

PLAN OF IMPROVEMENTS  
for  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SECTION 26, TOWN 2, RANGE 5 NORTH, MRs.  
CITY OF FRANKLIN, WARREN COUNTY, OHIO  
JUNE 18, 2025

DATUM:

DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (RTK VRS NETWORK), SOUTH ZONE, NAD83 FOR HORIZONTAL LOCATION AND NAVD88 DATUM FOR VERTICAL ELEVATIONS.

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT SHALL BE AS PER CITY OF FRANKLIN, AND THE OHIO DEPARTMENT OF TRANSPORTATION'S CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2023, UNLESS OTHERWISE MODIFIED HEREIN, MOST RESTRICTIVE SHALL APPLY AS DETERMINED BY THE ENGINEER.

GENERAL NOTES:

- WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- EXISTING DRAIN TILE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR CONNECTED TO THE STORM SEWER AS DIRECTED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR TILE REPLACEMENT. THIS IS TO BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE DONE TO ADJACENT PROPERTIES OR ANY PROPERTY AFFECTED BY THE CONSTRUCTION WORK. THE CONTRACTOR SHALL TAKE SPECIAL EFFORT TO PROTECT EXISTING TREES AND/OR SHRUBS.
- NO DIMENSIONS SHALL BE SCALED, REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND ELEVATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY(S) AND PROTECTION OF SAID UTILITY DURING CONSTRUCTION.
- SEEDING MUST BE DONE SEVEN (7) DAYS AFTER EARTH DISTURBING ACTIVITIES.
- FIELD TILE - SHOULD FIELD TILE BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TILE. WITHIN THE DEDICATED RIGHT-OF-WAY, THE CONTRACTOR SHALL REPLACE THE TILE WITH STEEL REINFORCED CONCRETE PIPE (ASTM C-76, CL4) OR DUCTILE IRON PIPE (ANSI CLASS 52 OR PVC AS SPECIFIED) AT THE DIRECTION OF THE CITY ENGINEER'S INSPECTOR.
- ANY MUD TRACKED OR DISPOSITION OF BUILDING MATERIALS OR DEBRIS UPON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED OFF IMMEDIATELY. EVERY PRECAUTION SHALL BE TAKEN TO MINIMIZE THIS RISK.
- ALL STORM DRAINS, UNDERDRAINS AND FIELD TILE BROKEN DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION.
- ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, COUNTY AND STATE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ODOT, PREBLE COUNTY AND OEPA.
- THE CONTRACTOR SHALL CONFINED HIS ACTIVITIES TO THE EXISTING OWNED PROPERTY, RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE AT THEIR SOLE EXPENSE.
- THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS AND MATERIALS RESULTING FROM HIS OPERATION AND RESTORE ALL SURFACES, STRUCTURES, DITCHES AND PROPERTY TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
- ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
- ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 - CLEARING AND GRUBBING AND ODOT 203 - ROADWAY EXCAVATION & EMBANKMENT.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.

WATER LINE NOTES:

- ALL WATER MAIN AND LATERALS SHALL BE INSTALLED A MINIMUM OF 54" DEEP AND COVERED WITH 1/4" NATURAL ROUNDS OR SMALLER, SHALL BE LAID WITH AT LEAST A TEN FOOT (10') HORIZONTAL SEPARATION FROM ANY SANITARY SEWER LINE AND SHALL BE LAID AT LEAST EIGHTEEN INCHES (18") VERTICAL SEPARATION FROM ANY SANITARY IN ACCORDANCE WITH THE TEN STATE STANDARDS."

UTILITY CROSSING:

WATER LINE OVER SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE.

WATER LINE UNDER SANITARY SEWER: MINIMUM 18" VERTICAL SEPARATION. ONE LENGTH (13' MINIMUM) OF PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT EACH END IS EQUIDISTANT FROM THE WATER MAIN. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED.

- THRUST BLOCKS OR RESTRAINED LENGTH ON ALL FITTINGS OF WATER LINE CONSTRUCTION AS PER CITY OF FRANKLIN STANDARDS.
- NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN TESTED, INSPECTED AND RELEASED FOR TAPS BY THE MUNICIPALITY.
- SEE TRENCH DETAILS FOR BACKFILL REQUIREMENTS.
- WATER LATERAL SHALL BE PROVIDED AS SHOWN IN THE PLANS TO WITHIN 5' OF BUILDING, AND CAPPED. THE CAPPED END SHALL BE MARKED USING A 4x4 EXTENDING 4 FEET ABOVE GRADE AND PAINTED BLUE.
- WATER LATERAL SHALL BE TAPPED INTO THE EXISTING MAIN BY THE CITY OF FRANKLIN STANDARDS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN.
- WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE WITH A MINIMUM COVER OF 54 INCHES.

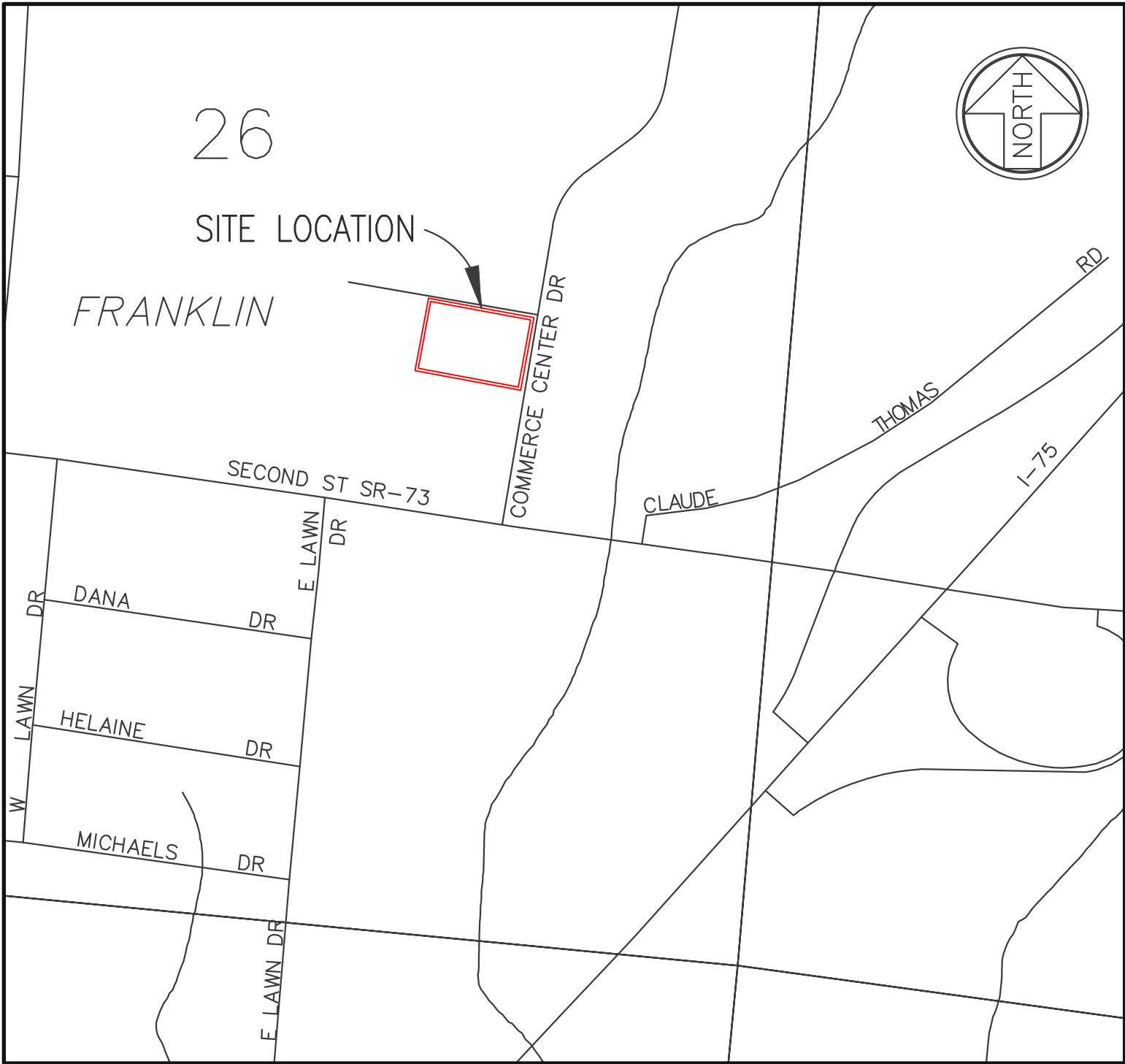
SUMMARY TABLE:

CURRENT AND PROPOSED ZONING: GENERAL COMMERCIAL (C-1)  
EXISTING USE: VACANT URBAN LOT FOR DEVELOPMENT  
PROPOSED USE: QUICK-SERVICE RESTAURANT

TOTAL ACREAGE OF SITE = 1.634 ACRES  
IMPERVIOUS AREA = 0.517 ACRES

FINAL PARKING SUMMARY (PER THIS PLAN):

TOTAL PARKING SPACES= 20  
STANDARD PARKING SPACES= 18  
HANDICAP PARKING SPACES= 2



LOCATION MAP

(NTS)

SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS PLAN
- C3. SITE DEVELOPMENT PLAN
- C4. UTILITY & GRADING PLAN
- C5. MEDIAN RECONSTRUCTION & STRIPING PLAN
- C6. MAINTENANCE OF TRAFFIC PLAN
- C7. EROSION CONTROL PLAN
- C8. LANDSCAPING PLAN

STORM SEWER:

- ALL STORM SEWER SHALL CONFORM TO THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", UNLESS OTHERWISE NOTED.
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST ONLY UNLESS OTHERWISE NOTED.
- SEE TRENCH DETAILS FOR BACKFILL & BEDDING.
- MATERIALS SHALL CONFORM TO THE FOLLOWING:
  - REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76
  - REINFORCED CONCRETE PIPE JOINTS CONFORMING TO ASTM C-443
  - PVC PIPE CONFORMING TO ASTM D-3034
  - PVC PIPE JOINTS CONFORMING TO ASTM D-3034, D-3212
  - A-2000 PIPE CONFORMING TO ASTM F-949
  - A-2000 PIPE JOINTS CONFORMING TO ASTM F-3212
  - PERMA-LOC OR ULTRA RIB PIPE CONFORMING TO ASTM F-794 AND AASHTO M304
  - PERMA-LOC OR ULTRA RIB PIPE JOINTS CONFORMING TO ASTM D-3212
  - ADS N12 WITH BELL JOINTS
- ALL CATCH BASINS TO MEET ODOT STANDARDS AND ARE TO BE ODOT TYPE 2-2B

SANITARY SEWER NOTES:

- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO CITY OF FRANKLIN SANITARY DEPARTMENT SPECIFICATIONS AND THE CURRENT STATE OF OHIO ENVIRONMENTAL PROTECTION AGENCY RULE AND REGULATIONS.
- ALL SANITARY MANHOLES SHALL BE PRECAST CONFORMING TO ASTM D-478 OR MONOLITHIC CONSTRUCTION OF CLASS "A" 4200 CONCRETE.
- SANITARY MANHOLE BOTTOMS TO BE CHanneled.
- JOINTS BETWEEN SANITARY MANHOLE SECTIONS SHALL CONFORM TO ASTM C-443.
- ALL SANITARY LATERAL TAPS SHALL BE MADE WITH WYES, NO TAPING OF MANHOLES IS PERMITTED. ALL SANITARY SEWER LATERALS SHALL BE EXTENDED (PAST THE PROPOSED 10' UTILITY EASEMENT) INTO PROPOSED LOTS AND FLUGGED. ENDS SHALL BE MARKED WITH 4"x4" TIMBER POST PAINTED GREEN AND EXTENDED 4' ABOVE THE SURFACE OF THE GROUND.
- ALL SANITARY LATERAL PIPING 15' DEEP OR LESS SHALL CONFORM TO SDR-35 PIPE, AND SANITARY LATERALS GREATER THAN 15' DEEP SHALL CONFORM TO SDR-26 PIPE.
- SANITARY LATERALS TO BE INSTALLED AT MINIMUM TWO PERCENT (2%) GRADE.
- THE SANITARY SEWER (WHEN CROSSING OVER THE WATER MAIN) SHALL BE ENCASED OR CONSTRUCTED OF MATERIALS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION FOR A MINIMUM DISTANCE OF 10 FEET ON EACH SIDE OF THE WATER MAIN. THE SEWER SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS AND THE SEWER SHALL HAVE ADEQUATE STRUCTURAL SUPPORT TO PREVENT DAMAGE TO THE WATER MAIN.
- THE CONTRACTOR SHALL NOT MAKE ANY PHYSICAL CONNECTION TO THE EXISTING SANITARY SEWER UNTIL THE REMAINING SEWERS, EXCLUDING THE FIRST SPAN, HAS BEEN TESTED, INSPECTED AND RELEASED.
- ALL SANITARY LATERALS SHALL BE PERMANENTLY MARKED IN THE CURB WITH AN "S" WHEN CURB IS POURED.
- ALL SANITARY FORCE MAIN SHALL CONFORM TO PVC C900. FORCE MAIN THROUGH AIR RELEASE CHAMBER SHALL BE DUCTILE IRON, PRESSURE CLASS 250, WITH PROTECTO 401 LINING, COUPLE TO PVC MINIMUM OF 5 LF OUTSIDE OF CHAMBER WALL WITH DUCTILE IRON COUPLINGS. SEE AIR RELEASE VALVE DETAIL ON THIS SHEET.
- DETECTABLE TRACER TAPE SHALL BE INSTALLED ON ALL FORCE MAINS. SPECIFICATIONS FOR DETECTABLE TRACER TAPE SHALL BE USED PER CITY OF FRANKLIN STANDARDS.

