

GENERAL NOTES

- THE CITY OF FRANKLIN AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENTS AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF FRANKLIN REQUIREMENTS, THE CITY OF FRANKLIN REQUIREMENTS SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE @ 1-1-OR-1400-362-2784 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NONMEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
- THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM THEMSELVES CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THEM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
- NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION. ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
- ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1546-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
- ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05 IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.10 OF THE OHIO ADMINISTRATIVE CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: OHIO DEPARTMENT OF NATURAL RESOURCES, 2045 MORSE ROAD, COLUMBUS, OHIO 43229, 614-265-6576.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE FULL DEPTH SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECONSTRUCTED AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE CONTRACTOR SHALL FULL DEPTH SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE, SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL, IN THE PRICE BID FOR THE PROJECT.

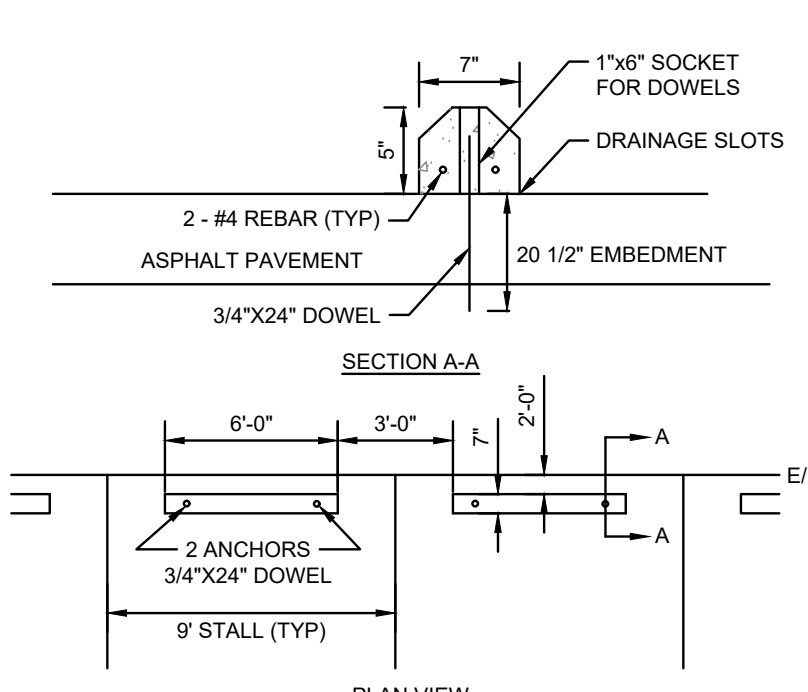
GRADING NOTES

- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS-BUILT OF BURY/BORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF FRANKLIN AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
- CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

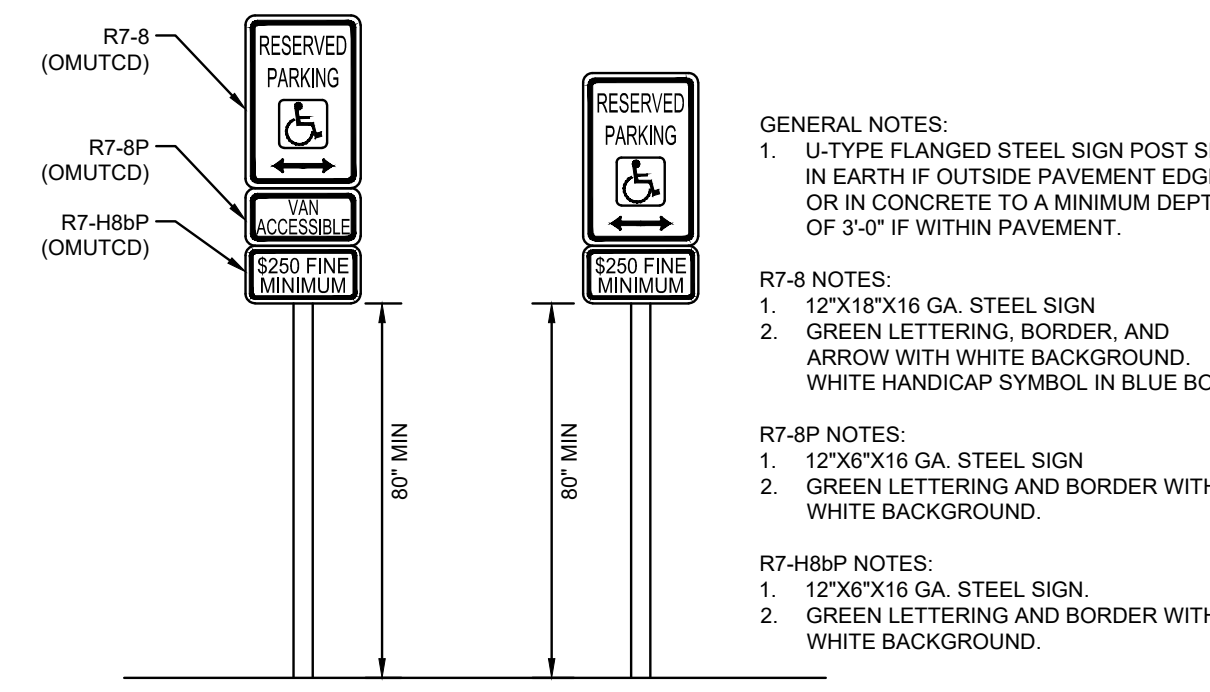
UTILITY NOTES

- ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADE AS EXISTING. THE DRAIN TILE AND/OR STORM SEWERS SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE Laid ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARLY MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES. CATCH BASINS WITHIN AN ACCESSIBLE ROUTE SHALL CONFORM TO ADA REQUIREMENTS.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- ALL CATCH BASINS WITH DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD OUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MIDDING LIFT HOLES, ETC.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED 'STM' SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED 'RCP' SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (n=0.013) OR LESS.
- ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2" 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 6" UNLESS OTHERWISE NOTED.
- ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADD DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
- ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE. AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.

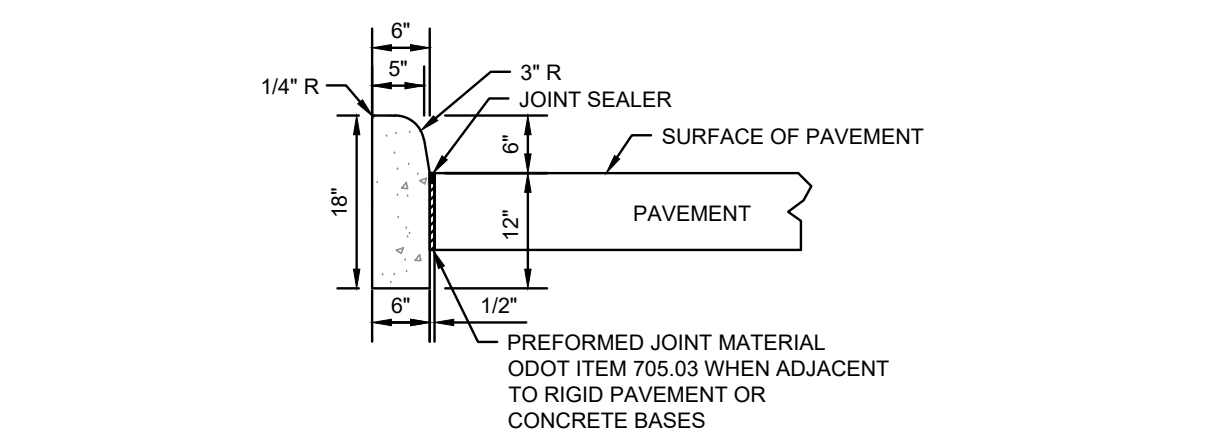
- SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FRANKLIN. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF FRANKLIN AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-512.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT & FINES, ASHOTO MAX SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10" HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4" OF COVER.
- WATERLINE 4 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI, AWWA C151 OR PVC AWWA C900, DR 14, PRESSURE CLASS 365 PSI. FIRE SERVICE PIPING SHALL MEET THE REQUIREMENTS OF NFPA 24. WATERLINE 2 INCHES AND UNDER TO BE TYPE "K" SOFT COPPER TUBING, ASTM B 88, OR APPROVED POLYBUTYLENE.
- STORM AND SANITARY STRUCTURES SHALL ADHERE TO CITY OF FRANKLIN STANDARD CONSTRUCTION DRAWINGS AND SPECIFICATIONS DIVISION 200 AND DIVISION 400, RESPECTIVELY. PIPE MATERIAL SPECIFICATIONS SHALL ADHERE TO CITY OF FRANKLIN STANDARD CONSTRUCTION DRAWINGS AND SPECIFICATIONS DIVISION 1000.



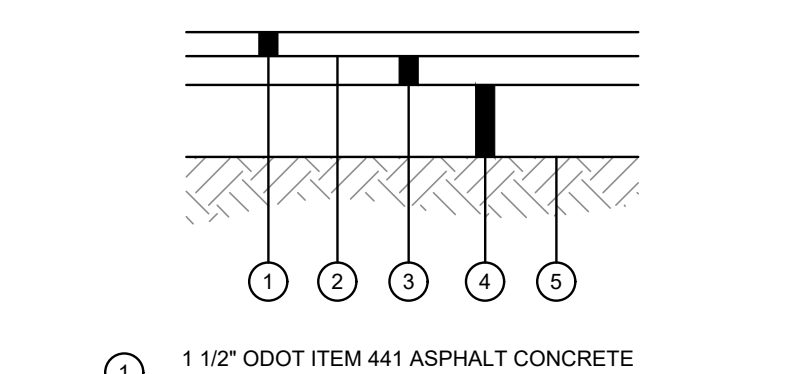
PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



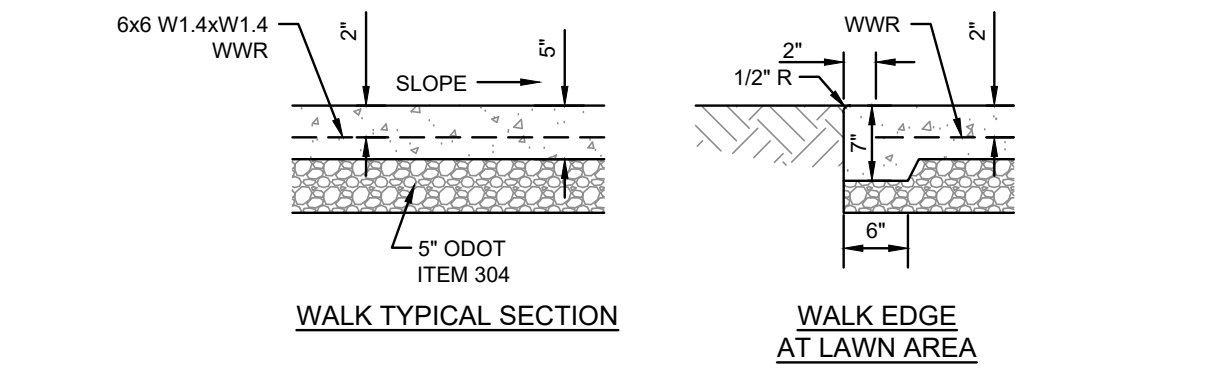
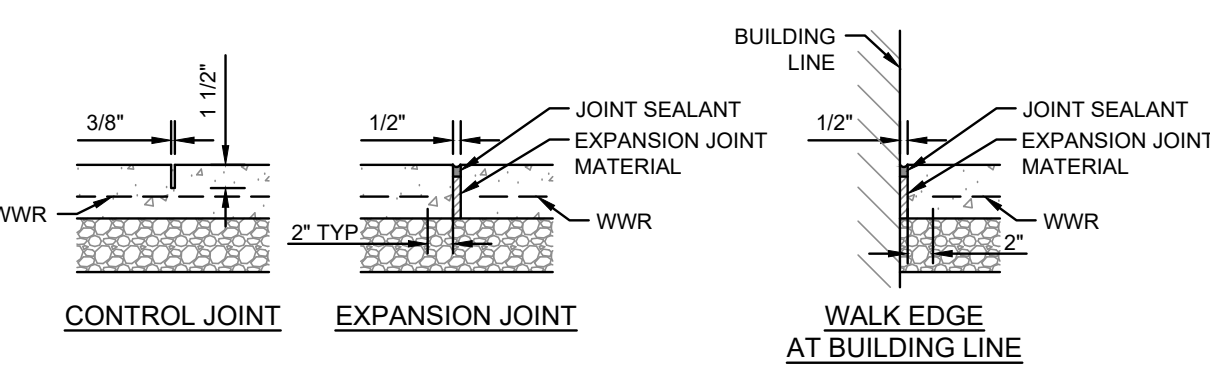
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



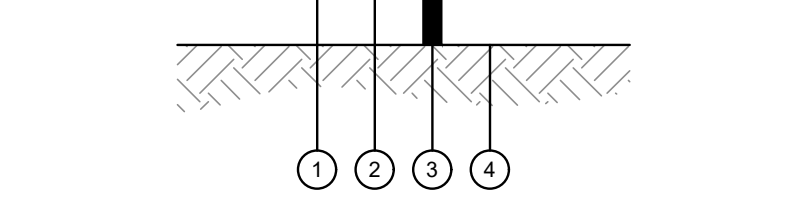
BARRIER CURB DETAIL
N.T.S.



STANDARD DUTY ASPHALT PAVEMENT DETAIL
N.T.S.



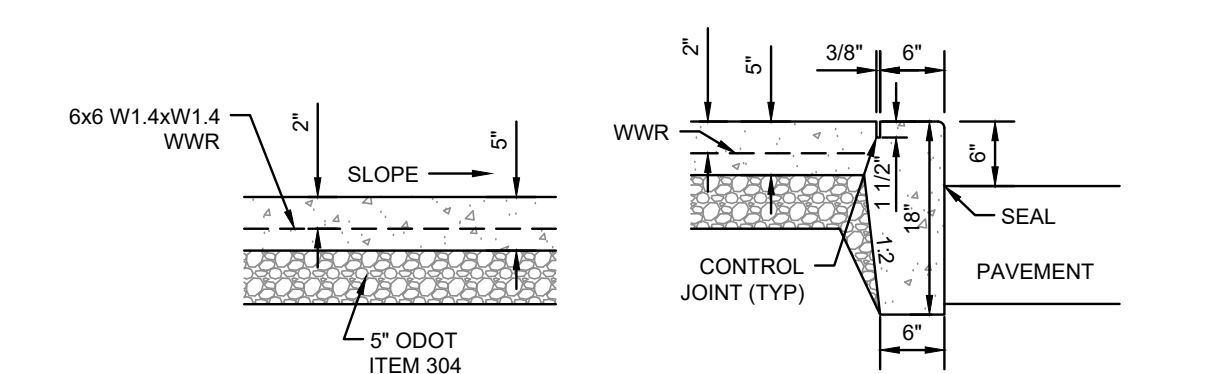
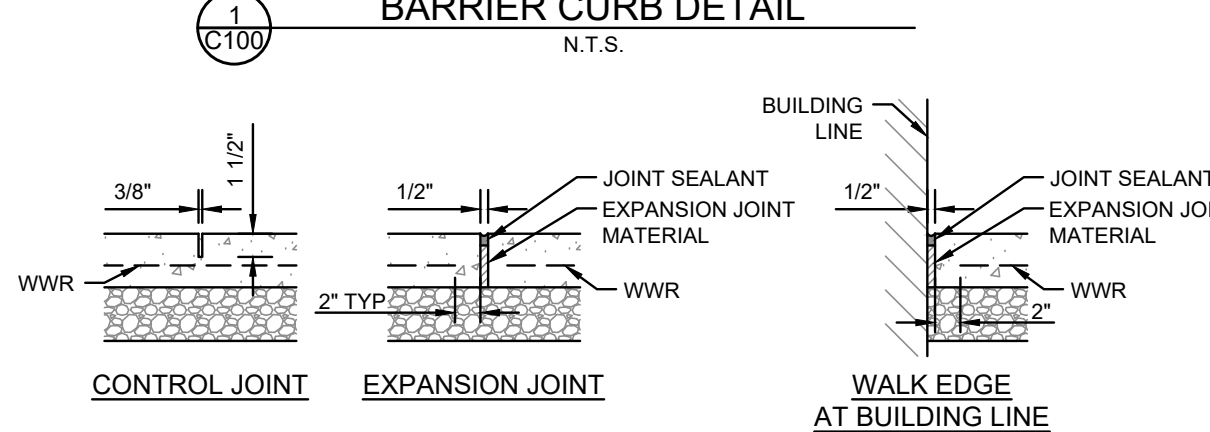
- NOTES:**
- INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
 - INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
 - WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
 - WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
 - JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.



EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL
N.T.S.



EXTERIOR CONCRETE SLAB WALK WITH FLUSH CURB DETAIL
N.T.S.



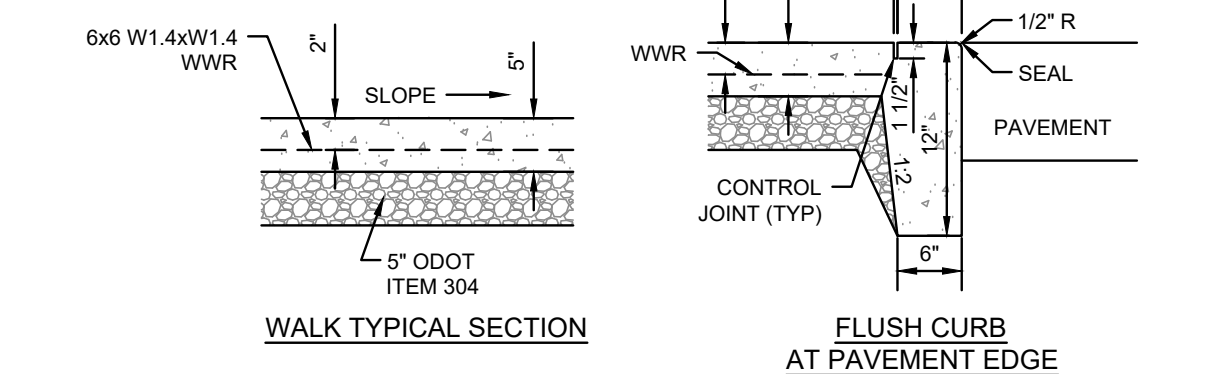
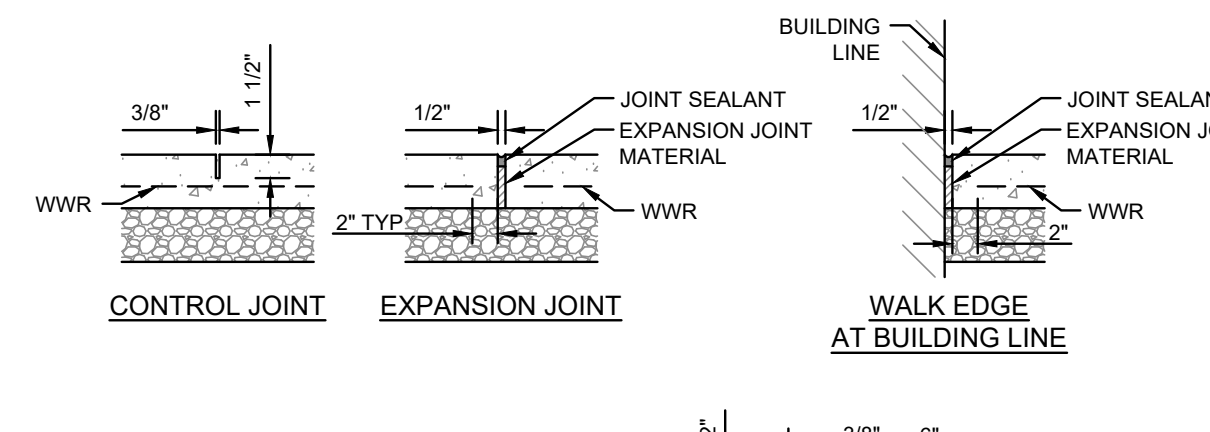
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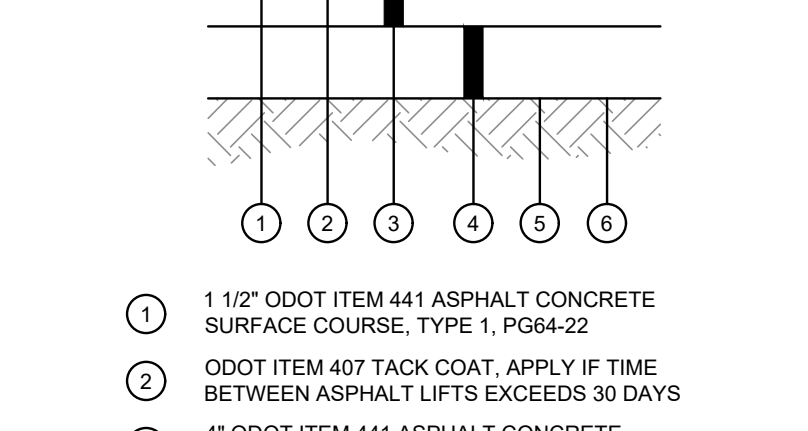
HEAVY DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



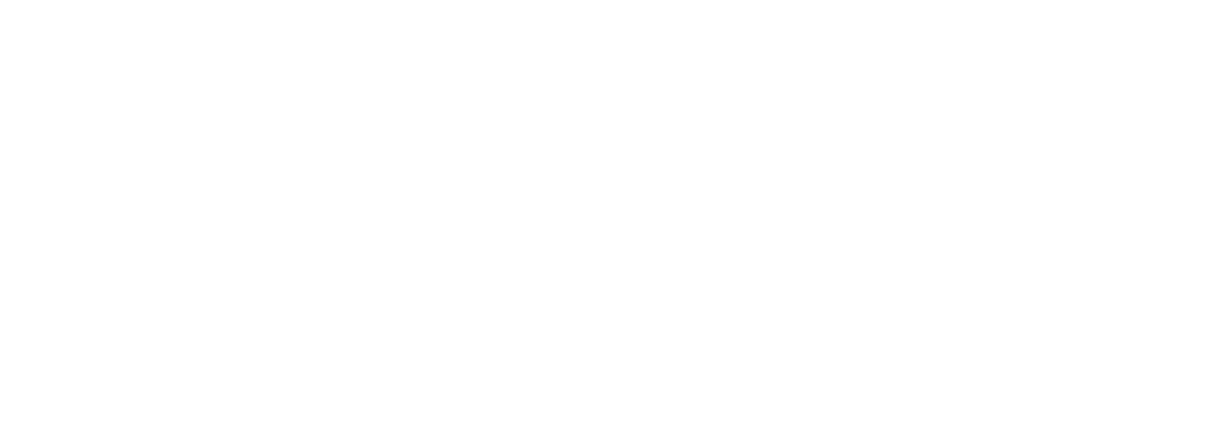
HEAVY DUTY CONCRETE PAVEMENT DETAIL
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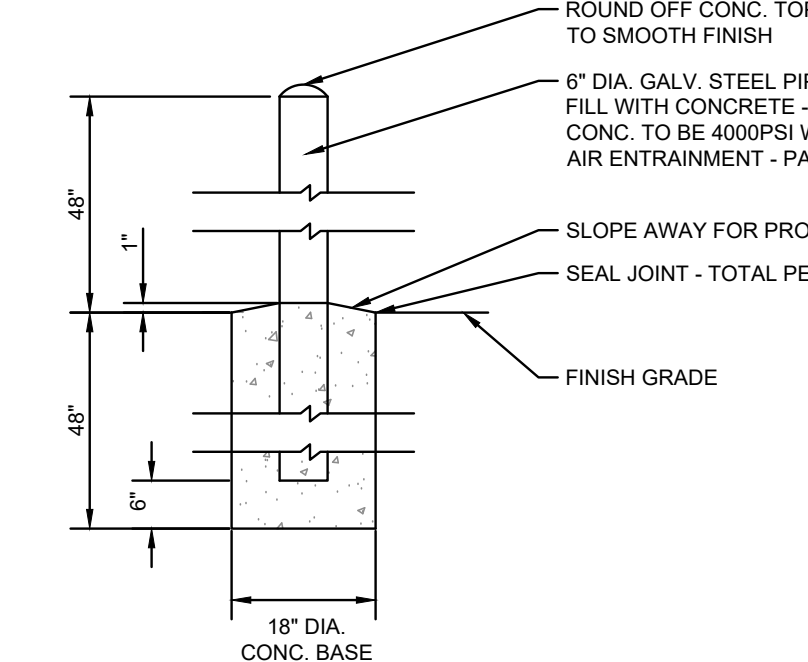
HEAVY DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



HEAVY DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



EXTERIOR CONCRETE SLAB WALK WITH FLUSH CURB DETAIL
N.T.S.



PIPE BOLLARD DETAIL
N.T.S.

