

PROPOSED PARKING COUNT:

TOTAL PARKING:	61
(INCLUDING 3 ADA SPACES)	
TRAILER PARKING:	189

SUMMARY TABLE:

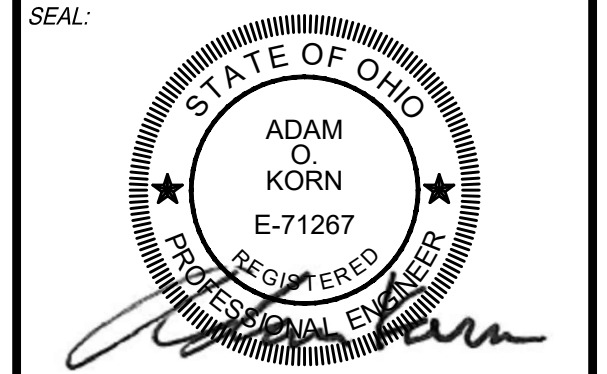
TOTAL ACRES OF THE PROPOSED DEVELOPMENT:	17.68 AC
NUMBER OF ACRES DEVOTED TO NON-RESIDENTIAL USE:	17.68 AC
TOTAL BUILDING FOOTPRINT:	47,365 SF
TOTAL BUILDING SQUARE FOOTAGE WITH SECOND FLOOR:	46,041 SF
INTENSITY (LOT COVERAGE):	5.98%
EXISTING IMPERVIOUS AREA:	0 AC
PROPOSED IMPERVIOUS AREA:	10.19 AC

- NOTES**
- EXISTING LINWORK 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. WORK CAN BE COORDINATED WITH PUBLIC WORKS DEPARTMENT BY CALLING 937-746-8001.



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.

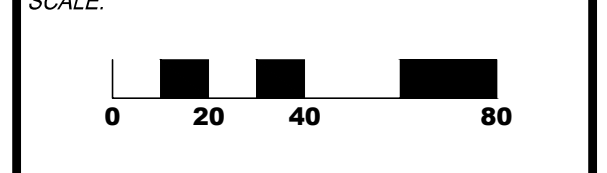
THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069
 513.779.7851



NO.	DATE	DESCRIPTION
0	2025-08-01	ZONING SUBMITTAL
1	2025-08-20	ZONING RESUBMITTAL
2	2025-09-03	REDUCED BUILDING
3	2025-09-18	FOR PERMIT
4	2025-09-19	STORMWATER REVIEW
5	2025-10-01	BUILDING FOOTPRINT REVISION
6	2025-10-07	BUILDING DEPARTMENT REVISIONS
7	2025-10-22	CITY COMMENT REVISIONS
8	2025-11-18	CITY COMMENT REVISIONS
9	2025-10-05	STORM CONSTRUCTABILITY REV
10	2025-12-10	ZONING AND DESIGN REVISIONS

