

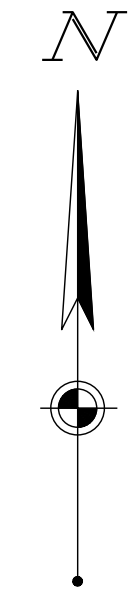
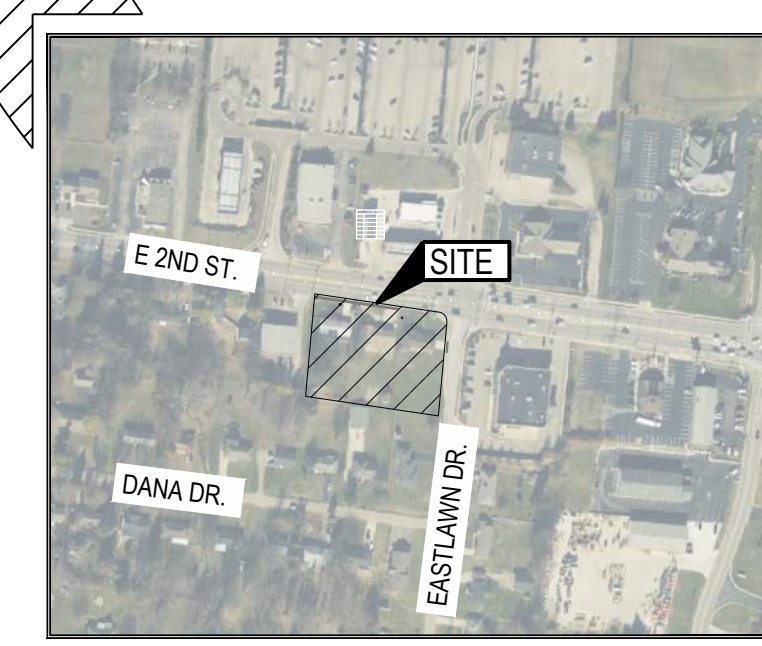
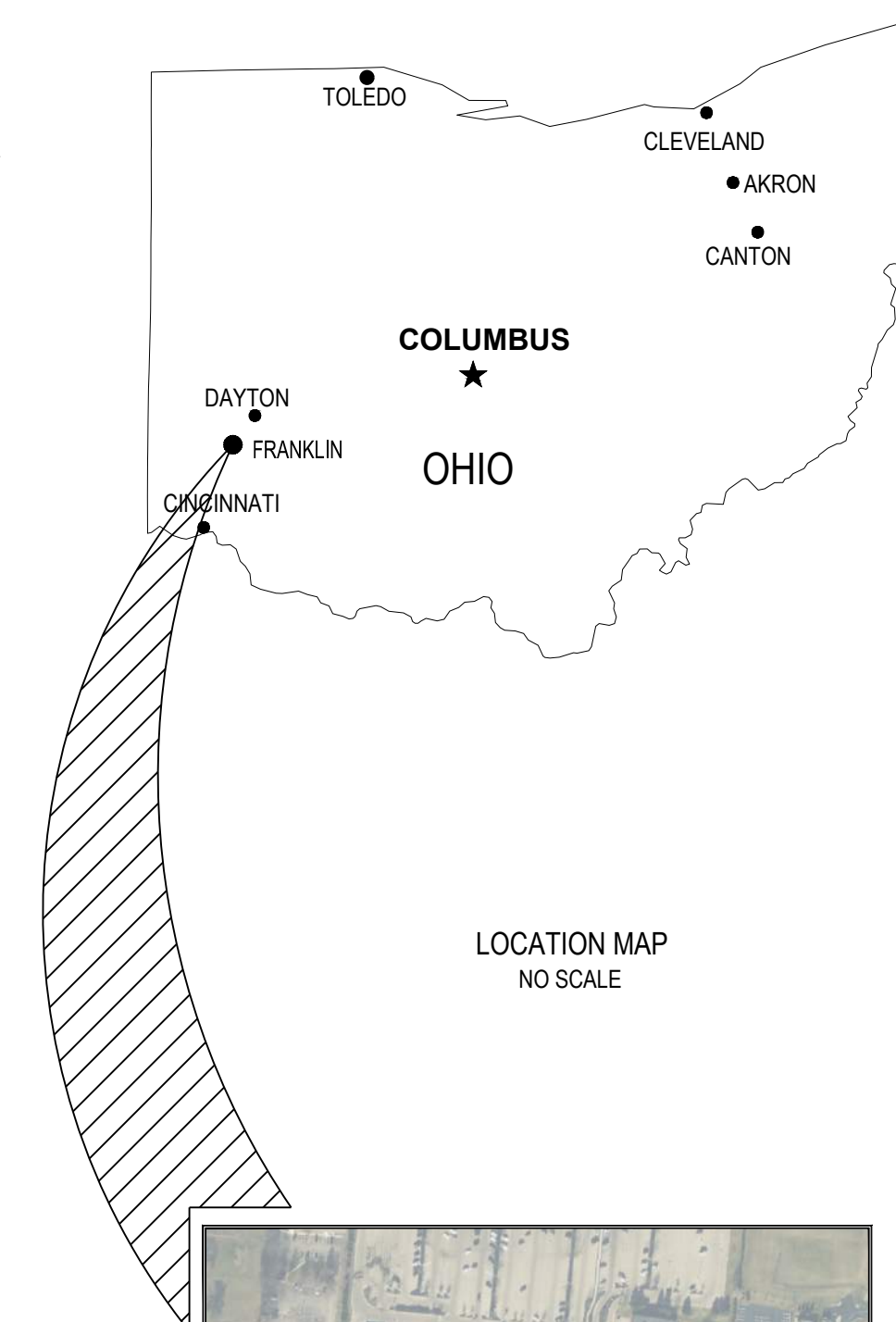


3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

CITY OF FRANKLIN, WARREN COUNTY, OH CONSTRUCTION DRAWINGS

FOR OH FRANKLIN EAST 2ND, LLC

EAST 2ND STREET FRANKLIN, OH



TOPOGRAPHIC LEGEND

Power / Telephone Pole	Signal Pole
Light Pole	Guy Wire
Power Pole	Power/Telephone Pole
Electric Box (Access)	Fire Hydrant
Air Conditioner	Water Valve
Gas Valve	Water Meter
Cleanout	Cable Box
Sanitary Manhole	Telephone Box
Storm Manhole	Traffic Control Box
Curb Inlet	Yard Light
Yard Drain	Telephone Manhole
Structure Number	Mailbox
Deciduous Tree	Rock
Pine Tree	Sign
G Gas Line	W Water Line
UGE Underground Electric	UGT Underground Communications
OHL Overhead Utility Line	SAN Sanitary Sewer
Handrail	X X Fence Line
Edge of Water	Tree Line

OWNER/DEVELOPER:
OH FRANKLIN EAST 2ND, LLC
4209 ALUMIN LANE
BIRMINGHAM, AL 35243
PHONE: (205) 332-3433
FAX: (205) 536-6221
CONTACT: JOHN WATSON

ENGINEER:
CESO, INC.
3601 RIGBY RD, SUITE 300
MIAMISBURG, OH 45342
PHONE: (937)-435-8584
CONTACT: KELLY SCHWIETERMAN
EOR: DAVID HEEDY

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF FRANKLIN
PHONE: (937) 746-5001
CONTACT: LUKE WOLFENBARGER
PHONE: (937) 746-5001

GAS SERVICE:
DUKE ENERGY
PHONE: (877) 700-3853

WATER:
CITY OF FRANKLIN
PHONE: (937) 746-5001
CONTACT: NICK MILLER
EMAIL: NMILLER@FRANKLINOHIO.ORG

COMMUNICATIONS:
CINCINNATI BELL
PHONE: (513) 566-5254

STORMWATER:
CITY OF FRANKLIN
PHONE: (937) 746-5001
CONTACT: STEVE INMAN
EMAIL: SINMAN@FRANKLINOHIO.ORG

ELECTRIC:
DUKE ENERGY
PHONE: (800) 544-6900

ZONING:
CITY OF FRANKLIN
PHONE: (937) 746-9921 X 1401
CONTACT: ERIC DAMIAN
EMAIL: EDAMIAN@FRANKLINOHIO.ORG

PROPERTY DATA:

PARCEL OWNER:	WILBUR S. LAKE II, TRUSTEE LAKE FAMILY PRESERVATION TRUST
PARCEL ID:	PPN: 04-26-452-005, 04-26-452-006, 04-26-452-007
ADDRESS:	EAST 2ND STREET FRANKLIN, OH 45005
EXISTING PROPERTY AREA:	1.44 AC
PROPOSED PROPERTY AREA:	1.36 AC
ZONING:	C-1 GENERAL COMMERCIAL DISTRICT
PROPOSED USE:	OIL CHANGE AND RESTAURANT

PROPERTY DATA TABLE			
	REQUIRED	OIL CHANGE	RESTAURANT
BUILDING SETBACKS			
FRONTAGE ALONG E 2ND ST	35'	51'	35'
FRONTAGE ALONG EASTLAWN DR	35'	55'	42'-0"
SIDE	0'	N/A	N/A
REAR	30'	116'	113'
SIGN SETBACKS	10'	11'	10'
MAXIMUM BUILDING HEIGHT	25'	24'	24'

STACKING SPACES TABLE 1111.07-6		
	REQUIRED	PROVIDED
OIL CHANGE	4	4+
RESTAURANT	7	10+

SITE SUMMARY TABLE		
	OIL CHANGE	RESTAURANT
SITE ACREAGE	25,573 SF	33,532 SF
BUILDING AREA	1,467 SF	1,025 SF
ZONING	C-1	C-1
LOT COVERAGE	5.73% (1,467 SF)	3.05% (1,025 SF)
REQUIRED PARKING	9 SPACES	15 SPACES
PROVIDED PARKING	9 SPACES (1 ACCESSIBLE)	15 (2 ACCESSIBLE)
PERVIOUS COVER	12,258 SF	11,580 SF
IMPERVIOUS COVER	13,315 SF	21,952 SF

PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 39165C0009E, EFFECTIVE DATE: 12/17/2010; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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C3.0	SITE PLAN
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EXHIBITS	
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EX-6.0	GARBAGE TRUCK AUTOTURN
EX-7.0	FIRE HYDRANT DISTANCE

*REFER TO CESO, INC ROADWAY IMPROVEMENT PLANS FOR ROADWAY WORK

BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM *50*:	Benchmark set in side of a power pole located on the east side of East Lawn Drive. It is the 3rd pole south of the intersection of S.R. 73 and East Lawn Drive. Elevation = 809.15' (NAVD 88)
BM *51*:	Cross notch set on south bolt of fire hydrant. Located on the south side of S.R. 73 in front of the Napa Auto Parts. Elevation = 807.72' (NAVD 88)
BM *52*:	Bench tie set on south side of a power pole located on the south side of S.R. 73. It is the second pole west of the intersection of S.R. 73 and East Lawn Drive. Elevation = 810.44' (NAVD 88)

SURVEY PROVIDED BY:
CESO, INC.
3601 RIGBY RD.
MIAMISBURG, OH 45342
PHONE: 937.453.8585
DATED: 2026.01.08

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
ID	Description	Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

Drawing Title:
COVER SHEET

C1.0

C:\D:\ACC\ceso\CESOR\Realty Link Franklin_OH\Project Files\CESO\03-CIVIL\PLANS\LOT17\517_C1.0_COVER_SHEET.dwg - 3/10/2026 - Vince Oliver

GENERAL NOTES

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
- PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS. FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- PROVIDE SIGNAGE AND STRIPING AS SHOWN. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
- REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
- REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
- REFER TO ORIGINAL SURVEY PROVIDED BY CESO, INC DATED 01/08/2026.
- ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.

GRADING NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ADA ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
- MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
- COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
- ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
- ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
- ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

MATERIAL	TYPE	PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN RW, COVER VARIES WITH PIPE CLASS
HIGH DENSITY POLY-ETHYLENE (HDPE)	SMOOTH-WALLED CORRUGATED ADS-N12 OR EQUAL	AASHTO M294 (TYPE S)	ASTM F477	ASTM D2321	ON SITE, 12" TO 60" DIA.
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321	ON SITE, 4" TO 10"

- ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
- ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND ODOT STANDARDS.
- ALL DOWNSPOUT DRAIN LINES OR ROOF LEADERS SHALL HAVE A 1.0% MINIMUM SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNSPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF LEADER LOCATIONS. PROVIDE POSITIVE DRAINAGE AND PAVEMENT REPAIR AS NEEDED.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND AASHTO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 2.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
- WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
- IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- WATER AND SANITARY UTILITIES SHALL HAVE TEN (10') FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
- IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10') FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
- ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FRANKLIN CONSTRUCTION STANDARDS AND STATE REGULATIONS.
- INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 40".
- ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
HIGH-DENSITY POLY-ETHYLENE (HDPE TUBING)	SDR 9 P.C. = 250 PSI	ASTM D2239 AWWA C901 ASTM F714	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, < 3" DIA.
COPPER 1"-3"	TYPE "K"	ASTM B88	AWWA C800	AWWA C800	DOMESTIC WATERLINES 1"-3"
PE 4710 POLY-ETHYLENE PLASTIC (IPS)	SDR 11 P.C. = 200 PSI	ASTM D3035 AWWA C901	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 2" TO 3" DIA.
P.V.C. POLY VINYL CHLORIDE 4"- 8" C900	C900	AWWA C901 (RATED DR 14)	ASTM F-477 ASTM D3139	AWWA C900 C651	ON SITE, 4"-8" WATER LINES & FIRE LINES INSTALL W/ TRACER & TAPE #12 COPPER
DUCTILE IRON PIPE 4"-12"	CLASS 52 P.C. = 350PSI	AWWA C104, C110, C151, C500	AWWA C111	AWWA C600, C651	6" FIRE HYDRANT LEADS
PE 4710 POLY-ETHYLENE PLASTIC (DIPS)	SDR 9 P.C. = 250 PSI	ASTM D2239 ASTM F714 AWWA C906	ASTM D3350 ASTM D3261	ASTM D2774	ON SITE, 4" DIA. AND LARGER

- ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA. LESS THAN 8.5' OF COVER
POLY VINYL CHLORIDE (PVC)	SDR 26	ASTM 3034	ASTM D3212	ASTM D2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA. GREATER THAN OR EQUAL TO 8.5' OF COVER

- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.



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FRANKLIN, OH

EAST 2ND STREET
FRANKLIN, OH 45005

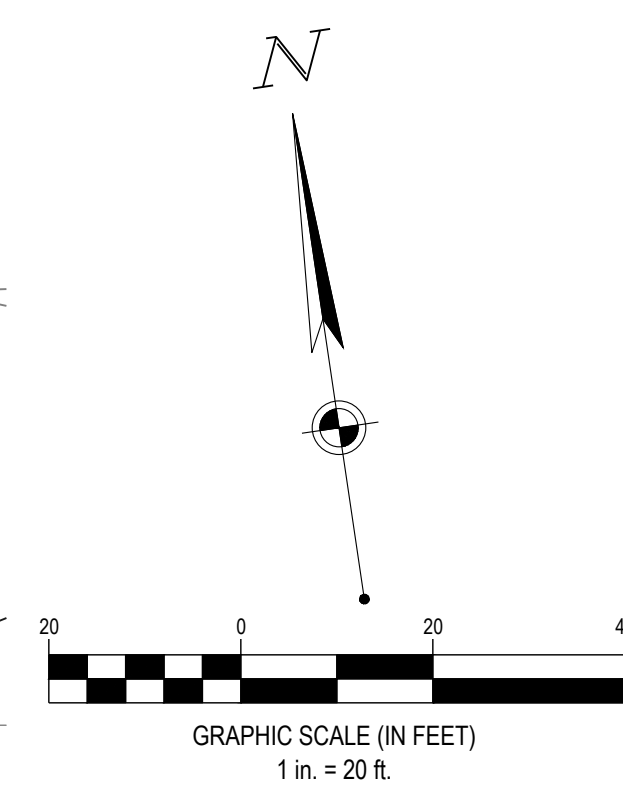
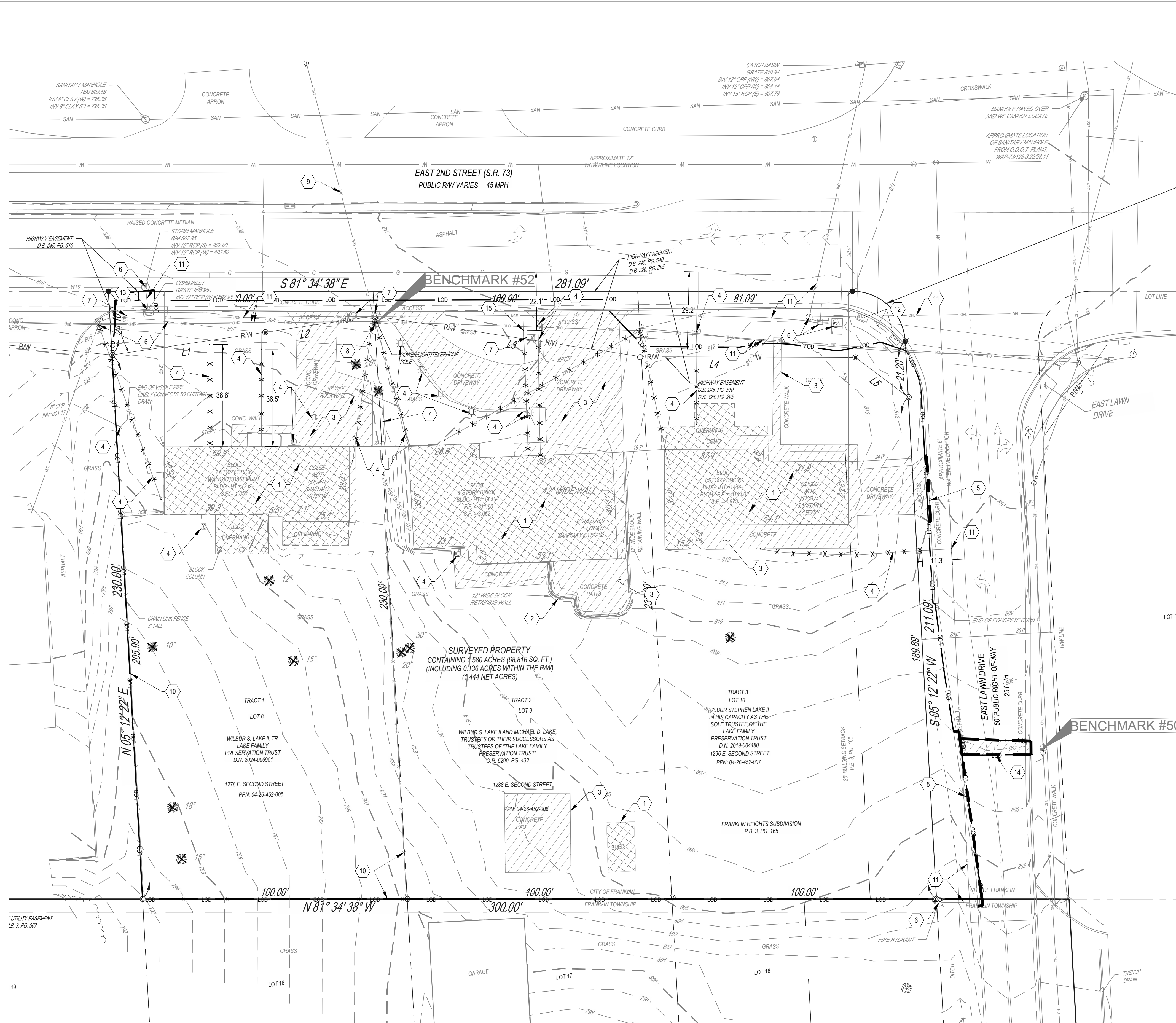
Revisions / Submissions		
ID	Description	Date

Project Number:	767517
Scale:	1" = 20'
Drawn By:	VMO
Checked By:	JS
Date:	03/11/2026
Issue:	NOT FOR CONSTRUCTION

Drawing Title:
GENERAL NOTES

C1.1

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DEMOLITION LEGEND

- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- EXISTING**
- REMOVE EXISTING BUILDING
 - REMOVE EXISTING ASPHALT PAVEMENT (OR AS NOTED ON THE PLANS)
 - SAWCUT LINE
 - UTILITY LINE TO BE REMOVED / RELOCATED
 - REMOVE EXISTING CURB & GUTTER
 - REMOVE EXISTING FENCE
 - REMOVE AND DISPOSE OF EXISTING TREE
 - PROTECT EXISTING TREE TO REMAIN

CODED NOTES:

1. REMOVE AND LEGALLY DISPOSE OF EXISTING BUILDING AND ALL FEATURES WITHIN 5' OF EXTERIOR WALL, INCLUDING BUT NOT LIMITED TO FLOOR SURFACES, FOUNDATIONS, CONTENTS, EQUIPMENT, SUBSURFACE PIPING, AND ASSOCIATED MATERIALS.
2. REMOVE EXISTING RETAINING WALL.
3. REMOVE EXISTING CONCRETE PAVEMENT.
4. REMOVE EXISTING UTILITY LINE/STRUCTURE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.
5. SAWCUT PAVEMENT/CURB/GUTTER TO FULL DEPTH, AS REQUIRED.
6. PROTECT EXISTING STRUCTURE.
7. REMOVE EXISTING SITE FIXTURE.
8. EXISTING UTILITY STRUCTURE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR LOCATION.
9. EXISTING UTILITY LINE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH COMPANY FOR LOCATION.
10. REMOVE EXISTING FENCE.
11. PROTECT EXISTING UTILITY LINE.
12. PROTECT EXISTING SIDEWALK/RAMP/DETECTABLE WARNING.
13. EXISTING STRUCTURE TO BE REMOVED AND RELOCATED. REFER TO ROADWAY AND UTILITY PLANS.
14. UTILITY TRENCHING AREA. SAWCUT, REMOVE, AND REPLACE PAVEMENT/CURB/GUTTER TO EXISTING ELEVATIONS.
15. CAP AND PLUG UTILITY LINE.



