



**Monroe Council Agenda
Regular Meeting of Council
June 10, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of May 27, 2025

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

New Business

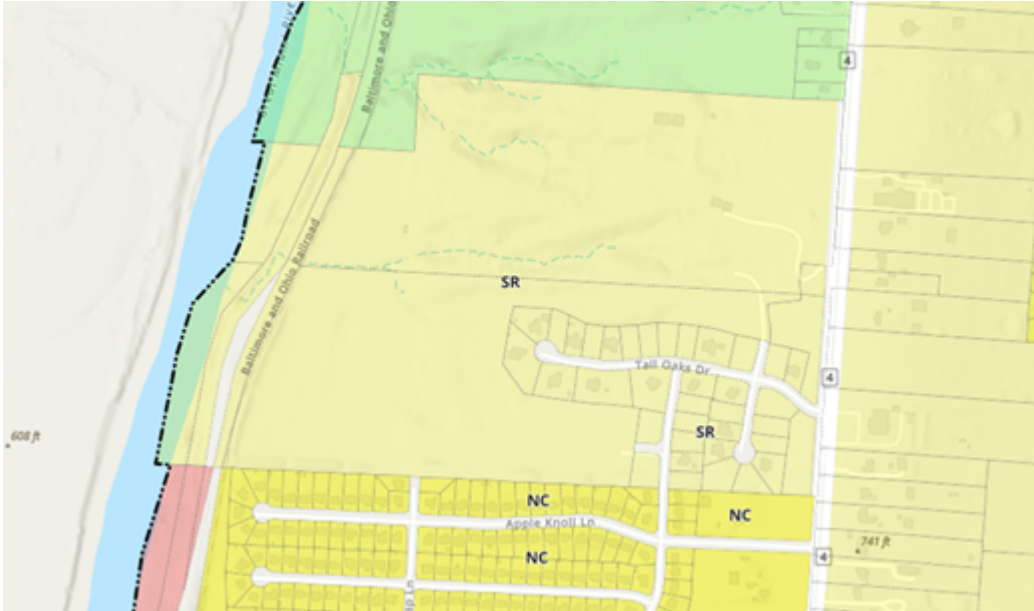
Public Hearing: Ordinance No. 2025-22. An Ordinance adopting an amendment to the Tall Oaks Planned Unit Development.

Ordinance No. 2025-22. An Ordinance adopting an amendment to the Tall Oaks Planned Unit Development.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: The Tall Oaks Planned Unit Development (PUD) was approved in 2006 comprising 200 lots and specified Ryan Homes as the approved builder. The first phase, consisting of 15 homes, has been the only phase constructed with some of these homes having two lots. On April 15, 2025, the Planning Commission held a public hearing and reviewed an application submitted by CKN Development LLC proposing an amendment to the existing Tall Oaks PUD and preliminary plat. The applicant desires to complete 124 acres of the Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted (226 total lots). The site is currently zoned Suburban Residential (SR) PUD. Following the public hearing, the Planning Commission moved to table the application instructing the applicant to meet the lot sizes from the existing PUD in certain phases.



On May 20, 2025, the Planning Commission conducted a second review of the application with the above-mentioned item being addressed. In a vote of 3-1, with one member of the commission excused, the Planning Commission moved to recommend approval of the amendment to the Tall Oaks PUD and preliminary plat.

Analysis

The purpose of the PUD is to offer a certain amount of flexibility within the code in order to encourage innovative design and to avoid monotony sometimes associated with larger developments. The applicant proposes a 201-lot single-unit detached development with similar housing types of those currently in the city.



Open Space Standards and Connectivity

Formal and informal open space is required. The required amount of open space required consists of 22.86 acres. The required amount of formal open space required is 9.5 acres. Because formal open space cannot come from unusable areas such as easements, rights-of-way, streams, flood areas, etc., formal open space is being proposed in the form of a shared-use pathway. The applicant proposes an 8 ft. asphalt shared-use pathway through the subdivision and around the detention pond in phase 4. The pathway widens to 10 ft. along State Route 4 to serve future connections external to the development. The pathway will also be a connecting point between the northern lots and the southern lots of the subdivision. Five-foot sidewalks are also shown on both sides of all internal streets. No other formal amenities, such as a playground or pavilion, are proposed.

Site Development Standards

1. 34 lots with a 90-FT lot width (Phase 2)

Floor area 12,600 SF and 15,000 SF

40'-50' front yard setback; 5' side yard setback; and 30' rear yard setback

2. 41 lots with a 70-FT lot width (Phases 2 and 3)

Floor area 9,100 SF

30' front yard setback; 5' side yard setback; and 25' rear yard setback

3. 112 lots with a 65-FT lot width (Phases 4 and 5)

Floor area 8,450 SF

30' front yard setback; 6' side yard setback; and a 25' rear yard setback



In addition, the Planning Commission has also determined that:

1. The proposed PUD plan is consistent with the intent and purposes of the Comprehensive Plan, specifically the Future Land Use Plan, in that it assists in meeting the general density proposed for Large Lot Residential development, which is 2 units per acre. Relative to the average lot size of similar subdivisions in Monroe, many of these units would not be considered “large lots” as they average smaller than many single-unit subdivisions currently under development. The proposed PUD plan also aids in the long-term vision of Monroe by establishing a variety of home types that appeal to multi-generation buyers.
2. The proposed PUD plan is in compliance with the standards of the City's code, including architecture, parking, and landscaping requirements. The proposed preliminary plan will meet the standards for the minimum dwelling size at 1,800 sq. ft. A Traffic Impact Study will be conducted to determine if additional access points are needed for the site.
3. All dwellings in Phases 1-3 maintain the current PUD requirements except the 3-gable requirement.
4. All dwellings in Phases 4 and 5 meet the minimum zoning code requirements already established by Council.
5. Undevelopable space has increased due to the expansion of utility easements bifurcating the development as well as new City requirements for water quality. In their submitted landscape plan, the applicant has shown areas where existing vegetation will not be cleared in order to maintain privacy. The applicant has identified the approximate dimensions of the buffer along the southern border shared with Apple Knoll residents.

Ordinance No. 2025-23. An Ordinance amending and supplementing Ordinance No. 2025-10, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2025.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: Supplemental appropriations totaling \$278,298 (\$100,000 in the General Fund, \$63,820 in the Fire Levy Fund, and \$114,478 in the Capital Improvement Fund) are necessary for the items below.

Due to the retirement of the Clerk of Council and the hiring of the Clerk Pro-Tem until the current Clerk's retirement date, a supplemental appropriation of \$50,000 is necessary to cover the additional cost of these items.

The Police Department is preparing to move to the next phase of the records division implementation. In order to assign additional staff time to these tasks, the Police Department is requesting funding of \$50,000 to fill the authorized Dispatch position that had been unfilled and unfunded in the previous two budget cycles. This will result in 8 total Dispatcher positions, with 2 working at the front desk and 6 dispatchers in the communications center.

Engine 61, the primary response unit assigned to Station 61 on Main Street, requires a full



replacement of the upper half of the engine due to a crack in the motor cylinders allowing antifreeze to mix with the engine oil, leading to significant buildup. This is a major repair that costs approximately \$63,820, resulting in the need for a supplemental appropriation.

The City was awarded a grant in the amount of \$75,000 from the Ohio EPA for the H2Ohio Chloride Reduction Equipment Grant, which was approved by Resolution 27-2025. An updated quote for the equipment has been received, and the total price is \$114,477.30. The City must purchase the equipment and then submit for grant reimbursement, resulting in the need for a supplemental appropriation of the full amount. The total cost to the City will be \$39,478.

Ordinance No. 2025-24. An Ordinance amending and supplementing Chapter 1028 of the Codified Ordinances related to the Comprehensive Storm Water Management to align with current Ohio Environmental Protection Agency requirements and national best practices.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: The proposed update to Chapter 1028 – Comprehensive Storm Water Management represents a comprehensive modernization of the City of Monroe’s stormwater regulations to align with current Ohio EPA requirements and national best practices. The revised ordinance expands and refines definitions, broadens applicability to a broader range of development activities, and explicitly incorporates standards from Ohio EPA’s NPDES permits, the Clean Water Act, and the City’s Stormwater Management and Erosion Control Handbook. It clarifies the responsibilities of property owners, developers, and public entities for controlling stormwater runoff, protecting water resources, and maintaining compliance during and after construction. Additionally, new provisions ensure that public projects and linear utilities within rights-of-way meet erosion and sediment control requirements even if exempt from complete stormwater plans. Importantly, the 1028 Stormwater Management and Erosion Control Handbook has been completed and adopted in conjunction with this ordinance update. The revised code formally defers to the Handbook for technical design criteria, permitting requirements, and best management practices, allowing for more flexible and timely updates to technical standards without requiring legislative amendment. This structure enhances administrative efficiency, ensures regulatory consistency, and enables the City to maintain compliance with evolving environmental regulations while safeguarding local infrastructure and water resources.

Resolution No. 31-2025. A Resolution authorizing the City Manager to enter into a Cooperation Agreement by and between the City of Monroe and the County of Butler, Ohio for the Community Development Block Grant Program.

Sponsor: Tom Smith

Strategic Priority: Good Governance



Background: Every three years, Butler County is required by the U.S. Department of Housing and Urban Development (HUD) to re-qualify for participation in CDBG and HOME grant programs that service low to moderate income persons. Part of the re-qualification process is for the city to execute a cooperation agreement that expresses a desire to participate in those programs for the 2026-2028 program years.

Resolution No. 32-2025. A Resolution authorizing the City of Monroe to enter into a Memorandum of Understanding with the Butler County Land Revitalization Corporation to promote the productive reuse of vacant and abandoned properties and support community development efforts.

Sponsor: Larry Lester

Strategic Priority: Good Governance

Background: This Resolution authorizes the City Manager to enter into a Master Memorandum of Understanding with the Butler County Land Revitalization Corporation ("The Land Bank") to further the goals of strengthening neighborhoods by returning vacant and abandoned property to productive use, strategically acquiring properties to reduce blight, promoting economic development, increasing property values.

Consideration of Motion accepting the January, February, and March 2025 Finance Reports as submitted.

Consideration of Motion to authorize the expenditure of \$26,624 to Everett J. Prescott, Inc. for the purchase of fire hydrants and fire hydrant related repair parts.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: It was decided to allocate \$40,000 from the 2025 capital budget for the purchase of fire hydrants and hydrant related repair parts. This year, the current focus is on repairing damaged hydrants and replacing four hydrants that are in disrepair. American Darling is the specified brand for city hydrants, and only one source exists locally as a supplier for American Darling. We could only obtain one quote for this purchase from Everett J. Prescott, our region's only American Darling dealer. The breakdown of this order can be found in the attachments.

Consideration of Motion to authorize the expenditure of \$20,300 to Insight Pipe Contracting, LLC for the cleaning and CCTV inspection of storm sewer lines on Deneen Avenue and Penbrooke Court.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services & Infrastructure



Background: The approval of this purchase order will be used to pay for the cleaning and CCTV inspection of storm sewer lines on Deneen Avenue and Penbrooke Court. This is expected to take four days at a price of \$5,075 per day. This is needed before relining the storm sewer in this area. This was included in the capital budget for 2025. The contractor performing this work was found through the HGAC co-op.

Consideration of Motion to authorize the expenditure of \$63,818.71 to Atlantic Emergency Solutions for the repair of the motor on Fire Engine 61.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: Engine 61, the primary response unit assigned to Station 61 on Main Street, has recently been experiencing an antifreeze leak over the past several weeks. Despite efforts by staff to identify the source, the exact cause remained undetermined. As a result, the unit was sent to Atlantic Emergency Solutions for a full diagnostic and potential repair. Following a thorough inspection, technicians discovered a crack in the motor cylinders that was allowing antifreeze to mix with the engine oil, leading to significant buildup. The recommended repair is a full replacement of the upper half of the engine before further damage is done. It's important to note that this issue is due to a component failure and is not a result of inadequate maintenance or care. A quote for the necessary repair is attached for review.

Administrative Reports

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
May 27, 2025 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Mayor Funk opened the regular meeting of Council at 6:30 p.m. with the Pledge of Allegiance.

Roll Call

Council members present: Keith Funk, John Centers, Ben Wagner, Tom Hagedorn, and Christina McElfresh.

Mrs. McElfresh moved to excuse Mr. Graves and Dr. Funk; seconded by Mr. Wagner. Voice vote. Motion carried.

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of May 13, 2025; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Visitors

Swearing-in of Assistant Chief, Joe Locke. Ceremonial swearing-in of Firefighter/Paramedic, Josh King.

George Deeb addressed City Council with his concerns regarding the storage requirements for recreational vehicles. Current regulations state that recreational vehicles are permitted to be stored in a resident's front yard or driveway for the period of time beginning one week prior to Memorial Day through Veterans Day. Mr. Deeb suggests the time period to begin on the first day of spring so that residents have sufficient time to complete any necessary maintenance. Mayor Funk asked that the City Manager and staff look into why this timeline was initially established and determine if changes should be considered.

Committee Reports

None.

Old Business

Ordinance No. 2025-21. An Ordinance authorizing the City Manager to enter into one or more First Amended and Restated Community Reinvestment Area Agreements with Mountain Monroe OH LLC with respect to real property located within a Community Reinvestment Area within the City and approving related matters. (Second Reading)



The Clerk Pro Tem read the title of Ordinance No. 2025-21.

Mrs. McElfresh moved to adopt Ordinance No. 2025-21; seconded by Mr. Centers. Roll Call vote: five ayes. Motion carried.

New Business

Resolution No. 30-2025. A Resolution authorizing the City Manager to enter into a professional services agreement by and between the City of Monroe and UES Professional Solutions 25 LLC for the geotechnical engineering services for the design and construction of the new public works facility.

The Clerk Pro Tem read the title of Resolution No. 30-2025.

Mrs. McElfresh moved to adopt Resolution No. 30-2025; seconded by Mr. Wagner. Roll Call vote: four ayes, one nay (Hagedorn). Motion carried.

Administrative Reports

None.

Executive Session

Mrs. McElfresh moved to adjourn into executive session to review marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements related to economic development assistance; and review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment; seconded by Mr. Centers. Roll call vote: five ayes. Motion carried.

Council adjourned into executive session at 6:55 p.m.

Mrs. McElfresh moved to reconvene into regular session; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Council reconvened into regular session at 7:40 p.m.

Adjournment

Mrs. McElfresh moved to adjourn the regular meeting of Council; seconded by Mr. Wagner. Voice vote. Motion carried.

The regular meeting of Council adjourned at 7:40 p.m.



Respectfully submitted,

Beth Combs
Clerk Pro-Tem

City Of Monroe
Attn: Beth Combs, Clerk of Council
Via E Mail Combsb@Monroeohio.gov

Ladies and Gentlemen of Council,

My name is Mark Jackson and I am writing in support of the PUD amendment to the Tall Oaks Planned Unit Development, Case No. 2025-4-3.

I am the Successor Trustee to the William Trimble Trust, the land owner. Mr. and Mrs. Trimble, both now deceased, were my aunt and uncle. As such, I became trustee last year and serve without compensation. It is my honor to help their surviving children and grandchildren accomplish the Trimble's wishes.

I am very familiar with the property, having walked it many times since the Trimbles acquired the land in the early 1980's. I served my aunt and uncle as their CPA, so I am also very familiar with the original PUD from 2006, the failed sale that ensued with them ultimately taking the property back from the original developer (Welsh Development) and their attempts to sell the property since. Over the past approximate 20 years the property has been listed with multiple reputable brokers. Offers have been made by qualified buyers even to the point of negotiating and signing Asset Purchase Agreements only to have the deals fall through once the potential buyers studied the existing PUD and its limitations. I offer this as background to promote an understanding of how we got to where we are today. The property is currently under an asset purchase agreement with NVR, Inc. signed October 10, 2023. Since that time due diligence has been performed on the site, engineering studies and of course revised drawings to develop the property have been prepared. It has been a challenge since 19+ years brings about many changes.

When I spoke to planning commission in April, I emphasized the need for compromise to enable the completion of this project. Compromise is commonly defined as the settlement of differences by consent reached **by mutual concession**. To date, the Trimbles/developers have:

- Worked around the challenges caused by the addition of retention ponds added since the original PUD
- Worked through the need to directionally bore under additional pipelines added since the original PUD
- Agreed to maintain greenspace adjacent to Apple Knoll
- Agreed to maintain original PUD standards on lots on the south side of the community(except 3 gable rule)
- Agreed to changes to cul-de sac/through street designations
Extended Buckeye Drive and added a temporary turnaround connection

These are the items that readily come to mind and I'm sure if asked, Mr. Hayes and Mr. Bullock could elaborate.

I appreciate and have empathy for the existing residents. But I also feel as if they are conditioned to look out their door and see acres of undeveloped land. The current plan has certainly attempted to reach mutual concessions. The fact is that nothing is like it was 20 years ago. Homes are not built the same, developments are not done the same, homebuyer tastes have changed and we are in a different era. Trying to complete this development without concessions is difficult and not fair to Trimble and their heirs.

I thank you in advance for your thoughtful deliberation and the difficult task at hand.

Best Regards,
Mark A Jackson, Successor Trustee to the William Trimble Trust
2003 Beechglenn Ct.
Cincinnati, Oh 45233

Markajackson57@gmail.com

513-520-8412

ORDINANCE NO. 2025-22

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND CKN DEVELOPMENT, LLC FOR 124 ACRES OF THE TALL OAKS SUBDIVISION CONSISTING OF 201 BUILDABLE LOTS IN ADDITION TO THOSE ALREADY PLATTED AND FURTHER DESCRIBED HEREIN.

WHEREAS, CKN Development, LLC has proposed an amendment to the existing Tall Oaks Planned Unit Development to the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on said proposal and thereafter recommended that Council approved and referred the proposal to the City Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The Planned Unit Development Agreement containing 124 acres of the Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted is hereby amended as set forth on Exhibit “A” attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

Exhibit "A" Ord No. 2025-22

TALL OAKS SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this ____ day of _____, 2025, by and between CKNCKN Development LLC ("CKN") and THE CITY OF MONROE, OHIO (the "City").

1. **Recitals.** This Agreement shall be considered an Amendment to the Planned Unit Development Agreement by and between Welsh Development Co., Inc. and the City of Monroe and recorded in the Butler County Recorder's office being Book 7710, Page 1185. CKN Development LLC, acting as agent for the property owners, proposes to develop 201 owner occupied single-family detached homes located within the original project original area.

CKN has further agreed to develop the Project according to the guidelines set forth in Monroe Zoning Ordinance Chapter 1206 "Planned Unit Developments." CKN has agreed to develop the area subject to this Planned Unit Development ("Project") according to the guidelines set forth in the Monroe Planning and Zoning Code ("Code"). The parties desire to enter into this Agreement to memorialize the substantive conditions attached to this Planned Unit Development.

2. **Scope of Application for this Agreement.** This Agreement shall serve as the Planned Unit Development Agreement for the entire Project area as specifically delineated in the Master Development Plan (MDP) approved by Monroe City Council. This Agreement shall provide guidelines that affect the overall Project area in addition to future phased developments and shall incorporate all approved plans, plats, and PUD documents submitted to the City by CKN. This Agreement is intended to supplement any other condition or requirement indicated on any approved plan. Any deviations from the provisions set forth in this Agreement shall require CKN to apply for and be granted an amendment to the this MDP and/or the PUD Agreement by the Monroe Planning Commission. This Agreement is applicable to any and all new development occurring upon the Project property as described on the Master Development Plan (MDP) approved by Monroe City Council. This Agreement shall also apply to any future reconstruction or expansion to existing structures located upon the Project property. This Agreement applies to the approved final development plans for all structures located on the Project property. The final development plans for each structure located on the Project property shall follow the site plan standards as set forth in Monroe Planning and Zoning Code and all other applicable chapters contained within the Code unless any such site plan standards or other applicable zoning code regulations have been modified by the City Council.

3. **Land Use and Infrastructure Improvements**

- A. CKN shall be financially responsible for construction of all off-site improvements as provided for on the approved plans including all required turn lanes on State Route 4 and

all improvements associated with the State Route 4 traffic warning lights and signage to facilitate safe ingress/egress into the Project as approved by the City Engineer. The specific scope of the partial traffic signal and warning light improvements will be determined during the Preliminary Plat, Traffic Impact Study (TIS), and Construction Drawing phases of the Project.

- B. CKN agrees to take the necessary measures to complete all off-site infrastructure improvements prior to any Certificate of Occupancy permit ("CO") being granted for any permanent structure located within the Project area.
- C. The maximum number of dwelling units constructed within the entire Project shall not exceed 216 single-family dwellings.
- D. All active and passive recreation/open space as described on the MDP associated with this PUD shall be owned and maintained by the Tall Oaks Homeowners Association. Any additional open space contained within the Project area shall be owned and maintained by the Tall Oaks Homeowners Association.

All landscaping and bufferyard plans shall conform to the MDP associated with this PUD, Preliminary Plat, and Construction Drawings. As required by the Planning Commission, CKN shall be required to maintain existing vegetation as outlined in the submitted MDP associated with this PUDing Plan.

4. Conformance to SR Suburban Residential Regulations

- A. Phase 1 lots and Phase 2 lots on the north side of Autumn Oak Drive, as depicted on the MDP associated with this PUD, shall conform to the following:
 - i. Lot Width- All lots shall have a minimum width of 90 feet.
 - ii. Lot Size- All lots shall have a minimum area of 15,000 square feet.
 - iii. Side Yard Setbacks- A minimum side yard setback of five feet with a total minimum separation distance of thirty feet between dwellings shall be required whenever two adjacent side yard areas contain a side entry garage design. In the event of two adjacent side yard areas contain no side entry garage design (i.e. side wall against side wall), then the minimum side yard setback shall be five feet with a total minimum separation distance of twenty feet between dwellings.
 - iv. The minimum front yard setback shall be forty feet and the minimum rear yard setback shall be thirty feet.
- B. Phase 2 lots on the south side of Autumn Oak Drive, as depicted on the MDP associated with this PUD, shall conform to the following:
 - i. Lot Width- All lots shall have a minimum width of 90 feet.
 - ii. Lot Size- All lots shall have a minimum area of 12,600 square feet.
 - iii. Side Yard Setbacks- All lots shall have a minimum side yard setback of five feet and fifteen feet between homes.
 - iv. The minimum front yard setback shall be thirty feet and the minimum rear yard setback shall be twenty five feet.
- C. All other Phase 2 lots and all Phase 3 lots, as depicted on the MDP associated with this PUD, shall conform to the following:
 - i. Lot Width- All lots shall have a minimum width of 70 feet.
 - ii. Lot Size- All lots shall have a minimum area of 9,100 square feet.

D. All Phase 4 and Phase 5 lots, as depicted on the MDP associated with this PUD, shall conform to the following:

- i. Lot Width- All lots shall have a minimum width of 65 feet.
- ii. Lot Size- All lots shall have a minimum area of 8,450 square feet.

5. Conformance to SR Suburban Residential Architectural/Building Regulations

A. All dwellings shall strictly conform to the currently adopted SR Suburban Residential regulations of the Monroe Planning and Zoning Code for floor area unless otherwise amended in this section.

B. Phase 1-3 homes, as depicted in the MDP associated with this PUD, shall conform to the more restrictive regulations below:

- i. The entire exterior of all wall areas (front, rear, sides), including gas fireplace insert cantilevers, gables, overhangs, kitchen and other bays, and other types of protrusions, of each dwelling shall be constructed of the following materials: brick, stone, cultured stone, cement siding, Hardy plank, wood, stucco and drive-it materials. Vinyl material shall be prohibited. At least 75% (excluding the garage door) of the front facade of each dwelling shall be required to be brick, stone or a combination of the two.
- ii. A minimum overhang length of twelve (12) inches shall be provided over all faces of the exterior walls of a dwelling.
- iii. All overhead garage doors shall be constructed using a raised panel door design.
- iv. No dwelling shall be constructed with aluminum windows or aluminum primary exterior doors.
- v. All homes will require a basement constructed with poured concrete walls.
- vi. All dwellings shall be constructed using a minimum of 6/12 pitched roof design and any front facing gables shall have a minimum of 8/12 pitched roof design. Porch roof may be constructed using a 4/12 pitched roof design.
- vii. All one-story dwellings shall be a minimum of 1,900 square feet of floor area. All one and a half and two-story dwellings shall be a minimum of 2,400 square feet of floor area.
- viii. All dwellings shall be required to have at least a two-car garage and any front facing garage shall be required to have brick or stone above the garage door to, at a minimum, the first-floor roofline.
- ix. All driveways shall be constructed of concrete.
- x. All dwellings are required to install landscaping along the entire front elevation of the home except in areas where concrete driveways or sidewalks are located. The installation of the landscaping shall take place prior to occupancy of the home unless a bond is provided with the City of Monroe or as determined by the Director.
- xi. All dwellings shall have a standard community mailbox.
- xii. No underground, bi-level, tri-level, or quad-level homes are permitted.

6. **Miscellaneous.** This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this

Agreement shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD final development plan shall be controlled by Monroe Zoning Ordinance Chapter 1272.17 "Compliance With Approved Plan" unless specified otherwise herein. Failure to comply with the Stage II Preliminary Development Plan or subsequently approved final development plan shall initiate the enforcement actions set forth in Monroe Zoning Ordinance Chapter 1272.18 "Permit Revocation."

If one or more of the provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unconstitutional, or unenforceable in any respect, that invalidity, illegality, unconstitutionality or unenforceability shall not affect any other provision. This Agreement shall be construed as if the invalid, illegal, unconstitutional, or unenforceable provision had never been contained herein.

This Agreement constitutes the sole and entire agreement between the parties, their successors, and assigns and no modification hereof shall be binding unless set forth in writing signed by the parties. This agreement shall be governed under the laws of the State of Ohio.

CKN Shall cause this PUD Agreement and any subsequent PUD Agreement amendments to be properly recorded at the Butler County Recorder's Office prior to any Certificate of Occupancy permits being granted for any permanent structure located in the respective development phase for which the PUD Agreement or amended PUD Agreement applies.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their names by their respective duly authorized representatives on the date first written above.

Signed in the presence of:

THE CITY OF MONROE, OHIO

By: _____
Larry Lester
City Manager

STATE OF OHIO)

)SS:

COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said Larry Lester,

City Manager of the City of Monroe on this _____ day of _____, 2025.

Notary Public

STATE OF OHIO)

)SS:

COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said

_____, _____ of CKN Development LLC,
on this _____ day of _____, 2025.

Notary Public

THIS INSTRUMENT PREPARED BY: The City of Monroe, 233 South Main Street, Monroe,
Ohio 45050. 513-539-7374.

May 21, 2025

Monroe City Council
233 South Main Street
Monroe, Ohio 45050

RE: Case No. 2025-4-3—Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development

Dear City Council,

This letter is to inform Council that on May 20, 2025, Planning Commission voted 3-1 to recommend approval of Case No. 2025-4-3—Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development with the following conditions:

- Phase 1 homes will be built to match all original PUD requirements including but not limited to floor area, setbacks, lot size, lot width, and architectural standards except for the 3-gable requirement.
- Phase 2 lots that abut Phase 1 (north side of Autumn Oak) will match the original PUD lot size, width, and setbacks.
- All other Phase 2 lots on Autumn Oak (south side) will be 90-FT wide with modified setbacks and lot size.
- Lots in Phases 2 and 3 will meet original PUD floor area and architectural standards except for the 3-gable requirement.
- Lots in Phase 4 and 5 (65 FT wide) will meet architectural standards of the current zoning code.
- All other staff review comments be addressed.

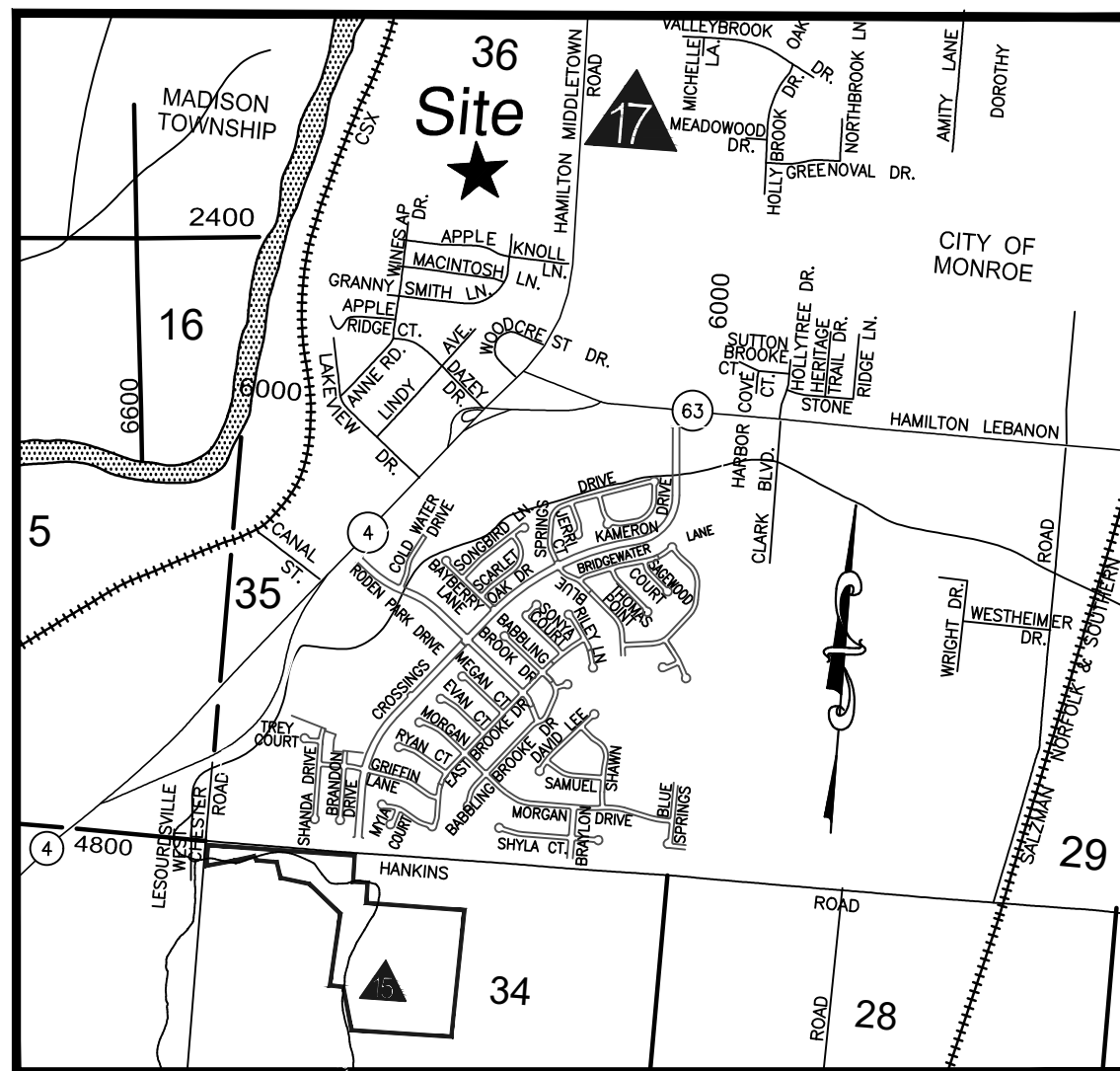
Sincerely,



Robert Duckworth

Planning Commission Chair

PRELIMINARY PUD PLAN
TALL OAKS
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
MARCH, 2025
REVISED APRIL 4, 2025
REVISED APRIL 29, 2025



VICINITY MAP
NOT TO SCALE

OWNER

Barbara Trimble, Tr. of the
William H. Trimble Revocable Trust
2003 Beechlen Court
Cincinnati, OH 45233

DEVELOPER

CKN Development, LLC
1768 Happy Valley Drive
Fairfield, OH 45014
(513) 846-9311

ENGINEER/SURVEYOR

Bayler Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

LEGEND

[Symbol]	90' SINGLE FAMILY LOTS - 15,000 S.F. MIN.
[Symbol]	90' SINGLE FAMILY LOTS - 12,600 S.F. MIN.
[Symbol]	70' SINGLE FAMILY LOTS
[Symbol]	65' SINGLE FAMILY LOTS
[Symbol]	OPEN SPACE
[Symbol]	WALKING TRAIL
[Symbol]	FORMAL OPEN SPACE
[Symbol]	APPROXIMATE CLEARING LIMITS



GENERAL NOTES

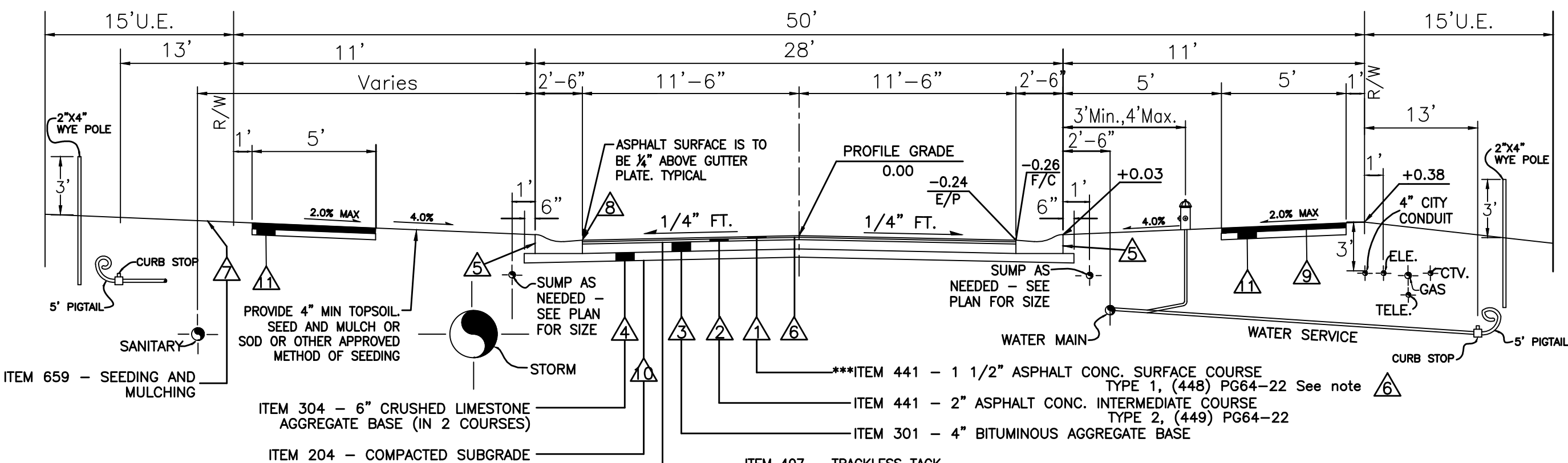
- Sanitary to be tied into Butler County System.
- Water to be installed and connected to Butler County System.
- Electric to be supplied by Duke Energy.
- All public streets to be constructed according to City of Monroe standards and specifications.
- Detention and Water Quality shall be provided for all currently undeveloped phases as per City of Monroe standards and specifications.
- Contours furnished from aerial photography based on U.S.G.S. datum.
- Existing structures and pavement on site shall be removed.
- 5' Concrete Walk to be installed on both sides of the street as per City of Monroe standards.
- The location of walking paths through the gas and electric easements are subject to approval of controlling utility companies.
- The location of walking paths through open space will be adjusted accordingly where necessary to avoid excessive removal of trees.
- Development to be constructed in 4 phases in 4 years.
- Existing Zoning: Planned Unit Development

PROJECT DATA

EXISTING PHASES 1 & 1A	PROPOSED PHASES	PROPOSED PHASES	PROPOSED PHASES	PROPOSED PHASES
LOT FRONTAGE (at Front Building Line)	90'	90'	90'	65'
MINIMUM LOT AREA (S.F.)	15,000	15,000	12,600	8,450
FRONT SETBACK	40'	40'	30'	30'
SIDE SETBACK (MIN)	5'	5'	5'	6'
SIDE SETBACK (TOTAL)	20'-30' Between Houses (depending on garage placement)	20'-30' Between Houses (depending on garage placement)	15' & 15' Between Houses	15' & 15' Between Houses
REAR SETBACK	30'	30'	25'	25'
# OF LOTS	41 Platted (35 Re-platted)	12	20	112

TOTAL # OF SINGLE FAMILY LOTS = 226
OPEN SPACE REQUIRED = 22.86 Acres (20.0%)
OPEN SPACE PROVIDED = 45.6± Acres (39.9%)
OPEN SPACE NOT ENCUMBERED BY EASEMENTS = 29.8± Acres (26.1%)
FORMAL OPEN SPACE = 9.5± Acres (20.8%)
TOTAL ACREAGE = 114.29± Acres
OVER-ALL DENSITY = 1.98 Units/Ac.
L.F. OF STREET = 8390

ROADWAY TYPICAL SECTION



ITEM	DEPTH TO TOP OF PIPE
Sanitary	24" - 30"
Gas	24" - 30"
Water	24" - 30"
Electric	24" - 30"
Telephone	24" - 30"
Cable TV	24" - 30"
4" City	40"
Conduit	40"

***SURFACE COURSE, ITEM 441, AND TACK COAT, ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE INTERMEDIATE COURSE, (ITEM 441), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED (AS APPROVED BY THE CITY).

ITEM 609 - Standard Roll Type Curb and Gutter C-1 per Monroe Standard Detail 300-5

ITEM 407 - TACK COAT, to be applied at rate of 0.05 gal. per sq. yd.

ITEM 441 - 2" ASPHALT CONC. INTERMEDIATE COURSE, TYPE 2, (649) PG84-22

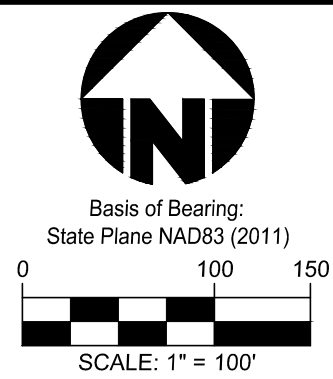
ITEM 301 - 4" BITUMINOUS AGGREGATE BASE

ITEM 204 - COMPACTED SUBGRADE

ITEM 407 - TRACKLESS TACK COAT, to be applied at rate of 0.05 gal. per sq. yd.

CONCRETE WALK - 4" thick concrete sidewalk, 5' wide, Item 608, Walk to be 1/2" higher than road.

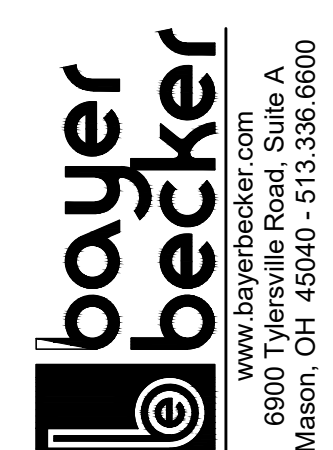
BASE - 4" crushed & compacted aggregate stone base of type #57, #304 or #411



TALL OAKS

SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO

PRELIMINARY PUD PLAN



Drawn by:	24-0202 PUD
Checked by:	TAC
Issue Date:	EMR
Sheet:	3-17-25

ZONING NOTES
CHAPTER 1204 DEVELOPMENT & DESIGN STANDARDS

ARTICLE 4.02 OPEN SPACE STANDARDS
1204.03 GENERAL PROVISIONS

B) AMOUNT OF OPEN SPACE REQUIRED. DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE DICTATED BY THE ZONING DISTRICT IN CHAPTER 1202. ZONING DISTRICT ESTABLISHED, AND THE FOLLOWING:

1) MINIMUM OPEN SPACE SET ASIDE. DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE IDENTIFIED IN TABLE 1204.03-1, OPEN SPACE SET-ASIDE.

*ANY RESIDENTIAL PLD REQUIRES 20% TOTAL OPEN SPACE INCLUDING 5% FORMAL OPEN SPACE

ARTICLE 04.05 LANDSCAPING, SCREENING, & BUFFERING
1204.19 GENERAL PROVISIONS

D. LANDSCAPE MATERIAL STANDARDS.

3. PLANTS.

G) DECIDUOUS AND EVERGREEN CANOPY OR SHADE TREES SHALL HAVE A MINIMUM OF 2.5 INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK. EVERGREENS SHALL ALSO BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND AT THE TIME OF PLANTING, WHILE DECIDUOUS TREES SHALL ALSO BE A MINIMUM OF EIGHT FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

H) UNDERSTORY, SMALL MATURING, OR ORNAMENTAL TREES SHALL HAVE A MINIMUM OF TWO INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, AND SHALL BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

I) ALL DECIDUOUS TREES SHALL BE STAKED OR OTHERWISE SUPPORTED AS APPROPRIATE TO GROW STRAIGHT.

J) ALL TREES SHALL BE MULCHED AROUND THE BASE OF THE TRUNK WITH A MINIMUM DIAMETER OF THREE FEET OF MULCH.

K) THE USE OF NATIVE, DROUGHT-TOLERANT VEGETATION IS ENCOURAGED TO REDUCE DEPENDENCY UPON IRRIGATION.

L) ONCE THE MINIMUM LANDSCAPE REQUIREMENTS HAVE BEEN MET, ANY SIZE PLANT MAY BE INSTALLED ON A LOT TO SUPPLEMENT THE MINIMUM REQUIREMENTS.

5) GRASS OR GROUND COVER. GRASS OF THE PESCUS (GRAMINEAE) OR BLUEGRASS (POACEAE) FAMILY SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE APPLICABLE COUNTY.

6) MULCHED LANDSCAPED AREAS. REQUIRED LANDSCAPING SHALL BE LOCATED IN MULCHED LANDSCAPED BEDS WITH A MINIMUM WIDTH OF THREE FEET IN ALL DIRECTIONS.

7) SPECIES DIVERSITY.

B) WHEN 45 OR MORE TREES ARE REQUIRED ON A SITE, AT LEAST FOUR DIFFERENT SPECIES SHALL BE UTILIZED, IN ROUGHLY EQUAL PROPORTIONS

E. STREET TREES.

1) STREET TREES SHALL BE REQUIRED ON ALL PUBLIC AND PRIVATE FRONTS, EXCEPT INTERSTATE FRONTAGE AND ALLEYS, FOR ALL SUBDIVISIONS, NEW SITES OR DEVELOPMENT, AND EXPANSIONS OF SITES OR DEVELOPMENTS.

2) ALL NEW ROADS OR EXTENSIONS OF EXISTING ROADS, PUBLIC OR PRIVATE WHETHER INTERNAL OR EXTERNAL TO A SITE, ARE SUBJECT TO THE STREET TREE REQUIREMENTS.

3) STREET TREES SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS, PUBLIC OR PRIVATE, PLANTED 40 FEET ON CENTER IN THE TREE LAWN.

4) ALL DEVELOPMENTS SHALL INCLUDE STREET TREES THAT COMPLY WITH THE REQUIREMENTS FOR PLANTS IN 1204.19(D), LANDSCAPE MATERIAL STANDARDS, ABOVE.

5) SPECIFIC TREE TYPES OR SPECIES PROHIBITED OR PERMITTED TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ESTABLISHED IN A DOCUMENT MAINTAINED BY THE DEVELOPMENT DEPARTMENT.

6) STREET TREE PLACEMENT MAY BE SUBJECT TO SETBACK REQUIREMENTS FROM THE CURB, SIDEWALK, DRIVEWAY, AND OTHER UTILITIES. SUCH RESTRICTIONS SHALL BE ESTABLISHED IN A DOCUMENT MAINTAINED BY THE DEVELOPMENT DEPARTMENT.

7) AT THE TIME OF PLANTING, THE LOWEST LIMB OF ANY TREE SHALL NOT BE LESS THAN FIVE FEET ABOVE THE GROUND.

PROHIBITED STREET TREES:

- ANY NUT OR FRUIT BEARING TREE
- ASH - WHITE, GREEN, & EUROPEAN MOUNTAIN
- BIRCH
- BLACK LOCUST
- BLACK WALNUT
- BOX ELDER
- BUCKEYE
- BUCKTHORN
- CATALPA
- COTTONWOOD
- ELM - AMERICAN, CHINESE, RED, SIBERIAN

*ANY TREE DETERMINED TO BE INVASIVE BY THE OHIO DEPT OF AGRICULTURE OR OHIO DEPT OF NATURAL RESOURCES. *

PREFERRED STREET TREES:

- BLACKGUM - TURPED TOWER, WILDFIRE, GREEN GABLE, FIRESTARTER
- ELM - ALLEE LACEBARK, ATHENA LACEBARK, FRONTIER
- FREEMAN MAPLE - ARMSTRONG, MARINO, CELEBRATION
- GINGKO (MALE) - PRINCETON SENTRY, MAGYAR, PRESIDENTIAL GOLD, COLONNADE
- HONEY LOCUST - SUNBURST, SKYLINE, SHADEMASTER
- KENTUCKY COFFEE - ESPRESSO, TRUE NORTH
- LINDEN - BOULEVARD, GREENSPIRE, AMERICAN SENTRY

* SPECIFIC TREES NOT ON THIS LIST MAY BE SUBMITTED FOR CONSIDERATION. *

PLANTING REQUIREMENTS

- 15,981 LF / 40 LF = 375 STREET TREES REQUIRED
- <40 TREES ON SITE - MINIMUM OF 3 SPECIES REQUIRED
- NO MORE THAN 3-5 TREES OF SAME SPECIES MAY BE PLANTED IN A ROW

NOTE: ANY TREES THAT CANNOT BE PLACED WITHIN THE TREE LAWN DUE TO CONFLICTS WITH DRIVEWAYS, UTILITIES, STREET LIGHTS, ETC. SHALL BE PLANTED IN THE FRONT YARD OF THE IMPACTED LOT BETWEEN THE FRONT BUILDING SETBACK LINE AND THE UTILITY EASEMENT.

CONCEPT GRAPHICS SCHEDULE

- EXISTING VEGETATION
Takeoff: 1,014,435 sf
- STREET TREES
- 1 TREE / 40 LF
- TREES TO BE INSTALLED AT 2.5" DBH & 8' TALL (MIN.)
Takeoff: 14,991 sf

CONCEPT PLANT SCHEDULE

- TREE - SCREENING DECIDUOUS 5
- TREE - SCREENING EVERGREEN 6
- STREET TREE (SPECIES 1) 141
- STREET TREE (SPECIES 2) 119
- STREET TREE (SPECIES 3) 117

PRELIMINARY PLANTING PLAN
TALL OAKS

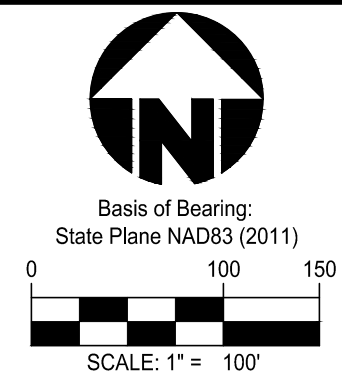
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
MARCH, 2025
REVISED APRIL 29, 2025

DEVELOPER

CKN Development, LLC.
1768 Happy Valley Drive
Fairfield, OH 45014
(513) 846-9311

ENGINEER/SURVEYOR

Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600



PRELIMINARY

TALL OAKS
SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
PRELIMINARY PLANTING PLAN

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
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Drawing: 24-0202 PP
Drawn by: CDS
Checked by: ADH
Issue Date: 3-17-25

1/1

GREENWOOD



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	646 SF
2ND FLOOR (BASE SF)	1043 SF
	2789 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	646 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1043 SF
BATHROOM #2 STANDARD TUB (ADD. SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1291 SF
BASEMENT BATHROOM OR BASEMENT BEDROOM (ADD. SF)	56 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	646 SF
UNFINISHED STORAGE	627 SF
FRONT ENTRY FULL PORCH EXTENSION "W" ELEV. "A" OR "C" (ADD. SF)	175 SF
FRONT ENTRY PORCH "W" ELEV. "B" OR "L" (ADD. SF)	114 SF
FRONT ENTRY PORCH "W" ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
UNFINISHED STORAGE "W" "BAC" OR "AEB" (DEDUCT SF)	56 SF
UNFINISHED BASEMENT ELEVATION "B" OR "L" (ADD. SF)	21 SF
UNFINISHED STORAGE ELEVATION "B" OR "L" (ADD. SF)	21 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	3084 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNW00 - 01	CS-1B	1
RELEASE NO. ---		

GREENWOOD



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

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3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
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10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
2ND FLOOR (BASE SF)	1093 SF
	2794 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1093 SF
BATHROOM #2 STANDARD TUB (ADD. SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "C" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	681 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNW00 - 01	CS-1C	2

RELEASE NO. ---

GREENWOOD



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
2ND FLOOR (BASE SF)	1093 SF
	2794 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1093 SF
BATHROOM #2 STANDARD TUB (ADD. SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "C" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	681 SF

FOOTPRINT	
BASE HOUSE:	40'-0"
WIDTH:	56'-6"
DEPTH:	
MAXIMUM:	52'-4"
WIDTH:	70'-2"
DEPTH:	

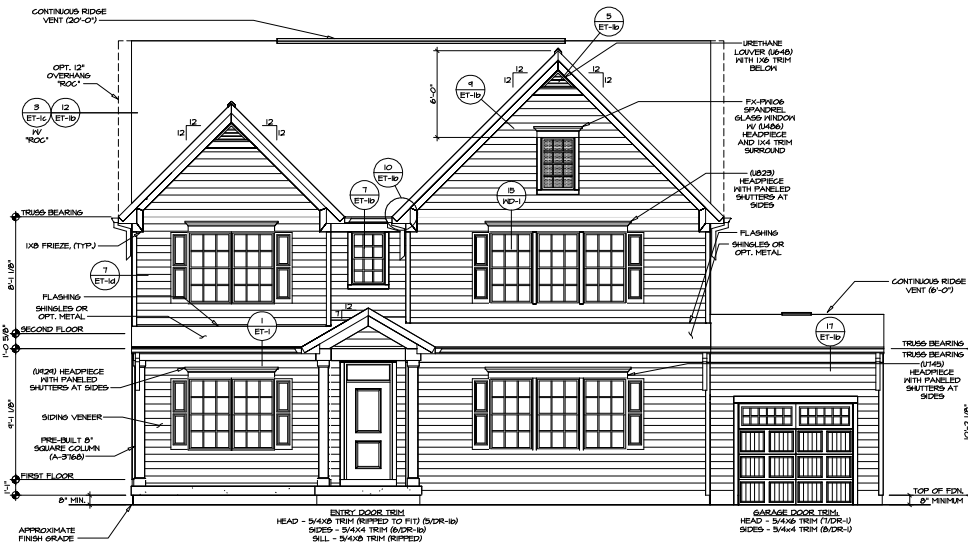
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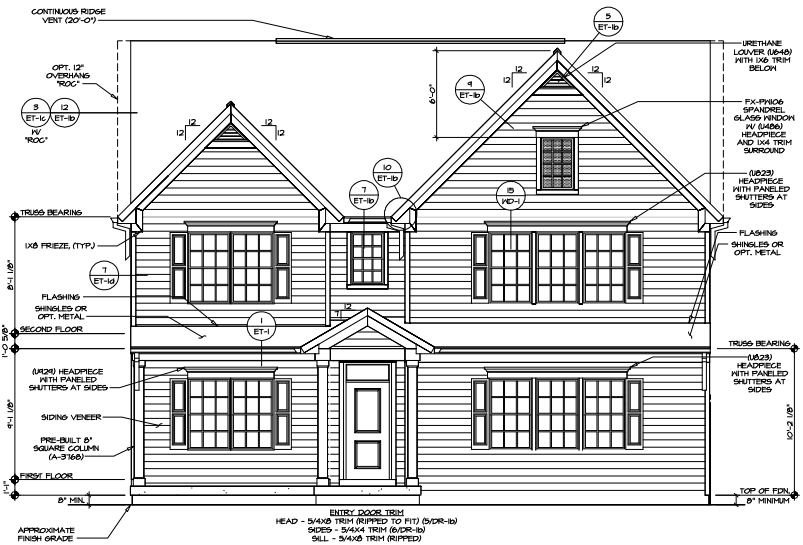




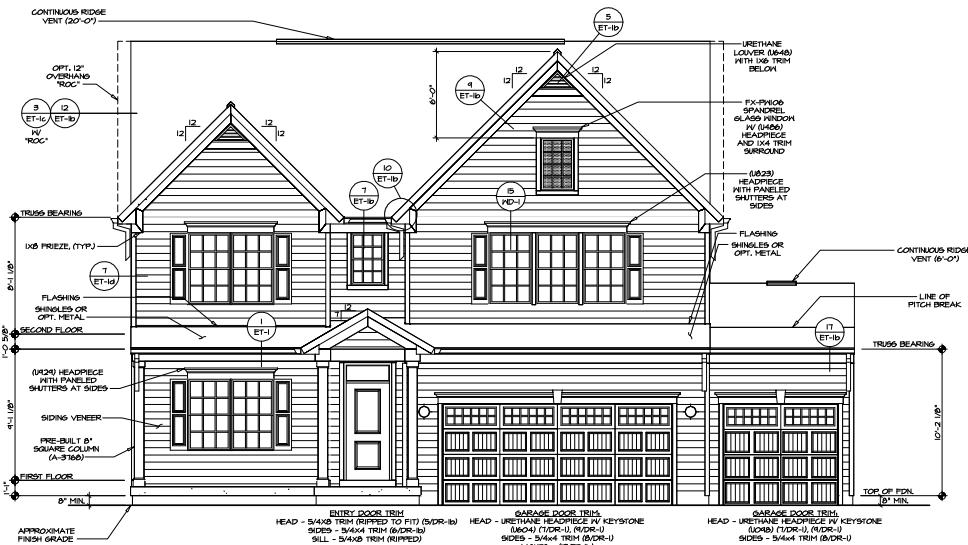
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4 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "6AA"



2 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - SIDE ENTRY "6CC"



3 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "6CI"



1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" TWO CAR GARAGE - FRONT ENTRY "6CB"

NOTE: SKILLS IN GLAZING OF ALL EXTERIOR DOORS AND SIDING TO BE OBTAINED WITH BRONZE WINDOWS

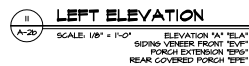
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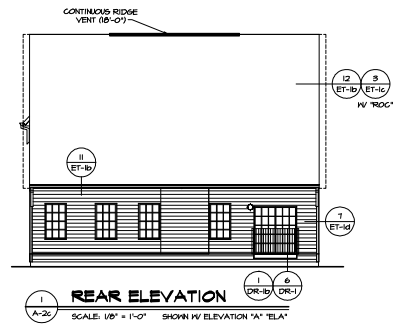
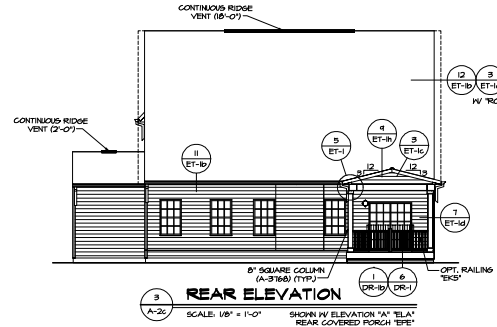
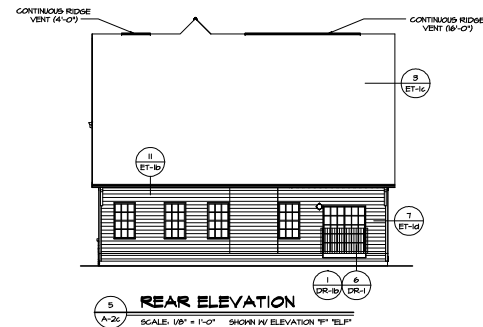
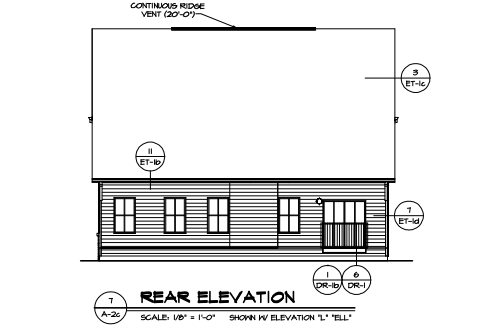
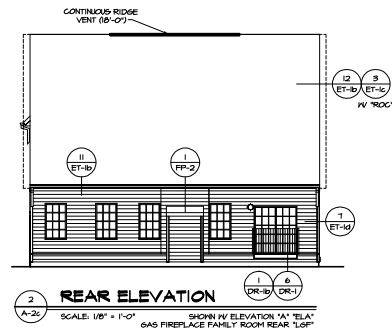
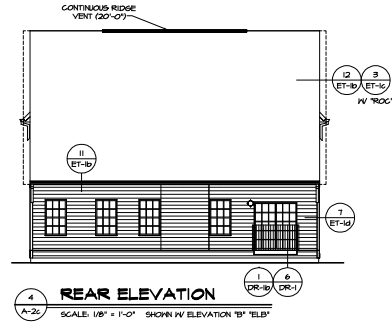
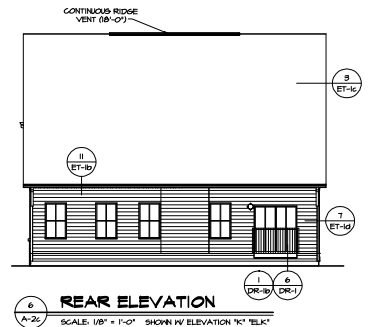


SHEET NO.	MODEL	SET NO. 54000	DATE	DATE	REMARKS
A-1	GREENWOOD FRONT ELEVATION	OPTION DATE 1/29/22	DATE 1/29/22		
10	FRONT ELEVATION BREAK DOWN FRONT	OPTION DATE 1/29/22	DATE 1/29/22		



SHEET NO.	MODE GREENWOOD TRANSITION	SET NO. 600000	REV. NO.	DATE	REMARKS
		VERSION C DRAWN BY: SGA DATE: 1/25/22			
A-2b	OPTION DESCRIPTION	OPTION	NVR, Inc. 100 FARMERS RD., 17021	NVR, Inc. 100 FARMERS RD., 17021	NVR, Inc. 100 FARMERS RD., 17021





NOTE:
SKILLS IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

SHEET NO.	PROJECT	DATE	REVISIONS
A-2c	GREENWOOD		
	DRAWING TITLE		
	REAR ELEVATION		
	OPTION DESCRIPTION		
16			

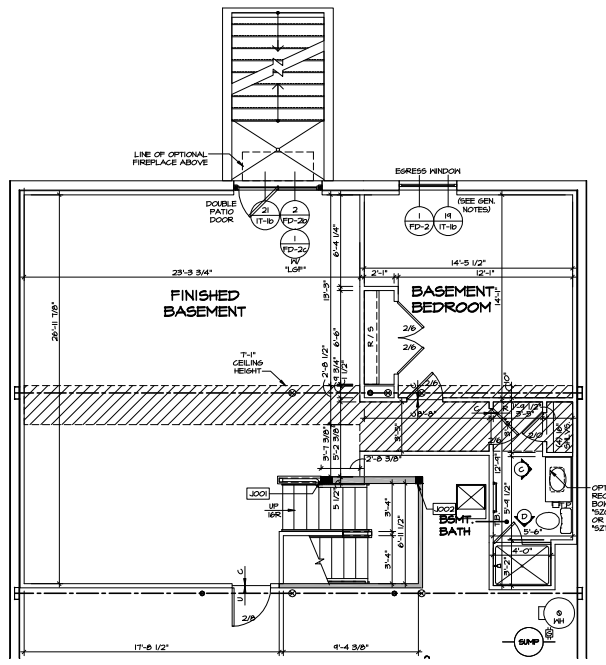


- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

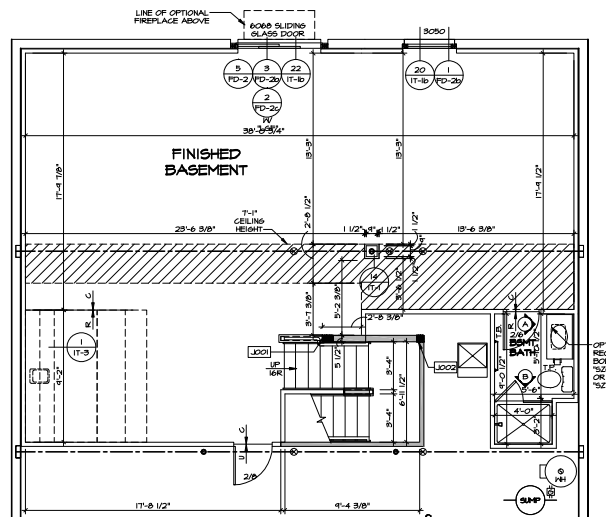
LEGEND

-  BEARING WALL
-  NON BEARING WALL
-  MASONRY WALL
-  INDICATES BEARING FROM
POINT-LOAD ABOVE
JACKS
-  BEAM/HEADER
-  FOOTING/THICKENED SLAB
-  STEEL COLUMN
-  TRUSS TIE DOWN
-  PORTAL FRAME
-  JOIST/TRUSS
-  LVL
-  ENGINEERING PAGE NUMBER
-  WINDOW/DOOR TAG
-  PRELIM LIST TAG
-SEE FA DETAILS FOR FIRE
ASSEMBLIES
-SEE FA DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

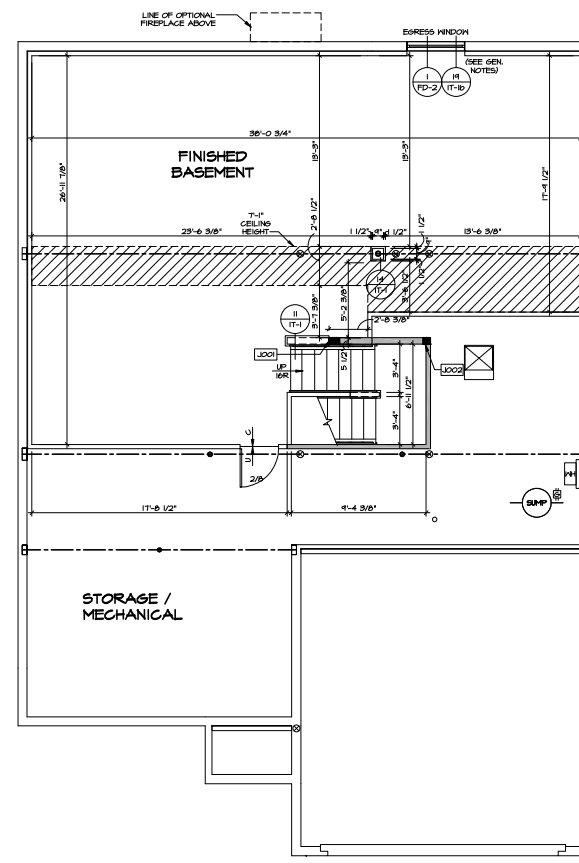
[illegible]



PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ DOUBLE PATIO DOOR
AREAWAY BELLED EXIT "000C"
ONE BEDROOM BASEMENT "BAC"



PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ SLIDING GLASS DOOR
HALLCOT BASEMENT "000C"
KINDNESS) BASEMENT REAR "YHNC"
BASEMENT BATHROOM SINKER "ASB"
NET BAR BASEMENT "VAL"
SHOWN W/ TANKLESS WATER HEATER

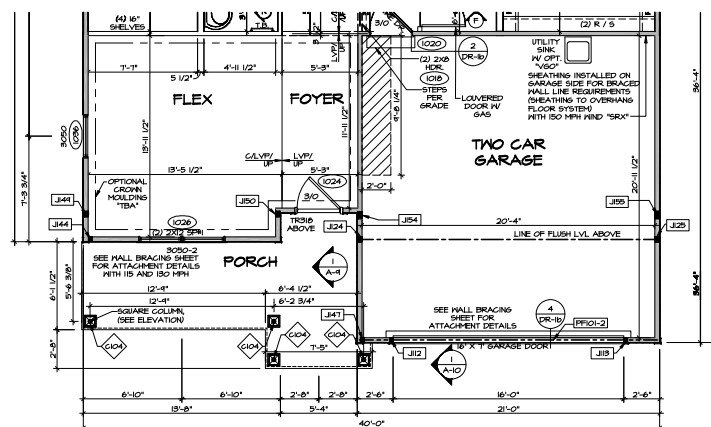


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ KINDNESS EGRESS BASEMENT "YHNC"
SHOWN W/ TANKLESS WATER HEATER

- NOTES:**
1. SEE GENERAL NOTES (A-I) FOR
ADDITIONAL INFORMATION.
2. SCHEDULES (A-I)
3. LVL NAILING SCHEDULE (A-I)

- LEGEND**
- BEARING HALL
 - NON BEARING HALL
 - MASONRY HALL
 - INDICATES BEARING FROM
POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
 - SEE PA DETAILS FOR FIRE
ASSEMBLIES
 - SEE PC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

SHEET NO.	DATE	REVISIONS
A-6		
48		
GREENWOOD	SET NO. 00000	RELEASE NO. 0000
BASEMENT FLOOR PLAN	DRAWN BY: RDS	DATE: 1/25/22
FINISHED BASEMENT	DESIGNED BY: RDS	DATE: 1/25/22
	MAC	

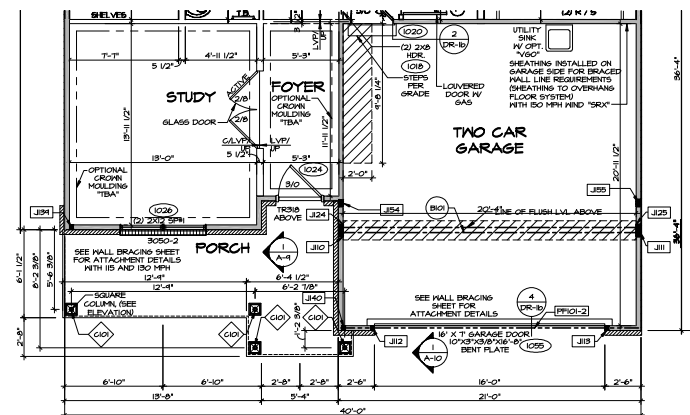


7 PARTIAL FIRST FLOOR PLAN

A-7b SCALE: 1/4" = 1'-0" ELEVATION "L" "ELL"
TWO CAR GARAGE - FRONT ENTRY "GCB"
SHOWN W/ FLEX ROOM "MCF"

TWO CAR GARAGE - FRONT ENTRY 'SCB'
SHOWN W/ FLEX ROOM 'MCF'

SHOWN IN FLEX ROOM "MCF"



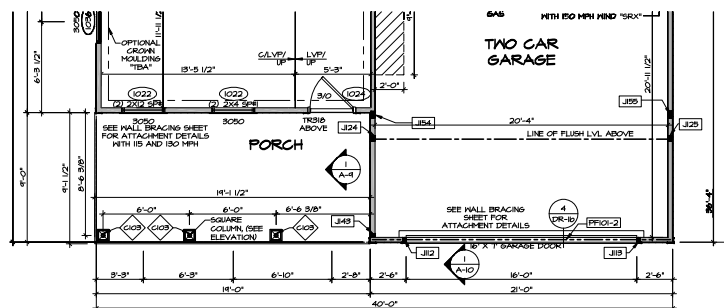
9 PARTIAL FIRST FLOOR PLAN

A-7b SCALE: 1/4" = 1'-0" ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - FRONT ENTRY "SCB"

BRICK VENEER FRONT "EVA"
TWO CAR GARAGE - FRONT ENTRY "SCB"

TWO CAR GARAGE - FRONT ENTRY "SCB"

