Board of Zoning Appeals
March 23, 2026 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

- Roll Call

Election of Officer Positions

Approval of Minutes

- December 17, 2024 Board of Zoning Appeals Meeting Minutes

Old Business

New Business

- BZA-2026-1-Consideration of a variance application from Cronin Ford regarding the architectural requirement for base, body, cap.
- BZA-2026-2- Consideration of a variance application from Cronin Ford regarding parking island landscaping
- BZA-2026-3- Consideration of a variance application from Cronin Ford regarding parking space width
- BZA-2026-4- Consideration of a variance application from Cronin Ford regarding the street tree requirement

Adjournment

Board of Zoning Appeals
Minutes
December 17,2024

The Board of Zoning Appeals of the City of Monroe met in regular session at 6:00 pm on December 17, 2024. The meeting was held in the Council Chambers located at 233 South Main Street.

Call to Order

Mr. Adam called the meeting to order at 6:08 p.m.

Roll Call

Members present: Lorenzo Adam, Casey Walters, Matt Romito.
Members absent: Mike Morris, Josh Mason

Staff members present: Tom Smith, Development Director, Kameryn Jones, Assistant Development Director, Jameson Cole, Planner and Michelle Layman, Planning and Zoning Specialist.

Mr. Walters made a motion to excuse Mr. Morris and Mr. Mason from tonight's meeting. Seconded by Mr. Romito.
Voice vote; motion carried

Approval of Minutes

Mr. Adam requested a motion to approve the minutes from the May 15, 2024 Board of Zoning Appeals meeting.
Mr. Walters moved to approve the minutes from the May 15, 2024, Board of Zoning Appeals meeting. Seconded by Mr. Romito.
Voice vote; motion carried.

Old Business

None.

New Business

Public Hearing: Case No. 2024-4- Consideration of a variance application from COR3 Design regarding the window area requirement for Take 5 Oil Change.

Mr. Adam stated the following:
The request will be presented by staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn. The Board has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board of Zoning Appeals.
Mr. Adam asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in.

Having been sworn in, Mr. Cole gave the following presentation:

Background:

- Micah Smith of COR3 Design, on behalf of Take 5 Oil Change, has applied for variance regarding the minimum building window area requirement.
- COR3 Design requests that the façade be permitted to have less than the minimum required window area.
- The applicant seeks to allow a decrease in window area from 30% minimum to 18% on the south side and 14% on the north side of the building.
- The proposed site is .6432 acres and is zoned GC General Commercial.

Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Variance Request:

- To allow a decrease in the minimum window area requirement from 30% to 18% on the south facing façade (SR 63) and 14% on the north facing façade (Clarence F Warner)

Mr. Cole reviewed Table 1204.07-2 and the proposed site plan.

Mr. Cole reviewed the variance purpose as follows:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.
- Monroe Planning and Zoning Code grants the Board of Zoning Appeals powers and duties regarding requests to vary from the code:
    - 1. Development Review. The BZA shall have the authority to review and make recommendations or final decisions on the development review applications denoted in Table 1207.10-1, Development Review Summary.
    - 2. Implement the Comprehensive Plan. The BZA shall interpret the provisions of this code in such a way as to carry out the intent and purpose of the Comprehensive Plan.) Hear and decide on any questions related to the interpretation of the code text or the zoning map and zoning district boundaries.
    - 3. Interpreting Code Text and Zoning Map. The BZA shall hear and decide on any questions related to the interpretation of the code text or the zoning map and zoning district boundaries.
    - 4. Assistance. The BZA may call upon any city department for assistance in the performance of its duties and it shall be the duty of such departments to render such assistance to the BZA as may reasonably be required.

Mr. Cole reviewed the variance criteria as follows:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.
    - This site may differ from similar commercial properties within the same zoning district in that the lot may be more narrow than other sites within the same zoning district.

- Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
    - The property may yield a reasonable return and be of beneficial use without the requested variance as any other permitted use within the zoning district.

- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.
    - The variance requested is substantial as the request is a 12% and 16% decrease

from the City minimum window area requirement. It is the interpretation of Staff that it is not necessary to make use of the land.

- Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.
    - A 12% and 16% decrease is a significant change and may create a considerable contrast between the new building and the recently constructed buildings in the immediate area.

- Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.
    - The variance would not impact the delivery of governmental services.

- Whether special conditions or circumstances exist as a result of actions of the owner.
    - The requested variance is due to the proposed building design's inability to meet both the minimum window are requirement and the state energy code requirements.
    - In their application, the applicant acknowledges that the hardship could be seen as self-imposed but stated that the building size is restricted due to the size of the lot, which does not allow them to increase the size of the building, which they state would then allow for more window area.

- Whether the property owner's predicament can feasibly be removed through some method other than a variance.
    - The applicant stated that due to the size of the building and restrictions due to lot size, the requested variance is their only option
    - It is difficult from a zoning standpoint to determine potential alternatives for what is also building code related. Staff contact our third-party building services provider, National Inspection Corporation (NIC), to obtain clarification on the reported energy code failure the applicant provided to the City. NIC noted the following:"At a quick glance, the roof insulation R-Value is lower than typical, there is no slab insulation, and the U-Factor of the glazing is higher than typical."
    - Though Staff is uncertain if correcting these areas may allow the building to satisfy energy code requirements, it does raise the question as to whether there are other factors at play other than window area (materials, construction styles, etc.) that would enable the building to be constructed at its proposed size while also meeting minimum zoning requirements.

- Whether the spirit and intent behind the code requirement would be observed and

substantial justice done by granting a variance.

- The requested variance may not meet the spirit and intent behind the code. The amount of relief being granted is significant.

- Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.
    - The granting of this variance may provide the applicant a privilege over the other development in commercial areas where this requirement applies. As previously noted, recently constructed commercial buildings in Monroe have been able to satisfy the zoning code minimum requirements applicable at the time of their construction.

Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

Public Comments:

- No public comment has been received since 12/13/24.

Staff Recommendation:

- As a reminder, the applicant shall be required to supply evidence that demonstrates that the literal enforcement of this code will result in practical difficulty for an area/dimensional variance.

- Every decision by the BZA is accompanied by written findings of fact based on testimony and evidence and specifying the reason for granting or denying the application.

Staff's review is based on code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Mr. Adam asked if this application has gone through Planning Commission. Mr. Cole stated it hasn't.

Micah Smith on behalf of Take 5 Oil Change spoke. Mr. Smith explained the limitations they are experiencing due to the site and the fact that this is an oil change facility. Mr. Smith reviewed

the dimensions of the facility. Mr. Smith also stated there are limitations due to Ohio Energy C8de.

Mr. Adam asked for confirmation of the total square footage.

Mr. Romito asked if there are any other Take 5 Oil Change locations that are similar to the proposed design. Mr. Smith stated they did make a few changes to attempt to meet the window requirement for the City but they still fell short. He also stated some possible changes he was trying to make such as glass overhead doors and changes with the insulation would effect meeting Ohio Energy Code. Mr. Smith stated if they were to meet the window requirement they will fail the energy code by 1%.

Mr. Smith explained that the proposed doors would allow them to pass energy code by 4%.

Mr. Romito asked how they have been able to meet the requirements at other Ohio locations. Mr. Smith explained that the different locations do not have the 30% window requirement.

Mr. Walters asked if they were to install transom windows above the garage doors would that meet code. Mr. Smith explained that per our code the widow would have to start at a maximum of 3 feet above finished floor. Mr. Smith stated they would exceed the minimum numbers by 40 sq ft on the northern side and 20 sq ft on the southern side if they were able to do this.

Mr. Smith reviewed other options his client would consider if they were able to have this variance approved including a full brick front. Mr. Adam asked if the full brick would mitigate the issue. Mr. Smith stated that it would not.

Mr. Smith explained several changes they have already made with building materials in an effort to satisfy energy code but still fell short of meeting it.

Mr. Romito asked if the size of the building was the standard size. Mr. Smith stated it is. He went on to explain that even if they were to increase the size of the building they would still have issues meeting code.

Mr. Adam brought up the fact that he has seen some Take 5 Oil Change locations that have a front office that would increase the window percentage. Mr. Smith explained that wouldn't affect this project because the issues are on the other sides of the building.

Mr. Romito asked if there were any other oil change locations in Monroe that have faced this issue. Mrs. Jones stated the only location that does oil changes is Tire Discounters but that was built years ago under different code.

Mr. Adam asked if they could review the information Mr. Smith brought. Mrs. Jones stated they can but that they will need to be sure to notate that when accepting the documents for the hearing.

Mr. Walters asked if the top of the garage doors could be glass. Mr. Smith stated that will still fail energy code as there is not insulation value with the glass.

Mr. Smith provided elevations that reflect the all brick façade.

Mr. Adam asked if insulating the interior wall would affect the percentage numbers. Mr. Smith stated insulating the wall would serve no purpose.

Mr. Romito asked if the 3 ft requirement was removed could they then meet the 30%. Mr. Smith stated yes, he could put transom windows above the garage doors which would meet code.

Mr. Romito asked why the City has the 3 ft requirement. Mrs. Jones stated she believed it was a way to discourage certain types of uses.

No opponents or other comments from staff were reported.

Mr. Adam stated they are adding the exhibit received from Mr. Smith to the submitted documents.

Mr. Romito moved to accept the documents for the record including the all brick elevation document and Com Check documents provided by Mr. Smith. Seconded by Mr. Walters.
Voice vote. Motion carried.

Mr. Walters moved to close the public hearing. Seconded by Mr. Romito.
Voice vote. Motion carried.

Deliberative session by board

The Board discussed the options presented.

Mr. Romito asked when the window requirement was implemented. Mrs. Jones stated that it has been a requirement for as long as she has been with the City. She is unsure about other cities but mentioned that she could look into it if they would like her to.

The Board discussed the option of not requiring the applicant to meet the 3-ft window requirement. They asked Mr. Smith if this would allow them to meet the energy code. Mr. Smith confirmed that it would.

Mrs. Jones reminded the Board that they need to be clear about the reasons for granting the variance. This will ensure that no precedent is set for future projects.

Mr. Adam asked Mr. Smith if there was any way to meet the additional 1% requirement to comply with the Ohio Energy Code. Mr. Smith stated that they had tried several different approaches but were unable to meet the requirement.

Mrs. Jones noted that the applicant has not yet gone through site plan review, as they expressed difficulty meeting the window requirement, which brought the case before the BZA. Once the variance is resolved, the applicant can proceed with submitting plans as usual.

Mr. Adam requested clarification on the 3-ft window requirement. Mrs. Jones provided an explanation.

Mr. Adam expressed a desire for more information regarding the energy code from the applicant. Mrs. Jones stated that if the Board felt more information was needed, they could table the case until next month.

Mr. Romito moved to approve Case No. 2024-4 as follows:

Mr. Romito made a motion to allow a decrease in the minimum window area requirement from 30% to 18% on the south facing façade (SR63) and 14% on the north facing façade (Clarence F Warner), citing unique hardship regarding the 3 service doors and inability to meet the state energy code regulations, and to waive the regulation that windows may not be placed higher than 3' above grade on the ground floor in order to allow for transom windows to be installed above the service doors in order to achieve 30% window area on both facades. Seconded by Mr. Walters.
Roll call vote. 3 ayes. Motion carried.

Meeting adjournment

Mr. Walters moved to adjourn the meeting at 7:25 p.m.; seconded by Mr. Romito. Voice vote. Motion carried.

Respectfully submitted by:

Michelle Layman
Planning and Zoning Specialist

CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Board of Zoning Appeals
FROM: Kameryn Jones
Development Director

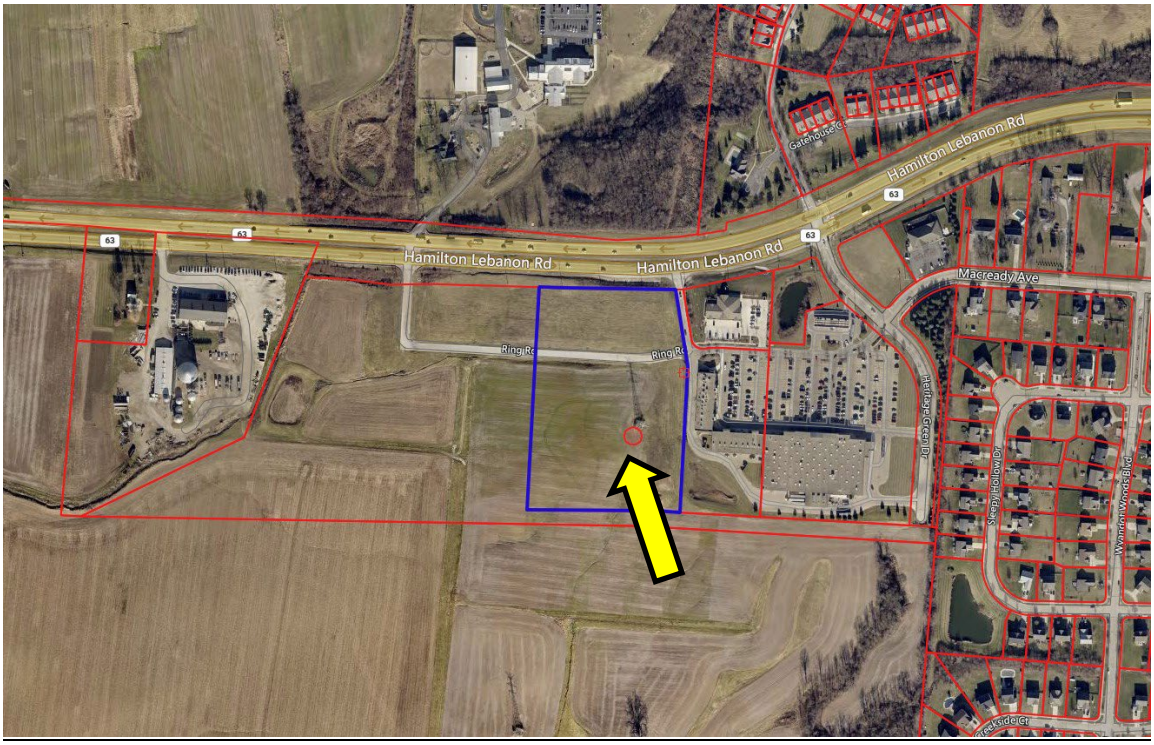
DATE: March 23, 2026

RE: Information Packet for **March 23, 2026,** Board of Zoning Appeals Meeting at 6:00 p.m.

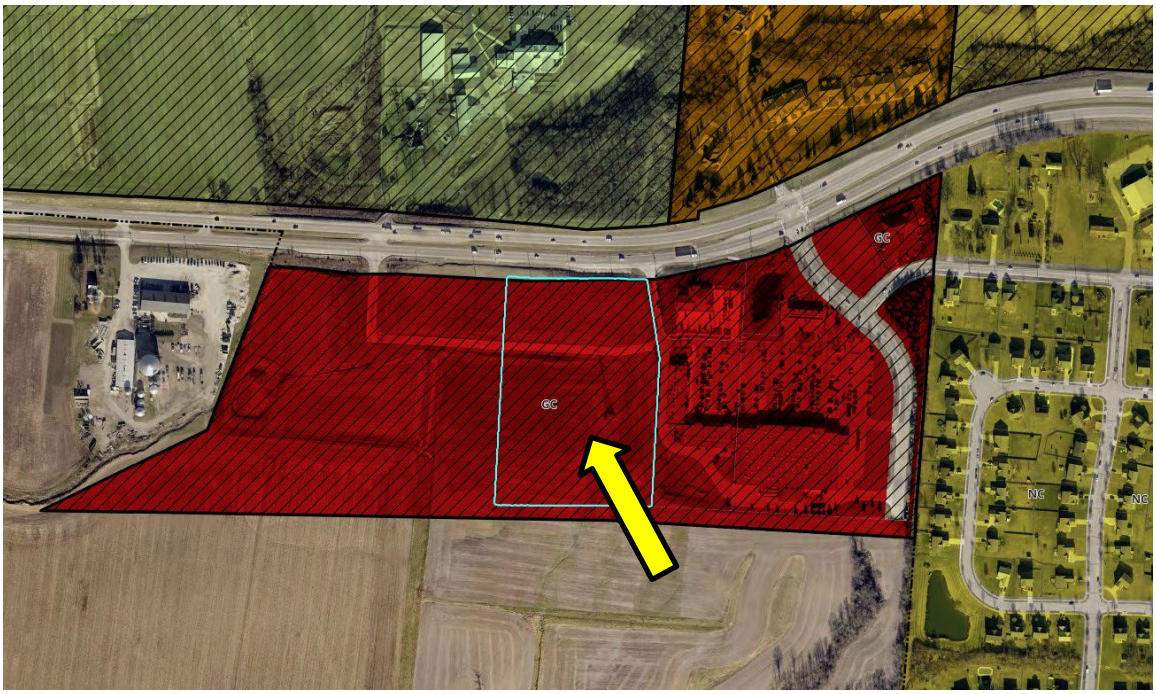
I. BZA-2026-1— Consideration of a variance application from Cronin Ford regarding the architectural requirement for Base, Body, Cap.

A. Background:

- Eric Koren, on behalf of Cronin Ford, has applied for variance regarding the architectural requirements of Base, Body, and Cap elements for a proposed car dealership.
- The property owned by, Cronin Land Acquisition LLC, is 9.255 acres and zoned GC- General Commercial.
- The applicant wishes to construct the proposed dealership based on Ford's current prototype.



Overhead View of Site



Surrounding Zoning



Eastbound on Ring Road



Looking south towards the site from Hamilton Lebanon Road



Looking west towards the site from Ring Road

B. Variance Purpose:

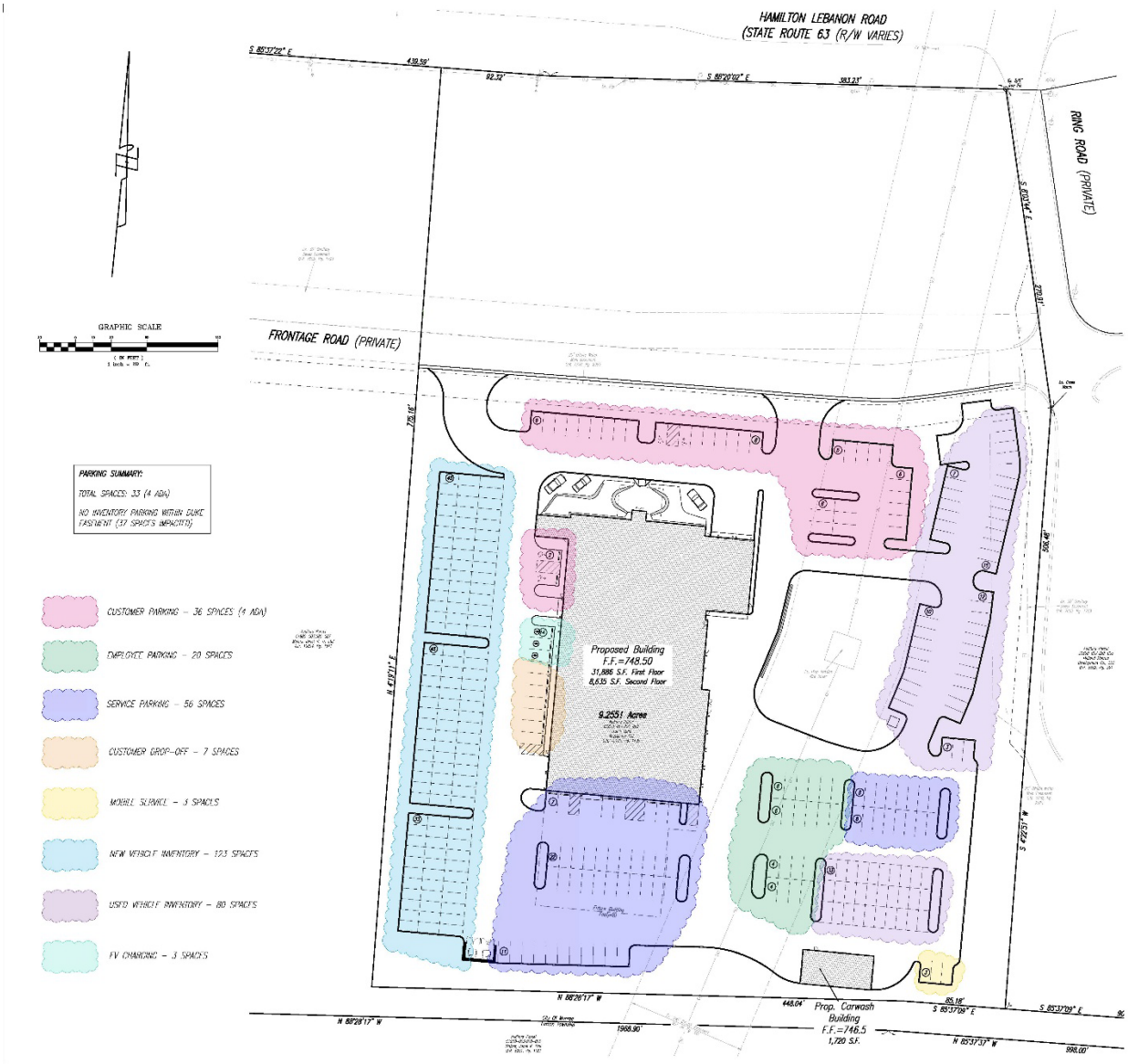
- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To allow the building to be built as shown for compliance with Ford's Prototype dealership model.

- Section 1204.07(C)(5)(a) Building Mass Standards outlines this requirement as the following:

Base, Body, and Cap. All architectural elevations of principal buildings shall consist of a base, a body, and a cap as illustrated in Figure 1204.07-2, *Building Mass*. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, and texture.



Proposed Site Plan



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



BUILDING RENDERING FROM SOUTH EAST

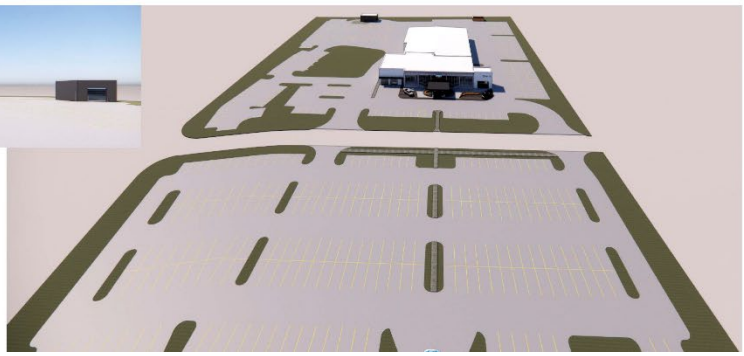


BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST





Proposed building elevations.

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is similar to other GC General Commercial properties as it fronts SR63 and is surrounded by other GC General Commercial properties. The site has a high-power utility tower, which creates some challenges but is not dissimilar to other commercial properties that have delt with the same challenge.

  The applicant has stated that the difficulty is predominantly due to site conditions (topography, transmission tower, underground utilities).

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

  The property may yield a reasonable return and be of beneficial use without the requested variance.

  The applicant has stated that if the Owner cannot comply with Ford's Franchise Agreement, then the dealership won't be able to be built.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

  The variance requested is substantial because it sets a precedent for all future commercial franchise development within the City. The request is not the minimum necessary to make use of the land and structures.

  The applicant has stated that the Base/Body/Cap requirement does not allow the building to be built per Ford's Corporate Prototype (as designed) and prevents the Owner from complying with the Franchise Agreement.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

  The essential character of this development was already poised to be altered with the approval of the PUD Amendments for this property back in 2023. These amendments excluded the property from having to follow the same materials and color schemes, prohibited the use of automotive sales, and prohibited display and outdoor bulk storage.

  Based on the amendments to the existing PUD that cover this property, the variance would not alter the neighborhood's essential character, as the amendments allow the property to differ in materials and color schemes, use for automotive sales, and permit outdoor display of bulk storage. The adjoining properties would also not suffer any detriment as a result of the variance, as it is a minimal comparison to already approved amendments to the PUD.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

  The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

  The requested variance is due to the owner's requirement from Ford as a franchisee to comply with all Franchise Agreement requirements which in this case requires the building to be built as shown in the elevations above.

  The applicant has stated that in the PUD Amendment dated March 1, 2024, the Owner needs to "maintain compliance with its Franchise Regulations" with respect to the Ford Branding

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

  Staff cannot determine whether the predicament can feasibly be resolved through alternative designs because it involves a 3rd party. Staff will state that in other cases throughout the City, feasible design alternatives were achieved to meet City and franchise requirements.
- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance may not meet the spirit and intent behind the code.

  The applicant has stated that the variance would comply with the approved PUD Amendment dated March 1, 2024.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

  The granting of this variance may provide the applicant with a privilege over other development in commercial areas where this requirement applies.

  The applicant has stated that they do not believe this would grant them any special privilege as this building would comply with the site specific PUD amendment dated March 1, 2024.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of March 19, 2026.

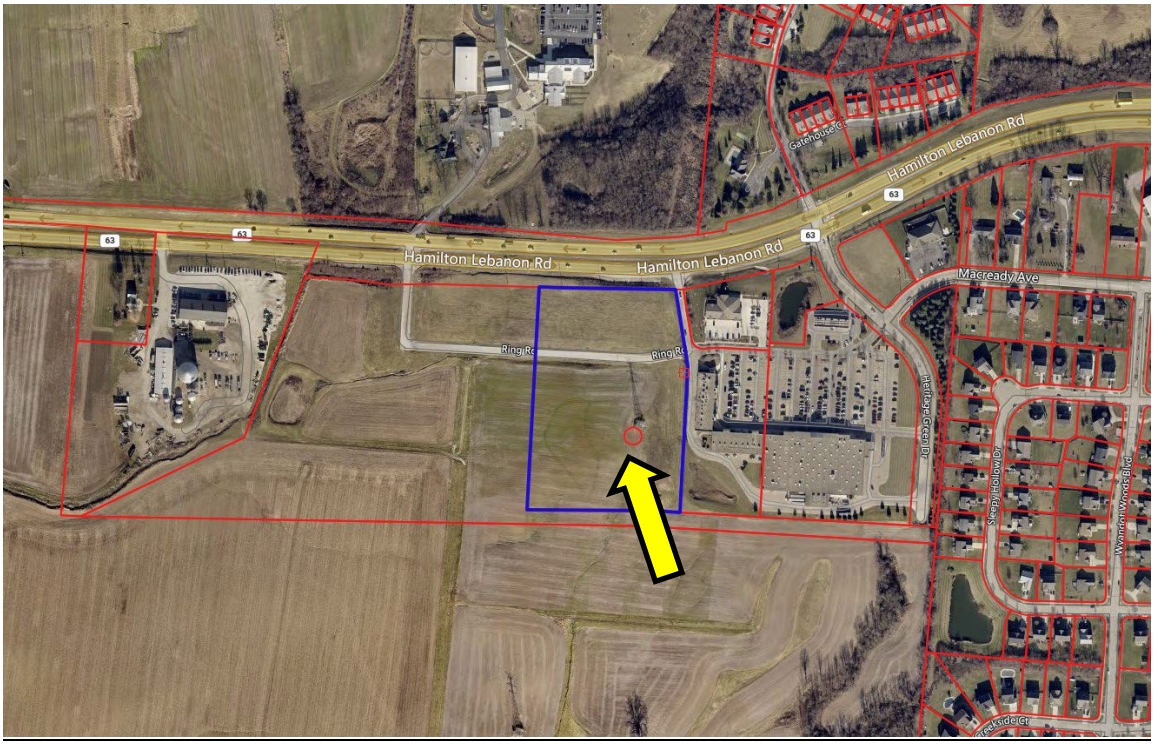
G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

II. BZA-2026-2— Consideration of a variance application from Cronin Ford regarding parking island landscaping.

A. Background:

- Eric Koren, on behalf of Cronin Ford, has applied for variance regarding the development landscaping pertaining to canopy trees in the parking islands.
- The property owned by Cronin Land Acquisition LLC is 9.255 acres and is zoned GC- General Commercial.
- The applicant wishes to waive the required canopy trees in each parking island and replace them with Little Girl Anne Magnolia to limit the impact of leaves and other debris damaging the inventory.



Overhead View of Site



Surrounding Zoning



Eastbound on Ring Road



Looking south towards the site from Hamilton Lebanon Road



Looking west towards the site from Ring Road

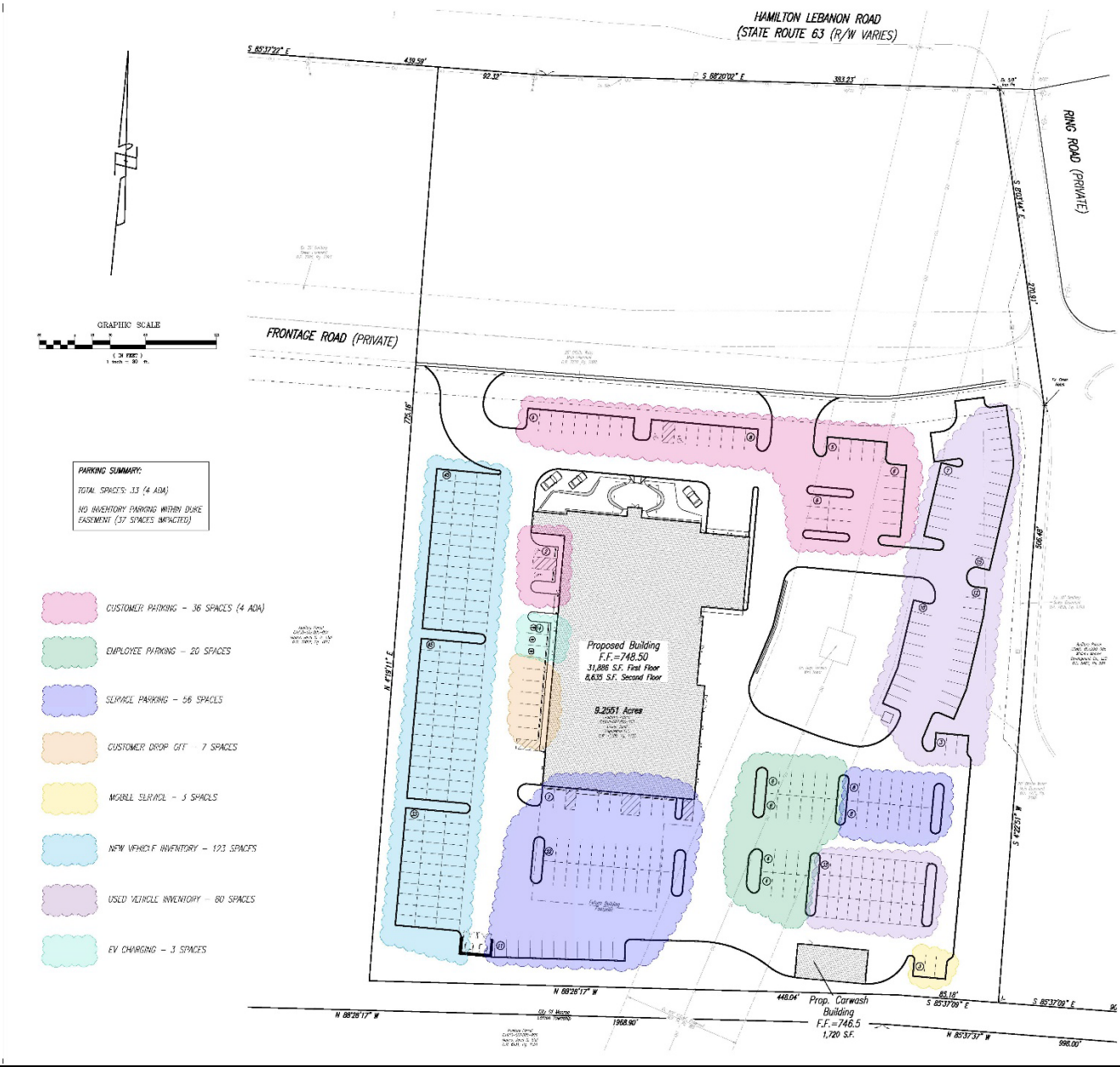
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

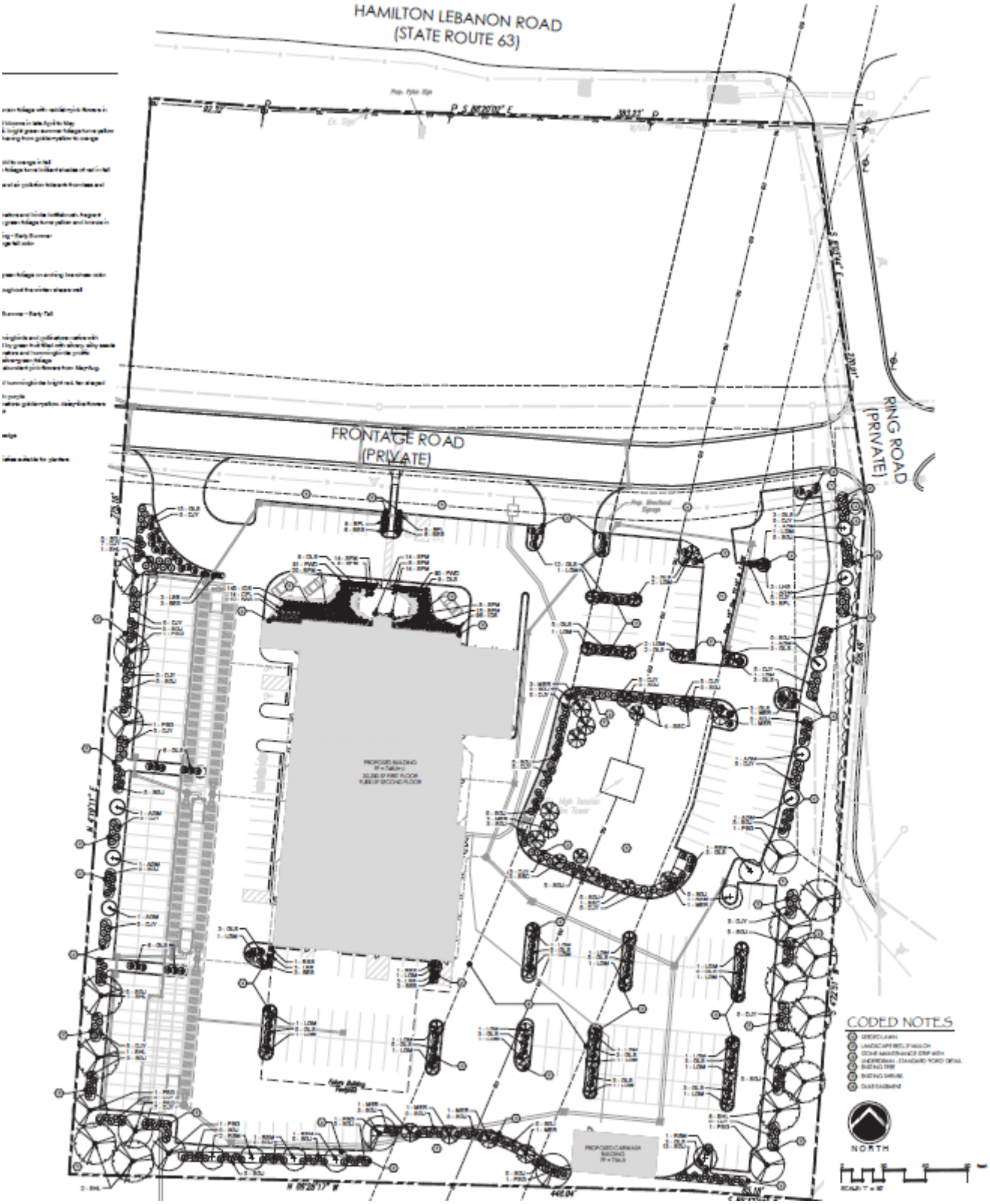
C. Variance Request:

- To alter the canopy tree requirement for the trees in each parking island to limit the impact of leaves and other debris damaging the inventory and replace them with ornamental trees.

- Section 1204.20 Development landscaping, Parking Islands.



Proposed Site Plan



Landscaping Plan



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



BUILDING RENDERING FROM SOUTH EAST

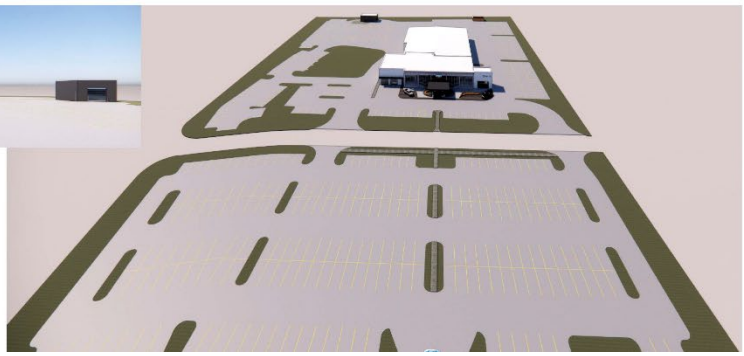


BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST





Proposed building elevations.

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is similar to other GC General Commercial properties as it fronts SR63 and is surrounded by other GC General Commercial properties. The site has a high-power utility tower, which creates some challenges but is not dissimilar to other commercial properties that have delt with the same challenge.

  The applicant has stated that the difficulty is predominantly due to site conditions (topography, transmission tower, underground utilities).

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property may yield a reasonable return and be of beneficial use without the requested variance.

The applicant states that the property cannot yield a reasonable return if the display of the vehicle inventory is reduced. Also, the required trees could drop sap, leaves, and fruit onto parked vehicles, potentially damaging paint finishes or requiring more frequent washing of inventory, increasing the Cost of Doing Business.

Staff would note that the request pertains only to the parking island trees, not to the required perimeter and front yard landscaping requirements.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

The variance request is significant because it sets a precedent for exchanging canopy trees for smaller trees and/or larger shrubs. Eliminating all parking island trees and replacing them with alternative ornamental trees/shrubs exceeds what is necessary to allow reasonable use of the land.

The applicant asserts that the purpose of the site design is to maximize the visibility of new vehicles for sale. The required landscaping, they argue, would obstruct sight lines to these vehicles and increase the risk of damage from falling debris or contact with trees.

The applicant has indicated a willingness to collaborate with staff on a landscape plan that enhances vehicle visibility while preserving the intent of the code. The applicant proposed replacing the canopy trees with Little Girl Ann Magnolia, a hybrid between an ornamental tree and a shrub. Staff would recommend something along the lines of Japanese Tree Lilac for its tolerances to urban stress from heat, pavement, and compacted soils.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

The neighborhood's essential character would be substantially altered, as all other development sites across the City must comply with these requirements. The adjoining properties would not suffer any detriment to this variance, as the parking islands along their shared property line are expected to meet the landscaping requirements.

The essential character will be altered as part of this variance, but, as indicated by the applicant, collaborating with staff on a landscape plan can mitigate the significance of the change by replacing the canopy trees with a similar tree that will not negatively impact the business.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

The requested variance is not necessarily due to the owner's actions, but rather to the use itself.

The applicant has stated that the property cannot yield a reasonable return if the display of the vehicle inventory is reduced. Also, the required trees could drop sap, leaves, and fruit onto parked

vehicles, potentially damaging paint finishes or requiring the inventory to be washed more often, increasing the cost of doing business.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

  The predicament can be addressed by choosing the right species of canopy trees. If the applicant chooses the correct canopy tree that provides strong branches that won't break over cars, now messy fruit, sap, or large seed pods, and has a high canopy to clear the vehicles and tolerate heat, salt, and pavement reflection.

  The applicant has stated that there are no alternative methods to resolve the predicament.

  Staff would note that one of the biggest constraints for large canopy trees is the fact that the Duke transmission lines are overhead, limiting the height of trees. The applicant has noted their willingness to work with staff on the landscaping plan, and staff believe an equitable solution can be found.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance, as requested, meets the spirit and intent of the code because they are not seeking to remove the planting but instead to use alternative planting to limit the additional challenges they could face with certain canopy trees.

  Staff believes that the canopy trees not directly within the Duke easement should remain as required canopy trees, and those within the easement should be altered to the minimum extent possible to meet the regulations set forth by Duke, while also preserving the intent of the code.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

  The granting of this variance may provide the applicant with the privilege of altering the canopy tree requirement, whereas other developments in the City must adhere to it.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of March 19, 2026.

G. Staff Recommendation:

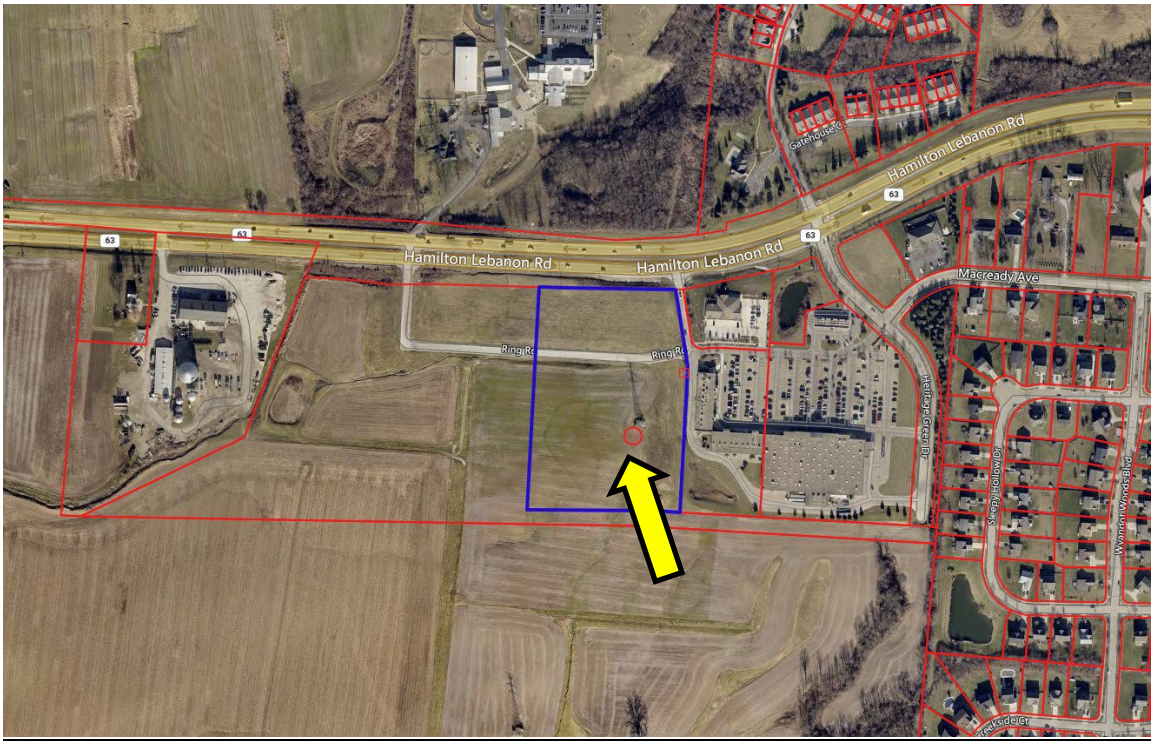
- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's

approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

III. BZA-2026-3— Consideration of a variance application from Cronin Ford regarding parking space width.

A. Background:

- Eric Koren, on behalf of Cronin Ford, has applied for variance regarding the standard size of the parking spaces.
- The property owned by Cronin Land Acquisition LLC is 9.255 acres and is zoned GC- General Commercial.
- The applicant wishes to permit all parking spaces to be 9'x18' except parking designated as customer & employee parking.



Overhead View of Site



Surrounding Zoning



Eastbound on Ring Road



Looking south towards the site from Hamilton Lebanon Road



Looking west towards the site from Ring Road

B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To allow all parking spaces to be resized to 9'x18' except parking designated as customer and employee parking.

- Section 1204.11 A (5) Parking Module Dimensions outlines this requirement as follows:

Table 1204.11-1, Standard Parking Space Dimensions

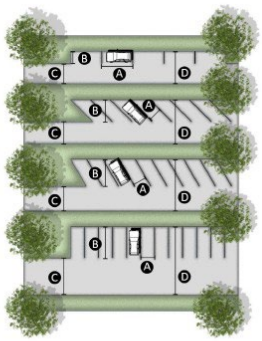
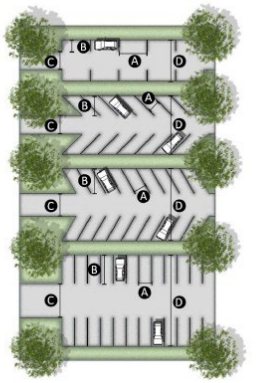
Number of Rows and Space Angle	Dimensions (A) Parking Space Width	(B) Parking Row Depth	(C) Driving Aisle Width One Way	(C) Driving Aisle Width Two Way	(D) Total Module Size (row + aisle) One Way	(D) Total Module Size (row + aisle) Two Way	Illustration
Single Row of Parking							
0° (Parallel Parking)	22 ft.	10 ft.	12 ft.	18 ft.	33 ft.	42 ft.	
45° (Diagonal Parking)	10 ft.	18 ft.	13 ft.	20 ft.	33 ft.	41 ft.	
60° (Diagonal Parking)	10 ft.	18 ft.	14 ft.	--	36 ft.	--	
90° (Head-In Parking)	10 ft.	18 ft.	--	24 ft.	--	44 ft.	
Double Row of Parking							

Table 1204.11-1, Standard Parking Space Dimensions

Number of Rows and Space Angle	Dimensions (A) Parking Space Width	(B) Parking Row Depth	(C) Driving Aisle Width One Way	(C) Driving Aisle Width Two Way	(D) Total Module Size (row + aisle) One Way	(D) Total Module Size (row + aisle) Two Way	Illustration
0° (Parallel Parking)	22 ft.	10 ft.	12 ft.	24 ft.	30 ft.	42 ft.	
45° (Diagonal Parking)	10 ft.	21.1 ft.	12 ft.	20 ft.	54.2 ft.	62.2 ft.	
60° (Diagonal Parking)	10 ft.	22.3 ft.	14 ft.	--	58.6 ft.	--	
90° (Head-In Parking)	10 ft.	20 ft.	--	24 ft.	--	64 ft.	



Proposed Site Plan



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



BUILDING RENDERING FROM SOUTH EAST

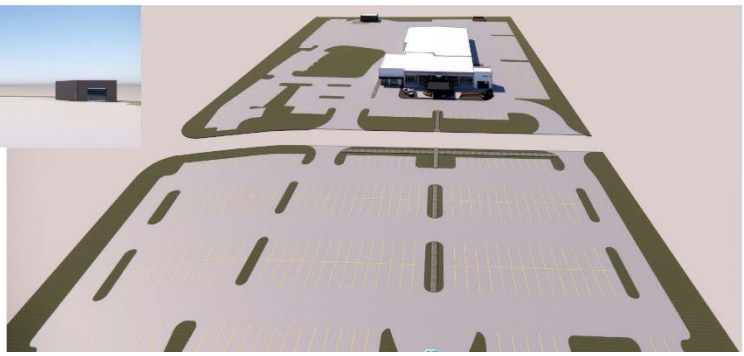


BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST





Proposed building elevations.

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is similar to other GC General Commercial properties as it fronts SR63 and is surrounded by other GC General Commercial properties. The site has a high-power utility tower, which creates some challenges but is not dissimilar to other commercial properties that have delt with the same challenge.

  The applicant has stated that the difficulty is predominantly due to site conditions (topography, transmission tower, underground utilities).

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property may yield a reasonable return and be of beneficial use without the requested variance.

The applicant states that if all vehicle storage and service spaces on-site are 10' wide, there is not enough vehicle storage space for normal business operations. The frequently used parking spaces for customers and employees will remain 10' wide in accordance with the Monroe Zoning Code.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

  The requested variance is not necessarily substantial, but it is not the minimum necessary to make use of the land. The property could still operate as a car dealership.

  The applicant states that the site has already been designed to maximize usable space, given the topographic constraints and the need to accommodate the transmission tower in the southern half of the site.

  The zoning code allows for an administrative waiver on certain aspects of developments, such as the number of parking spaces, but staff cannot waive the dimensions of the parking spaces, and therefore requiring a variance.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

  The essential character of the neighborhood would not be altered, and adjoining properties would not suffer detriment as a result of the variance because the Heritage Plaza, where Kroger is located, was permitted with 9’x19’ parking stalls.

  The proposed variance will impact the storage and display parking, while the customer and employee parking will meet current standards of 10’x18’.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

  The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

  There are special conditions that will result from the owner's action. The owner is creating a car dealership that will need to store a large inventory of new and used cars. The amount of car inventory is up to the owner and is a result of their decisions.

  The applicant has stated that if all vehicle storage and service spaces on-site are 10' wide, there would not be enough vehicle storage space for normal business operations.

- ***Whether the property owner’s predicament can feasibly be removed through some method other than a variance.***

  Staff cannot determine if there are other feasible alternatives at this time. Further review will be done during the site plan review.

The applicant has stated that the site has already been designed to maximize usable space, given the topographic constraints and the need to accommodate the transmission tower in the southern half of the site.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance meets the spirit and intent of the code, as the applicant is not intending to alter any spaces used by customers or employees and is focusing only on storage and display areas. The intent of this code is to promote adequate maneuverability of customers and other patrons visiting businesses throughout the City.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

  The granting of this variance might confer a special privilege based on new and future developments within GC General Commercial, but would not give any special privilege compared to existing businesses, as they already have parking of the same dimensions as requested.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of March 19, 2026.

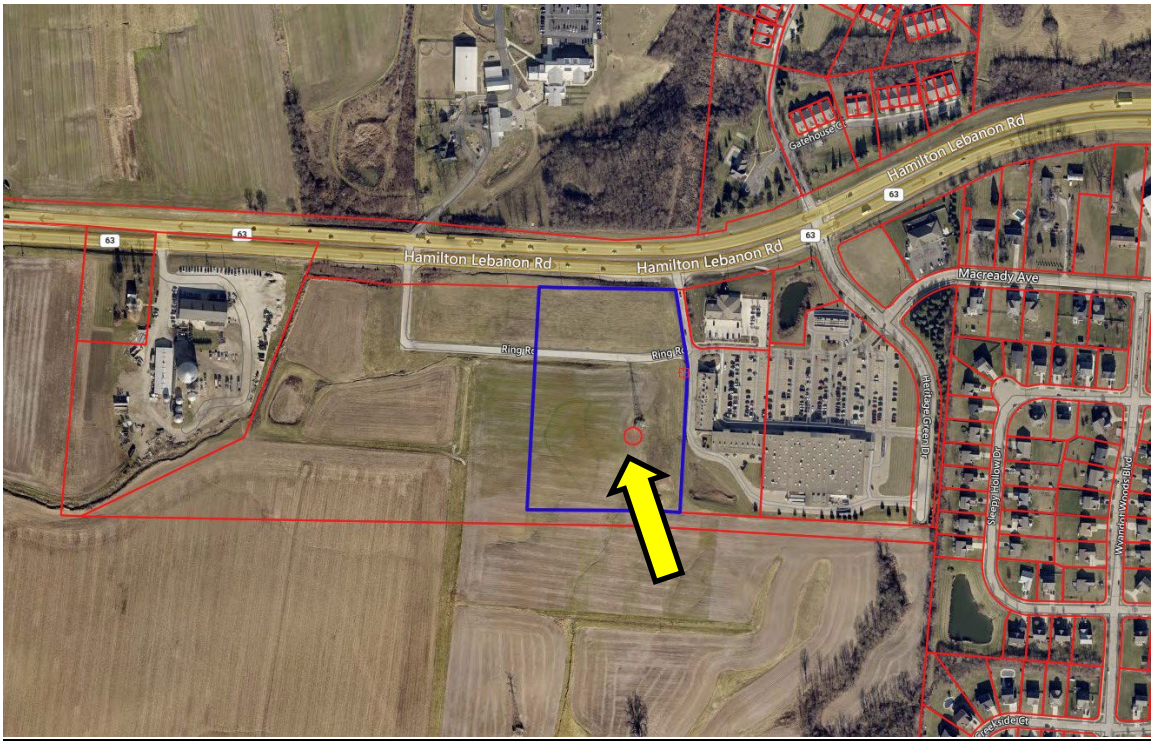
G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

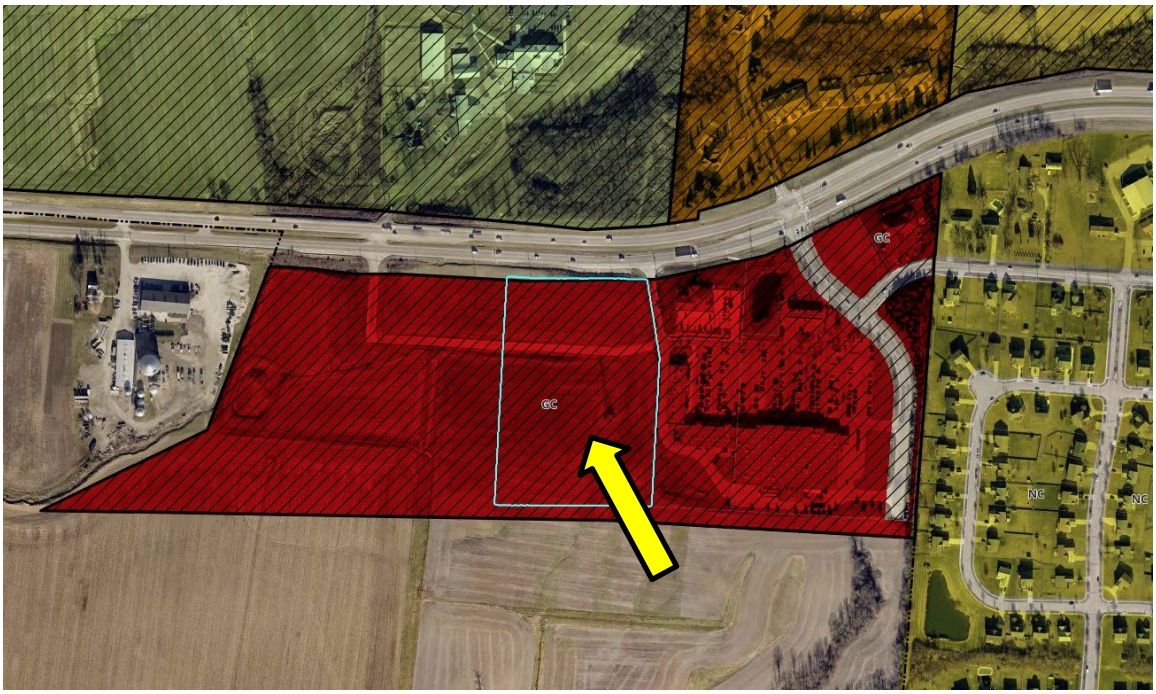
IV. BZA-2026-4— Consideration of a variance application from Cronin Ford regarding the street tree requirement.

A. Background:

- Eric Koren, on behalf of Cronin Ford, has applied for variance regarding the street tree requirement.
- The property owned by Cronin Land Acquisition LLC is 9.255 acres and is zoned GC- General Commercial.
- The applicant wishes to construct the proposed car dealership without having to install any street trees on all road frontages.



Overhead View of Site



Surrounding Zoning



Eastbound on Ring Road



Looking south towards the site from Hamilton Lebanon Road



Looking west towards the site from Ring Road

B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

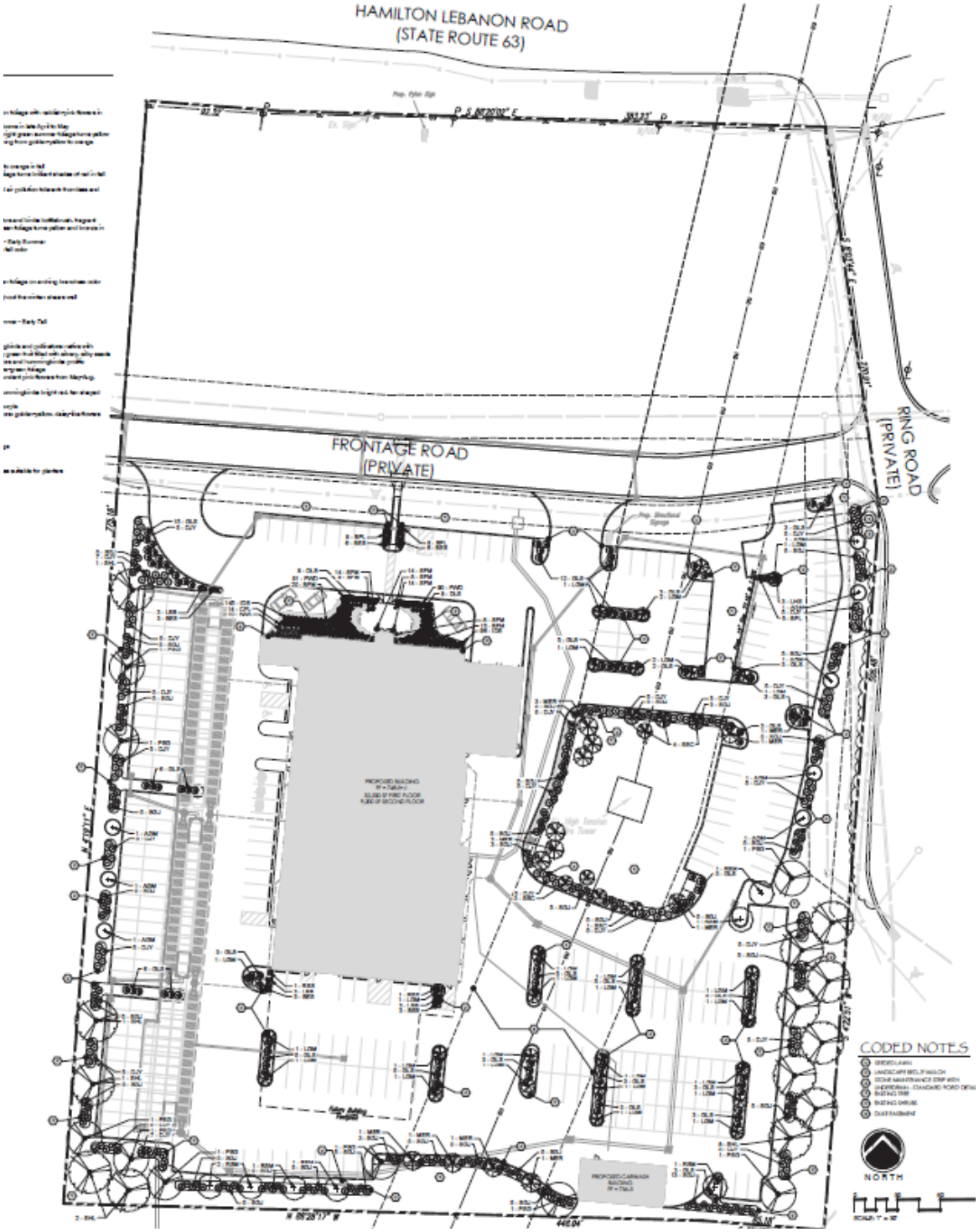
C. Variance Request:

- To waive the street tree requirement along all frontages when developing the site.

- Section 1204.19 E Street trees outlines this requirement as the following:

E. **Street Trees.**

1. Street trees shall be required on all public and private frontages, 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 the Development Guidebook, 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 the Development Guidebook, 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.
8. *Street Tree Alternate Locations.* During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, *Measurements and Specific Allowances*. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.



Proposed site landscape plan



Proposed Site Plan



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



BUILDING RENDERING FROM SOUTH EAST

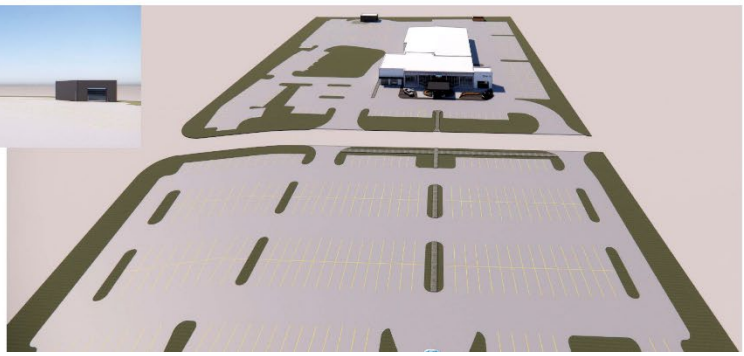


BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST





Proposed building elevations.

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is similar to other GC General Commercial properties as it fronts SR63 and is surrounded by other GC General Commercial properties. The site has a high-power utility tower, which creates some challenges but is not dissimilar to other commercial properties that have delt with the same challenge.

  The applicant has stated that the difficulty is predominantly due to site conditions (topography, transmission tower, underground utilities).

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property may yield a reasonable return and be of beneficial use without the requested variance.

The applicant has stated that modifying the site to accommodate street trees would reduce parking counts, which are critical to the business's operation.

Staff would note that the applicant has revised their site plan to only develop on the southern side of Ring Road. The previous site plan involving the entire site could be developed if parking were an issue.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

The variance requested is substantial because it sets a precedent for all future commercial franchise development within the City by waiving this requirement. The request is not the minimum necessary to make use of the land and structures.

The applicant has stated that there is no viable location for street trees due to utilities (sanitary & storm sewer on the north side of the road, water on the south side) and the sidewalk required on the north side of the road.

Staff would note that, although we understand utilities can cause some issues with street trees, the issues do not prevent them from being installed. There are plenty of cases in - subdivision built in the City where street trees are required and have been installed over utilities.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

The essential character of the neighborhood would be substantially altered, and adjoining properties would suffer detriment as a result of the variance. All new and future development in any district in the City is required to install street trees. In some cases, previously developed areas are non-conforming, but with roadway improvements and sidewalk installations, those areas will come into compliance.

The applicant has stated that the granting of the variance would be consistent with the surrounding area. The majority of the previously developed section of the Garver-Majors PUD (Heritage Green) does not have street trees, but island & perimeter landscaping similar to what is being proposed for this development.

Staff would note that Heritage Green Plaza does, in fact, have street trees along the public road of Heritage Green Drive. The internal road does not have street trees because, at the time of development, street trees were required only along public frontages. Staff still made sure that new developments, such as the Monroe Family Pet Hospital, installed street trees along the private road.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

The requested variance is due to the owner’s layout and overall site design of the proposed car dealership.

The applicant has stated that the hardship is predominantly due to the site's conditions (topography, transmission tower, and underground utilities).

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

  This predicament can be resolved by slightly altering the layout and developing the north side of Ring Road if additional parking is necessary.

  The applicant states that the site has already been designed to maximize usable space, given the topographic constraints and the need to accommodate the transmission tower in the southern half of the site.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance does not meet the spirit and intent of the code. The code requirement is to beautify the City's streetscapes as part of the City's ambition to make our streets and City more walkable and welcoming to our residents.

  The applicant believes the request is to make the site constructible and usable, and to eliminate future issues with the existing utility and Duke restraints.

  Staff does not believe that the street tree requirement is a determining factor in whether the site is constructible or usable, as the space allocated for street trees is in the tree lawn, which is located within the ROW and houses only the roadway, utilities, trees, and the sidewalk.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

  Granting the variance would give the applicant special privilege over all other properties within the City, which are required to have street trees along all public and private frontages.

  The applicant has stated that the request is to provide relief for the site-specific issues.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of March 19, 2026.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.

- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroeohio.gov
www.monroeohio.gov

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of BZA Review:	
Fee Paid:	Staff Initials:
Application/Case Number:	

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: Macready Avenue

County: ☑ Butler ☐ Warren | Total Lot Area: 9.2551

County Tax Parcel ID: C1800007000002

Project/Development Name: Cronin Ford

Existing Zoning District: C- Commercial (PUD)

Applicant Information

Applicant Name: Cronin Land Acquisition LLC

Contact Person: Eric Koren

Contact Address: 10700 New Haven Road, Harrison, OH 45030

Contact Phone Number: 513-202-5811 | Contact Fax Number:

Contact E-Mail: ekoren@croninautos.com

Property Owner Name: Cronin Land Acquisition LLC

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed development is a new car dealership, Cronin Ford. The Building's overall aesthetic is based on Ford's current prototype dealership. The development will include automotive sales and service.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1204.07 - Building mass (Base/Body/Cap) per Table 1204.07-2. A Variance is being requested to waive this requirement and comply with the Franchise Agreement and the PUD Amendment Dated March 1, 2024 (Attached).

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

☐ Lot is too narrow ☐ Lot is too small ☐ Lot is too shallow ☐ The soil or subsurface is unique to the lot
☐ The shape of the lot ☐ Building or lot elevation ☐ Topography ☑ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

The Base/Body/Cap does not allow the building to be built per Ford's Corporate Prototype (as designed) and prevents the Owner from complying with the Franchise Agreement.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The Owner cannot comply with the Ford Franchise Agreement.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

Granting the Variance will not have a negative impact on the surrounding sites.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the requeset the result of the actions of the owner?

☐ Yes ☑ No Please explain your rationale below.

No as stated in the PUD Amendment dated March 1, 2024, the Owner needs to "maintain compliance with it's Franchise Regulations" with respect to the Ford Branding.

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

The proposed Building will not have any negative impacts on the surrounding properties. The Ford Prototype is and aesthetically pleasing design and will enhance the community.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☑ Yes ☐ No Please explain your rationale below.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☑ No Please explain your rationale below.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

The Base/Body/Cap requirement would alter Ford's required aesthetic & branding, thus putting the Owner out of compliance with it's Franchise Regulations.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

☑ Yes ☐ No Please explain your rationale below.

