BENCH MARKS, OHIO SPC NORTH ZONE NAVD 88.

405, N 204941.75, E 1743502.68, ELEV. 967.71, IRON PIPE SET
400, N 205890.50, E 1743048.93, ELEV. 963.63, PK NAIL SET
401, N 205608.61, E 1743153.58, ELEV. 959.30, PK NAIL SET

Horizontal & Vertical Control (HORIZ / VERT CNTL)

ODOT VRS Datum/Reference Frame.
The NAD83 (2011) horizontal component of the VRS network is based on the NAD83 (2011) reference frame; 2010.0 epoch, as determined by the NGS;
The vertical component for all mountpoints of the VRS network is based on NAVD88, as determined by NGS.

HORIZ / VERT
CNTL 401

CNTL. PT. 401 , PK$

HORIZ / VERT
CNTL 405

CNTL. PT. 405 , IPS W/ DV CAP

STACY W. & PAMELA M. CRAIG
1.000 ACRES
DEED RECORD 334, PAGE 77

STACY W. & PAMELA M. CRAIG
1.000 ACRES
DEED RECORD 334, PAGE 77
511 - Residential Dwelling

THOMAS A. & ANNALISE ROMINE
5.000ACRES
DEED RECORD 326, PAGE 4
511 - Residential Dwelling

LEGEND

- PROP. BLDG. PAD
- EX. CONTOUR
- PROP. CONTOUR
- CENTERLINE
- 100 YEAR FLOODWAY
- TREE LINE
- CENTERLINE DITCH
- WETLAMD
- SOIL BOUNDARY
- SOIL BOUNDARY
- PROP. SAN. LATERAL
- CENTERLINE PROP. STM.
- PROP. SURFACE DRAINAGE FLOW DIRECTION
- PROP. DRAIN TILE W/ FLOW DIRECTION
- PROP. FLOOD ROUTE W/ FLOW DIRECTION
- SILT FENCE
- STRAW BALES

BLACKHURST MILL CT.
CLIFTON MILL DRIVE
WATKINS ROAD
60'-RW

Park Reserve #1, 3.533 Ac.
Park Reserve #2, 2.450 Ac.

R=155.00
D = 46° 40' 41"
P.I.= Sta. 1+55.11
Dc = 36° 57' 54"
L = 126.28'
T = 66.88'
E = 13.81

R = 15.00': ARC = 12.60'

R=200.00
D = 42° 54' 18"
P.I.= Sta. 5+34.03
Dc = 28° 38' 52"
L = 149.77'
T = 78.59'
E = 14.89

R=200.00
D = 45° 37' 03"
P.I.= Sta. 9+15.23
Dc = 28° 38' 52"
L = 159.24'
T = 84.11'
E = 16.97

R=250.00
D = 46° 33' 55"
P.I.= Sta. 11+63.65
Dc = 22° 55' 06"
L = 203.18'
T = 107.58'
E = 22.16

R=155.00
D = 6° 58' 18"
P.I.= Sta. 15+02.85
Dc = 36° 57' 54"
L = 18.86'
T = 9.44'
E = 0.29

DO NOT DISTURB

DO NOT DISTURB

CATEGORY 1 – WETLANDS TYP

CATEGORY I WETLAND (0.14 AC.)

CATEGORY I WETLAND (0.03 AC.)