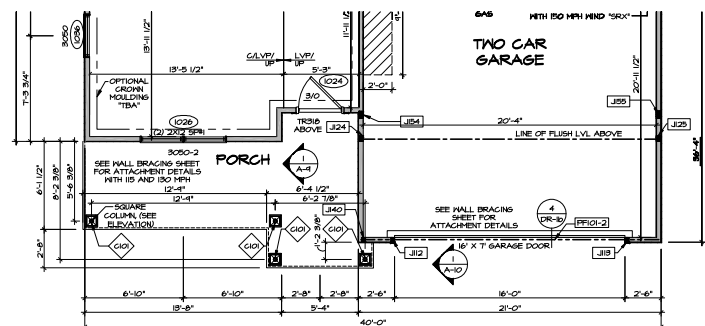
TWO CAR GARAGE - FRONT ENTRY "SCB"



5 PARTIAL FIRST FLOOR PLAN

A-70 SCALE: 1/4" = 1'-0" ELEVATION "K" "ELK"
TWO CAR GARAGE - FRONT ENTRY "GCB"

TWO CAR GARAGE - FRONT ENTRY 'SCB'

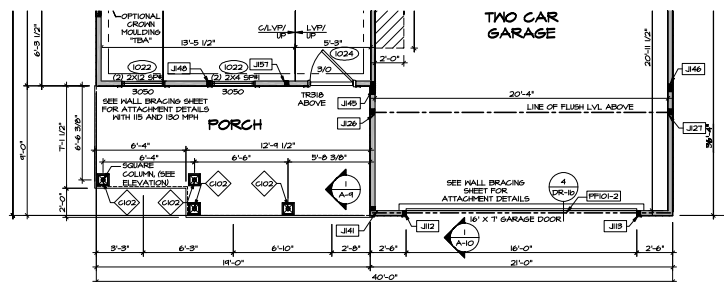


2 PARTIAL FIRST FLOOR PLAN

A-7b SCALE: 1/4" = 1'-0" ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"
TWO CAR GARAGE - FRONT ENTRY: 30'-0"

SIDING VENEER FRONT "EYF"
TWO CAR GARAGE - FRONT ENTRY 16'CB

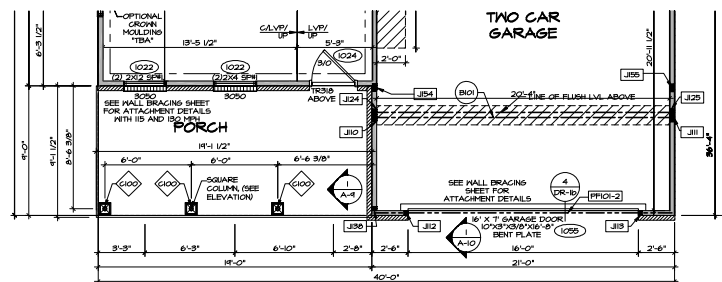
SIDING VENEER FRONT "EYF"
TWO CAR GARAGE - FRONT ENTRY 16'CB



4 PARTIAL FIRST FLOOR PLAN

A-7b SCALE: 1/4" = 1'-0" ELEVATION TYP. 'ELF'

TWO CAR GARAGE - FRONT ENTRY "GCN"



① PARTIAL FIRST FLOOR PLAN

A-10 SCALE: 1/4" = 1'-0" ELEVATION 'A' 'ELA'
FULL FRONT PORCH 'EPA'

ELEVATION A ELEVATION
FULL FRONT PORCH "EPA"

ELEVATION A ELEVATION
FULL FRONT PORCH "EPA"

ELEVATION A ELEVATION
FULL FRONT PORCH "EPA"

NOTES:

- NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

- _____



- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM
FROM BELOW
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS Tie DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST - INLET TAG
- PRECAST HAVE TO USE HEADER
- PRECAST NOT TO BE USED

SEE IV DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

[illegible]

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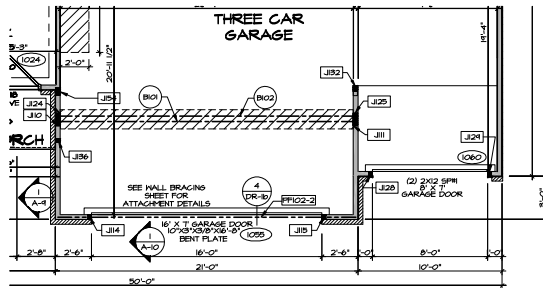
MODEL	SET NO. 68V000
GREENWOOD	VERSION 01
DRAWING TITLE	RELEASE NO. 000000
PARTIAL FIRST FLOOR PLAN	DRAWN BY RDS
GARAGE	DATE: 8/13/21
OPTION DESCRIPTION	OPTION
TWO CAR SIDE GARAGE, THREE CAR GARAGE	6CC, 6C1

KEY NO. 1-76

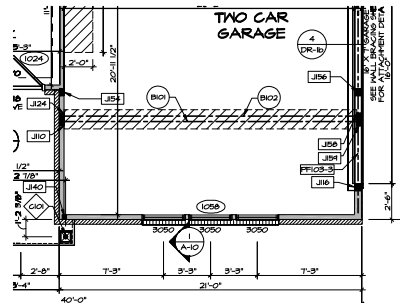
NOTES:
1. SEE GENERAL NOTES (N-I) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL HAILING SCHEDULE (N-I)

LEGEND

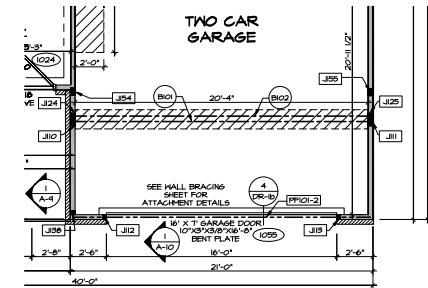
	BEARING HALL
	NON BEARING HALL
	MASONRY HALL
	INDICATES BEARINGS FROM PORT-LOAD ABOVE
	JACKS
	BEAM-HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	BRIDGE LEVEL TAG
	BEARING BEAM/HEADER
	SEE TO DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



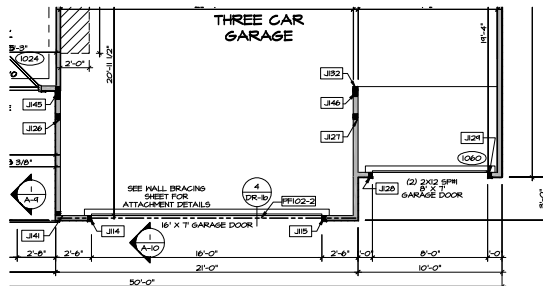
6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY '5C1'
BRICK VENEER FRONT 'EV1'



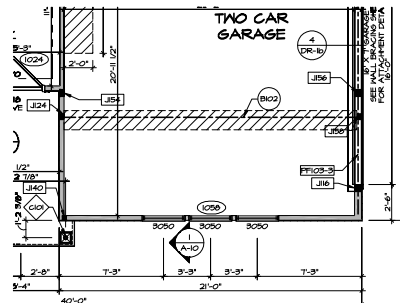
4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY '5C2'
BRICK VENEER FRONT 'EV1'



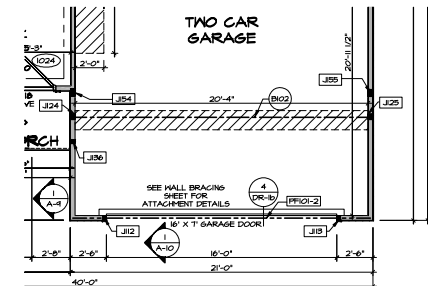
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - FRONT ENTRY '5C2'
BRICK VENEER FRONT 'EV1'



5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE - FRONT ENTRY '5C1'
SIDING VENEER FRONT 'EV1'



3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - SIDE ENTRY '5C2'
SIDING VENEER FRONT 'EV1'



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE - FRONT ENTRY '5C2'
SIDING VENEER FRONT 'EV1'

REMARKS

REV. NO. DATE

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NVR
NVR, Inc.
1000 N. 10th St.
Farmingdale, NY 11735

SET NO. 50000
DRAWING NO. 50000
DATE 6/8/22
BY SPG

SHEET NO. 53
DRAWING TITLE
PARTIAL FIRST FLOOR PLAN
OPTION EXERCISE
ALTERNATE LVL FRAMING

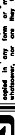


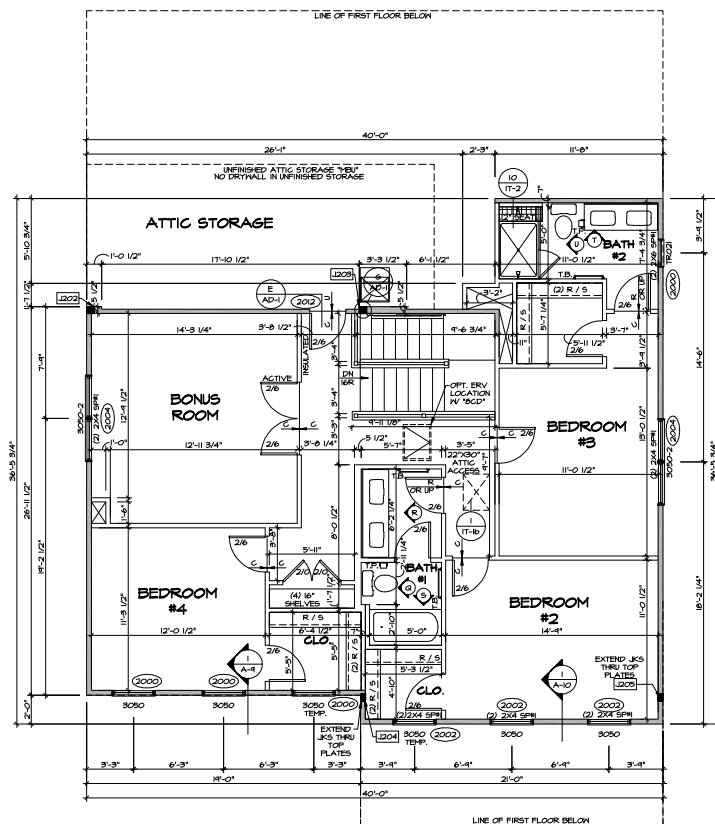
- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

LEGEND

- | | |
|--|--|
| | BEARING WALL |
| | NON BEARING WALL |
| | MASONRY WALL |
| | INDICATES BEARINGS FROM POINT-LOAD ABOVE JACKS |
| | BEAM-HEADER |
| | FOOTING/THICKENED SLAB |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |
| | WINDOW/DOOR TAG |

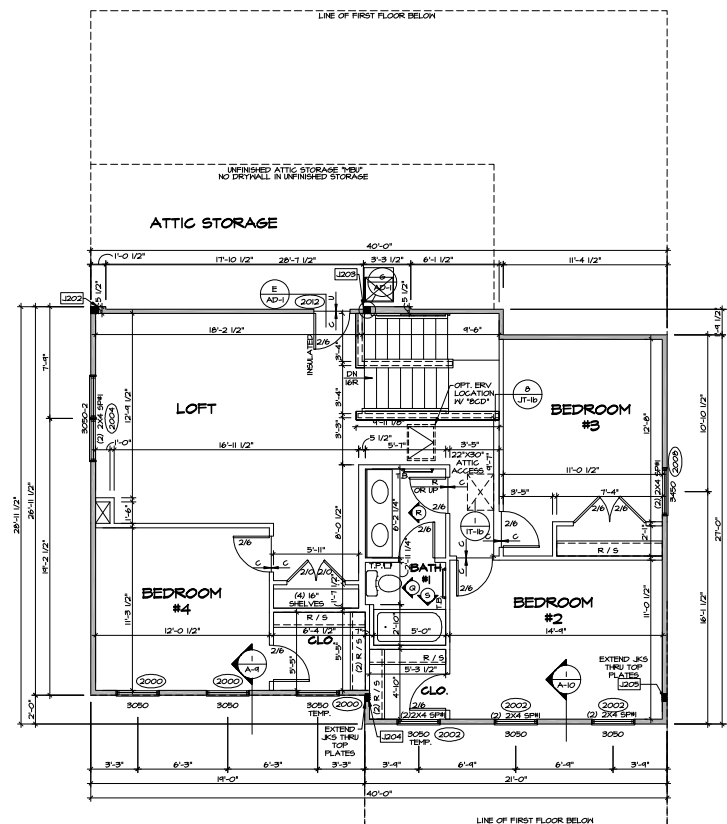
ALL JOINTS HAVE 7-0 1/2" READER
IDENTIFIED AND NON-SERIALIZED
ASSEMBLIES
-SEE FC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

SHEET NO.	MODEL	SET NO.	ANVCO	 NVR, Inc. 1325 New York Ave. Suite 100 Fremont, MD 21053	In the use, complete answers to the questions asked on this form should be provided. These answers will be used to determine the appropriate NVR, Inc. product to be used. The answers should be provided to the NVR, Inc. representative who is responsible for the sale of the product to the user. The answers should be provided to the NVR, Inc. representative who is responsible for the sale of the product to the user.	REV.	NO.	DATE	REMARKS	
	A-8	DRAWING TITLE	DRAWING NO.							RELEASE NO.
		DRAWN BY	MD9							
		DATE	1/25/22							
		OPTION DESCRIPTION	ELA							
54		ELEVATION 'A'	E/VF							
		SIDING VENEER FRONT								
		FULL BASEMENT FOUNDATION	PFA							



2 PARTIAL SECOND FLOOR PLAN
A-B SCALE: 1/4" = 1'-0" SHOWN IN ELEVATION A "ELA"

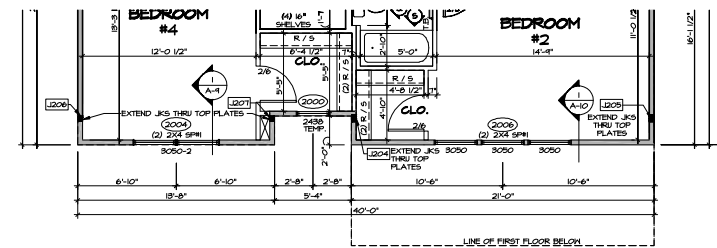
SHOWN W/ ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FOUR BEDROOM W/ BONUS ROOM "BDV"
BATHROOM #2 SHOWER "ABA"
ATTIC STORAGE "MBU"
SHOWN WITH RECT BOWL "SZC" OR "SZT"
ERV AIR SUPPLY "BCD"



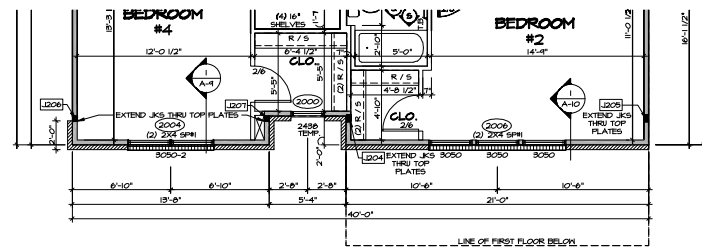
SECOND FLOOR PLAN

SHOWN W/ ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
FOUR BEDROOM W/ LOFT "BDH"
ERV AIR SUPPLY "BCD"

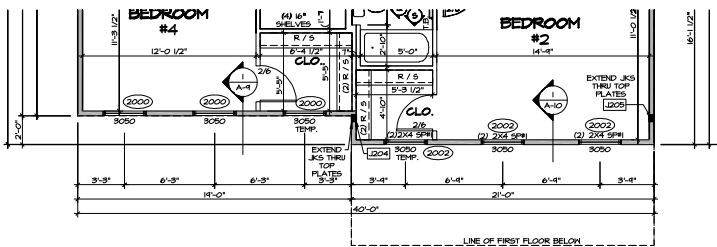
- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)



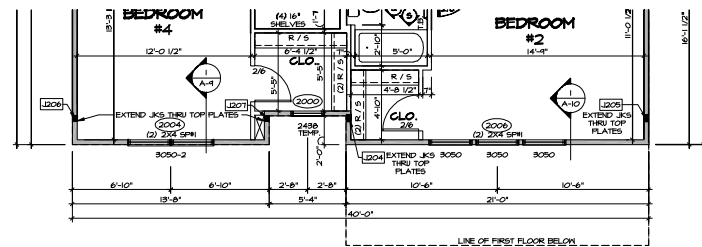
6 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 1, 1' TEL



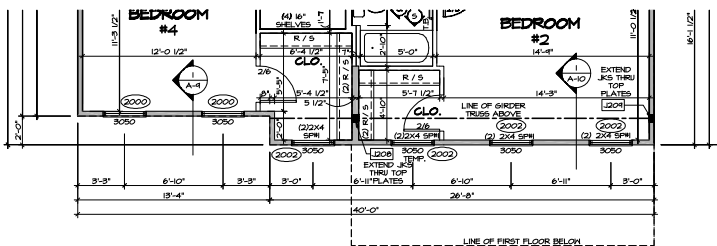
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 1, 1' TEL
BRICK VENEER FRONT TEVA



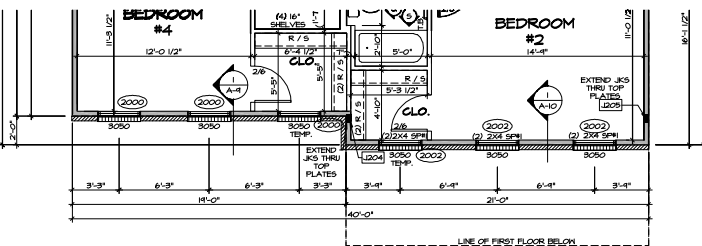
5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 1, 1' TEL



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 1, 1' TEL
SIDING VENEER FRONT TEVA



4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 1, 1' TEL



1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION 1, 1' TEL
BRICK VENEER FRONT TEVA

NOTES:
1. SEE GENERAL NOTES (N-1) FOR
ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-3)

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM
POINT-LOAD ABOVE
JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST Lintel TAG
- WALL/CEILING/SHOWER HEAD
REINFORCING CHAIRS NOTED
SEE PC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO. DATE

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NVR
NVR, Inc.
1000
Farmingdale, NY 11735

SET NO. 00000
DRAWING TITLE
PARTIAL SECOND FLOOR PLAN
DATE BY RDS
1/25/22
OFFICE
ELEVATION 1, 1' TEL
ELEVATION 1, 1' TEL

56

GREENWOOD
PARTIAL SECOND FLOOR PLAN
ELEVATION 1, 1' TEL
BRICK VENEER FRONT
ELEVATION 1, 1' TEL

OAK PARK



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET BASEMENT FOUNDATION	65	S-3	ROOF FRAMING				DR-1	WB-2
1.1	SS-1	Spec Sheet	66	S-3	ROOF FRAMING				DR-1B	WD-1
2	CS-1C	COVER SHEET CRAWL SPACE FOUNDATION	67	S-3	ROOF FRAMING				DR-2	WD-2
3	CS-1S	COVER SHEET SLAB FOUNDATION	68	S-3	ROOF FRAMING				DR-3	WD-3
4	N-1	GENERAL NOTES	69	S-4	TRUSS BRACING				ET-1	WS-1
5	N-2	SCHEDULES	70	S-4	TRUSS BRACING				ET-1B	WS-1C
6	N-3	SCHEDULES	71	S-4	TRUSS BRACING				ET-1C	
7	A-1	FRONT ELEVATION - ELEVATION A	72	S-4	TRUSS BRACING				ET-1D	
8	A-1	FRONT ELEVATION - ELEVATION B	73	S-5	WALL SHEATHING - FIRST FLOOR				ET-1F	
9	A-1	FRONT ELEVATION - ELEVATION C	74	S-5	WALL BRACING - FIRST FLOOR				ET-1H	
10	A-1	FRONT ELEVATION - ELEVATION K	75	S-5	WALL BRACING - SECOND FLOOR				ET-2	
11	A-1	FRONT ELEVATION - ELEVATION L	76	S-5	WALL BRACING				ET-2B	
12	A-2	RIGHT SIDE ELEVATION	77	M-1	HVAC PLAN				ET-3	
13	A-2B	LEFT SIDE ELEVATION	78	M-1	HVAC PLAN				ET-3C	
14	A-2C	REAR ELEVATION	79	M-2	HVAC PLAN				F-1	
15	A-3	FOUNDATION - FULL BASEMENT	80	M-2	HVAC PLAN				F-1B	
16	A-3B	FOUNDATION - FULL BASEMENT	81	M-3	HVAC PLAN				F-1C	
17	A-3	FOUNDATION - BLOCK CRAWL	82	M-3	HVAC PLAN				F-1D	
18	A-3B	FOUNDATION - BLOCK CRAWL	83	AD-1	HOUSE SPECIFIC DETAILS				F-2	
19	A-3	FOUNDATION - POURED CRAWL	84	AD-2	HOUSE SPECIFIC DETAILS				F-3	
20	A-3B	FOUNDATION - POURED CRAWL							F-3B	
21	A-3	FOUNDATION - SLAB STEM WALL							FA-1B	
22	A-3B	FOUNDATION - SLAB STEM WALL							FC-1	
23	A-3	FOUNDATION - SLAB MONOLITHIC							FC-1B	
24	A-3B	FOUNDATION - SLAB MONOLITHIC							FC-2	
25	A-3C	FOUNDATION - GARAGE GRADE BEAM							FC-3	
26	A-4	FOUNDATION HOLD DOWNS							FC-4	
27	A-4	FOUNDATION HOLD DOWN							FC-5	
28	A-5	PLUMBING - FULL BASEMENT							FD-1	
29	A-5	PLUMBING - CRAWL SPACE							FD-1B	
30	A-5	PLUMBING - SLAB							FD-2	
31	A-6	BASEMENT FLOOR PLAN - UNFINISHED							FD-2B	
32	A-6	BASEMENT FLOOR PLAN - FINISHED							FD-3	
33	A-7	FIRST FLOOR PLAN							FD-4	
34	A-7B	FIRST FLOOR PLAN							FD-6	
35	A-8	SECOND FLOOR PLAN							FD-7	
36	A-9	BUILDING SECTION - FOYER							FP-1	
37	A-10	BUILDING SECTION - GARAGE							FP-1C	
38	A-11	STAIR SECTION							FP-2	
39	A-11	STAIR SECTION							GB-1	
40	A-11	STAIR SECTION							IT-1	
41	A-11	STAIR SECTION							IT-1B	
42	A-11	STAIR SECTION AND PLAN							IT-2	
43	A-11	STAIR SECTION AND PLAN							IT-3	
44	A-12	KITCHEN PLAN AND ELEVATION							JT-1	
45	A-12	KITCHEN PLAN AND ELEVATION							JT-1B	
46	A-12	KITCHEN PLAN AND ELEVATION							JT-2	
47	A-12	LAUNDRY PLAN AND ELEVATION							JT-3	
48	A-13	BATH ELEVATION							JT-3B	
49	E-1	BASEMENT ELECTRICAL PLAN							KT-1	
50	E-1	BASEMENT ELECTRICAL PLAN							KT-1B	
51	E-2	FIRST FLOOR ELECTRICAL PLAN							RF-1	
52	E-2B	FIRST FLOOR ELECTRICAL PLAN							RF-1B	
53	E-3	SECOND FLOOR ELECTRICAL PLAN							RF-1C	
54	E-3B	SECOND FLOOR ELECTRICAL PLAN							SEP-1	
55	E-4	ATTIC STORAGE ELECTRICAL PLAN							SEP-2	
56	S-1	FIRST FLOOR FRAMING							SEP-3	
57	S-2	SECOND FLOOR FRAMING							SEP-4	
58	S-2B	SECOND FLOOR FRAMING							SO-1	
59	S-2	SECOND FLOOR FRAMING							SP-1	
60	S-2B	SECOND FLOOR FRAMING							SP-2	
61	S-3	ROOF FRAMING							SP-3	
62	S-3	ROOF FRAMING							ST-1	
63	S-3	ROOF FRAMING							ST-2	
64	S-3	ROOF FRAMING							WB-1	

FOOTPRINT	
BASE HOUSE:	
WIDTH:	48'-0"
DEPTH:	54'-0"
MAXIMUM:	
WIDTH:	44'-4"
DEPTH:	54'-4"

FIRST FLOOR SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
1ST FLOOR (BASE SF)	559 SF	
	559 SF	
SECOND FLOOR SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
2ND FLOOR (BASE SF)	1774 SF	
	1774 SF	
GARAGE SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
THREE CAR GARAGE	640 SF	
	640 SF	
BASEMENT SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
FINISHED BASEMENT	866 SF	
BASEMENT BEDROOM (ADD. SF)	350 SF	
BASEMENT BATH (ADD. SF)	141 SF	
	1357 SF	
UNFINISHED SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
UNFINISHED BASEMENT (BASE SF)	1541 SF	
UNFINISHED STORAGE	350 SF	
UNFINISHED STORAGE / MECH.	323 SF	
UNFINISHED STORAGE W/ BASEMENT BATH	211 SF	
	2445 SF	
BASE SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
1ST FLOOR (BASE SF)	559 SF	
2ND FLOOR (BASE SF)	1774 SF	
	3307 SF	
SET NO. - VERSION	SHEET NO.	PAGE NO.
OKP00 - 01	CS-1B	1
RELEASE NO. ----		

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FOUNDATION NOTES - CRAWL

1. SEE STANDARD DETAIL, CATEGORY "F" SHEETS).
2. SLAB UNDER GARAGE.
3. UNGRAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES).
4. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
5. ALL LEDE LOCATIONS VARY 1/4 GRADE BEAMS ORIENTATION. SEE 68-4 FOR DETAILS.
6. THE DIRECTION OF THE ANKOR IS THE DIRECTION OF REBAR, AS REQUIRED.
7. SEE VENT DETAILS FOR FOOTER SLEEVE INFORMATION. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

CRAWL FOUNDATION NOT SEALED

CRAWL VENTILATION:

ALL VENTILATION LOCATIONS AND SPACINGS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF 42 SQ. FT.

AREA IN SQ. FT. / 1000 = SQ. FT. OF VENTILATION REQUIRED.

VENTS VENTED

NOTE: FOR SOME INFORMATION SEE SPEC SHEET.

ELEVATIONS "A"

TOTAL GRAVE AREA: 1380.96 SQ. FT.
TOTAL VENTILATION REQUIRED: 0.43 SQ. FT.
REQUIRED NUMBER OF VENTS: 2-23
ACTUAL NUMBER OF VENTS: 2-24

ELEVATION "A" W/ "EPA", ELEVATION "B", "C", "K", "L"

TOTAL GRAVE AREA: 1380.96 SQ. FT.
TOTAL VENTILATION REQUIRED: 0.43 SQ. FT.
REQUIRED NUMBER OF VENTS: 2-23
ACTUAL NUMBER OF VENTS: 2-23

FOUNDATION NOTES - BASEMENT

1. SEE STANDARD DETAIL, CATEGORY "F" SHEETS).
2. SLAB UNDER GARAGE.
3. UNGRAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES).
4. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
5. ALL LEDE LOCATIONS VARY 1/4 GRADE BEAMS ORIENTATION. SEE 68-4 FOR DETAILS.
6. THE DIRECTION OF THE ANKOR IS THE DIRECTION OF REBAR, AS REQUIRED.
7. SEE VENT DETAILS FOR FOOTER SLEEVE INFORMATION. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

FOUNDATION NOTES - SLAB

1. SEE STANDARD DETAIL, CATEGORY "F" SHEETS).
2. SLAB UNDER GARAGE.
3. UNGRAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES).
4. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
5. ALL LEDE LOCATIONS VARY 1/4 GRADE BEAMS ORIENTATION. SEE 68-4 FOR DETAILS.
6. THE DIRECTION OF THE ANKOR IS THE DIRECTION OF REBAR, AS REQUIRED.
7. SEE VENT DETAILS FOR FOOTER SLEEVE INFORMATION. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x4 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (2) 2x4 OR 2x6 JACK AND KING STUD EACH END UNLESS OTHERWISE NOTED.
3. INTERMEDIATE BEARING UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO BE 8" 4" OR 6" 4" AND ALL INTERIOR WALLS TO BE 8" 1/2" UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILING FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
6. APPLICABLE HALL PANEL DETAIL FOR SPECIAL HALL FRAMING LOCATIONS AND HEADER SIZES IF NOT OTHERWISE NOTED.
7. SEE STANDARD DETAIL, CATEGORY "T" SHEETS FOR INTERIOR HALL DETAILS.
8. DETAIL SHEET "A" FOR HOUSE SPECIFIC INTERIOR HALL DETAILS.
9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLY 2x6 OR 2x8 ATTACHED TO CRIPPLES ABOVE (UNLESS OTHERWISE NOTED).
10. OPTIONAL, TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
11. INTERIOR HEADERS HEIGHT FOR 6" CEILING SHALL BE 6'-0". 6" CEILING SHALL BE 5'-0" CEILING SHALL BE 6'-0". UNLESS OTHERWISE NOTED.
12. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
13. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE 1/2" HIGH-BLOCKING INSTALLED.
14. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

- AT GARAGE:
- GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM HEADS AND SUPPORTS PER STANDARD DETAIL PA-10.
- AT STAIRS:
- 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET.

TRUSS BRACING NOTES:

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
2. 2x4 GPPC LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS.
3. UNLESS OTHERWISE NOTED, BRACING IS REQUIRED AT SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
4. 3x6 "T" BRACE, DETAIL 10R-14, IS REQUIRED WHERE LATERAL BRACING IS NOT DETAIL 10R-14.
5. THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 2x4 LATERAL BRACING.
6. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (10R-14).
7. STUDDED GABLE BRACING DETAIL 10R-14 TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
8. PARTIALLY SHEATHED GABLES, SEE (10R-14) FOR 1" BRACING WHEN REQUIRED.
9. LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
10. SHEATHING GOSB OR GYPSUM REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

2X10 FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHOWN IN THE NEXT HALL LENGTH TO CUT FROM.
3. ALL RING MATL 14'-0" UNLESS OTHERWISE NOTED.
4. SHORT JOIST LENGTHS MORE THAN 10'-0" TO 11'-0", ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
5. REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (JT-2/2).
6. PROVIDE SLOD 2X10 BLOCKING (AS SHOWN) BELOW ALL JACKS AS REQD.
7. OPTIONAL CROSS BRIDGING AS REQD.
8. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
9. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS. (PC-4).
10. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RING JOIST ABOVE FOUNDATION VENTS AND ACCESS PANELS.
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS (SHEETS ARE TO BE GLED AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE AND GROOVE).
12. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES, AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10D NAIL.

ELECTRICAL NOTES:

1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
2. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN GARAGE OR SINK.
3. PROVIDE DUPLEX RECEPTACLE FOR BARBQUE OUTSIDE IN GARAGE.
4. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
5. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
6. PROVIDE ARC-FULT CIRCUIT INTERRUPTERS TO ALL DRYER, DISHWASHER, BATH AND EXTERIOR RECEPTACLES.
7. PROVIDE 150-AMP FULT CIRCUIT INTERRUPTERS TO ALL DRYER, DISHWASHER, BATH AND EXTERIOR RECEPTACLES.
8. DRYER RECEPTACLE 110V 50/60 OR 220V 50/60 ELECTRIC.
9. DRYER RECEPTACLE 110V 50/60 OR 220V 50/60 ELECTRIC.
10. SEE BATH ELEVATION PAGE FOR CRITICAL DIMENSIONS.

BRACING LEGEND

ENL XXXXX	BRACED HALL LINE 1D.
	BRACED HALL LINE
	HOUSE WALL
	BRACED HALL PANEL
	ENGINEERS PAGE NUMBER
HSP	WOOD STRUCTURAL PANEL
GB	GYPSUM BOARD (1) SIDED OR (2) SIDED
GB-BN	GYPSUM BOARD BLOCKED PANEL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL 6 / HSP-2)
LUB	LET-IN BRACING (SEE STANDARD DETAIL 6 / HSP-2)
CS-HSP	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
CS-FF	CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL 6 / HSP-2)
CS-G	CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
ENG-HSP-A	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'A' FASTENING REQUIREMENTS NO HOLD DOWN REQUIRED (UNLESS NOTED)
ENG-HSP-B	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'B' FASTENING REQUIREMENTS NO HOLD DOWN REQUIRED (UNLESS NOTED)
ENG-HSP-C	ENGINEERED DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'C' FASTENING REQUIREMENTS NO HOLD DOWN REQUIRED (UNLESS NOTED)
ENG-FF	ENGINEERED DESIGN W/ PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL PAGE HSP-1)
ENG-GB-A	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD TYPE 'A' FASTENING REQUIREMENTS
ENG-GB-B	ENGINEERED DESIGN W/ (2) SIDED GYPSUM BOARD TYPE 'B' FASTENING REQUIREMENTS
ENG-BN	ENGINEERED DESIGN W/ (1) SIDED GYPSUM BOARD W/ BLOCK WALL CONSTRUCTION (SEE STANDARD DETAIL 10R-14)
HO	HOLD-DOWN

NOTES:

HOUSE HAS BEEN ANALYZED UTILIZING A PREScriptive METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE NOTED. ENGINEERED WALL LINES ARE IN COMPLIANCE WITH INTERNATIONAL BUILDING CODES (IBC).

FASTENING SCHEDULE

SHEATHING	FASTENER	SPACING	FIELD
PREScriptive 7/16" WOOD STRUCTURAL PANELS OR EQUIVALENT (W/ METHOD HSP, CS-HSP, CS-G)	8d COMMON NAILS	6" O.C.	6" O.C.
	ALTERNATIVE FASTENERS 1/2" W/ 1/4" W/ 1/4" CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
	A - 8d COMMON NAILS	4" O.C.	6" O.C.
	A - 1/2" W/ 1/4" W/ 1/4" CORROSION RESISTANT STAPLES	3" O.C.	6" O.C.
	B - 8d COMMON NAILS	3" O.C.	6" O.C.
	B - 1/2" W/ 1/4" W/ 1/4" CORROSION RESISTANT STAPLES	NA	6" O.C.
	C - 8d COMMON NAILS	3" O.C.	6" O.C.
	C - 1/2" W/ 1/4" W/ 1/4" CORROSION RESISTANT STAPLES	NA	6" O.C.
	1/2" GYPSUM WALLBOARD (W/ METHOD HSP-A, HSP-B, HSP-C)	1" O.C.	1" O.C.
	1/2" GYPSUM WALLBOARD (W/ METHOD HSP-A, HSP-B, HSP-C)	1" O.C.	1" O.C.
	1/2" GYPSUM WALLBOARD (W/ METHOD HSP-A, HSP-B, HSP-C)	4" O.C.	12" O.C.

MECHANICAL LEGEND

0	THERMOSTAT
1	EXHAUST FAN
2	LIGHT / EXHAUST FAN
3	S/A REGISTER UP OR OVAL ROAD HALL STACK
4	FLOOR REGISTER
5	CEILING REGISTER
6	CURVED-BLADE CEILING REGISTER
7	TRANSFER (CONVECTION) AIR GRILLE
8	LOW SIDE HALL LSH OR HIGH SIDE HALL HSH REGISTER
9	LSH OR HSH REGISTER
10	TWO WAY HSH REGISTER OR LOW REGISTER
11	BACK FLOW DAMPER
12	VOLUME DAMPER
13	BAROMETRIC OR BYPASS DAMPER
14	FIRE DAMPER
15	OUTSIDE AIR DAMPER
16	HAVE-UP AIR DAMPER
17	MOTOR OPERATED ZONE DAMPER
18	FRESH AIR INTAKE
19	6" INSULATED FLEX DUCT
20	ELECTRIC BASEBOARD
21	RETURN DUCT SECTIONS
22	SUPPLY DUCT SECTIONS
23	DISTRIBUTION BOX
24	RECTANGULAR METAL DUCTWORK
25	INSULATED RECTANGULAR DUCTWORK
26	ROUND METAL DUCTWORK
27	FLEX DUCTWORK
28	INSULATED R/A FLEX DUCTWORK
29	TRANSITION SUPPLY DUCT

HVAC NOTES:

1. PROVIDE MANUAL VOLUME DAMPERS IN EACH PLenum TAKE-OFF FOR ALL SYSTEMS.
2. REMOVE MANUAL VOLUME DAMPERS IN EACH PLenum TAKE-OFF WHEN THE ELECTRONIC ZONE DAMPER SYSTEM IS SELECTED FOR ALL SYSTEMS.
3. PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
4. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
5. ROOF PENETRATIONS SHALL NOT OCCUR WITHIN 4'-0" OF FIRE SEPARATION WALLS.
6. INSULATE ALL DUCTS IN UNCONDITIONED SPACES.
7. TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR CONVECTION AIR. ADDITIONAL DUCTWORK AND/OR OUTSIDE AIR GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED CONVECTION AIR BASED ON LOCAL CODES.
8. THIS HVAC PLAN IS SCHEMATIC ONLY AND NOT INTENDED AS AN ENGINEERED DRAWING. THIS PLAN REPRESENTS THE DESIGN INTENT FOR DUCT AND REGISTER LOCATIONS. ADDITIONAL INFORMATION IF REQUIRED, SHALL BE PROVIDED BY A LICENSED HVAC SUBCONTRACTOR OR ENGINEER.
9. 6" FLEX DUCT ACCEPTABLE IF 5' NOT AVAILABLE.
10. 4" FLEX DUCT ACCEPTABLE IF 5' NOT AVAILABLE.
11. OUTSIDE UNIT LOCATION MAY VARY PER GRADE OR OPTIMAL CONDITIONS.
12. EXHAUST/INTAKE SIZE SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS AND CODE REQUIREMENTS.
13. ALL SUPPLY DUCTS SHALL BE LOCATED IN JOIST BAYS UNLESS SHOWN OTHERWISE.
14. TRUNK LINES SHALL BE HELD TO SUPPORTS AND ADJACENT TO SUPPORT STEEL UNLESS SHOWN OTHERWISE.

PLUMBING NOTES:

- RADON REDEMPTION SADDLE LOOP:
1. MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRANTILE
 2. MUST BE SEPARATE FROM ANY DRANTILE ELEMENTS
 3. TO BE CORRUPTED HOPE PIPE
 4. SCREENS TO BE INSTALLED THROUGH LOOP AT TEE INTO STACK
 5. 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT)
 6. NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
 7. PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
 8. ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
 9. SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

LVL FLY TO FLY FASTENING SCHEDULE:

- (WHERE APPLICABLE BASED ON LVL USAGE)
- 1A - (2) FLY UP TO AND INCLUDING 1/2" TALL: FASTEN FLYS W/ (2) ROWS 8D NAILS AT 12" O.C. OR AL 1/2" MIDE LVL FASTEN FLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
 - 2A - (2) FLY 1/4" UP TO AND INCLUDING 1/2" TALL: FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C. OR AL 1/2" MIDE LVL FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
 - 3A - (2) FLY 1/4" UP TO AND INCLUDING 1/2" TALL: FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C. OR AL 1/2" MIDE LVL FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
 - 4A - (3) FLY UP TO AND INCLUDING 1/2" TALL: FASTEN FLYS W/ (2) ROWS 8D NAILS AT 12" O.C. FROM EACH SIDE OR AL 1/2" MIDE LVL FASTEN FLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 5A - (3) FLY 1/4" UP TO AND INCLUDING 1/2" TALL: FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE OR AL 1/2" MIDE LVL FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 6A - (3) FLY 1/4" UP TO AND INCLUDING 1/2" TALL: FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE OR AL 1/2" MIDE LVL FASTEN FLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 7A - (4) FLY (ALL SIZES) FASTEN FLYS WITH (3) ROWS OF SCS2264 STRUCTURAL WOOD SCREWS OR EQUIVALENT, AT 8" O.C. STAGGERED. SEE SHOP DRAWINGS FOR ADDITIONAL INFORMATION.

ELECTRICAL LEGEND

1	SINGLE POLE SWITCH
2	THREE WAY SWITCH
3	FOUR WAY SWITCH
4	DIMMER SWITCH
5	3 WAY DIMMER SWITCH
6	OCCUPANCY SENSOR
7	3 WAY OCCUPANCY SENSOR
8	DUPLEX RECEPTACLE
9	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
10	DUPLEX RECEPTACLE - FLOOR MOUNTED
11	RECEPTACLE - 220V
12	DUPLEX RECEPTACLE - USB
13	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
14	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
15	DUPLEX RECEPTACLE - USB WITH GROUND FAULT INTERRUPT
16	DUPLEX RECEPTACLE - MICRODOVE WITH GROUND FAULT INTERRUPT
17	DUPLEX RECEPTACLE - DISH WASHER WITH GROUND FAULT INTERRUPT
18	DUPLEX RECEPTACLE - POP-UP
19	JUNCTION BOX OR DUPLEX RECEPTACLE GROUND FAULT INTERRUPT
20	SMOKE DETECTOR - WIRE IN SERIES
21	CARBON MONOXIDE DETECTOR
22	EXHAUST FAN MOTOR
23	DOOR CHIME
24	LIGHT FIXTURE - WALL MOUNTED
25	LIGHT FIXTURE - CEILING MOUNTED
26	LIGHT FIXTURE - CEILING MOUNTED LED
27	LIGHT FIXTURE - HANGING
28	LIGHT FIXTURE - PENDANT
29	LIGHT FIXTURE - UNDER CABINET LIGHT
30	5" x 5" SKALL, 1" x 1" MEDIUM, 1" x 1" LARGE
31	LIGHT FIXTURE SCENE
32	RECESSED LAMP HOLDER
33	FLOOD LIGHT
34	JUNCTION BOX - CEILING MOUNTED
35	ELECTRIC PETER
36	ELECTRIC PETER
37	DISCONNECT
38	LOW VOLTAGE PANEL
39	CEILING FAN ROOM-IN

REVISIONS

REV.	NO.	DATE	DESCRIPTION
1	1	10/1/2024	ISSUED FOR PERMIT

SET NO. 000000
DRAWING TITLE
OAK PARK
GENERAL NOTES
OPTION DESCRIPTION

4



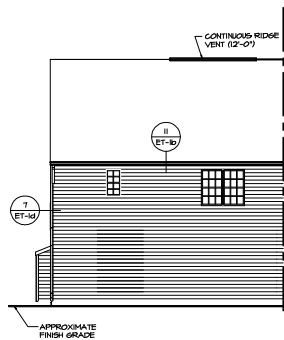
NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

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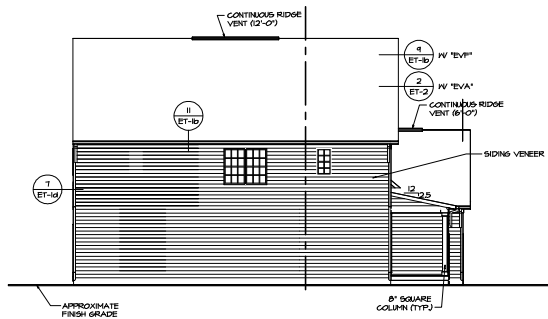


NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

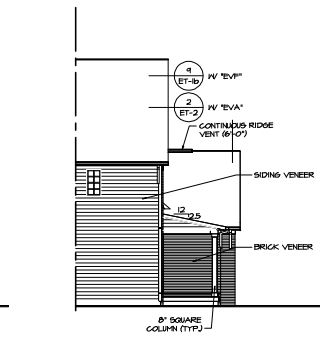
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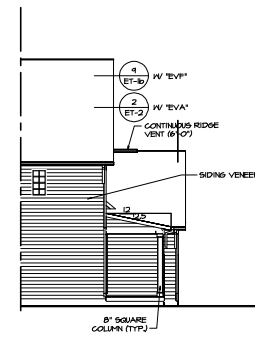
5 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" TELA
 OWNER'S BATHROOM SHOWER "AMA"
 SHOWN IV FIREPLACE FAMILY ROOM REAR TELF



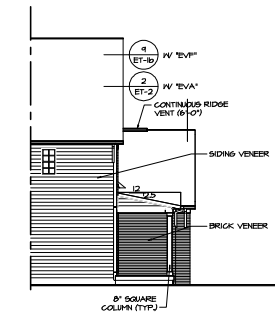
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 SCALE: 1/8" = 1'-0"
 ELEVATION "A" TELA
 SHOWN IV FOUR BEDROOM PILLOFT TELC



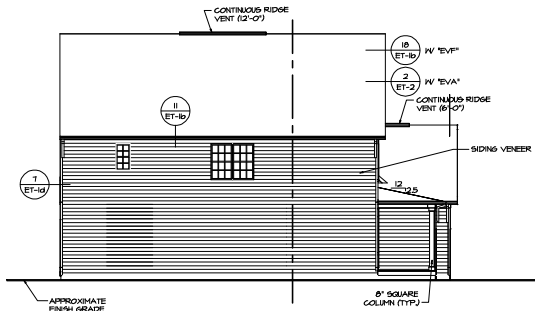
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 SCALE: 1/8" = 1'-0"
 ELEVATION "A" TELA
 SHOWN IV BRICK VENEER FRONT TEVA



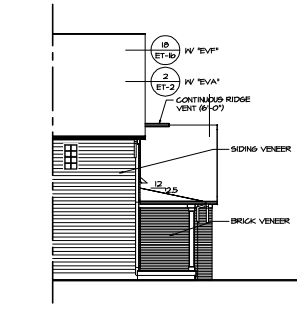
3 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" TELA
 SHOWN IV SIDING VENEER FRONT TELP
 AND FULL FRONT PORCH TEPA



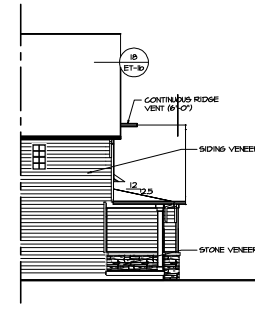
4 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" TELA
 SHOWN IV BRICK VENEER FRONT TEVA
 AND FULL FRONT PORCH TEPA



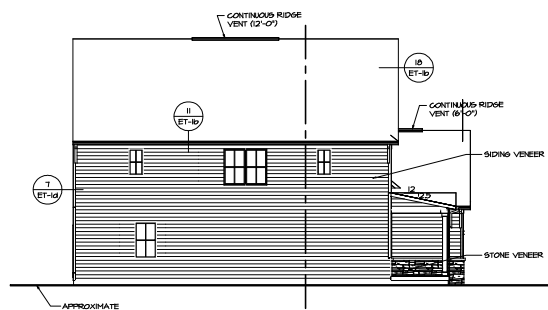
6 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" TELB
 OWNER'S BATHROOM ROMAN SHOWER "AMB"
 FOUR BEDROOM WING ROOM TELC



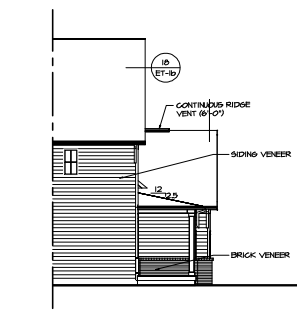
7 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" TELB
 SHOWN IV BRICK VENEER FRONT TEVA



8 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" TELC

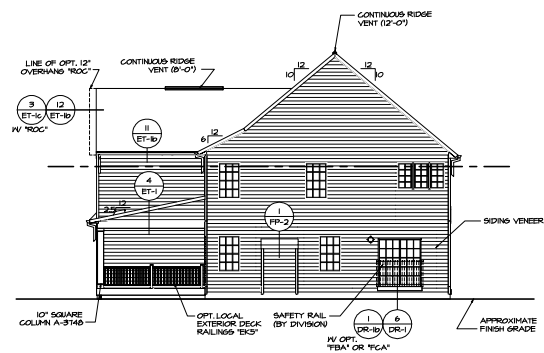


9 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" TELC
 SHOWN IV FOUR BEDROOM PILLOFT TELC
 OWNER'S BATHROOM ROMAN SHOWER "AMB"
 WING DINING AREA SIDE TELF

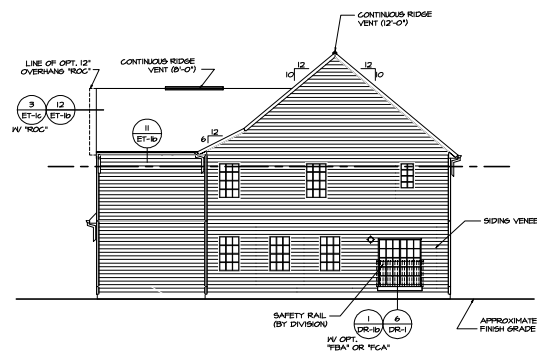


10 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "L" TELL
 SHOWN IV FOUR BEDROOM PILLOFT TELC
 OWNER'S BATHROOM ROMAN SHOWER "AMB"

SHEET NO.	DATE	REVISIONS
A-26	10/1/23	1. Initial Design
		2. Client Approval
		3. Final Construction Documents
		4. As-Built Documentation
		5. Project Closeout
		6. Final Review
		7. Project Completion
		8. Final Report
		9. Project Summary
		10. Final Review
		11. Project Completion
		12. Final Report
		13. Project Summary
		14. Final Review
		15. Project Completion
		16. Final Report
		17. Project Summary
		18. Final Review
		19. Project Completion
		20. Final Report
		21. Project Summary
		22. Final Review
		23. Project Completion
		24. Final Report
		25. Project Summary
		26. Final Review
		27. Project Completion
		28. Final Report
		29. Project Summary
		30. Final Review
		31. Project Completion
		32. Final Report
		33. Project Summary
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		35. Project Completion
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		88. Final Report
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		90. Final Review
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		92. Final Report
		93. Project Summary
		94. Final Review
		95. Project Completion
		96. Final Report
		97. Project Summary
		98. Final Review
		99. Project Completion
		100. Final Report



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 SHOWN 1/4" REAR COVERED PORCH "EP"
 OPT. FIREPLACE FAMILY ROOM REAR "LSP"
 OPT. SLIDING GLASS DOOR DINING AREA "DSH"
 OPT. OWNER'S BATHROOM SOAKING TUB
 & SHOWER GLASS SURROUND "ASH"



1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. OWNER'S BATHROOM SHOWER "ASH"
 OPT. OWNER'S BATHROOM ROMAN SHOWER "ASH"

SHEET NO. A-2c	PROJECT OAK PARK	SET NO. 00000	DATE
		RELEASE NO.	
DRAWING TITLE REAR ELEVATION	DESIGNED BY DATE	DRAWN BY DATE	
		CHECKED BY DATE	
OPTION DESCRIPTION		14	
NVR 8335 Frederick, MD 21703 410.326.1000		03/10/25 - 2:28 pm C:\Users\Owner\OneDrive\Documents\Oak Park\Drawings\A-2c EV.dwg	

2 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" SLIDING GLASS DOOR WALKOUT BASEMENT "DGC"
 OPT. FINISH BASEMENT REAR "BWC"

BASEMENT FLOOR PLAN

3 PARTIAL BASEMENT FLOOR PLAN
A-6 SCALE: 1/4" = 1'-0" DOUBLE PATIO DOOR AREAWAY WELLED EXIT "DGC"

4 PARTIAL BASEMENT FLOOR PLAN
A-B SCALE: 1/4" = 1'-0" BASEMENT BATHROOM SHOWER "AEB"

5 PARTIAL BASEMENT FLOOR PLAN
A-6
SCALE: 1/4" = 1'-0" WATER HEATER PROPANE TANKLESS "1H", "1H4"
ONE BEDROOM BASEMENT "BAC"
WET BAR BASEMENT "VAZ"
WINDOW EGRESS BASEMENT BEDROOM "WMB"

NOTES:

1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

LEGEND

-  BEARING WALL
 NON BEARING WALL
 MASONRY WALL
 INDICATES BEARING FROM POINT-LOAD ABOVE
 JACKS
 BEAM/HEADER
 FOOTING/THICKENED SLAB
 STEEL COLUMN
 TRUSS/TIE DOWN
 PORTAL FRAME
 JOIST/TRUSS
 LVL
 ENGINEERING PAGE NUMBER
 WINDOW/DOOR TAG
 PRECAST LINTEL TAG
 -SEE PA DETAILS FOR FIRE ASSEMBLIES
 -SEE PA DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

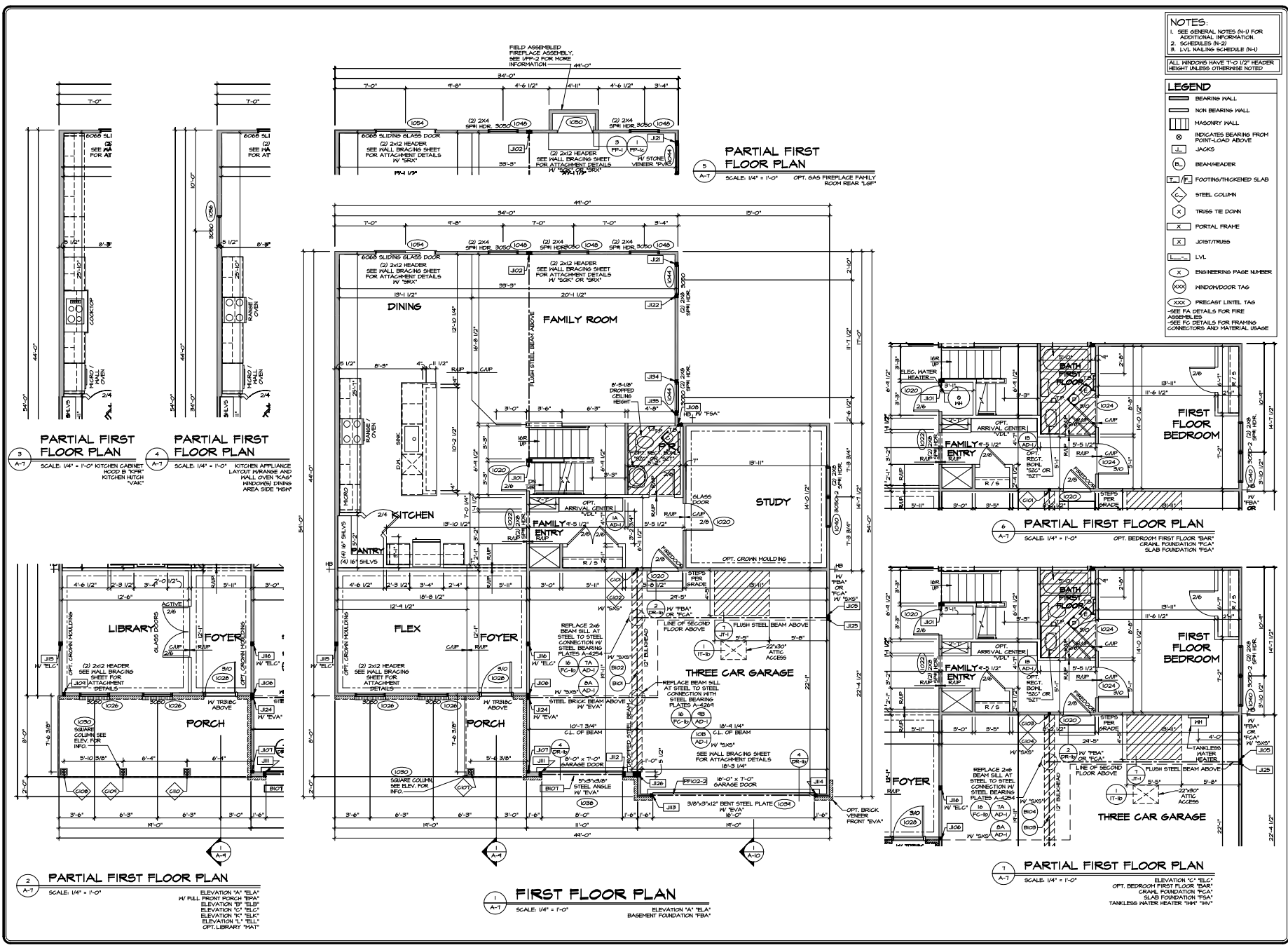
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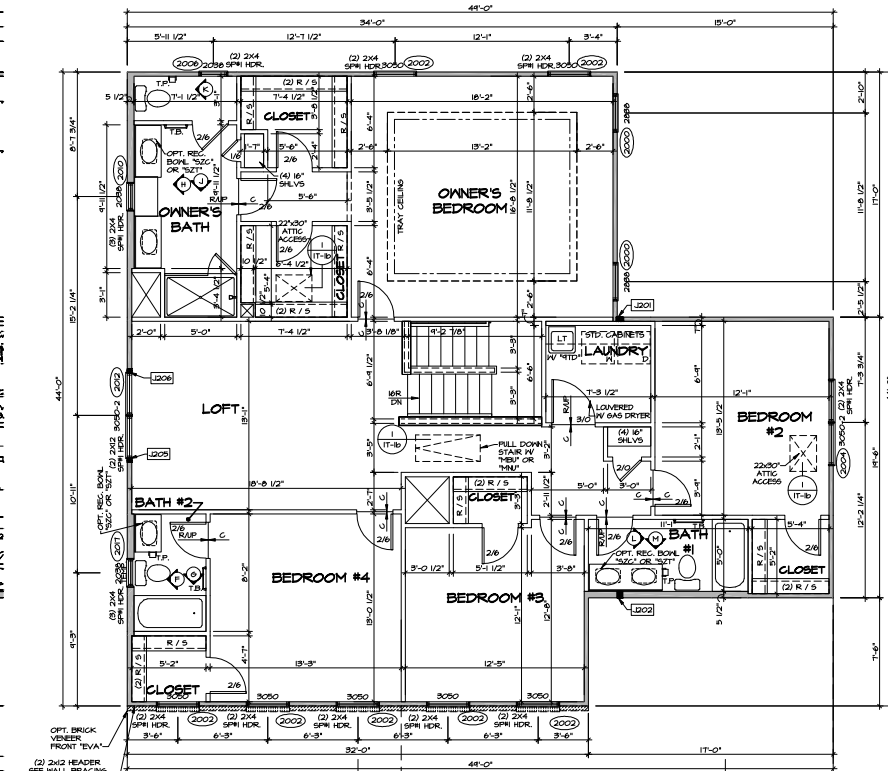
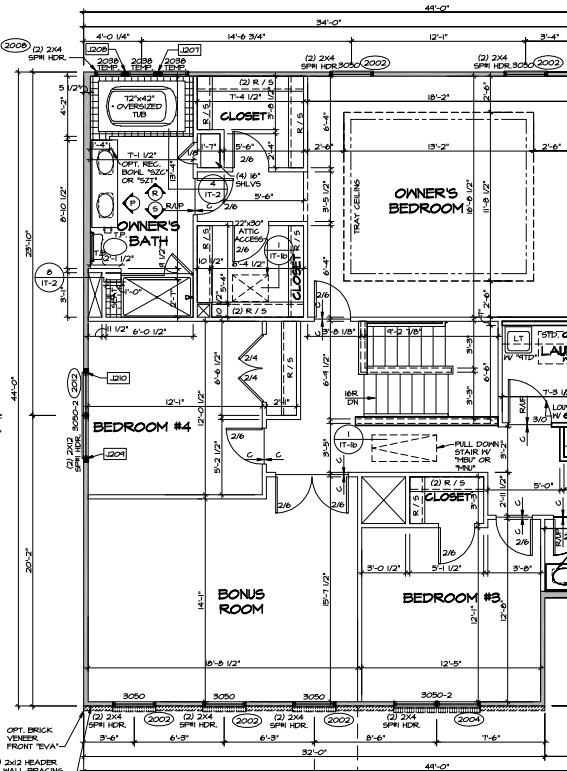
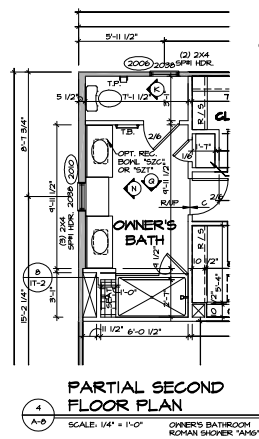
SHEET NO. A-6	MODEL OAK PARK DRAWING TITLE BASEMENT FLOOR PLAN - FINISHED OPTION DESCRIPTION FINISHED BASEMENT	SET NO. AND NO. OF RELEASE NO. DATE BY 05/20/2020 JMM OPTION MAC
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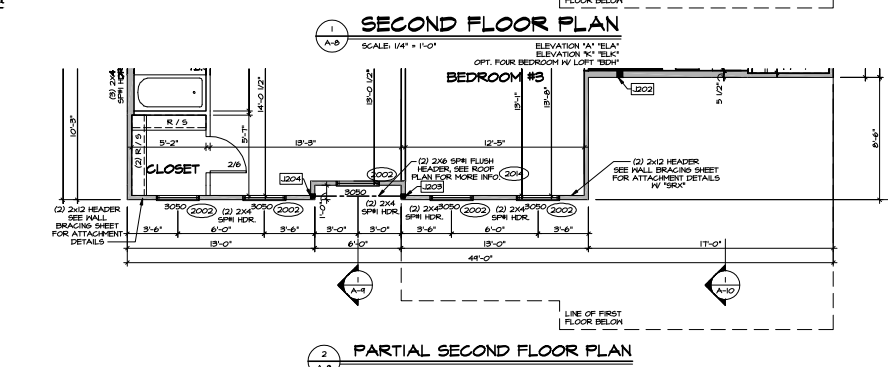
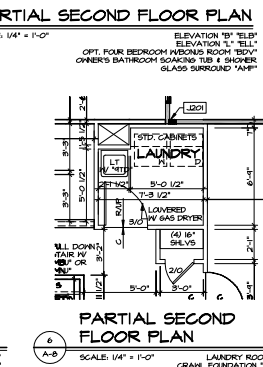
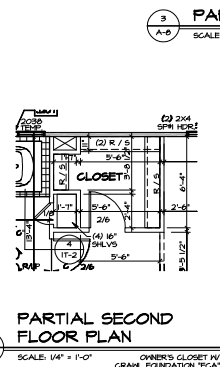
SHEET NO. A-7	PROJECT OAK PARK	DRAWING TITLE FIRST FLOOR PLAN	DATE 05/21/20	DESIGNED BY DM	DRAWN BY DM	CHECKED BY DM	DATE 05/21/20	OPTION OPTION	33	NVR 5385 Maryland Drive, Suite 100 Farmers, MD 21033	1. This drawing is the property of NVR, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NVR, Inc.	REVISIONS	REV. NO.	DATE	REMARKS

ENVRN Systems OAK PARK - 052020 - 01 - 100000 Sheet Number: 33 of 34 - 7' x 11' (1/8" = 1'-0") 05/19/20 - 2:10 pm

Page 59



- NOTES**
- SEE GENERAL NOTES (N-I) FOR ADDITIONAL INFORMATION.
 - SCHEDULES (N-3).
 - LVL NAILING SCHEDULE (N-I).
- ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
- SEE F.A. DETAILS FOR FIRE ASSEMBLIES
SEE F.G. DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



SHEET NO.	DATE	REVISIONS
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A-10	05/25/20	
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PALLADIO RANCH



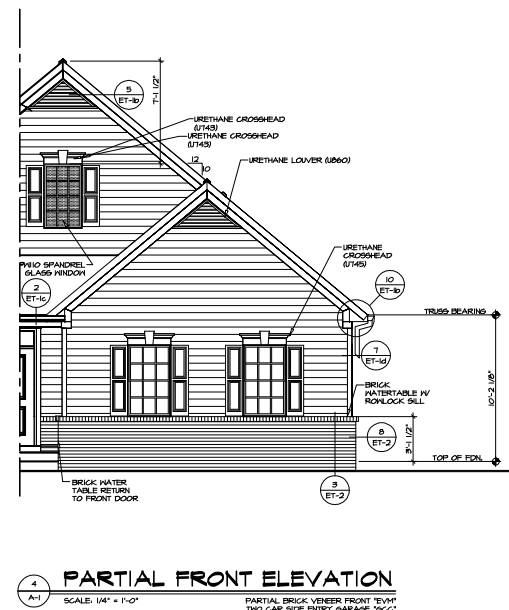
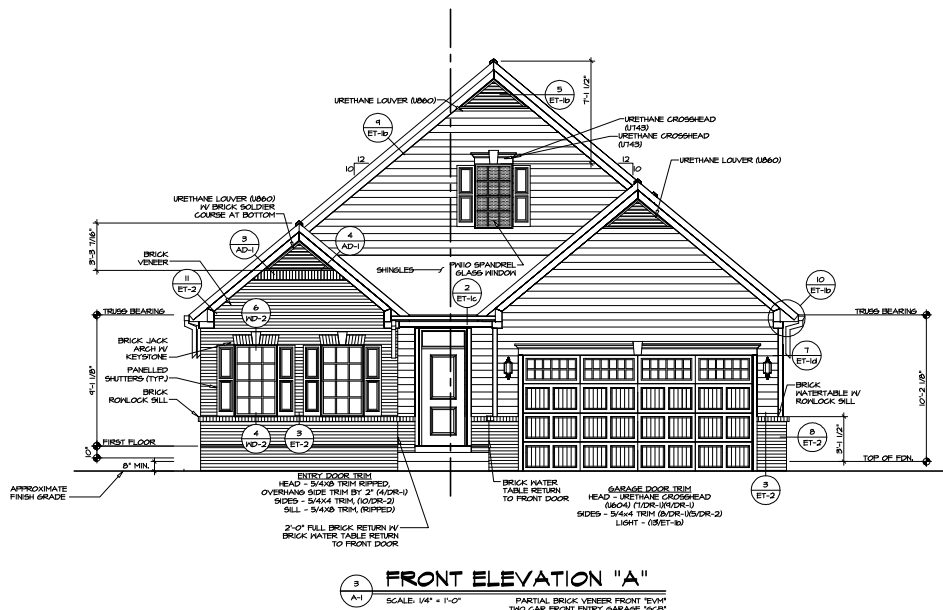
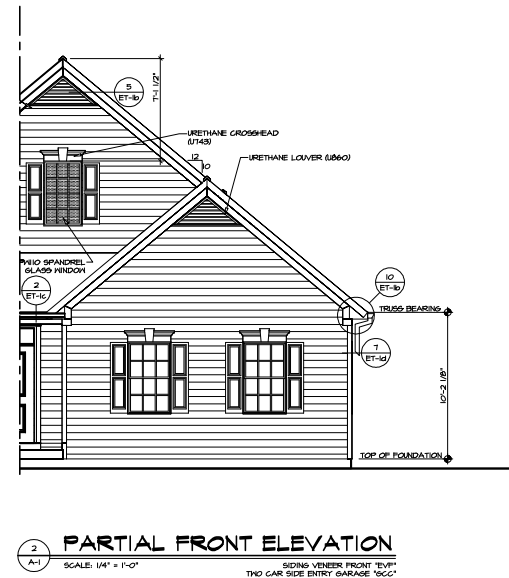
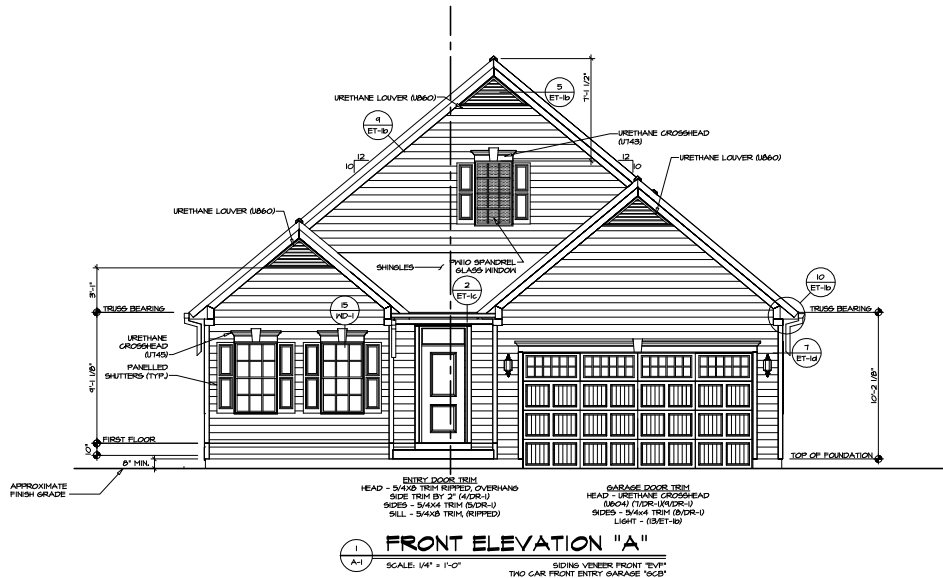
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Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1	COVER SHEET	59	M-1	BASEMENT HVAC							DR-1	WD-1
1.1	SS-1	Spec Sheet	60	M-2	FIRST FLOOR HVAC							DR-1B	WD-2
2	N-1	GENERAL NOTES	61	M-1	FIRST FLOOR HVAC							DR-2	WD-3
3	N-2	SCHEDULES	62	AD-1	STANDARD DETAILS - HOUSE SPECIFIC							DR-3	WS-1
4	A-1	FRONT ELEVATION										ET-1	
5	A-1	FRONT ELEVATION										ET-1B	
6	A-1	FRONT ELEVATION										ET-1C	
7	A-2	SIDE AND REAR ELEVATIONS										ET-1D	
8	A-3	FOUNDATION										ET-1E	
9	A-3B	FOUNDATION										ET-1F	
10	A-3	FOUNDATION										ET-1H	
11	A-3B	FOUNDATION										ET-2	
12	A-3	FOUNDATION										ET-3	
13	A-3B	FOUNDATION										ET-3B	
14	A-3	FOUNDATION										ET-3C	
15	A-3B	FOUNDATION										F-1	
16	A-3	FOUNDATION										F-1B	
17	A-3B	FOUNDATION										F-1C	
18	A-4	FOUNDATION HOLD DOWN										F-2	
19	A-4	FOUNDATION HOLD DOWN										F-3	
20	A-4	FOUNDATION HOLD DOWN										F-3B	
21	A-5	PLUMBING										FA-1B	
22	A-5	PLUMBING										FC-1	
23	A-5	PLUMBING										FC-1B	
24	A-6	BASEMENT FLOOR PLAN										FC-2	
25	A-6	BASEMENT FLOOR PLAN										FC-3	
26	A-7	FIRST FLOOR PLAN										FC-4	
27	A-7	FIRST FLOOR PLAN										FC-5	
28	A-7	FIRST FLOOR PLAN										FD-1	
29	A-7	FIRST FLOOR PLAN										FD-2	
30	A-7B	FIRST FLOOR PLAN										FD-2B	
31	A-9	BUILDING SECTION										FD-3	
32	A-10	BUILDING SECTION										FD-4	
33	A-11	BUILDING SECTION										FP-1	
34	A-12	STAIR SECTION										FP-1C	
35	A-13	KITCHEN										GB-1	
36	A-13	KITCHEN										IT-1	
37	A-13	KITCHEN										IT-1B	
38	A-14	BATH ELEVATIONS										IT-1C	
39	E-1	BASEMENT ELECTRICAL										IT-2	
40	E-1	BASEMENT ELECTRICAL										IT-3	
41	E-2	FIRST FLOOR ELECTRICAL										JT-1	
42	E-2	FIRST FLOOR ELECTRICAL										JT-2	
43	E-2	FIRST FLOOR PLAN										KT-1	
44	E-2	FIRST FLOOR PLAN										KT-1B	
45	E-2B	FIRST FLOOR ELECTRICAL										RF-1	
46	E-3	ATTIC STORAGE ELECTRICAL										RF-1B	
47	S-1	FIRST FLOOR FRAMING										RF-1C	
48	S-2	ROOF FRAMING										SEP-1	
49	S-2	ROOF FRAMING										SEP-2	
50	S-3	TRUSS BRACING										SEP-3	
51	S-3	TRUSS BRACING										SEP-4	
52	S-3	TRUSS BRACING										SP-1	
53	S-3	TRUSS BRACING										SP-2	
54	S-4	WALL BRACING										SP-3	
55	S-4	WALL BRACING										ST-1	
56	S-4	WALL BRACING										ST-2	
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58	M-2	FIRST FLOOR HVAC										WB-2	

