



**Monroe Council Agenda
Regular Meeting of Council
June 24, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of June 10, 2025

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

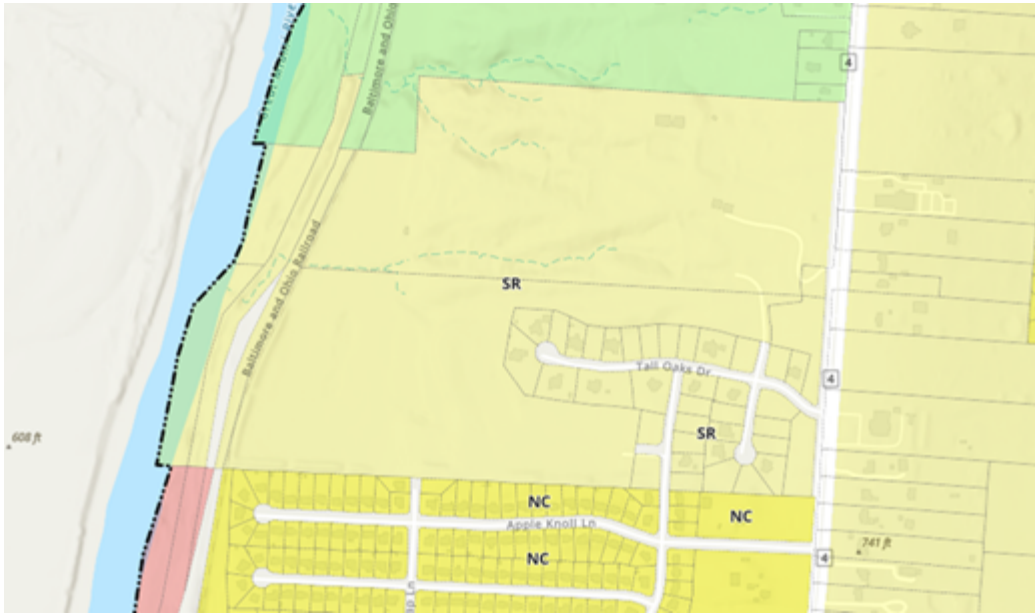
Old Business

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

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. 2025-24. 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. (Second Reading)

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.

New Business

Public Hearing: Resolution 33-2025. A Resolution adopting the Tax Budget for the City of Monroe, Ohio, for the 2026 fiscal year.

Resolution 33-2025. A Resolution adopting the Tax Budget for the City of Monroe, Ohio, for the 2026 fiscal year.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: A Tax Budget must be adopted annually by City Council by July 15th and submitted to the County Auditors by July 20th as required by Ohio Revised Code, Chapter 5705. The Tax Budget



has two primary purposes: estimated the city's anticipated revenue, which establishes the "certificate of estimated resources" for the upcoming budget year, and to demonstrate the need for property taxes and local government funds. The City's total current property tax millage is 9.32: 2.32 inside millage funds general city operations, and 7.0 outside (voted) millage (4.5 mills for Fire operations and 2.5 mills for Police Operations).

The Tax Budget process has the following steps and deadlines:

July 15 - Public Hearing and City Council approves Tax Budget

July 20 - County Budget Commission receives and reviews Tax Budget

August (estimated) - County Budget Commission gives amounts and rates of property tax to City

October 1 - City Council approves and sends back "Resolution Accepting the Amounts and Rates for Property Tax"

The Tax Budget provides a detailed breakdown of the 3 major operating funds: General Fund, Fire & EMS Levy Fund, and Police Law Enforcement Fund. A summary of total estimated revenues and expenditures are provided for all other funds: Special Revenue Funds, Debt Service Funds, Capital Project Funds, Special Assessment Funds, Enterprise (Proprietary) Funds, Trust and Agency (Fiduciary) Funds.

The Tax Budget may be adjusted prior to the start of the next fiscal year or throughout the fiscal year. Expenditures listed in the Tax Budget are estimates and do not reflect the expenditure amounts that will ultimately be budgeted in fiscal year 2026 as this is the first step in the 2026 budget process.

Resolution No. 34-2025. A Resolution authorizing the City Manager to enter into a professional services agreement between the City of Monroe and Burgess & Niple, Inc. for engineering services to conduct a feasibility analysis of a continuous flow intersection at State Route 63 and Main Street.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background:

EXECUTIVE SUMMARY

Staff requests approval of an engineering services contract with Burgess & Niple, Inc. (B&N) for \$43,188 to conduct a detailed feasibility analysis of a Continuous Flow Intersection (CFI) at SR 63 and Main Street. This study represents the next phase in our comprehensive approach to address long-term traffic and safety concerns at this critical intersection.

BACKGROUND

The SR 63 Corridor Study completed earlier this year evaluated the intersection from Britton Lane to Lawton Avenue, focusing on safety, traffic operations, and development impacts. The study identified three long-term alternatives:

1. **Quadrant roadway introduction**
2. **Additional lanes to optimize capacity**
3. **Partial Continuous Flow Intersection (CFI)**

Following analysis and discussion, including consultant Paul Goodhue's recommendation at the January 14, 2025 meeting, the CFI emerged as the preferred alternative. However, further detailed investigation is needed to confirm its feasibility and constructability before committing to this long-term solution.

PROPOSED SCOPE OF WORK

Burgess & Niple will conduct a comprehensive evaluation of the CFI alternative including:
Technical Analysis:

- Field review and constraint documentation
- Advanced traffic capacity analysis using Transmodeler software
- Preliminary engineering design with 3D modeling
- Large-scale plan view exhibit (100-scale) with lane configurations

Impact Assessment:

- Right-of-way impact analysis using Butler County GIS data
- Utility impact identification through OUPS coordination
- Environmental desktop review using ODOT's TIMS system
- Planning-level cost estimates for major construction elements

Deliverables:

- Technical memorandum summarizing all findings
- Plan exhibits showing proposed design
- Cost estimates and impact assessments
- Up to three project meetings for coordination and review

FINANCIAL IMPACT

Contract Amount: \$43,188 (lump sum)

Budget Status: This expenditure is within the \$100,000 budgeted for SR 63 intersection improvements in 2025

Remaining Budget: \$56,812 available for additional phases or implementation

The fee structure includes 244 total labor hours across multiple engineering disciplines, with detailed cost breakdowns provided in the proposal attachments.

TIMELINE

- **Project Duration:** Notice to proceed through June 2025
- **Key Milestones:** Field review, traffic analysis, preliminary design, and final report
- **Monthly Progress:** Invoicing and progress reporting throughout the project

LIMITATIONS AND EXCLUSIONS

This study phase specifically excludes:

- Stakeholder engagement and public involvement
- NEPA environmental documentation
- Final design and construction documents

These elements would be addressed in subsequent project phases based on study findings.

STAFF RECOMMENDATION

Staff recommends approval of the engineering services contract with Burgess & Niple, Inc. for \$43,188. This investment will provide the detailed technical analysis needed to make an informed decision about proceeding with the CFI alternative, ensuring responsible use of public funds and effective long-term intersection improvements.

Attachments:

- Burgess & Niple Proposal and Terms & Conditions
- Detailed Scope of Work and Fee Schedule



Resolution No. 35-2025. A Resolution authorizing the City Manager to enter into a professional services agreement between the City of Monroe and Verdantas for engineering design services for signal safety improvements along State Route 63.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background:

PROJECT SUMMARY

The City of Monroe has received a design proposal from Verdantas (formerly CT Consultants) for critical safety improvements to three signalized intersections along State Route 63. These improvements are based on recommendations from the State Route 63 Corridor Study completed in January 2025 by Burgess and Niple.

PROJECT BACKGROUND

The 2025 approved budget for safety improvements at the SR 63 and Main intersection did not initially consider this additional analysis. The short-term countermeasures being considered for 2025 include re-striping the intersection (in progress or complete), installing signal ahead signage (complete), and supplemental signal heads (ODOT funding award).

ODOT District 8 was involved in the study's stakeholder group, and the City discussed applying for safety funds with them to implement countermeasures identified within the study. The district supported the City's application for safety funds for the supplemental signal heads and backplates at the three intersections of concern, which initially included only a 10% local match requirement from the City.

PROJECT LOCATIONS

- State Route 63 at Lawton Avenue
- State Route 63 at Main Street
- State Route 63 at Britton Lane



PROPOSED SAFETY IMPROVEMENTS

All Three Intersections:

- Installation of supplemental near-side signal heads for eastbound and westbound high-speed approaches along State Route 63
- Addition of back plates on vehicular signal heads for minor street approaches

SR63 at Main Street (Additional Improvement):

- Restriction of northbound and southbound right turns on red to enhance safety for slow-moving turning vehicles facing high-speed traffic

SCOPE OF ENGINEERING SERVICES

- Development of construction plans and specifications
- Structural calculations for existing signal supports and strain poles
- Coordination with ODOT for Stage III plan review
- Site visits and utility coordination
- Cost estimates and construction quantities
- Final plan delivery in PDF format

PROJECT TIMELINE

- **Authorization Target:** End of June 2025
- **Stage III Plans to ODOT:** September 15, 2025
- **Final Plans:** 30 days after Stage III comments received
- **Design Completion:** 2025
- **Construction Funding Award:** Spring 2026
- **Construction:** 2026 (pending ODOT funding release)

FINANCIAL INFORMATION

- **Engineering Design Fee:** \$26,500 (City responsibility)
- **ODOT Construction Award:** \$140,710 (100% ODOT funded)
- **Total Project Value:** \$167,210
- **City Investment:** \$26,500 (design only)
- **2025 City Budget Allocation:** \$100,000 (for various SR63 safety improvements)

Since applying for ODOT safety funds, the state has awarded the City 100% of the construction costs for these signal improvements, totaling \$140,710. This represents a significant improvement



from the initially expected 90/10 funding split. The City is responsible only for the design costs (\$26,500), while ODOT will fully fund construction.

FUNDING SOURCE & TIMELINE

- **Design Funding:** City funds from 2025 budget allocation of \$100,000 for SR63 safety improvements
- **Construction Funding:** 100% ODOT safety funds (\$140,710)
- **Construction Award Timeline:** Spring 2026

EXCLUSIONS

The following items are **NOT** included in this proposal and will be handled separately:

- Construction administration and inspection services
- Bidding services (City will handle as Local LPA project)
- Surveying services
- Right-of-way resolution
- Ongoing design services during construction

RECOMMENDATION

Staff recommends approval of the engineering design contract with Verdantas in the amount of \$26,500 for the State Route 63 signal safety improvements. This represents exceptional value for the City, as the total project value of \$167,210 requires only \$26,500 in local investment, with ODOT providing 100% construction funding (\$140,710). These improvements directly address safety concerns identified in the professional corridor study. They will enhance protection for motorists and pedestrians at these high-traffic intersections while leveraging significant state funding.

PROPOSED ACTION

MOTION: To authorize the Mayor to execute a professional services agreement with Verdantas for engineering design services for State Route 63 signal safety improvements in the amount of \$26,500, contingent upon legal review of contract terms.

Prepared by: Public Works Department

Attachments:

- Verdantas Design Proposal dated June 11, 2025



Resolution 36-2025. A Resolution authorizing the City Manager to enter into an agreement with Birkley Consulting, in the amount of \$20,000, to provide mental health wellness visits for all first responders and dispatchers.

Sponsor: Sarah Hunold

Strategic Priority: Good Governance

Background: First responders face situations that most people never will - life and death emergencies, traumatic events and constant pressure to be calm under chaos. Research shows that exposure to repeated trauma can lead to lasting emotional and psychological effects. Mental health isn't a side issue - it's a frontline issue. It's just as essential as wearing protective gear. Mental health challenges don't always show on the surface, but they can affect job performance, personal relationships and long-term well-being.

By supporting the mental health of our first responders, we're investing in their overall health, safety, and peace of mind. This will help improve performance and reduce burnout. There is a strong movement in the industry to prioritize mental health, with many agencies implementing mandatory "neck-up check-ups" for first responders.

By partnering with Birkley Consulting, we are creating a culture where asking for help is seen as a strength with the goal of shifting the mindset from hiding struggles to sharing them.

First Responders and Dispatchers will be required to attend a wellness visit each year. Each visit is 50 minutes long at a cost of \$195.

Resolution 37-2025. A Resolution approving a Then-and-Now Certificate in the amount of \$7,598.80 to CivicPlus.

Sponsor: Beth Combs

Strategic Priority: Good Governance

Background: CivicPlus FOIA Workflow Platform renewal. This invoice was received before the Purchase Order was opened.

Consideration of Motion to request a hearing for the issuance of D-2 Liquor Permits to Lowcountry Bagels LLC located at 13 American Way.

Sponsor: Beth Combs

Strategic Priority: Strategic Growth and Development



Background: No action is necessary if Council does not wish to request a hearing.

Permit D-2 may be issued to the owner or operator of a retail food establishment or a food service operation licensed pursuant to Chapter 3717 of the Revised Code that operates as a restaurant for purposes of this chapter to sell cider, wine, and prepared and bottled cocktails, cordials, and other mixed beverages manufactured and distributed by holders of A-4 and B-4 permits at retail, either in glass or container, for the consumption on the premises where sold. Permit holder may also sell the following for consumption off the premises where sold and not for resale: wine in original packages, prepared and bottled cocktails, cordials, and other mixed beverages in original packages, and cider, in original packages or dispensed in containers with a capacity that does not exceed one gallon.

Administrative Reports

Executive Session - To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment and to review marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements related to economic development assistance.

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
June 10, 2025 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

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

Roll Call

Council members present: Kelly Clark, Keith Funk, Michael Graves, Ben Wagner, Tom Hagedorn, and Christina McElfresh.

Mrs. McElfresh moved to excuse Mr. Centers; seconded by Mr. Wagner. Voice vote. Motion carried.

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of May 27, 2025; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Visitors

None.

Committee Reports

None.

Old Business.

None.

New Business

Mayor Funk opened the public hearing for Ordinance No. 2025-22 and gave a statement on the procedure of the public hearing.

Having been sworn, Director of Development Tom Smith advised that an amendment to the Tall Oaks Planned Unit Development has been submitted. The Tall Oaks Planned Unit Development was approved in 2006 comprising 200 lots and specified Ryan Homes as the approved builder.

Mr. Smith shared that Planning Commission held a public hearing on April 15, 2025 regarding the application submitted by CKN Development LLC, which proposed completion of 124 acres of the



Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted, as well as landscaping, a pedestrian pathway, sidewalks on both sides of internal streets, and a traffic solution near Autumn Oak Drive. Planning Commission tabled the application instructing the applicant to meet the lot sizes from the existing Planned Unit Development in certain phases.

On May 20, 2025, the Planning Commission conducted a second review of the proposal based on the lot size request, indicating specific lot sizes to be developed over 5 phases. Planning Commission recommended, in a vote of 3 to 1, one member of the Commission excused, that Council approve the amendment.

The applicant shared additional context regarding the proposal, specifically the easement size increase in the north and south properties and storm water retention solutions.

Resident Mike Watkins shared concerns regarding the amendment lowering general standards and property values being at risk, as well as proposed phases discrepancies, and Planning Commission members' participation. Resident Emily Hendrix expressed concerns about builder, Ryan Homes, and disagreed with a reference to Planned Unit Development limitations. Resident Steven Asbury requested that Dazey Drive be included in traffic study, as well as a 4-way stop added to intersection of Dazey Drive and Lindy Avenue. Resident Janna Proctor posed questions regarding the amendment in relation to the Advance Monroe, Comprehensive Plan. Resident Sarah Asbury presented in agreement with previous opponents and specifically supported the request for Dazey Drive to be included in the traffic study. Residents Lisa Silverglade, Bill Curlis, and Brian Chaney presented in agreement with previous opponents. Larry Cupp shared concerns regarding a reduction of green space between lots.

Mrs. McElfresh moved to accept the publication of notice of public hearing and Planning Commission's recommendation for the record; seconded by Dr. Clark. Voice vote. Motion carried.

Mrs. McElfresh moved to close the public hearing; seconded by Mr. Wagner. Voice vote. Motion carried.

Mr. Graves asked for clarification regarding available open space and number of planned lots. The applicant shared details regarding permanently protected open space and lot sizes. Mr. Graves also asked about the number of exits available, Mr. Smith clarified that if the traffic study determines a second access point is required, the site plan would need to be amended. Mr. Hagedorn shared that he agreed there is a discrepancy with the phases presented and expressed a need for a traffic light to Route 4.

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.

The Clerk of Council read the title of Ordinance No. 2025-22.



Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

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.

The Clerk of Council read the title of Ordinance No. 2025-23.

Mrs. McElfresh moved to adopt Ordinance No. 2025-23; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

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.

The Clerk of Council read the title of Ordinance No. 2025-24.

Mayor Funk advised this Ordinance will appear on the next agenda for a second reading.

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.

The Clerk of Council read the title of Resolution No. 31-2025.

Mrs. McElfresh moved to adopt Resolution No. 31-2025; seconded by Mr. Wagner. Roll call vote: six ayes. Motion carried.

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.

The Clerk of Council read the title of Resolution No. 32-2025.

Mrs. McElfresh moved to adopt Resolution No. 32-2025; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

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

Mrs. McElfresh moved to accept the January, February, and March 2025 Finance Reports as submitted; seconded by Mr. Hagedorn. Voice vote. Motion carried.



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.

Mrs. McElfresh moved to authorize the expenditure of \$26,624 to Everett J. Prescott, Inc. for the purchase of fire hydrants and fire hydrant related repair part; seconded by Mr. Wagner. Voice vote. Motion carried.

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.

Mr. Hagedorn confirmed that the City is unable to do this in-house through the Water Department. Mr. McNutt, Public Works Superintendent, confirmed we are not equipped to do so.

Mrs. McElfresh moved 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; seconded by Dr. Clark. Voice vote. Motion carried.

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.

Mrs. McElfresh moved to authorize the expenditure of \$63,818.71 to Atlantic Emergency Solutions for the repair of the motor on Fire Engine 61; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Administrative Reports

None.

Adjournment

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

The regular meeting of Council adjourned at 7:26 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council Pro-Tem

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 PUDting 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.

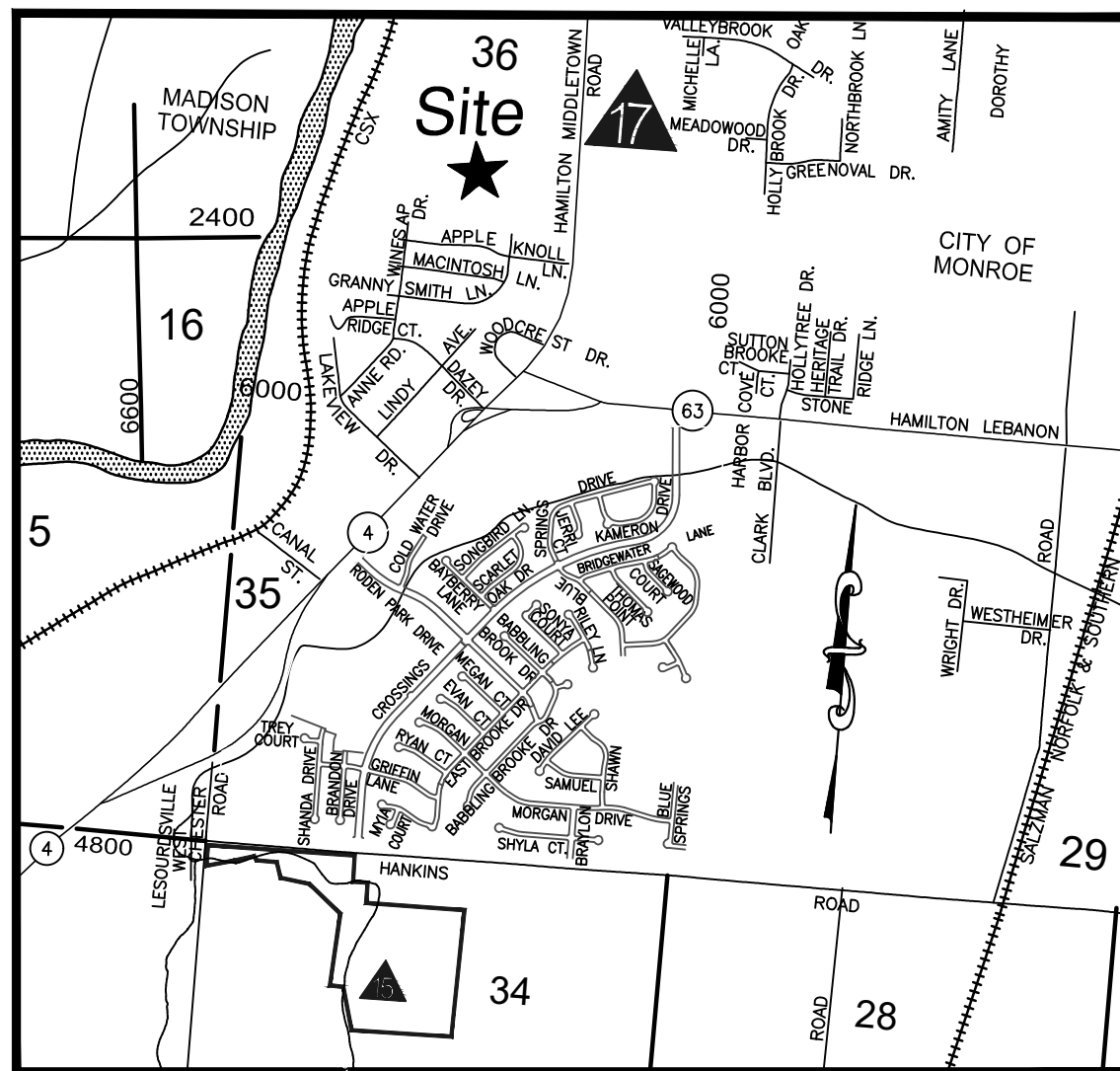
Sincerely,



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

[Light Green Box]	90' SINGLE FAMILY LOTS - 15,000 S.F. MIN.
[Light Yellow Box]	90' SINGLE FAMILY LOTS - 12,600 S.F. MIN.
[Light Orange Box]	70' SINGLE FAMILY LOTS
[Light Green Box]	65' SINGLE FAMILY LOTS
[White Box]	OPEN SPACE
[Dashed Line]	WALKING TRAIL
[Dotted Line]	FORMAL OPEN SPACE
[Dotted Line]	APPROXIMATE CLEARING LIMITS



GENERAL NOTES

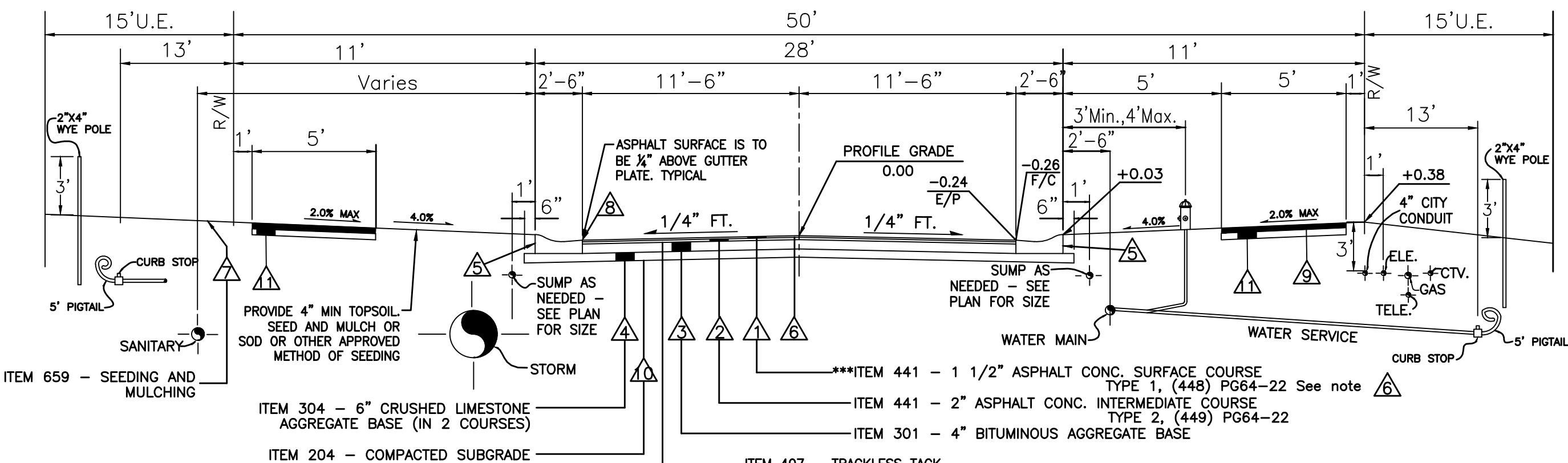
- Sanitary to be tied into Butler County System.
- Water to be installed and connected to Butler County System.
- Electric to be supplied by Duke Energy.
- All public streets to be constructed according to City of Monroe standards and specifications.
- Detention and Water Quality shall be provided for 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'	70'	65'
MINIMUM LOT AREA (S.F.)	15,000	15,000	12,600	9,100	8,450
FRONT SETBACK	40'	40'	30'	30'	30'
SIDE SETBACK (MIN)	5'	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	12'
REAR SETBACK	30'	30'	25'	25'	25'
# OF LOTS	41 Platted (35 Re-platted)	12	20	41	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 TOP OF PFT
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.

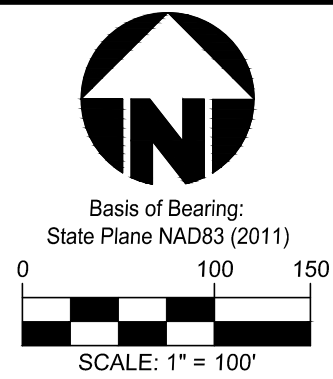
ITEM 441 - 2" ASPHALT CONC. INTERMEDIATE COURSE, TYPE 2, (449) PG84-22

ITEM 301 - 4" BITUMINOUS AGGREGATE BASE

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 PEGASUS (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 - TURLEDO 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



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Item	Quantity	Unit	Notes
1. Deciduous Trees	141	Each	
2. Evergreen Trees	6	Each	
3. Street Trees (Species 1)	141	Each	
4. Street Trees (Species 2)	119	Each	
5. Street Trees (Species 3)	117	Each	

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

PRELIMINARY PLANTING PLAN

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600
www.bayerbecker.com

Drawn by: CDS
Checked by: ADH
Issue Date: 3-17-25
Sheet: 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

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	
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51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
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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	
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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

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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	
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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	
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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	
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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

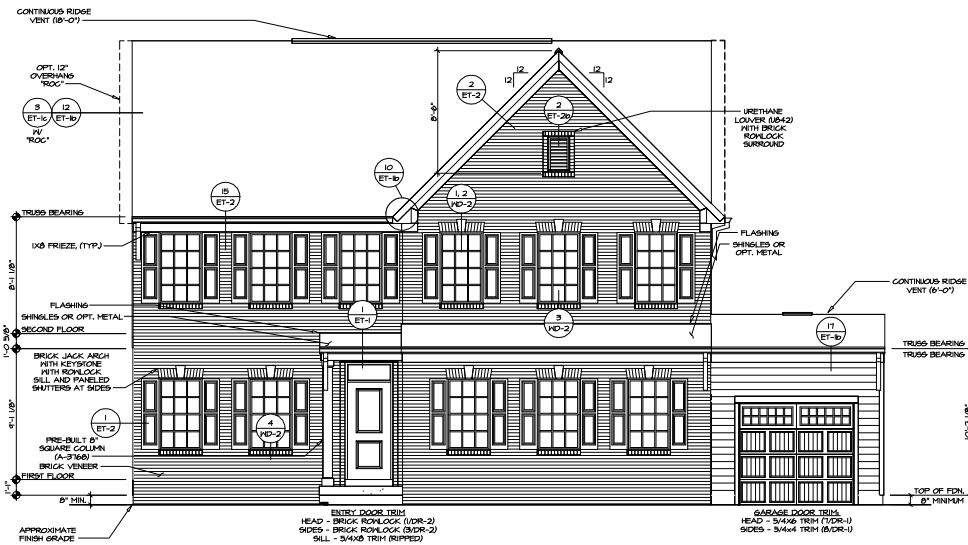
FOOTPRINT	
BASE HOUSE:	40'-0"
WIDTH:	56'-6"
DEPTH:	
MAXIMUM:	52'-4"
WIDTH:	70'-2"
DEPTH:	

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNW00 - 01	CS-1S	3

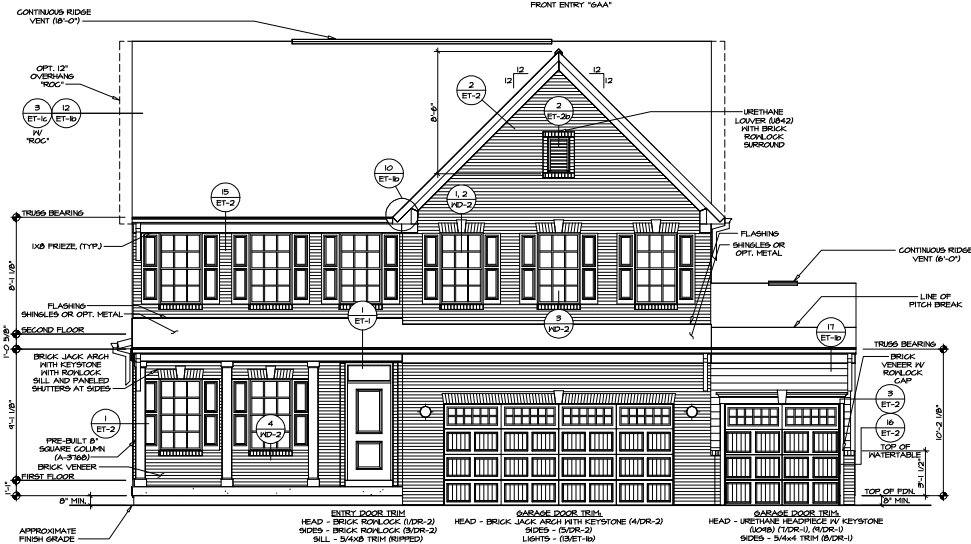
RELEASE NO. ---



REVISIONS		DATE	BY	APP.
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2	ISSUED FOR PERMIT	07/25/22	SA	SA
3	ISSUED FOR PERMIT	07/25/22	SA	SA
4	ISSUED FOR PERMIT	07/25/22	SA	SA
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100	ISSUED FOR PERMIT	07/25/22	SA	SA



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SHOWN IN NO PORCH FULL FRONT
ONE CAR SIDE ATTACHED GARAGE -
FRONT ENTRY "5AA"



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SHOWN IN FULL FRONT PORCH "EPA"
THREE CAR GARAGE - FRONT ENTRY "5CB"



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SHOWN IN FULL FRONT PORCH "EPA"
THO CAR GARAGE - SIDE ENTRY "5CC"



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SHOWN IN NO PORCH FULL FRONT
THO CAR GARAGE - FRONT ENTRY "5CB"

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

SHEET NO.	DATE	REVISIONS
A-1		
B		
C		
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E		
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W		
X		
Y		
Z		

GREENWOOD
DRAWING TITLE
FRONT ELEVATION
DATE
1/25/22
ELEVATION "A"
BRICK VENEER FRONT

NVR
NVR, INC.
1000 N. W. 10th Ave.
Fort Lauderdale, FL 33304
TEL: 954.571.1100
WWW.NVR.COM

SET NO. 50000
RELEASE NO. 1000
DRAWN BY: SGA
CHECKED BY: SGA
DATE: 1/25/22
ELEVATION "A"
BRICK VENEER FRONT



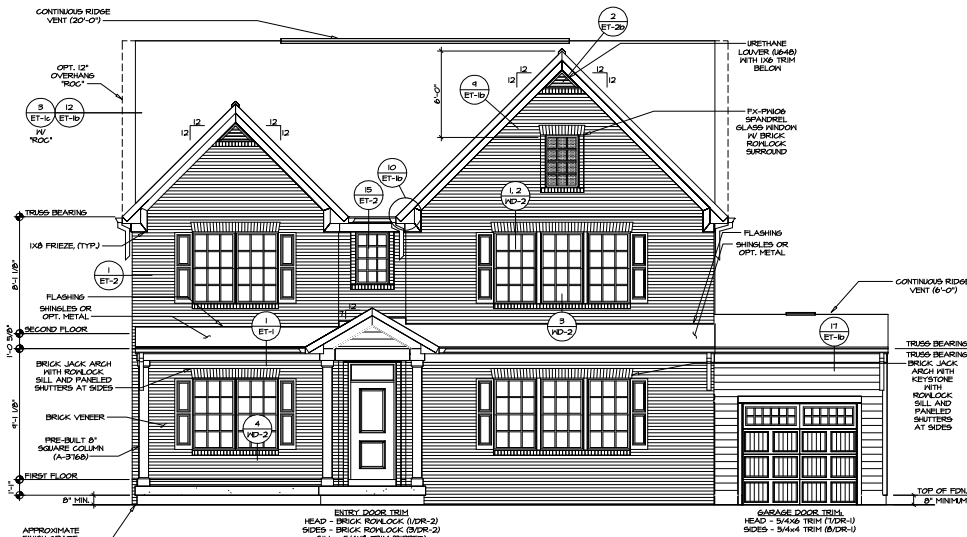
REV. NO.	DATE	REMARKS

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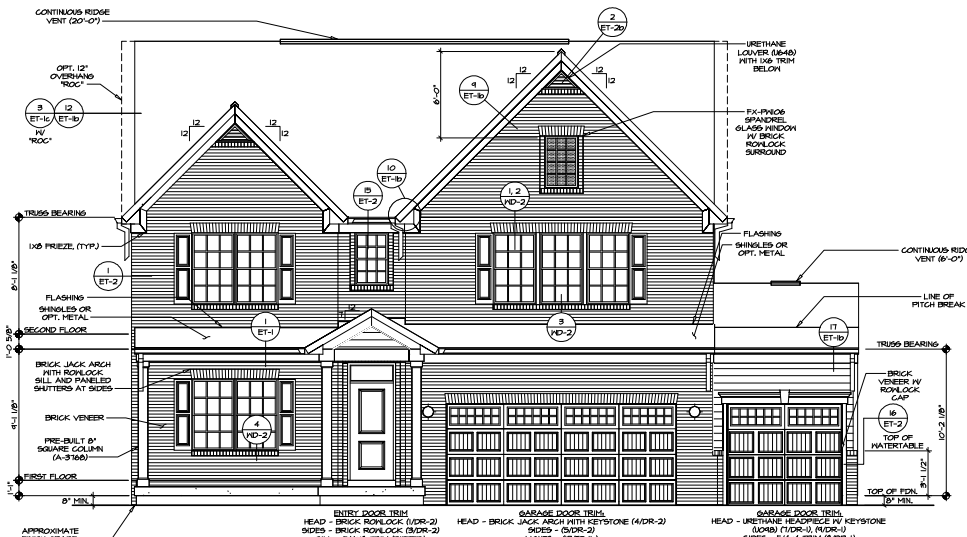


SET NO. 6N400
 VERSION 01
 RELEASE NO. 1000000000
 DRAWN BY SGA
 DATE: 1/25/22
 OPTION
 ELB
 EVF

MODEL GREENWOOD	OPTION DESCRIPTION ELEVATION "B" SIDING VENEER FRONT
DRAWING TITLE FRONT ELEVATION	
SHEET NO. A-1	q



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



3 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" THREE CAR GARAGE - FRONT ENTRY "6C1"



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



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

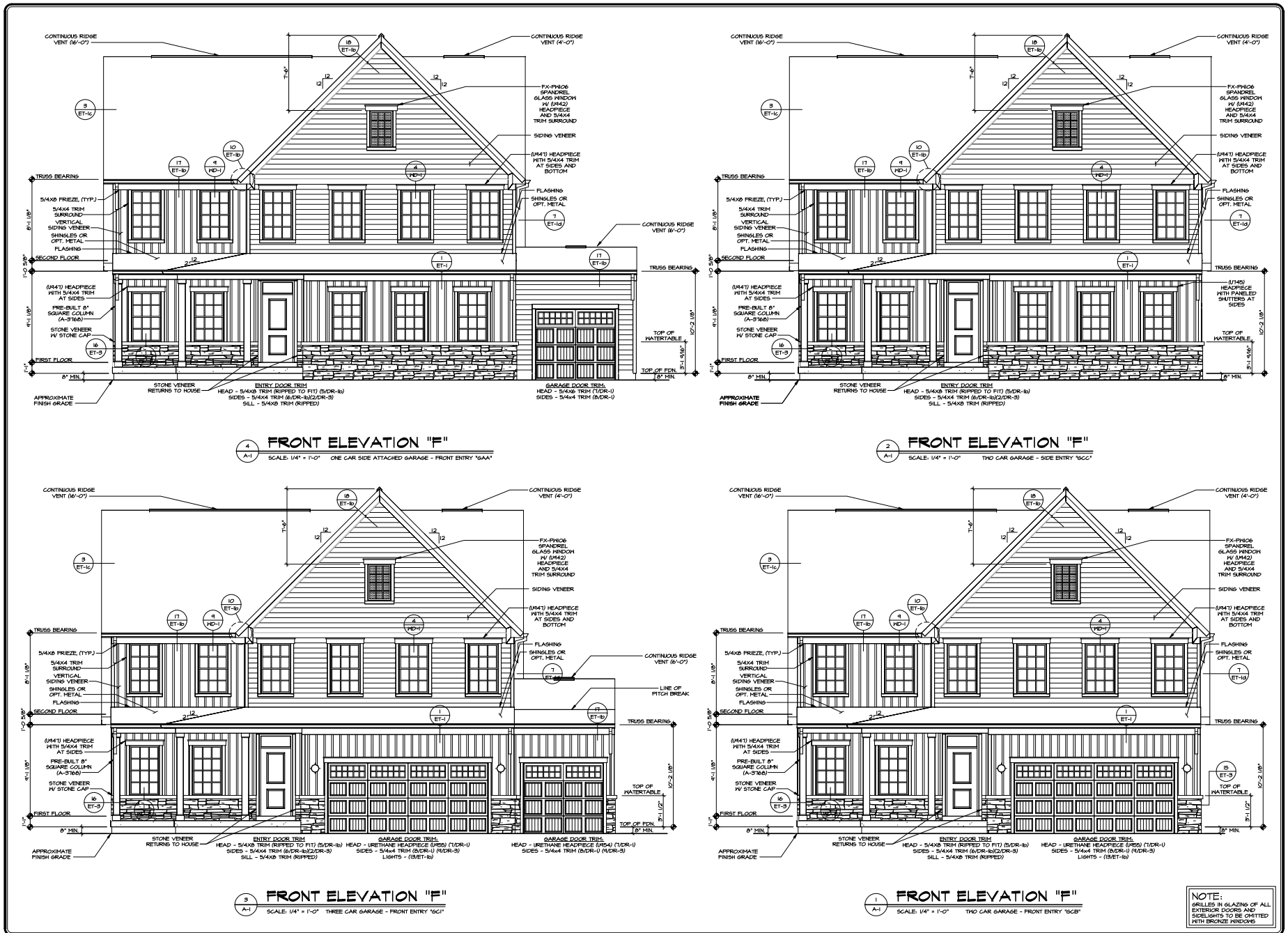
NOTE:
GRILLS IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

REVISIONS		DATE	BY	APP.
1	ISSUED FOR PERMIT	01/25/22	SSA	SSA
2	FOR CONSTRUCTION	01/25/22	SSA	SSA
3	FOR CONSTRUCTION	01/25/22	SSA	SSA
4	FOR CONSTRUCTION	01/25/22	SSA	SSA
5	FOR CONSTRUCTION	01/25/22	SSA	SSA
6	FOR CONSTRUCTION	01/25/22	SSA	SSA
7	FOR CONSTRUCTION	01/25/22	SSA	SSA
8	FOR CONSTRUCTION	01/25/22	SSA	SSA
9	FOR CONSTRUCTION	01/25/22	SSA	SSA
10	FOR CONSTRUCTION	01/25/22	SSA	SSA

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NVR
NVR, INC.
1000 N. 10TH AVE.
FARMERSVILLE, MD 21033
TEL: 410-326-1000
WWW.NVR.COM

SHEET NO. 10
PROJECT: GREENWOOD
DRAWING TITLE: FRONT ELEVATION
DATE: 1/25/22
DESIGNED BY: SSA
CHECKED BY: SSA
DATE: 1/25/22
ELEVATION "B"
BRICK VENEER FRONT



REVISIONS		DATE	BY	APP.

