PLANNING COMMISSION

Wednesday, August 12, 2026 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES
   - A. July 8, 2026, Meeting Minutes
5. OATH OR AFFIRMATION
6. OLD BUSINESS
7. NEW BUSINESS
   - A. **PC 26-17 Conditional Use Application | Automobile Sales/Rental | Koenig Equipment - 0 Watkins Glen Road (Parcel #0836200054) -** The applicant, Viox & Viox, Inc. c/o Chris Sabetta, is requesting conditional use approval for an automobile sales/rental facility located at 0 Watkins Glen Road (Parcel #0836200054). Automobile sales/rental is a conditional in the C-1 General Commercial District.

     The subject property consists of a vacant 37.74-acre parcel which is proposed to be split into a 10.55-acre parcel to support the development of a 30,450 square foot Koenig Equipment facility (John Deere dealership which sells agricultural, lawn and garden, and compact construction equipment) with a detached accessory storage building with wash bay and an outdoor storage area. The proposed parcel is located at the end of Watkins Glen Road and is proposed to abut both Decker Road and Interstate 75.

   - B. **PC 26-18 Major Site Plan | Koenig Equipment - 0 Watkins Glen Road (Parcel #0836200054)** - The applicant, Viox & Viox, Inc. c/o Chris Sabetta, is requesting approval of a major site plan for the construction of a 30,450 square foot Koenig Equipment facility and a detached accessory storage building with wash bay located on Parcel #0836200054 within the C-1 General Commercial District.

C. **PC 26-19 Amendments to Municipal Code -** The City of Franklin is proposing amendments to the City's Municipal Code Table 1107.04-2: Nonresidential Districts Use Table and Section 1107.10 Industrial Use Standards.

8. DISCUSSION

9. ADJOURNMENT

PLANNING COMMISSION

Wednesday, July 8, 2026, 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

The meeting was called to order at 5:30 PM.

2. ROLL CALL

Present: Brian Rebholtz, Paul Ruppert, Christine Pirot, David Hopper (arrived at 5:41 PM), Jackie Almanza
Absent: Mayor Brent Centers, Jason Hall
Staff: Eric Damian, Cindi Chibis
Guests: Bill Warnock, Vicki Warnock, Amanda Lamb, Ron Benscik, Mary Werline, James Werline, Sue Werline, Mark Connr, Phillip Broden, Chris Walther

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Brian Rebohltz.

4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES

The Clerks' Journal was approved, and the tapes were accepted as the official minutes of the June 10, 2026, meeting.

Motion made by Ruppert, Seconded by Rebholz
Voting Yea: Rebholz, Ruppert, Pirot, Almanza
Motion carried

5. OATH OR AFFIRMATION

The Oath was issued to all guests.

6. OLD BUSINESS

7. NEW BUSINESS

PC 26-13 Major Subdivision - Final Plat – Shaker Farms (Phase Two)

The applicant, Mark Connor, Forestar (USA) Real Estate Group, Inc. is requesting Planning Commission approval of the final record plan for Phase Two of the proposed subdivision Shaker Farms located at 5764 Shaker Road (Parcel 0835200006) Corner of Shaker Road and Manchester Road.

Eric Damian introduced PC 26-13 stating that Shaker Farms Phase Two Final Plat is a major subdivision containing approximately 15.4124 acres. The plat establishes forty-six (46) residential lots, two open space areas, associated easements, and 2.2983 acres of dedicated public right-of-way for Rustling Oaks Lane, Harvest Glen Road, Wheatfield Way, and additional right-of-way along Manchester Road. Open Space A is also dedicated as a drainage easement.

Damian stated that the Final Planned Unit Development Plan and Preliminary Plat were approved by Planning Commission on July 9, 2025, construction plans for the public improvements have been approved, and a performance bond has been filed with the City to guarantee completion of the required public infrastructure.

Damian explained that the applicant has indicated that certain supporting easements located outside of the Phase Two plat boundary will be recorded separately. He stated that these easements are located on property owned by the applicant and are part of the overall Shaker Farms development. Damian confirmed that staff does not object to the Final Plat moving forward for recording, provided that the required easements remain a condition of the City's acceptance and release of security for the associated improvements.

Damian concluded by stating that staff recommends that Planning Commission forward a recommendation of approval with modifications to Franklin City Council, subject to the following condition:

The applicant shall submit all separate easement documents, exhibits, and legal descriptions for any sanitary sewer, storm sewer, water, drainage, access, emergency overflow/spillway, or other utility easements located outside of the Phase Two plat boundary that are necessary to serve the lots or public improvements within Shaker Farms Phase Two. Such easements shall be reviewed and found acceptable by the City Engineer. The easements shall be recorded prior to final infrastructure acceptance and prior to any release or reduction of the performance guarantee for the affected improvements, unless otherwise approved by the City Engineer.

The Chair suggested that for purposes of discussion and public comment PC 26-13 and PC 26-14 be combined. Commission members concurred.

Introduction of PC 26-14 followed.

Motion to recommend approval to City Council with stated conditions made by Almanza, Seconded by Rebholz.
Voting Yea: Rebholz, Ruppert, Pirot, Hopper, Almanza
Motion carried

PC 26-14 Major Subdivision - Final Plat – Shaker Farms (Phase Three)

The applicant, Mark Connor, Forestar (USA) Real Estate Group, Inc. is requesting planning commission approval of the final record plan for Phase Three of the proposed subdivision Shaker Farms located at 5764 Shaker Road (Parcel 0835200006) Corner of Shaker Road and Manchester Road

Damian introduced PC 26-14 stating that Shaker Farms Phase Three Final Plat is a major subdivision containing approximately 6.1035 acres. The plat establishes thirty-six (36) residential lots, associated easements, and 1.0181 acres of dedicated public right-of-way for Richard Way and Wheatfield Way.

Damian stated that the Final Planned Unit Development Plan and Preliminary Plat were approved by Planning Commission on July 9, 2025, construction plans for the public improvements have been approved, and a performance bond has been filed with the City to guarantee completion of the required public infrastructure, including infrastructure located outside of the Phase Three plat boundary that is necessary to serve Phase Three.

Damian explained that the applicant has indicated that certain supporting easements located outside of the Phase Three plat boundary will be recorded separately. These easements are located on property owned by the applicant and are part of the overall Shaker Farms development. Damian confirmed that staff does not object to the Final Plat moving forward for recording, provided that the required easements remain a condition of the City's acceptance and release of security for the associated improvements.

Damian concluded by stating that staff recommends that Planning Commission forward a recommendation of approval with modifications to Franklin City Council, subject to the following condition:

The applicant shall submit all separate easement documents, exhibits, and legal descriptions for any sanitary sewer, storm sewer, water, drainage, access, emergency overflow/spillway, or other utility easements located outside of the Phase Three plat boundary that are necessary to serve the lots or public improvements within Shaker Farms Phase Three. Such easements shall be reviewed and found acceptable by the City Engineer. The easements shall be recorded prior to final infrastructure acceptance and prior to any release or reduction of the performance guarantee for the affected improvements, unless otherwise approved by the City Engineer.

The Chair opened public comment on PC 26-13 and PC 26-14 at 5:45. Hearing none, public comment was closed at 5:46 and a motion was called for.

Motion to recommend approval to City Council with stated conditions made by Pirot, Seconded by Rebholz.
Voting Yea: Rebholz, Ruppert, Pirot, Hopper, Almanza
Motion carried

PC 26-15 Major Subdivision - Final Plat – Shaker Meadows (Section Three)

The applicant, Todd Henderson, Henderson Development Company, is requesting planning commission approval of the final record plan for Section Three of the proposed subdivision Shaker Meadows which includes Parcels #0836351005 and 0835102001 (Pleasant Hill Blvd.).

Damian introduced PC 26-15 stating that Shaker Meadows Section Three Final Plat is a major subdivision containing approximately 3.3622 acres. The plat establishes sixteen (16) residential lots, associated easements, and 0.9701 acres of dedicated public right-of-way for Pleasant Hill Boulevard and Wright Way.

Damian stated that the Final Planned Unit Development Plan and Preliminary Plat were approved by Planning Commission on January 14, 2026, construction plans for the public improvements have been approved, and a performance bond has been filed with the City to guarantee completion of the required public infrastructure.

Damian concluded by stating that staff recommends that Planning Commission forward a recommendation of approval to Franklin City Council.

The Chair suggested that for purposes of discussion and public comment PC 26-15 and PC 26-16 be combined. Commission members concurred.

Introduction of PC 26-16 followed.

Motion to recommend approval to Franklin City Council made by Almanza, Seconded by Rebholz.
Voting Yea: Rebholz, Ruppert, Pirot, Hopper, Almanza
Motion carried

PC 26-16 Major Subdivision - Final Plat – Shaker Meadows (Section Four)

The applicant, Todd Henderson, Henderson Development Company, is requesting planning commission approval of the final record plan for Section Four of the proposed subdivision Shaker Meadows. The Final Planned Unit Development Plan and Preliminary Plat were approved by Planning Commission on January 14, 2026.

Damian introduced PC 26-16 stating that Shaker Meadows Section Four Final Plat is a major subdivision containing approximately 13.9096 acres. The plat establishes twenty-two (22) residential lots, associated easements, and 1.1185 acres of dedicated public right-of-way for Troy Avenue and Wright Way.

Damian stated that the Final Planned Unit Development Plan and Preliminary Plat were approved by Planning Commission on January 14, 2026, construction plans for the public improvements have been approved, and a performance bond has been filed with the City to guarantee completion of the required public infrastructure.

Damian concluded by stating that staff recommends that Planning Commission forward a recommendation of approval to Franklin City Council.

Hopper requested and received a brief overview of where we stand with the review/approval process for Shaker Meadows.

Damian reminded Commission members that the Commission approved the corresponding PUD in January and that requests for additional Shaker Meadow plats were expected

The Chair opened public comment on PC 26-15 and PC 26-16 at 5:54 PM.

Chris Walther**,** of Walther Engineering and Manufacturing Company, approached the podium, provided his address, and confirmed that he had been sworn in. Mr. Walther stated that his business property is adjacent to the proposed development and expressed safety risks and concerns.

Hopper thanked Walther for his comments but explained that public comment was open for PC 26-15 and PC 26-16- Shaker Meadows, noting that his concerns were instead related to Shaker Farms.

Walther apologized for his error.

Pirot reminded Walther that an opportunity for comments on Shaker Farms would be provided again at the next Franklin City Council meeting.

Hearing no further comments or discussion, the Chair closed public hearing at 5:59 PM and called for a motion.

Motion made by Ruppert, Seconded by Almanza.
Voting Yea: Rebholz, Ruppert, Pirot, Chair Hopper, Almanza
Motion carried

8. DISCUSSION

9. ADJOURNMENT

Motion made by Almanza, Seconded by Pirot.
Voting Yea: Rebholz, Ruppert, Pirot, Chair Hopper, Almanza

The meeting was adjourned at 6:00 PM.

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission Members
From:	Liz Fields, AICP, Planner
Meeting Date:	August 12, 2026

PC 26-17 **Conditional Use – Automobile Sales/Rental**

Property Information:

Location: 0 Watkins Glen Road (Parcel #0836200054)

Zoning: C-1 "General Commercial District"

Proposed Use: Automobile Sales/Rental (Koenig Equipment)

Current Use: Vacant Commercial Land

Property Size: 10.55 acres

Number of Parking Spaces: 48 parking spaces

Project Overview:

The applicant, Viox & Viox, Inc. c/o Chris Sabetta, is requesting conditional use approval for an automobile sales/rental facility located at 0 Watkins Glen Road (Parcel #0836200054). Automobile sales/rental is a conditional in the C-1 General Commercial District.

Comments:

Overview: The subject property consists of a vacant 37.74-acre parcel which is proposed to be split into a 10.55-acre parcel to support the development of a 30,450 square foot Koenig Equipment facility (John Deere dealership which sells agricultural, lawn and garden, and compact construction equipment) with a detached accessory storage building with wash bay and an outdoor storage area. The proposed parcel is located at the end of Watkins Glen Road and is proposed to abut both Decker Road and Interstate 75.

Automobile Sales/Rental Specific Standards:

1. There shall be no parking or display of any vehicles within any right-of-way. The side/rear yard minimum dimensions shall be 20 feet.
   All display vehicles will be located on the subject property and will be a minimum of 20 feet from the side/rear yard boundary.

2. All outdoor display, storage, and sales facilities and areas shall be maintained in a neat and orderly condition.
   The property will be maintained accordingly.

3. The outdoor display of goods for sale shall not be located in areas intended for traffic circulation according to the site plan
   Goods for sale on display will be located in designated display areas, outside of the traffic circulation areas.

4. Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
   There will be no site access to/from residential streets.

5. Loudspeaker systems shall be located a minimum of 200 feet from a residential zoning district or use.
   There will be no loudspeaker system.

6. All outdoor display, storage, and sales facilities shall be limited to those shown on the approved site plan.
   All outdoor display, storage, and sales facilities are noted on the site plan.

Conditional Use General Standards for Approval:

1) That the proposed use is a Conditional Use in the zoning district for which it is proposed.
   Automobile Sales/Rental is an identified Conditional Use in the C-1 Zoning District.

2) The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO.
   The proposed use is consistent with the intent of the C-1 Zoning District, which is to "provide for general commercial activity, including a wide range of goods and services that will serve the region."

3) The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood.
The proposed use will be designed, constructed, operated, and maintained to be harmonious with the intended character of the general vicinity. The use will not change the essential character of the neighborhood.

4) The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.
The proposed use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.

5) The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
The proposed use will be served adequately by essential public facilities and services.

6) The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The proposed use will not create excessive additional requirements or be detrimental to the economic welfare of the community.

7) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
The proposed use does not involve uses, activities, processes, materials, etc. which are detrimental to any persons, property, or the general welfare.

8) The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares.
The proposed use will utilize vehicular approaches that are designed so as not to interfere with traffic on surrounding public thoroughfares.

9) The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.
The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major importance.

Per Section 1115.09(b)(2), The Planning Commission shall not grant a Conditional use Permit unless it is determined that the application meets the applicable general and specific standards for approval.

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

602 Lila Avenue
Milford, Ohio 45150

Tel: 859.727.3293
Fax: 859.727.8452

Tel: 513.576.1000

www.vioxinc.com

July 9, 2026

Re:
Koenig Equipment
Watkins Glen Drive,
Franklin, OH 45005
Parcel ID: 0836200054

To whom it may concern,

Provided below are responses and explanations of the proposed development project, Koenig Equipment, on Watkins Glen Drive.

The subject property was originally developed as a part of the Franklin Interstate Commerce Park and is currently vacant in the C-1 Zone. The proposed use, Automobile Sales/Rental, is a conditional use with specific standards in the C-1 Zone.

D1. The need for the proposed conditional use
Automobile sales/rental is listed as a conditional use in the C-1 zone

D2. The location of the proposed conditional use and a report identifying its effects and general compatibility with uses on surrounding properties and the general neighborhood
Surrounding properties are industrial and commercial and will not be affected by the proposed use.

D3. A plan of how the potential negative effects of the proposed conditional use will be mitigated, including traffic, parking, noise, light intrusion, solid waste storage and removal.
Site access is on Watkins Glen Drive which is part of the Franklin Interstate Commerce Park and is surrounded by other commercial and industrial uses. The residential areas to the southwest will be screened by existing mature vegetation and new plantings.

E1. The proposed use is a conditional use in the zoning district for which it is proposed;
The proposed use, Automobile Sales/Rental, is a conditional use with specific standards in the C-1 Zone.

E2. The proposed use will be in accordance with the general and specific objectives of the City's Comprehensive Development Plan;
Future land use in the 2040 comprehensive plan is listed as industrial/industrial park. The sale and service of heavy equipment fits in an industrial park setting.

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Civil Engineers, Surveyors, and Landscape Architects

E3. The proposed use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general neighborhood;
The existing and future neighboring uses are industrial and commercial. Residential properties to the southwest will be screen by existing mature vegetation and new plantings.

E4. The proposed use will not be hazardous or unreasonably disturbing to existing or future neighborhood uses;
The existing and future neighboring uses are industrial and commercial. Residential properties to the southwest will be screen by existing mature vegetation and new plantings.

E5. The proposed use will be adequately served by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or that the persons or agencies responsible for the establishment of the use will be able to adequately provide any such services;
Watkins Glen Drive provides adequate access to the site and all necessary utilities are available.

E6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
The proposed development will connect to existing utility service mains currently available on site

E7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
The proposed use does not generate excessive traffic, noise, smoke, fumes, glare, or odors. Any operations conducted on site are consistent with the C-1 Zone,

E8. The proposed use will have vehicular approaches to the property that are designed so as to not interfere with traffic on surrounding public thoroughfares; and
The proposed driveway is at the end of Watkins Glen Drive and does not interfere with any surrounding drives.

E9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historical features of major importance.
There are no natural, scenic or historical features of major importance on the site.

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Civil Engineers, Surveyors, and Landscape Architects

Automobile Sales/Rental: Automobile sales/rental uses shall be subject to the following regulations in addition to the review standards in Section 1113.01:

1. **There shall be no parking or display of any vehicles within any right-of-way. The side/rear yard minimum dimensions shall be 20 feet.**
   All display vehicles will be located on the subject property and a minimum of 20 from the side/rear yard boundary.

2. **All outdoor display, storage, and sales facilities and areas shall be maintained in a neat and orderly condition.**
   The property will be maintained accordingly.

3. **The outdoor display of goods for sale shall not be located in areas intended for traffic circulation according to the site plan.**
   Goods for sale on display will be located in designated display areas, outside of the traffic circulation areas.

4. **Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.**
   There will be no site access to/from residential streets.

5. **Loudspeaker systems shall be located a minimum of 200 feet from a residential zoning district or use.**
   There will be no loudspeaker system

6. **All outdoor display, storage, and sales facilities shall be limited to those shown on the approved site plan.**
   All display areas are noted on the site plan

Thank your for the time and attention given to our project. Please feel free to reach out to me with any questions or comments related to the project itself or any of the submittal documentation.

Respectfully Submitted,

Chris Sabetta
Design Engineer
csabetta@vioxinc.com
859-727-3293
466 Erlanger Rd, Erlanger, KY 41018

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KOENIG EQUIPMENT
SITE PLAN

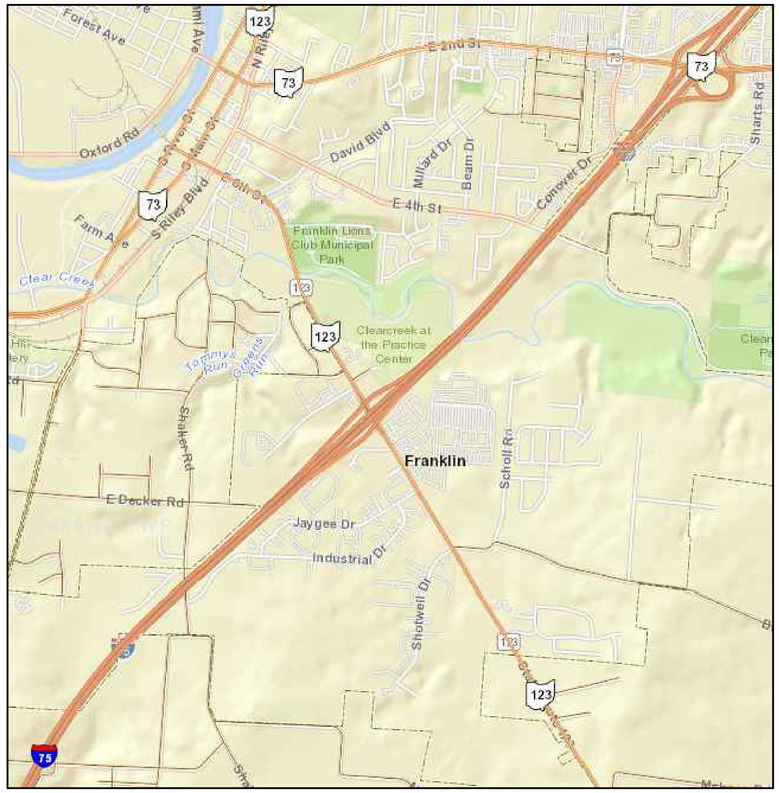
WATKINS GLEN ROAD
CITY OF FRANKLIN, WARREN COUNTY, OHIO

1

SUMMARY TABLE:

TOTAL SITE ACREAGE = 10.55 AC
TOTAL BUILDING SQ. FT. = 38,250 SF
INTENSITY = 0.083

VICINITY MAP



SCALE: N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	GENERAL NOTES
C-100	EXISTING CONDITIONS PLAN
C-200	LAYOUT PLAN
C-201	EQUIPMENT DISPLAY AREAS
C-250	FIRE TRUCK WHEEL PATH
C-300	GRADING PLAN
C-310	SIGHT LINE EXHIBIT
C-320	EROSION CONTROL PLAN
C-400	UTILITY PLAN
C-410	STORM SEWER PROFILES
C-501	LAYOUT DETAILS
C-502	EROSION CONTROL DETAILS
C-503	UTILITY DETAILS
C-504	DETENTION DETAILS
L-100	PLANTING PLAN
E-100	PHOTOMETRIC PLAN
	BUILDING ELEVATIONS
	FLOOR PLAN

1

2

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602 Lila Avenue,
Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT
CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

COVER SHEET

C-000

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P:\SCHUMACHER CONSTRUCTION MANAGEMENT, INC. (657)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SHEETS\SP-KOENIG EQUIPMENT-COVER-NOTES.dwg

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GENERAL NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF A CONFLICT WITH THE PLANS IS DISCOVERED.
2. IT SHALL BE THE FULL AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND COMPLY WITH SAFETY REQUIREMENTS AND REGULATIONS AS ESTABLISHED BY O.S.H.A. OR ANY OTHER REGULATORY BODY. THE OWNER AND ENGINEER WILL NOT PERFORM ANY SAFETY COMPLIANCE INSPECTIONS AS THE CONTRACTOR HAS ACCEPTED FULL AND COMPLETE RESPONSIBILITY FOR PERFORMING SUCH INSPECTIONS FOR COMPLIANCE TO THE REGULATIONS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY LOSS, EXPENSE, FINE, OR SUIT, INCLUDING ATTORNEY'S FEES, ARISING OUT OF ANY SAFETY VIOLATION SUITS BROUGHT BY INJURED PERSONS AND/OR FINES LEVIED BY O.S.H.A OR ANY OTHER REGULATORY BODY, AS RESULT OF THE CONTRACTOR'S WORK.
3. IF CLSM FILL IS USED IT MUST NOT EXCEED 28 DAYS STRENGTH IN SPECIFICATIONS (80 PSI). CLSM FILL REQUIRED IN ALL UTILITY TRENCHES UNDER EXISTING PAVED AREAS. THIS EXPENSE TO BE INCLUDED IN APPROPRIATE BID ITEM.
4. CONTRACTOR SHALL RAISE, LOWER, SHIFT, AND ETC. ALL EXISTING OR PROPOSED MANHOLE COVERS' GRATES, VALVE BOXES AND ETC. TO COMPLY WITH NEW CONSTRUCTION AS SHOWN OR NOT SHOWN ON THESE PLANS AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL IMPLEMENT TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STATE & LOCAL STANDARDS, PROCEDURES AND REGULATIONS WHILE WORKING WITHIN ROADWAY EASEMENTS & R/W OR WHEN WORK AFFECTS TRAFFIC FLOW OR SAFETY.
6. ALL STREETS AND ROADWAYS ADJACENT TO PROJECT SHALL BE CLEANED OF DIRT AND DEBRIS AT END OF EACH DAY.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
8. ALL NECESSARY ENCROACHMENT PERMITS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
9. ALL ASPHALT SURFACE ON EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, REMOVED AND REPLACED. THE NUMBER OF SAWCUTS SHALL BE MINIMIZED IN ORDER TO MAKE ONE CONTINUOUS PATCH AS DIRECTED BY THE ENGINEER AND OR LOCAL OFFICIALS.
10. ALL PAVEMENT, SIDEWALK, CURB, GUTTER, ETC. TO BE REINSTALLED SHALL MATCH EXISTING WIDTH AND THICKNESS.
11. ANY SITE SIGNAGE IF APPLICABLE WILL BE BY SEPARATE PERMIT.

DEMOLITION NOTES:

1. ALL POTENTIAL EROSION SHALL BE CONTROLLED IN SUCH A MANNER SO AS TO PREVENT ANY DISPLACEMENT OF SILT TO ADJACENT PROPERTY OWNERS OR RIGHT-OF-WAY. THIS CONTROL SHALL BE IMPLEMENTED THROUGH PROPER INSTALLATION OF SILT FENCE, OR STRAW BALES DURING THE CONSTRUCTION DURATION AND MAINTAINED UNTIL PROPER GROUND COVER HAS BEEN ESTABLISHED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES THE HEIGHT OF THE SILT FENCE.
3. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF GRANULAR MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES.
4. DUST CONTROLS USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWER MUST BE REMOVED IMMEDIATELY.
6. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENTING ANY AND ALL SEDIMENT CONTROL MEASURES AS NECESSARY TO CONTAIN SEDIMENT ON SITE. THIS SHALL INCLUDE MEASURES INDICATED ON THESE PLANS AND NOTES AND ANY OTHERS THAT MAY BE NECESSARY TO ACCOMMODATE CONTRACTOR'S OPERATIONS

EROSION CONTROL NOTES:

1. EXISTING VEGETATION SHALL BE PRESERVED WHERE POSSIBLE. ALL DISTURBED AREAS OF THE SITE SHALL BE STABILIZED. STABILIZATION SHALL BEGIN WITHIN 14 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY (FOR 21 DAYS OF MORE) CEASED. WHEN SNOW COVER CAUSES DELAYS, STABILIZATION SHALL BEGIN AS SOON AS POSSIBLE.
2. ALL DISTURBED AREAS ARE TO BE RESTORED AND SEEDED IMMEDIATELY AFTER COMPLETION OF LAND DISTURBING ACTIVITIES IN THAT AREA. RESTORATION TO BE AS AS NOTED IN PROJECT SPECIFICATIONS.
3. ALL FINAL SLOPES OF 8% OR GREATER WILL BE SEEDED AND MULCHED.
4. DRAINAGE DITCHES HAVING SLOPES GREATER THAN 5% WILL BE SODDED OR PROTECTED WITH EROSION CONTROL BLANKET (EAST COAST EROSION BLANKETS ECC-2B OR EQUIVALENT EXTENDED TERM BIODEGRADABLE BLANKET) UNLESS NOTED OTHERWISE
5. CONTRACTOR SHALL INSPECT THE BMP'S AT LEAST EVERY 7 DAYS AND AFTER A RAIN EVENT OF 0.5" AND GREATER.
6. CONTRACTOR SHALL INSTALL DROP INLETS SEDIMENT FILTER, OVER ALL EXISTING AND PROPOSED INLETS UNTIL PROJECT COMPLETION.
7. SILT FENCE SHALL BE INSTALLED IN ALL AREAS SUBJECT TO SEDIMENT RUNOFF FROM THE SITE AND REMOVED AT COMPLETION OF THE PROJECT PRIOR TO LANDSCAPE CONTRACTOR ARRIVAL TO SITE. CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR SEDIMENTATION CONTROL OF ONSITE RUNOFF IN ACCORDANCE WITH THE CITY OF FRANKLIN AND WARREN COUNTY STORM WATER RUNOFF, SOIL EROSION, AND SEDIMENTATION CONTROL ORDINANCE. ALL EROSION CONTROLS SHALL BE IN PLACE BEFORE SITE WORK BEGINS.
9. THE DRAINAGE PATTERN CREATED BY THE DEVELOPMENT OF THIS SITE SHALL BE CONSISTENT WITH THE PREVIOUS STORM WATER DRAINAGE PATTERNS. THE ADJACENT PROPERTY OWNERS SHALL NOT REALIZE ANY CHANGES IN THE RUNOFF TO THEIR PROPERTY.
10. ALL POTENTIAL EROSION SHALL BE CONTROLLED IN SUCH A MANNER SO AS TO PREVENT ANY DISPLACEMENT OF SILT TO ADJACENT PROPERTY OWNERS OR RIGHT-OF-WAY. THIS CONTROL SHALL BE IMPLEMENTED THROUGH PROPER INSTALLATION OF SILT FENCE STRAW BALES DURING THE CONSTRUCTION DURATION AND MAINTAINED UNTIL PROPER GROUND COVER HAS BEEN ESTABLISHED.
11. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
12. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF GRANULAR MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES.
13. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF TEMPORARY PARKING AS CONDITIONS DEMAND.
14. DUST CONTROLS USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
15. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE REQUIREMENTS OF THE OHIO EPA GENERAL PERMIT (OHC000006) AND IMPLEMENT THE EROSION CONTROL PLAN BEST MANAGEMENT PRACTICES (BMPS) OUTLINED IN THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) BOOK. THE CONTRACTOR SHALL PROVIDE AN OHIO EROSION PREVENTION AND SEDIMENT CONTROL INSPECTOR TO ROUTINELY CONDUCT SITE INSPECTIONS AND COMPLETE REQUIRED DOCUMENTATION IN THE SWPPP BOOK, PER THE GENERAL PERMIT. IT SHALL BE UNDERSTOOD THAT THE SWPPP BOOK IS A LIVING DOCUMENT, AND BMP'S SHALL BE AMENDED AS NEEDED TO PROVIDE EROSION CONTROL AND GOOD HOUSEKEEPING ON AN EVOLVING CONSTRUCTION SITE, AND SHALL BE USED THROUGHOUT THE LENGTH OF THE CONSTRUCTION PROJECT UNTIL THE SITE IS PERMANENTLY STABILIZED, EQUIPMENT HAS DEMOBILIZED, AND A NOTICE OF TERMINATION HAS BEEN FILED WITH THE OHIO EPA.
16. THE CONTRACTOR IS RESPONSIBLE FOR SEDIMENTATION CONTROL OF ONSITE RUNOFF IN ACCORDANCE WITH THE WARREN COUNTY STORM WATER RUNOFF, SOIL EROSION, AND SEDIMENTATION CONTROL ORDINANCE. ALL EROSION CONTROLS SHALL BE IN PLACE BEFORE SITE WORK BEGINS.
17. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES 1/3 OF THE HEIGHT OF THE SILT FENCE.
18. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWER MUST BE REMOVED IMMEDIATELY.
19. CONCRETE WASHOUT AREA AND FUEL TANK LOCATIONS TO BE DETERMINED BY CONTRACTOR AND IDENTIFIED ON BMP PLANS ONSITE.
20. CONSTRUCTION BMP'S SHALL BE REVISED OR ADDED AS DEEMED NECESSARY.

GRADING NOTES:

1. BEFORE CONSTRUCTION, CONTRACTOR TO CONTACT OHIO UNDERGROUND PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE BY CALLING 811 OR VISITING OUPS.ORG.
2. ALL SINGLE SPOT ELEVATIONS ARE TO TOP OF PAVING OR SIDEWALK. ALL DOUBLE SPOT ELEVATIONS ARE TO TOP & BOTTOM OF CURB.
3. MAXIMUM SLOPE OF ALL HANDICAP RAMPS SHOWN SHALL NOT EXCEED 1:12.
4. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND FIELD LOCATING ALL UTILITIES WITHIN THE PROJECT LIMITS SO THAT CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING LINES. IF ANY UTILITY LINES ARE DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE UTILITY LINES AT THE CONTRACTOR'S EXPENSE. FINISHED REPLACEMENT OR REPAIR SHALL MEET THE APPROVAL OF THE SPECIFIC UTILITY OWNER.
5. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY PER STANDARD PROCTOR ANALYSIS ASTM D 698 OR TO THE PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
6. EXISTING ELEVATIONS AND CONTOURS ON THIS PLAN ARE PROVIDED FROM GIS AND SITE SURVEY. CONTRACTOR SHALL COORDINATE HORIZONTAL AND VERTICAL CONTROL WITH ENGINEER OR SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. IMPROPER GRADING/FINISHING OF ALL EXCAVATION AND FILL PLACEMENT WITHIN THE PROJECT LIMITS OR ADJACENT RIGHT-OF-WAY THAT RESULT IN DRAINAGE PROBLEMS SHALL BE REMOVED AND REINSTALLED TO IMPLEMENT POSITIVE DRAINAGE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. BENCHMARK INFORMATION AS PROVIDED SHALL BE USED TO CONFIRM EXISTING TOPOGRAPHIC CONDITIONS PRIOR TO THE COMMENCEMENT OR ANY CONSTRUCTION ACTIVITIES. ANY CONFLICT AND/OR DISCREPANCIES ENCOUNTERED BETWEEN THE EXISTING TOPOGRAPHY SHOWN AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
9. THE CONTRACTOR SHALL NOT SCALE FROM THESE PLANS FOR FIELD SURVEY LOCATION.
10. SPECIAL CARE SHALL BE TAKEN TO PROTECT ALL TREES, SHRUBS, ETC. WITHIN EXISTING LANDSCAPE ISLANDS TO REMAIN. CONTRACTOR SHALL COORDINATE ALL TREE REMOVAL WITH OWNER PRIOR TO CONSTRUCTION TO DELINEATE WHICH TREE AND LANDSCAPING IS TO BE LEFT IN-PLACE.
11. THE PROPERTY OWNER IS RESPONSIBLE FOR SURFACE AND SUB-SURFACE DRAINAGE RELATED TO HIS/HER LANDS, AND SHALL PROVIDE FOR SUCH DRAINAGE IN A WAY AS TO PROPERLY RELIEVE WATERS FROM THEIR LAND, WITHOUT OBSTRUCTING EXISTING DRAINAGE PATTERNS OR INCREASE RUNOFF ONTO ADJACENT PROPERTIES.
12. ALL SOFT AND UNSUITABLE MATERIAL IN AREAS TO RECEIVE FILL MUST BE OVER-EXCAVATED TO A STABLE SUB-BASE, AND BACKFILLED WITH AN APPROVED ENGINEERED BACKFILL. ALL BACKFILL MUST MEET THE COMPACTION REQUIREMENTS OF THE SPECIFICATIONS OR AS SHOWN ON THE DRAWING, WHICHEVER IS THE MORE STRINGENT REQUIREMENT.
13. ALL DISTURBED AREAS NOT TO RECEIVE PAVEMENT SHALL RECEIVE 6" OF TOPSOIL.
14. CONTRACTOR TO FOLLOW ALL GEOTECHNICAL RECOMMENDATIONS.
15. DESIGN OF ALL RETAINING WALLS AND ASSOCIATED PERMITS WILL BE DONE BY OTHERS.
16. SIDEWALK CROSS SLOPES ARE TO BE BETWEEN 1.5% AND 2%, TOWARDS ADJACENT PAVEMENT UNLESS OTHERWISE INDICATED, AND PAVEMENT GRADES IN PEDESTRIAN AREAS ARE NOT TO EXCEED 5%.

SITE UTILITIES:

CONTRACTOR IS RESPONSIBLE TO FOLLOW RULES & REGULATIONS OF EACH UTILITY GROUP. LISTED BELOW ARE THE KNOWN SITE UTILITIES, OTHERS MAY BE ON SITE BUT NOT LISTED BELOW.

1. SANITARY SEWER: CITY OF FRANKLIN
2. STORM SEWER: CITY OF FRANKLIN
3. WATER: CITY OF FRANKLIN
4. GAS: DUKE ENERGY
5. ELECTRIC: DUKE ENERGY
6. COMMUNICATIONS: ALTAFIBER/SPECTRUM

Ohio Utilities Protection Service
Call 811 before you dig

LOCATION OF UTILITIES AND STRUCTURES, BOTH SURFACE AND SUB-SURFACE, ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT TIME OF BIDDING, AND ARE NOT NECESSARILY COMPLETE OR CORRECT. DURING CONSTRUCTION THE CONTRACTOR SHALL USE DILIGENCE IN PROTECTING FROM DAMAGING ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON THE PLAN OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SAME TO THE SATISFACTION OF THE ENGINEER OR APPROPRIATE AUTHORITY.

PROJECT NOTES:

PARCEL NUMBER: 083620054

DEED REFERENCE: P.B. 49, PAGE 68

TOTAL ACREAGE OF SITE: 10.55 AC.

OWNER:
FRANKLIN INTERSTATE PARK
0 WATKINS GLEN RD
FRANKLIN, OH 45005

DEVELOPER:
KOENIG EQUIPMENT
15213 STATE ROUTE 274
BOTKINS, OH 45306

2
CURRENT USE: VACANT COMMERCIAL LAND
PROPOSED USE: AUTOMOBILE SALES/RENTAL
1

PROPOSED BUILDINGS:
MAIN BUILDING:
HEIGHT = 24'-0"
SQ. FOOTAGE = 30,450 SF
STORAGE BUILDING:
HEIGHT = 24'-0"
SQ. FOOTAGE = 6,000 SF
WASH BAY:
HEIGHT = 24'-0"
SQ. FOOTAGE = 1,800 SF

PROPOSED SITE AREAS:
DISTURB = 8.08 AC.
IMPERVIOUS = 4.50 AC.
PERVIOUS = 3.58 AC.
TOTAL ACREAGE UNDER REVIEW: 10.55 AC.

SOIL TYPES: MrUC2, RvUB, UsUXF

SITE ZONING DATA:

CURRENT ZONE: C-1
MINIMUM LOT SIZE = N/A
MINIMUM FRONTAGE = 40 FEET
MINIMUM FRONT YARD SETBACK = 35 FEET
MINIMUM SIDE YARD SETBACK = 0/10 FEET
MINIMUM REAR YARD SETBACK = 0/30 FEET
MINIMUM PARKING LOT/DRIVEWAY SETBACK =
PARKING LOCATION = FRONT/SIDE/REAR
MAXIMUM HEIGHT = 35 FEET
MAXIMUM ACCESSORY STRUCTURE HEIGHT = PER SECTION 1107.19
MAXIMUM IMPERVIOUS COVERAGE = N/A

PARKING SUMMARY:

PROPOSED CAR PARKING
STANDARD SPACES (9'X18') = 44
ADA SPACES (9'X18') = 4
TOTAL PROPOSED SPACES = 48

PARKING SPACES REQUIRED PER CODE
AUTOMOBILE SALES/RENTAL: 1 SPACE PER 500 SF OF FLOOR AREA PLUS 1 SPACE PER 3,000 SF OF OPEN LOT AREA DEVOTED TO THE SALE AND DISPLAY OF VEHICLES
FLOOR AREA: 7,250/500 = 14.5 = 15 SPACES
SALE/DISPLAY AREA = 77,000/3000 = 25.67 = 26 SPACES

AUTOMOBILE SERVICE/REPAIR: 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT
SERVICE BAYS = 1 * 2 = 2 SPACES
EMPLOYEES ON LARGEST SHIFT = 5 = 5 SPACES

TOTAL PARKING SPACES REQUIRED = 15+26+2+5 = 48

ADA SPACES REQUIRED PER CODE
ADA SPACES = 2
VAN SPACES = 1
TOTAL REQUIRED (26-50 SPACES) = 2

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Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

GENERAL NOTES

C-001

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UTILITY NOTES:

1. GENERAL

1.1. PRIOR TO BEGINNING CONSTRUCTION AND AFTER CLEARING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND FIELD LOCATING ALL UTILITIES WITHIN THE PROJECT LIMITS SO THAT CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING LINES. IF ANY UTILITY LINES ARE DAMAGED , IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE UTILITY LINES AT THE CONTRACTOR'S EXPENSE. FINISHED REPLACEMENT OR REPAIR SHALL MEET THE APPROVAL OF THE SPECIFIC UTILITY OWNER.

1.2. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR ALL FINAL LOCATION OF UTILITY CONNECTIONS AT BUILDINGS.

1.3. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR ELECTRICAL AND DATA CONDUIT SIZES , MATERIALS AND MINIMUM COVERS.

1.4. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR LIGHTING, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, AND GEOTHERMAL DESIGN DETAILS & SPECIFICATIONS

1.5. A MINIMUM HORIZONTAL DISTANCE OF 10' (FEET) SHALL BE MAINTAINED BETWEEN THE WATER AND SANITARY SEWER SERVICE LINES MEASURED FROM THE OUTSIDE OF THE PIPE TO OUTSIDE OF PIPE.ALL CONNECTIONS OF STORM DRAINAGE PIPES TO STORM STRUCTURES SHALL BE SEALED WITH NON-SHRINK GROUT OR PER DRAIN BASIN MANUFACTURES RECOMMENDATIONS.

1.6. FOR SPECIFICATIONS AND ADDITIONAL DETAILS, REFER TO CITY OF FRANKLIN STANDARD SPECIFICATIONS & DRAWINGS FOR THE INSTALLATION OF WATER MAINS AND STANDARD SPECIFICATION & DRAWING FOR THE INSTALLATION OF METER PITS CURRENT EDITION.

1.7. CONTRACTOR TO COORDINATE WITH GEOTHERMAL DESIGNER AND CONTRACTOR TO ENSURE THAT NO CONFLICTS WITH THE GEOTHERMAL FIELD AND UNDERGROUND UTILITES (STORM, SANITARY, WATER, ELECTRIC, ETC.).

1.8. THE PLAN DOES NOT INDICATE INDIVIDUAL FITTINGS REQUIRED FOR THIS INSTALLATION. CONTRACTOR RESPONSIBLE FOR OBTAINING AND INSTALLING OF ALL FITTINGS ALONG WITH THE PIPE AND STRUCTURES IN THE SCHEDULE AS PART OF THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO "T" FITTINGS, "L" FITTINGS, DOUBLE AND TRIPLE MANIFOLDS, REDUCERS, BANDS, TIES, ETC. ALL FITTINGS SHALL BE APPROVED AND SUPPLIED BY THE PIPE MANUFACTURER.

1.9. THE OWNER IS RESPONSIBLE FOR ALL UTILITY TAP-ON FEES AND COST OF UTILITY EXTENSIONS TO THE SITE.

1.10.CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES ENTRY TO THE BUILDING WITH ARCHITECTURAL AND MECHANICAL/ELECTRICAL PLANS.

1.11.THE CONTRACTOR SHALL FULLY RESTORE ALL AREAS (ASPHALT, CONCRETE, CURBS, SIDEWALKS, LANDSCAPING, ETC.) DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

2. SANITARY SEWER

2.1. CONTRACTOR TO ENSURE THAT NO ISOLATED HIGH POINTS ARE CREATED IN THE SANITARY FORCE LINE. THE EXIT POINT FROM THE PUMP STATION SHALL BE DEEP ENOUGH TO BE LOWER THAN THE LOW POINT IN THE LINE NEAR THE STREET.

2.2. SEE PLUMBING PLANS FOR CLEAN-OUT, PIPE BEDDING AND GREASE TRAP DETAIL.

2.3. THE SANITARY SEWER LATERAL TO BE 6" SDR 35 PVC AND INSTALLED AT A MIN. OF 2% SLOPE. INSTALL STACKS AND CLEAN OUTS AS REQUIRED PER PLUMBING CODES.

3. STORM SEWER

3.1. ALL STORM SEWER THAT IS UNDER FUTURE PAVEMENT (CONCRETE AND GRAVEL) SHALL BE BACKFILLED IN FLOWABLE FILL. ALL CONNECTIONS OF STORM DRAINAGE PIPES TO STORM STRUCTURES SHALL BE SEALED WITH NON-SHRINK GROUT OR PER DRAIN BASIN MANUFACTURES RECOMMENDATIONS.

3.2. ALL STORM SEWER PIPES SHALL HAVE A MINIMUM COVER OF 12" OVER THE TOP OF PIPE. CONTRACTOR SHALL PROVIDE MINIMUM COVER IN ALL CASES. IF DISCREPANCIES EXIST IN THE GRADING PLAN OR IF UNSEEN SITE CONDITIONS EXIST THAT WILL NOT ALLOW THIS COVER AS DESIGNED THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RECONNAISSANCE AND THIS DETERMINATION PRIOR TO BIDDING THE WORK.

3.3. ANY DAMAGE AND REPAIR TO EXISTING STORM PIPING, AND UTILITIES. SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

3.4. 4" UNDER DRAINS TO BE REQUIRED AT TRANSITION OF THIN PAVEMENT SECTION TO THICKER PAVEMENT SECTION (TO COLLECT TRAPPED WATER).

