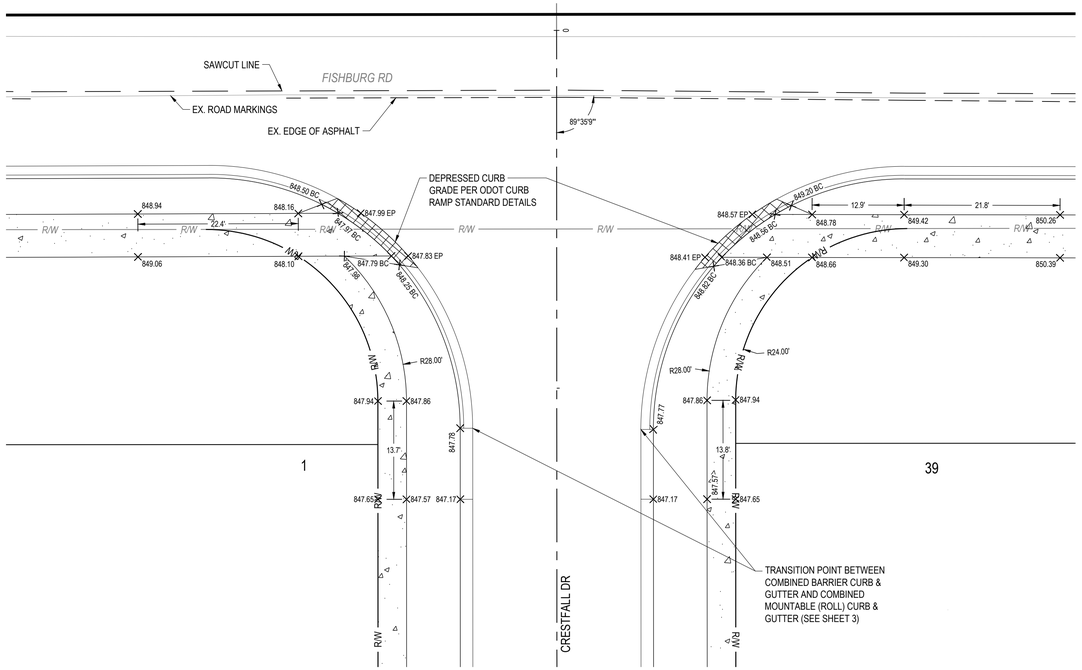
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INTERSECTION DETAIL
SCALE 1"=10'





CURB RAMP DETAIL
SCALE 1"=10'

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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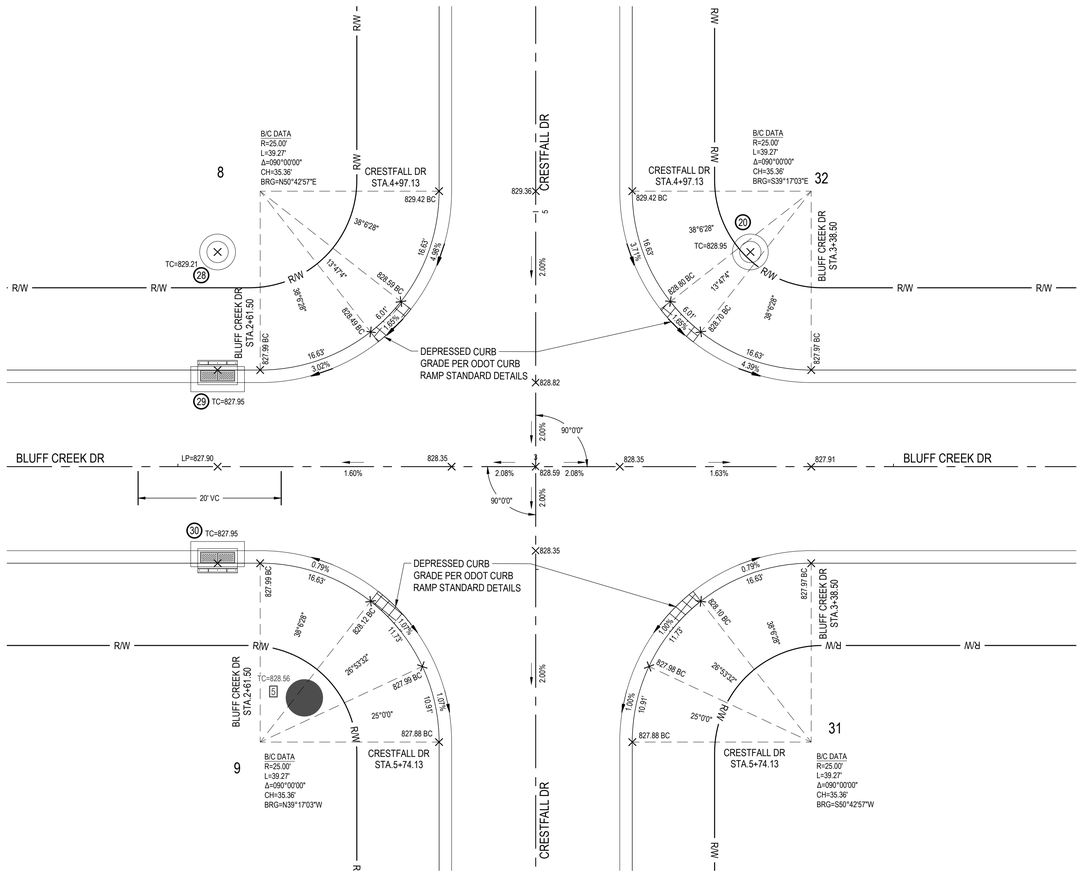
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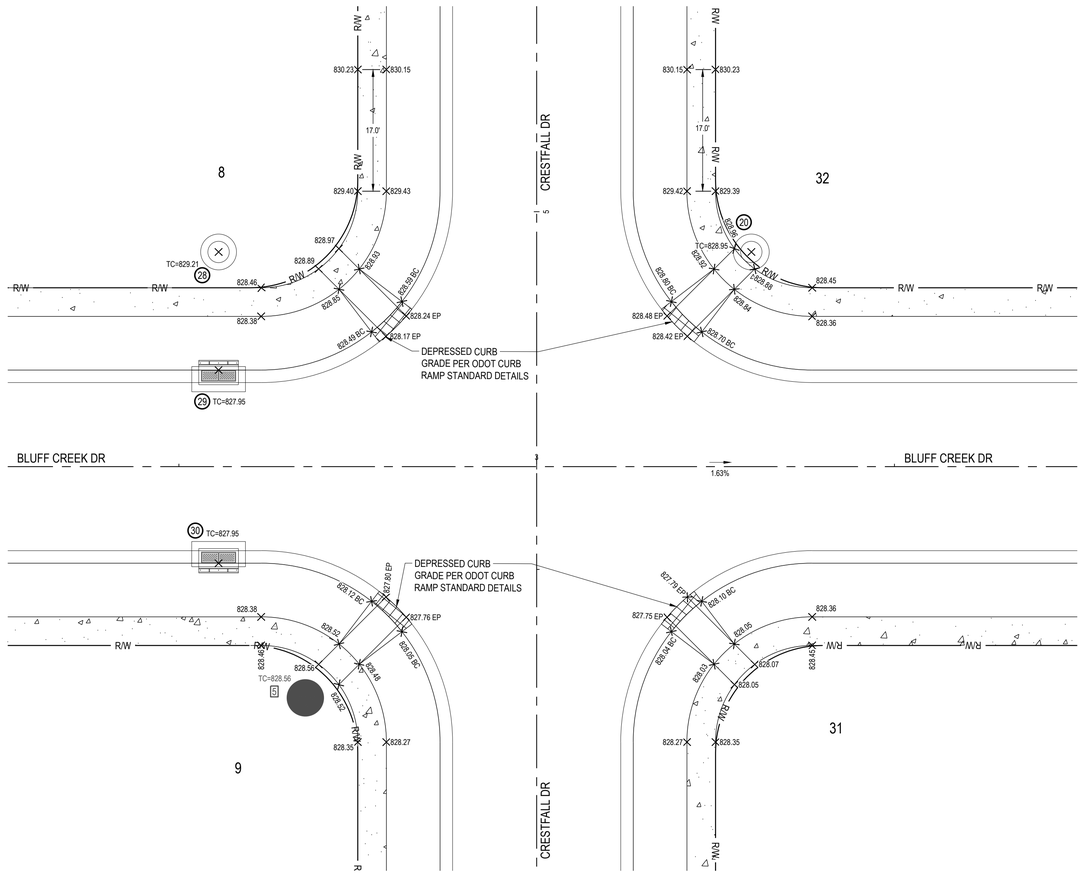
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Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
INTERSECTION DETAIL

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LEGEND

BC	BACK OF CURB
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R/W	RIGHT-OF-WAY
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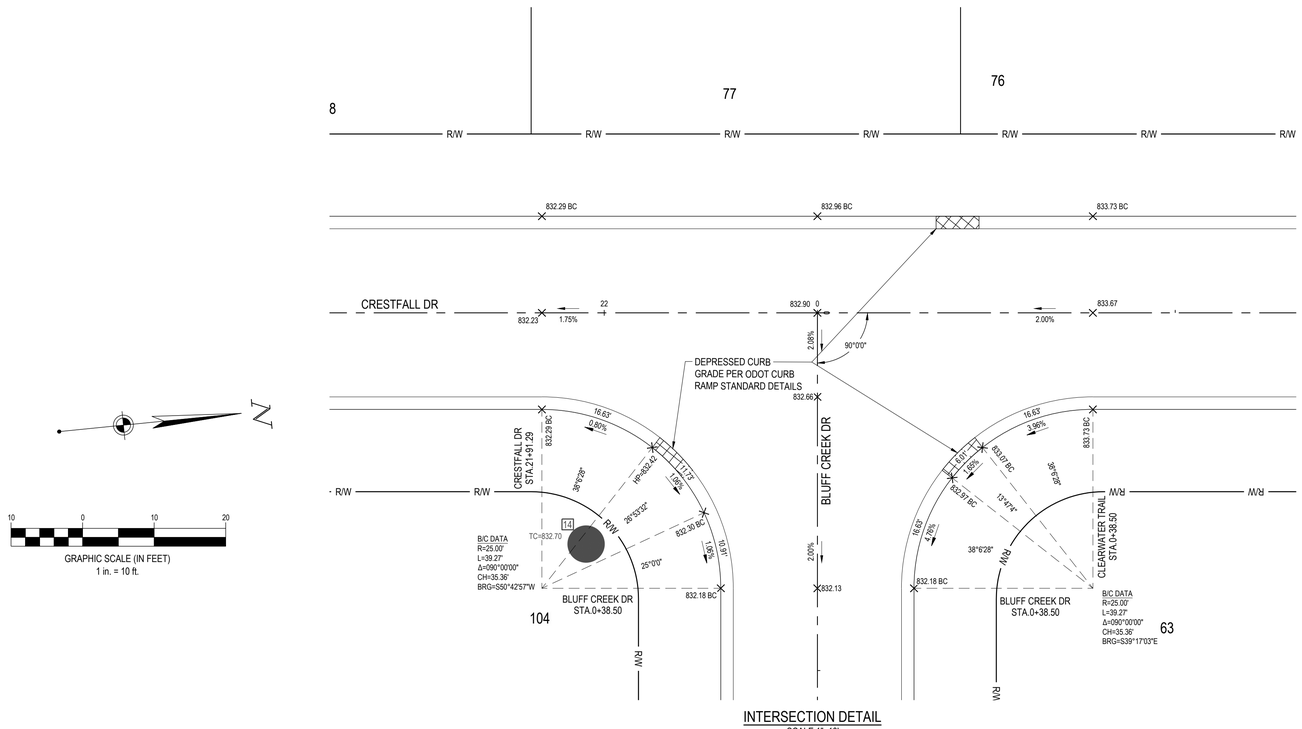
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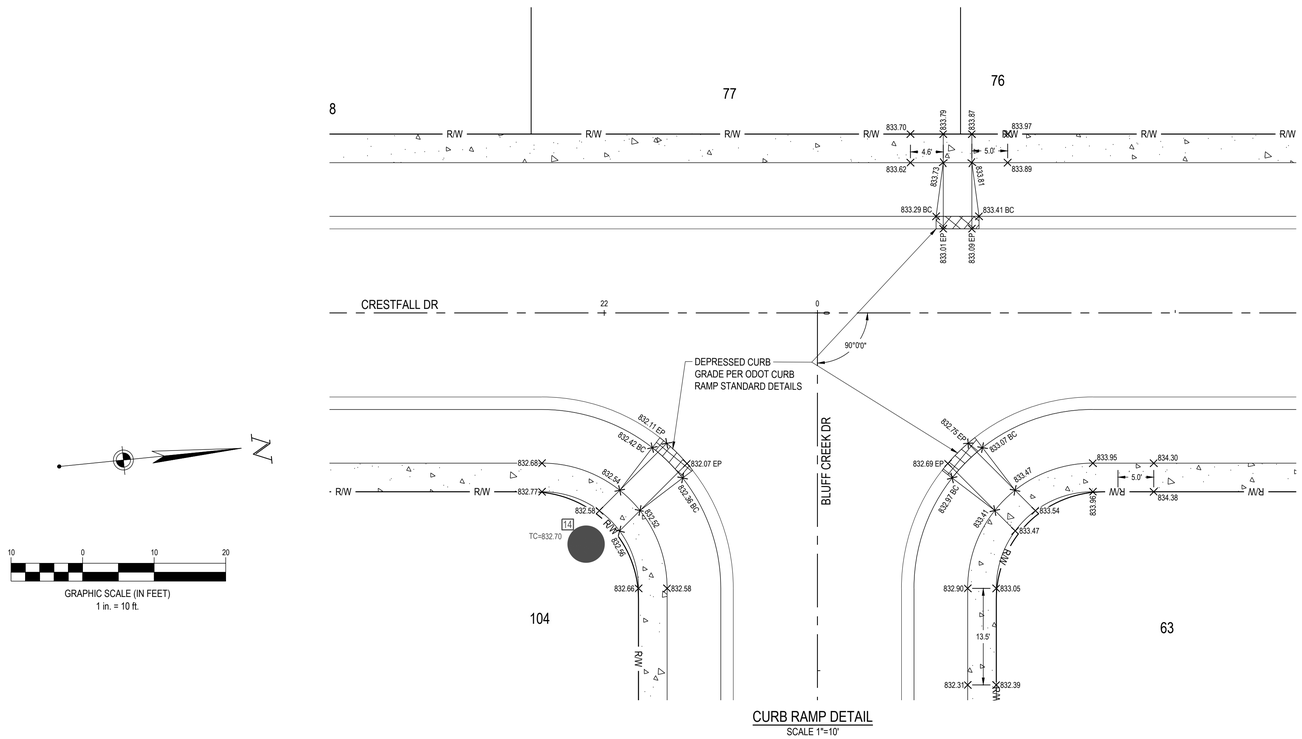
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INTERSECTION DETAIL

13

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INTERSECTION DETAIL
SCALE 1"=10'



CURB RAMP DETAIL
SCALE 1"=10'

LEGEND

BC	BACK OF CURB
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R/W	RIGHT-OF-WAY
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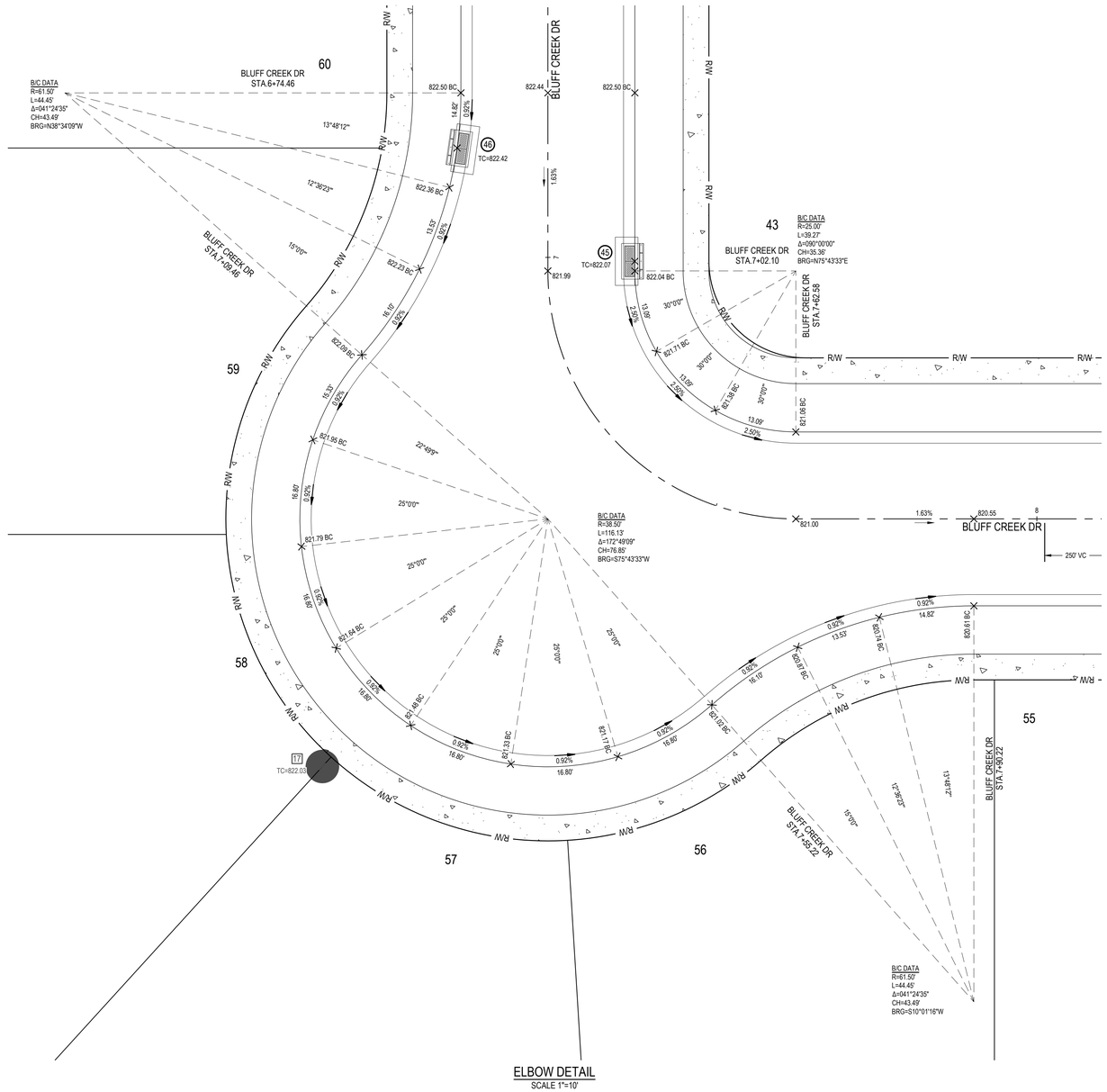
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Drawing Title:
INTERSECTION DETAIL

14

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LEGEND

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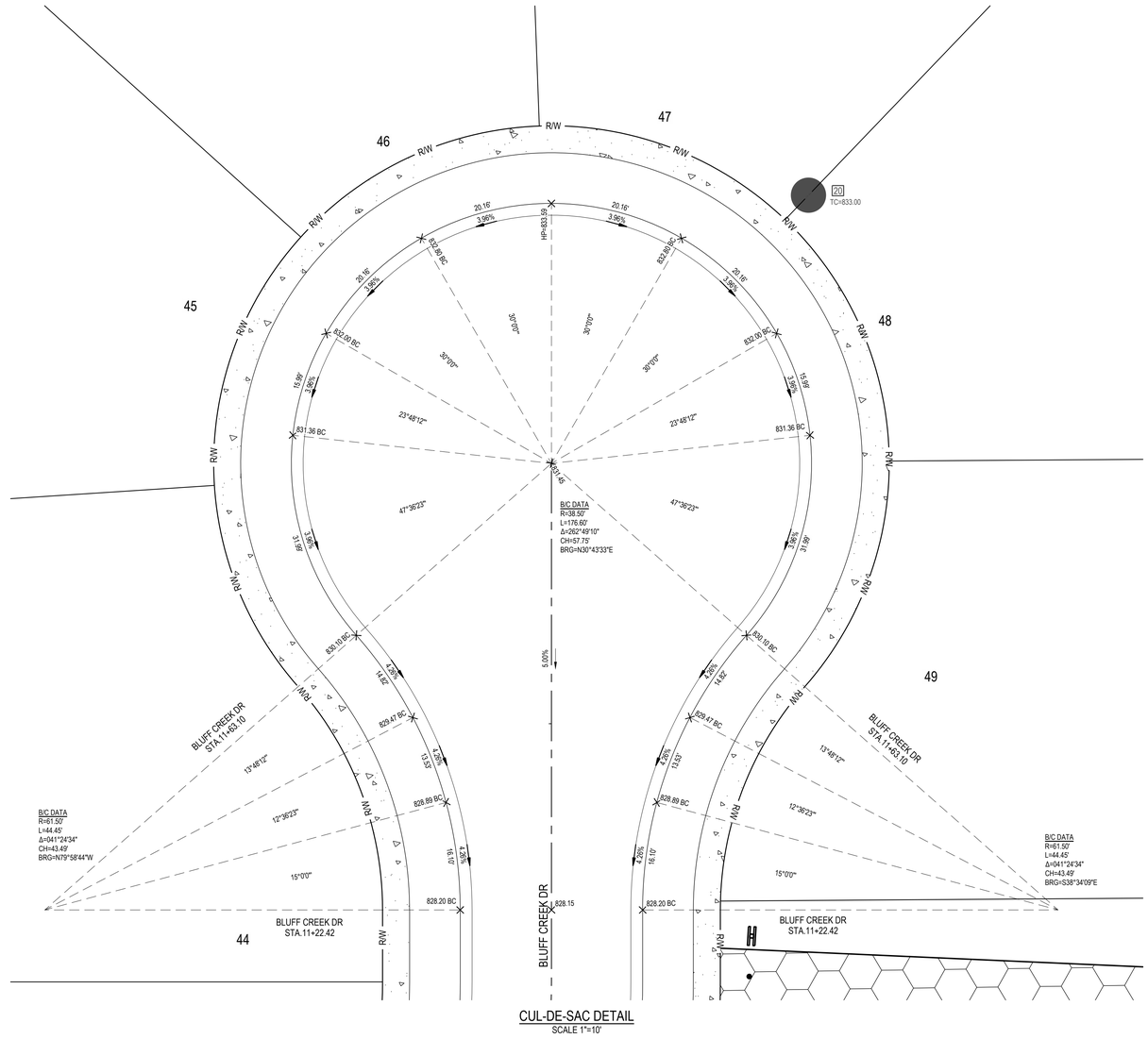
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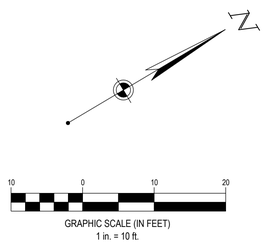
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Drawn By:	RJL
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:
ELBOW DETAIL

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CUL-DE-SAC DETAIL
SCALE 1"=10'



LEGEND

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
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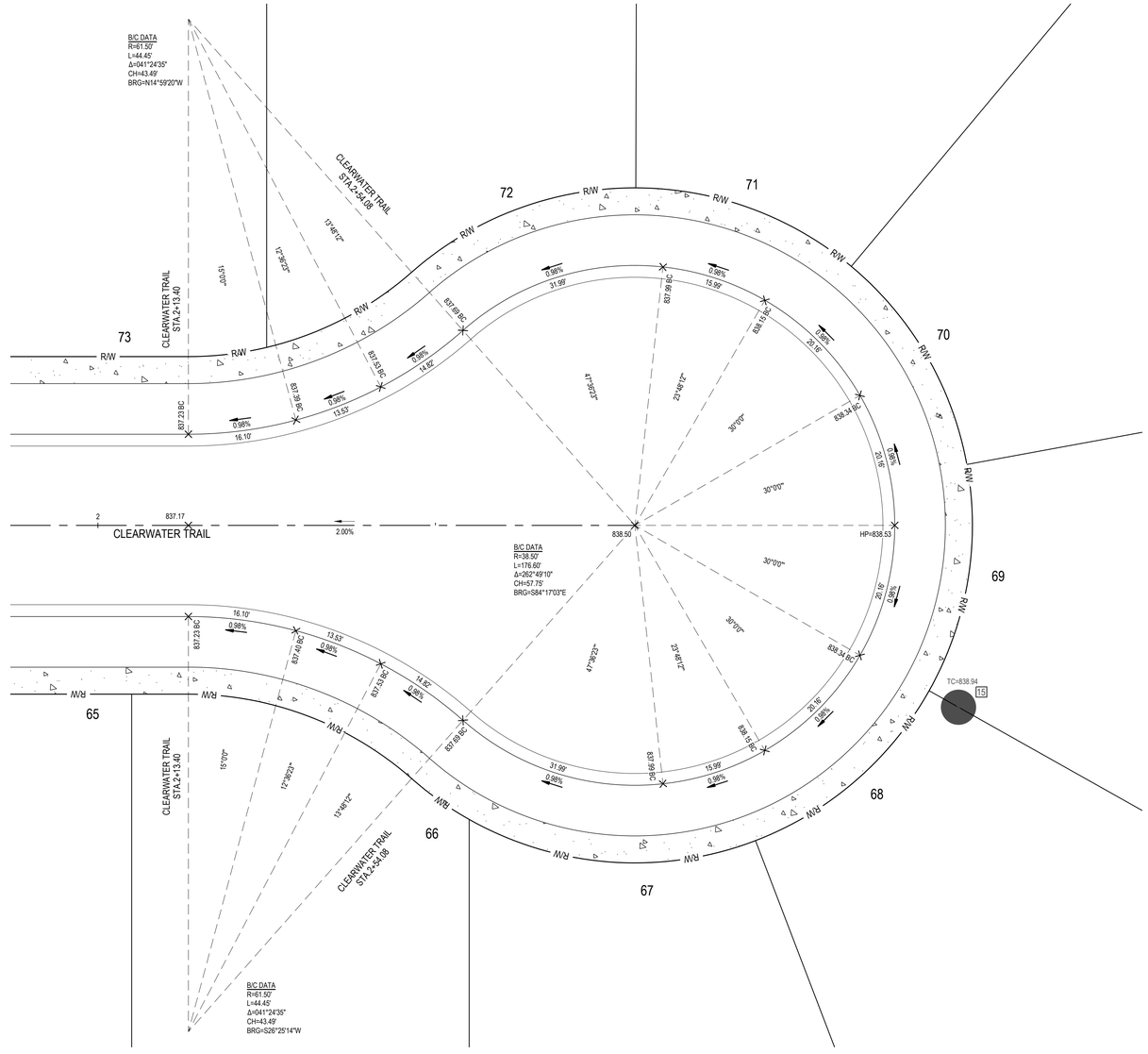
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Drawn By:	RJL
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Drawing Title:
CUL DE SAC DETAIL

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CUL-DE-SAC DETAIL
SCALE 1"=10'

N

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

LEGEND

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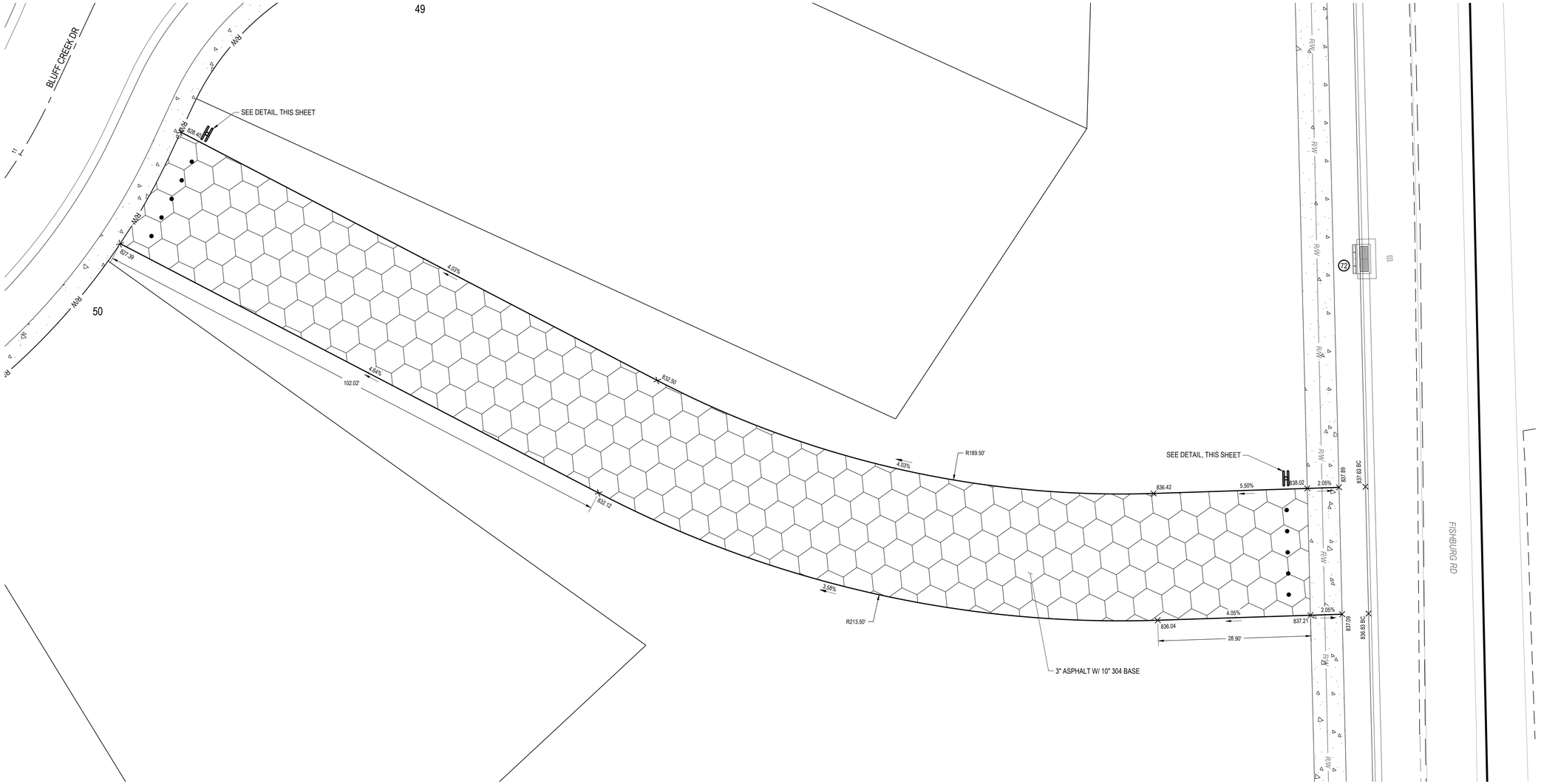
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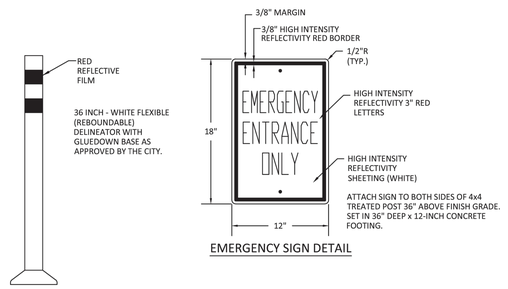
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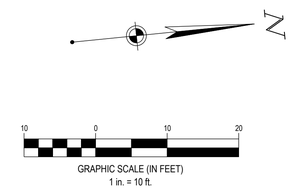
EMERGENCY ACCESS DETAIL
SCALE 1"=10'



