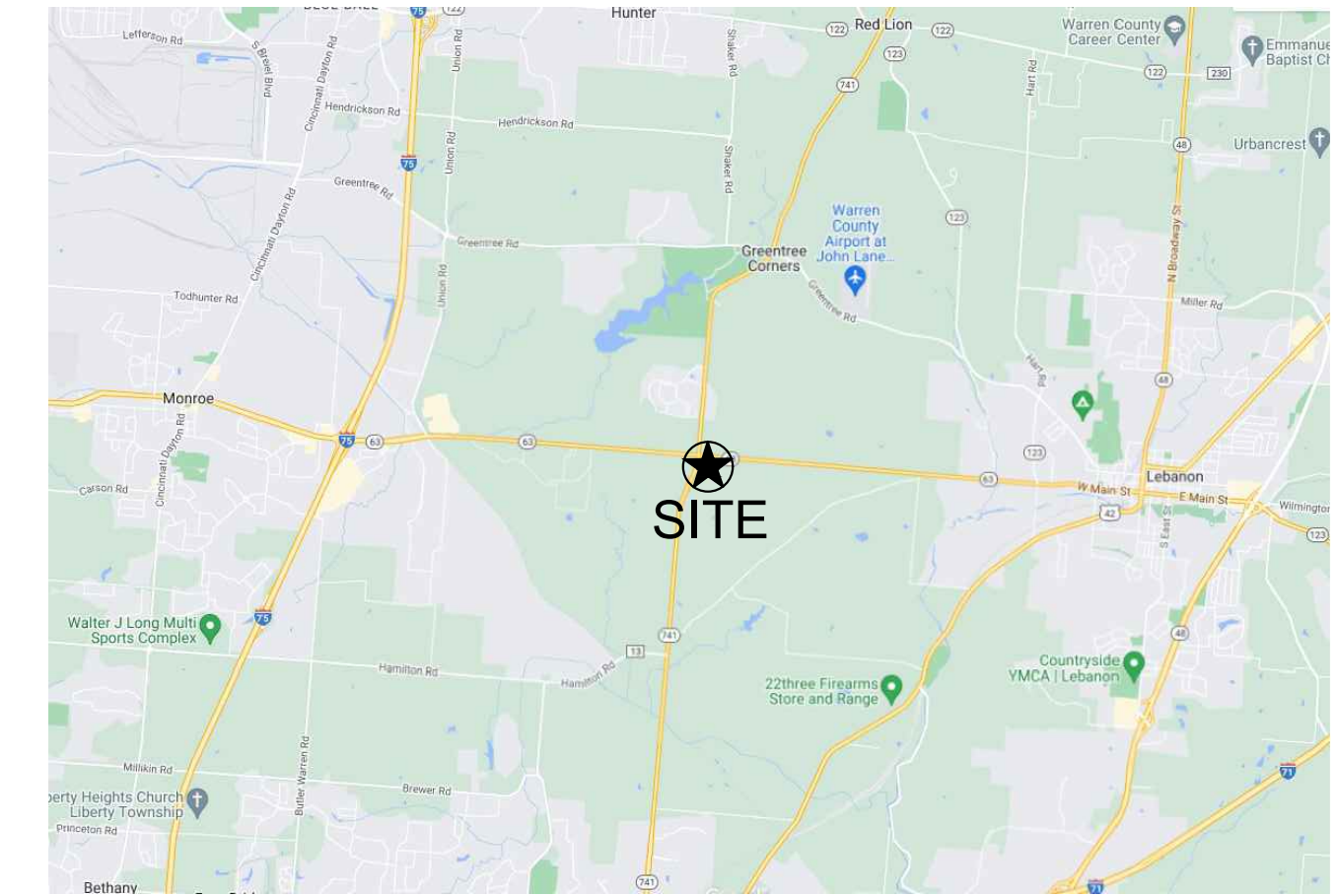
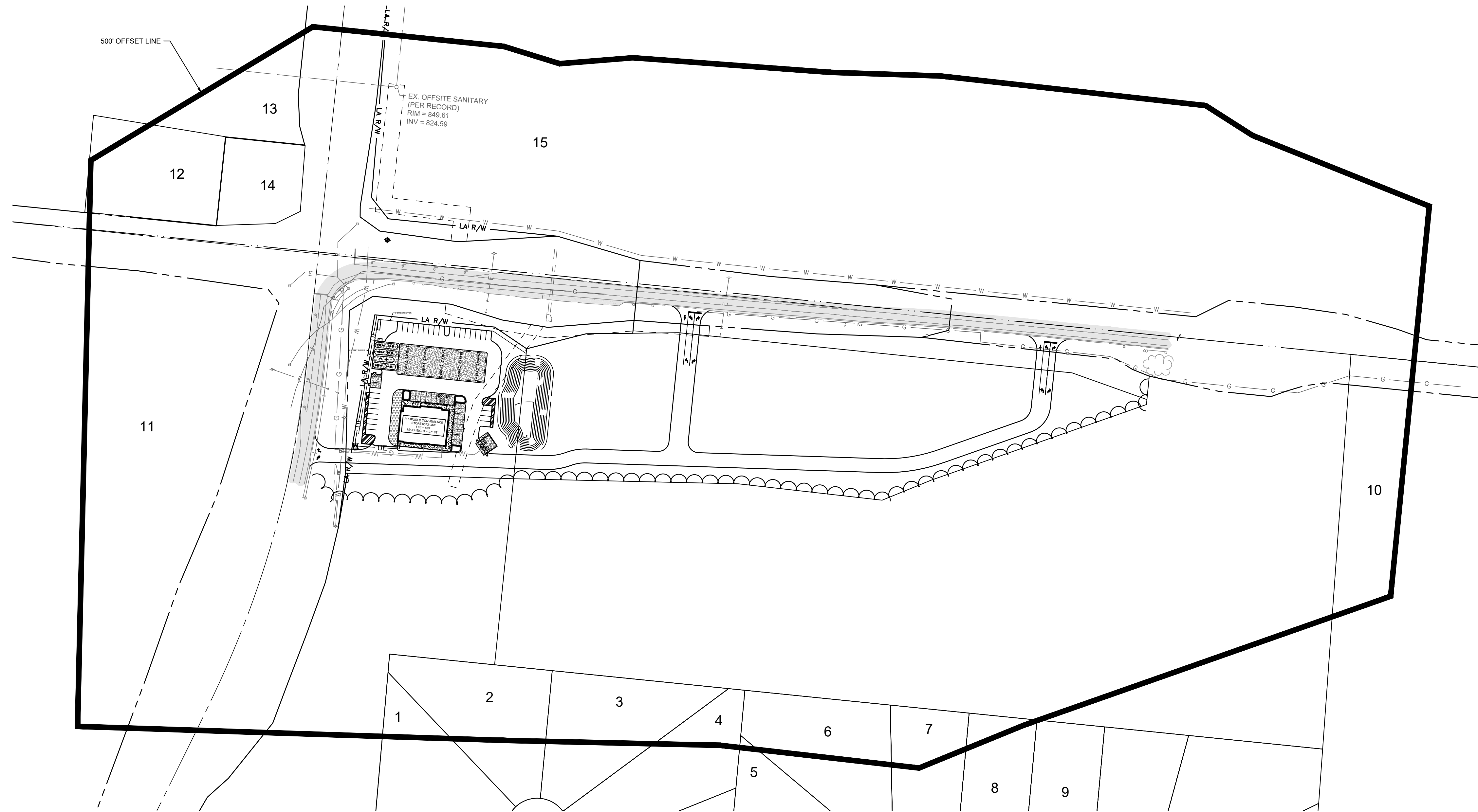


UNION VILLAGE SPECIAL DISTRICT 3A

PUD STAGE II SUBMITTAL



Assigned Number	Owner(s)	Property Address	Existing Zoning Classification
1	JAMES W. KELLY	201 OXON PASS, LEBANON, OH 45036	R1 PUD
2	KEVIN J. MURPHY	193 OXON PASS, LEBANON, OH 45036	R1 PUD
3	JENNA C. STONITSCH	192 OXON PASS, LEBANON, OH 45036	R1 PUD
4	NICHOLAS MELLUZZO & HILLARY COOPER	200 OXON PASS, LEBANON, OH 45036	R1 PUD
5	MAIKO THOMPSON	227 EL'S PASS, LEBANON, OH 45036	R1 PUD
6	DENNIS M. & LORI L. STRUYK	219 EL'S PASS, LEBANON, OH 45036	R1 PUD
7	MATTHEW J. & MELISSA A. DUNN	211 EL'S PASS, LEBANON, OH 45036	R1 PUD
8	NATHAN G. & KRISTEN R. RIDINGS	203 EL'S PASS, LEBANON, OH 45036	R1 PUD
9	MARK & CHERYL MCCREARY	195 EL'S PASS, LEBANON, OH 45036	R1 PUD
10	MARTIN J. WOEBKENBERG	3231 ROUTE 63, LEBANON, OH 45036	R1
11	STATE OF OHIO	3791 ROUTE 63, LEBANON, OH 45036	PI
12	OTTERBEIN LEBANON, LLC	0 N ROUTE 741, LEBANON, OH 45036	PUD
13	OTTERBEIN LEBANON, LLC	0 N ROUTE 741, LEBANON, OH 45036	PUD
14	CINCINNATI GAS & ELECT CO	0 ROUTE 63, LEBANON, OH 45036	MXU-C
15	OTTERBEIN HOME	0 N ROUTE 741, LEBANON, OH 45036	PUD

TEAM MEMBERS:

OWNER: JEFFREY R. ANDERSON REAL ESTATE
CONTACT: CASEY ABNEY
CABNEY@ANDERSON-REALESTATE.COM
(513) 366-3531
3825 EDWARDS RD., SUITE 200
CINCINNATI, OH 45209

CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT: THE KLEINGERS GROUP
CONTACT: DOUG WOESTE
DOUG.WOESTE@KLEINGERS.COM
(513) 274-7576
6219 CENTRE PARK DRIVE
WEST CHESTER, OHIO 45069

Sheet List Table

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	GENERAL DETAILS
C200	LOCATION PLAN
C201	OVERALL DEVELOPMENT SITE PLAN
C300	UTILITY PLAN
C400	GRADING PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
P100	PHOTOMETRIC PLAN



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SEAL:

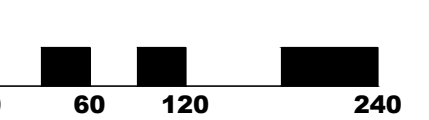
NO.	DATE	DESCRIPTION
1	5-30-2024	PUD STAGE II SUBMITTAL

UNION VILLAGE SPECIAL DISTRICT 3A
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 240020.001

DATE: 2024-05-30

SCALE:



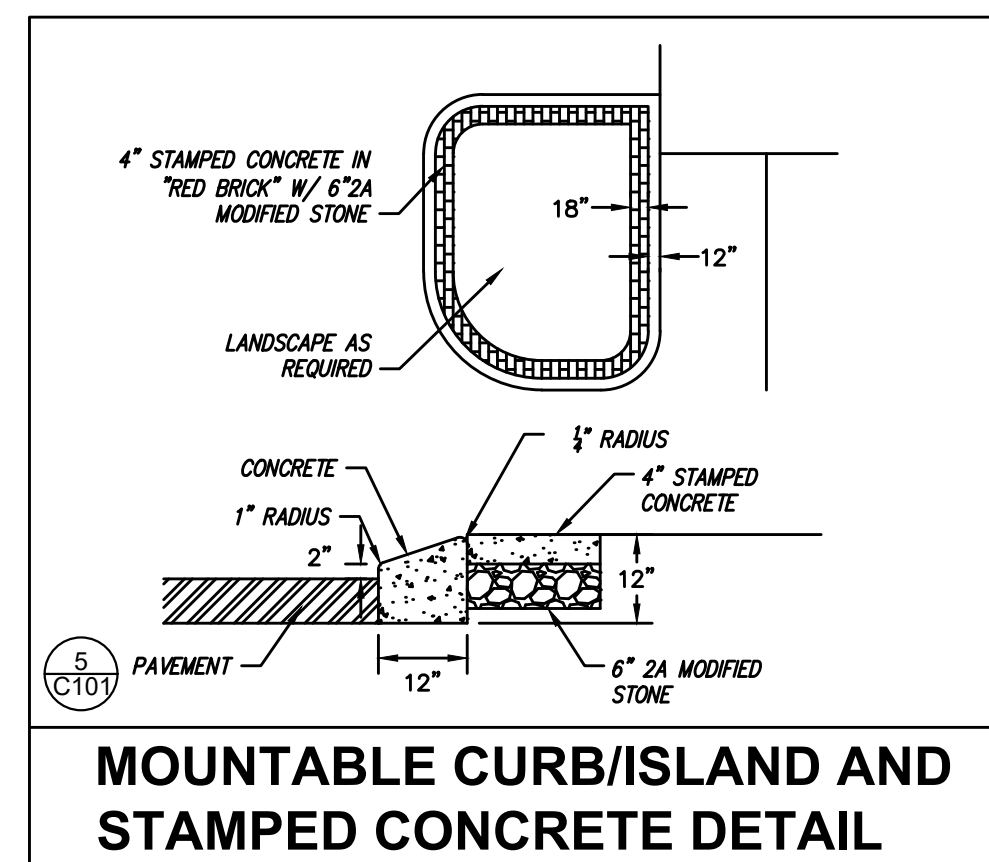
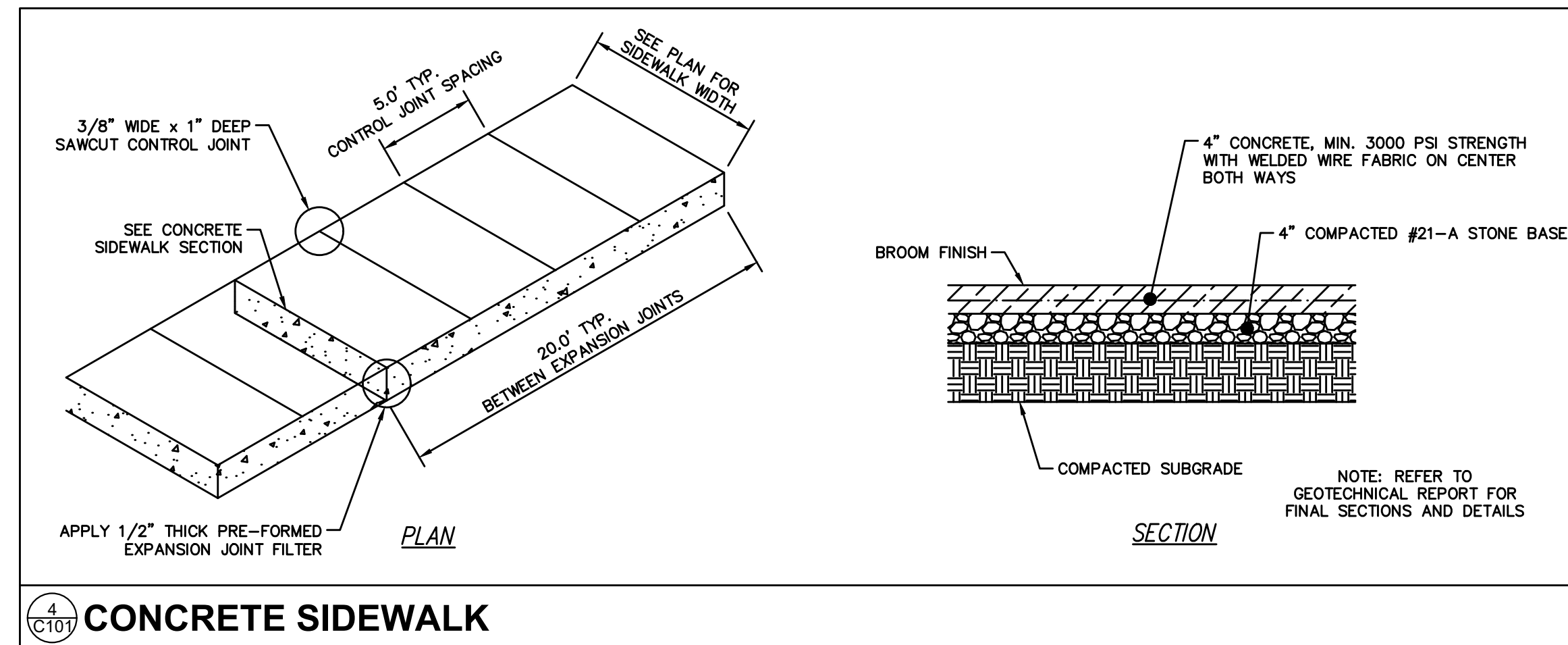
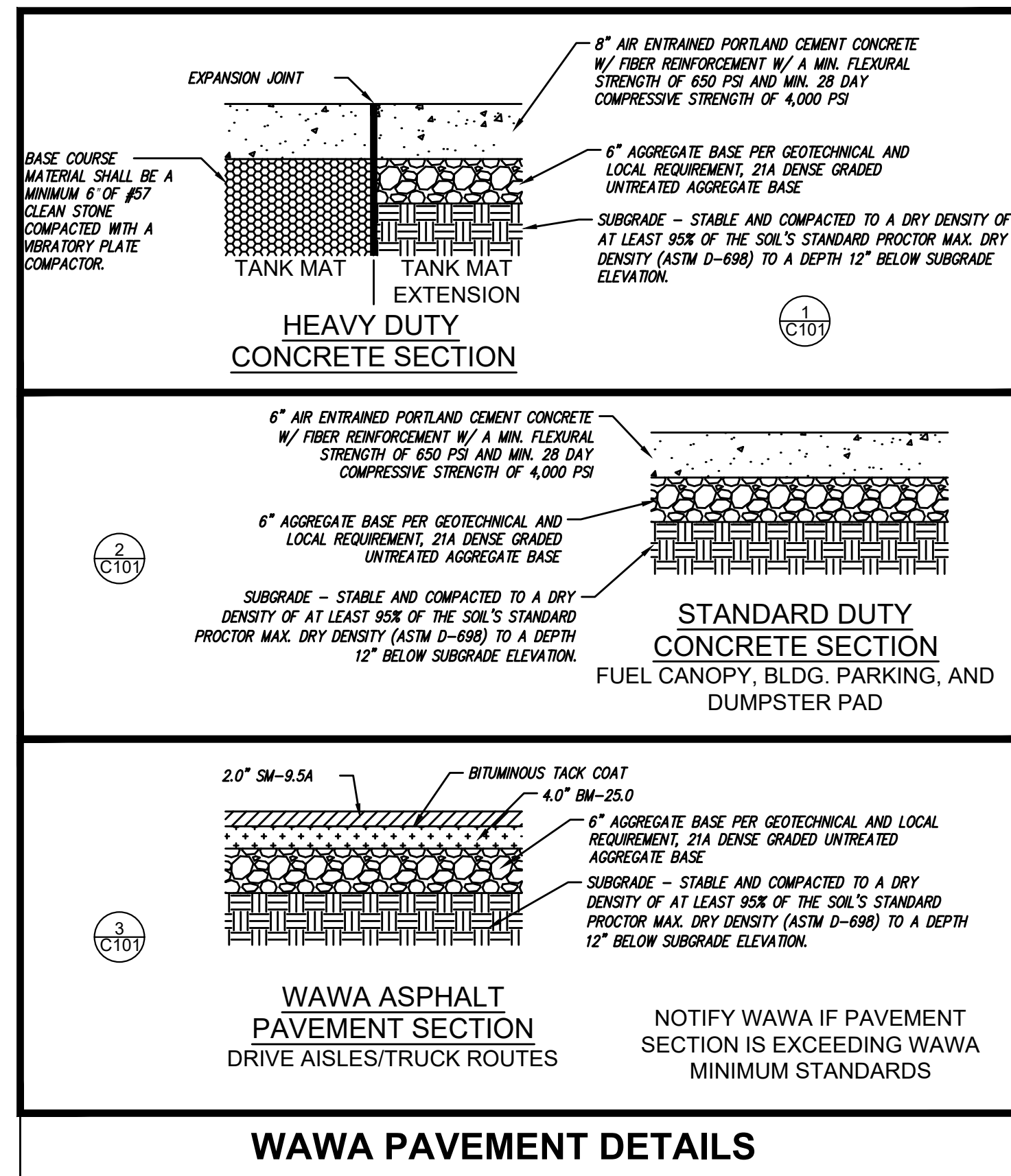
SHEET NAME:

TITLE SHEET

SHEET NO.

C100





SEAL:

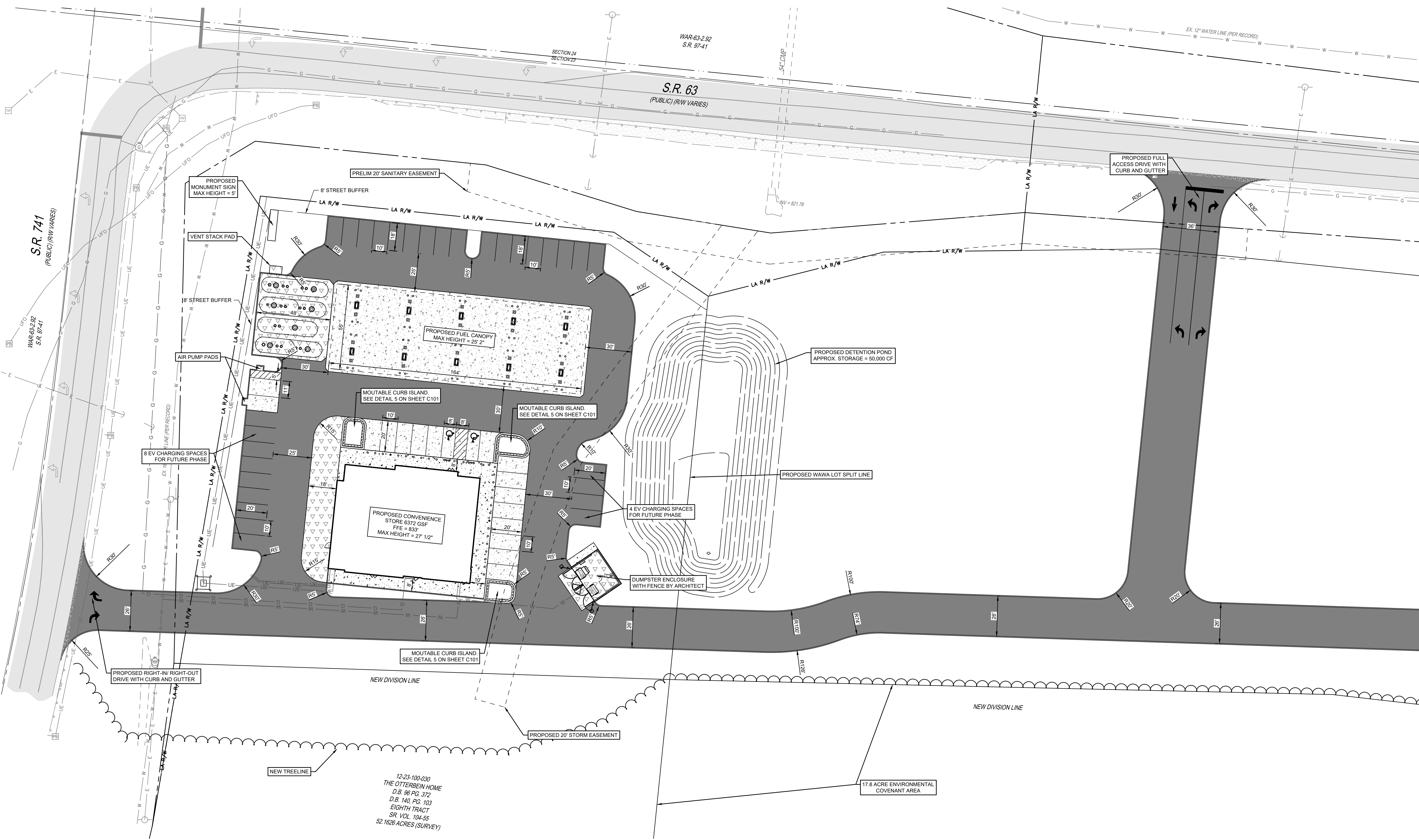
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UNION VILLAGE SPECIAL DISTRICT 3A
TURTLE CREEK TOWNSHIP WARREN COUNTY, OHIO