SET NO. 50000 DRAWING TITLE FRONT ELEVATION DRAWN BY: SGA CHECKED BY: SGA DATE: 1/25/22 SCALE: 1/4" = 1'-0" ELEVATION: 1"	NVR NVR Inc. 8888 Frederick Rd. Frederick, MD 21703 301.797.9300



[illegible]

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NVR
NVR, Inc.
3285 Washview Drive, Suite 100
Frederick, MD 21703

SET NO. 6NWO
VERSION 0
RELEASE NO. 000000
DRAWN BY SGA
DATE: 1/25/22
OPTION
ELL

SHEET NO.	A-1	MODEL	GREENWOOD
		DRAWING TITLE	FRONT ELEVATION
		OPTION DESCRIPTION	ELEVATION "L"

C:\NVA\Serve\GREENWOOD_GNWOOD_01_17553_SheetA\Master Set\Drawings\A-1 ELL FRONT.dwg 04/30/25 - 8:09 am



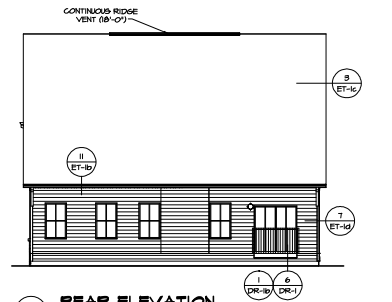
SHEET NO.	DATE	REV.	BY	CHK.	APP.
A-2					

SET NO. 00000	DATE 1/25/22
RELEASE NO.	DATE 1/25/22
DRAWN BY SGA	DATE 1/25/22
CHECKED BY SGA	DATE 1/25/22
DESIGNED BY SGA	DATE 1/25/22
APPROVED BY SGA	DATE 1/25/22

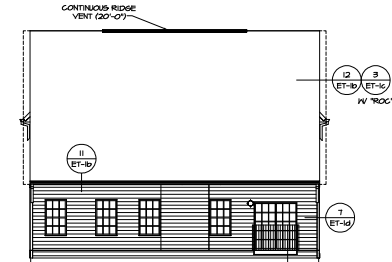
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SHEET NO.	MODE GREENWOOD TRANSITION	SET NO. 64000	REV. NO.	DATE	REMARKS
		VERSION C DRAWN BY: SGA DATE: 1/25/22			
A-2b	OPTION DESCRIPTION	OPTION	 NVR, Inc. 100 FARMERS RD. #100 FARMERS, MD 21075 1. NVR, Inc. requests access to the project and the property rights to the project for the purpose of installing, maintaining, and repairing the NVR system. NVR, Inc. requests access to the project for the purpose of installing, maintaining, and repairing the NVR system. NVR, Inc. requests access to the project for the purpose of installing, maintaining, and repairing the NVR system.		
15					





REAR ELEVATION
SCALE: 1/8" = 1'-0" SHOWN W/ ELEVATION "K" TEL



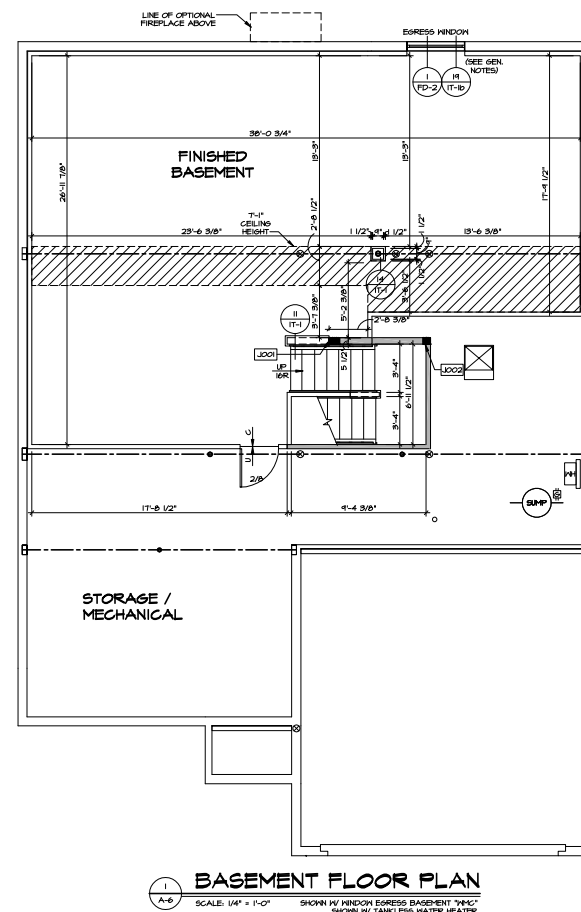
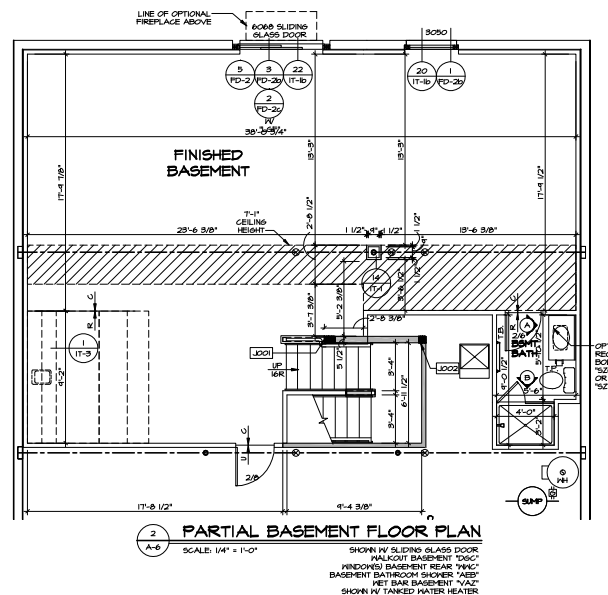
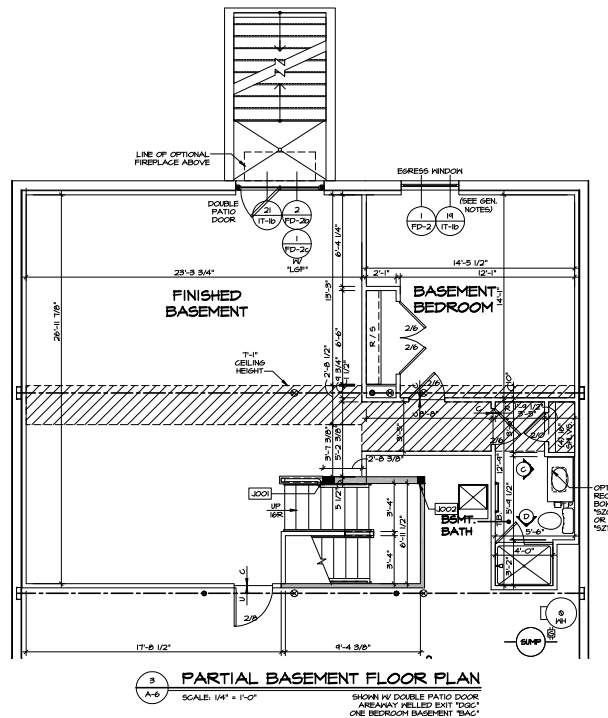


- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

LEGEND

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

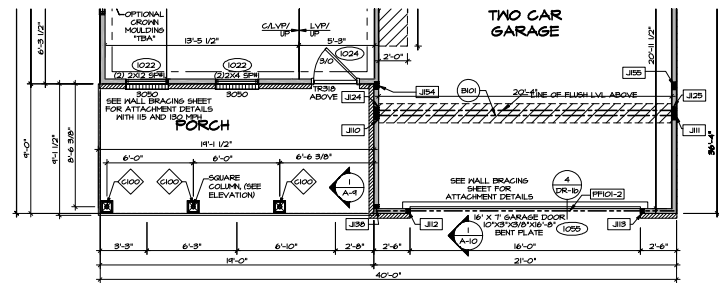
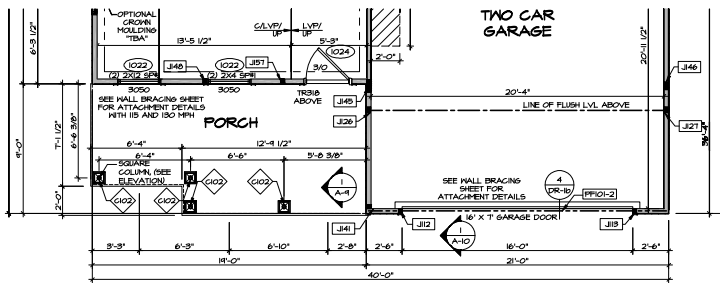
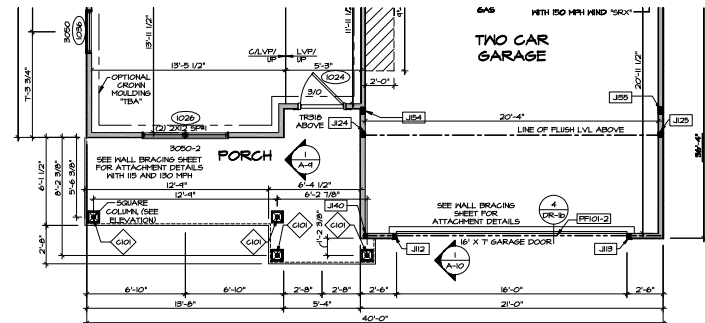
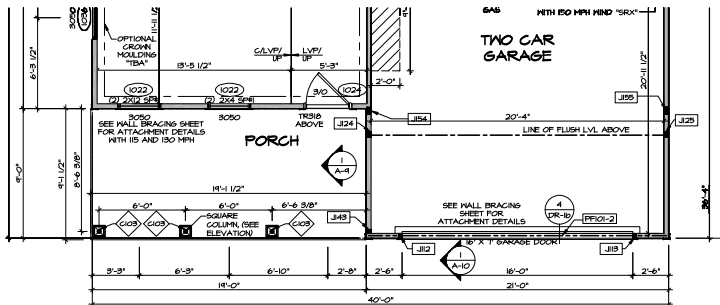
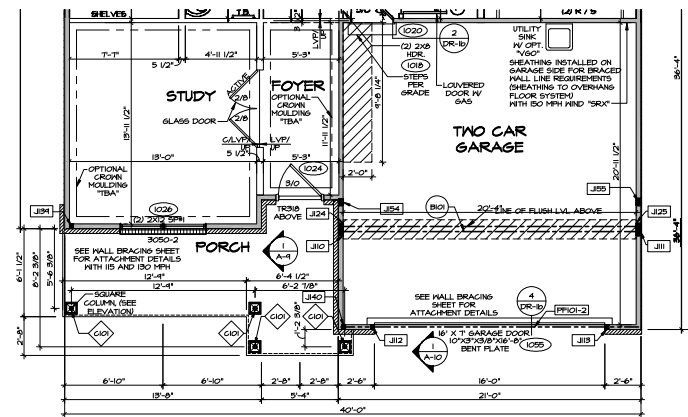
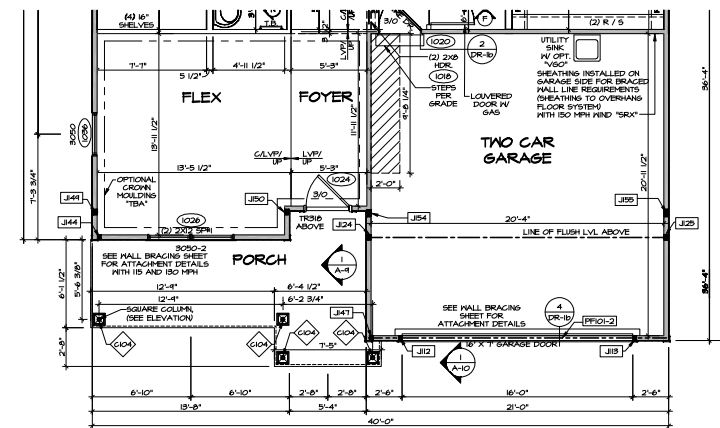
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- NOTES:**
1. SEE GENERAL NOTES (A-I) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (A-I)
3. LVL NAILING SCHEDULE (A-I)
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED 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 PC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

SHEET NO.	DATE	REVISIONS
A-6		
48		

SET NO. 00000	GREENWOOD
RELEASE NO. 0000	BASEMENT FLOOR PLAN
DRAWN BY: RDS	
CHECKED BY: JDS	
DATE: 1/25/22	
PROJECT: 1/25/22	
DESCRIPTION: FINISHED BASEMENT	
MAC	



PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION "E" "ELE"
 TWO CAR GARAGE - FRONT ENTRY "SCB"

PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION "A" "ELA"
 TWO CAR GARAGE - FRONT ENTRY "SCB"

- NOTES:**
- SEE GENERAL NOTES (A-I) FOR ADDITIONAL INFORMATION.
 - SCHEDULES (N-2)
 - 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
- SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

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NVR, Inc.
 1000 N. 10th St., Suite 100
 Minneapolis, MN 55412

SHEET NO.	51
PROJECT	GREENWOOD
DRAWING TITLE	PARTIAL FIRST FLOOR PLAN
DATE	8/15/21
DESIGNED BY	RDS
CHECKED BY	ELF
APPROVED BY	ELF
DATE	8/15/21
PROJECT LOCATION	1133A Greenwood Street, SE, Atlanta, GA 30316



- 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
FOOT-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 - IN-PLACE TAG
 PRECAST - IN-PLACE TAG
 PRECAST - IN-PLACE TAG
 PRECAST - IN-PLACE TAG
 PRECAST - IN-PLACE TAG

[illegible]

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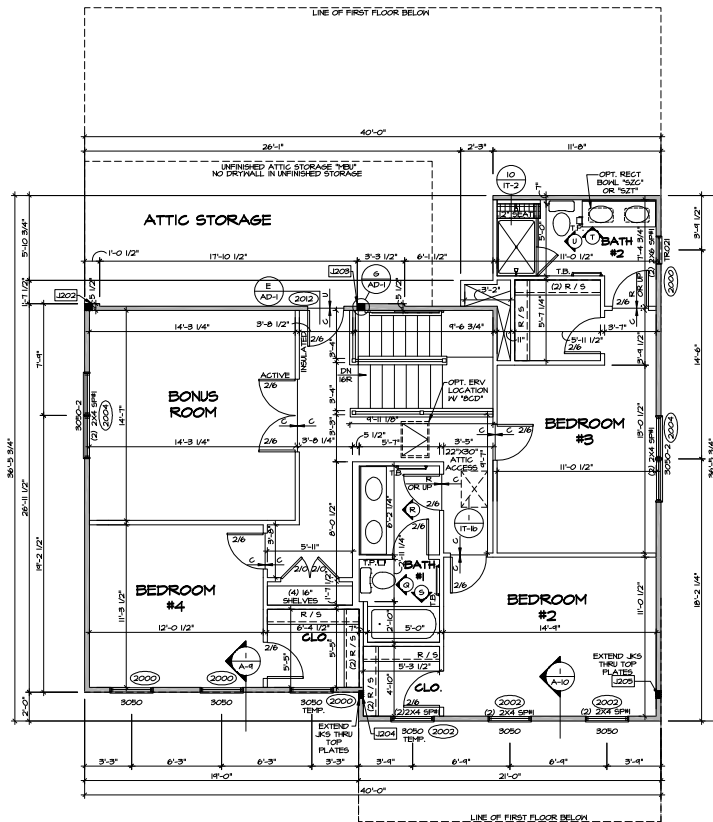


SHEET NO.	MODEL	GREENWOOD	SET NO. 000000
		PARTIAL FIRST FLOOR PLAN	VERSION OF 000000
A-7c	GARAGE	OPTION DESCRIPTION ONE CAR SIDE GARAGE ONE CAR SIDE ATTACHED GARAGE	DATE: 8/15/21
			DRAWN BY: BJD
52			OPTION 000000 000000 000000

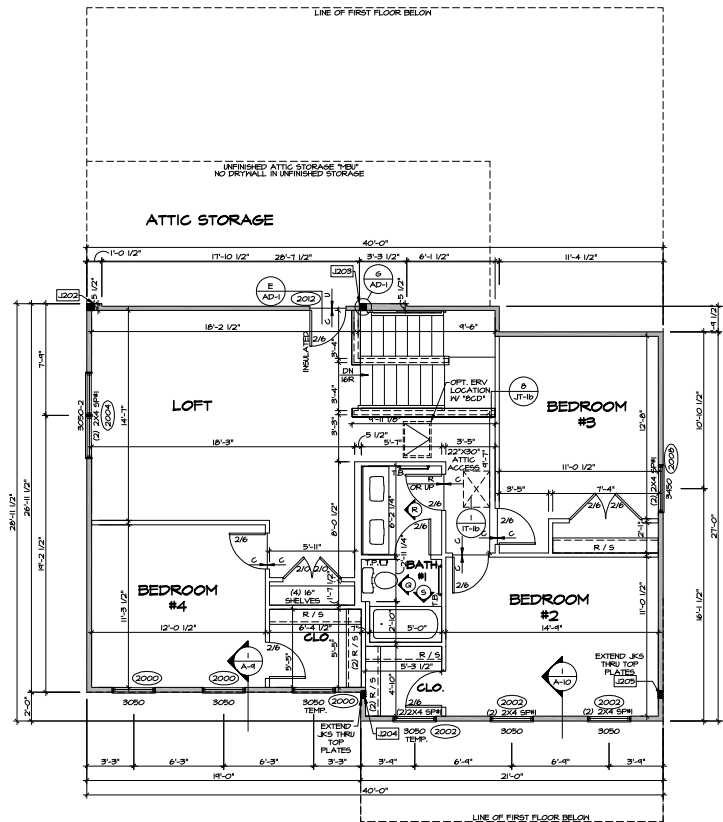
-  BEARING WALL
 NON BEARING WALL
 MASONRY WALL
 INDICATES BEARING FROM FOOT-LOAD ABOVE
 JACKS
 BEAM/HEADER
 FOOTING/THICKENED SLAB
 STEEL COLUMN
 TRUSS THE DOWN
 PORTAL FRAME
 JOIST/TRUSS
 LVL
 ENGINEERING PAGE NUMBER
 WINDOW/DOOR TAG
 PRECAST - SITE TAG
 PRECAST - SLAB HEADER
 PRECAST - NOTED
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53	OPTION DESCRIPTION ALTERNATE LVL FRAMING	SET NO. 600000 VERSION 01 DRAWN BY SGA DATE: 6/6/22 RELEASE NO. 0000
A-7d	DRAWING TITLE PARTIAL FIRST FLOOR PLAN	MODEL GREENWOOD
SHEET NO.		



2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
FOUR BEDROOM W/ BONUS ROOM "B"
BATHROOM #2 SHOWER "A" "A"
ATTIC STORAGE "B" "B"
ERY AIR SUPPLY "B" "C"



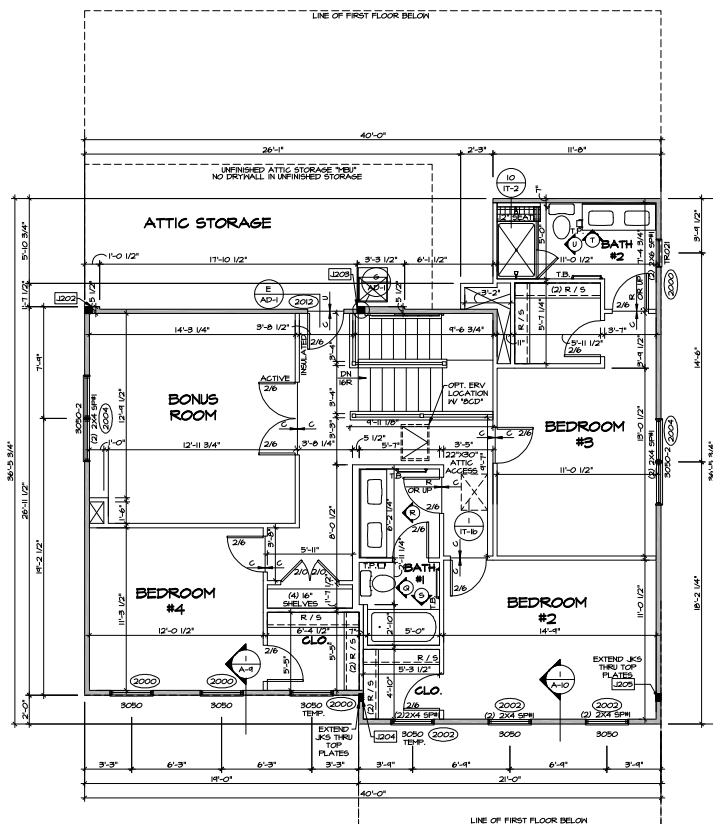
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/ ELEVATION "A" "ELA"
FOUR BEDROOM W/ LOFT "B"
FOUR BEDROOM W/ LOFT "B"
SHOWN WITH RECT. BOM. "B" "C" "D" "D"
ERY AIR SUPPLY "B" "C"

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
ALL BEARING WALLS MUST BE READER
IDENTIFIED AND NOT REJECTED
ASSEMBLIES
USE FC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

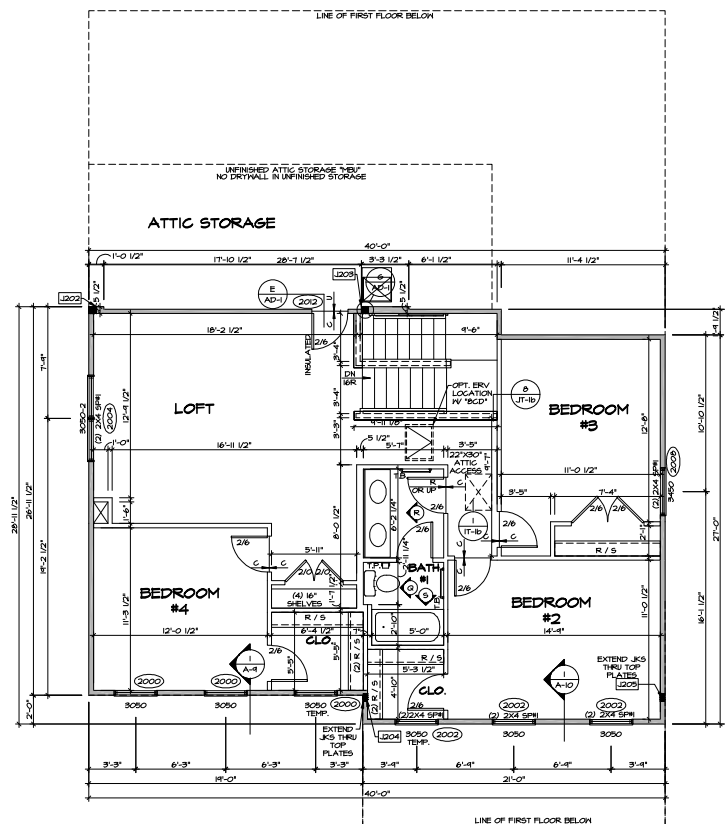
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SHEET NO.	54
PROJECT	GREENWOOD
DRAWING TITLE	SECOND FLOOR PLAN
DATE	1/25/23
DESIGNED BY	RCS
CHECKED BY	EL
APPROVED BY	EL
SCALE	1/4" = 1'-0"
PROJECT LOCATION	FOUR BEDROOM W/ LOFT "B"
PROJECT DESCRIPTION	FOUR BEDROOM W/ LOFT "B"
PROJECT OWNER	FOUR BEDROOM W/ LOFT "B"
PROJECT ADDRESS	FOUR BEDROOM W/ LOFT "B"
PROJECT PHONE	FOUR BEDROOM W/ LOFT "B"
PROJECT FAX	FOUR BEDROOM W/ LOFT "B"
PROJECT EMAIL	FOUR BEDROOM W/ LOFT "B"
PROJECT WEBSITE	FOUR BEDROOM W/ LOFT "B"
PROJECT SOCIAL MEDIA	FOUR BEDROOM W/ LOFT "B"
PROJECT VIDEO	FOUR BEDROOM W/ LOFT "B"
PROJECT AUDIO	FOUR BEDROOM W/ LOFT "B"
PROJECT TEXT	FOUR BEDROOM W/ LOFT "B"
PROJECT IMAGE	FOUR BEDROOM W/ LOFT "B"
PROJECT OTHER	FOUR BEDROOM W/ LOFT "B"



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

SCALE: 1/4" = 1'-0" SHOWN W/ ELEVATION A "ELA"

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)

- 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
- MAKING OVERHEADS/SHORE HEADERS REMAINING OTHERWISE NOTED
- SEE PG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO. DATE

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 NVR, Inc.
 8885 Frederick Rd.
 Frederick, MD 21703

SET NO. 04000
 DRAWING NO. 04000
 DRAWN BY: RDS
 CHECKED BY: JDS
 DATE: 1/25/22
 ELEVATION "A" BRICK VENEER FRONT
 ELEVATION "B" "C" "D" "E" "F" "G" "H" "I" "J" "K" "L" "M" "N" "O" "P" "Q" "R" "S" "T" "U" "V" "W" "X" "Y" "Z" "AA" "AB" "AC" "AD" "AE" "AF" "AG" "AH" "AI" "AJ" "AK" "AL" "AM" "AN" "AO" "AP" "AQ" "AR" "AS" "AT" "AU" "AV" "AW" "AX" "AY" "AZ" "BA" "BB" "BC" "BD" "BE" "BF" "BG" "BH" "BI" "BJ" "BK" "BL" "BM" "BN" "BO" "BP" "BQ" "BR" "BS" "BT" "BU" "BV" "BW" "BX" "BY" "BZ" "CA" "CB" "CC" "CD" "CE" "CF" "CG" "CH" "CI" "CJ" "CK" "CL" "CM" "CN" "CO" "CP" "CQ" "CR" "CS" "CT" "CU" "CV" "CW" "CX" "CY" "CZ" "DA" "DB" "DC" "DD" "DE" "DF" "DG" "DH" "DI" "DJ" "DK" "DL" "DM" "DN" "DO" "DP" "DQ" "DR" "DS" "DT" "DU" "DV" "DW" "DX" "DY" "DZ" "EA" "EB" "EC" "ED" "EE" "EF" "EG" "EH" "EI" "EJ" "EK" "EL" "EM" "EN" "EO" "EP" "EQ" "ER" "ES" "ET" "EU" "EV" "EW" "EX" "EY" "EZ" "FA" "FB" "FC" "FD" "FE" "FF" "FG" "FH" "FI" "FJ" "FK" "FL" "FM" "FN" "FO" "FP" "FQ" "FR" "FS" "FT" "FU" "FV" "FW" "FX" "FY" "FZ" "GA" "GB" "GC" "GD" "GE" "GF" "GG" "GH" "GI" "GJ" "GK" "GL" "GM" "GN" "GO" "GP" "GQ" "GR" "GS" "GT" "GU" "GV" "GW" "GX" "GY" "GZ" "HA" "HB" "HC" "HD" "HE" "HF" "HG" "HH" "HI" "HJ" "HK" "HL" "HM" "HN" "HO" "HP" "HQ" "HR" "HS" "HT" "HU" "HV" "HW" "HX" "HY" "HZ" "IA" "IB" "IC" "ID" "IE" "IF" "IG" "IH" "II" "IJ" "IK" "IL" "IM" "IN" "IO" "IP" "IQ" "IR" "IS" "IT" "IU" "IV" "IW" "IX" "IY" "IZ" "JA" "JB" "JC" "JD" "JE" "JF" "JG" "JH" "JI" "JJ" "JK" "JL" "JM" "JN" "JO" "JP" "JQ" "JR" "JS" "JT" "JU" "JV" "JW" "JX" "JY" "JZ" "KA" "KB" "KC" "KD" "KE" "KF" "KG" "KH" "KI" "KJ" "KK" "KL" "KM" "KN" "KO" "KP" "KQ" "KR" "KS" "KT" "KU" "KV" "KW" "KX" "KY" "KZ" "LA" "LB" "LC" "LD" "LE" "LF" "LG" "LH" "LI" "LJ" "LK" "LL" "LM" "LN" "LO" "LP" "LQ" "LR" "LS" "LT" "LU" "LV" "LW" "LX" "LY" "LZ" "MA" "MB" "MC" "MD" "ME" "MF" "MG" "MH" "MI" "MJ" "MK" "ML" "MM" "MN" "MO" "MP" "MQ" "MR" "MS" "MT" "MU" "MV" "MW" "MX" "MY" "MZ" "NA" "NB" "NC" "ND" "NE" "NF" "NG" "NH" "NI" "NJ" "NK" "NL" "NM" "NN" "NO" "NP" "NQ" "NR" "NS" "NT" "NU" "NV" "NW" "NX" "NY" "NZ" "OA" "OB" "OC" "OD" "OE" "OF" "OG" "OH" "OI" "OJ" "OK" "OL" "OM" "ON" "OO" "OP" "OQ" "OR" "OS" "OT" "OU" "OV" "OW" "OX" "OY" "OZ" "PA" "PB" "PC" "PD" "PE" "PF" "PG" "PH" "PI" "PJ" "PK" "PL" "PM" "PN" "PO" "PP" "PQ" "PR" "PS" "PT" "PU" "PV" "PW" "PX" "PY" "PZ" "QA" "QB" "QC" "QD" "QE" "QF" "QG" "QH" "QI" "QJ" "QK" "QL" "QM" "QN" "QO" "QP" "QQ" "QR" "QS" "QT" "QU" "QV" "QW" "QX" "QY" "QZ" "RA" "RB" "RC" "RD" "RE" "RF" "RG" "RH" "RI" "RJ" "RK" "RL" "RM" "RN" "RO" "RP" "RQ" "RR" "RS" "RT" "RU" "RV" "RW" "RX" "RY" "RZ" "SA" "SB" "SC" "SD" "SE" "SF" "SG" "SH" "SI" "SJ" "SK" "SL" "SM" "SN" "SO" "SP" "SQ" "SR" "SS" "ST" "SU" "SV" "SW" "SX" "SY" "SZ" "TA" "TB" "TC" "TD" "TE" "TF" "TG" "TH" "TI" "TJ" "TK" "TL" "TM" "TN" "TO" "TP" "TQ" "TR" "TS" "TT" "TU" "TV" "TW" "TX" "TY" "TZ" "UA" "UB" "UC" "UD" "UE" "UF" "UG" "UH" "UI" "UJ" "UK" "UL" "UM" "UN" "UO" "UP" "UQ" "UR" "US" "UT" "UU" "UV" "UW" "UX" "UY" "UZ" "VA" "VB" "VC" "VD" "VE" "VF" "VG" "VH" "VI" "VJ" "VK" "VL" "VM" "VN" "VO" "VP" "VQ" "VR" "VS" "VT" "VU" "VV" "VW" "VX" "VY" "VZ" "WA" "WB" "WC" "WD" "WE" "WF" "WG" "WH" "WI" "WJ" "WK" "WL" "WM" "WN" "WO" "WP" "WQ" "WR" "WS" "WT" "WU" "WV" "WW" "WX" "WY" "WZ" "XA" "XB" "XC" "XD" "XE" "XF" "XG" "XH" "XI" "XJ" "XK" "XL" "XM" "XN" "XO" "XP" "XQ" "XR" "XS" "XT" "XU" "XV" "XW" "XX" "XY" "XZ" "YA" "YB" "YC" "YD" "YE" "YF" "YG" "YH" "YI" "YJ" "YK" "YL" "YM" "YN" "YO" "YP" "YQ" "YR" "YS" "YT" "YU" "YV" "YW" "YX" "YZ" "ZA" "ZB" "ZC" "ZD" "ZE" "ZF" "ZG" "ZH" "ZI" "ZJ" "ZK" "ZL" "ZM" "ZN" "ZO" "ZP" "ZQ" "ZR" "ZS" "ZT" "ZU" "ZV" "ZW" "ZX" "ZY" "ZZ"

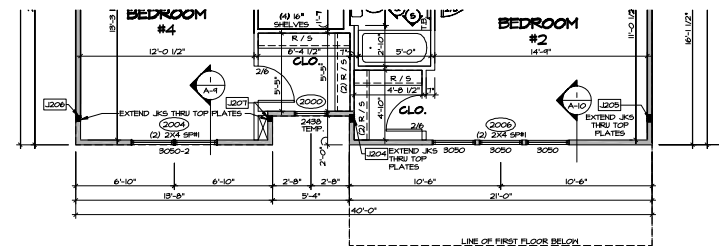
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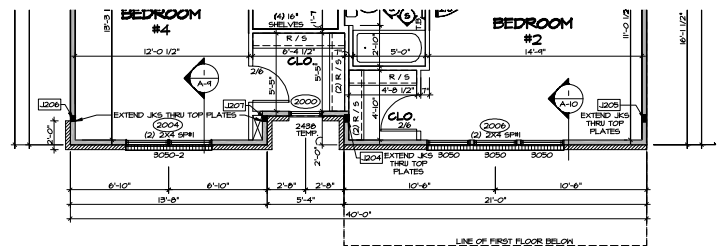
SET NO. 04000
 DRAWING NO. 04000
 DRAWN BY: RDS
 CHECKED BY: JDS
 DATE: 1/25/22
 ELEVATION "A" BRICK VENEER FRONT
 ELEVATION "B" "C" "D" "E" "F" "G" "H" "I" "J" "K" "L" "M" "N" "O" "P" "Q" "R" "S" "T" "U" "V" "W" "X" "Y" "Z" "AA" "AB" "AC" "AD" "AE" "AF" "AG" "AH" "AI" "AJ" "AK" "AL" "AM" "AN" "AO" "AP" "AQ" "AR" "AS" "AT" "AU" "AV" "AW" "AX" "AY" "AZ" "BA" "BB" "BC" "BD" "BE" "BF" "BG" "BH" "BI" "BJ" "BK" "BL" "BM" "BN" "BO" "BP" "BQ" "BR" "BS" "BT" "BU" "BV" "BW" "BX" "BY" "BZ" "CA" "CB" "CC" "CD" "CE" "CF" "CG" "CH" "CI" "CJ" "CK" "CL" "CM" "CN" "CO" "CP" "CQ" "CR" "CS" "CT" "CU" "CV" "CW" "CX" "CY" "CZ" "DA" "DB" "DC" "DD" "DE" "DF" "DG" "DH" "DI" "DJ" "DK" "DL" "DM" "DN" "DO" "DP" "DQ" "DR" "DS" "DT" "DU" "DV" "DW" "DX" "DY" "DZ" "EA" "EB" "EC" "ED" "EE" "EF" "EG" "EH" "EI" "EJ" "EK" "EL" "EM" "EN" "EO" "EP" "EQ" "ER" "ES" "ET" "EU" "EV" "EW" "EX" "EY" "EZ" "FA" "FB" "FC" "FD" "FE" "FF" "FG" "FH" "FI" "FJ" "FK" "FL" "FM" "FN" "FO" "FP" "FQ" "FR" "FS" "FT" "FU" "FV" "FW" "FX" "FY" "FZ" "GA" "GB" "GC" "GD" "GE" "GF" "GG" "GH" "GI" "GJ" "GK" "GL" "GM" "GN" "GO" "GP" "GQ" "GR" "GS" "GT" "GU" "GV" "GW" "GX" "GY" "GZ" "HA" "HB" "HC" "HD" "HE" "HF" "HG" "HH" "HI" "HJ" "HK" "HL" "HM" "HN" "HO" "HP" "HQ" "HR" "HS" "HT" "HU" "HV" "HW" "HX" "HY" "HZ" "IA" "IB" "IC" "ID" "IE" "IF" "IG" "IH" "II" "IJ" "IK" "IL" "IM" "IN" "IO" "IP" "IQ" "IR" "IS" "IT" "IU" "IV" "IW" "IX" "IY" "IZ" "JA" "JB" "JC" "JD" "JE" "JF" "JG" "JH" "JI" "JJ" "JK" "JL" "JM" "JN" "JO" "JP" "JQ" "JR" "JS" "JT" "JU" "JV" "JW" "JX" "JY" "JZ" "KA" "KB" "KC" "KD" "KE" "KF" "KG" "KH" "KI" "KJ" "KK" "KL" "KM" "KN" "KO" "KP" "KQ" "KR" "KS" "KT" "KU" "KV" "KW" "KX" "KY" "KZ" "LA" "LB" "LC" "LD" "LE" "LF" "LG" "LH" "LI" "LJ" "LK" "LM" "LN" "LO" "LP" "LQ" "LR" "LS" "LT" "LU" "LV" "LW" "LX" "LY" "LZ" "MA" "MB" "MC" "MD" "ME" "MF" "MG" "MH" "MI" "MJ" "MK" "ML" "MM" "MN" "MO" "MP" "MQ" "MR" "MS" "MT" "MU" "MV" "MW" "MX" "MY" "MZ" "NA" "NB" "NC" "ND" "NE" "NF" "NG" "NH" "NI" "NJ" "NK" "NL" "NM" "NN" "NO" "NP" "NQ" "NR" "NS" "NT" "NU" "NV" "NW" "NX" "NY" "NZ" "OA" "OB" "OC" "OD" "OE" "OF" "OG" "OH" "OI" "OJ" "OK" "OL" "OM" "ON" "OO" "OP" "OQ" "OR" "OS" "OT" "OU" "OV" "OW" "OX" "OY" "OZ" "PA" "PB" "PC" "PD" "PE" "PF" "PG" "PH" "PI" "PJ" "PK" "PL" "PM" "PN" "PO" "PP" "PQ" "PR" "PS" "PT" "PU" "PV" "PW" "PX" "PY" "PZ" "QA" "QB" "QC" "QD" "QE" "QF" "QG" "QH" "QI" "QJ" "QK" "QL" "QM" "QN" "QO" "QP" "QQ" "QR" "QS" "QT" "QU" "QV" "QW" "QX" "QY" "QZ" "RA" "RB" "RC" "RD" "RE" "RF" "RG" "RH" "RI" "RJ" "RK" "RL" "RM" "RN" "RO" "RP" "RQ" "RR" "RS" "RT" "RU" "RV" "RW" "RX" "RY" "RZ" "SA" "SB" "SC" "SD" "SE" "SF" "SG" "SH" "SI" "SJ" "SK" "SL" "SM" "SN" "SO" "SP" "SQ" "SR" "SS" "ST" "SU" "SV" "SW" "SX" "SY" "SZ" "TA" "TB" "TC" "TD" "TE" "TF" "TG" "TH" "TI" "TJ" "TK" "TL" "TM" "TN" "TO" "TP" "TQ" "TR" "TS" "TT" "TU" "TV" "TW" "TX" "TY" "TZ" "UA" "UB" "UC" "UD" "UE" "UF" "UG" "UH" "UI" "UJ" "UK" "UL" "UM" "UN" "UO" "UP" "UQ" "UR" "US" "UT" "UU" "UV" "UW" "UX" "UY" "UZ" "VA" "VB" "VC" "VD" "VE" "VF" "VG" "VH" "VI" "VJ" "VK" "VL" "VM" "VN" "VO" "VP" "VQ" "VR" "VS" "VT" "VU" "VV" "VW" "VX" "VY" "VZ" "WA" "WB" "WC" "WD" "WE" "WF" "WG" "WH" "WI" "WJ" "WK" "WL" "WM" "WN" "WO" "WP" "WQ" "WR" "WS" "WT" "WU" "WV" "WW" "WX" "WY" "WZ" "XA" "XB" "XC" "XD" "XE" "XF" "XG" "XH" "XI" "XJ" "XK" "XL" "XM" "XN" "XO" "XP" "XQ" "XR" "XS" "XT" "XU" "XV" "XW" "XX" "XY" "XZ" "YA" "YB" "YC" "YD" "YE" "YF" "YG" "YH" "YI" "YJ" "YK" "YL" "YM" "YN" "YO" "YP" "YQ" "YR" "YS" "YT" "YU" "YV" "YW" "YX" "YZ" "ZA" "ZB" "ZC" "ZD" "ZE" "ZF" "ZG" "ZH" "ZI" "ZJ" "ZK" "ZL" "ZM" "ZN" "ZO" "ZP" "ZQ" "ZR" "ZS" "ZT" "ZU" "ZV" "ZW" "ZX" "ZY" "ZZ"

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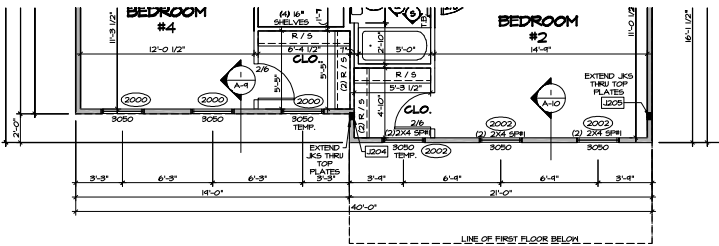
NVR
 NVR, Inc.
 8885 Frederick Rd.
 Frederick, MD 21703



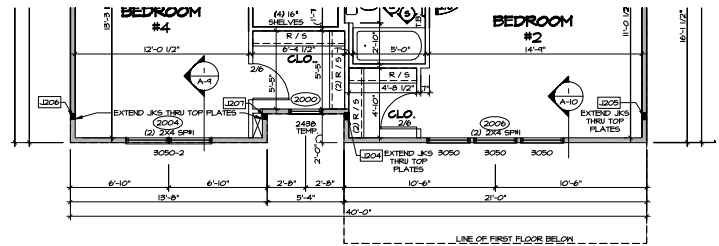
6 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4\"/>



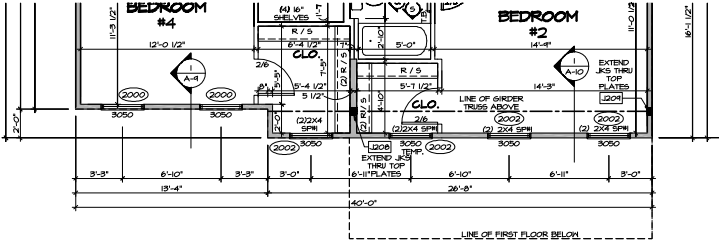
3 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4\"/>



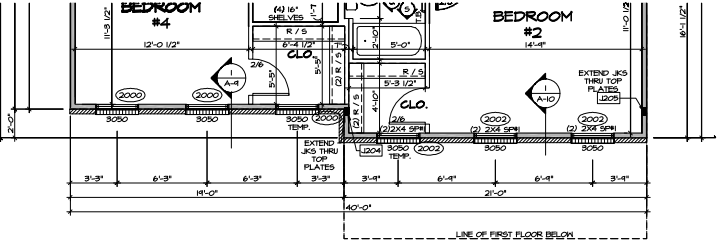
5 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4\"/>



2 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4\"/>



4 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4\"/>



1 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4\"/>

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)	593 SF	
	593 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)	593 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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1. SEE STANDARD DETAIL CATEGORY "FD" SHEET(S).