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Revisions / Submissions		
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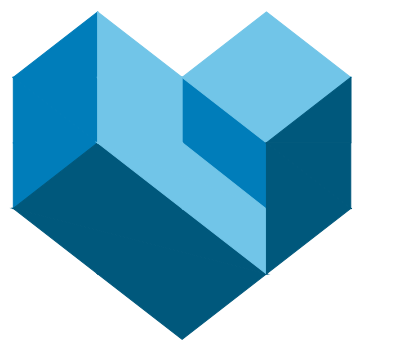
Project Number: 767517
 Scale: 1" = 20'
 Drawn By: VMO
 Checked By: JS
 Date: 03/11/2026
 Issue: NOT FOR CONSTRUCTION

Drawing Title:
DEMOLITION PLAN

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



C2.0

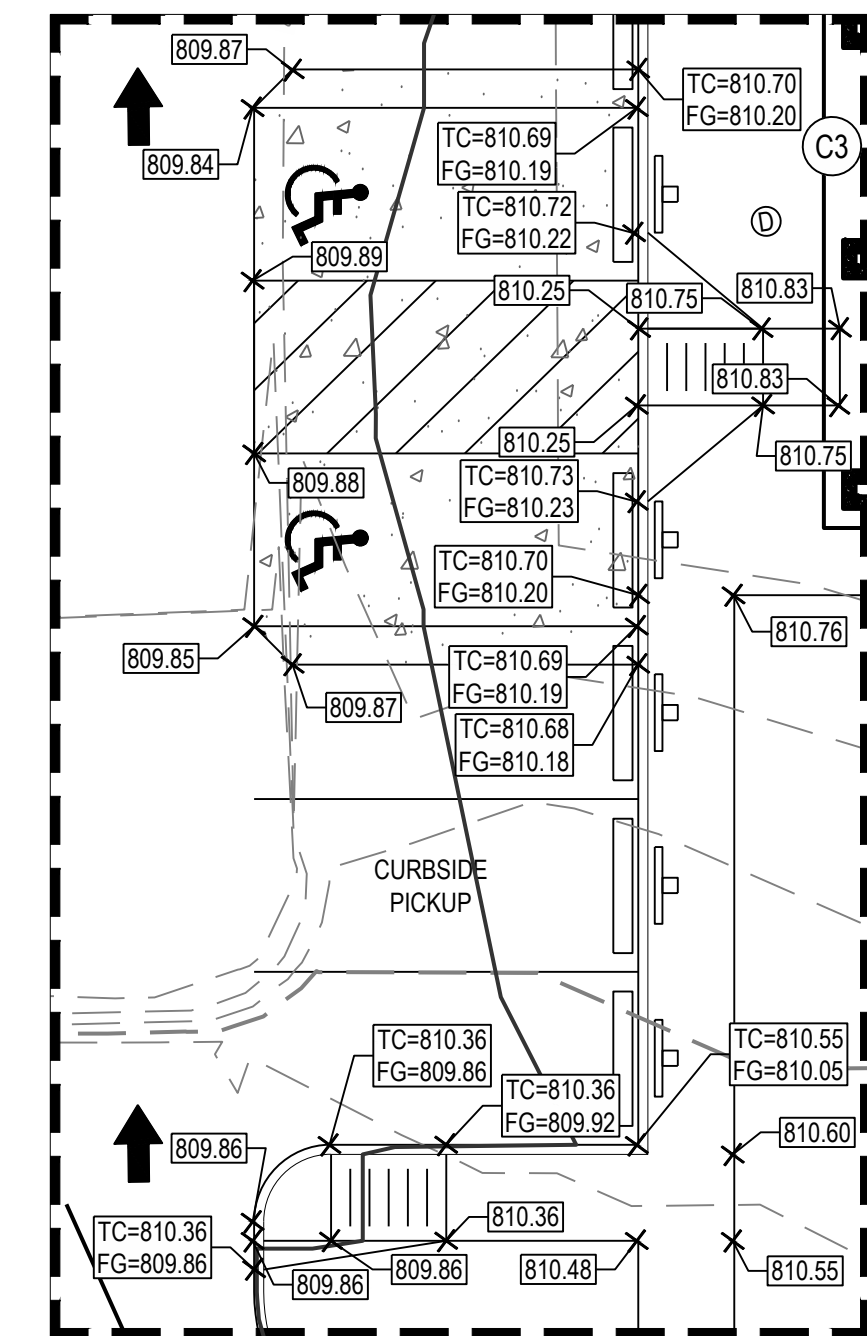
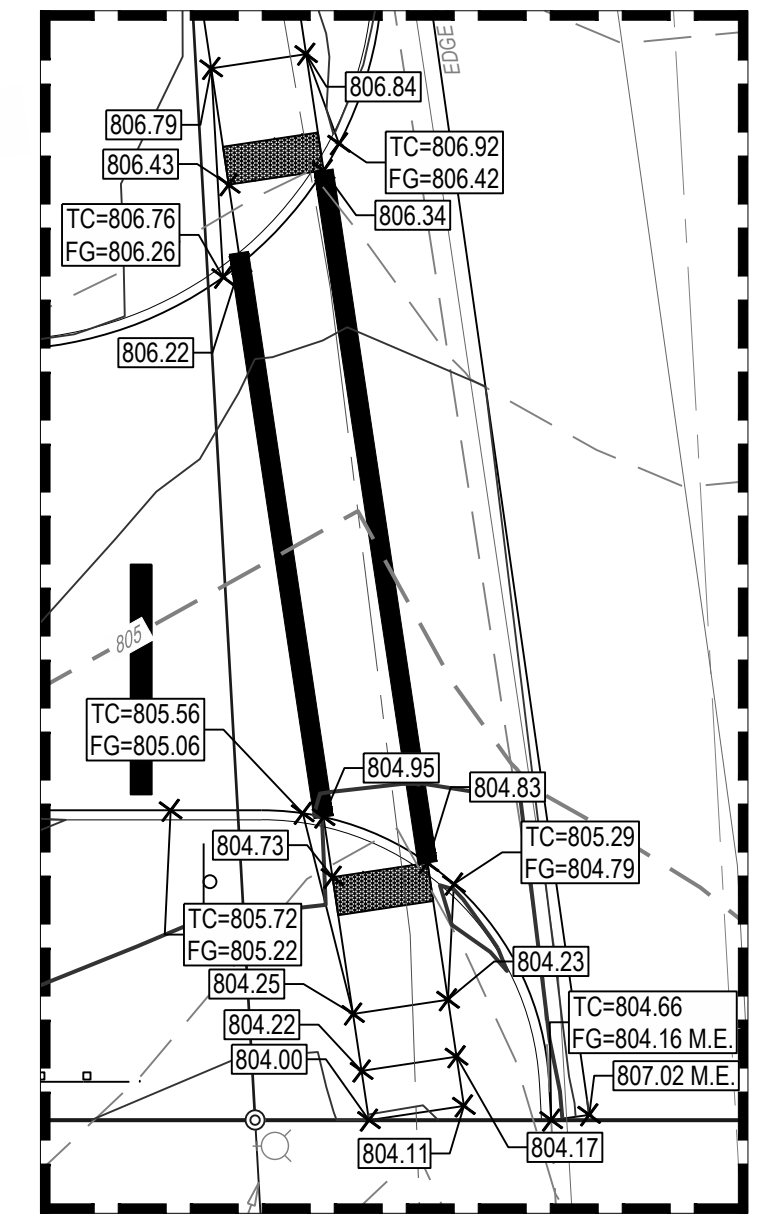
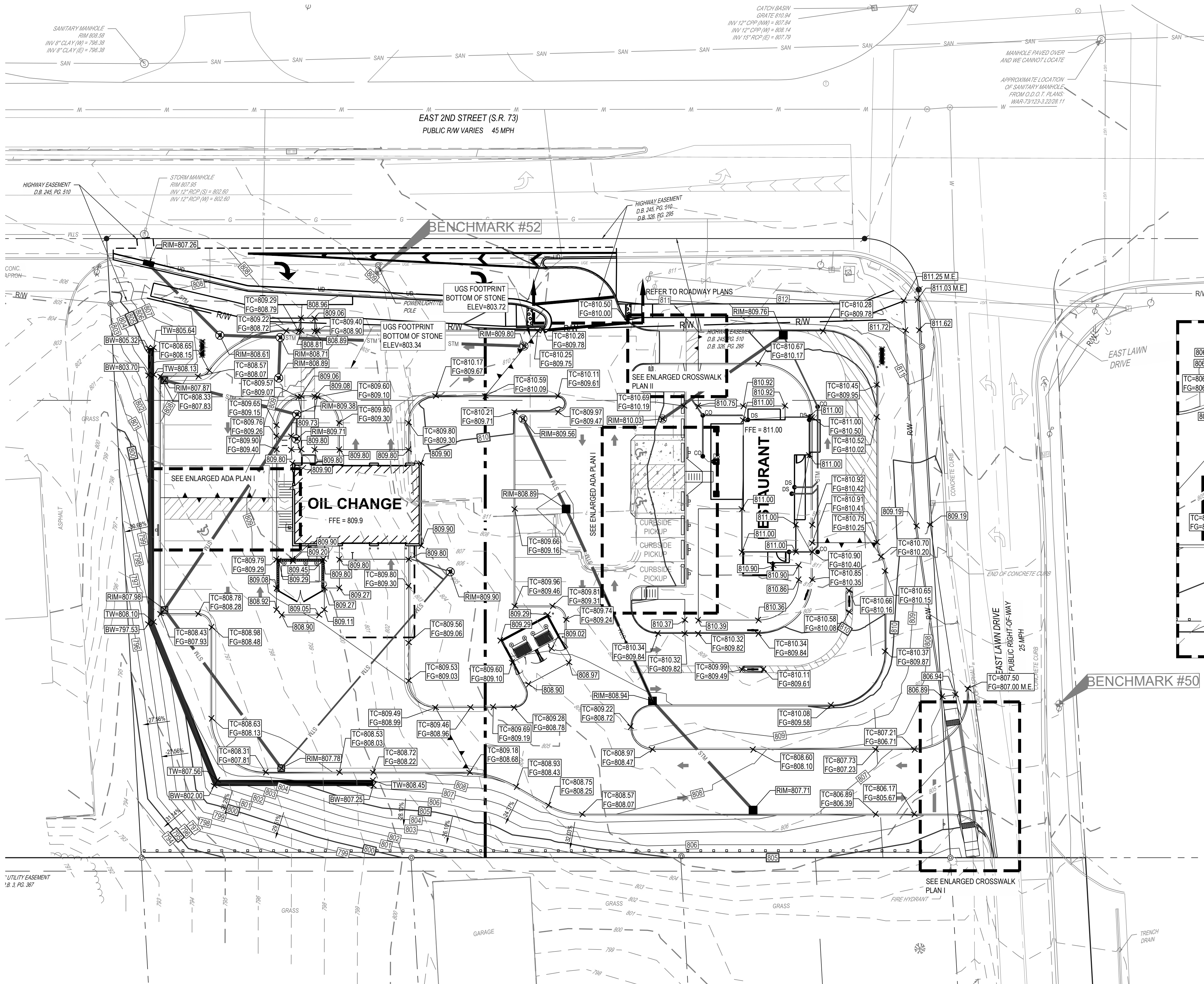
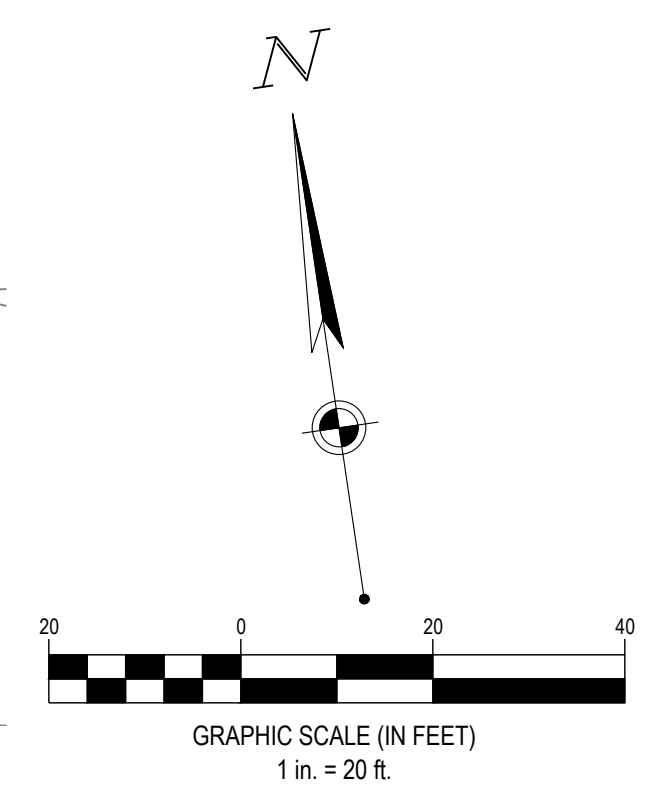


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GRADING LEGEND

- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- EXISTING**
- RW — RIGHT-OF-WAY
 - — — — — PROPERTY LINE
 - — — — — SETBACK
 - — — — — EASEMENT
 - ▨ BUILDING
 - — — — — MAJOR CONTOUR
 - — — — — MINOR CONTOUR
 - — — — — GRADE BREAK
 - — — — — FLOW LINE
 - ① STRUCTURE NUMBER
 - ⊙ CATCH BASIN
 - ⊙ STORM MANHOLE
 - ⊙ CURB INLET
 - ⊙ CLEANOUT
 - ⊙ YARD DRAIN
 - ⊙ DOWNSPOUT
 - XXX.XX FINISHED GRADE ELEVATION
 - RIM=XXX.XX RIM ELEVATION
 - TC=XXX.XX
FG=XXX.XX TOP OF CURB ELEVATION
FINISHED GRADE ELEVATION
 - TW=XXX.XX
BW=XXX.XX TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
 - M.E. MATCH EXISTING ELEVATION
 - XXX.XX SLOPE ARROW

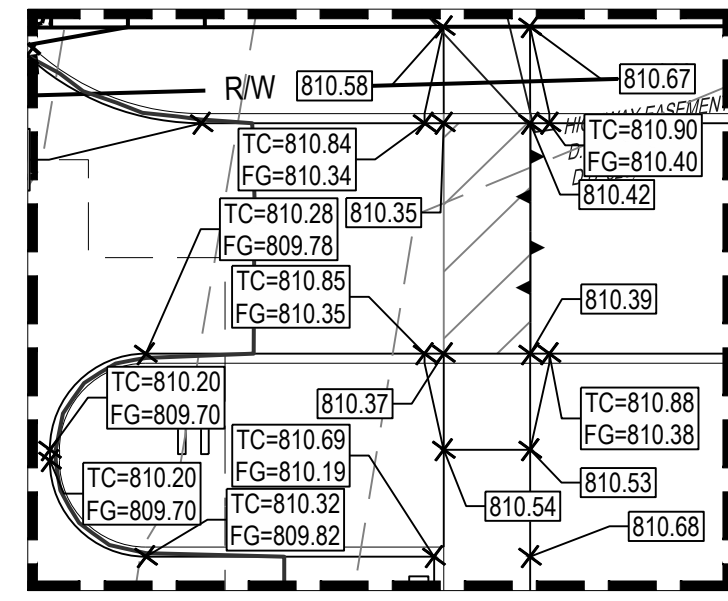
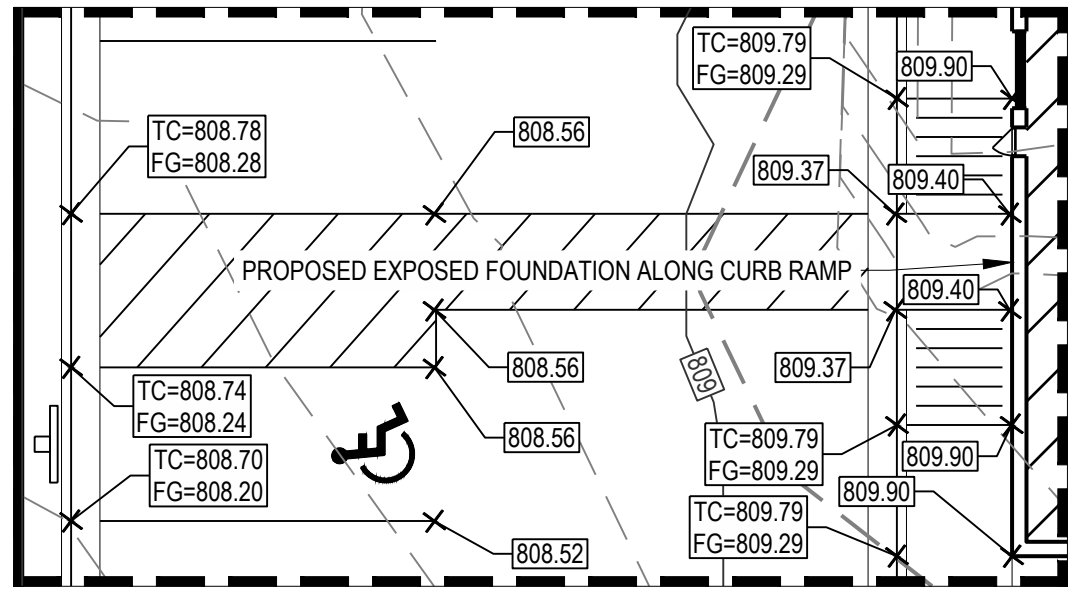


BENCHMARK
Vertical Datum: NAVD88
derived from GPS Observations

BM *50*: Benchtie set in side of a power pole located on the east side of East Lawn Drive. It is the 3rd pole south of the intersection of S.R. 73 and East Lawn Drive.
Elevation = 809.15' (NAVD 88)

BM *51*: Cross notch set on south bolt of fire hydrant. Located on the south side of S.R. 73 in front of the Napa Auto Parts.
Elevation = 807.72' (NAVD 88)

BM *52*: Bench tie set on south side of a power pole located on the south side of S.R. 73. It is the second pole west of the intersection of S.R. 73 and East Lawn Drive.
Elevation = 810.44' (NAVD 88)



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EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
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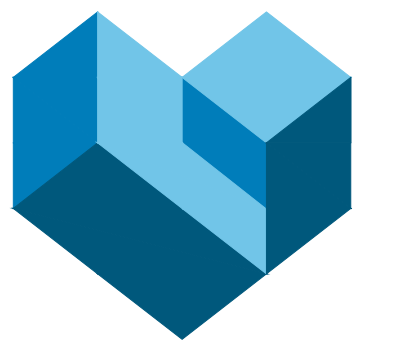
Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
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Drawing Title:
GRADING PLAN

C4.0



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

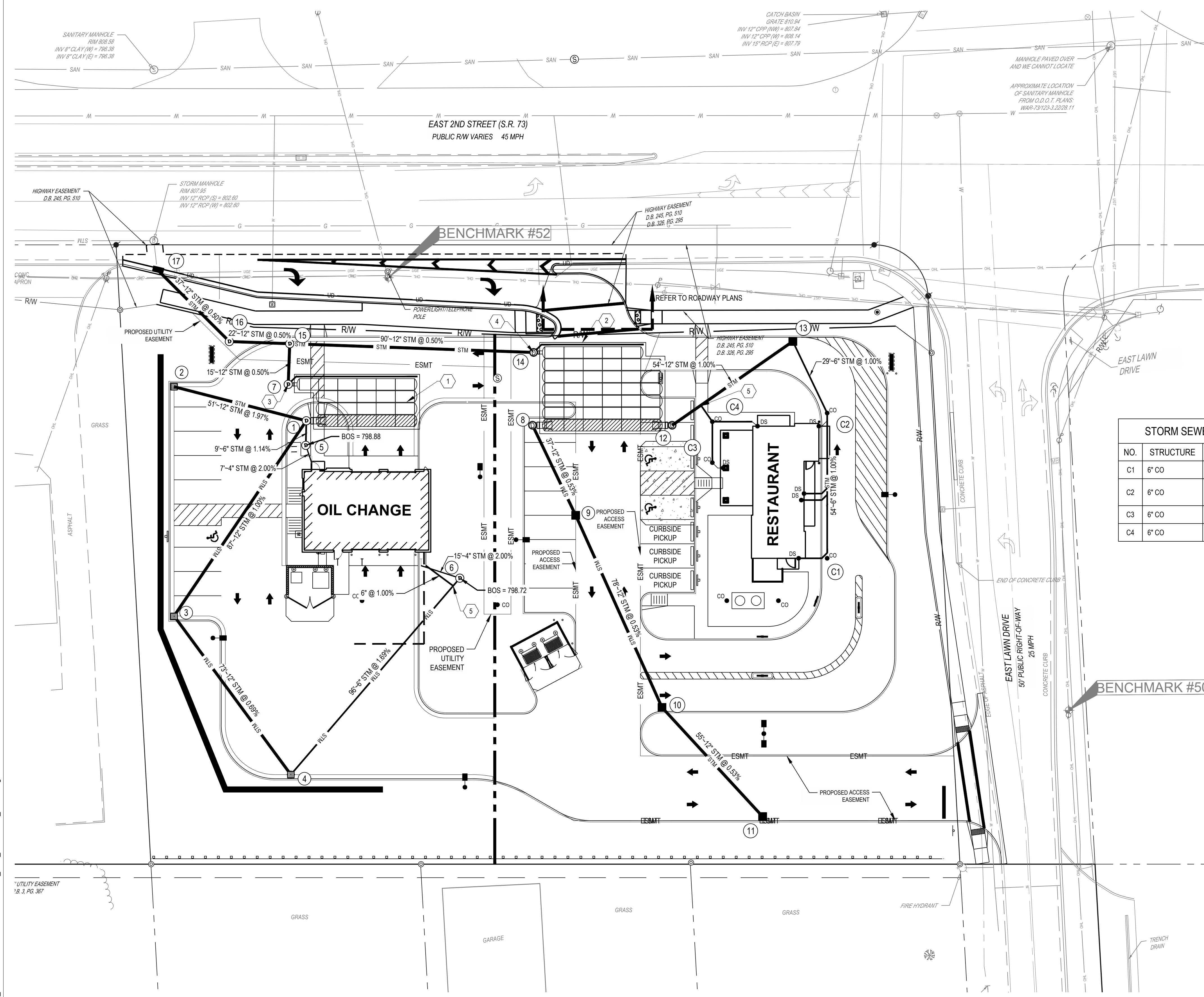
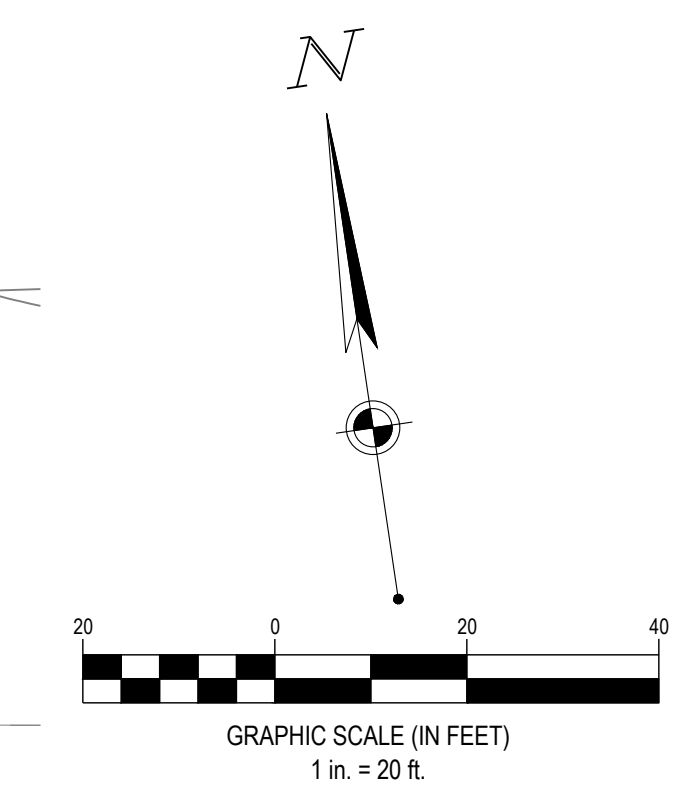


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UTILITY LEGEND

- EXISTING
REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- PROPOSED
- BUILDING
 - CONCRETE CURB
 - PAVEMENT/WALK
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - DOMESTIC WATER SERVICE LINE
 - GAS SERVICE LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - FORCE MAIN
 - UNDERGROUND TELEPHONE LINE
 - OVERHEAD TELEPHONE LINE
 - CATCH BASIN
 - STORM SEWER
 - SANITARY SEWER
 - CURB INLET
 - CLEANOUT
 - YARD DRAIN
 - DOWNSPOUT
 - FIRE HYDRANT
 - WATER VALVE



STORM SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT	SUMP DEPTH
C1	6" CO	810.37	806.89 (6") N	806.89
C2	6" CO	810.42	806.35 (6") S 806.35 (6") N	806.35
C3	6" CO	810.78	806.79 (6") N	806.79
C4	6" CO	810.78	806.63 (6") NW	806.63

STORM SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT	SUMP DEPTH
1	48" MH	809.38	803.50 (12") NW 806.13 (6") S 803.41 (12") SW 803.34 (12") E	803.34
2	3X3 CB	807.87	804.50 (12") SE	804.50
3	3X3 CB	807.98	804.28 (12") SE 804.28 (12") NE	804.28
4	3X3 CB	807.78	805.28 (6") NE 804.78 (12") NW	804.78
5	48" MH	809.71	800.89 (4") S 806.24 (6") N	800.89
6	48" MH	809.90	800.72 (4") NW 806.90 (6") SW	800.72
7	OCS	808.89	803.34 (6") NE 803.84 (12") E 803.34 (12") N	803.34
8	48" MH	809.56	803.80 (12") S 803.72 (12") E	803.72
9	3X3 CB	808.89	804.00 (12") S 804.00 (12") N	804.00
10	3X3 CB	808.94	804.41 (12") SE 804.41 (12") N	804.41
11	3X3 CB	807.71	804.70 (12") NW	804.70
12	48" MH	810.04	805.01 (12") NE 803.72 (12") W	803.72
13	3X3 CB	809.76	806.06 (6") S 805.56 (12") SW	805.56
14	OCS	809.80	804.22 (12") E 803.72 (6") NE 803.72 (12") W	803.72
15	48" MH	808.71	803.27 (12") S 803.27 (12") E 803.27 (12") W	803.27
16	48" MH	808.61	803.16 (12") E 803.15 (12") NW	803.15
17	CURB INLET	807.26	802.97 (12") SE 802.97 (12") N	802.97

CODED NOTES:

- PROPOSED OIL CHANGE UNDERGROUND DETENTION STORAGE SYSTEM FROM ADS. REFER TO CONSTRUCTION DRAWINGS C4.2 FOR DETAILS.
- PROPOSED RESTAURANT UNDERGROUND STORAGE SYSTEM FROM ADS. REFER TO CONSTRUCTION DRAWINGS C4.4 FOR DETAILS.
- PROPOSED OIL CHANGE OUTLET CONTROL STRUCTURE. REFER TO UNDERGROUND DETENTION DETAILS ON C4.3.
- PROPOSED RESTAURANT OUTLET CONTROL STRUCTURE. REFER TO UNDERGROUND DETENTION DETAILS ON C4.5.
- PROPOSED WYE CONNECTION.

OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions

ID	Description	Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

Drawing Title:
DRAINAGE PLAN

C4.1



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

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OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 43005

Revisions / Submissions

ID Description Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
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Drawing Title:
**UNDERGROUND
DETENTION DETAILS**

C4.2

PROPOSED LAYOUT	CONCEPTUAL ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT ABOVE BASE OF CHAMBER	MAX FLOW
21 STORMTECH SC-800 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	115				
22 STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TYPICAL)	38.54				
23 STONE ABOVE (B)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	37.74				
24 STONE BELOW (D)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	37.74				
25 STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	37.74				
46	TOP OF STONE	37.74				
1028	INSTALLED SYSTEM VOLUME (V) ¹	37.74				
	(PERIMETER STONE INCLUDED)	37.74				
	(COVER STONE INCLUDED)	37.74				
	(BASE STONE INCLUDED)	37.74				
849	SYSTEM AREA (SF)	37.74				
1316	SYSTEM PERIMETER (ft)	37.74				

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADINGS TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- NO FIRM CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

REALT LINK
FRANKLIN, OH, USA
DATE: 03/04/2026
PROJECT #:
SHEET 2 OF 6

PROJECT INFORMATION

ENGINEER/PRODUCT MANAGER: [Blank]
ADS SALES REP: [Blank]
PROJECT NO: [Blank]

REALT LINK
FRANKLIN, OH, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO URBAN BRIDGE DESIGN SPECIFICATIONS, SECTION 11.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F297, 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'. LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LB/FT². THE ASC IS DEFINED IN SECTION 8.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 72° F / 22° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.56 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM BEARING CAPACITY SHALL BE AS SPECIFIED IN SECTION 8.2.8 OF THE AASHTO URBAN BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST OBSERVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.33 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THE CHAMBER SYSTEM TO SPECIFIC SITE DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND CELEPHE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC02C STORMTECH CHAMBER INSTALLATION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONE/SPOILER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43 #3, 57, 4, 497, 5, 56, OR 57.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "WEDGELONG CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC02C STORMTECH CHAMBER INSTALLATION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TYRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "SC02C STORMTECH CHAMBER INSTALLATION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC02C STORMTECH CHAMBER INSTALLATION GUIDE".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PILEM EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE 'DUMP AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

REALT LINK
FRANKLIN, OH, USA
DATE: 03/04/2026
PROJECT #:
SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLAN, PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (4" LAYER) TO 12" (305 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M148 ¹ A-1, A-2, A-3, A-3	BEGIN COMPACTIONS AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED; COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 96% PROCTOR DENSITY FOR WELL COMBED MATERIAL. AND b) RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS: ROLLER GROSS FORCE NOT TO EXCEED 20,000 lbs (93 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (4" LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 497, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 497, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNINGS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOLS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F297, 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LB/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 72° F / 22° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

REALT LINK
FRANKLIN, OH, USA
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SHEET 3 OF 6

SC-800 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
 - REMOVE COVER LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STAG ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 1.
- ALL ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - WIRELESS CAMERAS OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 1.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

REALT LINK
FRANKLIN, OH, USA
DATE: 03/04/2026
PROJECT #:
SHEET 4 OF 6

UNDERDRAIN DETAIL

SC-800 TECHNICAL SPECIFICATION

OVERLAP NEXT CHAMBER HERE (OVER SMALL CORRUGATION)

START END

BUILD ROW IN THIS DIRECTION

85.4' (2599 mm) INSTALLED LENGTH

32.6" (828 mm)

12.2" (310 mm)

48.9" (1247 mm)

33.0" (838 mm)

51.0" (1295 mm)

90.6" (2301 mm) ACTUAL LENGTH

1295 mm X 638 mm X 2169 mm

50.8 CUBIC FEET (1.43 m³)

78.4 CUBIC FEET (2.22 m³)

81.8 ba. (31.1 kg)

1181 mm X 628 mm X 287 mm

3.4 CUBIC FEET (0.95 m³)

14.7 CUBIC FEET (4.16 m³)

15.7 ba. (7.1 kg)

ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
 *ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
 PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800PE8BPC	21.4" (544 mm)	—	—
SC800PE8BPC	8" (200 mm)	0.9" (23 mm)	—
SC800PE8BPC	8" (200 mm)	1.8" (46 mm)	—
SC800PE8BPC	—	1.0" (25 mm)	—
SC800PE10TPC	10" (250 mm)	17.0" (432 mm)	—
SC800PE10BPC	—	—	1.2" (30 mm)
SC800PE12TPC	12" (300 mm)	14.4" (366 mm)	—
SC800PE12BPC	—	—	1.9" (47 mm)
SC800PE15TPC	15" (375 mm)	11.3" (287 mm)	—
SC800PE15BPC	—	—	1.7" (43 mm)
SC800PE18TPC	18" (450 mm)	8.0" (203 mm)	—
SC800PE18BPC	—	—	2.0" (51 mm)
SC800PE24BPC	24" (600 mm)	—	2.3" (58 mm)
SC800PE	NONE	SOLID END CAP	—

NOTE: ALL DIMENSIONS ARE NOMINAL

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StormTech®
 Chamber System
 www.stormtech.com

ADS
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SHEET
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NYLOPLAST DRAIN BASIN

INTEGRATED DUCTILE IRON FRAME & GRATE/SOLID TO MATCH BASIN O.D.

12" (300 mm) MIN (FOR ASHTO H-20)

INVERT ACCORDING TO PLANS/TAKE OFF

18" (457 mm) MIN WIDTH

ASHTO H-20 CONCRETE SLAB

8" (203 mm) MIN THICKNESS

TRAFFIC LOADS, CONCRETE DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE DIMENSIONS MUST BE DESIGNED GIVING CONSIDERATION FOR LOCAL SOIL CONDITIONS, TRAFFIC LOADS & OTHER APPLICABLE DESIGN FACTORS

ADAPTER ANGLES VARIABLE 0°-360° ACCORDING TO PLANS

VARIABLE DUMP DEPTH ACCORDING TO PLANS

6" (152 mm) MIN ON 8" (203-800 mm), 12" (304 mm) MIN ON 30" (762 mm)

4" (102 mm) MIN ON 8" (203-800 mm), 8" (152 mm) MIN ON 30" (762 mm)

BACKFILL MATERIAL BELOW AND TO SIDES OF STRUCTURE SHALL BE ASTM D2421 CLASS II CRUSHED STONE OR GRAVEL AND BE PLACED UNIFORMLY IN 12" (305 mm) LIFTS AND COMPACTED TO MIN OF 90%

VARIOUS TYPES OF INLET AND OUTLET ADAPTERS AVAILABLE

4.30" (107-760 mm) FOR CORRUGATED HOPE

WATERTIGHT JOINT (CORRUGATED HOPE SHOWN)

NOTES

- 13.30" (338-760 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A308 GRADE 150-020
- 13.30" (338-760 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A308 GRADE 150-020
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION JOINT TIGHTNESS SHALL CONFORM TO ASTM D2113 FOR CORRUGATED HOPE (ADS & HANCOCK DUAL WALL) & SPS 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST.US
- TO ORDER CALL: 800-821-4710

A	PART #	GRATE/SOLID COVER OPTIONS
9" (200 mm)	280AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN ASHTO H-10 STANDARD ASHTO H-20 SOLID ASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN ASHTO H-10 STANDARD ASHTO H-20 SOLID ASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN ASHTO H-10 STANDARD ASHTO H-20 SOLID ASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN ASHTO H-10 STANDARD ASHTO H-20 SOLID ASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN ASHTO H-20 STANDARD ASHTO H-20 SOLID ASHTO H-20

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 DATE: 03/03/2026
 DRAWN: VO
 CHECKED: NAO
 PROJECT #

Nyloplast®
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ADS
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SHEET
 6 OF 6

OIL CHANGE OUTLET CONTROL STRUCTURE

RIM ELEV. 809.38

PROVIDE STEPS ON SIDE OF MANHOLE

100-YR STORAGE VOLUME ELEV. 806.84

12" ORIFICE INV 806.53

12" PVC RISER

12" STM INV 803.84

6" STM INV 803.34

2" SUMP

2.3" ORIFICE INV 803.34

PROVIDE TRASH RACK

12" STM INV 803.34

12" PVC END CAP INSERTED INTO BOTTOM OF 12" x 12" TEE

12" END CAP DETAIL

PLAN VIEW

12" FLOW OUT

6" FLOW IN

12" FLOW IN

12"

2.3" ORIFICE

N.T.S.



OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH

EAST 2ND STREET
 FRANKLIN, OH 45005

Revisions / Submissions

ID	Description	Date

Project Number: 767517
 Scale: 1" = 20'
 Drawn By: VMO
 Checked By: JS
 Date: 03/11/2026
 Issue: NOT FOR CONSTRUCTION

Drawing Title:
**UNDERGROUND
 DETENTION DETAILS**

C4.3



3601 Rgby Rd., Suite 300
Merrimack, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH

EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
ID	Description	Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

Drawing Title:
**UNDERGROUND
DETENTION DETAILS**

C4.4

PROJECT INFORMATION

ENGINEER PRODUCT MANAGER: _____
 ADS SALES REP: _____
 PROJECT NO: _____

ADS
Advanced Drainage Systems, Inc.

SiteAssist
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

REALTY LINK - (RESTAURANT) FRANKLIN, OH, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-800.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNSTRUCTURED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS 15 MIN AASHTO DESIGN TRUCK LOAD ON MINIMUM COVER (D) 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT². THE ASG IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND 3) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.65 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DESIGN CRITERIA AS SPECIFIED IN ASTM F2787 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 15-YEAR MODULUS DESIGN FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDE. DUE TO THE ADAPTATION OF THE CHAMBER SYSTEM TO DESIGN, SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC800 STORMTECH CHAMBER INSTALLATION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONE/ROCK LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43 #3, 3/4", 467.5, 56, 97.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXFORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC800 STORMTECH CHAMBER INSTALLATION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE "SC800 STORMTECH CHAMBER INSTALLATION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC800 STORMTECH CHAMBER INSTALLATION GUIDE".
- FULL 360° (90°) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT	CONCEPTUAL ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT ABOVE BASE OF CHAMBER	MAX FLOW
41	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/ROADWAY)	41.00			
42	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (COVERED WITH TRAFFIC)	42.00			
6	STONE ABOVE (S)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	43.00			
7	STONE BELOW (B)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	43.00			
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	43.00			
3678	INSTALL SYSTEM VOLUME (CF)		43.00			
PERIMETER STONE INCLUDED	TOP OF FLOOR		44.00			
EMBEDMENT STONE INCLUDED	TOP OF SC-800 CHAMBER		44.00			
BASE (AS REQUIRED)	TOP OF FOUNDATION STONE		44.00			
1538	SYSTEM STONE (S)	TOP OF SC-800 CHAMBER	44.00			
1539	SYSTEM PERIMETER (P)	TOP OF SC-800 CHAMBER	44.00			
1540	SYSTEM PERIMETER (B)	TOP OF SC-800 CHAMBER	44.00			
		INLET/OUTLET (COULET)	45.00			
		UNDERDRAIN	46.00			2.8 CFS/OUT

NOTES

1. THIS SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET FOR CONSTRUCTION. THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF THE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRICTER MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (A LAYER) TO 12" (305 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOILS/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M43 A-1, A-2, A-3 3, 397.4, 467.5, 56, 97, 8, 9, 10 NO COMPACTION REQUIRED.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE* AASHTO M43* 3, 397.4, 467.5, 56, 97	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE* AASHTO M43* 3, 397.4, 467.5, 56, 97	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.**

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH CHAMBER REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAVING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE ALLOWABLE BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT². AND 3) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-800 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
- REMOVE OPEN LID ON NYLON LAST INLINE DRAIN
- REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

A.3. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

B. ALL ISOLATOR PLUS ROWS

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE

B.3. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FRIED CALIBRET CLEANING NOZZLE WITH REAR FACING SPRAY OF 40" (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN
- VACUUM STRUCTURE SLUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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UNDERDRAIN DETAIL
NTS

SC-800 TECHNICAL SPECIFICATION
NTS

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X L) INSTALLED LENGTH	51" (1300 mm) X 33" (838 mm)	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	59.6 CUBIC FEET (1.67 m ³)	
MINIMUM INSTALLED STORAGE**	78.4 CUBIC FEET (2.22 m ³)	
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X L) INSTALLED LENGTH	46" (1168 mm) X 32" (813 mm) X 10" (254 mm)	(1168 mm X 813 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET (0.97 m ³)	
MINIMUM INSTALLED STORAGE**	14.1 CUBIC FEET (4.01 m ³)	
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
** ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800PE10TFC	6" (150 mm)	21.4" (544 mm)	---
SC800PE08BPC	8" (200 mm)	19.2" (488 mm)	0.9" (23 mm)
SC800PE10TFC	10" (250 mm)	17.0" (432 mm)	1.0" (25 mm)
SC800PE10BPC	10" (250 mm)	17.0" (432 mm)	1.2" (30 mm)
SC800PE12TFC	12" (300 mm)	14.4" (366 mm)	---
SC800PE10BPC	12" (300 mm)	14.4" (366 mm)	1.8" (47 mm)
SC800PE15TFC	15" (375 mm)	11.3" (287 mm)	1.8" (47 mm)
SC800PE15BPC	15" (375 mm)	11.3" (287 mm)	1.7" (43 mm)
SC800PE18TFC	18" (450 mm)	8.2" (208 mm)	---
SC800PE18BPC	18" (450 mm)	8.2" (208 mm)	2.0" (51 mm)
SC800PE24BPC	24" (600 mm)	---	3.3" (85 mm)
SC800PE	NONE	---	SOLID END CAP

REALLY LINK - (RESTAURANT)
FRANKLIN, OH, USA
DATE: 03/10/2026
DRAWN: VMO
CHECKED: JS
PROJECT #:
SHEET #:
SHEET TITLE: UNDERGROUND DETENTION DETAILS

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Chamber System
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SHEET 5 OF 6

NYLOPLAST DRAIN BASIN
NTS

NOTES

- 3" (75 mm) (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-25
- 15" (375 mm) (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-25
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT THICKNESS SHALL CONFORM TO ASTM D2113
- FOR CORRUGATED HOPE (ADS) HANDED DUAL WALL & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-4719

A	PART #	GRATE/SOLID COVER OPTIONS
6" (150 mm)	280AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
8" (200 mm)	281AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10" (250 mm)	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

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SHEET 6 OF 6

RESTAURANT OUTLET CONTROL STRUCTURE
N.T.S.

RIM ELEV. 809.80
12" FLOW OUT
6" FLOW IN
12" FLOW IN
12" PVC RISER
100-YR STORAGE VOLUME ELEV. 807.24
12" ORIFICE INV 806.73
12" STM INV 804.22
6" STM INV 803.72
2" SUMP
2.3" ORIFICE INV 803.72
12" STM INV 803.72
12" PVC END CAP INSERTED INTO BOTTOM OF 12" x 12" TEE
12" END CAP DETAIL
2.3" ORIFICE

MANHOLE (SEE PRECAST CONCRETE MANHOLE DETAIL FOR ADDITIONAL REQUIREMENTS)
PROVIDE STEPS ON SIDE OF MANHOLE

SECTION A-A
PLAN VIEW
12" END CAP DETAIL



OH FRANKLIN EAST 2ND, LLC
FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions

ID	Description	Date

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UNDERGROUND DETENTION DETAILS

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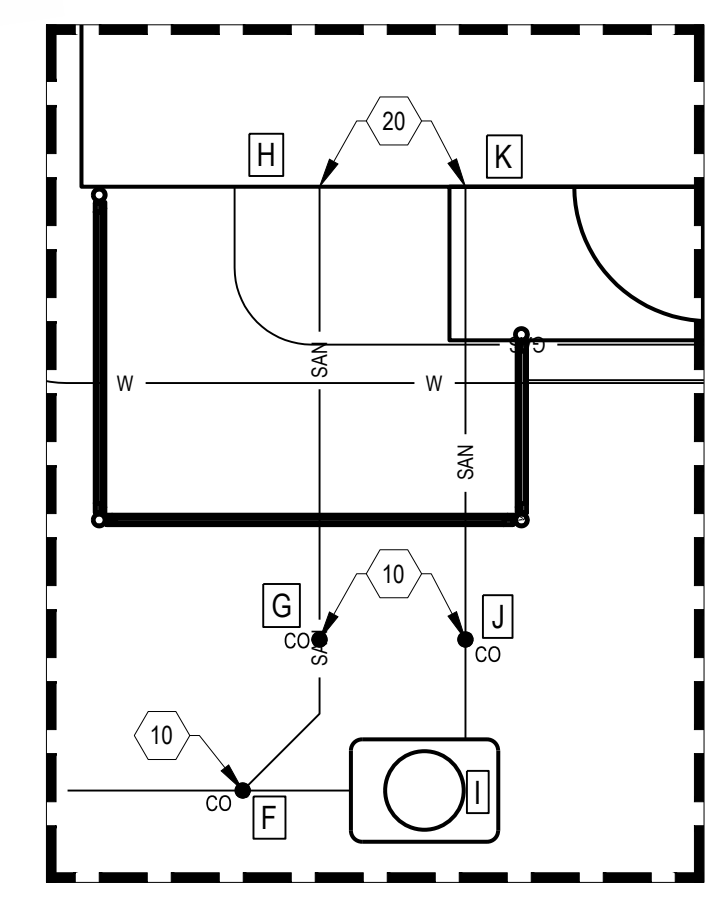
3601 Regy Rd., Suite 300
Mansfield, OH 43302
Phone: 937.435.8584 Fax: 888.208.4826

UTILITY LEGEND

- REFER TO XXX FOR EXISTING FEATURES LEGEND
- EXISTING**
- PROPOSED**
- BUILDING
 - CONCRETE CURB
 - PAVEMENT/WALK
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - DOMESTIC WATER SERVICE LINE
 - GAS SERVICE LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - OVERHEAD TELEPHONE LINE
 - CATCH BASIN
 - STORM SEWER
 - SANITARY SEWER
 - CURB INLET
 - CLEANOUT
 - YARD DRAIN
 - DOWNSPOUT

CODED NOTES:

1. PROPOSED SANITARY MANHOLE.
2. PROPOSED 8" SDR-26 SANITARY LINE TO BE BORED UNDERNEATH EAST 2ND STREET.
3. PROPOSED GREASE TRAP TO BE PROCURED AND INSTALLED BY CONTRACTOR. REFER TO ARCH PLANS.
4. DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE).
5. GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
6. UNDERGROUND TELEPHONE SERVICE LINE.
7. UNDERGROUND ELECTRIC SERVICE LINE.
8. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR UTILITY POLE REMOVAL AND RELOCATION.
9. PROPOSED WATER METER FOR CONNECTION TO EXISTING WATER LINE.
10. PROPOSED SANITARY CLEAN OUT. REFER TO CONSTRUCTION DETAILS, SHEET C7.1.
11. PROPOSED 6" SDR-26 SANITARY LINE.
12. WATER LINE CONNECTION TO EXISTING METER.
13. PROPOSED GAS LINE AND CONNECTION, REUSE EXISTING LINE.
14. DOMESTIC WATER LINE
15. TELEPHONE SERVICE POINT OF CONNECTION.
16. ELECTRIC SERVICE POINT OF CONNECTION.
17. CONNECTION TO GAS MAIN. LOCAL GAS COMPANY SHALL FURNISH AND INSTALL GAS LINE FROM METER TO NEW TAP.
18. CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION.
19. LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
20. SANITARY POINT OF ENTRY.
21. POLE MOUNTED TRANSFORMER

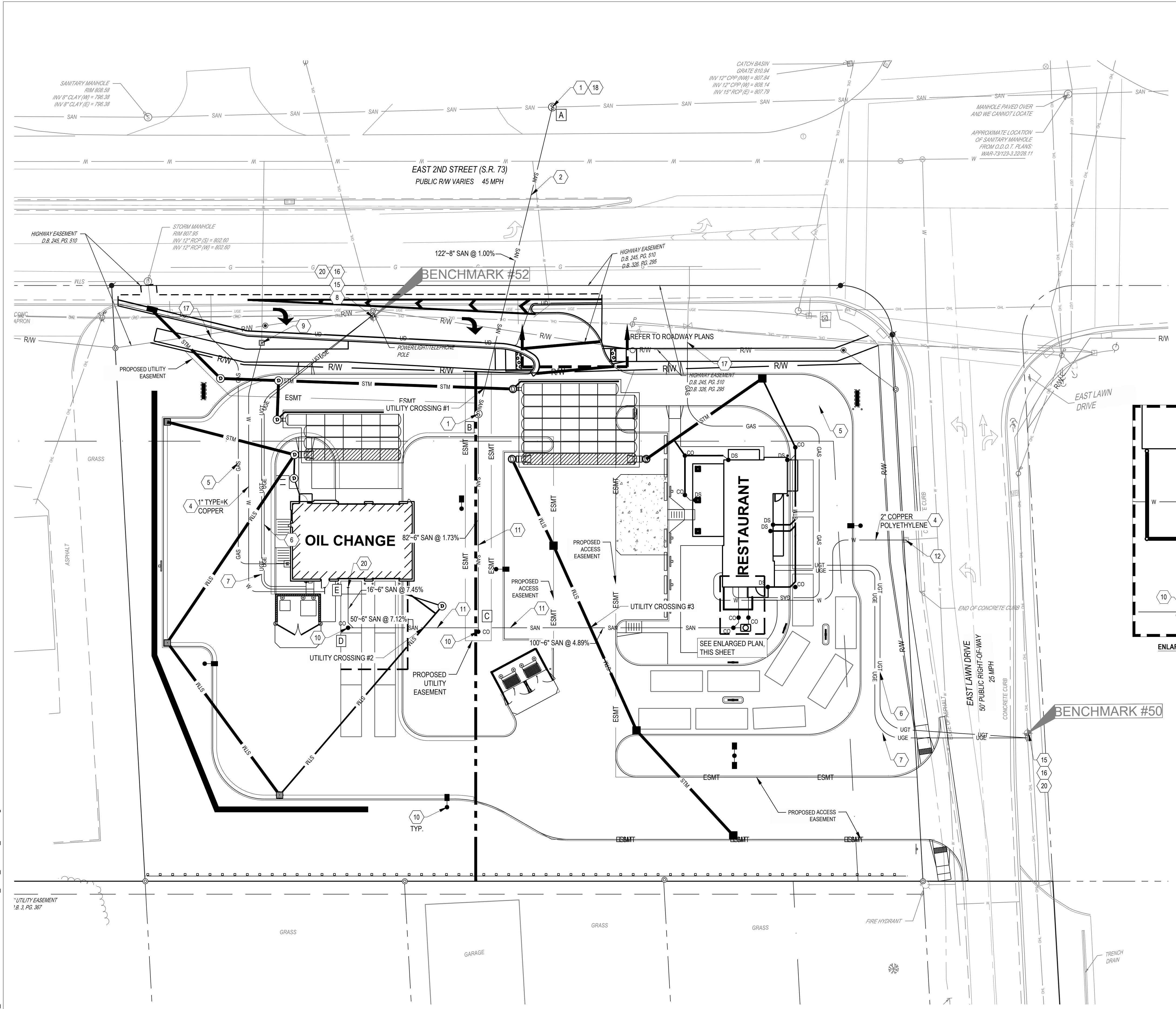


SANITARY SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT
A	48" MH	M.E.	795.35 (8") S 795.35 (8") W 795.35 (8") E
B	48" MH	809.84	798.74 (6") S 796.57 (8") N
C	6" CO	809.93	800.17 (6") E 800.17 (6") W 800.17 (6") N
D	6" CO	809.23	803.75 (6") N 803.75 (6") E
E	BUILDING CONNECTION		804.90 (6") S
F	6" CO	810.61	805.08 (6") W 805.08 (6") N 805.08 (6") E
G	6" CO	810.71	805.31 (6") S 805.31 (6") N
H	BUILDING CONNECTION	806.57	806.00 (6") S
I	GREASE TRAP	810.62	805.21 (6") W 805.21 (6") NE
J	6" CO	810.73	805.42 (6") S 805.42 (6") N
K	BUILDING CONNECTION		806.00 (6") S

UTILITY CROSSING SCHEDULE

NO.	UTILITY	ELEVATIONS	DIFF.
1	12" STM	B/PIPE = 803.66	7.19
	6" SAN	T/PIPE = 796.47	
2	12" STM	B/PIPE = 806.71	4.53
	6" SAN	T/PIPE = 802.18	
3	12" STM	B/PIPE = 804.18	1.42
	6" SAN	T/PIPE = 802.78	



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OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH

EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions

ID	Description	Date

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Scale: 1" = 20'
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Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

Drawing Title: **UTILITY PLAN**

C5.0



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



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3601 Rigby Rd., Suite 300
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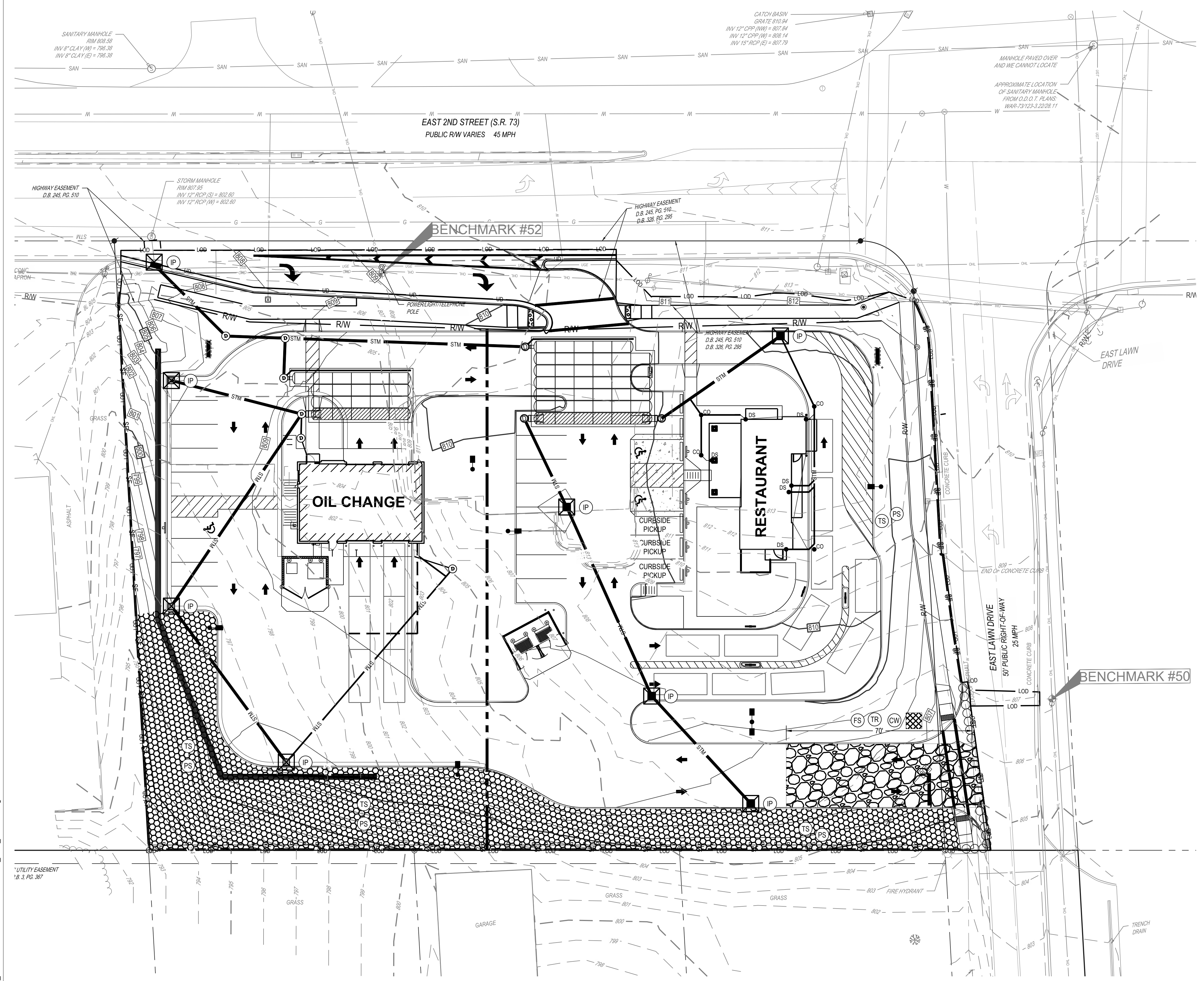
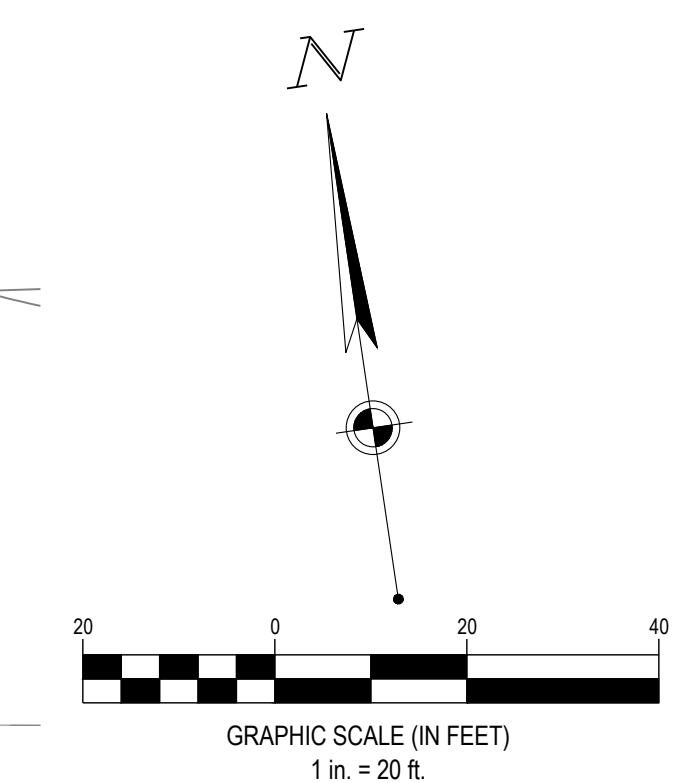
SWPPP LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- PAVEMENT/WALK
- STORM SEWER
- SILT FENCE
- COMPOST SOCK
- LIMIT OF DISTURBANCE
- PERMANENT EROSION CONTROL BLANKET ON ALL 3:1 SLOPES OR STEEPER
- STABILIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
- BASIN SEDIMENT FILTER
- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SOD
- HAZARDOUS WASTE STORAGE AREA
- FUEL STORAGE AREA
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA



STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

PLAN ENGINEERS: CESO, INC. 3601 RIGBY RD., SUITE 300 MIAMISBURG, OH 45342 PHONE: (937) 435-8584 CONTACT: KELLY SCHWIETERMAN

DEVELOPER: OH FRANKLIN 2ND, LLC 4209 AUTUMN LANE BIRMINGHAM, AL 35243 PHONE: (205) 332-3433 CONTACT: JOHN WATSON

THE PROPOSED PROJECT IS THE CONSTRUCTION OF AN OIL CHANGE AND RESTAURANT. THE PROPOSED SUBJECT PARCEL IS 1.36 ACRES. THE TOTAL DISTURBED AREA IS 1.55 ACRES.