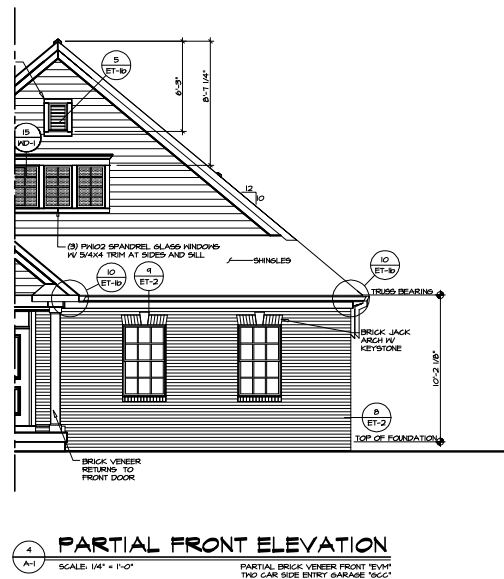
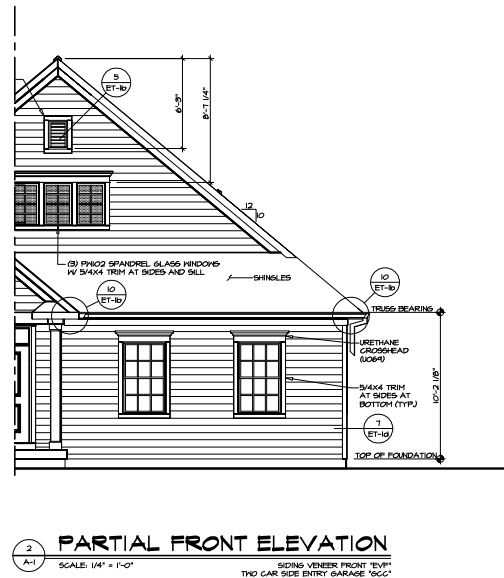
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RELEASE NO. ---		

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PROJECT INFORMATION		REVISIONS	
SHEET NO.	4	REV.	DATE
PROJECT NAME	PALLADIO RANCH	1	08/17/23
DRAWING TITLE	FRONT ELEVATION	2	08/17/23
DATE	08/17/23	3	08/17/23
DESIGNED BY	SPM	4	08/17/23
DRAWN BY	SPM	5	08/17/23
CHECKED BY	SPM	6	08/17/23
APPROVED BY	SPM	7	08/17/23
DATE	08/17/23	8	08/17/23
PROJECT LOCATION	11345 S. 113th St., Omaha, NE 68148	9	08/17/23
CLIENT	THE PALLADIO GROUP	10	08/17/23
ARCHITECT	NVR ARCHITECTS, P.C.	11	08/17/23
11345 S. 113th St., Omaha, NE 68148		12	08/17/23
TEL: 402.491.1134		13	08/17/23
FAX: 402.491.1135		14	08/17/23
WWW.NVRARCHITECTS.COM		15	08/17/23



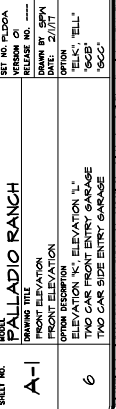
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GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

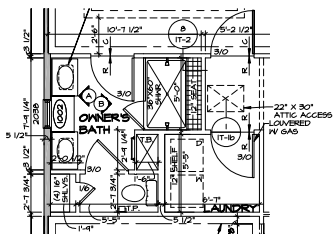
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			OPTION			
5	OPTIM DESCRIPTION	NVR Inc. 3280 Superstar Drive, Suite 100 Franklin, NJ 07033 © NVR, Inc. REPRODUCED HEREIN BY PERMISSION OF THE COPYRIGHT OWNER. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF NVR, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR, INC.				
		SUPDAS VINYLERS PARTIAL BRICK VINYLERS SUPDAS VINYLERS PARTIAL BRICK VINYLERS FRONT ENTRY GARAGE SIDE ENTRY GARAGE				



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

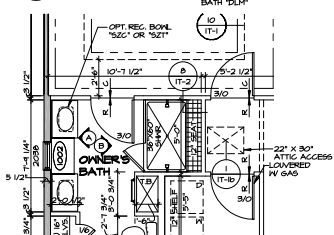
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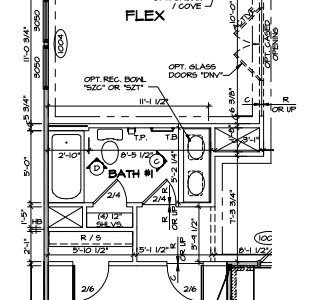
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" INTERIOR DOOR OWNER'S BATH DOOR



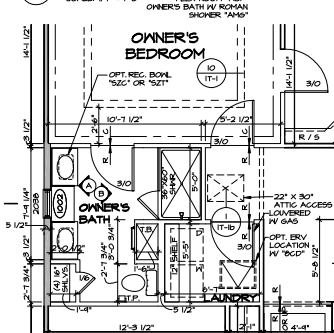
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FLEX ROOM 14'0" X 14'0" OWNER'S BATH 14'0" X 14'0"



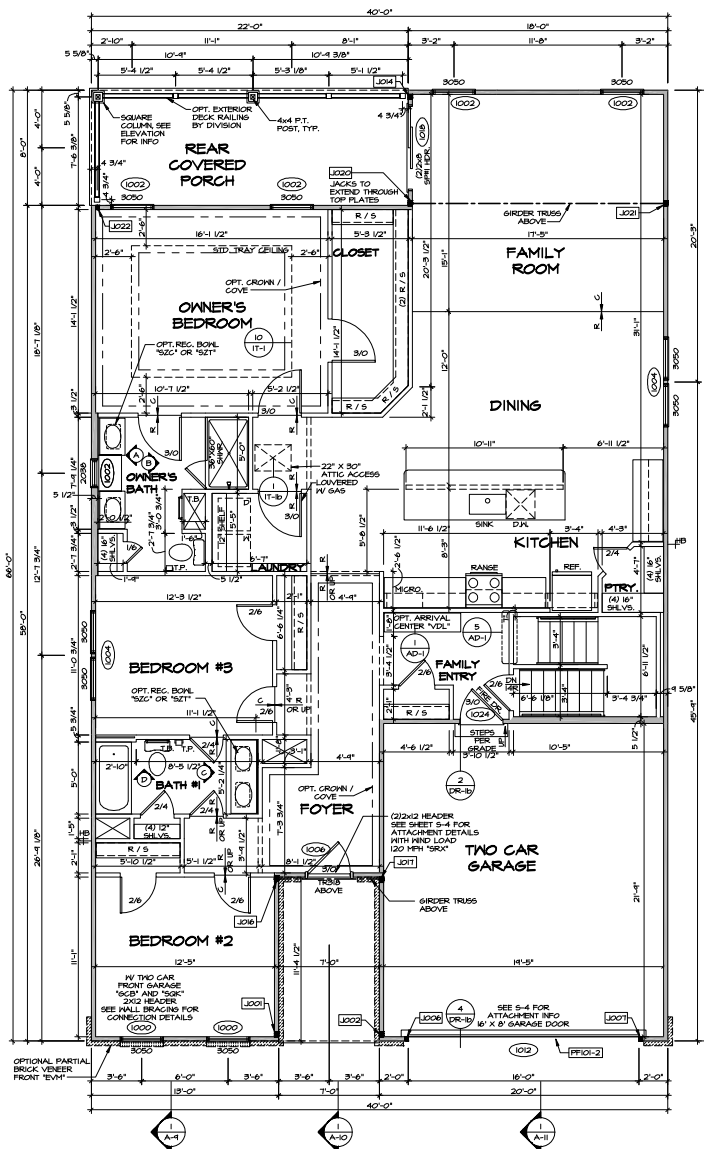
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FLEX ROOM 14'0" X 14'0" OWNER'S BATH 14'0" X 14'0"



PARTIAL FIRST FLOOR PLAN

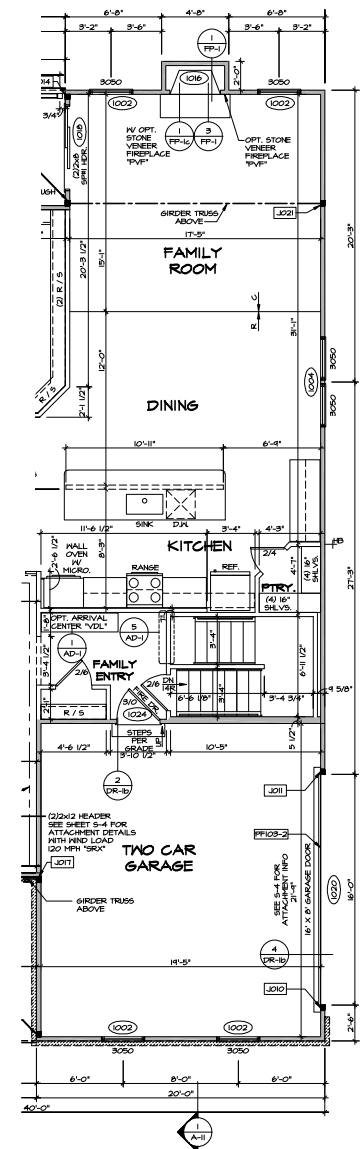
SCALE: 1/4" = 1'-0" ERY AIR SUPPLY 16'0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" ELEVATION A-TA

TWO CAR GARAGE - FRONT ENTRY 16'0" X 12'0" KITCHEN LAYOUT 14'0" X 14'0" BEDROOM THREE 12'0" X 12'0" OWNER'S BATH 14'0" X 14'0"



PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN LAYOUT 14'0" X 14'0"

GAS FIREPLACE FAMILY ROOM REAR 14'0" X 14'0" TWO CAR GARAGE - SIDE ENTRY 16'0" X 12'0"

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL. HALLING SCHEDULE (N-3)
 - SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING HALL
 - NON BEARING HALL
 - MASONRY HALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL.
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
 - SEE F.A. DETAILS FOR FIRE ASSEMBLIES
 - SEE F.C. DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REV.	NO.	DATE	DESCRIPTION
1	0001	01/15/17	ISSUED FOR PERMITTING AND MARKETING DOCUMENTS
2	0002	01/15/17	ISSUED FOR PERMITTING AND MARKETING DOCUMENTS
3	0003	01/15/17	ISSUED FOR PERMITTING AND MARKETING DOCUMENTS

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NVR, INC. 1000 N. 10TH STREET, SUITE 100 FARMERSVILLE, MD 21033

SET NO. FLOOR	1
RELEASE NO.	1
DRAWN BY	DRH
CHECKED BY	1/15/17
DATE	1/15/17
PROJECT	PALLADIO RANCH
FOUNDATION	FULL BASEMENT FOUNDATION



ELEVATION "A" "ELA"
OR ELEVATION "K" "ELK"
CRAWL SPACE FOUNDATION "FGA"
OR SLAB FOUNDATION "FSA"
TWO CAR GARAGE - FRONT ENTRY "SCB"
KITCHEN LAYOUT W/ RANGE "KAA"
BEDROOM THREE "BCB"
OWNER'S BATH "AMA"



CRAWL SPACE FOUNDATION "TGA"
OR SLAB FOUNDATION "TSA"
SHOWN IN/ WATER HEATER PROPANE
TANKLESS "IHV"
OR WATER HEATER NATURAL GAS
TANKLESS "IHV"
KITCHEN LAYOUT IN/ RANGE & WALL OVEN
"KAO"
GAS FIREPLACE FAMILY RM REAR "LGR"
TWO CAR GARAGE - SIDE ENTRY "GCG"



	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM-HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	JOIST FRAME
	PORTAL/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FIRE DETAILS FOR FIRE ASSEMBLIES	
-SEE RC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

SHEET NO.	MODEL
A-7	PALLADIO RANCH
	DRAWING TITLE
	FIRST FLOOR PLAN
	OPTION DESCRIPTION
	CRAWL SPACE FOUNDATION
28	SLAB FOUNDATION

Architectural drawing of a gabled roof and brick chimney assembly. The drawing includes the following callouts and dimensions:

- ROOF VENT (4')**: Located at the top left of the roofline.
- 14 ET-2**: Callout for the roof slope on the left side.
- 12**: Dimension for the roof slope on the left side.
- 12**: Dimension for the roof slope on the right side.
- 12**: Dimension for the roof slope on the right side.
- 18 PD-1**: Callout for the roof slope on the right side.
- 9 ET-1/2**: Callout for the roof slope on the right side.
- 12 ET-1/2**: Callout for the roof slope on the right side.
- 1/4" RIBC"**: Callout for the roof slope on the right side.
- URETHANE HEAD 8/742**: Callout for the roof slope on the right side.
- PLYWOOD SPANDREL GLASS FINISH**: Callout for the roof slope on the right side.
- SHINGLE "SOFT" / OPT. METAL ROOF "SOFT"**: Callout for the roof slope on the right side.
- BRICK JACK ARCH**: Callout for the roof slope on the right side.
- 8 ET-2**: Callout for the roof slope on the right side.
- BRICK VENEER**: Callout for the roof slope on the right side.
- BRICK JACKARCH W/ BRICK REINFORC SURROUND & SILL**: Callout for the roof slope on the right side.
- FULL HEIGHT 2'-0" BRICK RETURN**: Callout for the roof slope on the right side.

[illegible]

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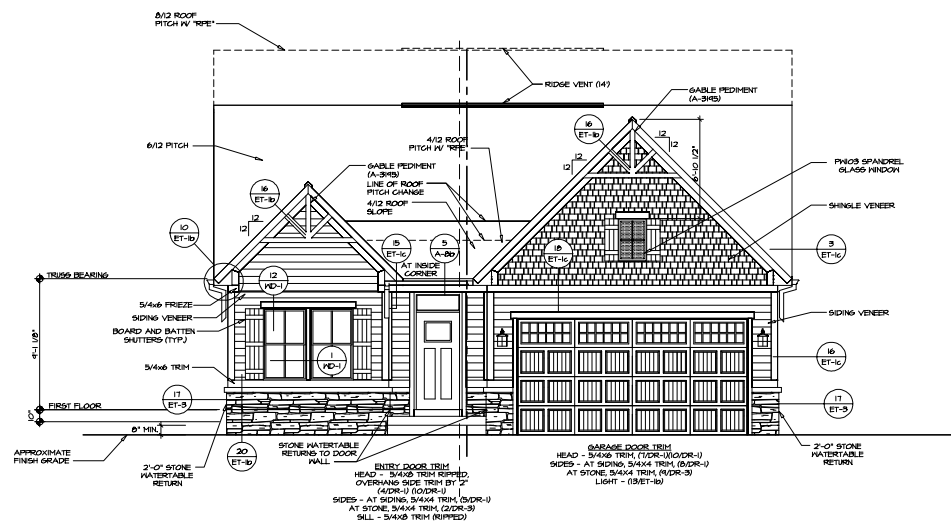


SET NO. ALBOA	
VERSION 01	
RELEASE NO. ----	
DRAWN BY EJB	
DATE: 2/24/17	
OPTION	

PROJECT NO.	MODEL
A-1	ALBERTI RANCH
	DRAWING TITLE
	FRONT ELEVATION
	OPTION DESCRIPTION

C:\NVR\Software\ALBERTI_RANCH_ALBOA_01_10634_Sheetin\Master_Set\Cleveland\A-1_ELB_PROFIT.dwg 02/12/25 - 7:23 am

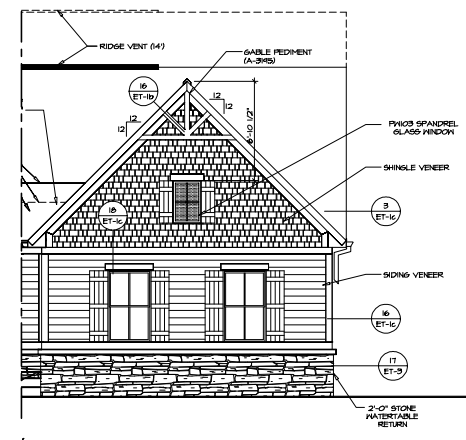
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



FRONT ELEVATION "K"

FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0" FULL BASEMENT "FBA" TWO-CAR FRONT ENTRY GARAGE "SCG"



PARTIAL FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0" FULL BASEMENT "FBA" TWO-CAR SIDE ENTRY GARAGE "SCG"

REMARKS

REV. NO. DATE

1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided by the owner.

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P.O. Box 100
Farmington, NM 87401
888.788.7888

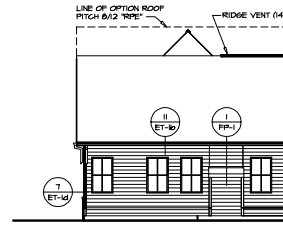
SET NO. ALBERTI RANCH
DRAWING TITLE
FRONT ELEVATION
DATE
2/25/17
BY
ELK
CHECKED
ELK

SHEET NO. 7
A-1

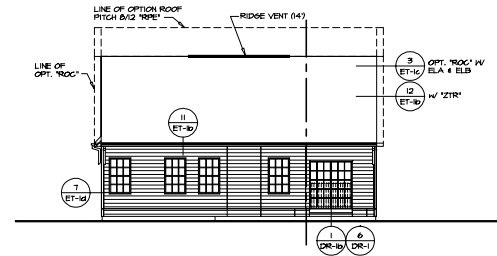
ALBERTI RANCH - 200 N. 1000 E. - FARMINGTON, NM - 87401 - 888.788.7888



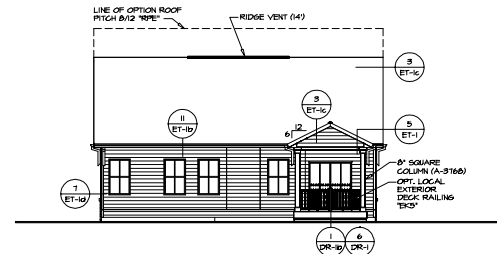
SHEET NO.	MODEL	ALBERTI RANCH
	DRAWING TITLE	SIDE ELEVATION
A-2	OPTION	DESCRIPTION



2 PARTIAL REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION L "ELL"
 SHOWN IN GAS FIREPLACE FAMILY ROOM REAR "LSE"



1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION B "ELB"



3 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION K "ELK"
 SHOWN IN REAR COVERED PORCH "SEP"

SHEET NO. A-20	PROJECT ALBERTI RANCH	SET NO. ALBDA	DATE	REVISIONS
		RELEASE NO.	DATE	
DRAWING TITLE REAR ELEVATION		DRAWN BY EJB	DATE 2/25/17	
OPTION DESCRIPTION				
10				

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 8305 Frederick Rd.
 Frederick, MD 21703

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REV. NO.	DATE	REMARKS
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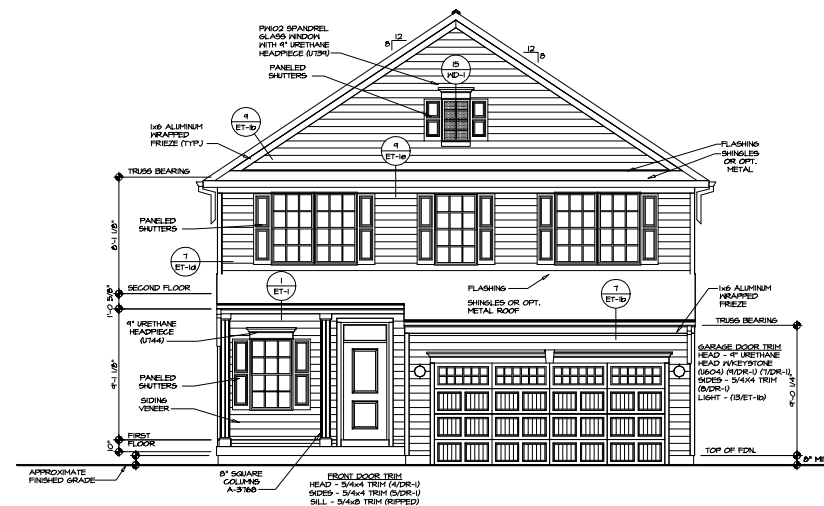


SET NO. AL600
VERSION 01
RELEASE NO. ----
DRAWN BY KDH/
DATE: 7/12/17
OPTION
ELA

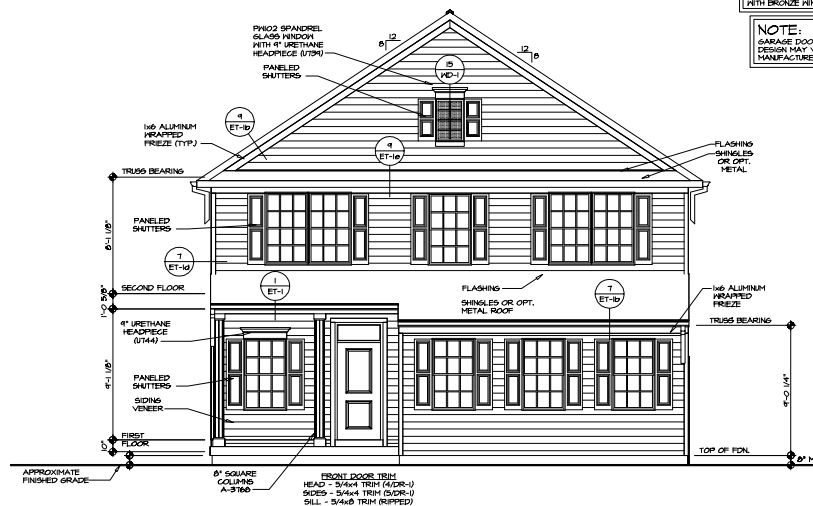
MODEL	ALLEGHENY
DRAWING TITLE	FRONT ELEVATION
OPTION DESCRIPTION	ELEVATION A

NOTE:
SKILLIES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

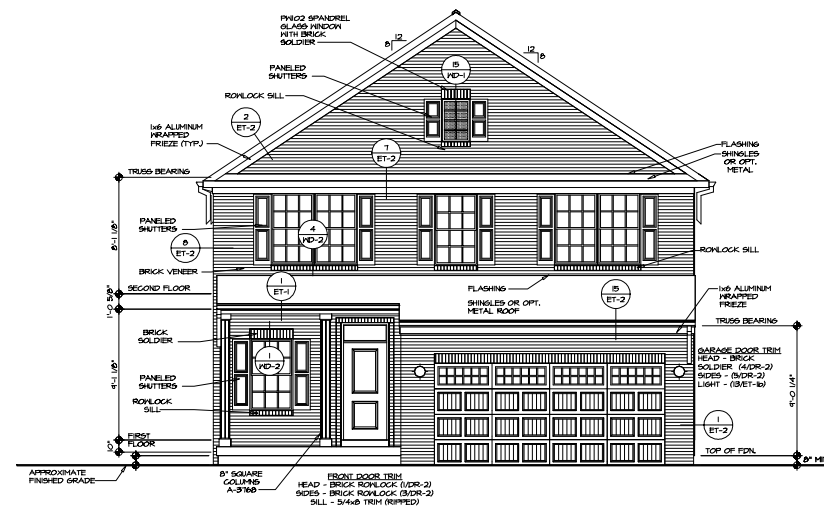
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



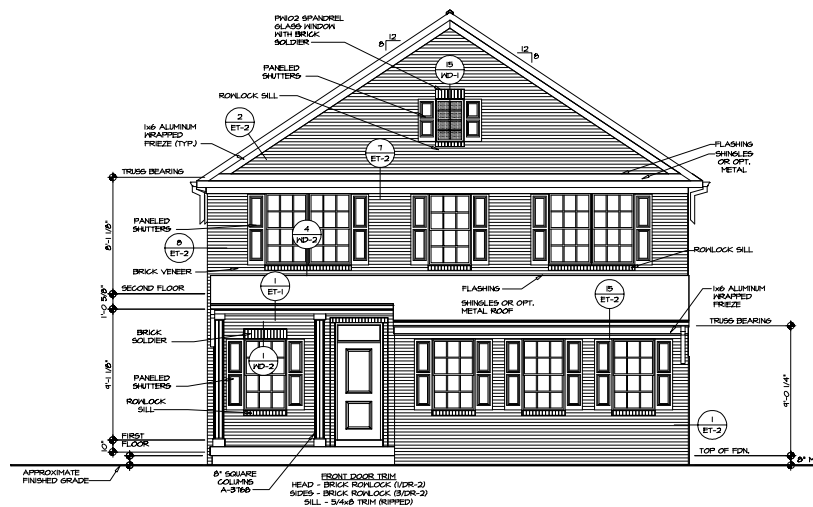
1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER "TV" TWO CAR GARAGE FRONT ENTRY "SCB"



2 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER "TV" TWO CAR GARAGE SIDE ENTRY "SCC"



3 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
BRICK VENEER "TV" TWO CAR GARAGE FRONT ENTRY "SCB"

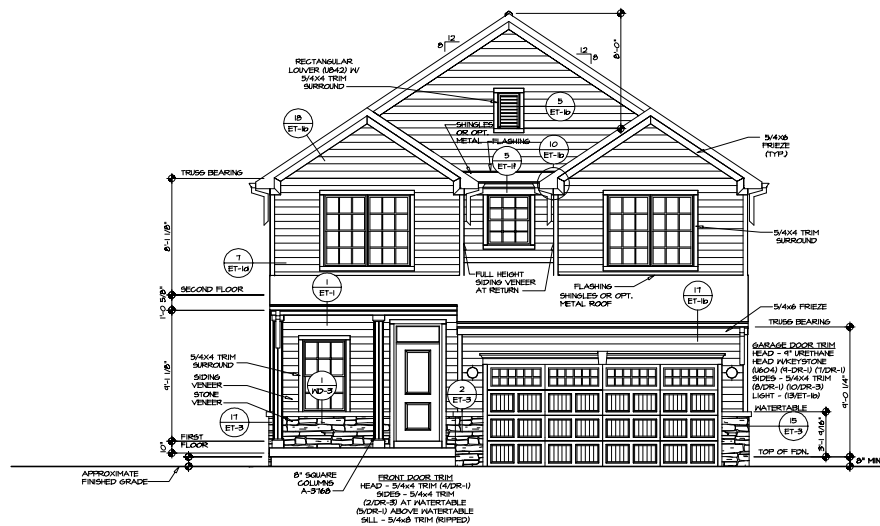


4 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
BRICK VENEER "TV" TWO CAR GARAGE SIDE ENTRY "SCC"

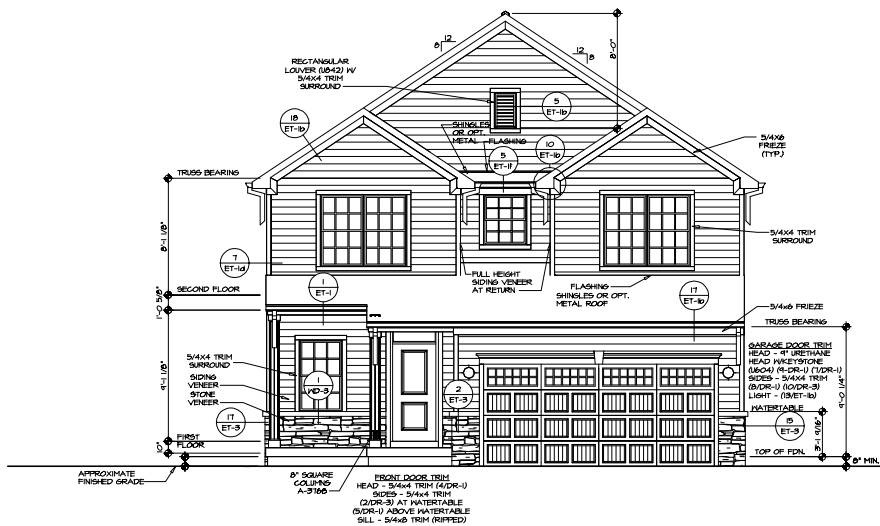
REVISIONS		DATE	BY

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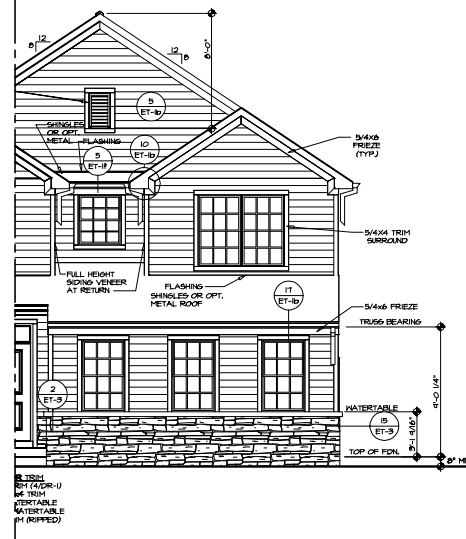
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1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT ENTRY "SCB"



2 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
PORCH EXTENSION "TPB" TWO CAR GARAGE FRONT ENTRY "SCB"



3 PARTIAL FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE SIDE ENTRY "SCC"

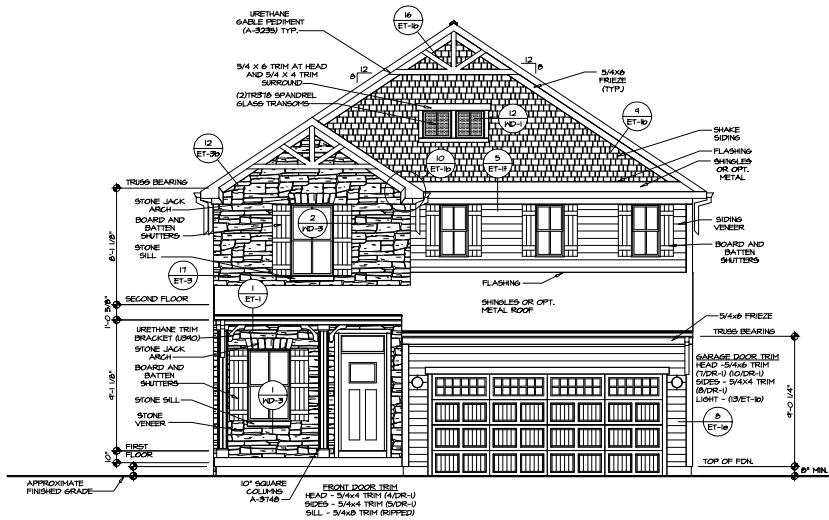
NOTE:
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EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE KNOBS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

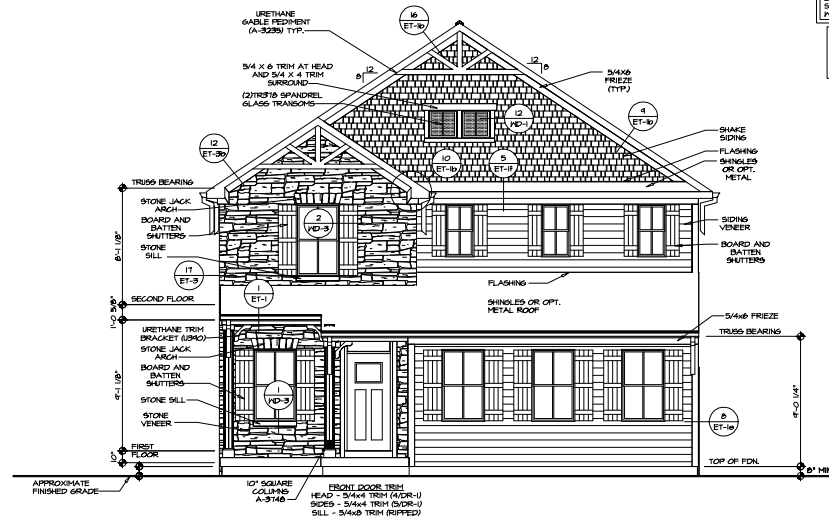
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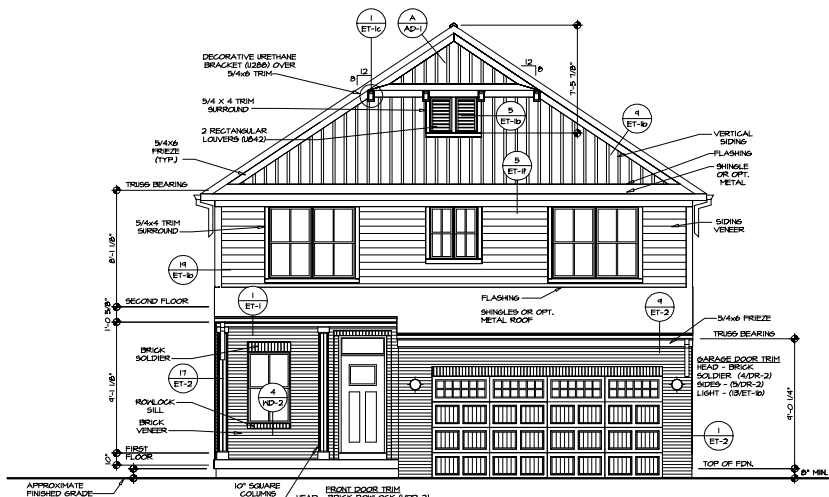
SET NO. ALLEGHENY	SET NO. ALLEGHENY
DRAWING TITLE	DRAWING TITLE
FRONT ELEVATION	FRONT ELEVATION
OPTIONAL ELEVATION C	OPTIONAL ELEVATION C
DATE	DATE
1/1/17	1/1/17
BY	BY
ELC	ELC
7	7



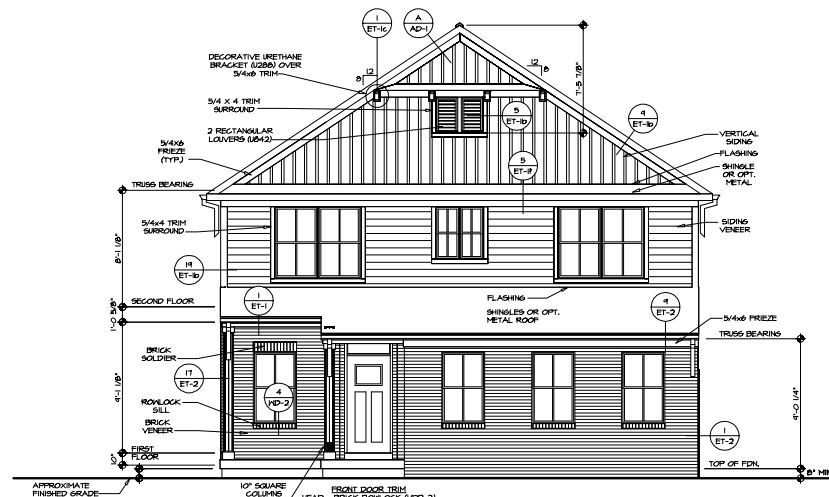
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
ELEVATION "K" TEL
TWO CAR GARAGE FRONT ENTRY "SCB"



3 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
ELEVATION "K" TEL
PORCH EXTENSION TYP
TWO CAR GARAGE SIDE ENTRY "SCC"



2 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
ELEVATION "L" TEL
TWO CAR GARAGE FRONT ENTRY "SCB"



4 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
ELEVATION "L" TEL
PORCH EXTENSION TYP
TWO CAR GARAGE SIDE ENTRY "SCC"

NOTE:
SKILLERS IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REMARKS

REV. NO. DATE

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1000 N. 10th St., Suite 100
Farmingdale, NY 11735

SET NO. ALLEGHENY
DRAWING TITLE
RELEASE NO. ---
DRAWN BY KCH
CHECKED BY JCH
DATE 7/2/17
ELEVATION "K"
E.L.

SHEET NO. 2
ALLEGHENY
DRAWING TITLE
RELEASE NO. ---
DRAWN BY KCH
CHECKED BY JCH
DATE 7/2/17
ELEVATION "L"
E.L.



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

1-2	MODEL ALLEGHENY DRAWING TITLE RIGHT SIDE ELEVATION	OPTION DESCRIPTION
-----	---	--------------------



A-20 SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"



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

ELEVATION "A" "ELA"
BRICK VENEER TO (A)

30744110 = 10

COVERED PORCH "EYE"



DATE: 10/10/19

SIDING VENEER, 'EVP'



39,441,45 = 110

BRICK VENEER "EVA"



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

ELEVATION "K" ELK



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

ELEVATION & ED



SCALE: 100' = 1-0"

ELEVATION 1.1' ELL



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

ELEVATION "K" ELK
PORCH EXTENSION "EPS"



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

ELEVATION "C" "EL"
PORCH EXTENSION "EP"

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

ELEVATION "L" TELL
PORCH EXTENSION "EP6"

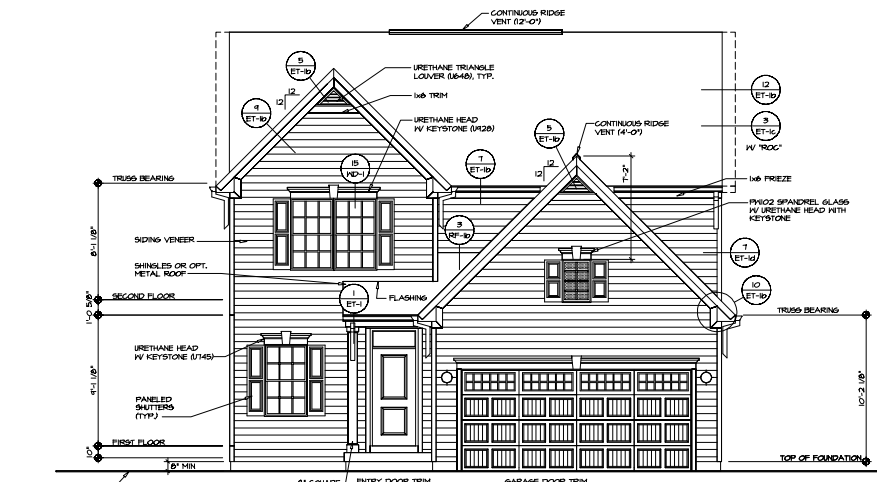
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08/04/01 BY 60322 UCBAW



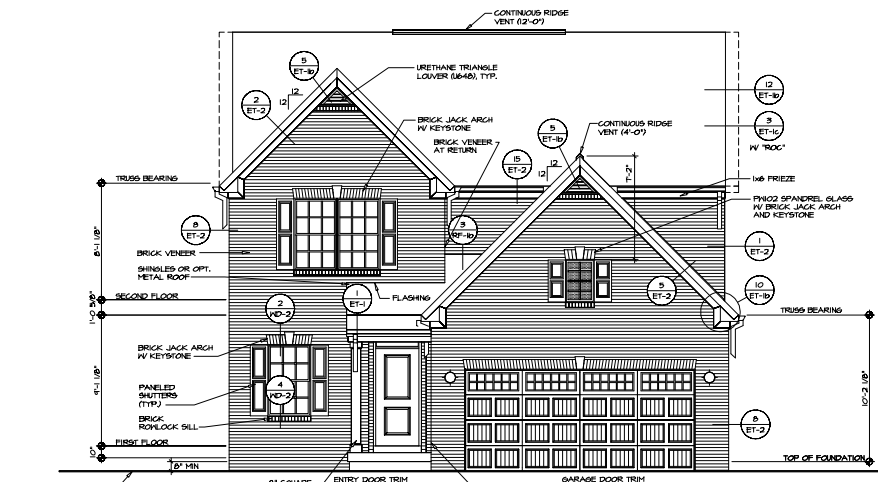
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

C:\NVR\Software\ALLECHENY_ALCOO_01_10536\SheetA\Monitor Ser\Eleven\ElevenA-A-2a ELY READING 02/05/25 - 7:26 am

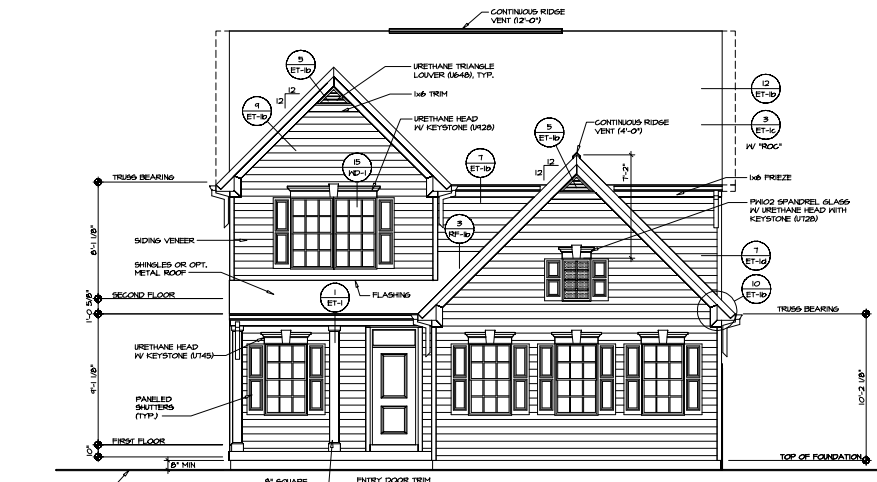
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



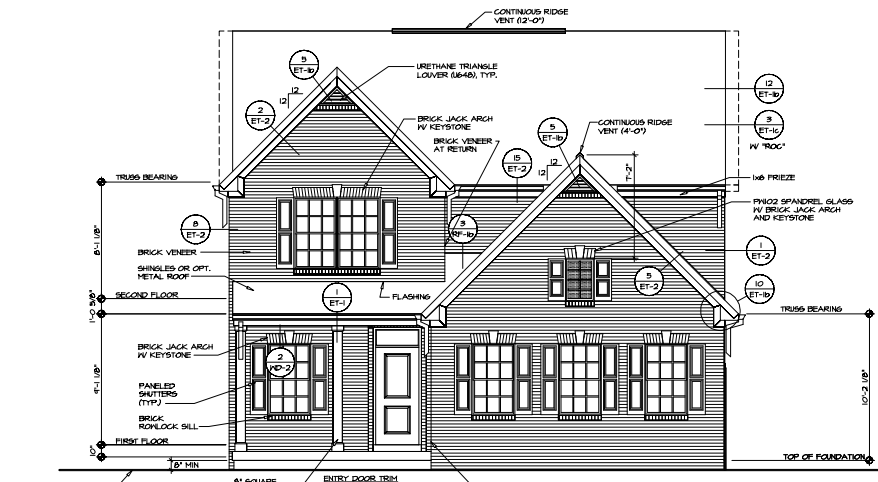
1
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"



2
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL BRICK VENEER "EVA"
PORCH EXTENSION "EPO"



3
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"
TWO CAR SIDE ENTRY GARAGE "SCC"

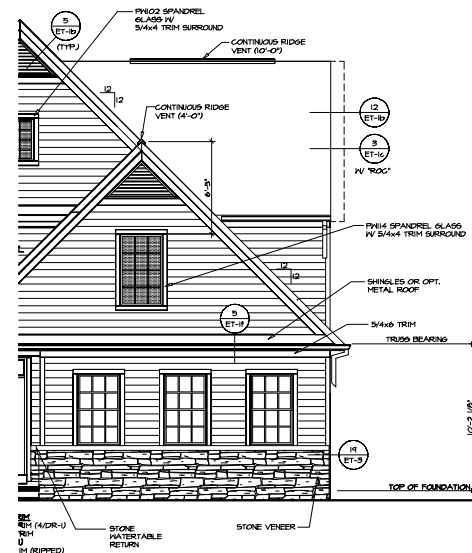
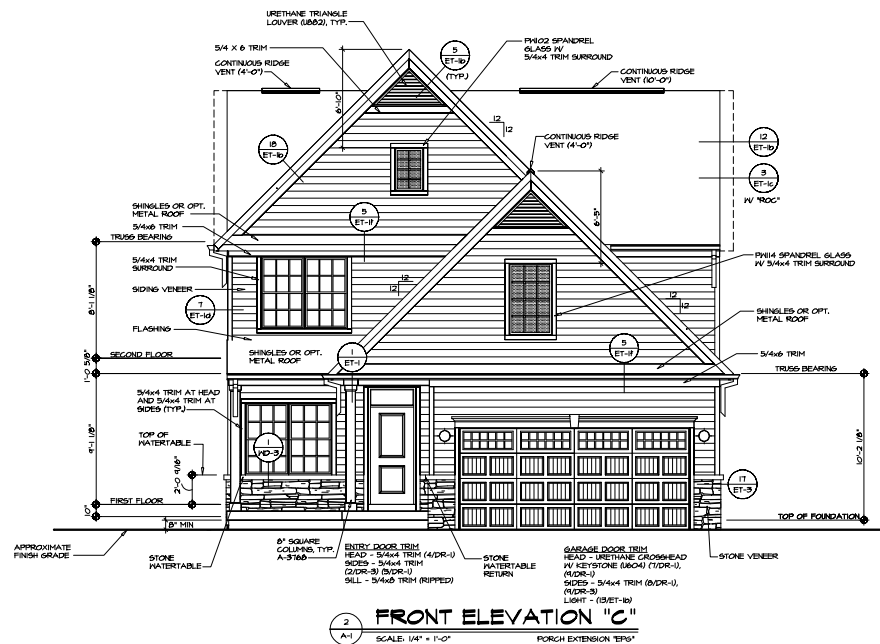
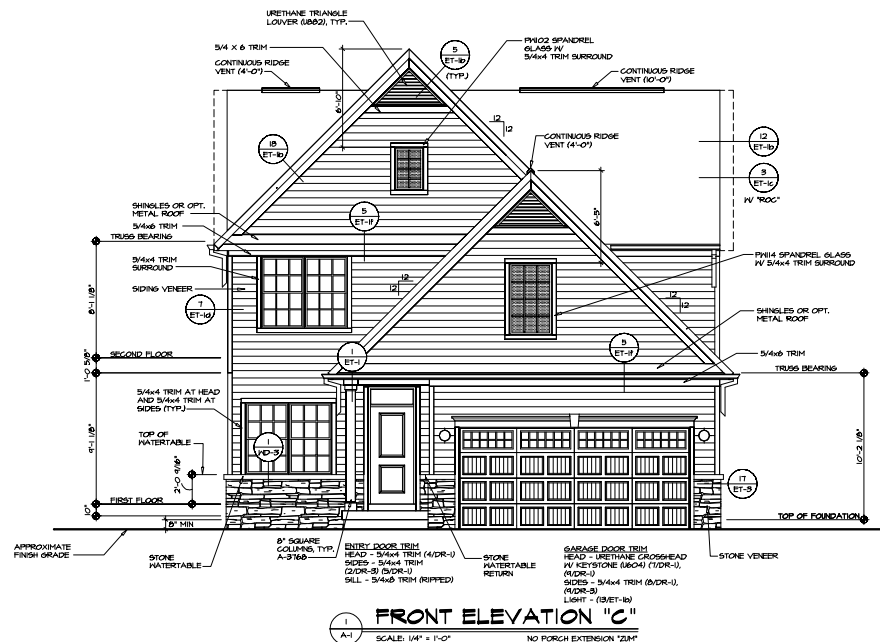


4
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL BRICK VENEER "EVA"
PORCH EXTENSION "EPO"
TWO CAR SIDE ENTRY GARAGE "SCC"

REVISIONS	
NO.	DATE
1	07/12/17
2	07/12/17
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87	07/12/17
88	07/12/17
89	07/12/17
90	07/12/17
91	07/12/17
92	07/12/17
93	07/12/17
94	07/12/17
95	07/12/17
96	07/12/17
97	07/12/17
98	07/12/17
99	07/12/17
100	07/12/17

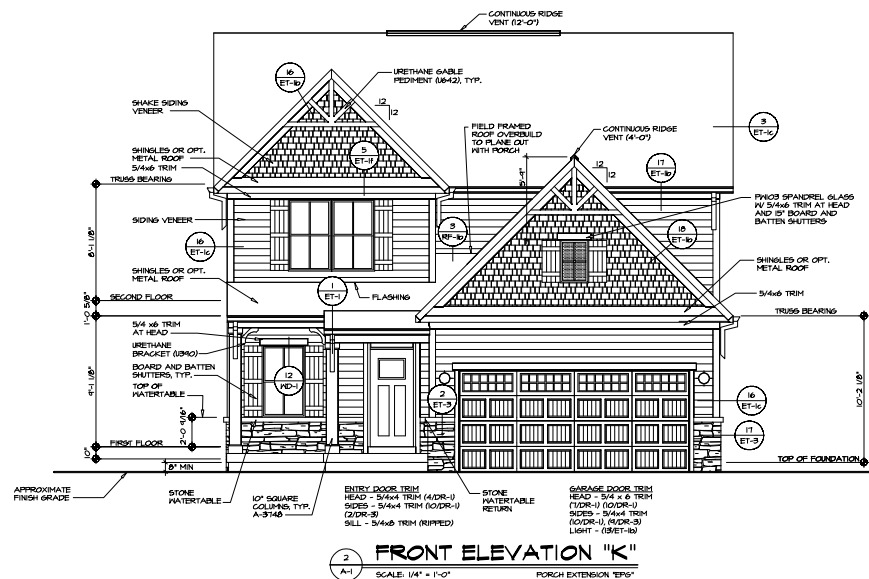
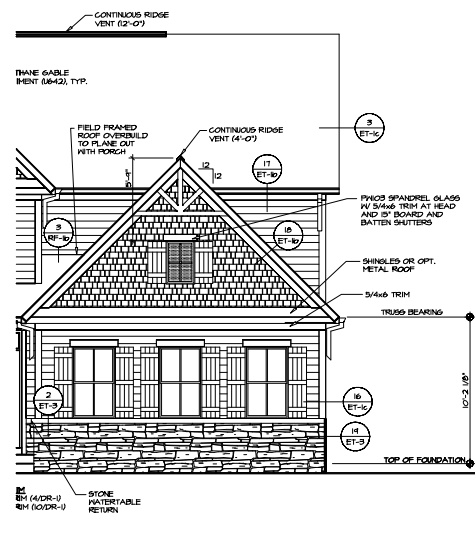
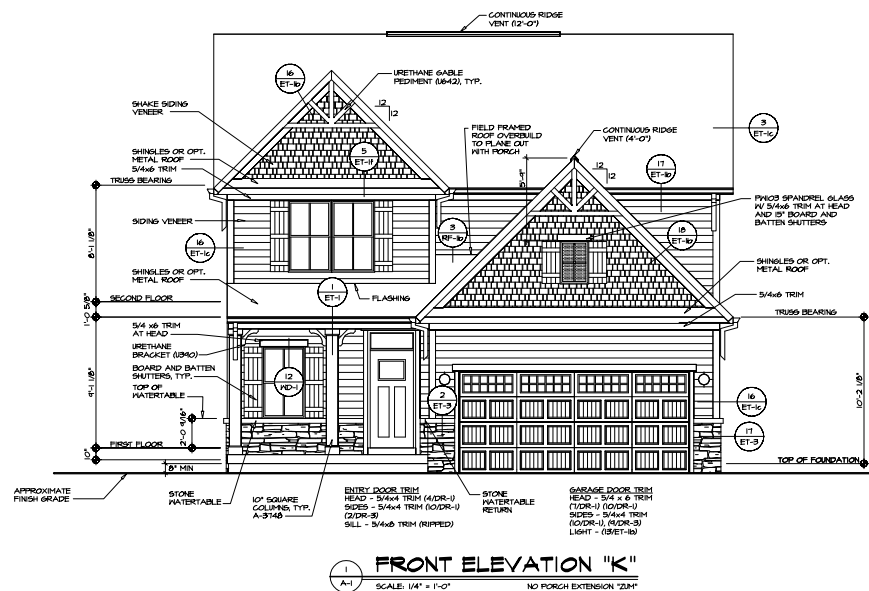
SET NO. 0000
DRAWING TITLE
FRONT ELEVATIONS
DATE
07/12/17
DRAWN BY
P.L.D.
CHECKED BY
P.L.D.
DESIGNED BY
P.L.D.
ELEVATION "A"

7



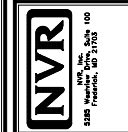
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

[illegible]

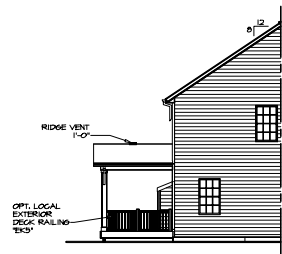
[illegible]



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whatsoever, nor are they to be
assigned to any third party, without
first obtaining the expressed written
consent of NVR, Inc.

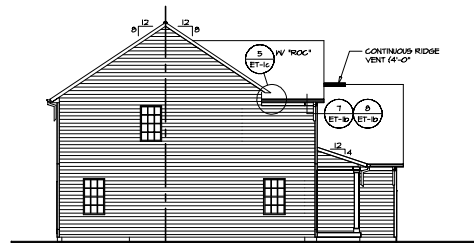


SHEET NO.	MODEL	SET NO. BULGDOO
A-2	BALLENGER	VERSION OF
	RIGHT ELEVATION	DATE: 07/12/11
12	RIGHT DESCRIPTION	OPTION



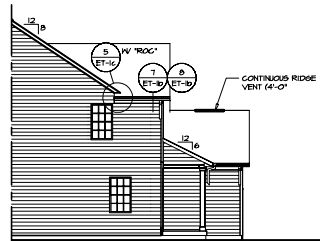
3 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

GAS FIREPLACE FAMILY
ROOM REAR 1/2"
COVERED PORCH 12'6"



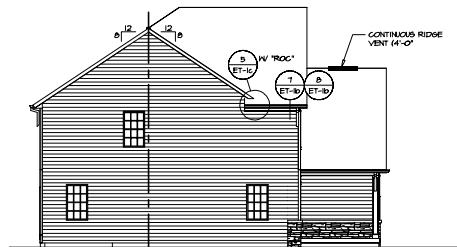
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
SIDING VENEER "EV"



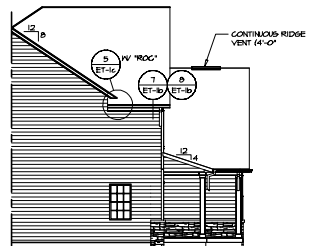
5 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "B" "ELB"
SIDING VENEER "EV"



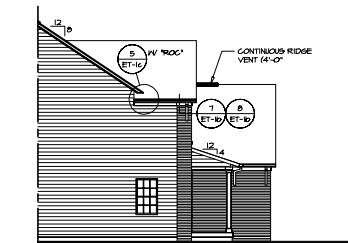
6 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
NO PORCH EXTENSION "EP"



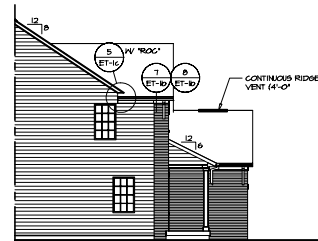
9 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
PORCH EXTENSION "EP"



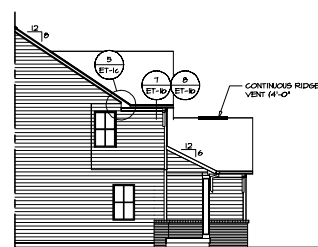
2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
BRICK VENEER "EVA"



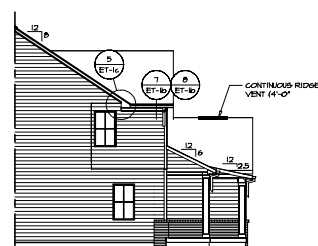
4 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "B" "ELB"
BRICK VENEER "EVA"



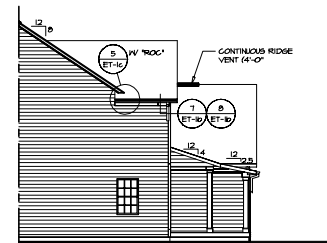
7 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
NO PORCH EXTENSION "EP"



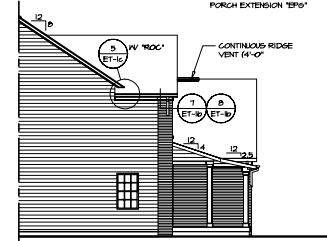
10 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
PORCH EXTENSION "EP"



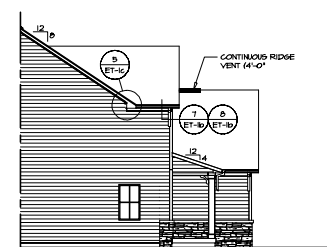
12 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
SIDING VENEER "EV"
PORCH EXTENSION "EP"



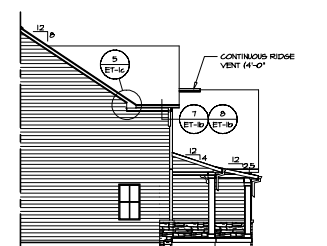
13 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
BRICK VENEER "EVA"
PORCH EXTENSION "EP"



8 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
NO PORCH EXTENSION "EP"



11 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
PORCH EXTENSION "EP"

REMARKS

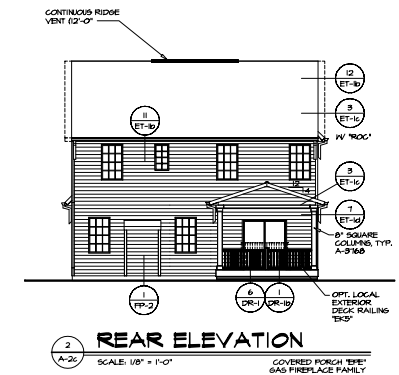
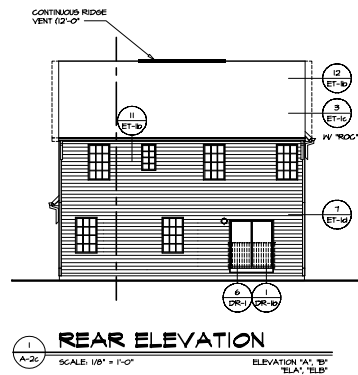
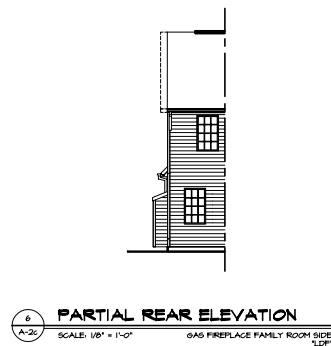
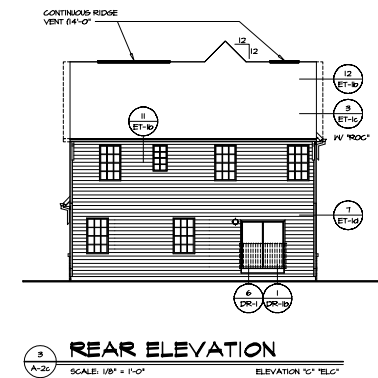
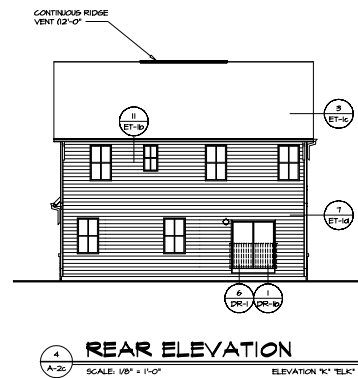
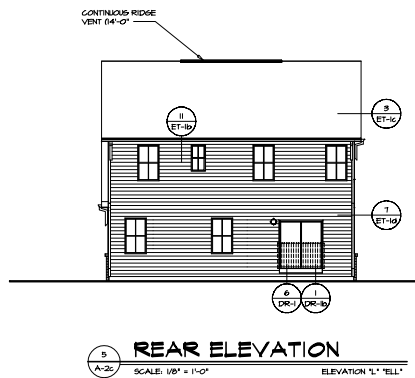
REV. NO. DATE

1. This drawing is prepared in accordance with the requirements of the International Building Code, 2006 Edition, and the International Residential Code, 2003 Edition, as applicable. It is intended to be used in conjunction with the other drawings in this set. 2. The owner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. 3. The designer is not responsible for any errors or omissions in this drawing or for any consequences arising from its use.



SET NO. 010000
DRAWING NO. 010000
DRAWN BY: PJD
DATE: 07/12/17
CHECKED BY: JPD

13



1. This drawing is a preliminary drawing and is not to be used for construction. It is for informational purposes only. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.



