



Planning Commission
February 20, 2024 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- January 16, 2024 Meeting Minutes

Old Business

New Business

- Case No. 2024-2-1 – Consideration of a site plan for Dollar Tree

Administrative Reports

Adjournment



Planning Commission
January 16, 2024
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 6:01 p.m.

Roll Call

Planning Commission members present: Matt Frye, David Kirkpatrick, Christina McElfresh and Debbie Hagedorn

Staff members present: Tom Smith, Development Director; Kameryn Jones, Assistant Director of Development; Jameson Cole, Planner; Michelle Layman, Planning and Zoning Specialist.

Election of Officer Positions

Mr. Kirkpatrick asked for nominations for Planning Commission Chair. Mrs. McElfresh moved to nominate Mr. Kirkpatrick. Seconded by Mr. Frye. Voice vote. Motion carried.

Mr. Kirkpatrick asked for nominations for Vice Chair. Mrs. McElfresh moved to nominate Mr. Frye. Seconded by Mrs. Hagedorn. Voice vote. Motion carried.

Mr. Kirkpatrick asked for nominations for Secretary. Mr. Frye moved to nominate Mrs. Hagedorn. Seconded by Mrs. McElfresh. Voice vote. Motion carried.

Approval of Minutes

Mrs. McElfresh moved to approve the minutes of the December 19, 2023 Planning Commission meeting. Seconded by Mr. Frye. Voice vote. Motion carried.

Adjournment

Mr. Frye moved to adjourn; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 6:04 p.m.

Respectfully submitted,



Michelle Layman
Planning and Zoning Specialist



CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Planning Commission
FROM: Kameryn Jones
Assistant Development Director

DATE: February 20, 2024
RE: Information Packet for February 20, 2024 Planning Commission Meeting at 6:00 p.m.

I. Case No. 2024-2-1— Consideration of a Site Plan for Dollar Tree

A. Background

- Sarah Kramer, on behalf of Dollar Tree, has submitted an application for a single tenant retail building located at 340 North Main Street.
- The applicant is proposing a 9,938 square foot building for retail sales and a 35-space parking lot.
- The site is 1.57 acres zoned C-2 General Commercial.
- The applicant anticipates a construction start date of 04/15/2024 with an end date of 10/15/2024.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Looking Northeast towards the site from the rear access drive



Looking Northeast towards the site from the front access drive



Looking east towards the site from the front access drive along North Main Street

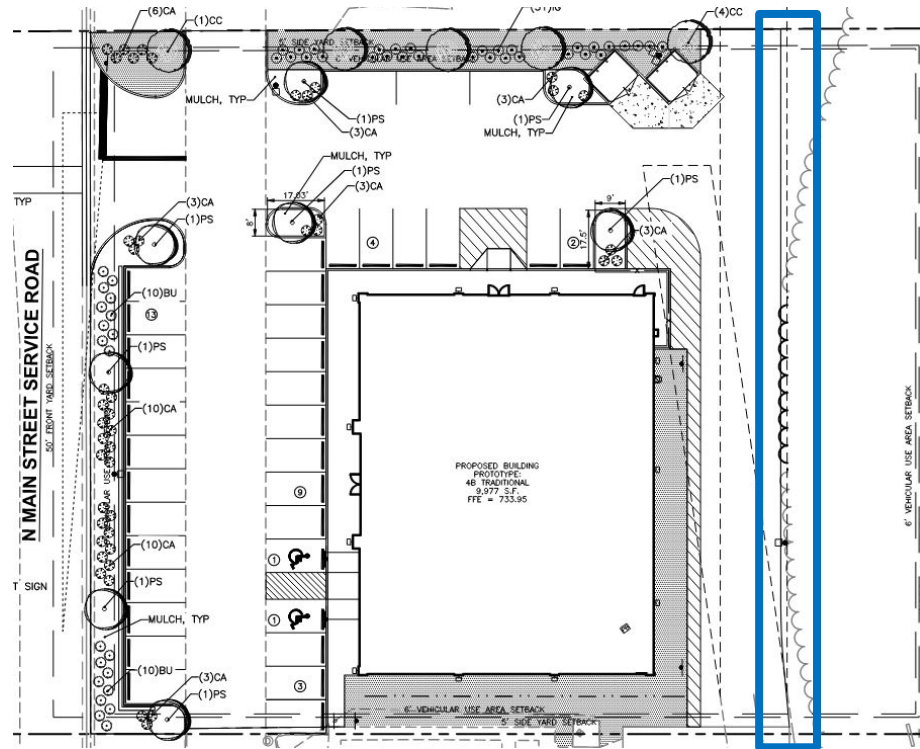


Looking southeast towards the site from the front access drive

B. Staff Comments

- Landscaping—
 1. Vehicular Use Area
 - 8 trees are required within the vehicular use area with a 3-foot-tall visual screen of shrubs in front of all parking rows.
 - i. The landscape plan is missing a tree from the required landscaping. Please revise to show the missing tree.
 2. Access Drive
 - All non-parking space vehicular use areas (i.e. access drives, drive thru lanes, etc.) are required one canopy tree for every 50 linear feet and three bushes for every 15 linear feet of use area.

- i. The applicant has requested to use existing vegetation to meet this standard along the rear access drive.



Location of the required landscaping along the access drive highlighted in blue.



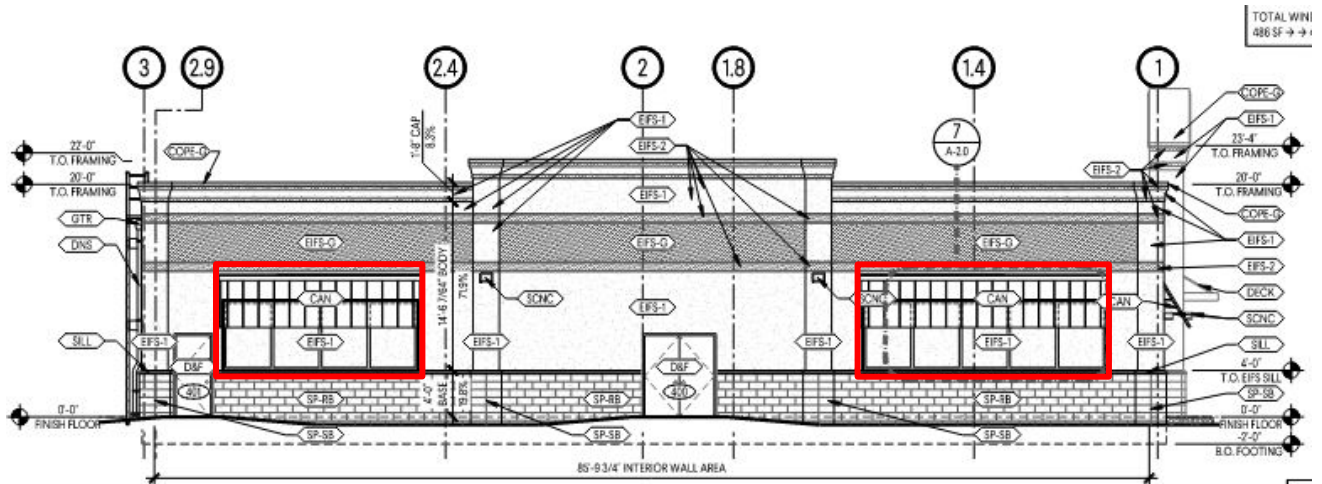
Existing conditions of the proposed location of the access drive.

- ii. The existing vegetation does not meet the code requirement for landscaping in this area as there is no discernable landscaping in this area.

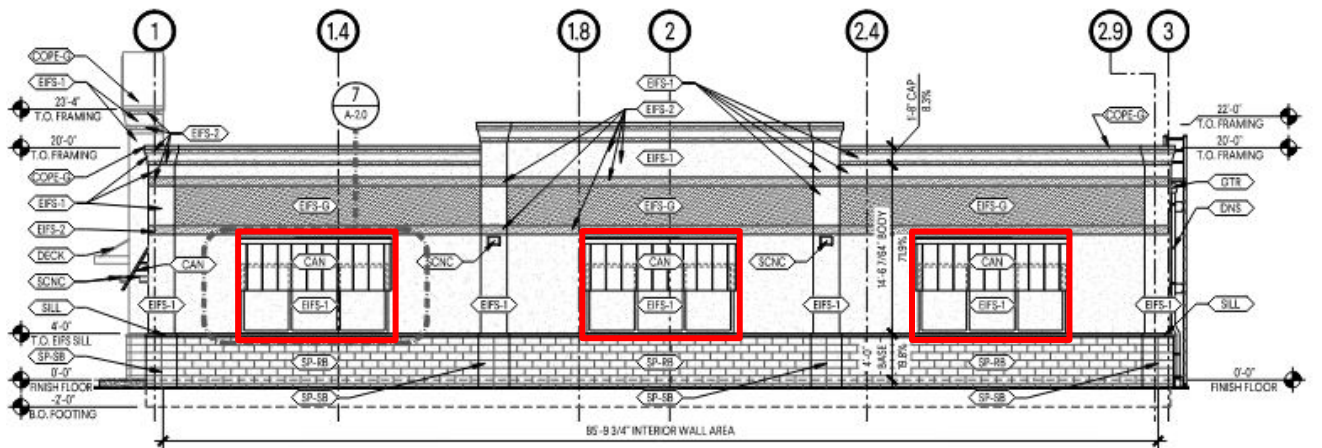
Please revise the landscape plan to show the required landscaping along the rear access drive.

• **Architectural—**

1. The bottom edge of the windows shall not be higher than 3 FT above grade on the ground floor.
 - The elevations appear to show the windows being 4 FT above grade. Please revise.
2. The applicant has submitted an Alternative Compliance application in addition to the Site plan application. The applicant is requesting alternative equivalent compliance for the window requirements on the northeast and southwest elevations.
 - As a reminder, elevations visible from a right-of-way are required to contain at least 25% windows calculated by overall wall area.
 - i. The applicant proposes to use a fabricated metal canopy and EIFS FEAUX which will be colored to give the appearance that it is matching the framing and glazing used on the front elevation. (highlighted in red below)
 - ii. This combination of canopy and EIFS will equal 25% of the wall area on both facades.



Northeast Elevation



Southwest Elevation

- The review criteria for the alternative compliance are as follows:

- i. The proposed alternative achieves the intent of the subject design or development standard to the same or better degree than the subject standard;
 - ii. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;
 - iii. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; and
 - iv. The proposed alternative imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this code.
- Staff believes that the alternative compliance may not achieve the intent of the subject design or development standard to the same or better degree than the current architectural standards.

C. Department Comments

- **Fire Department:** Fire reserves the right for further review with formal building permit submittal.
- **Police Department:** No comment.
- **Engineering/Public Works Department:** Engineering review ongoing.

D. Staff Recommendation

- Staff recommends approval of the site plan application with the following conditions:
 1. As a reminder, all ground mounted and rooftop equipment must be appropriately screened as approved by Staff.
 2. The landscaping plan be revised to address staff report comments.
 3. All landscaping must meet all minimum species and size requirements and be detailed appropriately on the plan.
 4. The Planning Commission discuss and decide on the Alternative Equivalent Compliance request regarding the windows on the northeast and southwest elevations.
 5. The elevations be revised to address staff report comments.
 6. All Engineering review comments be addressed.
 7. The applicant will be responsible for maintenance (mowing, etc.) of the right-of-way adjacent to the developed site once improvements are complete.
 8. Digital files of final plans compatible with City GIS be submitted.
 9. All other Staff comments be met.



Application for Site Plan Review

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application Number:

Site Plan Review Information

1. The site plan review procedure and applicability requirements are established in Section 1203.06 of the Monroe Planning and Zoning Code.
2. Prior to submitting this application, you are required to meet with staff from the Development Department for a pre-application conference. Please contact the department to schedule the conference.
3. The Monroe Planning Commission reviews all site plan review applications unless specifically exempted in Section 1203.06(B)(3).
4. Approval of a site plan does not constitute approval to begin construction. Applicants with approved site plans are required to submit all applicable zoning permit and building permit applications.
5. Unless an alternative timeline is approved by the Planning Commission, construction related to the approved site plan must begin within one year of the site plan approval or the approval shall be voided. See Section 1203.06(H) for additional information.

Basic Project and Site Information

Project Address: Vacant lot on N Main St

County: ☒ Butler ☐ Warren Total Lot Area: 1.939 Ac

County Tax Parcel ID: C1800006000057

Project/Development Name: Dollar Tree Monroe

Existing Zoning District: C-2 General Commercial District

Project Type: ☒ New Building ☐ Expansion of Existing Structure
☒ Addition to Site (e.g., parking, landscaping, lighting, etc.)

Applicant Information

Applicant Name: Woolpert

Contact Person: Sarah Kramer (Engineer)

Contact Address: 1203 Walnut St, 2nd Floor, Cincinnati, OH 45202

Contact Phone Number: 513.527.2531

Contact Fax Number:

Contact E-Mail: sarah.kramer@woolpert.com

Property Owner Name: Monroe Flex I, LLC (contact Bob Hutsenpiller)

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Additional Project Information

1) Please describe, in detail, any existing uses and/or buildings on the project site.

The existing site is an undeveloped 1.57-acre lot that has been vacant for over 40 years.

2) Please describe, in detail, the proposed uses and the proposed development. Provide a summary of the square footage related to each use and/or the total number of proposed dwelling units.

The proposed development is a Dollar Tree. The proposed project disturbance will disturb 0.96 acres of land and will consist of a 9,938 SF building along with associated parking, landscaping, and utility infrastructure.

3) What are the anticipated start and completion dates for the project?

Start Date: 04/15/24

Completion Date: 10/15/24

4) What is the estimated value (in dollars) of the proposed property improvements?

\$1,400,000

5) Check any relevant procedural reviews applicable to this project (previously approved only):

☐ Conditional Use ☐ Variance ☐ Administrative Waiver ☐ Alternative Equivalent Compliance

If you checked any of the above procedures, please provide specific details on what waivers, variances, etc. were approved through the applicable review procedure? Provide the application/case numbers for any related applications.

Project Address or Tax Parcel ID: C1800006000057

Additional Project Information Continued

6) Does the project require any addition permits, licenses, or reviews by outside agencies (e.g., Butler or Warren County, ODNR, OEPA, etc.). ☐ Yes ☒ No If yes, please describe below.

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: Sarah Kramer

Signature: 

Date: 01-11-24

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the site plan review is for multiple properties, a signature from each property owner is required.

Print Name: Bob Hutsenpiller

Signature: 

Date: 1-11-24

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

**Submittals shall include 3 copies (minimum of 24" x 36") and electronic submittal as outlined below.
Final approved plans must be submitted electronically.**

Digital Submittal Requirements

☒	All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.
☒	All site plan materials, in map format, shall be submitted in a format compatible with the city's Geographic Information Systems (i.e. shapfile, geodatabase, or dwg) and shall be projected into NAD 1983 Ohio State Plane South - FIPS 3402 coordinate system using US Survey foot units.

General Information

☒	Site Plan Review Application form
☒	Application fee
☒	Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, on full-sized copies unless otherwise is required
☒	Any additional information determined to be necessary by the Development Department

Vicinity Map (Scale may be smaller than 1" = 100')

☒	Date, north arrow, scale, and a legend for all symbols
☒	Project location
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Existing Conditions Map

☒	All existing zoning district classifications on the site and adjacent to the site
☒	Parcel boundaries of the site and all parcels adjacent to the site
☒	Names of all subdivisions and land owners owning lots adjacent to the site
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas
☒	Planned road network (including street names if available) within 500' of site (if different from existing streets)
☒	Existing land uses on the site and adjacent parcels (including across any streets)
☒	Railroad infrastructure and rights-of-way
☒	All existing easements (including drainage) with dimensions and designation as to type
☒	Location of existing curb cuts, private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities

Site Layout Plan

☒	Lot numbers and sizes
☒	Square footage (gross) of existing buildings to remain and proposed buildings
☒	Required front, side, and rear yard width/setbacks
☒	All existing and proposed easements, including dimensions and type (e.g., drainage, access, public utility, etc.)
☒	Location, width, and classification of all existing and proposed streets in the development
☒	Location of any outdoor storage area(s) that require screening
☒	Locations of all proposed external street connections (including street stubs)
☒	Location, width, and materials of all sidewalks, trails, and paths (including connections to the public sidewalk system and adjacent developments)

Submittal Requirement Checklist

Parking Plan and Traffic Control Plan

- | | |
|-------------------------------------|---|
| ☒ | Traffic impact study, if required |
| ☒ | Notation of total number of parking spaces, loading spaces, and stacking spaces required by ordinance |
| ☒ | Total number, dimensions, and location of parking spaces proposed off-street, on-street, and within parking structures, including information on handicapped parking spaces |
| ☒ | Total number of parking spaces to be provided through approval of shadow parking, off-site parking, or shared parking alternatives |
| ☒ | Number, location, and size of loading spaces provided |
| ☒ | Number and location of stacking spaces provided |
| ☒ | Location, arrangement, and dimensions of vehicular entrances, exits and parking lot aisles |
| ☒ | Location of pedestrian walkways and crossings |
| ☒ | Number and location of pervious parking spaces, if provided |
| ☒ | Proposed traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices) |
| ☒ | Signing and striping plan |
| ☒ | Fire lanes and areas of parking prohibition |
| ☒ | Location of all sight triangles |

Stormwater Management Sheet and Drainage Plan

- | | |
|-------------------------------------|--|
| ☒ | Drainage basin(s) where the site is located and drainage patterns |
| ☒ | Existing and proposed locations, types, and sizes of drainage structures and calculations demonstrating how post-development runoff will not exceed pre-development runoff |
| ☒ | Erosion and siltation control measures and devices with narrative, including location of outfall for stormwater to proper catch basin (indicated sizes and slopes of existing pipes) |
| ☒ | Drainage computations from proposed development to proper pickup point |
| ☒ | All proposed elevations and slopes for grading |
| ☒ | Description of maintenance procedures for stormwater management devices |

Utilities Plan (May be included on Site Layout Plan)

- | | |
|-------------------------------------|---|
| ☒ | Existing and proposed locations, types, and sizes of all water, sanitary sewer, storm sewer, gas, telephone, power and other utility lines and meters, easements and any other utilities affected by the site (includes above ground utilities and grades and computations where appropriate) |
| ☒ | Notation that all new utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground |
| ☒ | Locations where existing overhead utilities will be relocated underground (if applicable) |
| ☒ | Identification of any connections, above or below ground, that are located within the City of Monroe's right-of-way |

Landscaping Plan

- | | |
|-------------------------------------|---|
| ☒ | Exact locations, dimensions, and counts of existing and proposed landscape materials provided within and around vehicular use areas, including the size of landscaping islands |
| ☒ | Exact locations and counts of existing and proposed landscape materials provided within any required buffer areas including the type of buffer used, the buffer width provided, the proposed configuration of trees, shrubs, and screening features |
| ☒ | Location, size, and species of all existing and proposed street trees |
| ☒ | The total number of trees and shrubs provided, and the total number of different species planted |
| ☒ | Notations for any existing landscape within sight triangles indicating maximum shrub height or tree canopy height |

Submittal Requirement Checklist

Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.

☒	Location and amount of credit towards landscape material requirements provided by existing landscaping
☒	Demarcation of existing trees to be removed
☒	Location and amount of all open space set-aside areas by development phase
☒	Details of all open space improvements and common features (e.g., fountains, benches, street furnishings, play equipment, etc.)
Architectural and Building Elevation Plans	
☒	Color elevations for each building (principal and accessory) side, illustrating compliance with the architectural standards of the applicable zoning district
☒	Dimensions, in feet, of all façade recesses or similar fenestration
☒	Preliminary floor plan for principal buildings
☒	Height of all buildings in feet, including number of building stories
☒	Accessory structure size(s), if applicable
☒	Accessory structure height(s), if applicable
☒	Description of the type of material(s) used on each façade elevation
☒	Illustrative elevation of all fencing, walls, and retaining walls visible from a street, open space, or public building that will be used for buffering or screening of adjacent residential uses, dumpsters, service structures, utilities, parking areas, loading areas, and similar activity areas
Lighting Plan	
☒	Location, type, and height of all lighting fixtures (including street lights)
☒	Details on colors and materials for all lighting fixtures
☒	Grid or photometric diagram showing maximum illumination values at the lot line, and uniformity ratios within parking lots, measured in footcandles
Signage Plan	
☒	All sign areas, dimensions and height (including shape)
☒	Position of all signs in relation to the use being advertised (may be identified on the site layout plan)
☒	Location and style of all address numbers, building numbers, or allowable building identifications
☒	Plan of illumination for the sign including information on message timing for electronic message centers
☒	Landscaping around base of sign (may be identified on the landscaping plan)



Application for Alternative Equivalent Compliance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Alternative Equivalent Compliance Review Information

1. The purpose of the alternative equivalent compliance procedure is to allow an applicant to present a unique alternative that may not have been envisioned by the code but that equals or exceeds the established standard. It is not a variance that allows a reduction in the requirements.
2. The review criteria for alternative equivalent compliance are established in Section 1203.10 of the Monroe Planning and Zoning Code. This application will be reviewed as part of a site plan or major subdivision review and is not reviewed separately from the rest of the proposed development.
3. An applicant may only propose an alternative to certain requirements of the code as established in Section 1203.10(B) and in this form.
4. Approval of an alternative equivalent compliance application does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
5. The application fee is due at the time the application is submitted and shall be \$25 for an alternative equivalent compliance application.

Basic Project and Site Information

Project Address: Vacant Lot on N Main St

County: ☒ Butler ☐ Warren Total Lot Area: 1.939 AC

County Tax Parcel ID: C1800006000057

Project/Development Name: Dollar Tree Monroe

Existing Zoning District: C-2 General Commercial District

What review are you seeking simultaneously with this alternative equivalent compliance?

☒ Site Plan Review ☐ Major Subdivision Review

Applicant Information

Applicant Name: Woolpert, Inc.

Contact Person: Sarah Kramer

Contact Address: 1203 Walnut St. 2nd Floor, Cincinnati, OH 45202

Contact Phone Number: 513-527-2531

Contact Fax Number:

Contact E-Mail: sarah.kramer@woolpert.com

Property Owner Name: Monroe Flex I, LLC

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Additional Project Information

1) Please describe, in detail, the proposed uses and the proposed development.

The proposed development is a Dollar Tree. The proposed project disturbance will disturb 0.96 AC of land and will consist of a 9,977 sf building along with associated parking, landscaping, and utility infrastructure.

2) For which type of standard are you proposing an alternative? Check all that apply.

- | | |
|--|---|
| ☐ Subdivision Design Standards (Chapter 1208) | ☐ Outdoor Lighting Standards (Section 1209.04) |
| ☒ Architectural Standards (Chapter 1210) | ☐ Parking, Loading, and Circulation Standards (Chapter 1211) |
| ☐ Landscaping & Buffering Standards (Chapter 1212) | ☐ Open Space Standards (Chapter 1213) |

3) Please provide additional detail on the standards that you are asking to provide an alternative form of compliance (maps, sketches, or illustrations may also be attached on separate pages).

We are proposing to use the alternative compliance to comply with 1210.05 D (5) b. Due to the use of this building as mercantile, it is not possible to provide 25% of the wall surface area as glass. We have provided faux windows on the sides of the building which provides plenty of architectural relief and they are designed to flow with the transparent windows and canopies on the front of the building. Transparent windows into a mercantile stockroom or sales area would not deliver an ideal appearance from adjacent properties and this solution allows for a rhythmical appearance of fenestration without the impractical function of transparent windows on the sides.

4) Explain how the proposed alternative achieves the intent of the subject zoning or subdivision requirement to the same or better degree than the existing standard.

We are proposing to use the alternative compliance to comply with 1210.05 D (5) b. Due to the use of this building as mercantile, it is not possible to provide 25% of the wall surface area as glass. We have provided faux windows on the sides of the building which provides plenty of architectural relief and they are designed to flow with the transparent windows and canopies on the front of the building. Transparent windows into a mercantile stockroom or sales area would not deliver an ideal appearance from adjacent properties and this solution allows for a rhythmical appearance of fenestration without the impractical function of transparent windows on the sides.

Additional Project Information Continued

5) Explain how the proposed alternative achieves the goals and policies of the comprehensive plan requirement to the same or better degree than the existing standard.

We are proposing to use the alternative compliance to comply with 1210.05 D (5) b. Due to the use of this building as mercantile, it is not possible to provide 25% of the wall surface area as glass. We have provided faux windows on the sides of the building which provides plenty of architectural relief and they are designed to flow with the transparent windows and canopies on the front of the building. Transparent windows into a mercantile stockroom or sales area would not deliver an ideal appearance from adjacent properties and this solution allows for a rhythmical appearance of fenestration without the impractical function of transparent windows on the sides.

6) Describe the benefits to the community that approval of the proposed alternative will provide to the same or better degree than the existing standard

We are proposing to use the alternative compliance to comply with 1210.05 D (5) b. Due to the use of this building as mercantile, it is not possible to provide 25% of the wall surface area as glass. We have provided faux windows on the sides of the building which provides plenty of architectural relief and they are designed to flow with the transparent windows and canopies on the front of the building. Transparent windows into a mercantile stockroom or sales area would not deliver an ideal appearance from adjacent properties and this solution allows for a rhythmical appearance of fenestration without the impractical function of transparent windows on the sides.