3.5. CONTRACTOR TO VERIFY ELEVATIONS OF EXISTING STORM PIPING AT CONNECTION POINTS PRIOR TO ORDERING ANY MATERIAL.

3.6. ALL STORM SEWER PIPE SHALL BE AS NOTED ON THE PLAN. ALL HDPE PIPE SHALL BE "ADVANCE DRAINAGE SYSTEMS", ADS-N-12 HDPE PIPE, OR APPROVED EQUAL. ALL APPROVED EQUALS SHALL BE SUBMITTED TO THE ENGINEERS AND APPROVED, IN WRITING, PRIOR TO BIDDING AND ANY WORK BEING DONE ON SITE.

3.7. ALL STORM SEWER STRUCTURES OVER 5' DEEP SHALL HAVE STEPS.

3.8. ALL CATCH BASINS AT LOW POINTS IN PAVEMENT TO HAVE FINGER DRAINS.

3.9. DOWNSPOUT LINES FROM BUILDING TO COLLECTION LINES ARE 6" UNLESS OTHERWISE NOTED.

3.1. DOWNSPOUT LINES TO BE PVC SDR-35 OR INSTEAD OF DUALWALL HDPE (N-12), 1% MINIMUM SLOPE & 30" MINIMUM COVER. ALL CONNECTIONS SHALL BE MADE WITH WYES NOT TEES AND NO FITTINGS GREATER THAN 45° ARE PERMITTED.

4. WATER

4.1. THE WATER MAIN ON THIS PLAN IS A PRIVATE LINE THAT SERVES THE DEVELOPMENT FOR BOTH FIRE AND DOMESTIC PURPOSES. THE LAYOUT AND SIZING SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. THE FINAL DESIGN OF THIS LINE SHOULD BE PER THE CERTIFIED FIRE DESIGNERS PLAN AND DIRECTION.

4.2. ALL WATER MAIN PIPING, FITTINGS, BENDS, VALVES ETC. TO BE BUILT PER CITY OF FRANKLIN WATER DISTRICT WATER & SEWER DETAILS & SPECIFICATIONS.

4.3. ALL WATER MAINS AND HYDRANT LEADS TO HAVE TRACER WIRE INSTALLED, AND TURNED UP AT TEST BOXES AT/NEAR TEES, HYDRANTS, LINE VALVES, AND DEAD ENDS.

4.4. ALL BENDS OVER 5 DEGREES, TEES, PLUGS, REDUCERS, AND HYDRANTS SHALL REQUIRE CONCRETE THRUST BLOCKING.

4.5. ALL PRIVATE WATER LINES, INCLUDING PRIVATE HYDRANT LEADS, WILL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED ON THE PLAN.

4.6. FIRE PROTECTION LOOP SHOWN FOR REFERENCE, SEE FIRE PROTECTION PLANS FOR DESIGN.

4.7. FIRE HYDRANTS ARE SPACED SO THAT REACH TO ALL BUILDING FACADE IS WITHIN 250' OF HOSE.

4.8. PVC WATERMAIN PIPE TO BE AWWA C900 SDR-18 OR ASTM DD4421 SDR-17.

4.9. ALL WATER SERVICES TO BUILDINGS TO HAVE A PRESSURE REGULATOR VALVE.

5. GAS/ELECTRIC/COMMUNICATIONS

5.1. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY LINES AND TIE-IN POINTS WITH LOCAL UTILITY COMPANIES AND INSTALL APPROPRIATE CONDUITS, AND FOUNDATIONS. FOR SERVICE TO UTILITY CONNECTION POINTS AS IDENTIFIED HEREON OR DIRECTED BY THE UTILITY PROVIDER.

5.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE PVC CONDUIT UNDER ALL PROPOSED PAVEMENT AREAS FOR TELEPHONE AND DIGITAL/TV COMMUNICATIONS.

5.3. COORDINATE WITH DUKE ELECTRIC FOR NUMBER AND SIZE OF CONDUITS FROM POLE TO TRANFROMER. FOR BIDDING ASSUME (4) 2" PVC SCH-40 CONDUITS FORM POLE TO TRANSFORMER (USE SCH-80 FOR SWEEPS AT POLE AND INSTALL 10' OF SCH-80 UP POLE).

5.4. COORDINATE WITH ELECTRICAL PLANS FOR NUMBER AND SIZE OF CONDUITS FROM TRANSFORMER TO BUILDING. FOR BIDDING ASSUME (2) 4" PVC SCH-40 CONDUITS.

LANDSCAPE SPECIFICATIONS:

1. LANDSCAPE CONTRACTOR SHALL VERIFY AND IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE BY HIS ACTIONS.

2. ALL DEBRIS SHALL BE REMOVED FROM THE PLANTING AREA PRIOR TO PLANTING.

3. ALL PLANTS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECTS, PESTS, PLANT DISEASES, AND INJURIES.

4. PLANTINGS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS.

5. PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON PLANS. IN THE CASE OF UNFORSEEN OBSTRUCTIONS NOTIFY LANDSCAPE ARCHITECT.

6. SETTING PLANTS:
PROPOSED PLANT PITS SHALL BE POSITIVELY IDENTIFIED PRIOR TO DIGGING AND SHOULD BE MARKED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF LANDSCAPE ARCHITECT. EACH PLANT SHALL BE SET ONE PLANT PER HOLE. ALL HOLES SHALL HAVE SCORED SIDES WITH TOPSOIL CROWNED AT THE BOTTOMS AND TAMPED TO REDUCE SETTLEMENT. EACH PLANT PIT SHALL BE A MINIMUM OF ONE AND ONE HALF TIMES LARGER THAN THE ROOT BALL OF THE PLANT TO BE INSTALLED. PLANTS SHALL BE SET TO THE GRADE AT WHICH IT GREW AT THE NURSERY.

7. BACKFILLING:
TOPSOIL SHALL BE FREE FROM ROCKS AND DEBRIS. PLANT PITS SHALL BE BACKFILLED TO FILL ALL VOIDS. FIRMLY TAMP BACKFILL TO PREVENT SETTLEMENT.

8. GUYING:
TREES OVER SEVEN FEET IN HEIGHT SHALL, IMMEDIATELY AFTER PLANTING, BE GUYED ACCORDING TO THE DETAIL DRAWING PROVIDED.

9. MULCHING:
A LAYER OF SPECIFIED MULCH SHALL BE PLACED ON THE FINISHED GRADE IMMEDIATELY AFTER PLANTING. MULCH SHALL COVER AN AREA 6" GREATER IN DIAMETER THAN THAT OF THE HOLE. SHRUB BEDS SHALL BE COMPLETELY COVERED TO THE EXTENTS OF THE BEDLINE, OR UNLESS OTHERWISE NOTED.

10. HERBICIDE:
APPLY TYPICAL HERBICIDE TO ALL BARE SOIL PRIOR TO SPREADING MULCH. HERBICIDE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

11. FERTILIZER:
PROVIDE TYPICAL FERTILIZER AFTER INSTALLATION TO INITIATE NUTRIENT UPTAKE. FERTILIZER SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATION.

12. WATER:
CONTRACTOR TO FULLY SOAK ROOT BALL OF TREES IMMEDIATELY AFTER PLANTING. MINIMUM OF 3 MINUTES PER ROOT BALL.

13. GUARANTEE:
ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE TIME OF ACCEPTANCE BY THE PROJECT OWNER.

14. GENERAL:

A. ALL RETAINING WALLS SHOULD BE DESIGNED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE DESIRED WALL AND COMPLETE WITH DETAILED BUILDING INSTRUCTIONS.

B. LANDSCAPE DRAINAGE CHANNELS SHOULD BE CONSTRUCTED AS TO NOT PERMIT RUNOFF TO BYPASS INTO BUILDING STRUCTURES, POOLS, SANITARY SEWER SYSTEMS, ETC., OR TO CAUSE FLOODING OF NEIGHBOR'S PROPERTY.

C. ALL LANDSCAPE STORM WATER INLETS SHALL BE LOCATED WITH A BACK-UP SAFETY STORM WATER SURFACE ROUTE (IN THE EVENT OF CLOGGING) THAT WILL NOT CAUSE FLOODING OF STRUCTURES OR NEIGHBOR'S PROPERTY.

D. MAINTENANCE OF LANDSCAPED AREAS SHOULD INCLUDE INSPECTIONS OF STORM WATER DRAINAGE ROUTES. REMOVAL OF DEBRIS BLOCKING DRAINAGE WAYS, AND/OR LOWERING MULCH/TURF BUILD-UPS MAY BE NECESSARY TO MAINTAIN PROPER DRAINAGE. CATCH BASINS SHOULD BE CLEARED OF DEBRIS TO PREVENT CLOGGING. REVIEW OF PIPE FLOW SHOULD OCCUR ON A REGULAR BASIS DEPENDING UPON LOCAL CONDITIONS.

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

GENERAL NOTES

C-002

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Lot 9

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836200006

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel ID: 0836200006

N05°22'57"E 539.85'

FRANKLIN TOWNSHIP ZONING
EXISTING LAND USE: RESIDENTIAL 0.99 AC

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

N50°14'34"E 831.53'

ZONE: I-1
EXISTING LAND USE: MEDIUM MANUFACTURING & ASSEMBLY

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19

box culvert

Water Line shown per CDS utility map
No field markings were observed

gravel drive

gravel entrance

Benchmark "A"
N: 566195.04
E: 1460656.43
EL: 800.78

Existing 20' Gas Easement to CG&E

Gas Line shown from observed field markings

S37°49'12"W 265.77'

gravel area

Benchmark "B"
N: 565971.65
E: 1460589.84
EL: 805.46

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD

N86°07'29"W 513.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

FRANKLIN TOWNSHIP ZONING
EXISTING LAND USE: RESIDENTIAL 0.99 AC

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

S29°37'19"W 90.94'

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

Existing Limited Access Right-of-Way

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

Or Franklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

S48°39'03"W 338.40'

N41°15'53"W 111.13'

40.06'

S41°20'48"W

S39°19'13"E 590.08'

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

The underground utilities shown on this drawing are approximate and may not represent all underground installations located on the site. Viox & Viox contacted Ohio 811 to request utility maps and markings for this site by Design Ticket Confirmation #2610602515 on April 16, 2026. The underground utilities shown on this drawing are based on those maps and markings, along with evidence observed during the field survey and any additional documents provided by the client or owner. If the exact location of any underground utility is required, the client, at their own cost, should make arrangements to have the utilities exposed and contact Viox & Viox to have them located directly.

BENCHMARKS USED FOR THIS SURVEY

Benchmark "A" & "B"
~18"x1/2" rebar with orange cap stamped "Traverse Point".

Horizontal & vertical control was established by real time kinematic GPS using ODOT Virtual Reference Station via cell phone.

Horizontal Control = NAD 83 (2011)
OH.S.P.C.S.-South Zone
U.S. Feet
Vertical Control = NAVD 88(GEOID12A)
U.S. Feet

LEGEND

- Existing 5/8" Iron Pin "As Described"
- Sanitary Manhole
- Water Valve
- Fire Hydrant
- Water Meter
- Utility Pole
- Sign
- Cable Box
- Telephone Pedestal
- Electric Box
- Cleanout
- Gas Main
- Overhead Utility
- Buried Cable
- Sanitary Sewer
- Buried Electric
- Water Main

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

OHSPCS - SOUTH ZONE
NAD83(2011)

0 40' 60'
SCALE: 1" = 40'

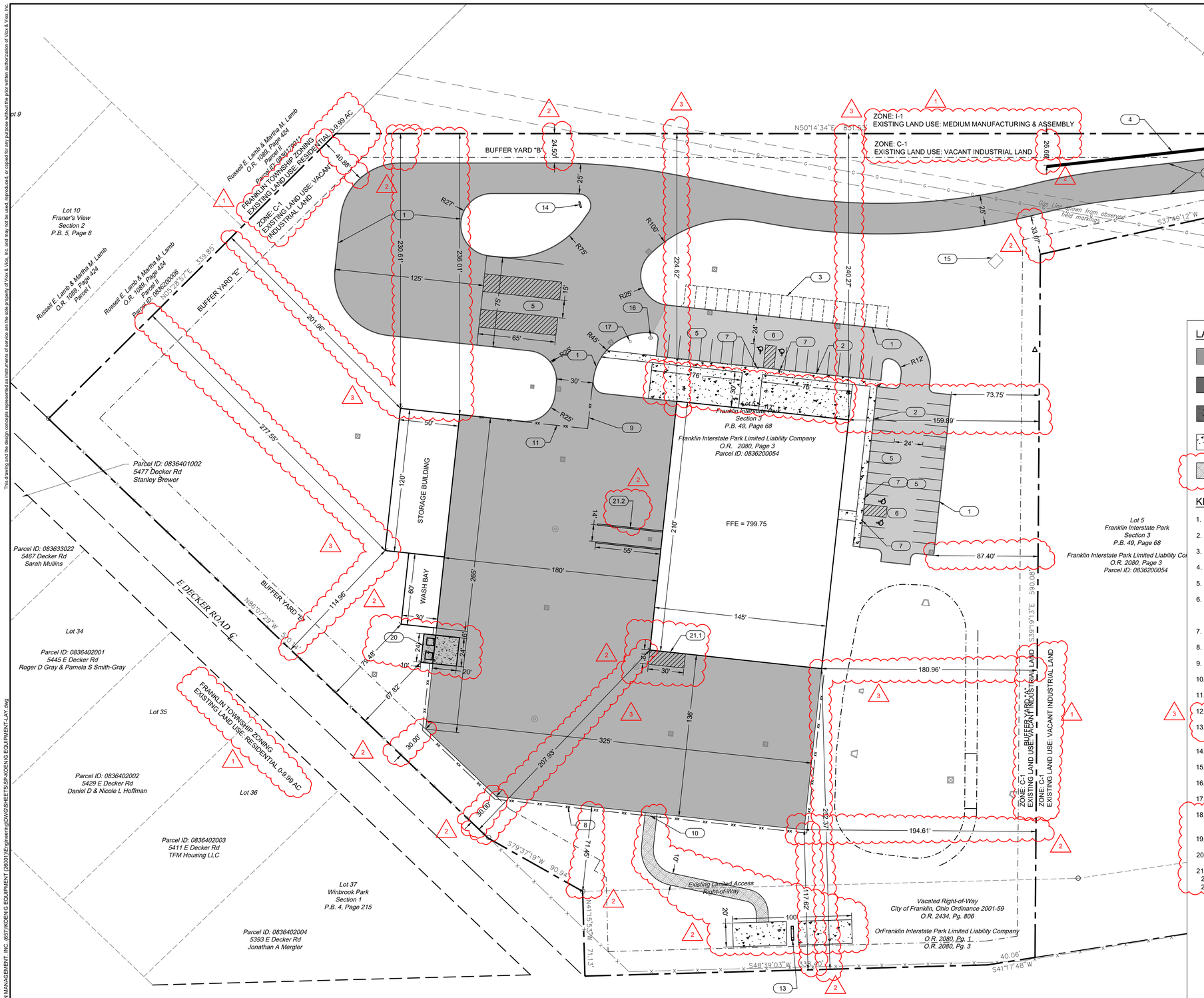
EXISTING CONDITIONS PLAN

C-100

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LAYOUT LEGEND:

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- DUMPSTER PAD CONCRETE
- CONCRETE SIDEWALK
- EROSION CONTROL MAT - FLEXAMAT OR SIMILAR

KEY NOTES: (#)

1. 18" HEADER CURB.
2. 6" INTEGRAL CURB & SIDEWALK
3. FUTURE PARKING LOT EXPANSION
4. RETAINING WALL. DESIGN AND PERMIT BY OTHERS.
5. PARKING LOT STRIPING: 4" SOLID WHITE STRIPE, (2) COATS REFLECTIVE WHITE PAINT.
6. HANDICAP SYMBOL SHALL BE (2) COATS REFLECTIVE BLUE PAINT AND PARKING STALL STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT. ISLE STRIPING 6" WIDE SOLID WHITE LINES, 3' APART W/ SOLID WHITE TRANSVERSE LINES.
7. HANDICAP SIGN (VAN ACCESSIBLE).
8. 6' CHAINLINK FENCE
9. 6" BLACK VINYL FENCE
10. (2) 8' SWING GATES
11. 20' SLIDE GATE
12. (not used)
13. 30' PYLON SIGN W/ POWER, MONUMENT STYLE BASE, AND LANDSCAPING PER CODE REQUIREMENTS
14. SIGN
15. WATER METER PIT
16. FIRE HYDRANT
17. FDC
18. HEAVY COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACH. SEE DETAIL 100-3A ON SHEET C-501
19. EXPANSION JOINT PER DETAIL 100-3A
20. DUMPSTER ENCLOSURE - MASONRY
21. LOADING SPACE
    - 21.1. TYPE A LOADING SPACE
    - 21.2. TYPE B LOADING SPACE

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" = 40'

LAYOUT PLAN

C-200

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Lot 9

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836179011

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel III
Parcel ID: 0836200006

N05°23'57"E 339.85'

BUFFER YARD "E"

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD ℄

BUFFER YARD "E"

N86°07'29"W 510.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

N50°14'34"E 831.53'

BUFFER YARD "B"

STORAGE BUILDING

WASH BAY

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68

Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

FFE = 799.75

S79°37'19"W 90.94'

N41°15'53"W 71.13'

Existing Limited Access Right-of-Way

S48°39'03"W 338.40'

S41°17'48"W 40.06'

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

OrFranklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68

Franklin Interstate Park Limited Liability Co
O.R. 2080, Page 3
Parcel ID: 0836200054

S39°19'13"E 590.08'

BUFFER YARD "A"

Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19

box curt

Water Line shown per CDS utility map
No field markings were observed

Existing
Eas

Gas Line shown from observed field markings

S37°49'12"W 265.77'

Existing 20' Gas Easement to CG&E

1

12

LAYOUT LEGEND:

EQUIPMENT DISPLAY & STORAGE AREAS

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
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Checked:	MDC

0 40' 60'
SCALE: 1" = 40'

EQUIPMENT DISPLAY AREAS

C-201

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Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19

box curb

Water Line and Gas Trench
No field markings were observed per CDS utility map

Existing 20' Gas Easement to CG&E

N50°14'34"E 831.53'

BUFFER YARD "B"

Gas Line shown from observed field markings

S37°49'12"W 265.77'

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836179011

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel III
Parcel ID: 0836200006

N05°23'57"E 339.85'

BUFFER YARD "E"

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

STORAGE BUILDING

WASH BAY

FFE = 799.75

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD ℄

BUFFER YARD "E"

N86°07'29"W 510.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

S79°37'19"W 90.94'

N41°15'53"W 71.13'

Existing Limited Access Right-of-Way

S48°39'03"W 338.40'

S41°17'48"W 40.06'

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

OrFranklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

BUFFER YARD "A"

S39°19'13"E 590.08'

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
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3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

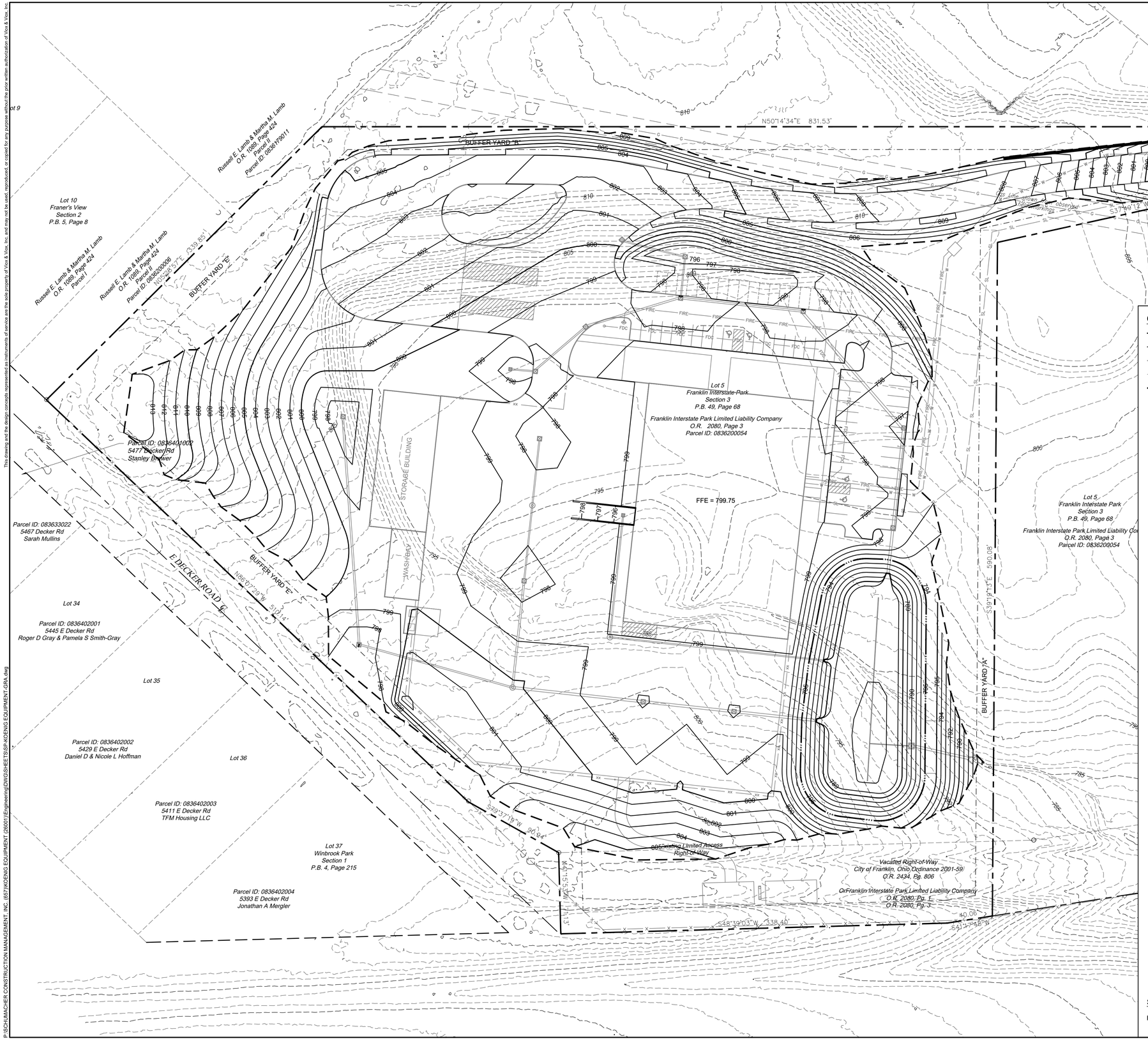
0 40' 60'
SCALE: 1" =40'

FIRE TRUCK
WHEEL PATH

C-250

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GRADING LEGEND:

- PROPOSED MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- GRADING LIMITS

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" =40'

GRADING PLAN

C-300

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Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19)

box culvert

Water Line shown per CDS utility map
No field markings were observed

Existing 20' Gas Easement to CG&E

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836179011

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836200006

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

N50°14'34"E 831.53'

N39°22'57"E 339.85'

BUFFER YARD "B"

BUFFER YARD "E"

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

STORAGE BUILDING

FFE = 799.75

WASH BAY

A

A'

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD

N86°07'28"W 513.14'

BUFFER YARD "E"

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
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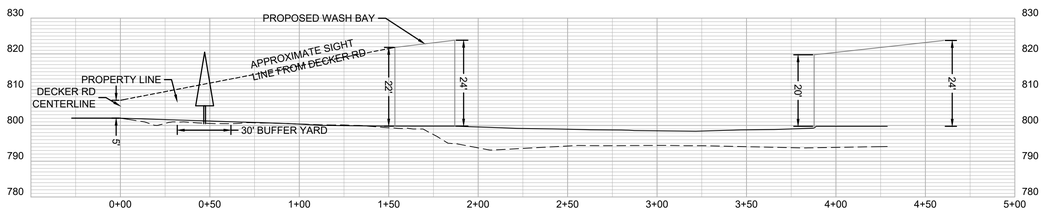
Lot 36

Parcel ID: 0836402003

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

S39°19'13"E 590.08'

BUFFER YARD "A"



0 40' 60'
HORIZONTAL SCALE: 1" = 40'

15'
10'
0
VERTICAL SCALE: 1" = 10'

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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
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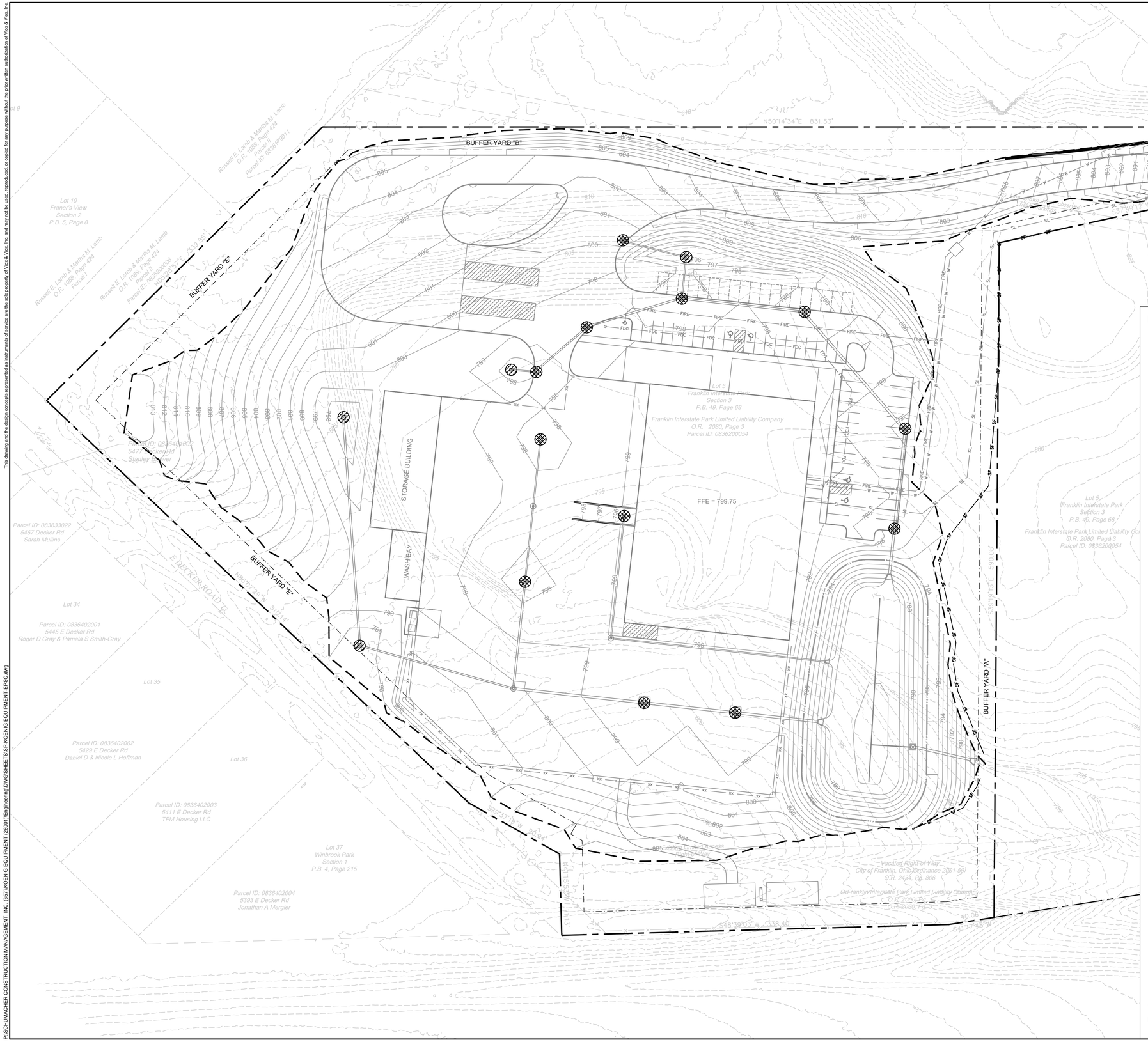
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SCALE: 1" = 40'

SIGHT LINE EXHIBIT

C-310

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EPSC LEGEND:

	RCE #	PROVIDE ROCK CONSTRUCTION ENTRANCE. SEE DETAIL #1 ON SHEET C-501
	IFB #	PROVIDE INLET FILTER BAG SEE DETAIL #2 ON SHEET C-501
	SFIP #	PROVIDE SILT FENCE INLET PROTECTION SEE DETAIL #3 ON SHEET C-501
SF—	SF #	PROVIDE SILT FENCE (2,600 LF) SEE DETAIL #4 ON SHEET C-501

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
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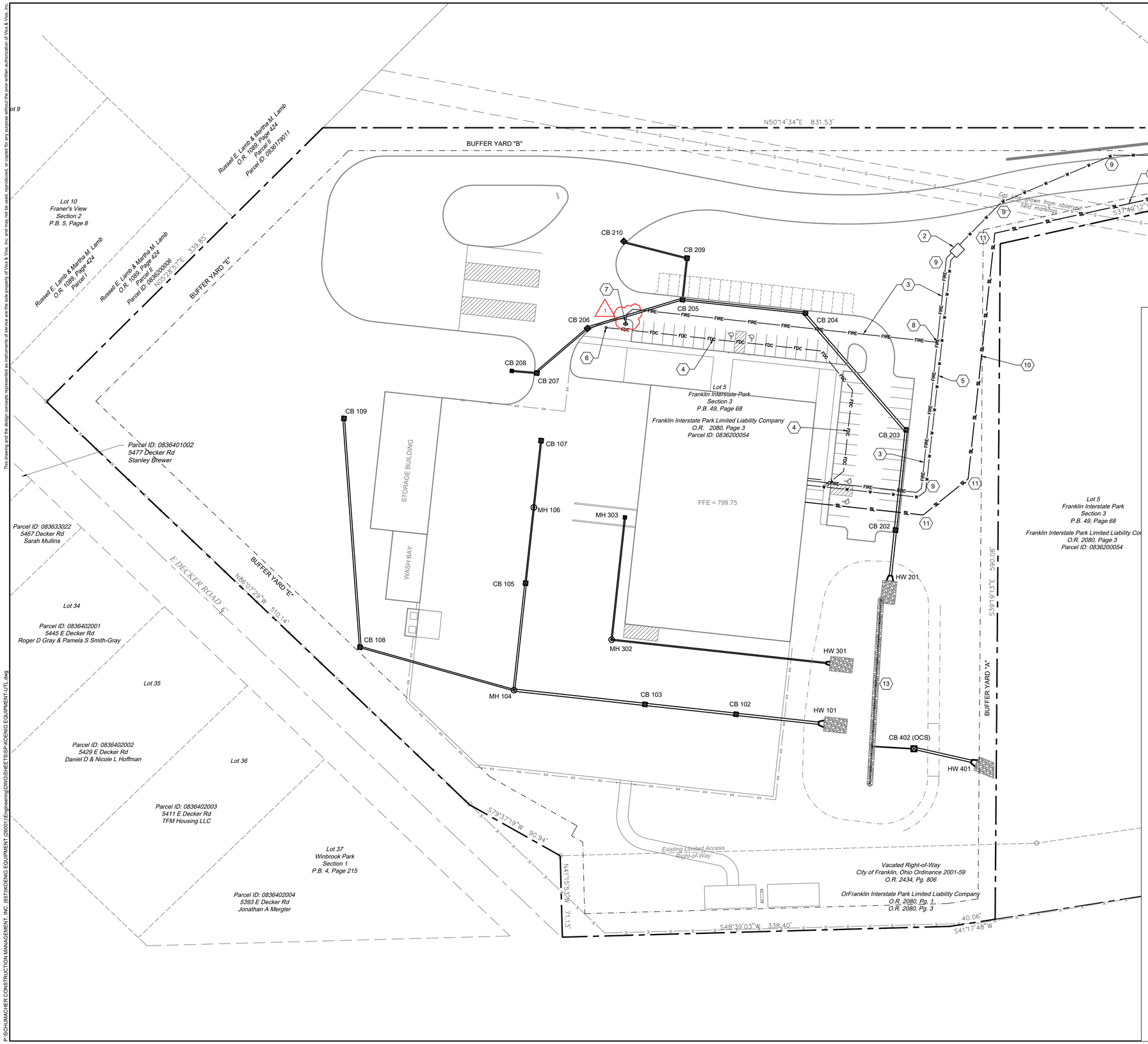
0 40' 60'
SCALE: 1" = 40'

EROSION CONTROL PLAN

C-320

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KEY NOTES: (#)

1. REMOVE EXISTING FIRE HYDRANT AND CONNECT TO EXISTING WATER LINE.
2. WATER METER PIT PER CITY OF FRANKLIN REGULATIONS.
3. 8" FIRE LINE. CONFIRM SIZE OF FIRE LINE WITH MEP & CERTIFIED FIRE PROTECTION DRAWINGS.
4. 6" DRY FDC LINE FROM FDC TO BUILDING. CONFIRM SIZE OF DRY FDC LINE WITH CERTIFIED FIRE PROTECTION DESIGNER.
5. 2" DOMESTIC WATER LINE. CONFIRM SIZE OF DOMESTIC LINE WITH MEP DRAWINGS.
6. FIRE DEPARTMENT CONNECTION
7. FIRE HYDRANT ASSEMBLY W/ 6" VALVE & BLOCKING
8. 8"X8"X6" TEE & BLOCKING
9. BEND & BLOCK PER CITY OF FRANKLIN RULES & REGULATIONS
10. 6" SANITARY LATERAL. TAP EXISTING LINE PER CITY OF FRANKLIN REGULATIONS
11. 45° BEND
12. 22.5° BEND
13. 6" PERFORATED UNDERDRAIN PIPE. SEE SHEET C-504 FRO DETAILS.

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" =40'

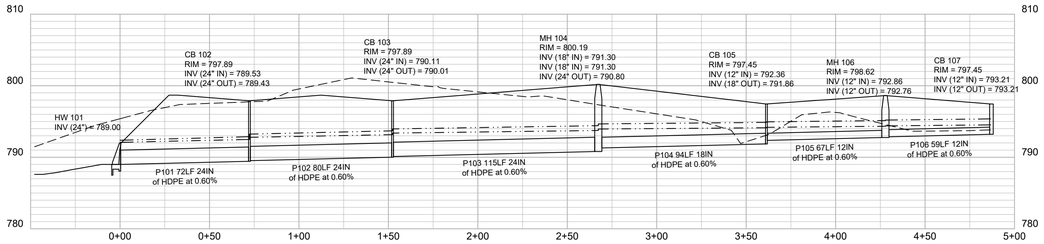
UTILITY PLAN

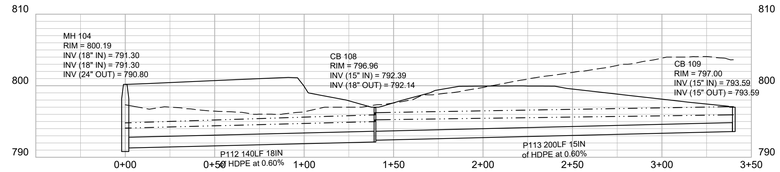
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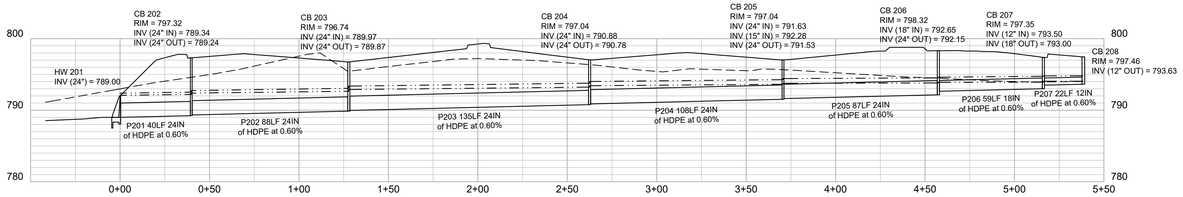
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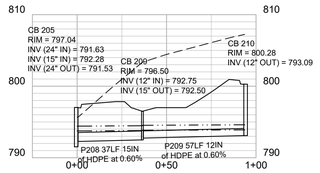
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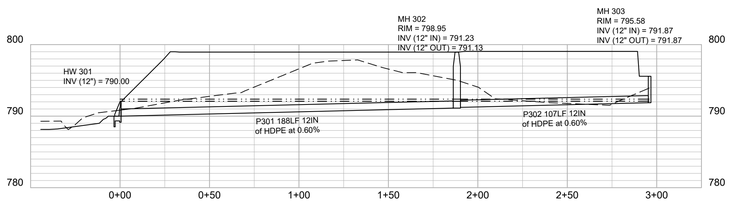
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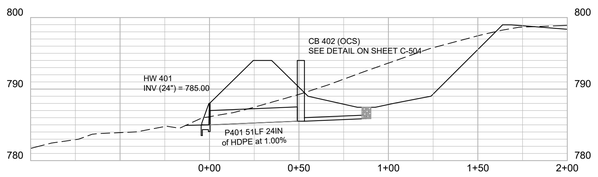












Up-stream Structure	Down-stream Structure	Pipe	Pipe Type	Pipe Size (in)	Length (ft)	Slope (%)	Drainage Area (acre)	Q 10yr (ft^3/sec)	Min. Slope (%)	Pipe Velocity (ft/sec)	Maximum Pipe Capacity (ft^3/sec)
CB 107	MH 106	P106	HDPE	12	59	0.60%	0.352	2.35	0.60%	4.77	3.63
MH 106	CB 105	P105	HDPE	12	67	0.60%	0.000	2.35	0.60%	4.77	3.63
CB 105	MH 104	P104	HDPE	18	94	0.60%	0.611	5.47	0.60%	6.20	10.68
MH 104	CB 103	P103	HDPE	24	115	0.60%	0.000	14.10	0.60%	7.47	22.95
CB 103	CB 102	P102	HDPE	24	80	0.60%	0.649	17.20	0.60%	7.47	22.95
CB 102	HW 101	P101	HDPE	24	72	0.60%	0.338	18.82	0.60%	7.47	22.95
CB 109	CB 108	P108	HDPE	15	200	0.60%	0.774	3.71	0.60%	5.51	6.57
CB 108	MH 104	P107	HDPE	18	140	0.60%	1.028	8.63	0.60%	6.20	10.68
CB 208	CB 207	P207	HDPE	12	22	0.60%	0.191	0.91	0.60%	4.77	3.63
CB 207	CB 206	P206	HDPE	15	59	0.60%	0.729	4.40	0.60%	5.51	6.57
CB 206	CB 205	P205	HDPE	18	87	0.60%	0.515	6.87	0.60%	6.20	10.68
CB 205	CB 204	P204	HDPE	18	108	0.60%	0.197	10.19	0.60%	6.20	10.68
CB 204	CB 203	P203	HDPE	24	135	0.60%	0.328	12.60	0.60%	7.47	22.95
CB 203	CB 202	P202	HDPE	24	88	0.60%	0.284	13.96	0.60%	7.47	22.95
CB 202	HW 201	P201	HDPE	24	40	0.60%	0.069	14.29	0.60%	7.47	22.95
CB 210	CB 209	P209	HDPE	12	57	0.60%	0.233	1.12	0.60%	4.77	3.63
CB 209	CB 205	P208	HDPE	12	37	0.60%	0.264	2.38	0.60%	4.77	3.63
CB 303	MH 302	P302	HDPE	12	107	0.60%	0.013	2.58	0.60%	4.77	3.63
MH 302	HW 301	P301	HDPE	12	188	0.60%	0.000	2.58	0.60%	4.77	3.63
CB 402 (OCS)	HW 401	P401	HDPE	24	51	0.10%	SEE STORM REPORT				

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 10'

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

STORM SEWER PROFILES

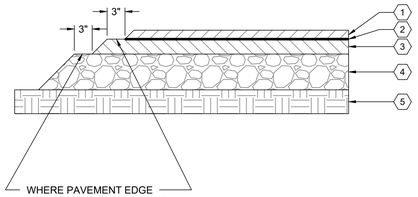
C-410

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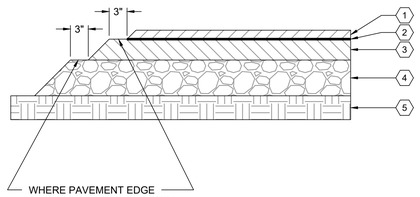
STANDARD DUTY PAVEMENT

1. 1.5" COMPACTED ASPHALT SURFACE (CL2 0.38D PG64-22) (KYTC SECTIONS 402/403)
2. SS-1H TACK COAT (OR EQUIV.) APPLIED @ 0.10 GAL/SY (KYTC SECTION 406
3. 2.5" COMPACTED ASPHALT BASE (CL2 0.75D PG64-22) (KYTC SECTIONS 402/403)
4. 6" AGGREGATE BASE COURSE (KYTC SECTION 302)
5. SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED. STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

STANDARD DUTY ASPHALT PAVEMENT

SCALE: N.T.S.



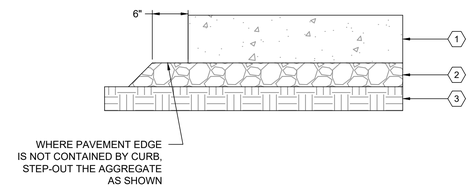
HEAVY DUTY PAVEMENT

1. 1.5" COMPACTED ASPHALT SURFACE (CL2 0.38D PG64-22) (KYTC SECTIONS 402/403)
2. SS-1H TACK COAT (OR EQUIV.) APPLIED @ 0.10 GAL/SY (KYTC SECTION 406
3. 3.5" COMPACTED ASPHALT BASE (CL2 0.75D PG64-22) (KYTC SECTIONS 402/403)
4. 6" AGGREGATE BASE COURSE (KYTC SECTION 302)
5. SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED. STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

HEAVY DUTY ASPHALT PAVEMENT

SCALE: N.T.S.



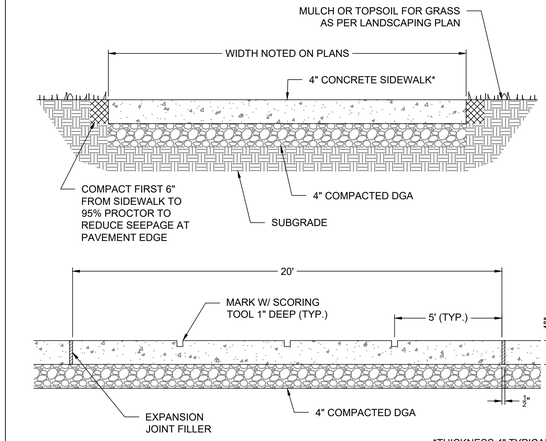
DUMPSTER PAD CONCRETE PAVEMENT

1. 8" PORTLAND CEMENT CONCRETE, 4000 PSI
2. 4" AGGREGATE BASE COURSE
3. SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED. STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

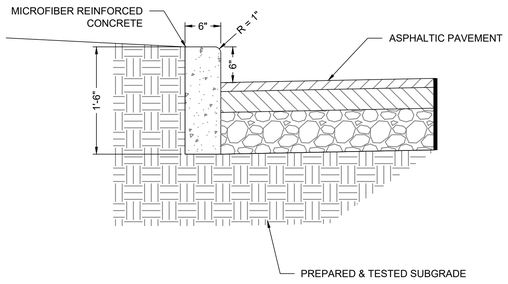
DUMPSTER PAD CONCRETE PAVEMENT

SCALE: N.T.S.



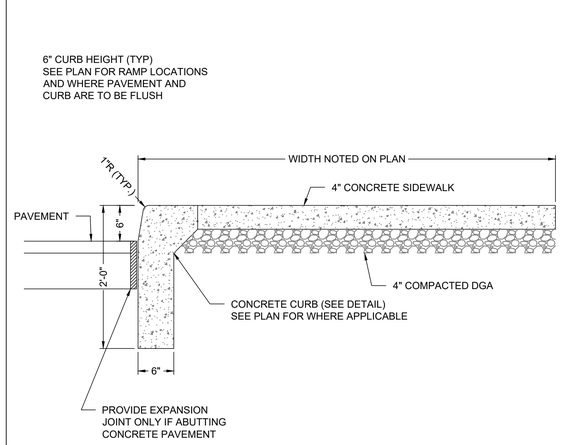
SIDEWALK

SCALE: N.T.S.