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DATE: 2024-05-30
SCALE:
SHEET NAME:

GENERAL DETAILS

SHEET NO.
C101



SITE DATA

SITE ADDRESS:	NO ADDRESS ASSIGNED AT THIS TIME	REQUIRED PARKING:	1 SPACE PER 350 SF PLUS 2 SPACES PER FUEL PUMP. (1/350 X 6372 SF) + (2 X 10 FUEL PUMPS) = 39 SPACES
EXISTING PARCEL NUMBER:	1223100030	PROPOSED PARKING:	34 STANDARD SPACES 2 ADA SPACES 12 EV CHARGING SPACES 48 TOTAL SPACES
BUILDING AREA:	6372 GSF	PERCENTAGE OF WAWA SITE OCCUPIED BY EASEMENTS:	6.5%
TOTAL PUD AREA:	359239 SF @ .247 ACRES	IMPERVIOUS SURFACE PERCENTAGE:	70.4%
EXISTING ZONING:	R1 PUD	FLOOR AREA RATIO:	14.6%
PROPOSED WAWA LOT AREA:	89004 SF @ 2.043 ACRES		
EXISTING USE:	WOODED LOT		
FUTURE USE:	CONVENIENCE STORE WITH GAS SERVICE		

PROPOSED LEGEND

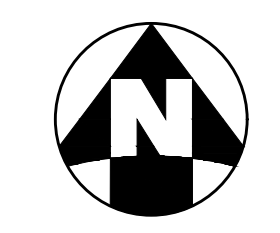
	HEAVY DUTY CONCRETE (1) C101
	STANDARD DUTY CONCRETE (2) C101
	WAWA ASPHALT PAVEMENT (3) C101
	CONCRETE SIDEWALK (4) C101

GENERAL NOTES

- ACCESS DRIVES TO BE CURB AND GUTTER



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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

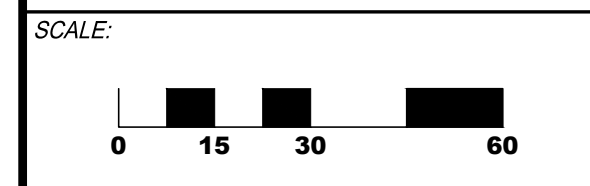


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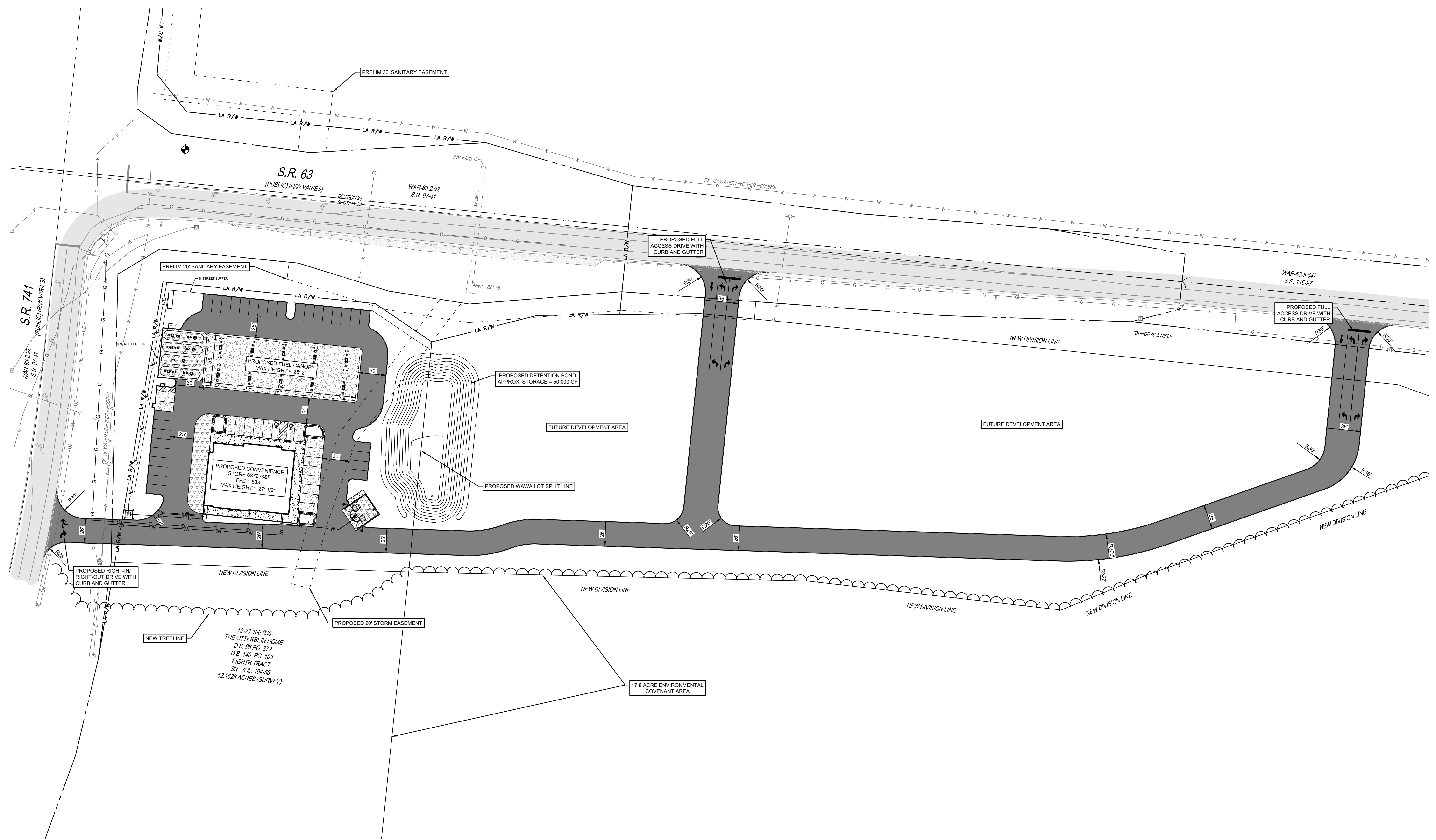
PROJECT NO: 240020.001
 DATE: 2024-05-30



SHEET NAME:

LOCATION PLAN

SHEET NO.
C200



PROPOSED LEGEND

	HEAVY DUTY CONCRETE	1	(C101)
	STANDARD DUTY CONCRETE	2	(C101)
	WAWA ASPHALT PAVEMENT	3	(C101)
	CONCRETE SIDEWALK	4	(C101)

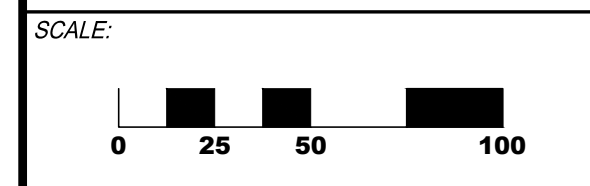
GENERAL NOTES
 1. ACCESS DRIVES TO BE CURB AND GUTTER

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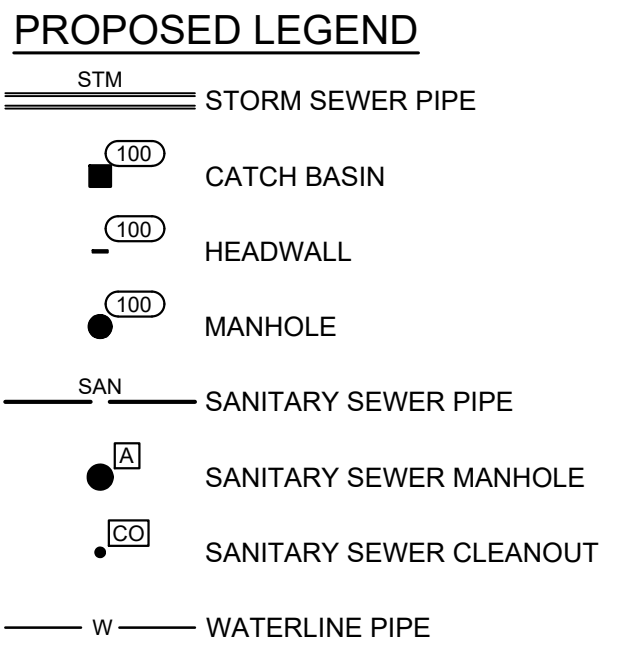
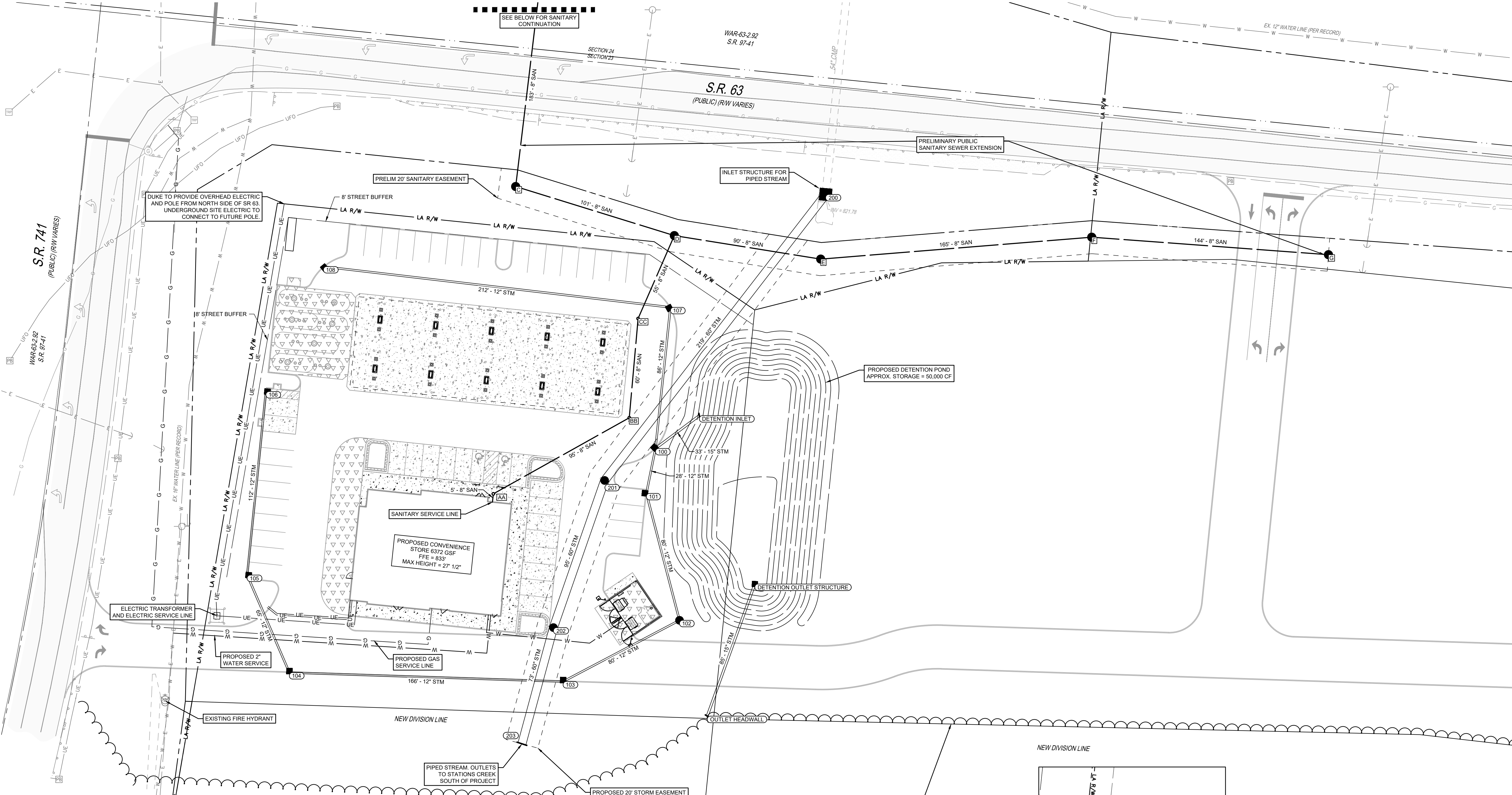
SHEET NAME:
OVERALL DEVELOPMENT SITE PLAN