SET NO. 01000
RELEASE NO. 0000
DRAWN BY: P.L.D.
DATE: 07/12/17
CHECKED BY: P.L.D.
DATE: 07/12/17

SHEET NO. 14
DRAWING TITLE: REAR ELEVATION
OPTION DESCRIPTION: COVERED PORCH (SEE GAS FIREPLACE FAMILY ROOM REAR ELEVATION 'A' TEL)

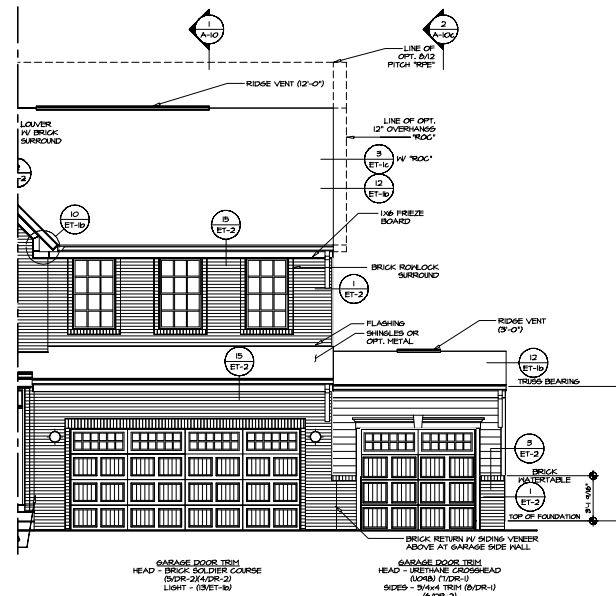
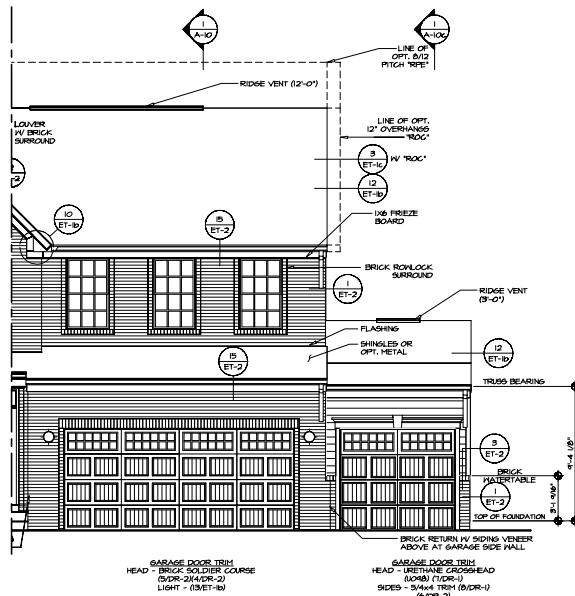
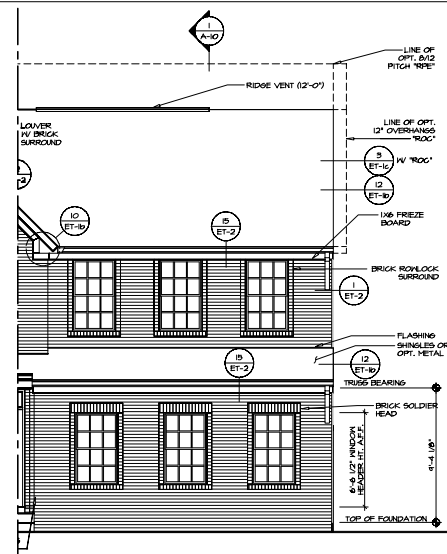
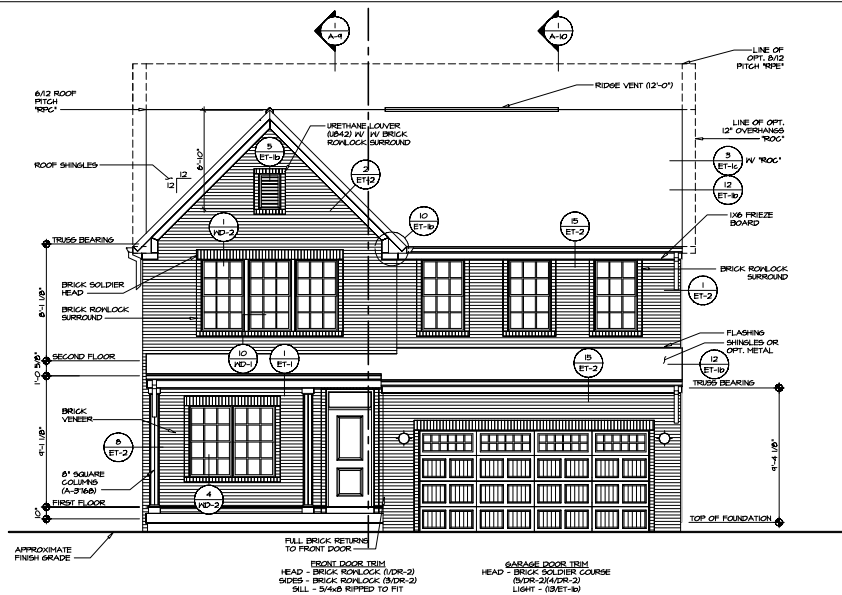
1. This drawing is a preliminary drawing and is not to be used for construction. It is for informational purposes only. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

[illegible]

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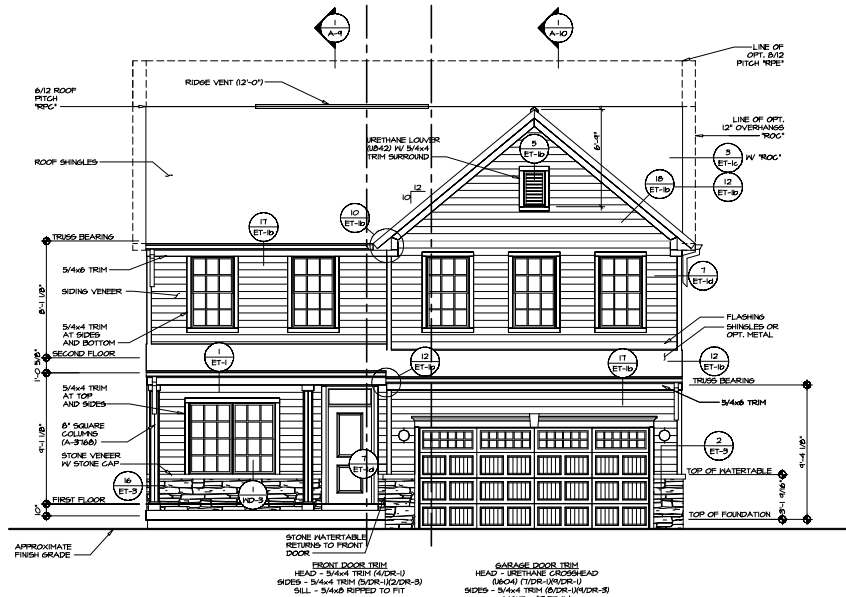


SHEET NO.	MODEL	SET NO. 04000
A-1	COLUMBIA	VERSION C
	DRAWING TITLE	RELEASE NO. -----
	FRONT ELEVATION B - SIDING	DRAWN BY: ACH-
		DATE: 6/16/77
	OPTION DESCRIPTION	GROUP
9	ELEVATION "B"	DATE
	SIDING VENEER FRONT	FLY
		E/F

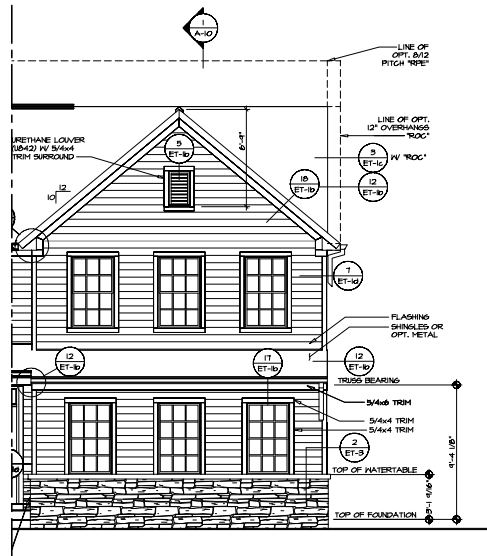


NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

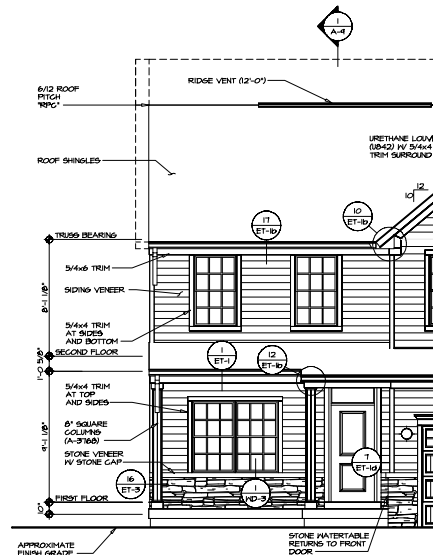
SHEET NO.	MODEL	SET NO. G-1000	NVR NVR, Inc. 3380 Westside Drive, Suite 100 Fremont, CA 94538	NVR, Inc. 10701, 107th Avenue, Richmond, BC V6V 1K2, Canada Tel: 604-273-8888 Fax: 604-273-8889 E-mail: info@nvr.com Website: www.nvr.com All rights reserved. No part of this publication may be reproduced without written permission of NVR, Inc.	REV. NO.	DATE	REMARKS
	VERSION C	VERSION D					
A-1	NAME OF PROJECT	NAME OF ARCHT	OPTION ELEVATION FULL BRICK VENEER FRONT				
	PROJECT ELEVATION B - BRICK	OPTION					
10	DATE: 5/16/11	DATE: 5/16/11					



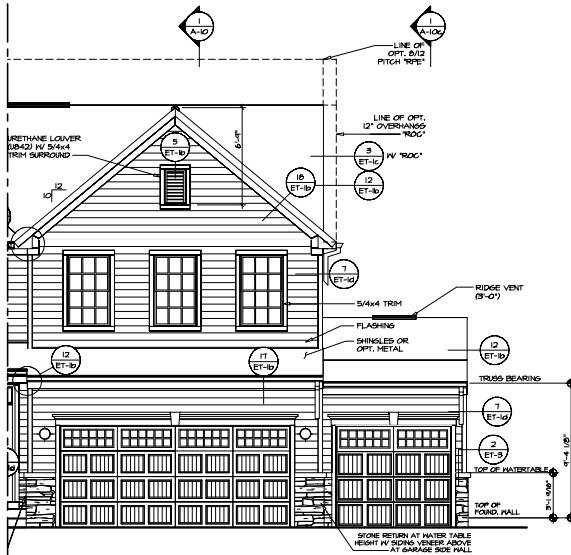
1 FRONT ELEVATION "11C"
SCALE: 1/4" = 1'-0"



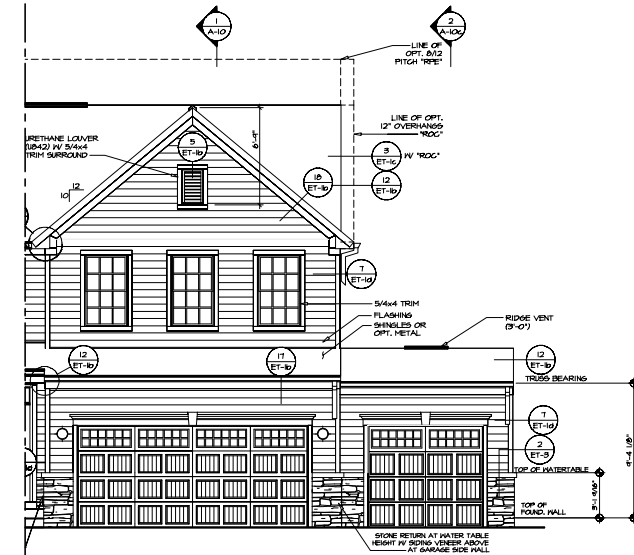
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "5CC"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "11B"



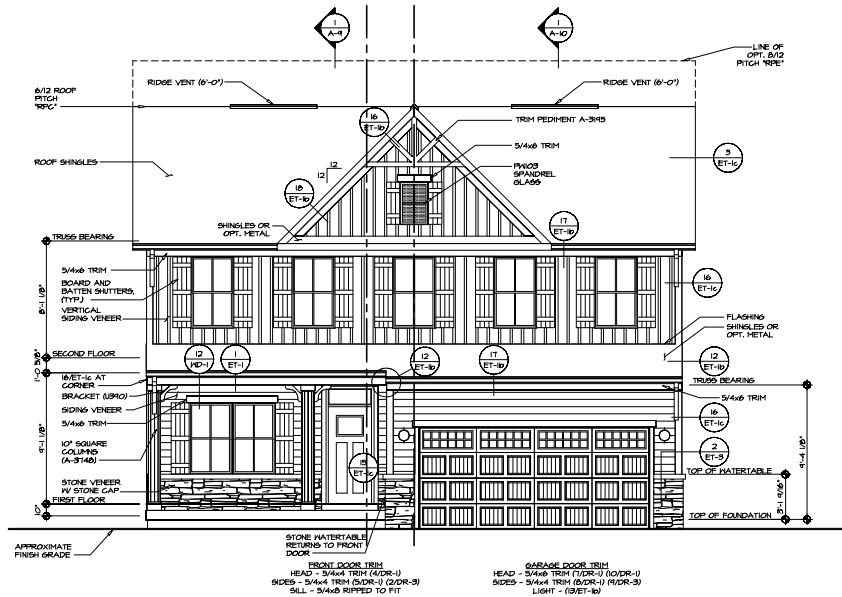
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5C1"



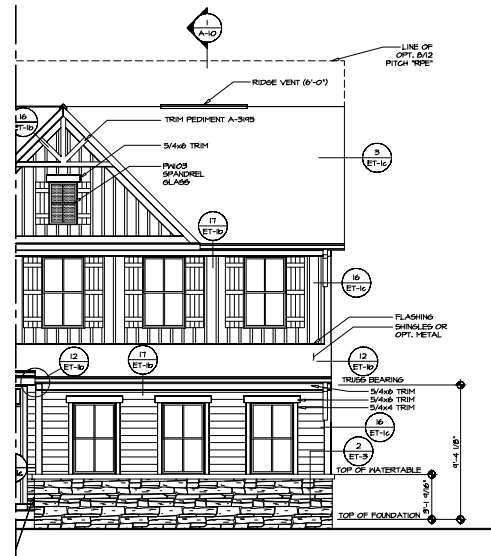
3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5C2"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

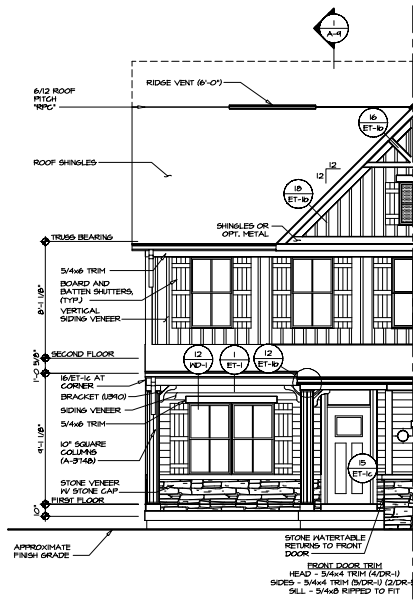
SHEET NO.		1000 COLUMBIA		SET NO. CL-000		REV. NO.		DATE		REMARKS	
A-1		SOURCES TITLE		RELEASE NO. ----							
		FRONT ELEVATION C		DRAWN BY AEM							
				DATE: 8/16/77							
				E.L.C.							
11		OPTION DISCUSSION		ELEVATION C-							



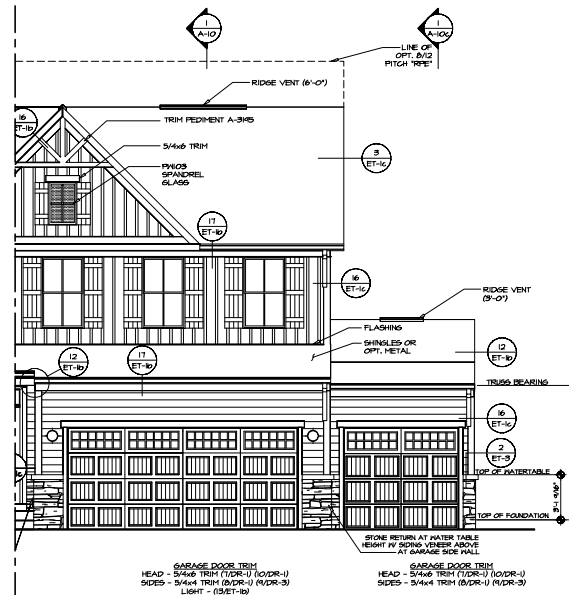
1
A-1
FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



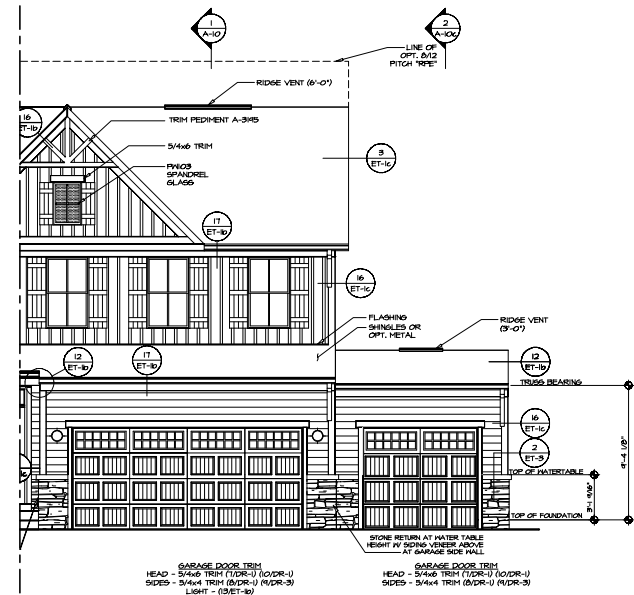
2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "5CG"



4
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EP6"



5
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CF"



9
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

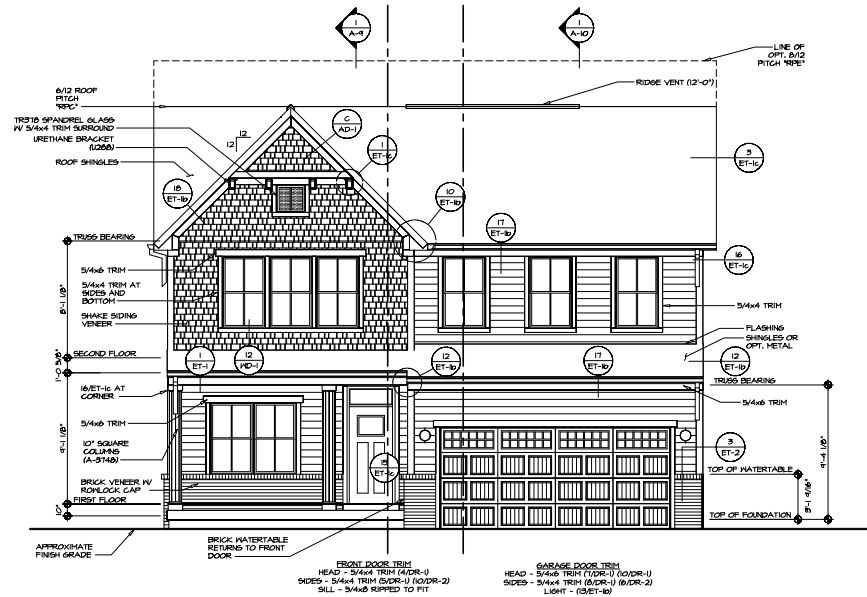
SHEET NO.	DATE	REVISIONS
A-1		
12		

SET NO. C4000	RELEASE NO.	DATE
000000	000000	00/00/00

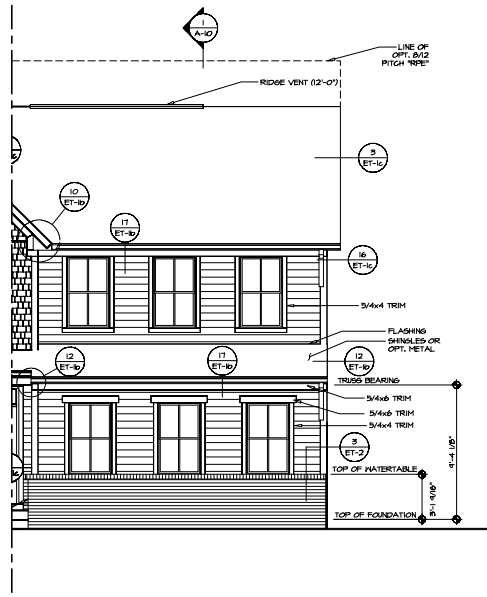
DESIGNER	DRAWN BY	CHECKED BY	DATE
000000	000000	000000	00/00/00

PROJECT NO.	PROJECT NAME	PROJECT LOCATION
000000	000000	000000

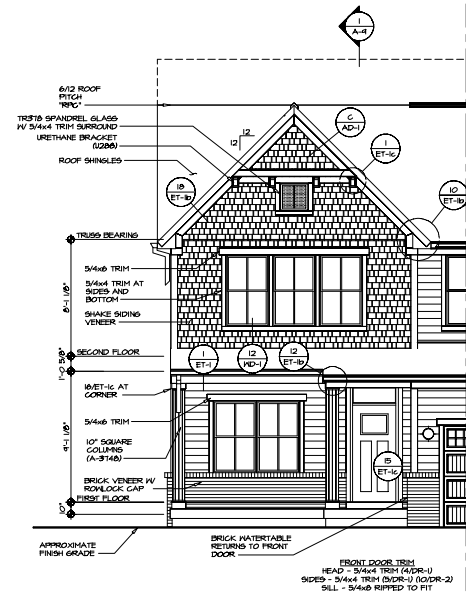
PROJECT NO.	PROJECT NAME	PROJECT LOCATION
000000	000000	000000



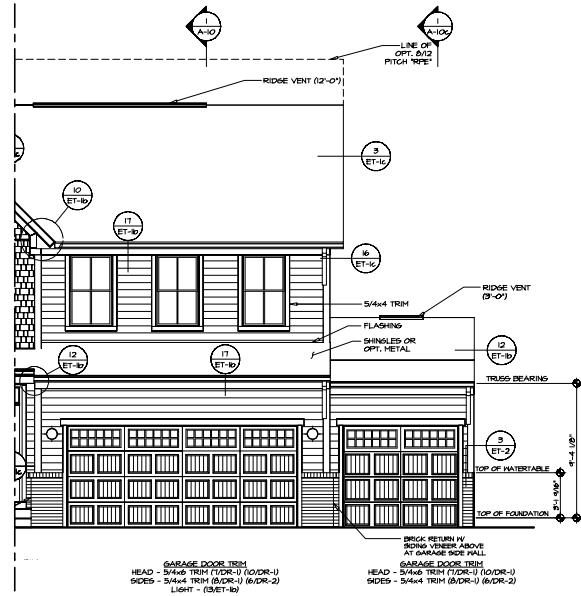
1
A-1
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



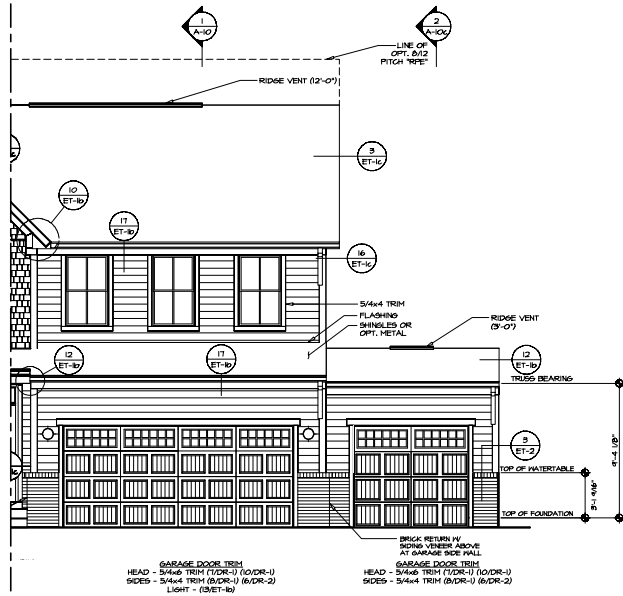
2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "SCG"



4
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPG"



5
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CARPORT ENTRY GARAGE "SC1"



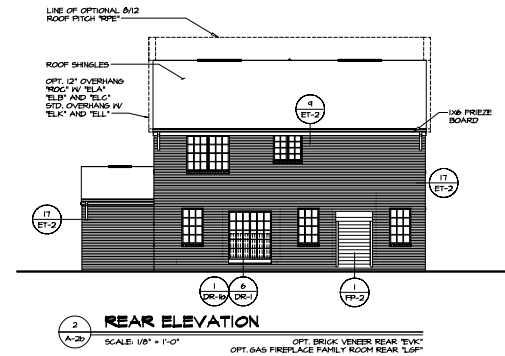
9
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CARPORT ENTRY GARAGE "SCF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

SHEET NO.	DATE	REVISIONS
A-1		
13		

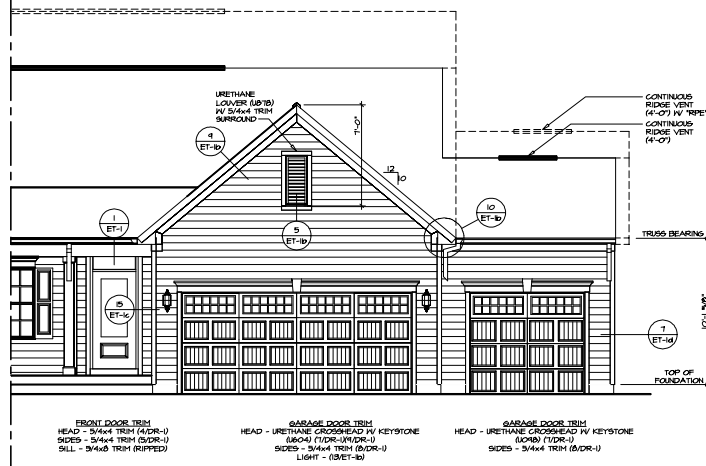
SET NO. C-1000	DATE	BY	CHKD.
RELEASE NO.			
DRAWN BY: A-1			
DATE: 5/6/17			
OPT. ELEVATION "L"			
ELEVATION "L"			

13	13	13	13
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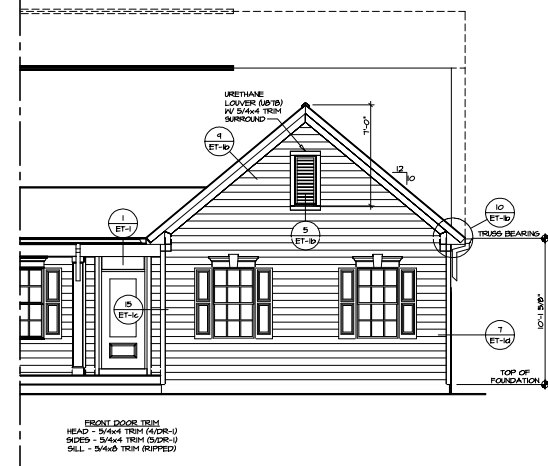




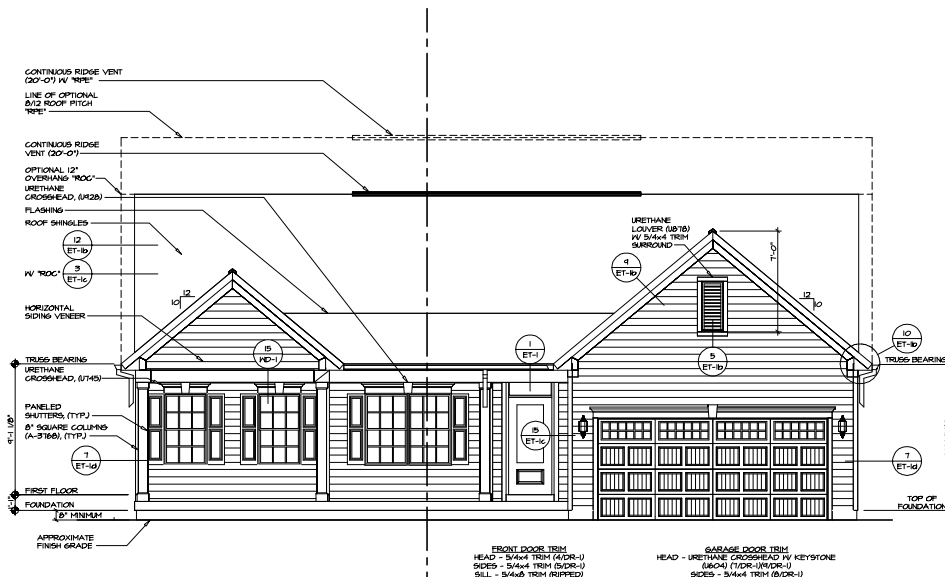
SHEET NO.	BOOK	SET NO.	CONDO	VERSION	DATE	REMARKS
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3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB"



SHEET NO.	6
DATE	5/15/16
DESIGNED BY	SSA
DRAWN BY	SSA
CHECKED BY	SSA
APPROVED BY	SSA
PROJECT NO.	160100
PROJECT NAME	160100
PROJECT ADDRESS	160100
PROJECT CITY	160100
PROJECT STATE	160100
PROJECT ZIP	160100
PROJECT PHONE	160100
PROJECT FAX	160100
PROJECT EMAIL	160100
PROJECT WEBSITE	160100
PROJECT NOTES	160100
PROJECT DESCRIPTION	160100
PROJECT ELEVATION	160100
PROJECT VENDOR	160100
PROJECT FULL FRONT PORCH	160100

160100

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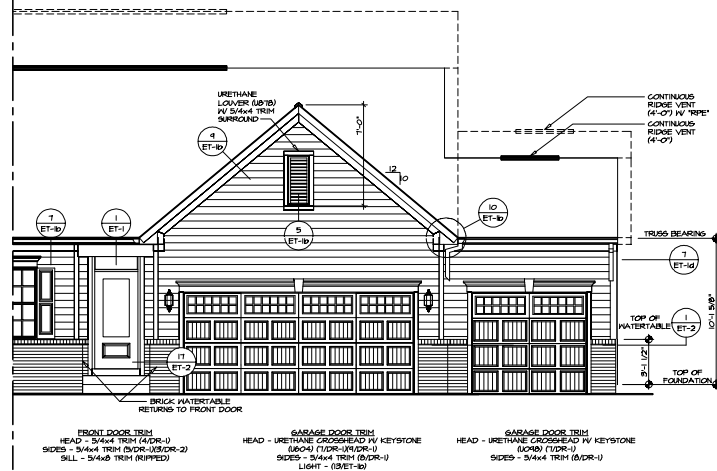
160100

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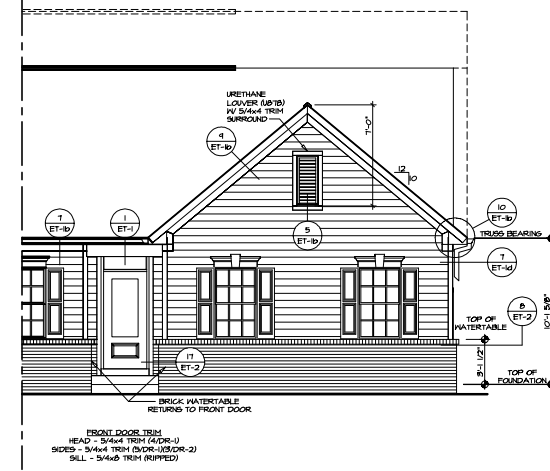
160100

160100

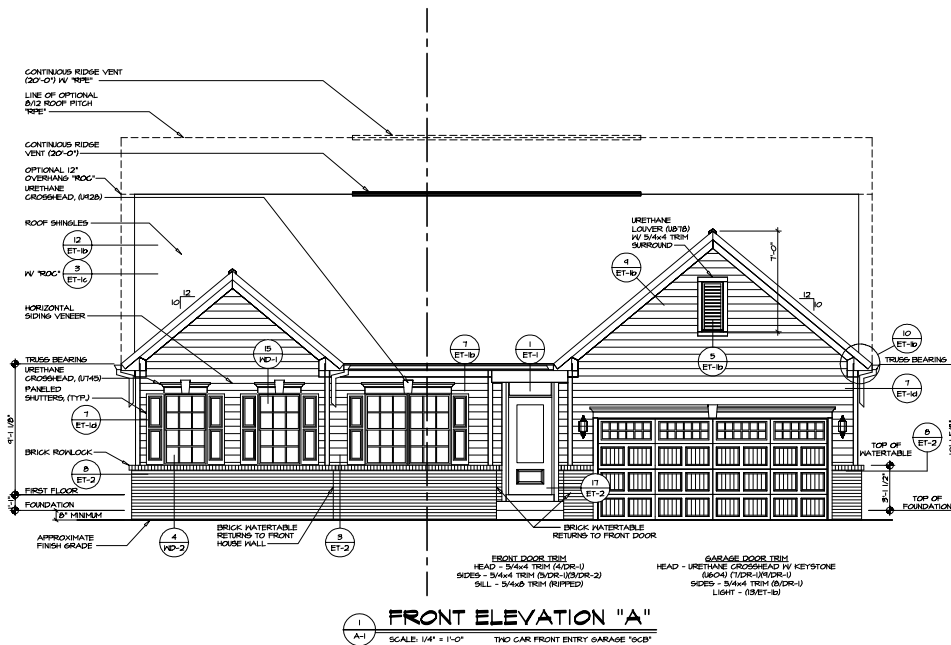
160100



3
A-1
SCALE: 1/4" = 1'-0"
PARTIAL FRONT ELEVATION
THREE CAR FRONT ENTRY GARAGE 'SCB'



2
A-1
SCALE: 1/4" = 1'-0"
PARTIAL FRONT ELEVATION
TWO CAR SIDE ENTRY GARAGE 'SCC'



1
A-1
SCALE: 1/4" = 1'-0"
FRONT ELEVATION "A"
TWO CAR FRONT ENTRY GARAGE 'SCB'

REMARKS

REV. NO. DATE

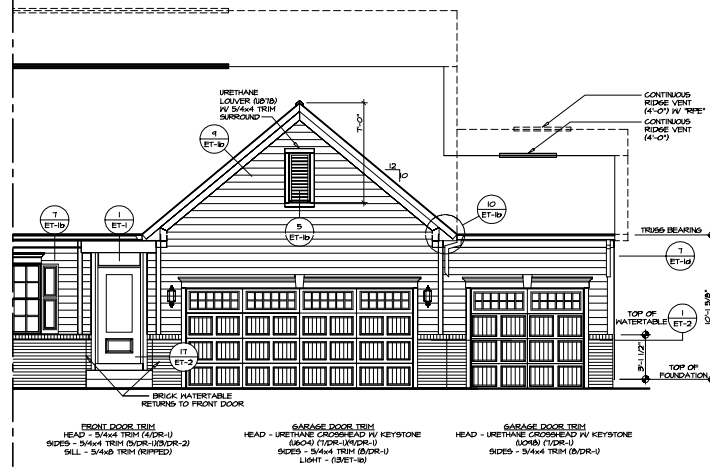
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NVR, Inc.
1000
Farmingdale, NY 11735

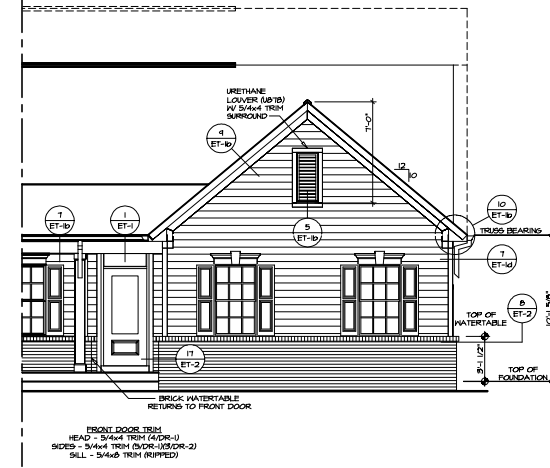
SET NO. 04000
DRAWING TITLE
FRONT ELEVATION
DATE
5/15/16
ELEVATION "A"
PARTIAL BRICK VENER FRONT

7

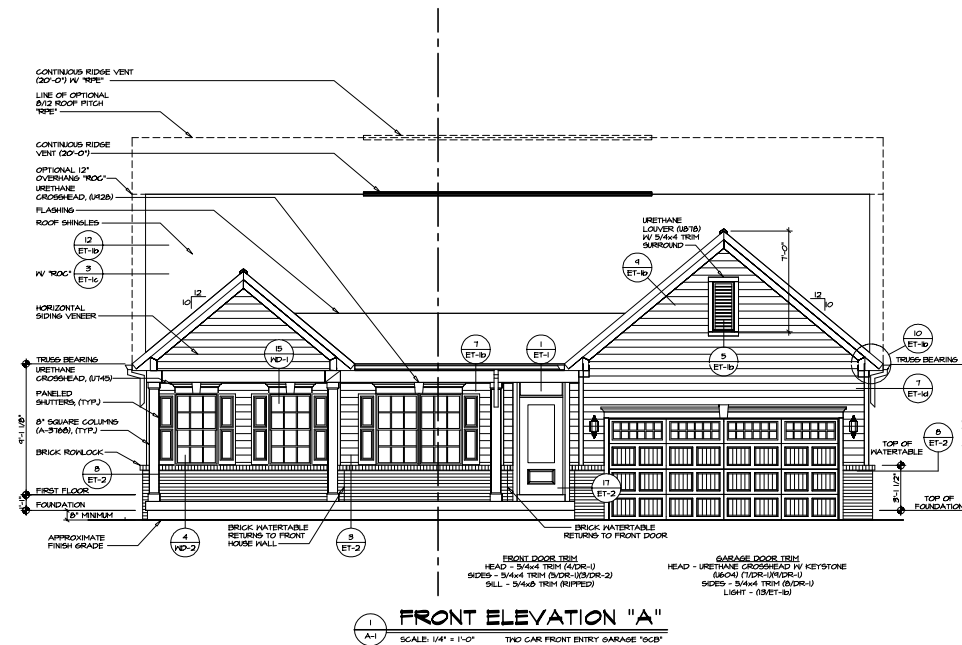
24 NVR, Inc. Farmingdale, NY 11735 02/17/25 - 7:48 AM



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "3CB"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "2CC"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "2CB"

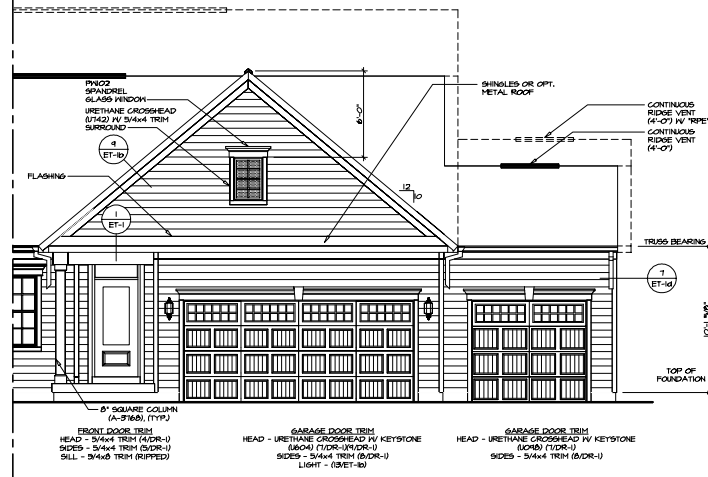
1. This drawing is not to be used for construction without the approval of the architect. 2. The owner is responsible for obtaining all necessary permits and approvals from the local authorities. 3. The architect is not responsible for the accuracy of the information provided by the owner or third parties. 4. The architect is not responsible for the construction of the building. 5. The architect is not responsible for the safety of the building. 6. The architect is not responsible for the health and safety of the occupants. 7. The architect is not responsible for the environmental impact of the building. 8. The architect is not responsible for the social and economic impact of the building. 9. The architect is not responsible for the cultural and historical impact of the building. 10. The architect is not responsible for the legal and regulatory impact of the building.



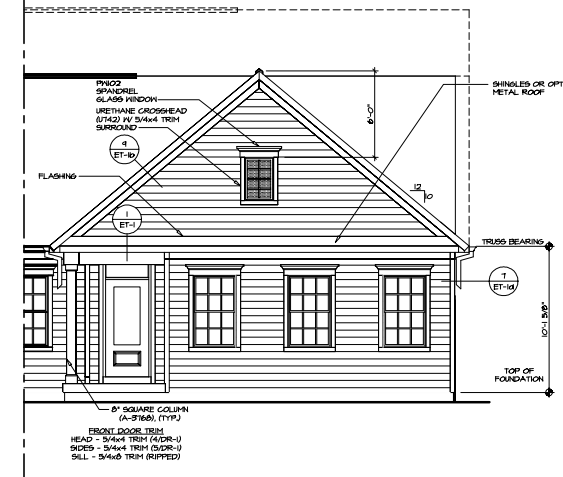
SET NO. 04000
RELEASE NO. ---
DRAWN BY: SGA
DATE: 5/15/16
E.L.A.
E.V.H.
E.P.A.

SHEET NO. 1
CUMBERLAND
DRAWING TITLE
A-1 FRONT ELEVATION
OPTION DESCRIPTION
ELEVATION "A"
PARTIAL BRICK VENER FRONT
FULL FRONT PORCH

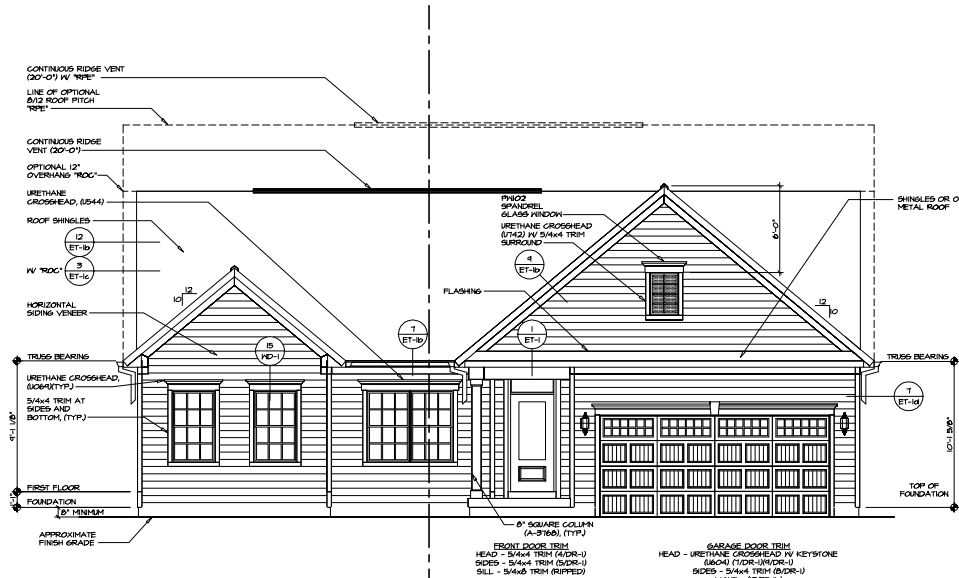
1. NVR, Inc. 200 N. 100, Frederick, MD 21703



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"

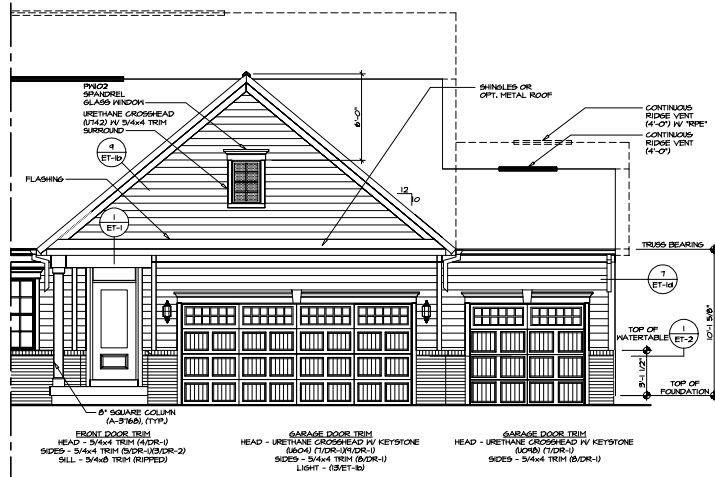


1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB"

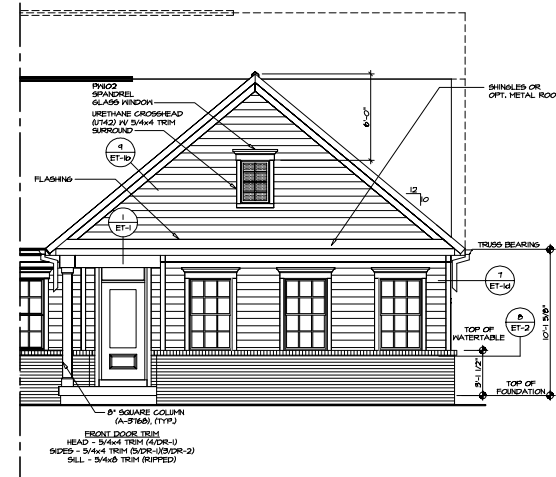
SHEET NO.	DATE	REVISIONS
A-1		
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NVR
NVR, Inc. 200 N. 100
Frederick, MD 21703

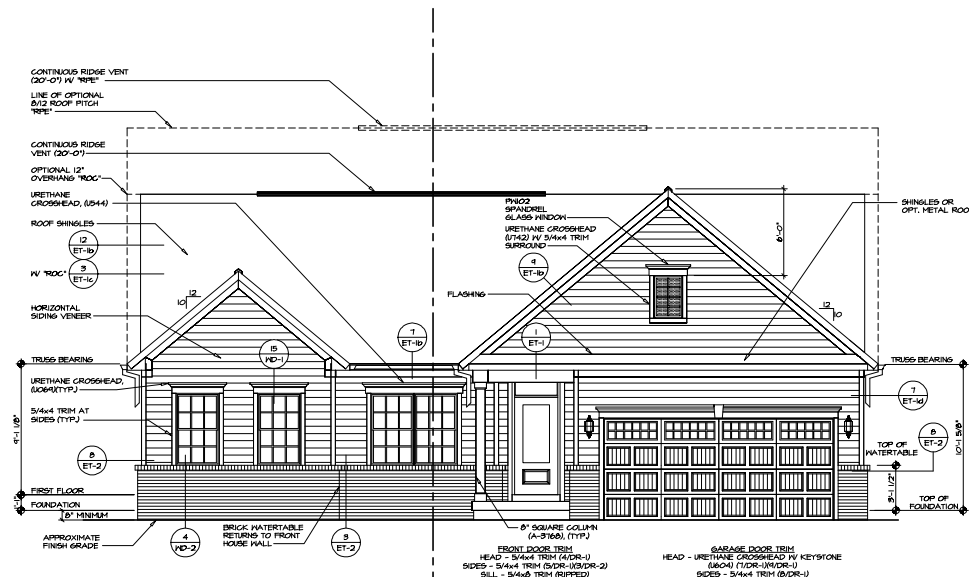
SET NO. 04000	RELEASE NO. 000
DRAWING TITLE	FRONT ELEVATION
DATE	5/15/16
BY	ELB
CHECKED BY	EVF
DESCRIPTION	SIGN VENER FRONT



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE 'SCF'



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE 'SCC'



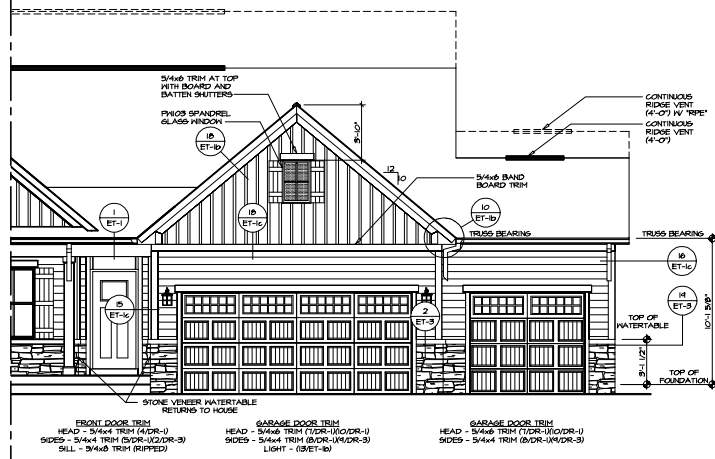
1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE 'SCB'

SHEET NO.	DATE	REVISIONS
A-1		
10		

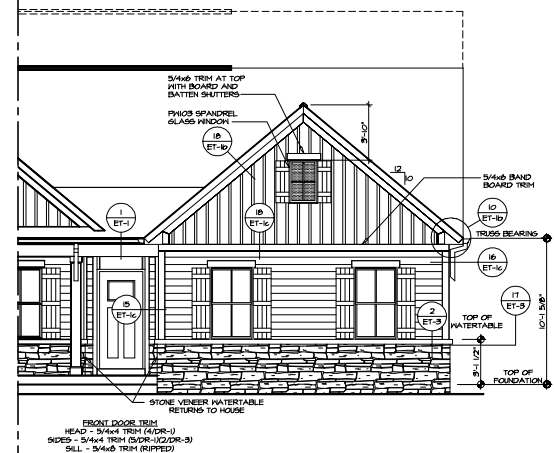
SET NO. 04000	RELEASE NO. ---
DRAWN BY: SGA	DATE: 5/15/16
CHECKED BY: EJB	DATE: 5/16/16
DESIGNED BY: EJB	DATE: 5/16/16
PROJECT: PARTIAL BRICK VENER FRONT	DATE: 5/16/16

NVR	NVR, Inc. 200 N. 100 Frederick, MD 21703
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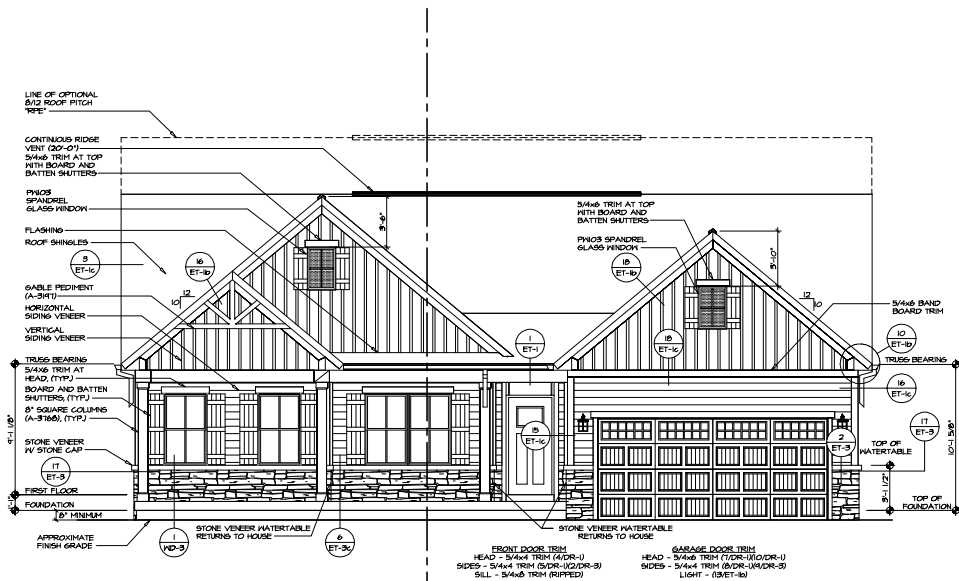
100% CUMBERLAND CHURCH ST. - 100% BUSY STREET VENER FRONT - 100% BUSY STREET VENER FRONT - 100% BUSY STREET VENER FRONT	02/17/26 - 7:48 AM
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3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"



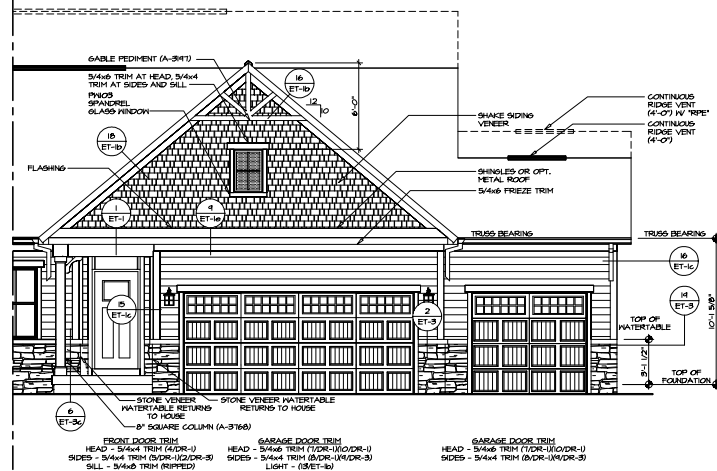
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB"

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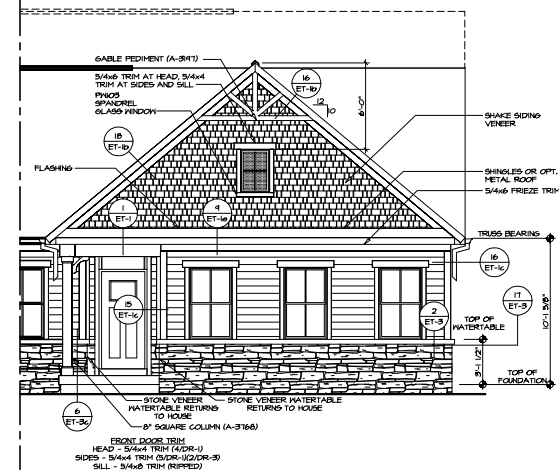


SET NO. 04000
RELEASE NO. ---
DRAWN BY: SGA
CHECKED BY: SGA
DATE: 8/15/18
SCALE: 1/4" = 1'-0"

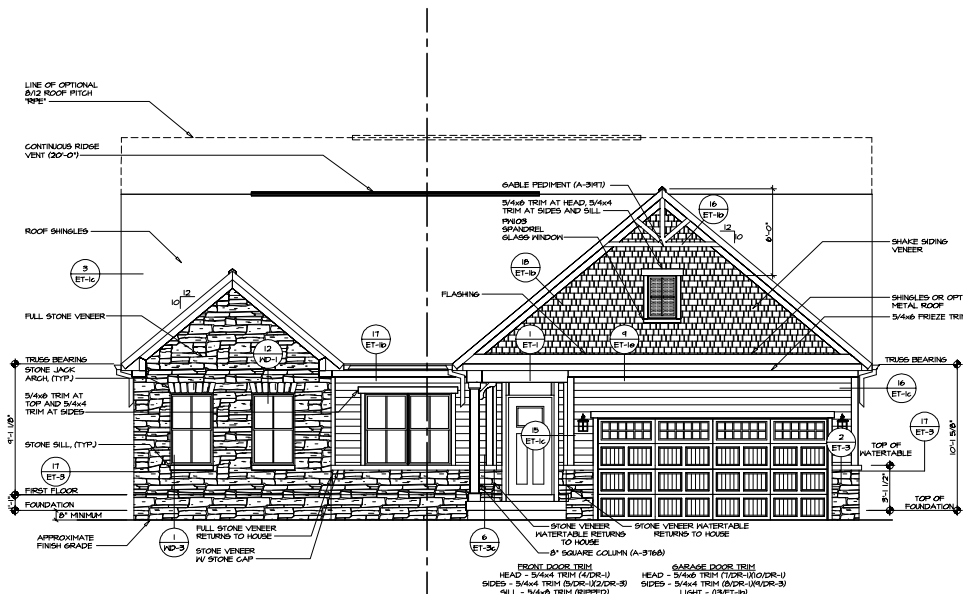
SHEET NO. 11
PROJECT: CUMBERLAND CHURCH - 31
DRAWING TITLE: FRONT ELEVATION
ELEVATION "K"



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "3CP"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "2CC"



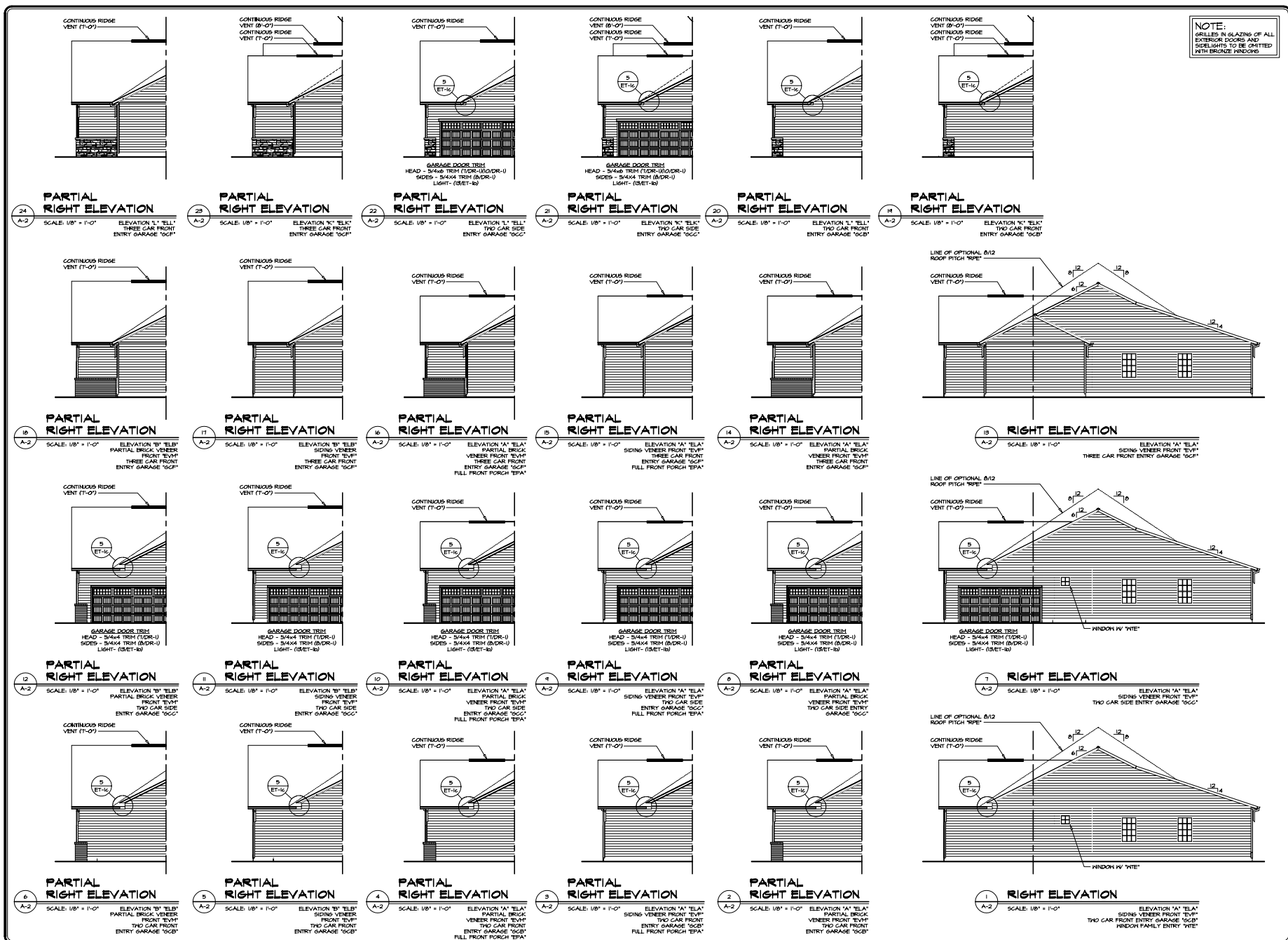
1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "2CB"

NOTES:
1. All dimensions are in feet and inches.
2. All materials are to be specified by the owner.
3. All materials are to be specified by the owner.
4. All materials are to be specified by the owner.
5. All materials are to be specified by the owner.

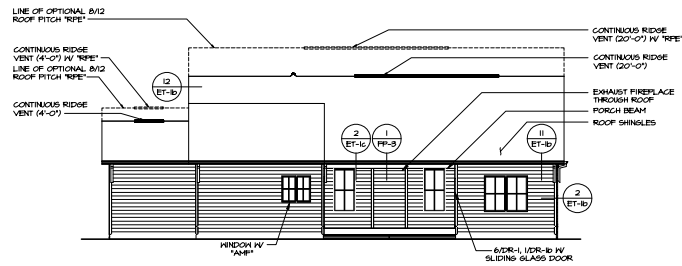
NVR
NVR, Inc.
1000 N. 10th St.
Farmingdale, NY 11735

SET NO. 04000
RELEASE NO. ---
DRAWN BY: SGA
CHECKED BY: SGA
DATE: 5/15/16
E.L.

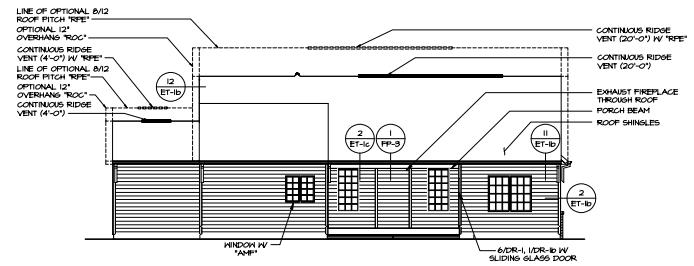
SHEET NO. 12
PROJECT: CUMBERLAND
DRAWING TITLE: FRONT ELEVATION
OPTIONAL DESCRIPTION: ELEVATION "L"



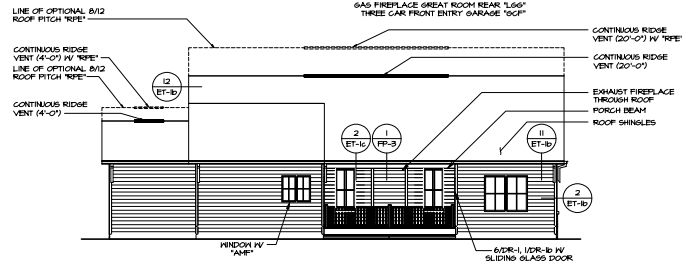




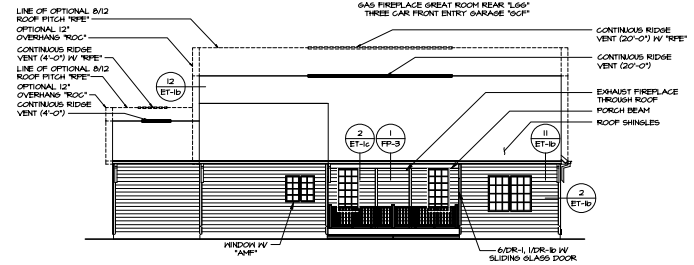
REAR ELEVATION
SCALE: 1/8" = 1'-0"



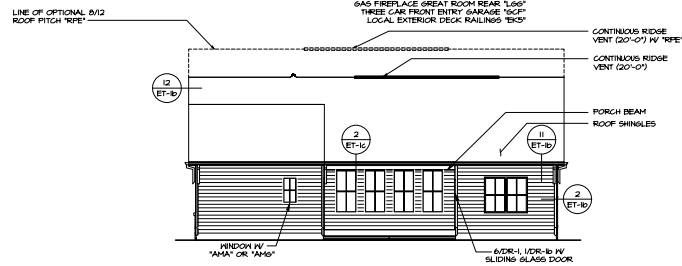
REAR ELEVATION
SCALE: 1/8" = 1'-0"



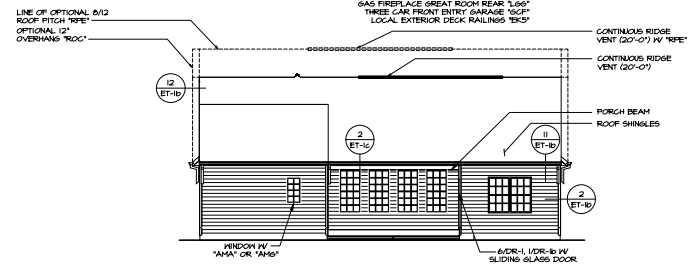
REAR ELEVATION
SCALE: 1/8" = 1'-0"



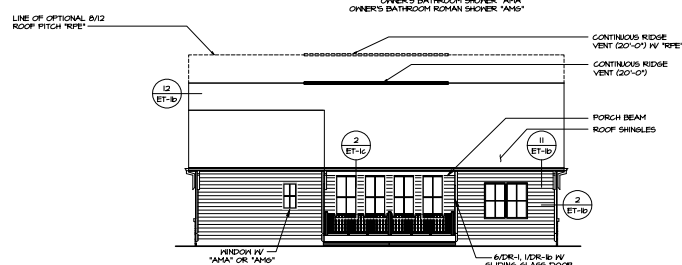
REAR ELEVATION
SCALE: 1/8" = 1'-0"



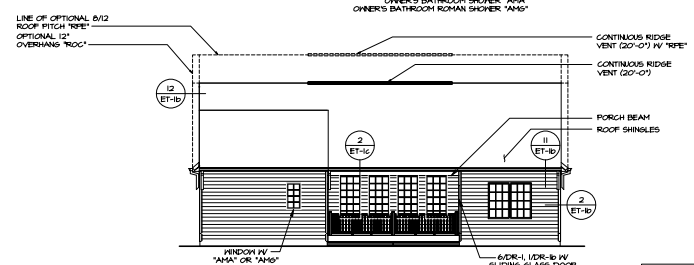
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

NOTE:
SKILLERS IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

REMARKS

REV. NO. DATE

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SET NO. 04000
RELEASE NO. ---
DRAWN BY: SGA
DATE: 8/15/16
CHECKED BY: JLD
DATE: 8/15/16

SHEET NO. 15

DRAWING TITLE
REAR ELEVATION

OPTION DESCRIPTION

15

[illegible]

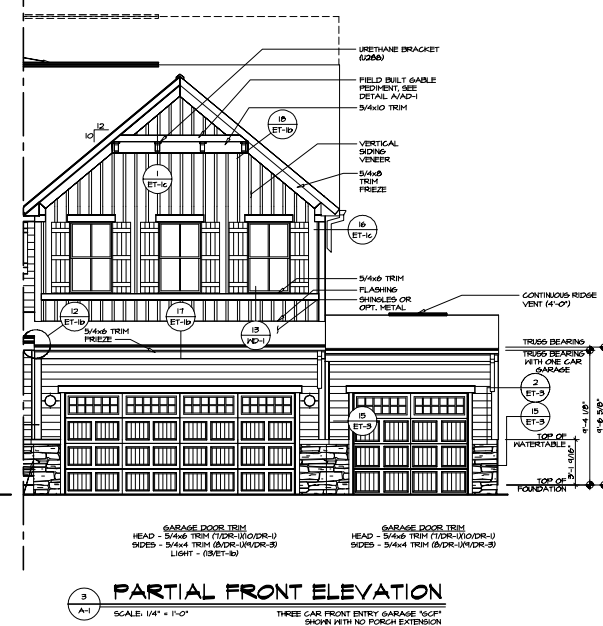
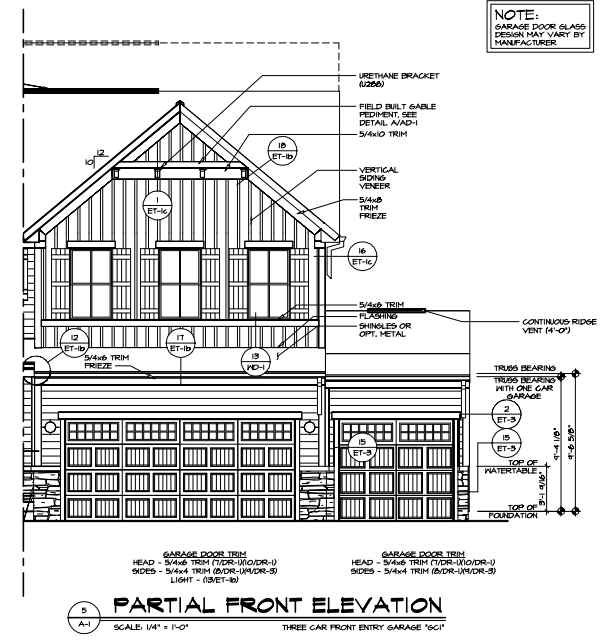
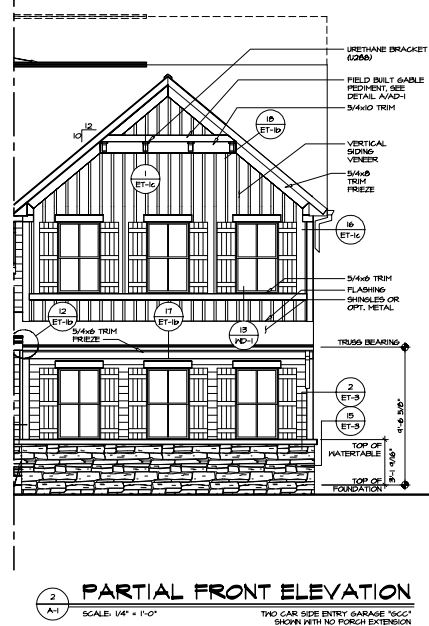
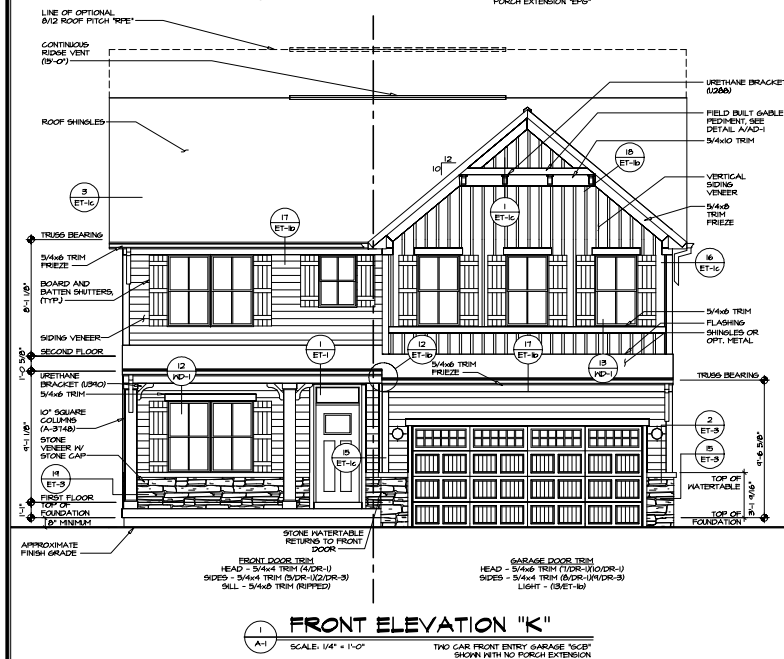
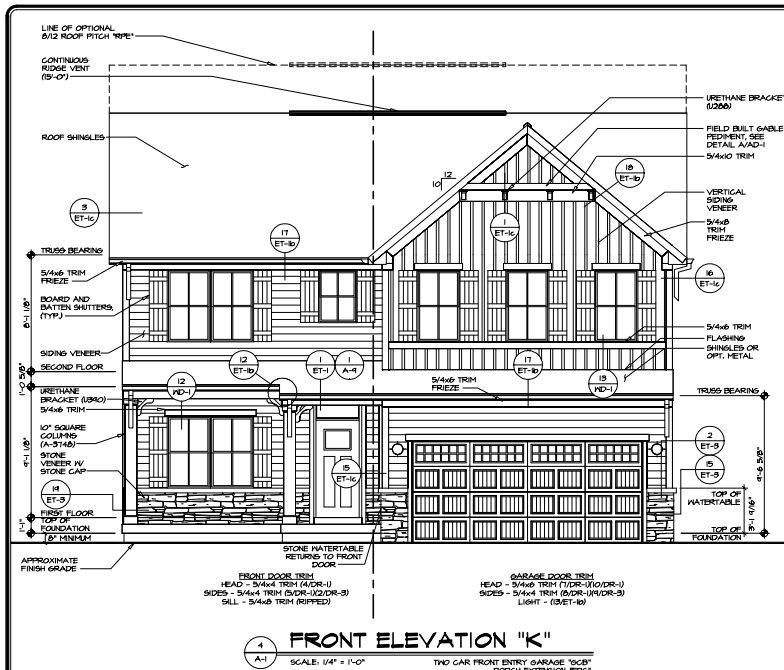