-

CRAWL VENTILATION

MINIMUM VENT AREA OF .42 SQ. FT.:
AREA IN SQ. FT. (1000 = SQ. FT. OF

NOTE: FOR MORE INFORMATION SEE SPEC SHEET

E L E V A T I O N H A U S " F R A "

REQUIRED NUMBER OF VENTS:	2-21
ACTUAL NUMBER OF VENTS:	6
ACTUAL VENTILATION	0.00 00 00

1. SEE STANDARD DETAIL CATEGORY 'FD' SHEET(S).

- SLAB.

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 W/ 2x6 WALLS UNLESS OTHERWISE NOTE

- SHORT OF FRAMING ABOVE.

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS SHEET NO ADDITIONAL LATERAL BRACING

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE

- 105 PAGE 10/10

1. REFER TO THE STANDARD DETAILS FOR THE

- FRAMED WALL UNLESS OTHERWISE NOTED.

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSE
2. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST

- MODIFIED I-JOISTS OR PLANT BUILT JOIST COMPONENTS

\$ SINGLE POLE SWITCH

- GFI
 DUPLEX RECEPTACLE - USB WITH

PRC	YYYYYY	BRACED WALL LINE

NOTES:

SEALING	FASTENER	SP

MECHANICAL LEGEND

- _____

HVAC NOTES

-

PLUMBING NOTE:

-

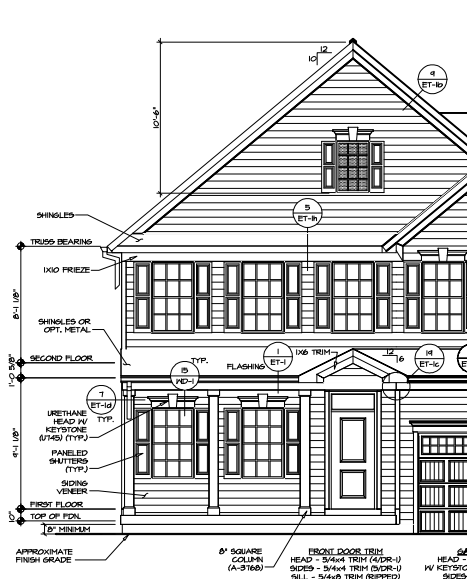
1. (2) 1/2" x 3" x 10' LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- DOI: 10.1002/for

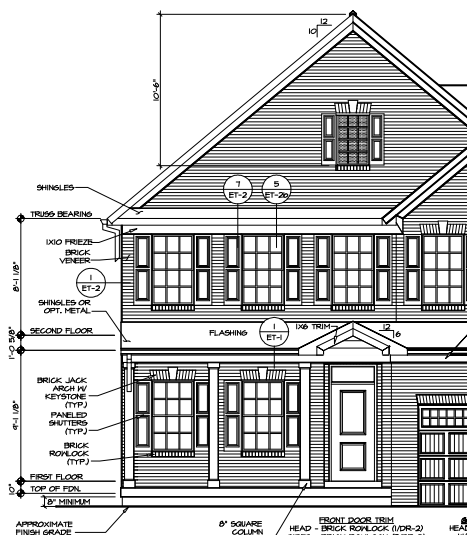
⑥ CARBON MONOXIDE DETECTOR

-

HOUSE HAS BEEN ANALYZED UTILIZING A PRESCRIPTIVE METHOD IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EV1"
FULL FRONT PORCH "EP1"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BRICK VENEER FRONT "EV1"
FULL FRONT PORCH "EP1"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER FRONT "EV1"



3 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
BRICK VENEER FRONT "EV1"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

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

REVISIONS		DATE	BY	APP.
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NVR

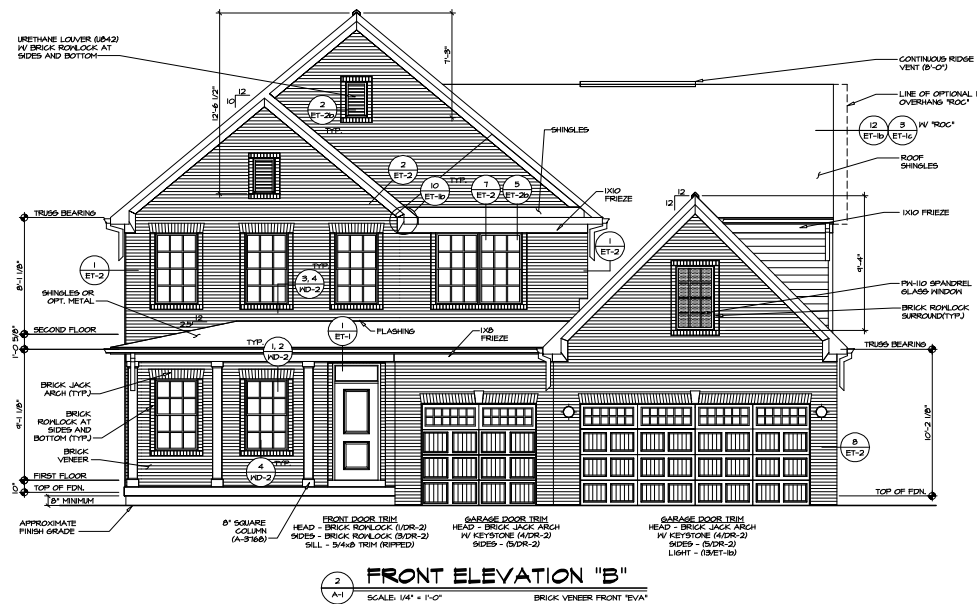
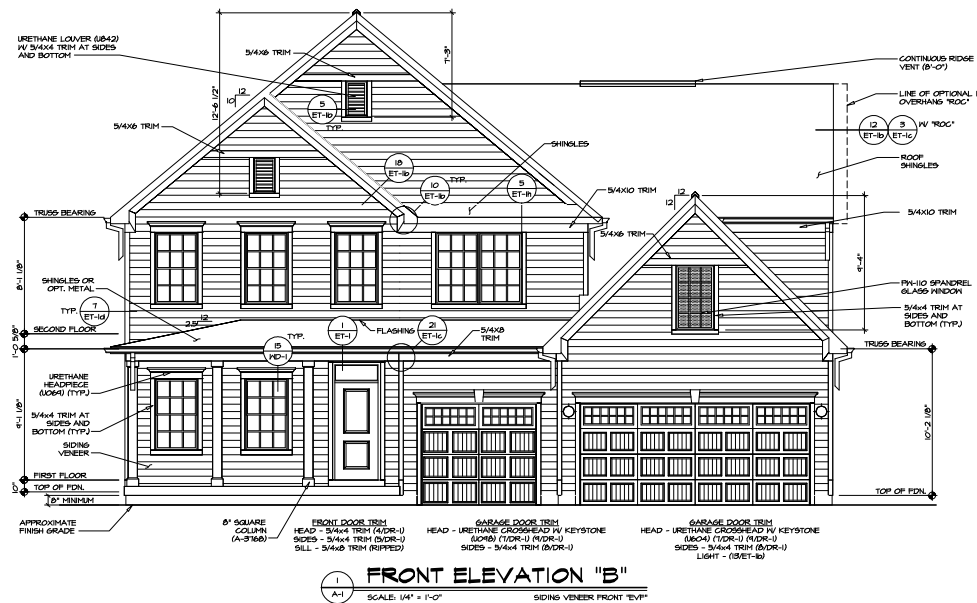
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RELEASE NO. 00000
DRAWN BY
DATE
CHECKED BY
DATE

OAK PARK
DRAWING TITLE
FRONT ELEVATION - ELEVATION A

OPTION DESCRIPTION

SHEET NO.
A-1

7



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

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

REVISION	DATE	BY	APP.

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SET NO. 00000
DRAWING TITLE
OAK PARK
FRONT ELEVATION - ELEVATION B
DRAWN BY
DATE
CHECKED BY
DATE
OPTION

SHEET NO.	DESCRIPTION
A-1	FRONT ELEVATION - ELEVATION B
B	OPTION



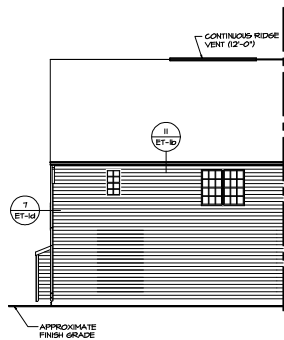
NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

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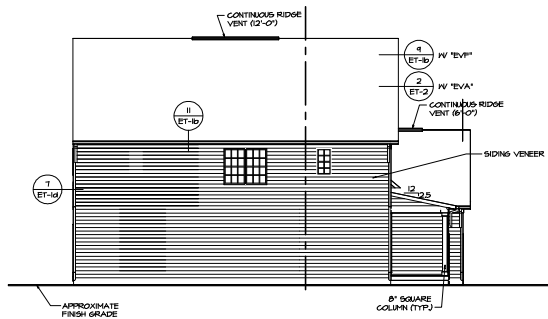


ELEVATION "B" "ELB"
SHOWN W/ FIREPLACE FAMILY ROOM REAR "LGF"
AND REAR COVERED PORCH "EPE"
BEDROOM FIRST FLOOR "BAR"

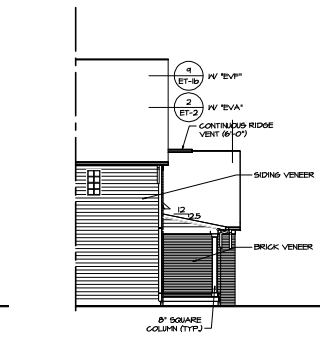
SHEET NO.	LOCAL	SET NO.	000000	NVR NVR, Inc., 200 N. 100 Preston, ID 83203	1. NVR, Inc., is the design engineer for this project. It is not responsible for the design of the structure or the construction of the same. It is the responsibility of the owner to provide all necessary data and information for the design of the structure.	REV. NO.	DATE	REMARKS
	A-2	DRAWING TITLE	DRAWING NO.					
	RIGHT SIDE ELEVATION	DATE						
	OPTION DESCRIPTION	OPTION						
12								



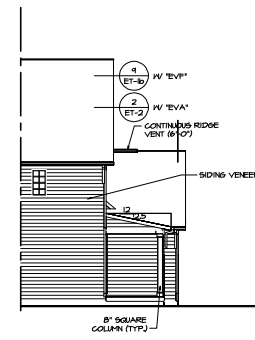
5 **PARTIAL LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 OWNER'S BATHROOM SHOWER "AMA"
 SHOWN IV FIREPLACE FAMILY ROOM REAR "LGP"



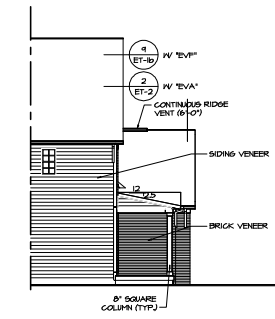
1 **LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV FOUR BEDROOM PILLOFT "BDP"



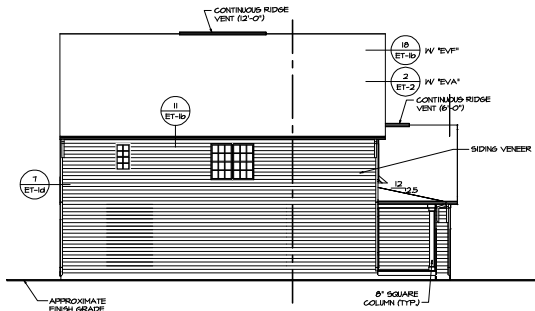
2 **PARTIAL LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV BRICK VENEER FRONT "EVA"



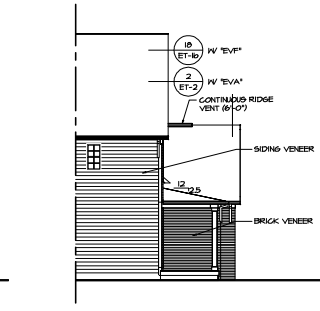
3 **PARTIAL LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV SIDING VENEER FRONT "EVA"
 AND FULL FRONT PORCH "EPA"



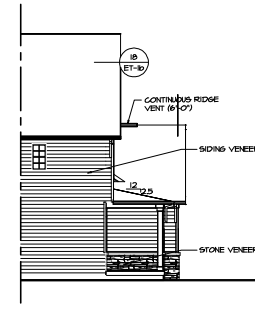
4 **PARTIAL LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV BRICK VENEER FRONT "EVA"
 AND FULL FRONT PORCH "EPA"



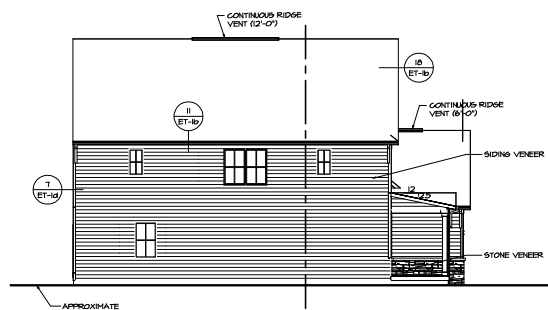
6 **LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 OWNER'S BATHROOM ROMAN SHOWER "AMS"
 FOUR BEDROOM WINGING ROOM "BDW"



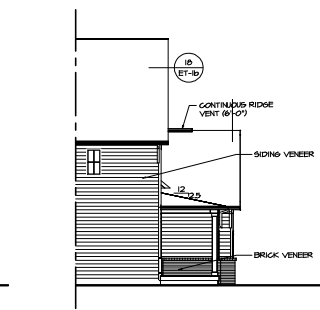
7 **PARTIAL LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 SHOWN IV BRICK VENEER FRONT "EVA"



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

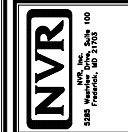


9 **LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" "ELC"
 SHOWN IV FOUR BEDROOM PILLOFT "BDP"
 OWNER'S BATHROOM ROMAN SHOWER "AMS"
 WINGING DINING AREA SIDE "VBN"



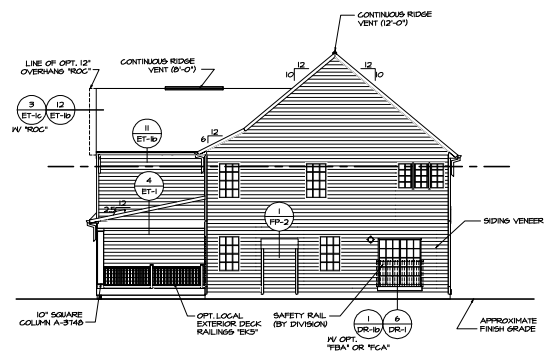
10 **LEFT ELEVATION**
 SCALE: 1/8" = 1'-0"
 ELEVATION "L" "ELL"
 SHOWN IV FOUR BEDROOM PILLOFT "BDP"
 OWNER'S BATHROOM ROMAN SHOWER "AMS"

SHEET NO.	DATE	REVISIONS
A-26	12/1/23	1. Initial Design
		2. Client Approval
		3. Final Construction Documents
		4. Project Completion
		5. Post-Project Review
		6. Archival Storage
		7. Client Feedback
		8. Project Summary
		9. Final Report
		10. Project Closeout

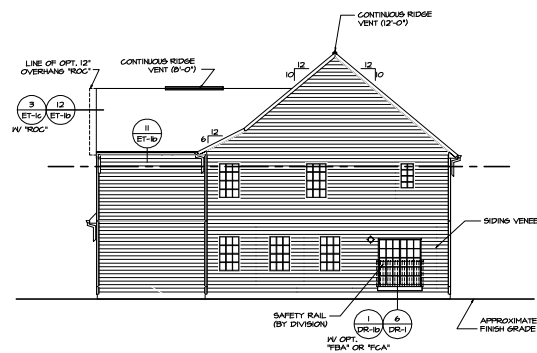


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LEFT SIDE ELEVATION	CHECKED BY
OPTION DESCRIPTION	DATE
	12/1/23

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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"

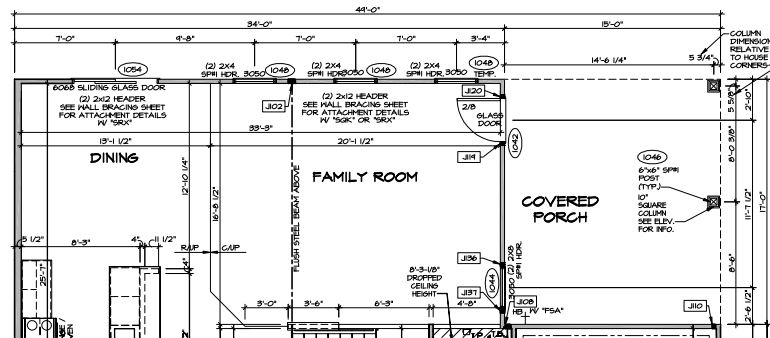


1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 OPT. OWNER'S BATHROOM SHOWER "ASH"
 OPT. OWNER'S BATHROOM ROMAN SHOWER "ASH"

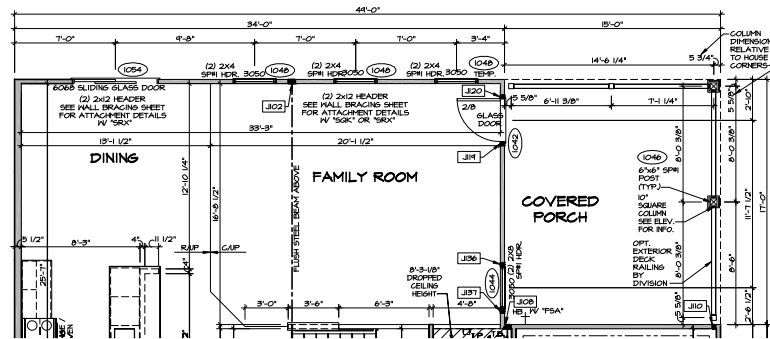
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			RELEASE NO. ---	
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			CHECKED BY DATE	

NVR
 NVR, Inc. 500 100
 8000 Frederick, MD 21703

REMARKS



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/OUT LOCAL EXTERIOR DECK RAILINGS "ERS"

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

ALL WINDOWS HAVE T-0 1/2" HEADERS UNLESS OTHERWISE NOTED

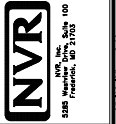
LEGEND

	BEARING WALL
	NON-BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM-HEADER
	FOOTINGS/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 FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REV.	NO.	DATE	REMARKS

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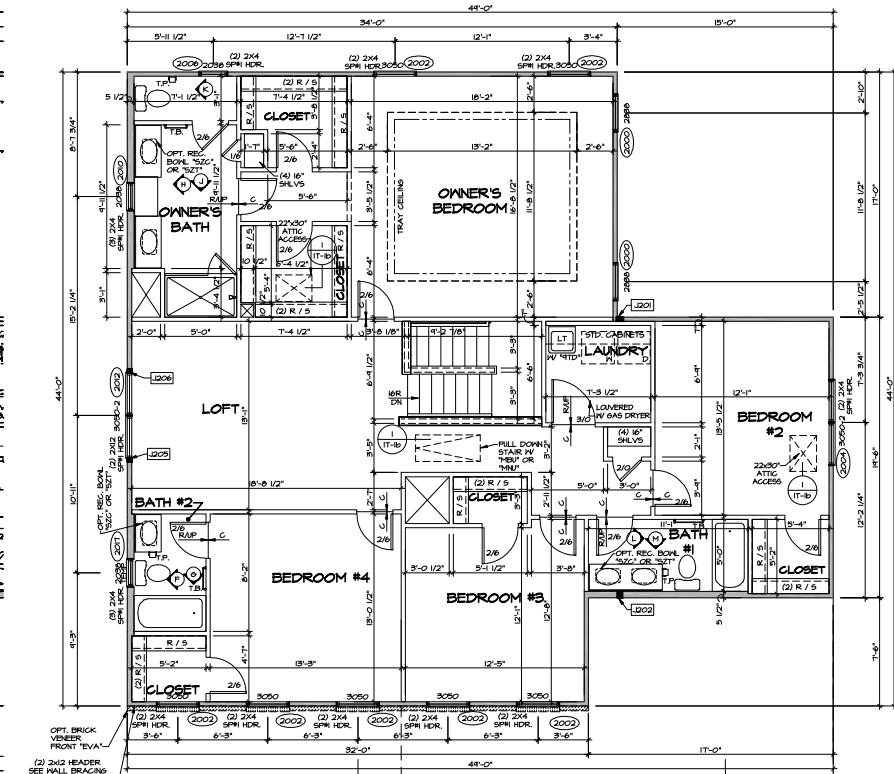
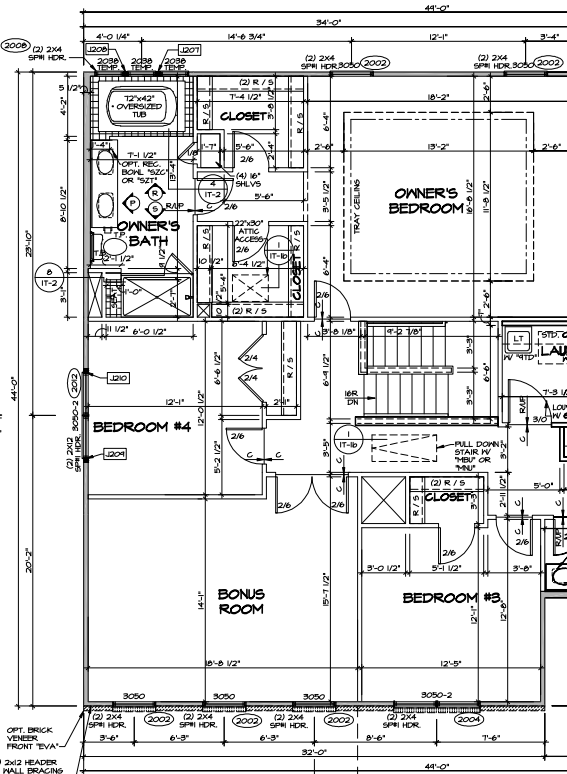
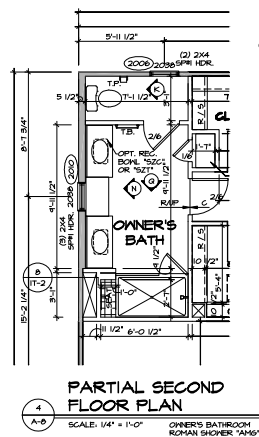


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DRAWING TITLE
OAK PARK
FIRST FLOOR PLAN
DATE
05/21/20
DRAWN BY
DYM
CHECKED BY
EPE

OPTION DESCRIPTION
COVERED PORCH

SHEET NO.
A-70
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NOTES

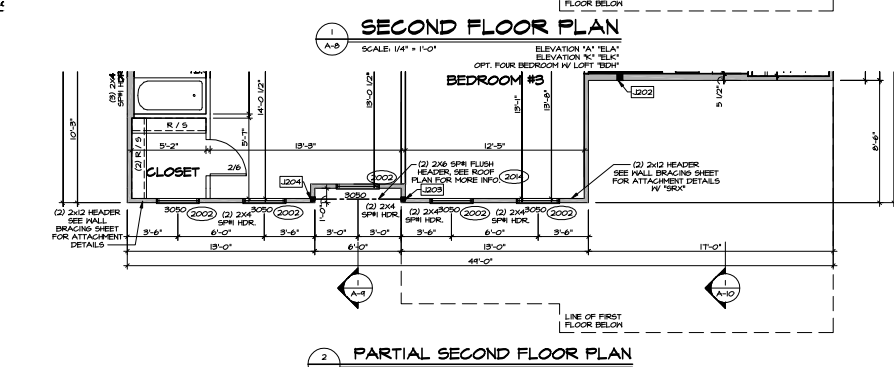
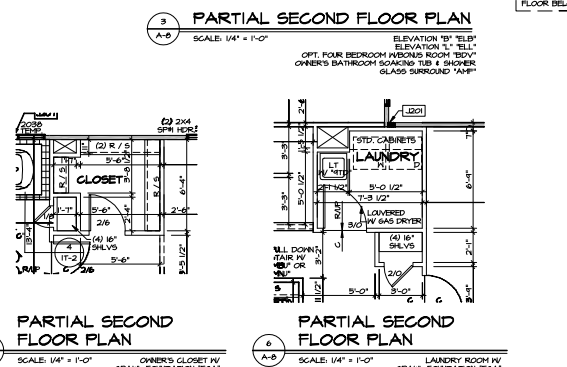
- SEE GENERAL NOTES (N-I) FOR ADDITIONAL INFORMATION.
- SCHEDULES (N-3).
- LVL NAILING SCHEDULE (N-I).

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
1	10/1/23	1. INITIAL DESIGN
2	10/1/23	2. REVISED DESIGN
3	10/1/23	3. REVISED DESIGN
4	10/1/23	4. REVISED DESIGN
5	10/1/23	5. REVISED DESIGN
6	10/1/23	6. REVISED DESIGN
7	10/1/23	7. REVISED DESIGN
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98	10/1/23	98. REVISED DESIGN
99	10/1/23	99. REVISED DESIGN
100	10/1/23	100. REVISED DESIGN

PALLADIO RANCH



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-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	
57	M-1	BASEMENT HVAC										WB-1	
58	M-2	FIRST FLOOR HVAC										WB-2	

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	66'-0"
MAXIMUM:	
WIDTH:	40'-0"
DEPTH:	72'-0"

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1848 SF
1ST FLOOR CRAWL / SLAB FOUNDATION (DEDUCT SF)	44 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1848 SF
1ST FLOOR CRAWL / SLAB FOUNDATION (DEDUCT SF)	44 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	481 SF
TWO CAR GARAGE CRAWL/SLAB FOUNDATION (ADD SF)	44 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1151 SF
BASEMENT BATH (ADD. SF)	51 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT	1151 SF
UNFINISHED BASEMENT STORAGE	743 SF
UNFINISHED BASEMENT STORAGE NO BASEMENT BATH (ADD. SF)	51 SF

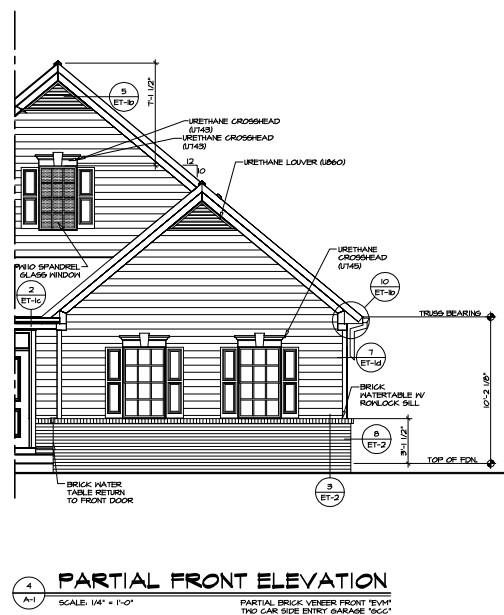
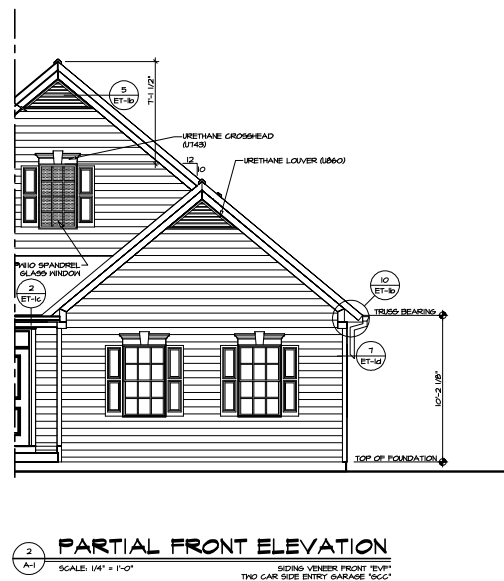
SET NO. - VERSION
PLDOA - 01

SHEET NO.
CS-1

PAGE NO.
1

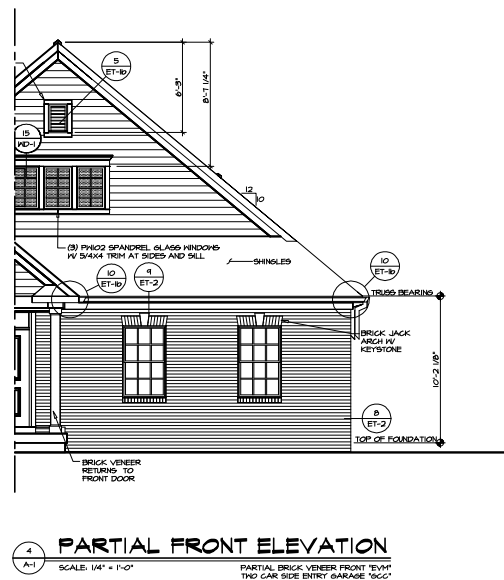
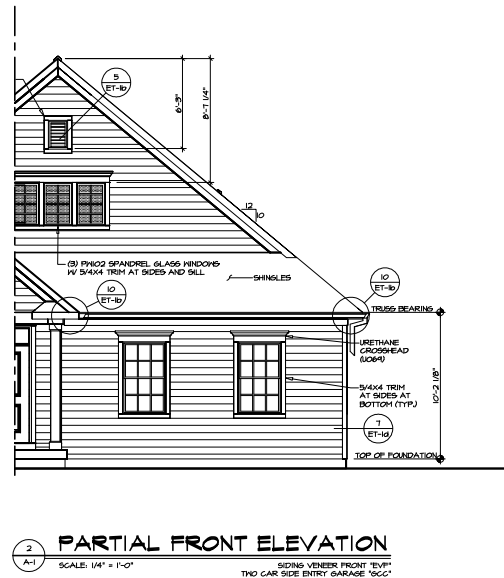
RELEASE NO. ---

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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

SHEET NO.	MODEL	SET NO.	PLDGA
A-1	PALLADIO RANCH	VERSION	0
	DRAWING TITLE	RELEASE NO.	
	FRONT ELEVATION	DRAWN BY	SPM
		DATE:	2/1/77
	OPTION DESCRIPTION	OPTION	
4	ELEVATION "A"	"ELA"	
	SIDING VENER, PARTIAL BRICK VENER	"EVN"	"EVN"
	FRONT ENTRY GARAGE, SIDE ENTRY GARAGE	"GCB"	"GCC"



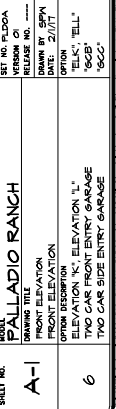
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
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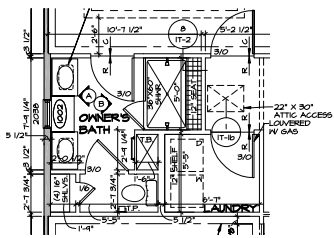
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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

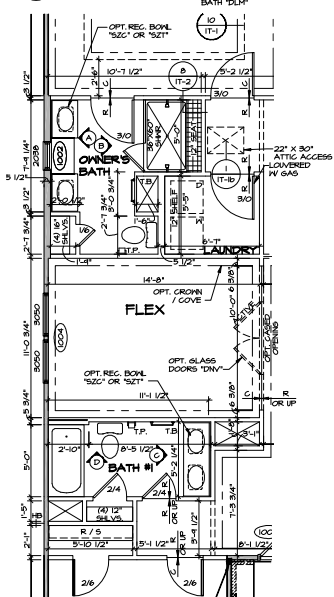
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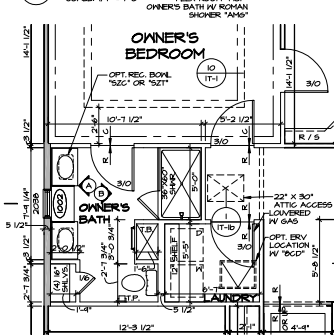
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" INTERIOR DOOR OWNERS BATH SWING



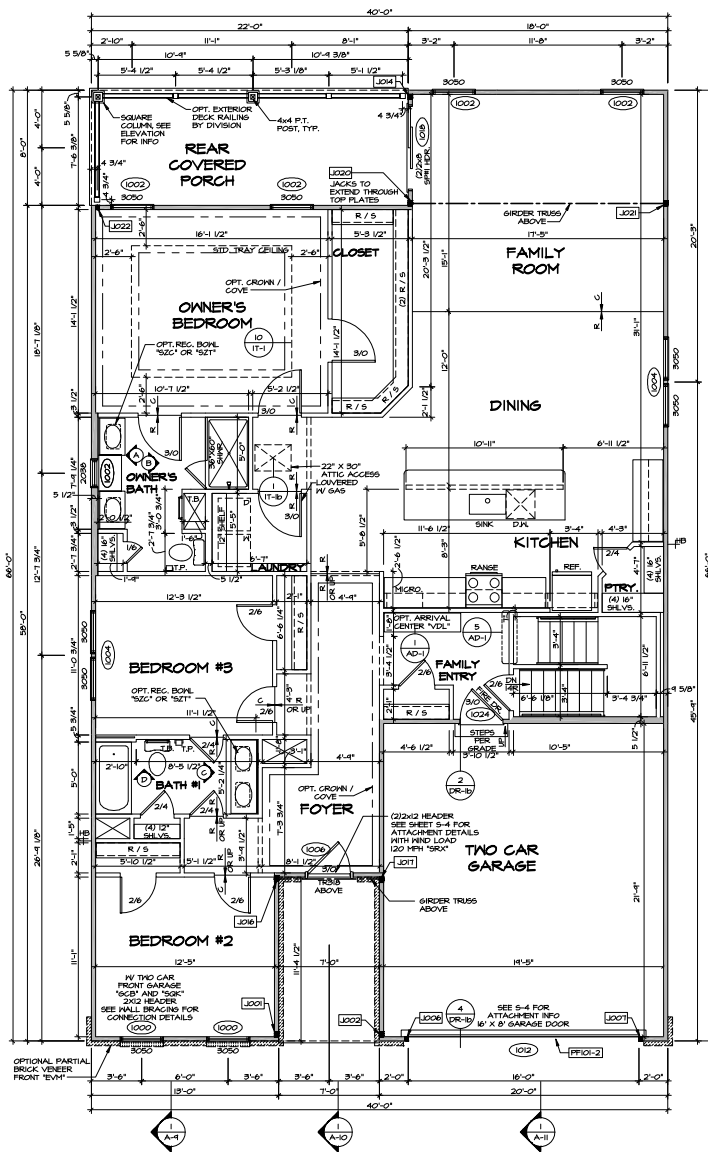
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FLEX ROOM 14'0" X 12'0" OWNERS BATH 14'0" X 12'0" SHOWER 7'0" X 5'0"



PARTIAL FIRST FLOOR PLAN

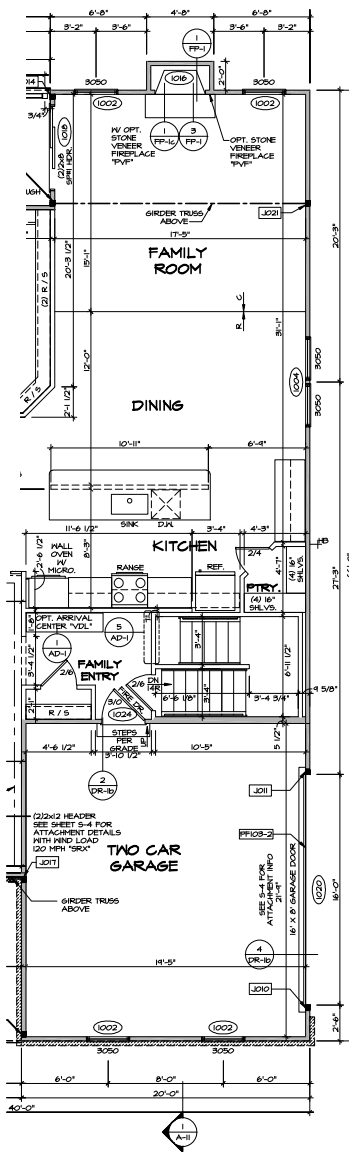
SCALE: 1/4" = 1'-0" ERY AIR SUPPLY 18'0"



FIRST FLOOR PLAN

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

TWO CAR GARAGE - FRONT ENTRY 16'0" X 20'0" KITCHEN LAYOUT 11'0" X 12'0" BEDROOM THREE 12'0" X 12'0" OWNERS BATH 14'0" X 12'0"



PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN LAYOUT 11'0" X 12'0"

GAS FIREPLACE FAMILY RM REAR 16'0" X 20'0" TWO CAR GARAGE - SIDE ENTRY 16'0" X 20'0"

- 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 REVIEW
2	0002	01/15/17	ISSUED FOR PERMITTING AND MARKETING REVIEW
3	0003	01/15/17	ISSUED FOR PERMITTING AND MARKETING REVIEW

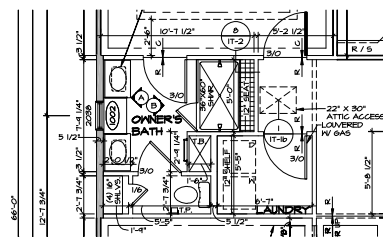
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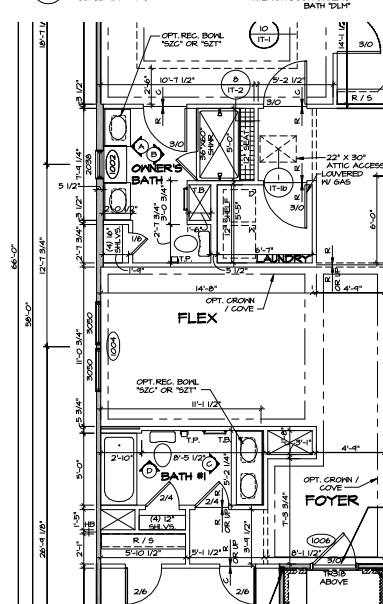
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RELEASE NO.
DRAWN BY: DPH
CHECKED BY: JPH
DATE: 1/15/17
FIRM: NVR

