#### **CONTACT INFORMATION**

BOHLER ENGINEERING
1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212

OWNER: TIDAL WAVE AUTO SPA 115 E. MAIN STREET, PO DRAWER 311 THOMASTON, GA 30286

DEVELOPER:
NEW POTATO CREEK HOLDING, LLC
C/O PJ LAND DEVELOPMENT, LLC
71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735

#### PROJECT DESCRIPTION

PJ LAND DEVELOPMENT, LLC IS PROPOSING TO DEVELOP A LOT IN THE BRIDGEWATER LANDINGS DEVELOPMENT LOCATED AT 3003 BRIDGEWATER LANDINGS DRIVE, FAIRFIELD TOWNSHIP, BUTLER COUNTY, OH INTO A 3,610 SF TIDAL WAVE AUTO SPA AND CLEANING FACILITY. THE PARCEL IS CURRENTLY VACANT WITH NO EXISTING STRUCTURES ON SITE AND CONSISTS PRIMARILY OF MEADOW AREA. THE PROPOSAL INCLUDES THE INSTALLATION OF THE TIDAL WAVE AUTO SPA CAR WASH FACILITY, PARKING LOT, UTILITIES, LANDSCAPING, AND STORMWATER MANAGEMENT CONTROLS NECESSARY TO SUPPORT THE DEVELOPMENT.

#### PROJECT DATA

TOTAL SITE AREA:
TOTAL DISTURBED AREA:

EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:
PERCENTAGE OF PROPOSED IMPERVIOUS AREA:

RUNOFF COEFFICIENT FOR PRE-CONSTRUCTION:
0.23 (POI #1)
RUNOFF COEFFICIENT FOR POST-CONSTRUCTION:
0.88 (POI #1)

PRIOR LAND USE: VACANT, UNDEVELOPED

RECEIVING WATER: GREAT MIAMI RIVER (LOWER)

ESTIMATED CONSTRUCTION DATES: SPRING 2023 - FALL 2023

ESTIMATED CONSTRUCTION DATES: SOIL TYPES DESCRIPTION:

WATER QUALITY VOLUME:

| SITE SOIL DATA          |                             |                   |
|-------------------------|-----------------------------|-------------------|
| MAP UNIT SYMBOL OF SOIL | MAP UNIT NAME OF SOIL       | HYDROLOGIC RATING |
| DaB                     | DANA SILT LOAM, 2-6% SLOPES | С                 |
| WyB2                    | WYNN SILT LOAM, 2-6% SLOPES | С                 |

#### **EMERGENCY CONTACT NUMBERS**

| TITLE              | NAME             | PHONE NUMBER |
|--------------------|------------------|--------------|
| VP OF CONSTRUCTION | MICHAEL PIMENTAL | 866-571-4609 |
|                    |                  |              |

# PLANNED UNIT DEVELOPMENT PLANS



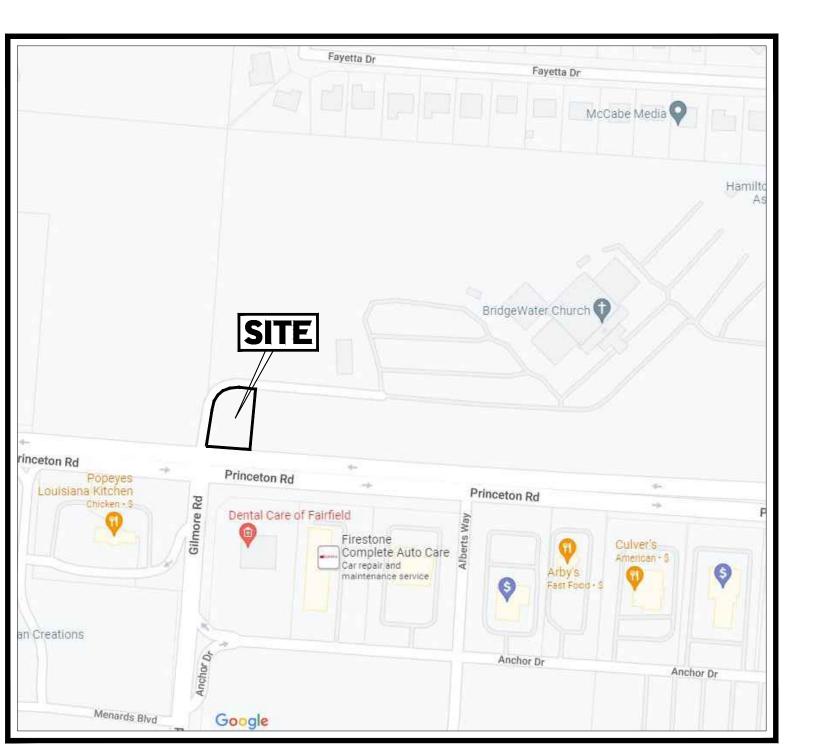
# **CAR WASH**

LOCATION OF SITE
3003 BRIDGEWATER LANDING DRIVE
FAIRFIELD TOWNSHIP
BULTER COUNTY, OHIO
T.M.P.#: A0300172000005

# Zoning A-1 R-1 R-1A R-2 R-3 R-4 R-MHP R-PUD B-1 B-2 B-3 B-4 M-1 M-2 F-1

#### **ZONING MAP**

SCALE: 1" = 660' SOURCE: FAIRFIELD TOWNSHIP ZONING DEPARTMENT



**LOCATION MAP** 

SCALE: 1" = 200' SOURCE: GOOGLE MAPS

#### DRAWING SHEET INDEX

| SHEET TITLE   | SHEET NUMBER        |
|---|---------------------|
| COVER SHEET   | C-101               |
| SITE PLAN   | C-301               |
| SIGNAGE PLAN  | C-302               |
| SIGNAGE DETAIL  | C-303               |
| GRADING PLAN  | C-401               |
| UTILITY PLAN  | C-501               |
| SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN            | C-601               |
| SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES & DETAILS | C602, C-603         |
| LIGHTING PLAN   | C-701               |
| LANDSCAPE PLAN  | C-702               |
| LANDSCAPE DETAILS   | C-703               |
| PROFILES PLAN   | C-801, C-802        |
| DETAILS   | C-901, C-902, C-903 |

SITE CIVIL AND CONSULTING ENGINEERI

|     | REVISIONS                      |                    |           |  |  |  |
|-----|--------------------------------|--------------------|-----------|--|--|--|
| REV | DATE                           | COMMENT            | DRAWN B   |  |  |  |
|     |                                | OGMINEITI          | CHECKED E |  |  |  |
| 1   | 08/05/2022                     | PER CLIENT         | CCP       |  |  |  |
| '   | 00/03/2022                     | COMMENTS           | KJB       |  |  |  |
| 2   | 08/25/2022                     | PER CLIENT         | CCP       |  |  |  |
| _   | 2 08/25/2022                   | COMMENTS           | KJB       |  |  |  |
| 3   | 44/20/2022 DED ADOLL DEVISIONS | CCP                |           |  |  |  |
| 3   | 11/30/2022                     | PER ARCH REVISIONS | KJB       |  |  |  |
| 4   | 00/07/0000                     | PER ARCH REVISIONS | CCP       |  |  |  |
| 4   | 02/07/2023                     | PER ARCH REVISIONS | KJB       |  |  |  |
| 5   | 04/07/2023                     | PER TOWNSHIP       | CCP       |  |  |  |
| 5   | 04/07/2023                     | COMMENTS           | LRB       |  |  |  |
| 6   | 05/40/2022                     | PER CLIENT         | CCP       |  |  |  |
| ь   | 05/18/2023                     | COMMENTS           | LRB       |  |  |  |
|     |                                |                    |           |  |  |  |
|     |                                |                    |           |  |  |  |
|     |                                |                    |           |  |  |  |
|     |                                |                    |           |  |  |  |



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PROJECT No.: PAD220070.00
DRAWN BY: CC
CHECKED BY: KJ
DATE: 07/29/202
CAD I.D.: PAD220070.00-CNDS-60

OJECT:

#### PLANNED UNIT DEVELOPMENT

**PLANS** 



DDODOSED CAD WAS

SITE #054
3003 BRIDGEWATER LANDING DRIVE
FAIRFIELD TOWNSHIP
BUTLER COUNTY, OHIO
T.M.P.#: A0300172000005

# **BOHLER**

1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212

Phone: (724) 638-8500



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

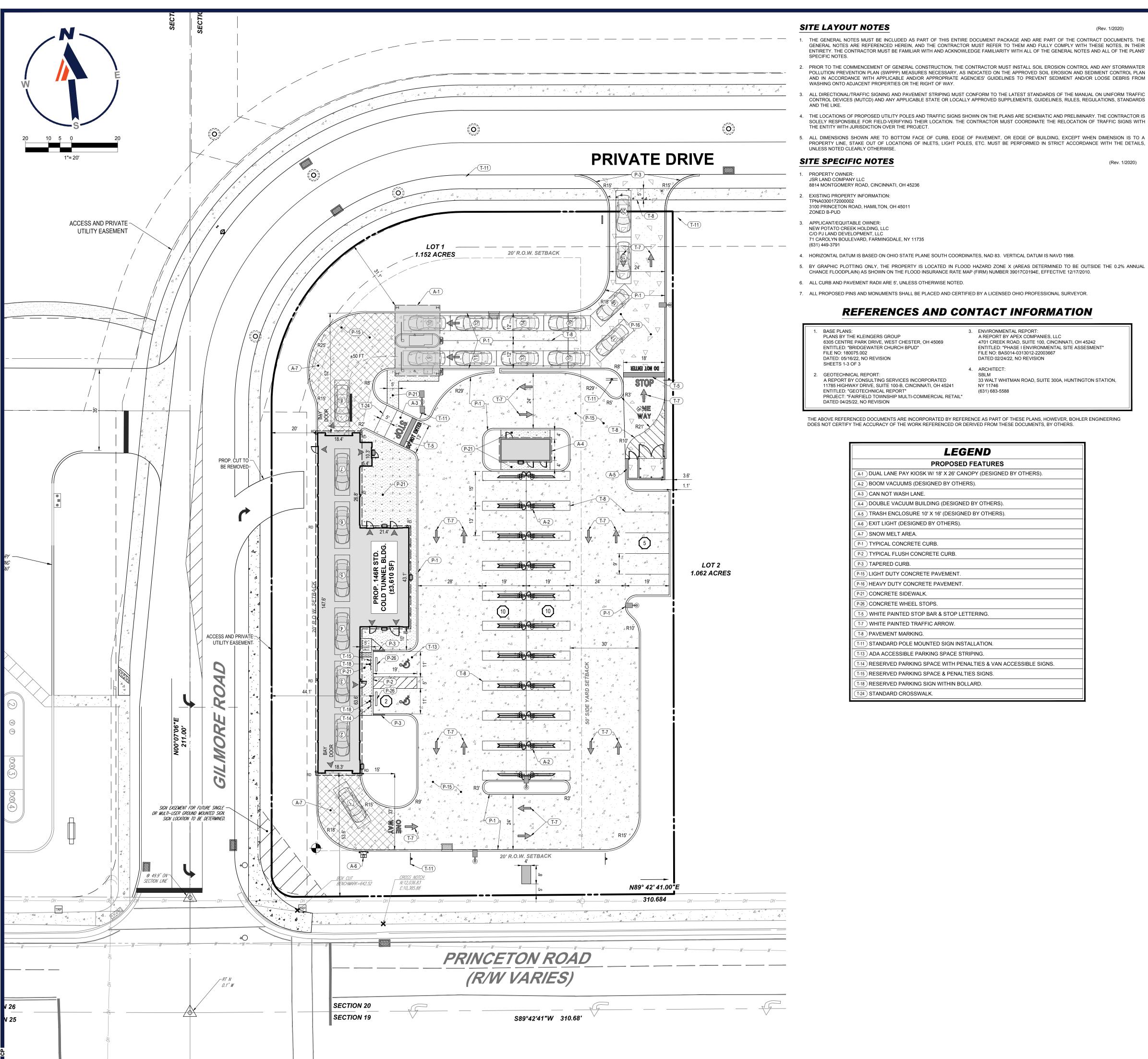
REVISION 6 - 05/18/2023

#### **PLAN REVISION SCHEDULE**

| CHANGE<br># | PREPARED<br>BY | DESCRIPTION OF CHANGE | PAGE<br># | APPROVED<br>BY | DATE |
|-------------|----------------|-----------------------|-----------|----------------|------|
|             |                |                       |           |                |      |
|             |                |                       |           |                |      |
|             |                |                       |           |                |      |
|             |                |                       |           |                |      |

PREPARED BY





#### SITE LAYOUT NOTES

- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM
- ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS
- 4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS
- SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH
- 5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS,

#### SITE SPECIFIC NOTES

PROPERTY OWNER: JSR LAND COMPANY LLC

- 8814 MONTGOMERY ROAD, CINCINNATI, OH 45236
- EXISTING PROPERTY INFORMATION: TPNA0300172000002 3100 PRINCETON ROAD, HAMILTON, OH 45011 ZONED B-PUD
- 3. APPLICANT/EQUITABLE OWNER: NEW POTATO CREEK HOLDING, LLC C/O PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735
- 4. HORIZONTAL DATUM IS BASED ON OHIO STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988.
- 5. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 39017C0194E, EFFECTIVE 12/17/2010.
- 6. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 7. ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED OHIO PROFESSIONAL SURVEYOR.

#### REFERENCES AND CONTACT INFORMATION

3. ENVIRONMENTAL REPORT:

PLANS BY THE KLEINGERS GROUP 6305 CENTRE PARK DRIVE, WEST CHESTER, OH 45069 ENTITLED: "BRIDGEWATER CHURCH BPUD" FILE NO: 180075.002 DATED: 05/16/22, NO REVISION SHEETS 1-3 OF 3

. GEOTECHNICAL REPORT: A REPORT BY CONSULTING SERVICES INCORPORATED 11785 HIGHWAY DRIVE, SUITE 100-B, CINCINNATI, OH 45241 ENTITLED: "GEOTECHNICAL REPORT" PROJECT: "FAIRFIELD TOWNSHIP MULTI-COMMERCIAL RETAIL"

DATED 04/25/22, NO REVISION

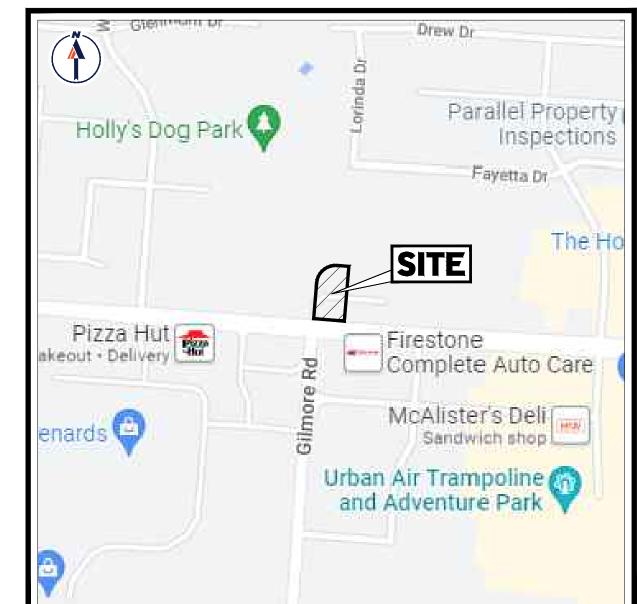
A REPORT BY APEX COMPANIES, LLC 4701 CREEK ROAD, SUITE 100, CINCINNATI, OH 45242 ENTITLED: "PHASE I ENVIRONMENTAL SITE ASSESMENT" FILE NO: BAS014-0313012-22003667 DATED 02/24/22, NO REVISION

(Rev. 1/2020)

4. ARCHITECT: 33 WALT WHITMAN ROAD, SUITE 300A, HUNTINGTON STATION, NY 11746 (631) 683-5588

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

| LEGEND   |
|--|
| PROPOSED FEATURES  |
| A-1 DUAL LANE PAY KIOSK W/ 18' X 26' CANOPY (DESIGNED BY OTHERS).    |
| A2 BOOM VACUUMS (DESIGNED BY OTHERS).                                |
| A3 CAN NOT WASH LANE.  |
| A4 DOUBLE VACUUM BUILDING (DESIGNED BY OTHERS).                      |
| A5 TRASH ENCLOSURE 10' X 16' (DESIGNED BY OTHERS).                   |
| A6 EXIT LIGHT (DESIGNED BY OTHERS).                                  |
| A7 SNOW MELT AREA.   |
| P-1 TYPICAL CONCRETE CURB.   |
| P-2 TYPICAL FLUSH CONCRETE CURB.                                     |
| P3 TAPERED CURB.   |
| P-15 LIGHT DUTY CONCRETE PAVEMENT.                                   |
| P-16 HEAVY DUTY CONCRETE PAVEMENT.                                   |
| (P-21) CONCRETE SIDEWALK.  |
| P-26 CONCRETE WHEEL STOPS.   |
| T-5 WHITE PAINTED STOP BAR & STOP LETTERING.                         |
| T-7 WHITE PAINTED TRAFFIC ARROW.                                     |
| T-8 PAVEMENT MARKING.  |
| (T-11) STANDARD POLE MOUNTED SIGN INSTALLATION.                      |
| (T-13) ADA ACCESSIBLE PARKING SPACE STRIPING.                        |
| (T-14) RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS. |
| T-15 RESERVED PARKING SPACE & PENALTIES SIGNS.                       |
| T-18 RESERVED PARKING SIGN WITHIN BOLLARD.                           |
| T-24 STANDARD CROSSWALK.   |