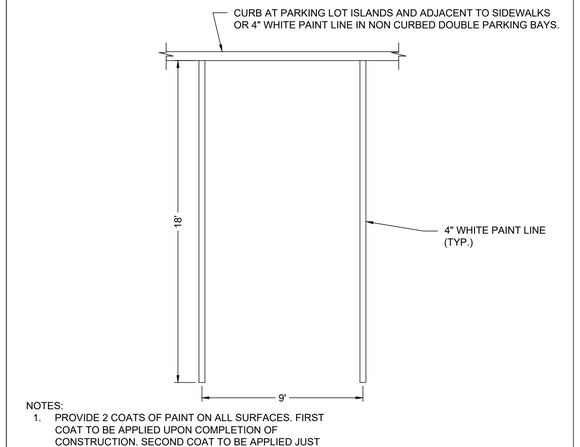
CONCRETE HEADER CURB

SCALE: N.T.S.



INTEGRAL CURB & WALK

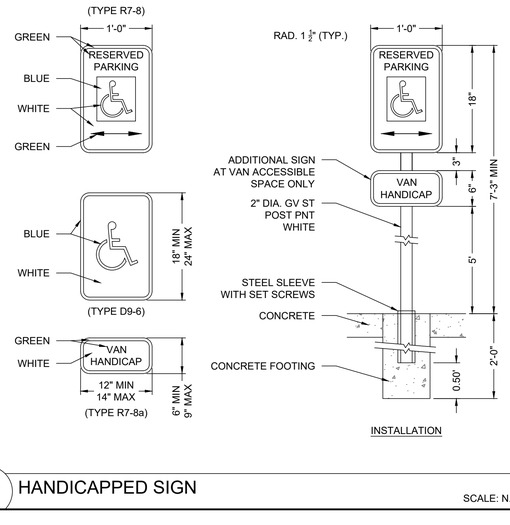
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NOTES:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES. FIRST COAT TO BE APPLIED UPON COMPLETION OF CONSTRUCTION. SECOND COAT TO BE APPLIED JUST PRIOR TO OCCUPANCY.
2. SEE LAYOUT PLAN FOR ACTUAL SPACE LOCATIONS

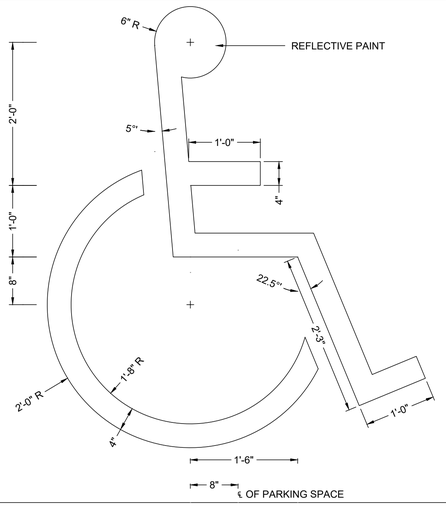
TYPICAL PARKING SPACE

SCALE: N.T.S.



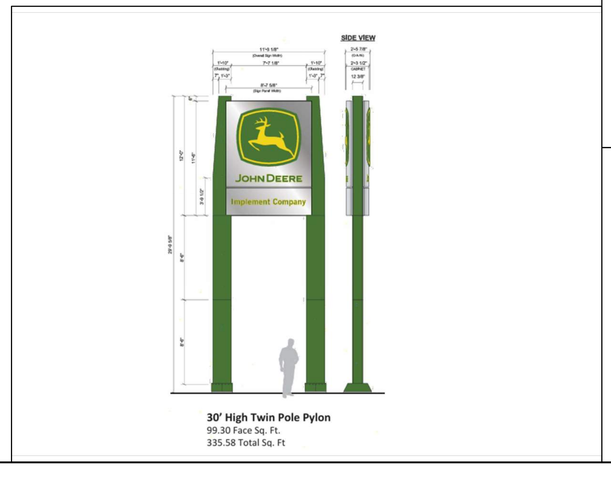
HANDICAPPED SIGN

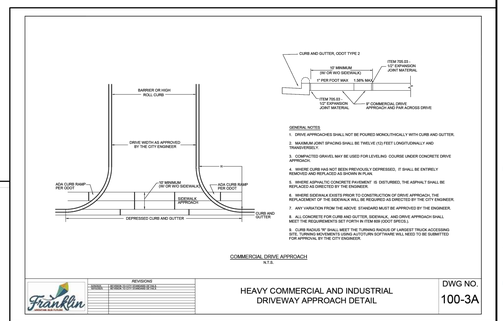
SCALE: N.T.S.



HANDICAPPED SYMBOL

SCALE: N.T.S.

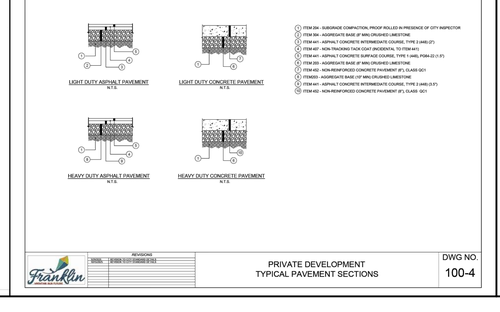




REVISIONS

HEAVY COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACH DETAIL

DWG NO. 100-3A



REVISIONS

PRIVATE DEVELOPMENT TYPICAL PAVEMENT SECTIONS

DWG NO. 100-4

VIOX&VIOX
(859) 727-3293
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Item	Revision	Date
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3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
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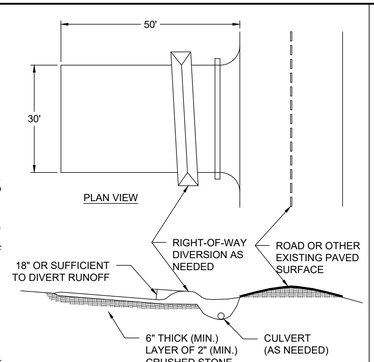
LAYOUT DETAILS

C-501

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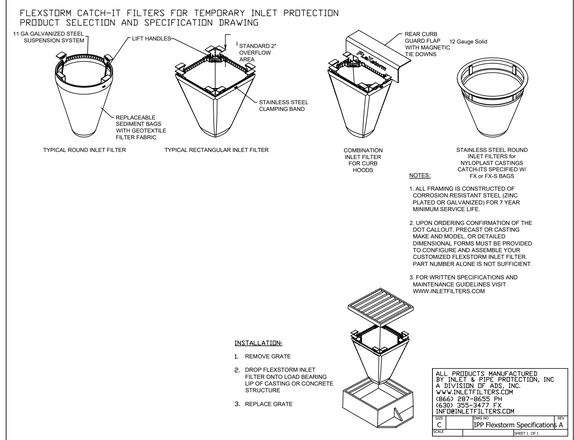
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1. BEDDING - A GEOTEXTILE SEPARATION FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.
2. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
3. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
4. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND.
5. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.



ROCK CONSTRUCTION ENTRANCE

SCALE: N.T.S.



INLET FILTER BAG

SCALE: N.T.S.

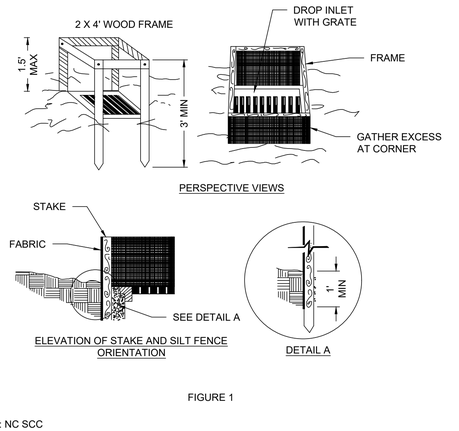
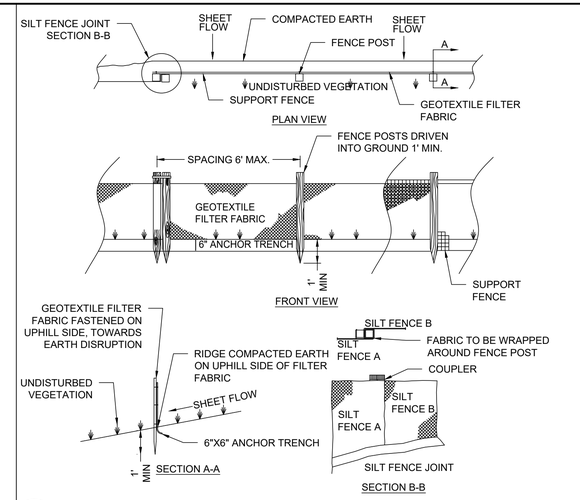


FIGURE 1

SOURCE: NC SCC

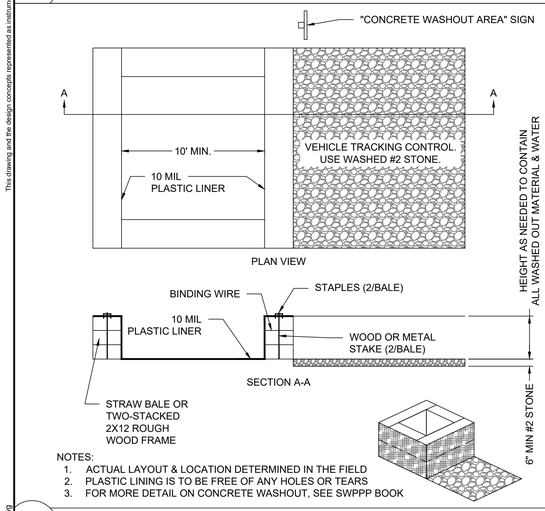
SILTFENCE INLET PROTECTION

SCALE: N.T.S.



SILT FENCE

SCALE: N.T.S.



NOTES:
1. ACTUAL LAYOUT & LOCATION DETERMINED IN THE FIELD
2. PLASTIC LINING IS TO BE FREE OF ANY HOLES OR TEARS
3. FOR MORE DETAIL ON CONCRETE WASHOUT, SEE SWPPP BOOK

CONCRETE WASHOUT AREA

SCALE: N.T.S.

REVISIONS

ORIGINAL			
REVISED			

ROCK CHANNEL PROTECTION

DWG NO. 200-3

VIOX&VIOX
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Item	Revision	Date
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2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

EROSION CONTROL DETAILS

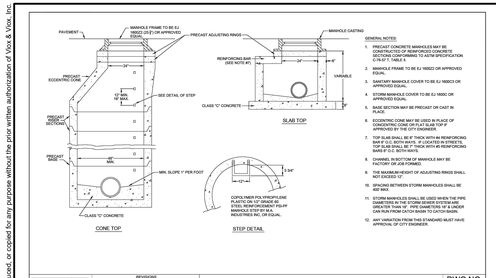
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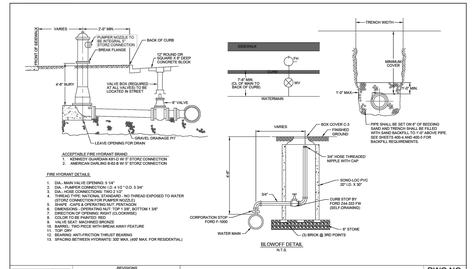


GENERAL NOTES:

1. PRECAST CONCRETE MANHOLES MAY BE CONSTRUCTED OF REINFORCED CONCRETE SECTIONS CONFORMING TO ASTM SPECIFICATION C-76 OR T-1, TABLE II.
2. MANHOLE FRAME TO BE BJ 1990Z2 OR APPROVED EQUAL.
3. SANITARY MANHOLE COVER TO BE BJ 1900C OR APPROVED EQUAL.
4. STORM MANHOLE COVER TO BE BJ 1900C OR APPROVED EQUAL.
5. BASE SECTION MAY BE PRECAST OR CAST IN PLACE.
6. ECCENTRIC CONE MAY BE USED IN PLACE OF CONCENTRIC CONE OR FLAT SLAB TOP IF DEPTH EXCEEDS 4'-0" FROM TOP.
7. TOP SLAB SHALL BE 6" THICK WITH #4 REINFORCING BAR 6" O.C. BOTH WAYS. IF LOCATED IN STREETS, TOP SLAB SHALL BE 8" THICK WITH #5 REINFORCING BAR 6" O.C. BOTH WAYS.
8. CHANNEL IN BOTTOM OF MANHOLE MAY BE FACTORY OR JOB FORMED.
9. THE MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED 12".
10. SPACING BETWEEN STORM MANHOLES SHALL BE 400' MAX.
11. STORM MANHOLES SHALL BE USED WHEN THE PIPE DIAMETER IS 24" OR LESS AND WHERE THE PIPE IS UNDEVELOPED TRUNK 54", FOR DIAMETERS 36" & LARGER CAN RUN FROM CATCH BASIN TO CATCH BASIN.
12. ANY VARIATION FROM THIS STANDARD MUST HAVE APPROVAL OF CITY ENGINEER.

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	CITY REVIEW #1	KOI	7/10/26
2	CITY REVIEW #2	KOI	7/21/26
3	CITY REVIEW #3	KOI	7/23/26

STORM MANHOLE — DWG NO. 200-1



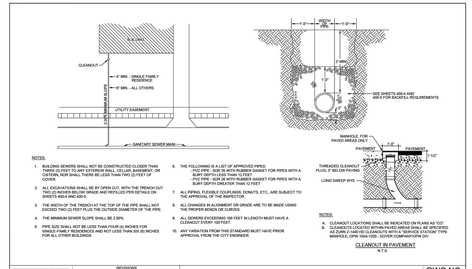
ACCEPTABLE FIRE HYDRANT BRAND:

1. KENNEDY GUARDIAN K81-D W 5" STORZ CONNECTION
2. AMERICAN DARLING B-62-B W 5" STORZ CONNECTION

FIRE HYDRANT DETAILS

1. DIA.- MAIN VALVE OPENING 5 1/4"
2. DIA.- PUMPER CONNECTION 1-D 4 1/2 " O.D. 6 3/4"
3. DIA.- HOSE NOZZLE 2 1/2" O.D. 3 1/2"
4. THREAD TYPE- NATIONAL STANDARD - NO THREAD EXPOSED TO WATER (STORZ CONNECTION FOR PUMPER NOZZLE)
5. NUMBER OF HOSE NOZZLES- 2 (TWO) REQUIRED
6. DIMENSIONS - DFINTING NUT TOP 7 3/4" BOTTOM 1 3/8"
7. COLOR TO BE PAINTED- RED
8. COLOR TO BE PAINTED- RED
9. MAKE, MODEL AND MINIMUM WASH FIXTURE
10. TOP CAP
11. TYPE OF ANTI-FRICTION THRUST BEARING
12. SPACING BETWEEN HYDRANTS- 300' MAX. (ASK MAX. FOR RESIDENTIAL)

FIRE HYDRANT AND WATER MAIN TRENCH EXCAVATION — DWG NO. 300-1



NOTES:

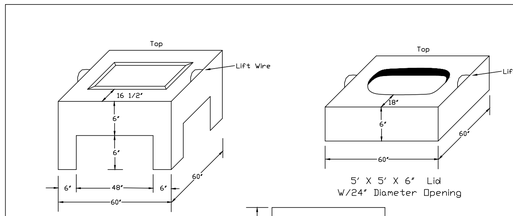
1. BUILDING SEWERS SHALL NOT BE CONSTRUCTED CLOSER THAN THREE (3) FEET TO ANY EXTERIOR WALL, CELLAR, BASEMENT, OR CISTERN, NOR SHALL THERE BE LESS THAN TWO (2) FEET OF COVER.
2. ALL EXCAVATIONS SHALL BE BY OPEN CUT, WITH THE TRENCH CUT AS NARROW AS POSSIBLE AND REFILLED PER DETAILS ON SHEETS 400-4 AND 400-5.
3. THE WIDTH OF THE TRENCH AT THE TOP OF THE PIPE SHALL NOT EXCEED TWO (2) FEET PLUS THE OUTSIDE DIAMETER OF THE PIPE.
4. THE MINIMUM SEWER SLOPE SHALL BE 2.00%.
5. PIPE SIZE SHALL NOT BE LESS THAN FOUR (4) INCHES FOR SINGLE FAMILY RESIDENCES AND NOT LESS THAN SIX (6) INCHES FOR ALL OTHER BUILDINGS.
6. THE FOLLOWING IS A LIST OF APPROVED PIPES:
   - PVC PIPE - SDR 35 WITH RUBBER GASKET FOR PIPES WITH A BURY DEPTH LESS THAN 12 FEET.
   - PVC PIPE - SDR 26 WITH RUBBER GASKET FOR PIPES WITH A BURY DEPTH GREATER THAN 12 FEET.
7. ALL PIPING, FLEXIBLE COUPLINGS, ZONOLITE, ETC., ARE SUBJECT TO THE APPROVAL OF THE INSPECTOR.
8. ALL CHANGES IN ALIGNMENT OR GRADE ARE TO BE MADE USING THE PROPER BENDS OR CURVES.
9. ALL SEWERS EXCEEDING 100 FEET IN LENGTH MUST HAVE A CLEANOUT EVERY 100 FEET.
10. ANY VARIATION FROM THIS STANDARD MUST HAVE PRIOR APPROVAL FROM THE CITY ENGINEER.

CLEANOUT IN PAVEMENT
N.T.S.

NOTES:

A. CLEANOUT LOCATIONS SHALL BE INDICATED ON PLANS AS "CO".
B. CLEANOUTS LOCATED WITHIN PAVED AREAS SHALL BE SPECIFIED AS "MANHOLE, DFN 1944-1000 - COVER CAMPANYDFN" ON THE MANHOLE, DFN 1944-1000 - COVER CAMPANYDFN DH

BUILDING SEWERS — DWG NO. 400-3



Typical Reinforcing Diagrams

Reinforcing Notes:

1. All Bars shall clear interior face of wall by 2" and be #4 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.

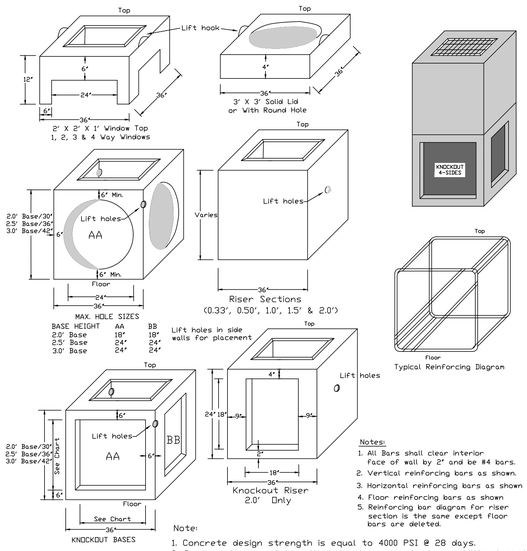
Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

4' X 4' Catch Basin / Yard Drain
Lid Sections & Reinforcing Diagrams

DESIGNED BY: KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

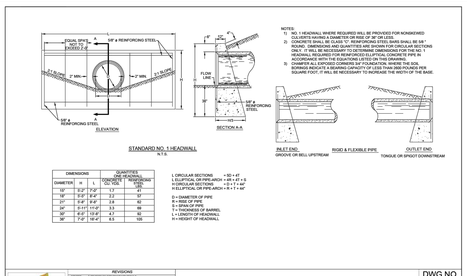
1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Base sections available with holes by request at an additional cost.
3. Conforms to Portland Cement ASTM C 150, Type 1.
4. All base and riser sections have 27" X 27" square openings for standard grates.
5. Window tops available in 1, 2, 3, & 4 way windows.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

2' X 2' Catch Basin / Yard Drain
Knockout Bases With Floors, Riser Sections & Tops

DESIGNED BY: KOI
KOI Precast Concrete Products, Inc.
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PHONE: (859) 371-4005
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HEADWALL (FORMER TYPE HW-1) — DWG NO. 200-2



NOTES:

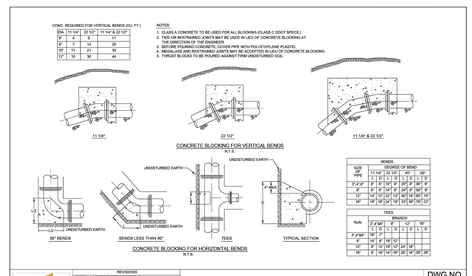
1. NO. 1 HEADWALL WHERE REQUIRED WILL BE PROVIDED FOR NONSKEWED CULVERTS HAVING A DIAMETER OR RISE OF 36" OR LESS.
2. HEADWALL DIMENSIONS ARE GIVEN FOR CIRCULAR PIPE OF 36" OR LESS ROUND. DIMENSIONS AND QUANTITIES ARE SHOWN FOR CIRCULAR SECTIONS ONLY. FOR ELLIPTICAL OR ARCH SECTIONS, DIMENSIONS AND QUANTITIES OF HEADWALL REQUIRED FOR REINFORCED ELLIPTICAL CONCRETE PIPE (N.) IN ACCORDANCE WITH THE EQUATIONS LISTED ON THIS DRAWING.
3. THE HEADWALL DESIGN IS BASED ON AN ASSUMED VALUE OF 1,500 LBS. SOIRNSS INDICATE A BEARING CAPACITY OF LESS THAN 2000 PSI,PLACE PER SQUARE FOOT, IT WILL BE NECESSARY TO INCREASE THE WIDTH OF THE BASE.

DIMENSIONS			QUANTITIES CONCRETE	QUANTITIES REINFORCEMENT STEEL
DIAMETER	H	L	CU. YDS.	
12"	6'-0"	4'-0"	1.1	47
18"	6'-0"	4'-0"	2.2	62
24"	6'-6"	6'-0"	3.3	87
30"	6'-0"	11'-0"	4.3	98
36"	6'-0"	13'-0"	4.7	92
42"	7'-0"	16'-4"	6.5	105

L CIRCULAR SECTIONS = 3D + 4'
L ELLIPTICAL OR PIPE ARCH = 4H + 5
H CIRCULAR SECTIONS = D + 1' + 4d"
H ELLIPTICAL OR PIPE ARCH = R + 1' + 4d"

D = DIAMETER OF PIPE
R = RISE OF PIPE
S = SPAN OF PIPE
d = DEPTH OF HEADWALL
L = LENGTH OF HEADWALL
H = HEIGHT OF HEADWALL

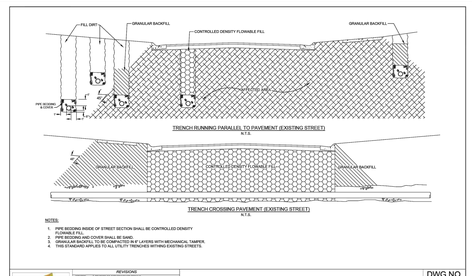
CONCRETE BLOCKING FOR WATER MAINS — DWG NO. 300-2



NOTES:

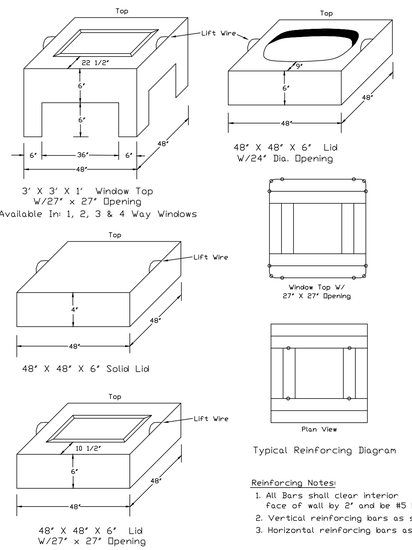
1. CLASS A CONCRETE TO BE USED FOR ALL BLOCKING (CLASS C 0207 SPEED.)
2. TIED OR RESTRAINED JOINTS MAY BE USED IN LIEU OF CONCRETE BLOCKING AT THE DISCRETION OF THE ENGINEER.
3. BEFORE POURING CONCRETE, COVER PIPE WITH POLYETHYLENE PLASTIC.
4. MEGALUG AND RESTRAINED JOINTS MAY BE ACCEPTED IN LIEU OF CONCRETE BLOCKING.
5. TYPICAL BLOCKS TO BE POURED AGAINST FIRM UNDISTURBED SOIL.

BACKFILL REQUIREMENTS FOR EXISTING STREETS — DWG NO. 400-5



NOTES:

1. PIPE BEDDING INSIDE OF STREET SECTION SHALL BE CONTROLLED DENSITY FILL.
2. PIPE BEDDING AND COVER SHALL BE SAND.
3. GRANULAR BACKFILL TO BE COMPACTED IN 8" LAYERS WITH MECHANICAL TAMPER.
4. THIS STANDARD APPLIES TO ALL UTILITY TRENCHES WITHING EXISTING STREETS.



Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

3' X 3' Catch basin / Yard Drain
Lid Sections & Reinforcing Diagrams

DESIGNED BY: KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186

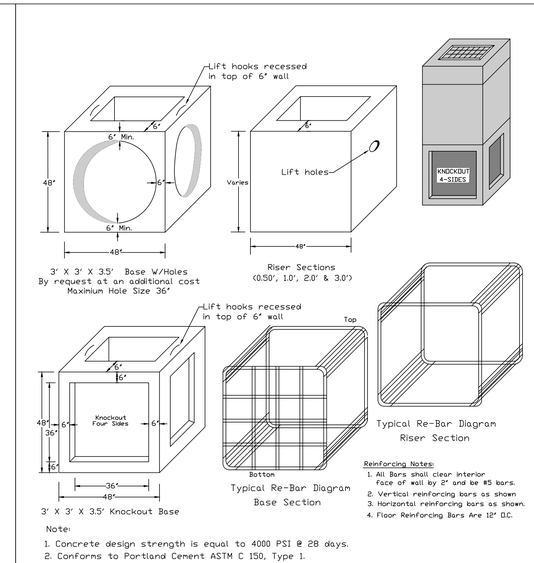
Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Base sections available with holes by request at an additional cost.
3. Conforms to Portland Cement ASTM C 150, Type 1.
4. All base and riser sections have 27" X 27" square openings for standard grates.
5. Window tops available in 1, 2, 3, & 4 way windows.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

2' X 2' Catch Basin / Yard Drain
Knockout Bases With Floors, Riser Sections & Tops

DESIGNED BY: KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.
3. Window tops available in 1,2,3 & 4 way windows.
4. Base and riser sections available with holes when requested at an additional cost.
5. See sheet 2/2 for lid sections.

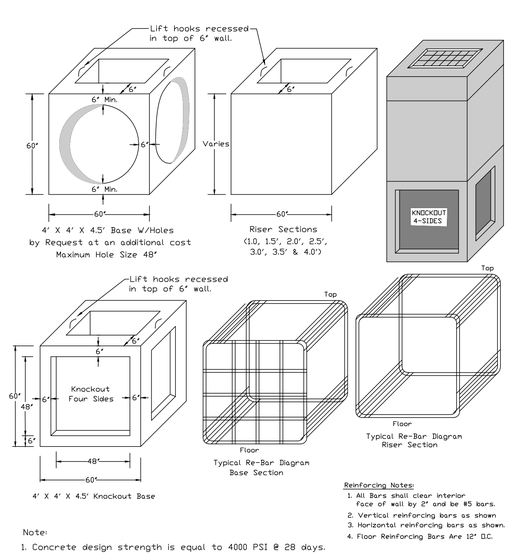
Reinforcing Notes:

1. All Bars shall clear interior face of wall by 2" and be #5 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.
4. Floor Reinforcing Bars Are 12" O.C.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/30/02

3' X 3' Catch Basin / Yard Drain
Knockout Base With Floor & Riser Sections

DESIGNED BY: KOI
KOI Precast Concrete Products, Inc.
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PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.
3. Window tops available in 1,2,3 & 4 way windows.
4. Base and riser sections available with holes when requested at an additional cost.
5. See sheet 2/2 for lid sections.

Reinforcing Notes:

1. All Bars shall clear interior face of wall by 2" and be #5 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.
4. Floor Reinforcing Bars Are 12" O.C.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/30/02

4' X 4' Catch Basin / Yard Drain
Knockout Base With Floor & Riser Sections

DESIGNED BY: KOI
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FAX NO. (859) 371-0186

VIOX&VIOX
(859) 727-3293 (513) 576-1000
466 Erlanger Rd. 602 Lila Avenue,
Erlanger, KY 41018 Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

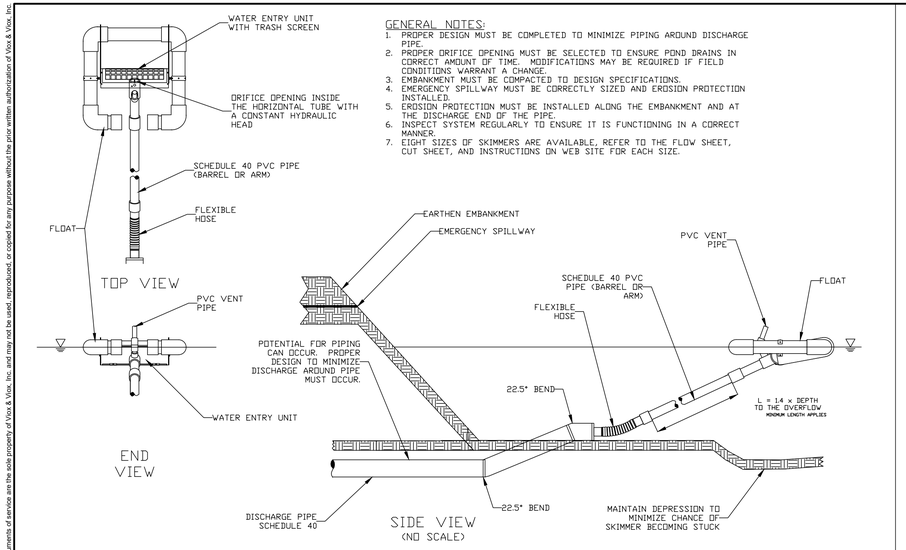
UTILITY DETAILS

C-503

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P:\SCH\UMACHER CONSTRUCTION MANAGEMENT, INC. (657)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SHEETS\SP-KOENIG EQUIPMENT-DET.dwg



GENERAL NOTES:

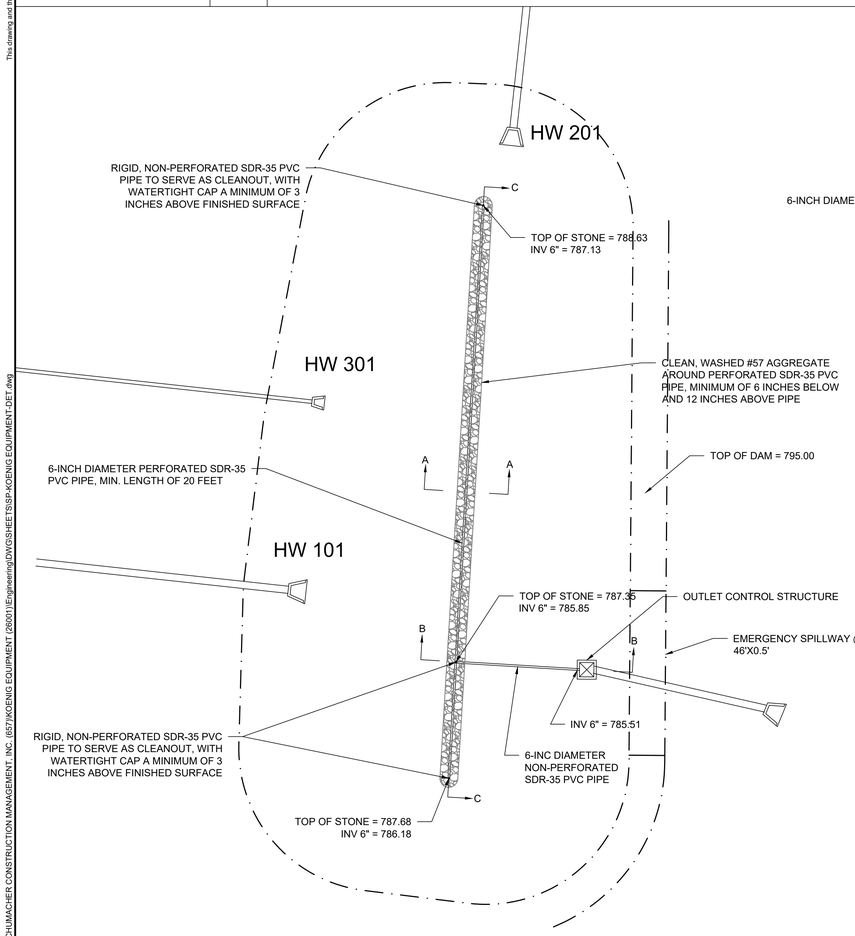
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

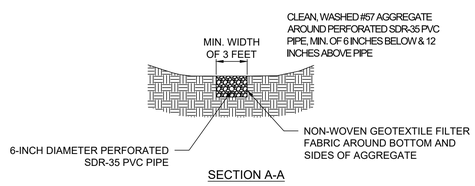
FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT

J. V. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1264
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

#1

#2





SECTION A-A

NOTE: MINIMUM LENGTH OF PERFORATED UNDERDRAIN PIPE AND AGGREGATE SYSTEM SHALL BE BASED ON THE FOLLOWING TABLE:

DRAINAGE AREA	MINIMUM LENGTH
25 ACRES OR LESS	20 FEET
25 TO 50 ACRES	40 FEET
50 TO 75 ACRES	60 FEET
75 ACRES OR MORE	80 FEET

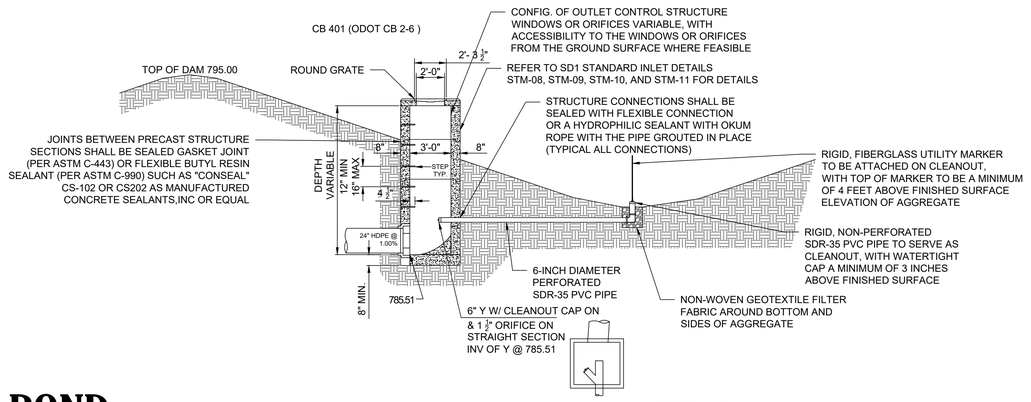
NOTES:

APPLICABILITY: THIS DETAIL SHALL BE APPLICABLE FOR ALL EXTENDED DETENTION BASINS THAT INCLUDE ORIFICES LESS THAN OR EQUAL TO 6 INCHES IN DIAMETER TO MEET EXTENDED DETENTION BASIN DRAWDOWN TIME REQUIREMENTS OF 36 TO 48 HOURS FOR THE WATER QUALITY VOLUME.

UNDERDRAIN: PERFORATED UNDERDRAIN SHALL BE SDR-35 PVC PIPE WITH A MINIMUM OF THREE ROWS OF PRE-DRILLED PERFORATIONS. THE TOTAL OPENING OF ALL PERFORATIONS COMBINED SHALL BE SUFFICIENT TO ALLOW THE UNDERDRAIN PIPE TO DISCHARGE AT FULL CAPACITY, AS WOULD OCCUR IF THERE WAS NO ORIFICE RESTRICTION. THE SIZE OF THE PERFORATIONS SHALL BE SMALL ENOUGH TO PREVENT SURROUNDING AGGREGATE MATERIAL FROM TRAVELING THROUGH THE PERFORATIONS.

VEGETATION: INSTALLATION OF TREES OR OTHER LEAFY VEGETATION SHALL BE AVOIDED AROUND THE PERIMETER OF THE EXTENDED DETENTION BASIN IF POSSIBLE TO AVOID PRE-MATURE CLOGGING OF AGGREGATE SYSTEM.

SECTION C-C



SECTION B-B

DETENTION POND

VIOX&VIOX
(859) 727-3293
468 Erlanger Rd.
Erlanger, KY 41018
(513) 576-1000
602 Lila Avenue,
Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

DETENTION DETAILS

C-504

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P:\SCHUMACHER CONSTRUCTION MANAGEMENT, INC. (657)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SP-KOENIG EQUIPMENT-BASE LANDSCAPE.dwg

SOUTH WEST BUFFER YARD E:
TOTAL LENGTH: 339.85 LF
2 DECIDUOUS TREES, 2 DECIDUOUS SHRUBS & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 30 FEET WIDE
339.85 LF SCREENED BY EXISTING VEGETATION

NORTH WEST BUFFER YARD B:
TOTAL LENGTH: 831.5 LF
2 DECIDUOUS TREES & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 20 FEET WIDE
32.69 LF SCREENED BY EXISTING VEGETATION, 798.81 LF TO BE SCREENED
798.81 LF / 100 X2 = 15.9~ **16 DECIDUOUS TREES REQ**
798.81 LF / 100 X2 = 15.9~ **16 EVERGREEN TREES REQ**

SOUTH BUFFER YARD E: *Lot 35*
TOTAL LENGTH: 601.08 LF
2 DECIDUOUS TREES, 2 DECIDUOUS SHRUBS & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 30 FEET WIDE
220.11 LF SCREENED BY EXISTING VEGETATION, 380.97 LF TO BE SCREENED
380.97 LF / 100 X2 = 7.6~ **8 DECIDUOUS TREES REQ**
380.97 LF / 100 X2 = 7.6~ **8 DECIDUOUS SHRUBS REQ**
380.97 LF / 100 X2 = 7.6~ **8 EVERGREEN TREES REQ**

Lot 36

PARKING (AREA) SCREENING AND LANDSCAPING:
"Parking (Area)." Any part of a site used by vehicles not totally enclosed within a structure. This includes parking space and aisles, drives, loading areas and vehicle storage areas, driveways and permitted off-street parking spaces for single- and two-family residential uses.

PERIMETER SCREENING:
- REQUIRED TO EFFECTIVELY CONCEAL VEHICLES WITHIN A PARKING AREA FROM THE **ADJACENT ROADWAY** OR **ADJOINING PROPERTY**
- SHOULD BE LOCATED ADJACENT TO THE PARKING LOT EDGE TO SUPPLEMENT REQUIRED BUFFER YARD MATERIAL.
- **WHEN ADJACENT TO RESIDENTIAL ZONED OR USED LAND**, SCREENING OF PLANT, MOUNDING OR FENCE/WALL MATERIAL IS REQUIRED TO EFFECTIVELY CONCEALS THE VIEW OF PARKED CARS FROM THE RESIDENTIAL PROPERTY.
  - PLANT MATERIAL SHOULD BE USED TO SOFTEN AND ADD VISUAL INTEREST TO A WALL/FENCE.
  - A PLANT MATERIAL SCREEN SHALL HAVE A MINIMUM OPAQUENESS OF SEVENTY-FIVE PERCENT (75%) AT ALL TIMES. THE USE OF YEAR ROUND VEGETATION, SUCH AS PINES OR EVERGREENS IS ENCOURAGED.
- THE SEPARATION AND LANDSCAPING OF THE REQUIRED BUFFER YARD WILL PROVIDE ADEQUATE SCREENING **FOR ALL OTHER PARKING LOT PERIMETERS**.

INTERIOR LANDSCAPING:
TOTAL PARKING AREA: 169,826.18 SF

MINIMUM OF 10% OF TOTAL PARKING AREA = 16,982.62 SF REQUIRED PARKING LANDSCAPING
PARKING LANDSCAPING PROVIDED = **26,565.37 SF** (~15.6%) > 16982.62 SF

1 DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY 3,000 SF OF PARKING AREA OR FOR EVERY 10 PARKING SPACES.

169826.18 SF / 3000 = **56.6~ 57 DECIDUOUS TREES REQ.**

TOTAL MATERIALS REQUIRED:
TOTAL PLANTING BED AREA: 14,375 SF
HARDWOOD MULCH SHALL BE INSTALLED IN ALL DESIGNATED BEDS AND TREE RINGS PER PLANS, DETAILS, & SPECIFICATIONS.

ESTIMATED TOTALS
TOTAL HARDWOOD MULCH @ 3" DEPTH: **133 CY**
TOTAL COMPOST @ 1" DEPTH: **44 CY**
TOTAL TOPSOIL @ 1" DEPTH: **44 CY**

FOUNDATION LANDSCAPE:
To visually soften the building mass, the following landscaping shall be required for all lots, in addition to the landscaping for buffer yards and parking areas.
All required planting shall be located in areas which do not include any buffer yard or right-of-way. Existing plant materials which meet the requirements of this Section may be counted as contributing to the landscaping required by this Section.

TOTAL BUILDING PERIMETER: 1210 LF

LOT INTERIOR LANDSCAPING:
3 DECIDUOUS TREES SHALL BE REQUIRED FOR EVERY 100 LF OF BUILDING PERIMETER

1210 LF / 100 **x3 = 36.3~ 37 DECIDUOUS TREES REQ.**

BUILDING FOUNDATION PLANTING:
Foundation plantings shall be placed within 5 ft of the building perimeter if feasible, if the city engineer determines that, because of site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in other areas of the site in a manner that enhances the overall landscape plan for the development.

