

Monroe Planning Commission Agenda

Tuesday, April 20, 2021

6:00 PM

Held Remotely

Attendees:

Planning Commissioners: Robert Routson, Chad Jackson, David Kirkpatrick, Lindsey Pyron, Benjamin Wagner

Director of Development: Kevin Chesar

Planner: Kameryn Jones

The meeting can be viewed live at [Facebook.com/MonroeOhio](https://www.facebook.com/MonroeOhio).

Agenda Topics

6:00PM Call to Order**Roll Call****Election of Officers**

Election of Officers—Chairperson, Vice Chairperson, Secretary

Approval of Minutes

January 19, 2021

Business

1203.06

Case No. 2021-1-1 (TABLED)—Consideration of a site plan application for Thornton's

1203.06

Case No. 2021-4-3—Consideration of a site plan application for Marichron Cultivation

Adjournment

Monroe Planning Commission Minutes
January 19th, 2021 – 6:00 pm
This meeting was held electronically (remotely) pursuant to
Ohio Revised Code Section 121.221

The Planning Commission of the City of Monroe met in regular session (Zoom Meeting) at 6:00 pm on January 19th, 2021. The meeting was held at Monroe City Hall (Zoom Meeting).

Call to Order

Mr. Tubbs called the meeting to order at 6:01 pm.

Roll Call

Members present: Chad Jackson, David Kirkpatrick, Dan Clark, and Ron Tubbs.

Staff members present: Bill Brock, City Manager/Engineer, Kevin Chesar, Director of Development; Kameryn Jones, Planner; and Nick Baxter, Community Service Specialist.

Mr. Clark moved to excuse Mr. Routson from the meeting; Seconded by Mr. Tubbs. Voice vote. Motion carried.

Mr. Clark moved to elect Mr. Tubbs as Board Chair; seconded by Mr. Kirkpatrick. Voice vote. Motion carried.

Mr. Clark moved to elect Mr. Kirkpatrick as Board Secretary; seconded by Mr. Tubbs. Voice vote. Motion carried.

Approval of Minutes

Mr. Kirkpatrick moved to approve the meeting minutes from October 20, 2020 and November 17, 2020; seconded by Mr. Jackson. Voice vote. Motion carried.

Business

Case No. 2021-1-1. Consideration of a site plan for Thornton's Gas Station.

Mrs. Jones stated that Gregg Bennett, on behalf of Thornton's LLC, has submitted a site plan for a gas station and convenience store to be located at the southeast corner of State Route 63 and Gateway Boulevard. The applicant is proposing a 5,500 square foot building with convenience store, 10 auto and 4 semi fuel pumps. The site is 6.22 acres currently zoned C-2 General Commercial. The applicant anticipates a June construction start date and June 2022 completion date.

Mrs. Jones stated that signage will be approved administratively and is typically applied for closer to the time of building completion. The applicant has requested variance for a proposed 50-foot pole sign, which would need to be heard by the Board of Zoning Appeals. Right-of-way sidewalks (5-foot minimum

width) are required along on Gateway and State Route 63. While Planning Commission in the past has waived this requirement for the State Route 63 portion, the applicant is still required to show where a sidewalk could be located in case a sidewalk is deemed necessary in that area in the future. Staff requests confirmation that the width of sidewalks around building is the minimum 8 feet required. The larger parking stalls at the south end of the site, labeled "RV parking", were originally shown as semi/truck parking stalls, which are prohibited and would have to be eliminated. Only temporary stacking is permitted for semi-trucks. Section 1204.04(D)(4): Automotive Service Station states that under (4) Automotive Service Station and Parts Sales g) No semi-trailer truck parking stalls are permitted other than temporary stacking for refueling. If the applicant wishes to proceed, the stalls should clearly be signed and marked as RV Parking only. Further, the stalls would be considered as a part of the overall parking maximum and parking would need to be reduced to 36 stalls including automobile parking. Landscaping proposed in the right-of-way on the northwest corner of the site may require coordination with the City and ODOT. Should landscaping in this area not be feasible, the required landscaping must be moved elsewhere on site. A solid screen of shrubs at 36" installation height is required on the west side parking row. The variation of species and heights do not create the required solid screening element. Please revise to provide coverage across the entire parking row. The screen of shrubs proposed on the east side parking row shows the appropriate size and species, however, the number of shrubs appears to be insufficient for full screening coverage unless the width of each plant is approximately 5 feet wide. If solid screening is not achieved, additionally plantings will be required at time of zoning compliance inspection. A parking island with associated landscaping is required on the north end of the western parking row. Please revise. As a reminder, full screening of service structures is required. This would include any rooftop or ground mounted equipment proposed now or determined necessary during the construction of the development. The transformer currently shown on the site plan is left open/unscreened on the south side. Please revise to fully screen this equipment as required by code. Screening of outdoor sales area on the west side of the building is required. Please revise. Front yard landscaping requires 20% of the required front yard area be landscaped areas with a minimum 6 feet against the right-of-way along the edge of the property. While the applicant has shown the 20% total area is met, Staff requests the applicant show these landscaped areas are at minimum 6-feet wide along both Gateway Boulevard and State Route 63. Staff requests revision of the elevation drawings on the truck refuel canopy as it shows 5 fuel pump stations where there are only presently 4 proposed. The auto refuel canopy, proposed at 14'6" clearance height, exceeds the maximum 14-foot clearance height. The truck refuel canopy, proposed at 17'6" clearance height, exceeds the maximum 14-foot clearance height. Both auto and truck refuel canopies are flat roof as opposed to gabled as required. Twenty-five percent of wall area visible from a right-of-way/public road must contain windows. As the site has visibility from multiple points on Gateway Blvd and State Route 63, this window requirement applies to the south, east, and west sides in addition to the north side. The south side of the building does not meet this code requirement with almost no window area proposed. Walls visible from a public street that are at least 60 feet wide must incorporate offsets at least 2 feet deep and 20 feet wide at a minimum of every 40 feet. This requirement applies to the north and south sides of the building. Please revise to meet this requirement or one of the following alternatives: façade material changes of the same standard as the offset requirement. Pilasters having a minimum 1-foot depth and width, and minimum 80% height of the building height. While it appears the 8% base requirement is met on the

majority of the building, it is not met on the north elevation and will require revision. The cap proposed may not meet the 8% minimum required. Please provide percentages that account for the black metal coping, which is the overall cap area and does not include the red and black metal entrance feature. Further evaluation of the proposed metal on the structure as architectural requirements states: (3) Exposed metal panels (such as corrugated metal) shall be prohibited in the C-1, C-2, C-3, and C-4 districts. This subsection shall not be construed to prohibit metal roofs, flashing, aluminum storefront associated with windows, or high-quality metal siding such as copper, bronze, or other decorative metal, which may be used on a case-by-case basis. Please provide more detail, example images, etc. on this metal material.

The Fire Department reserves the right to comment during plans review. The Police Department commented that they are concerned about the exit onto 63. The right turn only going west bound may need some flexible delineator posts on the double yellow on 63 so people don't try to turn east bound. The Public Works Department commented that the truck entrance on Eastbound SR63 does not meet the minimum guidelines for a WB-67 type truck to correctly / safely turn into the SR 63 entrance as currently designed. It shows a right turn crossing over thru (not using the right drop lane) which could create conflicts with standard vehicular traffic using the right drop lane, potentially creating traffic safety issues or malfunctions which may potentially block eastbound thru traffic. The northern exit onto Gateway shows the potential on a WB-67 type truck potentially blocking northbound lanes of traffic if turning west toward the interstate. It also does not reflect a WB-67 type truck being able to maneuver a northbound thru or a northbound right turn. The southern entrance/exit does not designate this as being a shared access point with the remaining adjacent lot to the south. This entrance does not permit a storage area for SB traffic, it also shows a truck turn issue with existing truck paths (turn radii) crossing the center lane markings creating potential traffic safety issues. The spacing between access driveways does not meet code. The intersection of Gateway and SR63 will require the developer to comply with Federal ADA guidelines and make the entire intersection now ADA compliant due to the extension of the walk being required. This may entail additional pedestrian crossing signals, pedestrian buttons, wiring, timing adjustments, signage, curb removals etc. As this is an ODOT highway/roadway, they may determine necessity of not only an E-W crossing on the south side but also for an additional northbound crossing to be included). Show existing utilities in Gateway right of way. Potential issues with underground storage/tanks in close proximity with property lines with steep grades. All details and specifications will need to meet ODOT 2019 (latest revision) and City of Monroe.

Staff recommends denial of the site plan application due to the amount and significance of noncompliance of the submitted plans and concerns from zoning and engineering perspectives, particularly as it relates to the architectural non-compliance, prohibited use and the access points that have yet to be determined or approved by Engineering.

The applicant stated that the project that is being proposed is not a truck stop, it is a fueling center for the trucks but it does not offer amenities to encourage truck drivers to stay there. The applicant stated that they would like relief on the glazing requirement for the right side of the building. The applicant stated that they are requesting a variance for the truck canopy to be 17'6" high instead of 14' high. Mr. Clark inquired about how tall the canopies are at the Speedway located off State Route 63. Mrs. Jones

stated that she is not entirely sure what the canopy height is at Speedway but she will look into it. The applicant inquired that for the cap requirement if the staple and the black louver system count as a portion of the cap. Mrs. Jones stated that the staple and the black louver system do not count as a portion of the cap. The applicant inquired if the base is eight percent of the area of the facade or eight percent of the height. Mrs. Jones stated that it is eight percent of the height. The applicant stated that Nichiha is fiber cement panels that will have a brick and stone look. Mr. Clark inquired if Nichiha is similar to hardy plank. The applicant state that Nichiha is similar to hardy plank. Mr. Clark inquired if Nichiha is more expensive or less expensive than hardy plank. The applicant stated that the material itself for hardy plank is more expensive but Nichiha comes with a rail mounted system so it is much more secure and the overall system for Nichiha makes it more expensive than hardy plank. Mr. Tubbs stated that planning commission has had many discussions about hardy plank in the past and they are not big fans of hardy plank. Mr. Clark stated that he is not happy with hardy plank or Nichiha. The applicant stated that the black metal that is surrounded by the red staple is a louver system and it is not corrugated metal. Mr. Chesar inquired if the applicant has any ability to put any other architectural designs in lieu of windows when using Nichiha material. The applicant stated that he was not sure if any other architectural designs could be used in lieu of windows when using Nichiha material. The applicant stated that the architect could look into that issue. Mr. Clark inquired about how many truck spaces there are at the Speedway. Mr. Chesar stated that there are no truck parking spaces at Speedway and this has created long term issues with trucks parking on a private drive behind Speedway. Mr. Tubbs inquired if there is RV parking for the proposed Thorntons gas station. The applicant stated that he did not add a RV island to the proposal. Mr. Clark inquired about the likelihood of a dozen RVs parking at the proposed gas station. The applicant stated that the likelihood of that happening is very low. Mr. Tubbs stated that he is worried about semi-trucks trying to use the entrance to the gas station from State Route 63 and he is worried about the semi-trucks trying to turn left onto State Route 63 from that entrance. The applicant stated that they do not want cars turning left onto State Route 63 from the entrance on State Route 63 and the applicant is willing to put up traffic delineators to deter cars from doing this. Mr. Brock stated that the original submittal showed a fuel truck turning into gas station for the east bound lane of State Route 63. The applicant stated that the trucks would enter the gas station from the west entrance on Gateway Blvd. Mr. Brock stated that he would need to see the truck turning movements. Mr. Tubbs inquired if planning commission can approve the truck parking spaces in the rear of the gas station. Mr. Chesar stated that truck parking is prohibited and he doesn't see planning commission having the ability to waive the truck parking prohibition.

