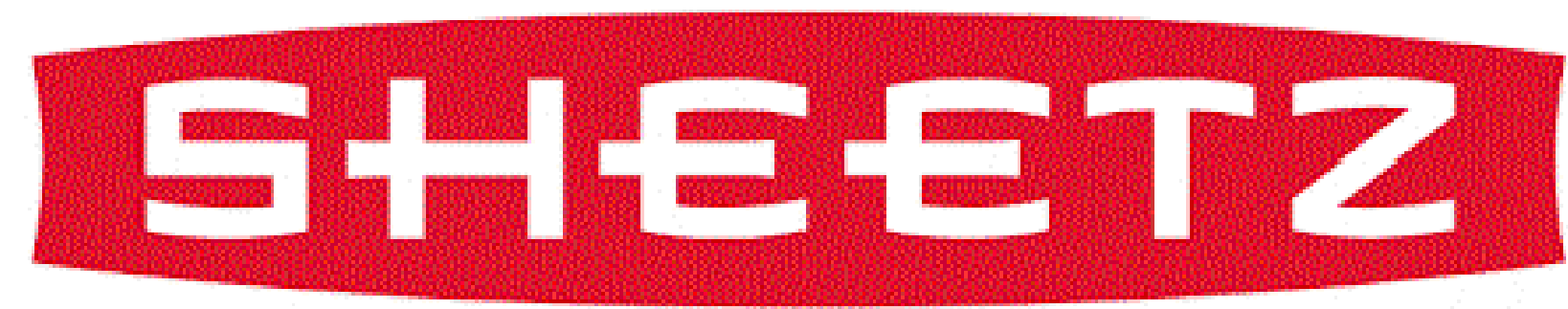


CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO  
**PRIVATE SITE IMPROVEMENTS**  
 FOR

# SHEETZ

2100 SOUTH ALEX ROAD  
 WEST CARROLLTON, OHIO 45449



**OWNER/DEVELOPER:**  
 SKILKEN GOLD REAL ESTATE DEVELOPMENT  
 4270 MORSE ROAD  
 COLUMBUS, OH 43230  
 PHONE: (614) 935-0217  
 CONTACT: AJ SCOTT  
 EMAIL: ascott@skilkengold.com

**ENGINEER:**  
 CESO, INC.  
 2800 CORPORATE EXCHANGE DR, SUITE 400  
 COLUMBUS, OH 43231  
 PHONE: (380) 799-5227  
 CONTACT: JOSH LONG  
 EMAIL: JOSH.LONG@CESOINC.COM

**GOVERNING AGENCIES AND UTILITY COMPANIES:**

**SEWER:**  
 MIAMISBURG CITY PUBLIC WORKS  
 600 N. MAIN STREET  
 MIAMISBURG, OH 45342  
 PHONE: (937) 847-8635

**GAS SERVICE:**  
 CENTERPOINT ENERGY  
 6500 CLYO ROAD  
 DAYTON, OH 45459  
 PHONE: (800) 227-1376

**WATER:**  
 MONTGOMERY COUNTY ENVIRONMENTAL SERVICES  
 1850 SPAULDING RD  
 DAYTON, OH 45432  
 PHONE: (937) 781-2500

**COMMUNICATIONS:**  
 AT&T  
 208 S. AKARD ST.  
 DALLAS, TX 75202  
 PHONE: (210) 821-4105

**STORMWATER:**  
 MONTGOMERY COUNTY ENVIRONMENTAL SERVICES  
 1850 SPAULDING RD  
 DAYTON, OH 45432  
 PHONE: (937) 781-2500

**ELECTRIC:**  
 AES  
 1900 DRYDEN RD  
 MORAIN, OH 45439  
 PHONE: (937) 331-3900

**ZONING:**  
 DEPARTMENT OF DEVELOPMENT  
 28 EAST MAIN STREET  
 WEST JEFFERSON, OH 43162  
 PHONE: (614) 379-5250

**CABLE TELEVISION:**  
 CHARTER COMMUNICATIONS  
 2834 MIAMISBURG-CENTERVILLE RD  
 DAYTON, OH 45459  
 PHONE: (888) 874-2389

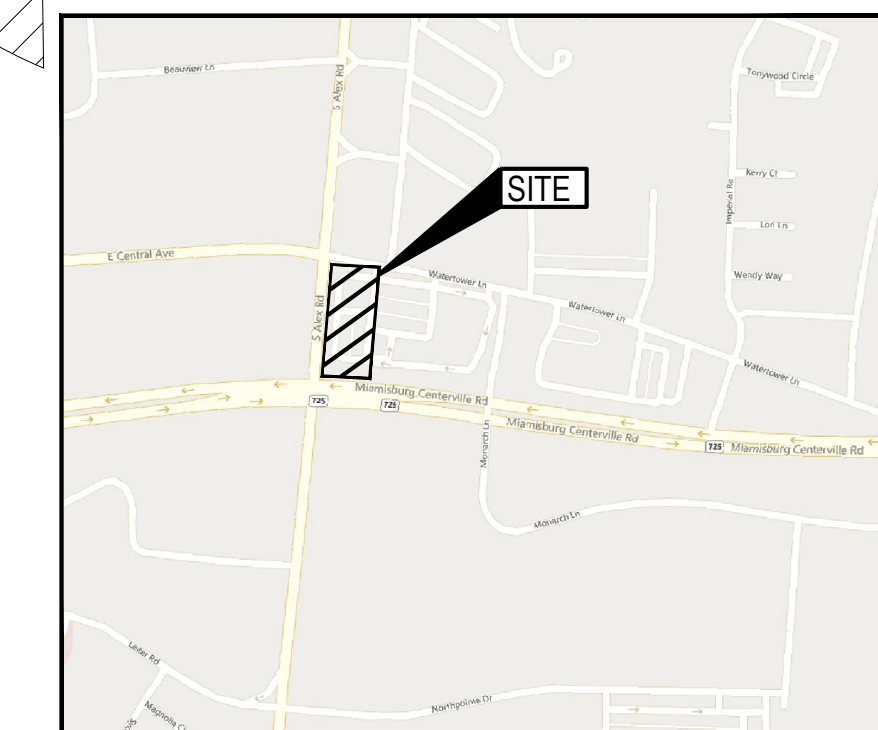
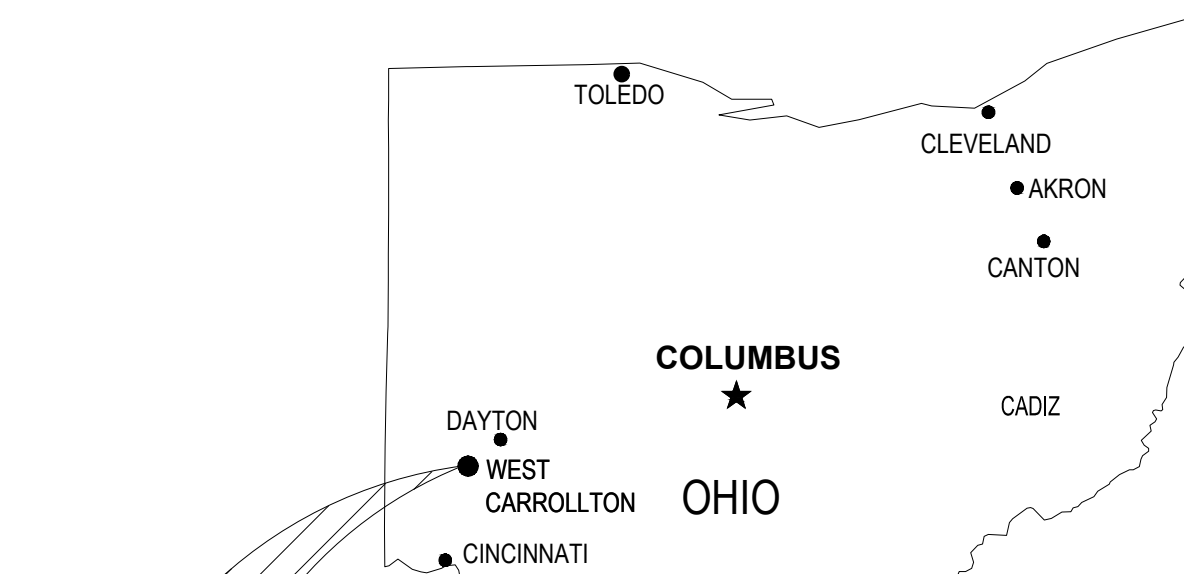
**ENGINEER:**  
 CESO, INC.  
 2800 CORPORATE EXCHANGE DR, SUITE 400  
 COLUMBUS, OH 43231  
 PHONE: (380) 799-5227  
 CONTACT: JOSH LONG  
 EMAIL: JOSH.LONG@CESOINC.COM

**EXISTING FEATURES LEGEND**

APPLIES TO ALL CIVIL SHEETS

NOTE: THIS IS A GENERAL LEGEND THAT THE CESO SURVEY TEAM USES  
 HOWEVER, PLEASE CHECK THE ALTA WITHIN THIS PLAN SET FOR THE  
 FINAL EXISTING FEATURES LEGEND AS IT MAY INCLUDE UNIQUE OBJECTS

	RIGHT OF WAY		STORM CATCH BASIN
	PARCEL LINE		STORM INLET BASIN
	PROPERTY BOUNDARY		GUY WIRE ANCHOR
	EASEMENT		STORM MANHOLE
	CURB		STORM CLEANOUT
	EDGE OF PAVEMENT		SANITARY MANHOLE
	EDGE OF WALK		SANITARY CLEANOUT
	PAVEMENT MARKINGS		TRAFFIC MANHOLE
	GAS LINE		SIGN
	WATER LINE		TELEPHONE POLE
	UNDERGROUND ELECTRIC		FIRE HYDRANT
	UNDERGROUND TELE		
	OVERHEAD UTILITY LINE		
	STORM SEWER		
	SANITARY SEWER		
	MAJOR CONTOURS		
	MINOR CONTOURS		
	WATER METER		
	WATER VALVE		
	FIRE HYDRANT		
	POWER/TELE POLE		
	POWER POLE		
	AIR CONDITIONER		
	ELECTRICAL STRUCTURE		
	LIGHT POLE		
	GAS VALVE		
	GAS METER		
	BENCHMARK		



PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 39119C025E, EFFECTIVE DATE: 1/6/2005; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

