

THE PROJECT SHALL GENERALLY INCLUDE A CONVENIENCE STORE DEVELOPMENT WITH REGULAR VEHICLE FUELING ISLANDS FRONTING E DIXIE DRIVE AND MANCHESTER ROAD. THE PROJECT SHALL ALSO INCLUDE A NEW RIGHT-IN/RIGHT-OUT ON EASTBOUND DIXIE DRIVE, A NEW SIDEWALK ALONG THE PROJECT'S DIXIE DRIVE FRONTAGE, AND A FULL-ACCESS ENTRANCE ON MANCHESTER ROAD.

START DATE (ESTIMATED): 8/1/2026
BUILDING FOOTERS: 9/7/2026
EXTERIOR SHELL: 11/7/2026
CONSTRUCTION COMPLETE: 1/8/2027
TURNOVER: 2/1/2027
STORE OPEN: 2/8/2027

WATER AND SANITARY SEWER SERVICE SHALL BE PROVIDED FROM EXISTING LEADS ALONG THE MANCHESTER ROAD FRONTAGE, WHICH WERE CONSTRUCTED AS PART OF THE RIVER DISTRICT PHASE 1 IMPROVEMENTS. ONSITE STORMWATER RUNOFF SHALL BE COLLECTED BY A NEW STORM SEWER SYSTEM THAT DISCHARGES INTO THE EXISTING REGIONAL RIVER DISTRICT DETENTION BASIN, WHICH WAS DESIGNED TO ACCOMMODATE THE PROPOSED LAND USE ON THE SUBJECT PROPERTY.

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). HORIZONTAL CONTROLS ARE TIED TO GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ALSO KNOWN AS NAD83-2011.

B.M. #3
SQUARE NOTCH ON CURB
NORTHING = 615785.44
EASTING = 1480273.35
ELEV = 723.14

GAS
CENTERPOINT ENERGY
4283 N JAMES H MCGEE BLVD
DAYTON, OH 45417
ATTN: RANDY CECH / TAYLOR HOOK
(937) 440-1830

ODOT CB-3A		
ODOT HW-2.1		
ODOT MT-95.31		
ODOT MT-95.50		
ODOT TC-52.10		
MUTCD TA-28		
MUTCD TA-29		
WC MH TYPE A		

CITY OF WEST CARROLLTON
K48 00509 0005
1.68-AC

E CENTRAL AVE

E DIXIE DRIVE

E DIXIE DRIVE (WB)

E DIXIE DRIVE (EB)

B.M. #1

B.M. #2

MANCHESTER ROAD

MONTGOMERY COUNTY
LAND REVITALIZATION CORP
K48 00509 0002
2.188-AC

PR SHEETZ
6,139 SF

CULVERS
K48 00509 0046
1.456-AC

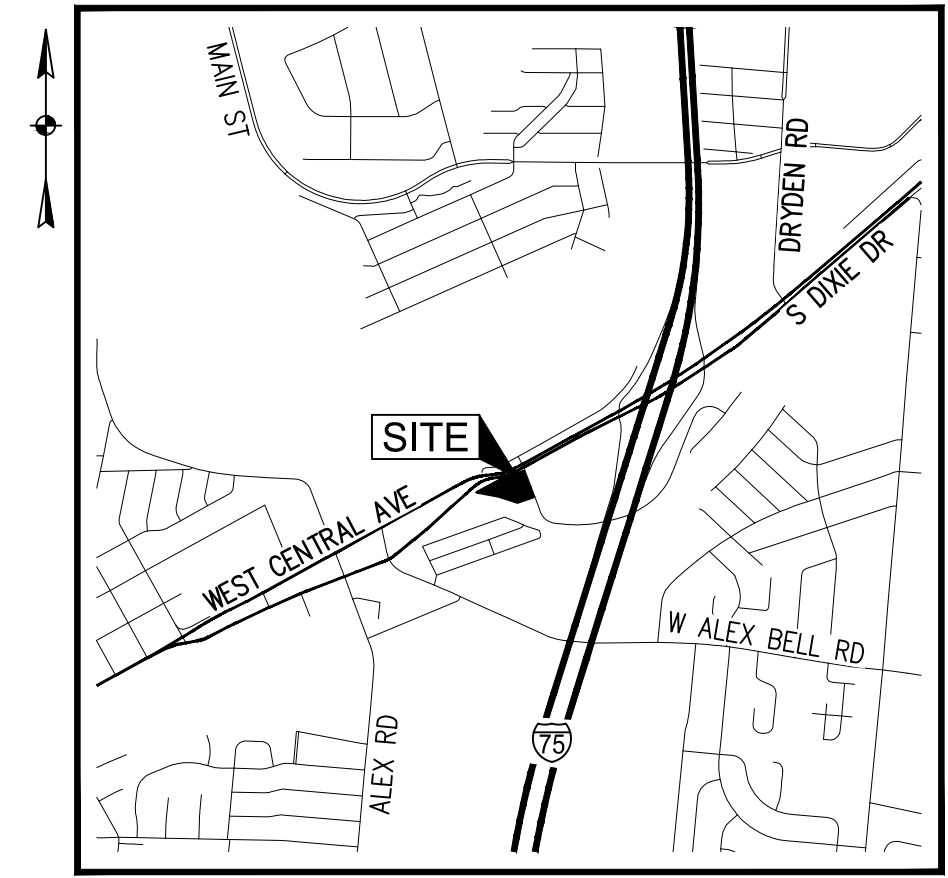
B.M. #3

CITY OF WEST CARROLLTON
RIGHT-OF-WAY

PR R.

CITY OF WEST CARROLLTON
RIGHT-OF-WAY

TITLE SHEET _____	C000
GENERAL NOTES _____	C001
EXISTING CONDITIONS _____	C100
DEMOLITION PLAN _____	C101
SITE PLAN _____	C200
FUEL DELIVERY ROUTING PLAN _____	C201
CLEAR VISION PLAN _____	C202
GRADING PLAN _____	C300
UTILITY PLAN _____	C400
STORMWATER POLLUTION PREVENTION PLAN _____	C500
STORMWATER POLLUTION PREVENTION NOTES & DETAILS _____	C501
SITE DETAILS _____	C600–C604
LANDSCAPE PLAN _____	L100
LANDSCAPE DETAILS _____	L101



SCALE: 1" = 2,000'

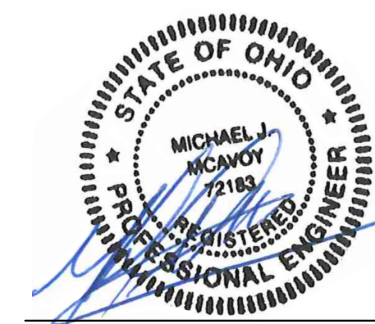
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
CONTACT: NICKLAUS FAWVER, PLA
PHONE: (614) 441-4222
EMAIL: NFAWVER@MANNIKSMITHGROUP.COM

SITE DATA TABLE	
ADDRESS:	1000 E DIXIE DR. WEST CARROLLTON, OH
PARCEL ID:	K48 00509 0002
PROPERTY OWNER:	MONTGOMERY COUNTY LAND REUTILIZATION CORP
ZONING CLASSIFICATION/DISTRICT:	C-C (CITY CENTER)
MAXIMUM BUILDING HEIGHT ALLOWED:	35'
PROPOSED BUILDING HEIGHT:	26'
TOTAL BUILDING AREA:	6,139 SF
TOTAL SITE AREA:	±2.60 AC (113,478 SF)
IMPERVIOUS COVERAGE:	±1.83 AC (79,809 SF)
GREEN SPACE:	±0.77 AC (33,669 SF)
PARKING LOT LIGHTING:	25' MAX
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	3911.3C00261E
MOST RECENT EFFECTIVE DATE OF FIRM:	1/06/2005
FLOOD ZONE:	ZONE X

PARKING CALCULATION		
USE	AREA / UNITS	MINIMUM
SERVICE STATION	1 PER EMPLOYEE + 2 PER SERVICE STALL	8 EMPLOYEES + 14 PUMPS = 22 STALLS
FAST FOOD RESTAURANT	1 PER 2 CAPACITY	30 SEATS / 2 = 15 STALLS
CONVENIENCE STORE	5 PER 1,000SF	3,264 SF / 200 = 17 STALLS
TOTAL REQD. PARKING (ROUNDED UP)		54 STALLS REQUIRED
REQUIRED LOADING		1 SPACE REQUIRED AND PROVIDED
PROPOSED PARKING		42 STALLS + 14 AT PUMPS
REQUIRED STACKING		5 VEHICLES
PROPOSED STACKING		11 VEHICLES
REQUIRED ADA PARKING		2 STALLS (INCLUDING 1 VAN)
PROPOSED ADA PARKING		2 STALLS (INCLUDING 1 VAN)

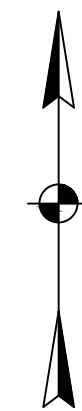
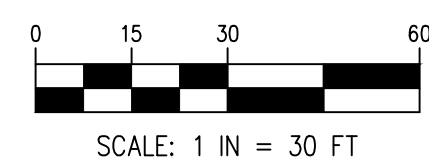
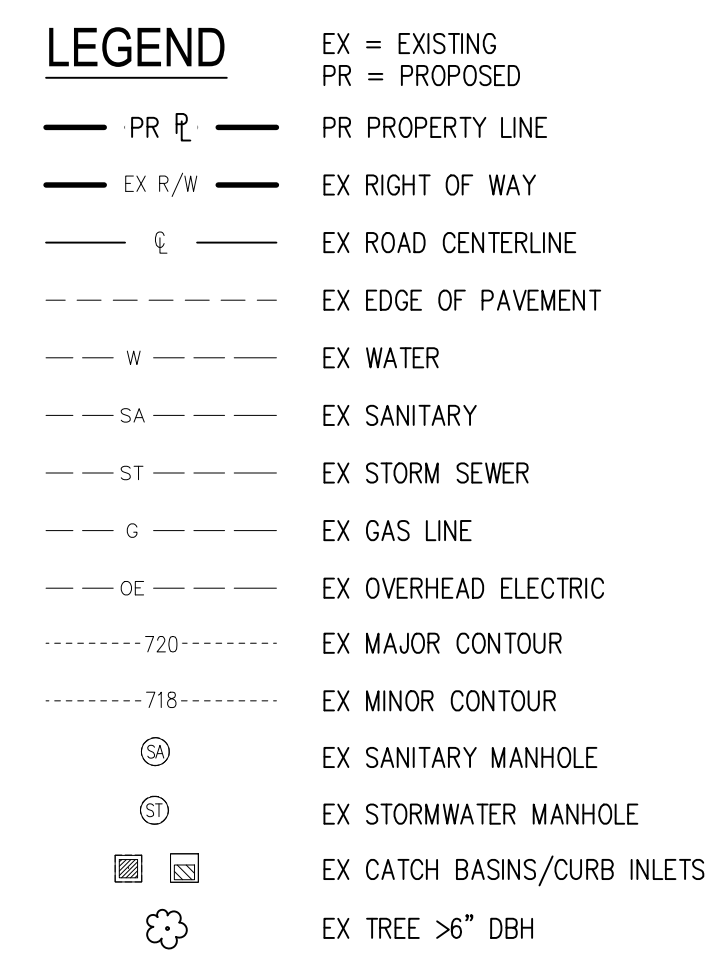
**Mannik
Smith
GROUP**
www.MannikSmithGroup.com

**TECHNICAL SKILL.
CREATIVE SPIRIT.**

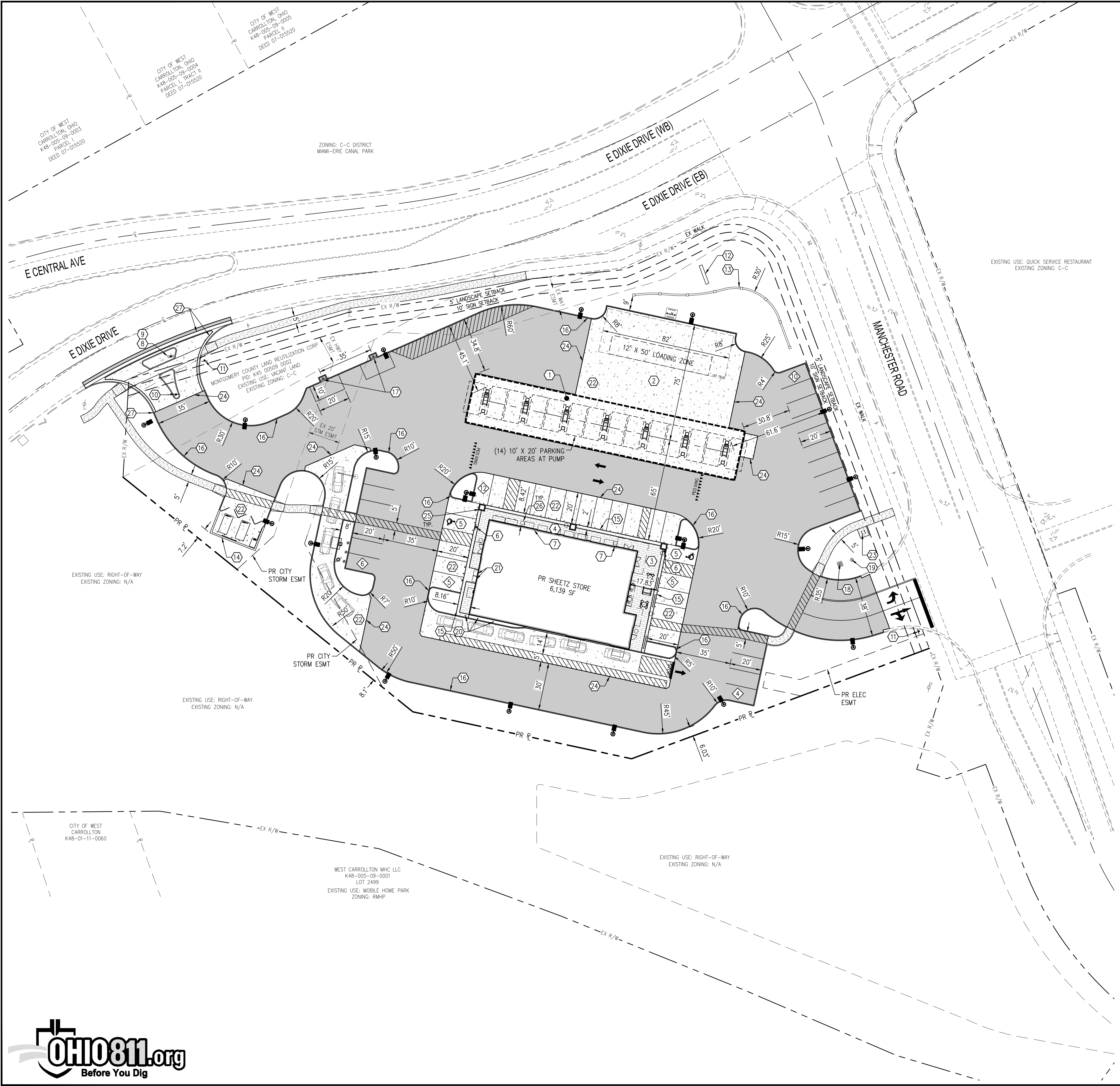


10/17/2025
DATE



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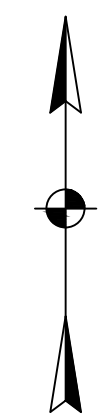
- EX = EXISTING
PR = PROPOSED
- PR P
EX R/W
EX
PR PARKING COUNT
PR LIGHTPOLE, SEE PHOTOMETRICS PLAN AND SHEETZ STD DETAIL 33
- PR CONCRETE PAVEMENT
PR ASPHALT PAVEMENT
PR SIDEWALK
PR BRICK PAVERS

CODED NOTES

- 1 FUEL STATIONS AND CANOPY
2 UNDERGROUND FUEL STORAGE TANK AREA
3 PATIO AREA, SEE ARCHITECTURAL PLANS FOR DETAILS
4 SEE ARCHITECTURAL SIDEWALK PLAN FOR PAVER, BOLLARD, TRASH RECEPTACLE, AND PLANTER DETAILS AROUND BUILDING
- 5 VAN ACCESSIBLE ADA PARKING STALL
6 ADA PARKING SIGNAGE
7 E-STOP LOCATION
8 'NO LEFT TURN' SIGN
9 'DO NOT ENTER' SIGN
10 'RIGHT TURN ONLY' SIGN
11 'STOP' SIGN
12 2' x 12.5' MONUMENT SIGN
13 30" HT. BRICK SCREEN WALL WITH PRE-CAST CONCRETE CAP, SEE SHEET C602 FOR DETAIL
14 DUMPSTER SCREENING, SEE SHEET C603 FOR DETAIL
15 WALK TO BE CONSTRUCTED FLUSH WITH PAVEMENT, SEE SHEETZ STD DETAIL 1
16 SITE PERIMETER CURBING, SEE SHEETZ STD DETAIL 3
17 AIR STATION, SEE SHEEZ STD DETAIL 5
18 40' FLAG POLE, SEE SHEETZ STD DETAILS 11, 12, AND 14
19 FLAGPOLE LIGHT, SEE SHEETZ STD DETAILS 13 AND 14
20 6" BOLLARD, SEE SHEETZ STD DETAIL 17
21 PROPANE LOCKERS, SEE SHEETZ STD DETAIL 19
22 CONCRETE LOT/DUMPSTER PAD PAVEMENT, SEE SHEETZ STD DETAIL 20
23 BRONZE BIKE RACKS (2), SEE SHEETZ STD DETAIL 24
24 CONCRETE/ASPHALT PAVEMENT TRANSITION, SEE SHEETZ STD DETAILS 27 AND 28
25 PLANTER PER ARCHITECTURAL SIDEWALK PLAN
26 TRASH RECEPTACLE PER ARCHITECTURAL SIDEWALK PLAN
27 WEST CARROLLTON STD BARRIER CURB, SEE SHEET C604 FOR DETAIL

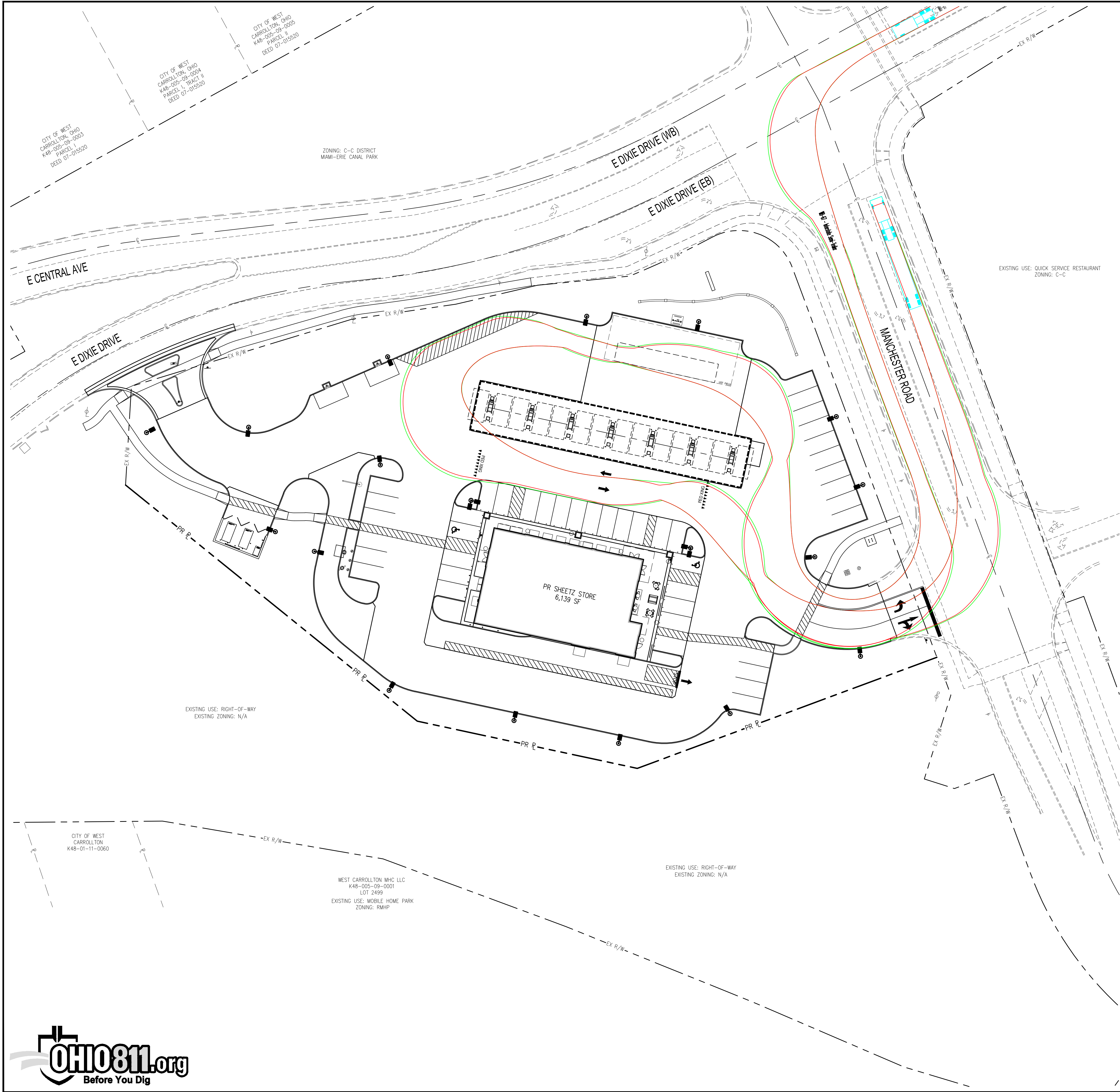
SITE PLAN NOTES

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOD LEADERS, EXIT DOORS, EXIT RAMPS, AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2' O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SHEETZ MAIN FREESTANDING SIGN WITH THE SHEETZ CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
10. CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE THE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT AND CONCRETE.



