

OWNER
ANCHOR GILMORE, LLC
P.O. BOX 757 HARRISON, OHIO 45030

DEVELOPER
OAKLEY DEVELOPMENT, LLC
P.O. BOX 757 HARRISON, OHIO 45030

ENGINEER
LEESMAN ENGINEERING & ASSOC.
STEVEN J. LEESMAN, P.E./P.S.
2720 TOPIC HILLS
CINCINNATI, OHIO 45248
OFFICE: (513) 417-0420
FAX: (513) 347-3495

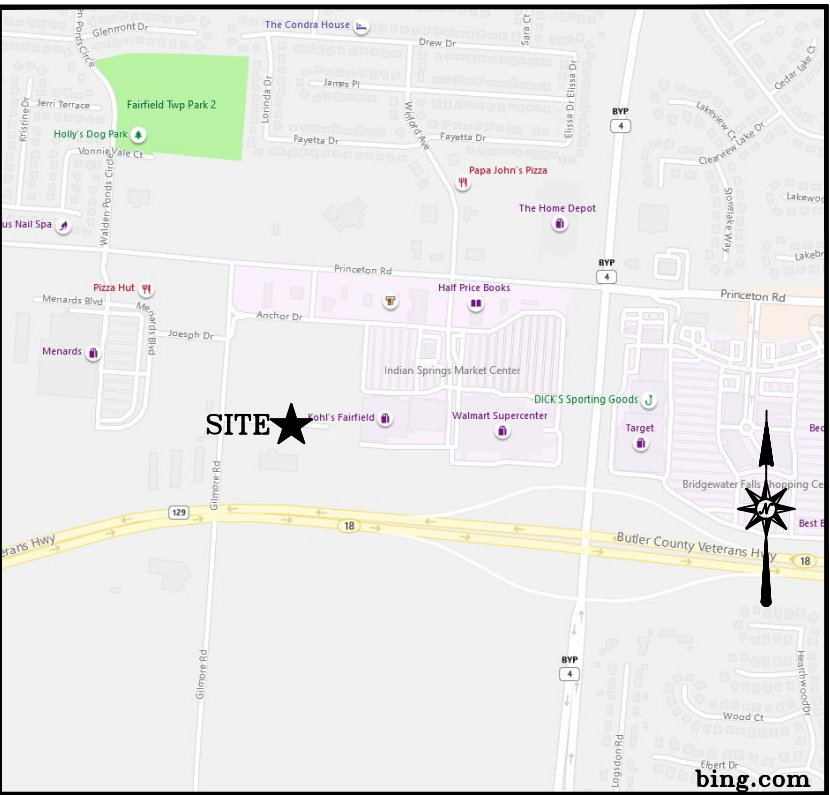
PROPERTY INFOMATION
ANCHOR DR. (PRIVATE DRIVE)
PARCEL ID - A300021000051
LOT #9155

BASIS OF BEARINGS
BEARING CONTROL IS BASED ON LEGAL STATE PLANE
COORDINATE SYSTEM OHIO SOUTH.