7) Describe how there will be no additional impacts (other than positive impacts) on adjacent properties than would occur with compliance with the existing standard.

We are proposing to use the alternative compliance to comply with 1210.05 D (5) b. Due to the use of this building as mercantile, it is not possible to provide 25% of the wall surface area as glass. We have provided faux windows on the sides of the building which provides plenty of architectural relief and they are designed to flow with the transparent windows and canopies on the front of the building. Transparent windows into a mercantile stockroom or sales area would not deliver an ideal appearance from adjacent properties and this solution allows for a rhythmical appearance of fenestration without the impractical function of transparent windows on the sides.

Project Address or Tax Parcel ID: C1800006000057

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: Sarah Kramer

Signature:



Date: 02-16-24

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the alternative equivalent compliance request affects multiple properties, a signature from each property owner is required.

Print Name:

Signature:

Date:

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.

Digital Submittal Requirements

☐ All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.

General Information

☐ Alternative Equivalent Compliance Application Form

☐ Application fee

☐ Copies of the plans and maps as required by the applicable site plan or major subdivision review application.

☐ Any additional information determined to be necessary by the Development Department.

Alternative Equivalent Compliance Information

☐ Any alternative plans, materials, or information that will demonstrate the application of the proposed alternative. This shall be separate from any site plan or major subdivision submittal requirements that shall illustrate the application of the existing standards. For example, if the applicant is proposing an alternative to the proposed landscape buffering requirements, the applicant shall be responsible for submitting a landscaping plan that illustrates the application of the existing requirements and an alternative landscaping plan that shows the proposed alternative.

COLBCAR, LLC

DOLLAR TREE
MONROE, OH

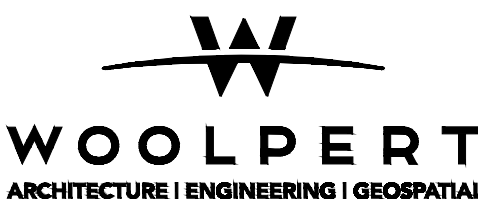
N MAIN ST, MONROE, OH 45050

ISSUE FOR PERMIT
FEBRUARY 12, 2024

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300



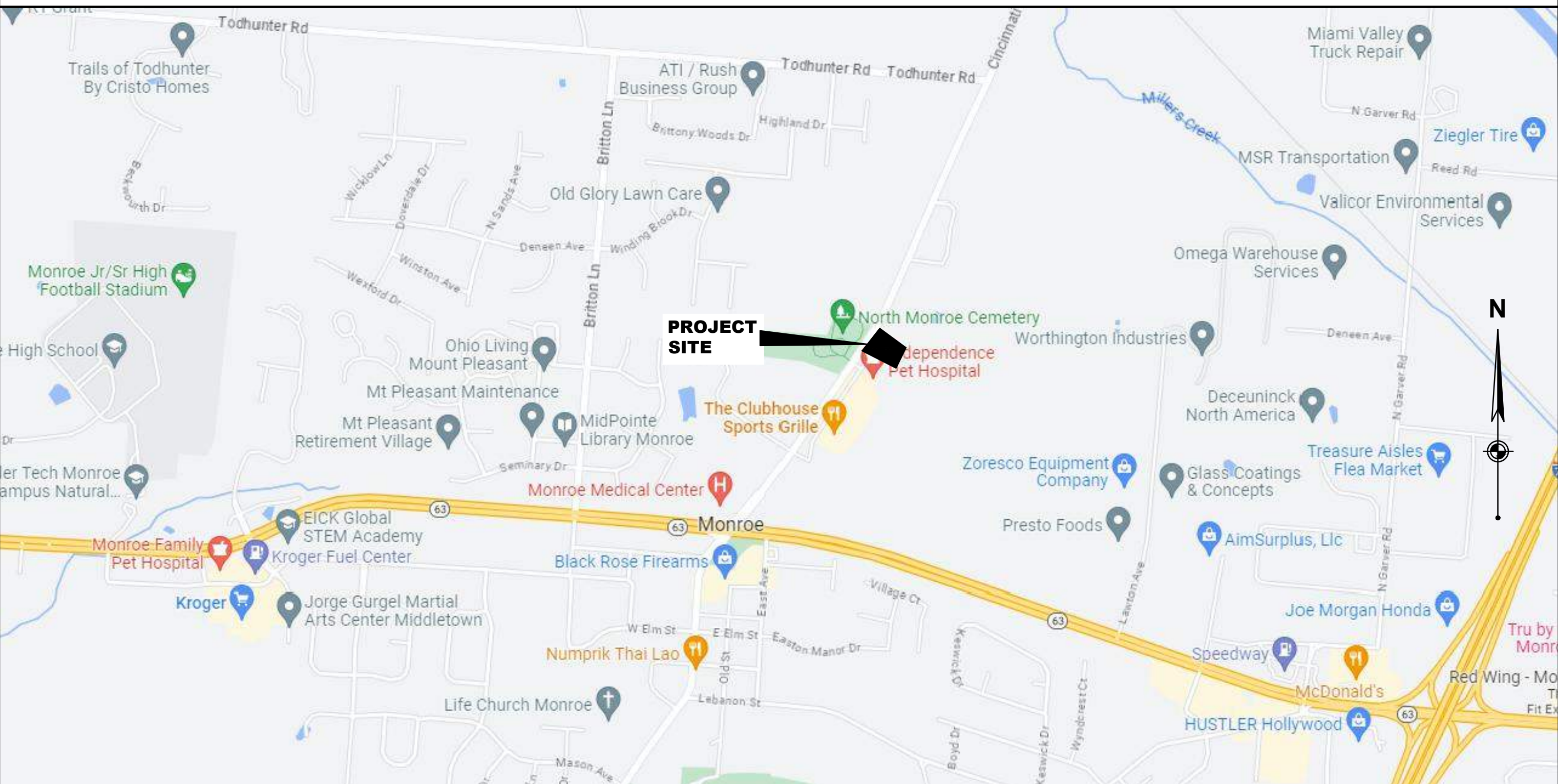
PROJECT TEAM



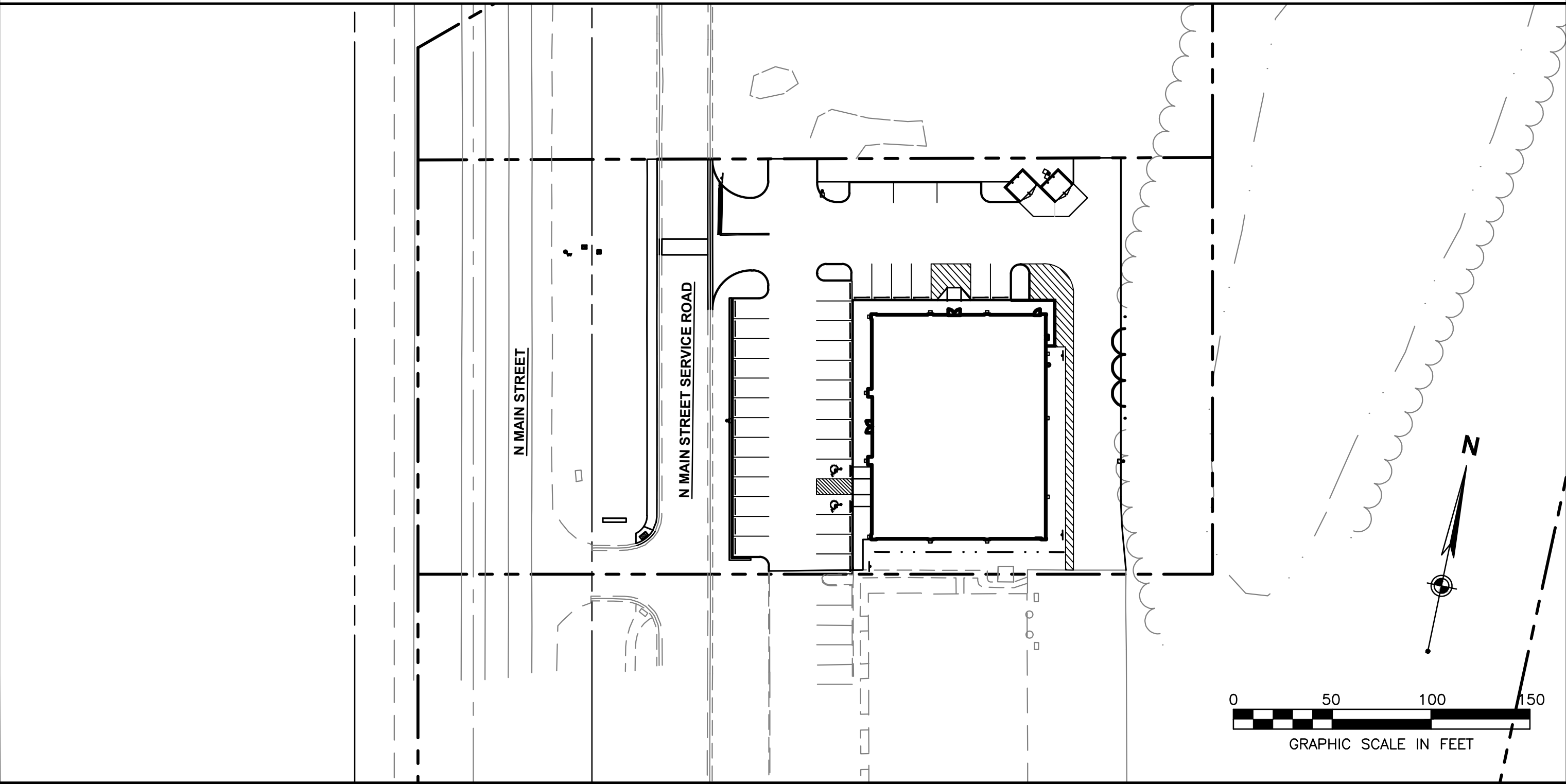
1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

VICINITY MAP

NOT TO SCALE



SITE PLAN



SHEET INDEX

FILLED CIRCLE INDICATES INCLUDED IN ISSUANCE	LATEST ISSUANCE NUMBER	LATEST ISSUANCE DATE	SHEET NUMBER	SHEET TITLE
•	2	02/12/2024	C-001	COVER SHEET
•	2	02/12/2024	C-002	GENERAL NOTES
•	2	02/12/2024	C-101	EXISTING CONDITIONS & DEMO PLAN
•	2	02/12/2024	C-201	SITE PLAN
•	2	02/12/2024	C-301	GRADING PLAN
•	2	02/12/2024	C-311	EROSION CONTROL PLAN
•	2	02/12/2024	C-312	EROSION CONTROL DETAILS
•	2	02/12/2024	C-401	UTILITY PLAN
•	2	02/12/2024	C-411	STORM PROFILE
•	2	02/12/2024	C-501	LANDSCAPE PLAN
•	2	02/12/2024	C-801	DETAILS
•	2	02/12/2024	C-802	DETAILS
•	2	02/12/2024	C-803	DETAILS
•	2	02/12/2024	C-804	DETAILS
•	2	01/05/2024	1 OF 3	SANITARY EXTENSION — GENERAL NOTES
•	2	01/05/2024	2 OF 3	SANITARY EXTENSION — PLAN & PROFILE
•	2	01/05/2024	3 OF 3	SANITARY EXTENSION — SANITARY DETAILS
•	2	11/10/2023	A-1.0	FLOOR PLAN
•	2	02/09/2024	A-2.0	EXTERIOR ELEVATIONS
•	2	11/10/2023	G-4.0	DUMPSTER ENCLOSURE PLAN & SECTION
•	2	02/12/2024	G-6.0	SITE PHOTOMETRICS PLAN

ISSUANCE SCHEDULE	NUMBER	DATE	DESCRIPTION
1	01/12/24	SITE PLAN REVIEW	
2	02/12/24	RESPONSE TO CITY COMMENTS	

COLBCAR, LLC
DOLLAR TREE
MONROE, OH
N MAIN ST
MONROE, OH 45050

PROJECT NO: 10018064
DATE ISSUED: 02/12/2024

SHEET NAME:
COVER SHEET

SHEET NO:

C-001

GENERAL NOTES

- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER IMMEDIATELY.
- EXISTING SITE INFORMATION AND TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT INC., DATED MAY 19, 2023. ANY SITE CHANGES/MODIFICATIONS MADE AFTER THIS SURVEY ARE NOT REFLECTED IN THESE PLANS. CONTRACTOR TO NOTIFY WOOLPERT, INC. OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ITEMS INDICATED AS PER RECORDS AND OUTSIDE THE SURVEY LIMITS ARE BASED ON VARIOUS RECORD DRAWINGS PROVIDED BY THE OWNER. WOOLPERT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES INCLUDING THOSE LABELED PER RECORDS PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- 48 HOURS PRIOR TO COMMENCEMENT OF DIGGING, CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES 811, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION SERVICES.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO COMMENCING WORK.
- ANY WORK PERFORMED IN MONROE, OHIO RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE MONROE, OHIO REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN NPDES PERMIT.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE CITY OF MONROE AND THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT SPECIFICATION ITEM #659.
- ITEM NUMBERS REFER TO THE ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF MONROE. WHEN IN CONFLICT, THE CITY REQUIREMENTS SHALL PREVAIL.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BEFORE INSTALLATION OF STORM SEWER, SANITARY SEWER, ELECTRICAL CONDUIT, WATERLINE OR ANY OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ARCHITECT/ENGINEER/CONSTRUCTION MANAGER OF ANY CONFLICTS. THE DESIGN ENGINEER WILL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ADJUST OR RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO MEET PROPOSED GRADE AS REQUIRED.
- CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
- THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVED SURFACES.
- SITE WORK CONCRETE PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE ODOT 452 NON-REINFORCED CONCRETE PAVEMENT, CLASS QC1 (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALK, CURB, LANDSCAPING, UTILITIES, AND ANY OTHER ITEMS TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, BUILDING, WALL, EDGE OF PAVEMENT, OR COLUMN LINE UNLESS OTHERWISE NOTED.
- COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALLS, CENTERS OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURES PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
- THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF MONROE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION/DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
- SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONCRETE WALKS SHALL BE WITH CONTROL JOINTS EQUALLY SPACED AT NO MORE THAN 5' ON CENTER, EXPANSION JOINTS AT NO MORE THAN 50' ON CENTER. ALL SIDEWALKS ARE TO BE BROOM FINISHED.

DEMOLITION NOTES

- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE SPECIFIED WITHIN THIS CONSTRUCTION SET AND/OR PROJECT MANUAL. THIS INCLUDES WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
- NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. ALL DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY. LOCAL UTILITY CONTACTS ARE PROVIDED ON THIS SHEET.
- THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR LEGAL WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTIONING PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
- ASBESTOS OR HAZARDOUS MATERIAL ARE NOT EXPECTED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS, FAA REGULATIONS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- PROVIDE STRAIGHT, FULL DEPTH, AND NEAT SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT NOT LIMITED TO WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEYS. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA THAT ARE INDICATED TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

SITE EARTHWORK NOTES

- ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GEOTECHNOLOGY, LLC TITLED GEOTECHNICAL EXPLORATION DOLLAR TREE-MONROE OHIO AND DATED FEBRUARY 5, 2024.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (REPORT DATED FEBRUARY 5, 2024). BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING AND REMOVAL OF UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT AND COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (REPORT DATED FEBRUARY 5, 2024).
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDERCUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTRIBUTED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (4" MINIMUM).
- PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

STORM DRAINAGE NOTES

- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- ALL CATCH BASINS IN THE PAVEMENT OR CURB ARE TO HAVE A MINIMUM OF ONE, 4" PERFORATED UNDERDRAIN EXTENDING FROM THE CATCH BASIN. SEE DETAIL ON DETAIL SHEETS C-801.
- ANY FIELD TILE CUT IN EXCAVATION, WHICH DRAINS AN OFFSITE AREA, MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- FOR EXACT LOCATION OF DOWNSPOUTS AND ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4-FEET SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT SPECIFICATION ITEM 804.
- STORM SEWER PIPE LABELED "SD" SHALL BE ONE OF THE FOLLOWING: ODOT ITEM 707.01 OR 707.02 HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33. ALL STORM SEWER TO BE SMOOTH WALLED, WITH A MANNINGS COEFFICIENT OF 0.012-0.013. ALL STORM SEWER IS TO BE INSTALLED PER ODOT ITEM 603.
- STORM SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.

CONTACTS

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DAYTON, OH 45459
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OHIO UTILITIES PROTECTION SERVICE
3 WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-362-2764 OR 811

SEEDING
A. ALL AREAS DESIGNATED FOR SEEDING SHALL MEET ODOT 659 STANDARD WITH A MINIMUM OF 4" OF TOP SOIL OVER THE ENTIRE AREA. THE AREA MUST BE RAKED, ROLLED, AND DRESSED READY FOR SEEDING. NO STONE OVER 1" IN SIZE PERMITTED.
DRAINS
A. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION MUST BE REPAIRED AND PROVIDED WITH UNOBSTRUCTED OUTLETS AS APPROVED AND DIRECTED BY THE CITY AND MARKED ON THE RECORD DRAWINGS.
CONNECTIONS TO EXISTING PIPE
A. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SEWER, IT MUST BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.
UTILITY SEPARATION
A. ANY UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, TELEPHONE, ETC., MUST HAVE 10" HORIZONTAL SEPARATION FROM ANY CITY UTILITY UNLESS OTHERWISE APPROVED.
UTILITIES
A. THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN DURING WORKING HOURS MUST BE 250' UNLESS OTHERWISE APPROVED. ALL OVERNIGHT TRENCHES MUST BE CLOSED/BARRICADED AS DIRECTED BY THE CITY.
COMPACTION METHODS
A. FLOODING WILL NOT BE PERMITTED.
B. MECHANICAL DEVICES, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE CITY IS ACCEPTABLE 1" ABOVE PIPE IN UNIFORM LIFTS OF 12". (LOOSE DEPTH OF EXISTING NATIVE MATERIAL AND 6" OF GRANULAR BACKFILL. THE HEIGHT OF LIFTS WILL DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 6" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT MUST BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE MAJOR OF THE

PIPE,
C. DENSITY FOR THE ABOVE METHODS MUST BE NO LESS THAN THAT OF THE SURROUNDING GROUND UNLESS OTHERWISE SPECIFIED.

CLEAN UP
A. THE CONTRACTOR MUST REMOVE SURPLUS EXCAVATED MATERIALS AND CONSTRUCTION MATERIALS AS WORK PROGRESSES. CONTRACTOR MUST MAINTAIN THE STREET IN A CLEAN, SUITABLE, AND SAFE CONDITION.

TYPICAL NOTES - ALL SUBDIVISION CONSTRUCTION DRAWINGS
A. ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY WITH THE CITY ENGINEERING STANDARDS OR ODOT WHICHEVER IS MORE RESTRICTIVE.
B. ALL COMPACTION MUST MEET THE CITY REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE CITY, SMO TESTING MUST BE PERFORMED AT THE EXPENSE OF THE DEVELOPER.
C. THE CITY WILL LOCATE AREAS IN NEED OF UNDERCUTTING.
D. ALL EMBANKMENT AREAS MUST BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY.
E. ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY MUST BE STABILIZED BY AN APPROVED METHOD AFTER THE CURB IS BACKFILLED IN A TIMELINE DETERMINED BY THE CITY ENGINEER BASED UPON THE SITE CONDITIONS AND WORK BEING DONE.
F. STORM WATER POLLUTION PREVENTION SHOULD BE A HIGH PRIORITY ON ALL CONSTRUCTION PROJECTS. ON ALL PROJECTS WHICH DISTURB AT LEAST 1 ACRE OF SOIL, A NPDES PERMIT IS REQUIRED FROM CDEP AND A COPY OF THE PERMIT MUST BE ON FILE AT THE CITY OFFICE BEFORE CONSTRUCTION BEGINS.

LOW STRENGTH MORTAR BACKFILL
A. IN SITUATIONS WHERE UTILITIES CROSS EXISTING STREETS OR WHERE IT MAY BE DIFFICULT TO GET ADEQUATE COMPACTION OF GRANULAR MATERIAL, LOW STRENGTH MORTAR BACKFILL MAY BE REQUIRED PER ODOT ITEM 615 TYPE 1 ONLY. THE CITY MAY REQUIRE THIS TYPE OF BACKFILL AT THEIR DISCRETION WITH THE COST BEING BORNE BY THE CONTRACTOR.



GENERAL NOTES

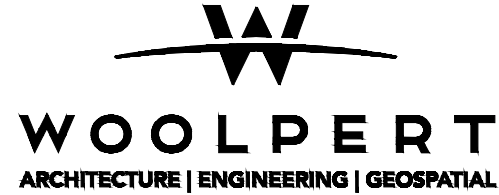
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UTILITY NOTES

- ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONROE SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.
- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
- SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL (CONFORMING TO BUTLER COUNTY SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE. UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 6' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER/ARCHITECT/ENGINEER/OWNER.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP. K SOFT COPPER OR CITY OF MONROE APPROVED POLYUBTING FROM CURB STOP THRU METER SETTING IN BUILDING.
- WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.



1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300



ISSUE FOR PERMIT

ISSUANCE SCHEDULE	NUMBER	DATE	DESCRIPTION
D	1	01/10/24	SITE PLAN REVIEW
	2	02/10/24	RESPONSE TO CITY COMMENTS

C

B

A

PROJECT NO: 10018064
DATE ISSUED: 02/12/2024
DESIGNED BY: L. HENRY
DRAWN BY: C. VERDIN
CHECKED BY: S. KRAMER

SHEET NAME:
GENERAL NOTES

SHEET NO:

C-002

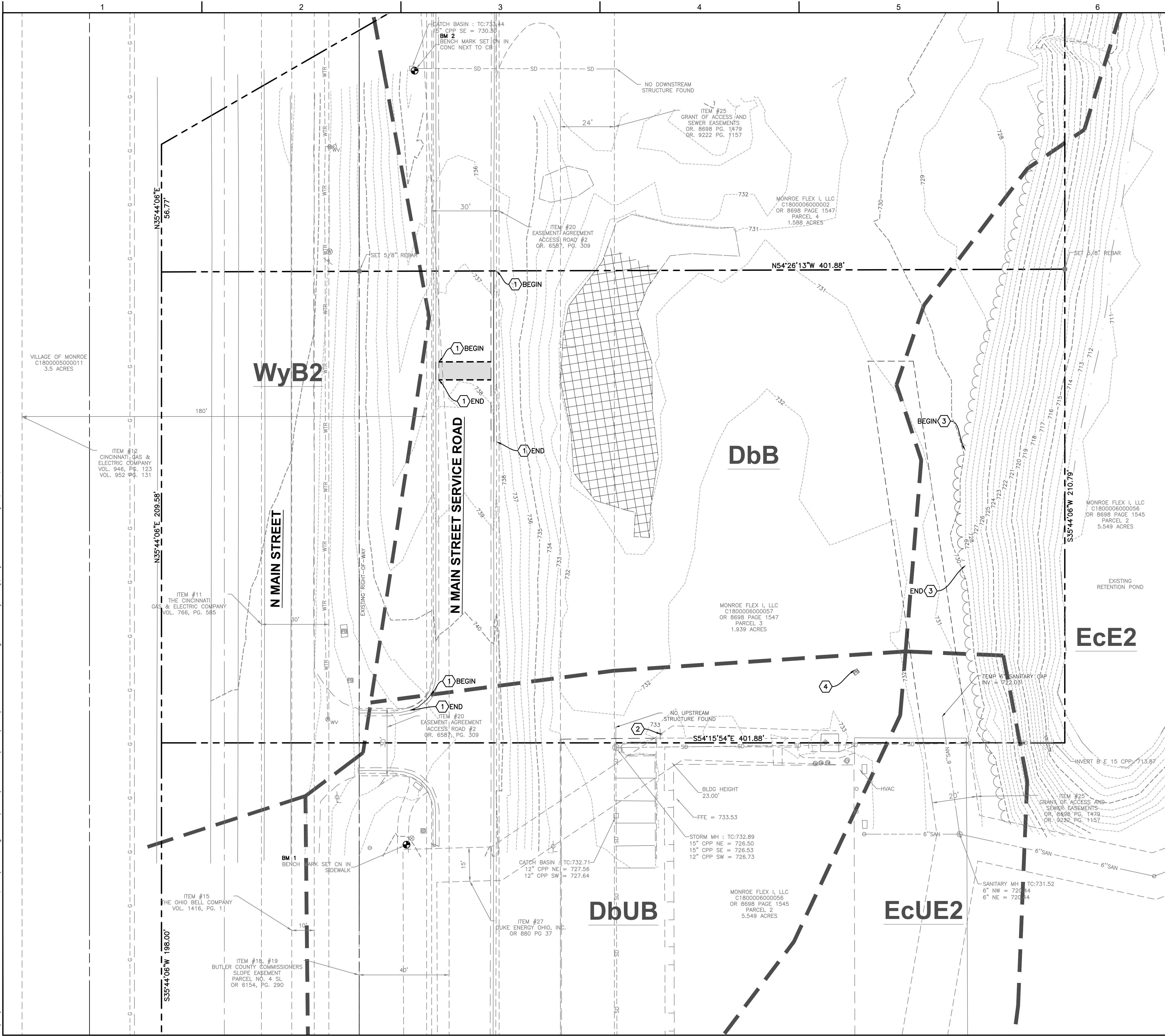
COLBCAR, LLC

DOLLAR TREE
MONROE, OH

N MAIN ST
MONROE, OH 45050

Ohio Utilities Protection Service





LEGEND

- | | |
|---|-------------------------|
| -----799----- | 1' CONTOUR |
| -----800----- | 5' CONTOUR |
| ===== | PROPERTY BOUNDARY |
| ----- | RIGHT-OF-WAY LINE |
| ----- | EASEMENT LINE |
| ~~~~~ | TREE/SHRUB LINE |
| ~~~~~ | CREEK BOUNDARY |
| ----- | GRAVEL BOUNDARY |
| ----- SAN ----- | SANITARY SEWER LINE |
| ----- SD ----- | STORM SEWER LINE |
| —+— | SIGN |
| ○ | BOLLARD |
| Ⓢ | ELECTRIC METER |
| ⓧ | ELECTRIC PULL BOX |
| Ⓜ | ELECTRIC TRANSFORMER |
| Ⓢ _{WV} | WATER VALVE |
| Ⓢ | WATER MANHOLE |
| ⓧ | WATER METER PIT |
| Ⓢ | FIRE HYDRANT |
| Ⓢ | STORM SEWER MANHOLE |
| □ | STORM SEWER INLET |
| Ⓢ | SANITARY SEWER MANHOLE |
| Ⓢ | SANITARY SEWER CLEANOUT |
| Ⓢ | GAS METER |
| Ⓢ _{GV} | GAS VALVE |
|  | REMOVE GRAVEL |
|  | REMOVE ASPHALT PAVEMENT |
| ----- | SAWCUT LINE |
| ===== | SOIL TYPE LIMITS |

NOTES

1. SEE SHEET C-002 FOR GENERAL NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
3. CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR RELOCATION. IF NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.
4. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 39017C0228F, WHICH BEARS AN EFFECTIVE DATE OF 10/19/2019. AND IS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.