LIMITS OF FLOOD ZONE A

TRIBUTARY STREAM TO MILL CREEK

NOT FOR CONSTRUCTION

STATE OF OHIO
STEVEN L. LAMPHEAR
E-78795
REGISTERED PROFESSIONAL ENGINEER

OWNER:
BUXTON DEVELOPMENT CO.
7510 MERCHANT ROAD
PLAIN CITY, OH 43064

DESIGNED BY:
DIAMOND V, LLC
STEVE LAMPHEAR, P.E., P.S.
(614) 620-0331

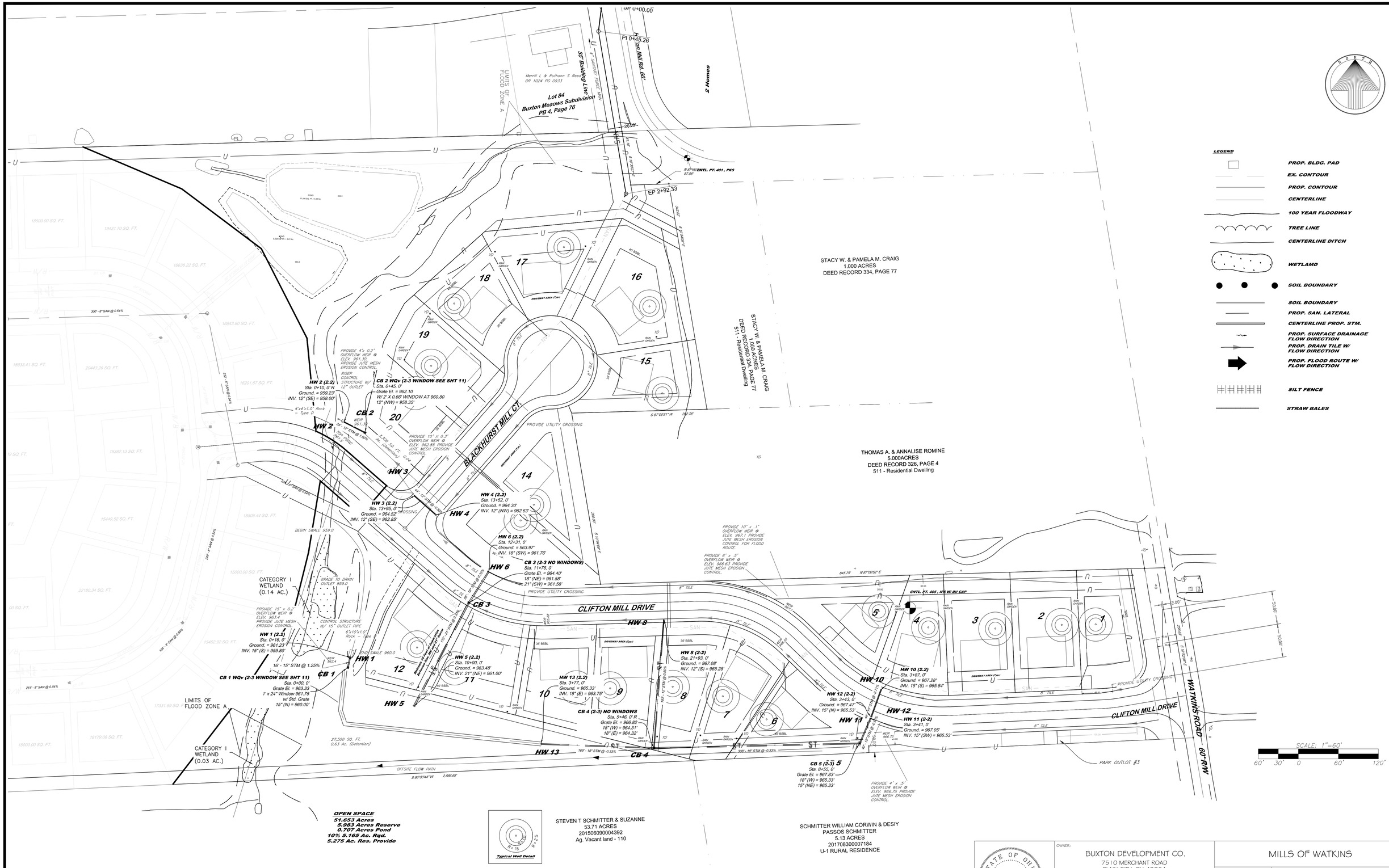
MILLS OF WATKINS

SCALE: 1" = 60' | THIS SHEET: SITE PLAN
DATE: 5/24/2021 | DRAWN BY: sl

GEN. SITE PLAN

REVISED: . . . .

