



VICINITY MAP
NOT TO SCALE

CONSTRUCTION PLANS FOR
DUNKIN'
4969 PRINCETON ROAD
SECTION 1, TOWN 2, RANGE 3
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO
CONTAINING 0.9980 ACRES



KLR
3/22/2021

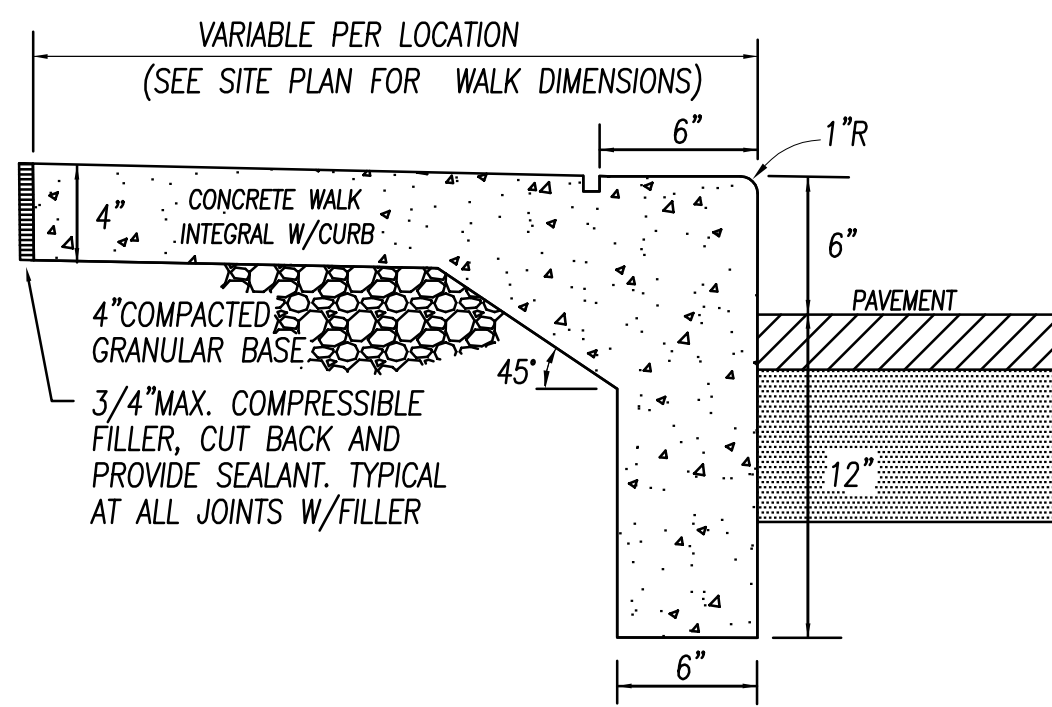


AERIAL MAP
NOT TO SCALE

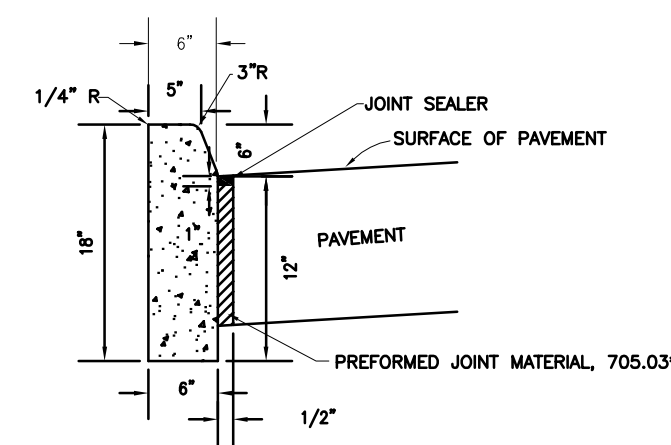
PLANS PREPARED BY:
LAND CONSULTANTS
SBE Certified
associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING
314 FRONT STREET
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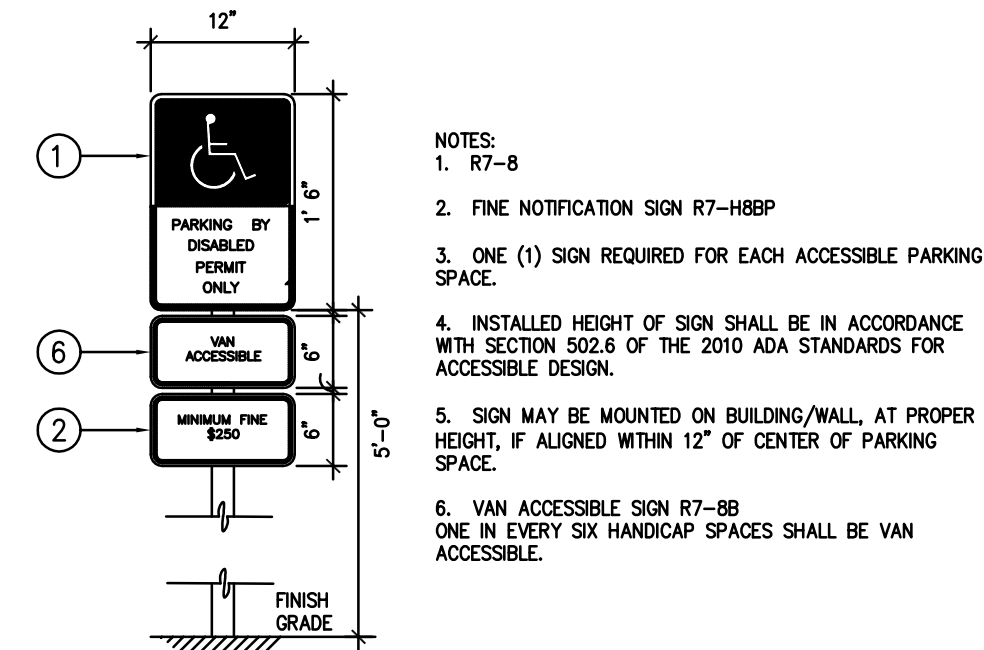
IN ASSOCIATION WITH:
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Phone: (937)-838-6930
Fax: (815) 417-6755
KBURK999@SBCGLOBAL.NET



INTEGRAL CURB AND SIDEWALK
Not to Scale



ON-SITE CURB
ODOT TYPE 6
Not to Scale

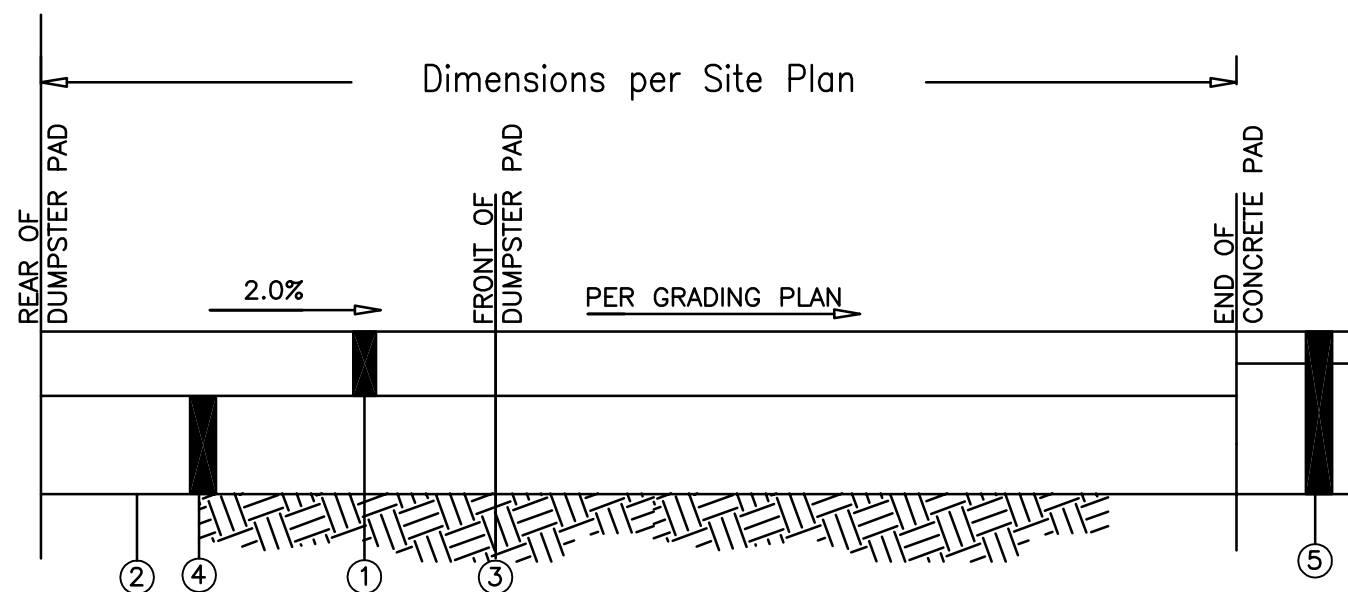


ACCESSIBLE PARKING SIGNS
Not to Scale

OWNER / DEVELOPER
GILLIGAN COMPANY LLC
CINCINNATI, OHIO 45209
PAT GILLIGAN (513) 321-9065 x14

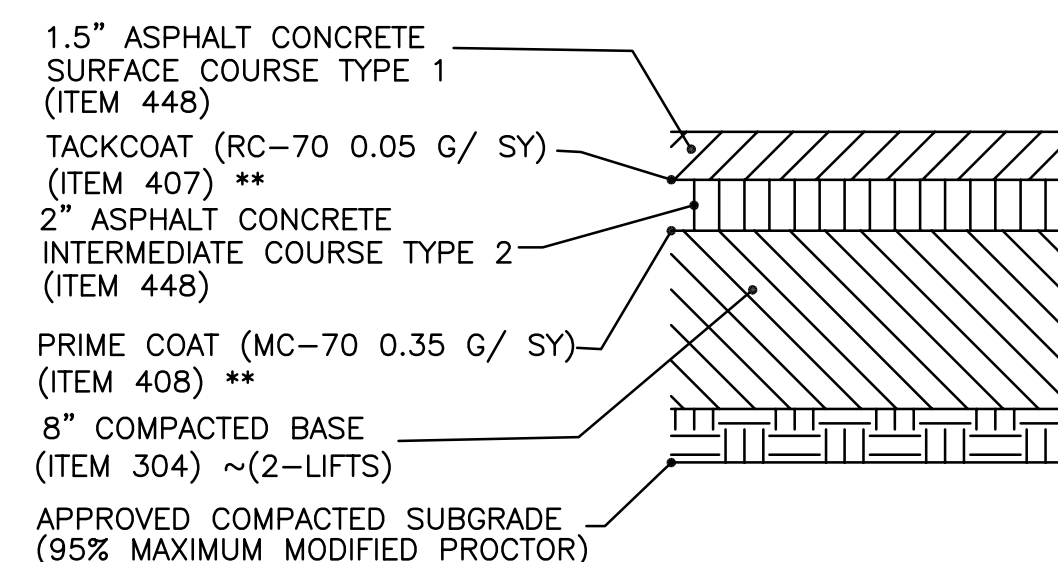
BENCHMARK INFO:
Datum based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83 (2011), NAVD '88 (Geoid 12b) per GPS Observations using ODOT VRS reference System.
See Demolition Plan C1.0 for specific Location

TBM:
TP #1 840.09 (5/8" Iron Pin w/traverse cap)
N: 511444.28
E: 1415987.09



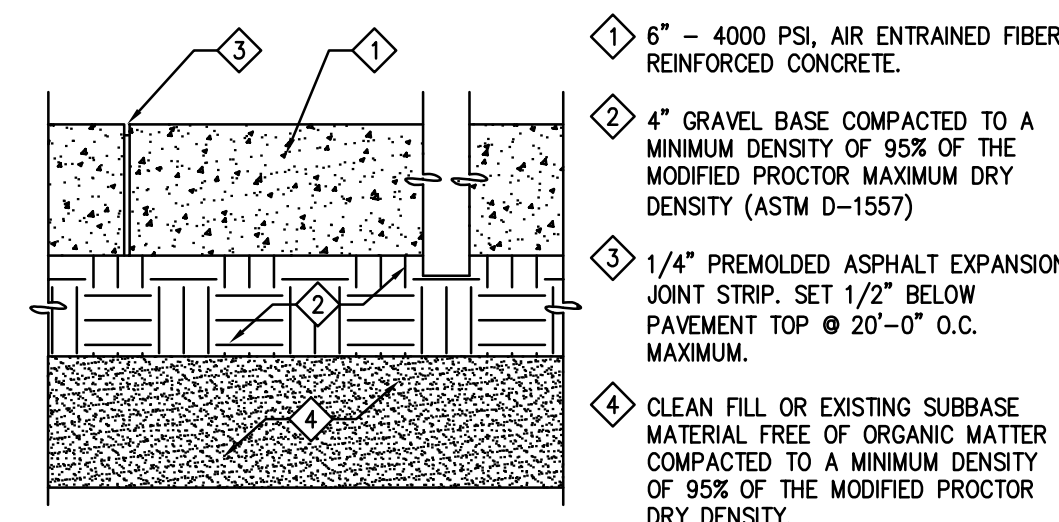
- ① Item 451 6" 4000 psi concrete pavement w/steel reinforcement, concrete to be air entrained and chemically cured immediately after pour. Provide sawcut grids at 25% slab thickness per ACI standards.
- ② Item 203 Subgrade Compaction
- ③ 1" Preformed Expansion Joint Per Item 705.03
- ④ Item 304 4" Aggregate Base
- ⑤ Asphalt Pavement

DUMPSTER PAD DETAIL
Not to Scale



- NOTES:
1) ALL THICKNESSES INDICATE COMPACTED MEASURE.
2) ALL ITEM NUMBERS REFER TO STATE OF OHIO STANDARDS.
3) ** = AS NECESSARY, AND APPROVED BY OWNER. CONTRACTOR TO PROVIDE UNIT PRICE FOR TACK COAT & PRIME COAT.

REGULAR DUTY ASPHALT PAVEMENT
Not to Scale



CONCRETE PAVEMENT SECTION
Not to Scale

SHEET INDEX

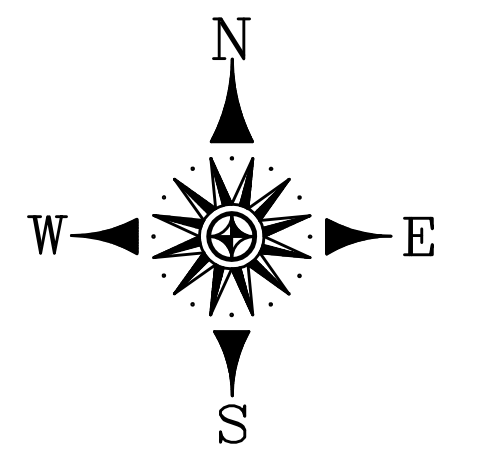
C-0.0	TITLE & DETAILS SHEET	1 OF 11
C-1.0	DEMOLITION PLAN	2 OF 11
C-2.0	SITE PLAN	3 OF 11
C-2.1	LAYOUT PLAN	4 OF 11
C-3.0	GRADING PLAN	5 OF 11
C-3.1	GRADING PLAN	6 OF 11
C-4.0	UTILITY PLAN	7 OF 11
C-5.0	SOIL EROSION CONTROL	8 OF 11
C-5.1	SOIL EROSION CONTROL	9 OF 11
C-5.2	SOIL EROSION CONTROL	10 OF 11
L-1.0	LANDSCAPE PLAN	11 OF 11
SL	PHOTOMETRIC PLAN	1 OF 1

PLANS PREPARED FOR:
GILLIGAN COMPANY LLC
3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

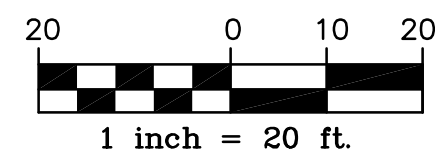
PROJECT NAME:
DUNKIN'
4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:
TITLE

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME TITLE
DATE 01/19/21	DRAWING NO. C 0.0
SCALE 1"=20'	SHEET 1 of 11



Bearings based on the Ohio State Plane Coordinate System, South Zone Grid, NAD 83 (2011), NAD 83 (local 128) per GRS Observations using ODOT VRS reference System. All distances shown hereon are ground distances.