SHEET NO.
C201

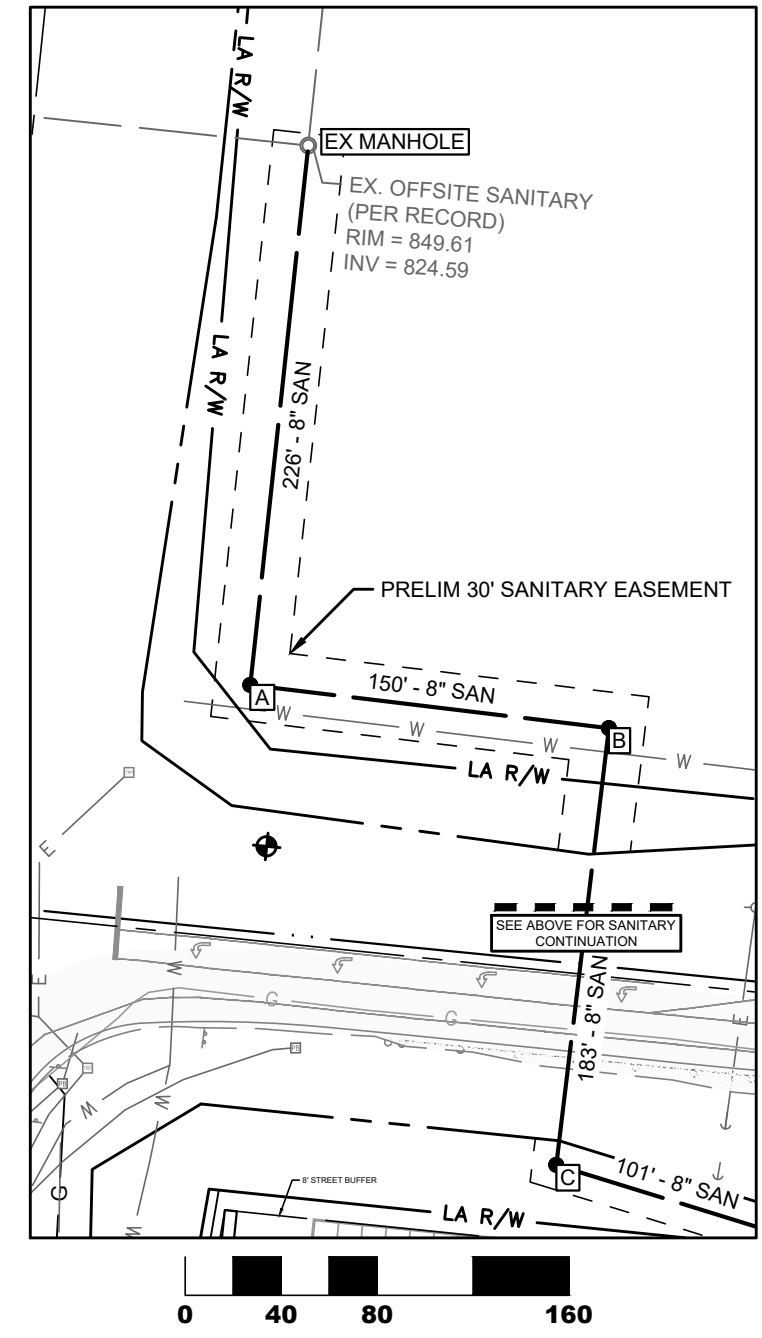


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12-23-100-030
 THE OTTERBEIN HOME
 D.B. 96 PG. 372
 D.B. 141 PG. 103
 EIGHTH TRACT
 SR. VOL. 104-55
 52.1626 ACRES (SURVEY)



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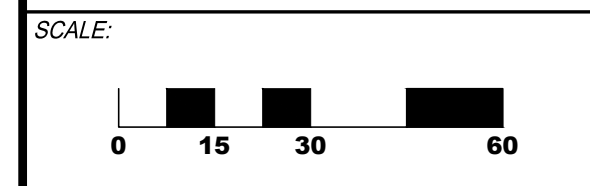
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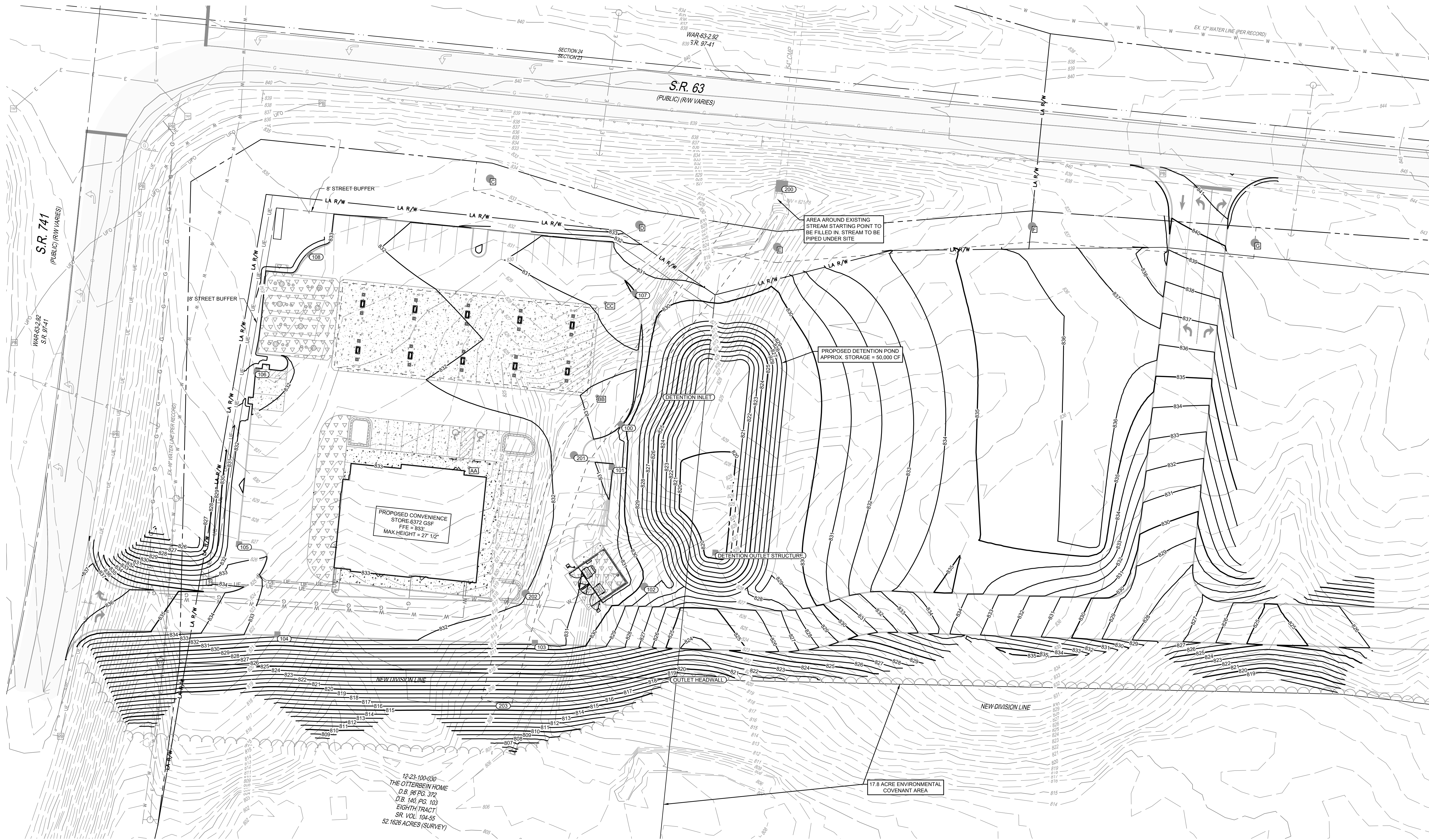
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SHEET NAME:

UTILITY PLAN

SHEET NO.
C300



GRADING LEGEND

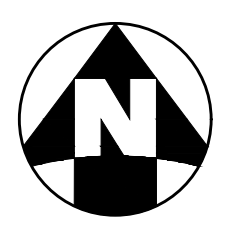
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

NOTES:

- SUBJECT SITE IS LOCATED IN ZONE X-AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA'S NON-PRINTED PANEL NO. 39165C0120E AND NO. 39165C0110E WITH AN EFFECTIVE DATE OF 12/16/2010.