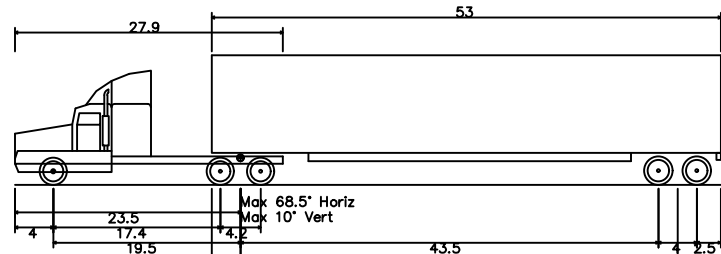
DESCRIPTION	NO			DATE			BY		
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7400	PROJECT DATE: 10/21/2025			PROJECT NO: 250474			DRAWN BY: MMB		
	CHECKED BY: NAF								
TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com									
PREPARED FOR: SKILKEN GOLD REAL ESTATE DEVELOPMENT 4770 LOCHSE ROAD COLUMBUS, OHIO 43230									
SITE IMPROVEMENT PLAN FOR SHEETZ 1000 E DIXIE DRIVE									
SITE PLAN									
C200									

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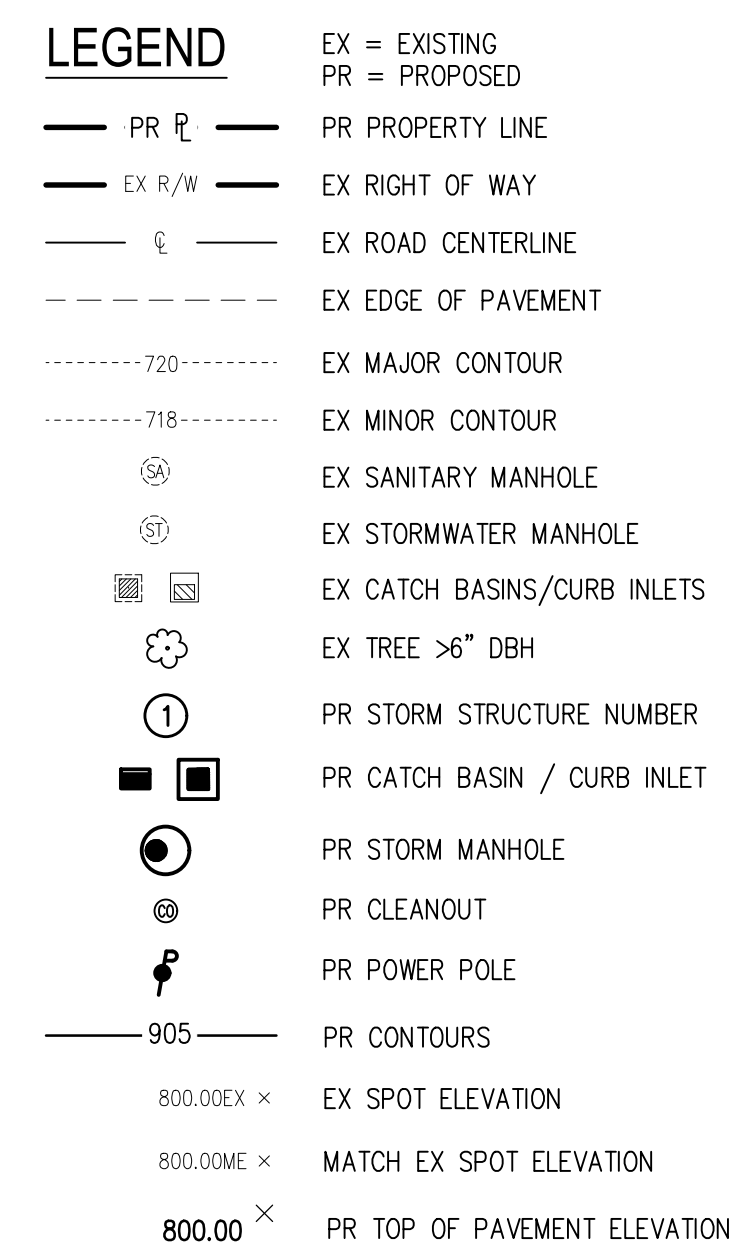
- EX = EXISTING
- PR = PROPOSED
- PR P PR PROPERTY LINE
- EX R/W EX RIGHT OF WAY
- EX EX ROAD CENTERLINE
- PR LIGHTPOLE



WB-67 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Eddy Ground Clearance 13.5ft
Max Track Width 8.50ft
Look-to-lock time 8.0s
Max Steering Angle (Virtual) 28.40°

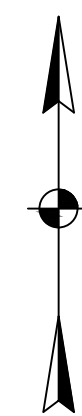
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
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2			PROJECT DATE: 10/21/2025	2			
3			PROJECT NO: 250474	3			
4			DRAWN BY: MMB	4			
5			CHECKED BY: NAF	5			

PREPARED FOR:	SKILKEN GOLD REAL ESTATE DEVELOPMENT 4730 LOOSE ROAD COLUMBUS, OHIO 43230
SITE IMPROVEMENT PLAN FOR	SHEETZ 1000 E DIXIE DRIVE
FUEL DELIVERY ROUTING PLAN	C201

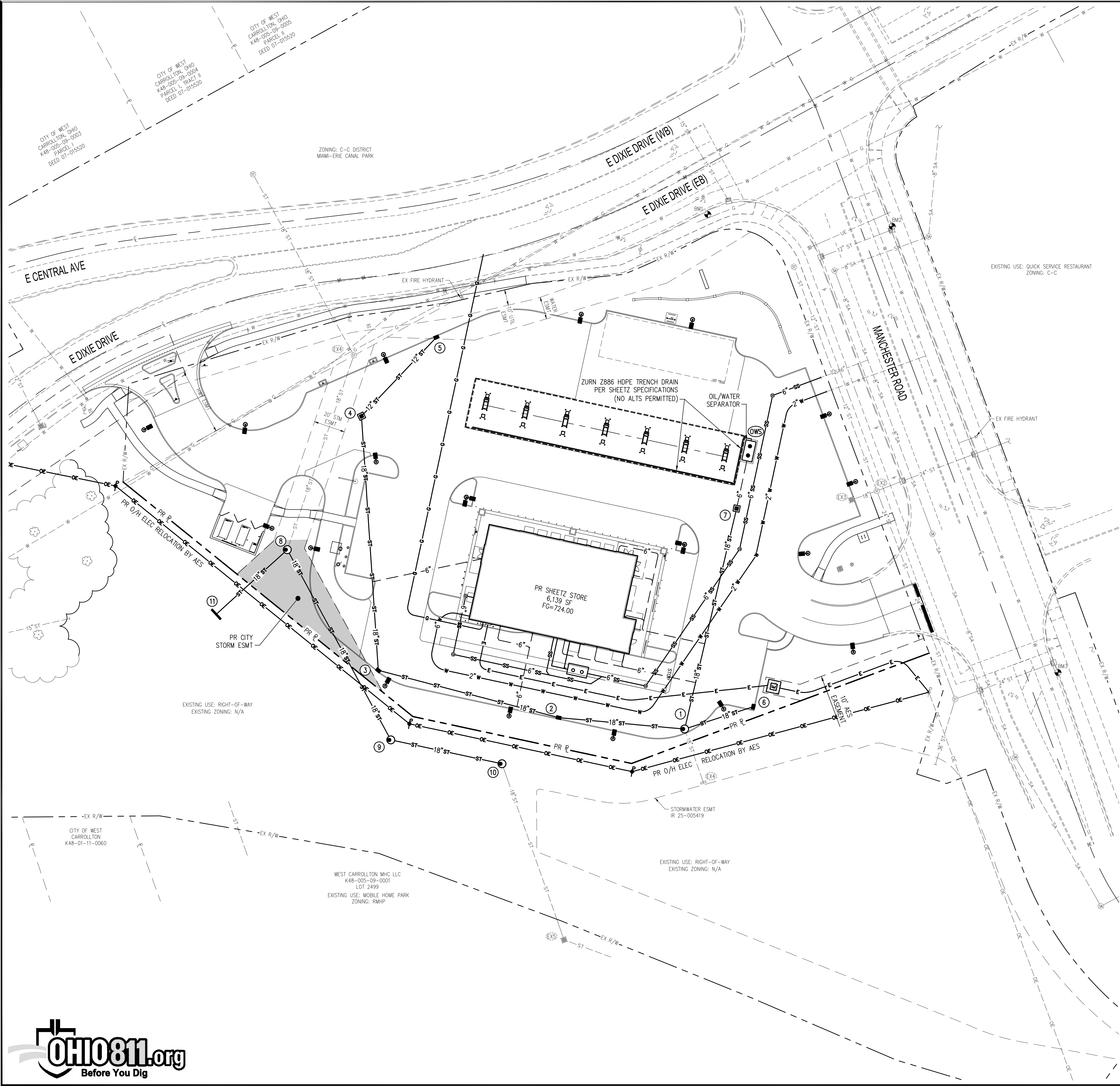


1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE MANNIK & SMITH GROUP, THE CURRENT REQUIREMENTS OF THE CITY OF WEST CARROLLTON, THE APPLICABLE SECTIONS OF THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSIDERED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE, AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE. IF DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES GREATER THAN 3:1 TO BE PERMANENTLY STABILIZED WITH VEGETATION.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SODDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
9. ALL ELEVATIONS SHOWN ARE REFERENCED TO BENCHMARKS ON THE PROJECT SURVEY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AT GROUNDBREAKING.
10. ALL SPOT ELEVATIONS ARE REFERENCED TO THE FINISHED GROUND SURFACE UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL REFERENCE DETAILED BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTION POINTS.
12. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
13. CONTRACTOR SHALL ALSO COMPLY WITH 29 CFR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.
14. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. PAVEMENT SHALL BE TESTED FOR ANY PONDING CONDITIONS FOLLOWING CONSTRUCTION.
15. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.

C300	GRADING PLAN	SITE IMPROVEMENT PLAN FOR	PREPARED FOR: SKILKEN GOLD REAL ESTATE DEVELOPMENT 4720 MORSE ROAD COLUMBUS, OHIO 43230	 Mannik Smith GROUP www.MannikSmithGroup.com	TECHNICAL SKILL CREATIVE SPIRIT.	1180 DUELEN ROAD COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888-488.7340 PROJECT DATE: 10/21/2025 PROJECT NO: 2500474 DRAWN BY: MMB CHECKED BY: NAF	NO. DATE BY DESCRIPTION
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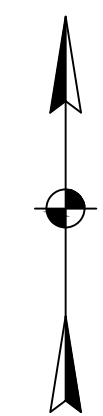


LEGEND

- PR P PR PROPERTY LINE
- EX R/W EX RIGHT OF WAY
- EX EX ROAD CENTERLINE
- EX EDGE OF PAVEMENT
- EX SANITARY MANHOLE
- EX STORMWATER MANHOLE
- EX CATCH BASINS/CURB INLETS
- EX TREE >6" DBH
- PR STORM STRUCTURE NUMBER
- PR CATCH BASIN / CURB INLET
- PR STORM MANHOLE
- PR CLEANOUT
- PR POWER POLE
- PR TRANSFORMER
- SS PR SANITARY SERVICE
- ST PR STORM SEWER
- W PR WATER SERVICE
- 6" PR FUEL CANOPY STORM DRAIN
- PR C-STORE ROOF DRAIN
- E PR UNDERGROUND ELEC SERVICE
- OE PR OVERHEAD ELEC
- G PR GAS SERVICE

UTILITY PLAN NOTES

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE MANNIK & SMITH GROUP, INC., THE CURRENT REQUIREMENTS OF THE CITY OF WEST CARROLLTON, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OHIO811 AT 800-362-2764. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITY CONSTRUCTION UNLESS OTHERWISE COORDINATED BEFOREHAND WITH SHEETZ.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE SHEETZ PROJECT STRUCTURES.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- UTILITY COMPANIES AND CONTACTS ARE LISTED ON TITLE SHEET C000.
- CONDUIT LOCATIONS TO SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEETZ CONSTRUCTION MANAGER.
- CONTRACTOR SHALL VERIFY WITH SHEETZ CONSTRUCTION MANAGER ON LOCATION AND SIZE OF THE STORE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH SHEETZ CONSTRUCTION MANAGER AND SHEETZ IT DEPARTMENT ON THE CONDUIT ROUTE TO STORE FOR TELE/COMMUNICATION SERVICES.
- CONTRACTOR SHALL ALSO COMPLY WITH 29 FR 1926.651 & 1926.652 OR COMPARABLE OSHA APPROVED STATE PLAN REQUIREMENTS FOR TRENCHING AND EXCAVATION.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.



DESCRIPTION

NO

DATE

BY

1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	10/21/2025	2504/4	MMB	NAF
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TECHNICAL SKILL:
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

SKILKEN GOLD
REAL ESTATE
DEVELOPMENT
4770 LOCHS ROAD
COLUMBUS, OHIO 43230

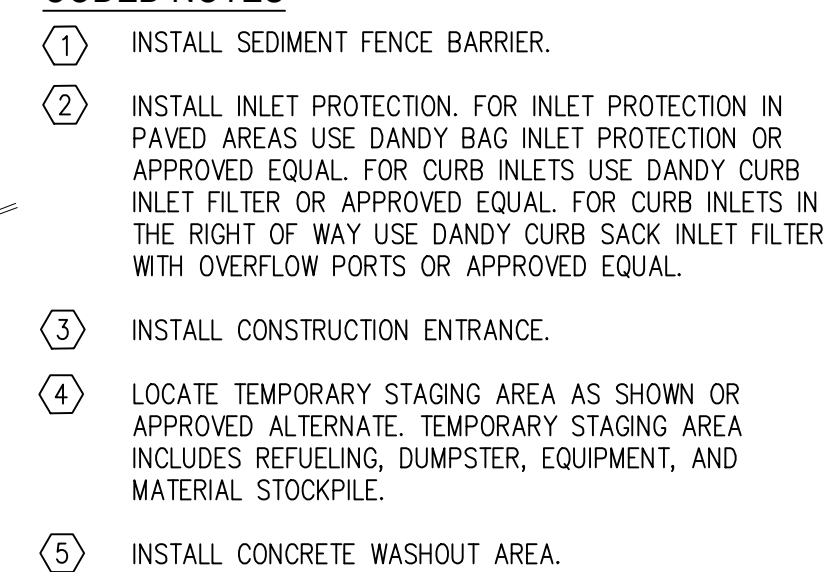
SITE IMPROVEMENT PLAN FOR

SHEETZ
1000 E DIXIE DRIVE

UTILITY PLAN

C400



C500

SITE NARRATIVE	
PLAN DESIGNER:	THE MANNIK & SMITH GROUP, INC. 1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OHIO 43215 CONTACT: MICHAEL MCAVOY, PE PHONE: (614) 441-4222 EMAIL: MCAVOY@MANNIKSMITHGROUP.COM
PROJECT DESCRIPTION:	SHEETZ CONVENIENCE STORE WITH DRIVE-THRU AND REGULAR VEHICLE FUELING ISLANDS. STORM RUNOFF WILL DISCHARGE TO RIVER DISTRICT PHASE 1 DETENTION BASIN, WHICH WAS SIZED FOR THIS DEVELOPMENT.
ADJACENT AREAS:	THE SITE IS BOUNDED BY E DIXIE AVENUE (NORTH & WEST), A CITY RIGHT-OF-WAY (SOUTH), AND MANCHESTER ROAD RIGHT-OF-WAY (EAST).
PROJECT SITE AREA:	SITE AREA: 2.60 AC TOTAL DISTURBED AREA: 2.60 AC PRE-DEVELOPED IMPERVIOUS AREA / % : 1.75 AC / 67.3% POST-DEVELOPED IMPERVIOUS AREA / % : 1.78 AC / 68.4%
RUNOFF COEFFICIENTS:	PRE-DEVELOPED: 0.75 (MAJORITY OF SITE COMPACTED GRAVEL) POST-DEVELOPED: 0.65 (CONVENIENCE STORE W/GREENSPACE))
EXISTING SITE CONDITIONS:	THE PRIVATE PROPERTY AREAS OF THE SITE ARE VACANT AND PRIMARILY COVERED IN COMPACTED GRAVEL. LIMITED ACCESS RIGHT-OF-WAY AREAS ARE PRIMARILY GRASS AND TREE COVERED.
SOILS:	FOX-URBAN LAND COMPLEX (Fub), 2 TO 6% SLOPES ROSS-URBAN LAND COMPLED (Rt) UDORTHERNTS (Ud)
RECEIVING STREAM/SURFACE WATER:	SURFACE RUNOFF FROM THE SITE DRAINS TO THE RIVER DISTRICT PHASE 1 DETENTION BASIN AND CITY MS4 BEFORE DISCHARGING INTO THE GREAT MIAMI RIVER.
EROSION AND SEDIMENT CONTROL MEASURES:	SEDIMENT FENCE AND INLET PROTECTION SHALL BE USED AS SHOWN ON THE SWPPP. THE DRAINAGE AREA GOING TO EACH STORM INLET PROTECTION IS LESS THAN <1.0-ACRE. SO A TEMPORARY SEDIMENT BASIN WITH A RISER AND SKIMMER IS NOT REQUIRED. ROAD AND BASIN SLOPES GREATER THAN 4-FT IN OVERALL HEIGHT SHALL REQUIRE EROSION CONTROL MATTING AS SHOWN ON THE SWPPP.
PERMANENT STABILIZATION:	THE SITE WILL BE STABILIZED BY USE OF SEEDING OR SODDING IN GRASS AREAS.
POST-CONSTRUCTION STORM WATER MANAGEMENT:	RIVER DISTRICT PHASE 1 DETENTION BASIN, WHICH WAS SIZED FOR THE PROPOSED DEVELOPMENT.
CONSTRUCTION SEQUENCE:	1. ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE/EXIT 2. INSTALL PERIMETER SEDIMENT FENCE 3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES 4. CLEAR THE EXISTING VEGETATION AND COMMENCE ROUGH GRADING 5. INSTALL PERMANENT STORM SEWER AND INLET PROTECTION 6. CONSTRUCT CURBS, PARKING, AND DRIVES 7. BACKFILL CURBS, FINE GRADE, AND STABILIZE DISTURBED AREAS 8. INSTALL REMAINING UTILITIES AND SEWERS 9. UPON PERMANENT STABILIZATION OF THE SITE, CONTACT THE CITY OF WEST CARROLLTON TO REQUEST A SITE ASSESSMENT PRIOR TO REMOVING TEMPORARY SEDIMENT CONTROL MEASURES 10. REMOVE SEDIMENT FENCE
OEPA NPDES PERMIT:	T.B.D.

