

GENERAL NOTES

- THE CITY OF FRANKLIN, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. (IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF FRANKLIN REQUIREMENTS, THE CITY OF FRANKLIN REQUIREMENTS SHALL PREVAIL).
- THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL "TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (8-1-1 OR 1-800-362-2764) 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
- THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM THEMSELVES CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THEM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
- NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION. ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LOADED WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
- ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5745-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
- ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 152.01 AND 152.02 IN ADDITION ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: OHIO DEPARTMENT OF NATURAL RESOURCES, 2045 MORRIS ROAD, COLUMBUS, OHIO 43229, 614-265-6576.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHERAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE FULL DEPTH SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RE-cut TO NEAR LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- THE CONTRACTOR SHALL FULL DEPTH SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

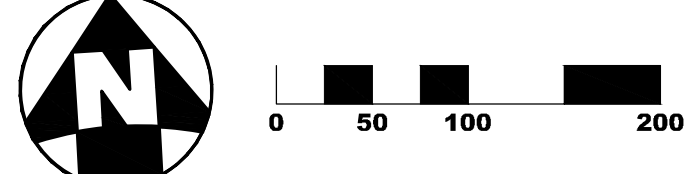
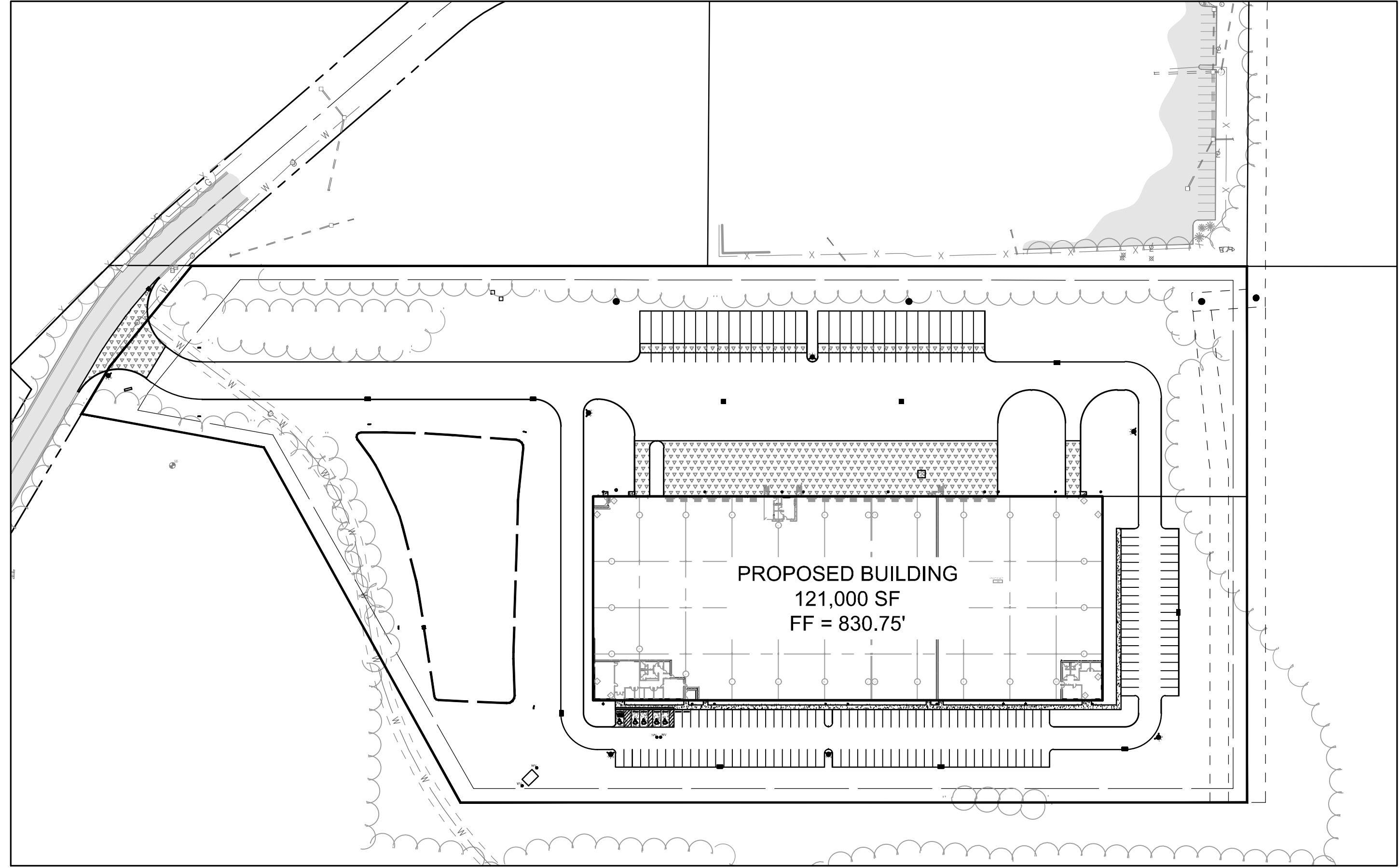
- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES OR EXCAVATING MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE, PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURY/BORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURY/BORROW OPERATIONS. AS BURY/BORROW PITS WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE CITY OF FRANKLIN AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 609.
- CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

UTILITY NOTES

- ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY. IF NECESSARY, REPLACED DRAIN TILE STORM SEWER SHALL BE Laid ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES. CATCH BASINS WITHIN AN ACCESSIBLE ROUTE SHALL CONFORM TO ADA REQUIREMENTS.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- ALL CATCH BASINS WITH DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS, STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 6" SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL COORDINATE WITH CONSTRUCTION MANAGER.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.35, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.21, 707.22, OR REINFORCED CONCRETE PIPE, ODOT ITEM 708.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 708.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.13 (N13) OR 0.13 (N13) OR LESS.
- ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 6" UNLESS OTHERWISE NOTED.
- ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
- ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
- SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FRANKLIN. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF STEUBENVILLE AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET, UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE. FREE OF SILT AND FINES. AASHTO M45 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10" HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4" OF COVER.
- WATERLINE 4 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI, AWWA C151 OR PVC AWWA C900, OR 14" PRESSURE CLASS 300 PSI. FIRE SERVICE PIPING SHALL MEET THE REQUIREMENTS OF NFPA 24. WATERLINE 2 INCHES AND UNDER TO BE TYPE "K" SOFT COPPER TUBING, ASTM B 88, OR APPROVED POLYUBING.

SUBURBAN ACCESSORIES CONSTRUCTION DRAWINGS

INDUSTRIAL DRIVE
FRANKLIN, OH 45005

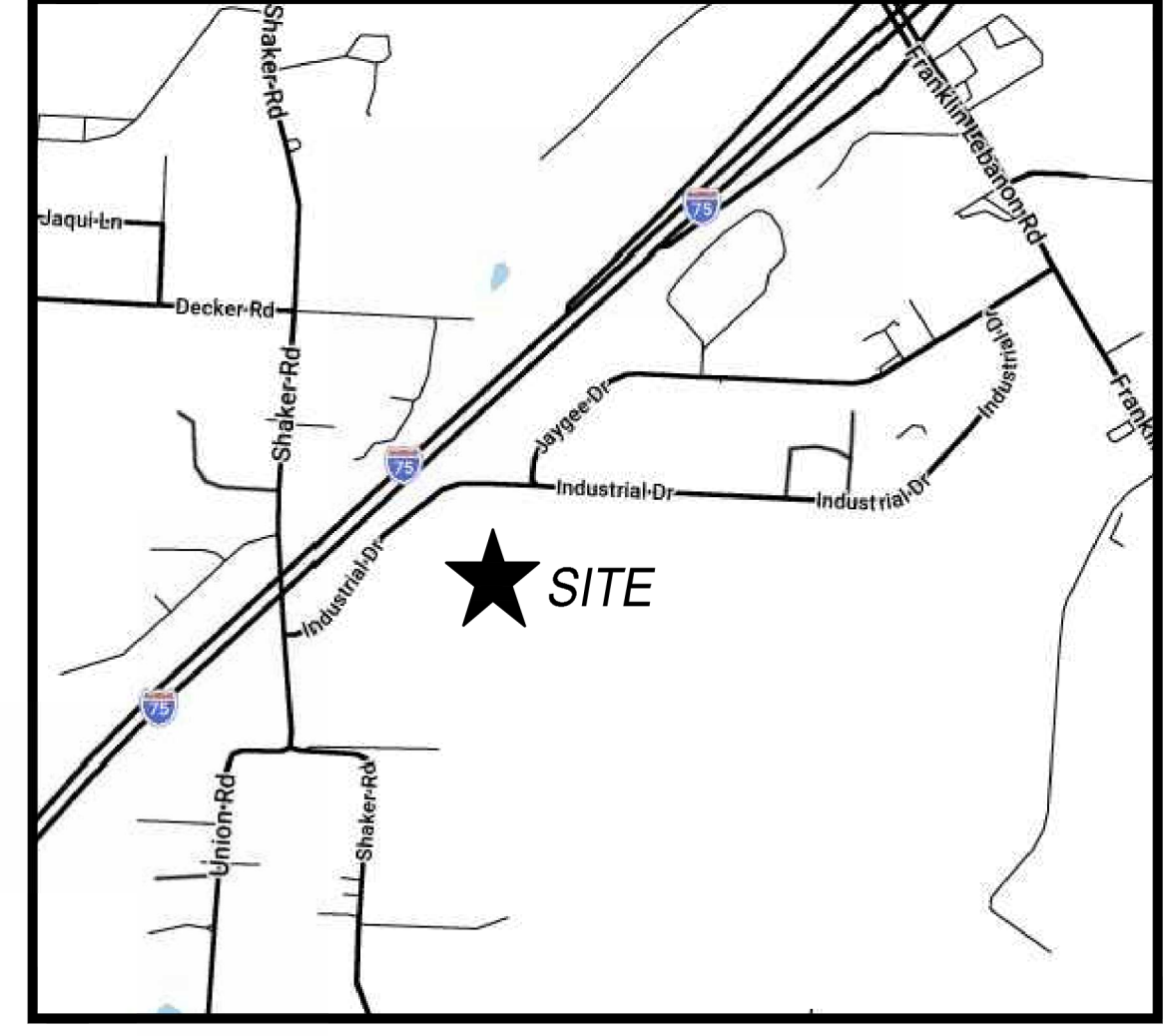


SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	SITE DETAILS
C102	UTILITY DETAILS
C200	EXISTING CONDITIONS AND DEMOLITION PLAN
C300	LOCATION PLAN
C301	LOCATION PLAN ENLARGEMENTS
C302	FIRETRUCK TURN EXHIBIT
C400A	UTILITY PLAN A
C400B	UTILITY PLAN B
C401A	UTILITY PLAN SANITARY MAIN EXTENSION A
C401B	UTILITY PLAN SANITARY MAIN EXTENSION B
C410	UTILITY PROFILES
C411A	UTILITY PROFILES A
C411B	UTILITY PROFILES B
C500A	GRADING AND EROSION CONTROL PLAN A
C500B	GRADING AND EROSION CONTROL PLAN B
C501A	GRADING PLAN ENLARGEMENTS A
C501B	GRADING PLAN ENLARGEMENTS B
C600	EROSION CONTROL NOTES
C601	EROSION CONTROL DETAILS

SUMMARY TABLE:

SITE AREA:	13.72 AC
IMPERVIOUS AREA (INDUSTRIAL USE):	6.72 AC
OPEN SPACE:	7.00 AC
BUILDING AREA:	121,000 SF
BUILDING HEIGHT:	35 FT 4 IN
LOT COVERAGE:	48.98%



VICINITY MAP
N.T.S.

ESTIMATED CONSTRUCTION SCHEDULE:

START DATE: JUNE 01, 2026
END DATE: OCTOBER 01, 2026

SITE DATA:

OWNER OF RECORD: BUNNELL HILL DEVELOPMENT
3000 HENKLE DRIVE
LEBANON, OH 45036

DEVELOPER: BUNNELL HILL DEVELOPMENT
3000 HENKLE DRIVE
LEBANON, OH 45036

ENGINEER/SURVEYOR: THE KLEINGERS GROUP
6219 CENTRE PARK DRIVE
WEST CHESTER, OH, 45069

SITE INFORMATION

BOUNDARY:	BASED ON BOUNDARY SURVEY BY THE KLEINGERS GROUP
TOPOGRAPHY:	BASED ON TOPOGRAPHIC SURVEY BY THE KLEINGERS GROUP
EXISTING ZONING:	I-2
PROPOSED ZONING:	I-2
EXISTING USE:	VACANT LAND
PROPOSED USE:	DISTRIBUTION CENTER

UTILITY/GOVERNING AGENCY CONTACTS:

- TELECOM**
ALT NUMBER
221 E 4TH ST, BLDG 43
CINCINNATI, OH 45201
(513) 965-7143
CONTACT: MARK CONNER
- TIM WARNER CABLE
1120 CORNELL PARK DR
CINCINNATI, OH 45242
(513) 385-4483
CONTACT: JIM O'REILLY
- WATER**
CITY OF FRANKLIN PUBLIC WORKS - WATER DIVISION
202 BAXTER DRIVE
FRANKLIN, OH 45005
(607) 746-9001
CONTACT: NICK MUELLER
NMUELLER@FRANKLINOHIO.ORG
- SEWER**
CITY OF FRANKLIN PUBLIC WORKS - SEWER DIVISION
202 BAXTER DRIVE
FRANKLIN, OH 45005
(607) 746-9001
CONTACT: LUKE WOLFENBARGER
LWOLFENBARGER@FRANKLINOHIO.ORG
- GAS**
DUKE ENERGY
617 TODDENTER RD
MONROE, OH 45050
(513) 312-1338
CONTACT: BEN CHASTEN
BENCHASTEN@DUKE-ENERGY.COM
- ELECTRIC**
DUKE ENERGY
617 TODDENTER RD
MONROE, OH 45050
(513) 538-2855
CONTACT: BRETT KING
BRETT.KING@DUKE-ENERGY.COM
- STORM**
CITY OF FRANKLIN PUBLIC WORKS - STORMWATER DIVISION
202 BAXTER DRIVE
FRANKLIN, OH 45005
(607) 746-9001
CONTACT: LUKE WOLFENBARGER
LWOLFENBARGER@FRANKLINOHIO.ORG

THE KLEINGERS GROUP

CHIEF ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr. West Chester, OH 45069
513.779.7851

STATE OF OHIO
Professional Engineer
No. 412726

NO. DATE DESCRIPTION
1 04-28-2026 PERMIT SET

SCALE:

SHEET NAME:

SUBURBAN ACCESSORIES
INDUSTRIAL DRIVE
FRANKLIN, OH 45005

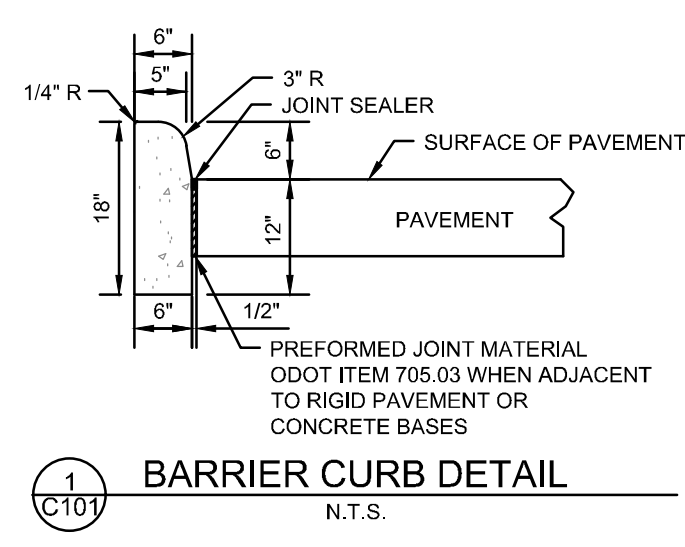
PROJECT NO: 200295.005
DATE: 04-28-2026

SCALE:

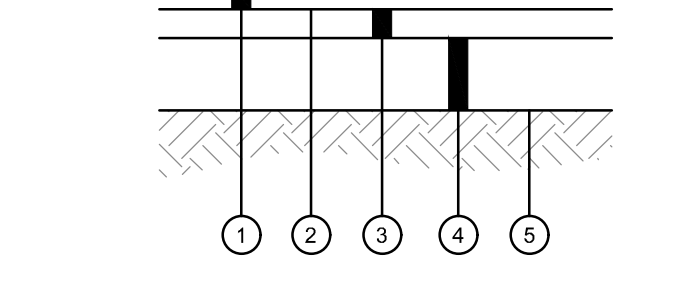
SHEET NAME:

COVER SHEET

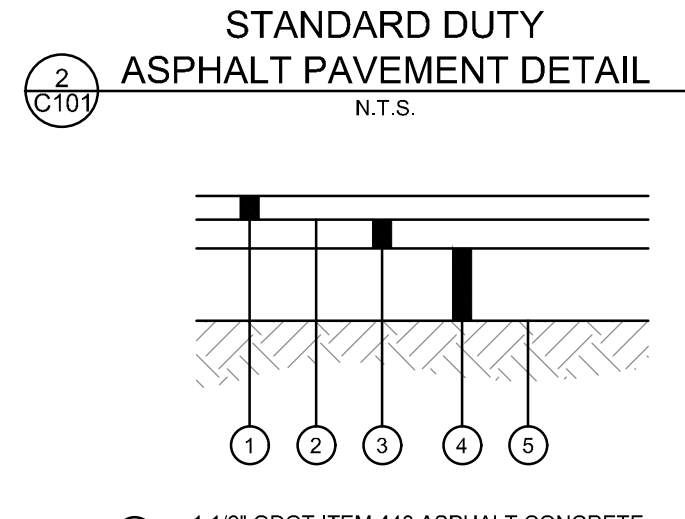
SHEET NO:
C100



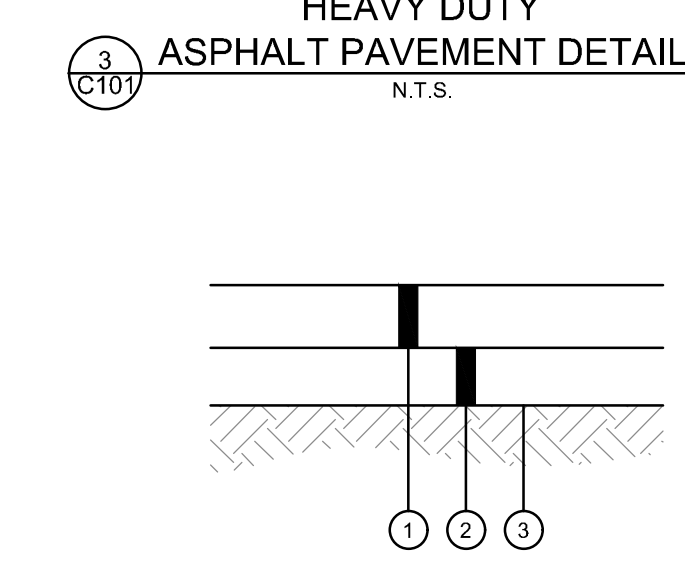
1 BARRIER CURB DETAIL
N.T.S.



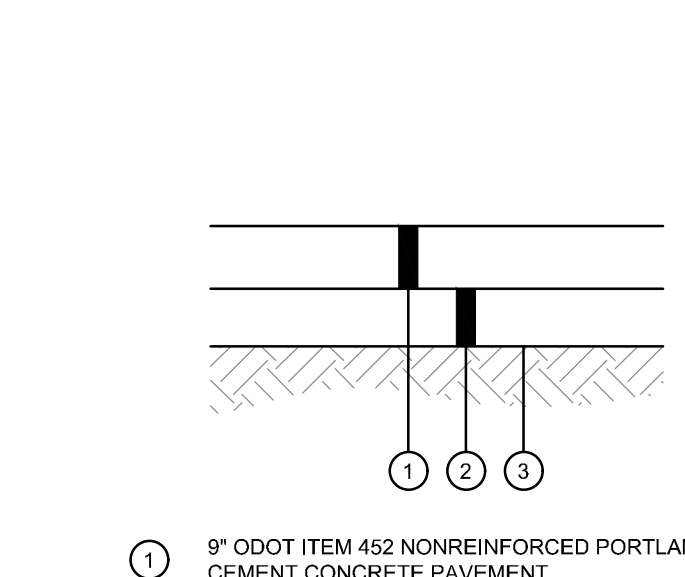
2 STANDARD DUTY ASPHALT PAVEMENT DETAIL
N.T.S.



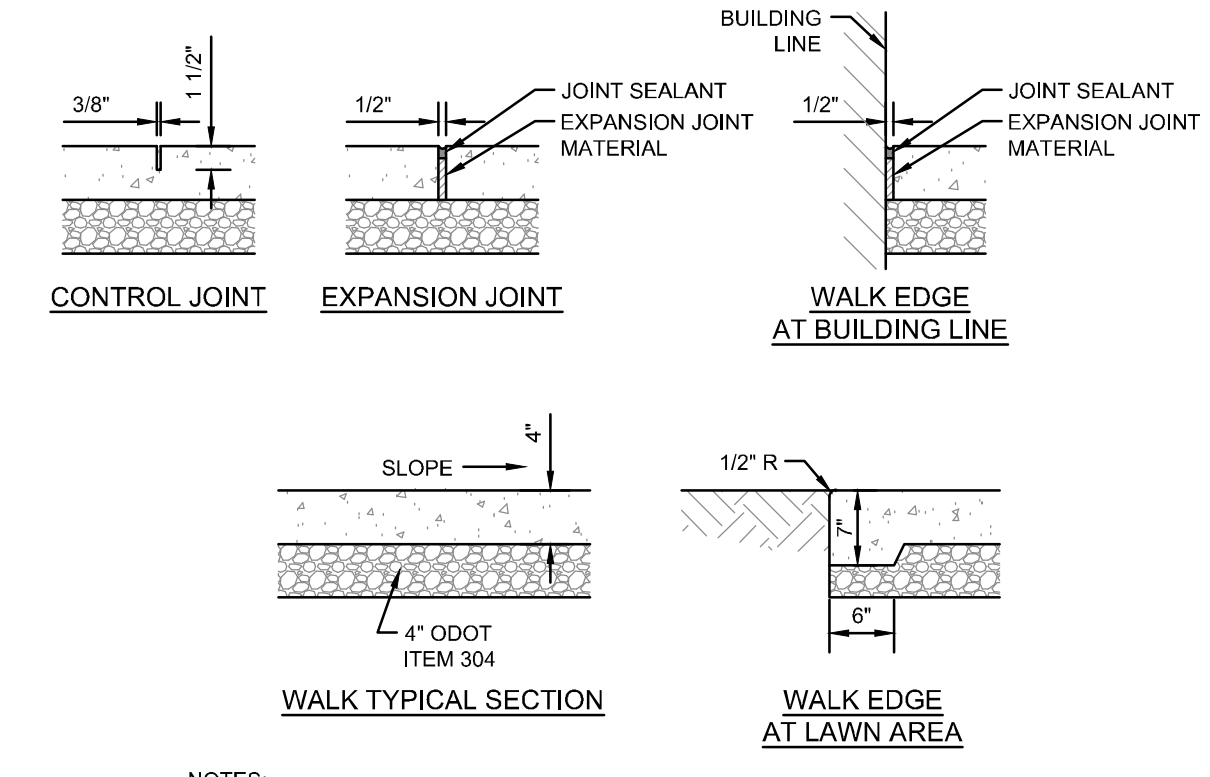
3 HEAVY DUTY ASPHALT PAVEMENT DETAIL
N.T.S.



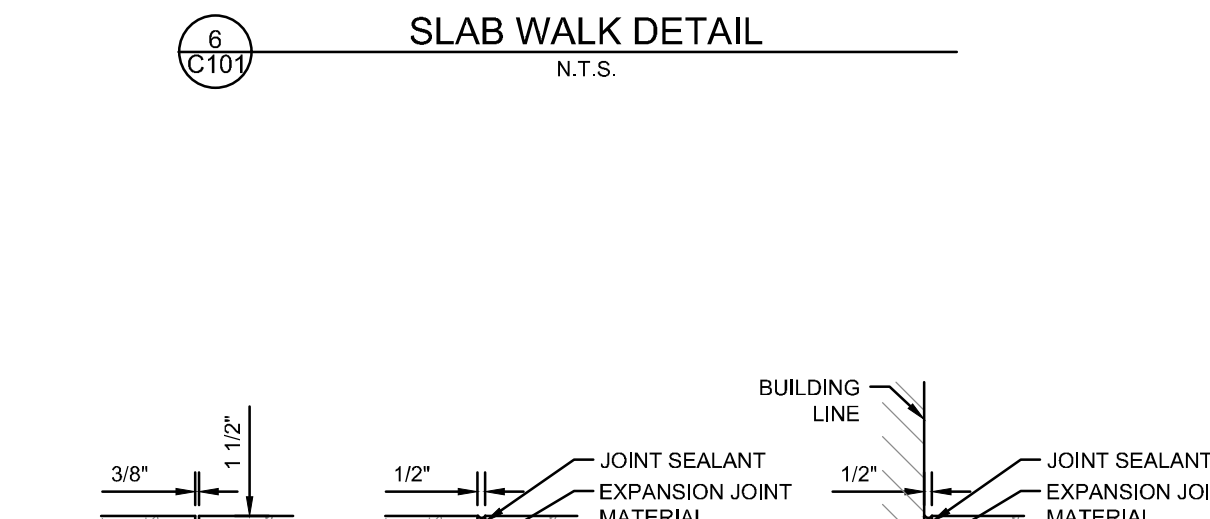
4 DOCK APRON AND DOLLY PAD CONCRETE PAVEMENT DETAIL
N.T.S.



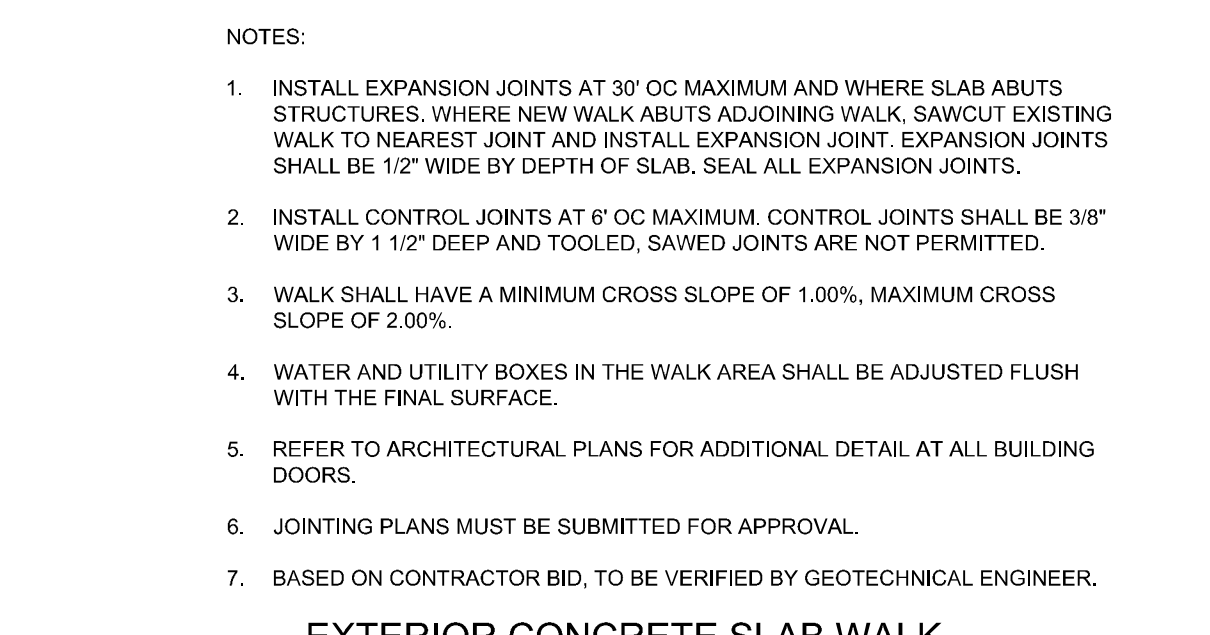
5 SITE ENTRANCE APRON CONCRETE PAVEMENT DETAIL
N.T.S.



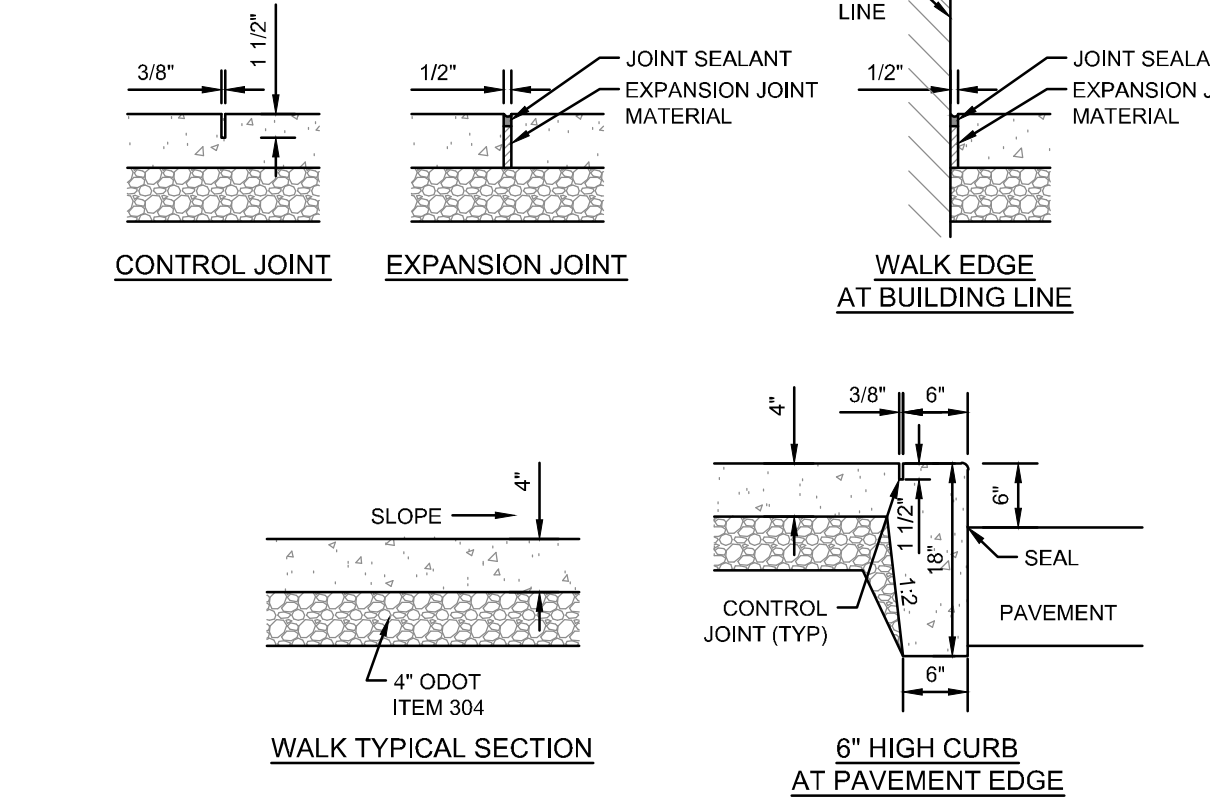
6 EXTERIOR CONCRETE SLAB WALK DETAIL
N.T.S.