THE KLEINGERS GROUP

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SEAL:		
NOT FOR CONSTRUCTION		
NO.	DATE	DESCRIPTION
1	2025-08-01	ZONING SUBMITTAL
2	2025-08-20	ZONING RESUBMITTAL

INTERSTATE TRUCKING

FRANKLIN, OHIO

PROJECT NO:	220187.004
DATE:	2025-08-01
SCALE:	

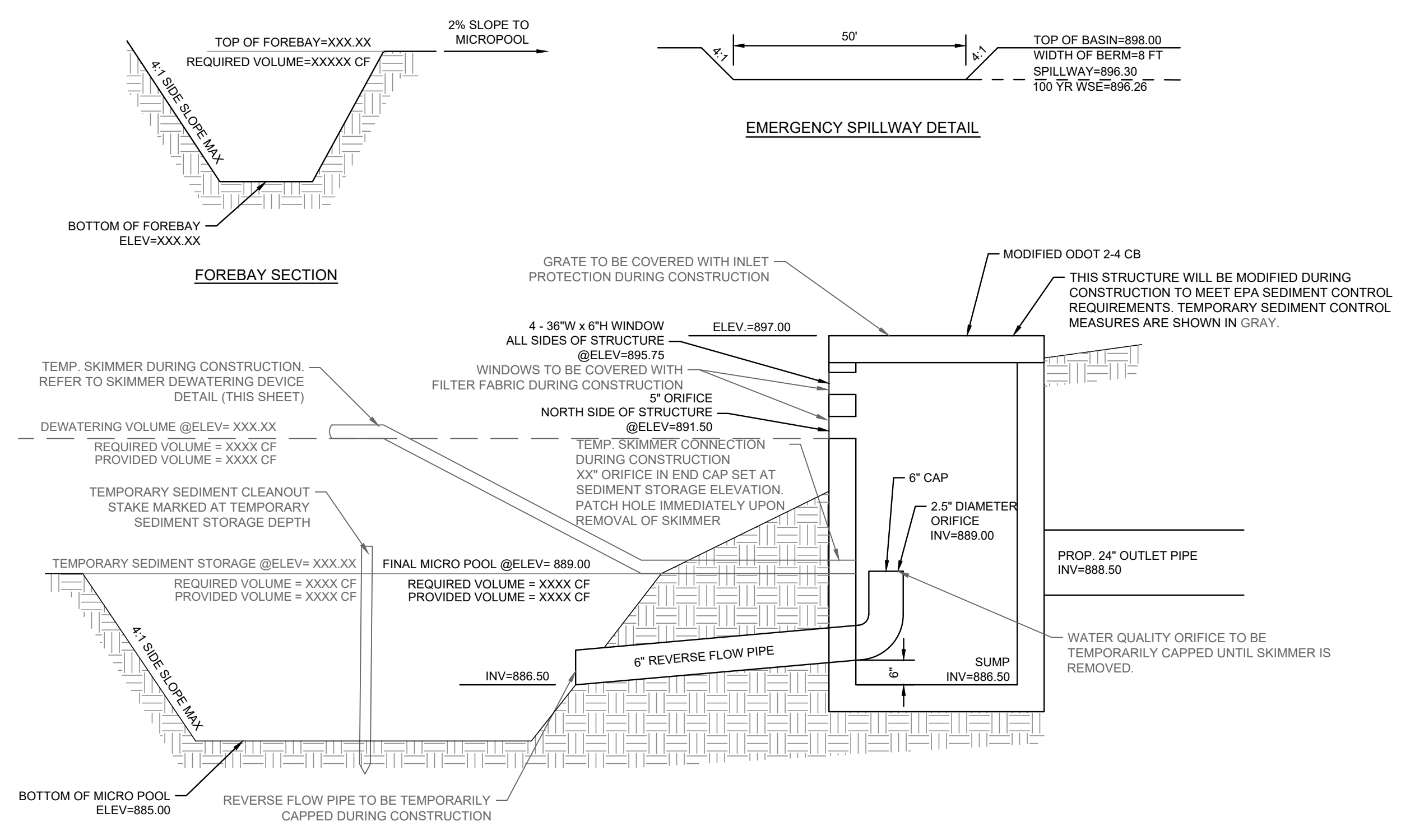
GENERAL NOTES & DETAILS

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GENERAL NOTES & DETAILS

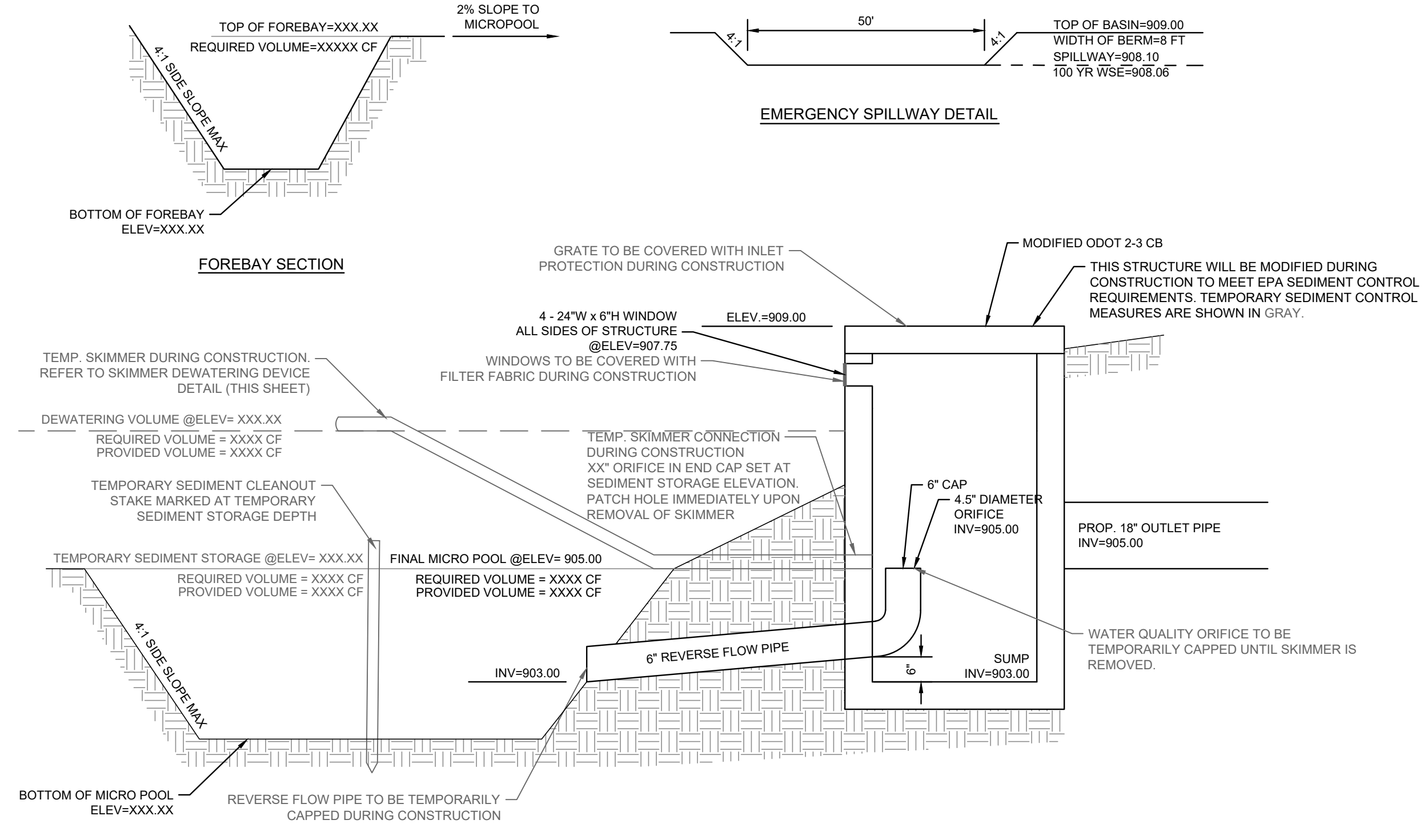
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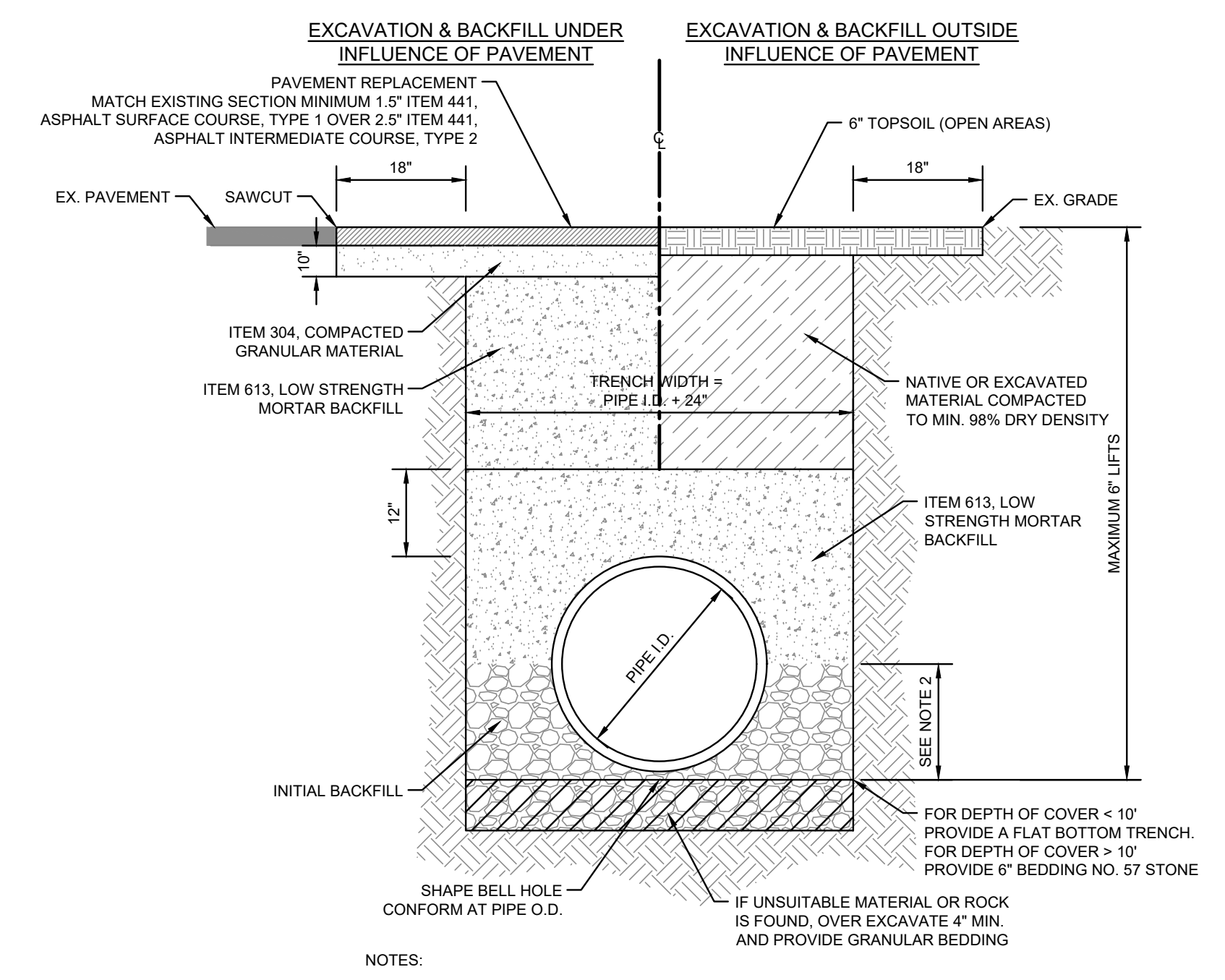
- OPERATION & MAINTENANCE:**
1. BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:
 3. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.
 4. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.
 5. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.
 6. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.
 7. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.
 8. REMOVE SEDIMENT FROM BASIN WHEN IT FILLS THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE SEDIMENT STORAGE ZONE. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
 9. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.
 10. AFTER THE ENTIRE CONSTRUCTION PROJECT IS COMPLETED, TEMPORARY SEDIMENT BASIN MEASURES SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. THE BASIN IS TO BE DEWATERED AND HAVE EXCESS SEDIMENT REMOVED TO ACHIEVE FINAL DESIGN CONTOURS. DEWATERING AND SEDIMENT REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE SEEDING, MULCHED AND STABILIZED AS NECESSARY. ALL RELATED TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE REMOVED. ANY TEMPORARY CONNECTIONS TO THE OUTFALL STRUCTURE MUST BE REMOVED AND/OR SEALED. ANY TEMPORARY PIPE CAPS ARE TO BE REMOVED PER FINAL DESIGN CONDITIONS.

WEST DETENTION & WATER QUALITY OUTLET / TEMPORARY SEDIMENT BASIN STRUCTURE DETAIL
N.T.S.



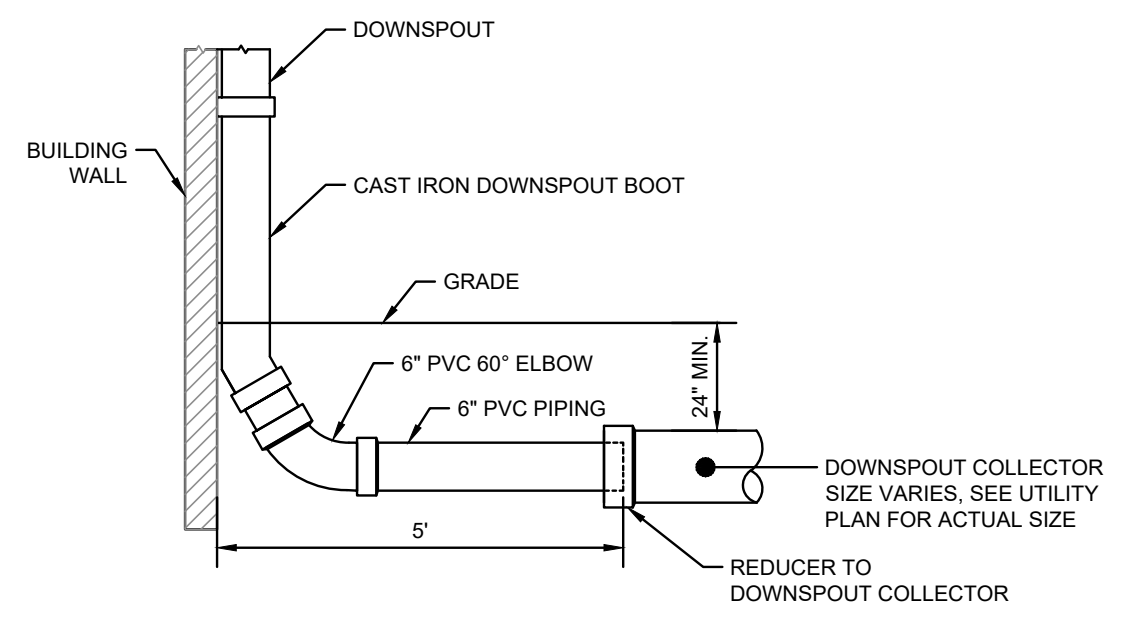
- OPERATION & MAINTENANCE:**
1. BASINS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. SEDIMENT BASINS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. NECESSARY ACTIVITIES ARE SHOWN AS FOLLOWS:
 3. ESTABLISH VEGETATIVE COVER AND FERTILIZE AS NECESSARY TO MAINTAIN A VIGOROUS COVER IN AND AROUND THE SEDIMENT BASIN.
 4. REMOVE UNDESIRABLE VEGETATION PERIODICALLY TO PREVENT GROWTH OF TREES AND SHRUBS ON THE EMBANKMENT AND SPILLWAY AREAS.
 5. PROMPTLY REPAIR ERODED AREAS. REESTABLISH VEGETATIVE COVER IMMEDIATELY WHERE SCOUR EROSION HAS REMOVED ESTABLISHED SEEDING.
 6. PROMPTLY REMOVE ANY BURROWING RODENTS THAT MAY INVADE AREAS OF THE EMBANKMENT.
 7. REMOVE TRASH AND DEBRIS THAT MAY BLOCK SPILLWAYS AND ACCUMULATE IN THE POND.
 8. REMOVE SEDIMENT FROM BASIN WHEN IT FILLS THE DESIGN DEPTH OF THE SEDIMENT STORAGE ZONE. THIS ELEVATION SHALL BE MARKED ON A CLEANOUT STAKE NEAR THE CENTER OF THE SEDIMENT STORAGE ZONE. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT ERODE.
 9. CHECK SPILLWAY OUTLETS AND POINTS OF INFLOW TO ENSURE DRAINAGE IS NOT CAUSING EROSION AND THAT OUTLETS ARE NOT CLOGGED. REPLACE DISPLACED RIPRAP IMMEDIATELY.
 10. AFTER THE ENTIRE CONSTRUCTION PROJECT IS COMPLETED, TEMPORARY SEDIMENT BASIN MEASURES SHALL BE REMOVED AFTER THE UPSTREAM DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. THE BASIN IS TO BE DEWATERED AND HAVE EXCESS SEDIMENT REMOVED TO ACHIEVE FINAL DESIGN CONTOURS. DEWATERING AND SEDIMENT REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE SEEDING, MULCHED AND STABILIZED AS NECESSARY. ALL RELATED TEMPORARY SEDIMENT CONTROL MEASURES ARE TO BE REMOVED. ANY TEMPORARY CONNECTIONS TO THE OUTFALL STRUCTURE MUST BE REMOVED AND/OR SEALED. ANY TEMPORARY PIPE CAPS ARE TO BE REMOVED PER FINAL DESIGN CONDITIONS.

EAST DETENTION & WATER QUALITY OUTFALL / TEMPORARY SEDIMENT BASIN STRUCTURE DETAIL
N.T.S.

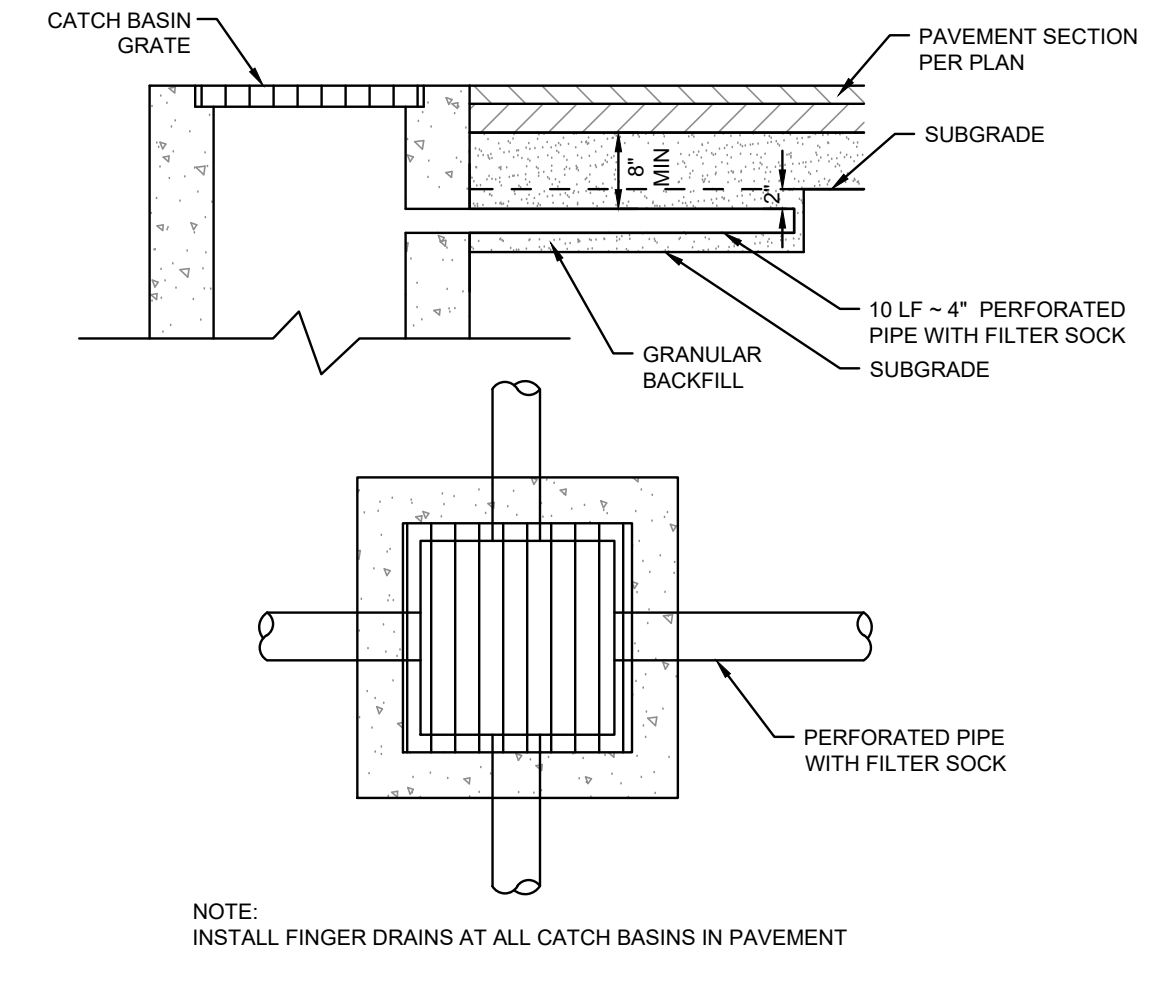


- NOTES:**
1. REFER TO OSHA REQUIREMENTS FOR MAXIMUM ALLOWABLE TRENCH SLOPES.
 2. THIS PORTION OF THE PIPE EMBEDMENT ZONE MUST BE RECOMPACTED TO PROPER DENSITIES AFTER MOVING SUPPORT SYSTEM FORWARD.
 3. PROVIDE FILTER FABRIC WHEN VERY FINE OR UNSTABLE MATERIAL IS ENCOUNTERED.
 4. APPLY ITEM 407 TACK COAT TO VERTICAL FACE OF SAWCUT PAVEMENT.

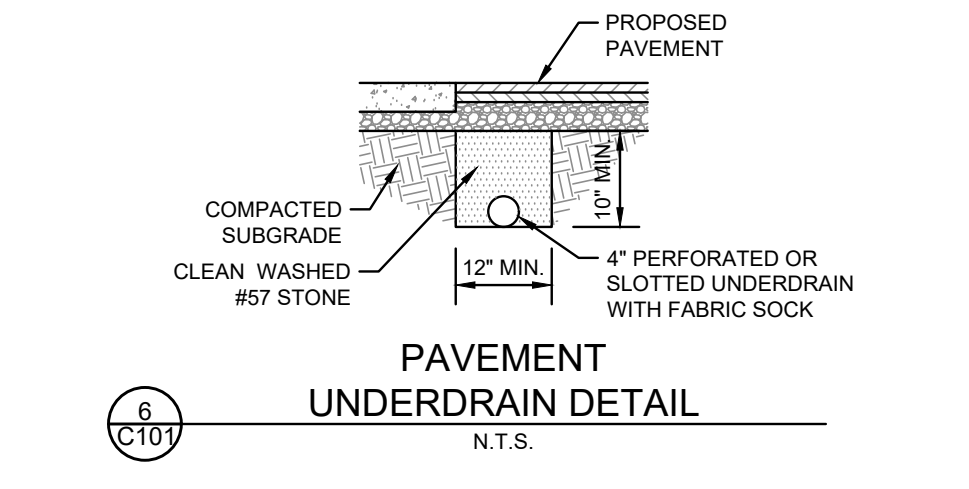
UTILITY CONDUIT OPEN CUT DETAIL
N.T.S.



DOWNSPOUT BOOT DETAIL
N.T.S.



FINGER DRAIN DETAIL
N.T.S.



PAVEMENT UNDERDRAIN DETAIL
N.T.S.