EXISTING UTILITIES:

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE CONTRACTOR SHALL NOTIFY OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES & SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS.

UTILITY OWNERSHIP:

|                                                             |                                                     |
|-------------------------------------------------------------|-----------------------------------------------------|
| ELECTRIC<br>AES OHIO<br>800-433-8500                        | FIBEROPTIC<br>ATA&T OHIO<br>937-227-4272            |
| DUKE ENERGY<br>800-774-1202                                 | WATER AND SEWER<br>CITY OF FRANKLIN<br>937-746-5001 |
| GAS<br>DUKE ENERGY NATURAL GAS<br>800-634-4300              | WARREN COUNTY<br>513-695-1377                       |
| TELECOMMUNICATION<br>CHARTER COMMUNICATIONS<br>888-437-2427 | TRAFFIC<br>ODOT DISTRICT 8<br>513-932-3030          |
| ALTA FIBER (FORMERLY CINCINNATI BELL)<br>513-566-4101       | ODOT CENTRAL OFFICE<br>614-387-2503                 |
| CROWN CASTLE<br>855-913-4237                                |                                                     |
| LUMEN<br>800-786-6272                                       |                                                     |

NOTE:

WITH REGARD TO EXISTING UTILITIES SHOWN, SOURCE INFORMATION FROM PLANS AND OUPS MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHEN ACCURATE, ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

OUPS TICKET REFERENCE NUMBER:  
A501001749-00A



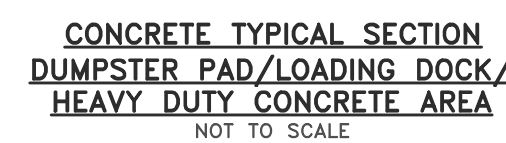
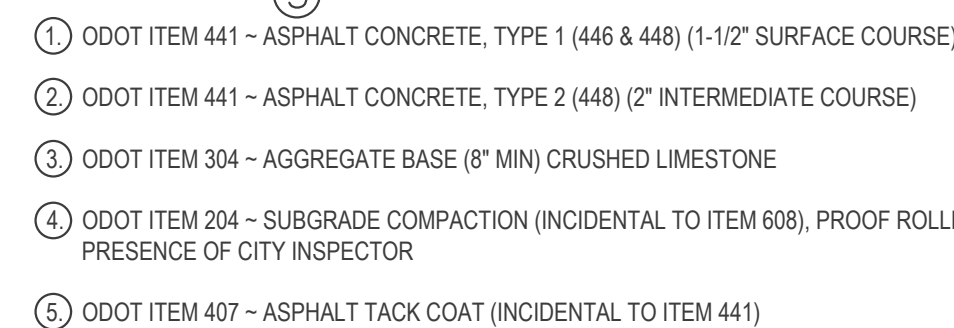
BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC  
2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE (937) 698-3000  
FAX (937) 698-3928

FOR AGENCY REVIEW  
06/18/2025

| REVISIONS |      |             |    |
|-----------|------|-------------|----|
|           |      |             |    |
|           |      |             |    |
|           |      |             |    |
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|           |      |             |    |
| NO.       | DATE | DESCRIPTION | BY |

JOHN J. BRUMBAUGH  
REGISTERED ENGINEER OF OHIO NO. 63257





ODOT ITEM 452  
8" NON-REINFORCED POURED CONCRETE

ODOT ITEM 304  
8" TOTAL IN 2-4" LIFTS

ODOT ITEM 204  
SUBGRADE COMPACTION



FOR AGENCY REVIEW  
06/18/2025

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=20'



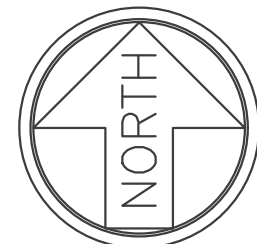
BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE: (937) 698-3000  
EMAIL: John@bes-engineer.com

|              |           |
|--------------|-----------|
| PROJECT NO.: | 108.25    |
| DATE:        | 6/18/2025 |
| DRAWN BY:    | GWG       |
| DESIGNED BY: | JJB       |
| CHECKED BY:  | JJB       |
| REVISED      |           |
| -            |           |
| -            |           |
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SITE DEVELOPMENT PLAN  
FOR  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SEC. 26, TOWN. 2, RANGE 5N, MRS.,  
CITY OF FRANKLIN, WARREN COUNTY, OHIO

SHEET OF 



2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=40'

BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE: (937) 698-3000  
EMAIL: John@bes-engineer.com

PROJECT NO.: 108.25  
DATE: 6/18/2025  
DRAWN BY: GWG  
DESIGNED BY: JJB  
CHECKED BY: JJB  
REVISED  
1.  
2.  
3.  
4.  
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7.

UTILITY & GRADING PLAN  
FOR  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SEC. 26, TOWN. 2, RANGE 5N, MRS.,  
CITY OF FRANKLIN, WARREN COUNTY, OHIO

SHEET  
OF C4  
8

## PROPOSED LEGEND

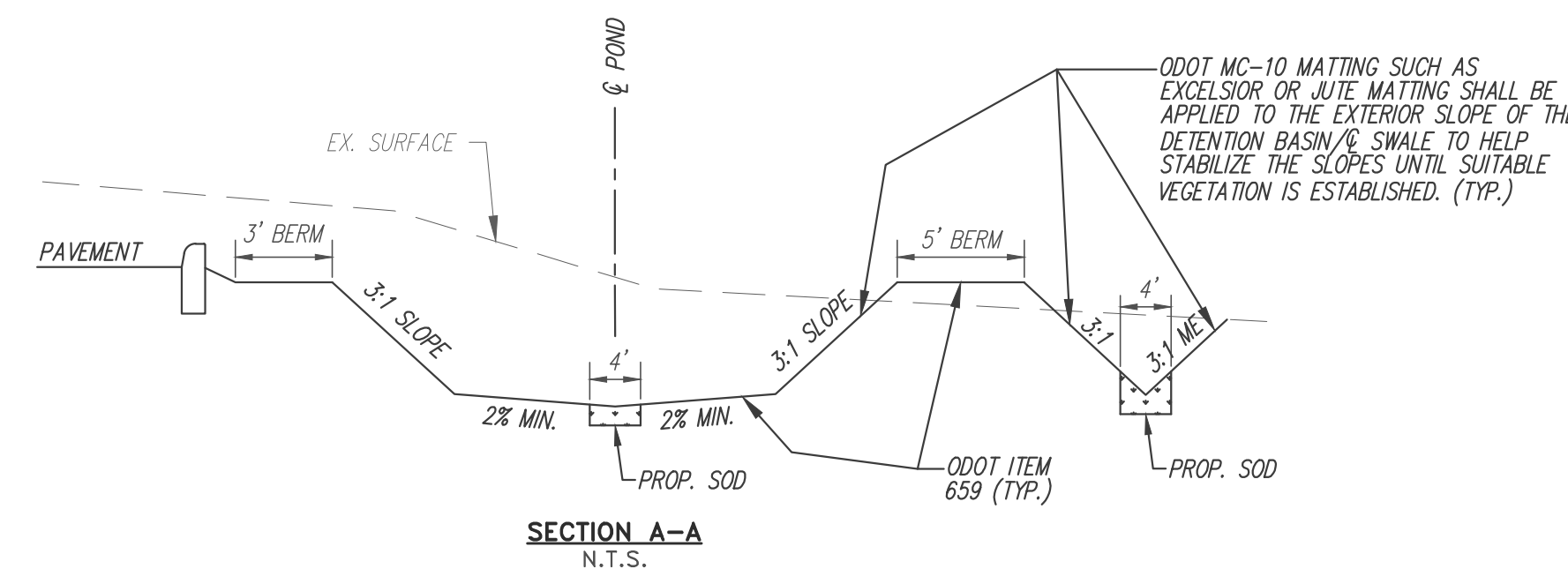
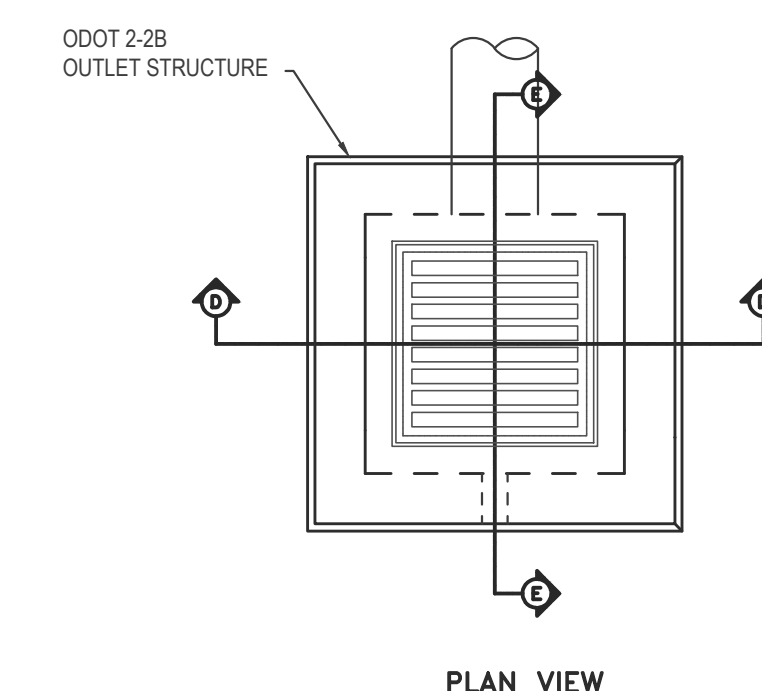
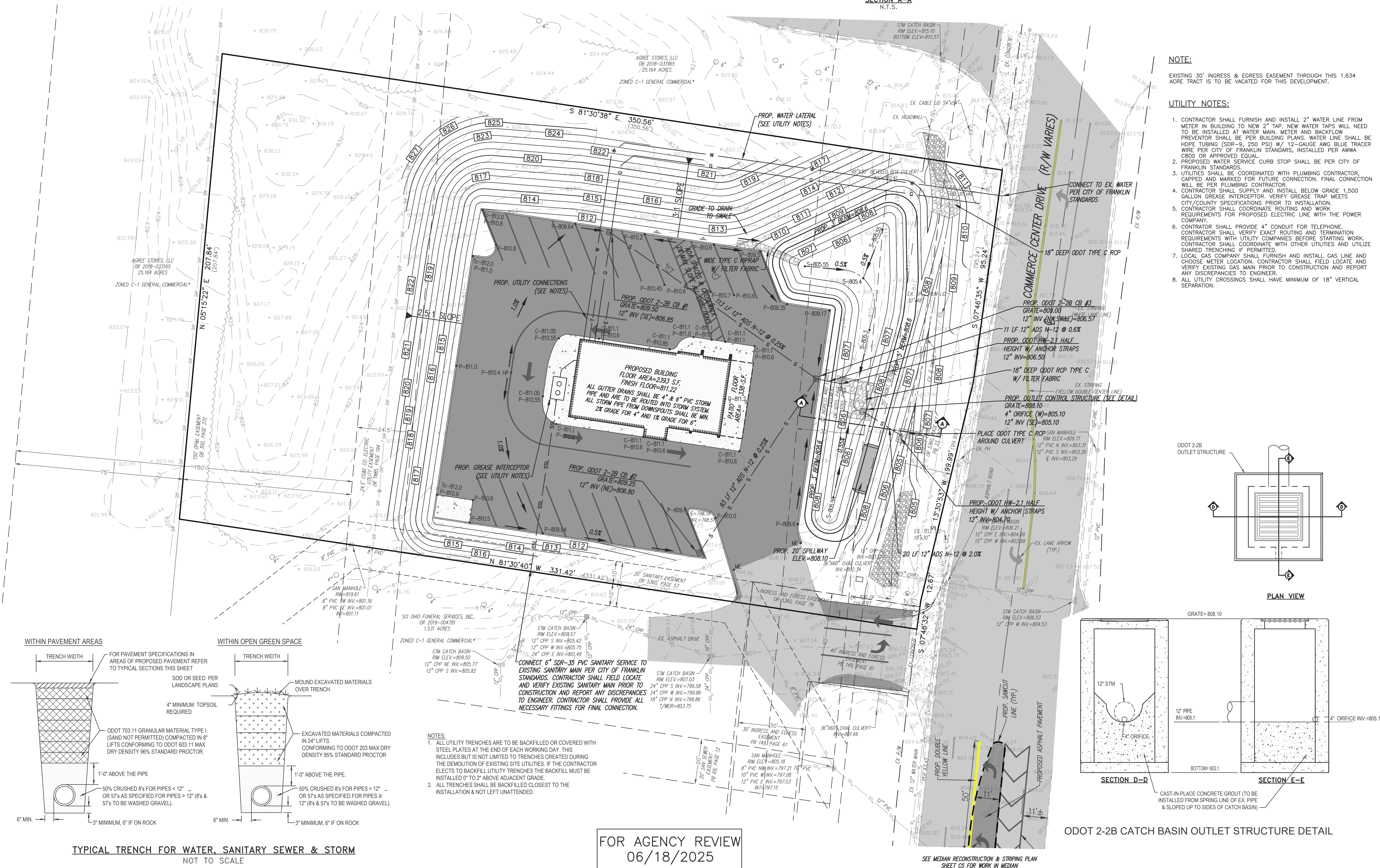
- PROPOSED DRAINAGE ARROWS  
PROPOSED ASPHALT PAVEMENT  
PROPOSED CONCRETE  
PROPOSED GRADE  
PROPOSED SWALE GRADE  
PROPOSED PAVEMENT GRADE  
PROPOSED TOP BACK CURB GRADE  
PROPOSED CONCRETE GRADE  
PROPOSED MATCH EXISTING GRADE  
PROPOSED CENTERLINE OF SWALE