BENCHMARK INFO:

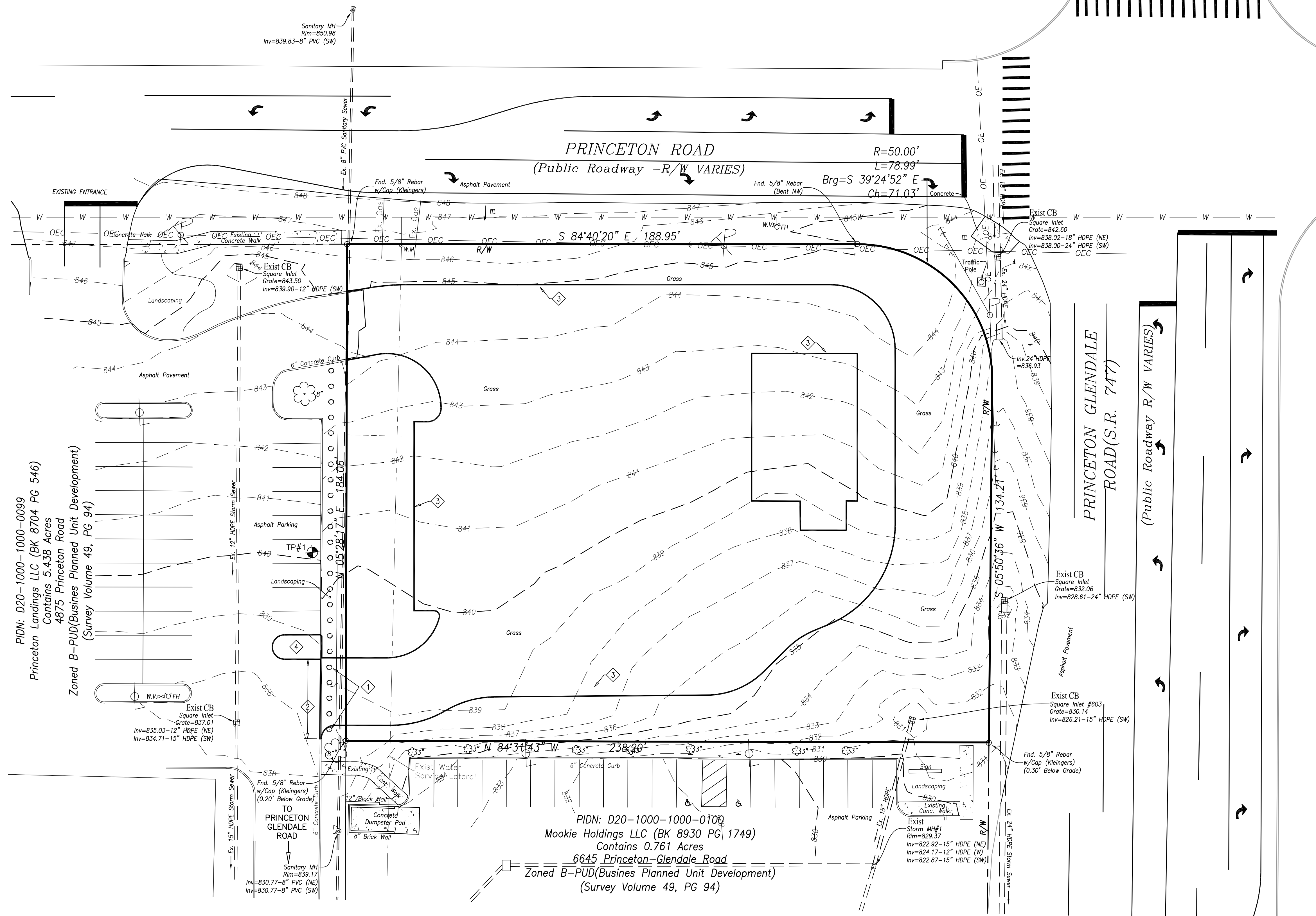
TBM:
 TP #1 840.09 (5/8" Iron Pin w/traverse cap)
 N:511444.28
 E:1415987.09

DEMOLITION NOTES:

- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- THE REMOVAL AND DEMOLITION OF EXISTING FACILITIES ARE THE CONTRACTOR'S RESPONSIBILITY.
- UNLESS OTHERWISE NOTED, EXISTING ASPHALT PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- ALL EXCAVATION FOR UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES.
- ROADSIDE SHOULDERS, ROADWAY PAVEMENT, PARKING PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, LAWNS, TREES, BUSHES, MAILBOXES, STREET AND PUBLIC SIGNS, ADVERTISEMENT SIGNS, ETC., WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED, REPLACED, OR PROTECTED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES TO EXISTING IMPROVEMENTS, EXCAVATION, AND/OR REMOVAL OF ANY AND ALL EXISTING IMPROVEMENTS SHALL BE KEPT TO A MINIMUM AND RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION.**
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE QUANTITY AND SCOPE OF CLEARING AND GRUBBING NEEDED ON THE SITE. THE TREES, SHRUBS, AND GRASS AREAS SHOWN ON THIS PLAN ARE NOT INTENDED TO BE A TREE SURVEY OR OTHERWISE. CONTRACTOR SHALL ESTABLISH COMPLETE QUANTITIES OF VEGETATIVE REMOVAL REQUIRED.

LEGEND

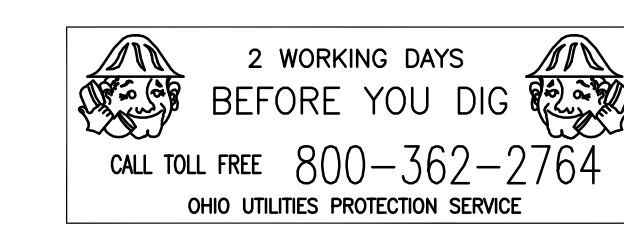
Existing	Abbreviations
	FF Finished Floor
	MD Man Door
	W Water
	G Gas
	SS Sanitary Sewer
	OE Overhead Electric
	R/W Right of Way



DEMOLITION KEYNOTES:

- REMOVE 5 SHRUBS.
- SAWCUT CURB AND REMOVE.
- OUTLINE OF PROPOSED IMPROVEMENTS (BUILDING AND PAVEMENT) SHOWN FOR REFERENCE ONLY.
- SAWCUT AND REMOVE ASPHALT PAVEMENT TO ACCOMMODATE INSTALLATION OF NEW CURB ISLAND. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED.



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NO.	DESCRIPTION	DATE	REVISIONS
2	Revisions per Butler County Review	02/08/24	
1	Revisions per Zoning Review	12/05/23	

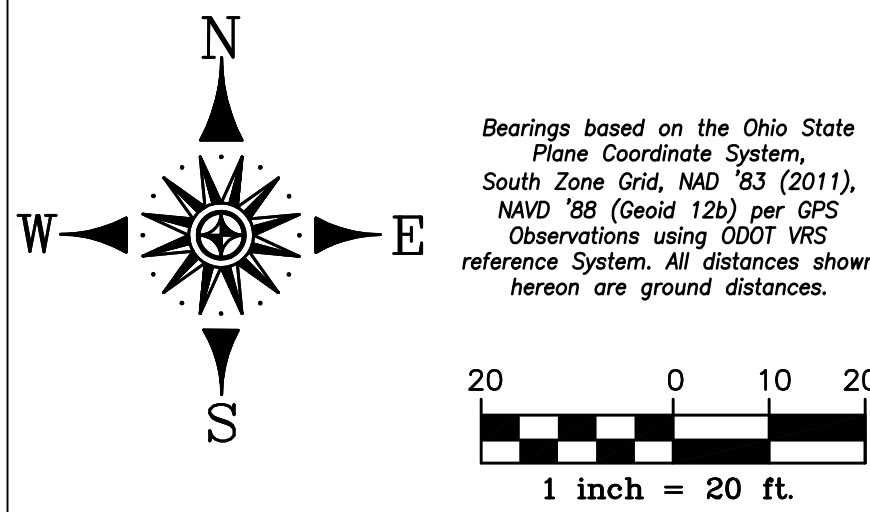
PLANS PREPARED FOR:
GILLIGAN COMPANY LLC
 3805 Edwards Road
 Suite 680
 Cincinnati, Ohio 45209

PROJECT NAME:
DUNKIN'
 4969 Princeton Road
 Liberty Township
 Butler County, Ohio

SHEET TITLE:
DEMOLITION PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME SITE PLAN
DATE 01/19/21	DRAWING NO. C 1.0
SCALE 1"=20'	SHEET 2 of 11

If this sheet is not 24" by 36" it is a reduced print, scale accordingly.



Bearings based on the Ohio State Plane Coordinate System, South Zone Grid, NAD 83 (2011), NAVD 88 (Geoid 12b) per GPS Observations using ODOT VRS reference System. All distances shown hereon are ground distances.

Developer

GILLIGAN COMPANY LLC
CINCINNATI, OHIO 45209
PAT GILLIGAN (513) 321-9065 x14
(Parcel Contains 0.998 Acres)

Zoning Information:

Property is zoned B-PUD
"Business Planned Unit Development"
PGBD-O
Princeton Glendale Overlay District

Restaurant & Drive Thru are a permitted use.

Building Setbacks:

Front (North) = 30'
Front (East) = 30'
South = None
West = None

Parking Setbacks:

Adjacent to ROW Princeton Road = 15'
Adjacent to ROW Princeton Glendale Road = 15'
Interior Property Line = 10'

Sign Code

Ground Sign
Setback = 10' from property line unless at intersection then 20' from ROW
Max Height = 8'
Max Sign Face = 32 sf

Directional Signs

Permitted

Menu Board Sign

Total Area = 48sf
Max Height = 8'
Setback = 15'

Parking Summary:

Use = Restaurant
Required: 1 spaces/ 100sf indoor floor area (not including storage, restrooms and prep space)
1 space/employee largest shift

2215 sf (2215 less 1389sf of storage/prep and bathrooms = 826 sf)
826/100 = 8.26 spaces

Assume 6 employees largest shift

Required = 14 spaces

Spaces Provided
20 Regular Spaces
01 ADA/ Van Accessible Spaces
21 Total Spaces

Drive Thru Window requires 8 stacking spaces from first point of service.

Development Note:

Liberty Township Board of Trustees per resolution number 2020-064 has approved a modification of Zoning Resolution 2001-114 to allow Dunkin to open at 5AM Monday - Saturday.

Area Summary:

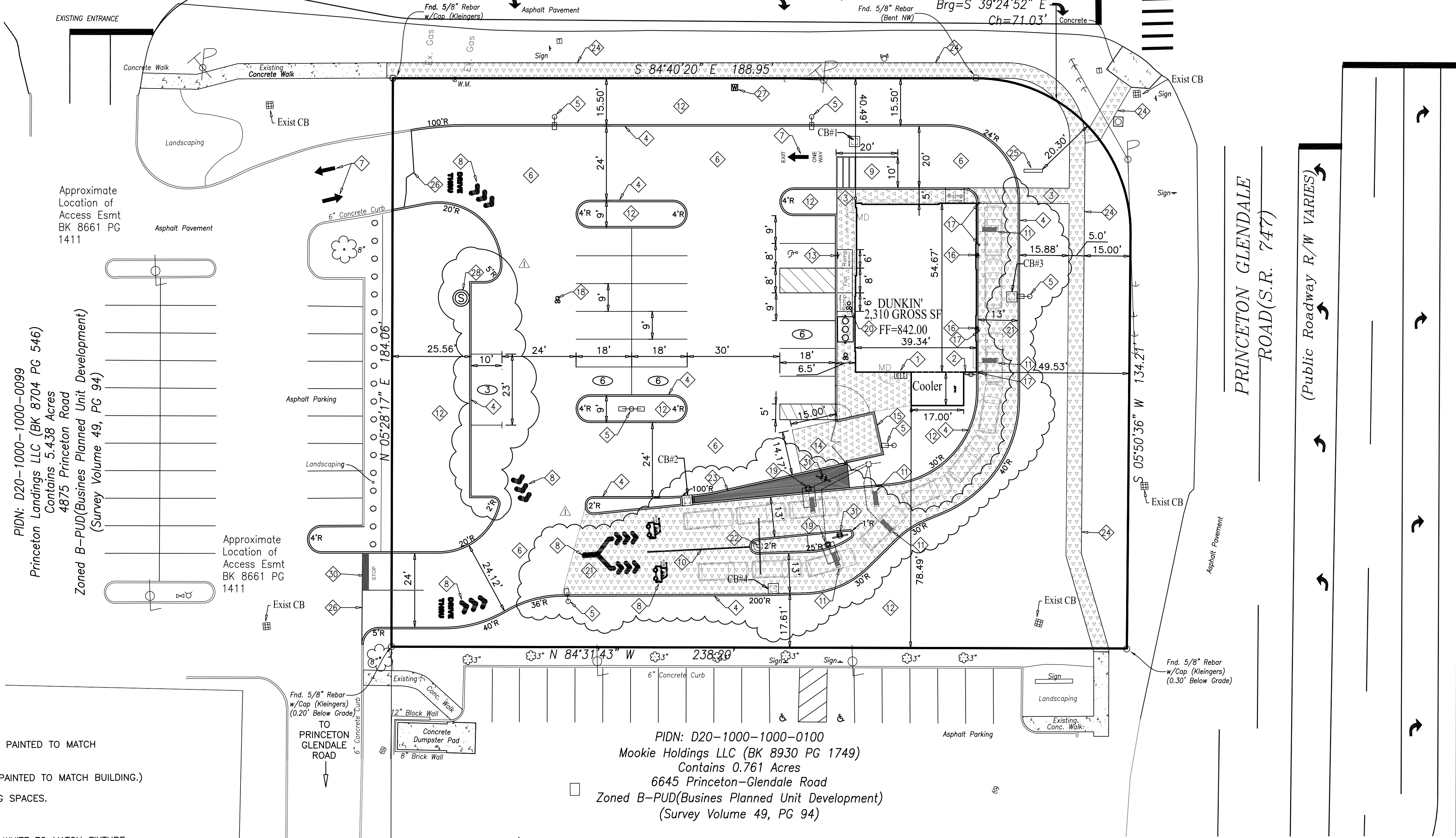
Site Contains 43,473 SF (99 Ac)
Disturbed Area 41,382 SF (0.95 Ac)
Green Space 18,469 SF (0.43 Ac-43%)
Impervious 25,008 SF (0.57 Ac -57%)

PIDN: D20-1000-1000-0099
Princeton Landings LLC (BK 8704 PG 546)
Contains 5.438 Acres
4875 Princeton Road
Zoned B-PUD(Business Planned Unit Development)
(Survey Volume 49, PG 94)

Approximate Location of Access Esmt BK 8661 PG 1411

Approximate Location of Access Esmt BK 8661 PG 1411

PIDN: D20-1000-1000-0100
Mookie Holdings LLC (BK 8930 PG 1749)
Contains 0.761 Acres
6645 Princeton-Glendale Road
Zoned B-PUD(Business Planned Unit Development)
(Survey Volume 49, PG 94)



SITE PLAN KEYNOTES:

- 1. ELECTRIC AND TELEPHONE SERVICE ENTRANCES. (UTILITY CABINETS SHALL BE PAINTED TO MATCH BUILDING.)
- 2. NATURAL GAS METER AND SERVICE ENTRANCE. (UTILITY CABINETS SHALL BE PAINTED TO MATCH BUILDING.)
- 3. CONCRETE SIDEWALK, PROVIDE INTEGRAL CURB WHERE ADJACENT TO PARKING SPACES.
- 4. 18" BARRIER CURB. SEE DETAIL ON CO.0 FOR FURTHER INFORMATION.
- 5. LIGHT POLE FIXTURES AS SPECIFIED ON PHOTOMETRIC PLAN AND SHALL BE WHITE TO MATCH FIXTURE COLOR THROUGHOUT THE PRINCETON CROSSINGS DEVELOPMENT. MOUNTED FIXTURE HEIGHT WILL BE 18' (15' POLE ON 3' POLE BASE). SEE PHOTOMETRIC SHEET SL FOR FURTHER INFORMATION AND SEE S310 FOR POLE BASE SPECIFICATIONS.
- 6. NEW REGULAR DUTY ASPHALT PAVEMENT SEE ASPHALT PAVEMENT DETAIL CO.0.
- 7. WHITE STANDARD ARROW.
- 8. DUNKIN STENCILS AVAILABLE THROUGH NATIONAL ACCOUNTS.
- 9. PULL FORWARD SPACE.
- 10. 6" WIDE PINK PAINT STRIPE
- 11. MAGNETIC LOOP VEHICLE DETECTOR. MAINTAIN 2.5' CLEARANCE BETWEEN LOOPS AND LINES WHEN UNDER PAVEMENT.
- 12. LANDSCAPE AREA.
- 13. HANDICAP PARKING SIGN. A MINIMUM ON ONE SPACE SHALL BE SIGNED "VAN ACCESSIBLE". SEE DETAIL ON CO.0 FOR FURTHER INFORMATION.
- 14. CONCRETE PAD-DIMENSIONS AS SHOWN. REFER TO DUMPSTER PAD DETAIL ON CO.0 FOR FURTHER INFORMATION.
- 15. DUMPSTER ENCLOSURE. EXTERIOR COLORS TO MATCH BUILDING. REFER TO SP1.2 FOR FURTHER INFORMATION.
- 16. EXTERIOR DOWNSPOUT LOCATIONS.
- 17. PIPE BOLLARD. REFER TO SP1.1 FOR FURTHER INFORMATION.
- 18. SANITARY CLEANOUT.

- 19. ORDER CANOPY. REFER TO SP1.2 FOR PLACEMENT DIAGRAM AND FURTHER INFORMATION.
- 20. SANITARY CLEANOUT & SERVICE ENTRANCE TO BUILDING.
- 21. 6" CONCRETE PAVEMENT: BROOM FINISH, SLOPE PER GRADING PLAN. SEE "CONCRETE PAVEMENT SECTION" DETAIL CO.0 FOR FURTHER INFORMATION.
- 22. DUAL VEHICLE CLEARANCE BAR. REFER TO SP1.1 FOR FURTHER INFORMATION.
- 23. LANDSCAPE ISLAND AS ALLOWED BY PLANNING COMMISSION- 236 SQUARE FEET.
- 24. NEW 5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH BUTLER COUNTY STANDARDS AND SPECIFICATIONS.
- 25. GROUND MOUNTED MONUMENT ID SIGN. 32SF MAX SIGN FACE, 8' TALL MAX. REFER TO SP1.1 FOR PLACEMENT DIAGRAM AND FURTHER INFORMATION.
- 26. EXISTING / NEW EDGE OF PAVEMENT.
- 27. NEW WATER METER.
- 28. SANITARY MANHOLE.
- 29. PREVIEW BOARD. SEE S1.2 FOR FURTHER INFORMATION.
- 30. PAINTED STOP BAR AND "STOP"
- 31. MENU BOARD. SEE S1.2 FOR FURTHER INFORMATION.

LEGEND

Existing	Proposed	Abbreviations
Anchor Guy	Bollard	FF Finished Floor
Power Pole	Electric Meter / CT Cabinet	MD Man Door
Light Pole	Telephone Service Box	W Water
Strain Pole	Gas Meter	G Gas
Combination Pole	# of Parking Spaces	SS Sanitary Sewer
Deciduous Tree	Concrete	OE Overhead Electric
Shrub		R/W Right of Way
Fire Hydrant		
Water Valve		
Sanitary Manhole		
Clean Out		
Storm Manhole		
Catch Basin		
Catch Basin		
Catch Basin		
Street Sign		
Traffic Control Box		

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NO.	DESCRIPTION	DATE
1	Revisions per Butler County Review	02/09/24
2	Revisions per Zoning Review	02/09/24

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3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

PROJECT NAME:
DUNKIN'
4969 Princeton Road
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Butler County, Ohio

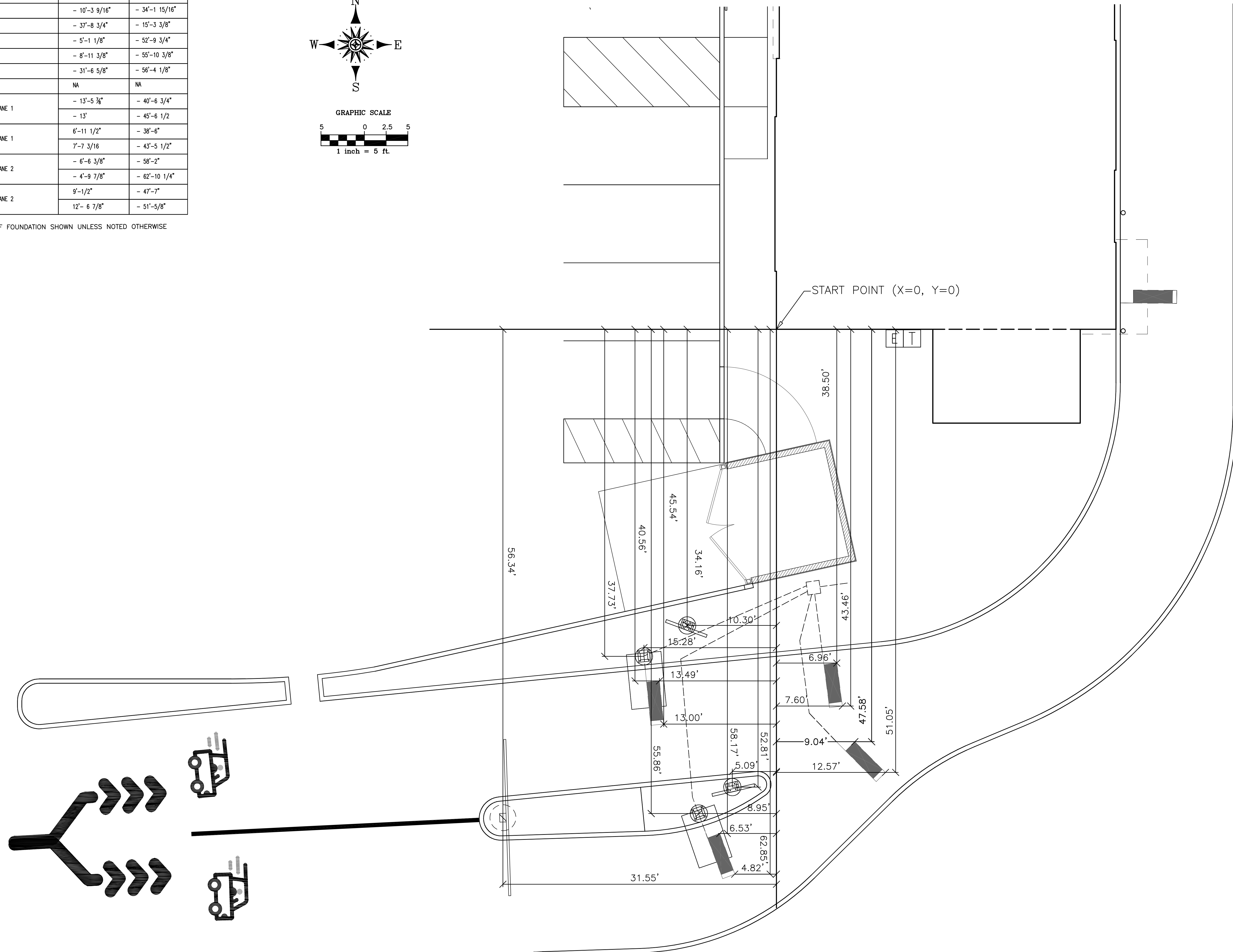
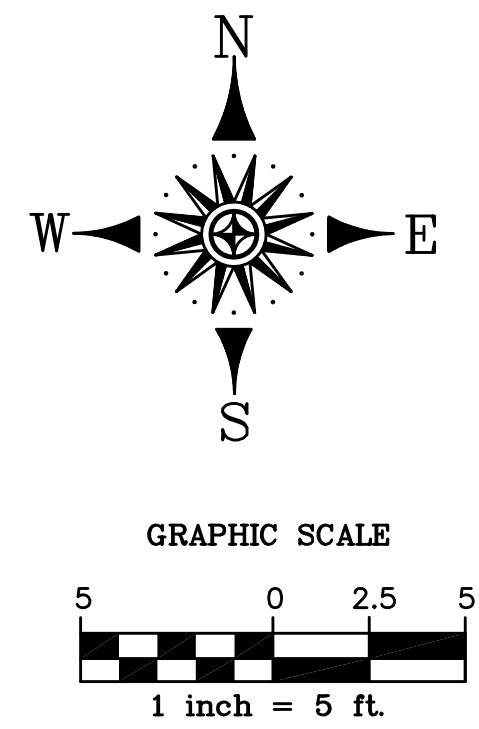
SHEET TITLE:
SITE PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME SITE PLAN
DATE 10-23-20	DRAWING NO. C 2.0
SCALE 1"=20'	SHEET 3 of 11

If this sheet is not 24" by 36" it is a reduced print, scale accordingly.

BACK CORNER OF BUILDING (0,0)	X	Y
MENU BOARD LANE 1	- 10'-3 9/16"	- 34'-1 15/16"
ORDER CANOPY LANE 1	- 37'-8 3/4"	- 15'-3 3/8"
MENU BOARD LANE 2	- 5'-1 1/8"	- 52'-9 3/4"
ORDER CANOPY LANE 2	- 8'-11 3/8"	- 55'-10 3/8"
GATEWAY CLEARANCE BAR	- 31'-6 5/8"	- 56'-4 1/8"
PREVIEW BOARD	NA	NA
LOOP DETECTOR ORDER POINT LANE 1	- 13'-5 7/8"	- 40'-6 3/4"
	- 13'	- 45'-6 1/2"
LOOP DETECTOR MERGE POINT LANE 1	6'-11 1/2"	- 38'-6"
	7'-7 3/16"	- 43'-5 1/2"
LOOP DETECTOR ORDER POINT LANE 2	- 6'-6 3/8"	- 58'-2"
	- 4'-9 7/8"	- 62'-10 1/4"
LOOP DETECTOR MERGE POINT LANE 2	9'-1/2"	- 47'-7"
	12'- 6 7/8"	- 51'-5/8"

DIMENSIONS TO CENTER OF FOUNDATION SHOWN UNLESS NOTED OTHERWISE



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NO.	DESCRIPTION	DATE
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PROJECT NAME:
DUNKIN'
 4969 Princeton Road
 Liberty Township
 Butler County, Ohio

SHEET TITLE:
DRIVE-THRU EQUIPMENT LAYOUT PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME SP Dims
DATE 01/19/21	DRAWING NO. C 2.1
SCALE 1"=5'	SHEET 4 of 11

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STORM SEWER DATA

- CB#1 (ODOT TYPE 2-2-B)
TOP=841.05
12" INV.(SW)=837.05
 - CB#2 (ODOT TYPE 2-2-B)
TOP=839.75
12" INV.(NE,SE)=834.51
 - CB#3 (ODOT TYPE 2-2-B)
TOP=841.10
6" INV.(NW,SW)=837.10
12" INV.(S)=836.60
 - CB#4 (ODOT TYPE 2-2-B)
TOP=838.00
12" INV.(NW,SE)=833.59
- Exist CB
TOP=830.14
Prop. 12" INV.(N,NW)=827.50
Ex. 15" INV.(SW)=826.21
- (A) 127'~12" HDPE STM @ 2.00%
 - (B) 37'~12" HDPE STM @ 2.50%
 - (C) 85'~12" HDPE STM @ 7.16%
 - (D) 104'~12" HDPE STM @ 8.75%

Downspout invert @ building
839.00 (T=-3.0')
Downspout inverts and pipe
slopes are given for guidance
only. Contractor to be
responsible to adjust inverts or
slopes as required to avoid
conflicts with crossing utility
lines. In no case shall the
slope be less than 2.0%

- (a) 14'~6" PVC SDR 35(or equal) STM @ 13.57%
- (b) 16'~6" PVC SDR 35(or equal) STM @ 11.87%

STORM SEWER NOTES

1. ALL STORM SEWER PIPE SHALL BE ADS-N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
2. THE CONNECTION TO THE EXISTING CATCH BASIN SHALL BE CORE DRILLED AND FITTED WITH FLEXIBLE BOOTS TO FORM A WATERTIGHT CONNECTION.

GRADING PLAN KEYNOTES:

- ◇ SLOPE IN HANDICAPPED PARKING SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- ◇ CURB END TAPER. SEE DETAIL CO.0 FOR FURTHER INFORMATION.
- ◇ PROVIDE 12" TRANSITION EACH SIDE AND DEPRESS CURB THRU SIDEWALK. CURB TO BE FLUSH WITH ASPHALT THRU OPENING FOR RAMP.
- ◇ TRANSITION CURB FROM FULL 6" HEIGHT TO 0" AT RAMP LANDING.
- ◇ DEPRESS CURB THRU LANDING.