EMERGENCY SIGN DETAIL

LEGEND

BC	BACK OF CURB
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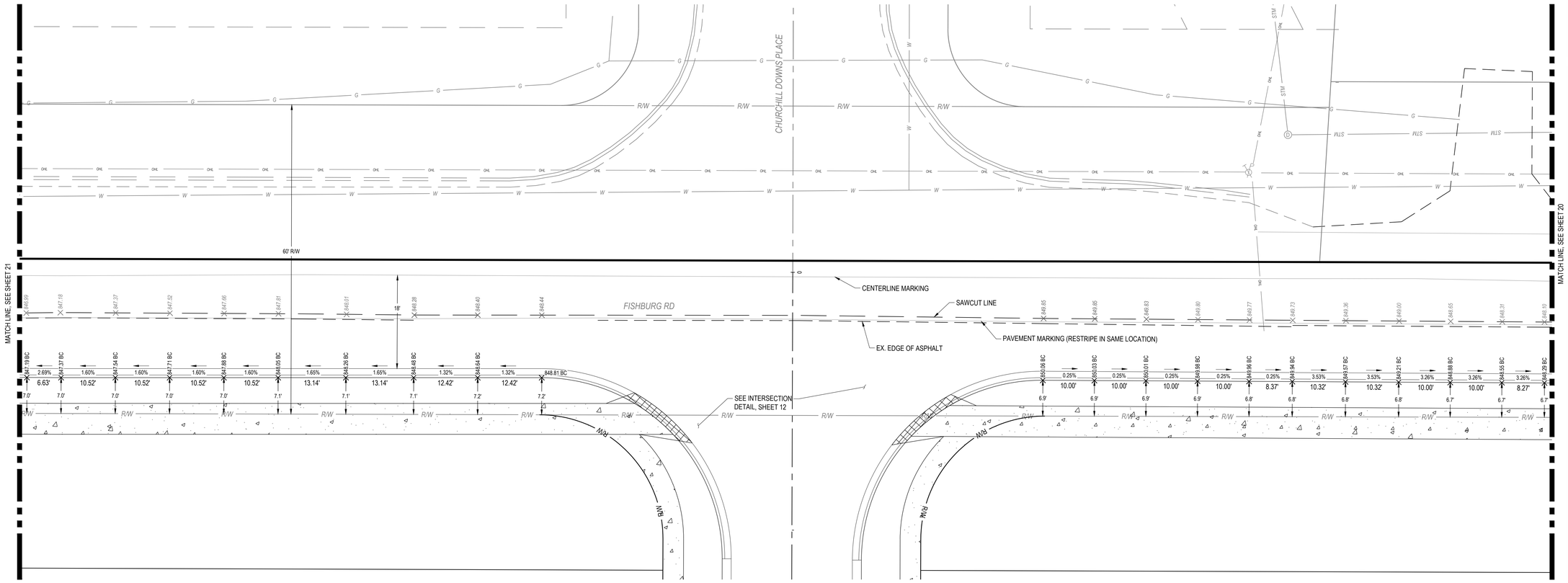
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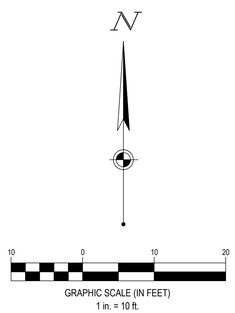
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Drawing Title:
EMERGENCY ACCESS DETAIL

18

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LEGEND

BC	BACK OF CURB
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
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TC	TOP OF CASTING
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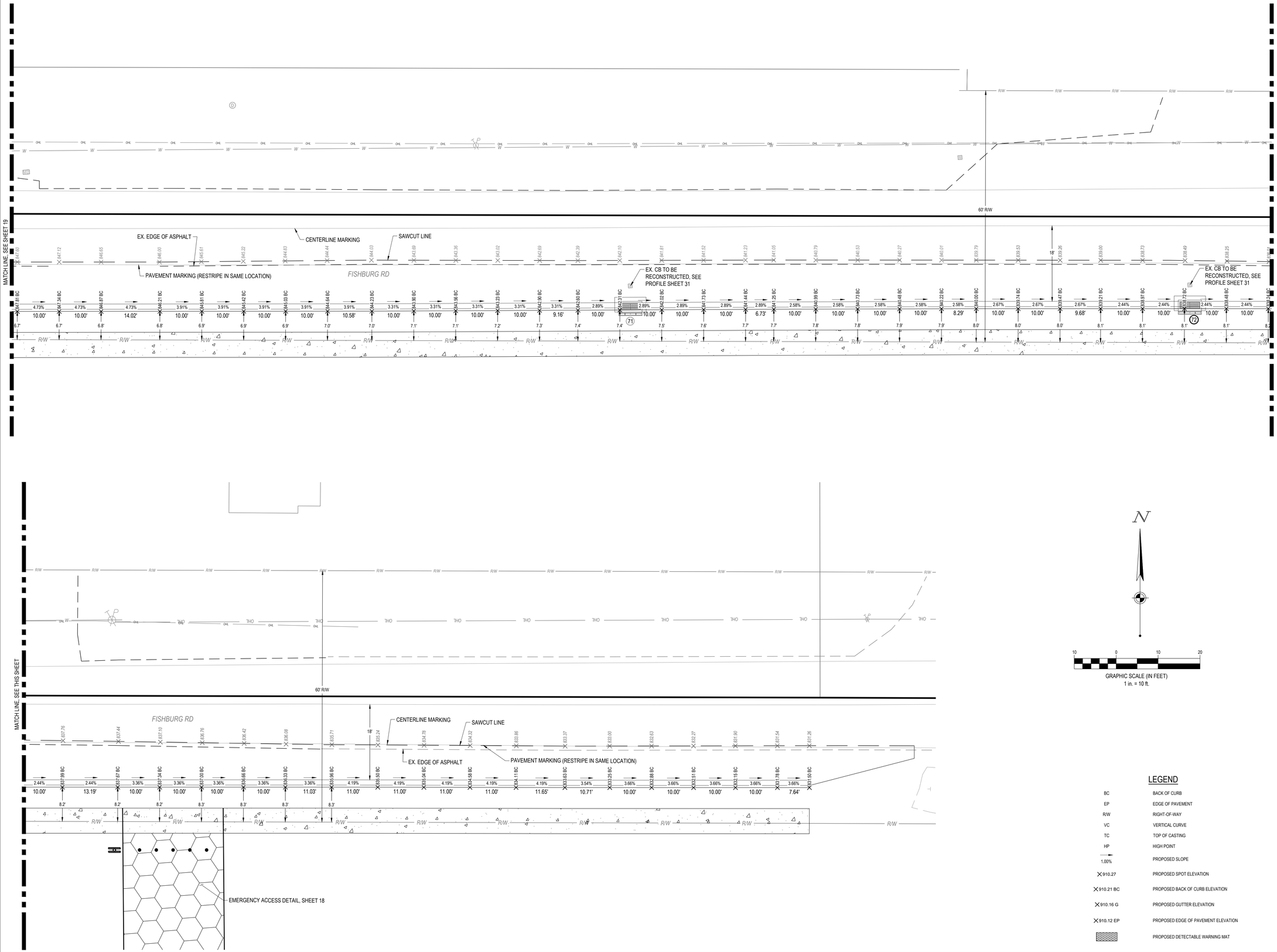
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Drawn By:	RJL
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Drawing Title:
ROAD WIDENING

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N

GRAPHIC SCALE (IN FEET)
1 in. = 10 ft.

LEGEND

BC	BACK OF CURB
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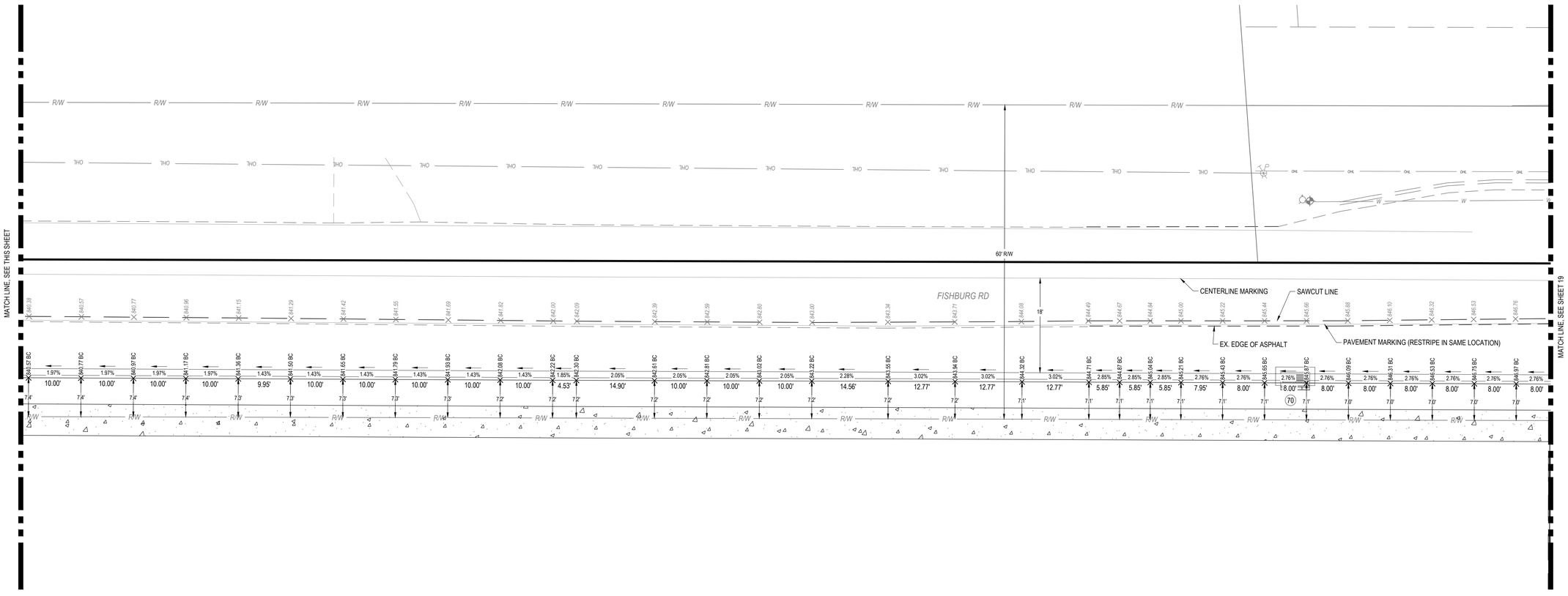
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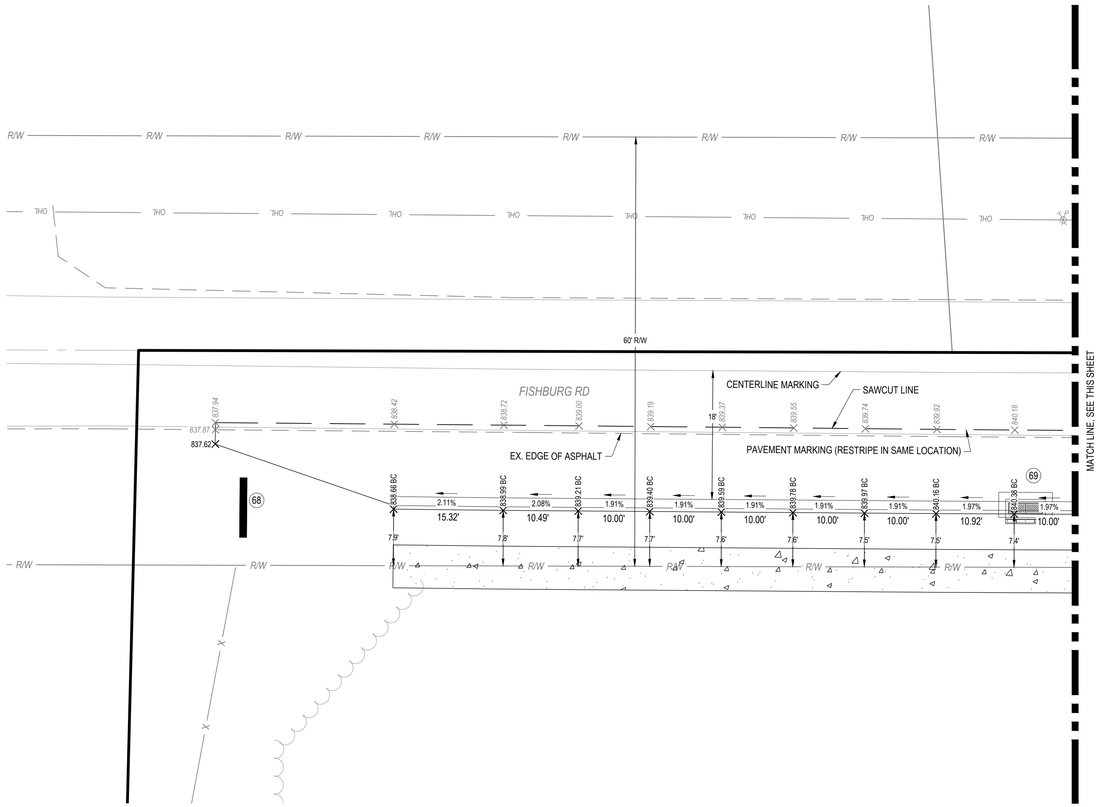
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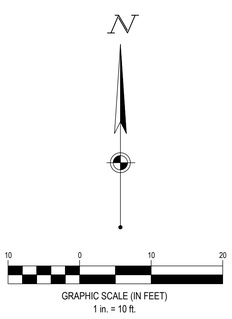
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ROAD WIDENING

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LEGEND

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×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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

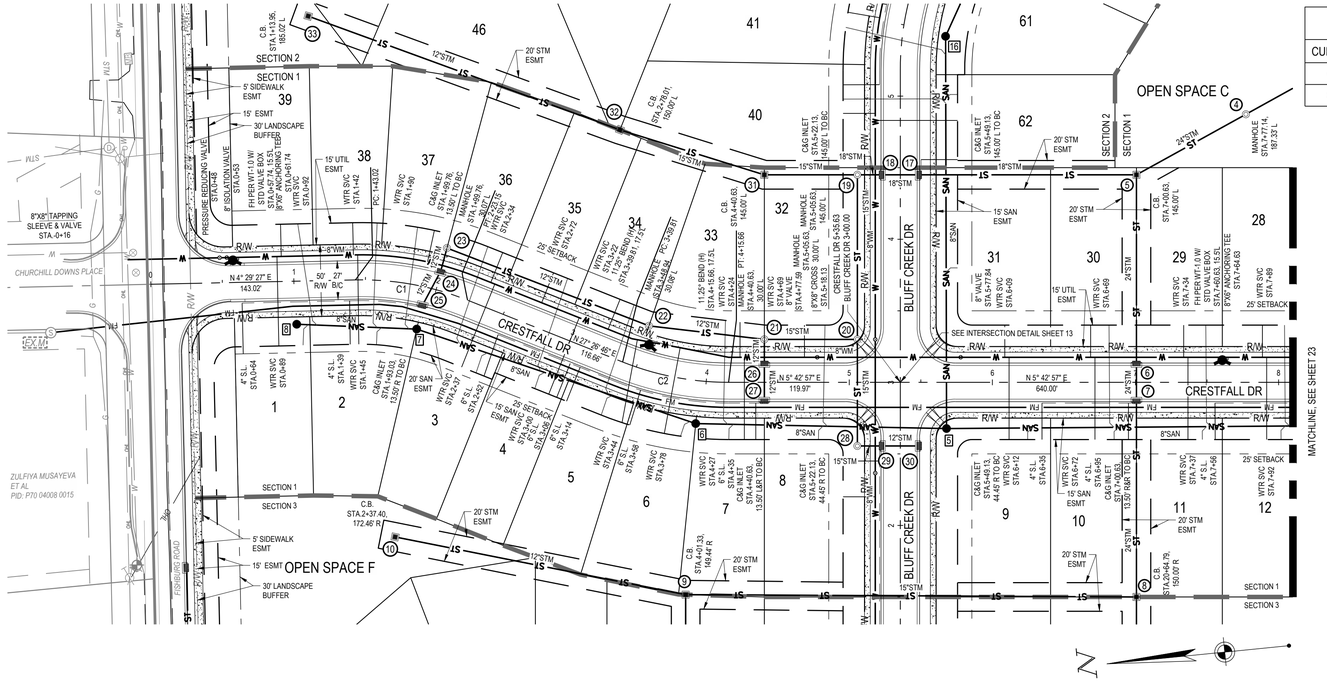
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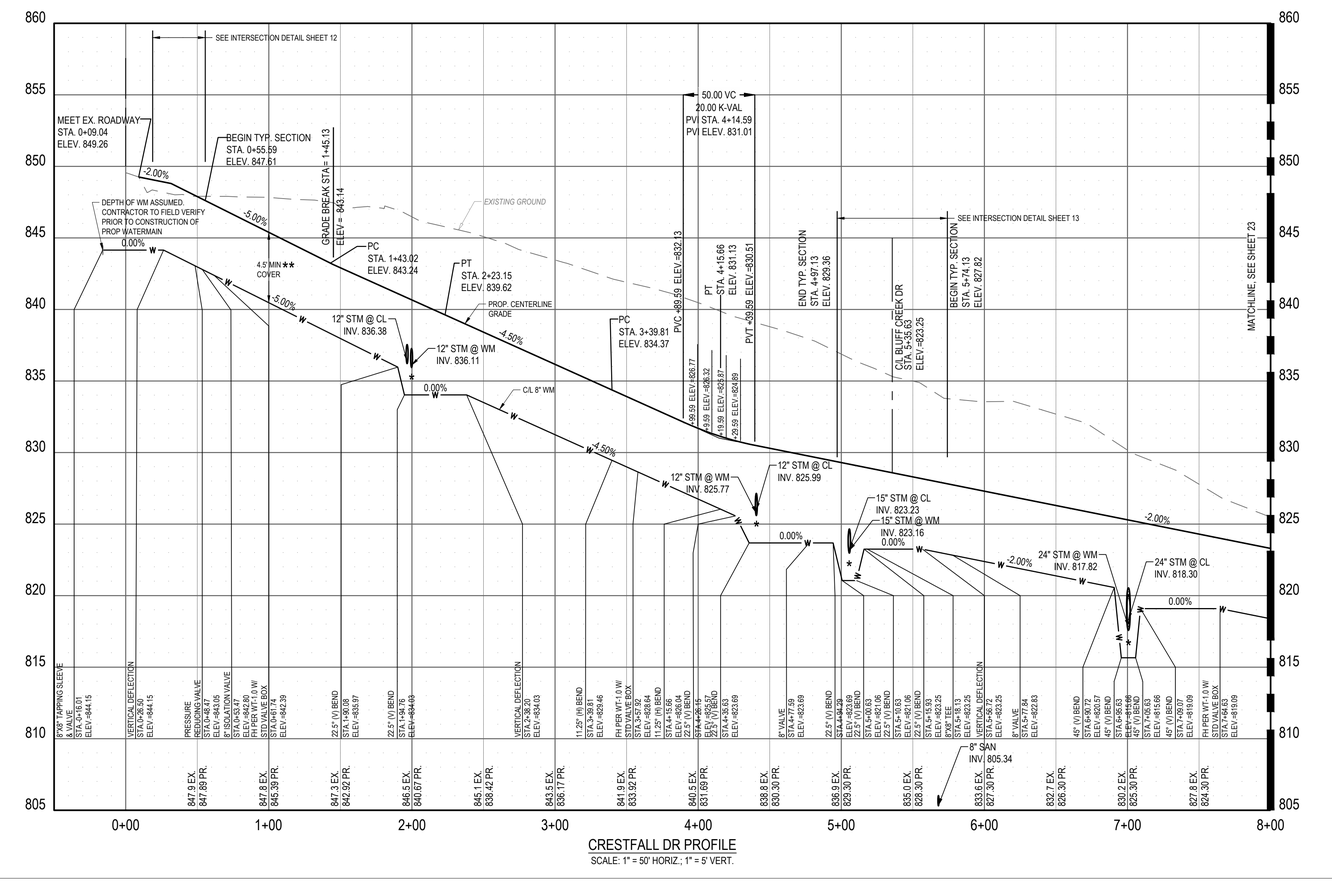
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Project Number:	765946
Scale:	1"=10'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
ROAD WIDENING

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CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	200.00'	80.13'	79.59'	N15° 58' 06"E	022° 57' 19"	40.61'
C2	200.00'	75.85'	75.40'	N16° 34' 52"E	021° 43' 49"	38.39'

LEGEND

- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- 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
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- SIDEWALK

NOTES:

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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. 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".

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** 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 = 50 ft.
50 0 25 50
VERTICAL
1 inch = 5 ft.
10 5

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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

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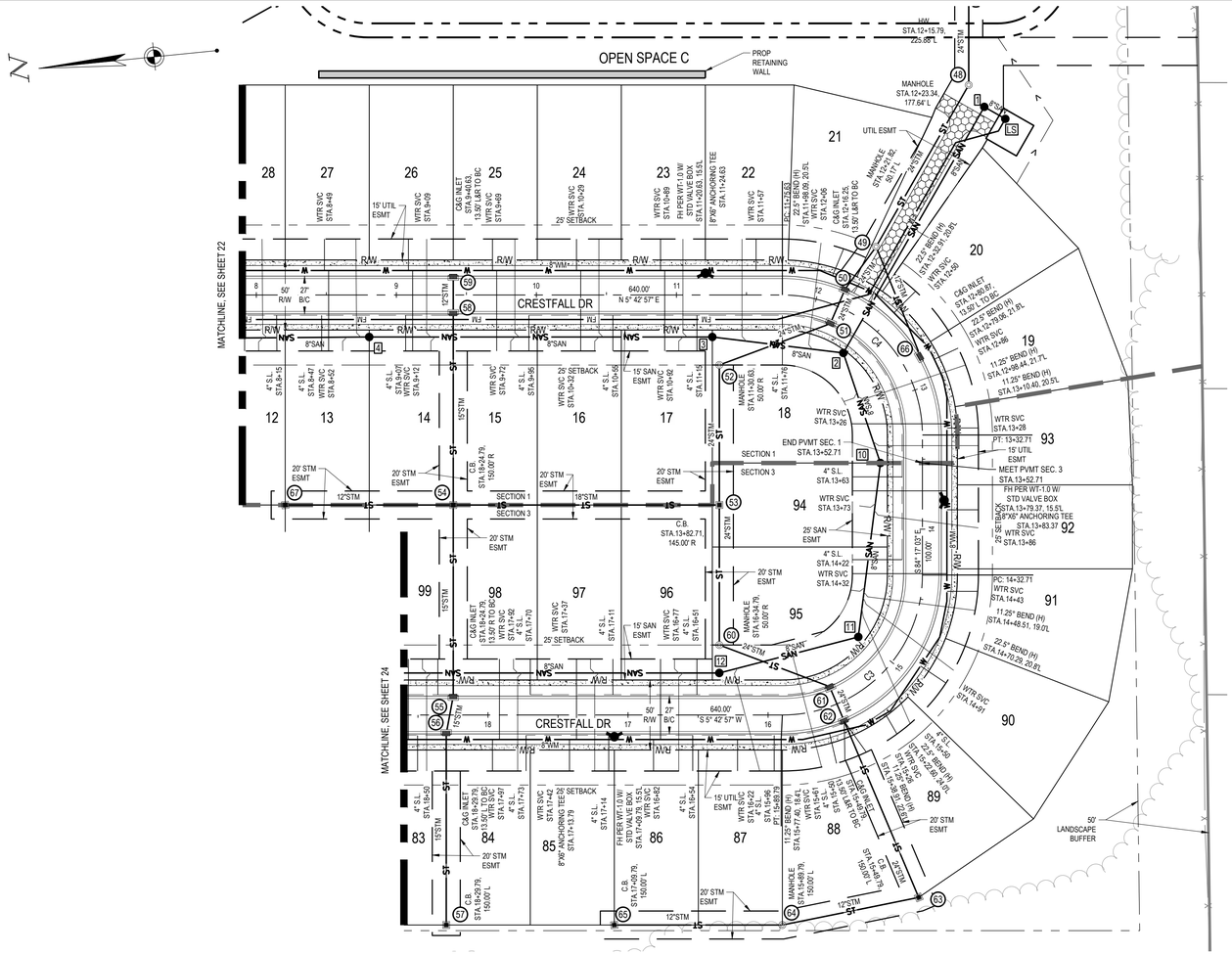
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Scale:	1"=50'
Drawn By:	RJL
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:
CRESTFALL DR PLAN & PROFILE

22

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CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C3	100.00'	157.08'	141.42'	S39° 17' 03"E	090° 00' 00"	100.00'
C4	100.00'	157.08'	141.42'	N50° 42' 57"E	090° 00' 00"	100.00'

LEGEND

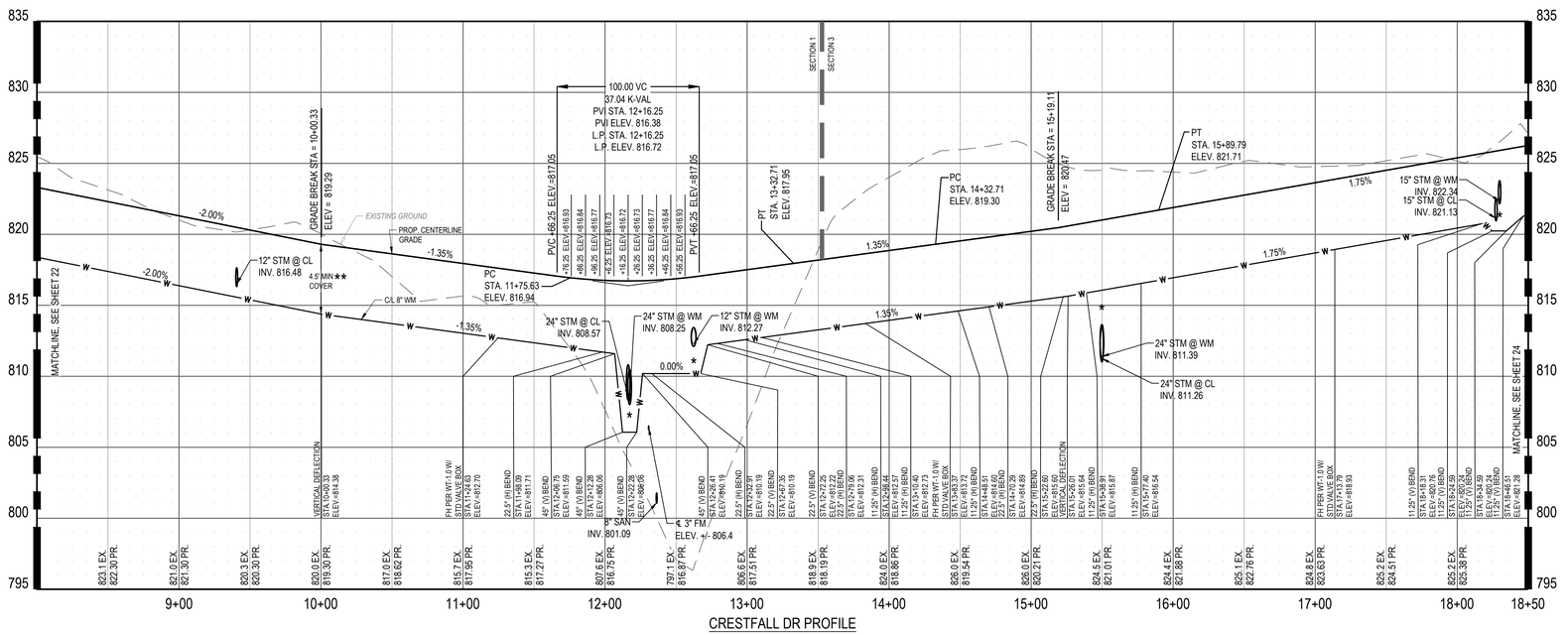
- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- SIDEWALK

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GRAPHIC SCALE (IN FEET)
HORIZONTAL
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50 0 25 50
VERTICAL
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10 5

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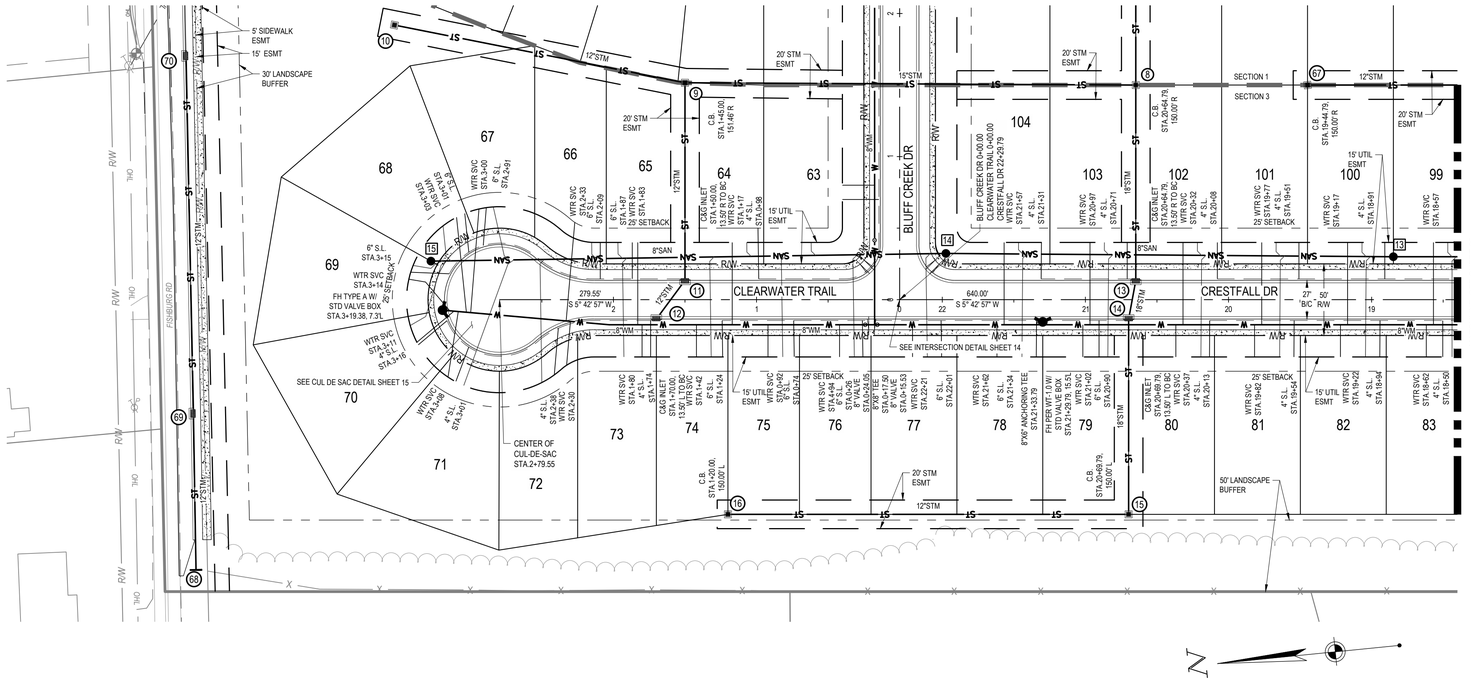
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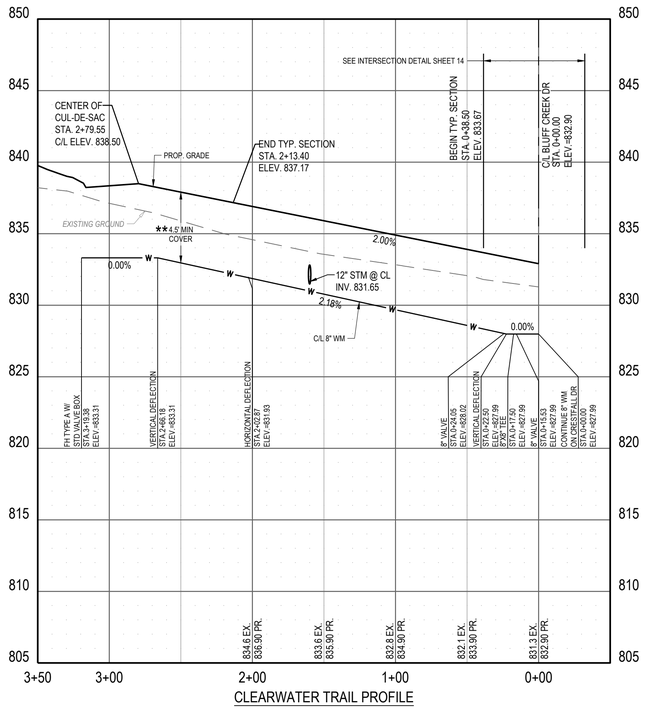
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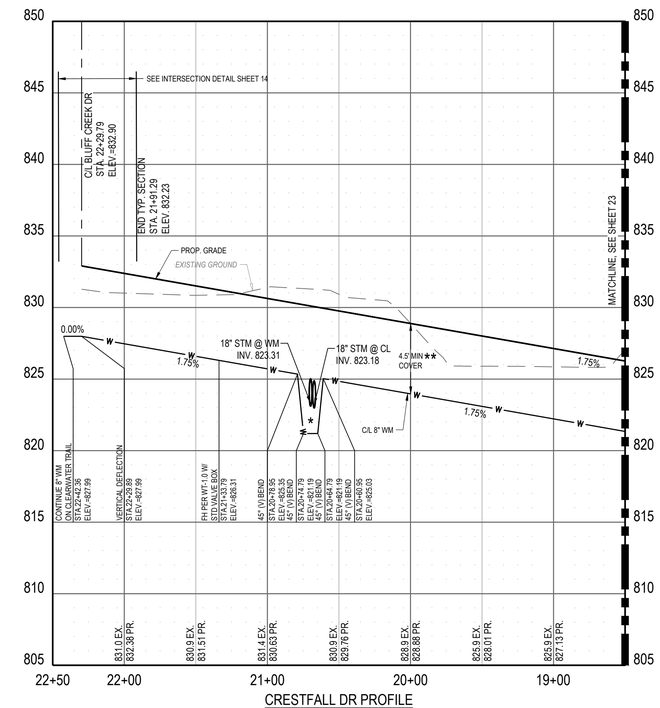
Project Number:	765946
Scale:	1"=50'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
CRESTFALL DR PLAN & PROFILE