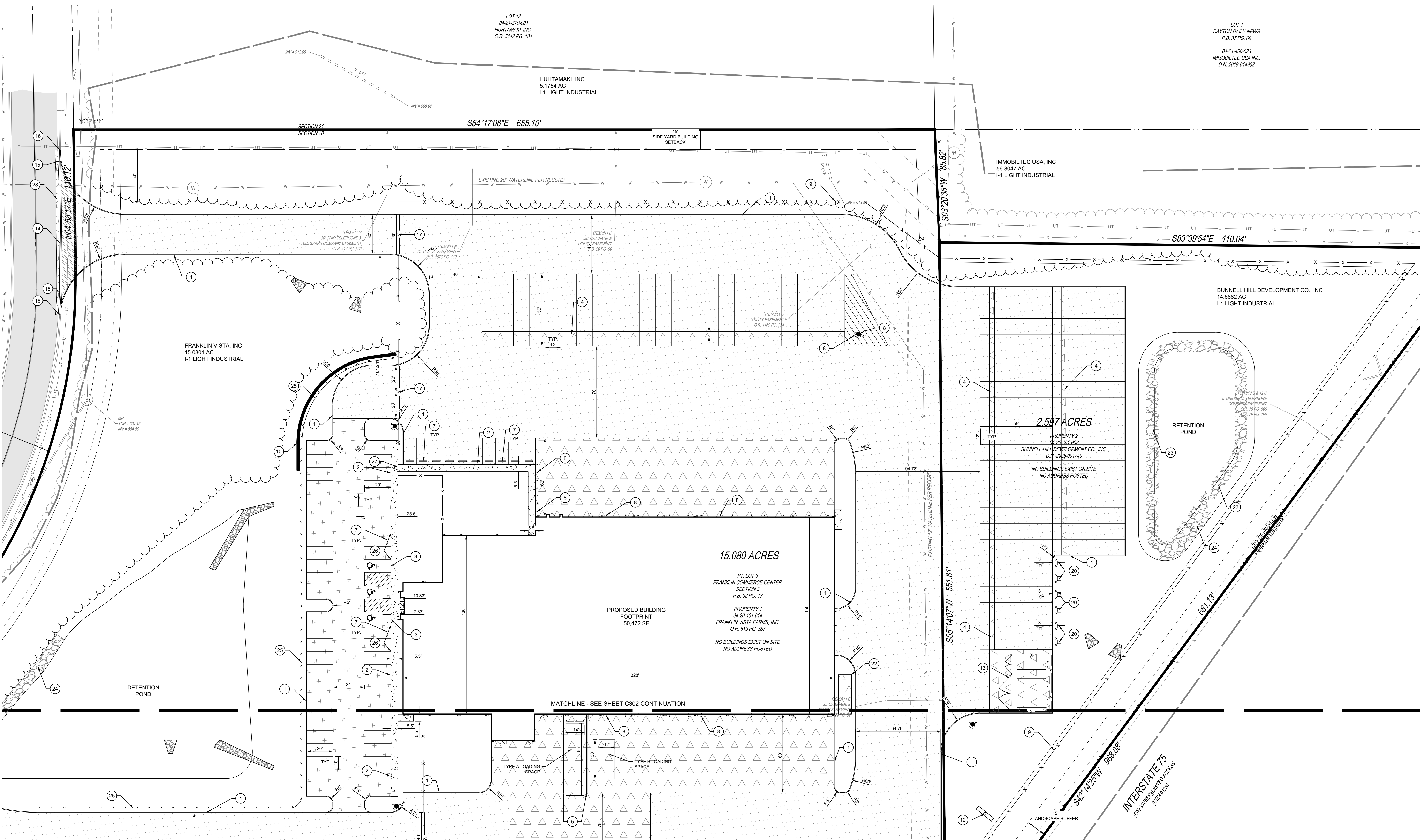
INTERSTATE TRUCKING
 3601 COMMERCE CENTER DR
 FRANKLIN, OHIO 45005

PROJECT NO:	220187.004
DATE:	2025-09-17
SCALE:	



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
	REPLACE PAVEMENT SECTION TO MATCH ADJACENT EXISTING ASPHALT

- 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 FINAL PLACEMENT TO BE DECIDED PER TRAILER SPECS
 - 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 & OWNERS REPRESENTATIVES PRIOR TO THE CONTRACTORS 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.

- 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 ROW 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 POWERED SLIDING FENCE GATE WITH KNOX BOX AND MANUAL OVERRIDE
- 18 SWING GATE FOR DUMPSTER ENCLOSURE
- 19 PROPOSED REVISED TREELINE
- 20 3'X3' CONCRETE PAD FOR BLOCK HEATER WITH (2) BOLLARDS