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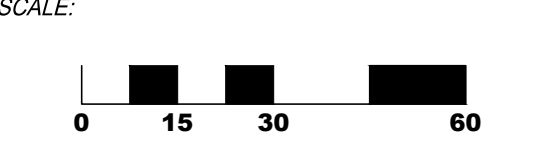

THE KLEINGERS GROUP
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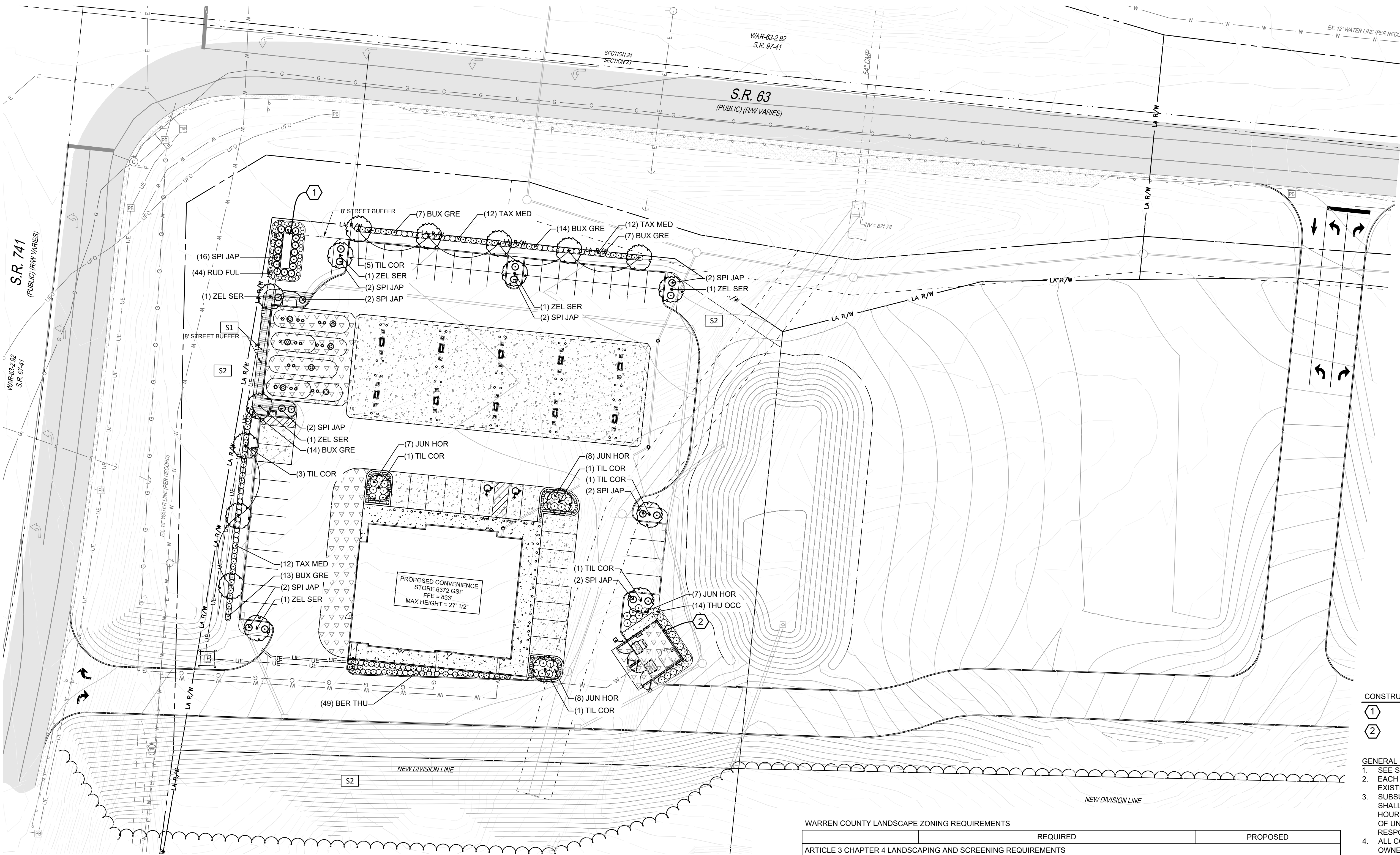


SHEET NAME:

GRADING PLAN

SHEET NO.
C400

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- SURFACE ITEMS**
- S1 RIVER STONE SURFACING, TYP.
 - S2 TURFGRASS SOD, TYP.
- PLANT MATERIAL**
- DECIDUOUS TREE, TYP.
 - EVERGREEN TREE, TYP.
 - SHRUBS, TYP.
 - PERENNIALS & ORNAMENTAL GRASSES, TYP.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
TIL COR	TILIA CORDATA	LITTLELEAF LINDEN	2" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. MIN.	B&B	
EVERGREEN TREES:					
THU OCC	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HT.	B&B	PLANT 4' O.C.
SHRUBS:					
BER THU	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	12" HT. MIN.	CONT.	PLANT 3' O.C.
BUX GRE	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	12" HT. MIN.	CONT.	PLANT 3' O.C.
JUN HOR	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	18" SP. MIN.	CONT.	PLANT 4' O.C.
SPI JAP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HT. MIN.	CONT.	PLANT 4' O.C.
TAX MED	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	12" HT. MIN.	CONT.	PLANT 3' O.C.
PERENNIALS AND ORNAMENTAL GRASSES:					
RUD FUL	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	CONT.	PLANT 2' O.C.
TURFGRASS SOD: SEE SPECIFICATIONS					

WARREN COUNTY LANDSCAPE ZONING REQUIREMENTS

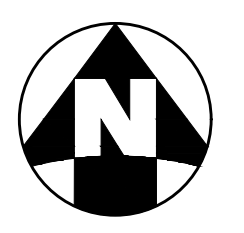
	REQUIRED	PROPOSED
ARTICLE 3 CHAPTER 4 LANDSCAPING AND SCREENING REQUIREMENTS		
SPECIES DIVERSITY 3.404(D)(3)	WHEN LESS THAN 40 TREES ARE REQUIRED ON A SITE, AT LEAST 2 DIFFERENT SPECIES SHALL BE UTILIZED, IN ROUGHLY EQUAL PROPORTIONS	PROVIDED
STREETSCAPE BUFFER 3.405(A)	THE FRONT YARD OF EACH SITE SHALL BE LANDSCAPED WITH STREET TREES. STREET TREES MAY BE CREDITED TOWARDS THE MINIMUM REQUIREMENTS SPECIFIED IN SECTION 3.407(A) TREES ARE REQUIRED AT A RATE OF 1 TREE PER 40 FEET OF FRONTAGE 296 LF FRONTAGE = 8 TREES REQUIRED	8 TREES PROVIDED
MECHANICAL EQUIPMENT, SERVICE STRUCTURE AND DUMPSTER SCREENING 3.405(C)	DUMPSTERS SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC AND PRIVATE RIGHTS-OF-WAY THROUGH THE USE OF LANDSCAPING OR ENCLOSURES	DUMPSTER TO BE SCREENED BY FENCE AS SPECIFIED BY THE ARCHITECT
INTERIOR LANDSCAPE REQUIREMENTS - MINIMUM AREA 3.406(A) (1)	10% OF THE TOTAL PARKING AREA SHALL CONTAIN ISLANDS FOR LANDSCAPING 31,184 SF PARKING AREA = 3,118 SF ISLANDS REQUIRED	3,277 SF ISLANDS PROVIDED = 10.5% OF PARKING AREA
INTERIOR LANDSCAPE REQUIREMENTS - DISTRIBUTION 3.406(A)(4)	ISLANDS SHALL BE REQUIRED AT THE END OF EACH PARKING ROW A MAXIMUM OF 12 PARKING SPACES IN A ROW CAN OCCUR BEFORE A LANDSCAPED ISLAND IS REQUIRED	PROVIDED
INTERIOR LANDSCAPE REQUIREMENTS - TREES AND SHRUB SPECIFICATIONS 3.406(A)(5)	ALL TREES SHALL HAVE A 1 1/2" DIAMETER AT TIME OF PLANTING END ISLANDS AND MIDDLE ISLANDS MUST CONTAIN 1 TREE AND 2 SHRUBS SHRUBS SHALL NOT EXCEED MORE THAN 3 FEET IN HEIGHT	A MINIMUM OF 1 TREE AND 2 SHRUBS ARE PROVIDED IN EACH ISLAND
STREET BUFFER 3.407(A)	MINIMUM WIDTH OF 8 FEET CONTAINING PLANT MATERIAL INCLUSIVE OF NON-INVASIVE DECIDUOUS TREES. GROUND COVER AND SHRUBS SHALL PROVIDE A VISUAL SCREEN MAINTAINED AT A HEIGHT OF NOT GREATER THAN 3 FEET.	PROVIDED

- CONSTRUCTION NOTES:**
- MONUMENT SIGN, BY OTHERS.
 - SCREENING FENCE, SEE ARCHITECT'S PLANS.

- GENERAL NOTES:**
- SEE SHEET L101 FOR LANDSCAPE DETAILS AND NOTES.
 - EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 - ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
 - ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
 - PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
 - CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.



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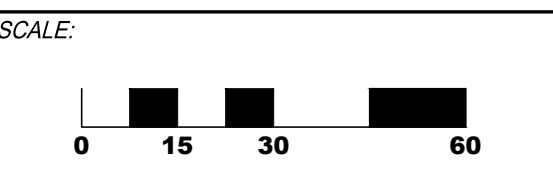
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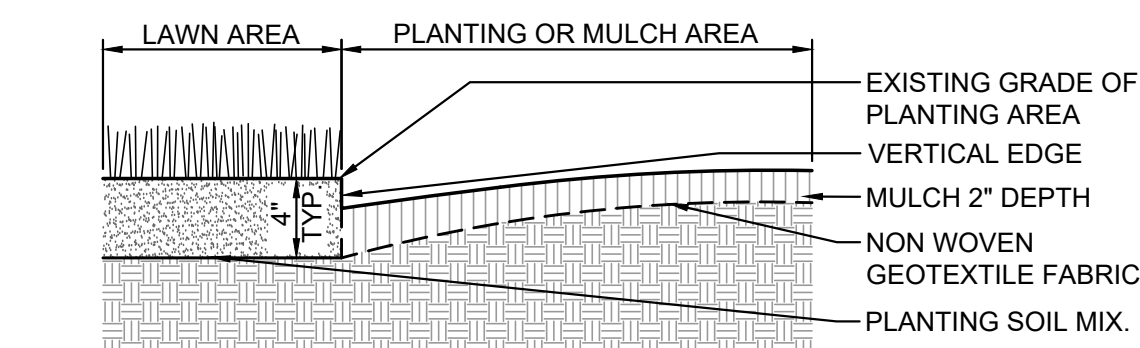
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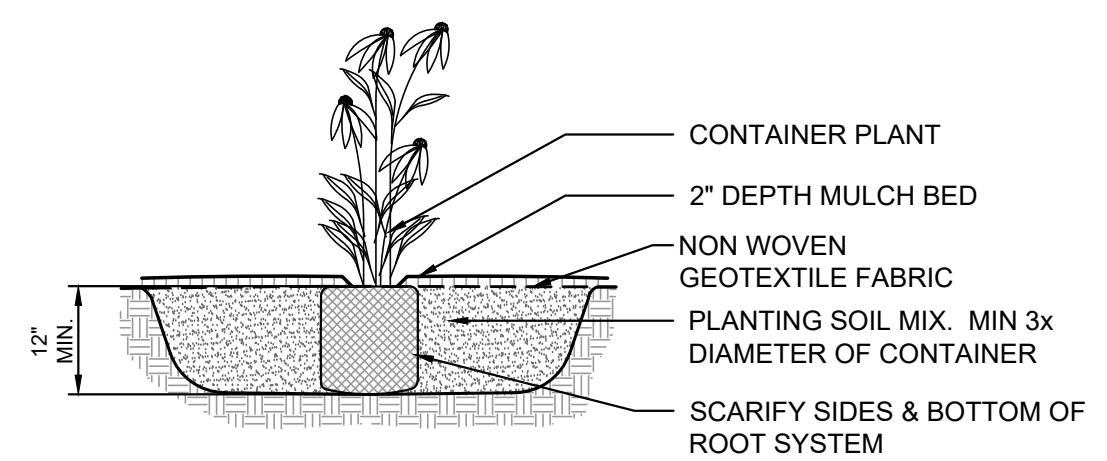
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LANDSCAPE PLAN