REVISIONS		DATE	BY	APP
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

SET NO. 10000	DATE	07/25/17
RELEASE NO.		
DRAWN BY: SGA		
CHECKED BY: SGA		
DATE: 07/25/17		
PROJECT: 100		
ELEVATION: "B"		

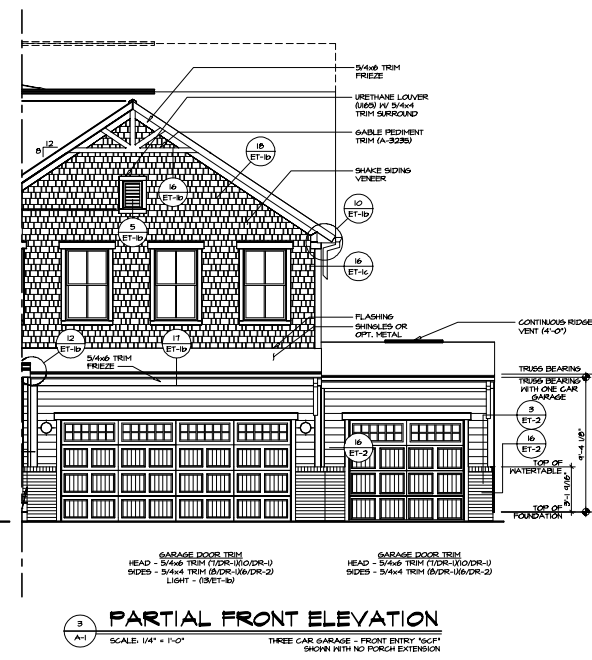
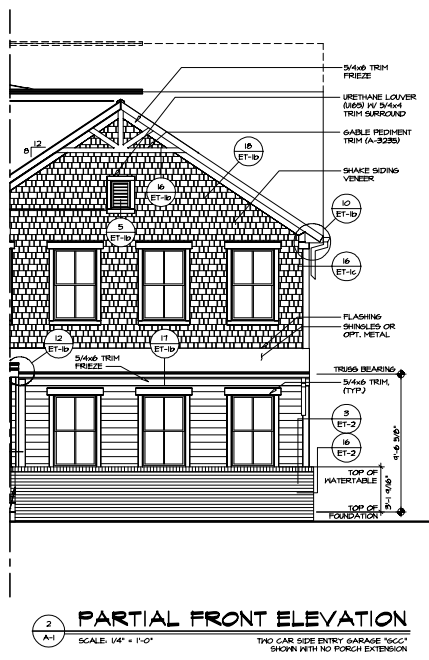
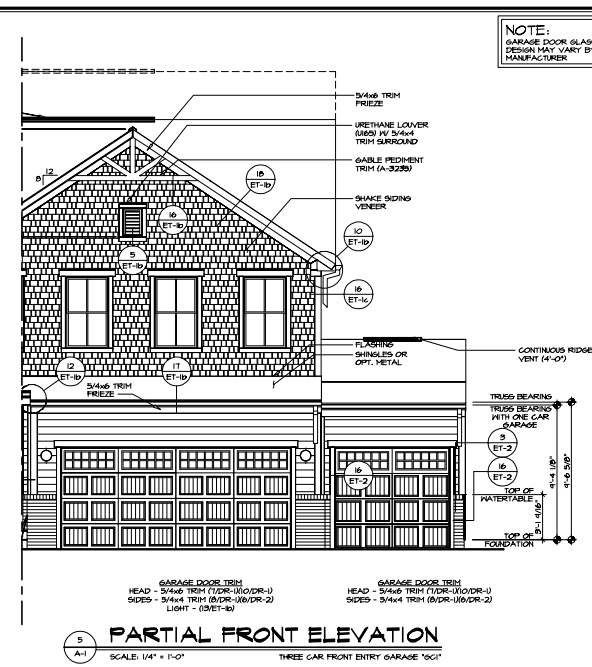
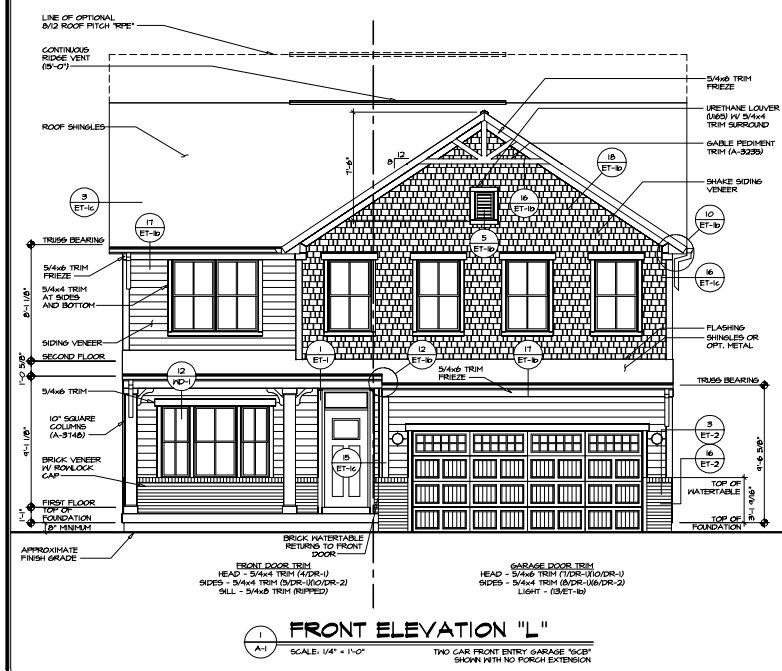
SHEET NO.	10
PROJECT	100
DRAWING TITLE	ELEVATION "B"
DATE	07/25/17
BY	SGA
CHECKED BY	SGA

[illegible]



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REVISIONS		REMARKS
REV.	NO.	DATE
1	1	10/10/10
2	2	10/10/10
3	3	10/10/10
4	4	10/10/10
5	5	10/10/10
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100	100	10/10/10



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

[illegible]



SHEET NO.	MODEL	SET NO. 44200	 NVR, Inc. 3300 North 17th Avenue, Suite 100 Frisco, TX 75034	This printer is designed to print in black and white. The printer is not intended to be used for printing in color. The printer is not intended to be used for printing in color. The printer is not intended to be used for printing in color.	REV. NO.	DATE	REMARKS
	DRAWING TITLE A-2 RIGHT ELEVATION	VERSION O RELEASE NO. --- DRAWN BY XCN DATE: 04/26/22 CHECKED BY 661					
16	OPTION DESCRIPTION	THREE CAR FRONT ENTRY GARAGE					



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION 'A' 'ELA'
SIDING VENEER FRONT 'EVE'



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION 'A' 'ELA'
BRICK VENEER FRONT 'EVA'



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION 'B' 'ELB'
SIDING VENEER FRONT 'EVT'



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"
PLACE FAMILY ROOM SIDE "LDF"



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION "C" "ELC"
SHOWN W/O PORCH EXTENSION



A-26b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION "K" "ELK"
SHOWN W/O PORCH EXTENSION



A-2b SCALE: 1/8" = 1'-0"

SHOWN W/ ELEVATION "L" "ELL"
SHOWN W/O PORCH EXTENSION



A-2b 64 A.E. 1028 = 11.01

SHOWN W/ ELEVATION "A" "ELA"
BRICK VENEER SIDE(S) "EVB"



A-2p SCALE 1:100 = 11.01

SHOWN W/ ELEVATION "A" "ELA"
PORCH EXTENSION "EPS"



A-2b 44 NE 101 - 11.0

SHOWN W/ ELEVATION "C" "ELC"
PORCH EXTENSION "EPG"



A-2b 6.611E-1028 = 11.91

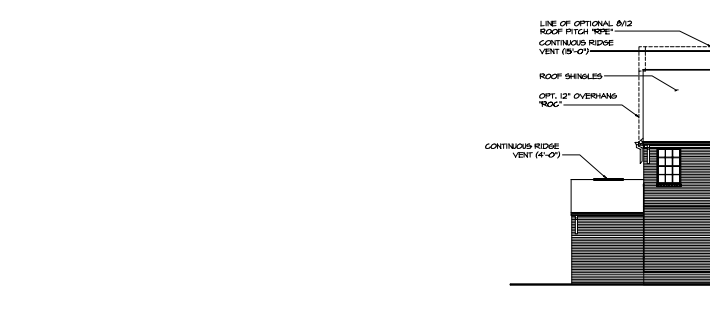
SHOWN W/ ELEVATION "K" "ELK"
PORCH EXTENSION "EPG"



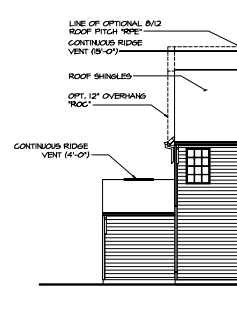
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PORCH EXTENSION "EPG"

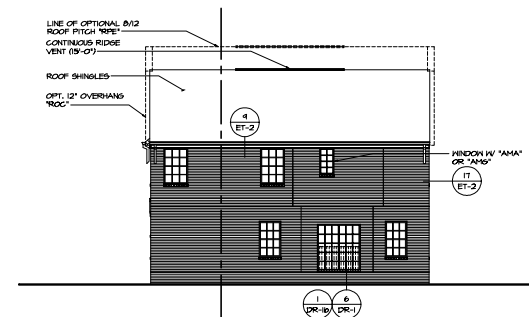
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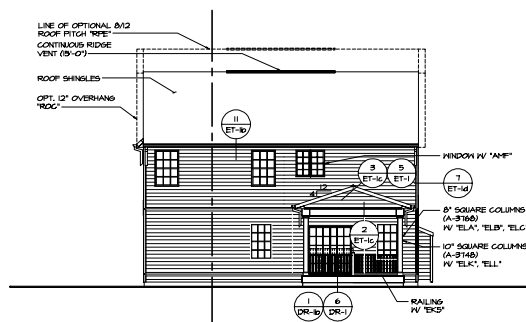
6 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BRICK VENEER REAR 'EVK'
OPT. THREE CAR FRONT ENTRY GARAGE 'GCP'



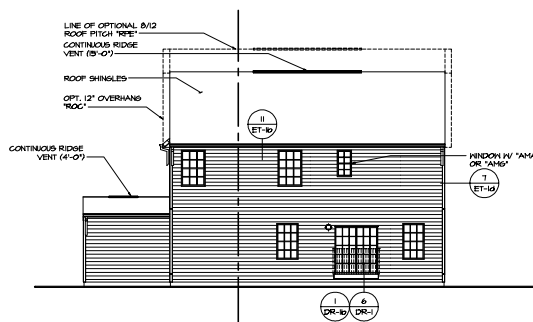
5 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. THREE CAR FRONT ENTRY GARAGE 'GCP'



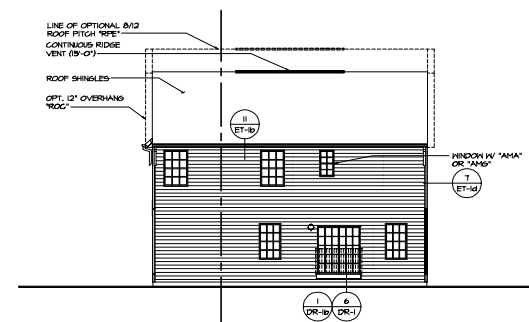
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV SLIDING GLASS DOOR DINETTE 'DST'
SHOWN IV OWNER'S BATHROOM SHOWER 'AHA'
OR OWNER'S BATH IV ROMAN SHOWER IV SEAT 'AAB'
OPT. BRICK VENEER REAR 'EVK'



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV DOUBLE PATIO DOOR DINETTE 'DPT'
REAR COVERED PORCH 'RCP'
GAS FIREPLACE FAMILY ROOM SIDE 'LFP'
OWNER'S BATH IV TUB AND SHOWER 'AAB'



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV SLIDING GLASS DOOR DINETTE 'DST'
THREE CAR FRONT ENTRY GARAGE 'GCP'
SHOWN IV OWNER'S BATHROOM SHOWER 'AHA'
OR OWNER'S BATH IV ROMAN SHOWER IV SEAT 'AAB'



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV SLIDING GLASS DOOR DINETTE 'DST'
SHOWN IV OWNER'S BATHROOM SHOWER 'AHA'
OR OWNER'S BATH IV ROMAN SHOWER IV SEAT 'AAB'

REMARKS

REV. NO. DATE

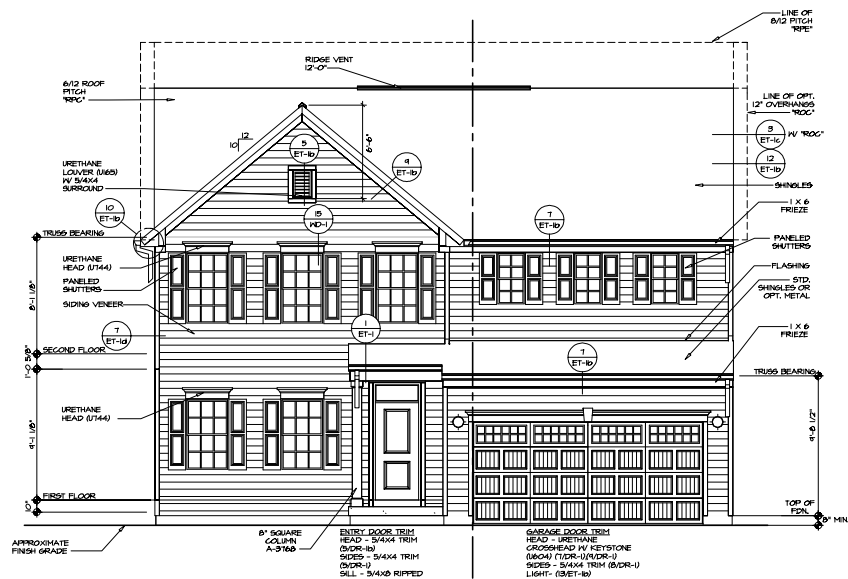
1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

NVR
NVR Inc.
1000 N. 10th St.
Fremont, CA 94558
Tel: 415.355.1000
Fax: 415.355.1001

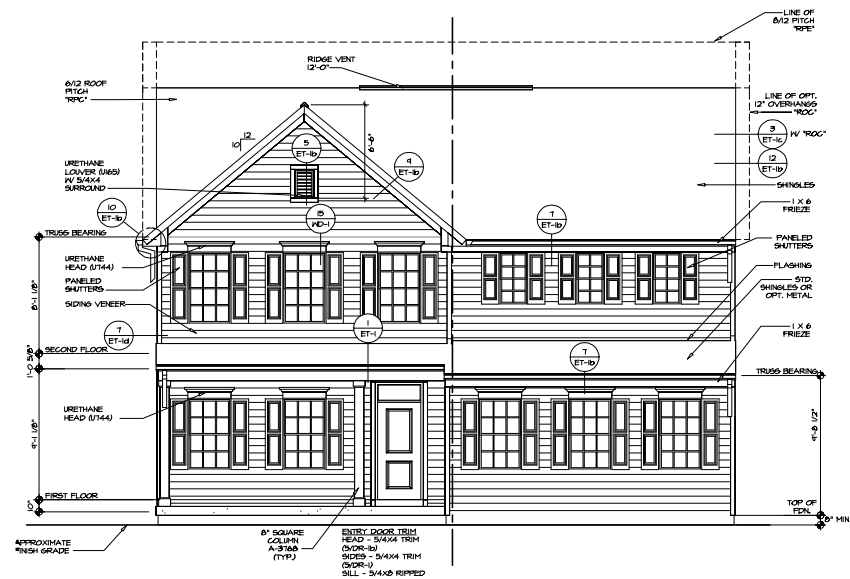
SET NO. H4000
RELEASE NO. ---
DRAWN BY SGA
DATE 8/25/17
CHECKED BY
DATE

SHEET NO. H4000
DRAWING TITLE
REAR ELEVATION
OPTION DESCRIPTION

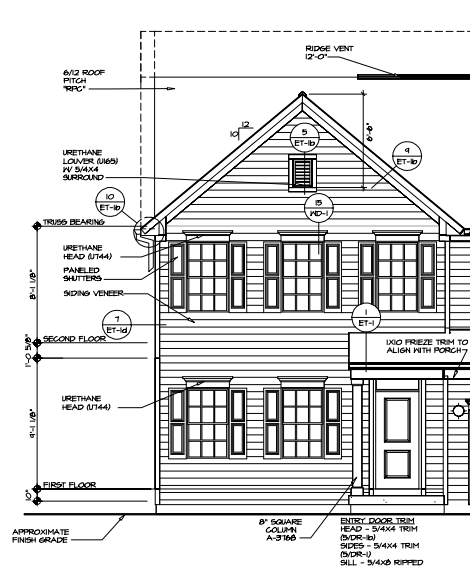
18



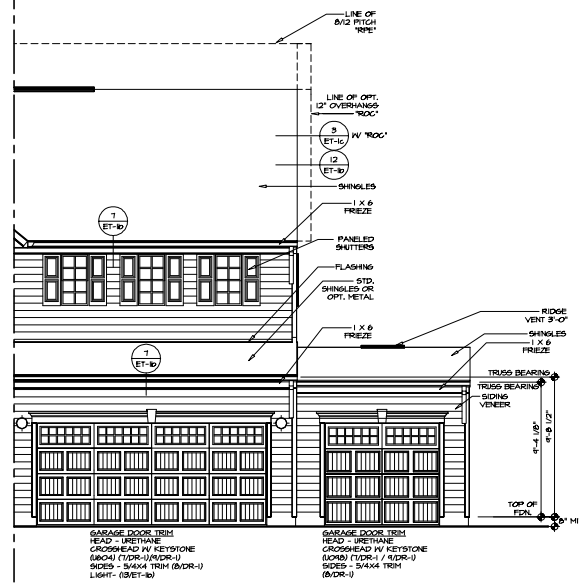
1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



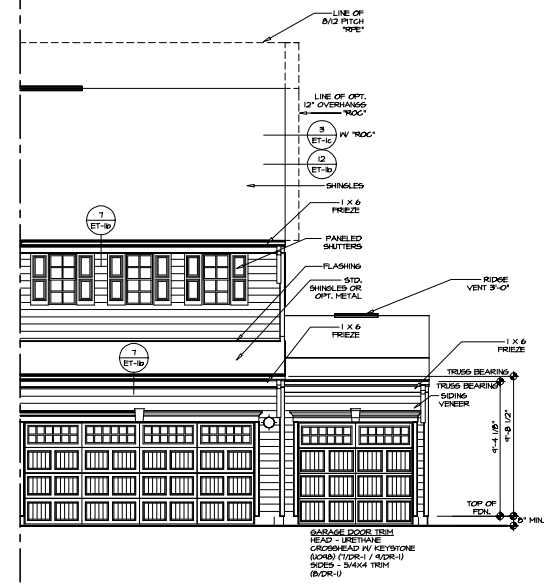
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SCALE: 1/4" = 1'-0"
FULL FRONT PORCH "EPA"
TWO CAR GARAGE SIDE ENTRY "SCC"



3 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
PORCH EXTENSION "EPA"



4 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE FRONT ENTRY "SCC"

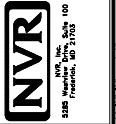


5 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0"
THREE CAR GARAGE FRONT ENTRY "SCC"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REV.	NO.	DATE	REMARKS

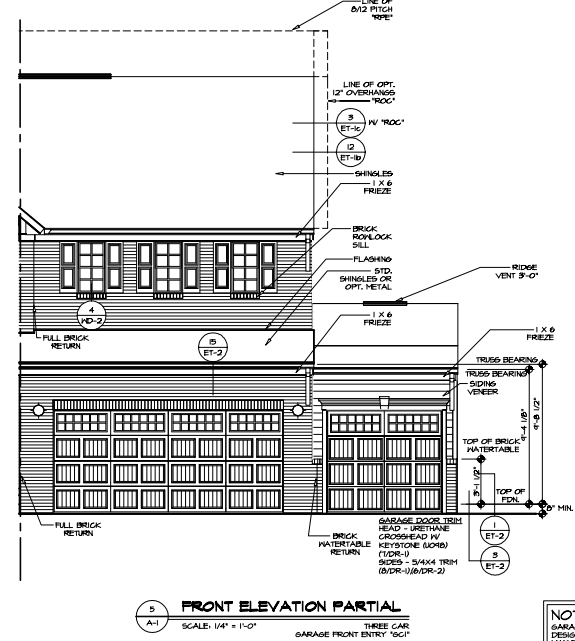
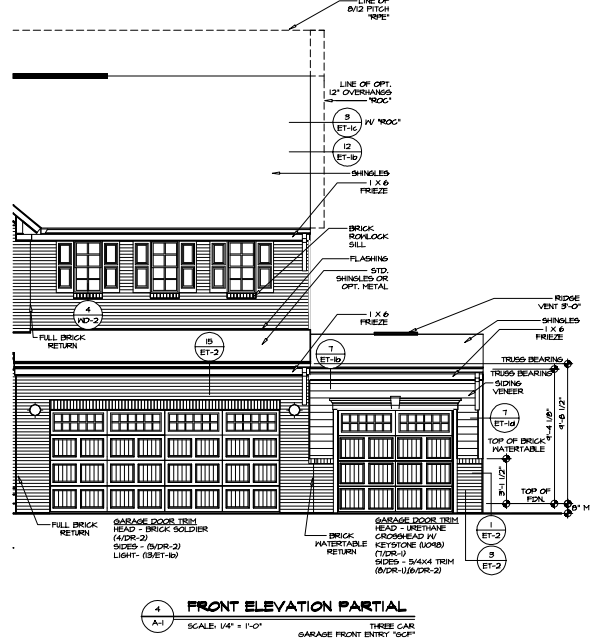
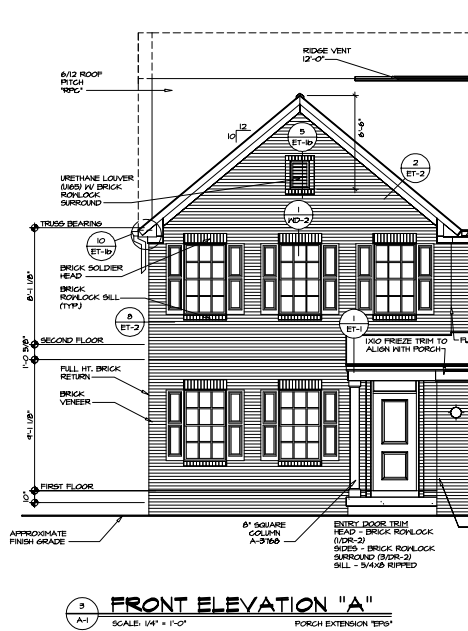
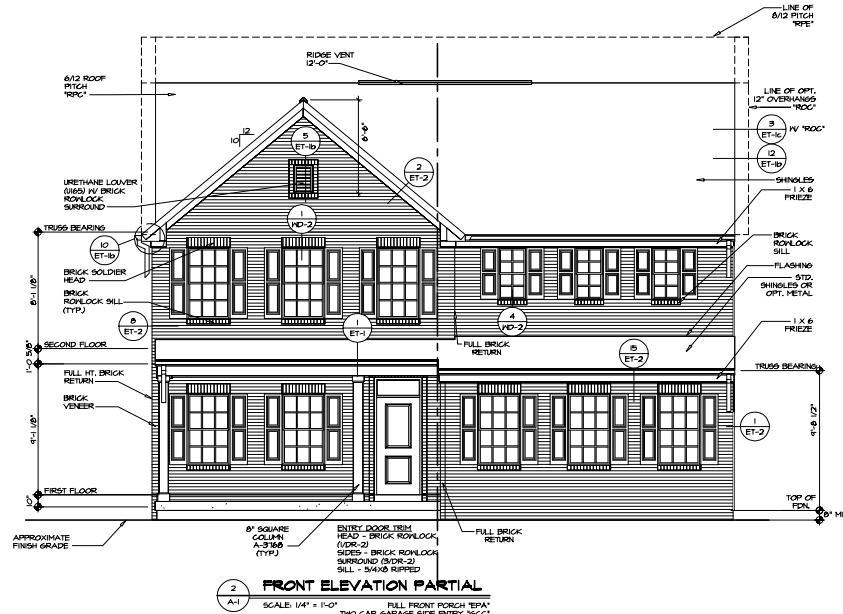
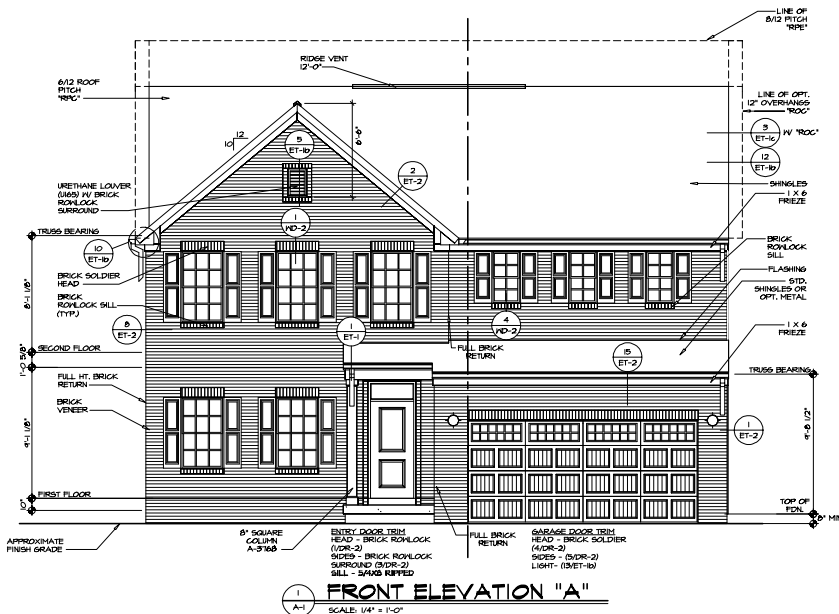
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SET NO. LEHIGH
RELEASE NO. ---
DRAWN BY: ALJ
CHECKED BY: JLD
DATE: 8/10/17
SCALE: E/A
ELEVATION "A"
SIDING VENEER FRONT

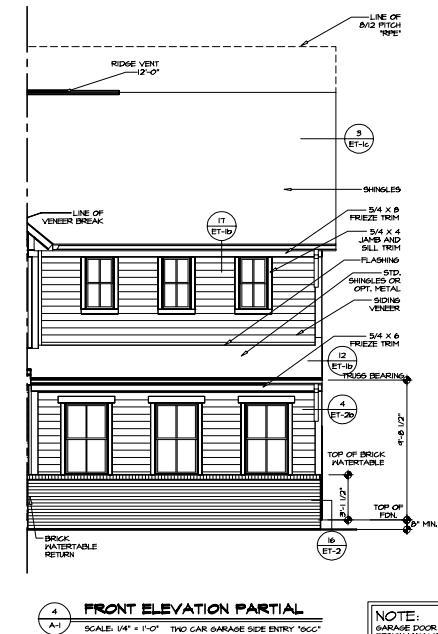
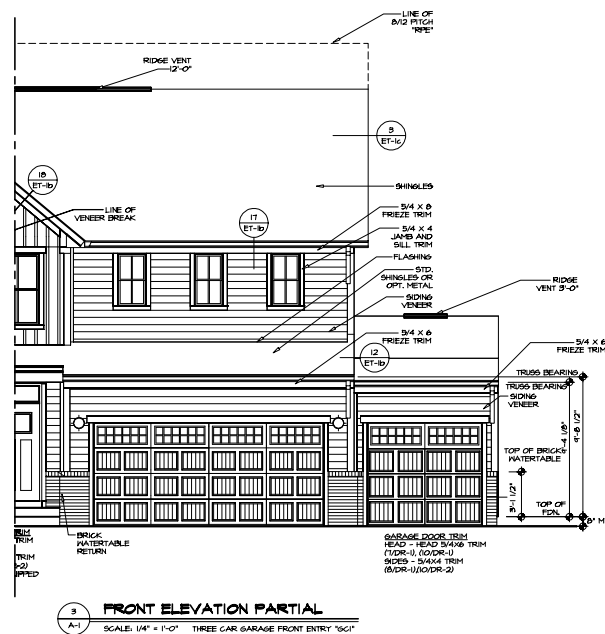
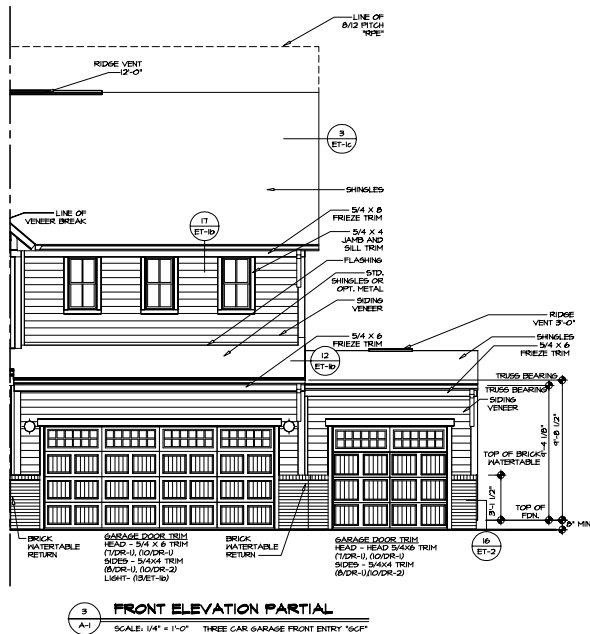
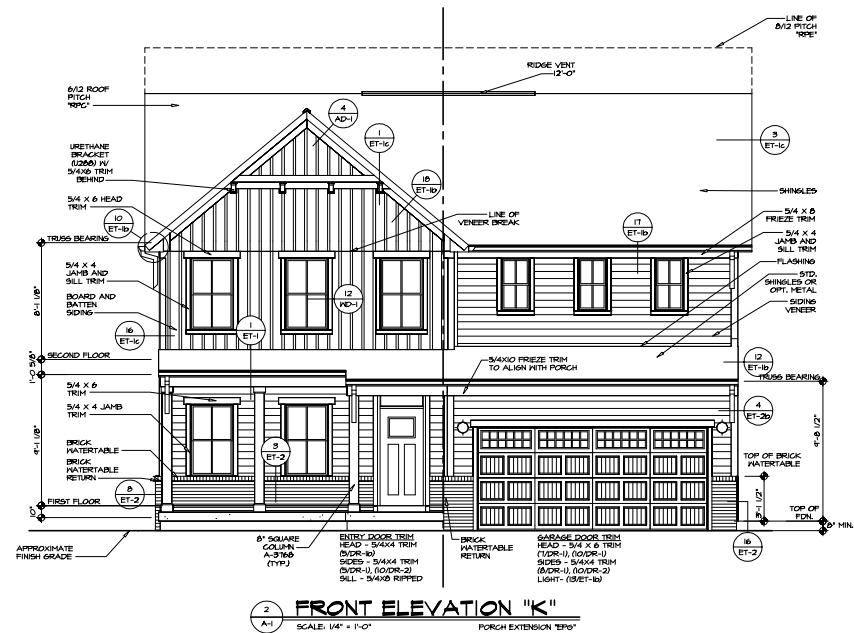
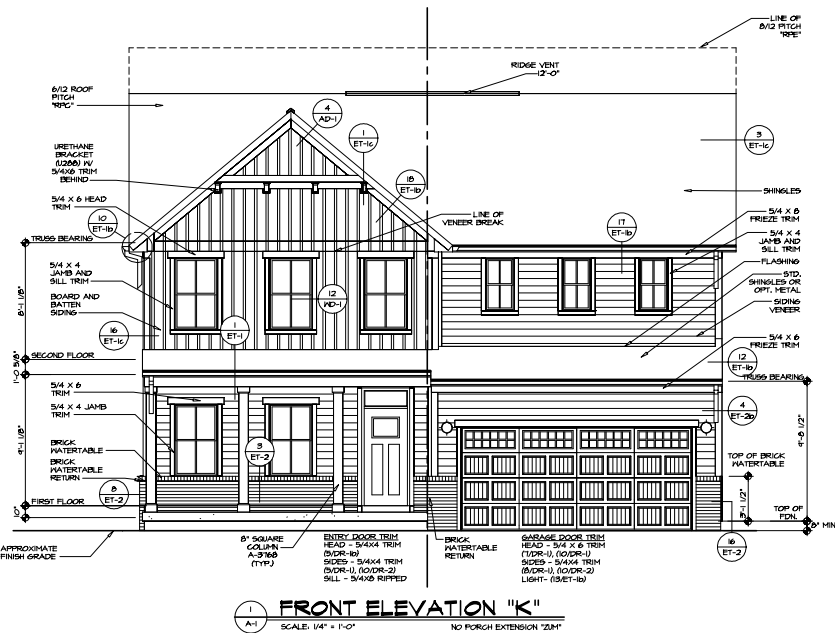
7

24 YORK DRIVE, LEHIGH, OHIO 45341-1000
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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

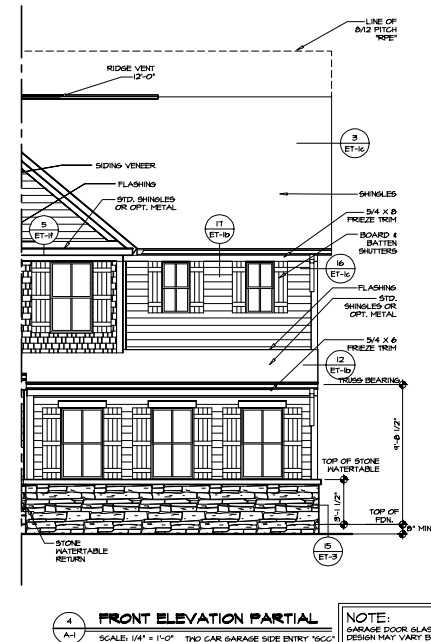
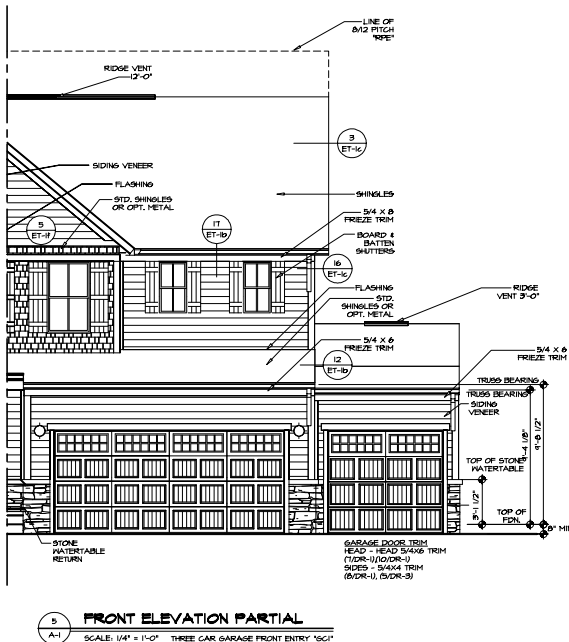
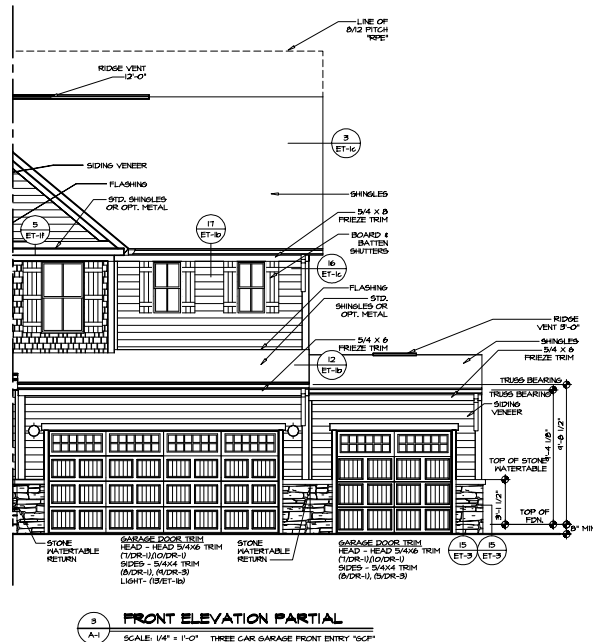
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	VERSION	OR					
	DATE	BY					
	DATE	BY					
	DATE	BY					
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	DATE	BY					
	DATE	BY					
	DATE	BY					
	DATE	BY					
A-1	OPTION DESCRIPTION	OPTION	NVR	DATE	BY	APP.	REMARKS
8	ELEVATION	EVA	3288	08/06/25	ALJ		
	BACK VIEW FRONT						



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

SHEET NO.	MODEL	SET NO.	LEAD	DATE	REV.	NO.	DATE	REMARKS
	A-1	DRAWING TITLE	RELEASE NO.					
12	OPTION ELEVATIONS	DOWN BY	ALL	DATE	REV.	NO.	DATE	REMARKS
	ELEVATION "C"	DATE	5/0/77					
			E.L.C.					

</



MARKS

NO.	DATE
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NVR, Inc.
285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. L6400
VERSION 01
RELEASE NO. ----
DRAWN BY ALLU
DATE: 8/10/17
OPTION
ELL

MODEL	LEHIGH
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "L"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.



C:\NVR\Station\LEHIGH_LGH00_01_10556\Sheets\Master for Elevations\A-2b ELV LEFT.dwg 02/05/25 - 1:45 pm

1
A-2c

REAR ELEVATION PARTIAL

SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "GCF"

2 REAR ELEVATION
A-2c SCALE: 1/8" = 1'-0" ELEVATION A "ELA"
ELEVATION K "ELK"

3
A-2c

REAR ELEVATION PARTIAL

SCALE: 1/8" = 1'-0" SHOWN IN ELEVATION A "ELA"
GAS FIREPLACE FAMILY ROOM
REAR "LOFT"
COVERED PORCH "DECK"

5 REAR ELEVATION PARTIAL
A-2c SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "GCI"

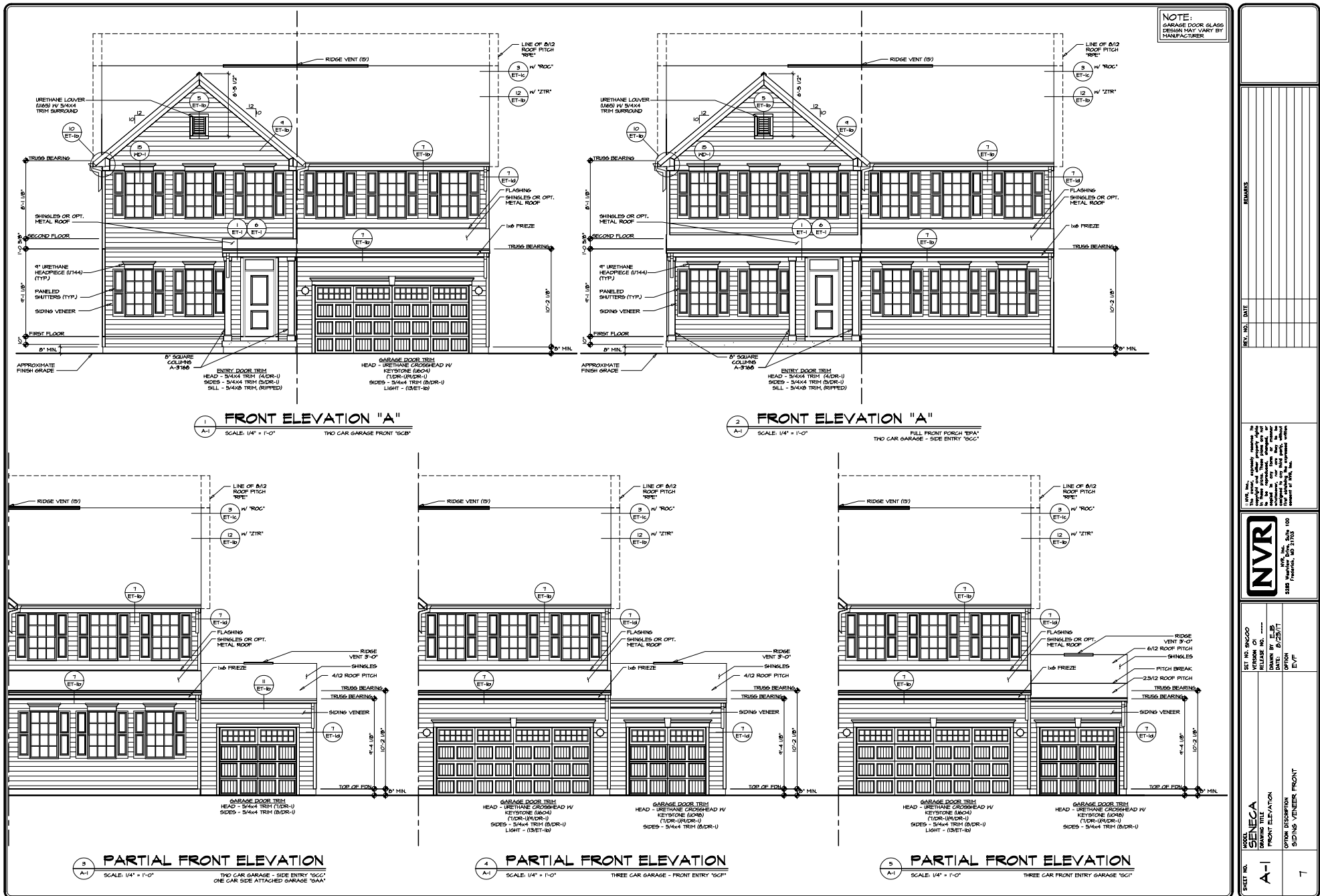
4 REAR ELEVATION

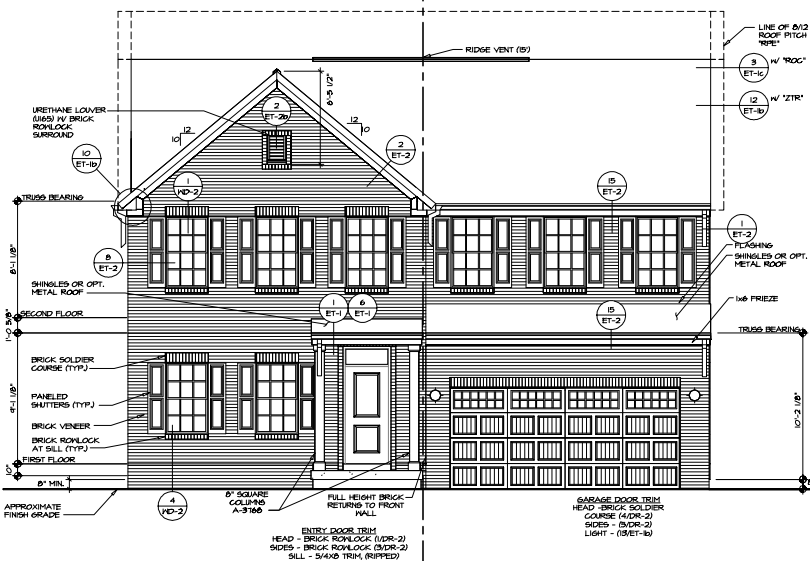
A-2c

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

ELEVATION B "ELB"
ELEVATION C "ELC"
ELEVATION L "ELL"

[illegible]



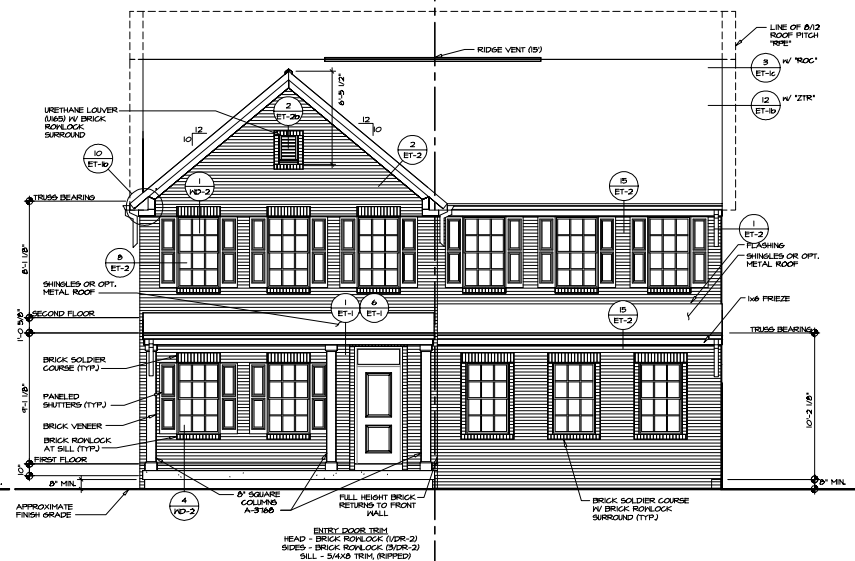


1
A-1

FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"

TWO CAR GARAGE FRONT "SCB"

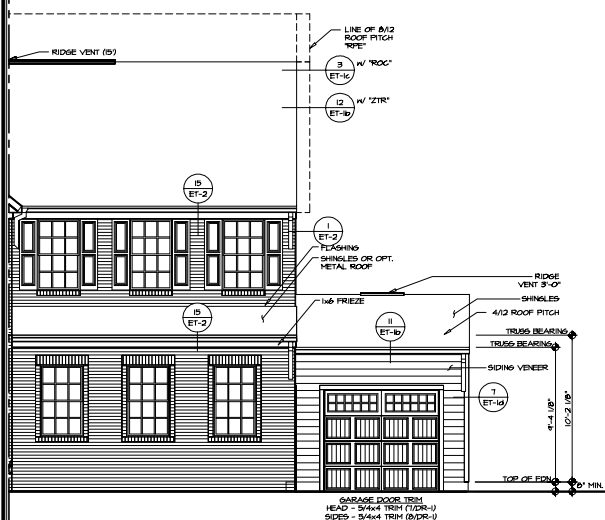


2
A-1

FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0"

FULL FRONT PORCH "EPA"
TWO CAR GARAGE - SIDE ENTRY "GCC"

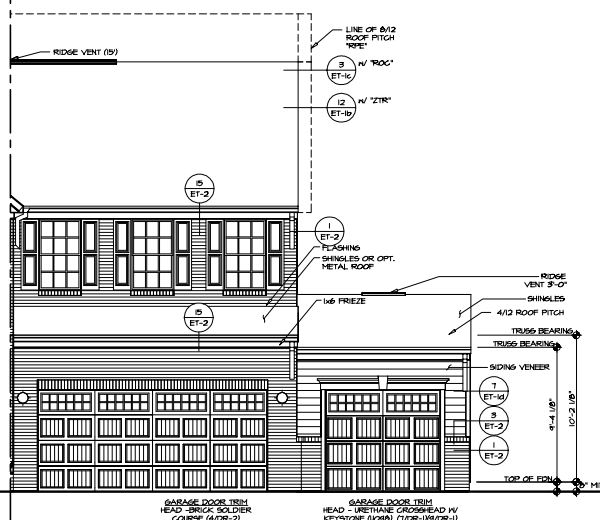


PARTIAL FRONT ELEVATION

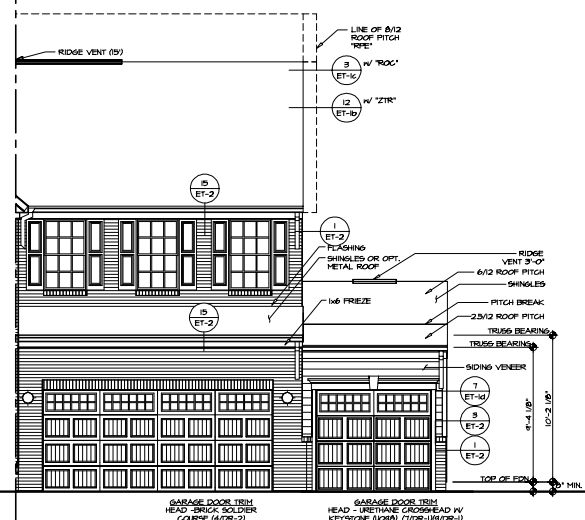
3
A-1

SCALE: 1/4" = 1'-0"

THD CAR GARAGE - SIDE ENTRY "GCC"
ONE CAR SIDE ATTACHED GARAGE "GAA"



4 PARTIAL FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "60"



5 PARTIAL FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE '60'

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

[illegible]

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SET NO. 5N200
VERSION O
RELEASE NO. -----
DRAWN BY EJB
DATE: 8/25/77
OPTION
EVA

[illegible]

107

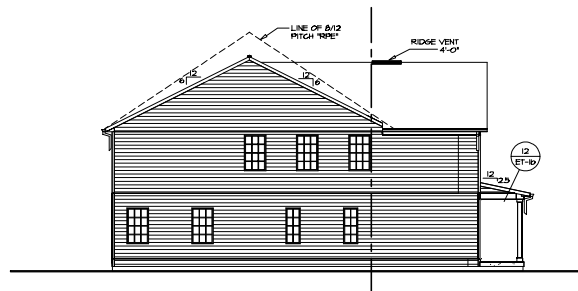
INECA	ING TITLE	ENT ELEVATION	IN DESCRIPTION	ACK VENEER FROM
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SHEET NO.	A-1	MODEL	SE
		DRAWN	PRO
		OPTION	BR/11
			8

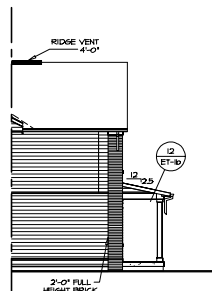




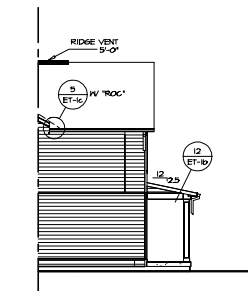
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A-1					
II					



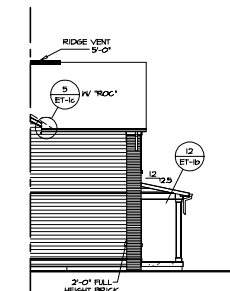
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ELEVATION "A" "ELA"
SIDING VENEER FRONT "EV"



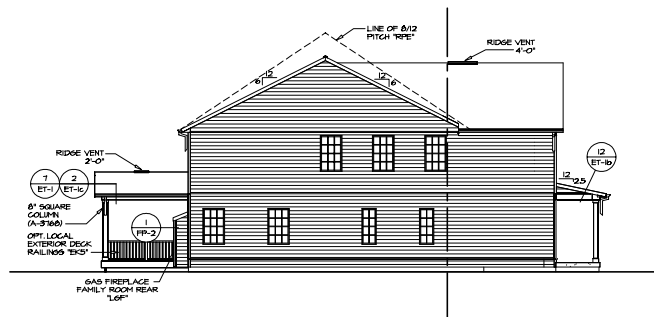
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BRICK VENEER FRONT "EVA"



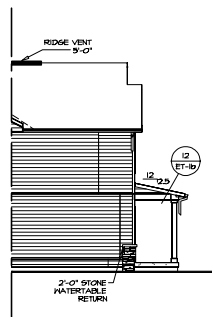
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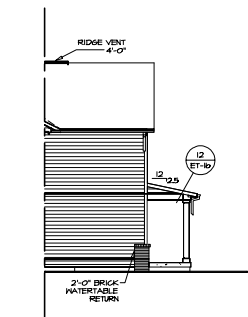
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BRICK VENEER FRONT "EVB"



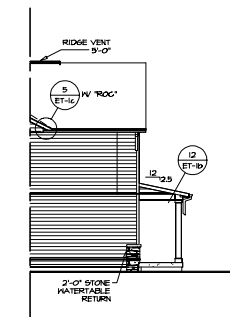
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SIDING VENEER FRONT "EV"
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GAS FIREPLACE FAMILY ROOM REAR "LGP"



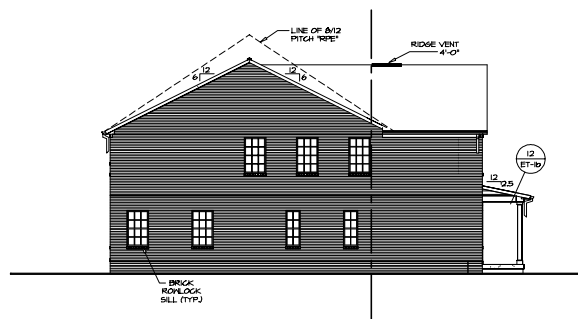
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ELEVATION "C" "ELC"



7 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



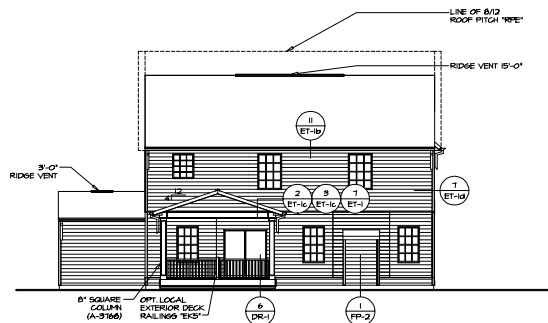
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ELEVATION "D" "ELD"



9 LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"
BRICK VENEER SIDE "EVB"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

15	OPTION DESCRIPTION	SET NO. 50000	DATE: 8/2/17	OPTION
		VERSION: 01		
A-2b	LEFT SIDE ELEVATION	DRAWN BY: EJB	DATE: 8/2/17	OPTION
		CHECKED BY: JTB		
MODEL: SINECA		NVR, Inc. 5280 Riverside Drive, Suite 100 Fremont, CA 94555		
SHEET NO.		NVR, Inc. 5280 Riverside Drive, Suite 100 Fremont, CA 94555		
REVISIONS		NVR, Inc. 5280 Riverside Drive, Suite 100 Fremont, CA 94555		
REV. NO.		DATE		
REMARKS		NVR, Inc. 5280 Riverside Drive, Suite 100 Fremont, CA 94555		



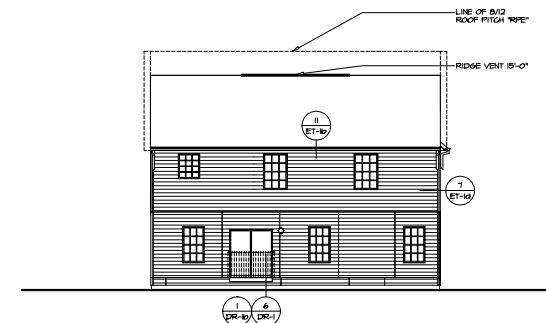
REAR ELEVATION

SCALE: 1/8" = 1'-0"
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ELEVATION B "ELB"
ELEVATION C "ELC"
FIREPLACE FAMILY ROOM REAR "LGP"
REAR COVERED PORCH "EPH"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "ANM"
OWNER'S BATHROOM ROMAN SHOWER "AMG"
THREE CAR GARAGE FRONT ENTRY "GCP"



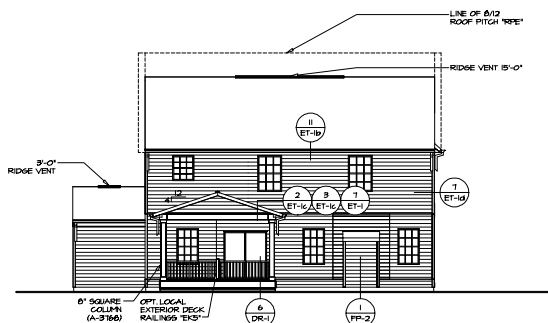
REAR ELEVATION

SCALE: 1/8" = 1'-0"
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ELEVATION L "ELL"
THREE CAR GARAGE FRONT ENTRY "GCP"
SLIDING GLASS DOOR "DST"



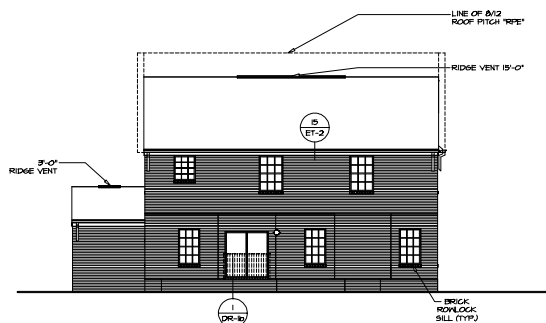
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ELEVATION B "ELB"
ELEVATION C "ELC"
SLIDING GLASS DOOR "DST"



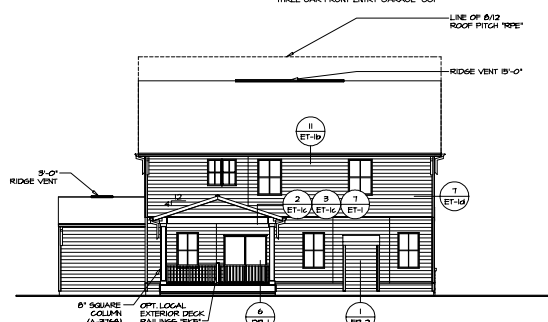
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SCALE: 1/8" = 1'-0"
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ELEVATION B "ELB"
ELEVATION C "ELC"
FIREPLACE FAMILY ROOM REAR "LGP"
REAR COVERED PORCH "EPH"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "ANM"
OWNER'S BATHROOM ROMAN SHOWER "AMG"
THREE CAR GARAGE FRONT ENTRY "GCP"



REAR ELEVATION

SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "ELB"
ELEVATION C "ELC"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATHROOM SHOWER "ANM"
OWNER'S BATHROOM ROMAN SHOWER "AMG"
THREE CAR FRONT ENTRY GARAGE "GCP"
BRICK VENEER REAR "EVK"



REAR ELEVATION

SCALE: 1/8" = 1'-0"
ELEVATION K "ELK"
ELEVATION L "ELL"
FIREPLACE FAMILY ROOM REAR "LGP"
REAR COVERED PORCH "EPH"
SLIDING GLASS DOOR DINETTE "DPT"
OWNER'S BATH SHOWER TUB AND SHOWER GLASS SURROUND "ANM"
ONE CAR ATTACHED GARAGE "GAA"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REVISIONS	
NO.	DATE
1	
2	
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1. This drawing is the property of NVR, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NVR, Inc. NVR NVR, Inc. 8400 Frederick Road, Suite 100 Frederick, MD 21703	
SET NO. 50000 DRAWING TITLE REAR ELEVATION DATE: 8/25/17 BY: [Signature] CHECKED: [Signature]	16

ORDINANCE NO. 2025-23

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 2025-10, OTHERWISE KNOWN AS THE PERMANENT APPROPRIATIONS ORDINANCE, TO MEET CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF MONROE, DURING FISCAL YEAR ENDING DECEMBER 31, 2025.

SECTION 1: To provide for current expenses of the City of Monroe, this Appropriations Ordinance is hereby repealed, amended, and supplemented so it sets aside and appropriates from the various funds of the City the amounts set forth in the following sections.

SECTION 2: There be appropriated from the GENERAL FUND:

1110 GENERAL GOVERNMENT

000 FUND EXPENSES

OPERATING EXPENSES	51,500
OTHER	-
<i>TOTAL</i>	<u>51,500</u>

110 CITY COUNCIL

PERSONAL SERVICES	235,495
OPERATING EXPENSES	<u>183,700</u>
<i>TOTAL</i>	<i>419,195</i>

120 CITY MANAGER'S OFFICE

PERSONAL SERVICES	576,360
OPERATING EXPENSES	<u>495,245</u>
<i>TOTAL</i>	<i>1,071,605</i>

125 INFORMATION TECHNOLOGY

PERSONAL SERVICES	373,387
OPERATING EXPENSES	<u>496,652</u>
<i>TOTAL</i>	<i>870,039</i>

130 HUMAN RESOURCES

	PERSONAL SERVICES	535,763
	OPERATING EXPENSES	<u>295,120</u>
	<i>TOTAL</i>	830,883
135	<i>ECONOMIC DEVELOPMENT</i>	
	PERSONAL SERVICES	142,326
	OPERATING EXPENSES	<u>260,000</u>
	<i>TOTAL</i>	402,326
140	<i>DEVELOPMENT</i>	
	PERSONAL SERVICES	605,912
	OPERATING EXPENSES	464,900
	OTHER EXPENSES	<u>4,000</u>
	<i>TOTAL</i>	1,074,812
145	<i>ENGINEERING</i>	
	PERSONAL SERVICES	489,968
	OPERATING EXPENSES	<u>547,750</u>
	<i>TOTAL</i>	1,037,718
150	<i>FINANCE</i>	
	PERSONAL SERVICES	1,187,247
	OPERATING EXPENSES	401,168
	OTHER EXPENSES	<u>1,000,000</u>
	<i>TOTAL</i>	2,588,415
160	<i>MAYOR'S COURT</i>	
	PERSONAL SERVICES	131,196

		OPERATING EXPENSES	<u>23,300</u>	
		<i>TOTAL</i>	154,496	
	TOTAL GENERAL GOVERNMENT			8,500,989
	PUBLIC SAFETY			
220	<i>PUBLIC SAFETY COMMUNICATIONS</i>			
		PERSONAL SERVICES	876,182	
		OPERATING EXPENSES	<u>133,550</u>	
		<i>TOTAL</i>	1,009,732	
250	<i>POLICE</i>			
		OTHER EXPENSES	<u>4,150,000</u>	
		<i>TOTAL</i>	4,150,000	
270	<i>FIRE</i>			
		OTHER EXPENSES	<u>4,350,000</u>	
		<i>TOTAL</i>	4,350,000	
	TOTAL PUBLIC SAFETY			9,509,732
	PUBLIC WORKS			
310	<i>STREET</i>			
		OTHER EXPENSES	<u>750,000</u>	
		<i>TOTAL</i>	750,000	
330	<i>BUILDINGS AND GROUNDS</i>			
		OPERATING EXPENSES	<u>623,000</u>	
		<i>TOTAL</i>	623,000	
340	<i>CEMETERY</i>			

	OTHER EXPENSES	50,000	
	<i>TOTAL</i>	<u>50,000</u>	
TOTAL PUBLIC WORKS			1,423,000
PARKS AND RECREATION			
410	<i>PARK OPERATION AND MAINTENANCE</i>		
	PERSONAL SERVICES	409,981	
	OPERATING EXPENSES	<u>329,000</u>	
	<i>TOTAL</i>	<u>738,981</u>	
TOTAL PARKS AND RECREATION			738,981
OTHER FINANCING USES			
710	<i>CAPITAL IMPROVEMENTS</i>		
	OTHER EXPENSES	-	
	<i>TOTAL</i>	<u>-</u>	
810	<i>DEBT SERVICE</i>		
	OTHER EXPENSES	<u>650,000</u>	
	<i>TOTAL</i>	<u>650,000</u>	
TOTAL OTHER FINANCING USES			650,000
TOTAL GENERAL FUND			20,822,702
GRAND TOTAL GENERAL FUND			<u>20,822,702</u>

SECTION 3: There be appropriated from the following SPECIAL REVENUE FUNDS:

2101	PUBLIC SAFETY INCOME TAX FUND		
	<i>PUBLIC SAFETY</i>		
	PERSONAL SERVICES	3,400,000	
	OTHER EXPENSES	-	
	<i>TOTAL</i>		3,400,000
2210	STREET FUND		

		<i>PUBLIC WORKS</i>		
		PERSONAL SERVICES	2,216,816	
		OPERATING EXPENSES	1,015,900	
		<i>TOTAL</i>		3,232,716
2220	STATE HIGHWAY FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	91,250		
	<i>TOTAL</i>			91,250
2230	MOTOR VEHICLE LICENSE			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	200		
	<i>TOTAL</i>			200
2310	FIRE - 1989 LEVY FUND			
	<i>PUBLIC SAFETY</i>			
	PERSONAL SERVICES	5,603,405		
	OPERATING EXPENSES	966,360		
	OTHER EXPENSES	3,800		
	<i>TOTAL</i>			6,573,565
2330	PUBLIC SAFETY FEMA GRANT FUND			
	<i>PUBLIC SAFETY</i>			
	OPERATING EXPENSES	500		
	<i>TOTAL</i>			500
2410	POLICE LAW ENFORCEMENT			
	250 <i>PUBLIC SAFETY</i>			
	PERSONAL SERVICES	4,305,046		
	OPERATING EXPENSES	995,780		
	<i>TOTAL</i>			5,300,826
2420	DARE GRANT FUND			
	250 <i>PUBLIC SAFETY</i>			
	PERSONAL SERVICES	-		

		OPERATING EXPENSES	6,500	
		<i>TOTAL</i>		6,500
2430	ENFORCEMENT & EDUCATION FUND			
	250 <i>PUBLIC SAFETY</i>			
		OPERATING EXPENSES	3,000	
		<i>TOTAL</i>		3,000
2510	COURT TECHNOLOGY IMPROVEMENT			
	<i>GENERAL GOVERNMENT</i>			
		OPERATING EXPENSES	12,500	
		<i>TOTAL</i>		12,500
2600	2004 TIFS			
	<i>DEVELOPMENT INCENTIVES</i>			
		OPERATING EXPENSES	40,872	
		OTHER EXPENSES	3,312,308	
		<i>TOTAL</i>		3,353,180
2700	2004 RIDS			
	<i>DEVELOPMENT INCENTIVES</i>			
		OPERATING EXPENSES	76,824	
		OTHER EXPENSES	6,020,947	
		<i>TOTAL</i>		6,097,771
GRAND TOTAL SPECIAL REVENUE FUNDS				28,072,008

SECTION 4: There be appropriated from the following CAPITAL PROJECTS FUNDS:

3101	CAPITAL INCOME TAX FUND		
	<i>GENERAL GOVERNMENT</i>		
		CAPITAL EXPENSES	125,500
	<i>PUBLIC SAFETY</i>		
		CAPITAL EXPENSES	200,000

	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES		-	
	CAPITAL EXPENSES	2,249,386		
	<i>OTHER FINANCING USES</i>			
	OTHER EXPENSES	514,500		
	<i>TOTAL</i>			3,089,386
3110	PARK IMPROVEMENT FUND			
	<i>PARKS AND RECREATION</i>			
	OPERATING		-	
	CAPITAL EXPENSES	385,000		
	<i>TOTAL</i>			385,000
3120	CAPITAL IMPROVEMENT FUND			
	<i>GENERAL GOVERNMENT</i>			
	CAPITAL EXPENSES		-	
	<i>PUBLIC SAFETY</i>			
	CAPITAL EXPENSES		-	
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES		500	
	CAPITAL EXPENSES	2,498,168		
	<i>TOTAL</i>			2,498,668
6120	WATER CAPITAL IMPROVEMENT FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	100,000		
	CAPITAL EXPENSES	796,246		
	<i>TOTAL</i>			896,246
6125	WATER METER REPLACEMENT FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	30		
	CAPITAL EXPENSES	250,000		

		<i>TOTAL</i>	250,030
GRAND TOTAL CAPITAL PROJECTS FUNDS			7,119,330

SECTION 5: There be appropriated from the following DEBT SERVICE FUNDS:

4110	G.O. BOND RETIREMENT		
	<i>GENERAL GOVERNMENT</i>		
	DEBT SERVICE EXPENSE	781,657	
	<i>TOTAL</i>		781,657
4210	WATER BOND RETIREMENT		
	<i>PUBLIC WORKS</i>		
	DEBT SERVICE EXPENSE	435,336	
	<i>TOTAL</i>		435,336
4310	S.A. BOND RETIREMENT FUND		
	<i>GENERAL GOVERNMENT</i>		
	OPERATING EXPENSES	100	
	<i>DEVELOPMENT INCENTIVES</i>		
	OTHER EXPENSES	1,337,261	
	<i>TOTAL</i>		1,337,361
4410	INCOME TAX BOND RETIREMENT FUND		
	<i>GENERAL GOVERNMENT</i>		
	DEBT SERVICE EXPENSE	614,463	
	<i>TOTAL</i>		614,463
GRAND TOTAL DEBT SERVICE FUNDS			3,168,817

SECTION 6: There be appropriated from the following SPECIAL ASSESSMENT FUNDS:

5110	S.A. STREET LIGHTING FUND		
	<i>GENERAL GOVERNMENT</i>		
	OPERATING EXPENSES	10	
	<i>TOTAL</i>		10
GRAND TOTAL SPECIAL ASSESSMENT FUNDS			10

SECTION 7: There be appropriated from the following ENTERPRISE FUNDS:

6110 WATER FUND

PUBLIC WORKS

PERSONAL SERVICES	1,257,736	
OPERATING EXPENSES	1,985,300	
OTHER EXPENSES	950,000	
<i>TOTAL</i>		<i>4,193,036</i>

6210 SEWER FUND

PUBLIC WORKS

PERSONAL SERVICES	107,365	
OPERATING EXPENSES	1,322,200	
<i>TOTAL</i>		<i>1,429,565</i>

6310 STORM WATER FUND

PUBLIC WORKS

PERSONAL SERVICES	249,700	
OPERATING EXPENSES	352,650	
CAPITAL EXPENSES	130,000	
<i>TOTAL</i>		<i>732,350</i>

6410 GARBAGE FUND

PUBLIC WORKS

PERSONAL SERVICES	127,143	
OPERATING EXPENSES	1,122,000	
<i>TOTAL</i>		<i>1,249,143</i>

6510 CEMETERY FUND

PUBLIC WORKS

PERSONAL SERVICES	40,000	
OPERATING EXPENSES	94,600	
<i>TOTAL</i>		<i>134,600</i>

6610	STREET LIGHTING FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	153,050		
	<i>TOTAL</i>			<i>153,050</i>
GRAND TOTAL ENTERPRISE FUNDS				<i>7,891,744</i>

SECTION 8: There be appropriated from the following TRUST AND AGENCY FUNDS:

7100	CEMETERY MAINTENANCE TRUST FUND			
	<i>FUND EXPENSE</i>			
	OPERATING EXPENSES	10,000		
	CAPITAL EXPENSES	27,500		
	<i>TOTAL</i>			<i>37,500</i>
7110	MOUND CEMETERY TRUST FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	10,000		
	CAPITAL EXPENSES	27,500		
	<i>TOTAL</i>			<i>37,500</i>
7120	LONG STREET CEMETERY TRUST FUND			
	<i>PUBLIC WORKS</i>			
	OPERATING EXPENSES	250		
	<i>TOTAL</i>			<i>250</i>
7310	FIRE HISTORIC PRESERVATION FUND			
	<i>PUBLIC SAFETY</i>			
	CAPITAL OUTLAY	-		
	<i>TOTAL</i>			<i>-</i>
7320	FIRE LOSS SECURITY FUND			
	<i>PUBLIC SAFETY</i>			
	OPERATING	-		
	<i>TOTAL</i>			<i>-</i>
7410	DRUG LAW ENFORCEMENT TRUST FUND			
	<i>PUBLIC SAFETY</i>			

OPERATING EXPENSES	20,000	
<i>TOTAL</i>		<i>20,000</i>
GRAND TOTAL TRUST AND AGENCY FUNDS		95,250
TOTAL ALL APPROPRIATIONS		67,169,861

SECTION 9: The City Manager is hereby authorized to convert the dollar appropriation figure in the Ordinance to such form as may be acceptable to the Auditors of Butler and Warren Counties and the Auditor of the State of Ohio provided in this conversion no change of total dollar amounts shall within the Sections of this Ordinance be permitted without approval of Council.