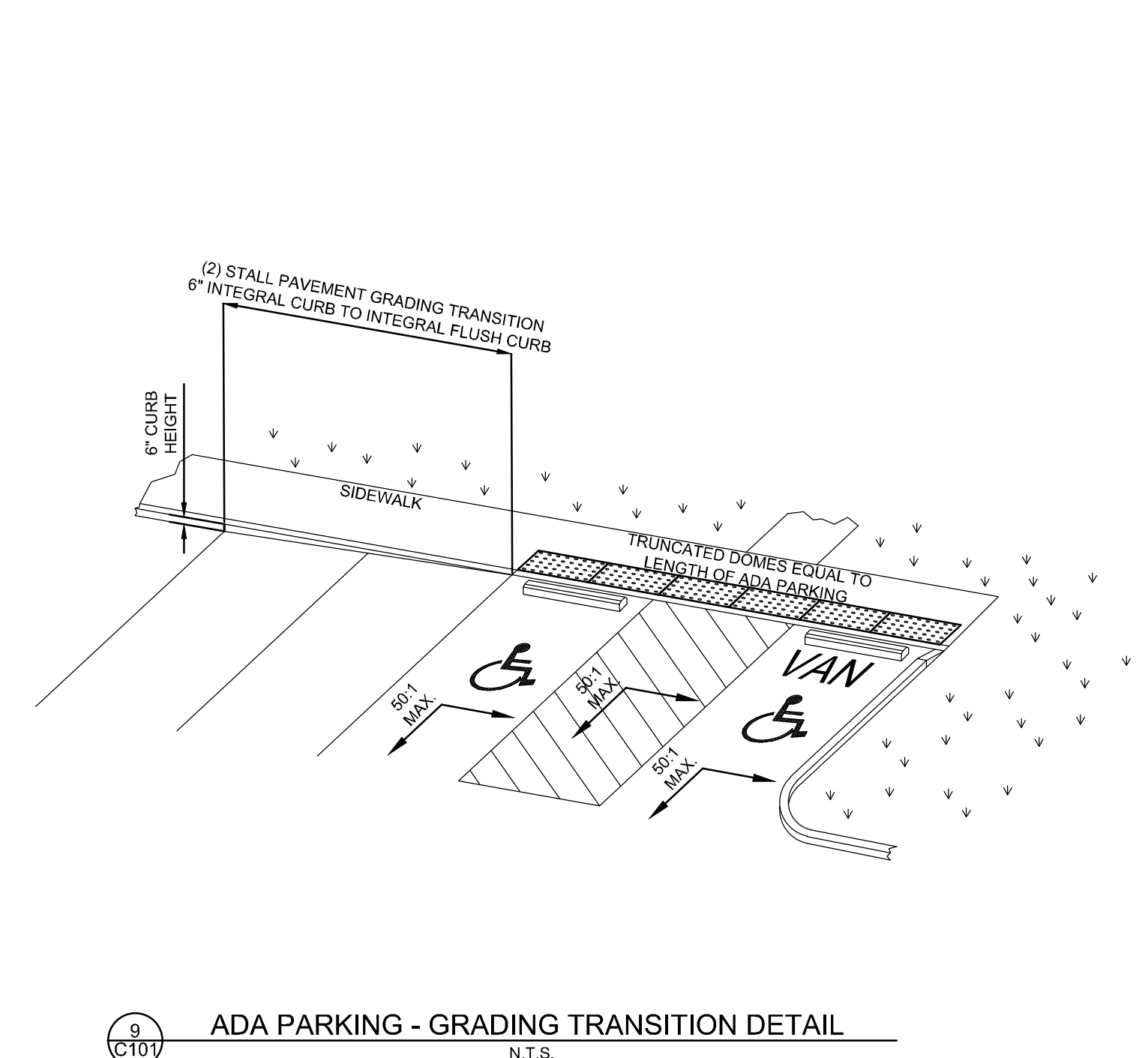
7 EXTERIOR CONCRETE SLAB WALK WITH FLUSH CURB DETAIL
N.T.S.



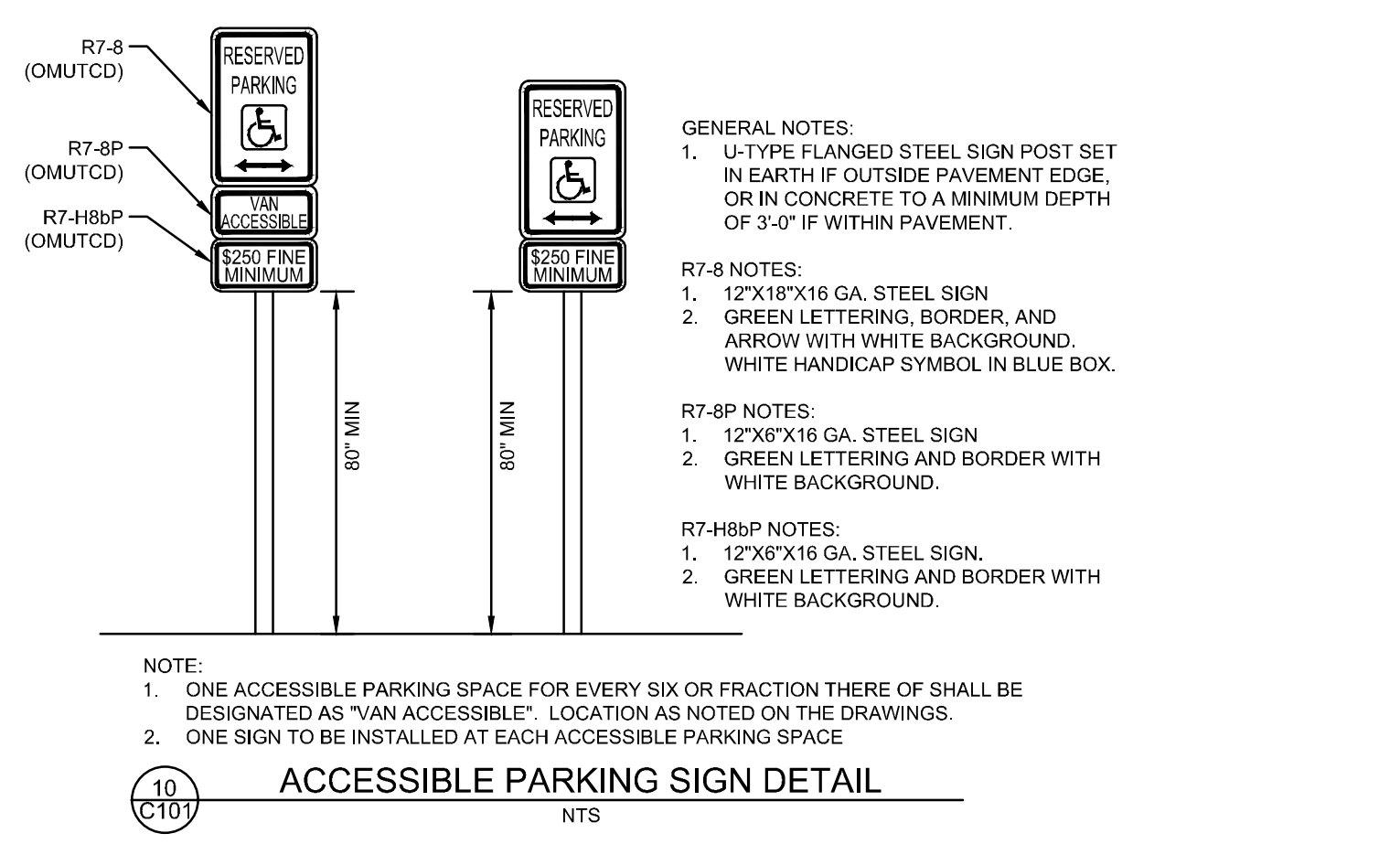
8 EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL
N.T.S.



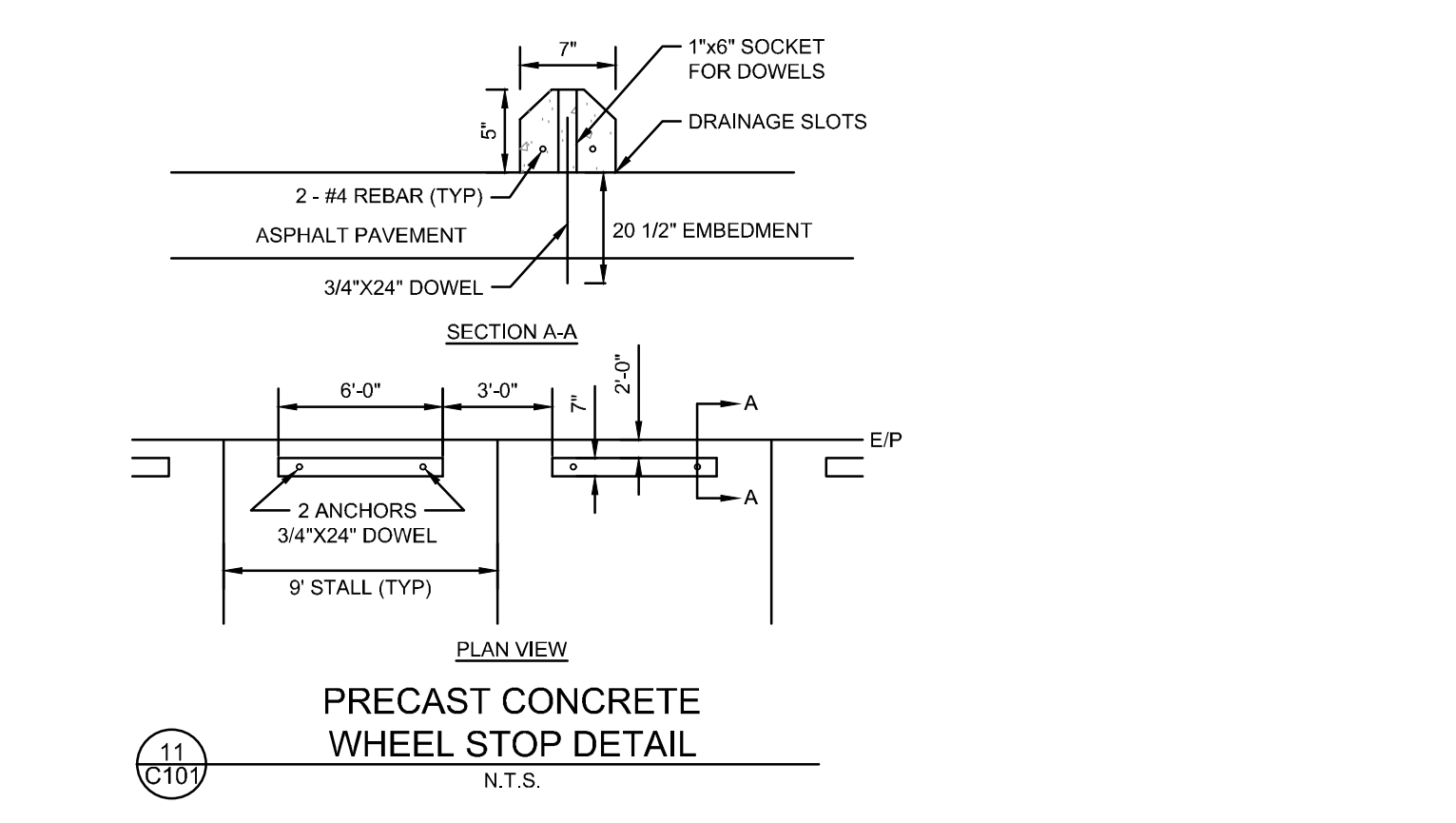
9 EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL
N.T.S.



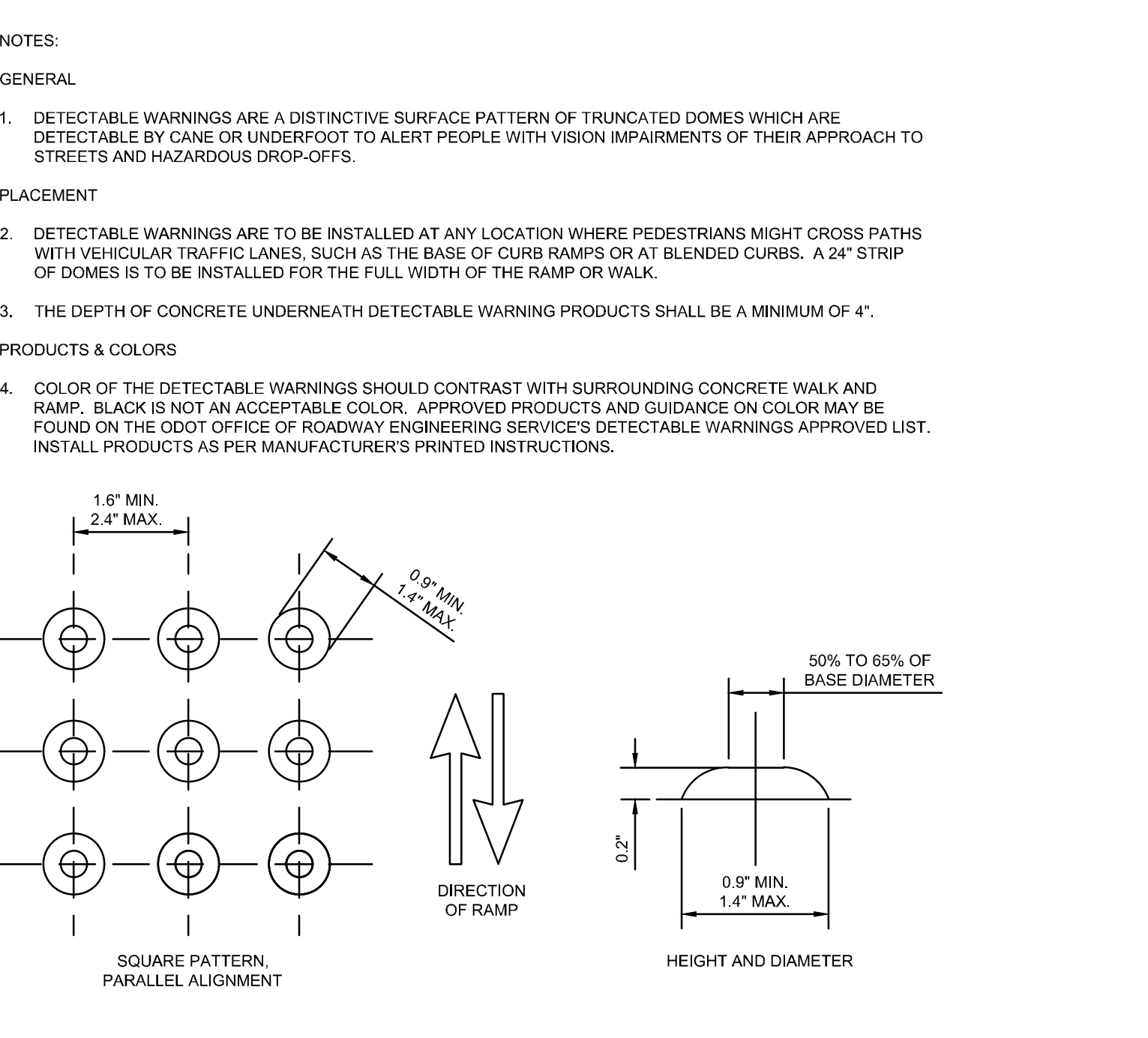
9 ADA PARKING - GRADING TRANSITION DETAIL
N.T.S.