PALLADIO RANCH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION: EXTERIOR
FULL BASEMENT FOUNDATION

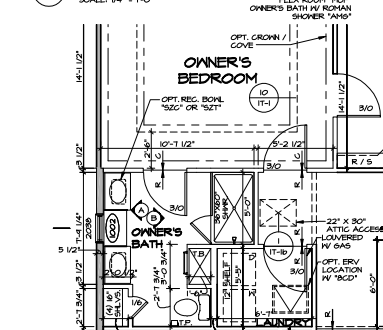
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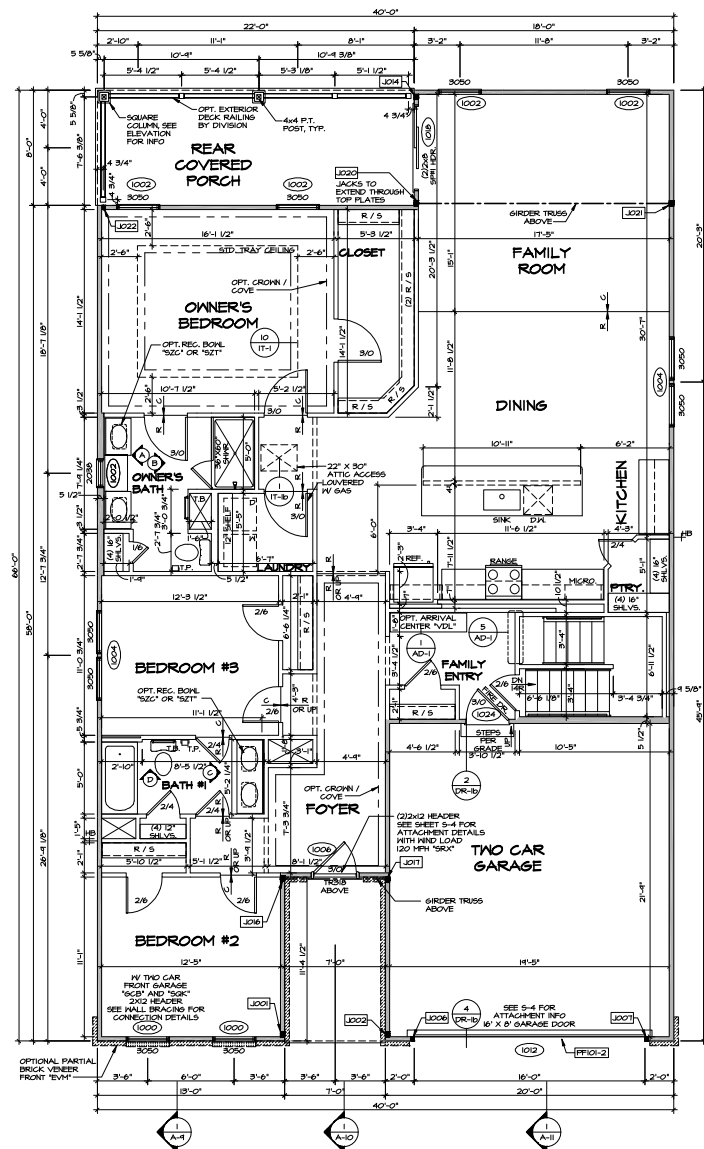
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

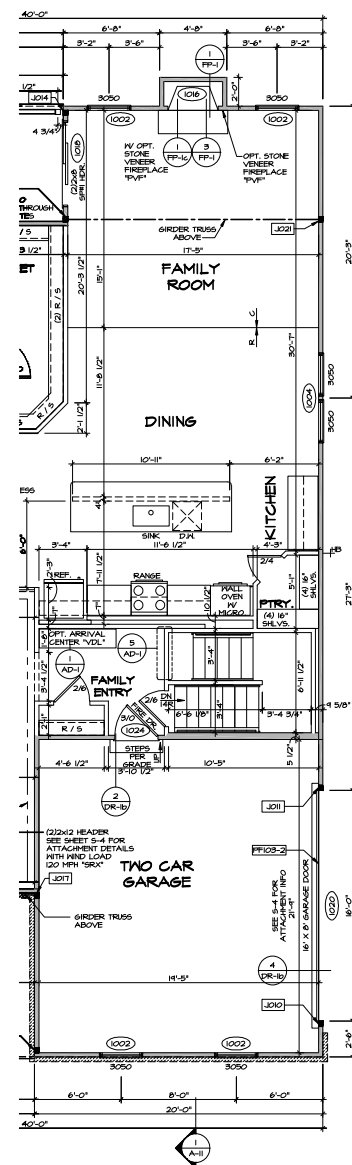


PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

TWO CAR GARAGE - ELEVATION A SLAB
ALTERNATE KITCHEN APPLIANCE LAYOUT
W/ RANGE (T2) 104"
BEDROOM THREE 100"
OWNER'S BATH 104"



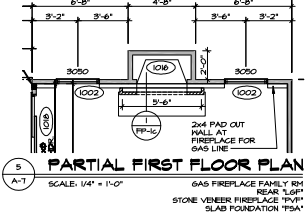
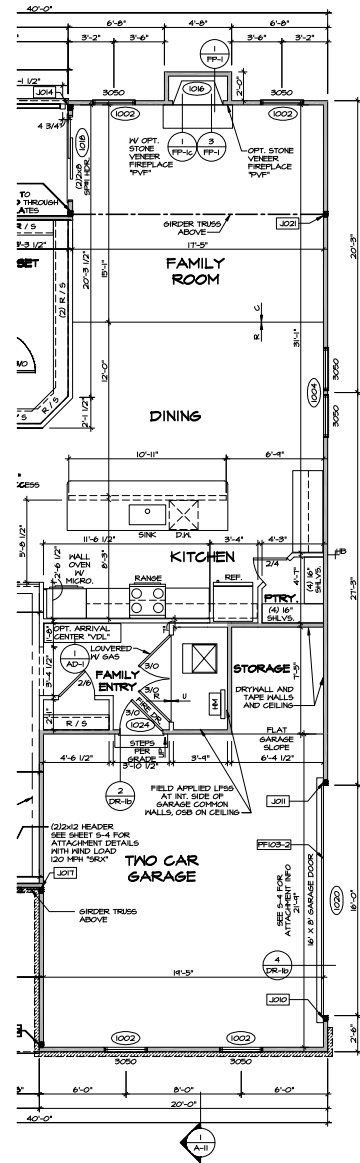
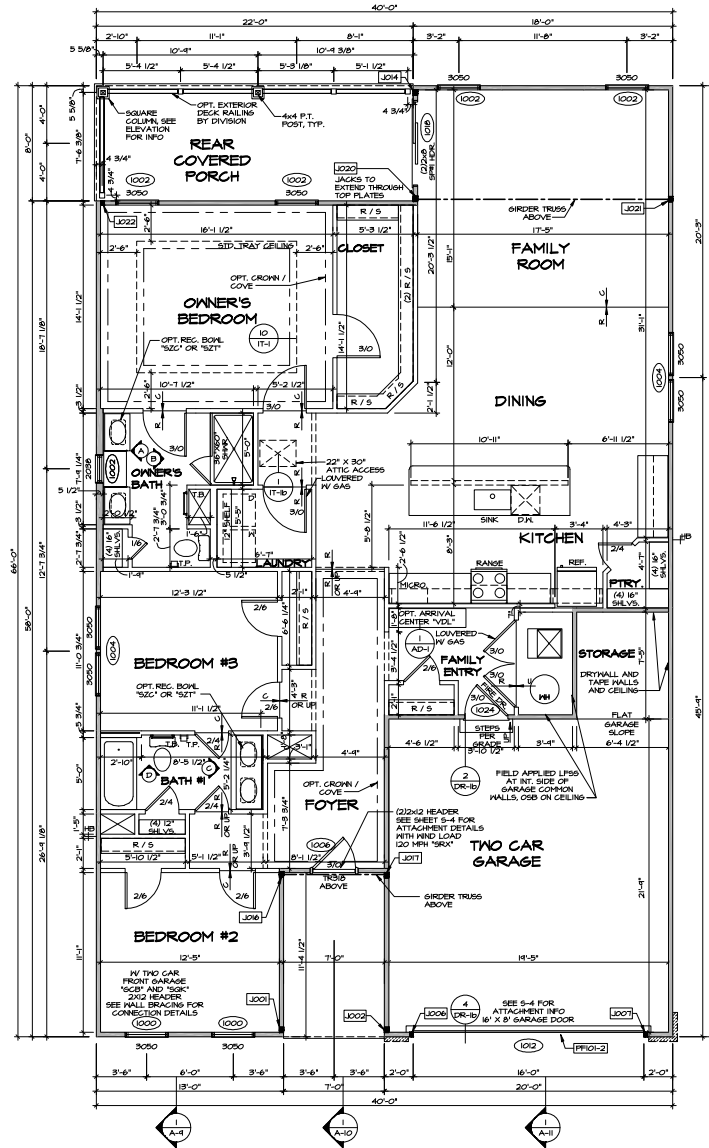
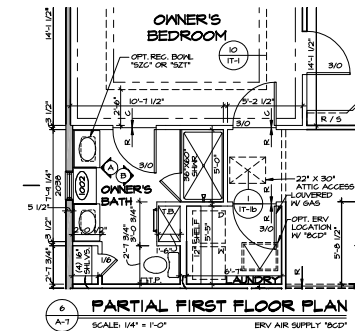
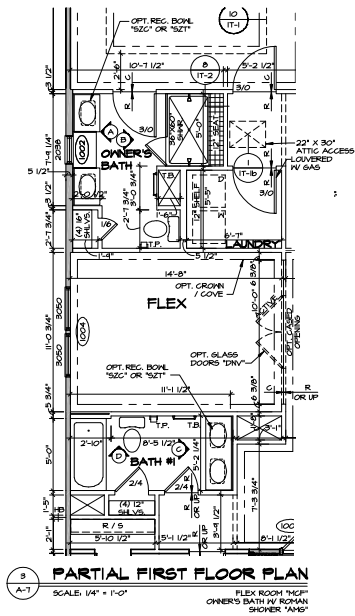
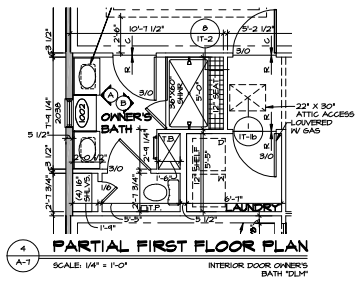
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALTERNATE KITCHEN APPLIANCE LAYOUT
W/ RANGE AND OVEN (T2) 104"
GAS FIREPLACE FAMILY RM REAR 104"
TWO CAR GARAGE - SIDE ENTRY 100"

- NOTES:**
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL. HAILING SCHEDULE (N-3)
4. 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 FA DETAILS FOR FIRE ASSEMBLIES
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

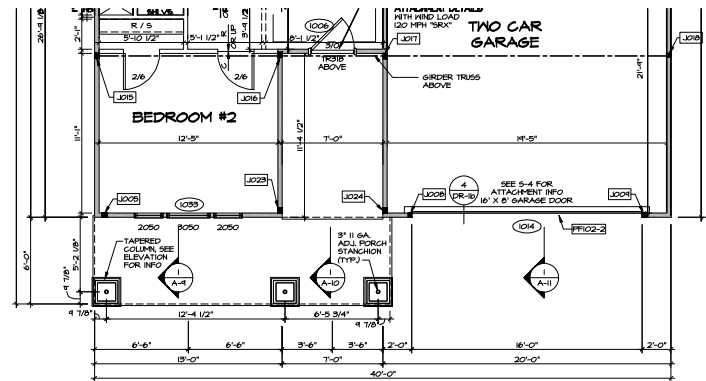
SHEET NO.	DATE	REVISIONS
A-7	4/1/2022	
27		

NVR
NORTH VIRGINIA RANCH
DRAWING TITLE
FIRST FLOOR PLAN
DATE: 4/1/2022
DRAWN BY: S.K.R.
CHECKED BY: S.K.R.
DESIGNED BY: S.K.R.
PROJECT NO: 100

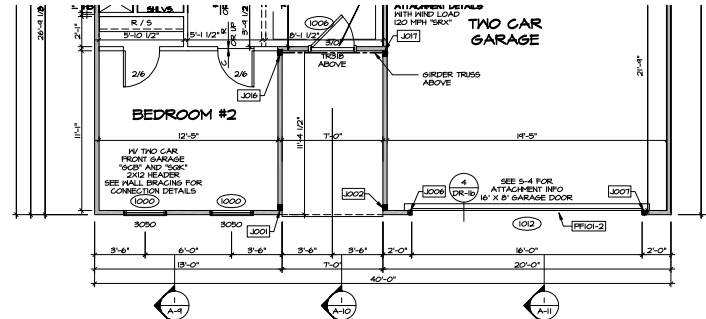


- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL. NAILING SCHEDULE (N-3)
 - SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.
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 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM-HEADER
 - FOOTING/THICKENED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

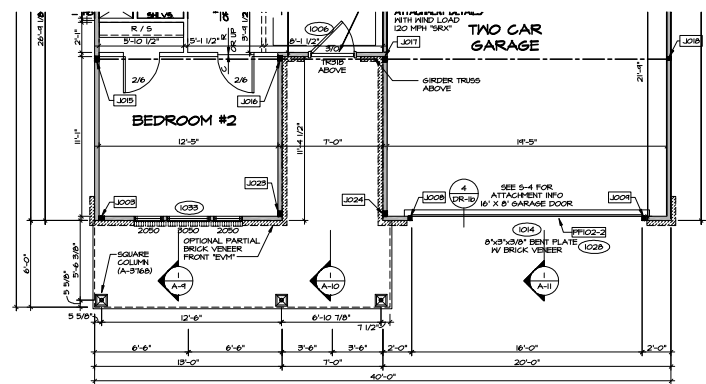
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1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA	DATE	10/27/17	SCALE	1/4" = 1'-0"	DESIGNER	JCA	CHECKER	PSA



3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION L 'ELL'



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION K 'ELK'



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION B 'ELL'

NOTES:

1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL. HALLING SCHEDULE (N-3)
4. SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.

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
- PORAL FRAME
- JOIST/TRUSS
- LVL.
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG
- SEE FA DETAILS FOR FIRE ASSEMBLIES
- SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

SHEET NO.	PROJECT	DRAWING TITLE	DATE	DRAWN BY	CHECKED BY	APPROVED BY	REVISIONS	DATE	BY	DESCRIPTION	REMARKS
A-7b	PALLADIO RANCH	FIRST FLOOR PLAN	1/15/17	DRH	DRH	DRH					
30											

NVR
NVR, Inc.
1100 N. 1st St.
Frederick, MD 21703

SET NO. FLOOR RELEASE NO. DATE DRAWN BY CHECKED BY APPROVED BY
1/15/17 DRH DRH DRH

OPTIONAL DESCRIPTION

[illegible]

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A-1

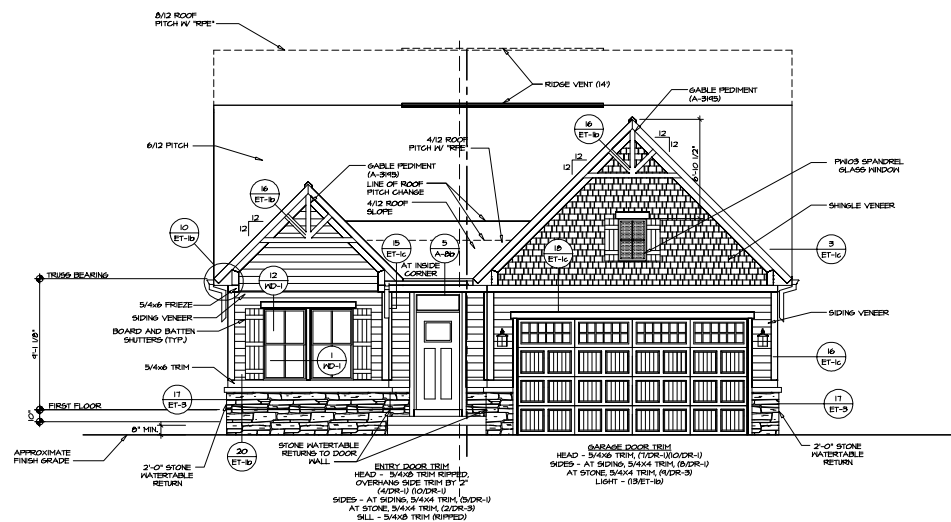
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SCALE: 1/4" = 1'-0"

FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "GCC"

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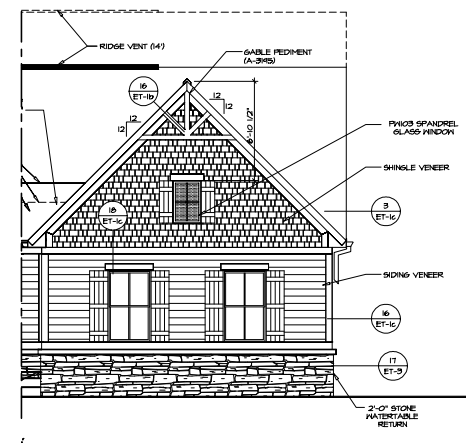
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



FRONT ELEVATION "K"

FRONT ELEVATION "K"

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



PARTIAL FRONT ELEVATION "K"

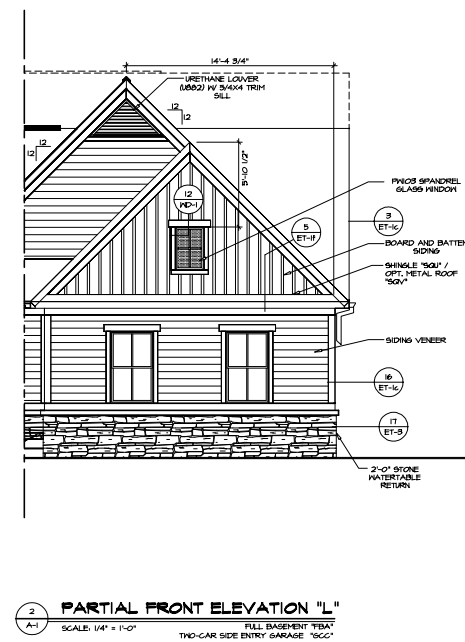
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SHEET NO.	DATE	REVISIONS
A-1		
7		

THIS DRAWING IS THE PROPERTY OF NVR. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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.

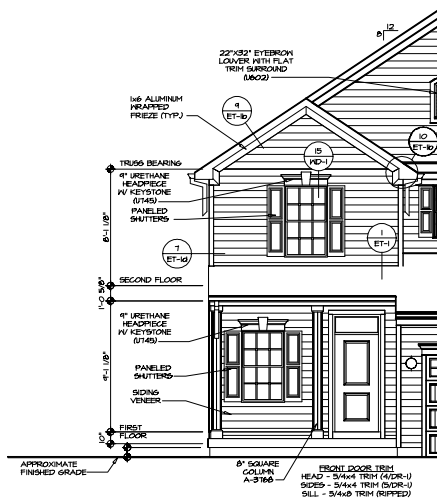
NVR
NVR, INC.
1000 N. 10TH AVE.
DENVER, CO 80202

PROJECT: ALBERTI RANCH
DRAWING TITLE: FRONT ELEVATION
DRAWN BY: ELD
CHECKED BY: ELD
DATE: 2/25/17
SCALE: 1/4" = 1'-0"

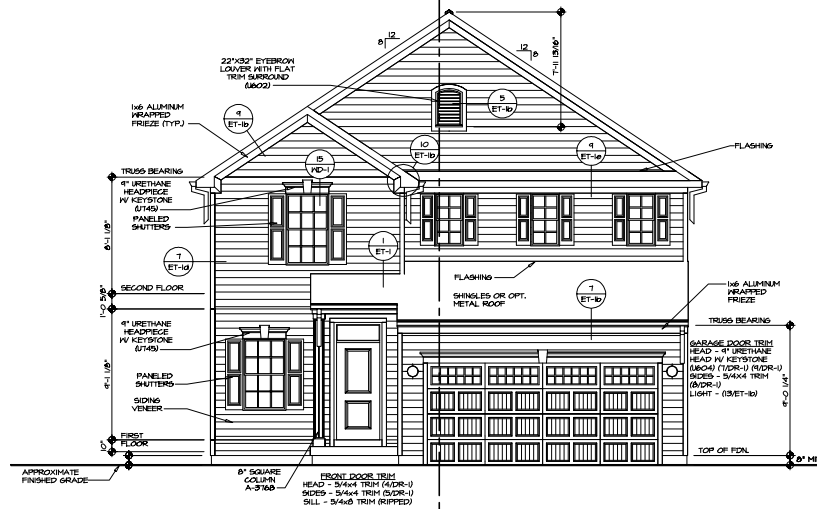
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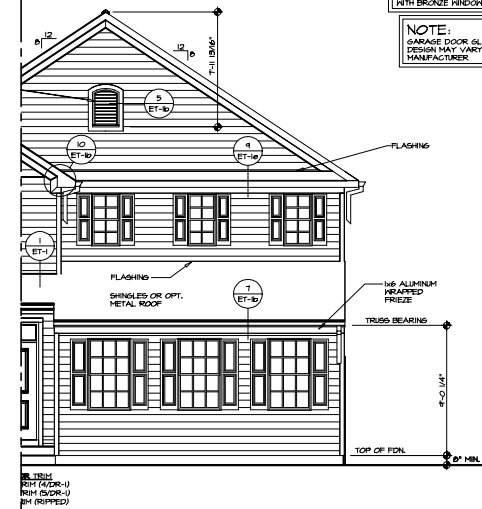
SHEET NO.	NO. 0	FOR ALBERTI RANCH	FUT. USE, A-500A VERSION O RELEASE NO. ---- DRAWN BY EJB CHECKED BY JLB DATE 12/2/77 OPTION DESCRIPTION	 NVR, Inc. 100 Washington, MD 21102	This plan, regardless whether it is a preliminary or final, shall remain the property of NVR, Inc., and shall not be reproduced, copied, or used in any way without the written consent of NVR, Inc.	REV. NO.	DATE	REMARKS
A-26		SCALE ELEVATION						
	10							



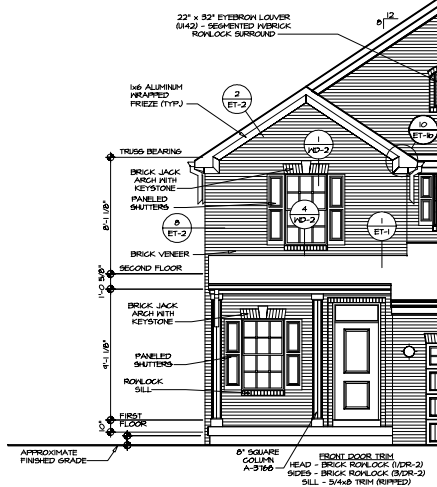
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SCALE: 1/4" = 1'-0"
SIDING VENEER "EV" -
FULL FRONT PORCH "SPA"



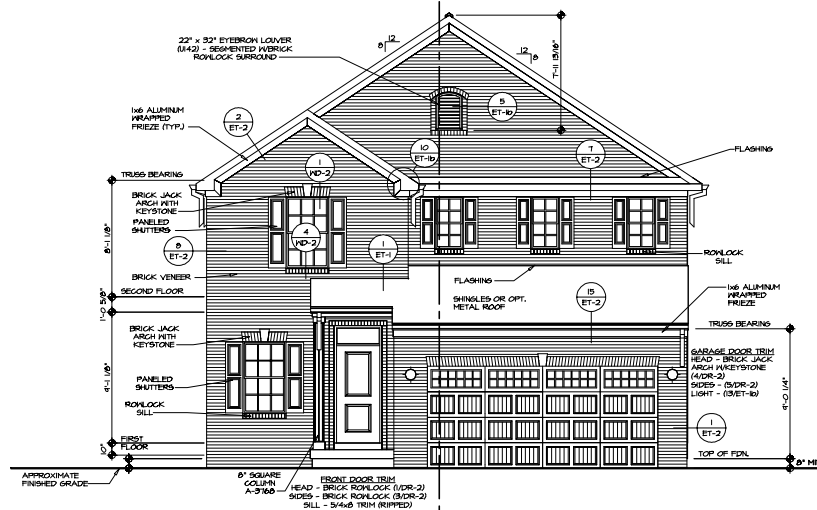
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SCALE: 1/4" = 1'-0"
SIDING VENEER "EV" -
TWO CAR GARAGE
FRONT ENTRY "SCB"



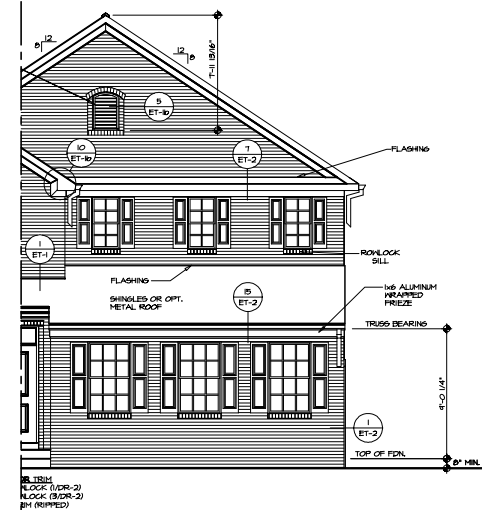
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER "EV" -
FULL FRONT PORCH "SPA"
TWO CAR GARAGE SIDE
ENTRY "SCC"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BRICK VENEER "EVA" -
FULL FRONT PORCH "SPA"



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



6 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BRICK VENEER "EVA" -
FULL FRONT PORCH "SPA"
TWO CAR GARAGE SIDE
ENTRY "SCC"

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

NOTE:
GARAGE DOOR GLASS
DESIGNS MAY VARY BY
MANUFACTURER

REVISIONS

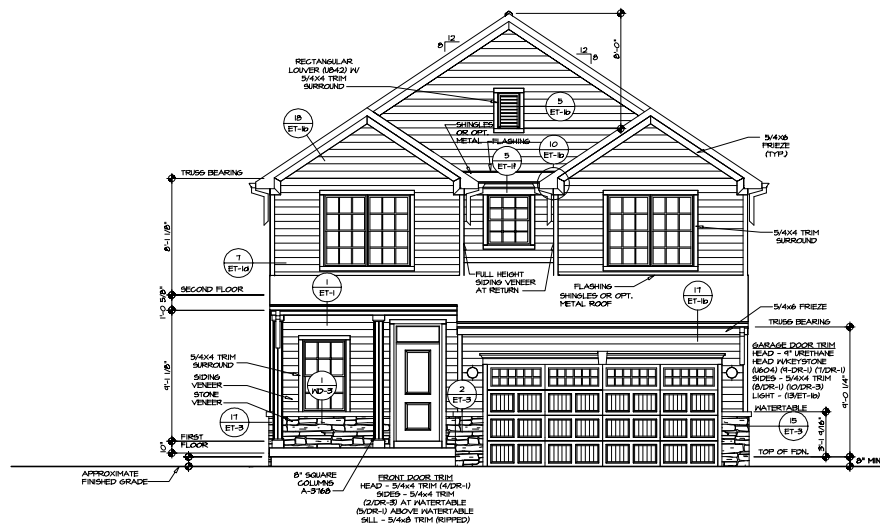
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NVR
NVR, INC.
1000 N. 10TH AVE.
FARGO, ND 58103

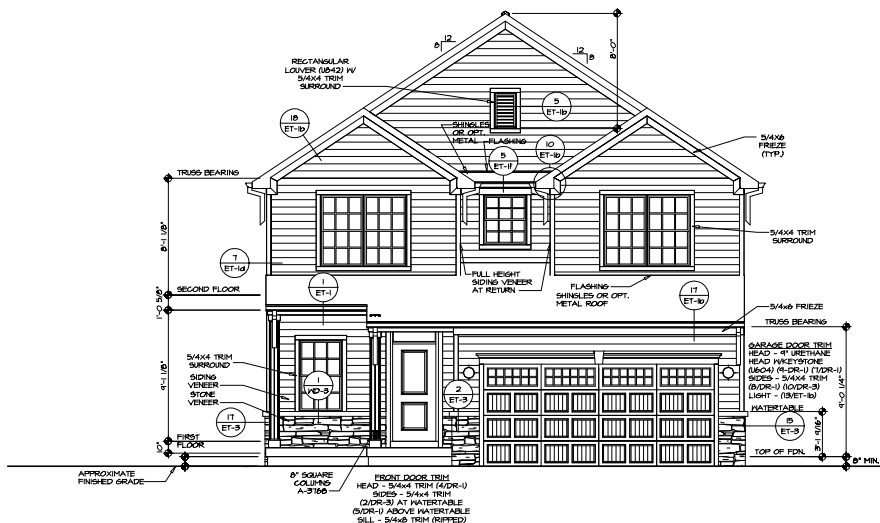
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DRAWN BY: NCH
DATE: 7/2/17
CHECKED BY: E.A.
ELEVATION A

SHEET NO. 5
DRAWING TITLE
A-1
FRONT ELEVATION
OPTION DESCRIPTION
ELEVATION A

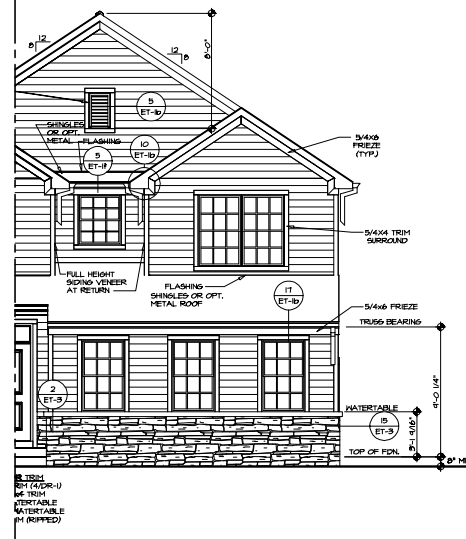
1/2\"/>



1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE FRONT ENTRY "5C4"



2 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
PORCH EXTENSION "5P4" TWO CAR GARAGE FRONT ENTRY "5C4"



3 PARTIAL FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"
TWO CAR GARAGE SIDE ENTRY "5C4"

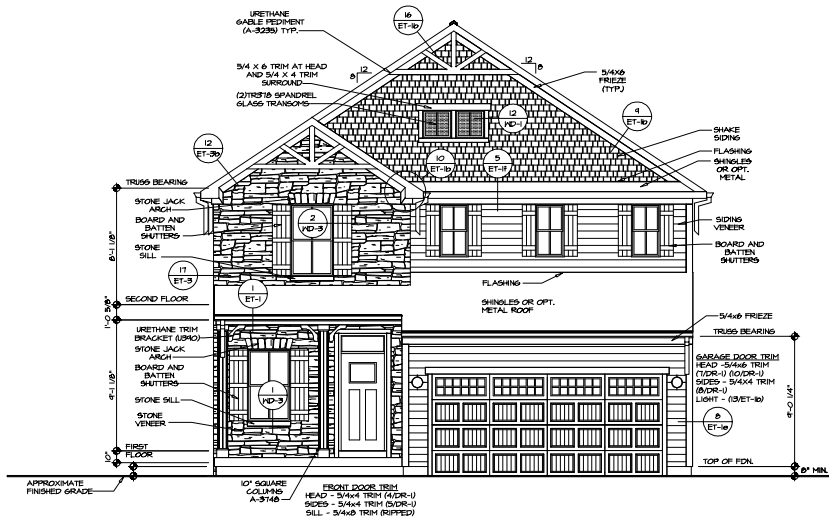
NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE KNOBS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

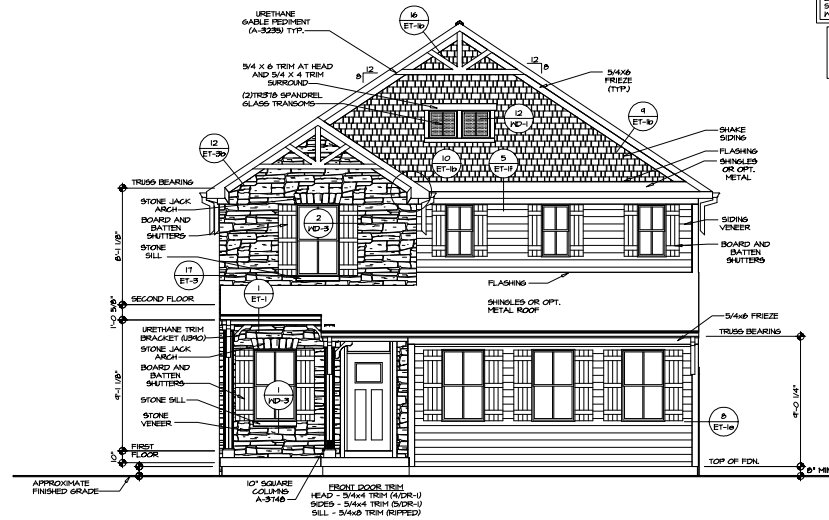
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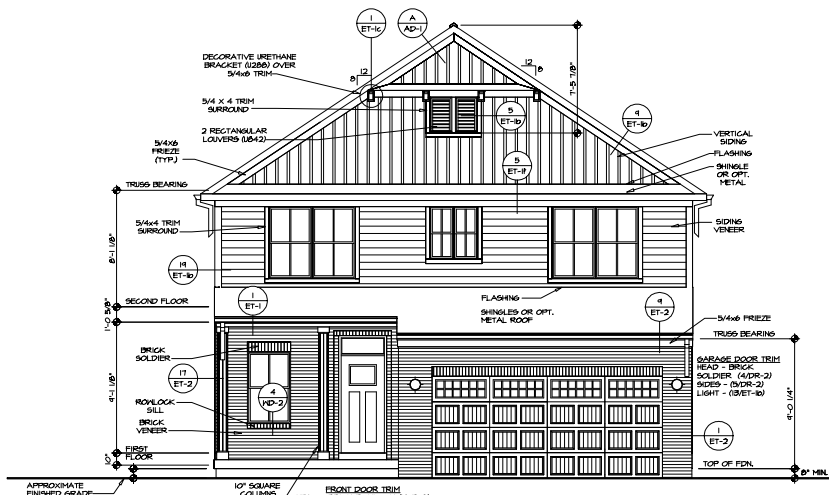
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OPTIONAL ELEVATION C	OPTIONAL ELEVATION C
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BY	BY
ALLEGHENY	ALLEGHENY
ELC	ELC
7	7



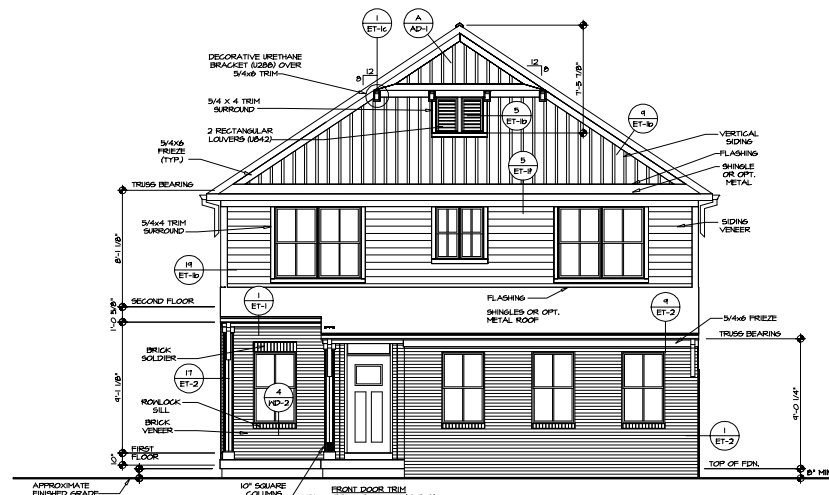
FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
ELEVATION "K" TEL
TWO CAR GARAGE FRONT ENTRY "SCB"



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



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



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

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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

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



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

ELEVATION "A" "ELA



A-20 SCALE: 1/8" = 1'-0" ELEVATION "A" ELA
BRICK VENTIL TYA



SCALE: 1/8" = 1'-0" COVERED PORCH "EYE"



SCALE: 1/8" = 1'-0" ELEVATION "B" "ELE
SIDING VENEER "EVE



SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
BRICK VENEER "EVA"



A-20 SCALE: 1/8" = 1'-0" ELEVATION "K" TYP.



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



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



A-2b SCALE: 1/8" = 1'-0" ELEVATION "K" 11



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



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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466

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

EL	LL	EGHENY
WINING TITLE		
ST SIDE ELEVATION		
FROM DESCRIPTION		

1

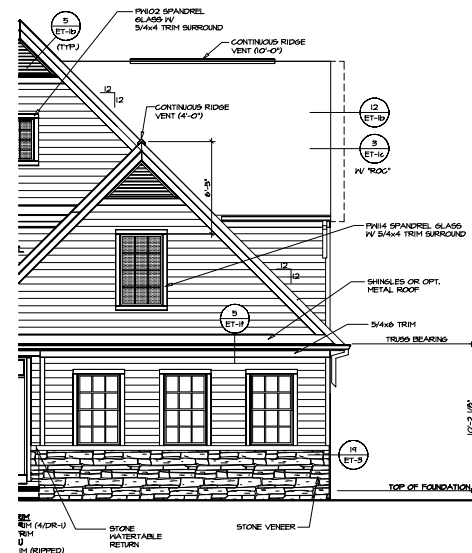
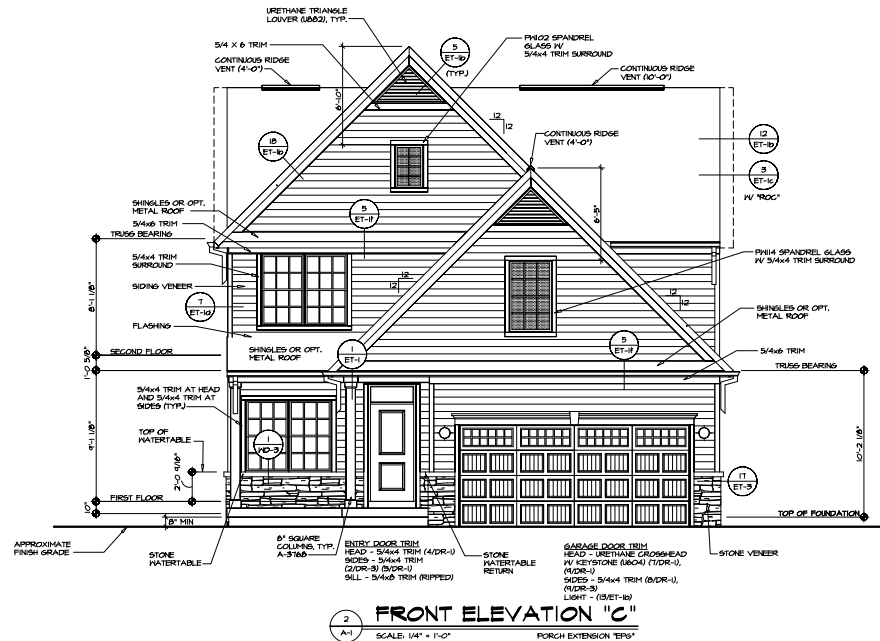
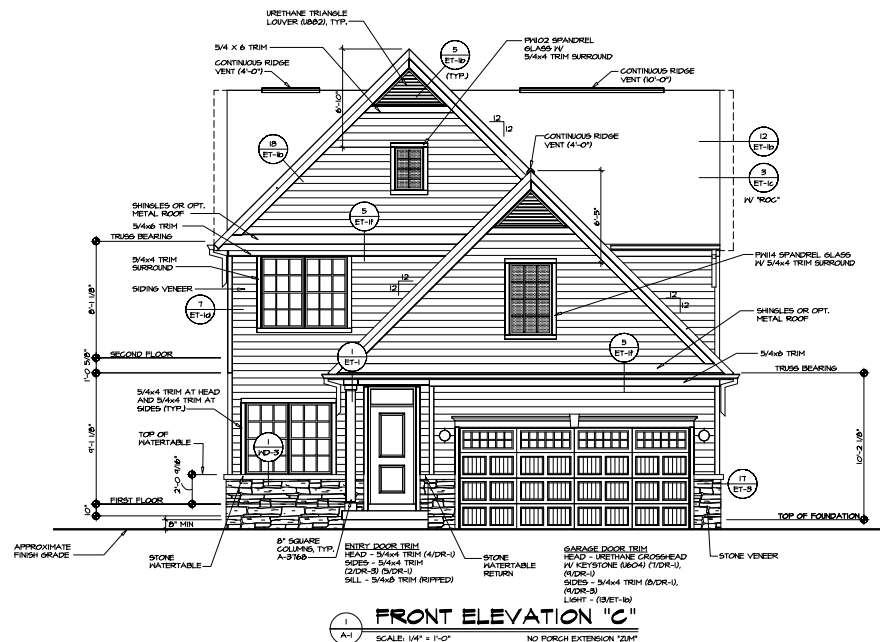


NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

C:\NVR\Software\ALLECHENY_ALGO0_01_10536\Sheet1\Master Set\Elevations\A-2a_ELV_READ.dwg 02/05/25 - 7:26 am



SHEET NO.	MODEL
A-1	BALLENGER
	DRAWING TITLE
	FRONT ELEVATIONS
	OPTION DESCRIPTION
	ELEVATION "A"