10 SHRUBS SHALL BE REQUIRED FOR EVERY 100 LF OF BUILDING PERIMETER FOR NON-RESIDENTIAL USES

1210 LF / 100 **x10 = 121 SHRUBS REQ.**

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
TREES						
	15	Acer x freemanii `Armstrong Gold`	Armstrong Gold Maple	2.5" Cal.	n/a	B&B
	3	Betula nigra `Cully`	Heritage® River Birch	n/a	8-10`	B&B
	3	Ginkgo biloba `Autumn Gold`	Autumn Gold Ginkgo	2.5" Cal.	n/a	B&B
	10	Gleditsia triacanthos inermis `Draves`	Street Keeper® Honey Locust	2.5" Cal.		B&B
	10	Platanus x acerifolia `Morton Circle`	Exclamation!™ London Plane	2.5" Cal.	n/a	B&B
	11	Quercus bicolor	Swamp White Oak	2.5" Cal.	n/a	B&B
	10	Syringa reticulata `Ivory Silk`	Ivory Silk Tree Lilac	2.5" Cal.	n/a	B&B
	18	Ulmus x `Patriot`	Patriot Elm	2.5" Cal.	n/a	B&B
	38	Zelkova serrata `Musashino`	Musashino Japanese Zelkova	2.5" Cal.	n/a	B&B
EVERGREEN TREES						
	14	Picea abies	Norway Spruce	n/a	6`	B&B
	10	Pinus strobus	White Pine	n/a	6`	B&B
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
SHRUBS						
	12	Deutzia gracilis `Nikko`	Nikko Deutzia	3 gal.	n/a	3`0``
	13	Forsythia x i. `Lynwood Gold`	Lynwood Gold Forsythia	3 gal.	n/a	6`0``
	26	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	n/a	5`6``
	41	Viburnum x `Burkwoodii`	Burkwood Viburnum	B&B	24``	6`6``
EVERGREEN SHRUBS						
	82	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	n/a	6`0``
	78	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	n/a	6`0``
	30	Viburnum X Pragense	Prague Viburnum	B&B	24 - 30``	6`0``
	14	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	B&B	24``	8``

GENERAL LANDSCAPE NOTES:
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE BY HIS ACTIONS.
2. ALL DEBRIS SHALL BE REMOVED FROM PLANTING AREA PRIOR TO PLANTING.
3. ALL PLANTS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECTS, PESTS, DISEASES, AND INJURIES.
4. PLANTINGS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS.
5. **SPACING:** PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON THE PLANS AND SPACED AS INDICATED ON THE PLANT SCHEDULE. IN THE CASE OF UNFORSEEN OBSTRUCTIONS NOTIFY LANDSCAPE ARCHITECT.
6. **SETTING PLANTS:** PROPOSED STREET TREE, SHRUB, AND PERENNIAL BED LOCATIONS SHALL BE POSITIVELY IDENTIFIED PRIOR TO DIGGING AND SHOULD BE MARKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. EACH PLANT SHALL BE SET ONE PLANT PER HOLE. ALL HOLES HALL HAVE SCORED SIDES WITH TOPSOIL CROWNED AT THE BOTTOMS AND TAMPED TO REDUCE SETTLEMENT. EACH PLANT PIT SHALL BE A MINIMUM OF 1.5 TIMES THE ROOT BALL OF THE PLANT TO BE INSTALLED. PLANTS SHALL BE SET TO THE GRADE AT WHICH IT GREW AT THE NURSERY.
7. **BACKFILLING:** BACKFILL WITH TOPSOIL FREE FROM ROCKS AND DEBRIS. BACKFILL TO REMOVE ALL VOIDS AND PREVENT SETTLEMENT.
8. **MULCHING:** 3" LAYER OF THE SPECIFIED MULCH SHALL BE PLACED ON THE FINISHED GRADE IMMEDIATELY AFTER PLANTING. MULCH SHALL COVER AN AREA 6" GREATER IN DIAMETER THAN THAT OF THE HOLE OR TO THE FULL EXTENTS OF THE BEDLINE.
9. **HERBICIDE:** APPLY TYPYICAL HERBICIDE TO ALL BARE SOIL PRIOR TO SPREADING MULCH. APPLY TO MANUFACTURER'S RECOMMENDATIONS.
10. **FERTILIZER:** PROVIDE TYPICAL FERTILIZER AFTER INSTALLATION TO INITIATE NUTRIENT UPTAKE. APPLY TO MANUFACTURER'S RECOMMENDATION.
11. **WATER:** PLANTINGS OUTSIDE IRRIGATION ZONES SHALL BE WATERED IN WITHIN 48 HOURS OF INSTALLATION.
12. **GUARANTEE:** ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE TIME OF ACCEPTANCE BY THE PROJECT OWNER.
13. **SEED AND STRAW:** SEED AND STRAW SHALL BE APPLIED IN AREAS OF DISTURBANCE THAT ARE NOT OUTLINED AS LANDSCAPE BEDS. HILLSIDE STABILIZATION SUCH AS BIODEGRADABLE BURLAP AND LANDSCAPE STAPLES SHALL BE APPLIED IN DISTURBED AREAS OF SLOPES GREATER THAN %15

GENERAL INSTALLATION AND MAINTENANCE NOTES:
1. MAINTENANCE OF LANDSCAPED AREAS SHOULD INCLUDE INSPECTIONS OF STORM WATER DRAINAGE ROUTES. REMOVAL OF DEBRIS BLOCKING DRAINAGE WAYS, AND/OR LOWERING MULCH/TURF BUILD-UPS MAY BE NECESSARY TO MAINTAIN PROPER DRAINAGE. CATCH BASINS SHOULD BE CLEARED OF DEBRIS TO PREVENT CLOGGING AND FLOODING. REVIEW OF PIPE FLOW SHOULD OCCUR ON A REGULAR BASIS DEPENDING UPON LOCAL CONDITIONS.

A L-102 TREE PLANTING DETAIL — SCALE: N.T.S.
B L-102 EVERGREEN TREE PLANTING DETAIL — SCALE: N.T.S.
C L-102 SHRUB PLANTING DETAIL — SCALE: N.T.S.
D L-102 TREE PLANTING ON SLOPES 5% (20:1) TO 50% (2:1) — SCALE: N.T.S.

VIOX&VIOX
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466 Erlanger Rd. | 602 Lila Avenue,
Erlanger, KY 41018 | Milford, OH 45150

Date
Revision
Item

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	6/30/26
Drawn:	CRA
Checked:	NHA

SCALE: 1" =40'

PLANTING PLAN

L-100

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PLANNING COMMISSION STAFF REPORT

To:	Planning Commission Members
From:	Liz Fields, AICP, Planner
Meeting Date:	August 12, 2026

PC 26-18 **Major Site Plan – Koenig Equipment**

Property Information:

Location: 0 Watkins Glen Road (Parcel #0836200054)

Zoning: C-1 "General Commercial District"

Proposed Use: Automobile Sales/Rental (John Deere dealership which sells agricultural, lawn and garden, and compact construction equipment)

Current Use: Vacant Commercial Land

Property Size: 10.55 acres

Proposed Building Size: 30,450 square feet

Proposed # of Parking Spaces: 48

Project Overview:

The applicant, Viox & Viox, Inc. c/o Chris Sabetta, is requesting approval of a major site plan for the construction of a 30,450 square foot Koenig Equipment facility and a detached accessory storage building with wash bay located on Parcel #0836200054 within the C-1 General Commercial District.

Comments:

Site Plan: The proposed major site plan contemplates the construction of a 30,450 square foot automobile sales/rental facility with a detached storage building with a wash bay on a currently vacant parcel along Watkins Glen Road. At present time, the vacant parcel consists of 37.74 acres, but a 10.55

acre parcel is proposed to be split from it to facilitate the development of the dealership. Access to the site is proposed via a single curb cut along Watkins Glen Road and a total of 48 parking spaces are provided along the north and east of the building.

Landscape Plan:

Overall: The landscape plan proposes approximately 437 plantings, including a mix of deciduous trees, evergreen trees, and shrubs. These plantings are distributed along the site perimeter and around the eastern foundation of the proposed building.

Perimeter Lot Landscaping: The subject property abuts residential, commercial, and industrial land, triggering three separate buffer yard requirements.

Buffer Yard A

Per Table 1111.06-2, commercial uses adjacent to commercial properties require "Buffer Yard A," consisting of a 15-foot-wide buffer with two deciduous trees and two evergreen trees per 100 linear feet.

North East Property Line: The north east property line is approximately 855.8 linear feet which requires 18 deciduous and 18 evergreen trees. 18 deciduous trees are provided, however the 18 required evergreen trees are not included on the landscape plan. The applicant has noted that they will comply with the buffer yard requirement and provide the missing trees to satisfy the requirement.

Buffer Yard B

Per Table 1111.06-2, commercial uses adjacent to industrial properties require "Buffer Yard B," consisting of a 20-foot-wide buffer with two deciduous trees and two evergreen trees per 100 linear feet.

North West Property Line: The north west property line is approximately 831.5 linear feet which requires 16 deciduous trees and 16 evergreen trees. 32 trees are provided which satisfies the requirement.

Buffer Yard E

Per Table 1111.06-2, commercial uses adjacent to residential properties require "Buffer Yard E," consisting of a 30-foot-wide buffer with two deciduous trees, two evergreen trees, and two deciduous shrubs per 100 linear feet.

South West Property Line: The south west property line is approximately 339.85 linear feet which requires 7 deciduous trees, 7 evergreen trees, and 7 deciduous shrubs. The property line currently is screened by dense existing vegetation which may be utilized to satisfy the buffer yard requirement per Section 1111.06(g)(2)(C).

South Property Line: The south property line is approximately 601.08 linear feet but is proposed to utilize 220.11 linear feet of existing dense vegetation to satisfy part of the buffering requirement. The remaining property line is 380.97 linear feet which requires 8 deciduous trees, 8 evergreen trees, and 8 deciduous shrubs. 16 trees and 8 shrubs are provided which satisfies the requirement.

Screening of Trash Receptacles: A dumpster enclosure is proposed to the south of the principal structure which will be fully enclosed and meet the screening requirements of Section 1111.06(i)(2). The applicant has applied for a variance for the location of the dumpster enclosure as it is in the front yard along Decker Road and Section 1111.06(i)(1) limits the location of a dumpster to the side or rear yard. The variance will be heard by the Board of Zoning Appeals at their August 10 meeting.

Perimeter Screening: Section 1111.06(j)(1) requires sufficient perimeter screening for parking areas adjacent to residential uses or residentially zoned or used land which conceals the view of parked cars from the residential property. The parking areas are proposed to be sufficiently screened by a black vinyl-coated chain link fence, a continuous evergreen hedge, buffer yards, and existing dense vegetation which will effectively conceal parked vehicles, satisfying this requirement.

Interior Parking Area Landscaping: Section 1111.06(j)(2)(A) requires interior parking lot landscaping for open parking areas exceeding 16,000 square feet or containing more than 50 parking spaces. The proposed parking area totals 173,774.68 square feet, requiring a landscaped area equal to at least 10 percent of the total, or 17,377.47 square feet. The applicant is proposing 26,565.37 square feet of landscaped area, exceeding the minimum requirement.

In addition, Section 1111.06(j)(3)(A) requires one deciduous tree for every 3,000 square feet of parking area or for every 10 parking spaces. Based on the 173,774.7 square foot parking area, 58 trees are required and 58 trees have been provided in the landscape plan.

Lot Interior Landscaping: Section 1111.06(k)(1) requires three deciduous trees for each 100 feet of building perimeter. The building perimeter is 1,170 linear feet which requires 36 deciduous trees. The landscaping plan provides 36 trees which satisfies the requirement.

Building Foundation Plantings: Section 1111.06(k)(2)(C) requires the placement of 10 shrubs for every 100 linear feet of building perimeter for non-residential uses. With a building perimeter of 1,170 linear feet, 117 shrubs are required. A total of 117 shrubs are proposed along the southern façade of the facility.

Parking:

Parking Spaces: a total of 48 parking spaces are proposed for the development which exceeds the requirement of Table 1111.07-5.

Loading Spaces: Table 1111.07-7 requires commercial and industrial buildings equal to or greater than 30,000 square feet provide one Type A and B loading space plus one Type A space for each additional 50,000 square feet or fraction thereof. With a building size of 30,450 square feet, a total of one Type A spaces and one Type B space is required. The applicant is providing one Type A space and one Type B space which meets the minimum loading space requirement.

Building Elevation and Design:

Overall: The proposed building is a total of 30,450 square feet with a maximum height of 24 feet. The maximum height for a building in the C-1 District is 35 feet.

Tripartite Configuration: The proposed building meets the tripartite configuration requirement of Section 1115.08(h)(3)(A) as it provides a masonry foundation, EIFS walls, and prefinished metal, standing seam roof.

Building Articulation: Section 1115.08(h)(3)(B) requires that all building elevations be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets, or change in materials. Based on the submitted elevations, all elevations are sufficiently articulated.

Building Materials: The building material requirements of 1115.08(h)(3)(C) are met as the proposed building is proposed to utilize a masonry foundation, EIFS above the pedestrian level, and a standing seam metal roof.

Lighting: The applicant is proposing the placement of 33 full cut-off lighting fixtures around the building and site perimeter. The submitted photometric plan indicates that the maximum illumination level at the property line is consistent with the requirements of Table 1111.07-4.

Signs: Wall and pole signs are proposed as part of the development and will be reviewed through the Sign Permit process pending approval of the Major Site Plan.

Fencing: The site is proposed to include a six-foot, black vinyl coated chain-link fence to enclose the sale and display area along the southern side of the site. As this property is located on a through lot, the proposed fence will extend into the front yard along Decker Road. Section 1107.11(j)(2)(A)(i)(1) establishes the maximum height for a fence in the front yard of four feet and Section 1107.11(j)(2)(A)(i)(4) prohibits chain link fences in the front yard. The applicant has submitted variances for the location and material of the

proposed fence which will be heard by the Board of Zoning Appeals at their August 10 meeting.

Accessory Structures: The applicant has applied for additional variances regarding the location and height of the proposed detached accessory storage structure with a wash bay (Section 1107.11(w)(2)(A) prohibition of accessory storage structures in the front yard and Section 1107.11(w)(2)(B) maximum height of an accessory storage structure is 20 feet (24 feet proposed)) which will be heard by the Board of Zoning Appeals at their August 10 meeting.

Major Site Plan Standards for Approval

Major Site Plans shall only be approved if Planning Commission finds that all of the following standards are met:

1) That it fully complies with all applicable requirements of this UDO;
   The proposed major site plan largely conforms with the requirements of the UDO. Variances have been applied for regarding aspects of the plan which do not meet the standards of the UDO.

2) That it adequately protects other property or residential uses located on the same property from the potential effects of a non-residential use;
   The development adequately protects other property from the potential effects of a non-residential use. The proposed development provides substantial buffering and screening on the property lines adjacent to the residential properties.

3) That it is not detrimental to the use and character of the surrounding properties;
   The proposed development is not detrimental to the use and character of the development is consistent with the built environment of the vicinity which consists of a mix of commercial and industrial uses.

4) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and
   The proposed development provides safe conditions and prevents the dangerous arrangement of pedestrian and vehicular ways.

5) That is provides safe ingress and egress for emergency vehicles.
   The proposed development provides safe ingress and egress for emergency vehicles.

Considerations:

Should the Planning Commission choose to approve the Major Site Plan, the following should be considered as conditions of approval:

1. Approval of the Major Site Plan, as submitted, is contingent upon the approval of the requested variances by the Board of Zoning Appeals. If any of the variances are not approved, then a revised Major Site Plan shall be submitted to reflect that.
2. The applicant shall submit an updated Landscape Plan that is consistent with the requirements of the UDO for staff approval.

VIOX&VIOX
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Milford, Ohio 45150

Tel: 513.576.1000

www.vioxinc.com

July 9, 2026

Re:
Koenig Equipment
Watkins Glen Drive,
Franklin, OH 45005
Parcel ID: 0836200054

To whom it may concern,

Provided below are responses and explanations of the proposed development project, Koenig Equipment, on Watkins Glen Drive.

The proposed development is to construct a new location for Koenig Equipment, which is an Authorized John Deere equipment dealer. This site operations will consist of equipment sales and service. The site will consist of a main building housing the sales and service departments, accessory structures for storage and a wash bay. Equipment will be stored/displayed in the back lot, at the front of the building (north elevation) and in the property frontage along I-75. A lighted monument sign will be located at the entrance from Watkins Glen Drive and a pylon sign will be located at the south east corner of the property; visible from the interstate.

A. Whether the proposed use fully complies with all applicable requirements of the UDO
This project fully complies with all applicable requirements of the UDO except proposed accessory building(s) located in the front yard. These have been discussed with Staff during the pre-application meeting, and a variance request is being submitted for this item.

B. Whether the proposed use or addition will adequately protect adjacent property, or residential uses located on the same property, from the potential adverse effects of a non-residential use
All buffer yards between the subject property and neighboring residential have been designed per Code. Site lighting has been designed per Code.

C. Whether the proposed use or addition will be detrimental to the use and character of surrounding properties
This property is part of the Franklin Interstate Commerce Park. Current property zoning is both C-1 and I-1 and current uses include manufacturing and vacant land. The proposed development will not be detrimental to the use and character of the surrounding properties and will be consistent with existing uses within the industrial commerce park.

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D. Whether the proposed use or addition will provide safe conditions for pedestrians and motorists and prevents the dangerous arrangement of pedestrian and vehicular ways
There are no sidewalks on Watkins Glen Dr. All proposed sidewalks are internal to the site and out of the drive aisles.

E. Whether the proposed use will provide adequate parking and/or loading facilities and lighting systems
Proposed parking is shown per Code requirements. The Developer has confirmed that this is sufficient for the operation of their business. Site lighting has been designed per Code.

F. Whether the proposed use will provide adequate utility, waste disposal, storm water drainage, water and sanitary services
All utility, waste disposal, storm water drainage, water, and sanitary services are to be provided per City, County, and Provider specifications.

G. Whether the proposed use will provide safe ingress and egress for emergency services vehicles
The driveway entrance is designed per City standards. The site is designed to accommodate large trucks and trailer and will provide sufficient access for emergency service vehicles.

H. Whether the proposed use will provide required landscaping fencing, or walls
Proposed Landscaping has been designed per Code requirements.

Whether the proposed will comply with the Exterior Design Façade Standards
The building will comply with the Exterior Design Façade Standards

Thank your for the time and attention given to our project. Please feel free to reach out to me with any questions or comments related to the project itself or any of the submittal documentation.

Respectfully Submitted,

Chris Sabetta
Design Engineer
csabetta@vioxinc.com
859-727-3293
466 Erlanger Rd, Erlanger, KY 41018

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KOENIG EQUIPMENT
SITE PLAN

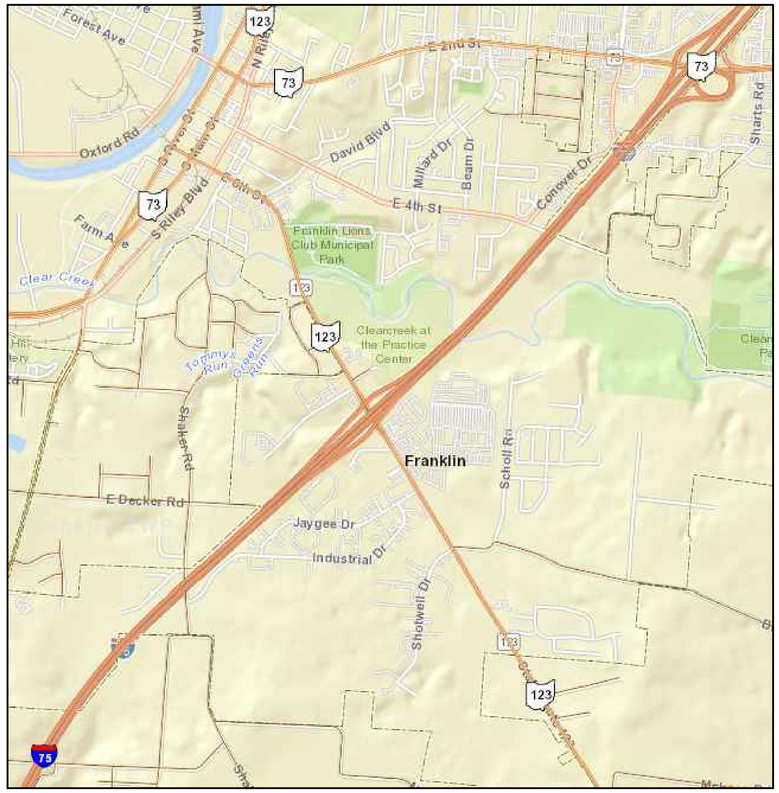
WATKINS GLEN ROAD
CITY OF FRANKLIN, WARREN COUNTY, OHIO

1

SUMMARY TABLE:

TOTAL SITE ACREAGE = 10.55 AC
TOTAL BUILDING SQ. FT. = 38,250 SF
INTENSITY = 0.083

VICINITY MAP



SCALE: N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	GENERAL NOTES
C-100	EXISTING CONDITIONS PLAN
C-200	LAYOUT PLAN
C-201	EQUIPMENT DISPLAY AREAS
C-250	FIRE TRUCK WHEEL PATH
C-300	GRADING PLAN
C-310	SIGHT LINE EXHIBIT
C-320	EROSION CONTROL PLAN
C-400	UTILITY PLAN
C-410	STORM SEWER PROFILES
C-501	LAYOUT DETAILS
C-502	EROSION CONTROL DETAILS
C-503	UTILITY DETAILS
C-504	DETENTION DETAILS
L-100	PLANTING PLAN
E-100	PHOTOMETRIC PLAN
	BUILDING ELEVATIONS
	FLOOR PLAN

1

2

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT
CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

COVER SHEET

C-000

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GENERAL NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF A CONFLICT WITH THE PLANS IS DISCOVERED.
2. IT SHALL BE THE FULL AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND COMPLY WITH SAFETY REQUIREMENTS AND REGULATIONS AS ESTABLISHED BY O.S.H.A. OR ANY OTHER REGULATORY BODY. THE OWNER AND ENGINEER WILL NOT PERFORM ANY SAFETY COMPLIANCE INSPECTIONS AS THE CONTRACTOR HAS ACCEPTED FULL AND COMPLETE RESPONSIBILITY FOR PERFORMING SUCH INSPECTIONS FOR COMPLIANCE TO THE REGULATIONS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY LOSS, EXPENSE, FINE, OR SUIT, INCLUDING ATTORNEY'S FEES, ARISING OUT OF ANY SAFETY VIOLATION SUITS BROUGHT BY INJURED PERSONS AND/OR FINES LEVIED BY O.S.H.A OR ANY OTHER REGULATORY BODY, AS RESULT OF THE CONTRACTOR'S WORK.
3. IF CLSM FILL IS USED IT MUST NOT EXCEED 28 DAYS STRENGTH IN SPECIFICATIONS (80 PSI). CLSM FILL REQUIRED IN ALL UTILITY TRENCHES UNDER EXISTING PAVED AREAS. THIS EXPENSE TO BE INCLUDED IN APPROPRIATE BID ITEM.
4. CONTRACTOR SHALL RAISE, LOWER, SHIFT, AND ETC. ALL EXISTING OR PROPOSED MANHOLE COVERS' GRATES, VALVE BOXES AND ETC. TO COMPLY WITH NEW CONSTRUCTION AS SHOWN OR NOT SHOWN ON THESE PLANS AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL IMPLEMENT TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STATE & LOCAL STANDARDS, PROCEDURES AND REGULATIONS WHILE WORKING WITHIN ROADWAY EASEMENTS & R/W OR WHEN WORK AFFECTS TRAFFIC FLOW OR SAFETY.
6. ALL STREETS AND ROADWAYS ADJACENT TO PROJECT SHALL BE CLEANED OF DIRT AND DEBRIS AT END OF EACH DAY.
7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
8. ALL NECESSARY ENCROACHMENT PERMITS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
9. ALL ASPHALT SURFACE ON EXISTING ROADWAYS DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, REMOVED AND REPLACED. THE NUMBER OF SAWCUTS SHALL BE MINIMIZED IN ORDER TO MAKE ONE CONTINUOUS PATCH AS DIRECTED BY THE ENGINEER AND OR LOCAL OFFICIALS.
10. ALL PAVEMENT, SIDEWALK, CURB, GUTTER, ETC. TO BE REINSTALLED SHALL MATCH EXISTING WIDTH AND THICKNESS.
11. ANY SITE SIGNAGE IF APPLICABLE WILL BE BY SEPARATE PERMIT.

DEMOLITION NOTES:

1. ALL POTENTIAL EROSION SHALL BE CONTROLLED IN SUCH A MANNER SO AS TO PREVENT ANY DISPLACEMENT OF SILT TO ADJACENT PROPERTY OWNERS OR RIGHT-OF-WAY. THIS CONTROL SHALL BE IMPLEMENTED THROUGH PROPER INSTALLATION OF SILT FENCE, OR STRAW BALES DURING THE CONSTRUCTION DURATION AND MAINTAINED UNTIL PROPER GROUND COVER HAS BEEN ESTABLISHED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES THE HEIGHT OF THE SILT FENCE.
3. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF GRANULAR MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES.
4. DUST CONTROLS USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
5. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWER MUST BE REMOVED IMMEDIATELY.
6. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENTING ANY AND ALL SEDIMENT CONTROL MEASURES AS NECESSARY TO CONTAIN SEDIMENT ON SITE. THIS SHALL INCLUDE MEASURES INDICATED ON THESE PLANS AND NOTES AND ANY OTHERS THAT MAY BE NECESSARY TO ACCOMMODATE CONTRACTOR'S OPERATIONS

EROSION CONTROL NOTES:

1. EXISTING VEGETATION SHALL BE PRESERVED WHERE POSSIBLE. ALL DISTURBED AREAS OF THE SITE SHALL BE STABILIZED. STABILIZATION SHALL BEGIN WITHIN 14 DAYS ON AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY (FOR 21 DAYS OF MORE) CEASED. WHEN SNOW COVER CAUSES DELAYS, STABILIZATION SHALL BEGIN AS SOON AS POSSIBLE.
2. ALL DISTURBED AREAS ARE TO BE RESTORED AND SEEDED IMMEDIATELY AFTER COMPLETION OF LAND DISTURBING ACTIVITIES IN THAT AREA. RESTORATION TO BE AS AS NOTED IN PROJECT SPECIFICATIONS.
3. ALL FINAL SLOPES OF 8% OR GREATER WILL BE SEEDED AND MULCHED.
4. DRAINAGE DITCHES HAVING SLOPES GREATER THAN 5% WILL BE SODDED OR PROTECTED WITH EROSION CONTROL BLANKET (EAST COAST EROSION BLANKETS ECC-2B OR EQUIVALENT EXTENDED TERM BIODEGRADABLE BLANKET) UNLESS NOTED OTHERWISE
5. CONTRACTOR SHALL INSPECT THE BMP'S AT LEAST EVERY 7 DAYS AND AFTER A RAIN EVENT OF 0.5" AND GREATER.
6. CONTRACTOR SHALL INSTALL DROP INLETS SEDIMENT FILTER, OVER ALL EXISTING AND PROPOSED INLETS UNTIL PROJECT COMPLETION.
7. SILT FENCE SHALL BE INSTALLED IN ALL AREAS SUBJECT TO SEDIMENT RUNOFF FROM THE SITE AND REMOVED AT COMPLETION OF THE PROJECT PRIOR TO LANDSCAPE CONTRACTOR ARRIVAL TO SITE. CONTRACTOR TO COORDINATE WITH LANDSCAPE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR SEDIMENTATION CONTROL OF ONSITE RUNOFF IN ACCORDANCE WITH THE CITY OF FRANKLIN AND WARREN COUNTY STORM WATER RUNOFF, SOIL EROSION, AND SEDIMENTATION CONTROL ORDINANCE. ALL EROSION CONTROLS SHALL BE IN PLACE BEFORE SITE WORK BEGINS.
9. THE DRAINAGE PATTERN CREATED BY THE DEVELOPMENT OF THIS SITE SHALL BE CONSISTENT WITH THE PREVIOUS STORM WATER DRAINAGE PATTERNS. THE ADJACENT PROPERTY OWNERS SHALL NOT REALIZE ANY CHANGES IN THE RUNOFF TO THEIR PROPERTY.
10. ALL POTENTIAL EROSION SHALL BE CONTROLLED IN SUCH A MANNER SO AS TO PREVENT ANY DISPLACEMENT OF SILT TO ADJACENT PROPERTY OWNERS OR RIGHT-OF-WAY. THIS CONTROL SHALL BE IMPLEMENTED THROUGH PROPER INSTALLATION OF SILT FENCE STRAW BALES DURING THE CONSTRUCTION DURATION AND MAINTAINED UNTIL PROPER GROUND COVER HAS BEEN ESTABLISHED.
11. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
12. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF GRANULAR MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES.
13. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF TEMPORARY PARKING AS CONDITIONS DEMAND.
14. DUST CONTROLS USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
15. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE REQUIREMENTS OF THE OHIO EPA GENERAL PERMIT (OHC000006) AND IMPLEMENT THE EROSION CONTROL PLAN BEST MANAGEMENT PRACTICES (BMPS) OUTLINED IN THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) BOOK. THE CONTRACTOR SHALL PROVIDE AN OHIO EROSION PREVENTION AND SEDIMENT CONTROL INSPECTOR TO ROUTINELY CONDUCT SITE INSPECTIONS AND COMPLETE REQUIRED DOCUMENTATION IN THE SWPPP BOOK, PER THE GENERAL PERMIT. IT SHALL BE UNDERSTOOD THAT THE SWPPP BOOK IS A LIVING DOCUMENT, AND BMP'S SHALL BE AMENDED AS NEEDED TO PROVIDE EROSION CONTROL AND GOOD HOUSEKEEPING ON AN EVOLVING CONSTRUCTION SITE, AND SHALL BE USED THROUGHOUT THE LENGTH OF THE CONSTRUCTION PROJECT UNTIL THE SITE IS PERMANENTLY STABILIZED, EQUIPMENT HAS DEMOBILIZED, AND A NOTICE OF TERMINATION HAS BEEN FILED WITH THE OHIO EPA.
16. THE CONTRACTOR IS RESPONSIBLE FOR SEDIMENTATION CONTROL OF ONSITE RUNOFF IN ACCORDANCE WITH THE WARREN COUNTY STORM WATER RUNOFF, SOIL EROSION, AND SEDIMENTATION CONTROL ORDINANCE. ALL EROSION CONTROLS SHALL BE IN PLACE BEFORE SITE WORK BEGINS.
17. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES 1/3 OF THE HEIGHT OF THE SILT FENCE.
18. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWER MUST BE REMOVED IMMEDIATELY.
19. CONCRETE WASHOUT AREA AND FUEL TANK LOCATIONS TO BE DETERMINED BY CONTRACTOR AND IDENTIFIED ON BMP PLANS ONSITE.
20. CONSTRUCTION BMP'S SHALL BE REVISED OR ADDED AS DEEMED NECESSARY.

GRADING NOTES:

1. BEFORE CONSTRUCTION, CONTRACTOR TO CONTACT OHIO UNDERGROUND PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE BY CALLING 811 OR VISITING OUPS.ORG.
2. ALL SINGLE SPOT ELEVATIONS ARE TO TOP OF PAVING OR SIDEWALK. ALL DOUBLE SPOT ELEVATIONS ARE TO TOP & BOTTOM OF CURB.
3. MAXIMUM SLOPE OF ALL HANDICAP RAMPS SHOWN SHALL NOT EXCEED 1:12.
4. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND FIELD LOCATING ALL UTILITIES WITHIN THE PROJECT LIMITS SO THAT CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING LINES. IF ANY UTILITY LINES ARE DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE UTILITY LINES AT THE CONTRACTOR'S EXPENSE. FINISHED REPLACEMENT OR REPAIR SHALL MEET THE APPROVAL OF THE SPECIFIC UTILITY OWNER.
5. ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY PER STANDARD PROCTOR ANALYSIS ASTM D 698 OR TO THE PROJECT SPECIFICATIONS, WHICHEVER IS GREATER.
6. EXISTING ELEVATIONS AND CONTOURS ON THIS PLAN ARE PROVIDED FROM GIS AND SITE SURVEY. CONTRACTOR SHALL COORDINATE HORIZONTAL AND VERTICAL CONTROL WITH ENGINEER OR SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. IMPROPER GRADING/FINISHING OF ALL EXCAVATION AND FILL PLACEMENT WITHIN THE PROJECT LIMITS OR ADJACENT RIGHT-OF-WAY THAT RESULT IN DRAINAGE PROBLEMS SHALL BE REMOVED AND REINSTALLED TO IMPLEMENT POSITIVE DRAINAGE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. BENCHMARK INFORMATION AS PROVIDED SHALL BE USED TO CONFIRM EXISTING TOPOGRAPHIC CONDITIONS PRIOR TO THE COMMENCEMENT OR ANY CONSTRUCTION ACTIVITIES. ANY CONFLICT AND/OR DISCREPANCIES ENCOUNTERED BETWEEN THE EXISTING TOPOGRAPHY SHOWN AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
9. THE CONTRACTOR SHALL NOT SCALE FROM THESE PLANS FOR FIELD SURVEY LOCATION.
10. SPECIAL CARE SHALL BE TAKEN TO PROTECT ALL TREES, SHRUBS, ETC. WITHIN EXISTING LANDSCAPE ISLANDS TO REMAIN. CONTRACTOR SHALL COORDINATE ALL TREE REMOVAL WITH OWNER PRIOR TO CONSTRUCTION TO DELINEATE WHICH TREE AND LANDSCAPING IS TO BE LEFT IN-PLACE.
11. THE PROPERTY OWNER IS RESPONSIBLE FOR SURFACE AND SUB-SURFACE DRAINAGE RELATED TO HIS/HER LANDS, AND SHALL PROVIDE FOR SUCH DRAINAGE IN A WAY AS TO PROPERLY RELIEVE WATERS FROM THEIR LAND, WITHOUT OBSTRUCTING EXISTING DRAINAGE PATTERNS OR INCREASE RUNOFF ONTO ADJACENT PROPERTIES.
12. ALL SOFT AND UNSUITABLE MATERIAL IN AREAS TO RECEIVE FILL MUST BE OVER-EXCAVATED TO A STABLE SUB-BASE, AND BACKFILLED WITH AN APPROVED ENGINEERED BACKFILL. ALL BACKFILL MUST MEET THE COMPACTION REQUIREMENTS OF THE SPECIFICATIONS OR AS SHOWN ON THE DRAWING, WHICHEVER IS THE MORE STRINGENT REQUIREMENT.
13. ALL DISTURBED AREAS NOT TO RECEIVE PAVEMENT SHALL RECEIVE 6" OF TOPSOIL.
14. CONTRACTOR TO FOLLOW ALL GEOTECHNICAL RECOMMENDATIONS.
15. DESIGN OF ALL RETAINING WALLS AND ASSOCIATED PERMITS WILL BE DONE BY OTHERS.
16. SIDEWALK CROSS SLOPES ARE TO BE BETWEEN 1.5% AND 2%, TOWARDS ADJACENT PAVEMENT UNLESS OTHERWISE INDICATED, AND PAVEMENT GRADES IN PEDESTRIAN AREAS ARE NOT TO EXCEED 5%.

SITE UTILITIES:

CONTRACTOR IS RESPONSIBLE TO FOLLOW RULES & REGULATIONS OF EACH UTILITY GROUP. LISTED BELOW ARE THE KNOWN SITE UTILITIES, OTHERS MAY BE ON SITE BUT NOT LISTED BELOW.

1. SANITARY SEWER: CITY OF FRANKLIN
2. STORM SEWER: CITY OF FRANKLIN
3. WATER: CITY OF FRANKLIN
4. GAS: DUKE ENERGY
5. ELECTRIC: DUKE ENERGY
6. COMMUNICATIONS: ALTAFIBER/SPECTRUM

Ohio Utilities Protection Service
Call 811 before you dig

LOCATION OF UTILITIES AND STRUCTURES, BOTH SURFACE AND SUB-SURFACE, ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT TIME OF BIDDING, AND ARE NOT NECESSARILY COMPLETE OR CORRECT. DURING CONSTRUCTION THE CONTRACTOR SHALL USE DILIGENCE IN PROTECTING FROM DAMAGING ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON THE PLAN OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SAME TO THE SATISFACTION OF THE ENGINEER OR APPROPRIATE AUTHORITY.

PROJECT NOTES:

PARCEL NUMBER: 083620054

DEED REFERENCE: P.B. 49, PAGE 68

TOTAL ACREAGE OF SITE: 10.55 AC.

OWNER:
FRANKLIN INTERSTATE PARK
0 WATKINS GLEN RD
FRANKLIN, OH 45005

DEVELOPER:
KOENIG EQUIPMENT
15213 STATE ROUTE 274
BOTKINS, OH 45306

2
CURRENT USE: VACANT COMMERCIAL LAND
PROPOSED USE: AUTOMOBILE SALES/RENTAL
1

PROPOSED BUILDINGS:
MAIN BUILDING:
HEIGHT = 24'-0"
SQ. FOOTAGE = 30,450 SF
STORAGE BUILDING:
HEIGHT = 24'-0"
SQ. FOOTAGE = 6,000 SF
WASH BAY:
HEIGHT = 24'-0"
SQ. FOOTAGE = 1,800 SF

PROPOSED SITE AREAS:
DISTURB = 8.08 AC.
IMPERVIOUS = 4.50 AC.
PERVIOUS = 3.58 AC.
TOTAL ACREAGE UNDER REVIEW: 10.55 AC.

SOIL TYPES: MrUC2, RvUB, UsUXF

SITE ZONING DATA:

CURRENT ZONE: C-1
MINIMUM LOT SIZE = N/A
MINIMUM FRONTAGE = 40 FEET
MINIMUM FRONT YARD SETBACK = 35 FEET
MINIMUM SIDE YARD SETBACK = 0/10 FEET
MINIMUM REAR YARD SETBACK = 0/30 FEET
MINIMUM PARKING LOT/DRIVEWAY SETBACK =
PARKING LOCATION = FRONT/SIDE/REAR
MAXIMUM HEIGHT = 35 FEET
MAXIMUM ACCESSORY STRUCTURE HEIGHT = PER SECTION 1107.19
MAXIMUM IMPERVIOUS COVERAGE = N/A

PARKING SUMMARY:

PROPOSED CAR PARKING
STANDARD SPACES (9'X18') = 44
ADA SPACES (9'X18') = 4
TOTAL PROPOSED SPACES = 48

PARKING SPACES REQUIRED PER CODE
AUTOMOBILE SALES/RENTAL: 1 SPACE PER 500 SF OF FLOOR AREA PLUS 1 SPACE PER 3,000 SF OF OPEN LOT AREA DEVOTED TO THE SALE AND DISPLAY OF VEHICLES
FLOOR AREA: 7,250/500 = 14.5 = 15 SPACES
SALE/DISPLAY AREA = 77,000/3000 = 25.67 = 26 SPACES

AUTOMOBILE SERVICE/REPAIR: 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT
SERVICE BAYS = 1 * 2 = 2 SPACES
EMPLOYEES ON LARGEST SHIFT = 5 = 5 SPACES

TOTAL PARKING SPACES REQUIRED = 15+26+2+5 = 48

ADA SPACES REQUIRED PER CODE
ADA SPACES = 2
VAN SPACES = 1
TOTAL REQUIRED (26-50 SPACES) = 2

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602 Lila Avenue,
Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

GENERAL NOTES

C-001

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P:\SCHUMACHER CONSTRUCTION MANAGEMENT, INC. (657)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SHEETS\SP-KOENIG EQUIPMENT-COVER-NOTES.dwg

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UTILITY NOTES:

1. GENERAL

1.1. PRIOR TO BEGINNING CONSTRUCTION AND AFTER CLEARING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND FIELD LOCATING ALL UTILITIES WITHIN THE PROJECT LIMITS SO THAT CONSTRUCTION WILL NOT DAMAGE OR INTERFERE WITH EXISTING LINES. IF ANY UTILITY LINES ARE DAMAGED , IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE UTILITY LINES AT THE CONTRACTOR'S EXPENSE. FINISHED REPLACEMENT OR REPAIR SHALL MEET THE APPROVAL OF THE SPECIFIC UTILITY OWNER.

1.2. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR ALL FINAL LOCATION OF UTILITY CONNECTIONS AT BUILDINGS.

1.3. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR ELECTRICAL AND DATA CONDUIT SIZES , MATERIALS AND MINIMUM COVERS.

1.4. CONTRACTOR TO COORDINATE WITH MEP DRAWINGS FOR LIGHTING, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, AND GEOTHERMAL DESIGN DETAILS & SPECIFICATIONS

1.5. A MINIMUM HORIZONTAL DISTANCE OF 10' (FEET) SHALL BE MAINTAINED BETWEEN THE WATER AND SANITARY SEWER SERVICE LINES MEASURED FROM THE OUTSIDE OF THE PIPE TO OUTSIDE OF PIPE.ALL CONNECTIONS OF STORM DRAINAGE PIPES TO STORM STRUCTURES SHALL BE SEALED WITH NON-SHRINK GROUT OR PER DRAIN BASIN MANUFACTURES RECOMMENDATIONS.

1.6. FOR SPECIFICATIONS AND ADDITIONAL DETAILS, REFER TO CITY OF FRANKLIN STANDARD SPECIFICATIONS & DRAWINGS FOR THE INSTALLATION OF WATER MAINS AND STANDARD SPECIFICATION & DRAWING FOR THE INSTALLATION OF METER PITS CURRENT EDITION.

1.7. CONTRACTOR TO COORDINATE WITH GEOTHERMAL DESIGNER AND CONTRACTOR TO ENSURE THAT NO CONFLICTS WITH THE GEOTHERMAL FIELD AND UNDERGROUND UTILITES (STORM, SANITARY, WATER, ELECTRIC, ETC.).

1.8. THE PLAN DOES NOT INDICATE INDIVIDUAL FITTINGS REQUIRED FOR THIS INSTALLATION. CONTRACTOR RESPONSIBLE FOR OBTAINING AND INSTALLING OF ALL FITTINGS ALONG WITH THE PIPE AND STRUCTURES IN THE SCHEDULE AS PART OF THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO "T" FITTINGS, "L" FITTINGS, DOUBLE AND TRIPLE MANIFOLDS, REDUCERS, BANDS, TIES, ETC. ALL FITTINGS SHALL BE APPROVED AND SUPPLIED BY THE PIPE MANUFACTURER.

1.9. THE OWNER IS RESPONSIBLE FOR ALL UTILITY TAP-ON FEES AND COST OF UTILITY EXTENSIONS TO THE SITE.

1.10.CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES ENTRY TO THE BUILDING WITH ARCHITECTURAL AND MECHANICAL/ELECTRICAL PLANS.

1.11.THE CONTRACTOR SHALL FULLY RESTORE ALL AREAS (ASPHALT, CONCRETE, CURBS, SIDEWALKS, LANDSCAPING, ETC.) DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

2. SANITARY SEWER

2.1. CONTRACTOR TO ENSURE THAT NO ISOLATED HIGH POINTS ARE CREATED IN THE SANITARY FORCE LINE. THE EXIT POINT FROM THE PUMP STATION SHALL BE DEEP ENOUGH TO BE LOWER THAN THE LOW POINT IN THE LINE NEAR THE STREET.

2.2. SEE PLUMBING PLANS FOR CLEAN-OUT, PIPE BEDDING AND GREASE TRAP DETAIL.

2.3. THE SANITARY SEWER LATERAL TO BE 6" SDR 35 PVC AND INSTALLED AT A MIN. OF 2% SLOPE. INSTALL STACKS AND CLEAN OUTS AS REQUIRED PER PLUMBING CODES.

3. STORM SEWER

3.1. ALL STORM SEWER THAT IS UNDER FUTURE PAVEMENT (CONCRETE AND GRAVEL) SHALL BE BACKFILLED IN FLOWABLE FILL. ALL CONNECTIONS OF STORM DRAINAGE PIPES TO STORM STRUCTURES SHALL BE SEALED WITH NON-SHRINK GROUT OR PER DRAIN BASIN MANUFACTURES RECOMMENDATIONS.

3.2. ALL STORM SEWER PIPES SHALL HAVE A MINIMUM COVER OF 12" OVER THE TOP OF PIPE. CONTRACTOR SHALL PROVIDE MINIMUM COVER IN ALL CASES. IF DISCREPANCIES EXIST IN THE GRADING PLAN OR IF UNSEEN SITE CONDITIONS EXIST THAT WILL NOT ALLOW THIS COVER AS DESIGNED THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RECONNAISSANCE AND THIS DETERMINATION PRIOR TO BIDDING THE WORK.

3.3. ANY DAMAGE AND REPAIR TO EXISTING STORM PIPING, AND UTILITIES. SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

3.4. 4" UNDER DRAINS TO BE REQUIRED AT TRANSITION OF THIN PAVEMENT SECTION TO THICKER PAVEMENT SECTION (TO COLLECT TRAPPED WATER).

3.5. CONTRACTOR TO VERIFY ELEVATIONS OF EXISTING STORM PIPING AT CONNECTION POINTS PRIOR TO ORDERING ANY MATERIAL.

3.6. ALL STORM SEWER PIPE SHALL BE AS NOTED ON THE PLAN. ALL HDPE PIPE SHALL BE "ADVANCE DRAINAGE SYSTEMS", ADS-N-12 HDPE PIPE, OR APPROVED EQUAL. ALL APPROVED EQUALS SHALL BE SUBMITTED TO THE ENGINEERS AND APPROVED, IN WRITING, PRIOR TO BIDDING AND ANY WORK BEING DONE ON SITE.

3.7. ALL STORM SEWER STRUCTURES OVER 5' DEEP SHALL HAVE STEPS.

3.8. ALL CATCH BASINS AT LOW POINTS IN PAVEMENT TO HAVE FINGER DRAINS.

3.9. DOWNSPOUT LINES FROM BUILDING TO COLLECTION LINES ARE 6" UNLESS OTHERWISE NOTED.

3.1. DOWNSPOUT LINES TO BE PVC SDR-35 OR INSTEAD OF DUALWALL HDPE (N-12), 1% MINIMUM SLOPE & 30" MINIMUM COVER. ALL CONNECTIONS SHALL BE MADE WITH WYES NOT TEES AND NO FITTINGS GREATER THAN 45° ARE PERMITTED.

4. WATER

4.1. THE WATER MAIN ON THIS PLAN IS A PRIVATE LINE THAT SERVES THE DEVELOPMENT FOR BOTH FIRE AND DOMESTIC PURPOSES. THE LAYOUT AND SIZING SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. THE FINAL DESIGN OF THIS LINE SHOULD BE PER THE CERTIFIED FIRE DESIGNERS PLAN AND DIRECTION.

4.2. ALL WATER MAIN PIPING, FITTINGS, BENDS, VALVES ETC. TO BE BUILT PER CITY OF FRANKLIN WATER DISTRICT WATER & SEWER DETAILS & SPECIFICATIONS.