ZONING NOTES

- | | | | |
|------|-------------------------|-----|--------------------------|
| 1. | SUBJECT PARCEL ZONING: | C-2 | GENERAL COMMERCIAL |
| 2. | ADJACENT PARCEL ZONING: | | |
| 2.1. | NORTH PARCEL: | C-2 | GENERAL COMMERCIAL |
| 2.2. | EAST PARCEL: | C-2 | GENERAL COMMERCIAL |
| 2.3. | SOUTH PARCEL: | C-2 | GENERAL COMMERCIAL |
| 2.4. | WEST PARCEL: | A-1 | LARGE SCALE AGRICULTURAL |

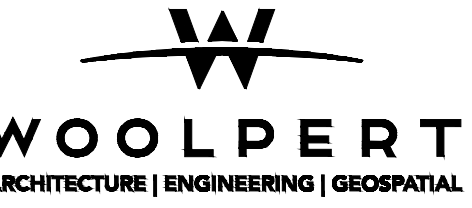
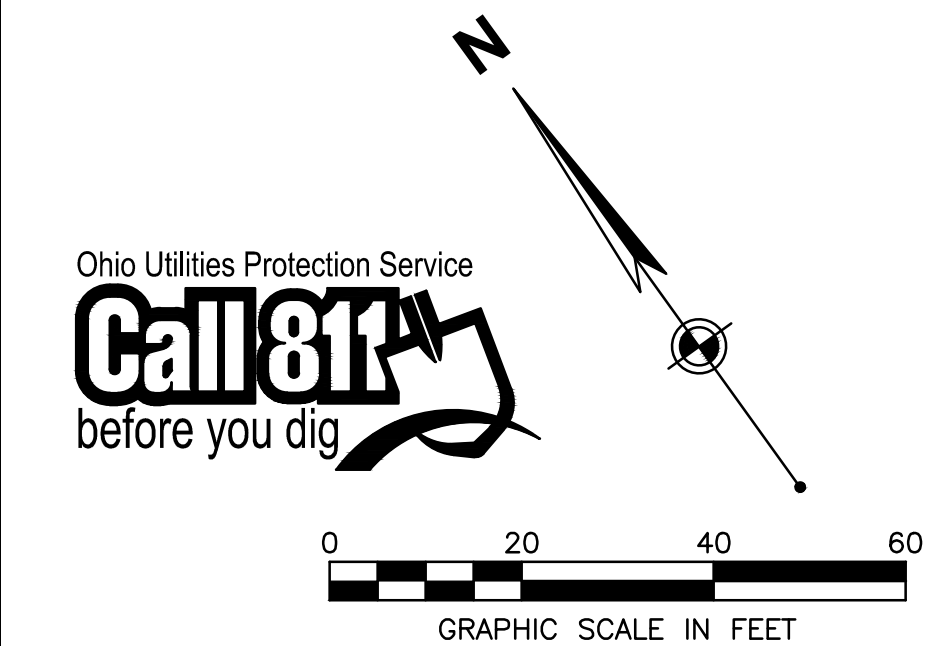
LAND USE NOTES

1. ADJACENT PARCEL LAND USE:
- | | |
|--------------------|------------------------------|
| 1.1. NORTH PARCEL: | VACANT - COMMERCIAL |
| 1.2. EAST PARCEL: | NEIGHBORHOOD SHOPPING CENTER |
| 1.3. SOUTH PARCEL: | NEIGHBORHOOD SHOPPING CENTER |
| 1.4. WEST PARCEL: | CEMETERY |

KEYNOTES

1. REMOVE CURB & GUTTER.
2. REMOVE AND RELOCATE DOG WASTE STATION. SEE C-201 FOR NEW LOCATION.
3. REMOVE BRUSH/TREE LINE.
4. REMOVE EXISTING PULLBOX. CONTRACTOR TO CONFIRM WIRING AND COORDINATE WITH LOCAL UTILITY JURISDICTION. DO NOT DISRUPT ADJACENT SERVICES.

CONTROL POINTS	EASTING	NORTHING
BM 1	1444248.8480	533245.1910
BM 2	1444452.9510	533522.6870



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FOR
PERMIT**

ISSUANCE SCHEDULE		
△ NUMBER	DATE	DESCRIPTION
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2	02/12/24	RESPONSE TO CITY COMMENTS

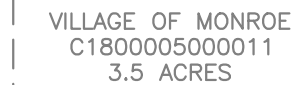
DOLLAR TREE
COLBCAR, LLC
MONROE, OH

PROJECT NO:	10018064
DATE ISSUED:	02/12/2024
DESIGNED BY:	L. HENRY
DRAWN BY:	C. VERDIN
CHECKED BY:	S. KRAMER

SHEET NAME:
EXISTING CONDITIONS
DEMO PLAN

SHEET NO:

C-101



SITE DATA	
ZONE	C-2
TOTAL SITE AREA	1.94 ACRES
IMPERVIOUS SURFACE RATIO	0.67
PARKING SPACE SIZE PROVIDED (90')	10' x 18'
PARKING SPACE SIZE PROVIDED (90')	10' x 22'
TYPICAL ACCESS DRIVEWAY (TWO WAY)	24' WIDE
OFF-SITE LOADING SPACES REQUIRED	0 SPACES
8,980 SF (REDUCED BY 10%)/250 SF	36 SPACES
TOTAL PARKING SPACES REQUIRED	36 SPACES
STANDARD VEHICLE PARKING SPACES PROVIDED	34 SPACES
ADA SPACES PROVIDED	2 SPACES
TOTAL PARKING SPACES PROVIDED	36 SPACES

1. SEE SHEET C-002 FOR GENERAL NOTES.
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3. ALL RADII SHALL BE 5' UNLESS NOTED OTHERWISE.

1. DUMPSITER PAD AND ENCLOSURE. SEE SHEET C-801 FOR CONCRETE PAD DETAIL AND ARCHITECTURAL PLANS FOR DUMPSITER DETAILS.
2. ADA ACCESS AISLE. SEE DETAIL ON SHEET C-801 FOR ADA STRIPING AT ADA PARKING SPACES.
3. ADA PARKING SIGN SET IN 6" BOLLARD. SEE DETAIL ON SHEET C-801.
4. ADA RAMP. SEE DETAIL ON SHEET C-801.
5. HANDICAP SYMBOL. SEE DETAIL ON SHEET C-801.
6. 24" WHITE STOP BAR.
7. R1-1 STOP SIGN. SEE TRAFFIC CONTROL DEVICES DETAIL ON SHEET C-801.
8. SIGHT TRIANGLE - 25 MPH ASSUMED - DESIGN SSD = 155'.
9. SEGMENTED RETAINING WALL. CONTRACTOR TO COORDINATE WALL DESIGN WITH MANUFACTURER.
10. ODOT TYPE 6 CURB. SEE DETAIL ON SHEET C-801.
11. INTEGRAL CURB.
12. PYLON SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. THICKENED EDGED SLOPE WALL. SEE WALL GRADES ON SHEET C-301. REFER TO STRUCTURAL PLANS FOR WALL DETAILS.
14. WHEEL STOP. SEE DETAIL ON SHEET C-801.
15. PAVEMENT MARKINGS.
16. CONCRETE GUTTER
17. CONTRACTOR TO TRANSITION FROM EXISTING ROLLED CURB TO CONCRETE GUTTER IN Z'.
18. CONTRACTOR TO TRANSITION FROM EXISTING ROLLED CURB TO ODOT TYPE 6 CURB.
19. LANDSCAPED ISLAND. SEE SHEET C-501 FOR DETAILS.
20. GRASS AREA. SEE SHEET C-501 FOR DETAILS.
21. RELOCATED DOG WASTE STATION.
22. HANDRAIL ON TOP OF LANDSCAPE WALL.
23. BOLLARD. SEE DETAIL SHEET C-801.
24. CENTERLINE, 6" DOUBLE YELLOW, SOLID PER OMUTCD STANDARDS.
25. TYPE 3 CONCRETE CURB & GUTTER. SEE DETAIL ON SHEET C-801.
26. ASPHALT REPLACEMENT TO MATCH EXISTING BUILDUP.
27. R7-1 NO PARKING ANYTIME SIGN. SEE TRAFFIC CONTROL DEVICES DETAIL ON SHEET C-801.



**ISSUE
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PERMIT**

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1	01/12/24	SITE PLAN REVIEW

COLBCAR, LLC
DOLLAR TREE
MONROE, OH

PROJECT NO:	10018064
DATE ISSUED:	02/12/2024
DESIGNED BY:	L. HENRY
DRAWN BY:	C. VERDIN
CHECKED BY:	S. KRAMER

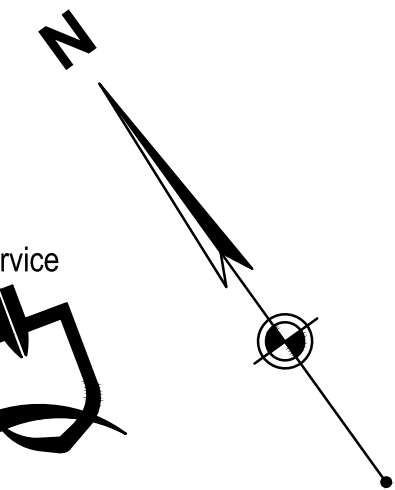
A SHEET NAME:
SITE PLAN

SHEET NO: **C-201**



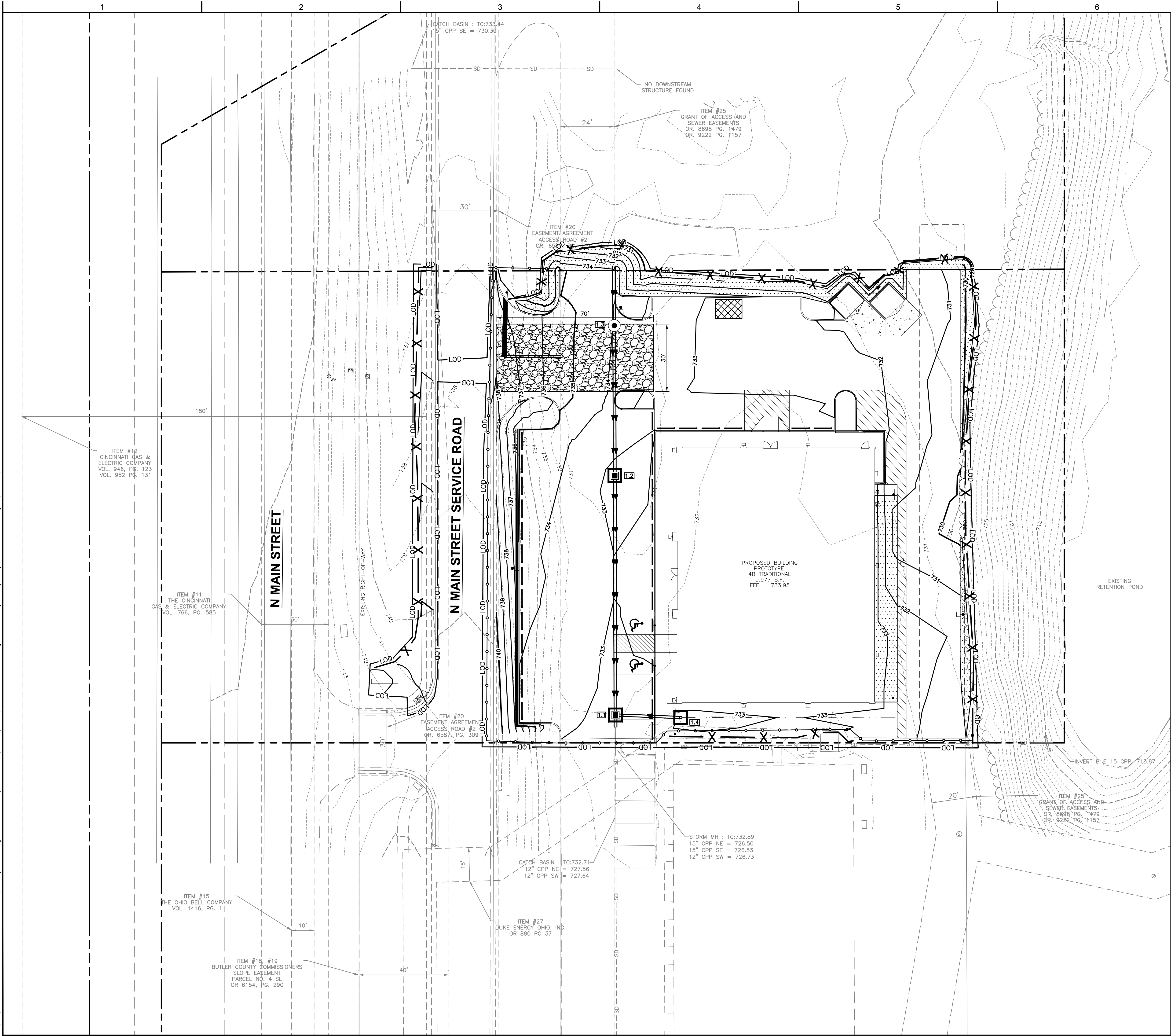
NOTES

- Ohio Utilities Protection Service
Call 811
before you dig



EXISTING
RETENTION POND

C-301



LEGEND

- 799 --- EXISTING 1' CONTOUR
- 800 --- EXISTING 5' CONTOUR
- 799 --- 1' CONTOUR
- 800 --- 5' CONTOUR
- X --- STORM SEWER
- X --- SILT FENCE
- X --- 6' TEMPORARY CONSTRUCTION FENCE
- X --- STORM STRUCTURES
- X --- STORM STRUCTURE I.D.
- X --- INLET PROTECTION
- X --- TEMPORARY CONSTRUCTION ENTRANCE
- X --- TEMPORARY CONCRETE WASHOUT
- X --- EROSION CONTROL BLANKET

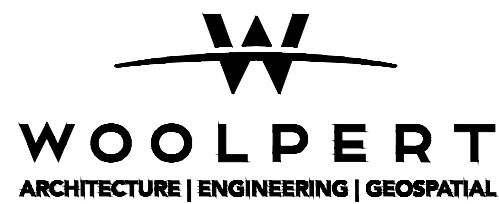
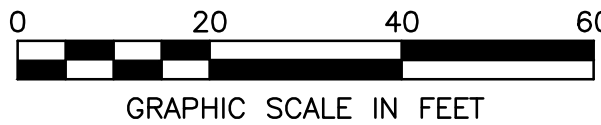
NOTES

- SEE SHEET C-002 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- SEE SHEET C-312 FOR EROSION CONTROL NOTES AND DETAILS.
- CONSTRUCTION FENCE AND SILT FENCE ARE SHOWN ON PLAN SCHEMATICALLY. ADJUST AS NECESSARY.

SEQUENCING NOTES

- INSTALL SILT FENCE AND INLET PROTECTION ON THE SITE.
- INSTALL STABILIZED CONSTRUCTION EXIT.
- BEGIN DEMOLITION WORK.
- BEGIN UTILITY CONSTRUCTION.
- BEGIN CONSTRUCTION OF BUILDING PAD AND PARKING LOT GRADING.
- INSTALL PERMANENT PAVEMENT AREAS.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER ALL AREAS ARE STABILIZED. REPAIR ANY AREAS DISTURBED BY THE REMOVAL OF THE BMP.
- CONTINUE DAILY MAINTENANCE AND INSPECTIONS UNTIL APPROVED BY OWNER AND/OR ENGINEER TO TERMINATE PERMIT COVERAGE.

Ohio Utilities Protection Service
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before you dig



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Cincinnati, OH 45202
513.272.8300



ISSUE FOR PERMIT

ISSUANCE SCHEDULE	
NUMBER	DATE
1	01/2024
2	02/2024

DESCRIPTION	
1	SITE PLAN REVIEW
2	RESPONSE TO CITY COMMENTS

COLBCAR, LLC
DOLLAR TREE
MONROE, OH

N MAIN ST
MONROE, OH 45060

PROJECT NO: 10018064
DATE ISSUED: 02/12/2024
DESIGNED BY: L. HENRY
DRAWN BY: C. VERDIN
CHECKED BY: S. KRAMER

SHEET NAME:
EROSION CONTROL
PLAN

SHEET NO:

C-311

1

2

3

4

5

6

7

COMPREHENSIVE STORM WATER MANAGEMENT CODE

A. CODIFIED ORDINANCE CHAPTER 1023 MUST APPLY TO ALL DEVELOPMENTS.

NOTES

A. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED FOR ALL CONSTRUCTION PROJECTS HAVING SIGNIFICANT GRADING. THE CONTROLS ARE PROVIDED DURING CONSTRUCTION TO PREVENT SOIL ERODED FROM THE CONSTRUCTION AREA FROM ENTERING ADJACENT WATERWAYS AND PROPERTIES.

B. CONSTRUCTION ITEMS INCLUDE SEDIMENT BASINS, SEDIMENT DAMS, DIVERSION DIKES AND/OR DITCHES AND STRAW BALES OR OTHER FILTER DICES SHOWN ON ODOT STANDARD DRAWING MC-11. OTHER MISCELLANEOUS EROSION CONTROL MEASURES INCLUDE REPAIR SEEDING AND MULCHING, COMMERCIAL FERTILIZER, WATER AND MOWING AND ROCK CHANNEL PROTECTION, COVERED IN ODOT SPECIFICATION ITEMS 659 AND 601.

C. THE SIZE OF THE ENTIRE DRAINAGE AREA CONTRIBUTING FLOW IS USED TO DETERMINE THE MOST EFFECTIVE EROSION CONTROL METHOD. IN MANY CASES, THE MAJOR PORTION OF THE CONTRIBUTING AREA WILL BE BEYOND THE PROJECT LIMITS, AND FOR THOSE CASES IT WILL BE NECESSARY TO CONTROL THE FLOW FROM OUTSIDE BEFORE IT REACHES THE AREA DISTURBED BY PROJECT CONSTRUCTION. FLOW FROM THE AREA DISTURBED BY CONSTRUCTION MUST BE TREATED PRIOR TO COMBINING IT WITH OFF-PAVEMENT DRAINAGE.

D. EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROVIDED FOR ALL SUBDIVISIONS AND INDIVIDUAL SITES UNLESS OTHERWISE APPROVED. THE CONTROL MEASURES ARE TO BE PROVIDED DURING CONSTRUCTION TO PREVENT EROSION FROM ENTERING ADJACENT WATERWAYS AND PROPERTIES.

E. THERE MUST BE ONLY ONE CONSTRUCTION ENTRANCE OFF THE SITE. ENTRANCE TO BE CONSTRUCTED OF 6" OF #2 STONE, 75 FEET LONG (OR AS DETAILED ON THE SWPPP) BY 20 FEET WIDE. CONTRACTOR TO KEEP MUD OFF EXISTING STREETS, NO EQUIPMENT TO BE PARKED ON EXISTING STREETS. MORE THAN ONE ENTRANCE MUST BE APPROVED BY THE CITY.

PLAN SUBMITTAL

A. ALL SWPPP PLANS MUST INCLUDE APPROPRIATE EROSION AND SEDIMENT CONTROL DEVICES AND MUST BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK UNLESS OTHERWISE APPROVED. ALL PROJECTS WHICH DISTURB 1 ACRE OR MORE MUST HAVE OEPA EROSION CONTROL APPROVALS.

B. PLANS MUST MEET THE MOST RECENT REGULATIONS OF THE OEPA.

C. THE CITY IS TO REVIEW AND APPROVE THE SWPPP PRIOR TO THE START OF THE PROJECT.

CONSTRUCTION

A. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED/RECORDED AND MAINTAINED BY THE OWNER AND/OR HIS/HER REPRESENTATIVE, PER THE REGULATIONS OF THE NOTICE OF INTENT (NOI) AND SWPPP.

B. COPIES OF ALL INSPECTIONS AND THE CURRENT SWPPP MUST BE KEPT ON SITE AND MADE AVAILABLE IF REQUESTED.

STORM WATER PERMITS

A. ON ALL PROJECTS WHICH DISTURB AT LEAST 1.0 ACRE OF SOIL, THE 1.0 REQUIREMENT PERTAINS TO THE TOTAL ACREAGE OF DISTURBED AREA, BE IT SINGLE OR MULTIPLE PARCELS. IF ON MULTIPLE PARCELS, EACH PROPERTY OWNER MUST OBTAIN THEIR OWN PERMIT. A NPDES AND/OR NOI PERMIT IS REQUIRED FROM OEPA AND A COPY OF THE PERMIT MUST BE ON FILE AT THE CITY BEFORE CONSTRUCTION BEGINS.

B. EROSION CONTROL SUBMITTALS MUST BE AS PER THE CURRENT STORM WATER MANAGEMENT ORDINANCE. THE CITY SHALL APPROVE THE NOTICE OF TERMINATION (NOT) PRIOR TO SUBMITTAL TO THE OEPA.

CONTROL MEASURES

A. DISTURB ONLY THE AREAS NEEDED FOR CONSTRUCTION.

B. REMOVE ONLY THOSE TREES, SHRUBS, AND GRASSES THAT MUST BE REMOVED FOR CONSTRUCTION. PROTECT THE REST TO PRESERVE THEIR ESTHETIC AND EROSION-CONTROL VALUES.

C. INSTALL SEDIMENT BASINS AND DIVERSION DIKES BEFORE DISTURBING THE LAND THAT DRAINS INTO THEM.

D. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES AS INDICATED IN THE PLAN. THE PRACTICES ARE TO BE MAINTAINED IN EFFECTIVE WORKING CONDITION DURING CONSTRUCTION AND UNTIL THE DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED.

E. TEMPORARILY STABILIZE EACH SEGMENT, GRADED OR OTHERWISE DISTURBED LAND, INCLUDING THE SEDIMENT-CONTROL DEVICES NOT OTHERWISE STABILIZED, BY SEEDING AND MULCHING OR BY MULCHING ALONE. AS CONSTRUCTION IS COMPLETED, PERMANENTLY STABILIZE EACH SEGMENT WITH PERENNIAL VEGETATION AND STRUCTURAL MEASURES.

F. LEVEL DIVERSION DIKES, SEDIMENT BASINS, AND SILT TRAPS AFTER AREAS THAT DRAIN INTO THEM ARE STABILIZED. ESTABLISH PERMANENT VEGETATION ON THESE AREAS. SEDIMENT BASINS THAT ARE TO BE RETAINED FOR STORM WATER DETENTION MAY BE SEED TO PERMANENT VEGETATION AFTER THEY ARE BUILT.

G. DISCHARGE WATER FROM OUTLET STRUCTURES AT NON-EROSIVE VELOCITIES.

H. ANY DEVIATIONS FROM THE SWPPP MUST BE APPROVED BY THE CITY.

CITY OF MONROE

REVISIONS: 08/23/2023 DATE APPROVED: 09/01/2023
PAGE No. 600-15

2" x 4" WOOD FRAME

GEOTEXTILE OVER- WIRE MESH BACKING

COMPACT BACKFILL AROUND INLET

INLET PROTECTION IN SWALES, DITCH LINES OR YARD INLETS

A. INLET PROTECTION MUST BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOMES OPERATIONAL.

B. THE EARTH AROUND THE INLET MUST BE EXCAVATED COMPLETELY TO A DEPTH A LEAST 18 INCHES.

C. THE WOODEN FRAME MUST BE CONSTRUCTED OF 3 INCH BY 4 INCH CONSTRUCTION GRADE LUMBER. THE 2 FOOT BY 4 FOOT POST MUST BE DRIVEN 1 FOOT INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2 INCH BY 4 INCH FRAME ASSEMBLY USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME MUST BE AT LEAST 6 INCHES BELOW ADJACENT ROAD, IF PONDING WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

D. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT MUST BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.