PAGE NUMBER: 5 OF 15


LEGEND
PROP. BLDG. PAD
EX. CONTOUR
PROP. CONTOUR
CENTERLINE
100 YEAR FLOODWAY
TREE LINE
CENTERLINE DITCH
WETLAMD
SOIL BOUNDARY
SOIL BOUNDARY
PROP. SAN. LATERAL
CENTERLINE PROP. STM.
PROP. SURFACE DRAINAGE FLOW DIRECTION
PROP. DRAIN TILE W/ FLOW DIRECTION
PROP. FLOOD ROUTE W/ FLOW DIRECTION
SILT FENCE
STRAW BALES
NORTH
BLACKHURST MILL CT.
CLIFTON MILL DRIVE
WATKINS ROAD
60'-R/W
Fishburn Mill Rd. 60'
35' Building Line
LIMITS OF FLOOD ZONE A
Lot 84
Buxton Meaows Subdivision
PB 4, Page 76
2 Homes
Merrill L & Ruthann S Reed
OR 1024 PG 093
STACY W. & PAMELA M. CRAIG
1.000 ACRES
DEED RECORD 334, PAGE 77
STACY W. & PAMELA M. CRAIG
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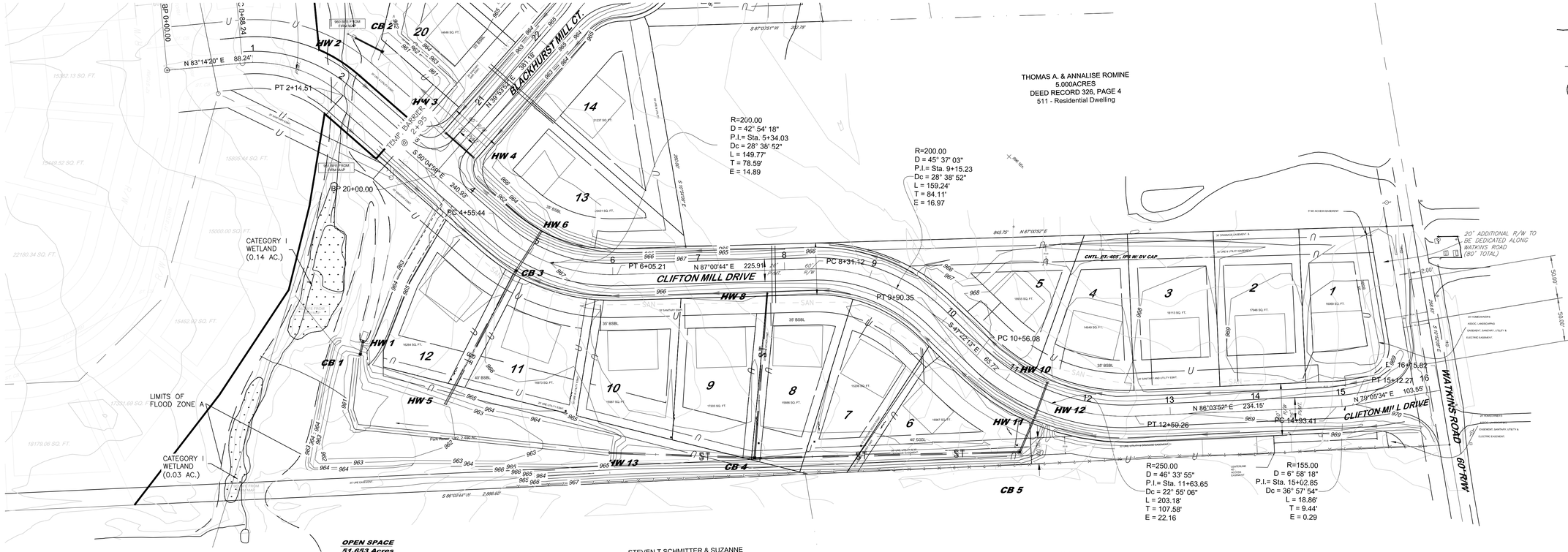
THOMAS A. & ANNALISE ROMINE
5.000ACRES
DEED RECORD 326, PAGE 4
511 - Residential Dwelling
STEVEN T SCHMITTER & SUZANNE
53.71 ACRES
201506090004392
Ag. Vacant land - 110
SCHMITTER WILLIAM CORWIN & DESIY
PASSOS SCHMITTER
5.13 ACRES
201708300007184
U-1 RURAL RESIDENCE
CATEGORY I WETLAND (0.14 AC.)
CATEGORY I WETLAND (0.03 AC.)
HW 1 (2.2)
Sta. 0+16, 0' R
Ground. = 961.23'
INV. 15" (S) = 959.80'
HW 2 (2.2)
Sta. 0+10, 0' R
Ground. = 959.23'
INV. 12" (SE) = 958.00'
HW 3 (2.2)
Sta. 13+95, 0'
Ground. = 984.52'
INV. 12" (SE) = 962.85'
HW 4 (2.2)
Sta. 13+52, 0'
Ground. = 964.30'
INV. 12" (NW) = 962.63'
HW 5 (2.2)
Sta. 10+00, 0'
Ground. = 963.48'
INV. 21" (NE) = 961.00'
HW 6 (2.2)
Sta. 12+31, 0'
Ground. = 963.97'
INV. 18" (SW) = 961.76'
HW 8 (2-2)
Sta. 21+69, 0'
Ground. = 967.08'
INV. 12" (S) = 965.28'
HW 10 (2.2)
Sta. 3+67, 0'
Ground. = 967.28'
INV. 15" (S) = 965.84'
HW 11 (2-2)
Sta. 3+41, 0'
Ground. = 967.05'
INV. 15" (SW) = 965.53'
HW 12 (2-2)
Sta. 3+43, 0'
Ground. = 967.47'
INV. 15" (N) = 965.53'
HW 13 (2.2)
Sta. 3+77, 0'
Ground. = 965.33'
INV. 18" (E) = 963.75'
CB 1 WQv (2-3 WINDOW SEE SHT 11)
Sta. 0+00, 0'
Grate El. = 963.33
1' x 24" Window 961.75
w/ Std. Grate
15" (N) = 960.00'
CB 2 WQv (2-3 WINDOW SEE SHT 11)
Sta. 0+45, 0'
Grate El. = 962.10
W: 2' X 0.66' WINDOW AT 960.80