Mr. Clark moved to table Case No. 2021-1-1 Consideration of a site plan for Thornton's Gas Station; seconded by Mr. Kirkpatrick. Voice Vote. Motion Carried.

Case No. 2021-1-2. Consideration of a site plan for Windows LLC.

Mrs. Jones stated that Cincinnati Commercial Contracting has submitted for site plan review a new multitenant building to be located at the end of Edison Drive within the Park 63 industrial subdivision. The developer has one tenant occupying the western portion of the facility with 5,500 square feet of office, showroom, and training space, and 14,300 square feet of warehouse space. The remaining 9,900 square foot space will be for a second tenant, which is not known at this time. There have been ongoing

discussions regarding the requirement of this subdivision for a public road connecting out to State Route 63 (formerly known as Orton Drive). This was previously required by Planning Commission to be a part of the next development. The applicant has shown an additional 35 shadow parking stalls in order to accommodate future parking needs and for a future tenant on the east side of the building. Staff would note that at the time another tenant is identified and/or if additional parking is necessary for the current tenant, parking needs for that user will be evaluated and any required parking stalls must be constructed at that time. No ROW sidewalk shown as required. The applicant has verbally requested a wavier due to the lack of sidewalks in the subdivision and the relatively small lot frontage. No sidewalk connection to the building shown as required. The applicant has requested verbally a wavier due to the lack of sidewalks in the subdivision and the relatively small lot frontage. One canopy tree for every 5 parking stalls is required to be planted around the perimeter of the parking area. Based on 33 parking stalls, 7 canopy trees are to be distributed around perimeter of parking area. The applicant has proposed 4. A minimum 20% of the required front yard area must be landscaped, with a minimum 6 foot wide landscaped area adjacent to ROW. While the overall percentage appears to be met, there is not the minimum 6-foot landscape bed directly adjacent to the ROW along Edison Drive. As a reminder to the applicant, all rooftop and ground-mounted equipment must be screened from view. Please confirm height of dumpster structures to ensure 5' evergreens proposed will provide full screening as required. It has been past experience that dumpster screening is typically 8 foot tall with the requirement that screening is at least one foot taller than the unit itself. Per previous discussion of retaining existing buffer as much as possible to help with screening of dock and service doors, Staff will need to see which existing buffer areas are proposed to remain on the development site. If adequate natural vegetation is not provided, then constructed screening will be required. A "defined entrance area" with a recess or extension that is framed by a sheltering element encompassing 15% of the wall area of the front facing elevation (Edison Drive) is required for each entrance areas (east and west ends). The applicant has shown 18% of wall area dedicated to this design element, but across both entrance areas as opposed to 15% on each entrance area. Staff requests discussion with Planning Commission regarding this requirement. Any wall facing a public street is required the following mix of materials: Min 25% masonry [clay brick, natural stone, manufactured stone with natural appearance (not CMU)] Min 15% accent material [EIFS, glass (windows), tile], and Max 60% secondary materials (concrete, stucco, CMU, metal). The south side would be required this mix of materials. The CMU proposed as the masonry material does not qualify. Staff requests discussion with Planning Commission regarding this requirement. All other exterior walls visible from a public right-of-way shall consist of 25% primary masonry, with the remaining 75% permitted to be a secondary material. The east side of the building is visible from Edison and would be required this mix of building materials. As previously described, the CMU proposed as the 25% masonry material does not qualify. Staff requests discussion with Planning Commission regarding this requirement. Code outlines minimum and maximum lighting standards in order to create both safe, well lit sites as well as to avoid light pollution, particularly when adjacent to residential uses. The south and east ends of the site at the access drive off Edison Drive is under lit. Please revise to show a minimum 0.3 foot candle in all access drive and parking areas.

The Fire Department commented to mark the FDC on plans. Preferred site would be near the end of the driveway near the PIT. As typical, Fire has the right to comment during plans review. The Police

Department has no comment, at this time. The Public Works Department commented that revised plans are still under review and subject to additional requirements. SWPPP submitted for approval as it appears to be a disturbed area of over 1 acre. Specs and details for the concrete apron, trench bedding and backfill etc. Plans show an outlet to Coldwater Creek, assumed that would be tentative to a 404 US Army Corp Permit being approved.

Staff recommends approval of the site plan application with the following conditions: discussion regarding construction of the public road previously required by Planning Commission, discussion of the architectural requirements of the building, a GIS compatible file be submitted with the final set of plans, compliance with all landscaping and screening requirements and all other staff comments be addressed, including any future review by Engineering staff.

Mr. Tubbs inquired if the architectural requirements pertain to the new code regulations or the old code regulations. Mr. Chesar stated that the last major updates to the code that affected industrial properties was in 2018. Mr. Kirkpatrick stated in his experience he has used split block on metal buildings to give them an architectural feature to make the building look better. Mr. Clark inquired about how the access road to State Route 63 would work. Mr. Brock stated that he would like the road to go to the south of Edison Drive and then go west into Clark Blvd which would then give access to State Route 63. Mr. Clark and Mr. Tubbs liked the idea of joining the access road with Clark Blvd. Mr. Chesar stated the recently approved site plan for Penske would further validate the decision for the access road connecting to Clark Blvd for future connectivity. Mrs. Jones stated that the applicant asked for clarification on the twenty percent requirement of the landscaping on the right of way. The applicant stated that they would like to shift the landscaping a little farther back from the right of way. Mr. Clark stated that he has no issue with staff and the applicant working out the landscaping issues. Mr. Tubbs was in agreement with Mr. Clark. Mrs. Jones stating that the lighting that the applicant was proposing was not in compliance with current zoning code regulations. Mr. Clark stated that he would like the applicant to be in compliance with the lighting zoning code regulations. Mrs. Jones stated that the applicant would like to use CMU in lieu of using brick or stone. Mr. Tubbs inquired if they have brick and stone on other steel buildings. Mrs. Jones stated that Penske was approved with a brick and stone on steel building composition. Mr. Brock stated that the City building is constructed with split face block.

Mr. Clark moved to approve Case No. 2021-1-2 consideration of a site plan for Windows LLC with the following conditions: meeting the minimum lighting requirement at the entrance way, connecting an access road from Edison Drive into Clark Blvd to get connectivity to State Route 63, discussion of the architectural requirements of the building with eifs instead of metal paneling, a GIS compatible file be submitted with the final set of plans, with all landscaping and screening requirements and all other staff comments be addressed, including any future review by Engineering staff; seconded by Mr. Jackson. Voice Vote. Motion Carried.

Adjournment

Mr. Kirkpatrick moved to adjourn the meeting; seconded by Mr. Clark. Voice vote. Motion carried. The planning commission meeting adjourned at 8:32 p.m.

Respectfully submitted by:

Nick Baxter

Community Service Specialist



CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Planning Commission
FROM: Kevin Chesar
Director of Development

DATE: April 20, 2021
RE: Information Packet for April 20, 2021 Planning Commission Meeting at 6:00 p.m.

I. Case No. 2021-1-1 (TABLED)—Consideration of a Site Plan for Thornton's

April 16th Case Status Update. Please note that previously updated staff comments from the March 16th meeting are listed in yellow and are still relevant regarding the continued tabling of the case. Additionally, updates since the March 16th meeting, specifically regarding rooftop signage and the architectural comments are highlighted in blue). The applicant requested to continue the tabling and waive the 60 day hearing/decision requirement on March 15th, 2021:

Kevin,

I respectfully request that our application remain open & tabled on the Planning Commission agenda as we are moving forward in good faith to respond to the City Engineer's comments relating to the TIS & my consultants have addressed most of the Staff comments from the Staff report issued in January. I request the City waive the time requirement in light of the fact that we are prepared to meet whenever our schedules will allow.

Best regards,

Todd Smutz
Senior Development Project Manager
Direct: 502-572-1294 | Cell: 502-693-5874
todd.smutz@mythorntons.com



While Planning Commission subsequently did not meet in March due to a lack of a quorum, the continuance of the tabling was realized based on the request.

The property owner also requested in a 3/15/2021 email to table the case as staff requested concurrence from both the applicant and property owner to ensure all parties were aware of the case status. The property subsequently requested that the case be open no later than the April 20th Meeting to be heard:

Good afternoon, Kevin –

Kevin,

I agree with Todd Smutz and, on behalf of Corridor 75 Park, Ltd., we will concur that the application submitted by Thornton, LLC opened and tabled after much discussion in the January Planning Commission meeting be continued as tabled and remain open until no later than the April 20th planning commission date in order to be heard. I do know that all the parties are working to achieve a development plan that meets the needs of those concerned and we are looking forward to working you and staff to make this proposed development come to fruition. We also agree to waive the 60-day time requirement in order to be heard as stated by Thornton, LLC.

I can understand the difficulties in trying to set up a special meeting time as you have outlined and do appreciate your offer to get the meeting or meetings underway as soon as possible. To help this along, please let me know what you might need from Corridor 75 Park.

Thanks!

Lenny
Lenny Robinson
President & Broker



Staff follow up via email with the property owner and the applicant to confirm receipt of the tabling request while reiterating the various site plan issues and the need for updated site plans as well as responses regarding the concurrence to meet or request to vary specific code requirements as listed in the report (For instance, the applicant we would need confirmation if the gas canopy is intended to be moved to meet code requirements or that a variance would be requested. If such is the case, a variance for the setback reduction would need to be sought at the Board of Zoning Appeals prior to any decision permissible by Planning Commission as Planning Commission does not have the authority to do so).