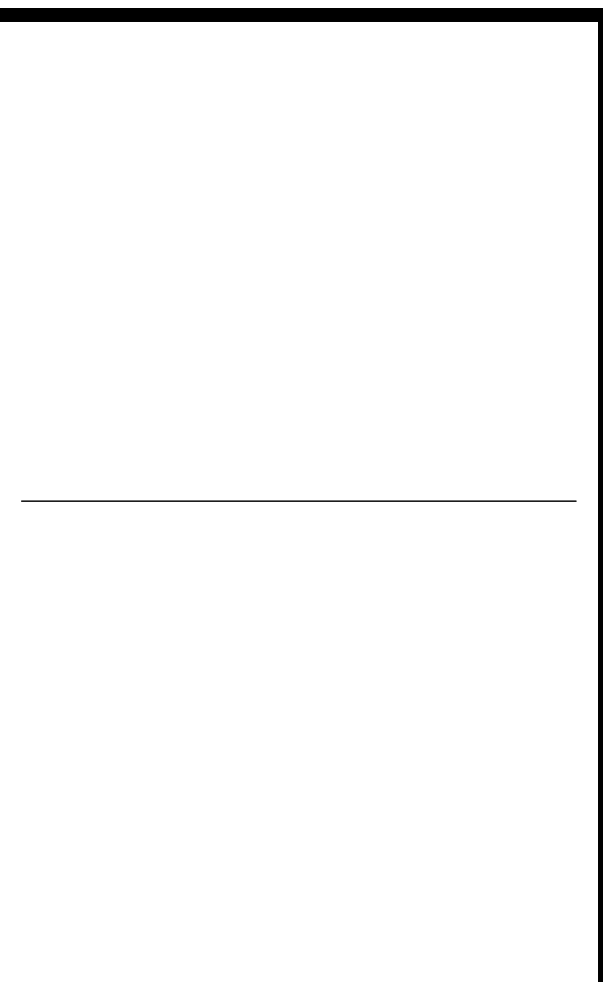
BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A":	Bench tie set in a light pole located on the west side of the site approximately 3' east of the east curb of Alex Road and 13' north of a concrete entranceway to the shopping center. Elevation = 974.86'
BM "B":	Cross notch set on a light pole located in a parking lot near the center of the site. Elevation = 975.87'
BM "C":	Cross notch set on a hydrant located on the north side of the site, approximately 4 feet south of the curb along the south right-of-way line of Watertower Lane and 22' east of a 35 mph sign. Elevation = 972.46'

\* HORIZONTAL DATUM: NAD 83  
 NOTE: REFER TO ALTA SURVEY, SHEET C1.1, FOR BENCHMARK LOCATIONS.

**SURVEY PROVIDED BY:**  
 CESO, INC.  
 3601 RIGBY DRIVE, SUITE 300  
 MIAMISBURG, OH 45342  
 PHONE: 937.435.8584  
 DATED: 2022.11.11  
 CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.



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



**SKILKEN | GOLD**  
 REAL ESTATE DEVELOPMENT

**SHEETZ -**  
**WEST CARROLLTON, OH**  
 2100 SOUTH ALEX ROAD  
 WEST CARROLLTON, OH 45449

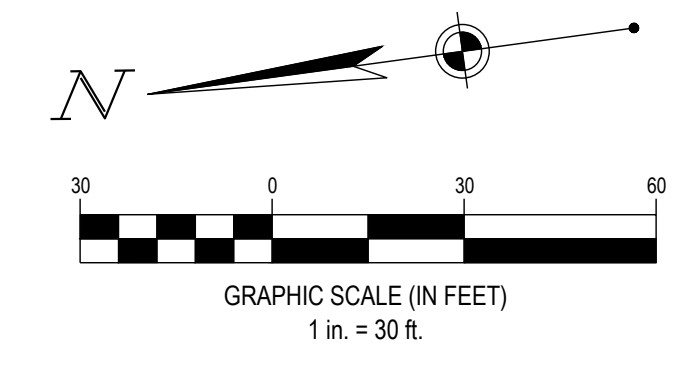
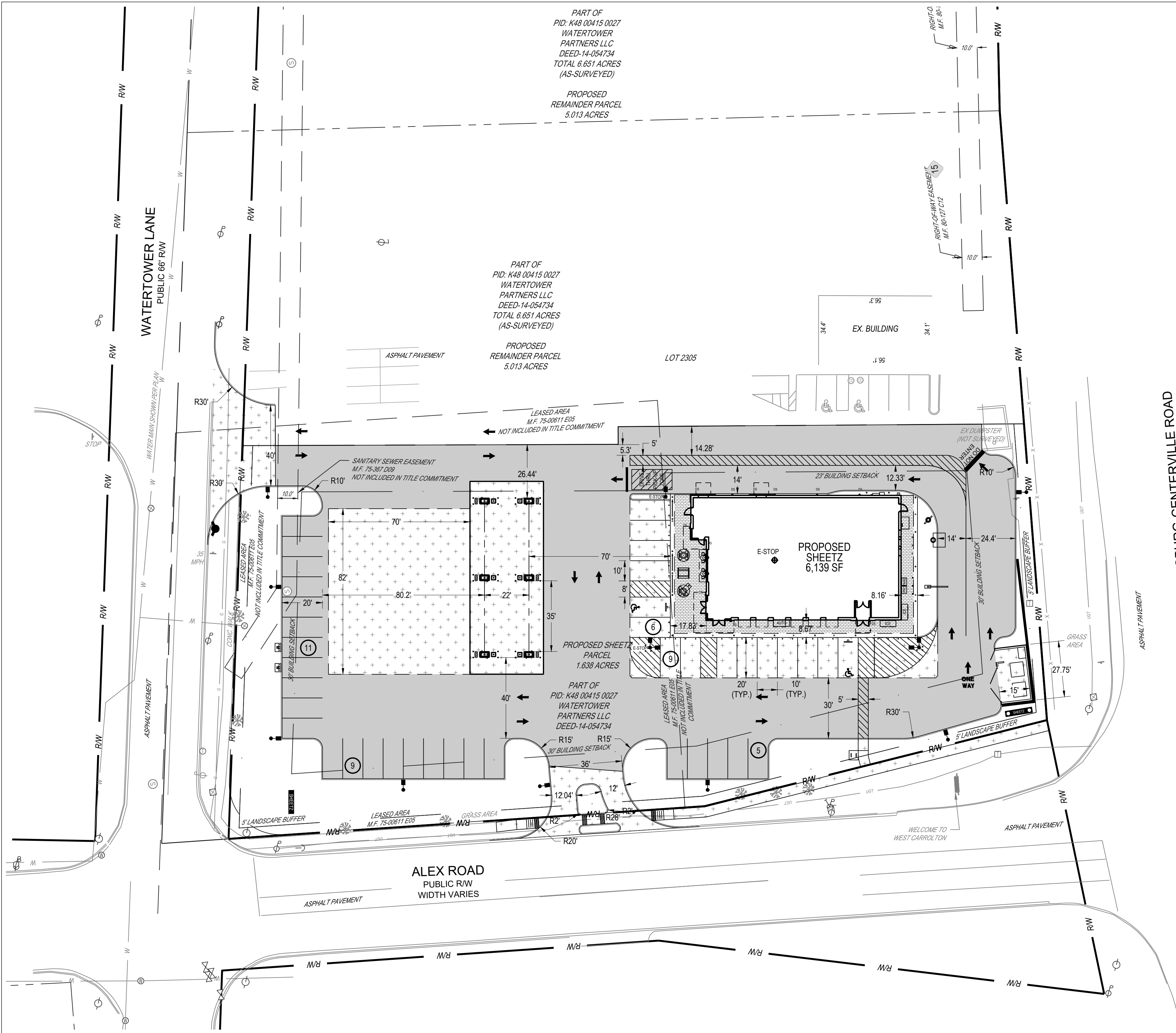
Revisions / Submissions		
ID	Description	Date

Project Number: 763658  
 Scale: 1" = 20'  
 Drawn By: CDR  
 Checked By: RAP  
 Date: 04.29.2024  
 Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**TITLE SHEET**

**C1.0**

\\cesoinc.local\root\data\PROJECTS\SKILKEN GOLD\763658 SKILKEN Gold - West Carrollton, OH\03-CIVIL\PLAN\CONSTRUCTION\763658\_C30 SITE PLAN.dwg - 4/26/2024 - Marvin Maldonado



**SITE LEGEND**

**EXISTING**  
REFER TO C1.0 FOR EXISTING FEATURES LEGEND

**PROPOSED**

- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- BUILDING
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION
- PARKING SPACE COUNT
- SIGN

PARKING COUNT:	40 SPACES (2 ADA, 2 VAN)
BUILDING/CANOPY	= 6,139 SF (BLDG) + 3,489 SF (CNPY)
LOT COVERAGE:	= 9,628 SF = 0.22 ACRES 0.22 ACRES / 1.638 ACRES (SITE) x 100% 13% (LOT COVERAGE)



**SKILKEN | GOLD**  
REAL ESTATE DEVELOPMENT

**SHEETZ - WEST CARROLLTON, OH**  
2100 SOUTH ALEX ROAD  
WEST CARROLLTON, OH 45449

Revisions / Submissions		
ID	Description	Date

Project Number: 763658  
Scale: AS SHOWN  
Drawn By: CDR  
Checked By: RAP  
Date: 04.29.2024  
Issue: NOT FOR CONSTRUCTION