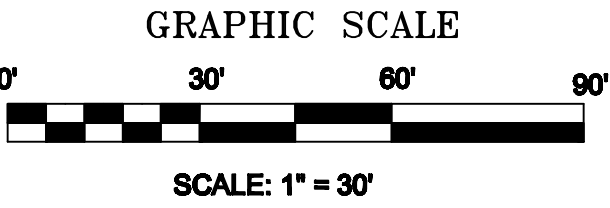
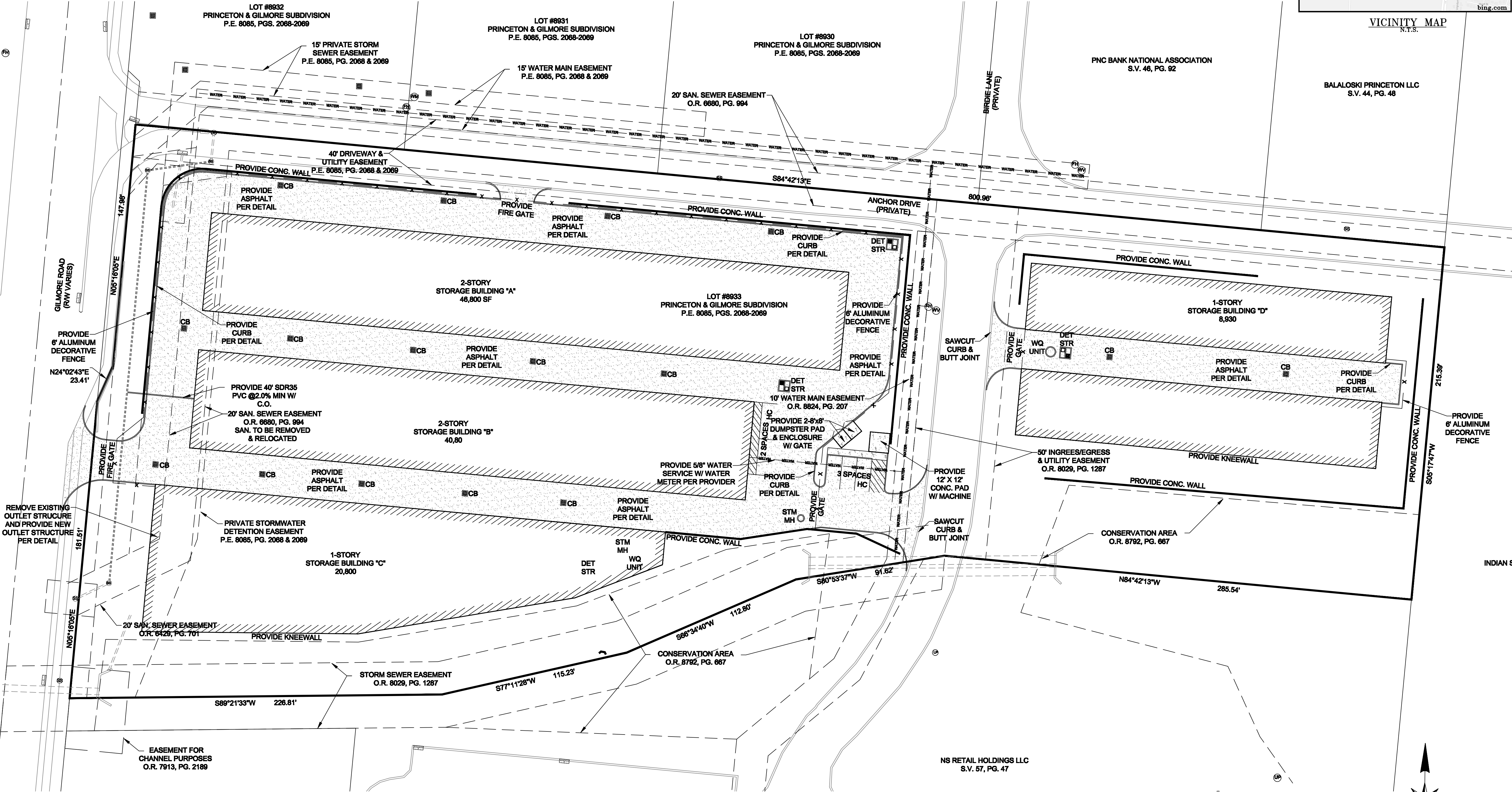
FLOOD DATA
MAP NUMBER: 39017C0194E
ZONE X
COMMUNITY NUMBER: 39037
PANEL: 0194E
EFFECTIVE DATE: 12/17/2010

ZONING
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO
ZONE M-1: LIGHT INDUSTRIAL DISTRICT
SETBACKS : FRONT YARD = 40'
REAR YARD = *
SIDE YARD = *
* NONE, EXCEPT WHERE ADJOINING A
R-DISTRICT OR RECORDED SUBDIVISION,
THEN NOT LESS THAN 100' EACH SIDE
YARD AND 100' REAR YARD

PARKING REQUIREMENTS
INDUSTRIAL USES:
Wholesale and warehousing 1.0 per 3,000 sq. ft. of floor area
PROPOSED: Warehouse = 88,910 sf
REQUIRED PARKING SPACES: 30 Parking spaces
PROVIDED PARKING SPACES: 30 Parking spaces



VICINITY MAP
N.T.S.