EROSION CONTROL GENERAL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A CONTROL SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

NOT ALL EROSION CONTROL MEASURES SHOWN WILL BE IN USE AT THE SAME TIME. PHASING SHALL BE DETERMINED BY THE CONTRACTOR AND EROSION CONTROL DEVICES SHALL BE MODIFIED ACCORDINGLY.

STREET CLEANING (ON AND AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND, IF NECESSARY, MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF WEST CARROLLTON REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.

ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER SYSTEM AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT-THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF WEST CARROLLTON AND/OR THE OEPA.

TEMPORARY AND PERMANENT SEEDING

THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

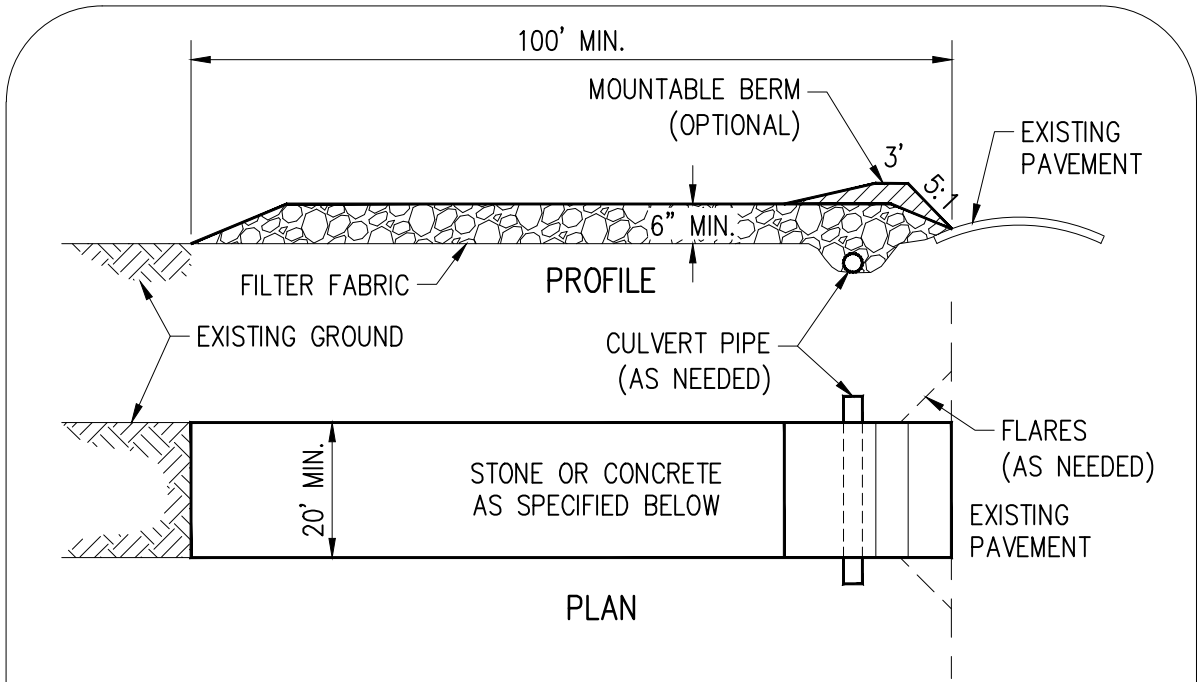
TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER: 12-12-12	12 LB / 1000 SQ. FT.
STRAW MULCH	2 TONS / ACRE
WATER	300 GAL. / 1000 SQ. FT.

TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB/1000 SQ. FT.	PER ACRE
MARCH 1 TO NOVEMBER 1	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
	TALL FESCUE	1	40 LB
NOVEMBER 1 TO MARCH 1	ANNUAL RYEGRASS	1	40 LB
	USE MULCH ONLY, SODDING PRACTICES, OR DORMANT SEEDING		
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30.

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB / ACRE	LB/1000 SQ. FT.	
GENERAL USE			
CREEPING RED FESCUE	20 - 40	1/2 - 1	
DOMESTIC RYEGRASS	10 - 20	1/4 - 1/2	
KENTUCKY BLUEGRASS	10 - 20	1/4 - 1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

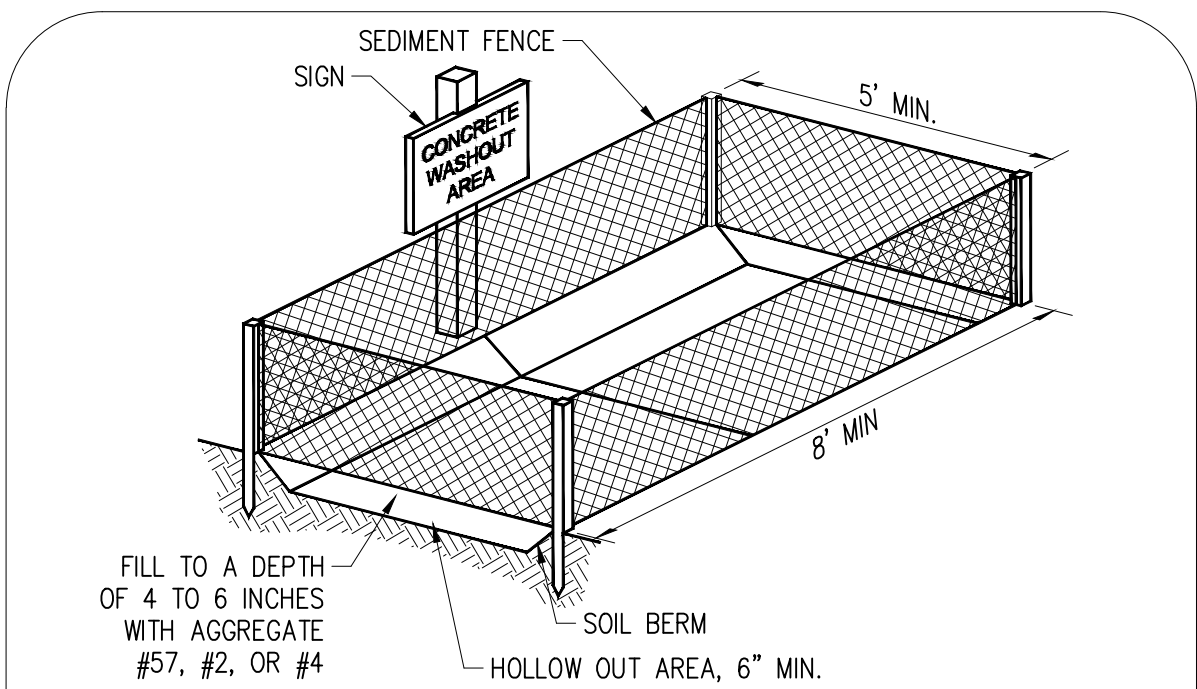


CONSTRUCTION SPECIFICATIONS:

- STONE SIZE – USE 2' STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH – A MINIMUM OF 100'
- THICKNESS – NOT LESS THAN SIX (6) INCHES.
- WIDTH – TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER FABRIC – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

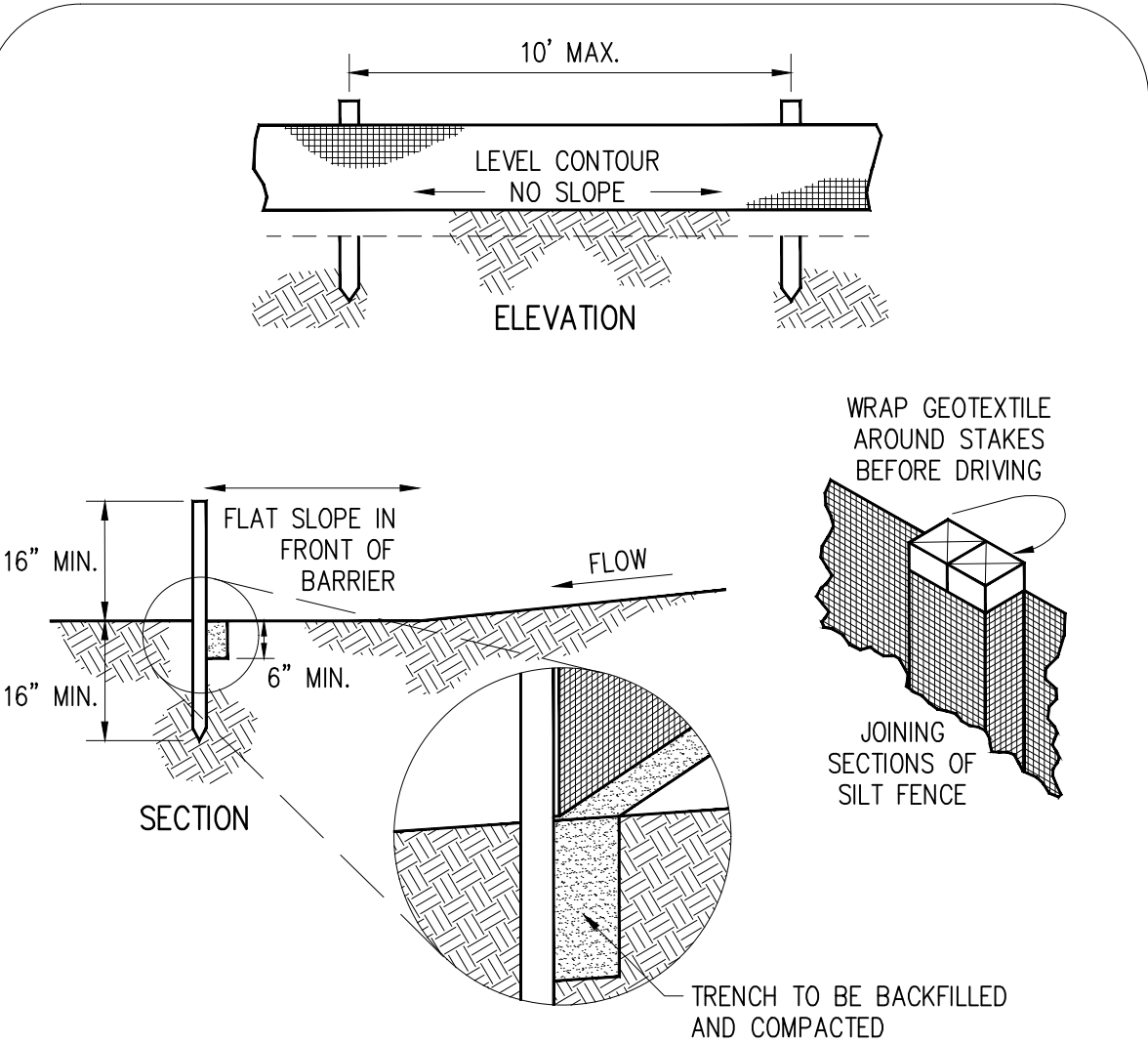


NOTES:

- CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASH OUT TRUCK CHUTES.
- ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION AREAS IN THE CITY OF WEST CARROLLTON.
- STRAW BALES ARE NOT PERMITTED IN THE CONCRETE WASHOUT AREA.
- THE EXACT LOCATION OF THE CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT.

CONCRETE WASHOUT AREA

NOT TO SCALE



SPECIFICATIONS FOR SILT FENCE:

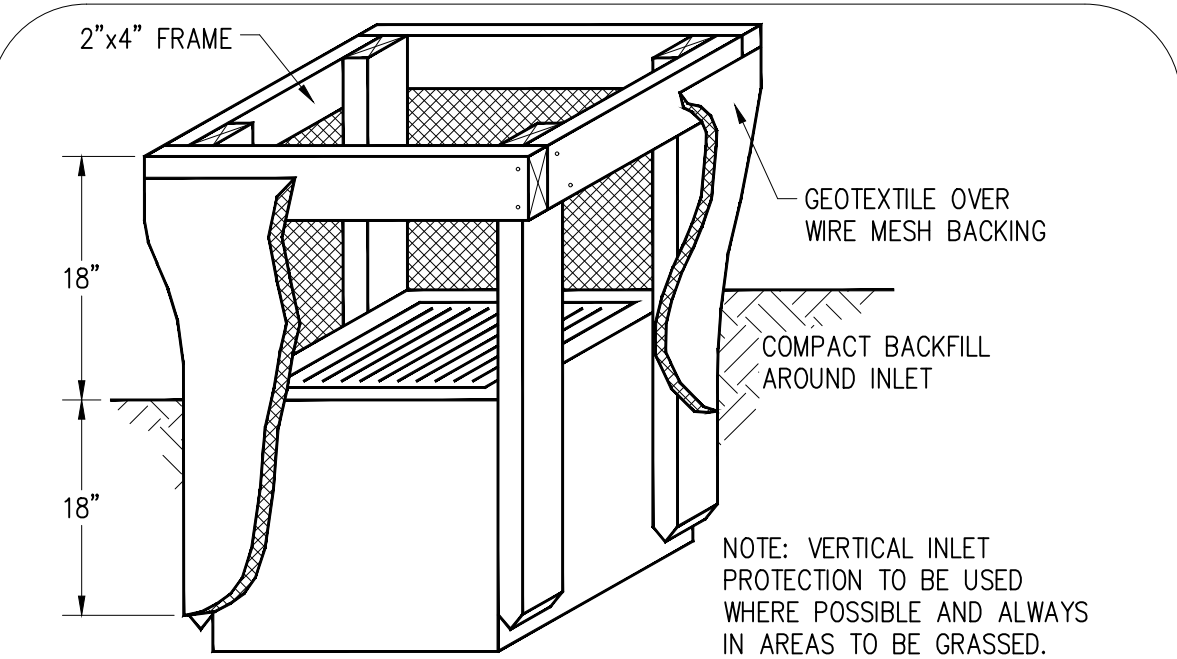
- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 - ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 - ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
 - SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 - WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 - THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
 - THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
 - SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
 - MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1)THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2)ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3)OTHER PRACTICES SHALL BE INSTALLED. SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.
- CRITERIA FOR SILT FENCE MATERIALS
- FENCE POST – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
 - SILT FENCE FABRIC – SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs (535 N)	ASTM D 4632
Maximum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	0.84 mm	ASTM D 4751
Minimum Permittivity	1x10 ⁻² sec ⁻¹	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355

* NOTE: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS, AND MUST HAVE A MINIMUM 12-INCH DIAMETER.

SEDIMENT FENCE BARRIER

NOT TO SCALE

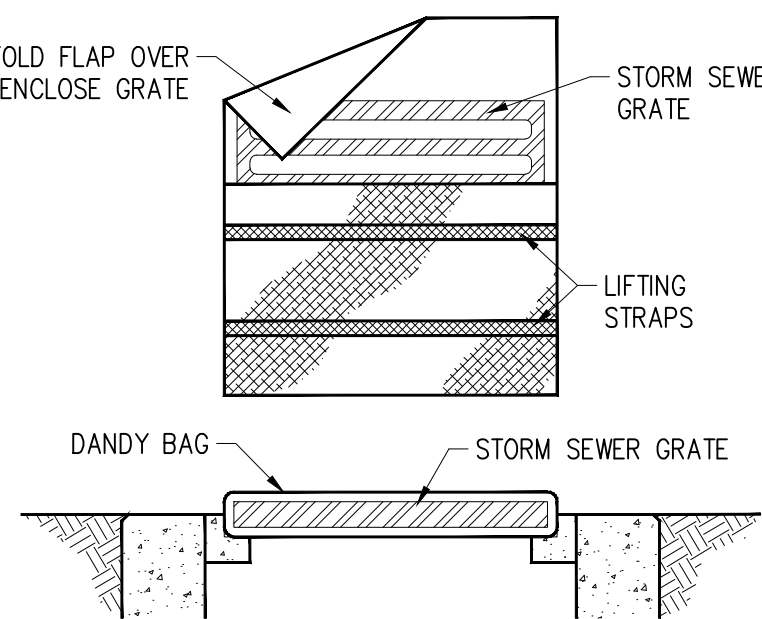


CONSTRUCTION SPECIFICATIONS:

- INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
- THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
- THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
- WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
- GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NATCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
- BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NATCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
- A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

FILTER FABRIC INLET PROTECTION

NOT TO SCALE



INSTALLATION:

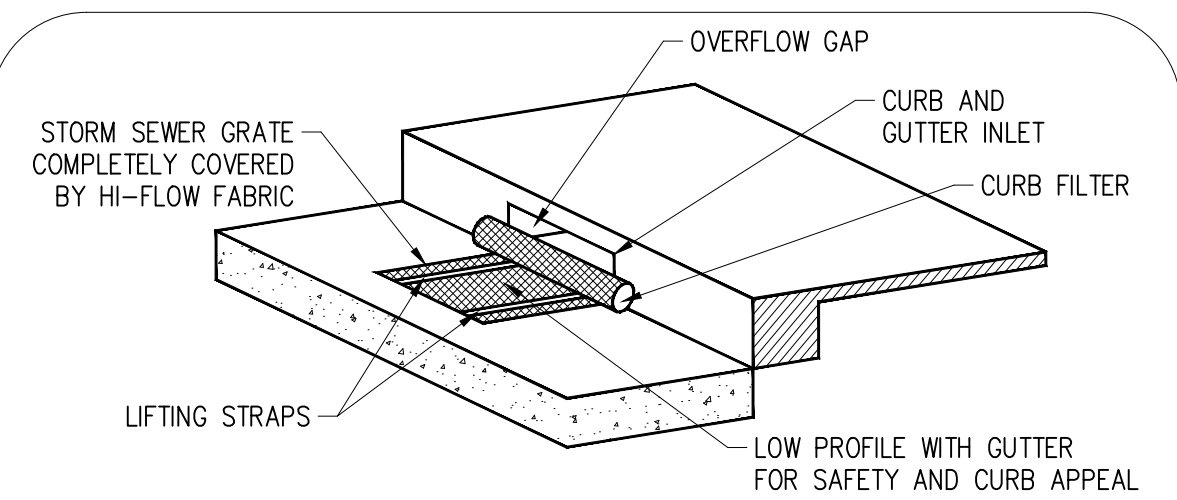
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK IN FLAP. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO THE CATCH BASIN FRAME SO THAT THE RED DOT ON THE TOP OF THE DANDY'S IS VISIBLE.