#### SITE LOCATION MAP

SCALE: 1" = 500' SOURCE: GOOGLE MAPS

**ZONING TABLE** 

| ZONE:              | USE: CA   | LANNED UNIT DEVELOPMENT<br>AR WASH<br>1-000-002 LOT: 9617              |   |  |
|--------------------|-----------|--|---|--|
| APPLICA            | NT/ OWN   | ER INFORMA   | TION  |  |
| APPLICANT:         |           | C/O PJ LAND DE\<br>71 CAROLYN  | EEK HOLDING, LLC<br>VELOPMENT, LLC<br>BOULEVARD<br>LE, NY 11735 |  |
| PROPERTY OWNER:    |           | JSR LAND COMPANY LLC<br>8814 MONTGOMERY ROAD<br>CINCINNATI, OHIO 45236 |   |  |
| BU                 | ILK REQU  | <b>JIREMENTS</b>   |   |  |
| ITEM               | CODE      | REQUIRED   | PROPOSED  |  |
| MIN. LOT AREA      | § 617.2.A | 130,680 SF (3.0 AC)  | 50,190 SF (1.15 AC)   |  |
| MIN. YARD SETBACKS |           |  |   |  |

§ 617.2.B

§ 617.2.B

§ 804.3

§ 801.2

§ 801.2

SIDE YARD

REAR YARD

MAX. PERMITTED HEIGHT

MIN. PARKING SETBACK

MIN. STACKING SPACES PER

MIN. ACCESS DRIVE WIDTH MAX. ACCESS DRIVE WIDTH

FORMULA FOR CALCULATING REQUIRED STALLS: PER EMPLOYEE = 1 \* 5 EMPLOYEES = 5 STALLS REQUIRED

| MAX. LOT COVERAGE                                  | § 617.2.C | 80%                 | 66.6% (33,415 SF) |
|--|-----------|---------------------|-------------------|
| MIN. SETBACK FROM RESIDENTIAL DISTRICT             | § 617.2.B | 50 FT               | N/A               |
| MIN. STRUCTURE SETBACK FROM<br>PUBLIC RIGHT-OF-WAY | § 617.2.B | 20 FT               | 20 FT             |
| MIN. ACCESSORY STRUCTURE<br>SETBACK                | § 711.4   | 5 FT                | 3.6 FT            |
|  |           | KEY =               | VARIANCE REQUIRED |
|  |           |                     |                   |
| PAR  | KING RE   | QUIREMENTS          | <b>S</b>          |
| PAR  | KING RE   | QUIREMENTS REQUIRED | PROPOSED          |
|  |           | · .                 | 1                 |

50 FT

50 FT

3 STORIES, 40 FT

5 FT (FROM R.O.W.)

24 FT

3.6 FT

N/A

44.1 FT

13 FT

30 FT

KEY = VARIANCE REQUIRED

| LEGEND            |   |  |  |  |
|-------------------|---|--|--|--|
| PROPOSED          |   |  |  |  |
| PROPERTY LINE     |   |  |  |  |
| R.O.W. LINE       |   |  |  |  |
| EASEMENT LINE     |   |  |  |  |
| SETBACK LINE      |   |  |  |  |
| BUILDING          |   |  |  |  |
| CONCRETE CURB     |   |  |  |  |
| FLUSH CURB        | ======================================= |  |  |  |
| ACCESSIBLE SYMBOL | Ġ.                                      |  |  |  |
| CROSSWALK         |   |  |  |  |
| SIDEWALK          |   |  |  |  |
| SIGN              | - <del>v</del> -                        |  |  |  |
| BOLLARD           | ٥                                       |  |  |  |
| PARKING COUNT     | (10)                                    |  |  |  |
| AREA LIGHT        |   |  |  |  |
| DRAINAGE INLET    |   |  |  |  |
| MANHOLE           |   |  |  |  |
| CLEANOUT          | <sub>o</sub> CO                         |  |  |  |



#### **REVISIONS**

COMMENT

REV DATE

| 1 08/05/2022 |            | PER CLIENT              | CCP |
|--------------|------------|-------------------------|-----|
| ı            | 00/03/2022 | COMMENTS                | KJB |
| 2            | 08/25/2022 | PER CLIENT              | CCP |
|              | 00/23/2022 | COMMENTS                | KJB |
| 3            | 11/30/2022 | PER ARCH REVISIONS      | CCP |
|              | 11/30/2022 | T EIX AIXOTT NEVISIONS  | KJB |
| 4            | 02/07/2023 | PER ARCH REVISIONS      | CCP |
|              | 02/01/2023 | T LIX AIXCITILL VISIONS | KJB |
| 5            | 04/07/2023 | PER TOWNSHIP            | CCP |
| <u> </u>     | 04/01/2023 | COMMENTS                | LRB |
| 6            | 05/18/2023 | PER CLIENT              | CCP |
| U            | 03/10/2023 | COMMENTS                | LRB |
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|              |            |                         |     |
|              |            |                         |     |



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DRAWN BY: **CHECKED BY:** DATE: CAD I.D.: PAD220070.00-SPPD-6 PROJECT:

#### **PLANNED UNIT DEVELOPMENT PLANS**



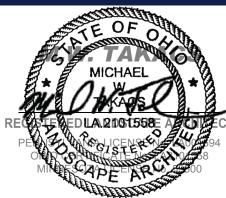
PROPOSED CAR WASH

**3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO** T.M.P.#: A0300172000005

# **BOHLER**

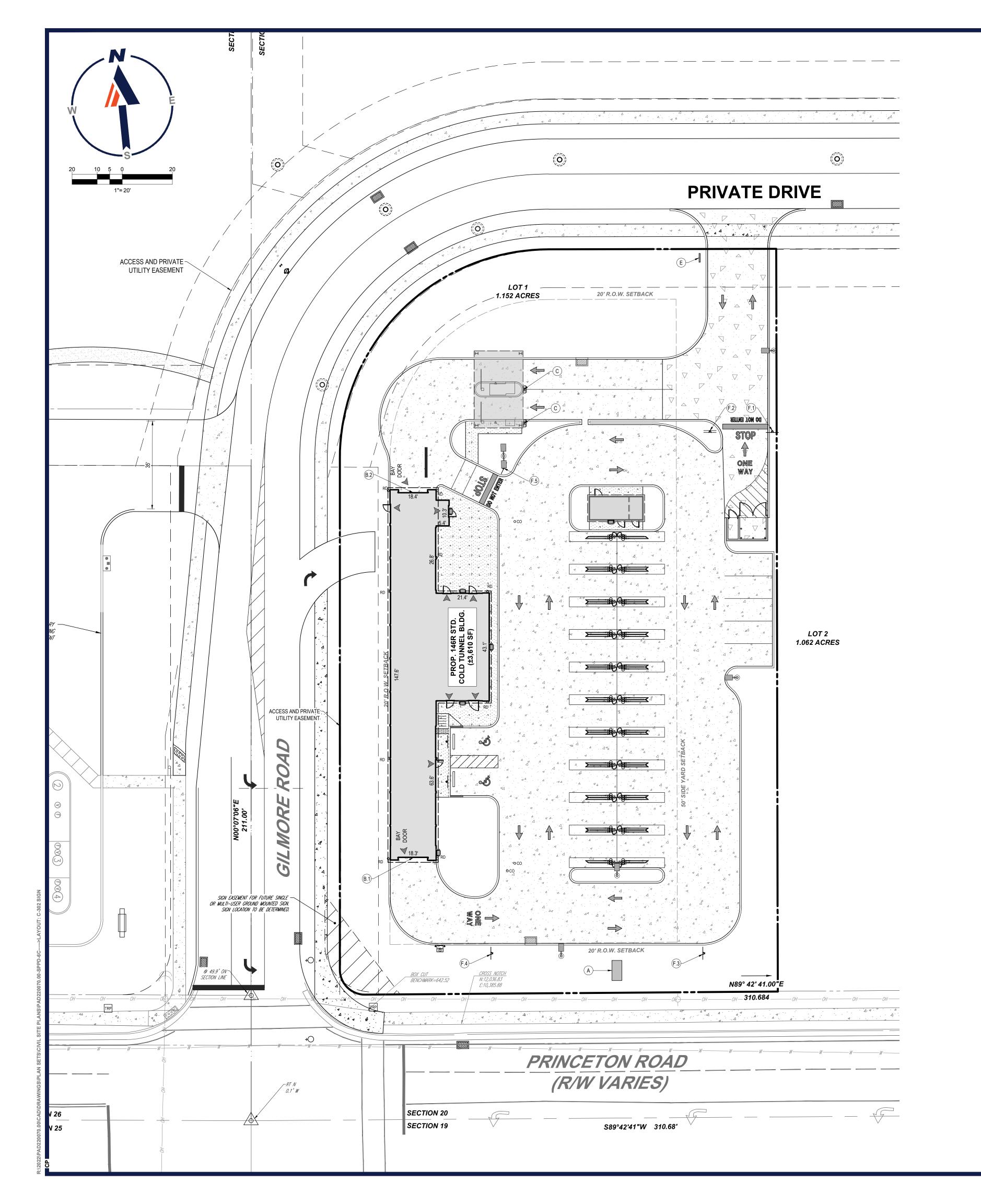
1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212

Phone: (724) 638-8500 www.BohlerEngineering.com



SITE PLAN

C-301





## SITE LOCATION MAP

SCALE: 1" = 500' SOURCE: GOOGLE MAPS

| LEGEND                    |  |
|---------------------------|--|
| PROPOSED SIGNAGE          |  |
| A MONUMENT SIGN           |  |
| B CHANNEL LETTER SIGN     |  |
| C CAR WASH MENUS          |  |
| D DUMPSTER PANEL GRAPHICS |  |
| E ENTER SIGN              |  |
| F) DIRECTIONAL SIGNS      |  |



#### **REVISIONS**

| REV | DATE                            | COMMENT                | DRAWN BY   |
|-----|---------------------------------|------------------------|------------|
| REV | DATE                            | COMMENT                | CHECKED BY |
| 1   | 00/05/2022                      | PER CLIENT             | CCP        |
| '   | 08/05/2022                      | COMMENTS               | KJB        |
| 2   | 08/25/2022                      | PER CLIENT             | CCP        |
|     | 00/23/2022                      | COMMENTS               | KJB        |
| 3   | 11/30/2022                      | PER ARCH REVISIONS     | CCP        |
| 3   | 11/30/2022                      | T EIX AIXOTT NEVISIONS | KJB        |
| 4   | 4 02/07/2023 PER ARCH REVISIONS |                        | CCP        |
|     |                                 |                        | KJB        |
| 5   | 04/07/2023                      | PER TOWNSHIP           | CCP        |
|     | 04/01/2023                      | COMMENTS               | LRB        |
| 6   | 05/18/2023                      | PER CLIENT             | CCP        |
|     | 03/10/2023                      | COMMENTS               | LRB        |
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#### **PLANNED UNIT DEVELOPMENT PLANS**



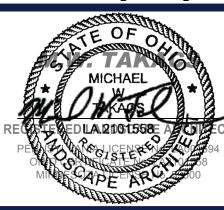
PROPOSED CAR WASH

SITE #054 3003 BRIDGEWATER LANDING DRIVE **FAIRFIELD TOWNSHIP** BUTLER COUNTY, OHIO T.M.P.#: A0300172000005

# **BOHLER**

1 ALLEGHENY SQUARE, SUITE 402 **PITTSBURGH, PA 15212** Phone: (724) 638-8500

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SIGNAGE PLAN

C-302



V7 OPAQUE VINYL - MATCH PANTONE 281 C
P1 PAINT - MATCH PANTONE 281C

D1 DIGITALLY PRINTED TRANSLUCENT VINYL MATCH PANTONE 281C

CLIENT: TIDAL WAVE 3100 Princeton Rd. Fairfield, OH 45011

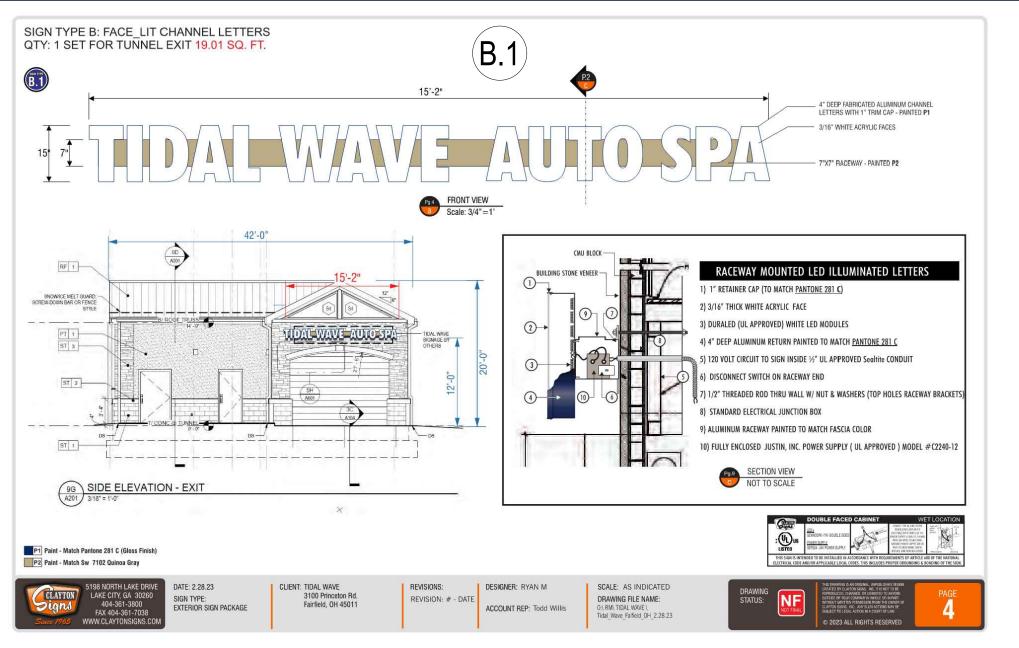
REVISION: # - DATE

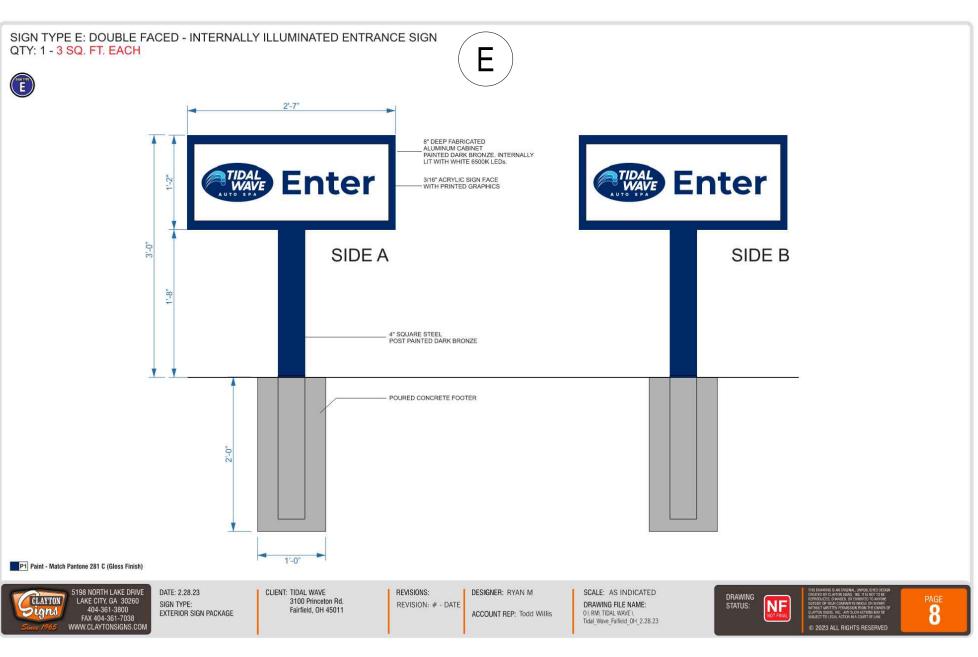
ACCOUNT REP: Todd Willis

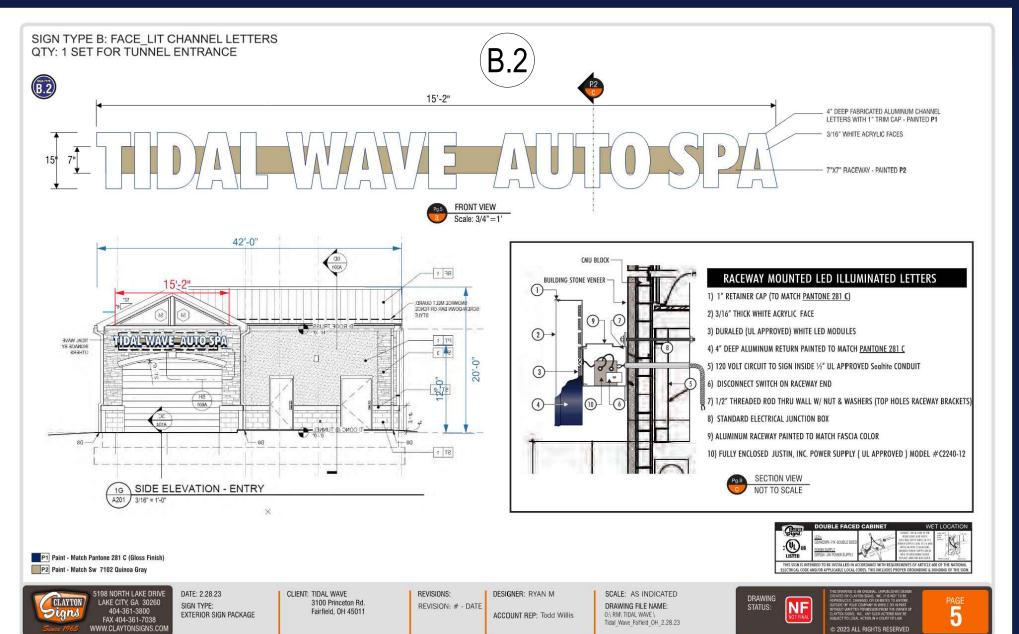
DRAWING FILE NAME: 0.\ RM\ TIDAL WAVE \ TidaJ\_Wave\_Faifield\_OH\_2.28.23