NOT FOR CONSTRUCTION

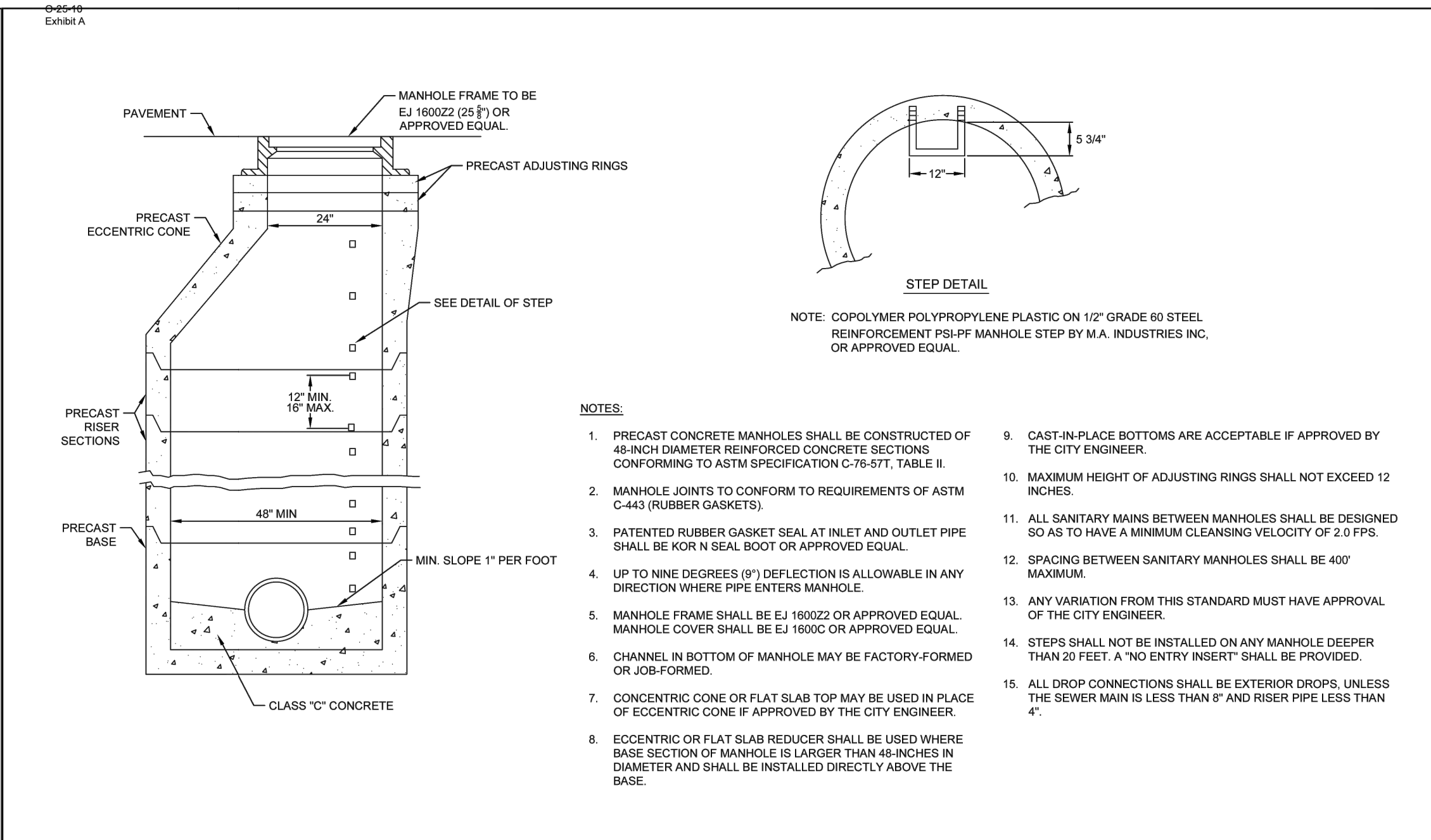
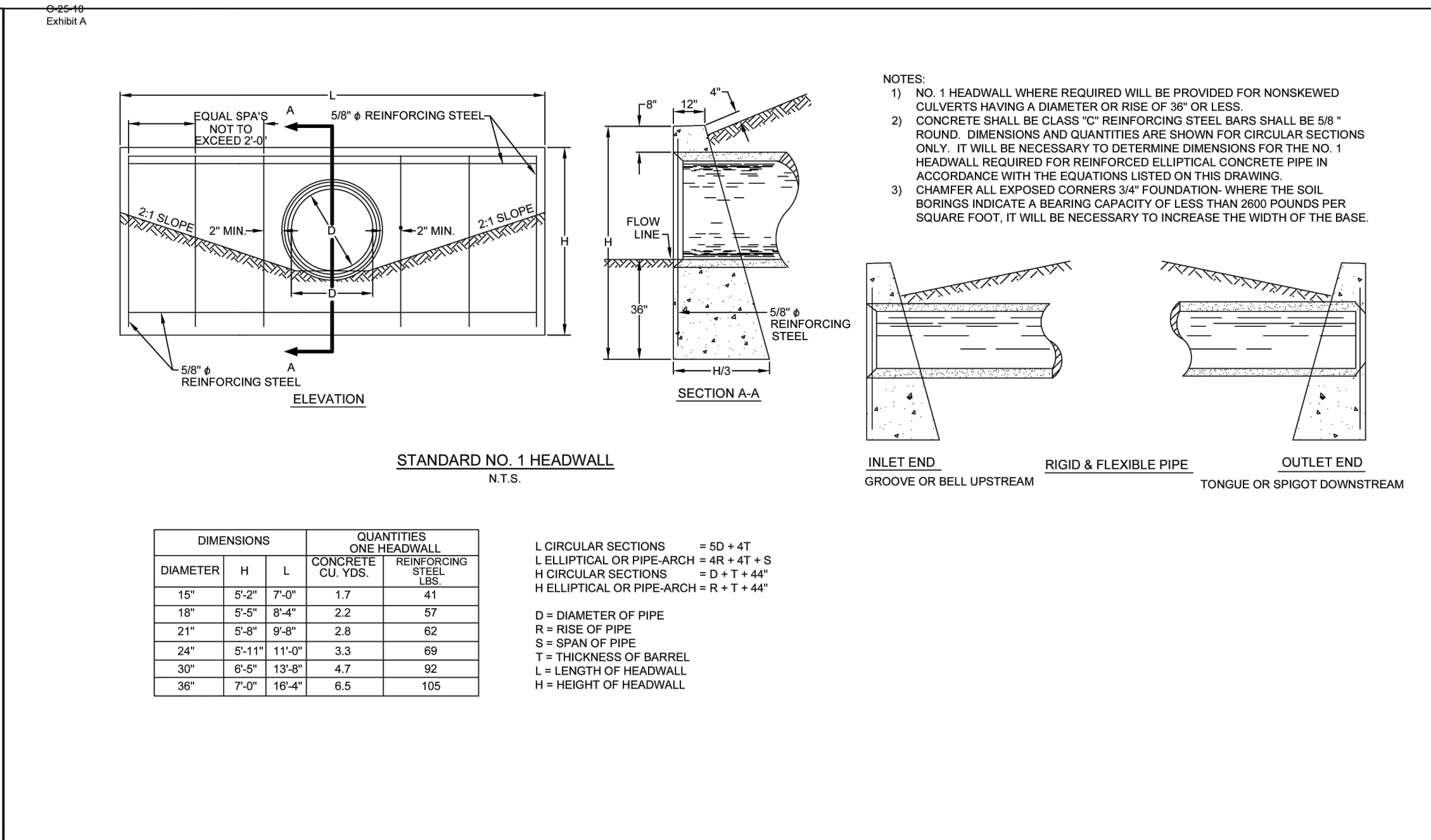
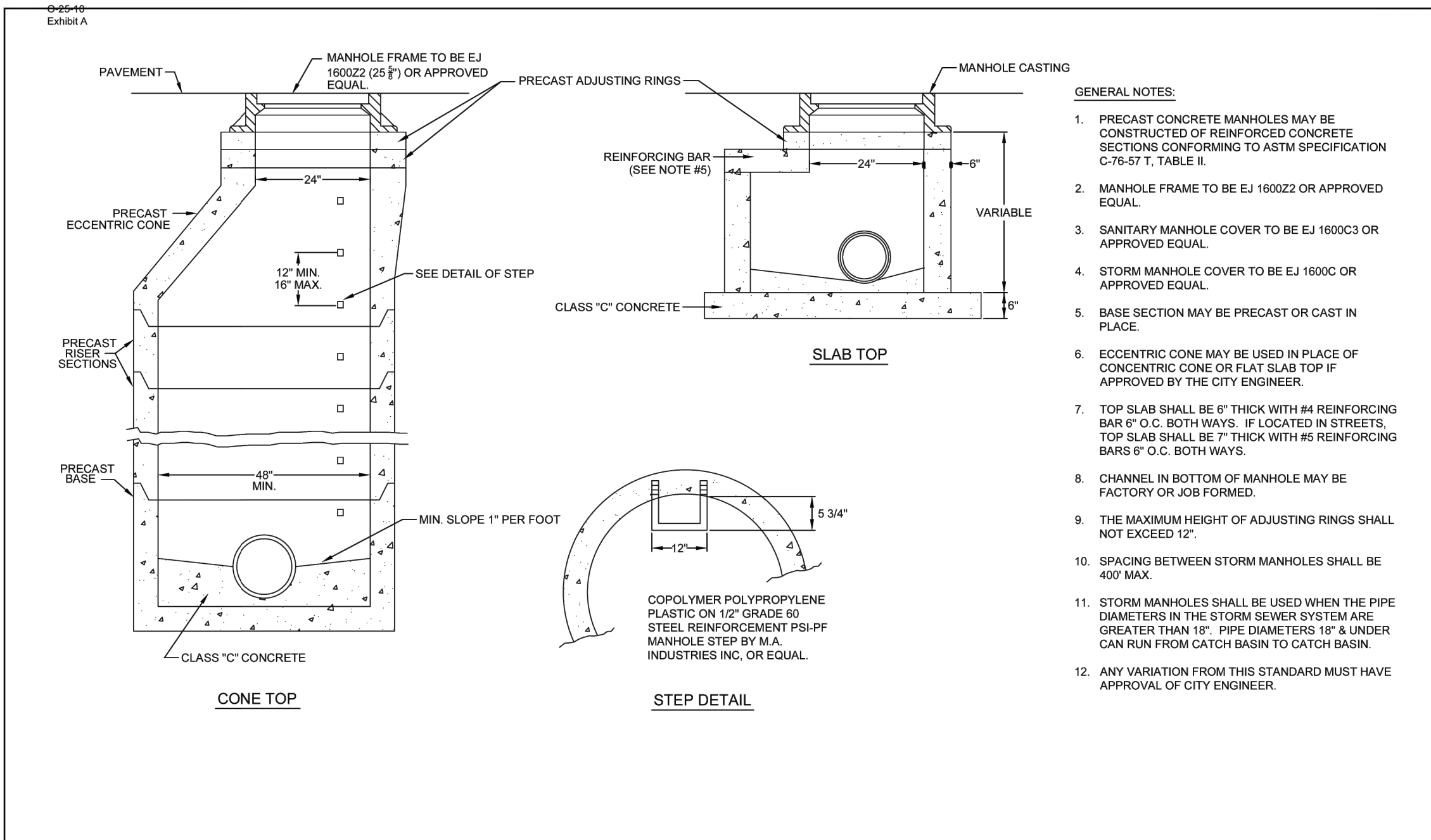
NO.	DATE	DESCRIPTION
1	2025-08-01	ZONING SUBMITTAL
2	2025-08-20	ZONING RESUBMITTAL

INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: **220187.004**
DATE: **2025-08-01**
SCALE:

SHEET NAME:
GENERAL NOTES & DETAILS

SHEET NO.
C101



REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

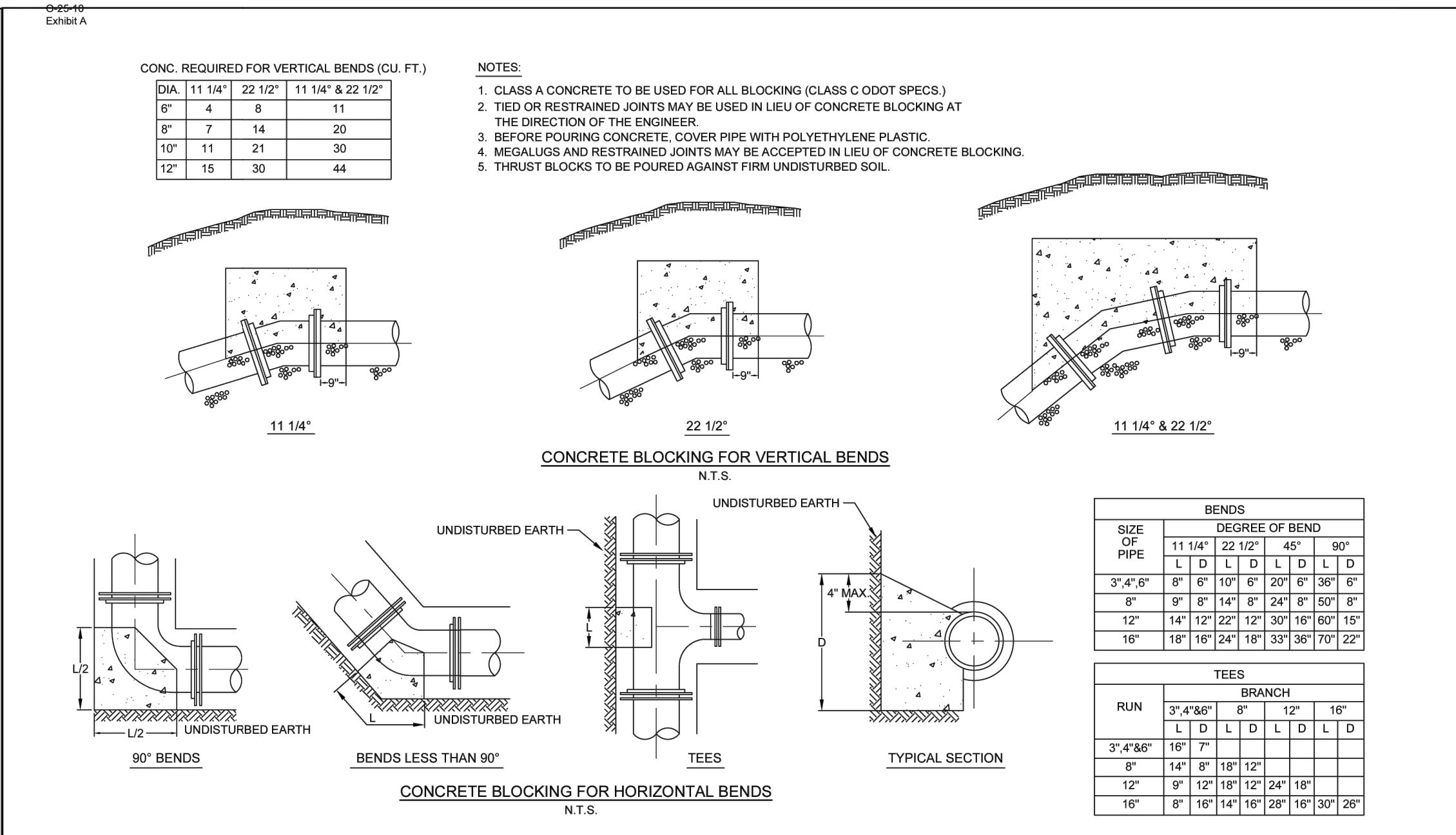
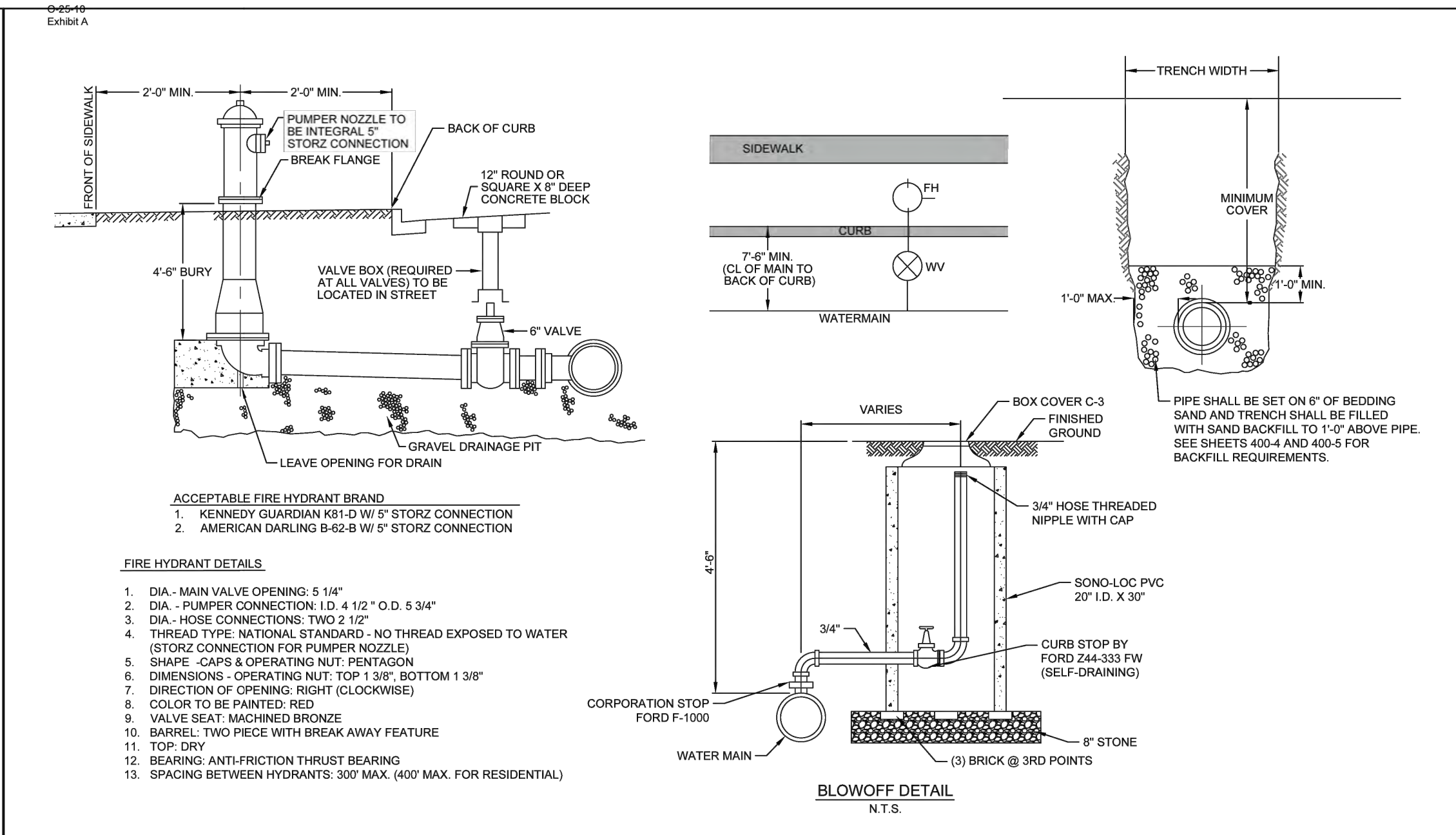
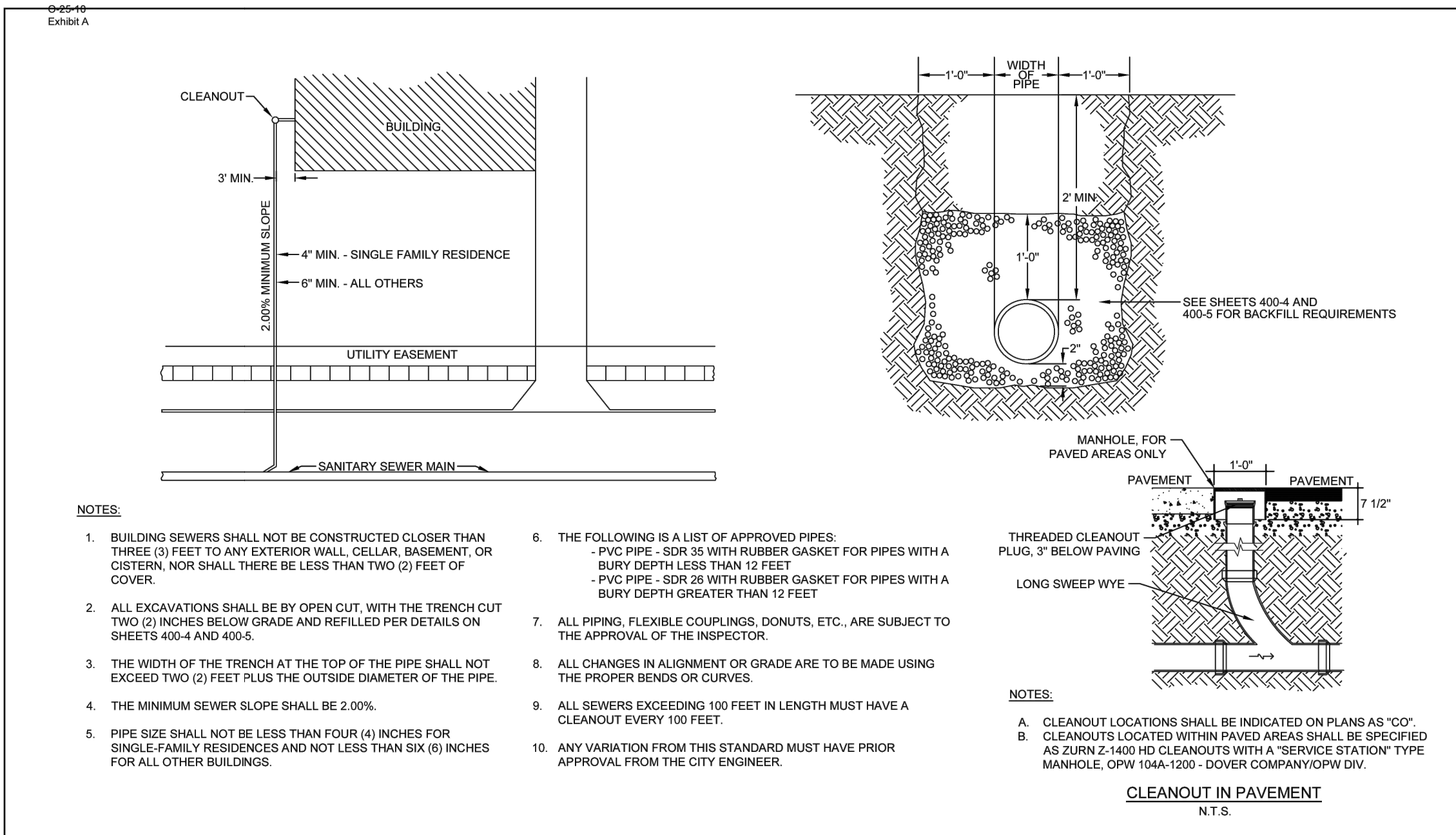
STORM MANHOLE
 DWG. NO. 200-1

REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

HEADWALL (FORMER TYPE HW-1)
 DWG. NO. 200-2

REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

SANITARY SEWER MANHOLE
 DWG. NO. 400-1



REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

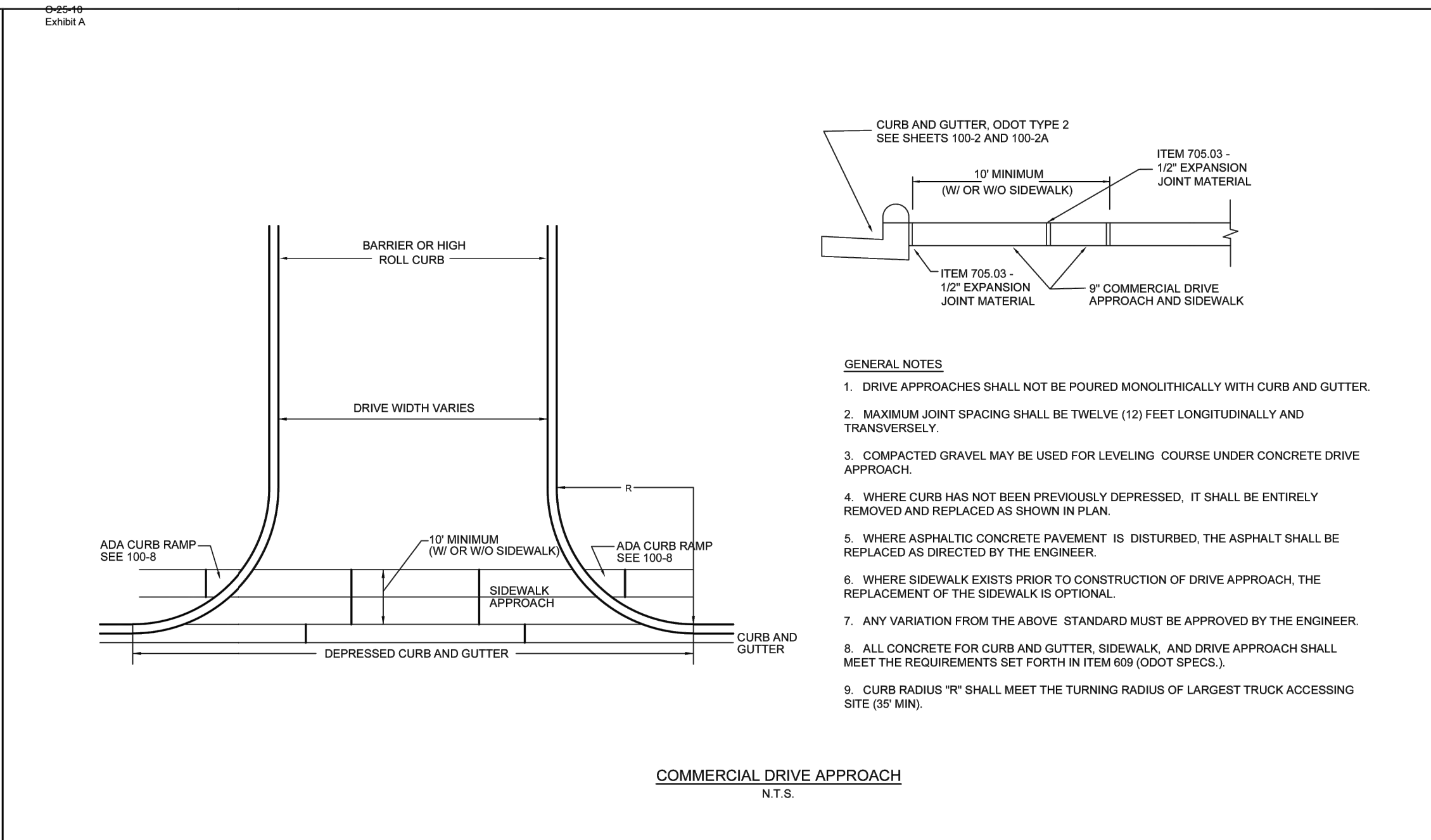
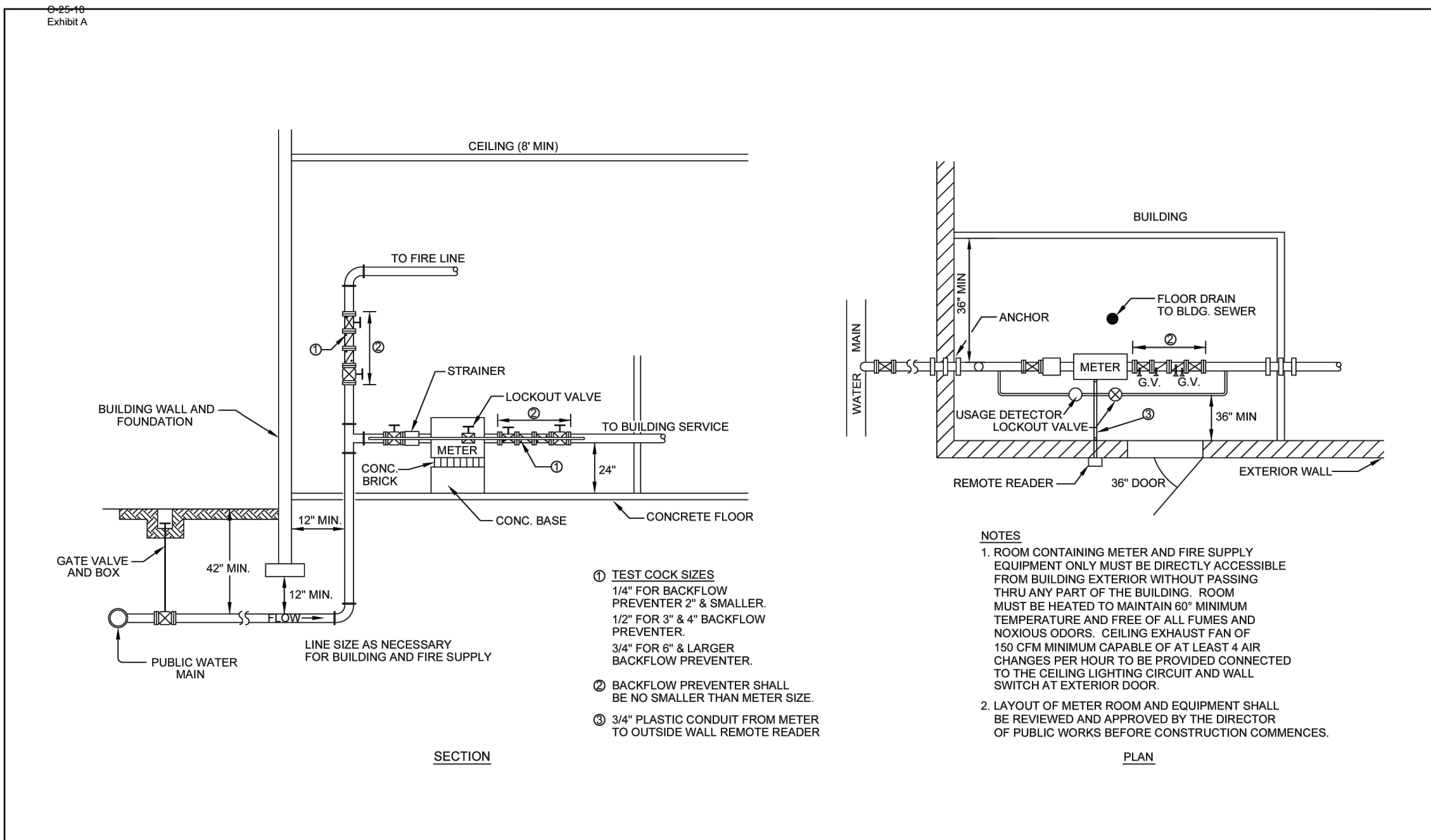
BUILDING SEWERS
 DWG. NO. 400-3

REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

FIRE HYDRANT AND WATER MAIN TRENCH EXCAVATION
 DWG. NO. 300-1

REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

CONCRETE BLOCKING FOR WATER MAINS
 DWG. NO. 300-2



REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

COMMERCIAL BUILDING INTERIOR METER DETAILS
 DWG. NO. 300-5

REVISIONS
 1. REVISION TO CITY STANDARD SPECIFICATIONS
 2. REVISION TO CITY STANDARD SPECIFICATIONS

HEAVY COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACH DETAIL
 DWG. NO. 100-4A

SEAL:
NOT FOR CONSTRUCTION

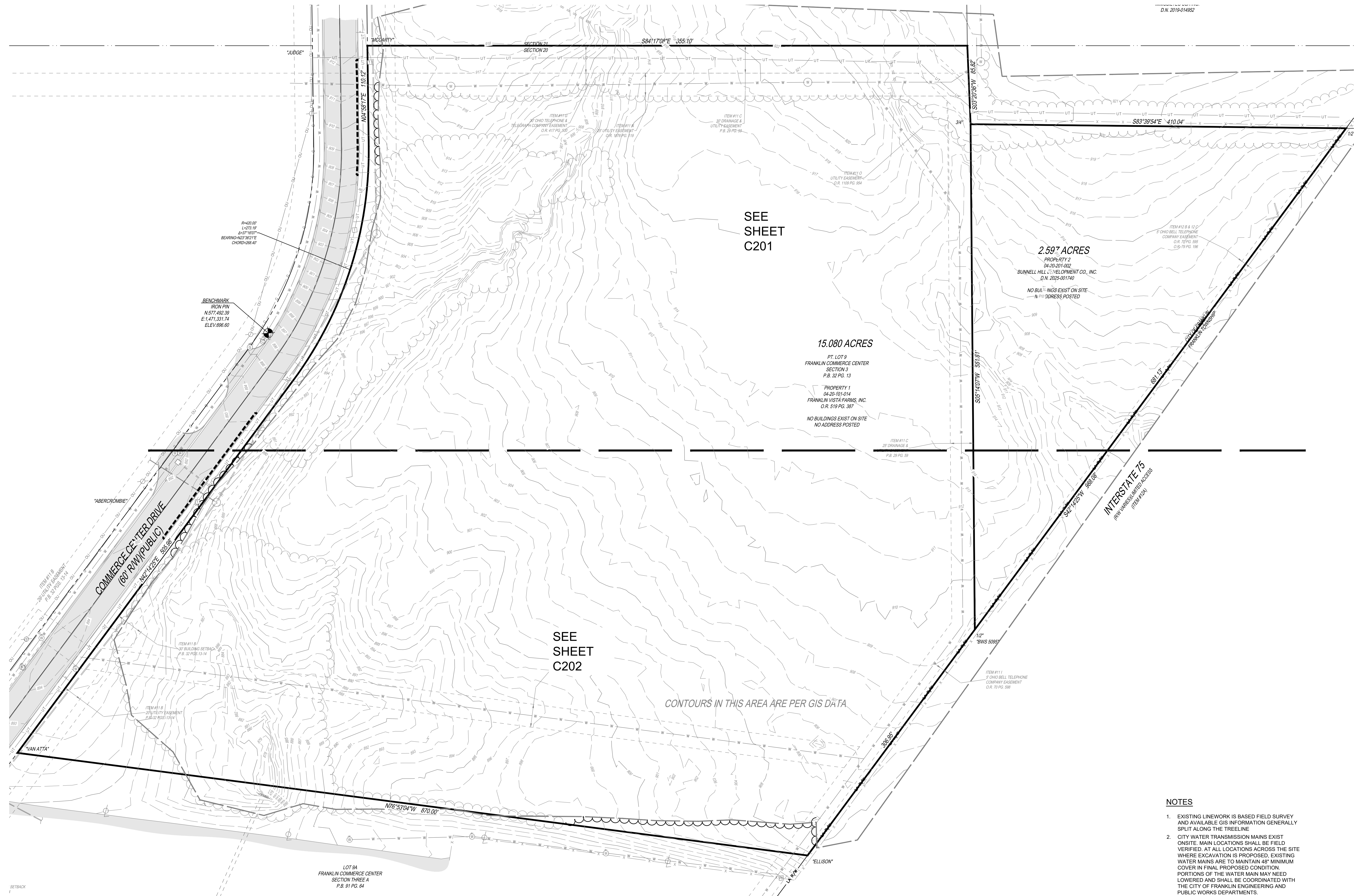
NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-20	ZONING RESUBMITTAL

INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01
 SCALE:

SHEET NAME:
CITY OF FRANKLIN DETAILS

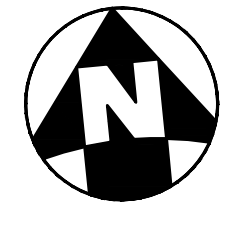
SHEET NO.
C102



- NOTES**
- EXISTING LINENWORK IS BASED FIELD SURVEY AND AVAILABLE GIS INFORMATION GENERALLY SPLIT ALONG THE TRELINIE
 - CITY WATER TRANSMISSION MAINS EXIST ONSITE. MAIN LOCATIONS SHALL BE FIELD VERIFIED. AT ALL LOCATIONS ACROSS THE SITE WHERE EXCAVATION IS PROPOSED, EXISTING WATER MAINS ARE TO MAINTAIN 48" MINIMUM COVER IN FINAL PROPOSED CONDITION. PORTIONS OF THE WATER MAIN MAY NEED LOWERED AND SHALL BE COORDINATED WITH THE CITY OF FRANKLIN ENGINEERING AND PUBLIC WORKS DEPARTMENTS.



NOTE
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPIATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069
 513.779.7851

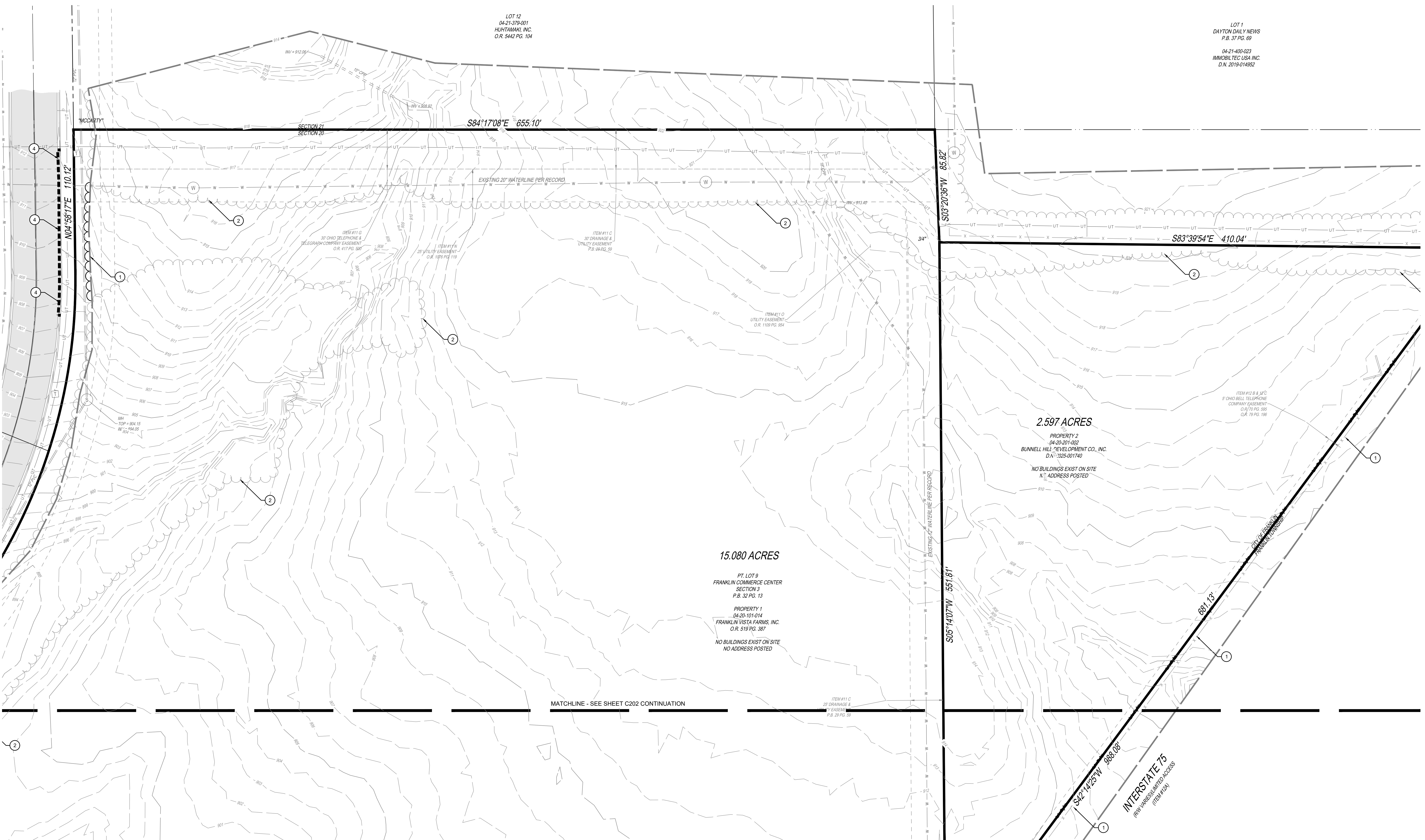
NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-20	ZONING RESUBMITTAL

NOT FOR CONSTRUCTION

INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01
 SCALE: 1" = 40'

SHEET NAME: **OVERALL EXISTING CONDITIONS & DEMOLITION PLAN**
 SHEET NO: **C200**



NO. DATE DESCRIPTION
 A 2025-08-01 ZONING SUBMITTAL
 B 2025-08-20 ZONING RESUBMITTAL

NOT FOR CONSTRUCTION

INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01
 SCALE: 1" = 30'

SHEET NAME:
NORTH EXISTING CONDITIONS & DEMOLITION PLAN

NOTE:
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SHEET NO:
C201

EXISTING LEGEND:

- BENCHMARK
- 58" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 58" IRON PIN SET (KLEINGERS GROUP)
- SANITARY MANHOLE
- CATCH BASIN
- INLET
- PULL BOX
- LIGHT POLE
- UTILITY POLE
- PHONE BOX
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SINGLE POST SIGN

DEMOLITION LEGEND

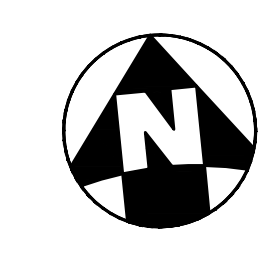
- REMOVE TREE LINE
- SAWCUT TO FULL DEPTH

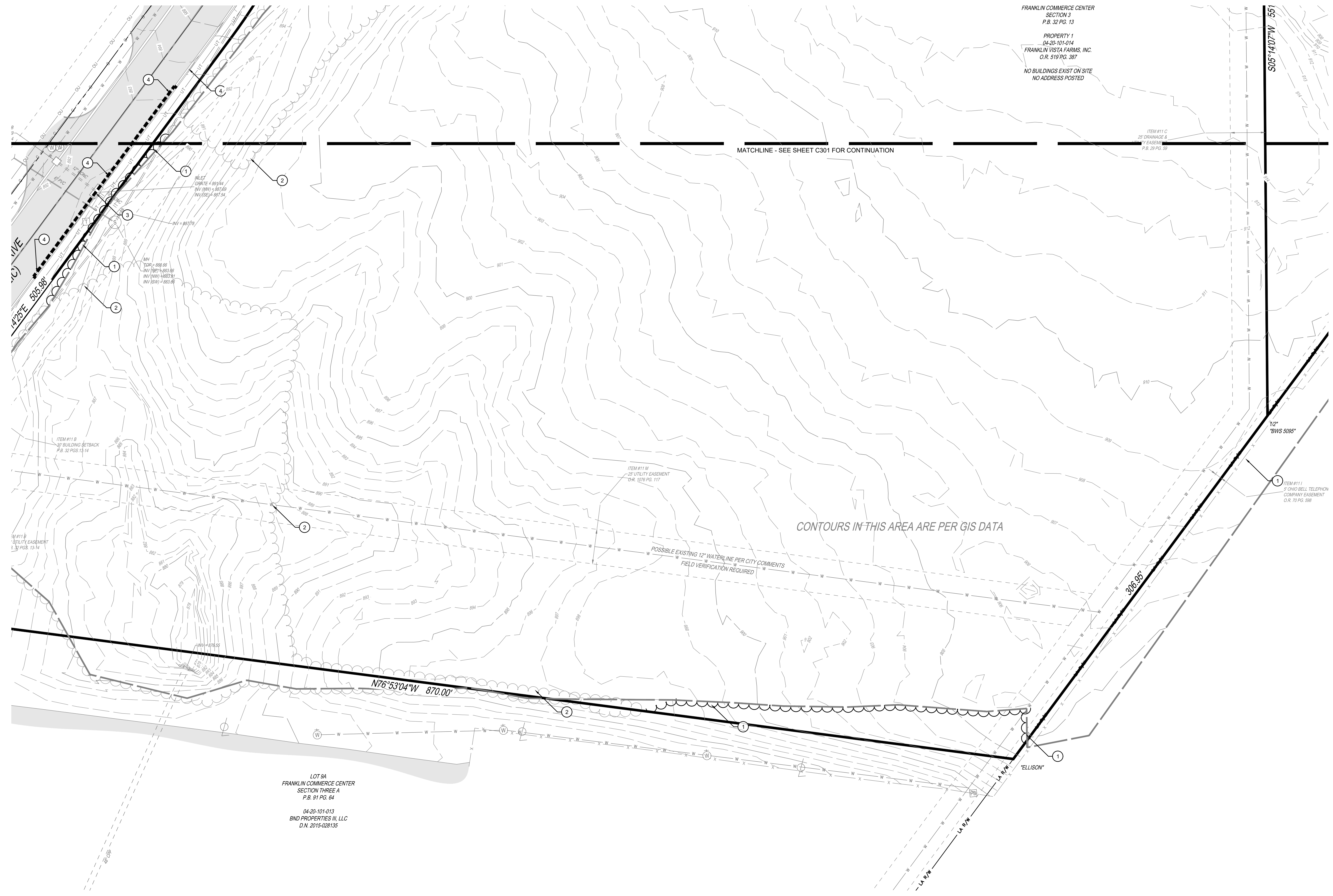
CODED NOTES

- 1** REMOVE TREE LINE
- 2** REVISED TREE LINE EXTENTS
- 3** REMOVE AND REPLACE CURB CASTING WITH FLUSH CURB VARIANT.
- 4** REMOVE AND REPLACE FULL HEIGHT CURB AND GUTTER WITH DEPRESSED CURB AND GUTTER.

NOTES

1. EXISTING LINWORK IS BASED FIELD SURVEY AND AVAILABLE GIS INFORMATION GENERALLY SPLIT ALONG THE TREE LINE
2. CITY WATER TRANSMISSION MAINS EXIST. ON-SITE MAIN LOCATIONS SHALL BE FIELD VERIFIED. AT ALL LOCATIONS ACROSS THE SITE WHERE EXCAVATION IS PROPOSED, EXISTING WATER MAINS ARE TO MAINTAIN 48" MINIMUM COVER IN FINAL PROPOSED CONDITION. PORTIONS OF THE WATER MAIN MAY NEED LOWERED AND SHALL BE COORDINATED WITH THE CITY OF FRANKLIN ENGINEERING AND PUBLIC WORKS DEPARTMENTS.





FRANKLIN COMMERCE CENTER
SECTION 3
P.B. 32 PG. 13

PROPERTY 1
04-20-101-014
FRANKLIN VISTA FARMS, INC.
O.R. 519 PG. 387

NO BUILDINGS EXIST ON SITE
NO ADDRESS POSTED

MATCHLINE - SEE SHEET C301 FOR CONTINUATION

CONTOURS IN THIS AREA ARE PER GIS DATA

POSSIBLE EXISTING 12" WATERLINE PER CITY COMMENTS
FIELD VERIFICATION REQUIRED

LOT 9A
FRANKLIN COMMERCE CENTER
SECTION THREE A
P.B. 91 PG. 64

04-20-101-013
BND PROPERTIES II, LLC
D.N. 2015-028135

EXISTING LEGEND:

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ○ BENCHMARK ○ 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE) ○ 5/8" IRON PIN SET (KLEINGERS GROUP) ○ SANITARY MANHOLE □ CATCH BASIN □ INLET □ PULL BOX ○ LIGHT POLE ○ UTILITY POLE □ PHONE BOX ○ GAS VALVE ○ FIRE HYDRANT ○ WATER VALVE ○ WATER MANHOLE — SINGLE POST SIGN | <ul style="list-style-type: none"> — FENCE LINE — TREE LINE — WATER LINE — GAS LINE — UNDERGROUND TELEPHONE — OVERHEAD UTILITIES — STORM SEWER — SANITARY SEWER ■ ASPHALT ■ CONCRETE |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

DEMOLITION LEGEND

- REMOVE TREELINE
- SAWCUT TO FULL DEPTH

CODED NOTES

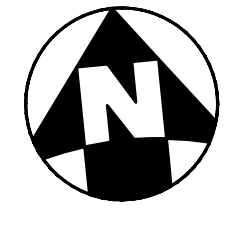
- ① REMOVE TREELINE
- ② REVISED TREELINE EXTENTS
- ③ REMOVE AND REPLACE CURB CASTING WITH FLUSH CURB VARIANT.
- ④ REMOVE AND REPLACE FULL HEIGHT CURB AND GUTTER WITH DEPRESSED CURB AND GUTTER.

NOTES

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NOTE
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THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr.
West Chester, OH 45069
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SEAL:

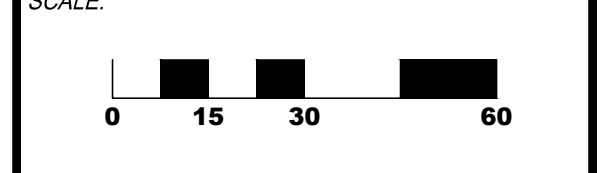
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-29	ZONING RESUBMITTAL

INTERSTATE TRUCKING

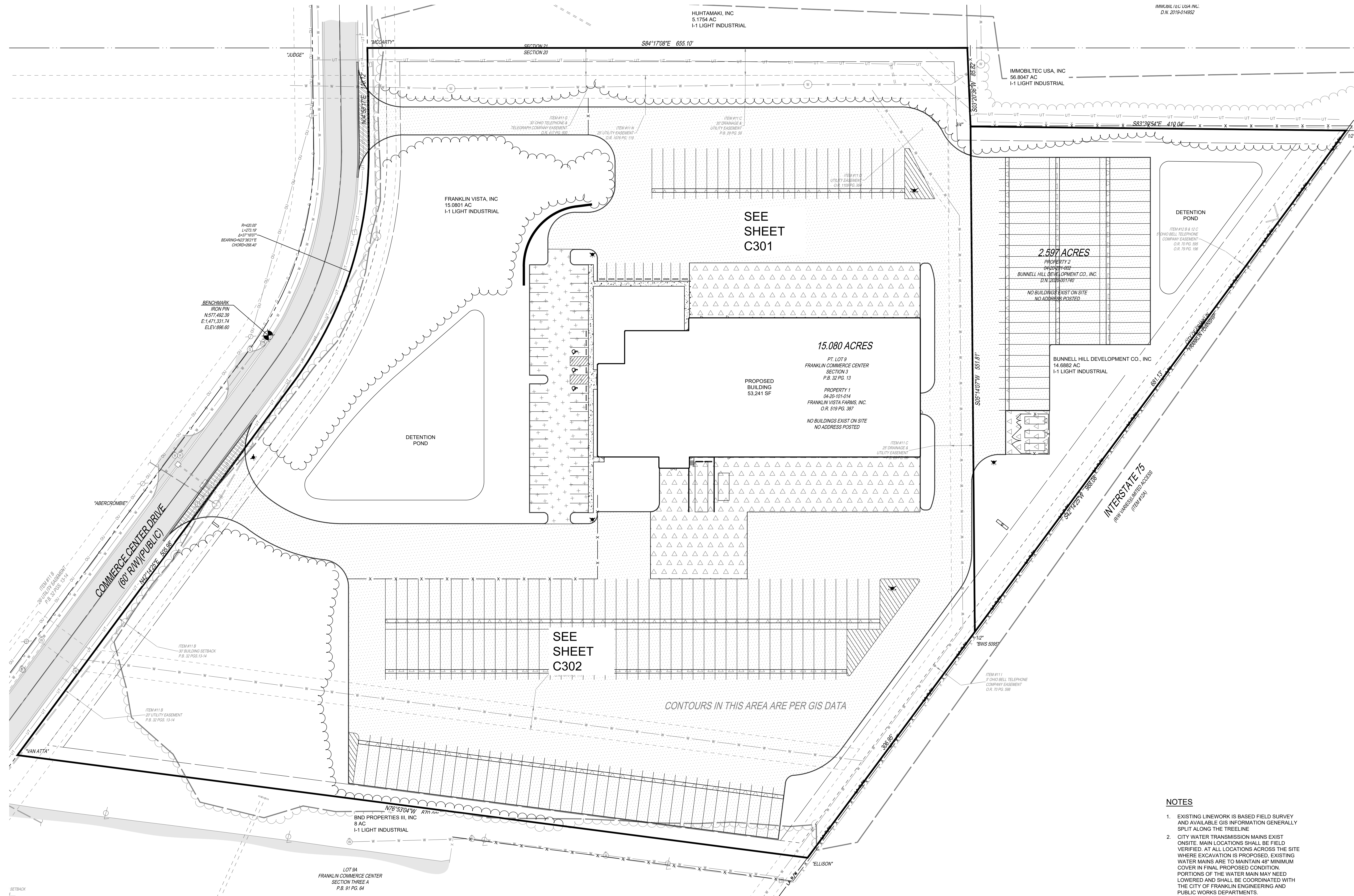
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01



SHEET NAME:
SOUTH EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.
C202



PROPOSED PARKING COUNT:

TOTAL PARKING:	61
(INCLUDING 3 ADA SPACES)	
TRAILER PARKING:	206

SUMMARY TABLE:

TOTAL ACRES OF THE PROPOSED DEVELOPMENT:	17.68 AC
NUMBER OF ACRES DEVOTED TO NON-RESIDENTIAL USE:	17.68 AC
TOTAL BUILDING SQUARE FOOTAGE:	53,241 SF
INTENSITY (LOT COVERAGE):	6.7%
EXISTING IMPERVIOUS AREA:	0 AC
PROPOSED IMPERVIOUS AREA:	10.19 AC

- NOTES**
- EXISTING LINENWORK IS BASED FIELD SURVEY AND AVAILABLE GIS INFORMATION GENERALLY SPLIT ALONG THE TREELINE
 - CITY WATER TRANSMISSION MAINS EXIST ONSITE. MAIN LOCATIONS SHALL BE FIELD VERIFIED. AT ALL LOCATIONS ACROSS THE SITE WHERE EXCAVATION IS PROPOSED, EXISTING WATER MAINS ARE TO MAINTAIN 48" MINIMUM COVER IN FINAL PROPOSED CONDITION. PORTIONS OF THE WATER MAIN MAY NEED LOWERED AND SHALL BE COORDINATED WITH THE CITY OF FRANKLIN ENGINEERING AND PUBLIC WORKS DEPARTMENTS.