MAINTENANCE:

USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL, REMOVE SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION - DANDY BAG™

NOT TO SCALE



INSTALLATION:

STAND GRATE ON END. SLIDE THE DANDY CURB BAG ON WITH DAM ON TOP OF THE GRATE. PULL ALL EXCESS DOWN. LAY UNIT ON ITS SIDE. CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE. PRESS VELCRO DOTS TOGETHER WHICH ARE LOCATED UNDER LIFTING STRAPS. THIS INSURES STRAPS REMAIN FLUSH WITH GUTTER.

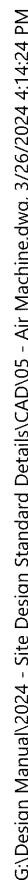
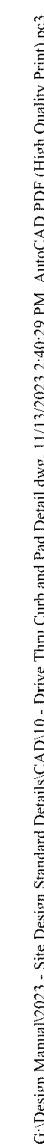
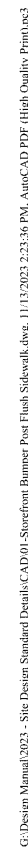
MAINTENANCE:

USING A STIFF BRISTLE BROOM, SWEEP SILT AND OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

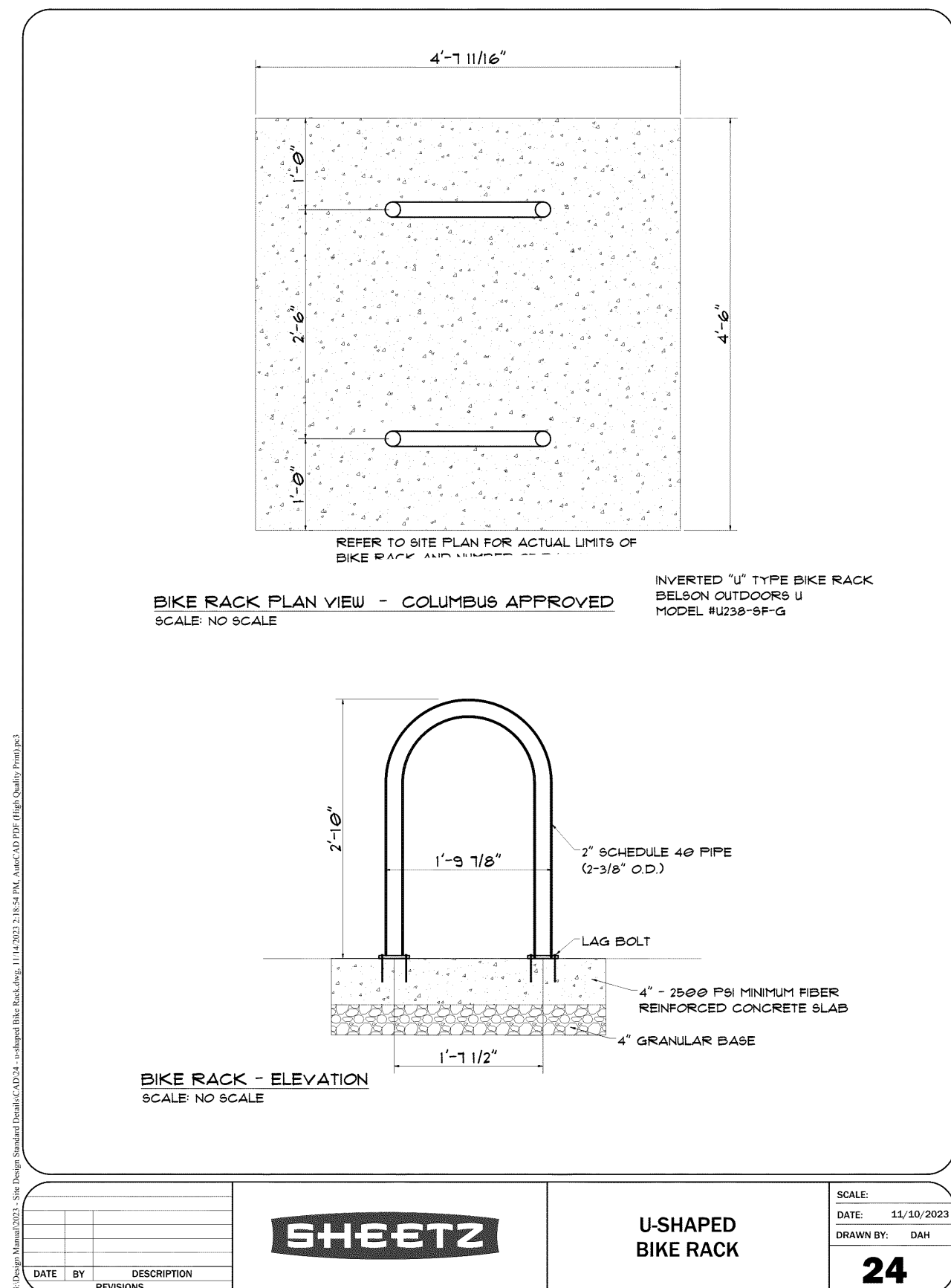
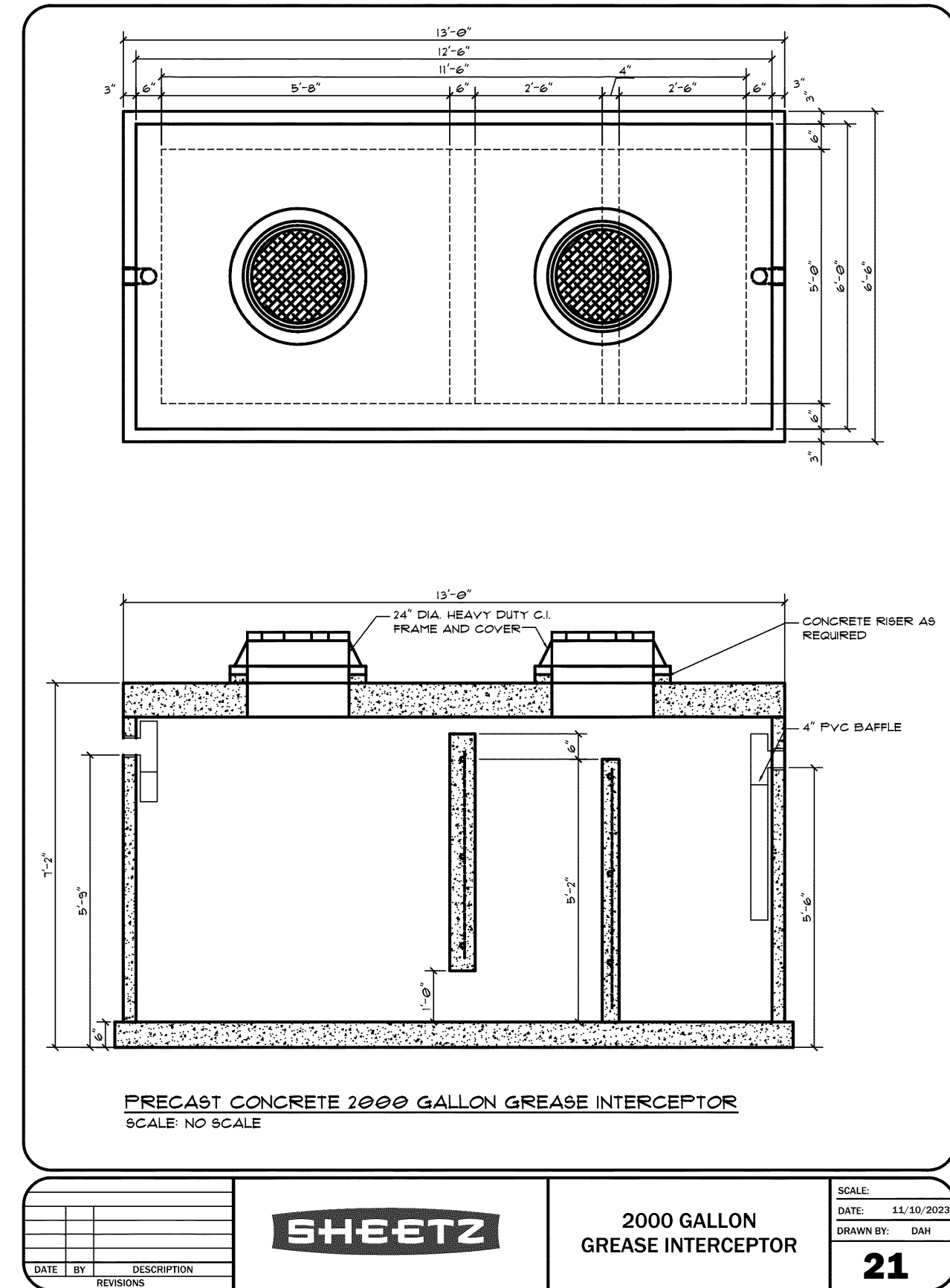
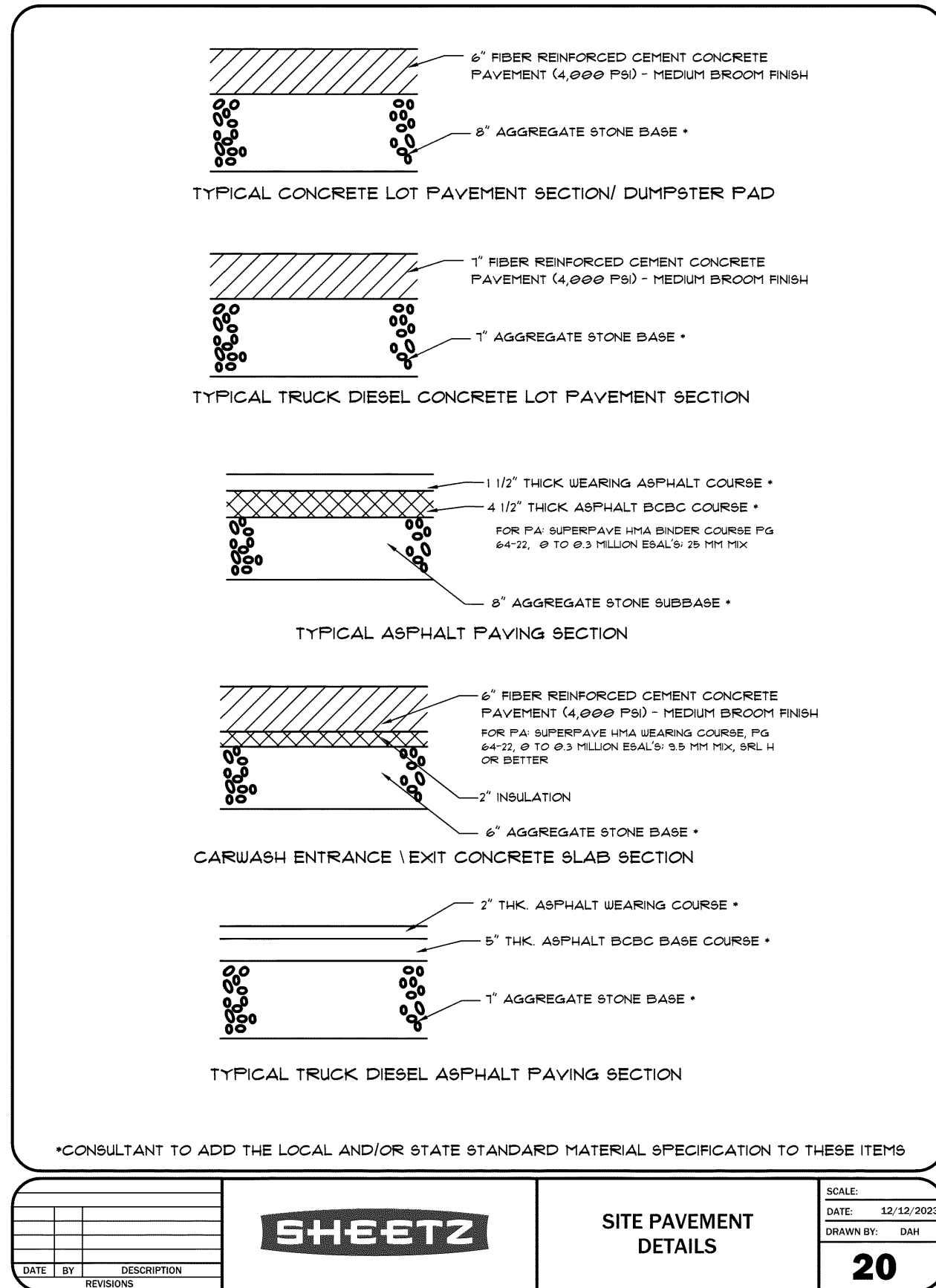
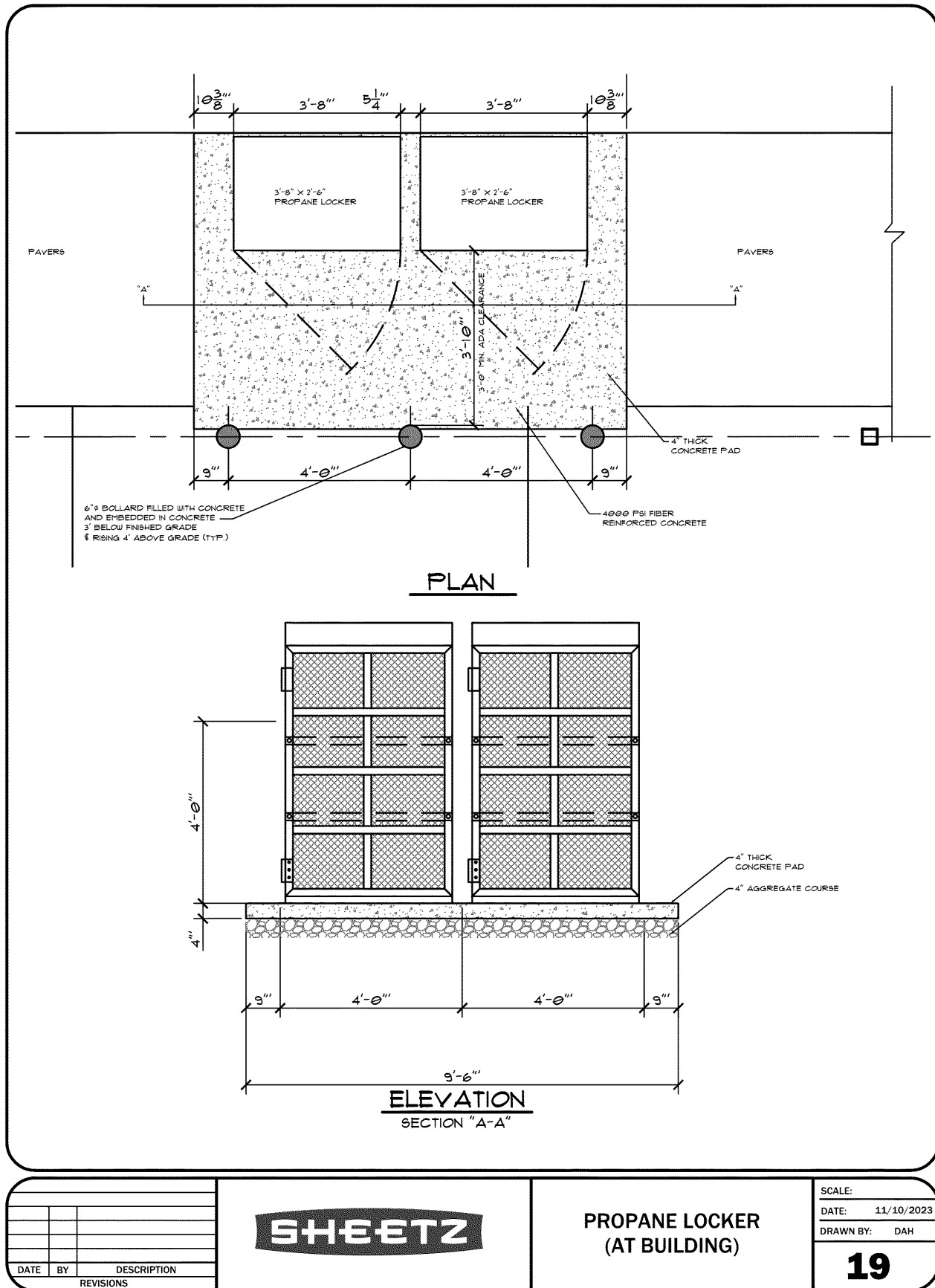
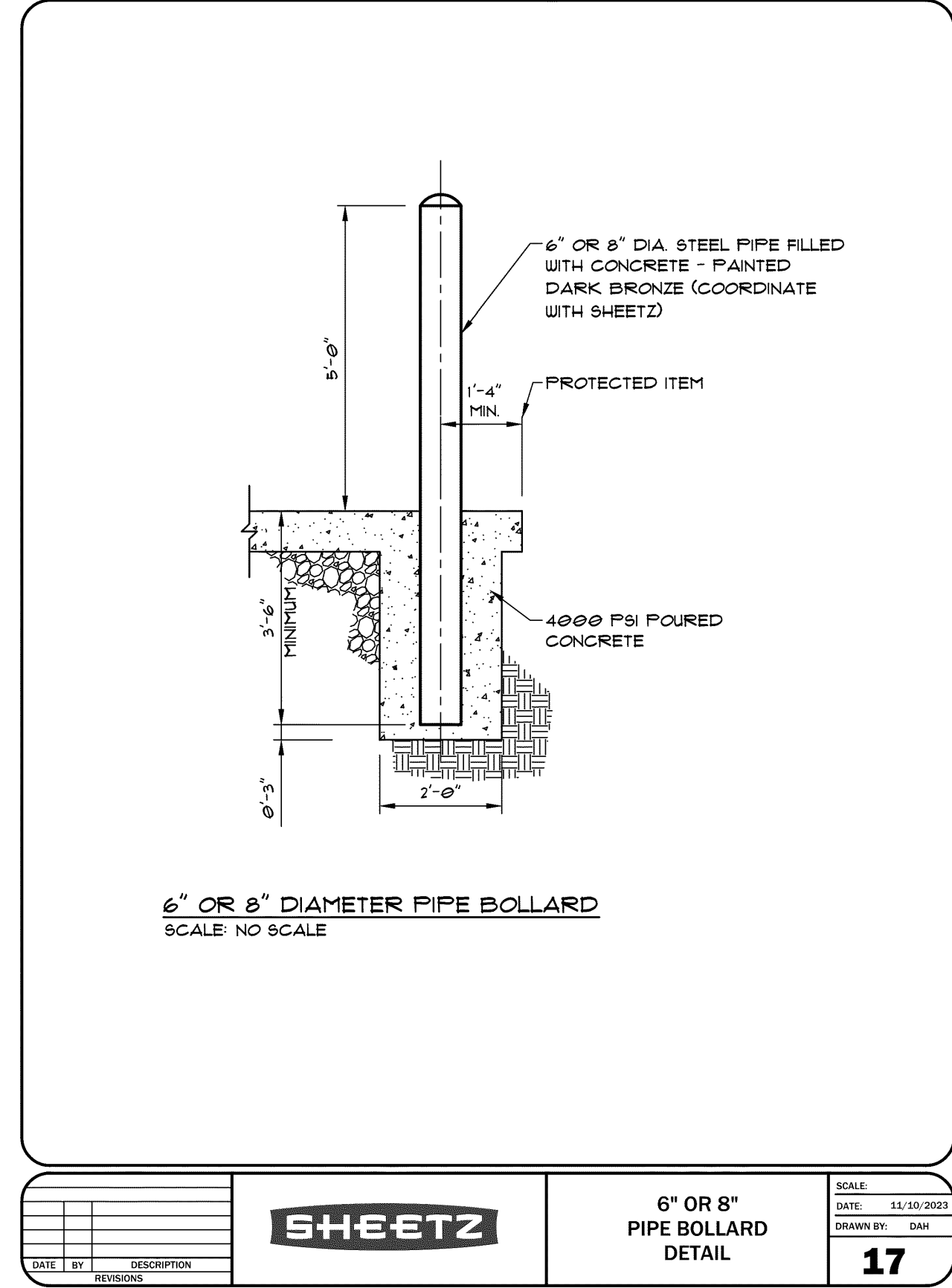
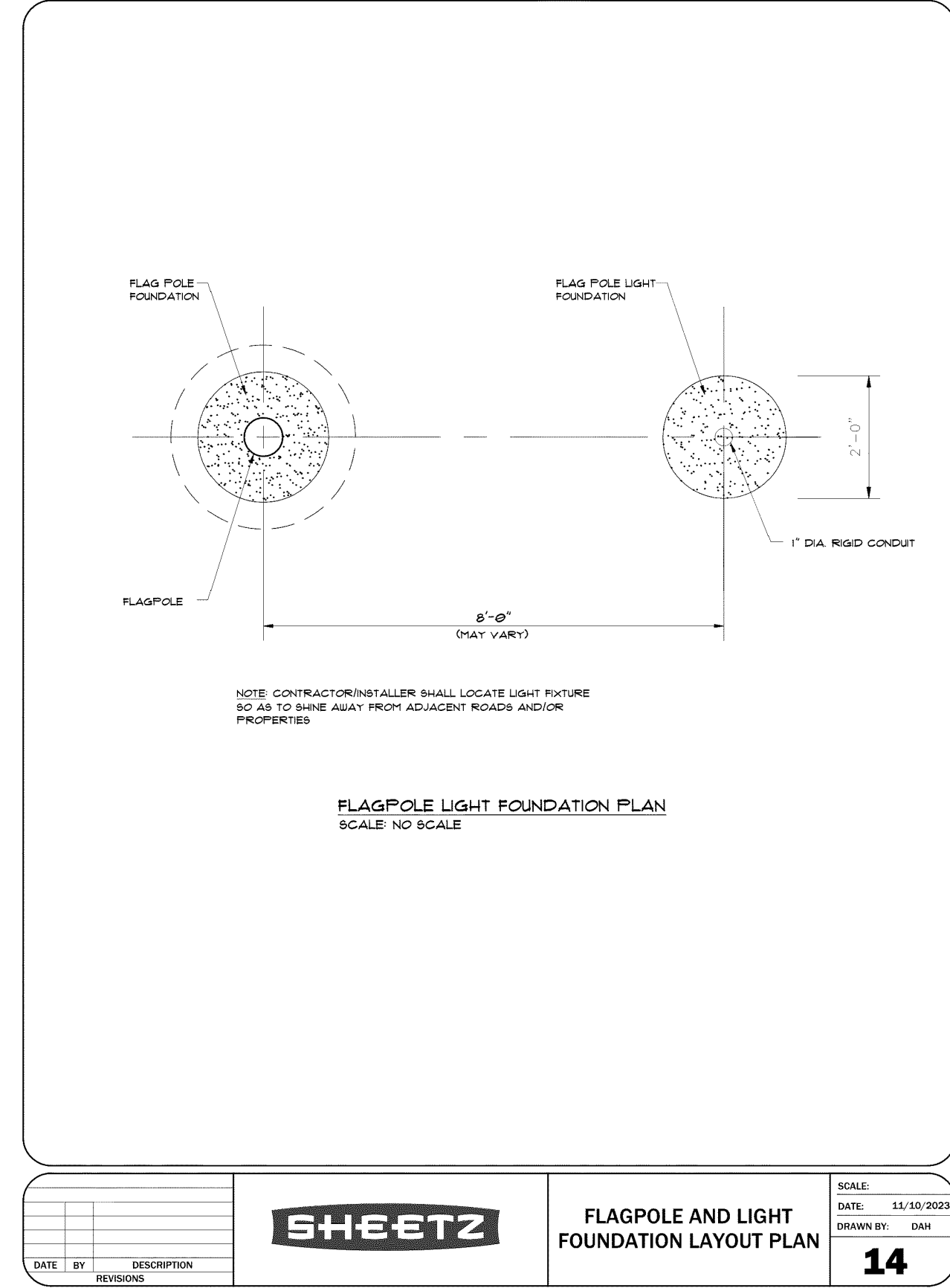
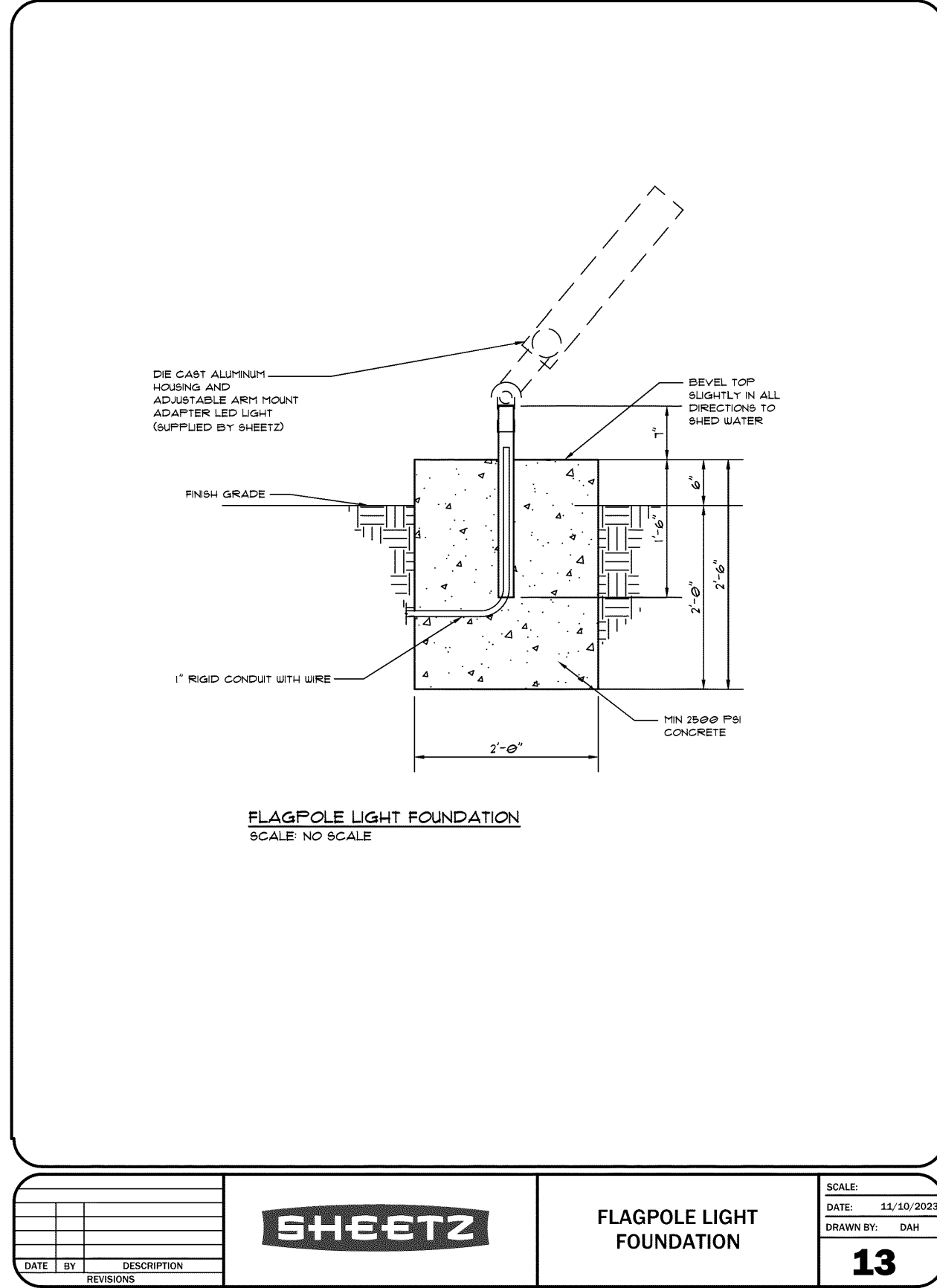
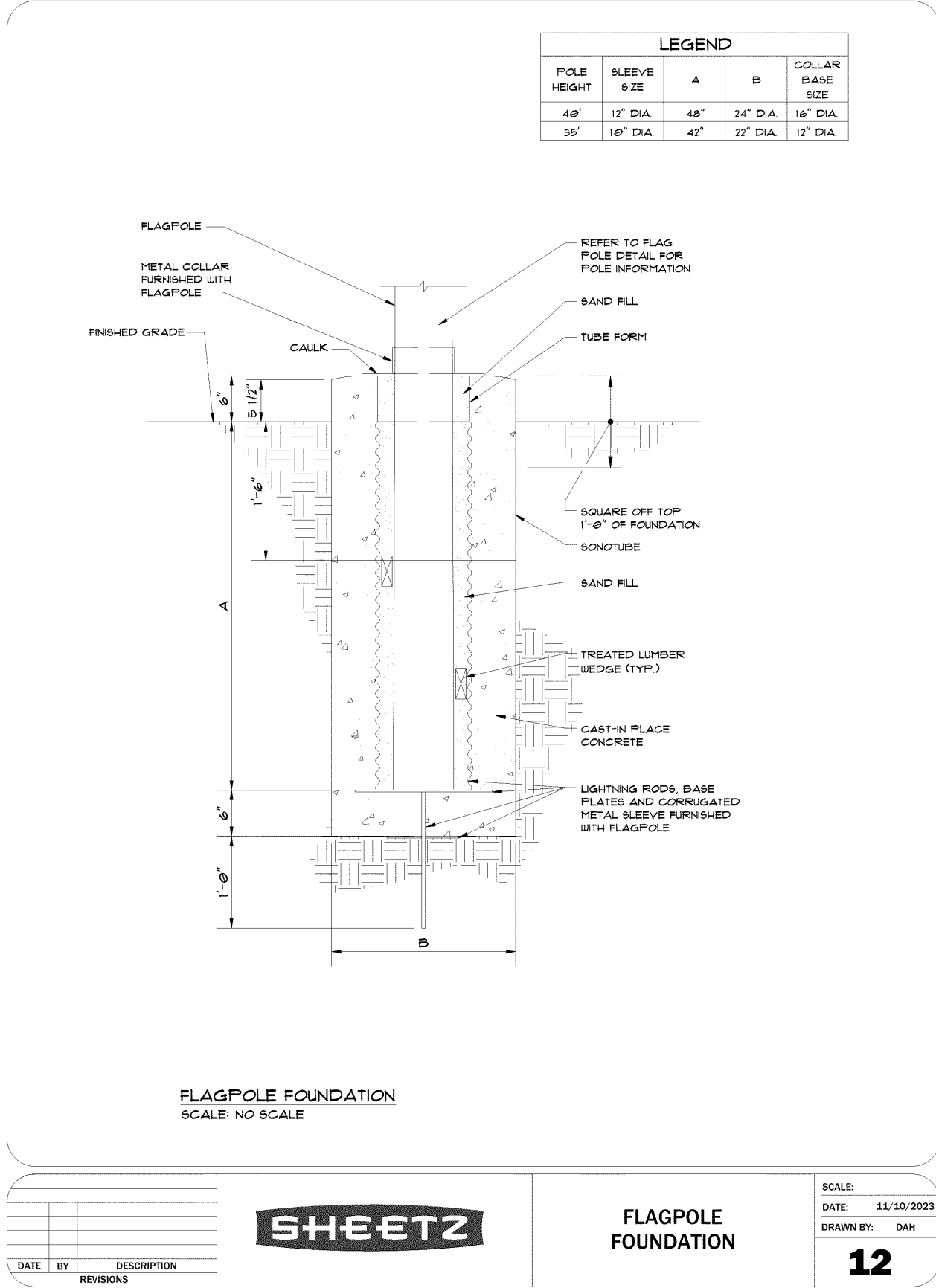
DANDY CURB BAG™