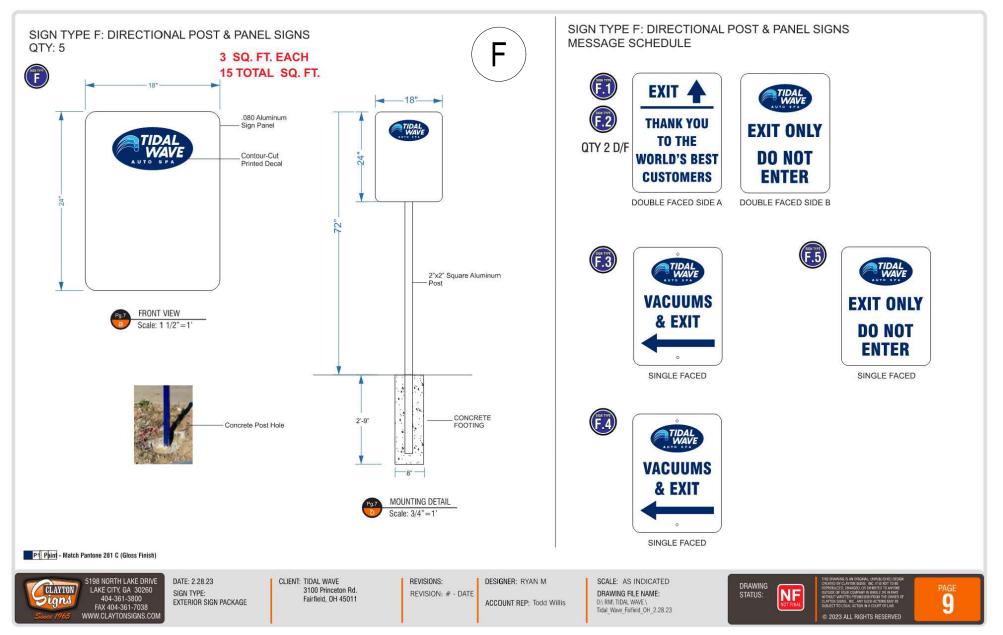
MATCH PANTONE 2985C MATCH PANTONE PROCESS BLUE

MATCH PANTONE 368C











#### **REVISIONS**

| REV | DATE       | COMMENT                     | DRAWN BY   |
|-----|------------|-----------------------------|------------|
| KEV | DATE       | COMMENT                     | CHECKED BY |
| 1   | 08/05/2022 | PER CLIENT                  | CCP        |
| ı   | 06/05/2022 | COMMENTS                    | KJB        |
| 2   | 08/25/2022 | PER CLIENT                  | CCP        |
|     | 00/23/2022 | COMMENTS                    | KJB        |
| 3   | 11/30/2022 | PER ARCH REVISIONS          | CCP        |
| 3   | 11/30/2022 | T EIX AIXOTT NEVISIONS      | KJB        |
| 4   | 02/07/2023 | /07/2023 PER ARCH REVISIONS | CCP        |
| 7   |            |                             | KJB        |
| 5   | 04/07/2023 | PER TOWNSHIP                | CCP        |
| ,   | 04/01/2023 | COMMENTS                    | LRB        |
| 6   | 05/18/2023 | PER CLIENT                  | CCP        |
| Ů   | 03/10/2023 | COMMENTS                    | LRB        |
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PROJECT:

#### PLANNED UNIT **DEVELOPMENT PLANS**



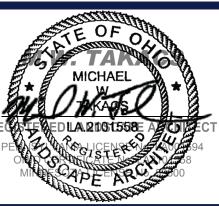
PROPOSED CAR WASH

**3003 BRIDGEWATER LANDING DRIVE** FAIRFIELD TOWNSHIP **BUTLER COUNTY, OHIO** T.M.P.#: A0300172000005

# **BOHLER**

1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212 Phone: (724) 638-8500

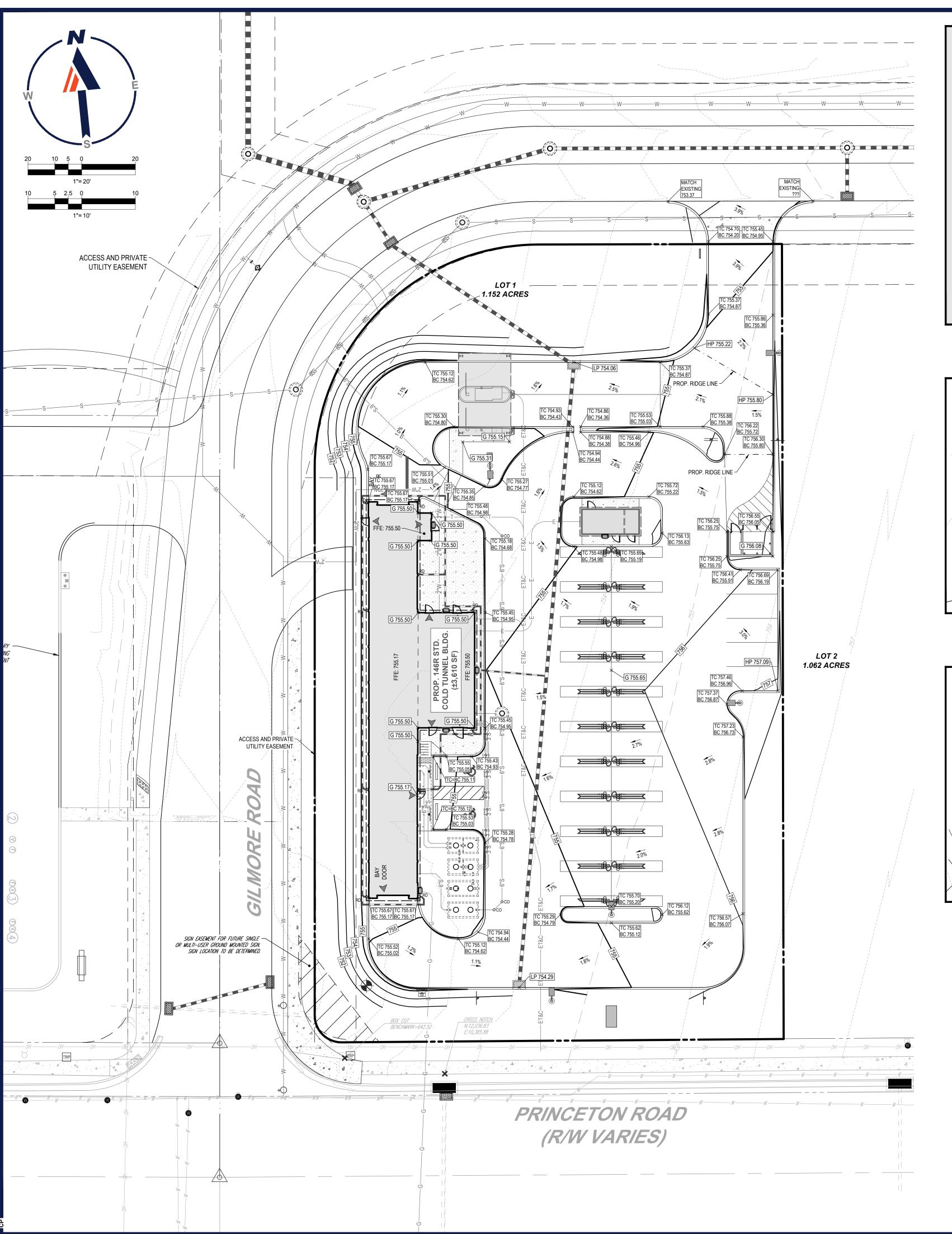
www.BohlerEngineering.com

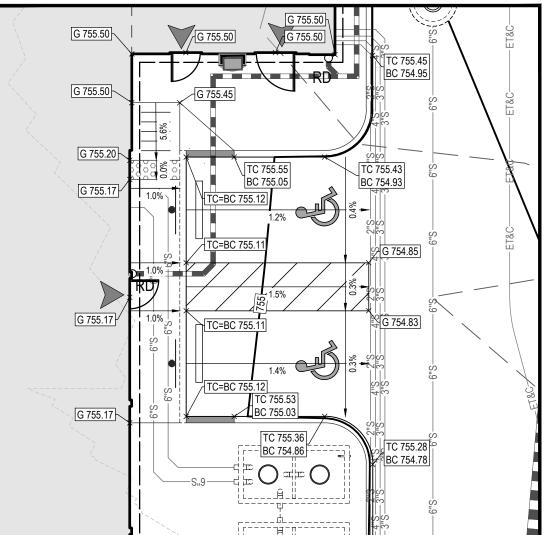


SHEET TITLE:

SIGNAGE **DETAILS** 

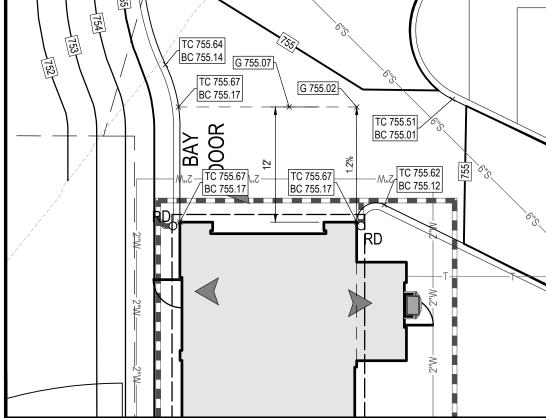
C-303



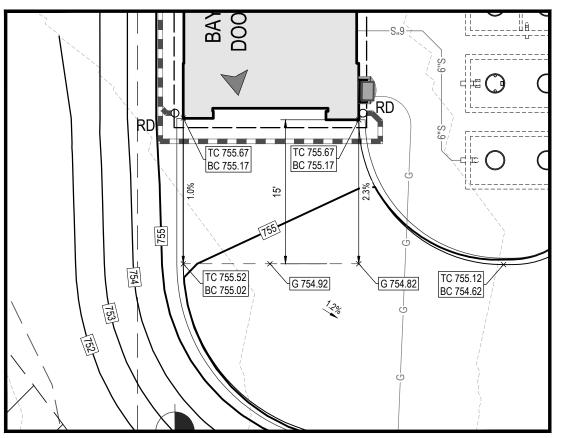


ADA ENLARGEMENT AREA

SCALE: 1"=10'



TUNNEL ENTRANCE ENLARGEMENT AREA SCALE: 1"=10'



**TUNNEL EXIT ENLARGEMENT AREA** SCALE: 1"=10'

**GRADING NOTES** 

JURISDICTION OVER THIS PROJECT.

#### GENERAL

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

- 2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE
- 3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
- 4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS, SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- 6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES)
- 7. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

#### SITE SPECIFIC

8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.

- 9. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED.
- 10. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT, THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES STATUTES LAWS ORDINANCES AND CODES
- 11. WHERE SUBGRADE BUILDING AREAS ARE PROVIDED, THE CONTRACTOR MUST DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED SUBGRADE BUILDING AREA. WHERE GROUNDWATER IS ENCOUNTERED AT THE ELEVATION OF THE SUBGRADE BUILDING AREA, APPROPRIATE CONSTRUCTION METHODS SHALL BE EMPLOYED TO PREVENT GROUNDWATER FROM ENTERING THE STRUCTURE(S). IF AND WHERE SUMP PUMPS ARE PROVIDED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER OR OTHERWISE PROTECTED FROM CAUSING SURFACE
- 12. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER AND IMPLEMENT RECOMMENDED STABILIZATION MEASURES FOR ANY CUT SLOPES IN EXCESS OF 2:1 AND/OR FILL SLOPES IN EXCESS OF 3:1.
- 13. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS OR GEOTECHNICAL SPECIFICATIONS.
- 14. ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. REMOVAL OF TOPSOIL IS NOT ALLOWED, UNLESS OTHERWISE SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOIL'S UNSUITABILITY FOR PLACEMENT.

| PROPOSED                  |                               |  |  |  |
|---------------------------|-------------------------------|--|--|--|
| PROPERTY LINE             |                               |  |  |  |
| R.O.W. LINE               |                               |  |  |  |
| EASEMENT LINE             |                               |  |  |  |
| SETBACK LINE              |                               |  |  |  |
| BUILDING                  |                               |  |  |  |
| CONCRETE CURB             |                               |  |  |  |
| FLUSH CURB                |                               |  |  |  |
| ACCESSIBLE SYMBOL         | Ġ.                            |  |  |  |
| CROSSWALK                 |                               |  |  |  |
| SIDEWALK                  |                               |  |  |  |
| SIGN                      | <del>-v-</del>                |  |  |  |
| BOLLARD                   | ٥                             |  |  |  |
| AREA LIGHT                | <b>□</b> • <b>□</b> ••□       |  |  |  |
| DRAINAGE INLET            |                               |  |  |  |
| MANHOLE                   |                               |  |  |  |
| CLEANOUT                  | oCO                           |  |  |  |
| ELECTRIC LINE             | ——Е——                         |  |  |  |
| TELEPHONE LINE            | ——т—                          |  |  |  |
| ELECTRIC & TELEPHONE LINE | E&T                           |  |  |  |
| GAS LINE                  | ———G———                       |  |  |  |
| WATER LINE                | ———W——                        |  |  |  |
| SANITARY SEWER            | ——-S——                        |  |  |  |
| STORM PIPE                |                               |  |  |  |
| SPOT ELEVATION            | 123.00 TC 123.50<br>BC 123.00 |  |  |  |

**LEGEND** 



(Rev. 2/2021)

#### REVISIONS

| EV DATE |              | COMMENT                    | DRAWN BY   |  |
|---------|--------------|----------------------------|------------|--|
| EV      | DATE         | COMINENT                   | CHECKED BY |  |
| 1       | 08/05/2022   | PER CLIENT                 | CCP        |  |
| !       | 06/03/2022   | COMMENTS                   | KJB        |  |
| 2       | 08/25/2022   | PER CLIENT                 | CCP        |  |
|         | 00/23/2022   | COMMENTS                   | KJB        |  |
| 3       | 11/20/2022   | 90/2022 PER ARCH REVISIONS | CCP        |  |
| J       | 3 11/30/2022 |                            | KJB        |  |
| 4       | 4 02/07/2022 | 7/2023 PER ARCH REVISIONS  | CCP        |  |
| +       | 02/01/2023   |                            | KJB        |  |
| 5       | 04/07/2023   | PER TOWNSHIP               | CCP        |  |
|         | 04/01/2023   | COMMENTS                   | LRB        |  |
| 6       | 05/18/2023   | PER CLIENT                 | CCP        |  |
|         | 03/10/2023   | COMMENTS                   | LRB        |  |
|         |              |                            |            |  |
|         |              |                            |            |  |
|         |              |                            |            |  |
|         |              |                            |            |  |