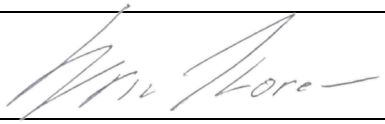
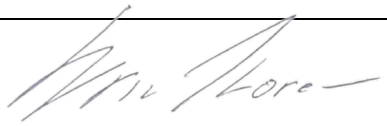
Yes, the requested Variance would comply with the approved PUD Amendment dated March 1, 2024.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

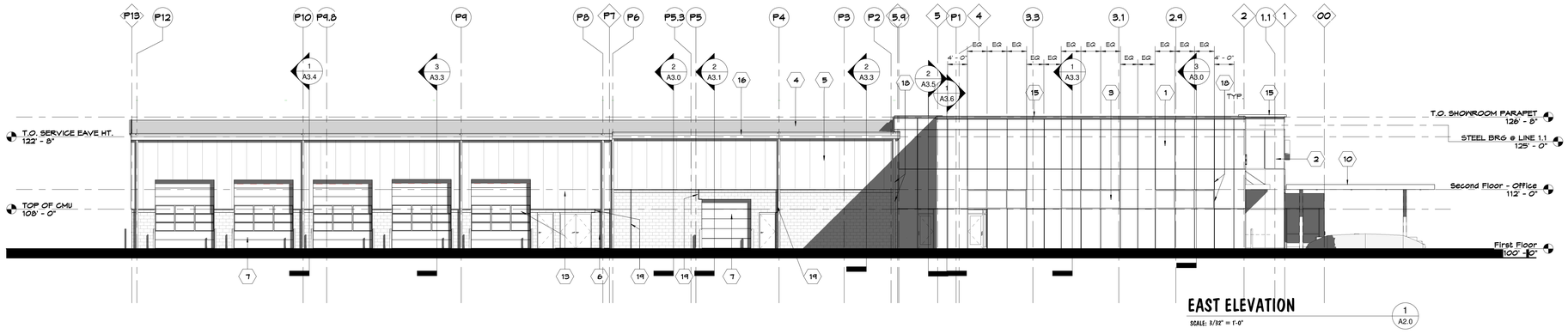
☐ Yes ☑ No Please explain your rationale below.

No, this building would comply with the site specific PUD amendment dated March 1, 2024.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

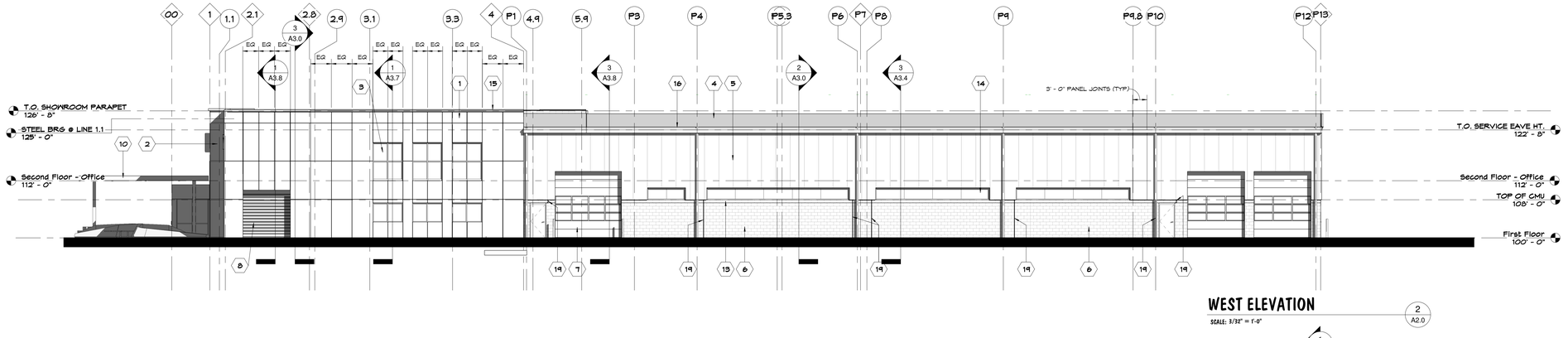
Project Address or Tax Parcel ID:	
Certification and Signatures	
Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.	
Print Name: Eric Koren	
Signature: 	
Date: 02/04/2026	
Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.	
Print Name:	
Signature: 	
Date: 02/04/2026	
Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.	

Submittal Requirement Checklist All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio	
Digital Submittal Requirements	
☑	All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov.
General Information	
☑	Variance Application Form
☑	Application fee
☑	Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
☑	Any additional information determined to be necessary by the Development Department.
Variance Site Plan	
☑	Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
☑	All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
☑	A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
☑	Boundaries and dimensions of all existing and proposed buildings and structures
☑	All existing and proposed streets, rights-of-way, and related names
☑	Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)



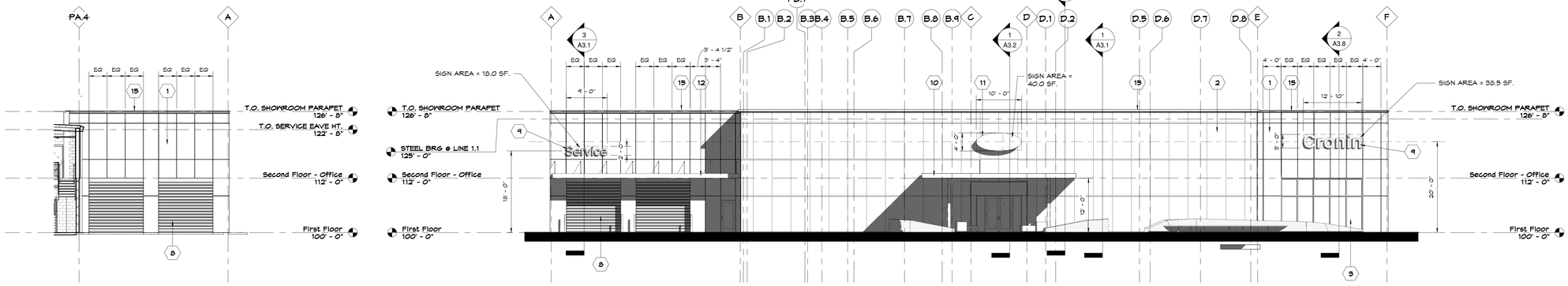
EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

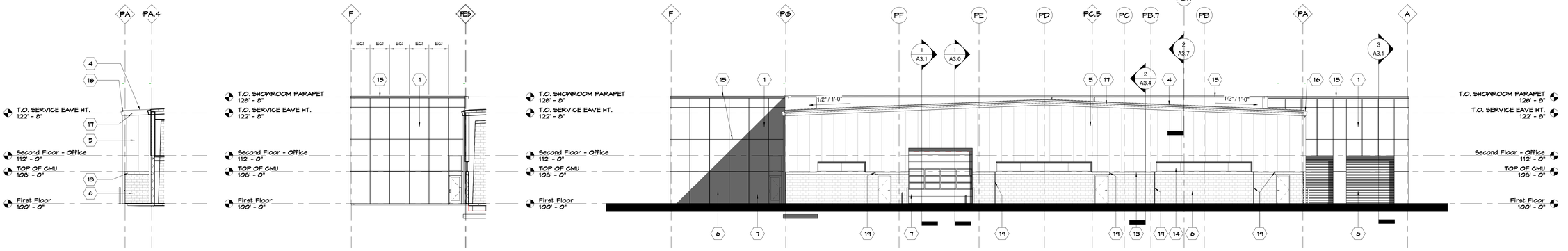


PARTIAL SOUTH ELEV. - SERVICE BAY

SCALE: 3/32" = 1'-0"

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



PARTIAL NORTH ELEV. - SERVICE

SCALE: 3/32" = 1'-0"

PARTIAL SOUTH ELEV. - SHOWROOM

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION GENERAL NOTES

A. PROVIDE MASONRY CONTROL JOINTS AT 30'-0" MAX.

ARCHITECTURAL ELEVATION KEY NOTES

(NOTE: NOT ALL KEYNOTES APPLY TO THIS SHEET)

1. COMPOSITE METAL PANEL ON 2" "Z" FURRING TO CMU WITH CONT. INSUALTION W/ RAINSCREEN (DRY JOINT) PER FORD PROTOTYPE SPECIFICATION.
2. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM CURTAIN WALL SYSTEM W/ VERT BUTT GLAZE AND HORIZONTAL MULLIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
3. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM STOREFRONT SYSTEM. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
4. SERVICE BUILDING - TYPICAL ROOF - CLASS A MEMBRANE ROOFING OVER R-30.0 RIGID INSULATION OVER 1-1/2" METAL ROOF DECK.
5. METAL INSULATED FORMWALL PANELS W/ R5.0 CONTINUOUS WALL INSULATION MIN. ON 1" METAL SUBGIRTS ON PEMB GIRTS. PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
6. 8"H x 8"D x 16"L SPLIT FACED CMU WAINSCOT PAINT PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND.
7. INSULATED OH DOOR, SEE DOOR SCHEDULE
8. OH FULL VISION DOOR - BASIS OF DESIGN: RYTEC HIGH SPEED COILING DOORS, SEE DOOR SCHEDULE.
9. DEALER SIGNAGE ON CURTAIN WALL SYSTEM OUTRIGGERS. GC & SIGNAGE PROVIDER SHALL COORDINATE SIGN DETAILS WITH ARCHITECT & CURTAIN WALL PROVIDER BEFORE FABRICATION. PROVIDE ELECTRICAL POWER FOR ILLUMINATED SIGNAGE.
10. PREFABRICATED METAL TRELLIS. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
11. FORD SIGNAGE.
12. PREFABRICATED HANGING METAL BLADE CANOPY. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
13. 8"H x 8"D x 16"L SMOOTH FACED CMU, PAINT PER FORD SPECIFICATIONS.
14. 1" INSULATED CLEAR LOW E GLASS RIBBON WALL IN ANOD. ALUMINUM STOREFRONT SYSTEM W/ BUTT GLAZED VERT. JOINTS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
15. PREFINISHED METAL COPING.
16. PEMB PREFINISHED METAL GUTTERS & DOWNSPOUTS.
17. PEMB REFINISHED METAL RAKE TRIM.
18. ALIGN EDGE OF PANEL JOINT WITH WINDOW / DOOR JAMB (TYP.).
19. PROVIDE MASONRY CONTROL JOINT AT 30'-0" MAX.

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SHEET CONTENTS:

ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	CK'D

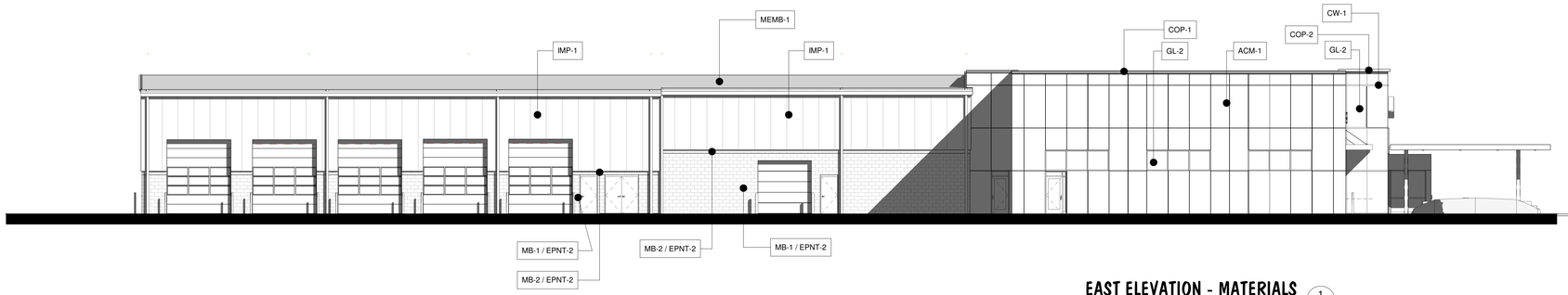
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Preliminary Not For Construction

Date: 01/27/26 Job No: 22.188.1

A2.0

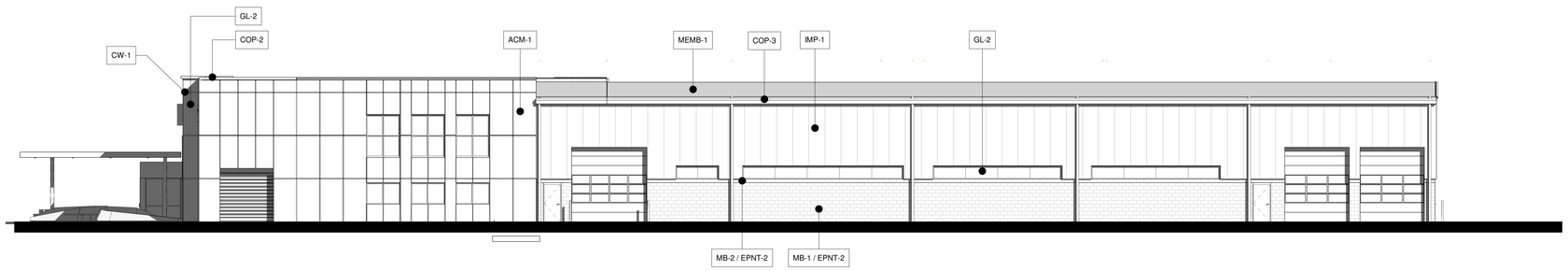
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EAST ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

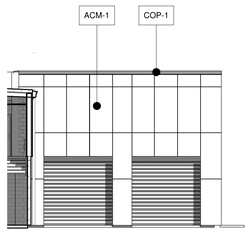
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WEST ELEVATION - MATERIALS

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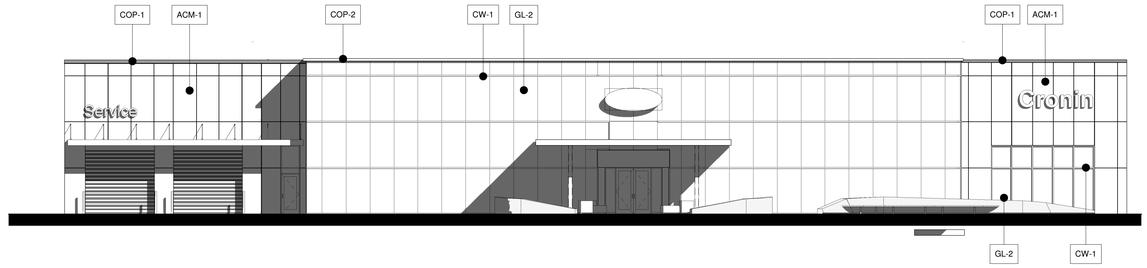
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PARTIAL SOUTH ELEV. - SERVICE BAY - MATERIALS

SCALE: 3/32" = 1'-0"

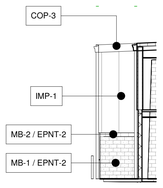
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NORTH ELEVATION - MATERIALS

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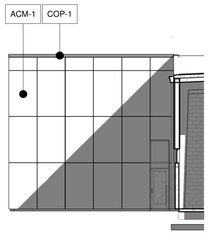
3 A2.1



PARTIAL NORTH ELEV. - SERVICE - MATERIALS

SCALE: 3/32" = 1'-0"

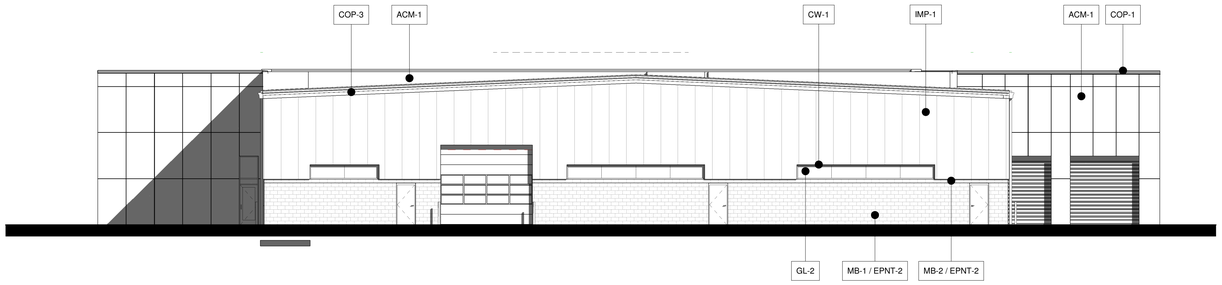
7 A2.1



PARTIAL SOUTH ELEV. - SHOWROOM - MATERIALS

SCALE: 3/32" = 1'-0"

6 A2.1



SOUTH ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

4 A2.1

EXTERIOR ELEVATION MATERIALS LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
ACM-1	ALUMINUM COMPOSITE PANEL (ACM)	ARCONIC	REYNOBOND FR	BRITE WHITE (DURAGLOSS 5000)	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
ACM-1 (ALT)	ALUMINUM COMPOSITE PANEL (ACM)	ALPOLIC		EWH WHITE	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: STEVE TATRO, NATIONAL SALES C. 757.334.8112 STEVE.TATRO@MCGC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1	INSULATED METAL PANELS	NUCOR INSULATED PANEL GROUP (NIPG)	FORMAWALL DIMENSION SERIES	WHITE	HORIZONTAL, 36" WIDE, SMOOTH FACE, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: MIKE WEAVER, NATIONAL ACCOUNTS P. 980.213.9789 MICHAEL.E.WEAVER@NUCOR.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1 (ALT)	INSULATED METAL PANELS	KINGSPAN	QUADCORE B DESIGNWALL 2000	WHITE	HORIZONTAL, 36" WIDE, NON-EMBOSSED, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: DOMINIC GRECKI, NATIONAL SALES P. 614.444.0110 DOMINIC.GRECKI@KINGSPAN.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
CMP-1	RIBBED METAL PANEL	ARCONIC	COLORWELD 500	SLATE GRAY - FINISH: 30% GLOSS	SEE ELEVATIONS	INTERIOR LINER PANEL	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM
MB-1	MASONRY/BLOCK (CMU)	-	SPLIT FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
MB-2	MASONRY/BLOCK (CMU)	-	SMMOTH FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
EPNT-1	EXTERIOR PAINT	SHERWIN WILLIAMS OR APPROVED EQUAL	ULTRA SPEC	SW7007 BRIGHT WHITE FINISH: EXTERIOR SEMI GLOSS		EXTERIOR FACADE	DAWN CENOWA P: 248-660-3067 E: DAWN.M.CENOWA@SHERWIN.COM
EPNT-2	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2112-50 STORMY MONDAY FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
EPNT-3	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2121-20 STEEL WOOL FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
CW-1	ALUMINUM STOREFRONT AND/OR CURTAINWALL SYSTEM	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	CURTAINWALL: OBE RELIANCE 2-1/2"X 7-1/4" 2-SIDED SSG CW w/ INTERNALLY REINFORCED MULLIONS ABOVE W.L. ANCHOR: STOREFRONT: OBE 3000 SERIES FRONT SET 2"x4-1/2" OR OBE SERIES 6000 FRONT SET 2"X6"	CLEAR ANODIZED		LOCATION: TO BE USED WITHIN ALL LIGHT COLOR FACADE MATERIALS	CONTACT: NATHAN DAVIS OLDCASTLE BUILDINGENVELOPE MOBILE +1 (469) 521-5134 EMAIL: NDAVIS@OBE.COM GLASS MOUNTING TYPE: ECOSTOREFRONT - FRONT SET, CURTAINWALL - FRONT SET WITH EXPRESSED HORIZONTAL MULLIONS AND VERTICAL BUTT JOINTS (MATCH CURRENT SPECIFICATIONS)
CW-2	ALUMINUM STOREFRONT	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	STOREFRONT: OBE 3000 SERIES CENTER SET 2"X4-1/2"	BLACK ANODIZED		LOCATION: ONLY TO BE USED WITHIN IMP-1 / CMP-1 OR EQUALLY DARK GRAY FACADE MATERIALS	CONTACT: SEE ABOVE GLASS MOUNTING TYPE: FRONT SET
GL-2	DOUBLE PANE GLASS	VITRO ARCHITECTURAL GLASS OR APPROVED EQUAL	VITRO GLASS: SOLARBAN 60 (2) CLEAR + CLEAR	CLEAR COATING: SEE PROJECT WALL SECTIONS		EXTERIOR FACADE	CONTACT: SEE ABOVE PRINT COVERAGE: NONE SPACER FILL: ARGON NOTE: SPANDREL AS REQUIRED.
SB-1	DECORATIVE BOLLARD	RELIANCE FOUNDRY	STAINLESS STEEL (316)	BRUSHED STAINLESS		TO BE USED AT CUSTOMER AREAS (DECORATIVE)	
SB-2	STEEL SAFETY BOLLARD	U-LINE		COLOR: SAFETY YELLOW FINISH: SEMI-GLOSS		EXTERIOR REAR FACADE	
COP-1	METAL COPING			COLOR TO MATCH ADJACENT METAL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-2	METAL COPING			CLEAR ANOD. COLOR TO MATCH ADJACENT CURTAIN WALL FRAMING. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-3	METAL COPING / GUTTER			COLOR TO MATCH ADJACENT METAL WALL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
NOTE: ALSO SEE MATERIAL & FINISH CONTACT INFORMATION ON SHEET A4.12		BOD: ELEVATE SYSTEMS	BOD: ULTRAFLY SYSTEM			SALES BUILDING, SERVICE BAYS, CARWASH BUILDING	CONTACT: TOM SCHNEIDER - TNT ROOFING 2865 CHANCELLOR DR. SUITE 235 CRESTVIEW HILLS, KY 41017 OFFICE: 859-384-5050 EMAIL: TOM.SCHNEIDER@TNTROOFINGPRODUCTS.COM

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MATERIAL ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONR

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

Date: 01/27/26 Job No: 22.188.1

A2.1

of: 1



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



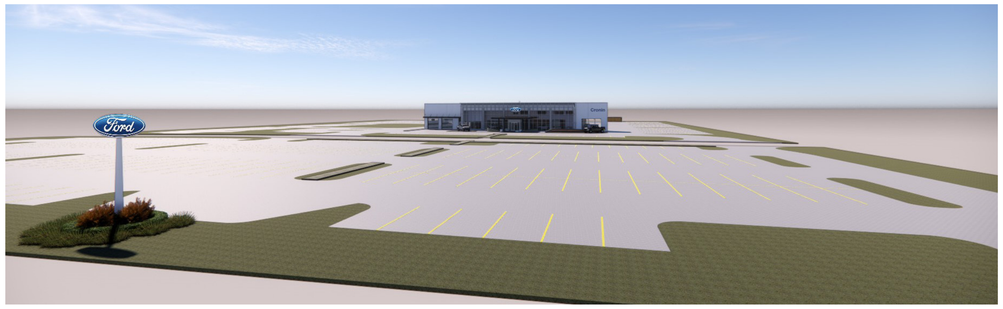
BUILDING RENDERING FROM SOUTH EAST



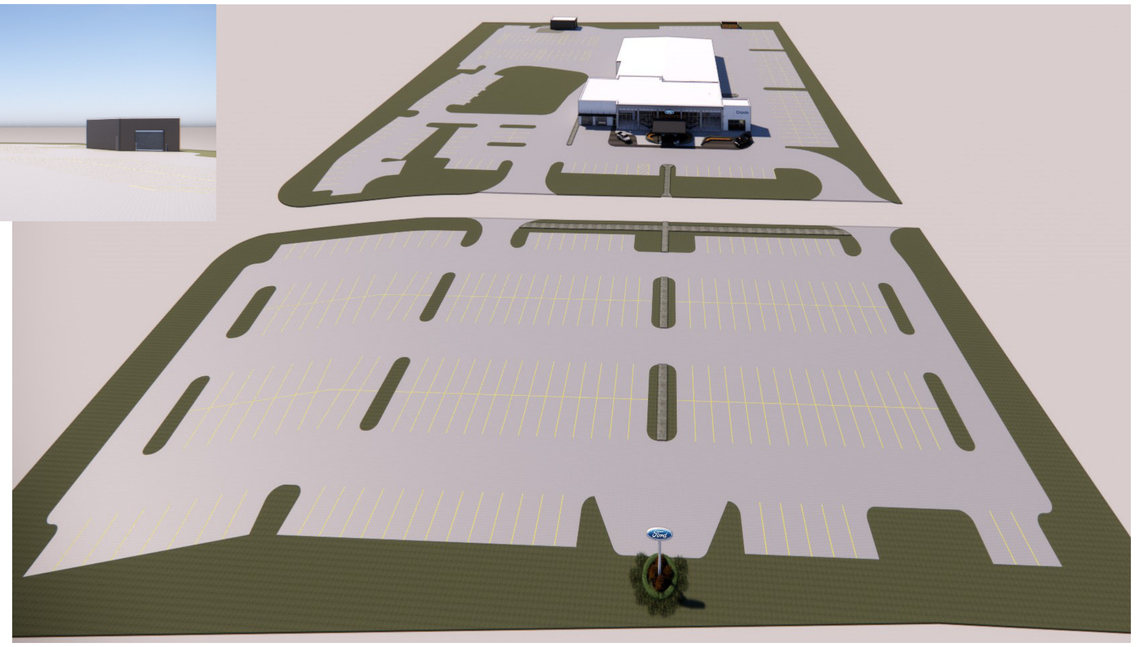
BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST



BUILDING RENDERING AT ROAD FROM NORTH AT HAMILTON-LEBANON ROAD



BUILDING RENDERING OVERALL FROM NORTH

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RENDERINGS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary
Not For
Construction

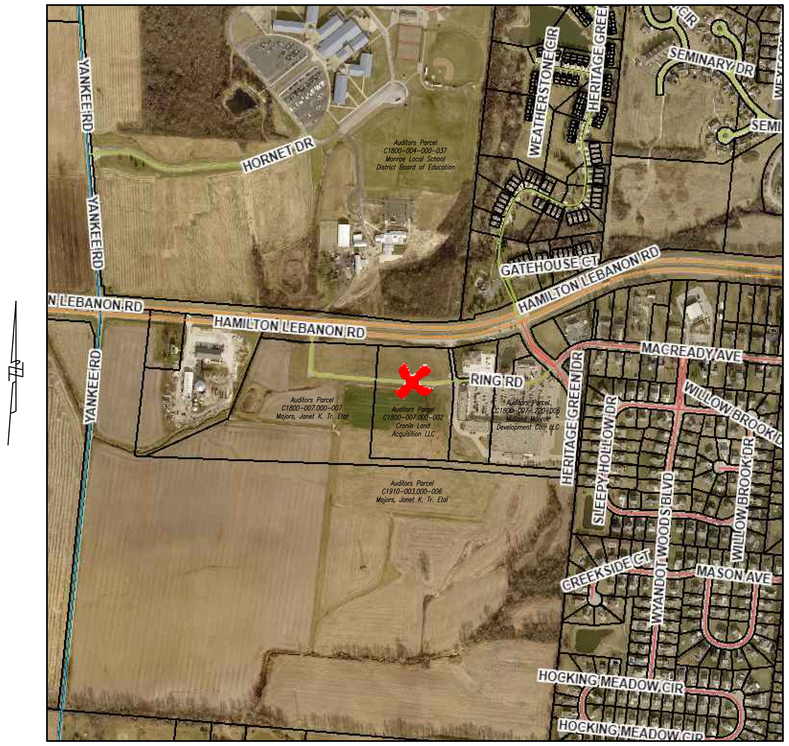
Date: 01/27/26 Job No: 22.188.1

R1.0

of: 1

CRONIN FORD DEALERSHIP
VARIANCE PLAN

SECTION–23, TOWN–3, RANGE–3
CITY OF MONROE, BUTLER COUNTY, OHIO



VICINITY MAP

PROPOSED VARIANCES:

1) 1204.19.E. – STREET TREES REQUIRED ON BOTH SIDES OF ROAD. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT.

2) 1204.11.A.5 – STANDARD PARKING SPACE SIZE OF 10'X18' PER TABLE 1204.11–1. A VARIANCE IS BEING REQUESTED TO PERMIT ALL PARKING SPACES TO BE 9'X18' EXCEPT PARKING DESIGNATED AS CUSTOMER & EMPLOYEE PARKING.

3) 1204.07 – BUILDING MASS (BASE/BODY/CAP) PER TABLE 1204.07–2. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT AND COMPLY WITH THE FRANCHISE AGREEMENT AND THE PUD AMENDMENT DATED MARCH 1, 2024 (ATTACHED).

4) 1204.20 – DEVELOPMENT LANDSCAPING. A VARIANCE IS BEING REQUESTED TO WAIVE THE TREE PLANTING REQUIREMENTS IN PARKING ISLANDS.

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Title Sheet

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www.abercrombieassociates.com

STATE OF OHIO
BENJAMIN POOLE
89431
REGISTERED PROFESSIONAL ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

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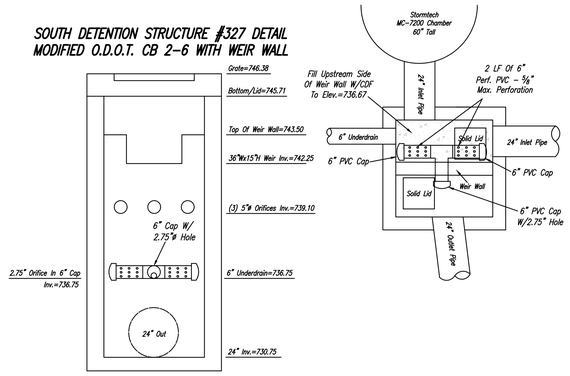
of: 1

OWNER:
CRONIN LAND ACQUISITION LLC
7373 BEECHMONT AVENUE
CINCINNATI, OH 45230

DEVELOPER:
CRONIN AUTOMOTIVE
10700 NEW HAVEN ROAD
HARRISON, OH 45030

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SOUTH DETENTION STRUCTURE #327 DETAIL
MODIFIED O.D.O.T. CB 2-6 WITH WEIR WALL



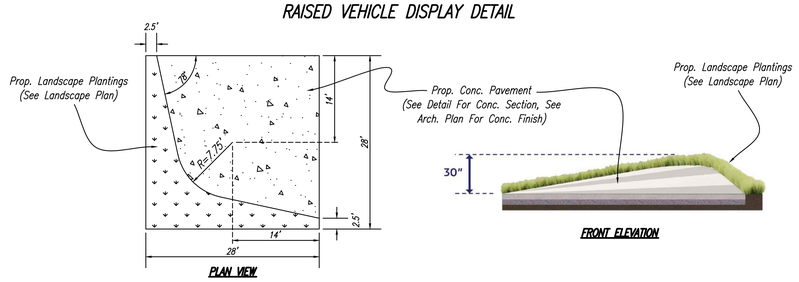
STORM WATER DETENTION FACILITY TABLE

DESIGNATION	HIGHWATER ELEVATION (FT. ABOVE M.S.L.)	PRE-DEV Q1 (CFS)	POST-DEV Q25 (CFS)	WATER QUALITY VOLUME (C.F.)	REQUIRED STORAGE VOLUME (C.F.)
SOUTH	744.26	4.77	4.28	16,307	47,222

PROPOSED ELEVATIONS

TOP OF STONE	743.50
TOP OF CHAMBER	742.50
BOTTOM OF CHAMBER	737.50
BOTTOM OF STONE/6" UNDERDRAIN INVERT	736.75

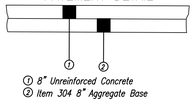
RAISED VEHICLE DISPLAY DETAIL



PLAN VIEW

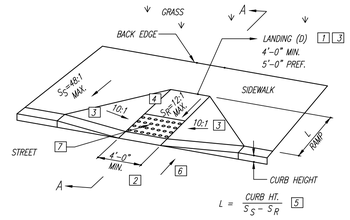
FRONT ELEVATION

DUMPSTER PAD PAVEMENT DETAIL



① 8" Unreinforced Concrete
② Item 304 8" Aggregate Base

PERPENDICULAR CURB RAMP DETAIL
Type A1 (Perpendicular With Flared Sides)



SECTION A-A
NORMAL DETAIL

LEGEND

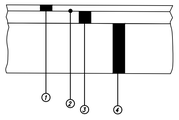
1. May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.
2. May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.
3. Where landing (0) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
4. The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal.

   In existing sidewalks, where the maximum ramp slope (S_R) is not feasible, it may be reduced as follows:

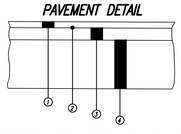
   A) 10:1 for a max. rise of 6"
   B) 8:1 for a max. rise of 3"
   C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.
5. The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
6. Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.
7. Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.

HEAVY DUTY PAVEMENT DETAIL



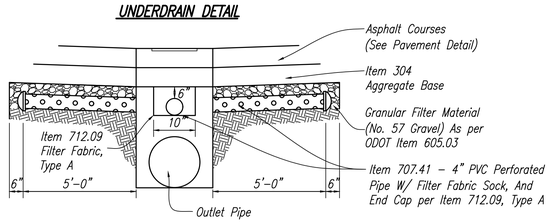
① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
② Item 407 Tack Coat
③ Item 448 3" Asphalt Concrete Intermediate Course (1 1/2" Courses) Type 2 (PG 64-22)
④ Item 304 8" Aggregate Base (4" Courses)

LIGHT DUTY PAVEMENT DETAIL

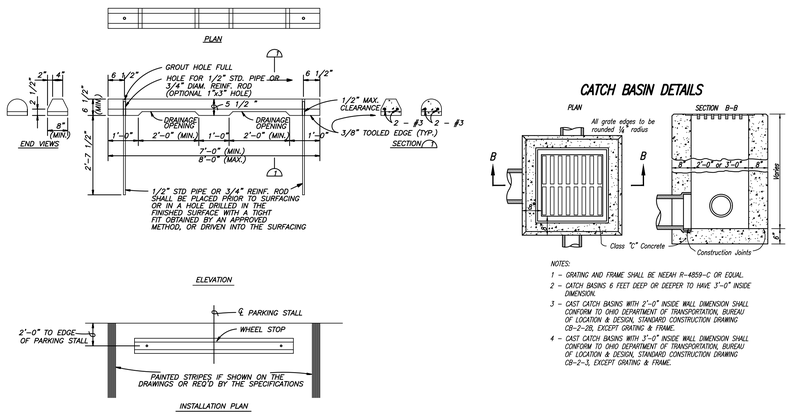


① Item 448 1 1/2" Asphalt Concrete Surface Course Type 1 (PG-64-22)
② Item 407 Tack Coat
③ Item 448 2" Asphalt Concrete Intermediate Course, Type 2 (PG-64-22)
④ Item 304 8" Aggregate Base (4" Courses)

UNDERDRAIN DETAIL



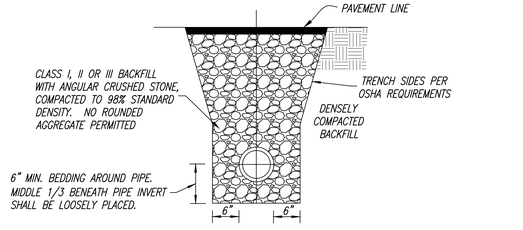
PRECAST CONCRETE WHEEL STOP DETAILS



CATCH BASIN DETAILS

NOTES:
1 - GRATING AND FRAME SHALL BE NEENAH R-4859-C OR EQUAL.
2 - CATCH BASINS 6 FEET DEEP OR DEEPER TO HAVE 3'-0" INSIDE DIMENSION.
3 - CAST CATCH BASINS WITH 2'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-28, EXCEPT GRATING & FRAME.
4 - CAST CATCH BASINS WITH 3'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-3, EXCEPT GRATING & FRAME.

STANDARD UTILITY TRENCH FOR PIPES UNDER PAVEMENT



REFER TO O.D.O.T ITEM 603.04 FOR ADDITIONAL BEDDING INFORMATION
REFER TO O.D.O.T ITEM 603.08 FOR ADDITIONAL BACKFILLING INFORMATION

GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE CITY OF MONROE STANDARD DETAIL DRAWINGS AND "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH FTS TT-P97-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

UTILITY SPECIFICATION:
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603.

STEPS SHALL BE REQUIRED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS FOUR (4) FEET AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STANDARD CONSTRUCTION DRAWING MH-1.

ALL CATCH BASINS, INLETS & MANHOLES IN PAVED AREAS SHALL BE SLOPED ACCORDINGLY WITH FINAL PAVEMENT SURFACE PER GRADING PLAN.

ALL CATCH BASINS 2-3 OR LARGER IN PAVED AREAS TO HAVE 8" HEAVY DUTY TOP SLABS.

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC AND IRRIGATION WATER SERVICE TO BE TYPE "K" COPPER, UNLESS OTHERWISE NOTED. FIRE LINE TO BE DUCTILE IRON CLASS 53 (O.D.O.T. ITEM 748.01) OR PVC AWWA C900, (ODOT ITEM 748.02) UNLESS OTHERWISE NOTED. FIRE HYDRANTS TO BE "MUELLER" OR "KENNEDY" OR APPROVED EQUAL.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IS PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

UTILITY TRENCH BACKFILL SHALL BE PER THE DETAILS SHOWN ON THE PLANS.

EROSION CONTROL:
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

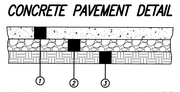
EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH OHIO RAINWATER AND LAND DEVELOPMENT MANUAL TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

ALL CATCH BASINS SHALL HAVE SEDIMENT INLET PROTECTION METHODS INSTALLED DURING CONSTRUCTION, USING THE DETAILS SHOWN ON THE PLAN.

CONCRETE PAVEMENT DETAIL



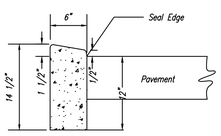
①Item-452 Plain Portland Cement Concrete, Class "C", 6" Thick
②Item-304 Aggregate Base, 6" Thick
③Item-203 Compacted Subgrade

CONCRETE SIDEWALK DETAIL

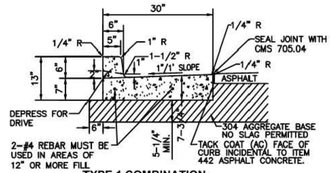


One Course Portland Cement Concrete Sidewalks, Class "C" Concrete, Four Feet (4') In Width And Four Inches (4") Min.In Thickness Shall Be Constructed Where Shown On The Plans Or Typical Sections. Sidewalk To Be Seven Inches (7") Min. In Thickness At Driveway Aprons. One Half Inch (½") Full Depth Expansion Joints Shall Be Installed At Intervals Not To Exceed One Hundred Feet (100'). All Sidewalks, Including Curb Ramps, Shall Connect To The Pavement Or Curb With One-Half (½") Full Depth Expansion Joint Material Between The Walk And Curb.

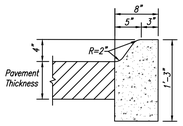
DEPRESSED CURB DETAIL



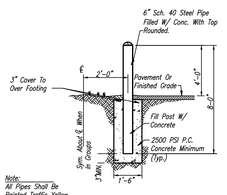
TYPE 1 COMBINATION CURB AND GUTTER



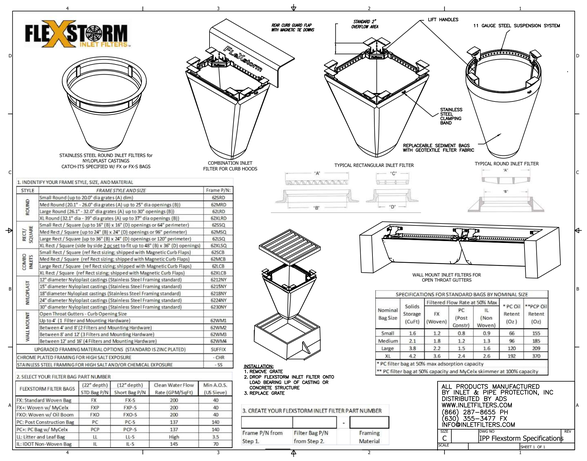
TYPE B CONCRETE CURB DETAIL



PIPE BOLLARD



Note:
All Pipes Shall Be Painted Traffic Yellow



1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) slots)	62SDD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MDD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LDD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLDD
RIDGE SQUARE	Small Rect / Square (up to 36" (B) x 18" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
CURBED INLETS	Small Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	62XLCB
WHEELCHAIR	12" diameter Nyloplast castings (Stainless Steel Framing standard)	62SDNT
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	62SDNT
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	62DNST
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	62MNT
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	62XNT
MANHOLE	24" diameter Nyloplast castings (Open Grate) Up to 8' (1.5) Optional Mounting Hardware Kit (Between 4' and 8' (1.5) Fibers and Mounting Hardware)	62MNMS 62MNMS
	Between 8' and 12' (3.1) Fibers and Mounting Hardware)	62MNMS
	Between 12' and 16' (4.9) Fibers and Mounting Hardware)	62MNML
	UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)	SUFFIX
	CHROME PLATED FRAMING FOR HIGH SALT EXPOSURE	CHR
	STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE	SS

2. SELECT YOUR FILTER BAG PART NUMBER

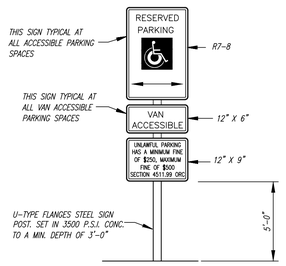
FLEXSTORM FILTER BAGS	(12" depth)	(12"-depth)	Clean Water Flow	Min A.O.S.
	STD Bag P/N	Short Bag P/N	Rate (GPM/SqFt)	(US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
FX+ Woven w/ MyCelx	FXP	FXP-S	200	40
FXO- Woven w/ Oil Boom	FXO	FXO-S	200	40
PC- Post Construction Bag	PC	PC-S	137	140
PC+ PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL- Litter and Leaf Bag	LL	LL-S	High	3.5
G - IDOT Non-Woven Bag	G	G-S	145	70

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu Ft)	Filtered Flow Rate at 50% Max I FX	PC (Post Constr)	G (Non Wovens)	* PC or G Retenti (Cu)	* PCP Or Retenti (Cu)
Small	1.6	1.2	0.8	0.9	96	155
Medium	2.1	1.8	1.2	1.3	96	185
Large	3.8	2.2	1.5	1.6	120	209
XL	4.2	3.6	2.4	2.6	192	330

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and McCelx skimmer at 100% capacity

HANDICAP ACCESSIBLE PARKING SIGN



NOTE: SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:
Details

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-353-4500
www.abercrombie-associates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

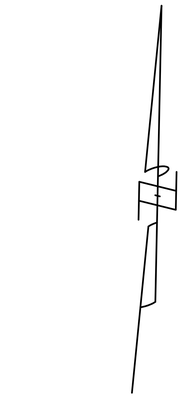
REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
2	03/08/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C1.1
of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DEMOLITION PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
3. ALL DEBRIS IS TO BE REMOVED AND HAULED OFFSITE.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL WORK TO REMAIN, ANY DAMAGE TO EXISTING SHALL BE REPLACED TO LIKE NEW CONDITION.
5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL OTHER MISCELLANEOUS ITEMS AS REQUIRED TO PERFORM THE WORK. ANY ITEMS NOT SPECIFICALLY EXCLUDED FROM DEMOLITION SCOPE OF WORK WITHIN THE GENERAL LIMITS OF WORK SHALL BE REMOVED AT CONTRACTORS EXPENSE.

HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)

S 85°37'22" E 439.59'

92.32'

S 88°20'02" E 383.23'

Ex. 5/8" Iron Pin

RING ROAD (PRIVATE)

S 6°03'44" E 270.91'

FRONTAGE ROAD (PRIVATE)

775.16'

N 4°19'11" E

S 4°22'51" W 506.48'

9.2551 Acres
Auditors Parcel
C1800-007.000-002
Cronin Land
Acquisition LLC
O.R. 10109, Pg. 1435

Auditors Parcel
C1800-007.000-007
Majors, Janet K. Tr. Etal
O.R. 10004, Pg. 1611

Auditors Parcel
C1800-007.220-005
Midland Monroe
Development Co., LLC
O.R. 8462, Pg. 591

Auditors Parcel
C1910-003.000-006
Majors, Janet K. Etal
O.R. 6931, Pg. 1061

City Of Monroe
Lemon Township

N 88°28'17" W 448.04'

N 88°28'17" W 1968.90'

S 85°37'09" E 85.18'

S 85°37'09" E

N 85°37'37" W 998.00'

Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793

Ex. 8" Intermediate Pressure Gas Main

Ex. 8" Water Main

Ex. Asphalt Pavement

Ex. Swale

Ex. Sign

Ex. Gravel Rip-Rap

Ex. Tree Line

Ex. Tree

Ex. Cross Notch

Ex. Control MH Rim=765.38

Ex. San. MH Rim=742.11 Inv.=734.28

Ex. San. MH Rim=757.54 Inv.=749.63 Inv.=749.51

Ex. San. MH Rim=762.74 Inv.=752.38

Ex. SGI Grate=764.60 Inv.=760.70

Ex. SGI Grate=763.97 Inv.=757.97

Ex. DGI Grate=742.42 Inv.=739.41

Ex. DGI Grate=742.76 Inv.=738.81

Ex. C.B. Grate=740.54 Inv.=736.00

Ex. C.B. Grate=740.67 Inv.=736.33

Ex. 30" Stm. 43.81' @ 0.80%

Ex. 30" Stm. 57.86' @ 0.57%

Ex. 30" Stm. 26.96' @ 2.12%

Ex. 15" Stm. 135.13' @ 2.82%

Ex. 8" Stm. 85.00' @ 5.00%

Ex. 8" San. 70.58' @ 5.00%

Ex. 8" San. 310.92' @ 4.90%

Ex. 4" Pressu

20' Offsite Water Main Easement O.R. 7770, Pg. 2380

Ex. High Tension Wire Tower

Inv.=752.78

LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Electric Box
	Ex. Telephone Box
	Ex. Sign
	Ex. Cable Box
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Water Meter
	Ex. Gas Box
	Ex. Gas Valve
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines
	Ex. Guardrail

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 88 BASED ON VRS GPS OBSERVATIONS.

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Layout Plan

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-245-0231
www.abercrombieassociates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED PROFESSIONAL ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

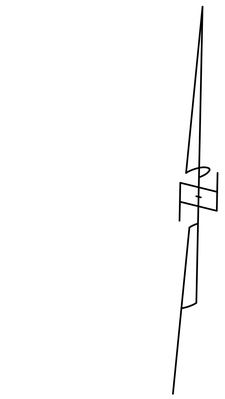
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C2.0

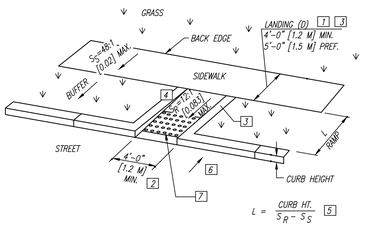
of: 1



GRAPHIC SCALE

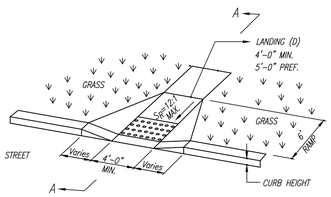
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



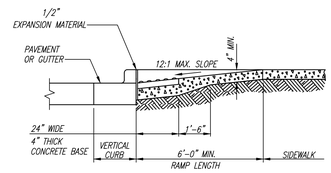
COMBINED CURB RAMP DETAIL

Type A2 (Perpendicular With Returned Curb)



PERPENDICULAR CURB RAMP DETAIL

(Perpendicular With Flared Sides)



SECTION A–A NORMAL DETAIL

LEGEND

1. *May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.*
2. *May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.*
3. *Where landing width (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].*

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
5. *The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.*
6. *Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.*
7. *Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.*

LEGEND

The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.

Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.

Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.



Denotes Prop. Heavy Duty Pavement, See Detail.

Denotes Prop. Light Duty Pavement, See Detail.

[A] Denotes Prop. Conc. Apron (See Concrete Pavement Detail)

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ARCHITECTS
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Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Site Layout Plan

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-353-4121
www.abercrombie-associates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED PROFESSIONAL ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE	CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / GEN. REVS
2	03/06/26	North Lot Removed

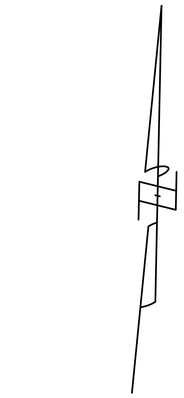
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C3.0

of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING SUMMARY:

TOTAL SPACES: 33 (4 ADA)

NO INVENTORY PARKING WITHIN DUKE EASEMENT (37 SPACES IMPACTED)

CUSTOMER PARKING – 36 SPACES (4 ADA)

EMPLOYEE PARKING – 20 SPACES

SERVICE PARKING – 56 SPACES

CUSTOMER DROP-OFF – 7 SPACES

MOBILE SERVICE – 3 SPACES

NEW VEHICLE INVENTORY – 123 SPACES

USED VEHICLE INVENTORY – 80 SPACES

EV CHARGING – 3 SPACES

HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)

S 85°37'22" E 439.59'

92.32'

S 88°20'02" E 383.23'

Ex. 5/8" Iron Pin

RING ROAD (PRIVATE)

S 6°03'44" E 270.91'

FRONTAGE ROAD (PRIVATE)

Ex. 30' Sanitary Sewer Easement O.R. 7605, Pg. 1793

20' Offsite Water Main Easement O.R. 7770, Pg. 2380

Ex. Cross Notch

775.16'

N 4°19'11" E

Proposed Building
F.F.=748.50
31,886 S.F. First Floor
8,635 S.F. Second Floor

9.2551 Acres
Auditors Parcel
C1800-007-000-002
Cronin Land Acquisition LLC
O.R. 10108, Pg. 1435

Future Building Footprint

Ex. High Tension Wire Tower

Auditors Parcel
C1800-007-000-007
Majors, Janet K. Tr. Etal
O.R. 10004, Pg. 1611

Auditors Parcel
C1800-007.220-005
Midland Monroe Development Co., LLC
O.R. 9402, Pg. 591

506.46'

S 4°22'51" W

N 88°28'17" W 448.04'

Prop. Carwash Building
F.F.=746.5
1,720 S.F.

85.18'

S 85°37'09" E

S 85°37'09" E

N 85°37'37" W 998.00'

N 88°28'17" W 1968.90'

City Of Monroe
Lemon Township

Auditors Parcel
C1910-003.000-006
Majors, Janet K. Etal
O.R. 6931, Pg. 1061

Ex. 100' DP&L R/W Easement O.R. 4, Pg. 365

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SHEET CONTENTS:

Parking Plan

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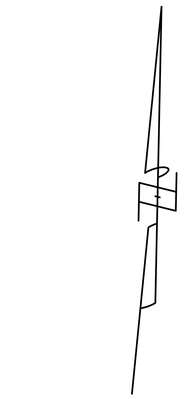
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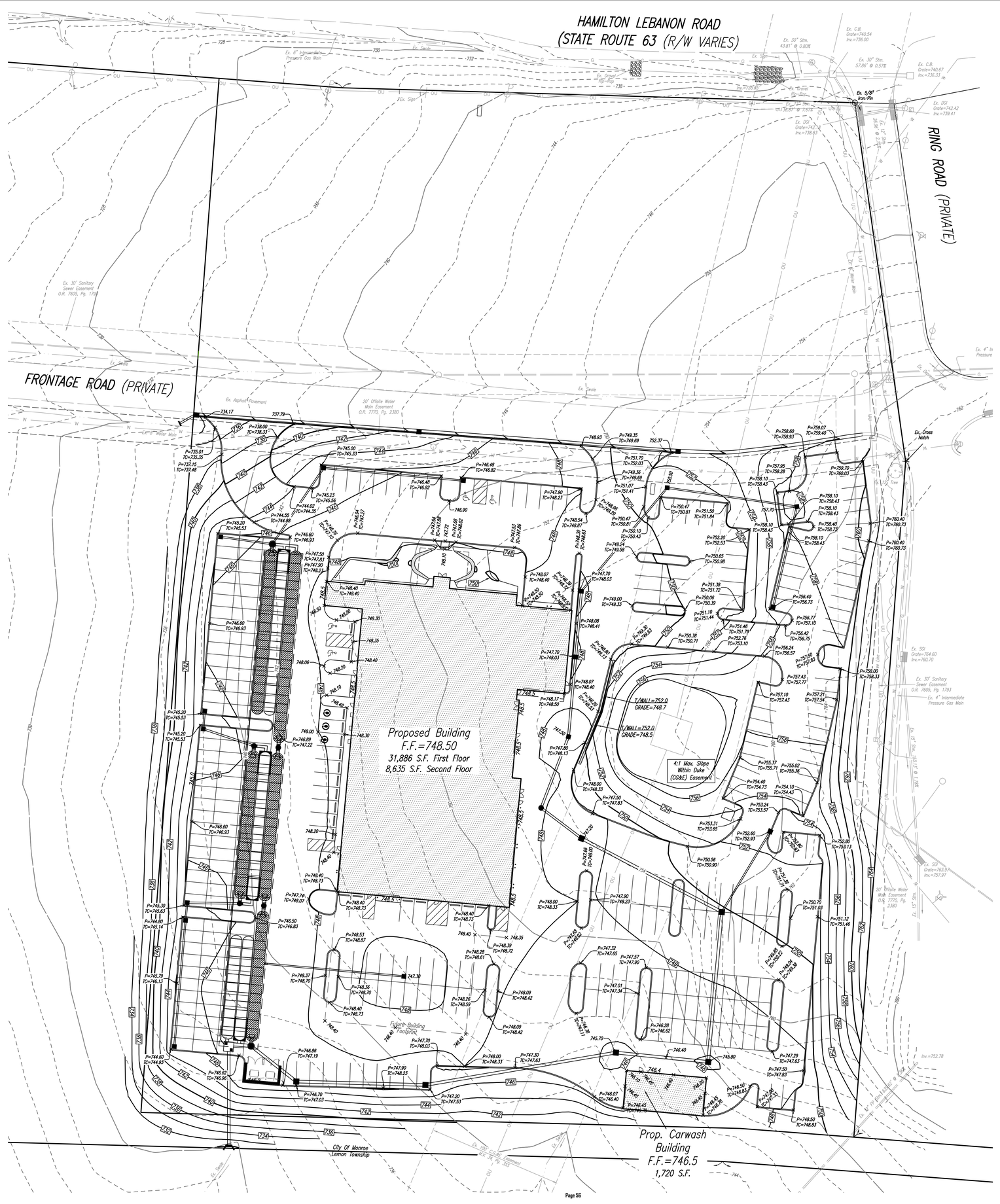
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRADING PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH A REPRESENTATIVE OF THE OWNER/DEVELOPER AND GENERAL CONTRACTOR.
4. ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A., N.P.D.E.S. REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION.
6. EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
8. RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
10. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
11. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
14. UPON COMPLETION OF CONSTRUCTION, REMOVE AND PROPERLY DISPOSE OF ALL EROSION AND SEDIMENT CONTROL BMP'S AND STABILIZE ALL DISTURBED AREAS.



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Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Grading Plan

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513-245-0121
www.abercrombieassociates.com

STATE OF OHIO
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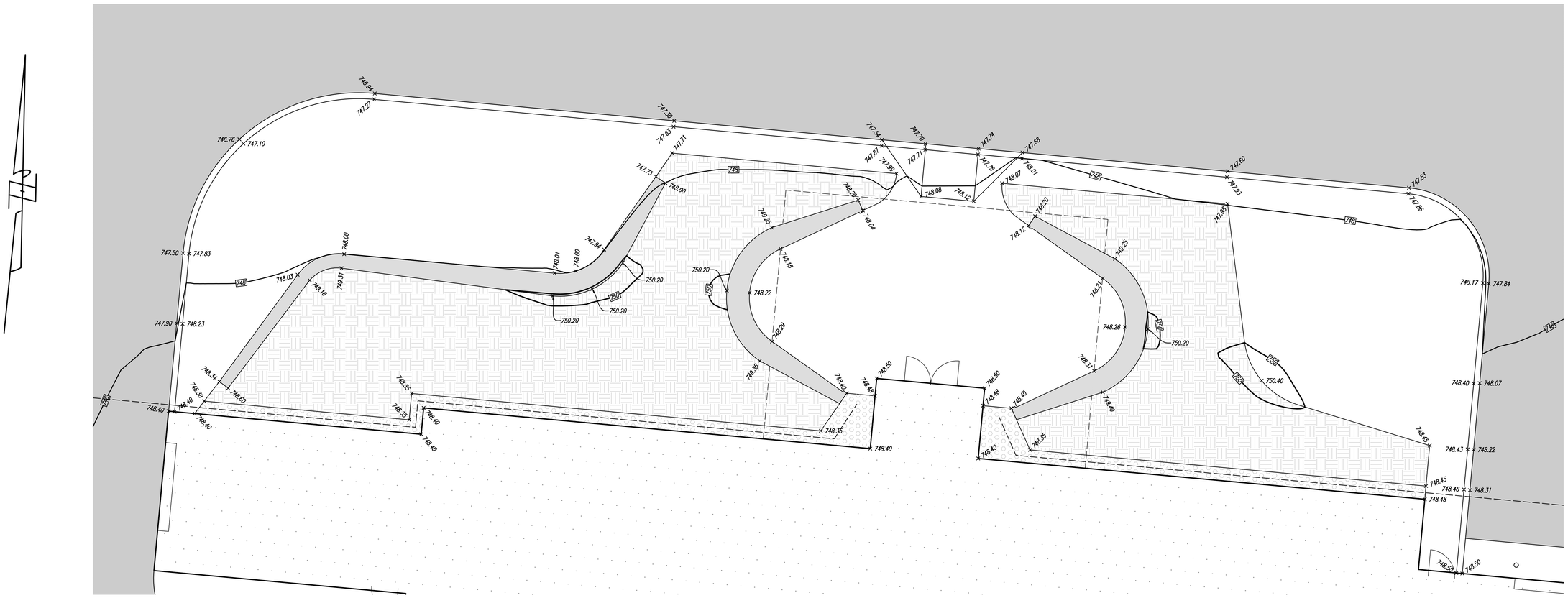
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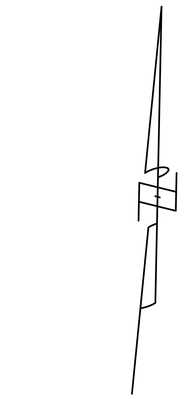
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748.48
748.50
748.50
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748



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30 0 15 30 60 120

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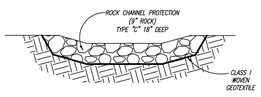
(IP) Denotes Inlet Protection During Construction; "FLEXSTORM" Construction Phase Bag Or Approved Equal.

—•—•—•— Denotes Silt Fence/Mulch Berm (See Detail)

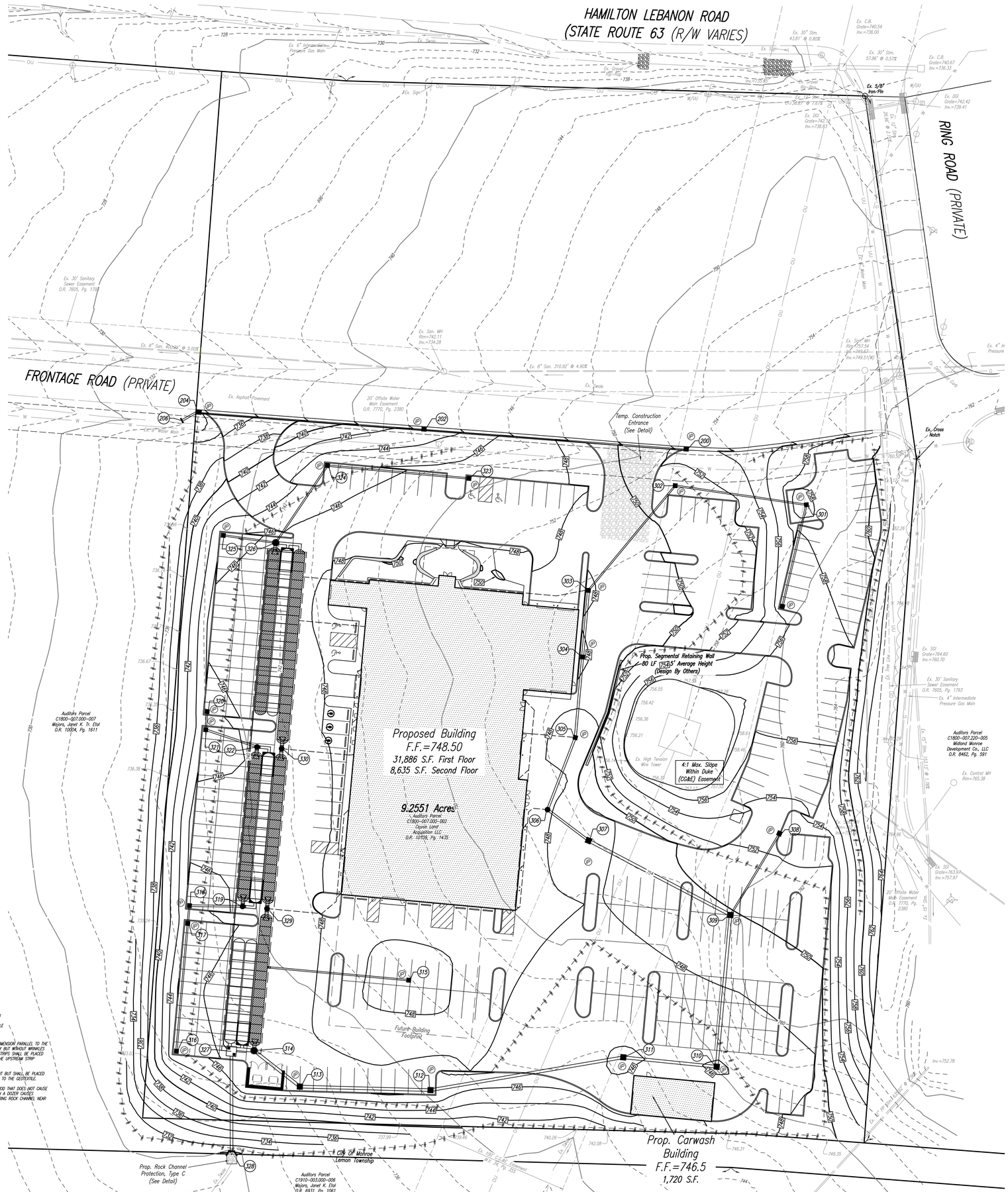
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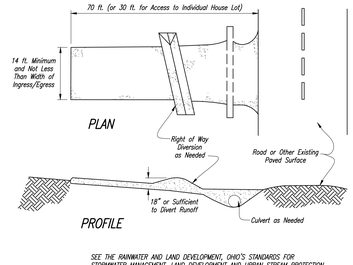
ROCK CHANNEL PROTECTION DETAIL



1. SUBGRADE FOR THE FILTER AND ROCK CHANNEL SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER MATERIAL.
2. ROCK CHANNEL SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
3. NO ABRUPT DEVIATIONS FROM THE DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
4. GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
6. ROCK CHANNEL MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
7. ROCK CHANNEL SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING ROCK CHANNEL NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.

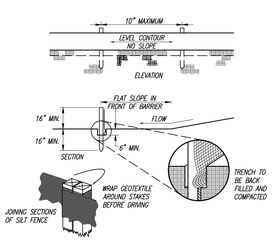


CONSTRUCTION ENTRANCE DETAIL



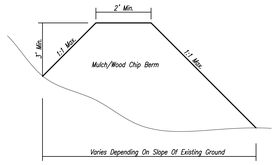
SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR CONSTRUCTION ENTRANCE SPECIFICATIONS.