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SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-20	ZONING RESUBMITTAL

INTERSTATE TRUCKING

FRANKLIN, OHIO

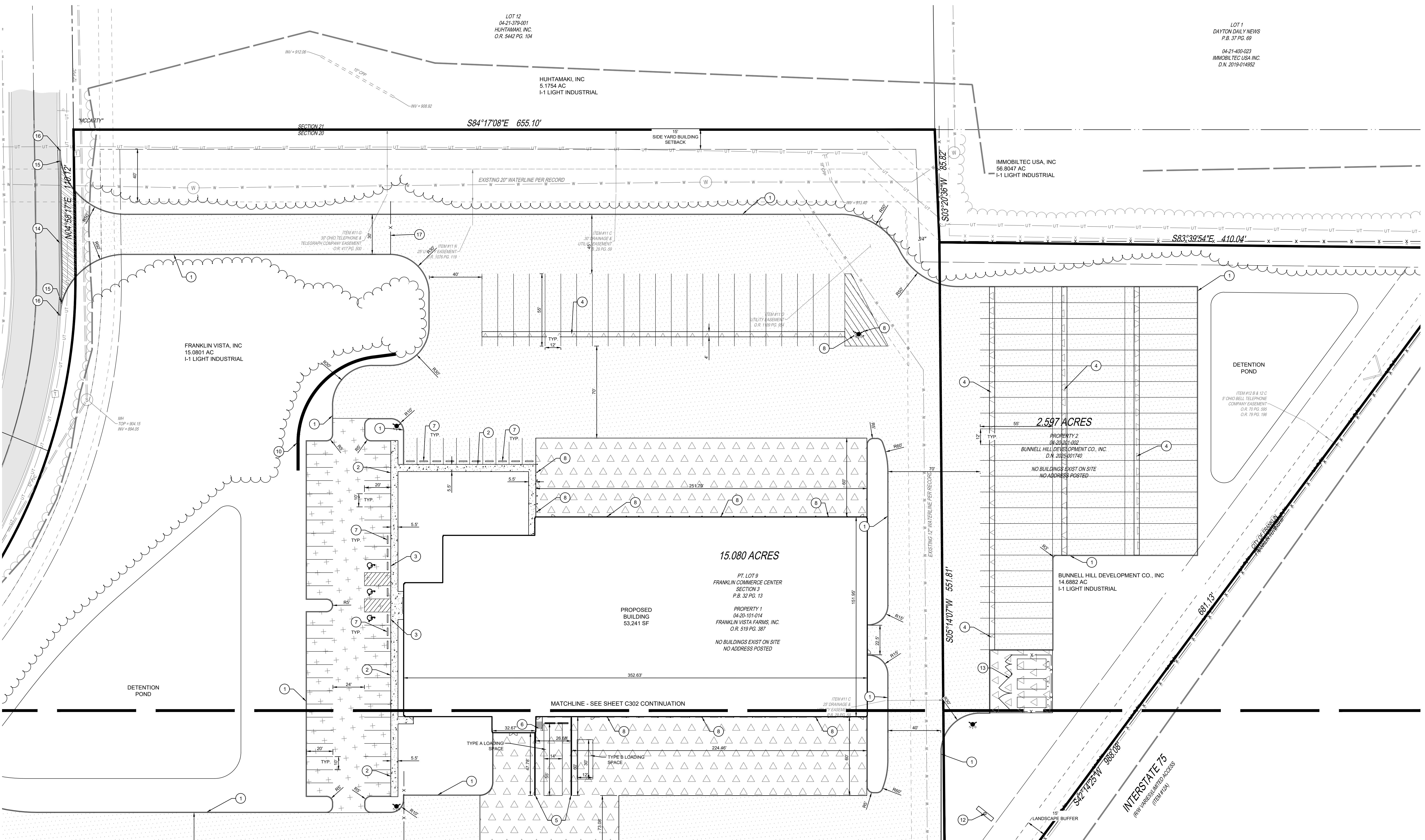
PROJECT NO:	220187.004
DATE:	2025-08-01
SCALE:	

SHEET NAME:

OVERALL LOCATION PLAN

SHEET NO.

C300



PROPOSED LEGEND

	STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL 5/C100
	CONCRETE WALK. REFER TO DETAIL 10/C100
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL 6/C100
	HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 7/C100
	CONCRETE DRIVEWAY APRON PER CITY OF FRANKLIN STANDARD CONSTRUCTION DRAWINGS AND SPECIFICATIONS, DRAWING No. 100-4A, ON SHEET C102

CODED NOTES

1	BARRIER CURB. SEE DETAIL 1/C100
2	INTEGRAL CURB AND WALK. SEE DETAIL 2/C100
3	FLUSH CURB AND WALK. SEE DETAIL 3/C100
4	DOLLY PAD
5	DOCK WALLS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
6	DOCK STAIRS
7	WHEEL STOP. SEE DETAIL 4/C100
8	PIPE BOLLARD. SEE DETAIL 8/C100
9	8" TALL, BLACK VINYL COATED CHAIN-LINK FENCE
10	RETAINING WALL. REFER TO GRADING PLAN FOR WALL ELEVATIONS. RETAINING WALL IS INTENDED TO BE A DESIGN BUILD SYSTEM. THE INFORMATION PROVIDED ON THESE DRAWINGS IS PROVIDED FOR CONSTRUCTION BIDDING PURPOSES ONLY. A SEPARATE PLAN WILL BE SUBMITTED FOR THE RETAINING WALL, AND SEPARATE ZONING AND BUILDING PERMITS WILL BE OBTAINED. THE DESIGN OF THE WALL SHALL COMPLY WITH ALL REGULATIONS. THE CONTRACTOR IS TO SUBMIT THE FOLLOWING ITEMS TO THE OWNER & OWNER'S REPRESENTATIVES PRIOR TO THE CONTRACTOR'S ORDERING OF MATERIALS: DESCRIPTIVE LITERATURE, SHOP DRAWINGS, TECHNICAL DATA, LIST OF MATERIALS, AND MAINTENANCE RECOMMENDATIONS FOR THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT SPECIFIC FOR THE RETAINING WALL.
11	MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

PROPOSED PARKING COUNT:

TOTAL PARKING:	61
(INCLUDING 3 ADA SPACES)	
TRAILER PARKING:	206

PROPOSED LEGEND (continued)

12	POLE SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
13	DUMPSTER PAD WITH FENCED ENCLOSURE. FENCE TO BE 8" TALL BLACK VINYL COATED CHAIN LINK WITH VINYL INSERTS
14	RW DEPRESSED CURB AND GUTTER TO MATCH EXISTING CURB AND GUTTER WIDTH
15	TRANSITION FROM BARRIER CURB TO DEPRESSED CURB AND GUTTER
16	CONNECT TO EXISTING CURB AND GUTTER, MATCH EXISTING SECTION
17	FENCE GATE WITH KNOX BOX
18	SWING GATE FOR DUMPSTER ENCLOSURE
19	PROPOSED REVISED TREELINE

NOTES

- EXISTING LINENWORK IS BASED FIELD SURVEY AND AVAILABLE GIS INFORMATION GENERALLY SPLIT ALONG THE TRELINE
- CITY WATER TRANSMISSION MAINS EXIST ON-SITE. MAIN LOCATIONS SHALL BE FIELD VERIFIED. AT ALL LOCATIONS ACROSS THE SITE WHERE EXCAVATION IS PROPOSED, EXISTING WATER MAINS ARE TO MAINTAIN 48" MINIMUM COVER IN FINAL PROPOSED CONDITION. PORTIONS OF THE WATER MAIN MAY NEED LOWERED AND SHALL BE COORDINATED WITH THE CITY OF FRANKLIN ENGINEERING AND PUBLIC WORKS DEPARTMENTS.



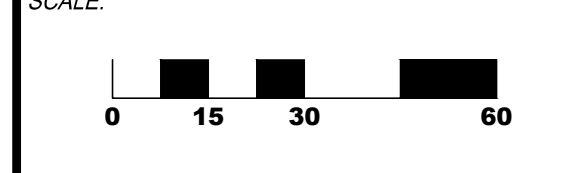
NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED LIST OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-20	ZONING RESUBMITTAL

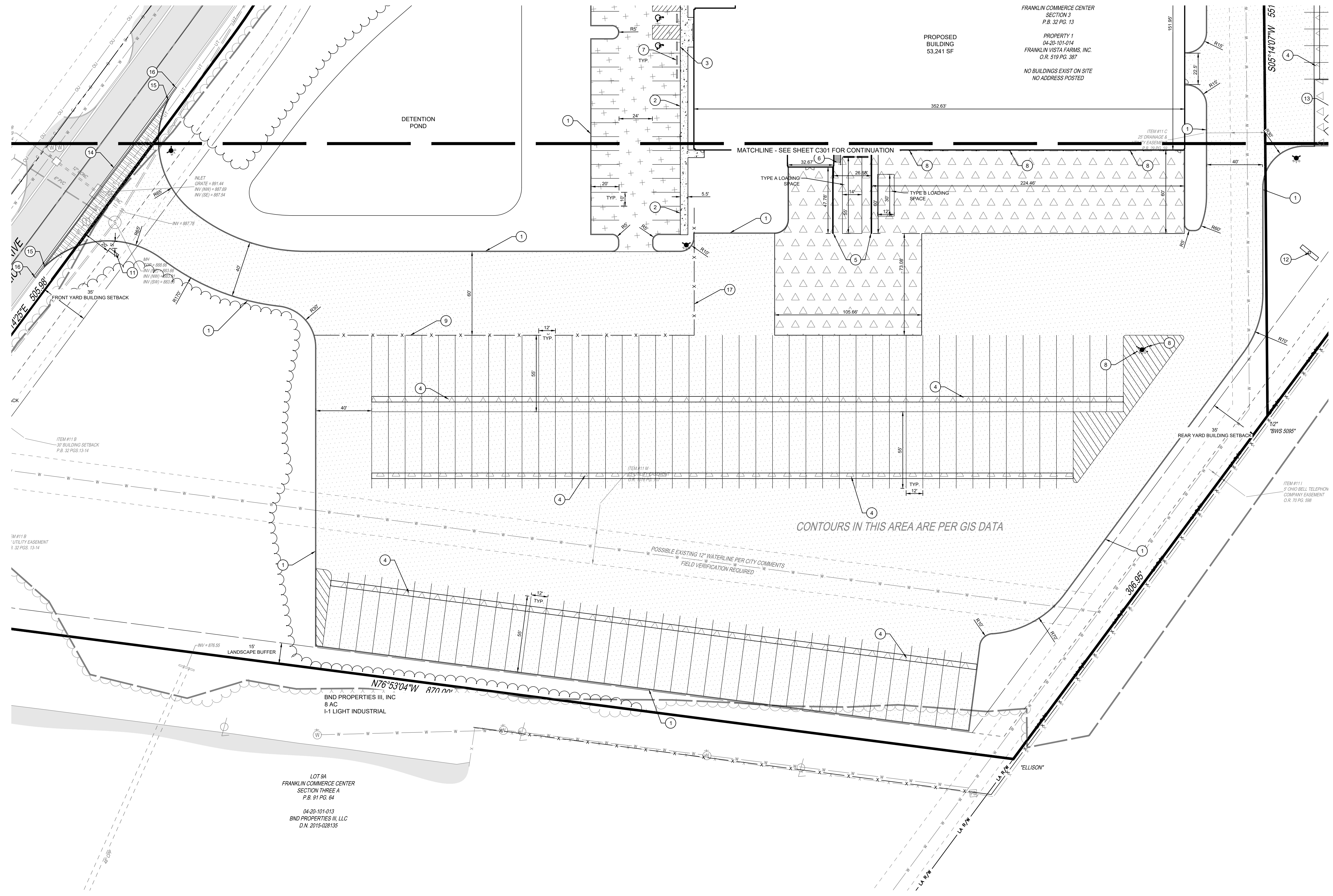
INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01



LOCATION PLAN NORTH

SHEET NO. **C301**



FRANKLIN COMMERCE CENTER
SECTION 3
P.B. 32 PG. 13

PROPOSED BUILDING
53,241 SF

PROPERTY 1
04-20-101-014
FRANKLIN VISTA FARMS, INC.
O.R. 519 PG. 387

NO BUILDINGS EXIST ON SITE
NO ADDRESS POSTED

PROPOSED LEGEND

- STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL 5/C100
- CONCRETE WALK. REFER TO DETAIL 10/C100
- HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL 6/C100
- HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 7/C100
- CONCRETE DRIVEWAY APRON PER CITY OF FRANKLIN STANDARD CONSTRUCTION DRAWINGS AND SPECIFICATIONS. DRAWING NO. 100-4A, ON SHEET C102

CODED NOTES

- 1 BARRIER CURB. SEE DETAIL 1/C100
- 2 INTEGRAL CURB AND WALK. SEE DETAIL 2/C100
- 3 FLUSH CURB AND WALK. SEE DETAIL 3/C100
- 4 DOLLY PAD
- 5 DOCK WALLS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- 6 DOCK STAIRS
- 7 WHEEL STOP. SEE DETAIL 4/C100
- 8 PIPE BOLLARD. SEE DETAIL 8/C100
- 9 8' TALL, BLACK VINYL COATED CHAIN-LINK FENCE
- 10 RETAINING WALL. REFER TO GRADING PLAN FOR WALL ELEVATIONS. RETAINING WALL IS INTENDED TO BE A DESIGN BUILD SYSTEM. THE INFORMATION PROVIDED ON THESE DRAWINGS IS PROVIDED FOR CONSTRUCTION BIDDING PURPOSES ONLY. A SEPARATE PLAN WILL BE SUBMITTED FOR THE RETAINING WALL, AND SEPARATE ZONING AND BUILDING PERMITS WILL BE OBTAINED. THE DESIGN OF THE WALL SHALL COMPLY WITH ALL REGULATIONS. THE CONTRACTOR IS TO SUBMIT THE FOLLOWING ITEMS TO THE OWNER & OWNER'S REPRESENTATIVES PRIOR TO THE CONTRACTOR'S ORDERING OF MATERIALS. DESCRIPTIVE LITERATURE, SHOP DRAWINGS, TECHNICAL DATA, LIST OF MATERIALS, AND MAINTENANCE RECOMMENDATIONS FOR THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT SPECIFIC FOR THE RETAINING WALL.
- 11 MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

PROPOSED PARKING COUNT:

TOTAL PARKING: 61
(INCLUDING 3 ADA SPACES)

TRAILER PARKING: 206

- 12 POLE SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 13 DUMPSTER PAD WITH FENCED ENCLOSURE. FENCE TO BE 8' TALL BLACK VINYL COATED CHAIN LINK WITH VINYL INSERTS
- 14 RW DEPRESSED CURB AND GUTTER TO MATCH EXISTING CURB AND GUTTER WIDTH
- 15 TRANSITION FROM BARRIER CURB TO DEPRESSED CURB AND GUTTER
- 16 CONNECT TO EXISTING CURB AND GUTTER. MATCH EXISTING SECTION
- 17 FENCE GATE WITH KNOX BOX
- 18 SWING GATE FOR DUMPSTER ENCLOSURE
- 19 PROPOSED REVISED TREELINE

NOTES

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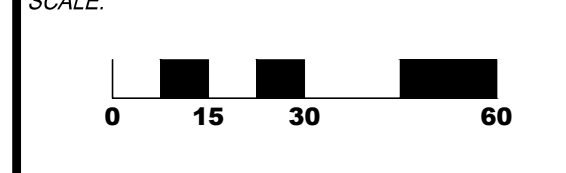
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NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-29	ZONING RESUBMITTAL

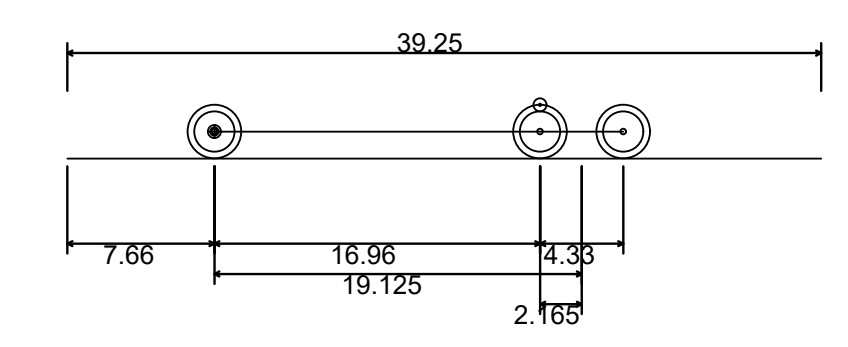
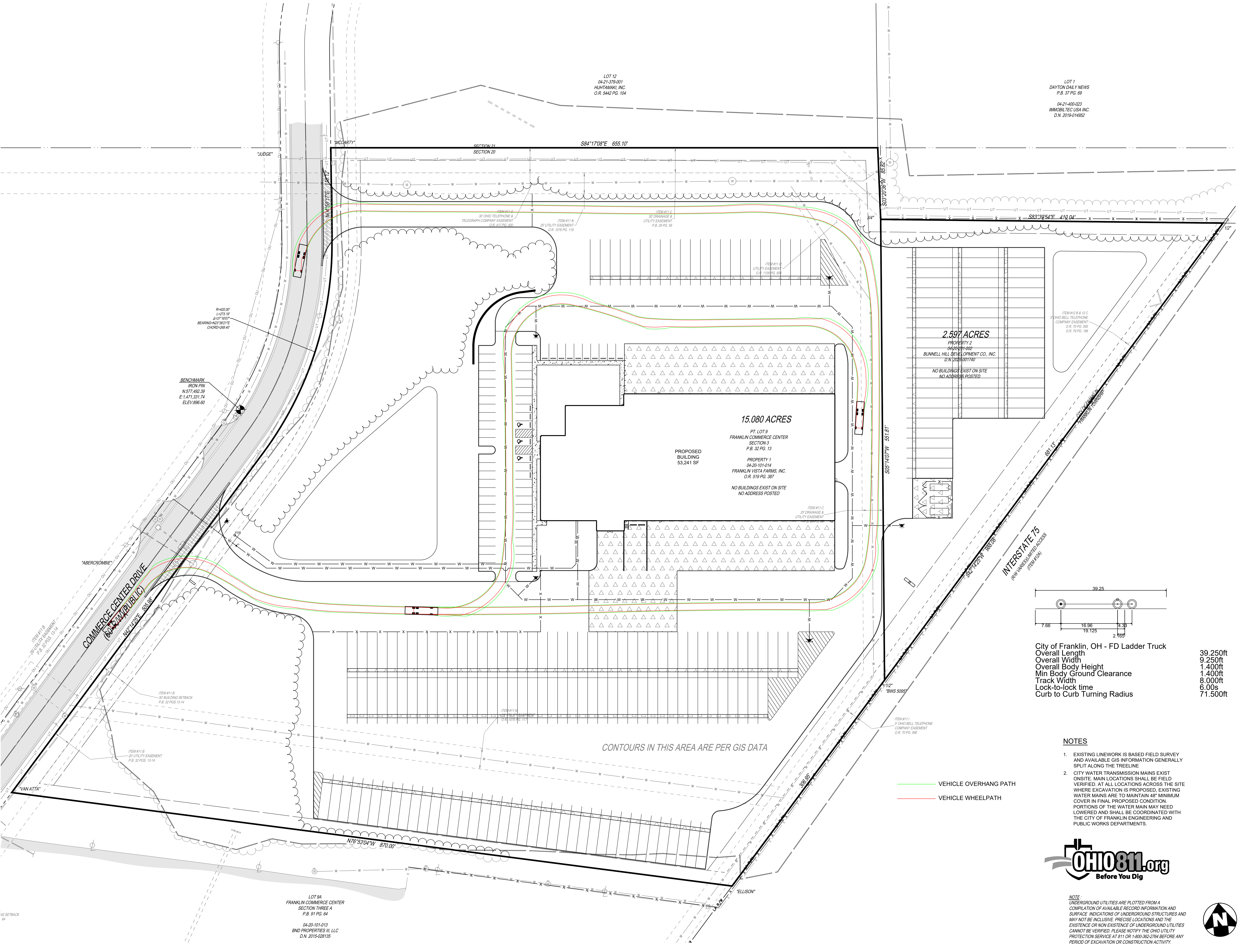
INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01



SHEET NAME:
LOCATION PLAN SOUTH

SHEET NO:
C302



NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-20	ZONING RESUBMITTAL

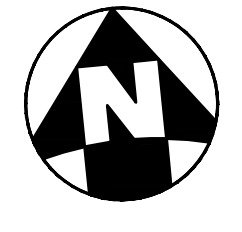
City of Franklin, OH - FD Ladder Truck	39.250ft
Overall Length	9.250ft
Overall Width	1.400ft
Overall Body Height	1.400ft
Min Body Ground Clearance	8.000ft
Track Width	6.00s
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	71.500ft

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INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01
 SCALE: 

SHEET NAME:
FIRE TRUCK SWEEP PATH

SHEET NO:
C310

WG SETBACK 64

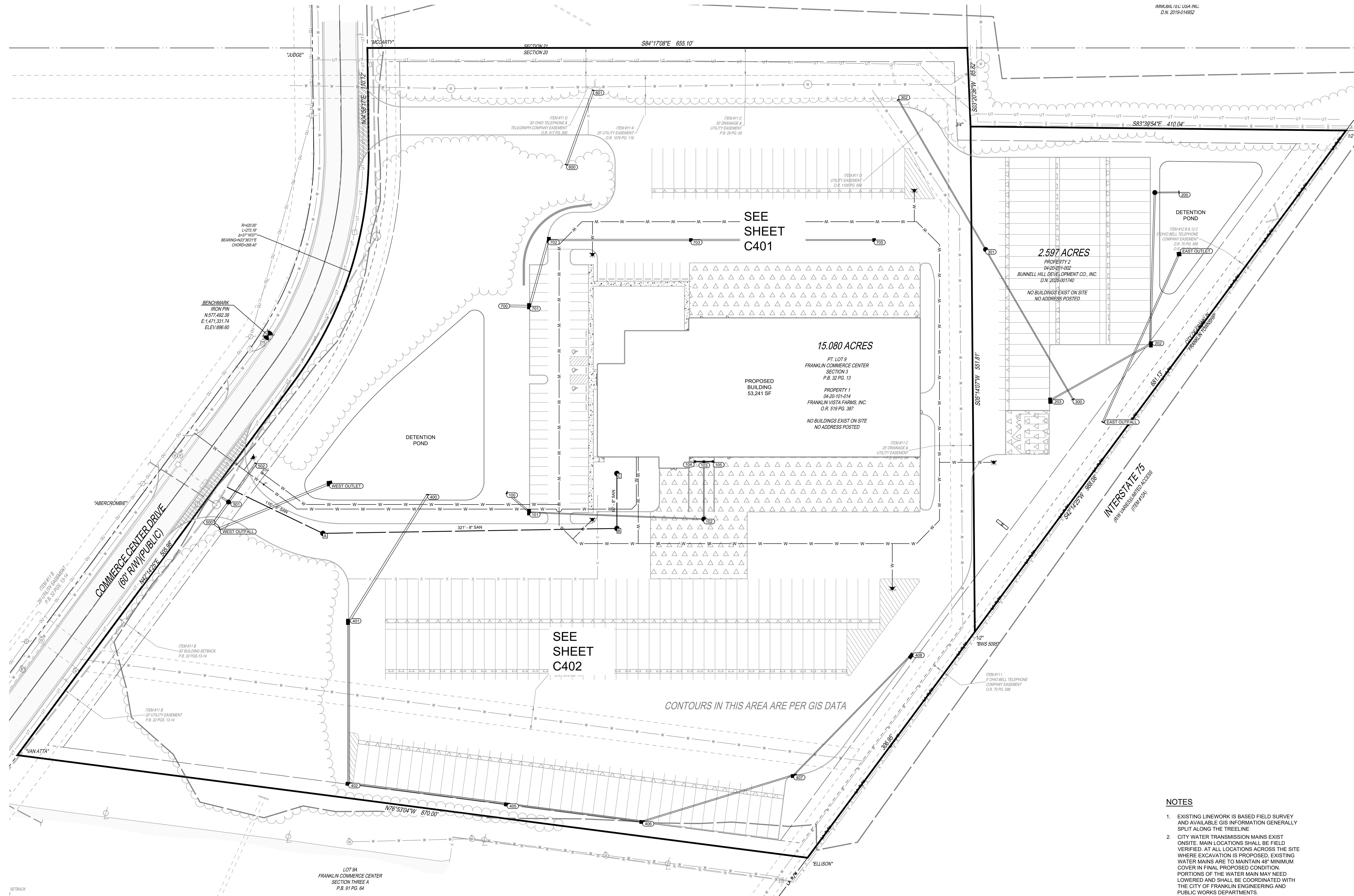
LOT 8A
 FRANKLIN COMMERCE CENTER
 SECTION THREE A
 P.B. 91 PG. 64
 04-20-101-010
 BND PROPERTIES III, LLC
 D.N. 2015-028135

