AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
September 13, 2022
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

7. New Business

   A. FINAL PLAT - The applicant, DEC Land Co I LLC, is requesting approval of a Final Plat for 29 Building Lots and 2 green spaces in Carriage Trails, Section 7, Phase 5. (FP 22-36)

   B. DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan, for a multi-family residential development and senior living development. Property is located West of Brandt Pike and Norht of Fishburg road (DDP 22-34).
   THIS IS BEING MOVED TO 9/27/22

C. DETAILED DEVELOPMENT PLAN - The applicant, SKILKEN GOLD REAL ESTATE DEVELOPMENT, is requesting approval of a Detailed Development Plan for a proposed 6,138 sq. ft. Convenience Store with Fueling Pumps. Property is located at Old Troy Pike and Taylorsville Road (DDP 22-33).

D. REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning to PI - Planned industrial and a Basic Development Plan for a proposed lot for overnight truck parking - future repair service garage. Property is located at Corner of Technology Blvd and Artz Road (RZ BDP 22-35).
THIS IS BEING MOVED TO 9/27/22.

8. Additional Business

A. Yard & Company presentation

9. Approval of Minutes

A. Planning Commission August 9, 2022

10. Reports and Calendar Review

11. Upcoming Meetings

A. September 27, 2022
October 11, 2022

12. Adjournment

AI-8625 **7. A.**

Planning Commission

Meeting Date: 09/13/2022

Final Plat

Information

Agenda Title

FINAL PLAT - The applicant, DEC Land Co I LLC, is requesting approval of a Final Plat for 29 Building Lots and 2 green spaces in Carriage Trails, Section 7, Phase 5. (FP 22-36)

Purpose and Background

Attachments

Staff Report

Decision Record

Drawings

Memorandum

Staff Report for Meeting of September 13, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: September 6, 2012

Subject: Final Plat
Carriage Trails, Section 7, Phase 5

Application dated August 25, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	DEC Land Co. I LLC – Applicant / Owner
DEVELOPMENT NAME:	Carriage Trails
ADDRESS/LOCATION:	North of the intersection of Carriage Trails Parkway and Forestedge Street. West of Brandt Pike.
ZONING/ACREAGE:	Planned Mixed Use / 10.5378 Acres
EXISTING LAND USE:	Residential / Vacant
ZONING ADJACENT LAND:	Planned Mixed Use
REQUEST:	The applicant requests approval a final plat for Carriage Trails – Section 7, Phase 5.
ORIGINAL APPROVAL:	Carriage Trails Development – 2008 Detailed Development Plan – March 15, 2022
APPLICABLE HHCC:	Chapter 1171, 1179
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
The applicant requests approval of a partial final plat for section seven, phase five of the Carriage Trails subdivision. This phase contains 29 buildable lots on approximately 10.53 acres.

Conformance with Zoning Regulations
The detailed development plan was approved by the Planning Commission on March 23, 2021, with the condition that lots 1-36 not be issued a zoning permit until the annexation is complete. This application does not include those lots.

Staff Analysis
The applicant requests approval of the final plat for section seven, phase five of the Carriage Trails subdivision. This final plat accurately reflects the DDP previously approved by the Planning Commission. Staff recommends approval.
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Additional Comments:

Fire: None

City Engineer: None

Recommendation
Staff recommends approval of the final plat submitted on August 25, 2022.

Planning Commission Action

Planning Commission may take the following actions with a motion to:
1) Approve the Final Plat as submitted (staff recommendation);
2) Approve the Final Plat with conditions; or,
3) Deny the Final Plat

Planning Commission Decision Record

WHEREAS, on August 25, 2022, the applicant, DEC Land Co. I, LLC, requested approval of a Final Plat for Section 7, Phase V of the Carriage Trails Development (Case FP 22-36), and;

WHEREAS, on September 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, DEC Land Co. I, LLC, for approval of the Final Plat for Section 7, Phase V of the Carriage Trails Development (Case FP 22-36) in accordance with the recommendation of Staff's Memorandum dated September 6, 2022.

4
Seconded by . Roll call showed: YEAS: NAYS: Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

CARRIAGE TRAILS

SECTION 7 PHASE V

PART INLOT 352

STATE OF OHIO, COUNTY OF MIAMI, CITY OF HUBER HEIGHTS,

AUGUST 2022

VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

DESCRIPTION

BEING A REPLAT OF PART OF INLOT 352, IN THE CITY OF HUBER HEIGHTS, MIAMI COUNTY, OHIO AS CONVEYED TO DEC LAND CO. I LLC, BY DEED RECORDED IN OFFICIAL RECORD VOLUME 322, PAGE 782, OF THE MIAMI COUNTY RECORDER'S RECORDS.

PROPERTY OWNERS CONSENT

THE UNDERSIGNED, DIANA K. COLYER ON BEHALF OF DEC LAND CO. I LLC, BEING THE OWNER OF THE PARCEL HEREIN REPLATTED, DOES HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

EASEMENTS SHOWN HERE ON THE WITHIN PLAT ARE TO BE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENT AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESS

DEC Land Co. I LLC
By: Carriage Trails
at The Heights LLC

_____ By: _____
Diana K. Colyer,
Treasurer

_____

STATE OF OHIO, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DIANA K. COLYER, FOR SAID OWNER, WHOM ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORGOING PLAT TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEC LAND CO. I LLC. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

_____
NOTARY PUBLIC

CONSENT OF LIENHOLDER

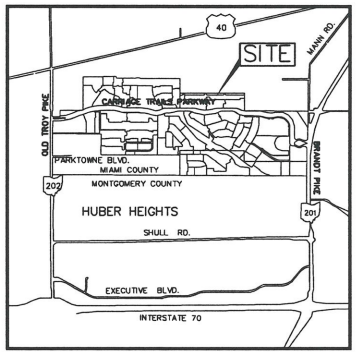
WESBANCO BANK, INC.

BY: _____
PRINT: DAVID P. DUNCAN
TITLE: SENIOR VICE PRESIDENT

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED THAT ON THIS _____DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID P. DUNCAN, SENIOR VICE PRESIDENT OF WESBANCO BANK, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:



LOCATION MAP
NO SCALE

M.O.A. RESTRICTIONS:

All of the lots in Carriage Trails Section 7, Phase V are Subject to the Declaration of Covenants, Conditions, Restrictions and Easements of the Master Owners Association as recorded in Official Record Volume 0029, Pages 135–210 of the Miami County, Ohio, Recorder's Office. Restrictions created in this Declaration are intended for the benefit of and are binding on all lots in the subdivision.

NEIGHBORHOOD DRAINAGE PATTERN

Unless otherwise designated a five foot wide private drainage easement shall exist along all common lot lines, the common lot line being the centerline of said easement.

BUILDING SETBACKS

Setback lines shown on this plat depict current zoning requirements only and are not intended to create additional restrictions on the use of the lots. In all cases of conflict with local zoning regulations, the local zoning requirements shall control.

EASEMENTS

EASEMENTS OUTSIDE OF THE PLATTED AREA ARE ON LANDS OWNED BY DEC LAND CO. I LLC AND ARE TO BE USED FOR UTILITIES FOR FUTURE DEVELOPMENT.

GREEN SPACE

Inlots ___ and ___ are non–buildable, Green Space lots and will be owned and maintained by the Master Owners Association.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, GRID SOUTH ZONE.

REFERENCES:

MIAMI COUNTY RECORDER'S DEED RECORDS:
O.R. 322, PG. 782

MIAMI COUNTY RECORDERS PLAT RECORDS
P.B. 26, PG.8 P.B. 25, PG.53
P.B. 24, PG.93 P.B. 26, PG.21
P.B. 22, PG.25

FEE $_____

_____ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____ ____, 2022.

_____
MIAMI COUNTY AUDITOR

_____
BY DEPUTY AUDITOR

APPROVED:

THE WITHIN PLAT DEDICATION WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO, IN ACCORDANCE WITH SECTION 1107.12 OF THE CITY'S SUBDIVISION REGULATIONS

ON _____, 2022

_____
CHAIR OF THE HUBER HEIGHTS PLANNING COMMISSION

CERTIFICATION

THE WITHIN PLAT IS A REPLAT OF PART OF A TRACT OF LAND CONTAINING 124.027 ACRES AS DESCRIBED IN A DEED TO DEC LAND CO. I LLC OF RECORD IN OFFICIAL RECORD VOLUME 322, PAGE 782, AS RECORDED IN THE DEED RECORDS OF MIAMI COUNTY, OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND IRON PINS WILL BE SET AS SHOWN.

IBI GROUP

BY_____
David L. Chiesa P.S.
Registered Surveyor No. 7740

DEVELOPER
DEC LAND CO. I LLC
5131 POST ROAD, SUITE 200
DUBLIN, OHIO 43017

PREPARED BY

IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 225
Fax: 614-818-4902
www.IBIGroup.com

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VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

INLOT 352 EAST PART A (P48-002857)
15.1674 ACRES
-10.5378 ACRES (SECTION 7 PHASE V)
4.6412 ACRES REMAINING

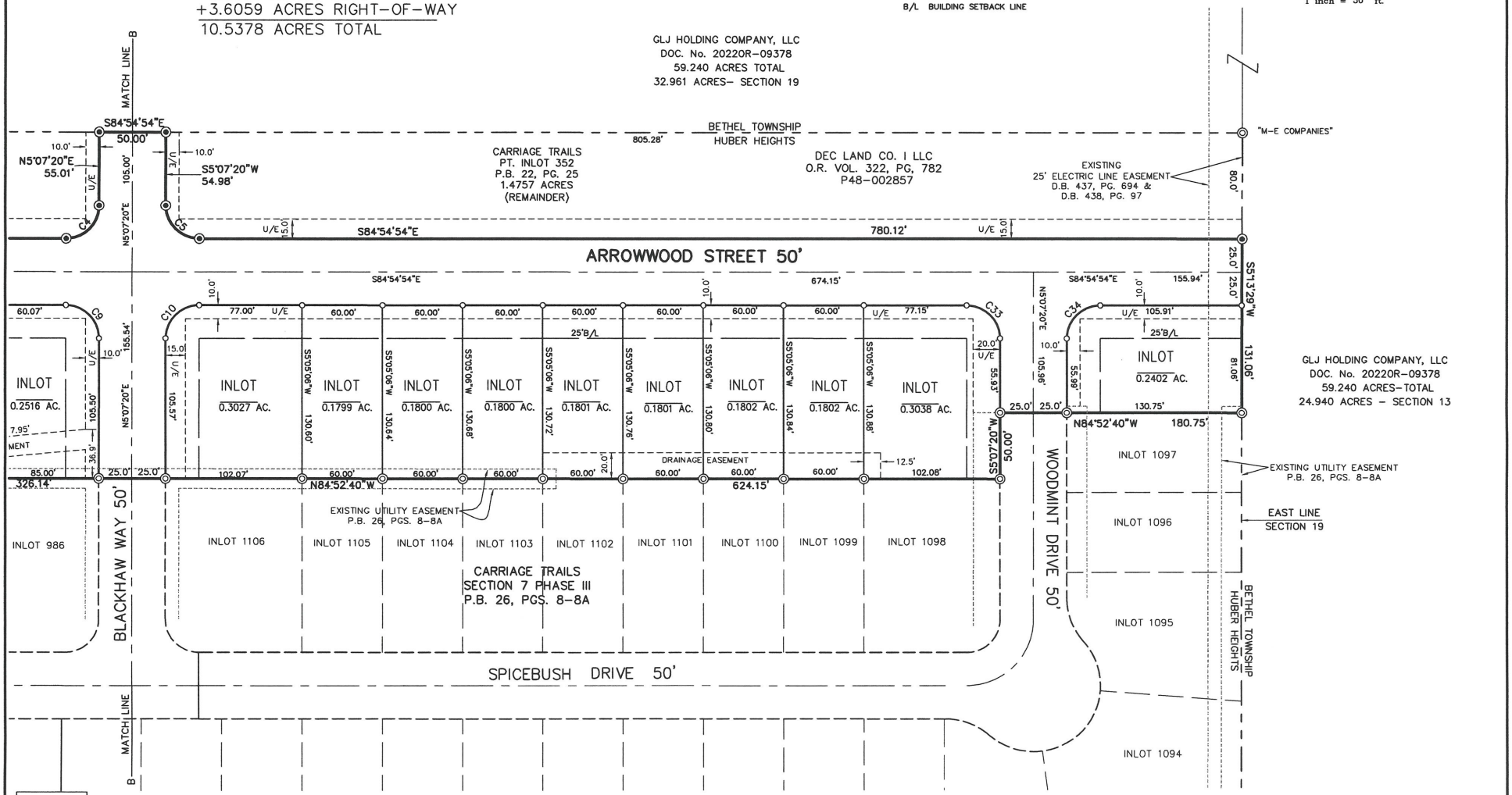
CARRIAGE TRAILS
SECTION 7 PHASE V
6.9319 ACRES LOTS
+3.6059 ACRES RIGHT-OF-WAY
10.5378 ACRES TOTAL

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
- STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NORTH

(IN FEET)
1 inch = 50 ft.



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Fax: 614-818-4902
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CARRIAGE TRAILS
SECTION 7 PHASE V

2/4

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VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

Curve Table					
Curve #	Length	Radius	Delta	C.B.	CHORD
C1	39.26	25.00'	89°59'01"	S50°05'35"W	35.35'
C2	39.26	25.00'	89°58'53"	N50°05'39"E	35.35'
C3	39.28	25.00'	90°01'07"	S39°54'21"E	35.36'
C4	39.25	25.00'	89°57'45"	N50°06'13"E	35.34'
C5	39.29	25.00'	90°02'15"	S39°53'47"E	35.37'
C6	38.98	25.00'	89°20'35"	S49°46'30"W	35.15'
C7	39.28	25.00'	90°01'07"	N39°54'21"W	35.36'
C8	39.26	25.00'	89°58'53"	S50°05'39"W	35.35'
C9	39.29	25.00'	90°02'15"	N39°53'47"W	35.37'
C10	39.25	25.00'	89°57'45"	S50°06'13"W	35.34'
C33	39.29	25.00'	90°02'15"	N39°53'47"W	35.37'
C34	39.25	25.00'	89°57'45"	S50°06'13"W	35.34'
C35	120.83	1825.00'	3°47'36"	N87°27'01"W	120.81'

LEGEND

- IRON PIN FOUND PREVIOUSLY SET BY M-E COMPANIES
- IRON PIN SET (5/8" REBAR 30" LONG) W/PLASTIC CAP "M-E COMPANIES/S-6872/S-7740")
- STONE FOUND
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE

NORTH

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

GLJ HOLDING COMPANY, LLC
DOC. No. 20220R-09378
59.240 ACRES TOTAL
32.961 ACRES- SECTION 19

BETHEL TOWNSHIP
HUBER HEIGHTS

CARRIAGE TRAILS
PT. INLOT 352
P.B. 22, PG. 25
1.3566 ACRES
(REMAINDER)

DEC LAND CO. I LLC
O.R. VOL. 322, PG. 782
P48-002857

ARROWWOOD STREET 50'

FORESTEDGE STREET 60'
P.B. 24, PG 93

BLACKHAW WAY 50'

SPICEBUSH DRIVE 50'

INLOT 997
GREEN SPACE
DRAINAGE EASEMENT AREA

INLOT
0.8398 AC.
GREEN SPACE
DRAINAGE EASEMENT

INLOT 0.1881 AC.
INLOT 0.1817 AC.
INLOT 0.1795 AC.
INLOT 0.1796 AC.
INLOT 0.1796 AC.
INLOT 0.2516 AC.
INLOT 0.3027 AC.
INLOT 0.1799 AC.

INLOT 996
INLOT 995
INLOT 994
INLOT 993
INLOT 992
INLOT 991
INLOT 990
INLOT 989
INLOT 988
INLOT 987
INLOT 986
INLOT 1106
INLOT 1105

CARRIAGE TRAILS
SECTION 7 PHASE II
P.B. 25, PGS. 53-53A

EXISTING UTILITY EASEMENT
P.B. 25, PGS. 53-53A

EXISTING UTILITY EASEMENT
P.B. 24, PGS. 93-93A

EXISTING UTILITY EASEMENT
P.B. 26, PGS. 8-

DRAINAGE EASEMENT

LOT 860

MATCH LINE A

MATCH LINE B

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Fax: 614-818-4902
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CARRIAGE TRAILS
SECTION 7 PHASE V

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VOLUME _____ PAGE _____

MIAMI COUNTY RECORDER'S RECORD OF PLATS

LEGEND

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NORTH

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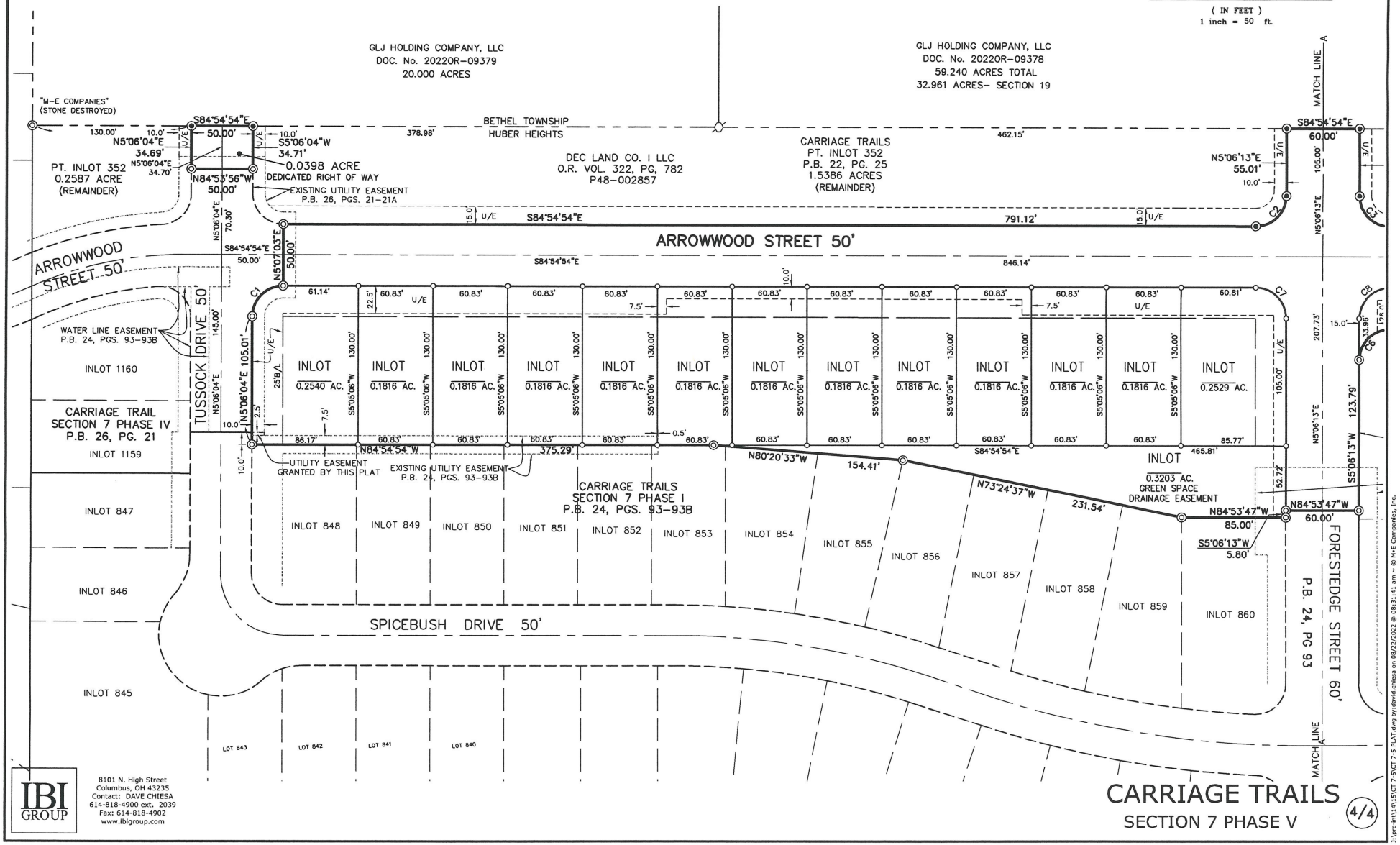

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CARRIAGE TRAILS
SECTION 7 PHASE V

4/4

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AI-8626 **7. B.**

Planning Commission

Meeting Date: 09/13/2022

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, HOMESTEAD DEVELOPMENT, is requesting approval of a Detailed Development Plan, for a multi-family residential development and senior living development. Property is located West of Brandt Pike and Norht of Fishburg road (DDP 22-34).
THIS IS BEING MOVED TO 9/27/22

Purpose and Background

Attachments

No file(s) attached.

AI-8627 **7. C.**

Planning Commission

Meeting Date: 09/13/2022

Detailed Development Plan

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, SKILKEN GOLD REAL ESTATE DEVELOPMENT, is requesting approval of a Detailed Development Plan for a proposed 6,138 sq. ft. Convenience Store with Fueling Pumps. Property is located at Old Troy Pike and Taylorsville Road (DDP 22-33).

Purpose and Background

Attachments

Staff Report

Decision Record

Site Improvements

Sign Package

Elevations

Revised Ordinance BDP

Fire Assessment

Memorandum

Staff Report for Meeting of September 13, 2022

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Interim City Planner
Community Planning Insights

Date: September 7, 2022

Subject: Sheetz – Detailed Development Plan Approval

Application dated August 19, 2022

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Skilken Gold Real Estate Dev. – Applicant Broad Reach Retail Partners, LLC - Owners
DEVELOPMENT NAME:	Broad Reach / Sheetz
ADDRESS/LOCATION:	NE Corner of Old Troy Pike and Taylorsville Rd.
ZONING/ACREAGE:	Planned Mixed Use (PM) / 2.82 Acres
EXISTING LAND USE:	Vacant
ZONING ADJACENT LAND:	PM (North), R-6 (East), R-4 (South), PC (West)
REQUEST:	The applicant requests approval of a Detailed Development Plan to construct a 6,138 SF convenience store with fueling pumps.
ORIGINAL APPROVAL:	The Broad Reach basic development plan and rezoning was approved by the Planning Commission on May 11, 2021, and subsequently approved by City Council on June 14, 2021. A major change to the Basic Development Plan was approved by City Council on August 9, 2022
APPLICABLE HHCC:	Chapter 1171, 1179
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The applicant requests to construct a 6,138 SF convenience store with fueling pumps.

During the informal review with the Planning Commission there was significant discussion about the proposed use as compared to the uses illustrated on the adopted basic development plan. The Planning Commission expressed concerns about the perceived deviation from the originally illustrated uses and layout on the south side of the development, and members felt that the City Council should have an opportunity to review the new development proposal. It was recommended by the Planning Commission and agreed to by the applicant that they would request a major change to the basic development plan, which allows City Council the opportunity to review the proposal.

The Planning Commission voted 3-2 to recommend approval of the Major Change to the Basic Development Plan (BDP) on June 28, 2022. The BDP included a convenience store, fueling pumps, car wash and vacuums, and two ground signs.

During the public hearing the City Council expressed concerns regarding the car wash. The applicant subsequently amended the BDP to remove the car wash and vacuum pumps, and slightly modified the parking area. The City Council approved the revised BDP on August 8, 2022. The applicant is now seeking Detailed Development Plan (DDP) approval based on the revised BDP.

Applicable Zoning Regulations

The approved BDP has the following conditions:

1. All conditions approved by the Planning Commission on May 21, 2021, shall remain in effect;
2. The two additional ground mounted gas price signs shall not exceed 6' -1O";
3. The applicant shall comply with all engineering, building and fire codes;
4. The applicant shall update the basic development plan to reflect all conditions imposed by the Planning Commission;
5. The Basic Development Plan shall be the revised site plan submitted July 28, 2022, and attached as Exhibit A;
6. The addition of a car wash shall be considered by this Council no sooner than one year from the effective date of this Ordinance.
7. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved.

<u>Conformance with Zoning Regulations</u>
The relevant sections to this application are discussed in detail below.

Conformance with the approved conditions of the BDP:

1. **All conditions approved by the Planning Commission on May 21, 2021, shall remain in effect;**

Those conditions related to internal circulation, signs, uses and road improvements. Those conditions remain in effect.

2. **The two additional ground mounted gas price signs shall not exceed 6' -1O";**

The DDP illustrates two ground mounted gas price signs consistent with the approved revised BDP. Both signs are approximately 6'-10" and internally illuminated.

3. **The applicant shall comply with all engineering, building and fire codes;**

The applicant revised the canopy heights and curb radius to comply with the fire department requests. All other engineering and building code compliance will be done during permitting.

4. **The applicant shall update the basic development plan to reflect all conditions imposed by the Planning Commission;**

The applicant submitted a revised plan indicating the general location of the ground signs. No other conditions were imposed by the Planning Commission.

5. **The Basic Development Plan shall be the revised site plan submitted July 28, 2022, and attached as Exhibit A;**

The revised BDP ordinance and site plan are attached to the staff report. The DDP reflects the approved, revised BDP.

6. **The addition of a car wash shall be considered by this Council no sooner than one year from the effective date of this Ordinance.**

The DDP no longer includes a car wash or vacuum stations, consistent with the revised BDP.

7. **Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved.**

A zoning certificate will not be issued without a landscaping bond or other surety instrument.

Other zoning requirements:

Signs
A sign package was submitted with the BDP application approved by Planning Commission and City Council. That review focused primarily on the two ground signs and less on the wall and directional signage.

The Planning Commission has great latitude in approving signs within a Planned Development area. The DDP application contains a sign package that is consistent with the original BDP application but does not contain any car wash signs. The sign package is also largely consistent with Section 1189 of the zoning code. The applicant is proposing a total of approximately 233 SF of signage. Recently, the Planning Commission approved 246 SF of signage for Discount Tire.

Wall signs: The code suggests up to 150 SF of wall signage, and no more than four wall signs. The applicant is proposing approximately 117 SF of wall signage among five signs.

Canopy signs: The code suggests canopy signs should be limited to no more than 50% of the building's primary frontage and limited to one sign per street frontage. The building is on the corner of two major thoroughfares; thus, it is reasonable to argue the suggested maximum canopy signage should be 75 SF (50% of 150 SF). The applicant is proposing three canopy signs with a total area of 46 SF.

Ground signs: The applicant is proposing two 6'-10" ground signs, consistent with the approved BPD. The total area of both signs is 70 SF.

The applicant is also proposing various directional signs and ordering signs. The total number of signs is less than has been recently approved. Staff feels the directional signs, and order and menu boards are well placed. The proposed landscaping will partially obscure the menu and order board from Taylorville Road.

Landscaping
The applicant is proposing a significant landscaping plan with a mixture of street and shade trees, bushes, and ground cover.

Street Trees: The landscaping plan indicates the correct number of street trees along both frontages. The applicant is proposing to cluster the trees, rather than space them at 40' on center. The longest "gap" between trees is approximately 85'. Staff feels this arrangement is acceptable, and gaps in the plantings may lessen the likelihood of severe trimming due to wall signs being obscured.

Perimeter/Parking areas: The applicant is proposing a series of hedge rows, planting beds and a perimeter tree lines that meet the landscaping code. The fueling area will have a perimeter of flowering semi-evergreen shrubs that have a mature height of approximately 3'-5'. The parking areas will have a perimeter planting of Japanese

Holly. These evergreen shrubs are dense and can grow to a height of approximately 10' and withstand heavy pruning. Staff feels this is an appropriate landscaping material to obscure headlights from the impacting neighboring properties. The applicant is proposing a row of Arborvitae along the south edge to buffer the development from the existing multi-family development.