E. GEOTEXTILE MUST HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT MUST BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT MUST EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE MUST OVERLAY ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.

F. BACKFILL MUST BE PLACED AROUND THE INLET IN COMPACTED 6 INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

G. A COMPACTED EARTH DIKE OR A CHECK DAM MUST BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION, AND IF RUNOFF BY PASSING THE INLET WILL NOT FLOW TO A SETTING POND. THE TOP OF EARTH DIKES MUST BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

CURB FILTER (NO GRAVEL BAGS PERMITTED)

RUNOFF WATER

FILTERED WATER

CURB INLET SEDIMENT FILTER (AS REQUIRED BY THE CITY)

A. DANDY CURB BAG, SEDIGUARDS, OR EQUIVALENT MAY BE USED.

B. REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.

C. DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.

D. SEDIGUARD: CLEAN SEDIGUARD ONCE IT IS DRY WITH A STIFF BROOM AFTER EVERY RAIN.

E. INLET PROTECTION SHOULD NEVER INTERFERE WITH SAFETY OF ACTIVE TRAFFIC.

OVERFLOW GAP

STORM GRATE TO BE COMPLETELY COVERED BY HI-FLOW FABRIC

LIFTING STRAPS

CATCH BASIN

CURB FILTER

CURB INLET SEDIMENT FILTER NOTES

A. DANDY CURB BAG, SEDIGUARDS, OR EQUIVALENT MAY BE USED.

B. REMOVE SEDIMENT FROM CURB INLET PROTECTION BEFORE IT HINDERS THE FILTERING CAPACITY.

C. DANDY CURB BAG: LIFT GRATE AND REMOVE DANDY BAG, CLEAN ACCUMULATED SEDIMENT AND REPLACE BAG AS REQUIRED BY MANUFACTURER.

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CITY OF MONROE

REVISIONS: 08/23/2023 DATE APPROVED: 09/01/2023
PAGE No. 600-16

PLAN VIEW

ELEVATION VIEW

PLACEMENT AND CONSTRUCTION OF DITCH CHECK FILTER FABRIC FENCE

CONSTRUCTION OF A FILTER BARRIER (SILT FENCE)

A. SILT FENCE MUST BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.

B. ALL SILT FENCE MUST BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

C. TO PREVENT WATER PONDING BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END MUST BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

D. WHERE POSSIBLE, SILT FENCE MUST BE PLACED ON THE FLATTEST AREA AVAILABLE.

E. WHERE POSSIBLE, VEGETATION MUST BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT MUST BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.

F. THE HEIGHT OF THE SILT FENCE MUST BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

G. THE SILT FENCE MUST BE PLACED IN A TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH MUST BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.

H. THE SILT FENCE MUST BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT 8 INCHES OF CLOTH IS BELOW THE GROUND SURFACE. EXCESS MATERIAL MUST LAY ON THE BOTTOM OF THE 6 INCH DEEP TRENCH. THE TRENCH MUST BE BACKFILLED AND COMPACTED.

I. SEAMS BETWEEN SECTIONS OF SILT FENCE MUST BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.

J. MAINTENANCE - SILT FENCE MUST ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. ALL THE GAPS AND TEARS IN FABRIC MUST BE EXAMINED AND REPAIRED. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING MUST BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE MUST BE CHANGED. 2) ACCUMULATED SEDIMENT MUST BE REMOVED, OR 3) OTHER PRACTICES MUST BE INSTALLED.

CRITERIA FOR SILT FENCE MATERIAL

A. FENCE POSTS - THE LENGTH MUST BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2"x2" HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS MUST BE 10 FEET.

B. SILT FENCE FABRIC MUST BE ODOT TYPE C GEOTEXTILE FABRIC OR AS DESCRIBED BY THE CHART BELOW:

FABRIC PROPERTIES

MINIMUM TENSILE STRENGTH 120 LBS.

MINIMUM ELONGATION AT 60 LBS 50%

MINIMUM PUNCTURE STRENGTH 50 LBS.

MINIMUM TEAR STRENGTH 40 LBS.

MINIMUM BURST STRENGTH 300 PSI

APPARENT OPENING SIZE ≤ 0.84mm = 5/100" max.

ULTRAVIOLET EXPOSURE STRENGTH RETENTION 70%

CITY OF MONROE

REVISIONS: 08/23/2023 DATE APPROVED: 09/01/2023
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METAL PINS OR STAPLES TO SECURE THE POLYETHYLENE LINING TO THE STRAW BALES

WOOD OR METAL STAKES TO SECURE THE STRAW BALES (2 PER STRAW BALE)

W = 16 FEET

L = 16 FEET

PLAN VIEW

METAL PINS OR STAPLES TO SECURE THE POLYETHYLENE LINING TO THE STRAW BALES

WOOD OR METAL STAKES TO SECURE THE STRAW BALES (2 PER STRAW BALE)

POLYETHYLENE LINING (10 MILLIMETERS); THE LINING SHOULD EXTEND OVER THE STRAW BALES.

STRAW BALE (ALTERNATIVE MATERIALS OR PRODUCTS MAY BE USED TO PROVIDE STRUCTURAL CONTAINMENT. ALTERNATIVE MATERIALS OR PRODUCTS WILL REQUIRE DESIGN MODIFICATION.)

COMPACTED SOIL MATERIAL

SECTION A-A

L = INSIDE LENGTH

W = INSIDE WIDTH

CONCRETE WASHOUT DETAIL

NO SCALE

4"-6"

12"

6"

3"

EROSION CONTROL BLANKET

N.T.S.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.

5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

WHD SURFACE

PUBLIC ROAD

6"

70' MIN.

6" MIN.

24' MIN.

AS REQUIRED

TEMPORARY CONSTRUCTION ACCESS

NO SCALE

*2 COARSE AGGREGATE OVER GEOTEXTILE FABRIC

BEST MANAGEMENT PRACTICES MAINTENANCE SCHEDULE		
BMP	INSPECTION SCHEDULE	REQUIRED MAINTENANCE
ROCK CONSTRUCTION ENTRANCE	INSPECT WEEKLY AND AFTER MEASURABLE STORM EVENTS (I.E. AT LEAST 0.25 INCH)	SEDIMENT DEPOSITED ON THE PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE AT THE END OF EACH DAY.
CONCRETE WASHOUT	INSPECT DAILY	IF DAMAGED OR LEAKING THE WASHOUT SHALL BE DEACTIVATED AND REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
SILT FENCE	INSPECT WEEKLY AND AFTER MEASURABLE STORM EVENTS (I.E. AT LEAST 0.25 INCH)	NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER. DAMAGED FENCES SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
INLET PROTECTION	INSPECT WEEKLY AND AFTER MEASURABLE STORM EVENTS (I.E. AT LEAST 0.25 INCH)	ALL SEDIMENT, DEBRIS, AND LITTER SHALL BE REMOVED FROM THE INLET PROTECTION IMMEDIATELY.
SITE STABILIZATION	INSPECT WEEKLY AND AFTER MEASURABLE STORM EVENTS (I.E. AT LEAST 0.25 INCH)	GRASS AREAS DAMAGED DURING MAINTENANCE ACTIVITIES OF OTHER BMPs (SILT FENCE, EROSION CONTROL BLANKET, AND CONCRETE WASHOUT) SHALL BE REPAIRED IMMEDIATELY.
EROSION CONTROL BLANKET	INSPECT WEEKLY AND AFTER MEASURABLE STORM EVENTS (I.E. AT LEAST 0.25 INCH)	EROSION CONTROL BLANKETS THAT ARE NOT FUNCTIONING PROPERLY SHALL BE REPAIRED IMMEDIATELY.

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STATE OF OHIO
SARAH KRAMER
E-84473
REGISTERED PROFESSIONAL ENGINEER

ISSUE FOR PERMIT

ISSUANCE SCHEDULE
NUMBER DATE DESCRIPTION
1 01/2024 SITE PLAN REVIEW
2 02/2024 RESPONSE TO CITY COMMENTS

COLBCAR, LLC
DOLLAR TREE
MONROE, OH
N MAIN ST
MONROE, OH 45060

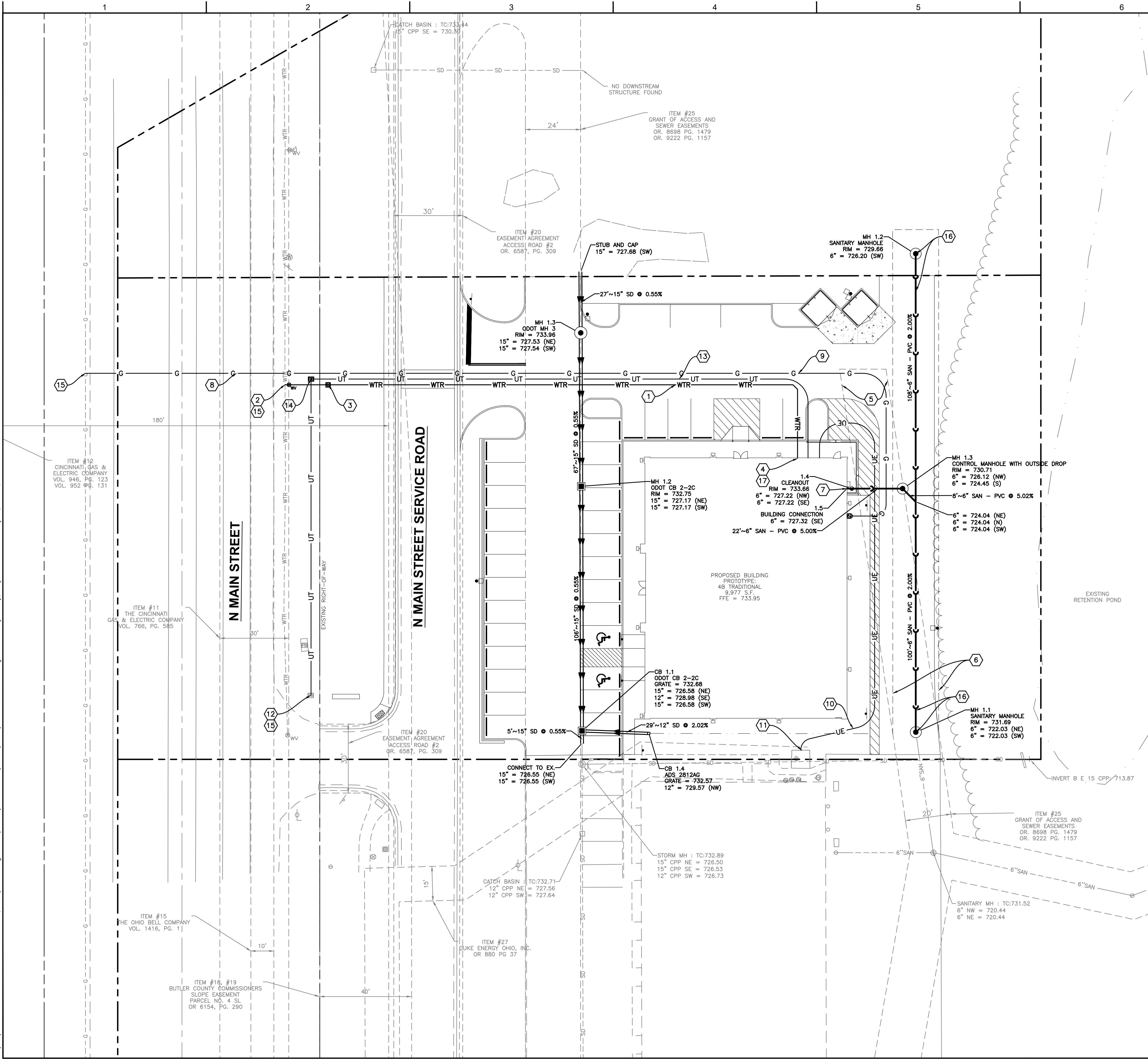
PROJECT NO: 10018064
DATE ISSUED: 02/12/2024
DESIGNED BY: L. HENRY
DRAWN BY: C. VERDIN
CHECKED BY: S. KRAMER

SHEET NAME:
EROSION CONTROL
DETAILS

SHEET NO:

C-312

Page 27



LEGEND

	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC
	PROPOSED TELECOM
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING STORM STRUCTURES
	PROPOSED STORM STRUCTURES
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE

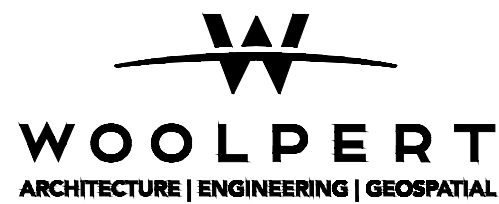
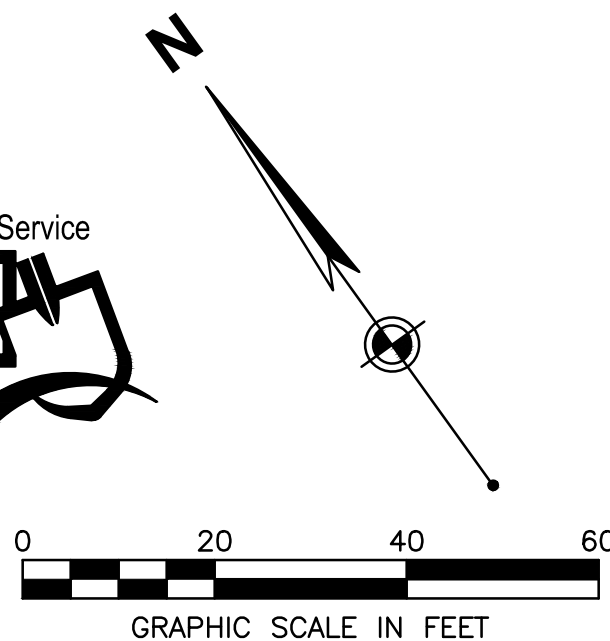
NOTES

- SEE SHEET C-002 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.
- SANITARY SEWER PIPE SHALL BE PVC-SDR 35 PER ASTM D.
- ALL PROPOSED PIPE SLOPES SHOWN ARE MINIMUM REQUIRED. CONTRACTOR SHALL CONFIRM ACTUAL SLOPES REQUIRED BASED ON EXISTING INVERT ELEVATIONS.
- CONTRACTOR TO PRACTICE CAUTION WHEN WORKING IN AREA OF EXISTING UTILITIES.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.

KEYNOTES

- 1" DOMESTIC WATER LINE.
- HOT TAP EXISTING WATER MAIN WITH 1" TAPPING SLEEVE & VALVE PER CITY OF MONROE REQUIREMENTS.
- 1" WATER METER & VALVE PER CITY OF MONROE REQUIREMENTS.
- INSTALL 1" SHUT OFF VALVE IN BELOW GRADE CAST IRON VAULT, TOP TO BE FLUSH WITH FINISHED GRADE. CONNECT TO STUB OUT PROVIDED BY BUILDING CONTRACTOR.
- EXISTING SANITARY EASEMENT TO BE ABANDONED BY RVP ENGINEERING.
- PROPOSED 20' SANITARY EASEMENT TO BE OBTAINED BY RVP ENGINEERING.
- CONTRACTOR TO CONNECT 6" SANITARY LATERAL WITH 4" BUILDING CONNECTION.
- GAS SERVICE TO BE INSTALLED BY DUKE ENERGY. DUKE ENERGY IS RESPONSIBLE FOR THE BORE OF THE GAS AND CASING UNDER N MAIN STREET AND WILL PROVIDE A TOTAL OF 250' OF GAS SERVICE. CONTRACTOR IS RESPONSIBLE FOR REMAINING GAS SERVICE INSTALLATION.
- GAS SERVICE TO BE INSTALLED BY CONTRACTOR. CONTRACTOR TO INSTALL GAS CONDUIT CASING FROM N MAIN ST TO THE GAS METER PER DUKE REQUIREMENTS. CONTRACTOR TO INSTALL APPROXIMATELY 170' OF LOW PRESSURE GAS LINE PER MECHANICAL DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH DUKE ENERGY FOR CONNECTION POINT.
- INSTALL 190 +/- LF OF UNDERGROUND SECONDARY POWER SERVICE FROM EXISTING TRANSFORMER TO BUILDING. CONTRACTOR TO COORDINATE EXACT TIE IN LOCATION AND REQUIREMENTS WITH LOCAL UTILITY COMPANY.
- CONNECT TO EXISTING TRANSFORMER PER DUKE ENERGY'S REQUIREMENTS.
- CONNECT TO EXISTING TELECOM PULLBOX PER AT&T'S REQUIREMENTS.
- PROVIDE 2-2" PVC CONDUITS FOR UNDERGROUND TELEPHONE AND DATA SERVICE. COORDINATE WITH LOCAL UTILITY COMPANY FOR TIE IN LOCATION AND REQUIREMENTS.
- PROPOSED PULLBOX.
- CONNECTION LOCATED WITHIN THE CITY OF MONROE'S RIGHT-OF-WAY.
- SANITARY MAIN BY RVP ENGINEERING.
- DOMESTIC BACKFLOW PREVENTER TO BE INSTALLED INSIDE BUILDING. REFER TO MEP PLANS FOR DETAILS.

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2	02/2024	RESPONSE TO CITY COMMENTS

COLBCAR, LLC
DOLLAR TREE
MONROE, OH

N MAIN ST
MONROE, OH 45060

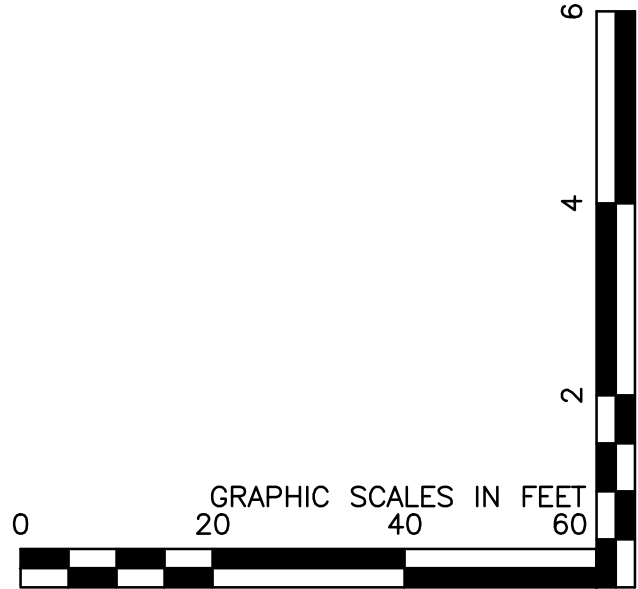
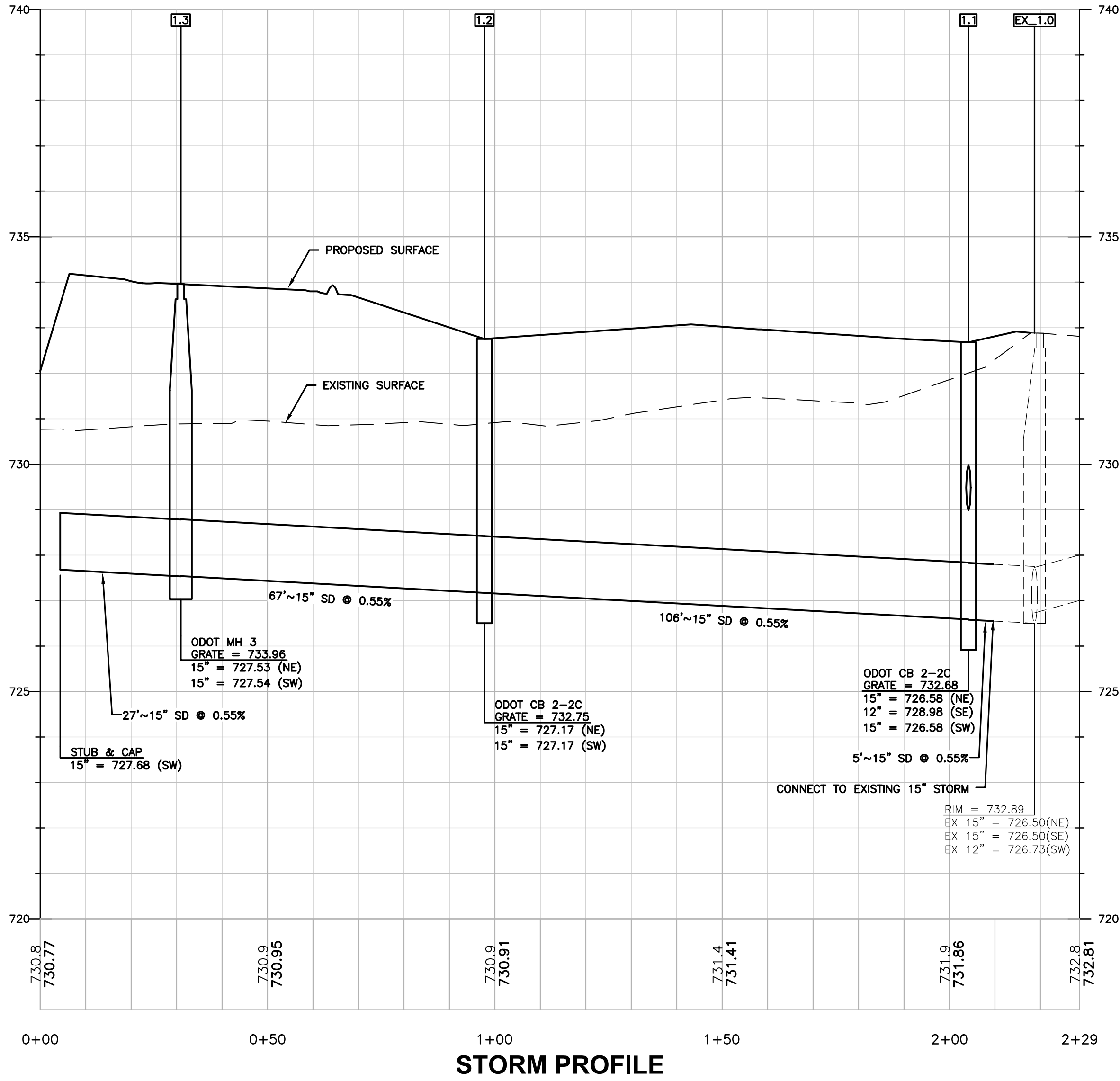
PROJECT NO: 10018064
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DESIGNED BY: L. HENRY
DRAWN BY: C. VERDIN
CHECKED BY: S. KRAMER

SHEET NAME:
UTILITY PLAN

SHEET NO:

C-401

Layout Tab Name: C-411 STORM PROFILE
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MONROE, OH 45060

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STORM PROFILE

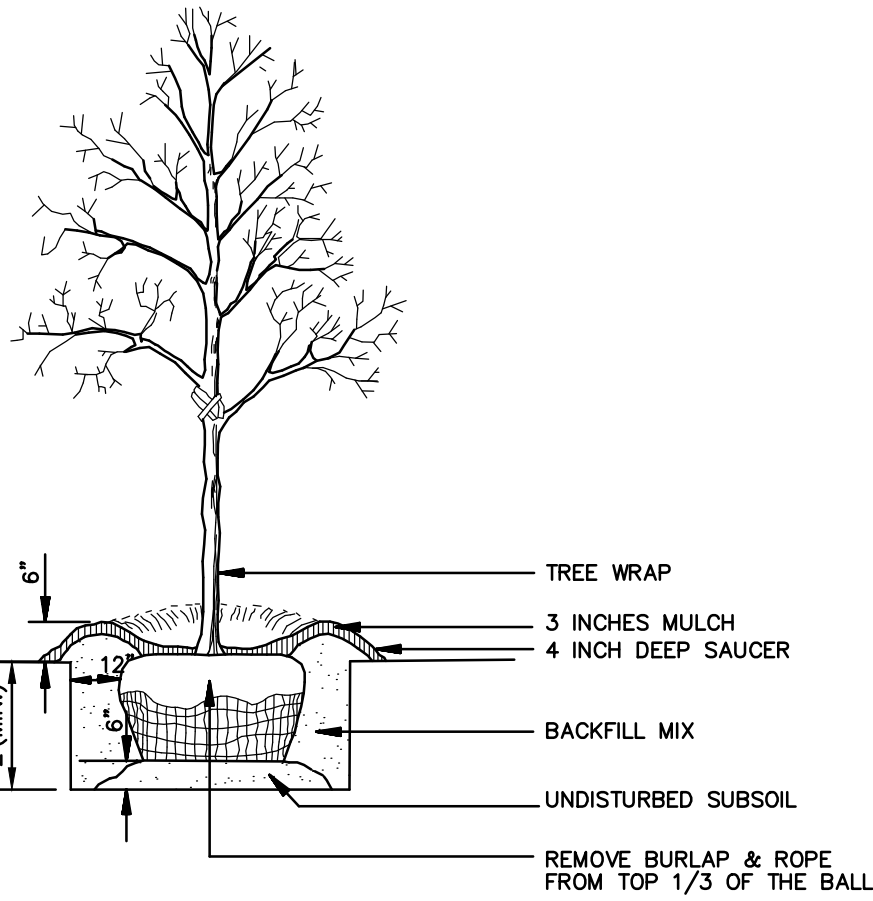
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C-411