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LEGEND

- SUBJECT BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER STRUCTURES
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
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GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 50 ft.
50 0 25 50

VERTICAL
1 inch = 5 ft.
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CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

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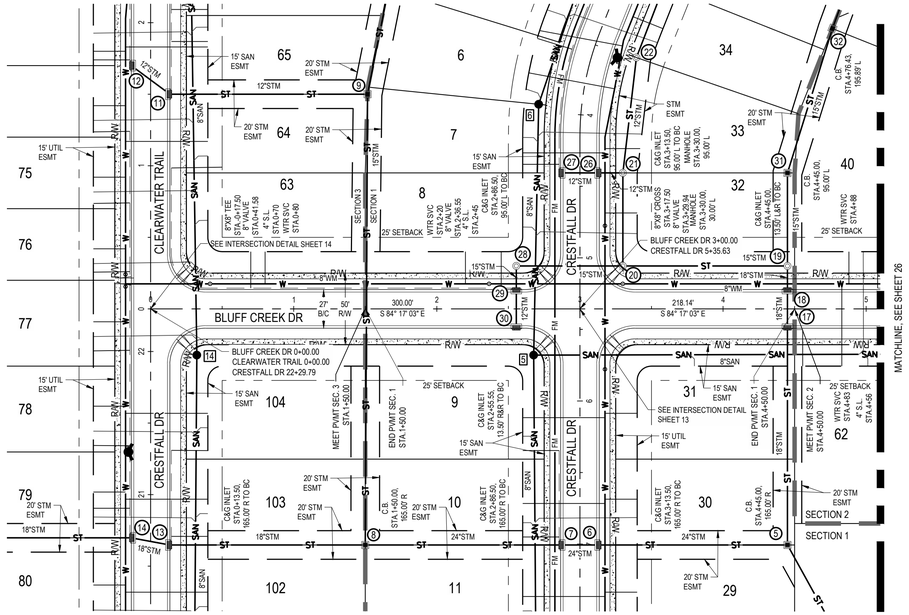
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Checked By:	JEE
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:
CRESTFALL DR & CLEARWATER TRAIL PLAN & PROFILE

24

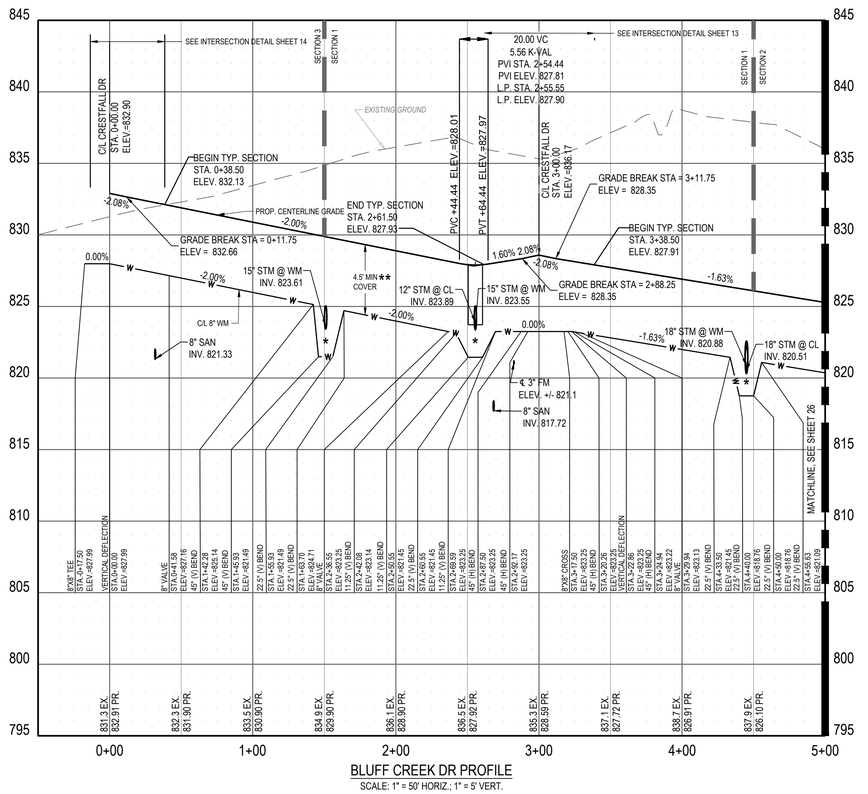
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LEGEND

- R/W — PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- ST — PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED WATER HYDRANT/VALVE
- SIDEWALK



BLUFF CREEK DR PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

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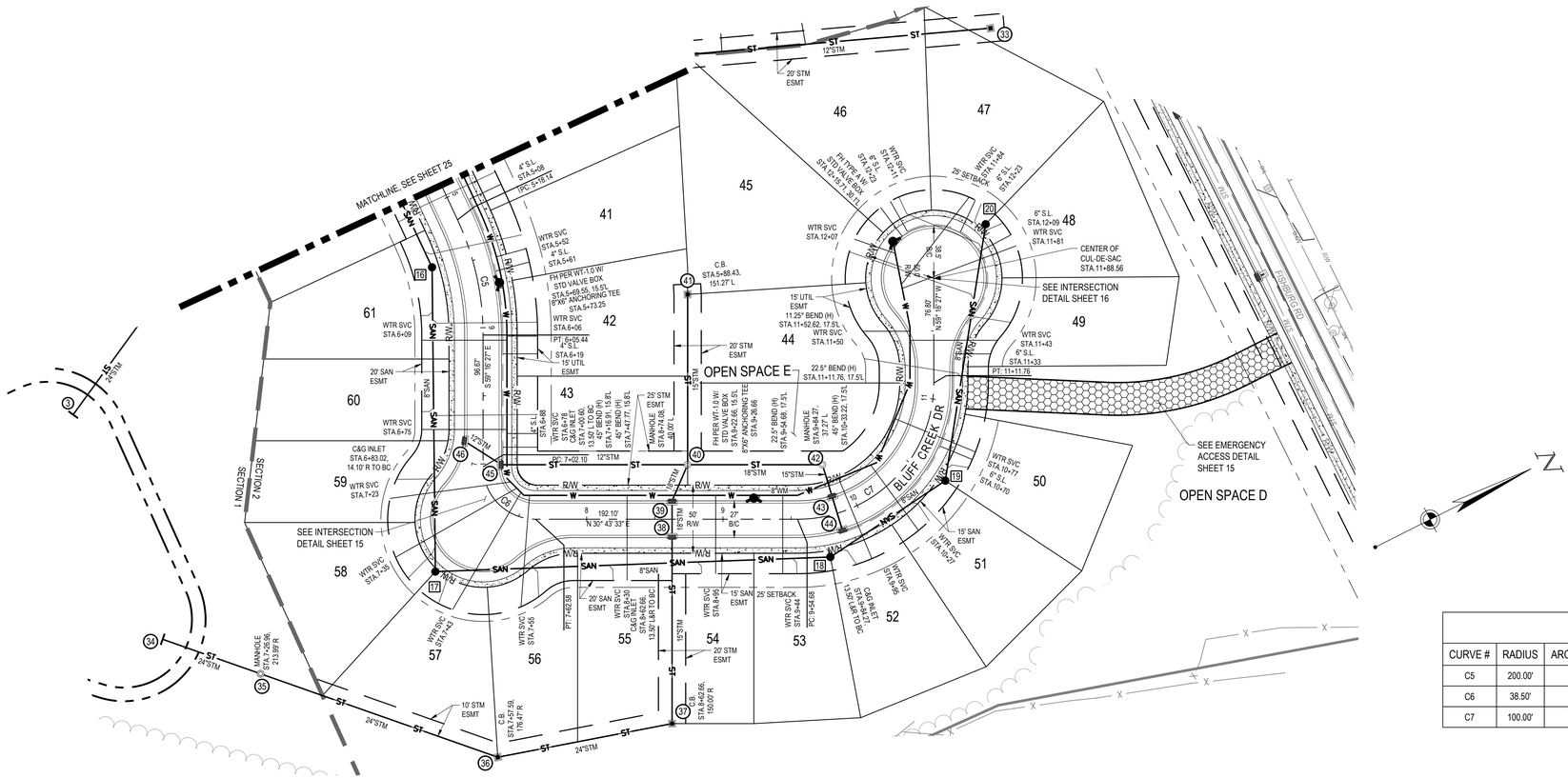
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Drawing Title:

BLUFF CREEK RD PLAN & PROFILE

25

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LEGEND

- SUBJECT BOUNDARY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- EXISTING TREE LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- STM — EXISTING STORM SEWER
- W — EXISTING WATER MAIN
- EXISTING STORM STRUCTURES
- EXISTING WATER STRUCTURES
- PROPOSED PHASE LINE
- R/W — PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
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- PROPOSED STORM STRUCTURES
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- SIDEWALK

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C5	200.00'	87.30'	86.61'	S71° 46' 45"E	025° 00' 36"	44.36'
C6	38.50'	60.48'	54.45'	N75° 43' 33"E	090° 00' 00"	38.50'
C7	100.00'	157.08'	141.42'	N14° 16' 27"W	090° 00' 00"	100.00'

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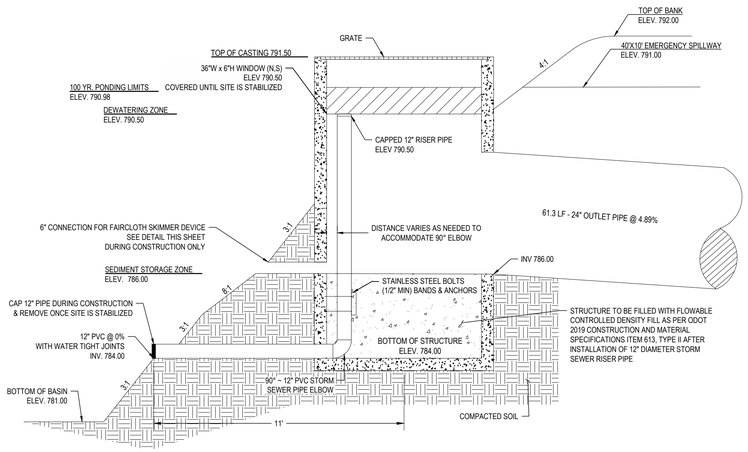
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Drawing Title:
BLUFF CREEK RD PLAN & PROFILE

26

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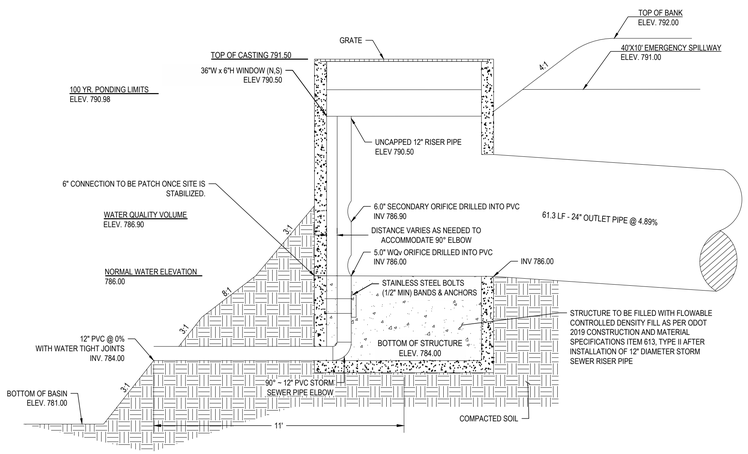


NOTE:
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OUTLET STRUCTURE DETAIL
STRUCTURE #1
DURING CONSTRUCTION

MODIFIED 2-3 CATCH BASIN, CB-2-3, 2-4

N.T.S.

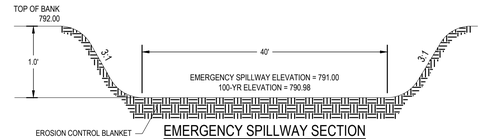


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OUTLET STRUCTURE DETAIL
STRUCTURE #1
POST CONSTRUCTION

MODIFIED 2-3 CATCH BASIN, CB-2-3, 2-4

N.T.S.

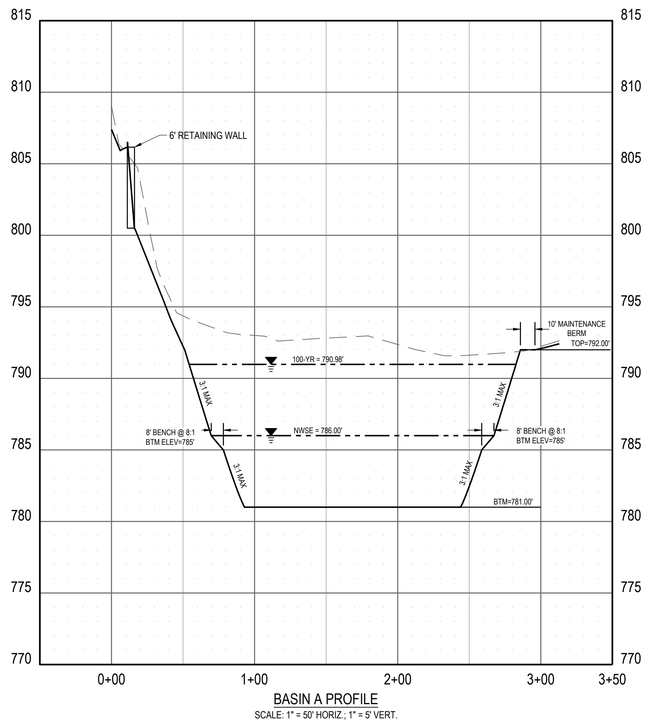


EMERGENCY SPILLWAY SECTION

N.T.S.

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, AROUND MAINTENANCE BERM PATH, AND AROUND ALL INLET AND OUTLET POND STRUCTURES/PIPES.	
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	

SEDIMENT CONTROL VOLUMES - BASIN A								
POND	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)
BASIN A	31.83	31.88	57,294	31,880	245,102	155,459	786.00-790.50	781.00-786.00

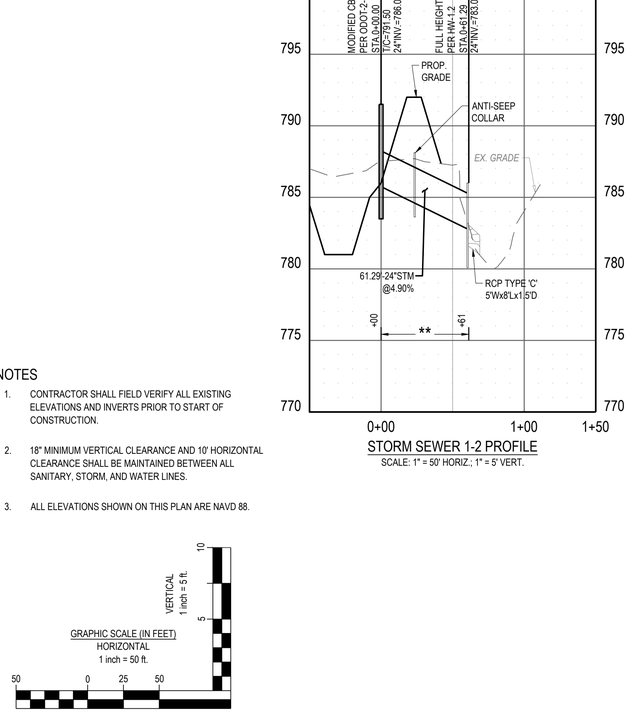


BASIN A PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

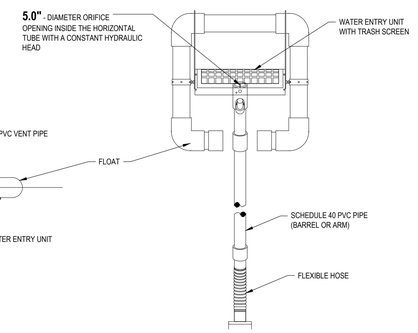
NOTES

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STORM SEWER 1-2 PROFILE

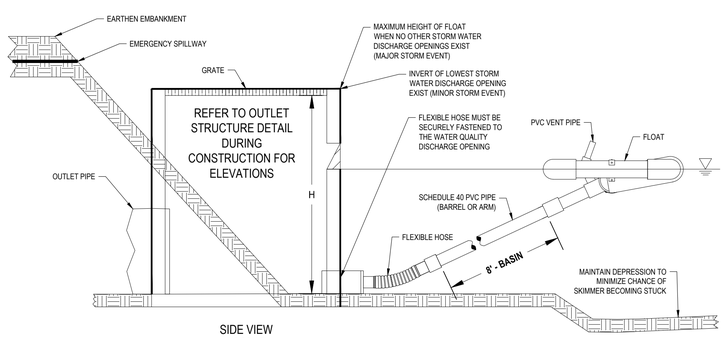
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



END VIEW

TOP VIEW

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.



SIDE VIEW
(NO SCALE)

Ⓡ 6" FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH OUTLET STRUCTURE

N.T.S.

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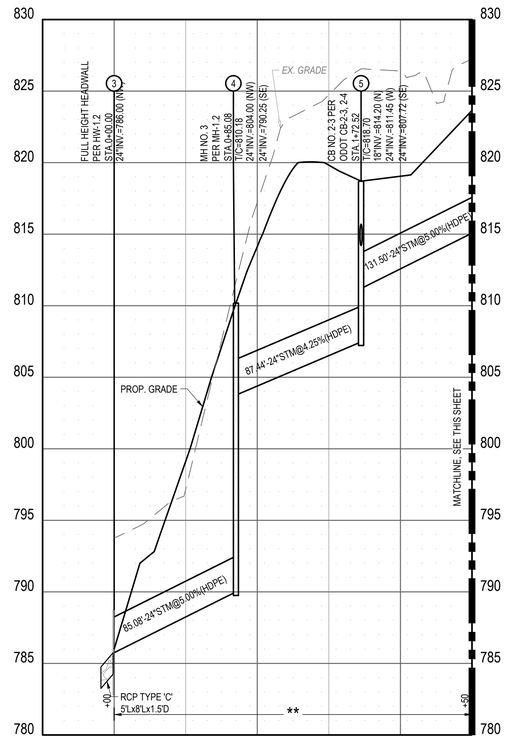
Revisions / Submissions

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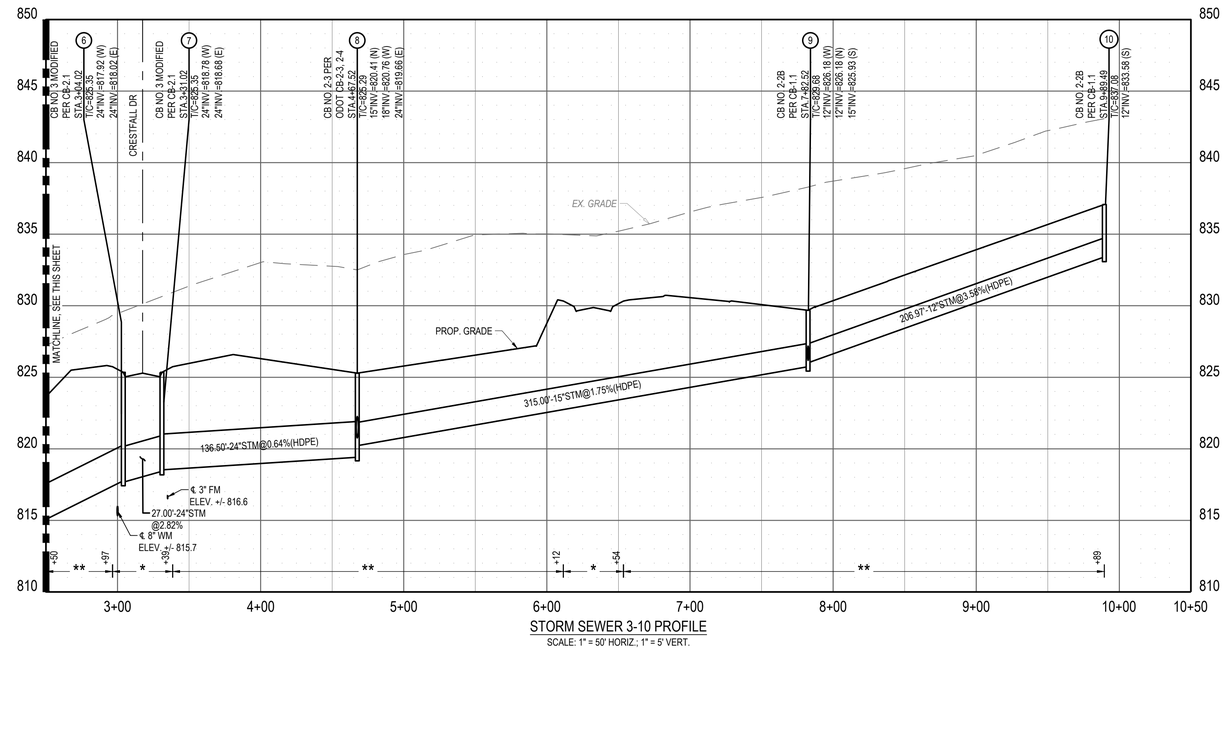
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Scale:	AS SHOWN
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
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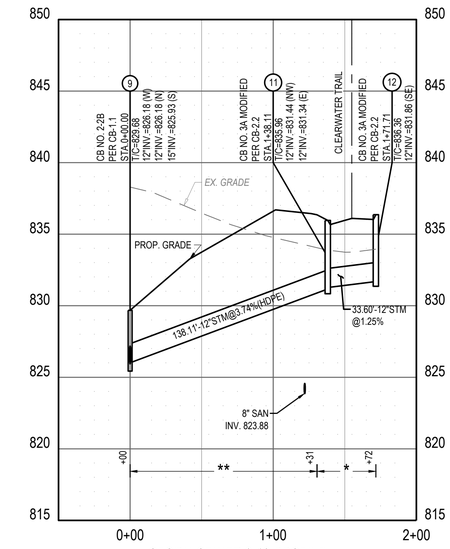
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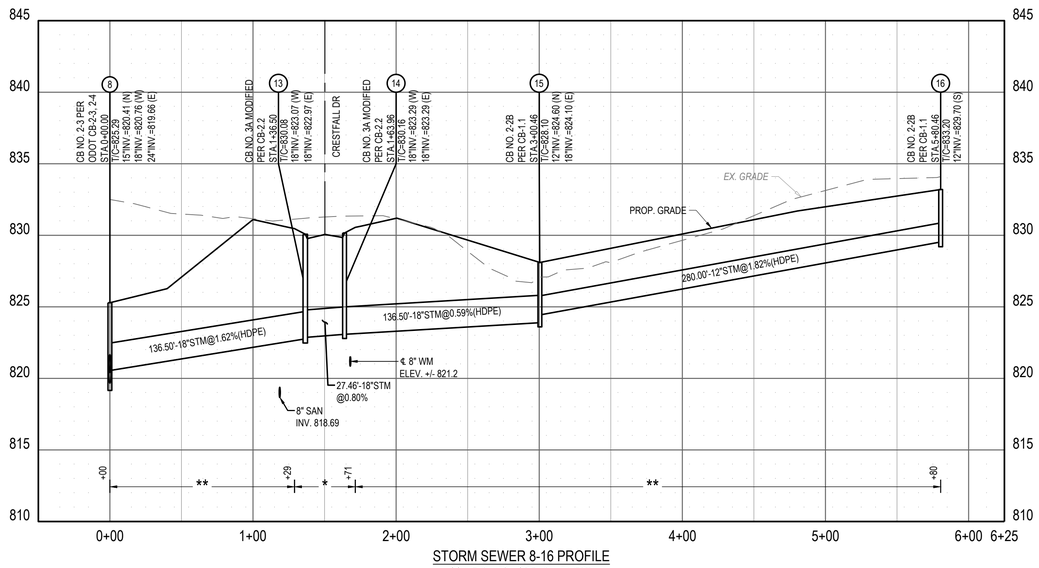
STORM SEWER 3-10 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



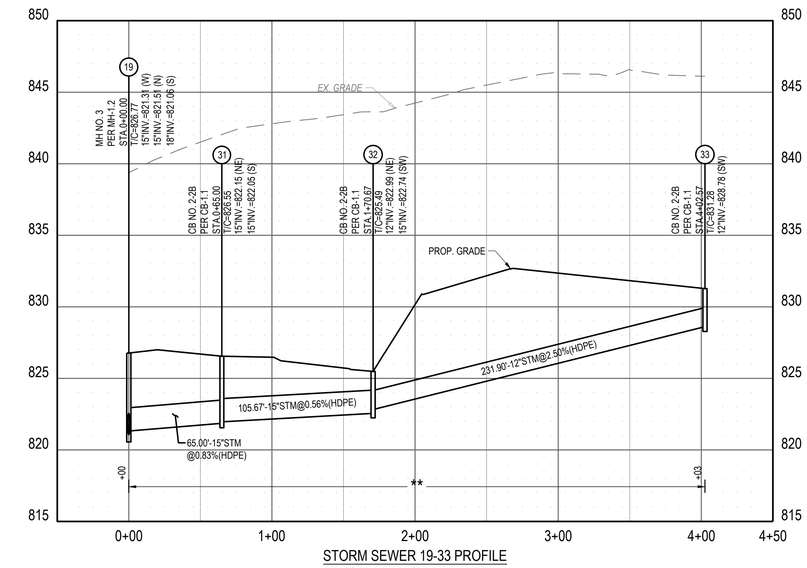
STORM SEWER 3-10 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER 9-12 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER 8-16 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER 19-33 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

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LEGEND

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

** COMPACTED NATIVE BACKFILL, PLACED PER ODOT ITEM 611

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 50 ft.
50 0 25 50
VERTICAL
1 inch = 5 ft.
10 5

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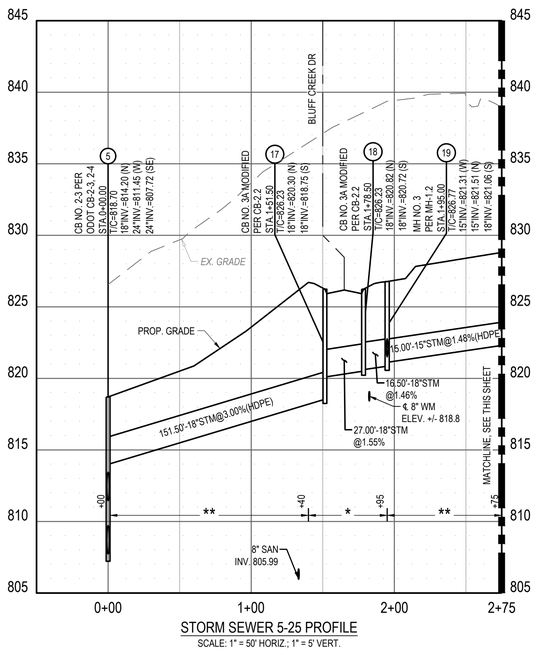
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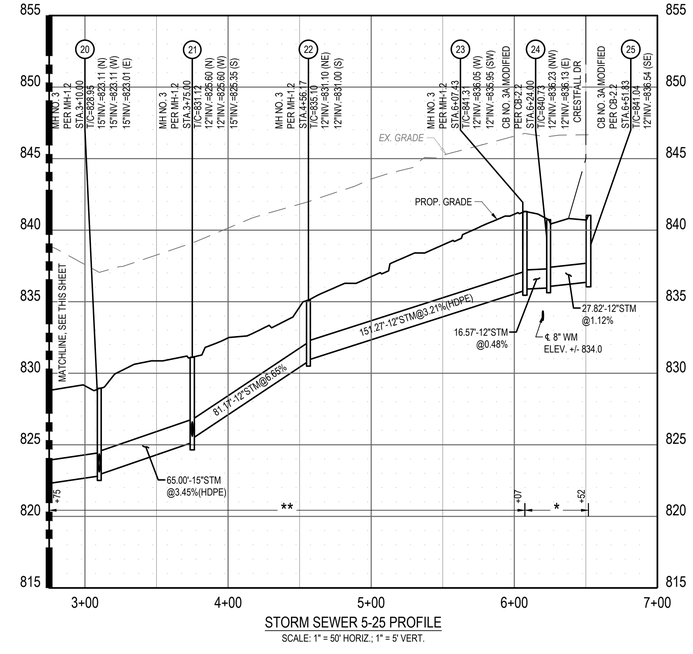
Drawing Title:
STORM SEWER PROFILES

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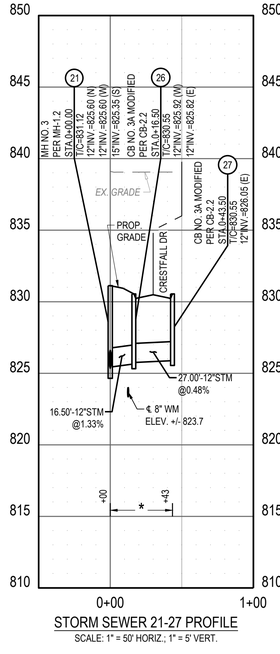
STORM SEWER 5-25 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



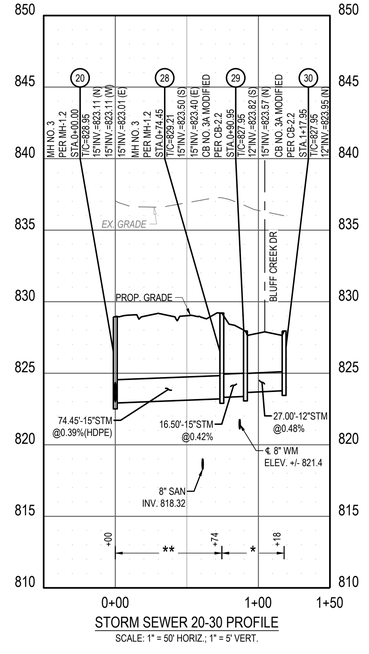
STORM SEWER 5-25 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



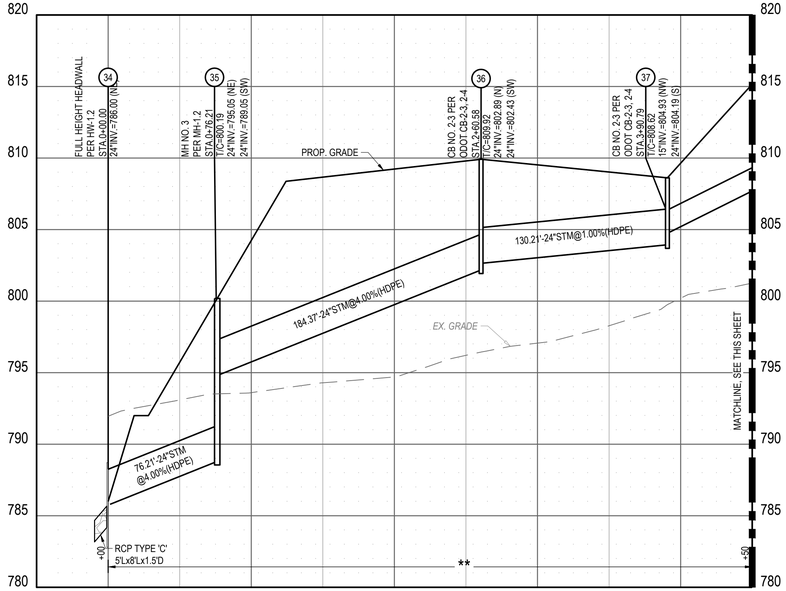
STORM SEWER 21-27 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



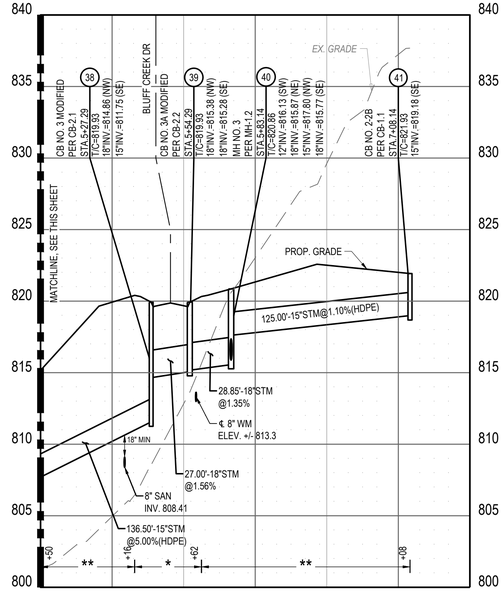
STORM SEWER 20-30 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



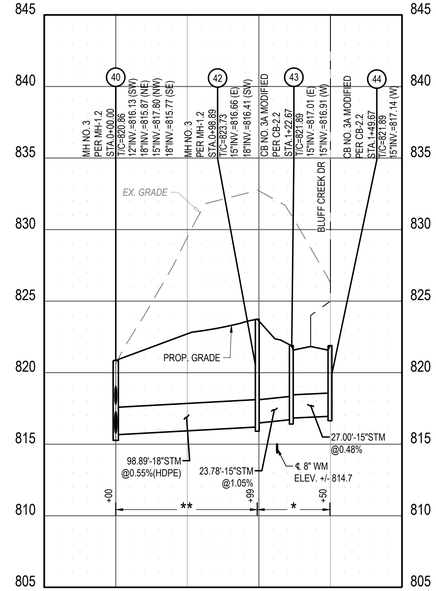
STORM SEWER 34-41 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER 34-41 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER 40-44 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

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LEGEND

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GRAPHIC SCALE (IN FEET)

HORIZONTAL
1 inch = 50 ft.