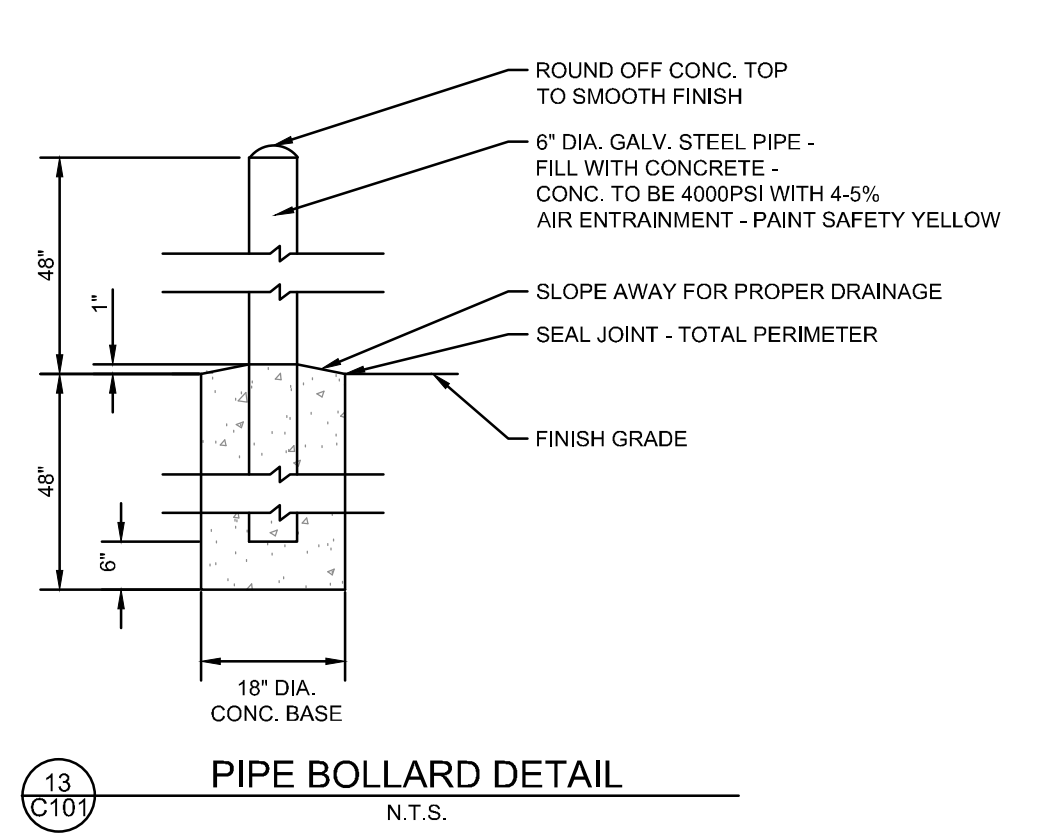
10 ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



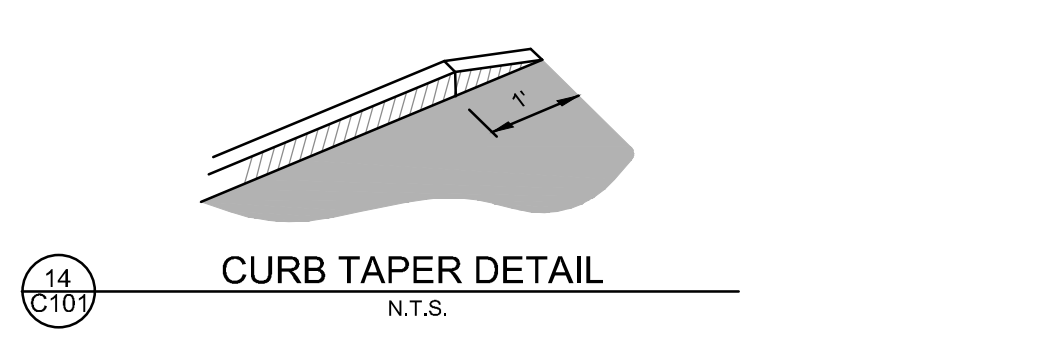
11 PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



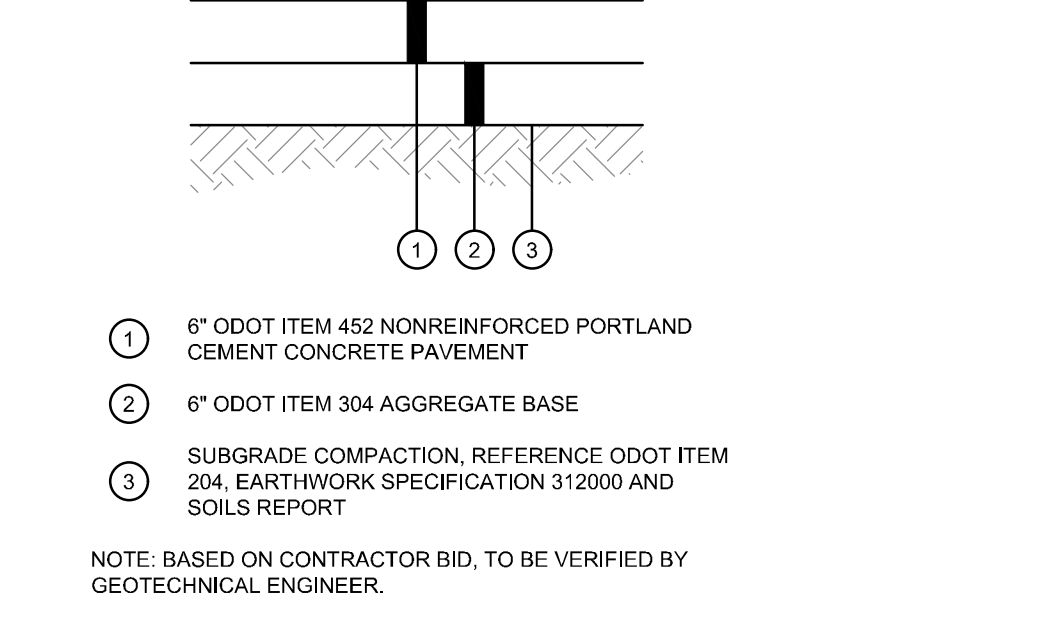
12 DETECTABLE WARNINGS DETAIL
N.T.S.



13 PIPE BOLLARD DETAIL
N.T.S.



14 CURB TAPER DETAIL
N.T.S.



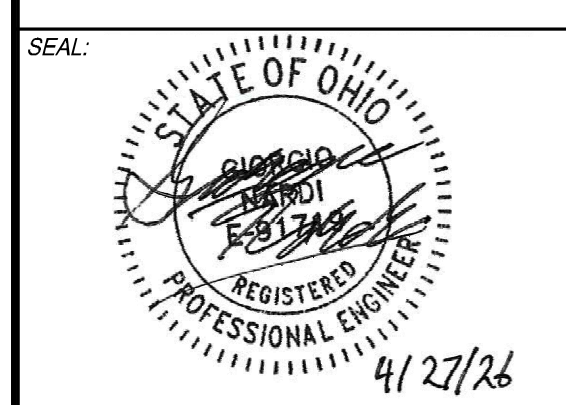
15 STANDARD DUTY CONCRETE PAVEMENT DETAIL
N.T.S.



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr. West Chester, OH 45069 513.779.7851



NO. DATE DESCRIPTION
1 04-28-2026 PERMIT SET

SUBURBAN ACCESSORIES
INDUSTRIAL DRIVE
FRANKLIN, OH 45005

PROJECT NO: 200295.005

DATE: 04-28-2026

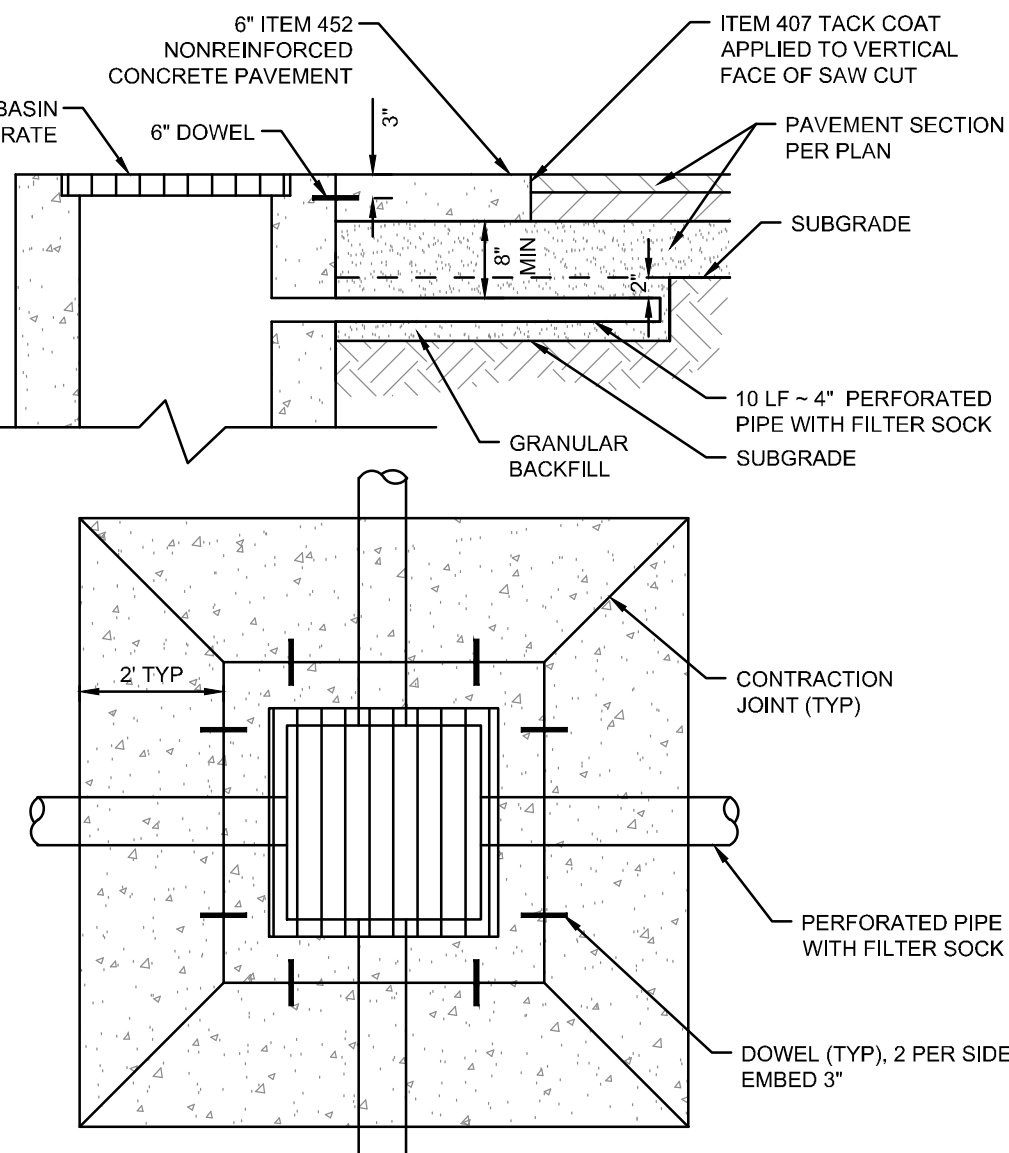
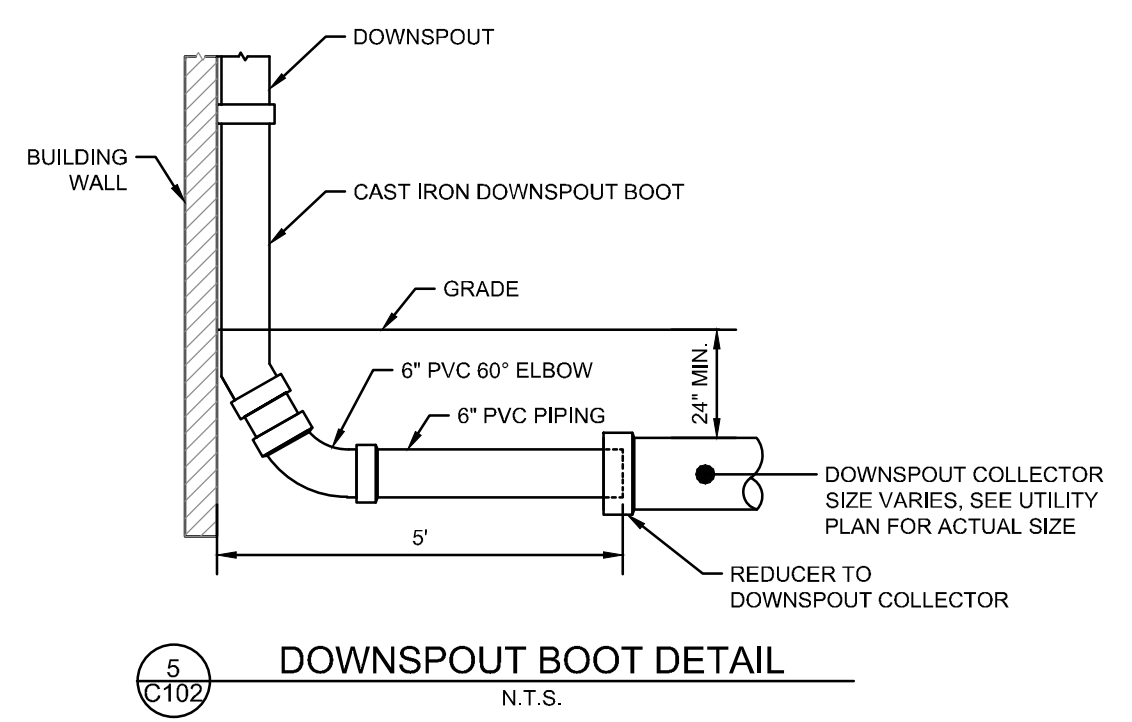
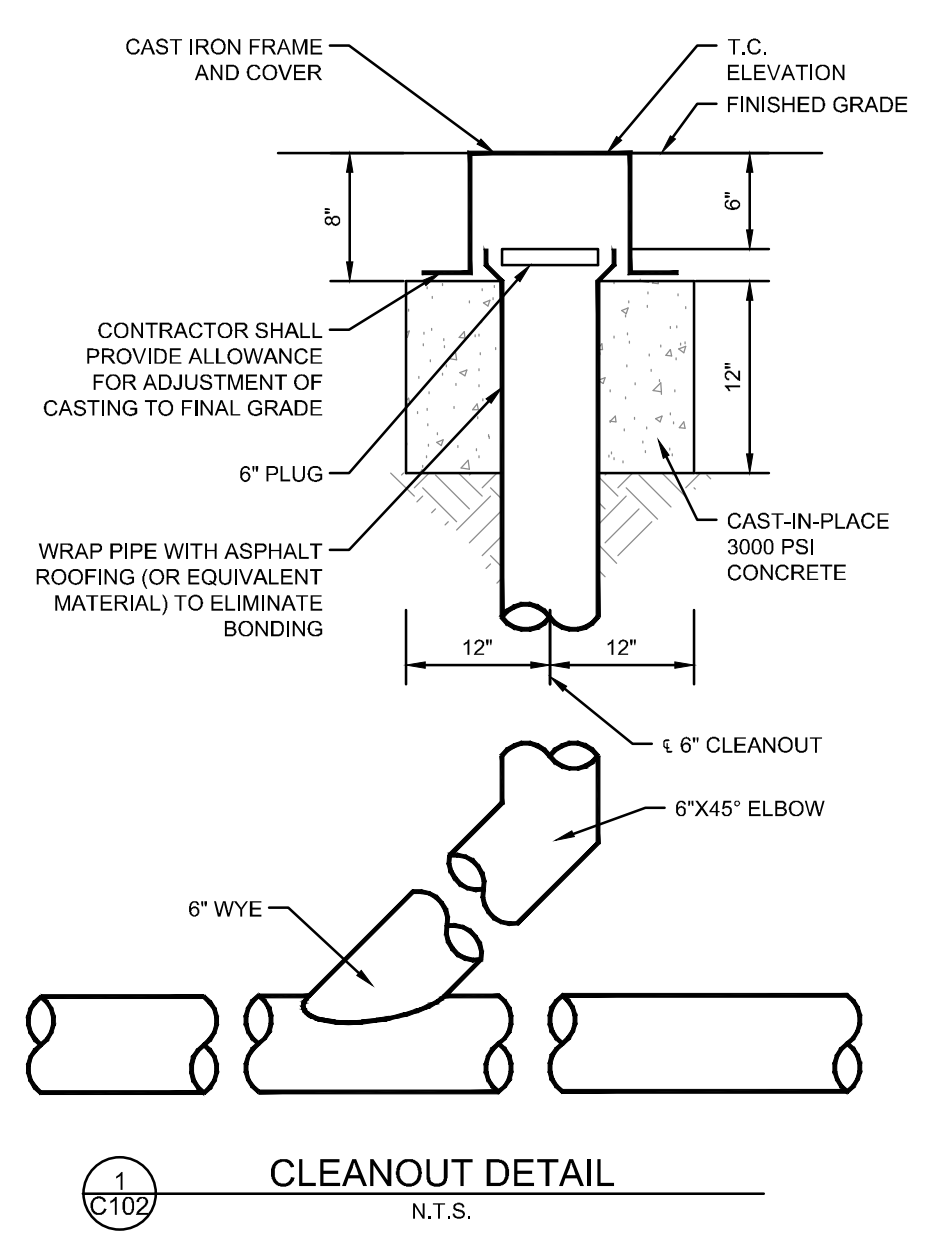
SCALE:

SHEET NAME:

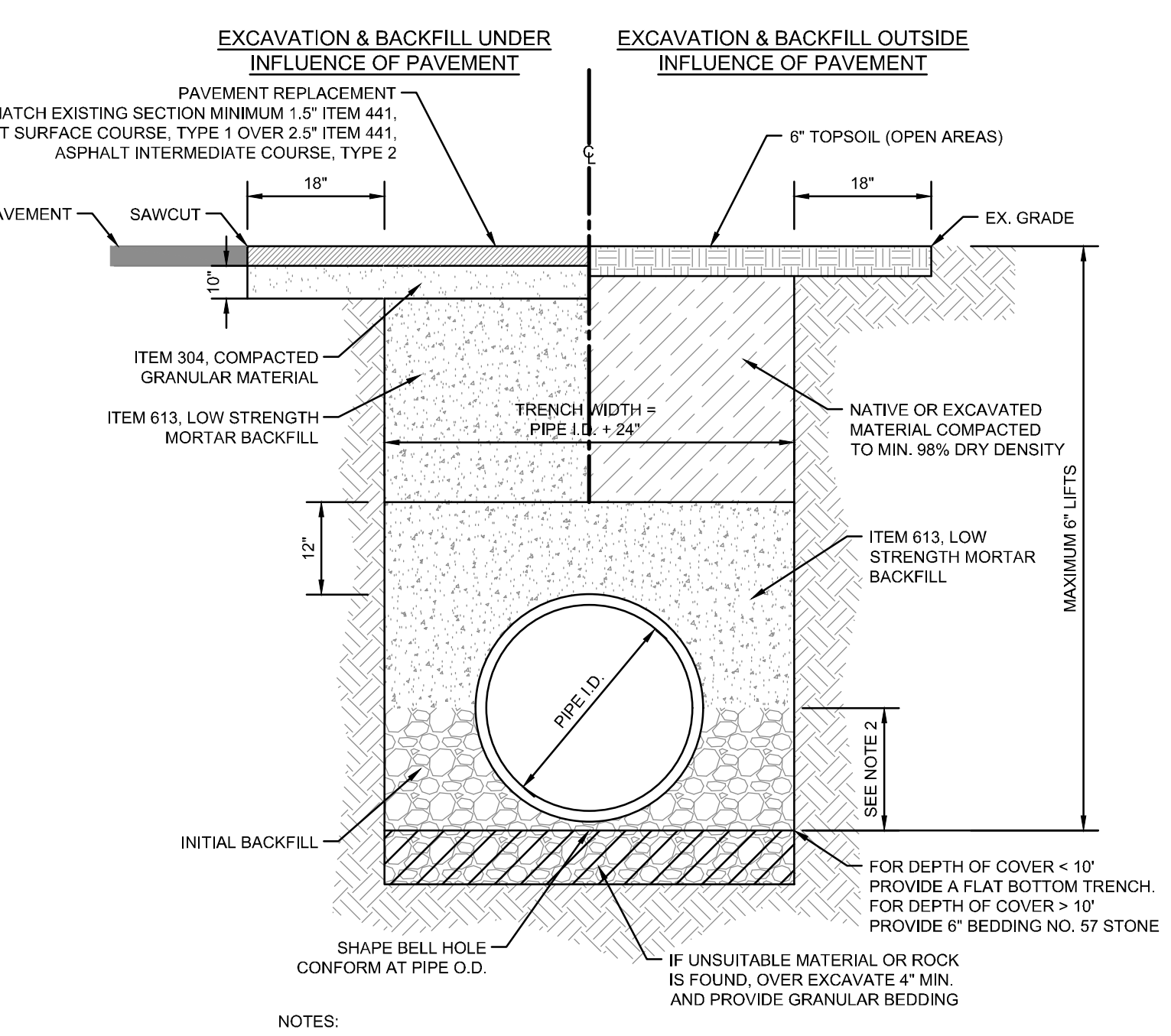
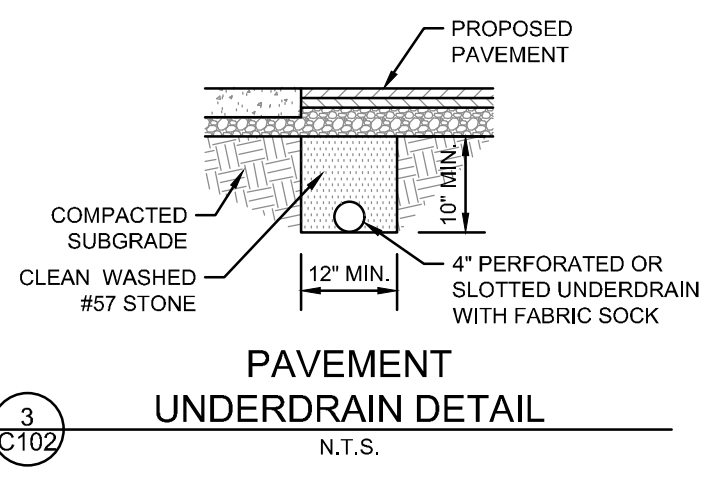
SITE DETAILS

SHEET NO.

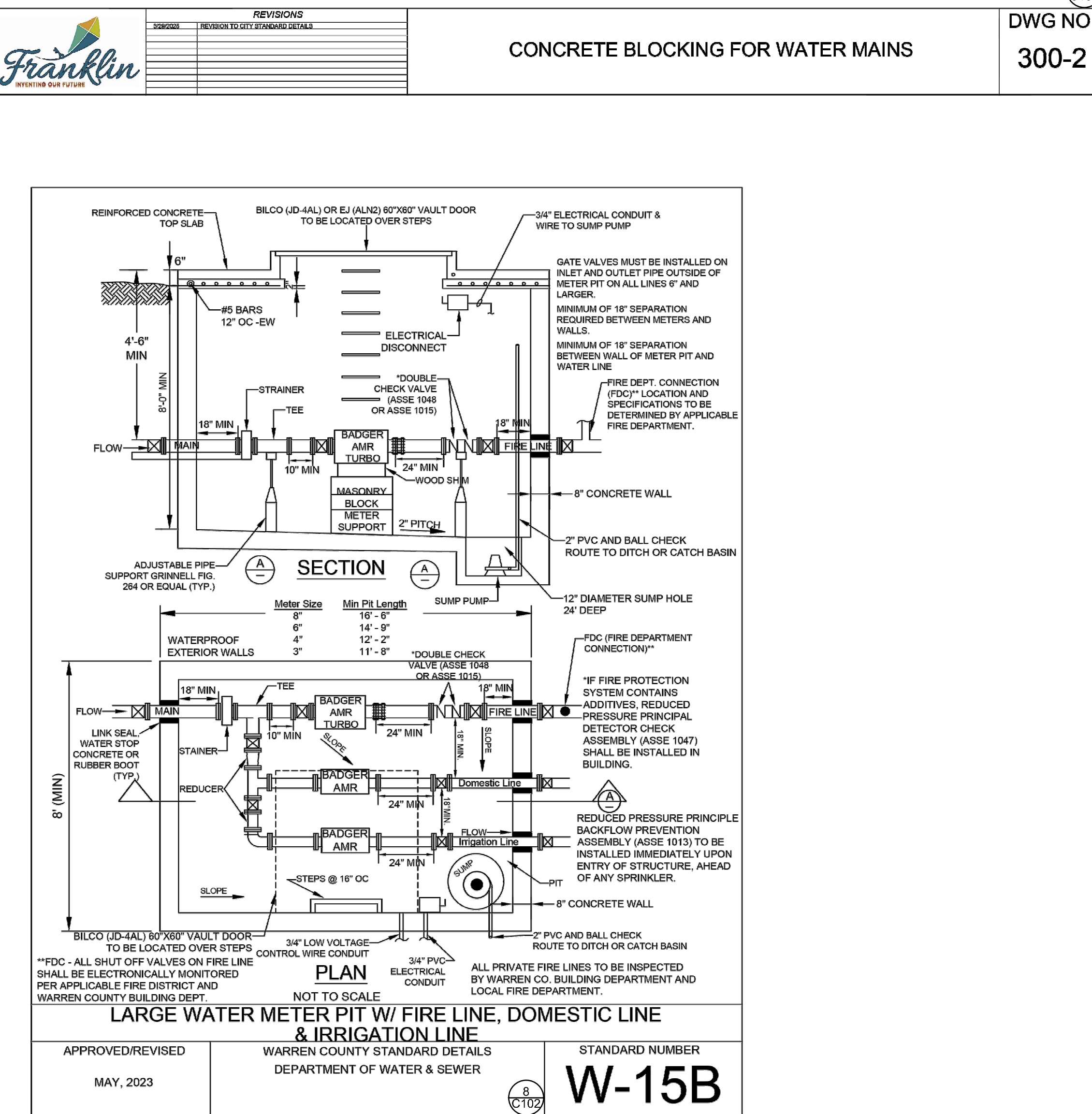
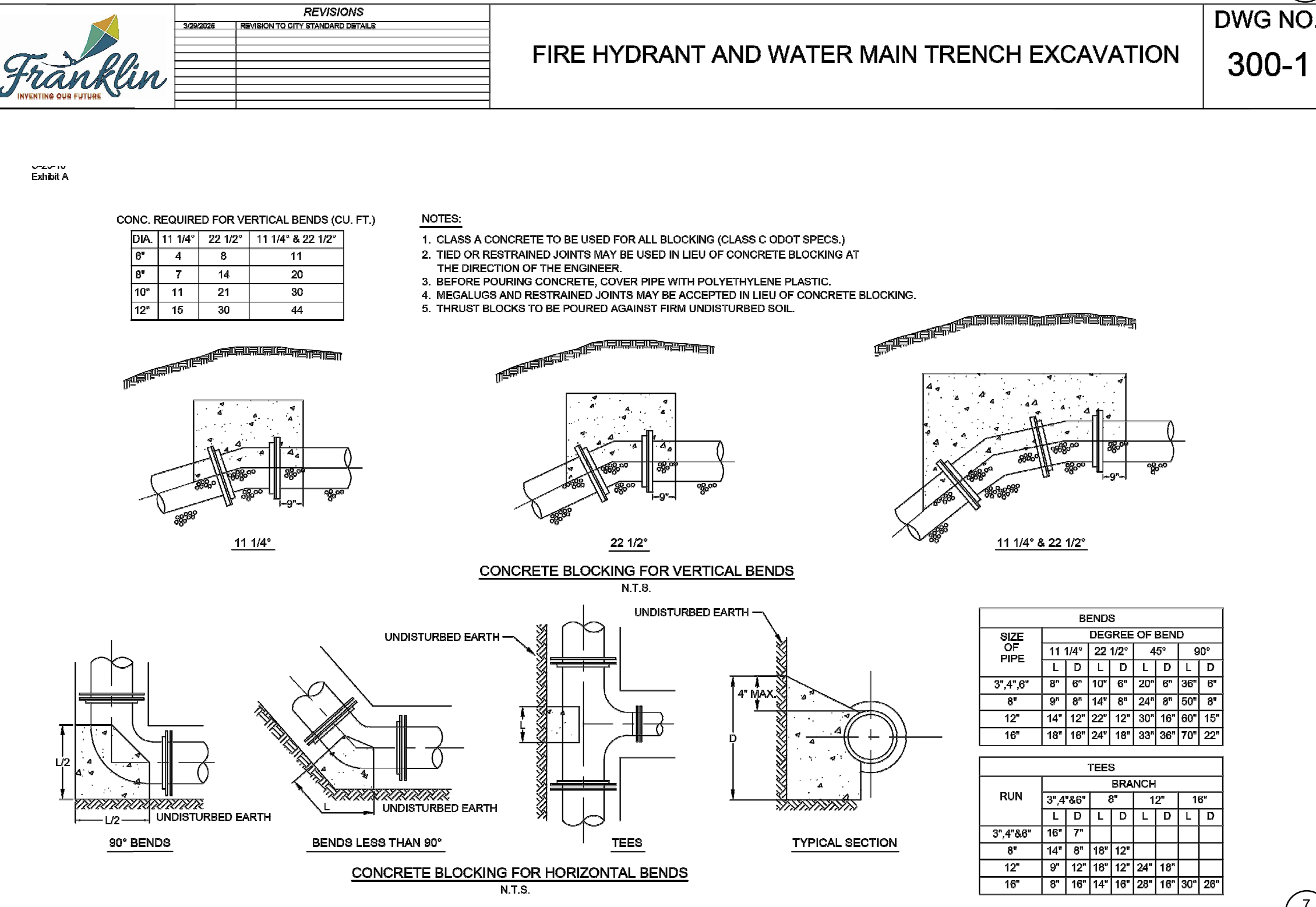
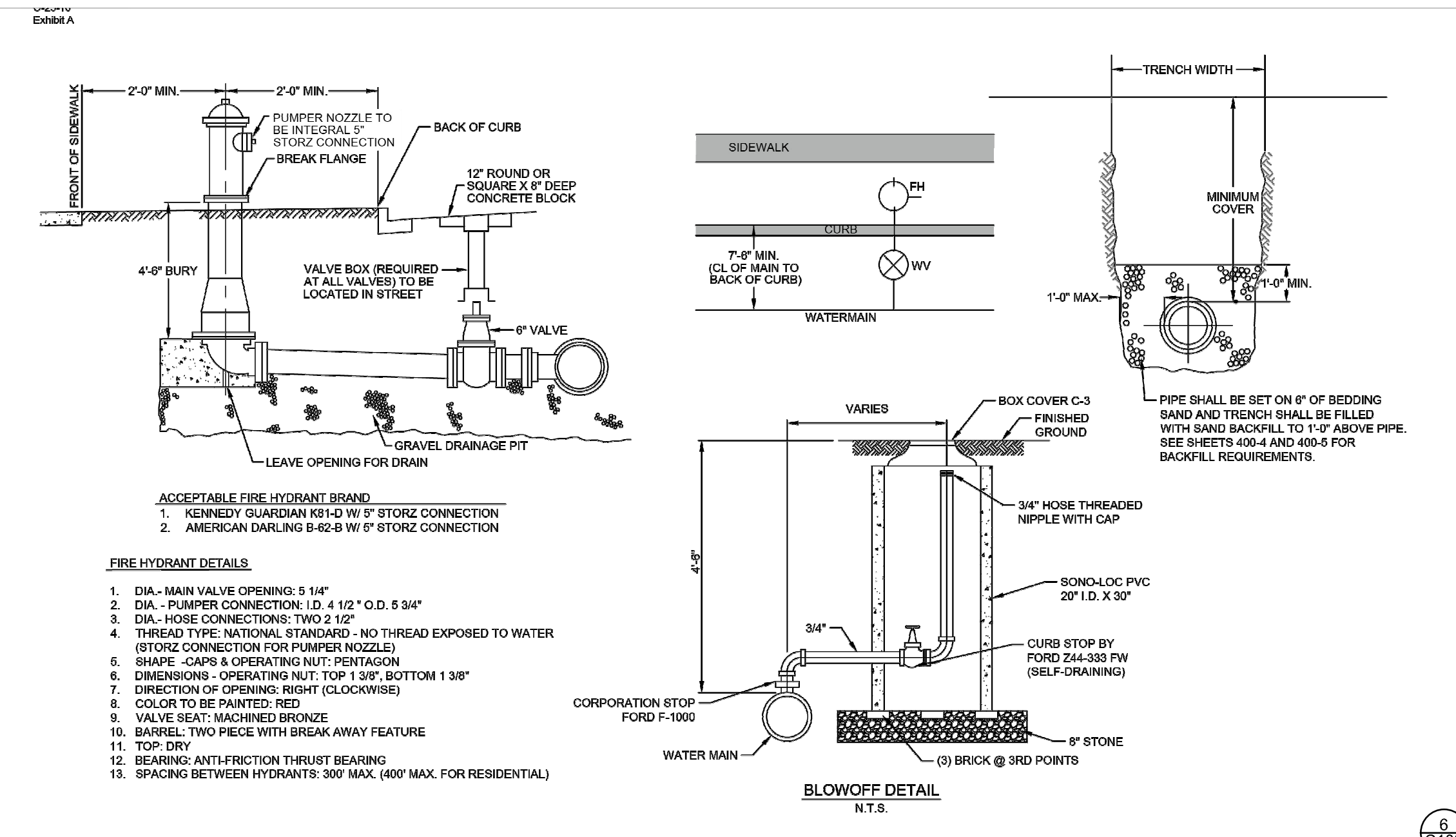
C101