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PAD220070.00-SPPD-6

PROJECT:

#### **PLANNED UNIT DEVELOPMENT PLANS**

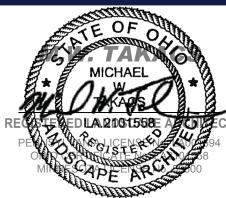


**PROPOSED CAR WASH** 

SITE #054 **3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO** T.M.P.#: A0300172000005

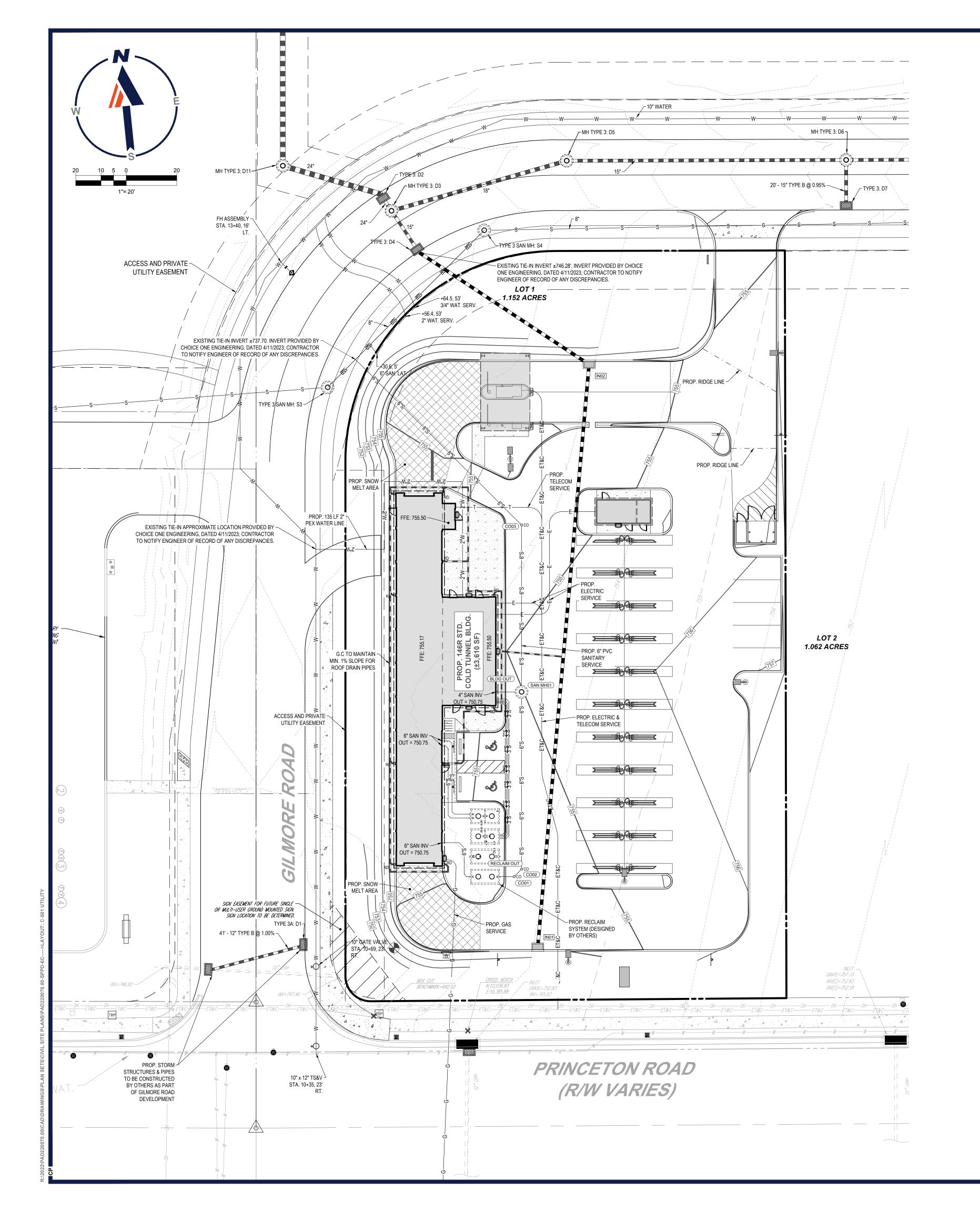
1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212 Phone: (724) 638-8500

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**GRADING** / **UTILITY PLAN** 

C-401



**DRAINAGE AND UTILITY NOTES** 

SAME BASED UPON FINAL ARCHITECTURAL PLANS.

GENERAL

PROPOSED

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((O))

——Е——

-----E&T---

-----W-----

——S——

oCO

PROPERTY LINE

**FASEMENTLINE** 

SETBACK LINE

BUILDING

CONCRETE CURB

FLUSH CURB

ACCESSIBLE SYMBOL

CROSSWALK

SIDEWALK

SIGN

BOLLARD

AREA LIGHT

DRAINAGE INLET

MANHOLE

CLEANOUT

ELECTRIC LINE

TELEPHONE LINE

**ELECTRIC & TELEPHONE LINE** 

GAS LINE

WATERLINE

SANITARY SEWER

STORM PIPE

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE <u>APPROXIMATE</u>, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING. TO THE ENGINEER OF RECORD.
- 3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE

CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.

- 4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF
- 6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
- 7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS.
- 8. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY LIPON THE COMPLETION OF WORK
- UPON THE COMPLETION OF WORK.

  THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR
- 10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
   11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR

MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

#### SITE-SPECIFIC

- 13. THESE PLANS INVOLVE BUILDINGS THAT MAY BE BUILT AT A LATER DATE. THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY, TELECOM, GAS, AND ELECTRIC, AND IRRIGATION LINES TO A POINT AT LEAST FIVE FEET (5') BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A STAKE, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF A PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF WORK.
- STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS ARE NOMINAL AND ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES.
   UNLESS OTHERWISE NOTED, ALL NEW UTILITIES/SERVICES, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TELECOM, GAS, ETC. MUST BE
- INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDERS' INSTALLATION SPECIFICATIONS AND STANDARDS.
- 16. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS, MUST BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY(IES) HAVING JURISDICTION.
- 17. VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL, SERVICE PROVIDER, OR MANUFACTURER REQUIREMENTS IN ORDER TO ACHIEVE PROPER SITING, OPERATION, CONNECTIONS, SEPARATIONS, AND ACCESSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THAT INCORPORATE ANY AND ALL INTEGRAL COMPONENTS, SUCH AS TRASH RACKS, GATES, VALVES, INTERNAL OR EXTERNAL LININGS, WATER QUALITY DEVICES, SUMPS, RESTRAINTS, STEPS, FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON THE DESIGN OF THESE STRUCTURES OR INCORPORATION OF THE VARIOUS ELEMENTS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OR BOHLER IN WRITING.
- 18. UTILITIES IN GILMORE ROAD ARE TO BE CONSTRUCTED AND OPERATED BY OTHERS.

| STORM STRUCTURE SCHEDULE |                     |                        |   |  |  |  |
|--------------------------|---------------------|------------------------|---|--|--|--|
| NAME                     | ТҮРЕ                | GRT/RIM ELEV.<br>(FT.) | INVERTS   |  |  |  |
| EX D4                    | EXISTING INLET      | 750.62'                | INV IN = 746.28' (15" HDPE)<br>INV OUT = 746.18' (15" HDPE) |  |  |  |
| EX MH D3                 | EXISTING MANHOLE    | 750.39'                | INV IN = 745.86' (15" HDPE)                                 |  |  |  |
| IN01                     | REINFORCED CONCRETE | 754.29'                | INV OUT = 749.28' (15" HDPE)                                |  |  |  |
| IN02                     | REINFORCED CONCRETE | 754.09'                | INV IN = 746.97' (15" HDPE)<br>INV OUT = 746.77' (15" HDPE) |  |  |  |

| STORM SEWER PIPE SCHEDULE |          |               |      |                 |          |  |
|---------------------------|----------|---------------|------|-----------------|----------|--|
| FROM                      | то       | SIZE<br>(IN.) | TYPE | LENGTH<br>(FT.) | SLOPE(%) |  |
| EX D4                     | EX MH D3 | 15"           | HDPE | 20              | 1.61%    |  |
| IN01                      | IN02     | 15"           | HDPE | 231             | 1.00%    |  |
| IN02                      | EX D4    | 15"           | HDPE | 81              | 0.60%    |  |

| SANITARY STRUCTURE SCHEDULE |                              |                    |   |  |  |
|-----------------------------|------------------------------|--------------------|---|--|--|
| NAME                        | TYPE                         | RIM ELEV.<br>(FT.) | INVERTS   |  |  |
| BLDG OUT                    | BUILDING INVERT              | 751.12             | INV OUT = 750.75'   |  |  |
| CO01                        | 6 INCH CYLINDRICAL STRUCTURE | 754.56             | INV IN = 750.23'<br>INV OUT = 750.23'                     |  |  |
| CO02                        | 6 INCH CYLINDRICAL STRUCTURE | 754.62             | INV IN = 750.19'<br>INV OUT = 750.19'                     |  |  |
| CO03                        | 6 INCH CYLINDRICAL STRUCTURE | 754.73             | INV IN = 748.73'<br>INV OUT = 748.73'                     |  |  |
| RECLAIM OUT                 | NULL STRUCTURE               | 750.83             | INV OUT = 750.29'   |  |  |
| SAN MH01                    | TYPE 4                       | 755.00             | INV IN = 749.49'<br>INV IN = 749.49'<br>INV OUT = 749.49' |  |  |

| SANITARY PIPE SCHEDULE |          |             |      |                         |          |                    |  |
|------------------------|----------|-------------|------|-------------------------|----------|--------------------|--|
| FROM                   | то       | SIZE<br>IN. | TYPE | n<br>MANNING'S<br>COEF. | So SLOPE | L<br>LENGTH<br>FT. |  |
|                        |          | 8           | PVC  | 0.000                   | -0.66%   | 87.81              |  |
| BLDG OUT               | SAN MH01 | 4           | PVC  | 0.000                   | 12.36%   | 10.19              |  |
| CO01                   | CO02     | 6           | PVC  | 0.000                   | 1.00%    | 4.21               |  |
| CO02                   | SAN MH01 | 6           | PVC  | 0.000                   | 1.00%    | 70.15              |  |
| CO03                   | TIE-IN   | 6           | PVC  | 0.000                   | 11.87%   | 92.87              |  |
| RECLAIM OUT            | CO01     | 6           | PVC  | 0.000                   | 1.00%    | 5.52               |  |

IL AND CONSULTING ENGINEERING
LAND SURVEYING
RANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

(Rev. 2/2021)

| _ |  |  |
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REVISIONS

| REV | DATE         | COMMENT                      | DRAWN BY   |
|-----|--------------|------------------------------|------------|
| KEV | DATE         | COMINENT                     | CHECKED BY |
| 1   | 08/05/2022   | PER CLIENT                   | CCP        |
| '   | 06/03/2022   | COMMENTS                     | KJB        |
| 2   | 08/25/2022   | PER CLIENT                   | CCP        |
|     | 00/23/2022   | COMMENTS                     | KJB        |
| 3   | 11/30/2022   | PER ARCH REVISIONS           | CCP        |
|     | 11/30/2022   | T EIX AIXOTT NE VIOIONO      | KJB        |
| 1   | 4 02/07/2023 | 2/07/2023 PER ARCH REVISIONS | CCP        |
| 4   |              |                              | KJB        |
| 5   | 04/07/2023   | PER TOWNSHIP                 | CCP        |
|     | 04/01/2023   | COMMENTS                     | LRB        |
| 6   | 05/18/2023   | PER CLIENT                   | CCP        |
| O . | 03/10/2023   | COMMENTS                     | LRB        |
|     |              |                              |            |
|     |              |                              |            |
|     |              |                              |            |
|     |              |                              |            |
|     |              |                              |            |



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 PROJECT No.:
 PAD220070.00

 DRAWN BY:
 CCP

 CHECKED BY:
 KJB

PAD220070.00-SPPD-6

PROJECT:

DATE: CAD I.D.:

#### PLANNED UNIT DEVELOPMENT

**PLANS** 



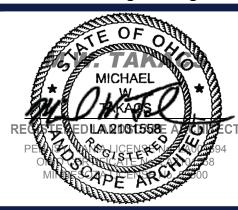
PROPOSED CAR WASH

SITE #054 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO T.M.P.#: A0300172000005

# BOHLER/

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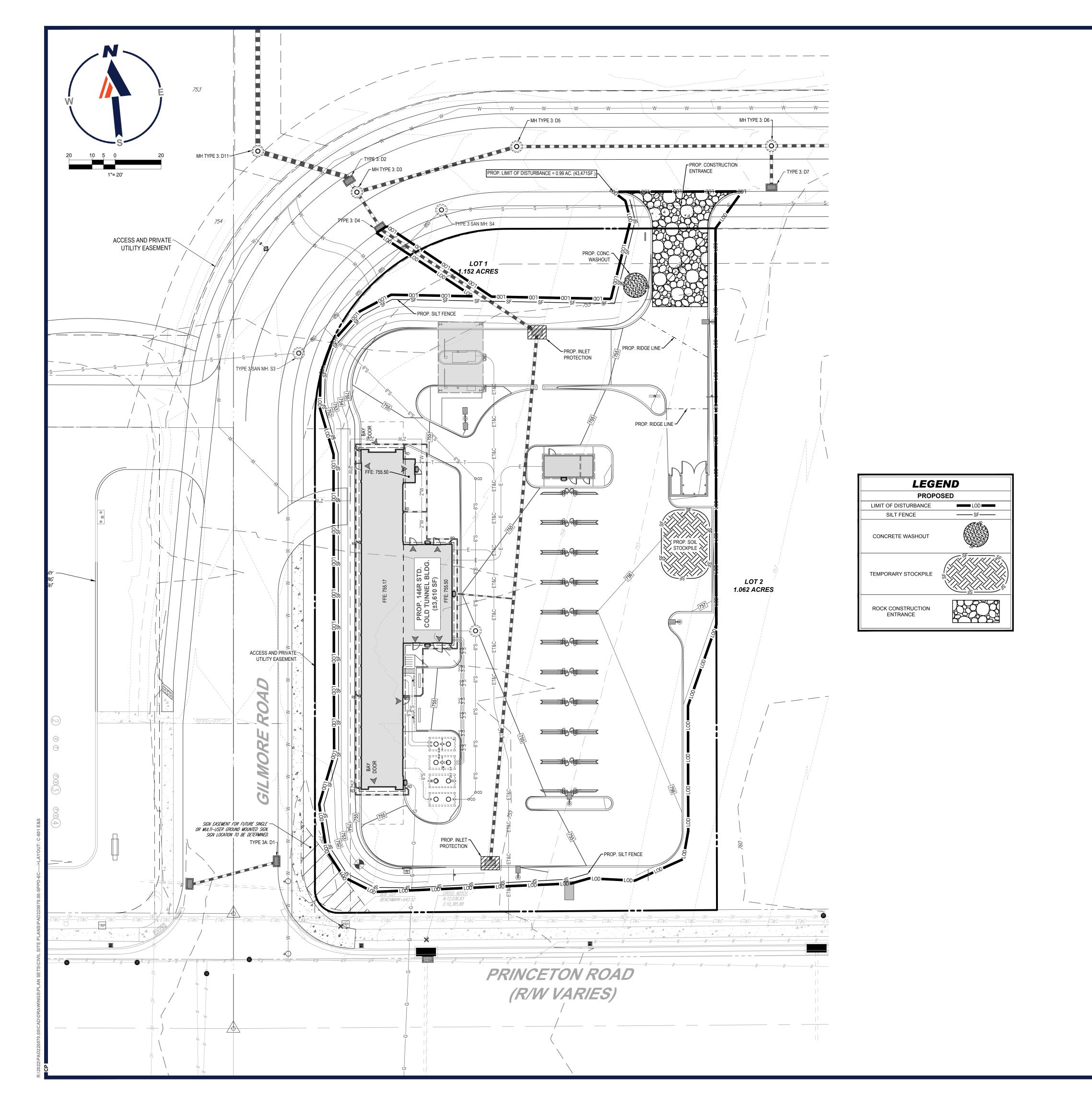


SHEET TITLE:

UTILITY PLAN

HEET NUMBER:

C-501





|    | REVISIONS |            |                        |    |  |  |
|----|-----------|------------|------------------------|----|--|--|
| RE | V         | DATE       | COMMENT                | CH |  |  |
| 1  |           | 08/05/2022 | PER CLIENT<br>COMMENTS |    |  |  |

| 1 | 08/05/2022   | PER CLIENT             | CCP        |            |     |
|---|--------------|------------------------|------------|------------|-----|
| ' | 00/03/2022   | COMMENTS               | KJB        |            |     |
| 2 | 08/25/2022   | PER CLIENT             | CCP        |            |     |
|   | 00/23/2022   | COMMENTS               | KJB        |            |     |
| 3 | 11/30/2022   | PER ARCH REVISIONS     | CCP        |            |     |
| 3 | 11/30/2022   | T EIX AIXOTTIL VISIONS | KJB        |            |     |
| 4 | 4 02/07/2023 | PER ARCH REVISIONS     | CCP        |            |     |
| 4 |              | FER ARCH REVISIONS     | KJB        |            |     |
| 5 | 04/07/2023   | PER TOWNSHIP           | CCP        |            |     |
| 5 | 04/01/2023   | COMMENTS               | LRB        |            |     |
| 6 | 05/49/2022   | 05/10/2022             | 05/18/2023 | PER CLIENT | CCP |
| O | 03/16/2023   | COMMENTS               | LRB        |            |     |
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PROJECT:

#### **PLANNED UNIT DEVELOPMENT PLANS**



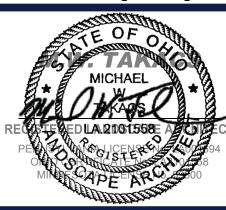
PROPOSED CAR WASH

SITE #054 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO T.M.P.#: A0300172000005

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SHEET TITLE:
SOIL EROSION & SEDIMENT **POLLUTION CONTROL PLAN** 

C-601





#### **USGS MAP**

SCALE: 1" = 1.000' SOURCE: USGS HAMILTON QUADRANGI F

#### SOIL MAP

SCALE: 1" = 80' SOURCE: WEB SOIL SURVEY

#### **SOIL TYPES, LIMITATIONS & RESOLUTIONS**

1. SHOULD GROUND WATER BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATIONS, WATER SHALL BE PUMPED FROM TRENCH INTO FILTER BAG.