50 0 25 50

VERTICAL
1 inch = 5 ft.

10 5

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CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

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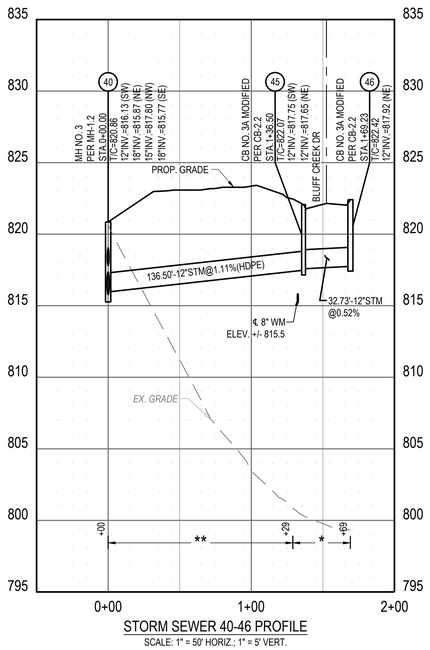
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Checked By:	JEE
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Issue:	NOT FOR CONSTRUCTION

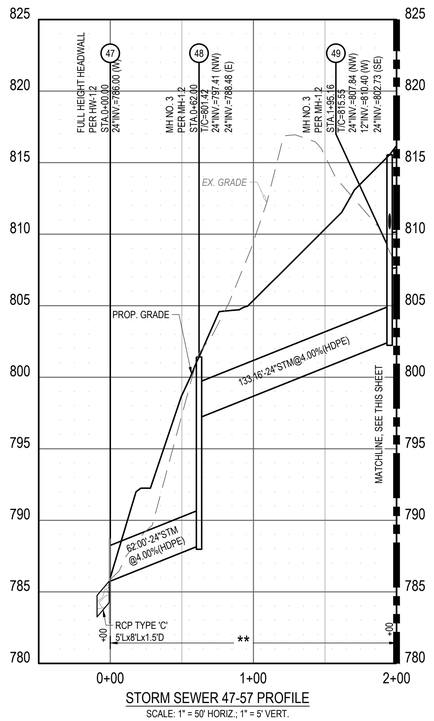
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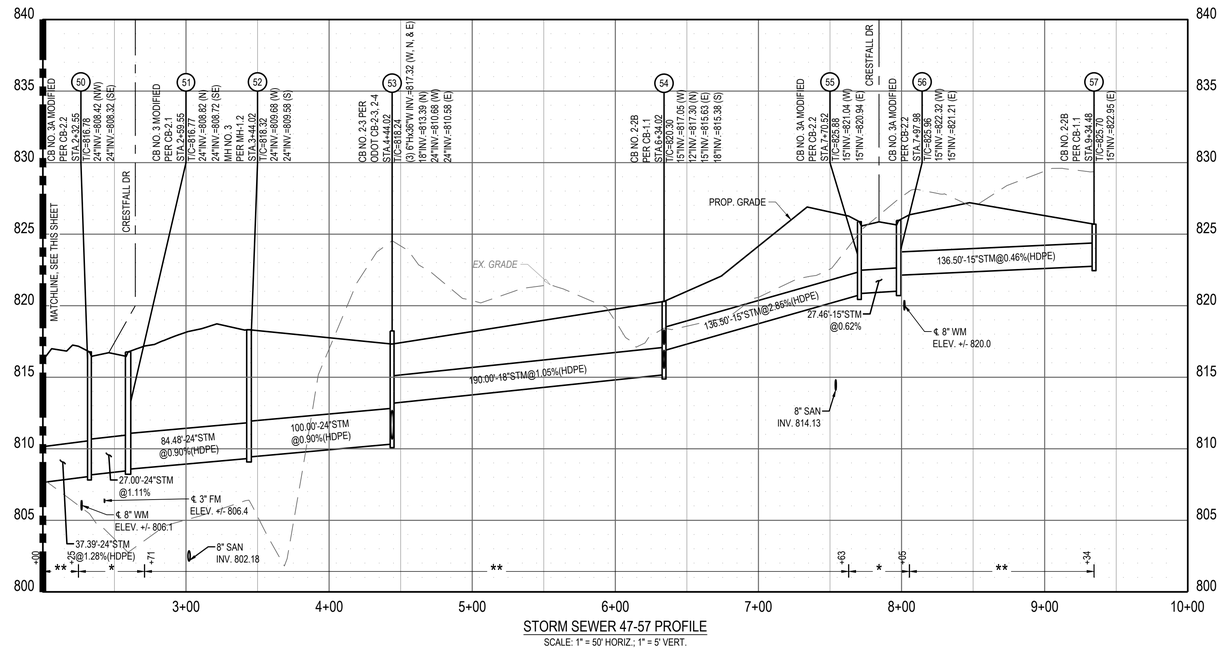
STORM SEWER PROFILES

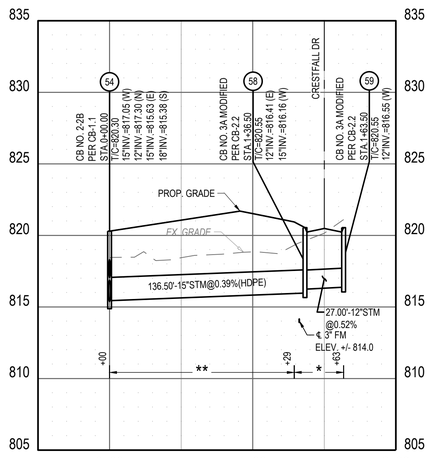
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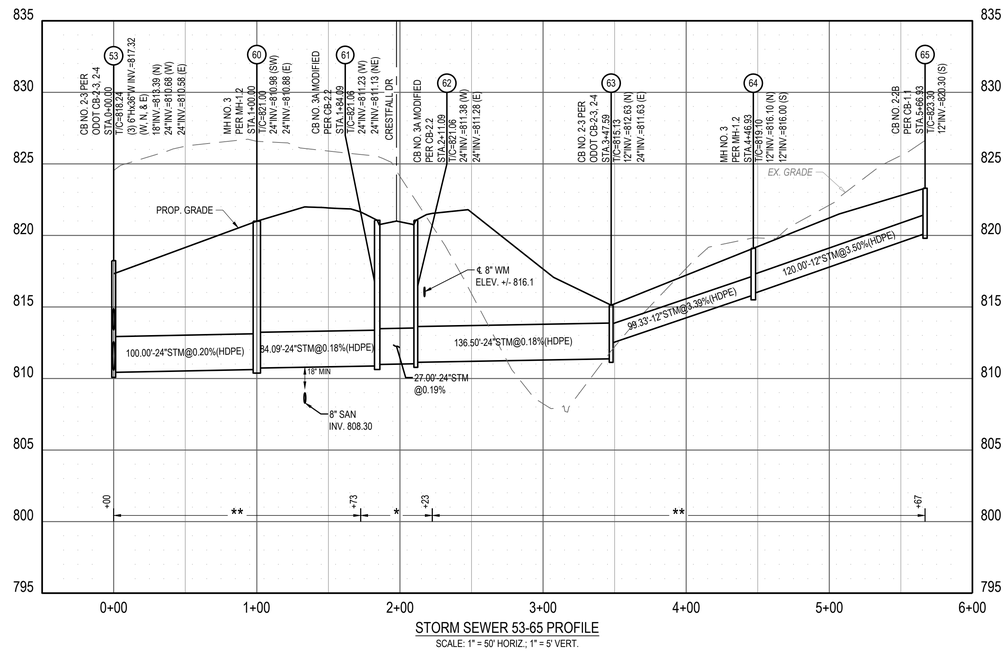
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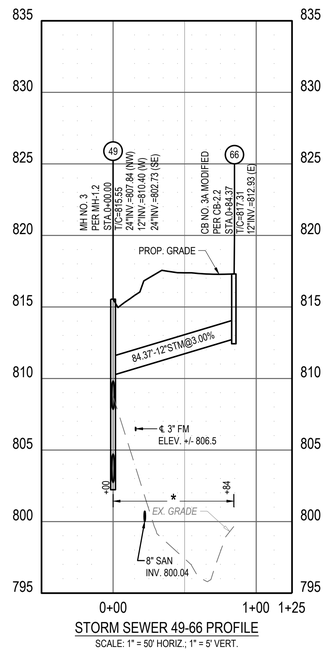












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50 0 25 50

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10 5

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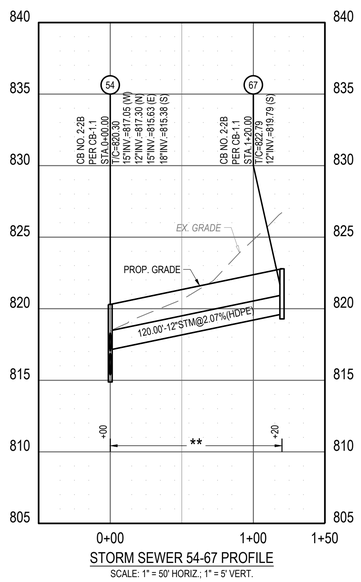
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STORM SEWER PROFILES

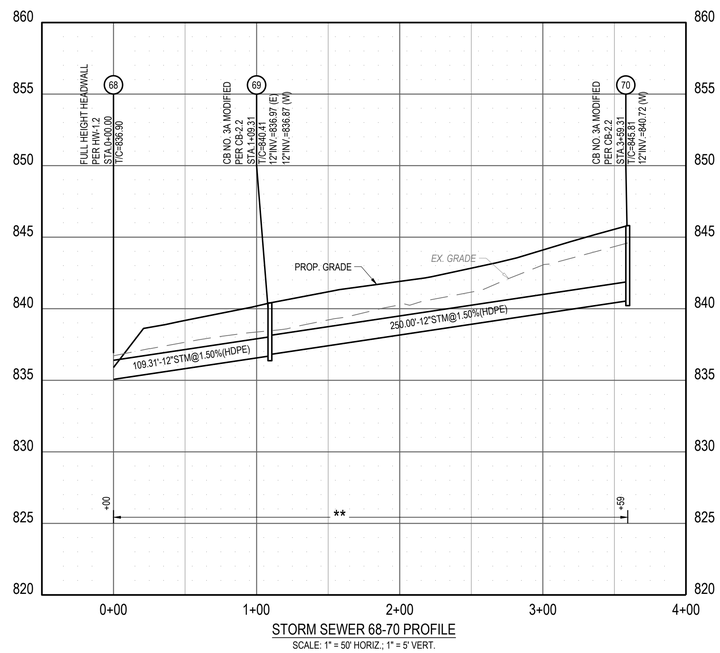
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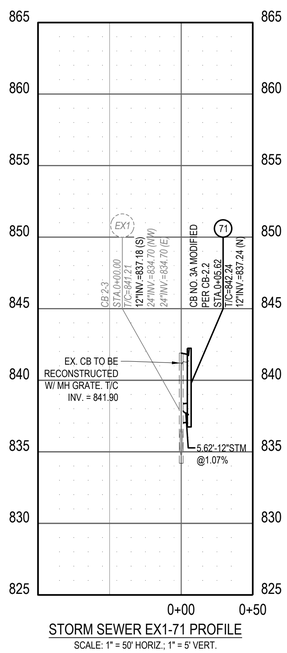
STORM SEWER 54-67 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



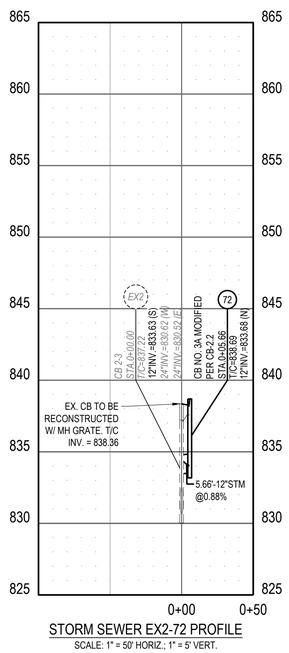
STORM SEWER 68-70 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER EX1-71 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



STORM SEWER EX2-72 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

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50 0 25 50

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5 10

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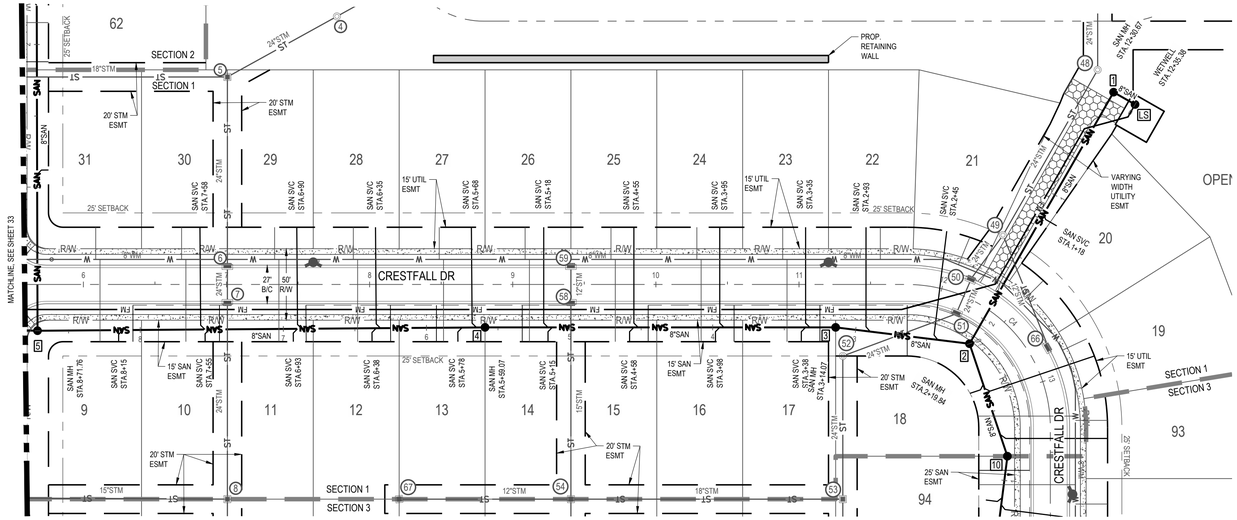
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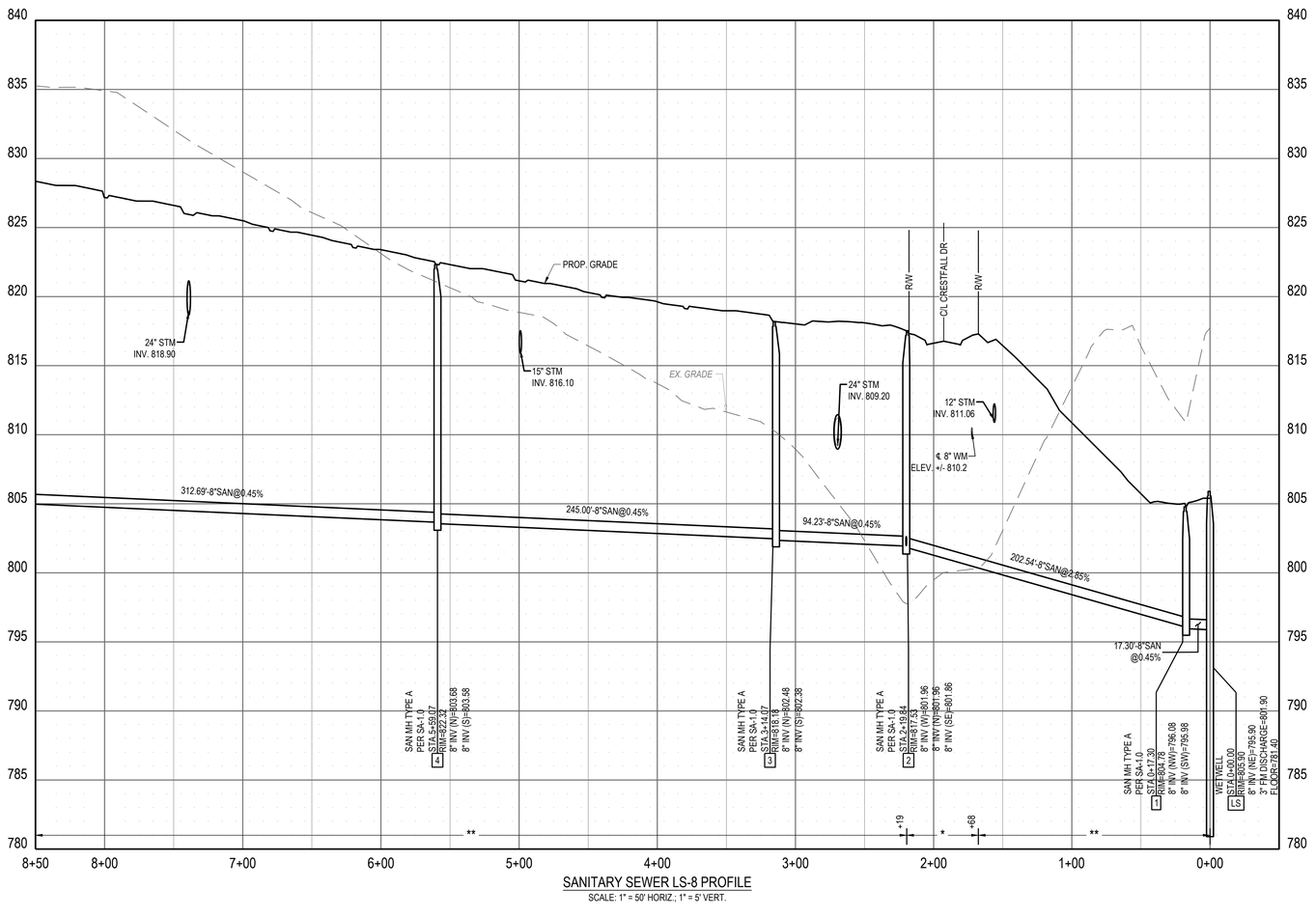
STORM SEWER PROFILES

31

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PROPOSED SANITARY SEWERS LS-8 PLAN VIEW
SCALE: 1"=50'



SANITARY SEWER LS-8 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.



LEGEND

- SUBJECT BOUNDARY
- 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

LATERAL SERVICE SCHEDULE

MH	LOT NUMBER	WYE STATION	LENGTH OF SERVICE	LENGTH OF RISER	MIN. SLOPE	EOS INV ELEVATION	FINISHED GRADE
5							
	9	8+22.00	8	8	2.08%	813.37	829.20
	30	7+65.00	71	9	2.08%	815.41	827.30
	10	7+62.00	9	9	2.08%	814.10	828.20
	11	7+00.00	9	9	2.08%	813.82	827.10
	29	6+97.00	71	8	2.08%	814.12	826.00
	12	6+45.00	10	9	2.08%	813.60	825.90
	28	6+42.00	71	7	2.08%	812.89	824.90
	13	5+85.00	10	8	2.08%	812.35	824.60
	27	5+75.00	70	6	2.08%	811.59	823.70
4							
	26	5+25.00	70	5	2.08%	810.29	822.50
	14	5+22.00	10	8	2.08%	811.96	823.50
	15	4+65.00	10	7	2.08%	810.73	822.20
	25	4+62.00	70	4	2.08%	809.03	821.30
	16	4+05.00	10	6	2.08%	809.48	821.30
	24	4+02.00	70	4	2.08%	808.76	820.10
	17	3+45.00	10	5	2.08%	808.23	820.50
	23	3+42.00	70	3	2.08%	807.51	819.40
3							
	22	3+00.00	73	2	2.08%	806.30	818.50
	21	2+52.00	76	3	2.08%	807.13	818.40
2							
	20	1+18.00	12	5	2.08%	807.16	818.50
1							

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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 BACKFILL, ITEM 304 AGGREGATE PER ODOT ITEM 611.

** COMPACTED NATIVE BACKFILL PER ODOT ITEM 611.

GRAPHIC SCALE (IN FEET)
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50 0 25 50
VERTICAL
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10 5

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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

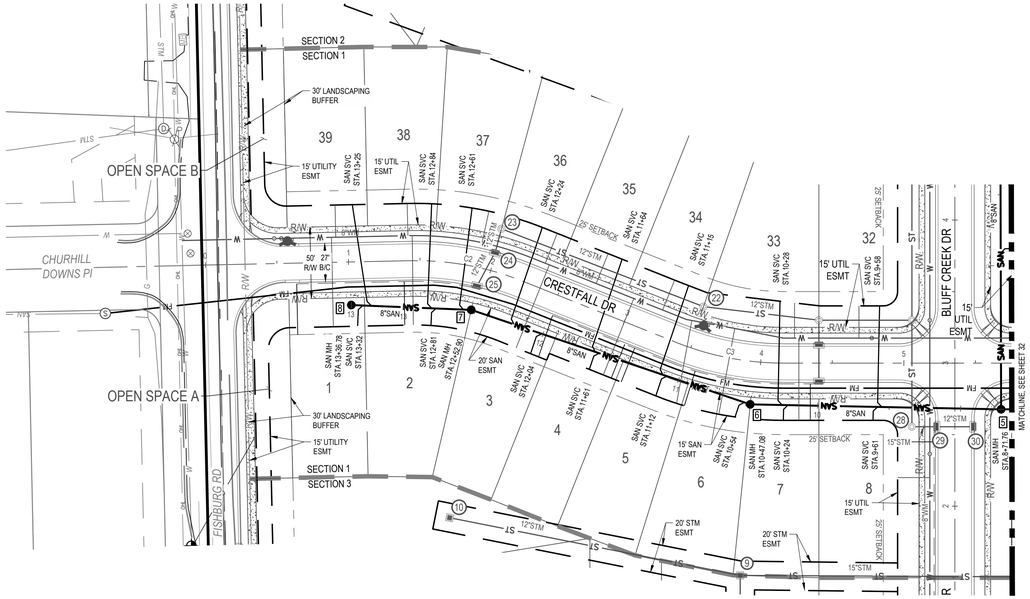
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Project Number:	765946
Scale:	1"=50'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SANITARY PLAN & PROFILE

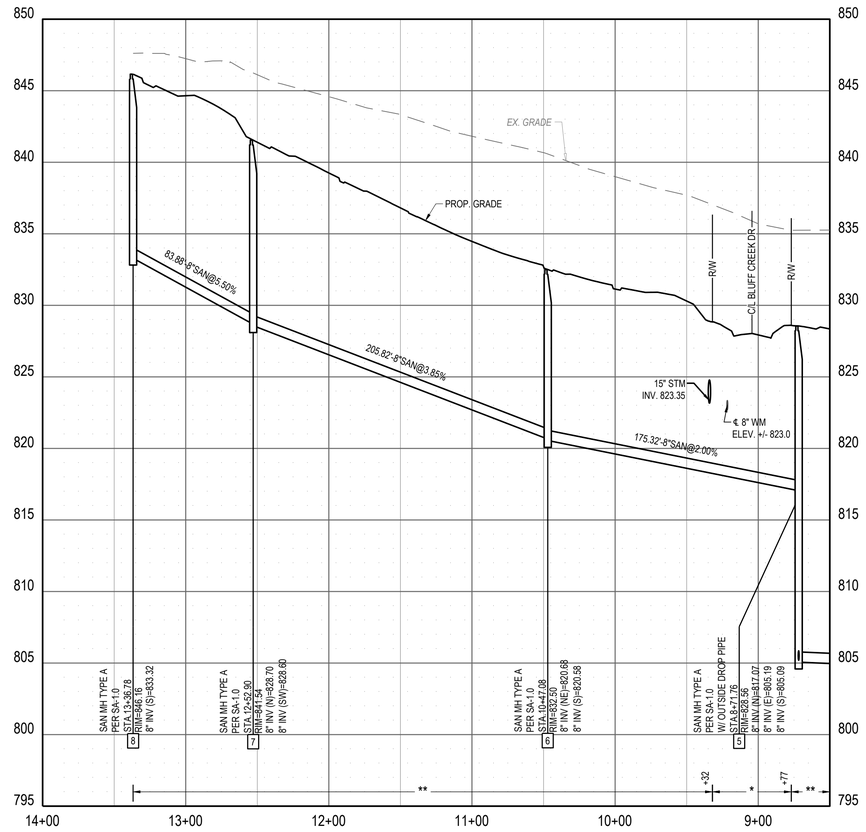
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PROPOSED SANITARY SEWERS LS-8 PLAN VIEW

SCALE: 1"=50'



SANITARY SEWER LS-8 PROFILE

SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- R/W — EXISTING R/W
- EXISTING CENTERLINE
- 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
- 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

LATERAL SERVICE SCHEDULE

MH	LOT NUMBER	WYE STATION	LENGTH OF SERVICE	LENGTH OF RISER	MIN. SLOPE	EOS INV ELEVATION	FINISHED GRADE
8							
	1	13+32.00	14	3	2.08%	836.79	848.10
	39	13+26.00	72	2	2.08%	836.68	848.40
	38	12+91.00	73	2	2.08%	834.78	846.10
	2	12+88.00	12	3	2.08%	834.32	846.20
	37	12+69.00	71	0	2.08%	831.57	844.10
7							
	36	12+32.00	71	0	2.08%	829.78	842.20
	3	12+11.00	16	2	2.08%	829.78	841.70
	35	11+72.00	67	0	2.08%	827.39	840.10
	4	11+69.00	13	2	2.08%	828.11	839.60
	34	11+22.00	65	0	2.08%	825.42	837.90
	5	11+03.00	16	2	2.08%	825.63	837.20
	6	10+62.00	12	3	2.08%	824.94	836.60
6							
	33	10+35.00	73	0	2.08%	822.36	829.20
	7	10+31.00	11	0	2.08%	820.99	827.30
	8	9+68.00	9	2	2.08%	821.65	828.20
	32	9+65.00	71	0	2.08%	820.92	827.10
5							

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. 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 BACKFILL, ITEM 304 AGGREGATE PER ODOT ITEM 611.

