

NOTES:

1. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL REFER TO THE SHEET ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSION, ROOF LEADERS, EXIT DOORS, EXIT RAMPS, AND PORCHES.
3. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
5. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE AT 45° ANGLE AND 2' O.C.
6. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ.
8. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THE CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

SCOPE OF WORK:

THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A COMMERCIAL GAS STATION. ADDITIONAL WORK TO BE COMPLETED INCLUDES PARKING LOT, STORMWATER MANAGEMENT, & UTILITIES AS NEEDED.

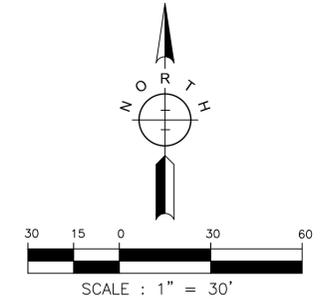
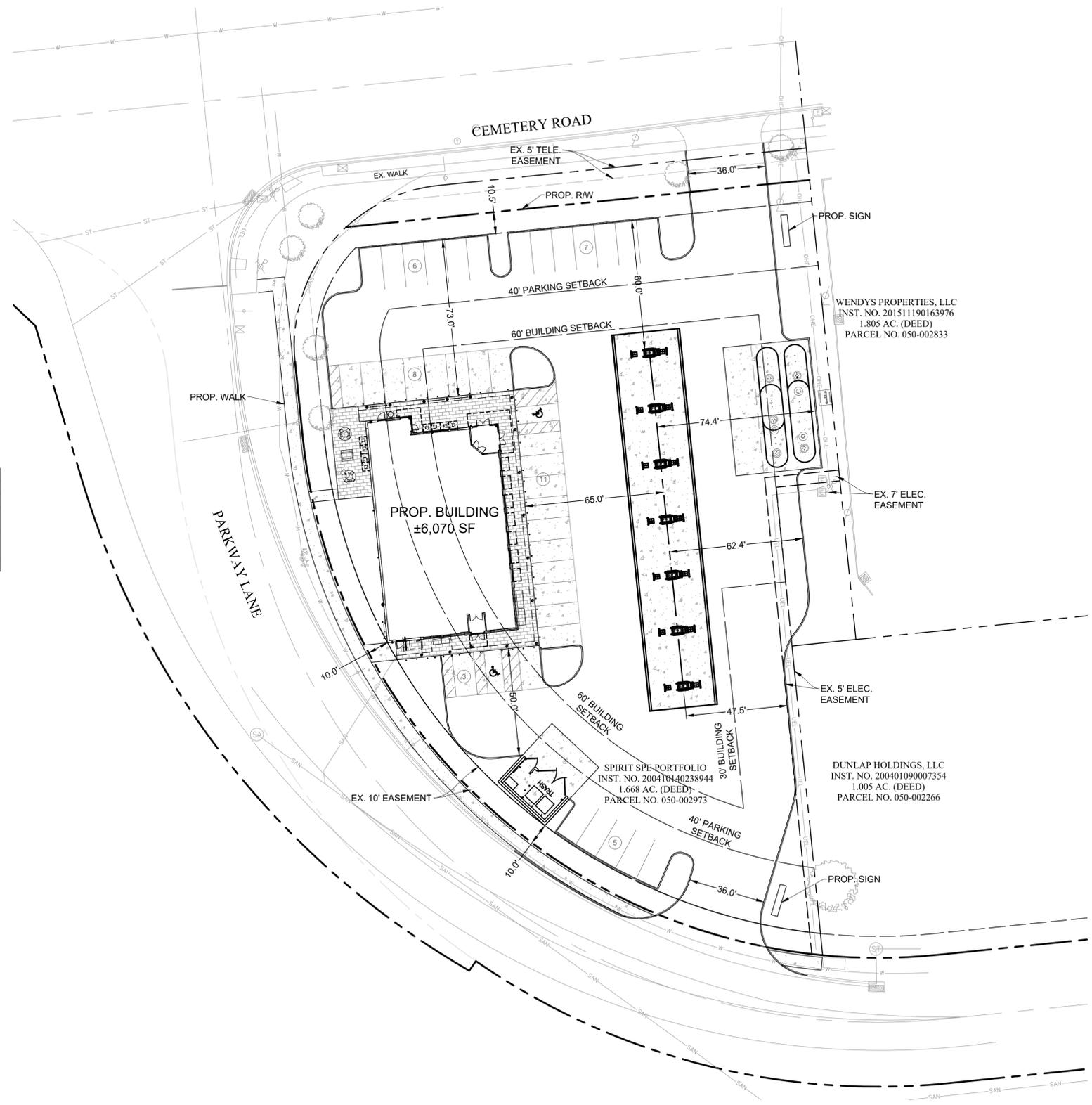
SITE DATA TABLE :

| | |
|----------------------------|----------|
| SITE AREA: | 1.67 AC. |
| TOTAL DISTURBED: | 1.80 AC. |
| PRE-DEVELOPED IMPERVIOUS: | 1.57 AC. |
| POST-DEVELOPED IMPERVIOUS: | 1.37 AC. |

PARKING CALCULATION

| REQUIREMENT | AREA PROVIDED | SPACES |
|--|---------------|-----------|
| COMMERCIAL (1 PER 250 SF) | 5,022 | 20 |
| RESTAURANT - NO LIQUOR LICENSE (1 PER 75 SF) | 1,048 | 14 |
| GAS STATION (1 PER EMPLOYEE) | 10 EMPLOYEES | 10 |
| TOTAL SPACES REQUIRED | | 44 |

| PARKING PROVIDED | |
|------------------------------|-----------------|
| SIZE | SPACES PROVIDED |
| 10' X 20' | 38 |
| A.D.A. SPACES (8' X 20') | 2 |
| FUEL SPACES | 14 |
| TOTAL SPACES PROVIDED | 54 |



P:\2020\EOH01ES-20319 Sheetz-Cemetery & Parkway\500-CAD\590-Other\Civil\593-PrintSheets\Engineering Plans\Site Plan.dwg by: Jong on 06/24/2020 12:55 PM ~ for PRIME AE



HILLIARD, OH
PRELIMINARY ENGINEERING PLANS
 FOR
SHEETZ - CEMETERY ROAD
 SITE PLAN

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

DRAWN BY: JPL
 CHECKED BY: RK

SCALE: 1" = 30'

DATE: 6-24-2020

SHEET NO. 3 OF 9