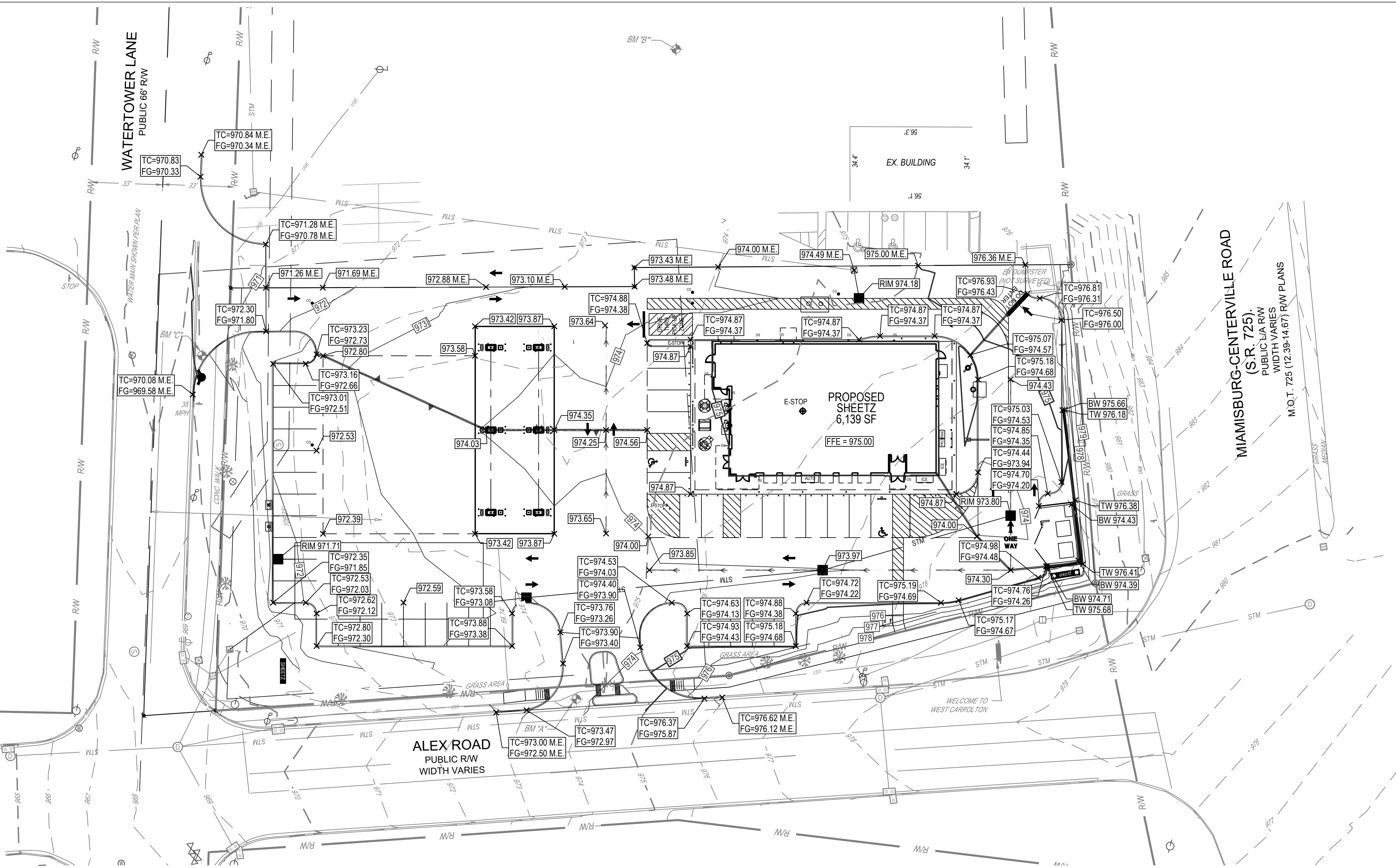


FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE. THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION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

Drawing Title:  
**SITE PLAN**

**C3.0**

\\cesoinc.local\root\data\PROJECTS\SKILKEN GOLD\763658 SKILKEN Gold - West Carrollton, OH\03-CIVIL\PLAN\CONSTRUCTION\763658\_C40 GRAD PLAN.dwg - 4/26/2024 - Marvin Maldonado



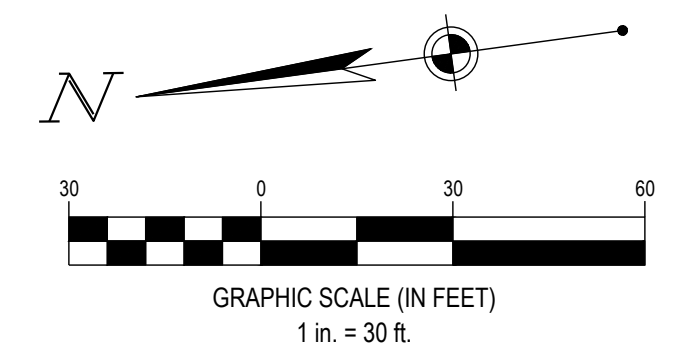
**GRADING LEGEND**

**EXISTING**

- 100 --- MAJOR CONTOUR
- 102 --- MINOR CONTOUR
- REFER TO C1.0 FOR EXISTING FEATURES LEGEND

**PROPOSED**

- BUILDING
- - - PAVEMENT TRANSITION
- 95.0 --- MAJOR CONTOUR
- 95.2 --- MINOR CONTOUR
- GRADE BREAK
- SWALE LINE
- ① STORM STRUCTURE I.D.
- CATCH BASIN
- DS DOWNSPOUT
- XXX.XX FINISHED GRADE ELEVATION
- RIM=XXX.XX RIM ELEVATION
- TC=XXX.XX  
FG=XXX.XX TOP OF CURB ELEVATION  
FINISHED GRADE ELEVATION
- M.E. MATCH EXISTING ELEVATION
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- ➔ FLOOD ROUTE



**BENCHMARK**

Vertical Datum: NAVD88  
derived from GPS Observations

BM "A": Bench tie set in a light pole located on the west side of the site approximately 3' east of the east curb of Alex Road and 13' north of a concrete entranceway to the shopping center. Elevation = 974.86'

BM "B": Cross notch set on a light pole located in a parking lot near the center of the site. Elevation = 975.87'

BM "C": Cross notch set on a hydrant located on the north side of the site, approximately 4 feet south of the curb along the south right-of-way line of Watertower Lane and 22' east of a 35 mph sign. Elevation = 972.46'

\* HORIZONTAL DATUM: NAD 83  
NOTE: REFER TO ALTA SURVEY, SHEET C1.1, FOR BENCHMARK LOCATIONS.



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**SKILKEN | GOLD**  
REAL ESTATE DEVELOPMENT

**SHEETZ - WEST CARROLLTON, OH**  
2100 SOUTH ALEX ROAD  
WEST CARROLLTON, OH 45449

Revisions / Submissions

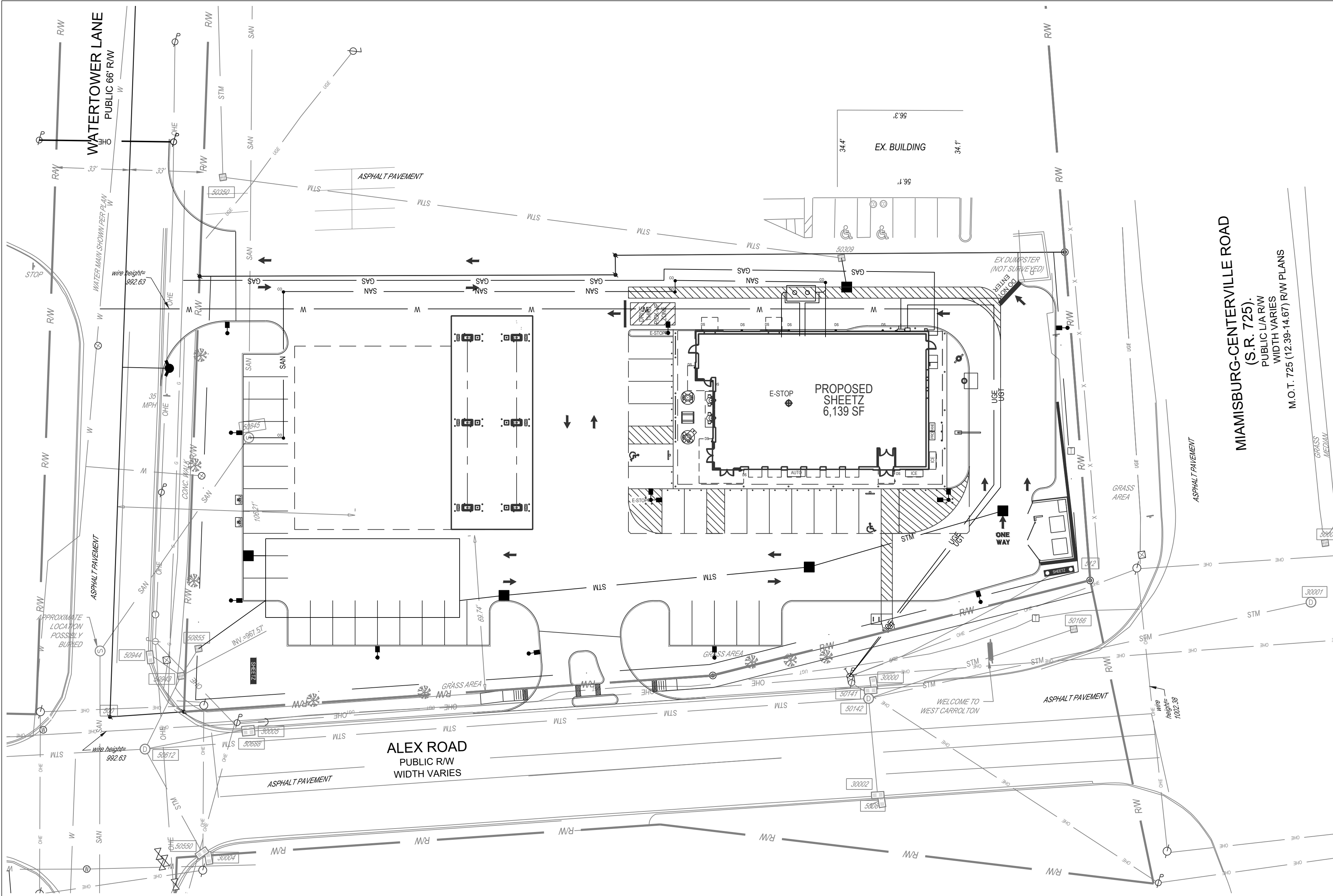
ID	Description	Date

Project Number: 763658  
Scale: 1" = 20'  
Drawn By: CDR  
Checked By: RAP  
Date: 04.29.2024  
Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**GRADING PLAN**

**C4.0**

\\cesoinc.local\root\data\PROJECTS\SKILKEN GOLD\763658 Skilken Gold - Sheetz - West Carrollton, OH\03-CIVIL\PLAN\CONSTRUCTION\763658\_C50 UTIL PLAN.dwg - 4/26/2024 - Marvin Maldonado



**CONTRACTOR NOTE:**  
 1. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES.

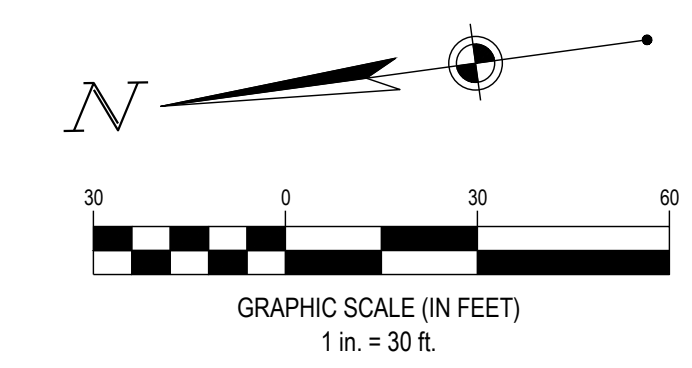
**UTILITY LEGEND**

EXISTING	
---	BUILDING
---	SEE ENLARGED PLAN, THIS SHEET
---	STORM SEWER LINE
---	STORM DOWNSPOUT LINE
---	SANITARY SEWER LINE
---	DOMESTIC WATER LINE
---	IRRIGATION SLEEVES
---	GAS SERVICE LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	CATCH BASIN
⊙	STORM SEWER MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	CLEANOUT
⊙	DOWNSPOUT
⊙	ELECTRICAL TRANSFORMER PAD
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER SERVICE METER
⊙	GAS METER
⊙	SANITARY STRUCTURE I.D.
⊙	STORM STRUCTURE I.D.