Lighting
The photometric plan submitted with the application indicates there will be no light trespass from this site onto the adjacent residential areas. The parking areas are illuminated to code, and pole heights and luminary types meet the zoning code.

Mechanical / Storage areas
The DDP indicates all storage and dumpster areas are enclosed and screened according to the zoning code.

Parking
The retail floor area is 2,548 SF. The code requires approximately 28 spaces and at least five stacking spaces. The site plan illustrates 51 parking spaces and room to stack 10 vehicles.

Architecture
The main building is clad with a mixture of brick, stone and glass. There are no blank walls, and the building is oriented toward the two main frontages. The fueling canopy supports are partially clad in brick, matching the main building. The architecture is consistent with the intent of the commercial building standards in the zoning code.

Staff Analysis
The DDP application conforms with the revised Basic Development Plan ordinance approved by the City Council. Additionally, the DDP generally conforms to all relevant zoning regulations, including landscaping, lighting, parking, architectural standards and signs.

The building elevations indicate accessory sales displays customarily associated with convenience stores such as ice machines, propane bottles, and miscellaneous fluid sales. Given the recent discussions regarding outdoor sales and displays, staff recommends prohibiting outdoor sales, storage or displays of any product in any parking area, along the perimeter of the parking and fueling area, or in any travel aisles. Staff recommends limiting outdoor sales and displays to the exterior building wall or under the fueling canopy.

Additional Comments:

Fire: No additional comments received.

City Engineer: No additional comments received.

Recommendation

It is staff's opinion that the requirements of Section 1171.09 have been met and staff recommends approval of the Detailed Development Plan application submitted on August 19, 2022, with the following conditions:

- The applicant shall conform to the Basic Development Plan ordinance approved on August 8, 2022;
- Outdoor sales, storage or displays of any product shall be prohibited in any parking area, along the perimeter of the parking and fueling area, or in any travel aisles. Outdoor sales and displays shall be permitted along the exterior building wall and under the fueling canopy, so long as all ADA clearances are maintained.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Approve the Detailed Development Plan, with or without conditions;
2) Deny the Detailed Development Plan; or
3) Table the application in order to gather additional information.

Planning Commission Decision Record

WHEREAS, on August 19, 2022, the applicant, Skilken Gold Real Estate Development, requested approval of a Detailed Development Plan for a proposed 6,138 square foot Convenient Store with Gas Station and Canopy. Property is located at Old Troy Pike and Taylorsville Road further identified as Parcel Number P70 04005 0015 and P70 04005 0043 of the Montgomery County Auditor's Map (Case DDP 22-33), and;

WHEREAS, on September 13, 2022, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Skilken Gold Real Estate Development, for approval of a Detailed Development Plan for a proposed 6,138 square foot Convenient Store with Gas Station and Canopy. Property is located at Old Troy Pike and Taylorsville Road (Case DDP 22-33), in accordance with the recommendation of Staff's Memorandum dated September 7, 2022, with the following conditions:

1. The applicant shall conform to the Basic Development Plan ordinance approved on August 8, 2022.
2. Outdoor sales, storage or displays of any product shall be prohibited in any parking area, along the perimeter of the parking and fueling area, or in any travel aisles. Outdoor sales and displays shall be permitted along the exterior building wall and under the fueling canopy, so long as all ADA clearances are maintained.

Seconded by Roll call showed: YEAS NAYS: Motion to recommend approval carried

_____ _____

Terry Walton, Chair Date
Planning Commission

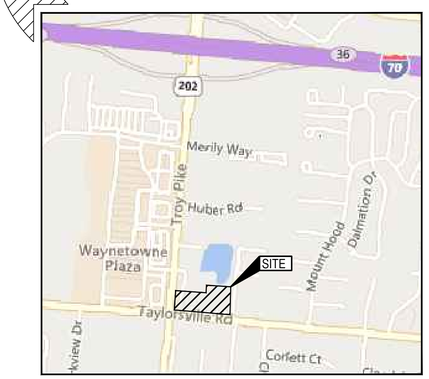
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO

SITE IMPROVEMENTS

FOR

SHEETZ

OLD TROY PIKE & TAYLORSVILLE ROAD
HUBER HEIGHTS, OHIO 45424



VICINITY MAP
NO SCALE

DEVELOPER:
SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OH 43230
PHONE: (614) 282-0936
CONTACT: BETH COTNER

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
PHONE: (380) 799-5227
CONTACT: JOSH LONG
EMAIL: JOSH.LONG@CESOINC.COM

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF HUBER HEIGHTS
PHONE: (937) 233-1423
CONTACT: RUSS BERGMAN
EMAIL: RBERGMAN@HHOH.ORG

GAS SERVICE:
CENTER POINT ENERGY
PHONE: (937) 440-1830
CONTACT: RANDY CHECK

WATER:
CITY OF HUBER HEIGHTS
PHONE: (937) 233-1423
CONTACT: RUSS BERGMAN
EMAIL: RBERGMAN@HHOH.ORG

COMMUNICATIONS:
SPECTRUM
PHONE: (315) 234-7040
CONTACT: SHAQUILLE LEGGETT
EMAIL: SHAQUILLE.LEGGETT@CHARTER.COM

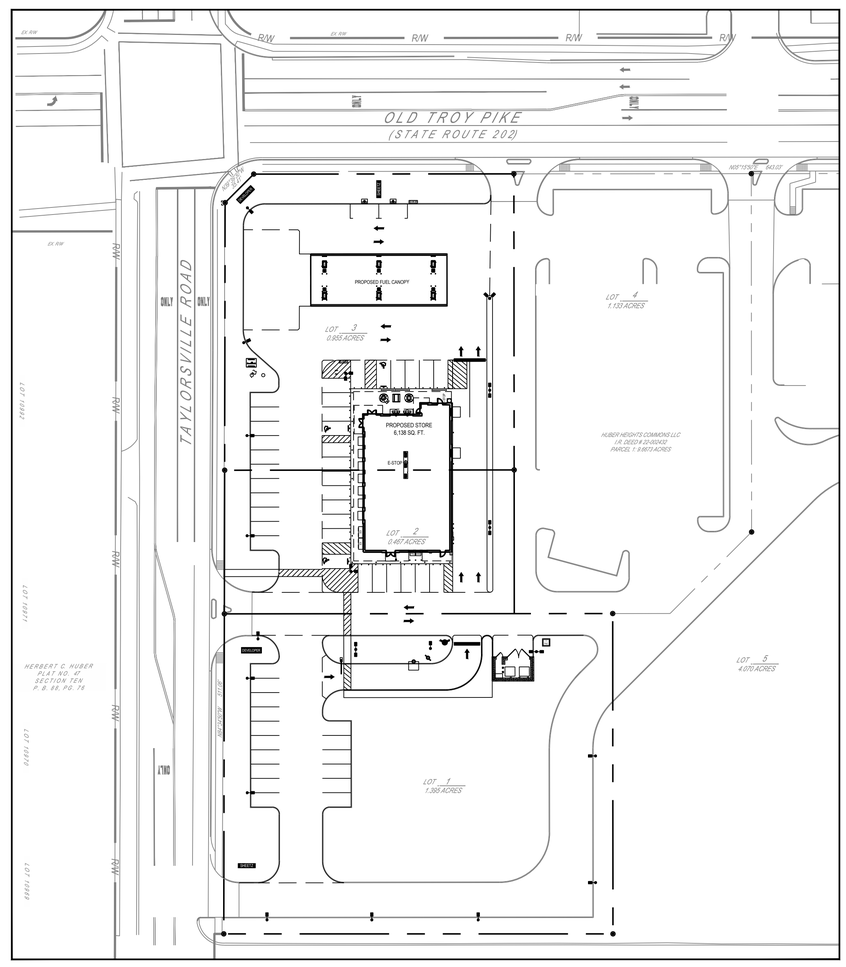
STORMWATER:
CITY OF HUBER HEIGHTS
PHONE: (937) 233-1423
CONTACT: RUSS BERGMAN
EMAIL: RBERGMAN@HHOH.ORG

ELECTRIC:
DAYTON POWER & LIGHT- AES OHIO
PHONE: (937) 331-3900
(937) 331-4860 (CONSTRUCTION)
EMAIL: AEESOHIOCONSTRUCTIONAPPS@AES.COM

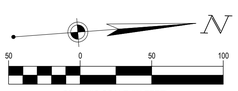
ZONING:
CITY OF HUBER HEIGHTS
PHONE: (937) 237-5815
CONTACT: DON MILLARD
EMAIL: DMILLARD@HHOH.ORG

PROPERTY DATA:

PARCEL OWNER:	VINEBROOK HOMES, LLC
PARCEL ID:	P70040050015
ADDRESS:	OLD TROY PIKE & TAYLORSVILLE ROAD HUBER HEIGHTS, OH 45424
PROPERTY AREA:	2.82 AC
ZONING:	PUD (MIXED USE PLANNED UNIT DEVELOPMENT)
PROPOSED USE:	AUTOMOBILE SERVICE STATION AND CAR WASH
	PROPOSED
PARKING:	
TOTAL PARKING SPACES:	53
ADA PARKING SPACES:	3 (1 VAN)
FLOODPLAIN DESIGNATION:	ZONE X - AREA OF MINIMAL FLOOD HAZARD



INDEX MAP
SCALE: 1" = 50'



GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C1.1	GENERAL NOTES
C1.2	GENERAL NOTES
C2.0	SITE PLAN
C2.1	AUTOTURN EXHIBIT
C3.0	GRADING PLAN
C3.1	FUEL GRADING PLAN
C4.0	UTILITY PLAN
C4.1	STORM SEWER PROFILES
C5.0	EROSION & SEDIMENT CONTROL PLAN
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C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
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L1.1	PLANTING PLAN
L2.0	PLANT DETAILS & NOTES

ODOT STANDARD DETAILS

CB 2-2A	CB 3A

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR. 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

CESO
WWW.CESOINC.COM

REVISION DESCRIPTION

NO.	DATE	
1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED
PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT
SHEETZ
HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

TITLE SHEET

ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C1.0

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W:\PROJECTS\SKILKEN GOLD\760396 SHEETZ - HUBER HEIGHTS, OH (TAYLORSVILLE RD)\03-CIVIL\PLAN\CONSTRUCTION\760396_C10-TITLE.DWG - 8/16/2022 2:11 PM

GENERAL NOTES

DEMOLITION NOTES

1. 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.
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4. 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
5. 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.
6. 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.
7. 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.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
7. 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.
8. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT OR FACE OF BUILDING, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10. ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
11. 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.
12. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13. REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14. REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
16. 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.
17. REFER TO ORIGINAL SURVEY PROVIDED BY BURKHARDT.
18. EXISTING CONDITIONS BASED ON PLANS BY BURKHARDT, DATED 02/16/2022.
19. RECORD PLAN BY BURKHARDT, DATED 02/07/2022.

GRADING NOTES

1. 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.
2. 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.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. 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.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. ALL ADA ACCESSIBLE PARKING SPACED 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.
8. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
9. COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
10. 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.
11. 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 IT'S CONDITION PRIOR TO DAMAGE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
13. ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
14. 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.
15. 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.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18. 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 R/W, 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"

19. ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
20. ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND ODOT STANDARDS.
21. 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.
22. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23. 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.
24. 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.
25. 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

1. 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.
2. 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.
3. 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.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. 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.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. 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 MEASURE 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.
9. 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.
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. 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.
12. UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13. ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY HUBER HEIGHTS CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14. INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 4'-0".
15. ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
HIGH-DENSITY POLY-ETHYLENE (HPDE 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

16. 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 2321 WITH TYPE 1 BEDDING	ON SITE, 6" TO 8" DIA., GREATER THAN OR EQUAL TO 8.5' OF COVER

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

LEGEND

EXISTING FEATURES LEGEND

APPLIES TO ALL CIVIL SHEETS

- R/W — RIGHT OF WAY LINE
- PARCEL LINE
- SUBJECT PROPERTY BOUNDARY LINE
- EASEMENT LINE
- CURB
- EDGE OF PAVEMENT
- EDGE OF WALK
- PAVEMENT MARKINGS
- STM — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- OHE — OVHD ELECTRIC LINE
- UGE — UGND ELECTRIC LINE
- UGT — UGND TELECOMM LINE
- 100 — MAJOR CONTOUR
- 102 — MINOR CONTOUR
- BENCHMARK
- SET 5/8" x 30" IRON REBAR WITH YELLOW CAP STAMPED "CESO"
- SANITARY MANHOLE
- TELEPHONE BOX
- CLEANOUT
- GUY WIRE ANCHOR
- CATCH BASIN
- CURB INLET
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- SIGN
- ELECTRIC BOX
- TRAFFIC BOX
- WATER VALVE
- FIRE HYDRANT
- SIGNAL POLE

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NO.	DATE	REVISION DESCRIPTION
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2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

GENERAL NOTES

ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C1.1

GENERAL NOTES

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE (LIST HIGHWAY DEPARTMENT)STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
15. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

GRADING NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY CESO. THE CURRENT REQUIREMENTS OF THE CITY OF HUBER HEIGHTS, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OUPS. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE. ALL SLOPES GREATER THAN 3:1 TO PERMANENTLY STABILIZED WITH LANDSCAPE PLANTS.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
9. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
10. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

STORMWATER MANAGEMENT NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY CESO. THE CURRENT REQUIREMENTS OF THE CITY OF HUBER HEIGHTS, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OUPS. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. CONTRACTOR SHALL COORDINATE PUMP ISLAND CANOPY DRAINS CONNECTION TO THE MAIN COLLECTOR PIPE WITH OWNER AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE MAIN COLLECTOR PIPE.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. ALL STORM PIPE SHALL BE AS SPECIFIED. ALL JOINTS SHALL BE WATERTIGHT.
9. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

UTILITY NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY CESO, THE CURRENT REQUIREMENTS OF THE CITY OF HUBER HEIGHTS, THE APPLICABLE SECTIONS OF THE ODOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY OUPS. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO PROPOSED STORE AND CAR WASH.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
9. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE STORE OWNER UPON COMPLETION OF THE PROJECT.
10. UTILITY COMPANIES AND CONTACTS ARE LISTED ON THE TITLE SHEET.
11. CONDUIT LOCATIONS TO PYLON SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SUPERINTENDENT.
12. CONTRACTOR SHALL COORDINATE WITH SUPERINTENDENT ON LOCATION AND SIZE OF THE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL COORDINATE WITH STORE OWNER ON CONDUIT ROUTE TO STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE.
14. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

LAYOUT NOTES:

1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH STORE OWNER.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

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1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

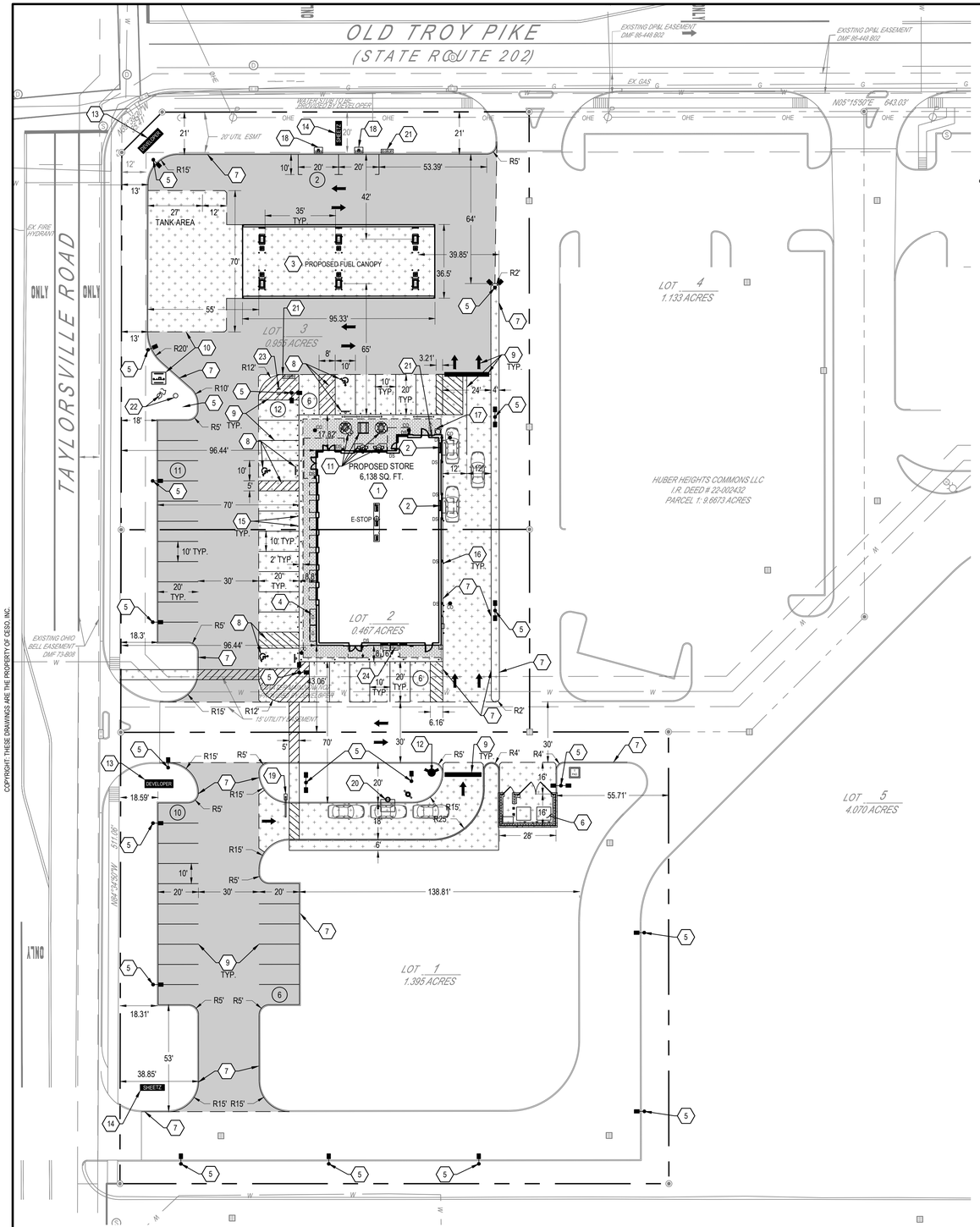
HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

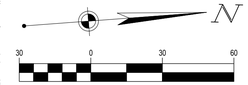
GENERAL NOTES

ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C1.2





GRAPHIC SCALE (IN FEET)
1 in. = 30 ft.

PARKING COUNT = 53 SPACES

CODED NOTES:

1. PROPOSED 6,138 SF STORE. REFER TO ARCHITECTURAL PLANS.
2. PROPOSED DRIVE-THRU WINDOW.
3. PROPOSED SIX (6) DISPENSER FUEL CANOPY. REFER TO ARCHITECTURAL PLANS.
4. PROPOSED ICE MERCHANDISER LOCATION.
5. PROPOSED LIGHT POLE. SEE DETAIL ON SHEET C7.1.
6. PROPOSED DUMPSTER ENCLOSURE AND PAD. SEE DETAIL ON SHEET C6.1.
7. PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C6.2.
8. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAIL ON SHEET C6.2 AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
9. PROPOSED PAVEMENT MARKINGS.
10. PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD. SEE DETAIL ON SHEET C6.0 FOR VENT PAD DETAIL.
11. PROPOSED PATIO SEATING. REFER TO ARCHITECTURAL PLANS.
12. FIRE HYDRANT BY DEVELOPER.
13. MONUMENT SIGN BY DEVELOPER.
14. PROPOSED SHEETZ MONUMENT SIGN. REFER TO SIGNAGE PLAN.
15. PROPOSED 4" X 4" BUMPER POST. SEE DETAIL ON SHEET C6.0.
16. PROPOSED 6" BOLLARD. SEE DETAIL ON SHEET C6.0.
17. PROPOSED GREASE TANK. REFER TO PLUMBING PLANS.
18. PROPOSED AIR MACHINE. SEE DETAIL ON SHEET C6.0.
19. PROPOSED DRIVE-THRU CANTILEVERED CLEARANCE BAR. REFER TO SIGNAGE PLAN.
20. PROPOSED DRIVE-THRU MENU & SPEAKER. REFER TO SIGNAGE PLAN.
21. EMERGENCY STOP BUTTON FOR GASOLINE DISPENSERS. SEE DETAIL ON SHEET C6.1.
22. PROPOSED FLAG POLE AND SPOTLIGHT. SEE DETAILS ON SHEET C6.1.
23. PROPOSED BIKE RACK. SEE DETAIL ON SHEET C6.0.
24. PROPOSED PROPANE LOCKER. SEE DETAIL ON SHEET C6.1.

SITE LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED BRICK PAVERS (REFER TO ARCHITECTURAL PLANS)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C6.0)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL ON SHEET C6.0)
- BUILDING
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION
- (7) PARKING SPACE COUNT
- SIGN

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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REVISION DESCRIPTION

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STATE OF OHIO
JOSHUA LONG
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REGISTERED PROFESSIONAL ENGINEER
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SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

SITE PLAN

ISSUE: NOT FOR CONSTRUCTION
DATE: 04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C2.0

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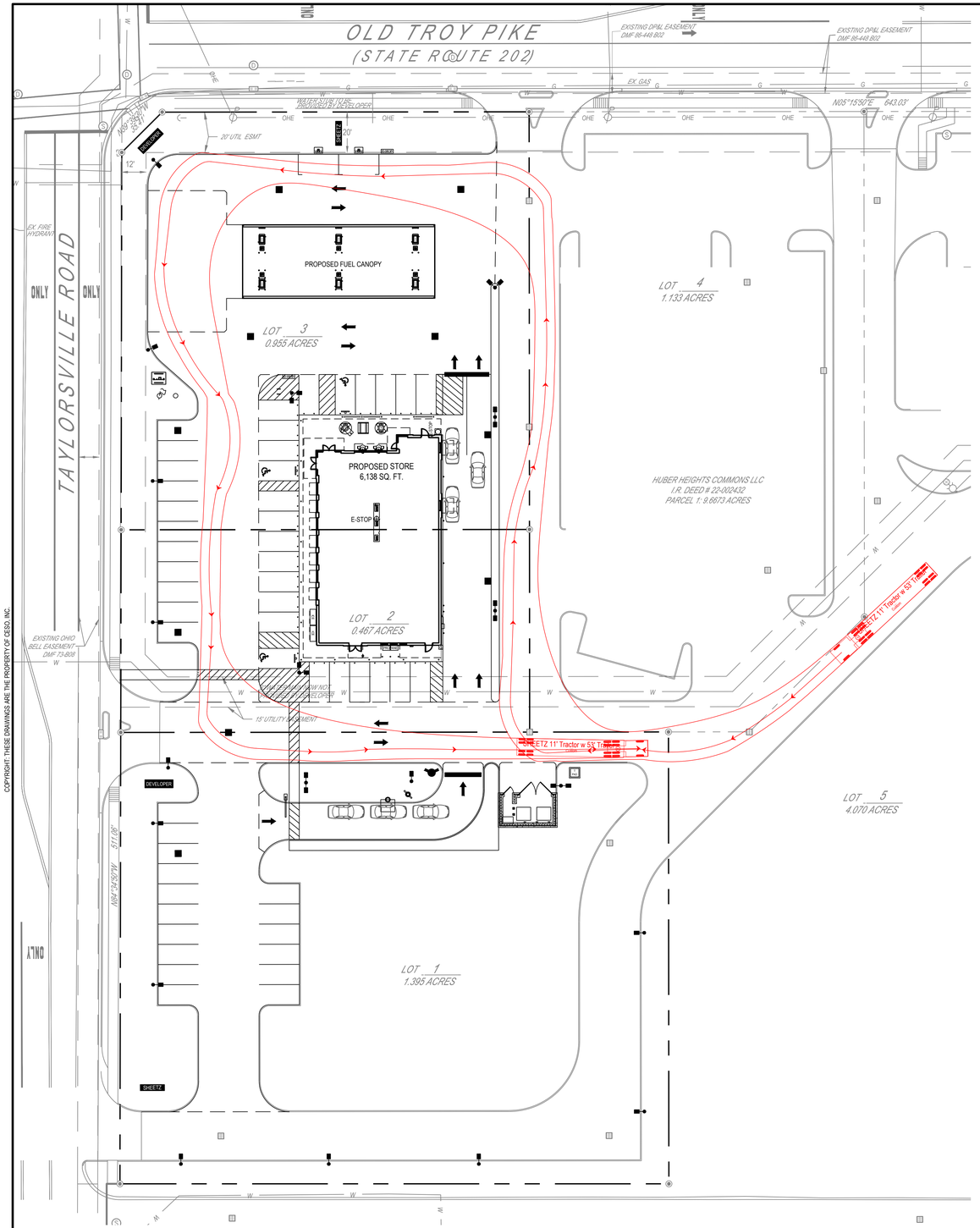

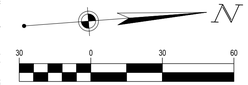

GRAPHIC SCALE (IN FEET)
1 in. = 30 ft.

SITE LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION

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NO.	DATE	REVISION DESCRIPTION
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STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED
PROFESSIONAL ENGINEER

2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

AUTOTURN EXHIBIT

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SHEET NO.
C2.1

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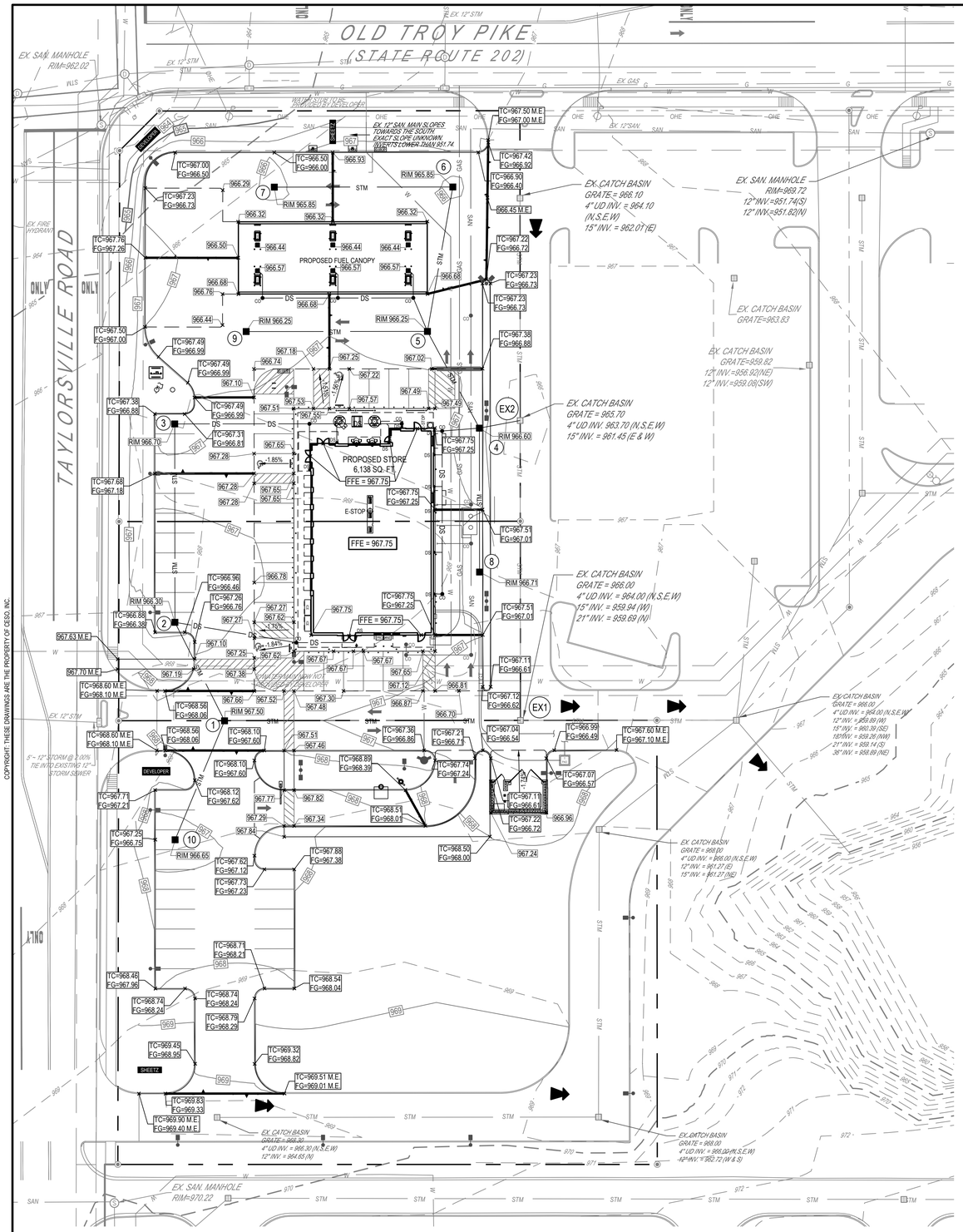

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N

30 0 30 60

GRAPHIC SCALE (IN FEET)
1 in. = 30 ft.