** COMPACTED NATIVE BACKFILL PER ODOT ITEM 611.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 50 ft.
50 0 25 50
VERTICAL
1 inch = 5 ft.
10 5

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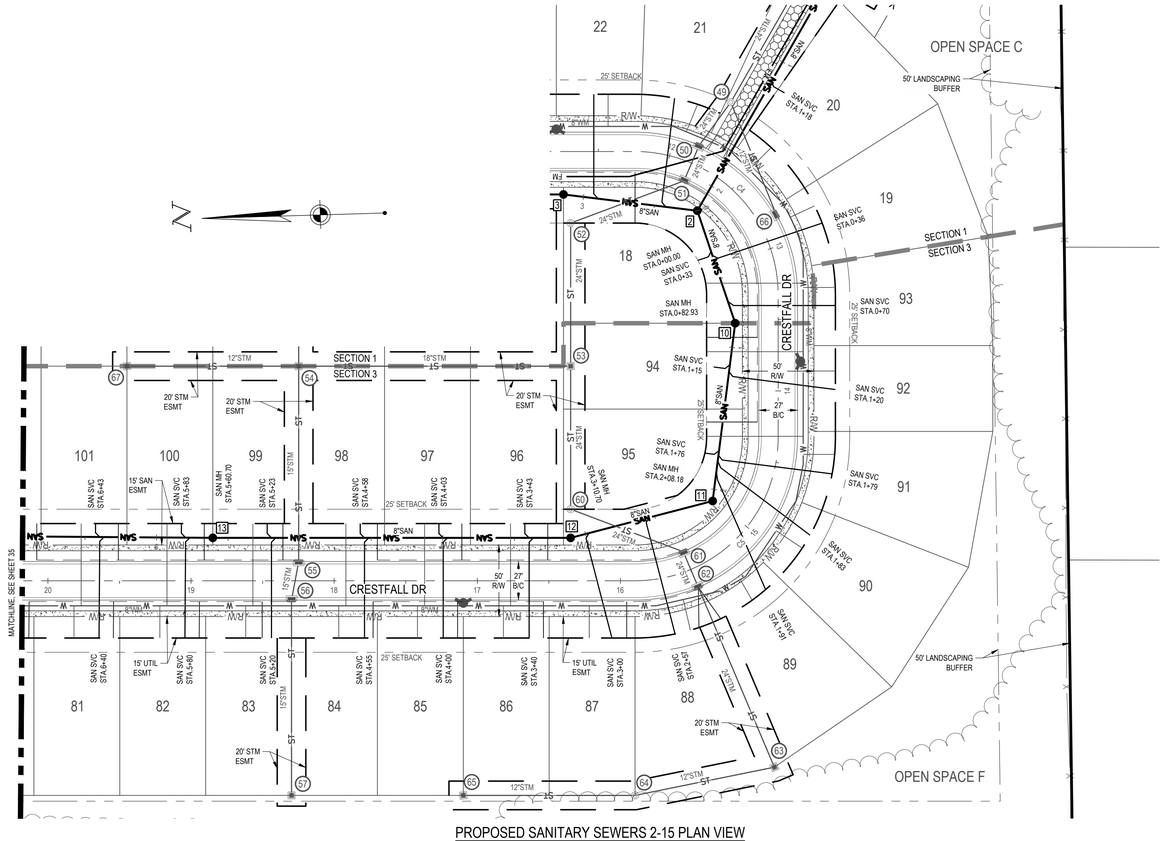
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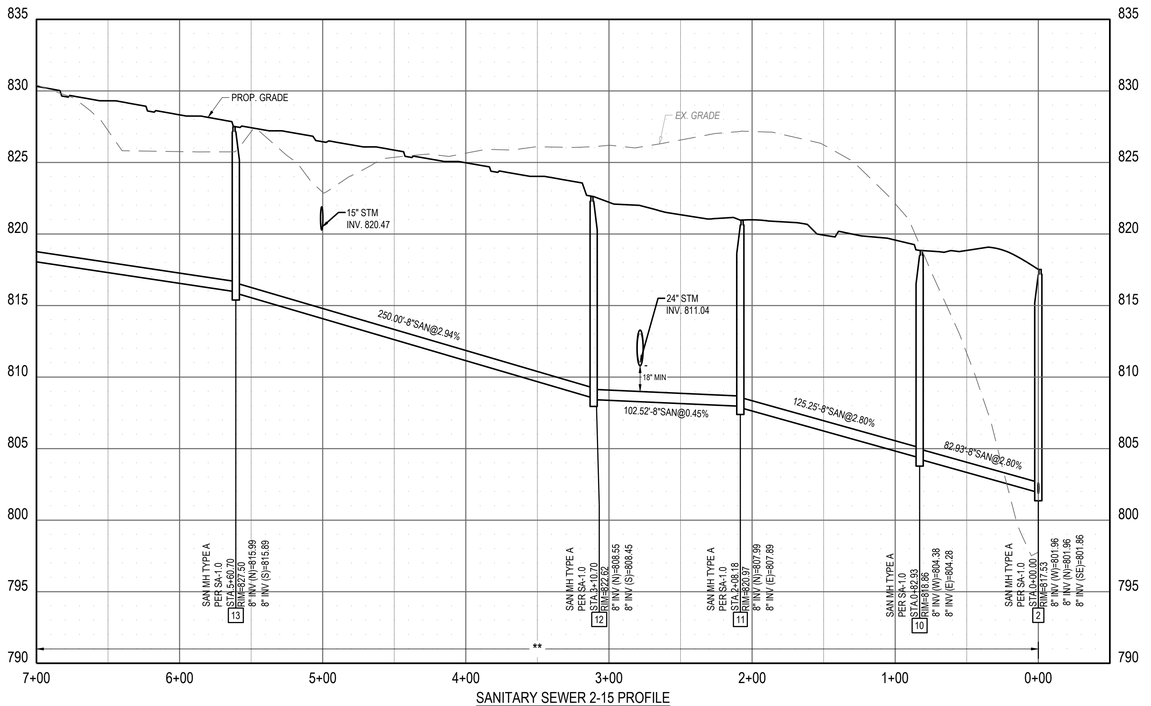
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SANITARY PLAN & PROFILE

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PROPOSED SANITARY SEWERS 2-15 PLAN VIEW
SCALE: 1"=50'



SANITARY SEWER 2-15 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING TREE LINE
- 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

LATERAL SERVICE SCHEDULE

MH	LOT NUMBER	WYE STATION	LENGTH OF SERVICE	LENGTH OF RISER	MIN. SLOPE	EOS INV ELEVATION	FINISHED GRADE
14							
	101	6+43.00	9	0	2.08%	817.92	830.50
	81	6+40.00	71	0	2.08%	819.16	830.80
	100	5+83.00	9	0	2.08%	817.02	829.50
	82	5+80.00	70	0	2.08%	818.24	829.60
13							
	99	5+23.00	10	0	2.08%	815.50	828.40
	83	5+20.00	70	0	2.08%	816.66	828.70
	98	4+58.00	10	2	2.08%	815.55	827.40
	84	4+55.00	70	0	2.08%	814.75	827.70
	97	4+03.00	10	3	2.08%	814.91	826.30
	85	4+00.00	70	2	2.08%	815.09	826.50
	96	3+43.00	10	3	2.08%	813.15	825.30
	86	3+40.00	70	3	2.08%	814.31	825.70
12							
	87	3+00.00	75	2	2.08%	812.42	824.30
	88	2+57.00	83	0	2.08%	810.44	823.30
11							
	89	1+91.00	87	0	2.08%	809.72	822.40
	90	1+83.00	81	0	2.08%	809.37	821.90
	91	1+79.00	80	0	2.08%	809.24	821.10
	95	1+76.00	10	2	2.08%	809.66	821.90
	92	1+20.00	75	0	2.08%	807.48	820.60
	94	1+15.00	11	3	2.08%	808.95	820.90
10							
	93	+70.00	74	2	2.08%	807.92	819.80
	19	+36.00	80	2	2.08%	807.09	819.20
	18	+33.00	10	5	2.08%	808.49	820.00
2							

NOTES:

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

** COMPACTED NATIVE BACKFILL PER ODOT ITEM 611.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 50 ft.
50 0 25 50
VERTICAL
1 inch = 5 ft.
10 5

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MONTGOMERY COUNTY, OH

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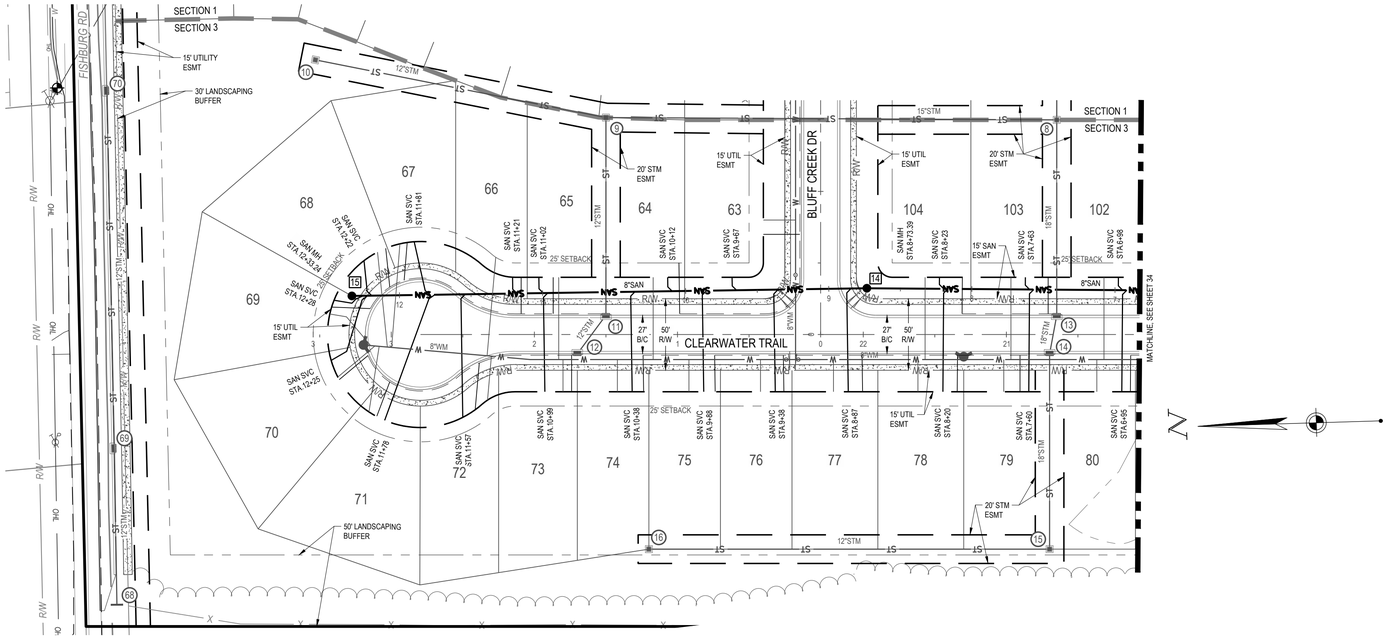
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Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

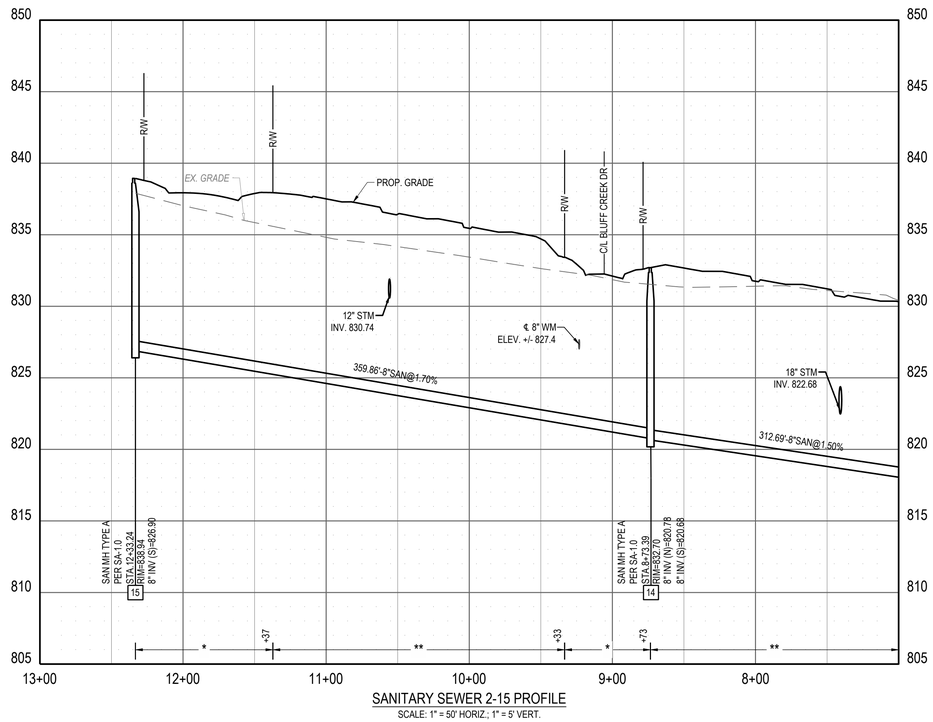
Drawing Title:
SANITARY PLAN & PROFILE

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PROPOSED SANITARY SEWERS 2-15 PLAN VIEW
SCALE: 1"=50'



SANITARY SEWER 2-15 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY
- 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 STORM STRUCTURE
- PROPOSED PHASE LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
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- 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

LATERAL SERVICE SCHEDULE

MH	LOT NUMBER	WYE STATION	LENGTH OF SERVICE	LENGTH OF RISER	MIN. SLOPE	EOS INV ELEVATION	FINISHED GRADE
15							
	69	12+28.00	20	0	2.08%	827.73	840.00
	70	12+25.00	53	0	2.08%	828.37	840.00
	68	12+22.00	25	0	2.08%	827.73	839.90
	67	11+81.00	38	0	2.08%	827.31	839.60
	71	11+78.00	93	0	2.08%	828.40	839.70
	72	11+57.00	86	0	2.08%	827.90	839.50
	66	11+21.00	11	2	2.08%	827.68	839.30
	65	11+02.00	11	1	2.08%	826.38	838.60
	73	10+99.00	69	0	2.08%	826.56	838.90
	74	10+38.00	70	0	2.08%	825.54	837.90
	64	10+12.00	10	2	2.08%	825.81	837.20
	75	9+88.00	71	0	2.08%	824.71	836.90
	63	9+67.00	9	2	2.08%	825.02	836.40
	76	9+38.00	71	0	2.08%	823.86	835.90
	77	8+87.00	72	0	2.08%	823.02	834.90
14							
	104	8+23.00	8	0	2.08%	820.60	833.30
	78	8+20.00	72	0	2.08%	821.88	833.80
	103	7+63.00	9	0	2.08%	819.72	832.70
	79	7+60.00	71	0	2.08%	820.96	832.70
	102	6+98.00	9	0	2.08%	818.74	831.60
	80	6+95.00	71	0	2.08%	819.99	831.70

NOTES:

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

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

** COMPACTED NATIVE BACKFILL PER ODOT ITEM 611.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 50 ft.
50 0 25 50
VERTICAL
1 inch = 5 ft.
10 5

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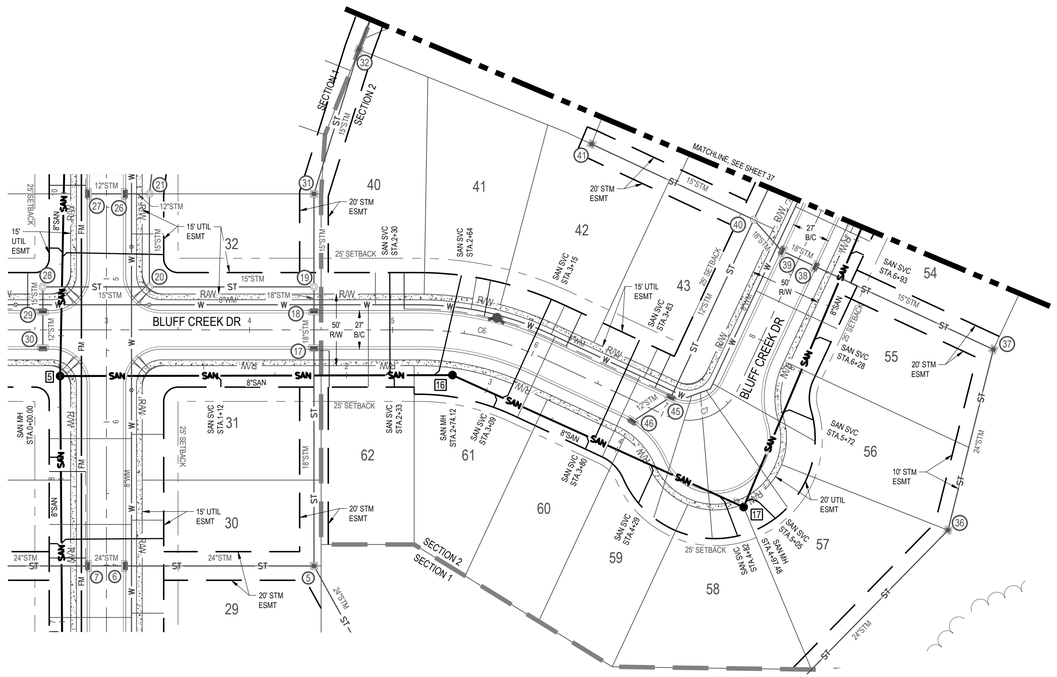
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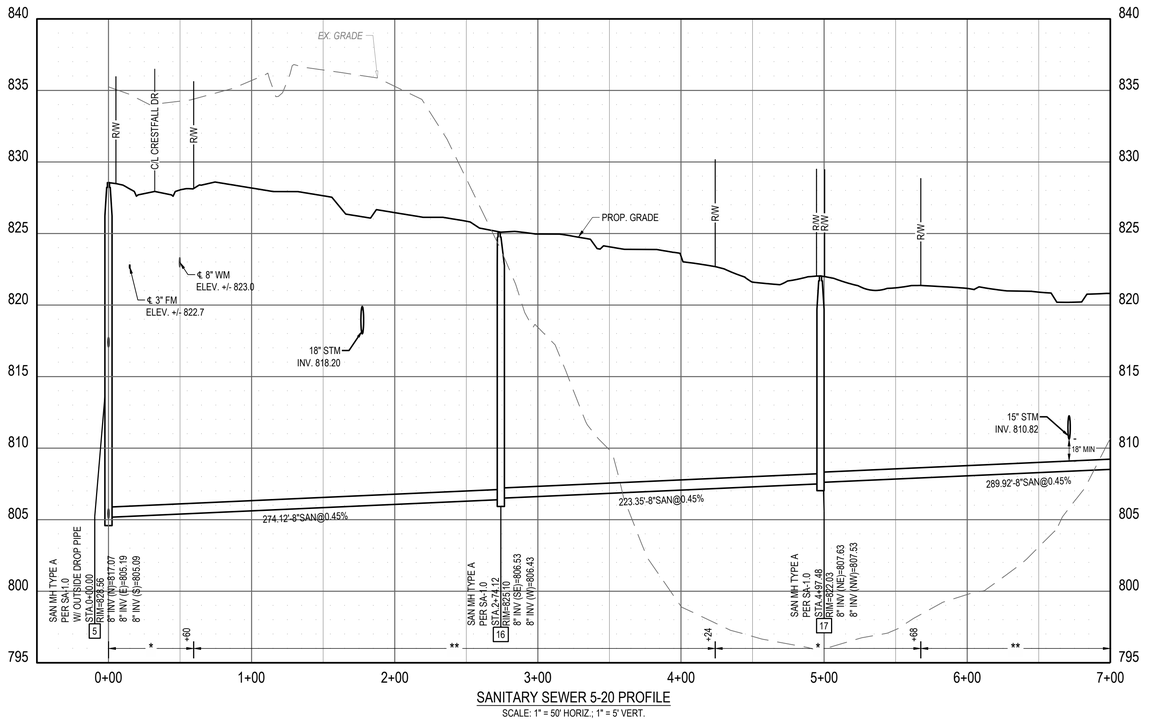
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Drawing Title:
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PROPOSED SANITARY SEWERS 5-20 PLAN VIEW
SCALE: 1"=50'



SANITARY SEWER 5-20 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY
- EXISTING TREE LINE
- 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

LATERAL SERVICE SCHEDULE							
MH	LOT NUMBER	WYE STATION	LENGTH OF SERVICE	LENGTH OF RISER	MIN. SLOPE	EOS INV ELEVATION	FINISHED GRADE
18							
	54	6+93.00	9	0	2.08%	809.21	821.70
	55	6+28.00	11	0	2.08%	808.96	821.80
	56	5+72.00	21	2	2.08%	810.87	822.50
	57	5+05.00	25	3	2.08%	811.63	822.80
17							
	58	4+82.00	28	3	2.08%	811.49	823.10
	59	4+29.00	28	4	2.08%	812.23	823.70
	43	3+83.00	76	4	2.08%	813.02	824.70
	60	3+80.00	8	5	2.08%	812.57	824.60
	42	3+15.00	71	5	2.08%	813.59	825.70
	61	3+09.00	9	7	2.08%	814.23	825.80
16							
	41	2+64.00	72	6	2.08%	814.26	826.50
	62	2+33.00	8	8	2.08%	814.75	826.90
	40	2+30.00	72	8	2.08%	816.07	827.50
	31	1+12.00	8	8	2.08%	814.20	829.00

NOTES:

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** COMPACTED NATIVE BACKFILL PER ODOT ITEM 611.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
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VERTICAL
1 inch = 5 ft.
50 0 25 50
10 5

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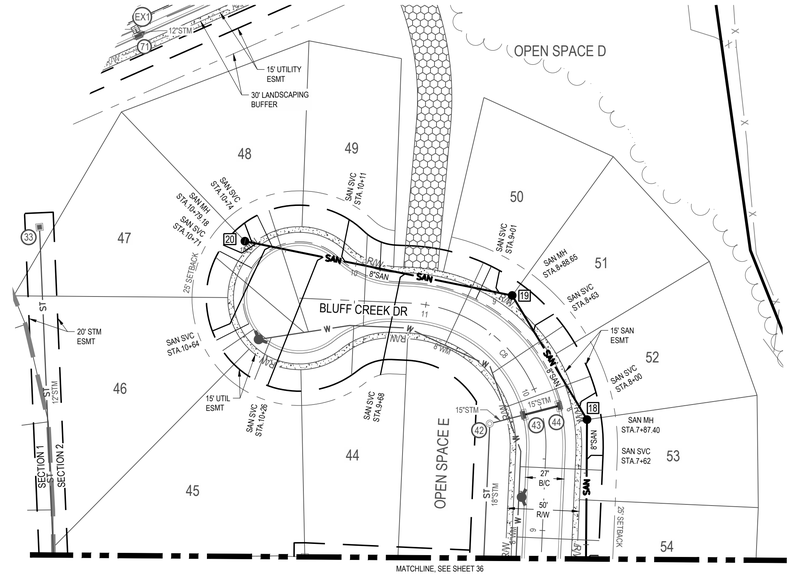
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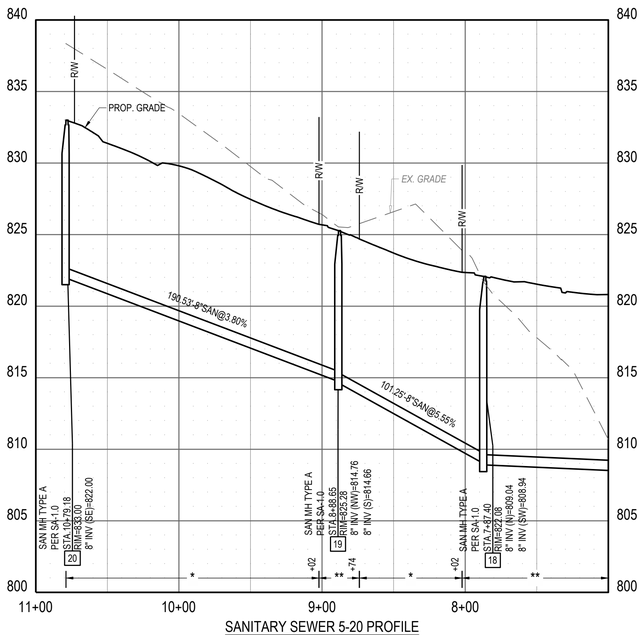
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PROPOSED SANITARY SEWERS 5-20 PLAN VIEW
SCALE: 1"=50'



SANITARY SEWER 5-20 PROFILE
SCALE: 1" = 50' HORIZ.; 1" = 5' VERT.

LEGEND

- SUBJECT BOUNDARY
- 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 STORM STRUCTURE
- 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

LATERAL SERVICE SCHEDULE

MH	LOT NUMBER	WYE STATION	LENGTH OF SERVICE	LENGTH OF RISER	MIN. SLOPE	EOS INV ELEVATION	FINISHED GRADE
20							
	48	10+74.00	15	0	2.08%	822.62	833.90
	47	10+71.00	26	0	2.08%	822.74	835.00
	46	10+64.00	74	0	2.08%	823.47	835.00
	45	10+26.00	97	0	2.08%	822.50	833.80
	49	10+11.00	29	0	2.08%	820.52	832.50
	44	9+68.00	73	0	2.08%	819.80	832.60
	50	9+01.00	15	0	2.08%	816.05	828.00
19							
	51	8+63.00	18	0	2.08%	814.12	826.00
	52	8+00.00	15	2	2.08%	812.52	824.20
18							
	53	7+62.00	11	2	2.08%	811.52	822.80

NOTES:

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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 BACKFILL, ITEM 304 AGGREGATE PER ODOT ITEM 611.

** COMPACTED NATIVE BACKFILL PER ODOT ITEM 611.

GRAPHIC SCALE (IN FEET)
HORIZONTAL
1 inch = 50 ft.
50 0 25 50
VERTICAL
1 inch = 5 ft.
10 5

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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

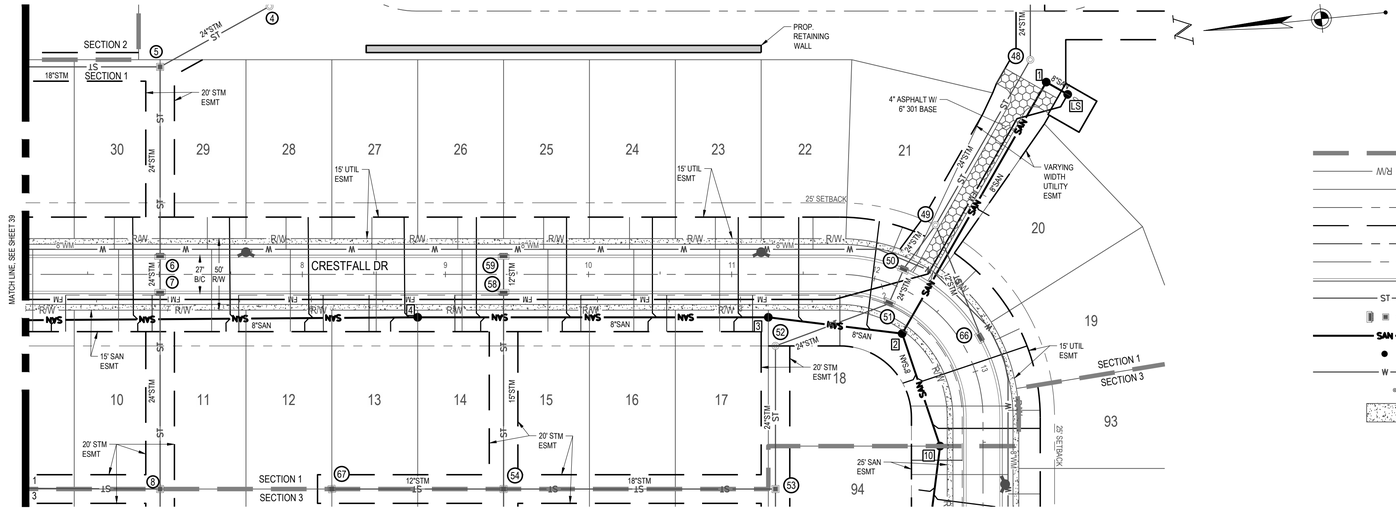
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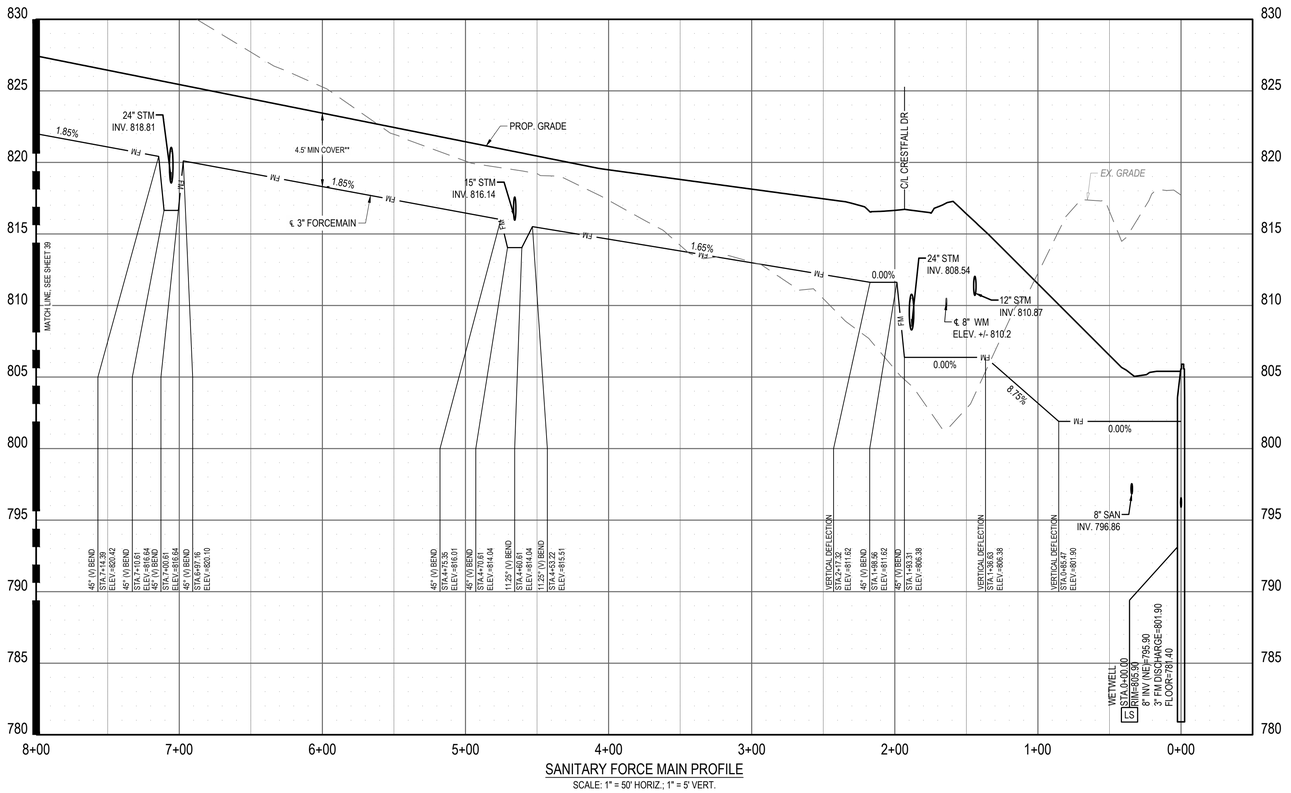
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Project Number:	765946
Scale:	1"=50'
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SANITARY PLAN & PROFILE

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LEGEND

- 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

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO START OF CONSTRUCTION.
2. ALL EXISTING ELEVATIONS ARE PER SURVEY PERFORMED BY CESO, INC. UNLESS OTHERWISE NOTED.
3. ALL FITTINGS SHALL BE LEAD FREE.
4. FORCEMAIN SHALL BE BACKFILLED WITH 4' OF COVER PRIOR TO TESTING.
5. 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.
6. WHERE FORCEMAIN LOWERING IS REQUIRED IT SHALL BE IN ACCORDANCE WITH THE CITY OF HUBER HEIGHTS ENGINEERING STANDARDS.
7. ADDITIONAL MOT MEASURES TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR ON AN AS NEEDED BASIS.
8. 18" MINIMUM VERTICAL CLEARANCE AND 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL SANITARY, STORM, AND WATER LINES.
9. ALL ELEVATIONS SHOWN ON THIS PLAN ARE NAVD 88.

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** MINIMUM COVER OVER THE FORCE MAIN IS TO BE MEASURED BETWEEN THE PROPOSED OR EXISTING GRADE AND THE OUTSIDE TOP OF PIPE.