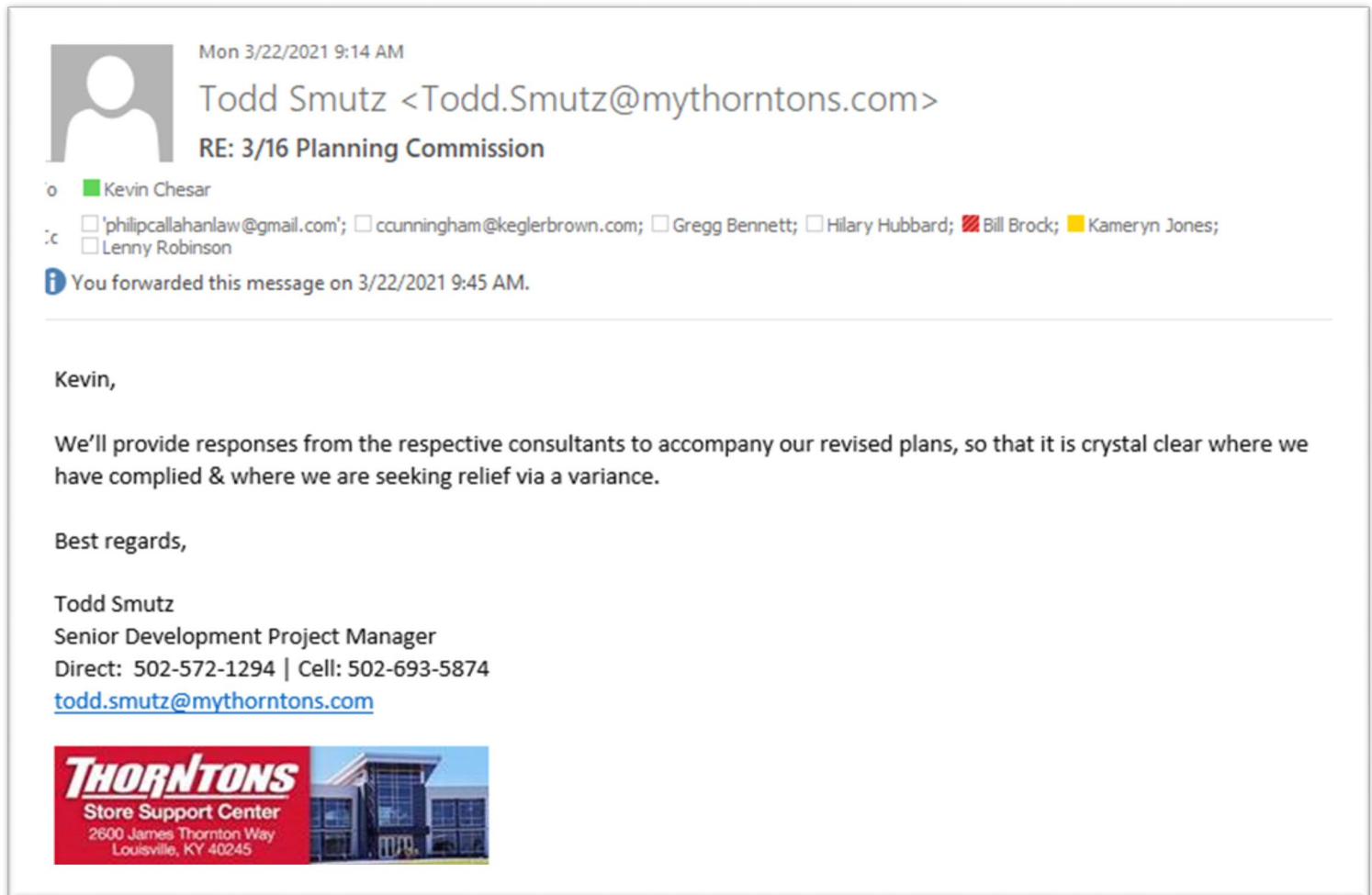
The property owner's representative (Lenny Robinson) also indicated in a March 18th, 2021 email that they are set to meet to discuss the site and access related issues:

Kevin –

received confirmation from Todd earlier today that Thornton, LLC and their architects and engineers are all set to meet with Monroe. We still have not heard from Bill on setting up a meeting with him but, I know you were hopeful to make this one meeting to cover all the bases. Will you be able to check with him and provide some dates, hopefully next week if we can.

Thanks.

Thornton's, as the applicant, indicated in a March 22nd email that "We'll provide responses from the respective consultants to accompany our revised plans, so that it is crystal clear where we have complied & where we are seeking relief via a variance":



To date, we have not received any updated responses or revised plans as indicated by the applicant and as we have previously indicated would be necessary as a precursor for staff to have a productive work session to address the various site issues as well as to lay out the proper approval steps (i.e. Planning Commission versus possible Board of Zoning Appeals variance request).

Section 1203.06(D)(4) Procedure to Review Site Plans specifies the Planning Commission Review and Decision requirements regarding tabling as well as a final determination. While the owner has asked for the case to be "heard" no later than April 20th, 2021, it is staff view that the case could remain open/tabled until May 18th, 2021 by virtue of the continuance of a tabling from January in March (60 days) and the presumed continuance via 1203.06(D)(4)(c) below would require some form of action by the May meeting.

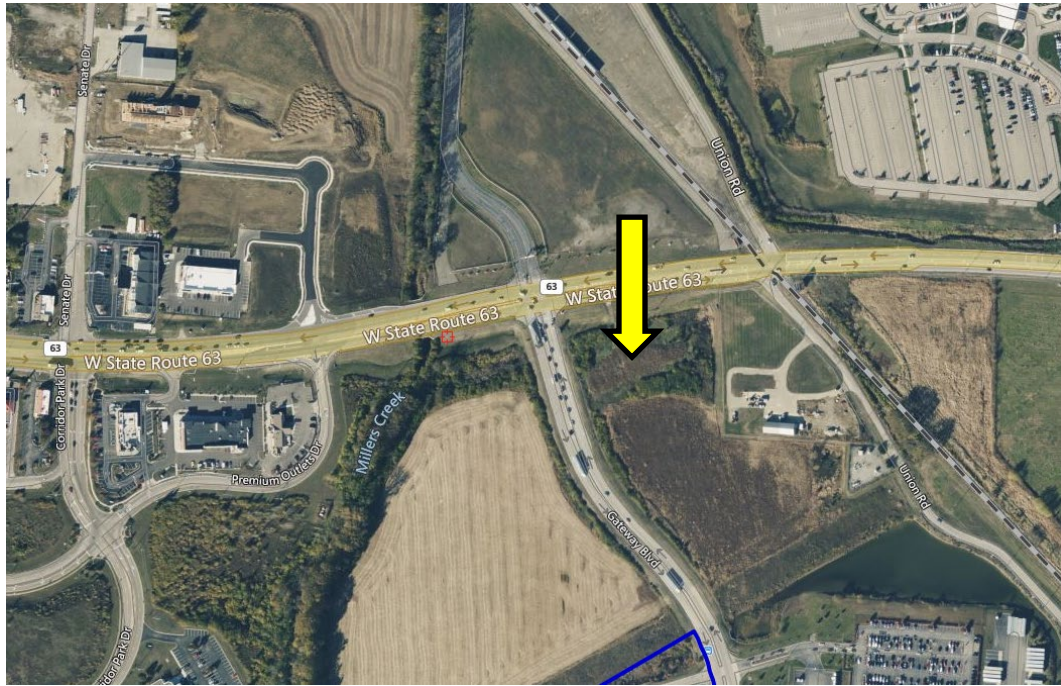
As stated, Staff has not had any updates from the applicant or owner since the request for further information and we do anticipate that as a result of this report update, they will express their desire to either continue the case until May and provide responses/updated plans as indicated or request a removal from the table and decision by Planning Commission at the April 20th, 2021 Meeting.

4) Step 4 – Planning Commission Review and Decision

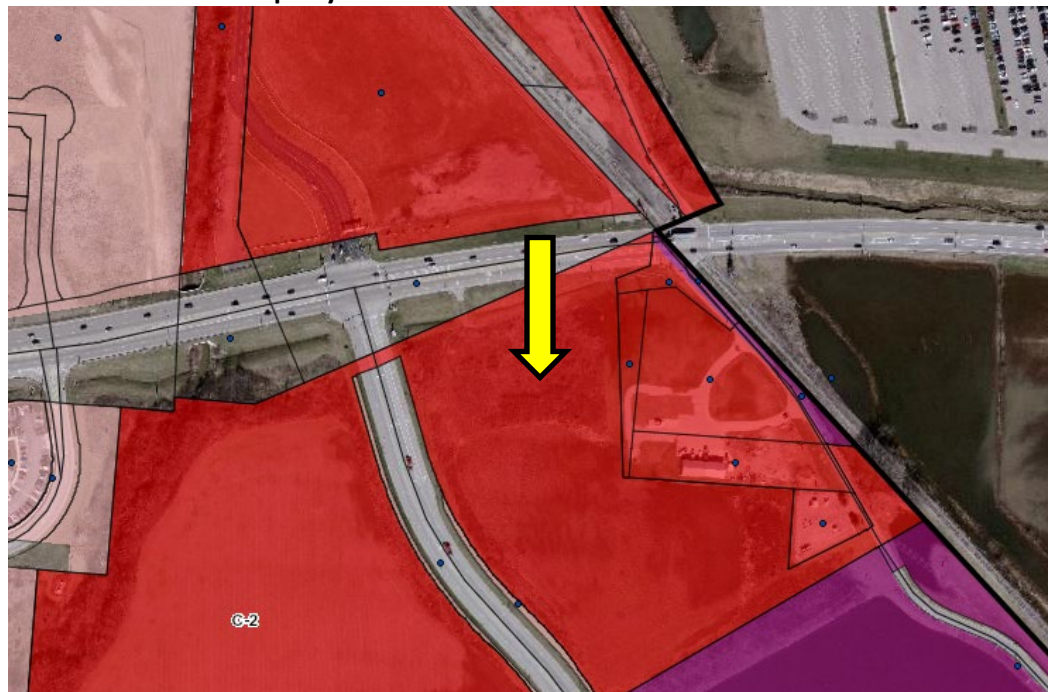
- a)** The Planning Commission shall review the site plan at a regular meeting. No special public notice shall be required for Planning Commission review or action on the site plan except for the general notice required for Planning Commission's meeting as required by state law.
- b)** The Planning Commission shall either approve, approve with conditions, deny, or table the review of the application and site plan within 60 days of the determination of receipt of a complete site plan application by the Code Enforcement Officer.
- c)** Within the 60 day time period, the Planning Commission, by a majority vote of the members present at the meeting, may extend the period of review for not more than 60 additional days.
- d)** If the site plan is denied, the Planning Commission shall make a finding, in writing, justifying the denial of the plan and provide a copy of the findings to the applicant.
- e)** The Planning Commission may attach conditions to the approval of a site plan as may be reasonably required to promote the public health, safety, and welfare.
- f)** Approval of the site plan shall be indicated by a letter from the Code Enforcement Officer. The approved plan will be stamped "Approved" and dated.

A. Background

- Gregg Bennett, on behalf of Thornton's LLC, has submitted a site plan application for a gas station and convenience store to be located at the southeast corner of State Route 63 and Gateway Boulevard.
- The applicant is proposing a 5,500 square foot building with convenience store, 10 auto fuel pumps, 4 semi fuel pumps, and CAT scale.
- The site is approximately 6.22 acres currently zoned C-2 General Commercial.
- The applicant anticipates a June construction start date and June 2022 completion date.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Eastbound on State Route 63



Westbound on State Route 63



Northbound on Gateway Boulevard



Facing South at Traders World Entrance at State Route 63

B. Staff Comments *(While all the following comments are still relevant, specific updates since 1/19/21 meeting highlighted in yellow. Updates since the March 16th meeting, specifically regarding rooftop signage and the architectural comments are highlighted in blue)*

- **SIGNAGE:**

- In regards to the sign package proposed, the site plan application requirements does state to detail all sign locations, sizes, etc. in order to ensure compliance with relevant location, landscaping, and safety issues. The presumption is that all regulatory issues are followed and any requests in the application to vary or alter requirements is not within the authority of Planning Commission to approve. Rather, the Board of Zoning Appeal would hear any variance requests. Further, any commercial signage located within the right-of-way is not permissible (1214.05).
- While not reviewed during the Planning Commission process, a portion of the sign package proposal is prohibited per code:
 - The 30-foot pole sign shown on the overall site plan is not permitted in the C-2 zoning district and must be removed from all plans as to not indicate/cause confusion with approval authority or process (1214.10 Table 1214-1).
 - Further, the sign is located in the right-of-way, which is prohibited (1214.05).
 - The sign proposed on the roof of the fuel canopy is a prohibited sign type (1214.06).
- During the administrative review for this sign package, other items such as traffic safety visibility triangle, setbacks, and overall maximum allotments of signage will be evaluated.
- Until the use/site plan approval is achieved, a sign variance process with the Board of Zoning Appeals cannot occur.

Based on the abovementioned code requirements, the site plan needs to be updated to remove or appropriately reflect area, sign type, and locations for all signs.