**SKILKEN | GOLD**  
 REAL ESTATE DEVELOPMENT

**SHEETZ - WEST CARROLLTON, OH**  
 2100 SOUTH ALEX ROAD  
 WEST CARROLLTON, OH 45449



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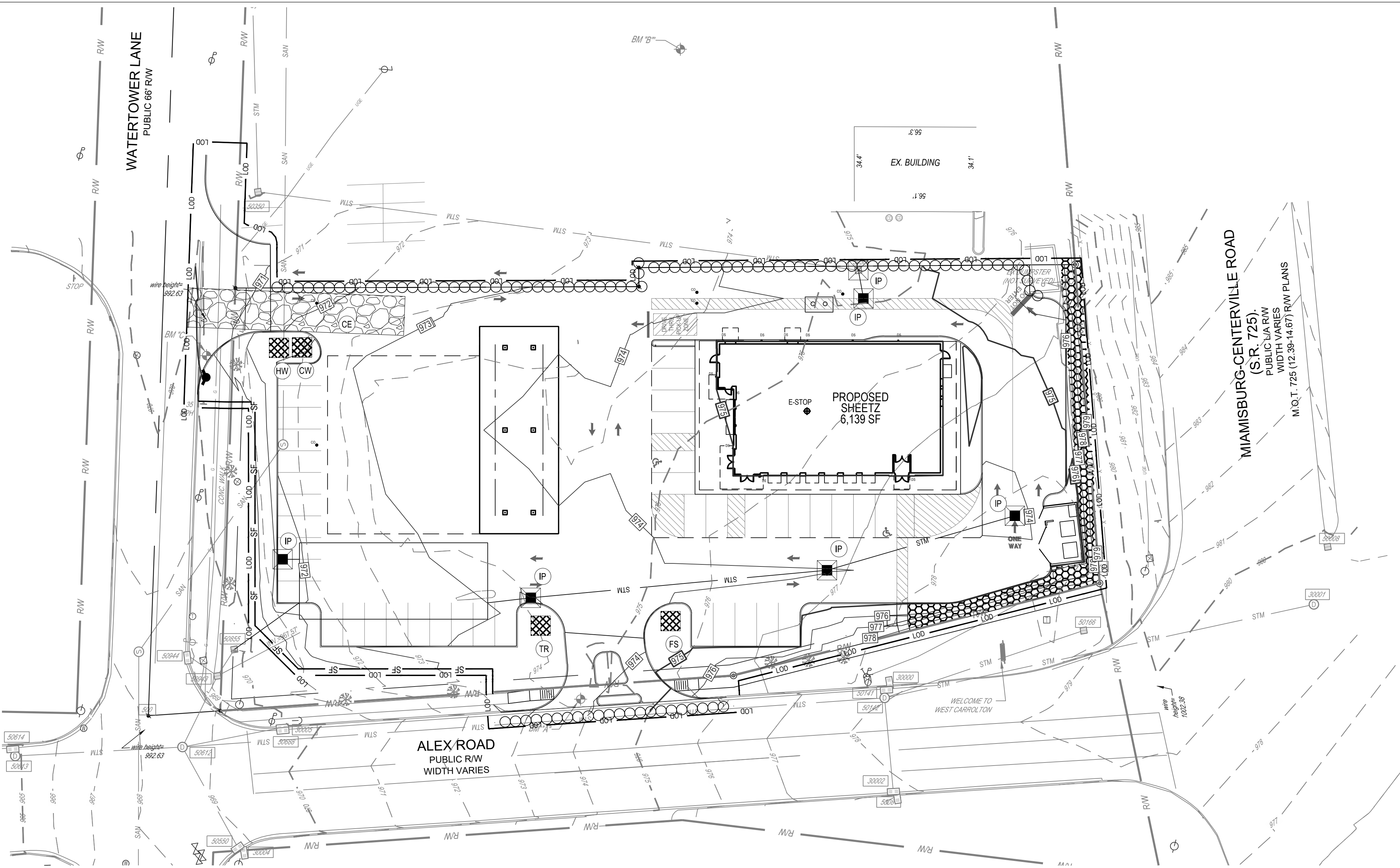
Revisions / Submissions		
ID	Description	Date

Project Number: 763658  
 Scale: 1" = 20'  
 Drawn By: CDR  
 Checked By: RAP  
 Date: 04.29.2024  
 Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**UTILITY PLAN**

**C5.0**

\\cesoinc\local\root\data\PROJECTS\SKILKEN GOLD\763658\Skilken Gold - West Carrollton, OH\03-CIVIL\PLAN\CONSTRUCTION\763658\_C60 SWPPP PLAN.dwg - 4/26/2024 - Marvin Maldonado



**SWPPP LEGEND**

EXISTING	
---	MAJOR CONTOUR
---	MINOR CONTOUR
REFER TO C1.0 FOR EXISTING FEATURES LEGEND	
PROPOSED	
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	PAVEMENT/WALK
---	STORM SEWER
---	SILT FENCE
---	STRAW WATTLE
---	LIMITS OF DISTURBANCE
---	PERMANENT EROSION CONTROL BLANKET ON ALL 3:1 SLOPES OR STEEPER
---	STABILIZED CONSTRUCTION ENTRANCE
---	CONCRETE WASHOUT / STORAGE AREA
---	CATCH BASIN
---	STABILIZED CONSTRUCTION ENTRANCE
---	CONCRETE WASHOUT AREA
---	INLET PROTECTION
---	TEMPORARY SEEDING
---	PERMANENT SOD
---	STORAGE AREA FOR HAZARDOUS MATERIALS
---	STORAGE AREA FOR FUEL
---	STORAGE AREA FOR TRASH

**OWNER/DEVELOPER:**  
 SKILKEN GOLD REAL ESTATE DEVELOPMENT  
 4270 MORSE ROAD  
 COLUMBUS, OH 43230  
 PHONE: (614) 935-0217  
 CONTACT: AJ SCOTT  
 EMAIL: ASCOTT@skilkengold.com

**ENGINEER:**  
 CESO, INC.  
 2800 CORPORATE EXCHANGE DR, SUITE 400  
 COLUMBUS, OH 43231  
 PHONE: (380) 798-5227  
 CONTACT: JOSH LONG  
 EMAIL: JOSH.LONG@CESOINC.COM

**STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:**

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A RESTAURANT / CONVENIENCE STORE WITH FUELING STATION. THE SUBJECT PARCEL IS 1.64 ACRES. THE TOTAL DISTURBED AREA IS 1.65 ACRES.

EXISTING RUNOFF CONDITIONS: FLOWS INTO PUBLIC STORM SYSTEM OFF WATERTOWER LANE

PROPOSED RUNOFF CONDITIONS: FLOWS INTO PUBLIC STORM SYSTEM OFF WATERTOWER LANE

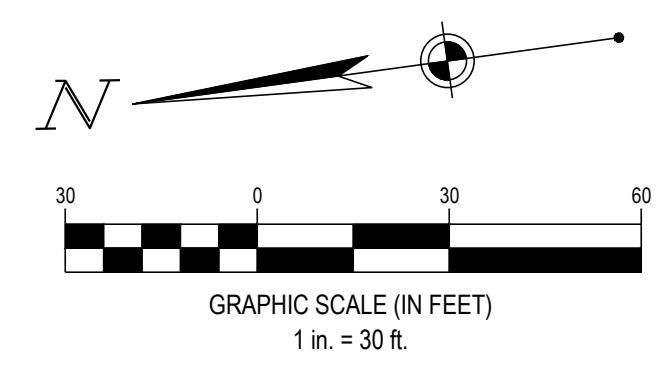
ON-SITE SOILS:		
CeA - CELINA SILT LOAM, 0 TO 2 PERCENT SLOPES	38.4%	
Mb2 - MIAMIAN SILT LOAM, 2 TO 6 PERCENT SLOPES	55.5%	
MrC3 - MIAMIAN CLAY LOAM, 6 TO 12 PERCENT SLOPES	0.3%	
Ud - UDORTHENTS	5.8%	

HYDROLOGIC SOIL GROUPS:		
CeA - CID		
Mb2 - C		
MrC3 - C		
Ud - N/A		

**SEQUENCE OF CONSTRUCTION**

UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN STRICT ACCORDANCE WITH THE SWPPP THROUGHOUT THE DURATION OF THE PROJECT.

- ENSURE NOTICE OF INTENT (NOI) IS FILED, KEEP A COPY OF THE PERMIT ONSITE. NOTIFY ALL APPROPRIATE PARTIES, INCLUDING THE MONTGOMERY COUNTY ENGINEER, BEFORE WORK IS TO BEGIN.
- INSTALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, FILTER SOCKS, SILT FENCE, SEDIMENT TRAPS, ETC. AS DEPICTED IN THE PHASE 1 PLAN.
- INSPECTION OF EROSION CONTROL MEASURES AS OUTLINED IN NOTES. REPAIRS AND / OR REPLACEMENTS SHALL BE MADE NECESSARY.
- BEGIN SITE DEMOLITION / CLEARING.
- BEGIN ROUGH GRADING, PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
- INSTALL REMAINING EES CONTROLS.
- STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
- BUILDING PAD.
- CURB CONSTRUCTION.
- FINE GRADING AND PAVEMENT SUB-GRADE PREPARATION
- ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
- FINAL SEEDING AND STABILIZATION.



**BENCHMARK**  
 Vertical Datum: NAVD88  
 derived from GPS Observations

BM "A": Bench tie set in a light pole located on the west side of the site approximately 3' east of the east curb of Alex Road and 13' north of a concrete entranceway to the shopping center. Elevation = 974.86'

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HORIZONTAL DATUM: NAD 83  
 NOTE: REFER TO ALTA SURVEY, SHEET C1.1, FOR BENCHMARK LOCATIONS.