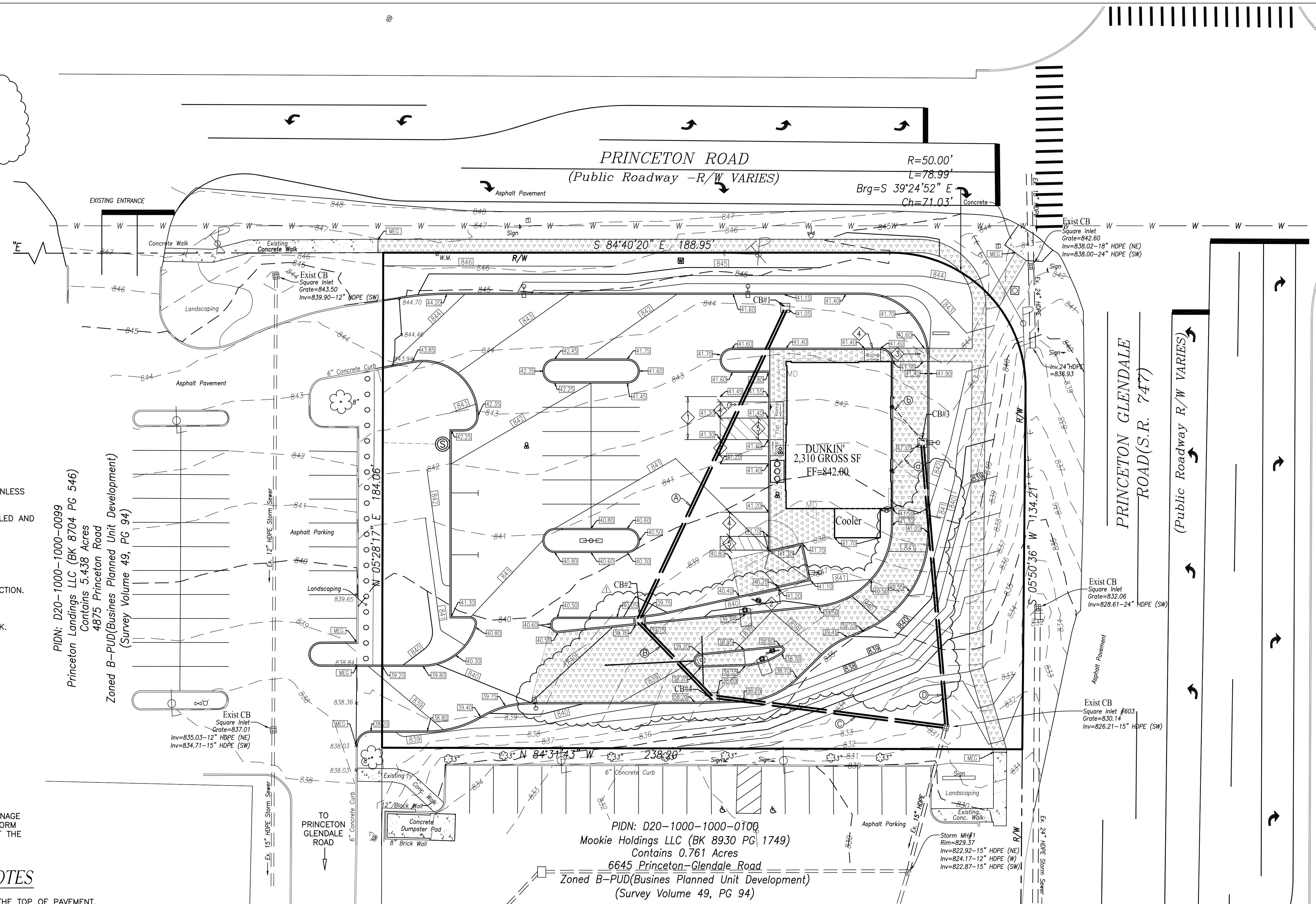
NOTE: ALL SIDEWALK RAMPS SHALL BE ADA COMPLIANT. RAMP SLOPES SHALL NOT BE GREATER THAN 1:12. NO CROSS-SLOPE SHALL BE GREATER THAN 1/4" FT.

STORMWATER MANAGEMENT:

STORMWATER RUNOFF (VOLUME & RATE) AND WATER QUALITY FOR THE PROPOSED SITE ARE MANAGED BY A DETENTION BASIN LOCATED IN THE SOUTHEAST CORNER OF LOT "B" AS DEPICTED ON THE PLAT OF SURVEY RECORDED IN VOLUME 49 PAGE 94 ON FILE WITH THE BUTLER COUNTY ENGINEERS OFFICE. THE RIGHTS TO UTILIZE AND CONNECT TO THE DRAINAGE LINES LEADING TO SAID DETENTION BASIN ARE PROVIDED FOR IN THE STORM DRAINAGE MAINTENANCE AGREEMENT RECORDED IN BK 7742 PG 1121 OF THE BUTLER COUNTY RECORDERS RECORDS

GRADING AND STORM SEWER GENERAL NOTES

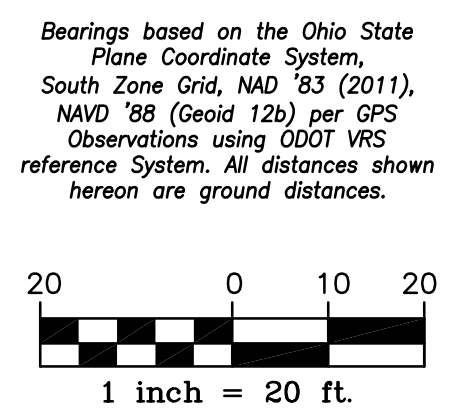
1. ALL PROPOSED SPOT ELEVATIONS INDICATED IN PAVEMENT AREAS ARE THE TOP OF PAVEMENT.
2. ALL PROPOSED SPOT ELEVATIONS INDICATED IN GRASS, LANDSCAPE AREAS, OR CONCRETE SURFACE AREAS ARE FINISHED GRADE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL VEGETATION AND ORGANIC MATERIALS FROM THE SITE THAT RESULT FROM CLEARING AND GRUBBING ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPPING AND REMOVAL OF ALL EXCESS TOPSOIL FROM THE SITE. ALL TOPSOIL THAT CAN NOT BE USED ON SITE SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR MAY DISPOSE OF EXCESS TOPSOIL AND OBTAIN FILL MATERIAL BY BURYING TOPSOIL IN LANDSCAPE AREAS ONLY AT THE DIRECTION OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SAFETY REQUIREMENTS AND FOR THE PROTECTION OF ALL EXISTING AND PROPOSED UTILITIES OR STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORT OF STRUCTURAL FILL MATERIALS IF SUITABLE MATERIAL IS NOT AVAILABLE ON SITE. THE LOCATION OF, AND TESTING OF, SUITABLE MATERIAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXPORT AND DISPOSAL OF EXCESS OR UNSUITABLE MATERIALS.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS. DRAINAGE IS CRITICAL. ALL PARKING LOT SLOPES SHALL BE A MINIMUM OF 1.0% AND A MAXIMUM OF 5.0% UNLESS SHOWN SPECIFICALLY ON THIS PLAN OR APPROVED BY OWNER. NOTIFY ENGINEER OR OWNERS REP. IF ABOVE SLOPES ARE NOT ABLE TO BE MAINTAINED.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN ESTABLISHING ALL GRADES AND SLOPES IN PAVEMENT AREAS, RAMPS AND SIDEWALKS IN THE VICINITY OF HANDICAP PARKING AND ACCESS AREAS AND SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES. GRADES SHALL NOT EXCEED 2.0%.
11. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE IN ALL AREAS. THE PAVEMENT SHALL BE TESTED FOR ANY "BIRD BATH" CONDITIONS AFTER INSTALLATION AND CORRECTED.
12. IN AREAS WHERE SHEET DRAINAGE FLOWS FROM GRASS OR LANDSCAPE AREAS ONTO PAVED AREAS, THE FINISHED GRADE IN GRASS OR LANDSCAPE AREAS SHALL BE 1/2" INCH ABOVE THE TOP OF CURB OR ABOVE THE PAVEMENT IN AREAS WITHOUT CURB. IN AREAS WHERE SHEET DRAINAGE FLOWS FROM PAVEMENT TO GRASS OR LANDSCAPED AREAS, THE FINISHED GRADE IN GRASS OR LANDSCAPED AREAS SHALL BE 1/2" BELOW THE PAVEMENT.



PIDN: D20-1000-1000-0099
Princeton Landings LLC (BK 8704 PG 546)
Contains 5.438 Acres
4875 Princeton Road
Zoned B-PUD(Business Planned Unit Development)
(Survey Volume 49, PG 94)

PIDN: D20-1000-1000-0100
Mookie Holdings LLC (BK 8930 PG 1749)
Contains 0.761 Acres
6645 Princeton-Glendale Road
Zoned B-PUD(Business Planned Unit Development)
(Survey Volume 49, PG 94)

See Grading Plan C3.1 for continuation of off-Site Stormwater Sewer Routing and Regional Detention Basin.



LEGEND

- Existing Grade +850.00
- Proposed Grade +00.00
- (Add 800' to the number shown on plan for true elevation)
- Existing Contour
- Proposed Contour
- Direction of Drainage

ABBREVIATIONS

- FF Finished Floor
- MD Man Door
- HP High Point
- MEG Match Existing Grade

PLANS PREPARED BY:
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associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

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NO.	DESCRIPTION	DATE
1	Revisions per Butler County Review	03/08/24
2	Revisions per Zoning Review	12/04/24

PLANS PREPARED FOR:
GILLIGAN COMPANY LLC
3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

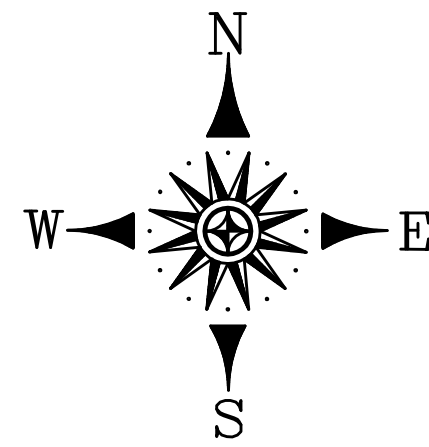
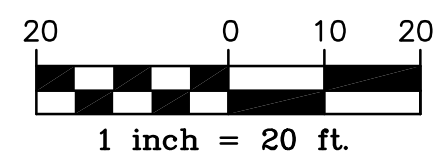
PROJECT NAME:
DUNKIN'
4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:
GRADING PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME GP
DATE 01/19/21	DRAWING NO. C 3.0
SCALE 1"=20'	SHEET 5 of 11

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Bearings based on the Ohio State Plane Coordinate System, South Zone Grid, NAD 83 (2011), NAVD 88 (oid 12b) per GPS Observations using DDT VRS reference System. All distances shown hereon are ground distances.

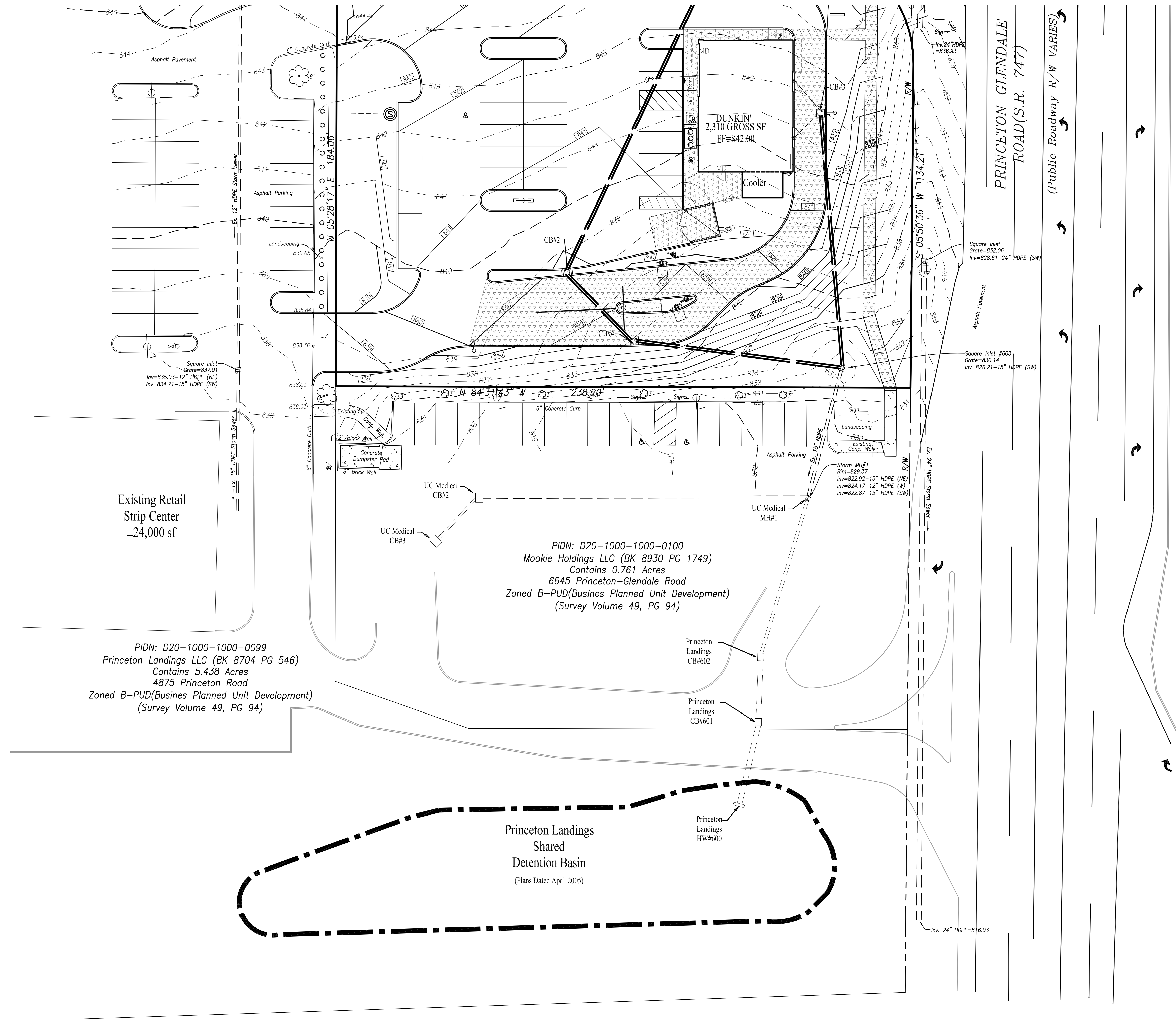


LEGEND

- Existing Grade + 850.00
- Proposed Grade + 00.00
All grades in pavement area are pavement grades, add 6" to top of curb.
(Add 800' to the number shown on plan for true elevation)
- Existing Contour
- Proposed Contour
- Direction of Drainage

ABBREVIATIONS

- FF Finished Floor
- MD Man Door
- HP High Point
- MEG Match Existing Grade



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GILLIGAN COMPANY LLC
3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

PROJECT NAME:

DUNKIN'

4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:

OVERVIEW PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME GP 3.1
DATE 03/08/21	DRAWING NO. C 3.1
SCALE 1"=20'	SHEET 6 of 11

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UTILITY PLAN KEYNOTES:

SANITARY SERVICE

- APPROXIMATE LOCATION OF EXISTING 6" SERVICE LATERAL. APPROXIMATE MAINLINE INVERT=+936.0 CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT EXISTING LATERAL PRIOR TO USE TO ENSURE LATERAL IS FREE OF OBSTRUCTIONS AND WILL PROVIDE FOR FREE UNINTERRUPTED FLOW OF WASTEWATER TO THE PUBLIC SANITARY MAIN.
- CONTROL MANHOLE PER BUTLER COUNTY STANDARDS. TOP 842.80, APPROXIMATE 6" INVERT=836.0(E,W)
- 29'~6" PVC SDR 35 SANITARY LATERAL. PIPE SHALL BE LAID AT 2.0% MINIMUM.
- NEW SANITARY CLEANOUT. PLACE A FORD METER BOX A3H FLUSH WITH FINISHED GRADE TO PROTECT CLEANOUT.
- 94'~6" PVC SDR 35 SANITARY LATERAL. PIPE SHALL BE LAID AT 2.0% MINIMUM SLOPE.
- NEW CLEANOUT AND SANITARY LATERAL ENTRANCE TO BUILDING. APPROXIMATE INVERT ELEVATION =(FF-3'=839.00)
- SANITARY LATERAL SHALL PASS OVER STORM SEWER. MAINTAIN 18" VERTICAL SEPARATION AT CROSSING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT FIELD ELEVATIONS AND REQUIRED SLOPE PRIOR TO INSTALLATION OF SANITARY OR STORM SEWER. NOTIFY ENGINEER IF CONFLICT EXISTS OR SEPARATION CANNOT BE MAINTAINED.
- SANITARY SEWER GREASE INTERCEPTOR AND GREASE WASTE LINES SHOWN FOR REFERENCE ONLY. SEE MEP DRAWING P-1 FOR FURTHER INFORMATION.

WATER SERVICE

- NEW 1" DOMESTIC WATER SERVICE TAP ON EXISTING 16" WATERMAIN.
- NEW 1" K COPPER DOMESTIC WATER SERVICE LINE (4'0" COVER MINIMUM.)
- 1" CURB STOP AND METER PIT FOR 1" WATER METER. METER PIT SHALL BE IN ACCORDANCE WITH BUTLER COUNTY WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- NEW 1.5" WATER SERVICE LINE TO BUILDING (4'0" COVER MINIMUM.)
- APPROXIMATE LOCATION OF WATER SERVICE ENTRANCE TO BUILDING. DUAL BACKFLOW DEVICE TO BE LOCATED INSIDE BUILDING AT SERVICE ENTRANCE.