4.3. ALL WATER MAINS AND HYDRANT LEADS TO HAVE TRACER WIRE INSTALLED, AND TURNED UP AT TEST BOXES AT/NEAR TEES, HYDRANTS, LINE VALVES, AND DEAD ENDS.

4.4. ALL BENDS OVER 5 DEGREES, TEES, PLUGS, REDUCERS, AND HYDRANTS SHALL REQUIRE CONCRETE THRUST BLOCKING.

4.5. ALL PRIVATE WATER LINES, INCLUDING PRIVATE HYDRANT LEADS, WILL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED ON THE PLAN.

4.6. FIRE PROTECTION LOOP SHOWN FOR REFERENCE, SEE FIRE PROTECTION PLANS FOR DESIGN.

4.7. FIRE HYDRANTS ARE SPACED SO THAT REACH TO ALL BUILDING FACADE IS WITHIN 250' OF HOSE.

4.8. PVC WATERMAIN PIPE TO BE AWWA C900 SDR-18 OR ASTM DD4421 SDR-17.

4.9. ALL WATER SERVICES TO BUILDINGS TO HAVE A PRESSURE REGULATOR VALVE.

5. GAS/ELECTRIC/COMMUNICATIONS

5.1. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY LINES AND TIE-IN POINTS WITH LOCAL UTILITY COMPANIES AND INSTALL APPROPRIATE CONDUITS, AND FOUNDATIONS. FOR SERVICE TO UTILITY CONNECTION POINTS AS IDENTIFIED HEREON OR DIRECTED BY THE UTILITY PROVIDER.

5.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE PVC CONDUIT UNDER ALL PROPOSED PAVEMENT AREAS FOR TELEPHONE AND DIGITAL/TV COMMUNICATIONS.

5.3. COORDINATE WITH DUKE ELECTRIC FOR NUMBER AND SIZE OF CONDUITS FROM POLE TO TRANFROMER. FOR BIDDING ASSUME (4) 2" PVC SCH-40 CONDUITS FORM POLE TO TRANSFORMER (USE SCH-80 FOR SWEEPS AT POLE AND INSTALL 10' OF SCH-80 UP POLE).

5.4. COORDINATE WITH ELECTRICAL PLANS FOR NUMBER AND SIZE OF CONDUITS FROM TRANSFORMER TO BUILDING. FOR BIDDING ASSUME (2) 4" PVC SCH-40 CONDUITS.

LANDSCAPE SPECIFICATIONS:

1. LANDSCAPE CONTRACTOR SHALL VERIFY AND IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE BY HIS ACTIONS.

2. ALL DEBRIS SHALL BE REMOVED FROM THE PLANTING AREA PRIOR TO PLANTING.

3. ALL PLANTS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECTS, PESTS, PLANT DISEASES, AND INJURIES.

4. PLANTINGS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS.

5. PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON PLANS. IN THE CASE OF UNFORSEEN OBSTRUCTIONS NOTIFY LANDSCAPE ARCHITECT.

6. SETTING PLANTS:
PROPOSED PLANT PITS SHALL BE POSITIVELY IDENTIFIED PRIOR TO DIGGING AND SHOULD BE MARKED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF LANDSCAPE ARCHITECT. EACH PLANT SHALL BE SET ONE PLANT PER HOLE. ALL HOLES SHALL HAVE SCORED SIDES WITH TOPSOIL CROWNED AT THE BOTTOMS AND TAMPED TO REDUCE SETTLEMENT. EACH PLANT PIT SHALL BE A MINIMUM OF ONE AND ONE HALF TIMES LARGER THAN THE ROOT BALL OF THE PLANT TO BE INSTALLED. PLANTS SHALL BE SET TO THE GRADE AT WHICH IT GREW AT THE NURSERY.

7. BACKFILLING:
TOPSOIL SHALL BE FREE FROM ROCKS AND DEBRIS. PLANT PITS SHALL BE BACKFILLED TO FILL ALL VOIDS. FIRMLY TAMP BACKFILL TO PREVENT SETTLEMENT.

8. GUYING:
TREES OVER SEVEN FEET IN HEIGHT SHALL, IMMEDIATELY AFTER PLANTING, BE GUYED ACCORDING TO THE DETAIL DRAWING PROVIDED.

9. MULCHING:
A LAYER OF SPECIFIED MULCH SHALL BE PLACED ON THE FINISHED GRADE IMMEDIATELY AFTER PLANTING. MULCH SHALL COVER AN AREA 6" GREATER IN DIAMETER THAN THAT OF THE HOLE. SHRUB BEDS SHALL BE COMPLETELY COVERED TO THE EXTENTS OF THE BEDLINE, OR UNLESS OTHERWISE NOTED.

10. HERBICIDE:
APPLY TYPICAL HERBICIDE TO ALL BARE SOIL PRIOR TO SPREADING MULCH. HERBICIDE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

11. FERTILIZER:
PROVIDE TYPICAL FERTILIZER AFTER INSTALLATION TO INITIATE NUTRIENT UPTAKE. FERTILIZER SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATION.

12. WATER:
CONTRACTOR TO FULLY SOAK ROOT BALL OF TREES IMMEDIATELY AFTER PLANTING. MINIMUM OF 3 MINUTES PER ROOT BALL.

13. GUARANTEE:
ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE TIME OF ACCEPTANCE BY THE PROJECT OWNER.

14. GENERAL:

A. ALL RETAINING WALLS SHOULD BE DESIGNED BY A DESIGN PROFESSIONAL FAMILIAR WITH THE DESIRED WALL AND COMPLETE WITH DETAILED BUILDING INSTRUCTIONS.

B. LANDSCAPE DRAINAGE CHANNELS SHOULD BE CONSTRUCTED AS TO NOT PERMIT RUNOFF TO BYPASS INTO BUILDING STRUCTURES, POOLS, SANITARY SEWER SYSTEMS, ETC., OR TO CAUSE FLOODING OF NEIGHBOR'S PROPERTY.

C. ALL LANDSCAPE STORM WATER INLETS SHALL BE LOCATED WITH A BACK-UP SAFETY STORM WATER SURFACE ROUTE (IN THE EVENT OF CLOGGING) THAT WILL NOT CAUSE FLOODING OF STRUCTURES OR NEIGHBOR'S PROPERTY.

D. MAINTENANCE OF LANDSCAPED AREAS SHOULD INCLUDE INSPECTIONS OF STORM WATER DRAINAGE ROUTES. REMOVAL OF DEBRIS BLOCKING DRAINAGE WAYS, AND/OR LOWERING MULCH/TURF BUILD-UPS MAY BE NECESSARY TO MAINTAIN PROPER DRAINAGE. CATCH BASINS SHOULD BE CLEARED OF DEBRIS TO PREVENT CLOGGING. REVIEW OF PIPE FLOW SHOULD OCCUR ON A REGULAR BASIS DEPENDING UPON LOCAL CONDITIONS.

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

GENERAL NOTES

C-002

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Lot 9

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836200006

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel ID: 0836200006

FRANKLIN TOWNSHIP ZONING
EXISTING LAND USE: RESIDENTIAL 0.99 AC

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

N05°22'57"E 339.85'

N50°14'34"E 831.53'

ZONE: I-1
EXISTING LAND USE: MEDIUM MANUFACTURING & ASSEMBLY

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19

box curb

Water Line shown per CDS utility map
No field markings were observed

gravel drive

gravel entrance

Existing
Eas

Benchmark "A"
N: 566195.04
E: 1460656.43
EL: 800.78

Gas Line shown from observed field markings

S37°49'12"W 265.77'

Existing 20' Gas Easement to CG&E

gravel area

Benchmark "B"
N: 565971.65
E: 1460589.84
EL: 805.46

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD

N86°07'29"W 513.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

FRANKLIN TOWNSHIP ZONING
EXISTING LAND USE: RESIDENTIAL 0.99 AC

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

S29°37'19"W 90.94'

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

Existing Limited Access Right-of-Way

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

Franklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

R=1115.57' L=113.13'

S48°39'03"W 338.40'

40.06'

S41°20'58"W

S39°19'13"E 590.08'

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

ZONE: C-1
EXISTING LAND USE: VACANT INDUSTRIAL LAND

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

The underground utilities shown on this drawing are approximate and may not represent all underground installations located on the site. Viox & Viox contacted Ohio 811 to request utility maps and markings for this site by Design Ticket Confirmation #261602515 on April 16, 2026. The underground utilities shown on this drawing are based on those maps and markings, along with evidence observed during the field survey and any additional documents provided by the client or owner. If the exact location of any underground utility is required, the client, at their own cost, should make arrangements to have the utilities exposed and contact Viox & Viox to have them located directly.

BENCHMARKS USED FOR THIS SURVEY

Benchmark "A" & "B"
~18"x1/2" rebar with orange cap stamped "Traverse Point".

Horizontal & vertical control was established by real time kinematic GPS using ODOT Virtual Reference Station via cell phone.

Horizontal Control = NAD 83 (2011)
OH.S.P.C.S.-South Zone
U.S. Feet
Vertical Control = NAVD 88(GEOID12A)
U.S. Feet

LEGEND

- Existing 5/8" Iron Pin "As Described"
- Sanitary Manhole
- Water Valve
- Fire Hydrant
- Water Meter
- Utility Pole
- Sign
- Cable Box
- Telephone Pedestal
- Electric Box
- Cleanout
- Gas Main
- Overhead Utility
- Buried Cable
- Sanitary Sewer
- Buried Electric
- Water Main

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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

OHSPCS - SOUTH ZONE
NAD83(2011)

0 40' 60'
SCALE: 1" = 40'

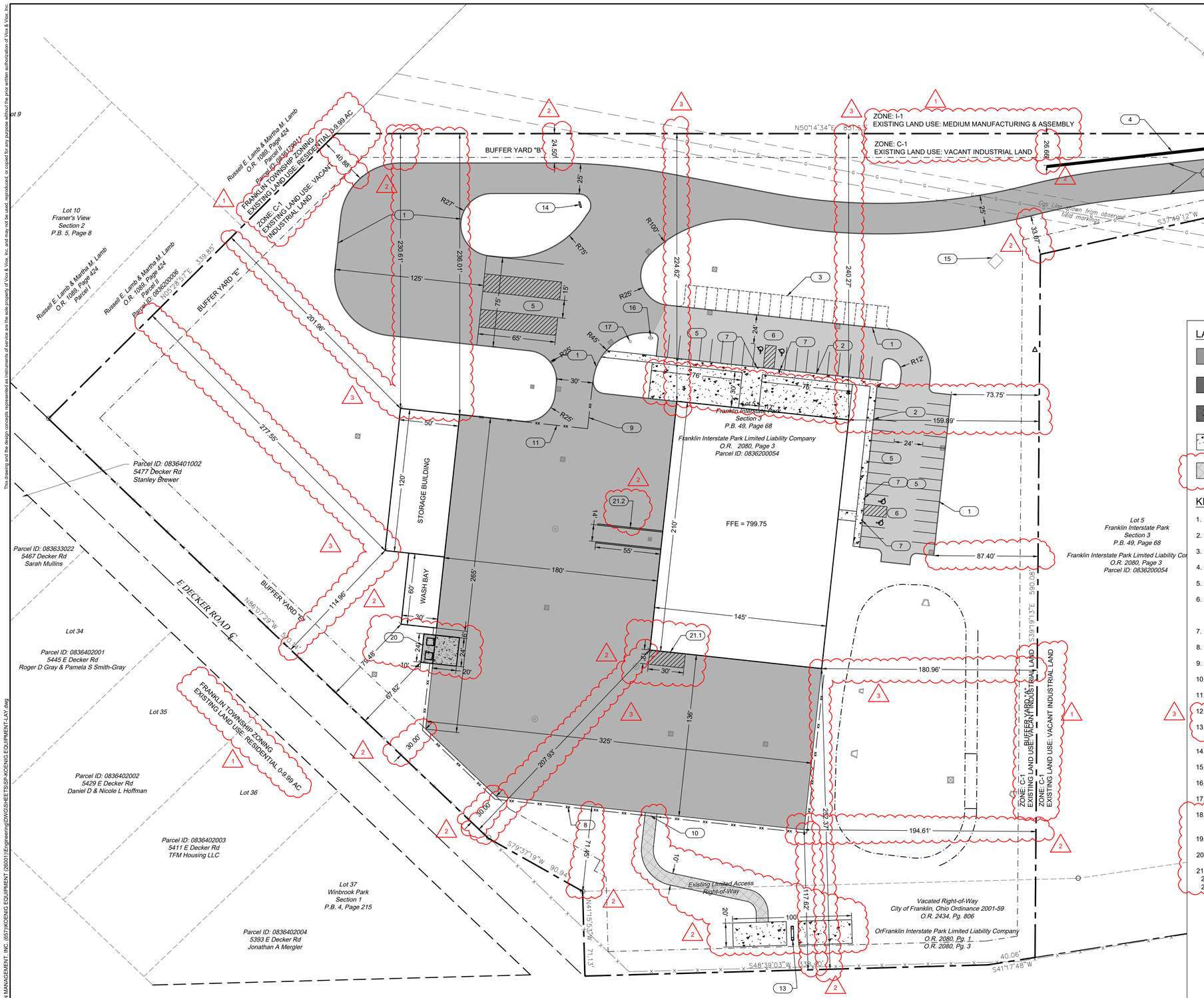
EXISTING CONDITIONS PLAN

C-100

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LAYOUT LEGEND:

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- DUMPSTER PAD CONCRETE
- CONCRETE SIDEWALK
- EROSION CONTROL MAT - FLEXAMAT OR SIMILAR

KEY NOTES: (#)

1. 18" HEADER CURB.
2. 6" INTEGRAL CURB & SIDEWALK
3. FUTURE PARKING LOT EXPANSION
4. RETAINING WALL. DESIGN AND PERMIT BY OTHERS.
5. PARKING LOT STRIPING: 4" SOLID WHITE STRIPE, (2) COATS REFLECTIVE WHITE PAINT.
6. HANDICAP SYMBOL SHALL BE (2) COATS REFLECTIVE BLUE PAINT AND PARKING STALL STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT. ISLE STRIPING 6" WIDE SOLID WHITE LINES, 3' APART W/ SOLID WHITE TRANSVERSE LINES.
7. HANDICAP SIGN (VAN ACCESSIBLE).
8. 6' CHAINLINK FENCE
9. 6" BLACK VINYL FENCE
10. (2) 8' SWING GATES
11. 20' SLIDE GATE
12. (not used)
13. 30' PYLON SIGN W/ POWER, MONUMENT STYLE BASE, AND LANDSCAPING PER CODE REQUIREMENTS
14. SIGN
15. WATER METER PIT
16. FIRE HYDRANT
17. FDC
18. HEAVY COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACH. SEE DETAIL 100-3A ON SHEET C-501
19. EXPANSION JOINT PER DETAIL 100-3A
20. DUMPSTER ENCLOSURE - MASONRY
21. LOADING SPACE
    - 21.1. TYPE A LOADING SPACE
    - 21.2. TYPE B LOADING SPACE

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" = 40'

LAYOUT PLAN

C-200

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Lot 9

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836200006

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836179011

N05°23'57"E 339.85'

BUFFER YARD "E"

BUFFER YARD "B"

N50°14'34"E 831.53'

Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19

box curb

Water Line shown per CDS utility map
No field markings were observed

Existing
Eas

Gas Line shown from observed field markings

S37°49'12"W 265.77'

Existing 20' Gas Easement to CG&E

1

12

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

STORAGE BUILDING

WASH BAY

FFE = 799.75

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD

BUFFER YARD "E"

N86°07'29"W 510.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

S79°37'19"W 90.94'

N41°15'53"W 71.13'

Existing Limited Access Right-of-Way

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

OrFranklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

S48°39'03"W 338.40'

40.06'

S41°17'48"W

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Co
O.R. 2080, Page 3
Parcel ID: 0836200054

BUFFER YARD "A"

S39°19'13"E 590.08'

LAYOUT LEGEND:

EQUIPMENT DISPLAY & STORAGE AREAS

P:\SCHUMACHER CONSTRUCTION MANAGEMENT, INC. (657)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SHEETS\SP-KOENIG EQUIPMENT-LAY.dwg

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Item	Revision	Date
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3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" = 40'

EQUIPMENT DISPLAY AREAS

C-201

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Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19

box curb

Water Line and Gas Trench per CDS utility map
No field markings were observed

Existing
Eas

N50°14'34"E 831.53'

BUFFER YARD "B"

Gas Line shown from observed field markings

S37°49'12"W 265.77'

Existing 20' Gas Easement to CG&E

Lot 9

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836179011

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel III
Parcel ID: 0836200006

N05°23'57"E 339.85'

BUFFER YARD "E"

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

STORAGE BUILDING

WASH BAY

FFE = 799.75

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5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD ℄

BUFFER YARD "E"

N86°07'29"W 510.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

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Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

S79°37'19"W 90.94'

N41°15'53"W 71.13'

Existing Limited Access Right-of-Way

S48°39'03"W 338.40'

S41°17'48"W 40.06'

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

OrFranklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

BUFFER YARD "A"

S39°19'13"E 590.08'

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
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3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
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Checked:	MDC

0 40' 60'
SCALE: 1" =40'

FIRE TRUCK
WHEEL PATH

C-250

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Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043
sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19)

Lot 9

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836179011

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836200006

N50°14'34"E 831.53'

N03°22'57"E 539.85'

BUFFER YARD "B"

BUFFER YARD "E"

Water Line shown per CDS utility map
No field markings were observed

Existing 20' Gas Easement to CG&E

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68

Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

STORAGE BUILDING

FFE = 799.75

WASHER

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD

N86°07'29"W 510.14'

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

Lot 36

Parcel ID: 0836402003
5411 E Decker Rd
TFM Housing LLC

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

Parcel ID: 0836402004
5393 E Decker Rd
Jonathan A Mergler

S39°37'19"W 96.94'

805 Existing Limited Access Right-of-Way

N41°15'55"W 113.13'

S48°39'03"W 138.46'

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

Or Franklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

40.06'

S41°7'48"W

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68

Franklin Interstate Park Limited Liability Co
O.R. 2080, Page 3
Parcel ID: 0836200054

S39°19'13"E 590.08'

BUFFER YARD "A"

S57°49'12"W

GRADING LEGEND:

- PROPOSED MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- GRADING LIMITS

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
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3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" =40'

GRADING PLAN

C-300

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Lot 9

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II
Parcel ID: 0836P90011

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel III
Parcel ID: 0836200006

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

N50°14'34"E 831.53'

N22°57'E 339.85'

BUFFER YARD "B"

BUFFER YARD "E"

Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727
Parcel ID: 0836200043

sanitary manhole
rim=790.57
inv(in)=783.52
inv(out)=783.19)

box culvert

Water Line shown per CDS utility map
No field markings were observed

Existing 20' Gas Easement to CG&E

S37°49'12"W 1

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

FFE = 799.75

STORAGE BUILDING

WASH BAY

Parcel ID: 0836401002
5477 Decker Rd
Stanley Brewer

Parcel ID: 083633022
5467 Decker Rd
Sarah Mullins

E DECKER ROAD

N86°07'28"W 513.14'

BUFFER YARD "E"

Lot 34

Parcel ID: 0836402001
5445 E Decker Rd
Roger D Gray & Pamela S Smith-Gray

Lot 35

Parcel ID: 0836402002
5429 E Decker Rd
Daniel D & Nicole L Hoffman

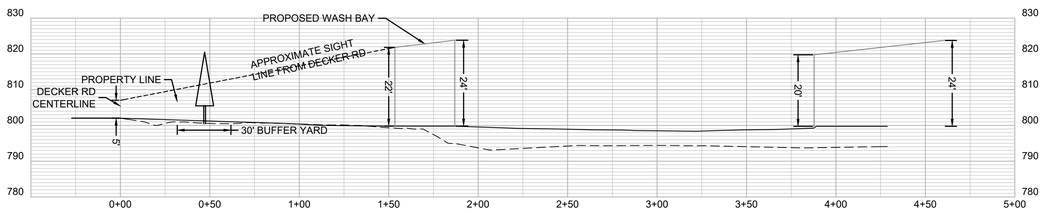
Lot 36

Parcel ID: 0836402003

Lot 5
Franklin Interstate Park
Section 3
P.B. 49, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3
Parcel ID: 0836200054

S39°19'13"E 590.08'

BUFFER YARD "A"



0 40' 60'
HORIZONTAL SCALE: 1" = 40'

15'
10'
0
VERTICAL SCALE: 1" = 10'

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1	CITY REVIEW #1	7/10/26
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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

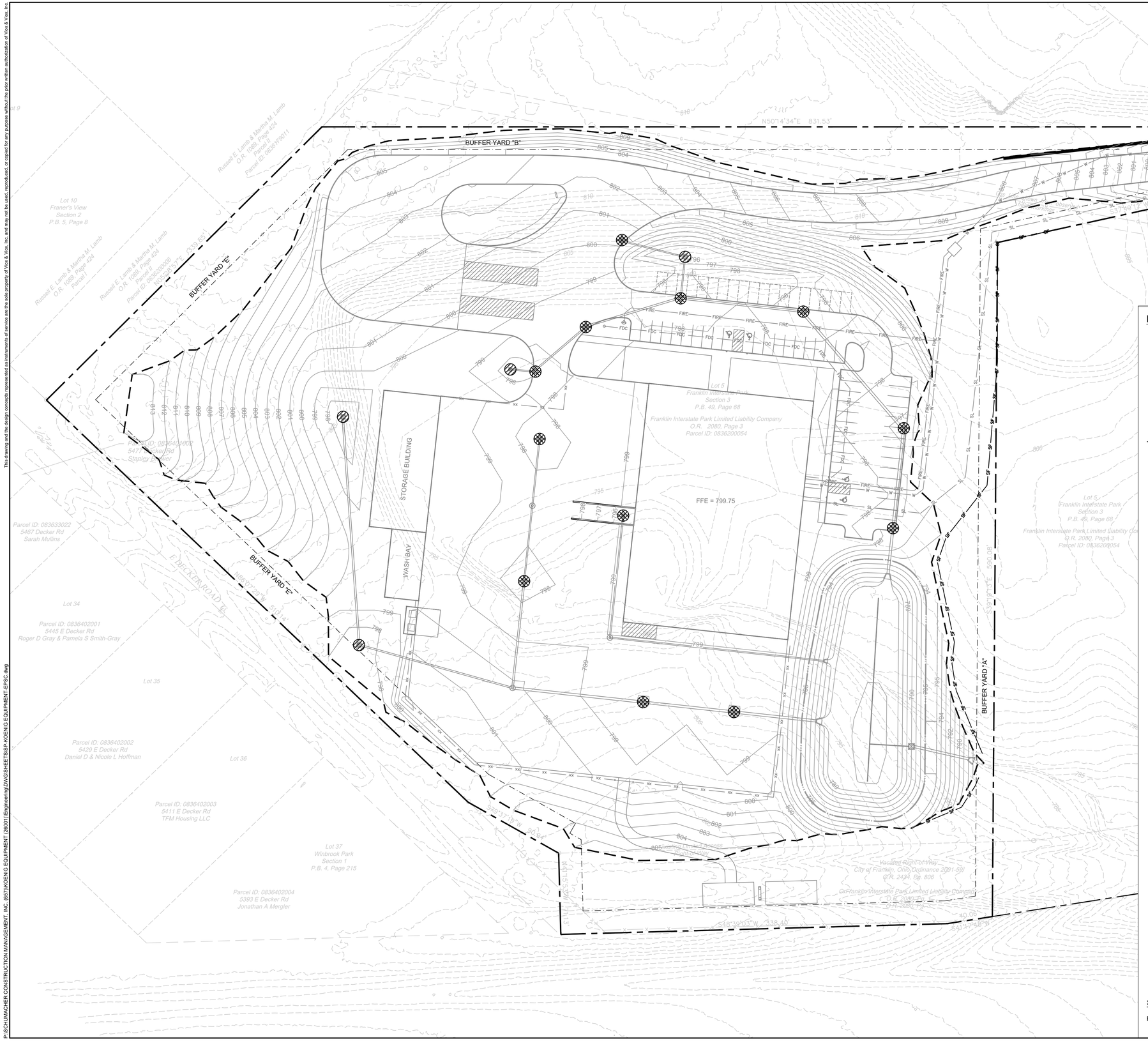
0 40' 60'
SCALE: 1" = 40'

SIGHT LINE EXHIBIT

C-310

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EPSC LEGEND:

- RCE # — PROVIDE ROCK CONSTRUCTION ENTRANCE. SEE DETAIL #1 ON SHEET C-501
- IFB # — PROVIDE INLET FILTER BAG SEE DETAIL #2 ON SHEET C-501
- SFIP # — PROVIDE SILT FENCE INLET PROTECTION SEE DETAIL #3 ON SHEET C-501
- SF # — PROVIDE SILT FENCE (2,600 LF) SEE DETAIL #4 ON SHEET C-501

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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(513) 576-1000
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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" = 40'

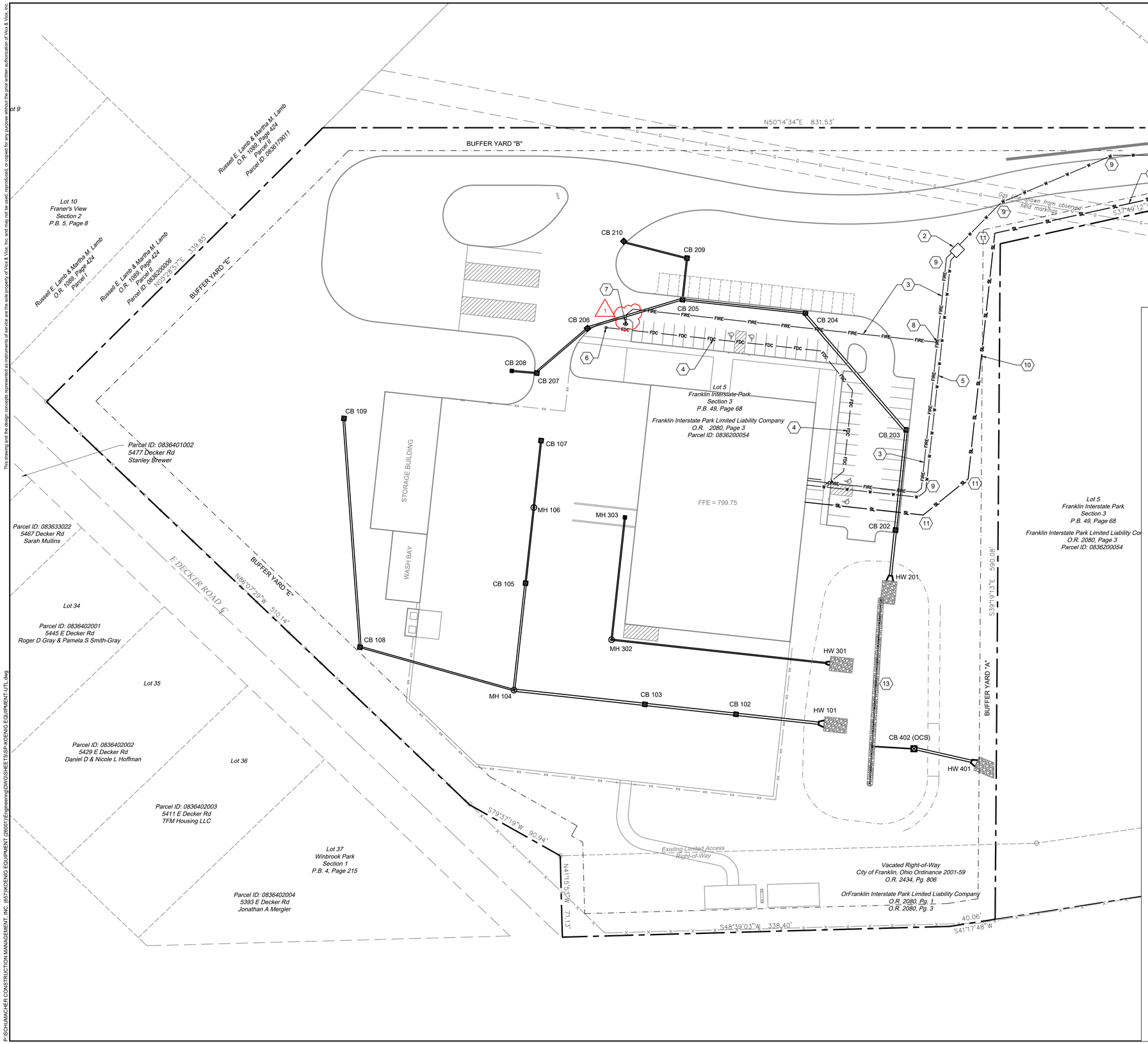
EROSION CONTROL PLAN

C-320

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KEY NOTES: (#)

1. REMOVE EXISTING FIRE HYDRANT AND CONNECT TO EXISTING WATER LINE.
2. WATER METER PIT PER CITY OF FRANKLIN REGULATIONS.
3. 8" FIRE LINE. CONFIRM SIZE OF FIRE LINE WITH MEP & CERTIFIED FIRE PROTECTION DRAWINGS.
4. 6" DRY FDC LINE FROM FDC TO BUILDING. CONFIRM SIZE OF DRY FDC LINE WITH CERTIFIED FIRE PROTECTION DESIGNER.
5. 2" DOMESTIC WATER LINE. CONFIRM SIZE OF DOMESTIC LINE WITH MEP DRAWINGS.
6. FIRE DEPARTMENT CONNECTION
7. FIRE HYDRANT ASSEMBLY W/ 6" VALVE & BLOCKING
8. 8"X8"X6" TEE & BLOCKING
9. BEND & BLOCK PER CITY OF FRANKLIN RULES & REGULATIONS
10. 6" SANITARY LATERAL. TAP EXISTING LINE PER CITY OF FRANKLIN REGULATIONS
11. 45° BEND
12. 22.5° BEND
13. 6" PERFORATED UNDERDRAIN PIPE. SEE SHEET C-504 FRO DETAILS.

SHEET NOTES:

REFER TO SHEETS C-001 & C-002 FOR ADDITIONAL NOTES.

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KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
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Checked:	MDC

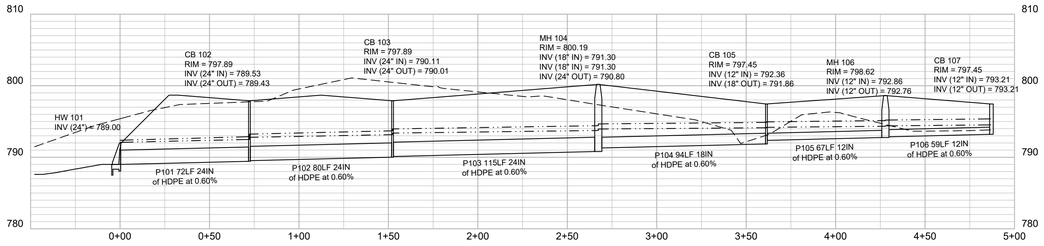
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SCALE: 1" =40'

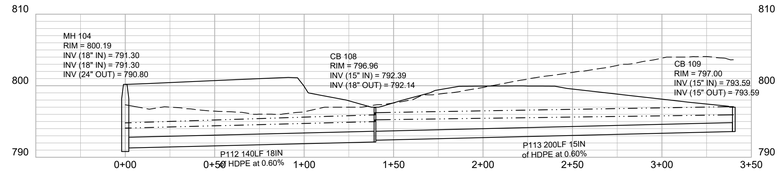
UTILITY PLAN

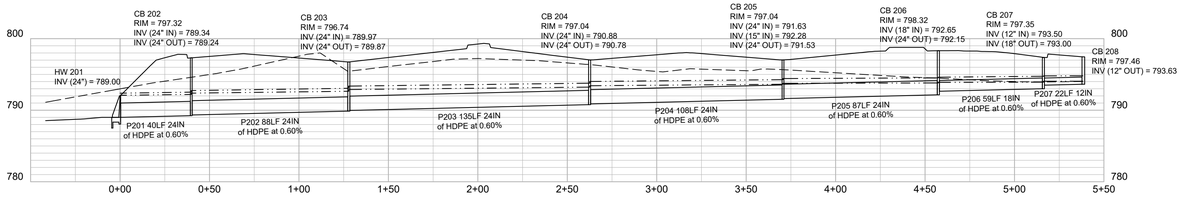
C-400

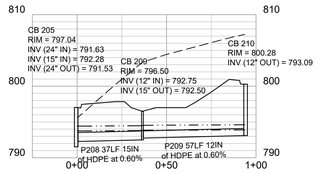
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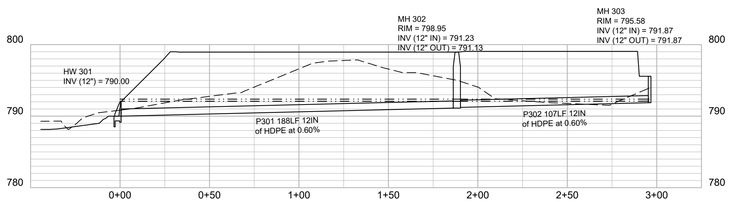
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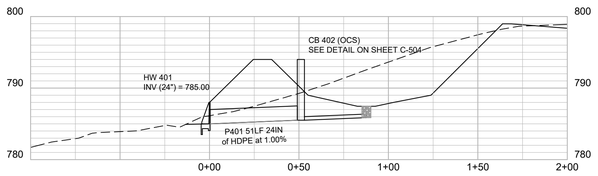












Up-stream Structure	Down-stream Structure	Pipe	Pipe Type	Pipe Size (in)	Length (ft)	Slope (%)	Drainage Area (acre)	Q 10yr (ft^3/sec)	Min. Slope (%)	Pipe Velocity (ft/sec)	Maximum Pipe Capacity (ft^3/sec)
CB 107	MH 106	P106	HDPE	12	59	0.60%	0.352	2.35	0.60%	4.77	3.63
MH 106	CB 105	P105	HDPE	12	67	0.60%	0.000	2.35	0.60%	4.77	3.63
CB 105	MH 104	P104	HDPE	18	94	0.60%	0.611	5.47	0.60%	6.20	10.68
MH 104	CB 103	P103	HDPE	24	115	0.60%	0.000	14.10	0.60%	7.47	22.95
CB 103	CB 102	P102	HDPE	24	80	0.60%	0.649	17.20	0.60%	7.47	22.95
CB 102	HW 101	P101	HDPE	24	72	0.60%	0.338	18.82	0.60%	7.47	22.95
CB 109	CB 108	P108	HDPE	15	200	0.60%	0.774	3.71	0.60%	5.51	6.57
CB 108	MH 104	P107	HDPE	18	140	0.60%	1.028	8.63	0.60%	6.20	10.68
CB 208	CB 207	P207	HDPE	12	22	0.60%	0.191	0.91	0.60%	4.77	3.63
CB 207	CB 206	P206	HDPE	15	59	0.60%	0.729	4.40	0.60%	5.51	6.57
CB 206	CB 205	P205	HDPE	18	87	0.60%	0.515	6.87	0.60%	6.20	10.68
CB 205	CB 204	P204	HDPE	18	108	0.60%	0.197	10.19	0.60%	6.20	10.68
CB 204	CB 203	P203	HDPE	24	135	0.60%	0.328	12.60	0.60%	7.47	22.95
CB 203	CB 202	P202	HDPE	24	88	0.60%	0.284	13.96	0.60%	7.47	22.95
CB 202	HW 201	P201	HDPE	24	40	0.60%	0.069	14.29	0.60%	7.47	22.95
CB 210	CB 209	P209	HDPE	12	57	0.60%	0.233	1.12	0.60%	4.77	3.63
CB 209	CB 205	P208	HDPE	12	37	0.60%	0.264	2.38	0.60%	4.77	3.63
CB 303	MH 302	P302	HDPE	12	107	0.60%	0.013	2.58	0.60%	4.77	3.63
MH 302	HW 301	P301	HDPE	12	188	0.60%	0.000	2.58	0.60%	4.77	3.63
CB 402 (OCS)	HW 401	P401	HDPE	24	51	0.10%	SEE STORM REPORT				

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 10'

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

STORM SEWER PROFILES

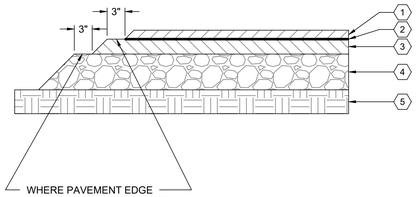
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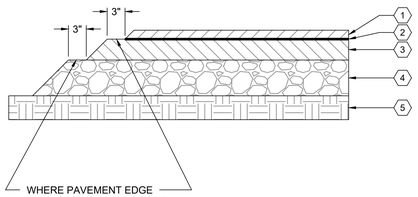
STANDARD DUTY PAVEMENT

1. 1.5" COMPACTED ASPHALT SURFACE (CL2 0.38D PG64-22) (KYTC SECTIONS 402/403)
2. SS-1H TACK COAT (OR EQUIV.) APPLIED @ 0.10 GAL/SY (KYTC SECTION 406
3. 2.5" COMPACTED ASPHALT BASE (CL2 0.75D PG64-22) (KYTC SECTIONS 402/403)
4. 6" AGGREGATE BASE COURSE (KYTC SECTION 302)
5. SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED. STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

STANDARD DUTY ASPHALT PAVEMENT

SCALE: N.T.S.



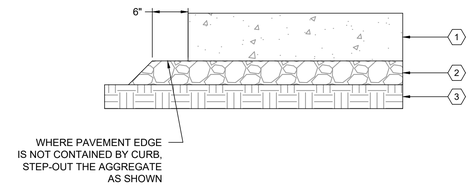
HEAVY DUTY PAVEMENT

1. 1.5" COMPACTED ASPHALT SURFACE (CL2 0.38D PG64-22) (KYTC SECTIONS 402/403)
2. SS-1H TACK COAT (OR EQUIV.) APPLIED @ 0.10 GAL/SY (KYTC SECTION 406
3. 3.5" COMPACTED ASPHALT BASE (CL2 0.75D PG64-22) (KYTC SECTIONS 402/403)
4. 6" AGGREGATE BASE COURSE (KYTC SECTION 302)
5. SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED. STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

HEAVY DUTY ASPHALT PAVEMENT

SCALE: N.T.S.



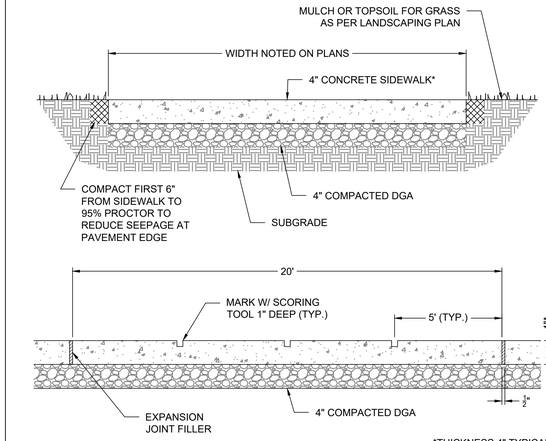
DUMPSTER PAD CONCRETE PAVEMENT

1. 8" PORTLAND CEMENT CONCRETE, 4000 PSI
2. 4" AGGREGATE BASE COURSE
3. SUBGRADE COMPACTION

*DETAIL UTILIZED FROM A SIMILAR PROJECT AND HAS NOT BEEN STRUCTURALLY DESIGNED. STANDARD PAVEMENT SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION

DUMPSTER PAD CONCRETE PAVEMENT

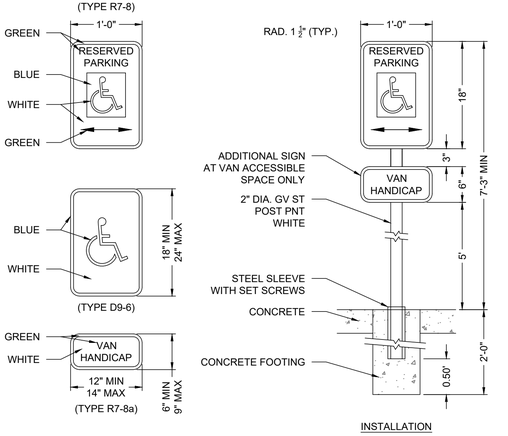
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*THICKNESS 4" TYPICAL. SEE PLAN FOR OTHER REQUIREMENTS.

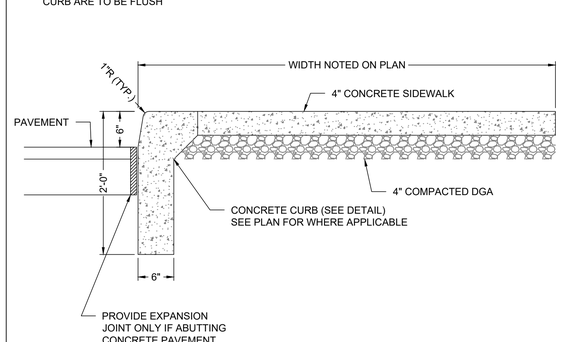
SIDEWALK

SCALE: N.T.S.



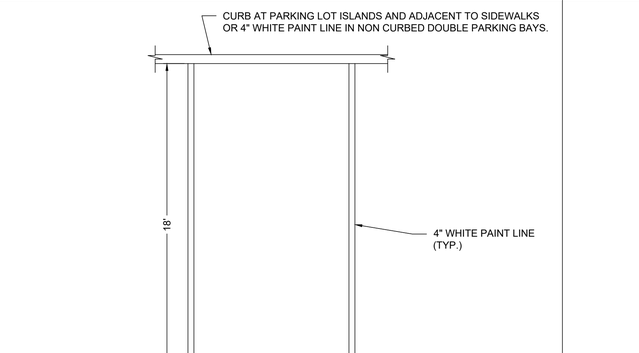
CONCRETE HEADER CURB

SCALE: N.T.S.



INTEGRAL CURB & WALK

SCALE: N.T.S.



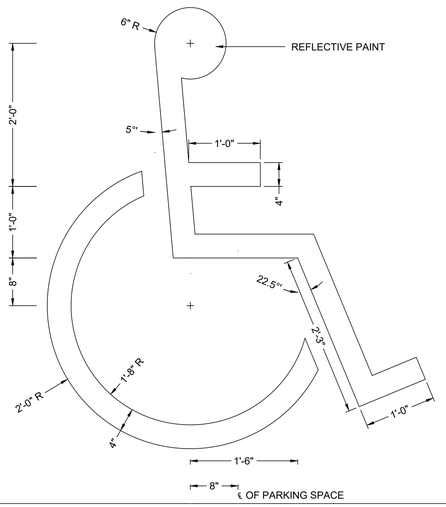
NOTES:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES. FIRST COAT TO BE APPLIED UPON COMPLETION OF CONSTRUCTION. SECOND COAT TO BE APPLIED JUST PRIOR TO OCCUPANCY.
2. SEE LAYOUT PLAN FOR ACTUAL SPACE LOCATIONS

TYPICAL PARKING SPACE

SCALE: N.T.S.

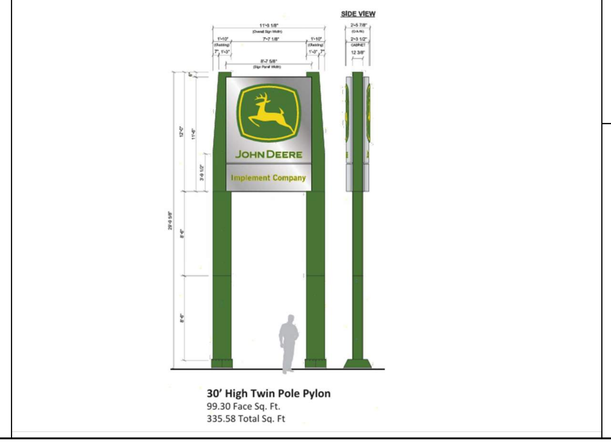
HANDICAPPED SIGN

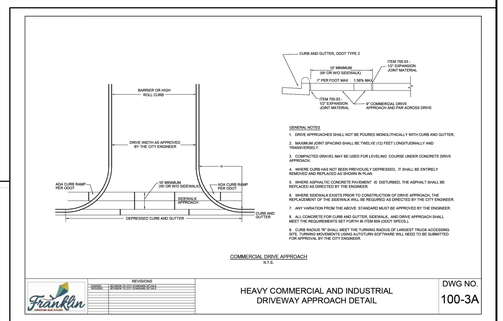
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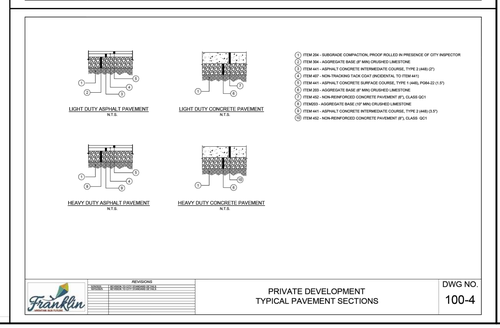


HANDICAPPED SYMBOL

SCALE: N.T.S.