GRADING PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE SITE DEVELOPMENT PLANS FOR HUBER HEIGHTS COMMON BROAD REACH RETAIL FOR EXISTING GRADES PREPARED BY BURKHARDT.
2. PROPOSED GRADING IS BASED ON THE SITE DEVELOPMENT PLANS FOR HUBER HEIGHTS COMMON BROAD REACH RETAIL ONSITE ROADS AND UTILITY PLANS PREPARED BY BURKHARDT.

GRADING LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- 960 — MAJOR CONTOUR
- 962 — MINOR CONTOUR
- GRADE BREAK
- CATCH BASIN
- CO — CLEANOUT
- DS — DOWNSPOUT
- 1 — STRUCTURE NUMBER
- XXX.XX — FINISHED GRADE ELEVATION
- RIM=XXX.XX — RIM ELEVATION
- TC=XXX.XX FG=XXX.XX — TOP OF CURB ELEVATION / FINISHED GRADE ELEVATION
- M.E. — MATCH EXISTING ELEVATION
- TI — TOP OF ISLAND
- X.XX% — SLOPE ARROW
- FLOOD ROUTE

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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REVISION DESCRIPTION

NO.	DATE	
1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

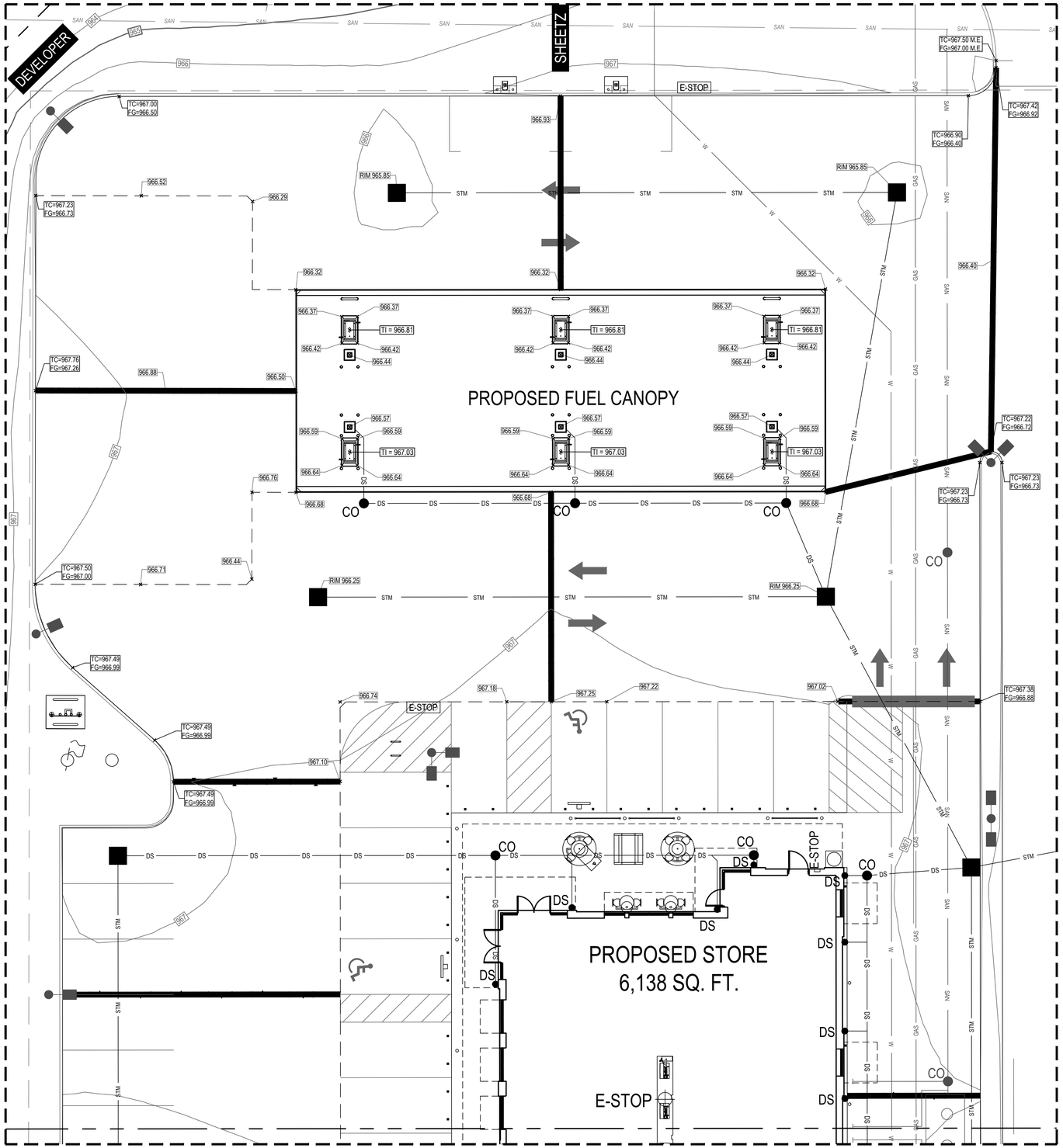
GRADING PLAN

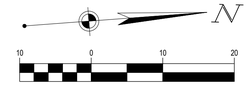
ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C3.0

W:\PROJECTS\SKILKEN GOLD\760396 SHEETZ - HUBER HEIGHTS, OH (TAYLORSVILLE RD)\03-CIVIL\PLAN\CONSTRUCTION\760396_C40-GRAD.DWG - 8/16/2022 2:13 PM





GRAPHIC SCALE (IN FEET)
1 in. = 10 ft.

GRADING LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- 960 — MAJOR CONTOUR
- 962 — MINOR CONTOUR
- GRADE BREAK
- CATCH BASIN
- CO — CLEANOUT
- DS — DOWNSPOUT
- 1 — STRUCTURE NUMBER
- XXX.XX — FINISHED GRADE ELEVATION
- RIM=XXX.XX — RIM ELEVATION
- TC=XXX.XX FG=XXX.XX — TOP OF CURB ELEVATION / FINISHED GRADE ELEVATION
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STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

FUEL GRADING PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C3.1

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

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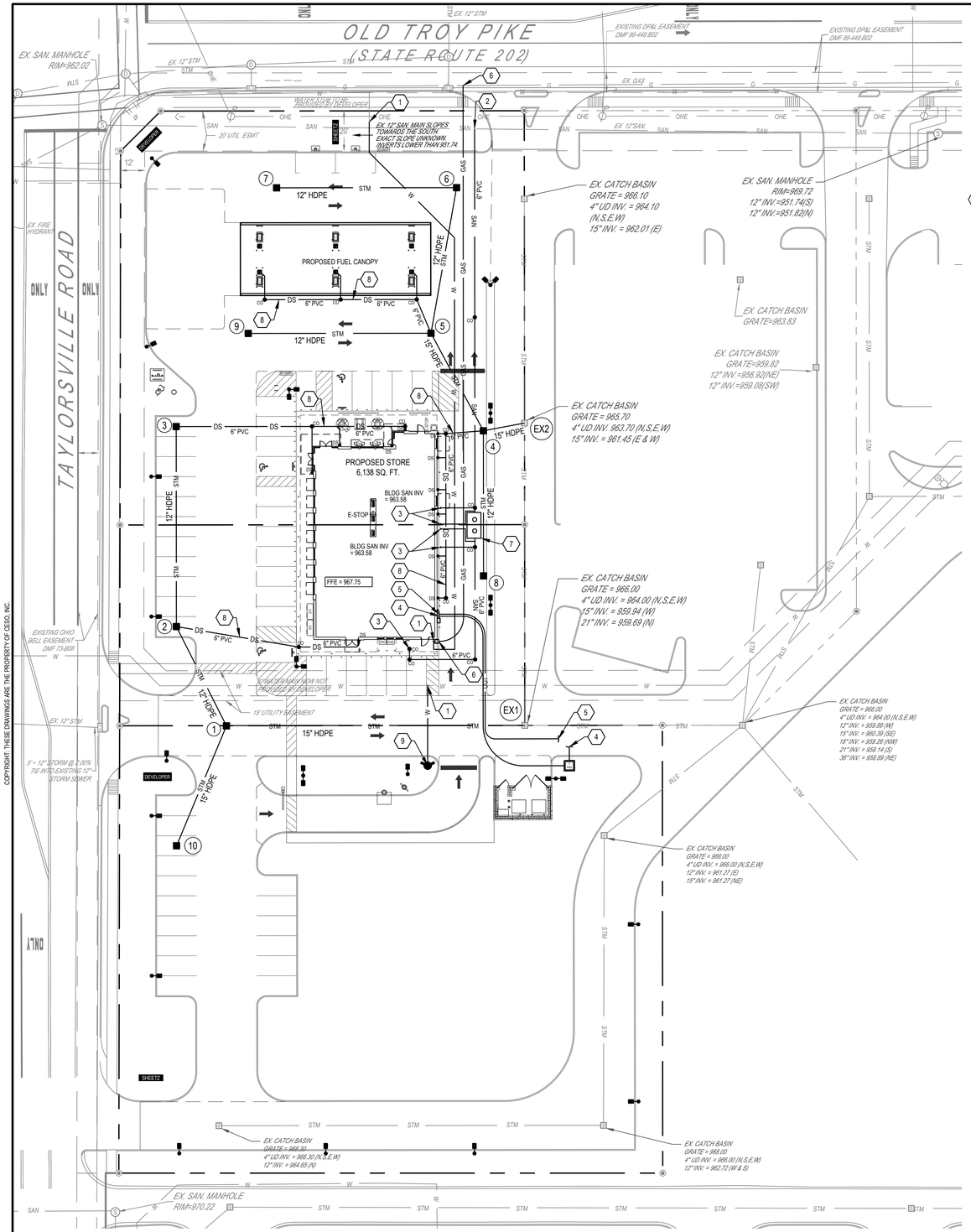

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GRAPHIC SCALE (IN FEET)
1 in. = 30 ft.

CONTRACTOR NOTE:

1. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES.

CODED NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL 2" COPPER TUBE SIZE POLYETHYLENE PIPING FROM METER IN BUILDING TO NEW 2" TAP. NEW WATER TAPS WILL NEED TO BE INSTALLED AT WATER MAIN.
2. CONNECT 6" SDR-35 PVC SANITARY SERVICE **(MINIMUM 1.00% SLOPE)** TO EXISTING SANITARY CLEANOUT PER CITY OF HUBER HEIGHTS STANDARDS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING SANITARY CLEANOUT PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR FINAL CONNECTION.
3. COORDINATE UTILITIES WITH PLUMBING CONTRACTOR, CAP AND MARK FOR FUTURE CONNECTION. FINAL CONNECTION BY PLUMBING CONTRACTOR.
4. CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF PRIMARY SERVICE, AND ALL STANDARDS FOR WORK. CONTRACTOR SHALL PROVIDE THE TRANSFORMER VAULT AND PAD, CT, METER SOCKET, CONDUIT AND CABLE, AND SECONDARY FINAL CONNECTION.
5. CONTRACTOR SHALL PROVIDE (2) 4" CONDUIT FOR TELEPHONE. CONTRACTOR SHALL VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH UTILITY COMPANIES BEFORE STARTING WORK. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED.
6. CONNECTION TO GAS MAIN. LOCAL GAS COMPANY SHALL FURNISH AND INSTALL GAS LINE FROM METER TO NEW TAP. THE CONTRACTOR SHALL INSTALL THE GAS LINE FROM THE METER TO THE BUILDING PER THE BUILDING DRAWINGS. CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING GAS MAIN PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER.
7. CONTRACTOR SHALL SUPPLY AND INSTALL BELOW GRADE 2000 GALLON GREASE INTERCEPTOR. REFER TO UTILITY DETAILS, SHEET C6.3.
8. PROPOSED 6" PVC STORM LINE FROM DOWNSPOUTS TO STORM CATCH BASINS (MIN. SLOPE 1.00%). REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DOWNSPOUT LOCATIONS.
9. FIRE HYDRANT BY DEVELOPER.

UTILITY LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

	BUILDING
STM	STORM SEWER LINE
DS	STORM DOWNSPOUT LINE
SAN	SANITARY SEWER LINE
W	DOMESTIC WATER LINE
G	GAS SERVICE LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	CATCH BASIN
CO	CLEANOUT
DS	DOWNSPOUT
PAD	ELECTRICAL TRANSFORMER PAD
G	GAS METER

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REVISION DESCRIPTION

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SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

UTILITY PLAN

ISSUE:
NOT FOR CONSTRUCTION

DATE:
04.29.2022

JOB NO.:	760396
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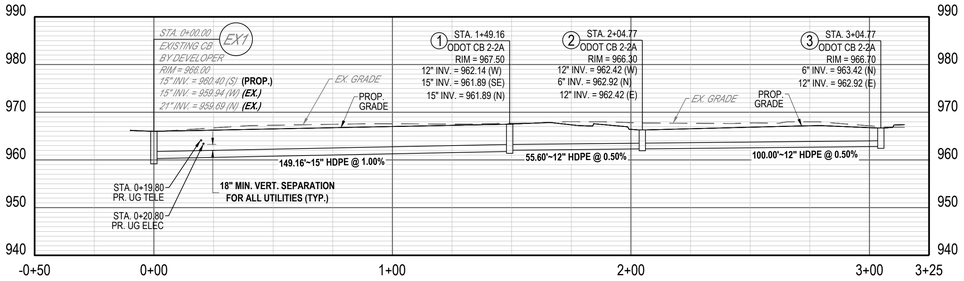
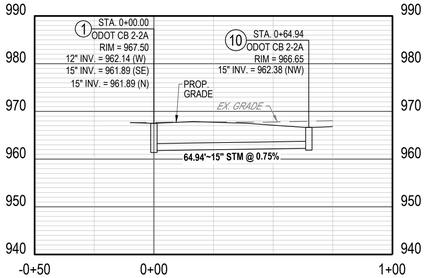
C4.0

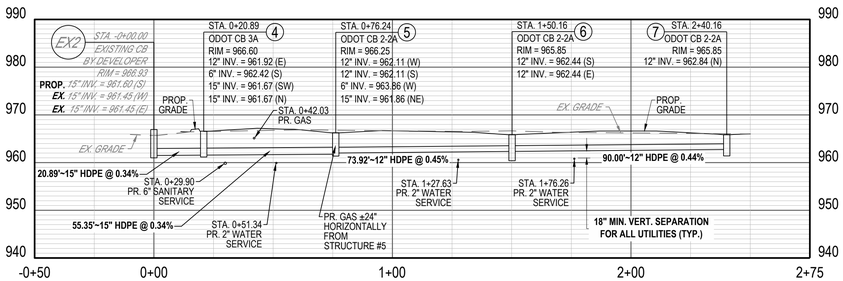
W:\PROJECTS\SKILKEN GOLD\760396 SHEETZ - HUBER HEIGHTS, OH (TAYLORSVILLE RD)\03-CIVIL\PLAN\CONSTRUCTION\760396_C50-UTL.DWG - 8/16/2022 2:14 PM



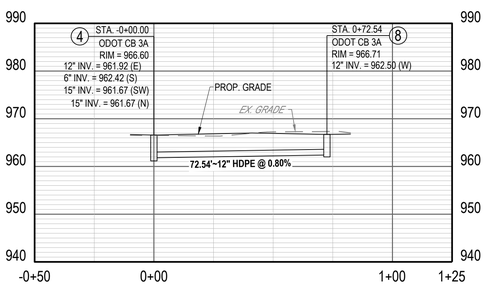
EX 1 - 3 STORM SEWER PROFILE
SCALE: 1" = 30' HORIZ.; 1" = 10' VERT.



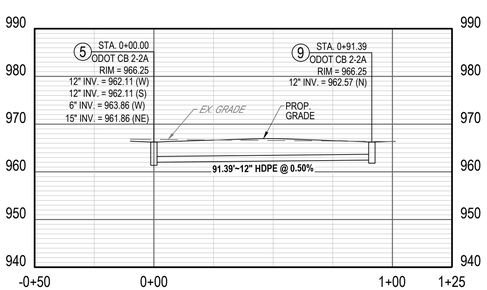
1 - 10 STORM SEWER PROFILE
SCALE: 1" = 30' HORIZ.; 1" = 10' VERT.



EX 2 - 7 STORM SEWER PROFILE
SCALE: 1" = 30' HORIZ.; 1" = 10' VERT.



4 - 8 STORM SEWER PROFILE
SCALE: 1" = 30' HORIZ.; 1" = 10' VERT.



5 - 9 STORM SEWER PROFILE
SCALE: 1" = 30' HORIZ.; 1" = 10' VERT.

GRADING NOTES:

1. CONTRACTOR SHALL REFER TO THE SITE DEVELOPMENT PLANS FOR HUBER HEIGHTS COMMON BROAD REACH RETAIL FOR EXISTING GRADES PREPARED BY BURKHARDT.
2. PROPOSED GRADING IS BASED ON THE SITE DEVELOPMENT PLANS FOR HUBER HEIGHTS COMMON BROAD REACH RETAIL ONSITE ROADS AND UTILITY PLANS PREPARED BY BURKHARDT.

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Call Before You Dig

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Storm Sewer Tabulation - 10-YR Event Analysis

Page 1

Station Line	Station To Line	Len (ft)	Drng Area Incr (ac)	Drng Area Total (ac)	Rnoff coeff (C)	Area x C Incr	Area x C Total	Tc Inlet (min)	Tc Syst (min)	Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe Size (in)	Pipe Slope (%)	Invert Elev Dn (ft)	Invert Elev Up (ft)	HGL Elev Dn (ft)	HGL Elev Up (ft)	Grnd / Rim Elev Dn (ft)	Grnd / Rim Elev Up (ft)	Line ID
10	7	64.941	0.75	0.75	0.60	0.45	0.45	10.0	10.0	5.3	2.38	5.61	3.47	15	0.75	961.89	962.38	962.66	963.00	967.50	966.65	1-10
9	8	100.000	0.12	0.12	0.87	0.10	0.10	10.0	10.0	5.3	0.55	2.52	1.69	12	0.50	962.42	962.92	963.10	963.25	966.30	966.70	2-3
8	7	55.604	0.23	0.35	0.88	0.20	0.31	10.0	12.4	4.8	1.48	2.53	3.34	12	0.50	962.14	962.42	962.69	962.97	967.50	966.30	1-2
7	End	149.000	0.02	1.12	0.90	0.02	0.77	10.0	12.8	4.7	3.67	6.46	4.02	15	1.00	960.40	961.89	961.42	962.66	966.00	967.50	EX1-1
6	5	90.000	0.13	0.13	0.90	0.12	0.12	10.0	10.0	5.3	0.62	2.38	1.59	12	0.44	962.44	962.84	963.15	963.24	965.85	965.85	6-7
5	3	73.920	0.13	0.26	0.90	0.12	0.23	10.0	11.9	4.9	1.15	2.38	2.15	12	0.45	962.11	962.44	962.90	962.99	966.25	965.85	5-6
4	3	91.385	0.14	0.14	0.87	0.12	0.12	10.0	10.0	5.3	0.65	2.53	1.55	12	0.50	962.11	962.57	962.90	962.98	966.25	966.25	5-9
3	1	55.351	0.11	0.51	0.90	0.10	0.45	10.0	12.7	4.8	2.17	3.78	2.09	15	0.34	961.67	961.86	962.73	962.78	966.60	966.25	4-5
2	1	72.542	0.03	0.03	0.90	0.03	0.03	10.0	10.0	5.3	0.14	3.18	1.03	12	0.80	961.92	962.50	962.73	962.65	966.60	966.71	4-8
1	End	20.889	0.09	0.63	0.90	0.08	0.56	10.0	16.6	4.2	2.34	3.74	2.96	15	0.34	961.60	961.67	962.38	962.43	965.70	966.60	EX2-4

Project File: 760396_Sheetz-HuberHtsOH_sewers3.stm | Number of lines: 10 | Run Date: 8/4/2022

NOTES:Intensity = 55.04 / (Inlet time + 8.90) ^ 0.80; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewers v2022.00

Storm Sewer Tabulation - Full Capacity Analysis

Page 1

Station Line	Station To Line	Len (ft)	Drng Area Incr (ac)	Drng Area Total (ac)	Rnoff coeff (C)	Area x C Incr	Area x C Total	Tc Inlet (min)	Tc Syst (min)	Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe Size (in)	Pipe Slope (%)	Invert Elev Dn (ft)	Invert Elev Up (ft)	HGL Elev Dn (ft)	HGL Elev Up (ft)	Grnd / Rim Elev Dn (ft)	Grnd / Rim Elev Up (ft)	Line ID
10	7	64.941	0.75	0.75	0.60	0.45	0.45	10.0	10.0	5.3	5.61	5.61	4.57	15	0.75	961.89	962.38	963.70	964.19	967.50	966.65	1-10
9	8	100.000	0.12	0.12	0.87	0.10	0.10	10.0	10.0	5.3	2.52	2.52	3.20	12	0.50	962.42	962.92	964.10	964.60	966.30	966.70	2-3
8	7	55.604	0.23	0.35	0.88	0.20	0.31	10.0	12.4	4.8	2.53	2.53	3.22	12	0.50	962.14	962.42	963.70	963.98	967.50	966.30	1-2
7	End	149.000	0.02	1.12	0.90	0.02	0.77	10.0	12.8	4.7	6.46	6.00	15	15	1.00	960.40	961.89	961.42	962.92	966.00	967.50	EX1-1
6	5	90.000	0.13	0.13	0.90	0.12	0.12	10.0	10.0	5.3	2.38	2.38	3.02	12	0.44	962.44	962.84	964.05	964.45	965.85	965.85	6-7
5	3	73.920	0.13	0.26	0.90	0.12	0.23	10.0	11.9	4.9	2.38	2.38	3.03	12	0.45	962.11	962.44	963.50	963.83	966.25	965.85	5-6
4	3	91.385	0.14	0.14	0.87	0.12	0.12	10.0	10.0	5.3	2.53	2.53	3.22	12	0.50	962.11	962.57	963.50	963.96	966.25	966.25	5-9
3	1	55.351	0.11	0.51	0.90	0.10	0.45	10.0	12.7	4.8	3.78	3.78	3.08	15	0.34	961.67	961.86	963.09	963.28	966.60	966.25	4-5
2	1	72.542	0.03	0.03	0.90	0.03	0.03	10.0	10.0	5.3	3.18	3.18	4.05	12	0.80	961.92	962.50	963.09	963.67	966.60	966.71	4-8
1	End	20.889	0.09	0.63	0.90	0.08	0.56	10.0	16.6	4.2	3.74	3.74	4.23	15	0.34	961.60	961.67	962.38	962.60	965.70	966.60	EX2-4

Project File: 760396_Sheetz-HuberHtsOH_sewers3.stm | Number of lines: 10 | Run Date: 8/4/2022

NOTES:Intensity = 55.04 / (Inlet time + 8.90) ^ 0.80; Return period =Yrs. 10 ; Total flows limited to full flow capacities ; c = cir e = ellip b = box

Storm Sewers v2022.00

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REVISION DESCRIPTION

NO.	DATE	
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STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER

2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

STORM SEWER PROFILES

ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C4.1

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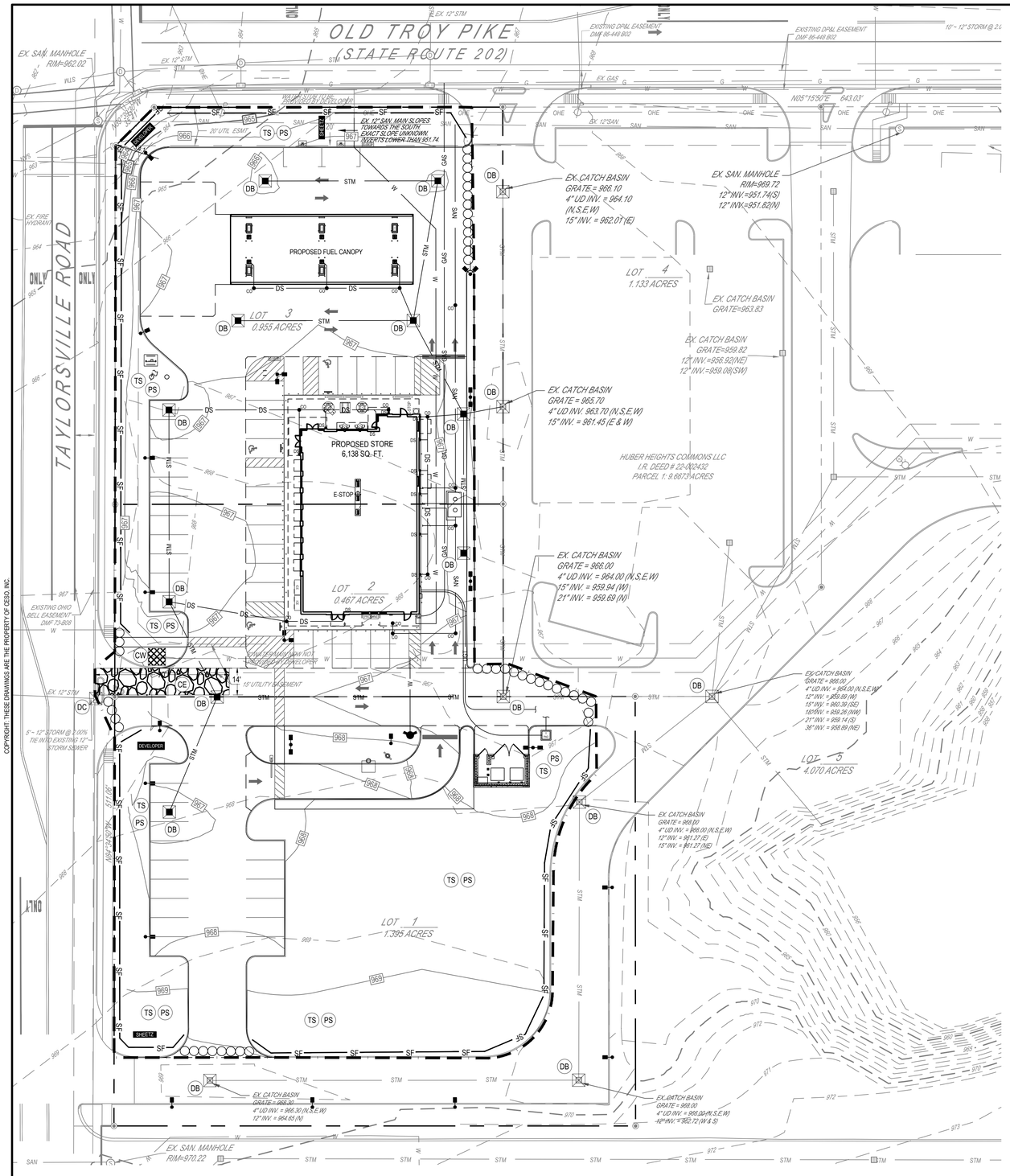

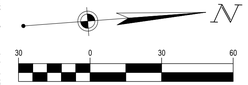

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROJECT NARRATIVE:

DEVELOPER:
SKILKEN GOLD REAL ESTATE DEVELOPMENT
4270 MORSE ROAD
COLUMBUS, OH 43230
PHONE: (614) 282-0936
CONTACT: BETH COTNER

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR, SUITE 400
COLUMBUS, OH 43231
PHONE: (380) 799-5227
CONTACT: JOSH LONG
EMAIL: JOSH.LONG@CESOINC.COM

THE PROPOSED PROJECT IS THE CONSTRUCTION OF GAS STATION AND CONVENIENCE STORE. THE SUBJECT PARCEL IS 2.82 ACRES. THE TOTAL DISTURBED AREA IS 2.35 ACRES.