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LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DIG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
- ONCE A LANDSCAPE PLAN HAS BEEN APPROVED AND A BUILDING PERMIT ISSUED, THE PLANNING AND ZONING ADMINISTRATOR MAY AUTHORIZE MINOR REVISIONS TO THE APPROVED LANDSCAPE PLAN INCLUDING THE SUBSTITUTION OF EQUIVALENT PLANTING AND GROUND COVERS WHERE SUCH REVISIONS DO NOT DIMINISH THE BENEFITS OF THE APPROVED LANDSCAPE PLAN, AS SUCH, REVISIONS SHALL REQUIRE THE WRITTEN APPROVAL OF THE PLANNING AND ZONING ADMINISTRATOR.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES.
- BARE ROOT PLANTS SHALL NOT BE ALLOWED.
- ALL PLANTED AREAS AND LANDSCAPED ISLANDS SHALL RECEIVE A (4) INCH LAYER OF SHREDDED HARDWOOD BARK MULCH.
- ALL FRONT YARDS SHALL BE SODDED AND INCLUDE AN IRRIGATION SYSTEM.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING

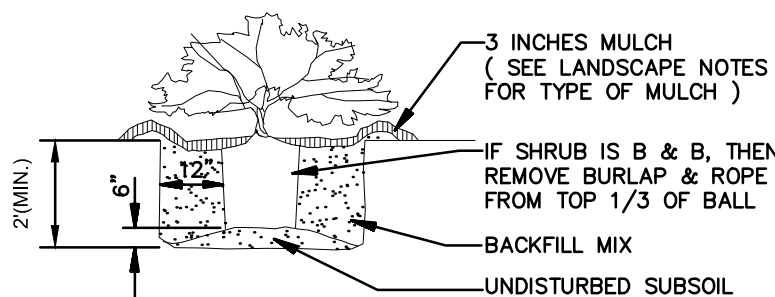
N.T.S.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
LT	4	Liriodendron tulipifera	Tulip Poplar	B&B	2.5" cal. 6-8'ht. 4"wd	Full, well shaped
CC	5	Carpinus caroliniana	Hornbeam	B&B	2.5" cal. 6-8'ht. 4"wd	Full, well shaped
PS	8	Prunus serrulata 'Kwanzan'	Flowering Cherry 'Kwanzan'	B&B	2.5" cal. 6-8'ht. 4"wd	Full, well shaped
SHRUB						
IG	31	Ilex Glabra 'Nigra'	Inkberry Holly 'Nigra'	#3 cont.	36"ht. x 24"wd.	Full, vigorous
BU	40	Buxus x 'Glencoe'	Chicagoland Boxwood	#3 cont.	36"ht. x 24"wd.	Full, vigorous
CA	64	Clethra alnifolia	Summersweet	#3 cont.	36"ht. x 24"wd.	Full, vigorous
GROUND COVER						
SEED	14,245 SF					PLEASE SEE CHART
LM	39	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		12" on center

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

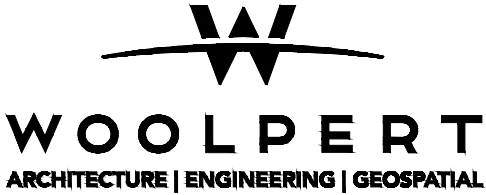
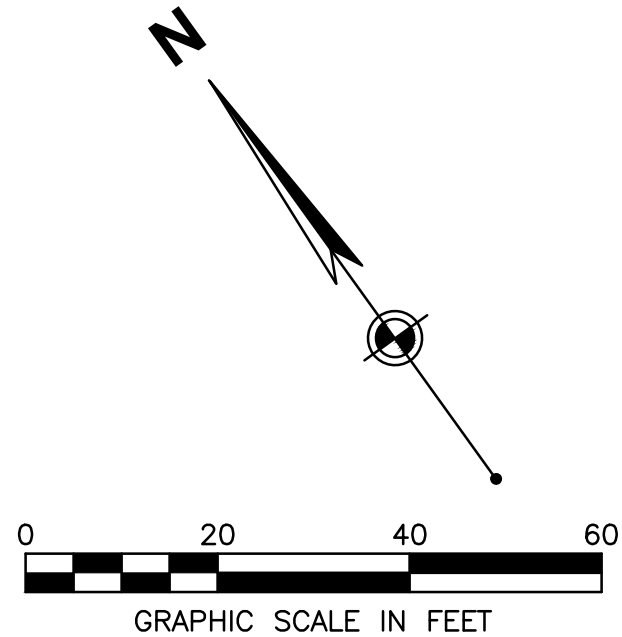
SHRUB PLANTING

N.T.S.



PERMANENT SEED BLEND

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE
OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR
EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE



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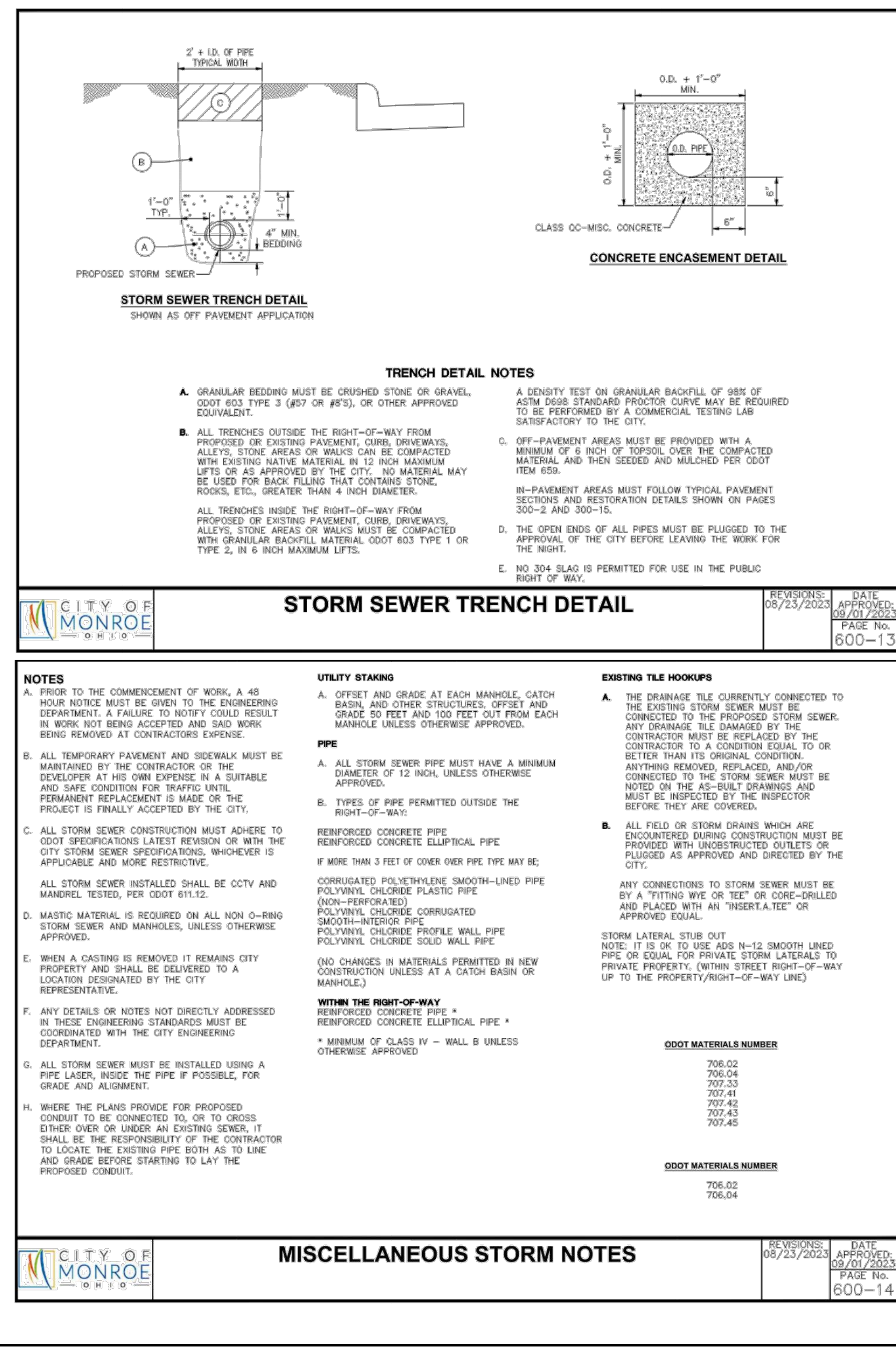
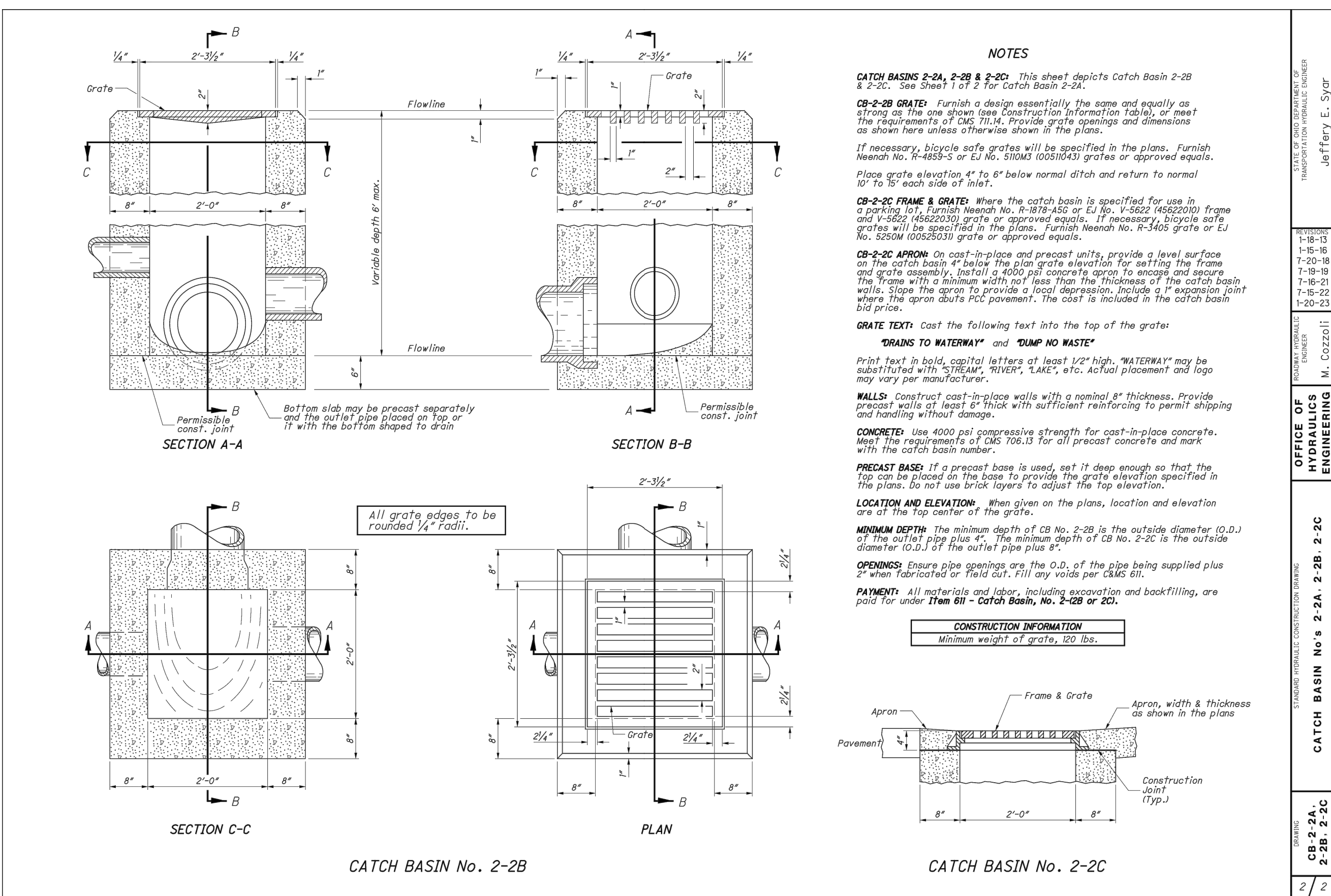
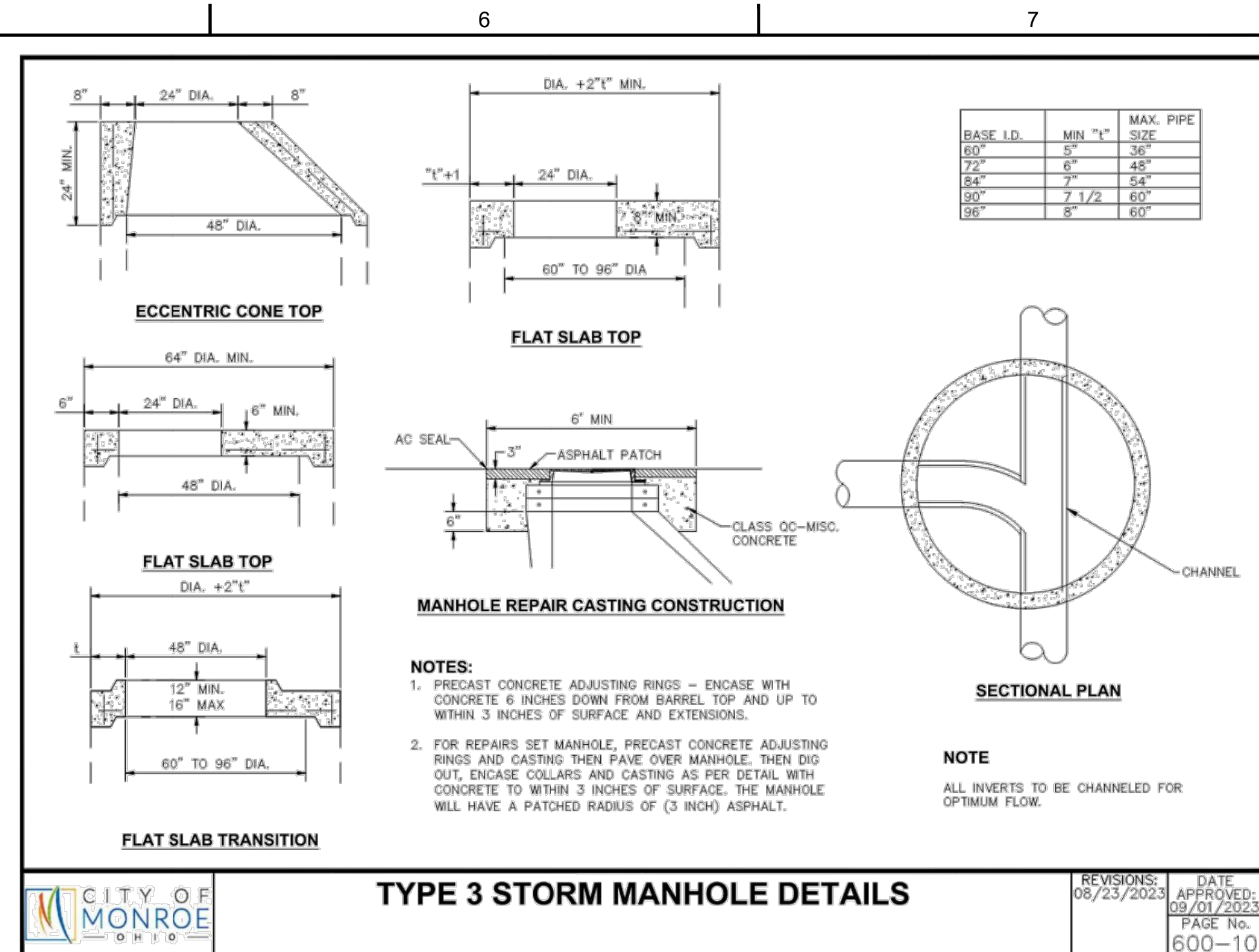
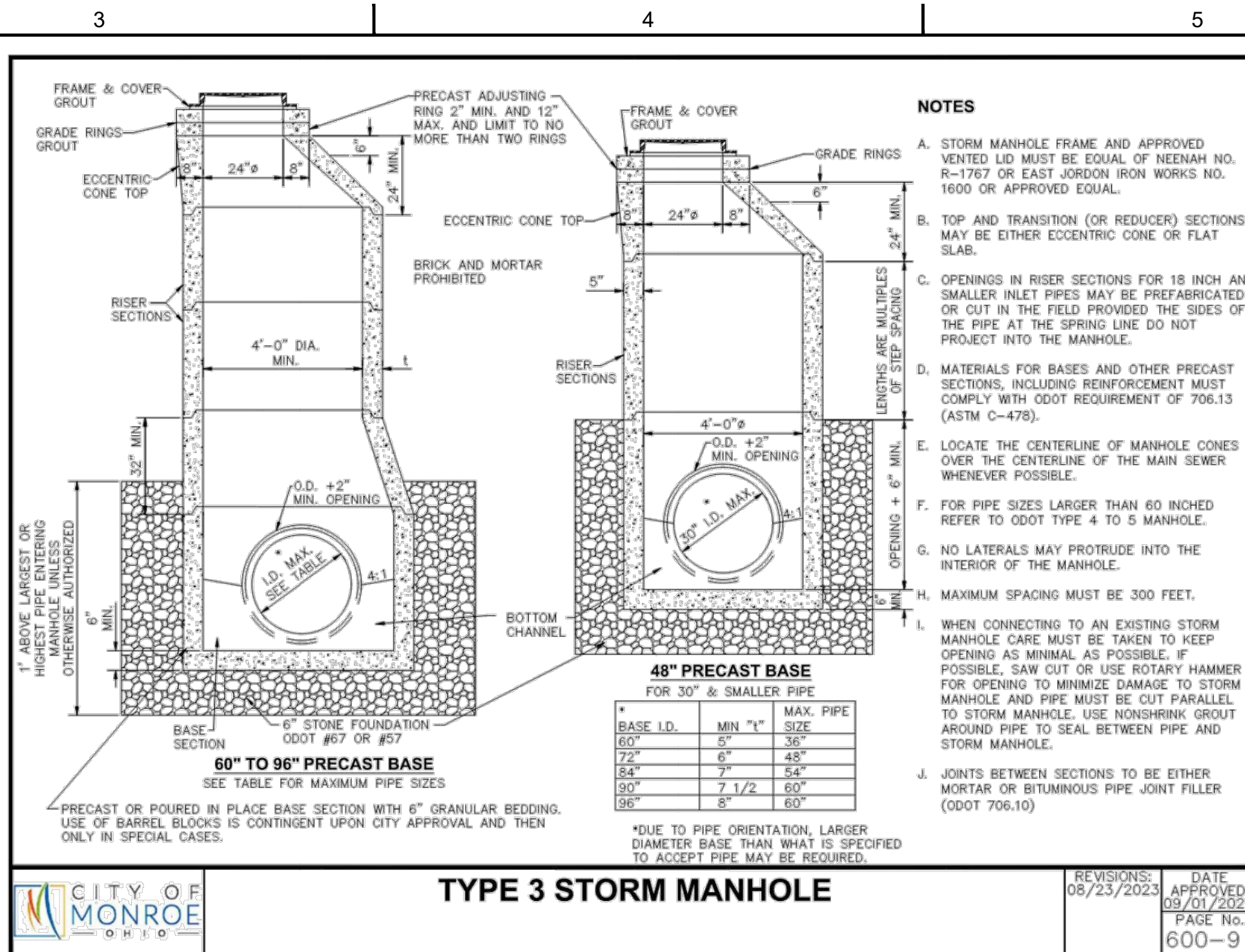
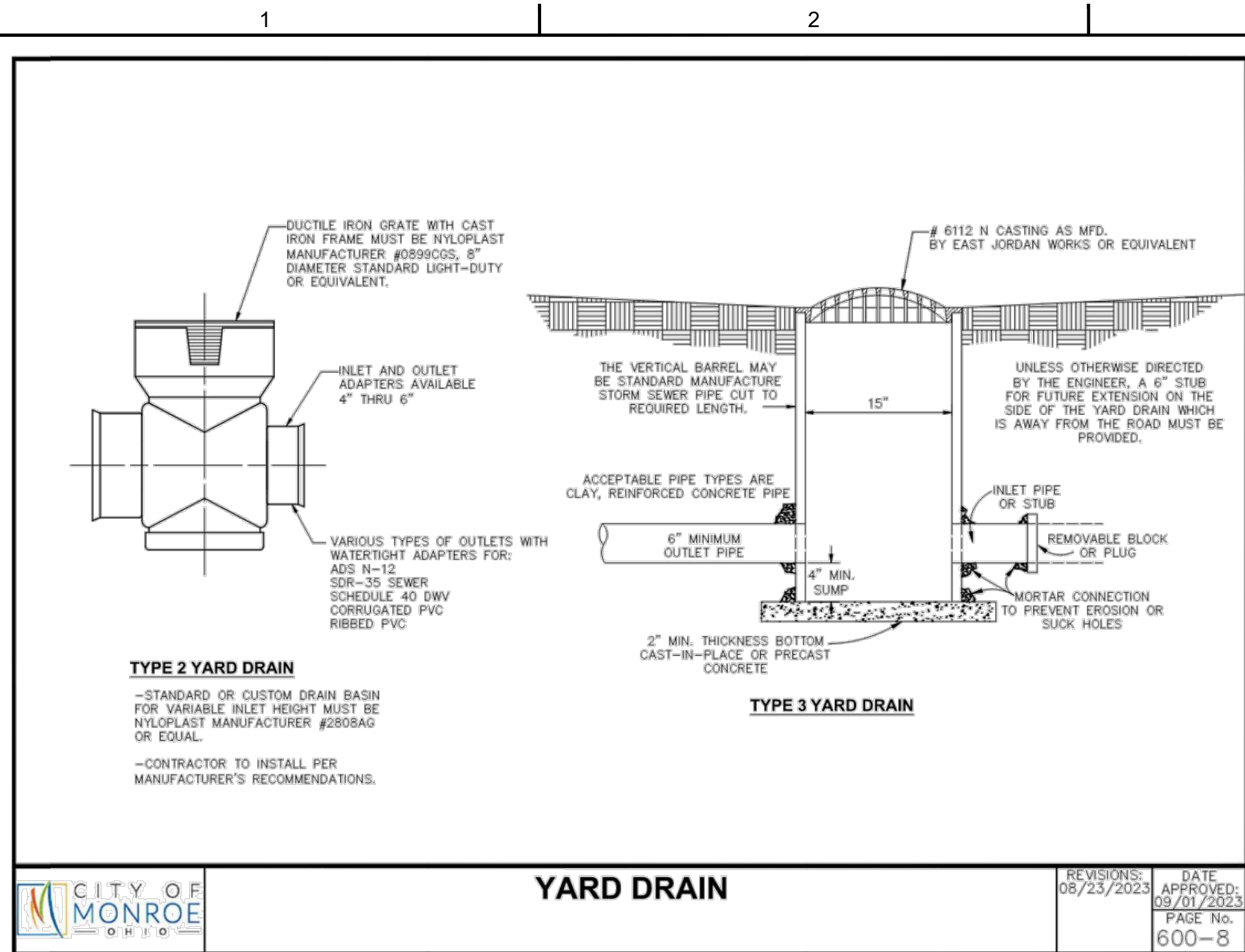
PROJECT NO: 10018064
DATE ISSUED: 02/12/2024
DESIGNED BY: L. HENRY
DRAWN BY: C. VERDIN
CHECKED BY: S. KRAMER

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:

C-501





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COLBCAR, LLC

DOLLAR TREE

MONROE, OH

N MAIN ST
MONROE, OH 45060

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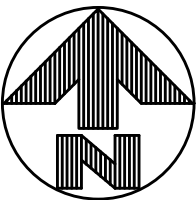
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SECTION 12, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO

JANUARY 8, 2021

GENERAL NOTES.....	1
PLAN & PROFILE.....	2
STANDARD SANITARY DETAILS.....	3

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
 2. FORTY-EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROMOTERS ASSOCIATION (OUPA), AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC. PRE-CONSTRUCTION NOTICE TO BC60 IS REQUIRED PRIOR TO ANY SITE WORK, INCLUDING CLEARING & GRUBBING.
 3. ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF BUTLER COUNTY AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION STANDARDS ODOT CMS 2019.
 4. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
 5. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. OWNER WILL OBTAIN PERMITS.
 6. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDINGS TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF BUTLER COUNTY. WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
 7. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK.
 8. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY BUTLER COUNTY AND THE OHIO EPA.
 11. SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WILL BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE PIPE
 12. ALL MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH EXTRUDED ALUMINUM STEPS, CONFORMING TO ASTM B2221, 6061.
 13. DISTANCES SHOWN FOR BOTH SANITARY ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF THE STRUCTURE.
 14. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
 15. SANITARY LATERALS SHALL BE EXTENDED TO AT LEAST TEN (10) FEET BEYOND THE PROPERTY/ROW LINE OR TO THE EDGE OF THE EASEMENT WHICH EVER IS GREATER.
 16. SANITARY SEWER MATERIALS AND INSTALLATION AS PER BCOWS SPECS, USING SECTION 3110 FOR PVC, SDR-35 & SDR-26 PIPE. SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE. SECTION 3410 FOR MANHOLES.
 17. ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION AND THE LOWEST BUILDING LEVEL SERVED BY THAT SEWER SERVICE CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT, WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES.
 18. BUTLER COUNTY WATER & SEWER (SEWER) NOR THE CITY OF HAMILTON (WATER) DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR, OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE FEET OF THE CENTER LINE OF ANY SANITARY SEWER MAIN OR SEWER MAIN.