THE SITE DRAINS TO SOUTH TOWARDS THE NEIGHBORING PROPERTY.

ON-SITE SOILS:
 0.9 AC - UR-B - URBAN LAND RUSSEL-MIAMIAN COMPLEX, 2 TO 6 PERCENT SLOPES, ERODED
 0.1 AC - MU-C2 - MIAMIAN-RUSSEL-URBAN LAND COMPLEX, 6 TO 12 PERCENT SLOPES
 0.5 AC - UR-B2 - URBAN LAND-RUSSEL-MIAMIAN COMPLEX, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED

HYDROLOGIC SOIL GROUP = UR-B - C/D
 MU-C2 - C/D
 UR-B2 - C

THE ON SITE CONDITIONS: THE EXISTING SITE IS A 1.44 AC COMBINED PARCEL MADE UP OF THREE RESIDENTIAL DWELLINGS. THE SITE HAS FRONTAGE ALONG EAST SECOND STREET AND EASTLAWN DRIVE BORDERS THE SITE TO THE EAST. A GENERAL COMMERCIAL USE BORDERS THE SITE TO THE WEST AND RESIDENTIAL BORDERS THE SITE TO THE SOUTH NCI #7DB

SEQUENCE OF CONSTRUCTION

1. NOTIFY CITY/COUNTY ENGINEER BEFORE WORK IS TO BEGIN.
 2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING SILT FENCE, CONSTRUCTION EXIT, FILTER SACKS, CONCRETE WASHOUT.
 3. SITE DEMOLITION AND CLEARING.
 4. ROUGH GRADING. PROVIDE TEMPORARY SEEDING OF DISTURBED AREAS WHICH ARE INACTIVE.
 5. STORM SEWER AND UNDERGROUND UTILITY CONSTRUCTION.
 6. BUILDING PADS.
 7. CURB CONSTRUCTION.
 8. FINE GRADING AND PAVEMENT SUBGRADE PREPARATION
 9. ASPHALT PAVING AND REMAINING CONCRETE FLATWORK.
 10. FINAL SEEDING.
- * CONTRACTOR SHALL MODIFY THE SEQUENCE OF CONSTRUCTION BASED ON SITE CONDITIONS. CONTRACTOR TO NOTIFY PROJECT MANAGER PRIOR TO CHANGING SEQUENCE OF CONSTRUCTION.

OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions

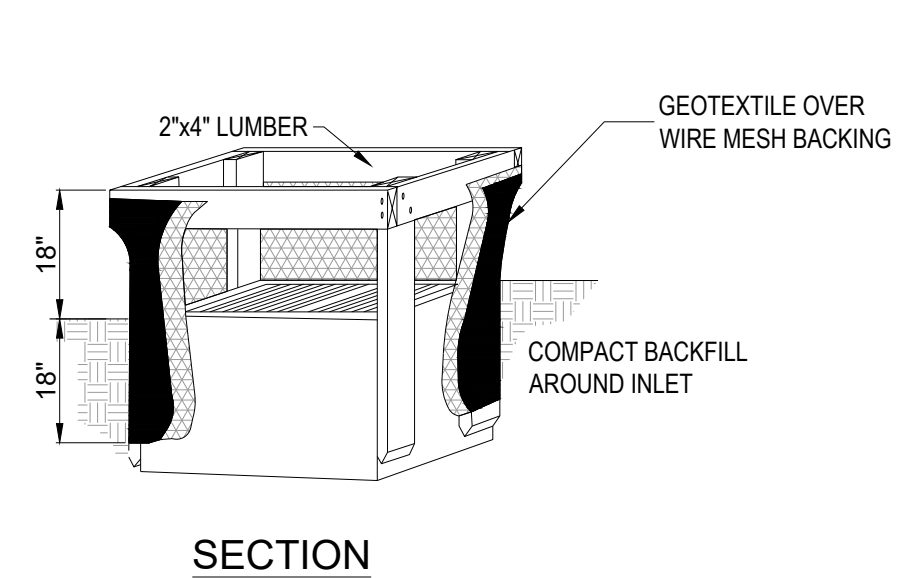
ID	Description	Date

Project Number: 767517
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 Drawn By: VMO
 Checked By: JS
 Date: 03/11/2026
 Issue: NOT FOR CONSTRUCTION

Drawing Title:
SWPPP

C6.0

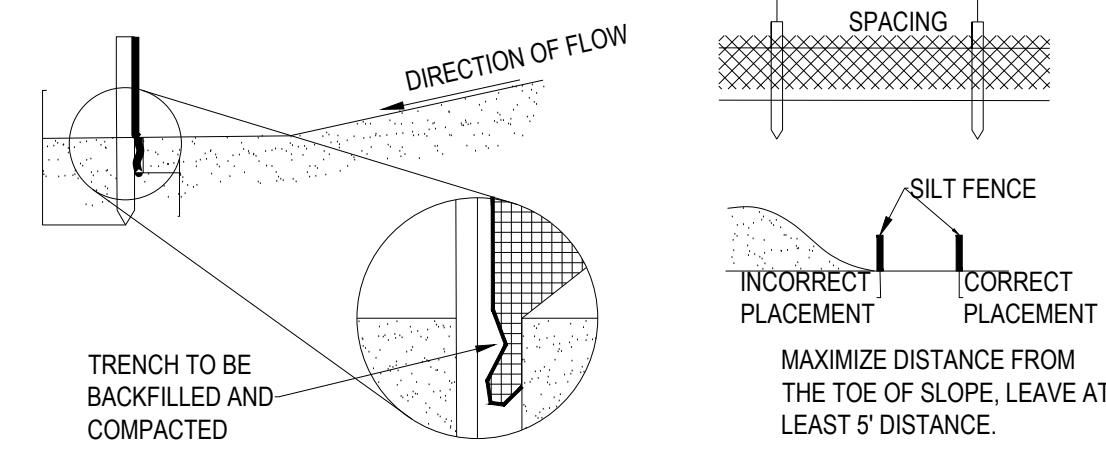
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- NOTES:**
1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
 2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH OF AT LEAST 18 INCHES.
 3. THE WOODEN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

AREA INLET PROTECTION

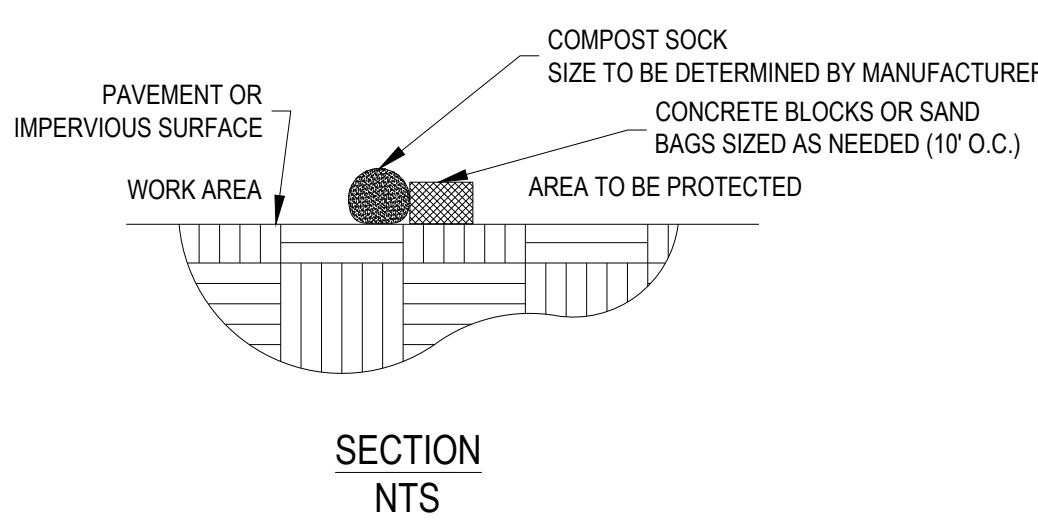
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- NOTES:**
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
 4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICES WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
 8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 INCHES 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.
 9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
 10. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED.
 - 2) ACCUMULATED SEDIMENT SHALL BE REMOVED.
 - 3) OTHER PRACTICES SHALL BE INSTALLED.

SILT FENCE

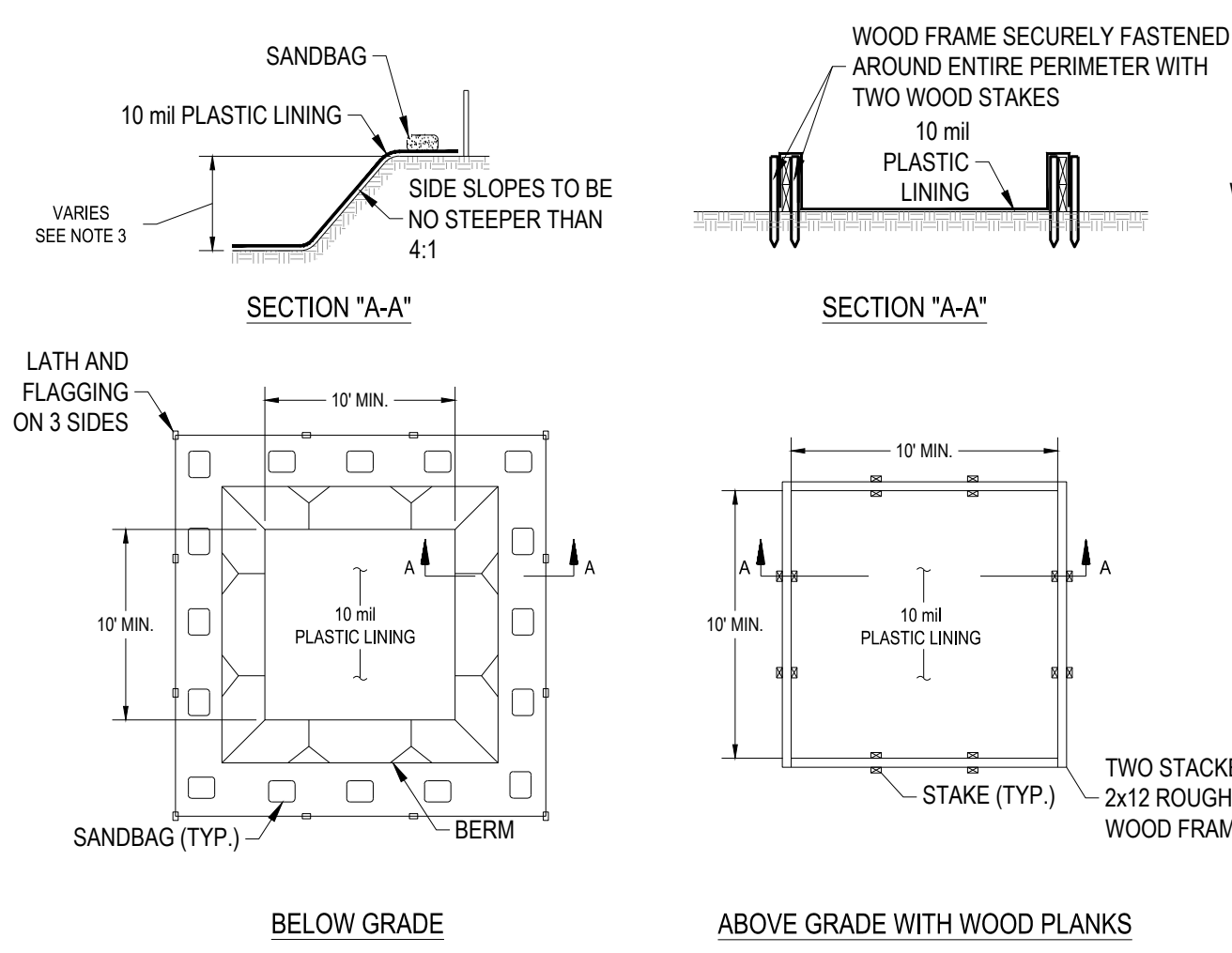
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- NOTES:**
1. ALL MATERIAL TO MEET SPECIFICATIONS.
 2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
 3. FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

COMPOST SOCK ON PAVEMENT

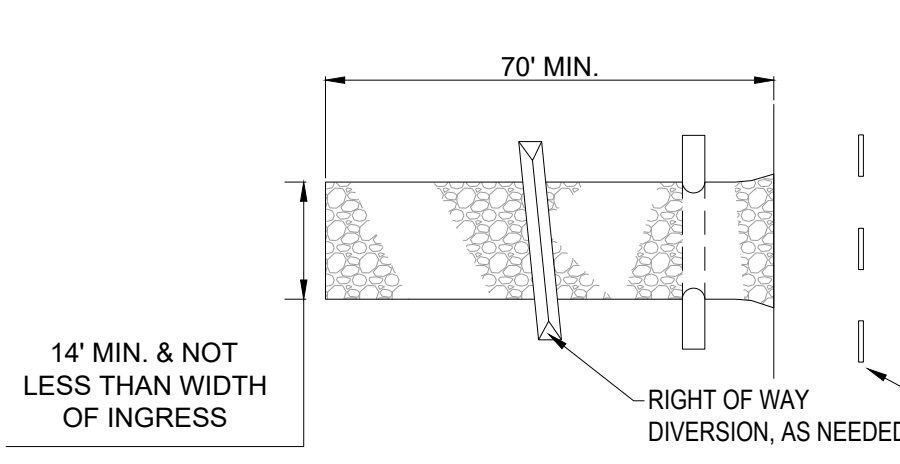
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- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

CONCRETE WASHOUT

NTS



- NOTES:**
1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
 2. SILT FENCE FABRIC (SEE CHART BELOW)
 3. STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 4. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
 5. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 6. WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 7. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
 - 1) TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.
 - 2) CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.

STABILIZED CONSTRUCTION ENTRANCE

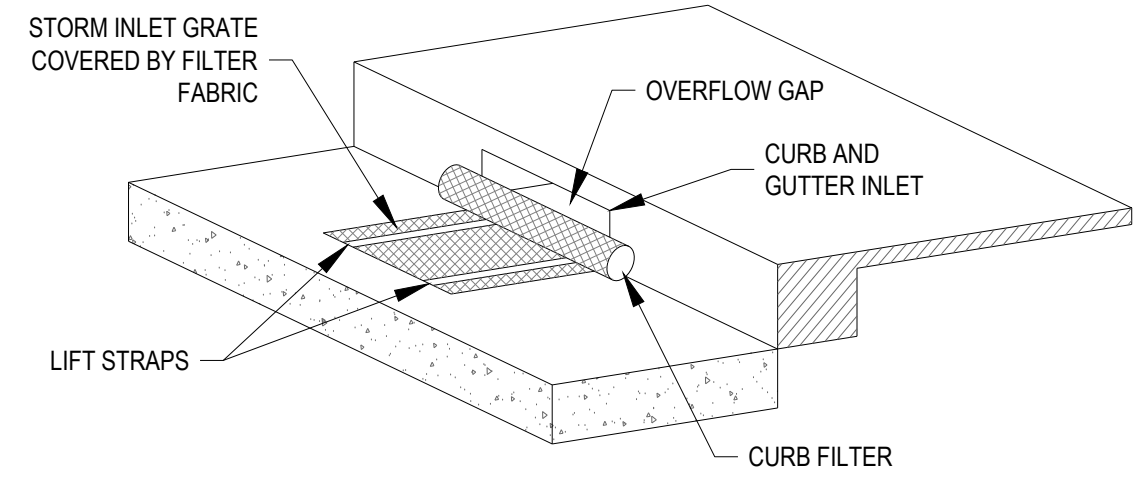
NTS

SPECIFICATIONS FOR SILT FENCE

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW 02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM - G 26

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW)



- NOTE:**
- INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION

NTS

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 lbs.
MINIMUM PUNCTURE STRENGTH	80 psi.
MINIMUM TEAR STRENGTH	50 lbs.
MINIMUM BURST STRENGTH	320 psi.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 mm.
PERMITTIVITY	1x10-3 cm/sec.

8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
9. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
11. REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

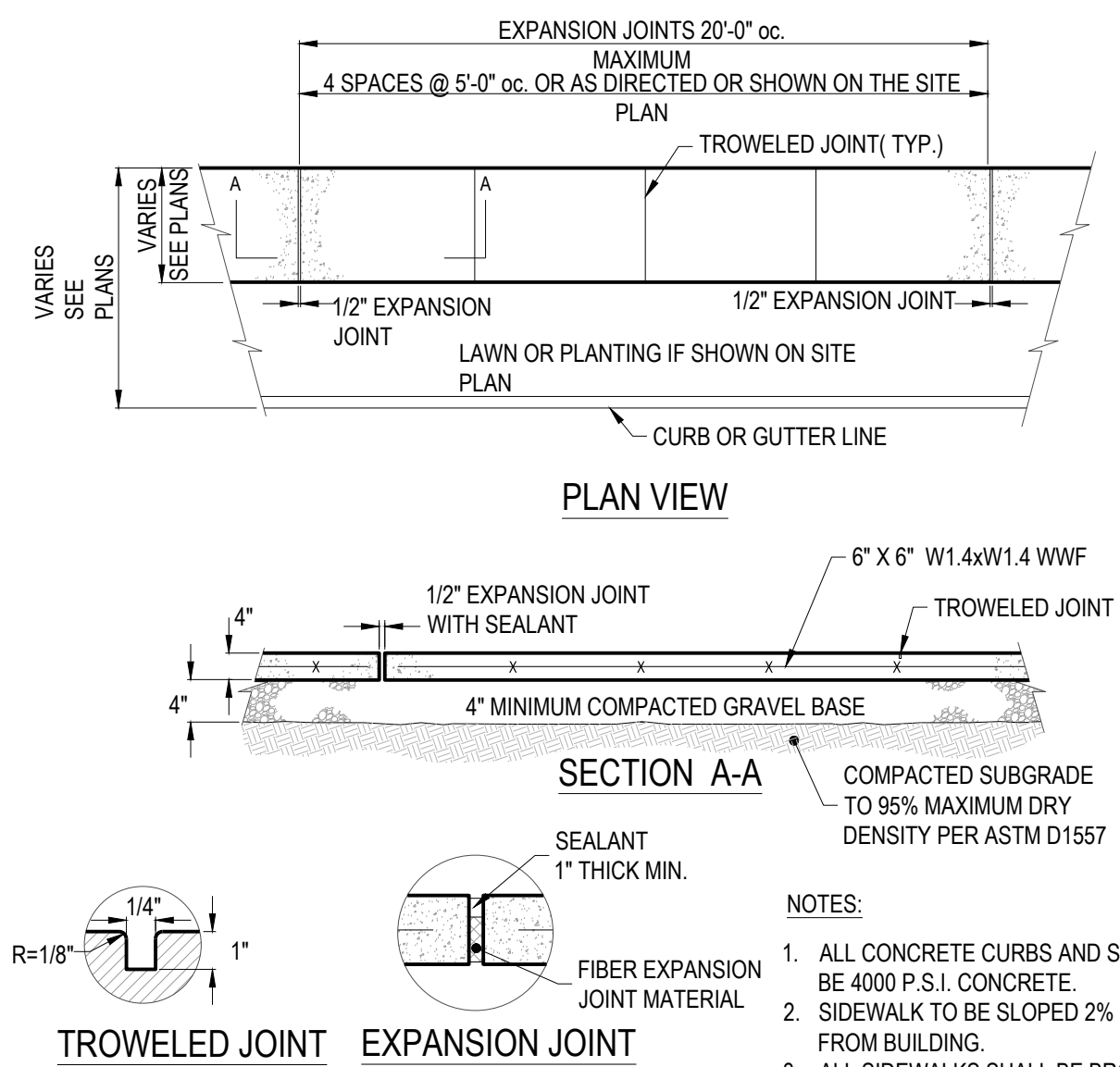
OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

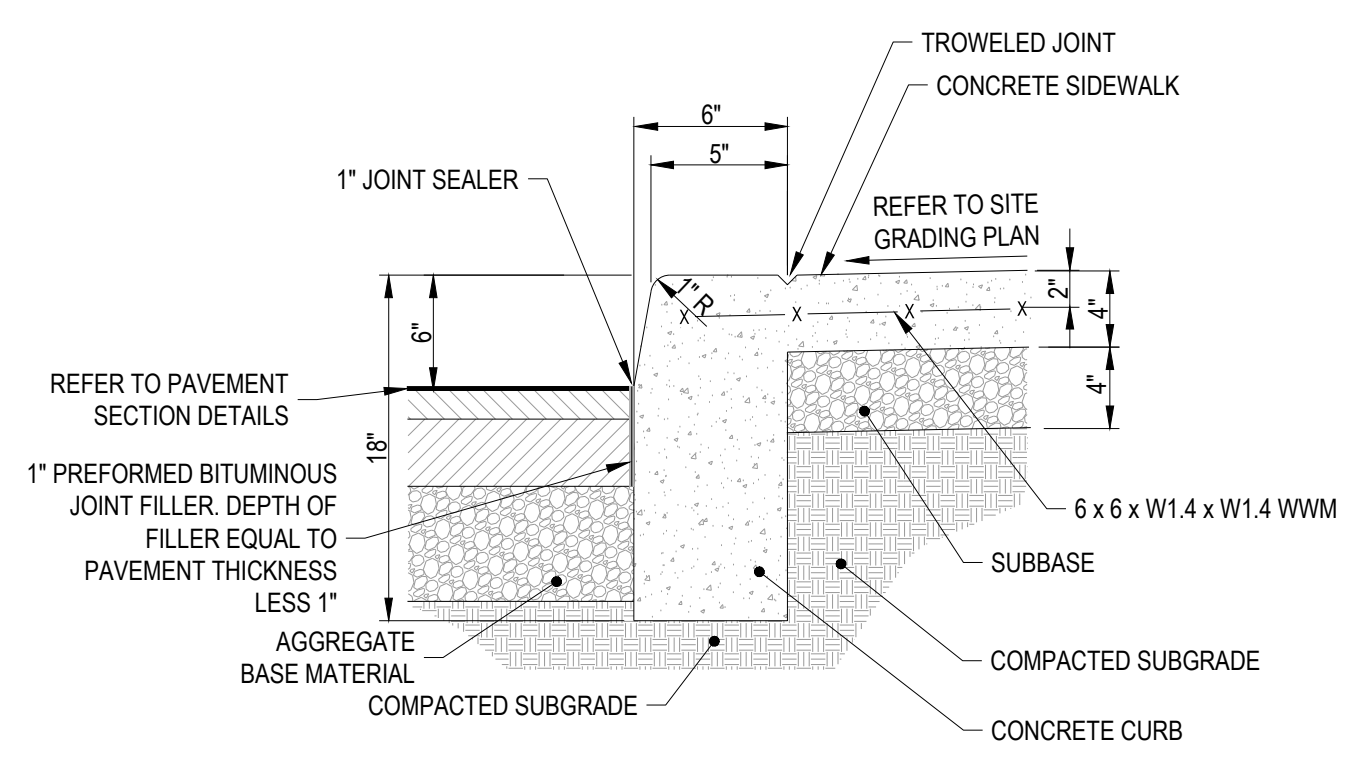
Revisions / Submissions		
ID	Description	Date