THE ENTIRE SITE DRAINS NORTHEAST TOWARDS THE EXISTING RETENTION BASIN.

EXISTING ON-SITE CONDITIONS: THE ENTIRE DEVELOPMENT IS PAD READY FOR CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

1. NOTIFY CITY OF HUBER HEIGHTS ADMINISTRATOR 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 PAD.
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.

SWPPP LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- 960 — MAJOR CONTOUR
- 962 — MINOR CONTOUR
- PAVEMENT/WALK
- STM — STORM SEWER
- SF — SILT FENCE
- STRAW WATTLE
- LIMITS OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- BASIN SEDIMENT FILTER
- CATCH BASIN
- CE — STABILIZED CONSTRUCTION ENTRANCE
- TS — TEMPORARY SEEDING
- PS — PERMANENT SOD
- CW — CONCRETE WASHOUT AREA
- DC — DANDY CURB (INLET PROTECTION)
- DB — DANDY BAG (INLET PROTECTION)

E&SC GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED.
5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
   - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

   SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

   MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.

   FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER ODOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
9. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
13. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
15. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
16. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
17. ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO LEAVING THE SITE.
18. SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
2. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
9. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL
10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&DD LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-20).
13. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
14. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
15. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
16. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
17. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
18. THE CONTRACTOR SHALL CONTACT THE OHIO EPA, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
19. OPEN BURNING IS NOT PERMITTED ON THE SITE.
20. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEPT CLEAN ON AN AS NEEDED BASIS.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

CESO
WWW.CESOINC.COM

REVISION DESCRIPTION

NO.	DATE	
1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

EROSION & SEDIMENT CONTROL PLAN

ISSUE: NOT FOR CONSTRUCTION
DATE: 04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C5.0

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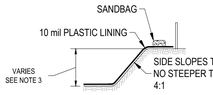

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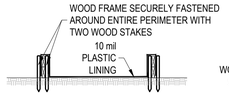

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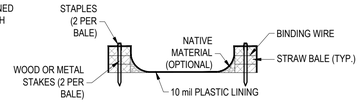

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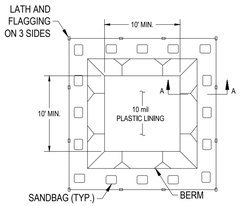
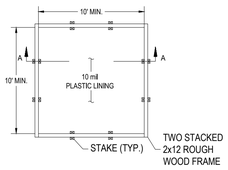
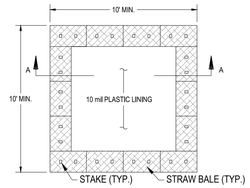


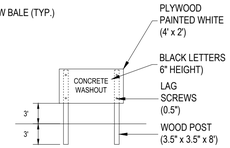
BELOW GRADE



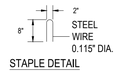
ABOVE GRADE WITH WOOD PLANKS



ABOVE GRADE W/ HAYBALES



CONCRETE WASHOUT SIGN DETAIL



STAPLE DETAIL

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

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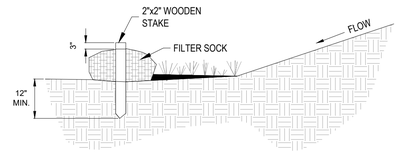

SECTION

NOTES:

1. MATERIALS - COMPOST USED FOR FILTER SOCKS SHALL BE WEED, PATHOGEN AND INSECT FREE AND FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. THEY SHALL BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER AND CONSIST OF A PARTICLES RANGING FROM 3/8" TO 2".
2. FILTER SOCKS SHALL BE 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS.

INSTALLATION:

3. FILTER SOCKS WILL BE PLACED ON A LEVEL LINE ACROSS SLOPES, GENERALLY PARALLEL TO THE BASE OF THE SLOPE OR OTHER AFFECTED AREA. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND AS NEEDED MIDSLOPE.
4. FILTER SOCKS INTENDED TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, SHALL BE SEEDED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.
5. FILTER SOCKS ARE NOT TO BE USED IN CONCENTRATED FLOW SITUATIONS OR IN RUNOFF CHANNELS.

MAINTENANCE:

6. ROUTINELY INSPECT FILTER SOCKS AFTER EACH SIGNIFICANT RAIN, MAINTAINING FILTER SOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES.
7. REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTER SOCKS WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE PRACTICE.
8. WHERE THE FILTER SOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
9. REMOVAL - FILTER SOCKS WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED IN SUCH AS WAY AS TO FACILITATE AND NOT OBSTRUCT SEEDINGS.

FILTER SOCK

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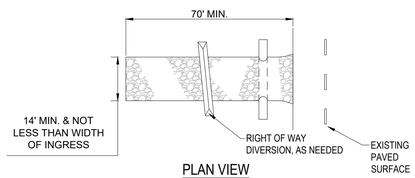
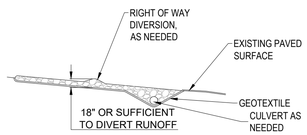


PLAN VIEW



PROFILE

NOTES:

1. STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. 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.
3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH - THE ENTRANCE SHALL E AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. 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:
6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.
7. 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.
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, ORA 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.

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.

STABILIZED CONSTRUCTION ENTRANCE

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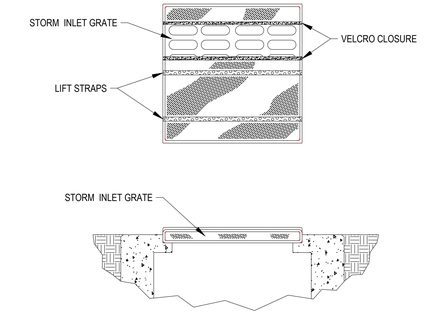

NOTE:

INLET PROTECTION SHALL BE DANDY BAG OR APPROVED OTHER.

INLET PROTECTION

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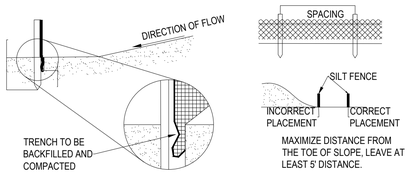
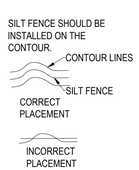




SPECIFICATIONS FOR SILT FENCE

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

NOTES:

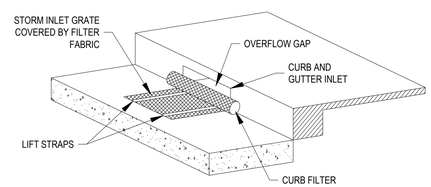
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE 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 F 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, OR
    3) OTHER PRACTICES SHALL BE INSTALLED.

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)

SILT FENCE DETAIL

NTS



NOTE:

INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION

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3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA
LONG
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2022-8-18

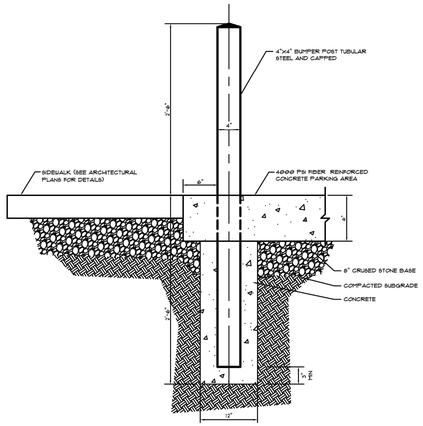
SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

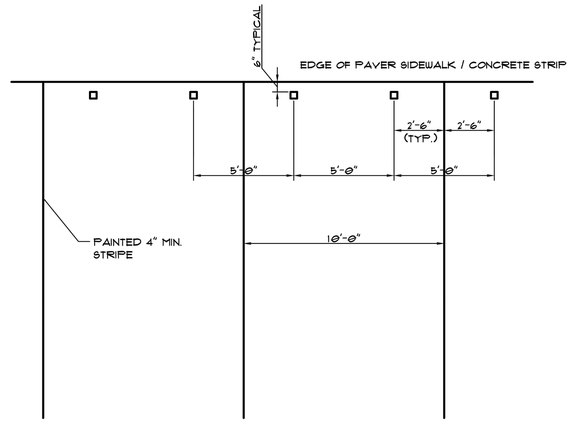
HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

EROSION & SEDIMENT CONTROL DETAILS

ISSUE: NOT FOR CONSTRUCTION
DATE: 04.29.2022
JOB NO.: 760396
DESIGN: MST
DRAWN: MST
CHECKED: BJH
SHEET NO.
C5.1



STOREFRONT BUMPER POST FLUSH SIDEWALK
SCALE: NO SCALE



BUMPER POST DETAIL
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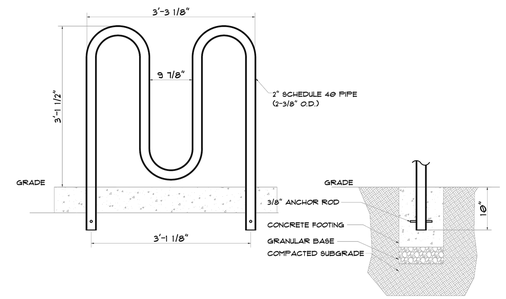


BIKE RACK
SCALE: NO SCALE

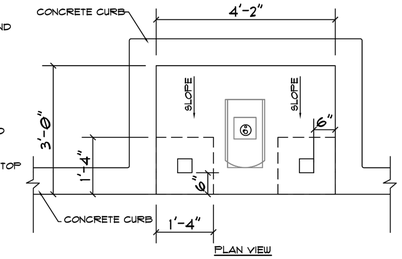
AIR MACHINE PAD NOTES:
ELECTRICAL NEEDS ARE A 120-VAC 30-AMP #10 WIRE CIRCUITS WITH GROUND

POWER CONDUIT FROM BUILDING TO AIR MACHINE IS TO BE RIGID PVC WITH FIRST AND LAST 10' IN RIGID METAL CONDUIT AND EYS FITTINGS AT BOTH ENDS. TERMINATED IN RECESSED 6" PVC SLEEVE UNDER AIR MACHINE.

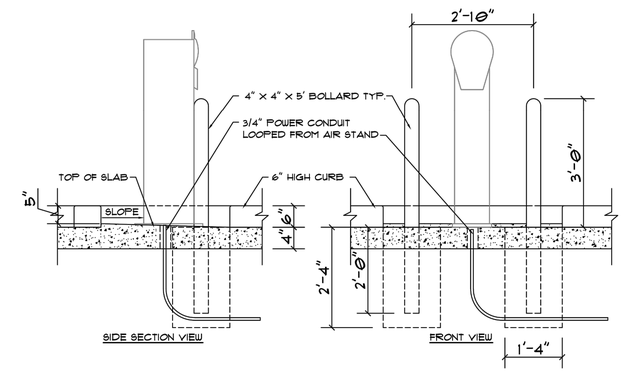
USE WEDGE ANCHOR BOLTS TO MOUNT AIR STAND.

BOLLARDS ARE 4" X 4" X 5'. TO BE PAINTED DARK BRONZE.

MAXIMUM DISTANCE FROM FINAL GRADE TO TOP BUTTON ON AIR MACHINE TO BE 48"



PLAN VIEW



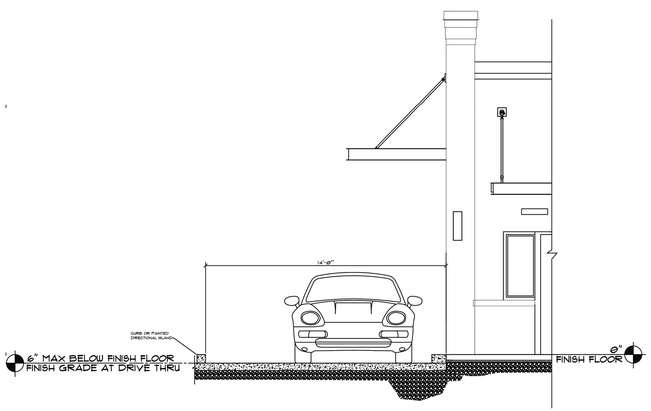
SIDE SECTION VIEW

FRONT VIEW

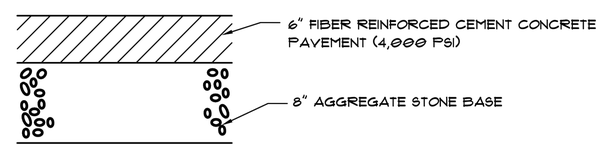
AIR MACHINE PAD
SCALE: NO SCALE

• 2'-3" FOR 9.5' WIDE PARKING SPACE
2'-0" FOR 9.0' WIDE PARKING SPACE

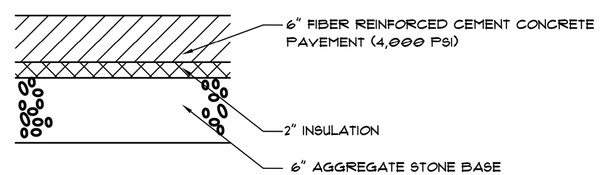
USE THIS DETAIL IF PAVEMENT IS PAVED UP TO TOP OF SIDEWALK



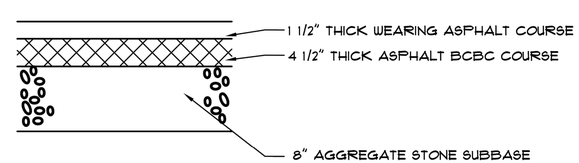
DRIVE THRU CURB AND PAD DETAIL
SCALE: NO SCALE



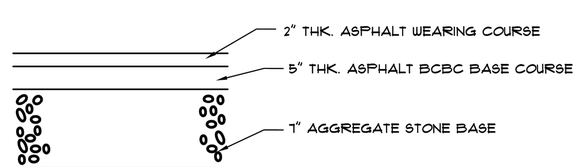
TYPICAL CONCRETE LOT PAVEMENT SECTION/ DUMPSTER PAD



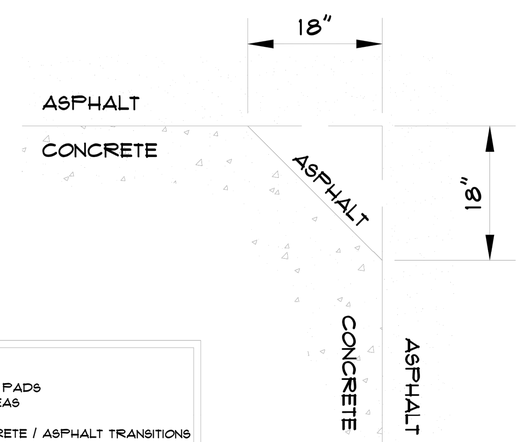
CARWASH ENTRANCE \EXIT CONCRETE SLAB SECTION



TYPICAL ASPHALT PAVING SECTION

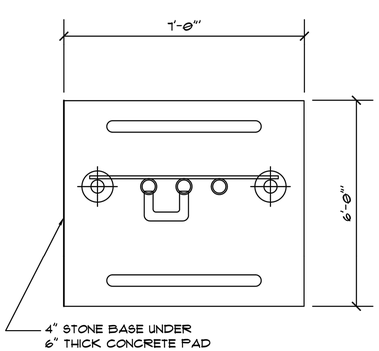


TYPICAL TRUCK DIESEL ASPHALT PAVING SECTION

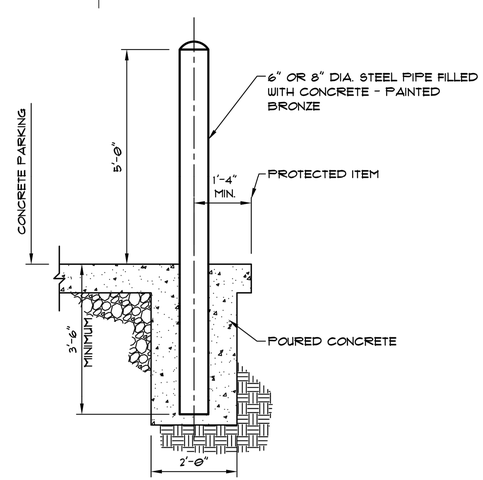


LOCATIONS:
UST PADS
GAS CANOPY PADS
PARKING AREAS
DUMPSTER
OTHER CONCRETE / ASPHALT TRANSITIONS

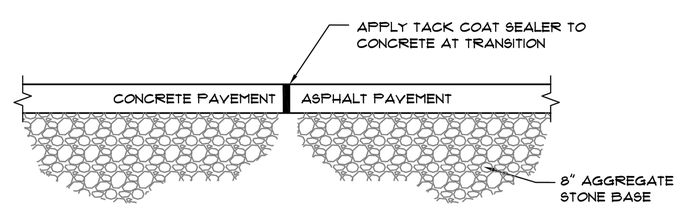
CONCRETE / ASPHALT TRANSITION
SCALE: NO SCALE



UST VENT PAD



6" OR 8" DIAMETER PIPE BOLLARD
SCALE: NO SCALE



CONCRETE / ASPHALT PAVEMENT TRANSITION DETAIL
N.T.S.

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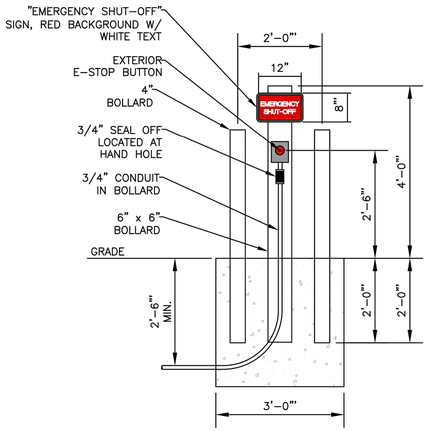
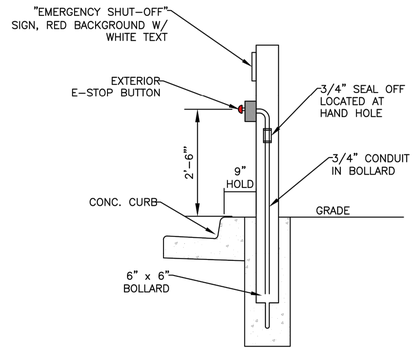
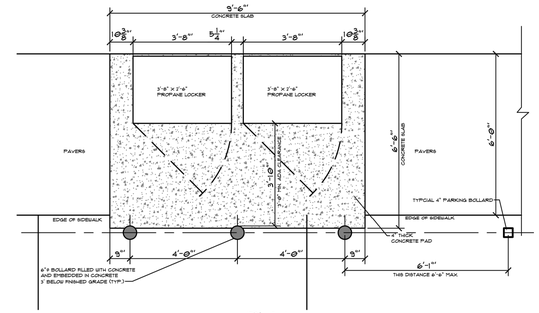
SHEET NO.
C6.0



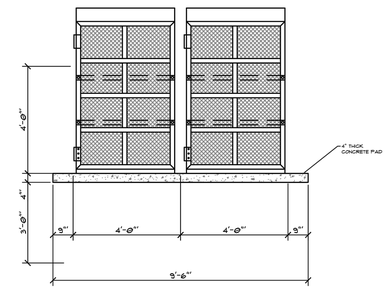
FRONT VIEW
N.T.S.



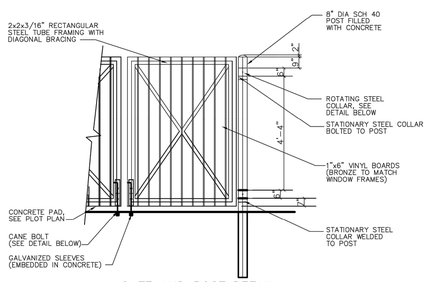
SIDE VIEW
N.T.S.



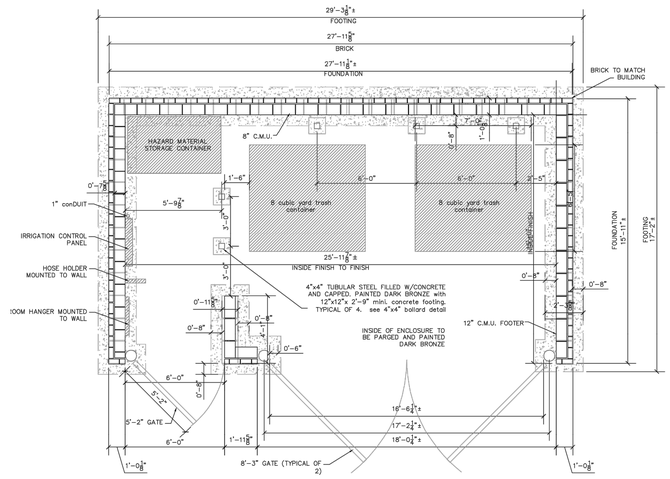
PLAN



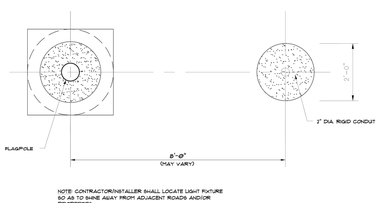
ELEVATION



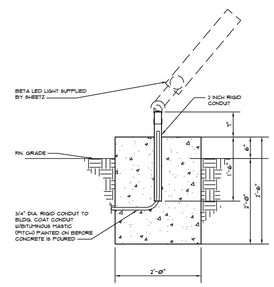
GATE AND POST DETAIL
FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN



PLAN VIEW

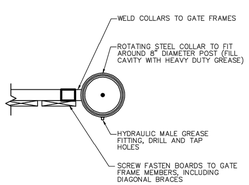


FLAGPOLE LIGHT FOUNDATION PLAN
SCALE: NO SCALE



FLAGPOLE LIGHT FOUNDATION
SCALE: NO SCALE

LEGEND				
POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
40'	12" DIA.	48"	24" DIA.	16" DIA.
35'	10" DIA.	42"	22" DIA.	12" DIA.



HINGE/COLLAR DETAIL
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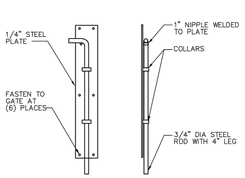
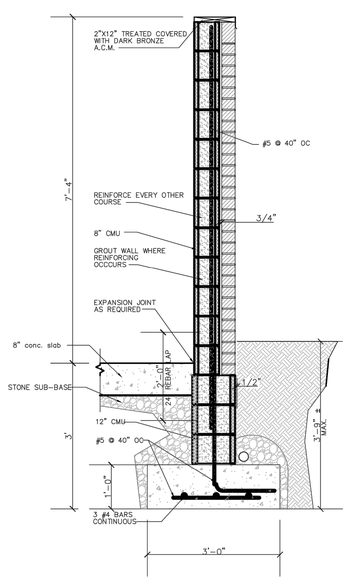
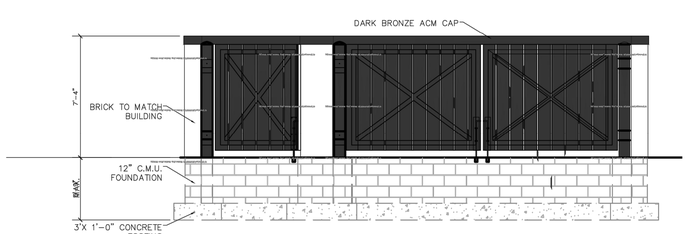


CANE BOLT DETAIL

DUMPSTER GATE DETAILS
SCALE: NOT TO SCALE

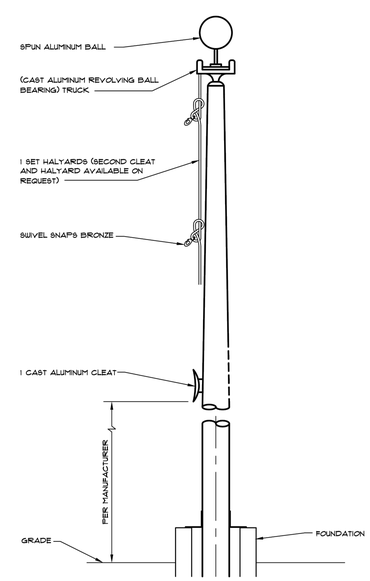


SECTION DETAIL
SCALE: 3/4" = 1'-0"

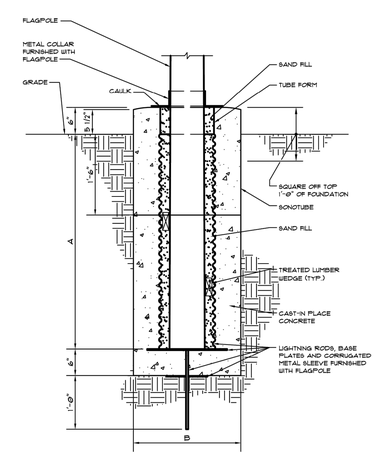


ELEVATION VIEW

DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"



FLAGPOLE DETAIL
SCALE: NO SCALE



FLAGPOLE FOUNDATION
SCALE: NO SCALE

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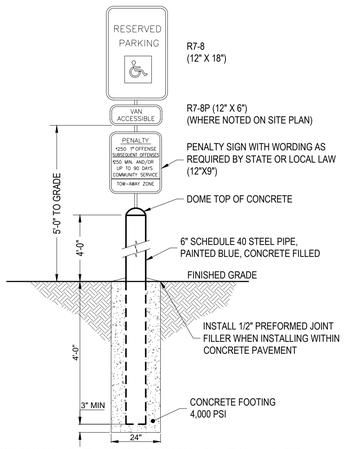
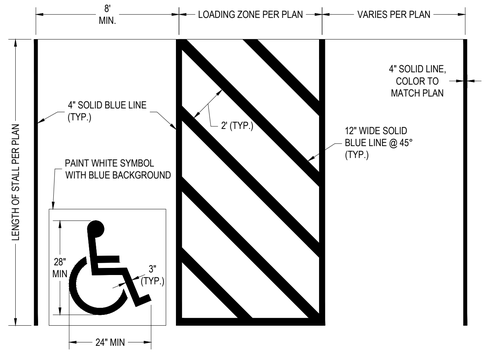


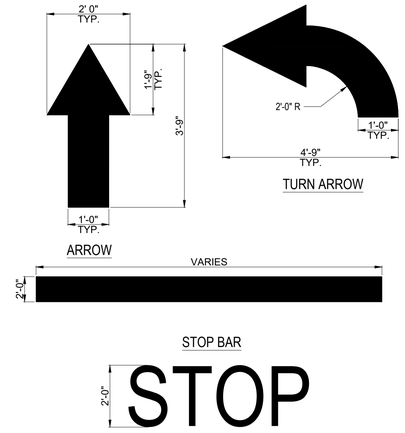
ACCESSIBLE PARKING SIGN IN BOLLARD

NTS



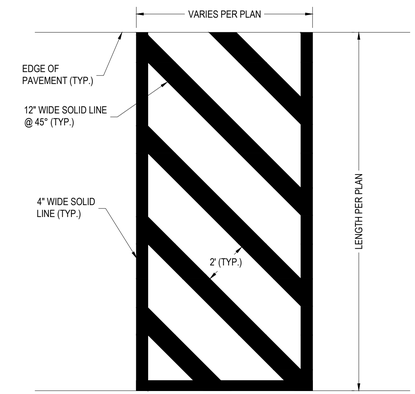
ACCESSIBLE PARKING SPACE STRIPING

NTS



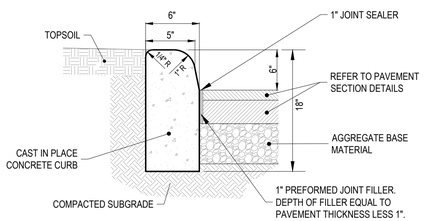
PAVEMENT MARKINGS

NTS



PAINTED ISLAND

NTS

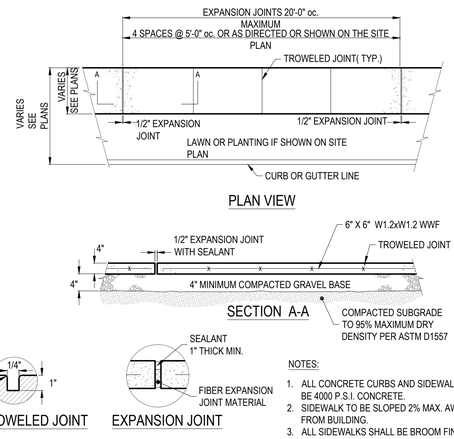


NOTES:

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".