12" (NW) = 958.35'
CB 3 (2-3 NO WINDOWS)
Sta. 11+76, 0'
Grate El. = 964.40'
18" (NE) = 961.58'
21" (SW) = 961.58'
CB 4 (2-3) NO WINDOWS
Sta. 5+46, 0' R
Grate El. = 966.82
18" (W) = 964.31'
18" (E) = 964.32'
CB 5 (2-3) 5
Sta. 8+55, 0'
Grate El. = 967.83'
18" (W) = 965.33'
15" (NE) = 965.33'
CB 2
CB 1
HW 1
HW 2
HW 3
HW 4
HW 5
HW 6
CB 3
HW 8
HW 10
HW 11
HW 12
HW 13
CB 4
CB 5
PROVIDE 4'x 0.2' OVERFLOW WEIR @ ELEV. 961.30, PROVIDE JUTE MESH EROSION CONTROL
RISER CONTROL STRUCTURE W/ 12" OUTLET
PROVIDE 10' x 0.3' OVERFLOW WEIR @ ELEV. 963.85 PROVIDE JUTE MESH EROSION CONTROL
PROVIDE 10' x .1' OVERFLOW WEIR @ ELEV. 967.1 PROVIDE JUTE MESH EROSION CONTROL FOR FLOOD ROUTE.
PROVIDE 6' x .5' OVERFLOW WEIR @ ELEV. 966.6 PROVIDE JUTE MESH EROSION CONTROL.
PROVIDE 4' x .5' OVERFLOW WEIR @ ELEV. 966.75 PROVIDE JUTE MESH EROSION CONTROL.
PROVIDE 15' x 0.2' OVERFLOW WEIR @ ELEV. 963.4 PROVIDE JUTE MESH EROSION CONTROL
CONTROL STRUCTURE W/ 15" OUTLET PIPE
6'x10'x1.6' Rock - Type
16' - 15" STM @ 1.25%
169' - 18" STM @ -0.33%
308' - 18" STM @ -0.33%
96' - 18" STM @ 0.33%
96' - 12" STM @ 4.00%
30' - 12" STM @ 1.00%
261' - 8" SAN @ 0.54%
300' - 8" SAN @ 0.54%
232' - 8" SAN @ 0.54%
394' - 8" SAN @ 0.54%
144' - 8" SAN @ 0.54%
204' - 8" SAN @ 0.54%
BEGIN SWALE 959.0
END SWALE 960.0
SWALE TO DRAIN OUTLET 959.0
OFFSITE FLOW PATH
S 86°03'44" W 2,686.68'
27,500 SQ. FT.
0.63 Ac. (Detention)
PROVIDE UTILITY CROSSING
CNTL. PT. 401 , PK5
CNTL. PT. 405 , IPR W/ DV CAP
PARK OUTLOT #3
Typical Well Detail
SCALE: 1"=60'
60' 30' 0 60' 120'
OPEN SPACE
51.653 Acres
5.983 Acres Reserve
0.707 Acres Pond
10% 5.165 Ac. Rqd.
5.275 Ac. Res. Provide
NOT FOR CONSTRUCTION
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
STATE OF OHIO
STEVEN L LAMPHEAR E-78795
REGISTERED PROFESSIONAL ENGINEER
OWNER:
BUXTON DEVELOPMENT CO.
7510 MERCHANT ROAD
PLAIN CITY, OH 43064
DESIGNED BY:
DIAMOND V, LLC
STEVE LAMPHEAR, P.E., P.S.
(614) 620-0331
MILLS OF WATKINS
SCALE: 1" = 60'
THIS SHEET: UTILITIES
DATE: 5/24/2021
DRAWN BY: sl
PHASE I UTILITIES
REVISED:
PAGE NUMBER
6 OF 15