- 21 WOODEN RAILROAD TIE TYPE WHEEL STOP. PLACEMENT TO BE COORDINATED WITH TRAILER SPECS. SEE DETAIL 11/C100
- 22 10' WIDE CONCRETE PAD FOR PROPANE CAGE
- 23 POND SHORE PROTECTION. SEE DETAIL 8/C101
- 24 EMERGENCY SPILLWAY. SEE DETAILS 1 AND 2 ON C101
- 25 VEHICULAR GUARDRAIL
- 26 TRANSITION FROM FULL HEIGHT CURB TO FLUSH CURB
- 27 SECURITY MAN DOOR GATE (REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS)
- 28 REPLACE ASPHALT PAVEMENT. SECTION TO MATCH ADJACENT EXISTING ASPHALT

PROPOSED PARKING COUNT:

TOTAL PARKING: 81
(INCLUDING 3 ADA SPACES)

TRAILER PARKING: 189

NOTES

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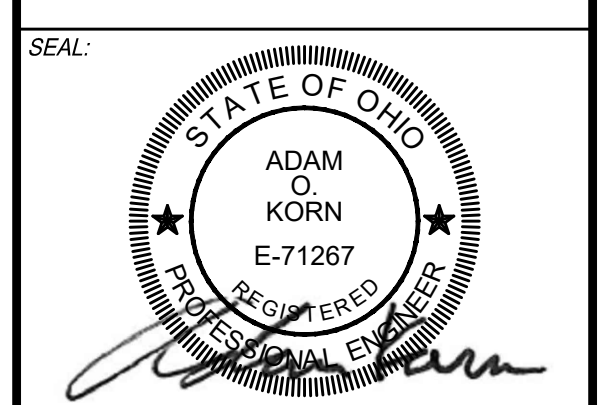
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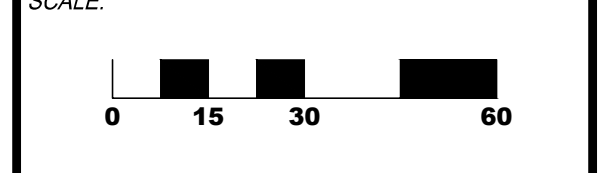