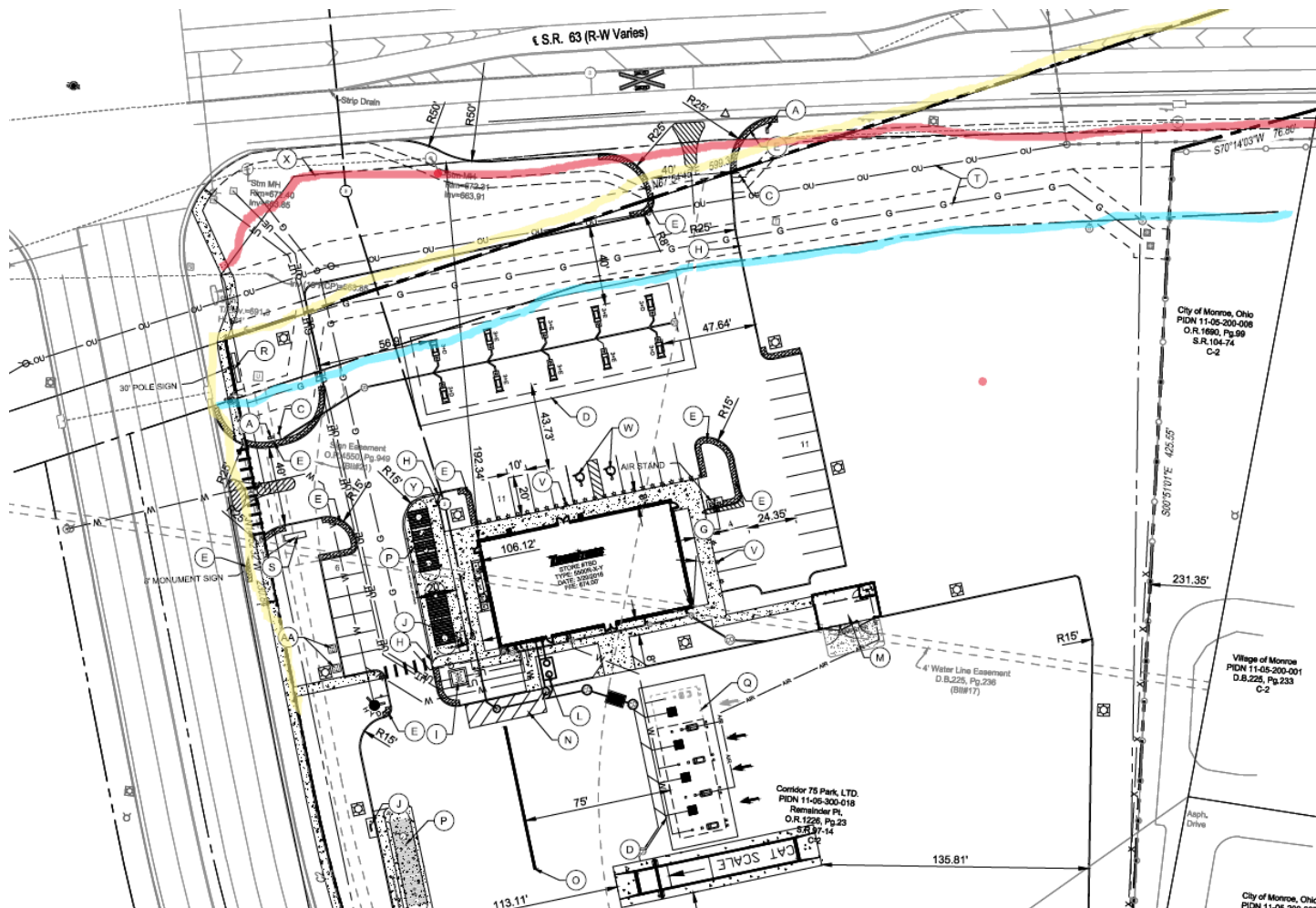
- **USE STANDARDS:**

Retail Fuel Sales is a use permitted with standards in the C-2 General Commercial zoning district. These standards, which are the same as Automotive Service Stations and Parts Sales, are outlined in 1204.04(D) (15) of the Planning and Zoning Code. See below as it relates to semi-trailer truck parking:

(4) Automotive Service Station and Parts Sales

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- 
- a) Canopies shall be gabled, set back a minimum of 15 feet from street rights-of-way, and shall not exceed a clearance height of 14 feet.
 - b) Lubrication, washing, incidental servicing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building except as otherwise provided herein.
 - c) Employee vehicles and vehicles awaiting servicing or return to customers following servicing shall be parked in areas indicated for such parking on the approved site plan. Such vehicular use areas shall be set back a minimum of 50 feet from any right-of-way.
 - d) The sale of motor vehicles on premises used for automotive service stations shall be prohibited.
 - e) The storage of non-operational vehicles for longer than a 24-hour period shall only be permitted for automotive body and major repair businesses. Such storage shall be permitted if stored in the rear yard and screened by a solid wall or fence with a minimum height of five feet. No such vehicle shall be stored on-site for more than two weeks.
 - f) All other outdoor storage shall be subject to the standards of [Section 1205.01\(G\)\(15\): Outdoor Bulk Storage](#).
 - g) No semi-trailer truck parking stalls are permitted other than temporary stacking for refueling

- Per revised civil plans submitted by the applicant, semi parking stalls are now shown as “future truck parking”. These stalls and labeling must be eliminated from the site plan as part of the use requirements as it is not permitted. Any reference to “future stalls” can cause confusion with the plan and could be construed as approved via site plan approval **(1204.04(D) (15) and (1204.04(D)(4))**.
- Upon further review of the right-of-way line that is not clearly identified in context of the property line location, regulations states that the vehicular use areas shall not encroach upon any buffer required **(1211.03(C))**.
- The issue is further complicated by the location of the vehicular use area within the right of way and will need to be set back to the minimum 6 feet wide area from the right of way intended for required landscaping. It should be noted that the applicant has indicated a new proposed right of way line but, staff is not aware of any right of way changes and the project must be evaluated on current known conditions **(1211.03(C))**.
- The fuel canopy is required to be 15 feet from closest point of right-of-way. While not clearly identified on the site plan, further review has shown the canopy is located partially within the right-of-way as identified generally by the blue highlight on site plan image on the next page (yellow indicates proposed property line and red indicates a proposed right of way line). This requirement is not met and will need to be corrected, which may require other site plan adjustments **(1204.04(D) (15) and (1204.04(D)(4))**.



Based on the abovementioned code requirements, Staff recommends denial of the site plan.

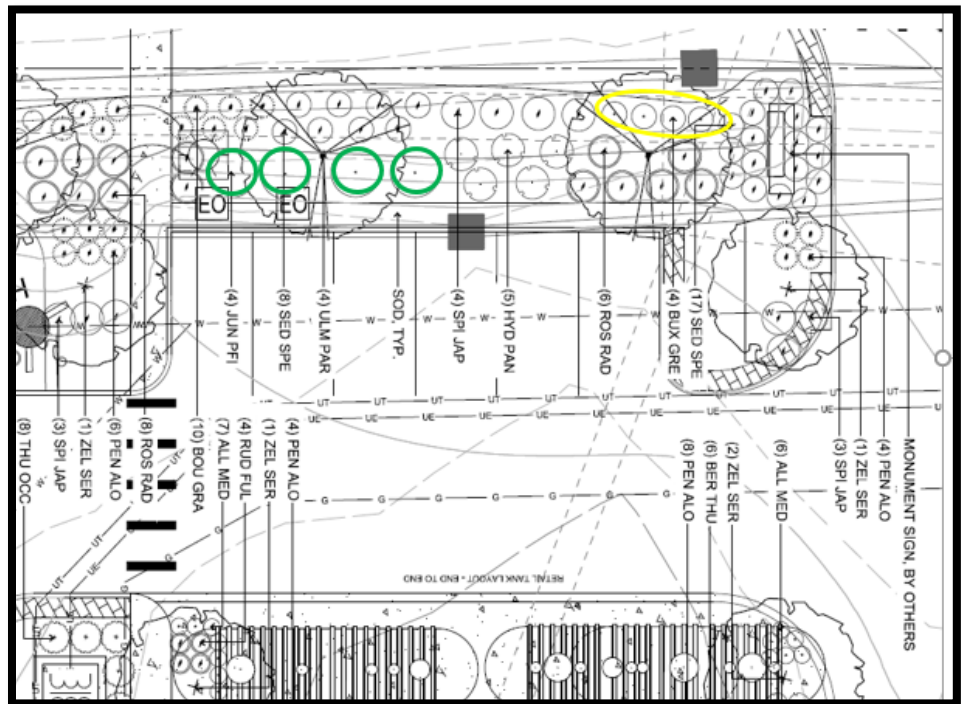
• **SIDEWALKS:**

- Right-of-way sidewalks (5-foot minimum width) are required along on Gateway Boulevard and State Route 63. Though Planning Commission has previously waived this requirement for walks along State Route 63, and while the applicant now shows where a sidewalk could be located for future purposes, it needs to be officially engineered based on the next comment **(1208.07)**.
- As was previously indicated, Planning Commission has periodically delayed the required installation of the sidewalk along the State Route 63 frontage. After further review and research, Staff is recommending installation of the walk concurrently with site development as this property represents the eastern border of the City and a logical starting point for an east-west pedestrian/trail connection which is further bolstered by the Lebanon-Turtlecreek Trail Initiative for connections in this area. **(1208.07)**.

Based on the abovementioned code requirements, Staff recommends denial of the site plan.

- **LANDSCAPING:**

- Staff is not opposed to the landscaping proposed in the right-of-way on the northwest corner of the site, but the applicant will need to work with the City and ODOT to confirm there will be no issues with utilizing right-of-way for this purpose. Should landscaping in this area not be permitted or infeasible, the required landscaping must be moved elsewhere on site **(1212.04(F))**.
- A solid screen of shrubs at a minimum 36" installation height is required on the west side parking row **(1212.07(B))**.
 - While it appears the sea green juniper meets the minimum height and species for this requirement, there are only four of these species shown (highlighted in green) which would not create the full screen required along the entire parking row.
 - The other plantings do not meet this height requirement, do not meet the evergreen requirement, or do not meet either requirement (See in yellow the boxwood that meets the species requirement but not the height requirement).
 - While Staff appreciates and encourages a diversity of plantings, please revise to show 36" evergreen species to provide appropriate coverage across the entire parking row.



- The screen of shrubs proposed on the east side parking row shows the appropriate size and species, however, the number of shrubs appears to be insufficient for full screening coverage unless the width of each plant is approximately 5 feet wide. If solid screening is not achieved with the number of shrubs currently shown, additionally plantings will be required at time of zoning compliance inspection.
- A parking island with associated landscaping is required on the north end of the western parking row. Please revise **(1212.07(B))**.

Based on the abovementioned code requirements, Staff recommends denial of the site plan.

- **STREET TREES:**

- Street trees are required every 40' on center along all streets **(1212.06(E))**.
- It appears canopy trees are proposed 40' on center behind the sidewalk on private property along Gateway Boulevard but in the right-of-way along State Route 63. Street trees are typically located in the right-of-way tree lawn area. However existing street trees further south along Gateway Boulevard are behind the right-of-way. For consistency, it may make sense to permit the Gateway Boulevard street trees location as proposed.

Based on the abovementioned code requirements, Staff recommends approval of the proposed locations.

- **SCREENING:**

- As a reminder, full screening of service structures is required. This would include any rooftop or ground mounted equipment proposed now or determined necessary during the construction of the development.
 - It appears the southern side of the transformer is left open/unscreened **(1212.09(A))**.
- Front yard landscaping requires 20% of the required front yard area (20% of 50 feet being 10 feet) be landscaped areas with a minimum 6 feet against the right-of-way along the edge of the property.
 - While the applicant has shown the 20% total area is met, Staff requests the applicant show the minimum 6 foot landscaped area along both Gateway Boulevard and State Route 63 **(1212.08(A))**.