LEGEND

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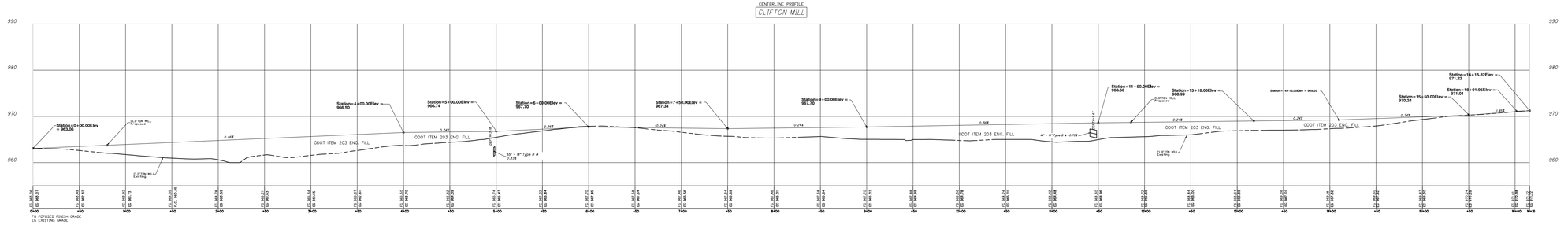


Point Table			
Point #	Raw Description	Northing	Easting
401	CL CB 1	204833.00	1742662.96
402	CL HW 2	205201.00	1742649.00
403	CL HW 3	205093.02	1742756.45
404	CL CB 4	204723.40	1743120.81
405	CL HW 5	204779.29	1742758.77
406	CL HW 6	204984.55	1742865.33
408	CL HW 8	204916.15	1743134.66
410	CL HW 10	204818.69	1743462.61
411	CL HW 11	204774.05	1743447.38
412	CL HW 12	204777.06	1743448.60
413	CL HW 13	204725.13	1742954.77
1401	CL HW 1	204848.70	1742666.02
1402	CL CB 2	205185.76	1742680.51
1403	CL CB 3	204934.43	1742841.06
1404	CL HW 4	205064.72	1742789.93
1405	CL CB 5	204736.95	1743432.42