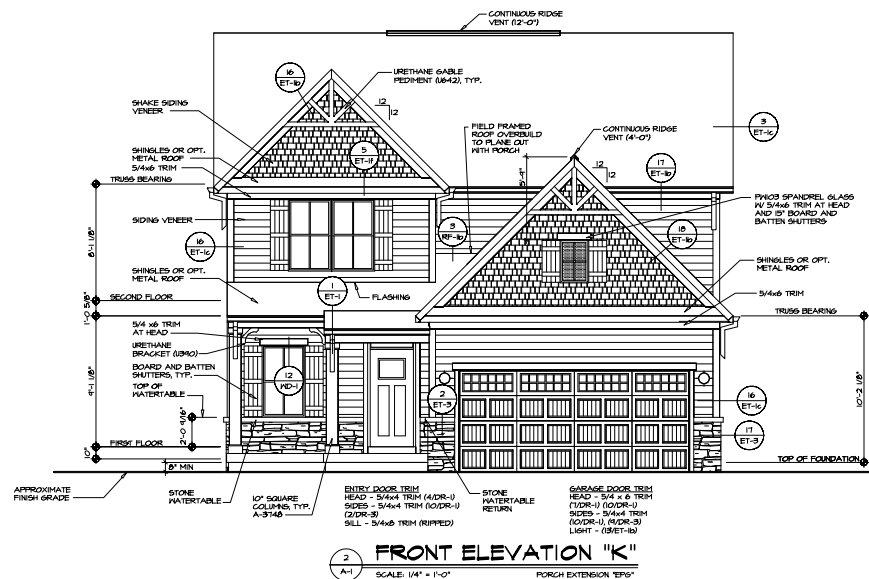
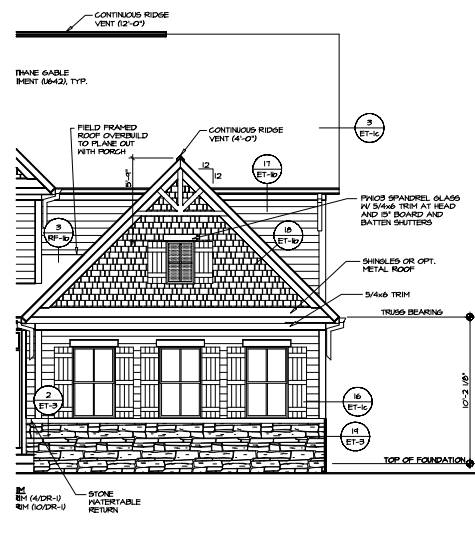
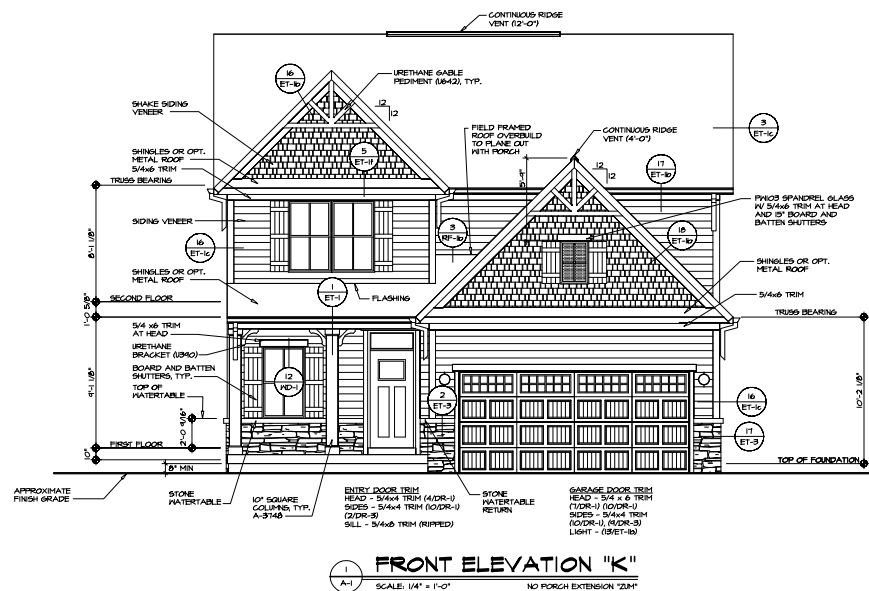
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

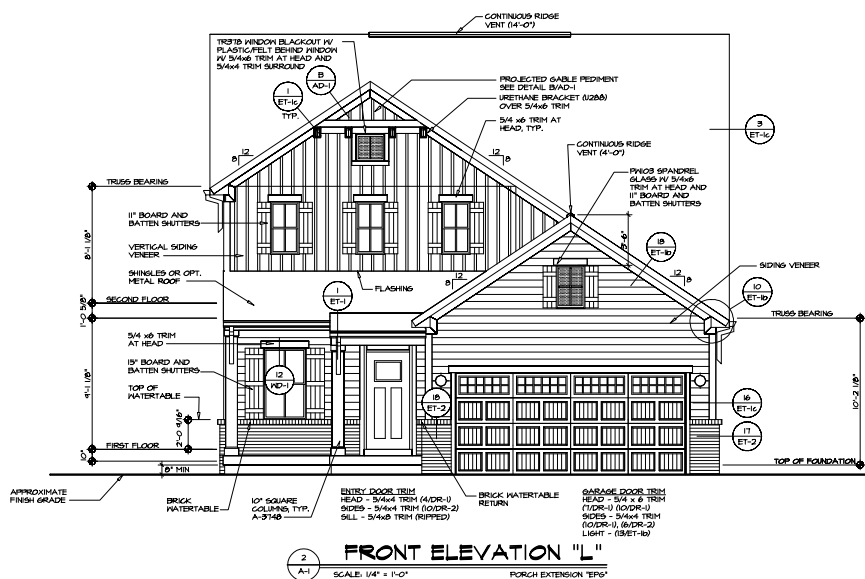
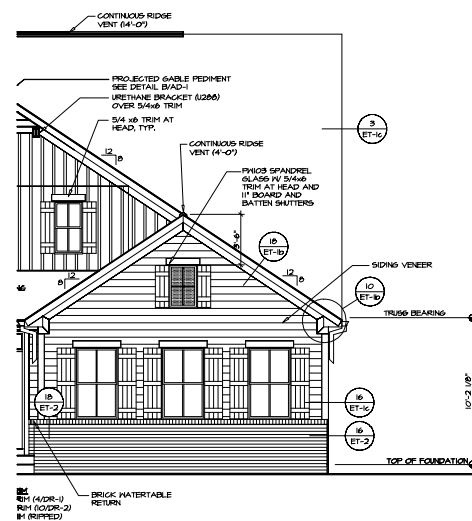
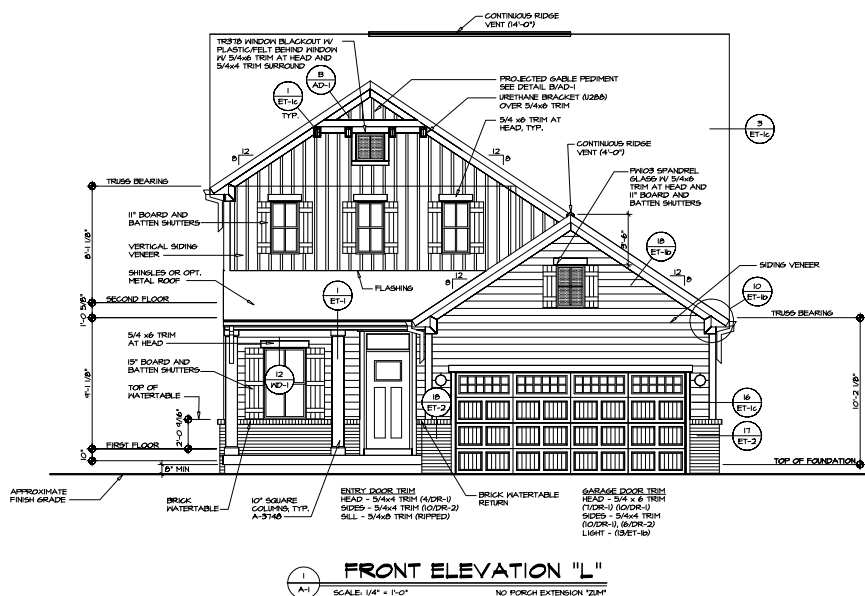
SHEET NO.	MODEL	REV. NO.	DATE	REMARKS
A-1	BALLENGER	1ST REV. 01-000		
	FRONT ELEVATIONS	VISION 0 RELEASE NO. ---- DRAWN BY P.L.D. DATE 01/2/71 OPTION		
9	ELEVATION "C"	OPTION DISCUSSION ELEVATION "C"		

NVR

NVR, Inc.
100
1000 North 10th Street
Fresno, CA 93721

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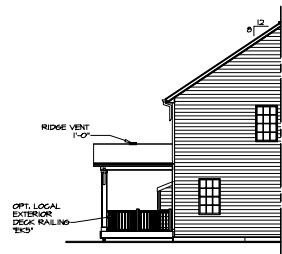


SET NO. BL600	
VERSION 01	
RELEASE NO. ----	
DRAWN BY PLD	
DATE: 07/12/17	
OPTION	

THE CHALLENGER

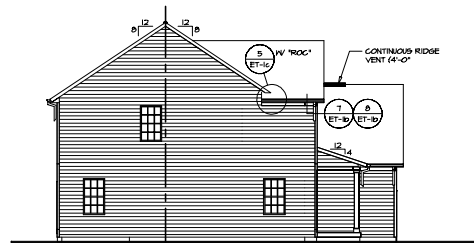
REL	CHALLENGER	CHAMPION	WINNING TITLE	WEIGHT ELEVATION
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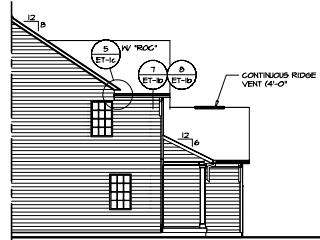
3 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



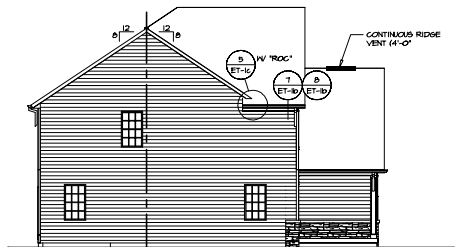
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



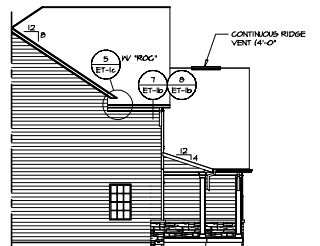
5 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



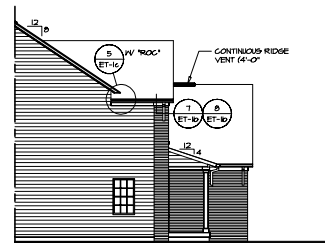
6 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



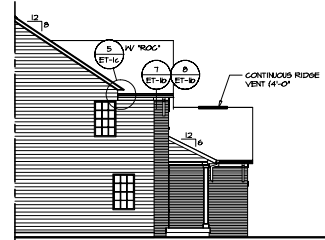
9 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



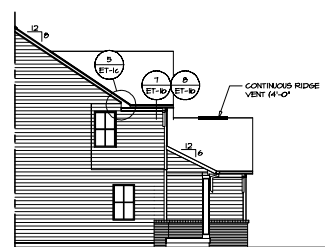
2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



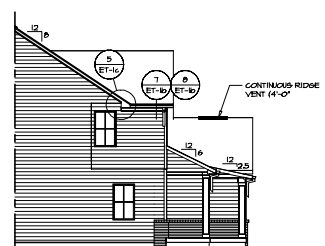
4 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



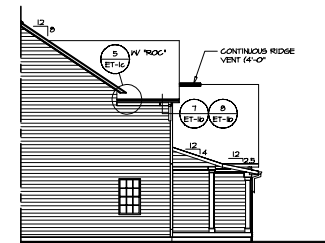
7 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



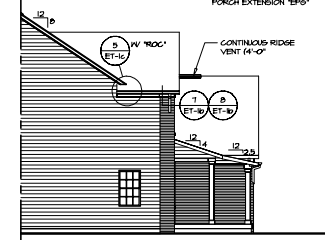
10 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



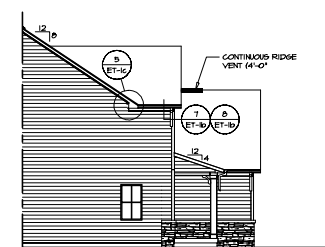
12 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



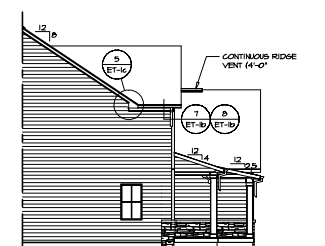
13 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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

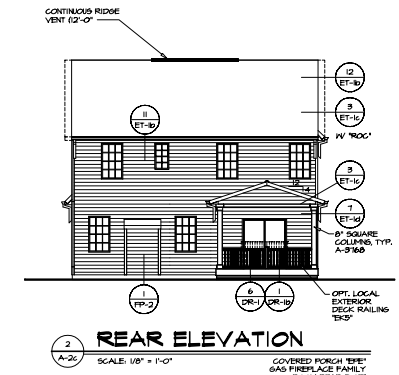
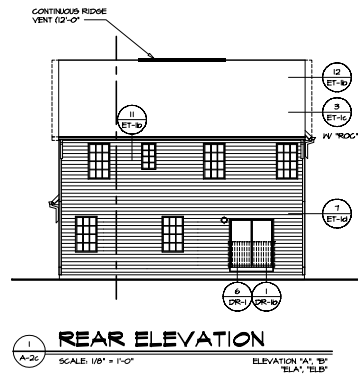
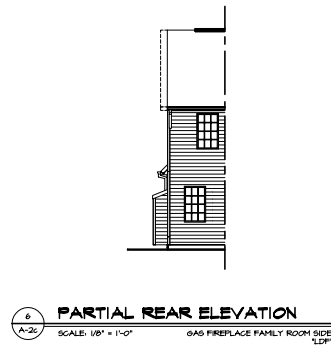
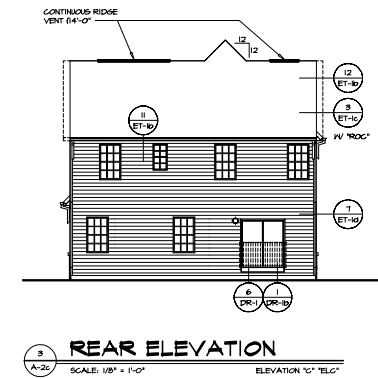
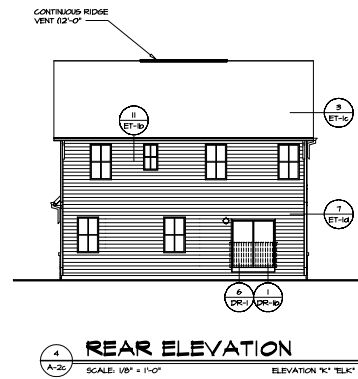
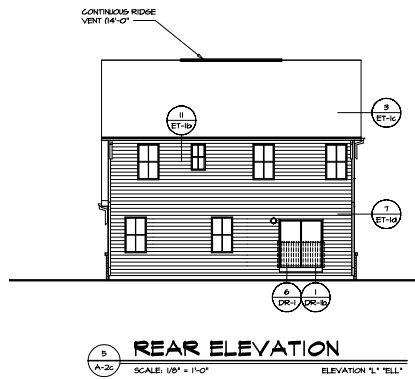
REV. NO. DATE

1. This drawing is 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
Frederick, MD 21703

SET NO. 1000
DRAWING NO. 1000
DATE: 07/12/17
BY: [Signature]

SHEET NO. 13
DRAWING TITLE
LEFT ELEVATION
OPTION DESCRIPTION

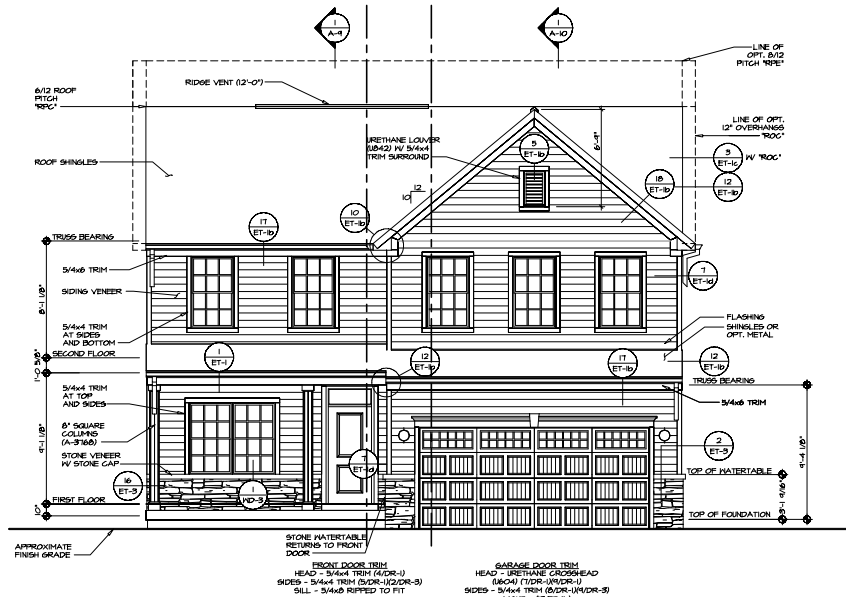


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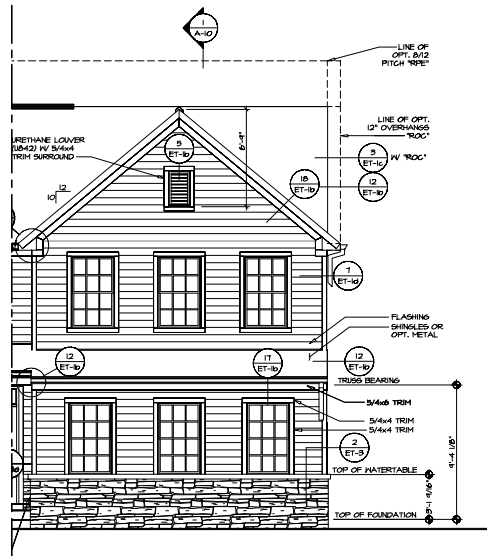


SHEET NO.	MODEL	SET NO.	CLCOO	 NVR, Inc. 5185 Pasadena, UT 84050 Telephone: 801-733-7323	NOTE: This equipment is designed to be installed in a secure location. It is not to be exposed to the elements. It is not to be used for anything other than the intended purpose. It is not to be used for anything other than the intended purpose. It is not to be used for anything other than the intended purpose.	REV. NO.	DATE	REMARKS
	FRONT ELEVATION B - SIDING	FRONT ELEVATION B - SIDING						
A-1	COLUMBIA FRONT ELEVATION B - SIDING DRAWN BY: ACH/4 DATE: 8/16/77 OPTION: 1 FINISH: VENEER EYE:	OPTION DESCRIPTION	1	FINISH: VENEER EYE:				
9	SIDING VENEER FRONT							

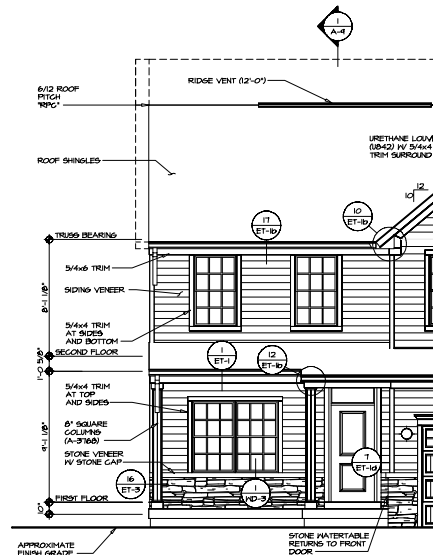




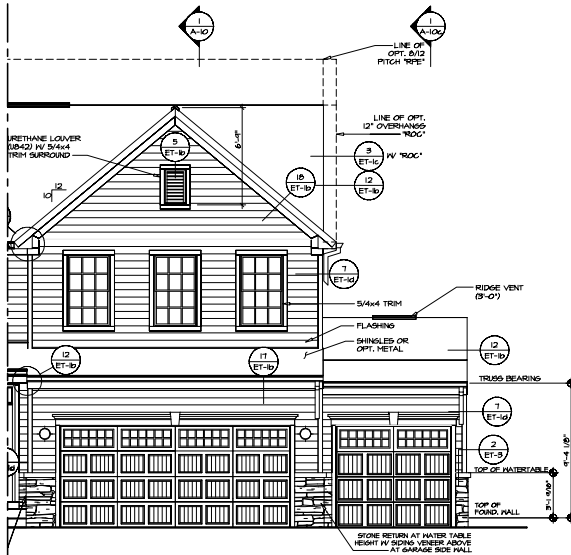
1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



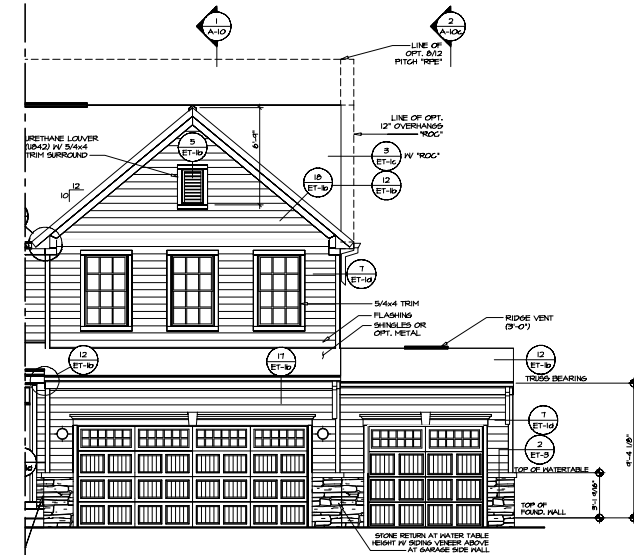
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "5CC"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "5PB"



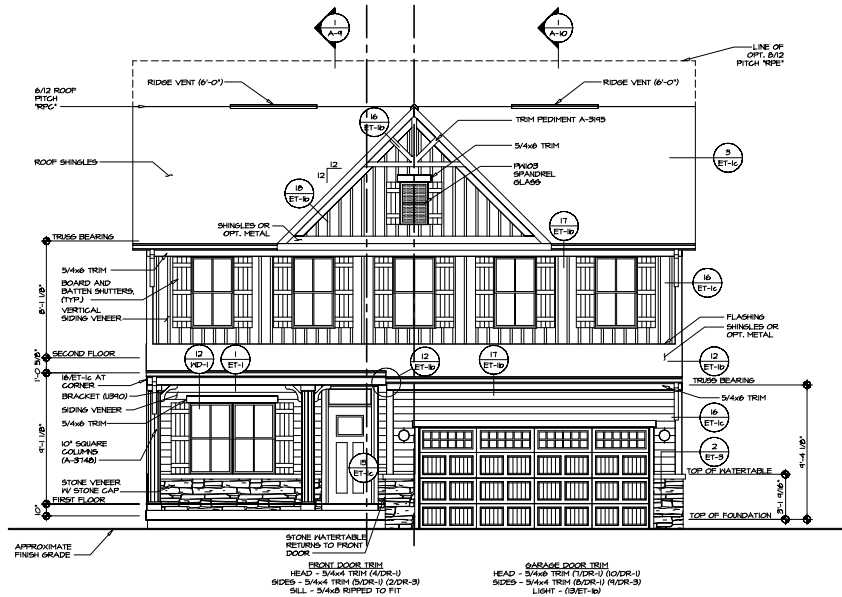
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5C1"



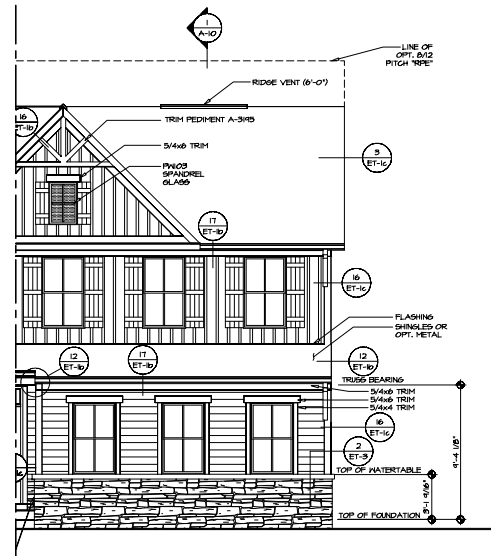
3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CP"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

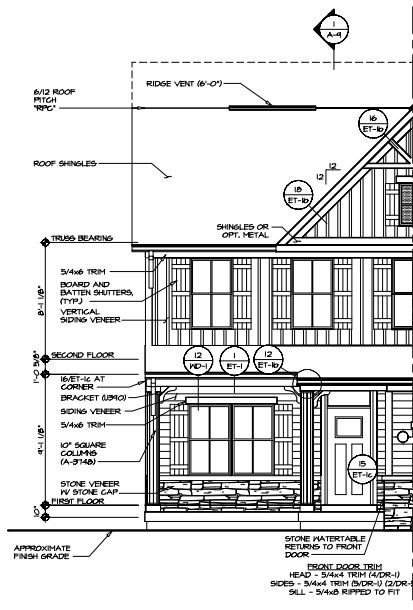
SHEET NO.		1000 COLUMBIA		SET NO. CL-000		NVR		17th fl., 1000 Columbia Building	



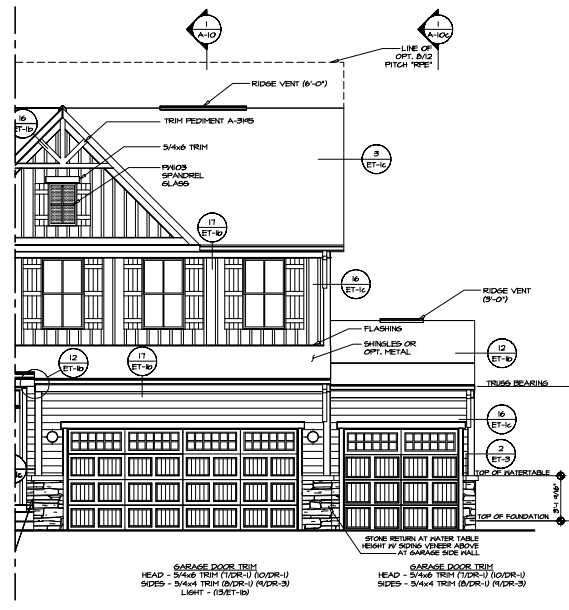
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



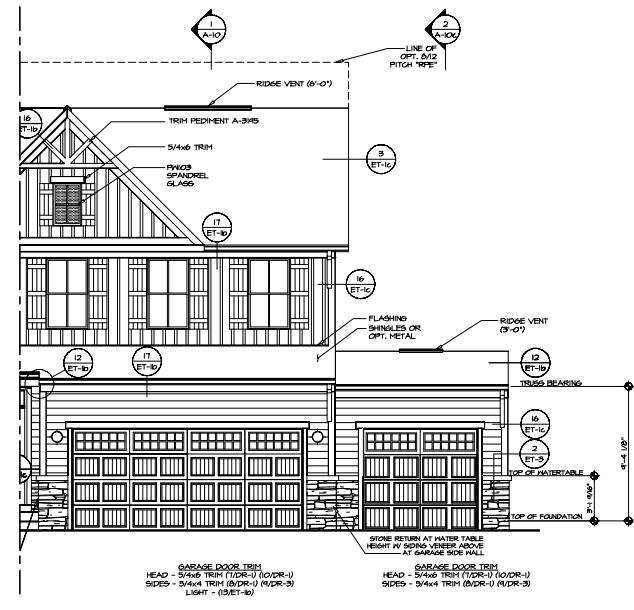
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "5CG"



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



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



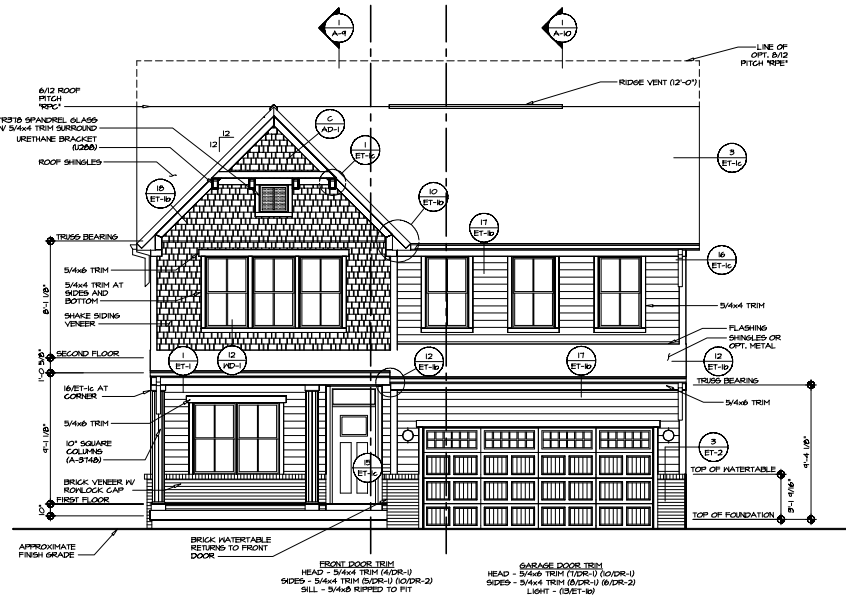
9 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

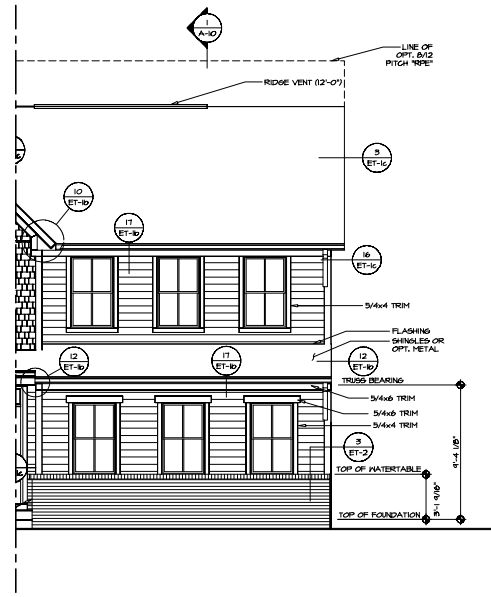
SHEET NO.	DATE	REVISIONS
A-1		
12		

SET NO. 04000	SET NO. 04000
DRAWING TITLE	FRONT ELEVATION "K"
DESIGNED BY	ARCHT
DRAWN BY	ARCHT
CHECKED BY	ARCHT
DATE	5/16/17
PROJECT NO.	100
PROJECT NAME	ELK

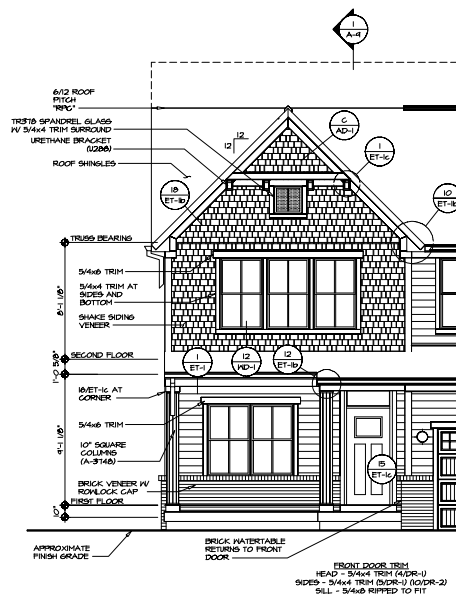
12	12



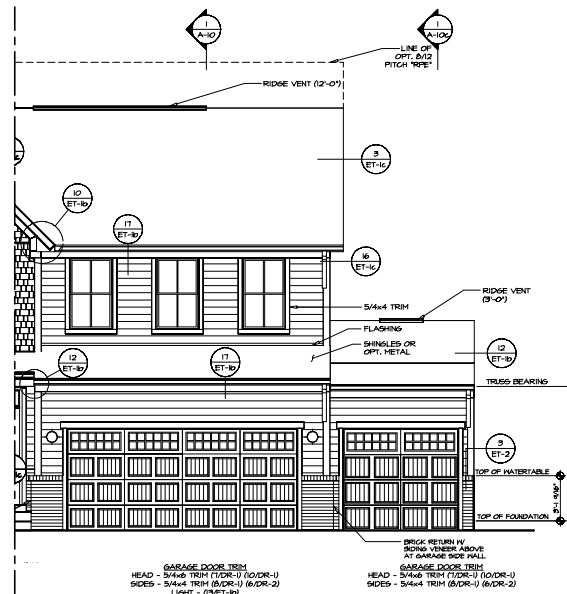
1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



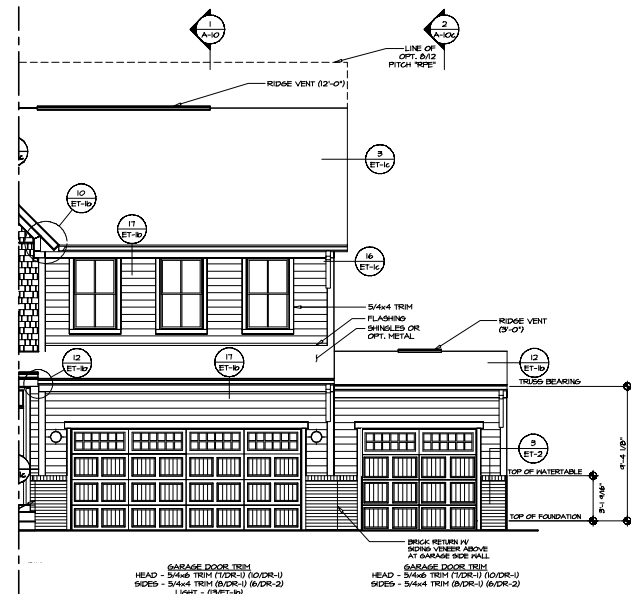
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "SCG"



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



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



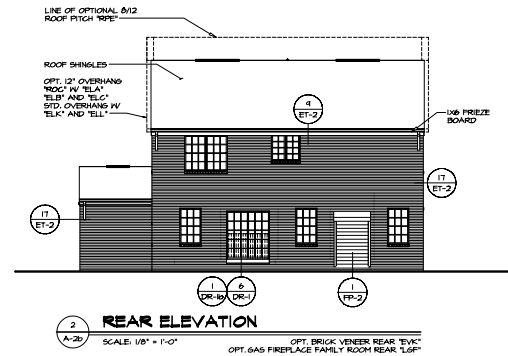
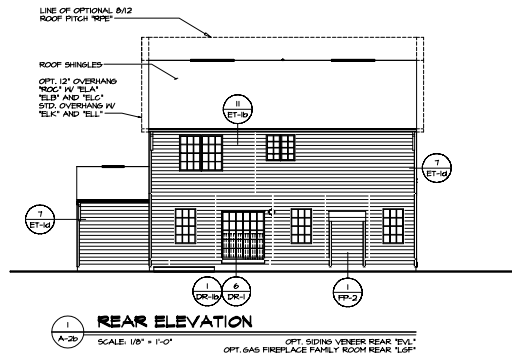
9 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "SCF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

SHEET NO.	DATE	REVISIONS
A-1		
13		

SET NO. C-1000	DATE: 02/13/25
RELEASE NO.	
DRAWN BY: A-1	
CHECKED BY: J-1	
DATE: 5/6/21	
PROJECT: 13	
ELEVATION: "L"	

NVR	13
COLUMBIA	
DATE: 02/13/25	
TIME: 10:00	
LOCATION: 13	
PROJECT: 13	
ELEVATION: "L"	



SHEET NO. A-26	MODEL COLUMBIA	SET NO. CL-000	VERSION 0	REMARKS
		DRAWING TITLE REAR ELEVATION		
		DATE 10/07/23		
OPTION DESCRIPTION S-CAR GARAGE FRONT ENTRY		OPTION 6C1		
17				

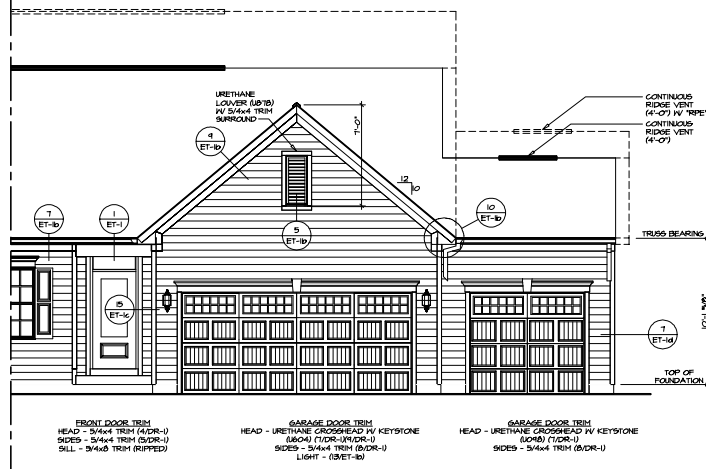
NVR

15% Fee
This drawing is prepared, computer-aided, and plotted by NVR. It is the property of NVR 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.