Based on the abovementioned code requirements, Staff recommends denial of the site plan.

- **ARCHITECTURAL:**

Revised architectural plans have been submitted, updated comments are highlighted in blue.

Retail Fuel Sales is a use permitted with standards in the C-2 General Commercial zoning district. These standards, which are the same as Automotive Service Stations and Parts Sales, are outlined in **1204.04(D) (15)** of the Planning and Zoning Code. See below as it relates to canopy design:

(4) Automotive Service Station and Parts Sales

- a) Canopies shall be gabled, set back a minimum of 15 feet from street rights-of-way, and shall not exceed a clearance height of 14 feet.
- b) Lubrication, washing, incidental servicing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building except as otherwise provided herein.
- c) Employee vehicles and vehicles awaiting servicing or return to customers following servicing shall be parked in areas indicated for such parking on the approved site plan. Such vehicular use areas shall be set back a minimum of 50 feet from any right-of-way.
- d) The sale of motor vehicles on premises used for automotive service stations shall be prohibited.
- e) The storage of non-operational vehicles for longer than a 24-hour period shall only be permitted for automotive body and major repair businesses. Such storage shall be permitted if stored in the rear yard and screened by a solid wall or fence with a minimum height of five feet. No such vehicle shall be stored on-site for more than two weeks.
- f) All other outdoor storage shall be subject to the standards of [Section 1205.01\(G\)\(15\): Outdoor Bulk Storage](#).
- g) No semi-trailer truck parking stalls are permitted other than temporary stacking for refueling

- The auto refuel canopy, proposed at 14'6" clearance height, exceeds the maximum 14-foot clearance height. Please revise **(1204.04(D) (15))**.
- The truck refuel canopy, proposed at 17'6" clearance height, exceeds the maximum 14-foot clearance height. Please revise **(1204.04(D) (15))**.
- Both the auto and truck refuel canopies are flat roof as opposed to gabled as required. Please revise **(1204.04(D) (15) and (1204.04(D) (4))**.
- In order to maintain consistency across plans, Staff requests revision of the elevation drawings on the truck refuel canopy as it shows 5 fuel pump stations where there are only presently 4 proposed.
- 25% of wall area visible from a right-of-way/public road must contain windows. As the site has visibility from multiple points on Gateway Blvd and State Route 63, this window requirement applies to the south, east, and west sides in addition to the north side. The south side of the building does not meet this code requirement with almost no glass/window area proposed. Please revise **(1210.05(D)(5))**.
 - The applicant has updated architectural elevations to show 20% window area on the south side, a change from the last submittal but still noncompliant. Please revise.
- All walls visible from a public street that are at least 60 feet wide must incorporate offsets of at least 2 feet deep and 20 feet wide at a minimum of every 40 feet. This requirement applies to both the north and south sides of the building **(1210.05(D)(4))**. Please revise to meet this code requirement or provide one of the following alternatives:
 - Façade material changes of the same dimensional standard as the offset requirement. **(1210.05(D)(4))**.
 - Pilasters having a minimum 1-foot depth and width, and minimum 80% height of the building height. **(1210.05(D)(4))**.
 - The applicant has updated architectural elevations to appear to comply with this section.
- Base-body-cap percentages need to be indicated to show minimum 8% base and 8% cap across the entire building. While it appears the 8% base requirement is met on the majority of the building, it is not met on the north elevation and will require revision. Further, the cap proposed may not meet the 8% minimum required. Please provide accurate percentages

that account for the black metal coping, which is the overall cap area and does not include the red and black metal entrance feature as it does span across all or a majority of the building, to ensure these requirements are met **(1210.05(D)(1))**.

- The applicant has updated architectural elevations that appear to comply with this section. However, as the above comment stated previously, it appears the base-body-cap percentages incorrectly account for the black and red metal entrance features when only the architectural metal cap, which is the overall cap area spanning the majority of the building, should be accounted for as the 8% cap.
- Further evaluation of the proposed metal on the structure as architectural requirements states: *(3) Exposed metal panels (such as corrugated metal) shall be prohibited in the C-1, C-2, C-3, and C-4 districts. This subsection shall not be construed to prohibit metal roofs, flashing, aluminum storefront associated with windows, or high-quality metal siding such as copper, bronze, or other decorative metal, which may be used on a case-by-case basis.* Please provide more detail, example images, etc. on this metal material **(1210.05(D)(3))**.

Based on the abovementioned code requirements, Staff recommends denial of the site plan.

C. Department Comments

- **Fire Department:** Fire has the right to comment during plans review.
- **Police Department:** We are concerned about the exit onto 63. The right turn only going west bound may need some flexible delineator posts on the double yellow on 63 so people don't try to turn east bound.
- **Engineering/Public Works Department:**
 - The truck entrance on Eastbound SR63 does not meet the minimum guidelines for a WB-67 type truck to correctly / safely turn into the SR 63 entrance as currently designed. It shows a right turn crossing over thru (not using the right drop lane) which could create conflicts with standard vehicular traffic using the right drop lane, potentially creating traffic safety issues or malfunctions which "could" potentially block eastbound thru traffic.
 - The northern exit onto Gateway shows the potential on a WB-67 type truck potentially blocking northbound lanes of traffic if turning west toward the interstate. It also does not reflect a WB-67 type truck being able to maneuver a northbound thru or a northbound right turn.
 - The southern entrance / exit does not designate this as being a "shared" access point with the remaining adjacent lot to the south.
 - This entrance does not permit a storage area for SB traffic, it also shows a truck turn issue with existing truck paths (turn radii) crossing the center lane markings creating potential traffic safety issues
 - The spacing between access driveways does not meet our code.
 - The intersection of Gateway and SR63 will require the developer to comply with Federal ADA guidelines and make the entire intersection now ADA compliant due to the extension of the walk being required. This may entail additional pedestrian crossing signals, pedestrian buttons, wiring, timing adjustments, signage, curb removals etc... (As this is an ODOT highway/roadway, they may determine necessity of not only an E-W crossing on the south side but also for an additional northbound crossing to be included).

- Show existing utilities in Gateway right of way.
- Potential issues with underground storage / tanks in close proximity with property lines with steep grades.
- All details and specifications will need to meet ODOT 2019 (latest revision) and City of Monroe.

▪ **TRAFFIC IMPACT STUDY**

- Per 1211.05 Gateway Blvd is a major arterial and requires median opening spacing of 650 feet.
 - For Gateway, this measurement would begin at the end of the current north bound left turn lanes. Site plan location is approximately 300 feet.
- Analysis of Developers TIS under the guidelines of 1211.04 does not warrant Full Access Location as proposed. The Analysis:
 - Did not include all future traffic in Analysis, and;
 - Does not disprove that the City's evaluation that warrants the location of a full access point at least 850' south of SR63
 - Does not account for the proposed full access point which requires a median cut which is proposed within current north bound left turn lanes.
- 1211.05 requires first access point along major arterial to be 350 feet from intersection.
 - First proposed access point on Gateway is approximately 100 feet from the SR63 intersection.
 - Proposed right in right out access on SR63 does not meet the 1211.05 requirement of 350 feet from the Gateway intersection.
 - i. It is also recommended that a tangent section be constructed east of Gateway Boulevard radius return for at least 50 feet prior to beginning the diverging taper for the right turn lane, therefore the right in right out access would be located with the code requirement of 350 feet from Gateway Boulevard. First proposed access point on SR 63 does not meet this requirement.
- 1211.05 requires spacing between access points on a major arterial (Gateway) to be 350.
 - Proposed spacing between access points on Gateway is 285 feet.
- Analysis of Site TIS does not warrant approval of site driveways.
 - The 300 ft. southbound left-turn lane proposed in the study is not included on the Site Plan.
 - i. Per the applicants own study, the proposed access location should not reduce or impede the required northbound left turn lane storage at full build out.

Since the requirements of 1211 are not met, and based on the abovementioned code requirements, Staff recommends denial of the site plan.

D. Staff Recommendation

- As Planning Commission recalls, Case No. 2021-1-1 was tabled on January 19, 2021 after a recommendation for denial by Staff due to the number of significant zoning and engineering issues that remained unresolved at the time of the meeting.
- Per the Monroe Planning and Zoning Code 1203.06(D)(4), Planning Commission must take action on a site plan application within 60 days:

(4) Step 4 – Planning Commission Review and Decision

- a) The Planning Commission shall review the site plan at a regular meeting. No special public notice shall be required for Planning Commission review or action on the site plan except for the general notice required for Planning Commission's meeting as required by state law.
- b) The Planning Commission shall either approve, approve with conditions, deny, or table the review of the application and site plan within 60 days of the determination of receipt of a complete site plan application by the Code Enforcement Officer.
- c) Within the 60 day time period, the Planning Commission, by a majority vote of the members present at the meeting, may extend the period of review for not more than 60 additional days.
- d) If the site plan is denied, the Planning Commission shall make a finding, in writing, justifying the denial of the plan and provide a copy of the findings to the applicant.
- e) The Planning Commission may attach conditions to the approval of a site plan as may be reasonably required to promote the public health, safety, and welfare.
- f) Approval of the site plan shall be indicated by a letter from the Code Enforcement Officer. The approved plan will be stamped "Approved" and dated.

- Per this section, Planning Commission may choose to approve, approve with conditions, deny, or extend the period of review for an additional 60 days.
- As outlined in this report, over the last two months, there remains significant zoning and engineering noncompliance that has yet to be resolved and/or has not shown forward progress towards compliance. 1203.06(E) outlines the criteria Planning Commission utilizes to decide on site plan applications:

(E) SITE PLAN REVIEW CRITERIA

Recommendations and decisions on a site plan shall be based on consideration of the following criteria:

- (1) That the proposed development is consistent with all the requirements of this code;
- (2) That the proposed development is in compliance with the applicable zoning district;
- (3) That the proposed development meets all the requirements or conditions of any applicable development approvals (e.g. PUD or administrative waivers);
- (4) Whether the proposed improvements preserve the character and nature of the surrounding area, including the natural characteristics of the area;
- (5) Whether the proposed improvements are constructed of unsightly, improper, or unsuitable materials;
- (6) Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties; and
- (7) Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding area.