GRAPHIC SCALE (IN FEET)
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1 inch = 50 ft.
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VERTICAL
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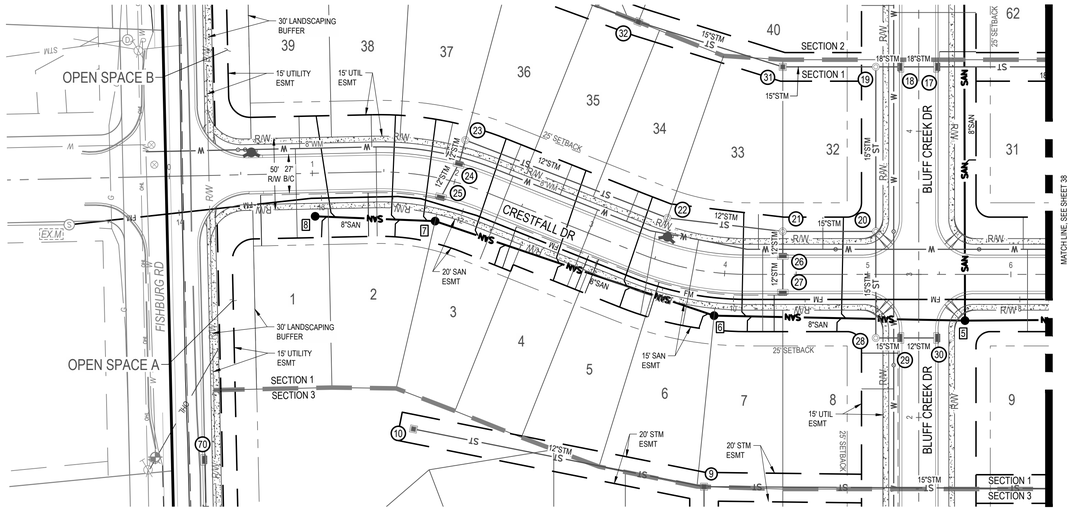
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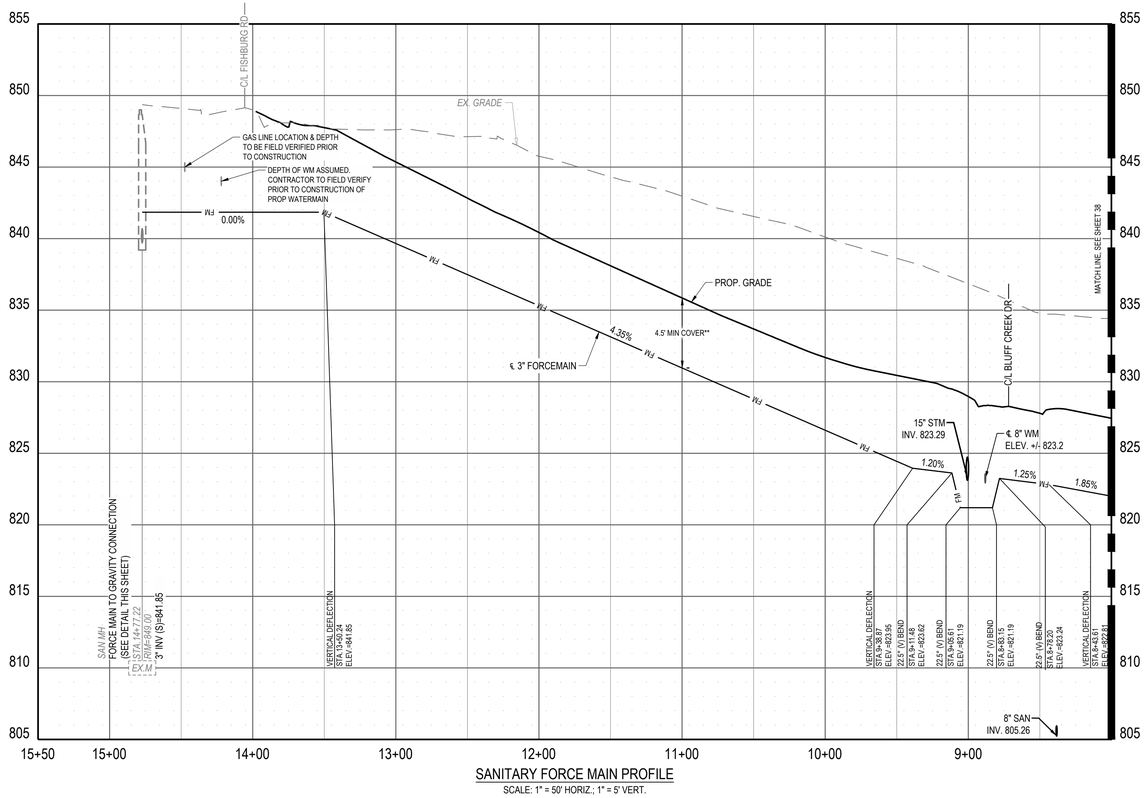
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Drawing Title:

FORCE MAIN PLAN & PROFILE

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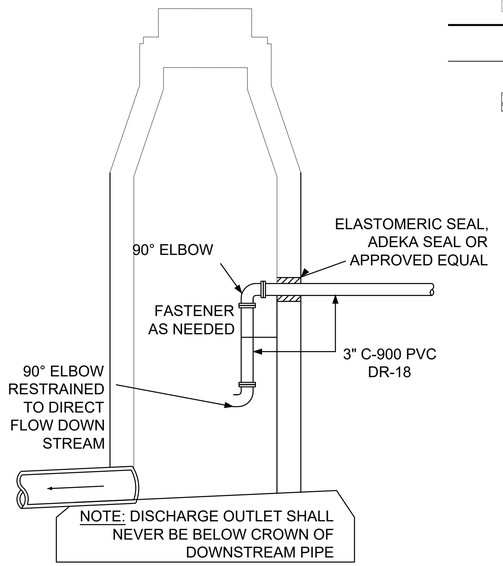


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FORCE MAIN DISCHARGE MANHOLE DETAIL

N.T.S.

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
- 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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

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FORCE MAIN PLAN & PROFILE

39

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SITE DATA

OWNER/DEVELOPER:

ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS

ENGINEER:

CESO, INC.
2800 CORPORATE EXCHANGE DR,
SUITE 400
COLUMBUS, OHIO 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

DEVELOPMENT NAME AND DESCRIPTION:

CREEKSTONE BLUFF PHASES 1-3 WILL BE A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH 104 LOTS.

SITE ACREAGE:

OVERALL ACREAGE - 38.88 AC
DISTURBED ACREAGE - 31.88 AC

RUNOFF COEFFICIENT:

PRE-CONSTRUCTION RUNOFF CURVE NUMBER, CN=74
POST-CONSTRUCTION RUNOFF CURVE NUMBER, CN=87

IMPERVIOUS AREA:

PRE-CONSTRUCTION - 0.00 AC., 0%
POST-CONSTRUCTION - 14.77 AC., 38%

PRIOR LAND USE:

THE SITE IS CURRENTLY PREDOMINATELY OCCUPIED BY ROW CROPS, WOODS AND AN EXISTING POND.

SOIL TYPES:

Bs - BROOKSTON SILTY CLAY LOAM, FINE TEXTURE, 0 TO 2 PERCENT SLOPES
CeA - CELINA SILT LOAM, 0 TO 2 PERCENT SLOPES
CsA - CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPES
HeE2 - HENNEPIN AND MIAMIAN SILT LOAMS, 18 TO 25 PERCENT SLOPES, MODERATELY ERODED
MIB - MIAMIAN SILT LOAM, 2 TO 6 PERCENT SLOPES
MIC2 - MIAMIAN SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
Rs - ROSS SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED

ADJACENT AREAS:

THE NEIGHBORING PROPERTIES TO THE EAST, SOUTH OF THE SITE AREA MOSTLY WOODED. THE NORTH SIDE OF THE SITE BORDERS AN EXISTING RESIDENTIAL DEVELOPMENT.

STORMWATER MANAGEMENT:

THIS SITE DRAINS INTO ONE DETENTION BASIN SOUTH, THAT DRAIN TOWARDS AN UNNAMED STREAM. THE UNNAMED STREAM WILL ULTIMATELY DRAIN TO GREAT MIAMI RIVER.

NPDES PERMIT # _________*AG
GENERAL CONTRACTOR SHALL REFERENCE OEPA GENERAL PERMIT OHC000006 PRIOR TO START OF CONSTRUCTION.

SEQUENCE OF CONSTRUCTION:

1. INSTALL CONSTRUCTION ENTRANCE, HAZARDOUS WASTE STORAGE AREA, VEHICLE REFUELING AREA, AND CONCRETE WASHOUT PIT.
2. INSTALL TEMPORARY EROSION CONTROL PRACTICES TO CONTAIN SEDIMENT ON SITE.
3. CLEAR AND GRUB THE SITE.
4. CONSTRUCT BASIN. THE BASIN MUST BE COMPLETE, WITH SKIMMER, IN FINAL CONDITION PRIOR TO FURTHER GRADING.
5. ROUGH GRADE SITE.
6. CONSTRUCT SANITARY, DISTURBING TRENCH AREA ONLY.
7. INSTALL STORM SEWER & WATERLINE, PLACING INLET PROTECTION AS INLETS ARE CONSTRUCTED.
8. GRADE STREETS, FIXING INLET PROTECTION AS NEEDED.
9. PAVE STREETS.
10. FINAL GRADE LOTS.
11. SEED & MULCH ALL DISTURBED AREAS.
12. 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.

19. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE A MINIMUM SEDIMENT STORAGE VOLUME OF 134 CUBIC YARDS OF EFFECTIVE SEDIMENT STORAGE PER ACRE OF DRAINAGE AND MAINTAIN A TARGET DISCHARGE PERFORMANCE STANDARD OF 45 MG/L TOTAL SUSPENDED SOLIDS (TSS) UP TO A 0.75-INCH RAINFALL EVENT WITHIN A 24-HOUR PERIOD. UNLESS INFEASIBLE, SEDIMENT SETTLING PONDS MUST BE DEWATERED AT THE POND SURFACE USING A SKIMMER OR EQUIVALENT DEVICE. THE DEPTH OF THE SEDIMENT SETTLING POND MUST BE LESS THAN OR EQUAL TO FIVE FEET. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT SETTLING POND WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40 PERCENT (THIS IS TYPICALLY REACHED WHEN SEDIMENT OCCUPIES ONE-HALF OF THE BASIN DEPTH).

   THE PERMITTEE SHALL SAMPLE IN ACCORDANCE WITH SAMPLING PROCEDURES OUTLINED IN 40 CFR SAMPLING SHALL OCCUR AS FOLLOWS:
   I. OCCUR AT THE OUTFALL OF EACH SEDIMENT SETTLING POND ASSOCIATED WITH THE SITE. EACH ASSOCIATED OUTFALL SHALL BE IDENTIFIED BY A THREE-DIGIT NUMBER (001, 002, ETC.);

   II.THE APPLICABLE RAINFALL EVENT FOR SAMPLING TO OCCUR SHALL BE A RAINFALL EVENT OF 0.25-INCH TO A 0.75-INCH RAINFALL EVENT TO OCCUR WITHIN A 24-HOUR PERIOD. GRAB SAMPLING SHALL BE INITIATED AT A SITE WITHIN 14 DAYS, OR THE FIRST APPLICABLE RAINFALL EVENT THEREAFTER, ONCE UPSLOPE DISTURBANCE OF EACH SAMPLING LOCATION IS INITIATED AND SHALL CONTINUE ON A QUARTERLY BASIS. QUARTERLY PERIODS SHALL BE REPRESENTED AS JANUARY - MARCH, APRIL - JUNE, JULY - SEPTEMBER AND OCTOBER - DECEMBER. SAMPLING RESULTS SHALL BE RETAINED ON SITE AND AVAILABLE FOR INSPECTION.

   IF ANY SAMPLE IS GREATER THAN THE PERFORMANCE STANDARD OF 45 MG/L TSS, THE PERMITTEE SHALL MODIFY THE SWP3 AND INSTALL/IMPLEMENT NEW CONTROL PRACTICE(S) WITHIN 10 DAYS TO ENSURE THE TSS PERFORMANCE STANDARD IS MAINTAINED. WITHIN 3 DAYS OF IMPROVEMENT(S), OR THE FIRST APPLICABLE RAINFALL EVENT THEREAFTER, THE PERMITTEE SHALL RESAMPLE TO ENSURE SWP3 MODIFICATIONS MAINTAIN THE TSS PERFORMANCE STANDARD TARGET.

   FOR EACH SAMPLE TAKEN, THE PERMITTEE SHALL RECORD THE FOLLOWING INFORMATION:
   - THE OUTFALL AND DATE OF SAMPLING;
   - THE PERSON(S) WHO PERFORMED THE SAMPLING;
   - THE DATE THE ANALYSES WERE PERFORMED ON THOSE SAMPLES;
   - THE PERSON(S) WHO PERFORMED THE ANALYSES;
   - THE ANALYTICAL TECHNIQUES OR METHODS USED; AND
   - THE RESULTS OF ALL ANALYSES.

   BOTH QUARTERLY AND SAMPLING RESULTS FOLLOWING A DISCHARGE TARGET EXCEEDANCE SHALL BE RETAINED ON SITE AND AVAILABLE FOR INSPECTION.

20. 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).

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

22. 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.

23. 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.

24. 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.

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

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

27. 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).

28. 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.

29. 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.

30. 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.

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

32. 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.

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

34. 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).

35. 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.

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.

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 AREA 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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

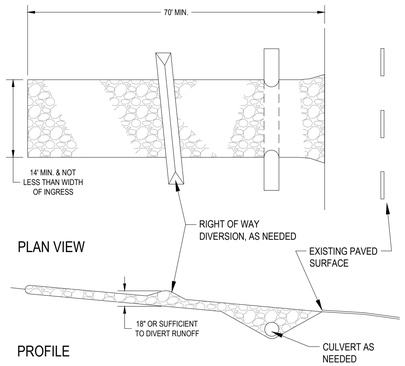
ID	Description	Date

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Project Number:	765946
Scale:	N/A
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SWPPP NOTES

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PLAN VIEW

PROFILE

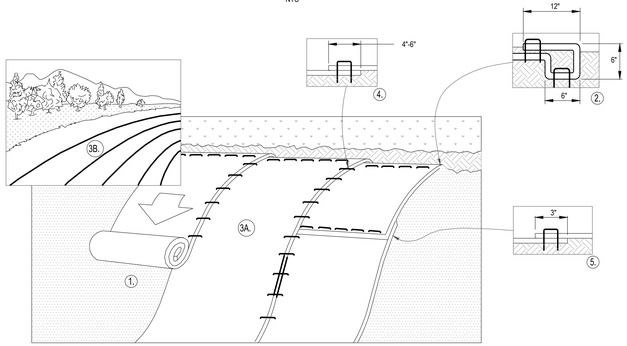
1. STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS.
3. THICKNESS - THE STONE 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.

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	1x10-3 cm/sec.

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:
6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL 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, ORA 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.

STABILIZED CONSTRUCTION ENTRANCE

NTS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

EROSION CONTROL BLANKET	MANUFACTURER	NUMBER	NOTE:
THE FOLLOWING BLANKET MANUFACTURER AND NUMBER OR APPROVED EQUAL MAY BE USED FOR 4:1 TO 3:1 SLOPES.	NORTH AMERICAN GREEN OR APPROVED EQUAL	S75 SC250 C125 BN	ALL SLOPES 3:1 OR GREATER SHALL BE FERTILIZED, SEEDED, AND EROSION BLANKETS INSTALLED

EROSION CONTROL BLANKET

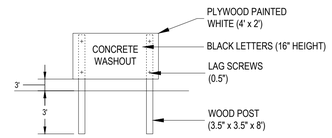
NTS

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 O 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, SEE 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 SEE AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

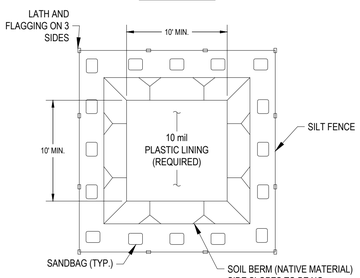
SEEDING DATES	SPECIES	LB./100 FT²	LB./ACRE
MARCH 1ST TO AUGUST 15TH	OATS	3	128 (4 BUSHELL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	ANNUAL RYEGRASS	1.25	55
	PERENNIAL RYEGRASS	3.25	142
	CREEPING RED FESCUE	0.40	17
	KENTUCKY BLUEGRASS	0.40	1
	OATS	3	128 (3 BUSHELL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
AUGUST 16TH TO NOVEMBER 1ST	RYE	3	112 (2 BUSHELL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	WHEAT	3	120 (2 BUSHELL)
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	PERENNIAL RYEGRASS	1	40
	TALL FESCUE	1	40
	ANNUAL RYEGRASS	1	40
	ANNUAL RYEGRASS	1.25	40
	PERENNIAL RYEGRASS	3.25	40
	CREEPING RED FESCUE	0.40	40
	KENTUCKY BLUEGRASS	0.40	
NOVEMBER 1ST TO FEBRUARY 29TH	USE MULCH ONLY OR DORMANT SEEDING		

NOTE: OTHER APPROVED SPECIES MAY BE SUBMITTED

TEMPORARY SEEDING



CONCRETE WASHOUT SIGN DETAIL



NOTE:

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. (MINIMUM DEPTH OF 6 INCHES)

PLAN VIEW

CONCRETE WASHOUT

N.T.S.

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

1. 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.

SEED MIX	SEEDING RATE		NOTES:
	LBS. / ACRE	LBS. / 1,000 SF	
GENERAL USE			
CREEPING RED FESCUE	20-40	1/2-1	FOR CLOSE MOWING & FOR WATERWAYS WITH <2.0
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	20-40	1/2-1	
TALL FESCUE	40-50	1-1 1/4	
TURF-TYPE FESCUE	90	2 1/4	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40-50	1-1 1/4	
CROWN VETCH	10-20	1/4-1/2	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	20-30	1/2-3/4	
FLAT PEA	20-25	1/2-3/4	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	20-30	1/2-3/4	
ROAD DITCHES AND SWALES			
TALL FESCUE 40-501-11	40-50	1-1 1/4	
TURF-TYPE (DWARF) FESCUE KENTUCKY BLUEGRASS	90 5	2 1/4 0.1000	
LAWNS			
KENTUCKY BLUEGRASS	100-200	2	
PERENNIAL RYEGRASS		2	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	100-200	2 1-1 1/2	FOR SHADED AREAS

PERMANENT SEEDING

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

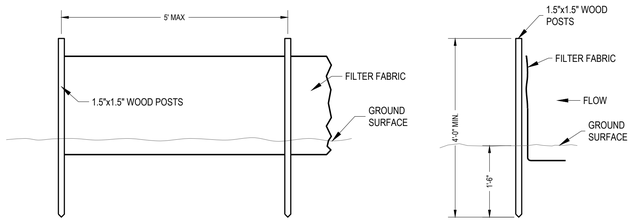
ID	Description	Date

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Project Number:	765946
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Drawn By:	RJL
Checked By:	JEE
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Issue:	NOT FOR CONSTRUCTION

Drawing Title:
SWPPP DETAILS

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TEMPORARY SILT FENCE DETAIL

N.T.S.

SILT FENCE NOTES:

FILTER FABRIC SHALL BE SELECTED USING MATERIAL SPECIFICATION 592 GEOTEXTILE.

WOOD POSTS SHALL BE OF SOUND QUALITY WOOD WITH A NOMINAL CROSS SECTIONAL AREA OF 1.5 X 1.5 INCHES.

STEEL POST SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE.

THE MAXIMUM SPACING SHALL BE 5 FEET. WHEN WIRE OR OTHER FORMS OF APPROVED BACKING ARE USED, THE MAXIMUM SPACING MAY BE INCREASED TO 10 FEET.

THE POSTS SHALL BE DRIVEN A MINIMUM OF 18 INCHES INTO THE GROUND OR AS APPROVED BY THE ENGINEER.

WIRE FENCE SHALL BE A MINIMUM OF 1-GAUGE WIRE WITH A MAXIMUM 6-INCH MESH OPENING. THE FILTER FABRIC SHALL BE FURNISHED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE WIRE FENCE NEEDED TO AVOID SPLICES.

WHEN SPLICES ARE NECESSARY, THE FABRIC SHALL BE SPLICED AT A SUPPORT POST AND POSTS TWISTED TOGETHER PER DRAWING IUM-620BW SO SILT-LADEN WATER CANNOT ESCAPE AROUND OR BENEATH THE FENCE.

THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE SILT FENCE SHALL BE ENTRENCHED TO A MINIMUM DEPTH OF 6 INCHES, WITH AN ADDITIONAL 6 INCHES EXTENDING ALONG THE BOTTOM OF THE TRENCH IN THE UPSLOPE DIRECTION. THE SIX INCH EXTENSION OF FABRIC ALONG THE BOTTOM MAY NEED TO BE CUT WHERE TWO FENCES ARE SPLICED PER THE METHOD MENTIONED ABOVE.

THE POSTS SHALL BE INSTALLED, TRENCH BACKFILLED, AND THE SOIL COMPACTED OVER THE FABRIC TO 95%. THE WIRE MESH DOES NOT GET BURIED AND COMPACTED IN THE ANCHOR TRENCH; IT STOPS AT GROUND LEVEL.

THE SILT FENCE MAY ALSO BE ENTRENCHED BY STATIC SLICING. STATIC SLICING CONSISTS OF THE INSERTION OF A NARROW CUSTOM SHAPED BLADE APPROXIMATELY 8 INCHES INTO THE GROUND, WHILE SIMULTANEOUSLY PULLING THE SILT FENCE FABRIC INTO THE OPENING CREATED AS THE BLADE IS PULLED THROUGH THE GROUND. THE BLADE IMPARTS NO VIBRATION OR OSCILLATORY MOTION. THE TIP OF THE BLADE IS DESIGNED TO SLIGHTLY DISRUPT THE SOIL UPWARD, PREVENTING HORIZONTAL COMPACTION OF THE SOIL AND CREATING OPTIMUM SOIL CONDITIONS FOR MECHANICAL COMPACTION. COMPACT (2 PASSES TYPICALLY) USING A TIRE ON THE TRACTOR. POST-SETTING AND DRIVING, FOLLOWED WITH TYING OR STAPLING THE FABRIC TO THE POST, FINALIZES THE INSTALLATION.

THE FILTER FABRIC AND WIRE SUPPORT, IF USED, MUST BE SECURELY FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE INCH LONG OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE FABRIC SHALL BE ATTACHED TO THE WIRE SUPPORT TO PREVENT SAGGING OF THE FABRIC.

IF THE SILT FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, GRAVEL CHECK DAMS PLACED PERPENDICULAR TO THE BACK OF THE FENCE SHALL BE USED TO MINIMIZE CONCENTRATED FLOW AND EROSION ALONG THE BACK OF THE FENCE THE GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1 FOOT HIGH AT THE BACK OF THE FENCE AND BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE THE GRAVEL CHECK DAMS SHALL CONSIST OF APPROPRIATELY SIZED AND SPECIFIED ROCK FOR THE FENCE LINE GRADE AND CONTRIBUTING DRAINAGE AREA. THE GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS. J-HOOKS SHALL BE USED AT THE ENDS OF RUNS LONGER THAN 200 FEET AND AT INTERVALS AS DEEMED NECESSARY BY THE DESIGNER AND ACCORDING TO SITE CONDITIONS.

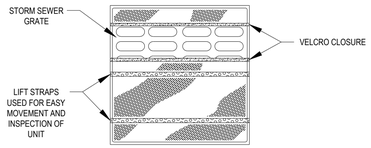
SILT FENCE SHALL BE USED PRIOR TO THE ESTABLISHMENT OF EROSION CONTROLS AND INSTALLED PRIOR TO THE CLEARING OF EXISTING VEGETATION AND GRADING WORK. WHEN DEEMED NECESSARY ADDITIONAL ROWS OF SILT FENCE SHALL BE SPACED ACCORDING TO SITE CONDITIONS AND IN KEEPING WITH MAXIMUM ACREAGE REQUIREMENTS DISCUSSED IN THE TABLE ABOVE.

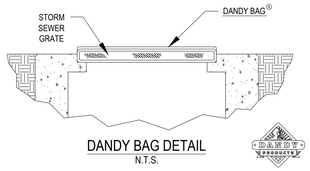
MAINTENANCE:
SILT FENCE SHALL BE REMOVED ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE SHALL BE INSPECTED NO LESS FREQUENTLY THAN EVERY WEEK DURING CONSTRUCTION. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FENCE STILL IS NECESSARY, THE FABRIC OR THE ENTIRE SYSTEM SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TON CONFORM TO THE EXISTING GRADE, A SEEDBED PREPARED AND THE SITE VEGETATED.





DANDY BAG DETAIL

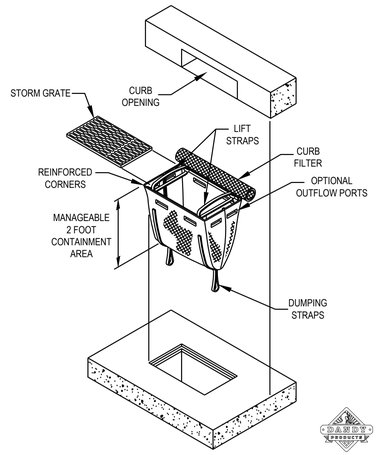
N.T.S.

NOTE: THE DANDY BAG WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MINM² (GAL/MINFT²)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC¯¹	2.1

*NOTE: ALL DANDY BAGS CAN BE ORDERED WITH OUR OPTIONAL OIL ABSORBENT PILLOWS



DANDY CURB SACK DETAIL

N.T.S.

REGULAR FLOW DANDY CURB SACK™ (BLACK)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.78 (400) x 1.40 (315)
GRAB TENSILE ELONGATION	ASTM D 4632	%	15 x 15
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.67 (150)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	5506 (800)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.67 (150) x 0.73 (165)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MINM²(GAL/MINFT²)	2852 (70)
PERMITTIVITY	ASTM D 4491	SEC¯¹	0.50

HI-FLOW DANDY CURB SACK™ (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MINM²(GAL/MINFT²)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC¯¹	2.1

*NOTE: ALL DANDY SACKS™ CAN BE ORDERED WITH OUR OPTIONAL OIL ABSORBENT PILLOWS

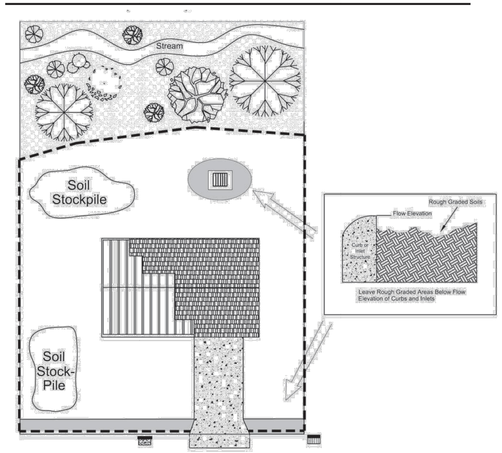
DANDY CURB SACK

SPECIFICATIONS

NOTE: THE DANDY CURB SACK WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

Specifications
for

Small Construction Site Controls



PLAN VIEW

- Temporary seeding and/or mulch applied to rough graded areas
- Construction Entrance gravel
- Rough grade areas to allow settling below grade elevation
- Storm Drain w/inlet protection
- Storm Drain without inlet protection
- Yard Drain w/ inlet protection
- Silt Fence
- Curb

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.

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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ROCKFORD HOMES, INC.

CREEKSTONE BLUFF

CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OH

Revisions / Submissions

ID	Description	Date

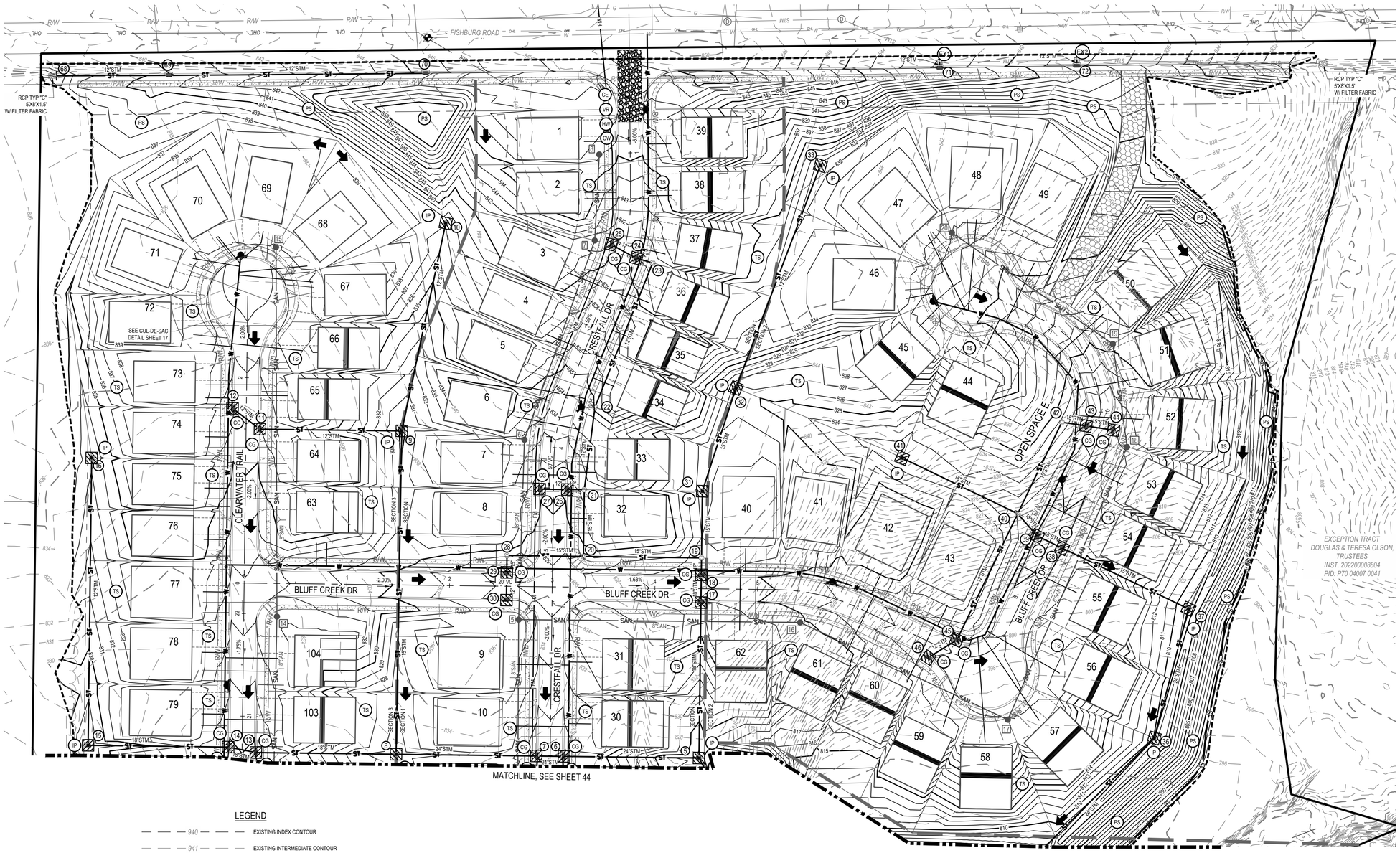
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Project Number:	765946
Scale:	N/A
Drawn By:	RJL
Checked By:	JEE
Date:	NOVEMBER 2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SWPPP DETAILS

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LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED STORM SEWER
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STORM STRUCTURES
- CE — STABILIZED CONSTRUCTION ENTRANCE
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- VR — VEHICLE REFUELING
- HW — HAZARDOUS WASTE STORAGE AREA
- CW — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- CG — CURB & GUTTER INLET PROTECTION
- FLOOD ROUTING