## NOTE:

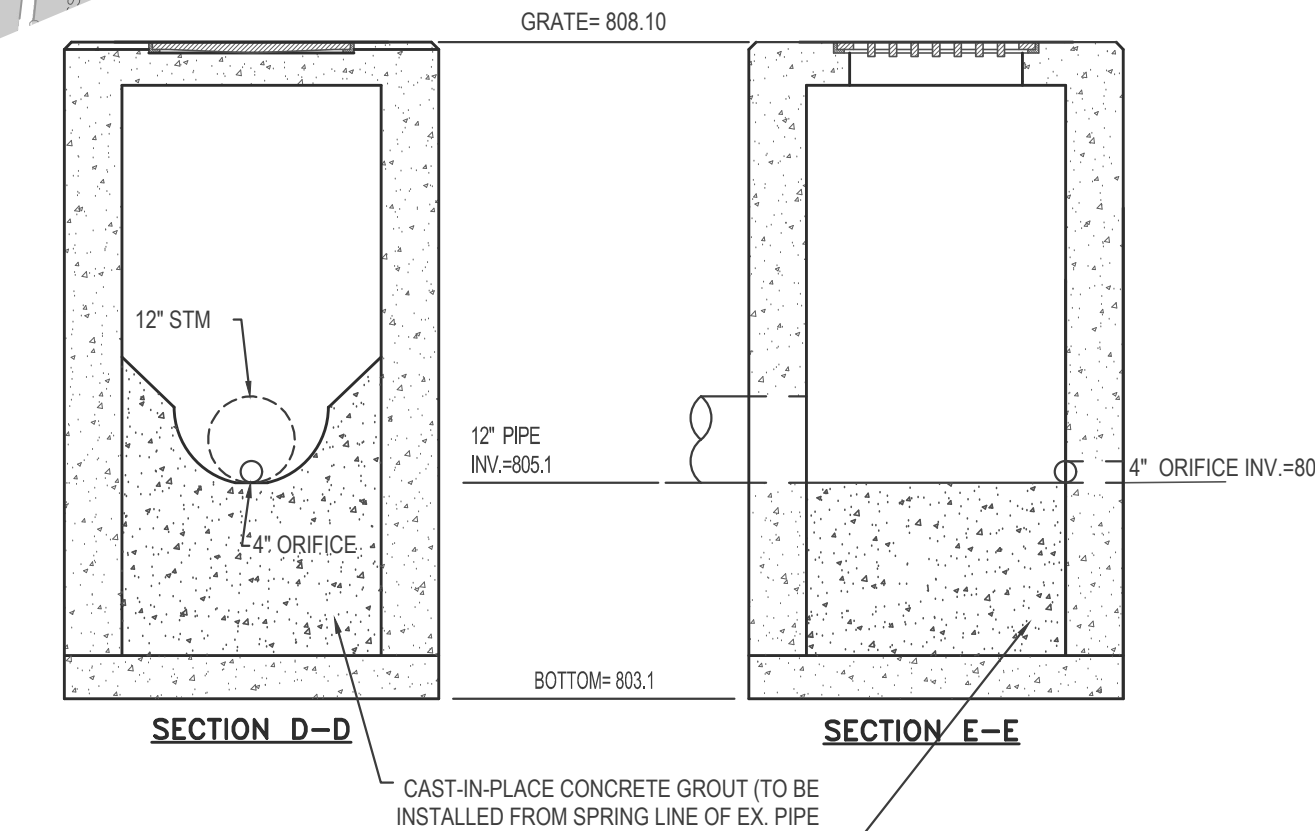
EXISTING 30' INGRESS & EGRESS EASEMENT THROUGH THIS 1.634 ACRE TRACT IS TO BE VACATED FOR THIS DEVELOPMENT.

## UTILITY NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL 2" WATER LINE FROM METER IN BUILDING TO NEW 2" TAP. NEW WATER TAPS WILL NEED TO BE INSTALLED AT WATER MAIN, METER AND BACKFLOW PREVENTOR SHALL BE PER BUILDING PLANS. WATER LINE SHALL BE HDPE TUBING (SDR-9, 250 PSI) W/ 12-GAUGE AWG BLUE TRACER WIRE PER CITY OF FRANKLIN STANDARDS, INSTALLED PER AWWA C800 OR APPROVED EQUAL.
2. PROPOSED WATER SERVICE CURB STOP SHALL BE PER CITY OF FRANKLIN STANDARDS.
3. UTILITIES SHALL BE COORDINATED WITH PLUMBING CONTRACTOR, CAPPED AND MARKED FOR FUTURE CONNECTION. FINAL CONNECTION WILL BE PER PLUMBING CONTRACTOR.
4. CONTRACTOR SHALL SUPPLY AND INSTALL BELOW GRADE 1,500 GALLON GREASE INTERCEPTOR. VERIFY GREASE TRAP MEETS CITY/COUNTY SPECIFICATIONS PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE ROUTING AND WORK REQUIREMENTS FOR PROPOSED ELECTRIC LINE WITH THE POWER COMPANY.
6. CONTRACTOR SHALL PROVIDE 4" CONDUIT FOR TELEPHONE. CONTRACTOR SHALL VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH UTILITY COMPANIES BEFORE STARTING WORK. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
7. LOCAL GAS COMPANY SHALL FURNISH AND INSTALL GAS LINE AND CHOOSE METER LOCATION. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING GAS MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
8. ALL UTILITY CROSSINGS SHALL HAVE MINIMUM OF 18" VERTICAL SEPARATION.

SECTION A-A  
N.T.S.

PLAN VIEW

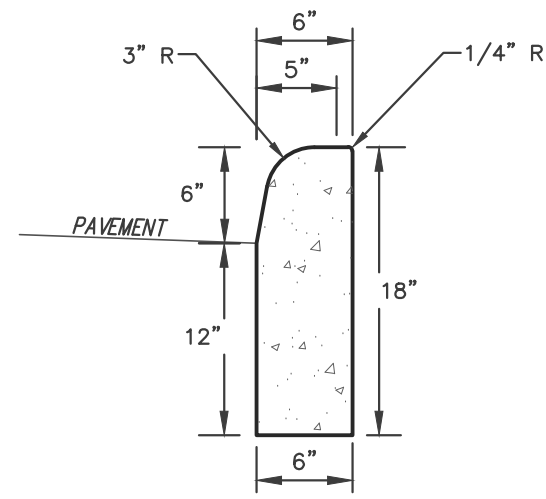


ODOT 2-2B CATCH BASIN OUTLET STRUCTURE DETAIL

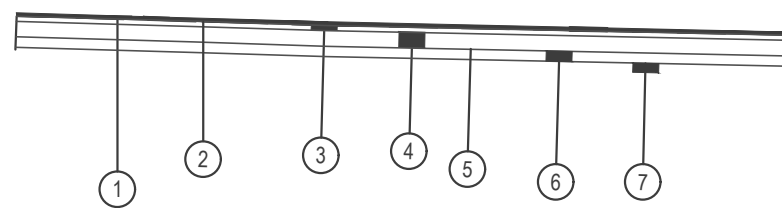
TYPICAL TRENCH FOR WATER, SANITARY SEWER & STORM  
NOT TO SCALE

FOR AGENCY REVIEW  
06/18/2025

SEE MEDIAN RECONSTRUCTION & STRIPING PLAN  
SHEET C5 FOR WORK IN MEDIAN



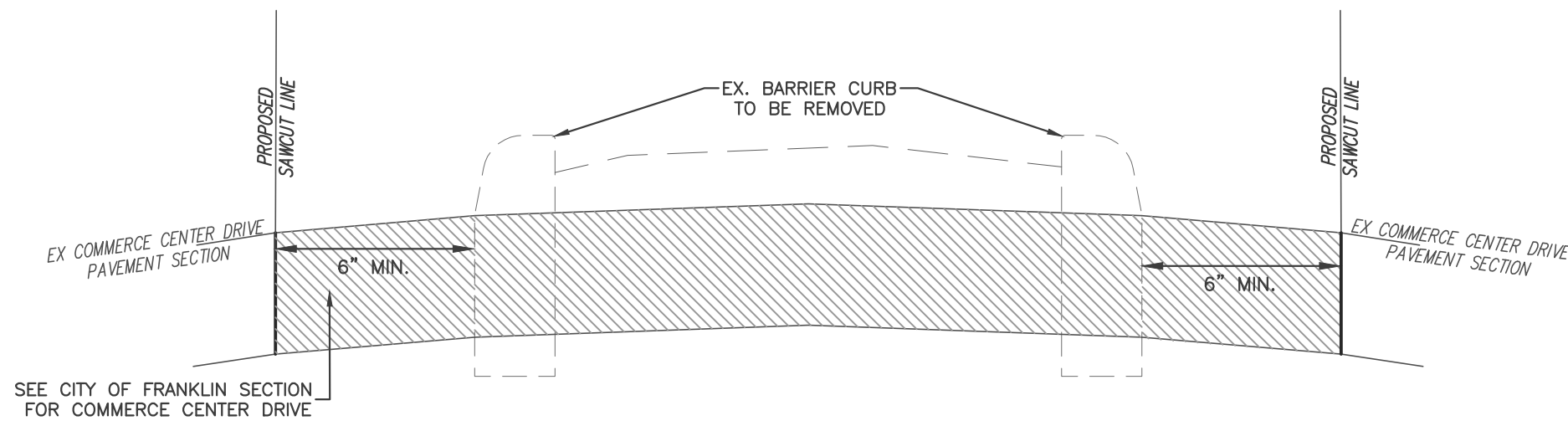
TYPE 6 BARRIER CURB  
NTS



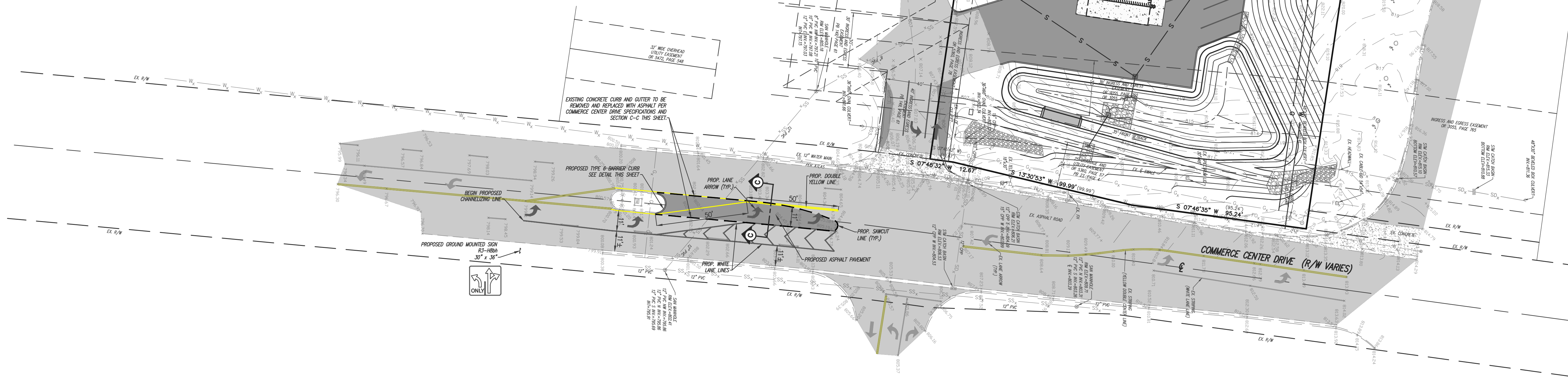
CITY OF FRANKLIN SPECIFICATIONS  
FOR COMMERCE CENTER DRIVE  
NTS

LEGEND

- 1 ODOT ITEM 448 - 2" ASPHALT CONCRETE SURFACE COURSE.
- 2 ODOT ITEM 407 - TACK COAT
- 3 ODOT ITEM 442 - 2.5" INTERMEDIATE ASPHALT CONCRETE
- 4 ODOT ITEM 301 - 6" BITUMINOUS AGGREGATE BASE
- 5 ODOT ITEM 408 - BITUMINOUS PRIME COAT
- 6 ODOT ITEM 304 - 4" AGGREGATE BASE
- 7 ODOT ITEM 204 - SUBGRADE COMPACTION



SECTION C-C  
NTS



STRIPING NOTES:

1. ALL STRIPING & MARKINGS SHALL CONFORM TO THE OHIO DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE LATEST EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION & MATERIAL SPECIFICATIONS" ODOT 644 - THERMOPLASTIC PAVEMENT MARKING.
2. EX. PAVEMENT STRIPING (CENTERLINE, EDGE LINE, ETC.) SHALL BE REMOVED PER ODOT ITEM 641.10 & 614.11.G - REMOVAL OF PAVEMENT MARKINGS.