2. DUE TO GRADING LIMITATIONS OF SOILS DURING WINTER MONTHS, THE CONTRACTOR SHALL NOT GRADE THESE SOILS DURING FROSTING OR ICING CONDITIONS.

3. SHOULD BEDROCK BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATION, ROCK SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

4. SOIL TESTING SHOULD BE PERFORMED TO DETERMINE SOIL SUITABILITY FOR TOP SOIL. IF SOIL IS DETERMINED TO BE UNSUITABLE THEN TOPSOIL SHALL BE IMPORTED AND DISTURBED THROUGHOUT THE SITE AS REQUIRED.

| SITE SOIL DATA          |                                       |                   |  |  |  |  |
|-------------------------|---------------------------------------|-------------------|--|--|--|--|
| MAP UNIT SYMBOL OF SOIL | MAP UNIT NAME OF SOIL                 | HYDROLOGIC RATING |  |  |  |  |
| DaB                     | DANA SILT LOAM, 2 TO 6 PERCENT SLOPES | С                 |  |  |  |  |
| WyB2                    | WYNN SILT LOAM, 2 TO 6 PERCENT SLOPES | С                 |  |  |  |  |

#### **MAINTENANCE PROGRAM**

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs TO ENSURE THEIR EFFECTIVE AND EFFICIENT OPERATION. SITE INSPECTIONS TO BE PERFORMED ONCE EVERY 7 CALENDAR DAYS; AND AFTER EVERY RAIN EVENT > 0.5-INCH IN A 24-HOUR PERIOD BY THE END OF NEXT CALENDAR DAY (EXCLUDING NON-WORKING WEEKENDS & HOLIDAYS). THE INSPECTION FREQUENCY MAY BE REDUCED TO MONTHLY FOR DORMANT SITES IF: 1. THE ENTIRE SITE IS TEMPORARILY STABILIZED 2. RUNOFF IS UNLIKELY DUE TO WEATHER CONDITIONS FOR EXTENDED PERIODS OF TIME. ONLY QUALIFIED INSPECTION PERSONNEL SHALL PERFORM SITE INSPECTIONS.

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES. ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER FACH RUNGER EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN-OUT REPAIR. REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS AND DETAILS ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE. TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

- SILT FENCE INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE HEIGHT OF THE FENCE. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DAMAGED SILT FENCE SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.
- CATCH BASIN PROTECTION (FILTER BAGS) INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.
- CONSTRUCTION ENTRANCES LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
- INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF. OR THE POTENTIAL FOR. POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED WITH HYDRO-STRAW IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS
- GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
- ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.
- REPAIRS AND/OR CLEANING SHALL OCCUR WITHIN THREE (3) DAYS OF THE INSPECTION FOR NON-SEDIMENT POND BMPS AND WITHIN TEN (10) DAYS OF THE INSPECTION FOR

#### P.C.S.W.M. B.M.P. INSPECTION AND MAINTENANCE NOTES

- 1.) UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPS MUST BE MAINTAINED PROPERLY BY CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE OWNER. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL EPA NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
- 2.) ALL SEDIMENT/DEBRIS/OIL REMOVED FROM THE STORM WATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS.
- 3.) SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE CATCH BASINS, MANHOLES, AND STORM WATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

#### **DEFINITION OF CLEAN FILL AND IMPORT/EXPORT MATERIAL NOTES**

- (A) CLEAN HARD FILL CONSISTING OF REINFORCED OR NONREINFORCED CONCRETE, ASPHALT CONCRETE, BRICK, BLOCK, TILE, OR STONE SHALL BE MANAGED IN ONE OR MORE OF THE FOLLOWING WAYS:
- (1) RECYCLED INTO A USABLE CONSTRUCTION MATERIAL.
- (2) DISPOSED IN LICENSED CONSTRUCTION AND DEMOLITION DEBRIS OR OTHER WASTE FACILITIES.
- (3) USED IN LEGITIMATE FILL OPERATIONS FOR CONSTRUCTION PURPOSES OR TO BRING THE SITE UP TO A CONSISTENT GRADE, ON THE SITE OF GENERATION.

TWO YEARS IF THE PILE IS ACTIVE, THAT IS, IF CLEAN HARD FILL MATERIAL IS ADDED TO AND REMOVED FROM THE PILE WITHIN A TWO YEAR PERIOD.

(4) USED IN LEGITIMATE FILL OPERATIONS FOR CONSTRUCTION PURPOSES OR TO BRING THE SITE UP TO A CONSISTENT GRADE, ON A SITE OTHER THAN THE SITE OF GENERATION, PURSUANT TO PARAGRAPH (C) OF THIS RULE.

[COMMENT: USE OF CLEAN HARD FILL MAY CREATE A NUISANCE OR A SAFETY HAZARD. THE APPLICATION OF COVER OVER THE CLEAN HARD FILL MAY BE ONE WAY TO ADDRESS THE

NUISANCE OR SAFETY HAZARD.] (B) CLEAN HARD FILL MAY BE STORED FOR A PERIOD OF LESS THAN TWO YEARS. FOR THE PURPOSE OF THIS RULE, "STORED" MEANS DEBRIS WHICH IS HELD IN A MANNER REMAINING RETRIEVABLE AND SUBSTANTIALLY UNCHANGED. CLEAN HARD FILL STORED MORE THAN TWO YEARS SHALL BE CONSIDERED ILLEGAL DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS. HOWEVER CLEAN HARD FILL PILED ADJACENT TO A CONSTRUCTION MATERIALS PROCESSING FACILITY SHALL NOT BE CONSIDERED STORED FOR MORE THAN

(C) THE PERSON RESPONSIBLE FOR CAUSING CLEAN HARD FILL TO BE USED IN LEGITIMATE FILL OPERATIONS FOR CONSTRUCTION PURPOSES OR TO BRING THE SITE UP TO A CONSISTENT GRADE ON A SITE OTHER THAN THE SITE OF GENERATION, SHALL PROVIDE A WRITTEN "NOTICE OF INTENT TO FILL!" TO EACH LICENSING AUTHORITY WHERE THE CLEAN HARD FILL IS TO BE PLACED. THE "NOTICE OF INTENT TO FILL" SHALL STATE THE NATURE OF THE FILL MATERIAL. THE SITE TO BE FILLED. WHEN FILLING WILL BEGIN AND END. AND THE TELEPHONE NUMBER OF THE NOTIFIER. THE NOTIFICATION SHALL BE RECEIVED BY EACH LOCAL LICENSING AUTHORITY WITH SITES TO BE FILLED, AT LEAST SEVEN DAYS PRIOR TO FILLING AS REQUIRED BY DIVISION (F) OF SECTION 3714.13 OF THE REVISED CODE. THE NOTIFIER SHALL PROVIDE A NEW NOTICE OF INTENT TO FILL IF THERE ARE ANY CHANGES IN THE INFORMATION REQUIRED BY THIS RULE FOR NOTIFICATION.

#### GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

PROPERLY FILTERED.

- THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING
- ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS. STOCKPILES. OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS DURING NON-GERMINATION PERIODS. MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF

AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED

- CONCENTRATED FLOWS STEEP SLOPES UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR
- OUTSIDE OF THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE EPA OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE
- REMOVED FROM SITE. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITION STABILIZATION MEASURES BE NECESSARY; IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

#### II. STANDARD FOR LAND GRADING

A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.

THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND

- A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS. B. INSTALLATION REQUIREMENTS TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH
- DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS. B.2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
- B.3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE
- B.5. (SEE I. D.)

#### III. STANDARD FOR UTILITY TRENCH EXCAVATION

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- B LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY, DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF
- SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A
- FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR RACKFILLING BEGINS. D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING. THE DISTURBED AREA WILL BE GRADED
- TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE
- E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE RESTORATION AND
- STABILIZATION OPERATIONS. F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

#### IV. STANDARD FOR TEMPORARY STABILIZATION

A STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING

MINIMIZE LOSS BY WIND OR WATER, PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM)

- IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING. PROTECTIVE MATERIALS TO BE USED:
- A.4.a. UNROTTED SMALL-GRAIN UN-CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE RETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS. A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO
- STANDARD FOR TEMPORARY STABILIZATION WITH SEED

OR PER MANUEACTURER'S SPECIFICATIONS

- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
- ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTL' B.3. SEEDBED PREPARATION FOR TEMPORARY SEEDING B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B.3.B. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE B.3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRI B.3.D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.
- SEEDING: SEE SEEDING SPECIFICATIONS

#### V. STANDARD FOR PERMANENT STABILIZATION

- A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
- A 1 SITE PREPARATION A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE. IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL
- TO A DEPTH OF 4 INCHES. A 1 c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
- APPLYING TOPSOIL
- A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE. A.2.b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE STATE OF OHIO. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A
- PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE. SEEDBED PREPARATION A 3 a A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS
- A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE. A.3.c. SOIL MODIFICATIONS:
- A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SOIL TEST. A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET,
- OR AS DIRECTED BY SOIL TEST A.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL
- OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- A.4. SEEDING: SEE SEEDING SPECIFICATIONS SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.

#### STANDARD FOR PERMANENT STABILIZATION WITH SOD B.1. METHODS AND MATERIALS

- B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD. B.1.b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
- B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING (EXCLUDES TOP GROWTH) B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN
- SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND
- INSTALLED WITHIN A PERIOD OF 36 HOURS B.2. SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE) B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR. NEVER UP AND DOWN THE SLOPE. STARTING AT THE
- WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD. B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION. B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND

BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES. THE USE OF LADDERS WILL FACILITATE THE

- SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS. WHICH WOULD CAUSE DRYING OF THE ROOTS. B.3.d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES OR A BIODEGRADABLE FASTENER.
- B.3.e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. TH SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK
- B.3.f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO
- B.4. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

#### SEQUENCE OF BMP INSTALLATION AND REMOVAL

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH THE OHIO RAINWATER AND LAND DEVELOPMENT REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS OR ANY STAGE THEREOF. THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES. THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE OHIO EPA FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO AT LEAST THREE (3) DAYS BEFORE STARTING ANY FARTH DISTURBANCE ACTIVITIES. ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE OHIO ONE CALL SYSTEM INC. AT 1-800-362-2764 FOR BURIED UTILITIES LOCATION.

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN. THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE OHIO EPA THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO ANY EARTH MOVING ACTIVITIES AND MUST INCLUDE THE OHIO EPA. BUTLER COUNTY SOIL AND WATER CONSERVATION DISTRICT, PROPERTY OWNER, DESIGN ENGINEER, AND CONTRACTOR. CONTRACTOR TO FIELD MARK THE LIMIT OF DISTURBANCE PRIOR TO MEETING.
- 2. INSTALL CONSTRUCTION ENTRANCE AND STAGING AREAS AS DESIGNATED ON THE
- 3. INSTALL ALL PERIMETER SILT FENCES AND CATCH BASIN PROTECTION WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
- 4. BEGIN DEMOLITION OF EXISTING STRUCTURES AND APPURTENANCES.
- INSTALL CONCRETE WASHOUT.
- 6. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY OWNER. THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE. CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE. ALL AREAS DISTURBED DURING THE FARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.
- 7. INITIATE STORM SEWER INSTALLATIONS FOR THE FEATURES SHOWN ON THE PLANS STARTING AT THE FURTHEST DOWNSTREAM STRUCTURES.
- 8. CONTINUE WITH THE BALANCE OF EARTHWORK INCLUDING UTILITY INSTALLATION (SANITARY, ELECTRIC, TELEPHONE, CABLE AND GAS) WHERE APPLICABLE.
- 9. INSTALL ALL CURBING SHOWN IN THIS PHASE AND INSTALL STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS.
- 10.INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES CHANNELS DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. ALL LANDSCAPE AREAS MUST BE STABILIZED AND PERMANENT SEEDING OR PLACEMENT OF SOD MUST BE APPLIED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. HOWEVER, THE AREA WILL NOT BE CONSIDERED STABILIZED UNTIL A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER) IN NO CASE SHOULD AN AREA EXCEEDING 15 000 SQUARE FEET WHICH IS TO BE STABILIZED BY VEGETATION REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.
- 11. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.
- 12.INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.
- 13.UPON SITE STABILIZATION (UNIFORM COVERAGE OR DENSITY OF 70% ACROSS ALL DISTURBED AREAS) AND NOTIFICATION OF THE OHIO EPA REMOVE EROSION AND SEDIMENT CONTROL FACILITIES. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.
- 14.CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH ALL LOCAL STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
- 15 DEMOBILIZE

DUMPED, OR DISCHARGED AT THE SITE.

WASTE DISPOSAL REQUIREMENTS.

16.A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE OHIO EPA UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

#### **RECYCLING OR DISPOSAL OF MATERIALS**

1) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED. CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE EPA. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED. WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER.

PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER

WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A

USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE. 5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE

CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED DIKED AREAS PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

6.) CONSTRUCTION WASTES, SUCH AS CONCRETE, METAL, ALUMINUM, PLASTIC, WOOD, ETC. FROM THE DEMO OF THE RESTAURANT, SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE EPA'S SOLID WASTE MANAGEMENT REGULATIONS 7.) NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED,

COVERED, AND LEAK-PROOF CONTAINERS SHALL BE PROVIDED FOR DISPOSAL OF DEBRIS, TRASH,

HAZARDOUS OR PETROLEUM WASTES. ALL WASTE WILL COMPLY WITH APPLICABLE STATE OR LOCAL

#### REVISIONS REV DATE COMMENT PER CLIEN 08/05/2022 COMMENTS PER CLIENT 08/25/2022 COMMENTS 11/30/2022 PER ARCH REVISIONS 4 02/07/2023 PER ARCH REVISIONS PER TOWNSHIP 04/07/2023 COMMENTS PER CLIENT 6 05/18/2023 COMMENTS



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#### PLANNED UNIT **DEVELOPMENT PLANS**

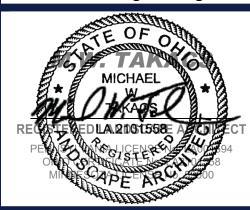


PROPOSED CAR WASH

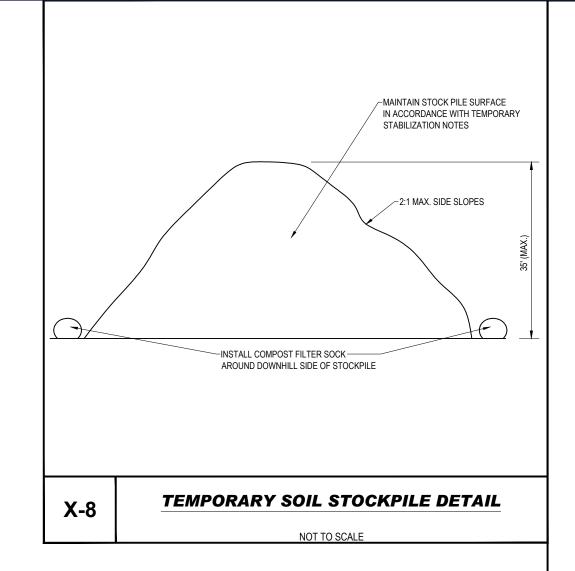
3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP **BUTLER COUNTY, OHIO** T.M.P.#: A0300172000005

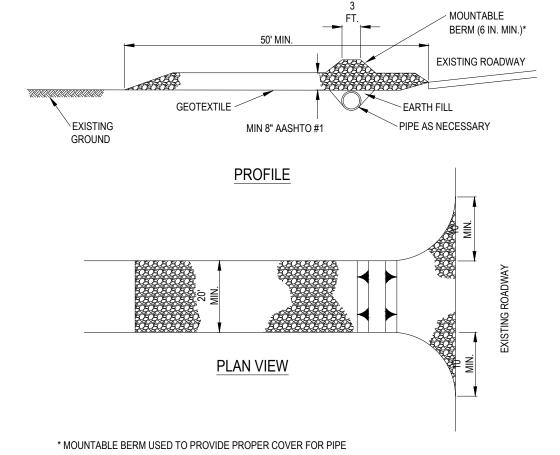
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**SOIL EROSION & POLLUTION CONTROL NOTES** 





NOTES:

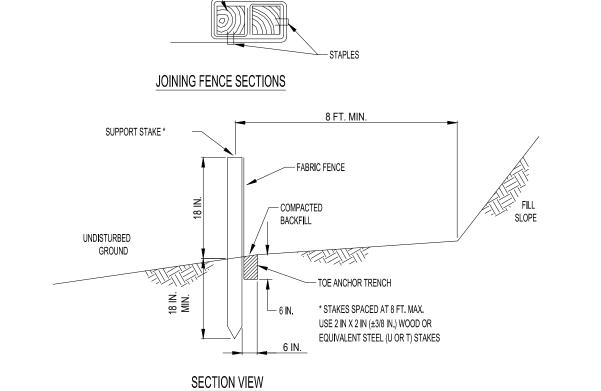
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1 **ROCK CONSTRUCTION ENTRANCE** 



FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

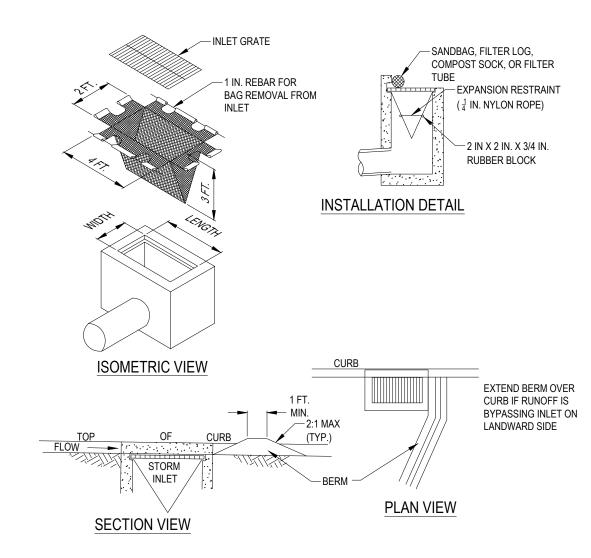
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD

CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7 STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

PASSING A NO. 40 SIEVE.

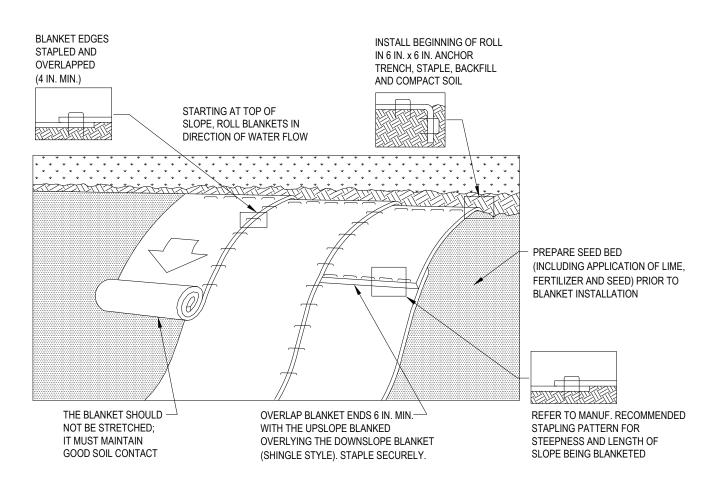
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

#### STANDARD CONSTRUCTION DETAIL FILTER BAG INLET PROTECTION - TYPE C INLET



SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4

**EROSION CONTROL BLANKET INSTALLATION** 

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| 2         | 08/25/2022      | PER CLIENT         | CCP        |  |
| 2         | 06/25/2022      | COMMENTS           | KJB        |  |
| 3         | 11/20/2022      | PER ARCH REVISIONS | CCP        |  |
| 3         | 11/30/2022      | PER ARCH REVISIONS | KJB        |  |
| 4         | 02/07/2023      | PER ARCH REVISIONS | CCP        |  |
| 4         |                 |                    | KJB        |  |
| 5         | 04/07/2023      | PER TOWNSHIP       | CCP        |  |
| 5         | 04/01/2023      | COMMENTS           | LRB        |  |
| 6         | 05/18/2023      | PER CLIENT         | CCP        |  |
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PLANNED UNIT **DEVELOPMENT** 

**PLANS** 

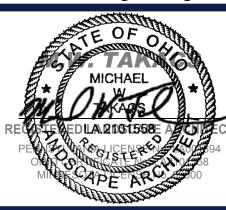


PROPOSED CAR WASH SITE #054 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP **BUTLER COUNTY, OHIO** 

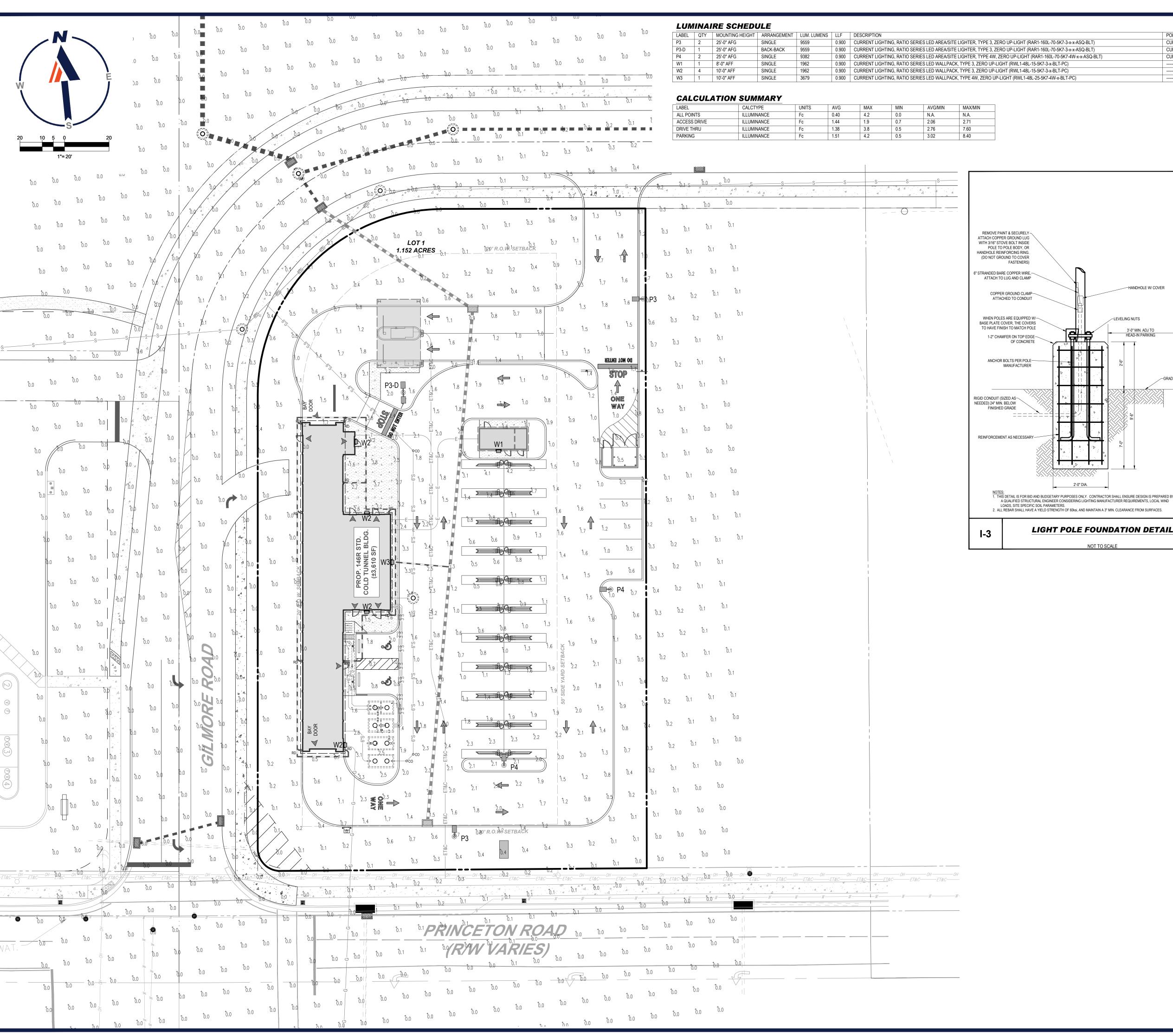
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**SOIL EROSION &** SEDIMENT **POLLUTION** CONTROL DETAILS



#### CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 22'-6" LENGTH (SSS-B-22.5-40-A-1-B3-BLT) CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 22'-6" LENGTH (SSS-B-22.5-40-A-2-B3-BLT) CURRENT LIGHTING, STRAIGHT SQUARE STEEL POLE, 22'-6" LENGTH (SSS-B-22.5-40-A-1-B3-BLT)

--HANDHOLE W/ COVER

LEVELING NUTS

LIGHT POLE FOUNDATION DETAIL

0.900 CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 3, ZERO UP-LIGHT (RAR1-160L-70-5K7-3-x-x-ASQ-BLT) 0.900 CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 3, ZERO UP-LIGHT (RAR1-160L-70-5K7-3-x-x-ASQ-BLT) 0.900 CURRENT LIGHTING, RATIO SERIES LED AREA/SITE LIGHTER, TYPE 4W, ZERO UP-LIGHT (RAR1-160L-70-5K7-4W-x-x-ASQ-BLT) 0.900 CURRENT LIGHTING, RATIO SERIES LED WALLPACK, TYPE 3, ZERO UP-LIGHT (RWL1-48L-15-5K7-3-x-BLT-PC) 0.900 CURRENT LIGHTING, RATIO SERIES LED WALLPACK, TYPE 3, ZERO UP-LIGHT (RWL1-48L-15-5K7-3-x-BLT-PC)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE ELECTRICAL CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE ELECTRICAL CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL

- 2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL
- 4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- 6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE
- 8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY
- 9. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

**GENERAL LIGHTING NOTES** 

- APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- BUILDING AND ELECTRICAL CODES.
- 7. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- APPROVED.
- 10. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.

NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

- 3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- 5. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE. BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE

- 11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER (BOHLER) FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.

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CAD I.D.: PROJECT:

PLANNED UNIT **DEVELOPMENT** 

PLANS

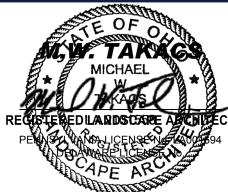


PROPOSED CAR WASH

SITE #054 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO T.M.P.#: A0300172000005

1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212

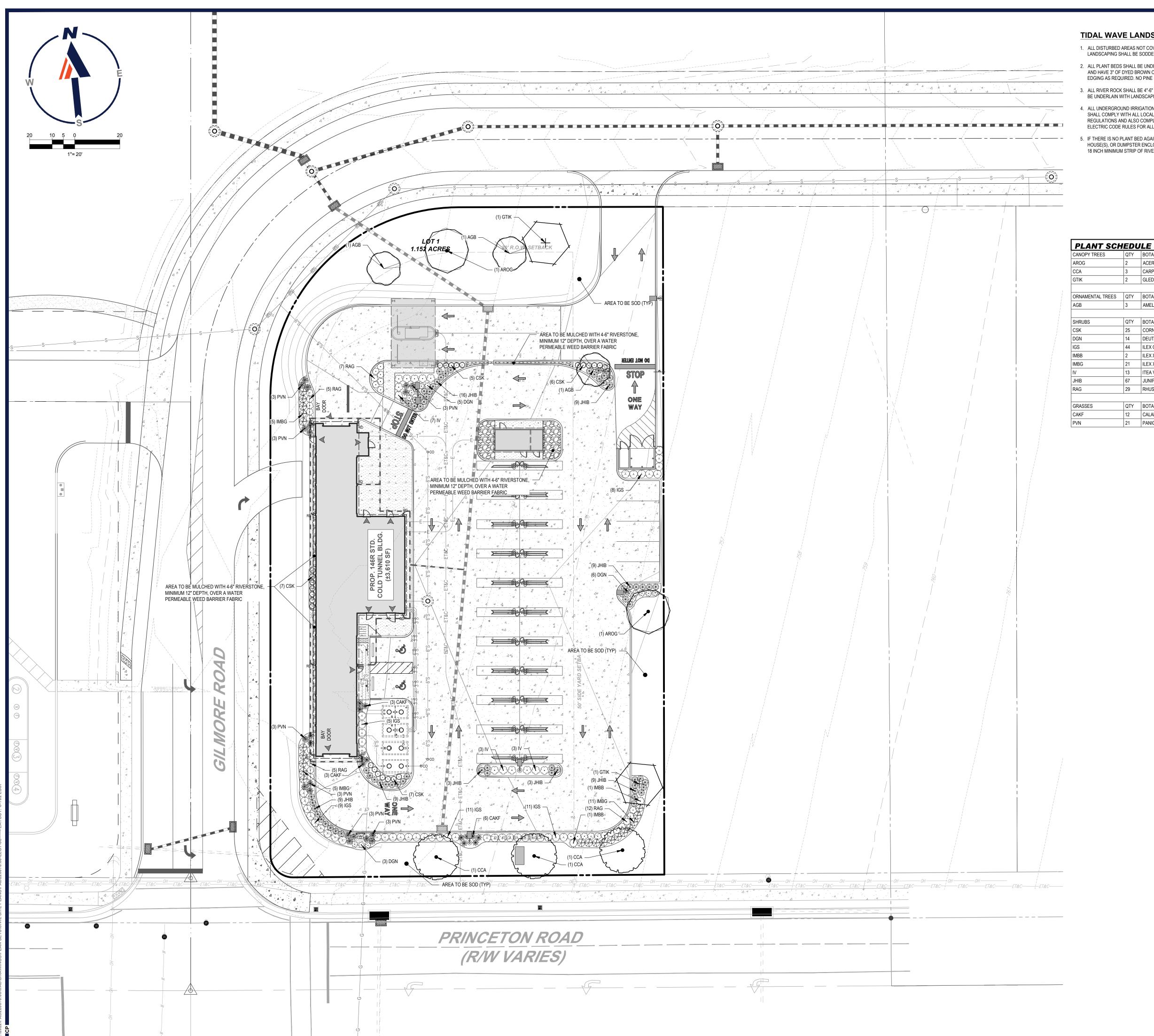
Phone: (724) 638-8500 www.BohlerEngineering.com



SHEET TITLE:

**LIGHTING PLAN** 

C-701



#### **TIDAL WAVE LANDSCAPE NOTES: GENERAL NOTES:**

- ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED. NO SEEDING SHALL BE USED. 1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- 2. ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF DYED BROWN OR BLACK WOOD MULCH WITH EDGING AS REQUIRED. NO PINE STRAW MULCH WILL BE ALLOWED.
- 3. ALL RIVER ROCK SHALL BE 4"-6" MINIMUM IN DIAMETER AND SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC.
- ALL UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL LOCAL MUNICIPAL CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
- 5. IF THERE IS NO PLANT BED AGAINST THE CAR WASH TUNNEL, VAC HOUSE(S), OR DUMPSTER ENCLOSURE, THEN THERE SHALL BE AN 18 INCH MINIMUM STRIP OF RIVER ROCK INSTALLED.
- SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN. 3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE
  - INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG. 4. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN
  - PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.