N

50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

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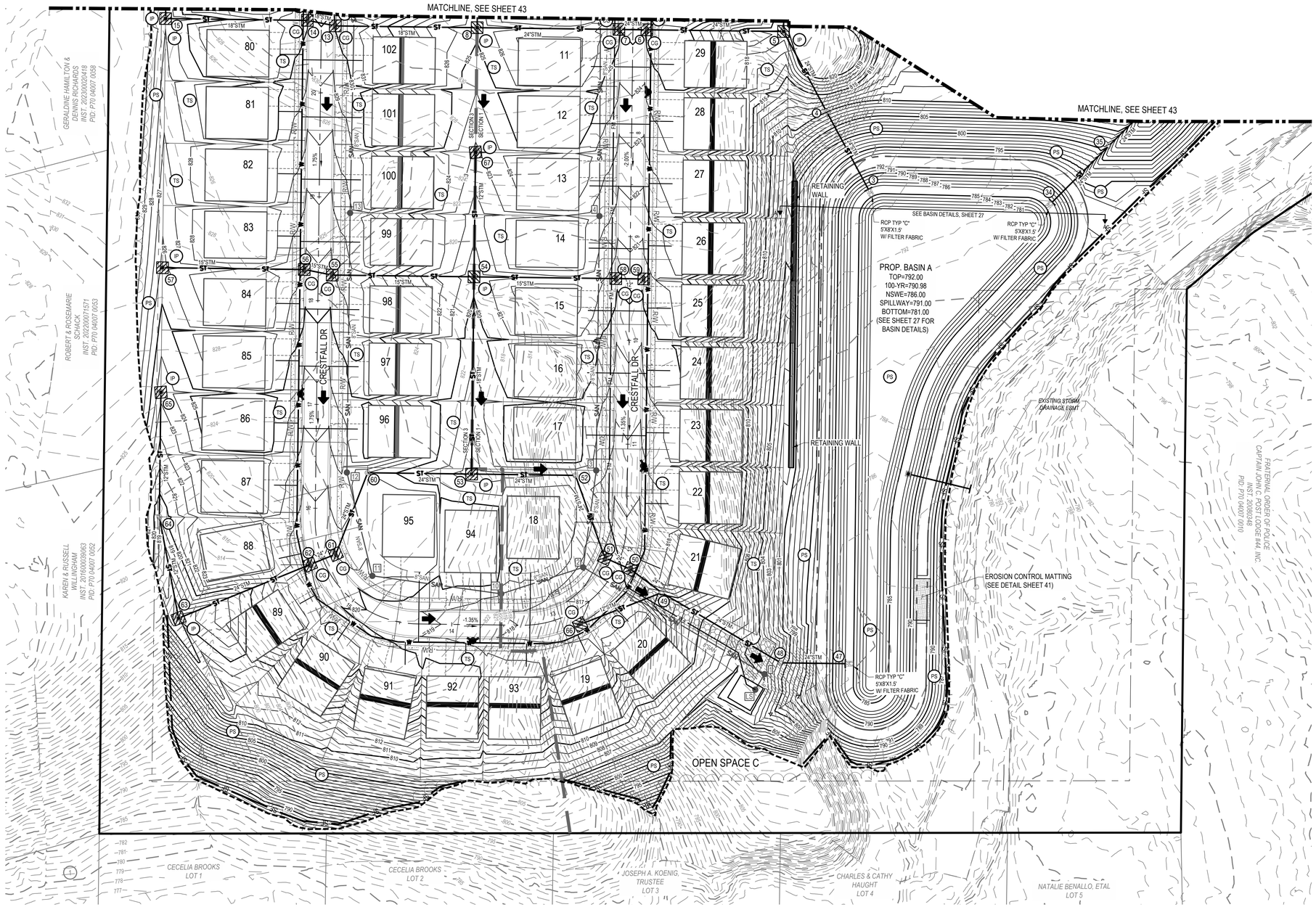
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Drawn By:	RJL
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Drawing Title:

EROSION & SEDIMENT CONTROL PLAN

43

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50 0 50 100

GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
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MONTGOMERY COUNTY, OH

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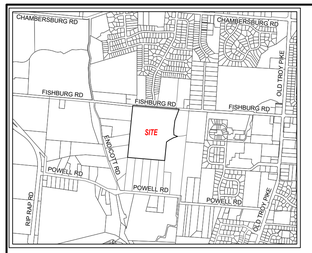
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RECORD PLAN
CREEKSTONE BLUFF
SECTION ONE
SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 16.5946 TOTAL ACRES
NOVEMBER 2025



VICINITY MAP
NOT TO SCALE

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE "UTILITY EASEMENTS" ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

_____ _____
WITNESS OWNER

_____ BY: _____
WITNESS NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

20____ BY _____, _____OF _____, A _____, ON

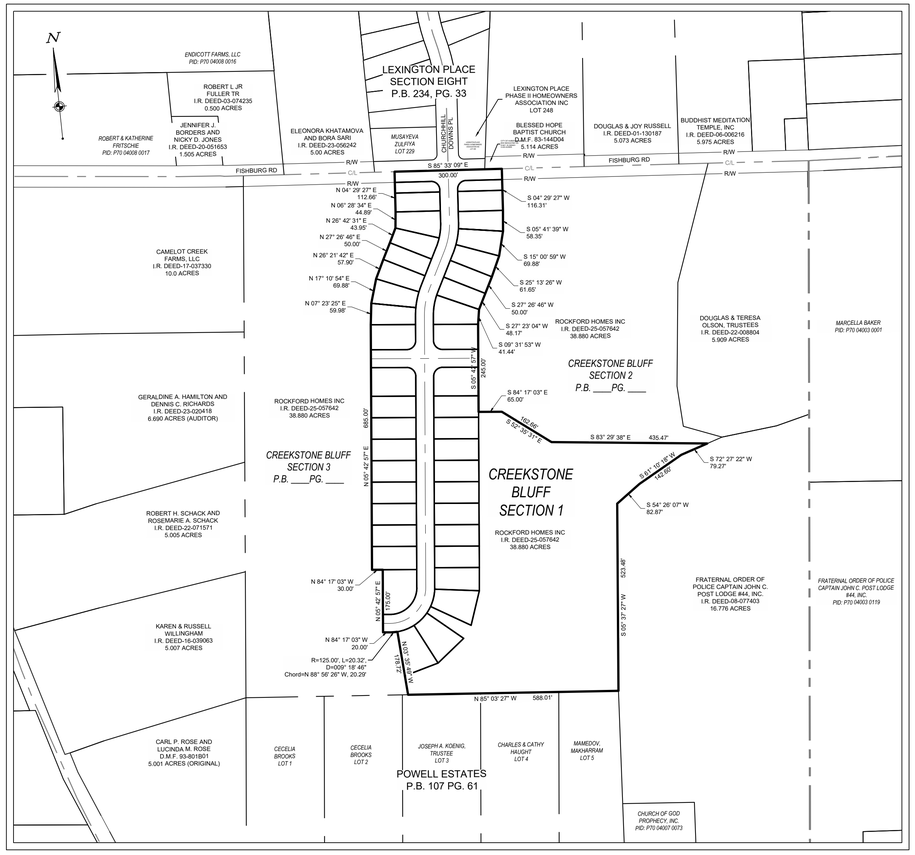
BEHALF OF _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



INDEX MAP

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

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON

THIS _____ DAY OF _____, 2025.

_____
CHAIRPERSON

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED-20-051653
I.R. DEED-23-056242
D.M.F. 83-144D04
I.R. DEED-01-130187
I.R. DEED-06-006216
I.R. DEED-17-037330
I.R. DEED-25-057642
D.M.F. 93-801B01
I.R. DEED-08-077403
I.R. DEED-16-039063
I.R. DEED-22-071571
I.R. DEED-23-020418
I.R. DEED-22-008804

RECORD PLATS

POWELL ESTATES
P.B. 107 PG. 61

LEXINGTON PLACE SEC 8
P.B. 234 PG. 33 & 33A

DESCRIPTION:

SITUATED IN SECTION 33, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 16.5946 ACRES OUT OF A 38.880 ACRE TRACT CONVEYED TO ROCKFORD HOMES INC., AS RECORDED IN I.R. DEED-25-057642, RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON A PORTION OF THE CENTERLINE OF FISHBURG ROAD (SOUTH 85°33'09" EAST) OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN MAY OF 2025. SCALED TO GROUND AT A LAT. N39°50' 30.86601", LONG. W84°09'09.44900" AT A PROJECT HEIGHT OF 741.280 FEET AND A SCALE FACTOR OF 1.00006771277856. AS SHOWN ON A SURVEY PREPARED BY CESO INC. IN SEPTEMBER 2025, FILED IN VOLUME 2025, PAGE 263 OF THE MONTGOMERY COUNTY ENGINEER'S RECORDS.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE_____, 2025 JOB# 2025-0335RE

_____
ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

_____ _____
CHECKED BY DATE

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

_____ _____
JOSHUA R. COTTINGIM, P.S. DATE:
OHIO PROFESSIONAL SURVEYOR #8911

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN
EMAIL: JON.BUCHANAN@CESOINC.COM

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JOSHUA R. COTTINGIM, P.S.
EMAIL: JOSHUA.COTTINGIM@CESOINC.COM

OWNER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

DEVELOPER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

CESO
WWW.CESOINC.COM
PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION ONE
SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

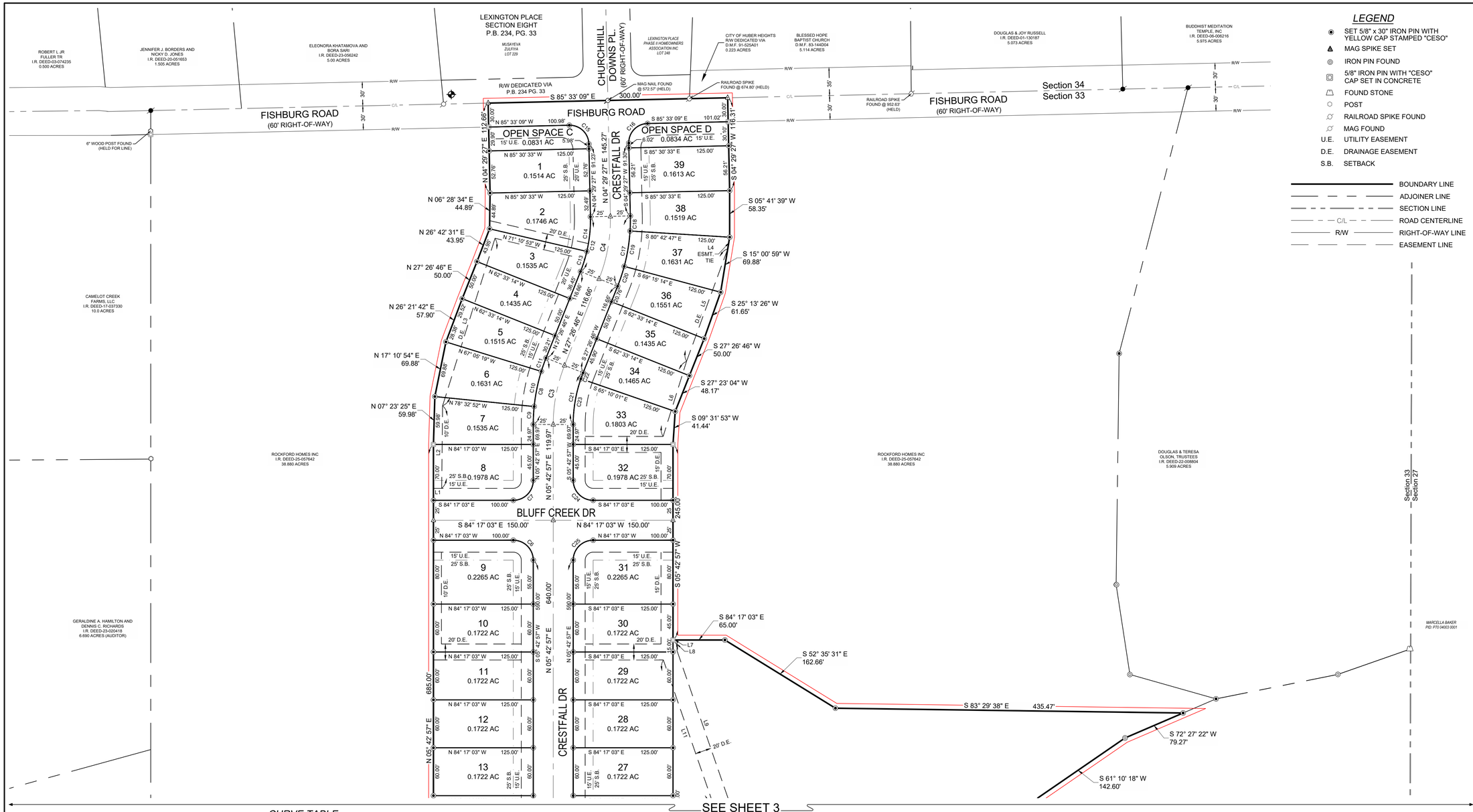
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	PRELIMINARY

Drawing Title:
RECORD PLAN



LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- IRON PIN FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- FOUND STONE
- POST
- RAILROAD SPIKE FOUND
- MAG FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.B. SETBACK

BOUNDARY LINE
ADJOINER LINE
SECTION LINE
C/L ROAD CENTERLINE
R/W RIGHT-OF-WAY LINE
EASEMENT LINE

CURVE TABLE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	21° 43' 49"	200.00'	75.85'	N16° 34' 52"E, 75.40'
C4	22° 57' 19"	200.00'	80.13'	N15° 58' 06"E, 79.59'
C6	90° 00' 00"	25.00'	39.27'	N39° 17' 03"W, 35.36'
C7	90° 00' 00"	25.00'	39.27'	N50° 42' 57"E, 35.36'
C8	21° 43' 49"	225.00'	85.33'	N16° 34' 52"E, 84.82'
C9	5° 44' 09"	225.00'	22.52'	S8° 35' 01"W, 22.51'
C10	11° 27' 33"	225.00'	45.00'	N17° 10' 54"E, 44.93'
C11	4° 32' 05"	225.00'	17.81'	N25° 10' 43"E, 17.80'
C12	22° 57' 19"	175.00'	70.11'	N15° 58' 06"E, 69.65'
C13	8° 37' 39"	175.00'	26.35'	N23° 07' 57"E, 26.33'
C14	14° 19' 40"	175.00'	43.76'	N11° 39' 17"E, 43.65'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C15	90° 02' 36"	24.00'	37.72'	N40° 31' 51"W, 33.95'
C16	89° 57' 24"	24.00'	37.68'	S49° 28' 09"W, 33.93'
C17	22° 57' 19"	225.00'	90.15'	S15° 58' 06"W, 89.54'
C18	4° 47' 48"	225.00'	18.84'	N6° 53' 21"E, 18.83'
C19	11° 27' 33"	225.00'	45.00'	S15° 00' 59"W, 44.93'
C20	6° 42' 00"	225.00'	26.31'	S24° 05' 46"W, 26.30'
C21	21° 43' 49"	175.00'	66.37'	S16° 34' 52"W, 65.97'
C22	2° 36' 47"	175.00'	7.98'	S26° 08' 23"W, 7.98'
C23	19° 07' 02"	175.00'	58.39'	S15° 16' 28"W, 58.12'
C24	90° 00' 00"	25.00'	39.27'	S39° 17' 03"E, 35.36'
C25	90° 00' 00"	25.00'	39.27'	S50° 42' 57"W, 35.36'

LINE TABLE		
Line #	Direction	Length
L1	N84° 17' 03"W	10.30'
L2	N06° 21' 10"E	103.42'
L3	N23° 05' 13"E	219.87'
L4	N15° 00' 59"E	14.66'
L5	N25° 48' 39"E	150.21'
L6	N23° 01' 15"E	98.56'
L7	N84° 17' 03"W	5.00'
L8	N05° 42' 57"E	13.32'
L9	N13° 21' 10"W	195.58'
L11	S13° 21' 10"E	190.14'

ROADWAY LENGTHS:

CRESTFALL DRIVE:	1354.96 FT
BLUFF CREEK DR:	300.00 FT

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

TOTALS

39 LOTS AREA =	6.8578 ACRES
3 OPEN SPACE =	7.7046 ACRES
RIGHT-OF-WAY =	2.0322 ACRES
TOTAL AREA =	16.5946 ACRES

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION ONE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

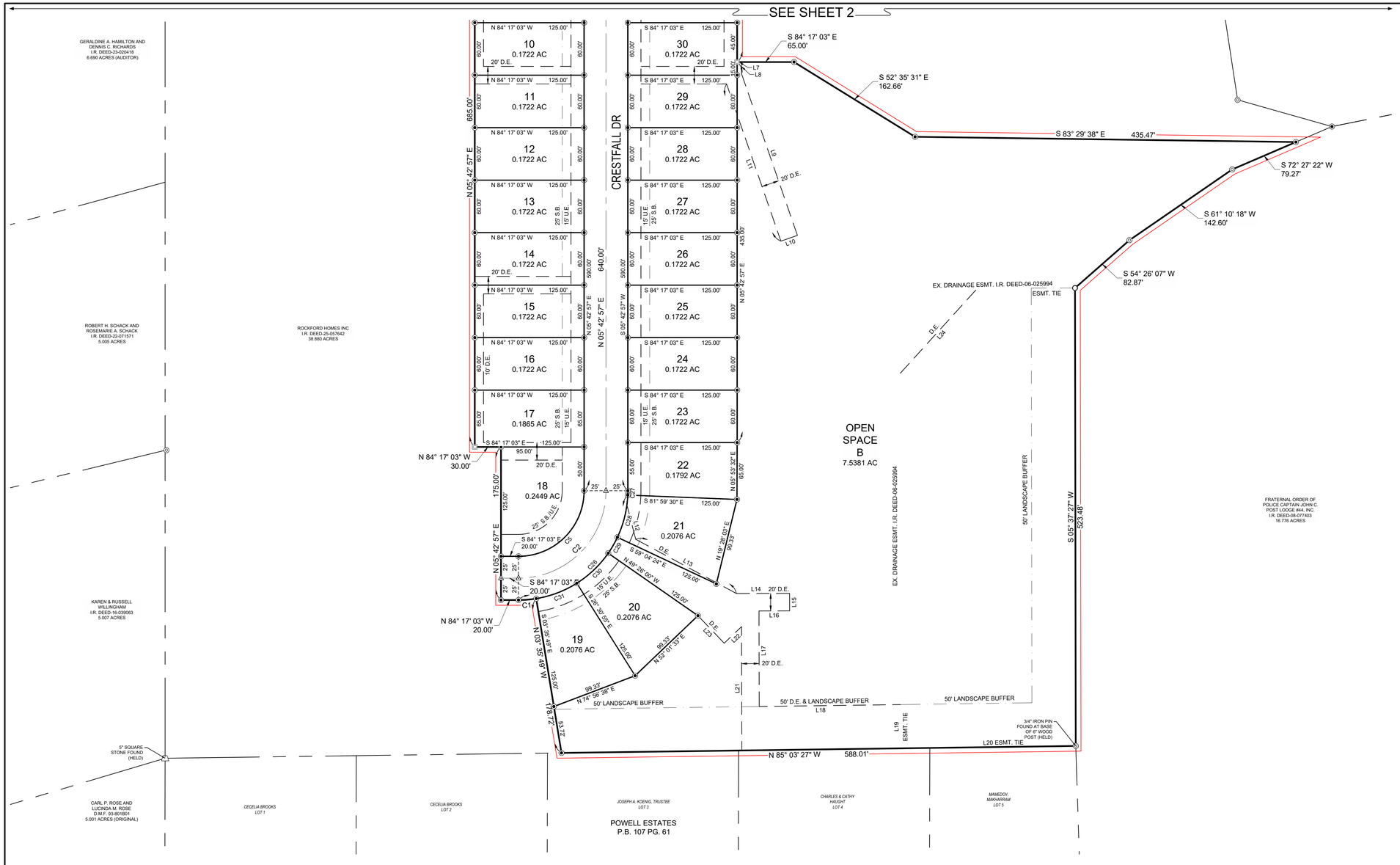
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	PRELIMINARY

Drawing Title:
RECORD PLAN



CURVE TABLE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	9° 18' 46"	125.00'	20.32'	N88° 56' 26"W, 20.29'
C2	90° 00' 00"	100.00'	157.08'	N50° 42' 57"E, 141.42'
C5	90° 00' 00"	75.00'	117.81'	N50° 42' 57"E, 106.07'
C26	90° 00' 00"	125.00'	196.35'	S50° 42' 57"W, 176.78'
C27	2° 17' 33"	125.00'	5.00'	S6° 51' 43"W, 5.00'
C28	22° 55' 06"	125.00'	50.00'	S19° 28' 03"W, 49.67'
C29	9° 38' 24"	125.00'	21.03'	N35° 44' 48"E, 21.01'
C30	22° 55' 06"	125.00'	50.00'	S52° 01' 33"W, 49.67'
C31	22° 55' 06"	125.00'	50.00'	S74° 56' 38"W, 49.67'

LINE TABLE		
Line #	Direction	Length
L7	N84° 17' 03"W	5.00'
L8	N05° 42' 57"E	13.32'
L9	N13° 21' 10"W	195.58'
L10	N76° 38' 50"E	20.00'
L11	S13° 21' 10"E	190.14'
L12	N08° 36' 30"W	40.57'
L13	N55° 59' 30"W	130.79'
L14	N84° 24' 38"W	60.79'
L15	N05° 35' 22"E	20.00'
L16	S84° 24' 38"E	35.00'

LINE TABLE		
Line #	Direction	Length
L17	N05° 35' 22"E	109.24'
L18	N85° 03' 27"W	161.84'
L19	S05° 37' 33"W	50.00'
L20	S85° 03' 27"E	200.00'
L21	S05° 35' 22"W	141.60'
L22	N52° 01' 33"E	27.39'
L23	S37° 58' 27"E	43.50'
L24	N47° 57' 17"E	128.88'

ROADWAY LENGTHS:

CRESTFALL DRIVE:	1354.96 FT
BLUFF CREEK DR:	300.00 FT

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

TOTALS

39 LOTS AREA =	6.8578 ACRES
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TOTAL AREA =	16.5946 ACRES

LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- IRON PIN FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- FOUND STONE
- POST
- RAILROAD SPIKE FOUND
- MAG FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.B. SETBACK

BOUNDARY LINE
ADJOINER LINE
SECTION LINE
C/L ROAD CENTERLINE
R/W RIGHT-OF-WAY LINE
EASEMENT LINE

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
SECTION ONE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

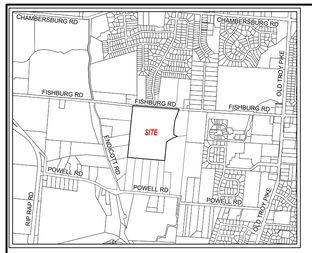
© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	PRELIMINARY

Drawing Title:
RECORD PLAN

RECORD PLAN
CREEKSTONE BLUFF
SECTION TWO

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 9.5458 TOTAL ACRES
NOVEMBER 2025



VICINITY MAP
NOT TO SCALE

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

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LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

_____ _____
WITNESS OWNER

_____ BY: _____
WITNESS NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

20_____ BY _____, _____OF _____, A _____, ON

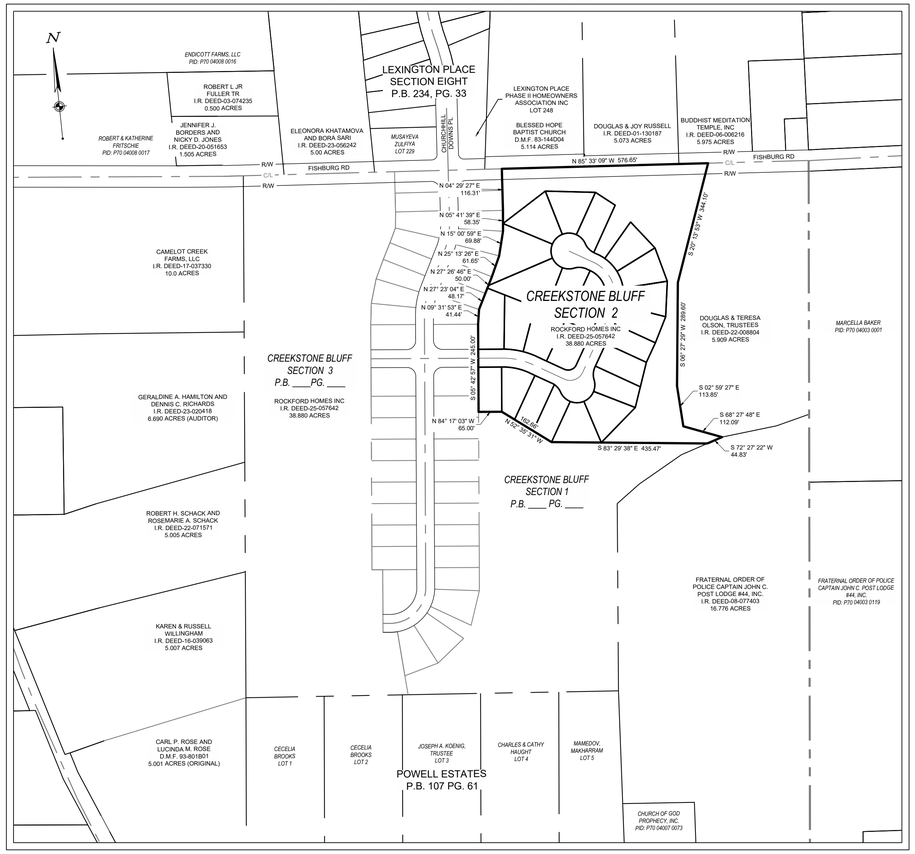
BEHALF OF _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



INDEX MAP

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

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON

THIS ____ DAY OF _____, 2025.

_____
CHAIRPERSON

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED-20-051653
I.R. DEED-23-056242
D.M.F. 83-144D04
I.R. DEED-01-130187
I.R. DEED-06-006216
I.R. DEED-17-037330
I.R. DEED-25-057642
D.M.F. 93-801B01
I.R. DEED-08-077403
I.R. DEED-16-039063
I.R. DEED-22-071571
I.R. DEED-23-020418
I.R. DEED-22-008804

RECORD PLATS

POWELL ESTATES
P.B. 107 PG. 61

LEXINGTON PLACE SEC 8
P.B. 234 PG. 33 & 33A

DESCRIPTION:

SITUATED IN SECTION 33, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 9.5458 ACRES OUT OF A 38.880 ACRE TRACT CONVEYED TO ROCKFORD HOMES INC., AS RECORDED IN I.R. DEED-25-057642, RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON A PORTION OF THE CENTERLINE OF FISHBURG ROAD (SOUTH 85°33'09" EAST) OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN MAY OF 2025. SCALED TO GROUND AT A LAT. N39°50' 30.86601", LONG. W84°09'09.44900" AT A PROJECT HEIGHT OF 741.280 FEET AND A SCALE FACTOR OF 1.00006771277856. AS SHOWN ON A SURVEY PREPARED BY CESO INC. IN SEPTEMBER 2025, FILED IN VOLUME 2025, PAGE 263 OF THE MONTGOMERY COUNTY ENGINEER'S RECORDS.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE_____, 2025 JOB# _____2025-0335RE_____

_____
ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

_____ _____
CHECKED BY DATE

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

_____ _____
JOSHUA R. COTTINGIM, P.S. DATE:
OHIO PROFESSIONAL SURVEYOR #8911

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN
EMAIL: JON.BUCHANAN@CESOINC.COM

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JOSHUA R. COTTINGIM, P.S.
EMAIL: JOSHUA.COTTINGIM@CESOINC.COM

OWNER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

DEVELOPER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION TWO
SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

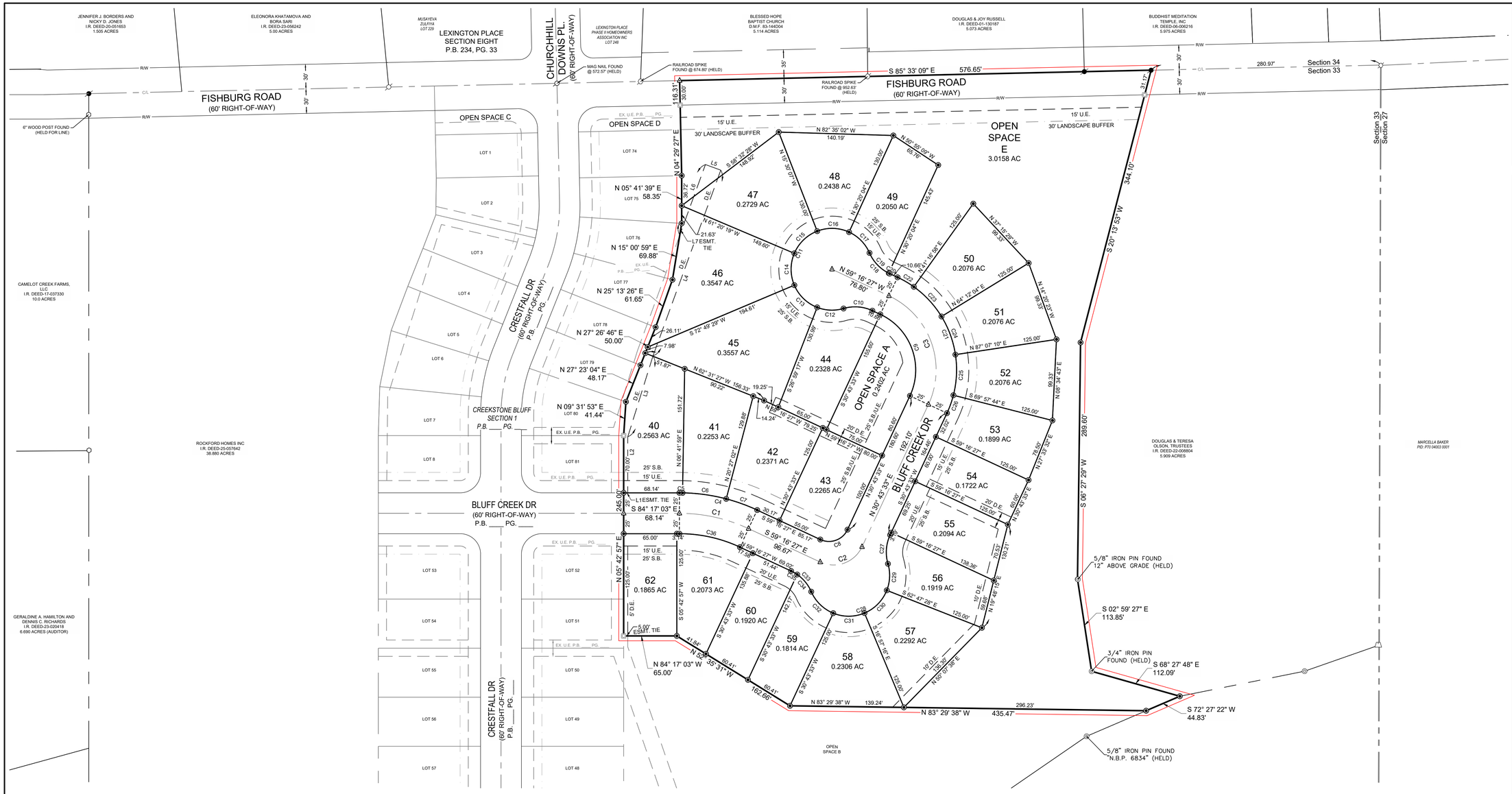
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	1

Drawing Title:
RECORD PLAN



CURVE TABLE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	25° 00' 36"	200.00'	87.30'	S71° 46' 45"E, 86.61'
C2	90° 00' 00"	38.50'	60.48'	N75° 43' 33"E, 54.45'
C3	90° 00' 00"	100.00'	157.08'	N14° 16' 27"W, 141.42'
C4	25° 00' 36"	225.00'	98.21'	S71° 46' 45"E, 97.44'
C5	0° 59' 02"	225.00'	3.86'	N83° 47' 32"W, 3.86'
C6	13° 45' 04"	225.00'	54.00'	N76° 25' 30"W, 53.87'
C7	10° 16' 31"	225.00'	40.35'	N64° 24' 42"W, 40.30'
C8	90° 00' 00"	25.00'	39.27'	N75° 43' 33"E, 35.36'
C9	90° 00' 00"	75.00'	117.81'	N14° 16' 27"W, 106.07'
C10	41° 24' 35"	50.00'	36.14'	N79° 58' 44"W, 35.36'
C11	262° 49' 09"	50.00'	229.35'	N30° 43' 33"E, 75.00'
C12	37° 40' 18"	50.00'	32.87'	S81° 50' 52"E, 32.29'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C13	45° 50' 12"	50.00'	40.00'	S40° 05' 37"E, 38.94'
C14	45° 50' 12"	50.00'	40.00'	S5° 44' 35"W, 38.94'
C15	45° 50' 12"	50.00'	40.00'	S51° 34' 47"W, 38.94'
C16	45° 50' 12"	50.00'	40.00'	N82° 35' 02"W, 38.94'
C17	41° 48' 04"	50.00'	36.48'	N38° 45' 54"W, 35.67'
C18	41° 24' 35"	50.00'	36.14'	S38° 34' 09"E, 35.36'
C19	39° 54' 33"	50.00'	34.83'	S37° 49' 09"E, 34.13'
C20	1° 30' 18"	50.00'	1.31'	N58° 31' 18"W, 1.31'
C21	90° 00' 00"	125.00'	196.35'	S14° 16' 27"E, 176.78'
C22	10° 33' 25"	125.00'	23.03'	S53° 59' 44"E, 23.00'
C23	22° 55' 06"	125.00'	50.00'	N37° 15' 29"W, 49.67'
C24	22° 55' 06"	125.00'	50.00'	N14° 20' 23"W, 49.67'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C25	22° 55' 06"	125.00'	50.00'	N25° 22' 55"E, 23.28'
C26	10° 41' 17"	125.00'	23.32'	N25° 22' 55"E, 23.28'
C27	41° 24' 35"	50.00'	36.14'	S10° 01' 16"W, 35.36'
C28	172° 49' 09"	50.00'	150.81'	S75° 43' 33"W, 99.80'
C29	37° 53' 33"	50.00'	33.07'	N8° 15' 45"E, 32.47'
C30	45° 50' 12"	50.00'	40.00'	N50° 07' 38"E, 38.94'
C31	44° 54' 51"	50.00'	39.19'	S84° 29' 51"E, 38.20'
C32	44° 10' 34"	50.00'	38.55'	S39° 57' 09"E, 37.60'
C33	41° 24' 35"	50.00'	36.14'	N38° 34' 09"W, 35.36'
C34	31° 33' 20"	50.00'	27.54'	S33° 38' 32"E, 27.19'
C35	9° 51' 15"	50.00'	8.60'	S54° 20' 49"E, 8.59'
C36	25° 00' 36"	175.00'	76.39'	N71° 46' 45"W, 75.78'

LINE TABLE		
Line #	Direction	Length
L1	N84° 17' 03"W	5.00'
L2	N05° 42' 57"E	68.48'
L3	N23° 01' 15"E	103.74'
L4	S25° 45' 45"W	241.83'
L5	S64° 14' 08"E	20.00'
L6	N25° 41' 20"E	91.92'
L7	S15° 00' 59"W	14.66'

ROADWAY LENGTHS:

BLUFF CREEK DR: 739 FT

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

TOTALS

23 LOTS AREA =	5.2233 ACRES
2 OPEN SPACE =	3.2559 ACRES
RIGHT-OF-WAY =	1.0666 ACRES
TOTAL AREA =	9.5458 ACRES

LEGEND

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- IRON PIN FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
- FOUND STONE
- POST
- RAILROAD SPIKE FOUND
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- U.E. UTILITY EASEMENT
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- S.B. SETBACK
- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- C/L ROAD CENTERLINE
- R/W RIGHT-OF-WAY LINE
- EASEMENT LINE

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
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PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION TWO

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

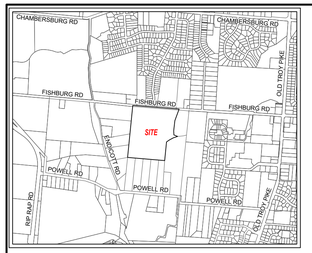
© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	1

Drawing Title:
RECORD PLAN

RECORD PLAN
CREEKSTONE BLUFF
SECTION THREE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY, OHIO
CONTAINING 12.7396 TOTAL ACRES
NOVEMBER 2025



VICINITY MAP
NOT TO SCALE

OWNERS CONSENT AND DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

ANY "UTILITY EASEMENTS", AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE "UTILITY EASEMENTS" ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING BUT NOT LIMITED TO:

LIST OF PROVIDERS: AT&T, AES OHIO, CENTER POINT ENERGY, SPECTRUM, MONTGOMERY COUNTY SANITARY & WATER.