SPECIFICATIONS FOR SILT FENCE



SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

MULCH BERM DETAIL



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SHEET CONTENTS:

Erosion & Sediment Control Plan

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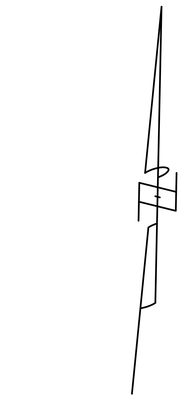
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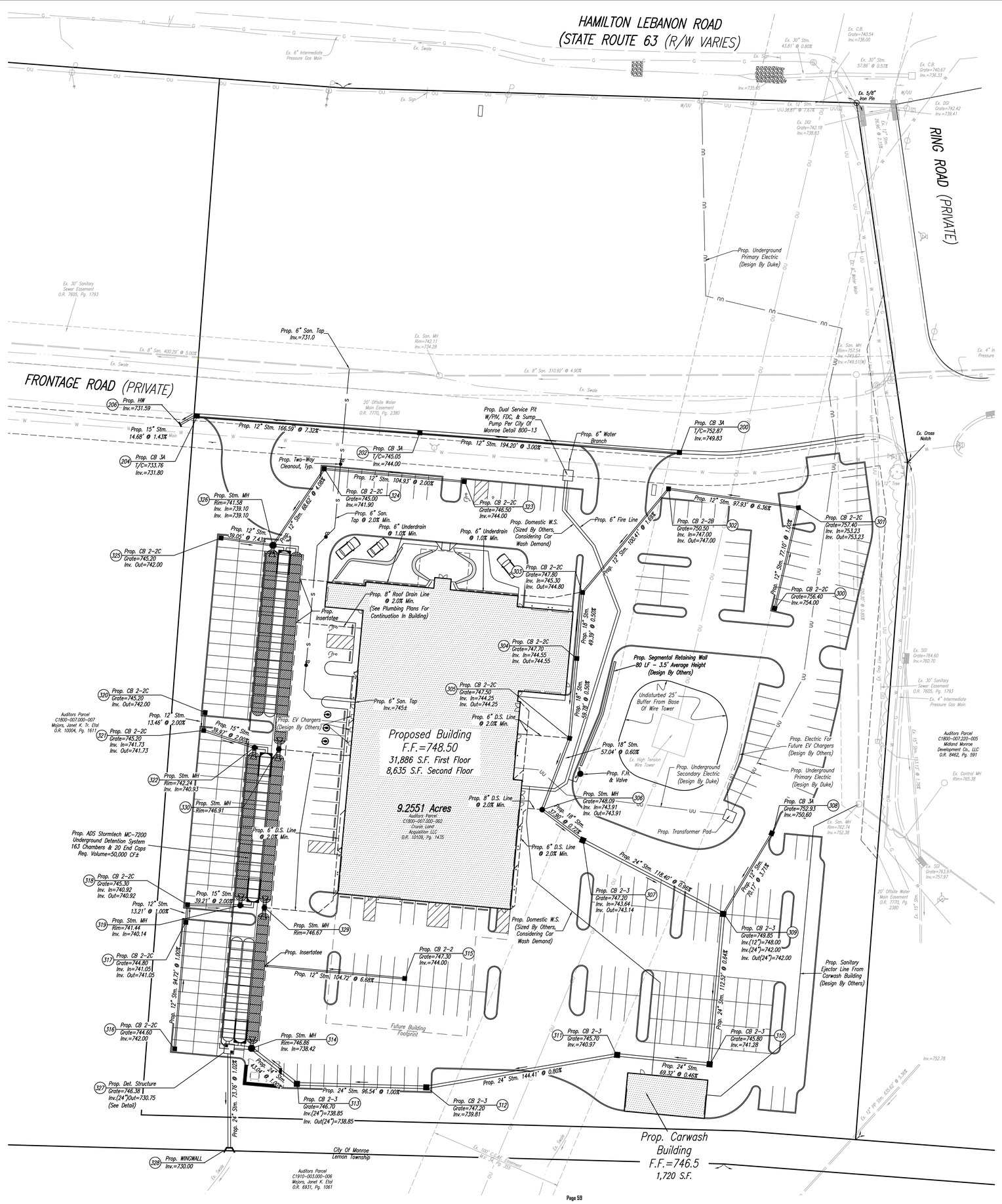
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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UTILITY PLAN NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARD DETAIL DRAWINGS AND THE LATEST EDITION "STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND "STANDARD DRAWINGS".
2. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES.
3. PROPOSED ROUTING SHOWN ARE APPROXIMATE. ANY OFFSETS OR CHANGES IN ELEVATION OR ADJUSTMENTS TO ROUTES TO AVOID INTERFERENCE WITH ADJACENT UNDERGROUND UTILITIES OR SITE PECULIARITIES IN AN EFFORT TO FACILITATE THE INSTALLATION OF THE UNDERGROUND PIPING, SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROPOSED UTILITY LAYOUT.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES AND EASEMENTS IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION. RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.
7. SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.
8. CONNECTION TO PUBLIC WATER MAINS SHALL BE PER THE RULES AND REGULATIONS OF THE CITY OF MONROE.
9. WATER LINES, METERS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE.



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SHEET CONTENTS:

Utility Plan

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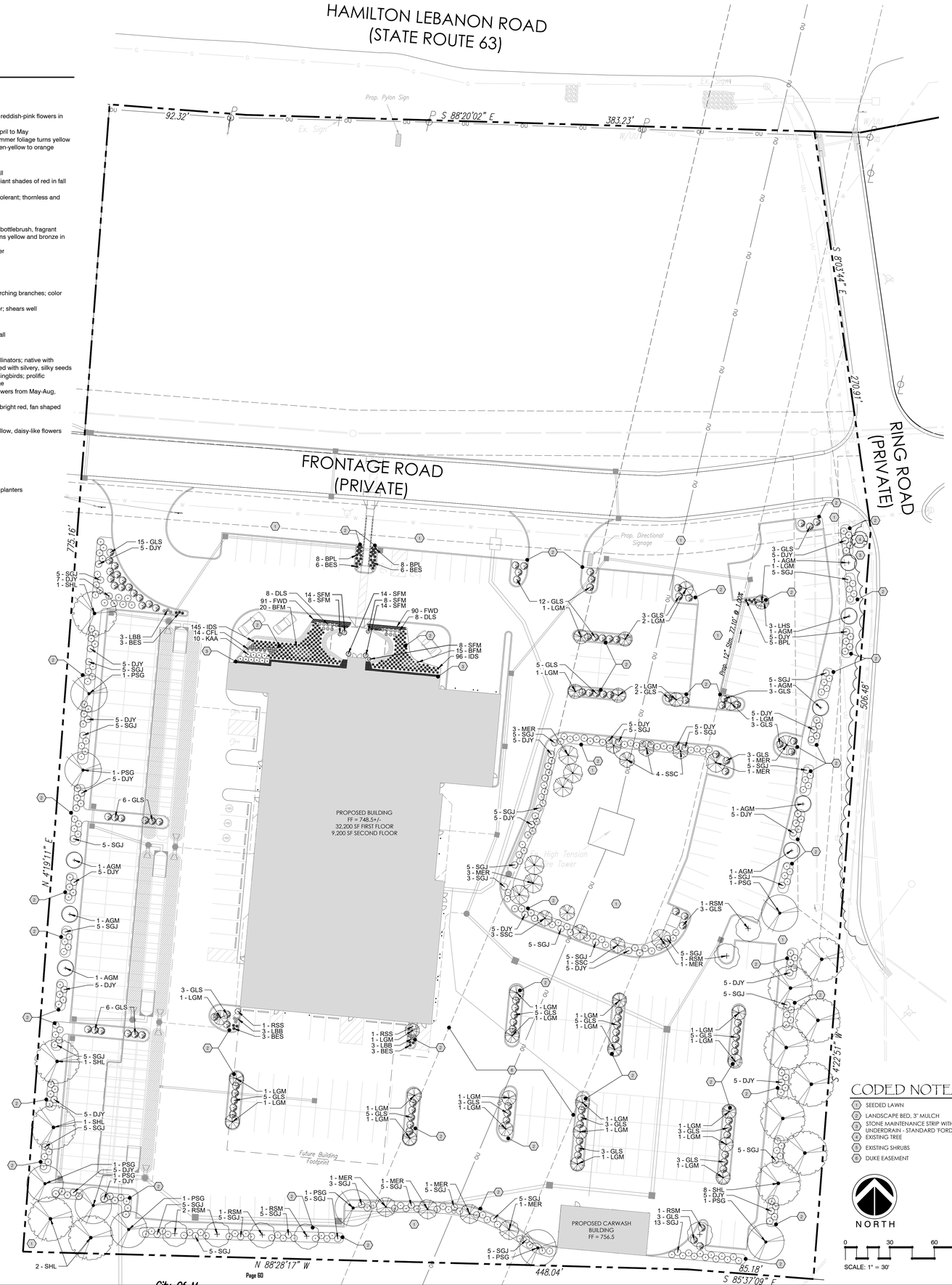
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of: 1

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE	EXPOSURE	REMARKS
ORNAMENTAL TREES						
MER	13	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	1 1/2" CAL.	12`-15` x 12`-15`	Full - Part Sun	Dry soil, drought, and heat tolerant; maroon foliage with reddish-pink flowers in April
LGM	28	Magnolia x 'Little Girl Anne' / Little Girl Anne Magnolia	6` Ht.	10`-12` x 10`-12`	Full Sun - Part Shade	Clay soil and urban tolerant; purple-red blooms in late April to May
SSC	8	Malus Sparkling Sprite® / Sparkling Sprite® Crabapple	1 1/2" CAL.	10`-12` x 10`-12`	Full Sun	Pink buds open to white flowers in April, bright green summer foliage turns yellow in fall, fruit persists into winter, slowly chaning from golden-yellow to orange
SHADE TREES						
AGM	8	Acer rubrum Armstrong Gold® / Armstrong Gold® Maple	2" CAL.	35'-40' x 10'-12'	Full Sun - Part Shade	Dense green foliage turns shades of gold to orange in fall
RSM	7	Acer rubrum Red Sentinel® / Red Sentinel® Maple	2" CAL.	30'-40' x 15'-18'	Full Sun to Part Sun	Narrow, columnar stature, dense green foliage turns brilliant shades of red in fall
PSG	9	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2" CAL.	40`-50` x 20`-30`	Full Sun	Green foliage turns yellow in Fall
SHL	13	Gleditsia triacanthos var. inermis `Skycole` TM / Skyline Honey Locust	2" CAL.	35'-45' x 25'-35'	Full Sun	Deer, drought, clay soil, Black Walnut, and air pollution tolerant; thornless and seedless
DECIDUOUS SHRUBS						
RSS	2	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	#3 CONT.	3`-5` x 3`-5`	Full - Part Shade	Deer and dry soil tolerant; attracts pollinators and birds; bottlebrush, fragrant pinkish-white flowers in July-Aug, deep green foliage turns yellow and bronze in fall
LHS	3	Itea virginica 'Sprich' / Little Henry Sweetspire	#3 CONT.	1.5`-2` x 2`-3`	Full Sun - Part Shade	Showy fragrant white flowers, Late Spring - Early Summer
GLS	110	Rhus aromatica `Gro-Low` / Gro-Low Sumac	#3 CONT.	1.5'-2' x 6'-7'	Full - Part Sun	Deer and dry soil tolerant, red and orange fall color
EVERGREEN SHRUBS						
KAA	10	Azalea hybrids `Karen` / Karen Azalea	#3 CONT.	3`-4` x 3`-4`	Part Shade	Lavender-pink flowers, Spring
SGJ	169	Juniperus chinensis `Sea Green` / Sea Green Juniper	#3 CONT.	3'-4' x 4'-6'	Full Sun	Deer and dry soil tolerant; bright mint green foliage on arching branches; color holds throughout the winter.
DJY	119	Taxus x media 'Densiformis' / Densiformis Yew	3' HT.	3`-4` x 4`-6`	Full Sun - Full Shade	Dry soil tolerant; hardy, holds color throughout the winter; shears well
ORNAMENTAL GRASSES						
BPL	21	Schizachyrium scoparium 'Blue Paradise' / Blue Paradise Little Bluestem	#1 CONT.	3`-3.5` x1.75`-2`	Full Sun	Bluish-Purple foliage, tan plumes Late Summer - Early Fall
PERENNIALS						
BFM	35	Asclepias tuberosa / Butterfly Milkweed	#1 CONT.	18"-30" x 12"-18"	Full Sun - Part Shade	Wet and dry soil tolerant; attracts hummingbirds and pollinators; native with striking yellow-orange blooms followed by green fruit filled with silvery, silky seeds
LBB	9	Buddleia Lo & Behold® 'Blue Chip Jr' / Lo & Behold® Blue Chip Jr Butterfly Bush	#2 CONT.	20"-28" x 20"-28"	Full Sun	Deer and dry soil tolerant, attracts pollinators and hummingbirds; prolific lavender-blue flowers from June-Sept, silver-green foliage
FWD	181	Dianthus gratianopolitanus `Firewitch` / Firewitch Cheddar Pink	#1 CONT.	5"-7" x 5"-7"		Deer and dry soil tolerant; reliable and abundent pink flowers from May-Aug, attractive spikey, gray-green foliage
CFL	14	Lobelia cardinalis / Cardinal Flower	#1 CONT.	24"-48" x 12"-24"	Full Sun - Part Shade	Wet soil tolerant, attracts butterfiles and hummingbirds; bright red, fan shaped flowers in July-Sept
DLS	16	Perovskia atriplicifolia `Denim 'n Lace` / Denim 'n Lace Russian Sage	#1 CONT.	2`-3` x 2`-3`	Full Sun	Blooms Mid Summer to Mid Fall - Bluish purple
BES	21	Rudbeckia fulgida `Goldsturm` / Goldsturm Black-eyed Susan	#1 CONT.	24"-36" X 18"-30"	Full Sun	Deer and dry soil tolerant, attracts pollinators; golden-yellow, daisy-like flowers with a black cener cone from June-Sept
SEDGES						
IDS	241	Carex morrowii 'Ice Dance' / Ice Dance Sedge	#1 CONT.	8"-12" x 18"-24"	Full Sun - Full Shade	Deer and wet soil tolerant; variegated sedge
SEASONAL FLOWERS						
SFM	66	Seasonal Flowers `Seasonal Mix` / Assorted Variety Seasonal Mix Annuals	2 1/4" Peat Pots@	Various	Full Shade	Provide various heights, colors and varieties suitable for planters



CODED NOTES

1. SEEDED LAWN
2. LANDSCAPE BED, 3" MULCH
3. STONE MAINTENANCE STRIP WITH UNDERDRAIN - STANDARD 'FORD' DETAIL
4. EXISTING TREE
5. EXISTING SHRUBS
6. DUKE EASEMENT

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Planting Plan

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Sheet 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L1.0

of: 1

1204.19 General Provisions

A. Purpose. The purpose of this Article is to protect and promote the public health, safety, general welfare, and beautification of the City through landscaping, screening, and bufferyards. The purpose of this Article is intended to:
1. Protect privacy and provide buffering between land uses of differing intensities;
2. Create an aesthetically pleasing environment that improves the quality of life the the citizens;
3. Aid in noise, glare, and heat abatement;
4. Contribute to the process of air purification, ground water recharge, and control of ground water runoff;
5. Encourage efforts to preserve large trees, natural wetlands, and/or other natural features;
6. Prevent tree loss by eliminating or reducing compaction, filling, or excavation near tree roots;
7. Prevent or reduce soil erosion and sedimentation and stormwater runoff;
8. Enhance energy conversation;
9. Control the urban heat island effect; and
10. Increase and maintain property values.

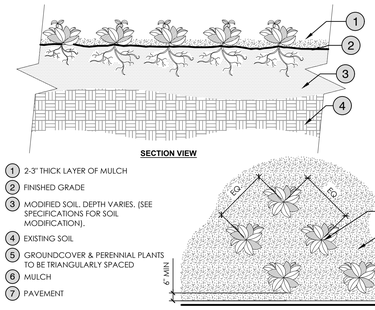
B. Generally.
1. Types of Landscaping Required. Table 1204.19-1, Required Landscaping Types Summary, establishes the landscaping types required in each zoning district. Figure 1204.19-1, Illustrative Landscape Types, depicts the location of these types.
2. When Multiple Provisions Apply. When any portion of the parcel is subject to more than one set of landscape or buffer requirements as set forth in this or any other chapter, the most stringent requirement shall control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.
3. Ground Cover Required. All unpaved or otherwise unimproved areas, including the public right-of-way, or public use areas, or remainder of the site, shall be graded and seeded in an approved manner.

C. Installation Standards.
1. Silting and Erosion Prevention. All applicants who are required to install landscaping in accordance with this code shall take necessary steps to prevent silting and erosion during construction to meet the standards of the OEPA.
2. Installation Timeline. All new residential lots with new structures or any new commercial or industrial development shall have an appropriate cover of undisturbed existing vegetation, seed and straw, fresh cut sod, or spot sod at the date of the zoning compliance inspection or complete in such instance where no inspection is required.
3. Identification Tags. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the City.
4. Easements, Rights-of-Way, Setbacks, and Sight Clearance.
   a. Required landscaping may be placed wholly or partially in utility or other easements, providing all requirements can be fulfilled and approval is granted by the holder of the easements.
   b. The species of trees that will be planted below utility lines should be selected based on the height of the tree at maturity to ensure that only a minimal amount of trimming will be necessary to prevent interference with utilities.
   c. In no case shall landscaping and buffers be established so as to block the sight distance at street or driveway intersections as established in Section 1202.11, Measurements (See Site Triangle).
   d. Grass or ground cover shall be planted on all portions of the easements not occupied by other landscaped material.

D. Landscape Material Standards.
1. Existing Vegetation. Existing vegetation may be used to comply with the requirements of the Article if the materials meet the following standards:
   a. The applicant shall be responsible for demonstrating how retained vegetation meets the standards of this Article.
   b. Only those trees meeting the location, health, and minimum size requirements applicable to new landscape materials in this section shall be credited toward meeting the requirements of this Article.
   c. Existing viable trees meeting the minimum size requirements for new plantings that are located within 20 feet of the perimeter edge of an off-street vehicular use area shall be credited towards the parking lot perimeter landscape requirements of 1204.20, Development Landscaping.
   d. Existing viable trees meeting the minimum size requirements for new plantings that are not credited towards buffer or parking lot requirements may be credited towards any other landscaping requirements of this Article.
   e. All existing vegetation shall be preserved and protected during construction in accordance with acceptable nursery industry procedures.
2. Earth Mounds. Earth mounds may be used as physical barriers that block or screen a view. Differences in elevation between areas requiring screening does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following standards:
   a. The maximum side slope shall be three horizontal to one vertical (3:1) and the design shall be reviewed by the Director to ensure that proper erosion prevention and control practices have been utilized.
   b. Berms and earth forms should be designed with physical variations in height and alignment throughout their length.
   c. Landscape plant material installed on berms and earth forms shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.
   d. The landscape plan shall show sufficient detail, including a plan and profile of the berm or earthform, soil types and construction techniques, to demonstrate compliance with the above provisions.
   e. Berms and earthforms shall be located and designed to minimize the disturbance to existing trees located on the site or adjacent thereto.
   f. No part of any berm or earthform which is elevated more than 18 inches above natural grade shall be located within 11 feet from the curb or front yard property line or within any right-of-way in order to preserve open space, a level sidewalk, and line of sight.
   g. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound.
3. Plants.
   a. All plants are to be living vegetation.
   b. All landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock. Plant material shall be of standard quality or better, true to name and type of species or variety. Plant materials shall have passed any inspection required under state regulations.
   c. Trees shall be balled and burlapped or in containers. Shrubs, vines and ground covers can be planted as bare root, as well as balled and burlapped or containers.
   d. The Director may maintain an approved street tree list established and made available to the public by the Development Department that identifies specific trees that may be planted within the public right-of-way. Specific trees not on the list may be submitted for consideration.
   e. The Director may maintain a prohibited tree list established and made available to the public by the Development Department that identifies specific trees that shall be prohibited either as street trees or general landscaping trees due to prevalence of disease or pests, poor survival rates, or other conditions that prevent the trees from being used to meet the requirements of this Article.
   f. Trees used as street trees shall not have thorns or produce nuts or fruits.
   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.
4. Shrubs and Hedges. Shrubs and hedges shall be at least 36 inches in height at the time of planting. The height at installation of the planting shall be measured from the level of the surface of the plant base at the edge closest to the screening.
5. Grass Or Ground Cover. Grass of the Fescus (Gramineak) or Bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in the applicable county. In swales or other areas subject to erosion, solid sod, erosion-reducing netting, mats, or suitable mulch shall be used and nursegrass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted at a spacing that will provide at least 75 percent complete coverage after two growing seasons.
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.
   a. When fewer than 40 trees are required on a site, at least three different species shall be utilized, in roughly equal proportions.
   b. When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
   c. Required shrubs shall utilize the same species diversity requirements.
   d. Nothing in this subsection shall be construed to prevent the utilization of a larger number of different species than specified above.

E. Street Trees.
1. Street trees shall be required on all public and private frontages, 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 1004.19(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 the Development Guidebook, 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 the Development Guidebook, 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.
8. Street Tree Alternate Locations. During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, Measurements and Specific Allowances. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.

F. Maintenance Standards.
1. Nursery Industry Procedures. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. Owner's Responsibilities. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance, free from refuse, debris, and weeds at all times.
3. Replacement of Dead Plant Material. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
4. Violations. Violation of these installation and maintenance provisions shall be grounds for the Director to require replacement of the landscape material, or institute proceedings to enforce the provisions of this PZC in accordance with Article 08.01, Enforcement of Code.



SECTION VIEW

1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER & PERENNIAL PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

PLAN

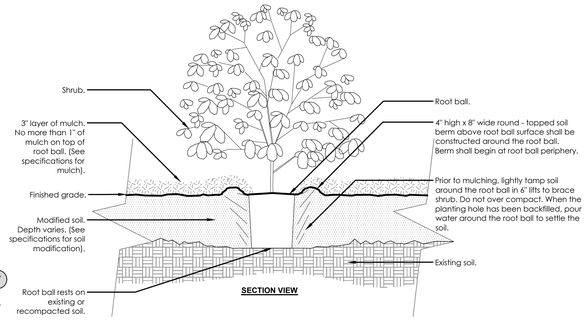
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER & PERENNIALS

3/4" = 1'-0"

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P-CO-CRO-03



SECTION VIEW

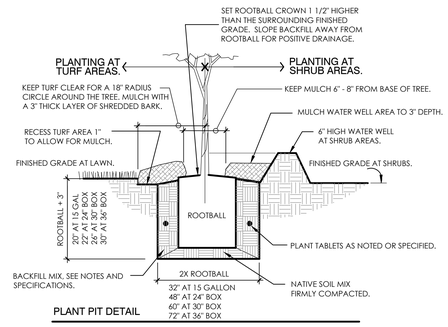
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications, if applicable, for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

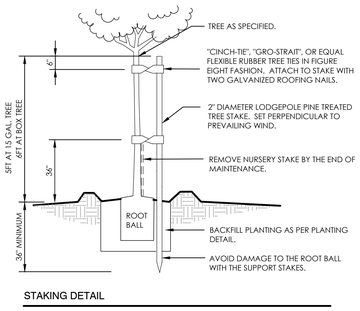
3/4" = 1'-0"

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PLANT PIT DETAIL



STAKING DETAIL

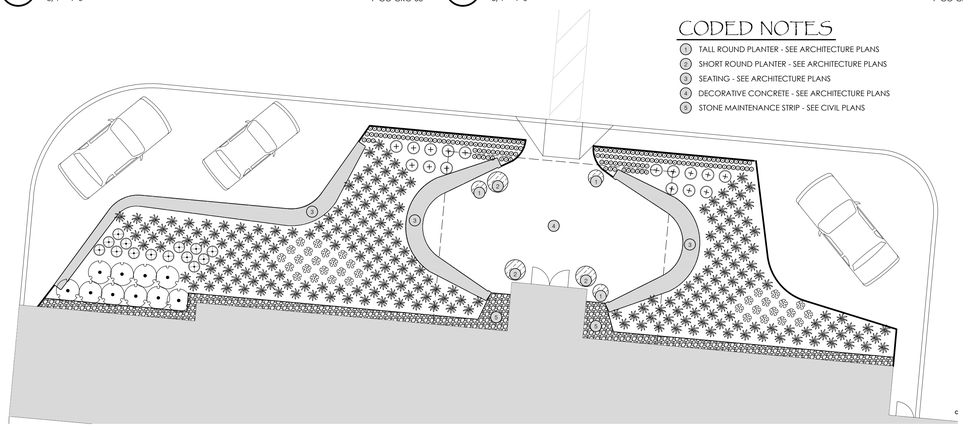
3 TREE SINGLE STAKE PLANTING

1" = 1'-0"

P-CO-CRO-02

CODED NOTES

1. TALL ROUND PLANTER - SEE ARCHITECTURE PLANS
2. SHORT ROUND PLANTER - SEE ARCHITECTURE PLANS
3. SEATING - SEE ARCHITECTURE PLANS
4. DECORATIVE CONCRETE - SEE ARCHITECTURE PLANS
5. STONE MAINTENANCE STRIP - SEE CIVIL PLANS



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

ENLARGED FRONT ENTRANCE

SCALE: 1" = 10'

LAYOUT NOTES

1. WORK SHOWN IS BASED UPON THE ORIGINAL SURVEY AND SITE CONSTRUCTION PLANS. THE OWNER MAKES NO WARRANTY FOR VARIATIONS FROM ACTUAL FIELD CONDITIONS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF SITE STRUCTURE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NOTIFY OWNER IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS OR ELEVATIONS PROVIDED AND THE ACTUAL DIMENSIONS OR ELEVATIONS IN THE FIELD.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PRIOR CONSTRUCTION PLANS AND HAVE NOT BEEN VERIFIED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND ENSURE THAT ALL UNDERGROUND UTILITIES ARE LOCATED PRIOR TO COMMENCING WORK. FURTHER, THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING FROM THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES WITHIN THE EXTENTS OF THE CONTRACTOR'S WORK AREAS.
5. ALL LAYOUT OF PAVEMENTS, CURBING, FOOTINGS AND FOUNDATIONS TO BE PERFORMED BY A REGISTERED SURVEYOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
6. THE OWNER OR IT'S APPOINTED REPRESENTATIVE MUST REVIEW AND APPROVE ALL LAYOUT AND FINISHED GRADE ELEVATIONS PRIOR TO THE INSTALLATION OF HARDSCAPE AND LANDSCAPE MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE OWNER WITH 24 HOURS NOTICE OF ANY PLANNED OF FOOTINGS, FOUNDATIONS, CURBING, PAVEMENTS, FENCING OR PLANT MATERIALS.
7. NEATLY SAW-CUT AND REMOVE EXISTING CONCRETE OR ASPHALT PAVEMENTS AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION.
8. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS AT THE LIMITS OF CONSTRUCTION AS NEEDED TO DETER ACCESS AND MAINTAIN PUBLIC SAFETY DURING CONSTRUCTION.

GENERAL PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST.
2. VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS, ANY PROPOSED SUBSTITUTIONS MUST BE PREVIOUSLY APPROVED BY THE OWNER.
3. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS FOR SIZE, FORM AND CULTIVATION SET FORTH IN ***"AMERICAN STANDARDS FOR NURSERY STOCK", ANSI-Z60.1-2014*** OR LATEST EDITION PUBLISHED BY ***AMERICAN HORTICULTURE INDUSTRY ASSOCIATION***.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
7. ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
8. ALL WORK PERFORMED SHALL BE DIRECTED BY A ***NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS (NALP) CERTIFIED TECHNICIAN*** OR EXPERIENCED LANDSCAPE CONSTRUCTION SUPERVISOR WITH NOT LESS THAN FIVE (5) YEARS EXPERIENCE IN DIRECTING SIMILAR INSTALLATIONS.
9. TEST FILL ALL TREE AND PLANTING PITS BY FILLING WITH WATER PRIOR TO PLANTING TO ENSURE PROPER PERCOLATION AND DRAINAGE. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO EXTENTS SUFFICIENT TO ENSURE THAT PERCOLATION WILL OCCUR. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL CORRECT DEFICIENT SOIL CONDITIONS AND REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
10. ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A MANNER CONFORMING TO ACCEPTED ***NALP INDUSTRY STANDARDS*** AND THOSE NEEDED TO ACCOMMODATE THE SURVIVABILITY AND SUSTAINED GROWTH OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
12. REMOVE ALL SOIL, PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT WORK SITE AND SWEEP AND/OR WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE CONTRACTOR'S OPERATIONS ON A DAILY BASIS THROUGHOUT THE COURSE OF THE CONTRACTOR'S WORK.
13. CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND CONTACT ALL LOCAL UTILITY SERVICES TO FACILITATE THE MARK-OUT OF UNDERGROUND UTILITY LOCATIONS WITHIN THE SUBJECT WORK AREA PRIOR TO COMMENCING WITH WORK.

PREPARATION DURING PLANTING NOTES

1. **GRADING**: THE FINISH GRADE SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF ANY IRREGULAR SURFACE CHANGES. SLOPE ALL PLANTING BEDS AND LAWN AREAS TO PRECLUDE POOLING AND CAUSE RUN-OFF TO FLOW AWAY FROM BUILDINGS AND PAVED SURFACES. THE FINISHED GRADE OF ALL PLANTING SOILS SHALL BE 10" BELOW THE TOP OF BUILDING FOUNDATIONS, AND 1" BELOW FINISH GRADE OF PAVING UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
2. **PLANTING BED PREPARATION**:

   A. ALL SOD AND UNDESIRABLE PLANT GROWTH SHALL BE REMOVED FROM THE ENTIRE BED AREA. ALL UNDESIRABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED AND DISPOSED OF OFF THE SITE.

   B. ROTO-TILL ALL PLANTING BED AREAS TO A DEPTH OF 6" WITH SOIL AMENDMENTS AS SPECIFIED BELOW

   C. SOIL AMENDMENTS & PLANTING MIX - PROVIDE PRE-MIXED OR FIELD-PREPARED TOPSOIL MIXTURE CONTAINING NATIVE, WEED-FREE, ORGANIC TOPSOIL AND NOT LESS THAN 10% PINE FINES BY VOLUME.
3. **PLANT PLACEMENT**: ALL PLANTS TO BE SPACED ACCORDING TO THE PLANS AND SET PLUMB AT A LEVEL OF 2 TO 3" ABOVE THE FINISHED GRADE (PRIOR TO MULCHING). SET EACH PLANT IN THE CENTER OF A PLANTING PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER. NO FILLING IS PERMITTED OVER TRUNK FLARES, STEMS, OR FOLIAGE. BACKFILL THE PLANT PIT WITH NATIVE SOIL TO WITHIN 12" OF THE TOP OF THE ROOT BALL & BACKFILL TO THE FINISHED ELEVATION WITH THE AMENDED TOPSOIL MIX INDICATED ABOVE. WATER IN EACH PLANT PRIOR TO MULCHING TO ENSURE EVEN SETTLEMENT AND PROPER COMPACTION OF THE BACKFILL. NO BACKFILLING WITH FROZEN OR MUDDY MATERIAL IS PERMITTED.
4. **FERTILIZATION**: APPLY FERTILIZER PRIOR TO MULCHING TREE PITS AND LANDSCAPE BEDS AT THE FOLLOWING RATES:

   TREES: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) BELOW THE MULCHED AREA OF THE TREE AT A RATE OF 4 LBS PER 100 SQ. FT. OF PLANTING AREA.
   SHRUBS, PERENNIALS & GROUND COVERS: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) THROUGHOUT THE MULCHED AREA AT A RATE OF 2 LBS PER 100 SQ. FT. OF PLANTING AREA.
5. **MULCHING**: PROVIDE A FINELY SHREDDED, DARK, HARDWOOD BARK MULCH TO A DEPTH OF 3" FOLLOWING THE APPLICATION OF A USDA-APPROVED PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. FOLLOW THE MANUFACTURER'S LABEL DIRECTIONS FOR ALL APPLICATION. ALL SHRUBS, PERENNIALS AND GROUND COVERS TO RECEIVE A CONTINUOUS MULCH LAYER.
6. SEEDING RATES AND MIXTURES ARE SPECIFIED UNDER "LAWN CONSTRUCTION".
7. **WATERING**: THE CONTRACTOR SHALL MAINTAIN ALL PLANTS IN A HEALTHY GROWING CONDITION AND SHALL PERFORM WATERING AS REQUIRED THROUGHOUT THE COURSE OF WORK UNTIL ALL PLANTING OPERATIONS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER.
8. **WARRANTY**: THE CONTRACTOR SHALL WARRANTY ALL PLANTS AGAINST DEATH AND/OR BREAKAGE FOR A PERIOD OF ONE YEAR FROM THE DATE OF JOB COMPLETION AND OWNER ACCEPTANCE. REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL NOT RESULTING FROM ABUSE, NEGLECT OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL.
9. **JOB ACCEPTANCE**: THE CONTRACTOR SHALL NOTIFY THE OWNER FOR A FINAL INSPECTION TO CERTIFY ACCEPTANCE OF COMPLETED WORK STAGES PRIOR TO INVOICING.

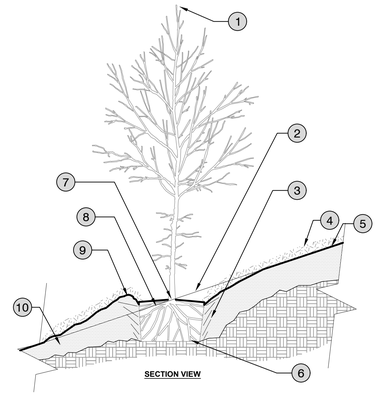
LAWN CONSTRUCTION NOTES

1. SOIL PREPARATION
   ALL LAWN AREAS SHALL BE ESTABLISHED UPON A 5" MINIMUM DEPTH OF NATIVE OR PREPARED ORGANIC TOPSOIL. IMPORTED AND/OR PREPARED SOILS FOR LAWN AREAS SHALL BE TILLED TO A DEPTH SUFFICIENT TO SCARIFY AND MIX THE TOP 1 TO 2" OF THE UNDERLYING SUB-SOILS PRIOR TO FINE GRADING AND SEEDING. THE SEEDBED SHALL BE BE FREE OF ALL STONES AND DEBRIS LARGER THAN 1.5" IN DIAMETER. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GENERAL CONTRACTOR PRIOR TO BEGINNING IF NATIVE TOPSOILS OR THE UNDERLYING SUBSOIL DO NOT MEET THE ABOVE-STATED CRITERIA OR ACCEPTED STANDARDS FOR THE ESTABLISHMENT OF A HEALTHY LAWN (OR PRAIRIE SEEDING) INSTALLATION.
2. SEEDING OPERATIONS AND INSTALLATION
   A. PRIOR TO PROCUREMENT, PROVIDE MATERIAL SUBMITTALS FOR ALL SEED BLENDS, FERTILIZERS, MINERAL SUPPLEMENTS, MULCHING MATERIALS, EROSION CONTROL FABRICS AND/OR TACKIFIERS FOR THE LANDSCAPE ARCHITECT'S PRIOR APPROVAL.
   B. APPLY A 15-30-15 OR SIMILAR N-P-K RATIO STARTER FERTILIZER AT A RATE OF 200 LBS NITROGEN PER ACRE
   C.PROVIDE AND APPLY THE FOLLOWING SEED BLEND AT A RATE OF 8 LBS PER 1000 SQUARE FEET:
   - 90% 3-WAY BLEND OF TURF TYPE TALL FESCUE AND 10% PREMIUM KENTUCKY BLUE GRASS.
   D. APPLY CONWED OR APPROVED EQUAL WOOD FIBER HYDROMULCH AT A RATE OF 1500 LBS PER ACRE.
   E. APPLY GUAR GUM TACKIFIER AT A RATE OF 40 LBS PER ACRE.
3. SODDING (WHERE SPECIFIED)
   A. HARVEST, DELIVER, STORE AND HANDLE SOD ACCORDING TO THE STANDARDS AND RECOMMENDATIONS OF THE AMERICAN SOD PRODUCERS ASSOCIATION.
   B. ALL SOD TO BE A BLEND OF TURF-TYPE TALL FESCUE AND KENTUCKY BLUEGRASS.
   C. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD ESTABLISHMENT OR SURVIVAL. PROTECT SOD FROM DEHYDRATION UNTIL THE GENERAL CONTRACTOR'S ACCEPTANCE OF THE INSTALLATION.

DUKE ENERGY - USE GUIDELINES FOR ENCROACHMENTS

1. **INCOMPATIBLE VEGETATION ABOVE GROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL MATURE TO A HEIGHT OR SIZE THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING-TOGETHER THREAT TO THE TRANSMISSION CONDUCTOR (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15 FEET WITHIN THE TRANSMISSION EASEMENT DEPENDING ON LOCATION AND VOLTAGE).
2. **INCOMPATIBLE VEGETATION UNDERGROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT IS CAPABLE OF POSING A THREAT (E.G., ROOT SYSTEMS, ETC.) TO THE UNDERGROUND TRANSMISSION CONDUCTOR BY
   A) CAUSING DAMAGE TO THE UNDERGROUND PIPES / CABLES OR
   B) REDUCING THE MOISTURE IN THE SOIL, THUS ALTERING THE THERMAL PROPERTIES OF THE SURROUNDING SOIL / BACKFILL AND THEREBY NEGATIVELY IMPACTING THE CABLE AMPACITY RATING (TYPICAL MAXIMUM MATURE HEIGHT WITHIN THE EASEMENT - GREATER THAN 3 FEET DEPENDING ON LOCATION AND VOLTAGE).
3. **INCOMPATIBLE VEGETATION FOR SAFE AND RELIABLE OPERATION AND ACCESS ON ALL TRANSMISSION LINES** - VEGETATION THAT WILL LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES, LIMIT THE FULL USE OF THE TRANSMISSION EASEMENT FOR ITS INTENDED PURPOSES OR VEGETATION WHICH IS TYPICALLY WITHIN A HORIZONTAL DISTANCE OF 25 FEET OF ANY DUKE ENERGY FACILITIES (TOWERS, POLES, GUY WIRES, GUY ANCHORS, MANHOLES, DIP-POLES, SUBSTATION EQUIPMENT, ETC.)

THESE GUIDELINES ARE NOT EXHAUSTIVE AND THERE MAY BE OTHER INTERFERENCES ON A CASE-BY-CASE BASIS DEPENDING ON INDIVIDUAL CIRCUMSTANCES. CERTAIN CONDITIONS SUCH AS LINE VOLTAGE, LINE CRITICALITY, FREQUENCY OF REQUIRED ACCESS AND STRUCTURE TYPE MAYBE REQUIRE HEIGHTENED RESTRICTIONS IN THE EASEMENTS TO PROVIDE SAFE AND RELIABLE SERVICE.



SECTION VIEW

1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES.

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE (modified)

4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0"

P-CO-CRO-04

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SHEET CONTENTS:

Plant Schedule, Notes & Details

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE	DESCRIPTION	CK'D
1	02/15/26	Revit 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L 1.1

of: 1

Cronin Ford

County Tax ID: C1800007000002

Variance Application – Additional Contacts

Civil Engineer/Survey:

Abercrombie & Associates, Inc.

Ben Poole, P.E.

bpoole@abercrombie-associates.com

(513) 385-5757

Architect:

KBA, Incorporated Architects

Tyrone Young, LEED AP

tyoung@kbainc.com

(513) 752-7800

Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroeohio.gov
www.monroeohio.gov

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of BZA Review:	
Fee Paid:	Staff Initials:
Application/Case Number:	

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: Macready Avenue

County: ☑ Butler ☐ Warren | Total Lot Area: 9.2551

County Tax Parcel ID: C1800007000002

Project/Development Name: Cronin Ford

Existing Zoning District: C- Commercial (PUD)

Applicant Information

Applicant Name: Cronin Land Acquisition LLC

Contact Person: Eric Koren

Contact Address: 10700 New Haven Road, Harrison, OH 45030

Contact Phone Number: 513-202-5811 | Contact Fax Number:

Contact E-Mail: ekoren@croninautos.com

Property Owner Name: Cronin Land Acquisition LLC

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed development is a new car dealership, Cronin Ford. The Building's overall aesthetic is based on Ford's current prototype dealership. The development will include automotive sales and service.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1204.20 - Development Landscaping. A variance is being requested to waive the tree planting requirements in Parking Islands.

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

☐ Lot is too narrow ☐ Lot is too small ☐ Lot is too shallow ☐ The soil or subsurface is unique to the lot
☐ The shape of the lot ☐ Building or lot elevation ☐ Topography ☑ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

The intent of the Site Design is to display new vehicles for sale. The required landscaping would hinder the site lines to the parked vehicles on display. Also, the required trees could cause damage to the vehicles on display.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The property cannot yield a reasonable return if the display of the vehicle inventory is reduced. Also, the required trees could drop sap, leaves, and fruit onto the parked vehicles which could damage the paint finish or could require to wash the inventory more often resulting in an increase in the Cost of Doing Business. The property use would be more beneficial if the Variance is granted.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

The granting of the variance requests will be consistent with the surrounding area. The proposed landscape plantings would still be comparable to the previously developed section of the Garver-Majors PUD (Heritage Green).

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the requeset the result of the actions of the owner?

☐ Yes ☑ No Please explain your rationale below.

The hardship described is not self-imposed. The required trees / landscaping has the potential to damage the Owner's vehicle inventory and will make a hardship for the business.

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

The variance application will not have any negative impacts on the surrounding properties.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☑ Yes ☐ No Please explain your rationale below.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☑ No Please explain your rationale below.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

Variance is the only method to resolve the predicament.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

☑ Yes ☐ No Please explain your rationale below.

Yes, landscape plantings will still be provided on-site while not causing additional challenges to business operations.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

☐ Yes ☑ No Please explain your rationale below.

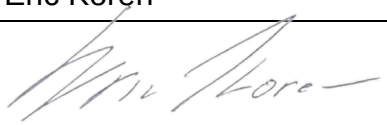
No, as site landscaping will still be installed with the development.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

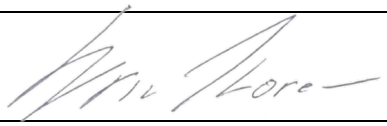
Project Address or Tax Parcel ID:	

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name:	Eric Koren
Signature:	
Date:	02/04/2026

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

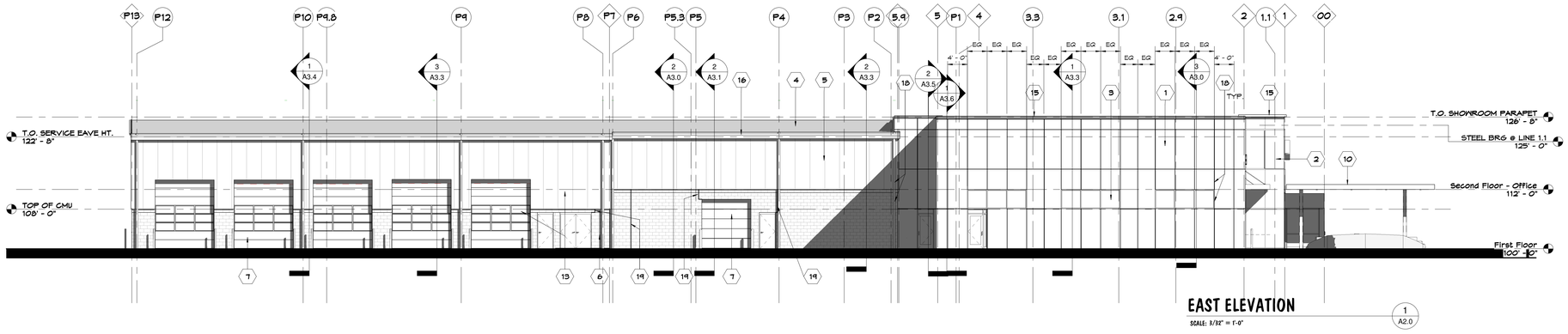
Print Name:	Eric Koren
Signature:	
Date:	02/04/2026

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

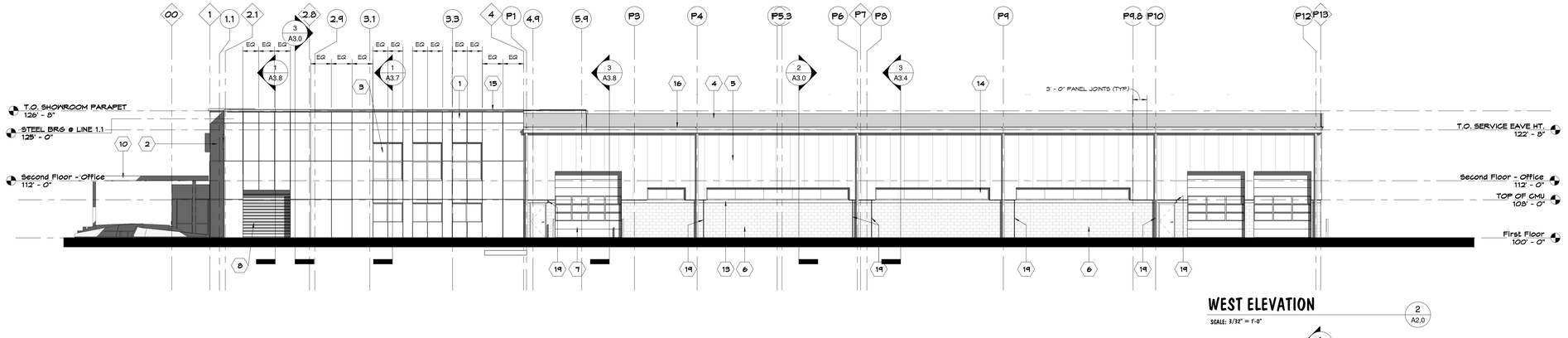
All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio

Digital Submittal Requirements	
☑	All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov.
General Information	
☑	Variance Application Form
☑	Application fee
☑	Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
☑	Any additional information determined to be necessary by the Development Department.
Variance Site Plan	
☑	Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
☑	All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
☑	A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
☑	Boundaries and dimensions of all existing and proposed buildings and structures
☑	All existing and proposed streets, rights-of-way, and related names
☑	Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)



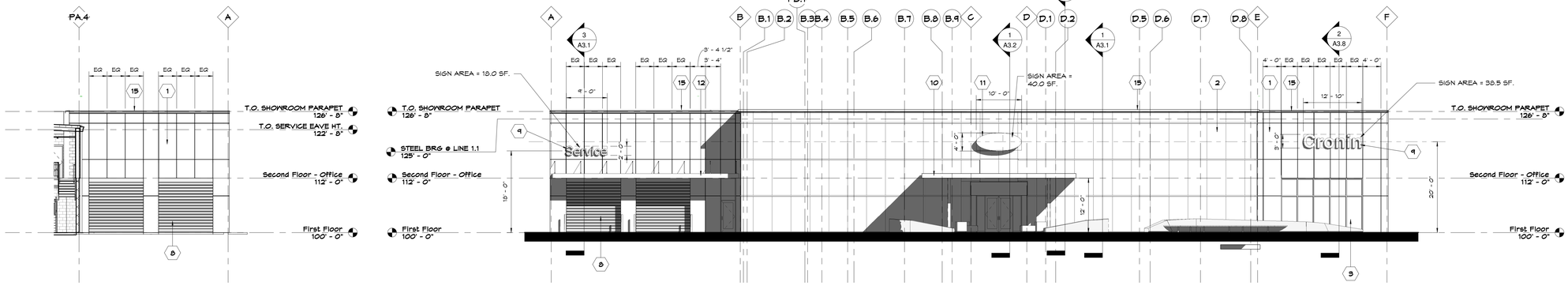
EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

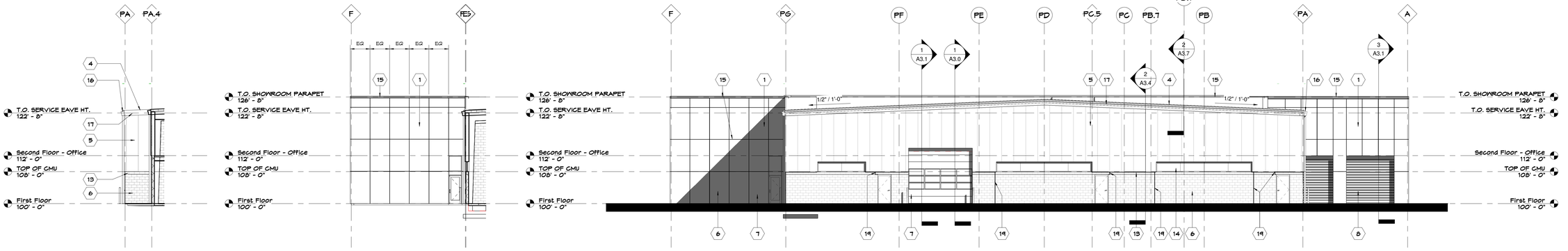


PARTIAL SOUTH ELEV. - SERVICE BAY

SCALE: 3/32" = 1'-0"

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



PARTIAL NORTH ELEV. - SERVICE

SCALE: 3/32" = 1'-0"

PARTIAL SOUTH ELEV. - SHOWROOM

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION GENERAL NOTES

A. PROVIDE MASONRY CONTROL JOINTS AT 30'-0" MAX.

ARCHITECTURAL ELEVATION KEY NOTES

(NOTE: NOT ALL KEYNOTES APPLY TO THIS SHEET)

1. COMPOSITE METAL PANEL ON 2" "Z" FURRING TO CMU WITH CONT. INSUALTION W/ RAINSCREEN (DRY JOINT) PER FORD PROTOTYPE SPECIFICATION.
2. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM CURTAIN WALL SYSTEM W/ VERT BUTT GLAZE AND HORIZONTAL MULLIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
3. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM STOREFRONT SYSTEM. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
4. SERVICE BUILDING - TYPICAL ROOF - CLASS A MEMBRANE ROOFING OVER R-30.0 RIGID INSULATION OVER 1-1/2" METAL ROOF DECK.
5. METAL INSULATED FORMWALL PANELS W/ R5.0 CONTINUOUS WALL INSULATION MIN. ON 1" METAL SUBGIRTS ON PEMB GIRTS. PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
6. 8'H x 8'D x 16'L SPLIT FACED CMU WAINSCOT PAINT PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND.
7. INSULATED OH DOOR, SEE DOOR SCHEDULE
8. OH FULL VISION DOOR - BASIS OF DESIGN: RYTEC HIGH SPEED COILING DOORS, SEE DOOR SCHEDULE.
9. DEALER SIGNAGE ON CURTAIN WALL SYSTEM OUTRIGGERS. GC & SIGNAGE PROVIDER SHALL COORDINATE SIGN DETAILS WITH ARCHITECT & CURTAIN WALL PROVIDER BEFORE FABRICATION. PROVIDE ELECTRICAL POWER FOR ILLUMINATED SIGNAGE.
10. PREFABRICATED METAL TRELLIS. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
11. FORD SIGNAGE.
12. PREFABRICATED HANGING METAL BLADE CANOPY. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
13. 8'H x 8'D x 16'L SMOOTH FACED CMU, PAINT PER FORD SPECIFICATIONS.
14. 1" INSULATED CLEAR LOW E GLASS RIBBON WALL IN ANOD. ALUMINUM STOREFRONT SYSTEM W/ BUTT GLAZED VERT. JOINTS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
15. PREFINISHED METAL COPING.
16. PEMB PREFINISHED METAL GUTTERS & DOWNSPOUTS.
17. PEMB REFINISHED METAL RAKE TRIM.
18. ALIGN EDGE OF PANEL JOINT WITH WINDOW / DOOR JAMB (TYP.).
19. PROVIDE MASONRY CONTROL JOINT AT 30'-0" MAX.

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ARCHITECTS
29 HIGH STREET | 513.752.7800
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SHEET CONTENTS:

ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	CK'D

Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

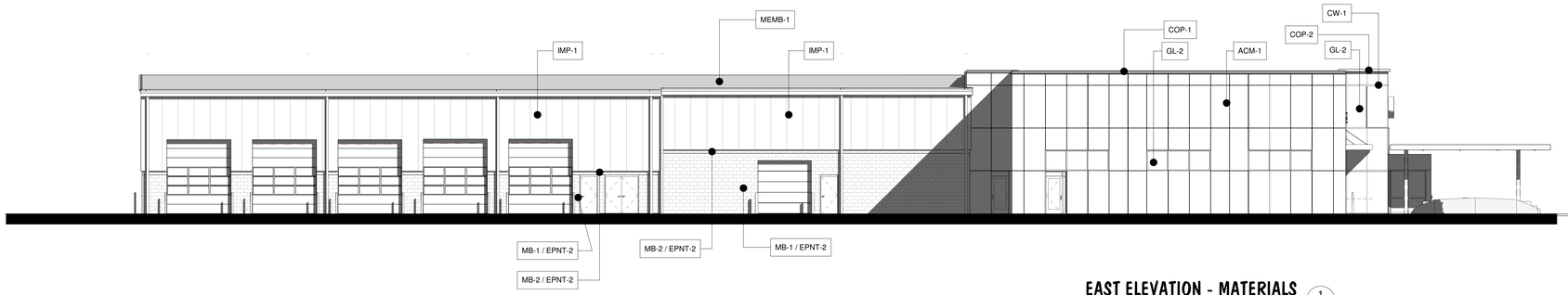
Date: 01/27/26 Job No: 22.188.1

A2.0

of: 1

EXTERIOR ELEVATION MATERIALS LEGEND

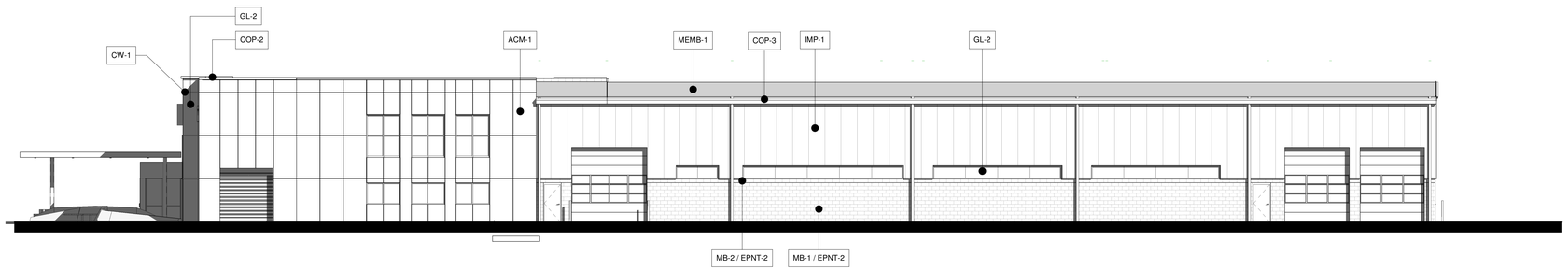
CODE	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
ACM-1	ALUMINUM COMPOSITE PANEL (ACM)	ARCONIC	REYNOBOND FR	BRITE WHITE (DURAGLOSS 5000)	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
ACM-1 (ALT)	ALUMINUM COMPOSITE PANEL (ACM)	ALPOLIC		EWH WHITE	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: STEVE TATRO, NATIONAL SALES C. 757.334.8112 STEVE.TATRO@MCGC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1	INSULATED METAL PANELS	NUCOR INSULATED PANEL GROUP (NIPG)	FORMAWALL DIMENSION SERIES	WHITE	HORIZONTAL, 36" WIDE, SMOOTH FACE, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: MIKE WEAVER, NATIONAL ACCOUNTS P. 980.213.9789 MICHAEL.E.WEAVER@NUCOR.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1 (ALT)	INSULATED METAL PANELS	KINGSPAN	QUADCORE B DESIGNWALL 2000	WHITE	HORIZONTAL, 36" WIDE, NON-EMBOSSED, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: DOMINIC GRECKI, NATIONAL SALES P. 614.444.0110 DOMINIC.GRECKI@KINGSPAN.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
CMP-1	RIBBED METAL PANEL	ARCONIC	COLORWELD 500	SLATE GRAY - FINISH: 30% GLOSS	SEE ELEVATIONS	INTERIOR LINER PANEL	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM
MB-1	MASONRY/BLOCK (CMU)	-	SPLIT FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
MB-2	MASONRY/BLOCK (CMU)	-	SMMOTH FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
EPNT-1	EXTERIOR PAINT	SHERWIN WILLIAMS OR APPROVED EQUAL	ULTRA SPEC	SW7007 BRIGHT WHITE FINISH: EXTERIOR SEMI GLOSS		EXTERIOR FACADE	DAWN CENOWA P: 248-660-3067 E: DAWN.M.CENOWA@SHERWIN.COM
EPNT-2	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2112-50 STORMY MONDAY FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
EPNT-3	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2121-20 STEEL WOOL FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
CW-1	ALUMINUM STOREFRONT AND/OR CURTAINWALL SYSTEM	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	CURTAINWALL: OBE RELIANCE 2-1/2"x7-1/4" 2-SIDED SSG CW w/ INTERNALLY REINFORCED MULLIONS ABOVE W.L. ANCHOR: STOREFRONT: OBE 3000 SERIES FRONT SET 2"x4-1/2" OR OBE SERIES 6000 FRONT SET 2"X6"	CLEAR ANODIZED		LOCATION: TO BE USED WITHIN ALL LIGHT COLOR FACADE MATERIALS	CONTACT: NATHAN DAVIS OLDCASTLE BUILDINGENVELOPE MOBILE +1 (469) 521-5134 EMAIL: NDAVIS@OBE.COM GLASS MOUNTING TYPE: ECOSTOREFRONT - FRONT SET, CURTAINWALL - FRONT SET WITH EXPRESSED HORIZONTAL MULLIONS AND VERTICAL BUTT JOINTS (MATCH CURRENT SPECIFICATIONS)
CW-2	ALUMINUM STOREFRONT	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	STOREFRONT: OBE 3000 SERIES CENTER SET 2"X4-1/2"	BLACK ANODIZED		LOCATION: ONLY TO BE USED WITHIN IMP-1 / CMP-1 OR EQUALLY DARK GRAY FACADE MATERIALS	CONTACT: SEE ABOVE GLASS MOUNTING TYPE: FRONT SET
GL-2	DOUBLE PANE GLASS		VITRO GLASS: SOLARBAN 60 (2) CLEAR + CLEAR	CLEAR COATING: SEE PROJECT WALL SECTIONS		EXTERIOR FACADE	CONTACT: SEE ABOVE PRINT COVERAGE: NONE SPACER FILL: ARGON NOTE: SPANDREL AS REQUIRED.
SB-1	DECORATIVE BOLLARD	RELIANCE FOUNDRY	STAINLESS STEEL (316)	BRUSHED STAINLESS		TO BE USED AT CUSTOMER AREAS (DECORATIVE)	
SB-2	STEEL SAFETY BOLLARD	U-LINE		COLOR: SAFETY YELLOW FINISH: SEMI-GLOSS		EXTERIOR REAR FACADE	
COP-1	METAL COPING			COLOR TO MATCH ADJACENT METAL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-2	METAL COPING			CLEAR ANOD. COLOR TO MATCH ADJACENT CURTAIN WALL FRAMING. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-3	METAL COPING / GUTTER			COLOR TO MATCH ADJACENT METAL WALL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
NOTE: ALSO SEE MATERIAL & FINISH CONTACT INFORMATION ON SHEET A4.12		BOD: ELEVATE SYSTEMS	BOD: ULTRAFLY SYSTEM			SALES BUILDING, SERVICE BAYS, CARWASH BUILDING	CONTACT: TOM SCHNEIDER - TNT ROOFING 2865 CHANCELLOR DR. SUITE 235 CRESTVIEW HILLS, KY 41017 OFFICE: 859-384-5050 EMAIL: TOM.SCHNEIDER@TNTROOFINGPRODUCTS.COM



EAST ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

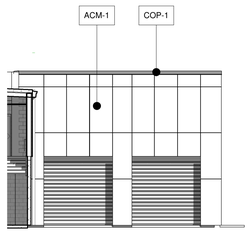
1 A2.1



WEST ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

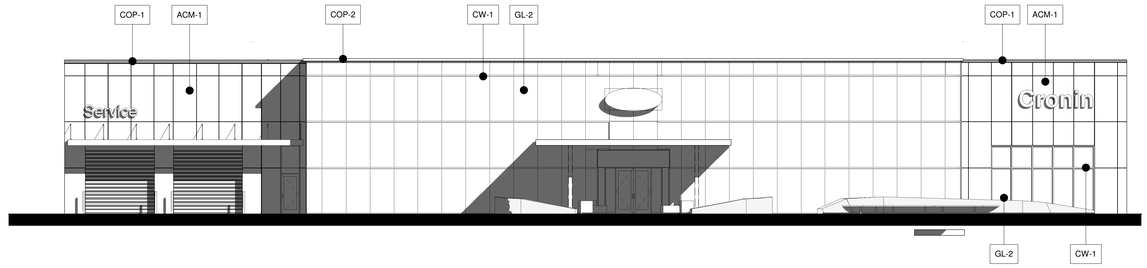
2 A2.1



PARTIAL SOUTH ELEV. - SERVICE BAY - MATERIALS

SCALE: 3/32" = 1'-0"

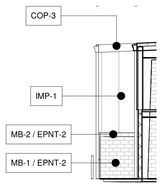
5 A2.1



NORTH ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

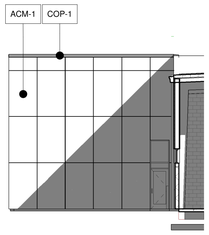
3 A2.1



PARTIAL NORTH ELEV. - SERVICE - MATERIALS

SCALE: 3/32" = 1'-0"

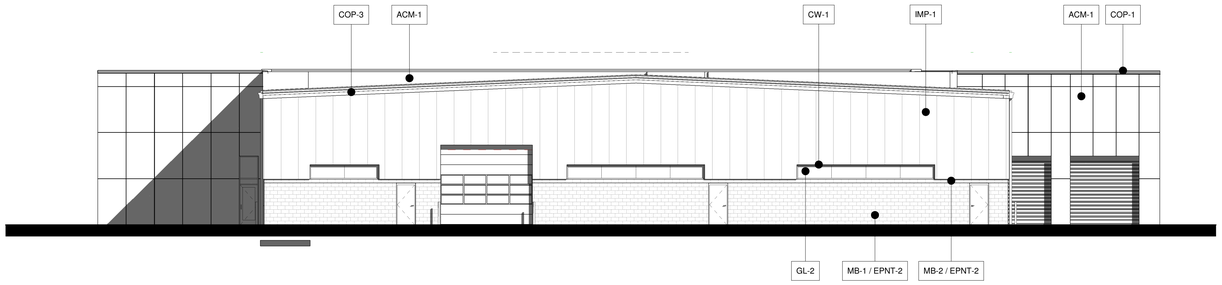
7 A2.1



PARTIAL SOUTH ELEV. - SHOWROOM - MATERIALS

SCALE: 3/32" = 1'-0"

6 A2.1



SOUTH ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

4 A2.1

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SHEET CONTENTS:

MATERIAL ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONR

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

Date: 01/27/26 Job No: 22.188.1

A2.1

of: 1



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



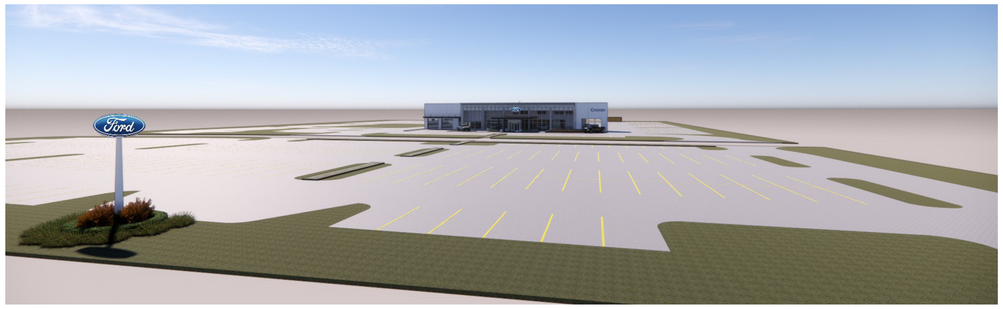
BUILDING RENDERING FROM SOUTH EAST



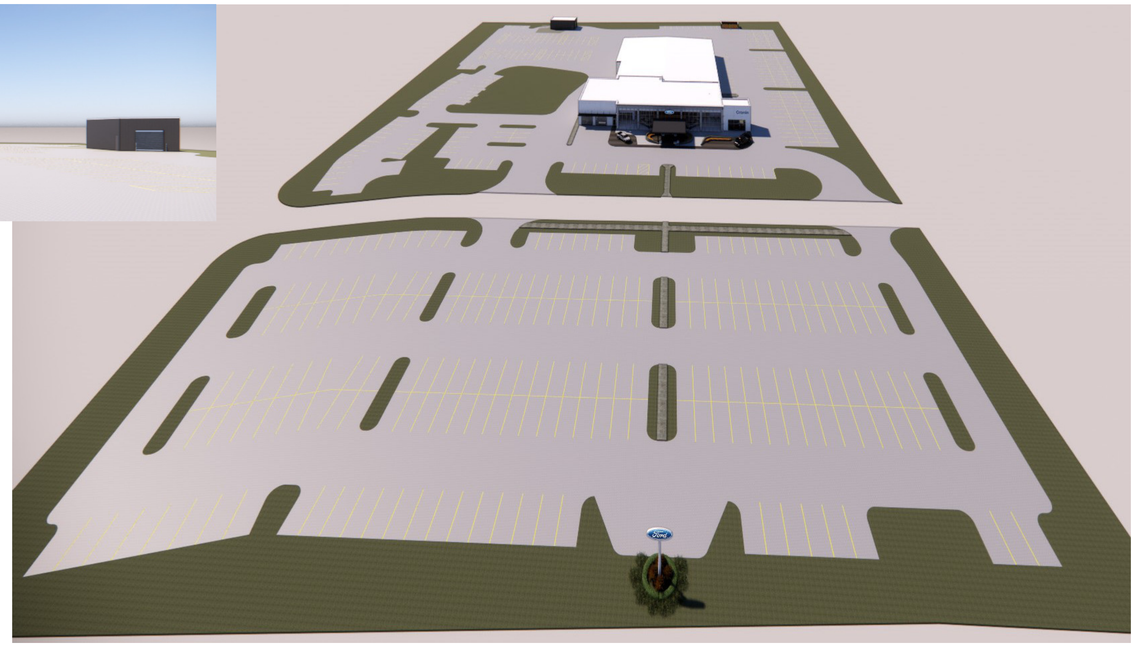
BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST



BUILDING RENDERING AT ROAD FROM NORTH AT HAMILTON-LEBANON ROAD



BUILDING RENDERING OVERALL FROM NORTH

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SHEET CONTENTS:

RENDERINGS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary
Not For
Construction

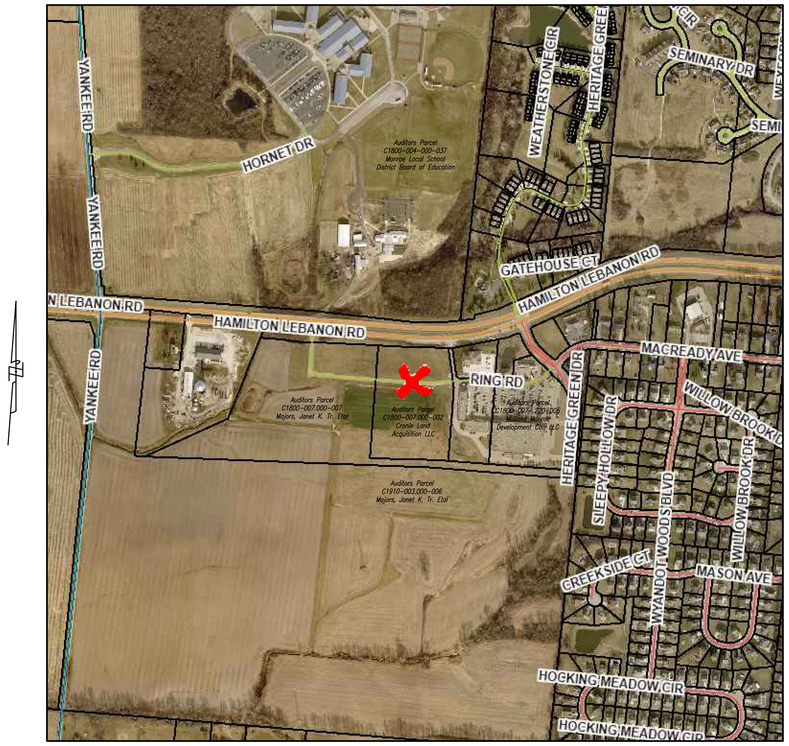
Date: 01/27/26 Job No: 22.188.1

R1.0

of: 1

CRONIN FORD DEALERSHIP
VARIANCE PLAN

SECTION–23, TOWN–3, RANGE–3
CITY OF MONROE, BUTLER COUNTY, OHIO



VICINITY MAP

PROPOSED VARIANCES:

1) 1204.19.E. – STREET TREES REQUIRED ON BOTH SIDES OF ROAD. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT.