GAS SERVICE KEYNOTES

- GAS METER SHALL BE LOCATED OUTSIDE THE BUILDING IN APPROXIMATE LOCATION SHOWN.
- APPROXIMATE LOCATION OF NEW GAS SERVICE LINE. COORDINATE WITH DUKE ENERGY FOR THE INSTALLATION OF NEW GAS SERVICE. GAS SERVICE LINE FROM MAIN TO METER TO BE INSTALLED BY DUKE. CONTRACTOR TO COORDINATE WITH DUKE ENERGY MARKETING SPECIALIST TO ESTABLISH ACCOUNT.

TELEPHONE SERVICE KEYNOTES

- TELEPHONE SERVICE ENTRANCE. AT A MINIMUM THE TELEPHONE COMPANY WILL REQUIRE A 4'x4' PLYWOOD BACKERBOARD, A #6 GROUND WIRE, AND A 110 RECEPTACLE LOCATED INSIDE THE BUILDING. CONTRACTOR SHALL COORDINATE ANY ADDITIONAL SERVICE REQUIREMENTS WITH TELEPHONE COMPANY.
- PROVIDE 1~4" CONDUIT WITH PULL STRING. CONDUIT SHALL BE PLACED AS STRAIGHT AS POSSIBLE. STUB INTO RIGHT-OF-WAY AND MARK LOCATION FOR UTILITY COMPANY.
- CONTRACTOR TO SUPPLY LENGTH OF INSTALLED CONDUIT TO CINCINNATI BELL TELEPHONE COMPANY ONCE CONDUIT IS PLACED.

ELECTRIC SERVICE KEYNOTES

- SERVICE METERS AND CT CABINETS SHALL BE PLACED OUTSIDE THE BUILDING IN PROXIMATE LOCATION SHOWN. ANTICIPATED NEED IS THREE PHASE, 120/208 400 AMP SERVICE FOR BUILDING.
- PROVIDE 2~4" CONDUIT WITH PULL STRING. CONDUIT SHALL BE PLACED AS STRAIGHT AS POSSIBLE. UTILIZE 2 SWEEPING 90° BENDS MAXIMUM.
- CONTRACTOR TO TERMINATE CONDUIT AT EXISTING POLE LOCATION AS SHOWN AS DIRECTED BY DUKE ENERGY.

LEGEND

Existing	Proposed	Abbreviations
Anchor Guy	Bollard	FF Finished Floor
Power Pole	Electric Meter / CT Cabinet	MD Man Door
Light Pole	Telephone Service Box	W Water
Strain Pole	Gas Meter	G Gas
Combination Pole	# of Parking Spaces	SS Sanitary Sewer
Deciduous Tree	Concrete	OE Overhead Electric
Shrub		R/W Right of Way
Fire Hydrant		
Water Valve		
Sanitary Manhole		
Clean Out		
Storm Manhole		
Catch Basin		
Catch Basin		
Catch Basin		
Street Sign		
Traffic Control Box		

STORM SEWER DATA

CB#1 (ODOT TYPE 2-2-B) TOP=841.05 12" INV.(SW)=837.05	(A) 127'~12" HDPE STM @ 2.00%
CB#2 (ODOT TYPE 2-2-B) TOP=839.75 12" INV.(NE,SE)=834.51	(B) 37'~12" HDPE STM @ 2.50%
CB#3 (ODOT TYPE 2-2-B) TOP=841.10 6" INV.(NW,SW)=837.10 12" INV.(S)=836.60	(C) 85'~12" HDPE STM @ 7.16%
CB#4 (ODOT TYPE 2-2-B) TOP=838.00 12" INV.(NW,SE)=833.59	(D) 104'~12" HDPE STM @ 8.75%
Exist CB TOP=830.14 Prop.12" INV.(N,NW)=827.50 Ex.15" INV.(SW)=826.21	Downspout invert @ building 839.00 (FF-3.0')
	Downspout inverts and pipe slopes are given for guidance only. Contractor to be responsible to adjust inverts or slopes as required to avoid conflicts with crossing utility lines. In no case shall the slope be less than 2.0%
	(a) 14'~6" PVC SDR 35(or equal) STM @ 13.57%
	(b) 16'~6" PVC SDR 35(or equal) STM @ 11.87%

UTILITY COMPANY CONTACTS

STORM SEWER
Butler County Engineer's Office
1921 Fairgrove Avenue (SR4)
Hamilton, OH 45011-1965
Contact: Kelsey Richards
Office (513) 785-4142
Email: richardsk@bceo.org

NATURAL GAS
Duke Energy
Marketing Specialist: Jeremy Pratt
Office (513)484-4059
Cell (513)484-4059
Email: jeremy.pratt@duke-energy.com

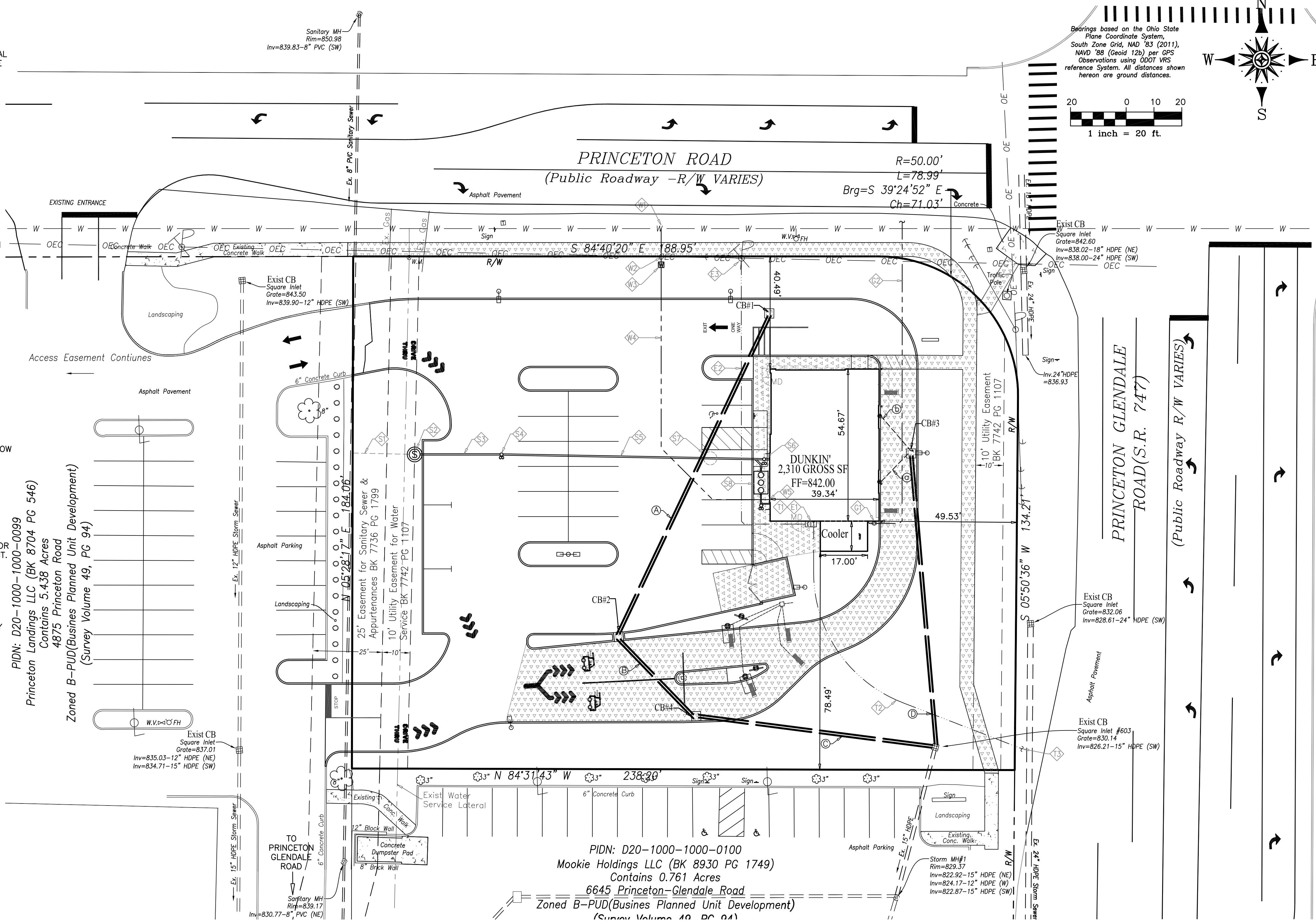
ELECTRIC
Duke Energy
Engineer: Zac Cottingim
Office (513) 287-4774
Email: zachary.cottingim@duke-energy.com

TELEPHONE / INTERNET
Cincinnati Bell Telephone
Contact: Bill Savitz
Site Design Engineer
Office (513) 397-9848
Cell (513) 388-1502
Email: bill.savitz@cinbell.com

INTERNET/TELEPHONE
Spectrum Business
(877)321-0596
Serviceability Ref#698823492
Construction Team (833)487-4772
Prism ID #2503507
Contact: Daniel
(727)214-1887
Call Daniel when/if ready to schedule service

WATER SERVICE AND SANITARY SERVICE
Butler County Sewer and Water Department
130 High Street
Hamilton, Ohio 45011
Phone (513)887-3064

FIRE
Liberty Township Fire Department
6682 Princeton Glendale Road
Liberty Township, Ohio 45011
Contact: Assistant Chief Dave Greve
Office: (513)759-7533



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NO.	DESCRIPTION	DATE
1	Revisions per Butler County Review	03/09/23
2	Revisions per Zoning Review	12/04/23

PLANS PREPARED FOR:
GILLIGAN COMPANY LLC
3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

PROJECT NAME:
DUNKIN'
4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:	
UTILITY PLAN	
LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME UP
DATE 01/19/21	DRAWING NO. C 4.0
SCALE 1"=20'	SHEET 7 of 11

CONSTRUCTION NOTES:

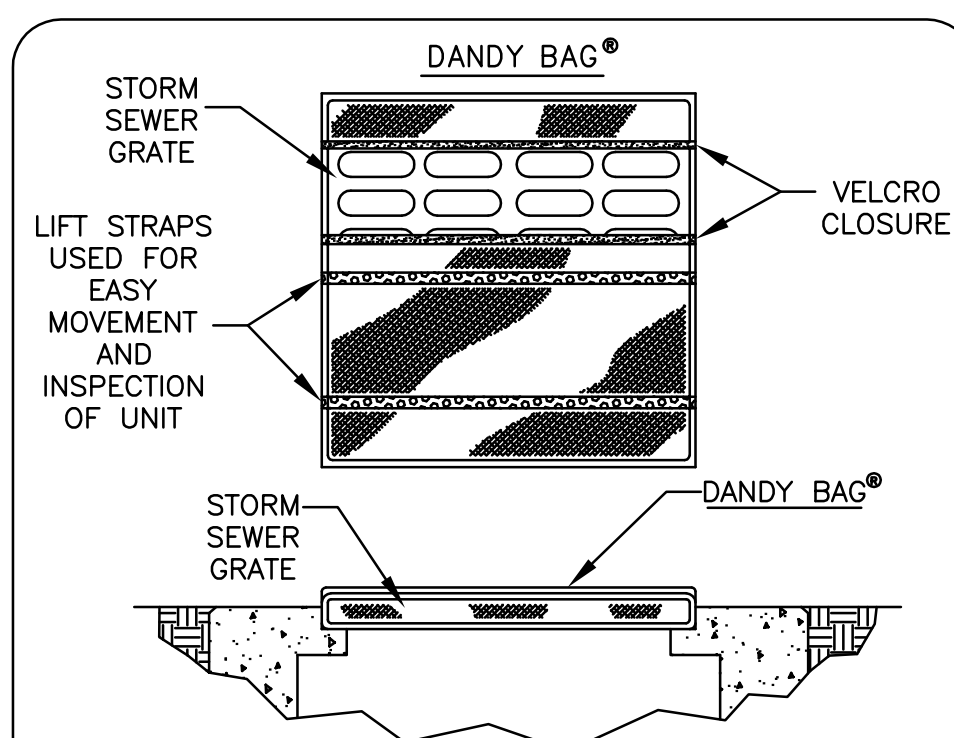
- 1.) ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH BUTLER COUNTY SPECIFICATIONS. ALL CONTROLS SHALL BE PLACED AS DETAILED HEREON AND IN ACCORDANCE WITH RAINWATER AND LAND DEVELOPMENT PUBLISHED BY ODNR.
- 2.) ALL SILT FENCE SHALL BE INSTALLED CONCURRENT WITH THE START UP OF GRADING AND/OR EARTH DISTURBING ACTIVITIES.
- 3.) SOIL STABILIZATION TO BEGIN WITHIN 7 DAYS OF REACHING FINAL GRADE IN AREAS DISTURBED OR IN AREAS TO REMAIN DORMANT FOR MORE THAN 21 DAYS.
- 4.) ALL TEMPORARY EROSION CONTROL FACILITIES USED (SILT FENCES, INLET PROTECTION, ETC.) TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION OR WHEN NO LONGER NEEDED.
- 5.) SEE SHEET C5.2 FOR TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS.
- 6.) ALL DRAINAGE STRUCTURES SHALL BE PROTECTED W/APPROPRIATE EROSION CONTROL MEASURES. (SEE DETAILS)
- 7.) ALL MUD/DIRT TRACKED ONTO ROADS FROM SITE, DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED.
- 8.) EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS A FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- 9.) ALL AREAS OF A SITE WHICH ARE AT FINAL GRADE SHALL BE STABILIZED WITH SEEDING AND MULCHING OR OTHER APPROVED MEANS WITHIN 7 DAYS.
- 10.) REGULAR INSPECTION AND MAINTENANCE WILL BE PROVIDED FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTIONS MUST BE KEPT THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24 HOUR PERIOD. PROVIDED WILL BE NAME OF INSPECTOR, MAJOR OBSERVATIONS, DATE OF INSPECTION, AND CORRECTIVE MEASURES TAKEN.

CONSTRUCTION SEQUENCE:

- THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:
1. INSTALL PERIMETER CONTROLS AND INLET CONTROLS ON EXISTING INLETS
 2. CLEAR AND GRUB
 3. FULL SITE GRADING
 4. PILE TOPSOIL WITHIN SILT FENCE PERIMETER
 5. STABILIZE STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA
 6. INSTALL UTILITIES
 7. INSTALL INLET PROTECTION
 8. BUILDING CONSTRUCTION
 9. FINAL GRADING AND INSTALL PERMANENT SEEDING
 10. RESEED ANY DISTURBED AREAS AND LANDSCAPE SITE

GENERAL NOTES:

- 1.) CONSTRUCTION OF THIS DEVELOPMENT WILL DISTURB 0.95 ACRES WHICH IS LESS THAN THE 1 ACRE THRESHOLD REQUIRED FOR AN NPDES PERMIT. THEREFORE NO NPDES PERMIT OR NOTIFICATION TO THE OEPA IS REQUIRED.
- 2.) A LOT EROSION & SEDIMENT CONTROL PERMIT FROM THE BUTLER COUNTY STORM WATER DISTRICT WILL BE REQUIRED PRIOR TO START OF CONSTRUCTION.