-641.10  
REMOVAL OF PAVEMENT MARKINGS. REMOVE PAVEMENT MARKINGS AS DESCRIBED IN 614.11.G. TAKE CARE DURING MARKING REMOVAL NOT TO SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVERPAINT OR USE OTHER METHODS OF COVERING MARKINGS INSTEAD OF REMOVAL.

-614.11.G  
1.A. REMOVAL METHODS. REMOVE THE MARKINGS SO THAT LESS THAN 5% OF THE LINE REMAINS VISIBLE. REPAIR DAMAGE TO THE PAVEMENT THAT RESULTS IN THE REMOVAL OF MORE THAN 1/8 INCH OF PAVEMENT THICKNESS. USE SAND, SHOT, OR WATER BLASTING TO REMOVE MARKINGS ON ALL ASPHALT OR CONCRETE PAVEMENT SURFACES. USE ONLY SAND, SHOT, OR WATER BLASTING FOR REMOVAL OF ALL PAVEMENT MARKINGS IN PREPARATION FOR PLACING ITEM 422 CHIP SEAL OR ITEM 421 MICROSURFACING. A GRINDER MAY ONLY BE USED TO REMOVE MARKINGS ON TEMPORARY PAVEMENT OR PAVEMENT THAT WILL BE COVERED OR REMOVED PRIOR TO PROJECT COMPLETION (E.G., INTERMEDIATE ASPHALT COURSE). WHEN A GRINDER DRUM IS MOUNTED TO A SKID STEER LOADER, THE DRUM MUST BE ABLE TO ACCOMMODATE A MINIMUM OF 150 TEETH.

NOTES:

1. PROPOSED GROUND MOUNTED SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED PER THE CURRENT MUTCD AND APPLICABLE CITY STANDARDS.
2. CONTRACTOR TO EMPLOY MAINTENANCE OF TRAFFIC PLAN PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF COMMERCE CENTER DRIVE.

FOR AGENCY REVIEW  
06/18/2025

PLAN NORTH



2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

HORIZONTAL SCALE 1"=30'  
0' 30' 60' 90'

BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE: (937) 698-3000  
EMAIL: John@bes-engineer.com

PROJECT NO.: 108.25  
DATE: 6/18/2025  
DRAWN BY: GWG  
DESIGNED BY: JJB  
CHECKED BY: JJB

REVISED  
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MEDIAN RECONSTRUCTION & STRIPING PLAN  
FOR  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SEC. 26, TOWN. 2, RANGE 5N, MRS.,  
CITY OF FRANKLIN, WARREN COUNTY, OHIO

SHEET  
OF C5  
8

MAINTENANCE OF TRAFFIC SPECIFIC:

1. AT LEAST ONE LANE IN EACH TRAVEL DIRECTION SHALL BE KEPT OPEN AT ALL TIMES FOR COMMERCE CENTER DRIVE. BEFORE CONSTRUCTION IS TO BEGIN WITHIN THE RIGHT-OF-WAY OF COMMERCE CENTER DRIVE, A MAINTENANCE OF TRAFFIC PLAN IS TO BE PROVIDED BY THE CONTRACTOR AND SUBMITTED FOR APPROVAL. FOR CONSTRUCTION OF THESE IMPROVEMENTS CONTRACTOR TO PROVIDE, ERECT, MAINTAIN (PROPER POSITION, KEPT CLEAN AND LEGIBLE, AND IN GOOD WORKING CONDITION), SIGNS, DRUMS AND ALL OTHER TRAFFIC CONTROL DEVICES NECESSARY FOR THE MAINTENANCE OF TRAFFIC.

MAINTENANCE OF TRAFFIC GENERAL:

1. THE REQUIRED WORK SHALL BE PERFORMED IN A MANNER THAT CAUSES THE LEAST INCONVENIENCE TO AND THAT PROVIDES THE MAXIMUM SAFETY FOR THE TRAVELING PUBLIC AND THE CONTRACTOR. THE REQUIREMENTS FOR MAINTAINING TRAFFIC AS INDICATED IN THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND PERTINENT ITEMS IN THE ODOT SPECIFICATIONS SHALL APPLY IN ADDITION TO THE FOLLOWING NOTES.
2. SHOULD ANY PAVED AREAS NOT DESIGNATED FOR MAINTAINING TRAFFIC BECOME DAMAGED OR DESTROYED DURING CONSTRUCTION DUE TO THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO PROVIDE ADEQUATE SIGNS, BARRICADES, DRUMS, FLAGGERS OR OTHER TRAFFIC CONTROL DEVICES, THE RESTORATION OF THE PAVED AREAS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
3. DRUMS SHALL BE REFLECTORIZED, AND USED IN ACCORDANCE WITH ITEM 614.03 AND THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD). DRUMS SHALL BE SPACED AT A MAXIMUM INTERVAL OF 25 FEET CENTER TO CENTER UNLESS SHOWN OTHERWISE ON THESE PLAN. DRUMS SHALL BE SPACED AT 10 FOOT INTERVALS ALONG ALL CURB RADII. THE CONTRACTOR SHALL ADJUST THE SPACING ON ALL DRUMS TO ALLOW ACCESS AS REQUIRED, WHILE MAINTAINING SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE, ERECT, MAINTAIN (PROPER POSITION, KEPT CLEAN AND LEGIBLE, AND IN GOOD WORKING CONDITION), LIGHTS, SIGNS, DRUMS AND ALL OTHER TRAFFIC CONTROL DEVICES NECESSARY FOR THE MAINTENANCE OF TRAFFIC.
5. ALL SIGNS SHALL BE REFLECTORIZED OR ILLUMINATED. PLACEMENT OF ALL TRAFFIC CONTROL DEVICES SHALL START AND PROCEED IN THE DIRECTION OF THE FLOW OF TRAFFIC. REMOVAL OF TRAFFIC CONTROL DEVICES SHALL BEGIN AT THE END OF THE CONSTRUCTION AREA AND PROCEED TOWARD ONCOMING TRAFFIC. THE CONTRACTOR SHALL PROVIDE FOR THE INSTALLATION OF ALL NECESSARY TRAFFIC CONTROL DEVICES BEFORE BEGINNING WORK AND IMMEDIATELY REMOVE THESE DEVICES WHEN WORK IS SUSPENDED OR COMPLETE.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL LOCAL DRIVES, PRIVATE OR PUBLIC, WITHIN THE PROJECT LIMITS THROUGHOUT CONSTRUCTION.
7. BEFORE THE WORK BEGINS, THE CONTRACTOR WILL PROVIDE THE NAMES AND TELEPHONE NUMBERS OF TWO (2) PERSONS WHO CAN BE CONTACTED 24 HOURS A DAY BY THE AFFECTED PUBLIC AGENCIES, AND ALL INTERESTED POLICE AGENCIES, TO REPAIR AND/OR REPLACE THE TRAFFIC CONTROL DEVICES AS NEEDED TO MAINTAIN THE SAFETY OF THE TRAVELED PAVEMENT.
8. ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH ITEM 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS AS WELL AS THE OMUTCD.

SECTION 801 — MAINTAINING TRAFFIC:

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH CMS 614 AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS, AS WELL AS THE OMUTCD.

OVERNIGHT TRENCH CLOSING:

THE BASE WIDENING SHALL BE COMPLETED TO A DEPTH OF NO MORE THAN 5 INCHES BELOW THE EXISTING PAVEMENT BY THE END OF EACH WORK DAY. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT EXCEPT FOR A SHORT LENGTH (25 FEET OR LESS) OF A WORK SECTION AT THE END OF THE TRENCH. IN CASE WORK MUST BE SUSPENDED BECAUSE OF INCLEMENT WEATHER OR OTHER REASONS, THE TRENCH FOR THE UNCOMPLETED BASE WIDENING SHALL BE BACK FILLED AT THE DIRECTION OF THE ENGINEER.

SIGNS:

THE CONTRACTOR SHALL PROVIDE SIGNS FOR MAINTENANCE OF TRAFFIC PER ALL ODOT AND OMUTCD REGULATIONS. THE ENGINEER SHALL RESERVE THE RIGHT TO HAVE THE CONTRACTOR PLACE ADDITIONAL SIGNS AT THE ENGINEER'S DIRECTION AND DISCRETION TO ENSURE THE SAFETY AND SMOOTH FLOW OF TRAFFIC WITHIN THE PROJECT AREA.

TRENCH FOR WIDENING:

TRENCH EXCAVATION FOR BASE WIDENING SHALL BE ONLY ON ONE SIDE OF THE PAVEMENT AT A TIME. THE OPEN TRENCH SHALL BE ADEQUATELY MAINTAINED AND PROTECTED WITH DRUMS OR BARRICADES AT ALL TIMES. PLACEMENT OF PROPOSED SUB BASE AND BASE MATERIAL SHALL FOLLOW AS CLOSELY AS POSSIBLE BEHIND EXCAVATION OPERATIONS. THE LENGTH OF WIDENING TRENCH WHICH IS OPEN AT ANY ONE TIME SHALL BE HELD TO A MINIMUM AND SHALL AT ALL TIMES BE SUBJECT TO APPROVAL OF THE ENGINEER.

TEMPORARY BLOCKING OF TRAFFIC:

TEMPORARY BLOCKING OF TRAFFIC BY CONSTRUCTION VEHICLES SHALL BE HELD TO A MAXIMUM OF FIVE MINUTES IN A 60 MINUTE PERIOD. IF, UPON NOTIFICATION FROM THE CITY THAT TRAFFIC IS NOT CLEARING OUT OF THE AFFECTED AREA WITHIN A REASONABLE TIME, THE ENGINEER MAY REDUCE THE MAXIMUM ALLOWABLE TIME THAT CONSTRUCTION VEHICLES MAY BLOCK TRAFFIC.

CONFLICTING EXISTING MARKINGS:

THE CONTRACTOR SHALL, PRIOR TO PLACING TEMPORARY MARKINGS AT EACH PHASE OF CONSTRUCTION. REMOVE (BY GRINDING) ALL CONFLICTING EXISTING MARKINGS VISIBLE TO THE TRAVELING PUBLIC. COST FOR REMOVAL OF CONFLICTING MARKINGS SHALL BE INCLUDED IN THE LUMP SUM PRICE FOR MAINTAINING TRAFFIC, AS PER PLAN.

LAW ENFORCEMENT OFFICER (WITH PATROL CAR) FOR ASSISTANCE DURING CONSTRUCTION OPERATIONS:

IN ADDITION TO THE REQUIREMENTS OF CMS 614 AND THE OMUTCD, A UNIFORMED LAW ENFORCEMENT OFFICER WITH AN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT AGENCY) SHALL BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS:

DURING THE ENTIRE ADVANCE PREPARATION AND CLOSURE SEQUENCE WHERE COMPLETE BLOCKAGE OF TRAFFIC IS REQUIRED.

WORK WITHIN THE MEDIAN:

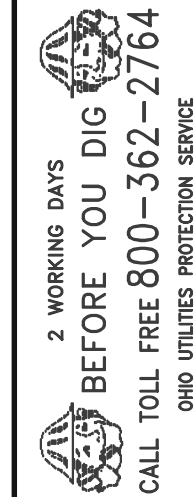
CONTRACTOR TO REFERENCE THE OMUTCD STANDARDS FOR WORK WITHIN MEDIANS FOR TRAFFIC CONTROL WORK WITHIN THE MEDIAN.

NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND THEIR ORIENTATION AND PLACEMENT SHALL CONFORM TO THE MOST CURRENT OHIO MANUAL OF TRAFFIC CONTROL DEVICES (OMUTCD).
2. ALL TRAFFIC CONTROL DEVICES SHALL BE LOCATED SO AS TO BE ADEQUATELY VISIBLE TO THE DRIVERS THEY ARE INTENDED FOR.
3. THE POSTED SPEED LIMIT IS 25 MPH. NO REDUCTION SHALL BE PERMITTED WITHOUT PRIOR, WRITTEN AUTHORIZATION FROM THE CITY OF FRANKLIN ENGINEER.
4. IN ADDITION TO THE TRAFFIC CONTROL DEVICES SPECIFIED IN THESE PLANS, ALL MAINTENANCE OF TRAFFIC INSTALLATIONS SHALL COMPLY WITH THE MOST CURRENT VERSION OF THE FOLLOWING OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS (SCD):

|           |           |
|-----------|-----------|
| MT-95.30  | MT-95.40  |
| MT-95.45  | MT-95.50  |
| MT-101.90 | MT-105.10 |
| TC-41.20  | TC-41.30  |
| TC-41.40  | TC-41.50  |
| TC-42.10  | TC-42.20  |
| TC-52.10  | TC-52.20  |

5. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN ENGINEER AND PUBLIC WORKS DIRECTOR A MINIMUM OF 3 BUSINESS DAYS IN ADVANCE OF ANY LANE CLOSURES.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF FRANKLIN A PERFORMANCE BOND FOR ALL WORK WITHIN THE RIGHT-OF-WAY AND OBTAIN ALL PERMITS FROM THE CITY OF FRANKLIN.



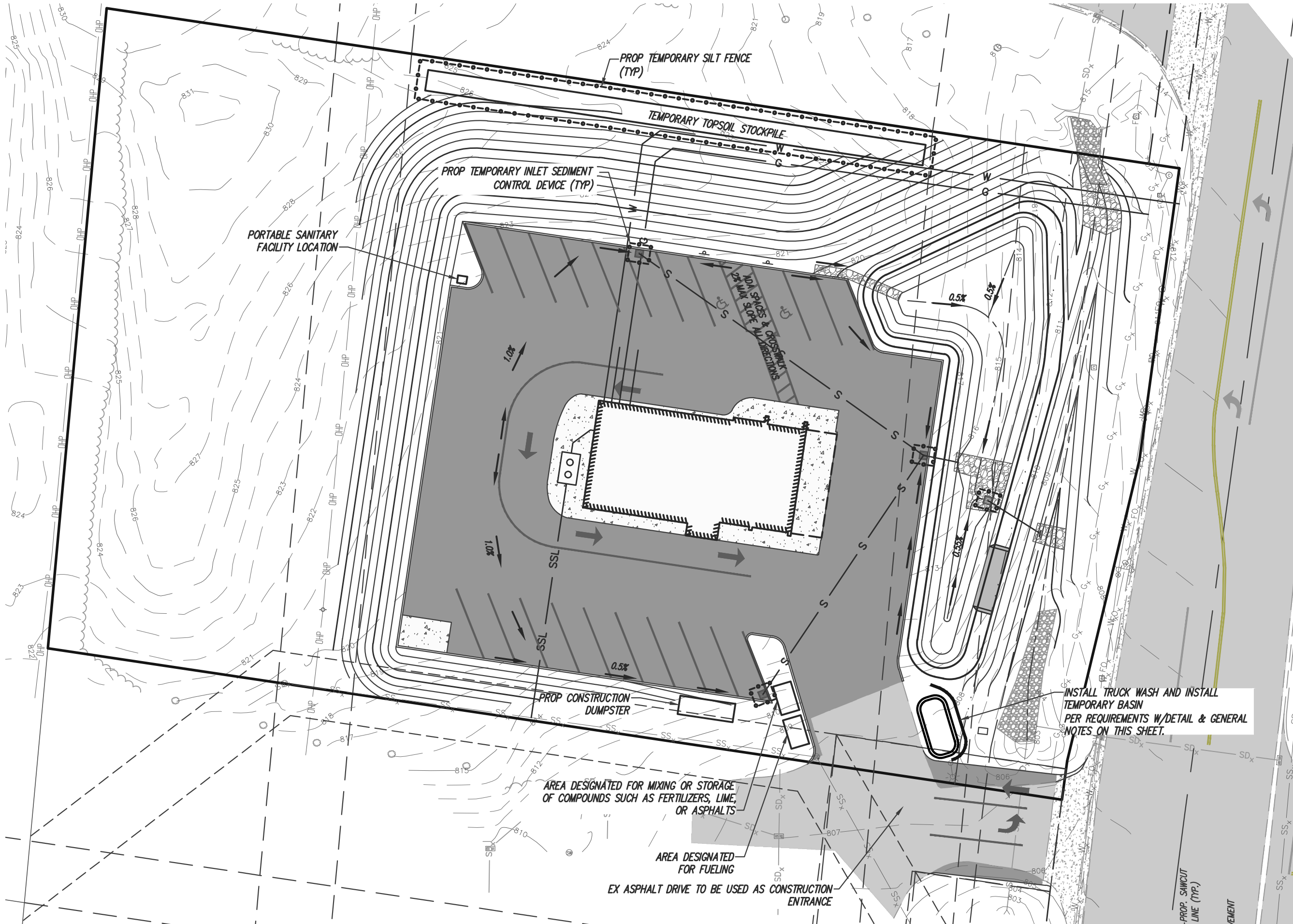
BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE: (937) 698-3000  
EMAIL: John@bes-engineer.com

|              |           |
|--------------|-----------|
| PROJECT NO.: | 108.25    |
| DATE:        | 6/18/2025 |
| DRAWN BY:    | GWG       |
| DESIGNED BY: | GWG       |
| CHECKED BY:  | JJB       |
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MAINTENANCE OF TRAFFIC PLAN  
FOR  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SEC. 26, TOWN. 2, RANGE 5N, MRs.,  
CITY OF FRANKLIN, WARREN COUNTY, OHIO

FOR AGENCY REVIEW  
06/18/2025



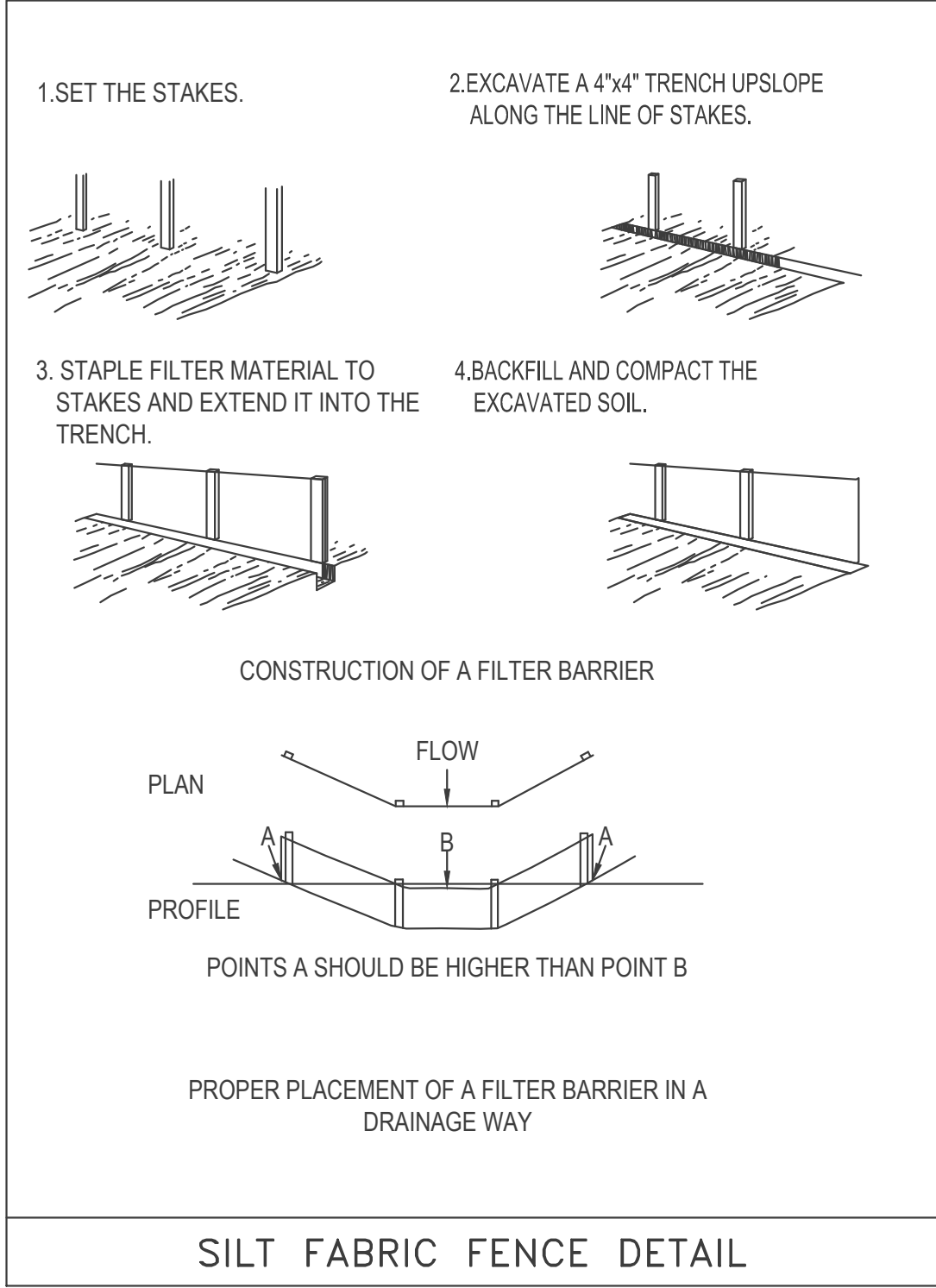
EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST TRANSPORTING OF SILT OFF-SITE. ALL RUNOFF RESULTING FROM CONSTRUCTION OPERATIONS MUST BE FILTERED BY APPROVED METHODS PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.

THIS PROJECT IS SUBJECT TO INSPECTION BY THE DEPARTMENT OF WATER PERSONNEL FOR COMPLIANCE WITH THE CITY STORM WATER ORDINANCE DURING AND AFTER DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO INSPECTION OF EROSION CONTROL FACILITIES, SURFACE DRAINAGE, AND DETENTION/RETENTION FACILITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF VIOLATIONS OF THE ORDINANCE OCCUR AND WATER DEPARTMENT PERSONNEL DEEM IT NECESSARY. ALL MEASURES SHALL COMPLY WITH LOCAL GOVERNMENTAL STANDARDS AND "RAINWATER AND LAND DEVELOPMENT, OHIO'S PROTECTION" (LATEST EDITION)

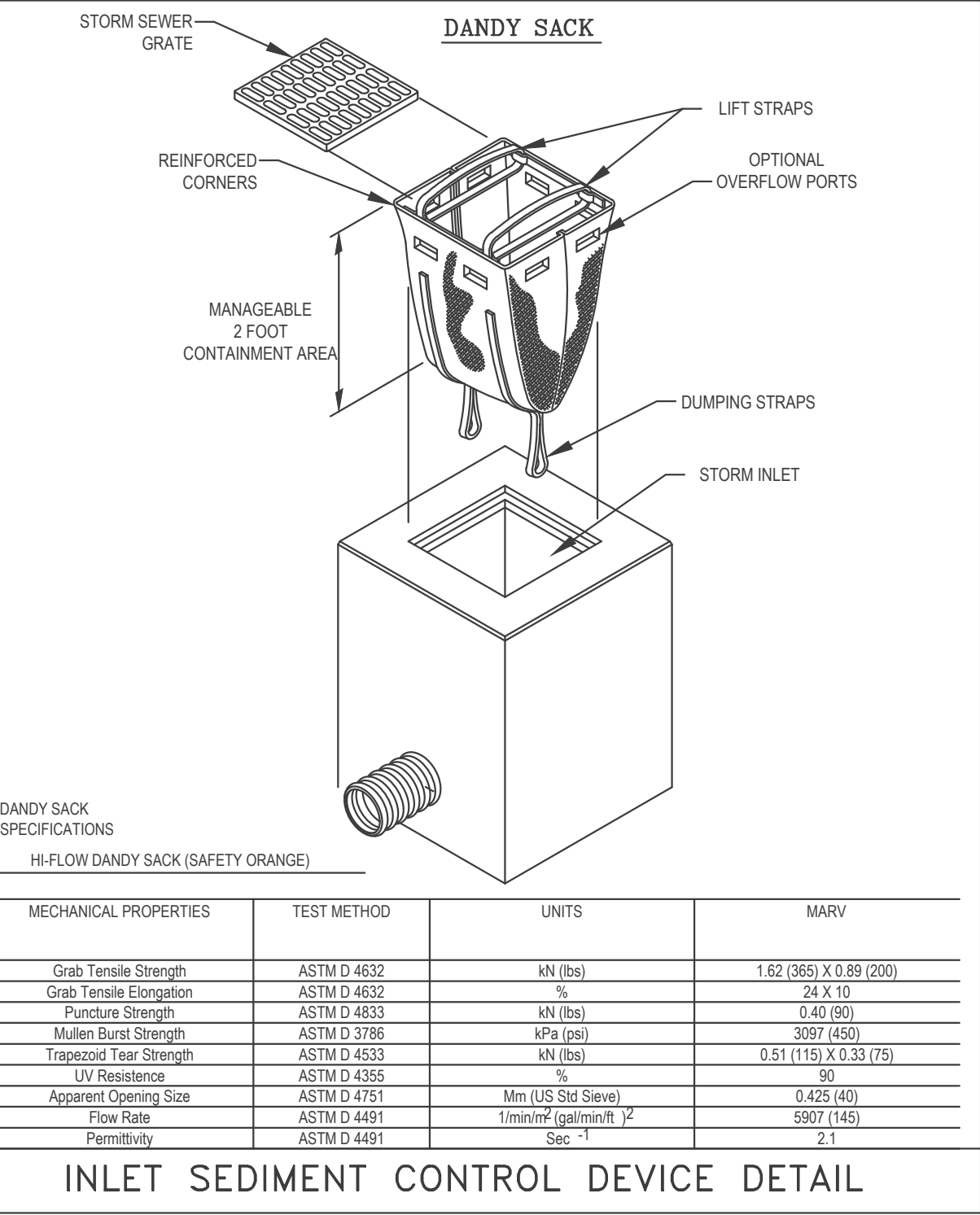
SWPPP CONTACT INFORMATION:

KEVIN FILBURN  
(937) 313-2941



| Permanent Seeding                                     |               |                  |                                |  |
|-------------------------------------------------------|---------------|------------------|--------------------------------|--|
| Seed Mix                                              | Seeding Rates |                  | Notes                          |  |
|                                                       | lbs./ac.      | lbs./1,000 ft.   |                                |  |
| General Use                                           |               |                  |                                |  |
| Creeping Red Fescue                                   | 20-40         | $\frac{1}{2}$ -1 |                                |  |
| Domestic Ryegrass                                     | 10-20         | $\frac{1}{2}$ -1 |                                |  |
| Kentucky Bluegrass                                    | 10-20         | $\frac{1}{2}$ -2 |                                |  |
| Tall Fescue                                           | 40            | 1                |                                |  |
| Dwarf Fescue                                          | 40            | 1                |                                |  |
| Steep Banks or Cut Slopes                             |               |                  |                                |  |
| Tall Fescue                                           | 40            | 1                |                                |  |
| Crown Vetch                                           | 10            | $\frac{1}{2}$    | Do not seed later than August. |  |
| Tall Fescue                                           | 20            | $\frac{1}{2}$    |                                |  |
| Flat Pea                                              | 20            | $\frac{1}{2}$    | Do not seed later than August. |  |
| Tall Fescue                                           | 20            | $\frac{1}{2}$    |                                |  |
| Road Ditches and Swales                               |               |                  |                                |  |
| Tall Fescue                                           | 40            | 1                |                                |  |
| Dwarf Fescue                                          | 90            | 2 $\frac{1}{2}$  |                                |  |
| Kentucky Bluegrass                                    | 5             |                  |                                |  |
| Lawns                                                 |               |                  |                                |  |
| Kentucky Bluegrass                                    | 60            | 1 $\frac{1}{2}$  |                                |  |
| Perennial Ryegrass                                    | 60            | 1 $\frac{1}{2}$  |                                |  |
| Kentucky Bluegrass                                    | 60            | 1 $\frac{1}{2}$  | For shaded areas.              |  |
| Creeping Red Fescue                                   | 60            | 1 $\frac{1}{2}$  |                                |  |
| Note: Other approved seed species may be substituted. |               |                  |                                |  |

| Temporary Seeding Species Selection                              |                    |               |          |  |
|------------------------------------------------------------------|--------------------|---------------|----------|--|
| Seeding Dates                                                    | Species            | Per 1,000 ft² | Per Acre |  |
| March 1 to August 15                                             | Oats               | 3 lb.         | 4 bu.    |  |
|                                                                  | Tall Fescue        | 1 lb.         | 40 lb.   |  |
|                                                                  | Annual Ryegrass    | 1 lb.         | 40 lb.   |  |
|                                                                  | Perennial Ryegrass | 1 lb.         | 40 lb.   |  |
| August 16 to November 1                                          | Rye                | 3 lb.         | 2 bu.    |  |
|                                                                  | Tall Fescue        | 1 lb.         | 40 lb.   |  |
|                                                                  | Annual Ryegrass    | 1 lb.         | 40 lb.   |  |
|                                                                  | Wheat              | 3 lb.         | 2 bu.    |  |
| November 1 to spring seeding                                     | Tall Fescue        | 1 lb.         | 40 lb.   |  |
|                                                                  | Annual Ryegrass    | 1 lb.         | 40 lb.   |  |
|                                                                  | Perennial Ryegrass | 1 lb.         | 40 lb.   |  |
|                                                                  | Tall Fescue        | 1 lb.         | 40 lb.   |  |
| Note: Other approved seed species may be substituted.            |                    |               |          |  |
| NOTE: CONTRACTOR TO TAKE CARE TO SAVE TREES WHERE EVER POSSIBLE. |                    |               |          |  |



STORMWATER POLLUTION PREVENTION  
PLAN GENERAL NOTES & REQUIREMENTS

ADMINISTRATIVE REQUIREMENTS

- IF SITE DISTURBANCE IS GREATER THAN 1 ACRE, FILE THE NOI WITH OHIO EPA AT LEAST 21 DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- IF PROJECT IS WITHIN AN URBANIZED AREA (UA) OR AREA WHERE THERE IS LOCAL APPROVAL OF SEDIMENT AND EROSION CONTROL PLANS, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE LOCAL APPROVING AGENCY.
- NO CONSTRUCTION ACTIVITIES MAY BEGIN UNTIL YOU RECEIVE A DIRECTORS AUTHORIZATION LETTER GRANTING COVERAGE UNDER THE NPDES PERMIT.
- A COPY OF THE NOI, DIRECTORS AUTHORIZATION LETTER AND STORMWATER POLLUTION PREVENTION PLAN (SWP3) MUST BE KEPT ON SITE DURING WORKING HOURS.
- AMEND THE SWP3 WHENEVER THERE IS A CHANGE IN SITE DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT REQUIRES THE INSTALLATION OF BEST MANAGEMENT PRACTICES (BMPs) OR MODIFICATIONS TO EXISTING BMPs.
- WHILE THE SWP3 IS NOT TYPICALLY SUBMITTED TO OHIO EPA AT THE TIME THE NOI IS FILED, OHIO EPA MAY REVIEW THE SWP3 AT ANY TIME. IF OHIO EPA REQUESTS CHANGES TO THE SWP3 IN WRITING, THEY MUST BE MADE WITHIN 7 DAYS OF THE REQUEST.
- MAINTAIN A WRITTEN DOCUMENT ACKNOWLEDGING UNDERSTANDING OF THE SWP3 AND RESPONSIBILITIES UNDER THE PLAN SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWP3.
- FORTY-EIGHT HOURS PRIOR TO ANY EARTH DISTURBING WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE DEPARTMENT OF WATER.

REQUIREMENTS REGARDING EROSION CONTROLS

- BMPs, WHICH PRESERVE THE EXISTING NATURAL SITE CONDITION AS MUCH AS FEASIBLE ARE REQUIRED TO BE UTILIZED IN THE SWP3, SUCH AS PHASED CONSTRUCTION TO MINIMIZE LAND DISTURBED AT ANY ONE TIME, PRESERVING RIPARIAN AREAS AND LEAVING EXISTING VEGETATION IN PLACE FOR AS LONG AS POSSIBLE.
- STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 7 DAYS OF REACHING FINAL GRADE.
- AREAS WITHIN 50 FEET OF A STREAM (INCLUDING INTERMITTENT STREAMS) MUST BE STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCES.
- TEMPORARY STABILIZATION OF DISTURBED AREAS THAT WILL BE REWORKED, BUT NOT FOR 21 DAYS OR MORE FROM THE DATE THEY WERE LAST DISTURBED, MUST BE INITIATED WITHIN 7 DAYS OF LAST DISTURBANCE.
- DISTURBED AREAS INTENDED TO BE LEFT IDLE OVER WINTER MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER, I.E., SUSTAINED SNOW COVER OR FROZEN GROUND CONDITIONS.
- SPECIAL MEASURES MUST BE TAKEN AS NECESSARY TO STABILIZE DRAINAGE CHANNELS AND STORM WATER OUTFALLS.
- RUNOFF MUST BE DIVERTED AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHEREVER PRACTICABLE.
- PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE THE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.
- CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

MAINTENANCE REQUIREMENTS

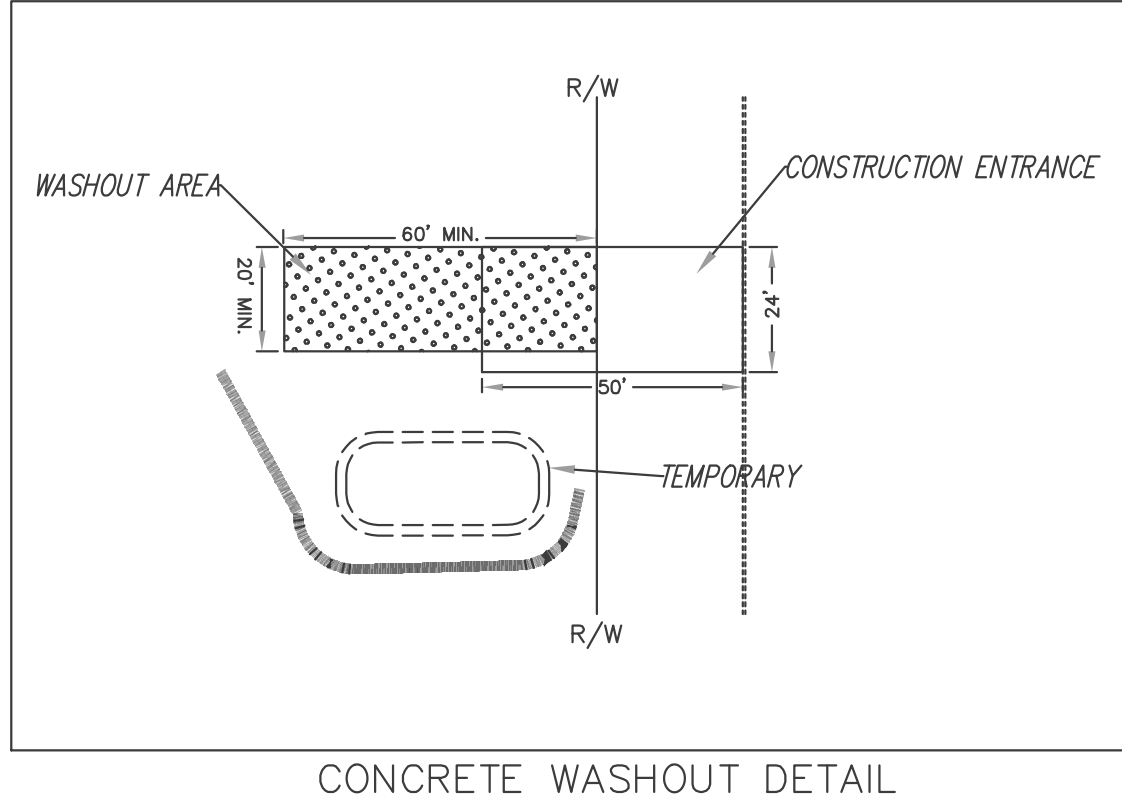
- ALL BMPs MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UPSLOPE AREAS THEY CONTROL ARE PERMANENTLY RESTABILIZED.
- QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) MUST INSPECT ALL BMPs AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL WITHIN ANY 24-HOUR PERIOD AND DETERMINE IF THE SWP3 HAS BEEN PROPERLY IMPLEMENTED.
- WRITTEN REPORTS SUMMARIZING INSPECTION RESULTS MUST BE MADE AVAILABLE UPON REQUEST. REPORTS MUST INCLUDE: DATE OF INSPECTION, NAME AND QUALIFICATIONS OF THE INSPECTOR, WEATHER CONDITIONS, LOCATIONS WHERE IN-STREAM OR OFF-SITE SEDIMENTATION WAS OBSERVED, LOCATIONS OF BMPs NEEDING MAINTENANCE, LOCATIONS OF BMPs FAILING TO OPERATE CORRECTLY OR PROVIDE ADEQUATE PROTECTION, OR LOCATION OF AREAS IN NEED OF ADDITIONAL BMPs NOT IN PLACE AT THE TIME OF INSPECTION.
- THE REPORTS MUST IDENTIFY INCIDENCES OF NONCOMPLIANCE WITH THE NPDES PERMIT. WHERE A REPORT DOES NOT IDENTIFY INCIDENCES OF NONCOMPLIANCE, THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE AT THE TIME OF INSPECTION.
- MAINTENANCE OR REPAIR OF BMPs MUST BE COMPLETED WITHIN 3 DAYS OF THE DATE OF THE INSPECTION THAT REVEALED THEY WERE DEFICIENT. FOR SEDIMENT PONDS, REPAIR OR MAINTENANCE IS REQUIRED WITHIN 10 DAYS OF THE DATE OF THE INSPECTION.
- WHEN INSPECTIONS REVEAL THAT A BMP IS NOT EFFECTIVE AND THAT ANOTHER, MORE APPROPRIATE BMP IS REQUIRED, THE SWP3 MUST BE AMENDED AND THE MORE APPROPRIATE BMP MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION THAT REVEALED THE DEFICIENCY.