VICINITY MAP

NOT TO SCALE

BOB HUTSENPILLER
ATTN: BOB HUTSENPILLER
7404 LIBERTY ONE DR.
LIBERTY TOWNSHIP, OHIO
(513)-777-9014

RVP ENGINEERING, LLC
ROB PAINTER, P.E.
6236 SUITE "A" CENTRE PARK DRIVE
WEST CHESTER, OHIO - 45069
(513)-823-2175



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD
INFORMATION AND SURFACE INDICATIONS OF
UNDERGROUND STRUCTURES AND MAY NOT BE
INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF
UNDERGROUND UTILITIES CANNOT BE VERIFIED.
PLEASE NOTIFY THE OHIO UTILITY PROTECTION
SERVICE AT 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION
ACTIVITY.


RVP
ENGINEERING

REVISIONS	

GENERAL NOTES

MONROE FLEX SANITARY

SECTION 12, TOWN 3, RANGE 3 CITY OF MONROE, BUTLER COUNTY, OHIO

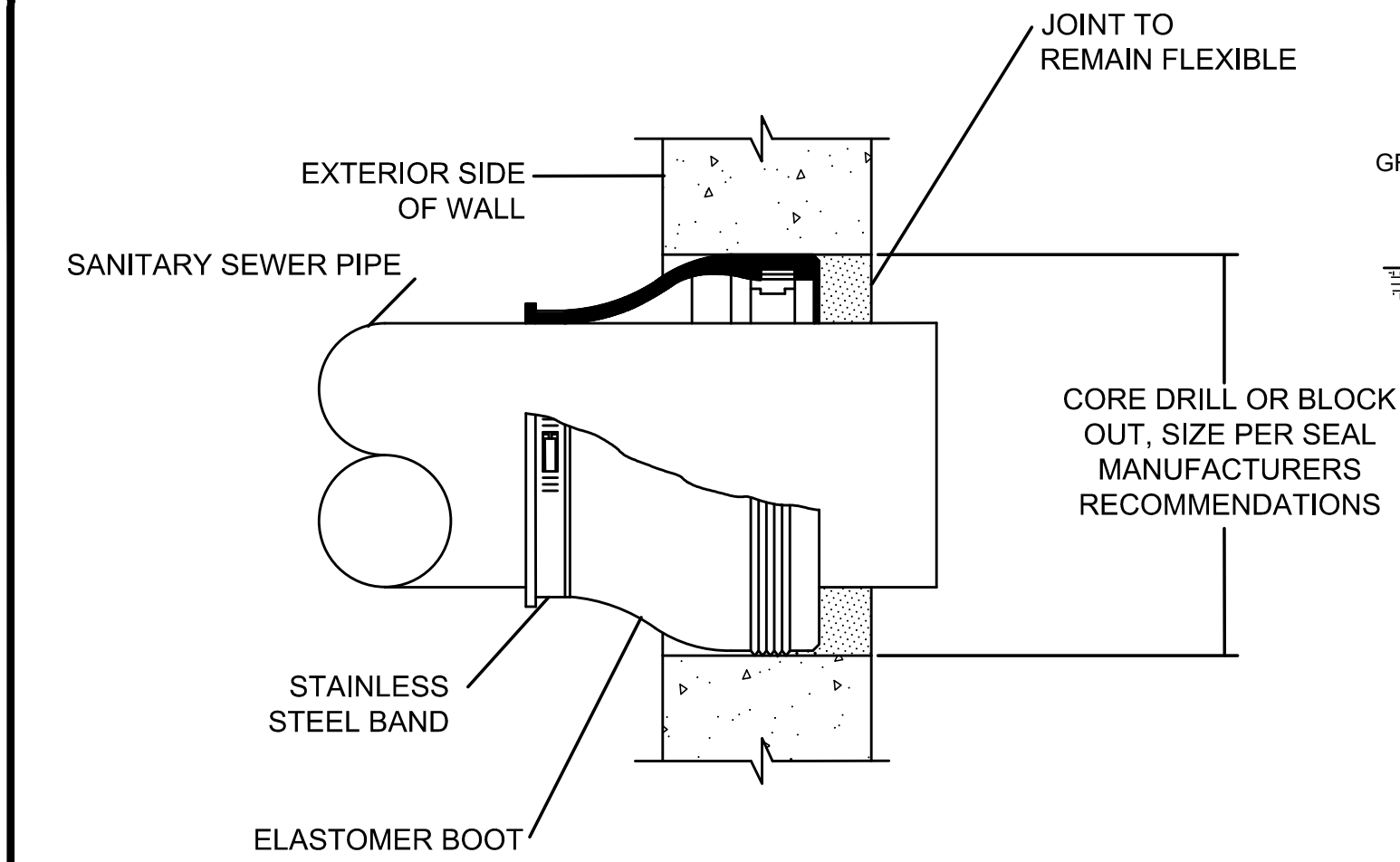
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MONROE FLEX SANITARY

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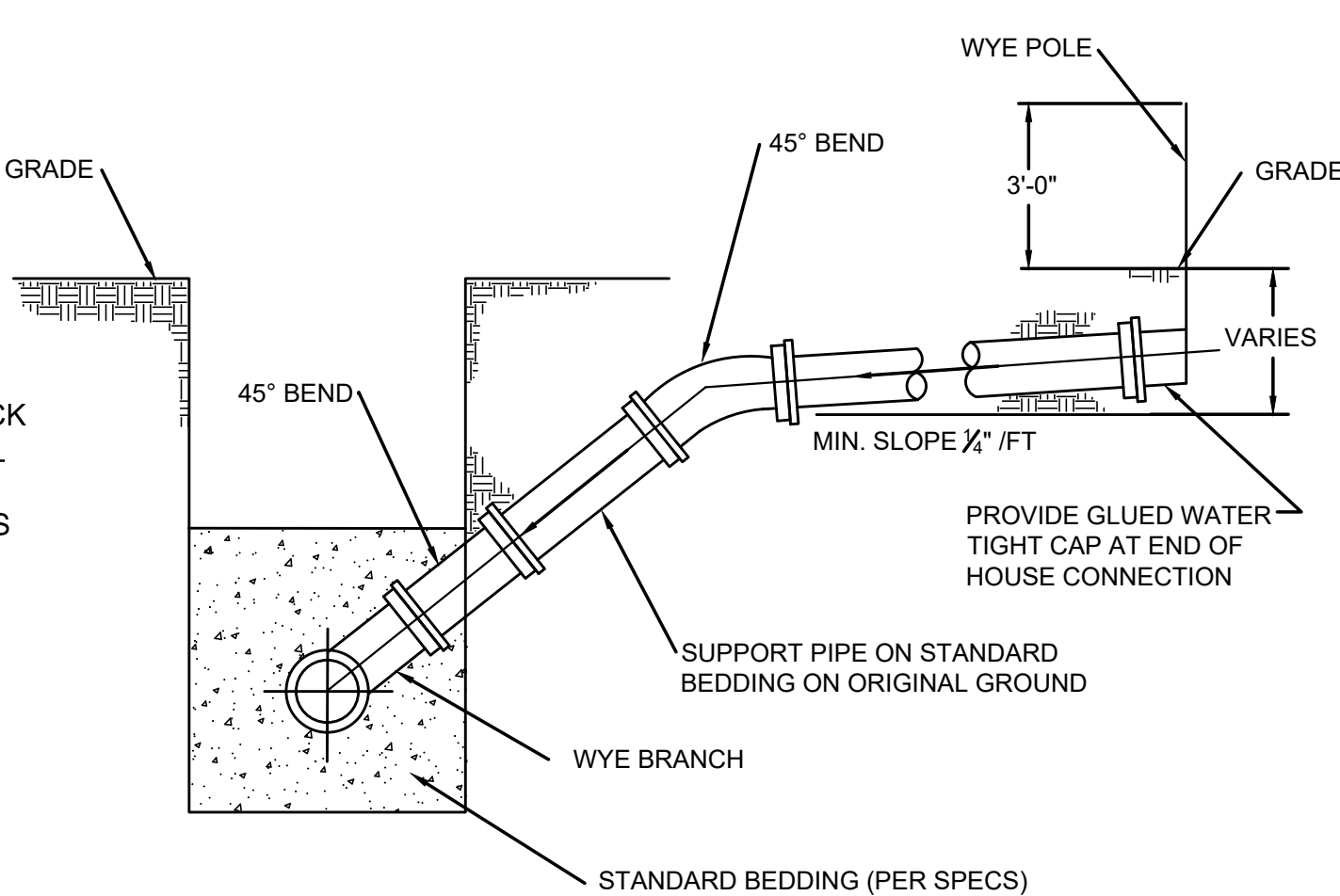


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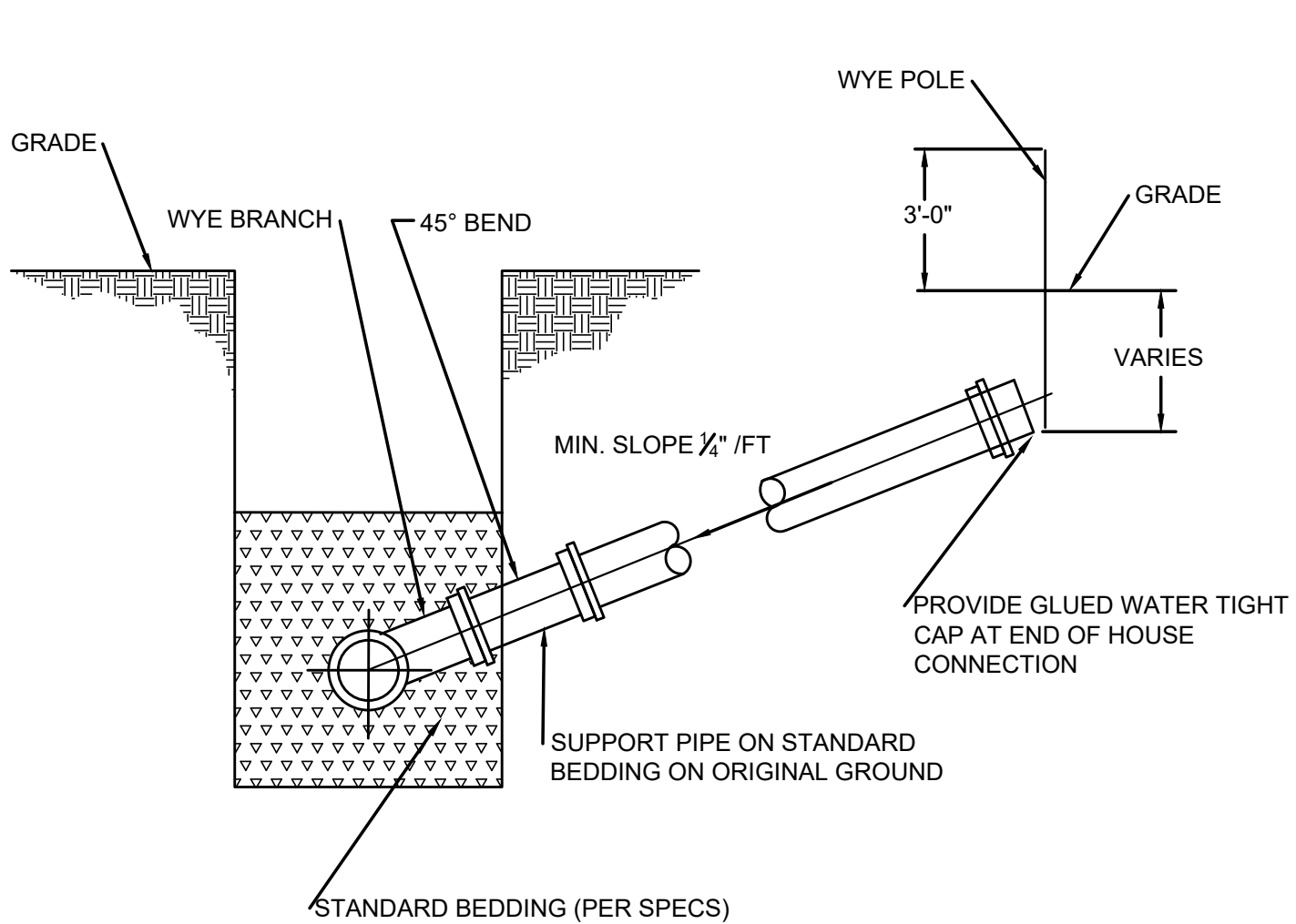