2) 1204.11.A.5 – STANDARD PARKING SPACE SIZE OF 10'X18' PER TABLE 1204.11–1. A VARIANCE IS BEING REQUESTED TO PERMIT ALL PARKING SPACES TO BE 9'X18' EXCEPT PARKING DESIGNATED AS CUSTOMER & EMPLOYEE PARKING.

3) 1204.07 – BUILDING MASS (BASE/BODY/CAP) PER TABLE 1204.07–2. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT AND COMPLY WITH THE FRANCHISE AGREEMENT AND THE PUD AMENDMENT DATED MARCH 1, 2024 (ATTACHED).

4) 1204.20 – DEVELOPMENT LANDSCAPING. A VARIANCE IS BEING REQUESTED TO WAIVE THE TREE PLANTING REQUIREMENTS IN PARKING ISLANDS.

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Title Sheet

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STATE OF OHIO
BENJAMIN POOLE
89431
REGISTERED PROFESSIONAL ENGINEER
3/1/26

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

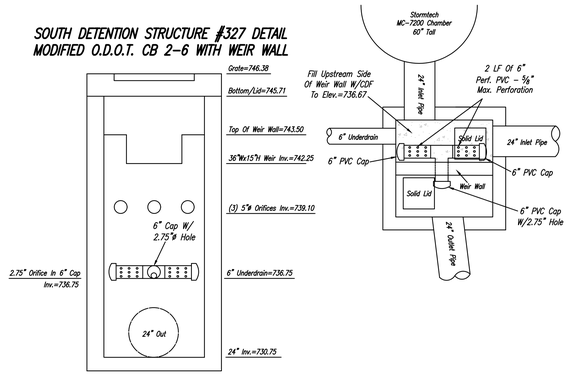
C1.0
of: 1

OWNER:
CRONIN LAND ACQUISITION LLC
7373 BEECHMONT AVENUE
CINCINNATI, OH 45230

DEVELOPER:
CRONIN AUTOMOTIVE
10700 NEW HAVEN ROAD
HARRISON, OH 45030

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811
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SOUTH DETENTION STRUCTURE #327 DETAIL
MODIFIED O.D.O.T. CB 2-6 WITH WEIR WALL



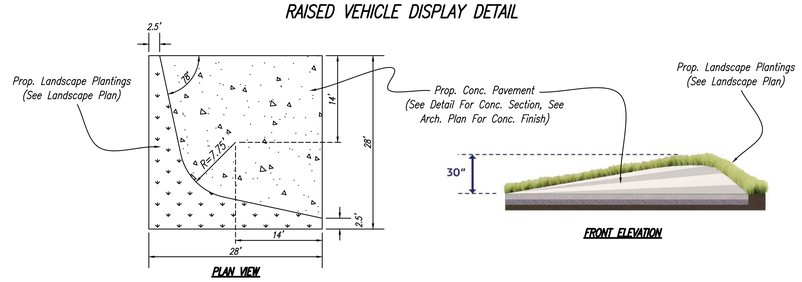
STORM WATER DETENTION FACILITY TABLE

DESIGNATION	HIGHWATER ELEVATION (FT. ABOVE M.S.L.)	PRE-DEV Q1 (CFS)	POST-DEV Q25 (CFS)	WATER QUALITY VOLUME (C.F.)	REQUIRED STORAGE VOLUME (C.F.)
SOUTH	744.26	4.77	4.28	16,307	47,222

PROPOSED ELEVATIONS

TOP OF STONE	743.50
TOP OF CHAMBER	742.50
BOTTOM OF CHAMBER	737.50
BOTTOM OF STONE/6" UNDERDRAIN INVERT	736.75

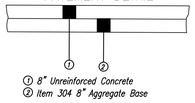
RAISED VEHICLE DISPLAY DETAIL



PLAN VIEW

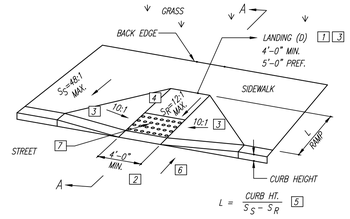
FRONT ELEVATION

DUMPSTER PAD PAVEMENT DETAIL

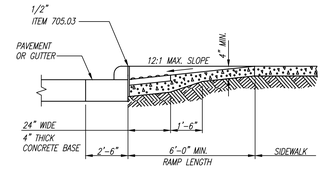


① 8" Unreinforced Concrete
② Item 304 8" Aggregate Base

PERPENDICULAR CURB RAMP DETAIL
Type A1 (Perpendicular With Flared Sides)



SECTION A-A
NORMAL DETAIL



LEGEND

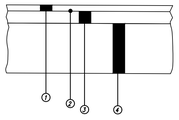
1. May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.
2. May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.
3. Where landing width (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
4. The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal.

   In existing sidewalks, where the maximum ramp slope (S_R) is not feasible, it may be reduced as follows:

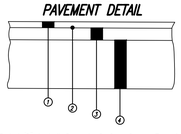
   A) 10:1 for a max. rise of 6"
   B) 8:1 for a max. rise of 3"
   C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.
5. The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
6. Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.
7. Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.

HEAVY DUTY PAVEMENT DETAIL



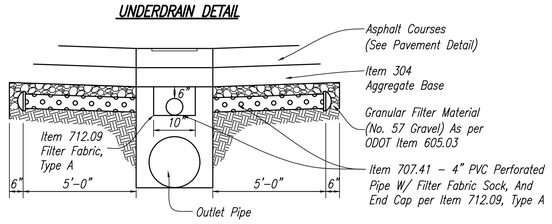
① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
② Item 407 Tack Coat
③ Item 448 3" Asphalt Concrete Intermediate Course (1 1/2" Courses) Type 2 (PG 64-22)
④ Item 304 8" Aggregate Base (4" Courses)

LIGHT DUTY PAVEMENT DETAIL



① Item 448 1 1/2" Asphalt Concrete Surface Course Type 1 (PG-64-22)
② Item 407 Tack Coat
③ Item 448 2" Asphalt Concrete Intermediate Course, Type 2 (PG-64-22)
④ Item 304 8" Aggregate Base (4" Courses)

UNDERDRAIN DETAIL



GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE CITY OF MONROE STANDARD DETAIL DRAWINGS AND "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH FTS TT-P97-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

UTILITY SPECIFICATION:
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603.

STEPS SHALL BE REQUIRED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS FOUR (4) FEET AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STANDARD CONSTRUCTION DRAWING MH-1.

ALL CATCH BASINS, INLETS & MANHOLES IN PAVED AREAS SHALL BE SLOPED ACCORDINGLY WITH FINAL PAVEMENT SURFACE PER GRADING PLAN.

ALL CATCH BASINS 2-3 OR LARGER IN PAVED AREAS TO HAVE 8" HEAVY DUTY TOP SLABS.

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC AND IRRIGATION WATER SERVICE TO BE TYPE "K" COPPER, UNLESS OTHERWISE NOTED. FIRE LINE TO BE DUCTILE IRON CLASS 53 (O.D.O.T. ITEM 748.01) OR PVC AWWA C900, (ODOT ITEM 748.02) UNLESS OTHERWISE NOTED. FIRE HYDRANTS TO BE "MUELLER" OR "KENNEDY" OR APPROVED EQUAL.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IS PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

UTILITY TRENCH BACKFILL SHALL BE PER THE DETAILS SHOWN ON THE PLANS.

EROSION CONTROL:
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

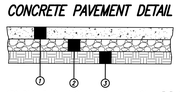
EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH OHIO RAINWATER AND LAND DEVELOPMENT MANUAL TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

ALL CATCH BASINS SHALL HAVE SEDIMENT INLET PROTECTION METHODS INSTALLED DURING CONSTRUCTION, USING THE DETAILS SHOWN ON THE PLAN.

CONCRETE PAVEMENT DETAIL



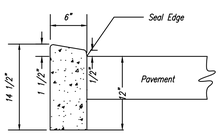
①Item-452 Plain Portland Cement Concrete, Class "C", 6" Thick
②Item-304 Aggregate Base, 6" Thick
③Item-203 Compacted Subgrade

CONCRETE SIDEWALK DETAIL

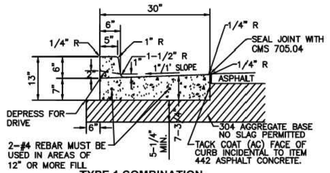


One Course Portland Cement Concrete Sidewalks, Class "C" Concrete, Four Feet (4') In Width And Four Inches (4") Min.In Thickness Shall Be Constructed Where Shown On The Plans Or Typical Sections. Sidewalk To Be Seven Inches (7") Min. In Thickness At Driveway Aprons. One Half Inch (½") Full Depth Expansion Joints Shall Be Installed At Intervals Not To Exceed One Hundred Feet (100'). All Sidewalks, Including Curb Ramps, Shall Connect To The Pavement Or Curb With One-Half (½") Full Depth Expansion Joint Material Between The Walk And Curb.

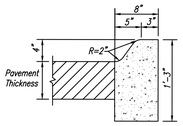
DEPRESSED CURB DETAIL



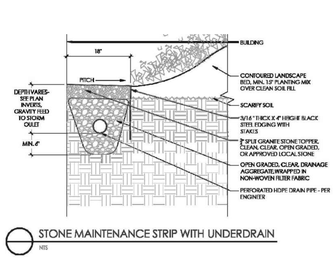
TYPE 1 COMBINATION CURB AND GUTTER



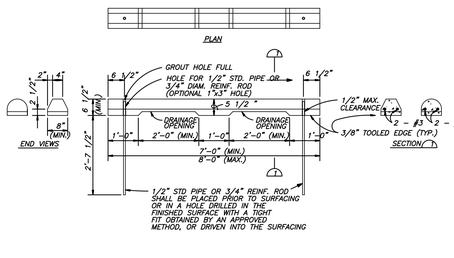
TYPE B CONCRETE CURB DETAIL

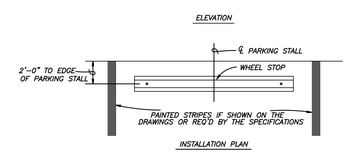


PRECAST CONCRETE WHEEL STOP DETAILS

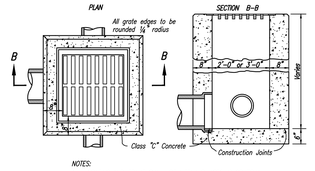


STONE MAINTENANCE STRIP WITH UNDERDRAIN
NTS



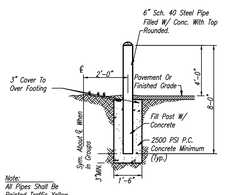


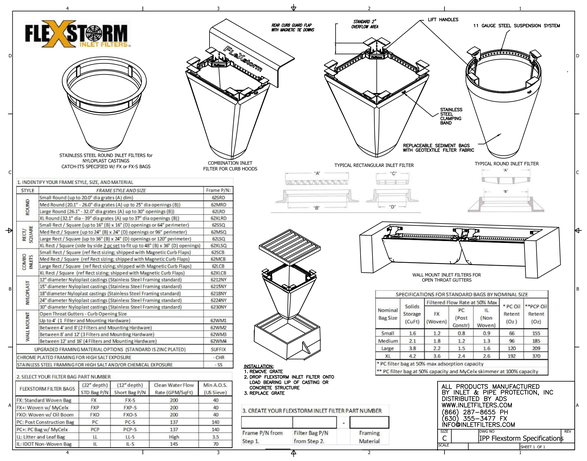
CATCH BASIN DETAILS



NOTES:
1 - GRATING AND FRAME SHALL BE NEENAH R-4859-C OR EQUAL.
2 - CATCH BASINS 6 FEET DEEP OR DEEPER TO HAVE 3'-0" INSIDE DIMENSION.
3 - CAST CATCH BASINS WITH 2'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-28, EXCEPT GRATING & FRAME.
4 - CAST CATCH BASINS WITH 3'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-3, EXCEPT GRATING & FRAME.

PIPE BOLLARD





1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL

STYLE #	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (At) slots)	6ZMJQ
	Med Round (26.1" - 26.0" dia grates (At) up to 25" dia openings (BJ))	6ZMKQ
	Large Round (26.1" - 32.0" dia grates (At) up to 30" openings (BJ))	6ZLKQ
	XL Round (32.1" dia - 39" dia grates (At) up to 37" dia openings (BJ))	6ZNLBQ
RIDGE SQUARE	Small Rect / Square (up to 36" (B) x 18" (D) openings or 64" perimeter)	6ZSSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	6ZMSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	6ZSSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	6ZNLSQ
CURBED INLETS	Small Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	6ZSCB
	Med Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	6ZMCB
	Large Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	6ZLCB
	XL Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	6ZNLCB
WHEELCHAIR	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZSNH
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZSNJ
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZSNK
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZSNL
	36" diameter Nyloplast castings (Stainless Steel Framing standard)	6ZSNM
MANHOLE	Up to 4' I.D. (Vertical Mounting Hardware)	6ZMMS
	Between 4' and 8' I.D Filters and Mounting Hardware)	6ZMMD
	Between 8' and 12' I.D Filters and Mounting Hardware)	6ZMML
	Between 12' and 16' I.D Filters and Mounting Hardware)	6ZMMM
	UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)	SUFFIX
	CHROME PLATED FRAMING FOR HIGH SALT EXPOSURE	-CHR
	STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE	-SS

2. SELECT YOUR FILTER BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(32" depth) Short Bag P/N	Clean Water Flow Rate (GPM/Taf'd)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
FX+ Woven w/ MyCelx	FXP	FXP-S	200	40
FXO- Woven w/ Oil Boom	FXO	FXO-S	200	40
PC- Post Construction Bag	PC	PC-S	137	140
PC+ PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL- Litter and Leaf Bag	LL	LL-S	High	3.5
G - ODOT Non-Woven Bag	G	G-S	145	70

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu.Yd.)	FX (Woven)	PC (Post Constr.)	LL (Non Woven)	Filtered Flow Rate at 50% Max Capacity (GPM)	* PC on Retest (Cu.)	**PCP On Retest (Cu)
Small	1.6	1.2	0.8	0.9	90	155	
Medium	2.1	1.8	1.2	1.3	96	185	
Large	3.8	2.2	1.5	1.6	120	209	
XL	4.2	3.6	2.4	2.6	192	330	

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

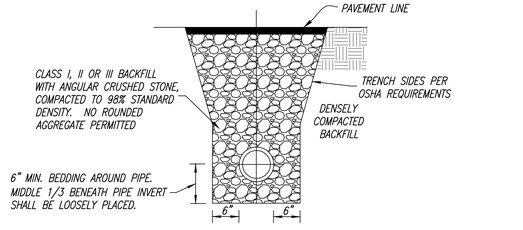
3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1.	Filter Bag P/N from Step 2.	-	Framing Material

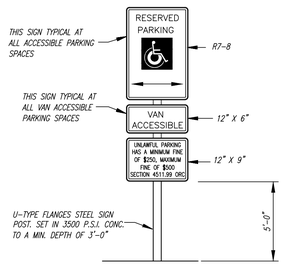
ALL PRODUCTS MANUFACTURED BY ATLAS PIPE PROTECTION, INC DISTRIBUTED BY ADS
4640 TRUEMAN BLVD.
(866) 287-9535 PH
(330) 995-3477 FX
INFO@INLETFILTERS.COM

TITLE:	SIZE:	REV
IPP Flexstorm Specifications	C	
SCALE:	SHEET 1 OF 1	

STANDARD UTILITY TRENCH FOR PIPES UNDER PAVEMENT



REFER TO O.D.O.T ITEM 603.04 FOR ADDITIONAL BEDDING INFORMATION
REFER TO O.D.O.T ITEM 603.08 FOR ADDITIONAL BACKFILLING INFORMATION



NOTE: SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

HANDICAP ACCESSIBLE PARKING SIGN

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:
Details

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-353-4500
www.abercrombie-associates.com

STATE OF OHIO
BENJAMIN POOLE
69431
REGISTERED ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

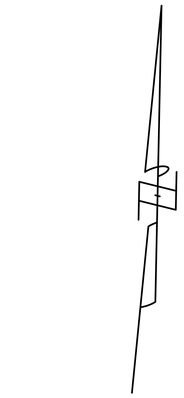
REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
2	03/08/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C1.1
of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DEMOLITION PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.

2. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

3. ALL DEBRIS IS TO BE REMOVED AND HAULED OFFSITE.

4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL WORK TO REMAIN, ANY DAMAGE TO EXISTING SHALL BE REPLACED TO LIKE NEW CONDITION.

5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL OTHER MISCELLANEOUS ITEMS AS REQUIRED TO PERFORM THE WORK. ANY ITEMS NOT SPECIFICALLY EXCLUDED FROM DEMOLITION SCOPE OF WORK WITHIN THE GENERAL LIMITS OF WORK SHALL BE REMOVED AT CONTRACTORS EXPENSE.

HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)

S 85°37'22" E
439.59'
92.32'
S 88°20'02" E
383.23'

RING ROAD (PRIVATE)

S 6°03'44" E
270.91'

FRONTAGE ROAD (PRIVATE)

775.16'

N 4°19'11" E

S 4°22'51" W
506.48'

9.2551 Acres
Auditors Parcel
C1800-007.000-002
Cronin Land
Acquisition LLC
O.R. 10109, Pg. 1435

Auditors Parcel
C1800-007.000-007
Majors, Janet K. Tr. Etal
O.R. 10004, Pg. 1611

Auditors Parcel
C1800-007.220-005
Midland Monroe
Development Co., LLC
O.R. 8462, Pg. 591

Auditors Parcel
C1910-003.000-006
Majors, Janet K. Etal
O.R. 6931, Pg. 1061

City Of Monroe
Lemon Township

N 88°28'17" W
448.04'
N 88°28'17" W
1968.90'
85.18'
S 85°37'09" E
S 85°37'09" E
N 85°37'37" W
998.00'

Ex. 5/8" Iron Pin

Ex. C.B. Grate=740.54 Inv.=736.00
Ex. 30" Stm. 43.81' @ 0.80%
Ex. C.B. Grate=740.67 Inv.=736.33
Ex. 30" Stm. 57.86' @ 0.57%
Ex. DCI Grate=742.42 Inv.=739.41
Ex. DCI Grate=742.76 Inv.=738.81
Ex. 30" Stm. 26.96' @ 2.12%
Ex. 15" Stm. 135.13' @ 2.82%
Ex. Sign
Ex. Gravel Rip-Rap
Ex. Swale
Ex. 6" Intermediate Pressure Gas Main
Ex. Sign
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 8" Water Main
Ex. 8" Son. 310.92' @ 4.90%
Ex. Son. MH Rim=742.11 Inv.=734.28
Ex. 8" Son. 200.58' @ 5.00%
Ex. Asphalt Pavement
20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Ex. Son. MH Rim=757.54 Inv.=749.63 Inv.=749.51
Ex. Cross Notch
Ex. 4" Pressu
Ex. Tree
Ex. SGI Grate=764.60 Inv.=760.70
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 4" Intermediate Pressure Gas Main
Ex. 15" Stm. 135.13' @ 2.82%
Ex. Control MH Rim=765.38
Ex. High Tension Wire Tower
Ex. Son. MH Rim=762.74 Inv.=752.38
Ex. SGI Grate=763.97 Inv.=757.97
20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Ex. 15" Stm.
Inv.=752.78
Ex. 8" Son. 85.00' @ 5.00%
Ex. 10" CMP Culvert
Ex. Swale

LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
E	Ex. Electric Box
T	Ex. Telephone Box
	Ex. Sign
C	Ex. Cable Box
	Ex. Fire Hydrant
	Ex. Water Valve
W	Ex. Water Meter
G	Ex. Gas Box
	Ex. Gas Valve
Ex. Son. MH	Ex. Sanitary Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines
	Ex. Guardrail

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 88 BASED ON VRS GPS OBSERVATIONS.

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ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Layout Plan

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-245-0231
www.abercrombieassociates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED PROFESSIONAL ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. DATE CK'D

1	02/10/26	Revit 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C2.0

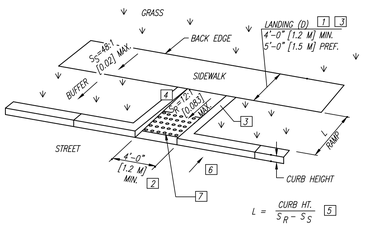
of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



$L = \frac{\text{CURB HT.}}{S_R - S_S}$ 5

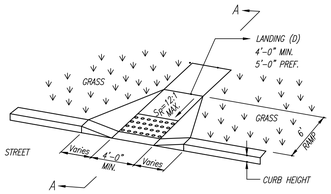
COMBINED CURB RAMP DETAIL

Type A2 (Perpendicular With Returned Curb)

LEGEND

1. *May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.*
2. *May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.*
3. *Where landing width (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].*

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
5. *The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.*
6. *Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.*
7. *Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.*



PERPENDICULAR CURB RAMP DETAIL

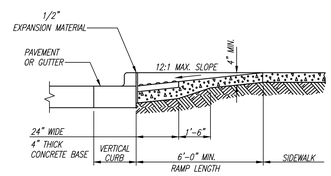
(Perpendicular With Flared Sides)

LEGEND

The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.

Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.

Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.



SECTION A–A NORMAL DETAIL



Denotes Prop. Heavy Duty Pavement, See Detail.

Denotes Prop. Light Duty Pavement, See Detail.

A Denotes Prop. Conc. Apron (See Concrete Pavement Detail)

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Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Site Layout Plan

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513-353-4121
www.abercrombie-associates.com

STATE OF OHIO
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3/1/21

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CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

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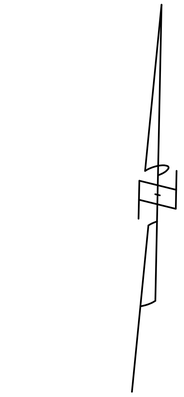
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C3.0

of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING SUMMARY:

TOTAL SPACES: 33 (4 ADA)

NO INVENTORY PARKING WITHIN DUKE EASEMENT (37 SPACES IMPACTED)

CUSTOMER PARKING – 36 SPACES (4 ADA)

EMPLOYEE PARKING – 20 SPACES

SERVICE PARKING – 56 SPACES

CUSTOMER DROP-OFF – 7 SPACES

MOBILE SERVICE – 3 SPACES

NEW VEHICLE INVENTORY – 123 SPACES

USED VEHICLE INVENTORY – 80 SPACES

EV CHARGING – 3 SPACES

HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)

S 85°37'22" E 439.59'

92.32'

S 88°20'02" E 383.23'

Ex. 5/8" Iron Pin

RING ROAD (PRIVATE)

S 6°03'44" E 270.91'

FRONTAGE ROAD (PRIVATE)

Ex. 30' Sanitary Sewer Easement O.R. 7605, Pg. 1793

20' Offsite Water Main Easement O.R. 7770, Pg. 2380

Ex. Cross Notch

775.16'

N 4°19'11" E

Proposed Building
F.F.=748.50
31,886 S.F. First Floor
8,635 S.F. Second Floor

9.2551 Acres
Auditors Parcel
C1800-007-000-002
Cronin Land
Acquisition LLC
O.R. 10108, Pg. 1435

Future Building Footprint

Ex. High Tension Wire Tower

Auditors Parcel
C1800-007-000-007
Majors, Janet K. Tr. Etal
O.R. 10004, Pg. 1611

Auditors Parcel
C1800-007-220-005
Midland Monroe Development Co., LLC
O.R. 9402, Pg. 591

S 4°22'51" W 506.46'

N 88°28'17" W 448.04'

Prop. Carwash Building
F.F.=746.5
1,720 S.F.

85.18' S 85°37'09" E

S 85°37'09" E

N 85°37'37" W 998.00'

N 88°28'17" W 1968.90'

City Of Monroe
Lemon Township

Ex. 100' DUKE R/W Easement O.R. 7605, Pg. 1793

Auditors Parcel
C1910-003.000-006
Majors, Janet K. Etal
O.R. 6931, Pg. 1061

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Parking Plan

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HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Sheet 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

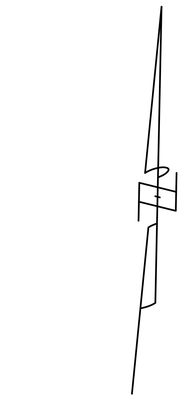
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C3.1

of: 1



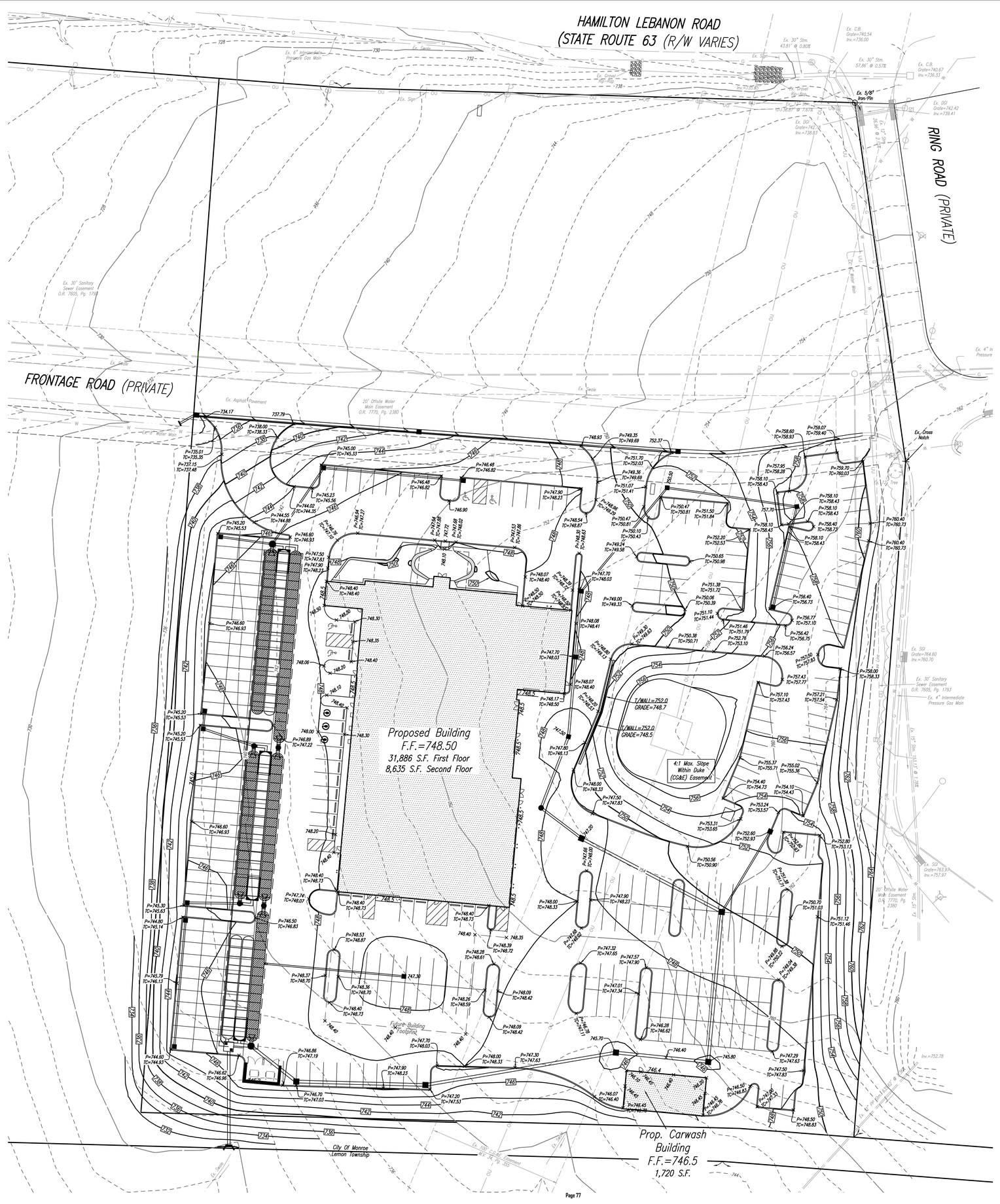
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRADING PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH A REPRESENTATIVE OF THE OWNER/DEVELOPER AND GENERAL CONTRACTOR.
4. ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A., N.P.D.E.S. REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION.
6. EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
8. RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
10. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
11. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
14. UPON COMPLETION OF CONSTRUCTION, REMOVE AND PROPERLY DISPOSE OF ALL EROSION AND SEDIMENT CONTROL BMP'S AND STABILIZE ALL DISTURBED AREAS.



KBA INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Grading Plan

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-245-0121
www.abercrombieassociates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED PROFESSIONAL ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
2	03/06/26	North Lot Removed	

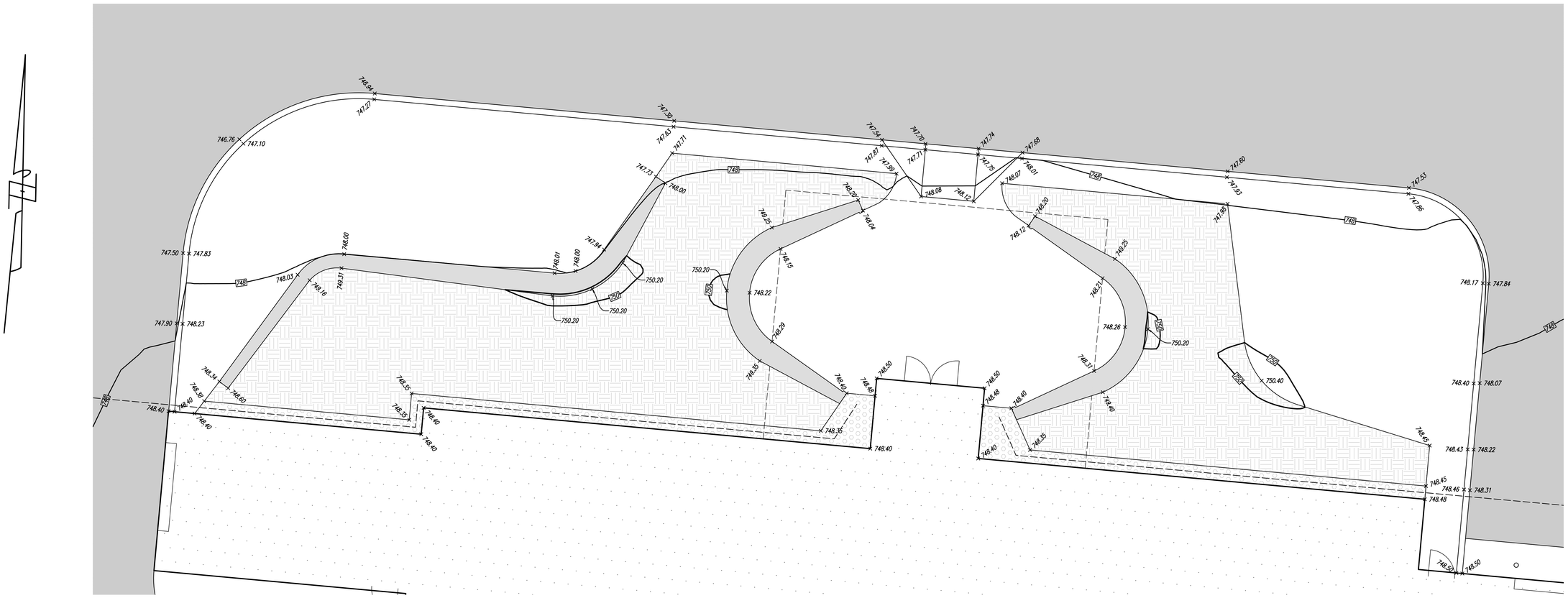
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C4.0

of: 1



GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Grading Plan Details

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-353-4120
www.abercrombie-associates.com

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BENJAMIN POOLE
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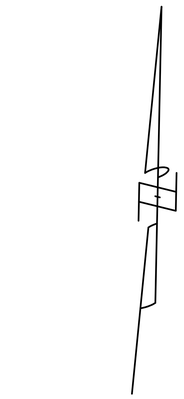
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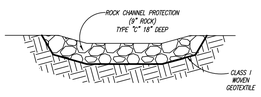
(IP) Denotes Inlet Protection During Construction; "FLEXSTORM" Construction Phase Bag Or Approved Equal.

—•—•—•— Denotes Silt Fence/Mulch Berm (See Detail)

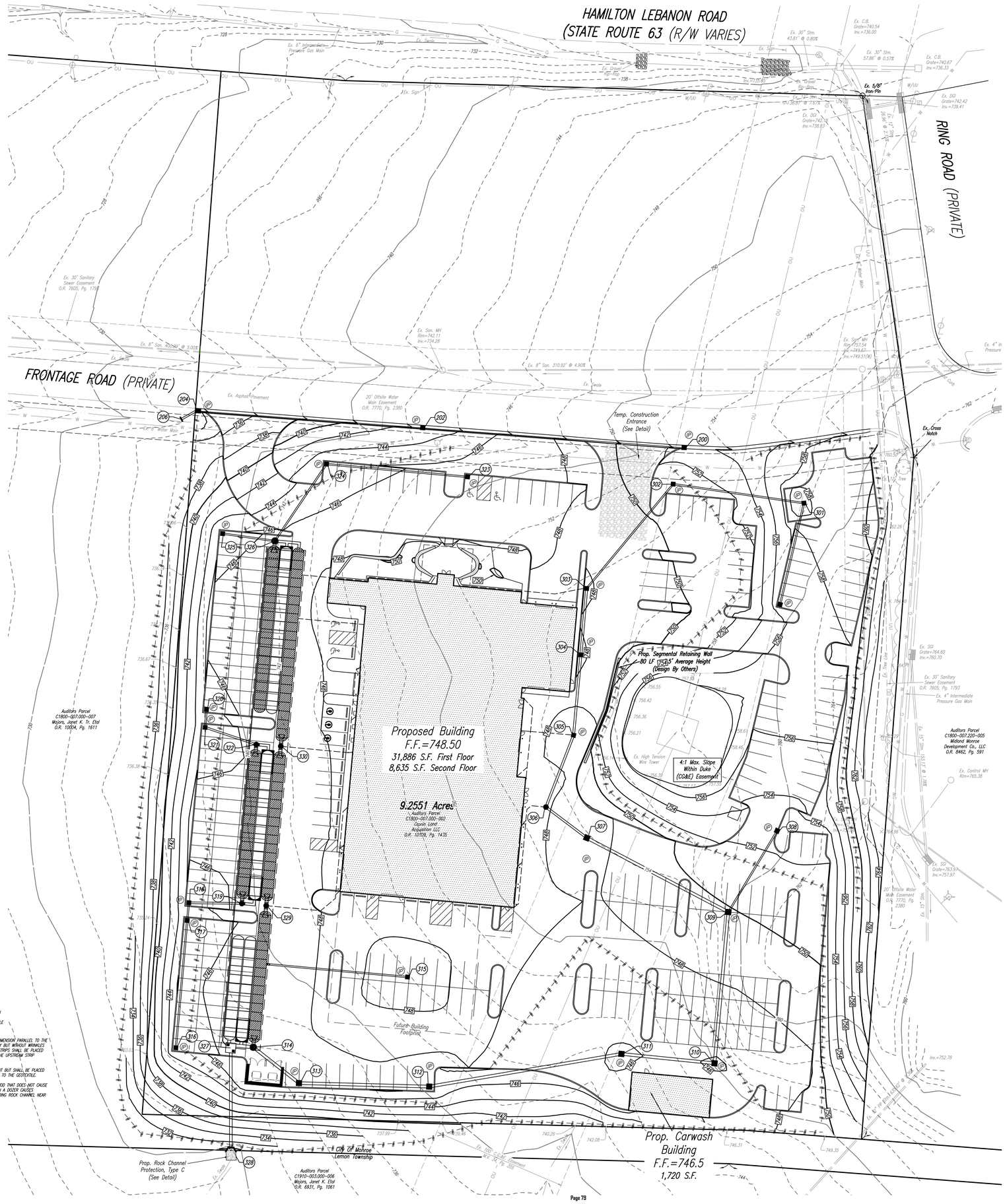
GRADING PLAN NOTES:

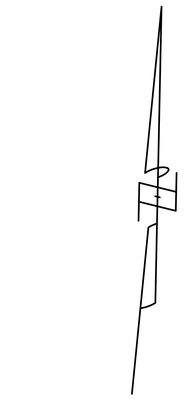
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ROCK CHANNEL PROTECTION DETAIL



1. SUBGRADE FOR THE FILTER AND ROCK CHANNEL SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER MATERIAL.
2. ROCK CHANNEL SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
3. NO ABRUPT DEVIATIONS FROM THE DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
4. GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
6. ROCK CHANNEL MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
7. ROCK CHANNEL SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING ROCK CHANNEL NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.


HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)
FRONTAGE ROAD (PRIVATE)
RING ROAD (PRIVATE)
Ex. 5/8" Iron Pin
Ex. 6" Intermediate Pressure Gas Main
Ex. Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 8" San. 401.98' @ 5.00%
Ex. Asphalt Pavement
Ex. San. MH Rim=742.11 Inv.=734.28
Ex. 8" San. 310.92' @ 4.90%
20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Ex. 8" Water Main
Temp. Construction Entrance (See Detail)
Ex. Cross Notch
Ex. 4" Intermediate Pressure Gas Main
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Auditors Parcel C1800-007.000-007 Mojors, Janet K. Tr. Etal O.R. 10004, Pg. 1611
Proposed Building F.F.=748.50
31,886 S.F. First Floor
8,635 S.F. Second Floor
9.2551 Acres
Auditors Parcel C1800-007.000-002 Cronin Land Acquisition LLC O.R. 10709, Pg. 1435
Prop. Segmental Retaining Wall ~80 LF ~5.0' Average Height (Design By Others)
4:1 Max. Slope Within Duke (CG&E) Easement
Ex. High Tension Wire Tower
Auditors Parcel C1800-007.220-005 Midland Monroe Development Co., LLC O.R. 8462, Pg. 591
Ex. Control MH Rim=765.38
Ex. SSI Grate=763.97 Inv.=757.97
Future Building Footprint
Prop. Carwash Building F.F.=746.5
1,720 S.F.
Prop. Rock Channel Protection, Type C (See Detail)
City Of Monroe
Lemon Township
Auditors Parcel C1910-003.000-006 Mojors, Janet K. Etal O.R. 6931, Pg. 1061
Ex. 15" San. Sewer Easement O.R. 7605, Pg. 1793
Ex. 20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Ex. 15" San. Sewer
Ex. 8" Water Main
Ex. 30" San. 43.81' @ 0.80%
Ex. 30" San. 57.86' @ 0.57%
Ex. C.B. Grate=740.54 Inv.=736.00
Ex. C.B. Grate=740.67 Inv.=736.33
Ex. DI Grate=742.42 Inv.=739.41
Ex. DI Grate=742.16 Inv.=738.63
Ex. Sign
Ex. Gravel Pile
Ex. Tree
Ex. SSI Grate=764.60 Inv.=760.70
Ex. SSI Grate=764.55 Inv.=760.55
Ex. Sanitary MH Rim=757.54 Inv.=749.51(W)
Ex. 15" San. Sewer
Ex. 8" Water Main
Ex. 15" San. Sewer
Inv.=752.78
Inv.=752.26
Inv.=760.55
Inv.=760.26
Inv.=760.96
Inv.=760.66
Inv.=760.36
Inv.=760.06
Inv.=759.76
Inv.=759.46
Inv.=759.16
Inv.=758.86
Inv.=758.56
Inv.=758.26
Inv.=757.96
Inv.=757.66
Inv.=757.36
Inv.=757.06
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Inv.=750.76
Inv.=750.46
Inv.=750.16
Inv.=749.86
Inv.=749.56
Inv.=749.26



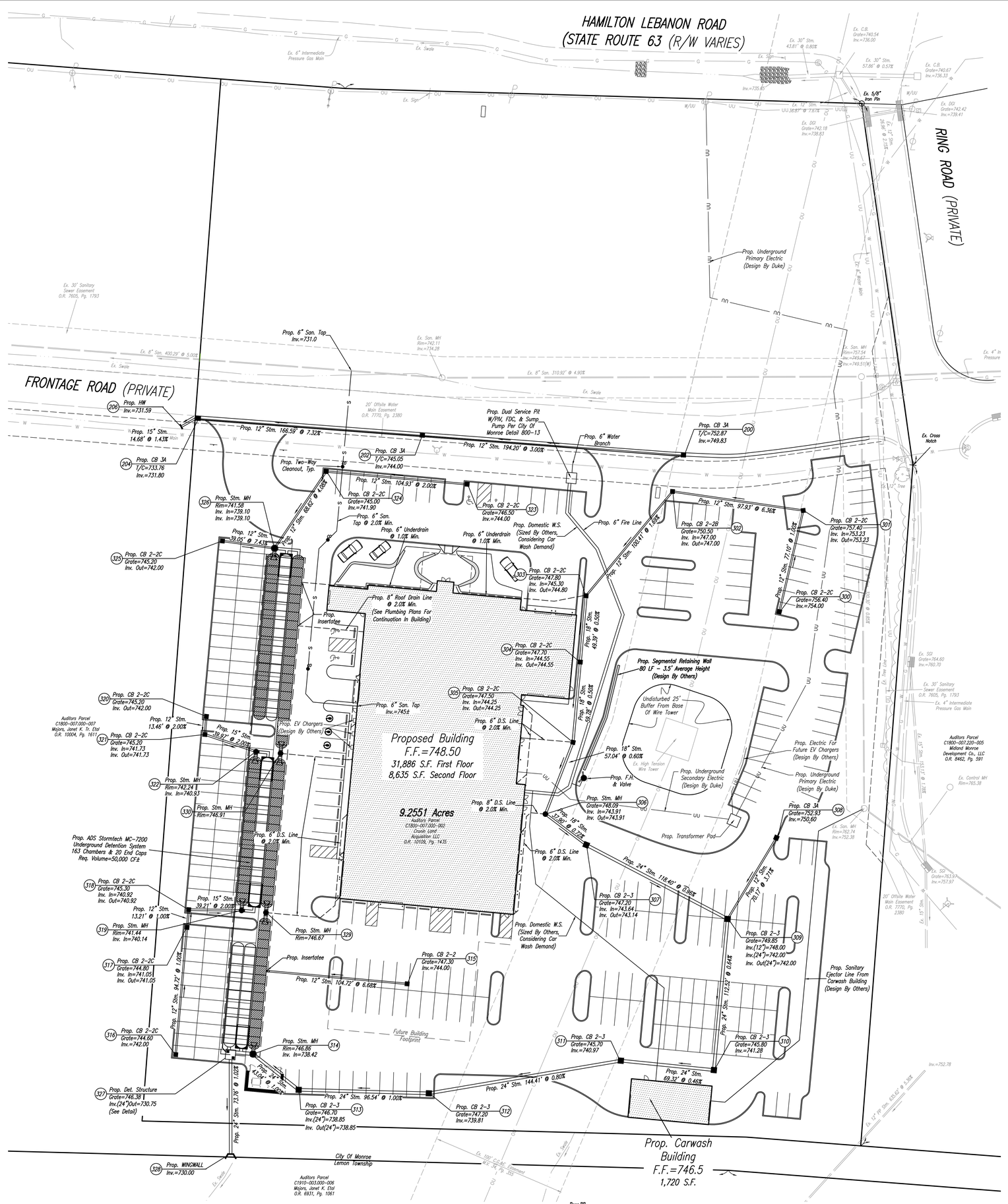
GRAPHIC SCALE

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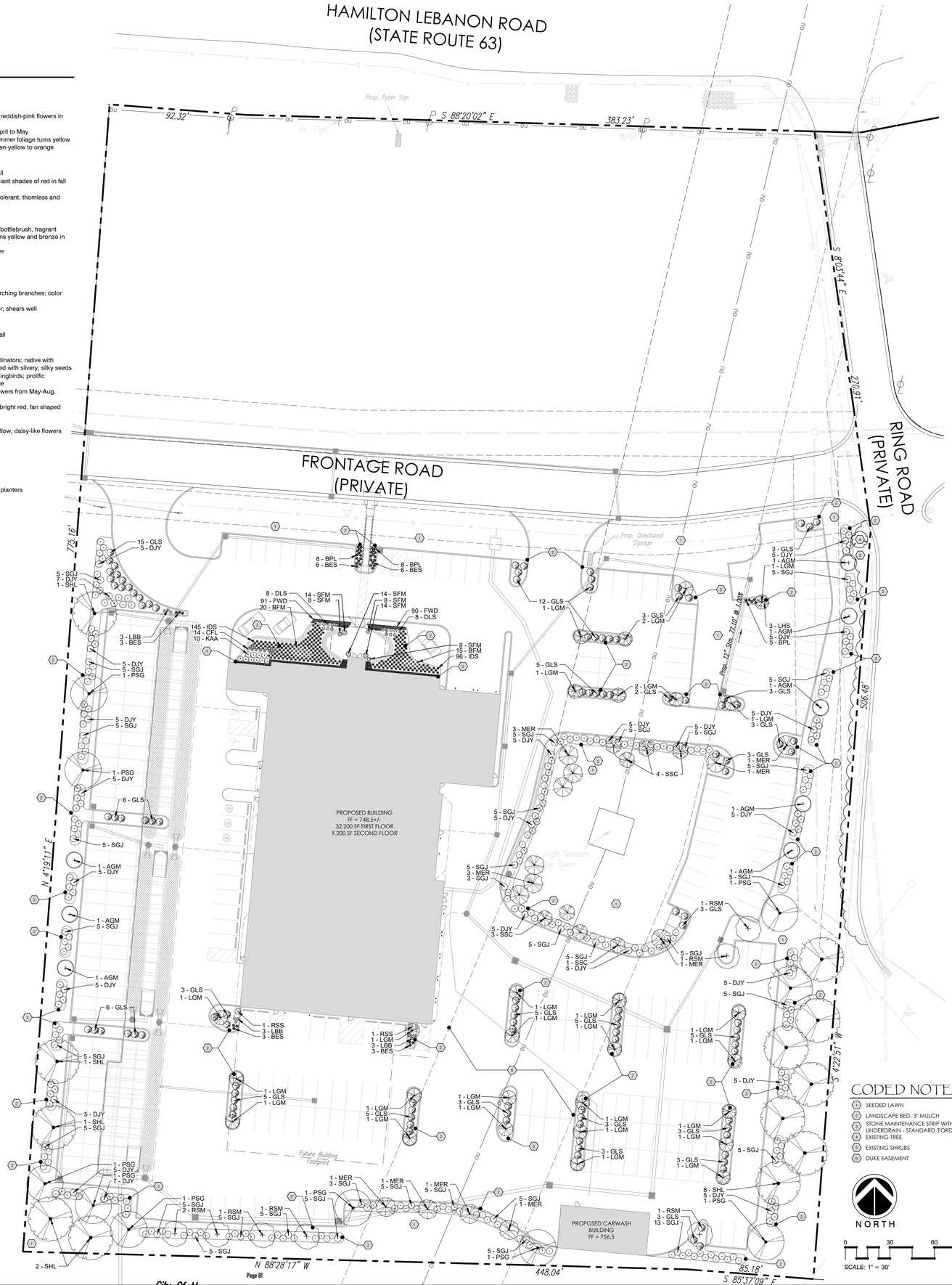
UTILITY PLAN NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARD DETAIL DRAWINGS AND THE LATEST EDITION "STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND "STANDARD DRAWINGS".
2. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES.
3. PROPOSED ROUTING SHOWN ARE APPROXIMATE. ANY OFFSETS OR CHANGES IN ELEVATION OR ADJUSTMENTS TO ROUTES TO AVOID INTERFERENCE WITH ADJACENT UNDERGROUND UTILITIES OR SITE PECULIARITIES IN AN EFFORT TO FACILITATE THE INSTALLATION OF THE UNDERGROUND PIPING, SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROPOSED UTILITY LAYOUT.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES AND EASEMENTS IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION. RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.
7. SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.
8. CONNECTION TO PUBLIC WATER MAINS SHALL BE PER THE RULES AND REGULATIONS OF THE CITY OF MONROE.
9. WATER LINES, METERS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE.


HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)
RING ROAD (PRIVATE)
FRONTAGE ROAD (PRIVATE)
Proposed Building
F.F.=748.50
31,886 S.F. First Floor
8,635 S.F. Second Floor
9.2551 Acres
Auditors Parcel C1800-007.000-002 Cronin Land Acquisition LLC O.R. 10109, Pg. 1435
Prop. Carwash Building
F.F.=746.5
1,720 S.F.
Prop. HW Inv.=731.59
Prop. 15" Stm. 14.68' @ 1.43%
Prop. CB 3A T/C=733.76 Inv.=731.80
Prop. 6" San. Tap Inv.=731.0
Prop. 12" Stm. 166.59' @ 7.32%
Prop. 12" Stm. 194.20' @ 3.00%
Prop. CB 3A T/C=745.05 Inv.=744.00
Prop. Dual Service Pit W/PW, FDC, & Sump Pump Per City Of Monroe Detail 800-13
Prop. 6" Water Branch
Prop. CB 3A T/C=752.87 Inv.=749.83
Prop. Two-Way Cleanout, Typ.
Prop. 12" Stm. 104.93' @ 2.00%
Prop. CB 2-2C Grate=745.00 Inv.=741.90
Prop. CB 2-2C Grate=746.50 Inv.=744.00
Prop. 6" San. Tap @ 2.0% Min.
Prop. 6" Underdrain @ 1.0% Min.
Prop. Domestic W.S. (Sized By Others, Considering Car Wash Demand)
Prop. 6" Fire Line
Prop. 12" Stm. 97.93' @ 6.36%
Prop. CB 2-2B Grate=750.50 Inv. In=747.00 Inv. Out=747.00
Prop. CB 2-2C Grate=757.40 Inv. In=753.23 Inv. Out=753.23
Prop. Stm. MH Rim=741.58 Inv. In=739.10 Inv. In=739.10
Prop. 12" Stm. 68.62' @ 4.08%
Prop. 12" Stm. 39.05' @ 7.43%
Prop. CB 2-2C Grate=745.20 Inv. Out=742.00
Prop. 6" Underdrain @ 1.0% Min.
Prop. CB 2-2C Grate=747.80 Inv. In=745.30 Inv. Out=744.80
Prop. 12" Stm. 104.41' @ 1.69%
Prop. 12" Stm. 71.01' @ 1.00%
Prop. CB 2-2C Grate=756.40 Inv.=754.00
Prop. 8" Roof Drain Line @ 2.0% Min. (See Plumbing Plans For Continuation In Building)
Prop. Insertatee
Prop. CB 2-2C Grate=747.70 Inv. In=744.55 Inv. Out=744.55
Prop. 18" Stm. 49.39' @ 0.50%
Prop. CB 2-2C Grate=747.50 Inv. In=744.25 Inv. Out=744.25
Prop. 18" Stm. 59.78' @ 0.50%
Prop. 6" San. Tap Inv.=745±
Prop. 6" D.S. Line @ 2.0% Min.
Prop. EV Chargers (Design By Others)
Prop. Segmental Retaining Wall 80 LF - 3.5' Average Height (Design By Others)
Undisturbed 25' Buffer From Base Of Wire Tower
Ex. High Tension Wire Tower
Prop. Electric For Future EV Chargers (Design By Others)
Prop. Underground Secondary Electric (Design By Duke)
Prop. Underground Primary Electric (Design By Duke)
Prop. F.H. & Valve
Prop. Stm. MH Grade=748.09 Inv. In=743.91 Inv. Out=743.91
Prop. 18" Stm. 57.00' @ 0.60%
Prop. Transformer Pad
Prop. 8" D.S. Line @ 2.0% Min.
Prop. 6" D.S. Line @ 2.0% Min.
Prop. 24" Stm. 118.40' @ 17.66%
Prop. CB 3A Grade=752.93 Inv.=750.60
Prop. CB 2-3 Grade=747.20 Inv. In=743.64 Inv. Out=743.14
Prop. CB 2-3 Grade=749.85 Inv.(12")=748.00 Inv.(24")=742.00** Inv. Out(24")=742.00
Prop. 12" Stm. 78.17' @ 3.71%
Prop. 24" Stm. 112.52' @ 0.64%
Prop. Sanitary Ejector Line From Carwash Building (Design By Others)
Prop. CB 2-3 Grade=745.80 Inv.=741.28
Prop. 24" Stm. 69.32' @ 0.46%
Prop. 24" Stm. 144.41' @ 0.80%
Prop. CB 2-3 Grade=745.70 Inv.=740.97
Prop. CB 2-3 Grade=747.20 Inv.=739.81
Prop. 24" Stm. 96.54' @ 1.00%
Prop. CB 2-3 Grade=746.70 Inv.(24")=738.85 Inv. Out(24")=738.85
Prop. 24" Stm. 73.76' @ 1.02%
Prop. 24" Stm. 15.04' @ 1.00%
Prop. Det. Structure Grade=746.38 Inv.(24")Out=730.75 (See Detail)
Prop. WINGWALL Inv.=730.00
Prop. CB 2-2C Grade=745.20 Inv. Out=742.00
Prop. 12" Stm. 13.46' @ 2.00%
Prop. 15" Stm. 39.97' @ 2.00%
Prop. CB 2-2C Grade=745.20 Inv. In=741.73 Inv. Out=741.73
Prop. Stm. MH Rim=742.24 Inv. In=740.93
Prop. Stm. MH Rim=746.91
Prop. ADS Stormtech MC-7200 Underground Detention System 163 Chambers & 20 End Caps Req. Volume=50,000 CF±
Prop. CB 2-2C Grade=745.30 Inv. In=740.92 Inv. Out=740.92
Prop. 15" Stm. 39.21' @ 2.00%
Prop. 12" Stm. 13.21' @ 1.00%
Prop. Stm. MH Rim=741.44 Inv. In=740.14
Prop. CB 2-2C Grade=744.80 Inv. In=741.05 Inv. Out=741.05
Prop. 12" Stm. 94.72' @ 1.00%
Prop. CB 2-2C Grade=744.80 Inv.=742.00
Prop. Stm. MH Rim=746.67
Prop. Insertatee
Prop. CB 2-2 Grade=747.30 Inv.=744.00
Prop. 12" Stm. 104.72' @ 6.68%
Prop. Stm. MH Rim=746.86 Inv. In=738.42
Future Building Footprint
Prop. Domestic W.S. (Sized By Others, Considering Car Wash Demand)
Prop. Stm. MH Rim=746.67
Prop. 8" D.S. Line @ 2.0% Min.
Prop. 6" D.S. Line @ 2.0% Min.
Prop. 12" Stm. 37.80' @ 0.25%
Prop. 24" Stm. 73.76' @ 1.02%
Prop. 24" Stm. 15.04' @ 1.00%
Prop. 24" Stm. 96.54' @ 1.00%
Prop. 24" Stm. 144.41' @ 0.80%
Prop. 24" Stm. 69.32' @ 0.46%
Prop. 24" Stm. 112.52' @ 0.64%
Prop. 24" Stm. 118.40' @ 17.66%
Prop. 24" Stm. 78.17' @ 3.71

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE	EXPOSURE	REMARKS
ORNAMENTAL TREES						
MER	13	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	1 1/2" CAL.	12`-15` x 12`-15`	Full - Part Sun	Dry soil, drought, and heat tolerant; maroon foliage with reddish-pink flowers in April
LGM	28	Magnolia x 'Little Girl Anne' / Little Girl Anne Magnolia	6` Ht.	10`-12` x 10`-12`	Full Sun - Part Shade	Clay soil and urban tolerant; purple-red blooms in late April to May
SSC	8	Malus Sparkling Sprite® / Sparkling Sprite® Crabapple	1 1/2" CAL.	10`-12` x 10`-12`	Full Sun	Pink buds open to white flowers in April, bright green summer foliage turns yellow in fall, fruit persists into winter, slowly chaning from golden-yellow to orange
SHADE TREES						
AGM	8	Acer rubrum Armstrong Gold® / Armstrong Gold® Maple	2" CAL.	35'-40' x 10'-12'	Full Sun - Part Shade	Dense green foliage turns shades of gold to orange in fall
RSM	7	Acer rubrum Red Sentinel® / Red Sentinel® Maple	2" CAL.	30'-40' x 15'-18'	Full Sun to Part Sun	Narrow, columnar stature, dense green foliage turns brilliant shades of red in fall
PSG	9	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2" CAL.	40`-50` x 20`-30`	Full Sun	Green foliage turns yellow in Fall
SHL	13	Gleditsia triacanthos var. inermis `Skycole` TM / Skyline Honey Locust	2" CAL.	35'-45' x 25'-35'	Full Sun	Deer, drought, clay soil, Black Walnut, and air pollution tolerant; thornless and seedless
DECIDUOUS SHRUBS						
RSS	2	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	#3 CONT.	3`-5` x 3`-5`	Full - Part Shade	Deer and dry soil tolerant; attracts pollinators and birds; bottlebrush, fragrant pinkish-white flowers in July-Aug, deep green foliage turns yellow and bronze in fall
LHS	3	Itea virginica 'Sprich' / Little Henry Sweetspire	#3 CONT.	1.5`-2` x 2`-3`	Full Sun - Part Shade	Showy fragrant white flowers, Late Spring - Early Summer
GLS	110	Rhus aromatica `Gro-Low` / Gro-Low Sumac	#3 CONT.	1.5'-2' x 6'-7'	Full - Part Sun	Deer and dry soil tolerant, red and orange fall color
EVERGREEN SHRUBS						
KAA	10	Azalea hybrids `Karen` / Karen Azalea	#3 CONT.	3`-4` x 3`-4`	Part Shade	Lavender-pink flowers, Spring
SGJ	169	Juniperus chinensis `Sea Green` / Sea Green Juniper	#3 CONT.	3'-4' x 4'-6'	Full Sun	Deer and dry soil tolerant; bright mint green foliage on arching branches; color holds throughout the winter.
DJY	119	Taxus x media 'Densiformis' / Densiformis Yew	3' HT.	3`-4` x 4`-6`	Full Sun - Full Shade	Dry soil tolerant; hardy, holds color throughout the winter; shears well
ORNAMENTAL GRASSES						
BPL	21	Schizachyrium scoparium 'Blue Paradise' / Blue Paradise Little Bluestem	#1 CONT.	3`-3.5` x1.75`-2`	Full Sun	Bluish-Purple foliage, tan plumes Late Summer - Early Fall
PERENNIALS						
BFM	35	Asclepias tuberosa / Butterfly Milkweed	#1 CONT.	18"-30" x 12"-18"	Full Sun - Part Shade	Wet and dry soil tolerant; attracts hummingbirds and pollinators; native with striking yellow-orange blooms followed by green fruit filled with silvery, silky seeds
LBB	9	Buddleia Lo & Behold® 'Blue Chip Jr' / Lo & Behold® Blue Chip Jr Butterfly Bush	#2 CONT.	20"-28" x 20"-28"	Full Sun	Deer and dry soil tolerant, attracts pollinators and hummingbirds; prolific lavender-blue flowers from June-Sept, silver-green foliage
FWD	181	Dianthus gratianopolitanus `Firewitch` / Firewitch Cheddar Pink	#1 CONT.	5"-7" x 5"-7"		Deer and dry soil tolerant; reliable and abundent pink flowers from May-Aug, attractive spikey, gray-green foliage
CFL	14	Lobelia cardinalis / Cardinal Flower	#1 CONT.	24"-48" x 12"-24"	Full Sun - Part Shade	Wet soil tolerant, attracts butterfiles and hummingbirds; bright red, fan shaped flowers in July-Sept
DLS	16	Perovskia atriplicifolia `Denim 'n Lace` / Denim 'n Lace Russian Sage	#1 CONT.	2`-3` x 2`-3`	Full Sun	Blooms Mid Summer to Mid Fall - Bluish purple
BES	21	Rudbeckia fulgida `Goldsturm` / Goldsturm Black-eyed Susan	#1 CONT.	24"-36" X 18"-30"	Full Sun	Deer and dry soil tolerant, attracts pollinators; golden-yellow, daisy-like flowers with a black cener cone from June-Sept
SEDGES						
IDS	241	Carex morrowii 'Ice Dance' / Ice Dance Sedge	#1 CONT.	8"-12" x 18"-24"	Full Sun - Full Shade	Deer and wet soil tolerant; variegated sedge
SEASONAL FLOWERS						
SFM	66	Seasonal Flowers `Seasonal Mix` / Assorted Variety Seasonal Mix Annuals	2 1/4" Peat Pots@	Various	Full Shade	Provide various heights, colors and varieties suitable for planters



CODED NOTES

1. SEEDED LAWN
2. LANDSCAPE BED, 3" MULCH
3. STONE MAINTENANCE STRIP WITH UNDERDRAIN - STANDARD 'FORD' DETAIL
4. EXISTING TREE
5. EXISTING SHRUBS
6. DUKE EASEMENT

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Planting Plan

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Staff 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L1.0

of: 1

1204.19 General Provisions

A. Purpose. The purpose of this Article is to protect and promote the public health, safety, general welfare, and beautification of the City through landscaping, screening, and bufferyards. The purpose of this Article is intended to:
1. Protect privacy and provide buffering between land uses of differing intensities;
2. Create an aesthetically pleasing environment that improves the quality of life the the citizens;
3. Aid in noise, glare, and heat abatement;
4. Contribute to the process of air purification, ground water recharge, and control of ground water runoff;
5. Encourage efforts to preserve large trees, natural wetlands, and/or other natural features;
6. Prevent tree loss by eliminating or reducing compaction, filling, or excavation near tree roots;
7. Prevent or reduce soil erosion and sedimentation and stormwater runoff;
8. Enhance energy conversation;
9. Control the urban heat island effect; and
10. Increase and maintain property values.

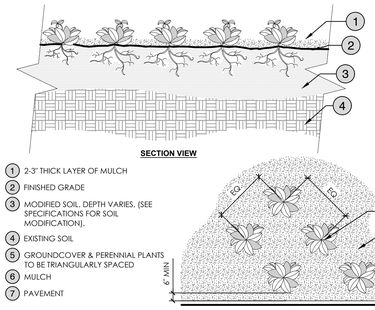
B. Generally.
1. Types of Landscaping Required. Table 1204.19-1, Required Landscaping Types Summary, establishes the landscaping types required in each zoning district. Figure 1204.19-1, Illustrative Landscape Types, depicts the location of these types.
2. When Multiple Provisions Apply. When any portion of the parcel is subject to more than one set of landscape or buffer requirements as set forth in this or any other chapter, the most stringent requirement shall control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.
3. Ground Cover Required. All unpaved or otherwise unimproved areas, including the public right-of-way, or public use areas, or remainder of the site, shall be graded and seeded in an approved manner.

C. Installation Standards.
1. Silting and Erosion Prevention. All applicants who are required to install landscaping in accordance with this code shall take necessary steps to prevent silting and erosion during construction to meet the standards of the OEPA.
2. Installation Timeline. All new residential lots with new structures or any new commercial or industrial development shall have an appropriate cover of undisturbed existing vegetation, seed and straw, fresh cut sod, or spot sod at the date of the zoning compliance inspection or complete in such instance where no inspection is required.
3. Identification Tags. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the City.
4. Easements, Rights-of-Way, Setbacks, and Sight Clearance.
   a. Required landscaping may be placed wholly or partially in utility or other easements, providing all requirements can be fulfilled and approval is granted by the holder of the easements.
   b. The species of trees that will be planted below utility lines should be selected based on the height of the tree at maturity to ensure that only a minimal amount of trimming will be necessary to prevent interference with utilities.
   c. In no case shall landscaping and buffers be established so as to block the sight distance at street or driveway intersections as established in Section 1202.11, Measurements (See Site Triangle).
   d. Grass or ground cover shall be planted on all portions of the easements not occupied by other landscaped material.

