

PAVEMENT MARKING LEGEND	
PROPOSED:	
(PL)	- PARKING LOT STALL MARKING
(CH)	- CHANNELIZING LINE
(H)	- HANDICAP SYMBOL
(W)	- WORD ON PAVEMENT

LEGEND:	
(Symbol)	CONCRETE PAVEMENT/ CONCRETE WALKS
(Symbol)	DRIVE THRU SPACES
(Symbol)	PARKING SPACES

SURVEY NOTE:

1. PARCEL BOUNDARY, ADJOINER PARCEL LINES, RIGHT OF WAY LINES AND CENTERLINE IS BASED UPON ALTA/NSPS LAND TITLE SURVEY PREPARED BY MDM SURVEYORS & ENGINEERS, LLC DATED 06/13/22.
2. EXISTING CONDITIONS WAS PROVIDED BY MDM SURVEYORS & ENGINEERS, LLD DATED 06/13/22. ADDITIONAL EXISTING CONDITIONS INFORMATION WAS SUPPLEMENTED WITH INFORMATION PROVIDED BY THE CITY OF SHELBY ENGINEERING DEPARTMENT.

ZONING CLASSIFICATION
 THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "B-3 HIGHWAY BUSINESS" AS SHOWN ON THE ZONE MAP OF THE CITY OF SHELBY. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF THE CITY OF SHELBY - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

1266.13. AREA AND HEIGHT REQUIREMENTS: LOT SIZE: SETBACKS:

B-3 HIGHWAY BUSINESS
 MINIMUM FRONT YARD - 40 FEET
 MINIMUM SIDE YARD - 25 FEET (h)
 MINIMUM REAR YARD - 25 FEET (h)
 MAXIMUM HEIGHT OF BUILDING - 30 FEET
 - 2 STORIES

(h) THIRTY-FIVE FEET MINIMUM WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND ON THE SIDE ADJACENT TO THE RESIDENTIAL DISTRICT ONLY. OTHERWISE, THE MINIMUM SIDE YARD WIDTH AND REAR YARD DEPTH SHALL BE 25 FEET.

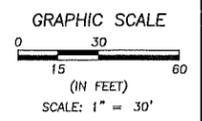
1294.01 GENERAL SPACE REQUIREMENTS:

3E. RETAIL STORES: ONE FOR EACH 300 SQUARE FEET OF USABLE FLOOR AREA

PARKING SPACES REQUIRED - 6,340 S.F./300 S.F. = 22 SPACES

PARKING SPACES PROVIDED - 22 SPACES (INCLUDING 1 VAN ACCESSIBLE HANDICAP SPACE AND 1 HANDICAP ACCESSIBLE SPACE)

- NOTES:**
1. ALL DIMENSIONS TO THE BACK OF CURB, FACE OF BUILDING, & FACE OF WALL UNLESS OTHERWISE STATED.
 2. ALL PAVEMENT AND SITE WORK SHALL CONFORM TO O.D.O.T., AND CITY OF SHELBY STANDARD CONSTRUCTION DRAWINGS.
 3. ALL EARTHWORK, SUBGRADE PREPARATION, & BACKFILL REQUIREMENTS SHALL BE MONITORED BY A CERTIFIED GEOTECHNICAL ENGINEER.
 4. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 5. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 6. SEE SHEET C1.0 FOR CONTROL POINTS AND BENCHMARK INFORMATION.
 7. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EAVES, AND DIMENSIONS SHOWN HEREON PRIOR TO CONSTRUCTION.
 9. CONTRACTOR TO NOTIFY THE CITY OF SHELBY AND SITE OWNERS AUTHORIZED REPRESENTATIVE A MINIMUM OF FORTY-EIGHT (48) HOURS BEFORE BEGINNING CONSTRUCTION.
 10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY BOTH PRIVATE & PUBLIC PROTECTED FROM DAMAGE.
 11. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ANY EXISTING ITEMS AND/OR MATERIALS INSIDE OR OUTSIDE CONTRACT LIMITED DUE TO CONSTRUCTION OPERATIONS.
 12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE/MAY BE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 13. ALL PAVEMENT MARKINGS & SYMBOLS TO BE ODOT 642 TRAFFIC PAINT.
 14. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODE.
 15. PARKING STALLS TO BE 9'x 20' MINIMUM.
 16. THE CONTRACTOR SHALL PROVIDE JOINTS IN CONCRETE PAVEMENT INCLUDING CONSTRUCTION JOINTS, ISOLATION JOINTS, EXPANSION JOINTS AND CONTRACTION JOINTS AS REQUIRED. THE CONTRACTOR SHALL SUBMIT A PROPOSED JOINTING PLAN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
 17. CONTRACTOR SHALL NEAT SAWCUT PAVEMENT TRENCH. THE THICKNESS OF THE PAVEMENT REPAIR SHALL MATCH EXISTING.