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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

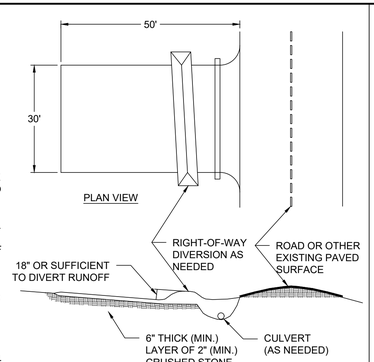
LAYOUT DETAILS

C-501

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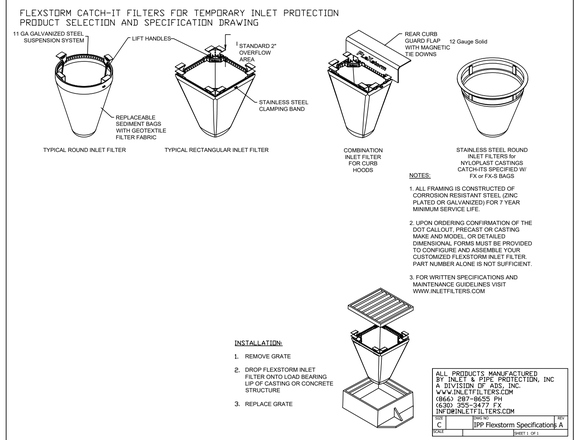
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1. BEDDING - A GEOTEXTILE SEPARATION FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB. AND A MULLEN BURST STRENGTH OF AT LEAST 190 LB.
2. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
3. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
4. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND.
5. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.



ROCK CONSTRUCTION ENTRANCE

SCALE: N.T.S.



INLET FILTER BAG

SCALE: N.T.S.

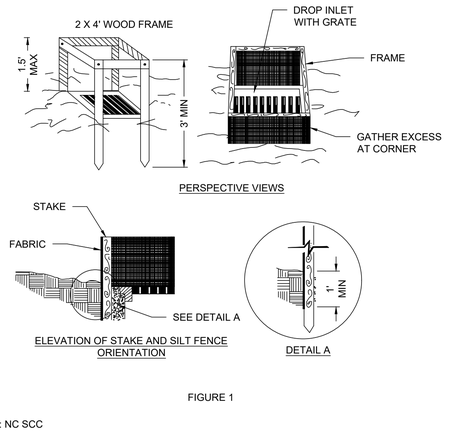
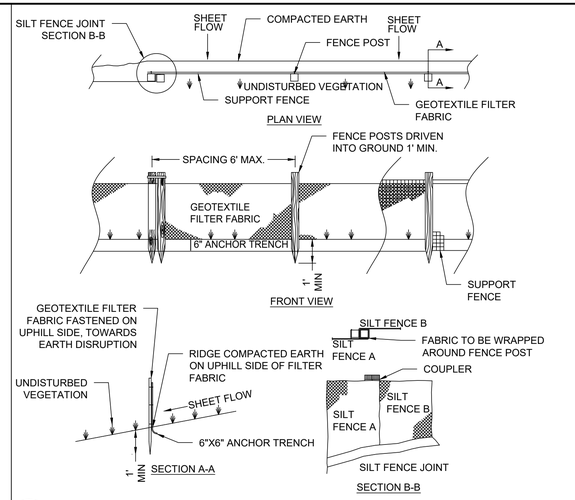


FIGURE 1

SOURCE: NC SCC

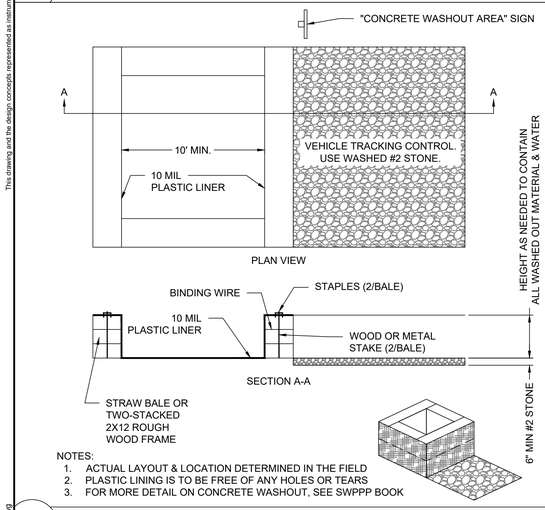
SILTFENCE INLET PROTECTION

SCALE: N.T.S.



SILT FENCE

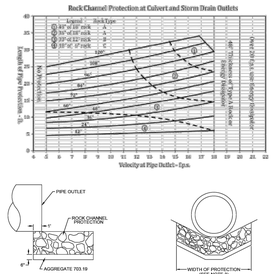
SCALE: N.T.S.



NOTES:
1. ACTUAL LAYOUT & LOCATION DETERMINED IN THE FIELD
2. PLASTIC LINING IS TO BE FREE OF ANY HOLES OR TEARS
3. FOR MORE DETAIL ON CONCRETE WASHOUT, SEE SWPPP BOOK

CONCRETE WASHOUT AREA

SCALE: N.T.S.



NOTES:
1. SOUND AND DURABLE ROCK, BROKEN CONCRETE, OR STONE CONFORMING TO ODOT 703.19 SHALL BE PLACED AS ROCK CHANNEL PROTECTION WITH OR WITHOUT A 6-INCH THICK LAYER OF AGGREGATE CONFORMING TO ODOT 703.19, AS SPECIFIED.
2. REASONABLE CARE SHALL BE EXERCISED IN PLACING THE ROCK TO ASSURE THAT THE FINISHED SURFACE OF THE PROTECTED CHANNEL WILL CONFORM WITH THE CHANNEL CROSS SECTION AS REQUIRED BY THE PLANS.
3. WIDTH OF PROTECTION SHALL BE TWICE THE PIPE DIAMETER, BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
4. ROCK CHANNEL PROTECTION SHALL BE OF FOUR (4) TYPES, AS DEFINED IN ODOT 703.19.
5. ROCK SIZE (E.12 OR 18 INCHES), REFERRED TO IN THE ABOVE GRAPH LEGEND, INDICATES THE SQUARE OPENING ON WHICH 85 PERCENT OF THE MATERIAL BY WEIGHT WILL BE RETAINED.

REVISIONS
ORIGINAL: 10/1/2008
REVISED: 01/1/2012, 01/1/2016, 01/1/2018, 01/1/2020, 01/1/2022, 01/1/2024

ROCK CHANNEL PROTECTION

DWG NO. 200-3

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Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

EROSION CONTROL DETAILS

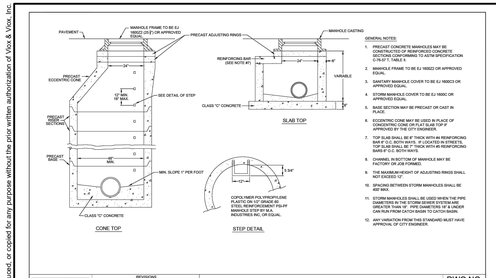
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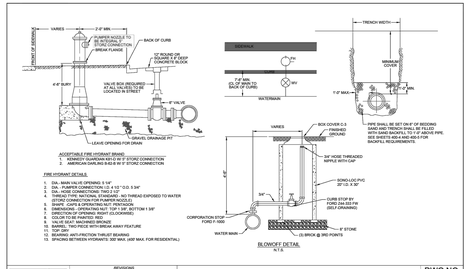
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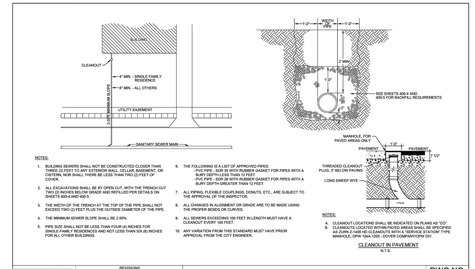
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GENERAL NOTES:

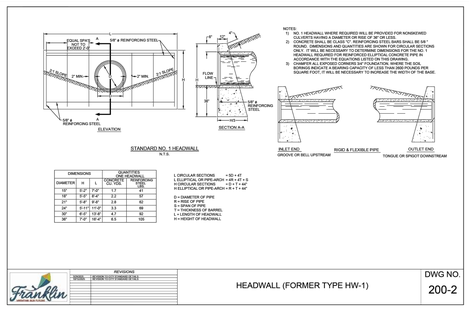
1. PRECAST CONCRETE MANHOLES MAY BE CONSTRUCTED OF REINFORCED CONCRETE SECTIONS CONFORMING TO ASTM SPECIFICATION C-76 GR.T, TABLE II.
2. MANHOLE FRAME TO BE EJ 1550Z.5 OR APPROVED EQUAL.
3. SANITARY MANHOLE COVER TO BE EJ 1550Z.5 OR APPROVED EQUAL.
4. STORM MANHOLE COVER TO BE EJ 1550Z OR APPROVED EQUAL.
5. BASE SECTION MAY BE PRECAST OR CAST IN PLACE.
6. ECCENTRIC CONE MAY BE USED IN PLACE OF CONCENTRIC CONE OR FLAT SLAB TOP IF MANHOLE DEPTH PERMITS.
7. TOP SLAB SHALL BE 8" THICK WITH #5 REINFORCING BAR 6" O.C. BOTH WAYS. IF LOCATED IN STREETS, TOP SLAB SHALL BE 10" THICK WITH #5 REINFORCING BAR 6" O.C. BOTH WAYS.
8. CHANNEL IN BOTTOM OF MANHOLE MAY BE FACTORY OR JOB FORMED.
9. THE MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED 12".
10. SPACING BETWEEN STORM MANHOLES SHALL BE 400' MAX.
11. STORM MANHOLES SHALL BE USED WHEN THE PIPE DIAMETER IS 24" OR LESS AND WHERE THE PIPE IS UNDEVIER THAN 18". FOR DIAMETERS 36" & LARGER CAN RUN FROM CATCH BASIN TO CATCH BASIN.
12. ANY VARIATION FROM THIS STANDARD MUST HAVE APPROVAL OF CITY ENGINEER.





NOTES:

1. BUILDING SEWERS SHALL NOT BE CONSTRUCTED CLOSER THAN THREE (3) FEET TO ANY EXTERIOR WALL, CELLAR, BASEMENT, OR CISTERN, NOR SHALL THERE BE LESS THAN TWO (2) FEET OF COVER.
2. ALL EXCAVATIONS SHALL BE BY OPEN CUT, WITH THE TRENCH CUT AS NARROW AS POSSIBLE AND REFILLED PER DETAILS ON SHEETS 400-4 AND 400-5.
3. THE WIDTH OF THE TRENCH AT THE TOP OF THE PIPE SHALL NOT EXCEED TWO (2) FEET PLUS THE OUTSIDE DIAMETER OF THE PIPE.
4. THE MINIMUM SEWER SLOPE SHALL BE 2.00%.
5. PIPE SIZE SHALL NOT BE LESS THAN FOUR (4) INCHES FOR SINGLE FAMILY RESIDENCES AND NOT LESS THAN SIX (6) INCHES FOR ALL OTHER BUILDINGS.
6. THE FOLLOWING IS A LIST OF APPROVED PIPES:
   - PVC PIPE - SDR 35 WITH RUBBER GASKET FOR PIPES WITH A BURY DEPTH LESS THAN 12 FEET.
   - PVC PIPE - SDR 26 WITH RUBBER GASKET FOR PIPES WITH A BURY DEPTH GREATER THAN 12 FEET.
7. ALL PIPING, FLEXIBLE COUPLINGS, DONUTS, ETC., ARE SUBJECT TO THE APPROVAL OF THE INSPECTOR.
8. ALL CHANGES IN ALIGNMENT OR GRADE ARE TO BE MADE USING THE PROPER BENDS OR CURVES.
9. ALL SEWERS EXCEEDING 100 FEET IN LENGTH MUST HAVE A CLEANOUT EVERY 100 FEET.
10. ANY VARIATION FROM THIS STANDARD MUST HAVE PRIOR APPROVAL FROM THE CITY ENGINEER.



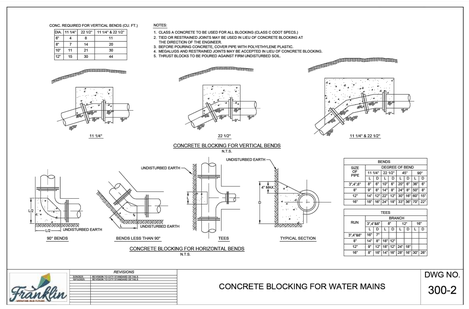
NOTES:

1. NO. 1 HEADWALL WHERE REQUIRED WILL BE PROVIDED FOR NONSKEWED CULVERTS HAVING A DIAMETER OR RISE OF 36" OR LESS.
2. HEADWALL FOR SKEWED CULVERTS OR CULVERTS OVER 36" DIA. OR RISE ROUND. DIMENSIONS AND QUANTITIES ARE SHOWN FOR CIRCULAR SECTIONS ONLY. FOR ARCH, ELLIPTICAL OR OTHER SHAPES, DESIGN OF WINGS AND HEADWALL REQUIRED FOR REINFORCED CONCRETE PIPE (N.) IN ACCORDANCE WITH THE EQUATIONS LISTED ON THIS DRAWING.
3. FOOTING DESIGN ASSUMES A SOIL BEARING CAPACITY OF 2000 PSF. FOR SOILS HAVING INDICATE A BEARING CAPACITY OF LESS THAN 2000 PSI PLACED PER SQUARE FOOT, IT WILL BE NECESSARY TO INCREASE THE WIDTH OF THE BASE.

DIMENSIONS			QUANTITIES	
DIAMETER	H	L	CONCRETE CU. YDS.	REINFORCEMENT STEEL
12"	6'-0"	4'-0"	1.1	47
18"	6'-0"	4'-0"	1.2	62
24"	6'-0"	4'-0"	1.3	77
30"	6'-0"	5'-0"	1.5	88
36"	6'-0"	5'-0"	1.7	102
42"	7'-0"	5'-0"	2.0	116
48"	7'-0"	5'-0"	2.2	130
54"	8'-0"	5'-0"	2.5	144
60"	8'-0"	5'-0"	2.7	158
66"	9'-0"	5'-0"	3.0	172
72"	9'-0"	5'-0"	3.2	186

L CIRCULAR SECTIONS = 3D + 4T
L ELLIPTICAL OR PIPE-ARCH = 4X + 4T + 5
H CIRCULAR SECTIONS = D + T + 4P
H ELLIPTICAL OR PIPE-ARCH = Y + 4P

D = DIAMETER OF PIPE
T = THICKNESS OF PIPE
X = SPAN OF PIPE
Y = RISE OF PIPE (OVERALL)
L = LENGTH OF HEADWALL
H = HEIGHT OF HEADWALL

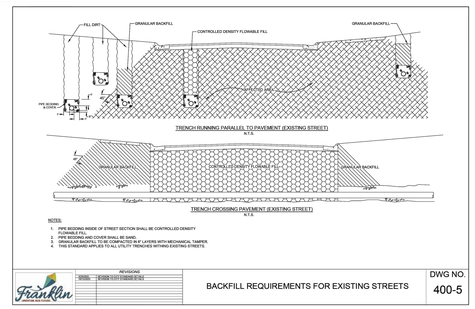


NOTES:

1. CLASS A CONCRETE TO BE USED FOR ALL BLOCKING (CLASS C 0007 SPECS.)
2. TIED OR RESTRAINED JOINTS MAY BE USED IN LIEU OF CONCRETE BLOCKING AT LOCATIONS SHOWN ON THE PLANS.
3. BEFORE POURING CONCRETE, COVER PIPE WITH POLYETHYLENE PLASTIC.
4. MECHLOK® AND RESTRAINED JOINTS MAY BE ACCEPTED IN LIEU OF CONCRETE BLOCKING.
5. TYPICAL BLOCKS TO BE POURED AGAINST FIRM UNDISTURBED SOIL.

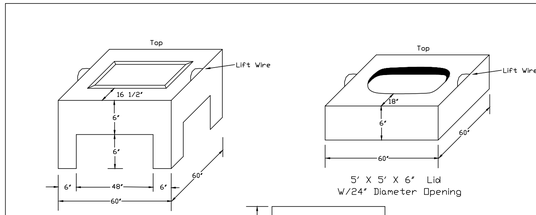
SIZE OF PIPE	BENDS DEGREE OF BEND			
	11 1/4°	22 1/2°	45°	90°
	L	D	L	D	L	D	L	D
3"-4"	8"	8"	10"	8"	20"	8"	40"	8"
6"	8"	8"	10"	8"	20"	8"	40"	8"
8"	10"	8"	12"	8"	24"	8"	48"	8"
10"	12"	8"	14"	8"	28"	8"	56"	8"
12"	14"	8"	16"	8"	32"	8"	64"	8"

SIZE OF RUN	TEES BRANCH					
	3"-4"		6"		8"	
	L	D	L	D	L	D
3"-4"	16"	8"				
6"	16"	8"	16"	12"		
8"	16"	8"	16"	12"	16"	16"
10"	16"	8"	16"	12"	16"	16"
12"	16"	8"	16"	12"	16"	16"



NOTES:

1. PIPE BEDDING INSIDE OF STREET SECTION SHALL BE CONTROLLED DENSITY FILL.
2. PIPE BEDDING AND COVER SHALL BE SAND.
3. GRANULAR BACKFILL TO BE COMPACTED IN 8" LAYERS WITH MECHANICAL TAMPER.
4. THIS STANDARD APPLIES TO ALL UTILITY TRENCHES WITHING EXISTING STREETS.



Typical Reinforcing Diagrams

Reinforcing Notes:

1. All Bars shall clear interior face of wall by 2" and be #4 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.

Note:

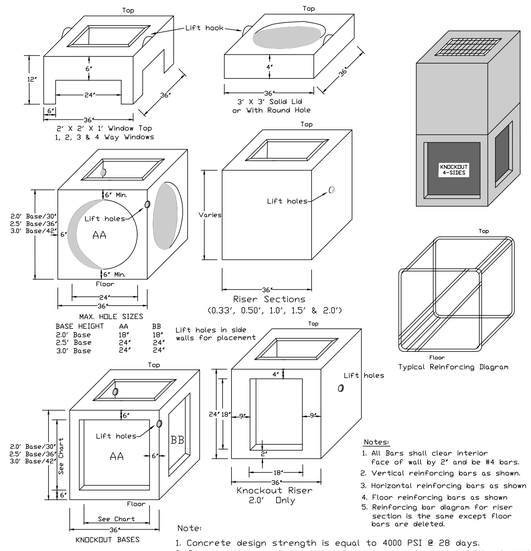
1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

4' X 4' Catch Basin / Yard Drain

Lid Sections & Reinforcing Diagrams

DESIGNED BY:
KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

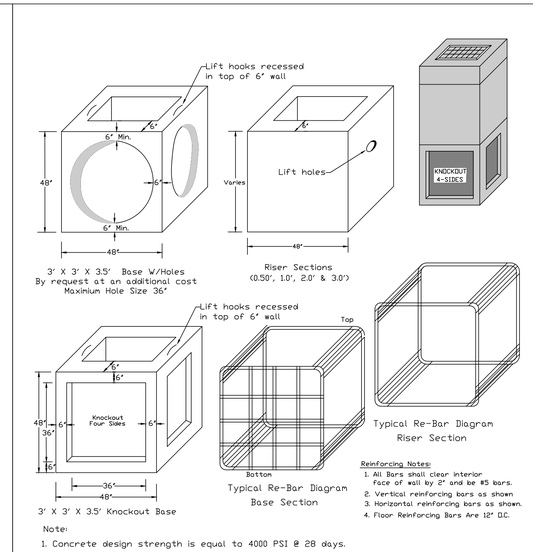
1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Base sections available with holes by request at an additional cost.
3. Conforms to Portland Cement ASTM C 150, Type 1.
4. All base and riser sections have 27" X 27" square openings for standard grates.
5. Window tops available in 1, 2, 3, & 4 way windows.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

2' X 2' Catch Basin / Yard Drain

Knockout Bases With Floors, Riser Sections & Tops

DESIGNED BY:
KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.
3. Window tops available in 1,2,3 & 4 way windows.
4. Base and riser sections available with holes when requested at an additional cost.
5. See sheet 2/2 for lid sections.

Reinforcing Notes:

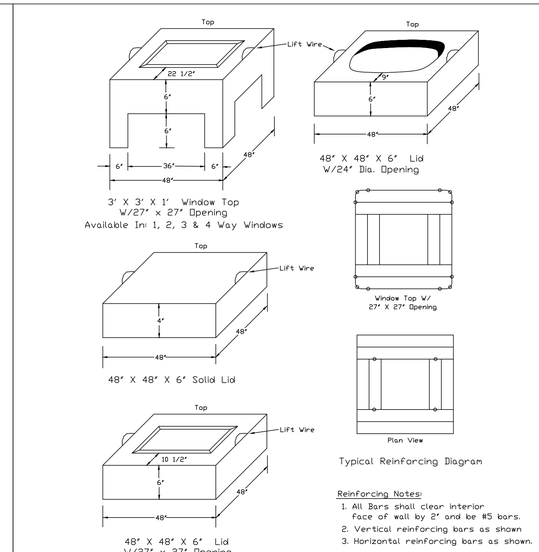
1. All Bars shall clear interior face of wall by 2" and be #5 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.
4. Floor Reinforcing Bars Are 12" O.C.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/20/02

3' X 3' Catch Basin / Yard Drain

Knockout Base With Floor & Riser Sections

DESIGNED BY:
KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1

Reinforcing Notes:

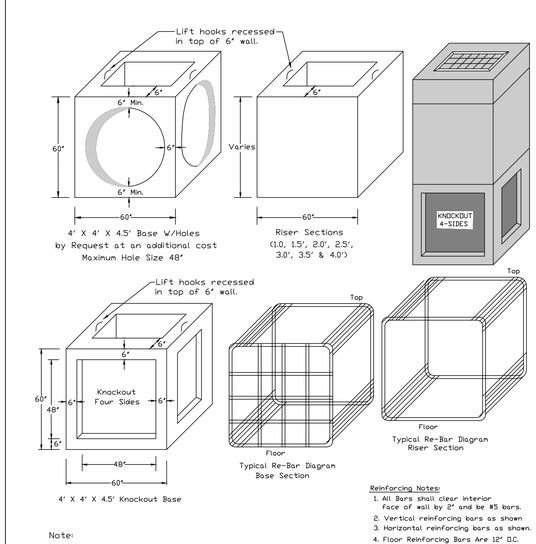
1. All Bars shall clear interior face of wall by 2" and be #5 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/27/03

3' X 3' Catch basin / Yard Drain

Lid Sections & Reinforcing Diagrams

DESIGNED BY:
KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186



Note:

1. Concrete design strength is equal to 4000 PSI @ 28 days.
2. Conforms to Portland Cement ASTM C 150, Type 1.
3. Window tops available in 1,2,3 & 4 way windows.
4. Base and riser sections available with holes when requested at an additional cost.
5. See sheet 2/2 for lid sections.

Reinforcing Notes:

1. All Bars shall clear interior face of wall by 2" and be #5 bars.
2. Vertical reinforcing bars as shown
3. Horizontal reinforcing bars as shown.
4. Floor Reinforcing Bars Are 12" O.C.

Drawn By:	J.P.R.
Scale:	Not To Scale
Job No.:	N/A
Issue Date:	1/20/02

4' X 4' Catch Basin / Yard Drain

Knockout Base With Floor & Riser Sections

DESIGNED BY:
KOI
KOI Precast Concrete Products, Inc.
5719 Limaburg Road Burlington, Ky. 41005
PHONE: (859) 371-4005
FAX NO. (859) 371-0186

VIOX&VIOX
(859) 727-3293 (513) 576-1000
466 Erlanger Rd. 602 Lila Avenue,
Erlanger, KY 41018 Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

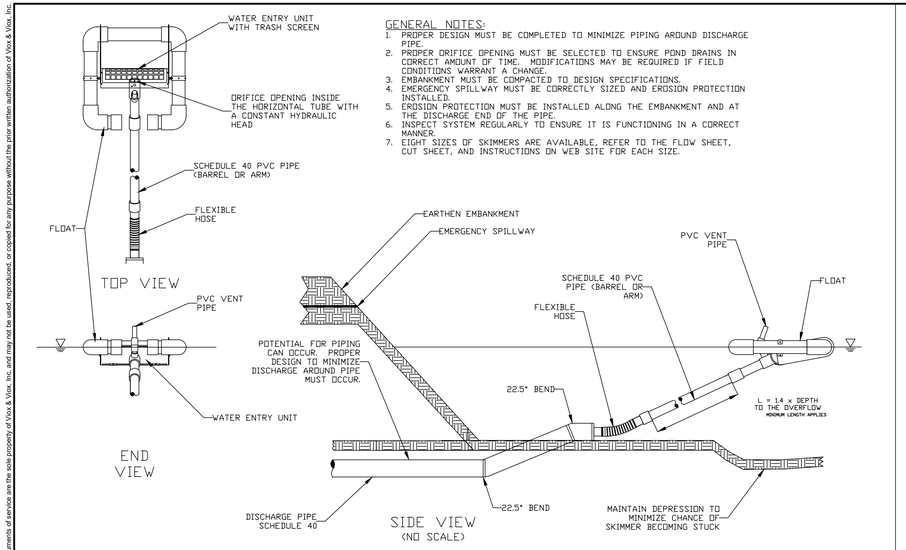
UTILITY DETAILS

C-503

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P:\SCH\UMACHER CONSTRUCTION MANAGEMENT, INC. (657)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SHEETS\SP-KOENIG EQUIPMENT-DET.dwg



GENERAL NOTES:

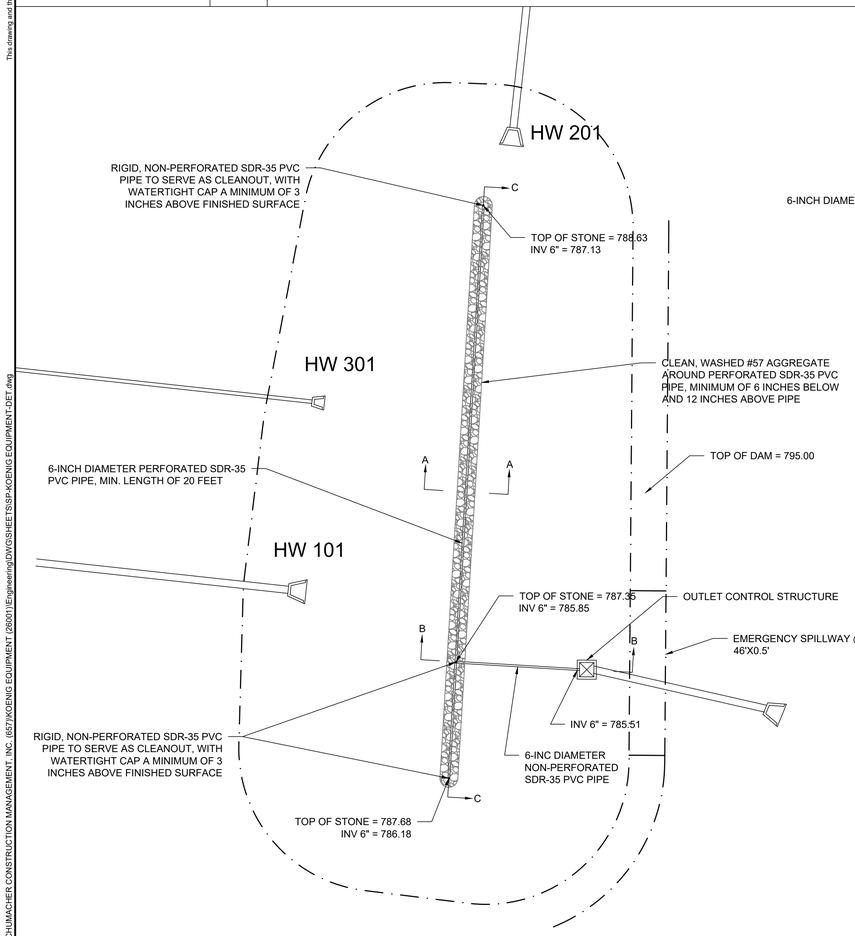
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT

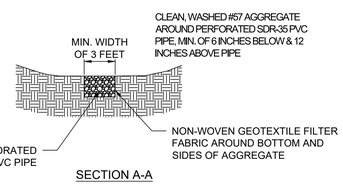
J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1264
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

#1

#2



DETENTION POND



SECTION A-A

NOTE: MINIMUM LENGTH OF PERFORATED UNDERDRAIN PIPE AND AGGREGATE SYSTEM SHALL BE BASED ON THE FOLLOWING TABLE:

DRAINAGE AREA	MINIMUM LENGTH
25 ACRES OR LESS	20 FEET
25 TO 50 ACRES	40 FEET
50 TO 75 ACRES	60 FEET
75 ACRES OR MORE	80 FEET

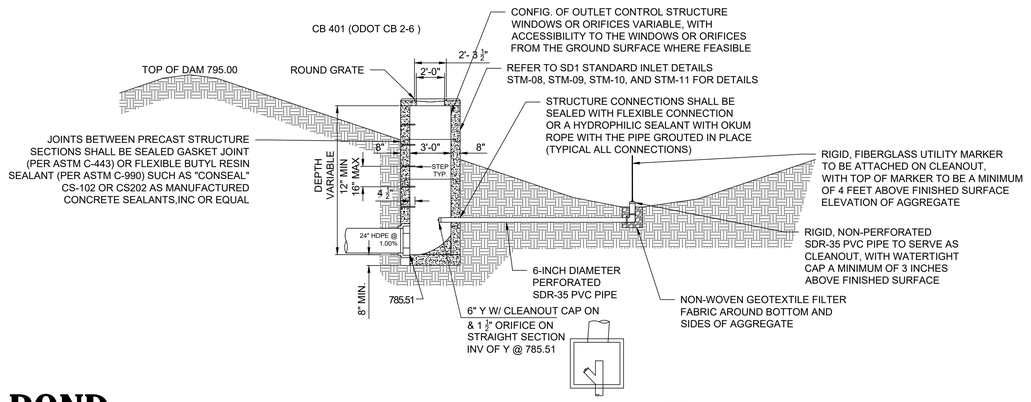
NOTES:

APPLICABILITY: THIS DETAIL SHALL BE APPLICABLE FOR ALL EXTENDED DETENTION BASINS THAT INCLUDE ORIFICES LESS THAN OR EQUAL TO 6 INCHES IN DIAMETER TO MEET EXTENDED DETENTION BASIN DRAWDOWN TIME REQUIREMENTS OF 36 TO 48 HOURS FOR THE WATER QUALITY VOLUME.

UNDERDRAIN: PERFORATED UNDERDRAIN SHALL BE SDR-35 PVC PIPE WITH A MINIMUM OF THREE ROWS OF PRE-DRILLED PERFORATIONS. THE TOTAL OPENING OF ALL PERFORATIONS COMBINED SHALL BE SUFFICIENT TO ALLOW THE UNDERDRAIN PIPE TO DISCHARGE AT FULL CAPACITY, AS WOULD OCCUR IF THERE WAS NO ORIFICE RESTRICTION. THE SIZE OF THE PERFORATIONS SHALL BE SMALL ENOUGH TO PREVENT SURROUNDING AGGREGATE MATERIAL FROM TRAVELING THROUGH THE PERFORATIONS.

VEGETATION: INSTALLATION OF TREES OR OTHER LEAFY VEGETATION SHALL BE AVOIDED AROUND THE PERIMETER OF THE EXTENDED DETENTION BASIN IF POSSIBLE TO AVOID PRE-MATURE CLOGGING OF AGGREGATE SYSTEM.

SECTION C-C



SECTION B-B

VIOX&VIOX
(859) 727-3293
466 Erlanger Rd.
Erlanger, KY 41018
(513) 576-1000
602 Lila Avenue,
Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26
3	CITY REVIEW #3	7/23/26

KOENIG EQUIPMENT

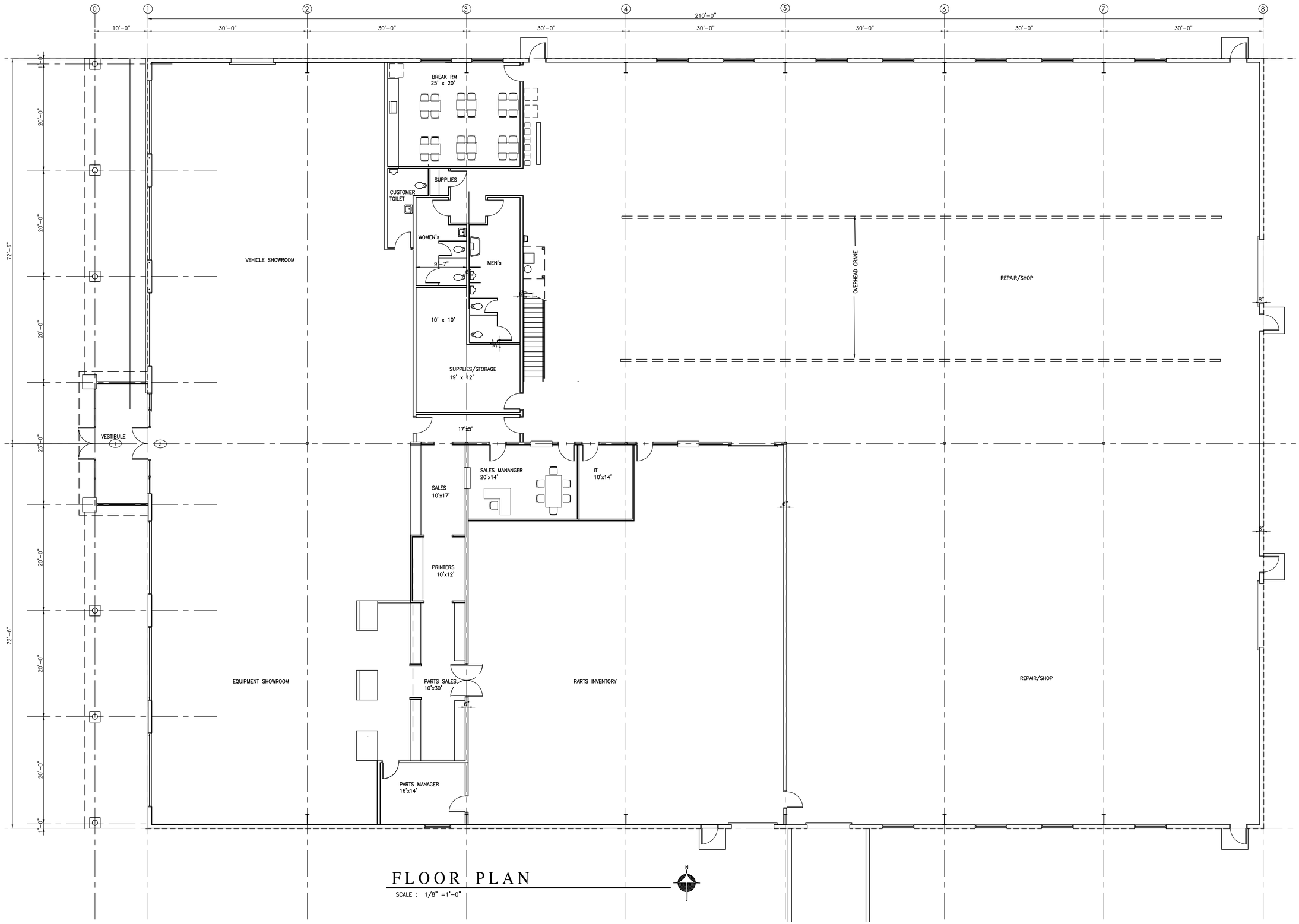
CITY OF FRANKLIN, WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

DETENTION DETAILS

C-504

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FLOOR PLAN

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

pda
professionaldesignassociates
architecture • engineering • planning
5543 hubble rd
cincinnati, oh 45247
p. 513-661-2565
jritter@pda-ae.com

project

KOENIG EQUIPMENT INC

XXXX
XXXXX RD
FRANKLIN OHIO
45140

client

KOENIG EQUIPMENT INC

seal

STATE OF OHIO
JAMES THOMAS RITTER
5932
REGISTERED ARCHITECT

JAMES T. RITTER, LICENSE # 5932
EXPIRATION DATE: 12/31/2027

revisions

drawn / approved

X.X.X. / J.T.R.

date

XX MAY 2026

file

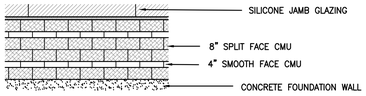
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sheet

A-4

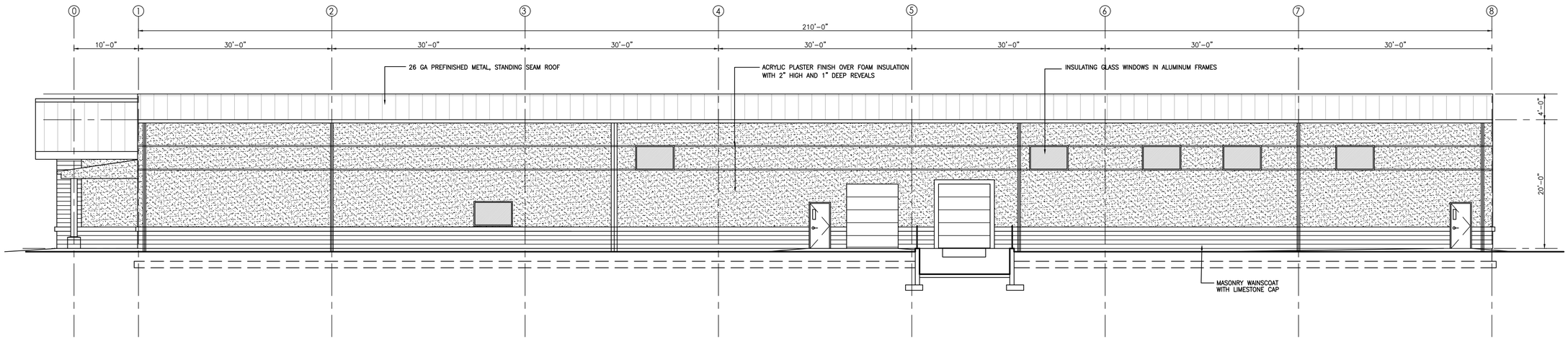
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WEST ELEVATION

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



SOUTH ELEVATION

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

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jritter@pda-ae.com

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XXXX
WATKIN's GLENN DR
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client

KOENIG EQUIPMENT INC

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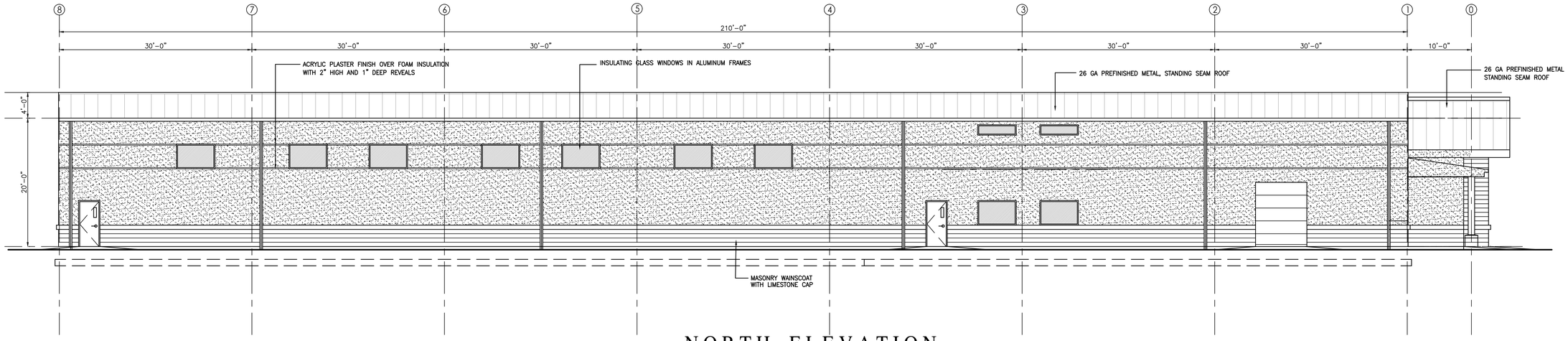
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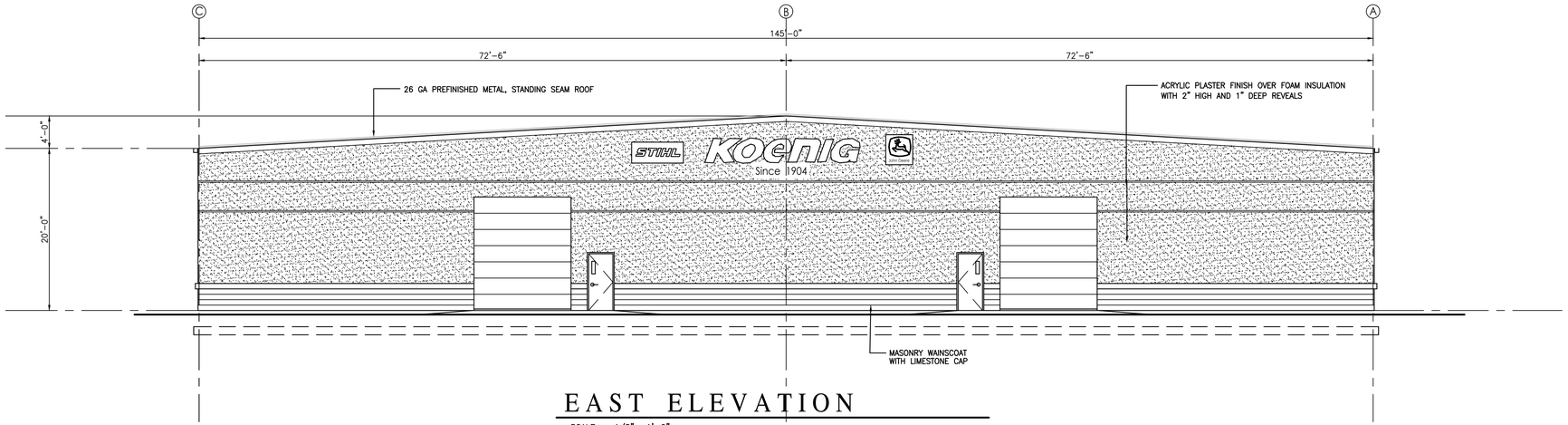
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of X