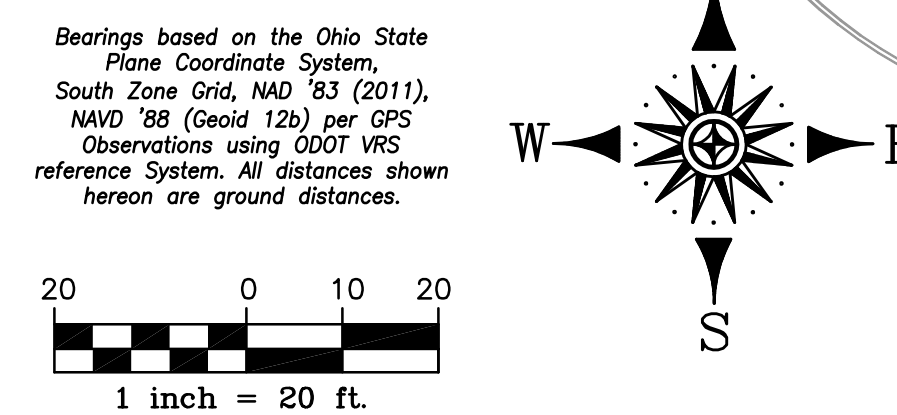
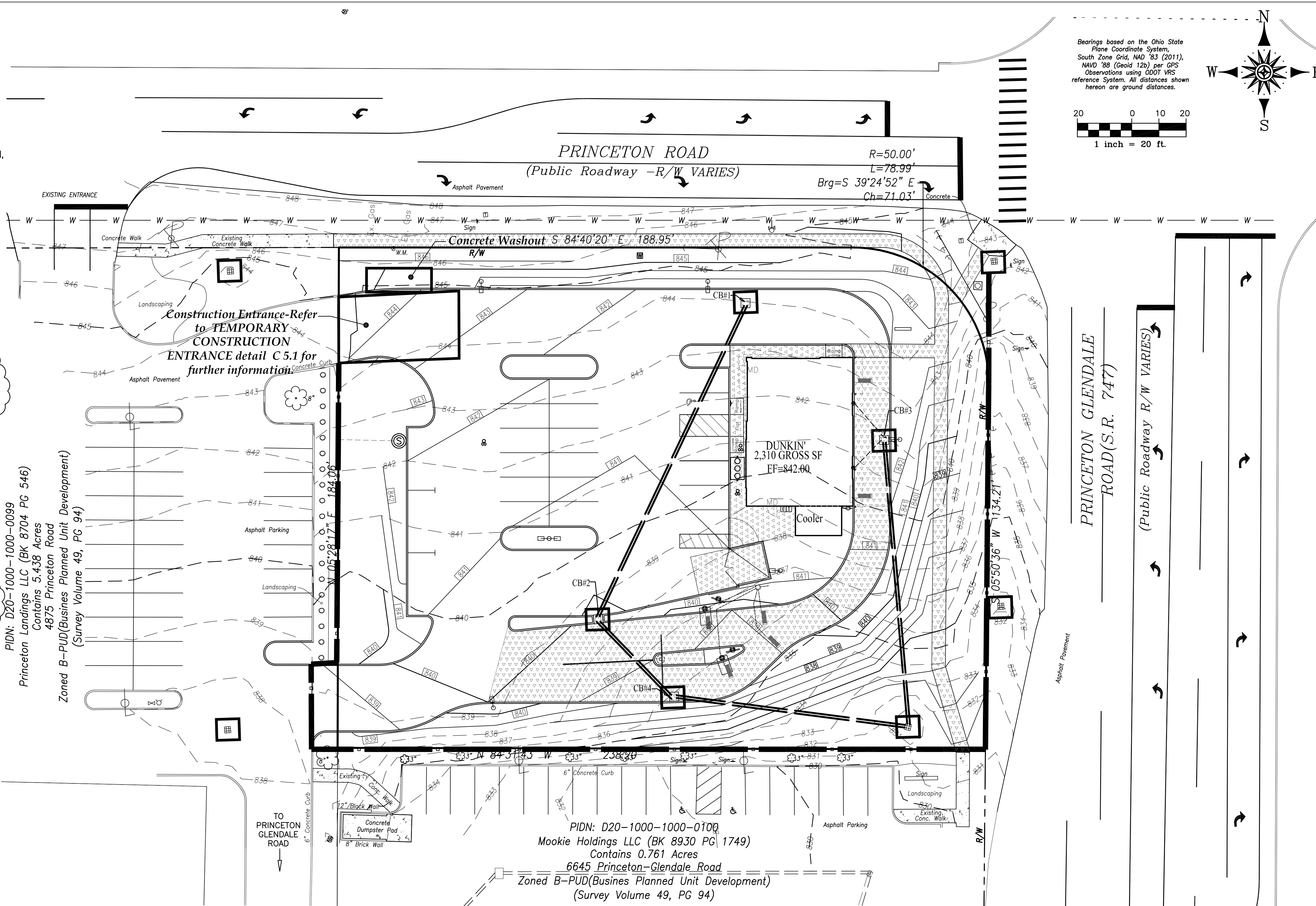
Installation:

1. Empty Dandy Bag should be placed over the grate as the grate stands on end.
2. If using optional oil absorbents, place absorbent pillow in pouch on bottom of unit and attach pillow to tether loop.
3. Holding the lifting device (do not rely on lifting device to support entire weight of grate), place the grate into its frame.

Maintenance:

1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF THE UNIT AFTER EACH STORM EVENT.
2. Remove the sediment that has accumulated within the containment area of the Dandy Bag as needed.
3. If using optional oil absorbents, remove and replace absorbent pillow when near saturation.

**Dandy Bag
Inlet Protection Detail**
NOT TO SCALE



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LEGEND

- SILT FENCE [Symbol]
- INLET PROTECTION (Dandy Bag) [Symbol]

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PLANS PREPARED FOR:

GILLIGAN COMPANY LLC
3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

PROJECT NAME:

DUNKIN'
4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:

SOIL EROSION CONTROL PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME SECP
DATE 10/23/20	DRAWING NO. C 5.0
SCALE 1"=20'	SHEET 8 of 11

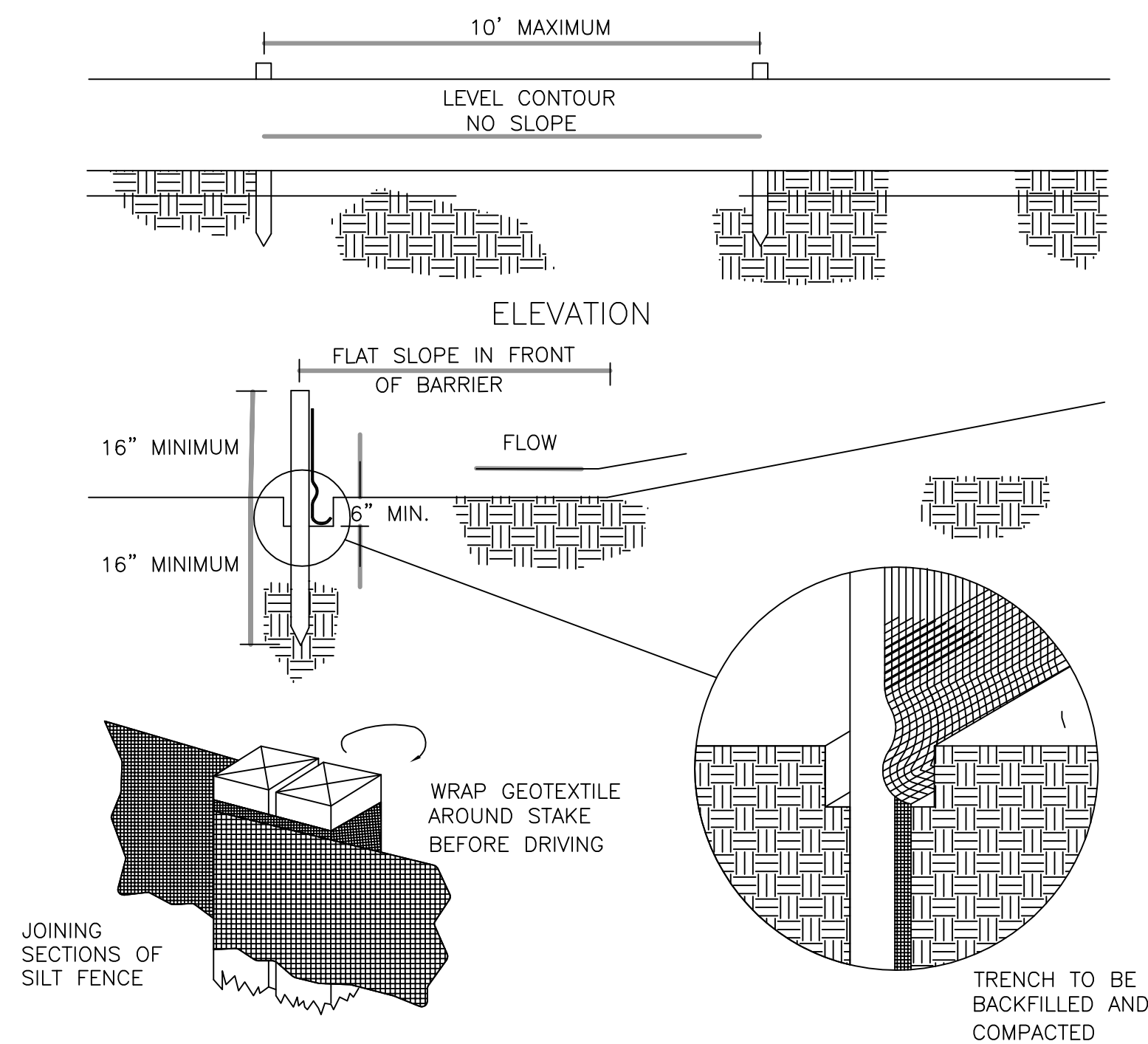
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SILT FENCE:

DESCRIPTION:

A SILT FENCE IS A SEDIMENT-TRAPPING PRACTICE UTILIZING A GEOTEXTILE FENCE, TOPOGRAPHY AND SOMETIMES VEGETATION TO CAUSE SEDIMENT DEPOSITION. SILT FENCE REDUCES RUNOFF'S ABILITY TO TRANSPORT SEDIMENT BY PONDING RUNOFF AND DISSIPATING SMALL RILLS OF CONCENTRATED FLOW INTO UNIFORM SHEET FLOW. SILT FENCE IS USED TO PREVENT SEDIMENT-LADEN SHEET RUNOFF FROM ENTERING INTO DOWNSTREAM CREEKS AND SEWER SYSTEMS.

SPECIFICATIONS FOR SILT FENCE:



- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- 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.
- ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
- SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
- SEAMS BETWEEN SECTION OF SILT FENCE SHALL BE SPliced TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6 INCHES OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS)
- MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW DISCHARGE, ONE 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. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

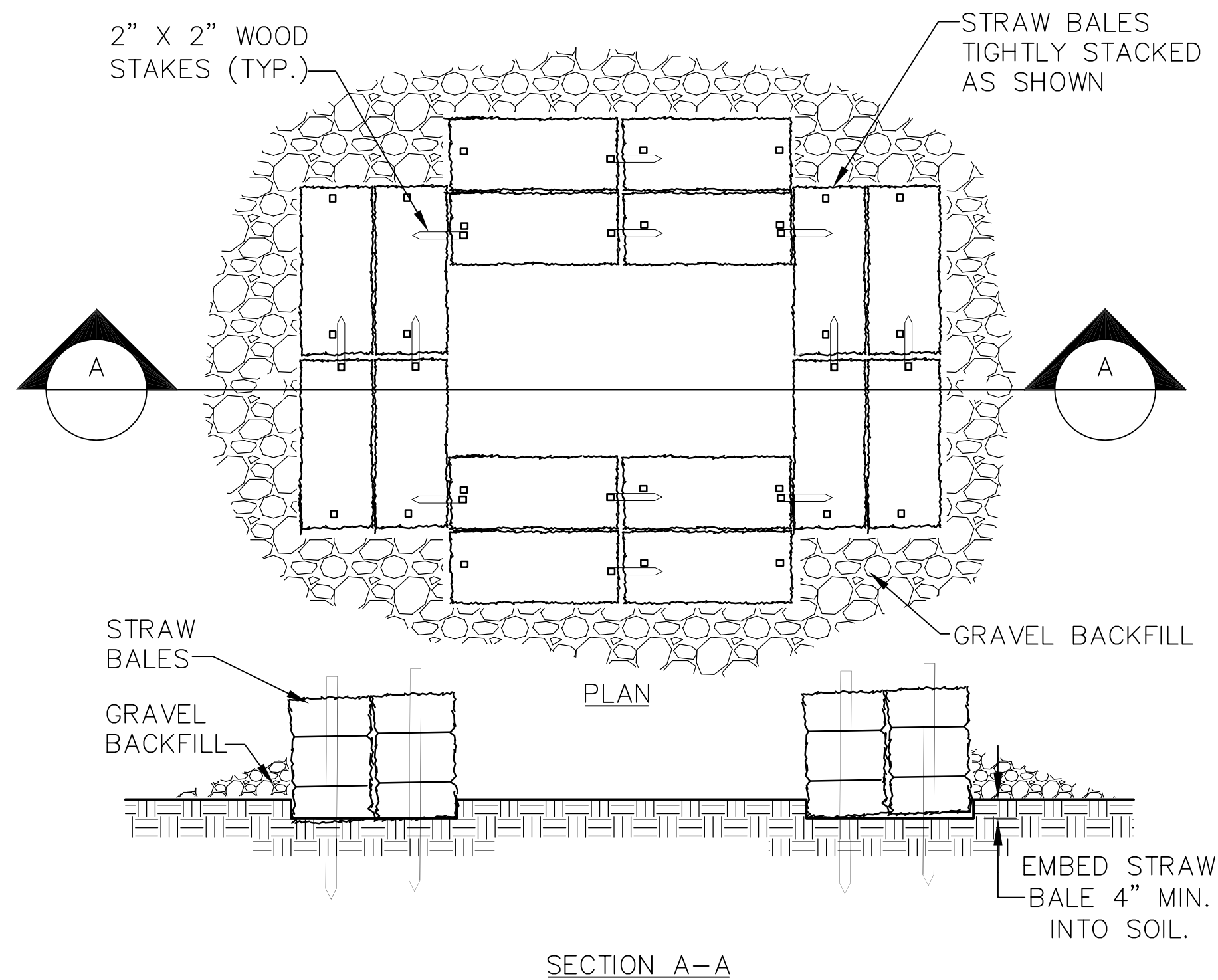
CRITERIA FOR SILT FENCE MATERIALS:

FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG.