SECTION 10: The Finance Director is hereby authorized to draw warrants on the City Treasury for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefore, approved by the board or officers authorized by law to approve the same, or an ordinance or resolution of Council to make the expenditures provided that no warrants shall be drawn OR paid for salaries or wages except to persons employed by authority and in accordance with law or ordinance. Provided further that the appropriations for contingencies can only be expended upon appeal of two-thirds vote of Council for items of expense constituting a legal obligation against the City, and for purposes other than those covered by other specific appropriations herein made.

SECTION 11: This measure shall take effect immediately upon passage pursuant to Section 7.08(B)(1) of the Charter of the City of Monroe.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

FUND	FUND DESCRIPTION	CURRENT APPROPRIATIONS	ADJUSTED APPROPRIATIONS	AMOUNT OF CHANGE	% CHANGE	ACCOUNT NUMBER	REASON FOR REQUEST
1110	GENERAL GOVERNMENT						
110	CITY COUNCIL						
	PERSONAL SERVICES	185,495	235,495	50,000	27.0%	11111051-51243	Clerk of Council Retirement & Overlap of Position
	PUBLIC SAFETY						
220	PUBLIC SAFETY COMMUNICATIONS						
	PERSONAL SERVICES	826,182	876,182	50,000	6.1%	11122151-51101	Police Department to fill authorized Dispatcher position that was not funded in 2024 or 2025
2310	FIRE - 1989 LEVY FUND						
	PUBLIC SAFETY						
	OPERATING EXPENSES	902,540	966,360	63,820	7.1%	23127000-52350	Engine 61 motor repair
3120	CAPITAL IMPROVEMENT FUND						
	PUBLIC WORKS						
	CAPITAL EXPENSES	2,383,690	2,498,168	114,478	4.8%	31230000-53719	Purchase of Salt Brine Maker - cost offset by \$75,000 EPA H2Ohio Grant approved by Resolution 27-2025.

ORDINANCE NO. 2025-24

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 1028 OF THE CODIFIED ORDINANCES RELATED TO THE COMPREHENSIVE STORM WATER MANAGEMENT TO ALIGN WITH CURRENT OHIO ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS AND NATIONAL BEST PRACTICES.

WHEREAS, the City of Monroe recognizes the need to update and modernize its stormwater regulations to comply with current Ohio EPA requirements, National Pollutant Discharge Elimination System permit standards, the federal Clean Water Act, and national best practices in stormwater management; and

WHEREAS, the City has completed and adopted the 1028 Stormwater Management and Erosion Control Handbook to provide technical design criteria, permitting requirements, and best management practices; and

WHEREAS, these updates will enhance environmental protection, ensure compliance with state and federal mandates, clarify responsibilities among property owners, developers, and public entities, and improve administrative efficiency by allowing technical updates through the Handbook without requiring legislative amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: Chapter 1028 of the Codified Ordinances of the City of Monroe, titled “Comprehensive Storm Water Management,” is hereby amended in its entirety to reflect a comprehensive modernization of the City's stormwater regulations. The purpose of these amendments is to:

- (a) Align the City's stormwater management policies with the latest Ohio EPA NPDES General Permits, the Clean Water Act, and applicable state and federal environmental laws;
- (b) Ensure the protection and preservation of local water resources and public infrastructure;
- (c) Establish clear and enforceable requirements for stormwater management and erosion and sediment control before, during, and after development;
- (d) Defer technical standards and best practices to the newly adopted 1028 Stormwater Management and Erosion Control Handbook.

SECTION 2: This ordinance shall apply to a broader range of development activities, including:

- Residential, commercial, industrial, and institutional developments;
- Redevelopment and infill projects;
- Public infrastructure and linear utility installations within rights-of-way, including those exempt from full stormwater management plans but subject to erosion and sediment control requirements.

SECTION 3: The revised Chapter 1028 establishes the responsibilities of:

- Property Owners and Developers: To design, construct, and maintain stormwater control measures in accordance with the City’s Handbook and Ohio EPA standards;

- Public Entities and Utilities: To ensure that all land-disturbing activities, including those within the public right-of-way, comply with applicable erosion and sediment control requirements;
- City of Monroe: To administer, monitor, and enforce the provisions of this Chapter and associated Handbook standards.

SECTION 4: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

CHAPTER 1028 COMPREHENSIVE STORM WATER MANAGEMENT¹

1028.01. Purpose and Scope.

- (a) The purpose of this Chapter is to establish technically feasible and economically reasonable stormwater management standards to achieve a level of stormwater quality and quantity control that will minimize damage to property and degradation of water resources, and will promote and maintain the health, safety, and welfare of the citizens of the City of Monroe ("City").

- (b) Authority and Jurisdiction

This enforcement ordinance is established under the authority of:

- (1) Ohio EPA National Pollutant Discharge Elimination System (NPDES) Program
- (2) Ohio Revised Code Chapter 6111 (Water Pollution Control)
- (3) Clean Water Act Section 402

- (c) This Chapter requires owners who develop or re-develop their property within the City to:

- (1) Control stormwater runoff from their property and ensure that all stormwater management practices are properly designed, constructed, and maintained.
- (2) Reduce water quality impacts to receiving water resources that may be caused by new development or redevelopment activities.
- (3) Control the volume, rate, and quality of stormwater runoff originating from their property so that surface water and groundwater are protected, and flooding and erosion potential are not increased.
- (4) Minimize the need to construct, repair, and replace subsurface storm drain systems.
- (5) Preserve natural infiltration and groundwater recharge, and maintain subsurface flow that replenishes water resources, except in slippage prone soils.
- (6) Incorporate stormwater quality and quantity controls into site planning and design at the earliest possible stage in the development process.
- (7) Reduce the expense of remedial projects needed to address problems caused by inadequate stormwater management.
- (8) Maximize use of stormwater control measures that serve multiple purposes including, but not limited to, flood control, erosion control, fire protection, water quality protection, recreation, and habitat preservation.
- (9) Design sites to minimize the number of stream crossings and the width of associated disturbance to minimize the City's future expenses related to the maintenance and repair of stream crossings.
- (10) Maintain, promote, and re-establish conditions necessary for naturally occurring stream processes that assimilate pollutants, attenuate flood flows, and provide a healthy water resource.

¹Ord. No. 2022-04, § 1, passed June 14, 2022, repealed Chapter 1028 and reenacted a new Chapter 1028 to read as set out herein. Former Chapter 1028, §§ 1028.01—1028.04, 1028.11—1028.17, 1028.21—1028.34, 1028.41—1028.57, pertained to similar subject matter and derived from Ord. 2010-07, passed May 11, 2010.

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- (d) This Chapter shall apply to all parcels used or being developed, either wholly or partially, for new or relocated projects involving highways and roads; subdivisions or larger common plans of development; industrial, commercial, institutional, or residential projects; building activities on farms; redevelopment activities; grading; and all other uses that are not specifically exempted in this Chapter.
 - (e) Public entities, including the State of Ohio, Butler County, Warren County, and the City shall comply with this Chapter for linear projects within public rights-of-way (e.g., roadway and sidewalk projects).
 - (f) This Chapter does not require a Comprehensive Stormwater Management Plan for linear construction projects, such as pipeline or utility line installation, that do not result in the installation of impervious surface as determined by the Public Works Director or Ohio EPA. Such projects must be designed to minimize the number of street crossings and the width of disturbance. Linear construction projects must still comply with the sediment and erosion control requirements of this Chapter and most recent edition of the City of Monroe *Stormwater Management and Erosion Control Handbook* (Stormwater Handbook).
 - (g) Decisions on permitting and stormwater management requirements shall be governed by the criteria established in the most recent edition of the City of Monroe *Stormwater Management and Erosion Control Handbook*. Final authorization of all development or redevelopment projects will be determined after a review by the City of Monroe, or designated representative.

1028.02. Definitions.

The definitions contained in Ohio Environmental Protection Agency ("Ohio EPA")'s Construction General Permit entitled "Authorization for Stormwater Discharges Associated with Construction Activity under the National Pollutant Discharge Elimination System" and Ohio EPA's Municipal Separate Storm Sewer (MS4) Permit entitled "Authorization for Small Municipal Separate Storm Sewer Systems to Discharge Stormwater Under the National Pollutant Discharge Elimination System" in effect at the time a permit is applied for under this Chapter shall apply to this Chapter and the following definitions shall also apply:

Abbreviated Stormwater Pollution Prevention Plan (Abbreviated SWP3): Also known as individual lot/small lot SWP3. The written document that sets forth the plans and practices to be used to meet the requirements of this Chapter for sites disturbing 0.1 (one tenth) to 0.99 acre of land.

Acre: A measurement of area equaling 43,560 square feet.

As-built Survey: A survey shown on a plan or drawings prepared by a registered surveyor that indicate the actual dimensions, elevations, and locations of any utilities, structures, facilities, and sewage treatment facilities after construction has been completed.

Best Management Practice (BMP): Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices (both structural and non-structural) to prevent or reduce the pollution of surface waters of the state. BMPs also include treatment requirements, operating procedures, and practices to control plant and/or construction site runoff, spillage, leaks, sludge, waste disposal, or drainage from raw material storage.

City Engineer: The City employee or designated individual that serves as the City's registered Professional Engineer of record specializing in planning, designing, and managing infrastructure and public works. The City Engineer implements and administers the provisions in the City's Code of Ordinances, state and federal regulations relating to floodplain management, rights-of-way, public utilities and stormwater conveyance.

Clean Water Act: Pub. L. 92-500, as amended Pub. L. 95-217, Pub. L. 995-576, Pub. L. 96483, Pub. L. 97-117, and Pub. L. 100-4, 33 U.S.C. 1251 (et. Seq.). Referred to as the Federal Water Pollution Control Act or the Federal Water Pollution Control Act Amendments of 1972.

Community: The City of Monroe, its designated representatives, boards, or commissions.

Comprehensive Stormwater Management Plan: The written document and plans meeting the requirements of this Chapter and the Stormwater Handbook, that sets forth the plans, practices, and stormwater control measures to minimize stormwater runoff from a development area, to safely convey or temporarily store and release post development runoff at an allowable rate to minimize flooding and stream bank erosion, and to protect or improve stormwater quality and stream channels.

Conservation Easement: A voluntary legal agreement that permanently limits uses of the land in order to protect its conservation values. As defined in OCR 5301.67(A), an incorporeal right or interest in land that is held for the public purpose of retaining land, water, or wetland areas predominantly in their natural, scenic, open, or wooded condition, including without limitation, the use of land in agriculture when consistent with and in furtherance of the purpose of retaining those areas in such a condition, or retaining their use predominantly as suitable habitat for fish, plants, or wildlife; that imposes any limitations on the use or development of the areas that are appropriate at the time of creation of the conservation easement to achieve one or more of those purposes; and that includes appropriate provisions for the holder to enter the property subject to the easement at reasonable times to ensure compliance with its provisions.

Construction Entrance: The permitted points of ingress and egress to development areas regulated under this Chapter.

Construction General Permit: The most recent General National Pollutant Discharge Elimination System (NPDES) permit for authorization of stormwater discharges associated with construction activities issued by Ohio EPA (Ohio EPA Permit #OHC000006 and its successors).

Critical Area: Any area the disturbance of which would cause soil erosion and sediment runoff and damage to private properties, water courses, storm sewers or public lands due to topography, soil type, hydrology, or proximity to a water course. These areas include, but are not limited to, riparian areas, wetlands, and highly erodible soils.

Critical Storm: A storm that is determined by calculating the percentage increase in volume of runoff by a proposed development area for the one-year 24-hour event. The critical storm is used to calculate the maximum allowable stormwater discharge rate from a developed site.

Detention Facility: A basin, pond, oversized pipe, or other structure that reduces the peak flow rate of stormwater leaving the facility by temporarily storing a portion of the stormwater entering the facility.

Development Area: A parcel or contiguous parcels owned by one person or persons, or operated as one development unit, and used or being developed for commercial, industrial, residential, institutional, or other construction or alteration that changes runoff characteristics.

Development Drainage Area: A combination of each hydraulically unique watershed with individual outlet points on the development area.

Director of Public Works: Department head of the Department of Public Works or designee. See Public Works Director.

Disturbed Area: An area of land subject to erosion due to the removal of vegetative cover and/or soil disturbing activities.

Drainage: The removal of excess surface water or groundwater from land by surface or subsurface drains.

Environmental Protection Agency or United States Environmental Protection Agency (USEPA): means the United States Environmental Protection Agency, also including but not limited to the Ohio Environmental Protection Agency (Ohio EPA or OEPA), or any duly authorized official of said agency.

Erosion: The process by which the land surface is worn away by the action of wind, water, ice, gravity, or any combination of those forces.

Erosion and Sediment Control: The control of soil, both mineral and organic, to minimize the removal of soil from the land surface and to prevent its transport from a disturbed area by means of wind, water, ice, gravity, or any combination of those forces.

Extended Conveyance: A stormwater management practice that replaces and/or enhances traditional open or closed stormwater drainage conduits by retarding flow, promoting percolation of runoff into the soil, and filtering pollutants during the storm event.

Extended Detention: A stormwater management practice that replaces and/or enhances traditional detention facilities by releasing the runoff collected during the stormwater quality event over at least 24 to 48 hours, retarding flow and allowing pollutants to settle within the facility.

Fees: Fees due to the City to process stormwater applications and manage the City's stormwater program. Fees are defined in Chapter 286.

Final Stabilization: All soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of at least 80 percent coverage for the area has been established or equivalent stabilization practices, such as the use of mulches or geotextiles have been employed.

Floatable Material: In general this term refers to any foreign matter that may float or remain suspended in the water column, and includes but is not limited to, plastic, aluminum cans, wood products, bottles, and paper products.

Floodplain: Any land area that FEMA has determined has at least a 1% chance in any given year of being inundated by floodwaters from any source.

Floodplain Manager (or Floodplain Administrator): The Floodplain Manager is the City employee or designated firm or individual that implements and administers the provisions in the City's Code of Ordinances, state and federal regulations relating to floodplain management. Their duties include enforcing floodplain ordinances, updating flood maps and policies, and coordinating various floodplain management tasks. The Floodplain Manager shall be certified through the Association of State Floodplain Managers (ASFPM) certificate program (see Certified Floodplain Manager (CFM)).

Floodway: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Grading: The process in which the topography of the land is altered to a new slope.

Hydrologic Unit Code: A cataloging system developed by the United States Geological Survey and the natural resource conservation service to identify watersheds in the United States.

Illegal Connection: Any drain or conveyance, whether on the surface or subsurface, that allows an illicit discharge to enter the MS4.

Illicit Discharge: As defined at 40 C.F.R. 122.26 (b)(2) means any discharge to an MS4 that is not composed entirely of stormwater, except for those discharges to an MS4 pursuant to a NPDES permit or as noted in the Stormwater Handbook.

Impervious Cover: Any surface that cannot effectively absorb or infiltrate water. This may include roads, streets, parking lots, rooftops, sidewalks, and other areas not covered by vegetation.

Infiltration: A stormwater management practice that does not discharge to a water resource during the stormwater quality event, requiring collected runoff to either infiltrate into the groundwater and/or be consumed by evapotranspiration, thereby retaining stormwater pollutants in the facility.

Inspections: Site visits during construction by City personnel or designee to ensure compliance with the permit drawings and SWP3. Site visits may also be conducted post-construction, to ensure that built facilities are functioning as intended.

Landscape Architect: A professional landscape architect registered in the State of Ohio.

Larger Common Plan of Development: A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan.

Maintenance Agreement (or Maintenance Covenant): A legal document providing for the ongoing maintenance and repair of permanent stormwater facilities after construction.

Maintenance of Stormwater Management Practices: Activities conducted to ensure the proper function of temporary stormwater management practices during construction and permanent stormwater management practices and facilities post-construction.

Maximum Extent Practicable: The level of pollutant reduction that operators of small municipal separate storm sewer systems regulated under 40 C.F.R. Parts 9, 122, 123, and 124, referred to as NPDES Stormwater Phase II, must meet.

Municipal Separate Storm Sewer System (MS4): as defined at 40 C.F.R. 122.26 (b)(8), municipal separate storm sewer system means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man made channels, or storm drains): owned or operated by a State, City, town, borough, county, parish, district, municipality, township, county, district, association, or other public body (created by or pursuant to State law) having jurisdiction over sewage, industrial wastes, including special districts under State law such as a sewer district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the *Clean Water Act* that discharges to waters of the United States; Designed or used for collecting or conveying stormwater; which is not a combined sewer; and which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 C.F.R. 122.2.

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit: A permit issued by EPA (or by a State under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general areawide basis.

Non-structural Stormwater Management Practice: Stormwater runoff control and treatment techniques that use natural practices to control runoff and/or reduce pollution levels.

Notice of construction commencement: Notice provided by the contractor regarding the date on which construction of a project will start.

Off-lot Discharging Home Sewage Treatment System: A system designed to treat home sewage on-site and discharges treated wastewater effluent off the property into a stormwater surface water conveyance or system.

Owner/Operator: Means any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or on the owner's behalf.

Parcel: Means a tract of land occupied or intended to be occupied by a use, building or group of buildings and their accessory uses and buildings as a unit, together with such open spaces and driveways as are provided and required. A parcel may contain more than one contiguous lot individually identified by a "permanent parcel number" assigned by the Butler County or Warren County Auditor's Office.

Person: Any individual, corporation, firm, trust, commission, board, public or private partnership, joint venture, agency, unincorporated association, municipal corporation, county or state agency, the federal government, other legal entity, or an agent thereof.

Phasing: Clearing a parcel of land in distinct sections, with the stabilization of each section before the clearing of the next.

Pollutant: Means anything that causes or contributes to pollution. Pollutants may include, but are not limited to, paints, varnishes, solvents, oil and other automotive fluids, non-hazardous liquid and solid wastes, refuse, rubbish, garbage, litter or other discarded or abandoned objects, floatable materials, pesticides, herbicides,

fertilizers, hazardous materials, wastes, sewage, dissolved and particulate metals, animal wastes, residues that result from constructing a structure, and noxious or offensive matter of any kind.

Post Development: The conditions that exist following the completion of soil disturbing activity in terms of topography, vegetation, land use, and the rate, volume, quality, or direction of stormwater runoff.

Pre-construction Meeting: Meeting prior to construction between all parties associated with the construction of the project including government agencies, contractors and owners to review agency requirements and plans as approved and submitted.

Pre-Development: The conditions that exist prior to the initiation of soil disturbing activity in terms of topography, vegetation, land use, and the rate, volume, quality, or direction of stormwater runoff.

Private Drainage Easement: A Private Drainage Easement is a legal right granted to a private property owner or group of owners that allows them to maintain drainage facilities or direct the flow of water across another property owner's land. All drainage easements less than 20 feet in width must be classified as private easements. This easement creates a permanent right for stormwater runoff to flow through a designated area, and it typically:

1. Gives the easement holder the right to enter the property to maintain, repair, or improve drainage structures.
2. Restricts the property owner from building structures or making modifications that would interfere with drainage.
3. Remains with the property when ownership changes (runs with the land).
4. Places maintenance responsibility on the private property owners rather than the municipality.

The easement area must be kept clear to allow proper drainage and prevent flooding. While the property owner retains ownership of the land, they must allow the drainage use as specified in the easement agreement.

Public Drainage Easement: A Public Drainage Easement is a legal right-of-way granted to a municipality or public entity for the purpose of conveying stormwater runoff and maintaining drainage facilities across private property. These easements must be a minimum of 20 feet in width to be classified as public. Key characteristics include:

1. The easement provides the municipality with legal access to maintain, repair, or improve drainage infrastructure.
2. The public entity assumes responsibility for maintenance within the easement.
3. The easement remains with the property when ownership changes (runs with the land).
4. Property owners are restricted from building structures or making modifications that would interfere with drainage.
5. These easements often contain public storm sewer systems, channels, or other drainage infrastructure.

Any drainage easement that is less than 20 feet in width must be designated as a Private Drainage Easement, with maintenance responsibility falling to the private property owner(s) rather than the public entity.

Public Works Director: The City employee that is responsible for managing the Public Works Department. This includes building and maintaining public assets such as roads, bridges, cemeteries, water and stormwater utilities, carried out by the government for the community.

Professional Engineer: A professional engineer registered in the State of Ohio with specific education and experience in water resources engineering, acting in conformance with the Code of Ethics of the Ohio State Board of Registration for Engineers and Surveyors.

Qualified Inspection Personnel: As defined in the Construction General Permit, means a person knowledgeable in the principles and practice of erosion and sediment controls, who possesses the skills to assess all conditions at the construction site that could impact stormwater quality and to assess the effectiveness of any

sediment and erosion control measures selected to control the quality of stormwater discharges from the construction activity.

Rainwater and Land Development: Ohio's standards for stormwater management, land development, and urban stream protection maintained by the Ohio Environmental Protection Agency. The most current edition of these standards shall be used with this Chapter.

Redevelopment: Redevelopment projects are those that change the existing site footprint or offer new opportunities for stormwater control. Projects that disturb the underlying or surrounding soil, remove surrounding vegetation or change the area of impervious surface are considered redevelopment projects if they will alter the stormwater drainage characteristics of the site. For roadway and parking projects, reconstruction of the subbase with a change in drainage is considered redevelopment, whereas an overlay of the pavement surface is not.

Riparian and Wetland Setback: The real property adjacent to a designated watercourse located in the area defined by the criteria set forth in this Chapter.

Riparian Area: Land adjacent to any brook, creek, river, or stream having a defined bed and bank that, if appropriately sized, helps to stabilize stream banks, limit erosion, reduce flood size flows, and/or filter and settle out runoff pollutants, or performs other functions consistent with the purposes of this Chapter.

Runoff: The portion of rainfall, melted snow, or irrigation water that flows across the ground surface and is eventually returned to water resources.

Sediment: The soils or other surface materials that can be transported or deposited by the action of wind, water, ice, or gravity as a product of erosion.

Sedimentation: The deposition of sediment in water resources.

Setback: A designated transition area around water resources or wetlands that is left in a natural, usually vegetated, state so as to protect the water resources or wetlands from runoff pollution. Soil disturbing activities in this area are restricted by this Chapter.

Site Owner/Operator: Any individual, corporation, firm, trust, commission, board, public or private partnership, joint venture, agency, unincorporated association, municipal corporation, county or state agency, the federal government, other legal entity, or an agent thereof that is responsible for the overall construction site.

Soil and Water Conservation District: An entity organized under Ohio R.C. Chapter 1515 referring to either the soil and water conservation district board or its designated employee(s). Hereafter referred to as Butler Soil & Water Conservation District (Butler SWCD) and the Warren County Soil and Water Conservation District (Warren County SWCD)

Soil Disturbing Activity: Clearing, grading, excavating, scalping, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed that may result in, or contribute to, increased stormwater quantity and/or decreased stormwater quality.

Stabilization: The use of best management practices that reduce or prevent soil erosion by stormwater runoff, trench dewatering, wind, ice, gravity, or a combination thereof.

Staged Development: Also known as phased development. When the applicant intends to develop a given area but only begins with a portion of that area. Staged development should be self-sufficient from the standpoint of drainage.

Stormwater: Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Stormwater Control Measure (SCM): A structure or area designed to remove pollutants from stormwater and/or reduce stormwater flow rates, stormwater control measures are a subset of Best Management Practices (BMPs) as defined in the Construction General Permit.

Stormwater Handbook: The City of Monroe *Stormwater Management and Erosion Control Handbook*.

Stormwater Management Plan: The written document and plans meeting the requirements of this Chapter and the Stormwater Handbook, that sets forth the plans, practices, and stormwater control measures to minimize stormwater runoff from a development area, to safely convey or temporarily store and release post development runoff at an allowable rate to minimize flooding and stream bank erosion, and to protect or improve stormwater quality and stream channels. Also referenced as the Comprehensive Stormwater Management Plan.

Stormwater Pollution Prevention Plan (SWP3 or SWPPP): The written document that sets forth the plans and practices for erosion and sediment control as well as management and treatment of stormwater runoff in accordance with this Chapter, the Stormwater Handbook, and the OEPA Construction General Permit.

Structural Stormwater Management Practice: Any constructed facility, structure, or device that provides storage, conveyance, and/or treatment of stormwater runoff.

Surface Waters of the State: All streams, lakes, reservoirs, marshes, wetlands, or other waterways situated wholly or partly within the boundaries of the state, except those private waters which do not combine or affect a junction with surface water. Waters defined as sewerage systems, treatment works or disposal systems in Ohio R.C. 6111.01 are not included.

Total Maximum Daily Load (TMDL): The sum of the existing and/or projected point source, non-point source, and background loads for a pollutant to a specified watershed, water body, or water body segment. A TMDL sets and allocates the maximum amount of a pollutant that may be introduced into the water and still ensures attainment and maintenance of water quality standards.

Unstable Soils: A portion of land that is identified by the City Engineer as prone to slipping, sloughing, or landslides, or is identified by the U.S. Department of Agriculture Natural Resource Conservation Service methodology as having a low soil strength.

Wastewater: The spent water of a community. From the standpoint of a source, it may be a combination of the liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions.

Water Quality Volume: The volume of runoff from a contributing watershed that must be captured and treated, equivalent to the maximized capture volume as defined in the American Society of Civil Engineers (ASCE) *Manual and Report on Engineering Practice No. 87* and Water Environment Federation Manual of Practice No. 23 titled *Urban Runoff Quality Management*.

Watercourse: Any brook, channel, creek, river, or stream having banks, a defined bed, and a definite direction of flow, either continuously or intermittently flowing.

Water Resource: Any stream, lake, reservoir, pond, marsh, wetland, or waterway situated wholly or partly within the boundaries of the state, except those private waters which do not combine or affect a junction with surface water. Waters defined as sewerage systems, treatment works or disposal systems in section 6111.01 of the Ohio Revised Code are not included.

Watershed: The total drainage area contributing stormwater runoff to a single point.

Wetland: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bog, and similar areas (40 CFR 232, as amended).

Wetland Setback: Those lands within the City of Monroe that fall within the area defined by the criteria set forth in this Chapter.

1028.03. Disclaimer of liability.

- (a) Compliance with the provisions of this Chapter shall not relieve any person from responsibility for damage to any person otherwise imposed by law. The provisions of this Chapter are promulgated to promote the

health, safety, and welfare of the public and are not designed for the benefit of any individual or any particular parcel of property.

- (b) By approving a Comprehensive Stormwater Management Plan under this Chapter, the City does not accept responsibility for the design, installation, and operation and maintenance of stormwater control measures.

(Ord. No. 2022-04. Passed 6-14-22)

1028.04. Conflicts, severability, nuisances, and responsibility.

- (a) Where this Chapter is in conflict with other provisions of law or ordinance or requirements in the Construction General Permit, the most restrictive provisions, as determined by the Public Works Director, shall prevail.
- (b) If any clause, section, or provision of this Chapter is declared invalid or unconstitutional by a court of competent jurisdiction, the validity of the remainder shall not be affected thereby.
- (c) This Chapter shall not be construed as authorizing any person to maintain a nuisance on their property, and compliance with the provisions of this Chapter shall not be a defense in any action to abate such a nuisance.
- (d) Failure of the City to observe or recognize hazardous or unsightly conditions shall not relieve the site owner from the responsibility for the condition or damage resulting therefrom, and shall not result in the City, its officers, employees, or agents being responsible for any condition or damage resulting therefrom.
- (e) The City shall administer, implement, and enforce the provisions of this Chapter. The City may contract with outside agencies to conduct inspections and monitoring and to assist with enforcement actions.

1028.05. Development of Comprehensive Stormwater Management Plans.

- (a) This Chapter requires that a Comprehensive Stormwater Management Plan that defines the project through construction and construction BMPs for the life-cycle of the facility be developed and implemented when any of the following conditions are met:
 - (1) soil disturbing activities include one or more acres of total land
 - (2) soil disturbing activities include less than one acre but are part of a larger common plan of development
 - (3) improvements to a residential lot that abuts a conservation easement, open channel, a retention/detention basin, or other hydraulically sensitive features
 - (4) sale disturbing one or more acres of total land, and on which any regulated activity of this Chapter is proposed
 - (5) all commercial and industrial site development disturbing more than 10,000 square feet.
- (b) A Comprehensive Stormwater Management Plan may also be required by the Public Works Director when soil disturbing activity may adversely affect adjacent properties or water quality in open channels.
- (c) The City shall administer this Chapter, shall be responsible for determination of compliance with this Chapter, and shall issue notices and orders as may be necessary. The City may consult with the Butler and Warren County SWCD, state agencies, private engineers, stormwater districts, or other technical experts in reviewing the Comprehensive Stormwater Management Plan.
- (d) The Comprehensive Stormwater Management plan shall be submitted prior to preliminary plat along with the Storm Water Pollution Prevention Plan (SWP3) and phasing schedule. The Comprehensive Stormwater Management plan shall be updated as necessary throughout the permitting process. This plan must be

signed by a licensed professional engineer (PE), who will verify that the design of all stormwater management practices meets the submittal requirements outlined in the submittal checklist found in the Stormwater Handbook. No building, grading, or sediment control permit shall be issued until a satisfactory stormwater management plan, or a waiver thereof, shall have undergone a review and been approved by the City after determining that the plan or waiver is consistent with the requirements of this chapter and the Stormwater Handbook. Submittal checklists and a "How-to" guide are provided within the Stormwater Handbook.

- (e) The Comprehensive Stormwater Management Plan shall be required with all permit applications and include sufficient information (e.g. Maps, hydrologic and hydraulic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources and the effectiveness and acceptability of the measure proposed for managing stormwater generated at the project site. The stormwater management plan shall be prepared according to the criteria in the Stormwater Handbook and include all of the information required in the submittal checklist. This includes, but is not limited to, the following items:
- (1) Project narrative describing the project and the stormwater management practices to be utilized.
 - (2) Tributary maps illustrating pre- and post-construction stormwater management practices.
 - (3) Soils Information for the project site.
 - (4) Calculations for stormwater conveyance, detention, and preservation of water quality.
 - (5) If the project is part of a larger common plan of development, the City requires that a conceptual plan considers the maximum development potential of the site under existing zoning, regardless of whether the applicant presently intends to develop the site to its maximum potential.
 - (6) For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the stormwater concept plan measures for controlling existing stormwater runoff discharges from the site in accordance with the current standards of this chapter and provisions in the Stormwater Handbook.
 - (7) Other environmental permits: The applicant shall provide documentation that all other applicable environmental permits (Ohio Environmental Protection Agency, United States Army Corps of Engineers, etc.) have been acquired for the site prior to approval of the final stormwater design plan.

1028.06. Development of Storm Water Pollution Prevention Plans (SWP3).

Storm Water Pollution Prevention Plans (SWP3 or SWPPP) shall be provided as directed by this Chapter and as described in the Stormwater Handbook and OEPA recommendations.

- (a) A SWP3 must be developed and implemented for all soil disturbing activities when any of the following conditions are met:
- (1) Soil disturbing activities include one or more acres of total land, or
 - (2) Soil disturbing activities include less than one acre but are part of a larger common plan of development
 - (3) are part of a sale disturbing one or more acres of total land
 - (4) the Public Works Director may also require a SWP3 for sites disturbing less than one acre if the activity may adversely impact adjacent properties or bodies of water.
- (b) The SWP3 or Abbreviated SWP3 shall contain the appropriate phasing plans for the development of the parcel(s).

1028.07. Development of Abbreviated Storm Water Pollution Prevention Plans (SWP3).

- (a) For developments where a complete Storm Water Pollution Prevention Plan (SWP3 or SWPPP) is not required as defined in part 1028.06, an Abbreviated SWP3 (also known as an Individual/Small Lot SWP3) must be submitted for the following activities:
 - (1) New single-family residential construction that disturbs 0.1 (one tenth) up to 0.99 acre of land.
 - (2) Additions or accessory buildings for single-family residential construction that disturb 0.1 (one tenth) up to 0.99 acre of land.
 - (3) All non-residential construction that disturb 0.1 (one tenth) - up to 0.99 acre of land.
 - (4) General clearing activities not related to construction that disturb 0.1 (one tenth) up to 0.99 acre of land.
 - (5) Soil disturbing activity may adversely affect adjacent properties or water quality in open channels.
- (b) Activities disturbing less than 0.1 (one tenth) of an acre, and not meeting the requirements above, are not required to submit a SWP3 unless required by the Public Works Director or designee. These activities must comply with all other provisions of this Chapter.
- (c) The SWP3 or Abbreviated SWP3 shall contain the appropriate phasing plans for the development of the parcel(s).

1028.08. Application procedures.

- (a) *Permit required:* No land owner or land operator shall receive any of the building, grading or other land development permits required for land disturbance activities without first meeting the requirements of this chapter prior to commencing the proposed activity.
- (b) Applications shall be submitted as established in Chapter 1203 – DEVELOPMENT, application documents maintained by the Development Department, and the Stormwater Handbook.
- (c) *Application requirements:* Unless specifically excluded by this Chapter or Chapter 1203, any land owner or operator desiring a permit for a land disturbance activity shall submit to the City a permit application on a form provided for that purpose. Unless otherwise excepted by this Chapter, a permit application must be accompanied by the following in order that the permit application be considered:
 - (1) A Comprehensive Stormwater Management Plan (in accordance with 1028.05 and the Stormwater Handbook) that provides calculations for stormwater conveyance and detention, flood control, water quality and stream protection, stormwater pollution prevention.
 - (2) A Stormwater Pollution Prevention Plan (SWP3) or abbreviated stormwater pollution prevention plan (in accordance with 1028.06 and the Stormwater Handbook).
 - (3) A maintenance agreement (meeting the intent of the template provided in the Stormwater Handbook).
 - (4) And a non-refundable permit review fee (as defined by Department of Development).
- (d) *Submittal Reviews:* Contractors shall submit products and shop drawings for City review for all projects within the right-of-way. The right-of-way shall include the limits upon final plat as well as that which is currently defined.

1028.09. Compliance with state and federal regulations.

Approvals issued in accordance with this Chapter do not relieve the applicant of responsibility for obtaining all other necessary permits and/or approvals from other federal, state, and/or county agencies. If requirements vary, the most restrictive shall prevail. These permits may include, but are not limited to, those listed

below. Applicants are required to show proof of compliance with these regulations before the City of Monroe will issue a building or zoning permit.

- (a) Ohio Environmental Protection Agency (Ohio EPA) National Pollutant Discharge Elimination System (NPDES) Permits authorizing stormwater discharges associated with construction activity or the most current version thereof: Proof of compliance with these requirements shall be the applicant's Notice of Intent (NOI), a copy of the Ohio EPA Director's Authorization Letter with NPDES Facility Permit number for the NPDES Permit, or a letter from the site owner certifying and explaining why the NPDES Permit is not applicable.
- (b) Section 401 of the Clean Water Act: Proof of compliance shall be a copy of the Ohio EPA Water Quality Certification application tracking number, public notice, project approval, or a letter from the site owner certifying that a qualified professional has surveyed the site and determined that Section 401 of the Clean Water Act is not applicable. Wetlands, and other waters of the United States, shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time of application of this Chapter.
- (c) Ohio EPA Isolated Wetland or Ephemeral Stream Permit: Proof of compliance shall be a copy of Ohio EPA's Isolated Wetland Permit or Ephemeral Stream Permit application tracking number, public notice, project approval, or a letter from the site owner certifying that a qualified professional has surveyed the site and determined that Ohio EPA's Isolated Wetlands Permit or Ephemeral Stream Permit is not applicable. Isolated wetlands shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time of application of this Chapter.
- (d) Section 404 of the Clean Water Act: Proof of compliance shall be a copy of the U.S. Army Corps of Engineers Individual Permit application, public notice, or project approval, if an Individual Permit is required for the development project. If an Individual Permit is not required, the site owner shall submit proof of compliance with the U.S. Army Corps of Engineer's Nationwide Permit Program. This shall include one of the following:
 - (1) A letter from the site owner certifying that a qualified professional has surveyed the site and determined that Section 404 of the Clean Water Act is not applicable.
 - (2) A site plan showing that any proposed fill of waters of the United States conforms to the general and special conditions specified in the applicable Nationwide Permit. Wetlands, and other waters of the United States, shall be delineated by protocols accepted by the U.S. Army Corps of Engineers at the time of application of this Chapter.
- (e) Ohio Dam Safety Law: Proof of compliance shall be a copy of the Ohio Department of Natural Resources (ODNR) Division of Water Resources permit application tracking number, a copy of the project approval letter from the ODNR Division of Water Resources, or a letter from the site owner certifying and explaining why the Ohio Dam Safety Law is not applicable.

1028.10. Easements.

Access to SCMs as required by the Public Works Director for inspections and maintenance shall be secured by easements. The following conditions shall apply to all easements:

- (a) Private and public easements shall be identified during the comprehensive stormwater plan design. It shall be assumed that the City's responsibility typically ends at the back of right-of-way and all other stormwater appurtenances shall be private unless otherwise agreed upon.
- (b) Easements shall be approved by the City prior to acceptance of construction (drawings and shall be recorded with the Butler or Warren County Auditor and on all property deeds at the time of final plat.
- (c) Unless otherwise required by the Public Works Director, public drainage easements between a public right-of-way and all SCMs shall be no less than 20-feet wide. The easement shall also incorporate the entire SCM plus an additional 20-foot wide band around the perimeter of the SCM. Any easements less than 20-feet in width shall automatically become a "Private Drainage Easement".

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- (d) The easement shall be graded and/or stabilized as necessary to allow maintenance equipment to access and manipulate around and within each facility, as defined in the *Inspection and Maintenance Agreement* for the site.
 - (e) Easements to stormwater control measures shall be restricted against the construction therein of buildings, fences, walls, and other structures that may obstruct the free flow of stormwater and the passage of inspectors and maintenance equipment; and against the changing of final grade from that described by the final grading plan approved by the City. Any re-grading and/or obstruction placed within a maintenance easement may be removed by the City at the property owners' expense.
 - (f) Conservation Easements: Water resources and stormwater control measures placed in conservation easements shall be made in accordance with Planning and Zoning Code.

1028.11. Riparian and Wetland Setbacks.

All developments shall comply with the Riparian and Wetland Setbacks established in the Stormwater Handbook.

1028.12. Development in Floodplains.

All developments in floodplains shall comply with the requirements of Chapter 1446 - FLOOD DAMAGE REDUCTION and the requirements of the Stormwater Handbook.

1028.13. Illicit Discharge.

- (a) Prohibition of illicit discharges. No person shall discharge, or cause to be discharged, an illicit discharge into the MS4. The commencement, conduct, or continuance of any illicit discharge to the MS4 is prohibited except as described below:
 - (1) Water line flushing; landscape irrigation; diverted stream flows; rising ground waters; uncontaminated ground water infiltration; uncontaminated pumped ground water; discharges from potable water sources; foundation drains; air conditioning condensate; irrigation water; springs; water from crawl space pumps; footing drains; lawn watering; individual residential car washing; flows from riparian habitats and wetlands; de-chlorinated swimming pool discharges; street wash water; and discharges or flows from firefighting activities. These discharges are exempt until such time as they are determined by the City of Monroe to be significant contributors of pollutants to the MS4.
 - (2) Discharges specified in writing by the City of Monroe as being necessary to protect public health and safety.
 - (3) Discharges from off-lot discharging home sewage treatment systems permitted by the Butler County or Warren County Board of Health (as applicable) for the purpose of discharging treated sewage effluent in accordance with OAC 3701-29-02(6) until such time as the OEPA issues an NPDES permitting mechanism for residential 1, 2, or 3 family dwellings. These discharges are exempt unless such discharges are deemed to be creating a public health nuisance by the County Board of Health. In compliance with the City of Monroe Stormwater Management Program, discharges from all off-lot discharging home sewage treatment systems must either be eliminated or have coverage under an appropriate NPDES permit issued and approved by the OEPA. When such permit coverage is available, discharges from off-lot discharging home sewage treatment systems will no longer be exempt from the requirements of this chapter.

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- (b) Prohibition of illegal connections. The construction, use, maintenance, or continued existence of illegal connections to the MS4 is prohibited.
 - (1) This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 - (2) A person is considered to be in violation of this chapter if the person connects a line conveying illicit discharges to the MS4 or allows such a connection to continue.

1028.14. Fees.

The comprehensive Stormwater Management Plan, SWP3, and Abbreviated SWP3 review, filing, and inspection fee is part of a complete submittal and is required to be submitted to the city before the review process begins. City Council has based these fees upon the actual estimated cost for providing these services in accordance with Chapter 286 – FEES. The fee schedule is available online at the City of Monroe website.

1028.15. Bond.

- (a) The developer shall provide bonds in accordance with Chapter 1052 – DEVELOPMENT AND COMMERCIAL BONDS.

1028.16. Enforcement.

- (a) The City shall not issue building permits for projects regulated under this Chapter without approved Comprehensive Stormwater Management Plans, SWP3, or Abbreviated SWP3.
- (b) If the City determines that a violation of the rules adopted under this code exist, the City or representative may issue an immediate stop work order if the violator failed to obtain any federal, state, or local permit necessary for sediment and erosion control, earth movement, clearing, or cut and fill activity.
- (c) All development areas may be subject to inspections by City of Monroe Public Works staff or designated inspector to ensure compliance with the approved Comprehensive Stormwater Management Plan, SWP3, or Abbreviated SWP3.
- (d) After each external inspection, the Public Works Director shall prepare and distribute a status report to the applicant.
- (e) If an external inspection determines that operations are being conducted in violation of the approved Comprehensive Stormwater Management Plan, SWP3, or Abbreviated SWP3, the City Engineer may take action as detailed in this Chapter.
- (f) Failure to maintain and repair erosion and sediment controls per the approved SWP3 plan may result in the following escalation. The penalty is determined by the total number of notifications on site for each violation occurrence.
 - (1) First Notification: The Public Works Director shall issue a Notice of Deficiency to the owner or operator. All controls are to be repaired and/or maintained per the SWP3 plan within seven days of the notification. If all controls have not been corrected after this time, the Public Works Director may issue a Stop Work Order for all activities until corrections have been made.
 - (2) Second and Subsequent Notifications: The Public Works Director may issue a formal Notice of Violation. All controls are to be repaired or maintained per the approved SWP3 plan within seven days of the Notice of Violation. If controls have not been corrected after this time, the Public Works Director may issue a Stop Work Order for all activities until corrections have been made. The Stop Work Order includes an administrative fine assessed per business day against the SWP3 Bond or site plan deposit. The amount of this fine is defined in Chapter 286 – FEES and listed in the Stormwater Handbook.

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- (3) Any violations that directly impact the MS4 and/or US Army Corps of Engineers protected blue line streams will be subject to a fine of assessed per business day in addition to the items listed above. The amount of this fine is defined in Chapter 286 – FEES and listed in the Stormwater Handbook.
 - (4) Any work completed during a Stop Work Order may result in the forfeiture of the SWP3 bond.
 - (g) Failure to maintain and repair erosion and sediment controls per the approved abbreviated SWP3 plan may result in the following escalation. The penalty is determined by the total number of notifications on site for each violation occurrence.
 - (1) First Notification: The Public Works Director shall issue a Notice of Deficiency to the owner or operator. All controls are to be repaired and/or maintained per the SWP3 plan within seven days of the notification. If all controls have not been corrected after this time, the Public Works Director may issue a Stop Work Order for all activities until corrections have been made.
 - (2) Second and Subsequent Notifications: The Public Works Director may issue a formal Notice of Violation. All controls are to be repaired or maintained per the approved SWP3 plan within seven days of the Notice of Violation. If controls have not been corrected after this time, the Public Works Director may issue a Stop Work Order for all activities until corrections have been made. The Stop Work Order includes an administrative fine assessed per business day against the SWP3 Bond or site plan deposit. The amount of this fine is defined in Chapter 286 – FEES and listed in the Stormwater Handbook.
 - (3) Any violations that directly impact the MS4 and/or US Army Corps of Engineers protected blue line streams will be subject to a fine of assessed per business day in addition to the items listed above. The amount of this fine is defined in Chapter 286 – FEES and listed in the Stormwater Handbook.
 - (4) Any work completed during a Stop Work Order may result in the forfeiture of the SWP3 bond.
 - (h) The Public Works Director shall have the authority to make immediate on-site adjustments to the SWP3 in order to achieve compliance with this ordinance.
 - (i) A final inspection will be made to determine if the criteria of this code has been satisfied and a report will be presented to the City and the site operator on the site's compliance status.
 - (j) The Public Works Director will monitor soil-disturbing activities for non-farm residential, commercial, industrial, or other non-farm purposes on land of less than one contiguous acre to ensure compliance required by these Rules.
 - (k) The Public Works Director shall notify the U.S. Army Corps of Engineers when a violation on a development project covered by an Individual or Nationwide Permit is identified. The Public Works Director shall notify the Ohio Environmental Protection Agency when a violation on a development project covered by a section 401 Water Quality Certification and/or Isolated Wetland Permit is identified.
 - (l) The Public Works Director shall notify the developer of conservation easement violations. Enforcement of violations will be per the requirements dictated in the recorded easement.

1028.17. Inspections during Construction.

- (a) *Notice of construction commencement.* The applicant must notify the City in advance before the commencement of construction.
- (b) *Maintenance of Stormwater Management Practices.* The applicant shall be responsible for the maintenance of all stormwater management practices employed throughout construction in accordance with the approved SWP3.
- (c) Inspections during construction. Regular inspections of the stormwater management system construction shall be conducted by the City, or designated representative, to ensure that control practices are functional and to evaluate whether the SWP3 or Abbreviated SWP3 is adequate and properly implemented in

accordance with the schedule and guidelines in the *Ohio EPA Construction General Permit and Stormwater Handbook*. Following each inspection a report will be completed and signed by the qualified inspection personnel representative that contains the following information:

- (1) The date and location of the inspection;
- (2) Whether construction is in compliance with the approved stormwater management plan;
- (3) Variations from the approved construction specifications; and
- (4) Any violations that exist.

If any violations are found, the property owner shall be notified in writing of the nature of the violation and the required corrective actions. No additional work shall proceed until any violations are corrected and all work previously completed has received approval by City.

- (d) *Fees.* During the permit review process, the City will provide Planned Unit Developments with an estimate of fees due for inspection during construction. After approval of the plans and issuing of a permit, but prior to construction, the applicant shall be required to make a payment for half the estimated cost of engineering inspections. Upon completion of the project, the applicant will be required to pay the remainder of the inspection fees prior to the City issuing final plat.
- (e) *As-built plans.* All applicants are required to submit actual "as built" plans for any stormwater management practices located on-site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities. A final inspection by the City may be required, at the City's discretion, before the release of any performance securities can occur.

1028.18. Maintenance, Repair, and Inspection of Permanent Stormwater Facilities.

- (a) *Maintenance agreements.* Maintenance of all stormwater management facilities shall be ensured through the creation of a formal maintenance agreement that must be approved by the City and recorded into the land record prior to final plan approval. As part of the agreement, a schedule shall be developed for when and how often maintenance will occur to ensure proper function of the stormwater management facility. The agreement shall also include plans for periodic inspections by the legal entity responsible for the facility to ensure proper performance of the facility between scheduled cleanouts. The installed stormwater system shall be properly maintained and operated by the legal entity responsible for maintenance in order to achieve compliance with the conditions outlined in this chapter, City Building and Construction Codes, and all other applicable codes.

All stormwater management plan applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities. Details of this documentation, including maintenance responsibilities and agreements, shall be included in the notes section of development plans and where applicable on the final plats. Final plats shall be recorded in Butler or Warren County at no expense to the City and shall constitute a covenant running with the land and shall be binding on the legal entity responsible for maintenance. Where final plats are not recorded, stormwater management plan and development plan documentation regarding obligations to perpetually maintain stormwater management facilities shall still be filed with the City.

- (b) *Requirements for maintenance agreements.* All stormwater management facilities are subject to inspection to document maintenance and repair needs and ensure compliance with the requirements of this chapter and accomplishment of its purposes. These needs may include; removal of sediment, litter and other debris from all catch basins, inlets and drainage pipes, grass cutting and vegetation removal, and necessary replacement of landscape vegetation. Any maintenance needs found must be addressed in a timely manner, as determined by the City and the inspection and maintenance requirement may be increased as deemed necessary to ensure proper functioning of the stormwater management facility.

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- (c) *Records of installation and maintenance activities.* Parties responsible for the operation and maintenance of a stormwater management facility shall make records of the installation and of all maintenance and repairs and shall retain the records for at least 5 years. These records shall be made available to the City during inspection of the facility and at other reasonable times upon request.
 - (d) *Ongoing Inspections.* The City or their authorized agent has the authority to enter upon property to conduct inspections as necessary, with prior notification of the property owner, to verify that the permanent or temporary stormwater control facilities, including but not limited to open channels, detention/retention basins, and storm sewers, are being maintained and operated in accordance with this chapter. Inspections may include but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other stormwater treatment practices. If the stormwater practices are not in compliance, the City will provide a written list of the repairs needed to bring the facility into compliance. Should the repairs not be made within the agreed upon time, or a plan approved by the City Engineer for these repairs is not in place, the City of Monroe may undertake the necessary repairs and assess the responsible party. After proper notice, the City may assess the owner(s) of the facility for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes by the City.

1028.19. Violations.

- (a) No person shall violate or cause or knowingly permit to be violated any of the provisions of this Chapter or fail to comply with any of such provisions or with any lawful requirements of any public authority made pursuant to this Chapter, or knowingly use or cause or permit the use of any lands in violation of this Chapter or in violation of any permit granted under this Chapter.
- (b) Upon notice, the Public Works Director may suspend any active soil disturbing activity for a period not to exceed 90 days and may require immediate erosion and sediment control measures whenever they determine that such activity is not meeting the intent of this Chapter. Such notice shall be in writing, shall be given to the applicant, and shall state the conditions under which work may be resumed. In instances, however, where the Public Works Director finds that immediate action is necessary for public safety or the public interest, they may require that work be stopped upon verbal order pending issuance of the written notice.

1028.20. Appeals.

Any person aggrieved by any order, requirement, determination, or any other action or inaction by the City, in relation to this Chapter, may appeal to the City's Board of Zoning Appeals. Written notice of appeal shall be served on the City. A Stop Work Order may be put in effect while the appeal is under review.

- (a) Any applicant seeking a variance to the conditions imposed under this Chapter or an appeal to an administrative decision made under this Chapter, other than a decision by the Development Department, may apply to or appeal to the Development Department. The following conditions shall apply:
 - (1) When filing an application for an appeal to an administrative decision, the applicant shall file a notice of appeal specifying the grounds therefor with the administrative official within 20 days of the administrative official's decision. Upon determining that the application is complete and upon receipt of the required fee of \$100.00, the administrative official shall transmit to the Development Department the application and a transcript constituting the record from which the administrative decision subject to appeal was based. This transmission shall occur no less than 14 days prior to a regularly scheduled meeting of the Development Department in order to be placed on the agenda for that meeting.

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- (2) When applying for a variance, the applicant shall file a variance request with the Development Department.
 - (3) Applications for appeals or variances made under this Chapter shall contain the following information:
 - a. The name, address, and telephone number of the applicant.
 - b. Proof of ownership or authorization to represent the property owner.
 - c. The location of the property, including street address and permanent parcel number.
 - d. The current zoning of the property.
 - e. A description of the project for which the appeal or variance is sought.
 - f. A description of the administrative decision being appealed or the conditions of the Chapter from which a variance is sought.
 - g. Names and addresses of each property owner within 500 feet as shown in the current records of the Butler or Warren County Auditor typed on gummed labels.
 - (4) Applications for variances or appeals of administrative decisions shall not be resubmitted to the Development Department within one year of the date of a final decision by the Development Department on the original application, unless the applicant shows the Development Department either of the following:
 - a. Newly discovered evidence that could not have been presented with the original submission, or
 - b. Evidence of a substantial change in circumstances since the time of the original submission.
 - (b) A decision by the Development Department in response to an application for a variance request or an appeal of an administrative decision filed pursuant to this Chapter shall be final.
 - (c) Rejected applicants for appeals to Notices of Deficiency and/or Notices of Violation for failure to maintain and repair erosion and sediment controls per the approved SWP3 or abbreviated SWP3 shall be subject to the enforcement actions in this Chapter backdated to the date of initial notification.

1028.21. Penalties.

- (a) Any person, firm, entity, or corporation; including but not limited to, the owner of the property, their agents and assigns, occupant, property manager, and any contractor or subcontractor who violates or fails to comply with any provision of this Chapter is guilty of a misdemeanor of the third degree. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.
- (b) The imposition of any other penalties provided herein shall not preclude the City instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful development, or to restrain, correct, or abate a violation, or to require compliance with the provisions of this Chapter or other applicable laws, ordinances, rules, regulations, or the orders of the City.

RESOLUTION NO. 31-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND THE COUNTY OF BUTLER, OHIO FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, the Housing and Urban Development is requesting that new agreements be executed for the Community Development Block Grant Program; and

WHEREAS, Council desires to authorize the City Manager to enter into this agreement so that funds can be applied for through this program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized to enter into a cooperation agreement by and between the City of Monroe and the County of Butler, Ohio for the Community Development Block Grant Program pursuant to the terms and conditions marked “Exhibit A” attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

COOPERATION AGREEMENT
for the
BUTLER COUNTY ENTITLEMENT PROGRAM
Program Years 2026-2028

This Agreement between the County of Butler, Ohio, hereinafter referred to as "County" and
the City of Monroe , Ohio, hereinafter referred to as "City/Village".

WITNESSETH:

WHEREAS, the Congress of the United States has enacted the Housing and Community Development Act of 1974, as amended, (hereinafter called the "Act"), which has as its primary objective, the development of viable urban communities, and whereby federal assistance will be provided for the support of community development activities which are directed toward the following specific objectives:

- 1) The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
- 2) The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- 3) The conservation and expansion of the Nation's housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income;
- 4) The expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
- 5) A more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreation, and other needed activity centers;
- 6) The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income;

- 7) The restoration and preservation of properties of special value for historic, architectural, or esthetic reasons;
- 8) The alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration or a stagnating or declining tax base;
- 9) The conservation of the Nation's scarce energy resources, improvement of energy efficiency, and the provision of alternative and renewable energy sources of supply.

WHEREAS, both the City/Village and the County are desirous of entering into community development activities within Butler County, which are directed toward the above and specific objectives, and for that reason, desirous of seeking such federal funding as may be available to them pursuant to the Act; and

WHEREAS, the Act contemplates and encourages the joining together by agreement of counties and municipalities with populations less than 50,000, for the purpose of carrying out the objectives of the Act; and

WHEREAS, from time to time, the County requalifies as an urban county under the Act, having a separate program of community development in which other units of general local government, such as City/Village, may participate or opt out; and

WHEREAS, counties and municipalities have the authority to carry out the kinds of activities which are the objectives of the Act pursuant to Ohio Revised Code Section 303.26, et seq., Section 3, Article XVIII of the Ohio Constitution, et al.; and

WHEREAS, municipalities and counties in Ohio have authority under Section 307.15 of the Ohio Revised Code (ORC) to enter into agreements whereby a board of county commissioners undertakes, and is authorized by the contracting municipality, to exercise any power, perform any function, or render any service, on behalf of the municipality which such municipality may exercise, perform or render; and

WHEREAS, counties have authority under Section 307.85(A) of the Ohio Revised Code to cooperate with other governmental agencies in operating any federal program enacted by the United States Congress; and

WHEREAS, the City/Village and the County have agreed that it is in the best interest of carrying out the objectives of the Act within Butler County that the City/Village and the County should join together in both the CDBG and HOME Investment Partnership Programs.

IT IS AGREED BETWEEN PARTIES THAT:

1. This Agreement covers Program Years 2026, 2027, and 2028, from May 1, 2026, through April 30, 2029, of both the Community Development Block Grant (CDBG) Entitlement Program and the HOME Investment Partnership Program. By executing this Agreement

and participating in the Butler County Programs, the City/Village understands that it may not apply for grants under the Small Cities or State CDBG Program, and that it may receive a formula allocation under the HOME Program only through the County. Even if the County does not receive a HOME formula allocation, the City/Village cannot form a HOME consortium with other local governments except for Butler County. If Emergency Solutions Grant (ESG) Program funds become available, County will serve as applicant for those funds. The City/ Village may receive a formula allocation under the ESG Program only through Butler County.

2. The County shall prepare and submit an application to the Secretary of Housing and Urban Development for grants under the terms of the Housing and Community Development Act of 1974, as amended. This application shall set forth a summary of a community development plan which identifies community development needs, demonstrates a comprehensive strategy for meeting those needs, and specifies both short and long term community development objectives, which have been developed in accordance with area wide development planning and national urban growth policies, and otherwise conforms with Section 104 of the Act. The community development plan described above shall hereinafter be called the "Plan".
3. The City/Village may prepare applications of recommended projects and activities for community development within its boundaries, of which the activities and objectives must be in accordance with the objectives of the Act. These applications shall be submitted to the Butler County Department of Development, which will be the reviewing agency for all proposed activities and objectives to be included in the Plan. The Butler County Department of Development shall make recommendations to the Board of County Commissioners for the contents of the Plan and for recommended priorities among these various projects and activities which may be submitted. Final approval of projects and activities to be included in the Plan is the responsibility of the Board of County Commissioners. It is also understood between the parties that the County has the authority and responsibility to make decisions concerning the contents of the applications, and that the projects and activities for which approval and urban county formula funding is sought under these applications shall be in conformance with the purposes of the Act and the Plan.
4. If projects or activities with the City/Village are approved and funded, pursuant to the applications, the County will have the responsibility and authority for the overall implementation of the programs and for the proper use of the urban county formula funds and any and all program income generated from the expenditure of these funds in accordance with the requirements of the Act.
5. The County shall develop and maintain a uniform administrative procedure for the development of applications and the distribution of urban county formula funds. These procedures will of necessity reflect the requirements of the Secretary of Housing and Urban Development and the regulations which the Secretary may develop for the distribution and expenditure of urban county formula funds.

6. The City/Village authorizes the County to do on behalf of the City/Village, in accordance with the conditions of this Agreement, all things which the City/Village could do for itself in the making of the application for, and the expenditure of, urban county formula funds.
7. The City/Village and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing.
8. Pursuant to 24 CFR 570.501 (b), the City/Village shall be subject to the same requirements as subrecipients, including the requirement of a written agreement, where applicable in accordance with 24 CFR 570.503.
9. If a City/Village is a subrecipient, it must inform the County of any income generated by the expenditure of CDBG funds and return such income to the County within thirty (30) days of its receipt, unless other specific arrangements have been negotiated and agreed to by the City/Village and the County. The City/Village shall maintain and supply such records and supporting documentation to the County to assure program income is being accurately reported and correctly expended. Any program income that is on hand or received subsequent to close out of the activity shall be paid to the County within thirty (30) days.
10. For any real property acquired or improved in whole or in part using CDBG funds, the City/Village agrees:
 - a) To notify the County within thirty (30) days of any proposed modification or change in the use of real property from that planned at the time of acquisition or improvement including disposition.
 - b) To reimburse the County in an amount equal to the current Fair Market Value (less any portion thereof attributable to expenditures of non-CDBG funds) of the property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under CDBG regulations.
 - c) To return to the County (as provided in Section 8 and Section 9 above) all program income generated from the disposition, transfer, or rent of property acquired or improved with CDBG funds.
11. Both the County and City/Village agree to take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and other applicable laws, and will affirmatively further fair housing. No funding shall be made for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own

jurisdiction or that impedes the County's actions to comply with the County's fair housing certification.

12. The County and City/ Village agree to cooperate to undertake, or to assist in undertaking, community renewal and lower-income housing assistance activities.
13. The City/Village has adopted and is enforcing:
 - a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.
14. This Agreement shall remain in effect for Program Years 2026, 2027, and 2028, and cannot be terminated, until CDBG funds, HOME funds, ESG funds, if any, and any program income received are expended, and the funded activities are completed. The County and the City/Village cannot terminate or withdraw from the Agreement while it remains in effect, except if the County fails to qualify as an urban county or if the County does not receive a grant in any year of this period, in which cases this Agreement is null and void.
15. Any amendments to the Housing and Community Development Act of 1974, as currently amended, necessitating a change to this Agreement, shall be incorporated by a formal amendment to this Agreement. Failure by either party to adopt an amendment incorporating all changes necessary to meet the requirements set forth in the Urban County Qualification Notice applicable for the year in which the next qualification is scheduled, shall automatically terminate the Agreement following the expenditure of all CDBG funds allocated for use in the City/Village's jurisdiction, and such failure to comply will void the automatic renewal of such qualification period.
16. This Agreement shall be automatically renewed in successive three-year qualification periods unless either party exercises the option to terminate the Agreement at the end of the urban county qualification period. If the City/Village fails to exercise that option before the end of the urban county qualification period it will not have the opportunity to exercise that option until the end of the subsequent urban county qualification period. Such termination will be accepted only if it is submitted in writing before the end of each qualification period and a copy of that notice must be submitted to the HUD Columbus Field Office. County will notify the City/Village by the date specified in HUD's Urban County Qualification Notice, of its right to terminate the Agreement.
17. The City/Village may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange

for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.

IN WITNESS WHEREOF, each party hereto has executed this Agreement by its duly authorized representative.

BUTLER COUNTY:

President

Witness

Vice-President

Member

CITY/VILLAGE: City of Monroe

Authorizing Signature

Witness

Name

Title

LEGAL OPINION ATTACHED
and made part of this Agreement.



May 19, 2025

TO: City of Fairfield City of Trenton Village of Millville
City of Monroe Village of College Corner Village of New Miami
City of Oxford Village of Jacksonburg Village of Seven Mile

RE: Urban County Requalification Cooperation Agreement 2026 - 2028

Part of the county's requalification as an Urban County with HUD is to execute cooperation agreements with all cities and villages that wish to participate in CDBG & HOME Programs for the 2026-2028 program years. The cooperation agreement will be automatically renewed during the 2026-2028, and your jurisdiction will have the opportunity to be excluded from the next requalification period at the end of the 2026-2028 period. Butler County has had automatically renewed cooperation agreements with each listed jurisdiction since 2002, and we look forward to continuing our relationship for the upcoming 2026-2028 program years.

HUD requires the following documents from your community:

1. Executed cooperation agreement (attached)
2. Resolution/Ordinance from your jurisdiction authorizing signature by the City Manager or Mayor.

We are requesting these documents be returned to us by **June 20, 2025**. Once the cooperation agreements are executed by Butler County Commissioners, we will provide you with the fully executed copy for your records.

Please contact me at olivia.linderman@bcoho.gov or via phone at 513-785-5144 with any questions.

Sincerely,

BUTLER COUNTY DEPARTMENT OF DEVELOPMENT

Olivia Linderman

Olivia Linderman
Community Development Specialist

COMMISSIONER
Donald L. Dixon

COMMISSIONER
Cindy Carpenter

COMMISSIONER
T.C. Rogers



May 19, 2025

TO: Village of College Corner & City of Monroe

RE: Notification of Split Places for Program Years 2026-2028

Pursuant of HUD Notice CPD-25-04. Notification of Split Places:

1. Where a split place is partly located within only one urban county, one of the following rules applies:
 - a. If it is a split place in which the county has essential powers, the entire area of the split place will be included in the urban county for the three-year qualification period (2026-28) unless opted out; or
 - b. If the split place can only be included in the county upon the execution of a cooperation agreement, the entire area of the split place will be included in the urban county for the urban county qualification period upon execution of such an agreement.
2. Where the split place is partially located within two or more urban counties, the split place may elect one of the following:
 - a. To be excluded from all urban counties;
 - b. To be entirely included in one urban county and excluded from all other such counties; or
 - c. To participate as a part of more than one of the urban counties in which it is partially located provided that a single portion of the split place cannot be included in more than one entitles urban county at a time, and all parts of the split place are included in the urban counties.