NOTE:
INSTALL FINGER DRAINS AT ALL CATCH BASINS IN PAVEMENT



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



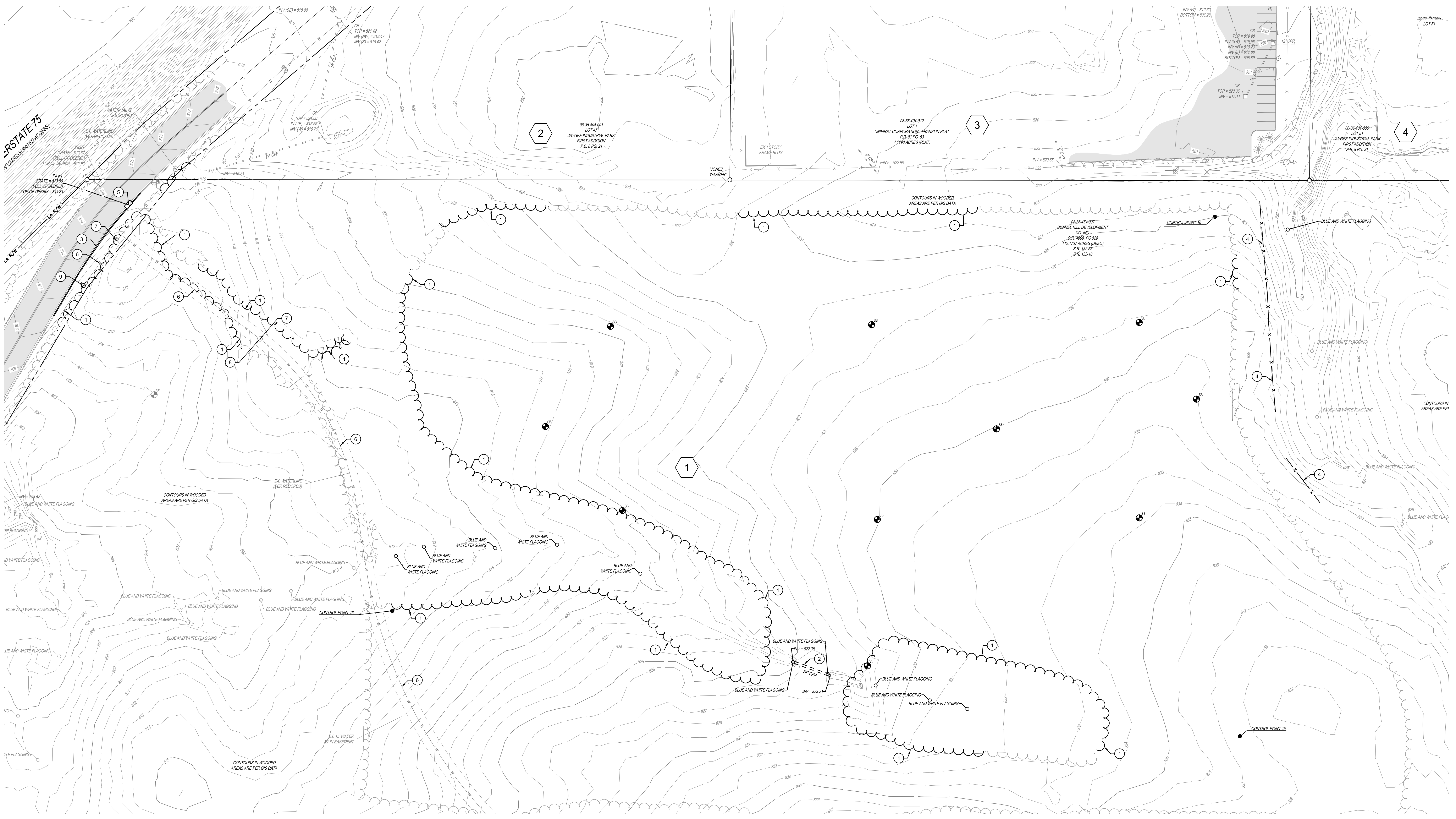
NO. DATE DESCRIPTION
 1 04-28-2026 PERMIT SET

SUBURBAN ACCESSORIES
 INDUSTRIAL DRIVE
 FRANKLIN, OH 45005

PROJECT NO: 200295.005
 DATE: 04-28-2026
 SCALE:

SHEET NAME:
UTILITY DETAILS

SHEET NO.
C102



LIST OF PROPERTY OWNERS

CALLOUT	PARCEL ID	OWNER	ADDRESS	PROPERTY ACREAGE	ZONING	EXISTING USE
1	0836451007	BUNNELL HILL DEVELOPMENT	0 SHAKER RD FRANKLIN, OH 45005	91.2554	I-2	VACANT ROWCROP
2	0836404001	MAP HOLDINGS, LLC	263 INDUSTRIAL DR FRANKLIN, OH 45005	2.2258	I-2	COMMERCIAL / MANUFACTURING
3	0836404012	UNIFIRST CORPORATION	265 INDUSTRIAL DR FRANKLIN, OH 45005	4.1193	I-2	COMMERCIAL / MANUFACTURING
4	0836404005	TSOLOMETES, PETER G. & TR	277 INDUSTRIAL DR FRANKLIN, OH 45005	1.3600	I-2	COMMERCIAL / WAREHOUSE

LEGEND:

- BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- LIGHT POLE
- UTILITY POLE
- PULL BOX
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FENCE POST
- SINGLE POST SIGN
- SOIL BORING
- FENCE LINE
- GUARDRAIL
- TREE LINE
- GAS LINE
- OVERHEAD UTILITIES
- SANITARY SEWER
- DECIDUOUS TREE
- CONIFEROUS TREE
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE
- RIP RAP

NOTES

1. ITEMS AND STRUCTURES TO DEMOLISH ARE SHOWN AS BOLD LINE TYPES.
2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND NATURE OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION

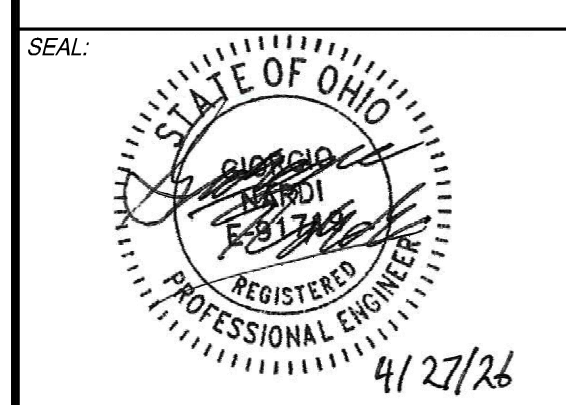
CODED NOTES

- 1 REMOVE EXISTING TREELINE. SEE EXTENTS OF REMAINING TREELINE ON LOCATION PLAN
- 2 REMOVE EXISTING STORM PIPE
- 3 REMOVE EXISTING CURB
- 4 REMOVE EXISTING FENCE
- 5 CURB INLET TOP TO BE REMOVED AND REPLACED WITH GRATED TOP ADJUSTED TO FINISHED GRADE. SEE GRADING PLAN FOR ELEVATIONS
- 6 EXISTING WATERLINE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO FIELD LOCATE WATERLINE PRIOR TO CONSTRUCTION
- 7 EXISTING WATER VALVE TO BE PROTECTED DURING CONSTRUCTION
- 8 EXISTING FIRE HYDRANT TO BE PROTECTED DURING CONSTRUCTION
- 9 EXISTING FIRE HYDRANT TO BE RELOCATED BEHIND PROPOSED CURB. SEE UTILITY PLAN FOR PLACEMENT



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-368-5768 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

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



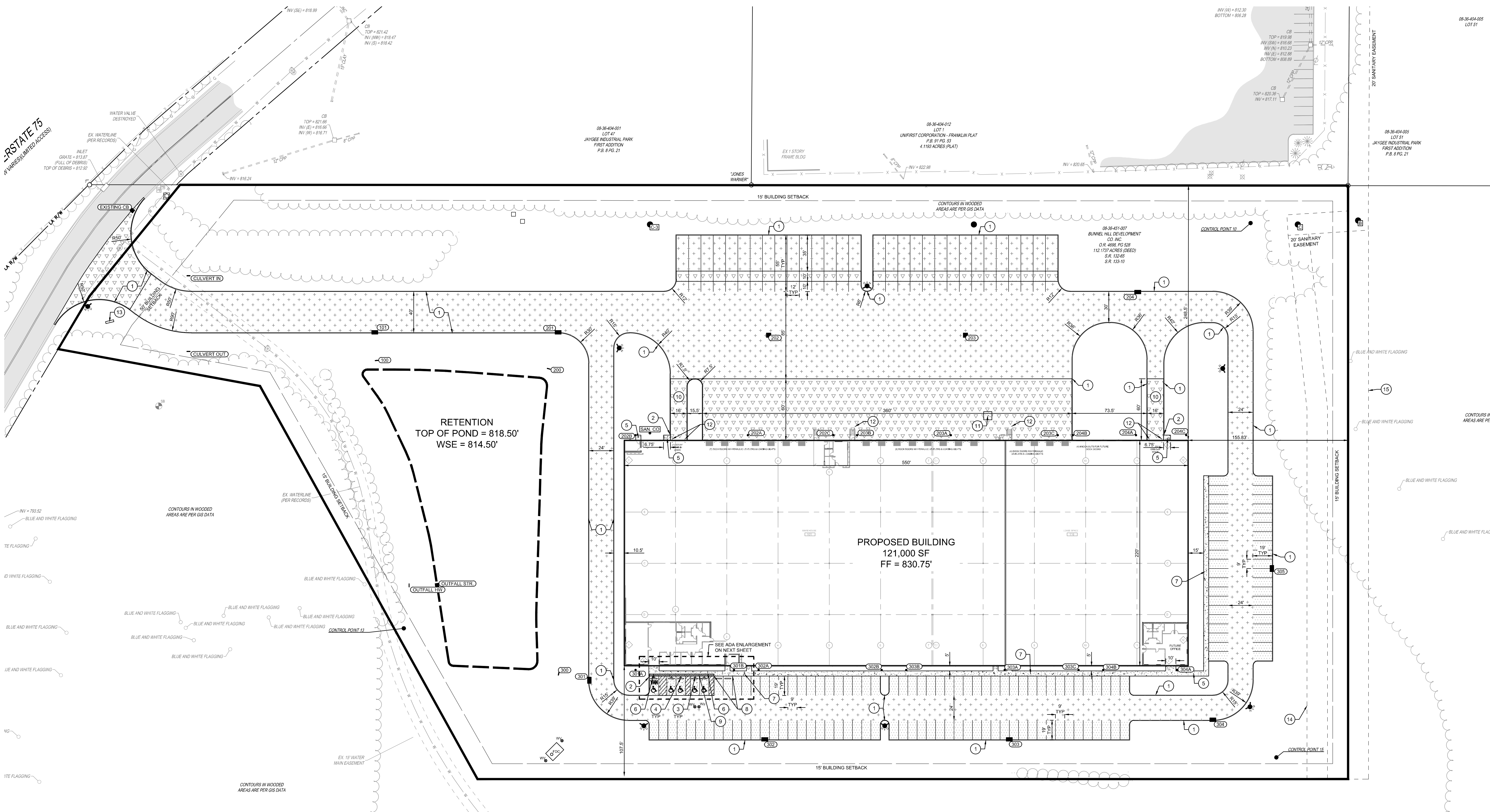
NO.	DATE	DESCRIPTION
1	04-28-2026	PERMIT SET

SUBURBAN ACCESSORIES
INDUSTRIAL DRIVE
FRANKLIN, OH 45005

PROJECT NO:	200295.005
DATE:	04-28-2026
SCALE:	

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NAME:
C200



PROPOSED LEGEND

	CATCH BASIN
	CURB INLET
	HEADWALL
	STORM SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE WALK
	HEAVY DUTY CONCRETE PAVEMENT
	ADA PARKING CONCRETE PAVEMENT

- LOCATION PLAN NOTES**
- CONTRACTOR TO FIELD VERIFY EXISTING ROADWAY ASPHALT THICKNESS. NOTIFY ENGINEER IF EXISTING ASPHALT IS THICKER THAN THE PROPOSED ASPHALT PAVEMENT DETAIL.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. REPORT ANY CONFLICTS TO THE ENGINEER.
 - CONTRACTOR TO COORDINATE ANY NECESSARY UTILITY PROTECTION OR RELOCATION WITH PROVIDER/OWNER PRIOR TO DEMOLITION AND CONSTRUCTION.
 - EXISTING UTILITIES TO BE PROTECTED DURING EARTHWORK OPERATIONS.
 - ALL CURB RADI ARE MEASURED FROM THE FACE OF CURB. RADI ARE 4.5' UNLESS OTHERWISE NOTED.
 - DIMENSIONS MEASURED FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - PARKING LOT AND PARALLEL PARKING STRIPING SHALL BE 4" WIDE WHITE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
 - PROPOSED SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

- LOCATION PLAN CODED NOTES**
- 6" BARRIER CURB
 - TRANSITION FROM 6" CURB TO 0" CURB OVER 1'. SEE GRADING PLAN FOR ELEVATIONS
 - ACCESSIBLE PARKING SIGN
 - CONCRETE WHEEL STOP
 - CONCRETE WALK
 - CONCRETE WALK WITH FLUSH CURB
 - CONCRETE WALK WITH INTEGRAL CURB
 - ADA PARKING PAVEMENT TRANSITION
 - DETECTABLE WARNING STRIP
 - DRIVE-IN RAMP. SEE GRADING PLAN FOR ELEVATIONS
 - 8' X 8' CONCRETE TRANSFORMER PAD
 - PROPOSED PIPE BOLLARD
 - PROPOSED MONUMENT SIGN. SEE ARCHITECT'S PLANS SHEET A51 FOR DETAILS
 - PROPOSED EASEMENT FOR FUTURE SANITARY EXTENSION-OPTION A
 - PROPOSED EASEMENT FOR FUTURE SANITARY EXTENSION-OPTION B

PARKING REQUIREMENTS PER 1111.07-5

LARGEST WORKING SHIFT: 75
 1 SPACE PER 10 EMPLOYEES: 8
 TOTAL REQUIRED SPACES: 83
 TOTAL PROPOSED SPACES: 140

PARKING COUNT: 140 STALLS
 30 TRAILER STALLS

ADA PARKING COUNT: 5 STALLS (1 VAN)

TOTAL PARKING COUNT: 170 STALLS

THE FACILITY IS ANTICIPATING TO OPERATE WITH TWO SHIFTS CONSISTING OF APPROXIMATELY 50 EMPLOYEES PER SHIFT. OPERATIONS ARE EXPECTED TO UTILIZE A STAGGERED EMPLOYEE TRANSITION PROCESS AND IT IS NOT ANTICIPATED THAT ALL EMPLOYEES WILL BE ON SITE SIMULTANEOUSLY.

FOR PLANNING AND PARKING DEMAND PURPOSES, WE ARE ASSUMING A PEAK ON SITE EMPLOYEE COUNT OF APPROXIMATELY 75 EMPLOYEES AT ANY ONE TIME

LOADING REQUIREMENTS PER 1111.07(m)

A 121,000 SF BUILDING REQUIRES 4 TYPE A LOADING SPACES

PROPOSED 19 TYPE A LOADING SPACES (14'X60')

AN OUTDOOR DUMPSTER ENCLOSURE IS NOT PROPOSED.



NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORDED INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-5768 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

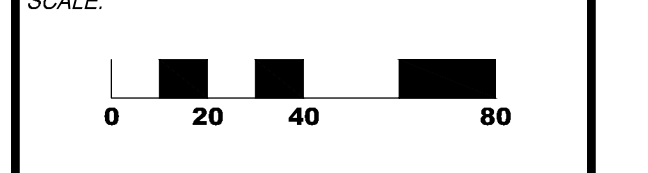
THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 43089
 513.779.7851



NO.	DATE	DESCRIPTION
1	04-28-2026	PERMIT SET

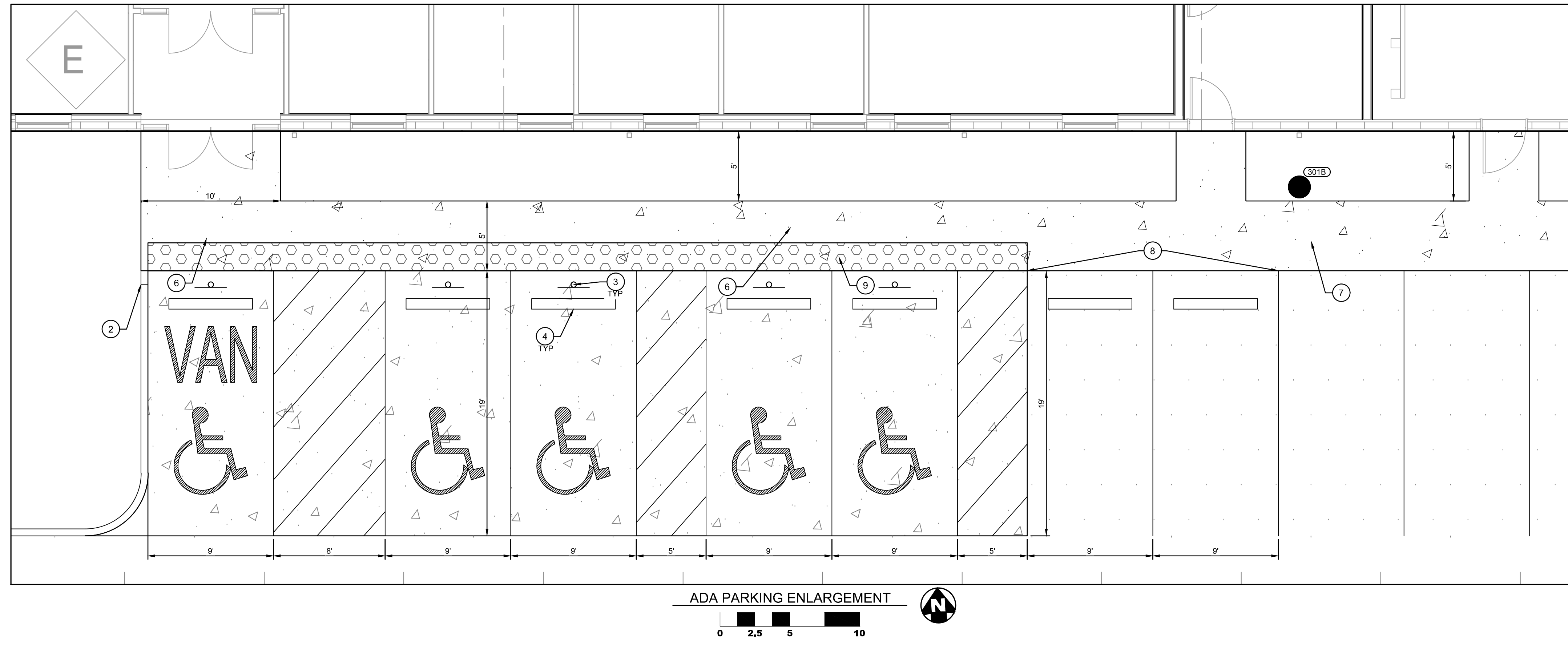
SUBURBAN ACCESSORIES
 INDUSTRIAL DRIVE
 FRANKLIN, OH 45005

PROJECT NO: 200295.005
 DATE: 04-28-2026
 SCALE:



SHEET NAME:
LOCATION PLAN

SHEET NO:
C300



PROPOSED LEGEND

- CATCH BASIN
- CURB INLET
- HEADWALL
- STORM SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- ADA PARKING CONCRETE PAVEMENT

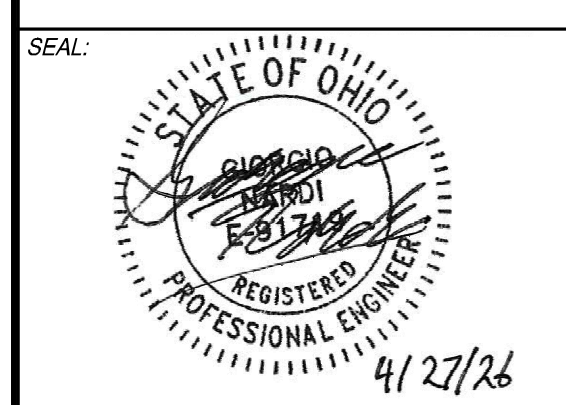
LOCATION PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING ROADWAY ASPHALT THICKNESS. NOTIFY ENGINEER IF EXISTING ASPHALT IS THICKER THAN THE PROPOSED ASPHALT PAVEMENT DETAIL.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. REPORT ANY CONFLICTS TO THE ENGINEER.
3. CONTRACTOR TO COORDINATE ANY NECESSARY UTILITY PROTECTION OR RELOCATION WITH PROVIDER / OWNER PRIOR TO DEMOLITION AND CONSTRUCTION.
4. EXISTING UTILITIES TO BE PROTECTED DURING EARTH-WORK OPERATIONS.
5. ALL CURB RADII ARE MEASURED FROM THE FACE OF CURB. RADII ARE 4.5' UNLESS OTHERWISE NOTED.
6. DIMENSIONS MEASURED FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. PARKING LOT AND PARALLEL PARKING STRIPING SHALL BE 4" WIDE WHITE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
8. PROPOSED SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.

LOCATION PLAN CODED NOTES

- 1 6" BARRIER CURB
- 2 TRANSITION FROM 6" CURB TO 0" CURB OVER 1'. SEE GRADING PLAN FOR ELEVATIONS
- 3 ACCESSIBLE PARKING SIGN
- 4 CONCRETE WHEEL STOP
- 5 CONCRETE WALK
- 6 CONCRETE WALK WITH FLUSH CURB
- 7 CONCRETE WALK WITH INTEGRAL CURB
- 8 ADA PARKING PAVEMENT TRANSITION
- 9 DETECTABLE WARNING STRIP
- 10 DRIVE-IN RAMP. SEE GRADING PLAN FOR ELEVATIONS
- 11 8' X 8' CONCRETE TRANSFORMER PAD
- 12 PROPOSED PIPE BOLLARD
- 13 PROPOSED MONUMENT SIGN. SEE ARCHITECT'S PLANS SHEET A51 FOR DETAILS
- 14 PROPOSED EASEMENT FOR FUTURE SANITARY EXTENSION-OPTION A
- 15 PROPOSED EASEMENT FOR FUTURE SANITARY EXTENSION-OPTION B

PARKING COUNT: 140 STALLS
 30 TRAILER STALLS
 ADA PARKING COUNT: 5 STALLS (1 VAN)
 TOTAL PARKING COUNT: 170 STALLS



NO.	DATE	DESCRIPTION
1	04-28-2026	PERMIT SET

SUBURBAN ACCESSORIES
 INDUSTRIAL DRIVE
 FRANKLIN, OH 45005

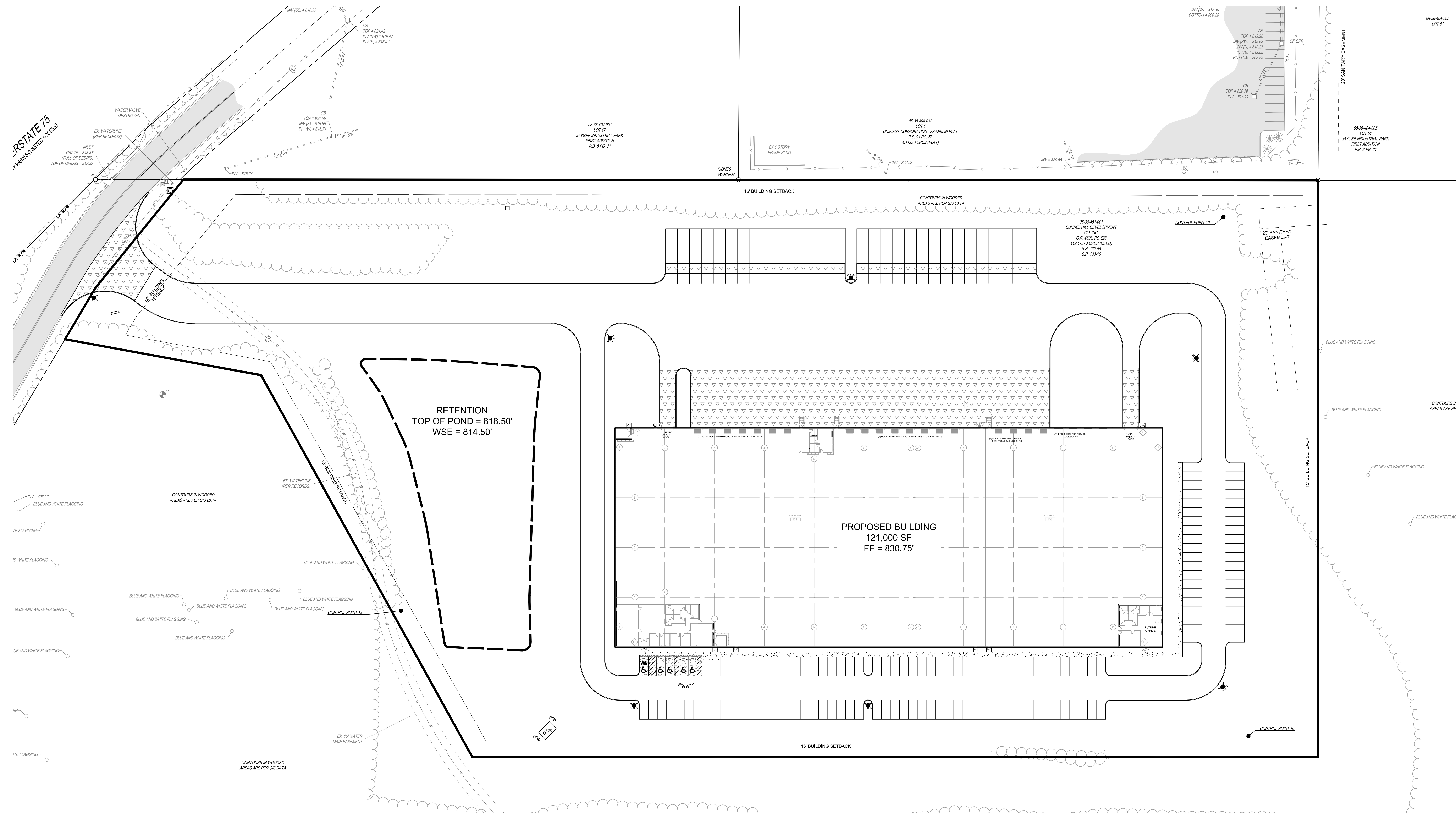
PROJECT NO: 200295.005
 DATE: 04-28-2026
 SCALE:

SHEET NAME:
LOCATION PLAN ENLARGEMENTS

SHEET NO:
C301



NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-368-5769 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 43089
 513.779.7851

08-36-404-001 LOT 51
 UNFIRST CORPORATION-FRANKLIN PLAT
 P.B. 91 PG. 25
 4.1193 ACRES (PLAT)

08-36-404-007
 BUNNEL HALL DEVELOPMENT
 CO. INC.
 D.R. 6086 PG. 208
 112.1737 ACRES (DEED)
 S.R. 123.69
 S.R. 125-10

08-36-404-005 LOT 51
 JAYCEE INDUSTRIAL PARK
 FIRST ADDITION
 P.B. 8 PG. 21

PROPOSED BUILDING
 121,000 SF
 FF = 830.75'

RETENTION
 TOP OF POND = 818.50'
 WSE = 814.50'

SEAL: [Professional Engineer Seal for Robert J. Berman, State of Ohio, No. 10512, Exp. 12/31/26]