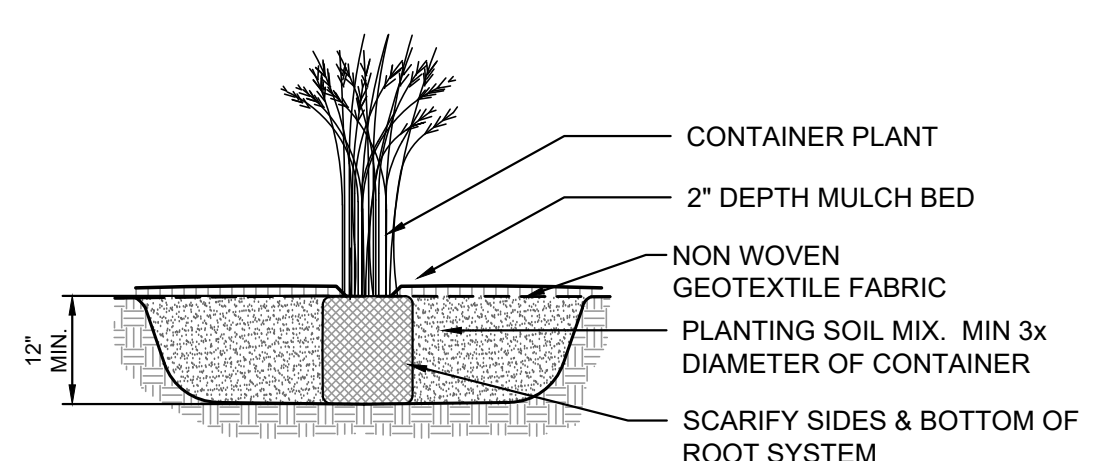
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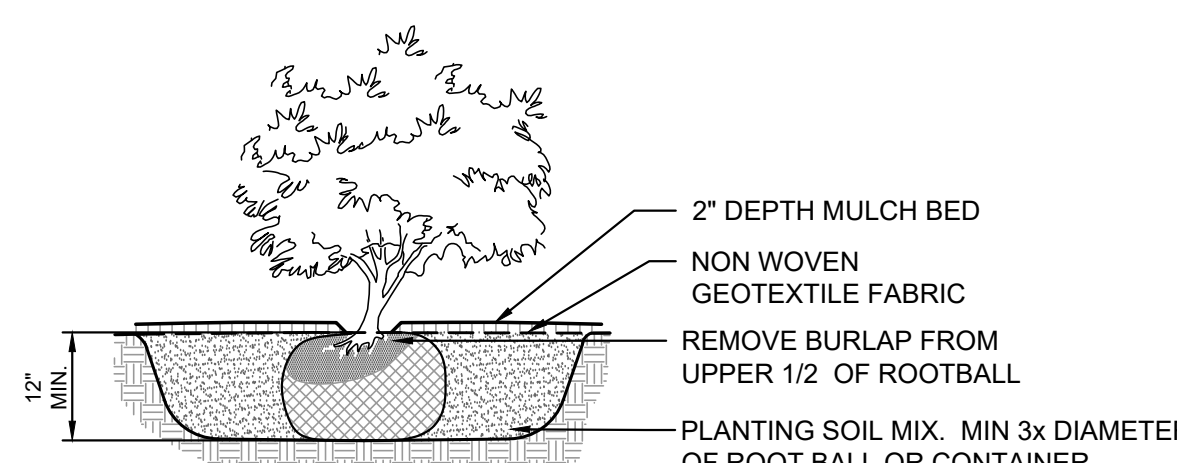
1 PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



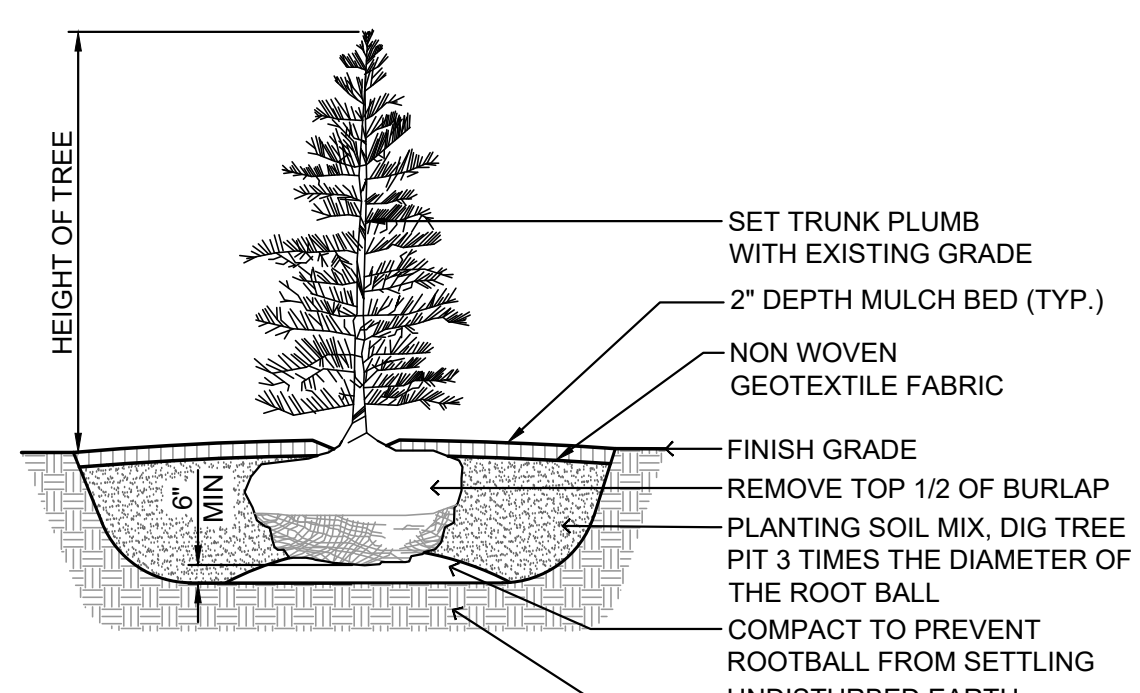
2 PERENNIAL PLANTING
N.T.S.



3 ORNAMENTAL GRASS PLANTING
N.T.S.



4 SHRUB PLANTING
N.T.S.



- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
 - DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE.

5 EVERGREEN TREE PLANTING
N.T.S.

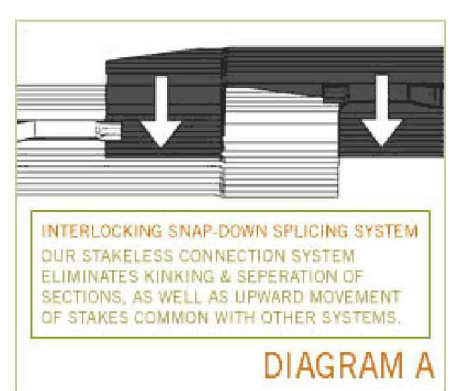


DIAGRAM A

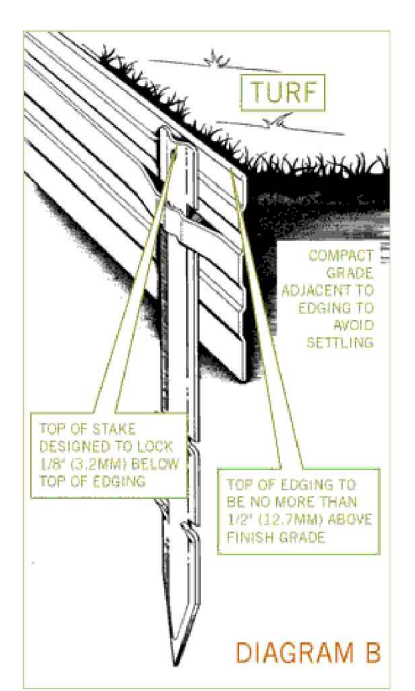
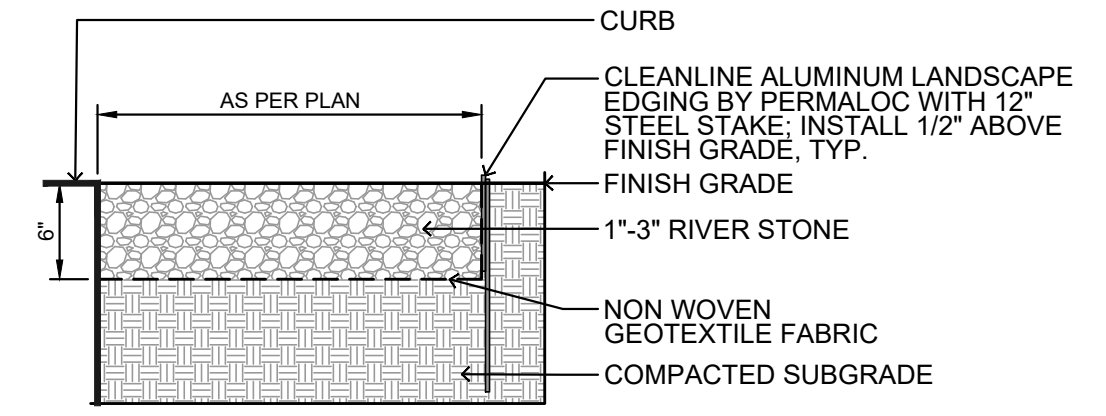
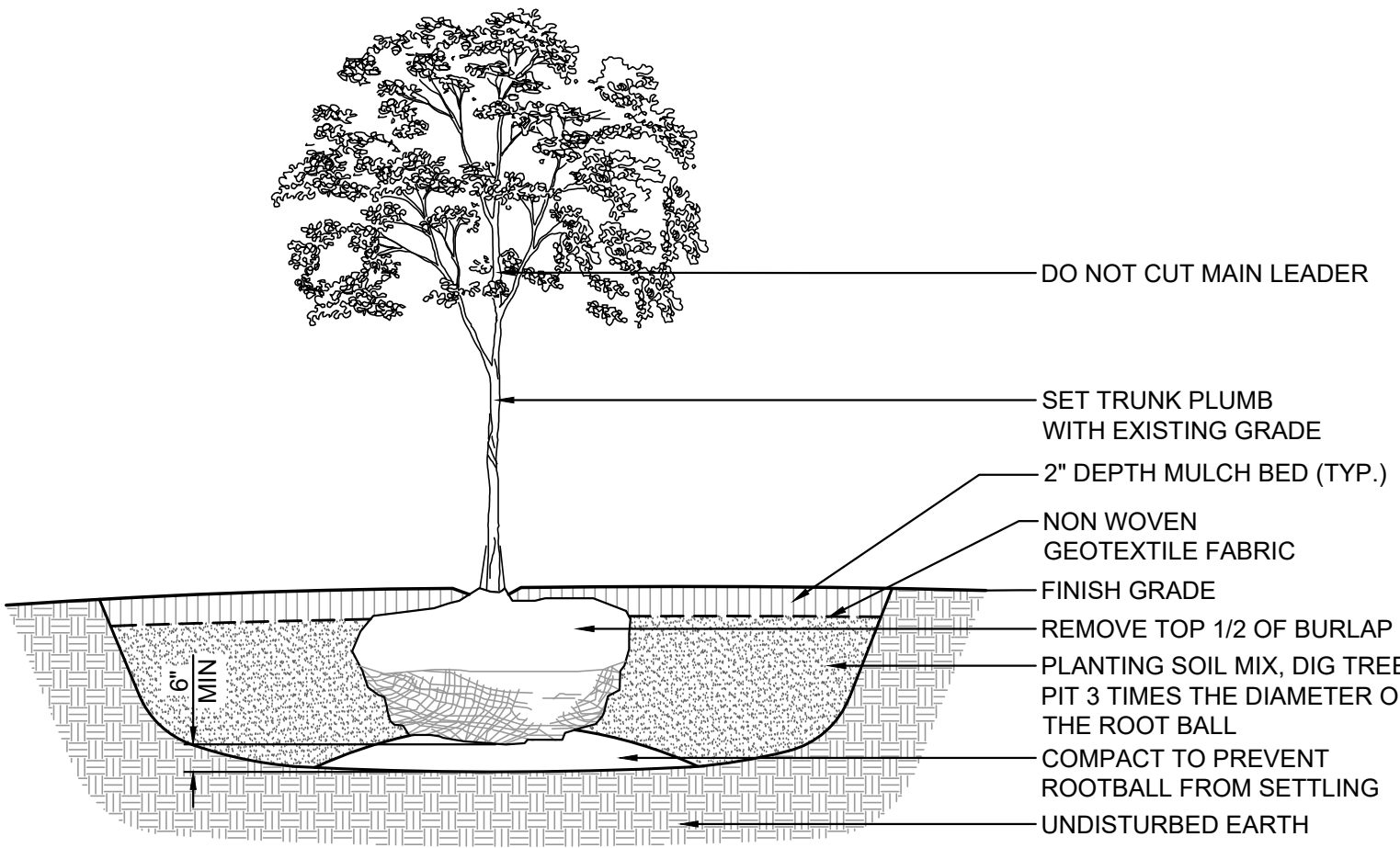