NOT FOR CONSTRUCTION

STATE OF OHIO
STEVEN L LAMPHEAR E-78795
REGISTERED PROFESSIONAL ENGINEER

OWNER:
BUXTON DEVELOPMENT CO.
7510 MERCHANT ROAD
PLAIN CITY, OH 43064

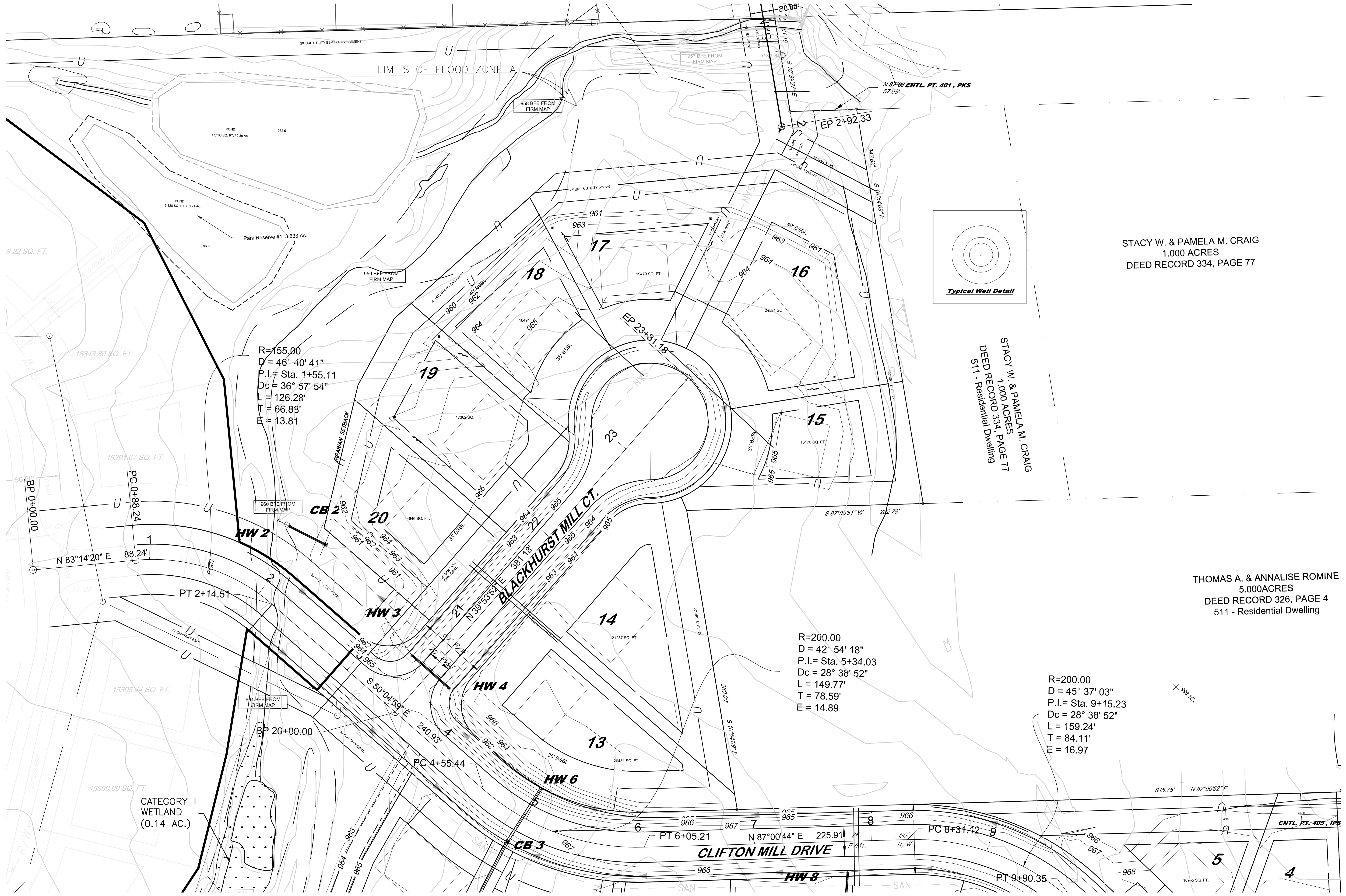
DESIGNED BY:
DIAMOND V, LLC
STEVE LAMPHEAR, P.E., P.S.
(614) 620-0331