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Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

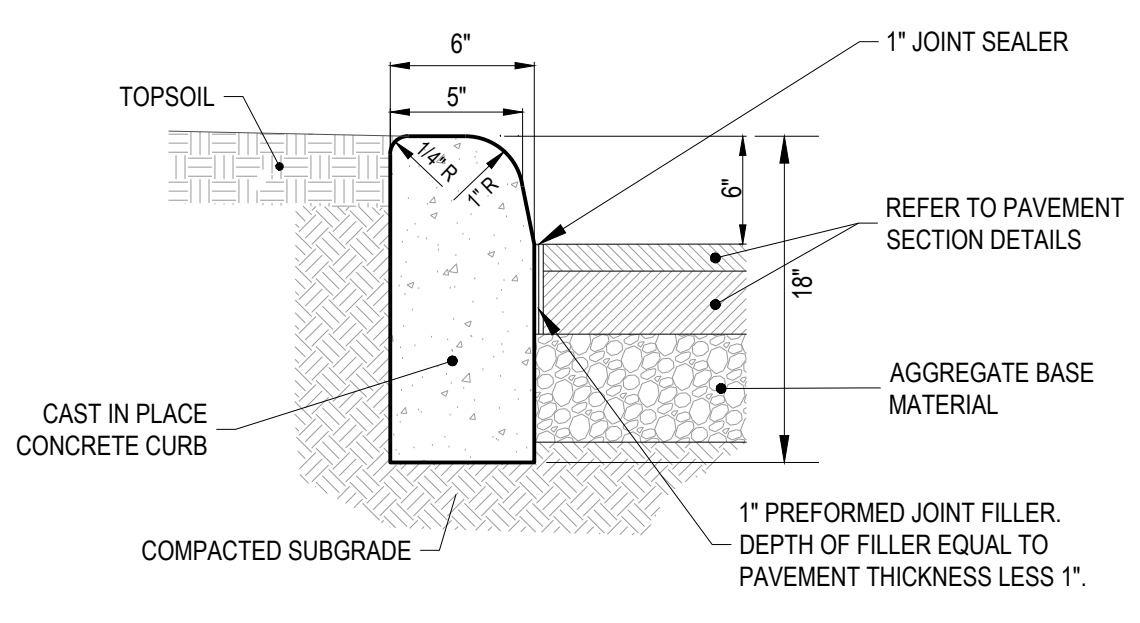
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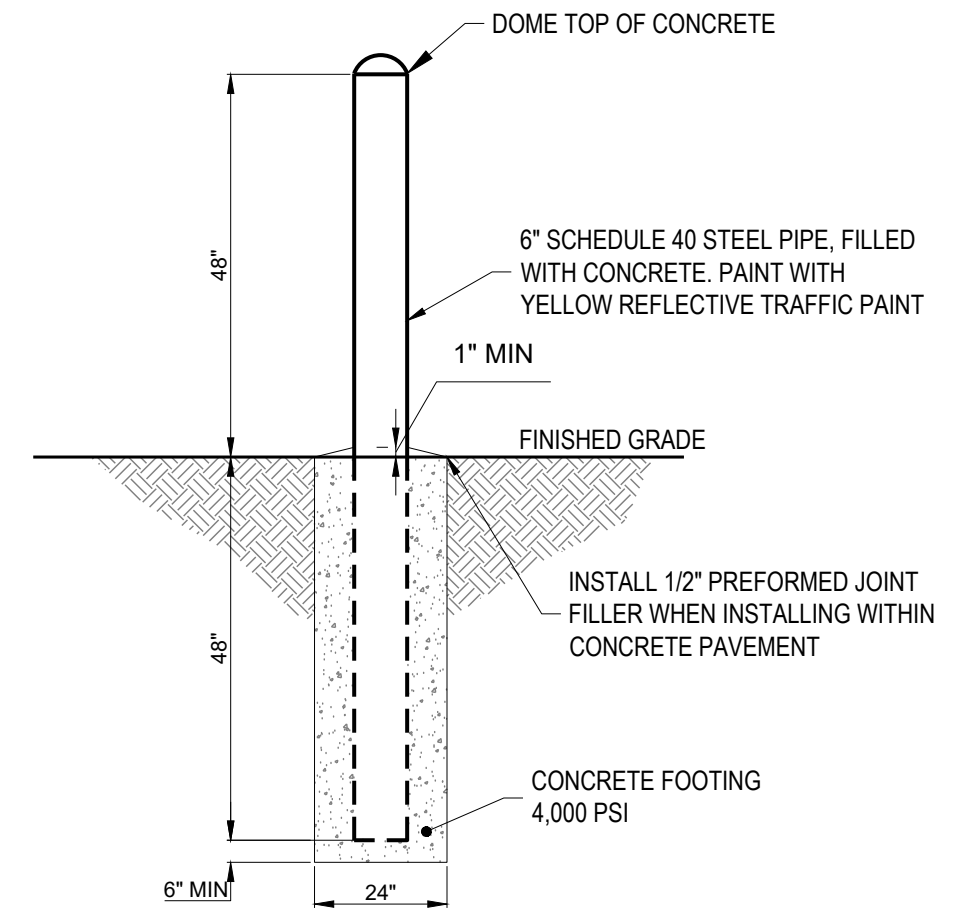
CONCRETE SIDEWALK
NTS



CONCRETE CURB W/ SIDEWALK
NTS



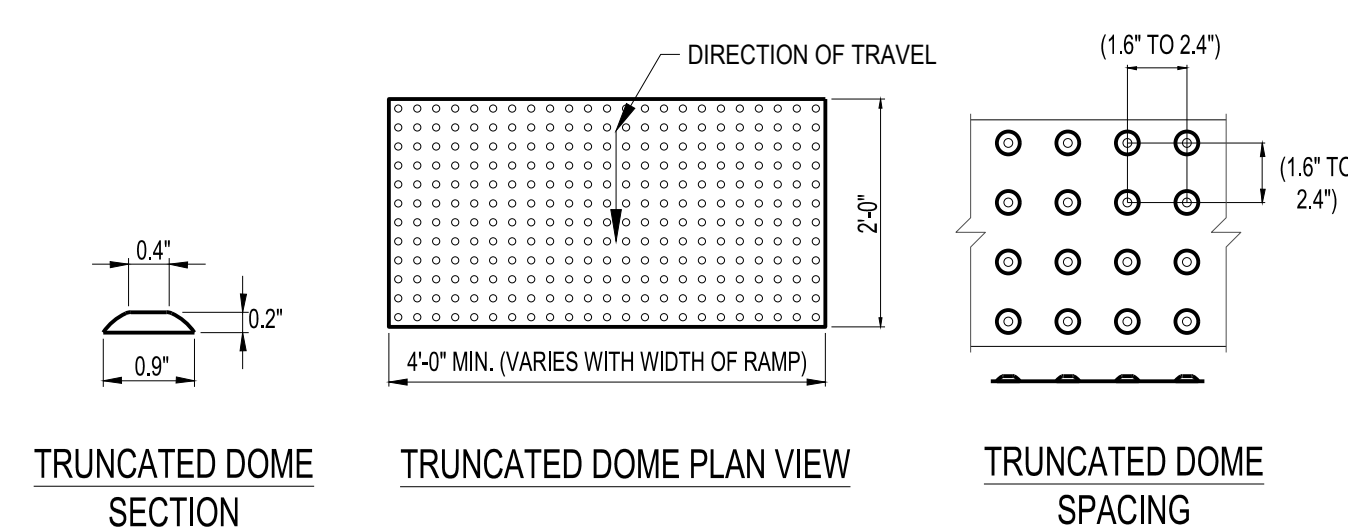
CONCRETE CURB
NTS



BOLLARD
NTS

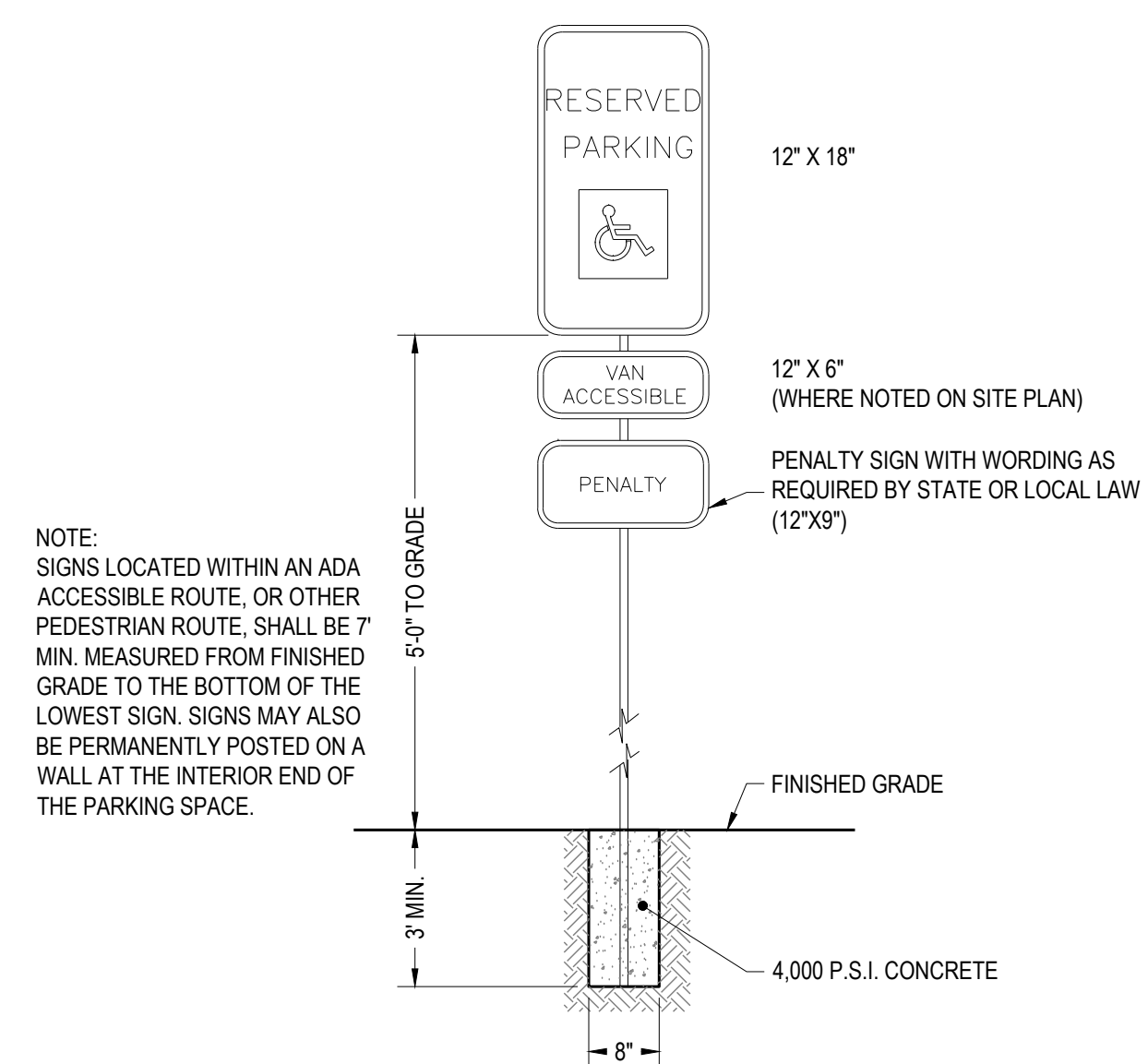
- NOTES:
1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
 2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM. SPACING SHALL MATCH SIDEWALK.
 3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.
 4. MAXIMUM HEIGHT OF CURB TO PAVING IS 6".

- NOTES:
1. ALL CONCRETE CURBS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
 2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
 3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.
 4. MAXIMUM HEIGHT OF CURB TO PAVING IS 6".



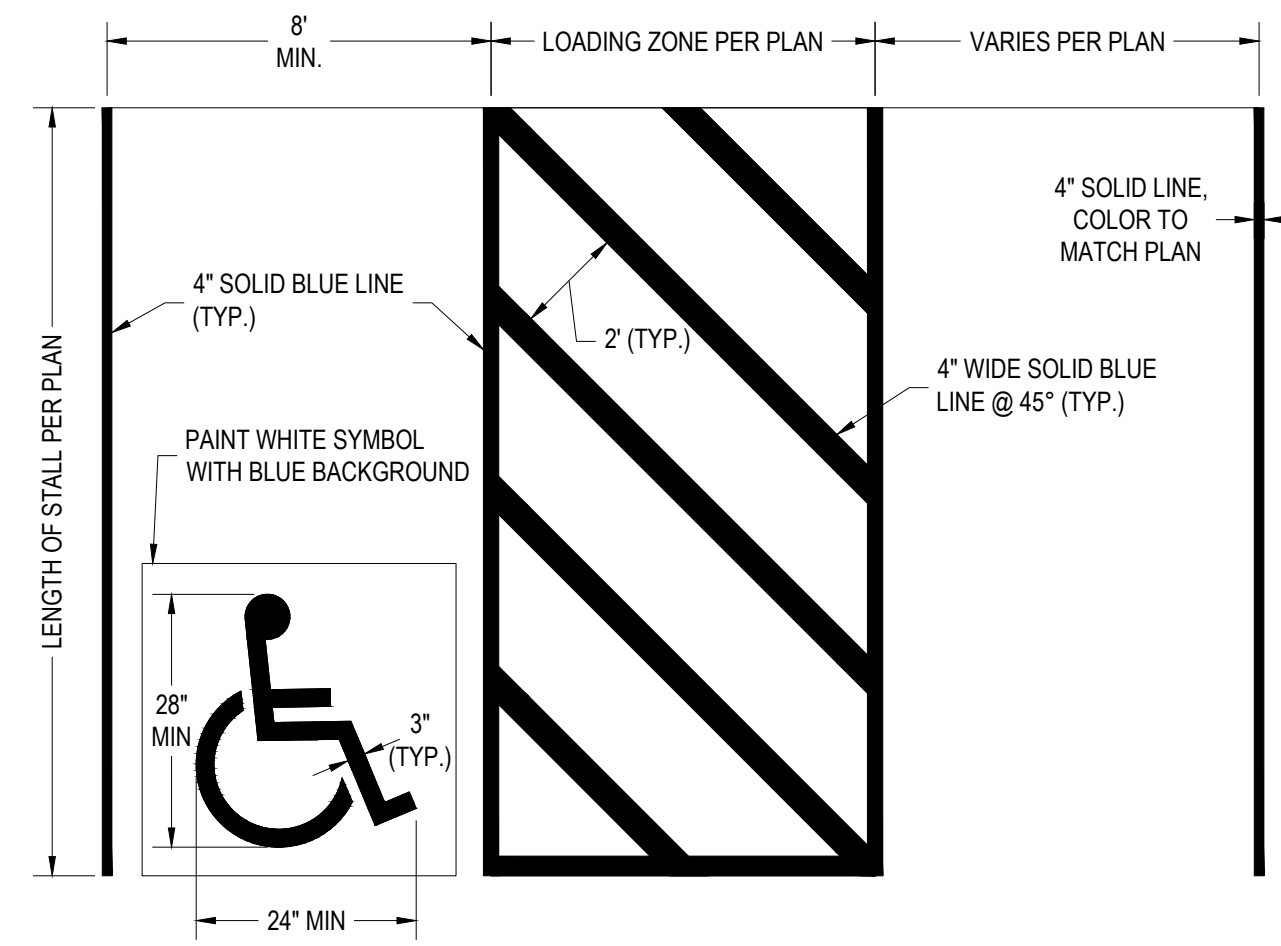
DETECTABLE WARNING
NTS

- NOTES:
1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE CITY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE CITY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (IE RESURFACING).
 2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
 3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
 4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
 5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 6. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 PSI CONCRETE.
 7. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.
 8. TRUNCATED DOMES TO BE RED IN COLOR, UNLESS OTHERWISE DIRECTED.



ACCESSIBLE PARKING SIGN
NTS

- NOTE:
- SIGNS LOCATED WITHIN AN ADA ACCESSIBLE ROUTE, OR OTHER PEDESTRIAN ROUTE, SHALL BE 7' MIN. MEASURED FROM FINISHED GRADE TO THE BOTTOM OF THE LOWEST SIGN. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.



ACCESSIBLE PARKING SPACE STRIPING
NTS

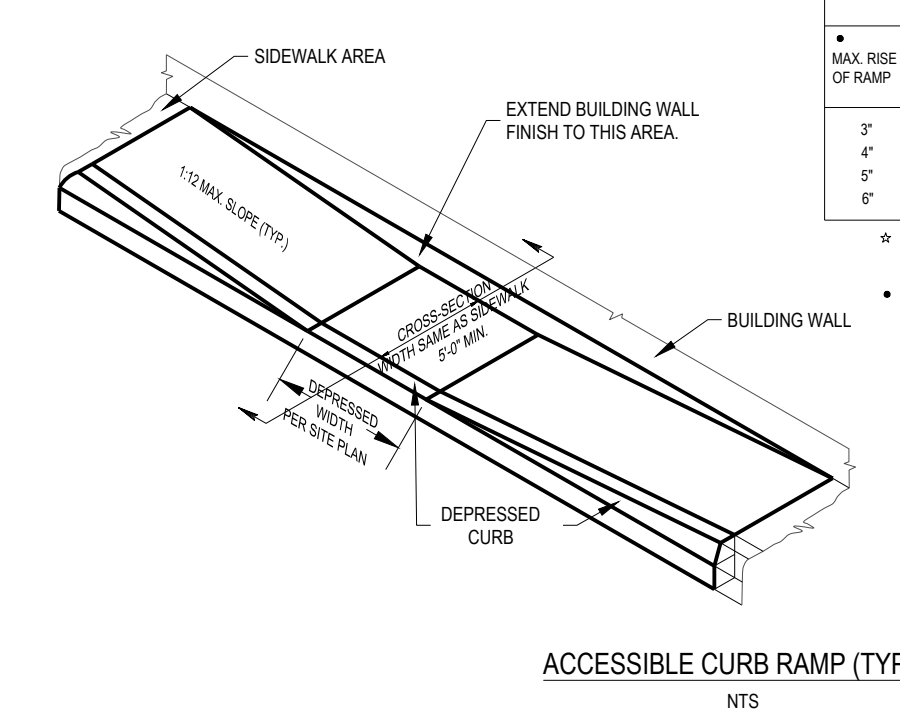
NOTES:

1. PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.
2. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
3. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS.
4. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH. SEE TABLE J.8.C.207 FOR TYPICAL RAMP DIMENSIONS.
5. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.
6. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.

CURB RAMP DIMENSIONS NEW CONSTRUCTION					
* RISE OF RAMP	MAX. RAMP SLOPE	NORMAL RAMP LENGTH (1'-12)	SIDE FLARE DIMENSION AT CURB (1'-10)	SIDE FLARE DIMENSION AT CURB (1'-12)	SIDE FLARE DIMENSION AT CURB (1'-10)
3"	1:12	3.0 FT.	2.5 FT.	3.0 FT.	3.0 FT.
4"	1:12	4.0 FT.	3.3 FT.	4.0 FT.	4.0 FT.
5"	1:12	5.0 FT.	4.2 FT.	5.0 FT.	5.0 FT.
6"	1:12	6.0 FT.	5.0 FT.	6.0 FT.	6.0 FT.
7"	1:12	7.0 FT.	5.8 FT.	7.0 FT.	7.0 FT.
8"	1:12	8.0 FT.	6.7 FT.	8.0 FT.	8.0 FT.
9"	1:12	9.0 FT.	7.5 FT.	9.0 FT.	9.0 FT.
10"	1:12	10.0 FT.	8.4 FT.	10.0 FT.	10.0 FT.
11"	1:12	11.0 FT.	9.2 FT.	11.0 FT.	11.0 FT.
12"	1:12	12.0 FT.	10.0 FT.	12.0 FT.	12.0 FT.

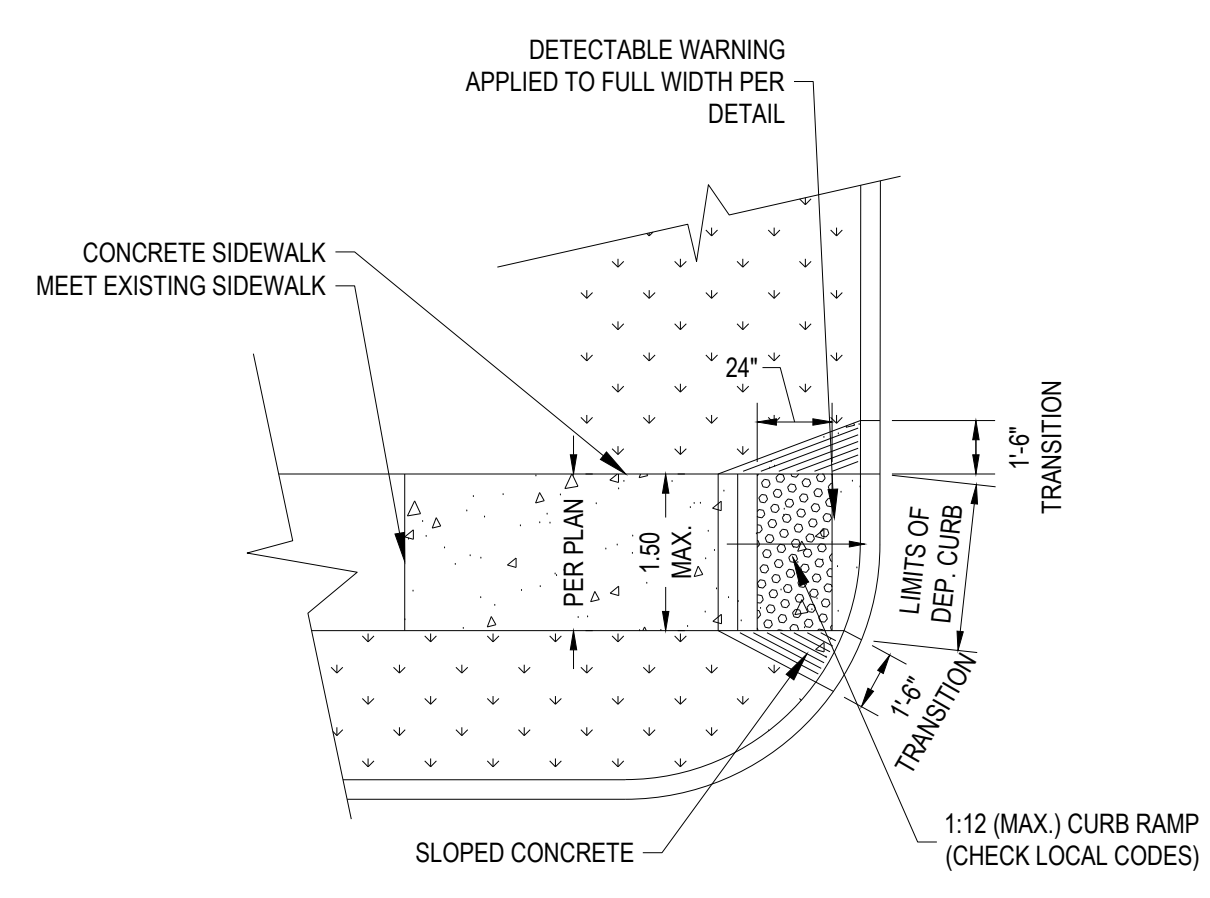
CURB RAMP DIMENSIONS EXISTING CONDITION					
* MAX. RISE OF RAMP	MAX. RAMP SLOPE	NORMAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1'-10)	SIDE FLARE DIMENSION AT CURB (1'-12)	SIDE FLARE DIMENSION AT CURB (1'-10)
3"	1:8	2.0 FT.	2.5 FT.	3.0 FT.	3.0 FT.
4"	1:10	3.3 FT.	3.3 FT.	4.0 FT.	4.0 FT.
5"	1:10	4.2 FT.	4.2 FT.	5.0 FT.	5.0 FT.
6"	1:10	5.0 FT.	5.0 FT.	6.0 FT.	6.0 FT.