CONCRETE CURB

NTS

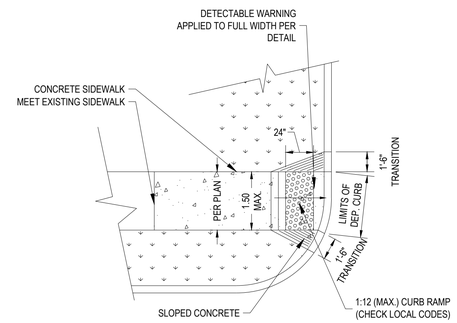


NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
2. SIDEWALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.
3. ALL SIDEWALKS SHALL BE BROOM FINISHED.

CONCRETE SIDEWALK

NTS



ACCESSIBLE CURB RAMP (TYPE II)

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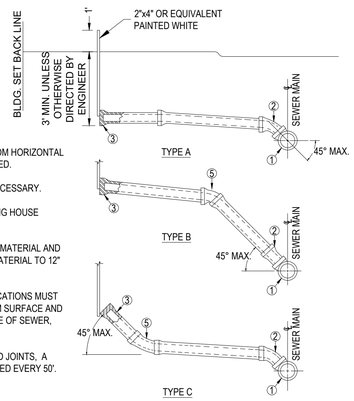
SHEET NO.
C6.2



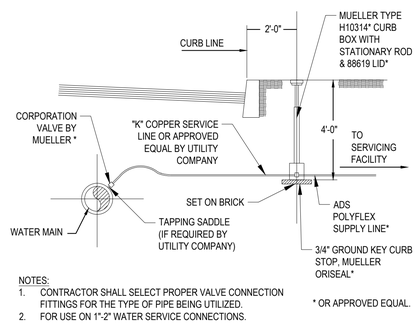
KEY NOTES:

1. TEE OR WYE-ROTATE 45° FROM HORIZONTAL UNLESS OTHERWISE SPECIFIED.
2. 1/8 BEND OR 1/16 BEND AS NECESSARY.
3. CAP UNLESS JOINING EXISTING HOUSE CONNECTION.
4. BED PIPE WITH 4" GRANULAR MATERIAL AND BACKFILL WITH GRANULAR MATERIAL TO 12" ABOVE PIPE.
5. EXACT RECORD OF BEND LOCATIONS MUST BE MADE, AS TO DEPTH FROM SURFACE AND DISTANCE FROM CENTER LINE OF SEWER, BACKFILL IS PLACED.
6. WHEN USING CHEMICAL WELD JOINTS, A RUBBER FITTING MUST BE USED EVERY 50'.

NOTES:
4" DAIM. PIPE MIN. SLOPE = 1/4"=1'
6" DAIM. PIPE MIN. SLOPE = 1/8"=1'

SANITARY LATERAL CONNECTIONS

NTS



NOTES:

1. CONTRACTOR SHALL SELECT PROPER VALVE CONNECTION FITTINGS FOR THE TYPE OF PIPE BEING UTILIZED.
2. FOR USE ON 1"-2" WATER SERVICE CONNECTIONS.

* OR APPROVED EQUAL.

WATER SERVICE CONNECTION

NTS

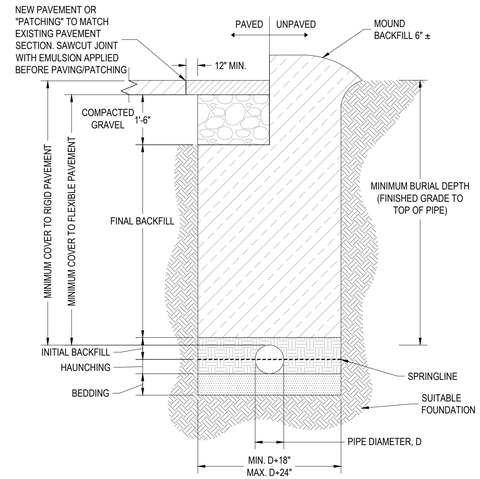


TABLE 1: BACKFILL AND EMBEDMENT MATERIALS	
SOIL CLASSIFICATIONS (AS DEFINED IN ASTM D2487 AND D2321)	
CLASS I	CRUSHED ROCK ANGULAR (CLEAN).
CLASS II	GRAVEL AND/OR SANDS, WITH LITTLE OR NO FINES.
CLASS III	SAND/SILT AND SAND/CLAY MIXTURES.
CLASS IV	INORGANIC CLAYS
CLASS V	ORGANIC SILTS, CLAYS, AND PEATS.
SOIL CLASSIFICATIONS (AS DEFINED IN ASCE 15-98)	
CATEGORY I	GRAVELLY SAND
CATEGORY II	SANDY SILT
CATEGORY III	SILTY CLAY

NOTES:

1. IN THE CASE OF TRENCH BOTTOM BEING UNSTABLE, THE CONTRACTOR SHALL REPLACE FOUNDATION WITH SUITABLE MATERIAL AS SPECIFIED BY GEOTECHNICAL ENGINEER.
2. COMPACTION PERCENTAGES SPECIFIED REFER TO STANDARD PROCTOR PERCENT COMPACTION.
3. CONTRACTOR TO MANDATE DEWATERING IN TRENCHES DURING CONSTRUCTION.
4. TRENCHING OPERATIONS SHALL CONFORM TO ALL OSHA REQUIREMENTS.
5. FOR HDPE AND PVC WATERLINES AND LONG SEWER LATERALS, INSTALL METALLIC LOCATOR TAPE 12" (MIN) AND 18" (MAX) BELOW FINISHED SUBGRADE ELEVATION. INSTALL TRACER WIRE LOCATED AT THE TOP OF THE PIPE WITHIN THE INITIAL BACKFILL.

PVC PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	CLASS I-V*
INITIAL BACKFILL	MINIMUM DEPTH = D/2 (12" COMMON)** CLASS I, II, AND III*
HAUNCHING	DEPTH = D/2** CLASS I, II, AND III COMPACTED*
BEDDING	DEPTH = 4-6" CLASS I, II, AND III COMPACTED*

NOTE: HAUNCHING ZONE MUST BE COMPACTED PRIOR TO PLACEMENT AND COMPACTION OF INITIAL AND FINAL BACKFILLS TO PREVENT PIPE DEFLECTION.

HDPE PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	MINIMUM COVER UNPAVED AREAS = 12" MINIMUM COVER PAVED AREAS (D <=48") = 12***,*** MINIMUM COVER PAVED AREAS (D>48") = 24***,*** CLASS I AND II (COMPACTED 90% SPD) AND CLASS III (COMPACTED 95% SPD)*
INITIAL BACKFILL	MINIMUM DEPTH = D/2 (CAN EXTEND TO THE CROWN OF THE PIPE)** CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*
HAUNCHING	DEPTH = D/2** CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*
BEDDING	DEPTH (D <= 24") = 4*** DEPTH (D > 24") = 6*** CLASS I, II, AND III (TYPE IV CAN BE USED WITH THE APPROVAL OF GEOTECHNICAL ENGINEER)*

NOTE: THE MIDDLE $\frac{1}{3}$ BENEATH THE PIPE INVERT IN THE BEDDING ZONE SHALL BE LOOSELY PLACED

RC PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	CATEGORY I, II, III*
INITIAL BACKFILL	DEPTH = D/2** CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*
HAUNCHING	DEPTH = D/2** CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*
BEDDING	MINIMUM DEPTH = D/24 (NOT LESS THAN 3")** IF ROCK FOUNDATION, MINIMUM DEPTH = D/12 (NOT LESS THAN 6")** CATEGORY I (85-95% COMPACTION), CATEGORY II (90-95% COMPACTION), OR CATEGORY III (85-95% COMPACTION)*

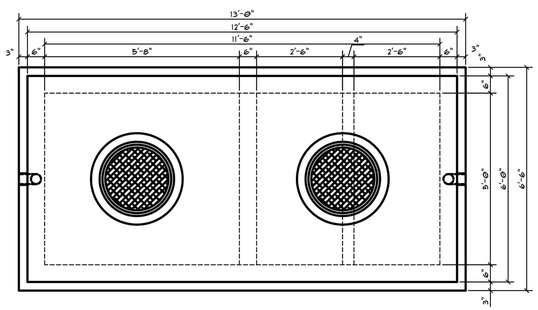
NOTE: FOR ELLIPTICAL AND ARCH PIPE, D SHALL REPRESENT HORIZONTAL SPAN OF PIPE.

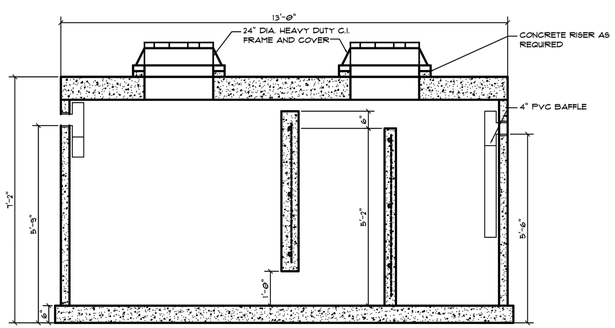
DI PIPE	
ZONE	DEPTH / SOIL MATERIAL
FINAL BACKFILL	CLASS I-V*
INITIAL BACKFILL	DEPTH = D/2** CLASS I, II, AND III (APPROX. 90% STANDARD PROCTOR PER AASHTO T-99)*
HAUNCHING	DEPTH = D/2** CLASS I, II, AND III*
BEDDING	MINIMUM DEPTH = 4" CLASS I, II, AND III*

*SEE TABLE 1 FOR SPECIFICATIONS ON SOIL MATERIALS
** D = PIPE DIAMETER
*** MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

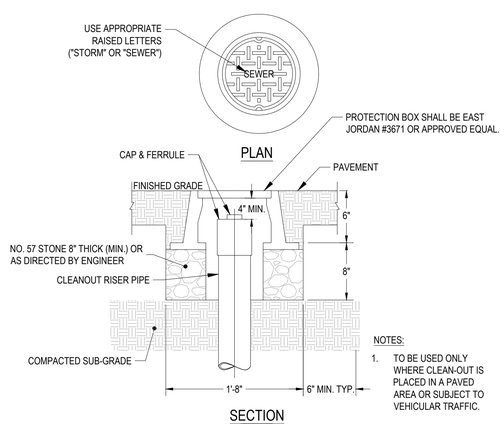
UTILITY PIPE TRENCH AND BEDDING

NTS





PRECAST CONCRETE 2000 GALLON GREASE INTERCEPTOR
SCALE: NO SCALE

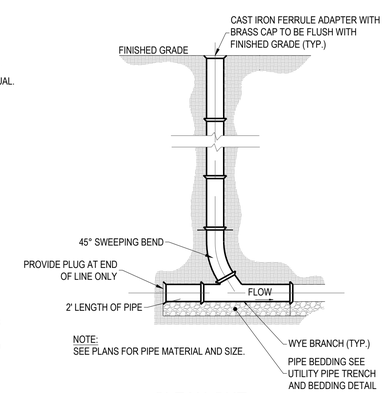


NOTES:

1. TO BE USED ONLY WHERE CLEAN-OUT IS PLACED IN A PAVED AREA OR SUBJECT TO VEHICULAR TRAFFIC.

CLEANOUT PROTECTION BOX

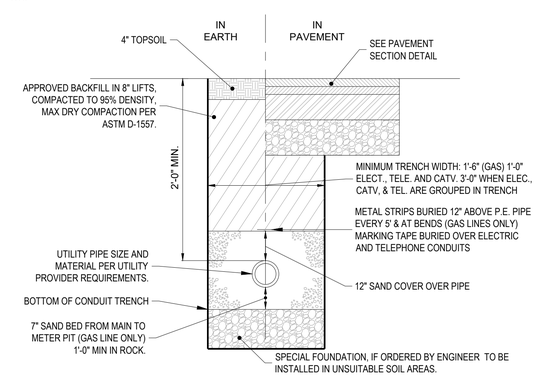
NTS



NOTE:
SEE PLANS FOR PIPE MATERIAL AND SIZE.

CLEAN OUT

NTS



NOTES:

1. CONTRACTOR TO VERIFY SPECIFIC REQUIREMENTS WITH UTILITY PROVIDERS PRIOR TO BEGINNING CONSTRUCTION.

DRY UTILITY TRENCH

NTS

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REVISION DESCRIPTION

NO.	DATE	
1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED
PROFESSIONAL ENGINEER
2022-8-18

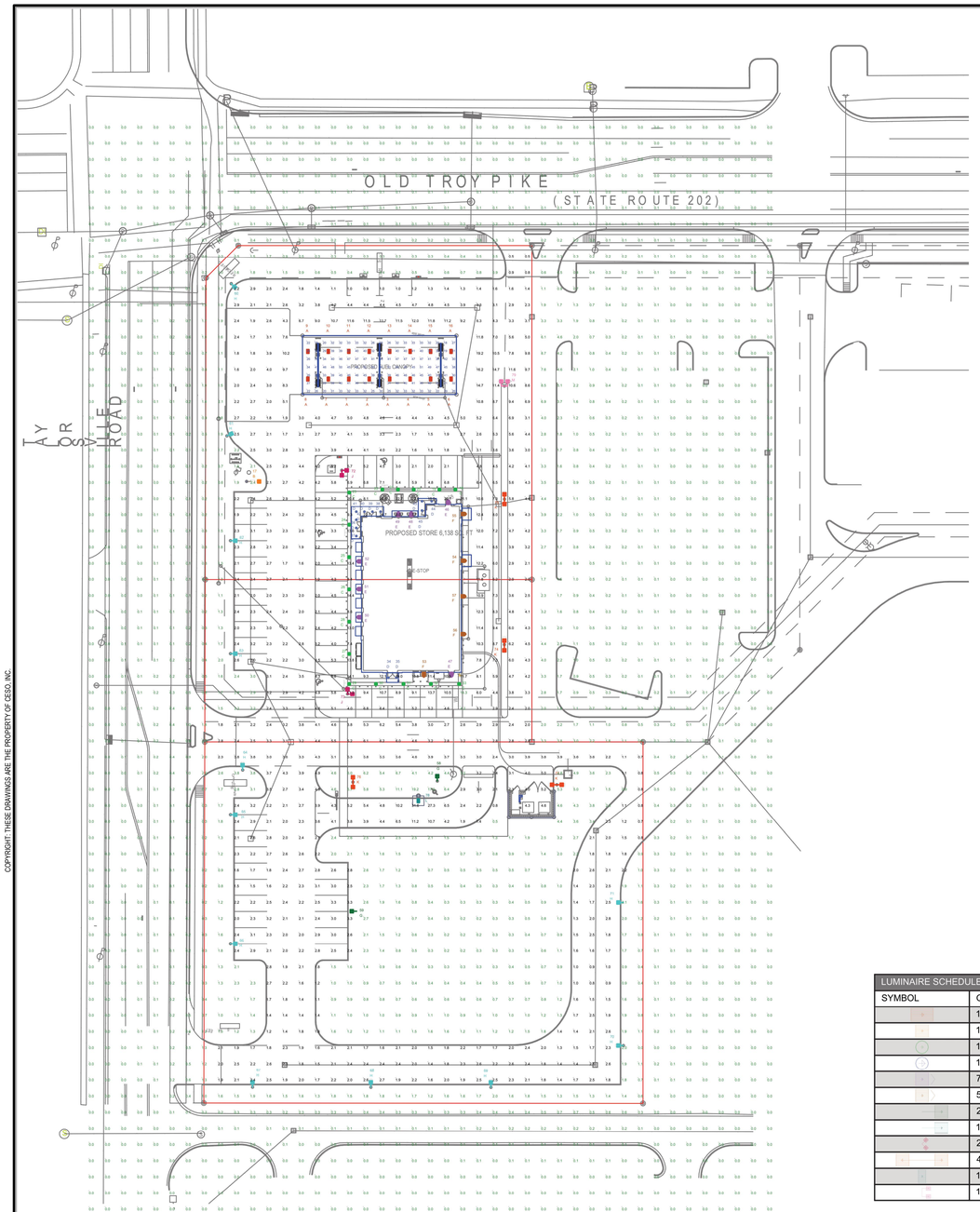
SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

UTILITY DETAILS

ISSUE: NOT FOR CONSTRUCTION	
DATE: 04.29.2022	
JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH
SHEET NO.	C6.3



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1	A	17.54	5
2	A	17.54	5
3	A	17.54	5
4	A	17.54	5
5	A	17.54	5
6	A	17.54	5
7	A	17.54	5
8	A	17.54	5
9	A	19.02	5
10	A	19.02	5
11	A	19.02	5
12	A	19.02	5
13	A	19.02	5
14	A	19.02	5
15	A	19.02	5
16	A	19.02	5
17	B	1	166
18	C	3	0
19	C	3	0
20	C	3	0
21	C	3	0
22	C	3	0
23	C	3	0
24	C	3	0
25	C	3	0
26	C	3	0
27	C	3	0
28	C	3	0
29	C	3	0
30	C	3	0
31	C	3	0
32	C	3	0
33	C	3	0
34	D	11.33	0
35	D	11.33	0
36	D	11.33	0
37	D	11.33	0
38	D	11.33	0
39	D	11.33	0

LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
40	D	11.33	0
41	D	11.33	0
42	D	11.33	0
43	D	11.33	0
44	D	11.33	0
45	D	11.33	0
46	E	9.33	0
47	E	9.33	0
48	E	12	0
49	E	12	0
50	E	12	0
51	E	12	0
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53	F	12	0
54	F	10	0
55	F	10	0
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57	F	12	0
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60	H	23	0
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67	H	23	0
68	H	23	0
69	H	23	0
70	H	23	0
71	H	23	0
72	J	23	0
73	J	23	0
74	K	23	0
75	K	23	0
76	K	23	0
77	K	23	0
78	L	11	0
79	M	23	0

NORTH

GRAPHIC SCALE

0 40 80 120 160

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTES:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	4.16	31.6	0.5	8.32	63.20
UNDEFINED	0.47	19.2	0.0	N.A.	N.A.
UNDER CANOPY	36.27	51	15	2.42	3.40

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	16	A	SINGLE	11213	1.030	B3-U0-G0	99	1584	CREE, INC.	CAN-228-PS-RM-06-E-UL-XX-525-57K
	1	B	SINGLE	11950	1.040	B4-U0-G0	72	72	Cree Inc	OSQ-ML-B-AA-XX w/PGM-1 + OSQM-B-11L-57K7-N3-UL-NM-XX
	16	C	SINGLE	1441	1.030	B1-U0-G1	22	352	Cree Inc	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
	12	D	SINGLE	484	1.000	N.A.	6.9	82.8	B-K LIGHTING, INC.	BKLT CH-LED-e69-FL-BZP-12 (BY OTHERS)
	7	E	SINGLE	2947	1.030	B1-U0-G1	36	252	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-525
	5	F	SINGLE	5893	1.030	B2-U0-G2	68	340	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525
	2	G	SINGLE	11174	1.030	B2-U0-G2	72	144	Cree Inc	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	12	H	SINGLE	8574	1.030	B1-U0-G2	72	864	Cree Inc	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-w_OSQ-BLSMF
	2	J	2 @ 90 DEGREES	11174	1.030	B2-U0-G2	72	288	Cree Inc	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	4	K	BACK-BACK	11174	1.030	B2-U0-G2	72	576	Cree Inc	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	1	L	SINGLE	13946	1.030	B3-U0-G1	132	132	Cree, Inc	BXCT9020&/CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY)
	1	M	Twin	22098	1.030	B3-U0-G3	132	264	CREE, INC.	OSQ-ML-B-DA-XX + OSQL-B-22L-57K7-4M-UL-NM-XX

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	DAR	6/28/22	REVISED PER UPDATED BASE PLAN
R2	JSG	8/15/22	REVISE PER UPDATED SITE PLAN. REMOVE CARWASH

DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 40'
LAYOUT BY: DAR
DWG SIZE: D
DATE: 4/5/22

PROJECT NAME:
SHEETZ
HUBER HEIGHTS, OH
DRAWING NUMBER:
RL-7986-S1-R2

FRESH FOOD SHEETZ MADE TO ORDER

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REVISION DESCRIPTION

NO.	DATE	
1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER
2022-8-18

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

PHOTOMETRIC PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C7.0

	QTY	LABEL	DESCRIPTION
CANOPY	16	A	CAN-228-PS-RM-06-E-UL-XX-525-57K

	QTY	LABEL	DESCRIPTION
AREA	1	B	OSQ-ML-B-AA-XX W/PGM-1 + OSQM-B-11L-57K7-N3-UL-NM-XX
	2	G	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	12	H	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-W_ OSQ-BLSMF
	2	J	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	4	K	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	1	M	OSQ-ML-B-DA-XX + OSQL-B-22L-57K7-4M-UL-NM-XX

	QTY	LABEL	DESCRIPTION
PATHWAY	16	C	PWY-EDG-3M-P3-02-E-UL-XX-350-57K

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	7	E	SEC-EDG-3M-WM-02-E-UL-XX-525
	5	F	SEC-EDG-3M-WM-04-E-UL-XX-525

ADDITIONAL FIXTURE INFO

228 Series™

LED Recessed Canopy Luminaire

Rev. Date: V6 06/09/2021

Product Description

Slim, low profile, easy mounting from below or above the deck. Luminaire sides are rugged cast aluminum with high performance thermally efficient heat sink fins specifically designed for LED. Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame. Luminaire housing is provided with factory applied foam gasket and provides for a weathertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 12" (305mm) or 14" (406mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.365" (1.45mm) thickness).

Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: ±3000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See http://creelighting.com/warranties for warranty terms

Accessories

Field-Installed

Upgrade Plate Kit
Upgrade plate kit (one 12.25inch) steel face plate used when replacing recessed HID luminaires in existing open ceiling grids.
- Includes mounting channelss and hardware
XA-CT1EP8LW1 - 30 LED
XA-CT1EP8LW2 - 60 LED
XA-CT1EP8LW3 - 90 LED
- For use with canopies that are greater than 2.5" (64mm) deep
XA-CT1EP8LW1-DEL - 30 LED
XA-CT1EP8LW2-DEL - 60 LED
XA-CT1EP8LW3-DEL - 90 LED
- For use with canopies that are less than 2.5" (64mm) deep
Upgrade Plate Kit - Metal
Metal plate used when replacing surface mounted HID luminaires in existing open ceiling. Contains "Metal" which is field cut to match luminaire
XA-CT1PU4LSNT
Metal plate (one 12.25inch) steel plate specify (305mm) deep panels
XA-CT1PU4LSDNT
Metal plate (one 12.25inch) steel plate specify (305mm) deep panels

Upgrade Plate Kit - Plastic
Upgrade plate kit (one 12.25inch) plastic canopy trim plates with and without backer plates. For use when replacing existing open ceiling surface mounted HID luminaires
XA-CT1EB8LW1 - (30 LED)
XA-CT1EB8LW2 - (60 LED)
XA-CT1EB8LW3 - (90 LED)
- Kits without backer plates for use with canopies that have a maximum of 7" (178mm) diameter cut hole
XA-CT1EC1LW - (30 LED)
XA-CT1EC2LW - (60 LED)
XA-CT1EC3LW - (90 LED)
- Kits with backer plates for use with 10" (305mm) or 14" (406mm) canopies that have a maximum of 10" (254mm) diameter or 10" x 10" (254mm x 254mm) cut hole
Hand-Held Remote
XA-SENSORW
Provides easy programmable implementation of the programmable multi-level options, a minimum of one hand-held remote is required

Ordering Information

Example: CAN-228-SL-RM-03-B-UL-WH-525

CAN-228					E			
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAN-228	DM Type V Medium Diffuse Spectra Participant PG Type V Medium Symmetric	RM Recessed	03 - Available with 5L optic only 06 09	E	UL Universal 120-277V UNIV Universal 347-480V	BK Black BL Blue GR Green GY Gray WH White	350 350mA 525 - Available with 9G LEDs only 525 525mA 700 700mA 700mA	DIM 0-10V Dimming - Control by others - Contact factory please sheet for details - Can't exceed specified drive current PML Programmable Multi-Level - Refer to PML spec sheet for details xxK 4000K Color Temperature - Color temperature per luminaire - Minimum 70 CRI

* All LED luminaires with 700mA require inverted opacity, 48" x 24" x 4" (1.21 Meter x 610mm x 102mm), 48" (1.219Meter) center to center of adjacent luminaires, 24" (610mm) between center to side building member, 4" (102mm) leg or luminaire to ceiling member.

CREE LIGHTING

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, easy mounting from below or above the deck
- Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for LED
- Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame
- Luminaire is provided with factory applied foam gasket and provides for a weathertight seal between luminaire housing and canopy deck
- Suitable for single or double skin canopies with 12" (305mm) or 14" (406mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.365" (1.45mm) thickness).
- Weathertight driver compartment is constructed of anodized extruded aluminum for exceptional corrosion resistance and thermal performance
- Integral weathertight junction box with 4.5" (114mm) 0º threaded connection points. Rated for feed through 8 (4 in, 4 out) #12 AWG conductors
- Below ceiling serviceable driver tray for ease of upgrade or replacement
- Field adjustable drive current. Can't exceed drive current specified in part number. Exception is PG LEDs at 350mA which can be adjusted to 525mA
- Exclusive ColorTest DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **Maximum 10V Source Current:** 30-40 LED: 0.15mA; 90 LED: 0.30mA
- Integral 10kV surge suppression protection standard
- Integral fuse in hot leg. Refer to slow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA							
09	19	0.83	0.48	0.42	0.38	0.29	0.22
525mA							
03	34	0.45	0.26	0.25	0.23	0.16	0.12
06	19	0.83	0.48	0.42	0.38	0.29	0.22
09	155	1.32	0.76	0.68	0.61	0.45	0.34
700mA							
03	70	0.58	0.35	0.31	0.28	0.21	0.16
06	132	1.11	0.64	0.57	0.50	0.39	0.28
09	201	1.64	0.96	0.86	0.75	0.59	0.44

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%.