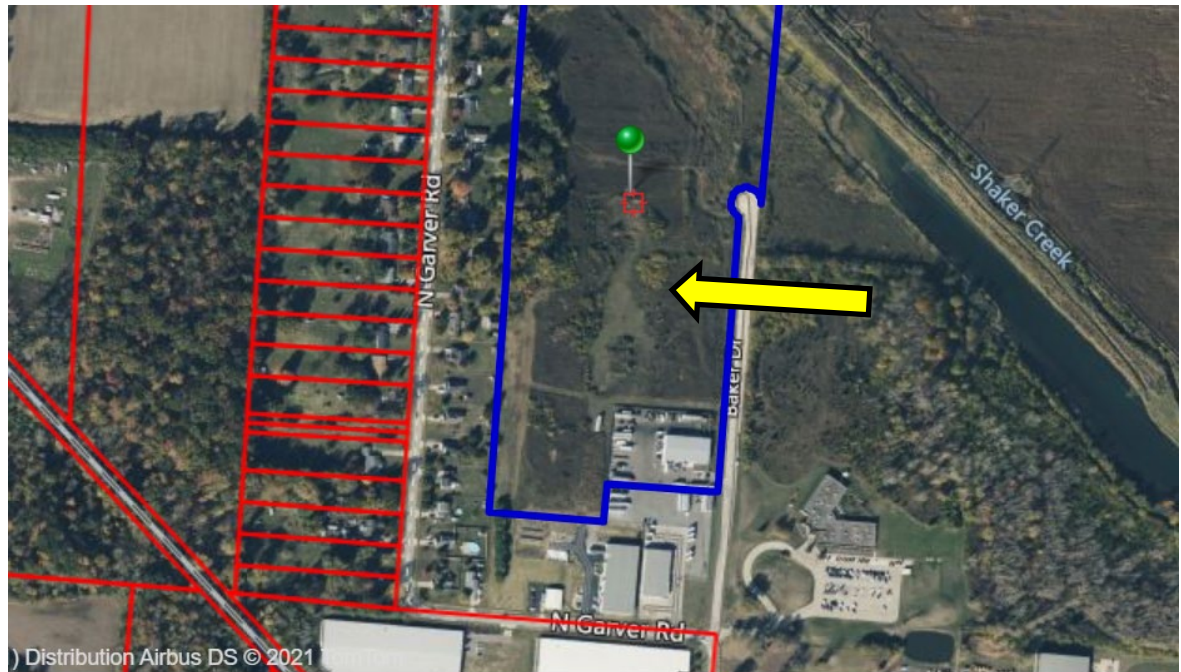
- Of the above listed criteria, 1203.06(E) (1) and 1203.06(E) (2) are most applicable to this case, as the submittal is inconsistent with a number of code requirements and is not in compliance with the zoning district.

Due to the continuing and significant outstanding issues, Staff recommends denial of the site plan application.

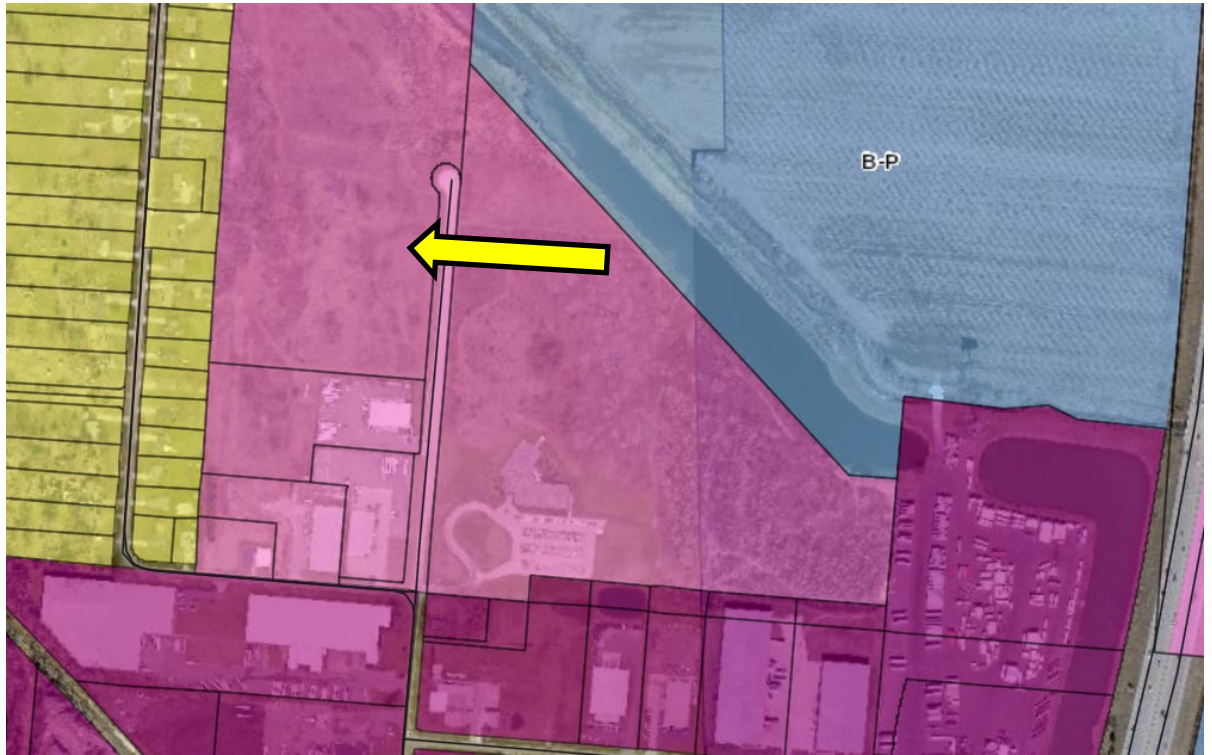
II. Case No. 2020-4-3—Consideration of a Site Plan for Marichron Cultivation

A. Background

- Brad Miller with Mosaic Construction has submitted a site plan for Marichron, a medical marijuana cultivation facility locating at 1021 Baker Drive in Monroe. This will be located directly adjacent to the current Marichron processing facility at 1011 Baker Drive, which is under construction currently.
- The applicant is proposing a 40,000 square foot facility on approximately 7 acres of undeveloped property.
- The property is zone L-1 Light Industrial.
- The applicant anticipates a late June construction start date and an April 2022 completion date, which would include interior finishes.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Northbound on Baker Drive



Southbound on Baker Drive



Facing West on Baker Drive

B. Staff Comments

- **PARKING:**

- 49 parking stalls required for this space. With the 10% waiver by right, the maximum parking permitted is 54 stalls. The site shows 157 total parking spaces, which far exceeds parking maximums.
- The applicant has indicated this facility anticipates 150 employees, so the parking would be to accommodate those employees plus visitors. Staff requests further information from the applicant to better understand this facility's operations as it relates to the number of employees anticipated over time, number of shifts, etc.

- **SIDEWALKS:**

- Sidewalks against any building wall with a customer entrance must be a minimum of 8 feet wide. In the past, Planning Commission has reduced this requirement to 5 feet for industrial uses with limited or no retail/customer component. The applicant has proposed 5-foot walks along the building.
- A 5-foot sidewalk connection from the ROW sidewalk to the building is required. The applicant requests waiver of this requirement as they have stated the facility has specific security requirements and does not anticipate pedestrian traffic.
- The site could still remain gated/fenced off for security purposes, but for the long-term use of this site, Planning Commission should consider future uses as well as any future transit service for employees to this area.

- **LANDSCAPING:**

- A minimum 20% of the required front yard area (minimum 6 foot depth adjacent to ROW) is required to be landscaped. While it appears the 20% minimum may be met, the landscaping is not directly adjacent to the right-of-way. The applicant request to keep the landscaping in the currently proposed location.

- **SCREENING:**

- As a reminder, all rooftop and ground-mounted equipment must be screened from view via parapets, fencing and/or landscaping. If equipment locations are determined in the future, screening will be required at that time.
- Staff requests confirmation the 6-foot fenced dumpster enclosure proposed at the rear of the site is a sufficient height to screen the dumpster.
- Service door on the south side will need to be appropriately screened from view from the right-of-way. As a suggestion, Staff recommends installing a number of evergreen trees strategically along the south side of the site to screen that view.

- **PHOTOMETRIC:**

- The site appears to be appropriately lit with the exception of the entrances off Baker Drive, where the minimum lighting should be 0.2 footcandles.

C. Department Comments

- **Fire Department:** Fire reserves the right to comment during plans review.
- **Police Department:** No comment.
- **Public Works/Engineering:** No comment.

D. Staff Recommendation

Staff recommends approval of the site plan with the following conditions:

- Discussion and decision regarding the applicant's request to waive the requirement for a sidewalk connection from the public walk to the building.
- Discussion and decision regarding the applicant's proposed 5-foot sidewalk along the building where 8-foot walks are required.
- The parking plan as it relates to exceeding maximum parking allowances be approved as submitted.
- The applicant will submit a revised landscape plan for Staff approval to screen service door on the south side of the site. Staff suggests incorporating a number of evergreen trees to better screen the view from the right-of-way.
- As a reminder, all minimum landscaping size and species requirements must be met.
- Applicant will submit a revised photometric plan for Staff approval to address the two entrance points on Baker Drive.
- GIS compatible file be submitted.
- All other Staff comments be met, including any future review by Engineering.



Application for Site Plan Review

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Site Plan Review Information

1. The site plan review procedure and applicability requirements are established in Section 1203.06 of the Monroe Planning and Zoning Code.
2. Prior to submitting this application, you are required to meet with staff from the Development Department for a pre-application conference. Please contact the department to schedule the conference.
3. The Monroe Planning Commission reviews all site plan review applications unless specifically exempted in Section 1203.06(B)(3).
4. Approval of a site plan does not constitute approval to begin construction. Applicants with approved site plans are required to submit all applicable zoning permit and building permit applications.
5. Unless an alternative timeline is approved by the Planning Commission, construction related to the approved site plan must begin within one year of the site plan approval or the approval shall be voided. See Section 1203.06(H) for additional information.

Basic Project and Site Information

Project Address: SEC of Gateway Blvd. and State Route 63

County: ☐ Butler ☒ Warren Total Lot Area: +/- 6.22 AC

County Tax Parcel ID: 11053000184

Project/Development Name: Thorntons - Monroe

Existing Zoning District: C-2

Project Type: ☒ New Building ☐ Expansion of Existing Structure
☐ Addition to Site (e.g., parking, landscaping, lighting, etc.)

Applicant Information

Applicant Name: Thorntons, LLC

Contact Person: Gregg Bennett

Contact Address: 1100 Envoy Circle

Contact Phone Number: 502-365-9950

Contact Fax Number: 805-618-0330

Contact E-Mail: gregg.bennett@kleingers.com

Property Owner Name: TBD

The applicant may attach a separate sheet of a paper 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: 11053000184

Additional Project Information

1) Please describe, in detail, any existing uses and/or buildings on the project site.

No current existing uses, vacant land

2) Please describe, in detail, the proposed uses and the proposed development. Provide a summary of the square footage related to each use and/or the total number of proposed dwelling units.

Thorntons proposes construction of a gross 5,500 S.F. travel center including auto and truck fueling canopies, parking, and dumpster enclosures. Future expansion could possibly include the addition of a quick service restaurant, along with a drive thru and additional parking. The proposed condition includes approximately 150,000 S.F. of paved surface with approximately 67,000 SF of open space.

3) What are the anticipated start and completion dates for the project?

Start Date: June 2021

Completion Date: June 2022

4) What is the estimated value (in dollars) of the proposed property improvements?

3,000,000

5) Check any relevant procedural reviews applicable to this project:

☐ Conditional Use ☐ Variance ☐ Administrative Waiver ☐ Alternative Equivalent Compliance

If you checked any of the above procedures, please provide specific details on what you are seeking to have approved through the applicable review procedure? Provide the application/case numbers for any related applications.

Project Address or Tax Parcel ID: 11053000184

Additional Project Information Continued

6) Does the project require any addition permits, licenses, or reviews by outside agencies (e.g., Butler or Warren County, ODNR, OEPA, etc.). ☒ Yes ☐ No If yes, please describe below.

ODOT - encroachment access
OEPA - Water quality requirements
TBD

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: Price Thompson

Signature:

Date: 10-21-2020

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 site plan review is for multiple properties, a signature from each property owner is required.

Print Name: TBD

Signature:

Date:

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

Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.