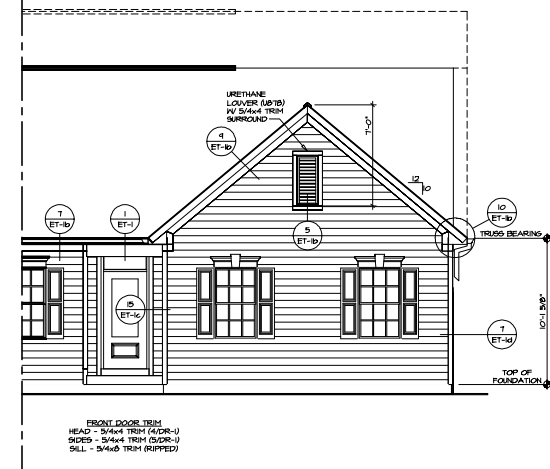
SIB Maryland, Suite 100
Farmingdale, NY 11735

17/07/23 - 0.01 cm

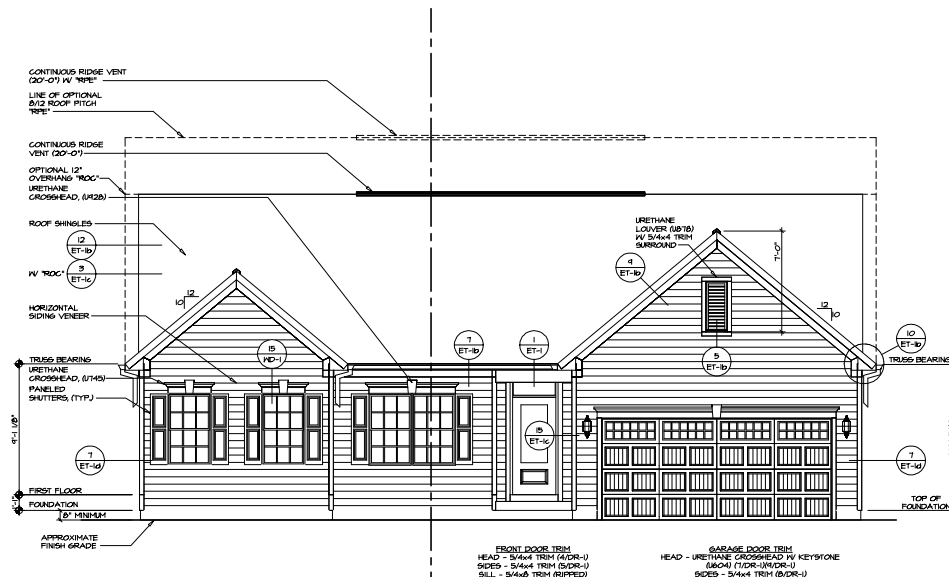
NVR\Drawings\COLUMBIA-CL-000-0 - 081X Sheet Number - 0N Drawing A-26 - 1X - 0.01 - 02/07/23



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "16CF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "16CF"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "16CF"

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

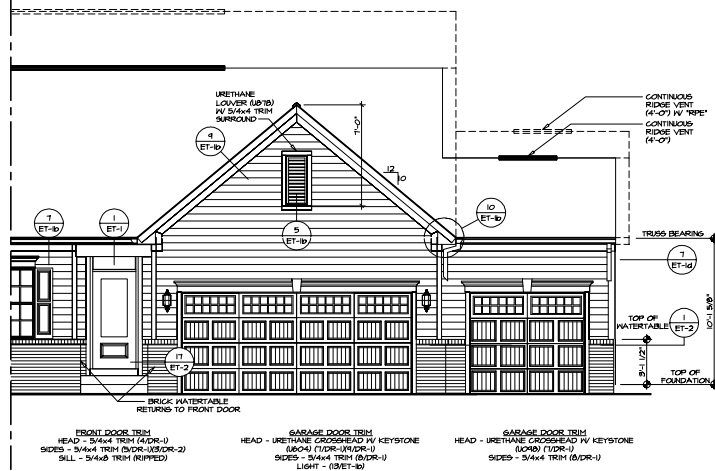
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99	10/1/16	
100	10/1/16	

NVR
NVR, Inc.
1000 N. 10th St.
Fremont, CA 94558
TEL: 415.871.1100
WWW.NVR.COM

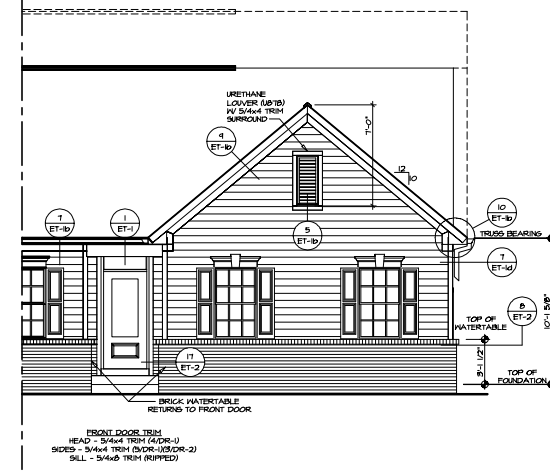
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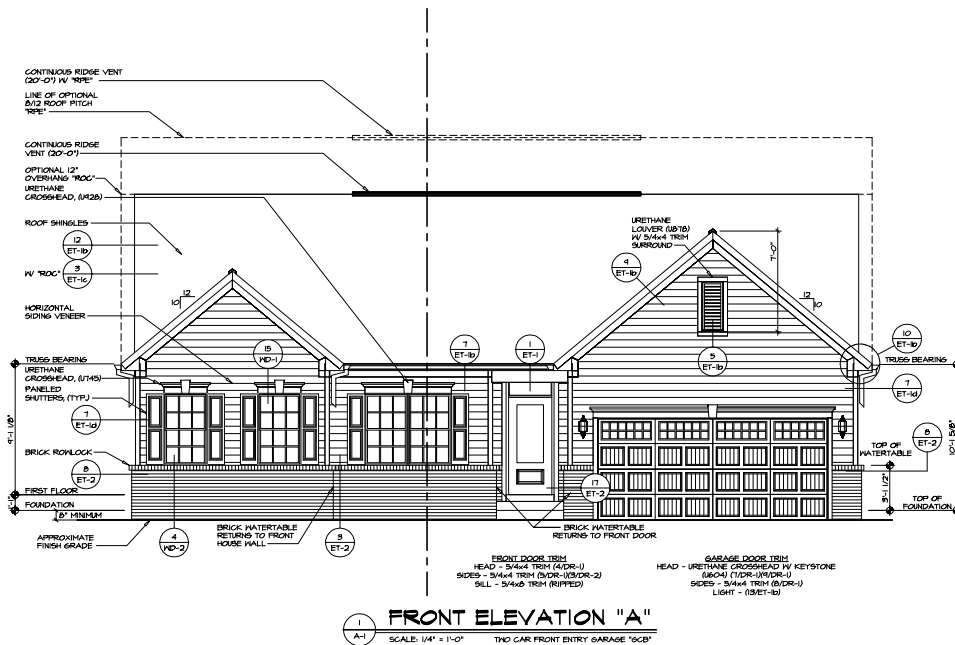
C:\NVR\Soltec\CUMBERLAND_CMB00_01_10535\Sheets\Master Set\Elevations\A-1 EIA SIDING PORCH_FRONT.dwg 02/12/25 - 7:45 am



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



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"

REV.	NO.	DATE	REMARKS

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SHEET NO.	7
PROJECT	CHIMBERLAND CHURCH - 3100 BUSBY ROAD, WINTER SPRING, ARIZONA 85381
SET NO.	04000
DATE	02/17/25
RELEASE NO.	---
DRAWN BY	SSA
CHECKED BY	SSA
DATE	5/15/16
SCALE	1/4" = 1'-0"
DESCRIPTION	PARTIAL BRICK VENER FRONT
BY	SSA



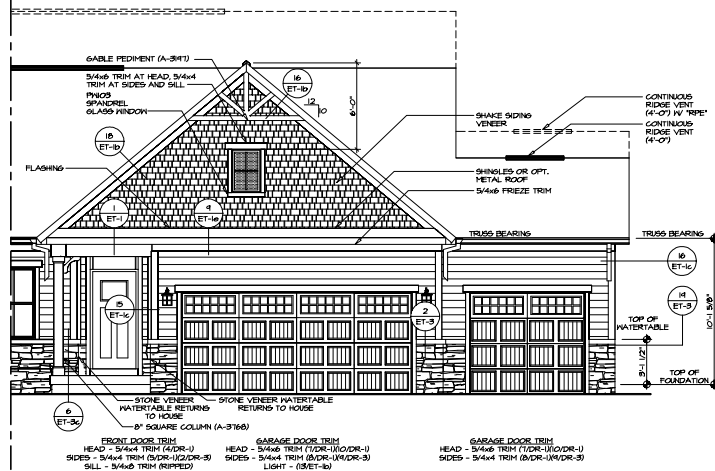
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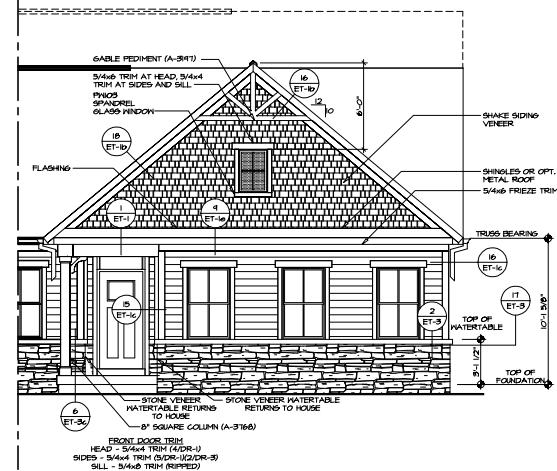
C:\NVR\Between\CLIMBERLAND_CW800_01_106355\Brietta\Winter Set\Elevations\A-1_ELB_BRICK_FRONT.dwg 02/12/25 - 7:46 am



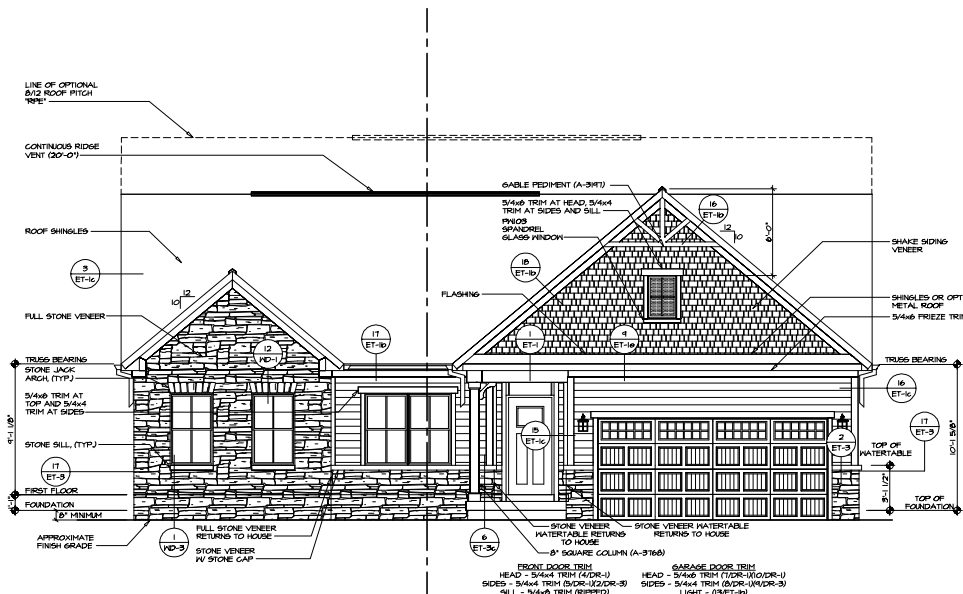
SHEET NO.	MODEL	1ST FLR CARGO	 NVR, Inc. 8015 Soles Rd Frederick, MD 21702	NVR, Inc. represents, warrants, to the extent it is known, that the information in this report is true and correct to the best of its knowledge and belief. NVR, Inc. does not warrant the accuracy or completeness of any third party information included in this report.	REV. NO.	DATE	REMARKS
	A-1	DRAWING TITLE FRONT ELEVATION RELEASE NO. 000000 DRAWN BY SGA CHECKED BY JLB DATE 8/5/18					
		OPTION DESCRIPTION ELEVATION "N"					



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"



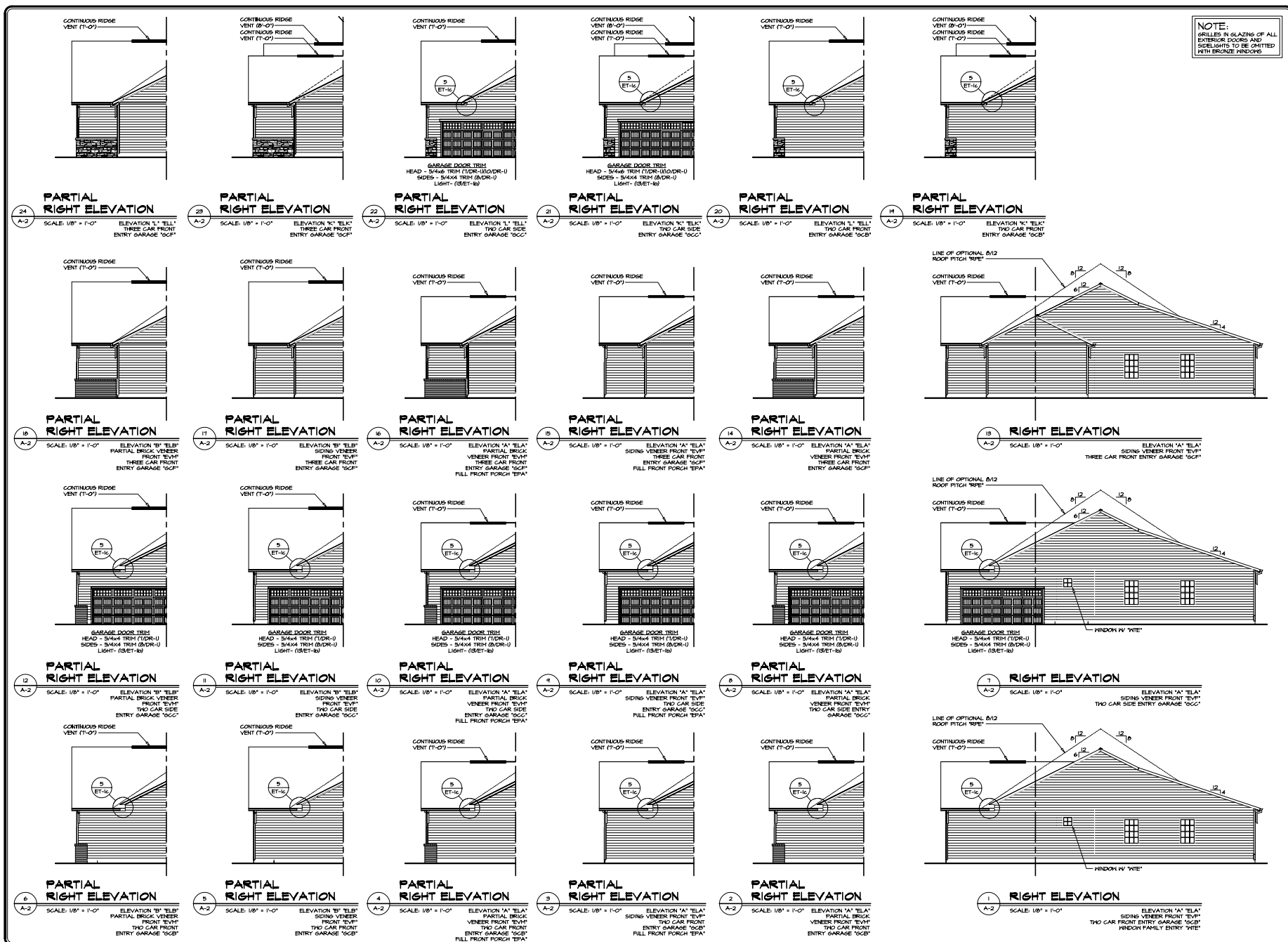
1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "2CB"

NOTES:
1. All dimensions are in feet and inches.
2. All materials are to be installed in accordance with the manufacturer's instructions.
3. All materials are to be installed in accordance with the manufacturer's instructions.
4. All materials are to be installed in accordance with the manufacturer's instructions.
5. All materials are to be installed in accordance with the manufacturer's instructions.
6. All materials are to be installed in accordance with the manufacturer's instructions.
7. All materials are to be installed in accordance with the manufacturer's instructions.
8. All materials are to be installed in accordance with the manufacturer's instructions.
9. All materials are to be installed in accordance with the manufacturer's instructions.
10. All materials are to be installed in accordance with the manufacturer's instructions.

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

SET NO. 04000
RELEASE NO. 000
DRAWN BY: SGA
CHECKED BY: SGA
DATE: 8/15/16
E.L.

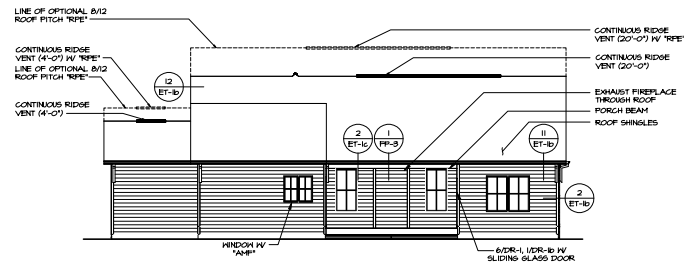
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DRAWING TITLE: FRONT ELEVATION
OPTIONAL DESCRIPTION: ELEVATION "L"



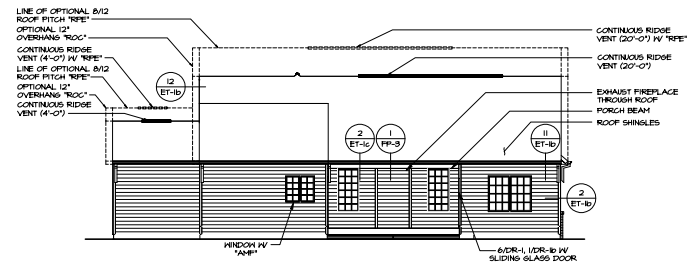


NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

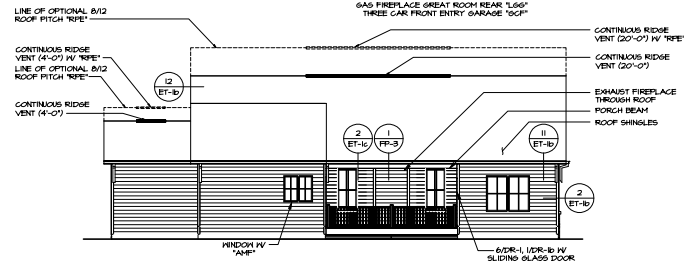
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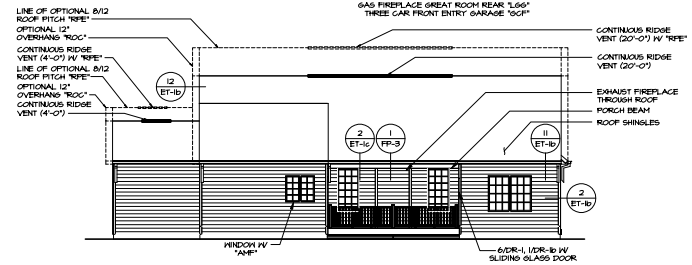
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SCALE: 1/8" = 1'-0"



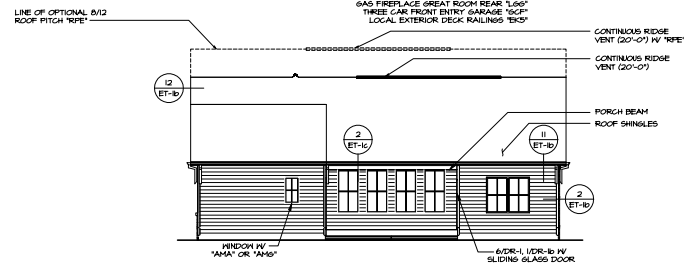
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SCALE: 1/8" = 1'-0"



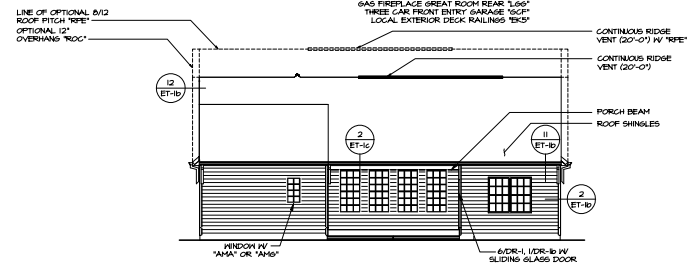
REAR ELEVATION
SCALE: 1/8" = 1'-0"



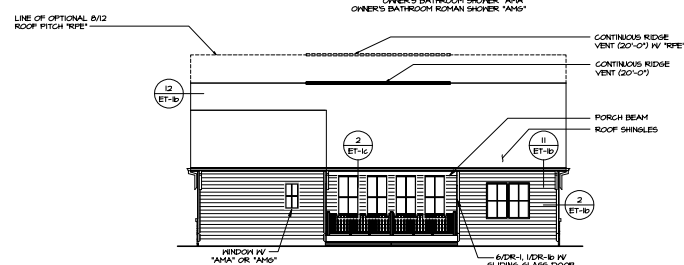
REAR ELEVATION
SCALE: 1/8" = 1'-0"



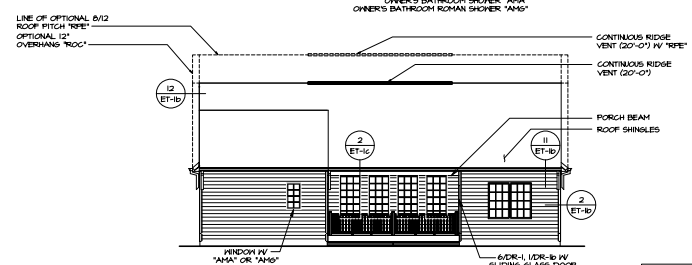
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

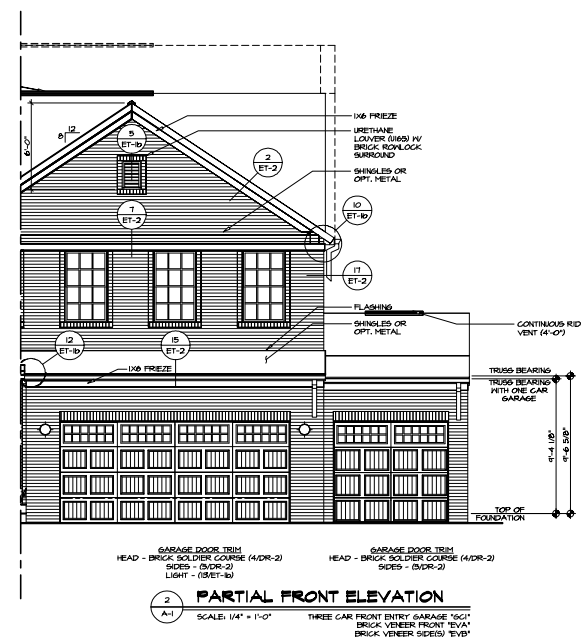
SHEET NO.	DATE	REVISIONS
A-2c	8/15/16	
15		

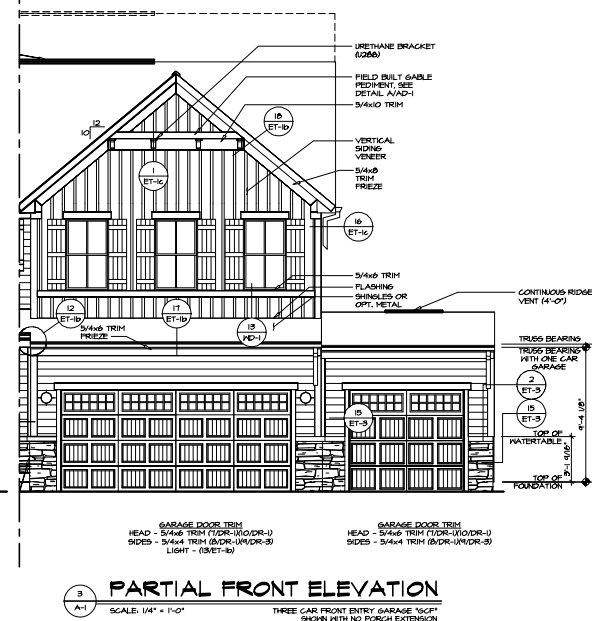
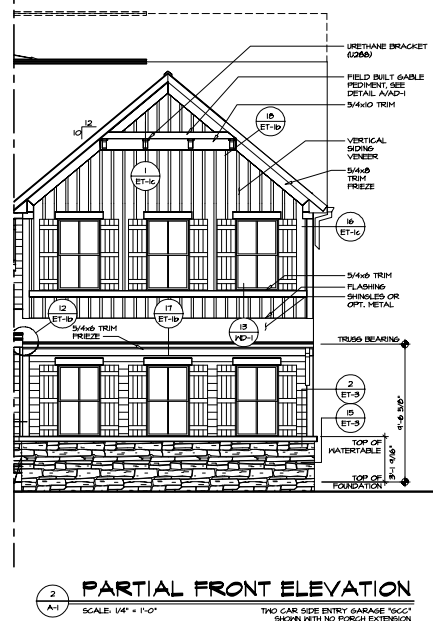
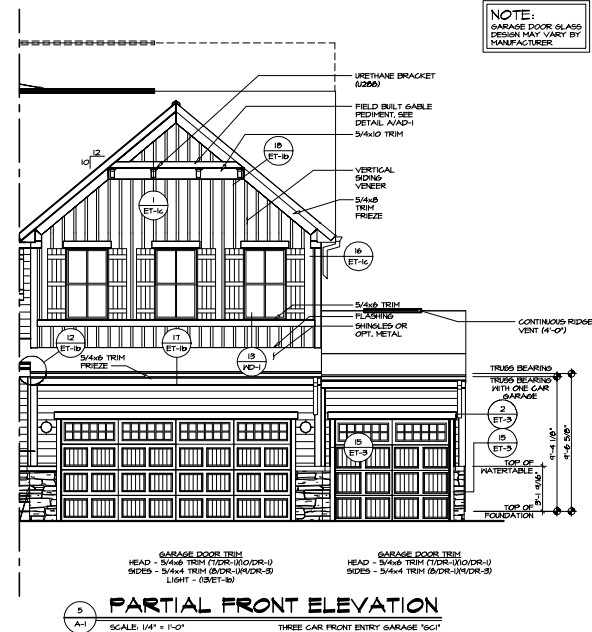
[illegible]



REVISIONS		DATE	BY	APP
1	ISSUED FOR PERMIT			
2	REVISIONS			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			
6	REVISIONS			
7	REVISIONS			
8	REVISIONS			
9	REVISIONS			
10	REVISIONS			

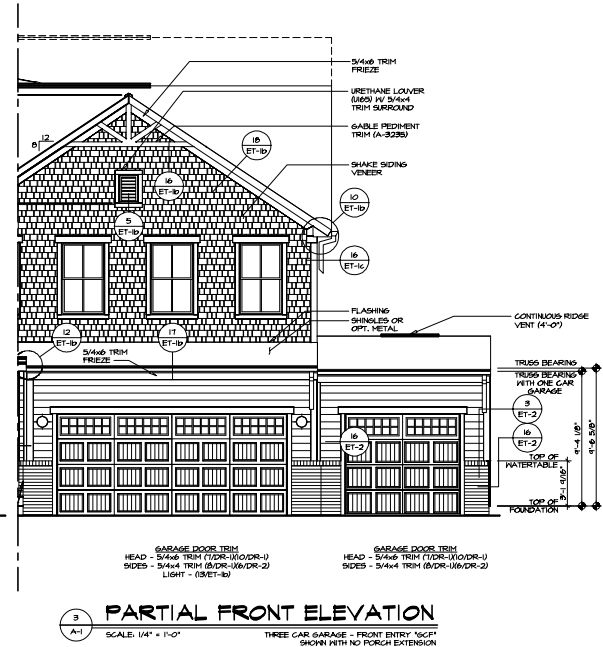
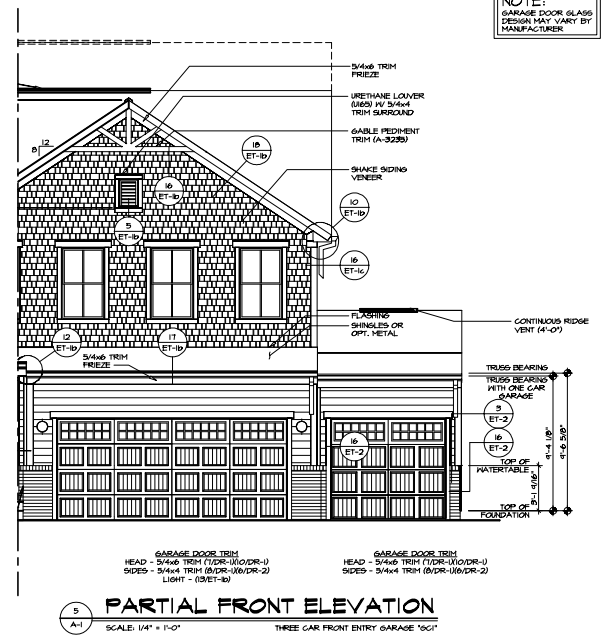
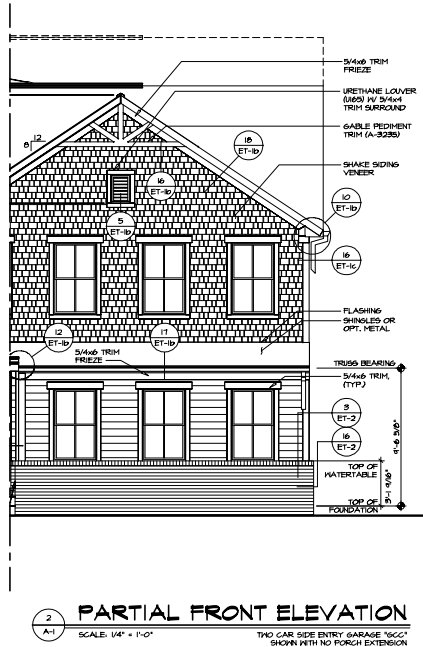
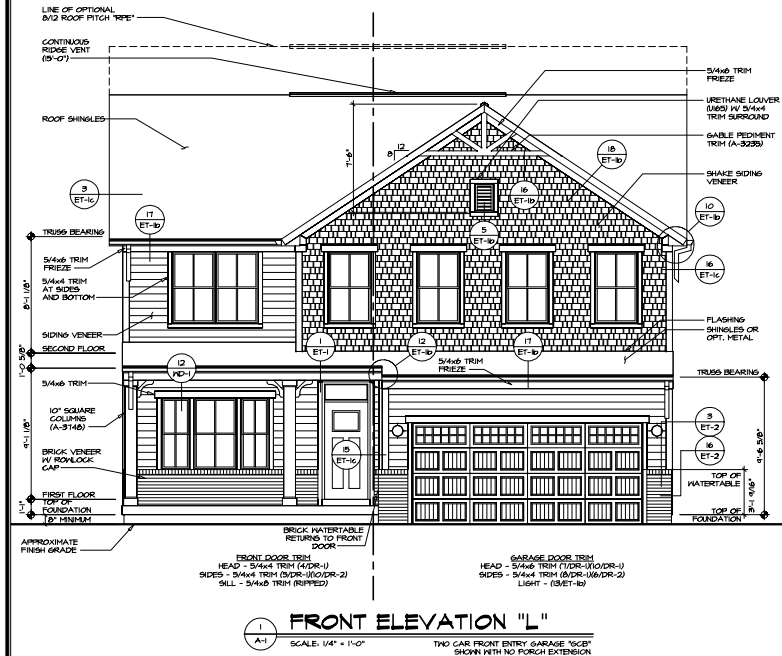
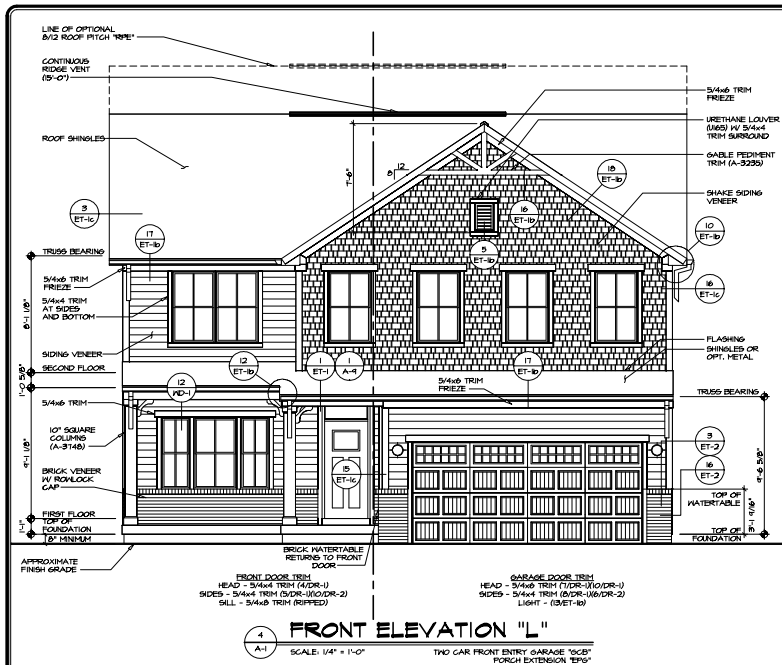
SET NO. 10000	DATE	07/25/17
RELEASE NO.		
DRAWN BY: SGA		
CHECKED BY: SGA		
DATE: 07/25/17		
PROJECT: 10000		
DESCRIPTION: ELEVATION "B"		
SCALE: 1/4" = 1'-0"		
10		

[illegible]



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

SHEET NO.	MODEL	SET NO.	REVISION	DATE	REVISIONS	REMARKS
	HUDSON	VERSION OF				
A-1	DESIGNED BY	DATE	BY	DATE		
	FRONT ELEVATION	8/28/17	SJA			
13	OPTION	DATE	BY	DATE		
	OPTION DISCREPANCY	8/28/17	SJA			
	ELEVATION "					

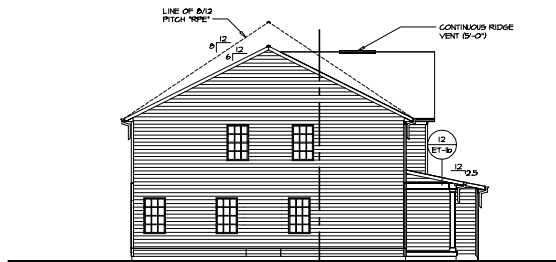


NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

SHEET NO.	DATE	BY	CHKD	APP'D	REVISIONS
A-1					
14					

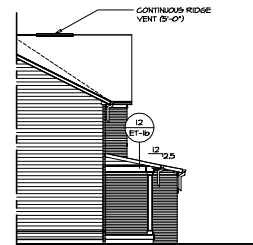
SET NO. 10000	DATE 10/1/17	BY 10/1/17	CHKD 10/1/17	APP'D 10/1/17
DRWING TITLE	FRONT ELEVATION	OPTIONAL DESCRIPTION	ELEVATION "L"	
DESIGNED BY	10/1/17	10/1/17	10/1/17	10/1/17
10/1/17	10/1/17	10/1/17	10/1/17	10/1/17

10/1/17	10/1/17	10/1/17	10/1/17	10/1/17
10/1/17	10/1/17	10/1/17	10/1/17	10/1/17
10/1/17	10/1/17	10/1/17	10/1/17	10/1/17
10/1/17	10/1/17	10/1/17	10/1/17	10/1/17



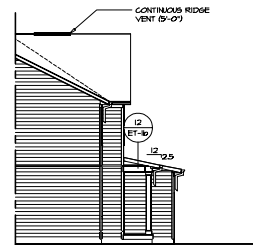
1 LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"



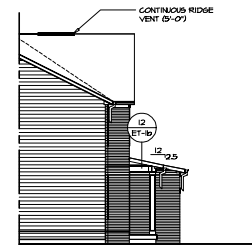
2 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"



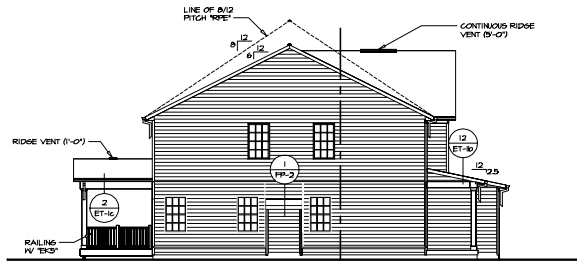
3 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVF"



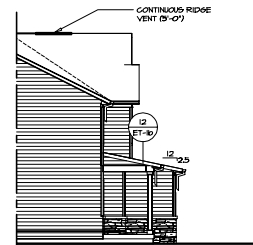
4 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"



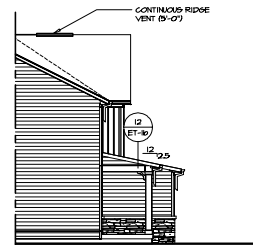
5 LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "TRP"
GAS FIREPLACE FAMILY ROOM SIDE "LDP"



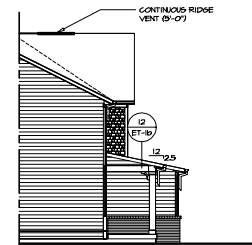
6 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "C" "ELC"
SHOWN IN PORCH EXTENSION



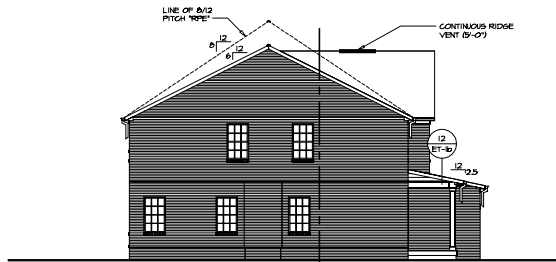
7 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "C" "ELC"
SHOWN IN PORCH EXTENSION



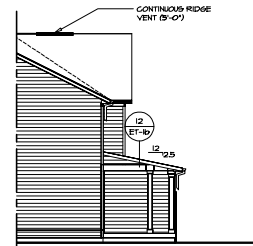
8 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "D" "ELD"
SHOWN IN PORCH EXTENSION



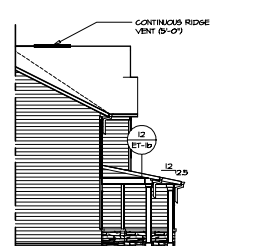
9 LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "A" "ELA"
BRICK VENEER SIDING "EVB"



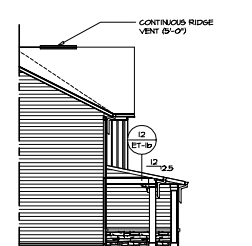
10 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "A" "ELA"
PORCH EXTENSION "EPB"



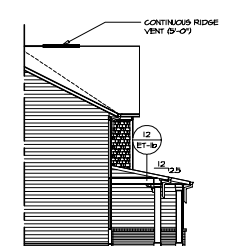
11 PARTIAL LEFT ELEVATION
A-2b SCALE: 1/8" = 1'-0"

SHOWN IN ELEVATION "C" "ELC"
PORCH EXTENSION "EPB"



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

SHOWN IN ELEVATION "C" "ELC"
PORCH EXTENSION "EPB"



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

SHOWN IN ELEVATION "D" "ELD"
PORCH EXTENSION "EPB"

REMARKS

REV. NO. DATE

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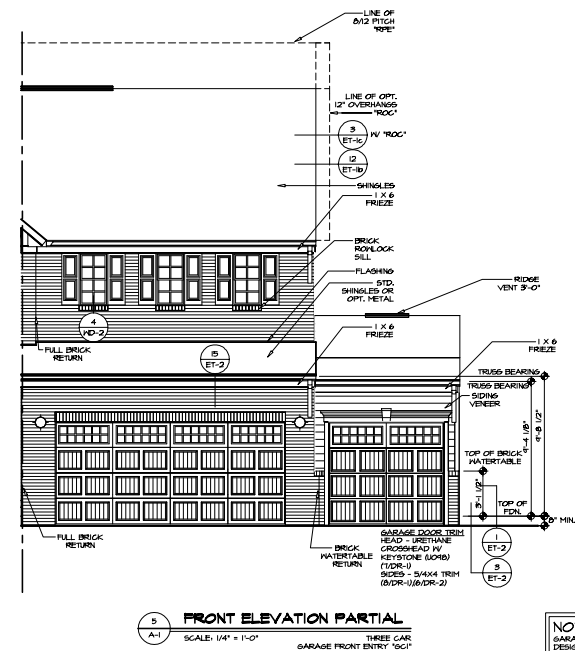
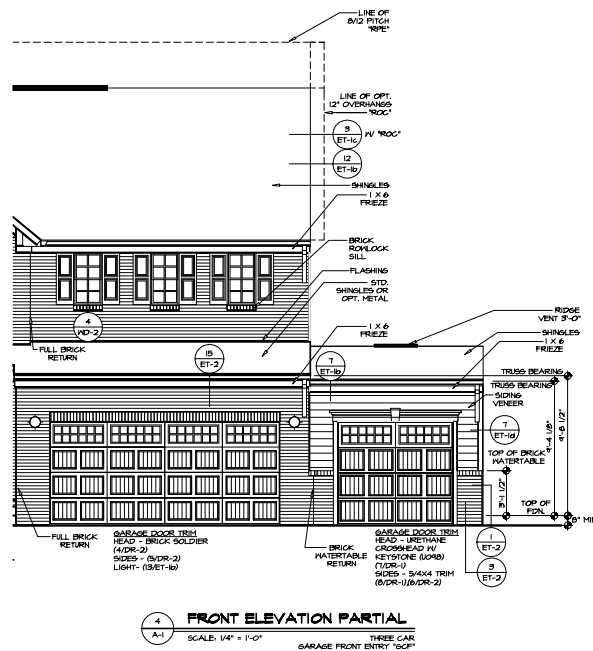
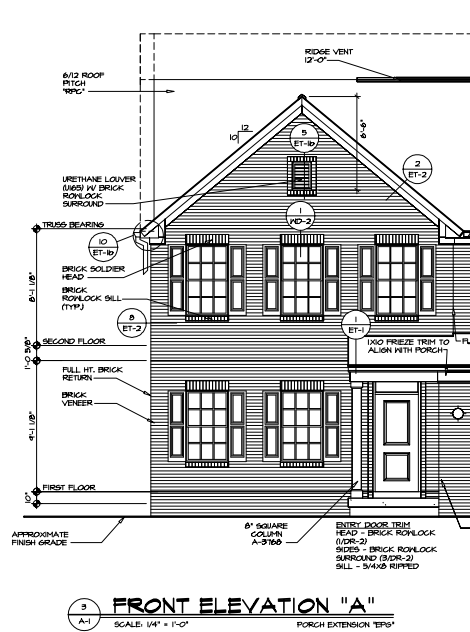
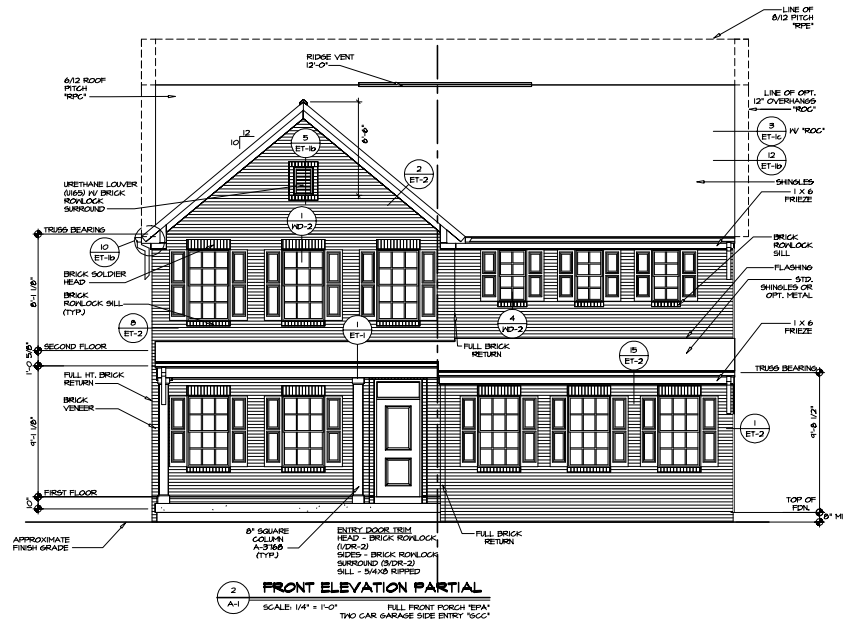
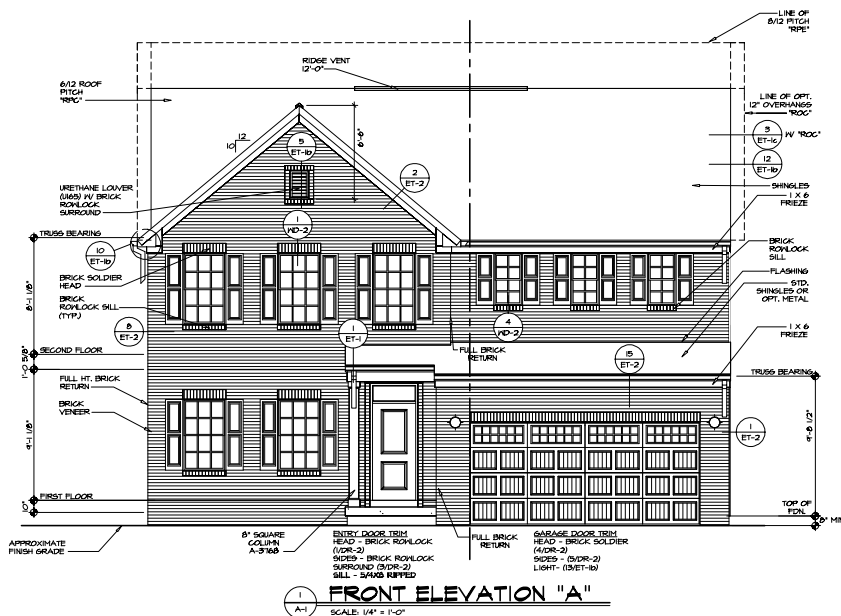
SET NO. 10000
RELEASE NO. 10000
DRAWING TITLE
DATE: 8/25/17
OPTION