* USE ONLY WHEN SPACE LIMITATIONS PROHIBIT THE CONSTRUCTION OF 1:12 OR FLATTER SLOPES.
* CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE

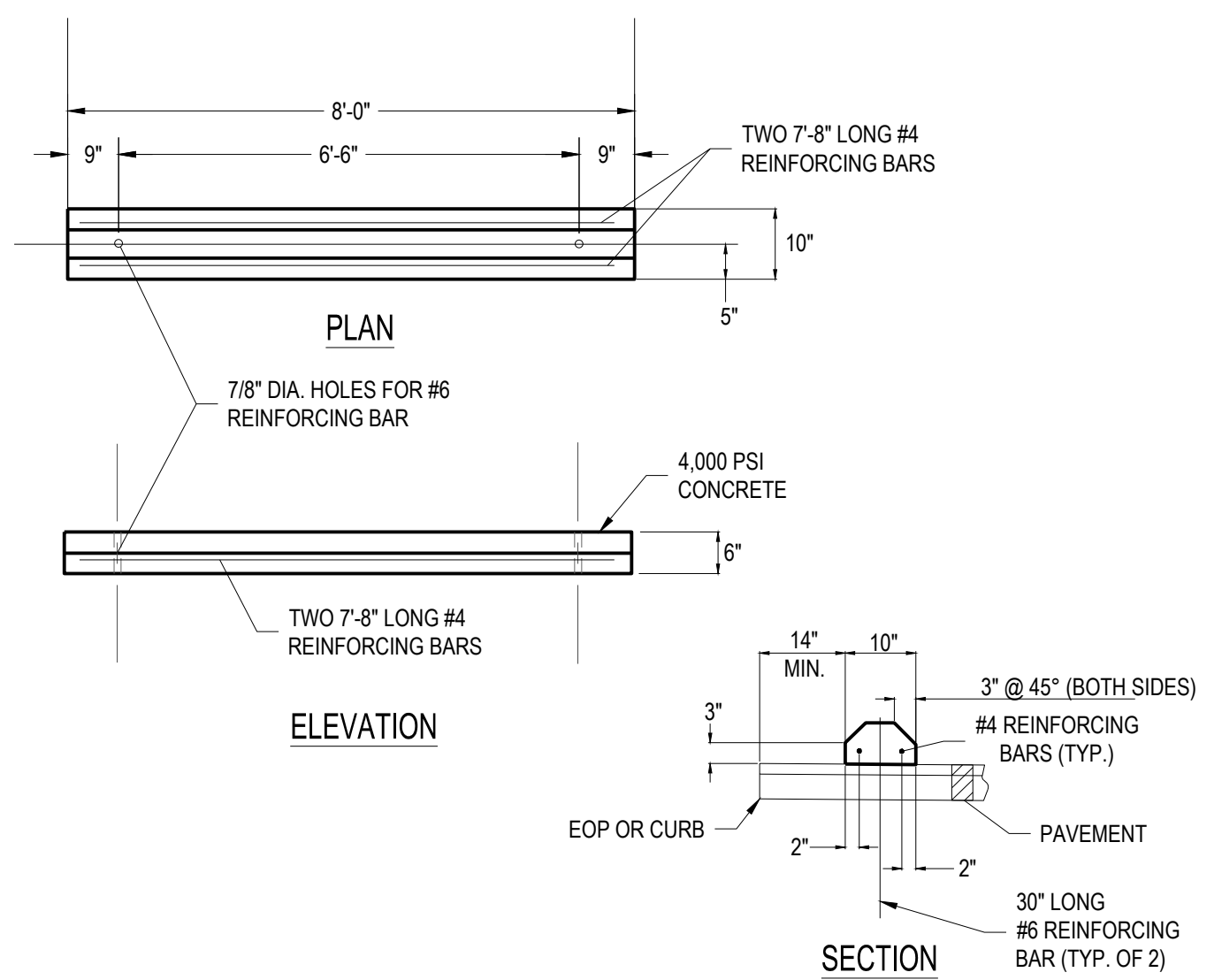


ACCESSIBLE CURB RAMP (TYPE I)
NTS

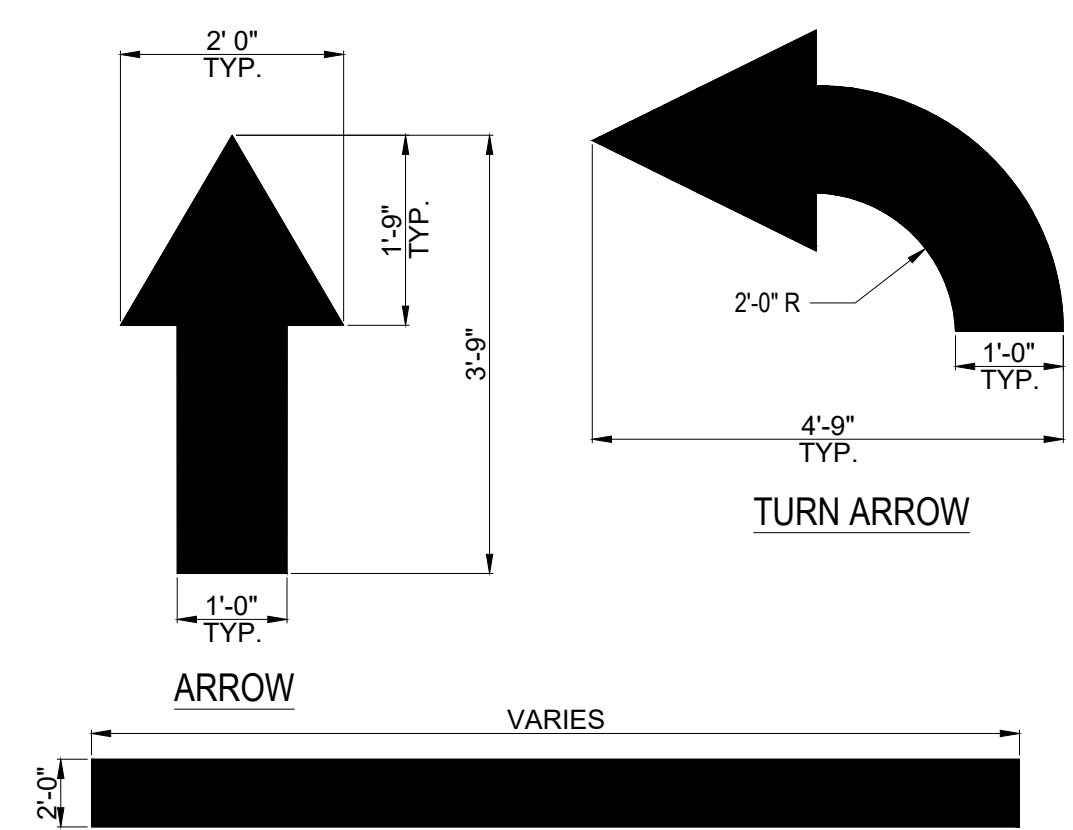
TABLE A



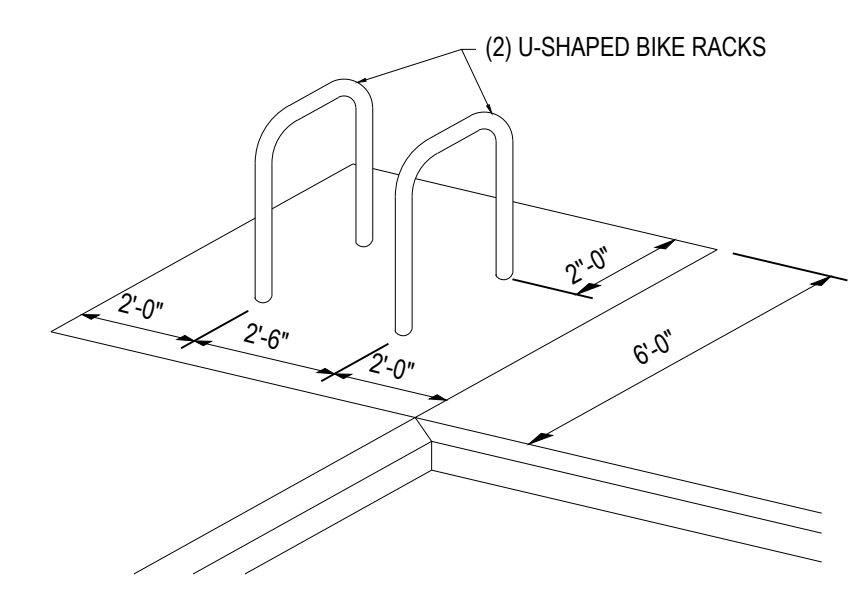
ACCESSIBLE CURB RAMP (TYPE II)
NTS



PARKING BLOCK
NTS



STOP BAR PAVEMENT MARKINGS
NTS



BICYCLE RACK
NTS

OH FRANKLIN EAST 2ND, LLC

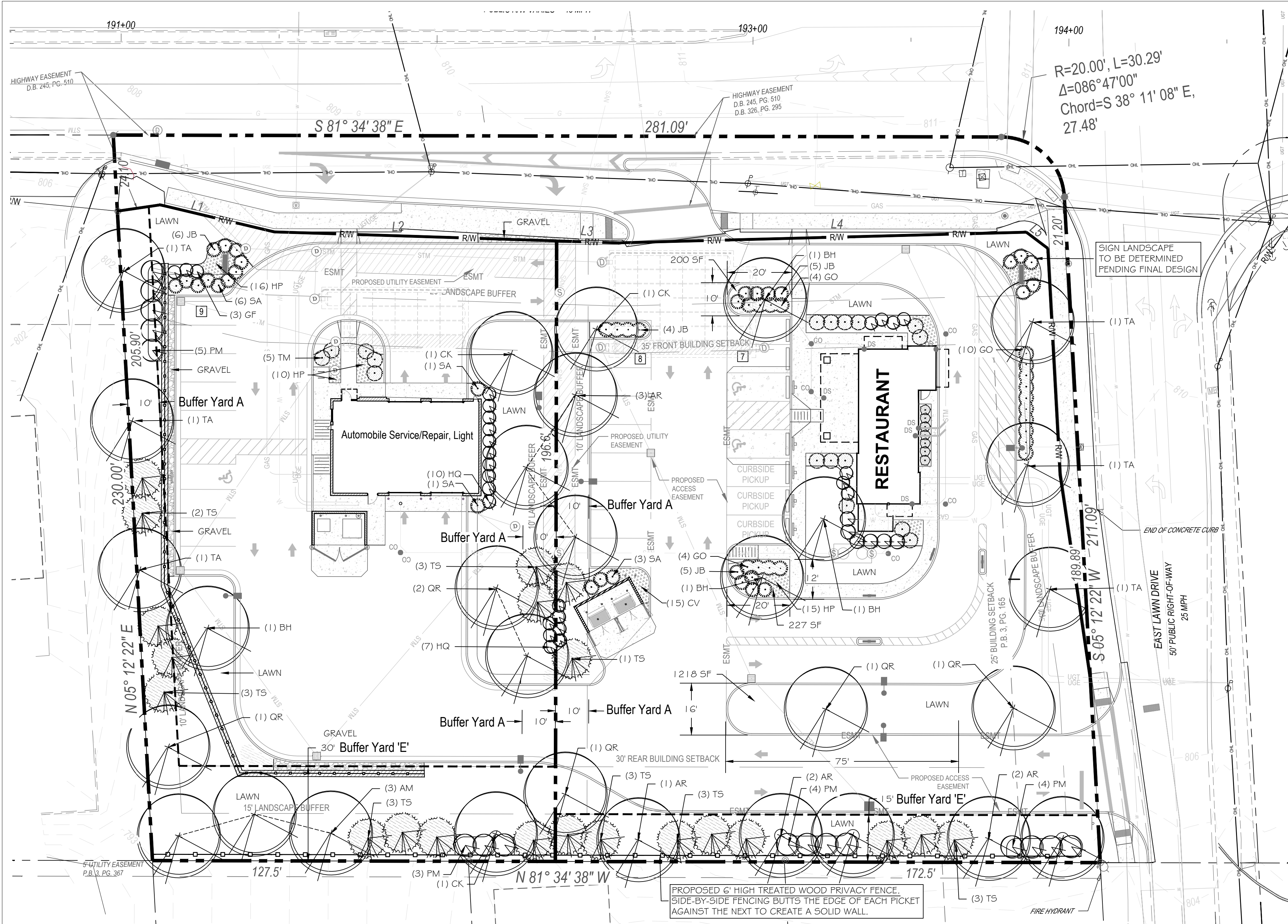
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EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
ID	Description	Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

Drawing Title:
CONSTRUCTION DETAILS

C7.0



LANDSCAPE CODE DATA

REQUIRED BUFFER YARDS:

AUTOMOBILE SERVICE/REPAIR, LIGHT
 WEST PROPERTY LINE 205.9± LF
 TYPE 'A' 10' WIDE BUFFER YARD REQUIRED
 2 DECIDUOUS TREES PER 100 LF 205.9/100 = 2.06 x 2 = 4.12 or 5 TREES REQUIRED
 2 DECIDUOUS SHRUBS PER 100 LF 205.9/100 = 2.06 x 2 = 4.12 or 5 SHRUBS REQUIRED
 2 EVERGREEN TREES PER 100 LF 205.9/100 = 2.06 x 2 = 4.12 or 5 EVERGREEN TREES REQUIRED
 10'+ WIDE BUFFER YARD AS PROPOSED
 5 TREES AS PROPOSED
 5 SHRUBS AS PROPOSED
 5 EVERGREEN TREES AS PROPOSED

EAST PROPERTY LINE 196.6± LF (minus pavement) = 148.6 LF
 TYPE 'A' 10' WIDE BUFFER YARD REQUIRED
 2 DECIDUOUS TREES PER 100 LF 148.6/100 = 1.49 x 2 = 2.98 or 3 TREES REQUIRED
 2 DECIDUOUS SHRUBS PER 100 LF 148.6/100 = 1.49 x 2 = 2.98 or 3 SHRUBS REQUIRED
 2 EVERGREEN TREES PER 100 LF 148.6/100 = 1.49 x 2 = 2.98 or 3 EVERGREEN TREES REQUIRED
 10'+ WIDE BUFFER YARD AS PROPOSED
 3 TREES AS PROPOSED
 3 SHRUBS AS PROPOSED
 3 EVERGREEN TREES AS PROPOSED

SOUTH PROPERTY LINE 127.5 LF
 TYPE 'E' 30' DEEP BUFFER YARD REQUIRED
 2 DECIDUOUS TREES PER 100 LF 127.5/100 = 1.27 x 2 = 2.54 or 3 TREES REQUIRED
 2 DECIDUOUS SHRUBS PER 100 LF 127.5/100 = 1.27 x 2 = 2.54 or 3 SHRUBS REQUIRED
 2 EVERGREEN TREES PER 100 LF 127.5/100 = 1.27 x 2 = 2.54 or 3 EVERGREEN TREES REQUIRED
 32'+ DEEP BUFFER YARD AS PROPOSED
 3 TREES AS PROPOSED
 3 SHRUBS AS PROPOSED
 3 EVERGREEN TREES AS PROPOSED
 PLUS CONTINUOUS 6' HIGH SCREENING FENCE AS PROPOSED

RESTAURANT
 WEST PROPERTY LINE 196.6± LF (minus pavement) = 148.6 LF
 TYPE 'A' 10' WIDE BUFFER YARD REQUIRED
 2 DECIDUOUS TREES PER 100 LF 148.6/100 = 1.49 x 2 = 2.98 or 3 TREES REQUIRED
 2 DECIDUOUS SHRUBS PER 100 LF 148.6/100 = 1.49 x 2 = 2.98 or 3 SHRUBS REQUIRED
 2 EVERGREEN TREES PER 100 LF 148.6/100 = 1.49 x 2 = 2.98 or 3 EVERGREEN TREES REQUIRED
 10'+ WIDE BUFFER YARD AS PROPOSED
 3 TREES AS PROPOSED
 4 SHRUBS AS PROPOSED
 3 EVERGREEN TREES AS PROPOSED

SOUTH PROPERTY LINE 172.5 LF
 TYPE 'E' 15' BUFFER YARD REQUIRED
 3 DECIDUOUS TREES PER 100 LF 172.5/100 = 1.73 x 3 = 5.19 or 6 TREES REQUIRED
 4 DECIDUOUS SHRUBS PER 100 LF 172.5/100 = 1.73 x 4 = 6.92 or 7 SHRUBS REQUIRED
 4 EVERGREEN TREES PER 100 LF 172.5/100 = 1.73 x 4 = 6.92 or 7 EVERGREEN TREES REQUIRED
 15' DEEP BUFFER YARD AS PROPOSED
 6 TREES AS PROPOSED
 8 SHRUBS AS PROPOSED
 8 EVERGREEN TREES AS PROPOSED
 PLUS CONTINUOUS 6' HIGH SCREENING FENCE AS PROPOSED

INTERIOR PARKING AREAS FOR PARKING LOTS CONTAINING MORE THAN 16,000 SQUARE FEET OF AREA SHALL HAVE LANDSCAPED AREAS EQUAL TO FIVE PERCENT (5%) OF PARKING AREA. MINIMUM ISLAND OR PENINSULA SIZE SHALL BE TWO-HUNDRED SQUARE FEET (200 SQ. FT.)
 ONE (1) DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY TEN (10) PARKING SPACES.

AUTOMOBILE SERVICE/REPAIR, LIGHT - ONLY 1,243 SF
 - ONLY 7 PARKING SPACES
 NOT APPLICABLE
 NOT APPLICABLE

RESTAURANT - 18,124 SF @ 5% = 906 SF REQUIRED
 INITIAL PROPOSED PARKING SPACES 15/10 = 1.5 or 2 TREES REQUIRED
 1,645± SF AS PROPOSED
 2 DECIDUOUS TREES AS PROPOSED

BUILDING FOUNDATION PLANTINGS:
 THREE (3) DECIDUOUS TREES SHALL BE REQUIRED FOR EACH ONE-HUNDRED LINEAR FEET (100') OF BUILDING PERIMETER
 TEN (10) SHRUBS SHALL BE REQUIRED FOR EVERY ONE-HUNDRED LINEAR FEET (100') OF BUILDING PERIMETER

AUTOMOBILE SERVICE/REPAIR, LIGHT 156 LF
 156 LF/100 = 1.56 x 3 = 4.68 or 5 TREES REQUIRED
 156 LF/100 = 1.56 x 10 = 15.6 or 16 SHRUBS REQUIRED
 5 TREES AS PROPOSED
 17 SHRUBS AS PROPOSED

RESTAURANT 150± LF
 150 LF/100 = 1.5 x 3 = 4.5 or 5 TREES REQUIRED
 150 LF/100 = 1.5 x 10 = 15 SHRUBS REQUIRED
 5 TREES AS PROPOSED
 30± SHRUBS AS SHOWN

PLANT MATERIALS LIST

KEY	QTY	DECIDUOUS TREES	MIN. INSTALLED SIZE	MATURE HT./SPRD.
AR	8	RED MAPLE - <i>Acer rubrum</i> 'October Glory'	2-1/2" cal. B/B 5' Clear Trunk	45/ 35'
AM	3	SUGAR MAPLE - <i>Acer saccharum</i> 'Flax Mill'	2-1/2" cal. B/B 5' Clear Trunk	60/ 45'
BH	4	DURA HEAT RIVER BIRCH - <i>Betula nigra</i> 'BNMTF'	2" cal. B/B Single Stem	40/ 30'
CK	3	YELLOWWOOD - <i>Cladrastis kentuckia</i> *	2-1/2" cal. B/B 5' Clear Trunk	45/ 50'
QR	6	RED OAK - <i>Quercus rubra</i> *	2-1/2" cal. B/B 5' Clear Trunk	60/ 50'
TA	6	AMERICAN BASSWOOD - <i>Tilia americana</i> 'Redmond'	2-1/2" cal. B/B 5' Clear Trunk	60/ 40'
EVERGREEN TREES				
TS	21	GREEN GIANT ARBORVITAE - <i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	6" ht. B/B	50/ 18'
SHRUBS				
JB	20	BROADMOOR JUNIPER - <i>Juniperus sabina</i> 'Broadmoor'	# 3 cont.	2/ 5'
GO	18	GREY OWL JUNIPER - <i>Juniperus virginiana</i> 'Grey Owl'	24" ht. B/B or cont.	3/ 6'
SA	11	SAYBROOK GOLD JUNIPER - <i>Juniperus x pfitzeniana</i> 'Saybrook Gold'	24" ht. B/B or cont.	4+/ 6'
HQ	17	RUBY SLIPPERS HYDRANGEA - <i>Hydrangea quercifolia</i> 'Ruby Slippers'	# 3 cont.	4/ 5'
PM	16	DIABOLO NINEBARK - <i>Physocarpus opulifolius</i> 'Monito'	36" ht. B/B or cont.	8/ 8'
GF	3	GOLDFLAME SPIREA - <i>Spiraea x bumalda</i> 'Goldflame'	# 3 cont.	3/ 4'
TM	5	EVERLOW YEW - <i>Taxus x media</i> 'Everlow'	24" spread B/B	3/ 5'
PERENNIALS & GRASSES				
CV	15	MOONBEAM COREOPSIS - <i>Coreopsis verticillata</i> 'Moonbeam'	# 1 cont.	18/ 2'
HP	41	PARDON ME DAYLILIES - <i>Hemerocallis</i> x <i>Pardon Me</i> '	# 1 cont.	2/ 2'

* DENOTES OHIO NATIVE PLANT

***SPECIAL NOTE:
 RESTAURANT FOUNDATION PLANTS NOT INCLUDED IN THE MATERIALS LIST ABOVE.
 FOUNDATION LANDSCAPE DESIGN PENDING FINAL BUILDING DESIGN - BUT MUST MEET MINIMUM PLANT QUANTITIES.

GENERAL LANDSCAPE REQUIREMENTS

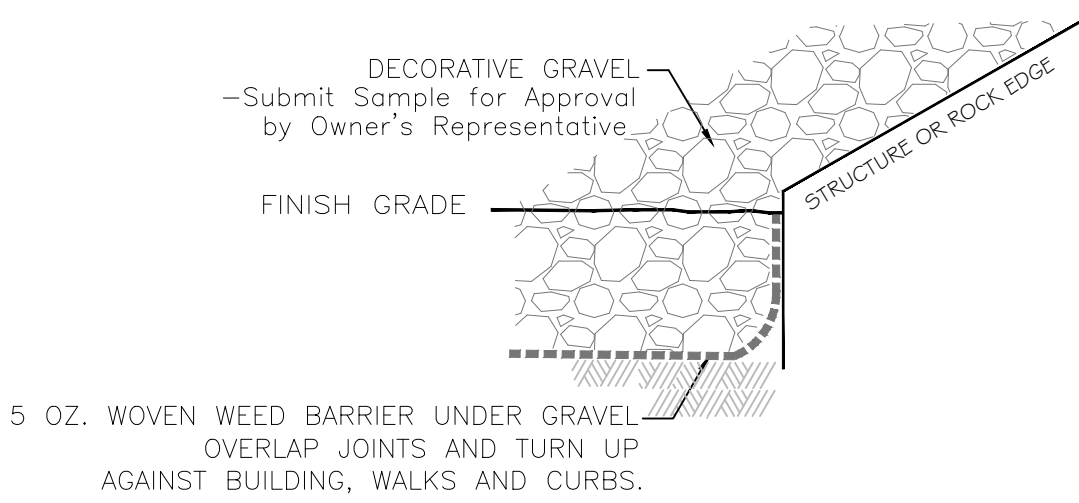
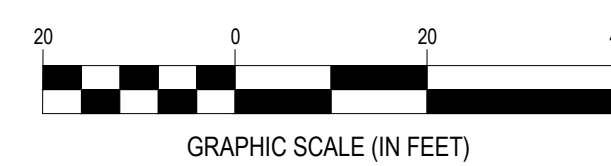
- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE.
- TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
- BALLED AND BURLAPPED OR CONTAINER TREES AND SHRUBS SHOULD BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF ADEQUATE SIZE AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK" WITH THE BALLS SECURELY WRAPPED.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL BE OF UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED, EVENLY SPACED.
- A MINIMUM OF 4" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART PEAT TO THREE PARTS TOPSOIL
 A. ROCKHOUND ALL AREAS TO A DEPTH OF 6" AND REMOVE ROCKS AND WEEDS.
 AFTER TOPSOIL HAS BEEN SPREAD, ROCKHOUND AGAIN TO REMOVE ALL STONES AND LIMBS.
- MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH OF HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING OR OTHER PLANT BED LIMITS. KEEP MULCH MIN. 1/2" BELOW TOP OF CURB & ADJACENT PAVED SURFACES.
- SEED ALL DISTURBED LAWN AREAS WITHIN PROJECT LIMITS. REFER TO CIVIL DRAWINGS FOR REQUIREMENTS AND EXTENT OF WORK AND VERIFY EXTENT WITH ARCHITECT'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A MIN. OF 30 DAYS AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT'S REPRESENTATIVE. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE AT END OF MAINTENANCE PERIOD. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

Line Table

Line #	Direction	Length
L1	N89° 59' 43"E	58.56
L2	S89° 59' 06"E	41.70
L3	S72° 56' 13"E	102.02
L4	S81° 23' 30"E	80.86
L5	S44° 35' 17"E	25.04