LOT 12
 04-21-379-001
 HUKITAKI, INC.
 O.R. 5442 PG. 104

LOT 1
 DAYTON DAILY NEWS
 P.B. 37 PG. 69
 04-21-004-023
 IMMOBILTEC USA INC.
 D.N. 2019-014882

2.597 ACRES
 PROPERTY 2
 04-20-101-002
 BUNNELL HILL DEVELOPMENT CO., INC.
 D.N. 2020-001740
 NO BUILDINGS EXIST ON SITE
 NO ADDRESS POSTED

15.080 ACRES
 PT. LOT 9
 FRANKLIN COMMERCE CENTER
 SECTION 3
 P.B. 32 PG. 13
 PROPERTY 1
 04-20-101-014
 FRANKLIN VISTA FARMS, INC.
 O.R. 519 PG. 387
 NO BUILDINGS EXIST ON SITE
 NO ADDRESS POSTED



IMMOBILTEC USA INC.
D.N. 2019-014902

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069
 513.779.7851

SEE SHEET C401

SEE SHEET C402

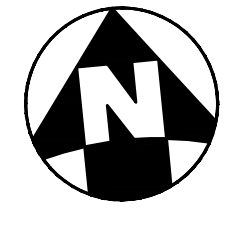
CONTOURS IN THIS AREA ARE PER GIS DATA

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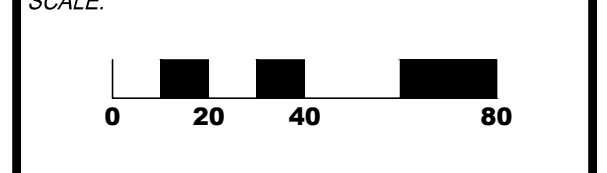


SEAL:
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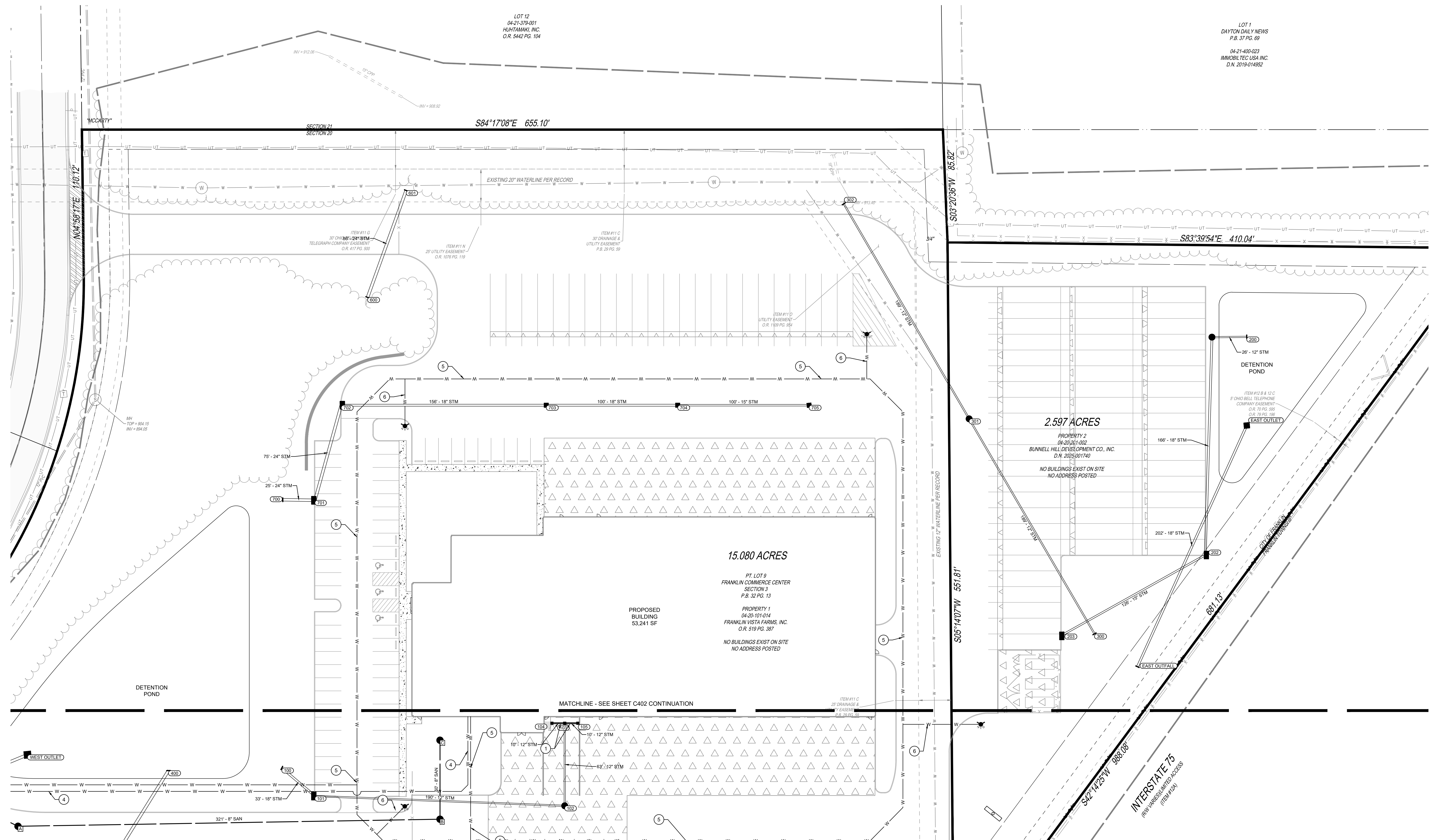
INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01



SHEET NAME:
OVERALL UTILITY PLAN

SHEET NO.
C400



PROPOSED LEGEND

—STM	STORM SEWER PIPE
■ 100	CATCH BASIN
■ 100	CURB INLET
■ 100	YARD DRAIN
— 100	HEADWALL
● 100	MANHOLE
○ 6"	STORM SEWER CLEANOUT
□ 18"	DOWNSPOUT
—SAN	SANITARY SEWER PIPE
● A	SANITARY SEWER MANHOLE
■ 60	SANITARY SEWER CLEANOUT
—W	WATERLINE PIPE
⊗	FIRE HYDRANT
⊙	WATER VALVE
⊙	POST INDICATOR VALVE
⊙	FIRE DEPARTMENT CONNECTION

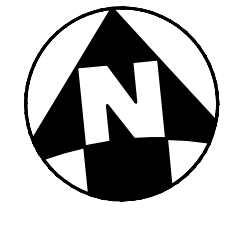
CODED NOTES

1	12" CONTECH SLOTTED DRAIN OR APPROVED EQUAL
2	EXTEND EXISTING PIPE TO MEET PROPOSED STRUCTURE.
3	PROPOSED WYE CONNECTION TO EXISTING SANITARY MAIN.
4	8" WATER SERVICE LINE
5	8" FIRE SERVICE
6	6" FIRE SERVICE TO HYDRANTS
7	WATER VALVE
8	FIRE DEPARTMENT CONNECTION

- NOTES**
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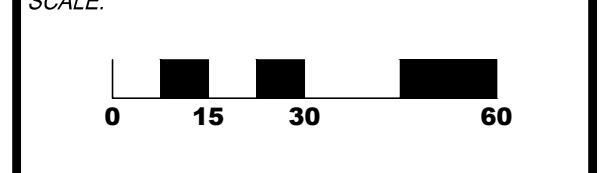


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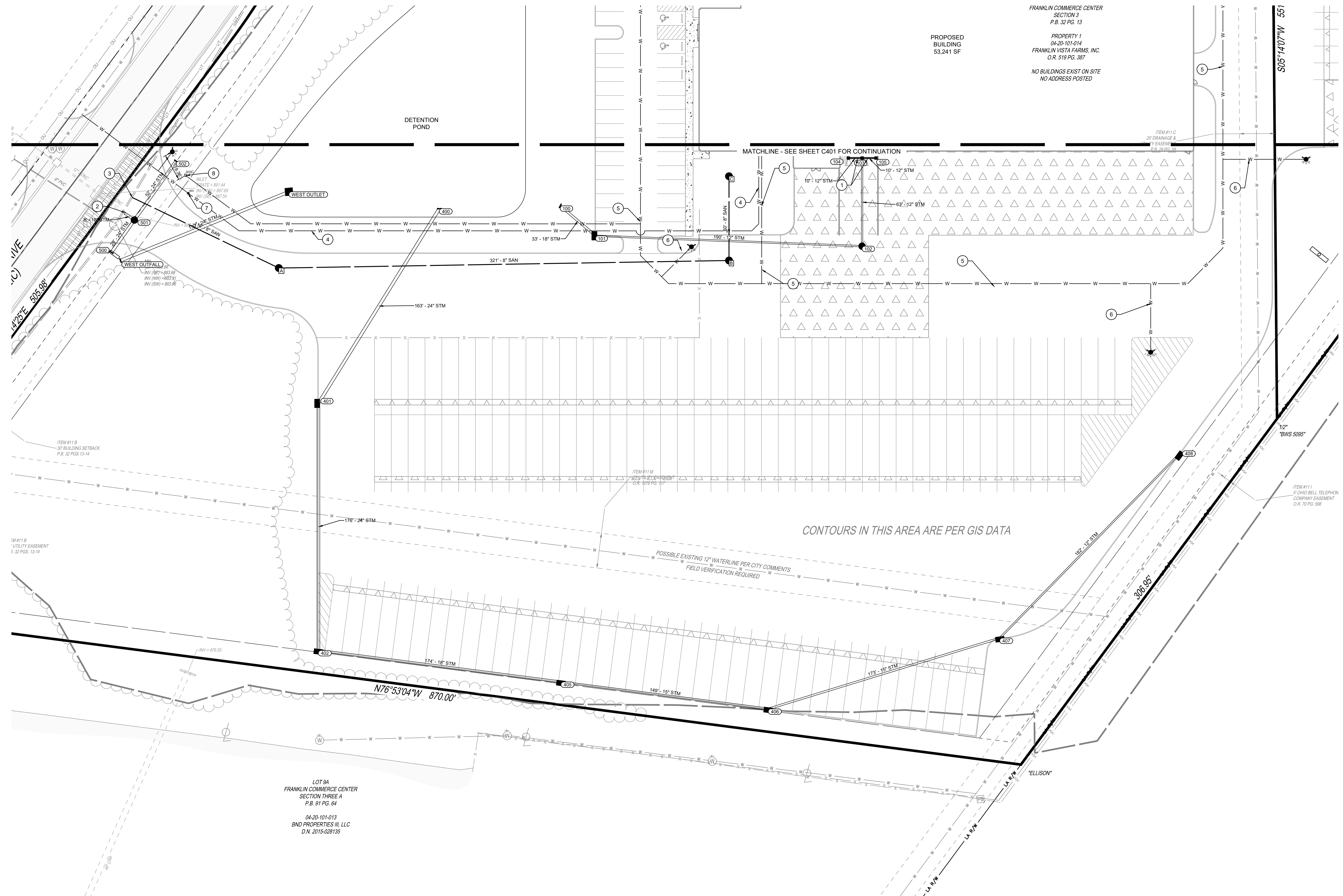
INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01



SHEET NAME:
NORTH UTILITY PLAN

SHEET NO:
C401



FRANKLIN COMMERCE CENTER
SECTION 3
P.B. 32 PG. 13

PROPOSED
BUILDING
53,241 SF

PROPERTY 1
04-20-101-014
FRANKLIN VISTA FARMS, INC.
O.R. 519 PG. 387

NO BUILDINGS EXIST ON SITE
NO ADDRESS POSTED

PROPOSED LEGEND

STM	STORM SEWER PIPE
100	CATCH BASIN
100	CURB INLET
100	YARD DRAIN
100	HEADWALL
100	MANHOLE
100	STORM SEWER CLEANOUT
100	DOWNSPOUT
SAN	SANITARY SEWER PIPE
100	SANITARY SEWER MANHOLE
100	SANITARY SEWER CLEANOUT
W	WATERLINE PIPE
100	FIRE HYDRANT
100	WATER VALVE
100	POST INDICATOR VALVE
100	FIRE DEPARTMENT CONNECTION

CODED NOTES

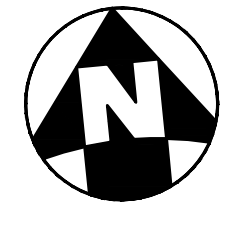
1	1/2" CONTECH SLOTTED DRAIN OR APPROVED EQUAL
2	EXTEND EXISTING PIPE TO MEET PROPOSED STRUCTURE.
3	PROPOSED WYE CONNECTION TO EXISTING SANITARY MAIN.
4	8" WATER SERVICE LINE
5	8" FIRE SERVICE
6	6" FIRE SERVICE TO HYDRANTS
7	WATER VALVE
8	FIRE DEPARTMENT CONNECTION

NOTES

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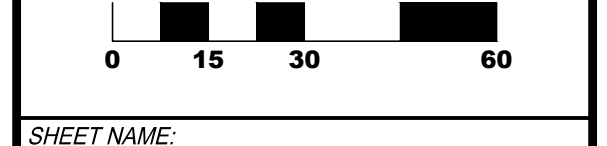
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INTERSTATE TRUCKING

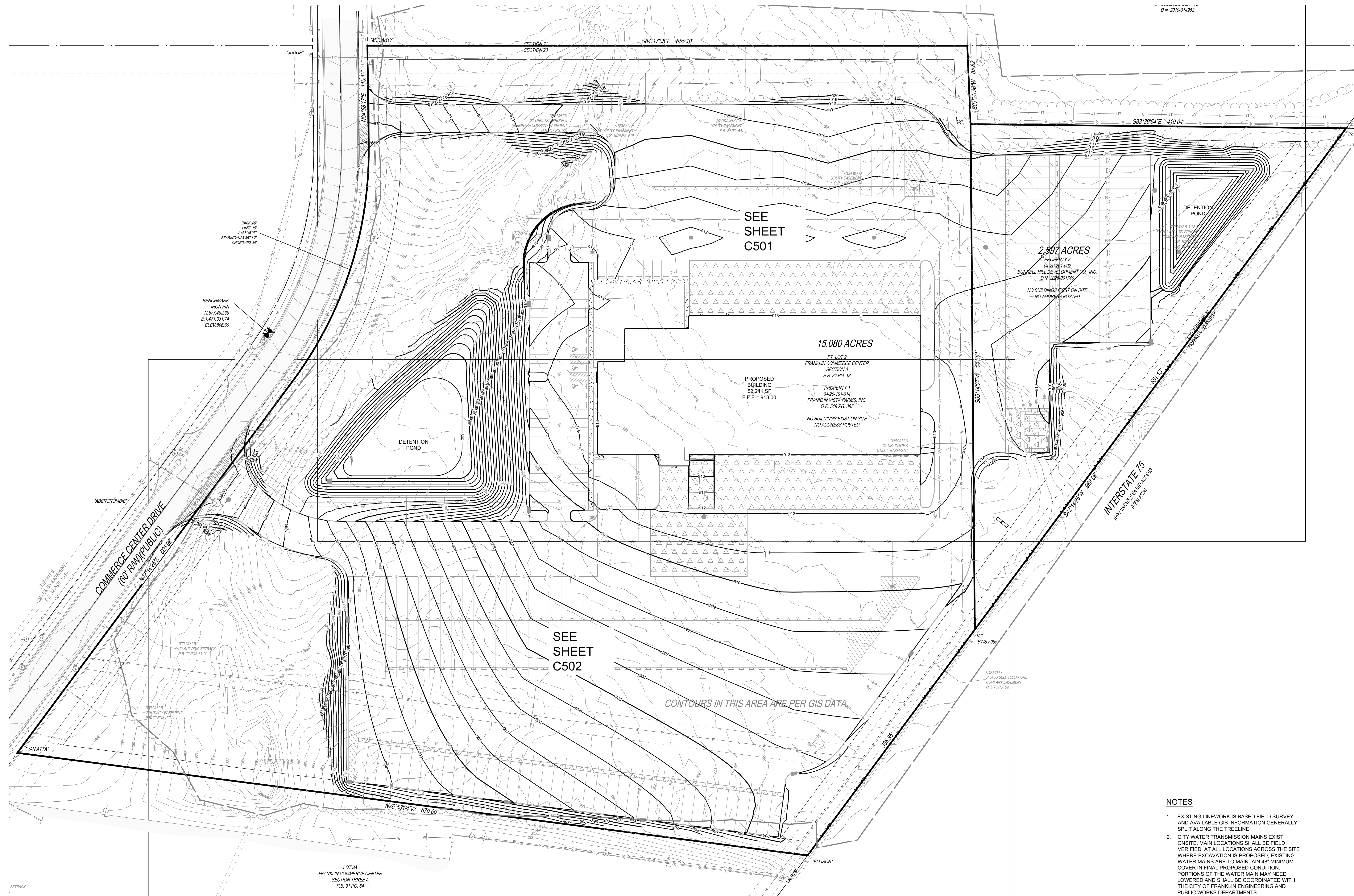
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01
SCALE:



SHEET NAME:
SOUTH UTILITY PLAN

SHEET NO.
C402



SEE SHEET C501

SEE SHEET C502

CONTOURS IN THIS AREA ARE PER GIS DATA

NOTES

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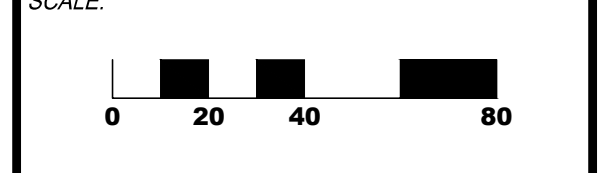
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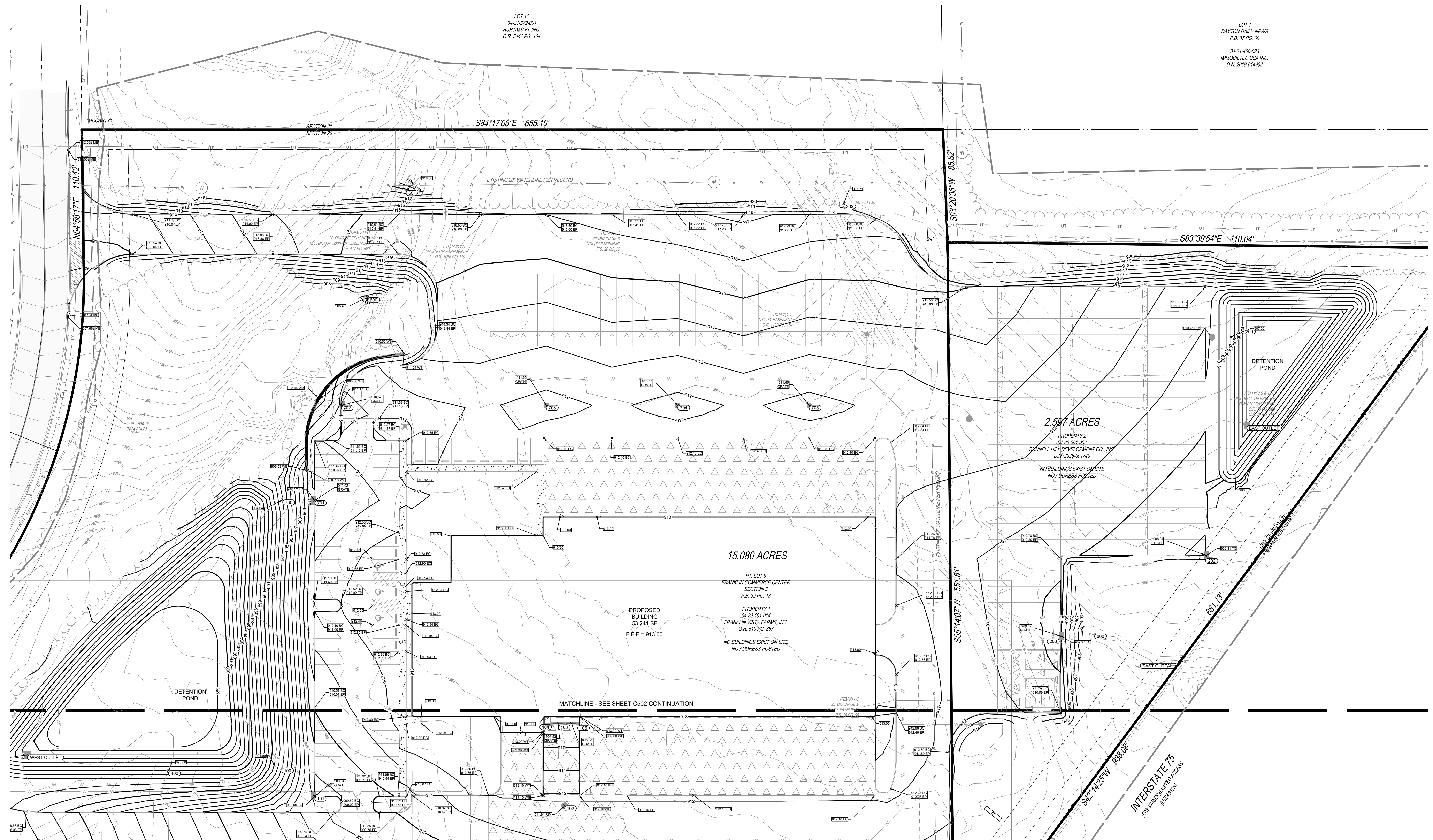
INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01



SHEET NAME:
OVERALL GRADING PLAN

SHEET NO:
C500



SPOT ELEVATION LEGEND

- x 1215.00 FINISHED GRADE ELEVATION
- x 1215.00 BC BACK OF CURB ELEVATION
- x 1215.00 EC EDGE OF CONCRETE ELEVATION
- x 1215.00 EP EDGE OF PAVEMENT ELEVATION
- x 1215.00 EG EDGE OF GRAVEL ELEVATION
- x 1215.00 SB BOTTOM OF STAIR ELEVATION
- x 1215.00 ST TOP OF STAIR ELEVATION
- x 1215.00 WB FINISHED GRADE AT WALL BOTTOM
- x 1215.00 WT FINISHED GRADE AT WALL TOP
- x 1215.00 RM MANHOLE / CLEANOUT RIM ELEVATION
- x 1215.00 TC STORM INLET TOP OF CASTING ELEVATION
- 1215.00 GRATE CATCH BASIN GRATE ELEVATION
- x 1215.00 ME MATCH EXISTING ELEVATION

GRADING LEGEND

- 1215 — EXISTING MAJOR CONTOUR
- 1216 — EXISTING MINOR CONTOUR
- 1215 — PROPOSED MAJOR CONTOUR
- 1216 — PROPOSED MINOR CONTOUR
- x 1215.00 PROPOSED SPOT ELEVATION

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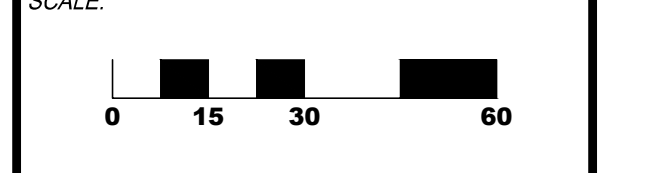
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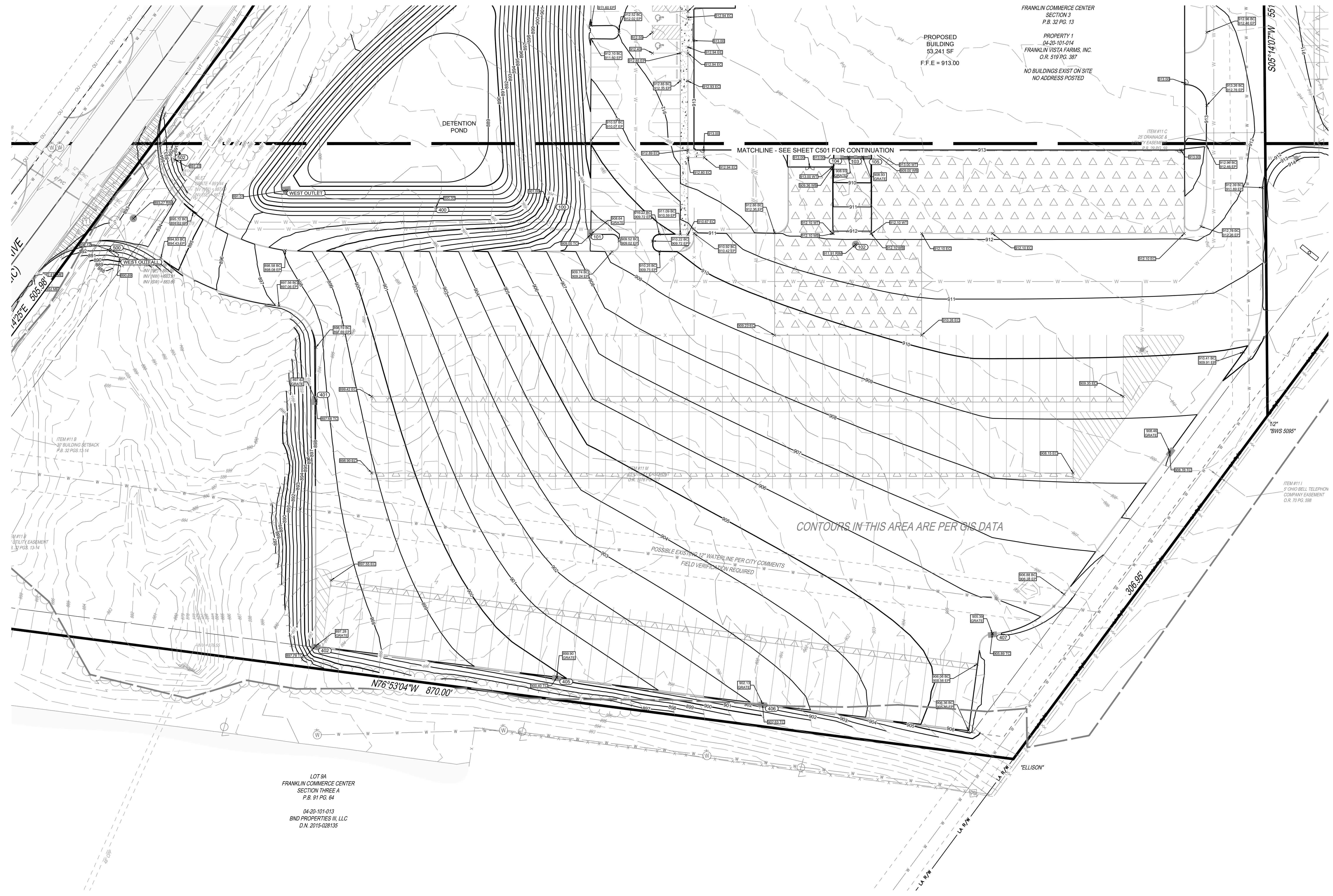
INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01
 SCALE:



SHEET NAME:
GRADING PLAN NORTH

SHEET NO:
C501



SPOT ELEVATION LEGEND

- x 1215.00 FINISHED GRADE ELEVATION
- x 1215.00 BC BACK OF CURB ELEVATION
- x 1215.00 EC EDGE OF CONCRETE ELEVATION
- x 1215.00 EP EDGE OF PAVEMENT ELEVATION
- x 1215.00 EG EDGE OF GRAVEL ELEVATION
- x 1215.00 SB BOTTOM OF STAIR ELEVATION
- x 1215.00 ST TOP OF STAIR ELEVATION
- x 1215.00 WB FINISHED GRADE AT WALL BOTTOM
- x 1215.00 WT FINISHED GRADE AT WALL TOP
- x 1215.00 RM MANHOLE / CLEANOUT RIM ELEVATION
- x 1215.00 TC STORM INLET TOP OF CASTING ELEVATION
- x 1215.00 GRATE CATCH BASIN GRATE ELEVATION
- x 1215.00 ME MATCH EXISTING ELEVATION

GRADING LEGEND

- 1215 — EXISTING MAJOR CONTOUR
- - 1216 - - EXISTING MINOR CONTOUR
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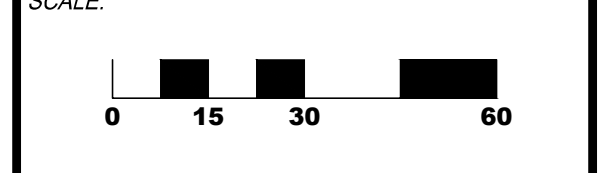
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INTERSTATE TRUCKING

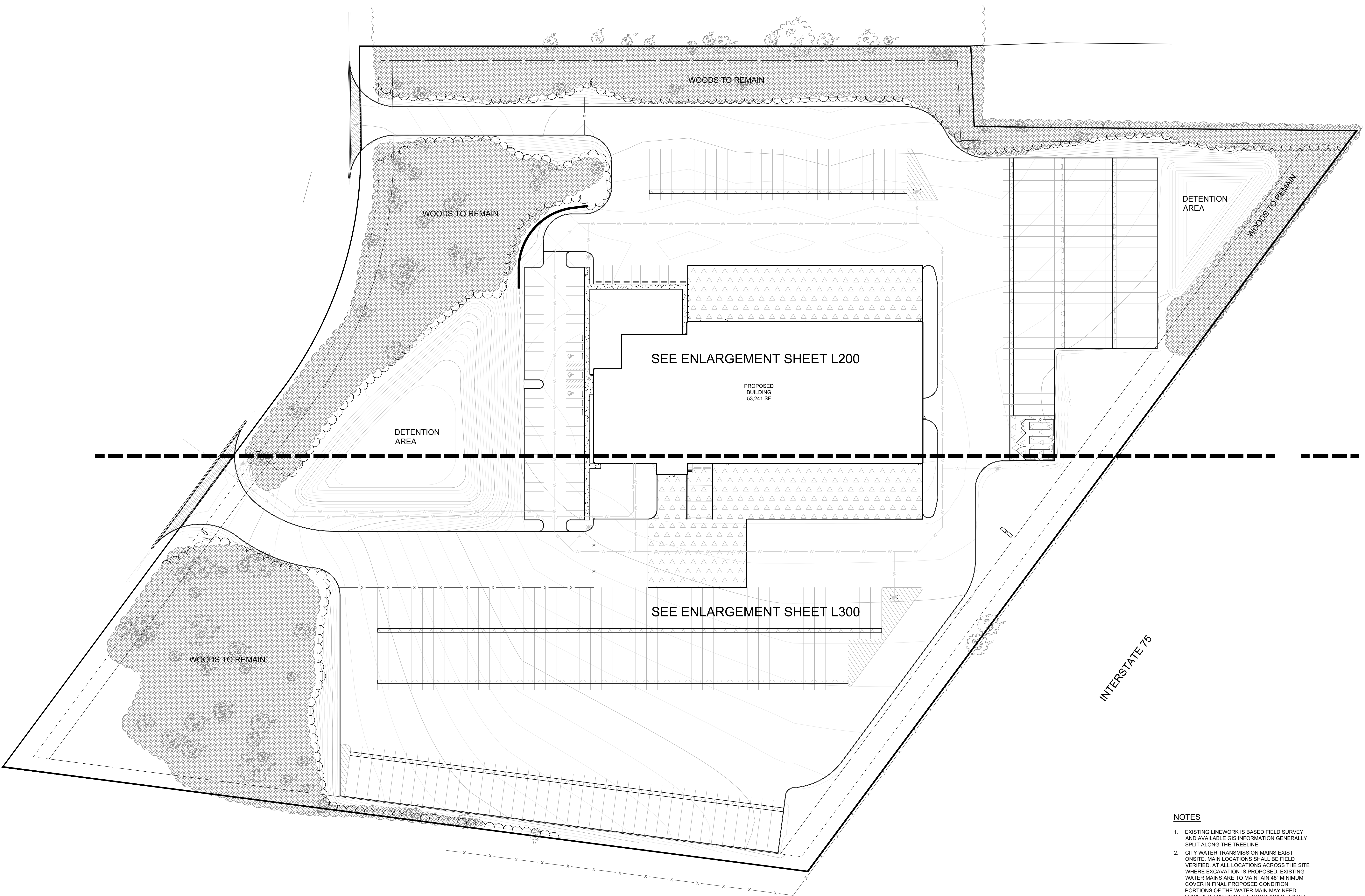
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01
SCALE:



SHEET NAME:
GRADING PLAN SOUTH

SHEET NO.
C502



SEE ENLARGEMENT SHEET L200

PROPOSED BUILDING
53,241 SF

SEE ENLARGEMENT SHEET L300

INTERSTATE 75

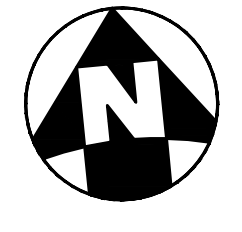
NOTE: REFER TO SHEET L400 FOR ZONING INFORMATION AND PLANT INSTALLATION DETAILS

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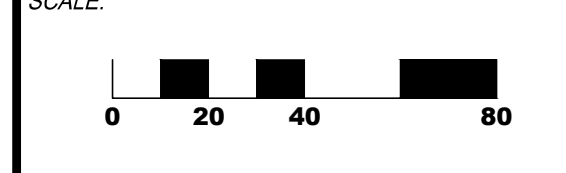


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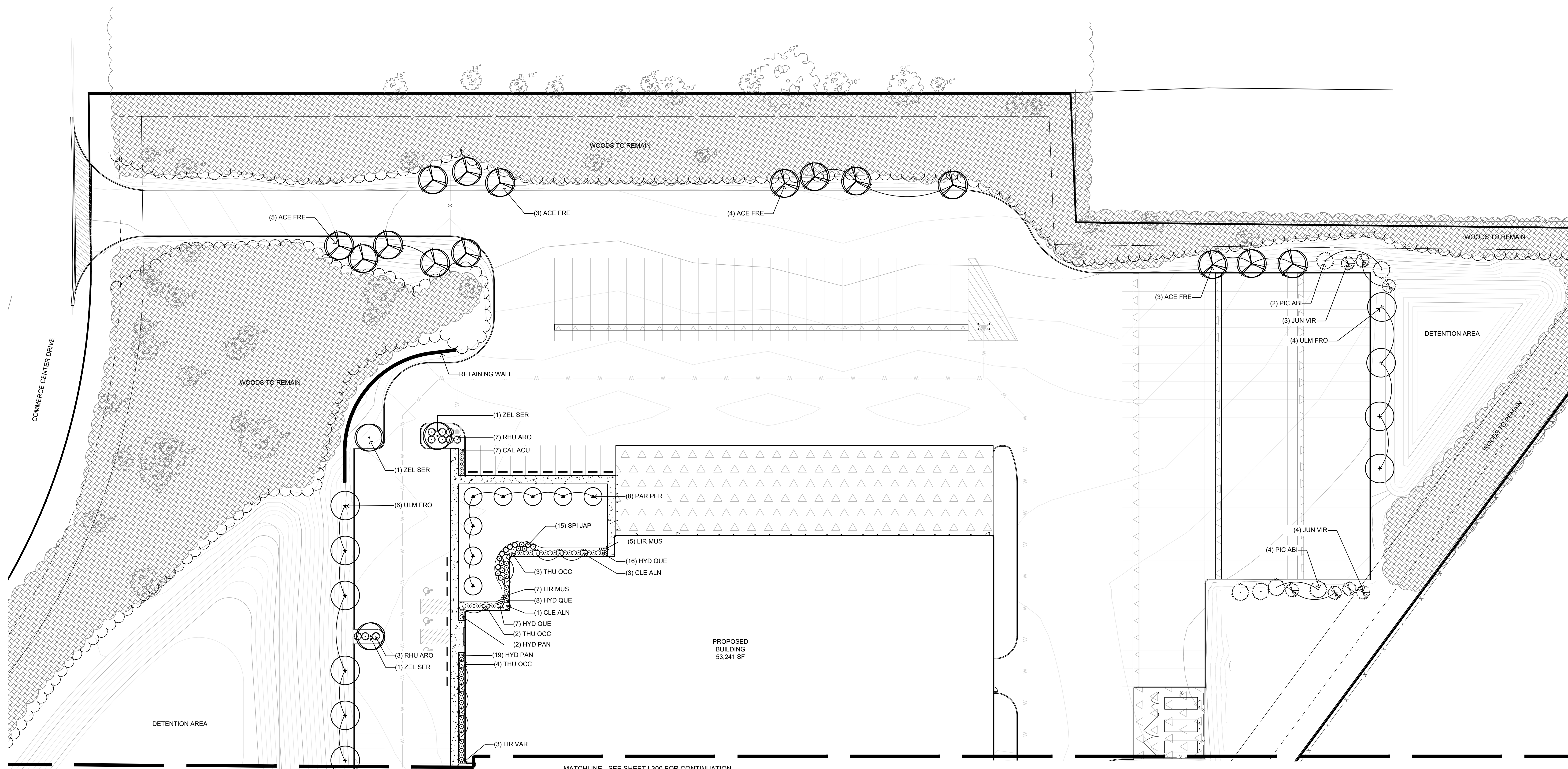
INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01



SHEET NAME:
OVERALL LANDSCAPE PLAN

SHEET NO.
L100



KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	QUANTITY (OVERALL PROJECT)
DECIDUOUS TREES:						
ACE FRE	ACER x FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2 1/2" CAL.	B&B	SPACE PER PLAN	24
PAR PER	PARROTIA PERSICA 'VANESSA'	COLUMNAR PERSIAN PARROTIA 'VANESSA'	2 1/2" CAL.	B&B	SPACE PER PLAN	13
ULM FRO	ULMUS x FRONTIER	FRONTIER ELM	2 1/2" CAL.	B&B	SPACE PER PLAN	22
ZEL SER	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	2 1/2" CAL.	B&B	SPACE PER PLAN	6
EVERGREEN TREES:						
JUN VIR	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HT., 3' SP.	B&B	SPACE PER PLAN	19
PIC ABI	PICEA ABIES	NORWAY SPRUCE	5' HT., 3' SP.	B&B	SPACE PER PLAN	18
SHRUBS:						
CLE ALN	CLETHRA AINIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24" HT. MIN.	CONT.	SPACE PER PLAN	4
HYD PAN	HYDRANGEA PANICULATA BOBO	BOBO HYDRANGEA	24" HT. MIN.	CONT.	SPACE 36" O.C.	46
HYD QUE	HYDRANGEA QUECIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24" HT. MIN.	CONT.	SPACE 36" O.C.	31
JUN CHI	JUNIPERUS CHINENSIS 'SEA GREEN'	SEE GREEN CHINESE JUNIPER	24" HT. MIN.	B&B	SPACE 5' O.C.	10
RHU ARO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SP. MIN.	CONT.	SPACE 5' O.C.	25
SPI JAP	SPIREA JAPONICA 'NCSX1'	CANDY CORN SPIREA	24" SP. MIN.	CONT.	SPACE 42" O.C.	21
THU OCC	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	36" HT. MIN.	B&B	SPACE PER PLAN	10
PERENNIALS AND ORNAMENTAL GRASSES:						
CAL ACU	CALAMAGROSTIS x ACUTIFLORA 'KARL FORESTER'	KARL FORESTER REED GRASS	#2	CONT.	SPACE 48" O.C.	38
LIR MUS	LIRIOPE MUSCARI 'VARIGATA'	VARIEGATED LILY TURF	#1	CONT.	SPACE 12" O.C.	21
SEEDING TURF LAWN						

NOTE: ALL AREAS OUTSIDE OF PLANT BEDS DISRUPTED BY CONSTRUCTION TO RECEIVE SEEDING TURF LAWN.

PLANT LEGEND

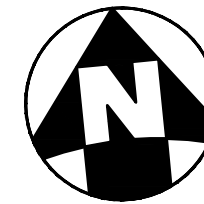
- INTERIOR PARKING LOT DECIDUOUS TREE, 2 1/2" CALIPER (7-9 / L400)
- LOT INTERIOR DECIDUOUS SHADE TREE, 2 1/2" CALIPER (7-9 / L400)
- LOT INTERIOR DECIDUOUS ORNAMENTAL TREE, 2 1/2" CALIPER OR MIN. 8' HT. (7-9 / L400)
- BUFFER YARD DECIDUOUS TREE, 2 1/2" CALIPER (7-9 / L400)
- BUFFER YARD EVERGREEN TREE, MIN. 5' HEIGHT (6-7 / L400)
- SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, SHRUBS TO BE MIN. 24" HT. (1-4 / L400)
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
- EXISTING WOODS TO REMAIN, PROTECT IN PLACE

NOTE: REFER TO SHEET L400 FOR ZONING INFORMATION AND PLANT INSTALLATION DETAILS

- NOTES**
- EXISTING LINEWORK IS BASED FIELD SURVEY AND AVAILABLE GIS INFORMATION GENERALLY SPLIT ALONG THE TIE LINE.
 - CITY WATER TRANSMISSION MAINS EXIST ON SITE. MAIN LOCATIONS SHALL BE FIELD VERIFIED. AT ALL LOCATIONS ACROSS THE SITE WHERE EXCAVATION IS PROPOSED, EXISTING WATER MAINS ARE TO MAINTAIN 48" MINIMUM COVER IN FINAL PROPOSED CONDITION. PORTIONS OF THE WATER MAIN MAY NEED LOWERED AND SHALL BE COORDINATED WITH THE CITY OF FRANKLIN ENGINEERING AND PUBLIC WORKS DEPARTMENTS.



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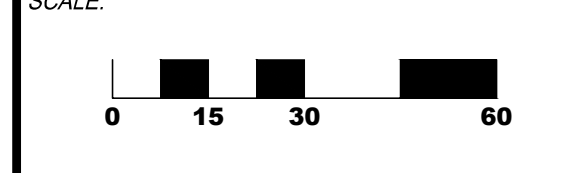


SEAL:
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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B	2025-08-20	ZONING RESUBMITTAL

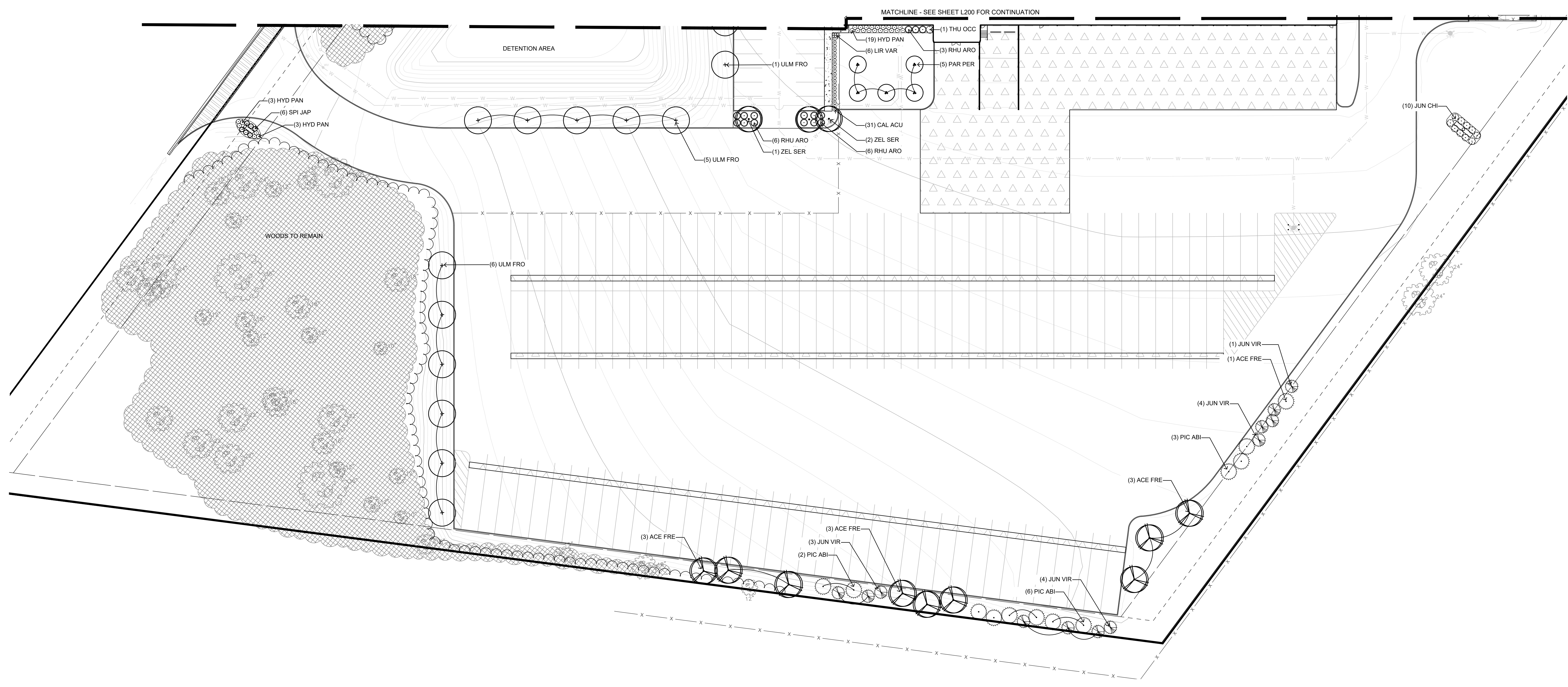
INTERSTATE TRUCKING
 FRANKLIN, OHIO

PROJECT NO: 220187.004
 DATE: 2025-08-01



SHEET NAME:
LANDSCAPE PLAN NORTH

SHEET NO.
L200



KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	QUANTITY (OVERALL PROJECT)
DECIDUOUS TREES:						
ACE FRE	ACER x FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2 1/2" CAL.	B&B	SPACE PER PLAN	24
PAR PER	PARROTTIA PERSICA 'VANESSA'	COLUMNAR PERSIAN PARROTTIA 'VANESSA'	2 1/2" CAL.	B&B	SPACE PER PLAN	13
ULM FRO	ULMUS x FRONTIER	FRONTIER ELM	2 1/2" CAL.	B&B	SPACE PER PLAN	22
ZEL SER	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR ZELKOVA	2 1/2" CAL.	B&B	SPACE PER PLAN	6
EVERGREEN TREES:						
JUN VIR	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HT, 3' SP.	B&B	SPACE PER PLAN	19
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SHRUBS:						
CLE ALN	CLETHRA AINIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24" HT. MIN.	CONT.	SPACE PER PLAN	4
HYD PAN	HYDRANGEA PANICULATA BOBO	BOBO HYDRANGEA	24" HT. MIN.	CONT.	SPACE 36" O.C.	46
HYD QUE	HYDRANGEA QUECIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24" HT. MIN.	CONT.	SPACE 36" O.C.	31
JUN CHI	JUNIPERUS CHINENSIS 'SEA GREEN'	SEE GREEN CHINESE JUNIPER	24" HT. MIN.	B&B	SPACE 5' O.C.	10
RHU ARO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SP. MIN.	CONT.	SPACE 5' O.C.	25
SPI JAP	SPIREA JAPONICA 'NCSX1'	CANDY CORN SPIREA	24" SP. MIN.	CONT.	SPACE 42" O.C.	21
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PERENNIALS AND ORNAMENTAL GRASSES:						
CAL ACU	CALAMAGROSTIS x ACUTIFLORA 'KARL FORESTER'	KARL FORESTER REED GRASS	#2	CONT.	SPACE 48" O.C.	38
LIR MUS	LIRIOPE MUSCARI 'VARIGATA'	VARIEGATED LILY TURF	#1	CONT.	SPACE 12" O.C.	21
SEEDED TURF LAWN						

NOTE: ALL AREAS OUTSIDE OF PLANT BEDS DISRUPTED BY CONSTRUCTION TO RECEIVE SEEDED LAWN.