NOTES:
WALL PENETRATIONS SHALL BE LOCATED WITHIN
A RISER SECTION AND NOT A WALL JOINT

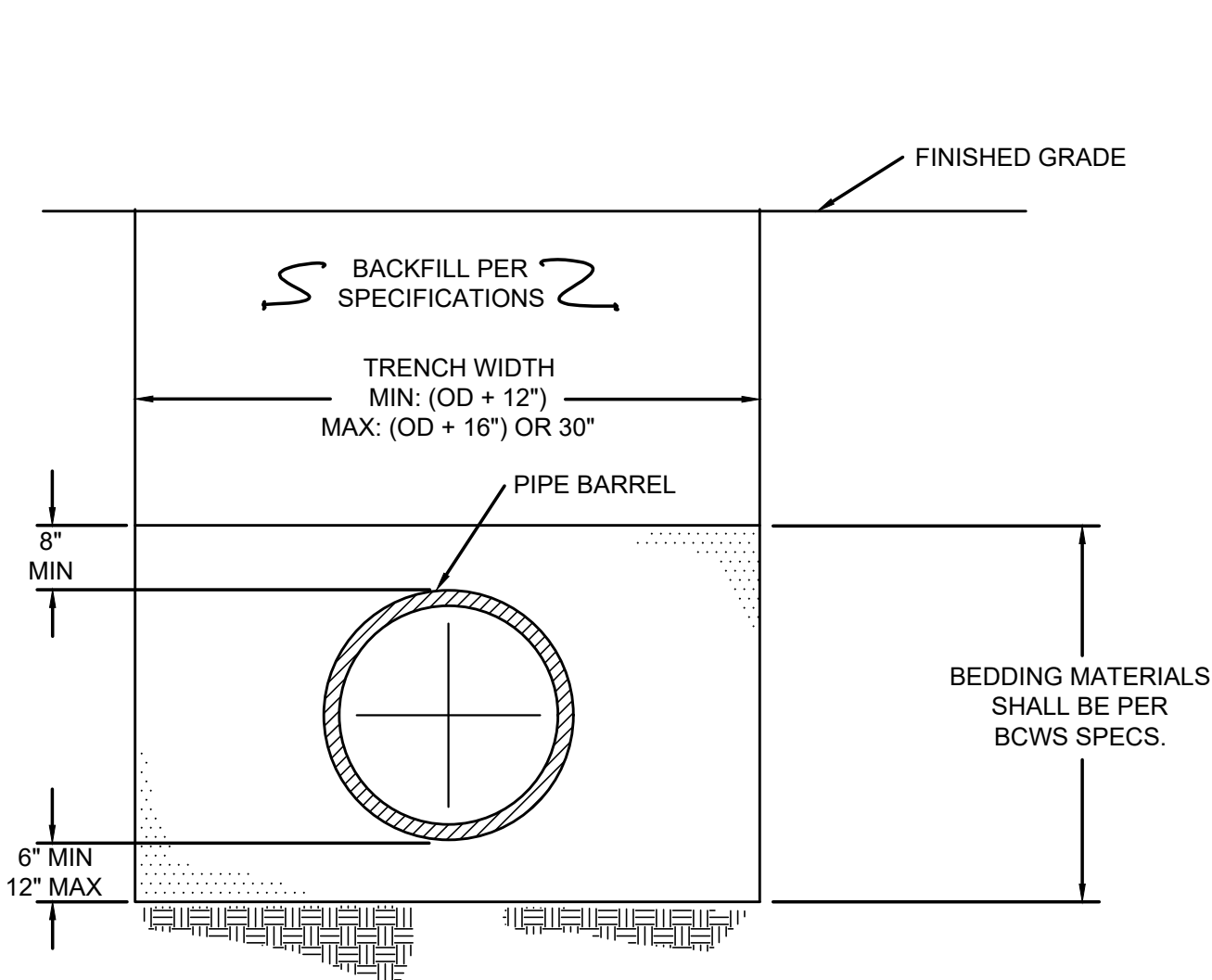
CONNECTION TO EXISTING MANHOLE
6150



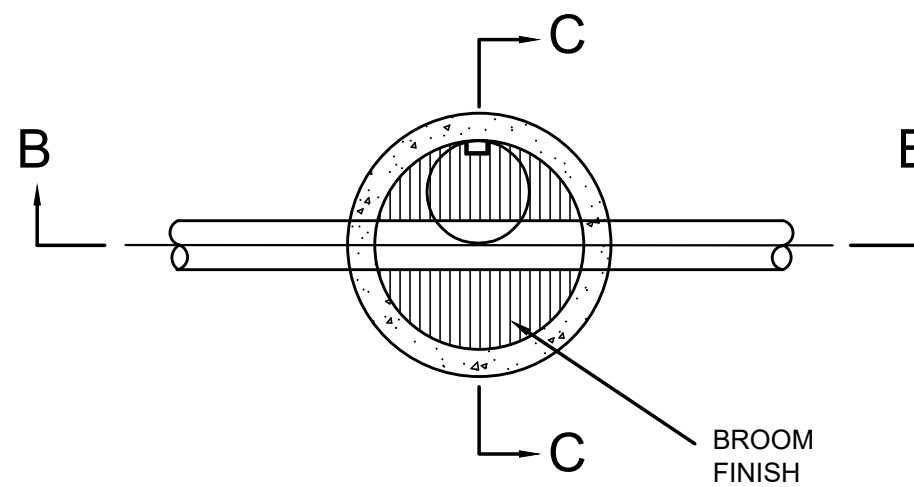
HOUSE CONNECTION FOR DEEP SEWER
6280



HOUSE CONNECTION FOR SHALLOW SEWER
6290

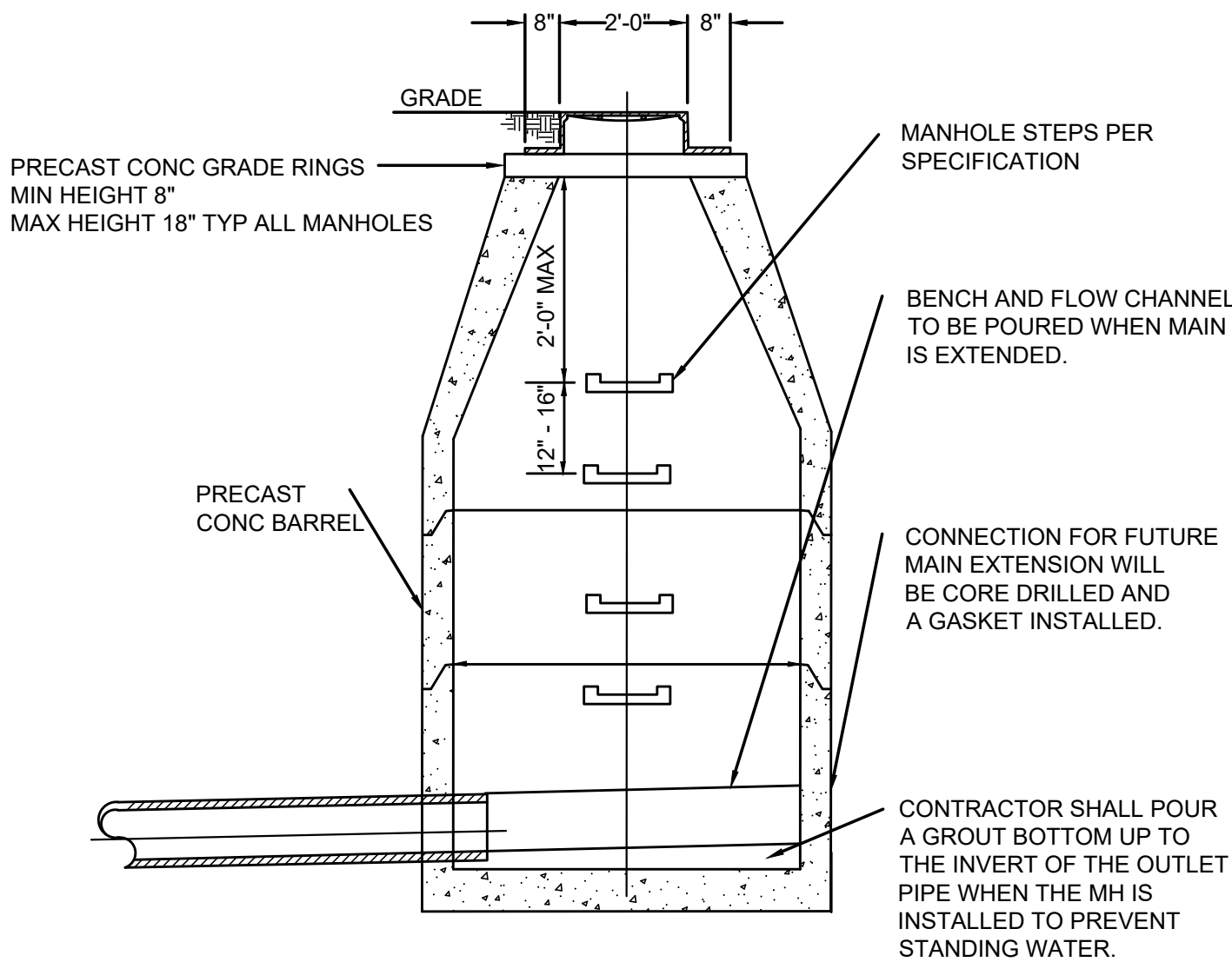


TYPICAL TRENCH DETAIL
SEWER INSTALLATION
6270

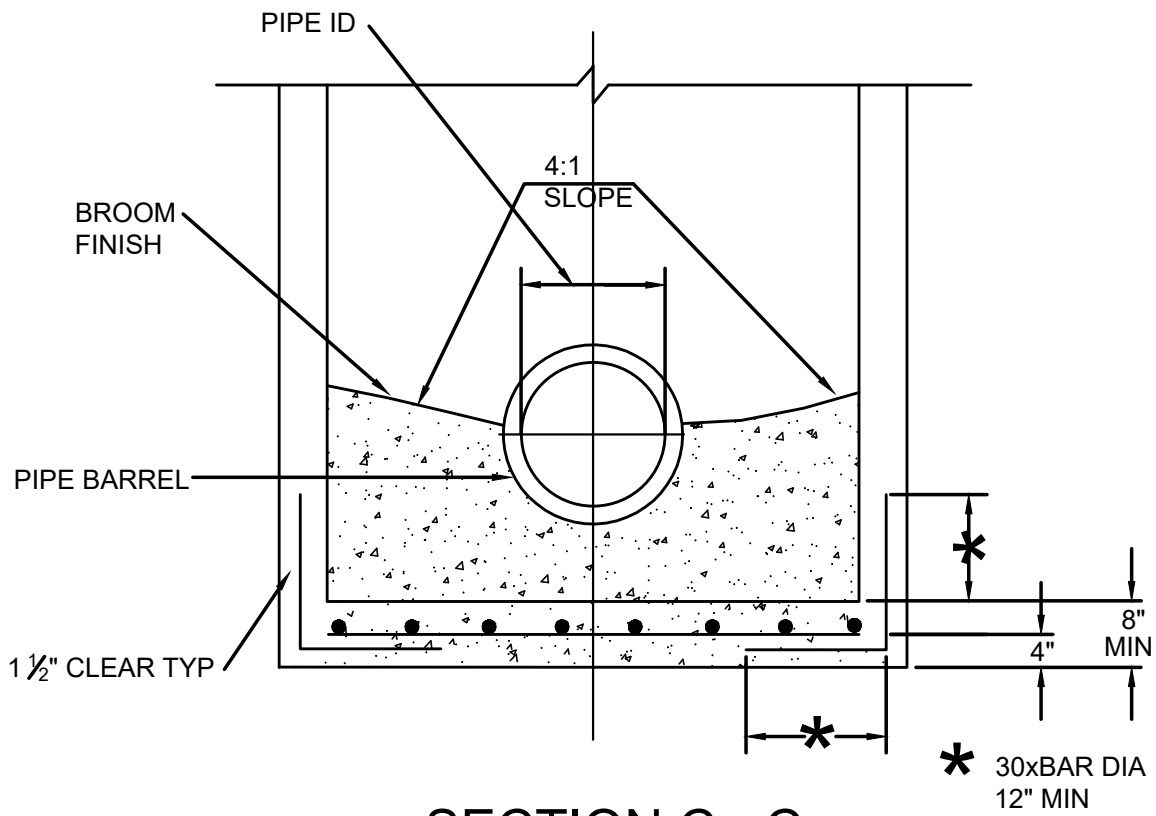


SECTION A - A

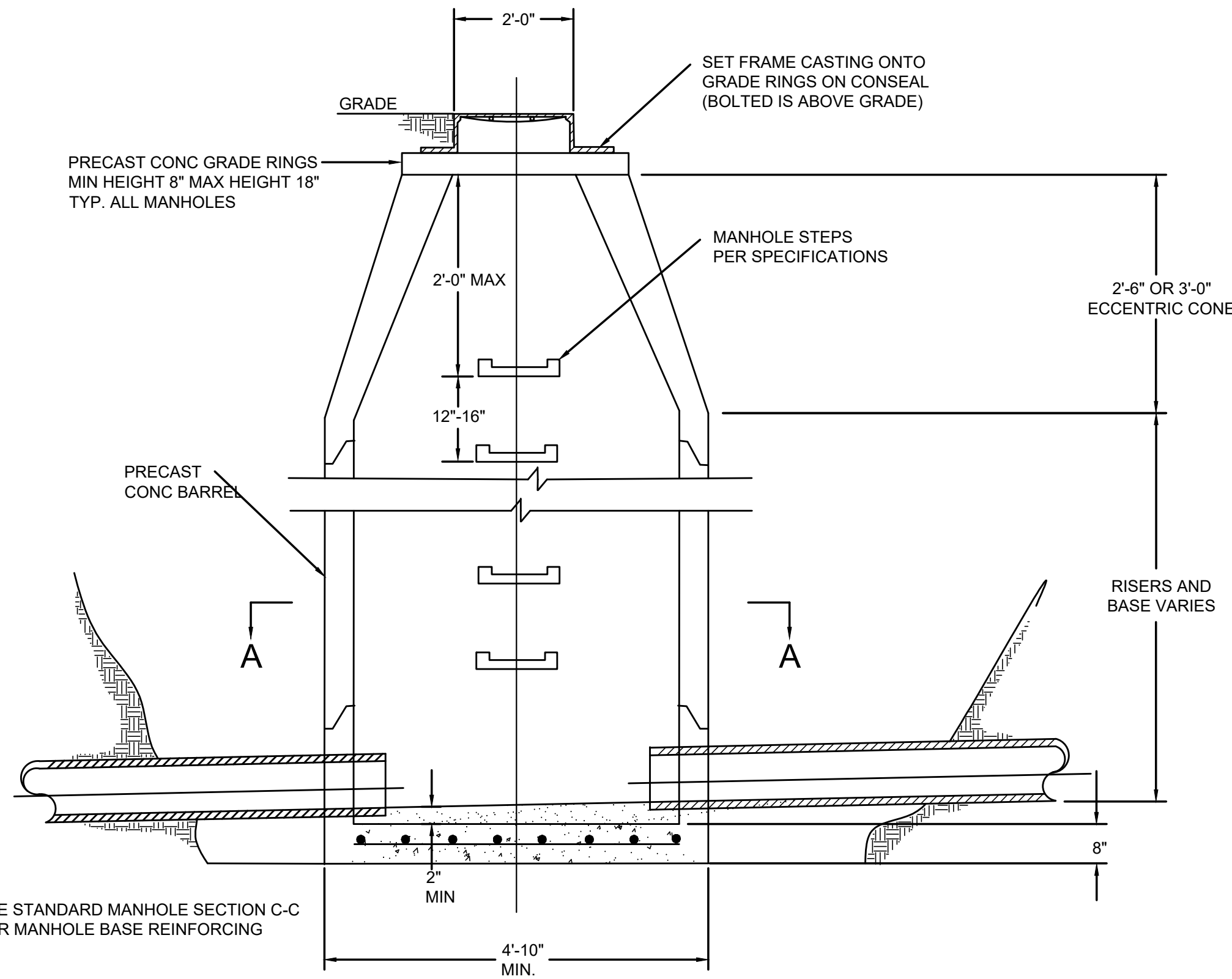
M.H. DEPTH	SLAB & DOWELL RESTEEL SQ. IN./FT. E.W.
0'-10'	0.17
11'-20'	0.22
21'-30'	0.27
31'-40'	0.32



DEAD END MANHOLE DETAIL
6190



SECTION C - C



SECTION B - B

STANDARD MANHOLE DETAIL
6200



NOTE:
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SANITARY DETAILS
MONROE FLEX SANITARY
SECTION 12, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO

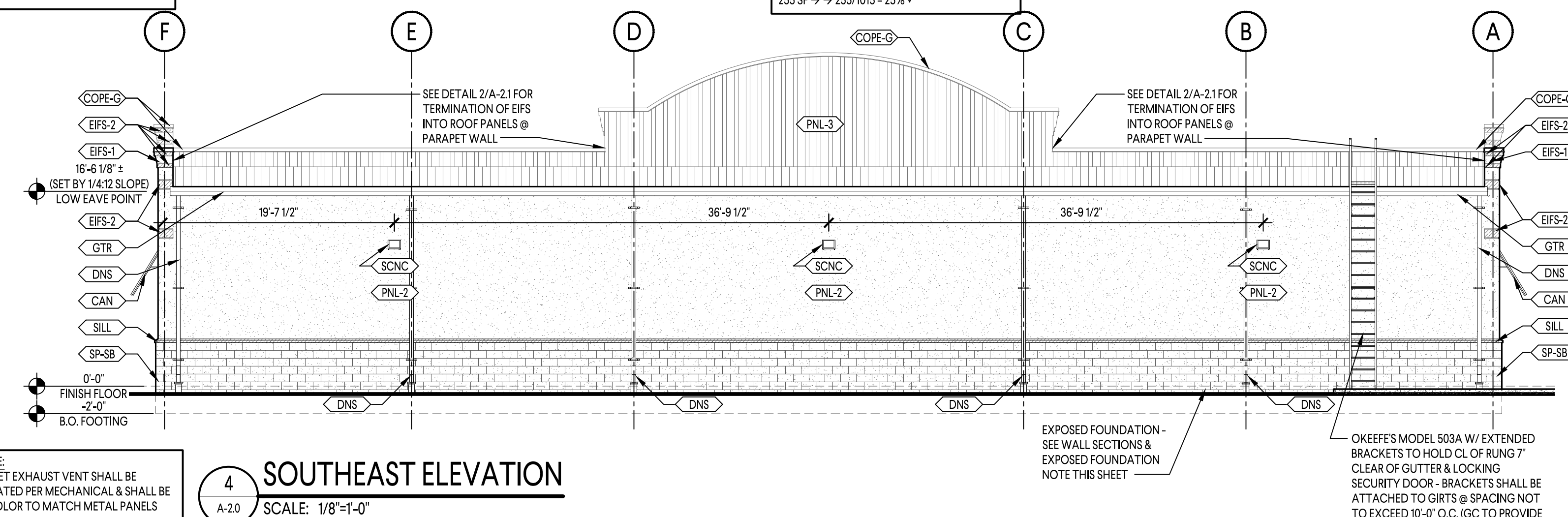
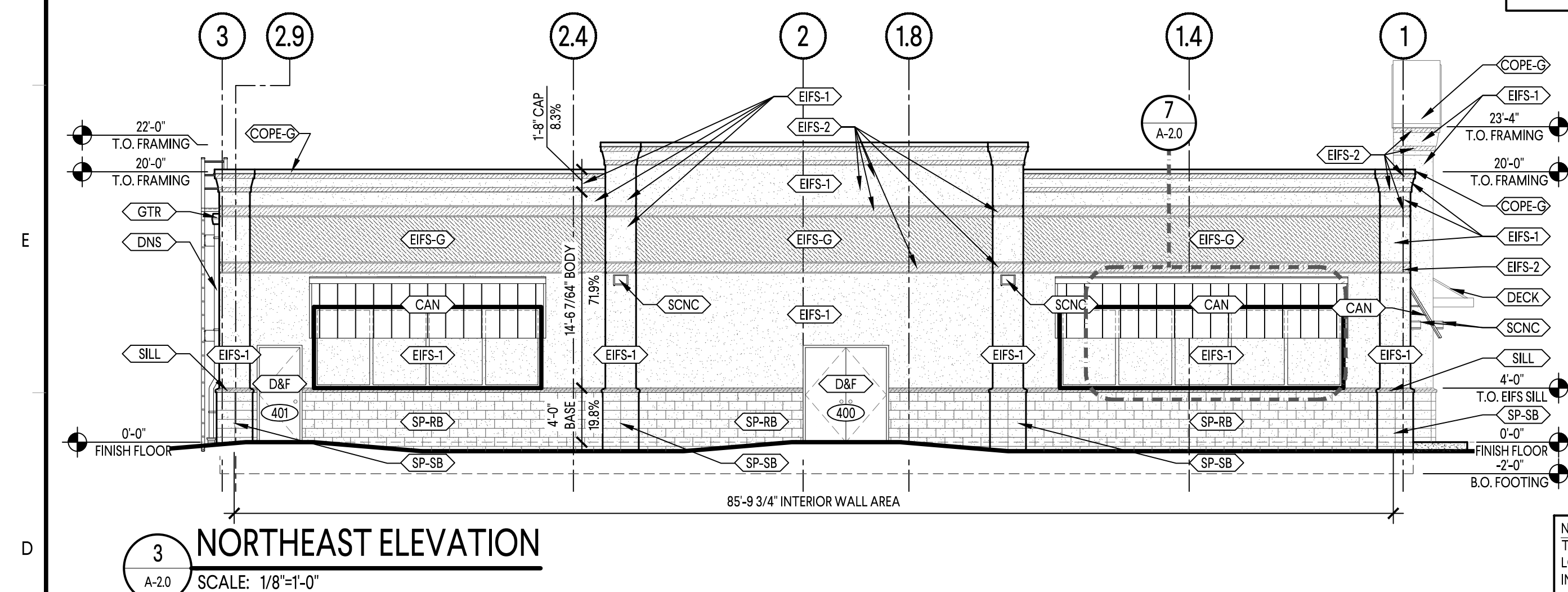
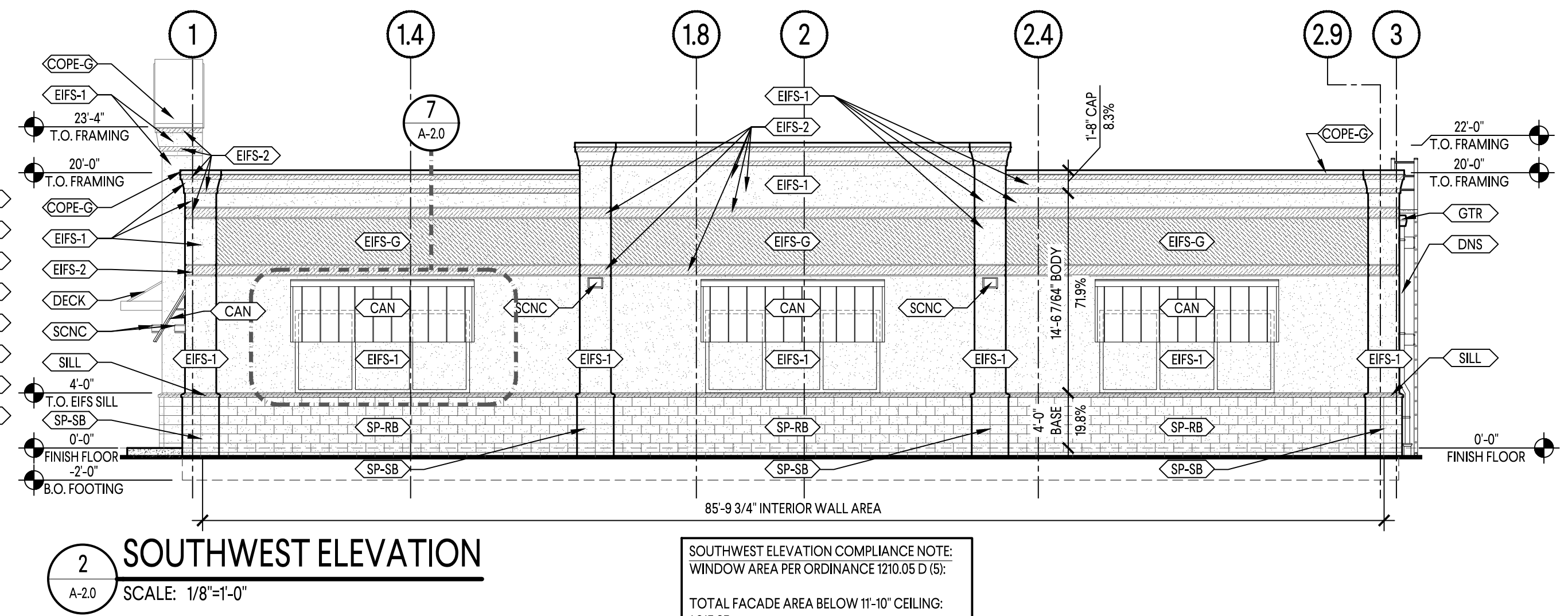
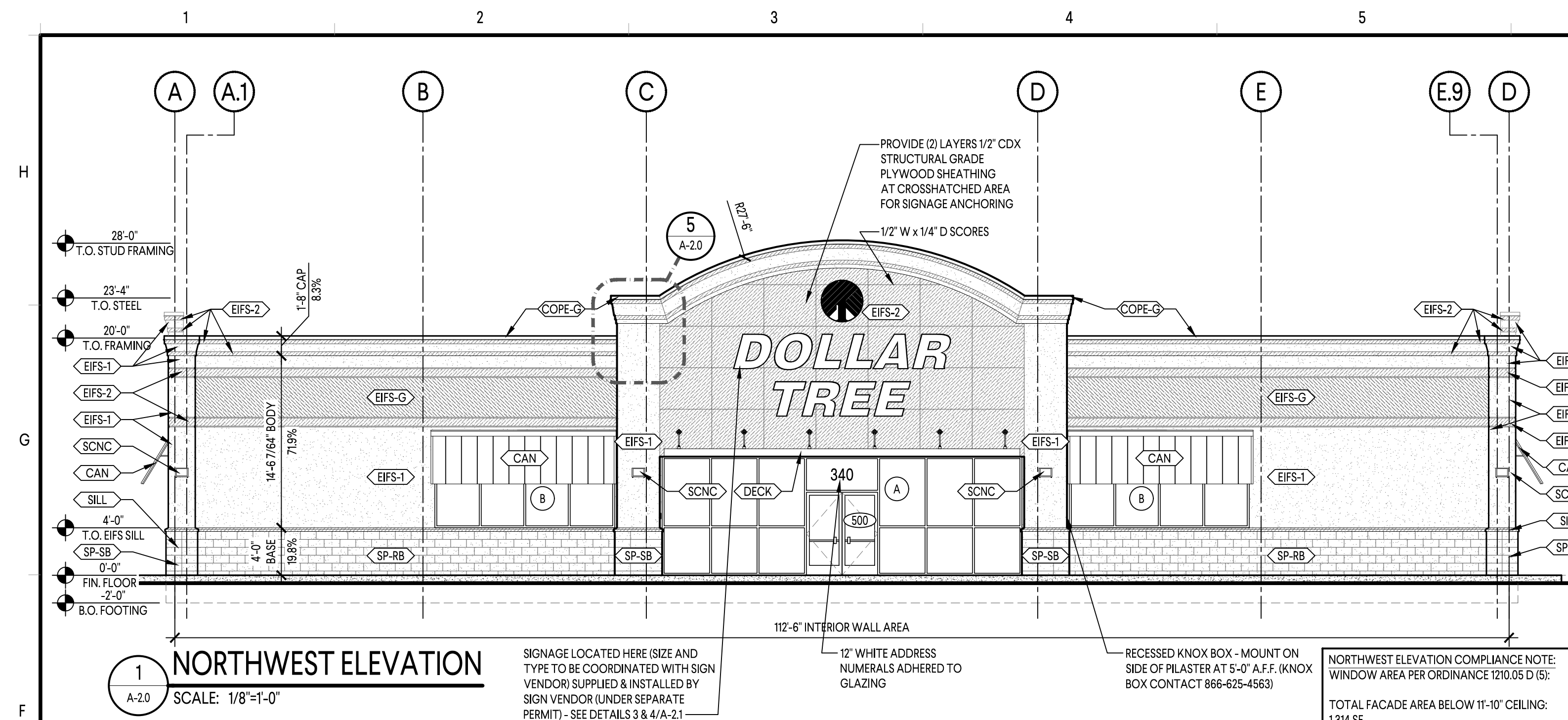
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XREF:
JOB NO.: 18009

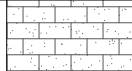
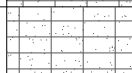
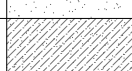
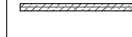
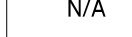
MONROE FLEX SANITARY

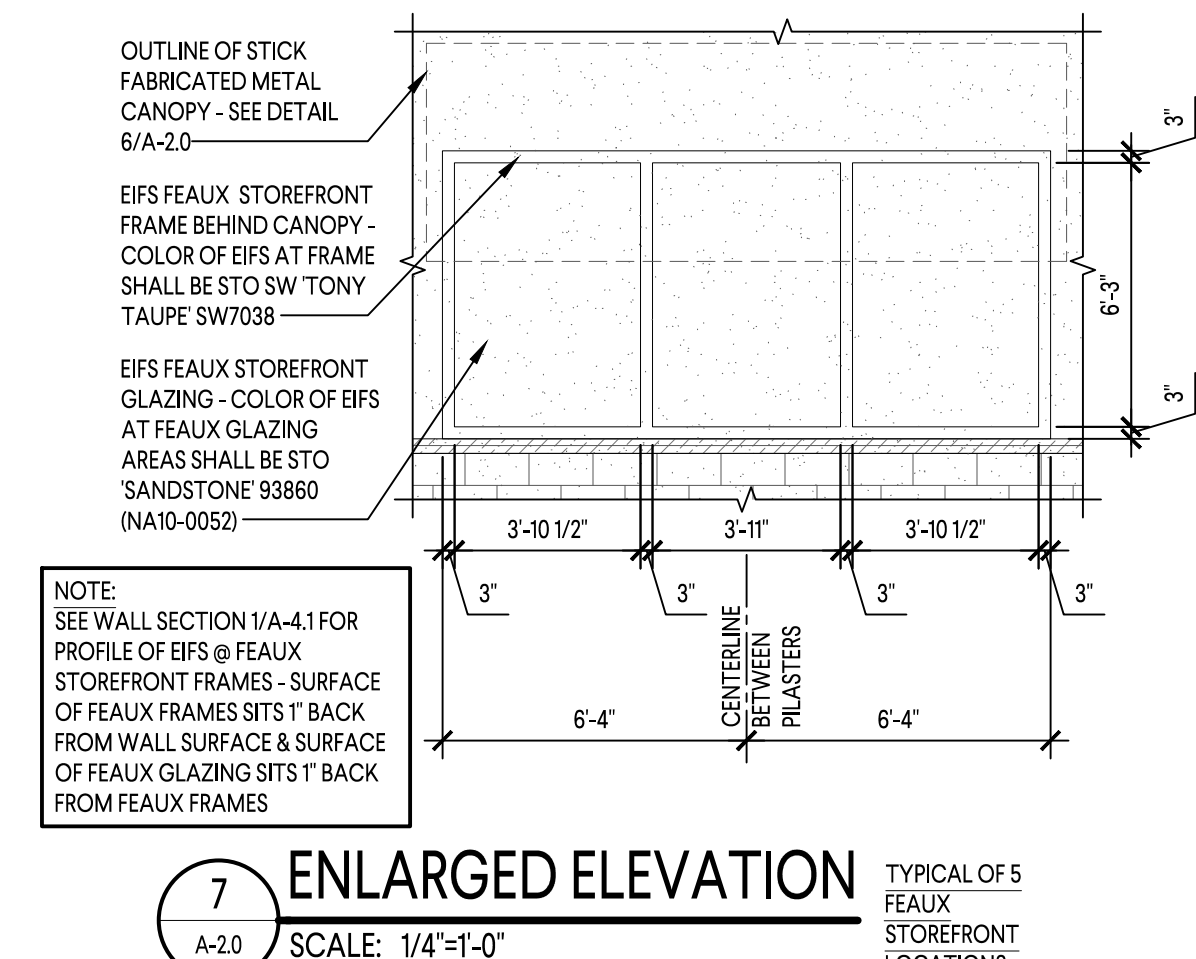
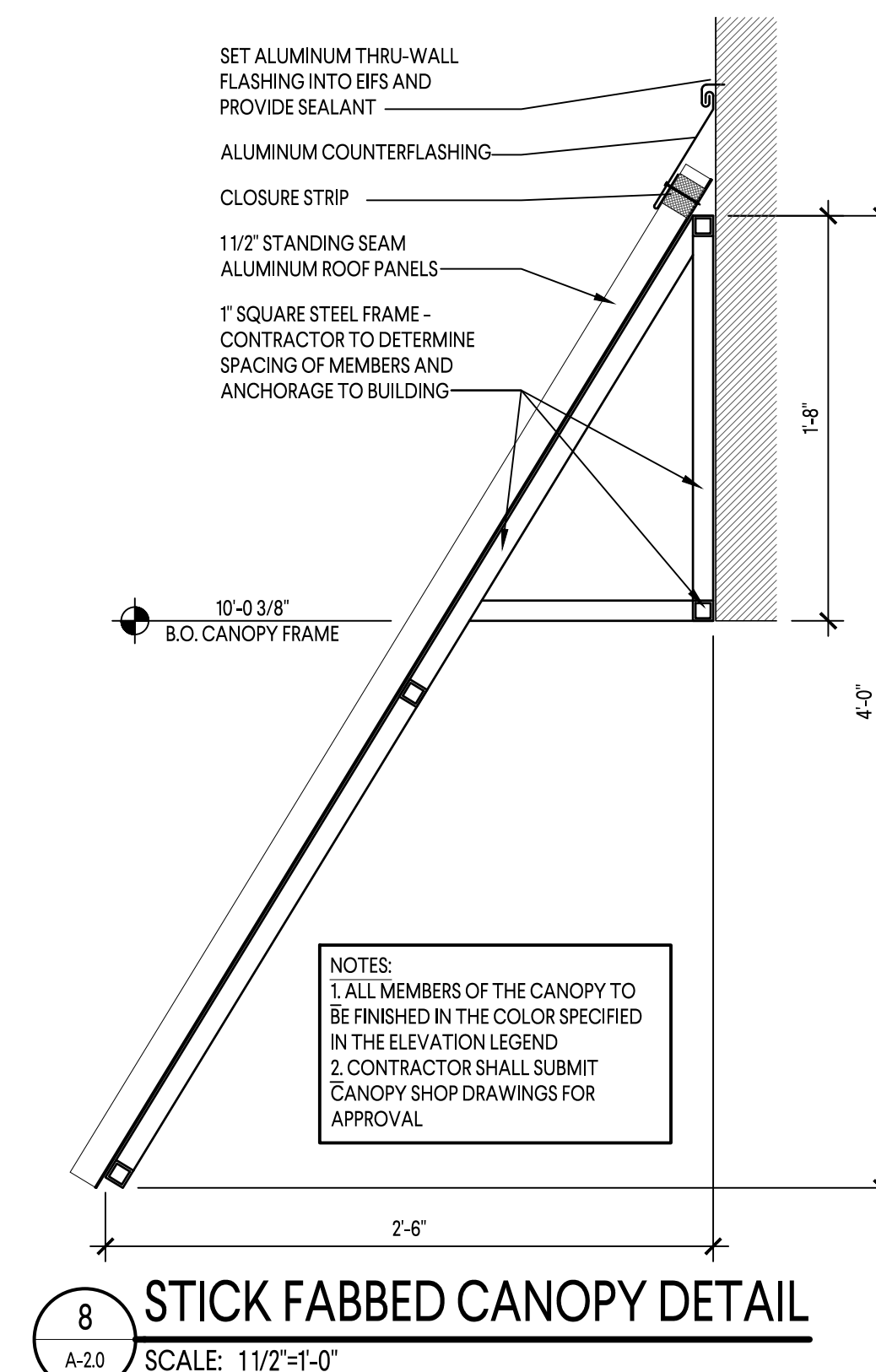
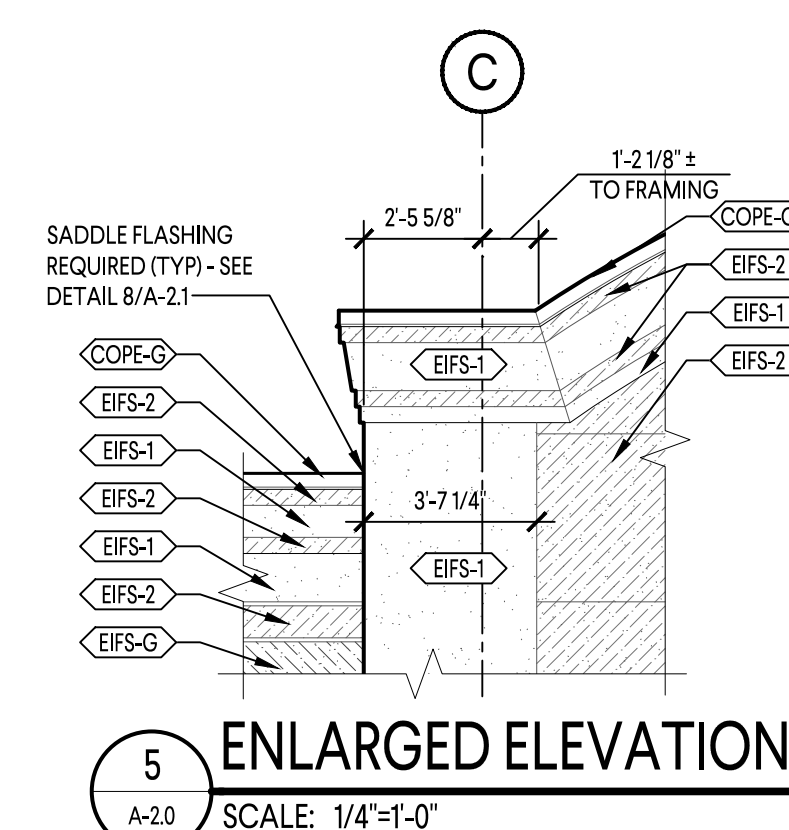
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Of
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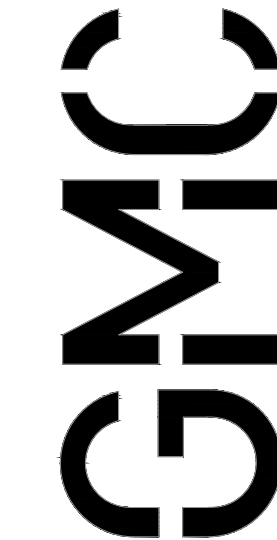
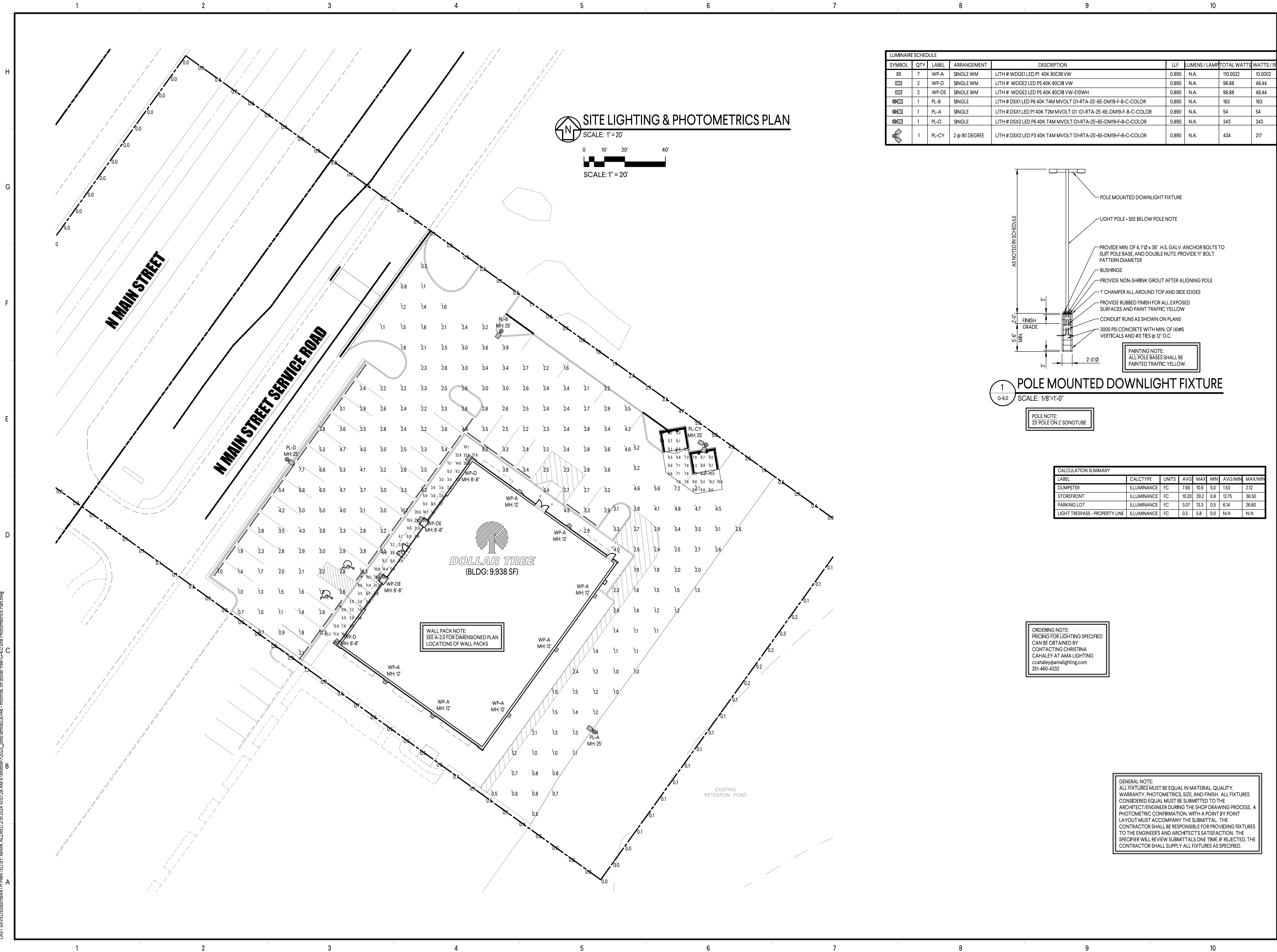
A	STOREFRONT TYPE (REFER TO SHEET A-3.0)
500	DOOR NUMBER (REFER TO SHEET A-3.1)