NO.	DATE	DESCRIPTION
1	04-28-2026	PERMIT SET

SUBURBAN ACCESSORIES
 INDUSTRIAL DRIVE
 FRANKLIN, OH 45005

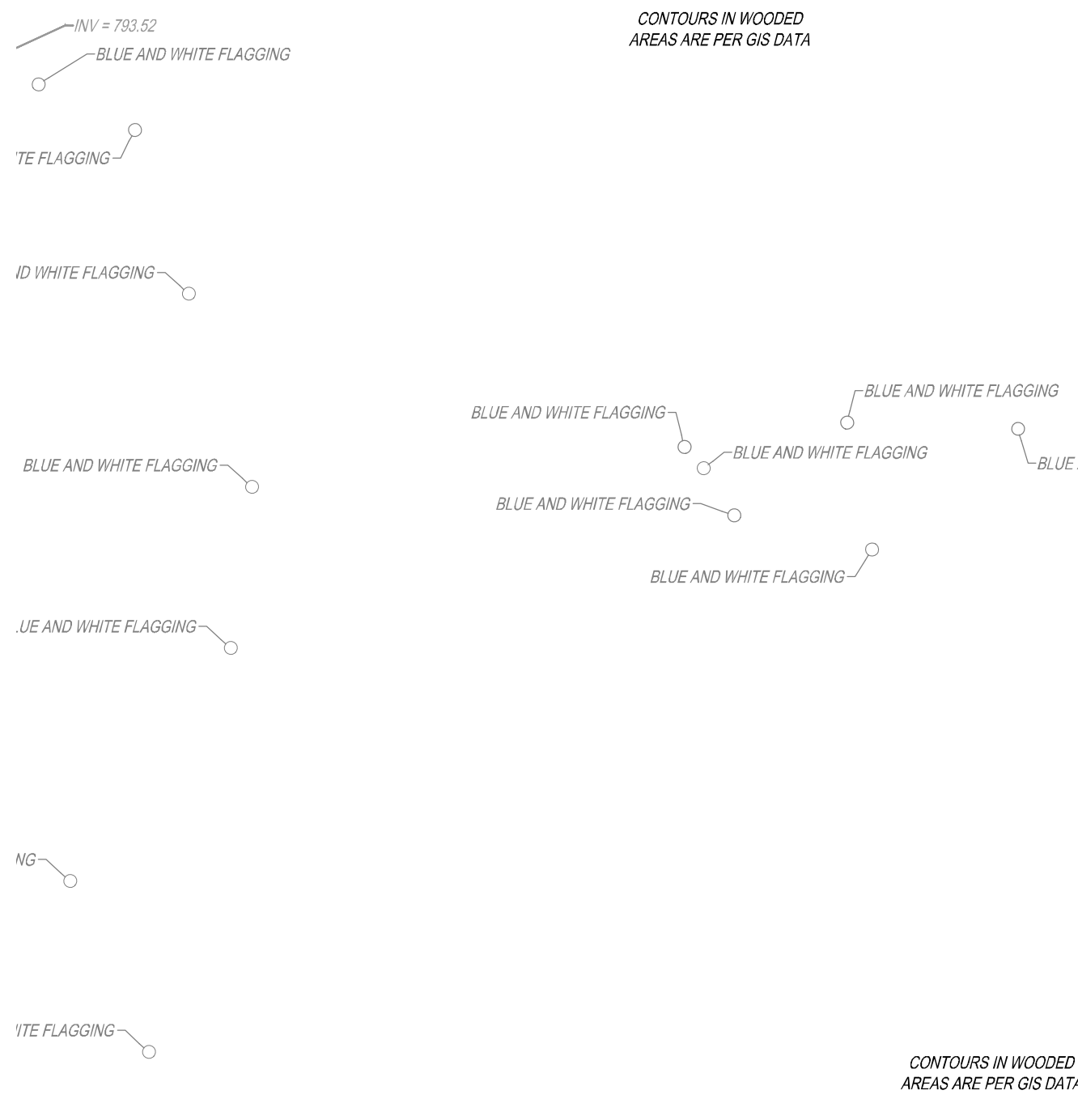
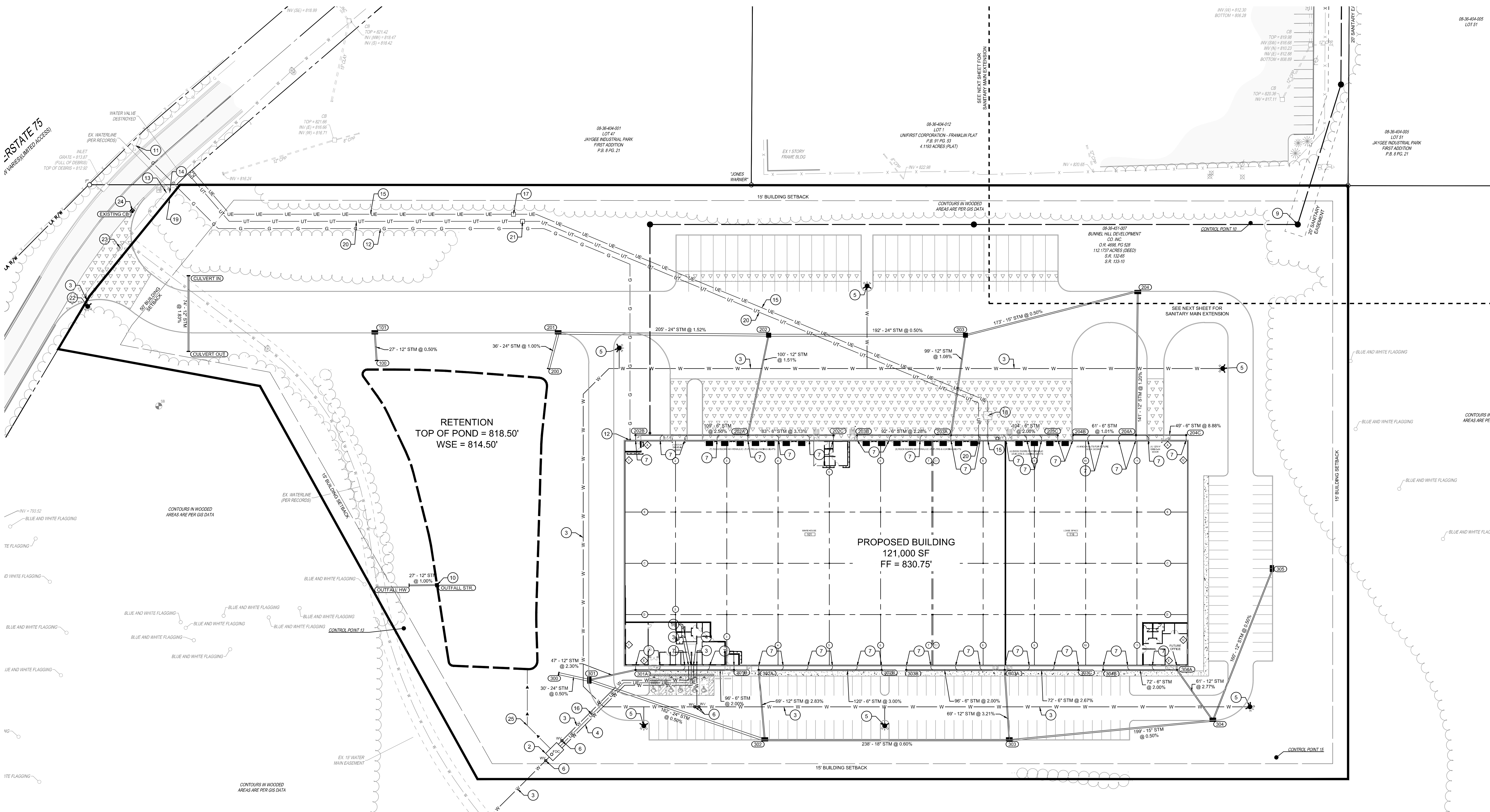
PROJECT NO: 200295.005
 DATE: 04-28-2026
 SCALE: 1" = 40'

SHEET NAME:
FIRETRUCK TURN EXHIBIT

SHEET NO.:
C302



NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-368-5768 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



PROPOSED LEGEND

STM	STORM SEWER PIPE
100	CATCH BASIN
100	CURB INLET
100	MANHOLE
100	STORM SEWER CLEANOUT
100	HEADWALL
SAN	SANITARY SEWER PIPE
20	SANITARY SEWER MANHOLE
20	SANITARY SEWER CLEANOUT
W	WATERLINE PIPE
8	FIRE HYDRANT
WV	WATER VALVE
OC	FIRE DEPARTMENT CONNECTION

- UTILITY PLAN CODED NOTES**
- CONNECTION TO EXISTING WATER MAIN
 - PROPOSED DUAL SERVICE WATER METER PIT WITH FIRE DEPARTMENT CONNECTION
 - 6" FIRE WATER LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
 - 3" DOMESTIC WATER LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS AND WITH FIRE SUPPRESSION ENGINEER
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - DOWNSPOUT CONNECTION
 - CONNECT TO EXISTING SANITARY NETWORK. SEE SANITARY MAIN EXTENSION PLANS
 - SANITARY LATERAL CONNECTION TO PROPOSED SANITARY MAIN EXTENSION. SANITARY MANHOLE C TO BE AN ODOT DROP MH NO. 3
 - DETENTION OUTFALL STRUCTURE
 - CONNECTION TO EXISTING GAS MAIN
 - PROPOSED 2" GAS LINE WITH 4" SLEEVE. CONFIRM SIZE AND LOCATION ON MEP PLANS
 - PROPOSED DUKE ENERGY UTILITY POLE. CONFIRM LOCATION ON MEP PLANS
 - CONNECTION TO EXISTING ELECTRIC LINE
 - PROPOSED 4" UNDERGROUND ELECTRIC LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
 - PROPOSED 1" UNDERGROUND ELECTRIC LINE TO POWER DUAL SERVICE METER PIT. CONFIRM SIZE AND LOCATION ON MEP PLANS
 - DUKE SWITCHGEAR CABLE PIT
 - TRANSFORMER PAD. CONFIRM LOCATION ON MEP PLANS

- UTILITY PLAN NOTES**
- CONNECTION TO EXISTING TELECOMMUNICATIONS LINE
 - PROPOSED 4" UNDERGROUND TELECOMMUNICATIONS LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
 - COMMUNICATION PULL BOX
 - RELOCATED EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE TO BE ADJUSTED TO FINISHED GRADE. SEE GRADING PLAN FOR ELEVATIONS
 - EXISTING CURB INLET TO BE ADJUSTED TO FINISHED GRADE AND TO HAVE TOP REPLACE WITH GRATE. SEE GRADING PLAN FOR ELEVATIONS
 - METER PIT DRAIN LINE

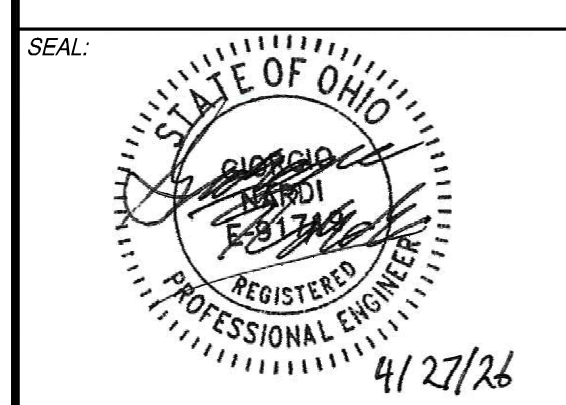
UTILITY PLAN NOTES

- SANITARY MAIN EXTENSION ALIGNMENT, DEPTH, AND SIZES ARE SUBJECT TO CHANGE. SEE SANITARY MAIN EXTENSION PLANS FOR FULL DESIGN.



NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-5768 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

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



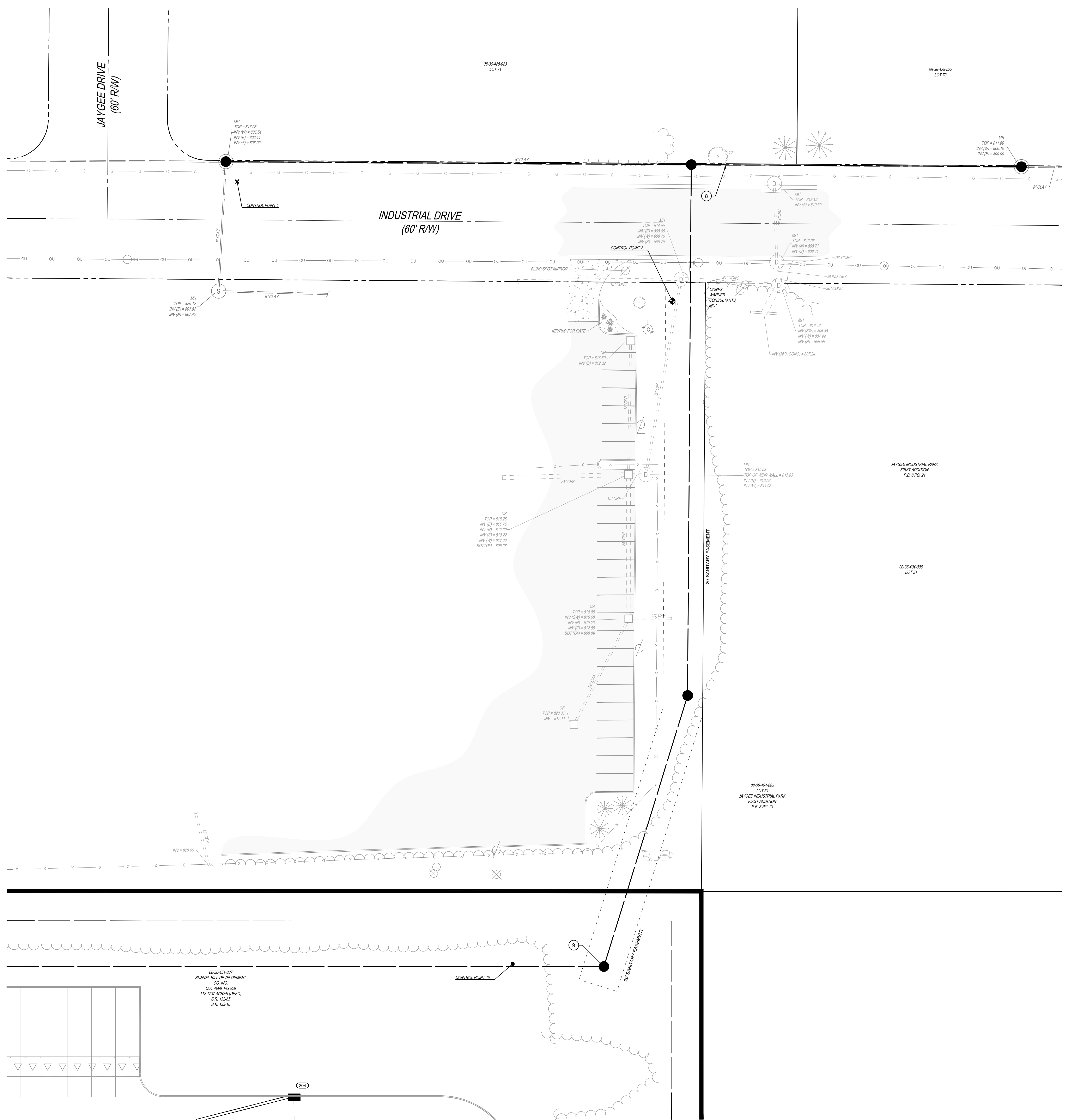
NO. DATE DESCRIPTION
 1 04-28-2026 PERMIT SET

SUBURBAN ACCESSORIES
 INDUSTRIAL DRIVE
 FRANKLIN, OH 45005

PROJECT NO: 200295.005
 DATE: 04-28-2026
 SCALE: 1" = 40'

SHEET NAME:
UTILITY PLAN A

SHEET NO.
C400A



PROPOSED LEGEND

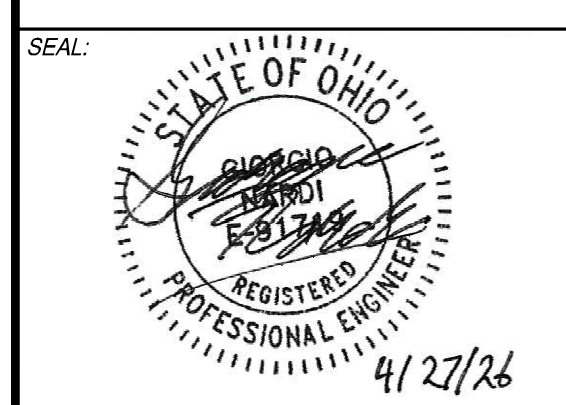
- STM STORM SEWER PIPE
- CATCH BASIN
- CURB INLET
- MANHOLE
- STORM SEWER CLEANOUT
- HEADWALL
- SAN SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W WATERLINE PIPE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION

UTILITY PLAN CODED NOTES

- 1 CONNECTION TO EXISTING WATER MAIN
- 2 PROPOSED DUAL SERVICE WATER METER PIT
- 3 6" FIRE WATER LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
- 4 3" DOMESTIC WATER LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS AND WITH FIRE SUPPRESSION ENGINEER
- 5 PROPOSED FIRE HYDRANT
- 6 PROPOSED WATER VALVE
- 7 DOWNSPOUT CONNECTION
- 8 CONNECT TO EXISTING SANITARY NETWORK. SEE SANITARY MAIN EXTENSION PLANS
- 9 SANITARY LATERAL CONNECTION TO PROPOSED SANITARY MAIN EXTENSION
- 10 DETENTION OUTFALL STRUCTURE
- 11 CONNECTION TO EXISTING GAS MAIN
- 12 PROPOSED 2" GAS LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
- 13 PROPOSED DUKE ENERGY UTILITY POLE. CONFIRM LOCATION ON MEP PLANS
- 14 CONNECTION TO EXISTING ELECTRIC LINE
- 15 PROPOSED 4" UNDERGROUND ELECTRIC LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
- 16 PROPOSED 1" UNDERGROUND ELECTRIC LINE TO POWER DUAL SERVICE METER PIT. CONFIRM SIZE AND LOCATION ON MEP PLANS
- 17 DUKE SWITCHGEAR CABLE PIT
- 18 TRANSFORMER PAD. CONFIRM LOCATION ON MEP PLANS
- 19 CONNECTION TO EXISTING TELECOMMUNICATIONS LINE
- 20 PROPOSED 4" UNDERGROUND TELECOMMUNICATIONS LINE. CONFIRM SIZE AND LOCATION ON MEP PLANS
- 21 COMMUNICATION PULL BOX
- 22 RELOCATED EXISTING FIRE HYDRANT
- 23 EXISTING WATER VALVE TO BE ADJUSTED TO FINISHED GRADE. SEE GRADING PLAN FOR ELEVATIONS
- 24 EXISTING CURB INLET TO BE ADJUSTED TO FINISHED GRADE AND TO HAVE TOP REPLACE WITH GRATE. SEE GRADING PLAN FOR ELEVATIONS
- 25 METER PIT DRAIN LINE

UTILITY PLAN NOTES

1. SANITARY MAIN EXTENSION ALIGNMENT, DEPTH, AND SIZES ARE SUBJECT TO CHANGE. SEE SANITARY MAIN EXTENSION PLANS FOR FULL DESIGN.



NO.	DATE	DESCRIPTION
1	04-28-2026	PERMIT SET

SUBURBAN ACCESSORIES
 INDUSTRIAL DRIVE
 FRANKLIN, OH 45005

PROJECT NO:	200295.005
DATE:	04-28-2026
SCALE:	1" = 40'

UTILITY PLAN
SANITARY MAIN
EXTENSION A

SHEET NO.
C401A



NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-368-5769 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.