- WOOD POSTS WILL BE 2-BY-2 INCH NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
- SILT FENCE FABRIC (SEE CHART BELOW):

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< OR = 0.84 MM	ASTM D4751
MINIMUM PERMITTIVITY	1X10-2 SEC. -1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

CONCRETE WASHOUT:



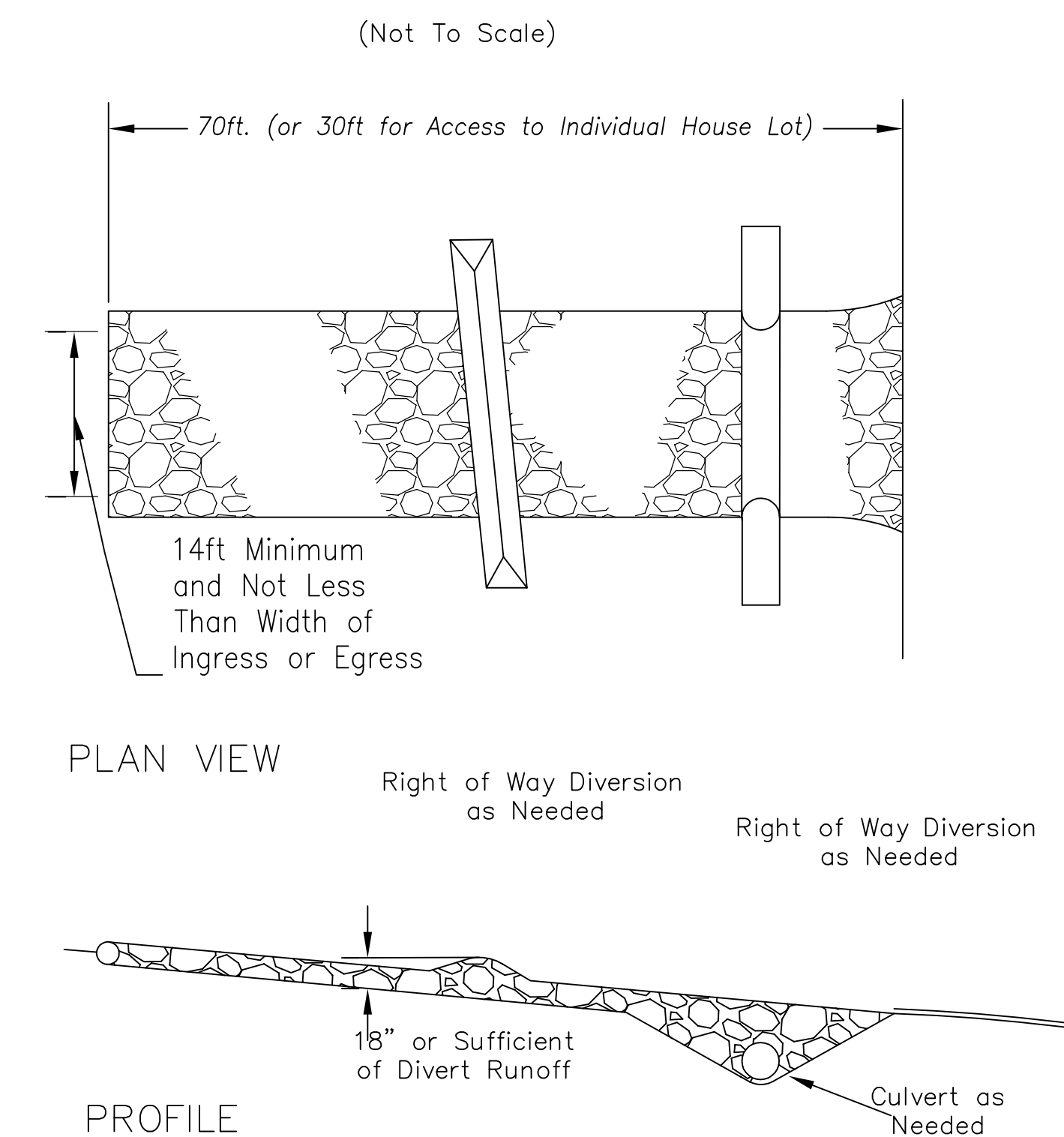
SPECIFICATIONS FOR CONCRETE WASHOUT:

- THE RESIDUE OR CONTENTS OF ALL CONCRETE MIXERS, DUMP TRUCKS, OTHER CONVEYANCE EQUIPMENT AND FINISHING TOOLS SHALL BE WASHED INTO CONCRETE CLEAN-OUT STRUCTURES CONSISTING OF A STRAW BALE BARRIER WITH GRAVEL BACKFILL. THE LENGTH AND WIDTH OF THESE STRUCTURES SHALL BE AS DETERMINED BY THE CONTRACTOR TO FACILITATE THE PARTICULAR EQUIPMENT USED. THESE STRUCTURES SHALL BE CONSTRUCTED ON LEVEL GROUND AT LEAST 100' FROM THE NEAREST WATERCOURSE, DRAINAGE SWALE OR INLET. AT NO TIME SHALL THE STRUCTURE BE ALLOWED TO BE MORE THAN 50% FULL. THE CONTRACTOR SHALL MAINTAIN THESE PONDS UNTIL ALL CONCRETE PLACEMENT IS COMPLETE FOR THE PROJECT.
- EMBED THE STRAW BALES 4" INTO THE SOIL. PROVIDE TWO ROWS OF BALES, AS SHOWN ON THE DETAIL, WITH ENDS AND CORNERS TIGHTLY ABUTTING. ORIENT THE STRAW BALES LENGTHWISE WITH BINDINGS AROUND THE SIDES OF THE BALES SO THE WIRE DOES NOT CONTACT THE SOIL. DRIVE 2"x2" WOOD STAKES THROUGH EACH BALE, TO SECURELY ANCHOR THE BALE AND CONNECT ADJACENT BALES. GRAVEL BACKFILL SHALL BE PROVIDED AND TAMPED AROUND THE OUTSIDE PERIMETER OF THE BALES TO PREVENT EROSION AND FLOW AROUND THE BALES.
- THE INTENT OF THESE STRUCTURES IS TO COLLECT ALL CONCRETE WASH OUT WATER AND ALLOW IT TO DRY TO A SOLID MATERIAL. AFTER DRYING, THE SOLID MATERIAL CAN BE REMOVED WITH A LOADER OR EXCAVATOR FOR PROPER DISPOSAL. WASH OUT WILL NOT BE PERMITTED IN ANY OTHER AREAS.
- USE THE MINIMUM AMOUNT OF WATER TO WASH THE VEHICLES AND EQUIPMENT. NEVER DISPOSE OF WASH OUT INTO THE STREET, STORM INLET, DRAINAGE SWALE OR WATERCOURSE. DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT AND MORTAR IN THE TRASH. ANY SOAPS THAT ARE UTILIZED SHALL BE PHOSPHATE-FREE AND BIODEGRADABLE.
- ADDITIONAL CONCRETE CLEAN-OUT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SPECIFIED AREA AS NEEDED BASED UPON THE VOLUME OF WASH OUT GENERATED DAILY.

CONSTRUCTION ENTRANCE:

DESCRIPTION:

A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF STONE UNDERLAIN WITH GEOTEXTILE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC. LOCATED AT POINTS OF INGRESS/EGRESS, THE PRACTICE IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.



SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

- STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- 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).
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 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:

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.

- TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
- 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.
- 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.
- MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- 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.
- REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

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1	Revisions per Butler County Review	02/02/21

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PROJECT NAME:

DUNKIN'

4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:

SOIL EROSION CONTROL PLAN

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DATE 02/02/21	DRAWING NO. C 5.1
SCALE 1"=20'	SHEET 9 of 11

TEMPORARY SEEDING:

DESCRIPTION:

TEMPORARY SEEDINGS ESTABLISH TEMPORARY COVER ON DISTURBED AREAS BY PLANTING APPROPRIATE RAPIDLY GROWING ANNUAL GRASSES OR SMALL GRAINS. TEMPORARY SEEDING PROVIDES EROSION CONTROL ON AREAS IN BETWEEN CONSTRUCTION OPERATIONS. GRASSES WHICH ARE QUICK GROWING ARE SEEDED AND USUALLY MULCHED TO PROVIDE PROMPT, TEMPORARY SOIL STABILIZATION. IT EFFECTIVELY MINIMIZES THE AREA OF A CONSTRUCTION SITE PRONE TO EROSION AND SHOULD BE USED EVERYWHERE THE SEQUENCE OF CONSTRUCTION OPERATIONS ALLOWS VEGETATION TO BE ESTABLISHED.

SPECIFICATIONS FOR TEMPORARY SEEDING:

TEMPORARY SEEDING SPECIES SELECTION	
SEEDING DATES	SPECIES
MARCH 1 TO AUGUST 15	OATS TALL FESCUE ANNUAL RYEGRASS
	PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS
AUGUST 16 TO NOVEMBER 1	OATS TALL FESCUE ANNUAL RYEGRASS
	RYE TALL FESCUE ANNUAL RYEGRASS
	WHEAT TALL FESCUE ANNUAL RYEGRASS
NOV. 1 TO SPRING SEEDING USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.	PERENNIAL RYE TALL FESCUE ANNUAL RYEGRASS
	ANNUAL RYEGRASS PERENNIAL RYEGRASS CREEPING RED FESCUE KENTUCKY BLUEGRASS
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.	

- STRUCTURAL EROSION AND SEDIMENT-CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
- TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 21 DAYS OR GREATER. THESE IDLE AREAS SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
- THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
- SOIL AMENDMENTS--TEMPORARY VEGETATION SEEDING RATE SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. BASE RATE FOR LIME AND FERTILIZER SHALL BE USED.
- SEEDING METHOD--SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SPREADER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON SITE, AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

MULCHING TEMPORARY SEEDING:

- APPLICATIONS OF TEMPORARY SEEDING SHALL INCLUDE MULCH WHICH SHALL BE APPLIED DURING OR IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES ON FAVORABLE VERY FLAT SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE ADEQUATE STABILIZATION.
- MATERIALS:
 - STRAW--IF STRAW IS USED, IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 LB. PER 1,000 SQUARE FEET (TWO TO THREE BALES).
 - HYDROSEEDERS--IF WOOD-CELLULOSE FIBER IS USED, IT SHALL BE USED AT 2,000 LB. PER ACRE OR 46 LB. PER 1,000 SQUARE FEET.
 - OTHER--OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE.
- STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.

ANCHORING METHODS:

- MECHANICAL--A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, LEFT TO A LENGTH OF APPROXIMATELY 6 INCHES.
- MULCH NETTINGS--NETTINGS SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATION RUNOFF AND ON CRITICAL SLOPES.
- SYNTHETIC BINDERS--SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

-WOOD-CELLULOSE FIBER--WOOD-CELLULOSE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB. PER ACRE. THE WOOD-CELLULOSE FIBER SHALL BE MIXED WITH WATER, AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB. PER 100 GALLONS. BASIN OUTLET/WATER QUALITY CONTROL STRUCTURE DETAIL

PERMANENT SEEDING SPECIFICATIONS FOR PERMANENT SEEDING:

SITE PREPARATION:

- SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. (MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY.) SUBSOILING SHOULD BE DONE WHEN THE SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING SHALL NOT BE DONE ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
- THE SITE SHALL BE GRADED AS NEEDED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
- TOPSOIL SHALL BE APPLIED WHERE NEEDED TO ESTABLISH VEGETATION.

SEEDBED PREPARATION:

- LIME--AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACID SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER 1,00-SQ. FT. R 2 TONS PER ACRE.
- FERTILIZER--FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. INPLACE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AT A RATE OF 25 POUNDS PER 1,000-SQ. FT. OR 1,000 POUNDS PER ACRE OF A 10-10-10 OR 12-12-12 ANALYSES.

3. THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DIS HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES. ON SLOPING LAND, THE SOIL SHALL BE WORKED ON THE CONTOUR.

SEEDING DATES AND SOIL CONDITIONS:

SEEDING SHOULD BE DONE MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. IF SEEDING OCCURS OUTSIDE OF THE ABOVE-SPECIFIED DATES. ADDITIONAL MULCH AND IRRIGATION MAY BE REQUIRED TO ENSURE A MINIMUM OF 80% GERMINATION. TILLAGE FOR SEEDBED PREPARATION SHOULD BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. FOR WINTER SEEDING, SEE THE FOLLOWING SECTION ON DORMANT SEEDING.

DORMANT SEEDING:

- SEEDINGS SHOULD NOT BE MADE FROM OCTOBER 1 THROUGH NOVEMBER 20. DURING THIS PERIOD, THE SEEDS ARE LIKELY TO GERMINATE BUT PROBABLY WILL NOT BE ABLE TO SURVIVE THE WINTER.
- THE FOLLOWING METHODS MAY BE USED FOR "DORMANT SEEDING": FROM OCTOBER 1 THROUGH NOVEMBER 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING. FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER ON A FIRM MOIST SEEDBED. WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND, SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHERE FEASIBLE.

MULCHING:

- MULCH MATERIAL SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. DORMANT SEEDING SHALL BE MULCHED. 100% OF THE GROUND SURFACE SHALL BE COVERED WITH AN APPROVED MATERIAL.
- MATERIALS STRAW -- IF STRAW IS USED IT SHALL BE UNROTTED SMALL-GRAIN STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE OR 90 POUNDS (TWO TO THREE BALES) PER 1,000-SQ. FT. THE MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY APPLIED SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000-SQ. FT. SECTIONS AND SPREAD TWO 45-LB BALES OF STRAW IN EACH SECTION.

OTHER--OTHER ACCEPTABLE MULCHES INCLUDE ROLLED EROSION CONTROL MATTINGS OR BLANKETS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS PER ACRE. CHAPTER 7 SOIL STABILIZATION.

3.STRAW AND MULCH ANCHORING METHOD--STRAW MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.

MECHANICAL--A DISK, CRIMPER, OR SIMILAR TYPE TOOL SHALL BE SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT, GENERALLY, BE LEFT LONGER THAN 6 INCHES.

MULCH NETTING--NETTING SHALL BE USED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF AND ON CRITICAL SLOPES.

ASPHALT EMULSION-- ASPHALT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURER OR AT THE RATE OF 160 GALLONS PER ACRE.

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

SYNTHETIC BINDERS--SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERA TACK OR EQUIVALENT MAY BE USED AT RATES SPECIFIED BY THE MANUFACTURER.

WOOD CELLULOSE FIBER--WOOD CELLULOSE FIBER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER WITH THE MIXTURE CONTAINING A MAXIMUM OF 50 POUNDS CELLULOSE PER 100 GALLONS OF WATER.

IRRIGATION:

PERMANENT SEEDING SHALL INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DR WEATHER OR ON ADVERSE SITE CONDITIONS, WHICH REQUIRE ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH. IRRIGATION RATES SHALL BE MONITORED TO PREVENT EROSION AND DAMAGE TO SEEDED AREAS FROM EXCESSIVE RUNOFF. TABLE 7.10.2

PERMANENT SEEDING:

TABLE 7.10.2 PERMANENT SEEDING			
SEEDING RATE			
SEED MIX	LBS/ACRE	LBS/1,000 S.F.	NOTES:
GENERAL USE			
CREEPING RED FESCUE	20-40	1/2-1	FOR CLOSS MOWING & FOR WATERWAYS WITH <2.0 FT/SEC VELOCITY
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	20-40	1/2-1	
TALL FESCUE	40-50	1-1 1/4	
TURF-TYPE (DWARF) FESCUE	90	2 1/4	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40-50	1-1 1/4	DO NOT SEED PAST AUGUST
CROWN VETCH	10-20	1/4-1/2	
TALL FESCUE	20-30	1/2-3/4	
FLAT PEA	20-25	1/2-3/4	DO NOT SEED PAST AUGUST
TALL FESCUE	20-30	1/2-3/4	
ROAD DITCHES OR SWALES			
TALL FESCUE	40-50	1-1 1/4	FOR SHADED AREAS
TURF-TYPE (DWARF) FESCUE	90	2 1/4	
BLUEGRASS	5	0.1	
LAWNS			
KENTUCKY BLUEGRASS	100-120	2	FOR SHADED AREAS
PERENNIAL RYEGRASS		2	
KENTUCKY BLUEGRASS	100-120	2	
CREEPING RED FESCUE		1-1/2	
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.			