ELEVATION LEGEND			
KEYNOTE	HATCH	DESCRIPTION	COLOR
		SPLIT-FACE CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - VIRTUAL TAUPE - SW7039
		SPLIT-FACE CMU VENEER - STACK BOND	SHERWIN WILLIAMS - VIRTUAL TAUPE - SW7039
		EFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO SANDSTONE 93860 (NA10-0052)
		EFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO SMOKED PUTTY 93240 (NA10-0053)
		EFS - ACCENT COLOR (FINISH - PRODUCT STOUT 180D)	STO SW ENVY SW6925 (NA10-0054)
		1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - LIGHT STONE
		1 1/4" 26 GAUGE MBCI PBR 36" METAL BACK PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - LIGHT STONE
		3 3/8" x 3 5/8" EFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO SMOKED PUTTY 93240 (NA10-0053)
		SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - LIGHT STONE
		24 GAUGE METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - ENVY - SW6925
	N/A	METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - LIGHT STONE
	N/A	METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - LIGHT STONE
	N/A	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - GC TO INSTALL PEMB PROVIDED WALL BOLTS (SEE G-5.0)	SHERWIN WILLIAMS - ENVY - SW6925
	N/A	STICK FABRICATED METAL CANOPY - SEE DETAIL 6/A-2.0	SHERWIN WILLIAMS - ENVY - SW6925
		WALL SCONCE @ 8'-8" A.F.F. ON FRONT & 12'-0" A.F.F. ON SIDES & REAR (SEE ELECTRICAL)	DARK BRONZE
	N/A	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
	CLEAR GLASS STOREFRONT TYPE (REFER TO SHEET A-3.0)		PAINTING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL), (2) COATS OF S-W CONFLUX XL ELASTOMERIC HIGH BUILD COATING, A5-400 SERIES (OR EQUAL) METAL - (2) COATS OF S-W METALTEK ACRYLIC SEMI-GLOSS (B42 SERIES)
	DOOR NUMBER (REFER TO SHEET A-3.1)		



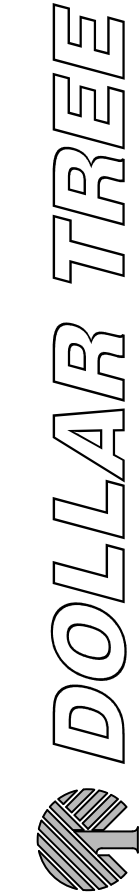
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GOODWYN MILLS CAWOOD
11 NORTH WATER STREET, SUITE 1B250
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

ISSUE DATE

FUTURE



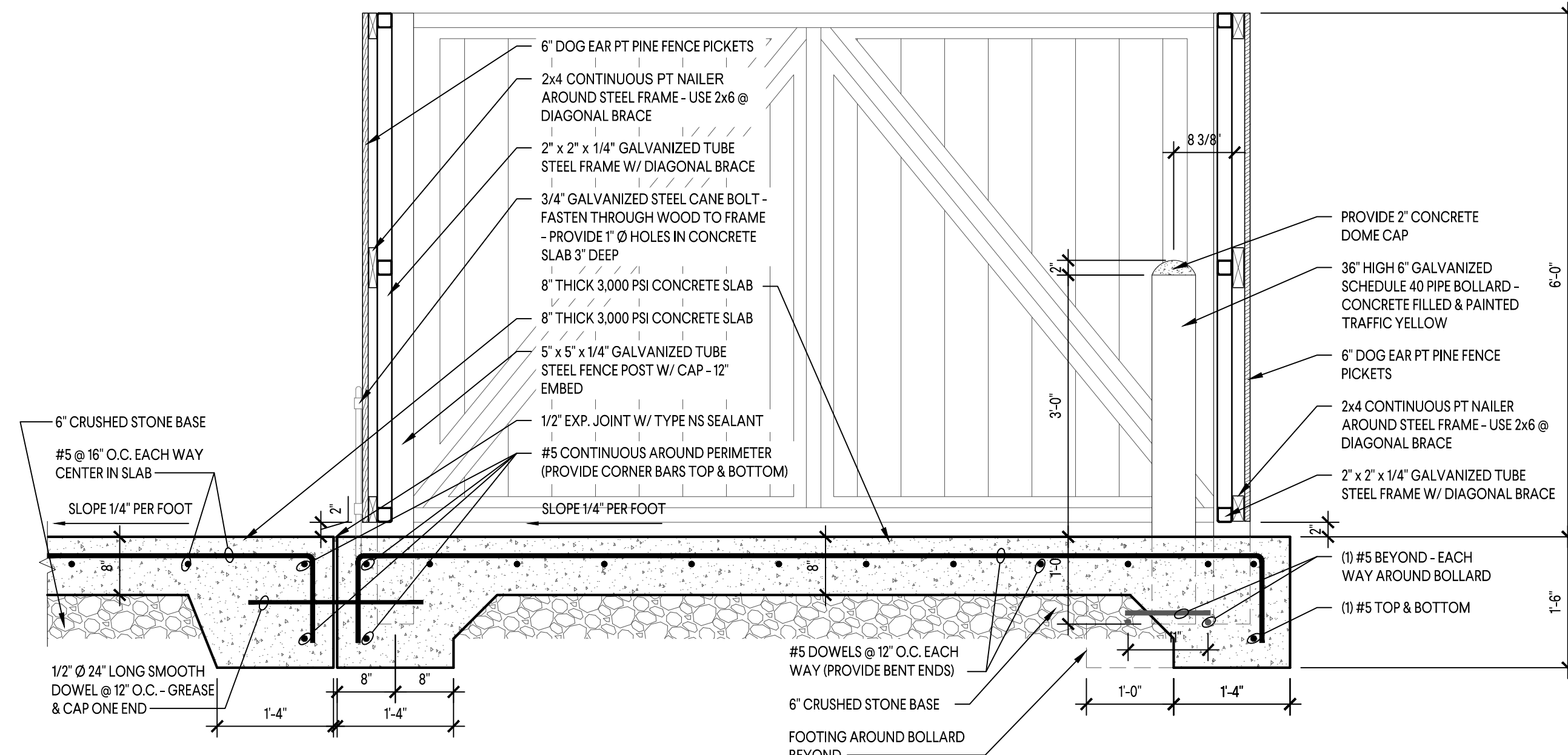
MONROE, OHIO

VANILLA BOX - TENANT BUILDOUT UNDER SEPARATE PERMIT

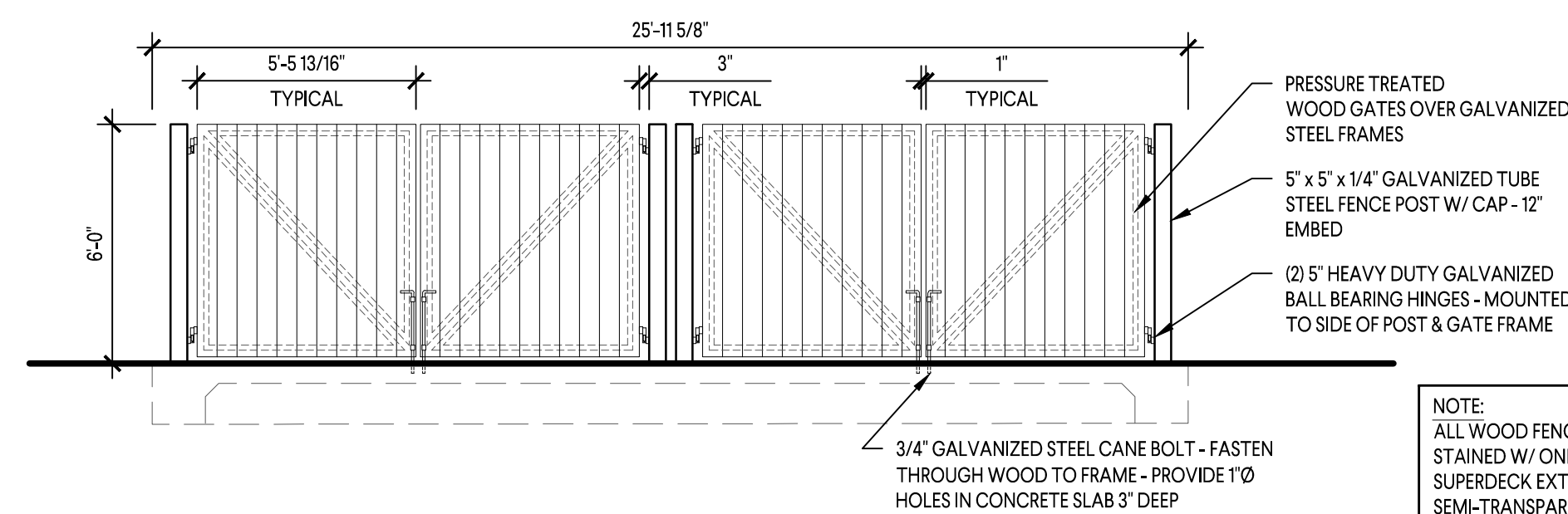
GMC Project # AMOB230146

SITE
PHOTOMETRICS
PLAN

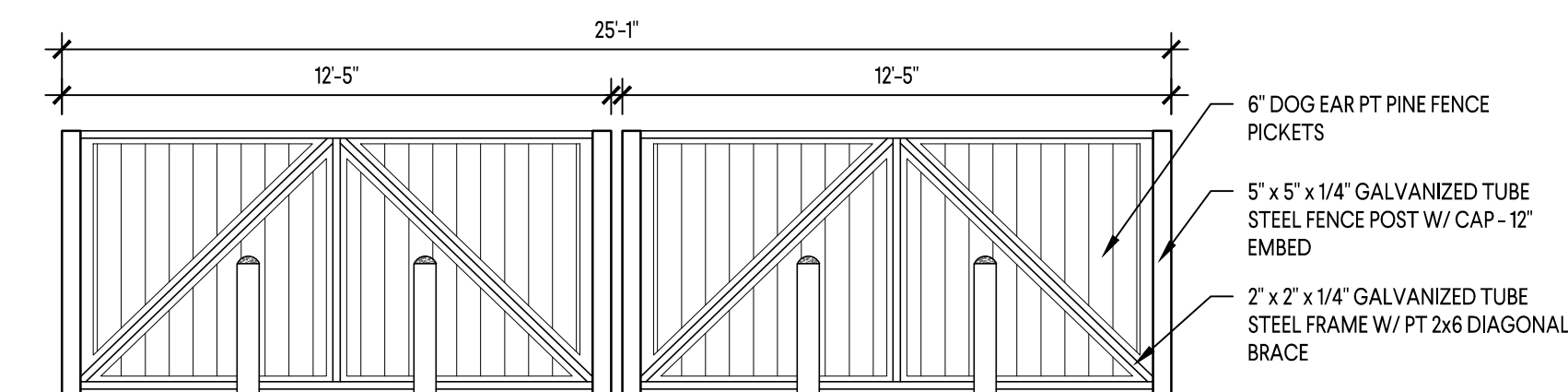
G-6.0



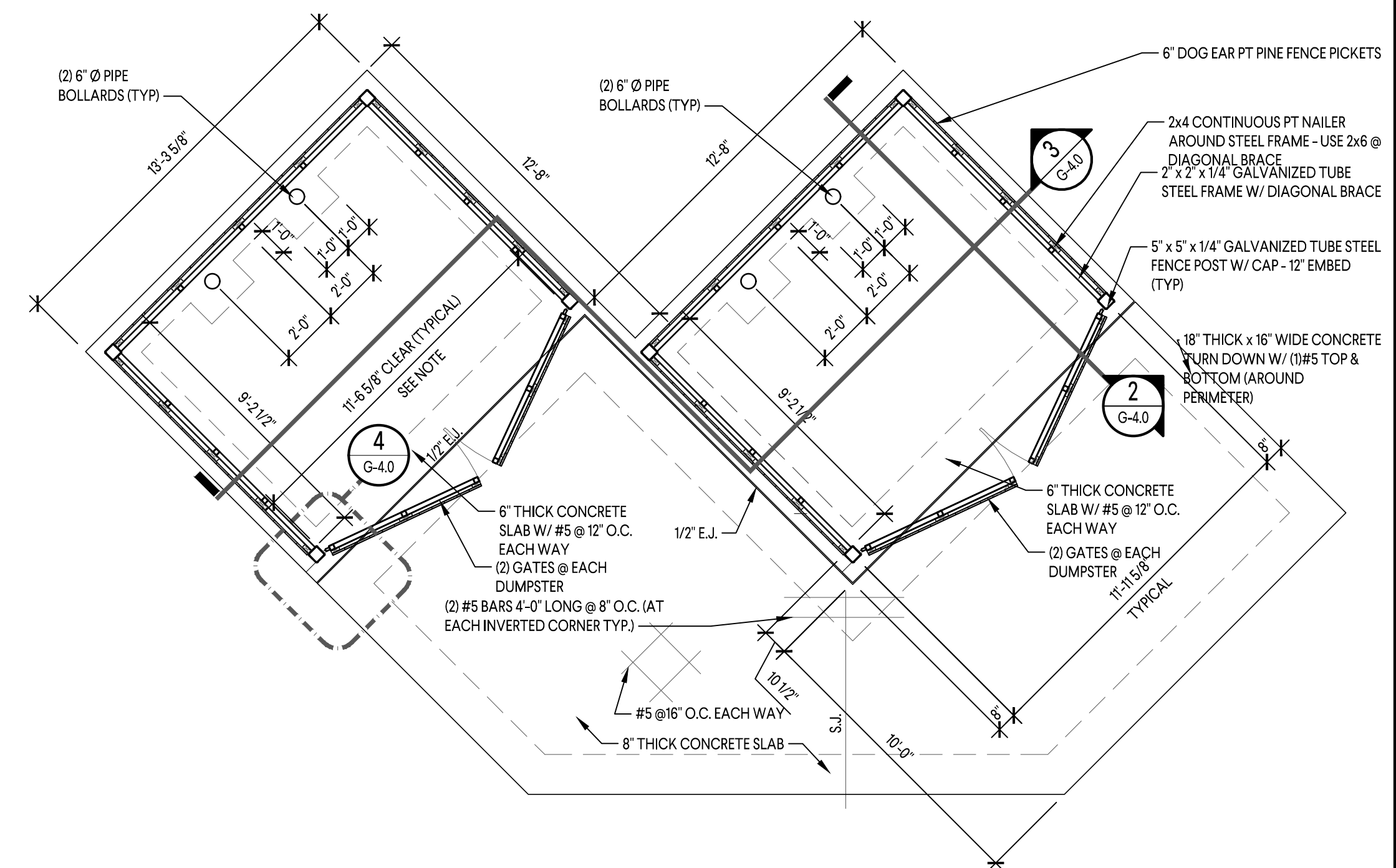
CROSS SECTION



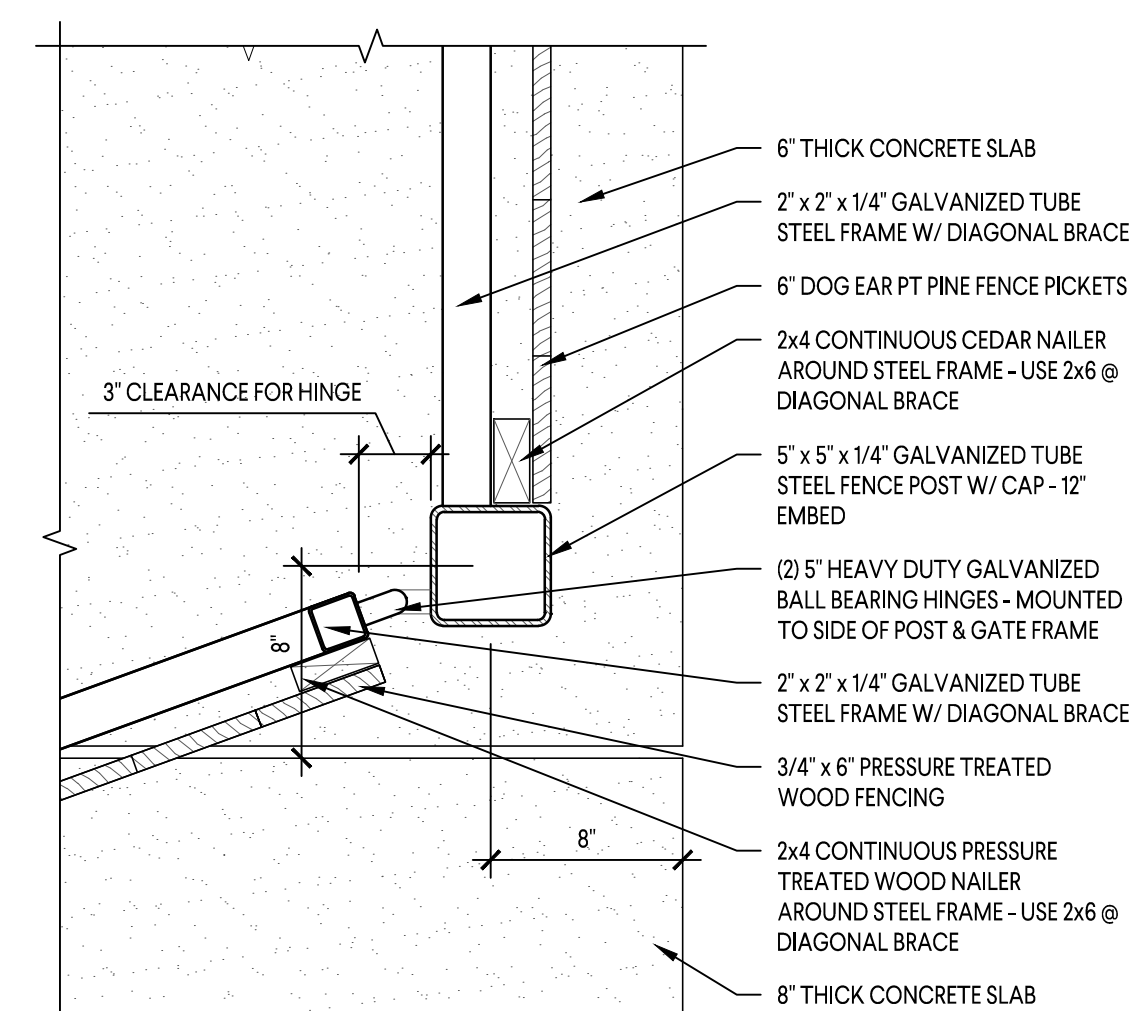
3 DUMPSTER ENCLOSURE INTERIOR ELEVATION
G-4.0 SCALE: 1/4"=1'-0"



5 DUMPSTER ENCLOSURE EXTERIOR ELEVATION
G+4.0 SCALE: 1/4"=1'-0"



1 DUMPSTER ENCLOSURE PLAN & ELEVATION
G-4.0 SCALE: 1/4"=1'-0"



4 HINGE DETAIL
G-4.0 SCALE: 1 1/2"=1'-0"

GOODWYN MILLS CAWOOD
111 NORTH WATER STREET, SUITE 15250
MOBILE, AL 36602
T 251-460-4006
GMCNETWORK.COM

	ISSUE DATE
	DRAWN BY: JRB
	CHECKED BY: SKB

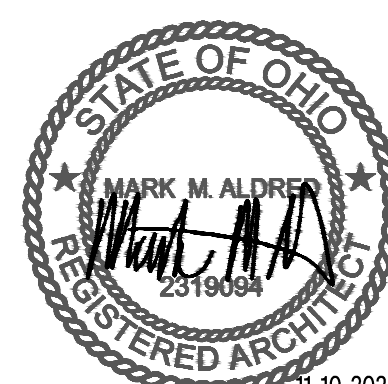
FUTURE

DOLLAR TREE

MONROE, OHIO

GMC Project # AMOB230146

VANILLA BOX - TENANT BUILDOUT UNDER SEPARATE PERMIT



DUMPSTER ENCLOSURE PLAN & SECTIONS

G-4.0