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2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

NEW SITE PLAN FOR
ANCHOR DRIVE
FAIRFIELD TOWNSHIP, BUTLER CO, OH

Issue Dates

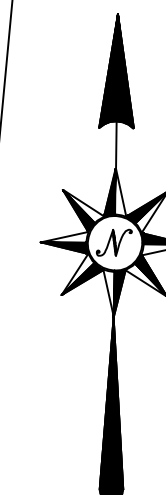
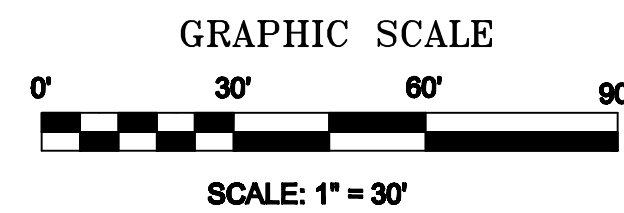
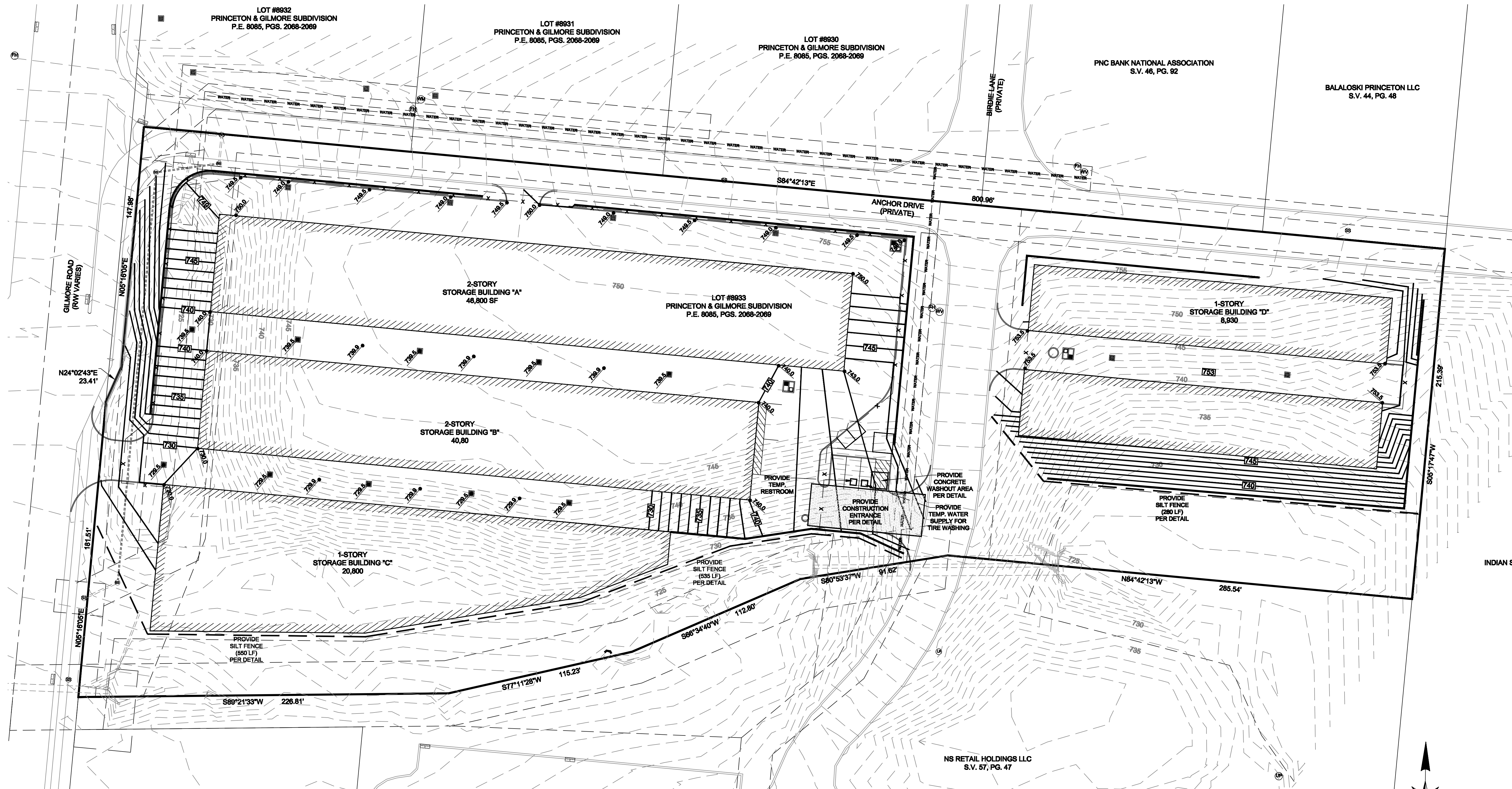
SITE
PLAN

Drawn by: JER
Checked by: S.J.L.

Date: 8-20-20 Job # ANCHOR

DRAWING NO.