PROJECT NO. 10000
DRAWING TITLE
DATE: 8/25/17
OPTION

17

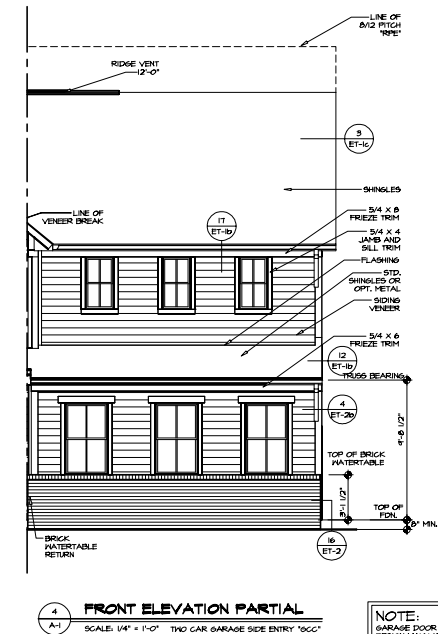
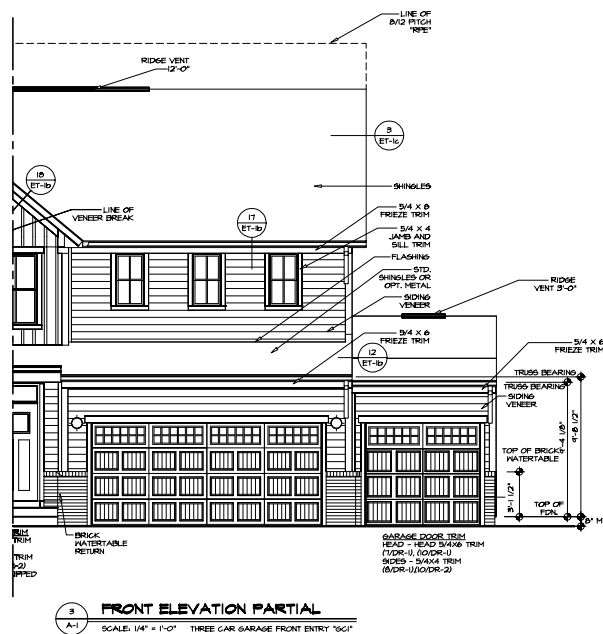
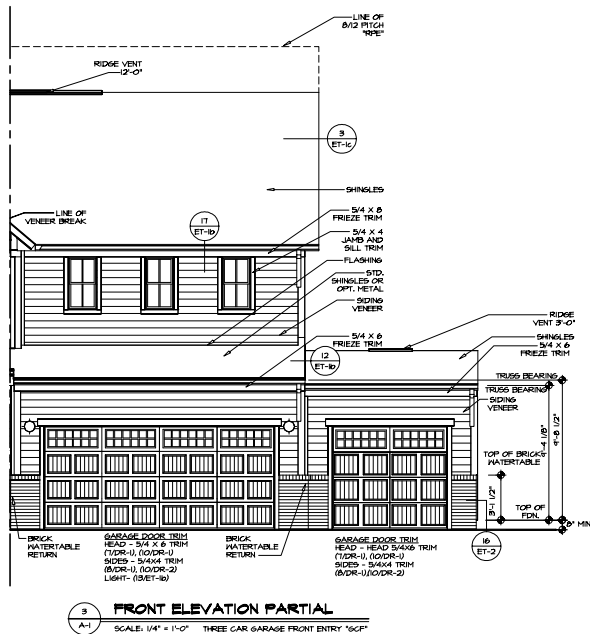
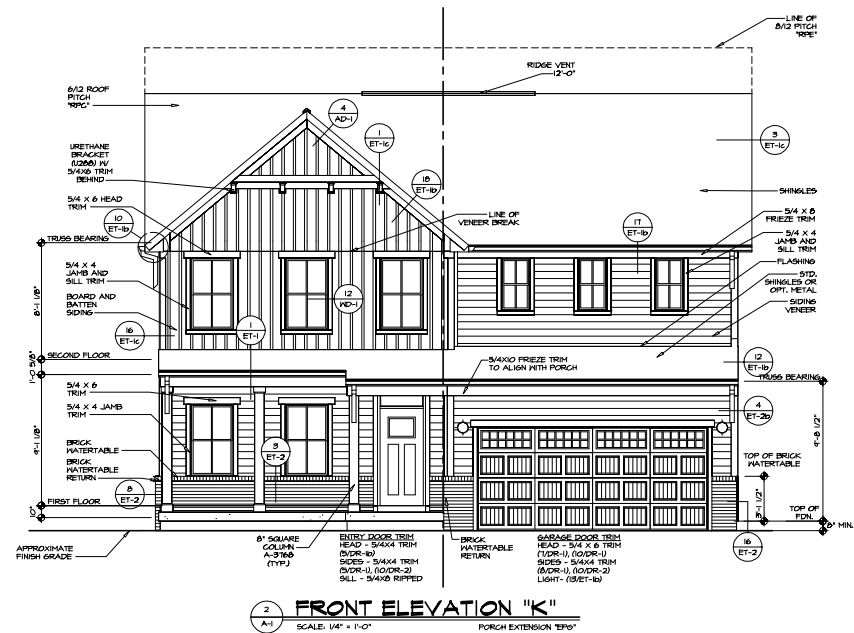
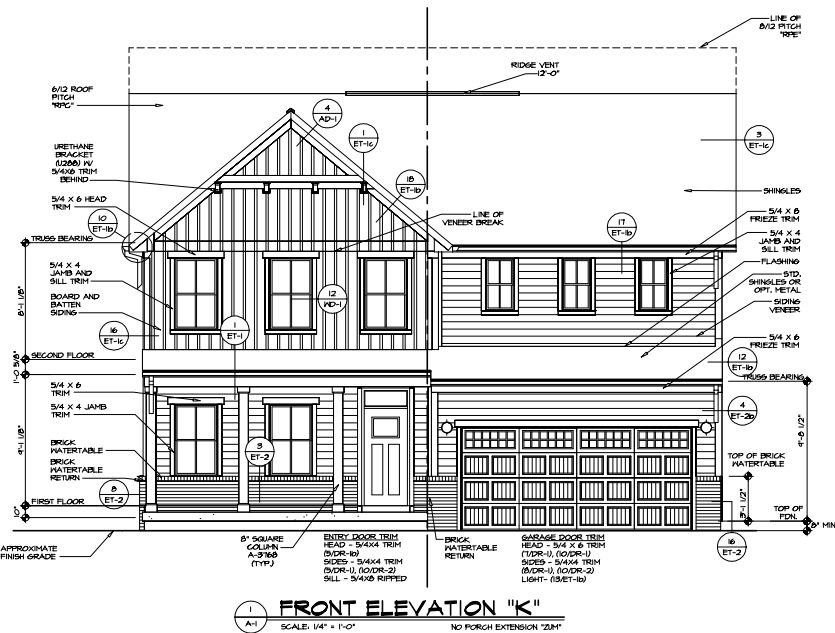


SHEET NO.	MODEL HJDSON	SET NO. HJD00	REV. NO.	DATE	REMARKS
		VERSION C			
A-2c	DRAWING TITLE REAR ELEVATION	RELEASE NO. ----			
	DRAWN BY CSA CHECKED BY CSA DATE 10/25/77	OPTION			
NVR 14141 Ave. Suite 100 8338 Newfield, MD 21753 The purchaser is hereby notified that this drawing is the property of NVR, Inc. and is loaned to your company for your use only. It is not to be reproduced, copied, or in any way transmitted to any other person without the written consent of NVR, Inc.					
18					



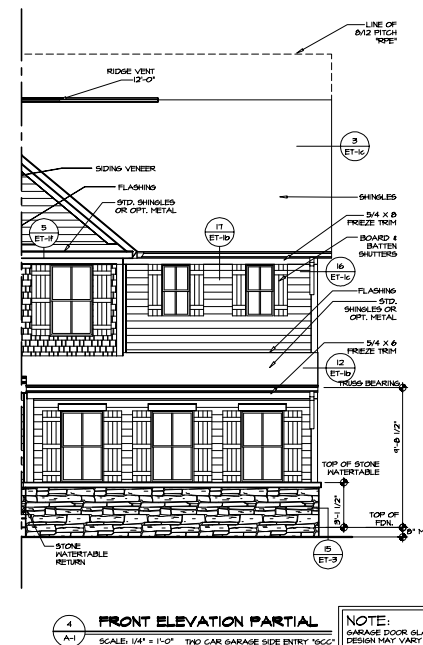
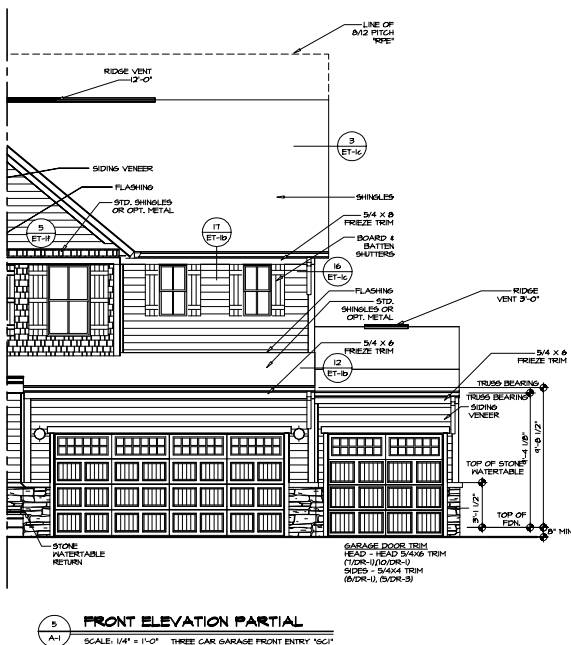
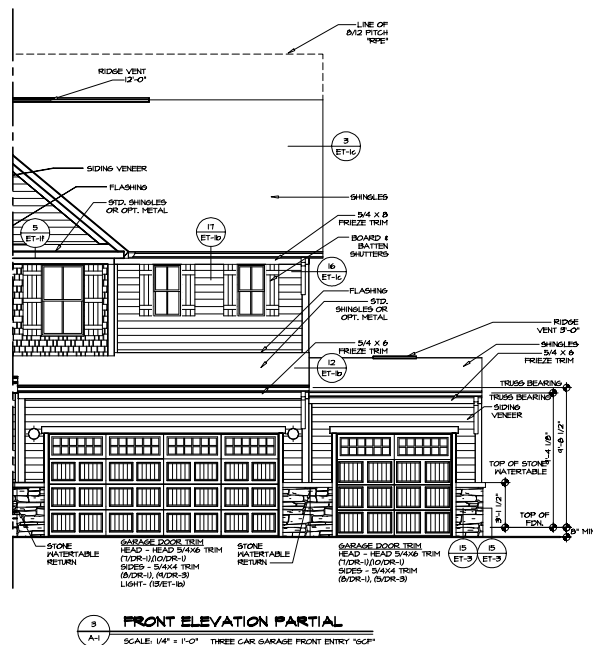
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

[illegible]



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
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	VERSION 0	DATE BY	DATE BY					
A-1	PROT ELEVATIONS	DATE: 6/10/11	OPTION	ELK				
12	PROT DESCRIPTION							
	ELEVATION 'N'							



1000000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466

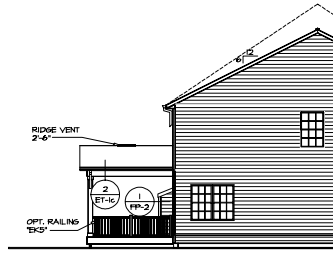
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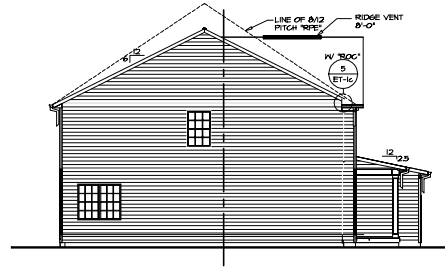
SET NO. 16400	VERSION 01	RELEASE NO. ----	DRAWN BY ALLU	DATE: 8/10/17	OPTION	ELL

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

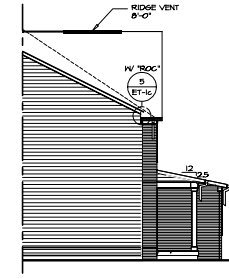
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



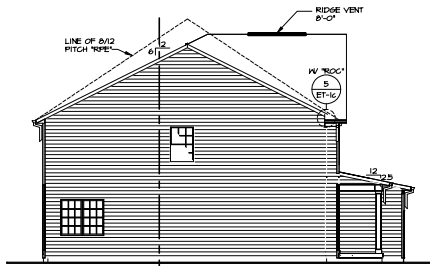
1 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
REAR COVERED PORCH "EP"
GAS FIREPLACE FAMILY ROOM REAR "EP"



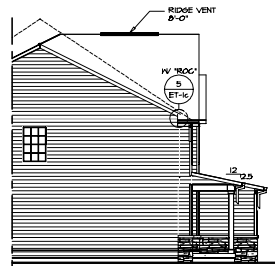
2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EV"



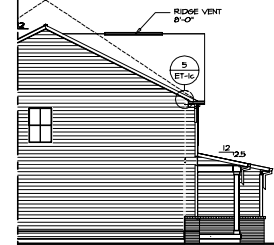
3 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "TEL"
FULL BRICK FRONT "EVA"



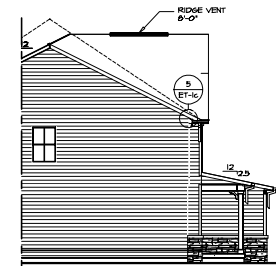
4 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION B "TEL"
SIDING VENEER FRONT "EV"



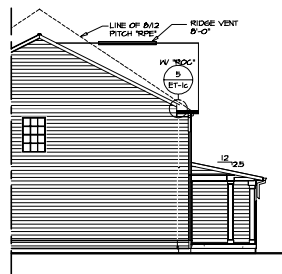
5 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION C "TEL"
NO PORCH EXTENSION "ZBP"



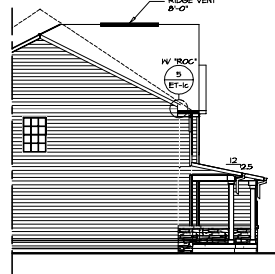
6 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION K "TEL"
NO PORCH EXTENSION "ZBP"



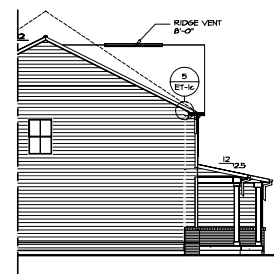
7 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION L "TEL"
NO PORCH EXTENSION "ZBP"



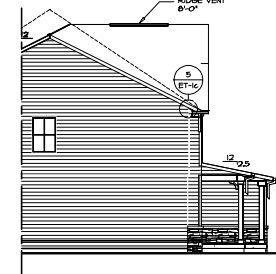
8 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
PORCH EXTENSION "EP"



9 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION C "TEL"
PORCH EXTENSION "EP"



10 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION K "TEL"
PORCH EXTENSION "EP"



11 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION L "TEL"
PORCH EXTENSION "EP"

REMARKS

REV. NO. DATE

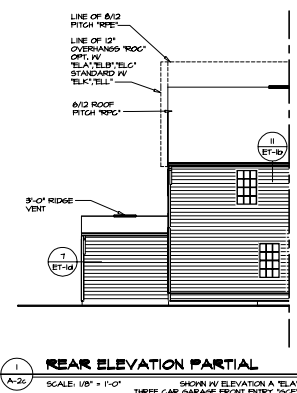
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1000
Frederick, MD 21703

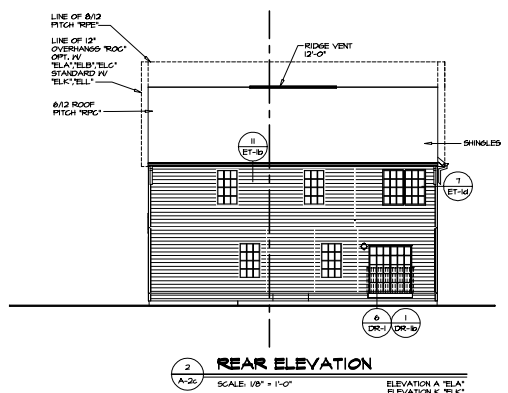
SET NO. 10000
RELEASE NO. 10000
DRAWN BY: ALJ
DATE: 8/10/11
CHECKED: JLD

SHEET NO. 15
PROJECT: LEHIGH
DRAWING TITLE: LEFT SIDE ELEVATIONS
OPTION: DESCRIPTION

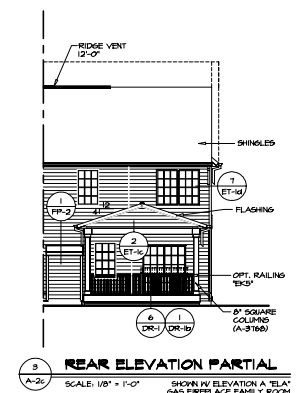
15



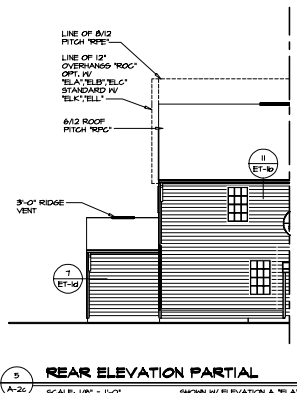
1 REAR ELEVATION PARTIAL
A-26 SCALE: 1/8" = 1'-0"
SHOWN IV ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "SCP"



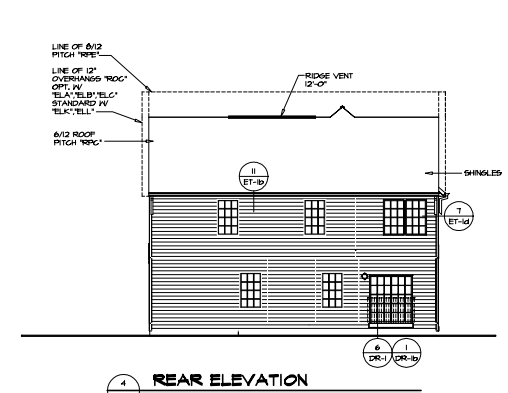
2 REAR ELEVATION
A-26 SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION K "TELK"



3 REAR ELEVATION PARTIAL
A-26 SCALE: 1/8" = 1'-0"
SHOWN IV ELEVATION A "ELA"
GAS FIREPLACE FAMILY ROOM
REAR "LIFT"
COVERED PORCH "RCP"

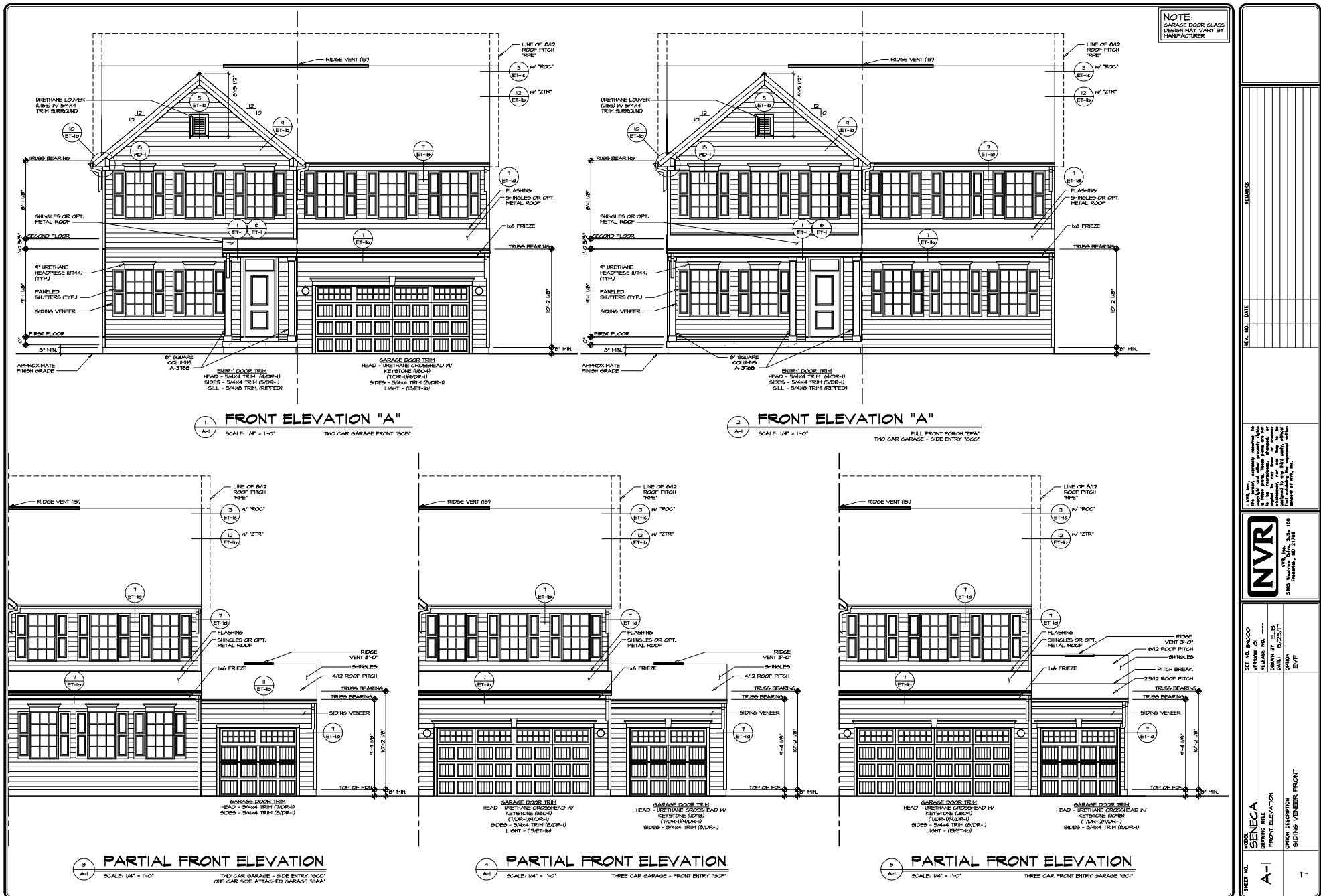


5 REAR ELEVATION PARTIAL
A-26 SCALE: 1/8" = 1'-0"
SHOWN IV ELEVATION A "ELA"
THREE CAR GARAGE FRONT ENTRY "SCP"



4 REAR ELEVATION
A-26 SCALE: 1/8" = 1'-0"
ELEVATION B "TELB"
ELEVATION C "TELK"
ELEVATION L "TELL"

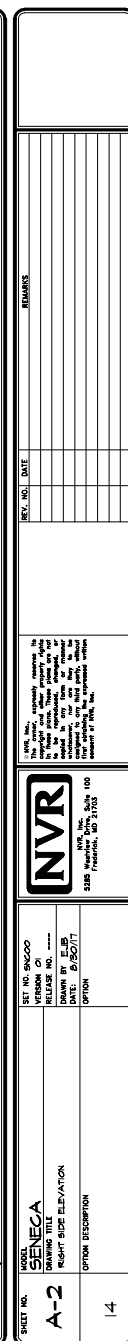
SHEET NO. A-26	PROJECT LEHIGH	DRAWING TITLE REAR ELEVATIONS	OPTION DESCRIPTION	REVISIONS	
				REV. NO.	DATE
SET NO. LEAD RELEASE NO. --- DRAWN BY: AJJ DATE: 5/10/11 CHECKED BY: SPJ				16	
NVR 8335 FREDERICK, MD 21733				02/02/11 - 1:48 PM	

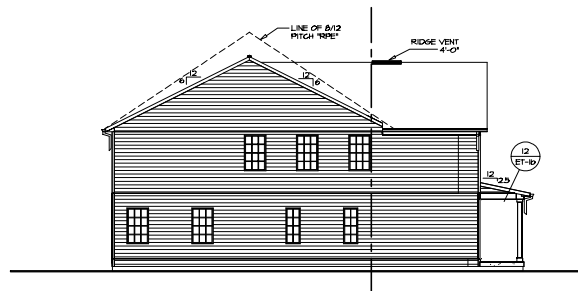




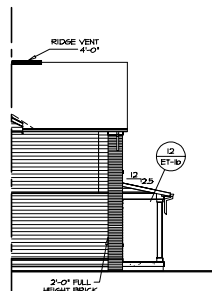


SHEET NO.		1
DRAWING TITLE		FRONT ELEVATION
OPTION		
DATE		8/25/17
BY		100
CHECKED		100
APPROVED		100
DESIGNED BY		100
DRAWN BY		100
SCALE		1/4" = 1'-0"
SHEET NO.		1
TOTAL SHEETS		1
PROJECT NO.		100
PROJECT NAME		100
PROJECT ADDRESS		100
PROJECT CITY		100
PROJECT STATE		100
PROJECT ZIP		100
PROJECT PHONE		100
PROJECT FAX		100
PROJECT EMAIL		100
PROJECT WEBSITE		100
PROJECT SOCIAL MEDIA		100
PROJECT VIDEO		100
PROJECT AUDIO		100
PROJECT TEXT		100
PROJECT IMAGE		100
PROJECT OTHER		100

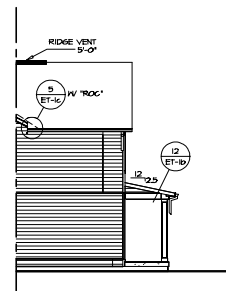




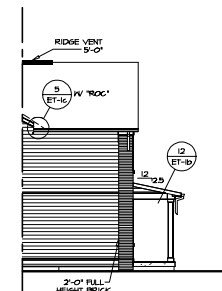
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVH"



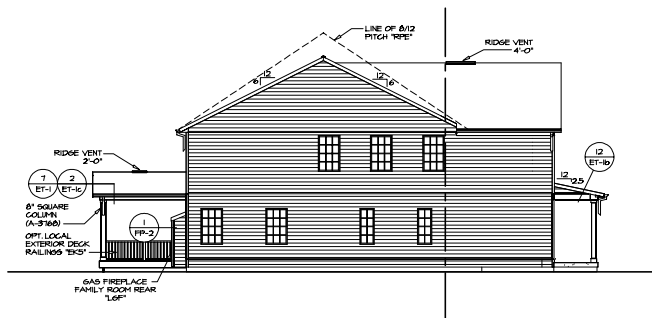
2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER FRONT "EVA"



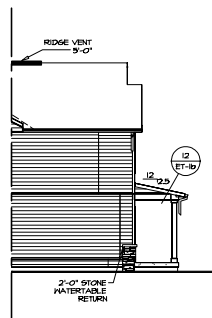
3 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVH"



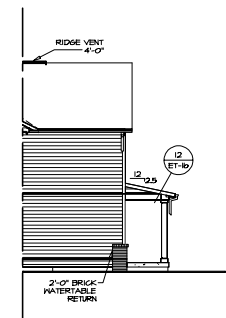
4 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER FRONT "EVA"



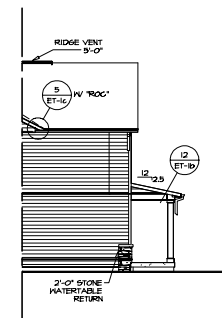
5 LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER FRONT "EVH"
REAR GABLED PORCH "EVB"
GAS FIREPLACE FAMILY ROOM REAR "LGP"



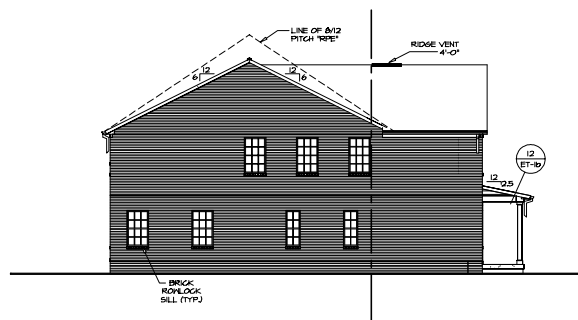
6 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"



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



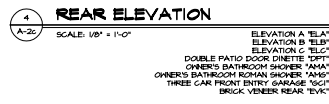
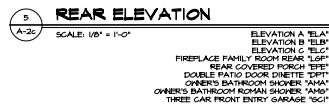
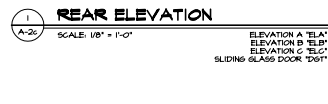
8 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "D" "ELD"



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

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

15	OPTION DESCRIPTION	SET NO. SINGCO	DATE	BY	APP.	REVISIONS
		VERSION 01				
A-2b	LEFT SIDE ELEVATION	DATE BY E.S.	DATE	BY	APP.	REVISIONS
		DATE: 8/3/17				
OPTION	OPTION DESCRIPTION	OPTION	DATE	BY	APP.	REVISIONS
		OPTION				
15	OPTION DESCRIPTION	OPTION	DATE	BY	APP.	REVISIONS
		OPTION				



SHEET NO.	MODEL	SET NO. SINGCO	I HAVE, HEREBY, AGREED TO TRANSFER AND CONVEY PROPERTY, RIGHTS AND INTERESTS IN THE ABOVE DESCRIBED REAL ESTATE TO THE STATE OF NEW YORK, COUNTY OF ALBANY, TO THE ALBANY COUNTY OFFICE OF RECORDS TO BE RECORDED IN THE OFFICE OF RECORDS, ALBANY, NEW YORK.	REV. NO.	DATE	REMARKS
	VERSION 01	DATE BY E 28				
A-2c	REAR ELEVATION	DATE: 6/21/77				
	OPTION DESCRIPTION	OPTION				
16						

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:

- 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;
- Ensure the protection and preservation of local water resources and public infrastructure;
- Establish clear and enforceable requirements for stormwater management and erosion and sediment control before, during, and after development;
- 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: To protect water quality, preserve aquatic and riparian habitats, and reduce flood hazards, Section 1028.11 establishes requirements for riparian and wetland setbacks applicable to all qualifying development and redevelopment projects. These provisions are grounded in applicable state environmental regulations and the City's interest in safeguarding local water resources. This section defines:

- The applicability of setback requirements based on proximity to streams, rivers, and wetlands;
- The legal authority and public purpose supporting such setbacks;
- Permitted and prohibited uses within setback areas, including limitations on grading, construction, and impervious surface placement;
- Allowances for vegetation maintenance and restoration activities consistent with ecological protection goals;
- A variance procedure that requires case-by-case review, including documentation of minimal environmental impact and justification for deviation.

General setback distances, diagrams, and technical design criteria shall be provided in the 1028 Stormwater Management and Erosion Control Handbook.

SECTION 5: Section 1028.16 outlines the City of Monroe's enforcement authority to ensure compliance with this Chapter, including the Illicit Discharge Detection and Elimination (IDDE) program under Section 1028.13. The following provisions are established:

- (m) Upon determining a violation of this Chapter, the City may issue a written notice of violation specifying the infraction and required corrective actions. Such notice shall be delivered by hand and/or sent by registered mail to the facility owner or operator and may require:
 1. Environmental monitoring, analysis, and reporting;
 2. Elimination of illicit discharges or connections;
 3. Cessation of unlawful discharges or operations;
 4. Remediation of pollution and restoration of affected areas; and
 5. Implementation of source control or treatment best management practices (BMPs).
- (n) If abatement or restoration is necessary, the notice shall set a deadline for compliance and advise that failure to act may result in legal enforcement proceedings.
- (o) The recipient of a notice of violation shall comply within the time specified in the notice.
- (p) If the violation is not remedied as required, the City shall schedule an administrative hearing to assess reasons for noncompliance and determine appropriate next steps. Notice of the hearing shall be delivered by hand or registered mail.
- (q) In accordance with Ohio Revised Code Section 3709.211, the City may seek injunctive relief to prevent ongoing or future violations, or to compel abatement or remediation.

- (r) The remedies provided herein are not exclusive and may be pursued concurrently with other enforcement options available under applicable federal, state, or local laws.

SECTION 6: 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.

-
- (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.

-
- (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. 33-2025

A RESOLUTION ADOPTING THE TAX BUDGET FOR THE CITY OF MONROE, OHIO, FOR THE 2026 FISCAL YEAR.

WHEREAS, a public hearing has been held on the Tax Budget for the next succeeding fiscal year; and

WHEREAS, two copies of such Tax Budget have been on file in the office of the Director of Finance for public inspection; and

WHEREAS, Council desires to adopt such Tax Budget before July 15, 2025, pursuant to the Ohio Revised Code.

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

SECTION 1: The Tax Budget for the fiscal year of the City ending December 31, 2026, in the form marked Exhibit "A" attached hereto and made a part hereof is hereby adopted as the Tax Budget for the City for the next succeeding fiscal year.

SECTION 2: The Clerk of Council is hereby directed to file such Tax Budget and a certified copy of this Resolution with the County Auditors of Butler and Warren Counties on or before July 20, 2025.

SECTION 3: 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

Exhibit "A" Res. No. 33-2025

Revised County Auditor's Form No. Aud 622

Prepare in triplicate

Form Prescribed by the Auditor of State

On or before July 20th two copies of this Budget must be submitted to County Auditor

City of MONROE

BUTLER & WARREN County, Ohio

(Date) _____

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.

To the Auditor of said County:

The following Budget year beginning **January 1, 2026** has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed _____
Title CLERK OF COUNCIL

FUND NAME: GENERAL FUND (1110)

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

DESCRIPTION	Budget Year Actual 2023	Budget Year Actual 2024	Budget Year Estimated for 2025	Budget Year Estimated for 2026
REVENUES				
Local Taxes				
General Property Tax --- Real Estate	\$ 853,498	\$ 1,143,424	\$ 1,194,220	\$ 1,312,250
Municipal Income Tax	13,878,414	14,826,141	15,373,700	15,595,650
Hotel/Motel Tax	162,005	163,803	166,345	169,800
Admissions Tax	36,466	35,291	35,000	35,300
Total Local Taxes	\$ 14,930,382	\$ 16,168,659	\$ 16,769,265	\$ 17,113,000
State Shared Taxes				
Homestead/Rollback	77,651	104,497	104,500	104,650
Local Government	386,578	368,952	382,461	392,463
Cigarette Tax	63	442	500	550
Liquor & Beer Permits	10,348	22,352	15,000	15,000
Total State Shared Taxes	\$ 474,641	\$ 496,243	\$ 502,461	\$ 512,663
Intergovernmental Revenues				
Racino JEDD - Unrestricted	760,330	161,008	228,200	228,220
Racino JEDD - Interchange	210,068	44,027	45,000	49,000
Federal Grants or Aid	-	-	-	-
State Grants or Aid	-	-	-	-
Total Intergovernmental Revenues	\$ 970,398	\$ 205,035	\$ 273,200	\$ 277,220
Charges for Services	\$ 379,768	\$ 395,048	\$ 388,600	\$ 401,125
Fines & Forfeitures	\$ 157,456	\$ 154,142	\$ 158,740	\$ 161,618
Fees, Licenses, & Permits				
Building Permits	313,094	319,759	337,000	343,740
Cable Franchise Fees	140,292	120,338	144,000	144,000
Other Fees, Licenses, & Permits	48,216	46,751	46,751	120,830
Total Fees, Licenses, & Permits	\$ 501,602	\$ 486,848	\$ 527,751	\$ 608,570
Special Assessments	\$ -	\$ -	\$ -	\$ -
Investment Earnings	\$ 268,264	\$ 417,571	\$ 265,000	\$ 265,000
Other Revenue	\$ 90,784	\$ 80,566	\$ 39,200	\$ 44,200
Other Financing Sources:				
Advances	-	-	-	-
Other Sources	3,200,055	3,205,686	3,200,000	3,200,000
Total Other Financing Sources	\$ 3,200,055	\$ 3,205,686	\$ 3,200,000	\$ 3,200,000
TOTAL REVENUE	\$ 20,973,349	\$ 21,609,798	\$ 22,124,217	\$ 22,583,396

FUND NAME: GENERAL FUND, CONTINUED

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

DESCRIPTION	Budget Year Actual 2023	Budget Year Actual 2024	Budget Year Estimated for 2025	Budget Year Estimated for 2026
EXPENDITURES				
Security of Persons & Property				
Personal Services	\$ 711,587	\$ 756,475	\$ 826,182	\$ 847,495
Operating Expenditures	96,188	102,889	172,289	191,051
Other Financing Uses	6,100,000	6,450,000	8,500,000	8,575,000
Total Security of Persons & Property	\$ 6,907,775	\$ 7,309,364	\$ 9,498,471	\$ 9,613,546
Leisure Time Activities				
Personal Services	344,074	351,899	409,981	420,484
Operating Expenditures	208,063	227,090	369,995	375,380
Total Leisure Time Activities	\$ 552,137	\$ 578,989	\$ 779,976	\$ 795,864
Basic Utility Services				
Operating Expenditures	429,754	467,253	680,539	687,065
Other Financing Uses	1,355,000	765,000	800,000	1,100,000
Total Basic Utility Services	\$ 1,784,754	\$ 1,232,253	\$ 1,480,539	\$ 1,787,065
General Government				
Personal Services	3,389,990	3,650,361	4,227,654	4,369,079
Operating Expenditures	5,521,950	5,508,954	7,449,117	7,547,278
Other Financing Uses	1,189,817	1,168,986	1,000,000	1,250,000
Total General Government	\$ 10,101,757	\$ 10,328,301	\$ 12,676,771	\$ 13,166,357
Other Uses of Funds				
Transfers	700,000	1,320,000	650,000	700,000
Advances	-	-	-	-
Other Uses of Funds	-	-	-	-
Total Other Uses of Funds	\$ 700,000	\$ 1,320,000	\$ 650,000	\$ 700,000
TOTAL EXPENDITURES	\$ 20,046,423	\$ 20,768,907	\$ 25,085,757	\$ 26,062,832
Revenues Over (Under) Expenditures	\$ 926,926	\$ 840,891	\$ (2,961,540)	\$ (3,479,436)
Beginning Unencumbered Fund Balance (Use Actual Cash Balance in Col. 2 and 3)	\$ 6,724,180	\$ 7,651,107	\$ 8,491,998	\$ 5,530,458
Ending Cash Balance	7,651,107	8,491,998	5,530,458	2,051,022
Estimated Encumbrances (outstanding at year end)		1,169,051		-
Estimated Ending Unencumbered Fund Balance	\$ 7,651,107	\$ 7,322,947	\$ 5,530,458	\$ 2,051,022

FUND NAME: FIRE & EMS LEVY FUND (2310)

EXHIBIT II

FUND TYPE/CLASSIFICATION: SPECIAL REVENUE - OPERATING LEVY

This Exhibit is to be used for any fund receiving property tax revenue, except the General Fund

Reproduce as needed

DESCRIPTION	Budget Year Actual 2023	Budget Year Actual 2024	Budget Year Estimated for 2025	Budget Year Estimated for 2026
REVENUE				
General Property Tax ----Real Estate	\$ 1,171,500	\$ 1,363,836	\$ 1,380,200	\$ 1,408,750
Homestead/Rollback	84,471	81,922	84,300	87,100
Other Intergovernmental Revenue	6,239	21,074	4,000	5,000
Charges for Services	614,444	680,581	667,000	700,200
Other Revenue	57,258	3,900	20,510	19,335
Other Financing Sources (Public Safety)	1,450,000	2,119,081	1,700,000	2,060,000
Other Financing Sources	2,900,000	3,475,000	4,350,000	4,150,000
TOTAL REVENUE	\$ 6,283,912	\$ 7,745,394	\$ 8,206,010	\$ 8,430,385
EXPENDITURES				
Security of Persons & Property				
Personal Services	6,063,327	6,738,298	7,303,405	7,524,754
Operating Expenditures	877,158	908,892	962,660	979,535
Capital Outlay	61,456			
Other (Unpaid Liabilities)				
Total Security of Persons & Property	\$ 7,001,941	\$ 7,647,190	\$ 8,266,065	\$ 8,504,289
TOTAL EXPENDITURES	\$ 7,001,941	\$ 7,647,190	\$ 8,266,065	\$ 8,504,289
Revenues Over (Under) Expenditures	\$ (718,029)	\$ 98,204	\$ (60,055)	\$ (73,904)
Beginning Unencumbered Fund Balance (Use Actual Cash Balance in Col. 2 and 3)	\$ 760,089	\$ 42,060	\$ 140,264	\$ 80,209
Ending Cash Balance	42,060	140,264	80,209	6,305
Estimated Encumbrances (outstanding at year end)	-	112,657	-	-
Estimated Ending Unencumbered Fund Balance	\$ 42,060	\$ 27,607	\$ 80,209	\$ 6,305