Digital Submittal Requirements

☒	All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.
☒	All site plan materials, in map format, shall be submitted in a format compatible with the city's Geographic Information Systems (i.e. shapfile, geodatabase, or dwg) and shall be projected into NAD 1983 Ohio State Plane South - FIPS 3402 coordinate system using US Survey foot units.

General Information

☒	Site Plan Review Application form
☐	Application fee
☐	Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, on full-sized copies unless on 11" x 17" or otherwise noted
☐	Any additional information determined to be necessary by the Development Department

Vicinity Map (Scale may be smaller than 1" = 100')

☒	Date, north arrow, scale, and a legend for all symbols
☒	Project location
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Existing Conditions Map

☒	All existing zoning district classifications on the site and adjacent to the site
☒	Parcel boundaries of the site and all parcels adjacent to the site
☒	Names of all subdivisions and land owners owning lots adjacent to the site
☒	Existing streets within 200' of site with names and centerlines
☐	Existing watercourses and bodies of water including any applicable flood hazard areas
☐	Planned road network (including street names if available) within 500' of site (if different from existing streets)
☒	Existing land uses on the site and adjacent parcels (including across any streets)
☒	Railroad infrastructure and rights-of-way
☒	All existing easements (including drainage) with dimensions and designation as to type
☒	Location of existing curb cuts, private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities

Site Layout Plan

☒	Lot numbers and sizes
☒	Square footage (gross) of existing buildings to remain and proposed buildings
☒	Required front, side, and rear yard width/setbacks
☒	All existing and proposed easements, including dimensions and type (e.g., drainage, access, public utility, etc.)
☒	Location, width, and classification of all existing and proposed streets in the development
☒	Location of any outdoor storage area(s) that require screening
☒	Locations of all proposed external street connections (including street stubs)
☒	Location, width, and materials of all sidewalks, trails, and paths (including connections to the public sidewalk system and adjacent developments)

Submittal Requirement Checklist

Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.

Parking Plan and Traffic Control Plan

☒	Traffic impact study, if required
☒	Notation of total number of parking spaces, loading spaces, and stacking spaces required by ordinance
☒	Total number, dimensions, and location of parking spaces proposed off-street, on-street, and within parking structures, including information on handicapped parking spaces
☒	Total number of parking spaces to be provided through approval of shadow parking, off-site parking, or shared parking alternatives
☒	Number, location, and size of loading spaces provided
☐	Number and location of stacking spaces provided
☒	Location, arrangement, and dimensions of vehicular entrances, exits and parking lot aisles
☒	Location of pedestrian walkways and crossings
☒	Number and location of pervious parking spaces, if provided
☐	Proposed traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices)
☒	Signing and striping plan
☒	Fire lanes and areas of parking prohibition
☐	Location of all sight triangles

Stormwater Management Sheet and Drainage Plan

☒	Drainage basin(s) where the site is located and drainage patterns
☒	Existing and proposed locations, types, and sizes of drainage structures and calculations demonstrating how post-development runoff will not exceed pre-development runoff
☒	Erosion and siltation control measures and devices with narrative, including location of outfall for stormwater to proper catch basin (indicated sizes and slopes of existing pipes)
☒	Drainage computations from proposed development to proper pickup point
☒	All proposed elevations and slopes for grading
☒	Description of maintenance procedures for stormwater management devices

Utilities Plan (May be included on Site Layout Plan)

☒	Existing and proposed locations, types, and sizes of all water, sanitary sewer, storm sewer, gas, telephone, power and other utility lines and meters, easements and any other utilities affected by the site (includes above ground utilities and grades and computations where appropriate)
☒	Notation that all new utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground
☒	Locations where existing overhead utilities will be relocated underground (if applicable)
☒	Identification of any connections, above or below ground, that are located within the City of Monroe's right-of-way

Landscaping Plan

☒	Exact locations, dimensions, and counts of existing and proposed landscape materials provided within and around vehicular use areas, including the size of landscaping islands
☒	Exact locations and counts of existing and proposed landscape materials provided within any required buffer areas including the type of buffer used, the buffer width provided, the proposed configuration of trees, shrubs, and screening features
☒	Location, size, and species of all existing and proposed street trees
☒	The total number of trees and shrubs provided, and the total number of different species planted
☐	Notations for any existing landscape within sight triangles indicating maximum shrub height or tree canopy height

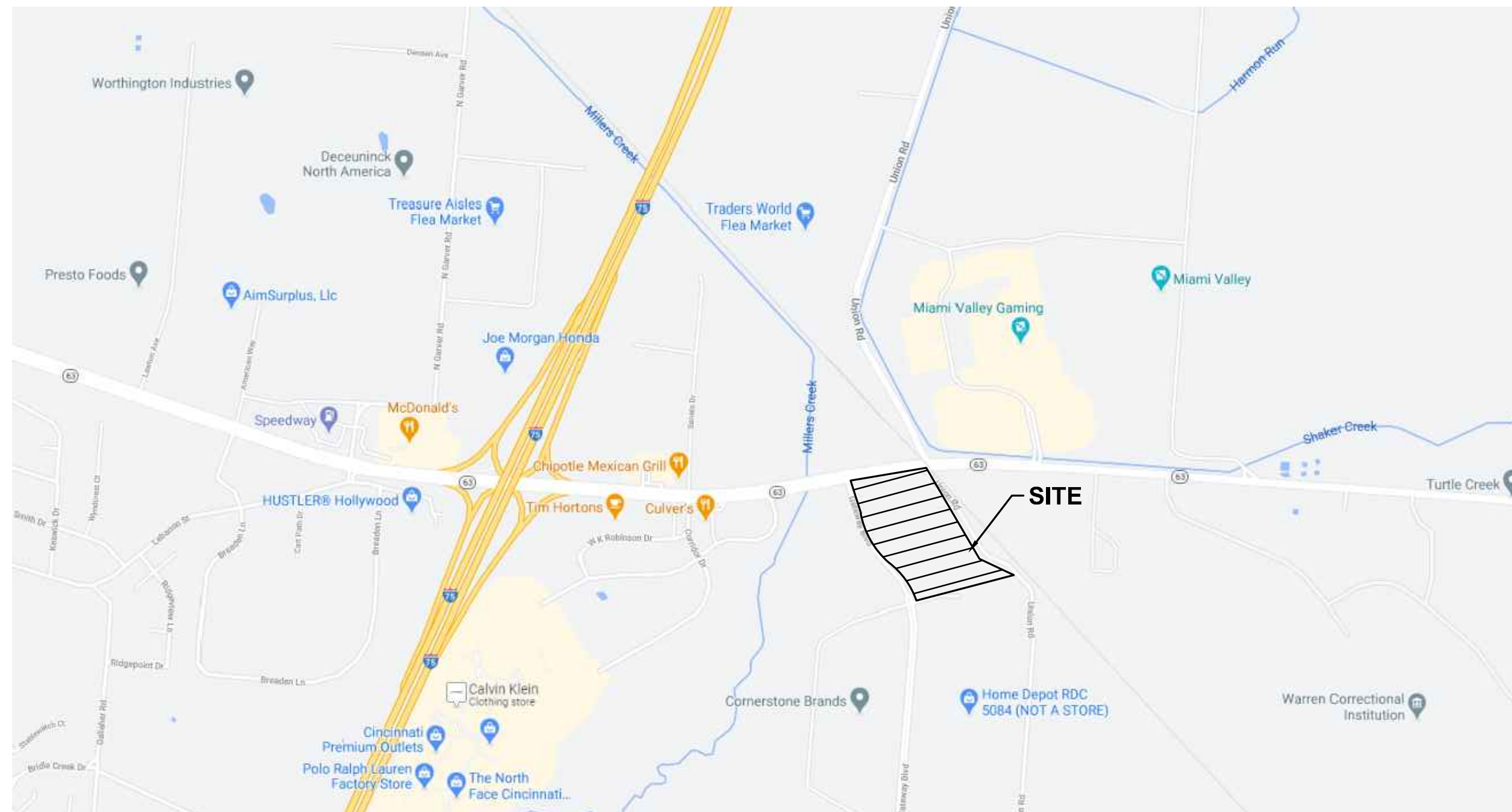
Submittal Requirement Checklist

Submittals shall include 8 copies (minimum of 24" x 36") and 8 copies (minimum of 11" x 17") Additional copies may be required based on project specifics. Final mylars and digital Files will be required after approval.

☒	Location and amount of credit towards landscape material requirements provided by existing landscaping
☒	Demarcation of existing trees to be removed
☒	Location and amount of all open space set-aside areas by development phase
☒	Details of all open space improvements and common features (e.g., fountains, benches, street furnishings, play equipment, etc.)
Architectural and Building Elevation Plans	
☐	Color elevations for each building side facing a public street, alley, public open space, or public building, illustrating compliance with the architectural standards of the applicable zoning district
☐	Dimensions, in feet, of all façade recesses or similar fenestration
☐	Preliminary floor plan for principal buildings
☐	Height of all buildings in feet, including number of building stories
☐	Accessory structure size(s), if applicable
☐	Accessory structure height(s), if applicable
☐	Description of the type of material(s) used on each façade elevation
☐	Illustrative elevation of all fencing, walls, and retaining walls visible from a street, open space, or public building that will be used for buffering or screening of adjacent residential uses, dumpsters, service structures, utilities, parking areas, loading areas, and similar activity areas
Lighting Plan	
☐	Location, type, and height of all lighting fixtures (including street lights)
☐	Details on colors and materials for all lighting fixtures
☐	Grid or photometric diagram showing maximum illumination values at the lot line, and uniformity ratios within parking lots, measured in footcandles
Signage Plan	
☐	All sign areas, dimensions and height (including shape)
☐	Position of all signs in relation to the use being advertised (may be identified on the site layout plan)
☐	Location and style of all address numbers, building numbers, or allowable building identifications
☐	Plan of illumination for the sign including information on message timing for electronic message centers
☐	Landscaping around base of sign (may be identified on the landscaping plan)

THORNTONS

GATEWAY BLVD. & S.R. 63
CITY OF MONROE
WARREN COUNTY, OH 45036



SITE LOCATION MAP
N.T.S.

ENGINEER:



ARCH

LUCKETT & FARLEY
JIM VAUGHN
737 S. 3rd St.
LOUISVILLE, KY 40202
(502) 585-4181

GEO

PROFESSIONAL
SERVICE INDUSTRIES,
INC.
4960 VULCAN AVE.
COLUMBUS, OH 43228

MEP

LUCKETT & FARLEY
JIM VAUGHN
737 S. 3rd St.
LOUISVILLE, KY 40202
(502) 585-4181

STRC

LUCKETT & FARLEY
JIM VAUGHN
737 S. 3rd St.
LOUISVILLE, KY 40202
(502) 585-4181

SURVEY

CESO
3601 RIGBY ROAD
SUITE 300
MIAMISBURG, OH 45342
(936) 435-8584

ENVRN

PROFESSIONAL
SERVICE INDUSTRIES,
INC.
4960 VULCAN AVE.
COLUMBUS, OH 43228

LIGHTING

RED LEONARD
TODD SHIELDS
1340 KEMPER
MEADOW DRIVE
FOREST PARK, OH
(513) 574-9500

SIGNAGE

TEXAS REPUBLIC
SIGNS
TODD HALTOM
2211 PECH RD
HOUSTON, TX 77055
(832) 727-5415

FUEL

DIAMOND Z
ENGINEERING
JASON HRABUSA
5670 STATE ROAD
CLEVELAND, OH 44134
(440) 842-6501

CANOPY

McGEE CORPORATION
TOM HAGOOD
1921 FAIRGROVE AVE
(OHIO 4), HAMILTON,
OHIO 54011-1965
GREG WILKENS
(513) 867-5744
info@bceo.org

OWNER:

THORNTONS LLC.
2600 JAMES THORNTON WAY
LOUISVILLE, KY 40245
PHONE (502) 425-8022

WATER

CITY OF MONROE -
PUBLIC WORKS
DEPARTMENT
JOHN BODIKER
1000 HOLMAN DRIVE,
MONROE, OH 45050
(513) 727-8953

SANITARY

BUTLER COUNTY
RICHARD SMITH
130 HIGH ST.,
HAMILTON, OH 45011
(513) 887-3064
Richard.Smith@bcohoio.org

STORM

CITY OF MONROE -
PUBLIC WORKS
DEPARTMENT
JOHN BODIKER
1000 HOLMAN DR.,
MONROE, OH 45050
(513) 727-8953

EROSION

CITY OF MONROE -
PUBLIC WORKS
DEPARTMENT
JOHN BODIKER
1000 HOLMAN DR.,
MONROE, OH 45050
(513) 727-8953

ZONING

CITY OF MONROE
DEPARTMENT OF
DEVELOPMENT
KEVIN CHESAR
233 S. MAIN ST.,
MONROE, OH 45050
(513) 539-7374
chesark@monroeohio.org

LIST OF CONTACTS

ELECTRICAL

DUKE ENERGY
GORDON THOMSON
(513) 458-3804
Gordon.Thomson@
duke-energy.com

TELECOM.