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



**SKILKEN | GOLD**  
REAL ESTATE DEVELOPMENT

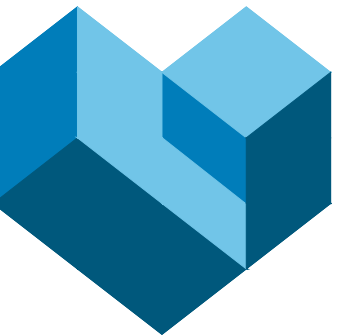
**SHEETZ - WEST CARROLLTON, OH**  
2100 SOUTH ALEX ROAD  
WEST CARROLLTON, OH 45449

Revisions / Submissions		
ID	Description	Date

Project Number: 763658  
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 Drawn By: CDR  
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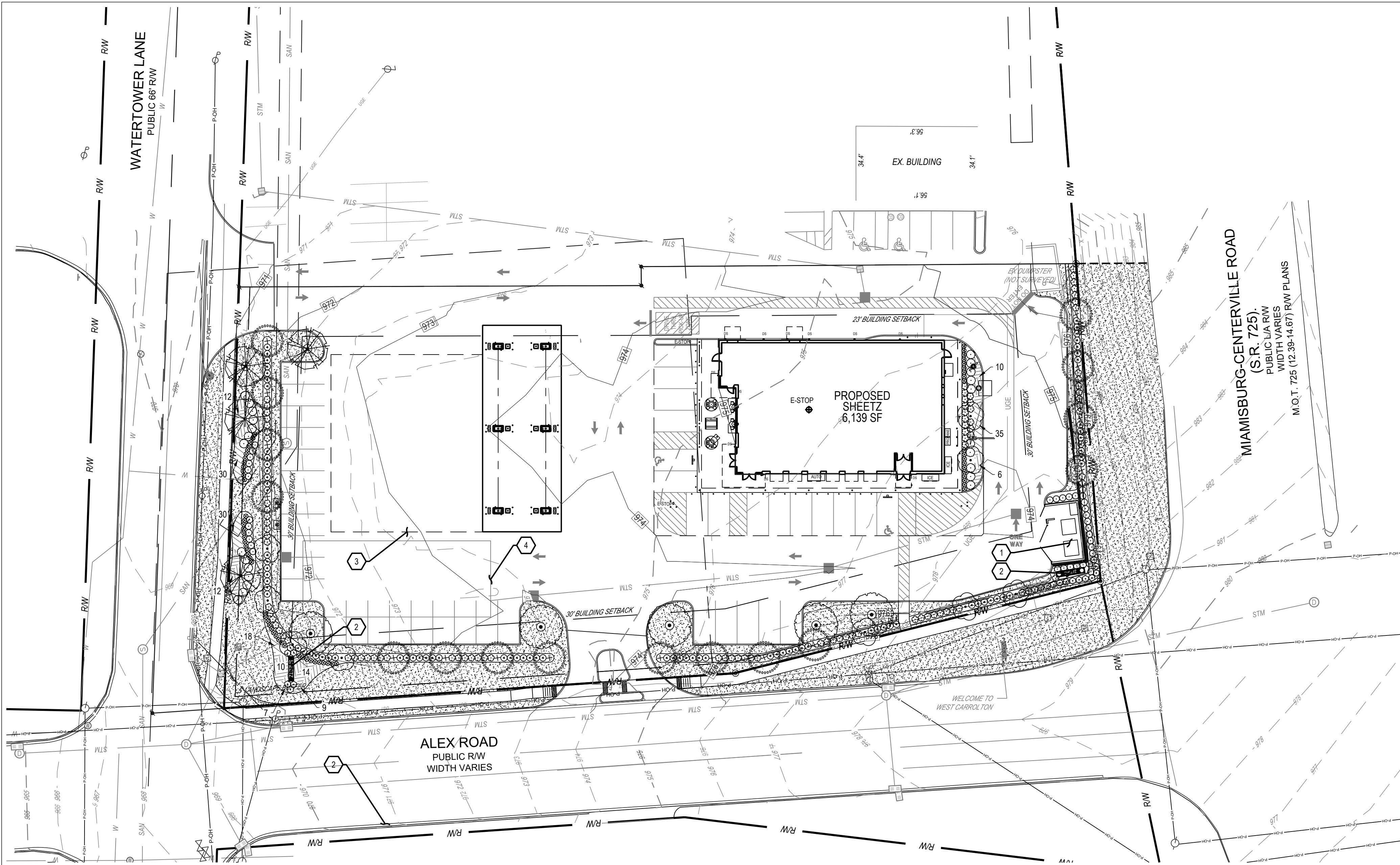
Drawing Title:  
**SWPPP**

**C6.0**



CESO  
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400  
Columbus, OH 43231  
Phone: 614.794.7090 Fax: 888.208.4826



LEGEND

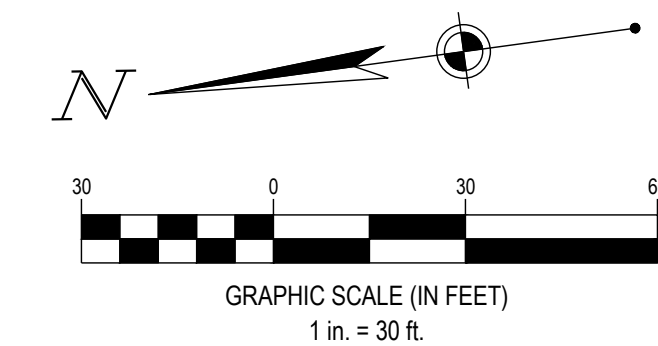
- R/W RIGHT OF WAY LINE
LOT LINE
PROPERTY BOUNDARY LINE
EASEMENT LINE
SIGHT TRIANGLE LINE
PROPOSED CONCRETE SIDEWALK OR DECK
OVERHEAD POWER LINE
STORM DRAIN
SANITARY SEWER
WATER LINE
GAS LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
SOD LIMIT
MAJOR EXISTING CONTOUR
MINOR EXISTING CONTOUR
MAJOR ENGINEERED CONTOUR
MINOR ENGINEERED CONTOUR

CODED NOTES:

- 1. PROPOSED TRASH ENCLOSURE
2. PROPOSED MONUMENT SIGNAGE
3. PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD
4. PROPOSED STORMWATER DETENTION VAULT

PLANT SCHEDULE table with columns: SYMBOL, QTY, BOTANICAL / COMMON NAME, SIZE, MIN HT / SPR, SPACING. Includes sections for TREES, SHRUBS, and GROUND COVERS.

MULCH
LANDSCAPE REQUIREMENTS
VEHICULAR USE AREAS (SEC 154.13.01.G)
LANDSCAPING REQUIREMENTS MATRIX (SEC 154.13.01.I)



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SKILKEN | GOLD  
REAL ESTATE DEVELOPMENT