228 Series™ Ambient Adjusted Lumen Maintenance*

Ambient	Initial LM†	25K hr Reported† LM†	50K hr Reported† LM†	75K hr Estimated† LM†	100K hr Estimated† LM†
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

* Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LAMT) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
† In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
* Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V5 09/14/2021

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for long life. Its slim, low profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The d1 lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 6,000 - 30,000

Efficacy: Up to 173 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty: 10 years on luminaire; 10 years on ColorTest DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See http://creelighting.com/warranties for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Example: OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX

Lumens, CCT, Voltage, Mounting, Finish, Options

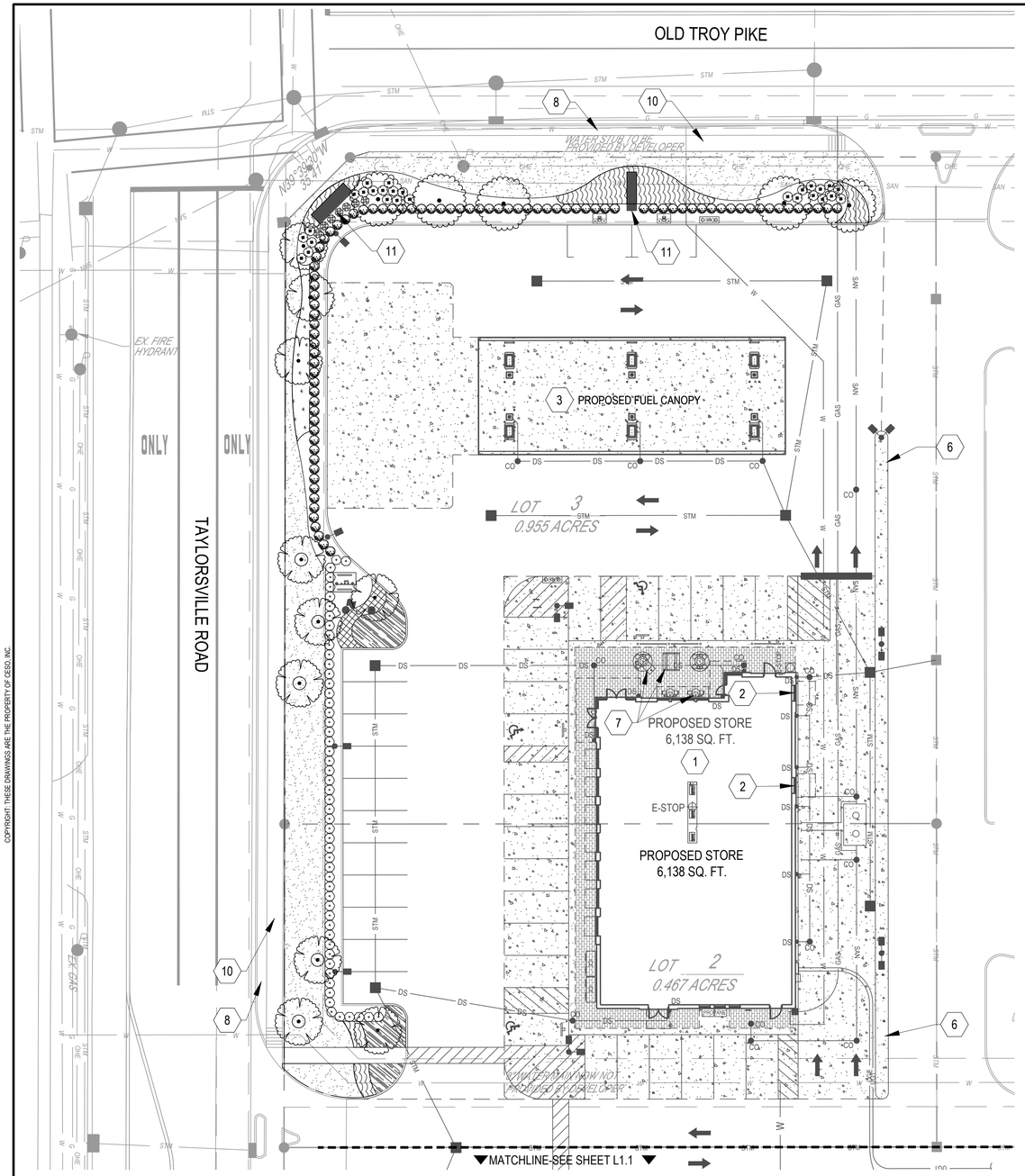
Mount (Luminaire must be ordered separately)*

OSQ-
OSQ-ML-B-AA Adjustable Arm
OSQ-ML-B-DA Direct Arm
OSQ-ML-B-TGP Transportation Mount (stainless steel, do not specify color)
OSQ-ML-B-TW Trunnion Mount
* Refer to OSQ Accessories for more options, this listing is not all inclusive

Color Options: **BZ** Bronze **BK** Black **WH** White

Luminaire (Mount must be ordered separately)*

| OSQ | | | | | | |



LEGEND

- PROPOSED BRICK PAVERS (REFER TO ARCHITECTURAL PLANS)
- PROPOSED REINFORCED STANDARD-DUTY CONCRETE PAVEMENT
- BUILDING
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION
- SIGN
- 6" BOLLARD
- AIR MACHINE
- UNDERGROUND FUEL TANK VENT PAD
- VACUUM
- GREASE TANK, REFER TO PLUMBING PLANS
- PROPANE LOCKERS
- ICE MERCHANDISER
- SITE LIGHTING

CODED NOTES:

1. PROPOSED 6,138 SF STORE. REFER TO ARCHITECTURAL PLANS.
2. PROPOSED DRIVE-THRU WINDOW.
3. PROPOSED SIX (6) DISPENSER FUEL CANOPY. REFER TO ARCHITECTURAL PLANS.
4. PROPOSED STORAGE AREA.
5. PROPOSED DUMPSTER ENCLOSURE AND PAD. SEE DETAIL ON SHEET C6.1.
6. CURBED MEDIAN.
7. PROPOSED PATIO SEATING. REFER TO ARCHITECTURAL PLANS.
8. EXISTING TURF TO REMAIN.
9. EXISTING LANDSCAPE TO REMAIN.
10. EXISTING SIDEWALK TO REMAIN.
11. PROPOSED MONUMENT SIGN.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	5	ACER BUERGERIANUM TRIDENT MAPLE	2.5" CAL	10' HT / 5' SPR	AS SHOWN
	1	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	1.5" CAL		AS SHOWN
	2	PICEA ABIES NORWAY SPRUCE	---	6' HT	AS SHOWN
	2	PRUNUS SERRULATA 'FIRST BLUSH' FIRST BLUSH CHERRY	1.5" CAL	7' HT / 4' SPR	AS SHOWN
	11	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	---	6' HT	4'-0" OC
	32	THUJA STANDISHII X PLICATA 'GREEN GIANT' GREEN GIANT ARBORVITAE	---	6' HT	10'-0" OC
	20	TILIA CORDATA 'CORZAM' CORZAM LITTLE LEAF LINDEN	2.5" CAL	10' HT / 5' SPR	AS SHOWN

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	126	ABELIA X 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	---	24" HT	3'-0" OC
	120	ILEX CRENATA JAPANESE HOLLY	---	24" HT	3'-0" OC
	7	ILEX CRENATA 'PIIIC-I' TM STRAIGHT AND NARROW JAPANESE HOLLY	---	60" HT	2'-6" O.C.
	28	JUNIPERUS X PFITZERIANA 'GOLD COAST' GOLD COAST PFITZER JUNIPER	---	24" HT	3'-0" OC
	55	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SCHIPKA ENGLISH LAUREL	---	24" HT	3'-0" OC
	73	RHODODENDRON X 'AUTUM BONFIRE' TM AUTUMN BONFIRE ENCORE AZALEA	---	24" HT	3'-0" OC

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT/ SPR	SPACING
	128	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT EULALIA GRASS	---	12" HT	2'-6" OC
	316	ROSA X 'MEISENTMIL' TM LEMON DRIFT GROUNDCOVER ROSE	---	12" HT / SPR	2'-0" OC

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	251	HYPERICUM CALYCINUM CREEPING ST. JOHN'S WORT	1 GAL	6" HT	1'-6" OC
	361	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF	1 GAL	1' HT / SPR	1'-6" OC
	27,428 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		

MULCH

- ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE HAMMERED HARDWOOD MULCH
- CONTRACTOR TO PLACE 4' DIAMETER MULCH RING AROUND ALL TREES IN LAWN

IRRIGATION

- THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

LANDSCAPE REQUIREMENTS

PARKING BUFFERS ALONG PUBLIC RIGHTS-OF WAY

OLD TROY PIKE (175 LF, NOT INCL DRIVES)
REQUIRED WIDTH: 10'
PROPOSED WIDTH: 20.4'
REQUIRED CANOPY TREES (1 PER 35'): 5
PROPOSED CANOPY TREES: 5
REQUIRED SHRUBS (10 PER 35'): 50
PROPOSED SHRUBS: 73 (NOT INCL ORNAMENTAL GRASSES)

TAYLORSVILLE ROAD (440 LF, NOT INCL DRIVES)
REQUIRED WIDTH: 10'
PROPOSED WIDTH: 12.5' TO 18'
REQUIRED CANOPY TREES (1 PER 35'): 13
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PARKING LOT INTERIOR REQUIREMENTS
REQUIRED PERCENTAGE PERVIOUS AREA: 4%
PROPOSED PERCENTAGE PERVIOUS AREA: 32%

TERMINAL ISLAND PLANTING
REQUIRED COVERING OTHER THAN SOD: 75%
PROPOSED COVERING OTHER THAN SOD: 100%

SIDE YARD SCREENING
REQUIRED MINIMUM HEIGHT: 6'
PROPOSED MINIMUM HEIGHT: 6'

Ohio Utilities Protection Service
Call 811 before you dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

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20 0 20 40
GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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REVISION DESCRIPTION

NO.	DATE	
1	04/29/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/19/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
ERIC LALONE
LA.2001534
REGISTERED
LANDSCAPE ARCHITECT
08-01-22

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

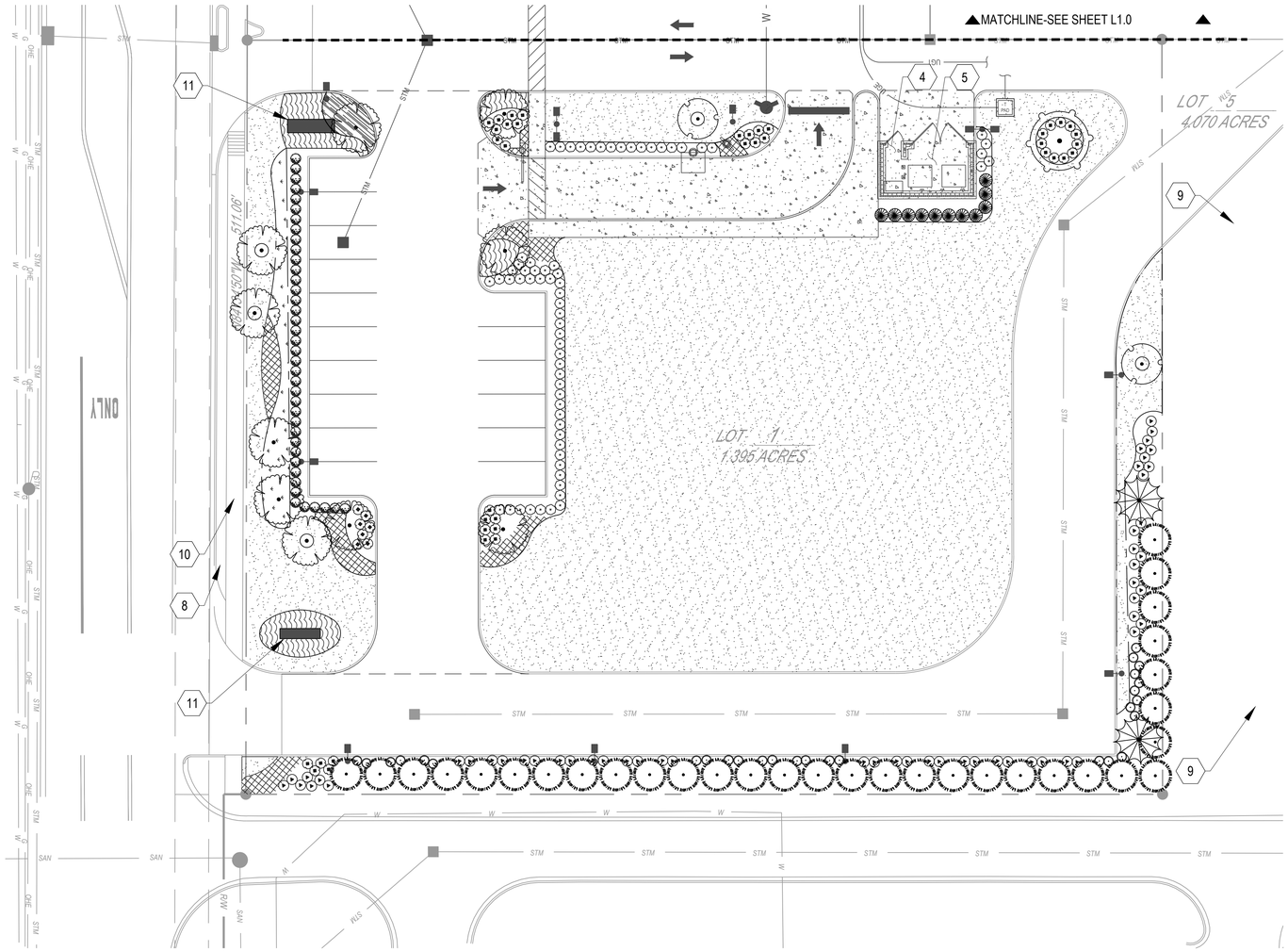
HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

PLANTING PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
08.01.2022

JOB NO.:	760396
DESIGN:	EAB
DRAWN:	EAB
CHECKED:	CJC

SHEET NO.
L1.0



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2. PROPOSED DRIVE-THRU WINDOW.
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N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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STATE OF OHIO
ERIC LALONE
LA.2001534
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LANDSCAPE ARCHITECT
08-01-22

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

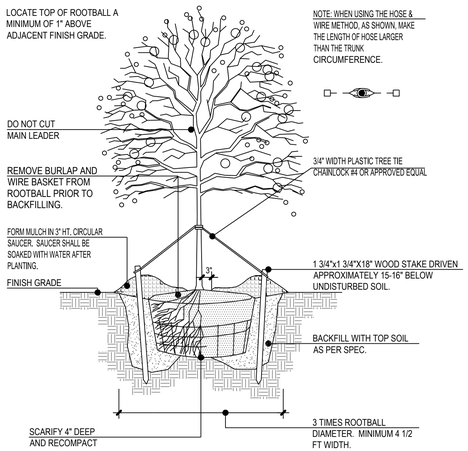
PLANTING PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
08.01.2022

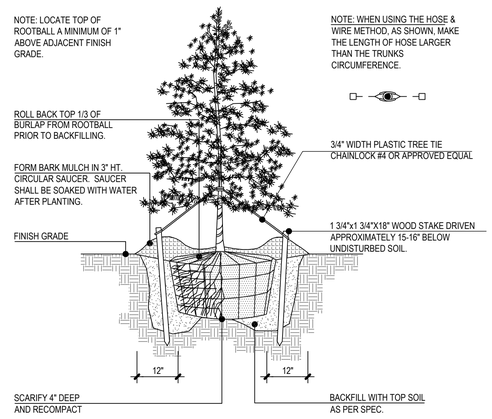
JOB NO.:	760396
DESIGN:	EAB
DRAWN:	EAB
CHECKED:	CJC

SHEET NO.
L1.1

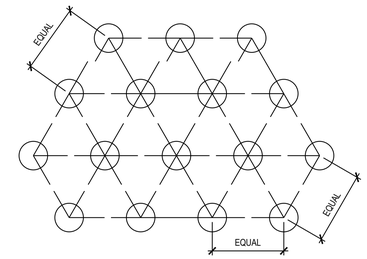
W:\PROJECTS\SKILKEN GOLD\760396 SHEETZ - HUBER HEIGHTS, OH (TAYLORSVILLE RD)\06-LA_PLAN_CD\PLANS\760396-02 L1.0 PLANT PLAN.DWG - 8/16/2022 2:20 PM



1 DECIDUOUS TREE STAKING N.T.S.



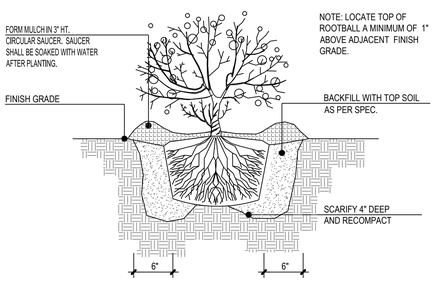
2 EVERGREEN TREE STAKING N.T.S.



ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

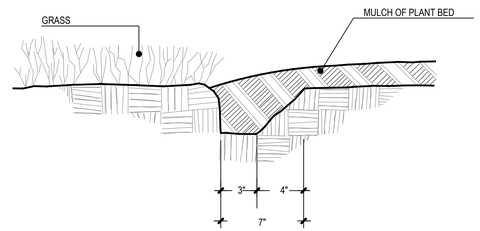
LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

3 GROUND COVER SPACING N.T.S.



4 EVERGREEN / DECIDUOUS SHRUB N.T.S.

NOTE: USE TRENCH DETAIL ON ALL PLANTING BEDS TRANSITIONING TO TURF AREAS



5 TRENCH EDGING N.T.S.

GENERAL NOTES: LANDSCAPE PLAN

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
5. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
13. ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
15. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
17. ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE, SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
18. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
19. ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
20. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
22. REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
A. ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
B. ONE PART NATIVE SOIL

2. SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.

3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

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REVISION DESCRIPTION

NO.	DATE	
1	04/26/2022	MAJOR SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MAJOR SITE PLAN - 2ND SUBMITTAL
3	08/16/2022	DETAILED DEVELOPMENT PLAN - 1ST SUBMITTAL

STATE OF OHIO
ERIC LALONE
LA.2001534
REGISTERED
LANDSCAPE ARCHITECT
08-01-22

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

PLANT DETAILS & NOTES

ISSUE:
NOT FOR CONSTRUCTION
DATE:
08.01.2022

JOB NO.:	760396
DESIGN:	EAB
DRAWN:	EAB
CHECKED:	CJC

SHEET NO.
L2.0

SHEETZ, INCORPORATED
5700 SIXTH AVENUE
ALTOONA, PA 16602
(814) 946-3611

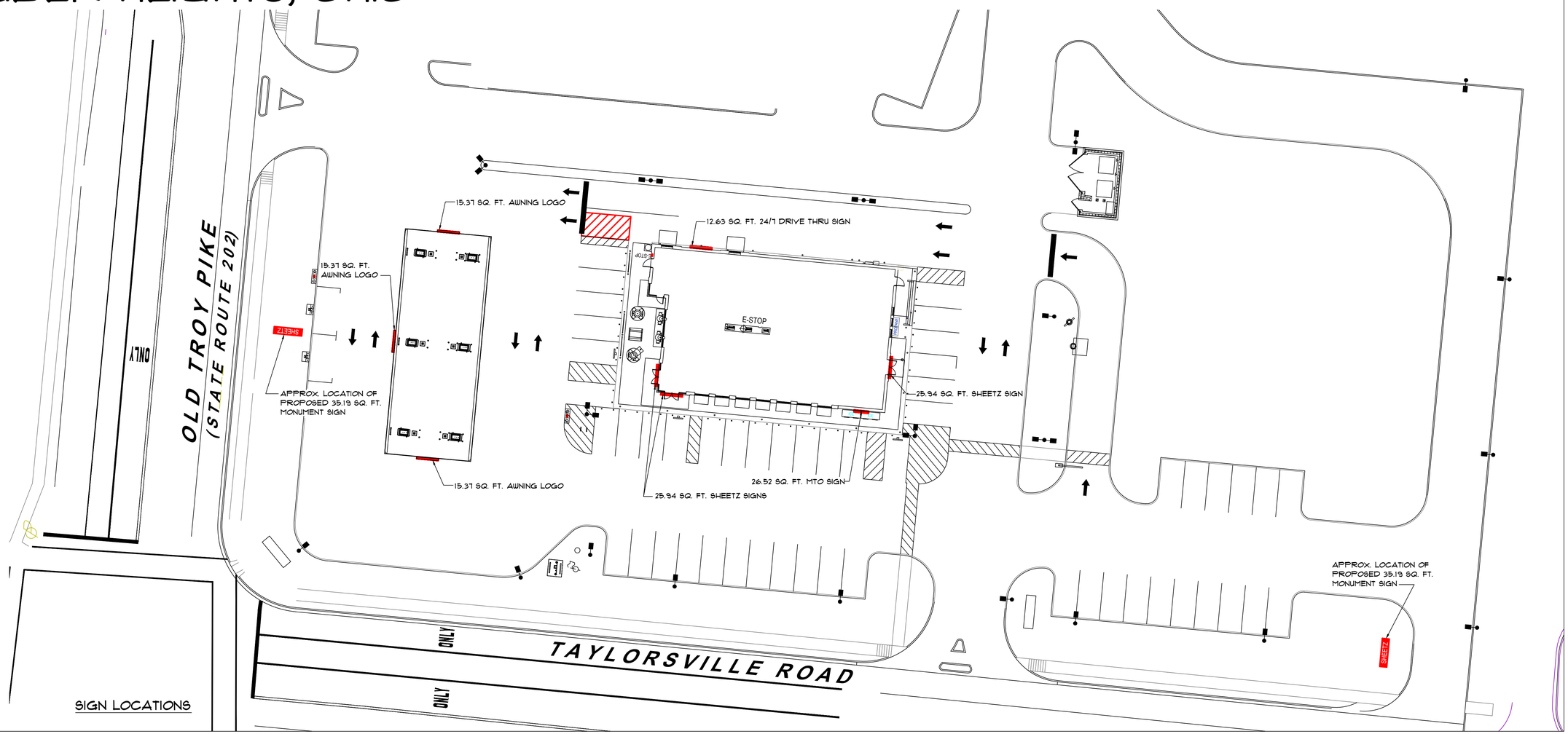
NEW SHEETZ STORE "HUBER HEIGHTS"

INT. OF OLD TROY PIKE, ST.RT. 202 AND TAYLORSVILLE ROAD HUBER HEIGHTS, OHIO

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS	SHEETZ SIGN	=	25.94 SQ. FT.	× 3	=	77.82 SQ. FT.	
	24/7 DRIVE THRU SIGN	=	12.63 SQ. FT.	× 1	=	12.63 SQ. FT.	
	MTO SIGN	=	26.52 SQ. FT.	× 1	=	26.52 SQ. FT	
				TOTAL	=	116.97 SQ. FT	116.97 SQ. FT.
GAS PRICE MONUMENT SIGN	SHEETZ SIGN	=	16.17 SQ. FT.	× 1	=	16.17 SQ. FT.	
	GAS PRICE SIGN	=	19.02 SQ. FT.	× 1	=	19.02 SQ. FT.	
				TOTAL	=	35.19 SQ. FT. × 2 SIGNS	70.38 SQ. FT.
GAS CANOPY AWNING	SHEETZ LOGO AREA	=	15.37 SQ. FT.	× 3	=	46.11 SQ. FT.	
				TOTAL	=	46.11 SQ. FT.	46.11 SQ. FT.

TOTAL SIGNAGE SQ. FT. FOR SITE = 233.46 SQ. FT.



SIGN LOCATIONS

UPDATED 08-05-22

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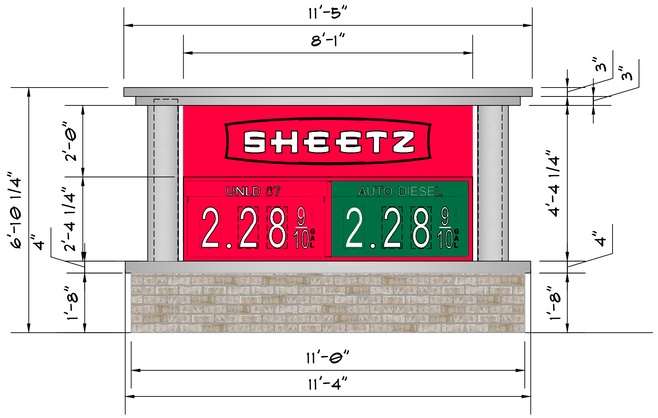
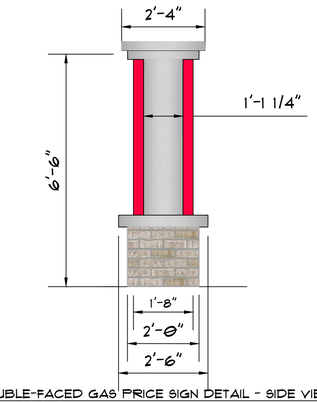
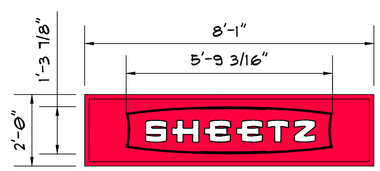


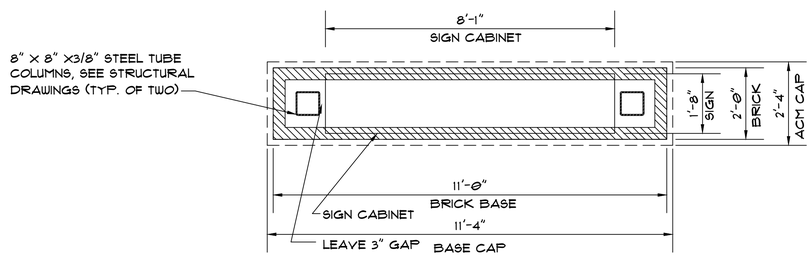
DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION
SCALE: 1/2"=1'-0"
SIGN AREA: 35.19 SQ.FT.