C1



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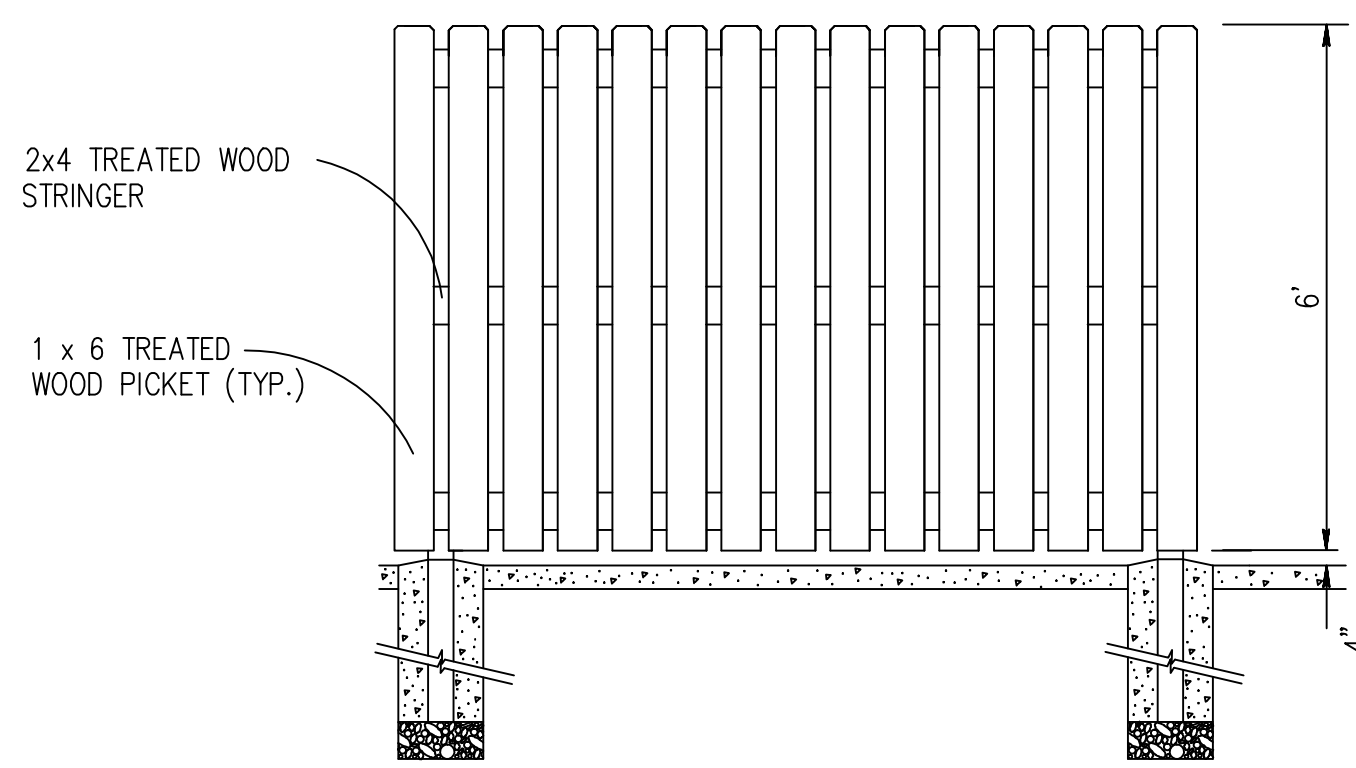
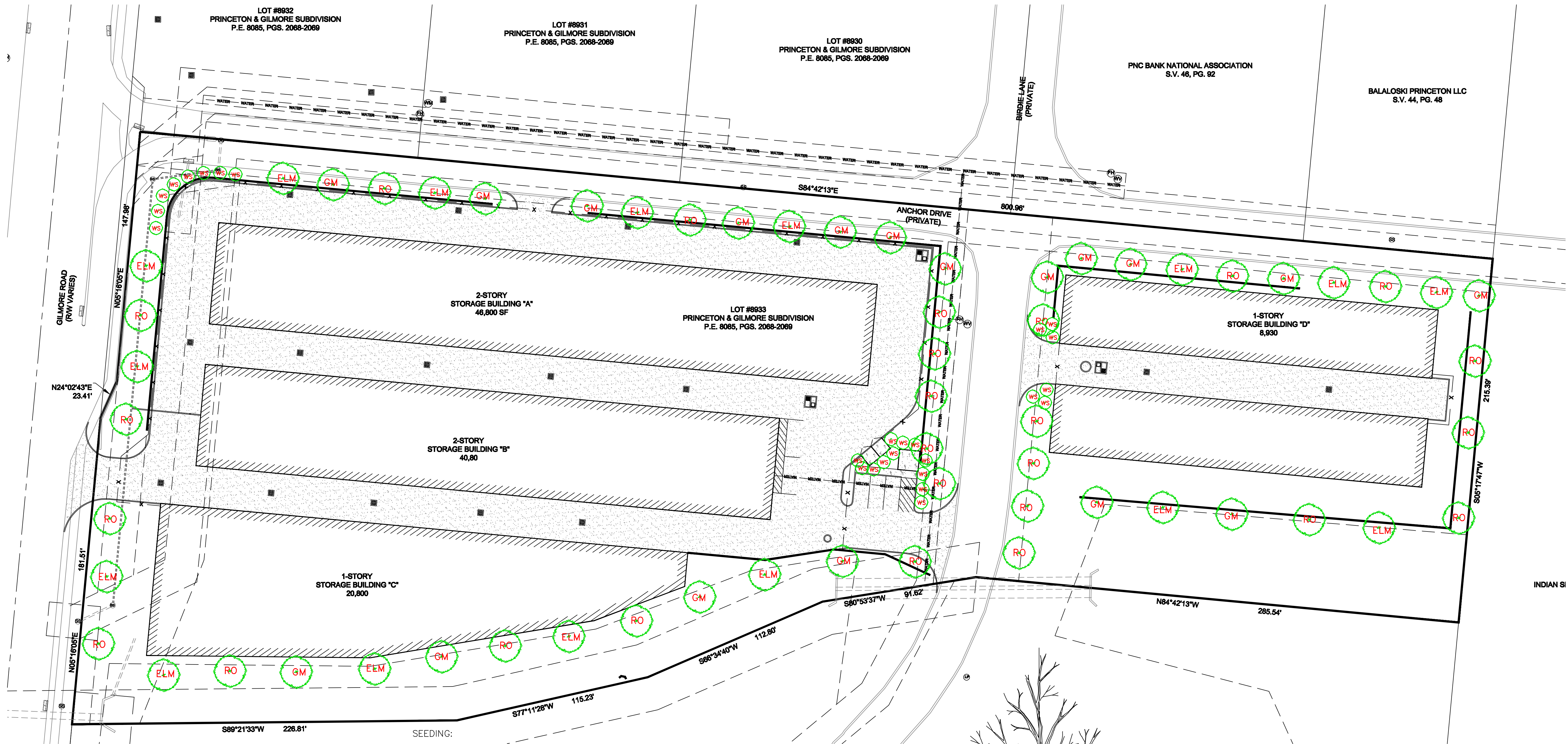
GRADING
PLAN