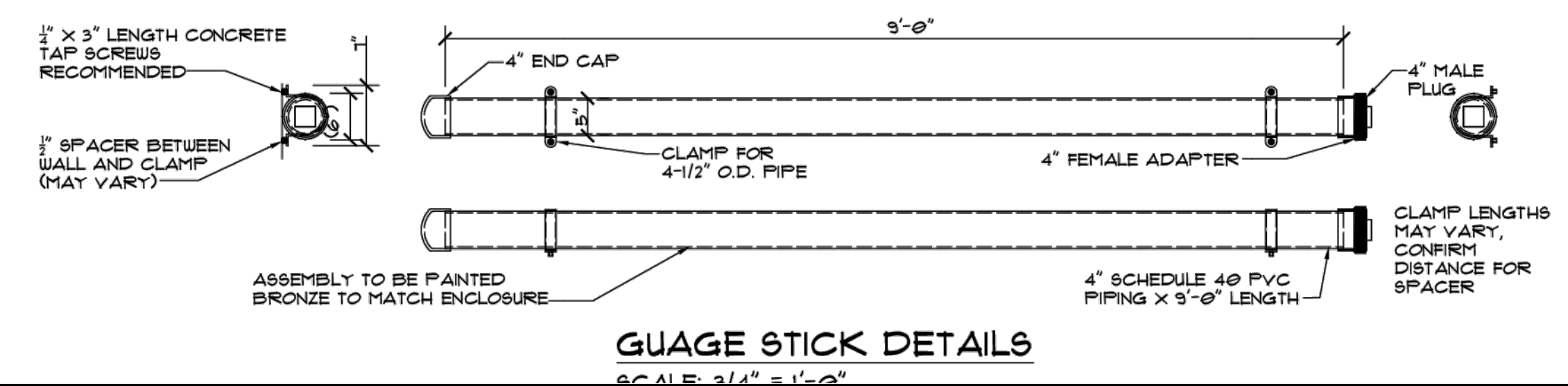
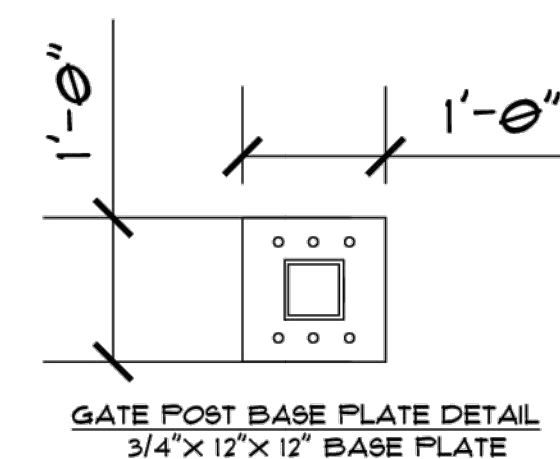
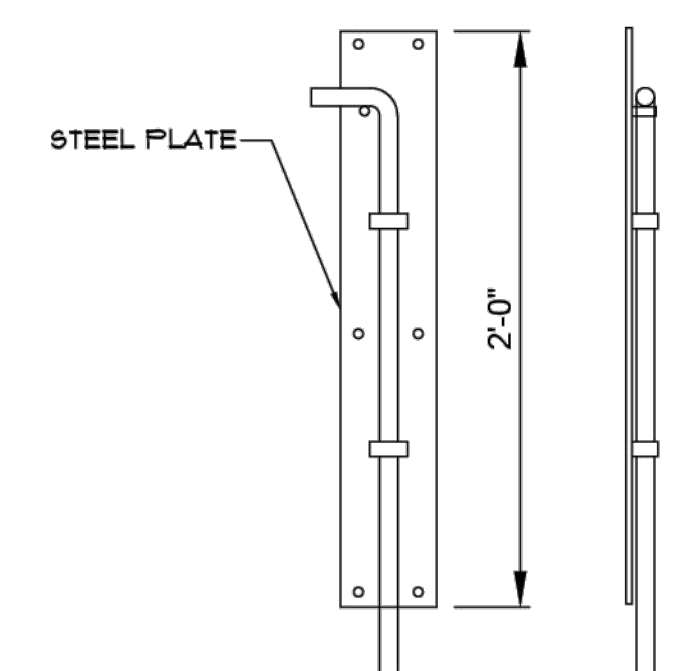
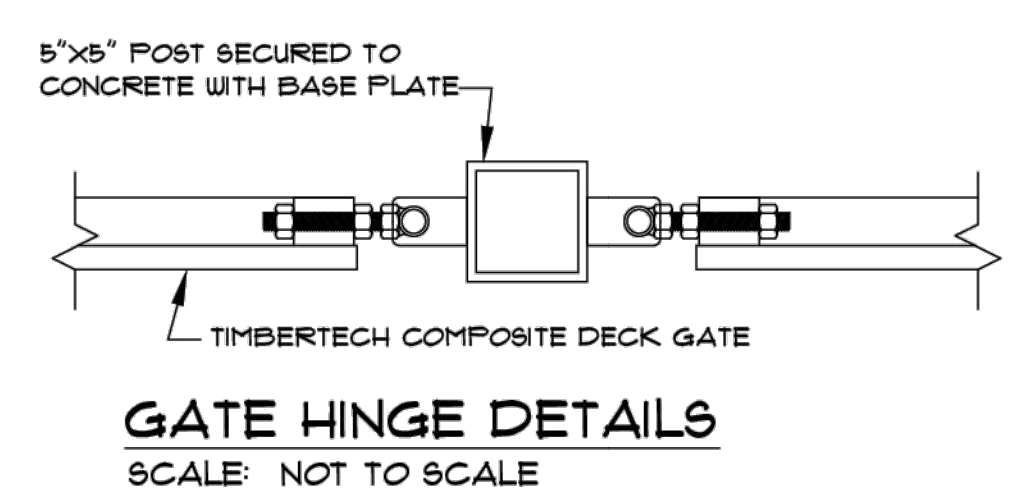
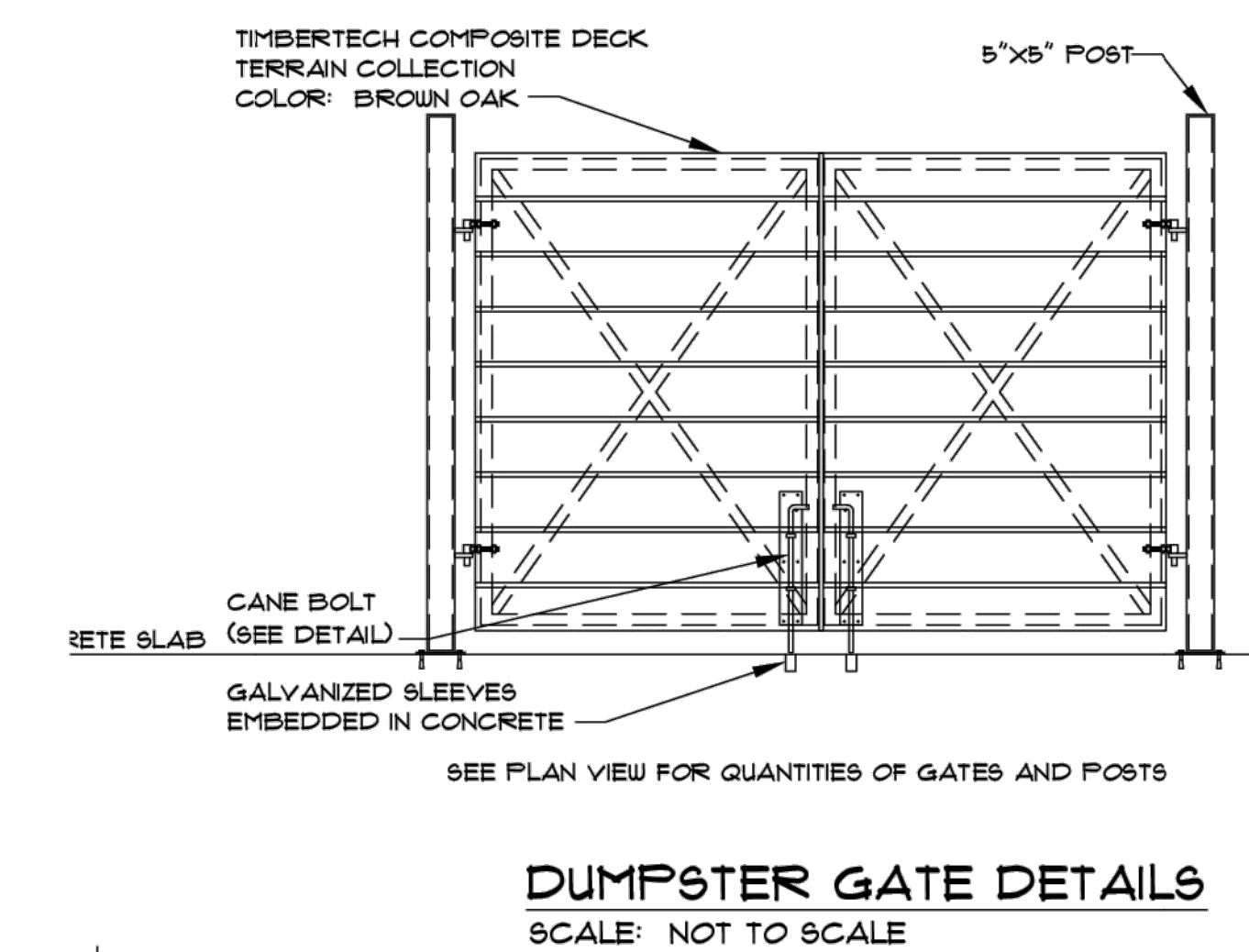
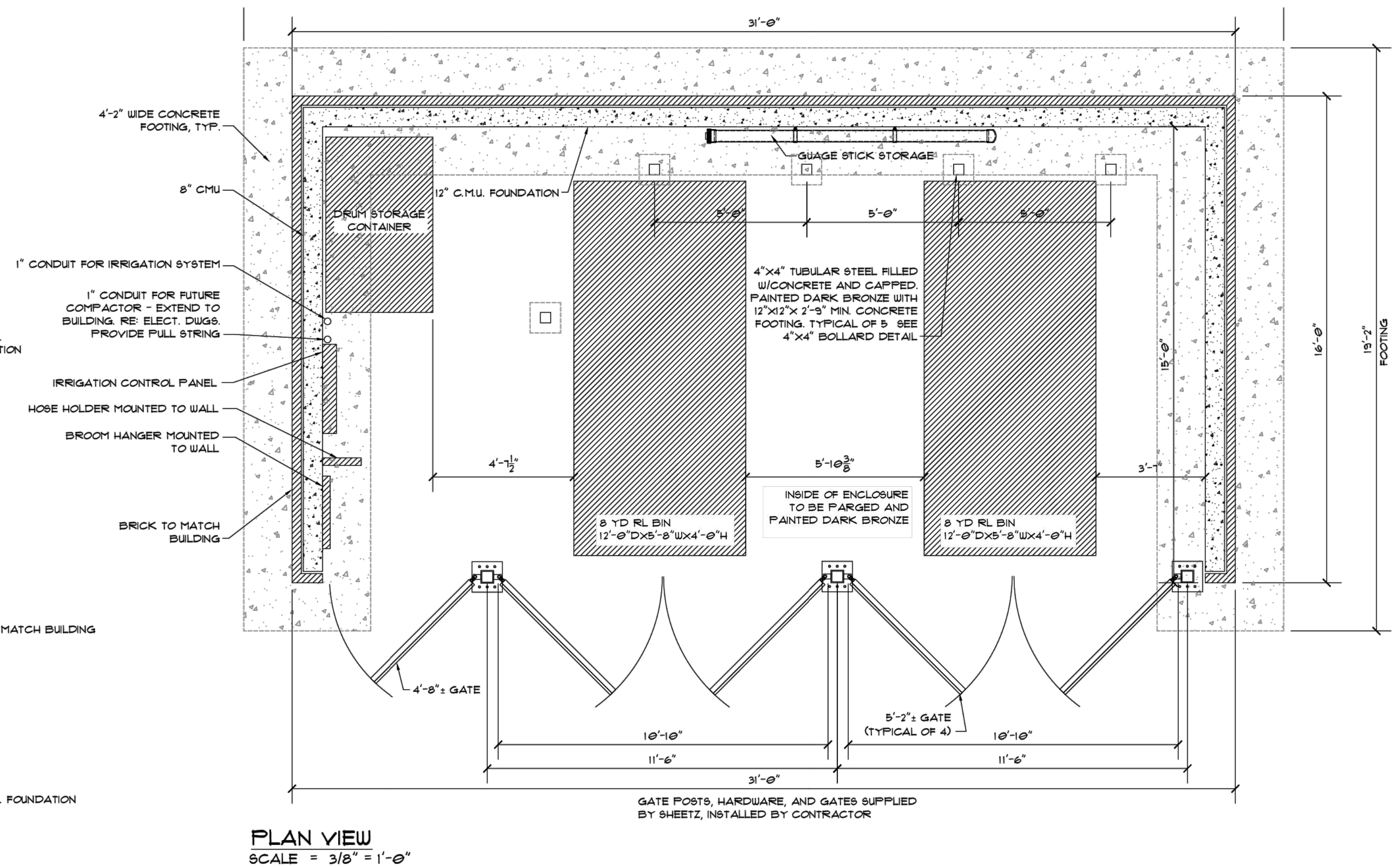
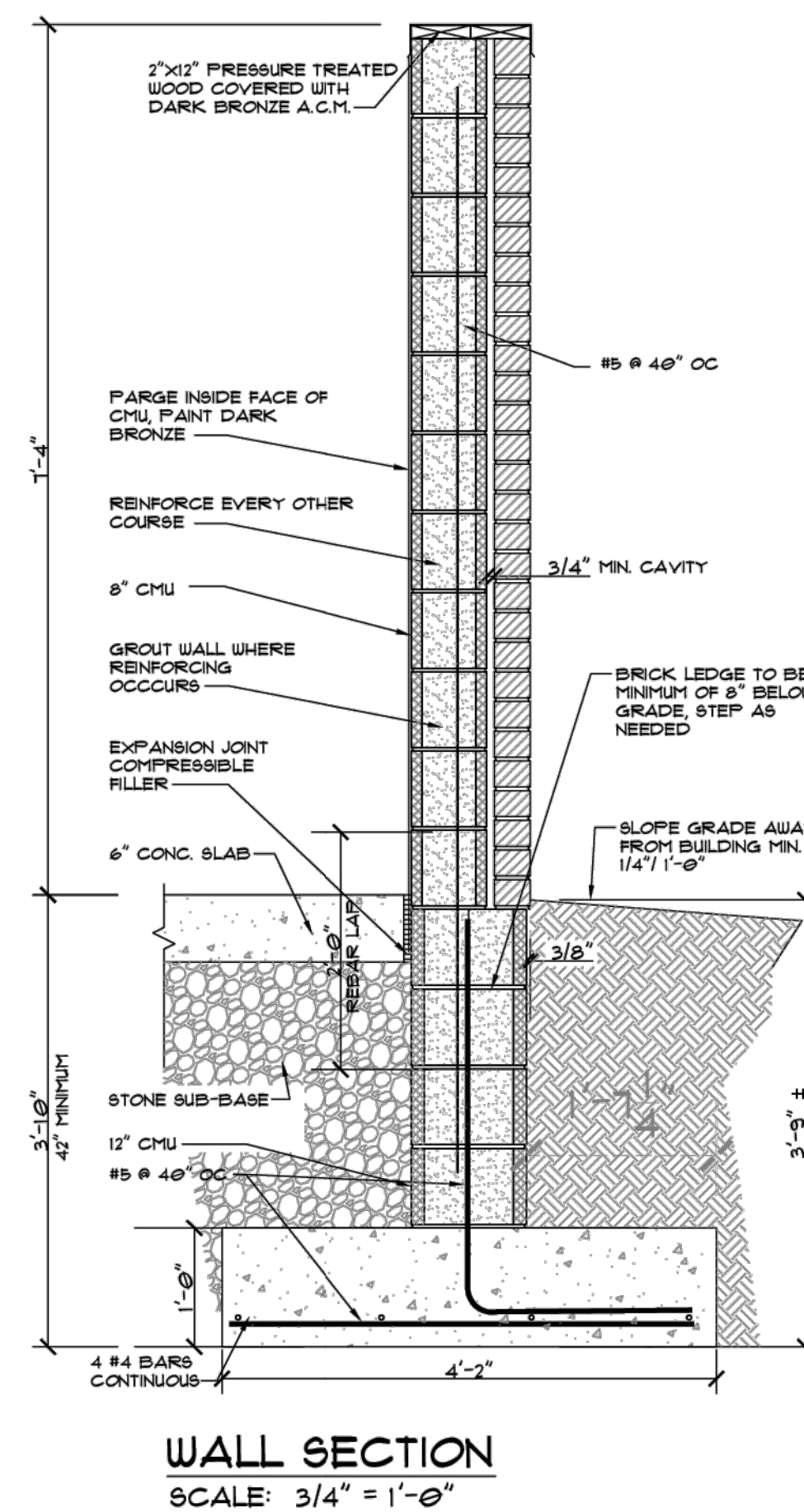
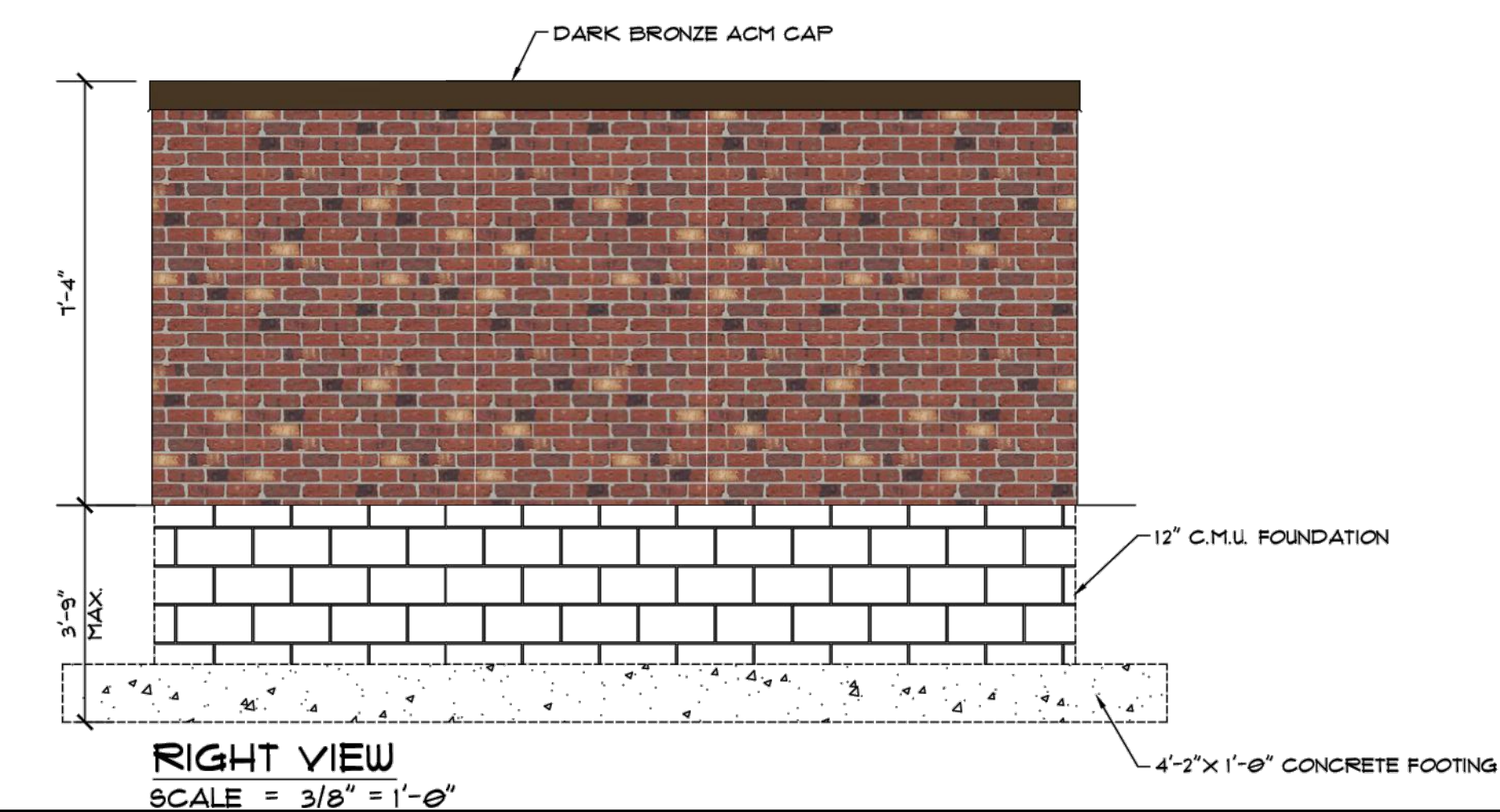
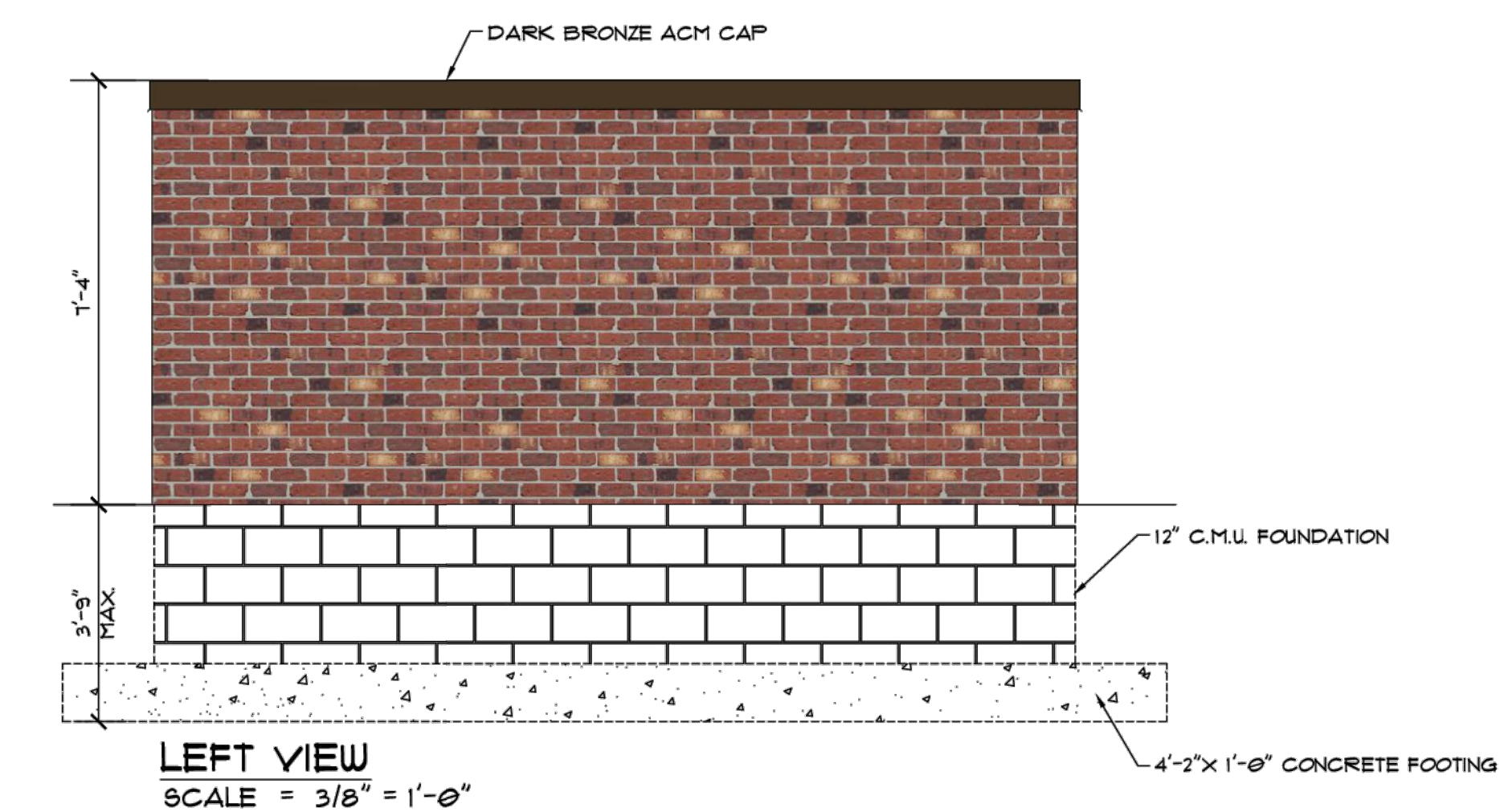
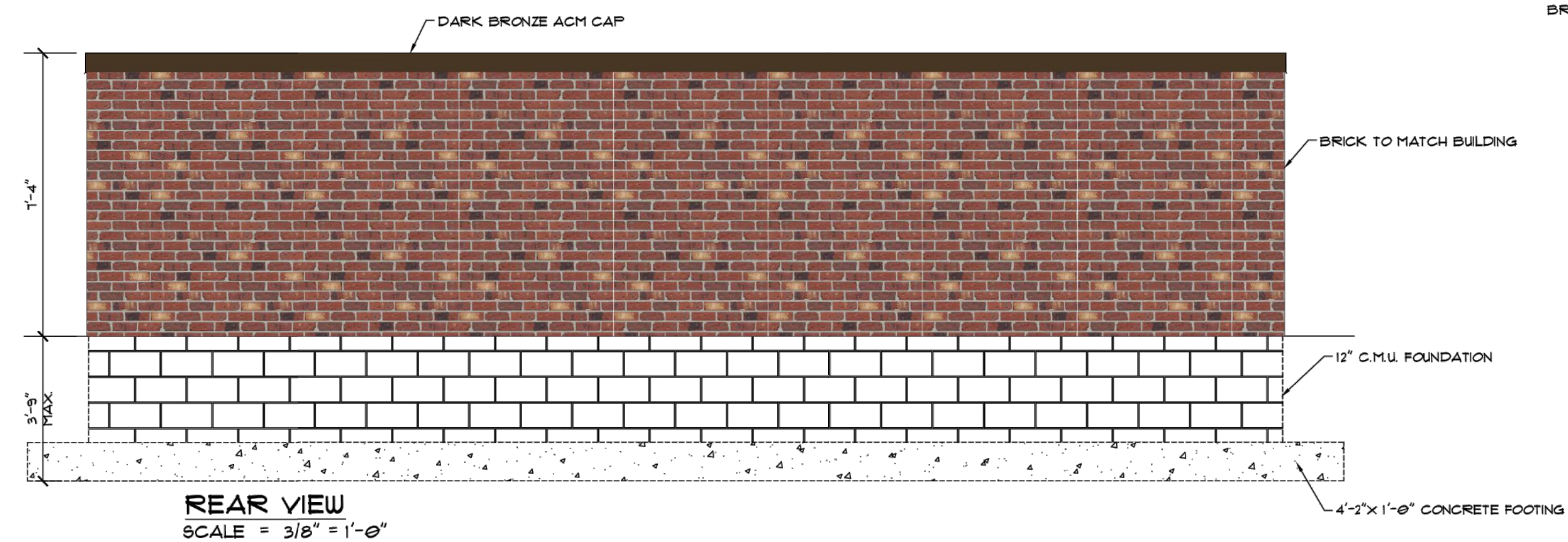
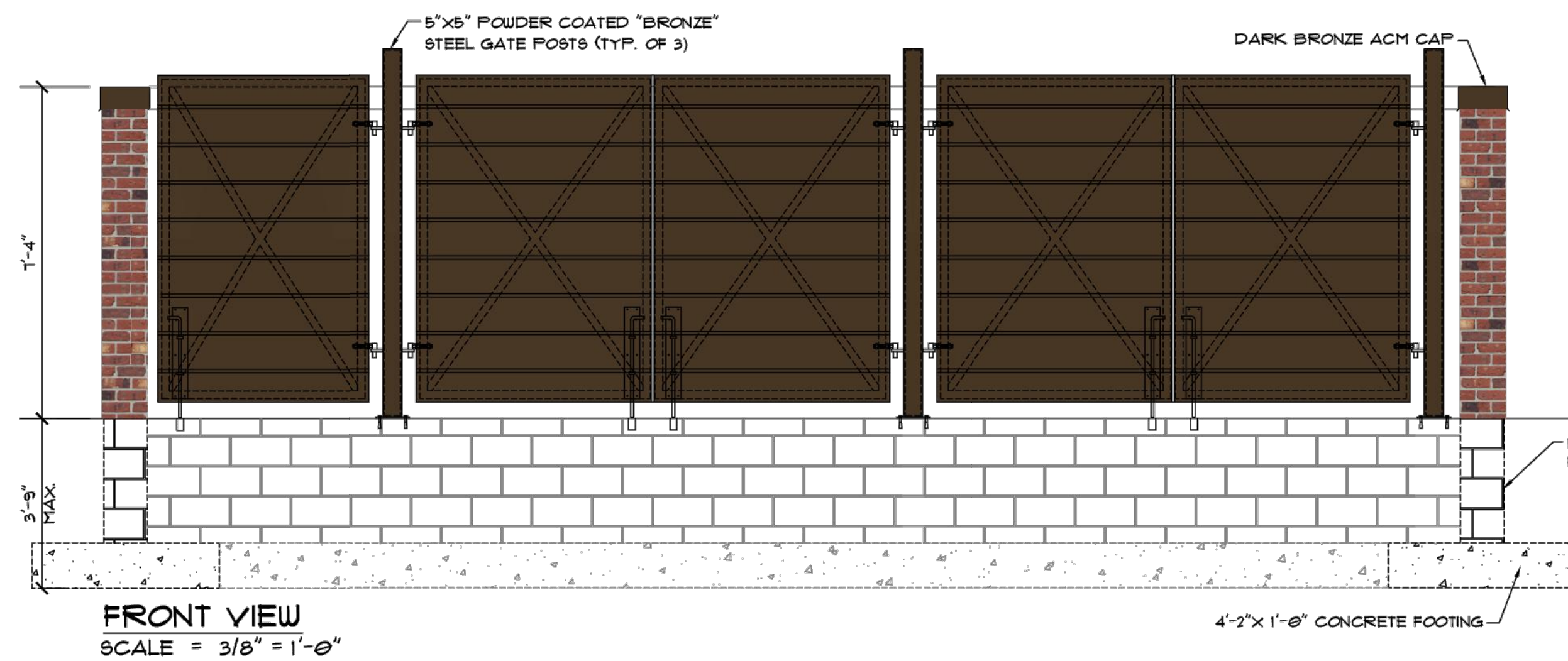
NOT TO SCALE