NORTH ELEVATION

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



EAST ELEVATION

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

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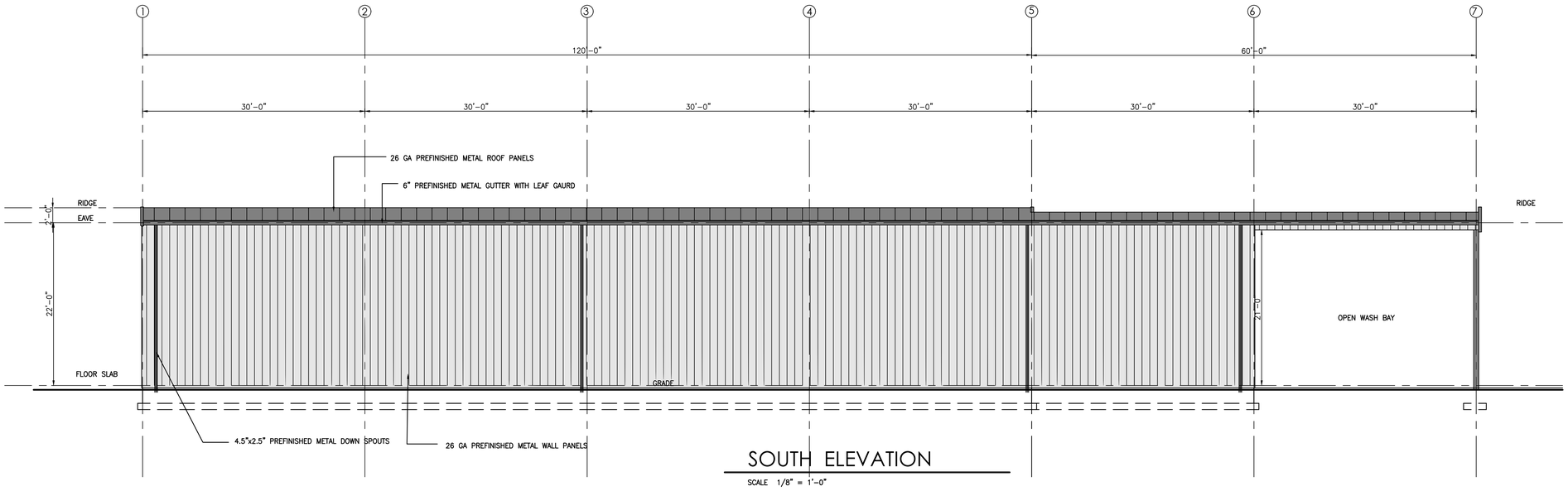
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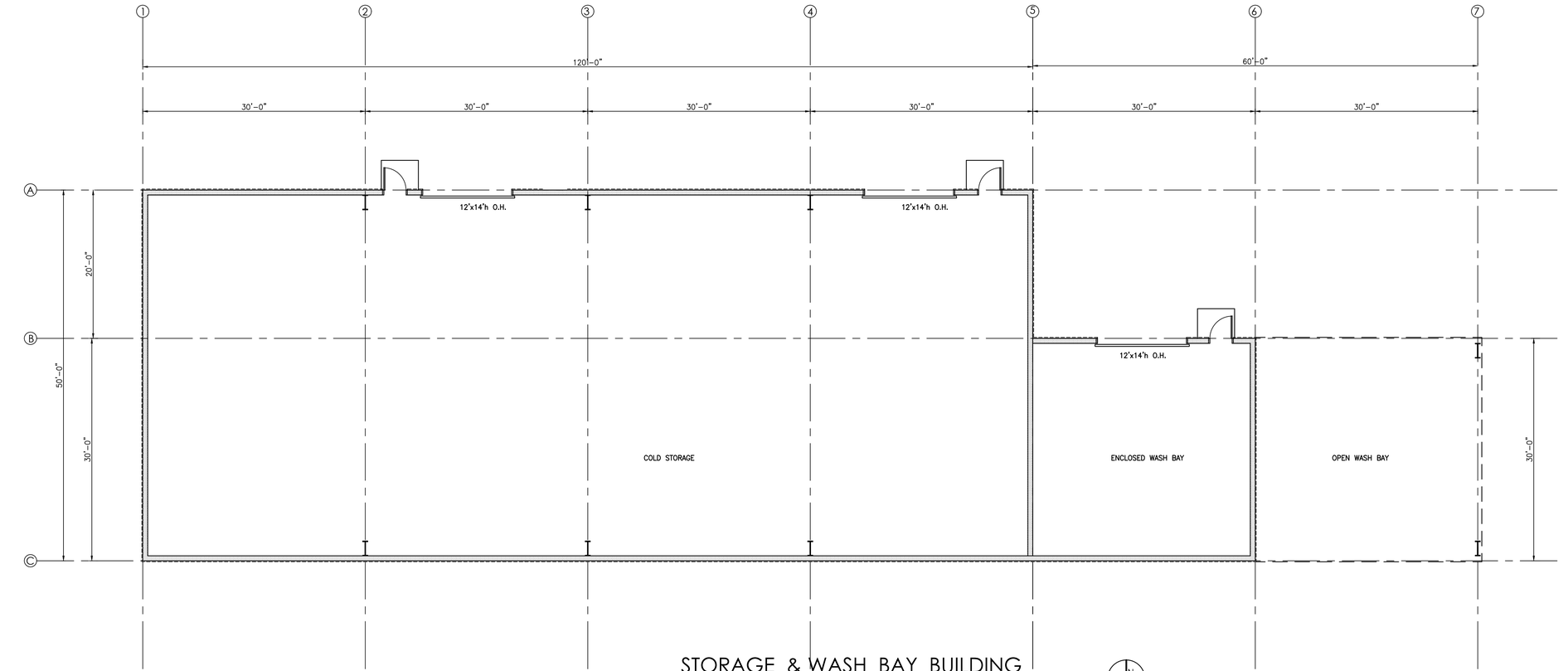
A-8

of X



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



STORAGE & WASH BAY BUILDING

SCALE 1/8" = 1'-0"

N

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date

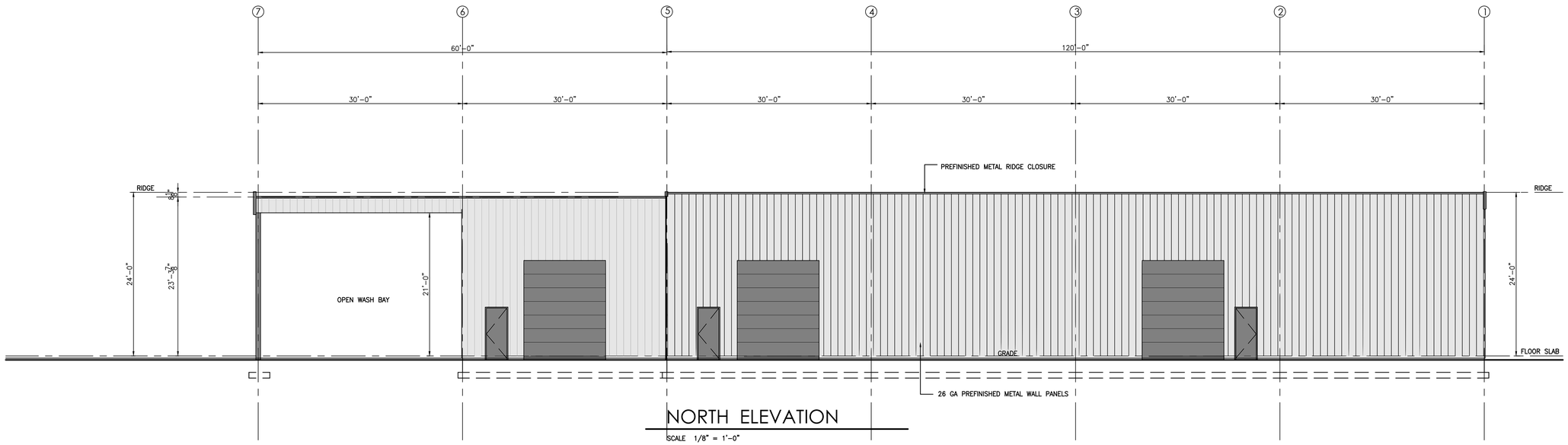
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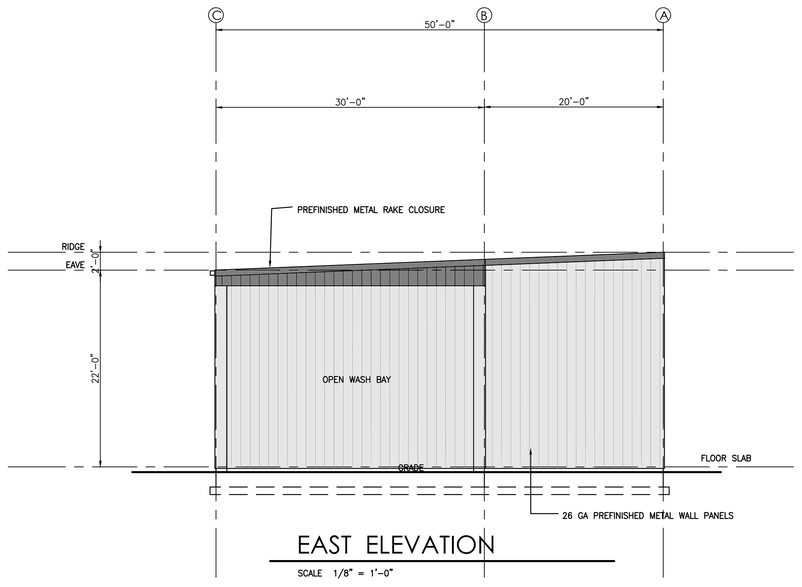
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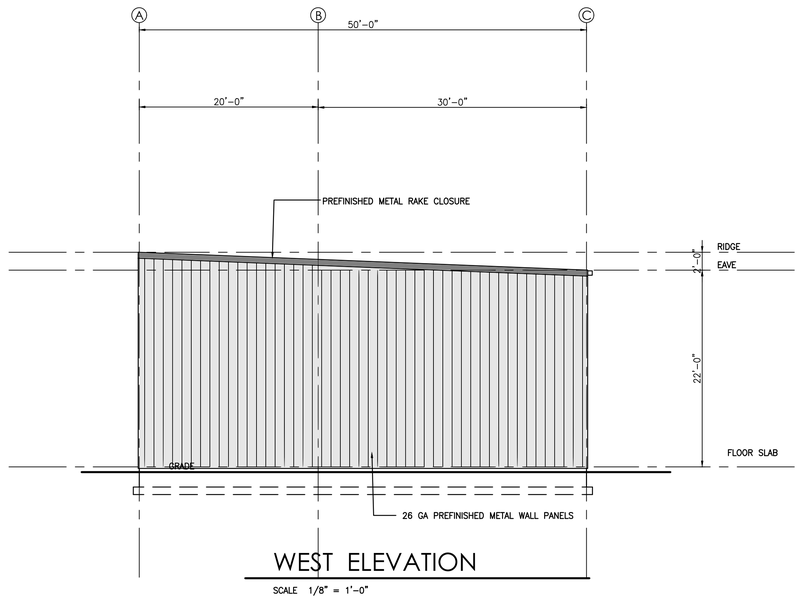
NORTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

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STATE OF OHIO
JAMES THOMAS RITTER
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JAMES T. RITTER, LICENSE # 5932
EXPIRATION DATE: 12/31/2027

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drawn / approved

X.X.X. / J.T.R.

date

XX MAY 2026

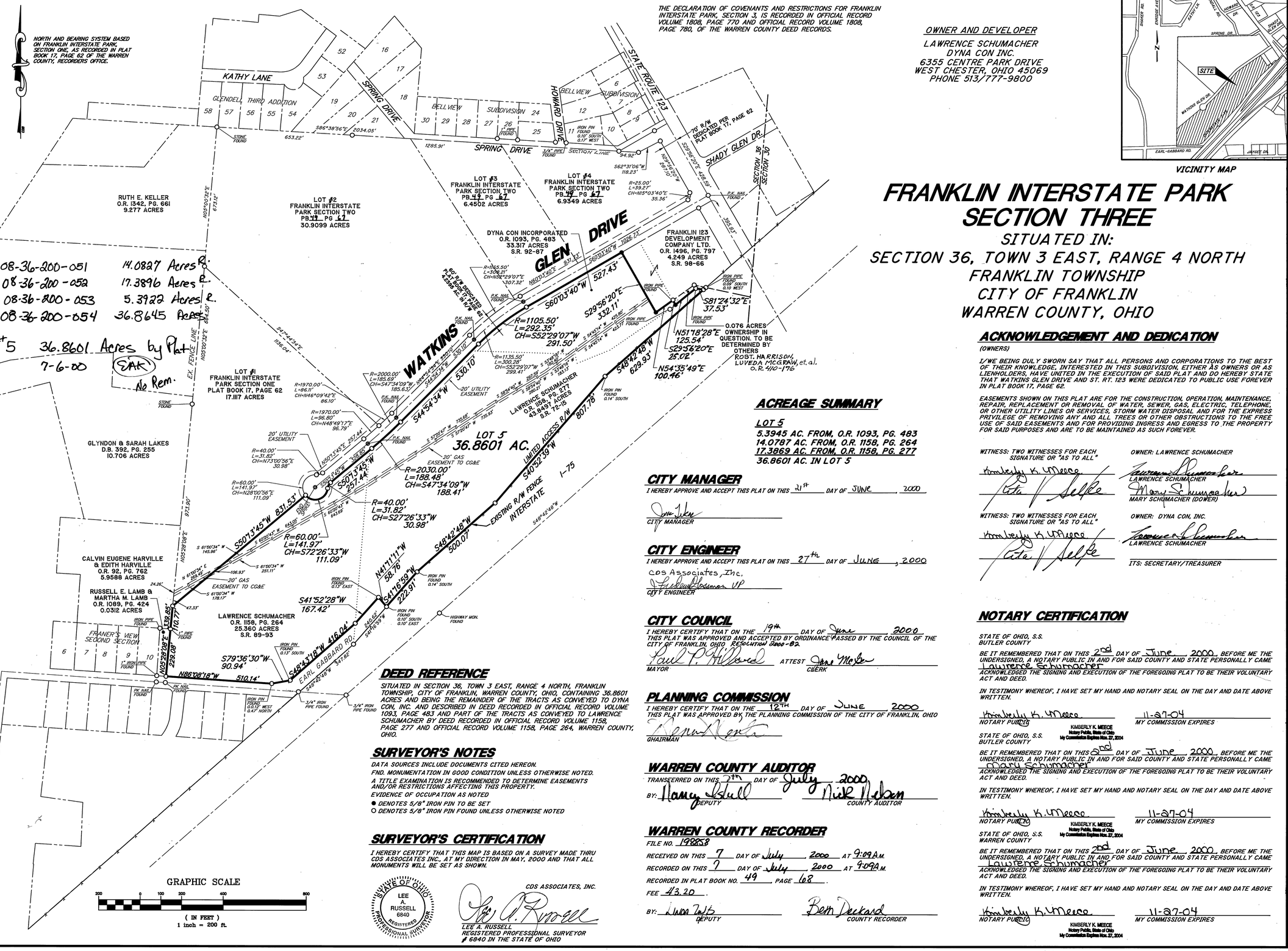
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of

DRAWING NUMBER
Franklin Interstate Park S3
49-68
PLAIN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07041
POSITION SIDE OF PAGE ON THIS LINE
DRAWING NUMBER
PLAIN HOLD CORPORATION • IRVINE, CALIFORNIA
POSITION SIDE OF PAGE ON THIS LINE
DRAWING NUMBER
PLAIN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07041
POSITION SIDE OF PAGE ON THIS LINE
DRAWING NUMBER
PLAIN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07041
POSITION SIDE OF PAGE ON THIS LINE



THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FRANKLIN INTERSTATE PARK, SECTION 3, IS RECORDED IN OFFICIAL RECORD VOLUME 1808, PAGE 770 AND OFFICIAL RECORD VOLUME 1808, PAGE 780, OF THE WARREN COUNTY DEED RECORDS.

OWNER AND DEVELOPER

LAWRENCE SCHUMACHER
DYNA CON INC.
6355 CENTRE PARK DRIVE
WEST CHESTER, OHIO 45069
PHONE 513/777-9800

VICINITY MAP

FRANKLIN INTERSTATE PARK SECTION THREE

SITUATED IN:
SECTION 36, TOWN 3 EAST, RANGE 4 NORTH
FRANKLIN TOWNSHIP
CITY OF FRANKLIN
WARREN COUNTY, OHIO

ACKNOWLEDGEMENT AND DEDICATION

(OWNERS)

I/WE BEING DULY SWORN SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF THEIR KNOWLEDGE, INTERESTED IN THIS SUBDIVISION, EITHER AS OWNERS OR AS LIENHOLDERS, HAVE UNITED IN THE EXECUTION OF SAID PLAT AND DO HEREBY STATE THAT WATKINS GLEN DRIVE AND ST. RT. 123 WERE DEDICATED TO PUBLIC USE FOREVER IN PLAT BOOK 17, PAGE 62.

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

WITNESS: TWO WITNESSES FOR EACH SIGNATURE OR "AS TO ALL"
Kimberly K. Meece
Lisa Selke

OWNER: LAWRENCE SCHUMACHER
LAWRENCE SCHUMACHER
MARY SCHUMACHER (DOWER)

WITNESS: TWO WITNESSES FOR EACH SIGNATURE OR "AS TO ALL"
Kimberly K. Meece
Lisa Selke

OWNER: DYNA CON, INC.
LAWRENCE SCHUMACHER
ITS: SECRETARY/TREASURER

ACREAGE SUMMARY

LOT 5
5.3945 AC. FROM, O.R. 1093, PG. 483
14.0787 AC. FROM, O.R. 1158, PG. 264
17.3869 AC. FROM, O.R. 1158, PG. 277
36.8601 AC. IN LOT 5

CITY MANAGER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 21st DAY OF JUNE, 2000

CITY MANAGER

CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS 27th DAY OF JUNE, 2000

CDS Associates, Inc.
CITY ENGINEER

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE 19th DAY OF June 2000 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF FRANKLIN, OHIO. Resolution 2000-82

Paul P. Woodard — ATTEST Jane Mabe
MAYOR — CLERK

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE 12TH DAY OF JUNE 2000 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FRANKLIN, OHIO

CHAIRMAN

WARREN COUNTY AUDITOR

TRANSFERRED ON THIS 7th DAY OF July 2000

BY: Nancy Udell — Nick Nelson
DEPUTY — COUNTY AUDITOR

WARREN COUNTY RECORDER

FILE NO. 198858
RECEIVED ON THIS 7 DAY OF July, 2000 AT 9:09 A.M.
RECORDED ON THIS 7 DAY OF July, 2000 AT 9:09 A.M.
RECORDED IN PLAT BOOK NO. 49 PAGE 68.
FEE 43.20.

BY: Linda Tolle — Beth Deckard
DEPUTY — COUNTY RECORDER

NOTARY CERTIFICATION

STATE OF OHIO, S.S.
BUTLER COUNTY

BE IT REMEMBERED THAT ON THIS 2nd DAY OF June 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME Lawrence Schumacher ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kimberly K. Meece — 11-27-04
NOTARY PUBLIC — MY COMMISSION EXPIRES

KIMBERLY K. MEECE
Notary Public, State of Ohio
My Commission Expires Nov. 27, 2004

STATE OF OHIO, S.S.
BUTLER COUNTY

BE IT REMEMBERED THAT ON THIS 2nd DAY OF June 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME Lawrence Schumacher ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Kimberly K. Meece — 11-27-04
NOTARY PUBLIC — MY COMMISSION EXPIRES

KIMBERLY K. MEECE
Notary Public, State of Ohio
My Commission Expires Nov. 27, 2004

STATE OF OHIO, S.S.
WARREN COUNTY

BE IT REMEMBERED THAT ON THIS 2nd DAY OF June 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME Lawrence Schumacher ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

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Kimberly K. Meece — 11-27-04
NOTARY PUBLIC — MY COMMISSION EXPIRES

KIMBERLY K. MEECE
Notary Public, State of Ohio
My Commission Expires Nov. 27, 2004

DEED REFERENCE

SITUATED IN SECTION 36, TOWN 3 EAST, RANGE 4 NORTH, FRANKLIN TOWNSHIP, CITY OF FRANKLIN, WARREN COUNTY, OHIO, CONTAINING 36.8601 ACRES AND BEING THE REMAINDER OF THE TRACTS AS CONVEYED TO DYNA CON, INC. AND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD VOLUME 1093, PAGE 483 AND PART OF THE TRACTS AS CONVEYED TO LAWRENCE SCHUMACHER BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1158, PAGE 277 AND OFFICIAL RECORD VOLUME 1158, PAGE 264, WARREN COUNTY, OHIO.

SURVEYOR'S NOTES

DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.
FND. MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
A TITLE EXAMINATION IS RECOMMENDED TO DETERMINE EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY.
EVIDENCE OF OCCUPATION AS NOTED
● DENOTES 5/8" IRON PIN TO BE SET
○ DENOTES 5/8" IRON PIN FOUND UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS BASED ON A SURVEY MADE THRU CDS ASSOCIATES INC., AT MY DIRECTION IN MAY, 2000 AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.

STATE OF OHIO — LEE A. RUSSELL 6840 REGISTERED PROFESSIONAL SURVEYOR

CDS ASSOCIATES, INC.
LEE A. RUSSELL
REGISTERED PROFESSIONAL SURVEYOR
6840 IN THE STATE OF OHIO

CONSULTANTS
CDS engineers architects planners surveyors
CDS ASSOCIATES, INC.
11120 KENWOOD ROAD
CINCINNATI, OHIO 45242
513-791-1700
513-791-1936 FAX
240 MAIN ST.
FLORENCE, KY. 41042
606-525-0544
606-525-0561 FAX

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SEAL

DRAWING TITLE: RECORD PLAT
PROJECT TITLE: FRANKLIN INTERSTATE PARK SECTION THREE

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	5/18/00	DYDR	MADE REVISIONS PER COMMENTS FROM SCHUMACHER DUGAN

SCALE 1" = 200'	DATE 12/9/99
DRAWN BY SFRA	CHECKED BY LRUS
PROJECT NO. 98611-10	FILE GG-3
DRAWING NO. RP	
SHEET 1 OF 1	

DYDR 05/19/00 - 12:45pm 98611 RECORD
DISK: V-
VIEW: PLOT1
SCALE: 1 = 1"

49-68



Koenig Equipment Storage Building & Wash Bay





Koenig Equipment Building Renderings

BUILDING MOUNTED SIGNAGE

KOENIG Channel Letter & Pin Mount Building Signage — Botkins, OH

41 sqft | ~8'- 8" | 21" **Learning Center** | 4'- 9" | 21" | 36 sqft | ~7'- 6" **Parts & Service**

Black Pin/Flush Mount Letters - Non-Illuminated 1 1/2"Thick

Black Pin/Flush Mount Letters - Non-Illuminated 1 1/2"Thick

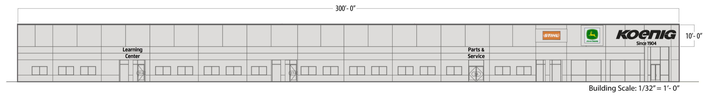
109 sqft — **48" Black Reverse Channel Letters**

48" | 27'- 3" | **KOENIG** | 3" Deep Letters | WALL | 1 1/2" Standoffs | 1 1/2" Thick Pin Mount Letters

13.5 sqft | **Since 1904** | 18" | ~9'- 0"

Black Pin/Flush Mount Letters - Non-Illuminated 1 1/2"Thick

NOTE: JD Sans Bold Font has been substituted with a like font.
Dualite will need JD Sans Bold Font Supplied prior to production.



Building Scale: 1/32" = 1'- 0"

4x8 Stihl SF-WM Sign - Dualite Standard



32 sq. ft.

GRAPHICS: "STIHL" IS DEBOSSED IN WHITE ON A PMS-021 ORANGE BACKGROUND and RETURNS REGISTER MARK IN WHITE (NOT DEBOSSED)
VACUUM FORMED UV POLYCARBONATE "PILLOW SHAPED" PLASTIC LOGO FACE WITH SCREEN PRINTED GRAPHICS.

7x7 John Deere Sign - This Sign By Others



49 sq. ft.

KOENIG CHANNEL LETTER DESCRIPTION:

- Black 3" Deep Aluminum Reverse Channel Lettters with White 5000K LEDs Creating Back Glow Lighting
- White Opaque Vinyl Stripes on "K" & "G"
- "oe" Seperated for Production Purposes



FILE#25-11-36-F-KOENIG-A3	JB P#5216	Customer Approval
Scale: 3/16" = 1'-0"	Date: 1-13-2026	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite One Dualite Lane Williamsburg, Ohio 45176 | WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS

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KOENIG Channel Letter & Pin Mount Building Signage — Botkins, OH

~8'- 8" | 21" **Learning Center** | 4'- 9" | 21" | ~7'- 6" **Parts & Service**

Black Pin/Flush Mount Letters - Non-Illuminated 1 1/2"Thick

Black Pin/Flush Mount Letters - Non-Illuminated 1 1/2"Thick

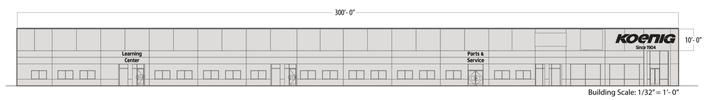
48" Black Reverse Channel Letters

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Since 1904 | 18" | ~9'- 0"

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NOTE: JD Sans Bold Font has been substituted with a like font.
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Building Scale: 1/32" = 1'- 0"

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- Black 3" Deep Aluminum Reverse Channel Lettters with White 5000K LEDs Creating Back Glow Lighting
- White Opaque Vinyl Stripes on "K" & "G"
- "OE" Seperated for Production Purposes



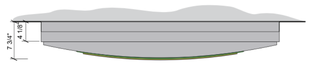
FILE#25-11-36-F-KOENIG-A1	JB P#5216	Customer Approval
Scale: 3/16" = 1'-0"	Date: 11-20-2025	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.

Dualite One Dualite Lane Williamsburg, Ohio 45176 | WWW.DUALITE.COM / @DUALITEINC @DUALITETWEETS

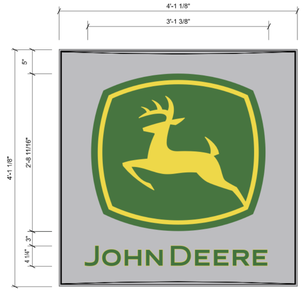
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Option 1





Top View



Front View
Scale: 3/4" = 1'-0"

16.75 Sq. Ft.



Side View

Scope

One (1) John Deere 4x4' Single Face Wall Mounted Sign

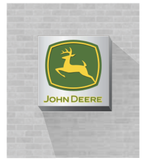
Specifications

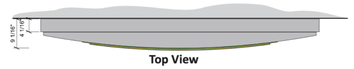
1. Aluminum Sign Cabinet & Brake Formed Face Panel.
2. Painted Akzo Nobel Brushed Aluminum.
3. Thermo-formed & embossed polycarbonate face panel background with painted Akzo Nobel Brushed Aluminum.
4. Aluminum Cabinet frame painted Akzo Nobel Brushed Aluminum.
5. 3M 3630-5849 (PMS 364) Green Vinyl backed with Akzo Nobel PMS 109 Yellow.

Colors

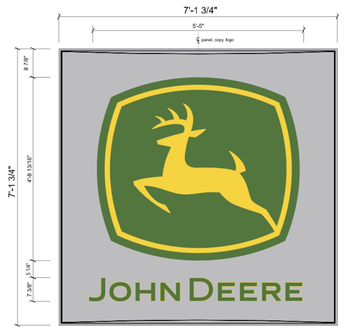
- 3M 3630-5849 Translucent Green Vinyl (Logo) to match (PMS 364)
- to match Akzo Nobel Brushed Aluminum for sign faces and cabinets
- Akzo Nobel PMS 109 Yellow
- Perforated Day/Night Green Vinyl (PMS 364) for illuminated sign panels

Option 2



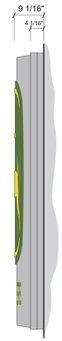


Top View



Front View
Scale: 1/2" = 1'-0"

51.06 Sq. Ft.



Side View

Scope

One (1) John Deere 7x7' Single Face Wall Mounted Sign

Specifications

1. .177" thermo-formed & embossed clear polycarbonate painted.
2. Brushed Aluminum 2nd surface.
3. Thermo-formed & embossed push-thru logo. 3M 3630-5849 Translucent Green
4. Vinyl backed with Akzo Nobel PMS 109 Yellow. Aluminum cabinet frame painted
5. Akzo Nobel Brushed Aluminum. Perforated Green (PMS 364)
6. Day/Night Vinyl applied 1st surface backed with Akzo Nobel PMS 109 Yellow.

Colors

- 3M 3630-5849 Translucent Green Vinyl (Logo) to match (PMS 364)
- to match Akzo Nobel Brushed Aluminum for sign faces and cabinets
- Akzo Nobel PMS 109 Yellow
- Perforated Day/Night Green Vinyl (PMS 364) for type in illuminated sign panels

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(1111.06(g) SOUTH WEST BUFFER YARD E:
TOTAL LENGTH: 339.85 LF
2 DECIDUOUS TREES, 2 DECIDUOUS SHRUBS & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 30 FEET WIDE
339.85 LF SCREENED BY EXISTING VEGETATION

(1111.06(g) NORTH WEST BUFFER YARD B:
TOTAL LENGTH: 831.5 LF
2 DECIDUOUS TREES & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 20 FEET WIDE
32.69 LF SCREENED BY EXISTING VEGETATION, 798.81 LF TO BE SCREENED
798.81 LF / 100 X2 = 15.9~ **16 DECIDUOUS TREES REQ, 16 PROPOSED**
798.81 LF / 100 X2 = 15.9~ **16 EVERGREEN TREES REQ, 16 PROPOSED**

(1111.06(g) NORTH EAST BUFFER YARD A:
TOTAL LENGTH: 855.8 LF
2 DECIDUOUS TREES & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 15 FEET WIDE
855.8 LF / 100 X2 = 17.1~ **18 DECIDUOUS TREES REQ, 18 PROPOSED**

(1111.06(g) SOUTH BUFFER YARD E:
TOTAL LENGTH: 601.08 LF
2 DECIDUOUS TREES, 2 DECIDUOUS SHRUBS & 2 EVERGREEN TREES REQUIRED PER 100 LINEAR FEET AT 30 FEET WIDE
220.11 LF SCREENED BY EXISTING VEGETATION, 380.97 LF TO BE SCREENED
380.97 LF / 100 X2 = 7.6~ **8 DECIDUOUS TREES REQ, 8 PROP.**
380.97 LF / 100 X2 = 7.6~ **8 DECIDUOUS SHRUBS REQ, 8 PROP.** 380.97 LF / 100 X2 = 7.6~ **8 EVERGREEN TREES REQ, 8 PROP.**

PLANT SCHEDULE (1111.06(g)) BUFFER LANDSCAPE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
DECIDUOUS TREES						
	17	Platanus x acerifolia `Morton Circle`	Exclamation!™ London Plane	2.5" Cal.	n/a	B&B
	18	Quercus bicolor	Swamp White Oak	2.5" Cal.	n/a	B&B
	7	Ulmus x `Patriot`	Patriot Elm	2.5" Cal.	n/a	B&B
EVERGREEN TREES						
	14	Picea abies	Norway Spruce	n/a	6`	B&B
	10	Pinus strobus	White Pine	n/a	6`	B&B

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
EVERGREEN SHRUBS						
	8	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	B&B	24``	8``

PLANT SCHEDULE (1111.06(j)) PARKING LANDSCAPE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
DECIDUOUS TREES						
	6	Acer x freemanii `Armstrong`	Armstrong Maple	2.5" Cal.	n/a	B&B
	2	Ginkgo biloba `Autumn Gold`	Autumn Gold Ginkgo	2.5" Cal.	n/a	B&B
	10	Gleditsia triacanthos inermis `Draves`	Street Keeper® Honey Locust	2.5" Cal.		B&B
	12	Ulmus x 'Patriot'	Patriot Elm	2.5" Cal.	n/a	B&B
	28	Zelkova serrata `Musashino`	Musashino Japanese Zelkova	2.5" Cal.	n/a	B&B

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
EVERGREEN SHRUBS						
	33	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Column Juniper	3 gal.	24``	5`0``
	45	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	n/a	6`0``
	48	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	n/a	6`0``
	25	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	B&B	24``	8`0``

PLANT SCHEDULE (1111.06(k)) FOUNDATION LANDSCAPE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.
DECIDUOUS TREES						
	10	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	2.5" Cal.	n/a	B&B
	3	Betula nigra `Cully`	Heritage® River Birch	n/a	8-10`	B&B
	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" Cal.	n/a	B&B
	10	Syringa reticulata `Ivory Silk`	Ivory Silk Tree Lilac	2.5" Cal.	n/a	B&B
	3	Ulmus x 'Patriot'	Patriot Elm	2.5" Cal.	n/a	B&B
	9	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	2.5" Cal.	n/a	B&B

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING
SHRUBS						
	8	Deutzia gracilis `Nikko`	Nikko Deutzia	3 gal.	n/a	3`0``
	13	Forsythia x i. `Lynwood Gold`	Lynwood Gold Forsythia	3 gal.	n/a	6`0``
	26	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	n/a	5`6``
	41	Viburnum x `Burkwoodii`	Burkwood Viburnum	B&B	24``	6`6``
EVERGREEN SHRUBS						
	30	Viburnum X Pragense	Prague Viburnum	B&B	24 - 30``	6`0``

(1111.06(j)) PARKING (AREA) SCREENING AND LANDSCAPING:
"Parking (Area): Any part of a site used by vehicles not totally enclosed within a structure. This includes parking space and aisles, drives, loading areas and vehicle storage areas, driveways and permitted off-street parking spaces for single- and two-family residential uses. 1103.01 Definitions

(1111.06(j)(1)) PERIMETER SCREENING:
- REQUIRED TO EFFECTIVELY CONCEAL VEHICLES WITHIN A PARKING AREA FROM THE **ADJACENT ROADWAY** OR **ADJOINING PROPERTY**
- SHOULD BE LOCATED ADJACENT TO THE PARKING LOT EDGE TO SUPPLEMENT REQUIRED BUFFER YARD MATERIAL.
- **WHEN ADJACENT TO RESIDENTIAL ZONED OR USED LAND**, SCREENING OF PLANT, MOUNDING OR FENCE/WALL MATERIAL IS REQUIRED TO EFFECTIVELY CONCEALS THE VIEW OF PARKED CARS FROM THE RESIDENTIAL PROPERTY.
  - PLANT MATERIAL SHOULD BE USED TO SOFTEN AND ADD VISUAL INTEREST TO A WALL/FENCE.
  - A PLANT MATERIAL SCREEN SHALL HAVE A MINIMUM OPAQUENESS OF SEVENTY-FIVE PERCENT (75%) AT ALL TIMES. THE USE OF YEAR ROUND VEGETATION, SUCH AS PINES OR EVERGREENS IS ENCOURAGED.
- THE SEPARATION AND LANDSCAPING OF THE REQUIRED BUFFER YARD WILL PROVIDE ADEQUATE SCREENING FOR ALL OTHER PARKING LOT PERIMETERS.

THE PROPOSED PARKING AREA SCREENING ADJACENT TO RESIDENTIALLY ZONED/USED PROPERTY SHALL CONSIST OF A BLACK VINYL-COATED CHAIN-LINK FENCE AND A CONTINUOUS EVERGREEN HEDGE OF VIBURNUM × RHYTIDOPHYLLOIDES 'ALLEGHANY' (ALLEGHANY VIBURNUM) AND JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' (HETZI COLUMN JUNIPER). THE EVERGREEN HEDGE IS INTENDED TO PROVIDE A MINIMUM OF 75% YEAR-ROUND OPACITY AT MATURITY, IN CONJUNCTION WITH THE PROPOSED BUFFER YARDS AND EXISTING VEGETATION, TO EFFECTIVELY CONCEAL PARKED VEHICLES FROM THE ADJACENT RESIDENTIAL PROPERTY IN ACCORDANCE WITH SECTION 1111.06(J)(1)(A).

(1111.06(j)(2)) INTERIOR LANDSCAPING:
TOTAL PARKING AREA: 173,774.68 SF
MINIMUM OF 10% OF TOTAL PARKING AREA = 17,377.47 SF REQUIRED PARKING LANDSCAPING
PARKING LANDSCAPING PROVIDED = **26,565.37 SF** (~15.3% > 17,377.47 SF

1 DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY 3,000 SF OF PARKING AREA OR FOR EVERY 10 PARKING SPACES.

173,774.7 SF / 3000 = 57.9~ **58 DECIDUOUS TREES REQ.**
58 PROPOSED.

TOTAL MATERIALS REQUIRED:
TOTAL PLANTING BED AREA: 14,242 SF
HARDWOOD MULCH SHALL BE INSTALLED IN ALL DESIGNATED BEDS AND TREE RINGS PER PLANS, DETAILS, & SPECIFICATIONS.
ESTIMATED TOTALS
TOTAL HARDWOOD MULCH @ 3" DEPTH: **132 CY**
TOTAL COMPOST @ 1" DEPTH: **44 CY**
TOTAL TOPSOIL @ 1" DEPTH: **44 CY**

(1111.06(k)) FOUNDATION LANDSCAPE:
To visually soften the building mass, the following landscaping shall be required for all lots, in addition to the landscaping for buffer yards and parking areas.
All required planting shall be located in areas which do not include any buffer yard or right-of-way. Existing plant materials which meet the requirements of this Section may be counted as contributing to the landscaping required by this Section.

TOTAL BUILDING PERIMETER: 1170 LF

(1111.06(k)(1)) LOT INTERIOR LANDSCAPING:
3 DECIDUOUS TREES SHALL BE REQUIRED FOR EVERY 100 LF OF BUILDING PERIMETER

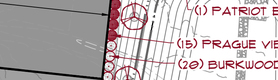
1170 LF / 100 x3 = 35.1~ **36 DECIDUOUS TREES REQ.**
36 PROPOSED.

(1111.06(k)(2)) BUILDING FOUNDATION PLANTING:
Foundation plantings shall be placed within 5 ft of the building perimeter if feasible, if the city engineer determines that, because of site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in other areas of the site in a manner that enhances the overall landscape plan for the development.

10 SHRUBS SHALL BE REQUIRED FOR EVERY 100 LF OF BUILDING PERIMETER FOR NON-RESIDENTIAL USES
1170 LF / 100 **x10 = 117 SHRUBS REQ. 117 PROPOSED**









GENERAL LANDSCAPE NOTES:
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS FROM DAMAGE BY HIS ACTIONS.
2. ALL DEBRIS SHALL BE REMOVED FROM PLANTING AREA PRIOR TO PLANTING.
3. ALL PLANTS SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECTS, PESTS, DISEASES, AND INJURIES.
4. PLANTINGS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS.
5. **SPACING:** PLANTINGS SHALL BE LOCATED WHERE THEY ARE SHOWN ON THE PLANS AND SPACED AS INDICATED ON THE PLANT SCHEDULE. IN THE CASE OF UNFORSEEN OBSTRUCTIONS NOTIFY LANDSCAPE ARCHITECT.
6. **SETTING PLANTS:** PROPOSED STREET TREE, SHRUB, AND PERENNIAL BED LOCATIONS SHALL BE POSITIVELY IDENTIFIED PRIOR TO DIGGING AND SHOULD BE MARKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. EACH PLANT SHALL BE SET ONE PLANT PER HOLE. ALL HOLES HALL HAVE SCORED SIDES WITH TOPSOIL CROWNED AT THE BOTTOMS AND TAMPED TO REDUCE SETTLEMENT. EACH PLANT PIT SHALL BE A MINIMUM OF 1.5 TIMES THE ROOT BALL OF THE PLANT TO BE INSTALLED. PLANTS SHALL BE SET TO THE GRADE AT WHICH IT GREW AT THE NURSERY.
7. **BACKFILLING:** BACKFILL WITH TOPSOIL FREE FROM ROCKS AND DEBRIS. BACKFILL TO REMOVE ALL VOIDS AND PREVENT SETTLEMENT.
8. **MULCHING:** 3" LAYER OF THE SPECIFIED MULCH SHALL BE PLACED ON THE FINISHED GRADE IMMEDIATELY AFTER PLANTING. MULCH SHALL COVER AN AREA 6" GREATER IN DIAMETER THAN THAT OF THE HOLE OR TO THE FULL EXTENTS OF THE BEDLINE.
9. **HERBICIDE:** APPLY TYPICAL HERBICIDE TO ALL BARE SOIL PRIOR TO SPREADING MULCH. APPLY TO MANUFACTURER'S RECOMMENDATIONS.
10. **FERTILIZER:** PROVIDE TYPICAL FERTILIZER AFTER INSTALLATION TO INITIATE NUTRIENT UPTAKE. APPLY TO MANUFACTURER'S RECOMMENDATION.
11. **WATER:** PLANTINGS OUTSIDE IRRIGATION ZONES SHALL BE WATERED IN WITHIN 48 HOURS OF INSTALLATION.
12. **GUARANTEE:** ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE TIME OF ACCEPTANCE BY THE PROJECT OWNER.
13. **SEED AND STRAW:** SEED AND STRAW SHALL BE APPLIED IN AREAS OF DISTURBANCE THAT ARE NOT OTHERWISE ALLOCATED AS LANDSCAPE BEDS. HILLSIDE STABILIZATION SUCH AS BIODEGRADABLE BURLAP AND LANDSCAPE STAPLES SHALL BE APPLIED IN DISTURBED AREAS OF SLOPES GREATER THAN %15

GENERAL INSTALLATION AND MAINTENANCE NOTES:
1. MAINTENANCE OF LANDSCAPED AREAS SHOULD INCLUDE INSPECTIONS OF STORM WATER DRAINAGE ROUTES. REMOVAL OF DEBRIS BLOCKING DRAINAGE WAYS, AND/OR LOWERING MULCH/TURF BUILD-UPS MAY BE NECESSARY TO MAINTAIN PROPER DRAINAGE. CATCH BASINS SHOULD BE CLEARED OF DEBRIS TO PREVENT CLOGGING AND FLOODING. REVIEW OF PIPE FLOW SHOULD OCCUR ON A REGULAR BASIS DEPENDING UPON LOCAL CONDITIONS.