PLANT LEGEND

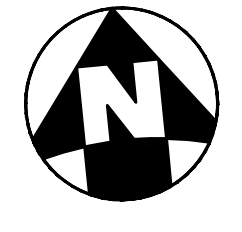
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- LOT INTERIOR DECIDUOUS SHADE TREE, 2 1/2" CALIPER (7-9 / L400)
- LOT INTERIOR DECIDUOUS ORNAMENTAL TREE, 2 1/2" CALIPER OR MIN. 8' HT. (7-9 / L400)
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- EXISTING TREES TO REMAIN, PROTECT IN PLACE (7-9 / L400)
- EXISTING WOODS TO REMAIN, PROTECT IN PLACE (7-9 / L400)

NOTE: REFER TO SHEET L400 FOR ZONING INFORMATION AND PLANT INSTALLATION DETAILS

- NOTES**
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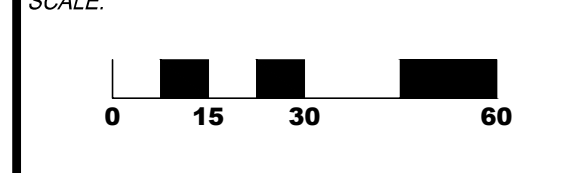


NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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B	2025-08-20	ZONING RESUBMITTAL

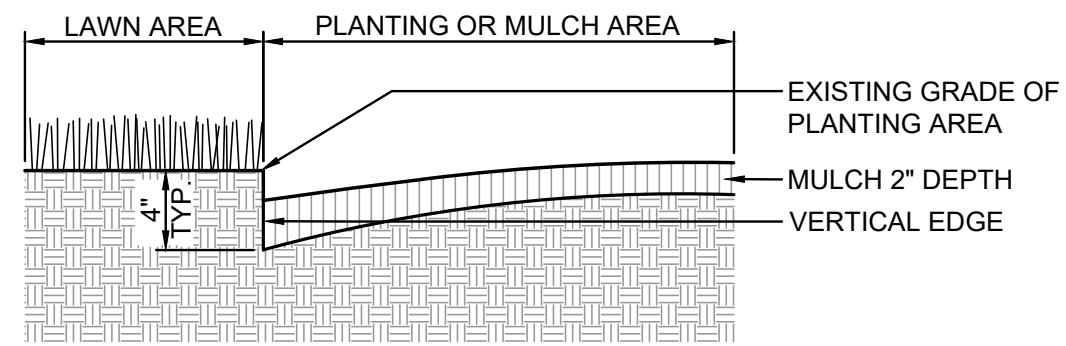
INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004
DATE: 2025-08-01

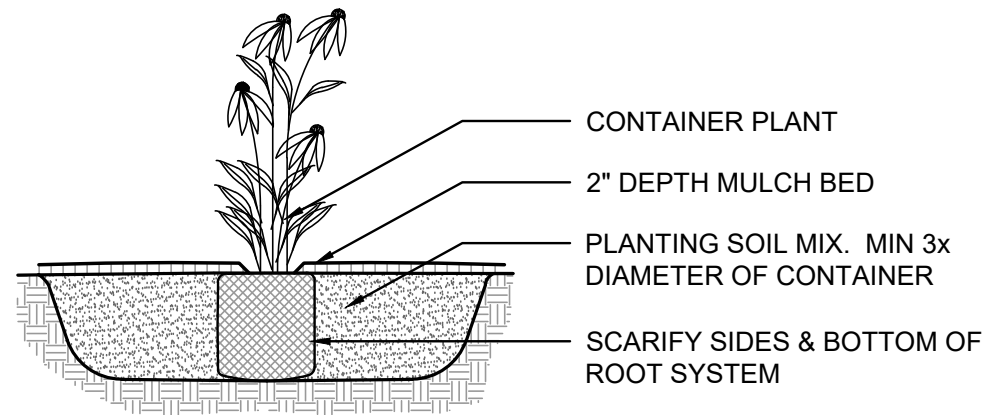


SHEET NAME:
LANDSCAPE PLAN SOUTH

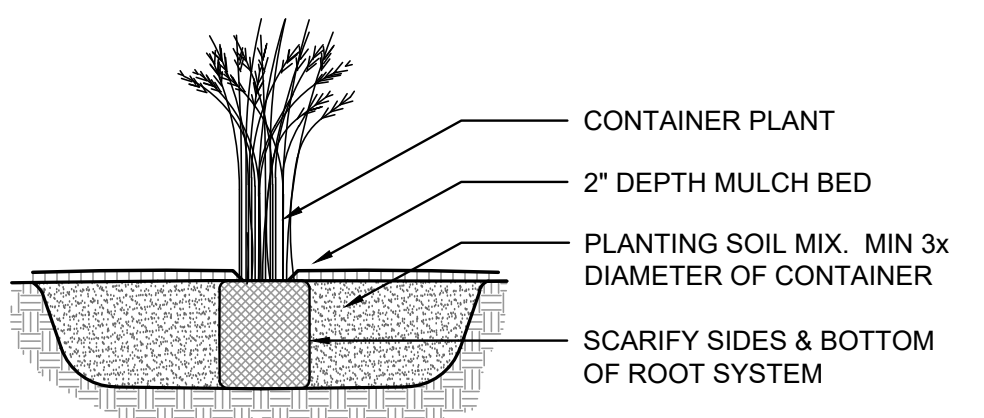
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L300



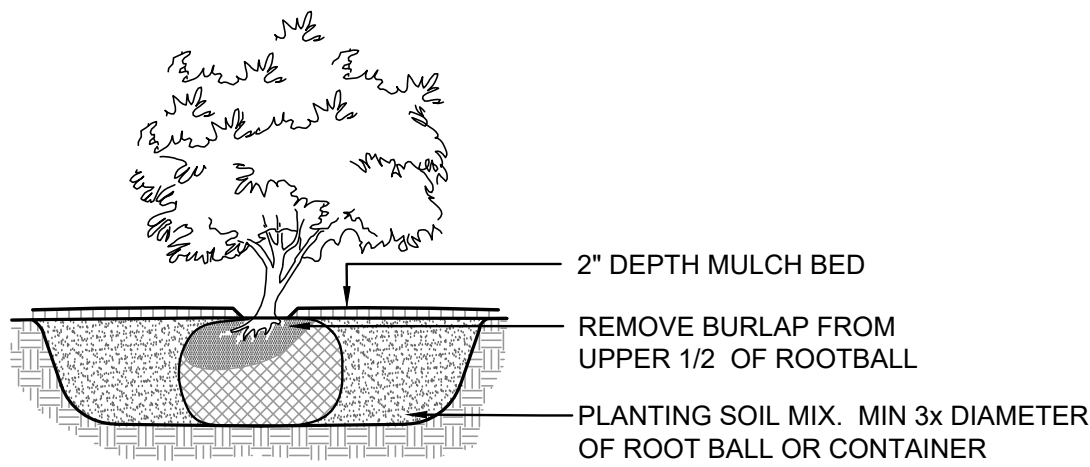
1 PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



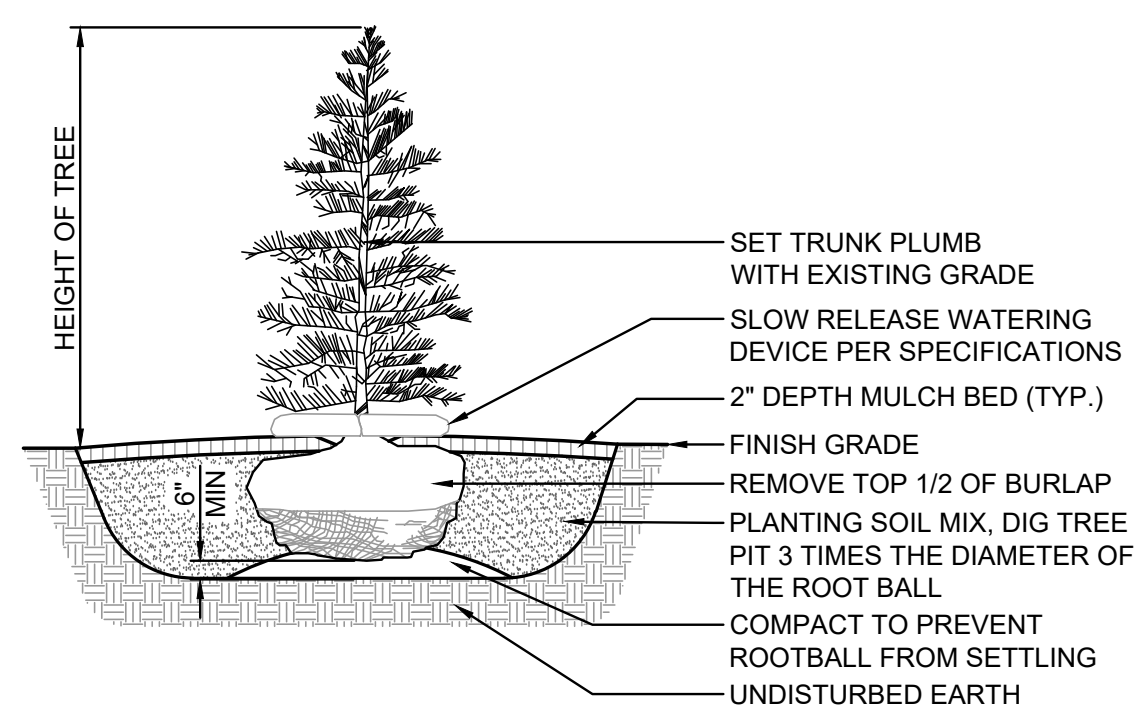
2 PERENNIAL PLANTING
N.T.S.



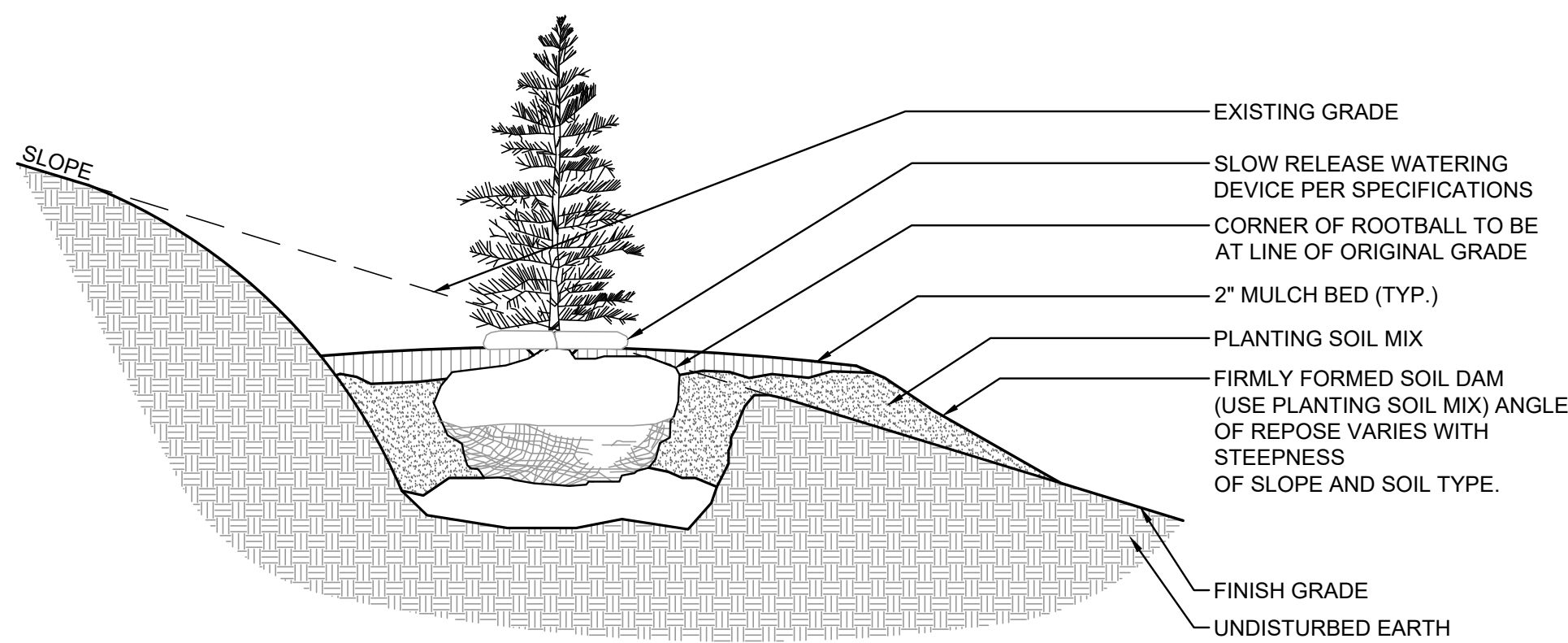
3 ORNAMENTAL GRASS PLANTING
N.T.S.



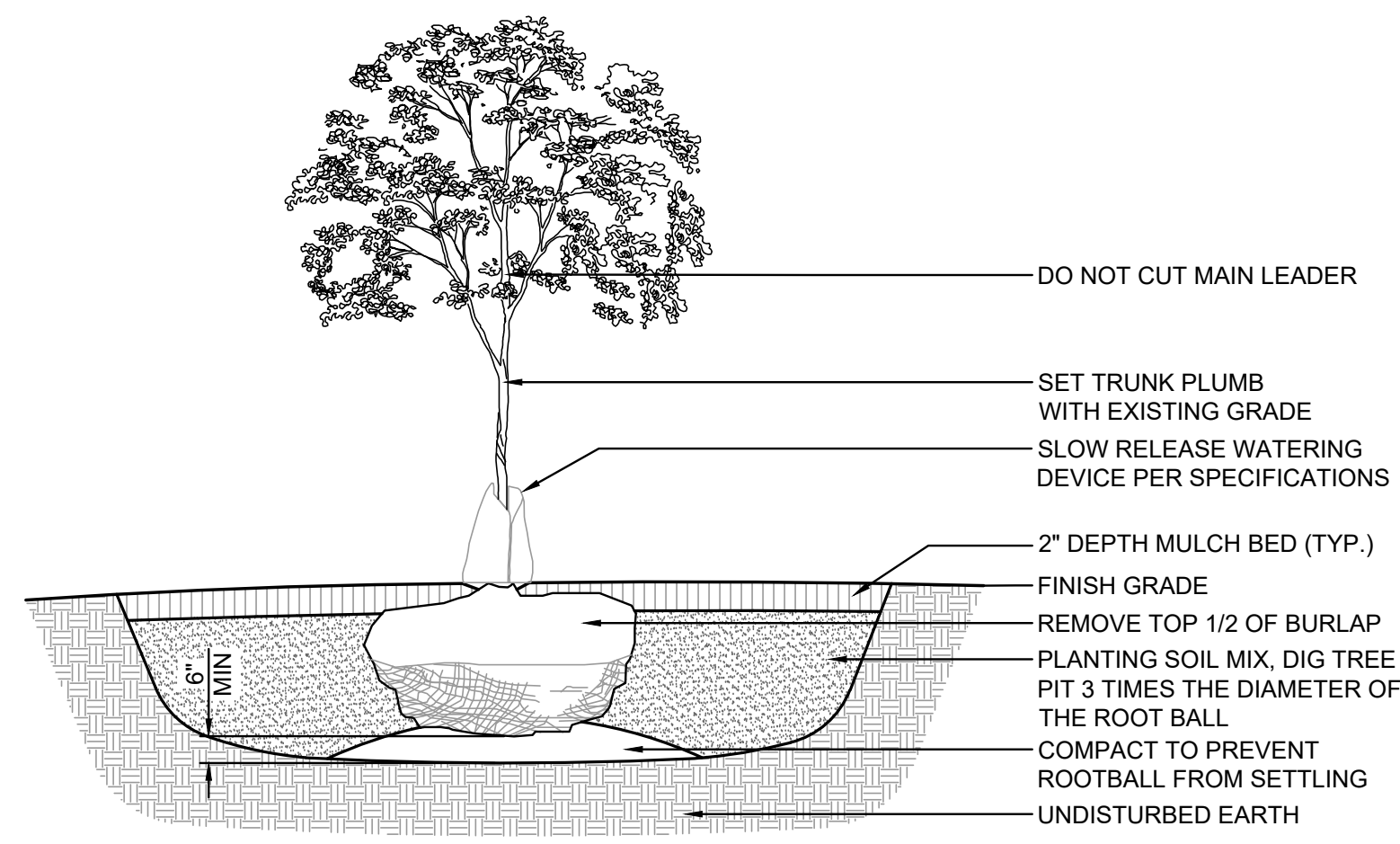
4 SHRUB PLANTING
N.T.S.



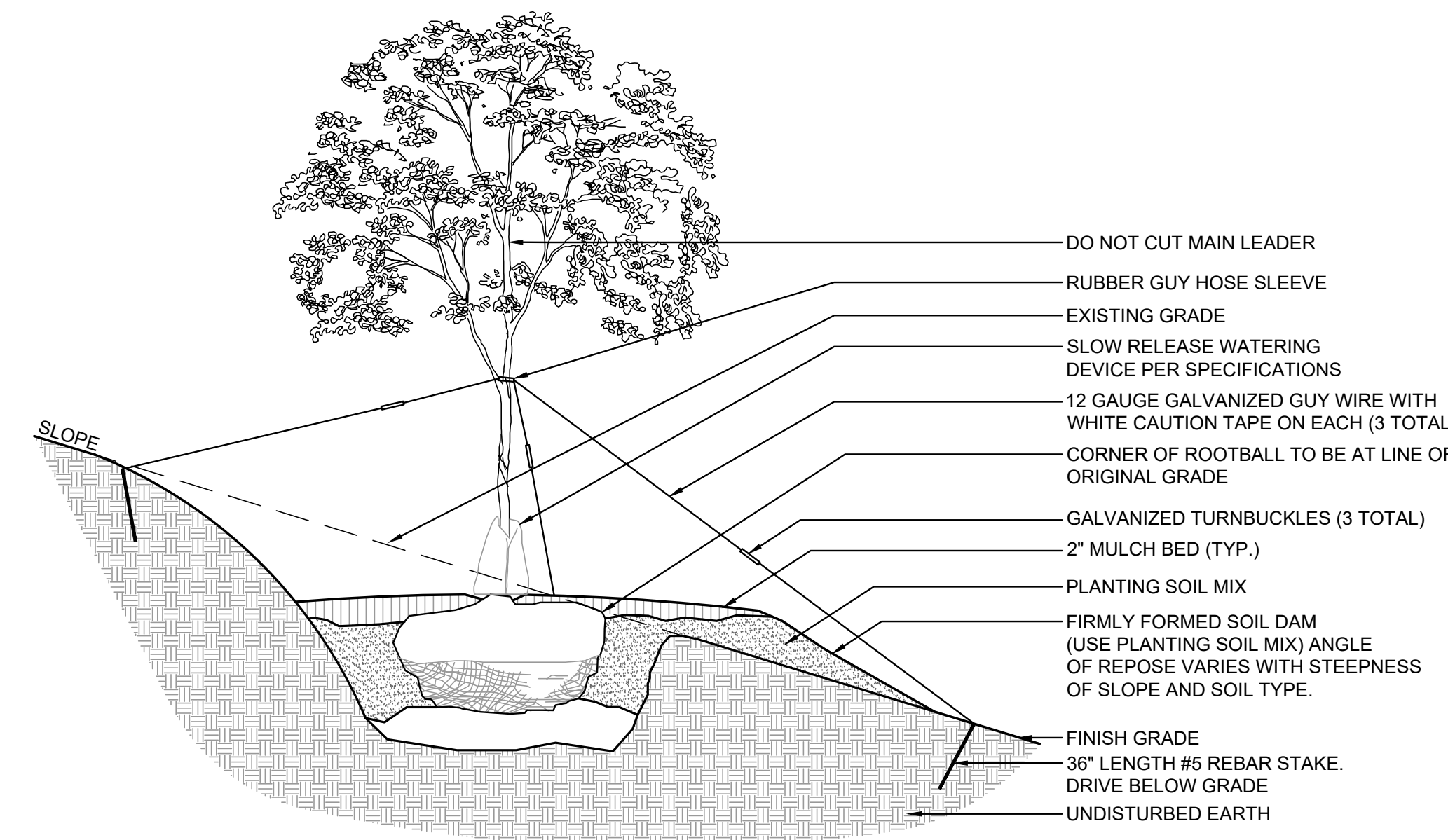
5 EVERGREEN TREE PLANTING WITH WATERING DEVICE
N.T.S.



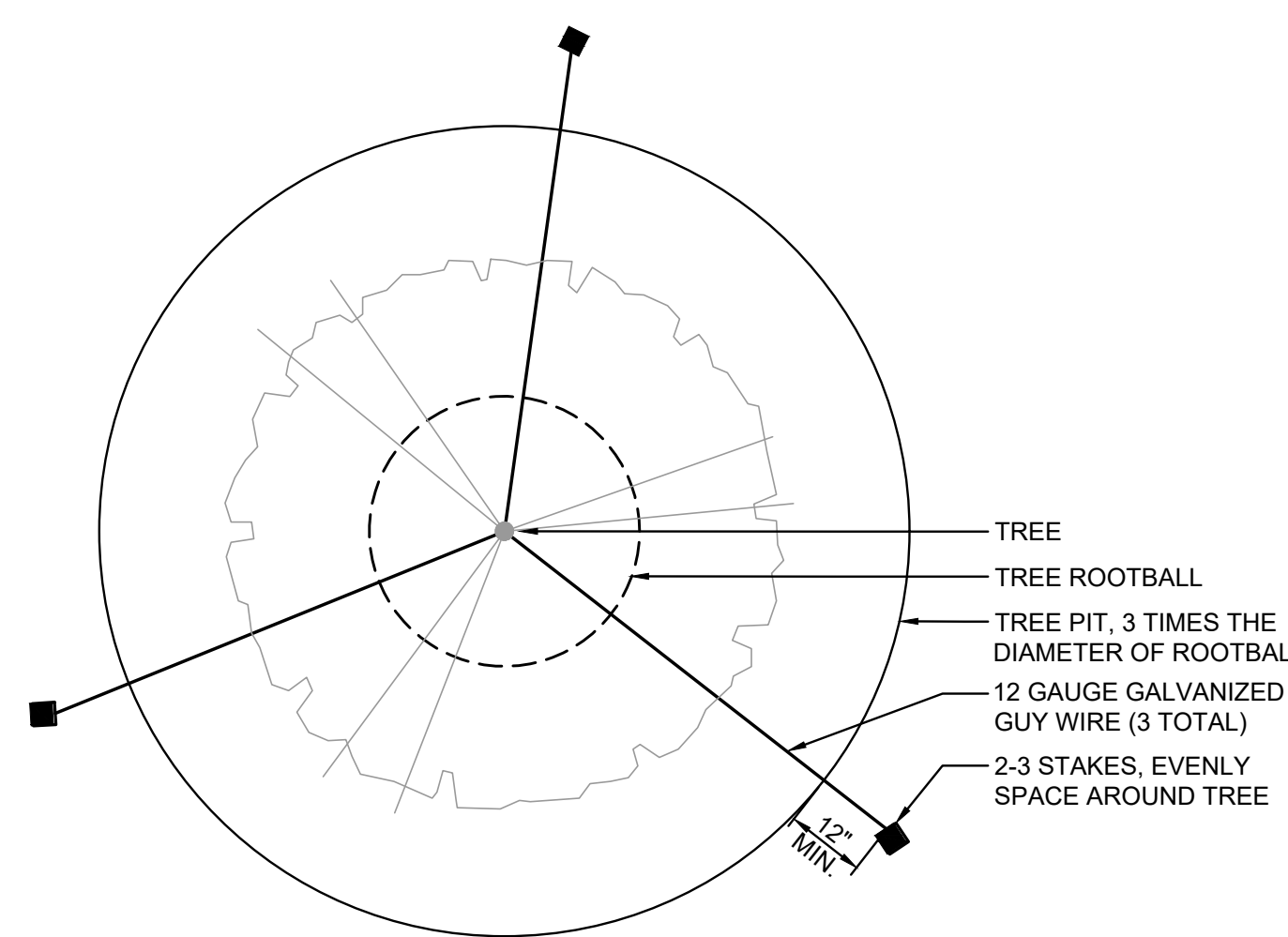
6 EVERGREEN TREE PLANTING ON A SLOPE
N.T.S.



7 DECIDUOUS TREE PLANTING WITH WATERING DEVICE
N.T.S.



8 DECIDUOUS TREE PLANTING ON A SLOPE WITH WATERING DEVICE
N.T.S.



9 TREE STAKING - PLAN VIEW
N.T.S.

CITY OF FRANKLIN, OHIO LANDSCAPE ZONING REQUIREMENTS

SECTION #	REQUIRED	PROPOSED
LANDSCAPING REQUIREMENTS AND STANDARDS FOR INDUSTRIAL ZONED AREAS		
1111.06.g.1-3 BUFFER YARDS (PERIMETER LOT LANDSCAPING)	PROVIDE BUFFER YARD ON THE SIDE AND REAR LOTS. BUFFER YARD WIDTH FOR INDUSTRIAL ADJACENT TO INDUSTRIAL PER TABLE 1111.06-3 TO BE 15' WIDTH WITH (2) DECIDUOUS TREES AND (2) EVERGREEN TREES PER 100' NORTH PROPERTY LINE: 1 150 L.F. = 23 DECIDUOUS AND 23 EVERGREEN TREES REQUIRED EAST PROPERTY LINE: 988 L.F. = 20 DECIDUOUS AND 20 EVERGREEN TREES REQUIRED SOUTH PROPERTY LINE: 870 L.F. = 18 DECIDUOUS AND 18 EVERGREEN TREES REQUIRED	NORTH PROPERTY LINE: PROVIDED BY EXISTING WOODS TO REMAIN AND ENHANCED BY ADDITIONAL LANDSCAPING EAST PROPERTY LINE: PROVIDED BY EXISTING WOODS TO REMAIN AND ENHANCED BY ADDITIONAL LANDSCAPING SOUTH PROPERTY LINE: PROVIDED BY EXISTING WOODS TO REMAIN AND ENHANCED BY ADDITIONAL LANDSCAPING
1111.06.j.2.A-C INTERIOR PARKING AREA LANDSCAPING	PARKING AREAS BETWEEN 16,000 AND 29,999 SQUARE FEET THE LANDSCAPE AREA SHALL AT A MINIMUM EQUAL 5%. FOR LOTS OVER (30,000) SQUARE FEET THE LANDSCAPED AREA SHALL AT A MINIMUM EQUAL 10%. MINIMUM LANDSCAPE ISLAND OR PENINSULA SIZE SHALL BE (200) SQUARE FEET WITH (2) MINIMUM DISTANCE BETWEEN TREES OR SHRUBS AND THE EDGE OF THE PAVING WHERE VEHICLES OVERHANG AND A MINIMUM WIDTH OF (10'). WEST PARKING LOT = 21,004 S.F. x 5% = 1,050 S.F. REQUIRED	1,649 S.F. PROVIDED
1111.06.j.3 INTERIOR PARKING AREA LANDSCAPING	ONE DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY (3,000) SQUARE FEET OF PARKING AREA OR FOR EVERY TEN SPACES. (62) PARKING SPACES PROVIDE = (7) DECIDUOUS TREES REQUIRED	(7) DECIDUOUS TREES PROVIDED
1111.06.k.1 LOT INTERIOR LANDSCAPING	THREE DECIDUOUS TREES SHALL BE REQUIRED FOR EACH (100) LINEAR OF BUILDING PERIMETER BUILDING PERIMETER: 1,028 L.F. = (31) TREES REQUIRED	(31) DECIDUOUS TREES PROVIDED
1111.06.k.2 BUILDING FOUNDATION PLANTING	TEN SHRUBS SHALL BE REQUIRED FOR EVERY (100') OF BUILDING PERIMETER. BUILDING PERIMETER: 1,028 L.F. = (103) SHRUBS REQUIRED	(103) SHRUBS PROVIDED
1111.06.l.1-3 PLANT MATERIAL SPECIFICATIONS	MINIMUM SIZE OF PLANT MATERIAL AT TIME OF PLANTING: DECIDUOUS TREES: MINIMUM CALIPER OF AT LEAST TWO AND ONE-HALF INCHES MEASURED (24") OFF THE GROUND LEVEL. EVERGREEN TREES: MINIMUM (5') HEIGHT AND (3') SPREAD SHRUBS: MINIMUM OF (24") HEIGHT AND SPREAD. WHEN SHRUBS ARE REQUIRED FOR SCREENING, SHALL FORM A CONTINUOUS, YEAR-ROUND SOLID VISUAL SCREEN WITHING (5) YEARS AFTER PLANTING	PROVIDED

PLANTING NOTES

- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
- ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
- PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

NOTES

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CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:
NOT FOR CONSTRUCTION

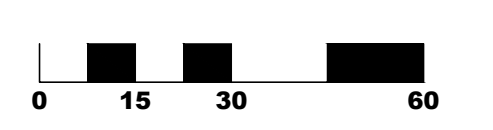
NO.	DATE	DESCRIPTION
A	2025-08-01	ZONING SUBMITTAL
B	2025-08-29	ZONING RESUBMITTAL

INTERSTATE TRUCKING
FRANKLIN, OHIO

PROJECT NO: 220187.004

DATE: 2025-08-01

SCALE:



SHEET NAME:

LANDSCAPE DETAILS

SHEET NO.

L400