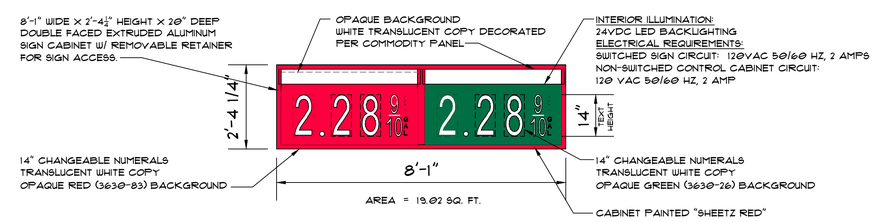
DOUBLE-FACED GAS PRICE SIGN DETAIL - SIDE VIEW
SCALE: 1/2"=1'-0"



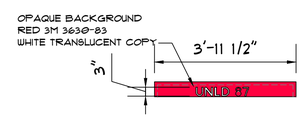
SIGN AREA = 16.17 SQ.FT.
PANEL HAS OPAQUE (NON-LIT) BACKGROUND

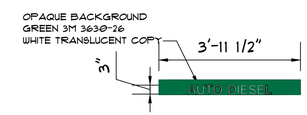


SECTION VIEW
SCALE: 1/2"=1'-0"



"UNLD 87" TO BE ON STREET SIDE OF SIGN FOR BOTH SIDES





TYPICAL OF TWO SIGNS

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE

HUBER HEIGHTS

Int. of Old Troy Pike, State Route 202 and Taylorsville Road
Huber Heights
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

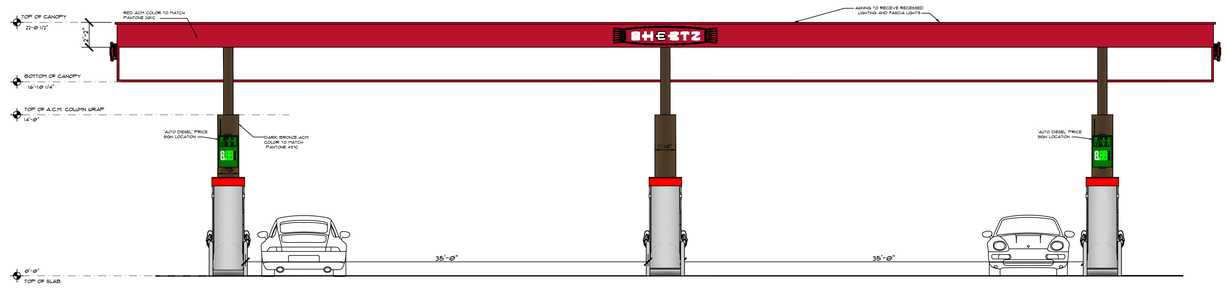
MARK	DATE	DESCRIPTION
NMI	08-05-22	ADDED "TYPICAL OF TWO SIGNS"

ISSUE: 05-24-22
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

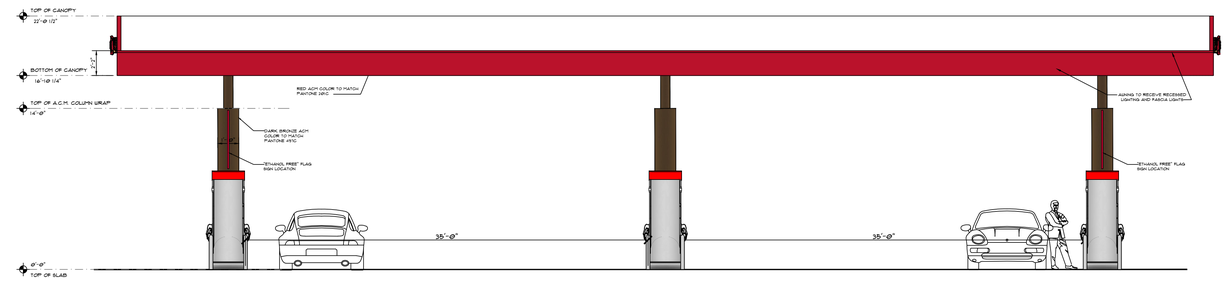
MONUMENT SIGN DETAILS

SIGN

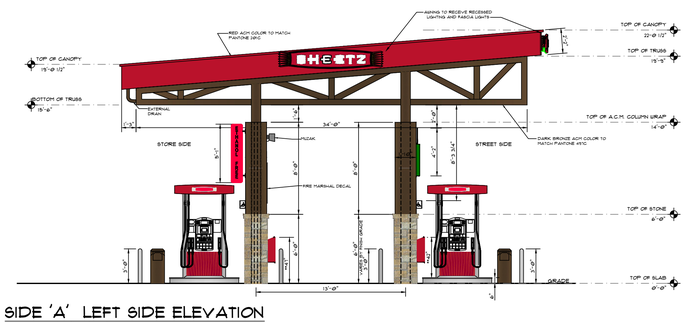
G:\Sheetsunder_contract\OH-214346-Huber Heights-Taylorsville Road\Sign Packages\Huber Heights-Sign.dwg, 8/5/2022 2:40:35 AM



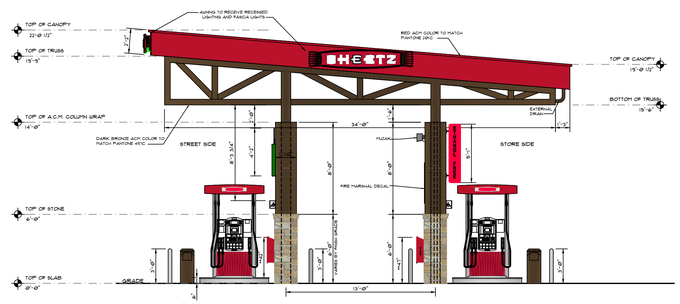
SIDE 'B' STREET SIDE ELEVATION
SCALE: 3/16" =1'-0"



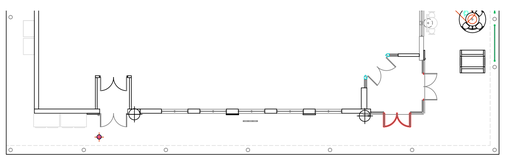
SIDE 'D' STORE SIDE ELEVATION
SCALE: 3/16" =1'-0"

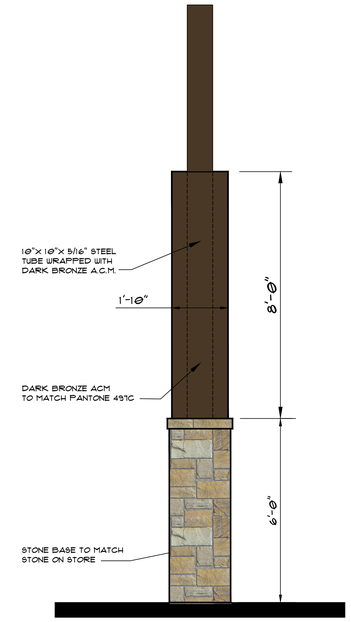


SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" =1'-0"

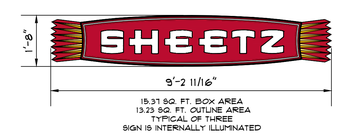


SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" =1'-0"

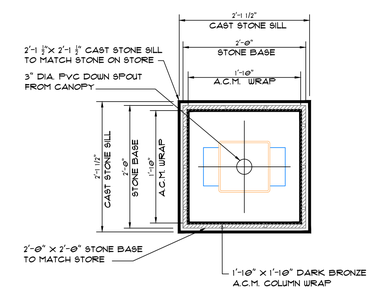




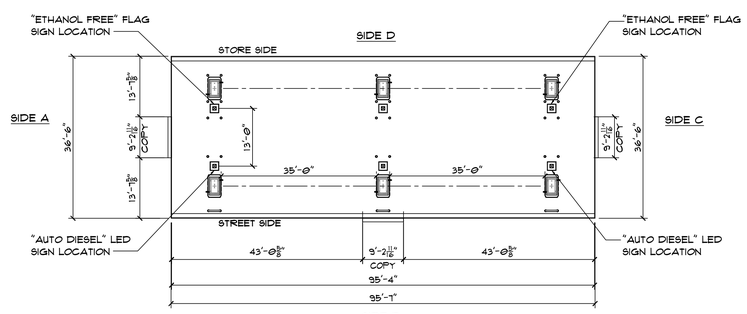
COLUMN ELEVATION
SCALE: 1/2" =1'-0"



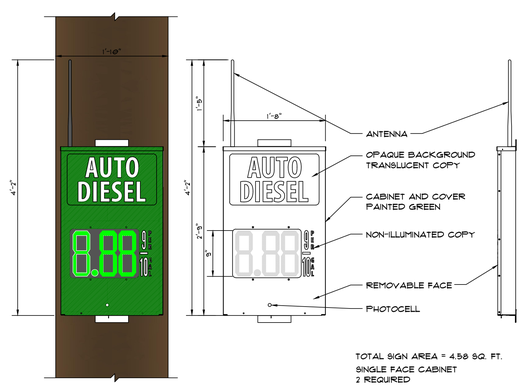
CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE: 1/2" =1'-0"



STONE COLUMN BASE DETAIL
SCALE: 1/4" =1'-0"

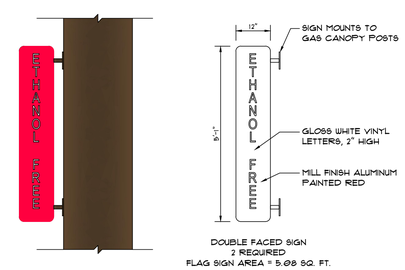


PLAN VIEW FOR LOGO LOCATIONS



TOTAL SIGN AREA = 4.58 SQ. FT.
SINGLE FACE CABINET
2 REQUIRED

"AUTO DIESEL" LED SIGN ELEVATION AND DETAIL
SCALE: 1/4" =1'-0"



DOUBLE FACED SIGN
2 REQUIRED
FLAG SIGN AREA = 5.08 SQ. FT.

"ETHANOL FREE" FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/4" =1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE

HUBER HEIGHTS

Int. of Old Troy Pike, State Route 202 and Taylorsville Road
Huber Heights
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

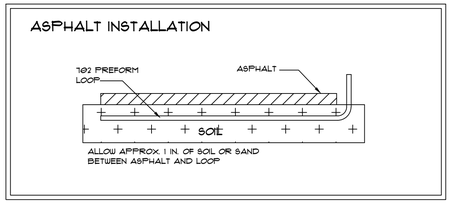
MARK	DATE	DESCRIPTION

ISSUE: 04-27-22
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

GAS AWNING DETAILS

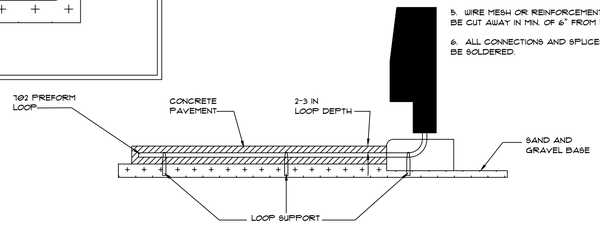
AWNING

S:\Sites\under-contract\OH-214346-Huber Heights-Taylorsville Road\Sign Package\Huber Heights- Awning.dwg, 8/5/2022 8:38:05 AM



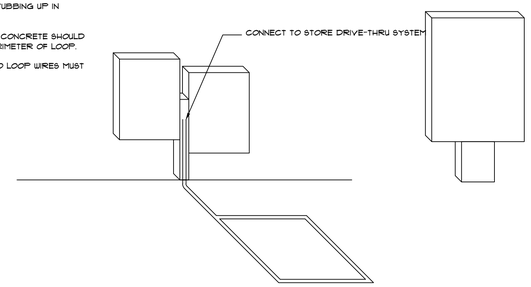
INSTRUCTIONS

1. POSITION PREFORM LOOP APPROXIMATELY 1'-3' FROM CURB, CENTERED IN FRONT OF THE MENUBOARD OR SPEAKER POST.
2. LOOP SHOULD BE INSTALLED 2" - 3" BELOW THE SURFACE OF THE PAVEMENT. (5" MAX. DEPTH)
3. IF INSTALLED IN ASPHALT, COVER LOOP WITH 1" MIN. SOIL OR SAND TO PROTECT FROM HOT ASPHALT.
4. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN MENUBOARD/SPEAKER POST.
5. WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY IN MIN. OF 6" FROM PERIMETER OF LOOP.
6. ALL CONNECTIONS AND SPLICES TO LOOP WIRES MUST BE SOLDERED.

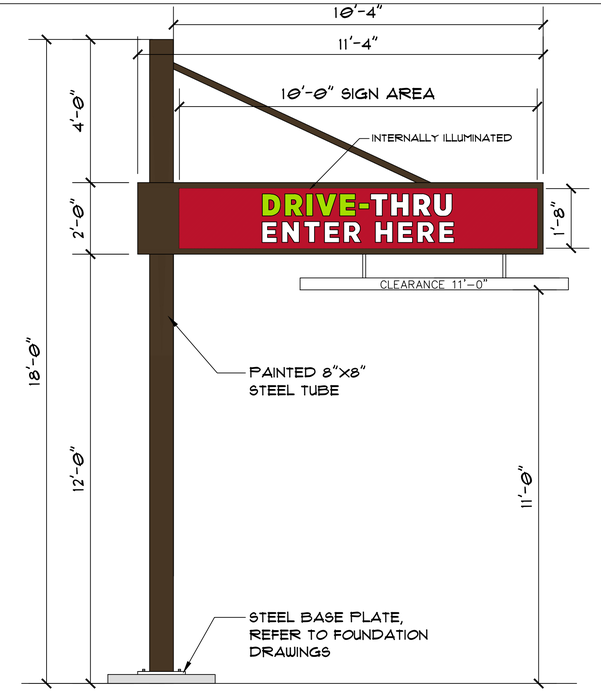


SIDE VIEW INSTALLED

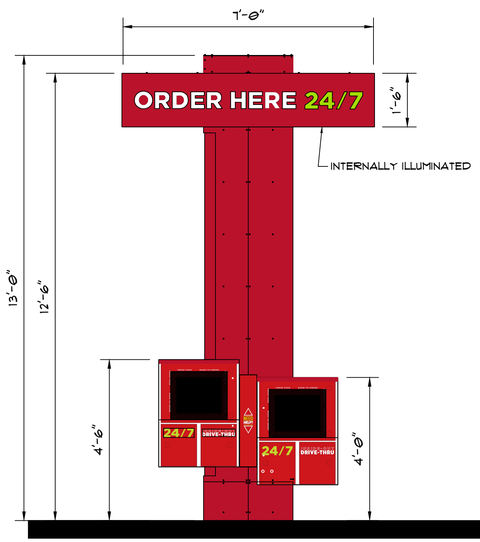
CONCRETE INSTALLATION
NO SCALE



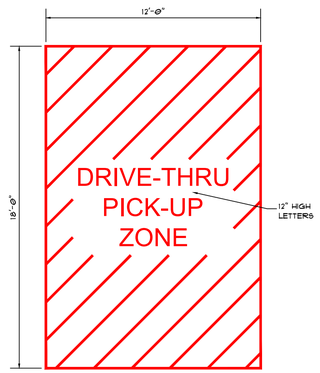
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



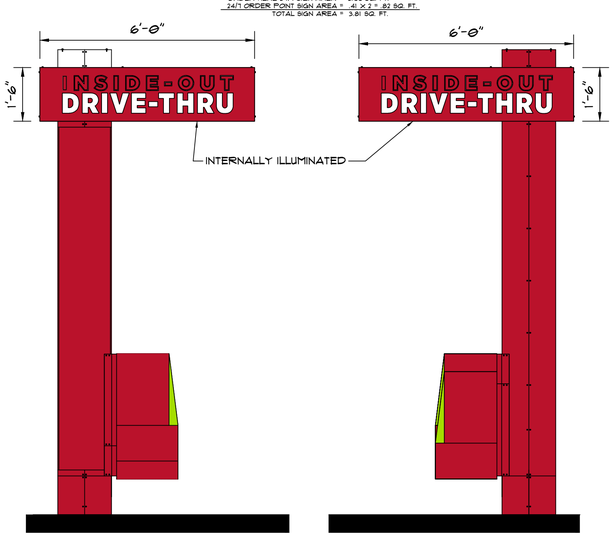
CANTILEVERED CLEARANCE BAR DETAILS
SIGN AREA = 6.36 SQ. FT.



FRONT ELEVATION
ORDER HERE 24/7 SIGN AREA = 2.99 SQ. FT.
24/7 ORDER POINT SIGN AREA = .41 X 2 = .82 SQ. FT.
TOTAL SIGN AREA = 3.81 SQ. FT.



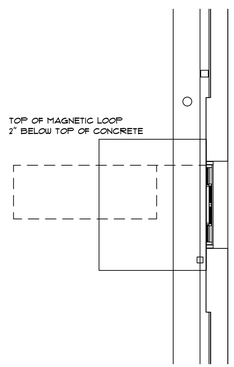
PARKING SPACE PAINTING DIAGRAM



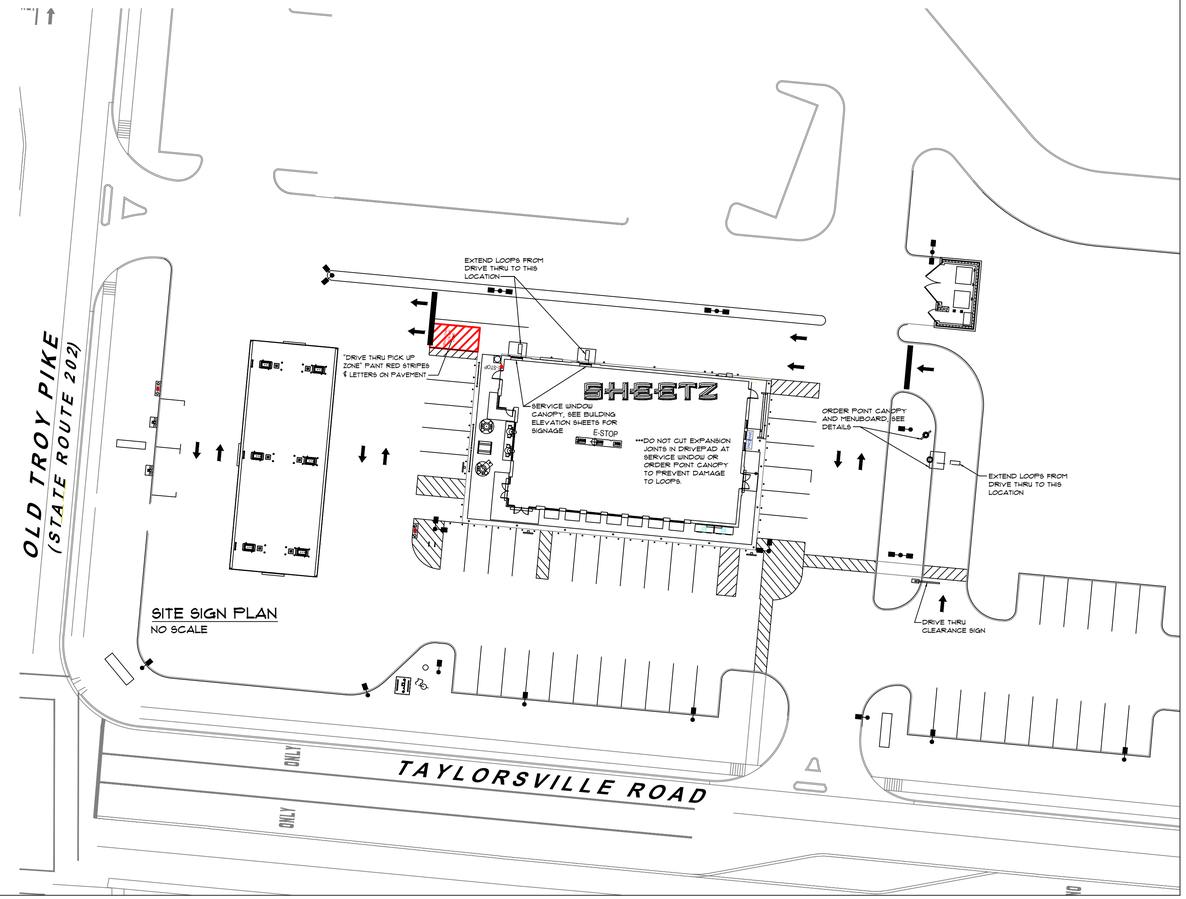
LEFT ELEVATION
SIGN AREA = 4.63 SQ. FT.

RIGHT ELEVATION
SIGN AREA = 4.63 SQ. FT.

ORDER POINT ELEVATIONS
SCALE: 3/8"=1' 0"



DRIVE THRU WINDOW DETAIL
SCALE: ½" = 1'-0"



SITE SIGN PLAN
NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

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CONSULTANT

PROFESSIONAL

KEYPLAN

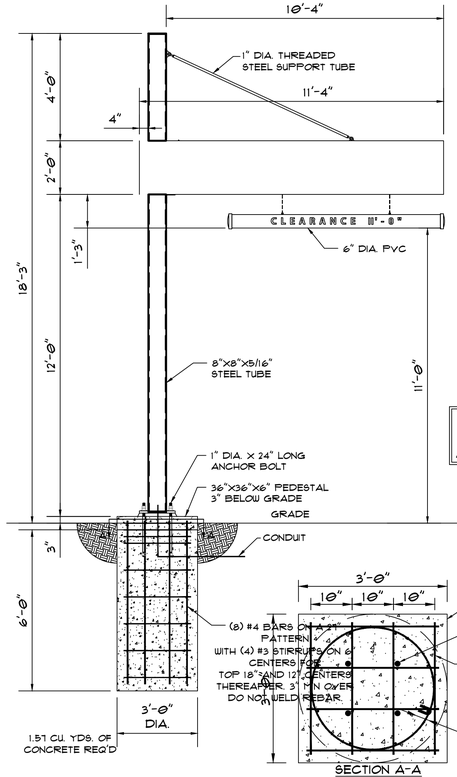
MARK	DATE	DESCRIPTION
NMI	08-05-22	ADDED SITE PLAN

ISSUE: 04-27-22
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

DRIVE THRU SIGN DETAILS

DT-1

E:\Sites\under-contract\GH-214346-Huber-Heights-Taylorsville Road\Sign Package\Huber Heights-DT-Cantilever.dwg, 8/5/2022 5:38:39 AM



CANTILEVERED CLEARANCE BAR DETAILS

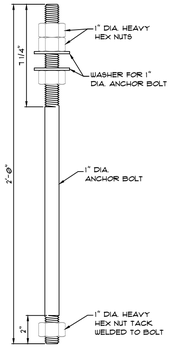
SCALE: 3/8" = 1'-0"

NOTES:

1. DESIGN IS BASED ON 90 MPH 3 SEC GUST DESIGN WIND SPEED PER NCBC 2009. EXPOSURE C.
2. CAISSON FOUNDATION ANALYSIS IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE OF 1987 PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE CONCRETE IN FILL.
3. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
4. SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI FOR TUBE. PLATE AND ANGLE SHALL MEET ASTM A36. ALUMINUM SHALL BE FABRICATED FROM 3003-H14 SHEET OR EXTRUDED FROM 6063-T6 ALLOY.
5. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
6. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
7. ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
8. WELDS SHALL BE MADE WITH E10XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
9. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-305. WELDING OF REINFORCING BARS IS PROHIBITED.
10. THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN BELOW AND SHOULD NOT BE USED AT OTHER LOCATIONS.

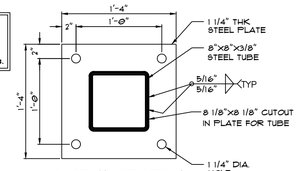
ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING.

FOUNDATION & PEDESTAL SHALL BE PLACED MONOLITHICALLY IN ONE CONTINUOUS POUR



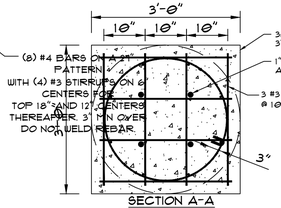
ANCHOR BOLT DETAIL

NO SCALE



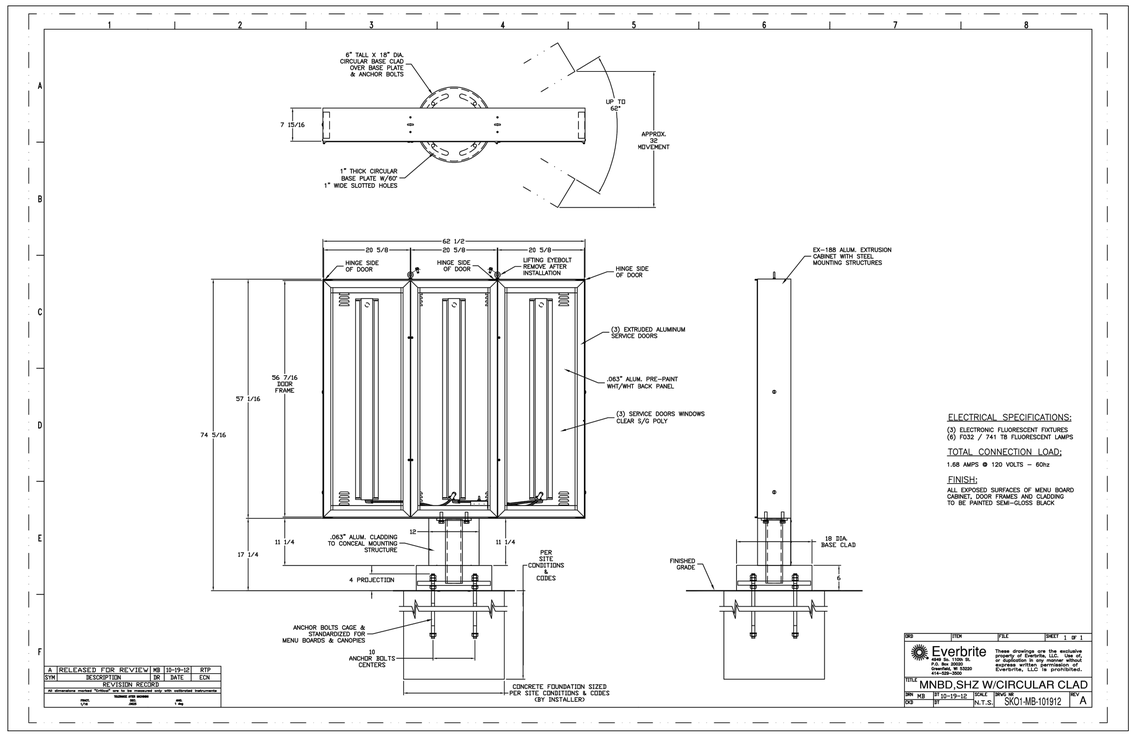
BASE PLATE DETAIL

NO SCALE



SECTION A-A

PROJECT:		
SHEETZ CANTILEVERED CLEARANCE BAR		
CLIENT: BLAIR SIGN COMPANY 5107 KISSELL AVENUE, ALTOONA, PENNSYLVANIA 16601 PHONE: (814) 949-8287 FAX: (814) 949-8293		
SHT. 4	BY: TMD	Project Number: 11-0930
OF 4	DATE: 12/12/11	Drawing Number: B107326



A	RELEASED FOR REVIEW	MB	10-19-12	RTP
SYM	DESCRIPTION	BY	DATE	ECN

REVISION RECORD

All dimensions marked "critical" are to be checked only with calibrated instruments

MENUBOARD DETAILS

NO SCALE AREA = 24.81 SQ. FT

Convenience Architecture and Design P.C.

351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ SITE

HUBER HEIGHTS

Int. of Old Troy Pike, State Route 202 and Taylorsville Road
Huber Heights
Ohio

OWNER:

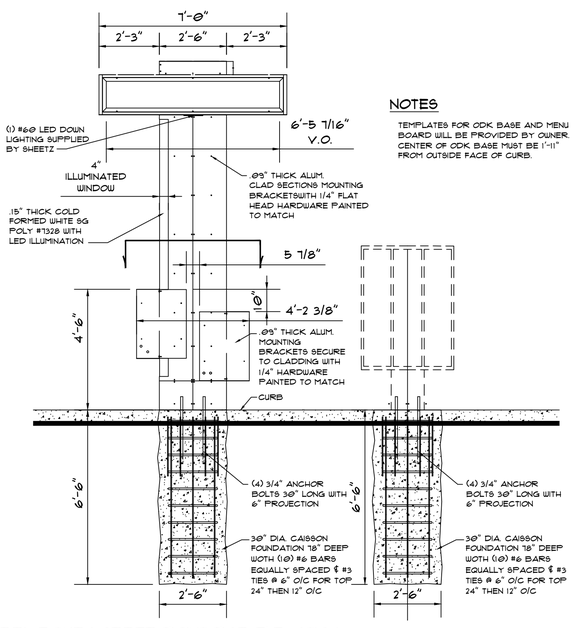
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

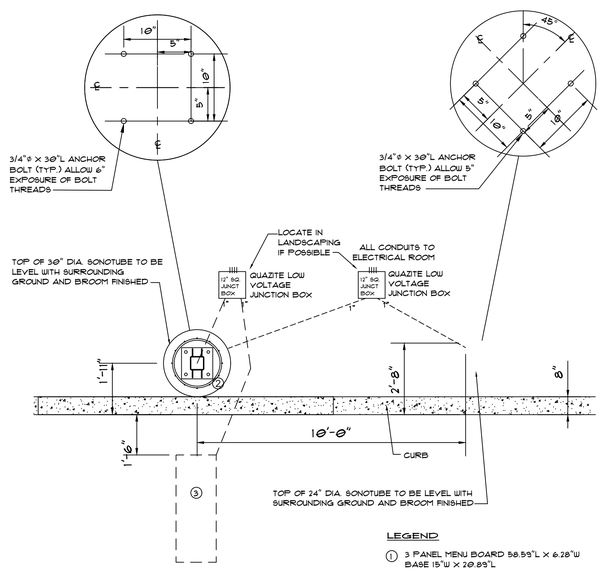


NOTES

TEMPLATES FOR ODK BASE AND MENU BOARD WILL BE PROVIDED BY OWNER. CENTER OF ODK BASE MUST BE 1'-11" FROM OUTSIDE FACE OF CURB.