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NO.	DATE	DESCRIPTION	REVISIONS
1	02/08/21	Revisions per Butler County Review	

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PROJECT NAME:

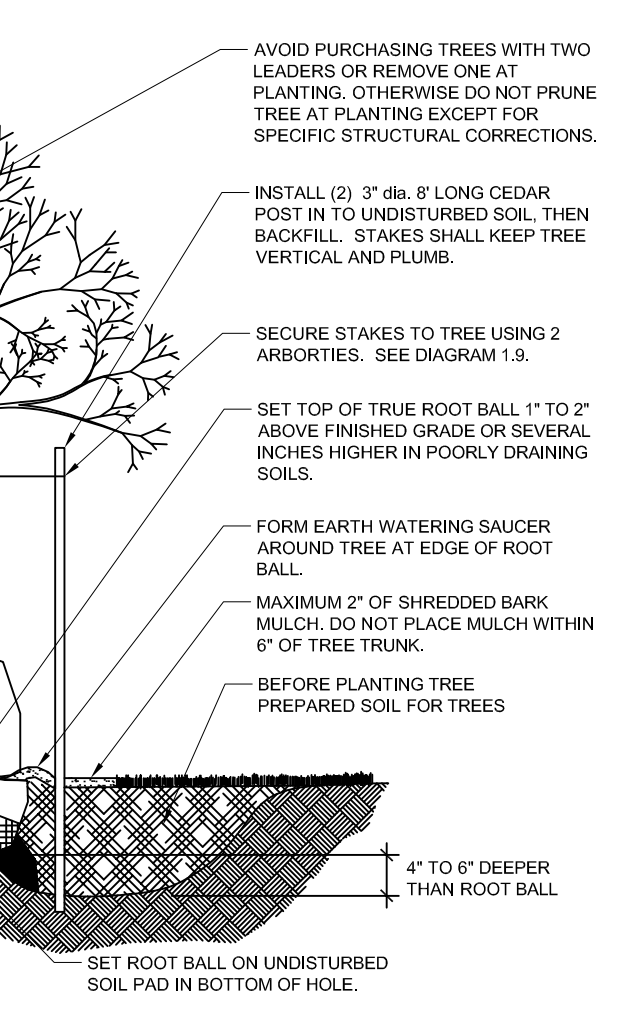
DUNKIN'

4969 Princeton Road
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Butler County, Ohio

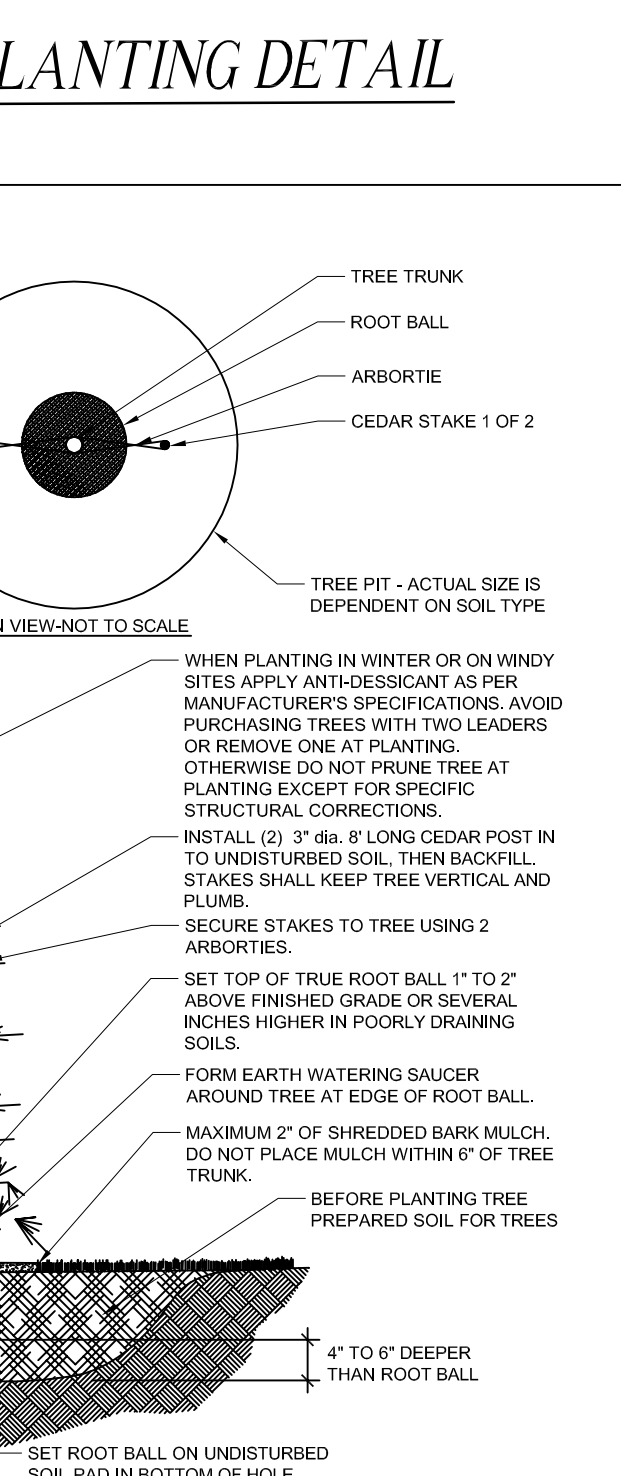
SHEET TITLE:
SOIL EROSION CONTROL PLAN

LC PROJ. NO. 20-0018	BASE FILE NAME 134-20 CD.dwg
KBM PROJ. NO. 134-20	TAB NAME SECP
DATE 01/20/21	DRAWING NO. C 5.2
SCALE 1"=20'	SHEET 10 of 11

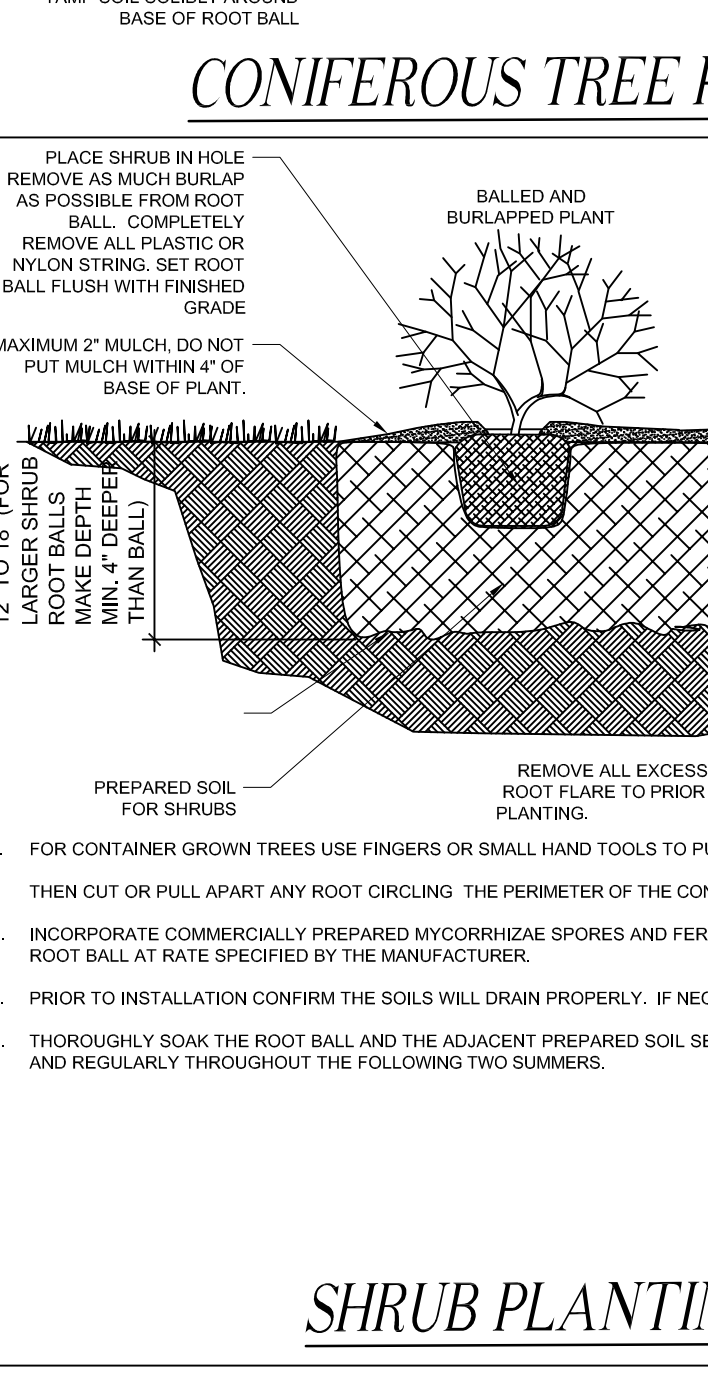
- FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
- INCORPORATE COMMERCIALY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
- PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO GROWING SEASONS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ARE ACHIEVED. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REMOVE POSSIBLE HIDING SPOTS FOR RODENTS. THE GATOR BAGS WILL BE REMOVED AT THE END OF THE SECOND GROWING SEASON UNLESS OTHERWISE ADVISED.



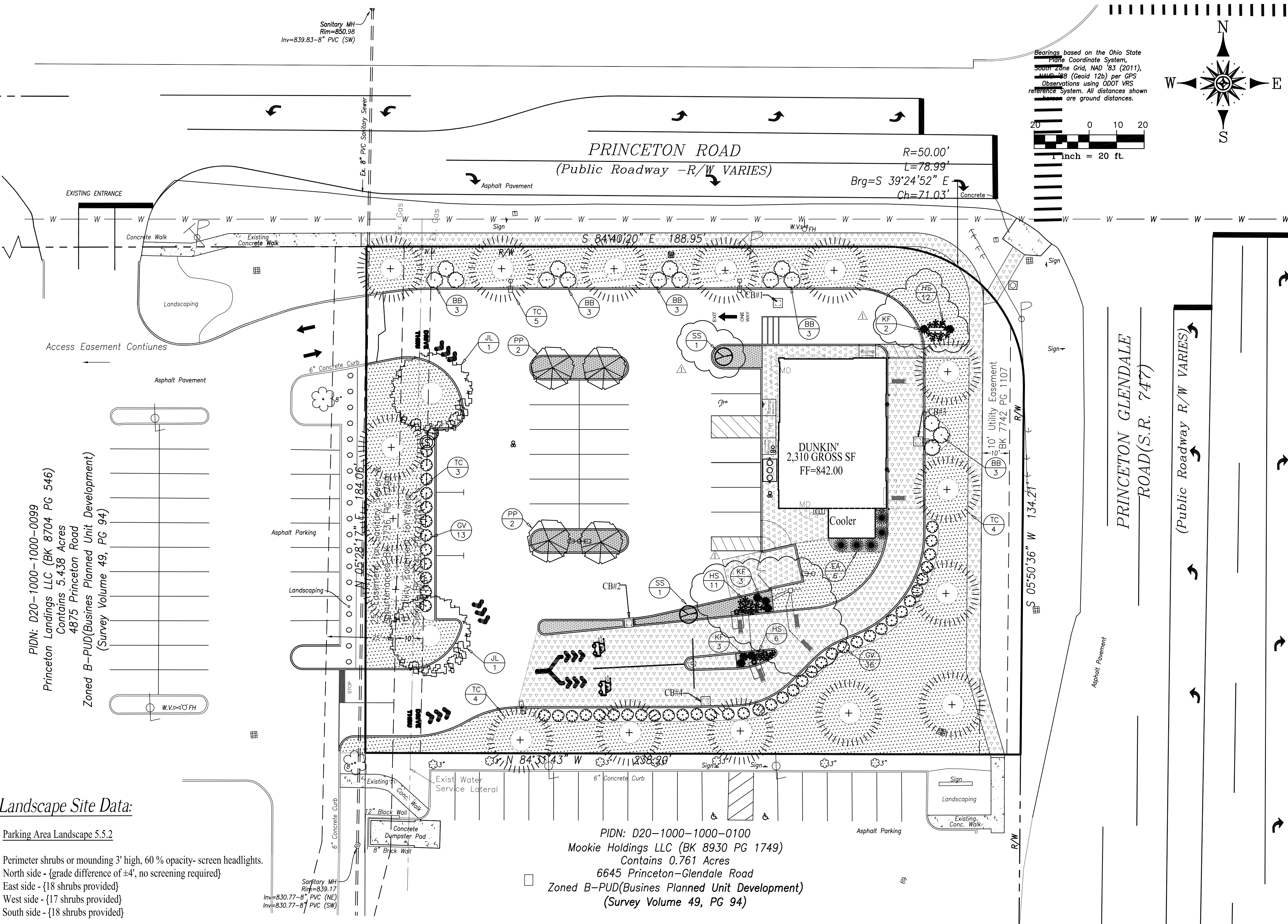
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- PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO GROWING SEASONS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ARE ACHIEVED. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REMOVE POSSIBLE HIDING SPOTS FOR RODENTS.



- FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
- INCORPORATE COMMERCIALY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
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Landscape Site Data:

Parking Area Landscape 5.5.2

Street Trees 5.5.3

Parking Area Landscape 8.4.2

Landscape and Screening for Parking and Loading Areas 8.5.2

Site Characteristics:

Site Contains 0.9980 Acres or 43,473 s.f.

Open Space:

Landscape Areas = 17,734 s.f. (41%)
Buildings, Asphalt, & Concrete = 25,743 s.f. (59%)

LANDSCAPE PLAN GENERAL NOTES:

- ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR. CONTRACTOR TO PROVIDE HYDROSEED OR SOD.
- ANY LANDSCAPE AREAS DISTURBED BY CONSTRUCTION SHALL BE SCARIFIED TO A DEPTH OF 2" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE. ALL ROW CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A WATER PERMEABLE WEED MAT FOR ALL PLANTING BEDS.
- EACH TREE NOT SHOWN INSIDE A PLANTING BED SHALL HAVE ITS OWN INDIVIDUAL MULCH RING AROUND BASE OF PLANT.
- ALL MULCH SHALL BE BLACK WOOD BARK MULCH A MINIMUM OF THREE(3) INCHES THICK.

LANDSCAPE LEGEND

KEY	SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE SPREAD
TC	⊙	16	Greenspire Linden	Tilia Cordata 'Greenspire'	2.5" cal.	30'-50' tall x 25'-30' wide
PP	⊗	4	Purple Prince Crabapple	Malus 'Purple Prince'	2"-3" cal.	15' tall x 15' wide
BB	⊙	15	Burning Bush	Euanymus a. Compactus	24" Height	8' tall x 6' wide
GV	⊙	49	Green Velvet Boxwood	Buxus 'Green Velvet'	#2	4' tall x 4' wide
EA	⊙	5	Emerald Arborvitae	Thuja Occidentalis 'Emerald'	6'	15' tall x 4' wide
JL	⊙	2	Japanese Tree Lilac	Syringa Reticula	2" cal.	20'-30' tall x 15'-20' wide
SS	⊙	2	Columnar Sweet Gum	Liquidambar Styraciflua 'Slender Silhouette'	2" cal.	35'-50' tall x 6' wide
KF	⊙	2	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#2	5' tall x 3' wide
HS	⊙	12	Daylily	Hemerocallis 'Stella D' Oro'	#2	18" tall x 18" wide

3"-4" Decorative Stone 80% Tall Fescue 10% Kentucky Bluegrass 10% Accent Perennial Ryegrass or Other Approved Fescue Blend 3" Min. Black Wood Bark Mulch

PLANS PREPARED BY:

LAND CONSULTANTS
SBE Certified
associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
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NO.	REVISIONS	DATE
1	Revisions per Butler County Review	02/09/24
2	Revisions per Zoning Review	02/07/24

PLANS PREPARED FOR:

GILLIGAN COMPANY LLC
3805 Edwards Road
Suite 680
Cincinnati, Ohio 45209

PROJECT NAME:

DUNKIN'
4969 Princeton Road
Liberty Township
Butler County, Ohio

SHEET TITLE:

Landscape

LC PROJ. NO.	BASE FILE NAME
20-0018	134-20 CD.dwg

KBM PROJ. NO.	TAB NAME
134-20	LAND

DATE: 10/23/20

SCALE: 1"=20'

DRAWING NO. **L 1.0**

SHEET 11 of 11

If this sheet is not 24" by 36" it is a reduced print, scale accordingly.