PERMIT CLOSURE REQUIREMENTS

- ONCE A SITE REACHES FINAL STABILIZATION AND CONSTRUCTION ACTIVITIES HAVE CEASED, NPDES PERMIT COVERAGE IS TERMINATED BY FILING A NOTICE OF TERMINATION (NOT). THE NOT MUST BE FILED WITHIN 45 DAYS OF REACHING FINAL STABILIZATION.
- FINAL STABILIZATION IS DEFINED AS ESTABLISHING A VEGETATIVE GROUND COVER OF AT LEAST 70% GROWTH DENSITY, OR OTHER MEANS OF PERMANENT STABILIZATION, OVER THE ENTIRE AREA DISTURBED BY CONSTRUCTION ACTIVITIES.
- FINAL STABILIZATION ALSO REQUIRES THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROLS BE REMOVED FROM THE PROPERTY AND ALL SEDIMENT THAT WAS TRAPPED BY THOSE CONTROLS TO BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

SPECIFICATIONS FOR TEMPORARY SEEDING

- STRUCTURAL EROSION AND SEDIMENT - CONTROL PRACTICE SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
- TEMPORARY SEEDING SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 45 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEEDS AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDS WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
- THE SEEDS SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDS PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS - APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.
- THE TYPE OF SEEDING AND SEEDING RATES SHALL BE AS FOLLOWS:



CONCRETE WASHOUT DETAIL

GENERAL NOTES:

THE CONTRACTOR SHALL INSTALL A GRAVEL WASH-OUT AREA AT THE SITE ENTRANCE / EXIT IMMEDIATELY UPON COMMENCEMENT OF THE PROJECT. THE GRAVEL WASH-OUT AREA SHALL FACILITATE THE REMOVAL OF SEDIMENTS AND DEBRIS FROM TRUCKS AND OTHER VEHICLES LEAVING THE PROJECT SITE TO PREVENT SEDIMENTS FROM ENTERING THE RIGHT OF WAY. THE GRAVEL WASH-OUT AREA SHALL BE A MINIMUM OF 20' WIDE BY 60' LONG. GRAVEL SHALL BE A MINIMUM OF 18" DEEP AND SHALL BE No.2. THE SIZE, SHAPE AND ORIENTATION OF THE GRAVEL DRIVE SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE DRIVE SHALL BE POSITIONED TO FACILITATE EQUIPMENT ACCESS AND CLEANING.

INSTALL A TEMPORARY SILT BASIN ADJACENT TO GRAVEL DRIVE TO RECEIVE RUNOFF FROM TRUCK WASHING ACTIVITIES. THE TEMPORARY BASIN SHALL BE MAINTAINED BY THE CONTRACTOR AND CLEARED OF DEBRIS AS REQUIRED. INSTALL A SILT FENCE AROUND BASIN AS INDICATED. INFILL BASIN AT THE CONCLUSION OF THE PROJECT TO FINAL GRADE AND SEED.

WATER QUALITY AND POST CONSTRUCTION STORM WATER MANAGEMENT AND TREATMENT:

THE "FIRST FLUSH" OF THE STORM WATER RUNOFF THAT IS CARRYING POLLUTANTS WILL BE CONTROLLED VIA FILTRATION BY THE SEDIMENT FILTRATION DEVICES. ADDITIONAL POLLUTANTS WILL ALSO SETTLE OUT OVER TIME IN THE EXISTING DETENTION BASIN. THE EXISTING OVERSIZED ON-SITE DETENTION BASIN WILL CONTRIBUTE TO TREAT THE WATER QUALITY VOLUME (WQV) USING AN EXISTING AREA OF ESTABLISHED LARGE GRASS BOTTOM TO FILTER OUT SEDIMENT.

REQUIREMENTS REGARDING SEDIMENT CONTROLS

- PLAN SEDIMENT CONTROLS FOR ANY AREA THAT WILL REMAIN DISTURBED FOR 14 DAYS OR LONGER.
- SEDIMENT CONTROLS MUST POND RUNOFF IN ORDER TO BE CONSIDERED FUNCTIONAL.
- SEDIMENT BARRIERS, SUCH AS SILT FENCE OR DIVERSIONS, MUST BE IMPLEMENTED TO PREVENT SILT FROM ENTERING WATER RESOURCES THAT RUN THROUGH THE PROPERTY.
- SILT FENCE IS ONLY ALLOWED TO BE USED TO CONTROL SHEET FLOW RUNOFF FROM LIMITED DRAINAGE AREAS. THE PERMISSIBLE DRAINAGE AREA PER 100 LINEAR FEET OF SILT FENCE IS DEPENDENT ON THE SLOPE BUT IS NO MORE THAN 0.5 ACRE. SILT FENCE CAN NOT BE USED TO CONTROL DRAINAGE AREAS WITH A SLOPE OF GREATER THAN 50%.
- NO MORE THAN 10 ACRES MAY DRAIN TO A DIVERSION.
- INLET PROTECTION MUST BE IMPLEMENTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM, UNLESS THE SYSTEM DISCHARGES TO A SEDIMENT POND.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- STORM INLET PROTECTION**  
AS NEEDED, SEDIMENT SHALL BE REMOVED FROM STORM INLET FILTERS AND SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL THE SEDIMENT BUILDUP IN FILTERS LIMIT ITS FUNCTION. CHECK AFTER EACH MAJOR RAIN. FOLLOW ADS's MAINTENANCE RECOMMENDATIONS.
- FILTER STRIPS**  
A HEALTHY GROWTH OF VEGETATION CAN BEST BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.
- SILT FENCES AND FILTER BARRIERS**  
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.
- STRAW BALE BARRIERS**  
STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.
- ROCK CHECK DAMS**  
ROCK CHECK DAMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND ROCK CHECK DAMS AND/OR 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 WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- TO PREVENT WATER PONDING BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE RE-ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE SO THAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-IN.-DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE 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 OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
  - THE LAYOUT OF SILT FENCE SHALL BE CHANGED,
  - ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
  - OTHER PRACTICES SHALL BE INSTALLED.
- COMPLY WITH ALL OHIO EPA REQUIREMENTS.
- INCLUDE SEDIMENT CONTROL MEASURES (SUCH AS DANDY BAGS) ON THE CATCH BASINS SURROUNDING THE AREA.

VEGETATIVE PRACTICES

FILTER STRIP (FS)

A STRIP OR AREA OF VEGETATION (BEING A MIN. OF 18 FEET AND A MAX. OF 100 FEET IN WIDTH) TO REMOVE SEDIMENT AND OTHER POLLUTANTS FROM RUNOFF. THIS PRACTICE APPLIES TO LAND UNDERGOING DEVELOPMENT WHERE FILTER STRIPS ARE NEEDED TO REDUCE SEDIMENT DAMAGE TO ADJACENT PROPERTY. EXISTING GRASS OR GRASS/LEGUME MIXTURES IF WELL ESTABLISHED, SHOULD BE USED AS FILTER STRIPS.

GRASS SELECTION AND ESTABLISHMENT

ALL SEEDING AND MULCHING SHALL CONFORM TO ODOT ITEM 659.09 CLASS 2 UNLESS NOTED OTHERWISE IN SPECIFICATIONS.

REQUIREMENTS FOR CONTROLS OF OTHER WASTES

- NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS OR THEIR PACKAGING, SHALL BE DISCHARGED IN STORM WATER RUNOFF.
- CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT DIRECTLY INTO STORM SEWERS, STREAMS OR DRAINAGE CHANNELS.
- OFF-SITE TRACKING OF SEDIMENTS BY CONSTRUCTION VEHICLES MUST BE MINIMIZED. WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROADS WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADING. GRADES FOR SAID PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT TO EXCEED A 4 PERCENT SLOPE. BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL. SEEDS ARE ADJACENT TO ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.
- WASTE DISPOSAL VIA OPEN BURNING IS PROHIBITED.
- CONTAMINATED SOILS OR SOILS WHERE CONSTRUCTION SITE CHEMICALS HAVE BEEN SPILLED MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
- STORM WATER THAT COMES IN CONTACT WITH CONTAMINATED SOILS, OR SOLID & INDUSTRIAL WASTE MUST BE COLLECTED AND DISPOSED OF AS WASTEWATER.
- FUEL TANKS AND DRUMS OR OTHER CONTAINERS HOLDING CONSTRUCTION SITE CHEMICALS MUST BE STORED WITHIN A DIKED AREA.

PLAN NORTH



2 WORKING DAYS  
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CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

BRUMBAUGH  
ENGINEERING &  
SURVEYING, LLC

2270 SOUTH MIAMI STREET  
WEST MILTON, OHIO 45383  
PHONE: (937) 698-3000  
EMAIL: John@bes-engineer.com

HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=20'  
0' 20' 40' 60'

PROJECT NO.: 108.25  
DATE: 6/18/2025  
DRAWN BY: GWG  
DESIGNED BY: GWG  
CHECKED BY: JJB

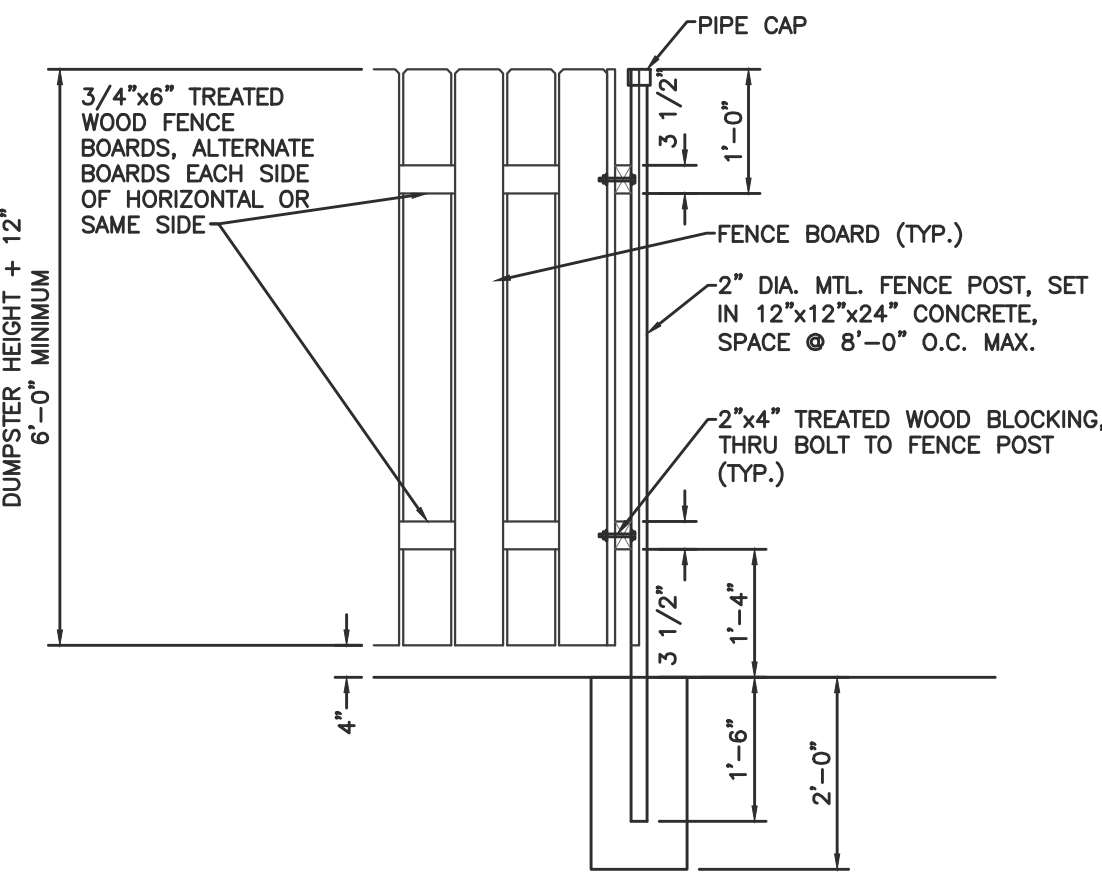
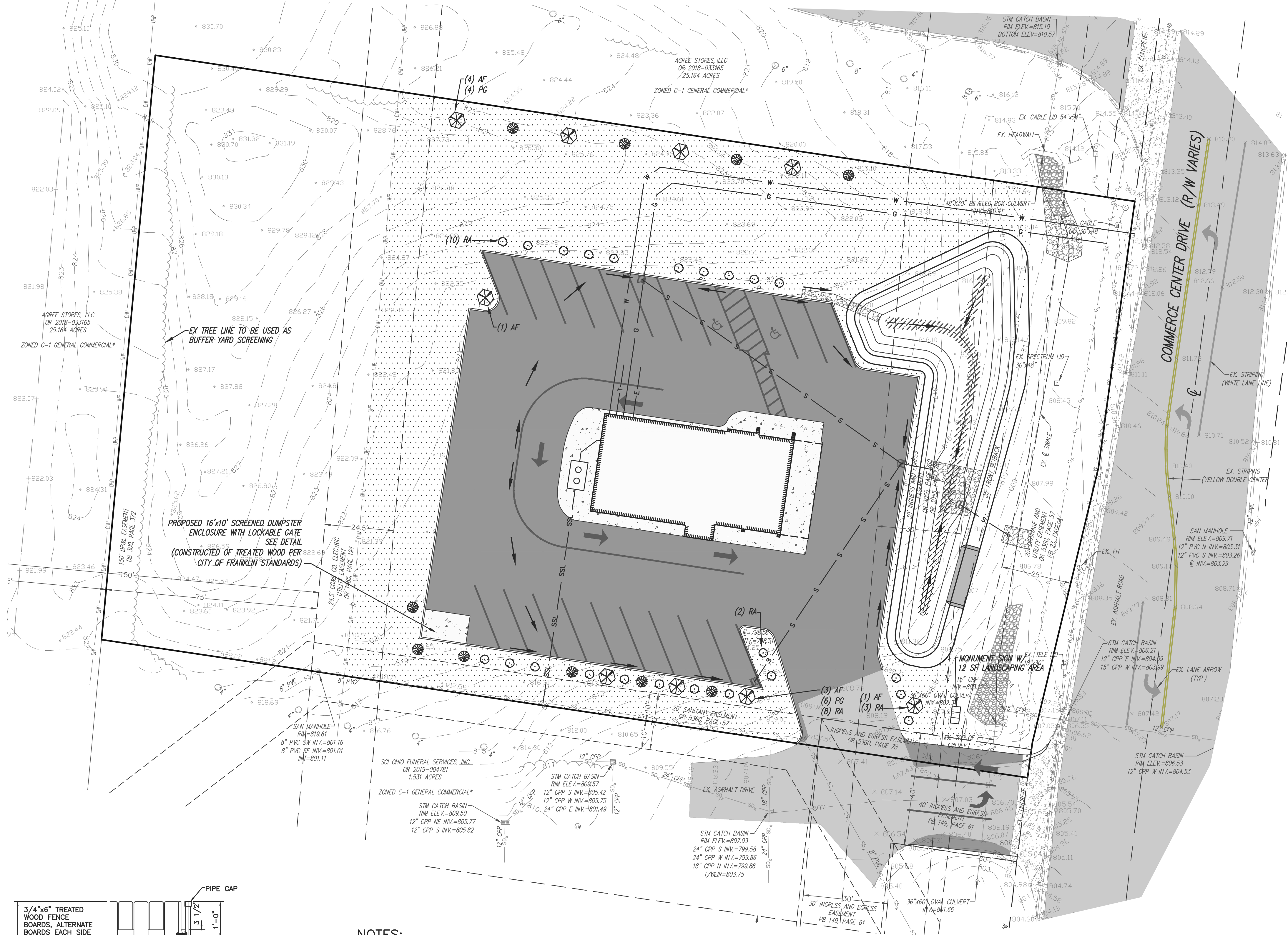
REVISED