DIAGRAM B



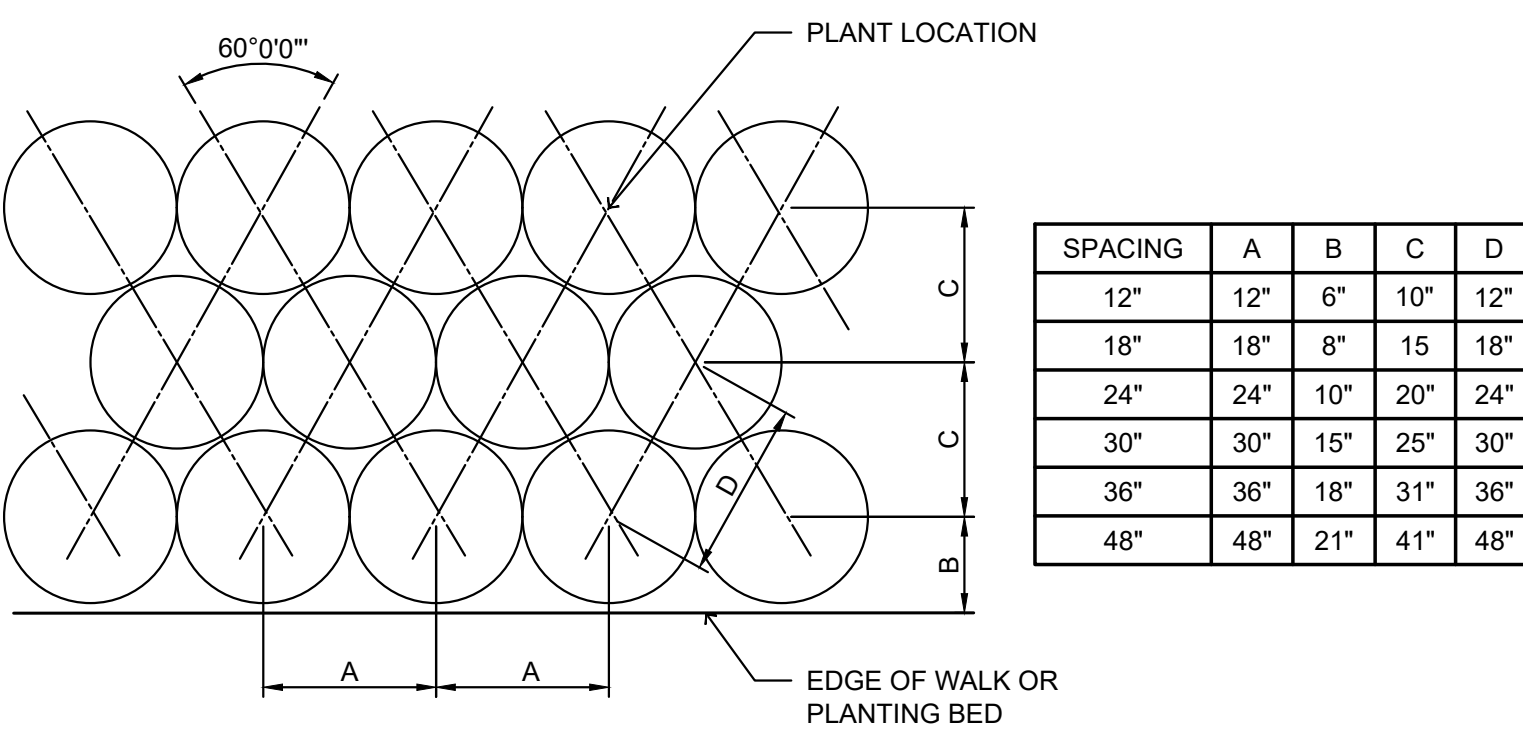
- INSTALLATION INSTRUCTIONS:
- DIG LANDSCAPE TRENCH 1" (25MM) DEEPER THAN THE EDGING BEING SET.
 - SET THE EDGING INTO THE LANDSCAPE TRENCH WITH THE TOP 1/2" (12.5CM) ABOVE WHAT WILL BECOME THE COMPACTED FINISH GRADE. (THE INSTALLER CAN CONNECT THE ADJACENT SECTIONS OF THE EDGING PRIOR TO OR AFTER THE SECTIONS ARE PLACED IN THE TRENCH.) WHERE CONNECTIONS ARE NEEDED ON CURVES, THE INSTALLER WILL FIND THAT CONNECTING SECTIONS PRIOR TO INSTALLING WILL ALLOW FOR FASTER COMPLETION.
 - START AT THE BEGINNING OF THE BED AREA AND BEGIN DRIVING THE 12" (30.5CM) ALUMINUM STAKES. (NOTE: THERE ARE MORE LOOPS PER SECTION THAN STAKES. THE ADDITIONAL LOOPS ARE PROVIDED FOR GREATER VERSATILITY OF STAKING BASED ON THE DESIGN AND APPLICATION.)
 - SNAP DOWN THE ADJACENT SECTIONS. (SEE DIAGRAM A)
 - AT THE END OF THE BED AREA, CUT THE SECTION TO THE DESIRED LENGTH AND STAKE DOWN. BEGIN YOUR NEXT BED AREA WITH THE REMAINING PORTION OF THE CUT SECTION. (SEE DIAGRAM B) FORMING ANGLES: CUT THE BOTTOM OF THE EDGING HALFWAY UP USING A HACKSAW, LAY ON A HARD SURFACE PLACING A BRICK OR 4 X 4 OVER THE CUT. BEND UP TO THE DESIRED ANGLE USING A HAMMER TO STIFFEN ANGLE. THIS FORMS A 1/2" RADIUS ON TOP AVOIDING SHARP CORNERS.

6 STONE SURFACING
N.T.S.



- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
 - DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE.

7 DECIDUOUS TREE PLANTING
N.T.S.



8 PLANT SPACING
N.T.S.

LANDSCAPE NOTES

- ALL TOPSOIL SHALL BE A MINIMUM 4" IN ALL SOD AREAS AND 10" - 12" IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
- PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
- ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
- ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
- LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
- ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
- MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
- RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 1/2" ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/8" X 5 1/2" X 16' BY PERMALOC. (800-356-9660, /WWW.PERMALOC.COM) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS INCLUDED ON THIS SHEET.
- LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
- WEED BARRIER SHALL BE IN ALL LANDSCAPE MULCH BEDS AND NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN MULCH IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB.
- ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
- ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
- ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOUR INCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
- AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
- ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3". LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1"-3" "RIVER STONE" MULCH TO AT LEAST A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT WAWA'S PROJECT ENGINEER.
- TURF SPECIFICATION AND SEEDBED PREPARATION
 - UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4" OF TOPSOIL.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 280 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW-RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.
- PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr. West Chester, OH 45069 513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	5-30-2024	PUD STAGE II SUBMITTAL

UNION VILLAGE SPECIAL DISTRICT 3A
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 240020.001
DATE: 2024-05-30
SCALE:

SHEET NAME:

LANDSCAPE DETAILS

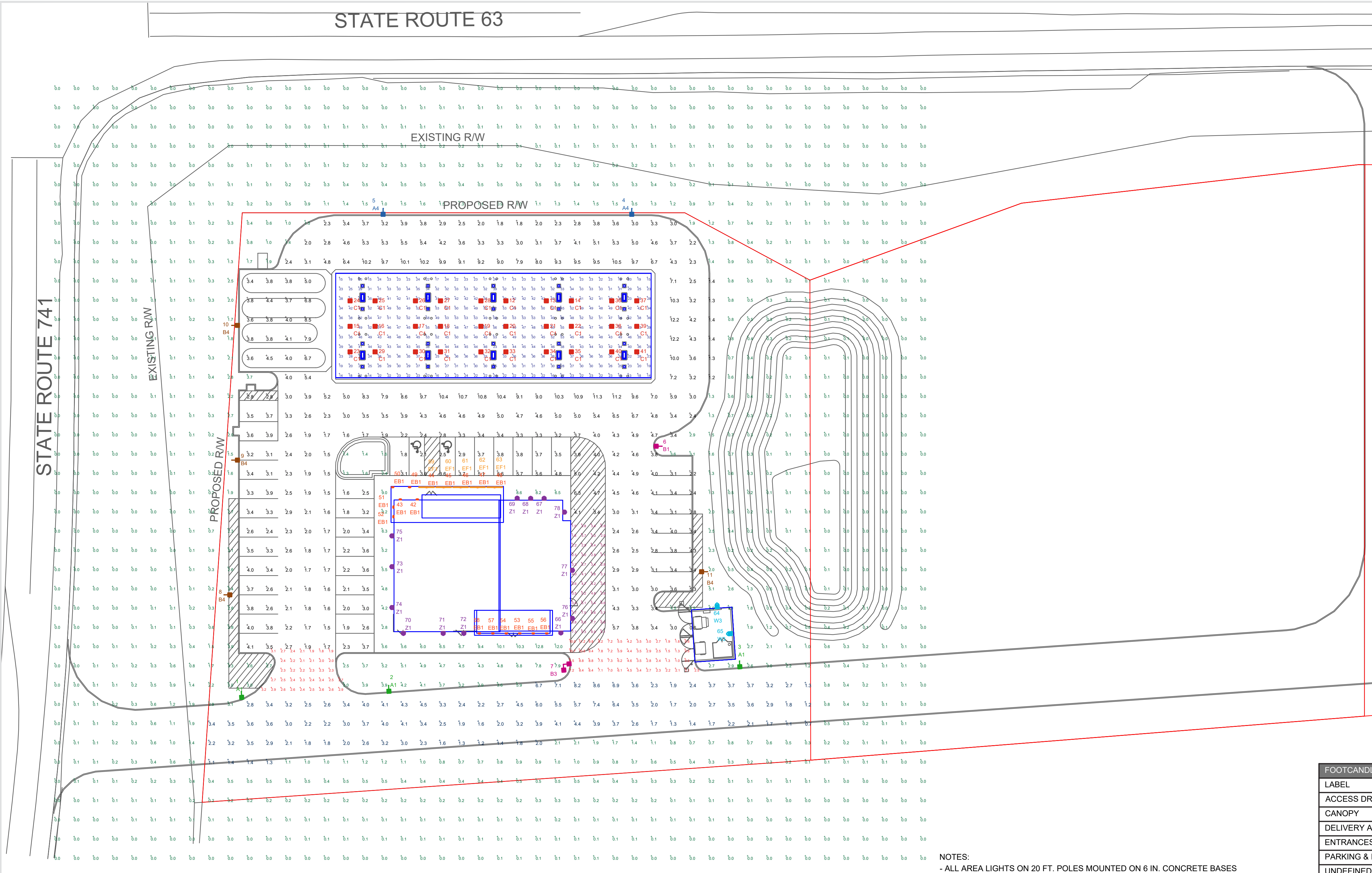
SHEET NO.