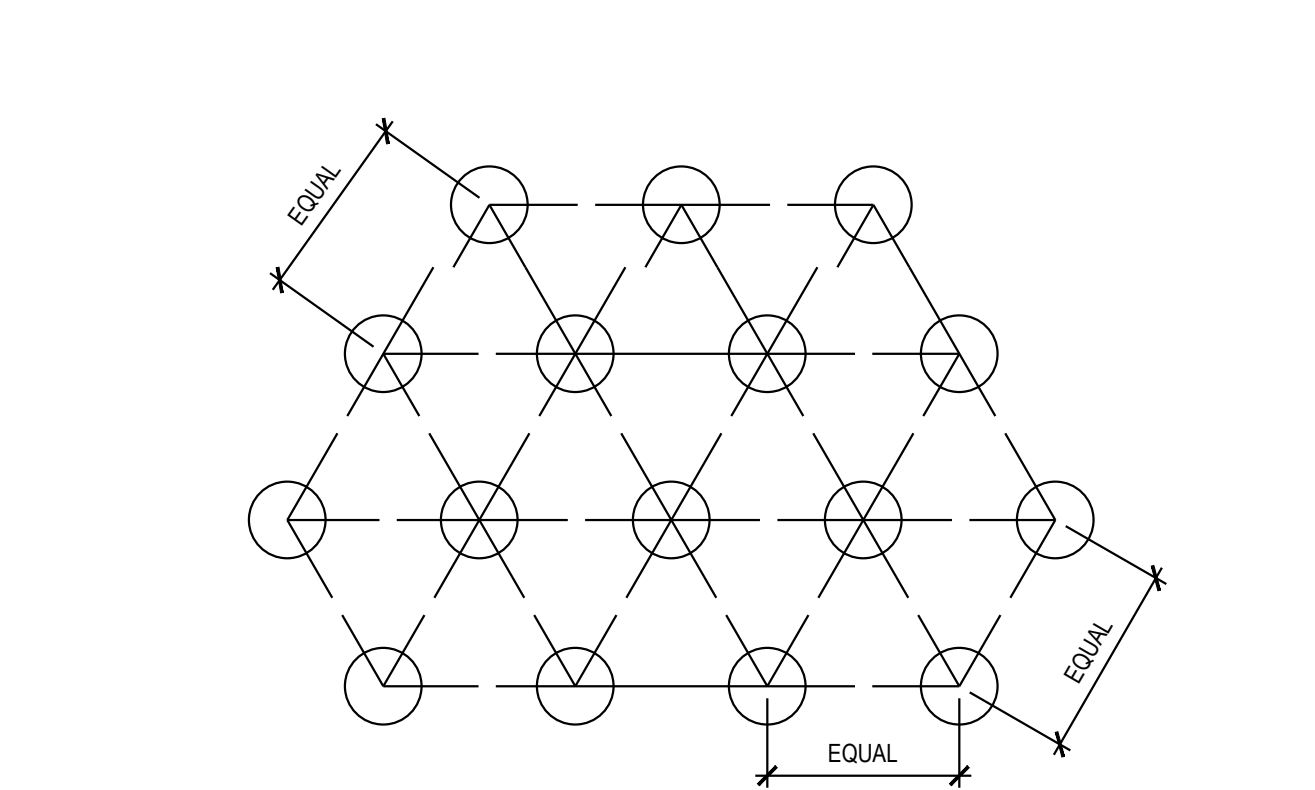
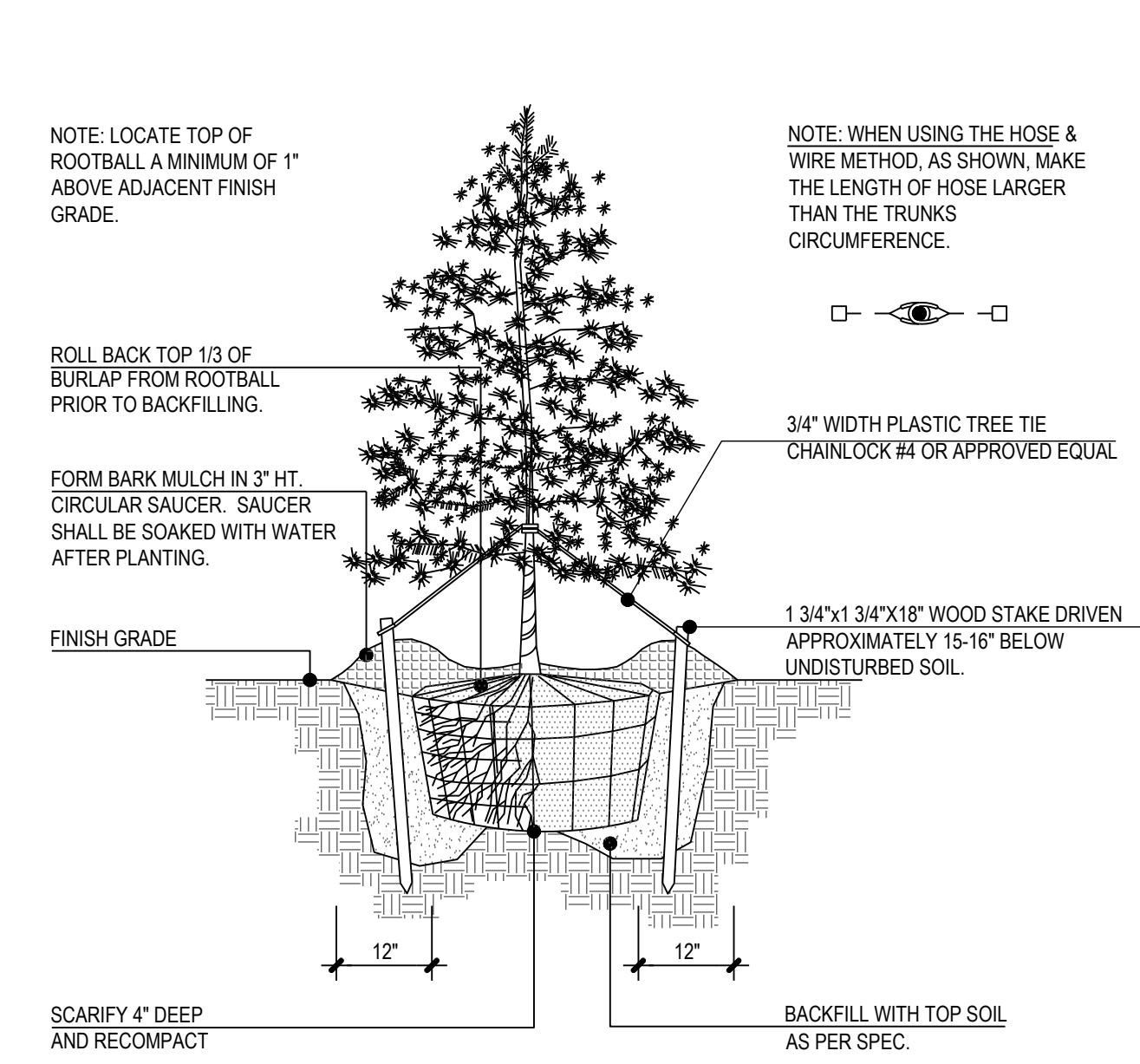
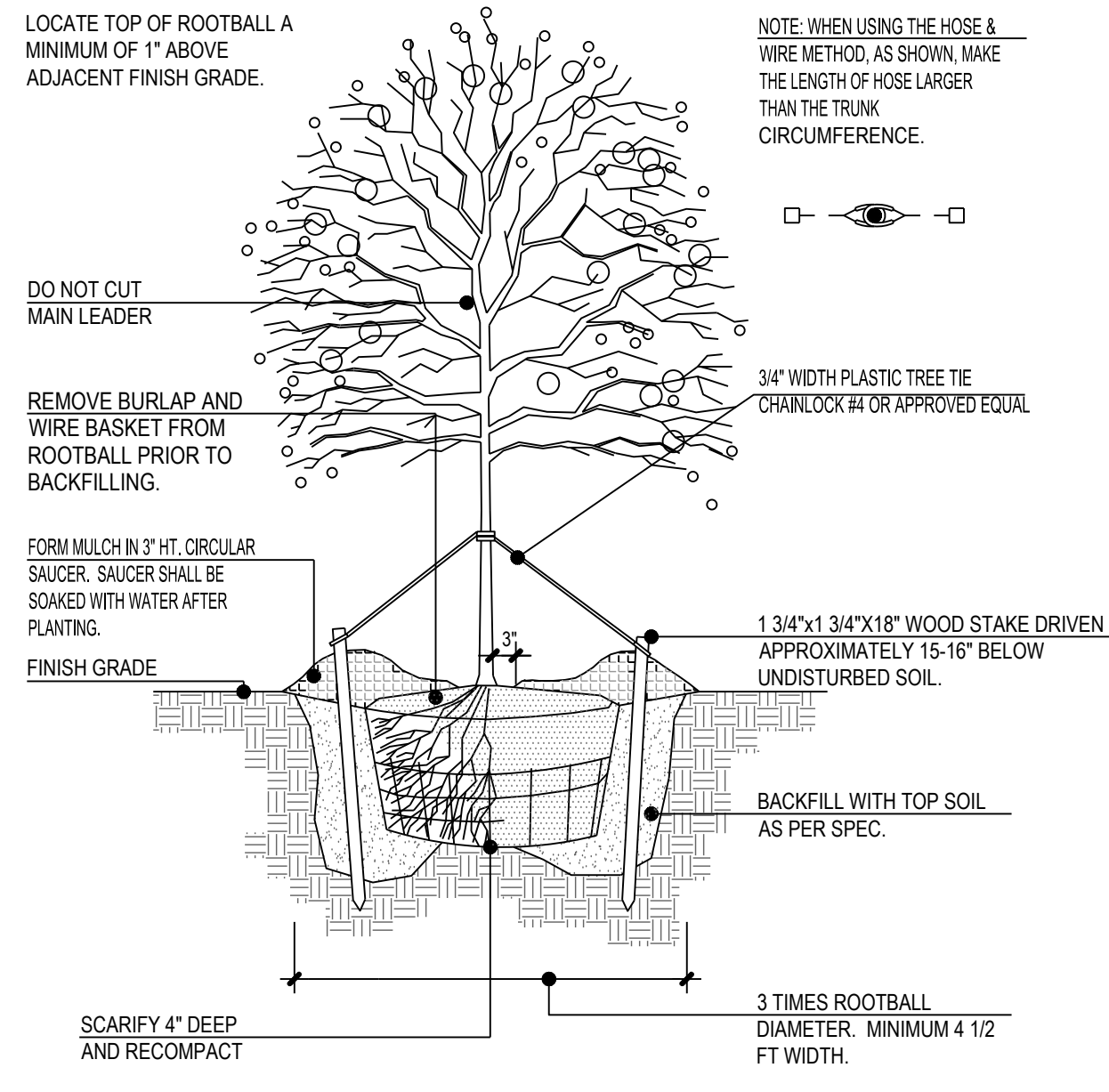
SHEETZ - WEST CARROLLTON, OH  
2100 SOUTH ALEX ROAD  
WEST CARROLLTON, OH 45449

Revisions / Submissions table with columns: ID, Description, Date. Includes Project Number: 763658, Scale: AS SHOWN, Date: 04.29.2024.

Drawing Title: LANDSCAPE PLAN

L1.0

\\cesofic\local\root\data\PROJECTS\SKILKEN GOLD\763658 Skilken Gold - Sheetz - West Carrollton, OH\06-LA\_PLAN\_CD\763658\_Landscape Plan.dwg - 4/26/2024 - Jeff Lape