2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE

TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE

- 5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- 6. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.

| CANOPY TREES     | QTY | BOTANICAL NAME                                | COMMON NAME                    | SIZE          | CONTAINER |
|------------------|-----|---|--------------------------------|---------------|-----------|
| AROG             | 2   | ACER RUBRUM 'OCTOBER GLORY'                   | OCTOBER GLORY RED MAPLE        | 2.5" CAL.     | B&B       |
| CCA              | 3   | CARPINUS CAROLINIANA                          | AMERICAN HORNBEAM              | 2.5" CAL.     | B&B       |
| GTIK             | 2   | GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'       | SKYLINE THORNLESS HONEY LOCUST | 2.5" CAL.     | B&B       |
|                  |     |   |                                |               |           |
| ORNAMENTAL TREES | QTY | BOTANICAL NAME                                | COMMON NAME                    | SIZE          | CONTAINER |
| AGB              | 3   | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 2-2 1/2" CAL. | B&B       |
|                  |     |   |                                |               |           |
| SHRUBS           | QTY | BOTANICAL NAME                                | COMMON NAME                    | SIZE          | CONTAINER |
| CSK              | 25  | CORNUS SERICEA 'KELSEYI'                      | KELSEYI DOGWOOD                | 15-18"        | CONTAINER |
| DGN              | 14  | DEUTZIA GRACILIS 'NIKKO'                      | SLENDER DEUTZIA                | 18-24"        | CONTAINER |
| IGS              | 44  | ILEX GLABRA `SHAMROCK`                        | SHAMROCK INKBERRY              | 24-30"        | CONTAINER |
| IMBB             | 2   | ILEX X MESERVEAE 'BLUE BOY'                   | BLUE BOY HOLLY                 | 24-30"        | CONTAINER |
| IMBG             | 21  | ILEX X MESERVEAE 'BLUE GIRL'                  | BLUE GIRL HOLLY                | 24-30"        | CONTAINER |
| IV               | 13  | ITEA VIRGINICA 'HENRY'S GARNET'               | HENRY'S GARNET SWEETSPIRE      | 24-30"        | CONTAINER |
| JHIB             | 67  | JUNIPERUS HORIZONTALIS 'MONBER'               | ICEE BLUE JUNIPER              | 15-18" SPRD   | CONTAINER |
| RAG              | 29  | RHUS AROMATICA 'GRO-LOW'                      | GRO-LOW FRAGRANT SUMAC         | 15-18"        | CONTAINER |
|                  |     |   |                                |               |           |
| GRASSES          | QTY | BOTANICAL NAME                                | COMMON NAME                    | SIZE          | CONTAINER |
| CAKF             | 12  | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'    | FEATHER REED GRASS             | 1 GAL.        | CONTAINER |
| PVN              | 21  | PANICUM VIRGATUM 'NORTH WIND'                 | NORTHWIND SWITCH GRASS         | 1 GAL.        | CONTAINER |



#### **REVISIONS**

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PROJECT:

**PLANNED UNIT DEVELOPMENT** 

**PLANS** 



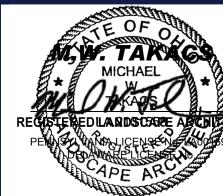
PROPOSED CAR WASH

SITE #054 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP BUTLER COUNTY, OHIO T.M.P.#: A0300172000005

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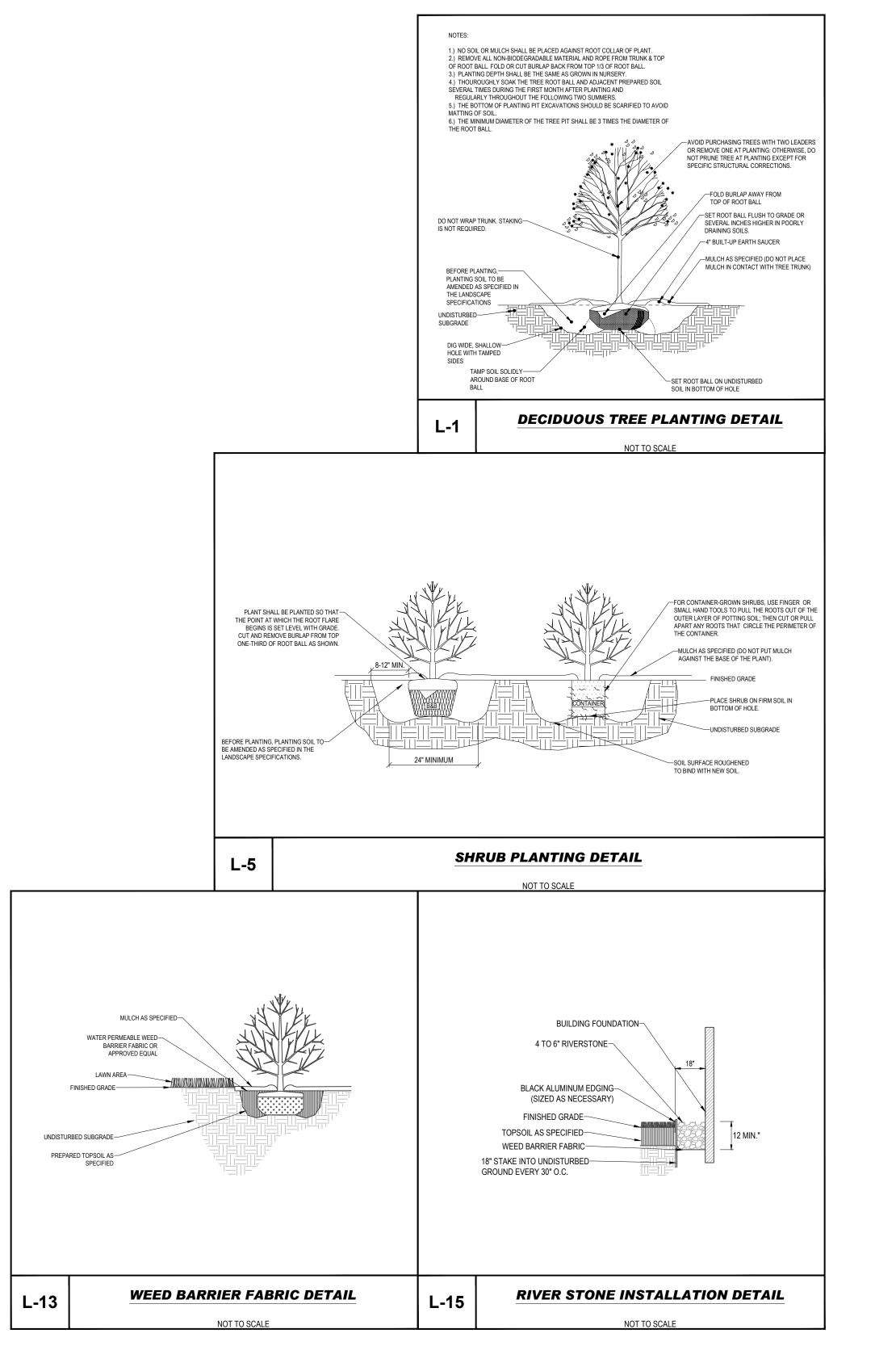
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**LANDSCAPE** PLAN

C-702



#### LANDSCAPE SPECIFICATIONS:

GENERAL CONTRACTOR.

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE

C. LAWN - LAWN AREAS SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.

BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

I. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER.

FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

LALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE II. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL. III. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING

FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. VII. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. VIII. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS,

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

PRIOR TO THE BEGINNING OF WORK.

TREE PROTECTION ZONE SHALL BE HONORED. B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR

WITHIN THE TREE PROTECTION DETAIL. C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING

CONSTRUCTION ACTIVITY HAS BEEN COMPLETED D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT

SOIL MODIFICATIONS

CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.

COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY

OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH II. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT

LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE

DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS. B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE

LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. II. SOD SHALL BE STRONGLY ROOTED. WEED AND DISEASE/PEST FREE WITH A UNIFORM

HOLD SOD IN PLACE. D. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD

II. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN,

HICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO

"AMERICAN STANDARD FOR NURSERY STOCK" (ANSI 260.1), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).

THE FINAL INSPECTION. IV. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THI BARK OR BREAK BRANCHES. V. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. VI. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE

4. SITE PREPARATIONS
A BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT

APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED

O. WHEN THE TIME PROTECTION FERVING THIS BEEF INSTRUCED, IT STRALL BE INSPECTED BY THE AFFROYING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL

I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH
OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE

COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. III. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE B. CONTRACTOR SHALL VERIEY THAT SLIRGRADE FOR INSTALL ATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1" $\pm$ ).

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS. 8. TOF SOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE

PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED.

D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4\*) IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]): I. 20 POUNDS 'GRO-POWER' OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER.

II. 20 POUNDS 'NITRO-FORM' (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN

HER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. D. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED. F, PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING

II. LAWN AND SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

G FURTHERMORE THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: ACER RUBRUM PLATANUS X ACERIFOLIA
BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES

KOELREUTERIA QUERCUS VARIETIES LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

I. PLANTS: MARCH 15TH TO DECEMBER 15TH

H. PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN I. 1 PART PEAT MOSS II. 1 PART COMPOSTED COW MANURE BY VOLUME
III. 3 PARTS TOPSOIL BY VOLUME

IV. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT

D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

I. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND J. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL. THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED O A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST

L. GROUND COVER AREAS SHALL RECEIVE A  $\frac{1}{2}$ \* LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM

N. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. O. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND. C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE. E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING.
WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE ROND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN

COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. A PLANT SHALL BE CONSIDERED "DEAD OR DYING"

IE MORE THAN 30% OF ITS BRANCHES ARE DEAD C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER

SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN,

FREE OF ERODED OR BARE AREAS. A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

OR AUTHORIZED REPRESENTATIVE.



#### **REVISIONS**

| REV  | DATE       | COMMENT            | DRAWN BY   |
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PLANNED UNIT **DEVELOPMENT** 

PAD220070.00-LLGT-6

**PLANS** 

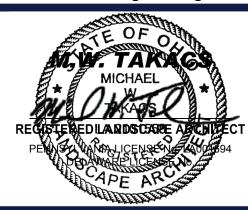


PROPOSED CAR WASH SITE #054 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP **BUTLER COUNTY, OHIO** 

T.M.P.#: A0300172000005

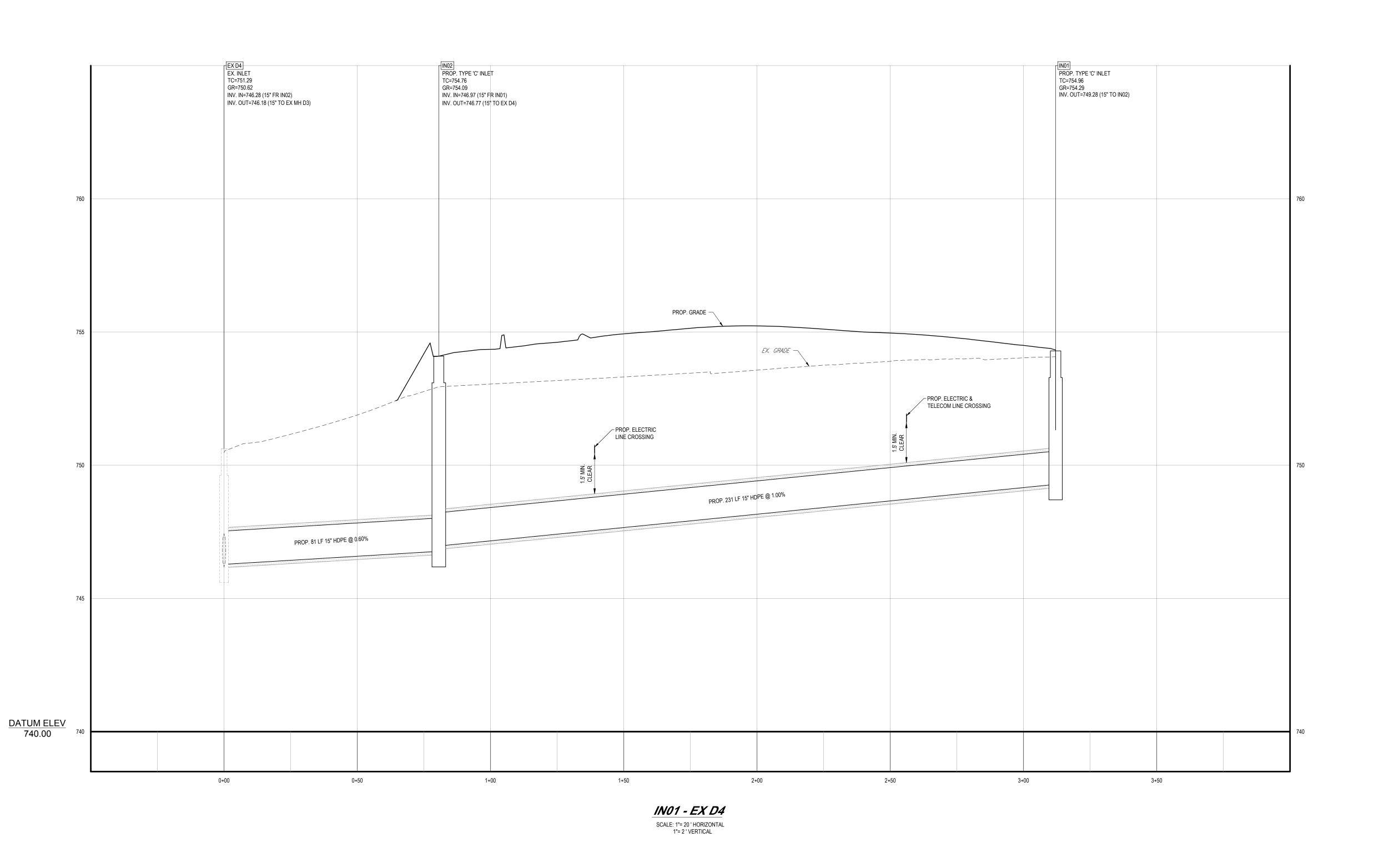
1 ALLEGHENY SQUARE, SUITE 402 PITTSBURGH, PA 15212 Phone: (724) 638-8500

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**LANDSCAPE DETAILS** 





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#### PLANNED UNIT DEVELOPMENT PLANS

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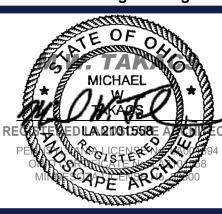
PROPOSED CAR WASH

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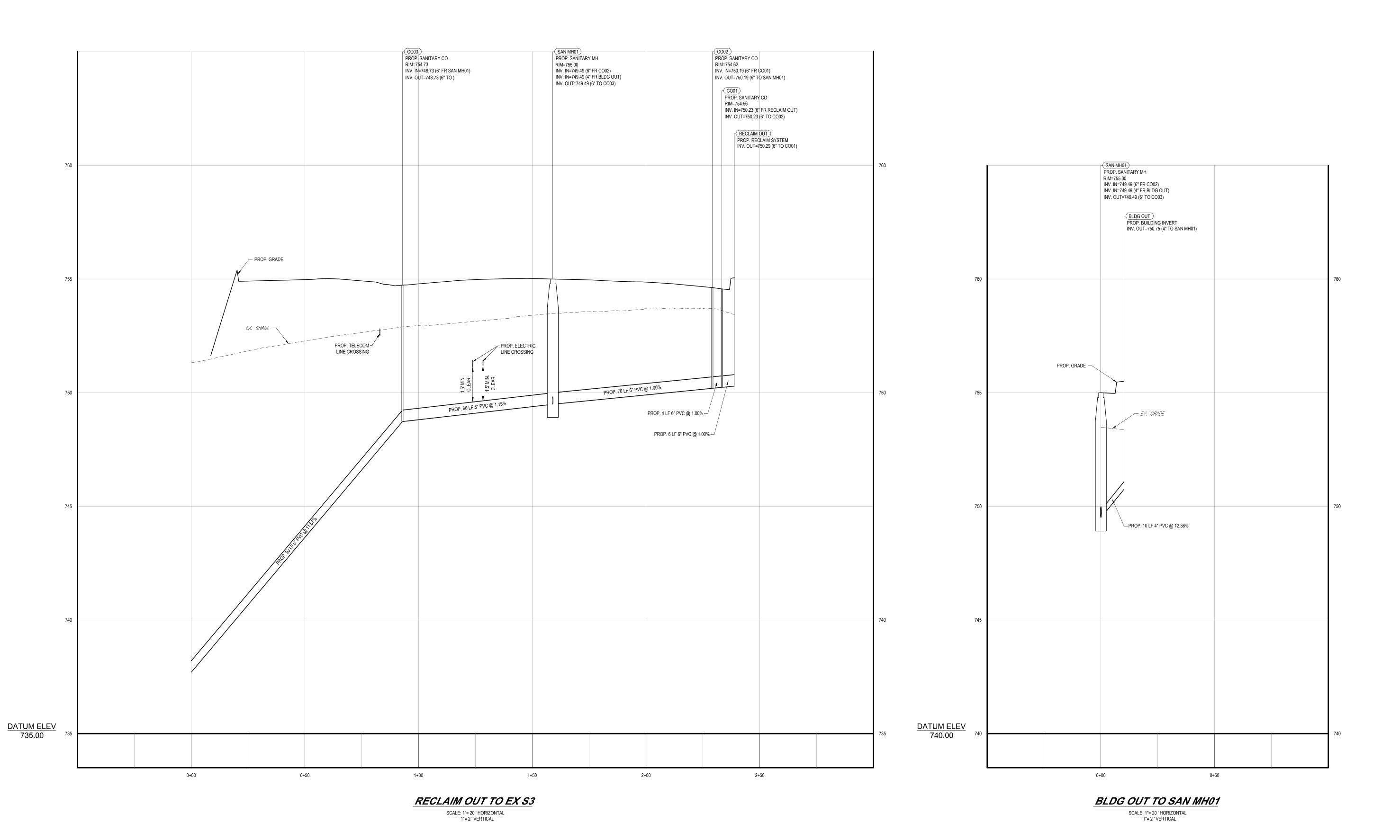