L101



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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

STATE ROUTE 63



LUM NO.	LABEL	MTG. HT.
1	A1	20.5
2	A1	20.5
3	A1	20.5
4	A4	20.5
5	A4	20.5
6	B1	20.5
7	B3	20.5
8	B4	20.5
9	B4	20.5
10	B4	20.5
11	B4	20.5
12	C1	17.11
13	C1	17.11
14	C1	17.11
15	C1	19.32
16	C1	19.32
17	C1	19.32
18	C1	19.32
19	C1	19.32
20	C1	19.32
21	C1	19.32
22	C1	19.32
23	C1	21.53
24	C1	17.11
25	C1	17.11
26	C1	17.11
27	C1	17.11
28	C1	17.11
29	C1	21.53
30	C1	21.53
31	C1	21.53
32	C1	21.53
33	C1	21.53
34	C1	21.53
35	C1	21.53
36	C1	17.11
37	C1	17.11
38	C1	19.32
39	C1	19.32

LUM NO.	LABEL	MTG. HT.
40	C1	21.53
41	C1	21.53
42	EB1	10.5
43	EB1	10.5
44	EB1	10.5
45	EB1	10.5
46	EB1	10.5
47	EB1	10.5
48	EB1	10.5
49	EB1	10.5
50	EB1	10.5
51	EB1	10.5
52	EB1	10.5
53	EB1	10.5
54	EB1	10.5
55	EB1	10.5
56	EB1	10.5
57	EB1	10.5
58	EB1	10.5
59	EF1	12
60	EF1	12
61	EF1	12
62	EF1	12
63	EF1	12
64	W3	8
65	W3	8
66	Z1	15
67	Z1	15
68	Z1	15
69	Z1	15
70	Z1	15
71	Z1	15
72	Z1	15
73	Z1	15
74	Z1	15
75	Z1	15
76	Z1	15
77	Z1	15
78	Z1	15

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ACCESS DRIVE	3.07	8.6	0.7	4.39	12.29
CANOPY	36.66	58	12	3.06	4.83
DELIVERY AREA	4.44	9.3	1.5	2.96	6.20
ENTRANCES & EXIT DRIVES	3.98	11.2	0.5	7.96	22.40
PARKING & INTERIOR DRIVE AISLES	4.12	12.2	0.6	6.87	20.33
UNDEFINED	0.48	12.8	0.0	N.A.	N.A.

NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	3	A1	SINGLE	12019	1.030	B3-U0-G3	134.2	402.6	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
[Symbol]	2	A4	SINGLE	8891	1.030	B1-U0-G2	134	268	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
[Symbol]	1	B1	SINGLE	12678	1.030	B3-U0-G2	134	134	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
[Symbol]	1	B3	2 @ 90 DEGREES	12678	1.030	B3-U0-G2	134	268	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
[Symbol]	4	B4	SINGLE	9549	1.030	B1-U0-G2	134	536	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
[Symbol]	30	C1	SINGLE	13251	1.030	B3-U0-G1	134	4020	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-700-57K
[Symbol]	17	EB1	Single	1388	1.000	B1-U1-G0	19	323	WAC Lighting	WP-LED119-30
[Symbol]	5	EF1	SSL-4_1	992	1.000	B1-U1-G0	17.444	348.88	FC Lighting	CVLWET1.5-4-4K-80CRI-1040
[Symbol]	2	W3	SINGLE	1557	1.030	B0-U0-G1	25	50	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K
[Symbol]	13	Z1	Single	3348	1.000	B1-U0-G1	25.4	330.2	COOPER LIGHTING SOLUTIONS - McGRAW-	ISC-SA1B-740-U-SL4-WH

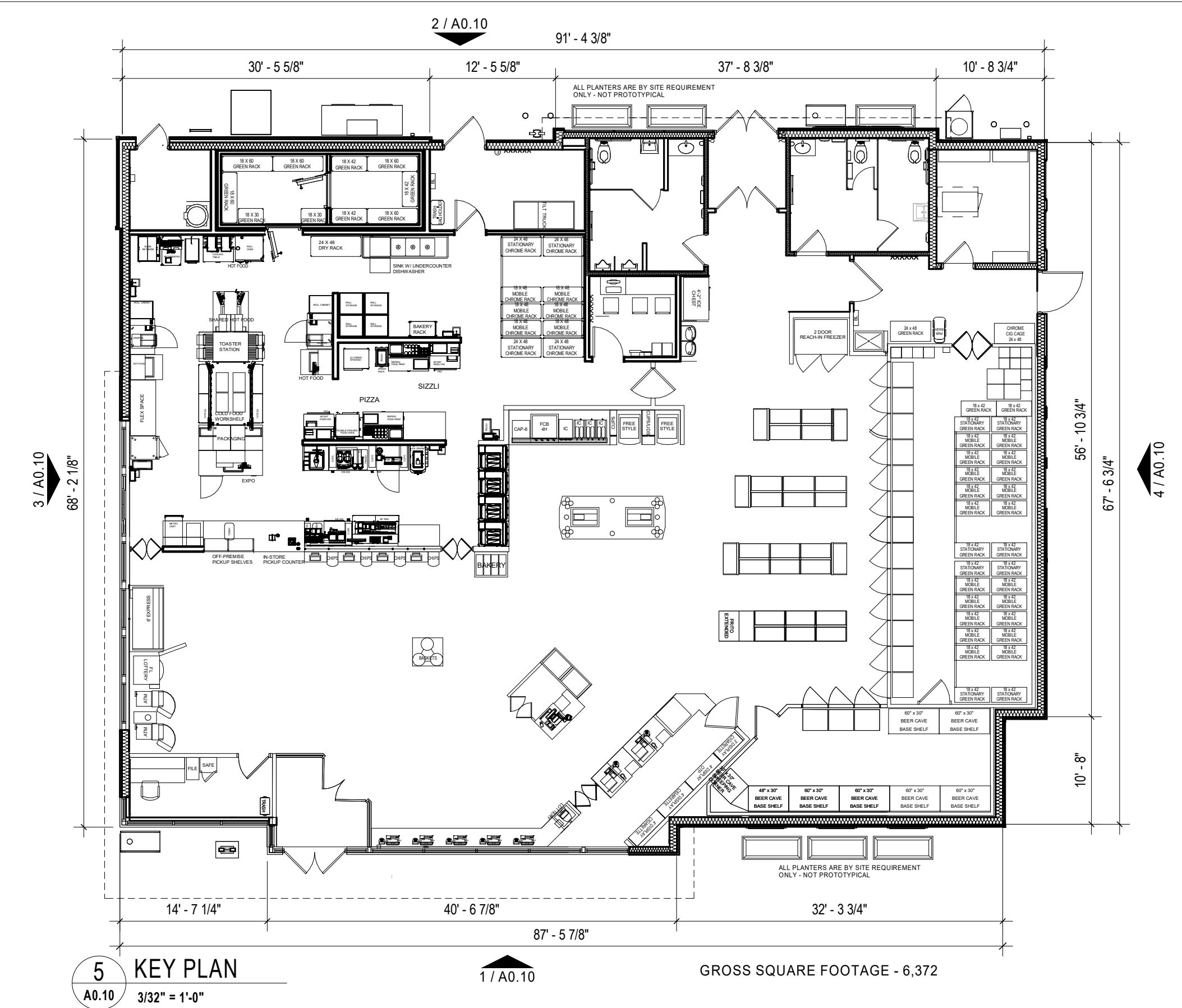
REV.	BY	DATE	DESCRIPTION

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SCALE: 1" = 30'
LAYOUT BY: LMP
DATE: 05/21/24

PROJECT NAME:
WAWA
WARREN COUNTY, OH
DRAWING NUMBER:
RL-9617-S1





5 KEY PLAN
A0.10 3/32" = 1'-0"

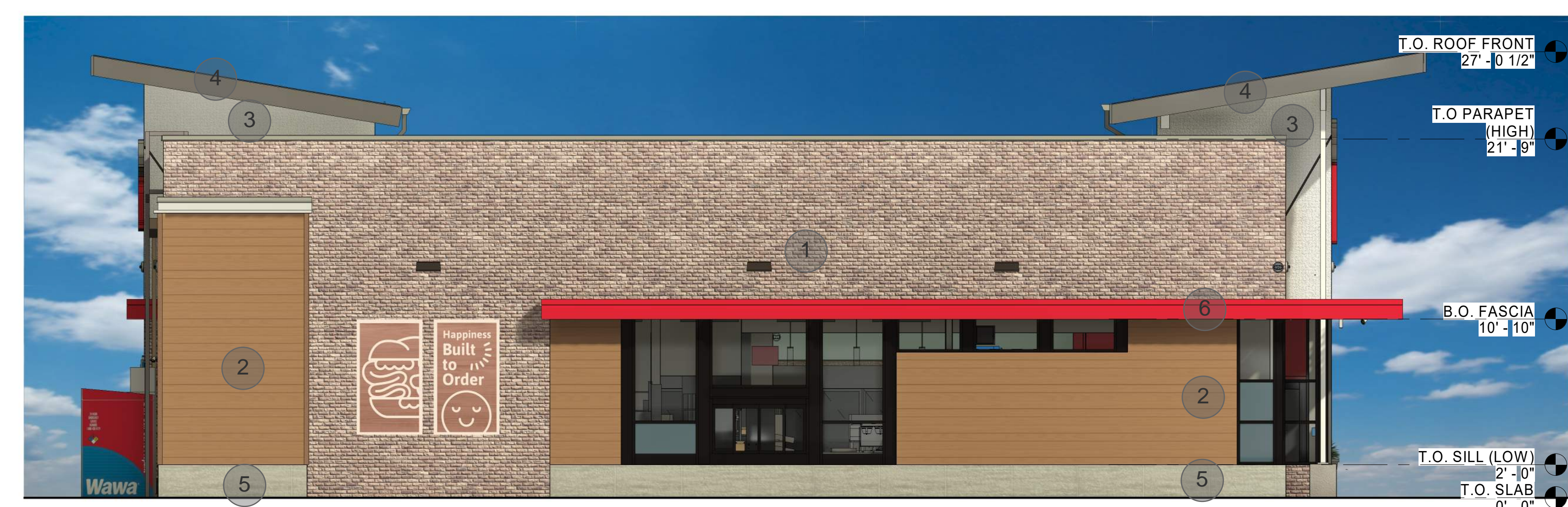
GROSS SQUARE FOOTAGE - 6,372

MATERIALS:



2 REAR ELEVATION
A0.10 3/16" = 1'-0"

NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE SPECIFIC REQUIREMENTS



3 LEFT ELEVATION
A0.10 3/16" = 1'-0"



4 RIGHT ELEVATION
A0.10 3/16" = 1'-0"