VIOX&VIOX
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Erlanger, KY 41018
(513) 576-1000
602 Lila Avenue,
Milford, OH 45150

Item	Revision	Date
1	CITY REVIEW #1	7/10/26
2	CITY REVIEW #2	7/21/26

KOENIG EQUIPMENT
CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/15/26
Drawn:	CRA
Checked:	NHA

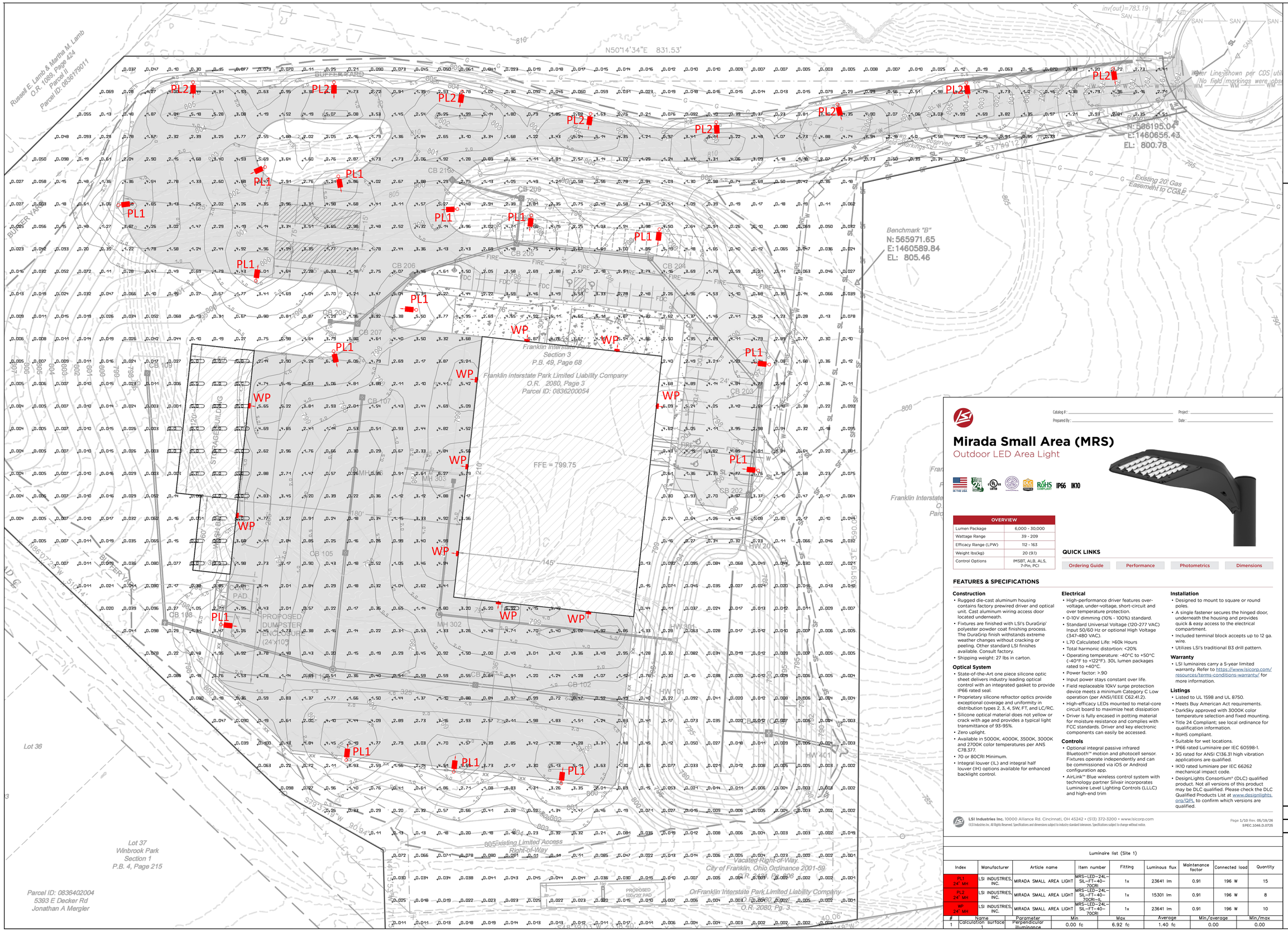
0 40' 60'
SCALE: 1" = 40'

PLANTING PLAN

L-100

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P:\SCHUMACHER CONSTRUCTION MANAGEMENT, INC. (667)\KOENIG EQUIPMENT (26001)\Engineering\DWG\SP-KOENIG EQUIPMENT-BASE LANDSCAPE.dwg



Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK10

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- AirLink™ Blue wireless control system with technology partner Silvair incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K color temperature selection and fixed mounting.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK10 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
PL1 24' MH	LSI INDUSTRIES, INC.	MIRADA SMALL AREA LIGHT	MRS-LED-24L-SIL-FT-40-70CRI	1x	23641 lm	0.91	196 W	15
PL2 24' MH	LSI INDUSTRIES, INC.	MIRADA SMALL AREA LIGHT	MRS-LED-24L-SIL-FT-40-70CRI-IL	1x	15301 lm	0.91	196 W	8
WP 24' MH	LSI INDUSTRIES, INC.	MIRADA SMALL AREA LIGHT	MRS-LED-24L-SIL-FT-40-70CRI	1x	23641 lm	0.91	196 W	10

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface 1	Perpendicular Illuminance	0.00 fc	6.92 fc	1.40 fc	0.00	0.00

Koenig Equipment

Photometric Study

SCALE: N/A

DATE: 07/20/2026

130 W. Ross Ave
Cincinnati, Ohio 45217

P. 513-693-4060

www.lsiohio.com

Photometrics shown are intended for diagrammatic purposes only. Actual foot candles may vary depending on final selections of material, finish, mounting heights, etc.

Mirada Small Area (MRS)

Outdoor LED Area Light



MANUFACTURED IN THE USA | TITLE 24 COMPLIANT | c UL us LISTED | DARKSKY APPROVED | DLC LISTED PREMIUM | RoHS COMPLIANT | IP66 | IK10

OVERVIEW	
Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
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QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

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- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
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- IK10 rated luminiare per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK IH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRS - Mirada Small Area Light	**LED**	**6L** - 6,000 lms, 39W **9L** - 9,000 lms, 63W **12L** - 12,000 lms, 86W **15L** - 15,000 lms, 111W **18L** - 18,000 lms, 135W **21L** - 21,000 lms, 165W **24L** - 24,000 lms, 196W **30L** - 30,000 lms, 209W[8] Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (10-100%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **35** - 3,500 CCT (80 CRI only) DarkSky Approved CCT's **30** - 3,000 CCT **27**- 2,700 CCT (80 CRI only)	**70CRI** - 70 CRI **80CRI** - 80 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor[8] **ALSCS4** - AirLink Synapse Control System with 20-40' MH Motion Sensor[8] **ALBMR1LR** - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15' MH)[4,8] **ALBMR2LR** - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' MH)[4,8] **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBT1L** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4,8] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4,8]	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite **MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White	**(Blank)** - None **IH -** Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL -** Integral Louver (Sharp Spill Light Cutoff)[2]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**
Adjustable Output Module	**734263**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
8. ALSCS, ALBMR, and IMSBT Sensors not available with 30L.

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Mirada Small Area Light (MRS)

Have questions? Call us at (800) 436-7800

Type:

Section 7, ItemB.

ACCESSORIES

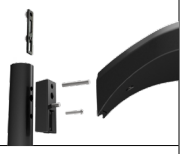
Back to Quick Links

MOUNTING ACCESSORIES

Side Arm

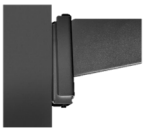
Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR



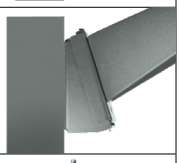
Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQMH B3B5 XX CLR



15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM15 B3B5 XX CLR



Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: BKA ASF CLR



Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: BKA XNM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR



Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR
Part Number: BKS B3 WM CLR (Includes surface conduit punchouts)



Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not included)

Part Number: BKS XBO WP CLR (Includes surface conduit punchouts)



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 763445



Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 763446



External Shield
External shield blocks view of light source from back or sides of luminaire, additional shielding configurations available. Not compatible with integral louver shields.

Part Number: 783607BLK (3") / 776538BLK (6")



Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 4SQ/5SQ/6SQ



Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP



Misc.

Bird Spikes
10' linear bird spike (2' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool

Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636



Replace CLR with paint finish description

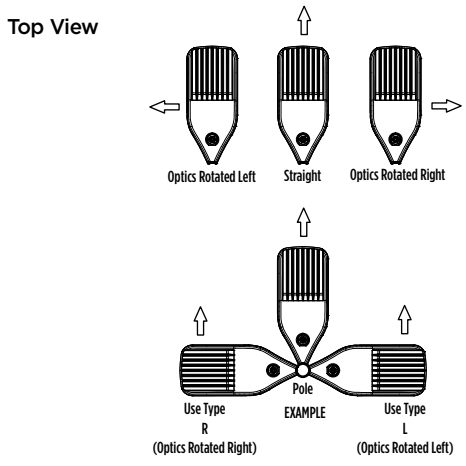
Replace X with: 2'

Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	5918	149	B2-U0-G1	6136	155	B2-U0-G1	6122	155	B2-U0-G1	39
	3		6016	152	B1-U0-G2	6238	158	B1-U0-G2	6224	157	B1-U0-G2	
	4		5967	153	B1-U0-G2	6333	162	B1-U0-G3	6136	157	B1-U0-G2	
	5W		5690	144	B3-U0-G1	5899	149	B3-U0-G1	5886	149	B3-U0-G1	
	FT		5822	147	B1-U0-G1	6037	152	B1-U0-G1	6023	152	B1-U0-G1	
	LC		6003	154	B1-U0-G2	6371	163	B1-U0-G2	6173	158	B1-U0-G2	
	RC		5964	153	B1-U0-G2	6329	162	B1-U0-G2	6132	157	B1-U0-G2	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	4		9214	146	B2-U0-G3	9778	155	B2-U0-G3	9474	150	B2-U0-G3	
	5W		8740	140	B3-U0-G2	9118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
	LC		9269	147	B2-U0-G3	9837	156	B2-U0-G3	9531	151	B2-U0-G3	
	RC		9208	146	B2-U0-G2	9772	155	B2-U0-G3	9468	150	B2-U0-G3	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	4		12277	143	B2-U0-G3	13029	152	B2-U0-G3	12623	147	B2-U0-G3	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
	LC		12351	144	B2-U0-G3	13108	152	B2-U0-G3	12700	148	B2-U0-G3	
	RC		12271	143	B2-U0-G3	13022	151	B2-U0-G3	12617	147	B2-U0-G3	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	4		14792	133	B2-U0-G4	15698	141	B2-U0-G4	15209	137	B2-U0-G4	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
	LC		14881	134	B2-U0-G3	15793	142	B2-U0-G3	15301	138	B2-U0-G3	
	RC		14784	133	B2-U0-G3	15689	141	B2-U0-G3	15201	137	B2-U0-G3	
18L	2	70	16438	122	B3-U0-G2	17532	130	B3-U0-G3	16747	124	B3-U0-G2	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	4		17101	127	B3-U-G4	18149	134	B3-U-G4	17584	130	B3-U-G4	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G2	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G2	17682	131	B3-U0-G2	16890	125	B3-U0-G2	
	LC		17204	127	B3-U0-G3	18258	135	B3-U0-G3	17689	131	B3-U0-G3	
	RC		17091	127	B2-U0-G3	18138	134	B2-U0-G3	17574	130	B2-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	4		20279	123	B3-U0-G4	21521	130	B3-U0-G5	20851	126	B3-U0-G5	
	5W		19604	119	B5-U0-G3	20909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
	LC		20401	124	B3-U0-G4	21651	131	B3-U0-G4	20977	127	B3-U0-G4	
	RC		20268	123	B3-U0-G3	21509	130	B3-U0-G4	20840	126	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

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Mirada Small Area Light (MRS)

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Back to Quick Links

PERFORMANCE

DELIVERED LUMENS*											
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	4		23190	117	B3-U0-G5	24758	124	B3-U0-G5	23888	120	B3-U0-G5	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	
	LC		23330	117	B3-U0-G4	24907	125	B3-U0-G4	24032	121	B3-U0-G4	
	RC		23117	117	B3-U0-G4	24744	124	B3-U0-G4	23874	120	B3-U0-G4	
30L	2	70	30078	144	B4-U0-G3	29485	143	B4-U0-G4	30697	147	B4-U0-G3	209
	3		31711	154	B3-U0-G3	31086	151	B3-U0-G3	32364	157	B3-U0-G3	
	4		30459	148	B4-U0-G5	29858	145	B4-U0-G5	31085	151	B4-U0-G5	
	5W		30588	149	B5-U0-G3	29985	146	B5-U0-G3	31218	152	B5-U0-G3	
	FT		31585	153	B3-U0-G4	30962	150	B3-U0-G4	32235	156	B4-U0-G4	
	LC		32303	155	B3-U0-G5	31666	152	B3-U0-G5	32968	158	B3-U0-G5	
	RC		31943	153	B3-U0-G4	31313	150	B3-U0-G4	32600	156	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

LUMEN SCALING FACTOR		
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41
30L	1.74	1.00	0.87	0.75	0.60	0.43

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1]					
Ambient Temp	Lumen Multiplier				
C	0 hrs.[2]	25K hrs.[2]	50K hrs.[2]	75K hrs.[3]	100K hrs.[3]
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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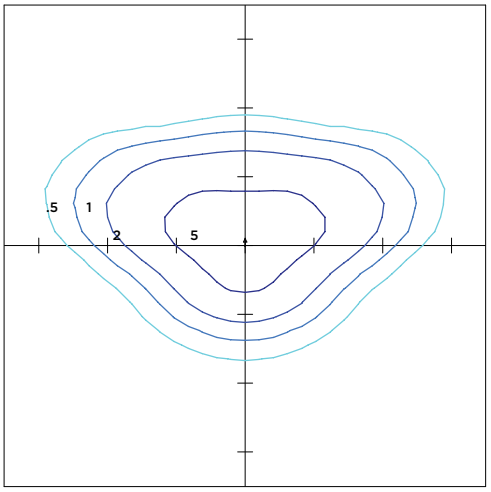
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

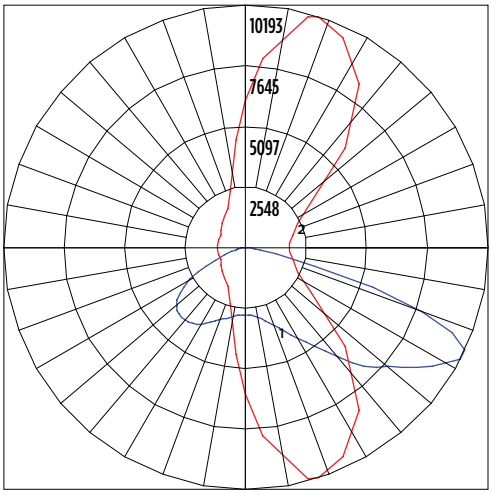
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



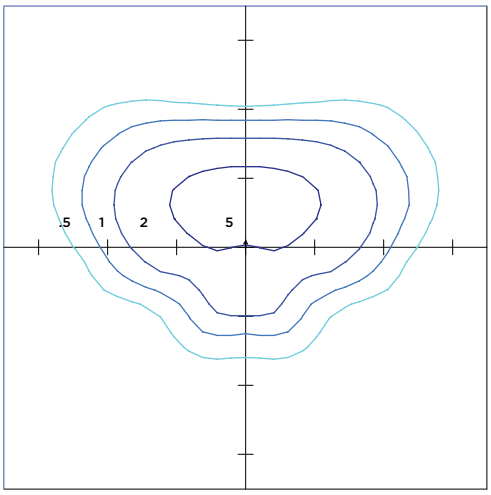
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

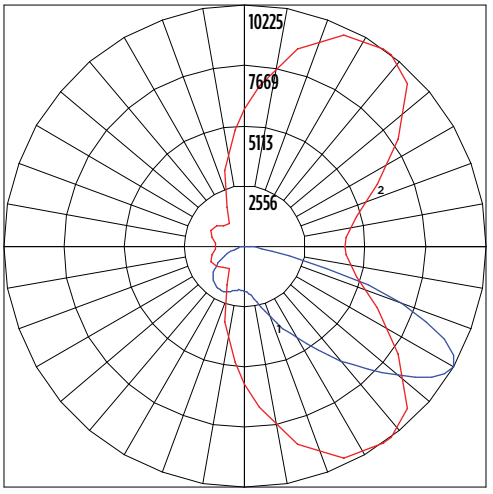
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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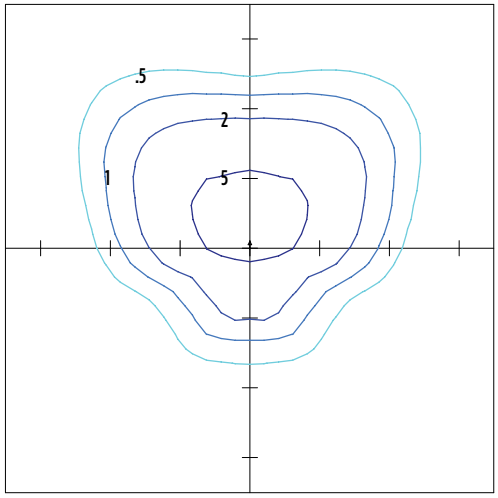
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MRS-LED-18L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

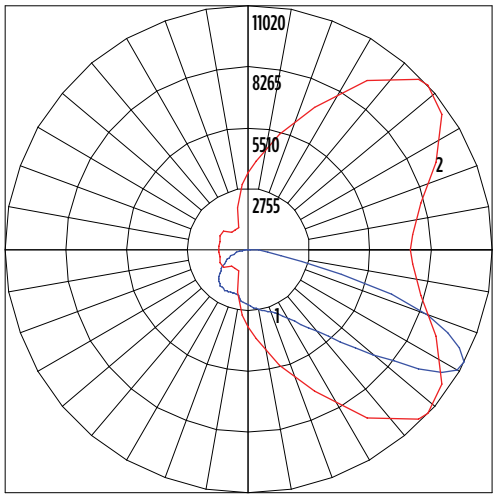
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



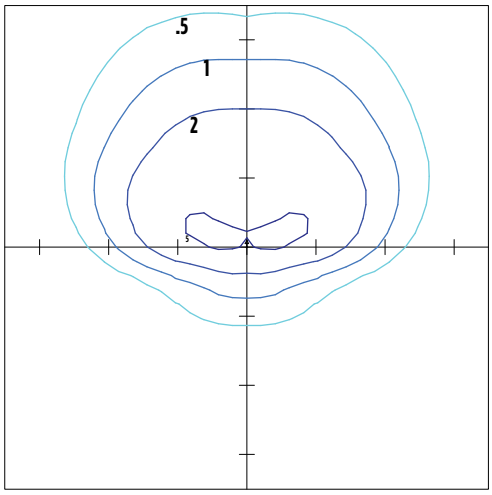
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,149
Watts	135
Efficacy	134
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	1671	9%
Medium (30-60)°	7615	42%
High (60-80)°	8074	44%
Very High (80-90)°	790	4%
Uplight (90-180)°	0	0%
Total Flux	18149	100%

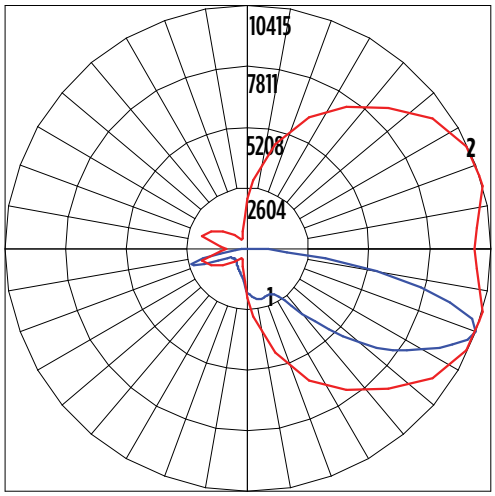
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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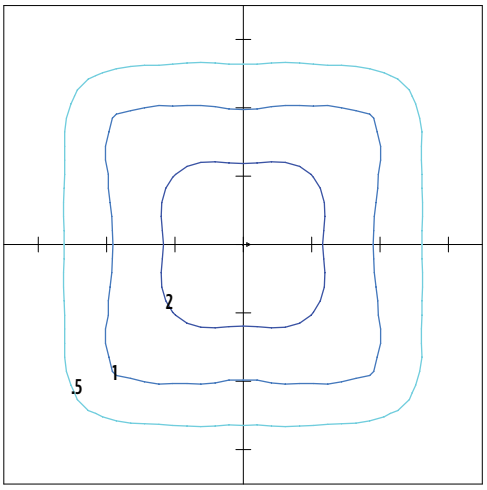
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MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

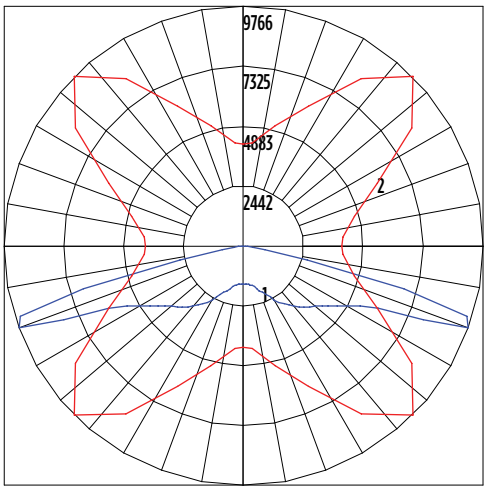
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



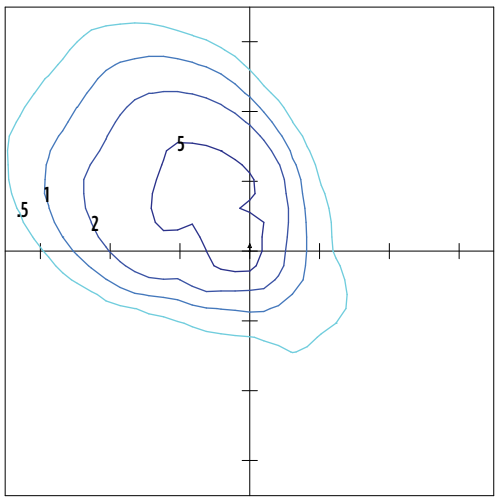
Vertical Plane Horizontal Cone

MRS-LED-18L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,258
Watts	135
Efficacy	135
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2412	13%
Medium (30-60)°	7504	41%
High (60-80)°	7698	42%
Very High (80-90)°	644	4%
Uplight (90-180)°	0	0%
Total Flux	18258	100%

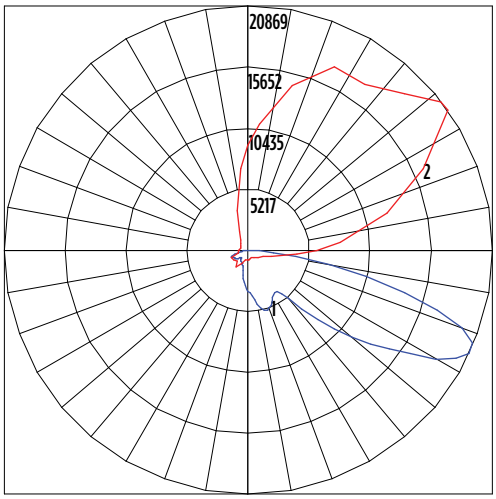
ISO Footcandle



20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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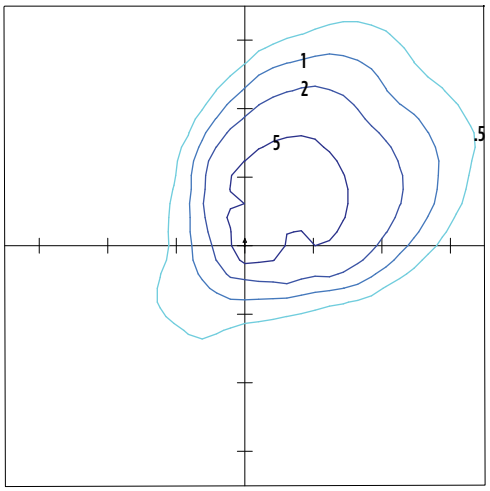
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MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,138
Watts	135
Efficacy	134
IES Type	N/A
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30)°	2317	13%
Medium (30-60)°	8066	44%
High (60-80)°	7214	40%
Very High (80-90)°	541	3%
Uplight (90-180)°	0	0%
Total Flux	18138	100%

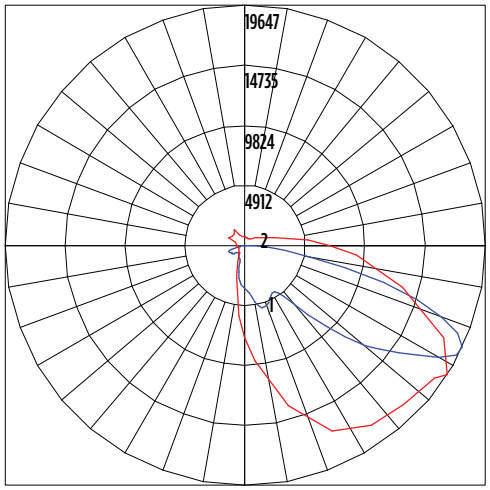
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20' Mounting Height / 20' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

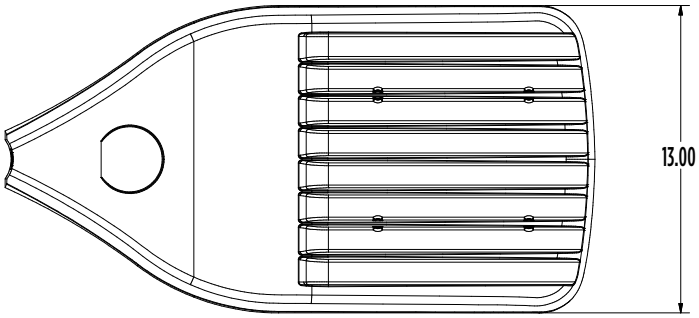
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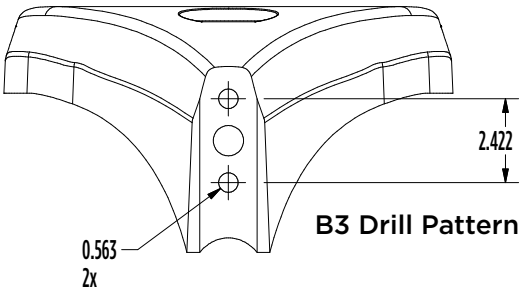


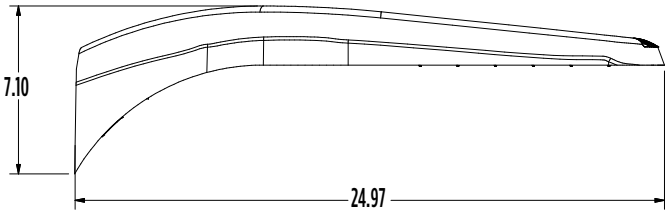
Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

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Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.4	0.7	1.1	1.5
	D180°	0.8	1.5	1.9	2.4
	D90°	0.9	1.5	1.9	2.4
	T90°	0.9	1.6	21	2.5
	TN120°	0.9	1.9	2.7	3.0
	Q90°	0.9	1.6	2.1	2.5

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App

Apple

Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Lighting Control System that incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim to provide energy savings code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App with technology partner Silvair. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App

Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Critcal Storm Calculations

The critical storm was determined using the SCS-TR55 Method and the Warren County Storm Water Design Manual.

Pre-Development Calculations:

- Runoff = (A * 43560) (c) (R/12) → (9.540*43560)*0.30*(2.94/12) = 30,544 cft
  - A = 9.540 Acres
  - c = 0.30 weighted value based on 0.90 for impervious and 0.30 for pervious
  - R = 2.94 inches for 1 year storm

Post-Development Calculations:

- Runoff = (A * 43560) (c) (R/12) → (9.184*43560)*0.575*(2.94/12) = 60,874 cft
  - A = 9.920 Acres
  - c = 0.575 weighted value based on 0.90 for impervious and 0.30 for pervious
  - R = 2.94 inches for 1 year storm

Critical Storm Determination:

- PC(percent change) = (Runoff(post)/Runoff(pre)-1.0)*100% → ((60,874/30,544)-1.0)*100% = 99%
  - Critical Storm is 10 year based on Table 23 fron Section 8.10.3.2.5

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	NOAA 24-hr	A	Default	24.00	1	2.94	2
2	2-Year	NOAA 24-hr	A	Default	24.00	1	3.60	2
3	5-Year	NOAA 24-hr	A	Default	24.00	1	4.38	2
4	10-Year	NOAA 24-hr	A	Default	24.00	1	5.04	2
5	25-Year	NOAA 24-hr	A	Default	24.00	1	5.94	2
6	50-Year	NOAA 24-hr	A	Default	24.00	1	6.72	2
7	100-Year	NOAA 24-hr	A	Default	24.00	1	7.62	2

Detention Facility Design

The detention basin that will be constructed was designed using the Critical Storm Method and is set to detain the post-development 1, 2, 5, 10 -year storm events to below 1-year pre-development peak flow and the post-development 25, 50, and 100-year storm events to below pre-development peak flow rates for the remaining drainage area. See Appendix A for the pre-development drainage areas and Appendix B for the post-development drainage areas.

Data

Volume Summary for Detention Basin

Elevation	Contour Area (SF)	Contour Area (SF) less 5% for construction tolerance	Incremental Volume (CF)	Cumulative Volume (CF)
795	TOP OF DAM			
794	19715.24	18729	17680	75329
793	17506.77	16631	15630	57649
792	15398.65	14629	13699	42019
791	13441.15	12769	11896	28320
790	11602.83	11023	10191	16424
789	9852.28	9360	5715	6233
788	2179.51	2071	518	518
787.5	0.00	0	0	0

PIPE VOLUME SUMMARY

	LENGTH(FT)	PIPE SIZE (IN)	VOLUME (CF)
HW 101 - MH 104	267.00	24	838
HW 201 - CB 206	457.00	24	1435

The top of dam elevation is 795.00. The outlet control structure for the detention basin consists of An ODOT CB 2-6 box with a 28”x6” window at 790.25, (4) 48”x6” windows at 793.00, and (4) 48”x6” windows at 794.00. See Appendix D in this report for a detail of the outlet control structure and Appendix E for the HydroCAD report.

Detention Results for Basin Area 1 (Outlet O-1)

Storm Event	Pre-Development 1 Peak Flow Rate (CFS)		Post-Development 1 Peak Flow Rate Undetained Area (CFS)	Post-Development 1 Peak Flow Rate Detained Area (CFS)	Post-Development 1 Peak Flow Rate Basin Discharge (CFS)	Max Basin Water Surface Elevation (FT)	Storage Volume (CF)	*Post-Development Flow Rate at Outlet Area 1 (CFS)	Peak Flow Rate Reduction (%)
1 Year	9.41		0.43	20.55	3.63	790.92	27,357	3.73	60%
2 Year	14.60		0.67	27.46	5.76	791.50	35,062	5.94	59%
5 Year	21.27		0.98	35.82	7.60	792.24	45,901	7.86	63%
10 Year	27.22		1.25	42.86	8.84	792.87	55,782	9.16	66%
25 Year	35.64		1.63	52.45	19.76	793.33	63,626	20.42	43%
50 Year	43.12		1.97	60.73	31.36	793.60	68,351	32.39	25%
100 Year	51.88		2.37	70.26	40.96	793.89	73,725	42.36	18%
					T.O.D.	795.00			
					Freeboard	1.11			

* Post-development undetained and post-development basin hydrographs are routed together in HydroCAD to calculate the flow rate at

As the results above show, the detention basin outlet flow rates meets the regulations for detention design. With a Top of Dam = 795.00, the detention basin has 1.11 feet of freeboard remaining at the 100-year storm.

Detention Results for Basin Area 2

Storm Event	Pre-Development 2 Peak Flow Rate (CFS)		Post-Development 2 Peak Flow Rate Undetained Area (CFS)	Peak Flow Reduction (%)
1 Year	1.32		1.28	3%
2 Year	2.04		1.83	10%
5 Year	2.97		2.51	15%
10 Year	3.79		3.11	18%
25 Year	4.96		3.93	21%
50 Year	5.99		4.66	22%
100 Year	7.21		5.49	24%

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PRE-DEVELOPMENT 2
1.093 ACRES

PRE-DEVELOPMENT 1
8.447 ACRES

Lot 1
Franklin Interstate Park
Section 1
P.B. 45, Page 71
Watkins Glen SK Investors & Brandy Watkins Glen, LLC
D.N. 2020-039727

Lot 9

Lot 10
Franer's View
Section 2
P.B. 5, Page 8

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel I

Russell E. Lamb & Martha M. Lamb
O.R. 1089, Page 424
Parcel II

N50°14'34"E 831.53'

N02°25'57"E 539.85'

S37°49'12"W 265.77'

Existing 20' Gas Easement to CG&E

Existing Eas

Lot 2
Franklin Interstate Park
Section 3
P.B. 47, Page 68
Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3

S39°19'13"E 590.08'

E DECKER ROAD

N86°07'29"W 513.14'

Lot 34

Lot 35

Lot 36

Lot 37
Winbrook Park
Section 1
P.B. 4, Page 215

S29°37'19"W 90.94'

R=41°15'53"W 71.13'

Existing Limited Access Right-of-Way

Vacated Right-of-Way
City of Franklin, Ohio Ordinance 2001-59
O.R. 2434, Pg. 806

OrFranklin Interstate Park Limited Liability Company
O.R. 2080, Pg. 1
O.R. 2080, Pg. 3

S48°39'03"W 338.40'

40.06'

S41°20'48"W

VIOX&VIOX
(859) 727-3293
466 Erlanger Rd.
Erlanger, KY 41018
(513) 576-1000
602 Lila Avenue,
Milford, OH 45150

Date
Revision
Item

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" = 40'

PRE-DEVELOPMENT DRAINAGE AREA MAP

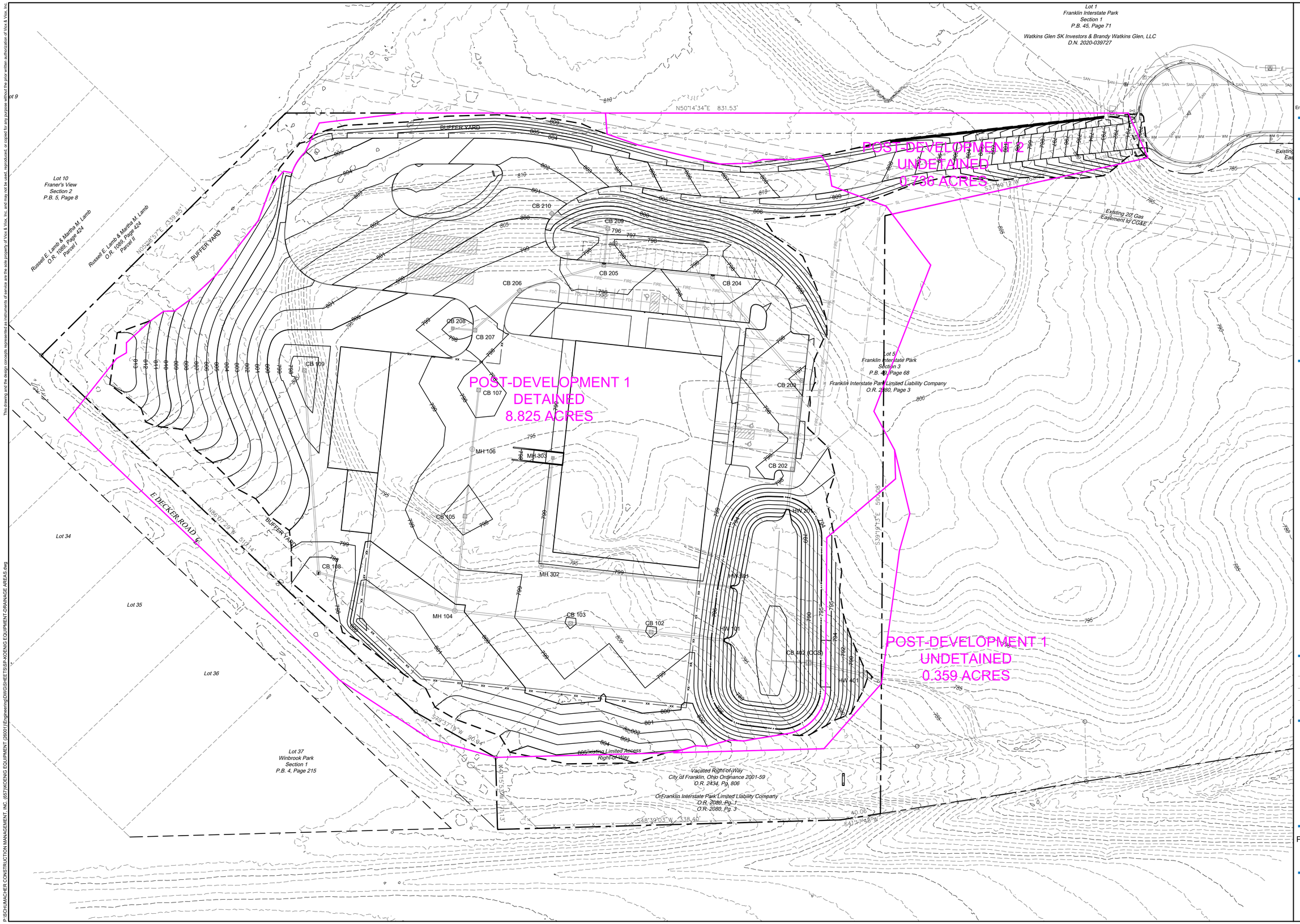
C-900

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Date
Revision
Item

KOENIG EQUIPMENT

CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" =40'

POST-DEVELOPMENT
DRAINAGE AREA
MAP

C-910

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N50°14'34"E 831.53'

N02°25'57"E 539.85'

BUFFER YARD

CB 210

CB 206

CB 209

CB 207

CB 205

CB 204

CB 208

CB 109

CS

CB 107

RD 4

RD 1

CB 203

CB 303

MH 106

MH 303

CB 202

WB

CB 105

RD 3

RD 2

CB 108

MH 302

MH 301

MH 104

CB 103

CB 102

CB 103

HW 101

CB 402 (CCS)

HW 401

Existing 20' Gas Easement to CG&E

S37°49'12"W

Lot 5
Franklin Interstate Park
Section 3
P.B. 43, Page 68

Franklin Interstate Park Limited Liability Company
O.R. 2080, Page 3

S39°19'13"E 590.08'

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S48°39'03"W 338.40'

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CITY OF FRANKLIN,
WARREN COUNTY, OHIO

Project No:	165726001
Date:	7/1/26
Drawn:	CCS
Checked:	MDC

0 40' 60'
SCALE: 1" =40'

STORM SEWER DRAINAGE AREA MAP

C-920

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PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: August 12, 2026

PC 26-19 **Amendments to Municipal Code**

Project Overview: The City of Franklin is proposing amendments to the City's Municipal Code Table 1107.04-2: Nonresidential Districts Use Table and Section 1107.10 Industrial Use Standards.

Comments: The City of Franklin is proposing text amendments to the City's Municipal Code aimed at updating the use permissions for "Information Technology/Data Center" and modifying the use specific standards for the use "Fulfillment Center." The specific changes proposed are as follows:

Information Technology/Data Center: Updating the use permissions for the "Information Technology/Data Center" use in Table 1107.04-2: Nonresidential Districts Use Table from permitted in the O-RP and I-1 Zoning Districts to conditional.

Based on the potential impacts that data center developments have on public health, safety, and welfare, the City proposes changing "Information Technology/Data Centers" from a permitted use to a conditional use. This change would require all such developments to undergo the conditional use process, allowing the Planning Commission to evaluate each proposal and impose appropriate conditions and safeguards to address site-specific impacts.

Fulfillment Center: Fulfillment centers shall be subject to the following regulations:

~~(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.~~

(2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(3) No outdoor storage of any material or waste shall be permitted on site.

The City proposes removing the restriction prohibiting development on previously undeveloped property as it applies to fulfillment centers because the Unified Development Ordinance (UDO) identifies "Fulfillment Centers" as a land use distinct from "Warehousing." Although both uses involve the movement of goods, the primary function of a fulfillment center is the processing, packaging, and rapid distribution of customer orders rather than the long-term storage of goods. Since fulfillment centers are recognized as a separate land use under the UDO, the City proposes that they not be subject to the development restriction applicable to warehousing uses.

Text Amendment Review Criteria: Section 1115.04(b)(2) requires all text and map amendments follow the same procedure. As the applicant is requesting Planning Commission to adopt a motion to initiate a text amendment to the UDO, the standards for approval under 1115.04(e) would only apply after the text amendment has been initiated, when the City Council and Planning Commission are determining whether a text amendment shall be approved. Since there are no standards for requesting Planning Commission to initiate a text amendment, this report shall utilize the standards in 1115.04(e) to demonstrate that the text amendment as proposed would not meet all of the criteria set for the approval, if it were to be initiated.

Text Amendment Standards for Approval:

1) The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and

2) The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and

3) The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and

4) The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and

5) The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and

6) The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and

7) The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.

TABLE 1107.04-2: Nonresidential Districts Use Table

Commercial Uses	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-1	O-RP	O-S	I-1	I-2	REF
Alcohol Production and Sales, Large	PS	CS												1107.09(a)
Alcohol Production and Sales, Small	PS	PS	PS	PS	PS									1107.09(a)
Artist Studio and Gallery	P	P	P	P	P			P						
Assisted Living and Skilled Nursing Care	PS	PS					CS							1107.09(b)
Automobile Fueling/ Charging Stations	CS												CS	1107.09(c)
Automobile Sales/Rental	CS													1107.09(d)
Automobile Service/Repair, Heavy													CS	1107.09(e)
Automobile Service/Repair, Light	CS													1107.09(f)
Automobile Washing Facility	C													
Bar, Lounge, Tavern	PS		PS	PS	PS			PS						1107.09(g)
Bed and Breakfast		CS	CS		CS		CS	CS						1107.09(h)
Business Retail	PS	PS							CS	CS	PS			1107.09(u)
Business Service	CS	CS										PS	PS	1107.09(i)
Clubs, Private or Membership	P	P												
Commercial Entertainment	PS	CS	CS	CS	CS			CS						1107.09(j)
Commercial Recreation/ Fitness, Indoor	CS	CS	CS	CS	CS							CS		1107.09(k)
Commercial Recreation/ Fitness, Outdoor	CS	CS	CS	CS	CS									1107.09(k)
Commercial Training	P	P		C		C			C					

Commercial Uses	C-1	C-2	DC-1	MU-1	RMU	CV-1	TN-1	TN-2	O-1	O-RP	O-S	I-1	I-2	
Day Care Center	CS	CS				CS	CS	CS	CS	CS	CS			1107.09(l)
Event Venue, Indoor or Outdoor	CS			CS	CS									1107.09(m)
Financial Institution, General	P	P												
Food Service/Catering	P	P												
Hospitals	P													
Hotels	PS		CS	CS			CS	CS	CS	CS	PS			1107.09(n)
Information Technology/Data Center										~~CP~~		~~CP~~		
Makerspace	P	C	P	P	P	P		P						
Medical Center/Clinic	PS	PS		CS					CS	CS	PS			1107.09(p)
Medical Office	P	P	C	P	C	C	C	C						
Mixed Use	PS	PS	PS	PS	PS	PS		PS						1107.09(q)
Office	P	P	P	P	P	P	C	C	P	P	P			
Office, Campus	P								C	P	P			
Office, Co-Working	P		C	P	C	C								
Personal Service	PS	PS						CS	CS		PS			1107.09(r)
Restaurant, Quick Service	PS	CS												1107.09(s)
Restaurant, Standard	PS	PS	PS	PS	PS			PS			PS			1107.09(t)
Retail, Convenience	PS	CS												1107.09(u)
Retail, Food/Beverage Related	PS	PS	PS	PS	PS			PS						1107.09(u)
Retail, General	PS	PS	PS	PS	PS			PS						1107.09(u)
Retail, Large Format	CS													
Retail, Services	C											P		
Sexually Oriented Businesses													CS	1107.09(w)
Veterinary Services	CS	CS												1107.09(x)

1107.10 Industrial Use Standards

(a) General I-1 Industrial Use Requirements: The following regulations shall apply to all uses within the I-1 zoning district.

(1) **Lighting:** Exterior lighting shall be shaded wherever necessary to avoid casting direct light off-site.

(2) **Noise:** Industrial uses shall not produce either continuous or intermittent noise at a level, at the property line, which causes harm or annoyance to adjacent property owners.

(3) **Odor:** Industrial uses shall not emit odors or odor-causing substances that can be detected at the property line.

(4) **Vibrations:** Industrial uses shall not produce vibrations that can be detected at the property line.

(5) **Air Pollution, Smoke and Dust:** Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.

(6) **Heat and Glare:** Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.

(7) **Toxic Material:** Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.

(8) **Explosive Material:** Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.

(b) General I-2 Industrial Use Requirements: The following regulations shall apply to all uses within the I-2 zoning district.

(1) **Lighting:** Exterior lighting shall be shaded wherever necessary to avoid casting direct light off-site.

(2) **Air Pollution, Smoke and Dust:** Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental

Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.

(3) **Heat and Glare:** Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.

(4) **Toxic Material:** Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.

(5) **Explosive Material:** Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.

(c) Distribution Center: Distribution centers shall be subject to the following regulations. Distribution centers that require conditional use approval shall also be subject to the review standards in Section 1113.01:

(1) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(2) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.

(3) Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.

(4) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.

(5) No outdoor storage of any material or waste shall be permitted on site.

(d) Fulfillment Center: Fulfillment centers shall be subject to the following regulations:

~~(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.~~

~~(2)~~(1) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

~~(3)~~(2) No outdoor storage of any material or waste shall be permitted on site.

(e) Large Equipment Retail, Rental, and Repair: Large equipment and truck retail, rental, and repair shall be subject to the following regulations:

(1) The minimum lot size for a large equipment retail, rental, and repair use shall be 15 acres.

(2) Large equipment retail, rental, and repair shall only permitted on previously undeveloped property.

(3) All repair activities shall be performed entirely within a building.

(4) The outdoor storage of parts, inoperable vehicles, or junk is prohibited.

(f) Warehousing, Primary Use: Warehousing as a primary use shall be subject to the following regulations in addition to the review standards in Section 1113.01:

(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.

(2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(3) No outdoor storage of any material or waste shall be permitted on site.

(g) Warehousing, Secondary Use: Warehousing as a secondary use shall be subject to the following regulations:

(1) Warehousing0is allowed as a secondary use to retail, manufacturing, or industrial uses on the same property.

(2) Secondary warehousing shall not exceed 35 percent of the total building area, unless specifically approved by the Planning Commission.

(3) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be used on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.