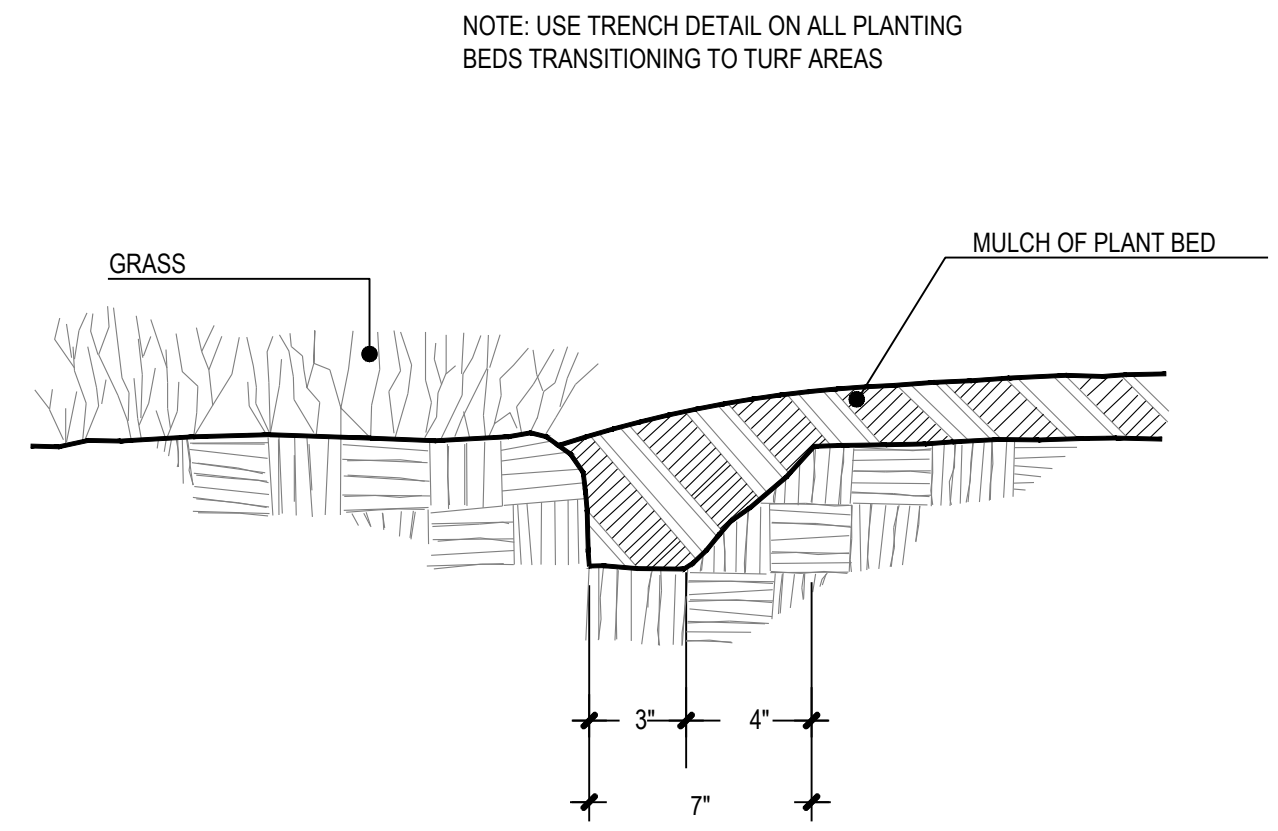
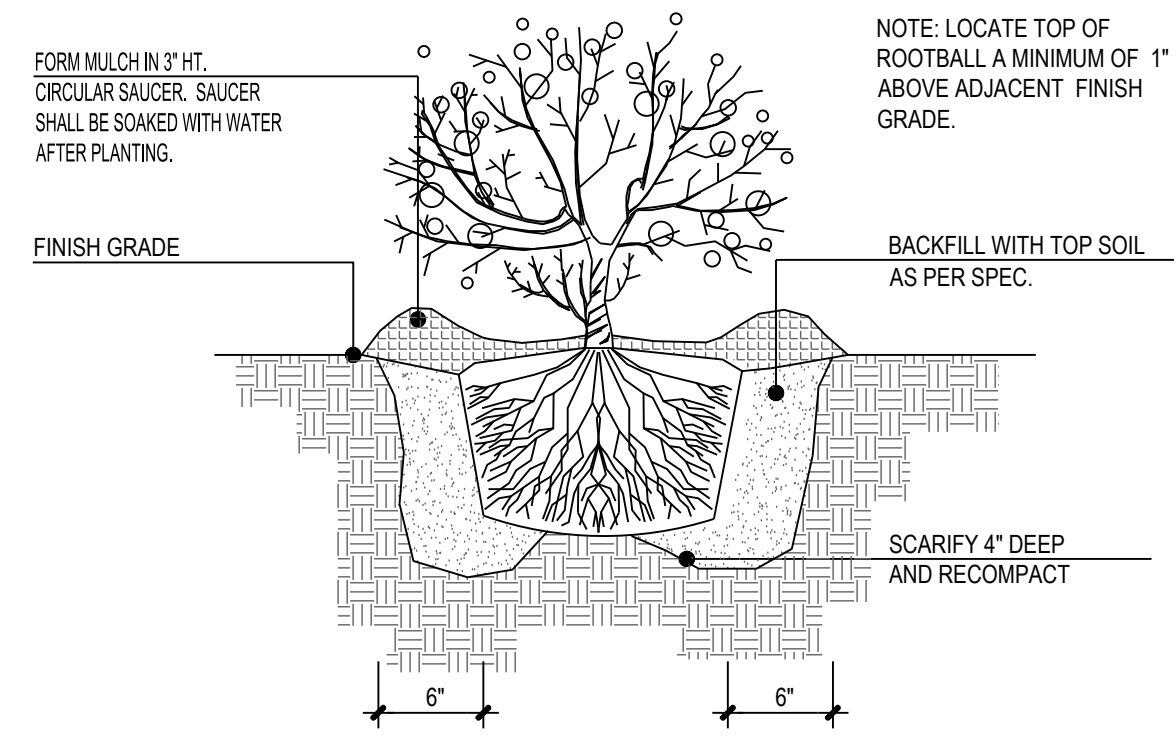
**GENERAL NOTES: LANDSCAPE PLAN**

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE, SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

1 DECIDUOUS TREE STAKING N.T.S.

2 EVERGREEN TREE STAKING N.T.S.

3 GROUND COVER SPACING N.T.S.



4 EVERGREEN / DECIDUOUS SHRUB N.T.S.

5 TRENCH EDGING N.T.S.

**SOIL PLANTING MIXTURE (MIX ONSITE)**

- THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
  - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
  - ONE PART NATIVE SOIL
- SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



**SHEETZ - WEST CARROLLTON, OH**  
 2100 SOUTH ALEX ROAD  
 WEST CARROLLTON, OH 45449

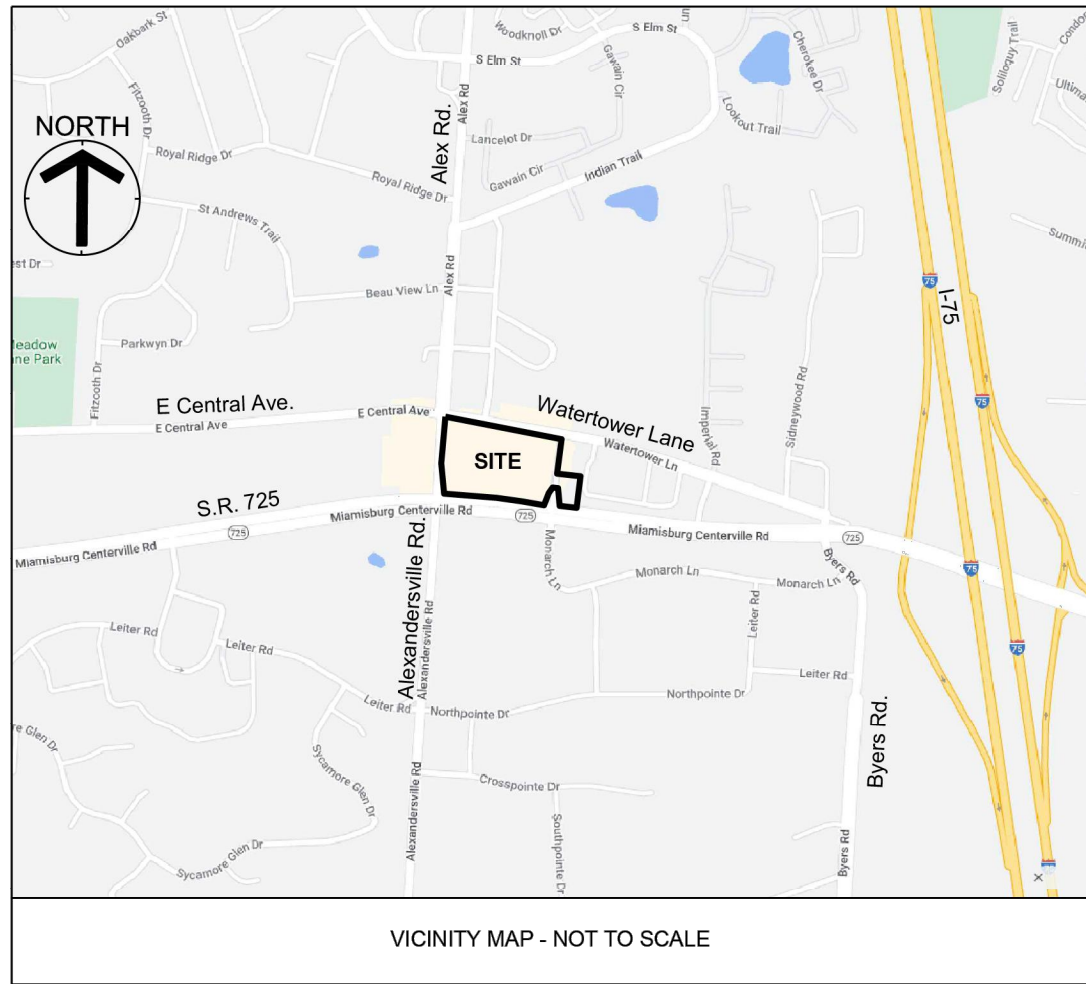
Revisions / Submissions		
ID	Description	Date

Project Number: 763658  
 Scale: AS SHOWN  
 Drawn By: JAL  
 Checked By: EAB  
 Date: 04.29.2024  
 Issue: NOT FOR CONSTRUCTION

Drawing Title:  
**LANDSCAPE DETAILS**

**L1.1**

\\cesoinc.local\root\data\PROJECTS\SKILKEN GOLD\763658 - Skilken Gold - West Carrollton, OH\06-LA\_PLAN\_CD\763658\_Landscape Details.dwg - 4/26/2024 - Jeff Lape



**EXHIBIT "A" LEGAL DESCRIPTION**

(See surveyor notes for Title Commitment information.)

Situated in the city of West Carrollton, County of Montgomery, state of Ohio: And known as being Lots numbered 2303, 2304 and 2305 of the consecutive lot numbers of said city of West Carrollton, and being a tract of land more particularly described as follows:

beginning at a spike at the intersection of the centerline of Water Tower Lane with the east right-of-way line of Alex Road;

Thence from said point of beginning, south 80 deg. 04' 29" east with said centerline a distance of 681.78 feet to a spike at the northwest corner of City Lot No. 2302;

Thence south 6 deg. 04' 31" west with the west line of said Lot 2302 a distance of 199.82 feet to an iron pin at the southwest corner of said lot;

Thence south 84 deg. 25' 00" east with the south line of said lot a distance of 135.00 feet to an iron pin at a corner of City Lot No. 4106;

Thence south 6 deg. 11' 42" west with the west line of said Lot 4106 a distance of 182.55 feet to an iron pin on the northerly right-of-way line of State Route 725;

Thence with said right-of-way on the following courses:

North 83 deg. 54' 59" west a distance of 97.46 feet to a point;

Thence north 6 deg. 01' 51" west a distance of 101.77 feet to a point;

Thence north 84 deg. 16' 59" west a distance of 32.00 feet to a point;

Thence south 34 deg. 28' 18" west a distance of 40.08 feet to a point;

Thence south 19 deg. 58' 27" west a distance of 74.17 feet to a point;

Thence north 80 deg. 56' 59" west a distance of 129.29 feet to a point;

Thence north 83 deg. 22' 59" west a distance of 148.39 feet to a point;

Thence north 86 deg. 33' 29" west a distance of 302.67 feet to an iron pin on the said right-of-way line of Alex Road;

Thence with said right-of-way on the following courses:

North 6 deg. 17' 29" west a distance of 174.03 feet to an iron pin;

Thence north 3 deg. 56' 54" east a distance of 270.91 feet to the place of beginning, containing 6.663 acres, more or less, subject, however, to all legal easements, highways, and restrictions of record. The foregoing is a new description prepared by Thomas McDougall, registered surveyor, State of Ohio No. 6588.