Part of your community's population extends beyond Butler County, and therefore, the "Notification of Split Places" applies to your community. You currently have a Cooperation Agreement with Butler County for the area which lies within Butler County geographical limits. Please see the enclosed "Notification of Opportunity to Terminate Agreement" for additional information relating to the 2026-2028 Qualification Period.

Sincerely,

BUTLER COUNTY DEPARTMENT OF DEVELOPMENT

Olivia Linderman

Olivia Linderman
Community Development Specialist

DIRECTOR
David C. Fehr

ECONOMIC DEVELOPMENT
513.887.3412

AIRPORT
513.887.0444

COMMUNITY DEVELOPMENT
513.785.5391

BUILDING & ZONING
513.887.3205

PLANNING
513.887.3413

130 High Street
Hamilton, Ohio 45011
development.bcoho.us

COMMISSIONER
Donald L. Dixon

COMMISSIONER
Cindy Carpenter

COMMISSIONER
T.C. Rogers



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130 High Street
Hamilton, Ohio 45011

development.bcoho.us

May 19, 2025

TO: City of Fairfield City of Trenton Village of Millville
City of Monroe Village of College Corner Village of New Miami
City of Oxford Village of Jacksonburg Village of Seven Mile

**RE: Notification of Opportunity to Terminate Agreement for Program Years
2026 - 2028**

Pursuant of HUD Notice CPD-25-04, Butler County is required to requalify for participation in the Entitlement Program for Program Years 2026-2028. The Entitlement Program of Butler County consists of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs, provided by the U.S. Department of Housing and Urban Development (HUD). The Entitlement Program has provided millions of dollars to communities and individuals throughout Butler County since 1999.

The existing Cooperation Agreement between your community and Butler County has an automatic renewal clause which streamlines the requalification process. Paragraph 16, located on Page 5 of the Cooperation Agreement explains that "This agreement will be automatically renewed in successive three-year qualification periods unless either party exercised the option to terminate the agreement at the end of the urban county qualification period". This is to serve as notification that the agreement will automatically renew for the three-year qualification period 2026-28, unless you choose to be excluded from the Urban County

If you choose to be excluded from the Urban County, a notification must be made to Butler County and HUD of the election to be excluded no later than **July 11, 2025**. Notice to HUD may be sent to 200 High Street, Columbus, OH, 43215. Notice to Butler County Community Development may be sent to 130 High Street, Hamilton, OH, 45011. If you do not respond by July 11, 2025, with your intent to terminate the agreement, you will remain a participant in the urban county for the three-year qualification period (2026-28).

Sincerely,

BUTLER COUNTY DEPARTMENT OF DEVELOPMENT

Olivia Linderman

Olivia Linderman
Community Development Specialist

COMMISSIONER
Donald L. Dixon

COMMISSIONER
Cindy Carpenter

COMMISSIONER
T.C. Rogers

RESOLUTION NO. 32-2025

A RESOLUTION AUTHORIZING THE CITY OF MONROE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE BUTLER COUNTY LAND REVITALIZATION CORPORATION TO PROMOTE THE PRODUCTIVE REUSE OF VACANT AND ABANDONED PROPERTIES AND SUPPORT COMMUNITY DEVELOPMENT EFFORTS.

WHEREAS, the Butler County Land Revitalization Corporation ("The Land Bank") has been organized under sections 1724 and 5722 of the Ohio Revised Code to further the goals of strengthening neighborhoods by returning vacant and abandoned property to productive use, strategically acquiring properties to reduce blight, promoting economic development, increasing property values, and thereby improving the quality of life of all Butler County residents, and for additional lawful purposes consistent with these goals; and

WHEREAS, the City of Monroe has similar properties that need to be returned to productive use to further these goals; and

WHEREAS, the City of Monroe believes that joining the Land Bank will assist the City in addressing these properties under the auspices of those sections of the Ohio Revised Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The Monroe City Council approves the Statutory Resolution approving a memorandum of understanding with the Butler County Land Revitalization Corporation.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

MASTER MEMORANDUM OF UNDERSTANDING

This Master Memorandum of Understanding (“MOU”) is made and entered into between the Butler County Land Reutilization Corporation (the “Land Bank”) and the City, ~~Village or Township of Monroe, Ohio~~ (the “City, Village or Township”), known collectively herein as “the Parties,” for the purposes of furthering the mutual goals of the parties, furthering collaboration between the parties, establishing policies and procedures that allow the Parties to undertake their respective business collaboratively and concurrently, and for any other purposes that further the mutual goals and interests of the Parties.

This MOU is made effective as of this ____ day of month, year, and this date shall be known herein as the “Effective Date.”

Whereas, the Land Bank has been organized under Sections 1724 and 5722 of the Ohio Revised Code to further its goals of strengthening neighborhoods by returning vacant and abandoned property to productive use, strategically acquiring properties to reduce blight, promoting economic development, increasing property values, and thereby improving the quality of life of all Butler County residents, and for any additional lawful purposes consistent with these goals.

The Parties jointly desire to collaborate and cooperate in furthering the goals of the Land Bank through the reclamation, rehabilitation and reutilization of vacant, abandoned, tax foreclosed or other real property located in the City, Village or Township, Butler County, Ohio.

This MOU formalizes the discussions and negotiations of the Parties toward entering into a mutual agreement with respect to the rights, duties and obligations of the Land Bank and the City, and the Parties collectively, subject to further amendment and revision as described in Article IV herein.

Therefore, the Land Bank and the City, Village or Township each agrees to the following:

ARTICLE I

Definitions

All terms and words used in this MOU and not defined in Article I are to be defined by their plain usage and meaning. If the Parties discover any terms and words in this MOU that the Parties believe are not clearly defined herein, the Parties shall define such terms and words in the way most consistent with the overriding mutual goals of the Parties.

All terms defined in Article I are so defined for the purposes of the Articles of this MOU and any Appendices attached to this MOU.

1. “City, Village or Township of ____” ~~Monroe~~ means the government of the City, ~~Village or Township of Monroe~~, Ohio, and all of its offices, and is used interchangeably herein with the “City, Village or Township.”

2. **“City, Village or Township Land Inventory”** means the land bank operated by the City, Village or Township, and is not used interchangeably herein with “Land Bank.”
3. **“Commercial”** means property used primarily for retail or other commercial purposes or mixed use properties that contain both commercial and residential properties.
4. **“Effective date”** means the most recent effective date of this MOU and its Appendices, as evidenced by the dated signatures of both the Land Bank and the City, Village or Township.
5. **“Industrial”** means property used primarily for industrial purposes.
6. **“Butler County Land Reutilization Corporation”** means the county land reutilization corporation organized and incorporated in Butler County, Ohio, and is used interchangeably herein with the “Land Bank.”
7. **“Multi-family residential”** means a structure containing more than four residential units.
8. **“Single family residential”** means a structure containing only residential units and containing no more than four residential units.
9. **“Unit”** means a private residential dwelling within a structure that has its own means of entrance separate from any other dwellings within the structure.
10. **“Vacant”** means a residential, commercial, industrial or other structure that is not occupied for a period of not less than six months, including both vacant land and properties that exhibit signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.
11. **“Vegetation”** means any tree, shrub, bush, vine, or any other plant life not easily recognizable as a grass.
12. **“Nonproductive Land”** shall have the meaning set forth in section 5722.01(F) of the Ohio Revised Code.

ARTICLE II

Statutory Protocols

Pursuant to S.B. 353 enacted by the 127th Ohio General Assembly and signed by the Ohio Governor on May 7, 2010, a City, Village or Township that lies within a county that has established a county land reutilization corporation possesses certain preemptory rights with respect to properties that are or may be acquired by the county land reutilization corporation.

These statutory rights, which the Parties hereby acknowledge and agree to respect, shall be exercisable by the City, Village or Township at its discretion and are as follows:

1. City, Village or Township Preemption in Tax Foreclosures

- a. Upon tax foreclosure by the County Treasurer against properties within the City, Village or Township, the Land Bank and the City, Village or Township (if the City, Village or Township has adopted and implemented land bank procedures set forth in RC §§5722.02-5722.15) are each eligible to take title to such property, whether through deed in lieu of foreclosure, Board of Revision tax foreclosure, or judicial tax foreclosure.
- b. In the event that both the Land Bank and the City, Village or Township wish to acquire such tax foreclosed property, the City, Village or Township shall have the first right to acquire such property upon foreclosure, and the City, Village or Township shall have first priority to acquire such property.

2. Right of First Acquisition by a Municipality

- a. The Land Bank shall acquire property in the City, Village or Township only as set forth in Appendix “A”. Upon acquisition of any property in the City, Village or Township, the Land Bank shall convey the property in question to the City, Village or Township within ninety (90) days, and the City, Village or Township shall reimburse the Land Bank for all costs related to holding, maintaining, and acquiring said property, including transactional costs, title examinations and environmental assessments, as consideration thereof, unless the Land Bank agrees to waive some or all of this reimbursement amount in writing.
- b. The City, Village or Township shall be responsible for paying the cost of any additional title examinations, environmental assessments and any other studies or inspections not already undertaken by the Land Bank with respect to such properties.

ARTICLE III

Negotiation and Execution of Protocols Agreements

The Land Bank and the City, Village or Township may jointly develop and enter into protocols agreements pursuant to the mutual written agreement of the Parties. The parties hereby enter into the following protocols agreements:

1. Acquisition and Disposition Protocols Agreements (attached herein as “Appendix A”).

The Land Bank and the City, Village or Township may jointly develop and enter into any additional protocols agreements pursuant to the mutual written agreement of both Parties.

Subsequent protocols agreements that the Parties enter into shall be attached to this MOU starting as “Appendix B” and progressing sequentially in alphabetic order. Any such changes to the protocols agreements enumerated above shall be reflected herein under Article III, as well as

in the text of the protocols agreements. Notwithstanding the foregoing, the inclusion of subsequent protocols agreements shall be in accordance with Article IV Section 2.

ARTICLE IV

Term, Amendment, Construction, Notices, and Assignment

1. Term of MOU

- a. This MOU may be terminated unilaterally in full or in part by either of the Parties upon sixty (60) days prior written notice of the terminating party, or by joint written agreement of both Parties at any time.
- b. Such unilateral termination shall not be of any force and effect as to any unperformed monetary or other obligations of either of the parties in effect at the time of such termination.

2. Amendment of MOU

- a. This MOU may be amended at any time by the written mutual agreement of both Parties, and such amendments shall be executed by the Parties.
- b. If at any time the parties choose to amend this MOU or any of its appendices or other attachments, the Effective Date of this MOU shall be changed to reflect the date of the execution of the most recent amendment or amendments.

3. Construction of Provisions of MOU as Severable

- a. If any specific provision of this MOU, including attached appendices, are forbidden by law, unenforceable, or terminated either unilaterally or bilaterally under the procedures set forth herein, then such provision shall be rendered without effect.
- b. If any provision is rendered without effect as set forth in Article IV(3)(a), such provision shall be construed as severable from the remainder of the MOU, and the remainder of the MOU from it, and to the extent possible by the remainder of the MOU shall be construed as operating without the stricken provision.

4. Notices

- a. All notices, requests and correspondences made from the Land Bank to the City, Village or Township shall be in writing and shall be deemed to have been duly given if delivered by hand or mailed by regular mail to the addresses indicated in Appendix A.

- b. The City, Village or Township shall endeavor to forward any notices, requests and correspondences described in Article IV(4)(a) to other City, Village or Township departments as it sees relevant.

5. Successors and Assigns; Parties in Interest; Assignment

- a. The provisions and covenants set forth and agreed to herein shall extend to and be binding upon the successors and assigns of the Land Bank and the City, Village or Township, and such provisions and covenants shall bind such successors and assigns jointly and severally.
- b. All of the provisions and covenants hereof shall be held to be for the sole and exclusive benefit of the Land Bank and the City, Village or Township, and no third party shall be deemed the beneficiary of such covenants and provisions, except pursuant to the mutual written agreement of the Parties.
- c. Each of the parties may assign any part or all of its rights or obligations under this MOU to a third party by the prior written agreement of the non-assigning Party.

6. Incorporation of MOU into the City, Village or Township's Land Reutilization Program

- a. A copy of this MOU, including all appendices and other attachments, shall be attached to the City, Village or Township's Policy and Procedures Manual governing the City, Village or Township's Land Reutilization Program, City, Village or Township Land Inventory, and "Federal" Land Inventory.
- b. Nothing in this MOU shall be construed as limiting or restricting the City, Village or Township's ability to follow its Policies and Procedures manual referenced in Article IV(6)(a) with respect to the City, Village or Township's internal activities or activities the City, Village or Township undertakes pursuant to an agreement with third parties other than the Land Bank.

7. Incorporation of MOU into Land Bank's Policies and Procedures

- a. A copy of this MOU, including all Appendices and other attachments, shall be attached to the Land Bank's Policies and Procedures as adopted by the Land Bank's Board of Directors.
- b. Nothing in this MOU shall be construed as being in conflict with the Land Bank's Policies and Procedures, and to the extent any provision of this MOU is found to be inconsistent with the Land Bank's Policies and Procedures such provision shall be severable from the MOU as set forth in Article IV(3)(a)-(b) of the MOU.

IN WITNESS WHEREOF, the Butler County Land Reutilization Corporation and the City of ~~Middletown~~ Monroe execute this Master Memorandum of Understanding as of the ____ day of month, year.

BUTLER COUNTY LAND REUTILIZATION CORPORATION

By: _____

Title: _____

CITY, VILLAGE OR TOWNSHIP, OHIO

By: _____

Title: _____

Approved as to Form

County Prosecutor, or
City/Village Law Director

APPENDIX A

Attached to the Master Memorandum of Understanding entered into between the City, ~~Village or Township of Monroe, Ohio~~ and the Butler County Land Reutilization Corporation on the ____ day of month, year.

ACQUISITION AND DISPOSITION PROTOCOLS AGREEMENT

1. Acquisition of Real Property in the City, Village or Township
 - a. Subject to any required approval of the legislative authorities of each of the Parties, the Land Bank shall only accept title to real property within the limits of City, Village or Township under the following conditions:
 1. The parcel is nonproductive land selected by the City, Village or Township from the list of delinquent lands as provided in ORC Section 5722.04.
 2. Donations of Land
 - A. For any parcel, the Land Bank shall provide written notice that the Land Bank has been offered title to the real property in question. Such notices shall include the address and parcel number of the property and contact information for donor.
 - B. The City, Village or Township will conduct due diligence for donation requests requiring written notice from the Land Bank at the City, Village or Township cost and respond in writing within thirty (30) days of notice instructing the Land Bank whether to accept donation or not.
2. Disposition of Real Property Acquired from the Land Bank
 - a. Subject to any required approval of the City, Village or Township, disposition of Real Property acquired by the Land Bank and subsequently transferred to the City, Village or Township shall be consistent with the current or most recent version of the City, Village or Township Master Plan, Land Use Plan, and the HUD Consolidated Plan.
3. Maintenance of Real Property owned by the Land Bank within the City, Village or Township
 - a. The City, Village or Township shall be responsible for upkeep of Land Bank properties within the City, Village or Township acquired in accordance with this Appendix A and will ensure at City, Village or Township expense that all Land

Bank owned parcels are compliant with the various property maintenance and nuisance codes of the City, Village or Township.

4. Special Protocols for Commercial and Industrial Properties

- a. The land bank shall not accept title to commercial, industrial or multi-family residential property in the City, Village or Township without a separate written agreement between the City, Village or Township and Land Bank for each individual transaction.

5. Notices

- a. Any notices required under this Acquisition and Disposition Protocols Agreement shall be deemed to have been duly given if delivered by hand or mailed by regular mail to the following addresses:

If to the Land Bank: Butler County Land Reutilization Corporation
Attn: _____

Hamilton, Ohio 450____

If to the City, Village or Township: ~~City, Village or Township Address of~~
Monroe, Ohio
233 S Main Street
P.O. Box 330
Monroe, OH 45050-0330
~~City, Village or Township, Ohio Zip Code~~

6. If the Land Bank acquires title to any real property in the City, Village or Township without compliance with this Appendix A, the City, Village or Township has no obligation to take title to such property and is not responsible for any expenses related to said property.

IN WITNESS THEREOF, the Butler County Land Reutilization Corporation and the City, Village or Township execute this Acquisition and Disposition Protocols Agreement as of the ____ day of month, year.

BUTLER COUNTY LAND REUTILIZATION CORPORATION

By: _____ Title: _____

CITY, VILLAGE OR TOWNSHIP, OHIO

By: _____ Title: _____



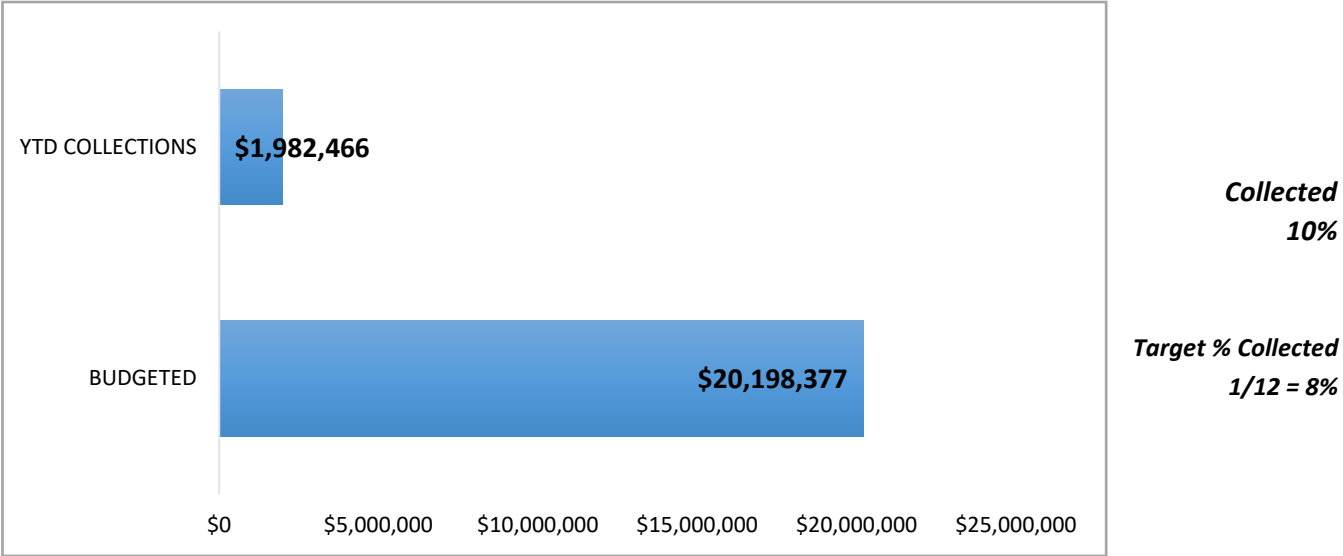
FINANCIAL REPORTS

FOR THE PERIOD ENDING

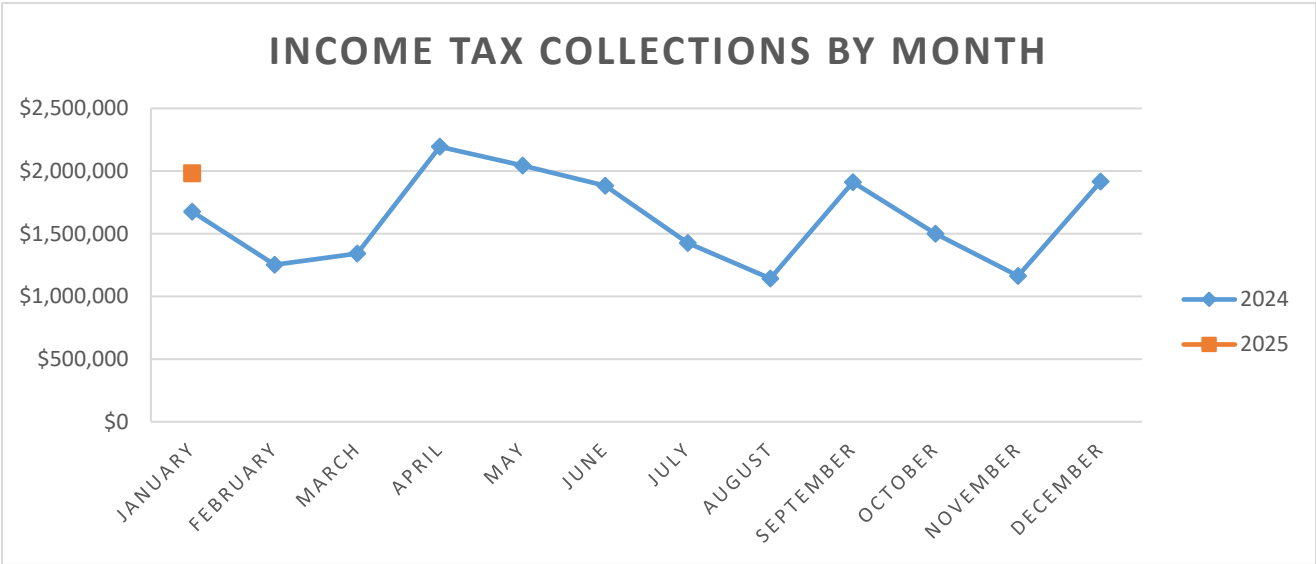
January 31, 2025

MUNICIPAL INCOME TAX MONTHLY REPORT JANUARY 2025

As of the end of January, we have collected (YTD) \$1,982,466 in income tax dollars.
This equals to approximately 10% of the budget estimate.

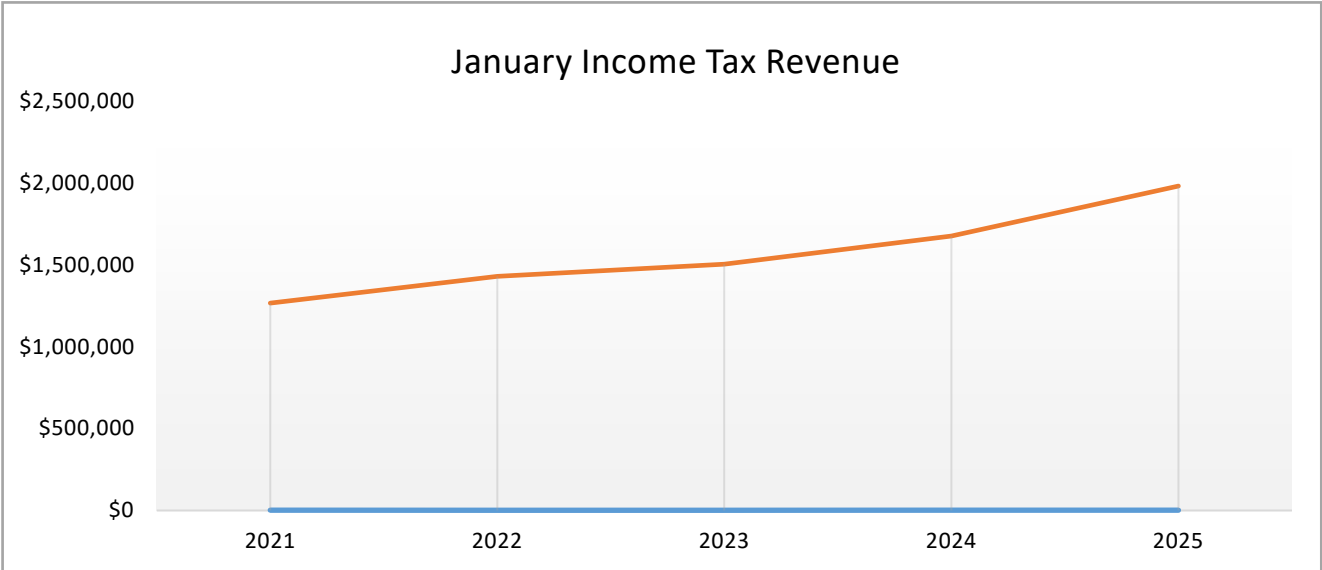


January income tax collections were 18% **higher** in 2025 than at the same time last year. Overall, the City has collected a **difference of \$304,681** in 2025 than at the same time last year.



HISTORICAL COLLECTION OF TAX REVENUE OVER 5 YEARS

Over the last five years, income tax revenue in January has steadily increased.



City of Monroe
Statement of Cash Position
As of 1/2025

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
1110	GENERAL FUND	8,541,990.08	1,739,135.19	2,383,864.10	7,897,261.17
2101	INCOME TAX - PUBLIC SAFETY	148,418.34	345,170.32	0.00	493,588.66
2210	STREET FUND	1,843,604.71	130,838.93	509,152.94	1,465,290.70
2220	STATE HIGHWAY FUND	259,759.02	8,858.17	6,893.79	261,723.40
2230	MOTOR VEHICLE LICENSE TAX FUND	35,592.22	0.00	0.00	35,592.22
2310	FIRE - 1989 LEVY FUND	232,152.01	849,646.02	997,980.07	83,817.96
2320	FIRE - 2005 LEVY FUND	1,010.27	0.00	0.00	1,010.27
2330	FEMA FUND	656.75	0.00	0.00	656.75
2370	ONEOHIO OPIOID SETTLEMENT FUND	152,810.48	0.00	0.00	152,810.48
2410	POLICE LAW ENFORCEMENT FUND	490,867.80	501,654.98	910,732.77	81,790.01
2420	DARE GRANT FUND	9,664.84	1,408.23	0.00	11,073.07
2430	ENFORCEMENT AND EDUCATION FUND	7,007.72	130.00	0.00	7,137.72
2440	FEDERAL ASSET FORFEITURE FUND	13,735.42	0.00	0.00	13,735.42
2450	OHIO PEACE OFFICER TRAINING	88,361.18	46,755.39	0.00	135,116.57
2510	COURT TECHNOLOGY IMPROVEMENT	5,344.43	500.00	2,384.64	3,459.79
2621	MONROE CROSSINGS (C1)	2,311.21	0.00	0.00	2,311.21
2622	PARK 63/SUMMIT (C2)	312,868.07	0.00	0.00	312,868.07
2623	MONROE COMMERCE CENTER (C3)	1,833,468.89	0.00	0.00	1,833,468.89
2626	MIAMI VALLEY INDUSTRIAL (C6)	243,429.13	0.00	0.00	243,429.13
2627	YANKEE ROAD (C7)	25,058.43	0.00	0.00	25,058.43
2628	BERNS/DOUGLAS (C8)	30,172.40	0.00	0.00	30,172.40
2629	FRICK GREENTREE (C9)	392.01	0.00	0.00	392.01
2630	OSBOURNE (C10)	199.45	0.00	0.00	199.45
2631	SATELLITE FARMS (C11)	159,126.42	0.00	0.00	159,126.42
2632	CORRIDOR 75/MILLEN (C12)	4,862.84	0.00	0.00	4,862.84
2633	CORRIDOR 75 #1 (C13)	881,859.98	0.00	0.00	881,859.98
2634	CORRIDOR 75 #2 (C14)	3,265.21	0.00	0.00	3,265.21
2721	ARBOR ACRES (R1)	99,907.02	0.00	0.00	99,907.02
2722	HERITAGE GREEN (R2)	267,007.78	0.00	0.00	267,007.78
2723	WYANDOT WOODS (R3)	1,146,141.76	0.00	0.00	1,146,141.76
2724	GILMAR MEADOWS (R4)	112,814.48	0.00	0.00	112,814.48
2725	MT PLEASANT (R5)	34,759.19	0.00	0.00	34,759.19
2726	BRITTONY WOODS (R6)	650,229.35	0.00	0.00	650,229.35
2727	TODD'S GLEN RESERVE (R7)	75,639.50	0.00	0.00	75,639.50
2728	MAJESTIC OAKS (R8)	2,210.69	0.00	0.00	2,210.69
2729	TRIMBLE FARM (R9)	77,121.22	0.00	0.00	77,121.22
2731	HANKINS ROAD (R11)	5.66	0.00	0.00	5.66
2732	MONROE CROSSINGS #1 (R12)	887,398.47	0.00	0.00	887,398.47
2733	MONROE CROSSINGS #2 (R13)	635,508.14	0.00	0.00	635,508.14
2734	MONROE CROSSINGS #3 (R14)	692,686.56	0.00	0.00	692,686.56

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
2735	RESERVES OF MONROE XINGS (R15)	322,911.52	0.00	0.00	322,911.52
3101	INCOME TAX - CAPITAL PROJECTS	1,483,097.26	147,930.14	607.50	1,630,419.90
3110	PARK IMPROVEMENT FUND	326,700.62	1,571.02	0.00	328,271.64
3120	CAPITAL IMPROVEMENT FUND	2,233,677.05	0.00	0.00	2,233,677.05
3620	CPO TIF - CAPITAL FUND	24,880.23	0.00	0.00	24,880.23
4110	G.O. BOND RETIREMENT FUND	119,200.29	0.00	0.00	119,200.29
4210	WATER BOND RETIREMENT FUND	50,468.69	0.00	0.00	50,468.69
4310	S.A. BOND RETIREMENT FUND	614.68	0.00	0.00	614.68
4410	INCOME TAX BOND RETIREMENT FUN	164,881.68	0.00	0.00	164,881.68
4610	CORRIDOR 75 PARK LTD TIF FUND	126,651.27	0.00	0.00	126,651.27
5110	S.A. STREET LIGHTING FUND	2,466.28	0.00	0.00	2,466.28
6110	WATER FUND	1,485,881.30	266,759.90	358,168.87	1,394,472.33
6115	WATER GUARANTEE DEPOSIT	50,700.00	-1,275.00	0.00	49,425.00
6120	WATER CAPITAL IMPROVEMENTS	446,610.07	278,719.58	0.00	725,329.65
6125	WATER METER& READ SYSTEM REPL	741,187.58	20,944.52	15,294.33	746,837.77
6210	SEWER FUND	7,517.90	102,211.42	113,494.59	-3,765.27
6310	STORM WATER FUND	717,342.72	69,640.33	17,725.33	769,257.72
6315	STORMWATER DEPOSIT FUND	68,400.00	0.00	0.00	68,400.00
6410	GARBAGE FUND	395,449.76	109,713.97	103,210.73	401,953.00
6510	CEMETERY FUND	33,507.94	6,274.32	368.00	39,414.26
6610	STREET LIGHTING UTILITY	5,446.85	13,235.29	12,074.53	6,607.61
7100	CEMETERY MAINTENANCE TRUST	74,016.13	332.09	0.00	74,348.22
7110	MOUND CEMETERY TRUST FUND	77,714.54	245.04	0.00	77,959.58
7120	LONG STREET TRUST FUND	9,731.42	256.25	0.00	9,987.67
7310	FIRE HISTORIC PRESERVATION FUN	1,470.54	0.00	0.00	1,470.54
7320	FIRE LOSS SECURITY FUND	45,371.33	0.00	0.00	45,371.33
7410	DRUG LAW ENFORCEMENT TRUST	14,648.27	522.50	0.00	15,170.77
		29,039,965.05	4,641,178.60	5,431,952.19	28,249,191.46

YTD BUDGET REPORT - REVENUE JANUARY 2025

FUND	ACCOUNT DESCRIPTION	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	REMAINING REVENUE
1110	1110 GENERAL FUND	18,905,136	18,905,136	1,739,135.19	17,166,001
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,373,300	3,373,300	345,170.32	3,028,130
2210	2210 STREET FUND	2,190,200	2,190,200	130,838.93	2,059,361
2310	2310 FIRE - 1989 LEVY FUND	6,506,010	6,506,010	849,646.02	5,656,364
2370	2370 ONEOHIO OPIOID SETTLEMENT FUND	36,780	36,780	0.00	36,780
2410	2410 POLICE LAW ENFORCEMENT FUND	5,164,625	5,164,625	501,654.98	4,662,970
2600	2600 TIF FUNDS	3,787,875	3,787,875	0	3,787,875
2700	2700 RID FUNDS	6,160,975	6,160,975	0	6,160,975
3101	3101 INCOME TAX - CAPITAL PROJECT FUND	1,451,377	1,451,377	147,930.14	1,303,447
6110	6110 WATER FUND	3,779,412	3,779,412	266,759.90	3,512,652
6120	6120 WATER CAPITAL IMPROVEMENT FUND	412,000	562,000	278,719.58	283,280
6210	6210 SEWER FUND	1,328,800	1,328,800	102,211.42	1,226,589
6310	6310 STORM WATER FUND	692,450	692,450	69,640.33	622,810
6410	6410 GARBAGE FUND	1,271,100	1,271,100	109,713.97	1,161,386
TOTALS		55,060,040	55,210,040	4,541,421	50,668,619

YTD BUDGET REPORT - EXPENSE JANUARY 2025

FUND	ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
1110	1110 GENERAL FUND	20,702,702	20,722,702	2,289,509.65	1,262,379.96	17,170,812
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,400,000	3,400,000	0.00	0.00	3,400,000
2210	2210 STREET FUND	3,232,716	3,232,716	421,446.35	148,383.82	2,662,886
2310	2310 FIRE - 1989 LEVY FUND	6,502,245	6,502,245	895,608.03	218,088.14	5,388,549
2410	2410 POLICE LAW ENFORCEMENT FUND	5,300,826	5,300,826	773,083.07	234,855.93	4,292,887
2600	2600 TIF FUNDS	3,353,180	3,353,180	0	0	3,353,180
2700	2700 RID FUNDS	6,097,771	6,097,771	0	0	6,097,771
3101	3101 INCOME TAX - CAPITAL PROJECT FUNDS	2,906,628	2,906,628	0.00	46,377.50	2,860,251
6110	6110 WATER FUND	4,193,036	4,193,036	315,940.39	90,234.01	3,786,862
6120	6120 WATER CAPITAL IMPROVEMENT FUNDS	896,246	896,246	0.00	0.00	896,246
6210	6210 SEWER FUND	1,429,565	1,429,565	113,764.73	17,474.42	1,298,326
6310	6310 STORM WATER FUND	732,350	732,350	14,759.59	12,932.09	704,658
6410	6410 GARBAGE FUND	1,249,143	1,249,143	103,432.08	12,232.09	1,133,479
TOTALS		59,996,408	60,016,408	4,927,544	2,042,958	53,045,906

Checks over \$15,000 January 2025		
NAME	INVOICE NET	INVOICE DESCRIPTION
BUTLER COUNTY WATER & SEWER DEPT	103,804.01	ACCT # 3048687-2055515
BUTLER COUNTY WATER & SEWER DEPT	102,067.54	DECEMBER 2024 WASTE WATER
BUTLER COUNTY WATER & SEWER DEPT	113,889.91	ACCT # 3048687-2055515
BRICKER GRAYDON LLP	17,805.50	LEGAL SERVICES
CDW GOVERNMENT, INC	20,891.26	REPLACEMENT COMPUTERS - PD
CIVICA NORTH AMERICA, INC.	38,516.69	ANNAUL MAINT FEES FOR SOFTWARE AND HARDWARE
DAIMLER TRUCKS & BUSES US HOLDING LLC	168,925.06	FIVE WESTERN STAR DUMP TRUCKS - LEASE
INCENTIVE REVIEW GROUP LLC	20,000.00	TIF & INCENTIVE DISTRICT REVIEW SERVICES
RUMPKE OF OHIO, INC	89,439.36	CUSTOMER # 6300108176
TURTLECREEK TOWNSHIP TRUSTEES	33,160.27	JEDD REVENUE SPLIT 2024 QTR 4 RACINO JEDD
WEX INC	20,262.94	FUEL FOR DECEMBER 2024



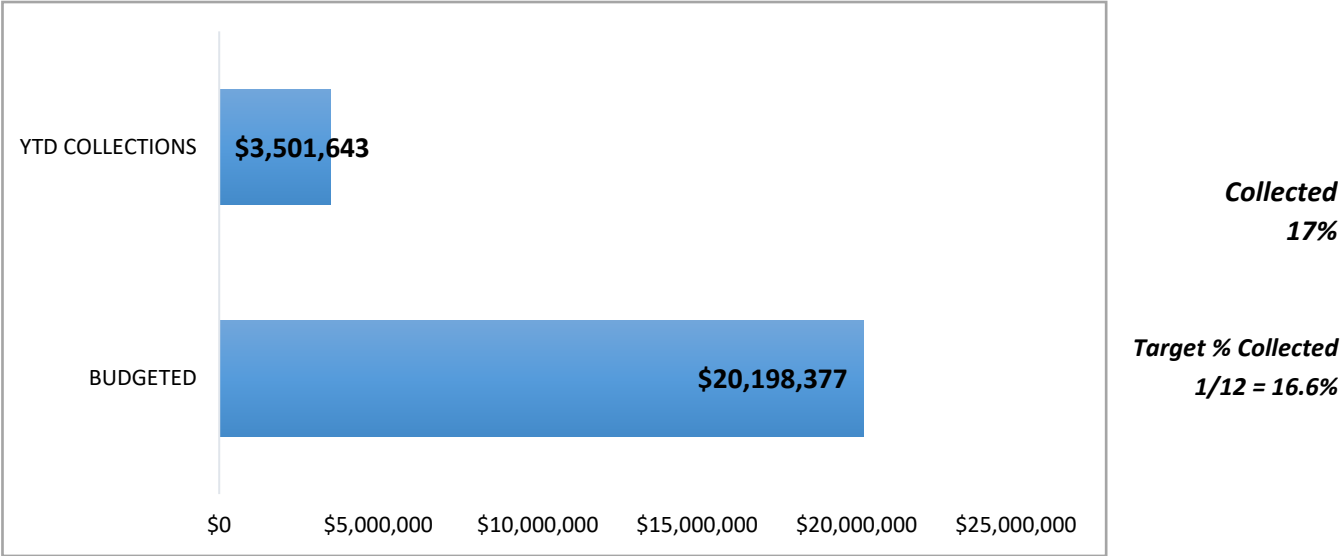
FINANCIAL REPORTS

FOR THE PERIOD ENDING

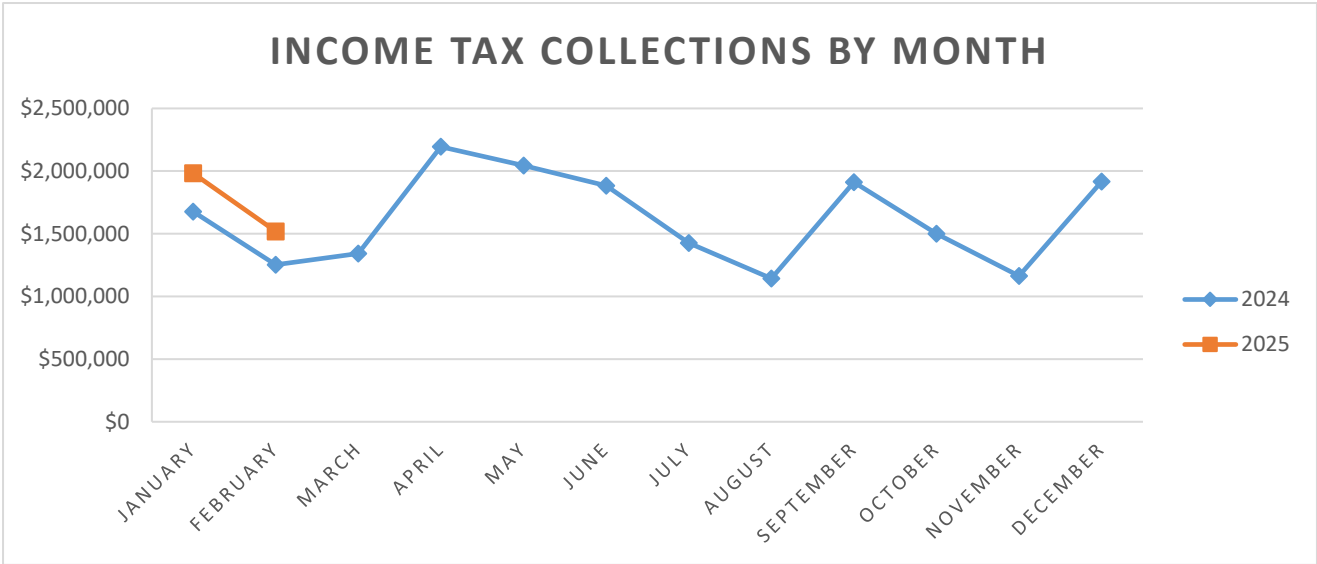
February 28, 2025

MUNICIPAL INCOME TAX MONTHLY REPORT FEBRUARY 2025

As of the end of February, we have collected (YTD) \$3,501,643 in income tax dollars.
This equals to approximately 17% of the budget estimate.

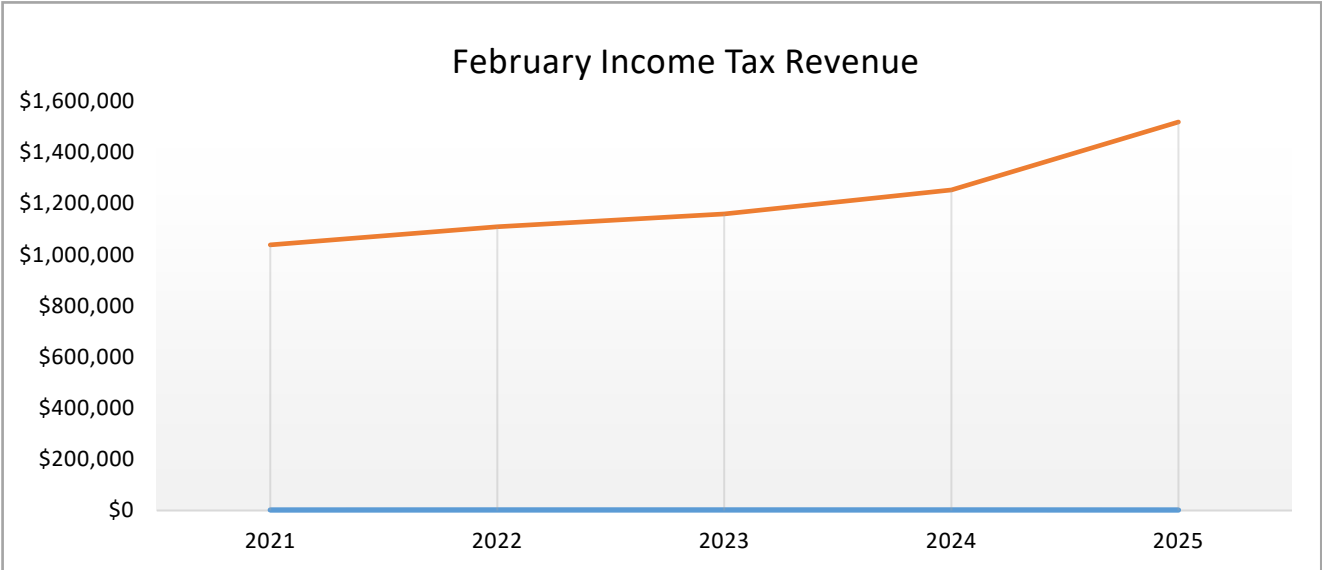


February income tax collections were 19% **higher** in 2025 than at the same time last year. Overall, the City has collected a **difference of \$570,821** in 2025 than at the same time last year.



HISTORICAL COLLECTION OF TAX REVENUE OVER 5 YEARS

Over the last five years, income tax revenue in February has steadily increased.



City of Monroe
Statement of Cash Position
As of 2/2025

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
1110	GENERAL FUND	8,541,990.08	3,163,044.99	4,496,786.55	7,208,248.52
2101	INCOME TAX - PUBLIC SAFETY	148,418.34	608,472.42	0.00	756,890.76
2210	STREET FUND	1,843,604.71	263,647.62	742,029.27	1,365,223.06
2220	STATE HIGHWAY FUND	259,759.02	19,095.18	7,891.99	270,962.21
2230	MOTOR VEHICLE LICENSE TAX FUND	35,592.22	0.00	0.00	35,592.22
2310	FIRE - 1989 LEVY FUND	232,152.01	1,508,670.24	1,626,501.86	114,320.39
2320	FIRE - 2005 LEVY FUND	1,010.27	0.00	0.00	1,010.27
2330	FEMA FUND	656.75	0.00	538.85	117.90
2370	ONEOHIO OPIOID SETTLEMENT FUND	152,810.48	0.00	0.00	152,810.48
2410	POLICE LAW ENFORCEMENT FUND	490,867.80	1,053,592.98	1,414,533.21	129,927.57
2420	DARE GRANT FUND	9,664.84	1,408.23	0.00	11,073.07
2430	ENFORCEMENT AND EDUCATION FUND	7,007.72	525.00	0.00	7,532.72
2440	FEDERAL ASSET FORFEITURE FUND	13,735.42	0.00	0.00	13,735.42
2450	OHIO PEACE OFFICER TRAINING	88,361.18	46,755.39	0.00	135,116.57
2510	COURT TECHNOLOGY IMPROVEMENT	5,344.43	1,324.10	4,801.42	1,867.11
2621	MONROE CROSSINGS (C1)	2,311.21	0.00	0.00	2,311.21
2622	PARK 63/SUMMIT (C2)	312,868.07	0.00	0.00	312,868.07
2623	MONROE COMMERCE CENTER (C3)	1,833,468.89	0.00	0.00	1,833,468.89
2626	MIAMI VALLEY INDUSTRIAL (C6)	243,429.13	0.00	0.00	243,429.13
2627	YANKEE ROAD (C7)	25,058.43	0.00	0.00	25,058.43
2628	BERNS/DOUGLAS (C8)	30,172.40	0.00	0.00	30,172.40
2629	FRICK GREENTREE (C9)	392.01	0.00	0.00	392.01
2630	OSBOURNE (C10)	199.45	0.00	0.00	199.45
2631	SATELLITE FARMS (C11)	159,126.42	0.00	0.00	159,126.42
2632	CORRIDOR 75/MILLEN (C12)	4,862.84	0.00	0.00	4,862.84
2633	CORRIDOR 75 #1 (C13)	881,859.98	0.00	0.00	881,859.98
2634	CORRIDOR 75 #2 (C14)	3,265.21	0.00	0.00	3,265.21
2721	ARBOR ACRES (R1)	99,907.02	0.00	0.00	99,907.02
2722	HERITAGE GREEN (R2)	267,007.78	0.00	0.00	267,007.78
2723	WYANDOT WOODS (R3)	1,146,141.76	0.00	0.00	1,146,141.76
2724	GILMAR MEADOWS (R4)	112,814.48	0.00	0.00	112,814.48
2725	MT PLEASANT (R5)	34,759.19	0.00	0.00	34,759.19
2726	BRITTONY WOODS (R6)	650,229.35	0.00	0.00	650,229.35
2727	TODD'S GLEN RESERVE (R7)	75,639.50	0.00	0.00	75,639.50
2728	MAJESTIC OAKS (R8)	2,210.69	0.00	0.00	2,210.69
2729	TRIMBLE FARM (R9)	77,121.22	0.00	0.00	77,121.22
2731	HANKINS ROAD (R11)	5.66	0.00	0.00	5.66
2732	MONROE CROSSINGS #1 (R12)	887,398.47	0.00	0.00	887,398.47
2733	MONROE CROSSINGS #2 (R13)	635,508.14	0.00	0.00	635,508.14
2734	MONROE CROSSINGS #3 (R14)	692,686.56	0.00	0.00	692,686.56

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
2735	RESERVES OF MONROE XINGS (R15)	322,911.52	0.00	0.00	322,911.52
3101	INCOME TAX - CAPITAL PROJECTS	1,483,097.26	260,773.89	607.50	1,743,263.65
3110	PARK IMPROVEMENT FUND	326,700.62	2,356.53	0.00	329,057.15
3120	CAPITAL IMPROVEMENT FUND	2,233,677.05	0.00	39,736.95	2,193,940.10
3620	CPO TIF - CAPITAL FUND	24,880.23	0.00	0.00	24,880.23
4110	G.O. BOND RETIREMENT FUND	119,200.29	0.00	0.00	119,200.29
4210	WATER BOND RETIREMENT FUND	50,468.69	0.00	0.00	50,468.69
4310	S.A. BOND RETIREMENT FUND	614.68	0.00	0.00	614.68
4410	INCOME TAX BOND RETIREMENT FUN	164,881.68	0.00	0.00	164,881.68
4610	CORRIDOR 75 PARK LTD TIF FUND	126,651.27	0.00	0.00	126,651.27
5110	S.A. STREET LIGHTING FUND	2,466.28	0.00	0.00	2,466.28
6110	WATER FUND	1,485,920.71	672,435.28	546,376.19	1,611,979.80
6115	WATER GUARANTEE DEPOSIT	50,700.00	-4,350.00	0.00	46,350.00
6120	WATER CAPITAL IMPROVEMENTS	446,610.07	643,694.37	367,046.11	723,258.33
6125	WATER METER& READ SYSTEM REPL	741,183.93	44,257.06	40,078.61	745,362.38
6210	SEWER FUND	7,511.26	219,686.99	214,058.67	13,139.58
6310	STORM WATER FUND	717,337.72	143,805.01	31,521.69	829,621.04
6315	STORMWATER DEPOSIT FUND	68,400.00	0.00	0.00	68,400.00
6410	GARBAGE FUND	395,427.95	218,829.65	198,682.33	415,575.27
6510	CEMETERY FUND	33,507.94	6,876.96	2,388.00	37,996.90
6610	STREET LIGHTING UTILITY	5,444.54	27,032.60	24,218.47	8,258.67
7100	CEMETERY MAINTENANCE TRUST	74,016.13	394.51	0.00	74,410.64
7110	MOUND CEMETERY TRUST FUND	77,714.54	709.67	0.00	78,424.21
7120	LONG STREET TRUST FUND	9,731.42	743.45	0.00	10,474.87
7310	FIRE HISTORIC PRESERVATION FUN	1,470.54	0.00	0.00	1,470.54
7320	FIRE LOSS SECURITY FUND	45,371.33	0.00	0.00	45,371.33
7410	DRUG LAW ENFORCEMENT TRUST	14,648.27	837.00	5,000.00	10,485.27
		29,039,965.05	8,904,619.12	9,762,797.67	28,181,786.50

YTD BUDGET REPORT - REVENUE FEBRUARY 2025

FUND	ACCOUNT DESCRIPTION	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	REMAINING REVENUE
1110	1110 GENERAL FUND	18,905,136	18,905,136	3,163,044.99	15,742,091
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,373,300	3,373,300	608,472.42	2,764,828
2210	2210 STREET FUND	2,190,200	2,190,200	263,647.62	1,926,552
2310	2310 FIRE - 1989 LEVY FUND	6,506,010	6,506,010	1,508,670.24	4,997,340
2370	2370 ONEOHIO OPIOID SETTLEMENT FUND	36,780	36,780	0.00	36,780
2410	2410 POLICE LAW ENFORCEMENT FUND	5,164,625	5,164,625	1,053,592.98	4,111,032
2600	2600 TIF FUNDS	3,787,875	3,787,875	0	3,787,875
2700	2700 RID FUNDS	6,160,975	6,160,975	0	6,160,975
3101	3101 INCOME TAX - CAPITAL PROJECT FUND	1,451,377	1,451,377	260,773.89	1,190,603
6110	6110 WATER FUND	3,779,412	3,779,412	672,435.28	3,106,977
6120	6120 WATER CAPITAL IMPROVEMENT FUND	412,000	562,000	643,694.37	-81,694
6210	6210 SEWER FUND	1,328,800	1,328,800	219,686.99	1,109,113
6310	6310 STORM WATER FUND	692,450	692,450	143,805.01	548,645
6410	6410 GARBAGE FUND	1,271,100	1,271,100	218,829.65	1,052,270
TOTALS		55,060,040	55,210,040	8,756,653	46,453,387

YTD BUDGET REPORT - EXPENSE FEBRUARY 2025

FUND	ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
1110	1110 GENERAL FUND	20,702,702	20,722,702	4,206,707.64	1,387,875.11	15,128,119
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,400,000	3,400,000	0.00	0.00	3,400,000
2210	2210 STREET FUND	3,232,716	3,232,716	594,737.24	140,355.21	2,497,624
2310	2310 FIRE - 1989 LEVY FUND	6,502,245	6,502,245	1,490,322.35	204,436.29	4,807,486
2410	2410 POLICE LAW ENFORCEMENT FUND	5,300,826	5,300,826	1,244,252.10	247,677.93	3,808,896
2600	2600 TIF FUNDS	3,353,180	3,353,180	0	0	3,353,180
2700	2700 RID FUNDS	6,097,771	6,097,771	0	0	6,097,771
3101	3101 INCOME TAX - CAPITAL PROJECT FUND	2,906,628	2,906,628	0.00	46,377.50	2,860,251
6110	6110 WATER FUND	4,193,036	4,193,036	500,487.27	93,180.29	3,599,368
6120	6120 WATER CAPITAL IMPROVEMENT FUND	896,246	896,246	0.00	0.00	896,246
6210	6210 SEWER FUND	1,429,565	1,429,565	214,922.40	17,474.42	1,197,168
6310	6310 STORM WATER FUND	732,350	732,350	26,716.05	12,842.09	692,792
6410	6410 GARBAGE FUND	1,249,143	1,249,143	199,622.48	12,232.09	1,037,288
TOTALS		59,996,408	60,016,408	8,477,768	2,162,451	49,376,190

Checks over \$15,000 February 2025		
NAME	INVOICE NET	INVOICE DESCRIPTION
BUTLER COUNTY WATER & SEWER DEPT	96,440.92	JANUARY 2025 WASTE WATER
BUTLER COUNTY WATER & SEWER DEPT	116,934.71	ACCT # 3048687-2055515
BUCKEYE STATE PIPE & SUPPLY CO., INC	23,765.00	VARIOUS WATER METERS AND EQUIPMENT
CIVICPLUS, LLC	16,784.56	Renewal of CivicClerk and CivicMedia
KT HOLDEN CONSTRUCTION LLC	46,300.15	TIMRICK PLACE REHABILITATION PROJECT
MAJORS ENTERPRISE INC	360,482.91	S MAIN ST WATER MAIN REPLACEMENT 2024
PUBLIC ENTITIES POOL OF OHIO	42,734.00	2025 Property and Liability Insurance
ROSSMAN ENTERPRISES, INC	20,290.50	VEHICLE EXHAUST REMOVAL SYSTEM UPGRADE
RUMPKE OF OHIO, INC	89,616.96	CUSTOMER # 6300108176
WEX INC	28,675.04	FUEL FOR DECEMBER 2024



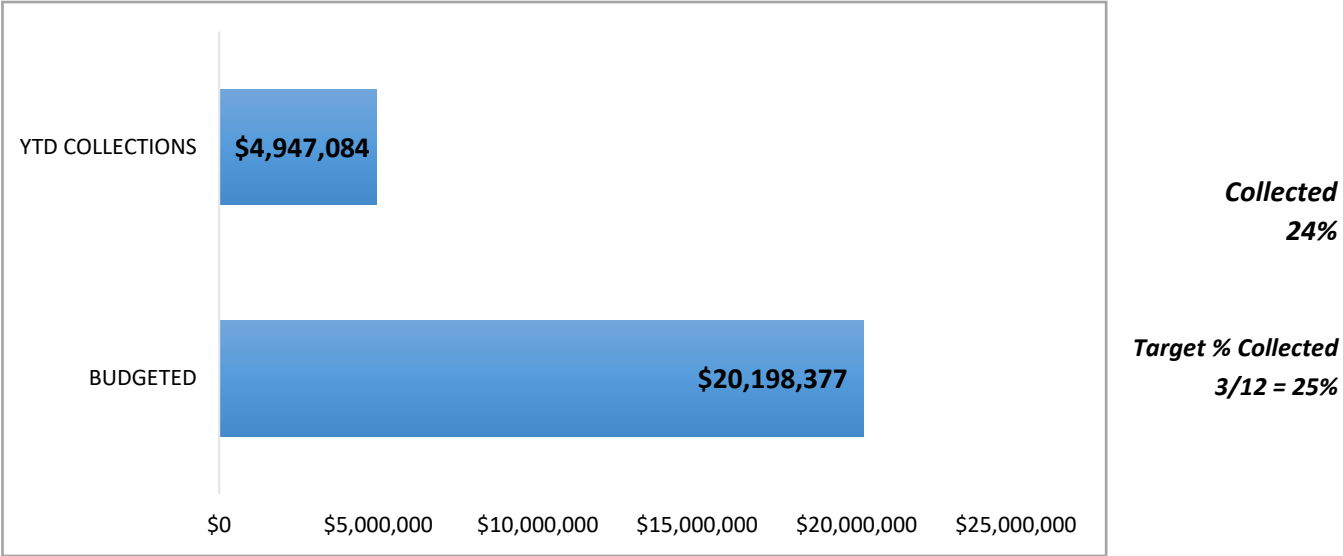
FINANCIAL REPORTS

FOR THE PERIOD ENDING

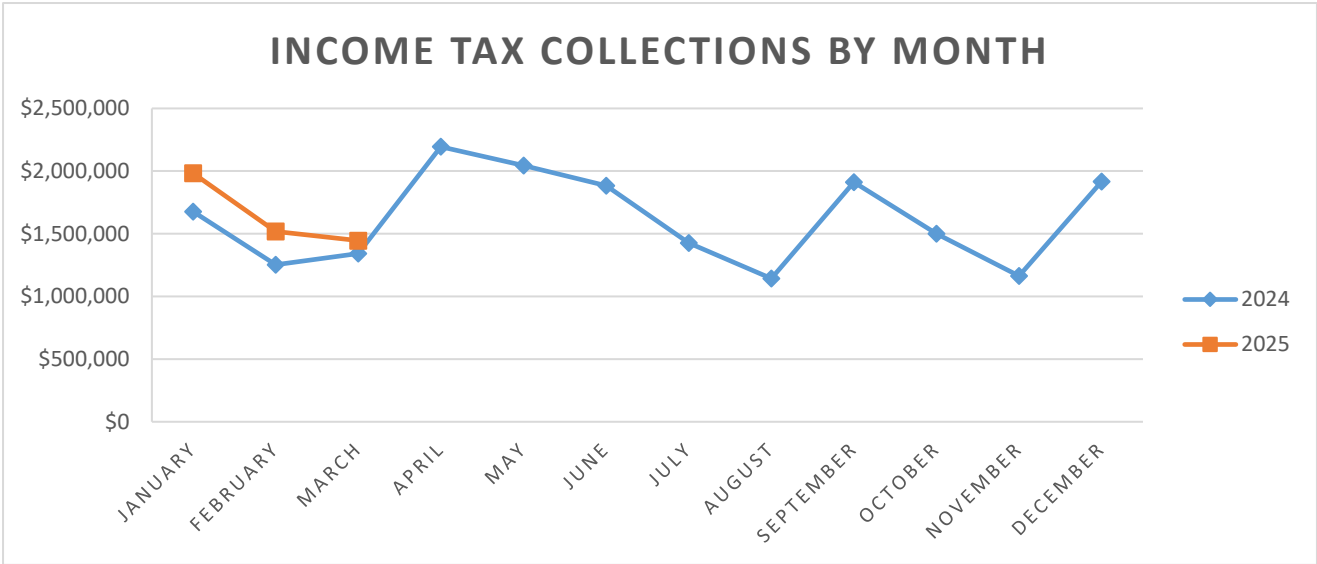
March 31, 2025

MUNICIPAL INCOME TAX MONTHLY REPORT MARCH 2025

As of the end of March, we have collected (YTD) \$4,947,084 in income tax dollars.
This equals to approximately 24% of the budget estimate.

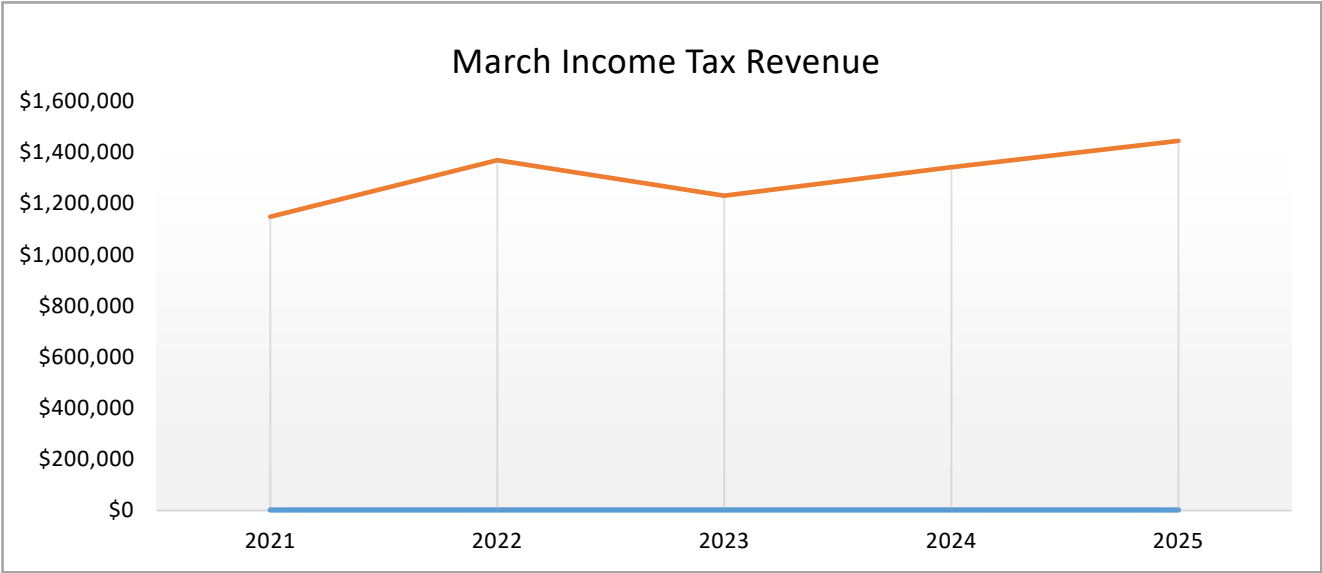


March income tax collections were 16% higher in 2025 than at the same time last year. Overall, the City has collected a difference of \$674,470 in 2025 than at the same time last year.



HISTORICAL COLLECTION OF TAX REVENUE OVER 5 YEARS

Over the last five years, income tax revenue in March has steadily fluctuated.



City of Monroe
Statement of Cash Position
As of 3/2025

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
1110	GENERAL FUND	8,541,990.08	4,792,244.40	6,516,747.83	6,817,486.65
2101	INCOME TAX - PUBLIC SAFETY	148,418.34	858,850.38	0.00	1,007,268.72
2210	STREET FUND	1,843,604.71	390,762.08	971,967.02	1,262,399.77
2220	STATE HIGHWAY FUND	259,759.02	28,995.45	9,464.27	279,290.20
2230	MOTOR VEHICLE LICENSE TAX FUND	35,592.22	0.00	0.00	35,592.22
2310	FIRE - 1989 LEVY FUND	232,152.01	2,073,357.34	2,234,940.38	70,568.97
2320	FIRE - 2005 LEVY FUND	1,010.27	0.00	0.00	1,010.27
2330	FEMA FUND	656.75	0.00	538.85	117.90
2370	ONEOHIO OPIOID SETTLEMENT FUND	152,810.48	0.00	0.00	152,810.48
2410	POLICE LAW ENFORCEMENT FUND	490,867.80	1,558,399.44	1,949,771.10	99,496.14
2420	DARE GRANT FUND	9,664.84	1,408.23	2,372.00	8,701.07
2430	ENFORCEMENT AND EDUCATION FUND	7,007.72	695.00	0.00	7,702.72
2440	FEDERAL ASSET FORFEITURE FUND	13,735.42	0.00	0.00	13,735.42
2450	OHIO PEACE OFFICER TRAINING	88,361.18	46,755.39	0.00	135,116.57
2510	COURT TECHNOLOGY IMPROVEMENT	5,344.43	2,170.16	5,629.96	1,884.63
2621	MONROE CROSSINGS (C1)	2,311.21	0.00	0.00	2,311.21
2622	PARK 63/SUMMIT (C2)	312,868.07	0.00	0.00	312,868.07
2623	MONROE COMMERCE CENTER (C3)	1,833,468.89	0.00	0.00	1,833,468.89
2626	MIAMI VALLEY INDUSTRIAL (C6)	243,429.13	0.00	0.00	243,429.13
2627	YANKEE ROAD (C7)	25,058.43	0.00	0.00	25,058.43
2628	BERNS/DOUGLAS (C8)	30,172.40	0.00	0.00	30,172.40
2629	FRICK GREENTREE (C9)	392.01	0.00	0.00	392.01
2630	OSBOURNE (C10)	199.45	0.00	0.00	199.45
2631	SATELLITE FARMS (C11)	159,126.42	0.00	0.00	159,126.42
2632	CORRIDOR 75/MILLEN (C12)	4,862.84	0.00	0.00	4,862.84
2633	CORRIDOR 75 #1 (C13)	881,859.98	0.00	0.00	881,859.98
2634	CORRIDOR 75 #2 (C14)	3,265.21	0.00	0.00	3,265.21
2721	ARBOR ACRES (R1)	99,907.02	0.00	0.00	99,907.02
2722	HERITAGE GREEN (R2)	267,007.78	0.00	0.00	267,007.78
2723	WYANDOT WOODS (R3)	1,146,141.76	0.00	0.00	1,146,141.76
2724	GILMAR MEADOWS (R4)	112,814.48	0.00	0.00	112,814.48
2725	MT PLEASANT (R5)	34,759.19	0.00	0.00	34,759.19
2726	BRITTONY WOODS (R6)	650,229.35	0.00	0.00	650,229.35
2727	TODD'S GLEN RESERVE (R7)	75,639.50	0.00	0.00	75,639.50
2728	MAJESTIC OAKS (R8)	2,210.69	0.00	0.00	2,210.69
2729	TRIMBLE FARM (R9)	77,121.22	0.00	0.00	77,121.22
2731	HANKINS ROAD (R11)	5.66	0.00	0.00	5.66
2732	MONROE CROSSINGS #1 (R12)	887,398.47	0.00	0.00	887,398.47
2733	MONROE CROSSINGS #2 (R13)	635,508.14	0.00	0.00	635,508.14
2734	MONROE CROSSINGS #3 (R14)	692,686.56	0.00	0.00	692,686.56

Fund	Fund Description	Beg Balance	YTD Receipts	YTD Expenses	Unexpended Balance
2735	RESERVES OF MONROE XINGS (R15)	322,911.52	0.00	0.00	322,911.52
3101	INCOME TAX - CAPITAL PROJECTS	1,483,097.26	368,078.73	13,957.28	1,837,218.71
3110	PARK IMPROVEMENT FUND	326,700.62	4,713.06	1,109.25	330,304.43
3120	CAPITAL IMPROVEMENT FUND	2,233,677.05	106,760.74	139,017.62	2,201,420.17
3620	CPO TIF - CAPITAL FUND	24,880.23	0.00	0.00	24,880.23
4110	G.O. BOND RETIREMENT FUND	119,200.29	0.00	0.00	119,200.29
4210	WATER BOND RETIREMENT FUND	50,468.69	0.00	0.00	50,468.69
4310	S.A. BOND RETIREMENT FUND	614.68	0.00	0.00	614.68
4410	INCOME TAX BOND RETIREMENT FUN	164,881.68	0.00	0.00	164,881.68
4610	CORRIDOR 75 PARK LTD TIF FUND	126,651.27	0.00	0.00	126,651.27
5110	S.A. STREET LIGHTING FUND	2,466.28	0.00	0.00	2,466.28
6110	WATER FUND	1,485,920.71	981,106.72	617,091.09	1,849,936.34
6115	WATER GUARANTEE DEPOSIT	50,700.00	-3,750.00	0.00	46,950.00
6120	WATER CAPITAL IMPROVEMENTS	446,610.07	647,450.50	367,290.59	726,769.98
6125	WATER METER& READ SYSTEM REPL	741,183.93	67,700.90	83,101.31	725,783.52
6210	SEWER FUND	7,511.26	331,387.05	328,955.76	9,942.55
6310	STORM WATER FUND	717,337.72	220,404.41	45,481.32	892,260.81
6315	STORMWATER DEPOSIT FUND	68,400.00	0.00	0.00	68,400.00
6410	GARBAGE FUND	395,427.95	334,549.18	293,387.39	436,589.74
6510	CEMETERY FUND	33,507.94	16,743.20	4,169.46	46,081.68
6610	STREET LIGHTING UTILITY	5,444.54	41,317.17	36,164.31	10,597.40
7100	CEMETERY MAINTENANCE TRUST	74,016.13	748.93	0.00	74,765.06
7110	MOUND CEMETERY TRUST FUND	77,714.54	1,097.80	0.00	78,812.34
7120	LONG STREET TRUST FUND	9,731.42	1,150.87	0.00	10,882.29
7310	FIRE HISTORIC PRESERVATION FUN	1,470.54	0.00	0.00	1,470.54
7320	FIRE LOSS SECURITY FUND	45,371.33	0.00	0.00	45,371.33
7410	DRUG LAW ENFORCEMENT TRUST	14,648.27	1,648.18	5,000.00	11,296.45
		29,039,965.05	12,874,745.31	13,626,156.79	28,288,553.57

YTD BUDGET REPORT - REVENUE MARCH 2025

FUND	ACCOUNT DESCRIPTION	ORIGINAL ESTIM REV	REVISED ESTIM REV	ACTUAL YTD REVENUE	REMAINING REVENUE
1110	1110 GENERAL FUND	18,905,136	18,905,136	4,792,244.40	14,112,892
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,373,300	3,373,300	858,850.38	2,514,450
2210	2210 STREET FUND	2,190,200	2,190,200	390,762.08	1,799,438
2310	2310 FIRE - 1989 LEVY FUND	6,506,010	6,506,010	2,073,357.34	4,432,653
2370	2370 ONEOHIO OPIOID SETTLEMENT FUND	36,780	36,780	0.00	36,780
2410	2410 POLICE LAW ENFORCEMENT FUND	5,164,625	5,164,625	1,558,399.44	3,606,226
2600	2600 TIF FUNDS	3,787,875	3,787,875	0	3,787,875
2700	2700 RID FUNDS	6,160,975	6,160,975	0	6,160,975
3101	3101 INCOME TAX - CAPITAL PROJECT FUND	1,451,377	1,451,377	368,078.73	1,083,298
6110	6110 WATER FUND	3,779,412	3,779,412	981,106.72	2,798,305
6120	6120 WATER CAPITAL IMPROVEMENT FUND	412,000	562,000	647,450.50	-85,451
6210	6210 SEWER FUND	1,328,800	1,328,800	331,387.05	997,413
6310	6310 STORM WATER FUND	692,450	692,450	220,404.41	472,046
6410	6410 GARBAGE FUND	1,271,100	1,271,100	334,549.18	936,551
	TOTALS	55,060,040	55,210,040	12,556,590.23	42,653,450

YTD BUDGET REPORT - EXPENSE MARCH 2025

FUND	ACCOUNT DESCRIPTION	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET
1110	1110 GENERAL FUND	20,702,702	20,722,702	5,962,186.34	1,514,356.83	13,246,159
2101	2101 INCOME TAX - PUBLIC SAFETY FUND	3,400,000	3,400,000	0.00	0.00	3,400,000
2210	2210 STREET FUND	3,232,716	3,232,716	770,407.80	162,245.86	2,300,062
2310	2310 FIRE - 1989 LEVY FUND	6,502,245	6,509,745	2,085,042.97	192,874.81	4,231,827
2410	2410 POLICE LAW ENFORCEMENT FUND	5,300,826	5,300,826	1,760,620.23	220,955.90	3,319,250
2600	2600 TIF FUNDS	3,353,180	3,353,180	0	0	3,353,180
2700	2700 RID FUNDS	6,097,771	6,097,771	0	0	6,097,771
3101	3101 INCOME TAX - CAPITAL PROJECT FUND	2,906,628	3,089,386	0.00	1,368,648.56	1,720,737
6110	6110 WATER FUND	4,193,036	4,193,036	570,383.33	91,390.45	3,531,262
6120	6120 WATER CAPITAL IMPROVEMENT FUND	896,246	896,246	0.00	339,822.00	556,424
6210	6210 SEWER FUND	1,429,565	1,429,565	330,402.26	17,474.42	1,081,688
6310	6310 STORM WATER FUND	732,350	732,350	33,730.23	42,742.09	655,878
6410	6410 GARBAGE FUND	1,249,143	1,249,143	295,037.35	12,232.09	941,874
TOTALS		59,996,408	60,206,666	11,807,811	3,962,743	44,436,112

Checks over \$15,000 March 2025		
NAME	INVOICE NET	INVOICE DESCRIPTION
AXON ENTERPRISE INC.	22,683.03	ANNUAL FEES PART OF CONTRACT
BUTLER COUNTY WATER & SEWER DEPT	111,751.57	FEBRUARY 2025 WASTE WATER
BUCKEYE STATE PIPE & SUPPLY CO., INC	23,525.00	VARIOUS WATER METERS AND EQUIPMENT
ENTERPRISE FM TRUST	17,191.67	CITY WIDE FLEET LEASE - POLICE
JOHN R JURGENSEN COMPANY	44,700.38	2024 ASPHALT PAVING PROGRAM
KT HOLDEN CONSTRUCTION LLC	68,174.55	TIMRICK PLACE REHABILITATION PROJECT
PUBLIC ENTITIES POOL OF OHIO	42,734.00	2025 Property and Liability Insurance
RUMPKE OF OHIO, INC	89,670.24	CUSTOMER # 6300108176
SOUTHWEST OHIO COMPUTER ASSOCIATION	154,808.50	FIBER
WEX INC	20,052.06	FUEL FOR FEBRUARY 2025

BID FOR CITY OF MONROE

Date: 04/02/2025

Bid #5561499 Information



Account Name: CITY OF MONROE

Date: 04/02/2025

Team EJP is pleased to present the following materials quotations as our interpretation of this project's contract document specifications and drawings. It is the responsibility of the customer to verify their own final quantities and interpretation of the project materials specifications.