AS TO ALL:

_____ _____
WITNESS OWNER

_____ BY: _____
WITNESS NAME:
TITLE:

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____,

20____ BY _____, _____OF _____, A _____, ON

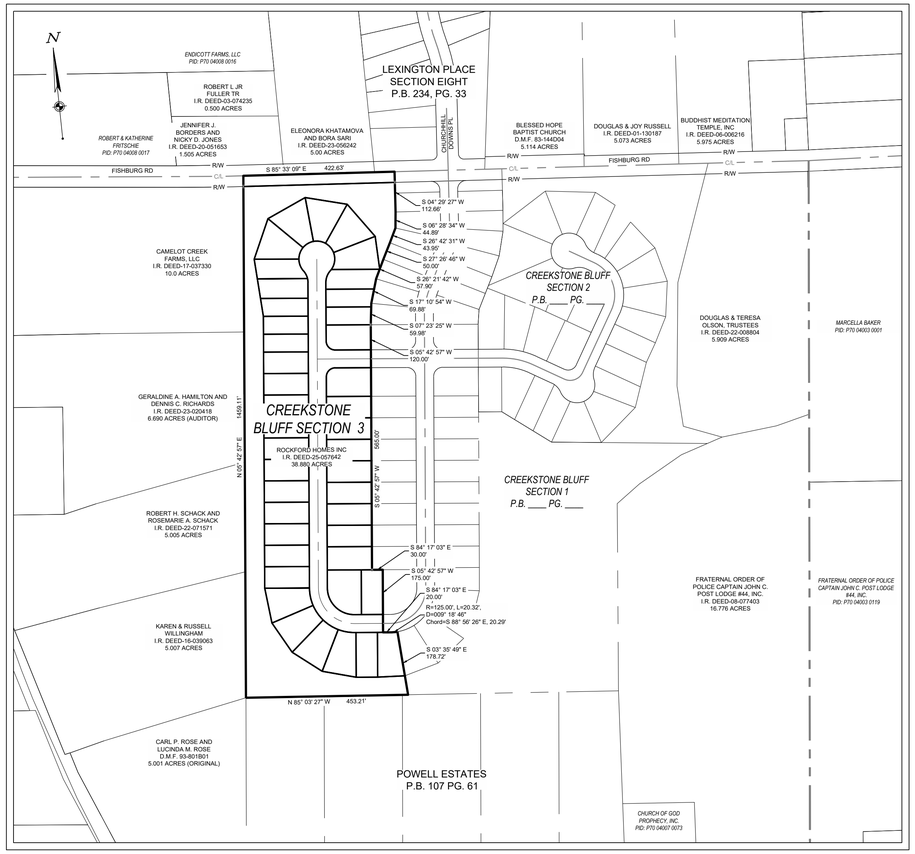
BEHALF OF _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUPERIMPOSED AREA

ALL THE LANDS OF THE GRANTOR ARE SHOWN HEREON



INDEX MAP

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

CITY OF HUBER HEIGHTS PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY OF HUBER HEIGHTS PLANNING COMMISSION ON

THIS ____ DAY OF _____, 2025.

_____
CHAIRPERSON

PERTINENT INFORMATION/SURVEY DATA:

ALL REFERENCES TO DEEDS, PLATS, RECORD PLANS REFER TO THE OFFICE OF THE MONTGOMERY COUNTY RECORDER. ALL REFERENCES TO SURVEY RECORDS ARE ON FILE AT THE MONTGOMERY COUNTY ENGINEER'S OFFICE, BOTH OFFICES ARE LOCATED IN DAYTON, OHIO.

DEEDS

I.R. DEED-20-051653
I.R. DEED-23-056242
D.M.F. 83-144D04
I.R. DEED-01-130187
I.R. DEED-06-006216
I.R. DEED-17-037330
I.R. DEED-25-057642
D.M.F. 93-801B01
I.R. DEED-08-077403
I.R. DEED-16-039063
I.R. DEED-22-071571
I.R. DEED-23-020418
I.R. DEED-22-008804

RECORD PLATS

POWELL ESTATES
P.B. 107 PG. 61

LEXINGTON PLACE SEC 8
P.B. 234 PG. 33 & 33A

DESCRIPTION:

SITUATED IN SECTION 33, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, CONTAINING 12.7396 ACRES OUT OF A 38.880 ACRE TRACT CONVEYED TO ROCKFORD HOMES INC., AS RECORDED IN I.R. DEED-25-057642, RECORDER'S OFFICE, MONTGOMERY COUNTY OHIO.

BASIS OF BEARINGS:

BEARING SYSTEM BASED ON A PORTION OF THE CENTERLINE OF FISHBURG ROAD (SOUTH 85°33'09" EAST) OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN MAY OF 2025. SCALED TO GROUND AT A LAT. N39°50' 30.86601", LONG. W84°09'09.44900" AT A PROJECT HEIGHT OF 741.280 FEET AND A SCALE FACTOR OF 1.00006771277856. AS SHOWN ON A SURVEY PREPARED BY CESO INC. IN SEPTEMBER 2025, FILED IN VOLUME 2025, PAGE 263 OF THE MONTGOMERY COUNTY ENGINEER'S RECORDS.

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION

DATE_____, 2025 JOB# _____2025-0335RE_____

_____
ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

_____ _____
CHECKED BY DATE

OCCUPATION STATEMENT:

OCCUPATION GENERALLY FITS THE
BOUNDARY LINES AS SHOWN.

CERTIFICATE OF SURVEYOR:

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C CHAPTER 711.01-40. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

PRELIMINARY

_____ _____
JOSHUA R. COTTINGIM, P.S. DATE:
OHIO PROFESSIONAL SURVEYOR #8911

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN
EMAIL: JON.BUCHANAN@CESOINC.COM

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: JOSHUA R. COTTINGIM, P.S.
EMAIL: JOSHUA.COTTINGIM@CESOINC.COM

OWNER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

DEVELOPER:
ROCKFORD HOMES, INC.
999 POLARIS PARKWAY
SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: JIM LIPNOS
EMAIL: JLIPNOS@ROCKFORDHOMES.NET

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF
SECTION THREE
SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

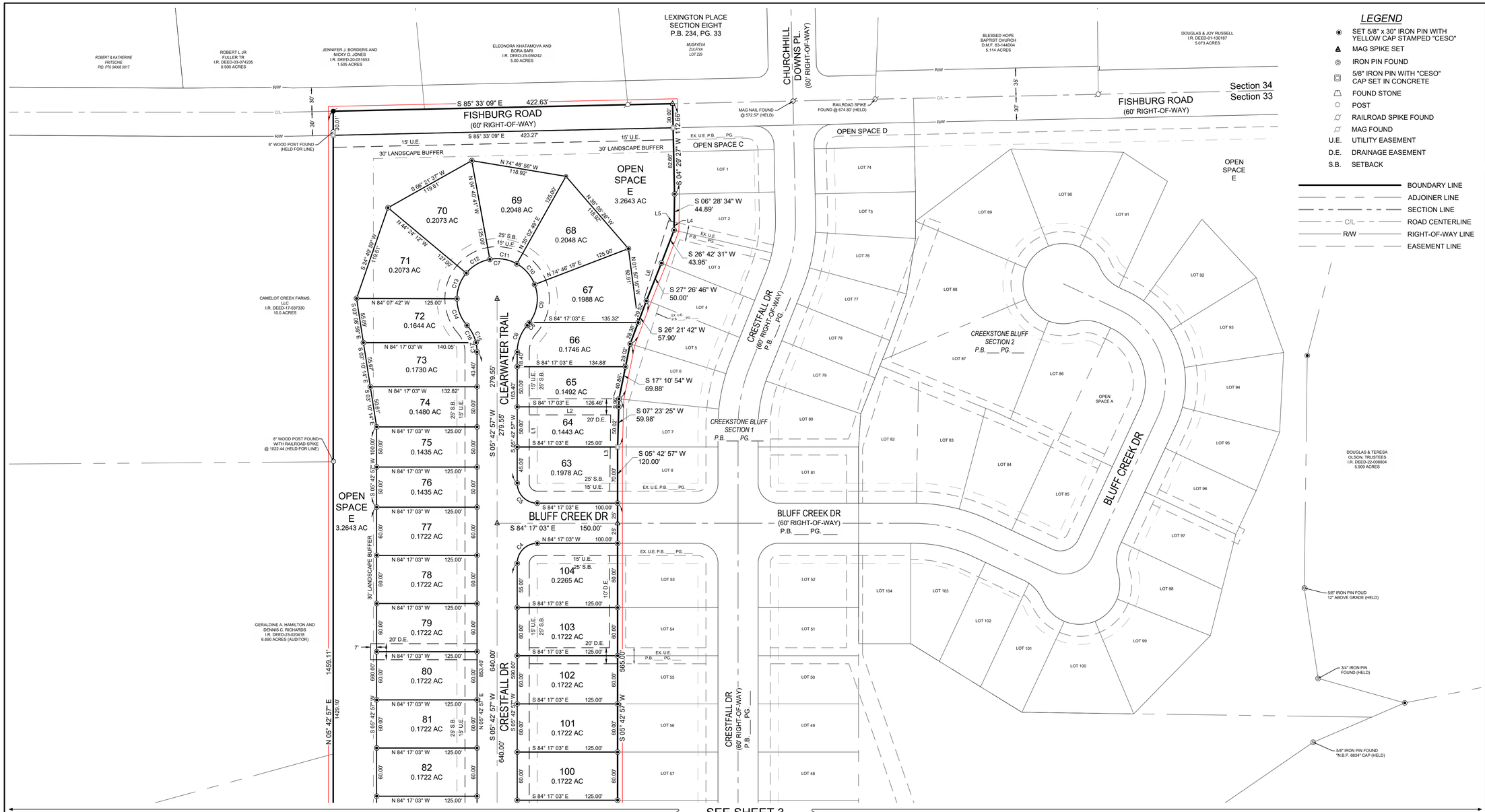
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	1

Drawing Title:
RECORD PLAN



LEGEND

- SET 5/8" x 30" IRON PIN WITH YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET
- IRON PIN FOUND
- 5/8" IRON PIN WITH "CESO" CAP SET IN CONCRETE
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- POST
- RAILROAD SPIKE FOUND
- MAG FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.B. SETBACK

- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- C/L ROAD CENTERLINE
- R/W RIGHT-OF-WAY LINE
- EASEMENT LINE

CURVE TABLE

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C4	90° 00' 00"	25.00'	39.27'	N50° 42' 57"E, 35.36'
C5	90° 00' 00"	25.00'	39.27'	S39° 17' 03"E, 35.36'
C6	41° 24' 35"	50.00'	36.14'	S26° 25' 14"W, 35.36'
C7	262° 50' 27"	50.00'	229.37'	S84° 17' 42"E, 74.99'
C8	5° 11' 03"	50.00'	4.52'	N44° 31' 56"E, 4.52'
C9	57° 09' 46"	50.00'	49.88'	N13° 21' 31"E, 47.84'
C10	39° 43' 30"	50.00'	34.67'	S35° 05' 26"E, 33.98'
C11	39° 43' 30"	50.00'	34.67'	S74° 48' 56"E, 33.98'
C12	39° 43' 30"	50.00'	34.67'	N65° 27' 33"E, 33.98'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C13	39° 43' 30"	50.00'	34.67'	N25° 44' 03"E, 33.98'
C14	41° 35' 13"	50.00'	36.29'	S14° 55' 18"E, 35.50'
C15	41° 23' 17"	50.00'	36.12'	N14° 58' 41"W, 35.34'
C16	27° 58' 39"	50.00'	24.41'	S21° 41' 01"E, 24.17'
C17	13° 24' 51"	50.00'	11.71'	S0° 59' 24"E, 11.68'

LINE TABLE		
Line #	Direction	Length
L1	S05° 42' 57"W	40.00'
L2	N84° 17' 03"W	101.35'
L3	N06° 21' 10"E	95.01'
L4	S06° 28' 34"W	10.24'
L5	S71° 10' 53"E	7.09'
L6	N23° 05' 13"E	232.55'

ROADWAY LENGTHS:

CLEARWATER TRAIL:	281.61 FT
BLUFF CREEK DR:	150.00 FT
CRESTFALL DR:	877.08 FT

SETBACKS:

ALL LOTS ARE SUBJECT TO BUILDING SETBACKS; INCLUDING A 25' MINIMUM FRONT YARD AND REAR YARD SETBACK, AND A 5' MINIMUM SIDE YARD SETBACK.

TOTALS

42 LOTS AREA =	7.5786 ACRES
1 OPEN SPACE =	3.2643 ACRES
RIGHT-OF-WAY =	1.8967 ACRES
TOTAL AREA =	12.7396 ACRES

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION THREE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

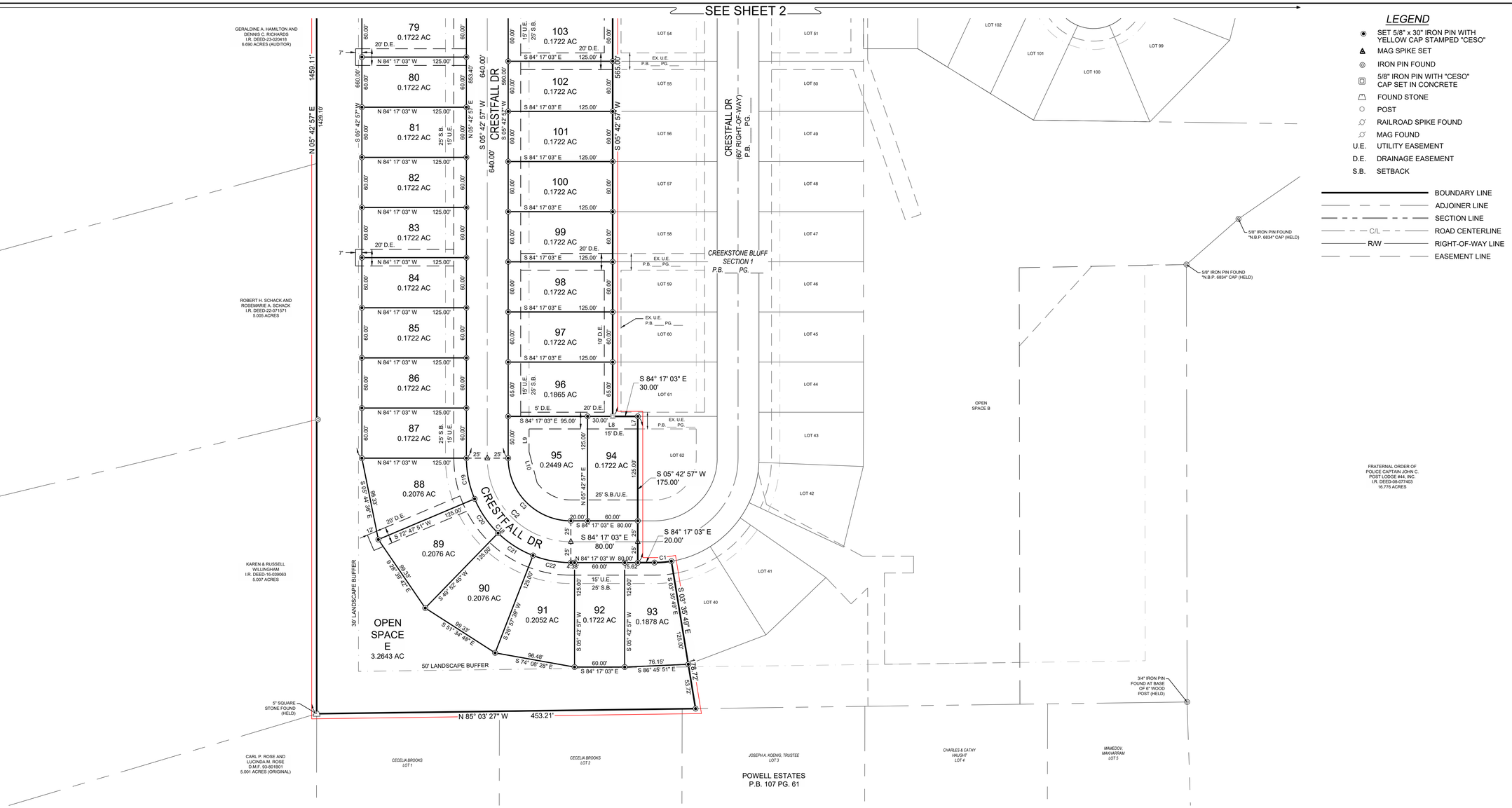
Revisions / Submissions

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Project Number:	765946
Scale:	AS SHOWN
Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	1

Drawing Title:
RECORD PLAN



LEGEND

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C2	90° 00' 00"	100.00'	157.08'	S39° 17' 03"E, 141.42'
C3	90° 00' 00"	75.00'	117.81'	S39° 17' 03"E, 106.07'
C18	90° 00' 00"	125.00'	196.35'	N39° 17' 03"W, 176.78'
C19	22° 55' 06"	125.00'	50.00'	S5° 44' 36"E, 49.67'
C20	22° 55' 06"	125.00'	50.00'	S28° 39' 42"E, 49.67'
C21	22° 55' 06"	125.00'	50.00'	S51° 34' 48"E, 49.67'
C22	21° 14' 42"	125.00'	46.35'	S73° 39' 42"E, 46.08'

LINE TABLE		
Line #	Direction	Length
L7	N05° 42' 57"E	15.00'
L8	S84° 17' 03"E	130.00'
L9	N05° 42' 57"E	27.27'
L10	N08° 49' 43"W	38.53'

ROADWAY LENGTHS:

CLEARWATER TRAIL:	281.61 FT
BLUFF CREEK DR:	150.00 FT
CRESTFALL DR:	877.08 FT

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TOTAL AREA =	12.7396 ACRES

N

60 0 60 120

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

PREPARED BY:

ROCKFORD HOMES, INC.

CREEKSTONE BLUFF SECTION THREE

SECTION 33, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

Revisions / Submissions

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Project Number:	765946
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Drawn By:	SJS
Checked By:	JRC
Date:	11/18/2025
Issue:	1

Drawing Title:
RECORD PLAN

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Creekstone Bluff
Occupancy Address:	Fishburg Road and Churchill Downs

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.

MCBR BLD:	N/A	HH P&D:	N/A
MCBR MEC:	N/A	HHFD Plan:	25-742
MCBR ELE:	N/A	HHFD Box:	
REVIEWER:	Susong	DATE:	12/5/2025

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, 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 apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the *OFC (2017)* and the *Huber Heights Codified Ordinance (HHCO) Section 15.***
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Spacing appears to meet requirements.**
- **In accordance with *Huber Heights Codified Ordinance 1521.06 (b)(1)*, "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire**

Official and City Engineer. *Huber Heights Codified Ordinance 1519.01 - Water mains.*

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with *Ohio Fire Code B105.1*. Please provide before construction.**
- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to *Ohio Fire Code Appendix D 103.4.***
- **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.)**
- **Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Ohio Fire Code D107.1. A second access is shown.**

Please reference contact information below for questions or concerns with this document.

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 2011 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-11283 **10. A.**

Planning Commission

Meeting Date: 12/10/2025

Minutes

Information

Agenda Title

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

Purpose and Background

Attachments

Minutes

Planning Commission
October 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. Johnosn, Mr. Shomper, Ms. Vargo, and Mr. Walton.

Absent: Ms. Thomas, excused

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

1. **MINOR CHANGE – The applicant, ABC SUPPLY, is requesting approval of a Minor Change to fence in an area for delivery staging and parking. Property is located at 7477 Old Troy Pike (MC 25-18**

Mr. Sorrell stated that the applicant wishes to withdraw their application.

VII. New Business

1. **MAJOR CHANGE – The applicant, SIMMS DEVELOPMENT, is requesting approval of a Major Change to the Basic Development Plan to increase the density from 74 units to 91 total units. Property is located at Gable Way and State Route 201 (MC 25-25).**

Mr. Sorrell stated that the applicant is requesting a major change of the PUD to add 17 units for a total unit count of 91 units. The applicant is proposing to replace five two-story buildings with five three-story buildings. While the buildings are taller, they are set back further from the property line.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1179 - Planned Mixed-Use District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

Staff Analysis

Conformance With Planned Mixed-Use District Requirements:
Use: Residences 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 buildings will be three stories tall, but the setback from the property line increases from 29.5 feet to nearly 55 feet from the property line.

Parking and Loading:

- The building expansion will not result in the loss of any parking spaces. The parking ratio remains the same.

Recommendation
Planning staff supports the Major Change of the PUD to increase the density from 74 units to 91 units. Staff recommends approval with no conditions.

Ms. Vargo asked about the 3 stories, reduce the width, additional bedrooms on 3rd floor, 1 car garage vs. 2 car garage, entrance and emergency exit. Alos the tree line, sits way back off of Brandt, additional cars with the increase in units.

Robi Simms, Simms Development noted approval for 113 homes now asking for 91, 2 car tandem garages with 20 ft. driveway, will not cut down any more of the trees.

Action

Mr. Shomper moved to approve the request by the applicant, Simms Development, for a Major Change (MC 25-25) in accordance with the recommendation of Staff's Memorandum dated, October 2, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

2. **BASIC DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Basic Development Plan for construction of a new Irish Pub-themed restaurant. Property is located at 6900 Executive Blvd (BDP 25-23).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to construct a 7,000 SF restaurant with an adjacent seasonal beer garden. The planned capacity of the restaurant is approximately 250 patrons with an additional seasonal capacity of 200.

Site Characteristics
The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1178 – Planned Employment Park, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:
(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Staff Analysis

The site is appropriately zoned Planned Employment Park. Restaurants are a permitted use. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 7,000 SF restaurant with seating for approximately 250 patrons and a seasonal beer garden with seating for 200 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, proposed building elevations and signage.

A replat is in process, and the setbacks described in the staff report are based on the new plat.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- An initial sign package was submitted with the BDP application. The signage plans illustrate five wall signs on the main building with a total square footage of 215.7 SF. The largest single sign is 38.2 SF. The signs on the main building are proportional to the wall area. Staff supports the main building signs as designed.

- The applicant also illustrates a south-facing roof-mounted sign on the beer garden that appears to be internally illuminated. The zoning code prohibits roof-mounted signs, and its orientation may cause glare into the hotel located south of the structure. This sign should be reviewed during the detailed development plan to ensure that no glare would disturb hotel guests.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Basic Development Plan as submitted. Landscaping and signage will be reviewed through a Detailed Development Plan application.

Ms. Vargo opened discussion on ½ of the required parking. 36 show nights at the Rose, parking will be managed. Sidewalk and trails planned.

Mr. Johnson asked about the rooftop sign.

Steve Tieber, Dublin 7, stated he has worked with parking issues downtown with the Dublin Pub and is working with the Rose.

Ms. Vargo asked about the 7, Mr. Tieber stated that the word Pub can hinder family gatherings, Irish culture, distillery for Jamison in district 7.

Action

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Basic Development Plan (BDP 25-23) in accordance with the recommendation of Staff's Memorandum dated, October 1, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

3. **BASIC DEVELOPMENT PLAN – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Basic Development Plan for a proposed 3,500 patron capacity Indoor Music Center Venue. Property is located at 7151 Executive Blvd (BDP 25-24).**

Mr. Sorrell stated that the applicant seeks Basic Development Plan approval to facilitate the construction of a 3,500-patron indoor music venue. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

Site Characteristics
The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1179 – Planned Mixed Use District, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

The site is appropriately zoned as Planned Mixed-Use District. Entertainment facilities are permitted uses and outlined in the purpose statement of the PM district. The music venue is still under development. Therefore, this Basic Development Plan intends to establish broad development parameters such as access, parking, setbacks and building placement.

Basic Development Plan Analysis:
The applicant proposes constructing an indoor music facility for approximately 3,500 patrons. The applicant has submitted a site plan package illustrating uses, setbacks, parking, circulation, and building placement. Building elevations, materials, signage and landscaping are still under development and will be reviewed during the Detailed Development Plan review stage.

Conformance With Planned Mixed-Use District Requirements:

Uses: Entertainment uses are permitted in the district.

Proposed Development Standards:
Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet

- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

Parking and Loading:

- The current site plan illustrates 1,250 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,504 fixed seats, which requires approximately 600 parking spaces. The parking lot is designed with one space per three patrons, which exceeds the zoning code requirement.

Building Materials:

- The building is currently envisioned to be a mix of concrete panels, glass and metal accent panels.

Landscaping:

- A landscaping plan has not been provided, but will be reviewed during the detailed development plan phase.

Lighting:

- A lighting plan has not been provided, but will be reviewed during the detailed development plan phase.

Signs:

- A sign plan has not been provided, but will be reviewed during the detailed development plan phase.

<u>Conformance with General Standards of Approval:</u>
Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and access is will be provided from two streets and one central access point on Executive Boulevard.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

The site should be constructed in a reasonable time. Utilities are on-site or adjacent to the site. Construction is expected to begin in early 2026.

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Executive Boulevard has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply will all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The landscaping plan will be reviewed during the detailed development plan phase.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing vacant lot with no natural features. An environmental study was completed, which determined there are no wetlands or protected streams.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat, but will be graded to facilitate drainage away from the adjacent properties.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development. Staff anticipates this use will greatly benefit the community.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Mixed-Use district. Staff do not anticipate excessive noise, glare or odors. Additional traffic will be created on Executive Boulevard but will be proactively managed during events similar to the existing Rose Music Center.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. The landscaping, exterior materials, and sign package will be reviewed and approved through the detailed development plan review process.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Staff recommends approval with the following conditions:

1) Development Standards:

   Parking Setbacks:

   - West: 25-feet
   - North, East & South: 10-feet
   - Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

   Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled "Rendered Site Plan: Full Site" dated September 5, 2025.

Discussion on the traffic congestion from Brandt Pike, express lanes out, public drive on the east, detention pond on the south parcel.

Action

Mr. Johnson moved to approve the request by the applicant, The City of Huber Heights, for approval of a Basic Development Plan (BDP 25-24) in accordance with the recommendation of Staff's Memorandum dated, October 10, 2025, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Johnson, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

None

IX. Approval of the Minutes

Without objection, the minutes of the September 9, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

Zoning Code RFP

XI. Upcoming Meetings

November 19, 2025
December 10, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:10 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Assistant **Date**

AI-11284 **11. A.**

Planning Commission

Meeting Date: 12/10/2025

2026 Meeting Schedule

Information

Agenda Title

2026 Meeting Schedule

Purpose and Background

Attachments

Meeting Schedule

PLANNING COMMISSION
SCHEDULE OF MEETINGS & SUBMITTAL DEADLINES
BUSINESS YEAR 2026
(Meetings held on the 2nd Tuesday)
6:00 P.M.

Meeting Date:	Last Date for Submittal Of Application
January 13, 2026	December 23, 2025
February 10, 2026	January 20, 2026
March 10, 2026	February 17, 2026
April 14, 2026	March 24, 2026
May 12, 2026	April 21, 2026
June 9, 2026	May 19, 2026
July 14, 2026	June 23, 2026
August 11, 2026	July 21, 2026
September 15, 2026* 3rd Tuesday	August 23, 2026
October 13, 2026	September 22, 2026
November 10, 2026	October 20, 2026
December 15, 2026* 3rd Tuesday	November 24, 2026

*** Some Dates May Have Been Adjusted Due to Council's schedule**