Parcel Number: K48-00415-0027

**SURVEYOR NOTES:**

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Stewart Title Guaranty Company, Commitment Number 2207561 and bearing an effective date of December 22, 2023 at 8:00 a.m.
- Occupation in general matched the survey.
- Horizontal Datum - U.S. State Plane, NAD83 Ohio South (3402) established from using the Ohio Real Time Network (RTN) provided by the Ohio Department of Transportation. Coordinates taken to ground at latitude N39°38'31.85140", longitude W84°14'33.66892", project height 860.754', ground scale factor 1.00009516155015.
- The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. OUPS ticket no. A400901229-00A & A400901235-00A. Underground utilities marked by The Underground Detective.
- Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39113C0265E, effective date: January 6, 2005, published by the Federal Emergency Management Agency.
- Direct access to the subject parcel is available via Watertower Lane and Alex Road, being public right-of-ways.
- No evidence of recent earth movement, building construction, or building additions observed on the surveyed property at the time of this survey.
- No changes to street right-of-way lines were provided to the surveyor at the time of this survey.
- There are 97 regular and 1 ADA accessible marked parking spaces on the surveyed property.
- A zoning report was not provided to the surveyor at the time of the survey.

**SURVEYOR'S CERTIFICATION:**

TO: Stewart Title Guaranty Company, Sheetz, Inc., Pennsylvania corporation;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(a), 11(b), 12, 13, 14, 15, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed in January 2024.

Date of Plat or Map: January 17, 2024

Sean T. Brooks, Ohio PS No. 8828 Date  
 brooks@cesoinc.com  
 3601 Rigby Road Suite 300  
 Miamisburg, Ohio 45342  
 (937) 435-8584

**SCHEDULE B - SECTION II**  
 (See surveyor notes for Title Commitment information.)

- Items 1 - 9 and 17 - 23 are not survey related.
- Easement granted to The Ohio Fuel Gas Company, as more fully set forth in the document recorded as Deed Book 1419, Page 159.  
**EASEMENT IS BLANKET IN NATURE**
  - Easement granted to The Dayton Power and Light Company, as more fully set forth in the document recorded as Deed Book 1514, Page 599.  
**EASEMENT IS NOT ON THE SURVEYED PROPERTY AND NOT SHOWN HEREON.**
  - Easement granted to Joe L. Thompson and Jo Ann Thompson, as more fully set forth in the document recorded as Deed Book 1987, Page 733.  
**EASEMENT IS NOT ON THE SURVEYED PROPERTY BUT SHOWN HEREON.**
  - Easement granted to the State of Ohio, as more fully set forth in the document recorded as Deed Book 2121, Page 23.  
**EASEMENT IS NOT ON THE SURVEYED PROPERTY AND NOT SHOWN HEREON.**
  - Easement granted to the State of Ohio, as more fully set forth in the document recorded as Deed Book 2128, Page 18.  
**EASEMENT IS NOT ON THE SURVEYED PROPERTY BUT SHOWN HEREON.**
  - Easement granted to The Dayton Power and Light Company, as more fully set forth in the document recorded as Instrument 80-127C12.  
**EASEMENT IS NOT ON THE SURVEYED PROPERTY BUT SHOWN HEREON.**
  - Terms, provisions and conditions contained in Memorandum of Lease by and between Imperial Square, landlord, and Lojo III, Inc., tenant, dated August 6, 1976 and recorded January 25, 1977 as Instrument 77-071A02 and all rights thereunder and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee; as assigned and amended in Instrument 01-2305C03; with the Assignment and Assumption of Lease of record in Instrument 08-052796.  
**THE SURVEYED PROPERTY IS DESCRIBED IN THE DOCUMENT. NO EASEMENTS ARE DESCRIBED.**

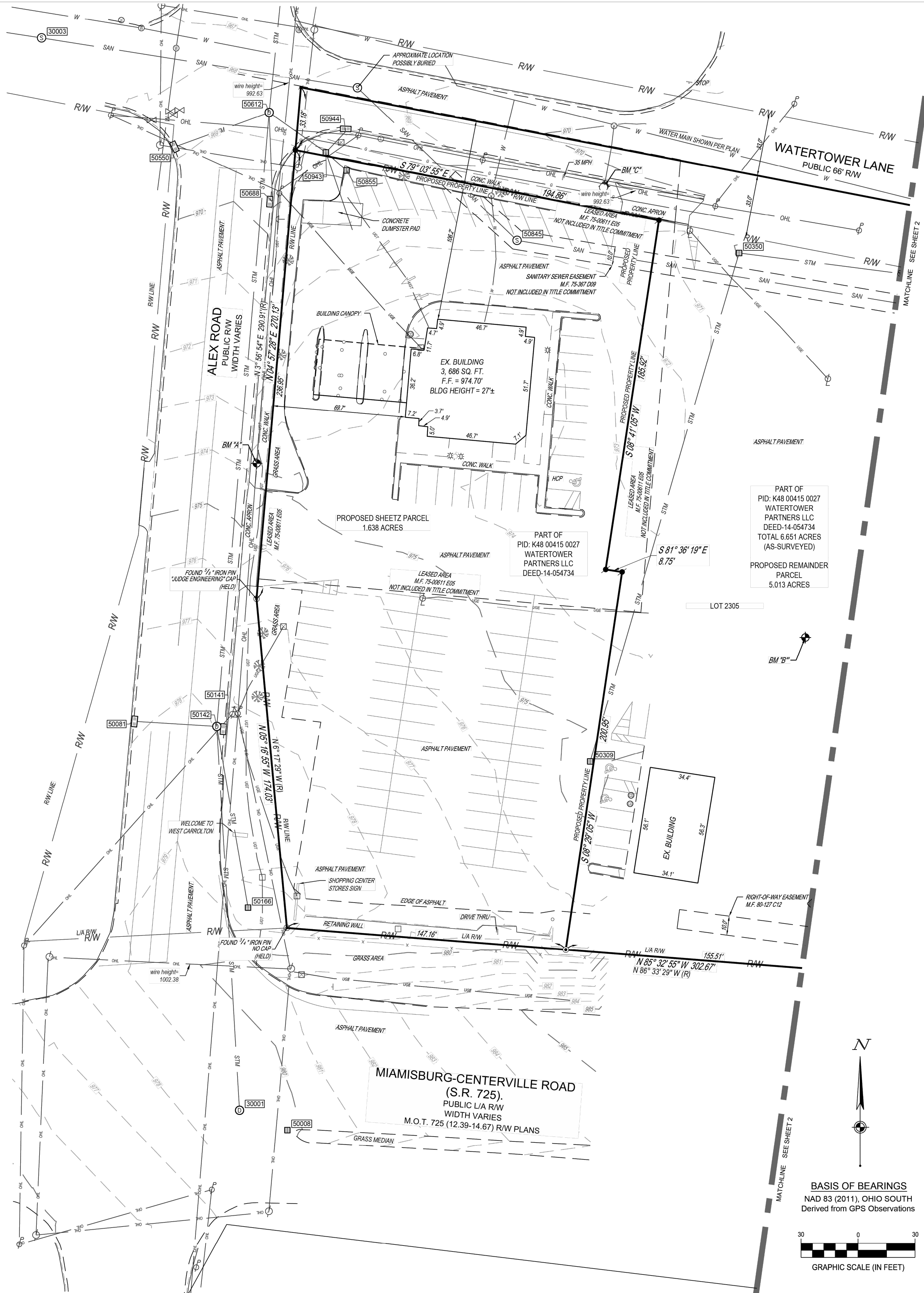
BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A":	Bench tie set in a light pole located on the west side of the site approximately 3' east of the east curb of Alex Road and 13' north of a concrete entranceway to the shopping center. Elevation = 974.86'
BM "B":	Cross notch set on a light pole located in a parking lot near the center of the site. Elevation = 975.87'
BM "C":	Cross notch set on a hydrant located on the north side of the site, approximately 4 feet south of the curb along the south right-of-way line of Watertower Lane and 22' east of a 35 mph sign. Elevation = 972.46'

**SURVEY MONUMENT LEGEND**

- 5/8" Iron Pin Set w/cap CESO, Inc Rec. (R) - Deed
- Iron Pin Found as Described
- PK Nail/Mag Nail Found
- PK Nail/Mag Nail Set
- ◆ Benchmark Set

**TOPOGRAPHIC LEGEND**

- |   |                   |
|---|-------------------|
| ⊕ Power / Telephone Pole                    | ⊕ Signal Pole     |
| ⊕ Light Pole                                | — Guy Wire        |
| ⊕ Power Pole                                | ⊕ Electric Meter  |
| ⊕ Electric Box (Access)                     | ⊕ Gas Line Marker |
| ⊕ Gas Valve                                 | ⊕ Fire Hydrant    |
| ⊕ Cleanout                                  | ⊕ Water Valve     |
| ⊕ Sanitary Manhole                          | ⊕ Cable Box       |
| ⊕ Storm Manhole                             | ⊕ Telephone Box   |
| ⊕ Curb Inlet                                | ○ Bollard         |
| ⊕ Catch Basin                               | ⊕ Sign            |
| ### Structure Number                        | ⊕ Deciduous Tree  |
| ⊕ Pine Tree                                 |                   |
| — G Gas Line (Per Plan)                     |                   |
| — W Water Line (Per Plan)                   |                   |
| — UGE Underground Electric (Per Plan)       |                   |
| — UGT Underground Communications (Per Plan) |                   |
| — OHL Overhead Utility Line                 |                   |
| — STM Storm Sewer                           |                   |
| — SAN Sanitary Sewer                        |                   |
| — Handrail                                  |                   |
| — X Fence Line                              |                   |



**SKILKEN GOLD**  
**SHEETZ WEST CARROLLTON**  
 3856 MIAMISBURG-CENTERVILLE RD. LOTS 2303, 2304, & 2305 OF THE CONSECUTIVE LOTS OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

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Project Number: 763658  
 Scale: 1" = 30'  
 Drawn By: DAS  
 Checked By: JKH  
 Date: 01/17/2024  
 Issue:

Drawing Title:  
**ALTA/NSPS LAND TITLE SURVEY**

C1.1

W:\PROJECTS\SKILKEN GOLD\763658 Skilken Gold - Sheetz - West Carrollton, OH\4-SURVEY\DWG\763658\_SG\_Sheetz\_West Carrollton OH\_ALTA.dwg - 1/17/2024 - David Schoonover