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PERMITTING SERVICES
TRANSPORTATION SERVICES

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#### PLANNED UNIT DEVELOPMENT

**PLANS** 



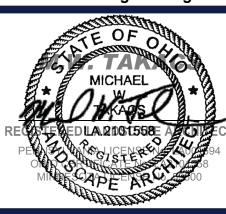
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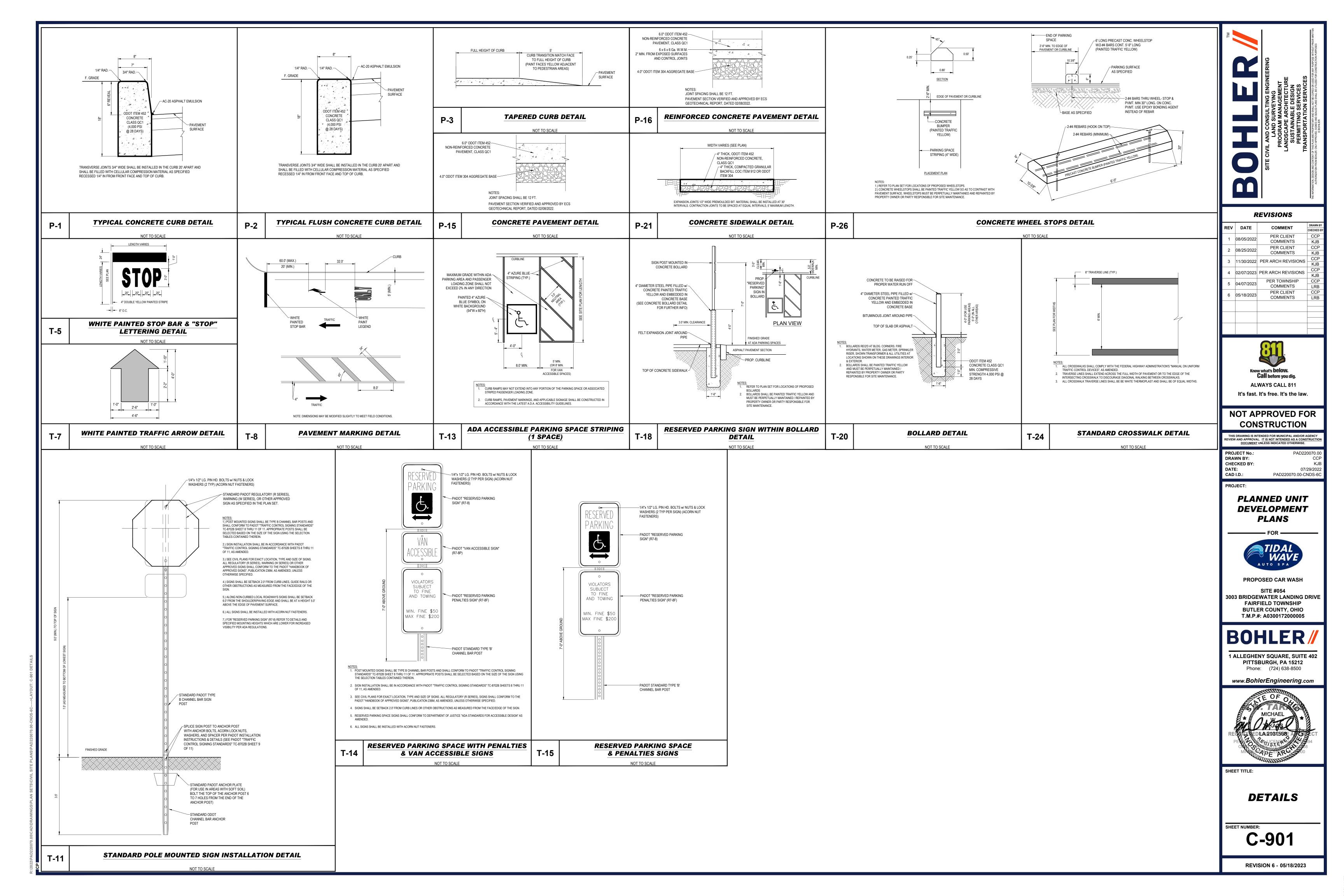


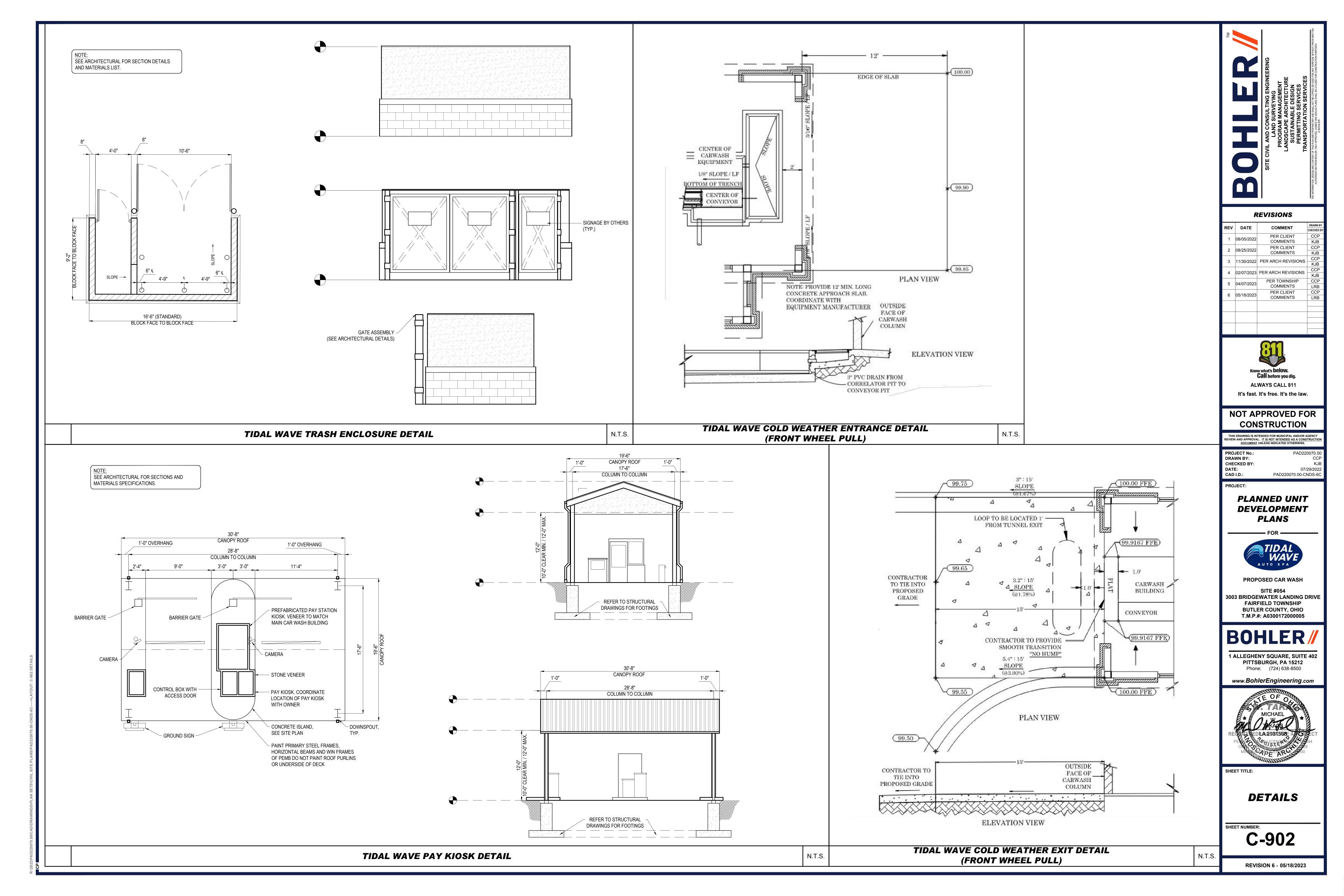
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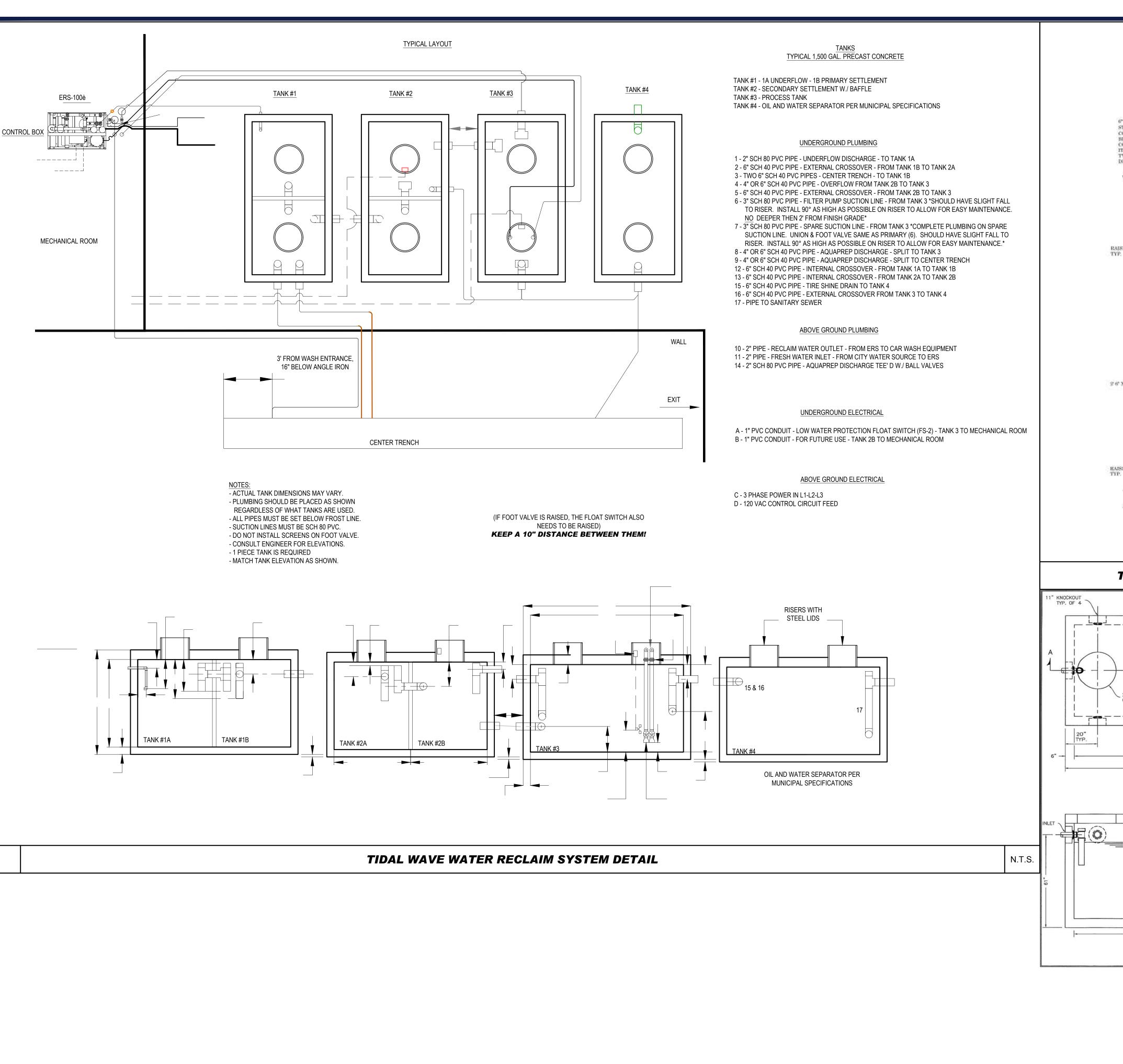
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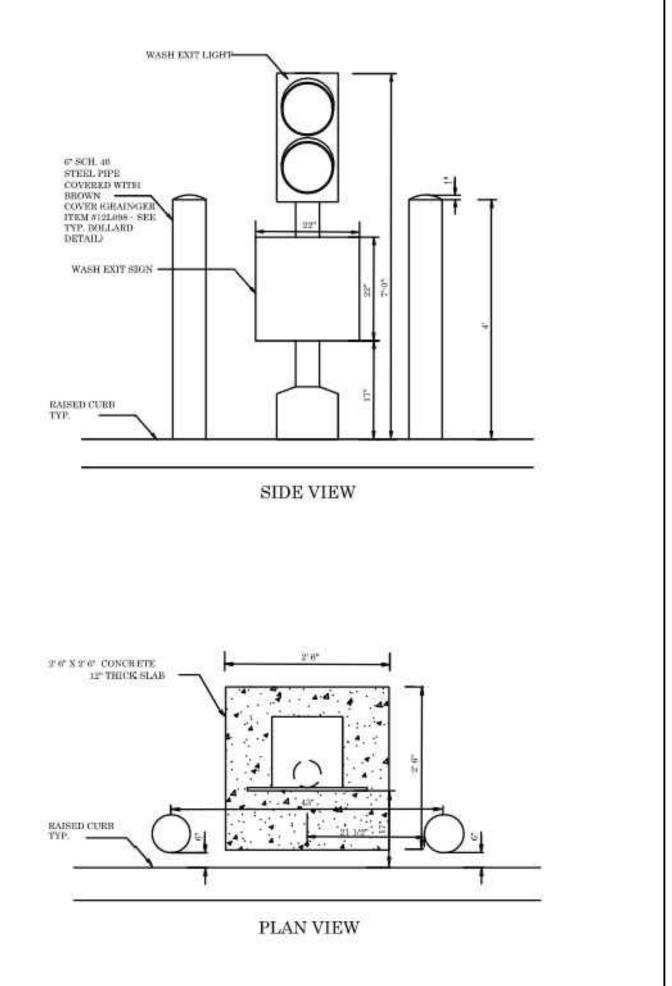
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TIDAL WAVE EXIT LIGHT DETAIL

4" 3'-2"

SECTION A-A

SPECIFICATIONS: CONCRETE: ENTRAINED AIR: SPECIFICATIONS:
CONCRETE:
ENTRAINED AIR:
STEEL:

DESIGN LOADING:

LIVE LOAD:
EARTH FILL:

WATER TABLE:

C,500 P.S.I. © 28 DAYS.

8%.
A.S.T.M. A496—A615
GRADE 60—80 KSI.
ACI 318—99 TRAFFIC. USE ACI LOAD FACTORS.
ACI 318—99 TRAFFIC. USE ACI L BOTTOM SECTION & BAFFLE WALL: 18,197 LBS. TOTAL: 22.620 LBS. TEES, DROP LEGS & FITTINGS SUPPLIED AND INSTALLED BY G.C. WATERTIGHT ASSEMBLY IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. ASK FOR KISTNER "WATERTIGHT JOINT INSTALLATION" DETAIL. PIPE OPENINGS STOCK: PIPE SEALS REQUIRED 4" PVC - OPENING WITH SEAL - STOCK m 🚽 6" PVC - OPENING STOCK - SEAL TO BE INSTALLED 8" PVC - OPENING STOCK - SEAL TO BE INSTALLED GROUTED OPENINGS ONLY - REQUIRED 4" PVC - OPENING WITH SEAL - STOCK 4" PVC - OPENING WITH SEAL - STOCK

6" PVC - STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR

8" PVC - STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR 8" PVC - STOCK KNOCKOUT TO BE BROKEN OUT BY CONTRACTOR FLOW LINE

N.T.S.

SECTION B-B

E CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTIIRE

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PROJECT:

### PLANNED UNIT DEVELOPMENT

PLANS



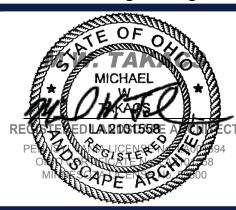
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