All materials pricing included in this proposal reflects the entire scope of materials for this project. Any change in materials or project scope may be subject to repricing.

All pricing is at current economic conditions, pricing may be updated due to tariff related product cost adjustments!

For current lead times on DI pipe, please contact your local EJP representative. Large diameter pipe or pipe containing specialty joints, linings, or coatings carry longer lead times that will be provided at the time of order unless otherwise noted on this proposal.

Ductile Iron pipe 18" and larger, or any ductile iron pipe with specialty coatings and/or linings, will require a "MTO" (Made-To-Order) confirmation. No orders requiring a "MTO" will be processed until confirmation is received from customer. MTO materials are NON-CANCELLABLE!

Freight terms and lead times are subject to change due to current market and manufacturing availability. All freight estimates are provided as only estimates. Customers will be charged the actual freight cost at the time of shipment.

Team EJP is in no way responsible for incurring any costs or back charges that may be associated with project scheduling conflicts or deadlines resulting in delays from manufacturing or transportation.

We hope this proposal assists you in your project costing. We are available to answer any questions regarding this proposal that you may have. We understand that these are very trying times and please know that Team EJP is always committed to doing everything we can to assist in making your project a success.

Payment terms are net 30 days from the date of invoice.

All non-stock items are non-returnable, non-cancellable, and no credit will be offered.

Team EJP is not able to certify product compliance for American Iron & Steel products and does not accept any liability for any statements made by the manufacturer that are later determined to be false.

Safety is always our priority, and the customer must ensure all site conditions meet or exceed current OSHA regulations. Team EJP service technicians will, under no circumstances, will enter any hazardous site, trench, confined space, or any other unsafe environment and reserves the right to decline entry, work, or completion of expected work if any violation of current OSHA regulations or other dangerous hazards is found.

BID FOR CITY OF MONROE

Date: 04/02/2025

Bid #5561499 Information



EJP Number	Product	Unit of Measure	Quantity	Unit Price	Extended Price
STOCK ORDER 2025					
Non Stock Item	5 B84 HYD 3-0 OL MONROE STRZ RED	EA	1	\$ 3,936.00	\$ 3,936.00
42761	5 B84 HYD 4-6 OL MONROE STRZ RED	EA	3	\$ 4,164.00	\$ 12,492.00
42717	5-1/4 B62 QF HYD REPAIR KIT	EA	4	\$ 325.00	\$ 1,300.00
42700 21	B62 HOSE NOZZLE 20-3	EA	6	\$ 265.00	\$ 1,590.00
Non Stock Item	B62 HOSE NOZZLE ORING SPCR 20-5	EA	6	\$ 20.00	\$ 120.00
42701 2	B62 HOSE NOZZLE O-RING 62-20-4	EA	6	\$ 20.00	\$ 120.00
SUBTOTAL					\$ 19,558.00
TOTAL					\$ 19,558.00

BID FOR CITY OF MONROE

Date: 04/02/2025

Bid #5561499 Information



E.J. Prescott, Inc. Terms and Conditions of Sale

- **Prices:** All prices are subject to change without notice, except where firm quotations have been provided in writing by authorized management personnel of EJP.
- **Taxes:** Prices do not include any present or future federal, state, or local taxes (including, without limitation, sales tax, use tax, excise tax, or otherwise) unless specifically stated. It is the responsibility of the Buyer to pay all such taxes. Taxes where applicable may be added to the price of the products and shall be paid by the Buyer, unless the Buyer furnishes to EJP a tax exemption certificate in a form agreeable to the applicable taxing authorities. If EJP is required to prepay any such tax, Buyer will reimburse EJP in full upon demand.
- **Payment Terms:** EJP Open Credit accounts are established for commercial, non-consumer use only. Unless an approved commercial Open Credit account is established, payment in good funds or approved check must be made before or at time of delivery. Commercial Credit terms are Net 30 days, no cash discounts allowed. Service Charges commence after 30 days and are calculated on the last day of the month in which the 30th day falls. SERVICE CHARGE IS 1½ % PER MONTH (18% A.P.R.) ON THE BALANCE OVER 30 DAYS OF AGE. THE BUYER AGREES TO PAY ALL COSTS AND EXPENSES OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES, and EJP claims a mechanic's lien under applicable state law.
- **Acceptance by EJP:** All orders from the Buyer are subject to acceptance by authorized personnel of EJP, and, in the case of Open Account Sales, approval of the EJP Credit Department.
- **Cancellations:** SPECIAL OR NON-STOCK ITEMS MAY NOT BE CANCELLED OR RETURNED AFTER THE PRODUCT(S) IS PLACED INTO PRODUCTION. All charges and costs incurred by EJP as a result of cancellations or order changes will be billed to the Buyer.
- **Delivery:** EJP will make a good faith effort to complete delivery of the products; provided, however, that EJP assumes no responsibility or liability for loss or damage due to delay or inability to deliver, if such non-performance was the result of any events or circumstances beyond the control of EJP, including, but not limited to, acts of God, war, labor difficulties, fire, accidents, inability to obtain materials, and delays of carriers, contractors, suppliers, or manufacturers. Under no circumstances shall EJP be liable for any special, consequential, incidental, indirect, or liquidated damages, losses, or expense (whether or not based on negligence) arising directly or indirectly from delays or failure to give notice of delay.
- **Shipment:** Shipment of all products is to one given destination for all items including pipe, unless otherwise indicated in writing. Risk of loss shall transfer to the Buyer upon tender of goods to Buyer, Buyer's representative, or common carrier. The cost of any special packing or special handling caused by Buyer's requirements or requests shall be added to the amount of the order. If Buyer causes or requests a shipment delay, or if EJP ships or delivers the products erroneously as a result of inaccurate, incomplete or misleading information supplied by Buyer or its agents or employees, storage and all other additional costs and risks shall be borne solely by Buyer. Claims for products damaged or lost in transit should be made by Buyer to the carrier, as EJP's responsibility ceases upon tender of goods to Buyer, Buyer's representative or common carrier. Delivery will be made on hard surfaces only. Any damage or towing charges resulting from "non hard surface deliveries" shall be the responsibility of the Buyer.
- **Inspection and Acceptance:** Claims for damage, shortage or errors in shipping must be reported within 10 days following delivery to Buyer. Buyer shall have 10 days from the date Buyer receives any products to inspect such products and services for defects and nonconformance and notify EJP, in writing, of any defects, nonconformance or rejection of such products. After such 10 day period, Buyer shall be deemed to have irrevocably accepted the products, if not previously accepted. After such acceptance, Buyer shall have no right to reject the products for any reason or to revoke acceptance. Buyer hereby agrees that such 10 day period is a reasonable amount of time for such inspection and revocation.
- **Returns:** Materials cannot be returned without EJP's written consent. NO RETURNS ARE ALLOWED AND NO REFUNDS WILL BE MADE ON (i) PIPE OR (ii) SPECIALLY FABRICATED OR ORDERED ITEMS. THE SOLE AND EXCLUSIVE REMEDY FOR SUCH ITEMS ALLEGED TO BE DEFECTIVE IN WORKMANSHIP OR MATERIAL WILL BE THE REPLACEMENT OF THE ITEMS SUBJECT TO THE MANUFACTURER'S INSPECTION AND WARRANTY. All other returned material is subject to a MINIMUM 25% RE-HANDLING CHARGE, plus transportation charges. Unless otherwise agreed by the Buyer and EJP, all credit for returned material will be applied to future orders, subject to approval by the EJP Credit Department.
- **Warranty:** THE BUYER'S SOLE AND EXCLUSIVE WARRANTY, IF ANY, IS THAT PROVIDED BY THE PRODUCT'S MANUFACTURER. EJP MAKES NO EXPRESS OR IMPLIED WARRANTIES. EJP HEREBY DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES, WHETHER IMPLIED BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES, AND IN NO EVENT, WILL EJP BE LIABLE FOR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER LOSS, DAMAGE, COST OR REPAIRS OR INCIDENTAL, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR LIQUIDATED DAMAGES OF ANY KIND, WHETHER BASED UPON WARRANTY, CONTRACT, STRICT LIABILITY, NEGLIGENCE OR ANY OTHER CAUSE OF ACTION ARISING IN CONNECTION WITH THE DESIGN, MANUFACTURE, SALE, TRANSPORTATION, INSTALLATION, OR REPAIR OF THE PRODUCTS SOLD BY EJP. BUYER ACKNOWLEDGES AND AGREES THAT UNDER NO CIRCUMSTANCES, AND IN NO EVENT, SHALL EJP'S LIABILITY, IF ANY, EXCEED THE NET SALES PRICE OF THE DEFECTIVE PRODUCT(S).
- **Entire Agreement:** This document constitutes the entire, complete, and exclusive agreement between the parties with respect to the subject matter hereof and contains all the agreements and conditions of sale; no course of dealing or usage of the trade shall be applicable unless expressly incorporated herein. The terms and conditions contained herein may not be added to, modified, superseded or otherwise altered except by a written modification signed by authorized management personnel of EJP. All transactions shall be governed solely by the terms and conditions contained herein. All purchase orders issued pursuant to an EJP quotation shall be deemed issued subject to all EJP terms and conditions herein contained. These terms and conditions shall supersede those of the Buyer.
- **Governing Law:** This transaction shall be governed in all respects by the laws of the State of Maine (excluding choice of law provisions). All actions, regardless of form, arising out of or in connection with this transaction, the products sold by EJP, or the relationship between the Buyer and EJP shall be brought in the courts of the State of Maine within the applicable statutory period.
- **Communications:** Payments only should be directed to: E.J. Prescott, Inc., P.O. Box 350002, Boston, MA 02241-0502. All other correspondence and inquiries should be directed to your local EJP Division. The Home Office address is 32 Prescott Street, P.O. Box 600, Gardiner, Maine 04345. Telephone (207) 582-1851. Fax (207) 582-5637. E-mail ejp@ejpprescott.com.
- **Internal Television Inspection:** We are pleased to announce that we now can offer internal television inspection of sewer and drain lines with full DVD recording.
- **Sewer Pipe Repair:** EJP is pleased to announce that we now offer No Dig repairs of sewer pipe from 3 through 12 inch diameter without need of bypass pump.
- **Service Department:** We at EJP have a fully equipped service department that can perform many services to help you complete your project. Digital leak locating, Leak Survey, Main line taps, Water and sewer testing, Polyethylene fusion and Quick valves from 4 to 12 inch. These are just some of the services we can help you with.

Please call your representative for additional information and quotes

BID FOR CITY OF MONROE

Date: 05/13/2025

Bid #5561499 Information



EJP Number	Product	Unit of Measure	Quantity	Unit Price	Extended Price
STOCK ORDER 2025					
Non Stock Item	5 B84 HYD 3-0 OL MONROE STRZ RED	EA	1	\$ 3,936.00	\$ 3,936.00
42717	5-1/4 B62 QF HYD REPAIR KIT	EA	4	\$ 325.00	\$ 1,300.00
42700 21	B62 HOSE NOZZLE 20-3	EA	6	\$ 265.00	\$ 1,590.00
Non Stock Item	B62 HOSE NOZZLE ORING SPCR 20-5	EA	6	\$ 20.00	\$ 120.00
42701 2	B62 HOSE NOZZLE O-RING 62-20-4	EA	6	\$ 20.00	\$ 120.00
SUBTOTAL					\$ 7,066.00
TOTAL					\$ 7,066.00

BID FOR CITY OF MONROE

Date: 05/13/2025

Bid #5565952 Information



EJP Number	Product	Unit of Measure	Quantity	Unit Price	Extended Price
STOCK ORDER 2025					
42761	5 B84 HYD 4-6 OL MONROE STRZ RED	EA	3	\$ 4,164.00	\$ 12,492.00
SUBTOTAL					\$ 12,492.00
TOTAL					\$ 12,492.00



Insight Pipe Contracting
232 East Lancaster Road
Harmony, PA 16037

April 16, 2025

City of Monroe
Attn: Zach McNutt / Jon Finney
1000 Holman Avenue
Monroe, OH 45050

Phone: (513) 727-8953
Email: mcnuttz@monroeohio.gov
Email: finneyj@monroeohio.gov

RE: Cleaning and CCTV Inspection of 8" through 15" CMP Storm Sewers

Dear Zach & Jon:

Below is the price quote for the above referenced project. In order to proceed with this work, please sign in the space provided, and return **all pages** to our office via Fax at 724-452-3226 **or email to the sender of this price quote** at your earliest convenience.

We appreciate the opportunity to provide our services. Please contact our office if you have any questions. My cell phone number is (412) 477-3762

PRICE QUOTE

<u>Quantity</u>	<u>Description</u>	<u>Price</u>
Daily (Min. 2 Days)	Cleaning and CCTV internal video inspection of 1,139 LF of 8" – 15" diameter corrugated metal pipe (CMP) storm sewer line. Cleaning to be done with high pressure combination vacuum/cleaning truck, on the mainlines only. Work to be performed by a certified operator in NASSCO approved PACP coded software. Includes DVDs and reports of the inspection. Includes all equipment and labor. Day rate equals ten (10) hours.	\$5,075.00/Day

Notes:

1. Minimum of two (2) days to be billed for this job per mobilization.
2. Price **does not** include IPC employees being paid Prevailing Wage.
3. Others to supply access to all manholes for 20 Ton 2-Wheel drive Vehicle.
4. Others to supply water for pipe cleaning.
5. Others to provide dump site for debris removed from the cleaning operations.
If no dump site provided, then city will pay for tipping fees at landfill and the hourly rate of \$500.00/HR will apply for transporting debris to and from landfill.
6. Others responsible for providing manifest for debris if one is required by landfill.
7. Others to provide traffic control and acquire work easements and permits for the execution of the work. Traffic Control to be in compliance with the Department of Transportation. Any downtime due to non-compliant traffic maintenance, will result in a charge for time and material.
8. Others to provide bypass pumping of the sewer line segments.
9. The existing condition of the pipe will determine the amount of roots / debris that can be removed. The pipe condition may also cause the root removal/cleaning equipment to become lodged. If this does occur, others will be responsible for the removal of the equipment and / or Insight Pipe Contracting LLC's time and material to remove the equipment.
10. Proof of general liability insurance to be provided upon request (excluding additional insured).
11. **Neither Insight Pipe Contracting, LLC nor any of its representatives, agents or insurance carriers will be responsible for any host / lateral pipe failures or collapses during any of the cleaning and/or CCTV activities. If this does occur, others will be responsible for the removal of the equipment and/or Insight Pipe Contracting, LLC's time and material to remove the equipment.**

[Video Pipe Inspection – High Pressure Sewer Cleaning – Power Vacuuming – Pipe Rehabilitation](#)

The signing of this price quote constitutes the agreement to the terms and conditions and becomes the contract between Insight Pipe Contracting, LLC and its customer. The customer also agrees to complete a credit application and provide a copy of its Performance and Payment bonds, if applicable. If a separate contract or written agreement is required by the customer this price quote will be amended to reflect the change in scope, terms and conditions of such contract or agreement. Upon review and approval of the credit application the contract will be executed and the information forwarded to our Operations Department for scheduling.

PRICE QUOTE VALID FOR 15 DAYS

Insight Pipe Contracting, LLC will only store electronic and hard copies of CCTV reports, documents and project data for 60 days after completion of project. Full and final payment is to be made to Insight Pipe Contracting, LLC within 30 days after completion of the above mentioned work. (Video evidence to confirm date and completion of project.) A finance charge of 1.5% per month will apply if past due and all costs incurred in the collection of past due invoices to be paid by the customer.

Sincerely,

John Sebolt

John Sebolt
Service Representative

Authorized Signature to Proceed with Work

Date

Title

Printed Name

Purchase Order Number

Bill to Information (if different from above):

Company Name

Address

Phone Number

Customer: City Of Monroe
Asset: 2015 ROSENBAUER COMMANDER CUMMINS 75042835
Serial No: FWM11219
Tag #: 1697315
Unit No:
Miles: 65,392
Build:
Engine: CUMMINS 75042835
Trans:
Complaint: PM, OIL LEAK, DOORS
Cause:

Date: 5/19/2025
Repair Status: Hold (auth)
ETR: None
Wty Start:
Repair Order: 11840CD
Purchase Order:



E. Serial:
T. Serial:
E. Model: unknown
T. Model:

From: Atlantic Emergency Solutions - Springboro <Matthew Ruggles>

05/19/25 04:06 pm EDT

To: City Of Monroe
City Of Monroe

Note: Approval Requested for the estimate version 2. **Total \$63,818.71.**

[View the estimate.](#)

NOTE: Chief,
Hope all is well.

We have found the cylinder head to be the cause of the leak. We have evidence of it leaking by.

We are estimating you a new Cylinder Head and other items.

We can get this going right away with minimal parts down time reported from Cummins parts. Seems like everything is in stock.

This estimate is also including work completed- rear brakes, chassis PM, Transmission PM, oil leak repair....

Please let me know what questions you have or if I am clear to keep going and get parts on hand.

Thanks
Matt

Repair status set to Pending Approval.

From: Atlantic Emergency Solutions - Springboro <Matthew Ruggles>

04/25/25 09:08 am EDT

To: City Of Monroe

Note: JOSH,

Hope all is going well today.

On Decisiv under the attachments tab is the inspection results.

We have noted a few things found and pictures of the items for you to consider.

Please let me know if you have any questions or need assistance navigating the site.

If you can review it and let me know what you want taken care of now or need estimates.

Big items noted are rear brakes, battery, driveshaft carrier bearing.

I would also be happy to talk thru these with you as you go over it as well.

Thanks
Matt

From: Atlantic Emergency Solutions - Springboro <Matthew Ruggles>

04/23/25 04:06 pm EDT

To: City Of Monroe

Note: Hey Josh,

Quick update:

Waiting on some door parts and the dipstick tube to arrive for the oil leak.

We fixed a coolant leak on a small heater hose than looked like it was about to rupture...

I'll get you additional update tomorrow.

Thanks
Matt

From: City Of Monroe

04/18/25 08:09 am EDT

To: City Of Monroe

Note: The estimate was approved by Josh Spradling - Atlantic Emergency Solutions - Manassas.

[View the approved estimate.](#)

A notification has been sent to the service location.

Case status set to Approved.

Follow-Up Time has been set out an hour.

From: Atlantic Emergency Solutions - Springboro <Matthew Ruggles>

04/18/25 08:07 am EDT

To: City Of Monroe

Note: Approval Requested for the estimate version 1. **Total \$5,548.01.**

[View the estimate.](#)

NOTE: Hey Josh,

Hope all is well.

Here is what we have going on with E61:

Oil leak appears to be from power steering line/hose. Need to steam clean and confirm.

We will adjust doors and repair the door latch/linkage.

Due for a transmission service if you want to do that now, oil life is 10% remaining.

When I was there the guys said they are still adding coolant. Want to pressure test this and check to see if we can find evidence of an internal coolant leak.

Take a look and let me know if you have any questions.

We will get finished on the PM and the crankcase filter issue and fix on the doors.

Thanks

Matt

Repair status set to Hold (auth).

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400



Atlantic Emergency Solutions - Springboro

260 Advanced Dr. Springboro, Ohio 45066



Case Number: 17678845

Repair Order Number: 11840CD

Purchase Order Number: N/A

Service Advisor: Ruggles, Matthew - Case Date 2025-04-17 08:39:46 -0400

Customer: City Of Monroe

Unit Number:

Address: 233 S MAIN STREET PO BOX 330
MONROE, OH 45050

Phone: (513) 539-8380

Fax: N/A

Customer Number: 71450

Asset: 2015 ROSENBAUER COMMANDER Engine Hours: 5627

Serial Number: FWM11219

Odometer: 65392 Miles

VIN: 54F2DB710FWM11219

Warranty Start: N/A

Engine: CUMMINS 75042835

In Service: N/A



FWM11219

1 AES Check-In Inspection [051-000-000]

Includes: [AES CHECK IN]

	Quantity	Price	Totals
Labor:			\$0.00
Operation Total:			\$0.00

2 MAJOR CHASSIS PM- PUMPER [000-000-0000]

Includes: [OHIO- Major Pm Chassis pump]

Complaint: ANNUAL CHASSIS PM, CHANGE OIL AND FUEL FILTERS, GREASE CHASSIS. FULL INSPECTION AND REPORT

	Quantity	Price	Totals
Labor:			\$1,248.00
Parts:			
Oil Filter	1.0		
15W40 BULK	10.0		
Fuel Filter	1.0		
Oil Analysis	1.0		
Fuel Filter	1.0		
Coolant Filter	1.0		
Air Filter	1.0		
Parts Total			\$1,008.00
Operation Total:			\$2,256.00

3 ENGINE CRANK CASE FILTER (CUMMINS/DETROIT) [999-999-000]

Complaint: CEL FOR CRANKCASE FILTER

	Quantity	Price	Totals
Labor:			\$104.00
Parts:			
Crank Case Filter	1.0		
Pressure Sensor	1.0		
Freight-RO	1.0		
Parts Total			\$351.83
Operation Total:			\$455.83

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400

ATLAS Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

4 PRESSURE TEST COOLING SYSTEM- DIAG ENGINE COMPONENTS. OIL SLUDGE [042-000-000]

Complaint: REPORT OF COOLANT LEAK. ADDING SIGNIFICANT COOLANT EVERY 3-4 DAYS
POSSIBLE INTERNAL LEAK. EVALUATE AND REPORT FINDINGS, RECOMMENDATIONS

	Quantity	Price	Totals
Labor:			\$2,620.80
Parts:			
HOSE CLAMP	2.0		
HB ELBOW TO MALE PIP	2.0		
Parts Total			\$137.38
Operation Total:			\$2,758.18

5 CAB DOOR LATCHES- INSPECT ADJUST [002-000-000]

Complaint: OFFICER DOOR, DOES NOT WORK FROM INTERIOR LATCH
ADJUST, REPORT IF PARTS ARE NEEDED.

	Quantity	Price	Totals
Labor:			\$728.00
Parts:			
CAB DOOR HINGE	1.0		
CAB DOOR LATCH RIGHT	1.0		
DOOR HANDLE CHROME	1.0		
DOOR HANDLE INSIDE RH CHROME	1.0		
FREIGHT-RO	1.0		
Parts Total			\$1,628.35
Operation Total:			\$2,356.35

6 STEAM CLEAN ENGINE BAY [999-000-000]

Complaint: OIL SOAKED AND LEAKING. DEGREASE ENGINE BAY.

	Quantity	Price	Totals
Labor:			\$124.80
Operation Total:			\$124.80

7 R&R POWER STEERING FILTER [015-000-000]

Complaint: FILTER IN POWER STEERING RESERVOIR

	Quantity	Price	Totals
Labor:			\$395.20
Parts:			
POWER STEERING FILTER	1.0		
OIL FILTER	1.0		
Parts Total			\$93.53
Operation Total:			\$488.73

8 TRANSMISSION SERVICE [000-000-0000]

Complaint: OIL LIFE AT 10%- RECOMMEND TRANSMISSION SERVICE

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400

ATLANTIC Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

	Quantity	Price	Totals
Labor:			\$707.20
Parts: TRANS FILTER	1.0		
ATF 668 (GALLON)	6.0		
Parts Total			\$773.42
Operation Total:			\$1,480.62

9 OIL LEAK- DIAG- DIPSTICK TUBE [000-000-0000]

Complaint: LEAK ON SIDE OF TRUCK, DRIPPING TO BAY FLOOR

	Quantity	Price	Totals
Labor:			\$416.00
Parts: DIPSTICK COMPLETE	1.0		
GASKET VALVE COVER	1.0		
SEAL ROCKER LEVER HOUSING	1.0		
Parts Total			\$720.11
Operation Total:			\$1,136.11

10 ROAD TEST UNIT - 25 MILES [999-000-000]

	Quantity	Price	Totals
Labor:			\$166.40
Operation Total:			\$166.40

11 R&R ENGINE OIL DIPSTICK TUBE [000-000-0000]

Complaint: R&R DIPSTICK TUBE

	Quantity	Price	Totals
Labor:			\$520.00
Parts: DIPSTICK COMPLETE 70"	1.0		
FREIGHT-RO	1.0		
Parts Total			\$614.87
Operation Total:			\$1,134.87

12 WHEELS OFF BRAKE INSPECTION - SRW [013-000-000]

	Quantity	Price	Totals
Labor:			\$728.00
Operation Total:			\$728.00

13 DRUM BRAKE JOB PER AXLE [013-000-000]

	Quantity	Price	Totals
Labor:			\$1,352.00
Parts: 16.50X7.00 BRAKE DRUM	2.0		

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400

ATLAS200 Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

BRAKE HARDWARE KIT	2.0	
FREIGHT-RO	1.0	
Parts Total		\$997.09
Operation Total:		\$2,349.09

14 BRAKE BURNISH INSPECT AND ADJUST [013-000-000]

	Quantity	Price	Totals
Labor:			\$748.80
Operation Total:			\$748.80

15 R&R CARRIER BEARING [000-000-0000]

	Quantity	Price	Totals
Labor:			\$1,726.40
Parts:			
CCB	1.0		
CARRIER BEARING	1.0		
Parts Total			\$218.71
Operation Total:			\$1,945.11

16 R&R REAR AXLE TORQUE RODS AND BUSHINGS [000-000-0000]

	Quantity	Price	Totals
Labor:			\$1,248.00
Parts:			
T BEAM TORQUE ROD	1.0		
ADJUSTABLE T/ROD	1.0		
Parts Total			\$746.03
Operation Total:			\$1,994.03

17 ADDITIONAL TIME FOR BROKEN OR SEIZED HARDWARE [000-000-0000]

	Quantity	Price	Totals
Labor:			\$457.60
Operation Total:			\$457.60

18 R&R ROCKER BOX GASKET CUMMINS [999-999-000]

	Quantity	Price	Totals
Labor:			\$1,726.40
Parts:			
SEAL ROCKER LEVER HOUSING	5.0		
GASKET	2.0		
EGR GASKET	2.0		
CARRIER SEAL	2.0		
SEALING WASHER	2.0		
SEALING WASHER	10.0		

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400

ATLAS100 Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

TUBE VENT	1.0	
SEAL ELEC CONNECTOR	1.0	
CONNECTOR ELEC REPAIR	1.0	
Parts Total		\$862.31
Operation Total:		\$2,588.71

19 DRAIN AND FILL COOLING SYSTEM [042-000-000]

	Quantity	Price	Totals
Labor:			\$457.60
Operation Total:			\$457.60

20 CUMMINS - ENGINE OVERHEAD ADJUST [045-000-000]

	Quantity	Price	Totals
Labor:			\$1,352.00
Operation Total:			\$1,352.00

21 EGR VALVE REMOVE/INSTALL [043-000-000]

	Quantity	Price	Totals
Labor:			\$832.00
Parts:			
BLACK PUSH LOK HOSE	2.0		
PIPE THREAD FITTING	1.0		
37 JIC FITTING	1.0		
Parts Total			\$32.56
Operation Total:			\$864.56

22 STEAM CLEAN ENGINE COMPONENTS [999-000-000]

	Quantity	Price	Totals
Labor:			\$208.00
Operation Total:			\$208.00

23 R&R DRIVER DOOR HINGE [000-000-0000]

	Quantity	Price	Totals
Labor:			\$1,560.00
Operation Total:			\$1,560.00

24 R&R DRIVER MIRROR CONNECTOR [999-999-000]

	Quantity	Price	Totals
Labor:			\$520.00
Parts:			
TERM,DEUTSCH PIN 16,16-20 GA	8.0		
CONNECTOR,DEUTSCH RECEPT SER	1.0		
CONNECTOR,DEUTSCH PLUG,DT SER	1.0		

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400

ATLAS Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

TERM,DEUTSCH SOCK 16, 16-20 GA

8.0

Parts Total

\$27.83

Operation Total:

\$547.83

25 CYLINDER HEAD & GASKET - CUMMINS ISX [000-000-0000]

	Quantity	Price	Totals
Labor:			\$5,304.00
Parts:			
CYL HEAD.	1.0		
UPPER ENG. KIT	1.0		
SEAL	1.0		
SEAL COOLER	1.0		
GAUGE , CAP SCREW	1.0		
H.T SCREW	12.0		
SEAL GROMMET	1.0		
ORING	1.0		
ORING	2.0		
OIL PAN GASKET	1.0		
O RING SEAL	2.0		
GASKET OIL TRF CONN	1.0		
ELC CONN REPAIR	1.0		
INJECTOR SEAL	6.0		
SEAL, ORING	6.0		
Parts Total			\$11,954.85
Operation Total:			\$17,258.85

26 R&R TURBO CHARGER ASSEMBLY [000-000-0000]

	Quantity	Price	Totals
Labor:			\$1,268.80
Parts:			
TURBOCHARGER	1.0		
Operation Total:			\$11,517.81

27 FUEL INJECTOR 6 PACK [000-000-0000]

	Quantity	Price	Totals
Labor:			\$936.00
Parts:			
INJECTOR KIT	1.0		
Operation Total:			\$3,345.22

28 PUMP PERFORMANCE TEST [051-000-000]

Includes:	[Ohio-Pump test]		
	Quantity	Price	Totals

ESTIMATE VERSION 2 - POSTED TO FLEET

Updated at: 2025-05-19 16:06:15 -0400

ATLAS199 Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

Labor:

\$300.00

Operation Total:

\$300.00

Parts	\$31,325.10
Labor	\$27,756.00
Shop Supplies	\$2,775.60
Freight	\$462.01
Core	\$1,500.00
Total	\$63,818.71

Notes:

[4/18/2025 at 08:07 am EDT] - Approval Requested for the estimate version 1. Total \$5,548.01. NOTE: Hey Josh, Hope all is well.

Here is what we have going on with E61:

Oil leak appears to be from power steering line/hose. Need to steam clean and confirm.

We will adjust doors and repair the door latch/linkage.

Due for a transmission service if you want to do that now, oil life is 10% remaining.

When I was there the guys said they are still adding coolant. Want to pressure test this and check to see if we can find evidence of an internal coolant leak.

Take a look and let me know if you have any questions.

We will get finished on the PM and the crankcase filter issue and fix on the doors.

Thanks

Matt

Repair status set to Hold (auth).

[4/23/2025 at 04:06 pm EDT] - Hey Josh,

Quick update:

Waiting on some door parts and the dipstick tube to arrive for the oil leak.

We fixed a coolant leak on a small heater hose than looked like it was about to rupture...

I'll get you additional update tomorrow.

Thanks

Matt

ATLAS2019 Decisiv

Atlantic Emergency Solutions - Springboro

Customer: City Of Monroe

Unit Number:

Case Number: 17678845

Asset: 2015 ROSENBAUER COMMANDER

VIN: 54F2DB710FWM11219



FWM11219

Notes:

[4/25/2025 at 09:08 am EDT] - JOSH,
Hope all is going well today.
On Decisiv under the attachments tab is the inspection results.
We have noted a few things found and pictures of the items for you to consider.
Please let me know if you have any questions or need assistance navigating the site.

If you can review it and let me know what you want taken care of now or need estimates.
Big items noted are rear brakes, battery, driveshaft carrier bearing.
I would also be happy to talk thru these with you as you go over it as well.

Thanks
Matt

[5/19/2025 at 04:06 pm EDT] - Approval Requested for the estimate version 2. Total \$63,818.71. NOTE: Chief,
Hope all is well.
We have found the cylinder head to be the cause of the leak. We have evidence of it leaking by.
We are estimating you a new Cylinder Head and other items.
We can get this going right away with minimal parts down time reported from Cummins parts. Seems like everything is in stock.

This estimate is also including work completed- rear brakes, chassis PM, Transmission PM, oil leak repair....

Please let me know what questions you have or if I am clear to keep going and get parts on hand.

Thanks
MattRepair status set to Pending Approval.

This estimate is subject to teardown and inspection and is valid for 30 days from date above. I, the undersigned, authorize you to perform the repairs and furnish the necessary materials. I understand any costs verbally quoted are an estimate only and not binding. Your employees may operate vehicle for inspecting, testing and delivery at my risk. You will not be responsible for loss or damage to vehicle or articles left in it. AUTHORIZED BY: _____ DATE: ____/____/____



Atlantic Emergency Solutions - Springboro

260 Advanced Dr. Springboro, Ohio 45066



Case Number: 17678845 - Repair Order Number: 11840CD

Purchase Order Number: n/a

Service Writer: Ruggles, Matthew - Case Date: 04/17/25 08:39 am EDT

City Of Monroe	Unit #:	
Address: 233 S MAIN STREET PO BOX 330 MONROE, OH 45050	Asset: 2015 ROSENBAUER COMMANDER Miles 65,392	 FWM11219
Phone: (513) 539-8380	Serial #: FWM11219	
Fax:	VIN: 54F2DB710FWM11219	
Cust #: 71450	Engine: CUMMINS 75042835	
	Engine Hours: 5627	

MAJOR CHASSIS PM- PUMPER

Description	Location	Status	Outcome	Notes
Electrical	Headlights & High Beam Operation		Operational	
	Fog/Driving lights		Na	
	Parking & Clearance lights		Needs attention	Left rear bumper corner marker inop
	Stop Lights		Operational	
	Backup Lights		Operational	
	Backup Alarm		Operational	
	Turn Signal & Hazard Operation		Operational	
	Side warning light		Needs attention	Officer side is half out, driver side green has LEDs out
	Front Warning Lights		Needs attention	Officer side lower red does not flash
	Headlight Flasher		Na	
	Rear Warning Lights		Operational	
	Upper Warning Lights		Operational	
	Traffic Advisor		Na	
	Step Lights & Pump Panel Lights		Operational	
	Ground Lights		Operational	
	Compartment Lights		Needs attention	Multiple compartments have LEDs out
	Interior Dome Lights & Map Lights		Operational	
	Auxiliary Lighting		Na	

Description	Location	Status	Outcome	Notes
	City Horn & Air Horn Operation		Operational	
	Elec & Mechanical Siren Operation		Operational	
	Exterior 12v scene lighting		Operational	
	Switch Operation and Backlighting		Operational	
Cab & Body	Cab Mounting & Cab Tilt		Operational	
	Cab Frame & Sheet Metal		Appropriate condition	
	Cab Glass		Appropriate condition	
	Windshield Wiper Cond & Operation		Out of Service, unsafe	Officer wiper blade separating.
	Windshield washer operation		Needs attention	Officer side sprays everywhere but not on window
	Door Mounting & Latch Operation		Operational-Appropriate condition	
	Window Operation		Needs attention	Driver side rear window crank is missing knob
	Cab Seat Mounting & Condition		Secure- Appropriate condition	
	Seat Belt Mounting & Condition		Out of Service, unsafe	Frays in Webbing. Officer belt and Driver belt. recommend replacement
	Mirror Condition & Operation		Operational- Appropriate condition	
	Body Sheet Metal & Compartment Condition		Appropriate condition	
	Compartment Door & Hinge Condition		Operational- Appropriate condition	
	Lubricate Compt/Cab Door Latches		Na	
	Step and Running Board Condition		Appropriate condition	
	Grab Handle Condition		Appropriate condition	
	Ladder Rack Operation		Na	
	Aux Equip Mounting & Operation		Operational- Appropriate condition	
	Interior Condition		Appropriate condition	

Description	Location	Status	Outcome	Notes
	Clean HVAC Filter(s)		Filters need replaced	Rinsed with water
	Hose Bed Lights		Na	
	Pump Panel lights/Switches		Operational	
Road Test	Instrument Panel, Steering Wheel			
	Engine starting			
	Instrument Panel Operation			
	Engine Oil Pressure			
	Engine Coolant Temperature			
	Tachometer Operation			
	Air Pressure Buildup Time			
	Air Compressor Governor Settings			
	Air Loss with Service Brake Applied			
	Do Not Move Warning System			
	Parking Brake Operation			
	Service Brake Operation			
	Transmission Operation			
	Truck Drivability/Unusual Noises			
	Front End Shimmy or Wander			
	Brake Pull			
	Speedometer Operation			
	Engine Brake/Retarder Operation			
	Driveline Vibration			
	Fan Clutch Operation			
	HVAC Operation			
	Primer Operation			
	Primer Solenoid Volt Drop Test			
	Dry Vacuum Test 22" Max in/hg____ in/hg loss 5 Min____			

Description	Location	Status	Outcome	Notes
Pump Service	Pump Transmission Shifting			
	Pump Shift Indicator Light Operation			
	Chassis Transmission Lockup			
	Pump Panel Tach & Engine Gauges			
	Pump Governor Operation			
	Discharge Relief Valve Operation			
	Intake Relief Valve Operation			
	Pump Packing Leakage			
	Valve & Pump Leaks			
	Master Gauges Operation & Accuracy			
	Foam/CAFS System Operation			
PM Action Items	Grease Chassis		Chassis greased	
	Sample Engine Oil		Sample taken	
	Change Engine Oil		Oil changed	
	Replace Engine Oil Filter(s)		Engine oil Filter(s) replaced	
	Replace Engine Air Filter		Engine air filter not replaced	Nut-sert is seized to bolt and spinning in housing. Will need removed to inspect filter. Possible housing replacement needed. Filter minder is not alarming at this time.
	Replace Engine Fuel Filter		Engine fuel filter replaced	
	Replace Coolant Filter		Coolant filter not replaced	N/A
	Replace Power Steering Filter		Power steering filter replaced	
	Replace Air Compressor Filter		Air compressor filter not replaced	Needs replaced
	Sample Transmission Fluid		Sample taken	
	Replace Transmission Fluid (non synthetic annually) Synthetic 3 Years		Fluid replaced	

Description	Location	Status	Outcome	Notes
	Replace Transmission Filters (non synthetic annually) Synthetic 3 Years		Filters replaced	Filters have never been replaced, they were factory filters
	Front Differential Fluid		Fluid not replaced	N/A
	Intermediate Differential Fluid		Fluid not replaced	N/A
	Rear Differential Fluid		Requires repairs	Fluid needs changed, milky appearance
	4x4 Transfer Case Fluid		Na	
	Top off washer fluid		Out of Service, unsafe	Leak in bottle or fill neck
	Lubricate Cab and Compartment Door Latches		Lubricated latches	
	Clean Ember Screen		Na	
	Replace DEF Filter		DEF filter not replaced	Needs replaced- recommended replacement
	Fill Vogel Lube Reservoir		Na	
Electrical Inspection	Charging System Output Volts: _____		Voltage output	14 v
	Alternator Connections		Connections are secure	
	Starter/ Battery Cable Connections		Connections are secure	
	Voltage Drop- Alt. to Batteries		Voltage drop	.2v
	Shoreline Charger		Operational	13.5v
Engine Inspection	Engine Oil Leaks		Leaks present	Valve cover and rocker box gaskets leaking
	Coolant Leaks		No leaks present	
	Fuel Leaks		No leaks present	
	Power Steering System Leaks		No leaks present	
	Check Drive belts		Belt secure- appropriate condition	
	Check Component Mountings		Mounting secure	
	Check Motor Mounting		Motor mounts secure	
	Air Filter Mounting, Hoses, Piping		Mounting secure- no wear and/or leaks present	
	Charge Air Cooler Mounting, Hoses, Piping		Mounting secure- no wear and/or leaks present	

Description	Location	Status	Outcome	Notes
	Fluid leaks		No leaks present	
	Transmission Mounting		Mounting secure	
	PTO Leaks		Na	
	PTO Mounting		Na	
Cooling System Inspection	Radiator		Operational	
	Hoses & Connections		Secure- Appropriate condition	
	Test Strip for Freeze Protection & SCA		Correct	
	Coolant Quality		Appropriate condition	
	Pressure Test System & Cap		Pass	
	Fan/ Fan Clutch Operation		Operational	
	Fire Pump Auxiliary Cooler Connections		Connections are secure	
Battery Inspection	Battery Condition		Requires repairs	
	Battery Mounting		Mounting secure	
	Battery Cable Condition		Appropriate condition	
	Battery Individual Load Test		Requires repairs	
Tires & Wheel Inspection	Inspect Tires for Damage		No damage present	
	Inspect Wheels for Damage		No damage present	
	Torque Lug Nuts		Meets required specifications	Visual insp.
Tread Depth & Tire Pressure	Left Front		Tread depth & tire pressure	105 psi, 21/32
	Right Front		Tread depth & tire pressure	105 psi, 21/32
	Left Rear Outside		Tread depth & tire pressure	115 psi, 20/32
	Left Rear Inside		Tread depth & tire pressure	115 psi, 20/32
	Right Rear Outside		Tread depth & tire pressure	115 psi, 21/32
	Right Rear Inside		Tread depth & tire pressure	115 psi, 21/32
	Left Rear Rear Outside		Tread depth & tire pressure	na
	Left Rear Rear Inside		Na	
	Right Rear Rear Outside		Tread depth & tire pressure	na
	Right Rear Rear Inside		Na	
	Front Springs Condition & Mounting		Mounting secure- appropriate condition	
	Front Shock Condition & Mounting		Mounting secure- appropriate condition	
	Tak-4 Torsion Bars Condition		Na	

Description	Location	Status	Outcome	Notes
Suspension Inspection	Tak-4 Ride Height (with gauge)		Na	
	Front Wheel Bearing		Requires repairs	front hub oil needs changed and seals replaced
	Rear Springs Condition & Mounting		Mounting secure- appropriate condition	
	Rear Air Spring Condition & Mounting		Na	
	Air Ride Swing Arms		Na	
	Rear Shock Mounting & Condition		Mounting secure- appropriate condition	
	Rear Axle Torque Rods		Requires repairs	
	Rear Wheel Bearings			
	Inspect Frame Rails & Cross members		Appropriate condition	
Steering System	Steering Wheel/Column Mounting/Condition		Mounting secure- appropriate condition	
	Steering Column U-Joints		Secure- Appropriate condition	
	Steering Box Mounting		Mounting Secure	
	Steering Box Leaks		No leaks present	
	Steering Drag Links/Tie-Rods		Appropriate condition	
	King Pins			
	Tak-4 Ball Joints		Na	
Brake Inspection	Inspect Brake System for Air/Fluid Leaks		No air or leaks present	
	Condition of Brake System Components		Requires repairs	
	Brake Friction Material Condition		Requires repairs	Rear brakes shoes need replaced
	Inspect Drums/Rotors		Requires repairs	Rear drums need replaced
	Inspect for Proper Brake Adjustment		Appropriate adjustment	
	Inspect for Contamination in Air Tanks		No contamination	
	Check Air Tank Check Valves		Operational	
	Lubricate Brake Pedal Pivot Pin		Lubricated	
	Hydraulic Brake Booster Operation		Na	

Description	Location	Status	Outcome	Notes
Fire Pump Inspection	Pump & Transmission Mounting			
	Pump Transmission Oil Condition			
	Pump Shift Condition and Lubrication			
	Hydraulic System			
	Hydraulic fluid tank mounting & integrity			
	Foam concentrate tank mounting & integrity			
	Foam eductor system, metering & check valves			
	Foam Level Indicator System			
Follow Up Road Test	Engine Operation			
	Transmission Operation			
	Parking & Service Brake Operation			
	Instrument Panel Operation			
	Truck Drivability			
	Recheck all fluid levels			
	Inspect & Clean Vehicle			
	Reset Prognostics			
	Apply PM Completion Sticker			
Additional comments	Additional notes		Additional comments	Driveshaft carrier bearing needed

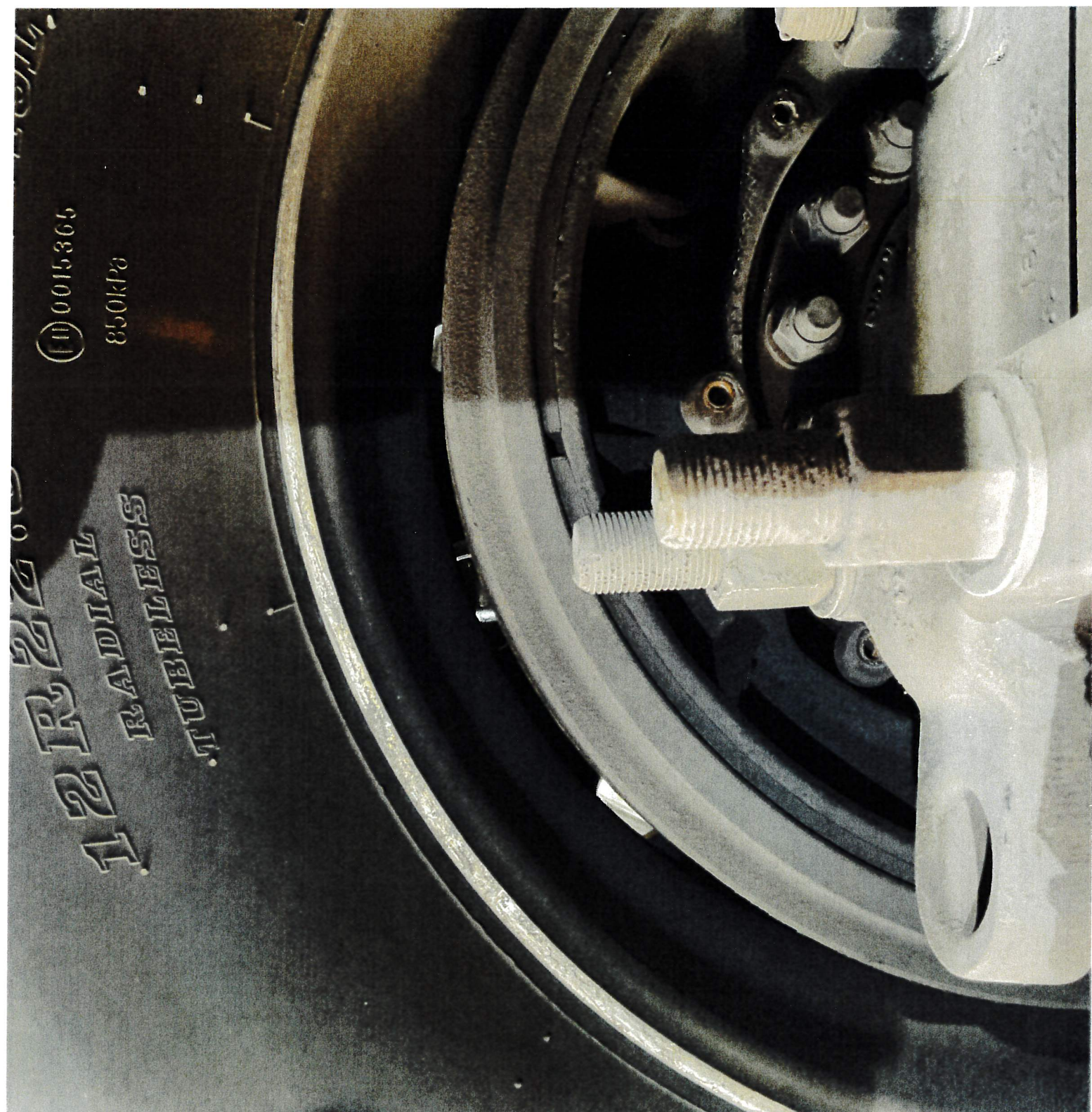
 Inspection not yet done.

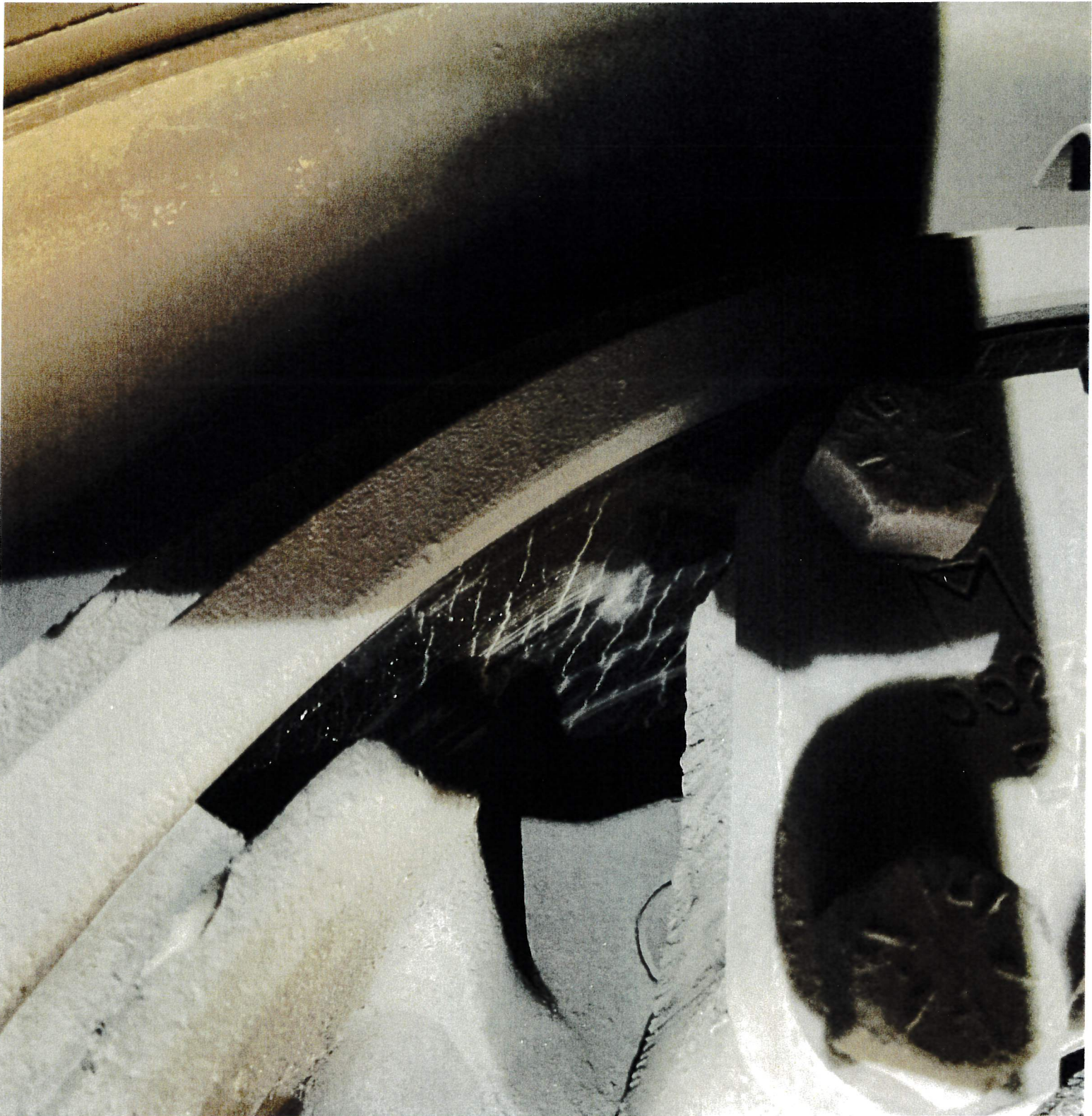
 Inspection performed.

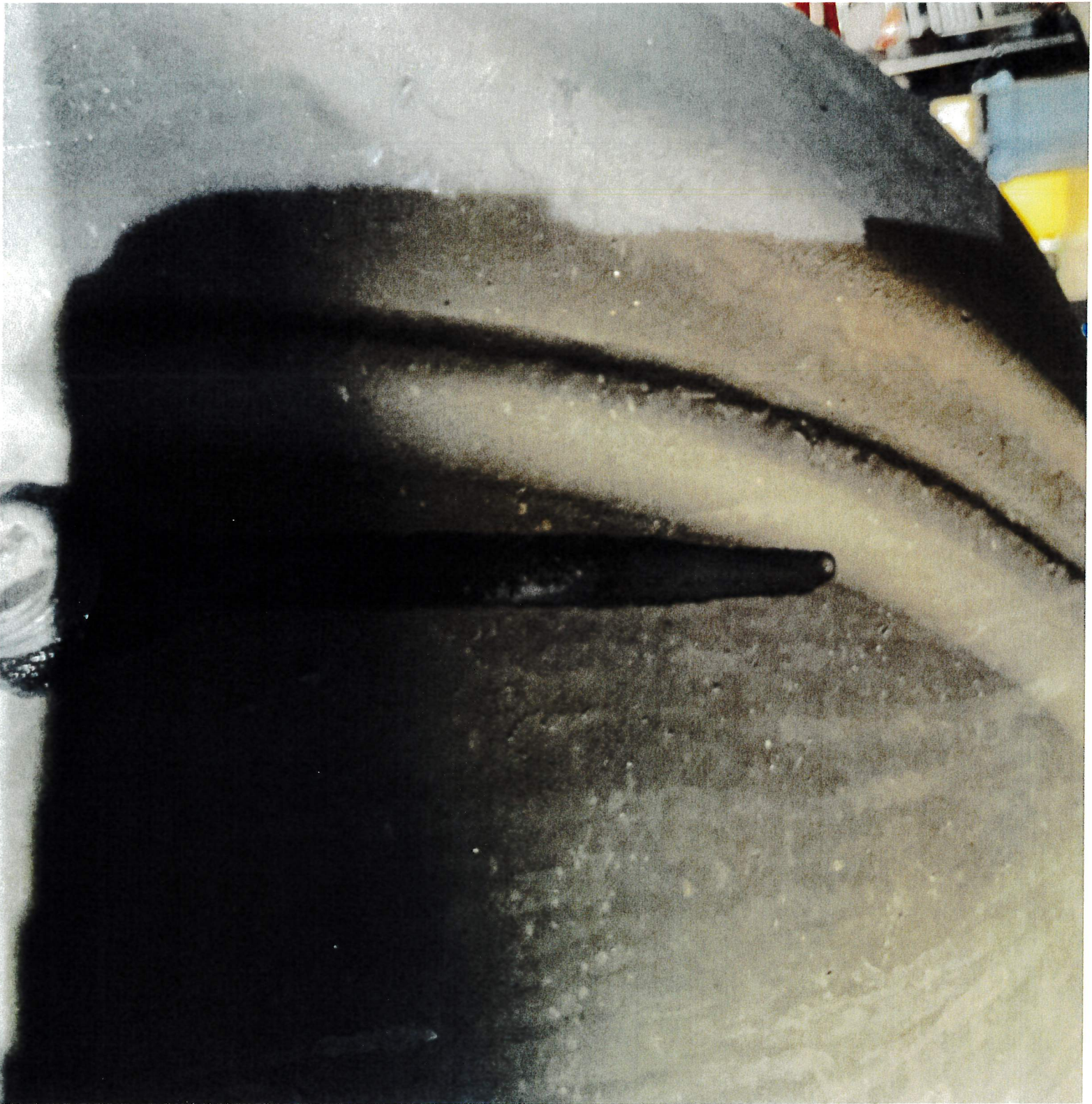
 Inspection outcome failed.













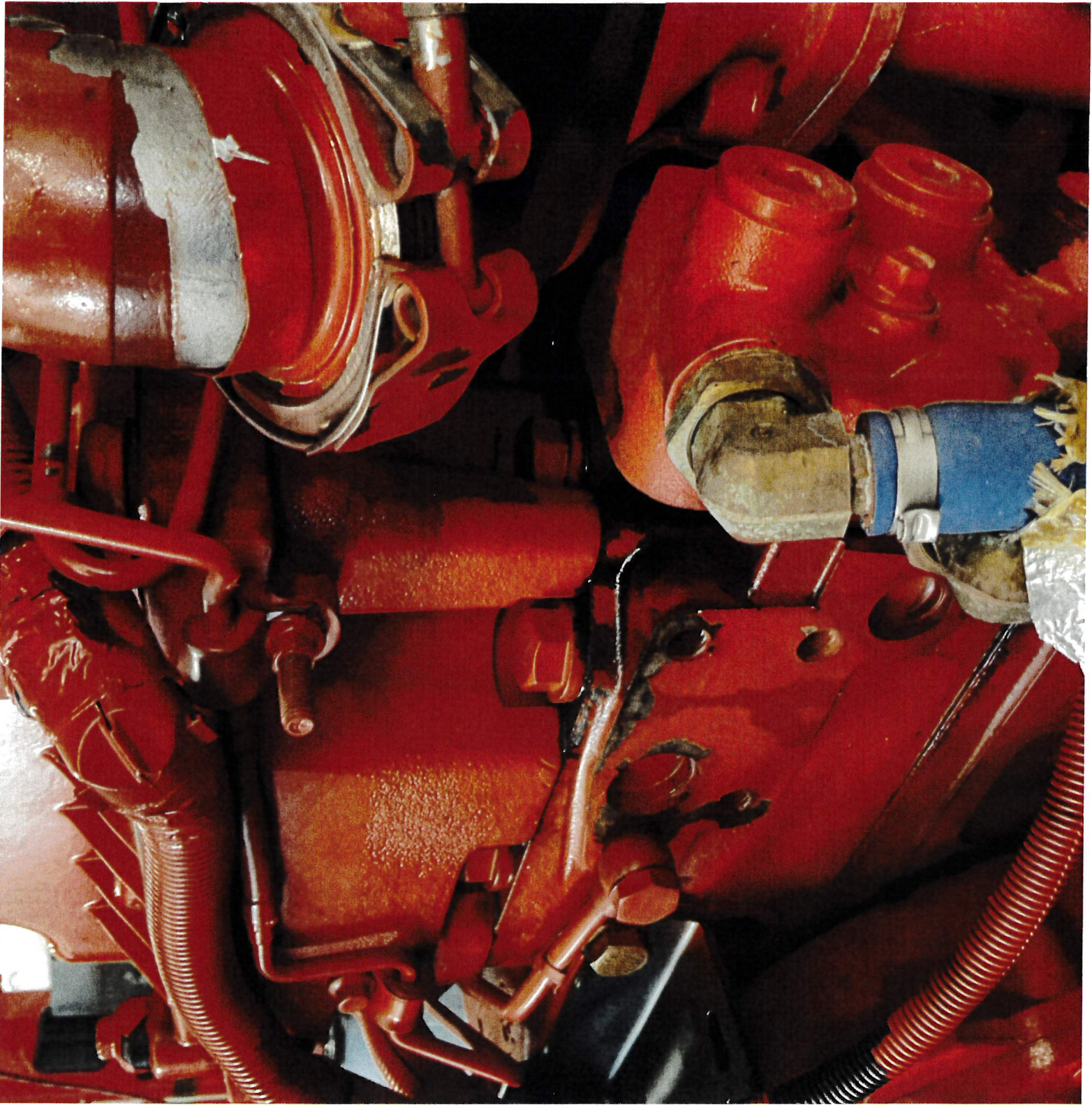


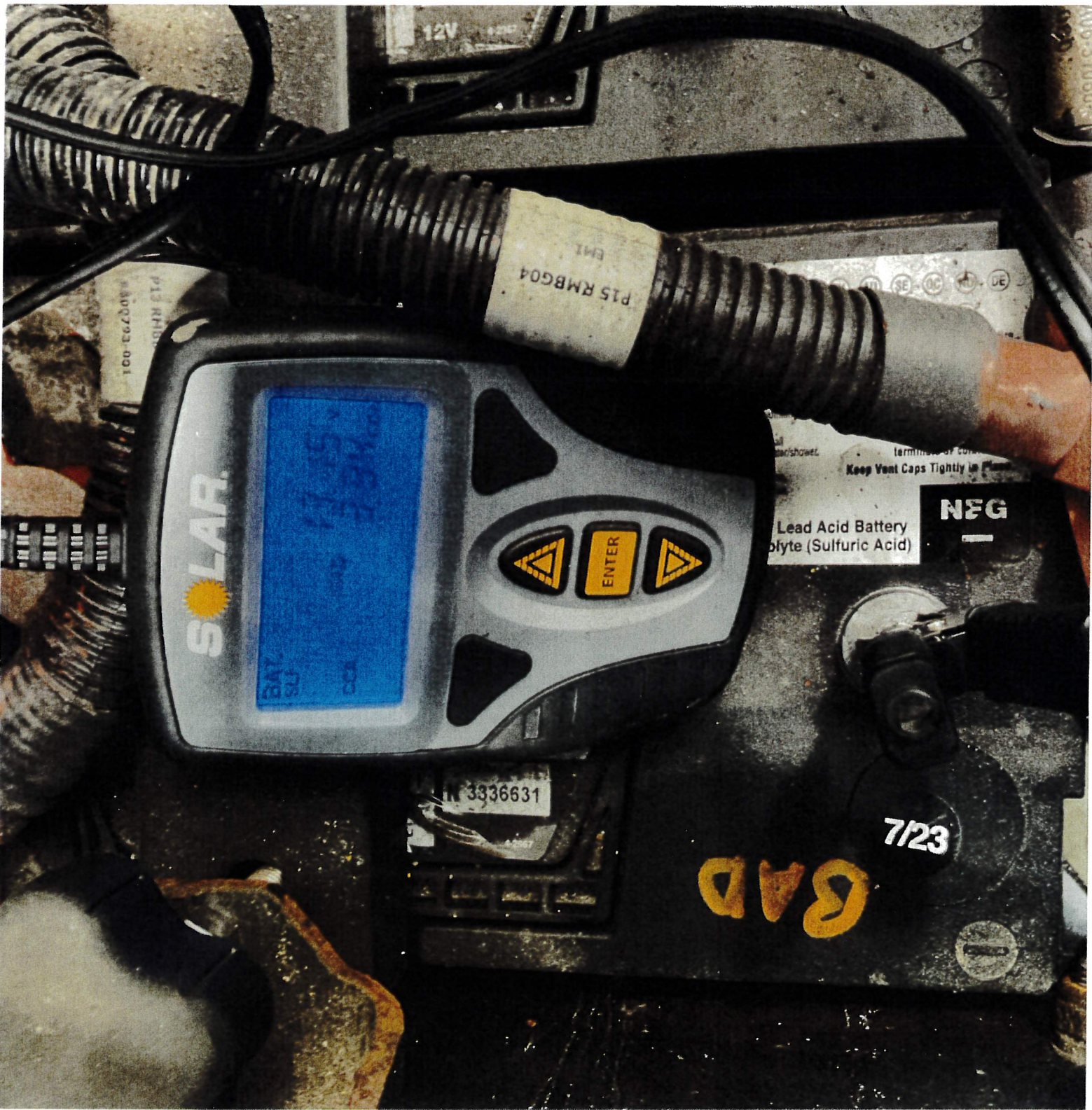






















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