MILLS OF WATKINS

SCALE: 1" = 60'
THIS SHEET: CLIFTON MILL STREET PLAN & PROFILE
DATE: 5/24/2020
DRAWN BY: --

CLIFTON MILL STREET PLAN & PROFILE

REVISED: . . . .
PAGE NUMBER 8 OF 15



LEGEND

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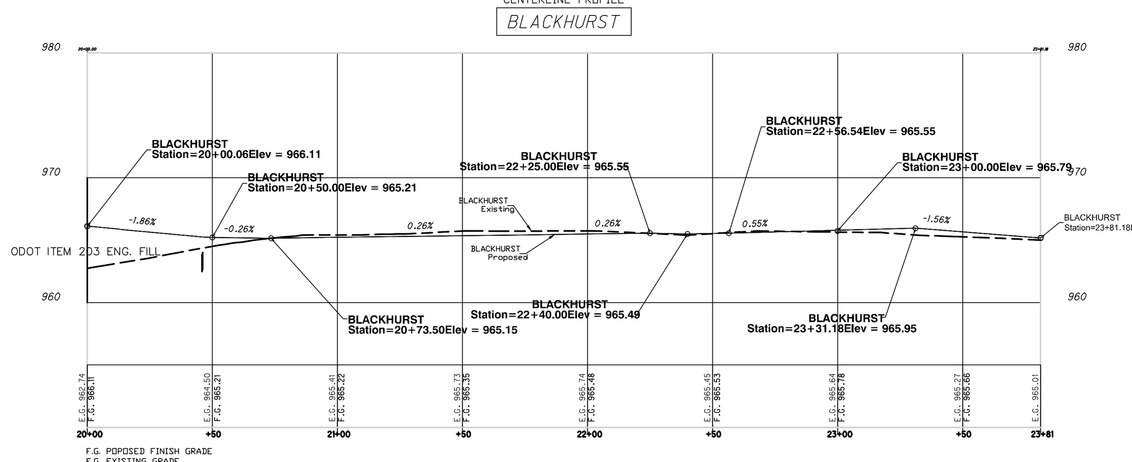
- SILT FENCE
- STRAW BALES

CENTERLINE PROFILE
BLACKHURST



SCALE: 1"=60'
60' 30' 0 60' 120'

2 WORKING DAYS BEFORE YOU DIG
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OHIO UTILITIES PROTECTION SERVICE

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STATE OF OHIO
STEVEN L. LAMPHEAR
E-78795
REGISTERED
PROFESSIONAL ENGINEER

OWNER:
BUXTON DEVELOPMENT CO.
7510 MERCHANT ROAD
PLAIN CITY, OH 43064

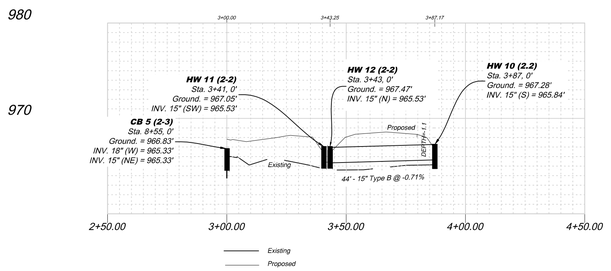
DESIGNED BY:
DIAMOND V, LLC
STEVE LAMPHEAR, P.E., P.S.
(614) 620-0331

MILLS OF WATKINS

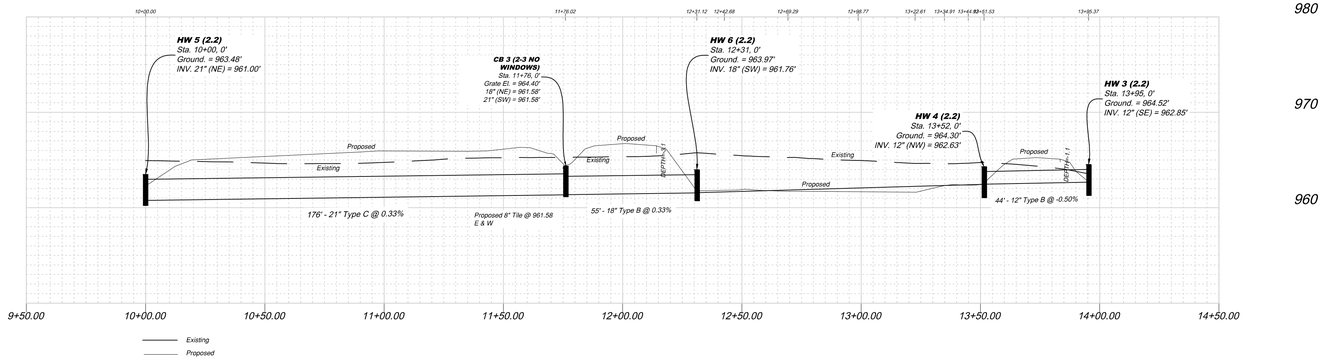
SCALE: 1" = 60'	THIS SHEET: BLACKHURST STREET PLAN & PROFILE
DATE: 5/24/2021	DRAWN BY: --