DESCRIPTION		BY	DATE	NO.	1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.888.7940	PROJECT DATE: 10/21/2025	PROJECT NO: 250474	DRAWN BY: MMB	CHECKED BY: NAF
SITE IMPROVEMENT PLAN FOR									
SKILKEN GOLD REAL ESTATE DEVELOPMENT									
SHEETZ									
1000 E DIXIE DRIVE									
STORMWATER POLLUTION PREVENTION NOTES & DETAILS									
C501									



1603 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.431.4222 FAX: 688.488.7340	NO.	DATE	BY	DESCRIPTION
PROJECT DATE: 10/21/2025				
PROJECT NO: Z500474				
DRAWN BY: MMB				
CHECKED BY: NAF				



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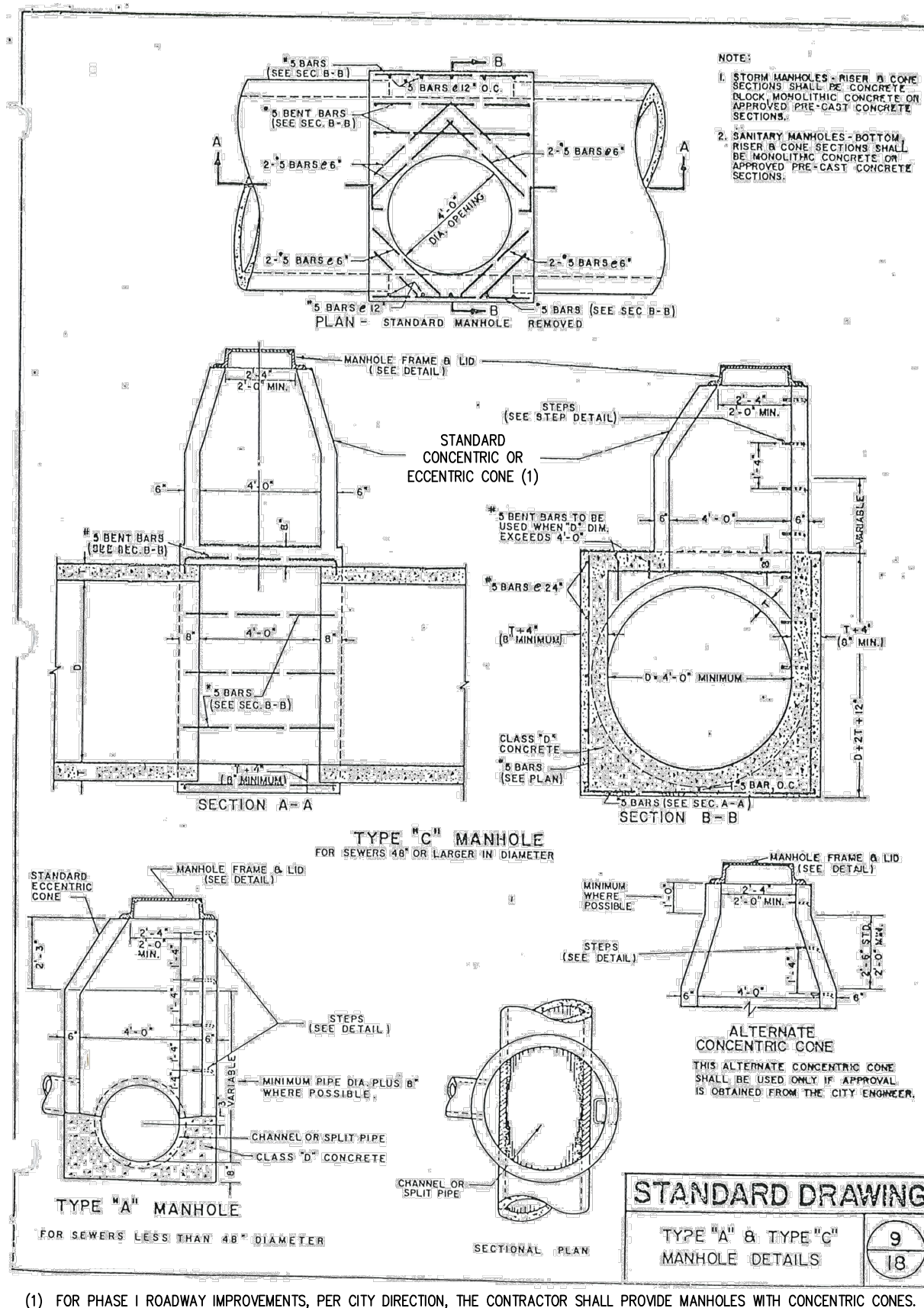
**SKILKEN GOLD
REAL ESTATE
DEVELOPMENT**

4720 MORSE ROAD
COLUMBUS, OHIO 43230

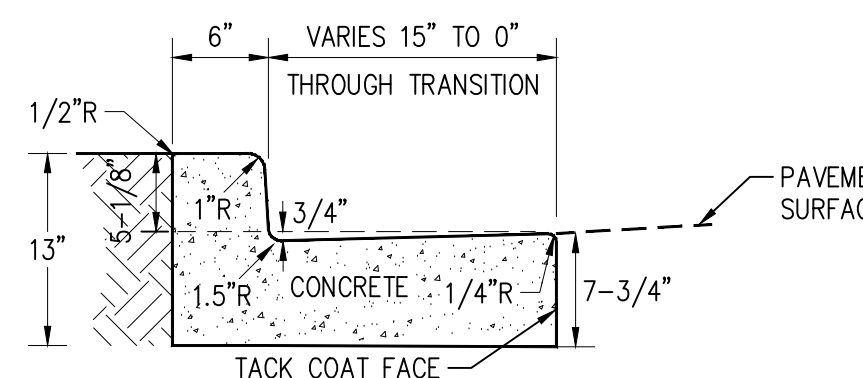
SHEETZ
1000 E DIXIE DRIVE

SITE DETAILS

603



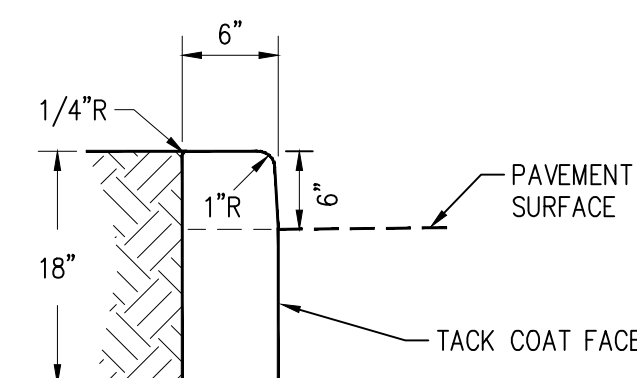
(1) FOR PHASE I ROADWAY IMPROVEMENTS, PER CITY DIRECTION, THE CONTRACTOR SHALL PROVIDE MANHOLES WITH CONCENTRIC CONES.



THE CONTRACTOR SHALL PROVIDE SUBGRADE PREPARATION, AGGREGATE BASE, AND UNDERDRAIN PER THE CORRESPONDING TYPICAL ROAD SECTION.

WEST CARROLLTON STANDARD BARRIER CURB & GUTTER TRANSITION FOR R/W

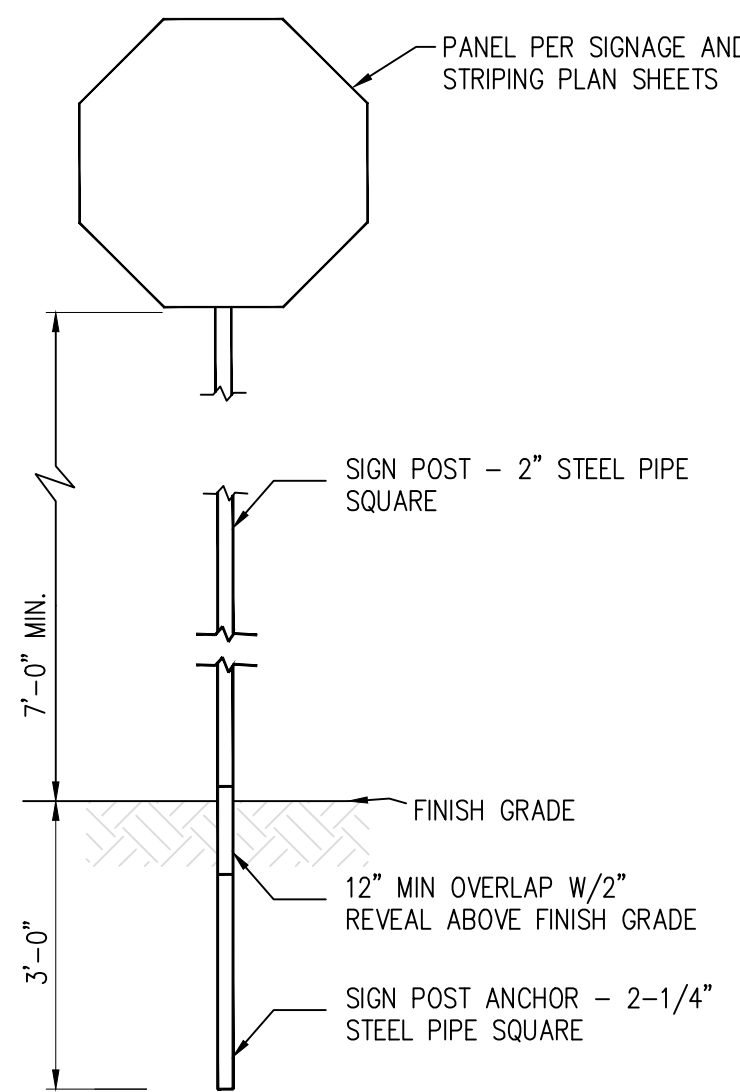
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THE CONTRACTOR SHALL PROVIDE SUBGRADE PREPARATION, AGGREGATE BASE, AND UNDERDRAIN PER THE CORRESPONDING TYPICAL ROAD SECTION.

WEST CARROLLTON STANDARD BARRIER CURB FOR R/W

NOT TO SCALE



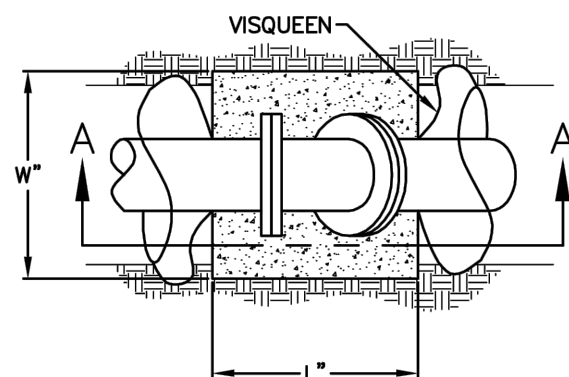
TYPICAL SIGN & POST IN GREENSPACE

NOT TO SCALE

W/H RATIO	DEGREE OF BEND											
	11 1/4°				22 1/2°				45°			
	L	W	H	V	L	W	H	V	L	W	H	V
3"	12	19	12	1.5	13	25	16	3.0	18	30	19	5.9
4"	12	24	16	2.6	16	30	18	5.0	22	36	24	11.0
6"	12	48	18	6.0	15	43	36	13.4	30	55	24	22.9
8"	12	63	24	10.5	18	57	34	20.2	36	57	33	39.2
12"	20	94	36	22.6	37	62	37	49.0	48	62	51	87.9
16"	31	65	38	44.3	60	65	39	88.1	65	65	59	159.2
20"	45	70	40	72.8	66	70	60	136.2	72	78	67	247.0
24"	41	72	54	92.3	67	74	69	198.0	88	84	84	359.9

V = VOLUME OF CONCRETE IN CUBIC FEET

- NOTES:
1. CONCRETE FOR BACKING SHALL BE CLASS "C".
 2. BACKING SHALL BE DESIGNED FOR 3000 PSF SOIL BEARING.
 3. REINFORCING STEEL SHALL BE USED AS DIRECTED BY THE ENGINEER.
 4. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED EARTH.
 5. BACKING SHALL BE CENTERED HORIZONTALLY ON BEND.
 6. ANY PIPE WHICH COMES IN CONTACT WITH THE CONCRETE ENCASUREMENT SHALL BE DUCTILE IRON.
 7. PROVIDE CLEARANCE FOR REMOVAL OF BOLTS.
 8. VISQUEEN SHALL BE PLACED IN A MANNER SUCH THAT CONCRETE BLOCKING DOES NOT HAVE DIRECT CONTACT WITH TEE AND OR FITTINGS.

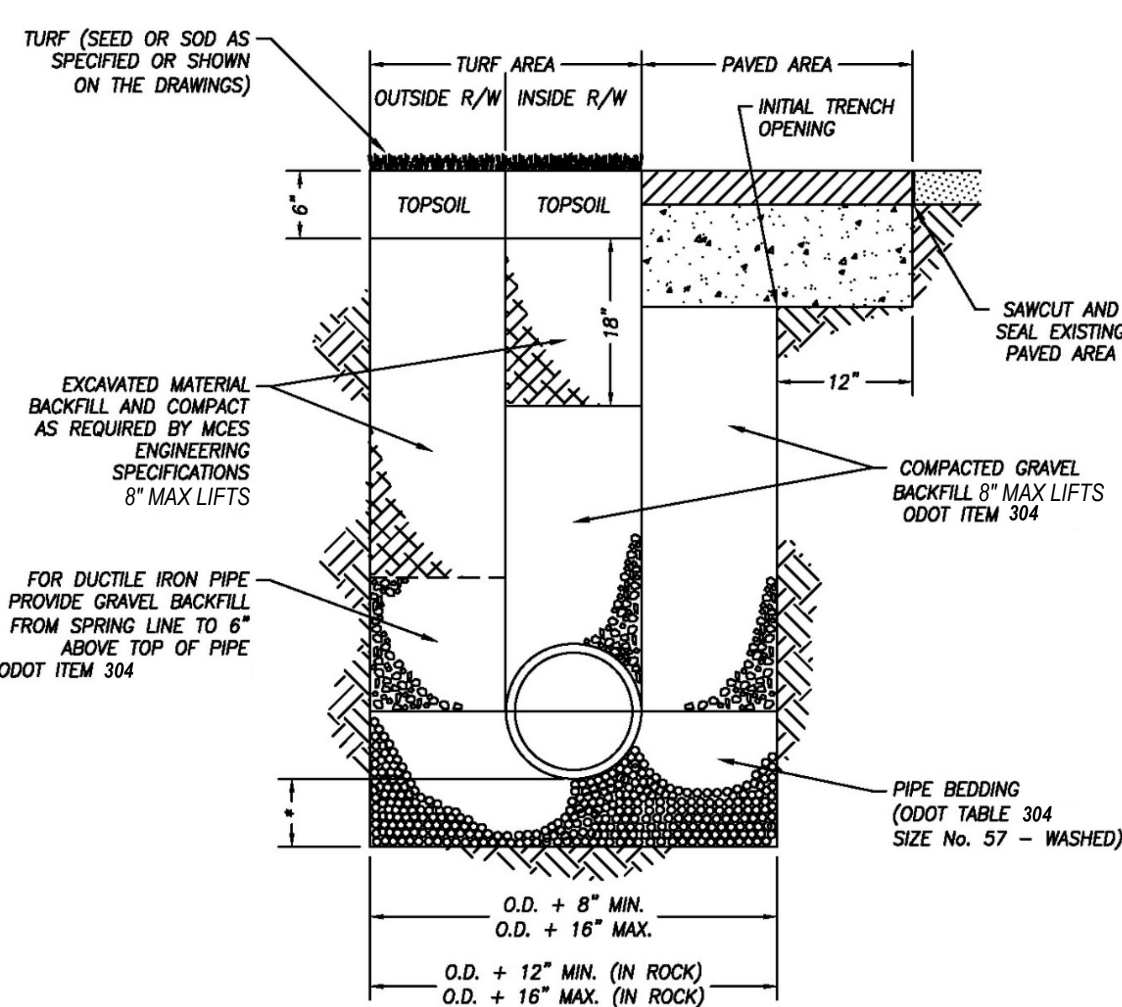


THRUST BLOCK FOR VERTICAL BENDS

NOT TO SCALE

FOR PAVEMENT AND TURF RESTORATION SEE MONTGOMERY COUNTY ENVIRONMENTAL SERVICES DEPARTMENT STANDARD SPECIFICATIONS SECTION 02012