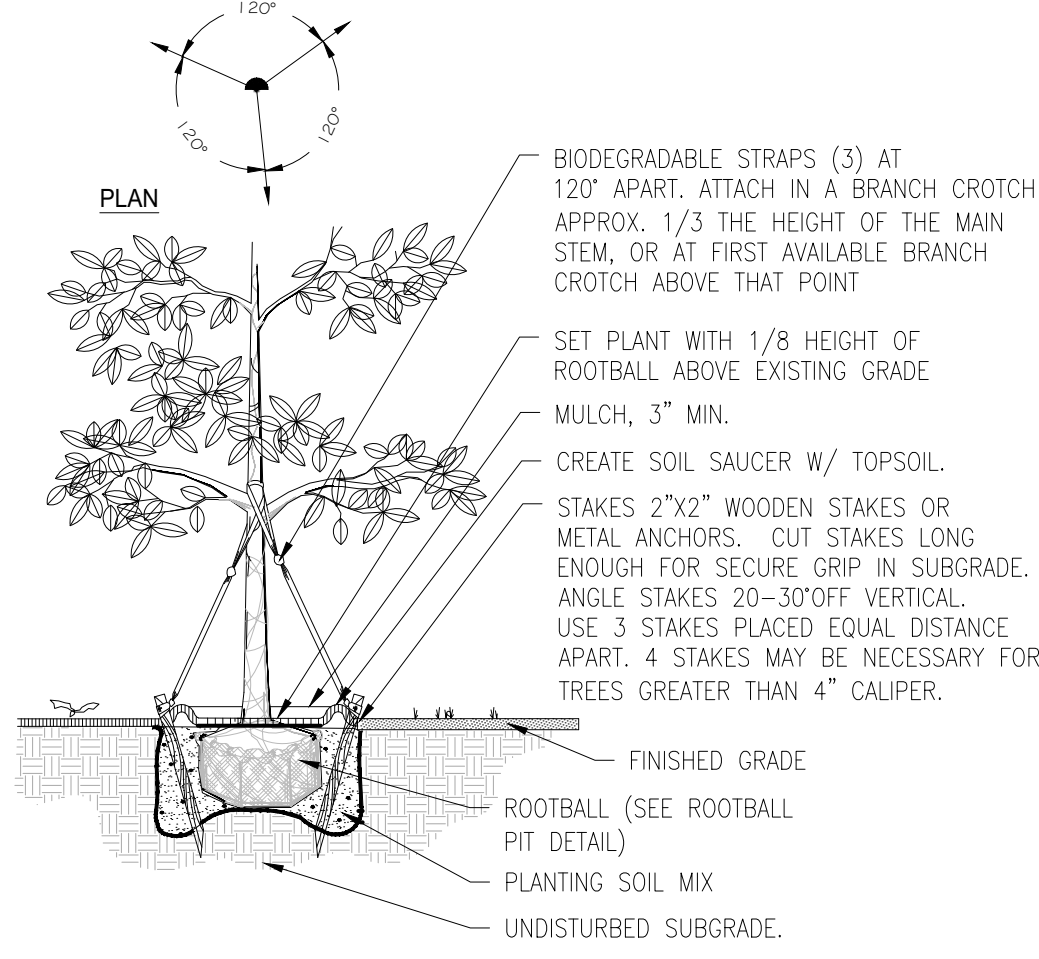
SITE LANDSCAPE PLAN

SCALE: 1" = 20'



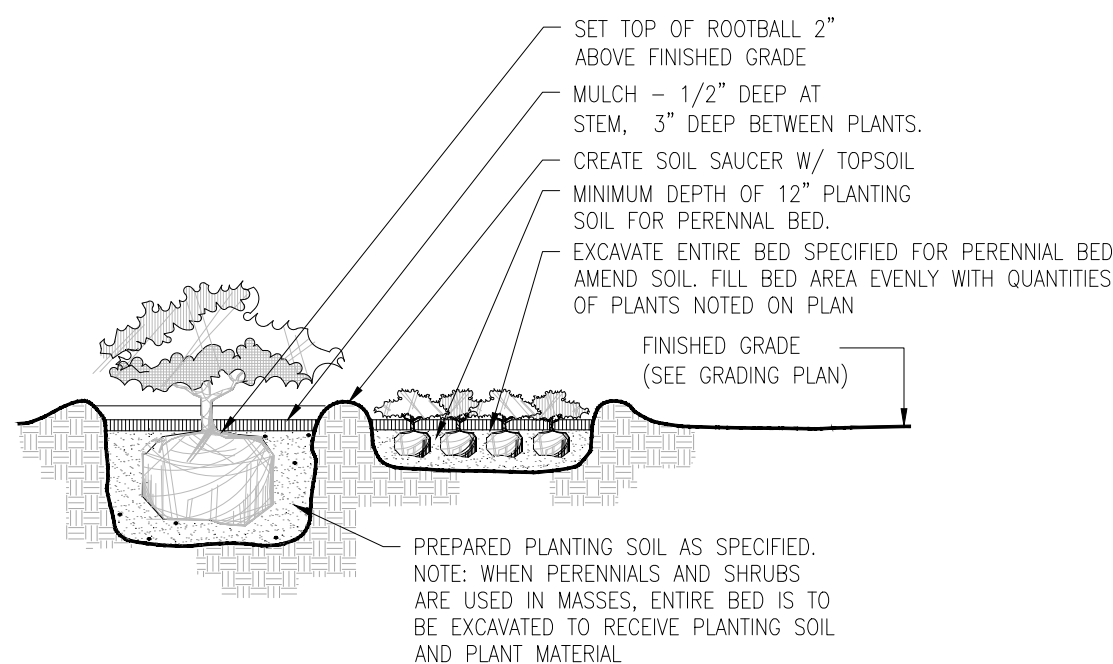
1 DECORATIVE GRAVEL

SCALE: NTS



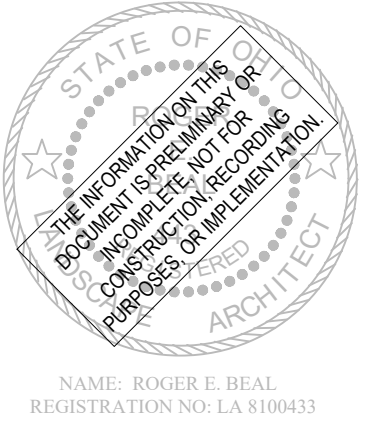
2 DECIDUOUS TREE STAKING

SCALE: NTS



3 SHRUB & GROUNDCOVER PLANTING

SCALE: NTS



REALTY LINK

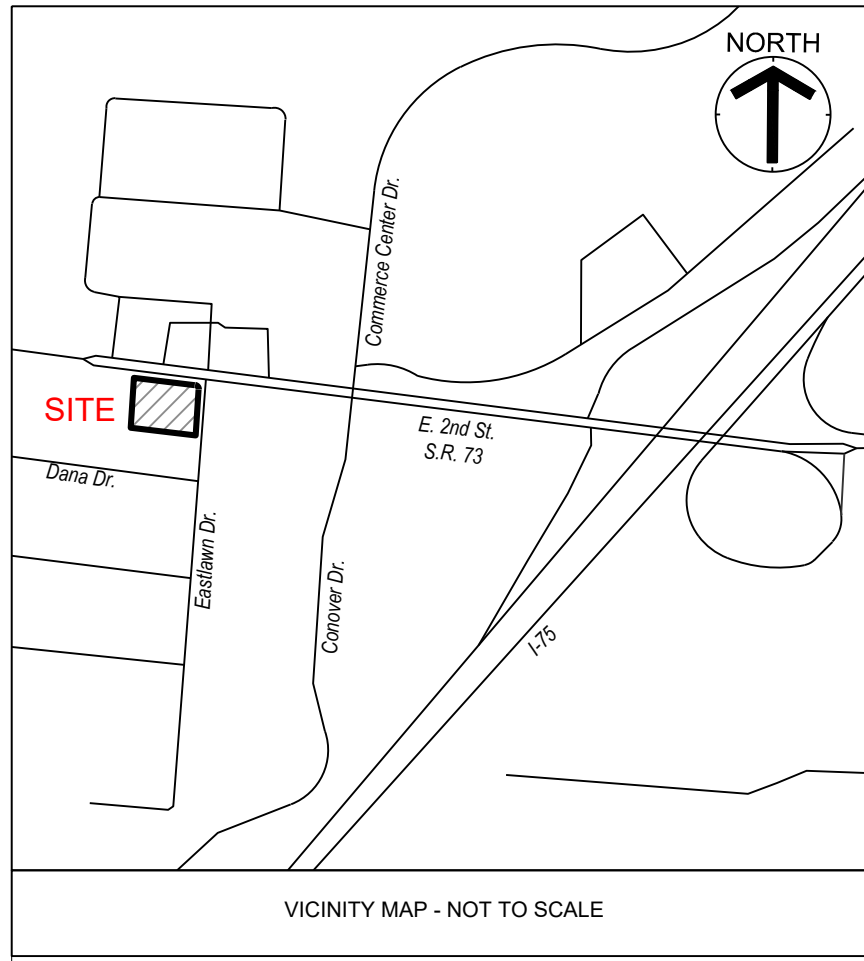
FRANKLIN, OH
 EAST 2ND STREET
 FRANKLIN, OH 45005

Revisions / Submissions
 ID Description Date

Project Number: 767369
 Scale: 1"=20'
 Drawn By: REB
 Checked By: REB
 Date: 3.09.2026
 Issue: NOT FOR CONSTRUCTION

SITE LANDSCAPE PLAN

LANDSCAPE ARCHITECTURE BY:
YELLOW SPRINGS DESIGN
 PO Box 472
 YELLOW SPRINGS, OHIO 45387
 (O) 937.767.8199 (M) 937.654.8199
 ydsdesign630@outlook.com



SANITARY STRUCTURE CHART

30172 SANITARY MANHOLE RM 806.24 INV 8" CLAY (W) = 796.79 INV 8" CLAY (E) = 796.79 INV 8" PVC (S) = 796.99	30162 SANITARY MANHOLE RM 808.58 INV 8" CLAY (W) = 796.38 INV 8" CLAY (E) = 796.38
--	---

STORM STRUCTURE CHART

30172 STORM MANHOLE RM 855.07 INV 12" RCP (S) = 799.97 INV 12" RCP (W) = 798.87	30162 STORM MANHOLE RM 808.73 INV 12" RCP (S) = 802.60 INV 12" RCP (W) = 802.60	30172 CURB INLET GRATE 808.85 INV 12" RCP (N) = 802.95	30162 CURB INLET GRATE 808.67 INV 12" RCP (N) = 807.57 INV 12" RCP (E) = 807.57	30162 CATCH BASIN GRATE 810.94 INV 12" CP (W) = 807.84 INV 12" CP (N) = 808.14 INV 15" RCP (E) = 807.72	30162 CATCH BASIN GRATE 811.07 INV 24" CP (W) = 807.87 INV 12" RCP (SE) = 807.82
--	--	--	--	---	---

Line Table

Line #	Direction	Length
L1	N89° 59' 43"E	58.56
L2	S89° 59' 06"E	41.70
L3	S72° 56' 13"E	102.02
L4	S81° 23' 30"E	80.86
L5	S44° 35' 17"E	25.04

BENCHMARK
Vertical Datum: NAVD88
derived from GPS Observations

BM "50":	Benchmark set in side of a power pole located on the east side of East Lawn Drive. It is the 3rd pole south of the intersection of S.R. 73 and East Lawn Drive. Elevation = 809.15' (NAVD 88)
BM "51":	Cross notch set on south bolt of fire hydrant. Located on the south side of S.R. 73 in front of the Napa Auto Parts. Elevation = 807.72' (NAVD 88)
BM "52":	Benchmark set on south side of a power pole located on the south side of S.R. 73. It is the second pole west of the intersection of S.R. 73 and East Lawn Drive. Elevation = 810.44' (NAVD 88)

EXHIBIT "A" LEGAL DESCRIPTION
(See surveyor notes for Title Commitment information.)

Tract 1:
Situating in the City of Franklin, County of Warren and State of Ohio:
And being Lot Numbered Eight (8) Franklin Heights Subdivision as recorded in Plat Book "3", Page(s) 165 of the Plat Records of Warren County, Ohio.

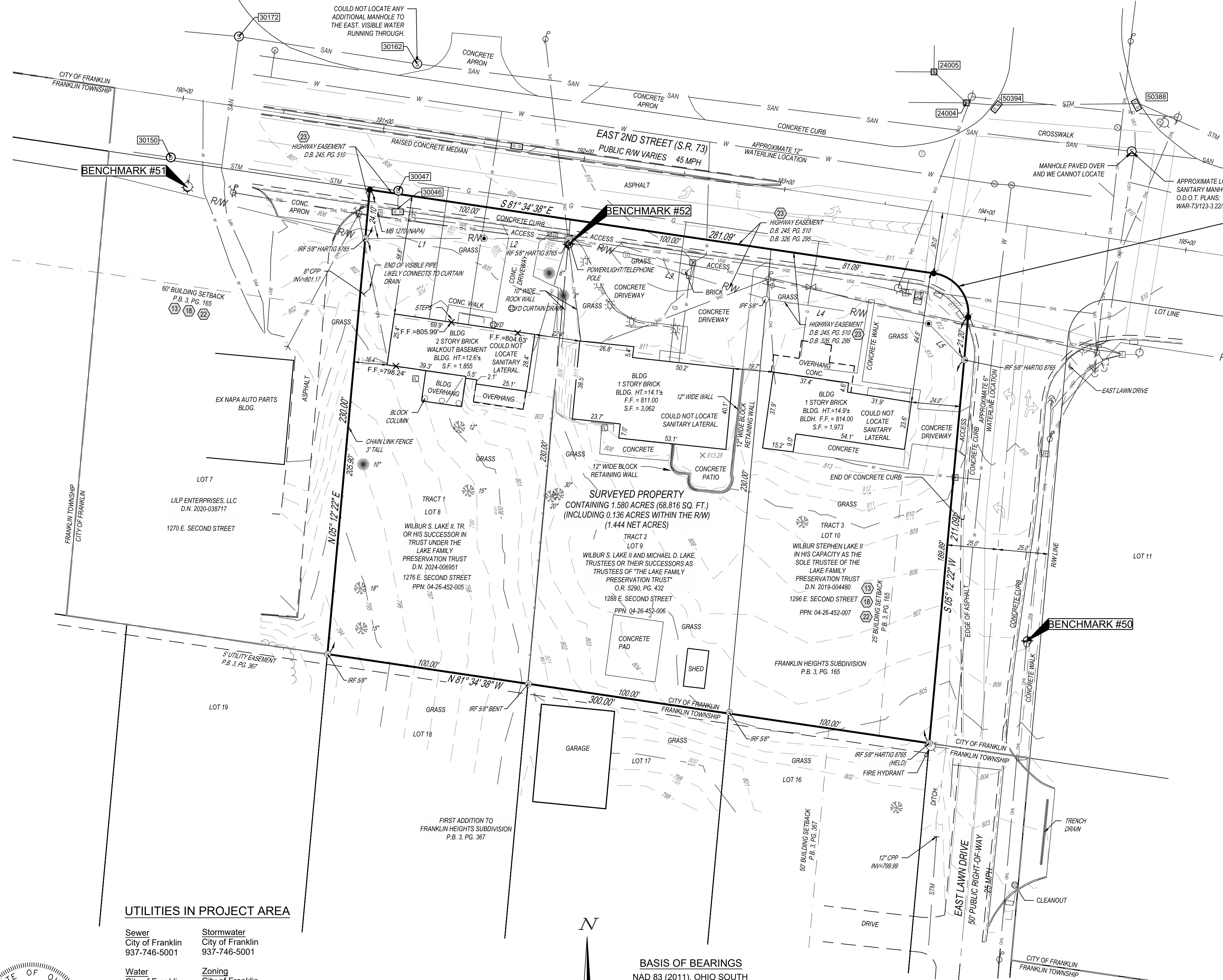
Tract 2:
Situating in the City of Franklin, County of Warren and State of Ohio and being more particularly bounded and described as follows:
Being Lot Numbered Nine (9) as the same is known and designated on the Recorded Plat of Franklin Heights Subdivision, which plat is recorded in Plat Book 3, Page 165, of the Plat Records of Warren County, Ohio, and subject to the covenants and restrictions more fully set forth on said recorded plat and subject to all legal highways.

Tract 3:
Situating in the City of Franklin, County of Warren and State of Ohio and more particularly bounded and described as follows:
Being Lot Number Ten (10) as the same is known and designated on the Recorded Plat of the Franklin Heights Subdivision, which plat is recorded in Plat Book 3, Page 165, of the Plat Records of Warren County, Ohio. Subject to all easements as shown on the Plat of said subdivision and subject to restrictions as shown on the said plat in prior deed recorded in Volume 214, Page 212.



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

- Items 1-12, 17, 21 and 26 are not survey related.
- Tract 1:
- Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Plat Volume 3, Page 165 and amended in Deed Book 315, Page 587 and in OR Book 76, Page 707 of the Warren County Records.
SETBACK LINES RECORDED IN THIS PLAT ARE SHOWN HEREON. Deed Book 315, Page 587 SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT. OR Book 76, Page 707 SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in Deed Book 272, Page 557, of the Warren County Records.
TRACT 1 OF THE SURVEYED PROPERTY IS THE SAME LAND AS DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in OR Book 576, Page 699, of the Warren County Records.
THE SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in Instrument No. 2023-009743, of the Warren County Records.
SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
- Tract 2:
- Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Plat Volume 3, Page 165 and amended in Deed Book 315, Page 587 and in OR Book 76, Page 707 of the Warren County Records.
SETBACK LINES RECORDED IN THIS PLAT ARE SHOWN HEREON. Deed Book 315, Page 587 SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT. OR Book 76, Page 707 SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in OR Book 579, Page 699, of the Warren County Records.
THE SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in Instrument No. 2023-009743, of the Warren County Records.
SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
- Tract 3:
- Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Plat Volume 3, Page 165 and amended in Deed Book 315, Page 587 and in OR Book 76, Page 707 of the Warren County Records.
SETBACK LINES RECORDED IN THIS PLAT ARE SHOWN HEREON. Deed Book 315, Page 587 SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT. OR Book 76, Page 707 SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in Deed Book 245, Page 510, of the Warren County Records.
EASEMENTS ARE ON THE SURVEYED PROPERTY AS SHOWN HEREON.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in OR Book 579, Page 699, of the Warren County Records.
THE SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.
 - Reservation, restrictions, covenants, limitations and/or easements recorded in Instrument No. 2023-009743, of the Warren County Records.
SURVEYED PROPERTY IS PART OF THE LAND DESCRIBED IN THIS DOCUMENT.



SURVEY MONUMENT LEGEND

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

TOPOGRAPHIC LEGEND

⊕ Power / Telephone Pole	⊕ Signal Pole
⊕ Light Pole	⊕ Guy Wire
⊕ Power Pole	⊕ Power/Telephone Pole
⊕ Electric Box (Access)	⊕ Fire Hydrant
⊕ Air Conditioner	⊕ Water Valve
⊕ Gas Valve	⊕ Water Meter
⊕ Cleanout	⊕ Cable Box
⊕ Sanitary Manhole	⊕ Telephone Box
⊕ Storm Manhole	⊕ Traffic Control Box
⊕ Curb Inlet	⊕ Star Light
⊕ Yard Drain	⊕ Telephone Manhole
⊕ Structure Number	⊕ Mailbox
⊕ Deciduous Tree	⊕ Rock
⊕ Pine Tree	⊕ Sign
G Gas Line	W Water Line
UGE Underground Electric	UGT Underground Communications
OHL Overhead Utility Line	STM Storm Sewer
SAV Sanitary Sewer	Handrail
X Fence Line	Edge of Water
Tree Line	

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Chicago Title Insurance Company, Commitment Number 5725100449 and bearing an effective date of October 28, 2025 at 12:00 a.m.
- Occupation in general matched the survey.
- The utilities shown are located from field survey information and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. OLI'S Ticket #A306703514, B306701456, B306701470, & B306701480 And markings provided by Underground Detective.
- Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39165C0009E, effective date: December 17, 2010 published by the Federal Emergency Management Agency.
- Direct access to the subject parcel is available via State Route 73 and East Lawn Street, being a public rights-of-way.
- No evidence of recent earth movement, building construction, or building additions observed on the surveyed property at the time of the fieldwork.
- No changes to street right-of-way lines were provided to the surveyor at the time of this survey.
- There are no marked parking spaces on the surveyed property.
- A zoning report was not provided to the surveyor at the time of the survey.

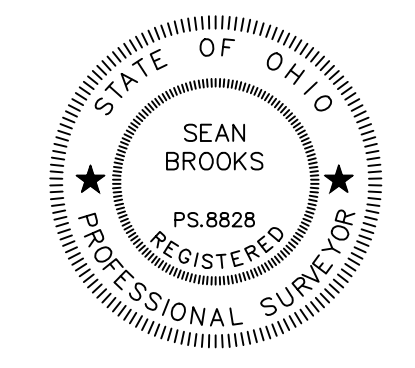
SURVEYOR'S CERTIFICATION:

TO: (i) JFKE, LLC
(ii) Wilbur S. Lake, II, Trustee
(iii) Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on March 5, 2025 and verified on December 29, 2025.

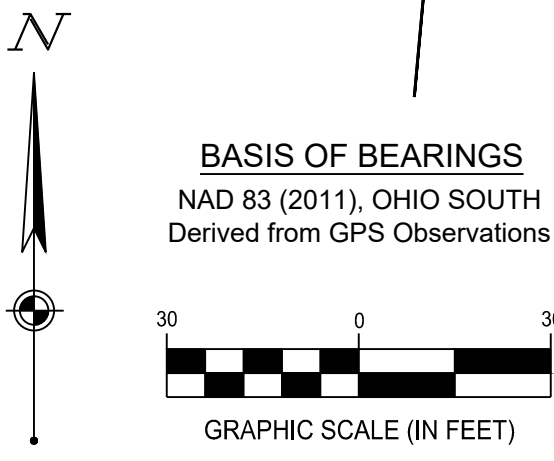
Date of Plat or Map: January 27, 2026

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



UTILITIES IN PROJECT AREA

Sewer City of Franklin 937-746-5001	Stormwater City of Franklin 937-746-5001
Water City of Franklin 937-746-5001	Zoning City of Franklin 937-746-9921 X 1401
Electric Duke Energy 877-700-3853	Gas Service Duke Energy 877-700-3853
Communications Cincinnati Bell 513-566-5254	



ALTA / NSPS Land Title Survey
1276, 1288, & 1296 East Second Street (S.R. 73)
Section 26, Town 2, Range 5
City of Franklin, Warren County, Ohio

Revisions / Submissions

ID	Description	Date

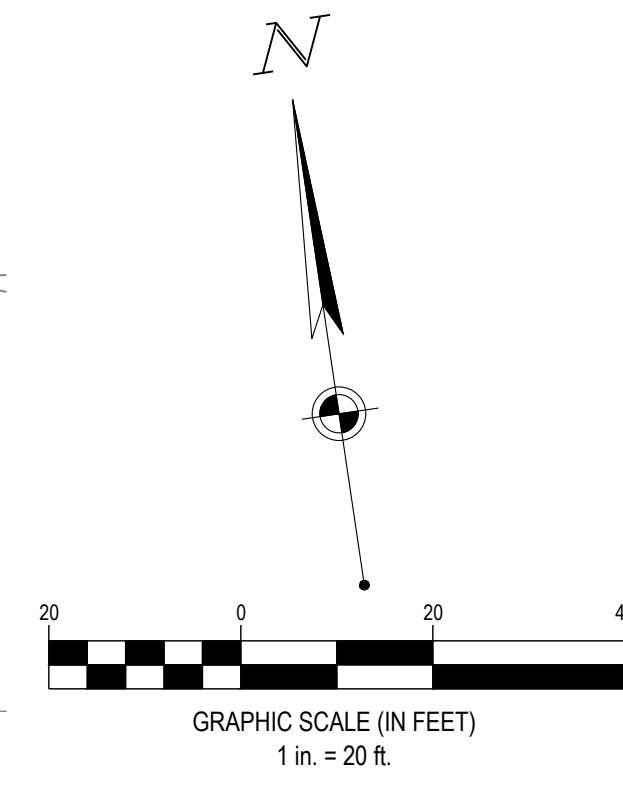
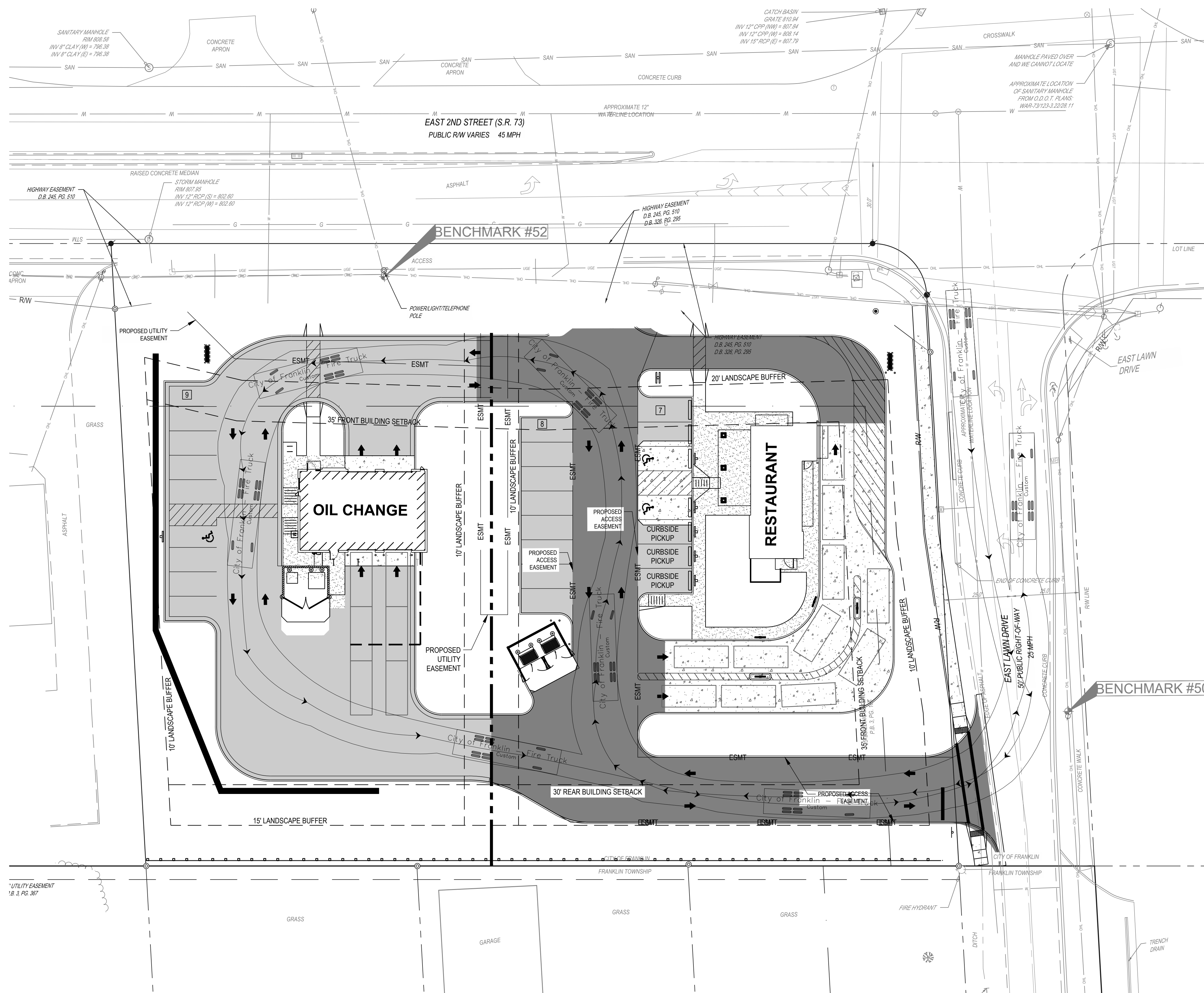
© 2023 CESO, INC.
Project Number: 767517-01
Scale: 1" = 30'
Drawn By: CTT / DAS
Checked By: JKH
Date: 1/27/2026
Issue:

Drawing Title:
ALTA/NSPS Land Title Survey

1 of 1

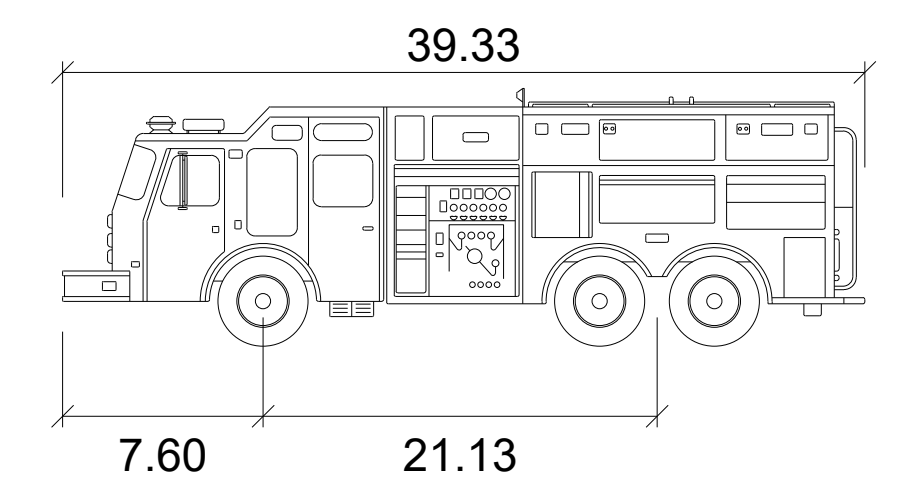
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C:\DCA\ACC\des\CESO\Realty Link Franklin OH\Project Files\CESO\03-CIVIL\PLAN\EXHIBIT\767517_Truck_Turns_1.dwg - 3/10/2026 - Vince Oliver



SITE LEGEND

- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- EXISTING**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - CONCRETE CURB
 - PAVEMENT/WALK
 - RETAINING WALL
 - PARKING SPACE COUNT
 - SIGN
 - CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - CURB INLET
 - CLEANOUT
 - YARD DRAIN
 - DOWN SPOUT
 - FIRE HYDRANT
 - LIGHT POLE
 - CONCRETE BUMPER BLOCK
- PROPOSED**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK



City of Franklin - Fire Truck

	feet
Width	: 9.25
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
ID	Description	Date

Project Number: 767517
 Scale: 1" = 20'
 Drawn By: VMO
 Checked By: JS
 Date: 03/11/2026
 Issue: NOT FOR CONSTRUCTION

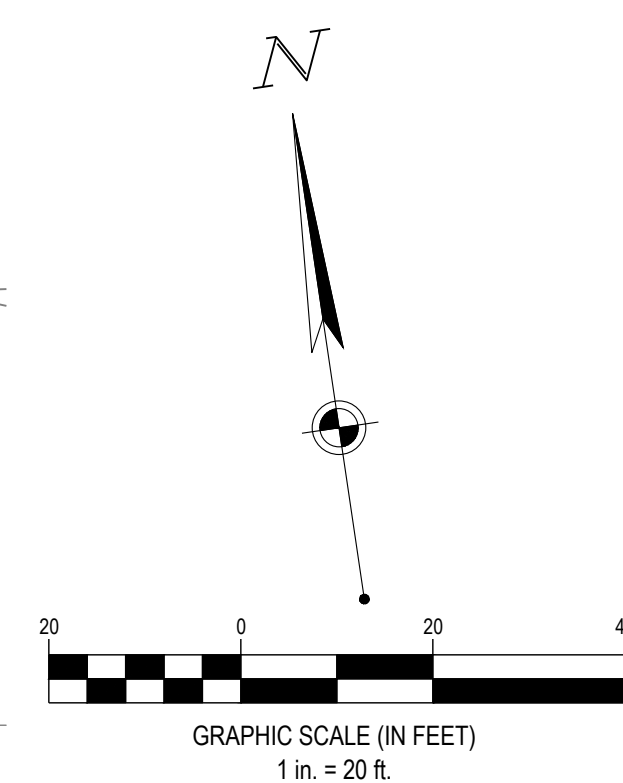
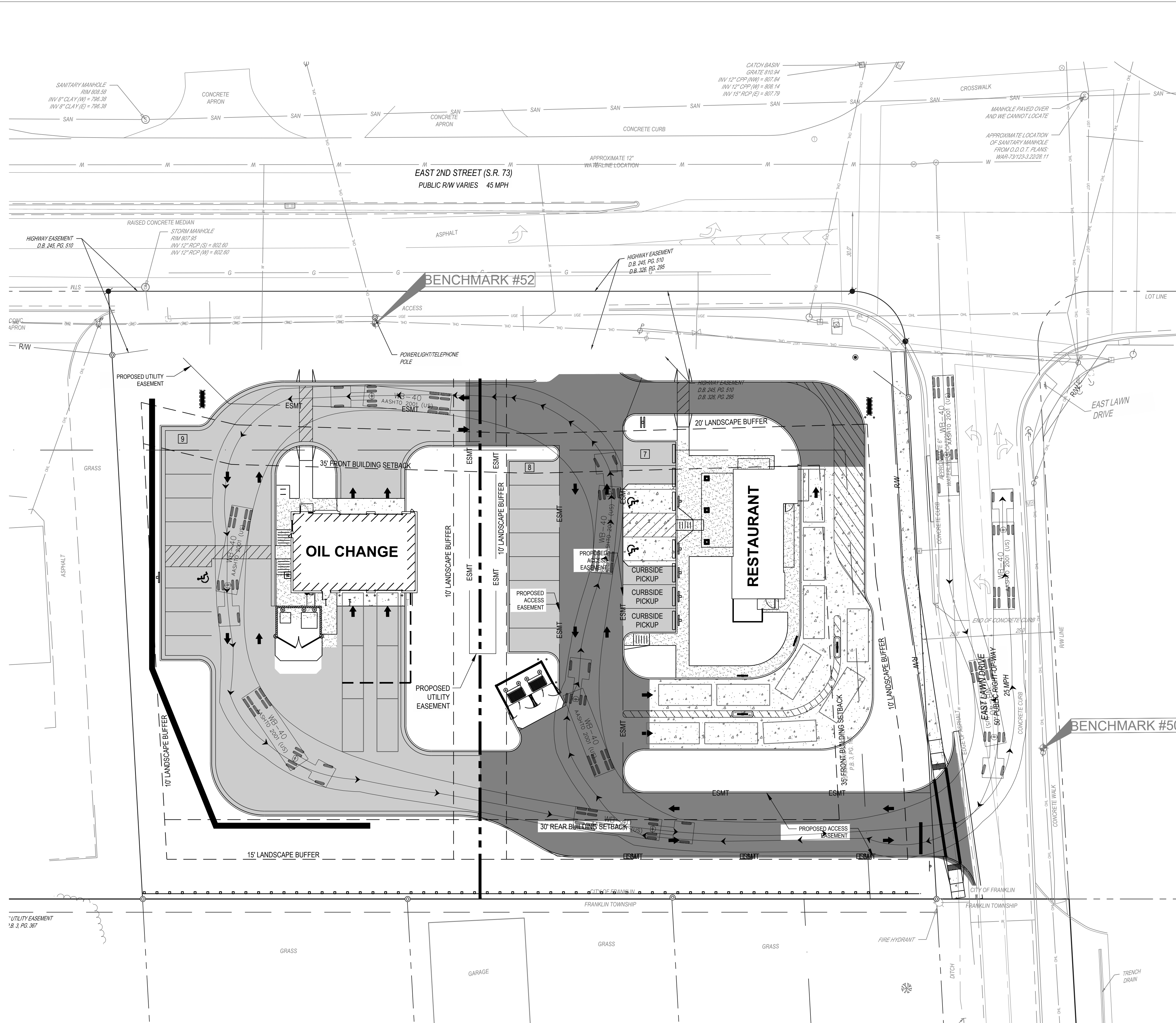
Drawing Title:
FIRE TRUCK AUTOTURN



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

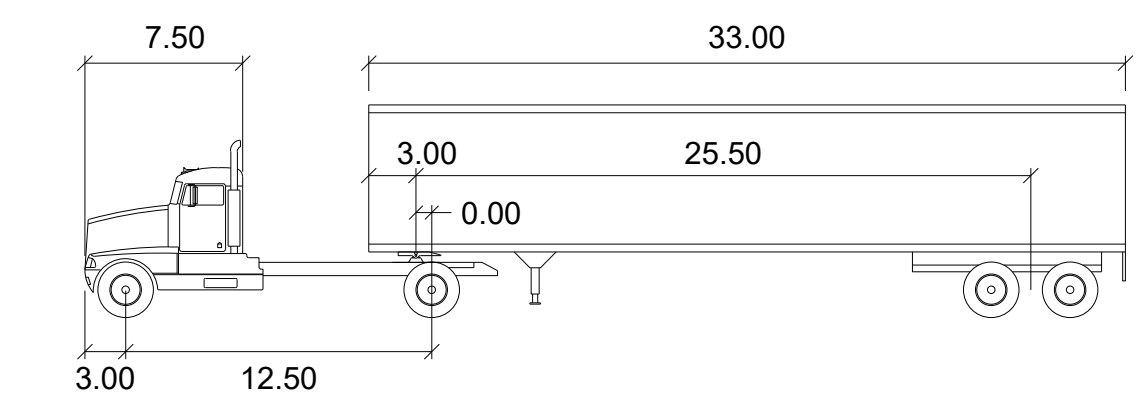
EX-4.0

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SITE LEGEND

- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- EXISTING**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - CONCRETE CURB
 - PAVEMENT/WALK
 - RETAINING WALL
 - PARKING SPACE COUNT
 - SIGN
 - CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - CURB INLET
 - CLEANOUT
 - YARD DRAIN
 - DOWN SPOUT
 - FIRE HYDRANT
 - LIGHT POLE
 - CONCRETE BUMPER BLOCK
- PROPOSED**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK



WB-40

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions

ID	Description	Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

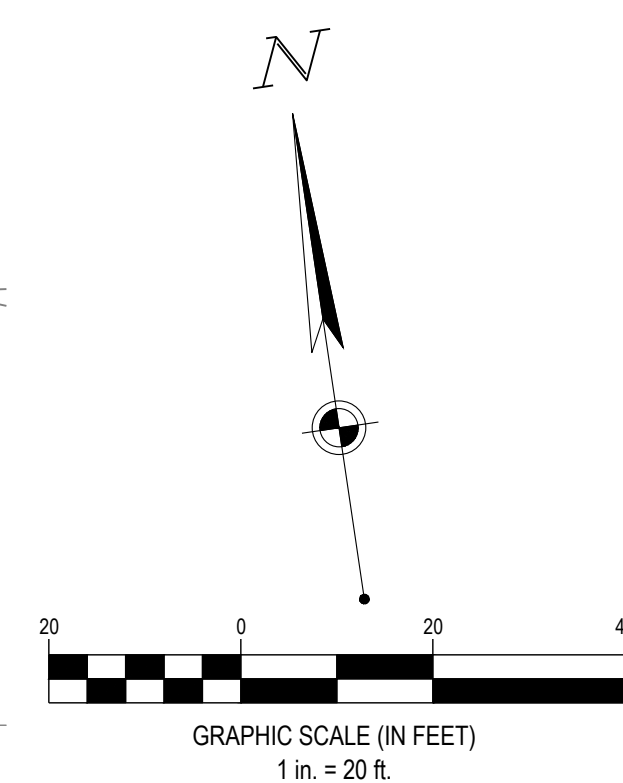
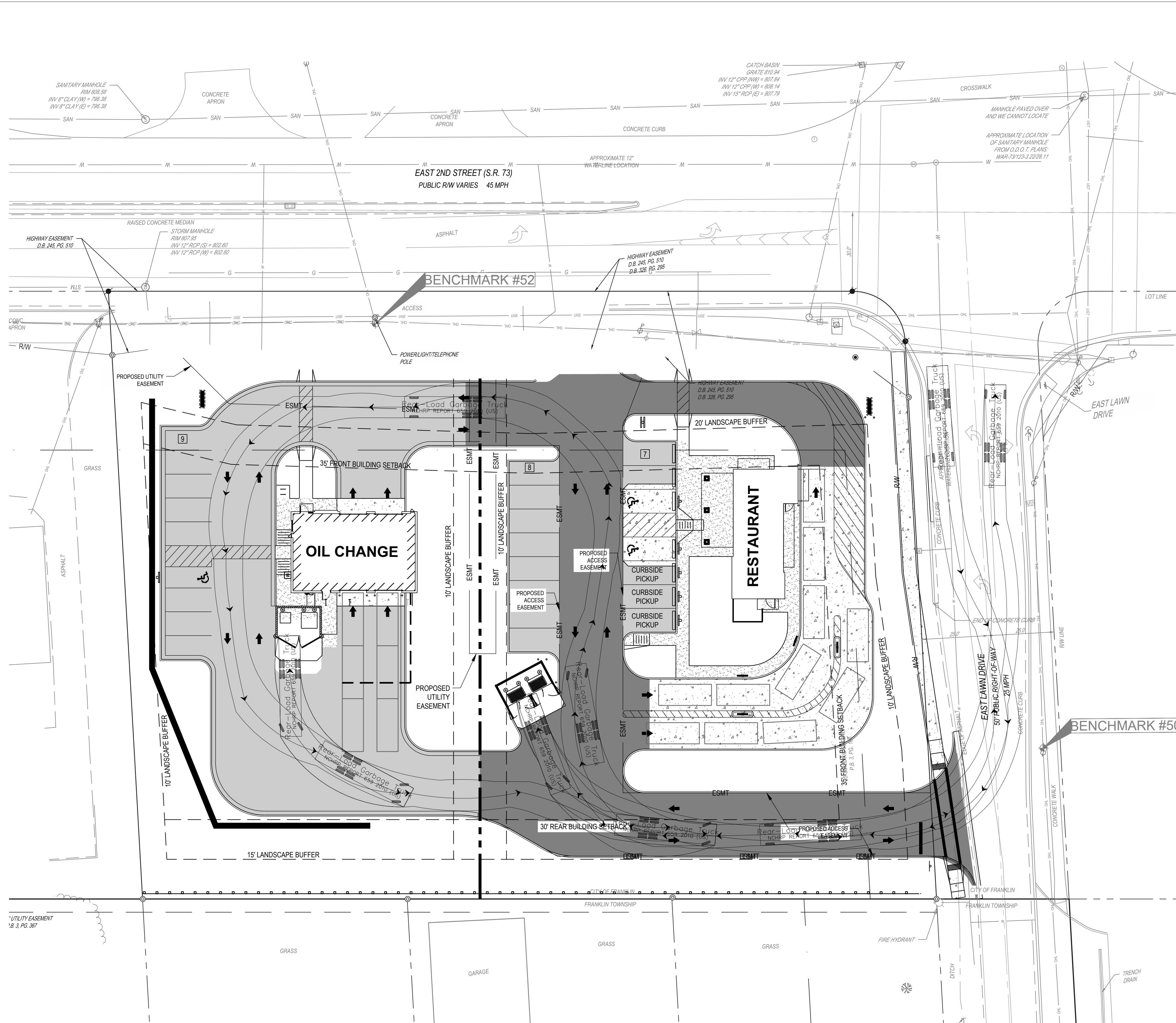
Drawing Title:
DELIVERY VAN AUTOTURN

EX-5.0

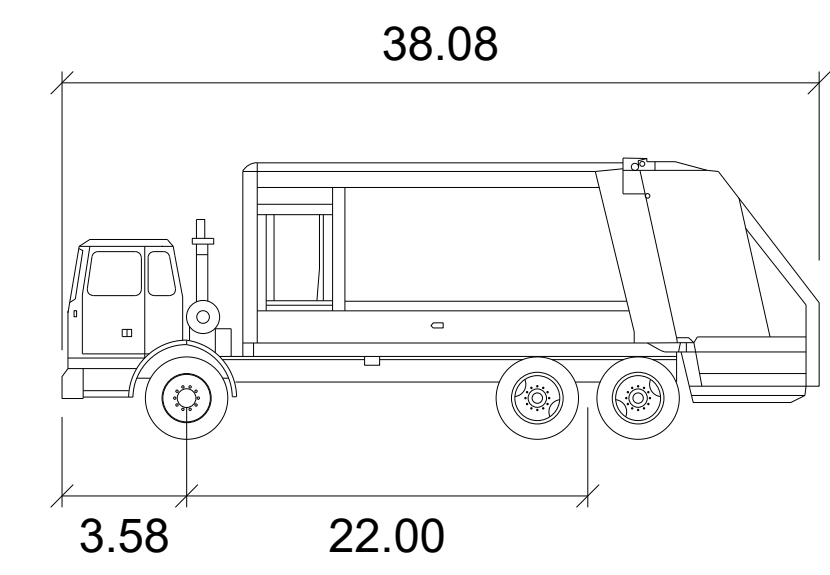


FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

C:\DCA\ACC\des\CESO\Realty Link Franklin OH\Project Files_CESO\03-CIVIL\PLAN\EXHIBIT\767517_Truck_Turns_1.dwg - 3/10/2026 - Vince Oliver



- SITE LEGEND**
- REFER TO C1.0 FOR EXISTING FEATURES LEGEND
- EXISTING**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - CONCRETE CURB
 - PAVEMENT/WALK
 - RETAINING WALL
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 - FIRE HYDRANT
 - LIGHT POLE
 - CONCRETE BUMPER BLOCK
- PROPOSED**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK



Rear-Load Garbage Truck

feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

Steering Angle : 27.4



OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
ID	Description	Date

Project Number: 767517
 Scale: 1" = 20'
 Drawn By: VMO
 Checked By: JS
 Date: 03/11/2026
 Issue: NOT FOR CONSTRUCTION

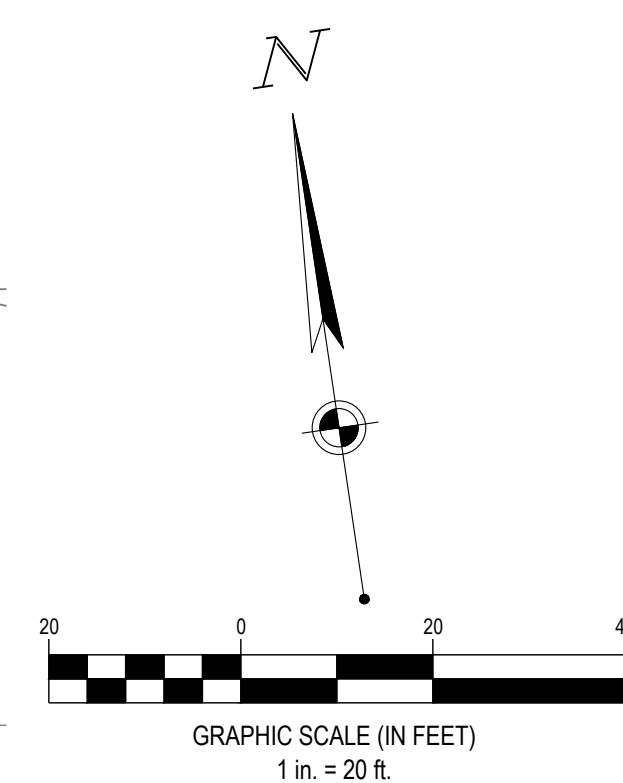
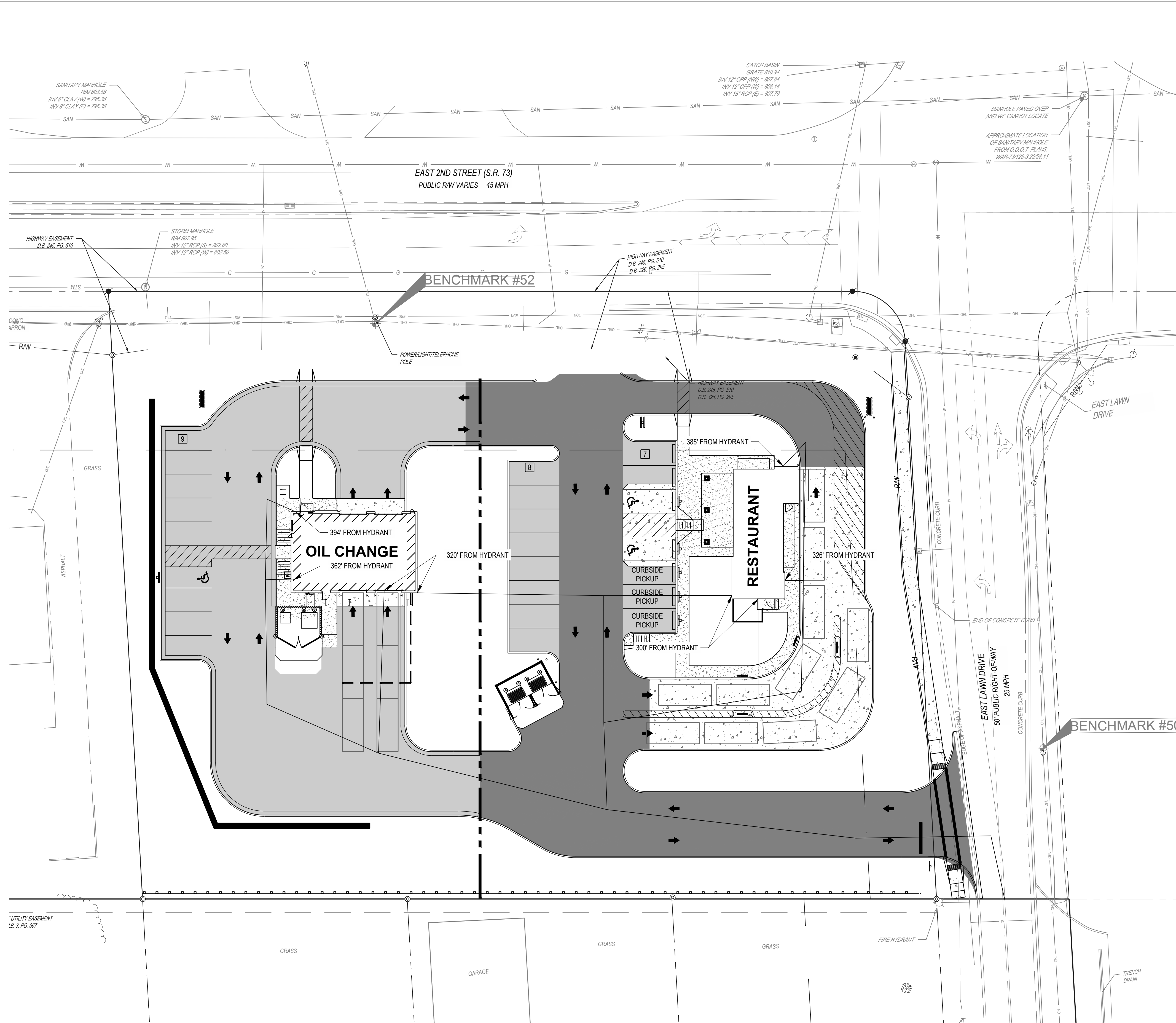
Drawing Title:
GARBAGE TRUCK AUTOTURN

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



EX-6.0

C:\DCC\AccDes\CESOR\Realty Link Franklin OH\Project Files_CES0105-CVIL\PLAN\EXHIBIT\767517_Truck_Turns_1.0.dwg - 3/10/2026 - Vince Oliver



SITE LEGEND

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

EXISTING	
	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	CENTERLINE
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	RETAINING WALL
	PARKING SPACE COUNT
	SIGN
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	YARD DRAIN
	DOWN SPOUT
	FIRE HYDRANT
	LIGHT POLE
	CONCRETE BUMPER BLOCK



OH FRANKLIN EAST 2ND, LLC

FRANKLIN, OH
EAST 2ND STREET
FRANKLIN, OH 45005

Revisions / Submissions		
ID	Description	Date

Project Number: 767517
Scale: 1" = 20'
Drawn By: VMO
Checked By: JS
Date: 03/11/2026
Issue: NOT FOR CONSTRUCTION

Drawing Title:
FIRE HYDRANT DISTANCE

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



EX-7.0