BLACKHURST STREET PLAN & PROFILE

REVISED:

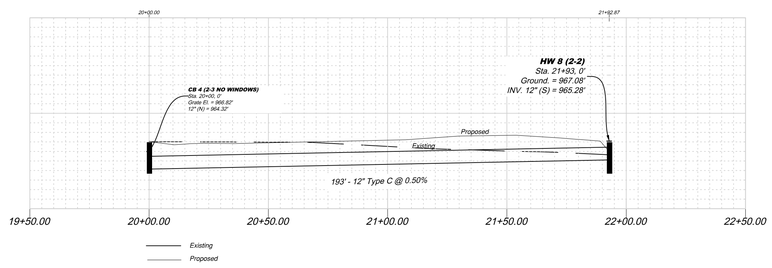


Profile View of STM 3

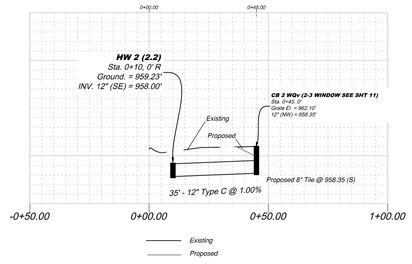


Profile View of STM 1B

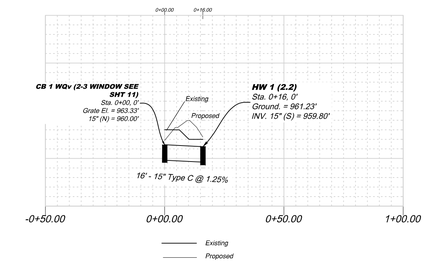
Station



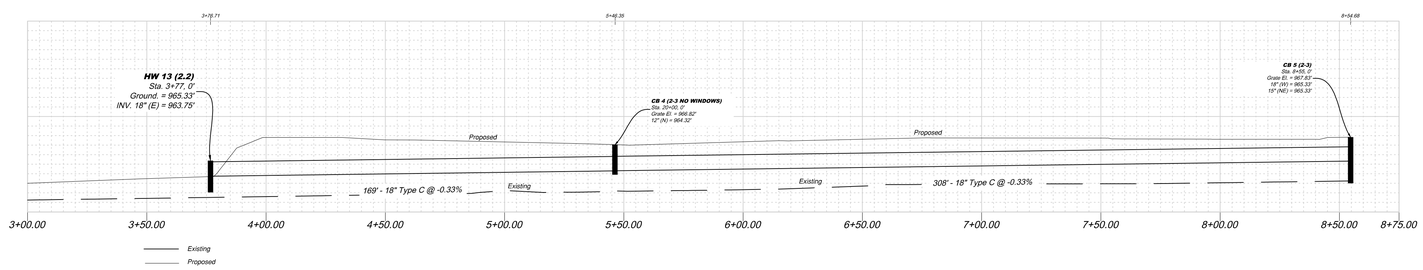
Profile View of STM 2



Profile View of POND NORTH



Profile View of POND SOUTH



Profile View of Storm Main Flow (MOD)

SCALE: 1"=30'

30' 15' 0 30' 60'

2 WORKING DAYS BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

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STATE OF OHIO
STEVEN L LAMPHEAR
E-78795
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7510 MERCHANT ROAD
PLAIN CITY, OH 43064

DESIGNED BY:
DIAMOND V, LLC
STEVE LAMPHEAR, P.E., P.S.
8205 SMITH CALHOUN ROAD
PLAIN CITY, OHIO 43064
(614) 620-0331

MILLS OF WATKINS

SCALE: 1" = 30'

THIS SHEET: STORM SEWER PROFILES

DATE: 5/24/2021

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STORM SEWER PROFILES

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PAGE NUMBER: 10 OF 15