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INTERSTATE TRUCKING

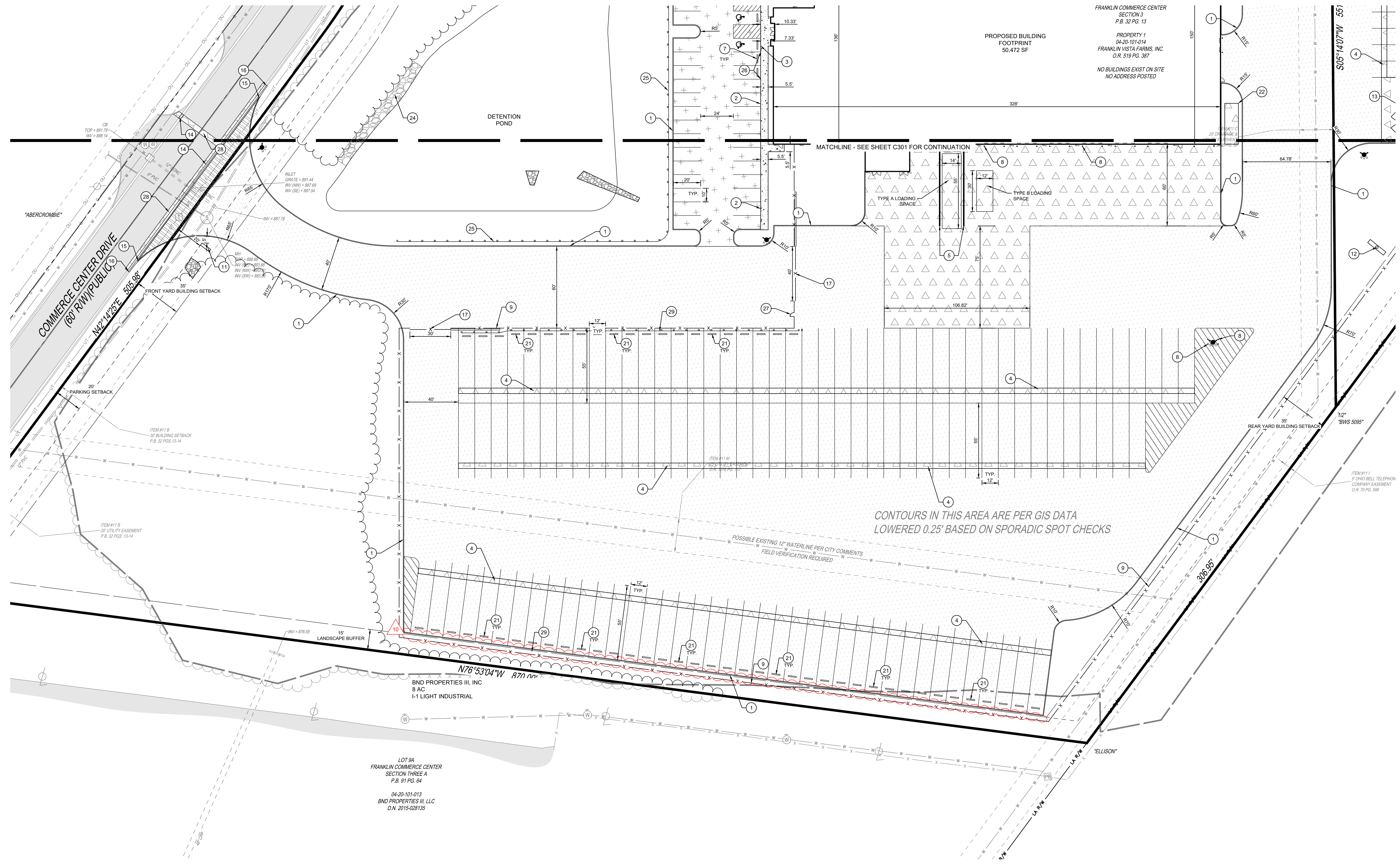
**3601 FRANKLIN CENTER DR
FRANKLIN, OHIO 45005**

PROJECT NO: **220187.004**
DATE: **2025-09-17**



LOCATION PLAN NORTH

SHEET NO. **C301**



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
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- 29 ROUND WOOD POST MGS TYPE GUARDRAIL. SET CENTER OF POST 18" OFF FENCELINE

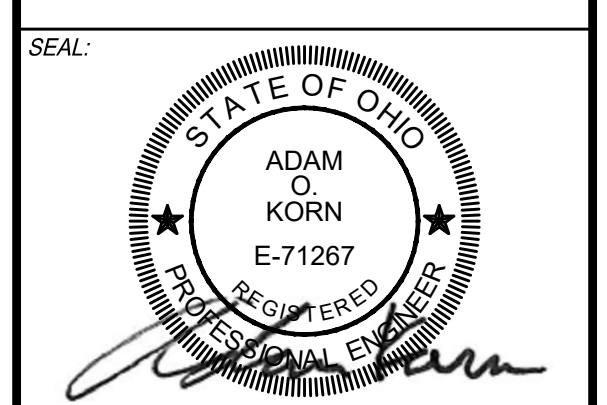
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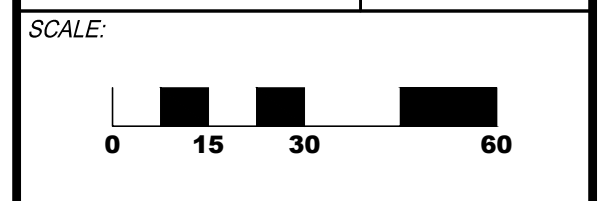


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INTERSTATE TRUCKING

3601 COMMERCE CENTER DR
 FRANKLIN, OHIO 45005

PROJECT NO: 220187.004
 DATE: 2025-09-17



LOCATION PLAN SOUTH

SHEET NO:
C302