DRIVE THRU ORDER POINT PAD ELEVATION

SCALE: 3/8"=1'-0"



LEGEND

1. 3 PANEL MENU BOARD 58.59"L X 6.28"W BASE 15"W X 20.89"L
2. ODK'S 50@ 3/4" L X 11" W ODK BASE 12" SQ.
3. TOP OF 54"X 18" MAGNETIC LOOP 2" BELOW TOP OF CONCRETE

DRIVE THRU ORDER POINT LAYOUT

SCALE 3/8"=1'-0"

DRIVE THRU ORDER POINT ELEVATION

SCALE 3/8"=1'-0"

MARK	DATE	DESCRIPTION

ISSUE:	04-27-22
PROJECT NO:	
AUTHOR BY:	NMI
REVIEW BY:	
SHEET TITLE	

DRIVE THRU SIGN DETAILS

DT-2

G:\Sites\under-contract\OH-214346-Huber Heights-Taylorsville Road\Sign Package\Huber Heights DT-Cantilever.dwg, 4/27/2022 1:51:58 PM

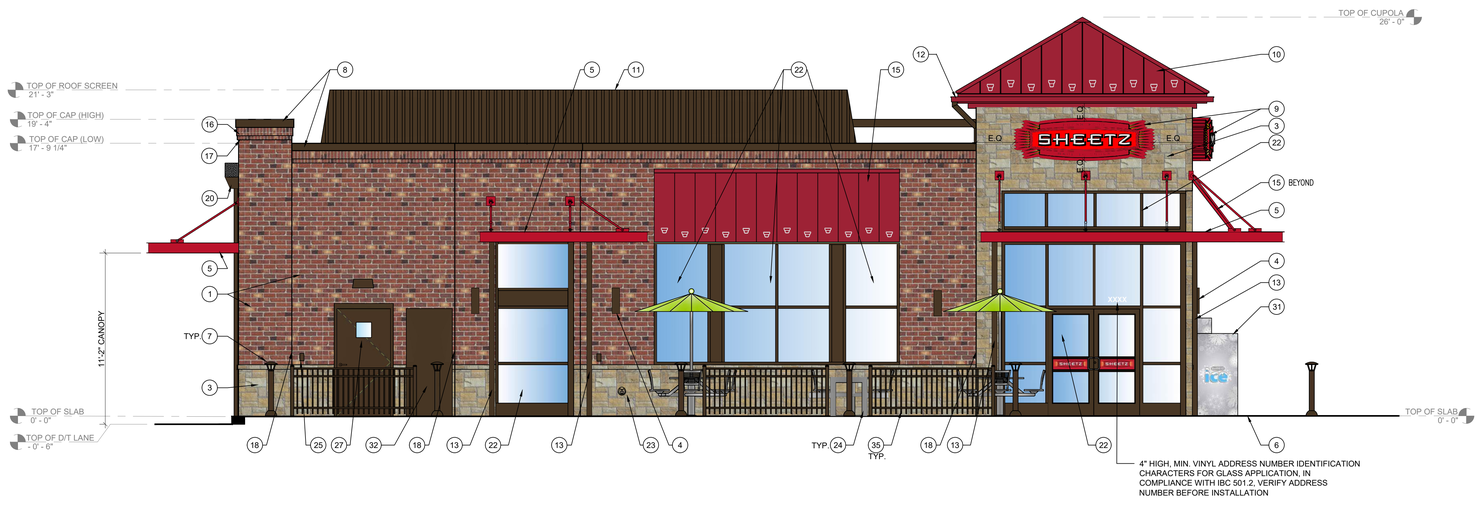
1 FRONT ELEVATION - SOUTH
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

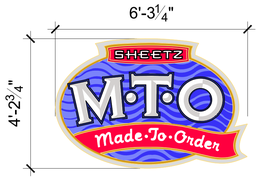
EXTERIOR ELEVATION KEYNOTES:

1. BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
2. CAST STONE SILL (COLOR = CRAB ORCHARD)
3. ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
4. EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
5. ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
6. BRICK PAVER WALKWAY
7. LIGHTED BOLLARD
8. METAL COPING (COLOR = DARK BRONZE)
9. WALL MOUNTED BUILDING SIGN
10. STANDING SEAM METAL ROOF (COLOR = BRITE RED)
11. ROOF EQUIPMENT SCREEN (COLOR = DARK BRONZE)
12. GUTTER (COLOR = RED)
13. DOWNSPOUT (COLOR = DARK BRONZE)
14. DRIVE-THRU WINDOW (IF APPLICABLE)
15. METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY (ROOF COLOR = BRITE RED, FRAME COLOR = DARK BRONZE)
16. BRICK SOLDIER COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
17. BRICK ROWLOCK COURSE (0/S 680 MOD BY CONTINENTAL BRICK CO.)
18. CONTROL JOINT SEE MASONRY SPECS FOR COLOR
19. STEEL ROOF LADDER AND CRANKY POST (COLOR = DARK BRONZE)
20. STANDARD THROUGH WALL SCUPPER W/ CONDUCTOR HEAD & DOWNSPOUT (COLOR = DARK BRONZE)
21. OVERFLOW SCUPPER
22. ALUMINUM STOREFRONT SYSTEM
23. EXTERIOR HOSE BIB
24. OUTDOOR FURNITURE
25. ELECTRICAL RECEPTACLE (REFER TO ELECTRICAL DRAWINGS)
26. ELECTRICAL EQUIPMENT (REFER TO ELECTRICAL DRAWINGS)
27. HM DOOR AND FRAME (COLOR = DARK BRONZE)
28. EMERGENCY WATER CONNECTION
29. SEAMLESS ALUM. PANEL SYSTEM W/ EXPOSED FASTENERS - COLOR: DARK BRONZE
30. PROPANE LOCKER
31. ICE MERCHANDISER
32. GREASE STORAGE TANK (COLOR = DARK BRONZE)
33. STEEL BOLLARD (COLOR = DARK BRONZE)
34. CO2 FILLPORT
35. DECORATIVE ALUMINUM FENCE

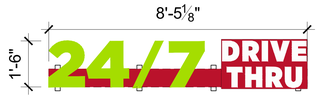


2 LEFT ELEVATION - WEST
1/4" = 1'-0"

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



B WALL MOUNTED "M.T.O" BUILDING SIGN
1/2" = 1'-0"



C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN
1/2" = 1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ SITE

HUBER HEIGHTS

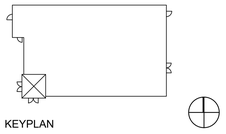
Int. of Old Troy Pike, State Route 202 and Taylorsville Road
Huber Heights
Ohio

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

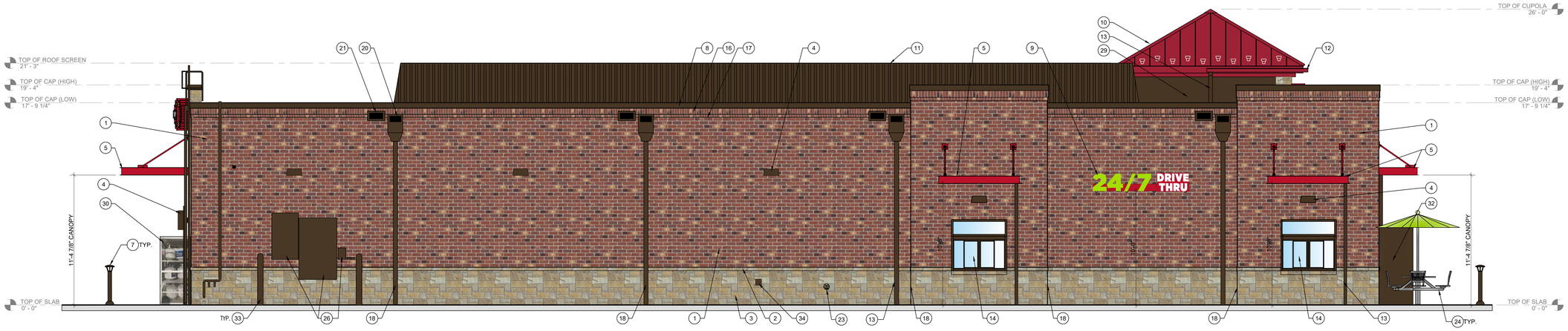
MARK	DATE	DESCRIPTION

ISSUE:	05-03-2022
SITE ID NO:	214346
AUTHOR BY:	RJK
REVIEW BY:	BDL
VERSION:	6139_v1.1

EXTERIOR ELEVATIONS

A200

PRELIMINARY ELEVATIONS



3 REAR ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

1. BRICK VENEER (0/S 680 MOD BY CONTINENTAL BRICK CO.)
2. CAST STONE SILL (COLOR = CRAB ORCHARD)
3. ANCHORED CAST STONE MASONRY VENEER (COLOR = CRAB ORCHARD)
4. EXTERIOR LIGHT FIXTURE, SEE ELEC DWGS
5. ARCHITECTURAL CANOPY (COLOR = REGAL RED, PREMIUM TWO-COAT KYNAR FINISH)
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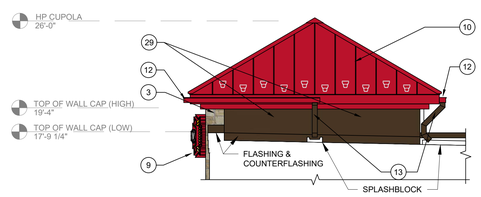
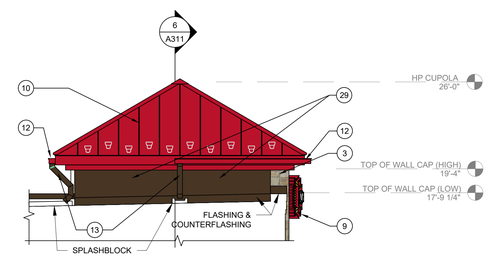


5 CUPOLA FROM ROOF
1/4" = 1'-0"



6 CUPOLA FROM ROOF
1/4" = 1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

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PROJECT NAME:

NEW SHEETZ SITE

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Int. of Old Troy Pike, State Route 202 and Taylorsville Road
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KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE:	05-03-2022
SITE ID NO:	214346
AUTHOR BY:	RJK
REVIEW BY:	BDL
VERSION:	6139_v1.1

EXTERIOR ELEVATIONS

A201

PRELIMINARY ELEVATIONS

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2022-O-2542

TO APPROVE A MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT NE CORNER OF OLD TROY PIKE AND TAYLORSVILLE ROAD FURTHER IDENTIFIED AS PARCEL NUMBER P70 04005 0015 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE MJC 22-21).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Case MJC 22-21 and on June 28, 2022, recommended approval by a vote of 3-2 of the Major Change; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Major Change to the Basic Development Plan (Case MJC 22-21) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. All conditions approved by the Planning Commission on May 21, 2021, shall remain in effect;
2. The two additional ground mounted gas price signs shall not exceed 6'-10";
3. The applicant shall comply with all engineering, building and fire codes;
4. The applicant shall update the basic development plan to reflect all conditions imposed by the Planning Commission;
5. The Basic Development Plan shall be the revised site plan submitted July 28, 2022 and attached as Exhibit A;
6. The addition of a car wash shall be considered by this Council no sooner than one year from the effective date of this Ordinance.
7. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

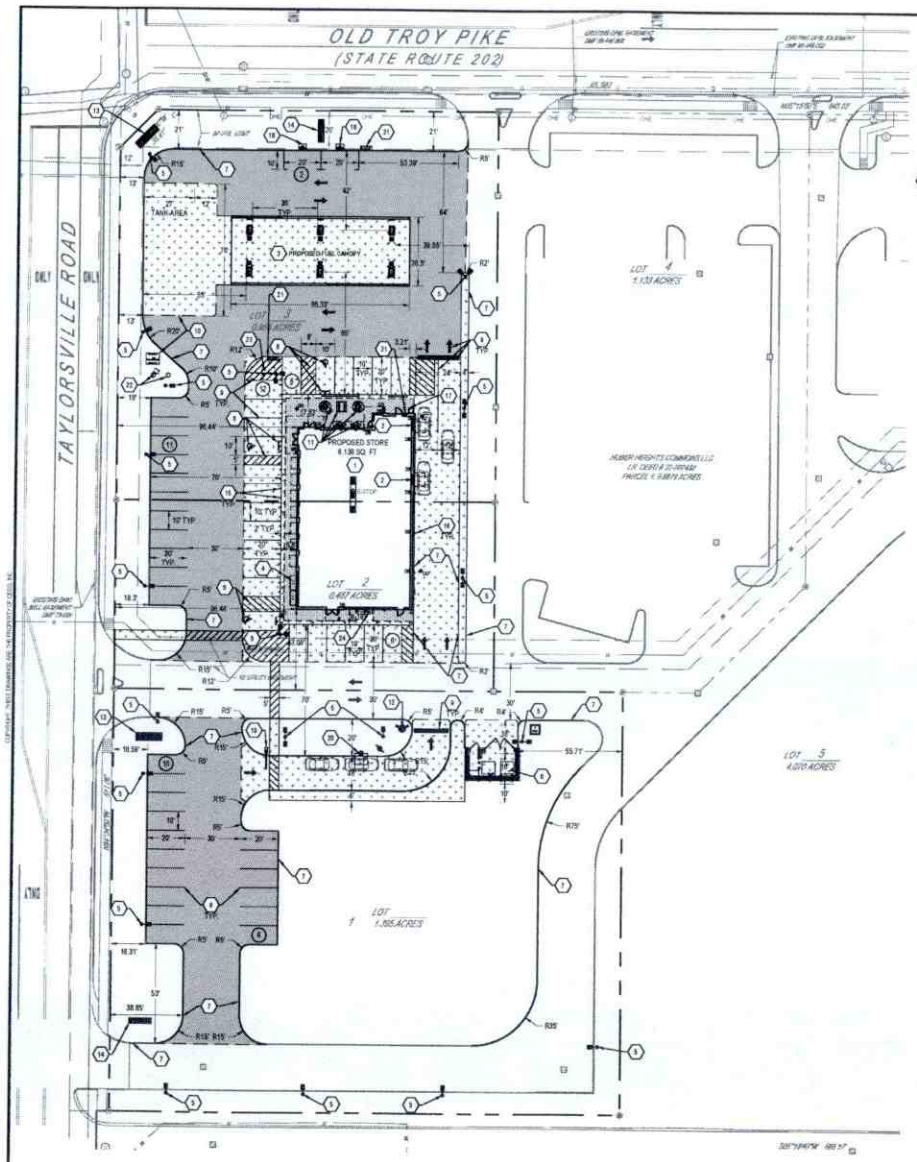
Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the 8th day of August, 2022;
__5__ Yeas; __3__ Nays.

Effective Date: September 8, 2022

AUTHENTICATION:

Clerk of Council	Mayor
8-9-22	8/10/22
Date	Date



N

(GRAPHIC SCALE (IN FEET)
1 in. = 30 ft.

PARKING COUNT = 53 SPACES

EXHIBIT A

CODED NOTES:

1. PROPOSED 6,138 SF STORE. REFER TO ARCHITECTURAL PLANS.
2. PROPOSED DRIVE-THRU WINDOW.
3. PROPOSED SIX (6) DISPENSER FUEL CANOPY. REFER TO ARCHITECTURAL PLANS.
4. PROPOSED ICE MERCHANDISER LOCATION.
5. PROPOSED LIGHT POLE. SEE DETAIL ON SHEET C7.1.
6. PROPOSED DUMPSTER ENCLOSURE AND PAD. SEE DETAIL ON SHEET C8.1.
7. PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C6.2.
8. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE PER DETAIL ON SHEET C6.2 AND ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
9. PROPOSED PAVEMENT MARKINGS.
10. PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD. SEE DETAIL ON SHEET C8.0 FOR VENT PAD DETAIL.
11. PROPOSED PATIO SEATING. REFER TO ARCHITECTURAL PLANS.
12. FIRE HYDRANT BY DEVELOPER.
13. MONUMENT SIGN BY DEVELOPER.
14. PROPOSED SHEETZ MONUMENT SIGN. REFER TO SIGNAGE PLAN.
15. PROPOSED 4" X 4" BUMPER POST. SEE DETAIL ON SHEET C8.0.
16. PROPOSED 6" BOLLARD. SEE DETAIL ON SHEET C8.0.
17. PROPOSED GREASE TANK. REFER TO PLUMBING PLANS.
18. PROPOSED AIR MACHINE. SEE DETAIL ON SHEET C8.0.
19. PROPOSED DRIVE-THRU CANTILEVERED CLEARANCE BAR. REFER TO SIGNAGE PLAN.
20. PROPOSED DRIVE-THRU MENU & SPEAKER. REFER TO SIGNAGE PLAN.
21. EMERGENCY STOP BUTTON FOR GASOLINE DISPENSERS. SEE DETAIL ON SHEET C8.1.
22. PROPOSED FLAG POLE AND SPOTLIGHT. SEE DETAILS ON SHEET C8.1.
23. PROPOSED BIKE RACK. SEE DETAIL ON SHEET C8.0.
24. PROPOSED PROPANE LOCKER. SEE DETAIL ON SHEET C8.1.

SITE LEGEND

EXISTING

REFER TO C1.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED BRICK PAVERS (REFER TO ARCHITECTURAL PLANS)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C8.0)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL ON SHEET C8.0)
- BUILDING
- CONCRETE CURB
- EDGE OF PAVEMENT / WALK
- PAVEMENT TRANSITION
- PARKING SPACE COUNT
- SIGN

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

CESO
WWW.CESOINC.COM

NO	DATE	REVISION DESCRIPTION
1	04/29/2022	MUSA SITE PLAN - 1ST SUBMITTAL
2	06/03/2022	MUSA SITE PLAN - 2ND SUBMITTAL

STATE OF OHIO
JOSHUA LONG
E-86142
REGISTERED PROFESSIONAL ENGINEER

SKILKEN | GOLD
REAL ESTATE DEVELOPMENT

SHEETZ

HUBER HEIGHTS, OHIO
OLD TROY PIKE & TAYLORSVILLE ROAD

SITE PLAN

ISSUE
NOT FOR CONSTRUCTION
DATE
04.29.2022

JOB NO.:	760396
DESIGN:	MST
DRAWN:	MST
CHECKED:	BJH

SHEET NO.
C2.0

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Broad Reach Development - Sheetz
Occupancy Address:	Old Troy Pike & Taylorsville Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	22-194
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	9/8/2022

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements: (Site Plan)

- The canopy over fuel pumps shall have a clearance of 13 feet 6 inches or higher for fire apparatus clearance. Ohio Fire Code 503.2.1.
- The turn radius for the first entrance off Old Troy Pike needs to be increased/decreased for Huber Heights Fire apparatus to make turn onto service road. Ohio Fire Code D103.3 and 503.2.4. ***(Confirm if island is a curbed concrete island or striped pavement.)***
- Hydrants in multi-family and commercial districts shall be placed not more than 300 feet apart, measured on the main and not more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two (2), five (5) inch diameter steamer nozzles. These steamer nozzles shall have a five (5) inch STORTZ quick connection and one steamer

shall have a four (4) inch STORTZ connection approved by the Code Official. Huber Heights Codified Ordinance 1521.06(c). ***(Only one hydrant is shown on drawing C4.0 and it is being connected to a water main that is no longer being installed. A new utility drawing shall be submitted.)***

- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Ohio Fire Code 507.5.4. **(*This will need to be confirmed once a drawing has been provided showing hydrants.)***
- A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved. (No trees, bushes, plantings, etc.) Ohio Fire Code 507.5.5. **(*This will need to be confirmed once a drawing has been provided showing hydrants.)***

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-8628 **7. D.**

Planning Commission

Meeting Date: 09/13/2022

Rezoning and Basic Development Plan

Information

Agenda Title

REZONING AND BASIC DEVELOPMENT PLAN - The applicant, THOMAS E. DUSA, is requesting approval of a Rezoning to PI - Planned industrial and a Basic Development Plan for a proposed lot for overnight truck parking - future repair service garage. Property is located at Corner of Technology Blvd and Artz Road (RZ BDP 22-35).
THIS IS BEING MOVED TO 9/27/22.

Purpose and Background

Attachments

No file(s) attached.

AI-8624 **9. A.**

Planning Commission

Meeting Date: 09/13/2022

Minutes

Information

Agenda Title

Planning Commission August 9, 2022

Purpose and Background

Attachments

Minutes

Planning Commission
August 9, 2022, Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:01 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Aaron K. Sorrell, Interim City Planner, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

1. None

VII. New Business

1. MINOR CHANGE - The applicant, McBRIDE DALE CLARION, is requesting approval of a Minor Change for year-long outdoor sales at the Kroger Store and Fuel Center. Property is located at 7747 Old Troy Pike (MC 22-30).

Mr. Walton stated that the applicant withdrew their application.

2. LOT SPLITS - The applicant, LUIS RIANCHO & ASSOCIATES, INC., is requesting approval to replat one 19.1291 acre lot into 4 existing lots with total acreage between 19.94 and 10.78 acres. Property is located at 7860 Bellefontaine Road (LS 22-32).

Mr. Sorrell stated that this site was recently the subject of a rezoning request to construct a paintball facility. Four adjacent neighbors are purchasing the site and enlarging their existing lots. All current lots are zoned Agriculture and there is no anticipated change of use.

The city is requesting right of way dedication, consistent with the thoroughfare plan.

The applicant requests to replat one 19.1291-acre lot into four existing lots with total acreages between 19.94 and 10.78 acres. All lots meet minimum zoning requirements.

The proposed replat meets all requirements of the subdivision regulations and the applicant is dedicating various depths of right-of-way consistent with the thoroughfare plan.

No Fire comments received

No City Engineer comments received

After reviewing the applicant's proposal, staff recommends approval of the replat of 19.1291 acres submitted with the application dated August 2, 2022.

Luis Riancho was present.

Action

Mr. Jeffries moved to approve the request by the applicant LUIS RIANCHO & ASSOCIATES, INC., for approval to replat one 19.1291 acre lot into 4 existing lots with total acreage between 19.94 and 10.78 acres. Property is located at 7860 Bellefontaine Road (LS 22-32) in accordance with the recommendation of Staff's Memorandum dated August 3, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Thomas. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

3. **DETAILED DEVELOPMENT PLAN - The applicant, APP ARCHITECTURE, is requesting approval of a Detailed Development Plan to create a freestanding emergency and urgent care center. Property is located at 7611 Old Troy Pike (DDP 22-29).**

Mr. Sorrell stated that the applicant requests approval of a detailed development plan to construct a 10,800square-foot healthcare facility for outpatient and emergency services. The applicant anticipates an initial volume of 30 – 40 patients per day, with a maximum of 50 – 60 patients per day once established.

The Basic Development Plan and rezoning public hearing was held by the City Council on Monday, July 25, 2022. This staff report assumes the rezoning and Basic Development Plan will be approved on Monday, August 8, 2022 . If approved by Council, the Detailed Development Plan will be considered by the Planning Commission the following day. While this is not our typical practice, accommodations have been made for other developments in an equivalent manner. No zoning permits will be issued until the rezoning is effective 30 days after Council approval.

To address the concerns of a third curb-cut along Taylorsville, the applicant has worked with Rural King to obtain an access agreement along the Taylorsville

frontage and use the existing Rural King entrance. The site plan also moves the identification sign to the western side of the site.

On June 3, 2022, the Planning Commission voted to recommend approval of the rezoning from Planned Commercial to Planned Office and approval of the basic development plan with the following conditions:

- Street trees shall be placed every 40 feet along Taylorsville Road.
- The applicant shall comply with Chapter 1181.18 Screening of Service Structures.
- The applicant shall comply with Chapter 1181.21 Lighting Standards.
- The applicant shall comply with Chapter 1182 Landscaping and Screening.
- Wall and canopy signs shall be similar to those submitted in the sign package submitted to the Planning Commission on April 12, 2022.
- Ground signs shall not exceed 6 feet in height.
- The applicant shall comply will all fire code requirements.

The applicant has submitted a Detailed Development that meets these conditions.

This revised Basic Development plan addressed the Taylorsville Road access concerns of the Planning Commission and City Council. The Detailed Development Plan substantially conforms to the approved Basic Development and conforms to the PO district regulations including parking and buffering.

<u>1173 (PO) Planned Office District</u>

The proposed use is principally permitted in the PO district.

The required 15-foot perimeter yard is provided in the Detailed Development Plan.

<u>Chapter 1181 General Provisions</u>

The Detailed Development Plan meets the requirements of Chapter 1181:

Street Trees
The Detailed Development Plan indicates street trees placed 25’ on center, consistent with the zoning code.

Lighting
The Detailed Development Plans include a photometric study that illustrates the light trespass is minimal and meets code requirements along the public right of way. There is slight light trespass onto the adjacent parking lots, but those parking areas are also illuminated; therefore, there is no impact from the light trespass.

Screening of Service Structures
The Detailed Development Plan indicates the dumpster and service structures will be screened according to code.

Chapter 1182 Landscaping and Screening Standards

The Detailed Development Plan illustrates a significant landscaping and screening program associated with the development. The plan conforms to the street tree frontage requirements and all perimeter parking landscape requirements.

Chapter 1185 Parking and Loading

The Detailed Development Plan meets the requirements of Chapter 1185. The applicant is illustrating areas for parking island landscaping. Based on the interior programming, 45 spaces are required, and 50 spaces are illustrated.

The applicant has secured an agreement with Rural King for access through the Rural King parking area parallel to Taylorsville Road.

Chapter 1189 Signs

The applicant is requesting a mixture of signage, including one ground-mounted sign, three corporate wall signs, three “Emergency” wall signs and one “Ambulance” canopy sign. The sign package submitted with the application is consistent with the conditions imposed by the Planning Commission.

Recommendation

Staff feels the standards of approval outlined in 1171.09 can be met, and therefore staff recommends approval of the Detailed Development Plan with the following conditions:

1. The applicant shall comply will all fire code requirements.
2. The applicant shall comply with all conditions imposed by the City Council as a condition of the rezoning and Basic Development Plan approval.

Brian Dean was present

Action

Ms. Vargo moved to approve the request by the applicant APP ARCHITECTURE, for approval OF A Detailed Development Plan to create a freestanding emergency and urgent care center. Property is located at 7611 Old Troy Pike (DDP 22-29) in accordance with the recommendation of Staff’s Memorandum dated August 3, 2022, and the Planning Commission Decision Record attached thereto.

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the July 12, 2022, Planning Commission meeting are approved.

X. Reports and Calendar Review

XI. Upcoming Meetings

August 23, 2022
September 13, 2022

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:40 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**