D. Landscape Material Standards.
1. Existing Vegetation. Existing vegetation may be used to comply with the requirements of the Article if the materials meet the following standards:
   a. The applicant shall be responsible for demonstrating how retained vegetation meets the standards of this Article.
   b. Only those trees meeting the location, health, and minimum size requirements applicable to new landscape materials in this section shall be credited toward meeting the requirements of this Article.
   c. Existing viable trees meeting the minimum size requirements for new plantings that are located within 20 feet of the perimeter edge of an off-street vehicular use area shall be credited towards the parking lot perimeter landscape requirements of 1204.20, Development Landscaping.
   d. Existing viable trees meeting the minimum size requirements for new plantings that are not credited towards buffer or parking lot requirements may be credited towards any other landscaping requirements of this Article.
   e. All existing vegetation shall be preserved and protected during construction in accordance with acceptable nursery industry procedures.
2. Earth Mounds. Earth mounds may be used as physical barriers that block or screen a view. Differences in elevation between areas requiring screening does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following standards:
   a. The maximum side slope shall be three horizontal to one vertical (3:1) and the design shall be reviewed by the Director to ensure that proper erosion prevention and control practices have been utilized.
   b. Berms and earth forms should be designed with physical variations in height and alignment throughout their length.
   c. Landscape plant material installed on berms and earth forms shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.
   d. The landscape plan shall show sufficient detail, including a plan and profile of the berm or earthform, soil types and construction techniques, to demonstrate compliance with the above provisions.
   e. Berms and earthforms shall be located and designed to minimize the disturbance to existing trees located on the site or adjacent thereto.
   f. No part of any berm or earthform which is elevated more than 18 inches above natural grade shall be located within 11 feet from the curb or front yard property line or within any right-of-way in order to preserve open space, a level sidewalk, and line of sight.
   g. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound.
3. Plants.
   a. All plants are to be living vegetation.
   b. All landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock. Plant material shall be of standard quality or better, true to name and type of species or variety. Plant materials shall have passed any inspection required under state regulations.
   c. Trees shall be balled and burlapped or in containers. Shrubs, vines and ground covers can be planted as bare root, as well as balled and burlapped or containers.
   d. The Director may maintain an approved street tree list established and made available to the public by the Development Department that identifies specific trees that may be planted within the public right-of-way. Specific trees not on the list may be submitted for consideration.
   e. The Director may maintain a prohibited tree list established and made available to the public by the Development Department that identifies specific trees that shall be prohibited either as street trees or general landscaping trees due to prevalence of disease or pests, poor survival rates, or other conditions that prevent the trees from being used to meet the requirements of this Article.
   f. Trees used as street trees shall not have thorns or produce nuts or fruits.
   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.
4. Shrubs and Hedges. Shrubs and hedges shall be at least 36 inches in height at the time of planting. The height at installation of the planting shall be measured from the level of the surface of the plant base at the edge closest to the screening.
5. Grass Or Ground Cover. Grass of the Fescus (Gramineak) or Bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in the applicable county. In swales or other areas subject to erosion, solid sod, erosion-reducing netting, mats, or suitable mulch shall be used and nursegrass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted at a spacing that will provide at least 75 percent complete coverage after two growing seasons.
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.
   a. When fewer than 40 trees are required on a site, at least three different species shall be utilized, in roughly equal proportions.
   b. When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
   c. Required shrubs shall utilize the same species diversity requirements.
   d. Nothing in this subsection shall be construed to prevent the utilization of a larger number of different species than specified above.

E. Street Trees.
1. Street trees shall be required on all public and private frontages, 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 1004.19(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 the Development Guidebook, 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 the Development Guidebook, 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.
8. Street Tree Alternate Locations. During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, Measurements and Specific Allowances. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.

F. Maintenance Standards.
1. Nursery Industry Procedures. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. Owner's Responsibilities. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance, free from refuse, debris, and weeds at all times.
3. Replacement of Dead Plant Material. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
4. Violations. Violation of these installation and maintenance provisions shall be grounds for the Director to require replacement of the landscape material, or institute proceedings to enforce the provisions of this PZC in accordance with Article 08.01, Enforcement of Code.



SECTION VIEW

1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER & PERENNIAL PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

PLAN

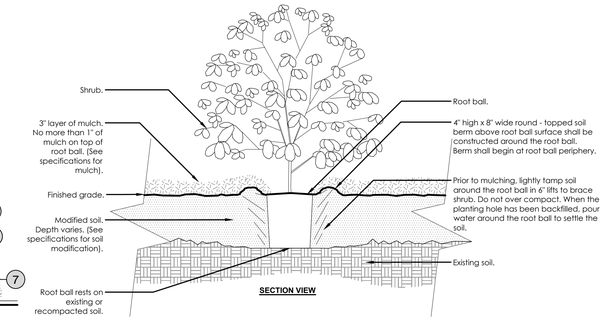
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER & PERENNIALS

3/4" = 1'-0"

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P-CO-CRO-03



SECTION VIEW

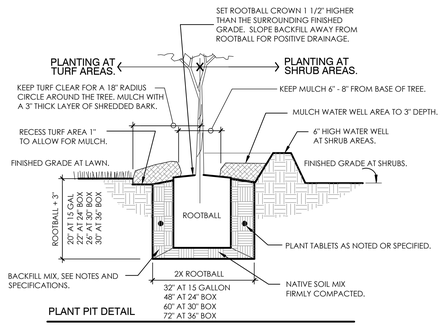
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications, if applicable, for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

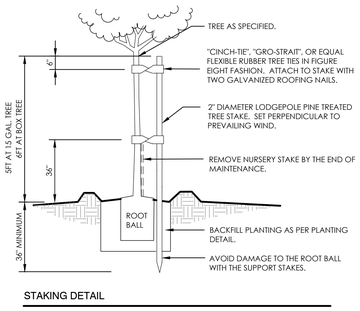
3/4" = 1'-0"

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PLANT PIT DETAIL



STAKING DETAIL

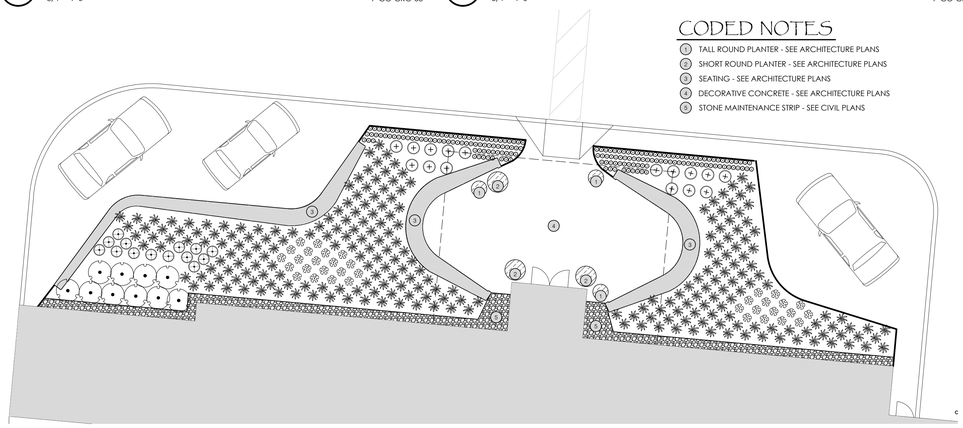
3 TREE SINGLE STAKE PLANTING

1" = 1'-0"

P-CO-CRO-02

CODED NOTES

1. TALL ROUND PLANTER - SEE ARCHITECTURE PLANS
2. SHORT ROUND PLANTER - SEE ARCHITECTURE PLANS
3. SEATING - SEE ARCHITECTURE PLANS
4. DECORATIVE CONCRETE - SEE ARCHITECTURE PLANS
5. STONE MAINTENANCE STRIP - SEE CIVIL PLANS



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

ENLARGED FRONT ENTRANCE

SCALE: 1" = 10'

LAYOUT NOTES

1. WORK SHOWN IS BASED UPON THE ORIGINAL SURVEY AND SITE CONSTRUCTION PLANS. THE OWNER MAKES NO WARRANTY FOR VARIATIONS FROM ACTUAL FIELD CONDITIONS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF SITE STRUCTURE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NOTIFY OWNER IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS OR ELEVATIONS PROVIDED AND THE ACTUAL DIMENSIONS OR ELEVATIONS IN THE FIELD.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PRIOR CONSTRUCTION PLANS AND HAVE NOT BEEN VERIFIED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND ENSURE THAT ALL UNDERGROUND UTILITIES ARE LOCATED PRIOR TO COMMENCING WORK. FURTHER, THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING FROM THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES WITHIN THE EXTENTS OF THE CONTRACTOR'S WORK AREAS.
5. ALL LAYOUT OF PAVEMENTS, CURBING, FOOTINGS AND FOUNDATIONS TO BE PERFORMED BY A REGISTERED SURVEYOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
6. THE OWNER OR IT'S APPOINTED REPRESENTATIVE MUST REVIEW AND APPROVE ALL LAYOUT AND FINISHED GRADE ELEVATIONS PRIOR TO THE INSTALLATION OF HARDSCAPE AND LANDSCAPE MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE OWNER WITH 24 HOURS NOTICE OF ANY PLANNED OF FOOTINGS, FOUNDATIONS, CURBING, PAVEMENTS, FENCING OR PLANT MATERIALS.
7. NEATLY SAW-CUT AND REMOVE EXISTING CONCRETE OR ASPHALT PAVEMENTS AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION.
8. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS AT THE LIMITS OF CONSTRUCTION AS NEEDED TO DETER ACCESS AND MAINTAIN PUBLIC SAFETY DURING CONSTRUCTION.

GENERAL PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST.
2. VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS, ANY PROPOSED SUBSTITUTIONS MUST BE PREVIOUSLY APPROVED BY THE OWNER.
3. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS FOR SIZE, FORM AND CULTIVATION SET FORTH IN ***"AMERICAN STANDARDS FOR NURSERY STOCK", ANSI-Z60.1-2014*** OR LATEST EDITION PUBLISHED BY ***AMERICAN HORTICULTURE INDUSTRY ASSOCIATION***.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
7. ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
8. ALL WORK PERFORMED SHALL BE DIRECTED BY A ***NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS (NALP) CERTIFIED TECHNICIAN*** OR EXPERIENCED LANDSCAPE CONSTRUCTION SUPERVISOR WITH NOT LESS THAN FIVE (5) YEARS EXPERIENCE IN DIRECTING SIMILAR INSTALLATIONS.
9. TEST FILL ALL TREE AND PLANTING PITS BY FILLING WITH WATER PRIOR TO PLANTING TO ENSURE PROPER PERCOLATION AND DRAINAGE. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO EXTENTS SUFFICIENT TO ENSURE THAT PERCOLATION WILL OCCUR. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL CORRECT DEFICIENT SOIL CONDITIONS AND REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
10. ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A MANNER CONFORMING TO ACCEPTED ***NALP INDUSTRY STANDARDS*** AND THOSE NEEDED TO ACCOMMODATE THE SURVIVABILITY AND SUSTAINED GROWTH OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
12. REMOVE ALL SOIL, PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT WORK SITE AND SWEEP AND/OR WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE CONTRACTOR'S OPERATIONS ON A DAILY BASIS THROUGHOUT THE COURSE OF THE CONTRACTOR'S WORK.
13. CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND CONTACT ALL LOCAL UTILITY SERVICES TO FACILITATE THE MARK-OUT OF UNDERGROUND UTILITY LOCATIONS WITHIN THE SUBJECT WORK AREA PRIOR TO COMMENCING WITH WORK.

PREPARATION DURING PLANTING NOTES

1. **GRADING**: THE FINISH GRADE SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF ANY IRREGULAR SURFACE CHANGES. SLOPE ALL PLANTING BEDS AND LAWN AREAS TO PRECLUDE POOLING AND CAUSE RUN-OFF TO FLOW AWAY FROM BUILDINGS AND PAVED SURFACES. THE FINISHED GRADE OF ALL PLANTING SOILS SHALL BE 10" BELOW THE TOP OF BUILDING FOUNDATIONS, AND 1" BELOW FINISH GRADE OF PAVING UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
2. **PLANTING BED PREPARATION**:

   A. ALL SOD AND UNDESIRABLE PLANT GROWTH SHALL BE REMOVED FROM THE ENTIRE BED AREA. ALL UNDESIRABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED AND DISPOSED OF OFF THE SITE.

   B. ROTO-TILL ALL PLANTING BED AREAS TO A DEPTH OF 6" WITH SOIL AMENDMENTS AS SPECIFIED BELOW

   C. SOIL AMENDMENTS & PLANTING MIX - PROVIDE PRE-MIXED OR FIELD-PREPARED TOPSOIL MIXTURE CONTAINING NATIVE, WEED-FREE, ORGANIC TOPSOIL AND NOT LESS THAN 10% PINE FINES BY VOLUME.
3. **PLANT PLACEMENT**: ALL PLANTS TO BE SPACED ACCORDING TO THE PLANS AND SET PLUMB AT A LEVEL OF 2 TO 3" ABOVE THE FINISHED GRADE (PRIOR TO MULCHING). SET EACH PLANT IN THE CENTER OF A PLANTING PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER. NO FILLING IS PERMITTED OVER TRUNK FLARES, STEMS, OR FOLIAGE. BACKFILL THE PLANT PIT WITH NATIVE SOIL TO WITHIN 12" OF THE TOP OF THE ROOT BALL & BACKFILL TO THE FINISHED ELEVATION WITH THE AMENDED TOPSOIL MIX INDICATED ABOVE. WATER IN EACH PLANT PRIOR TO MULCHING TO ENSURE EVEN SETTLEMENT AND PROPER COMPACTION OF THE BACKFILL. NO BACKFILLING WITH FROZEN OR MUDDY MATERIAL IS PERMITTED.
4. **FERTILIZATION**: APPLY FERTILIZER PRIOR TO MULCHING TREE PITS AND LANDSCAPE BEDS AT THE FOLLOWING RATES:

   TREES: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) BELOW THE MULCHED AREA OF THE TREE AT A RATE OF 4 LBS PER 100 SQ. FT. OF PLANTING AREA.
   SHRUBS, PERENNIALS & GROUND COVERS: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) THROUGHOUT THE MULCHED AREA AT A RATE OF 2 LBS PER 100 SQ. FT. OF PLANTING AREA.
5. **MULCHING**: PROVIDE A FINELY SHREDDED, DARK, HARDWOOD BARK MULCH TO A DEPTH OF 3" FOLLOWING THE APPLICATION OF A USDA-APPROVED PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. FOLLOW THE MANUFACTURER'S LABEL DIRECTIONS FOR ALL APPLICATION. ALL SHRUBS, PERENNIALS AND GROUND COVERS TO RECEIVE A CONTINUOUS MULCH LAYER.
6. SEEDING RATES AND MIXTURES ARE SPECIFIED UNDER "LAWN CONSTRUCTION".
7. **WATERING**: THE CONTRACTOR SHALL MAINTAIN ALL PLANTS IN A HEALTHY GROWING CONDITION AND SHALL PERFORM WATERING AS REQUIRED THROUGHOUT THE COURSE OF WORK UNTIL ALL PLANTING OPERATIONS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER.
8. **WARRANTY**: THE CONTRACTOR SHALL WARRANTY ALL PLANTS AGAINST DEATH AND/OR BREAKAGE FOR A PERIOD OF ONE YEAR FROM THE DATE OF JOB COMPLETION AND OWNER ACCEPTANCE. REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL NOT RESULTING FROM ABUSE, NEGLECT OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL.
9. **JOB ACCEPTANCE**: THE CONTRACTOR SHALL NOTIFY THE OWNER FOR A FINAL INSPECTION TO CERTIFY ACCEPTANCE OF COMPLETED WORK STAGES PRIOR TO INVOICING.

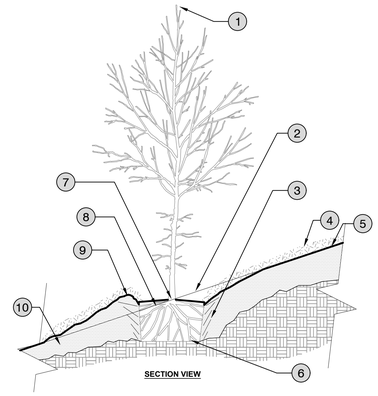
LAWN CONSTRUCTION NOTES

1. SOIL PREPARATION
   ALL LAWN AREAS SHALL BE ESTABLISHED UPON A 5" MINIMUM DEPTH OF NATIVE OR PREPARED ORGANIC TOPSOIL. IMPORTED AND/OR PREPARED SOILS FOR LAWN AREAS SHALL BE TILLED TO A DEPTH SUFFICIENT TO SCARIFY AND MIX THE TOP 1 TO 2" OF THE UNDERLYING SUB-SOILS PRIOR TO FINE GRADING AND SEEDING. THE SEEDBED SHALL BE BE FREE OF ALL STONES AND DEBRIS LARGER THAN 1.5" IN DIAMETER. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GENERAL CONTRACTOR PRIOR TO BEGINNING IF NATIVE TOPSOILS OR THE UNDERLYING SUBSOIL DO NOT MEET THE ABOVE-STATED CRITERIA OR ACCEPTED STANDARDS FOR THE ESTABLISHMENT OF A HEALTHY LAWN (OR PRAIRIE SEEDING) INSTALLATION.
2. SEEDING OPERATIONS AND INSTALLATION
   A. PRIOR TO PROCUREMENT, PROVIDE MATERIAL SUBMITTALS FOR ALL SEED BLENDS, FERTILIZERS, MINERAL SUPPLEMENTS, MULCHING MATERIALS, EROSION CONTROL FABRICS AND/OR TACKIFIERS FOR THE LANDSCAPE ARCHITECT'S PRIOR APPROVAL.
   B. APPLY A 15-30-15 OR SIMILAR N-P-K RATIO STARTER FERTILIZER AT A RATE OF 200 LBS NITROGEN PER ACRE
   C.PROVIDE AND APPLY THE FOLLOWING SEED BLEND AT A RATE OF 8 LBS PER 1000 SQUARE FEET:
   - 90% 3-WAY BLEND OF TURF TYPE TALL FESCUE AND 10% PREMIUM KENTUCKY BLUE GRASS.
   D. APPLY CONWED OR APPROVED EQUAL WOOD FIBER HYDROMULCH AT A RATE OF 1500 LBS PER ACRE.
   E. APPLY GUAR GUM TACKIFIER AT A RATE OF 40 LBS PER ACRE.
3. SODDING (WHERE SPECIFIED)
   A. HARVEST, DELIVER, STORE AND HANDLE SOD ACCORDING TO THE STANDARDS AND RECOMMENDATIONS OF THE AMERICAN SOD PRODUCERS ASSOCIATION.
   B. ALL SOD TO BE A BLEND OF TURF-TYPE TALL FESCUE AND KENTUCKY BLUEGRASS.
   C. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD ESTABLISHMENT OR SURVIVAL. PROTECT SOD FROM DEHYDRATION UNTIL THE GENERAL CONTRACTOR'S ACCEPTANCE OF THE INSTALLATION.

DUKE ENERGY - USE GUIDELINES FOR ENCROACHMENTS

1. **INCOMPATIBLE VEGETATION ABOVE GROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL MATURE TO A HEIGHT OR SIZE THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING-TOGETHER THREAT TO THE TRANSMISSION CONDUCTOR (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15 FEET WITHIN THE TRANSMISSION EASEMENT DEPENDING ON LOCATION AND VOLTAGE).
2. **INCOMPATIBLE VEGETATION UNDERGROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT IS CAPABLE OF POSING A THREAT (E.G., ROOT SYSTEMS, ETC.) TO THE UNDERGROUND TRANSMISSION CONDUCTOR BY
   A) CAUSING DAMAGE TO THE UNDERGROUND PIPES / CABLES OR
   B) REDUCING THE MOISTURE IN THE SOIL, THUS ALTERING THE THERMAL PROPERTIES OF THE SURROUNDING SOIL / BACKFILL AND THEREBY NEGATIVELY IMPACTING THE CABLE AMPACITY RATING (TYPICAL MAXIMUM MATURE HEIGHT WITHIN THE EASEMENT - GREATER THAN 3 FEET DEPENDING ON LOCATION AND VOLTAGE).
3. **INCOMPATIBLE VEGETATION FOR SAFE AND RELIABLE OPERATION AND ACCESS ON ALL TRANSMISSION LINES** - VEGETATION THAT WILL LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES. LIMIT THE FULL USE OF THE TRANSMISSION EASEMENT FOR ITS INTENDED PURPOSES OR VEGETATION WHICH IS TYPICALLY WITHIN A HORIZONTAL DISTANCE OF 25 FEET OF ANY DUKE ENERGY FACILITIES (TOWERS, POLES, GUY WIRES, GUY ANCHORS, MANHOLES, DIP-POLES, SUBSTATION EQUIPMENT, ETC.)

THESE GUIDELINES ARE NOT EXHAUSTIVE AND THERE MAY BE OTHER INTERFERENCES ON A CASE-BY-CASE BASIS DEPENDING ON INDIVIDUAL CIRCUMSTANCES. CERTAIN CONDITIONS SUCH AS LINE VOLTAGE, LINE CRITICALITY, FREQUENCY OF REQUIRED ACCESS AND STRUCTURE TYPE MAYBE REQUIRE HEIGHTENED RESTRICTIONS IN THE EASEMENTS TO PROVIDE SAFE AND RELIABLE SERVICE.



SECTION VIEW

1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES.

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE (modified)

4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0"

P-CO-CRO-04

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SHEET CONTENTS:

Plant Schedule, Notes & Details

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE	CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / GEN. REVS
2	03/06/26	North Lot Removed

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L 1.1

of: 1

Cronin Ford

County Tax ID: C1800007000002

Variance Application – Additional Contacts

Civil Engineer/Survey:

Abercrombie & Associates, Inc.

Ben Poole, P.E.

bpoole@abercrombie-associates.com

(513) 385-5757

Architect:

KBA, Incorporated Architects

Tyrone Young, LEED AP

tyoung@kbainc.com

(513) 752-7800

Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroeohio.gov
www.monroeohio.gov

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of BZA Review:	
Fee Paid:	Staff Initials:
Application/Case Number:	

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: Macready Avenue

County: ☑ Butler ☐ Warren | Total Lot Area: 9.2551

County Tax Parcel ID: C1800007000002

Project/Development Name: Cronin Ford

Existing Zoning District: C- Commercial (PUD)

Applicant Information

Applicant Name: Cronin Land Acquisition LLC

Contact Person: Eric Koren

Contact Address: 10700 New Haven Road, Harrison, OH 45030

Contact Phone Number: 513-202-5811 | Contact Fax Number:

Contact E-Mail: ekoren@croninautos.com

Property Owner Name: Cronin Land Acquisition LLC

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed development is a new car dealership, Cronin Ford. The Building's overall aesthetic is based on Ford's current prototype dealership. The development will include automotive sales and service.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1204.11.A.5 - Standard parking space size of 10'x18' per Table 1204.11-1. A variance is being requested to permit all parking spaces to be 9'x18' except parking designated as customer & employee parking.

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- ☐ Lot is too narrow
- ☐ Lot is too small
- ☐ Lot is too shallow
- ☐ The soil or subsurface is unique to the lot
- ☐ The shape of the lot
- ☐ Building or lot elevation
- ☑ Topography
- ☑ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

Topography of the site will require significant cut/fill slopes at the perimeter, constricting space available for parking. Additionally there is a Duke Energy transmission tower located on the southern half of the site that brings restrictions on earth disturbance, final grades, site layout, etc. which further reduces space available for parking.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

If all vehicle storage and service spaces on-site are 10' wide, there is not enough vehicle storage space for normal business operations. The frequently used parking spaces for customers and employees will remain 10' wide per Monroe Zoning Code.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

1) The granting of the variance requests will be consistent with the surrounding area. The parking spaces next door at Kroger are 9'x18'.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the requeset the result of the actions of the owner?

☐ Yes ☑ No Please explain your rationale below.

No, the difficulty is predominantly a result of the conditions of the site (topography, transmission tower, underground utilities).

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

The variance application will not have any negative impacts on the surrounding properties.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☑ Yes ☐ No Please explain your rationale below.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☑ No Please explain your rationale below.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

The site has already been designed to maximize usable space between the constraints of topography and accommodating the transmission tower in the southern half of the site.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

☑ Yes ☐ No Please explain your rationale below.

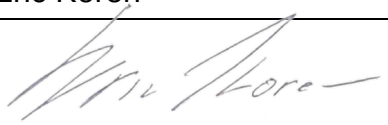
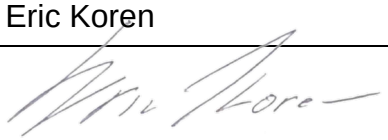
Yes, relief is requested to make the site constructible, usable, and eliminating future issues with existing utility and Duke restraints.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

☐ Yes ☑ No Please explain your rationale below.

No, the Variance is requested to provide relief for the site specific issues.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID:
Certification and Signatures
Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.
Print Name: Eric Koren
Signature: 
Date: 02/04/2026
Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.
Print Name: Eric Koren
Signature: 
Date: 02/04/2026
Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

	Submittal Requirement Checklist **All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio**
	Digital Submittal Requirements
☐	All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov.
	General Information
☑	Variance Application Form
☑	Application fee
☑	Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
☑	Any additional information determined to be necessary by the Development Department.
	Variance Site Plan
☑	Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
☑	All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
☑	A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
☑	Boundaries and dimensions of all existing and proposed buildings and structures
☑	All existing and proposed streets, rights-of-way, and related names
☑	Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)

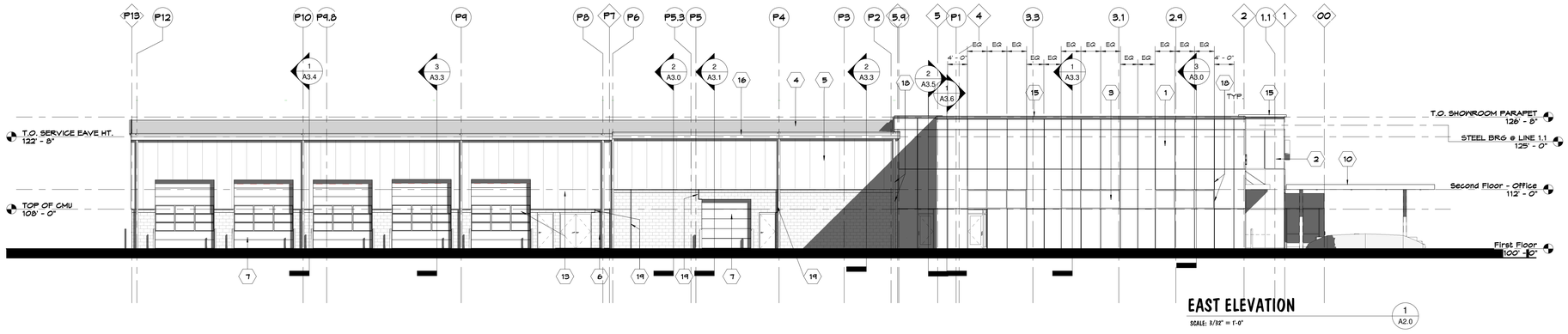
ELEVATION GENERAL NOTES

A. PROVIDE MASONRY CONTROL JOINTS AT 30'-0" MAX.

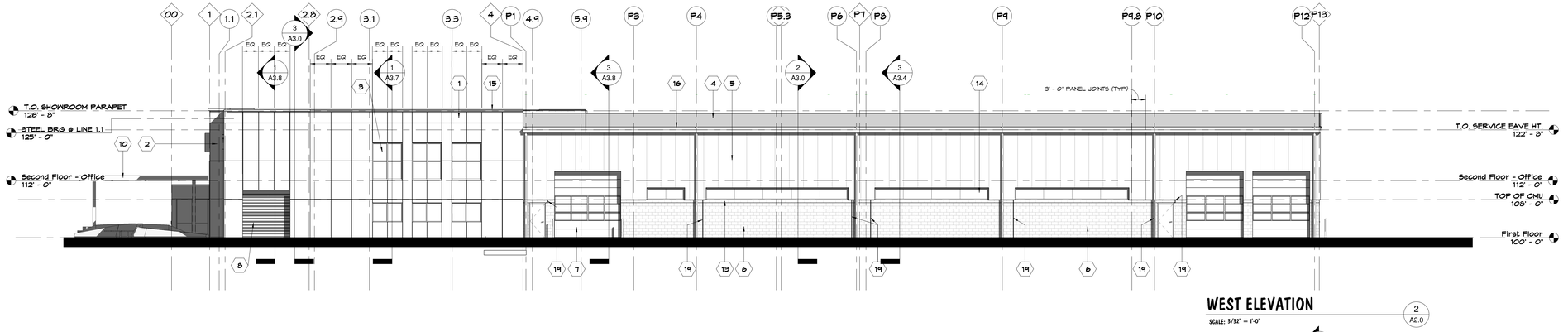
ARCHITECTURAL ELEVATION KEY NOTES

(NOTE: NOT ALL KEYNOTES APPLY TO THIS SHEET)

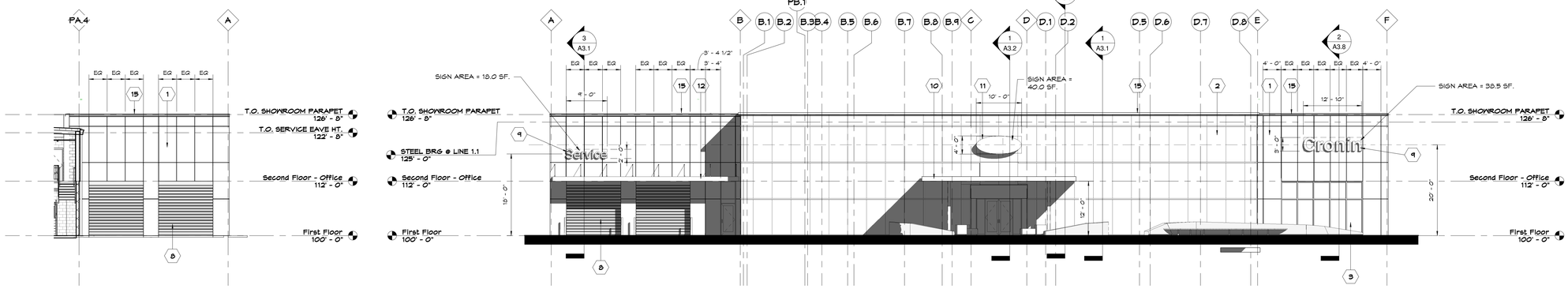
1. COMPOSITE METAL PANEL ON 2" "Z" FURRING TO CMU WITH CONT. INSUALTION W/ RAINSCREEN (DRY JOINT) PER FORD PROTOTYPE SPECIFICATION.
2. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM CURTAIN WALL SYSTEM W/ VERT BUTT GLAZE AND HORIZONTAL MULLIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
3. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM STOREFRONT SYSTEM. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
4. SERVICE BUILDING - TYPICAL ROOF - CLASS A MEMBRANE ROOFING OVER R-30.0 RIGID INSULATION OVER 1-1/2" METAL ROOF DECK.
5. METAL INSULATED FORMWALL PANELS W/ R5.0 CONTINUOUS WALL INSULATION MIN. ON 1" METAL SUBGIRTS ON PEMB GIRTS. PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
6. 8'H X 8'D X 16'L SPLIT FACED CMU WAINSCOT PAINT PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND.
7. INSULATED OH DOOR, SEE DOOR SCHEDULE
8. OH FULL VISION DOOR - BASIS OF DESIGN: RYTEC HIGH SPEED COILING DOORS, SEE DOOR SCHEDULE.
9. DEALER SIGNAGE ON CURTAIN WALL SYSTEM OUTRIGGERS. GC & SIGNAGE PROVIDER SHALL COORDINATE SIGN DETAILS WITH ARCHITECT & CURTAIN WALL PROVIDER BEFORE FABRICATION. PROVIDE ELECTRICAL POWER FOR ILLUMINATED SIGNAGE.
10. PREFABRICATED METAL TRELLIS. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
11. FORD SIGNAGE.
12. PREFABRICATED HANGING METAL BLADE CANOPY. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
13. 8'H X 8'D X 16'L SMOOTH FACED CMU, PAINT PER FORD SPECIFICATIONS.
14. 1" INSULATED CLEAR LOW E GLASS RIBBON WALL IN ANOD. ALUMINUM STOREFRONT SYSTEM W/ BUTT GLAZED VERT. JOINTS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
15. PREFINISHED METAL COPING.
16. PEMB PREFINISHED METAL GUTTERS & DOWNSPOUTS.
17. PEMB REFINISHED METAL RAKE TRIM.
18. ALIGN EDGE OF PANEL JOINT WITH WINDOW / DOOR JAMB (TYP).
19. PROVIDE MASONRY CONTROL JOINT AT 30'-0" MAX.



EAST ELEVATION — SCALE: 3/32" = 1'-0" — 1 A2.0



WEST ELEVATION — SCALE: 3/32" = 1'-0" — 2 A2.0



NORTH ELEVATION — SCALE: 3/32" = 1'-0" — 3 A2.0

PARTIAL NORTH ELEV. - SERVICE — SCALE: 3/32" = 1'-0" — 7 A2.0

PARTIAL SOUTH ELEV. - SHOWROOM — SCALE: 3/32" = 1'-0" — 6 A2.0

PARTIAL SOUTH ELEV. - SERVICE BAY — SCALE: 3/32" = 1'-0" — 5 A2.0

SOUTH ELEVATION — SCALE: 3/32" = 1'-0" — 4 A2.0

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SHEET CONTENTS:

ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

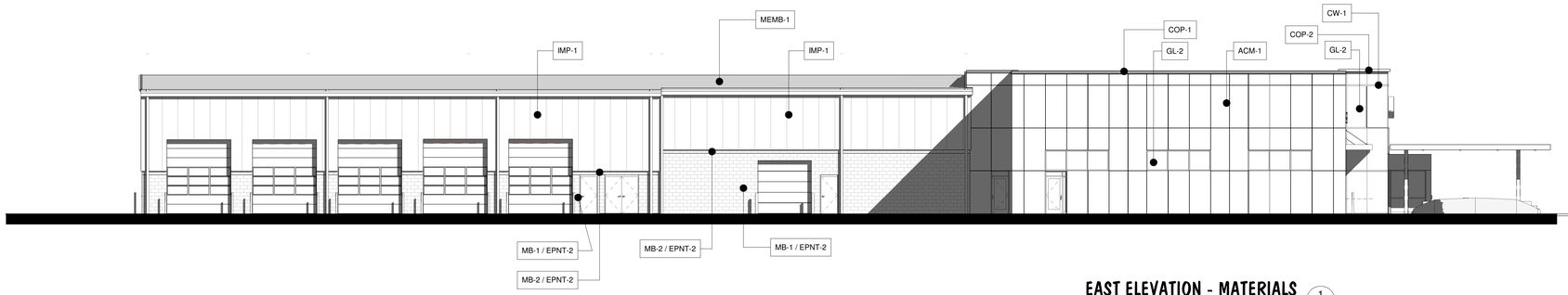
Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

Date: 01/27/26 Job No: 22.188.1

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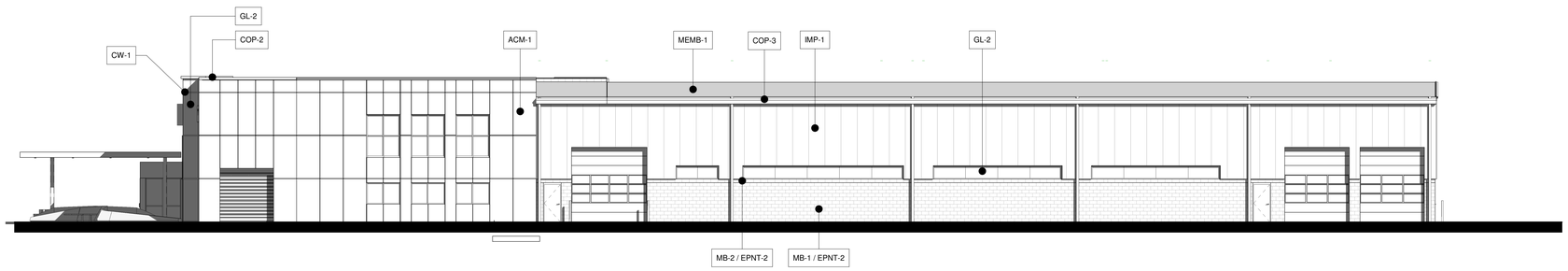
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EAST ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

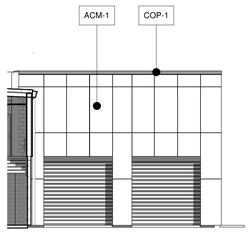
1 A2.1



WEST ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

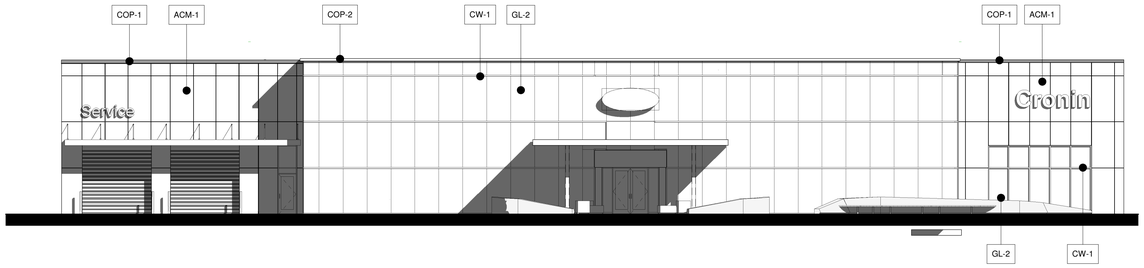
2 A2.1



PARTIAL SOUTH ELEV. - SERVICE BAY - MATERIALS

SCALE: 3/32" = 1'-0"

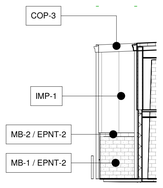
5 A2.1



NORTH ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

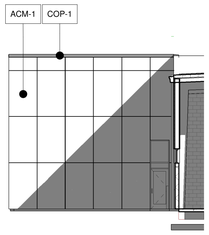
3 A2.1



PARTIAL NORTH ELEV. - SERVICE - MATERIALS

SCALE: 3/32" = 1'-0"

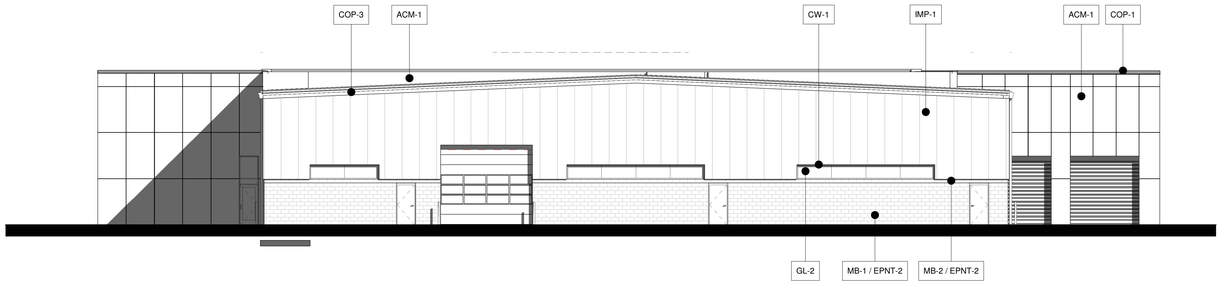
7 A2.1



PARTIAL SOUTH ELEV. - SHOWROOM - MATERIALS

SCALE: 3/32" = 1'-0"

6 A2.1



SOUTH ELEVATION - MATERIALS

SCALE: 3/32" = 1'-0"

4 A2.1

EXTERIOR ELEVATION MATERIALS LEGEND

CODE	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
ACM-1	ALUMINUM COMPOSITE PANEL (ACM)	ARCONIC	REYNOBOND FR	BRITE WHITE (DURAGLOSS 5000)	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
ACM-1 (ALT)	ALUMINUM COMPOSITE PANEL (ACM)	ALPOLIC		EWH WHITE	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: STEVE TATRO, NATIONAL SALES C. 757.334.8112 STEVE.TATRO@MCGC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1	INSULATED METAL PANELS	NUCOR INSULATED PANEL GROUP (NIPG)	FORMAWALL DIMENSION SERIES	WHITE	HORIZONTAL, 36" WIDE, SMOOTH FACE, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: MIKE WEAVER, NATIONAL ACCOUNTS P. 980.213.9789 MIKE.WEAVER@NUCOR.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1 (ALT)	INSULATED METAL PANELS	KINGSPAN	QUADCORE B DESIGNWALL 2000	WHITE	HORIZONTAL, 36" WIDE, NON-EMBOSSED, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: DOMINIC GRECKI, NATIONAL SALES P. 614.444.0110 DOMINIC.GRECKI@KINGSPAN.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
CMP-1	RIBBED METAL PANEL	ARCONIC	COLORWELD 500	SLATE GRAY - FINISH: 30% GLOSS	SEE ELEVATIONS	INTERIOR LINER PANEL	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM
MB-1	MASONRY/BLOCK (CMU)	-	SPLIT FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
MB-2	MASONRY/BLOCK (CMU)	-	SMMOTH FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
EPNT-1	EXTERIOR PAINT	SHERWIN WILLIAMS OR APPROVED EQUAL	ULTRA SPEC	SW7007 BRIGHT WHITE FINISH: EXTERIOR SEMI GLOSS		EXTERIOR FACADE	DAWN CENOWA P: 248-660-3067 E: DAWN.M.CENOWA@SHERWIN.COM
EPNT-2	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2112-50 STORMY MONDAY FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
EPNT-3	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2121-20 STEEL WOOL FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
CW-1	ALUMINUM STOREFRONT AND/OR CURTAINWALL SYSTEM	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	CURTAINWALL: OBE RELIANCE 2-1/2"X 7-1/4" 2-SIDED SSG CW w/ INTERNALLY REINFORCED MULLIONS ABOVE W.L. ANCHOR: STOREFRONT: OBE 3000 SERIES FRONT SET 2"x4-1/2" OR OBE SERIES 6000 FRONT SET 2"X6"	CLEAR ANODIZED		LOCATION: TO BE USED WITHIN ALL LIGHT COLOR FACADE MATERIALS	CONTACT: NATHAN DAVIS OLDCASTLE BUILDINGENVELOPE MOBILE +1 (469) 521-5134 EMAIL: NDAVIS@OBE.COM GLASS MOUNTING TYPE: ECOSTOREFRONT - FRONT SET, CURTAINWALL - FRONT SET WITH EXPRESSED HORIZONTAL MULLIONS AND VERTICAL BUTT JOINTS (MATCH CURRENT SPECIFICATIONS)
CW-2	ALUMINUM STOREFRONT	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	STOREFRONT: OBE 3000 SERIES CENTER SET 2"X4-1/2"	BLACK ANODIZED		LOCATION: ONLY TO BE USED WITHIN IMP-1 / CMP-1 OR EQUALLY DARK GRAY FACADE MATERIALS	CONTACT: SEE ABOVE GLASS MOUNTING TYPE: FRONT SET
GL-2	DOUBLE PANE GLASS	VITRO ARCHITECTURAL GLASS OR APPROVED EQUAL	VITRO GLASS: SOLARBAN 60 (2) CLEAR + CLEAR	CLEAR COATING: SEE PROJECT WALL SECTIONS		EXTERIOR FACADE	CONTACT: SEE ABOVE PRINT COVERAGE: NONE SPACER FILL: ARGON NOTE: SPANDREL AS REQUIRED.
SB-1	DECORATIVE BOLLARD	RELIANCE FOUNDRY	STAINLESS STEEL (316)	BRUSHED STAINLESS		TO BE USED AT CUSTOMER AREAS (DECORATIVE)	
SB-2	STEEL SAFETY BOLLARD	U-LINE		COLOR: SAFETY YELLOW FINISH: SEMI-GLOSS		EXTERIOR REAR FACADE	
COP-1	METAL COPING			COLOR TO MATCH ADJACENT METAL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-2	METAL COPING			CLEAR ANOD. COLOR TO MATCH ADJACENT CURTAIN WALL FRAMING. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-3	METAL COPING / GUTTER			COLOR TO MATCH ADJACENT METAL WALL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
NOTE: ALSO SEE MATERIAL & FINISH CONTACT INFORMATION ON SHEET A4.12		BOD: ELEVATE SYSTEMS	BOD: ULTRAFLY SYSTEM			SALES BUILDING, SERVICE BAYS, CARWASH BUILDING	CONTACT: TOM SCHNEIDER - TNT ROOFING 2865 CHANCELLOR DR. SUITE 235 CRESTVIEW HILLS, KY 41017 OFFICE: 859-384-5050 EMAIL: TOM.SCHNEIDER@TNTROOFINGPRODUCTS.COM

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SHEET CONTENTS:

MATERIAL ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONR

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

Date: 01/27/26 Job No: 22.188.1

A2.1

of: 1



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



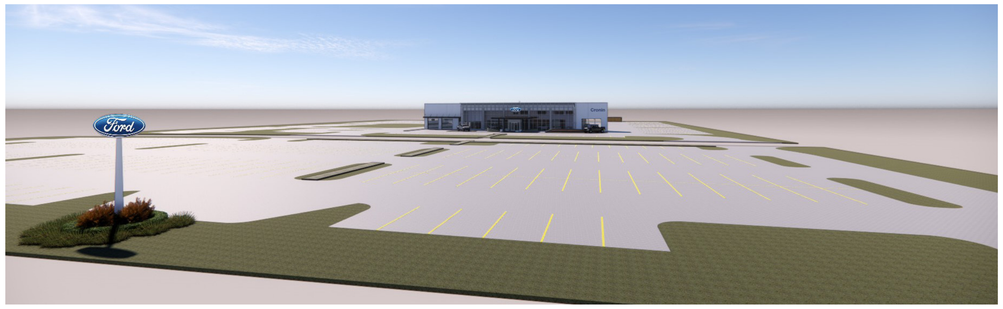
BUILDING RENDERING FROM SOUTH EAST



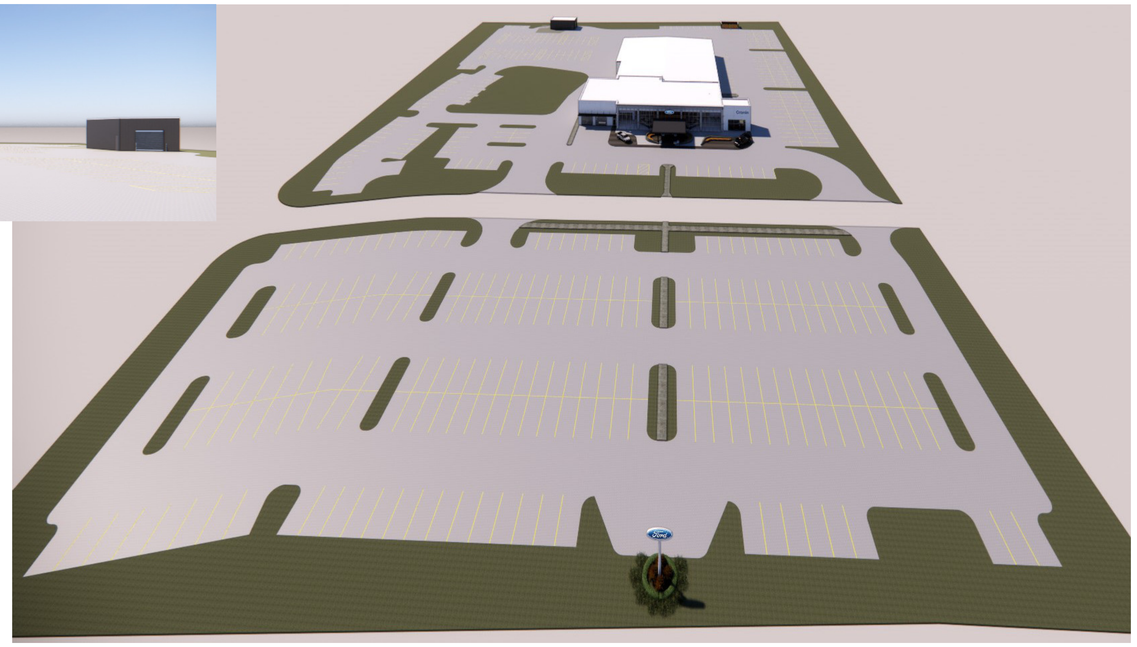
BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST



BUILDING RENDERING AT ROAD FROM NORTH AT HAMILTON-LEBANON ROAD



BUILDING RENDERING OVERALL FROM NORTH

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SHEET CONTENTS:

RENDERINGS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary
Not For
Construction

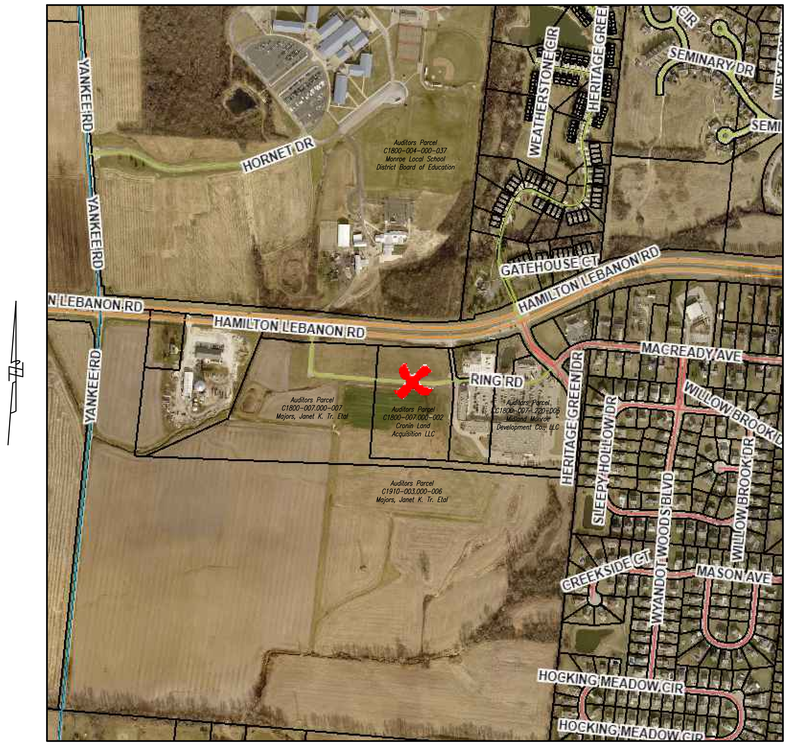
Date: 01/27/26 Job No: 22.188.1

R1.0

of: 1

CRONIN FORD DEALERSHIP
VARIANCE PLAN

SECTION–23, TOWN–3, RANGE–3
CITY OF MONROE, BUTLER COUNTY, OHIO



VICINITY MAP

PROPOSED VARIANCES:

1) 1204.19.E. – STREET TREES REQUIRED ON BOTH SIDES OF ROAD. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT.

2) 1204.11.A.5 – STANDARD PARKING SPACE SIZE OF 10'X18' PER TABLE 1204.11–1. A VARIANCE IS BEING REQUESTED TO PERMIT ALL PARKING SPACES TO BE 9'X18' EXCEPT PARKING DESIGNATED AS CUSTOMER & EMPLOYEE PARKING.

3) 1204.07 – BUILDING MASS (BASE/BODY/CAP) PER TABLE 1204.07–2. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT AND COMPLY WITH THE FRANCHISE AGREEMENT AND THE PUD AMENDMENT DATED MARCH 1, 2024 (ATTACHED).

4) 1204.20 – DEVELOPMENT LANDSCAPING. A VARIANCE IS BEING REQUESTED TO WAIVE THE TREE PLANTING REQUIREMENTS IN PARKING ISLANDS.

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Title Sheet

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www.abercrombieassociates.com

STATE OF OHIO
BENJAMIN POOLE
89431
REGISTERED PROFESSIONAL ENGINEER
3/1/24

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

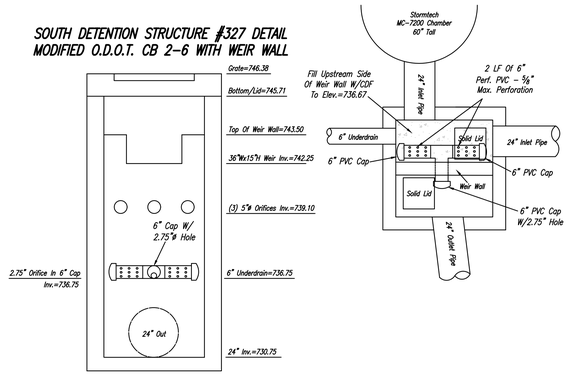
C1.0
of: 1

OWNER:
CRONIN LAND ACQUISITION LLC
7373 BEECHMONT AVENUE
CINCINNATI, OH 45230

DEVELOPER:
CRONIN AUTOMOTIVE
10700 NEW HAVEN ROAD
HARRISON, OH 45030

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SOUTH DETENTION STRUCTURE #327 DETAIL
MODIFIED O.D.O.T. CB 2-6 WITH WEIR WALL



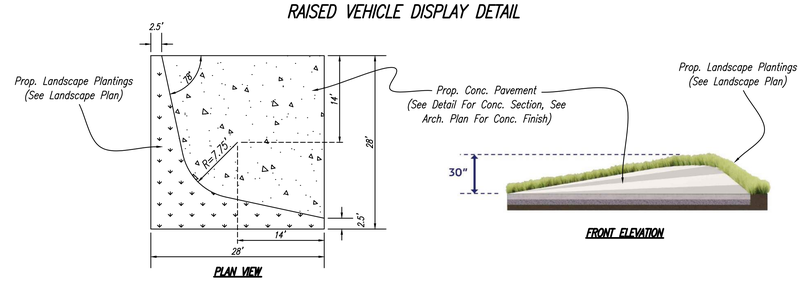
STORM WATER DETENTION FACILITY TABLE

DESIGNATION	HIGHWATER ELEVATION (FT. ABOVE M.S.L.)	PRE-DEV Q1 (CFS)	POST-DEV Q25 (CFS)	WATER QUALITY VOLUME (C.F.)	REQUIRED STORAGE VOLUME (C.F.)
SOUTH	744.26	4.77	4.28	16,307	47,222

PROPOSED ELEVATIONS

TOP OF STONE	743.50
TOP OF CHAMBER	742.50
BOTTOM OF CHAMBER	737.50
BOTTOM OF STONE/6" UNDERDRAIN INVERT	736.75

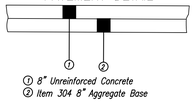
RAISED VEHICLE DISPLAY DETAIL



PLAN VIEW

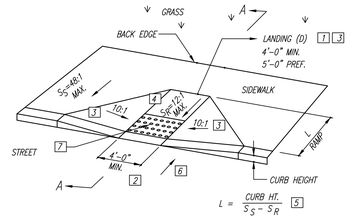
FRONT ELEVATION

DUMPSTER PAD PAVEMENT DETAIL



① 8" Unreinforced Concrete
② Item 304 8" Aggregate Base

PERPENDICULAR CURB RAMP DETAIL
Type A1 (Perpendicular With Flared Sides)



SECTION A-A
NORMAL DETAIL

LEGEND

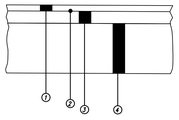
1. May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.
2. May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.
3. Where landing (0) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
4. The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal.

   In existing sidewalks, where the maximum ramp slope (S_R) is not feasible, it may be reduced as follows:

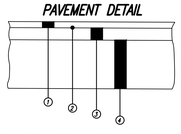
   A) 10:1 for a max. rise of 6"
   B) 8:1 for a max. rise of 3"
   C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.
5. The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.
6. Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.
7. Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.

HEAVY DUTY PAVEMENT DETAIL



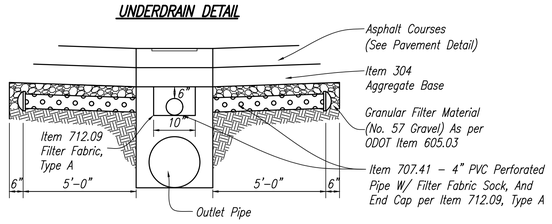
① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
② Item 407 Tack Coat
③ Item 448 3" Asphalt Concrete Intermediate Course (1 1/2" Courses) Type 2 (PG 64-22)
④ Item 304 8" Aggregate Base (4" Courses)

LIGHT DUTY PAVEMENT DETAIL

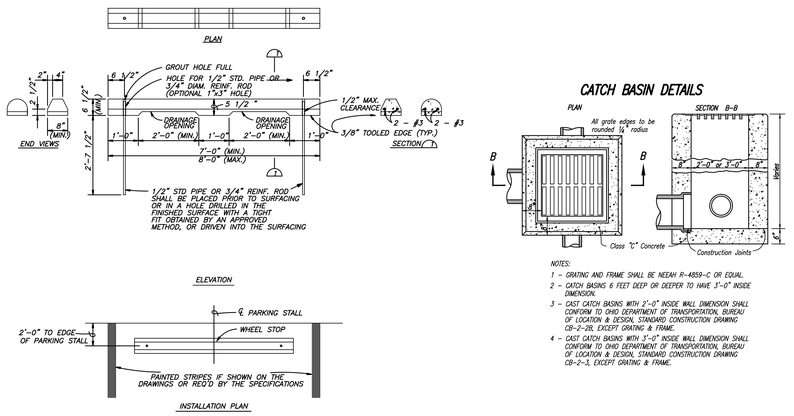


① Item 448 1 1/2" Asphalt Concrete Surface Course Type 1 (PG-64-22)
② Item 407 Tack Coat
③ Item 448 2" Asphalt Concrete Intermediate Course, Type 2 (PG-64-22)
④ Item 304 8" Aggregate Base (4" Courses)

UNDERDRAIN DETAIL



PRECAST CONCRETE WHEEL STOP DETAILS



CATCH BASIN DETAILS

NOTES:
1 - GRATING AND FRAME SHALL BE NEENAH R-4859-C OR EQUAL.
2 - CATCH BASINS 6 FEET DEEP OR DEEPER TO HAVE 3'-0" INSIDE DIMENSION.
3 - CAST CATCH BASINS WITH 2'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-28, EXCEPT GRATING & FRAME.
4 - CAST CATCH BASINS WITH 3'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-3, EXCEPT GRATING & FRAME.

GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE CITY OF MONROE STANDARD DETAIL DRAWINGS AND "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH FTS TT-P97-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

UTILITY SPECIFICATION:
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603.

STEPS SHALL BE REQUIRED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS FOUR (4) FEET AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STANDARD CONSTRUCTION DRAWING MH-1.

ALL CATCH BASINS, INLETS & MANHOLES IN PAVED AREAS SHALL BE SLOPED ACCORDINGLY WITH FINAL PAVEMENT SURFACE PER GRADING PLAN.

ALL CATCH BASINS 2-3 OR LARGER IN PAVED AREAS TO HAVE 8" HEAVY DUTY TOP SLABS.

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC AND IRRIGATION WATER SERVICE TO BE TYPE "K" COPPER, UNLESS OTHERWISE NOTED. FIRE LINE TO BE DUCTILE IRON CLASS 53 (O.D.O.T. ITEM 748.01) OR PVC AWWA C900, (ODOT ITEM 748.02) UNLESS OTHERWISE NOTED. FIRE HYDRANTS TO BE "MUELLER" OR "KENNEDY" OR APPROVED EQUAL.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IS PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

UTILITY TRENCH BACKFILL SHALL BE PER THE DETAILS SHOWN ON THE PLANS.

EROSION CONTROL:
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

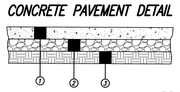
EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH OHIO RAINWATER AND LAND DEVELOPMENT MANUAL TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

ALL CATCH BASINS SHALL HAVE SEDIMENT INLET PROTECTION METHODS INSTALLED DURING CONSTRUCTION, USING THE DETAILS SHOWN ON THE PLAN.

CONCRETE PAVEMENT DETAIL



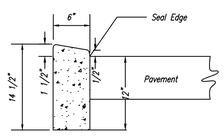
①Item-452 Plain Portland Cement Concrete, Class "C", 6" Thick
②Item-304 Aggregate Base, 6" Thick
③Item-203 Compacted Subgrade

CONCRETE SIDEWALK DETAIL

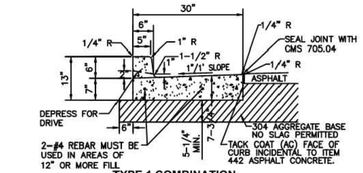


One Course Portland Cement Concrete Sidewalks, Class "C" Concrete, Four Feet (4') In Width And Four Inches (4") Min.In Thickness Shall Be Constructed Where Shown On The Plans Or Typical Sections. Sidewalk To Be Seven Inches (7") Min. In Thickness At Driveway Aprons. One Half Inch (½") Full Depth Expansion Joints Shall Be Installed At Intervals Not To Exceed One Hundred Feet (100'). All Sidewalks, Including Curb Ramps, Shall Connect To The Pavement Or Curb With One-Half (½") Full Depth Expansion Joint Material Between The Walk And Curb.