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EROSION CONTROL PLAN  
FOR  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SEC. 26, TOWN. 2, RANGE 5N, MRs.,  
CITY OF FRANKLIN, WARREN COUNTY, OHIO

FOR AGENCY REVIEW  
06/18/2025

SHEET  
OF  
C7  
8



#### NOTES:

- LOCATION OF EXISTING TREES AND TREE LINES ARE AS SHOWN ON PLAN.
- BUILDING PERIMETER IS APPROXIMATELY 230 FEET. 23 SHRUBS ARE REQUIRED PER CITY CODE, AND 23 SHRUBS ARE PROVIDED.

#### PLANTING LEGEND

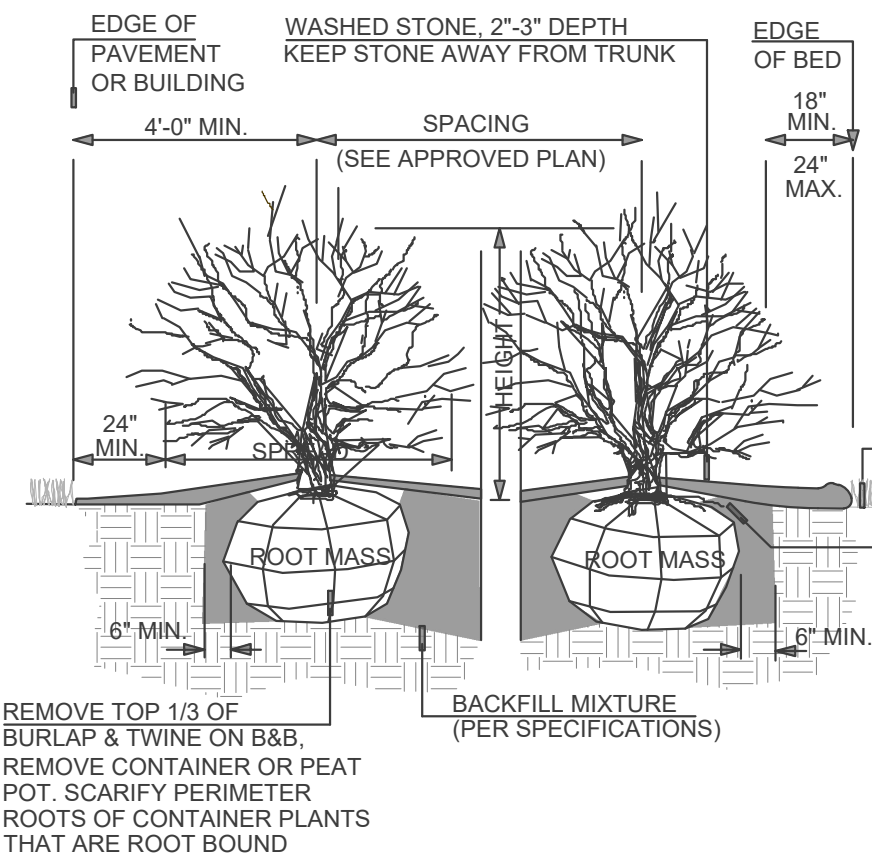
- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- DETENTION BASIN SWALE SOD
- GRASS LAWN
- EXISTING TREE
- EXISTING TREE/BRUSH LINE

#### ZONING REQUIREMENTS:

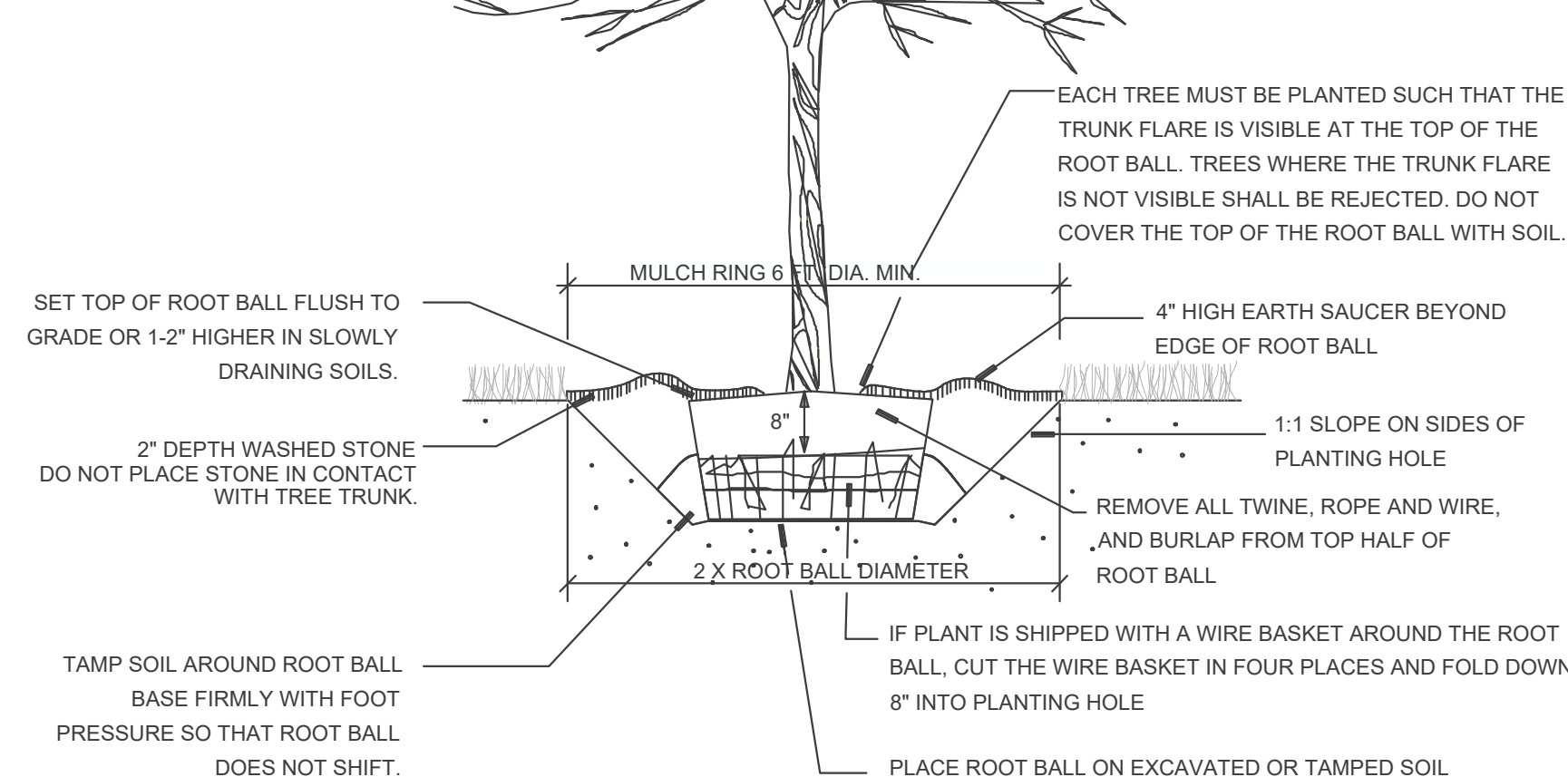
ZONING: C-1 (GENERAL COMMERCIAL)

SETBACKS: 30' FRONT YARD SETBACK (EAST)  
0' SIDE YARD SETBACK (NORTH & SOUTH)  
0' REAR YARD SETBACK (WEST)

BUFFERYARD: TYPE A



A SHRUB PLANTING DETAIL  
NOT TO SCALE



B TREE PLANTING DETAIL  
NOT TO SCALE

#### PLANTING NOTES:

- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES, AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTION AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- COORDINATE PLANTING OF ANY PLANT MIXES WHERE MORE THAN ONE SPECIES IS USED WITH THE LANDSCAPE ARCHITECT TO ENSURE PROPER SPECIES DISTRIBUTION IN MIX PLANTING AREAS.
- 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.
- OWNERS REPRESENTATIVE SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PLANT MATERIAL BEING DELIVERED TO THE JOB SITE. OWNERS REPRESENTATIVE RETAINS THE RIGHT TO REFUSE ALL OR PART OF ANY GROUP OF PLANT MATERIALS DEEMED UNACCEPTABLE OR NOT MEETING NORMAL ANLA STANDARDS.
- DELIVER PLANT MATERIALS ONLY AFTER ALL PREPARATIONS HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET MATERIALS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF MATERIALS DURING STORAGE INCLUDING WATERING AS NECESSARY TO ENSURE ROOT SYSTEMS REMAIN MOIST.
- BEDLINES TO BE NO LESS THAN 18-INCHES AND NOT MORE THAN 24-INCHES FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
- ALL SHRUBS TO BE A MINIMUM OF 4-FOOT FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR TO SUPPLY TO OWNER A MONTHLY MAINTENANCE SCHEDULE DURING A CALENDAR YEAR. SCHEDULE MUST BE SUBMITTED TO OWNER PRIOR TO REQUESTING FINAL JOB ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS UNTIL PROJECT ACCEPTANCE BY OWNER, UNLESS SPECIFIED OTHERWISE.
- REFER TO CIVIL DRAWINGS FOR EXISTING SURVEY INFORMATION AND GRADING PLAN.

#### PLANT LIST:

| ID | QTY     | COMMON NAME               | SIZE         |
|----|---------|---------------------------|--------------|
| AF | 9       | ARMSTRONG RED MAPLE       | 2.5" CAL.    |
| PG | 10      | BLACK HILLS SPRUCE        | 2.5" CAL.    |
| RA | 23      | GRO-LOW SUMAC             | 18" SP. MIN. |
|    | 2051 SY | GRASS LAWN                |              |
|    | 67 SY   | DETENTION BASIN SWALE SOD |              |

SEE TYPICAL SECTION A-A ON SHEET C4 FOR SLOPE STABILIZATION OF DETENTION POND AND EXISTING SWALE.

FOR AGENCY REVIEW  
06/18/2025

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PHONE: (937) 698-3000  
EMAIL: John@bes-engineer.com

|              |           |
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| PROJECT NO.: | 108.25    |
| DATE:        | 6/18/2025 |
| DRAWN BY:    | GWG       |
| DESIGNED BY: | GWG       |
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LANDSCAPING PLAN  
FOR  
LEE'S FAMOUS RECIPE FRANKLIN  
LOCATED AT  
SEC. 26, TOWN. 2, RANGE 5N, MRs.,  
CITY OF FRANKLIN, WARREN COUNTY, OHIO

SHEET  
OF  
C8  
8