FUND NAME: POLICE LAW ENFORCEMENT FUND (2410)
FUND TYPE/CLASSIFICATION: SPECIAL REVENUE - OPERATING LEVY

EXHIBIT II

This Exhibit is to be used for any fund receiving property tax revenue, except the General Fund

Reproduce as needed

DESCRIPTION	Budget Year Actual <u>2023</u>	Budget Year Actual <u>2024</u>	Budget Year Estimated for <u>2025</u>	Budget Year Estimated for <u>2026</u>
REVENUE				
General Property Tax ----Real Estate	556,828	665,157	671,800	680,150
Homestead/Rollback	74,327	89,464	90,000	91,350
Other Intergovernmental Revenue	29,532	18,835	18,450	18,850
Charges for Services	195,371	195,497	274,000	275,000
Other Revenue	5,285	8,835	4,375	7,487
Other Financing Sources (Public Safety)	1,789,000	2,719,082	1,700,000	1,785,000
Other Financing Sources	3,200,000	2,975,000	4,150,000	4,150,000
TOTAL REVENUE	\$ 5,850,343	\$ 6,671,870	\$ 6,908,625	\$ 7,007,837
EXPENDITURES				
Security of Persons & Property				
Personal Services	5,345,320	5,575,398	6,005,046	6,255,306
Operating Expenditures	717,701	722,760	995,780	1,165,688
Other (Unpaid Liabilities)				
Total Security of Persons & Property	\$ 6,063,021	\$ 6,298,158	\$ 7,000,826	\$ 7,420,994
TOTAL EXPENDITURES	\$ 6,063,021	\$ 6,298,158	\$ 7,000,826	\$ 7,420,994
Revenues Over (Under) Expenditures	\$ (212,678)	\$ 373,712	\$ (92,201)	\$ (413,157)
Beginning Unencumbered Fund Balance (Use Actual Cash Balance)	\$ 444,105	\$ 231,427	\$ 605,139	\$ 512,938
Ending Cash Balance	231,427	605,139	512,938	99,781
Estimated Encumbrances (outstanding at year end)	-	234,532	-	-
Estimated Ending Unencumbered Fund Balance	\$ 231,427	\$ 370,607	\$ 512,938	\$ 99,781

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2026	Budget Year Estimated Receipt	Total Available for Expenditures	Budget Year Expenditures and Encumbrances			Estimated Unencumbered Balance 12/31/2026
				Personal Services	Other	Total	
SPECIAL REVENUE:							
2101 - Public Safety Income Tax	\$ 514,562	\$ 3,473,300	\$ 3,987,862	\$ -	\$ 3,570,000	\$ 3,570,000	\$ 417,862
2210 - Street	326,865	3,079,000	3,405,865	2,252,661	1,100,000	3,352,661	53,204
2220 - State Highway	8,963	102,950	111,913		101,535	101,535	10,378
2230 - Motor Vehicle License	27,188	-	27,188		7,500	7,500	19,688
2330 - Public Safety FEMA Grant	240	1,500	1,740		1,180	1,180	560
2370 - OneOhio Opioid Settlement Fund	56,822	45,000	101,822		45,000	45,000	56,822
2420 - DARE Grant	9,935	6,500	16,435	-	6,630	6,630	9,805
2430 - Enforcement & Education	94	1,875	1,969		1,800	1,800	169
2440 - Federal Asset Forfeiture	13,735	-	13,735		-	-	13,735
2450 - Ohio Peace Officer Training	58,066	50,000	108,066		20,000	20,000	88,066
2510 - Court Technology Improvement	680	11,150	11,830		11,530	11,530	300
2620 - 2004 TIFs	45,000	5,573,420	5,618,420		4,393,517	4,393,517	1,224,903
2720 - 2004 RIDs	55,000	6,693,826	6,748,826		6,397,001	6,397,001	351,825
TOTAL SPECIAL REVENUE FUNDS	\$ 1,117,150	\$ 19,038,521	\$ 20,155,671	\$ 2,252,661	\$ 15,655,693	\$ 17,908,354	\$ 2,247,317
DEBT SERVICE FUNDS:							
4110 - G.O. Bond Retirement	89,300	700,000	789,300		785,826	785,826	3,474
4210 - Water Bond Retirement	39,140	425,000	464,140		430,730	430,730	33,410
4310 - S.A. Bond Retirement	-	1,557,500	1,557,500		1,375,000	1,375,000	182,500
4410 - Income Tax Bond Retirement	692,813	611,800	1,304,613		614,064	614,064	690,549
4610 - Corridor 75 Park LTD TIF	127,146	2,055	129,201		2,055	2,055	127,146
TOTAL DEBT SERVICE FUNDS	\$ 948,399	\$ 3,296,355	\$ 4,244,754	\$ -	\$ 3,207,675	\$ 3,207,675	\$ 1,037,079
CAPITAL PROJECT FUNDS:							
3101 - Capital Income Tax	43,800	1,475,000	1,518,800		1,433,599	1,433,599	85,201
3110 - Park Improvement	5,237	451,220	456,457		454,000	454,000	2,457
3120 - Capital Improvement	306,673	1,671,060	1,977,733		1,976,106	1,976,106	1,627
3620 - CPO TIF - Capital	24,880	-	24,880		-	-	24,880
TOTAL CAPITAL PROJECTS	\$ 380,590	\$ 3,597,280	\$ 3,977,870	\$ -	\$ 3,863,705	\$ 3,863,705	\$ 114,165
SPECIAL ASSESSMENT FUNDS:							
5110 - S.A. Street Lighting	8,027	4,250	12,277		2,600	2,600	9,677
TOTAL SPECIAL ASSESSMENTS	\$ 8,027	\$ 4,250	\$ 12,277	\$ -	\$ 2,600	\$ 2,600	\$ 9,677
PROPRIETARY: ENTERPRISE FUNDS							
6110 - Water	219,823	4,586,178	4,806,001	1,290,628	3,511,285	4,801,913	4,088
6120 - Water Capital Improvements	370	570,000	570,370		479,391	479,391	90,979
6125 - Water Meter & Read System Repl	661,040	253,300	914,340		345,311	345,311	569,029
6210 - Sewer	23,092	1,438,930	1,462,022	112,736	1,348,100	1,460,836	1,186
6310 - Storm Water	8,692	841,225	849,917	262,188	587,035	849,223	694
6410 - Garbage	187,399	1,276,250	1,463,649	133,501	1,144,675	1,278,176	185,473
6510 - Cemetery	834	163,000	163,834	42,000	120,360	162,360	1,474
6610 - Streetlight	23,591	155,775	179,366		156,150	156,150	23,216
TOTAL ENTERPRISE FUNDS	\$ 1,124,841	\$ 9,284,658	\$ 10,409,499	\$ 1,841,053	\$ 7,692,307	\$ 9,533,360	\$ 876,139
FIDUCIARY: TRUST AND AGENCY FUNDS							
7100 - Cemetery Maintenance Trust	52,742	5,350	58,092		38,250	38,250	19,842
7110 - Mound Cemetery Trust	44,271	3,600	47,871		36,000	36,000	11,871
7120 - Long Street Trust	4,962	3,800	8,762		255	255	8,507
7310 - Fire Historic Preservation	1,471	-	1,471		-	-	1,471
7320 - Fire Loss Security	21,371	-	21,371		-	-	21,371
7410 - Drug Law Enforcement Trust	75,102	10,595	85,697		20,000	20,000	65,697
TOTAL TRUST AND AGENCY FUNDS	\$ 199,919	\$ 23,345	\$ 223,264	\$ -	\$ 94,505	\$ 94,505	\$ 128,759

RESOLUTION NO. 34-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MONROE AND BURGESS & NIPLE, INC. FOR ENGINEERING SERVICES TO CONDUCT A FEASIBILITY ANALYSIS OF A CONTINUOUS FLOW INTERSECTION AT STATE ROUTE 63 AND MAIN STREET.

WHEREAS, a State Route 63 Corridor Study evaluated the intersection from Britton Lane to Lawton Avenue to assess traffic operations, safety performance, and potential impacts of future development; and

WHEREAS, the study identified three long-term improvement alternatives, including a quadrant roadway, additional through and turn lanes to optimize capacity, and a Partial Continuous Flow Intersection; and

WHEREAS, following further analysis and stakeholder input, the Partial Continuous Flow Intersection was identified as the preferred long-term improvement alternative; and

WHEREAS, a more detailed investigation is needed to confirm the feasibility and constructability before proceeding with implementation.

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 professional services agreement by and between the City of Monroe and Burgess & Niple, Inc. for the engineering services for the feasibility analysis of a Continuous Flow Intersection at State Route 63 and Main Street. The terms and conditions of said agreement are 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 its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

Exhibit "A" Res. 34-2025

BURGESS & NIPLE

330 Rush Alley | Suite 700 | Columbus, OH 43215 | 614.459.2050

City of Monroe
233 South Main Street
Monroe, Ohio, 45050

Re: SR 63 at Main Street Intersection Evaluation

February 12, 2025

Dear City of Monroe:

Burgess & Niple, Inc. (B&N) is pleased to submit this proposal to provide engineering services for the above referenced project. The following describes our understanding of the scope of services and anticipated schedule to provide these services and presents our proposed method and amount of compensation to provide the services.

SCOPE OF SERVICES

Task 1 – Field Review

Up to two B&N team members will perform one field review. The purpose of the visit will be to document physical features/constraints at the intersection that will need to be accounted for in the design.

Task 2 – Proposed Traffic Analysis

B&N will perform capacity analyses for the future Build condition, which is assumed to be a Continuous Flow/Displaced Left Turn (DLT) Intersection, using Transmodeler software. The analysis will use the proposed traffic projections developed for the SR 63 Corridor Study, which assumed both baseline growth and development in the NE corner of the intersection. Results will be presented for both the AM and PM peak hours, and identify capacity impacts, required lane configurations, and turn lane lengths.

Task 3 – Preliminary Design

Using aerial imagery and Lidar data obtained from OGRIP's 3D Elevation Program (no additional supplemental survey will be collected with this proposal), a DLT intersection preliminary layout will be developed. The layout will be based on the lane configuration identified in Task 2 – traffic analysis.

This task anticipates that horizontal geometry will be stored, including baselines, curve data, and cardinal points, for the Build alternative using OpenRoads. A conceptual, "rough", proposed 3D model will be developed by estimating the profile based on the existing alignment and widening at the intersection.

A plan view exhibit will be developed for the DLT alternative only. This exhibit is anticipated to be a large-scale roll plot (100-scale) showing the plan view, with lane arrows, preliminary pavement markings, anticipated construction limits, and anticipated R/W and utility impacts. This exhibit will be developed using the existing



aerial image as the background. No vertical profile sheets will be developed. Additional details/exhibits will include up to ten critical cross sections to highlight the grading in critical locations, and up to two proposed typical sections to show the various lane widths, offsets, curb width, etc.

Task 4 – Preliminary Cost Estimate

A planning level cost estimate will be prepared primarily based on the "big ticket" cost contributors such as pavement, structures, earthwork, and other items that can be easily measured using Microstation elements. Other items such as MOT, Drainage, etc. will be developed as a percentage of the total construction cost. Utility and right-of-way impacts will be identified, but costs for these items will not be estimated.

Task 5 – Environmental and Utility Review (desktop only)

This task includes a desktop review of the following items –

Existing Right-of-Way: Existing right-of-way GIS files will be obtained from the Butler County Auditor's website and overlaid onto the preliminary design to identify impacts. Impacts will be identified and tabulated in the form of a summary table. The table will include items such as total acreage of impacted parcel, impacted acreage, impacted buildings, etc.)

Utilities: An OUPS ticket will be submitted for the intersection. Information received will be added to the plan view exhibit only. Impacts will be identified (number of poles, lines, etc.) and tabulated in the form of a summary table. This task does not include meetings or coordination with utility owners, nor cost estimates for relocation.

Environmental: The project location will be researched in ODOT's TIMS Environmental map viewer, and findings will be documented in the study deliverable.

Task 6 – Report

A study technical memorandum will be created that summarizes the effort completed in Tasks 1 through 5. Time is included to address one round of comments from Monroe.

Task 7 – Meetings

Up to three meetings will be held to discuss the project both internally and externally.

Meeting 1 – assumed to be primarily internal to B&N, although staff from Goodhue Consulting may attend if they like. The purpose of this meeting will be to engage a multi-disciplinary team (transportation planners, designers, active transportation engineers, and DLT subject matter experts) to identify ways to align the proposed design with the City of Monroe's Downtown Master Plan. This meeting will be held after the field review and traffic analysis is complete, and before any concept layouts begin.

Meeting 2 – This meeting will be held after a draft of the preliminary design is complete. The purpose will be to discuss any questions and/or identify revisions needed to ensure alignment with the City's goals/desires.

Meeting 3 – This meeting will be held after submission of the Draft Study. The purpose will be to review comments and discuss next steps for moving the project forward.

Task 8 – Project Management and Coordination

This task includes B&N's efforts in project management and progress reporting, general quality assurance, client satisfaction check-ins, and invoicing.

ITEMS NOT INCLUDED

- Stakeholder engagement
- Public involvement

- NEPA documentation

SCHEDULE

The schedule will be discussed and agreed on at notice to proceed with anticipated completion in June 2025.

COMPENSATION FOR SERVICES

We propose to provide these services for a lump sum fee of \$43,188.

Invoices will be issued monthly. Payment to B&N is due upon receipt of invoice.

PROPOSAL VALIDITY

This proposal is valid provided we receive your authorization to proceed within 60 days from the date of this proposal.

TERMS AND CONDITIONS

Terms and Conditions are given in **Attachment A**, which shall be incorporated into this proposal as if written herein and will become part of this Proposal when fully executed.

If you are in agreement with the above stated terms, please sign below and return an electronic copy which will serve as our notice-to-proceed.

Thank you for the opportunity to respond to your engineering needs. If you have any questions, please do not hesitate to contact us.

Very truly yours,

BURGESS & NIPLE, INC.

CITY OF MONROE

Megan Valentine, PE, RSP₂₁

Printed Name
Project Manager

Megan Valentine

Signature
Project Manager

Client Signature

Client Printed Name

Jan S. Burt

Vice President Signature

Date

B&N
burgessniple.com

ATTACHMENT A TERMS AND CONDITIONS

1. These Terms and Conditions are attached to and are part of this Proposal and are considered to be the Agreement between the Client and Burgess & Niple, Inc. (B&N) upon signature by both parties.
2. **Changes to Agreement.** Services beyond those stated herein can be provided by B&N upon written authorization of an addition fee and associated scope of additional services.
3. **Independent Contractor.** It is expressly understood and agreed that in the performance of their services under this Agreement, B&N shall not be considered an agent, i.e., an employee of the Client, but shall be considered an independent contractor.
4. **Standard of Care.** The standard of care for all professional and related services performed or furnished by B&N under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. B&N makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by B&N.
5. **Insurance.** B&N will maintain insurance coverage for workers compensation, employer's liability, general liability, automobile liability, and professional liability throughout the time of this agreement. Certificates of insurance will be provided upon request.
6. **Indemnification.** To the fullest extent permitted by law, B&N and Client each agree to indemnify the other party and the other party's officers, directors, employees, and representatives, from and against all losses, damages, and judgements arising from claims by third parties, including reasonable attorney's fees and expenses recoverable under applicable law, but only to the extent they are found to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of services under this agreement. If claims, losses, damages, and judgements are found to be caused by the joint or concurrent negligence of Client and B&N, they shall be borne by each party in proportion to its negligence.
7. **Limitation of Liability.** To the fullest extent permitted by laws and regulations, and notwithstanding any other provision of this Agreement, Client agrees that the total liability, in the aggregate, of B&N and B&N's officers, directors, members, partners, agents, employees, and subconsultants, to the Client, its subsidiary and/or affiliated companies and their respective officers, directors, employees, agents, and anyone claiming by, through, or under Client for any and all injuries, claims, losses, expenses, damages whatsoever arising out of, resulting from or in any way relating to B&N's services, this Agreement or any Addenda, from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied of B&N or B&N's officers, directors, members, partners, agents, employees, or subconsultants, shall be limited to the total amount of compensation received by B&N or \$50,000, whichever is greater.
8. **Ownership of Documents.** All documents prepared or furnished by B&N pursuant to this Agreement are instruments of B&N's professional service, and B&N shall retain an ownership and property interest therein. B&N grants Client a license to use instruments of B&N's professional service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without B&N's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold B&N harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.
9. **Opinions of Cost.** When included in B&N's scope of services, opinions or estimates of probable construction cost are prepared on the basis of B&N's experience and qualifications and represent B&N's judgment as a professional generally familiar with the industry. However, since B&N has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, B&N cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from B&N's opinions or estimates of probable construction cost.
10. **Suspension of Services.** If Client fails to make any payment due to B&N for services and/or expenses within 60 days after receipt of B&N's invoice, B&N may, after giving seven days written notice to Client, suspend services under this Agreement until B&N has been paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against B&N for any such suspension.
11. **Force Majeure.** Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.
12. **Termination.** Client may terminate this Agreement with seven (7) days' prior written notice to B&N for convenience or cause. B&N may terminate this Agreement for cause with seven (7) days' prior written notice to Client. Failure of Client to make payments when due shall be cause for termination or, at the option of B&N, suspension of services under this Agreement until B&N has been paid all amounts due. The terminating party may set the effective date of termination at a time up to 30 days later than otherwise provided to allow B&N to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files. In the event of any termination, B&N will be entitled to invoice Client and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

Attachment B Scope of Work and Schedule

Scope of Work

This Alternative Evaluation report will build off the SR 63 Corridor Study by providing additional analysis for the SR 63/Main Street Intersection. It will provide evaluation of the Continuous Flow/Displaced Left Turn (DLT) Intersection alternative only. The purpose will be to better identify impacts, costs, and any red flags for the alternative if it were to move forward.

Assumed scope is as follows-

Task 1 – Field Review

Up to two B&N team members will perform one field review. The purpose of the visit will be to document physical features/constraints at the intersection that will need to be accounted for in the design.

Assumptions: 6 hours total (3 hours each for two engineers, includes travel time)

Task 2 – Proposed Traffic Analysis

B&N will perform capacity analyses for the future Build condition, which is assumed to be a DLT Intersection, using Transmodeler software. The analysis will use the proposed traffic projections developed for the SR 63 Corridor Study, which assumed both baseline growth and development in the NE corner of the intersection. Results will be presented for both the AM and PM peak hours, and identify capacity impacts, required lane configurations, and turn lane lengths.

Assumptions: 82 hours total (64 hours for Engineer, 12 hours for Senior Engineer, 6 hours for Quality Review)

Task 3 – Preliminary Design

Using aerial imagery and Lidar data obtained from OGRIP's 3D Elevation Program (no additional supplemental survey will be collected with this proposal), a DLT intersection preliminary layout will be developed. The layout will be based on the lane configuration identified in Task 2 – traffic analysis.

This task anticipates that horizontal geometry will be stored, including baselines, curve data, and cardinal points, for the Build alternative using OpenRoads. A conceptual, "rough", proposed 3D model will be developed by estimating the profile based on the existing alignment and widening at the intersection.

A plan view exhibit will be developed for the DLT alternative only. This exhibit is anticipated to be a large-scale roll plot (100-scale) showing the plan view, with lane arrows, preliminary pavement markings, anticipated construction limits, and anticipated R/W and utility impacts. This exhibit will be developed using the existing aerial image as the background. No vertical profile sheets will be developed. Additional details/exhibits will include up to ten critical cross sections to highlight the grading in critical locations, and up to two proposed typical sections to show the various lane widths, offsets, curb width, etc.

Assumptions: 74 hours total (32 hours for horizontal geometry, 12 hours for 3D model, 8 hours for exhibit, 6 hours for typical sections, 10 hours for cross sections, 6 hours Quality Review)

Task 4 – Preliminary Cost Estimate

A planning level cost estimate will be prepared primarily based on the "big ticket" cost contributors such as pavement, structures, earthwork, and other items that can be easily measured using Microstation elements.

Attachment B Scope of Work and Schedule

Other items such as MOT, Drainage, etc. will be developed as a percentage of the total construction cost. Utility and right-of-way impacts will be identified, but costs for these items will not be estimated.

Assumptions: 12 hours total (8 hours for engineer, and 4 hours for senior review)

Task 5 – Environmental and Utility Review (desktop only)

This task includes a desktop review of the following items –

Existing Right-of-Way: Existing right-of-way GIS files will be obtained from the Butler County Auditor's website and overlaid onto the preliminary design to identify impacts. Impacts will be identified and tabulated in the form of a summary table. The table will include items such as total acreage of impacted parcel, impacted acreage, impacted buildings, etc.)

Utilities: An OUPS ticket will be submitted for the intersection. Information received will be added to the plan view exhibit only. Impacts will be identified (number of poles, lines, etc.) and tabulated in the form of a summary table. This task does not include meetings or coordination with utility owners, nor cost estimates for relocation.

Environmental: The project location will be researched in ODOT's TIMS Environmental map viewer, and findings will be documented in the study deliverable.

Assumptions: 22 hours total (10 hours for OUPS ticket, creating utility basemap, and tabulating utility impacts; 6 hours for tabulating RW impacts using RW basemap from SR 63 Corridor Study; 6 hours for Environmental desktop screening and summarizing findings)

Task 6 – Report

A study technical memorandum will be created that summarizes the effort completed in Tasks 1 through 5. Time is included to address one round of comments from Monroe.

Assumptions: 22 hours total (16 hours for engineer, and 6 hours for senior review)

Task 7 – Meetings

Up to three meetings will be held to discuss the project both internally and externally.

Meeting 1 – assumed to be primarily internal to B&N, although staff from Goodhue Consulting may attend if they like. The purpose of this meeting will be to engage a multi-disciplinary team (transportation planners, designers, active transportation engineers, and DLT subject matter experts) to identify ways to align the proposed design with the City of Monroe's Downtown Master Plan. This meeting will be held after the field review and traffic analysis is complete, and before any concept layouts begin.

Assumptions: 6 hours total (1 hour meeting with up to 6 tech. experts)

Meeting 2 – This meeting will be held after a draft of the preliminary design is complete. The purpose will be to discuss any questions and/or identify revisions needed to ensure alignment with the City's goals/desires.

Assumptions: 2 hours total (1 hour virtual meeting with up to 2 staff members)

Attachment B
Scope of Work and Schedule

Meeting 3 – This meeting will be held after submission of the Draft Study. The purpose will be to review comments and discuss next steps for moving the project forward.

Assumptions: 2 hours total (1 hour virtual meeting with up to 2 staff members)

Combined Assumptions: 10 hours total for meetings

Task 8 – Project Management and Coordination

This task includes B&N's efforts in project management and progress reporting, general quality assurance, client satisfaction check-ins, and invoicing.

Assumptions: 16 hours total (4 hours per month, 4 month schedule)

Items Not Included –

- Stakeholder engagement
- Public involvement
- NEPA documentation

Proposed Schedule

The schedule will be discussed and agreed on at notice to proceed with anticipated completion in June 2025.

ATTACHMENT C
FEE PROPOSAL

ENGINEERING AND TECHNICAL SERVICE COST PRICE PROPOSAL
AND LABOR RATES FOR
City of Monroe - SR 63 at Cincinnati Dayton Road Alternative Evaluation

CONSULTANT: Burgess & Niple

Proposal Date: 2/11/2024
Revised Date:

PROJECT DESCRIPTION:
SR 63 at Cincinnati Dayton Road Alternative Evaluation

Average Overhead Rate = 157.79% (Net Fee Calc.)
Overhead Percentage = 188.00%
Net Fee Percentage = 11.00%
Cost of Money = 1.51%

Task Description	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
Total Basic Services	244	\$13,553	\$25,480	\$205	\$107	\$0	\$3,843	\$43,188
Total - Basic Services	244	\$13,553	\$25,480	\$205	\$107	\$0	\$3,843	\$43,188
Total If Authorized - Project 4	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total - If Authorized	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ATTACHMENT C
FEE PROPOSAL

DETAILED BREAKDOWN OF PROPOSED TOTAL HOURS, PERSONNEL CATEGORIES
AND LABOR RATES FOR
City of Monroe - SR 63 at Cincinnati Dayton Road Alternative Evaluation

Proposal Date: 2/11/2024
Revised Date:

CONSULTANT: Burgess & Niple

HOURLY RATES

HOURLY RATES

DLT Quality Review	\$ 78.00	Sr Rdwy Engineer / DLT Design Lead	\$ 94.00
Project Manager	\$ 65.00	Roadway Engineer	\$ 48.00
Sr Traffic Engineer	\$ 78.00	Technician	\$ 37.00
Traffic Engineer / Env Scientist	\$ 45.00	Admin	\$ 45.00

PROJECT DESCRIPTION:
SR 63 at Cincinnati Dayton Road Alternative Evaluation

Task Description	DLT Quality Review	Project Manager	Sr Traffic Engineer	Traffic Engineer / Env Scientist	Sr Rdwy Engineer / DLT Design Lead	Roadway Engineer	Admin	Overall Total Hours	Labor Costs
Basic Services									
Task 1: Field Review	6		12	64		3		6	\$279
Task 2: Proposed Traffic Analysis	6				12	56		82	\$4,284
Task 3: Preliminary Design					4	8		12	\$760
Task 4: Preliminary Cost Estimate				6	2	14		22	\$1,130
Task 5: Environmental and Utility Review (desktop only)		6		16				22	\$1,170
Task 6: Report		4						10	\$746
Task 7: Meetings	1	4	1		3	1	4	16	\$980
Task 8: Project Management and Coordination		12						0	\$0
								0	\$0
								0	\$0
								0	\$0
								0	\$0
Total - Basic Services	13	22	13	89	21	82	4	244	\$13,553
If Authorized Tasks								0	\$0
Total - If Authorized	0	0	0	0	0	0	0	0	\$0

ATTACHMENT C
FEE PROPOSAL

DIRECT COSTS FOR
City of Monroe - SR 63 at Cincinnati Dayton Road Alternative Evaluation

PROJECT DESCRIPTION:
SR 63 at Cincinnati Dayton Road Alternative Evaluation

Proposal Date: 2/11/2024
Revised Date:

CONSULTANT: Burgess & Niple

RATES

Mileage \$0.670
Technology Fee \$0.00 (see approved audited rates)
Hotel \$142.00
Meals \$57.00

Task Description	Mileage	Technology Fee	Hotel	Meals	Miovision Processing	Printing	Total Direct Costs

Total - Basic Services

Basic Services	Mileage	Technology Fee	Hotel	Meals	Miovision Processing	Printing	Total Direct Costs
Task 1: Field Review	\$107.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107.20
Task 2: Proposed Traffic Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 3: Preliminary Design	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 4: Preliminary Cost Estimate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 5: Environmental and Utility Review (desktop only)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 7: Meetings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 8: Project Management and Coordination	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total - Basic Services	\$107.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107.20

If Authorized Tasks	Mileage	Technology Fee	Hotel	Meals	Miovision Processing	Printing	Total Direct Costs
0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total - If Authorized	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ATTACHMENT C
FEE PROPOSAL

ENGINEERING AND TECHNICAL SERVICE COST PRICE PROPOSAL
AND LABOR RATES FOR
City of Monroe - SR 63 at Cincinnati Dayton Road Alternative Evaluation

CONSULTANT: Burgess & Niple

Proposal Date: 2/11/2024
Revised Date:

PROJECT DESCRIPTION:
SR 63 at Cincinnati Dayton Road Alternative Evaluation

Average Overhead Rate = 157.79% (Net Fee Calc.)
Overhead Percentage = 168.00%
Net Fee Percentage = 11.00%
Cost of Money = 1.51%

Task Description	Hourly Rate	Total Hours	Labor Costs	Overhead Costs	Cost of Money	Direct Costs	Subcon Costs	Net Fee	Total Cost
Basic Services									
Task 1: Field Review	\$46.50	6	\$279	\$525	\$4	\$107	\$0	\$79	\$894
Task 2: Proposed Traffic Analysis	\$62.24	82	\$4,284	\$8,054	\$65	\$0	\$0	\$1,215	\$13,617
Task 3: Preliminary Design	\$57.89	74	\$4,284	\$8,054	\$65	\$0	\$0	\$1,215	\$13,617
Task 4: Preliminary Cost Estimate	\$63.33	12	\$760	\$1,429	\$11	\$0	\$0	\$216	\$2,416
Task 5: Environmental and Utility Review (desktop only)	\$51.36	22	\$1,130	\$2,124	\$17	\$0	\$0	\$320	\$3,592
Task 6: Report	\$50.45	22	\$1,110	\$2,087	\$17	\$0	\$0	\$315	\$3,520
Task 7: Meetings	\$74.60	10	\$746	\$1,402	\$11	\$0	\$0	\$212	\$2,371
Task 8: Project Management and Coordination	\$60.00	16	\$960	\$1,805	\$14	\$0	\$0	\$272	\$3,052
0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total - Basic Services		244	\$13,553	\$25,480	\$205	\$107	\$0	\$3,843	\$43,188
If Authorized Tasks									
0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total - If Authorized		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

RESOLUTION NO. 35-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MONROE AND VERDANTAS FOR ENGINEERING DESIGN SERVICES FOR SIGNAL SAFETY IMPROVEMENTS ALONG STATE ROUTE 63.

WHEREAS, a State Route 63 Corridor Study evaluated three intersections from Britton Lane to Lawton Avenue to assess traffic operations, safety performance, and potential impacts of future development; and

WHEREAS, the City of Monroe has coordinated with the Ohio Department of Transportation, which supported the City's successful application for 100% state safety funding for construction of additional signal improvements at three intersections; and

WHEREAS, the proposed project includes installing supplemental near-side signal heads and backplates at the intersections of State Route 63 and Lawton Avenue, Main Street, and Britton Lane, with an additional restriction on right-turns-on-red at Main Street to enhance safety; and

WHEREAS, the total project value is \$167,210, with only \$26,500 funded by the City and \$140,710 funded entirely by ODOT.

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 professional services agreement by and between the City of Monroe and Verdantas for the engineering design services for signal safety improvements along State Route 63. The terms and conditions of said agreement are 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 its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

June 11, 2025

Mr. Gary Morton
City of Monroe
Public Works Director
1000 Holman Drive, Monroe OH 45050

Exhibit "A" Res. No. 35-2025

BUT-SR63 Monroe Signal Upgrades PID 124134 Project Design Proposal

Dear Gary:

Verdantas (formerly CT Consultants) is pleased to submit this proposal to design this project.

Background

The City of Monroe has been awarded safety funds for installation of improvements to the intersections of State Route 63 at Lawton Avenue, SR63 at Main Street and SR63 at Britton Lane to improve operational safety. The required improvements were based on results from the State Route 63 Corridor Study completed in January 2025 by Burgess and Niple. Improvements identified as part of this Study, which are included with this design project, include addition of supplemental near side signals for the eastbound and westbound high-speed approaches along State Route 63 at each of the three intersections and addition of back plates on the vehicular signal heads for the minor street approaches. Additionally, at the intersection of State Route 63 and Main Street, the northbound and southbound right turning movements will be restricted to prohibit right turns on red to enhance safety for slow moving turning vehicles facing very high-speed vehicles traveling along State Route 63.

Scope of Services

The following tasks will be performed as part of the design project:

- ▶ Develop plans and general notes for installation of supplemental near side signal heads at the previously identified intersections and design for installation of new signal heads with backplates for the northbound and/or southbound approaches. Design signage for restriction of northbound and southbound right turns on red at State Route 63 at Main Street. Quantities and opinion of construction cost will be completed and provided to the City. Underground construction is only expected at the intersection of State Route 63 and Lawton Ave and the City of Monroe will contact OUPS to have the underground utilities located. A site visit will be completed with the City Engineer to verify location of the advance signal heads and pedestal poles at Lawton Avenue and determine if there are underground utility conflicts.
- It is understood that the no survey will be necessary, and therefore not included with this proposal and design. Rights of way shown in the plans will be based on the existing plans and no right of way resolution will be completed.
- It is understood that the City of Monroe will contact OUPS to have the utilities marked at the intersections where digging is expected to locate and the underground utilities, in the locations where digging will be completed. Plans will be sent to utility companies for review of potential conflicts.
- It is understood that ongoing design services during construction are not included with this proposal.

- It is understood that this project is an Local let LPA project and the City will develop front-end bid documents and perform bidding services, which are not included in this proposal.
 - It is understood that the existing signal plans previously developed using AutoCAD from the fiber optic project will be utilized as base plans for design of this project and modified to reflect the updates being made to the signalized intersections.
- Strain Pole and Signal Support Calculations will be performed to establish if the existing signal supports and strain poles can accommodate the additional loading associated with addition of backplates and span wire tethers. A site visit will be completed with the City Engineer to check the heights of the existing signal heads and determine if they have sufficient height for adding backplates. Plan notes and quantities will be completed accordingly to address the need for raising the signal heads on the mast arm or raising the signal span wires on the strain poles to meet the minimum requirements.
- It is understood that the City Engineer will provide the Swiss Calculations for the intersections of State Route 63 at Lawton Avenue and State Route 63 at Britton Lane. Verdantas will utilize these SWISS files to check the proposed pole loadings with the proposed backplates.

Deliverables

Verdantas will submit Stage III Plans to ODOT and the City for review and comment. Final plans will be submitted to with general notes, quantities and cost estimate for implementing the identified safety improvements to the intersections. Plans will be provided in .PDF format.

Fee for Services

Our lump sum fee for Engineering services for development of plans and general notes for the intersection safety improvements is **\$26,500**

Time of Performance

Assuming receipt of authorization to proceed by end of June, 2025, we would expect to complete the Stage III plans submission to ODOT by September 15, 2025. Final tracings will be submitted to ODOT 30 Days after receiving Stage III comments. The fee structure is based on all work being completed in 2025. If the schedule changes requiring work to be completed in 2026, the agreement may be subject to renegotiation.

Standard Terms and Conditions

This work can be completed under the conditions of our master agreement with the City of Monroe.

Project Initiation Procedures

If this proposal is satisfactory, you may authorize us to proceed by signing and returning one (1) copy to us (email of a pdf scanned copy is acceptable). If you should have any questions or

require additional information, please don't hesitate to contact me. We look forward to working with you on this project.


Jay Korros, PE, PTOE
Traffic Project Manager

Acceptance

If you concur with these terms and conditions and would like Verdantas to proceed with the aforementioned work, please sign and date this letter proposal in the space provided below.

ACCEPTED: City of Monroe, Ohio

Printed Name: _____

Title: _____

Signature: _____

Date: _____

CC: Bill Baker, PE, BBaker@Verdantas.com
Lindsey Kieres, PE, PTOE, Lindsey.Kieres@goodhueconsulting.com

RESOLUTION NO. 36-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BIRKLEY CONSULTING, IN THE AMOUNT OF \$20,000, TO PROVIDE MENTAL HEALTH WELLNESS VISITS FOR ALL FIRST RESPONDERS AND DISPATCHERS.

WHEREAS, first responders and dispatchers routinely face life-threatening emergencies, traumatic events, and high-stress situations that can have lasting emotional and psychological effects; and

WHEREAS, there is a growing movement across the public safety sector to implement proactive mental health strategies, including annual wellness visits, to support the health and performance of first responders; and

WHEREAS, the City of Monroe seeks to establish a supportive culture that encourages open dialogue around mental health and ensures that help-seeking is seen as a sign of strength; and

WHEREAS, the City desires to enter into an agreement with Birkley Consulting in the amount of \$20,000 to provide 50-minute mental health wellness visits to all first responders and dispatchers at a cost of \$195 per visit.

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 an agreement by and between the City of Monroe and Birkley Consulting in the amount of \$20,000 to provide mental health wellness visits for all first responders and dispatchers. The terms and conditions of said agreement are set forth in 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



TESTING • WELLNESS • TRAINING

Exhibit "A" Res. No. 36-2025

Wellness Visit Proposal for the City of Monroe

Purpose:

1. De-stigmatize meetings with a licensed mental health clinician
2. Increase first responder/participant trust in mental health clinicians upholding their confidentiality and privacy
3. Provide culturally competent, vetted, and tailored mental health resources

Wellness Strategies: Provided to all participants and summarized and reviewed in wellness visit with additional tailored information given with permission by provider

Referral list: Provided to all participants which includes a list of culturally competent licensed mental health professionals (incl. contact information, location, insurance/fee structure, areas of expertise), peer support team resources, emergency resources and locations, national hotline information, and employee assistance program (EAP) information.

Time & Cost: 50 minutes at \$195 per wellness visit

Location Options: In-person in a private room within the department or a city-owned building and/or virtually via HIPAA-compliant video conferencing.

Attendance Options: Mandatory/required (for all to attend) or voluntary. Either way, participation is voluntary, meaning it is the choice of each participant whether and how much they chose to disclose to the wellness visit provider. Participants could passively receive summarized wellness strategies and referrals and meet criteria for attending the wellness visit.

Wellness Visit Provider Options: Participants will chose their preferred licensed provider.

Erica Birkley, PhD

Psychologist and owner of Birkley Consulting with ten years of experience working with first responders. Dr. Birkley will provide 20% of the total number of wellness visits.

Additional licensed mental health providers are contracted with Birkley Consulting to provide these wellness visits. These providers are culturally competent in working with first responders, will have successfully completed a background investigation with Birkley Consulting, and have been trained and are informally supervised by Dr. Birkley on an ongoing basis, and have agreed to maintain the ethics of their profession and abide by the guidelines and standards of their state licensing board.

Wellness provider details will be shared with the agency prior to execution of the contract with Birkley Consulting.

Birkley Consulting has partnered with these Agencies* for Wellness Visits

*please feel free to contact for references

Delhi Township Fire Department – Chief Doug Campbell – 513-484-3303

Franklin Township Fire & EMS – Chief Brad Moore – 513-703-3019

Hamilton Police Department – Chief Trent Chenoweth – 513-868-5811

Harrison Fire Department – Chief Rob Hursong – 513-202-8476

Loveland Police Department – Chief Mike Gabrielson – 513-966-8183

Springdale Police Department – retired Chief Tom Wells - 513-678-0839

Warren County Emergency Management – Director Melissa Bour – 513-695-1772

Several documents are reviewed with participants of wellness visits that include:

1. Wellness Visit Disclosure and Informed Consent
2. HIPAA Privacy Practices for Birkley Consulting
3. Wellness Visit Attendance Letter
4. Wellness Visit Summary of Healthy Strategies for Stress, Sleep, and Trauma Exposure
5. Wellness Visit Referrals

For more information including survey data results from first responders who have completed a wellness visit with Birkley Consulting please visit:

<https://www.birkleyconsulting.com/wellnessvisits>

Thank you for your kind consideration of the team at Birkley Consulting providing wellness visits to your esteemed first responders and city personnel.

We hope to partner with you in maintaining and improving wellness for our first responders to buffer the impacts of chronic sleep deprivation and cumulative stress exposure.

Sincerely,



Erica Birkley, PhD
Owner, Psychologist OH#7508
1225 Birney Ln
Cincinnati, OH 45230

RESOLUTION NO. 37-2025

A RESOLUTION APPROVING A THEN-AND-NOW CERTIFICATE IN THE AMOUNT OF \$7,598.80 TO CIVICPLUS FOR NEXTREQUEST PUBLIC RECORDS SOFTWARE RENEWAL.

WHEREAS, the invoice was received prior to a purchase order being opened.

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

SECTION 1: A Then-and-Now Certification in the amount of \$7,598.80 to CivicPlus for NextRequest public records software renewal.

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

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
8606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

5316594		NEW		LOWCOUNTRY BAGLES LLC	
PERMIT NUMBER		TYPE		13 AMERICAN WAY	
ISSUE DATE				MONROE OH 45050	
03 31 2025					
FILING DATE					
D2					
PERMIT CLASSES					
09	066	A	E51599		
TAX DISTRICT			RECEIPT NO.		

FROM 05/02/2025

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 05/02/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN.

06/02/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES **A NEW 5316594**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF MONROE CITY COUNCIL
233 S MAIN ST
PO BOX 330
MONROE OHIO 45050