NOTE: ALL RESTORATION MUST COMPLY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION



* 6" OR PIPE O.D. (INCHES) WHICHEVER IS LARGER

** RIGID PIPE = DUCTILE IRON, CONCRETE PRESSURE PIPE, PVC COMPOSITE (TRUSS), VITRIFIED CLAY PIPE, OR REINFORCED CONCRETE PIPE

PIPE BEDDING AND TRENCH DETAIL FOR RIGID PIPE**

SCALE: NONE

DATE: 7/19/2021

FOR PAVEMENT AND TURF RESTORATION SEE MONTGOMERY COUNTY ENVIRONMENTAL SERVICES DEPARTMENT STANDARD SPECIFICATIONS SECTION 02012

NOTE: ALL RESTORATION MUST COMPLY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION

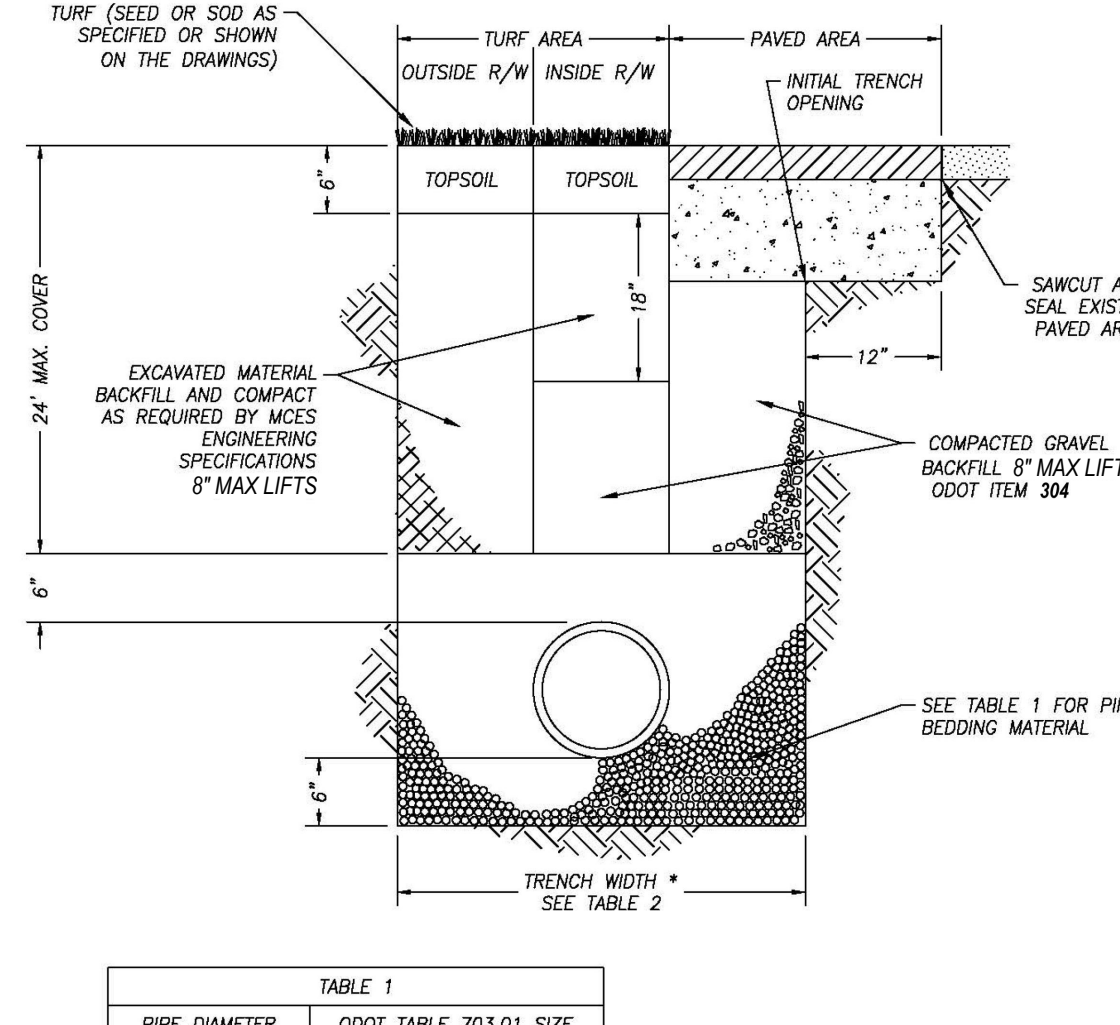


TABLE 1	
PIPE DIAMETER	DOT TABLE 703.01 SIZE
LESS THAN 15"	#7 OR #8 - 100% CRUSHED
15" - 30"	#6 - 100% CRUSHED
GREATER THAN 30"	#5 - 100% CRUSHED

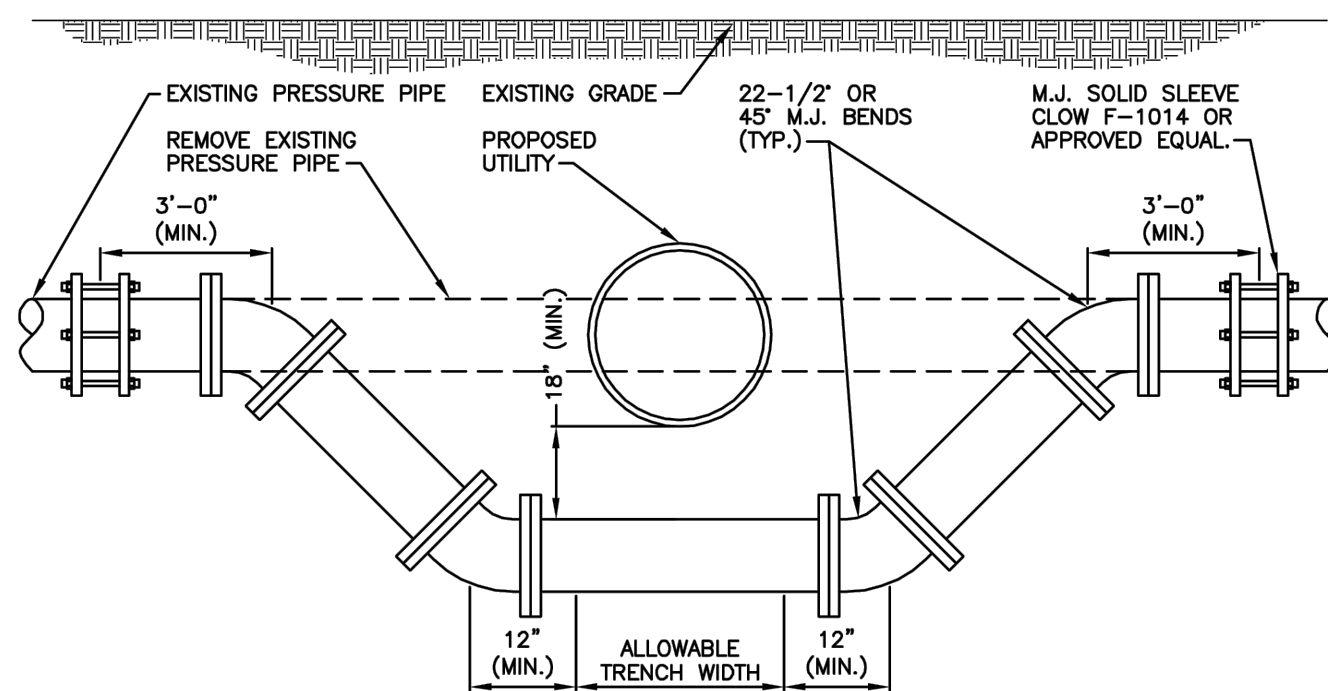
TABLE 2	
PIPE DIAMETER	TRENCH WIDTH *
LESS THAN 15"	O.D. + 16"
GREATER THAN 15"	(O.D. x 1.25) + 12"

* TRENCH WIDTH MAY BE LESS IF APPROVED BY THE ENGINEER. TRENCH WIDTH TO BE GREATER IN POOR OR UNSTABLE SOILS AS DETERMINED BY THE ENGINEER (REF. ASTM D 2321).

PIPE BEDDING AND TRENCH DETAIL FOR THERMOPLASTIC PIPE (CLOSED PROFILE)

SCALE: NONE

DATE: 11/21/2019

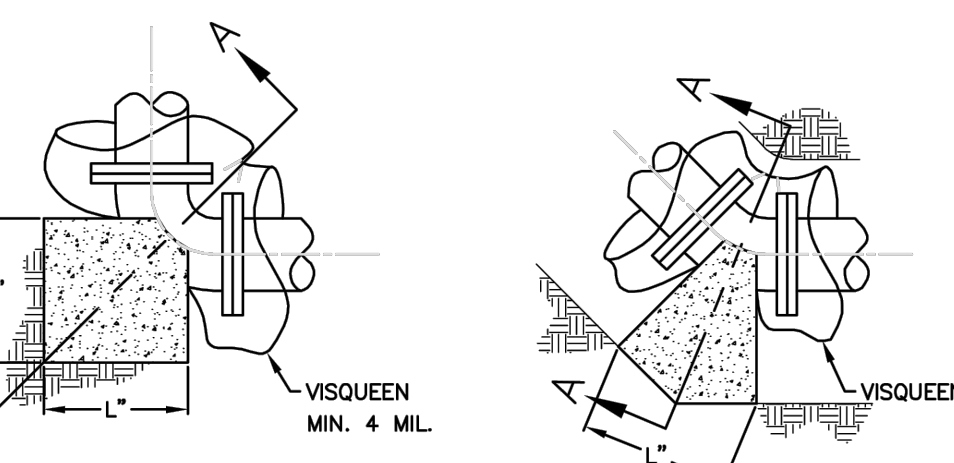


TYPICAL WATER MAIN LOWERING

NOT TO SCALE

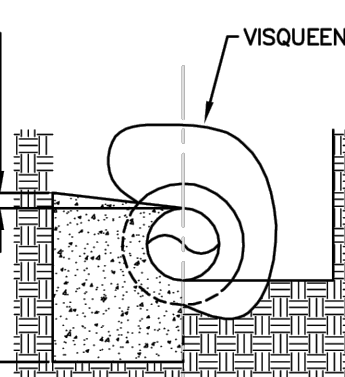
W/H RATIO	DEGREE OF BEND											
	11 1/4°				22 1/2°				45°			
	L	W	H	V	L	W	H	V	L	W	H	V
3"	4	3	0.1	6	4	0.2	10	4	0.3	10	4	0.3
4"	5	4	0.2	9	5	0.4	14	5	0.6	14	5	0.6
6"	8	6	0.5	12	7	0.7	20	8	1.4	18	9	1.7
8"	9	8	0.7	16	9	1.4	24	12	2.7	25	11	4.0
12"	14	12	1.8	24	14	3.6	36	18	6.9	32	18	10.7
16"	18	16	3.4	32	18	6.7	36	32	13.4	41	26	25.4
20"	25	20	6.4	30	30	11.5	49	36	20.5	50	32	46.5
24"	27	24	9.0	39	34	18.4	60	42	35.0	58	40	77.7

V = VOLUME OF CONCRETE IN CUBIC FEET



PLAN VIEWS

- NOTES:
1. CONCRETE FOR BACKING SHALL BE CLASS "C".
 2. BACKING SHALL BE DESIGNED FOR 3000 PSF SOIL BEARING.
 3. REINFORCING STEEL SHALL BE USED AS DIRECTED BY THE ENGINEER.
 4. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED EARTH.
 5. PROVIDE CLEARANCE FOR REMOVAL OF BOLTS.
 6. VISQUEEN SHALL BE PLACED IN A MANNER SUCH THAT CONCRETE BLOCKING DOES NOT HAVE DIRECT CONTACT WITH TEE AND OR FITTINGS.



THRUST BLOCK FOR HORIZONTAL BENDS

NOT TO SCALE

- WATER SERVICE NOTES
1. INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT REGULATIONS OF THE CITY, DOT CMS 638, AND AS SPECIFIED HEREIN. WATER SERVICE MATERIAL SHALL BE IN ACCORDANCE WITH DOT CMS 748. IF THERE ARE ANY DISCREPANCIES, THE CITY'S REQUIREMENTS SHALL GOVERN.
 2. ALL BACK FLOW PREVENTION DEVICES SHALL BE APPROVED BY THE CITY'S UTILITY DEPARTMENT. WATER METER AND BACKFLOW PREVENTER TO BE INSTALLED WITHIN THE BUILDING. REFERENCE BUILDING PLANS FOR DETAIL.
 3. FIRE SERVICE SHALL BE INSTALLED BY AN INDIVIDUAL WITH APPROPRIATE CERTIFICATION BY THE STATE OF OHIO.
 4. MINIMUM CLEARANCE BETWEEN WATERLINES AND SANITARY SEWER AND STORM SEWERS SHALL BE 10-FEET HORIZONTAL, AND 18-INCHES VERTICAL TO THE OUTSIDE OF EACH PIPE UNLESS OTHERWISE SHOWN ON THE DRAWINGS. THE SEPARATION SHALL COMPLY WITH PART 8.8 OF THE RECOMMENDED STANDARDS FOR WATER WORKS (CURRENT EDITION) OF THE GREAT LAKES/UPPER MISSISSIPPI RIVER BOARD OF THE STATE AND PROVINCIAL PUBLIC HEALTH AND ENVIRONMENTAL MANAGERS AS WELL AS BE INSPECTED AND APPROVED BY THE CITY ENGINEER BEFORE BACKFILL.
 5. THE PROPOSED WATER SERVICE PIPE SHOWN ON THE PLANS MAY REQUIRE DEFLECTIONS TO AVOID EXISTING STRUCTURES, SERVICE BOXES, OR OTHER INFRASTRUCTURE. DEFLECTIONS FROM PLAN LOCATION SHALL REQUIRE APPROVAL OF THE CITY ENGINEER. WATER SERVICE PIPE SHALL BE DEFLECTED AROUND STRUCTURES WITHOUT THE USE OF SPECIAL FITTINGS AND WITHOUT EXCEEDING THE MANUFACTURER'S ALLOWABLE DEFLECTION.
 6. MINIMUM DEPTH OF WATER MAIN COVER SHALL BE FOUR (4) FEET SIX (6) INCHES BELOW FINISH GRADE.
 7. IN THOSE AREAS WHERE IT IS REQUIRED TO LOWER THE WATER LINE TO CLEAR AN OBSTACLE AND THE DEFLECTION WILL BE GREATER THAN 18", THE USE OF BENDS WILL BE REQUIRED TO CLEAR THE OBSTACLE AND BRING THE WATER MAIN UP TO THE STANDARD FOUR (4) FEET SIX (6) INCHES OF COVER.
 8. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEES, SLEEVES, REDUCERS, ETC. TO MAKE PROPER CONNECTIONS TO EXISTING WATER MAINS.
 9. FOR WATER SERVICE PIPE 3" IN DIAMETER OR GREATER, THE CONTRACTOR SHALL FURNISH AND INSTALL DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151, THICKNESS CLASS 53. THE CONTRACTOR SHALL FURNISH PUSH ON JOINTS CONFORMING TO ANSI/AWWA C111. ALL BENDS AND FITTINGS SHALL BE ANCHORED BY USE OF RESTRAINED JOINTS. ALL FITTINGS SHALL USE MECHANICAL JOINT RESTRAINT, AWWA C600, MEGALUG OR EQUAL, AND THRUST BLOCKING. PIPE JOINTS MAY BE DEFLECTED TO OBTAIN HORIZONTAL AND VERTICAL ELEVATIONS. DEFLECTIONS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS. ALL COSTS SHALL BE INCLUDED IN THE BID PRICE FOR THE DUCTILE IRON WATER SERVICE PIPE.
 10. EXCAVATE WATER SERVICE PIPE TRENCHES IN ACCORDANCE WITH DOT CMS 611 AND 638.04 AS WELL AS THE STANDARD TRENCH DETAIL. LAY WATER PIPE IN ACCORDANCE TO DOT CMS 638.06 AND 638.07.
 11. WHERE NECESSARY TO DISTURB PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE CUT IN NEAT, STRAIGHT LINES. THE DEPTH OF SAW CUT SHALL BE AT LEAST THREE INCHES. COSTS FOR SAW CUTTING SHALL BE INCLUDED IN THE PRICE BID FOR DUCTILE IRON WATER PIPE.
 12. THE NORMAL WORKING PRESSURE IN WATER LINES SHALL NOT BE LESS THAN 35-PSI.
 13. ALL WATER SERVICE PIPE FIELD TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (MATERIAL COMPOSITION, MATERIAL COMPACTION, CONCRETE TESTING, ETC.).
 14. ONLY CITY OF WEST CARROLLTON PERSONNEL SHALL OPERATE WATER MAINLINE VALVES UNLESS AUTHORIZED BY THE CITY.
 15. THE CONTRACTOR SHALL NOTIFY ALL BUSINESS MANAGERS TO BE AFFECTED BY WATER SHUT-OFF A MINIMUM OF ONE WEEK PRIOR TO SUCH OCCURRENCE. THIS SHALL BE PERFORMED BY MEETING WITH THE MANAGER AND DESCRIBING THE APPROXIMATE TIME WATER WILL BE OFF, DURATION, AND INSTRUCTIONS ON FLUSHING THE WATER LINES IN THE BUSINESS.

GENERAL LANDSCAPE PLANTING NOTES

1.

THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
3.

REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.
4.

ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
5.

PLANTING BEDS: ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
6.

BACKFILL MIX: FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:

A. ONE PART EXCAVATED SOIL.

B. ONE PART TOPSOIL.

C. ONE PART EPA RATED CLASS IV COMPOST.

D. A SLOW RELEASE COMMERCIAL FERTILIZER (0–20–20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.

E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.

NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7.

MULCH: SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 3". DOUBLE GROUND BROWN OR BLACK COLOR ENHANCED (DYED) MULCH SHALL BE SPREAD OVER WOVEN POLYPROPYLENE WEED BARRIER, DEWITT 15 YEAR WEED BARRIER OR EQUAL FOR SHRUB MASSING, ANNUAL, AND PERENNIAL PLANTING AREAS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GROUND COVER AREAS SHALL NOT HAVE FABRIC. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12–12–12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

8.

PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9.

RESTORATION OF DISTURBED AREAS FOR NEW LAWN:

ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SOD AND SODDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SODDING WORK. AREAS TO RECEIVE GRASS SOD SHALL HAVE A MIN. 4" TOPSOIL PLACED AND SODDED. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18–24–12 OR EQUAL).

10.

LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11.

TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):

ALL GREEN SPACE (EXCLUDING BEDS) ON SHEETZ PRIVATE PROPERTY IS TO BE COVERED WITH GRASS SOD. GREENSPACE WITHIN ROAD RIGHTS-OF-WAY MAY BE SEED OR SOD, WHATEVER THE REVIEW AUTHORITY DICTATES. ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE.

SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE70%

SR 4100 PERENNIAL RYEGRASS20%

MERIT KENTUCKY BLUEGRASS10%

12.

PLACE "DEWITT 15 YEAR WEED BARRIER" WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANTED BEDS AND AT EACH TREE RING.
-
- NOTES:
- BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
- DECIDUOUS TREE PLANTING DETAIL
- NO SCALE
-
- NOTES:
- BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
- EVERGREEN TREE PLANTING DETAIL
- NO SCALE
-
- NOTES:
- ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
- SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.
- MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
- NO SCALE
- | NO. | DATE | BY | DESCRIPTION | PROJECT NO. | DRAWN BY: | CHECKED BY: |
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| | | | | 1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.6222
FAX: 888.488.7940 | 10/21/2025
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