DATE:	BY:	DESCRIPTION:
07-26-2022	CLH	ISSUE TO CITY FOR REVIEW

DRAWN BY: SJM
 CHECKED BY: CLH

BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
DANOP LTD.
 3619 EAST STATE ROUTE 113
 MILAN, OHIO 44846

PROPOSED MICKEY MART/DUNKIN DONUT IMPROVEMENTS SITE PLAN
 CITY OF SHELBY, COUNTY OF RICHLAND, STATE OF OHIO

SHEET
C2.0
 JOB NO.
 21-5715

J:\C15715\Mickey Mart_Shelby\Bramhall\Improvements Plans\C2.0 Site Plan.dwg, Plotdate: Jul 20, 2022, 1:03pm

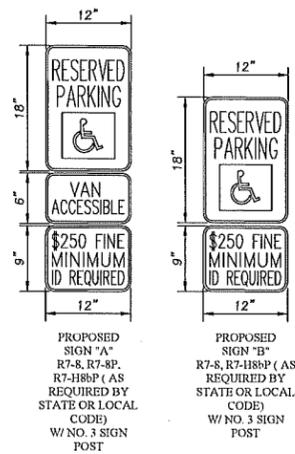
PROP. STORMWATER
MANAGEMENT BASIN
(SEE SHEET C5.0
FOR MORE INFORMATION)

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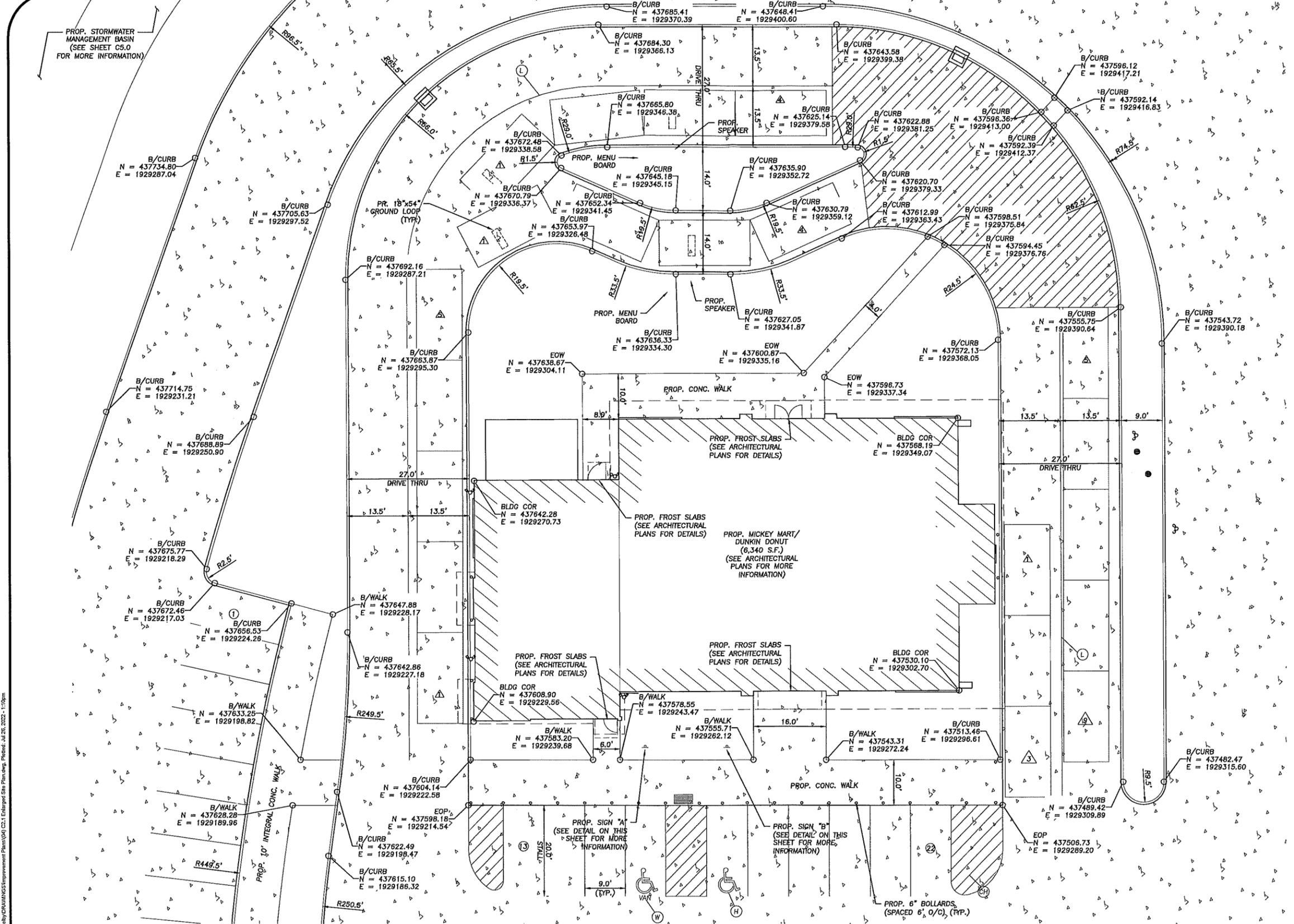
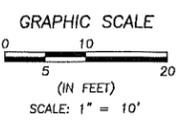
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NOTE:

1. SEE SITE NOTES ON SHEET C2.0 FOR MORE INFORMATION.



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05-26-2022	CLH	ISSUE TO CITY FOR REVIEW

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(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:
DANOP LTD.
3619 EAST STATE ROUTE 113
MILAN, OHIO 44846

**PROPOSED MICKEY MART/DUNKIN DONUT
IMPROVEMENTS
ENLARGED SITE PLAN**
CITY OF SHELBY, COUNTY OF RICHLAND, STATE OF OHIO

SHEET
C2.1
JOB NO.
21-5715

J:\215715 Mickey Mart, Shelby\Bramhall\CE\Improvements\Plan\02 C2.1 Enlarged Site Plan.dwg, Plotted: Jul 26, 2022, 11:02am