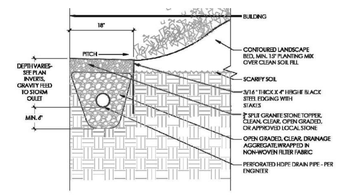
DEPRESSED CURB DETAIL



TYPE 1 COMBINATION CURB AND GUTTER

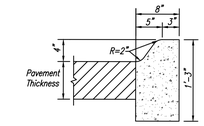


STONE MAINTENANCE STRIP WITH UNDERDRAIN

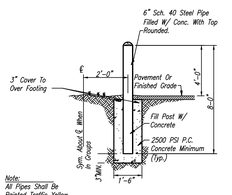


NTS

TYPE B CONCRETE CURB DETAIL

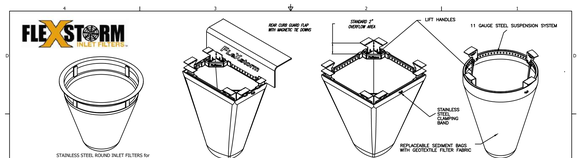


PIPE BOLLARD



Note:
All Pipes Shall Be Painted Traffic Yellow

FLEXSTORM INLET FILTERS



1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL			
STYLE		FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (At) obm)		6ZVZQ
	Med Round (26.1" - 26.0" dia grates (At) up to 25" dia openings (BS))		6ZMZQ
	Large Round (26.1" - 32.0" dia grates (At) up to 30" openings (BS))		6ZUZQ
	XL Round (32.1" dia - 39" dia grates (At) up to 37" dia openings (BS))		6ZXLBQ
RECT. SQUARE	Small Rect / Square (up to 36" (BS) x 18" (D) openings or 64" perimeter)		6ZSQQ
	Med Rect / Square (up to 24" (BS) x 24" (D) openings or 96" perimeter)		6ZMSQ
	Large Rect / Square (up to 36" (BS) x 24" (D) openings or 120" perimeter)		6ZSQQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (BS x 36" (D) openings)		6ZXLSQ
CURBED INLETS	Small Rect / Square (wf Rect sizing, shipped with Magnetic Curb Flaps)		6ZSCB
	Med Rect / Square (wf Rect sizing, shipped with Magnetic Curb Flaps)		6ZMCB
	Large Rect / Square (wf Rect sizing, shipped with Magnetic Curb Flaps)		6ZLCB
	XL Rect / Square (wf Rect sizing, shipped with Magnetic Curb Flaps)		6ZXLCB
WHEELCHAIR	12" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZSINS
	24" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZDINS
	30" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZEINS
	36" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZMINS
MANHOLE	24" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZDMH
	30" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZEMH
	36" diameter Nyloplast castings (Stainless Steel Framing standard)		6ZMMH
WALL MOUNT	Up to 4' (1.1) Open Throat Mounting Hardware		6ZWMS
	Between 4' and 8' (2.1 Filters and Mounting Hardware)		6ZWMD
	Between 8' and 12' (3 Filters and Mounting Hardware)		6ZWMT
	Between 12' and 16' (4 Filters and Mounting Hardware)		6ZWMQ
UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED)			SUFFIX
CHROME PLATED FRAMING FOR HIGH SALT EXPOSURE			CHR
STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE			SS

2. SELECT YOUR FILTER BAG PART NUMBER				
FLEXSTORM FILTER BAGS	(12" depth)	(32"-depth)	Clean Water Flow	Min A.O.S.
	STD Bag P/N	Short Bag P/N	Rate (GPM/Sqft)	(US Sieve)
Fit: Standard Woven Bag	Fit	Fit-S	200	40
FX+: Woven w/ MyCelx	FXP	FXP-S	200	40
FXO: Woven w/ Oil Boom	FXO	FXO-S	200	40
PC: Post Construction Bag	PC	PC-S	137	140
PC+: PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL: Litter and Leaf Bag	LL	LL-S	High	3.5
G: ODOT Non-Woven Bag	G	G-S	145	70

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE						
		Filtered Flow Rate at 50% Max Flow				
Nominal Bag Size	Solids Storage (Cu Ft)	FX (Woven)	PC (Post Constr)	FL (Non Woven)	* PC (Oil Retent (Oz.)	**PCP (Oil Retent (Oz.)
Small	1.6	1.2	0.8	0.9	90	155
Medium	2.1	1.8	1.2	1.3	96	185
Large	3.8	2.2	1.5	1.6	120	209
XL	4.2	3.6	2.4	2.6	192	330

* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx skimmer at 100% capacity

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1.	Filter Bag P/N from Step 2.	-	Framing Material

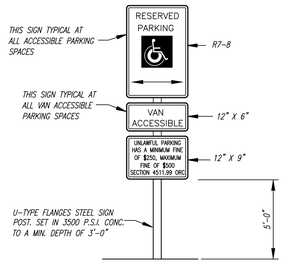
ALL PRODUCTS MANUFACTURED BY ATLAS INLET PROTECTION, INC DISTRIBUTED BY ADS.
4640 TRUEMAN BLVD.
(866) 287-9535 PH
(330) 995-3477 FX
INFO@INLETFILTERS.COM

TITLE:	SIZE:	REV:
IPP Flexstorm Specifications	C	
SCALE:	SHEET 1 OF 1	

CONCRETE FILLED STEEL PIPE BOLLARD DETAIL

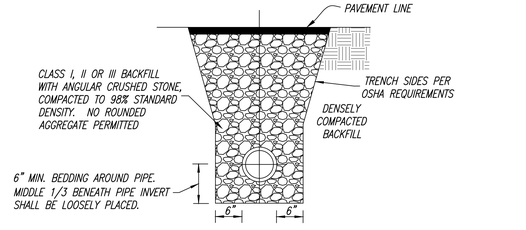
Note:
All Pipes Shall Be Painted Traffic Yellow

HANDICAP ACCESSIBLE PARKING SIGN



NOTE: SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD UTILITY TRENCH FOR PIPES UNDER PAVEMENT



REFER TO O.D.O.T ITEM 603.04 FOR ADDITIONAL BEDDING INFORMATION
REFER TO O.D.O.T ITEM 603.08 FOR ADDITIONAL BACKFILLING INFORMATION

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SHEET CONTENTS:
Details

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88431
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3/1/21

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

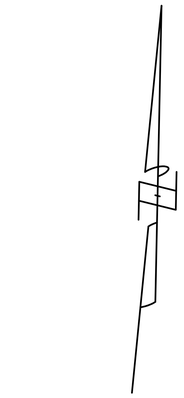
REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
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Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C1.1
of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DEMOLITION PLAN NOTES:

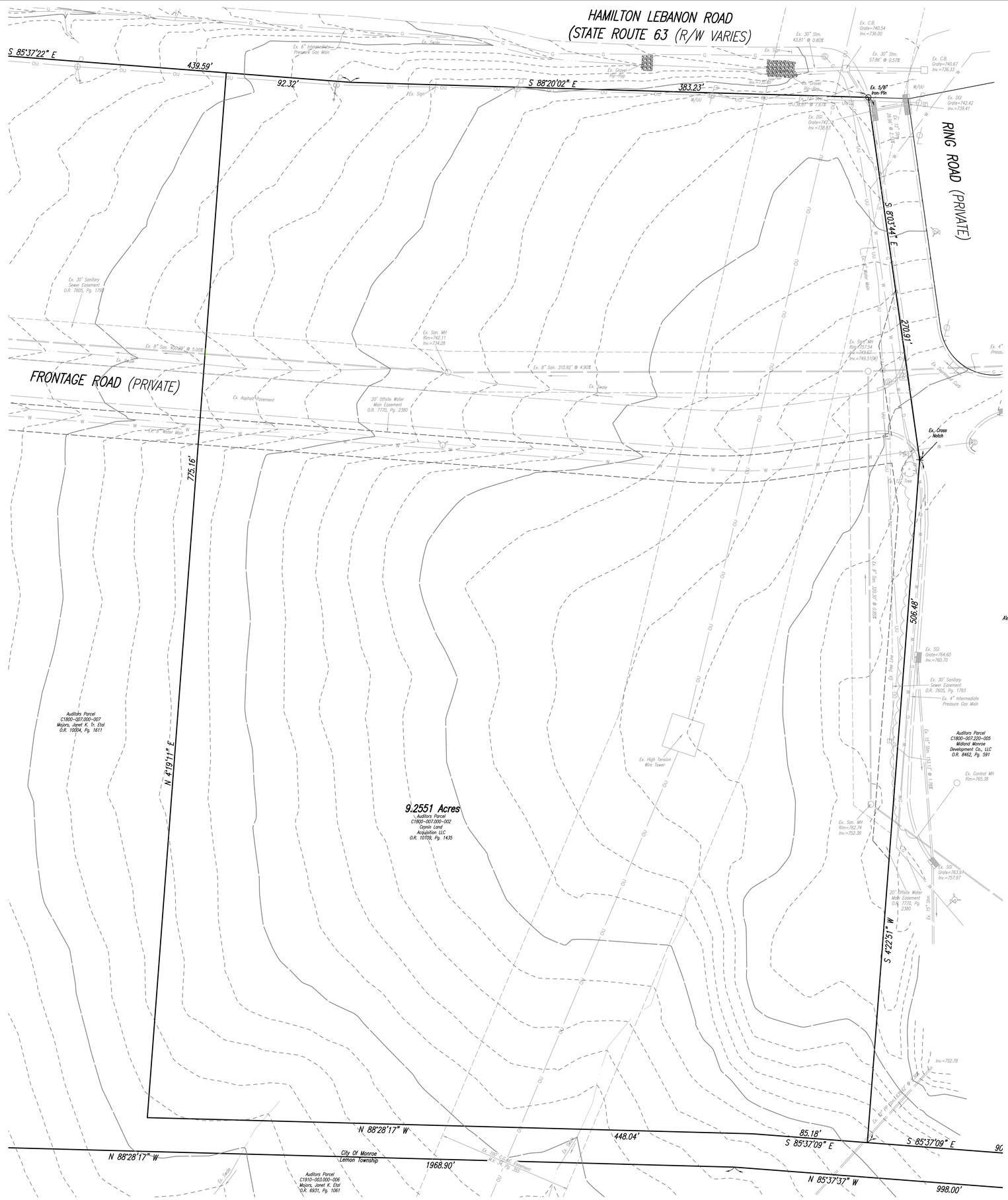
1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.

2. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

3. ALL DEBRIS IS TO BE REMOVED AND HAULED OFFSITE.

4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL WORK TO REMAIN, ANY DAMAGE TO EXISTING SHALL BE REPLACED TO LIKE NEW CONDITION.

5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL OTHER MISCELLANEOUS ITEMS AS REQUIRED TO PERFORM THE WORK. ANY ITEMS NOT SPECIFICALLY EXCLUDED FROM DEMOLITION SCOPE OF WORK WITHIN THE GENERAL LIMITS OF WORK SHALL BE REMOVED AT CONTRACTORS EXPENSE.



LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
E	Ex. Electric Box
T	Ex. Telephone Box
	Ex. Sign
C	Ex. Cable Box
	Ex. Fire Hydrant
	Ex. Water Valve
W	Ex. Water Meter
G	Ex. Gas Box
	Ex. Gas Valve
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines
	Ex. Guardrail

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 88 BASED ON VRS GPS OBSERVATIONS.

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Layout Plan

Ford

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Benjamin Poole 3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

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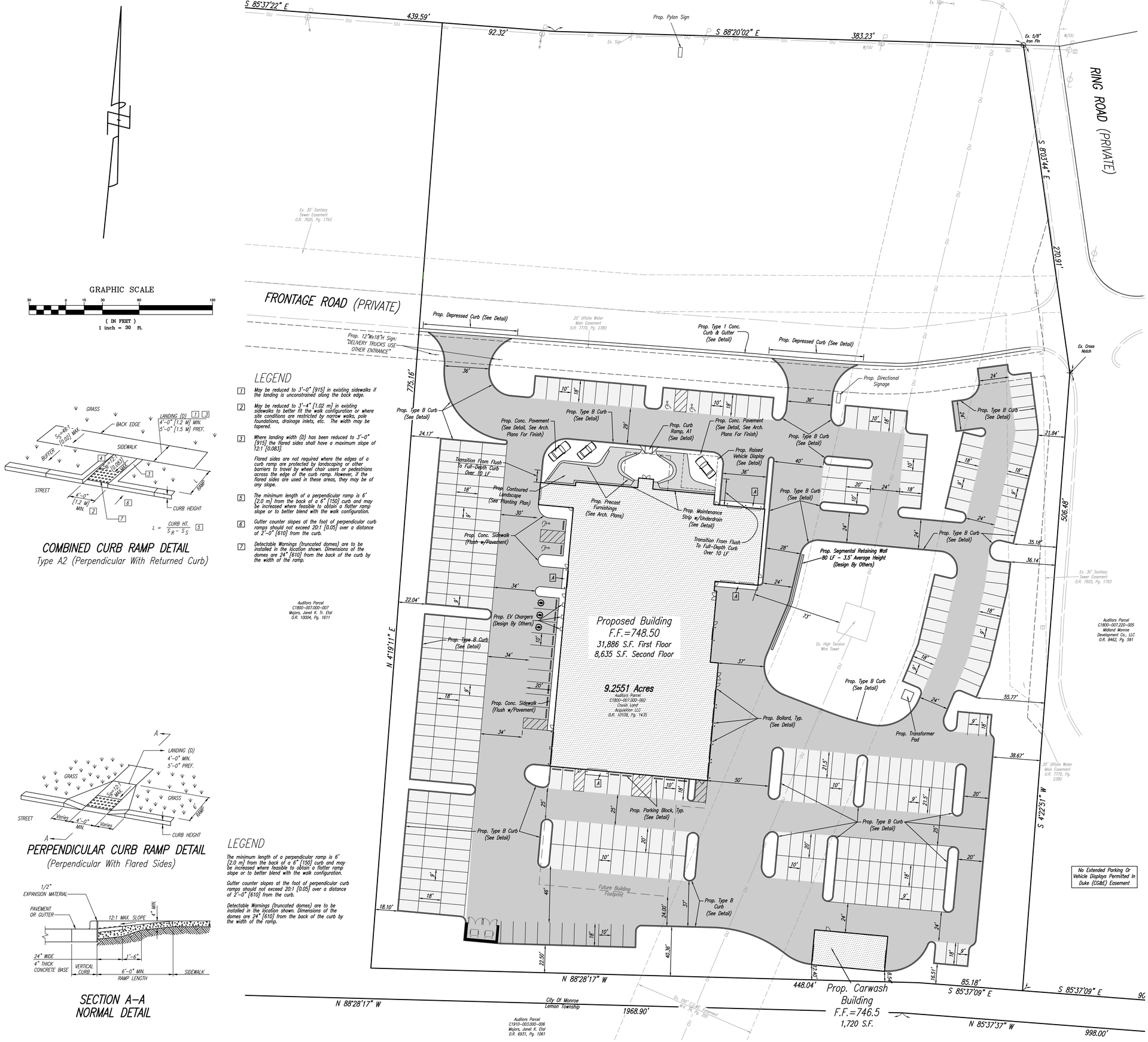
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

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Date: 01/15/26 Job No: 22.188.1

C2.0

of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMBINED CURB RAMP DETAIL

Type A2 (Perpendicular With Returned Curb)

LEGEND

1. *May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.*
2. *May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.*
3. *Where landing width (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].*

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
5. *The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.*
6. *Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.*
7. *Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.*

PERPENDICULAR CURB RAMP DETAIL

(Perpendicular With Flared Sides)

LEGEND

The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.

Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.

Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.

SECTION A–A NORMAL DETAIL

Denotes Prop. Heavy Duty Pavement, See Detail.

Denotes Prop. Light Duty Pavement, See Detail.

A *Denotes Prop. Conc. Apron (See Concrete Pavement Detail)*

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Site Layout Plan

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3/1/26

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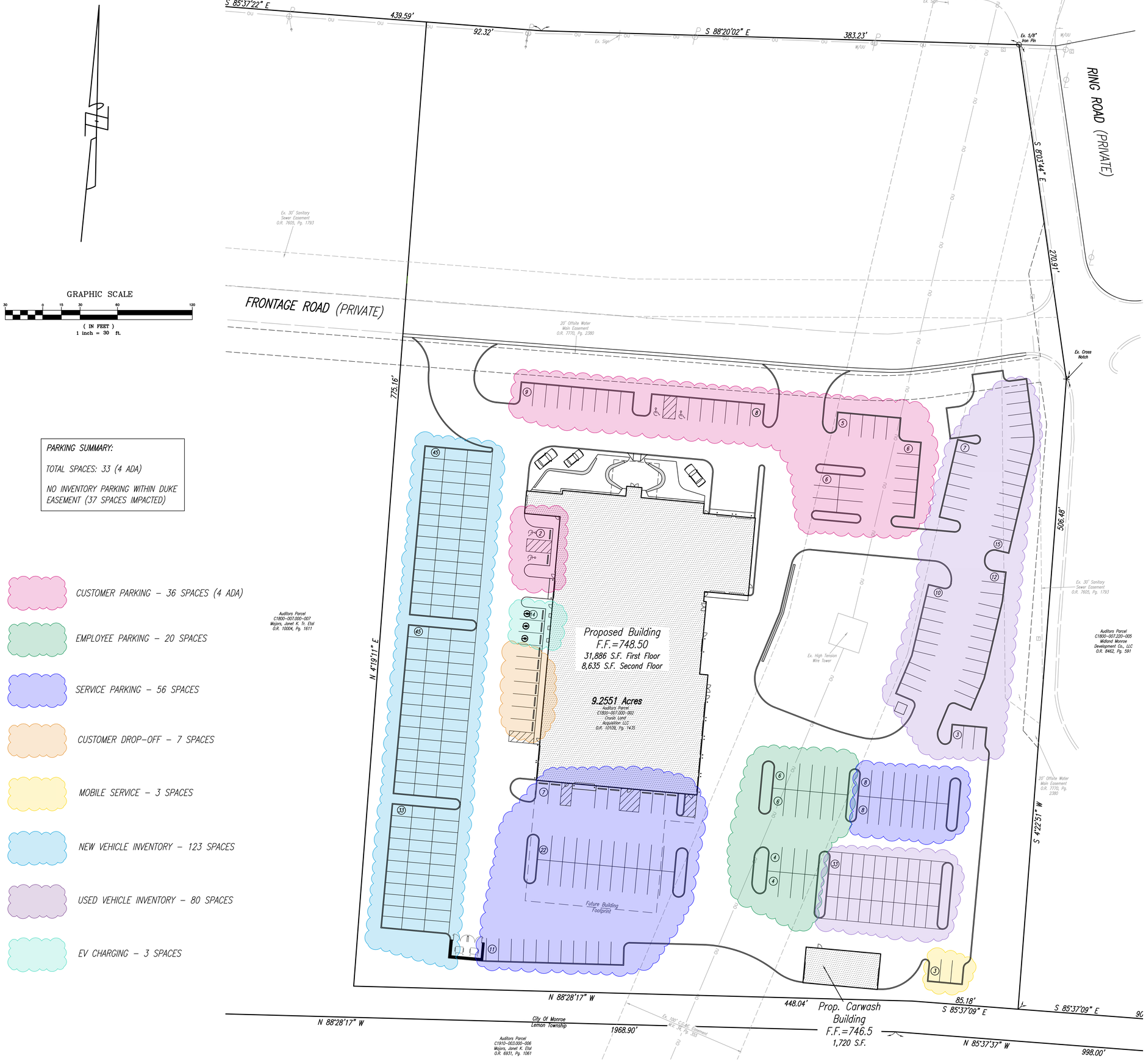
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Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C3.0

of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING SUMMARY:

TOTAL SPACES: 33 (4 ADA)

NO INVENTORY PARKING WITHIN DUKE EASEMENT (37 SPACES IMPACTED)

- CUSTOMER PARKING – 36 SPACES (4 ADA)
- EMPLOYEE PARKING – 20 SPACES
- SERVICE PARKING – 56 SPACES
- CUSTOMER DROP-OFF – 7 SPACES
- MOBILE SERVICE – 3 SPACES
- NEW VEHICLE INVENTORY – 123 SPACES
- USED VEHICLE INVENTORY – 80 SPACES
- EV CHARGING – 3 SPACES

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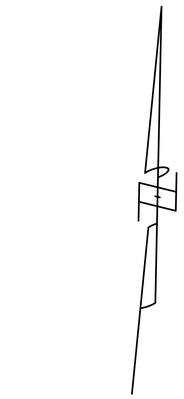
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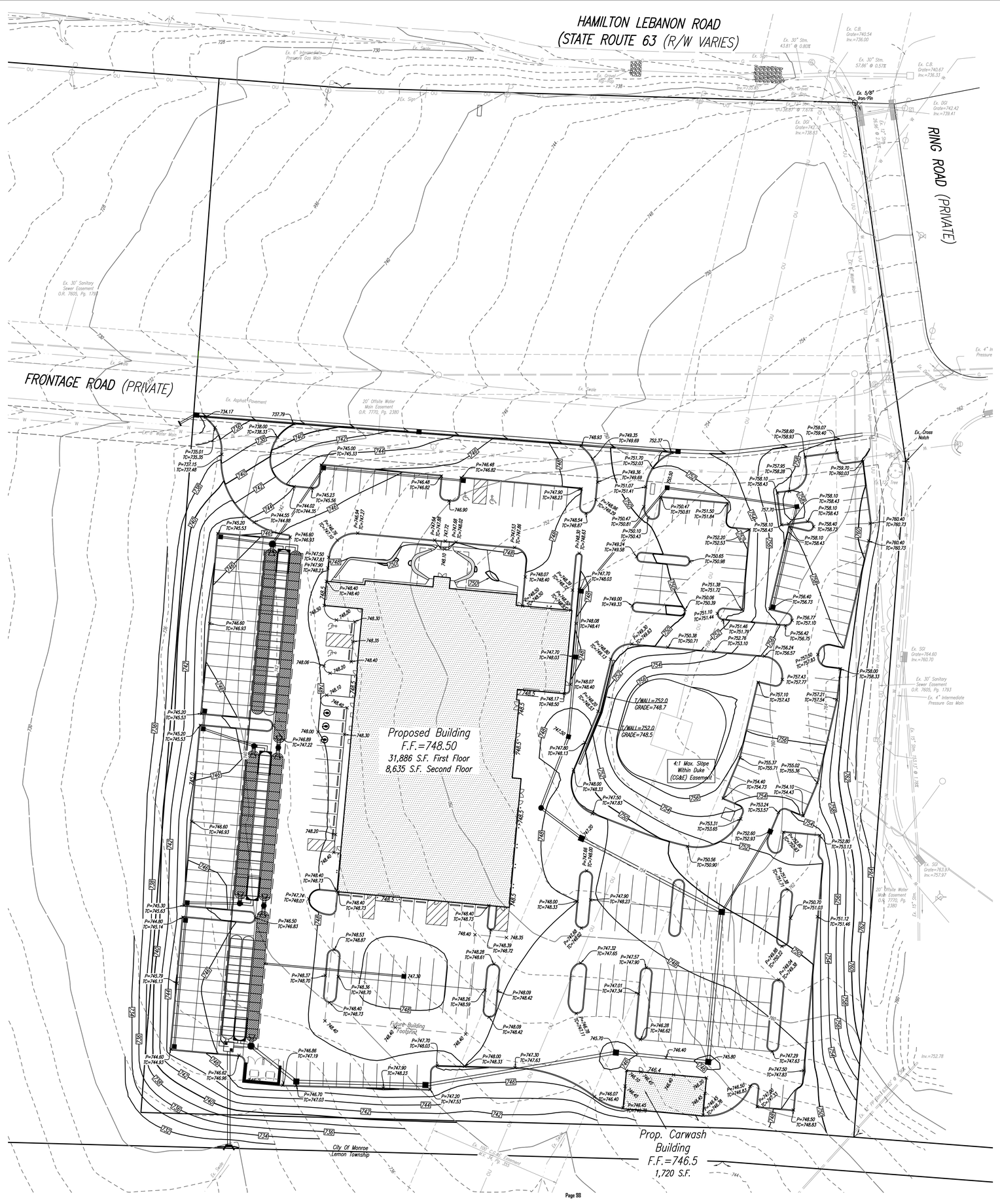
GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

GRADING PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH A REPRESENTATIVE OF THE OWNER/DEVELOPER AND GENERAL CONTRACTOR.
4. ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A., N.P.D.E.S. REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION.
6. EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
8. RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
10. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
11. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
14. UPON COMPLETION OF CONSTRUCTION, REMOVE AND PROPERLY DISPOSE OF ALL EROSION AND SEDIMENT CONTROL BMP'S AND STABILIZE ALL DISTURBED AREAS.



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Grading Plan

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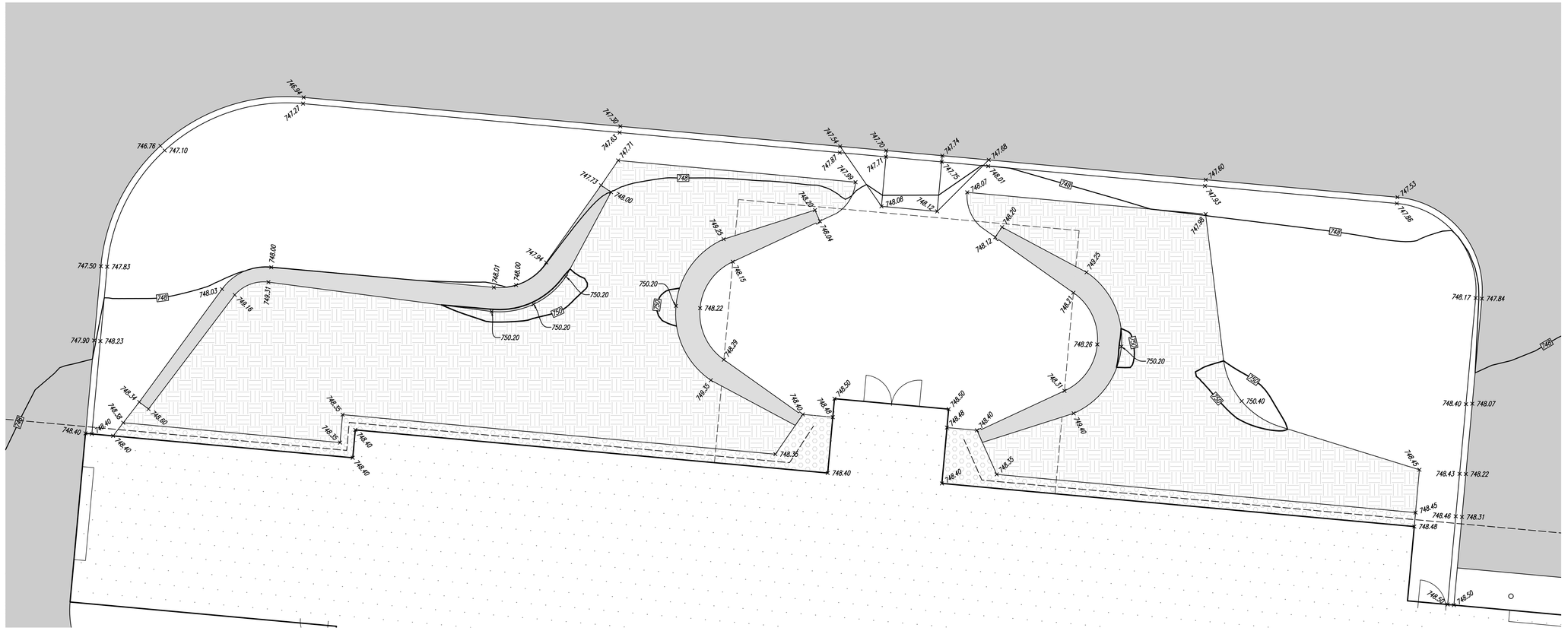
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C4.0

of: 1



GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)

1 inch = 5 ft.

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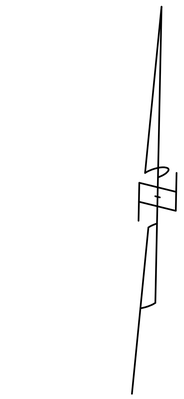
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

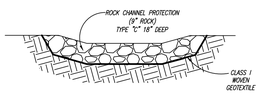
(IP) Denotes Inlet Protection During Construction; "FLEXSTORM" Construction Phase Bag Or Approved Equal.

—•—•—•— Denotes Silt Fence/Mulch Berm (See Detail)

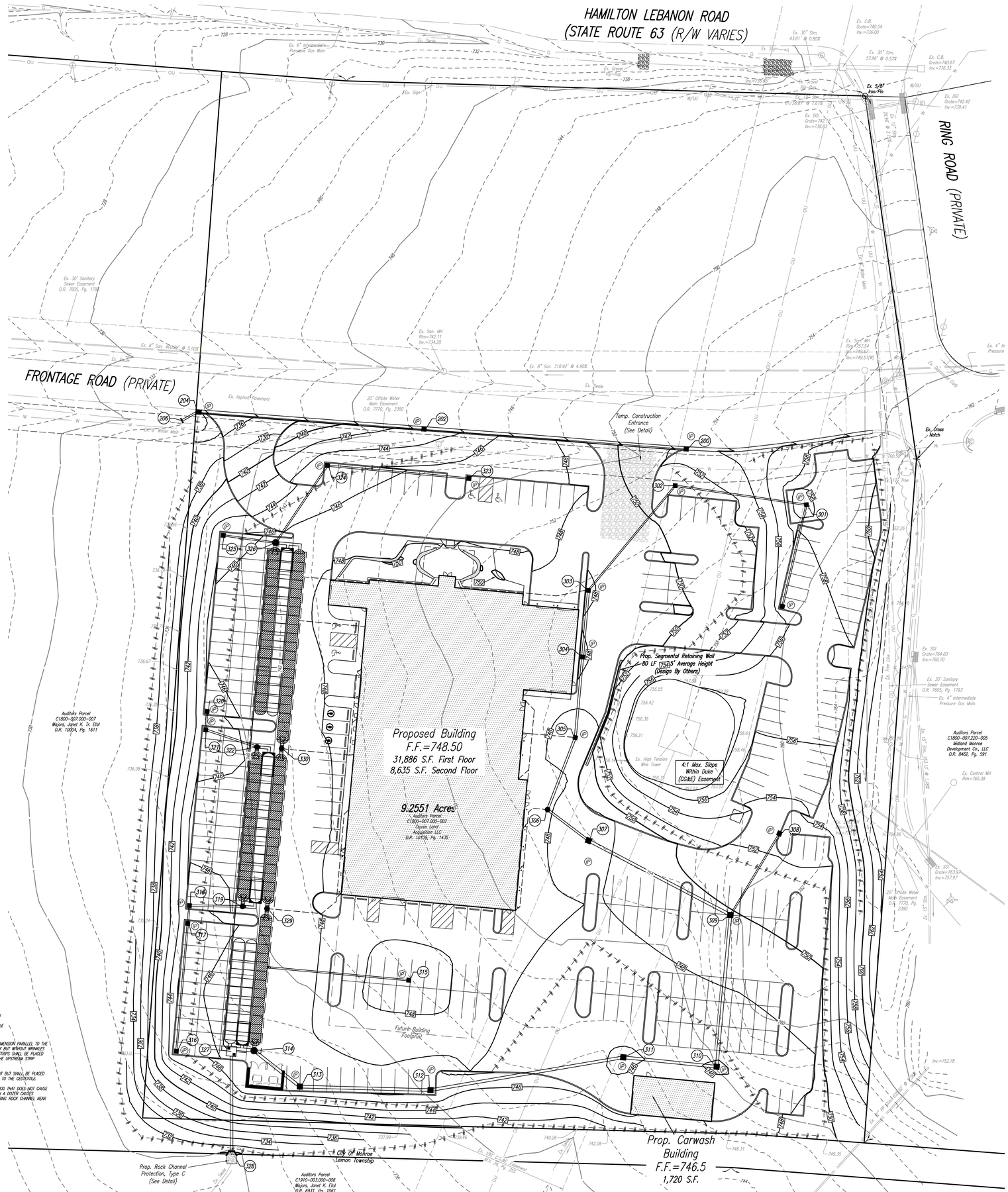
GRADING PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH A REPRESENTATIVE OF THE OWNER/DEVELOPER AND GENERAL CONTRACTOR.
4. ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A., N.P.D.E.S. REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION.
6. EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
8. RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
10. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
11. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
14. UPON COMPLETION OF CONSTRUCTION, REMOVE AND PROPERLY DISPOSE OF ALL EROSION AND SEDIMENT CONTROL BMP'S AND STABILIZE ALL DISTURBED AREAS.

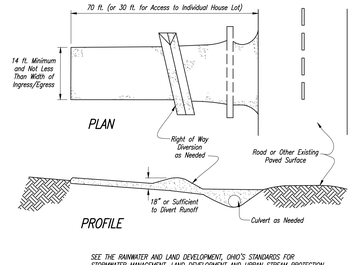
ROCK CHANNEL PROTECTION DETAIL



1. SUBGRADE FOR THE FILTER AND ROCK CHANNEL SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER MATERIAL.
2. ROCK CHANNEL SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
3. NO ABRUPT DEVIATIONS FROM THE DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
4. GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
6. ROCK CHANNEL MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
7. ROCK CHANNEL SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING ROCK CHANNEL NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.

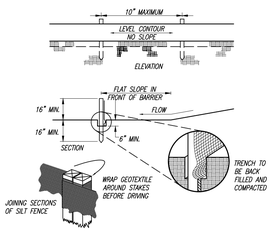


CONSTRUCTION ENTRANCE DETAIL



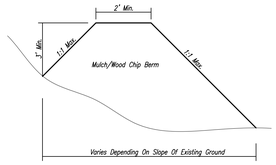
SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR CONSTRUCTION ENTRANCE SPECIFICATIONS.

SPECIFICATIONS FOR SILT FENCE



SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

MULCH BERM DETAIL



K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Erosion & Sediment Control Plan

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-245-0121
www.abercrombie-associates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED PROFESSIONAL ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revis 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

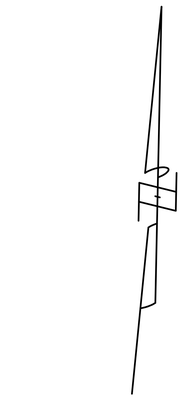
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C4.2

of: 1



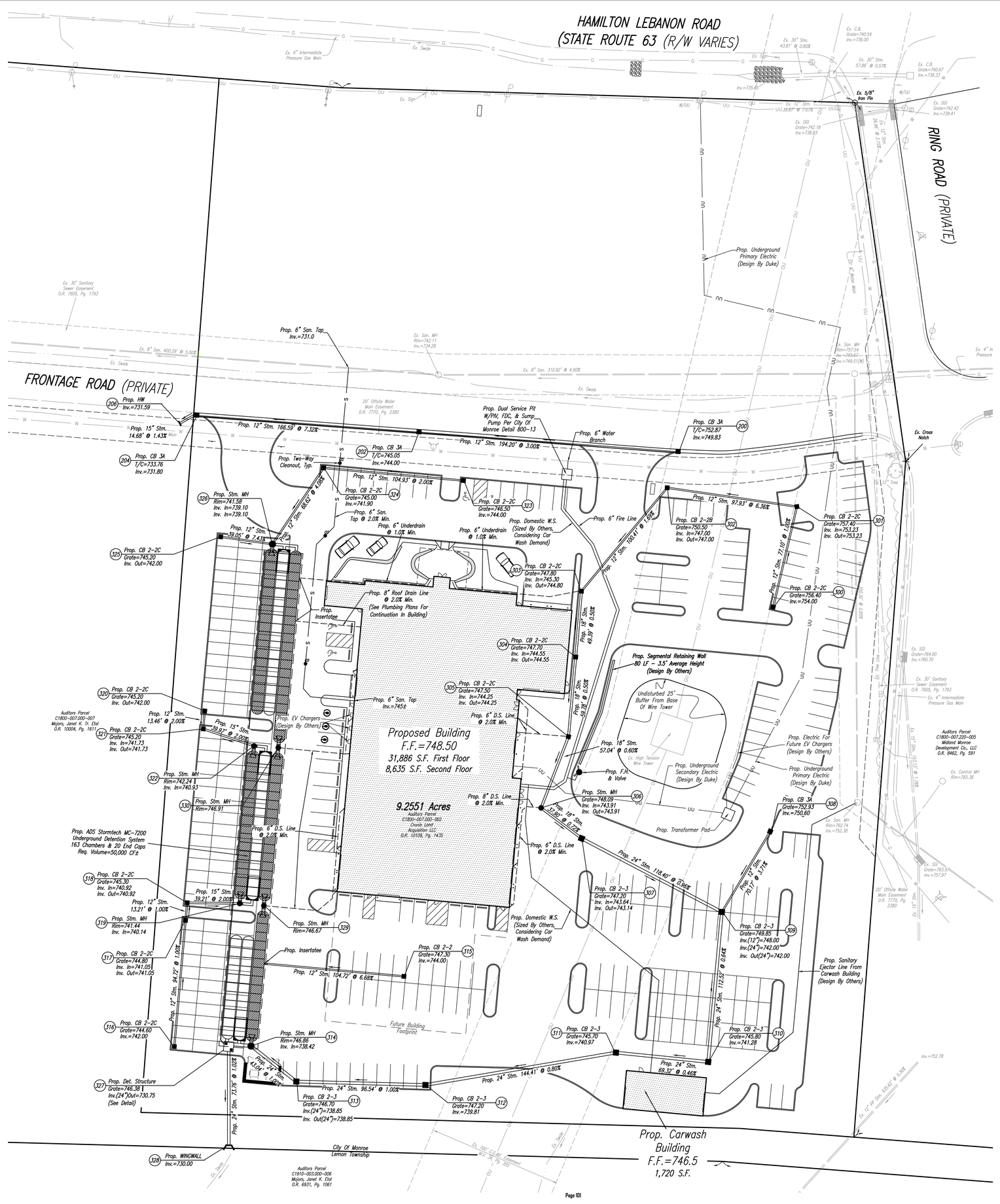
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

UTILITY PLAN NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARD DETAIL DRAWINGS AND THE LATEST EDITION "STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND "STANDARD DRAWINGS".
2. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES.
3. PROPOSED ROUTING SHOWN ARE APPROXIMATE. ANY OFFSETS OR CHANGES IN ELEVATION OR ADJUSTMENTS TO ROUTES TO AVOID INTERFERENCE WITH ADJACENT UNDERGROUND UTILITIES OR SITE PECULIARITIES IN AN EFFORT TO FACILITATE THE INSTALLATION OF THE UNDERGROUND PIPING, SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROPOSED UTILITY LAYOUT.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES AND EASEMENTS IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION. RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.
7. SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.
8. CONNECTION TO PUBLIC WATER MAINS SHALL BE PER THE RULES AND REGULATIONS OF THE CITY OF MONROE.
9. WATER LINES, METERS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE.


HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)
RING ROAD (PRIVATE)
FRONTAGE ROAD (PRIVATE)
Ex. 5/8" Iron Pin
Ex. Sign
Ex. Swale
Ex. 6" Intermediate Pressure Gas Main
Ex. C.B. Grate=743.54 Inv.=736.00
Ex. 30" Stm. 43.81' @ 0.80%
Ex. C.B. Grate=740.67 Inv.=736.33
Ex. 30" Stm. 57.86' @ 0.57%
Ex. C.B. Grate=742.42 Inv.=739.41
Ex. 12" Stm. 36.86' @ 7.67%
Ex. DI Grate=742.18 Inv.=738.83
Ex. 12" Stm. 63.47' @ 2.13%
Ex. 8" Water Main
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 8" San. 400.29' @ 5.00%
Ex. San. MH Rim=742.11 Inv.=734.28
Ex. 8" San. 310.92' @ 4.90%
Ex. San. MH Rim=757.54 Inv.=743.64(E) Inv.=749.51(W)
Ex. 4" In Pressure
Prop. 6" San. Tap Inv.=731.0
Prop. HW Inv.=731.59
Prop. 15" Stm. 14.68' @ 1.43%
Prop. CB 3A T/C=733.76 Inv.=731.80
Prop. 12" Stm. 166.59' @ 7.32%
20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Prop. CB 3A T/C=745.05 Inv.=744.00
Prop. 12" Stm. 194.20' @ 3.00%
Prop. Dual Service Pit W/PW, FDC, & Sump Pump Per City Of Monroe Detail 800-13
Prop. 6" Water Branch
Prop. CB 3A T/C=752.87 Inv.=749.83
Ex. Cross Notch
Prop. Two-Way Cleanout, Typ.
Prop. 12" Stm. 104.93' @ 2.00%
Prop. CB 2-2C Grate=745.00 Inv.=741.90
Prop. CB 2-2C Grate=746.50 Inv.=744.00
Prop. Stm. MH Rim=741.58 Inv. In=739.10 Inv. In=739.10
Prop. 12" Stm. 68.62' @ 4.08%
Prop. 6" San. Tap @ 2.0% Min.
Prop. 6" Underdrain @ 1.0% Min.
Prop. 6" Underdrain @ 1.0% Min.
Prop. Domestic W.S. (Sized By Others, Considering Car Wash Demand)
Prop. 6" Fire Line
Prop. 12" Stm. 97.93' @ 6.36%
Prop. CB 2-2B Grate=750.50 Inv. In=747.00 Inv. Out=747.00
Prop. CB 2-2C Grate=757.40 Inv. In=753.23 Inv. Out=753.23
Prop. 12" Stm. 39.05' @ 7.43%
Prop. CB 2-2C Grate=745.20 Inv. Out=742.00
Prop. 12" Stm. 104.41' @ 1.69%
Prop. 12" Stm. 71.01' @ 1.00%
Prop. CB 2-2C Grate=747.80 Inv. In=745.30 Inv. Out=744.80
Prop. CB 2-2C Grate=756.40 Inv.=754.00
Prop. 8" Roof Drain Line @ 2.0% Min. (See Plumbing Plans For Continuation In Building)
Prop. Insertatee
Prop. 18" Stm. 49.39' @ 0.50%
Prop. CB 2-2C Grate=747.70 Inv. In=744.55 Inv. Out=744.55
Prop. Segmental Retaining Wall 80 LF - 3.5' Average Height (Design By Others)
Prop. CB 2-2C Grate=747.50 Inv. In=744.25 Inv. Out=744.25
Prop. 6" San. Tap Inv.=745±
Prop. 6" D.S. Line @ 2.0% Min.
Prop. EV Chargers (Design By Others)
Undisturbed 25' Buffer From Base Of Wire Tower
Prop. 18" Stm. 59.78' @ 0.50%
Prop. Electric For Future EV Chargers (Design By Others)
Prop. 18" Stm. 57.04' @ 0.60%
Ex. High Tension Wire Tower
Prop. Underground Secondary Electric (Design By Duke)
Prop. Underground Primary Electric (Design By Duke)
Prop. F.H. & Valve
Prop. Stm. MH Grate=748.09 Inv. In=743.91 Inv. Out=743.91
Prop. CB 3A Grate=752.93 Inv.=750.60
Prop. Transformer Pad
Prop. 18" Stm. 37.90' @ 0.52%
Prop. 6" D.S. Line @ 2.0% Min.
Prop. 24" Stm. 118.40' @ 17.66%
Prop. 12" Stm. 78.17' @ 3.71%
Prop. CB 2-3 Grate=747.20 Inv. In=743.64 Inv. Out=743.14
Prop. CB 2-3 Grate=749.85 Inv.(12")=748.00 Inv.(24")=742.00 Inv. Out(24")=742.00
Prop. Sanitary Ejector Line From Carwash Building (Design By Others)
Prop. 24" Stm. 112.52' @ 0.64%
Prop. CB 2-3 Grate=745.80 Inv.=741.28
Prop. 24" Stm. 69.32' @ 0.46%
Prop. 24" Stm. 144.41' @ 0.80%
Prop. CB 2-3 Grate=745.70 Inv.=740.97
Prop. CB 2-3 Grate=747.20 Inv.=739.81
Prop. Carwash Building F.F.=746.5 1,720 S.F.
Proposed Building F.F.=748.50 31,886 S.F. First Floor 8,635 S.F. Second Floor
9.2551 Acres
Auditors Parcel C1800-007.000-002 Cronin Land Acquisition LLC O.R. 10109, Pg. 1435
Auditors Parcel C1800-007.220-005 Midland Monroe Development Co., LLC O.R. 8462, Pg. 591
Ex. SSI Grate=764.60 Inv.=760.70
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 4" Intermediate Pressure Gas Main
Ex. Control MH Rim=765.38
Ex. SSI Grate=763.97 Inv.=757.97
Ex. 15" Stm.
Ex. Tree Line
Ex. 12" Stm. 63.63' @ 6.30%
Inv.=752.78
Prop. ADS Stormtech MC-7200 Underground Detention System 163 Chambers & 20 End Caps Req. Volume=50,000 CF±
Prop. 15" Stm. 39.21' @ 2.00%
Prop. 12" Stm. 13.21' @ 1.00%
Prop. Stm. MH Rim=741.44 Inv. In=740.14
Prop. CB 2-2C Grate=744.80 Inv. In=741.05 Inv. Out=741.05
Prop. 12" Stm. 94.72' @ 1.00%
Prop. Stm. MH Rim=746.67
Prop. Domestic W.S. (Sized By Others, Considering Car Wash Demand)
Prop. Insertatee
Prop. CB 2-2 Grate=747.30 Inv.=744.00
Prop. 12" Stm. 104.72' @ 6.68%
Future Building Footprint
Prop. Stm. MH Rim=746.86 Inv. In=738.42
Prop. 24" Stm. 15.04' @ 1.00%
Prop. 24" Stm. 96.54' @ 1.00%
Prop. CB 2-3 Grate=746.70 Inv.(24")=738.85 Inv. Out(24")=738.85
Prop. CB 2-3 Grate=747.20 Inv.=739.81
Prop. 24" Stm. 73.76' @ 1.02%
Prop. Det. Structure Grate=746.38 Inv.(24")Out=730.75 (See Detail)
Prop. WINGWALL Inv.=730.00
City Of Monroe Lemon Township
Auditors Parcel C1910-003.000-006 Mojors, Janet K. Etal O.R. 6931, Pg. 1061
Auditors Parcel C1800-007.000-007 Mojors, Janet K. Tr. Etal O.R. 10004, Pg. 1611
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 100' Duke Easement W.V. 94, Pg. 355
Ex. Swale
Ex. Water
Ex. Gas
Ex. Tree Line
Ex. 12" PP Stm.
Ex. 15" Stm.
Ex. 8" Water Main
Ex. 12" Tree
Ex. 4" Water Main
Ex. 8" Water Main
Ex. 8" Water Main
Ex. 8

Cronin Ford

County Tax ID: C1800007000002

Variance Application – Additional Contacts

Civil Engineer/Survey:

Abercrombie & Associates, Inc.

Ben Poole, P.E.

bpoole@abercrombie-associates.com

(513) 385-5757

Architect:

KBA, Incorporated Architects

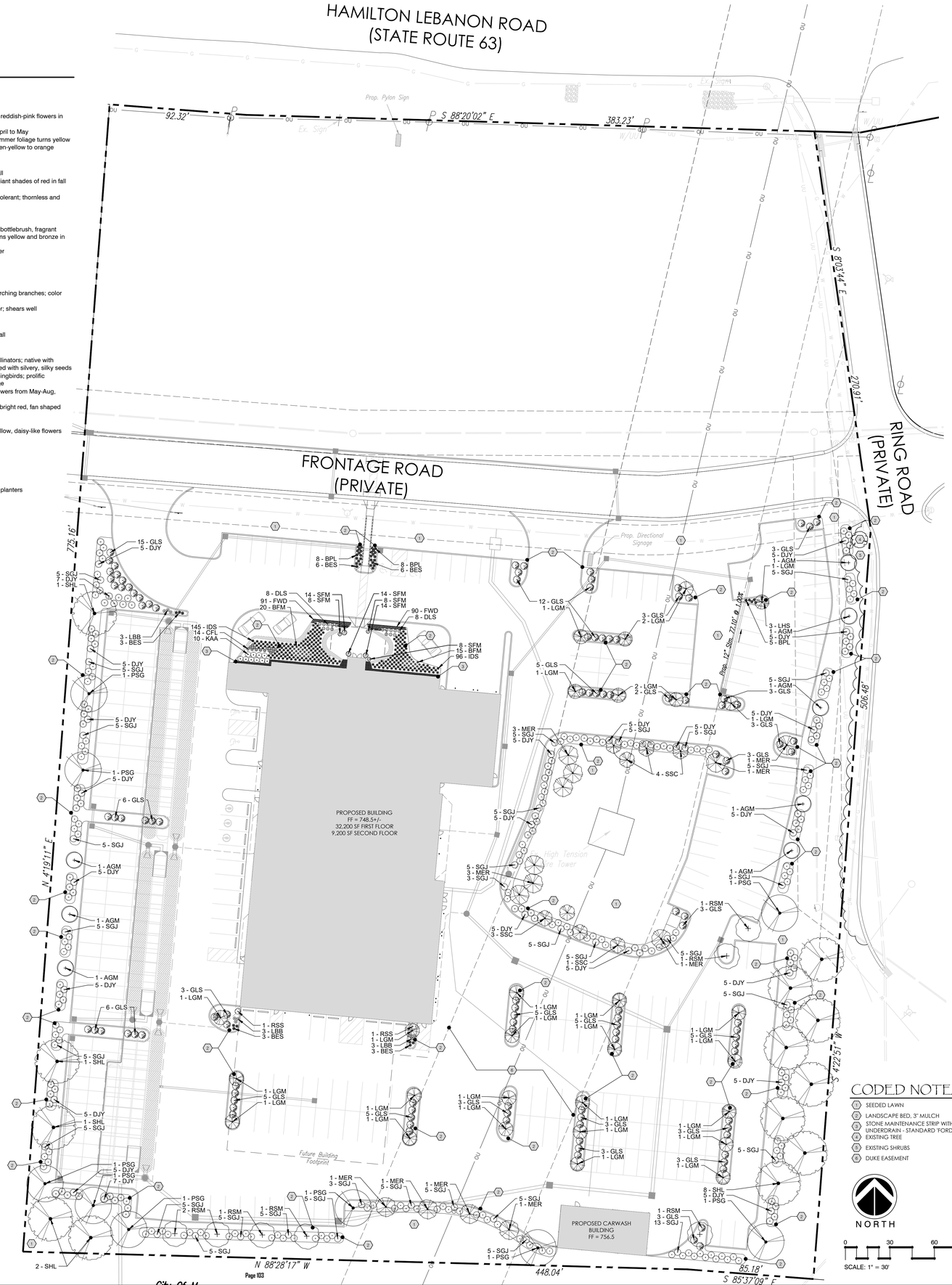
Tyrone Young, LEED AP

tyoung@kbainc.com

(513) 752-7800

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE	EXPOSURE	REMARKS
ORNAMENTAL TREES						
MER	13	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	1 1/2" CAL.	12`-15` x 12`-15`	Full - Part Sun	Dry soil, drought, and heat tolerant; maroon foliage with reddish-pink flowers in April
LGM	28	Magnolia x 'Little Girl Anne' / Little Girl Anne Magnolia	6` Ht.	10`-12` x 10`-12`	Full Sun - Part Shade	Clay soil and urban tolerant; purple-red blooms in late April to May
SSC	8	Malus Sparkling Sprite® / Sparkling Sprite® Crabapple	1 1/2" CAL.	10`-12` x 10`-12`	Full Sun	Pink buds open to white flowers in April, bright green summer foliage turns yellow in fall, fruit persists into winter, slowly chaning from golden-yellow to orange
SHADE TREES						
AGM	8	Acer rubrum Armstrong Gold® / Armstrong Gold® Maple	2" CAL.	35'-40' x 10'-12'	Full Sun - Part Shade	Dense green foliage turns shades of gold to orange in fall
RSM	7	Acer rubrum Red Sentinel® / Red Sentinel® Maple	2" CAL.	30'-40' x 15'-18'	Full Sun to Part Sun	Narrow, columnar stature, dense green foliage turns brilliant shades of red in fall
PSG	9	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2" CAL.	40`-50` x 20`-30`	Full Sun	Green foliage turns yellow in Fall
SHL	13	Gleditsia triacanthos var. inermis `Skycole` TM / Skyline Honey Locust	2" CAL.	35'-45' x 25'-35'	Full Sun	Deer, drought, clay soil, Black Walnut, and air pollution tolerant; thornless and seedless
DECIDUOUS SHRUBS						
RSS	2	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	#3 CONT.	3`-5` x 3`-5`	Full - Part Shade	Deer and dry soil tolerant; attracts pollinators and birds; bottlebrush, fragrant pinkish-white flowers in July-Aug, deep green foliage turns yellow and bronze in fall
LHS	3	Itea virginica 'Sprich' / Little Henry Sweetspire	#3 CONT.	1.5`-2` x 2`-3`	Full Sun - Part Shade	Showy fragrant white flowers, Late Spring - Early Summer
GLS	110	Rhus aromatica `Gro-Low` / Gro-Low Sumac	#3 CONT.	1.5'-2' x 6'-7'	Full - Part Sun	Deer and dry soil tolerant, red and orange fall color
EVERGREEN SHRUBS						
KAA	10	Azalea hybrids `Karen` / Karen Azalea	#3 CONT.	3`-4` x 3`-4`	Part Shade	Lavender-pink flowers, Spring
SGJ	169	Juniperus chinensis `Sea Green` / Sea Green Juniper	#3 CONT.	3'-4' x 4'-6'	Full Sun	Deer and dry soil tolerant; bright mint green foliage on arching branches; color holds throughout the winter.
DJY	119	Taxus x media 'Densiformis' / Densiformis Yew	3' HT.	3`-4` x 4`-6`	Full Sun - Full Shade	Dry soil tolerant; hardy, holds color throughout the winter; shears well
ORNAMENTAL GRASSES						
BPL	21	Schizachyrium scoparium 'Blue Paradise' / Blue Paradise Little Bluestem	#1 CONT.	3`-3.5` x1.75`-2`	Full Sun	Bluish-Purple foliage, tan plumes Late Summer - Early Fall
PERENNIALS						
BFM	35	Asclepias tuberosa / Butterfly Milkweed	#1 CONT.	18"-30" x 12"-18"	Full Sun - Part Shade	Wet and dry soil tolerant; attracts hummingbirds and pollinators; native with striking yellow-orange blooms followed by green fruit filled with silvery, silky seeds
LBB	9	Buddleia Lo & Behold® 'Blue Chip Jr' / Lo & Behold® Blue Chip Jr Butterfly Bush	#2 CONT.	20"-28" x 20"-28"	Full Sun	Deer and dry soil tolerant, attracts pollinators and hummingbirds; prolific lavender-blue flowers from June-Sept, silver-green foliage
FWD	181	Dianthus gratianopolitanus `Firewitch` / Firewitch Cheddar Pink	#1 CONT.	5"-7" x 5"-7"		Deer and dry soil tolerant; reliable and abundent pink flowers from May-Aug, attractive spikey, gray-green foliage
CFL	14	Lobelia cardinalis / Cardinal Flower	#1 CONT.	24"-48" x 12"-24"	Full Sun - Part Shade	Wet soil tolerant, attracts butterfiles and hummingbirds; bright red, fan shaped flowers in July-Sept
DLS	16	Perovskia atriplicifolia `Denim 'n Lace` / Denim 'n Lace Russian Sage	#1 CONT.	2`-3` x 2`-3`	Full Sun	Blooms Mid Summer to Mid Fall - Bluish purple
BES	21	Rudbeckia fulgida `Goldsturm` / Goldsturm Black-eyed Susan	#1 CONT.	24"-36" X 18"-30"	Full Sun	Deer and dry soil tolerant, attracts pollinators; golden-yellow, daisy-like flowers with a black cener cone from June-Sept
SEDGES						
IDS	241	Carex morrowii 'Ice Dance' / Ice Dance Sedge	#1 CONT.	8"-12" x 18"-24"	Full Sun - Full Shade	Deer and wet soil tolerant; variegated sedge
SEASONAL FLOWERS						
SFM	66	Seasonal Flowers `Seasonal Mix` / Assorted Variety Seasonal Mix Annuals	2 1/4" Peat Pots@	Various	Full Shade	Provide various heights, colors and varieties suitable for planters



CODED NOTES

1. SEEDED LAWN
2. LANDSCAPE BED, 3" MULCH
3. STONE MAINTENANCE STRIP WITH UNDERDRAIN - STANDARD 'FORD' DETAIL
4. EXISTING TREE
5. EXISTING SHRUBS
6. DUKE EASEMENT

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Planting Plan

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Staff 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L1.0

of: 1

1204.19 General Provisions

A. Purpose. The purpose of this Article is to protect and promote the public health, safety, general welfare, and beautification of the City through landscaping, screening, and bufferyards. The purpose of this Article is intended to:
1. Protect privacy and provide buffering between land uses of differing intensities;
2. Create an aesthetically pleasing environment that improves the quality of life the the citizens;
3. Aid in noise, glare, and heat abatement;
4. Contribute to the process of air purification, ground water recharge, and control of ground water runoff;
5. Encourage efforts to preserve large trees, natural wetlands, and/or other natural features;
6. Prevent tree loss by eliminating or reducing compaction, filling, or excavation near tree roots;
7. Prevent or reduce soil erosion and sedimentation and stormwater runoff;
8. Enhance energy conversation;
9. Control the urban heat island effect; and
10. Increase and maintain property values.

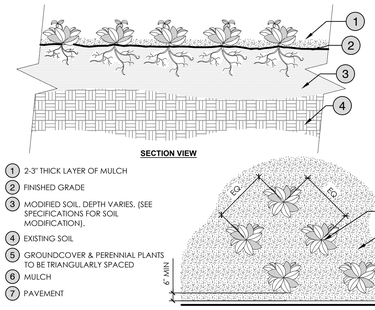
B. Generally.
1. Types of Landscaping Required. Table 1204.19-1, Required Landscaping Types Summary, establishes the landscaping types required in each zoning district. Figure 1204.19-1, Illustrative Landscape Types, depicts the location of these types.
2. When Multiple Provisions Apply. When any portion of the parcel is subject to more than one set of landscape or buffer requirements as set forth in this or any other chapter, the most stringent requirement shall control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.
3. Ground Cover Required. All unpaved or otherwise unimproved areas, including the public right-of-way, or public use areas, or remainder of the site, shall be graded and seeded in an approved manner.

C. Installation Standards.
1. Silting and Erosion Prevention. All applicants who are required to install landscaping in accordance with this code shall take necessary steps to prevent silting and erosion during construction to meet the standards of the OEPA.
2. Installation Timeline. All new residential lots with new structures or any new commercial or industrial development shall have an appropriate cover of undisturbed existing vegetation, seed and straw, fresh cut sod, or spot sod at the date of the zoning compliance inspection or complete in such instance where no inspection is required.
3. Identification Tags. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the City.
4. Easements, Rights-of-Way, Setbacks, and Sight Clearance.
   a. Required landscaping may be placed wholly or partially in utility or other easements, providing all requirements can be fulfilled and approval is granted by the holder of the easements.
   b. The species of trees that will be planted below utility lines should be selected based on the height of the tree at maturity to ensure that only a minimal amount of trimming will be necessary to prevent interference with utilities.
   c. In no case shall landscaping and buffers be established so as to block the sight distance at street or driveway intersections as established in Section 1202.11, Measurements (See Site Triangle).
   d. Grass or ground cover shall be planted on all portions of the easements not occupied by other landscaped material.

D. Landscape Material Standards.
1. Existing Vegetation. Existing vegetation may be used to comply with the requirements of the Article if the materials meet the following standards:
   a. The applicant shall be responsible for demonstrating how retained vegetation meets the standards of this Article.
   b. Only those trees meeting the location, health, and minimum size requirements applicable to new landscape materials in this section shall be credited toward meeting the requirements of this Article.
   c. Existing viable trees meeting the minimum size requirements for new plantings that are located within 20 feet of the perimeter edge of an off-street vehicular use area shall be credited towards the parking lot perimeter landscape requirements of 1204.20, Development Landscaping.
   d. Existing viable trees meeting the minimum size requirements for new plantings that are not credited towards buffer or parking lot requirements may be credited towards any other landscaping requirements of this Article.
   e. All existing vegetation shall be preserved and protected during construction in accordance with acceptable nursery industry procedures.
2. Earth Mounds. Earth mounds may be used as physical barriers that block or screen a view. Differences in elevation between areas requiring screening does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following standards:
   a. The maximum side slope shall be three horizontal to one vertical (3:1) and the design shall be reviewed by the Director to ensure that proper erosion prevention and control practices have been utilized.
   b. Berms and earth forms should be designed with physical variations in height and alignment throughout their length.
   c. Landscape plant material installed on berms and earth forms shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.
   d. The landscape plan shall show sufficient detail, including a plan and profile of the berm or earthform, soil types and construction techniques, to demonstrate compliance with the above provisions.
   e. Berms and earthforms shall be located and designed to minimize the disturbance to existing trees located on the site or adjacent thereto.
   f. No part of any berm or earthform which is elevated more than 18 inches above natural grade shall be located within 11 feet from the curb or front yard property line or within any right-of-way in order to preserve open space, a level sidewalk, and line of sight.
   g. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound.
3. Plants.
   a. All plants are to be living vegetation.
   b. All landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock. Plant material shall be of standard quality or better, true to name and type of species or variety. Plant materials shall have passed any inspection required under state regulations.
   c. Trees shall be balled and burlapped or in containers. Shrubs, vines and ground covers can be planted as bare root, as well as balled and burlapped or containers.
   d. The Director may maintain an approved street tree list established and made available to the public by the Development Department that identifies specific trees that may be planted within the public right-of-way. Specific trees not on the list may be submitted for consideration.
   e. The Director may maintain a prohibited tree list established and made available to the public by the Development Department that identifies specific trees that shall be prohibited either as street trees or general landscaping trees due to prevalence of disease or pests, poor survival rates, or other conditions that prevent the trees from being used to meet the requirements of this Article.
   f. Trees used as street trees shall not have thorns or produce nuts or fruits.
   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.
4. Shrubs and Hedges. Shrubs and hedges shall be at least 36 inches in height at the time of planting. The height at installation of the planting shall be measured from the level of the surface of the plant base at the edge closest to the screening.
5. Grass Or Ground Cover. Grass of the Fescus (Gramineak) or Bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in the applicable county. In swales or other areas subject to erosion, solid sod, erosion-reducing netting, mats, or suitable mulch shall be used and nursegrass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted at a spacing that will provide at least 75 percent complete coverage after two growing seasons.
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.
   a. When fewer than 40 trees are required on a site, at least three different species shall be utilized, in roughly equal proportions.
   b. When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
   c. Required shrubs shall utilize the same species diversity requirements.
   d. Nothing in this subsection shall be construed to prevent the utilization of a larger number of different species than specified above.

E. Street Trees.
1. Street trees shall be required on all public and private frontages, 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 1004.19(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 the Development Guidebook, 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 the Development Guidebook, 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.
8. Street Tree Alternate Locations. During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, Measurements and Specific Allowances. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.

F. Maintenance Standards.
1. Nursery Industry Procedures. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. Owner's Responsibilities. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance, free from refuse, debris, and weeds at all times.
3. Replacement of Dead Plant Material. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
4. Violations. Violation of these installation and maintenance provisions shall be grounds for the Director to require replacement of the landscape material, or institute proceedings to enforce the provisions of this PZC in accordance with Article 08.01, Enforcement of Code.



SECTION VIEW

1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER & PERENNIAL PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

PLAN

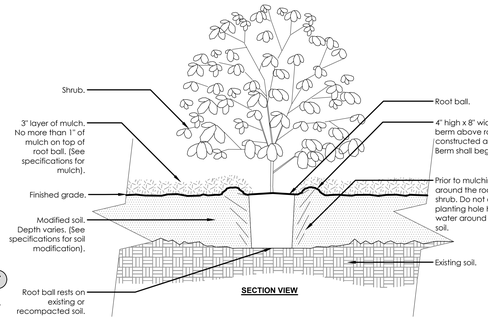
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER & PERENNIALS

3/4" = 1'-0"

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SECTION VIEW

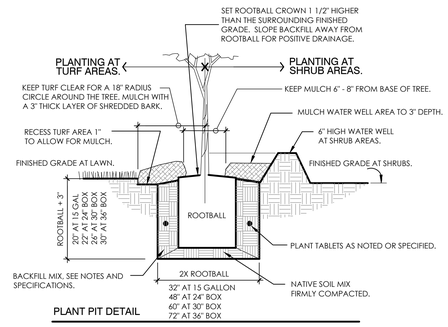
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications, if applicable, for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

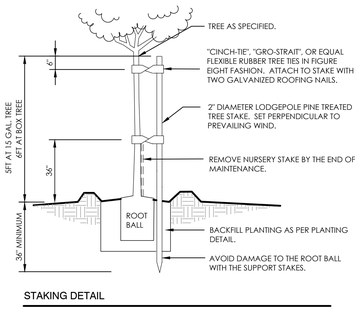
3/4" = 1'-0"

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PLANT PIT DETAIL



STAKING DETAIL

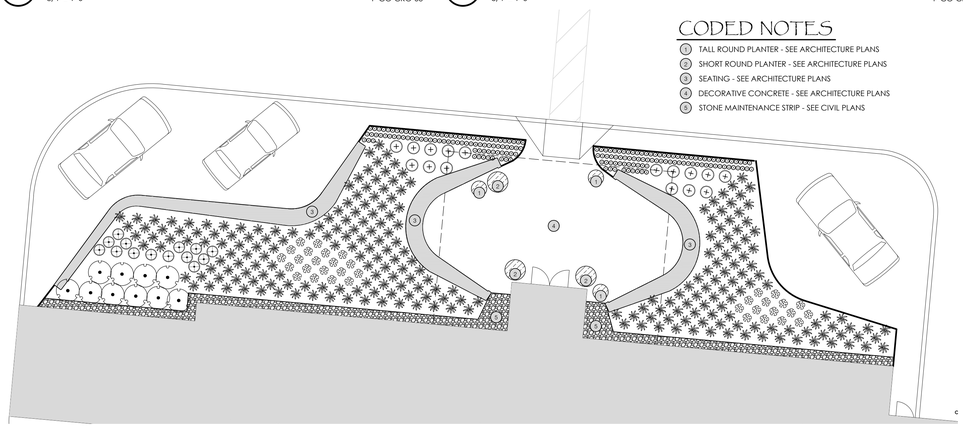
3 TREE SINGLE STAKE PLANTING

1" = 1'-0"

P-CO-CRO-02

CODED NOTES

1. TALL ROUND PLANTER - SEE ARCHITECTURE PLANS
2. SHORT ROUND PLANTER - SEE ARCHITECTURE PLANS
3. SEATING - SEE ARCHITECTURE PLANS
4. DECORATIVE CONCRETE - SEE ARCHITECTURE PLANS
5. STONE MAINTENANCE STRIP - SEE CIVIL PLANS



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

ENLARGED FRONT ENTRANCE

SCALE: 1" = 10'

LAYOUT NOTES

1. WORK SHOWN IS BASED UPON THE ORIGINAL SURVEY AND SITE CONSTRUCTION PLANS. THE OWNER MAKES NO WARRANTY FOR VARIATIONS FROM ACTUAL FIELD CONDITIONS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF SITE STRUCTURE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NOTIFY OWNER IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS OR ELEVATIONS AS PROVIDED AND THE ACTUAL DIMENSIONS OR ELEVATIONS IN THE FIELD.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PRIOR CONSTRUCTION PLANS AND HAVE NOT BEEN VERIFIED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND ENSURE THAT ALL UNDERGROUND UTILITIES ARE LOCATED PRIOR TO COMMENCING WORK. FURTHER, THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING FROM THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES WITHIN THE EXTENTS OF THE CONTRACTOR'S WORK AREAS.
5. ALL LAYOUT OF PAVEMENTS, CURBING, FOOTINGS AND FOUNDATIONS TO BE PERFORMED BY A REGISTERED SURVEYOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
6. THE OWNER OR IT'S APPOINTED REPRESENTATIVE MUST REVIEW AND APPROVE ALL LAYOUT AND FINISHED GRADE ELEVATIONS PRIOR TO THE INSTALLATION OF HARDSCAPE AND LANDSCAPE MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE OWNER WITH 24 HOURS NOTICE OF ANY PLANNED OF FOOTINGS, FOUNDATIONS, CURBING, PAVEMENTS, FENCING OR PLANT MATERIALS.
7. NEATLY SAW-CUT AND REMOVE EXISTING CONCRETE OR ASPHALT PAVEMENTS AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION.
8. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS AT THE LIMITS OF CONSTRUCTION AS NEEDED TO DETER ACCESS AND MAINTAIN PUBLIC SAFETY DURING CONSTRUCTION.