Drawn by: JER
Checked by: SJL

Date: 8-20-20
Job #: ANCHOR

DRAWING NO.

C2



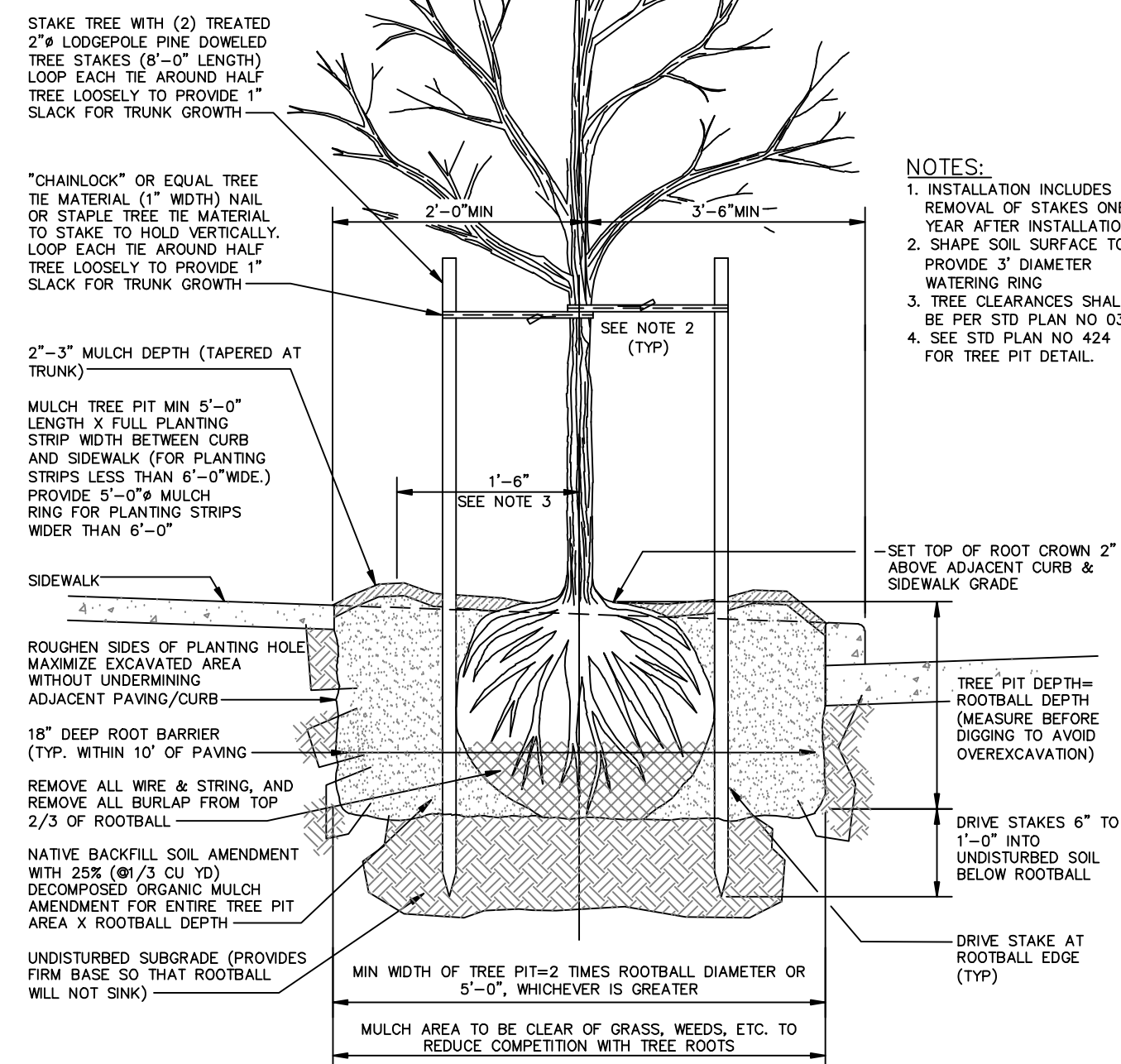
SHADOW BOX WOOD DUMPSTER DETAIL

SEEDING:

CONTRACTOR SHALL SELECT A SEED MIXTURE FOR A SUCCESSFUL GERMINATION AND 90% COVERAGE.
*TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE, TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
*PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
*PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER SEEDING AREAS.

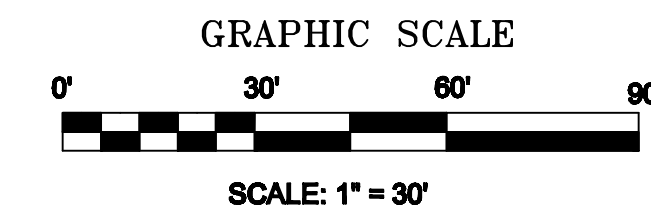
PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES:
	LB./AC.	LB./1000 sq ft	
GENERAL USE			
CREEPING RED FESUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESUE	40	1	
DWARF FESUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESUE	20-40	1	
CROWN VETCH TALL FESUE	10-20	1/4-1/2	
FLAT PEA TALL FESUE	20	1/2	
ROAD DITCHES AND SWALES			
TALL FESUE	40	1	
DWARF FESUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREEPING RED FESUE	60	1 1/2	FOR SHADED AREAS
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

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- NOTES:
- INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
 - SHAPE SOIL SURFACE TO PROVIDE 3" DIAMETER WATERING RING
 - TREE CLEARANCES SHALL BE PER STD PLAN NO 030
 - SEE STD PLAN NO 424 FOR TREE PIT DETAIL

ABBR.-NAME	SPECIES	SIZE
GM - GLORY MAPLE	ACER RUBRUM	2-1/2" CAL.
EL - AMERICAN ELM	ULMUS AMERICANA	2-1/2" CAL.
RO - BOWHALL RED MAPLE	ACER RUBRUM	6 FT.
WS - WESTERN SPRUCE	PICEA ABIES	2-1/2" CAL.



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