GENERAL PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST.
2. VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS, ANY PROPOSED SUBSTITUTIONS MUST BE PREVIOUSLY APPROVED BY THE OWNER.
3. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS FOR SIZE, FORM AND CULTIVATION SET FORTH IN ***"AMERICAN STANDARDS FOR NURSERY STOCK", ANSI-Z60.1-2014*** OR LATEST EDITION PUBLISHED BY ***AMERICAN HORTICULTURE INDUSTRY ASSOCIATION***.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
7. ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
8. ALL WORK PERFORMED SHALL BE DIRECTED BY A ***NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS (NALP) CERTIFIED TECHNICIAN*** OR EXPERIENCED LANDSCAPE CONSTRUCTION SUPERVISOR WITH NOT LESS THAN FIVE (5) YEARS EXPERIENCE IN DIRECTING SIMILAR INSTALLATIONS.
9. TEST FILL ALL TREE AND PLANTING PITS BY FILLING WITH WATER PRIOR TO PLANTING TO ENSURE PROPER PERCOLATION AND DRAINAGE. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO EXTENTS SUFFICIENT TO ENSURE THAT PERCOLATION WILL OCCUR. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL CORRECT DEFICIENT SOIL CONDITIONS AND REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
10. ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A MANNER CONFORMING TO ACCEPTED ***NALP INDUSTRY STANDARDS*** AND THOSE NEEDED TO ACCOMMODATE THE SURVIVABILITY AND SUSTAINED GROWTH OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
12. REMOVE ALL SOIL, PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT WORK SITE AND SWEEP AND/OR WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE CONTRACTOR'S OPERATIONS ON A DAILY BASIS THROUGHOUT THE COURSE OF THE CONTRACTOR'S WORK.
13. CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND CONTACT ALL LOCAL UTILITY SERVICES TO FACILITATE THE MARK-OUT OF UNDERGROUND UTILITY LOCATIONS WITHIN THE SUBJECT WORK AREA PRIOR TO COMMENCING WITH WORK.

PREPARATION DURING PLANTING NOTES

1. **GRADING**: THE FINISH GRADE SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF ANY IRREGULAR SURFACE CHANGES. SLOPE ALL PLANTING BEDS AND LAWN AREAS TO PRECLUDE POOLING AND CAUSE RUN-OFF TO FLOW AWAY FROM BUILDINGS AND PAVED SURFACES. THE FINISHED GRADE OF ALL PLANTING SOILS SHALL BE 10" BELOW THE TOP OF BUILDING FOUNDATIONS, AND 1" BELOW FINISH GRADE OF PAVING UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
2. **PLANTING BED PREPARATION**:

   A. ALL SOD AND UNDESIRABLE PLANT GROWTH SHALL BE REMOVED FROM THE ENTIRE BED AREA. ALL UNDESIRABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED AND DISPOSED OF OFF THE SITE.

   B. ROTO-TILL ALL PLANTING BED AREAS TO A DEPTH OF 6" WITH SOIL AMENDMENTS AS SPECIFIED BELOW

   C. SOIL AMENDMENTS & PLANTING MIX - PROVIDE PRE-MIXED OR FIELD-PREPARED TOPSOIL MIXTURE CONTAINING NATIVE, WEED-FREE, ORGANIC TOPSOIL AND NOT LESS THAN 10% PINE FINES BY VOLUME.
3. **PLANT PLACEMENT**: ALL PLANTS TO BE SPACED ACCORDING TO THE PLANS AND SET PLUMB AT A LEVEL OF 2 TO 3" ABOVE THE FINISHED GRADE (PRIOR TO MULCHING). SET EACH PLANT IN THE CENTER OF A PLANTING PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER. NO FILLING IS PERMITTED OVER TRUNK FLARES, STEMS, OR FOLIAGE. BACKFILL THE PLANT PIT WITH NATIVE SOIL TO WITHIN 12" OF THE TOP OF THE ROOT BALL & BACKFILL TO THE FINISHED ELEVATION WITH THE AMENDED TOPSOIL MIX INDICATED ABOVE. WATER IN EACH PLANT PRIOR TO MULCHING TO ENSURE EVEN SETTLEMENT AND PROPER COMPACTION OF THE BACKFILL. NO BACKFILLING WITH FROZEN OR MUDDY MATERIAL IS PERMITTED.
4. **FERTILIZATION**: APPLY FERTILIZER PRIOR TO MULCHING TREE PITS AND LANDSCAPE BEDS AT THE FOLLOWING RATES:

   TREES: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) BELOW THE MULCHED AREA OF THE TREE AT A RATE OF 4 LBS PER 100 SQ. FT. OF PLANTING AREA.
   SHRUBS, PERENNIALS & GROUND COVERS: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) THROUGHOUT THE MULCHED AREA AT A RATE OF 2 LBS PER 100 SQ. FT. OF PLANTING AREA.
5. **MULCHING**: PROVIDE A FINELY SHREDDED, DARK, HARDWOOD BARK MULCH TO A DEPTH OF 3" FOLLOWING THE APPLICATION OF A USDA-APPROVED PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. FOLLOW THE MANUFACTURER'S LABEL DIRECTIONS FOR ALL APPLICATION. ALL SHRUBS, PERENNIALS AND GROUND COVERS TO RECEIVE A CONTINUOUS MULCH LAYER.
6. SEEDING RATES AND MIXTURES ARE SPECIFIED UNDER "LAWN CONSTRUCTION".
7. **WATERING**: THE CONTRACTOR SHALL MAINTAIN ALL PLANTS IN A HEALTHY GROWING CONDITION AND SHALL PERFORM WATERING AS REQUIRED THROUGHOUT THE COURSE OF WORK UNTIL ALL PLANTING OPERATIONS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER.
8. **WARRANTY**: THE CONTRACTOR SHALL WARRANTY ALL PLANTS AGAINST DEATH AND/OR BREAKAGE FOR A PERIOD OF ONE YEAR FROM THE DATE OF JOB COMPLETION AND OWNER ACCEPTANCE. REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL NOT RESULTING FROM ABUSE, NEGLECT OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL.
9. **JOB ACCEPTANCE**: THE CONTRACTOR SHALL NOTIFY THE OWNER FOR A FINAL INSPECTION TO CERTIFY ACCEPTANCE OF COMPLETED WORK STAGES PRIOR TO INVOICING.

LAWN CONSTRUCTION NOTES

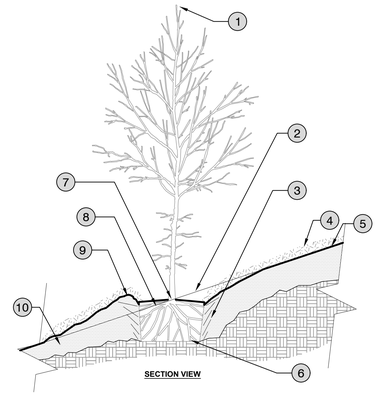
1. SOIL PREPARATION
   ALL LAWN AREAS SHALL BE ESTABLISHED UPON A 5" MINIMUM DEPTH OF NATIVE OR PREPARED ORGANIC TOPSOIL. IMPORTED AND/OR PREPARED SOILS FOR LAWN AREAS SHALL BE TILLED TO A DEPTH SUFFICIENT TO SCARIFY AND MIX THE TOP 1 TO 2" OF THE UNDERLYING SUB-SOILS PRIOR TO FINE GRADING AND SEEDING. THE SEEDBED SHALL BE BE FREE OF ALL STONES AND DEBRIS LARGER THAN 1.5" IN DIAMETER. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GENERAL CONTRACTOR PRIOR TO BEGINNING IF NATIVE TOPSOILS OR THE UNDERLYING SUBSOIL DO NOT MEET THE ABOVE-STATED CRITERIA OR ACCEPTED STANDARDS FOR THE ESTABLISHMENT OF A HEALTHY LAWN (OR PRAIRIE SEEDING) INSTALLATION.
2. SEEDING OPERATIONS AND INSTALLATION
   A. PRIOR TO PROCUREMENT, PROVIDE MATERIAL SUBMITTALS FOR ALL SEED BLENDS, FERTILIZERS, MINERAL SUPPLEMENTS, MULCHING MATERIALS, EROSION CONTROL FABRICS AND/OR TACKIFIERS FOR THE LANDSCAPE ARCHITECT'S PRIOR APPROVAL.
   B. APPLY A 15-30-15 OR SIMILAR N-P-K RATIO STARTER FERTILIZER AT A RATE OF 200 LBS NITROGEN PER ACRE
   C.PROVIDE AND APPLY THE FOLLOWING SEED BLEND AT A RATE OF 8 LBS PER 1000 SQUARE FEET:
   - 90% 3-WAY BLEND OF TURF TYPE TALL FESCUE AND 10% PREMIUM KENTUCKY BLUE GRASS.

   D. APPLY CONWED OR APPROVED EQUAL WOOD FIBER HYDROMULCH AT A RATE OF 1500 LBS PER ACRE.
   E. APPLY GUAR GUM TACKIFIER AT A RATE OF 40 LBS PER ACRE.
3. SODDING (WHERE SPECIFIED)
   A. HARVEST, DELIVER, STORE AND HANDLE SOD ACCORDING TO THE STANDARDS AND RECOMMENDATIONS OF THE AMERICAN SOD PRODUCERS ASSOCIATION.
   B. ALL SOD TO BE A BLEND OF TURF-TYPE TALL FESCUE AND KENTUCKY BLUEGRASS.
   C. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD ESTABLISHMENT OR SURVIVAL. PROTECT SOD FROM DEHYDRATION UNTIL THE GENERAL CONTRACTOR'S ACCEPTANCE OF THE INSTALLATION.

DUKE ENERGY - USE GUIDELINES FOR ENCROACHMENTS

1. **INCOMPATIBLE VEGETATION ABOVE GROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL MATURE TO A HEIGHT OR SIZE THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING-TOGETHER THREAT TO THE TRANSMISSION CONDUCTOR (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15 FEET WITHIN THE TRANSMISSION EASEMENT DEPENDING ON LOCATION AND VOLTAGE).
2. **INCOMPATIBLE VEGETATION UNDERGROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT IS CAPABLE OF POSING A THREAT (E.G., ROOT SYSTEMS, ETC.) TO THE UNDERGROUND TRANSMISSION CONDUCTOR BY
   A) CAUSING DAMAGE TO THE UNDERGROUND PIPES / CABLES OR
   B) REDUCING THE MOISTURE IN THE SOIL, THUS ALTERING THE THERMAL PROPERTIES OF THE SURROUNDING SOIL / BACKFILL AND THEREBY NEGATIVELY IMPACTING THE CABLE AMPACITY RATING (TYPICAL MAXIMUM MATURE HEIGHT WITHIN THE EASEMENT - GREATER THAN 3 FEET DEPENDING ON LOCATION AND VOLTAGE).
3. **INCOMPATIBLE VEGETATION FOR SAFE AND RELIABLE OPERATION AND ACCESS ON ALL TRANSMISSION LINES** - VEGETATION THAT WILL LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES, LIMIT THE FULL USE OF THE TRANSMISSION EASEMENT FOR ITS INTENDED PURPOSES OR VEGETATION WHICH IS TYPICALLY WITHIN A HORIZONTAL DISTANCE OF 25 FEET OF ANY DUKE ENERGY FACILITIES (TOWERS, POLES, GUY WIRES, GUY ANCHORS, MANHOLES, DIP-POLES, SUBSTATION EQUIPMENT, ETC.)

THESE GUIDELINES ARE NOT EXHAUSTIVE AND THERE MAY BE OTHER INTERFERENCES ON A CASE-BY-CASE BASIS DEPENDING ON INDIVIDUAL CIRCUMSTANCES. CERTAIN CONDITIONS SUCH AS LINE VOLTAGE, LINE CRITICALITY, FREQUENCY OF REQUIRED ACCESS AND STRUCTURE TYPE MAYBE REQUIRE HEIGHTENED RESTRICTIONS IN THE EASEMENTS TO PROVIDE SAFE AND RELIABLE SERVICE.



SECTION VIEW

1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES.

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE (modified)

4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0"

P-CO-CRO-04

EST 1991
K|B|A
K|B|A INCORPORATED
A R C H I T E C T S
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Plant Schedule, Notes & Details

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE	CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / GEN. REVS
2	03/06/26	North Lot Removed

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L 1.1

of: 1

Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroeohio.gov
www.monroeohio.gov

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of BZA Review:	
Fee Paid:	Staff Initials:
Application/Case Number:	

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: Macready Avenue

County: ☑ Butler ☐ Warren | Total Lot Area: 9.2551

County Tax Parcel ID: C1800007000002

Project/Development Name: Cronin Ford

Existing Zoning District: C- Commercial (PUD)

Applicant Information

Applicant Name: Cronin Land Acquisition LLC

Contact Person: Eric Koren

Contact Address: 10700 New Haven Road, Harrison, OH 45030

Contact Phone Number: 513-202-5811 | Contact Fax Number:

Contact E-Mail: ekoren@croninautos.com

Property Owner Name: Cronin Land Acquisition LLC

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed development is a new car dealership, Cronin Ford. The Building's overall aesthetic is based on Ford's current prototype dealership. The development will include automotive sales and service.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1204.19.E. - Street Trees required on all road frontages. A variance is being requested to waive this requirement.

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

☐ Lot is too narrow ☐ Lot is too small ☐ Lot is too shallow ☐ The soil or subsurface is unique to the lot
☐ The shape of the lot ☐ Building or lot elevation ☐ Topography ☑ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

There is no viable location for street trees due to utilities (sanitary & storm sewer on north side of road, water on south side) and the sidewalk required on the north side of the road.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Modifying the site to accommodate street trees would reduce parking counts which are critical to the operation of the business.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

The granting of the variance requests will be consistent with the surrounding area. The majority of the previously developed section of the Garver-Majors PUD (Heritage Green) does not have street trees, but island & perimeter landscaping similar to what is being proposed for this development.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the requeset the result of the actions of the owner?

☐ Yes ☑ No Please explain your rationale below.

No, the difficulty is predominantly a result of the conditions of the site (topography, transmission tower, underground utilities).

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

The variance application will not have any negative impacts on the surrounding properties.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☑ Yes ☐ No Please explain your rationale below.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☑ No Please explain your rationale below.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

The site has already been designed to maximize usable space between the constraints of topography and accommodating the transmission tower in the southern half of the site.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

☑ Yes ☐ No Please explain your rationale below.

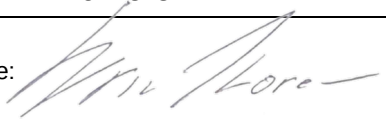
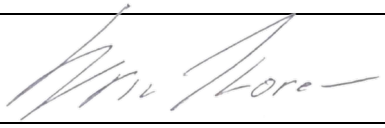
Yes, relief is requested to make the site constructible, usable, and eliminating future issues with the existing utility and Duke restraints.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

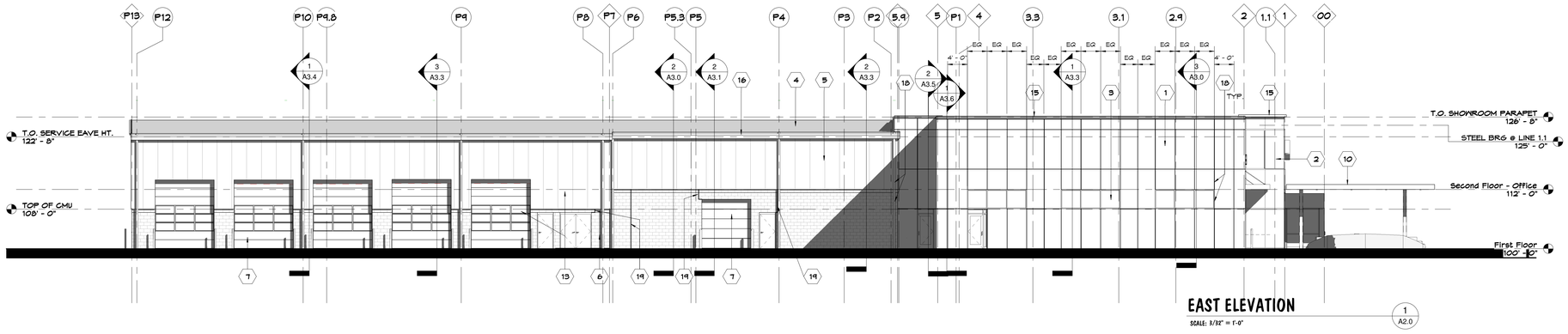
☐ Yes ☑ No Please explain your rationale below.

No, the Variance is requested to provide relief for the site specific issues.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

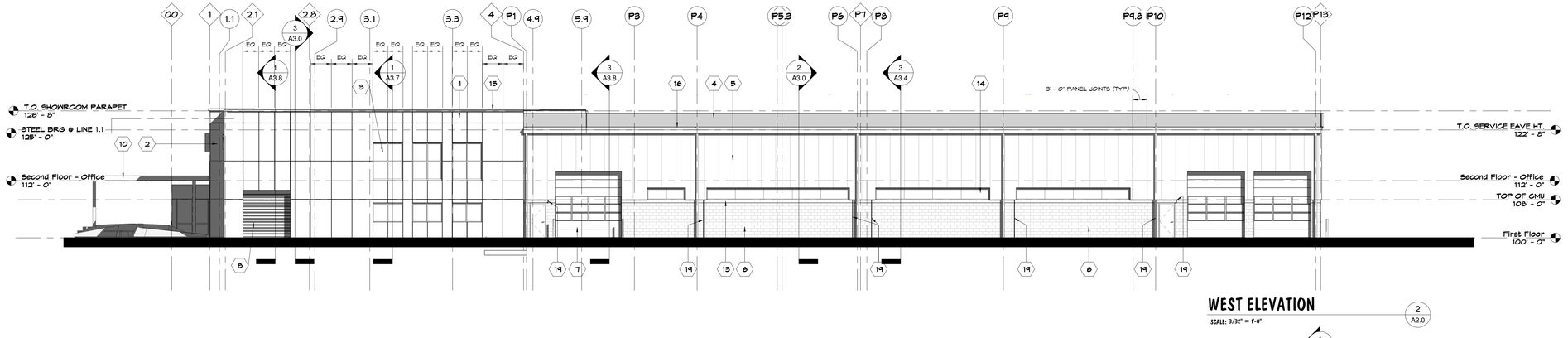
Project Address or Tax Parcel ID:
Certification and Signatures
Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.
Print Name: Eric Koren
Signature: 
Date: 02/04/2026
Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.
Print Name: Eric Koren
Signature: 
Date: 02/04/2026
Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

	Submittal Requirement Checklist **All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio**
	Digital Submittal Requirements
☑	All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov.
	General Information
☑	Variance Application Form
☑	Application fee
☑	Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
☑	Any additional information determined to be necessary by the Development Department.
	Variance Site Plan
☑	Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
☑	All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
☑	A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
☑	Boundaries and dimensions of all existing and proposed buildings and structures
☑	All existing and proposed streets, rights-of-way, and related names
☑	Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)



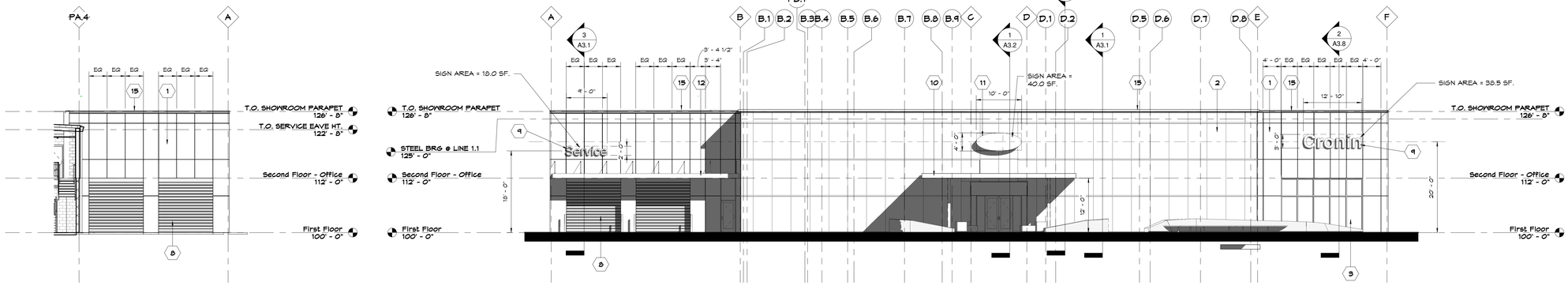
EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

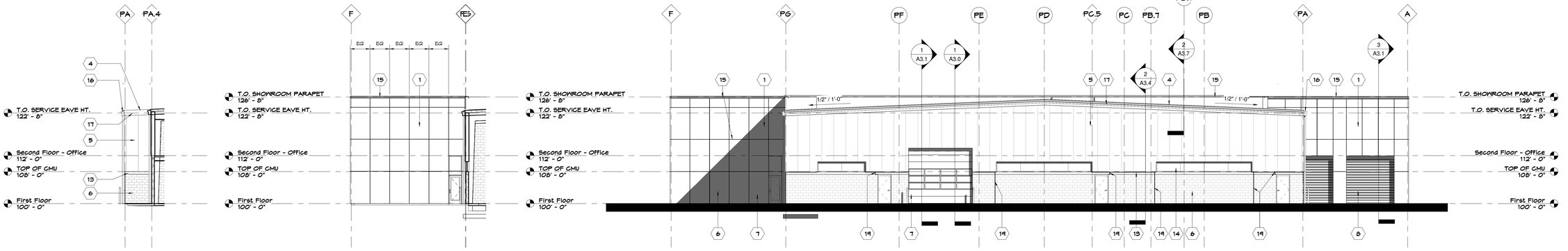


PARTIAL SOUTH ELEV. - SERVICE BAY

SCALE: 3/32" = 1'-0"

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



PARTIAL NORTH ELEV. - SERVICE

SCALE: 3/32" = 1'-0"

PARTIAL SOUTH ELEV. - SHOWROOM

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION GENERAL NOTES

A. PROVIDE MASONRY CONTROL JOINTS AT 30'-0" MAX.

ARCHITECTURAL ELEVATION KEY NOTES

(NOTE: NOT ALL KEYNOTES APPLY TO THIS SHEET)

1. COMPOSITE METAL PANEL ON 2" "Z" FURRING TO CMU WITH CONT. INSUALTION W/ RAINSCREEN (DRY JOINT) PER FORD PROTOTYPE SPECIFICATION.
2. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM CURTAIN WALL SYSTEM W/ VERT BUTT GLAZE AND HORIZONTAL MULLIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
3. 1" INSULATED CLEAR LOW E GLASS IN ANOD. ALUMINUM STOREFRONT SYSTEM. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
4. SERVICE BUILDING - TYPICAL ROOF - CLASS A MEMBRANE ROOFING OVER R-30.0 RIGID INSULATION OVER 1-1/2" METAL ROOF DECK.
5. METAL INSULATED FORMWALL PANELS W/ R5.0 CONTINUOUS WALL INSULATION MIN. ON 1" METAL SUBGIRTS ON PEMB GIRTS. PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
6. 8"H x 8"D x 16"L SPLIT FACED CMU WAINSCOT PAINT PER FORD SPECIFICATIONS. SEE MATERIAL LEGEND.
7. INSULATED OH DOOR, SEE DOOR SCHEDULE
8. OH FULL VISION DOOR - BASIS OF DESIGN: RYTEC HIGH SPEED COILING DOORS, SEE DOOR SCHEDULE.
9. DEALER SIGNAGE ON CURTAIN WALL SYSTEM OUTRIGGERS. GC & SIGNAGE PROVIDER SHALL COORDINATE SIGN DETAILS WITH ARCHITECT & CURTAIN WALL PROVIDER BEFORE FABRICATION. PROVIDE ELECTRICAL POWER FOR ILLUMINATED SIGNAGE.
10. PREFABRICATED METAL TRELLIS. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
11. FORD SIGNAGE.
12. PREFABRICATED HANGING METAL BLADE CANOPY. PROVIDED AS DELEGATED DESIGN FROM TRELLIS VENDOR. GC & PROVIDER SHALL PROVIDE INSTALLATION DETAILS AND FOUNDATION LOADS TO ARCHITECT / ENGINEER BEFORE FABRICATION.
13. 8"H x 8"D x 16"L SMOOTH FACED CMU, PAINT PER FORD SPECIFICATIONS.
14. 1" INSULATED CLEAR LOW E GLASS RIBBON WALL IN ANOD. ALUMINUM STOREFRONT SYSTEM W/ BUTT GLAZED VERT. JOINTS. SEE MATERIAL LEGEND & CORRESPONDING DETAILS.
15. PREFINISHED METAL COPING.
16. PEMB PREFINISHED METAL GUTTERS & DOWNSPOUTS.
17. PEMB REFINISHED METAL RAKE TRIM.
18. ALIGN EDGE OF PANEL JOINT WITH WINDOW / DOOR JAMB (TYP.).
19. PROVIDE MASONRY CONTROL JOINT AT 30'-0" MAX.

KBA INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

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SHEET CONTENTS:

ELEVATIONS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

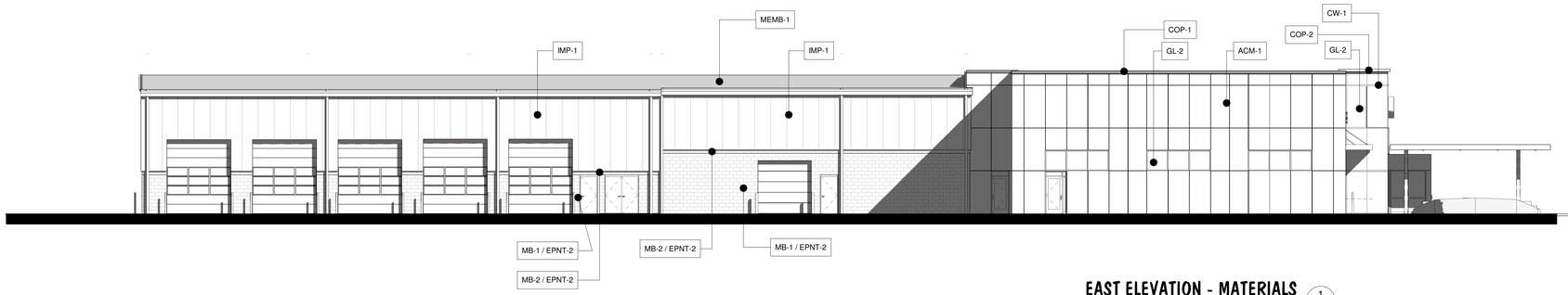
Date: 01/27/26 Job No: 22.188.1

A2.0

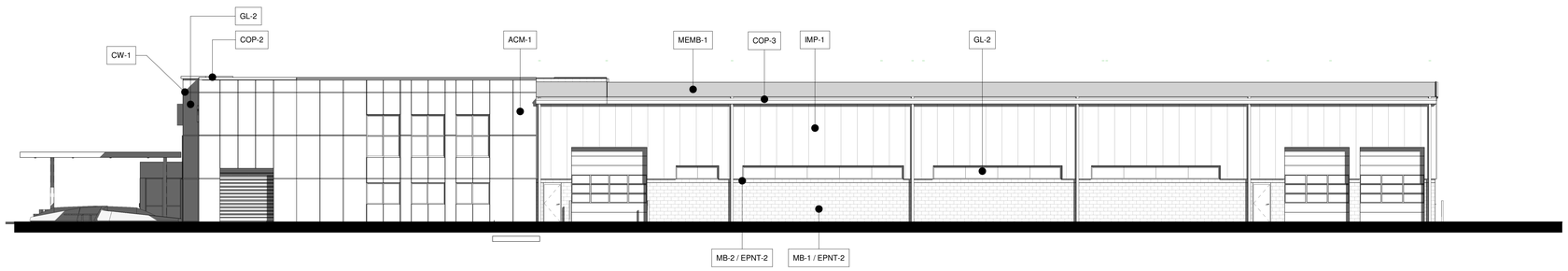
of: 1

EXTERIOR ELEVATION MATERIALS LEGEND

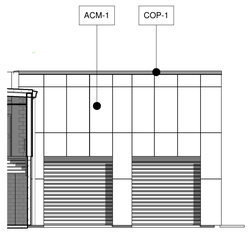
CODE	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
ACM-1	ALUMINUM COMPOSITE PANEL (ACM)	ARCONIC	REYNOBOND FR	BRITE WHITE (DURAGLOSS 5000)	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
ACM-1 (ALT)	ALUMINUM COMPOSITE PANEL (ACM)	ALPOLIC		EWH WHITE	THICKNESS: 4MM	EXTERIOR FACADE	CONTACT: STEVE TATRO, NATIONAL SALES C. 757.334.8112 STEVE.TATRO@MCGC.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1	INSULATED METAL PANELS	NUCOR INSULATED PANEL GROUP (NIPG)	FORMAWALL DIMENSION SERIES	WHITE	HORIZONTAL, 36" WIDE, SMOOTH FACE, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: MIKE WEAVER, NATIONAL ACCOUNTS P. 980.213.9789 MIKE.WEAVER@NUCOR.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
IMP-1 (ALT)	INSULATED METAL PANELS	KINGSPAN	QUADCORE B DESIGNWALL 2000	WHITE	HORIZONTAL, 36" WIDE, NON-EMBOSSED, 1/2" REVEAL	EXTERIOR FACADE	CONTACT: DOMINIC GRECKI, NATIONAL SALES P. 614.444.0110 DOMINIC.GRECKI@KINGSPAN.COM NOTE: PROGRAM STANDARD PANEL SIZE OF 4'-0" W X 8'-0" H TO BE HELD ON ALL ELEVATIONS U.O.N.
CMP-1	RIBBED METAL PANEL	ARCONIC	COLORWELD 500	SLATE GRAY - FINISH: 30% GLOSS	SEE ELEVATIONS	INTERIOR LINER PANEL	CONTACT: MERRIT CRAWFORD, NATIONAL SALES C. 478.308.9894 MERRIT.CRAWFORD@ARCONIC.COM
MB-1	MASONRY/BLOCK (CMU)	-	SPLIT FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
MB-2	MASONRY/BLOCK (CMU)	-	SMMOTH FACE CMU	LIGHT GRAY - SEE MATERIAL ELEVATIONS FOR MASONRY PAINT COLOR(S)	7-5/8" H X 7-5/8" D X 15-5/8" L	EXTERIOR FACADE	CONTACT:
EPNT-1	EXTERIOR PAINT	SHERWIN WILLIAMS OR APPROVED EQUAL	ULTRA SPEC	SW7007 BRIGHT WHITE FINISH: EXTERIOR SEMI GLOSS		EXTERIOR FACADE	DAWN CENOWA P: 248-660-3067 E: DAWN.M.CENOWA@SHERWIN.COM
EPNT-2	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2112-50 STORMY MONDAY FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
EPNT-3	EXTERIOR PAINT	BENJAMIN MOORE OR APPROVED EQUAL	ULTRA SPEC	2121-20 STEEL WOOL FINISH: EXTERIOR SATIN		EXTERIOR FACADE	
CW-1	ALUMINUM STOREFRONT AND/OR CURTAINWALL SYSTEM	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	CURTAINWALL: OBE RELIANCE 2-1/2"X 7-1/4" 2-SIDED SSG CW w/ INTERNALLY REINFORCED MULLIONS ABOVE W.L. ANCHOR: STOREFRONT: OBE 3000 SERIES FRONT SET 2"x4-1/2" OR OBE SERIES 6000 FRONT SET 2"X6"	CLEAR ANODIZED		LOCATION: TO BE USED WITHIN ALL LIGHT COLOR FACADE MATERIALS	CONTACT: NATHAN DAVIS OLDCASTLE BUILDINGENVELOPE MOBILE +1 (469) 521-5134 EMAIL: NDAVIS@OBE.COM GLASS MOUNTING TYPE: ECOSTOREFRONT - FRONT SET, CURTAINWALL - FRONT SET WITH EXPRESSED HORIZONTAL MULLIONS AND VERTICAL BUTT JOINTS (MATCH CURRENT SPECIFICATIONS)
CW-2	ALUMINUM STOREFRONT	KAWNEER, OLDCASTLE, YKK AP OR APPROVED EQUAL. BOD: OLDCASTLE GLASS	STOREFRONT: OBE 3000 SERIES CENTER SET 2"X4-1/2"	BLACK ANODIZED		LOCATION: ONLY TO BE USED WITHIN IMP-1 / CMP-1 OR EQUALLY DARK GRAY FACADE MATERIALS	CONTACT: SEE ABOVE GLASS MOUNTING TYPE: FRONT SET
GL-2	DOUBLE PANE GLASS		VITRO GLASS: SOLARBAN 60 (2) CLEAR + CLEAR	CLEAR COATING: SEE PROJECT WALL SECTIONS		EXTERIOR FACADE	CONTACT: SEE ABOVE PRINT COVERAGE: NONE SPACER FILL: ARGON NOTE: SPANDREL AS REQUIRED.
SB-1	DECORATIVE BOLLARD	RELIANCE FOUNDRY	STAINLESS STEEL (316)	BRUSHED STAINLESS		TO BE USED AT CUSTOMER AREAS (DECORATIVE)	
SB-2	STEEL SAFETY BOLLARD	U-LINE		COLOR: SAFETY YELLOW FINISH: SEMI-GLOSS		EXTERIOR REAR FACADE	
COP-1	METAL COPING			COLOR TO MATCH ADJACENT METAL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-2	METAL COPING			CLEAR ANOD. COLOR TO MATCH ADJACENT CURTAIN WALL FRAMING. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
COP-3	METAL COPING / GUTTER			COLOR TO MATCH ADJACENT METAL WALL PANEL. COLOR AS SELECTED BY ARCHITECT FROM MFR'S FULL RANGE OF COLORS		EXTERIOR FACADE	
NOTE: ALSO SEE MATERIAL & FINISH CONTACT INFORMATION ON SHEET A4.12							
		BOD: ELEVATE SYSTEMS	BOD: ULTRAFLY SYSTEM			SALES BUILDING, SERVICE BAYS, CARWASH BUILDING	CONTACT: TOM SCHNEIDER - TNT ROOFING 2865 CHANCELLOR DR. SUITE 235 CRESTVIEW HILLS, KY 41017 OFFICE: 859-384-5050 EMAIL: TOM.SCHNEIDER@TNTROOFINGPRODUCTS.COM



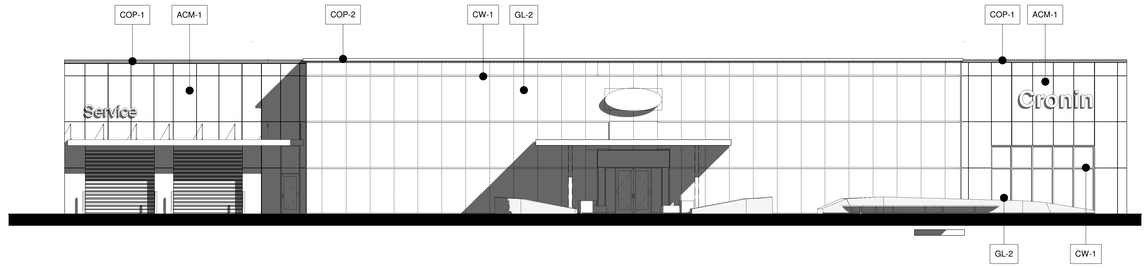
EAST ELEVATION - MATERIALS (1 / A2.1)
SCALE: 3/32" = 1'-0"



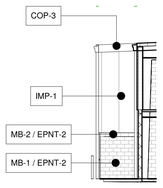
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SCALE: 3/32" = 1'-0"



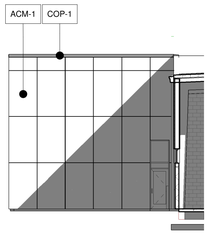
PARTIAL SOUTH ELEV. - SERVICE BAY - MATERIALS (5 / A2.1)
SCALE: 3/32" = 1'-0"



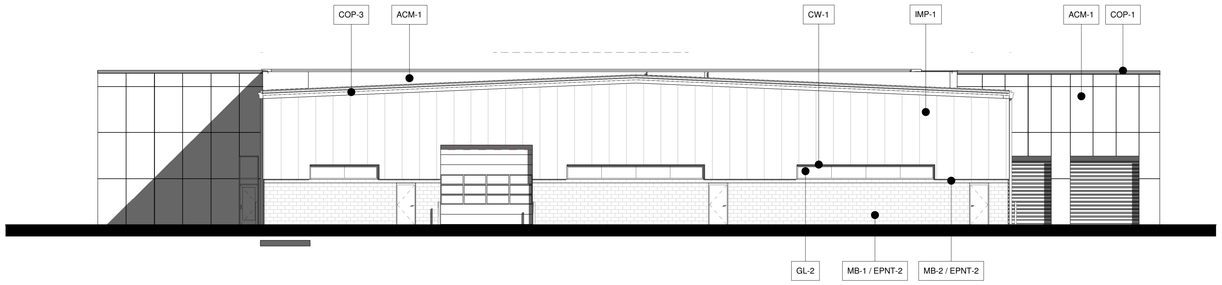
NORTH ELEVATION - MATERIALS (3 / A2.1)
SCALE: 3/32" = 1'-0"



PARTIAL NORTH ELEV. - SERVICE - MATERIALS (7 / A2.1)
SCALE: 3/32" = 1'-0"



PARTIAL SOUTH ELEV. - SHOWROOM - MATERIALS (6 / A2.1)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION - MATERIALS (4 / A2.1)
SCALE: 3/32" = 1'-0"

EST 1885
K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

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SHEET CONTENTS:
MATERIAL ELEVATIONS

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONR
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary Not For Construction

Date: 01/27/26 Job No: 22.188.1

A2.1
of: 1



BUILDING RENDERING FROM NORTH EAST



BUILDING RENDERING FROM NORTH



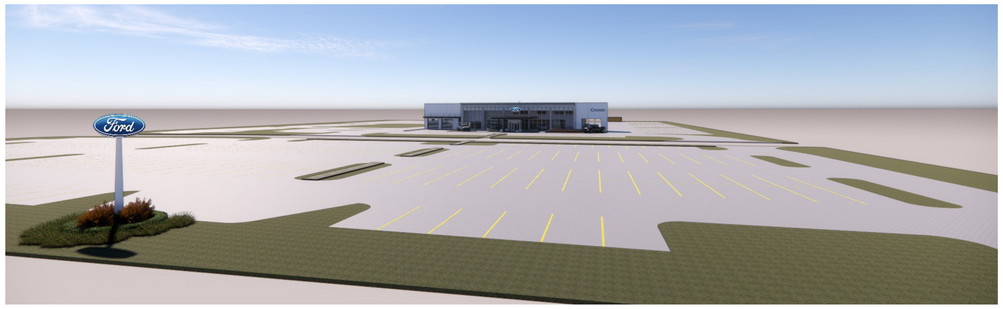
BUILDING RENDERING FROM SOUTH EAST



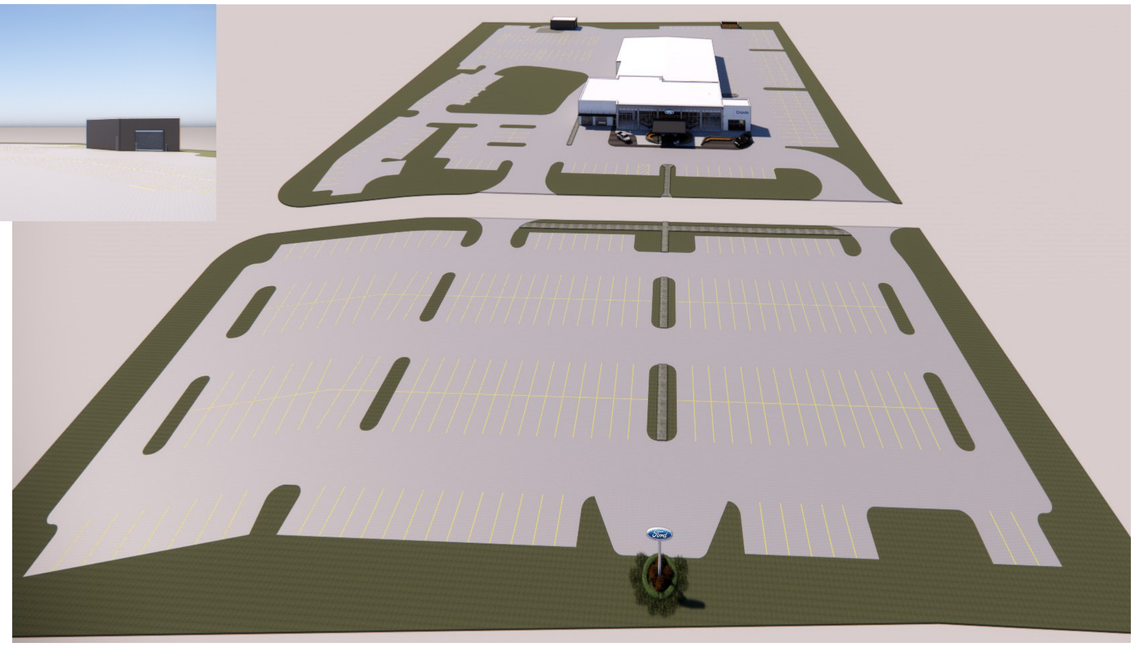
BUILDING RENDERING FROM NORTH WEST



BUILDING RENDERING FROM SOUTH WEST



BUILDING RENDERING AT ROAD FROM NORTH AT HAMILTON-LEBANON ROAD



BUILDING RENDERING OVERALL FROM NORTH

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SHEET CONTENTS:

RENDERINGS

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. CK'D

Drawn By: TAY Checked By: MDB

Preliminary
Not For
Construction

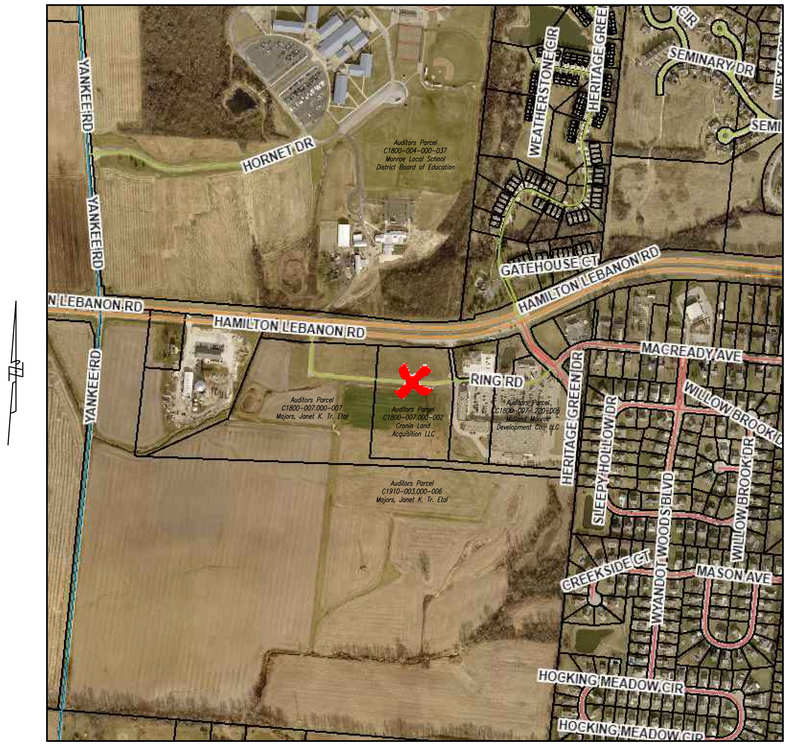
Date: 01/27/26 Job No: 22.188.1

R1.0

of: 1

CRONIN FORD DEALERSHIP
VARIANCE PLAN

SECTION–23, TOWN–3, RANGE–3
CITY OF MONROE, BUTLER COUNTY, OHIO



VICINITY MAP

PROPOSED VARIANCES:

1) 1204.19.E. – STREET TREES REQUIRED ON BOTH SIDES OF ROAD. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT.

2) 1204.11.A.5 – STANDARD PARKING SPACE SIZE OF 10'X18' PER TABLE 1204.11–1. A VARIANCE IS BEING REQUESTED TO PERMIT ALL PARKING SPACES TO BE 9'X18' EXCEPT PARKING DESIGNATED AS CUSTOMER & EMPLOYEE PARKING.

3) 1204.07 – BUILDING MASS (BASE/BODY/CAP) PER TABLE 1204.07–2. A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT AND COMPLY WITH THE FRANCHISE AGREEMENT AND THE PUD AMENDMENT DATED MARCH 1, 2024 (ATTACHED).

4) 1204.20 – DEVELOPMENT LANDSCAPING. A VARIANCE IS BEING REQUESTED TO WAIVE THE TREE PLANTING REQUIREMENTS IN PARKING ISLANDS.

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SHEET CONTENTS:
Title Sheet

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Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513.389.5757
www.abercrombieassociates.com

STATE OF OHIO
BENJAMIN POOLE
89431
REGISTERED PROFESSIONAL ENGINEER
3/1/26

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / DEPL REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

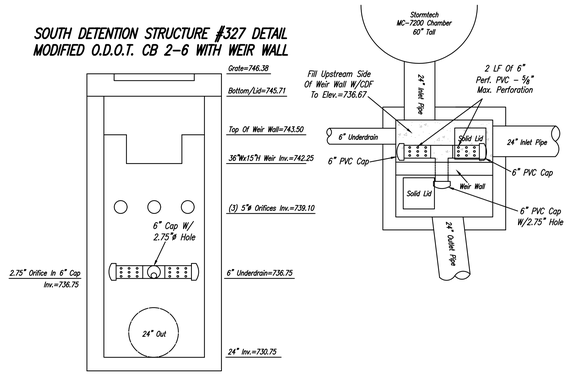
C1.0
of: 1

OWNER:
CRONIN LAND ACQUISITION LLC
7373 BEECHMONT AVENUE
CINCINNATI, OH 45230

DEVELOPER:
CRONIN AUTOMOTIVE
10700 NEW HAVEN ROAD
HARRISON, OH 45030

OHIO Utilities Protection SERVICE
Call Before You Dig
1–800–362–2764
811
Know what's below. Call before you dig.

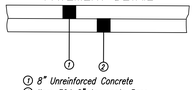
SOUTH DETENTION STRUCTURE #327 DETAIL
MODIFIED O.D.O.T. CB 2-6 WITH WEIR WALL



STORM WATER DETENTION FACILITY TABLE

DESIGNATION	HIGHWATER ELEVATION (FT. ABOVE M.S.L.)	PRE-DEV Q1 (CFS)	POST-DEV Q25 (CFS)	WATER QUALITY VOLUME (C.F.)	REQUIRED STORAGE VOLUME (C.F.)
SOUTH	744.26	4.77	4.28	16,307	47,222

DUMPSTER PAD PAVEMENT DETAIL

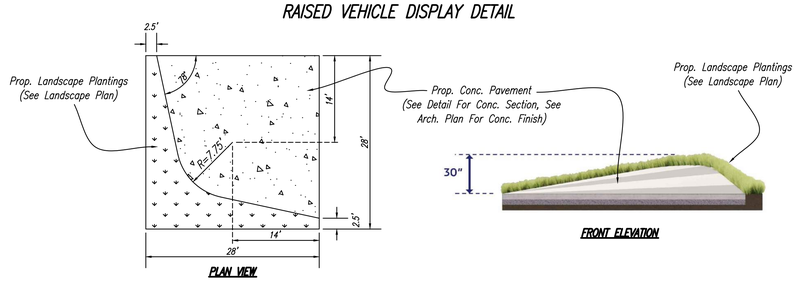


① 8" Unreinforced Concrete
② Item 304 8" Aggregate Base

PROPOSED ELEVATIONS

TOP OF STONE	743.50
TOP OF CHAMBER	742.50
BOTTOM OF CHAMBER	737.50
BOTTOM OF STONE/6" UNDERDRAIN INVERT	736.75

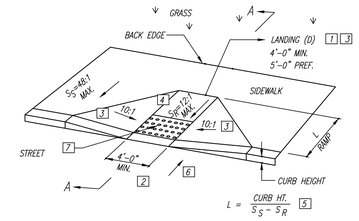
RAISED VEHICLE DISPLAY DETAIL



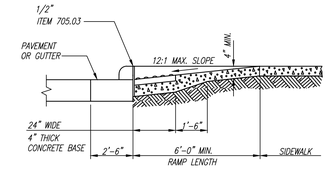
PLAN VIEW

FRONT ELEVATION

PERPENDICULAR CURB RAMP DETAIL
Type A1 (Perpendicular With Flared Sides)



SECTION A-A
NORMAL DETAIL



LEGEND

[1] May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.

[2] May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.

[3] Where landing (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].

Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.

[4] The slope of the ramp toward the curb is preferred to be 12:1 or flatter related to the horizontal.

In existing sidewalks, where the maximum ramp slope (S_R) is not feasible, it may be reduced as follows:

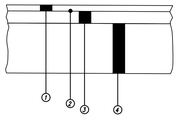
A) 10:1 for a max. rise of 6"
B) 8:1 for a max. rise of 3"
C) 6:1 over a max. run of 2'-0" for historic areas where a flatter slope is not feasible.

[5] The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.

[6] Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.

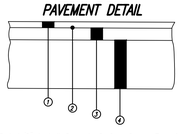
[7] Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.

HEAVY DUTY PAVEMENT DETAIL



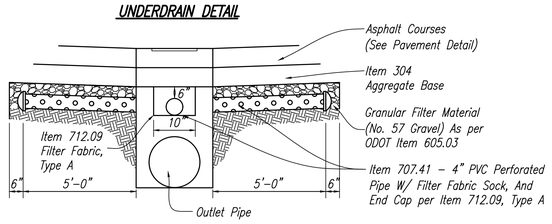
① Item 448 1 1/2" Asphalt Concrete Surface Course, Type 1 (PG 64-22)
② Item 407 Tack Coat
③ Item 448 3" Asphalt Concrete Intermediate Course (1 1/2" Courses) Type 2 (PG 64-22)
④ Item 304 8" Aggregate Base (4" Courses)

LIGHT DUTY PAVEMENT DETAIL



① Item 448 1 1/2" Asphalt Concrete Surface Course Type 1 (PG-64-22)
② Item 407 Tack Coat
③ Item 448 2" Asphalt Concrete Intermediate Course, Type 2 (PG-64-22)
④ Item 304 8" Aggregate Base (4" Courses)

UNDERDRAIN DETAIL



GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE CITY OF MONROE STANDARD DETAIL DRAWINGS AND "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

A GEOTECHNICAL INSPECTION IS RECOMMENDED AND ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

PAVEMENT MARKINGS TO BE HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS, LEAD & CHROMATE FREE, READY MIXED, COMPLYING WITH FTS TT-P97-1952 WITH A DRYING TIME OF LESS THAN 45 MINUTES. PARKING & LANE PARKERS STRIPING TO BE WHITE, HANDICAP SPACES TO BE BLUE, PEDESTRIAN CROSSING LANES & NO PARKING ZONES TO BE YELLOW. APPLY PAINT WITH MECHANICAL EQUIPMENT, AT MANUFACTURER'S RECOMMENDATIONS & AT A MINIMUM WET FILM THICKNESS OF 15 MILS.

UTILITY SPECIFICATION:
ALL STORM SEWER TO BE PRIVATE, MAINTAINED BY THE OWNER AND BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, CONFORMING TO ODOT ITEM 707.33 OR PVC CORRUGATED SMOOTH INTERIOR PIPE, CONFORMING TO ODOT ITEM 707.42 AND INSTALLED PER ODOT ITEM 603.

STEPS SHALL BE REQUIRED IN ALL CATCH BASINS WHERE THE DEPTH EXCEEDS FOUR (4) FEET AND SHALL MEET THE REQUIREMENTS OF THE STATE OF OHIO STANDARD CONSTRUCTION DRAWING MH-1.

ALL CATCH BASINS, INLETS & MANHOLES IN PAVED AREAS SHALL BE SLOPED ACCORDINGLY WITH FINAL PAVEMENT SURFACE PER GRADING PLAN.

ALL CATCH BASINS 2-3 OR LARGER IN PAVED AREAS TO HAVE 8" HEAVY DUTY TOP SLABS.

ALL DOWNSPOUTS ARE TO TIE IN TO THE STORM SEWER SYSTEM.

DOMESTIC AND IRRIGATION WATER SERVICE TO BE TYPE "K" COPPER, UNLESS OTHERWISE NOTED. FIRE LINE TO BE DUCTILE IRON CLASS 53 (O.D.O.T. ITEM 748.01) OR PVC AWWA C900, (ODOT ITEM 748.02) UNLESS OTHERWISE NOTED. FIRE HYDRANTS TO BE "MUELLER" OR "KENNEDY" OR APPROVED EQUAL.

PROPERLY SIZED THRUST BLOCKS SHALL BE PROVIDED FOR FIRE LINE AT EVERY CHANGE IN DIRECTION SUCH THAT IS PROVIDES ADEQUATE RESISTANCE TO MAINTAIN THE INTEGRITY OF THE JOINTS. SEE DETAILS ON PLANS FOR BLOCKING DETAILS.

ALL SANITARY SEWER PIPE SHALL BE P.V.C., SDR 35, ASTM D-3034.

UTILITY TRENCH BACKFILL SHALL BE PER THE DETAILS SHOWN ON THE PLANS.

EROSION CONTROL:
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

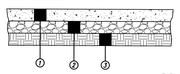
EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING ROCK CHECK DAMS, MULCH, BERMS AND/OR SILT FENCES IN SWALES AND RUNOFF AREAS, SUCH ITEMS TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES USED FOR EROSION AND SEDIMENT CONTROL ARE TO BE ENTRENCHED AT LEAST 6" INCHES BELOW GRADE, AND FOLDED ACCORDING TO THE DETAIL AS SHOWN.

ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT PRODUCING GREATER THAN 1/2 INCH OF RAIN IN A 24 HOUR PERIOD. ALL EROSION CONTROLS MUST BE MAINTAINED DURING CONSTRUCTION BY REMOVING COMPACTED SILT AND SEDIMENT, AND REDISTRIBUTING IT AS IS APPROPRIATE. SEEDING AND MULCHING SHALL BE APPLIED IN ACCORDANCE WITH OHIO RAINWATER AND LAND DEVELOPMENT MANUAL TO ALL DISTURBED AREAS WITHIN 7 DAYS IF THE AREA IS AT FINAL GRADE OR IS TO REMAIN DORMANT FOR MORE THAN 14 DAYS.

ALL CATCH BASINS SHALL HAVE SEDIMENT INLET PROTECTION METHODS INSTALLED DURING CONSTRUCTION, USING THE DETAILS SHOWN ON THE PLAN.

CONCRETE PAVEMENT DETAIL



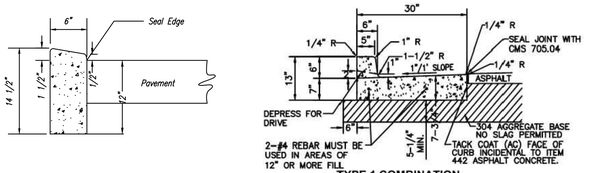
①Item-452 Plain Portland Cement Concrete, Class "C", 6" Thick
②Item-304 Aggregate Base, 6" Thick
③Item-203 Compacted Subgrade

CONCRETE SIDEWALK DETAIL

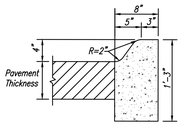


One Course Portland Cement Concrete Sidewalks, Class "C" Concrete, Four Feet (4') In Width And Four Inches (4") Min.In Thickness Shall Be Constructed Where Shown On The Plans Or Typical Sections. Sidewalk To Be Seven Inches (7") Min. In Thickness At Driveway Aprons. One Half Inch (½") Full Depth Expansion Joints Shall Be Installed At Intervals Not To Exceed One Hundred Feet (100'). All Sidewalks, Including Curb Ramps, Shall Connect To The Pavement Or Curb With One-Half (½") Full Depth Expansion Joint Material Between The Walk And Curb.

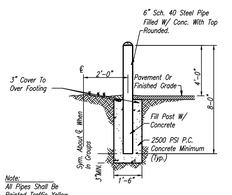
DEPRESSED CURB DETAIL



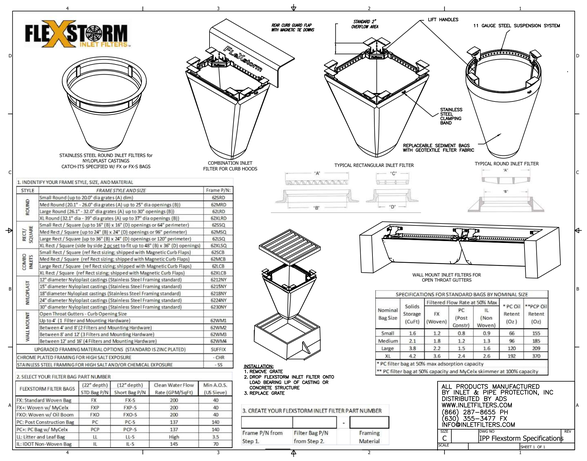
TYPE 1 COMBINATION CURB AND GUTTER



TYPE B CONCRETE CURB DETAIL



PIPE BOLLARD



1. INDENTIFY YOUR FRAME STYLE, SIZE, AND MATERIAL

STYLE #	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (At dim)	629JD
	Med Round (20.1" - 26.0" dia grates (At) up to 25° dia openings (B))	629MD
	Large Round (26.1" - 32.0" dia grates (At) up to 30° openings (B))	632JD
	XL Round (32.1" dia - 39" dia grates (At) up to 37° dia openings (B))	629LXD
RECT. SQUARE	Small Rect / Square (up to 36" (B) x 18" (D) openings or 64" perimeter)	629SQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	629MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	623SQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	629LSQ
CURBED INLETS	Small Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	629CB
	Med Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	629MCB
	Large Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (w/ Rect sizing, shipped with Magnetic Curb Flaps)	629LCB
MANHOLE	12" diameter Nyloplast castings (Stainless Steel Framing standard)	621NH
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	627NH
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	623NH
	36" diameter Nyloplast castings (Stainless Steel Framing standard)	624NH
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	623NH
WALL MOUNT	Up to 4' (1.5) Vertical Mounting Rail Sections (Between 4' and 8' (3.0) Filters and Mounting Hardware)	629WM
	Between 8' and 12' (3.1) Filters and Mounting Hardware)	629WM
	Between 12' and 16' (4.0) Filters and Mounting Hardware)	629WM

UPGRADED FRAMING MATERIAL OPTIONS (STANDARD IS ZINC PLATED) — SUFFIX
CHROME PLATED FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE — CHR
STAINLESS STEEL FRAMING FOR HIGH SALT AND/OR CHEMICAL EXPOSURE — SS

2. SELECT YOUR FILTER BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(32" depth) Short Bag P/N	Clean Water Flow Rate (GPM/Taf'd)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
FX+ Woven w/ MyCelx	FXP	FXP-S	200	40
FXO- Woven w/ Oil Boom	FXO	FXO-S	200	40
PC- Post Construction Bag	PC	PC-S	137	140
PC+ PC Bag w/ MyCelx	PCP	PCP-S	137	140
LL- Litter and Leaf Bag	LL	LL-S	High	3.5
G - GOOT Non-Woven Bag	G	G-S	145	70

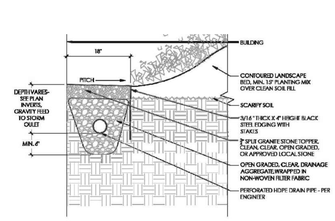
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cu.Yd.)	Filtered Flow Rate at 50% Max Flow: FX (Woven)	PC (Post Constr.)	FL (Non Woven)	* PC on Retest (Oz.)	**PCP On Retest (Oz.)
Small	1.6	1.2	0.8	0.9	90	155
Medium	2.1	1.8	1.2	1.3	96	185
Large	3.8	2.2	1.5	1.6	120	209
XL	4.2	3.6	2.4	2.6	192	330

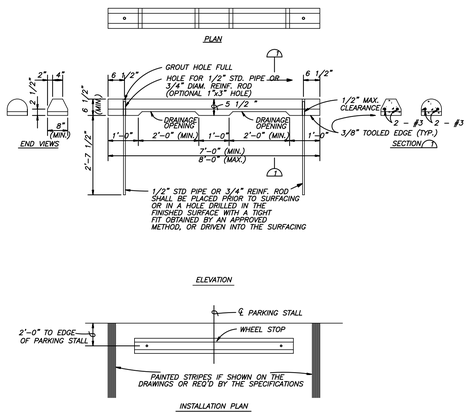
* PC filter bag at 50% max adsorption capacity
** PC filter bag at 50% capacity and MyCelx shimmer at 100% capacity

ALL PRODUCTS MANUFACTURED BY ATLAS PIPE PROTECTION, INC DISTRIBUTED BY ADS
6670 BEST FRIEND RD.
NORCROSS, GEORGIA 30071
(866) 287-8535 PH
(630) 393-3477 FX
INFO@INLETFILTERS.COM

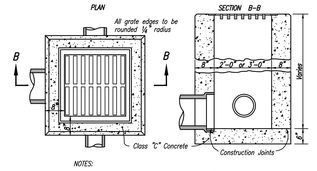
PRECAST CONCRETE WHEEL STOP DETAILS



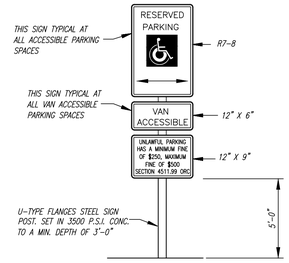
STONE MAINTENANCE STRIP WITH UNDERDRAIN
NTS



CATCH BASIN DETAILS

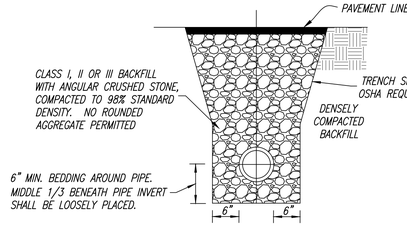


NOTES:
1 - GRATING AND FRAME SHALL BE NEENAH R-4859-C OR EQUAL.
2 - CATCH BASINS 6 FEET DEEP OR DEEPER TO HAVE 3'-0" INSIDE DIMENSION.
3 - CAST CATCH BASINS WITH 2'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-28, EXCEPT GRATING & FRAME.
4 - CAST CATCH BASINS WITH 3'-0" INSIDE WALL DIMENSION SHALL CONFORM TO OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCATION & DESIGN, STANDARD CONSTRUCTION DRAWING CB-2-3, EXCEPT GRATING & FRAME.



HANDICAP ACCESSIBLE PARKING SIGN

STANDARD UTILITY TRENCH FOR PIPES UNDER PAVEMENT



REFER TO O.D.O.T ITEM 603.04 FOR ADDITIONAL BEDDING INFORMATION
REFER TO O.D.O.T ITEM 603.08 FOR ADDITIONAL BACKFILLING INFORMATION

K|B|A INCORPORATED
ARCHITECTS
29 HIGH STREET | 513.752.7800
Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:
Details

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-353-4500
www.abercrombie-associates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED ENGINEER
3/1/21

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

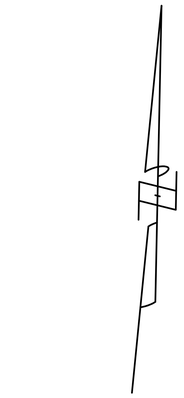
REV.	DATE		CK'D
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Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C1.1
of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DEMOLITION PLAN NOTES:

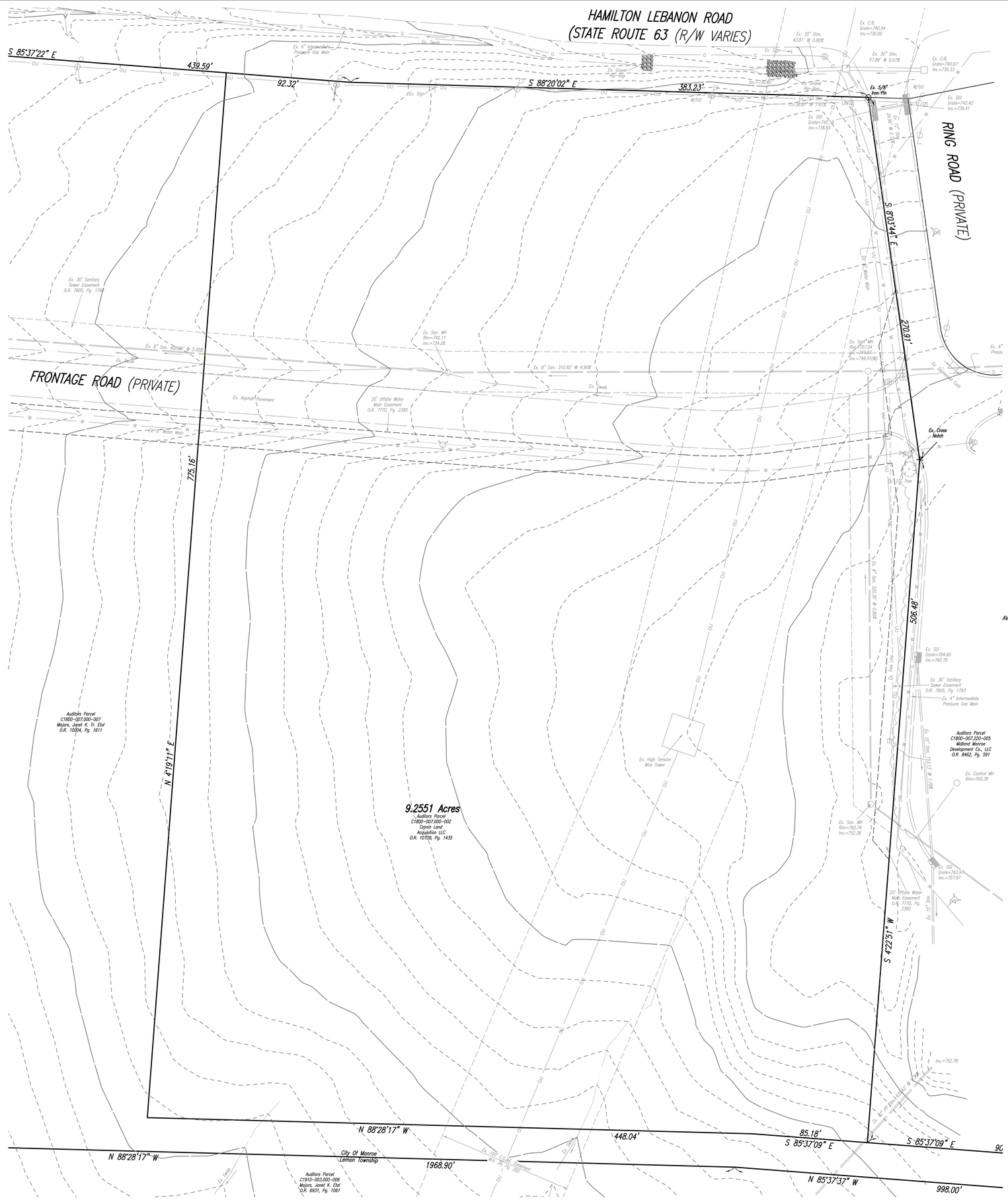
1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.

2. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA, EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

3. ALL DEBRIS IS TO BE REMOVED AND HAULED OFFSITE.

4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL WORK TO REMAIN, ANY DAMAGE TO EXISTING SHALL BE REPLACED TO LIKE NEW CONDITION.

5. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL OTHER MISCELLANEOUS ITEMS AS REQUIRED TO PERFORM THE WORK. ANY ITEMS NOT SPECIFICALLY EXCLUDED FROM DEMOLITION SCOPE OF WORK WITHIN THE GENERAL LIMITS OF WORK SHALL BE REMOVED AT CONTRACTORS EXPENSE.



LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
E	Ex. Electric Box
T	Ex. Telephone Box
	Ex. Sign
C	Ex. Cable Box
	Ex. Fire Hydrant
	Ex. Water Valve
W	Ex. Water Meter
G	Ex. Gas Box
	Ex. Gas Valve
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines
	Ex. Guardrail

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 88 BASED ON VRS GPS OBSERVATIONS.

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SHEET CONTENTS:

Layout Plan

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C2.0

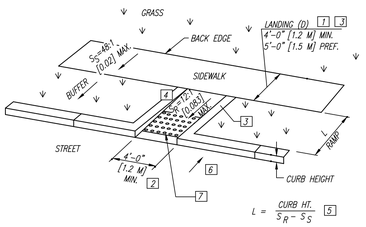
of: 1



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(IN FEET)
1 inch = 30 ft.



$$L = \frac{\text{CURB HT.}}{S_R - S_S}$$ 5

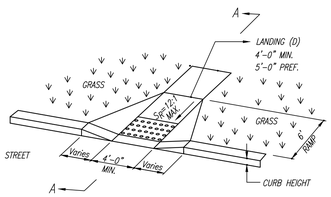
COMBINED CURB RAMP DETAIL

Type A2 (Perpendicular With Returned Curb)

LEGEND

1. *May be reduced to 3'-0" [915] in existing sidewalks if the landing is unconstrained along the back edge.*
2. *May be reduced to 3'-4" [1.02 m] in existing sidewalks to better fit the walk configuration or where site conditions are restricted by narrow walks, pole foundations, drainage inlets, etc. The width may be tapered.*
3. *Where landing width (D) has been reduced to 3'-0" [915] the flared sides shall have a maximum slope of 12:1 [0.083].*

   Flared sides are not required where the edges of a curb ramp are protected by landscaping or other barriers to travel by wheel chair users or pedestrians across the edge of the curb ramp. However, if the flared sides are used in these areas, they may be of any slope.
5. *The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.*
6. *Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.*
7. *Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.*



PERPENDICULAR CURB RAMP DETAIL

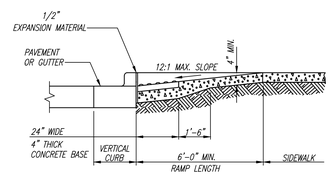
(Perpendicular With Flared Sides)

LEGEND

The minimum length of a perpendicular ramp is 6' [2.0 m] from the back of a 6" [150] curb and may be increased where feasible to obtain a flatter ramp slope or to better blend with the walk configuration.

Gutter counter slopes at the foot of perpendicular curb ramps should not exceed 20:1 [0.05] over a distance of 2'-0" [610] from the curb.

Detectable Warnings (truncated domes) are to be installed in the location shown. Dimensions of the domes are 24" [610] from the back of the curb by the width of the ramp.



SECTION A–A NORMAL DETAIL



Denotes Prop. Heavy Duty Pavement, See Detail.

Denotes Prop. Light Duty Pavement, See Detail.

A Denotes Prop. Conc. Apron (See Concrete Pavement Detail)

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SHEET CONTENTS:

Site Layout Plan

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STATE OF OHIO
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3/1/21

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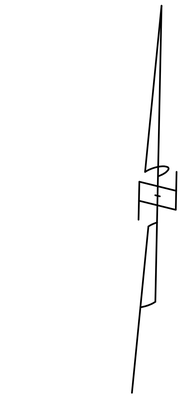
Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

Date: 01/15/26 Job No: 22.188.1

C3.0

of: 1



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PARKING SUMMARY:

TOTAL SPACES: 33 (4 ADA)

NO INVENTORY PARKING WITHIN DUKE EASEMENT (37 SPACES IMPACTED)

CUSTOMER PARKING – 36 SPACES (4 ADA)

EMPLOYEE PARKING – 20 SPACES

SERVICE PARKING – 56 SPACES

CUSTOMER DROP-OFF – 7 SPACES

MOBILE SERVICE – 3 SPACES

NEW VEHICLE INVENTORY – 123 SPACES

USED VEHICLE INVENTORY – 80 SPACES

EV CHARGING – 3 SPACES

HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)

S 85°37'22" E 439.59'

92.32'

S 88°20'02" E 383.23'

Ex. 5/8" Iron Pin

RING ROAD (PRIVATE)

S 6°03'44" E 270.91'

FRONTAGE ROAD (PRIVATE)

Ex. 30' Sanitary Sewer Easement O.R. 7605, Pg. 1793

20' Offsite Water Main Easement O.R. 7770, Pg. 2380

Ex. Cross Notch

775.16'

N 4°19'11" E

Proposed Building
F.F.=748.50
31,886 S.F. First Floor
8,635 S.F. Second Floor

9.2551 Acres
Auditors Parcel
C1800-007-000-002
Cronin Land Acquisition LLC
O.R. 10108, Pg. 1435

Future Building Footprint

Ex. High Tension Wire Tower

Auditors Parcel
C1800-007-000-007
Majors, Janet K. Tr. Etal
O.R. 10004, Pg. 1611

Auditors Parcel
C1800-007.220-005
Midland Monroe Development Co., LLC
O.R. 9402, Pg. 591

506.46'

S 4°22'51" W

N 88°28'17" W 448.04'

Prop. Carwash Building
F.F.=746.5
1,720 S.F.

85.18'

S 85°37'09" E

S 85°37'09" E

N 85°37'37" W 998.00'

N 88°28'17" W 1968.90'

City Of Monroe
Lemon Township

Ex. 100' DUKE R/W Easement O.R. 7605, Pg. 1825

Auditors Parcel
C1910-003.000-006
Majors, Janet K. Etal
O.R. 6931, Pg. 1061

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SHEET CONTENTS:

Parking Plan

Abercrombie & Associates, Inc.
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8111 Cheviot Road, Suite 200
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513-245-0230
www.abercrombie-associates.com

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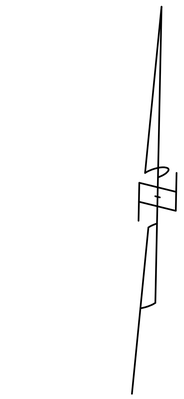
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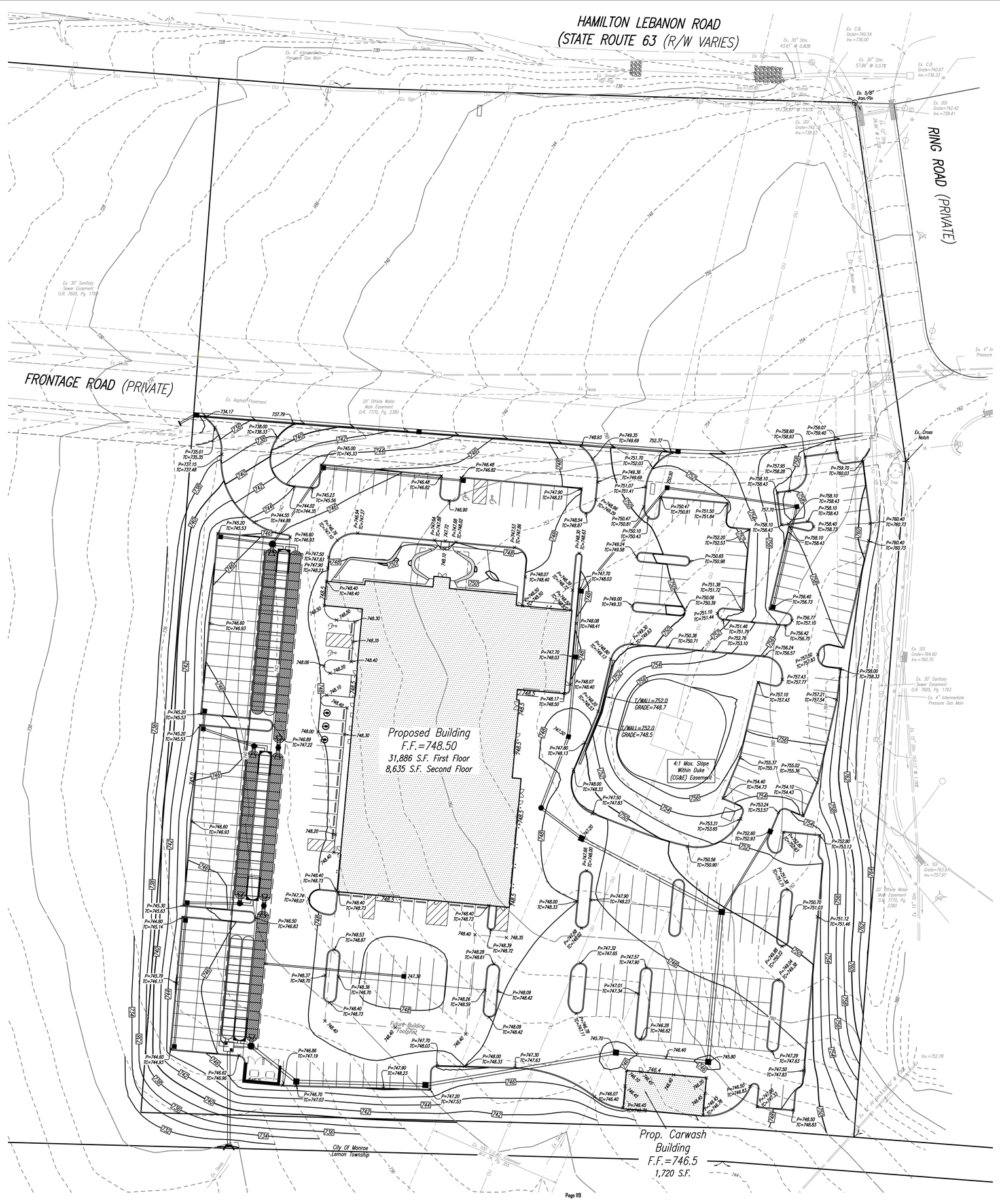
GRAPHIC SCALE

30 0 15 30 60 120

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GRADING PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH A REPRESENTATIVE OF THE OWNER/DEVELOPER AND GENERAL CONTRACTOR.
4. ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A., N.P.D.E.S. REGULATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION.
6. EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
8. RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
10. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
11. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
14. UPON COMPLETION OF CONSTRUCTION, REMOVE AND PROPERLY DISPOSE OF ALL EROSION AND SEDIMENT CONTROL BMP'S AND STABILIZE ALL DISTURBED AREAS.



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SHEET CONTENTS:

Grading Plan

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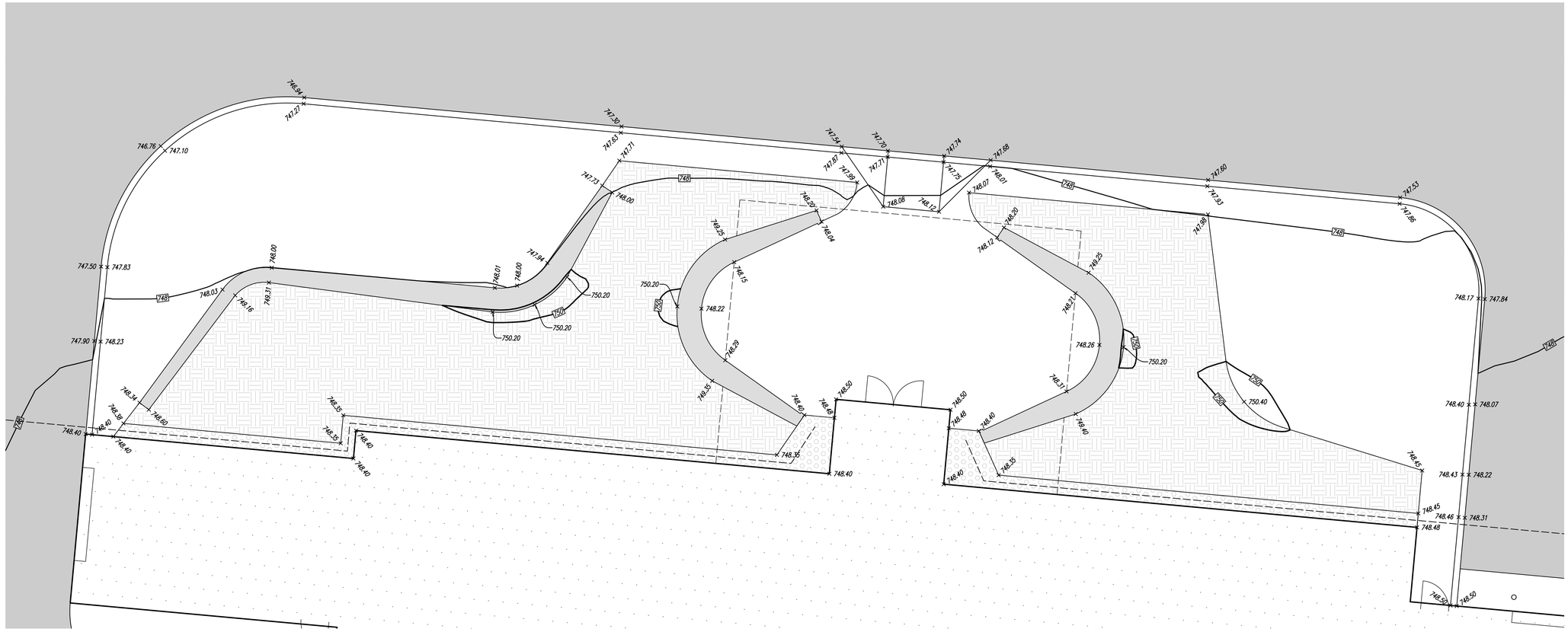
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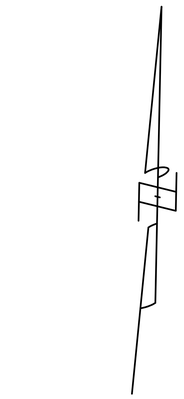
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C4.0

of: 1


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750
750



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30 0 15 30 60 120

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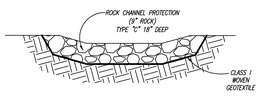
(IP) Denotes Inlet Protection During Construction; "FLEXSTORM" Construction Phase Bag Or Approved Equal.

—•—•—•— Denotes Silt Fence/Mulch Berm (See Detail)

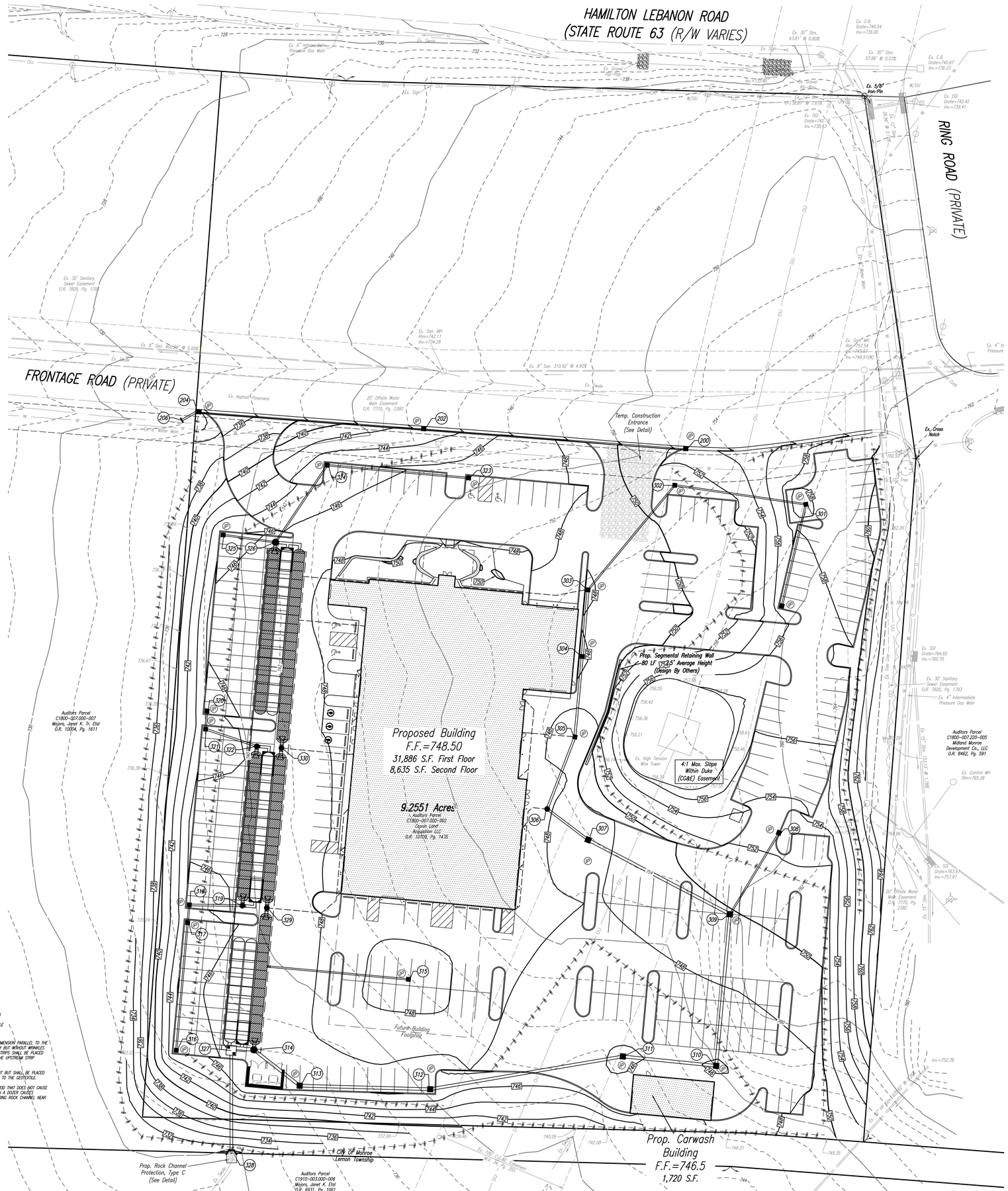
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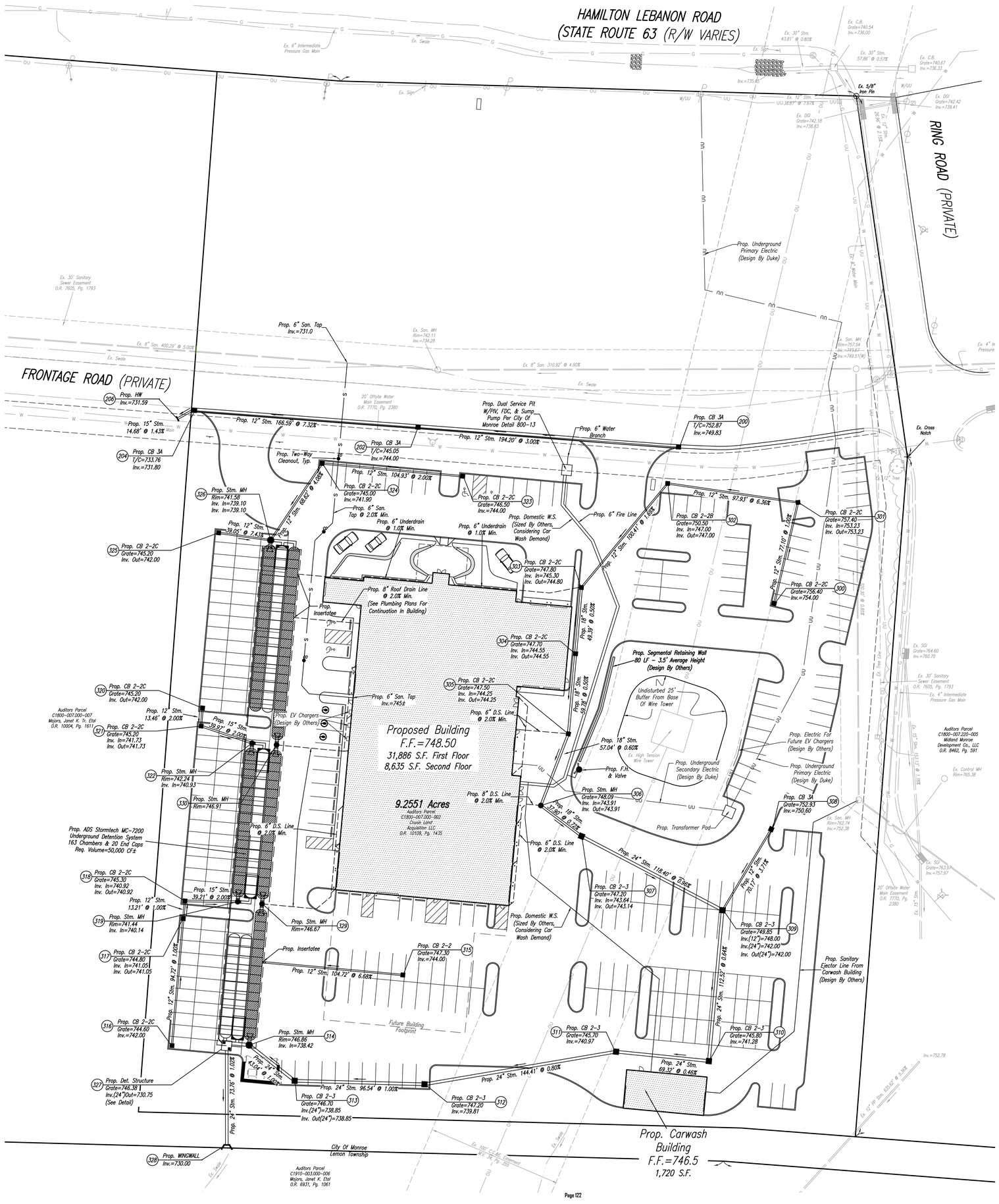
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6. EROSION AND SEDIMENT CONTROLS SHALL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC ROADS & PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
8. RELOCATE AND RE-ESTABLISH CONSTRUCTION ENTRANCE AS NECESSARY TO ACCOMMODATE DEMOLITION WORK, BUILDING CONSTRUCTION AND UTILITY CONSTRUCTION.
9. THE CONTRACTOR SHALL INITIATE EROSION & SEDIMENT CONTROL PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THE DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY- FIVE (45) DAYS.
10. TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
11. PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
12. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
13. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
14. UPON COMPLETION OF CONSTRUCTION, REMOVE AND PROPERLY DISPOSE OF ALL EROSION AND SEDIMENT CONTROL BMP'S AND STABILIZE ALL DISTURBED AREAS.

ROCK CHANNEL PROTECTION DETAIL



1. SUBGRADE FOR THE FILTER AND ROCK CHANNEL SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER MATERIAL.
2. ROCK CHANNEL SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
3. NO ABRUPT DEVIATIONS FROM THE DESIGN GRADE OR HORIZONTAL ALIGNMENT SHALL BE PERMITTED.
4. GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
5. GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
6. ROCK CHANNEL MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
7. ROCK CHANNEL SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING ROCK CHANNEL NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.


HAMILTON LEBANON ROAD
(STATE ROUTE 63 (R/W VARIES)
FRONTAGE ROAD (PRIVATE)
RING ROAD (PRIVATE)
Ex. 5/8" Iron Pin
Ex. 6" Intermediate Pressure Gas Main
Ex. Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 8" San. 401.98' @ 5.00%
Ex. Asphalt Pavement
Ex. San. MH Rim=742.11 Inv.=734.28
Ex. 8" San. 310.92' @ 4.90%
20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Ex. 8" Water Main
Temp. Construction Entrance (See Detail)
Ex. Cross Notch
Ex. 4" Intermediate Pressure Gas Main
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. High Tension Wire Tower
4:1 Max. Slope Within Duke (CG&E) Easement
Ex. Control MH Rim=765.38
Auditors Parcel C1800-007.000-007 Mojors, Janet K. Tr. Etal O.R. 10004, Pg. 1611
Auditors Parcel C1800-007.220-005 Midland Monroe Development Co., LLC O.R. 8462, Pg. 591
Proposed Building F.F.=748.50 31,886 S.F. First Floor 8,635 S.F. Second Floor
9.2551 Acres
Auditors Parcel C1800-007.000-002 Cronin Land Acquisition LLC O.R. 10709, Pg. 1435
Prop. Segmental Retaining Wall ~80 LF 5.6' Average Height (Design By Others)
Future Building Footprint
Prop. Carwash Building F.F.=746.5 1,720 S.F.
Prop. Rock Channel Protection, Type C (See Detail)
City Of Monroe Lemon Township
Auditors Parcel C1910-003.000-006 Mojors, Janet K. Etal O.R. 6931, Pg. 1061
Ex. 30" Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 4" Intermediate Pressure Gas Main
Ex. 20' Offsite Water Main Easement O.R. 7770, Pg. 2380
Ex. 15" Storm
Ex. 12" Storm
Ex. SSD Grate=764.60 Inv.=760.70
Ex. SSD Grate=763.97 Inv.=757.97
Ex. C.B. Grate=740.54 Inv.=736.00
Ex. 30" Stm. 43.81' @ 0.80%
Ex. 30" Stm. 57.86' @ 0.57%
Ex. C.B. Grate=740.67 Inv.=736.33
Ex. DI Grate=742.42 Inv.=739.41
Ex. DI Grate=742.16 Inv.=738.63
Ex. 1-2" Stm. 56.87' @ 7.67%
Ex. Sign
Ex. Gravel Apron
Ex. Sanitary Sewer MH Rim=757.54 Inv.=749.51(W)
Ex. Tree
Ex. Overhead Lines
Ex. Sign
Ex. Gravel Apron
Ex. Sanitary Sewer MH Rim=757.54 Inv.=749.51(W)
Ex. Tree Line
Ex. Water Main
Ex. Sanitary Sewer Easement O.R. 7605, Pg. 1793
Ex. 4" Intermediate Pressure Gas Main
Ex. High Tension Wire Tower
Ex. Control MH Rim=765.38
Ex. SSD Grate=763.97 Inv.=757.97
Ex. 15" Storm
Ex. 12" Storm
Ex. 8" Water Main
Inv.=752.78
Ex. 8" Water Main
Ex. 8" Water Main
Ex. 8" Water Main



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

UTILITY PLAN NOTES:

1. *ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARD DETAIL DRAWINGS AND THE LATEST EDITION "STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND "STANDARD DRAWINGS".*
2. *CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES.*
3. *PROPOSED ROUTING SHOWN ARE APPROXIMATE. ANY OFFSETS OR CHANGES IN ELEVATION OR ADJUSTMENTS TO ROUTES TO AVOID INTERFERENCE WITH ADJACENT UNDERGROUND UTILITIES OR SITE PECULIARITIES IN AN EFFORT TO FACILITATE THE INSTALLATION OF THE UNDERGROUND PIPING, SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION.*
4. *CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND INVERTS OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF EXISTING UTILITIES INTERFERE WITH THE NORMAL INTENT OF THE PROPOSED UTILITY LAYOUT.*
5. *CONTRACTOR SHALL BE FAMILIAR WITH THE EXISTING UTILITIES AND EASEMENTS IN THE CONSTRUCTION AREA AND SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION. RESPONSIBLE FOR THE DAMAGE OF EXISTING UTILITIES DURING CONSTRUCTION.*
6. *THE CONTRACTOR IS TO COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY.*
7. *SERVICE UTILITY MATERIALS SHALL BE PER THE APPROPRIATE UTILITY COMPANY DESIGN CRITERIA.*
8. *CONNECTION TO PUBLIC WATER MAINS SHALL BE PER THE RULES AND REGULATIONS OF THE CITY OF MONROE.*
9. *WATER LINES, METERS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONROE.*

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Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Utility Plan

Abercrombie & Associates, Inc.
Civil Engineering • Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-245-0121
www.abercrombie-associates.com

STATE OF OHIO
BENJAMIN POOLE
88431
REGISTERED PROFESSIONAL ENGINEER
3/1/26

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Revit 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

Preliminary Not For Construction

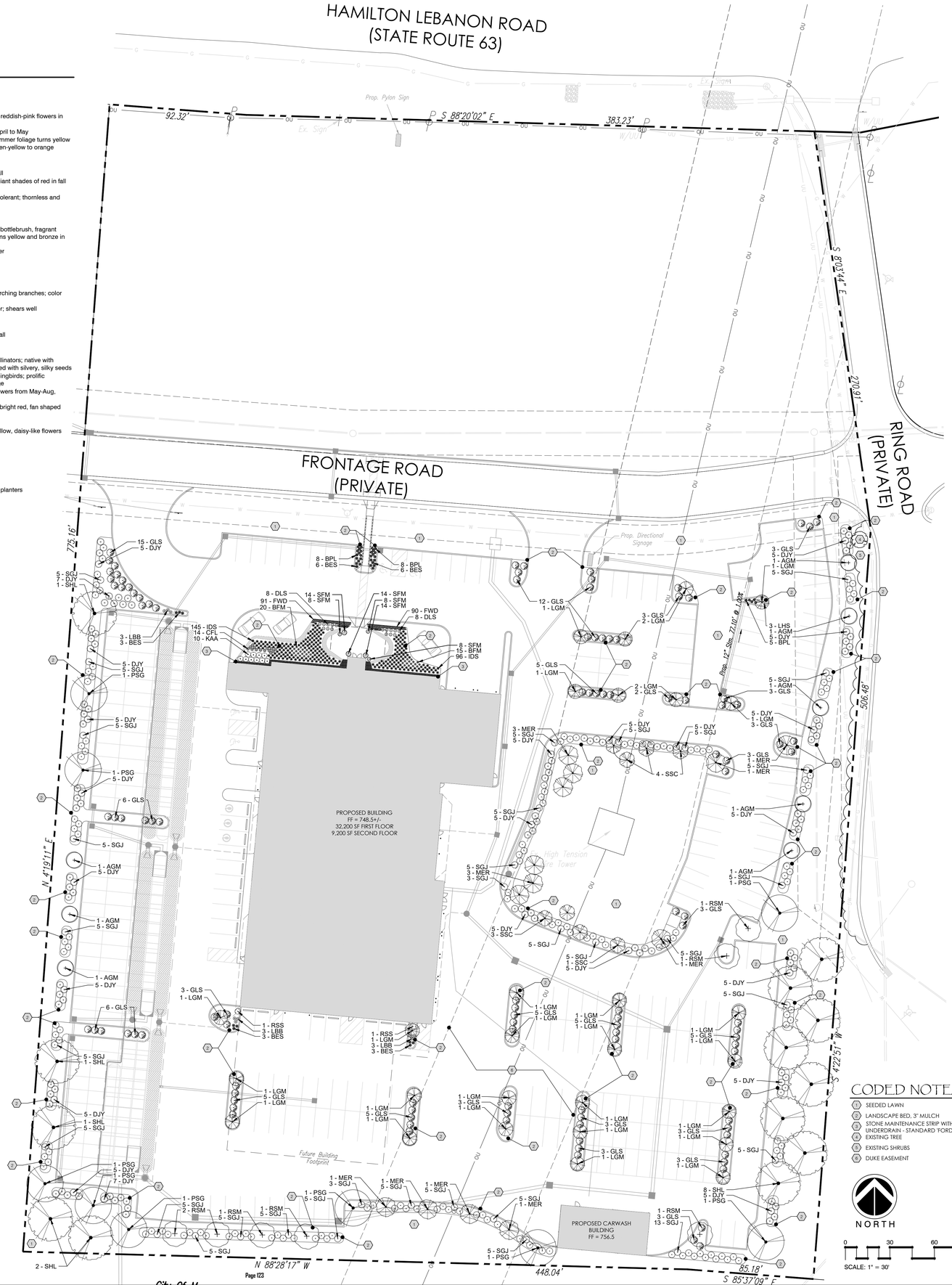
Date: 01/15/26 Job No: 22.188.1

C5.0

of: 1

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE	EXPOSURE	REMARKS
ORNAMENTAL TREES						
MER	13	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	1 1/2" CAL.	12`-15` x 12`-15`	Full - Part Sun	Dry soil, drought, and heat tolerant; maroon foliage with reddish-pink flowers in April
LGM	28	Magnolia x 'Little Girl Anne' / Little Girl Anne Magnolia	6` Ht.	10`-12` x 10`-12`	Full Sun - Part Shade	Clay soil and urban tolerant; purple-red blooms in late April to May
SSC	8	Malus Sparkling Sprite® / Sparkling Sprite® Crabapple	1 1/2" CAL.	10`-12` x 10`-12`	Full Sun	Pink buds open to white flowers in April, bright green summer foliage turns yellow in fall, fruit persists into winter, slowly chaning from golden-yellow to orange
SHADE TREES						
AGM	8	Acer rubrum Armstrong Gold® / Armstrong Gold® Maple	2" CAL.	35'-40' x 10'-12'	Full Sun - Part Shade	Dense green foliage turns shades of gold to orange in fall
RSM	7	Acer rubrum Red Sentinel® / Red Sentinel® Maple	2" CAL.	30'-40' x 15'-18'	Full Sun to Part Sun	Narrow, columnar stature, dense green foliage turns brilliant shades of red in fall
PSG	9	Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo	2" CAL.	40`-50` x 20`-30`	Full Sun	Green foliage turns yellow in Fall
SHL	13	Gleditsia triacanthos var. inermis `Skycole` TM / Skyline Honey Locust	2" CAL.	35'-45' x 25'-35'	Full Sun	Deer, drought, clay soil, Black Walnut, and air pollution tolerant; thornless and seedless
DECIDUOUS SHRUBS						
RSS	2	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	#3 CONT.	3`-5` x 3`-5`	Full - Part Shade	Deer and dry soil tolerant; attracts pollinators and birds; bottlebrush, fragrant pinkish-white flowers in July-Aug, deep green foliage turns yellow and bronze in fall
LHS	3	Itea virginica 'Sprich' / Little Henry Sweetspire	#3 CONT.	1.5`-2` x 2`-3`	Full Sun - Part Shade	Showy fragrant white flowers, Late Spring - Early Summer
GLS	110	Rhus aromatica `Gro-Low` / Gro-Low Sumac	#3 CONT.	1.5'-2' x 6'-7'	Full - Part Sun	Deer and dry soil tolerant, red and orange fall color
EVERGREEN SHRUBS						
KAA	10	Azalea hybrids `Karen` / Karen Azalea	#3 CONT.	3`-4` x 3`-4`	Part Shade	Lavender-pink flowers, Spring
SGJ	169	Juniperus chinensis `Sea Green` / Sea Green Juniper	#3 CONT.	3'-4' x 4'-6'	Full Sun	Deer and dry soil tolerant; bright mint green foliage on arching branches; color holds throughout the winter.
DJY	119	Taxus x media 'Densiformis' / Densiformis Yew	3' HT.	3`-4` x 4`-6`	Full Sun - Full Shade	Dry soil tolerant; hardy, holds color throughout the winter; shears well
ORNAMENTAL GRASSES						
BPL	21	Schizachyrium scoparium 'Blue Paradise' / Blue Paradise Little Bluestem	#1 CONT.	3`-3.5` x1.75`-2`	Full Sun	Bluish-Purple foliage, tan plumes Late Summer - Early Fall
PERENNIALS						
BFM	35	Asclepias tuberosa / Butterfly Milkweed	#1 CONT.	18"-30" x 12"-18"	Full Sun - Part Shade	Wet and dry soil tolerant; attracts hummingbirds and pollinators; native with striking yellow-orange blooms followed by green fruit filled with silvery, silky seeds
LBB	9	Buddleia Lo & Behold® 'Blue Chip Jr' / Lo & Behold® Blue Chip Jr Butterfly Bush	#2 CONT.	20"-28" x 20"-28"	Full Sun	Deer and dry soil tolerant, attracts pollinators and hummingbirds; prolific lavender-blue flowers from June-Sept, silver-green foliage
FWD	181	Dianthus gratianopolitanus `Firewitch` / Firewitch Cheddar Pink	#1 CONT.	5"-7" x 5"-7"		Deer and dry soil tolerant; reliable and abundent pink flowers from May-Aug, attractive spikey, gray-green foliage
CFL	14	Lobelia cardinalis / Cardinal Flower	#1 CONT.	24"-48" x 12"-24"	Full Sun - Part Shade	Wet soil tolerant, attracts butterfiles and hummingbirds; bright red, fan shaped flowers in July-Sept
DLS	16	Perovskia atriplicifolia `Denim 'n Lace` / Denim 'n Lace Russian Sage	#1 CONT.	2`-3` x 2`-3`	Full Sun	Blooms Mid Summer to Mid Fall - Bluish purple
BES	21	Rudbeckia fulgida `Goldsturm` / Goldsturm Black-eyed Susan	#1 CONT.	24"-36" X 18"-30"	Full Sun	Deer and dry soil tolerant, attracts pollinators; golden-yellow, daisy-like flowers with a black cener cone from June-Sept
SEDGES						
IDS	241	Carex morrowii 'Ice Dance' / Ice Dance Sedge	#1 CONT.	8"-12" x 18"-24"	Full Sun - Full Shade	Deer and wet soil tolerant; variegated sedge
SEASONAL FLOWERS						
SFM	66	Seasonal Flowers `Seasonal Mix` / Assorted Variety Seasonal Mix Annuals	2 1/4" Peat Pots@	Various	Full Shade	Provide various heights, colors and varieties suitable for planters



CODED NOTES

1. SEEDED LAWN
2. LANDSCAPE BED, 3" MULCH
3. STONE MAINTENANCE STRIP WITH UNDERDRAIN - STANDARD 'FORD' DETAIL
4. EXISTING TREE
5. EXISTING SHRUBS
6. DUKE EASEMENT

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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Milford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Planting Plan

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE		CK'D
1	02/10/26	Staff 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L1.0

of: 1

1204.19 General Provisions

A. Purpose. The purpose of this Article is to protect and promote the public health, safety, general welfare, and beautification of the City through landscaping, screening, and bufferyards. The purpose of this Article is intended to:
1. Protect privacy and provide buffering between land uses of differing intensities;
2. Create an aesthetically pleasing environment that improves the quality of life the the citizens;
3. Aid in noise, glare, and heat abatement;
4. Contribute to the process of air purification, ground water recharge, and control of ground water runoff;
5. Encourage efforts to preserve large trees, natural wetlands, and/or other natural features;
6. Prevent tree loss by eliminating or reducing compaction, filling, or excavation near tree roots;
7. Prevent or reduce soil erosion and sedimentation and stormwater runoff;
8. Enhance energy conversation;
9. Control the urban heat island effect; and
10. Increase and maintain property values.

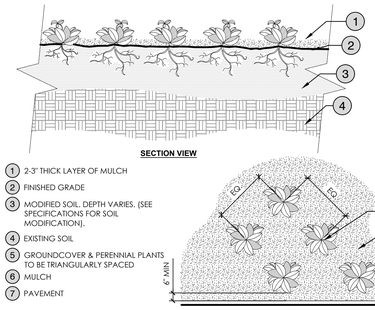
B. Generally.
1. Types of Landscaping Required. Table 1204.19-1, Required Landscaping Types Summary, establishes the landscaping types required in each zoning district. Figure 1204.19-1, Illustrative Landscape Types, depicts the location of these types.
2. When Multiple Provisions Apply. When any portion of the parcel is subject to more than one set of landscape or buffer requirements as set forth in this or any other chapter, the most stringent requirement shall control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.
3. Ground Cover Required. All unpaved or otherwise unimproved areas, including the public right-of-way, or public use areas, or remainder of the site, shall be graded and seeded in an approved manner.

C. Installation Standards.
1. Silting and Erosion Prevention. All applicants who are required to install landscaping in accordance with this code shall take necessary steps to prevent silting and erosion during construction to meet the standards of the OEPA.
2. Installation Timeline. All new residential lots with new structures or any new commercial or industrial development shall have an appropriate cover of undisturbed existing vegetation, seed and straw, fresh cut sod, or spot sod at the date of the zoning compliance inspection or complete in such instance where no inspection is required.
3. Identification Tags. Nursery stock identification tags shall not be removed from any planting prior to inspection and approval of final installation by the City.
4. Easements, Rights-of-Way, Setbacks, and Sight Clearance.
   a. Required landscaping may be placed wholly or partially in utility or other easements, providing all requirements can be fulfilled and approval is granted by the holder of the easements.
   b. The species of trees that will be planted below utility lines should be selected based on the height of the tree at maturity to ensure that only a minimal amount of trimming will be necessary to prevent interference with utilities.
   c. In no case shall landscaping and buffers be established so as to block the sight distance at street or driveway intersections as established in Section 1202.11, Measurements (See Site Triangle).
   d. Grass or ground cover shall be planted on all portions of the easements not occupied by other landscaped material.

D. Landscape Material Standards.
1. Existing Vegetation. Existing vegetation may be used to comply with the requirements of the Article if the materials meet the following standards:
   a. The applicant shall be responsible for demonstrating how retained vegetation meets the standards of this Article.
   b. Only those trees meeting the location, health, and minimum size requirements applicable to new landscape materials in this section shall be credited toward meeting the requirements of this Article.
   c. Existing viable trees meeting the minimum size requirements for new plantings that are located within 20 feet of the perimeter edge of an off-street vehicular use area shall be credited towards the parking lot perimeter landscape requirements of 1204.20, Development Landscaping.
   d. Existing viable trees meeting the minimum size requirements for new plantings that are not credited towards buffer or parking lot requirements may be credited towards any other landscaping requirements of this Article.
   e. All existing vegetation shall be preserved and protected during construction in accordance with acceptable nursery industry procedures.
2. Earth Mounds. Earth mounds may be used as physical barriers that block or screen a view. Differences in elevation between areas requiring screening does not constitute an earth mound. Earth mounds shall be constructed of earthen materials and shall conform to the following standards:
   a. The maximum side slope shall be three horizontal to one vertical (3:1) and the design shall be reviewed by the Director to ensure that proper erosion prevention and control practices have been utilized.
   b. Berms and earth forms should be designed with physical variations in height and alignment throughout their length.
   c. Landscape plant material installed on berms and earth forms shall be arranged in an irregular pattern to accentuate the physical variation and achieve a natural appearance.
   d. The landscape plan shall show sufficient detail, including a plan and profile of the berm or earthform, soil types and construction techniques, to demonstrate compliance with the above provisions.
   e. Berms and earthforms shall be located and designed to minimize the disturbance to existing trees located on the site or adjacent thereto.
   f. No part of any berm or earthform which is elevated more than 18 inches above natural grade shall be located within 11 feet from the curb or front yard property line or within any right-of-way in order to preserve open space, a level sidewalk, and line of sight.
   g. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound.
3. Plants.
   a. All plants are to be living vegetation.
   b. All landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock. Plant material shall be of standard quality or better, true to name and type of species or variety. Plant materials shall have passed any inspection required under state regulations.
   c. Trees shall be balled and burlapped or in containers. Shrubs, vines and ground covers can be planted as bare root, as well as balled and burlapped or containers.
   d. The Director may maintain an approved street tree list established and made available to the public by the Development Department that identifies specific trees that may be planted within the public right-of-way. Specific trees not on the list may be submitted for consideration.
   e. The Director may maintain a prohibited tree list established and made available to the public by the Development Department that identifies specific trees that shall be prohibited either as street trees or general landscaping trees due to prevalence of disease or pests, poor survival rates, or other conditions that prevent the trees from being used to meet the requirements of this Article.
   f. Trees used as street trees shall not have thorns or produce nuts or fruits.
   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.
4. Shrubs and Hedges. Shrubs and hedges shall be at least 36 inches in height at the time of planting. The height at installation of the planting shall be measured from the level of the surface of the plant base at the edge closest to the screening.
5. Grass Or Ground Cover. Grass of the Fescus (Gramineak) or Bluegrass (Poaceae) family shall be planted in species normally grown as permanent lawns in the applicable county. In swales or other areas subject to erosion, solid sod, erosion-reducing netting, mats, or suitable mulch shall be used and nursegrass seed shall be sown for immediate protection until complete coverage otherwise is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted at a spacing that will provide at least 75 percent complete coverage after two growing seasons.
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.
   a. When fewer than 40 trees are required on a site, at least three different species shall be utilized, in roughly equal proportions.
   b. When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
   c. Required shrubs shall utilize the same species diversity requirements.
   d. Nothing in this subsection shall be construed to prevent the utilization of a larger number of different species than specified above.

E. Street Trees.
1. Street trees shall be required on all public and private frontages, 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 1004.19(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 the Development Guidebook, 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 the Development Guidebook, 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.
8. Street Tree Alternate Locations. During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, Measurements and Specific Allowances. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.

F. Maintenance Standards.
1. Nursery Industry Procedures. All landscaping materials shall be installed and maintained according to accepted nursery industry procedures.
2. Owner's Responsibilities. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance, free from refuse, debris, and weeds at all times.
3. Replacement of Dead Plant Material. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first.
4. Violations. Violation of these installation and maintenance provisions shall be grounds for the Director to require replacement of the landscape material, or institute proceedings to enforce the provisions of this PZC in accordance with Article 08.01, Enforcement of Code.



SECTION VIEW

1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER & PERENNIAL PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT

PLAN

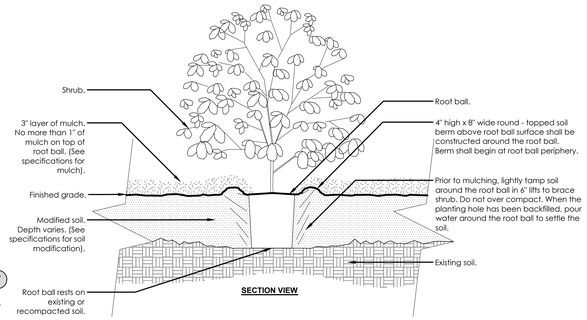
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER & PERENNIALS

3/4" = 1'-0"

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P-CO-CRO-03



SECTION VIEW

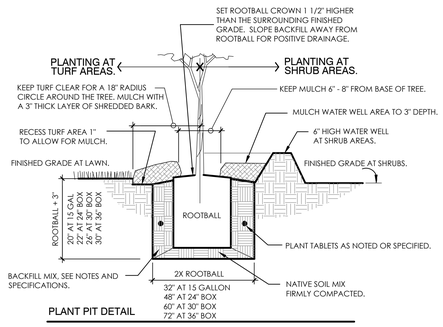
Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications, if applicable, for further requirements related to this detail.

2 SHRUB - MODIFIED SOIL

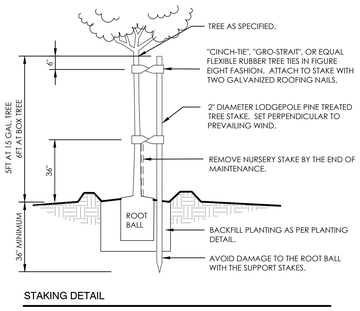
3/4" = 1'-0"

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P-CO-CRO-01



PLANT PIT DETAIL



STAKING DETAIL

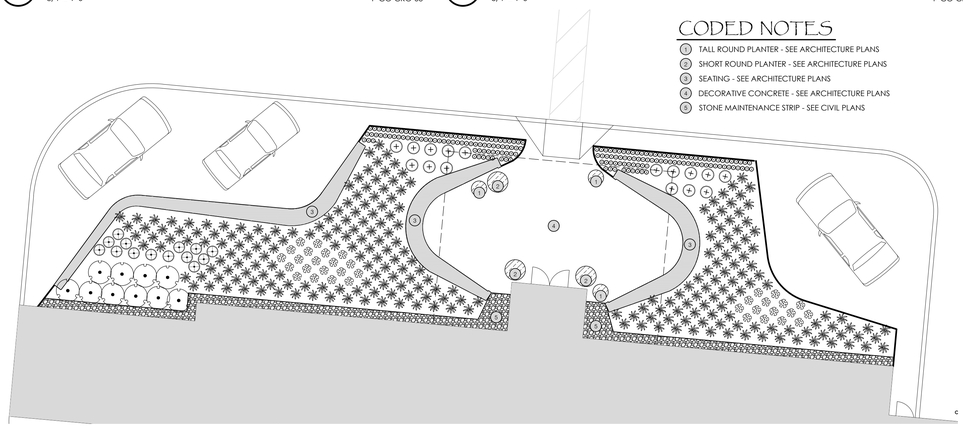
3 TREE SINGLE STAKE PLANTING

1" = 1'-0"

P-CO-CRO-02

CODED NOTES

1. TALL ROUND PLANTER - SEE ARCHITECTURE PLANS
2. SHORT ROUND PLANTER - SEE ARCHITECTURE PLANS
3. SEATING - SEE ARCHITECTURE PLANS
4. DECORATIVE CONCRETE - SEE ARCHITECTURE PLANS
5. STONE MAINTENANCE STRIP - SEE CIVIL PLANS



NORTH

0 10 20 30 feet

SCALE: 1" = 10'

ENLARGED FRONT ENTRANCE

SCALE: 1" = 10'

LAYOUT NOTES

1. WORK SHOWN IS BASED UPON THE ORIGINAL SURVEY AND SITE CONSTRUCTION PLANS. THE OWNER MAKES NO WARRANTY FOR VARIATIONS FROM ACTUAL FIELD CONDITIONS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF SITE STRUCTURE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NOTIFY OWNER IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS OR ELEVATIONS PROVIDED AND THE ACTUAL DIMENSIONS OR ELEVATIONS IN THE FIELD.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PRIOR CONSTRUCTION PLANS AND HAVE NOT BEEN VERIFIED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND ENSURE THAT ALL UNDERGROUND UTILITIES ARE LOCATED PRIOR TO COMMENCING WORK. FURTHER, THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING FROM THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES WITHIN THE EXTENTS OF THE CONTRACTOR'S WORK AREAS.
5. ALL LAYOUT OF PAVEMENTS, CURBING, FOOTINGS AND FOUNDATIONS TO BE PERFORMED BY A REGISTERED SURVEYOR UNLESS OTHERWISE AGREED UPON BY THE OWNER.
6. THE OWNER OR IT'S APPOINTED REPRESENTATIVE MUST REVIEW AND APPROVE ALL LAYOUT AND FINISHED GRADE ELEVATIONS PRIOR TO THE INSTALLATION OF HARDSCAPE AND LANDSCAPE MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE OWNER WITH 24 HOURS NOTICE OF ANY PLANNED OF FOOTINGS, FOUNDATIONS, CURBING, PAVEMENTS, FENCING OR PLANT MATERIALS.
7. NEATLY SAW-CUT AND REMOVE EXISTING CONCRETE OR ASPHALT PAVEMENTS AS NEEDED TO ACCOMMODATE NEW CONSTRUCTION.
8. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS AT THE LIMITS OF CONSTRUCTION AS NEEDED TO DETER ACCESS AND MAINTAIN PUBLIC SAFETY DURING CONSTRUCTION.

GENERAL PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST.
2. VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS, ANY PROPOSED SUBSTITUTIONS MUST BE PREVIOUSLY APPROVED BY THE OWNER.
3. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS FOR SIZE, FORM AND CULTIVATION SET FORTH IN ***"AMERICAN STANDARDS FOR NURSERY STOCK", ANSI-Z60.1-2014*** OR LATEST EDITION PUBLISHED BY ***AMERICAN HORTICULTURE INDUSTRY ASSOCIATION***.
6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
7. ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
8. ALL WORK PERFORMED SHALL BE DIRECTED BY A ***NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS (NALP) CERTIFIED TECHNICIAN*** OR EXPERIENCED LANDSCAPE CONSTRUCTION SUPERVISOR WITH NOT LESS THAN FIVE (5) YEARS EXPERIENCE IN DIRECTING SIMILAR INSTALLATIONS.
9. TEST FILL ALL TREE AND PLANTING PITS BY FILLING WITH WATER PRIOR TO PLANTING TO ENSURE PROPER PERCOLATION AND DRAINAGE. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO EXTENTS SUFFICIENT TO ENSURE THAT PERCOLATION WILL OCCUR. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL CORRECT DEFICIENT SOIL CONDITIONS AND REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
10. ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A MANNER CONFORMING TO ACCEPTED ***NALP INDUSTRY STANDARDS*** AND THOSE NEEDED TO ACCOMMODATE THE SURVIVABILITY AND SUSTAINED GROWTH OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
11. ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
12. REMOVE ALL SOIL, PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT WORK SITE AND SWEEP AND/OR WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE CONTRACTOR'S OPERATIONS ON A DAILY BASIS THROUGHOUT THE COURSE OF THE CONTRACTOR'S WORK.
13. CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND CONTACT ALL LOCAL UTILITY SERVICES TO FACILITATE THE MARK-OUT OF UNDERGROUND UTILITY LOCATIONS WITHIN THE SUBJECT WORK AREA PRIOR TO COMMENCING WITH WORK.

PREPARATION DURING PLANTING NOTES

1. **GRADING**: THE FINISH GRADE SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF ANY IRREGULAR SURFACE CHANGES. SLOPE ALL PLANTING BEDS AND LAWN AREAS TO PRECLUDE POOLING AND CAUSE RUN-OFF TO FLOW AWAY FROM BUILDINGS AND PAVED SURFACES. THE FINISHED GRADE OF ALL PLANTING SOILS SHALL BE 10" BELOW THE TOP OF BUILDING FOUNDATIONS, AND 1" BELOW FINISH GRADE OF PAVING UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
2. **PLANTING BED PREPARATION**:

   A. ALL SOD AND UNDESIRABLE PLANT GROWTH SHALL BE REMOVED FROM THE ENTIRE BED AREA. ALL UNDESIRABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED AND DISPOSED OF OFF THE SITE.

   B. ROTO-TILL ALL PLANTING BED AREAS TO A DEPTH OF 6" WITH SOIL AMENDMENTS AS SPECIFIED BELOW

   C. SOIL AMENDMENTS & PLANTING MIX - PROVIDE PRE-MIXED OR FIELD-PREPARED TOPSOIL MIXTURE CONTAINING NATIVE, WEED-FREE, ORGANIC TOPSOIL AND NOT LESS THAN 10% PINE FINES BY VOLUME.
3. **PLANT PLACEMENT**: ALL PLANTS TO BE SPACED ACCORDING TO THE PLANS AND SET PLUMB AT A LEVEL OF 2 TO 3" ABOVE THE FINISHED GRADE (PRIOR TO MULCHING). SET EACH PLANT IN THE CENTER OF A PLANTING PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER. NO FILLING IS PERMITTED OVER TRUNK FLARES, STEMS, OR FOLIAGE. BACKFILL THE PLANT PIT WITH NATIVE SOIL TO WITHIN 12" OF THE TOP OF THE ROOT BALL & BACKFILL TO THE FINISHED ELEVATION WITH THE AMENDED TOPSOIL MIX INDICATED ABOVE. WATER IN EACH PLANT PRIOR TO MULCHING TO ENSURE EVEN SETTLEMENT AND PROPER COMPACTION OF THE BACKFILL. NO BACKFILLING WITH FROZEN OR MUDDY MATERIAL IS PERMITTED.
4. **FERTILIZATION**: APPLY FERTILIZER PRIOR TO MULCHING TREE PITS AND LANDSCAPE BEDS AT THE FOLLOWING RATES:

   TREES: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) BELOW THE MULCHED AREA OF THE TREE AT A RATE OF 4 LBS PER 100 SQ. FT. OF PLANTING AREA.
   SHRUBS, PERENNIALS & GROUND COVERS: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) THROUGHOUT THE MULCHED AREA AT A RATE OF 2 LBS PER 100 SQ. FT. OF PLANTING AREA.
5. **MULCHING**: PROVIDE A FINELY SHREDDED, DARK, HARDWOOD BARK MULCH TO A DEPTH OF 3" FOLLOWING THE APPLICATION OF A USDA-APPROVED PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. FOLLOW THE MANUFACTURER'S LABEL DIRECTIONS FOR ALL APPLICATION. ALL SHRUBS, PERENNIALS AND GROUND COVERS TO RECEIVE A CONTINUOUS MULCH LAYER.
6. SEEDING RATES AND MIXTURES ARE SPECIFIED UNDER "LAWN CONSTRUCTION".
7. **WATERING**: THE CONTRACTOR SHALL MAINTAIN ALL PLANTS IN A HEALTHY GROWING CONDITION AND SHALL PERFORM WATERING AS REQUIRED THROUGHOUT THE COURSE OF WORK UNTIL ALL PLANTING OPERATIONS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER.
8. **WARRANTY**: THE CONTRACTOR SHALL WARRANTY ALL PLANTS AGAINST DEATH AND/OR BREAKAGE FOR A PERIOD OF ONE YEAR FROM THE DATE OF JOB COMPLETION AND OWNER ACCEPTANCE. REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL NOT RESULTING FROM ABUSE, NEGLECT OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL.
9. **JOB ACCEPTANCE**: THE CONTRACTOR SHALL NOTIFY THE OWNER FOR A FINAL INSPECTION TO CERTIFY ACCEPTANCE OF COMPLETED WORK STAGES PRIOR TO INVOICING.

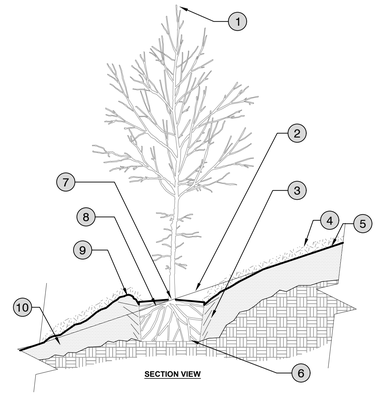
LAWN CONSTRUCTION NOTES

1. SOIL PREPARATION
   ALL LAWN AREAS SHALL BE ESTABLISHED UPON A 5" MINIMUM DEPTH OF NATIVE OR PREPARED ORGANIC TOPSOIL. IMPORTED AND/OR PREPARED SOILS FOR LAWN AREAS SHALL BE TILLED TO A DEPTH SUFFICIENT TO SCARIFY AND MIX THE TOP 1 TO 2" OF THE UNDERLYING SUB-SOILS PRIOR TO FINE GRADING AND SEEDING. THE SEEDBED SHALL BE BE FREE OF ALL STONES AND DEBRIS LARGER THAN 1.5" IN DIAMETER. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GENERAL CONTRACTOR PRIOR TO BEGINNING IF NATIVE TOPSOILS OR THE UNDERLYING SUBSOIL DO NOT MEET THE ABOVE-STATED CRITERIA OR ACCEPTED STANDARDS FOR THE ESTABLISHMENT OF A HEALTHY LAWN (OR PRAIRIE SEEDING) INSTALLATION.
2. SEEDING OPERATIONS AND INSTALLATION
   A. PRIOR TO PROCUREMENT, PROVIDE MATERIAL SUBMITTALS FOR ALL SEED BLENDS, FERTILIZERS, MINERAL SUPPLEMENTS, MULCHING MATERIALS, EROSION CONTROL FABRICS AND/OR TACKIFIERS FOR THE LANDSCAPE ARCHITECT'S PRIOR APPROVAL.
   B. APPLY A 15-30-15 OR SIMILAR N-P-K RATIO STARTER FERTILIZER AT A RATE OF 200 LBS NITROGEN PER ACRE
   C.PROVIDE AND APPLY THE FOLLOWING SEED BLEND AT A RATE OF 8 LBS PER 1000 SQUARE FEET:
   - 90% 3-WAY BLEND OF TURF TYPE TALL FESCUE AND 10% PREMIUM KENTUCKY BLUE GRASS.
   D. APPLY CONWED OR APPROVED EQUAL WOOD FIBER HYDROMULCH AT A RATE OF 1500 LBS PER ACRE.
   E. APPLY GUAR GUM TACKIFIER AT A RATE OF 40 LBS PER ACRE.
3. SODDING (WHERE SPECIFIED)
   A. HARVEST, DELIVER, STORE AND HANDLE SOD ACCORDING TO THE STANDARDS AND RECOMMENDATIONS OF THE AMERICAN SOD PRODUCERS ASSOCIATION.
   B. ALL SOD TO BE A BLEND OF TURF-TYPE TALL FESCUE AND KENTUCKY BLUEGRASS.
   C. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD ESTABLISHMENT OR SURVIVAL. PROTECT SOD FROM DEHYDRATION UNTIL THE GENERAL CONTRACTOR'S ACCEPTANCE OF THE INSTALLATION.

DUKE ENERGY - USE GUIDELINES FOR ENCROACHMENTS

1. **INCOMPATIBLE VEGETATION ABOVE GROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL MATURE TO A HEIGHT OR SIZE THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING-TOGETHER THREAT TO THE TRANSMISSION CONDUCTOR (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15 FEET WITHIN THE TRANSMISSION EASEMENT DEPENDING ON LOCATION AND VOLTAGE).
2. **INCOMPATIBLE VEGETATION UNDERGROUND TRANSMISSION LINES** - VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT IS CAPABLE OF POSING A THREAT (E.G., ROOT SYSTEMS, ETC.) TO THE UNDERGROUND TRANSMISSION CONDUCTOR BY
   A) CAUSING DAMAGE TO THE UNDERGROUND PIPES / CABLES OR
   B) REDUCING THE MOISTURE IN THE SOIL, THUS ALTERING THE THERMAL PROPERTIES OF THE SURROUNDING SOIL / BACKFILL AND THEREBY NEGATIVELY IMPACTING THE CABLE AMPACITY RATING (TYPICAL MAXIMUM MATURE HEIGHT WITHIN THE EASEMENT - GREATER THAN 3 FEET DEPENDING ON LOCATION AND VOLTAGE).
3. **INCOMPATIBLE VEGETATION FOR SAFE AND RELIABLE OPERATION AND ACCESS ON ALL TRANSMISSION LINES** - VEGETATION THAT WILL LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES. LIMIT THE FULL USE OF THE TRANSMISSION EASEMENT FOR ITS INTENDED PURPOSES OR VEGETATION WHICH IS TYPICALLY WITHIN A HORIZONTAL DISTANCE OF 25 FEET OF ANY DUKE ENERGY FACILITIES (TOWERS, POLES, GUY WIRES, GUY ANCHORS, MANHOLES, DIP-POLES, SUBSTATION EQUIPMENT, ETC.)

THESE GUIDELINES ARE NOT EXHAUSTIVE AND THERE MAY BE OTHER INTERFERENCES ON A CASE-BY-CASE BASIS DEPENDING ON INDIVIDUAL CIRCUMSTANCES. CERTAIN CONDITIONS SUCH AS LINE VOLTAGE, LINE CRITICALITY, FREQUENCY OF REQUIRED ACCESS AND STRUCTURE TYPE MAYBE REQUIRE HEIGHTENED RESTRICTIONS IN THE EASEMENTS TO PROVIDE SAFE AND RELIABLE SERVICE.



SECTION VIEW

1. CENTRAL LEADER.
2. ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.
3. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
4. 3" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL.
5. ORIGINAL GRADE.
6. BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
7. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
8. ROOT BALL MODIFIED AS REQUIRED.
9. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240°. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
10. MODIFIED SOIL. DEPTH VARIES.

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4 TREE ON SLOPE (EXISTING SOIL MODIFIED)

1/2" = 1'-0"

P-CO-CRO-04

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SHEET CONTENTS:

Plant Schedule, Notes & Details

PROPOSED NEW FACILITY FOR:

CRONIN FORD MONROE

HAMILTON - LEBANON ROAD
MONROE, OHIO

REV.	DATE	CK'D
1	02/13/26	Revit 1 - ADDENDUM #1 / GEN. REVS
2	03/06/26	North Lot Removed

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

Preliminary Not For Construction

Date: 01/06/26 Job No: 22.188.1

L 1.1

of: 1

Cronin Ford

County Tax ID: C1800007000002

Variance Application – Additional Contacts

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