AT&T
(888) 994-0447

GAS

DUKE ENERGY
GORDON THOMSON
(513) 458-3804
Gordon.Thomson@
duke-energy.com

BUILDING

CITY OF MONROE
BUILDING AND ZONING
DEPARTMENT
233 S. MAIN ST.,
P.O. BOX 330,
MONROE, OH 45050-0330
(513) 539-7374
planning@monroeohio.org

ROAD

BUTLER COUNTY
ENGINEERING OFFICE
1921 FAIRGROVE AVE
(OHIO 4), HAMILTON,
OHIO 54011-1965
GREG WILKENS
(513) 867-5744
info@bceo.org

HIGHWAY

OHIO DEPARTMENT OF
TRANSPORTATION
DISTRICT NO. 8
505 SOUTH S.R. 741,
LEBANON, OH 45036
DOUG GRUVER
(513) 933-6606
Doug.Gruver@dot.ohio.gov

Sheet List Table	
Sheet Number	Sheet Title
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C2.0	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES
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REVISIONS	
NO.	DATE DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:	DATE:

MONROE THORNTONS		DESIGN: JPS	DRAFTING: PDT
		SCALE: 1" = 20'	DATE: 10/16/2020
COVER SHEET			



C0.0



UTILITY NOTE
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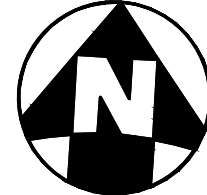
- LEGEND**
- BENCHMARK
 - IRON PIN FOUND (SIZE SHOWN HEREON)
 - 5/8" IRON PIN SET (WITH CAP STAMPED)
 - PROPERTY LINE
 - CONCRETE MONUMENT FOUND
 - SOIL BORING
 - BASKET BALL HOOP
 - STUMP
 - DOUBLE POST SIGN
 - UTILITY POLE
 - GUY WIRE
 - A/C UNIT
 - ELECTRIC BOX
 - LIGHT POLE
 - ELECTRIC MANHOLE
 - PULL BOX
 - TELEPHONE MANHOLE
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - DOWNSPOUT
 - CATCH BASIN
 - INLET
 - STORM MANHOLE
 - YARD DRAIN
 - SANITARY MANHOLE
 - CLEAN OUT
 - TRAFFIC SIGNAL POLE
 - FENCE LINE
 - TREE LINE
 - UNDERGROUND ELECTRIC
 - OVERHEAD UTILITIES
 - GAS LINE
 - WATERLINE
 - SANITARY SEWER
 - STORM SEWER
 - BUSH
 - HARDWOOD TREE
 - SOFTWOOD TREE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - LANDSCAPE
 - EASEMENT LINE
 - SETBACK LINE
 - FLOODPLAIN LINE

NOTES:
1. SURVEY WAS PREPARED BY OTHERS. ANY QUESTIONS REGARDING CONTROL POINTS, ACCURACY, OR OTHER ISSUES SHOULD BE DIRECTED TO BAUMANN LAND SURVEY INCORPORATED.

HORIZONTAL DATUM:
DRAWING BEARINGS ARE AT STATE PLANE GRID (NAD83, 2011, OHIO SOUTH ZONE 3402) BASED ON MULTIPLE STATIC GPS OBSERVATIONS DATED 07.01.2020 AS PROCESSED BY THE NGS OPUS-RS WEBSITE.

COORDINATES ARE AT GROUND SCALED FROM THE STATE PLANE COORDINATE AT 0.0 USING THE AVERAGE COMBINED FACTOR 0.999909787

VERTICAL DATUM:
NAVD88 BASED ON NETWORK RTK GPS OBSERVATIONS AT WARREN COUNTY CONTROL MONUMENT NO. 169



REVISIONS	
NO.	DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

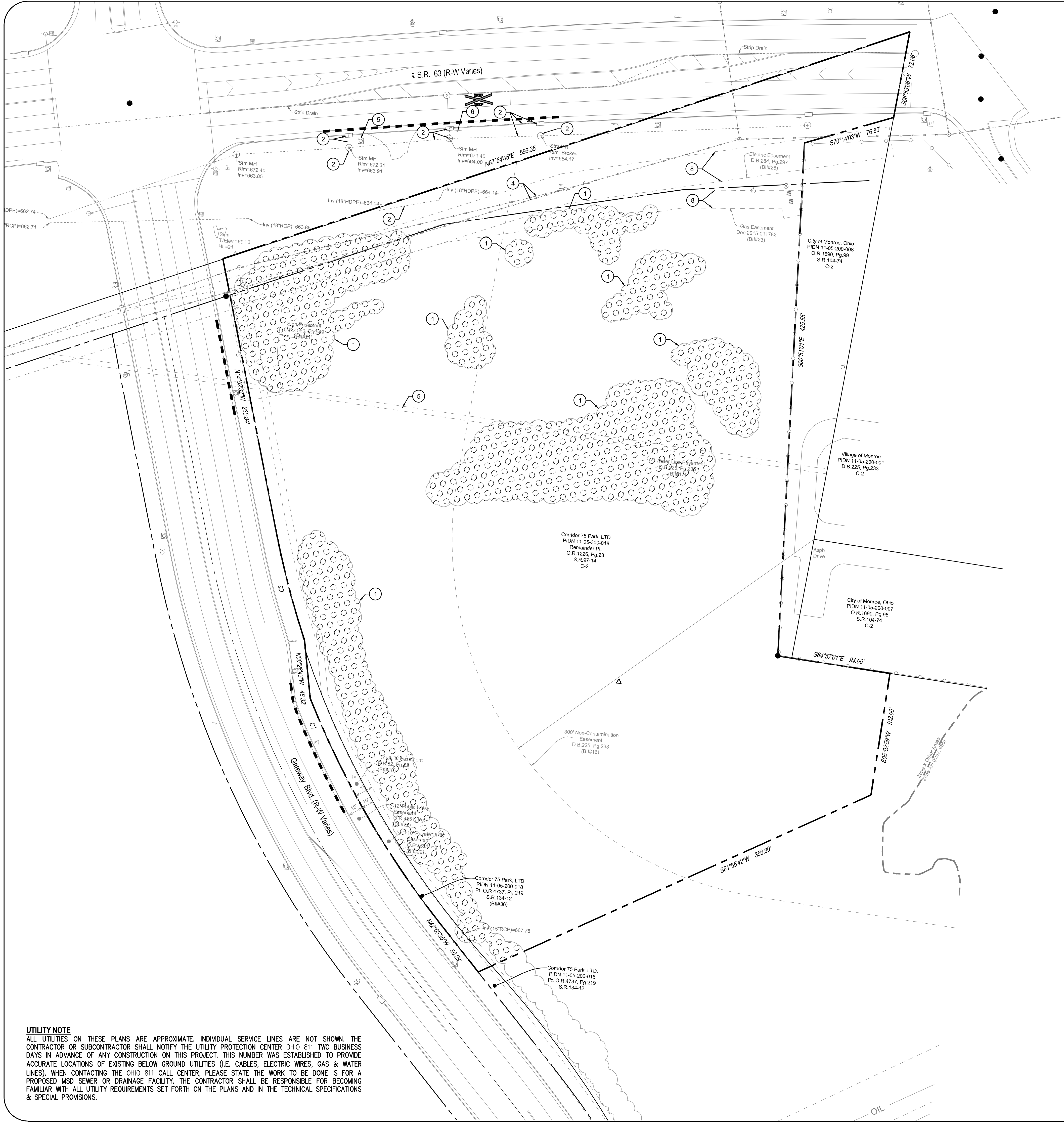
MONROE THORNTONS		DESIGN: JPS	DRAFTING: PDT
		SCALE: 1" = 20'	DATE: 10/16/2020
EXISTING CONDITIONS			

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036



C1.0



UTILITY NOTE
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DEMOLITION KEY

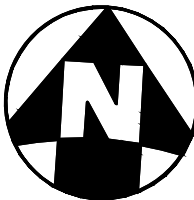
- SAWCUT PAVEMENT/CONCRETE EDGE WHERE PROPOSED CONCRETE APRON IS TO MATCH EX. ASPHALT PAVEMENT, SAWCUT CRACKED OR DAMAGED EX. PAVEMENT IN NEAT, STRAIGHT LINES TO CREATE A CLEAN BUTT JOINT AND REMOVE DAMAGED PAVEMENT. COAT EDGE OF EX. PAVEMENT WITH ASPHALT PRIOR TO PLACING AND COVER JOINT WITH SEALANT.
- [Pattern] REMOVE EXISTING TREES

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING TREES
- 2 REMOVE EXISTING STORM PIPE/STORM STRUCTURE
- 3 REMOVE EXISTING CONCRETE
- 4 REMOVE/RELOCATE EXISTING UTILITIES
- 5 EASEMENT TO BE ABANDONED
- 6 REMOVE/RELOCATE LIGHT POLE TO BE COORDINATED WITH ODOT
- 7 REMOVE/RELOCATE EXISTING SIGN TO BE COORDINATED WITH ODOT
- 8 REMOVE/RELOCATE EXISTING EASEMENT 25'

DEMOLITION GENERAL NOTES:

- 1. CONTRACTOR IS TO REMOVE ALL ABANDONED UTILITIES AND BACKFILL/COMPACT EXCAVATION.
- 2. CONTRACTOR SHALL ARRANGE FOR A SURVEYOR TO STAKE NEW SERVICE LOCATIONS.
- 3. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY VACATIONS AND CONNECTIONS WITH ALL ASSOCIATED UTILITY COMPANIES.
- 4. CONTRACTOR TO COORDINATE ANY WORK WITHIN RIGHT-OF-WAY WITH ODOT AND WARREN COUNTY HIGHWAY DEPARTMENT.
- 5. CONTRACTOR TO REMOVE, CAP, AND PLUG ALL EXISTING RESIDENTIAL/COMMERCIAL BUILDING UTILITY SERVICES AS NECESSARY. REPORT ANY DISCREPANCIES TO ENGINEER.
- 6. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING DEMOLITION AND EXCAVATION ACTIVITY.



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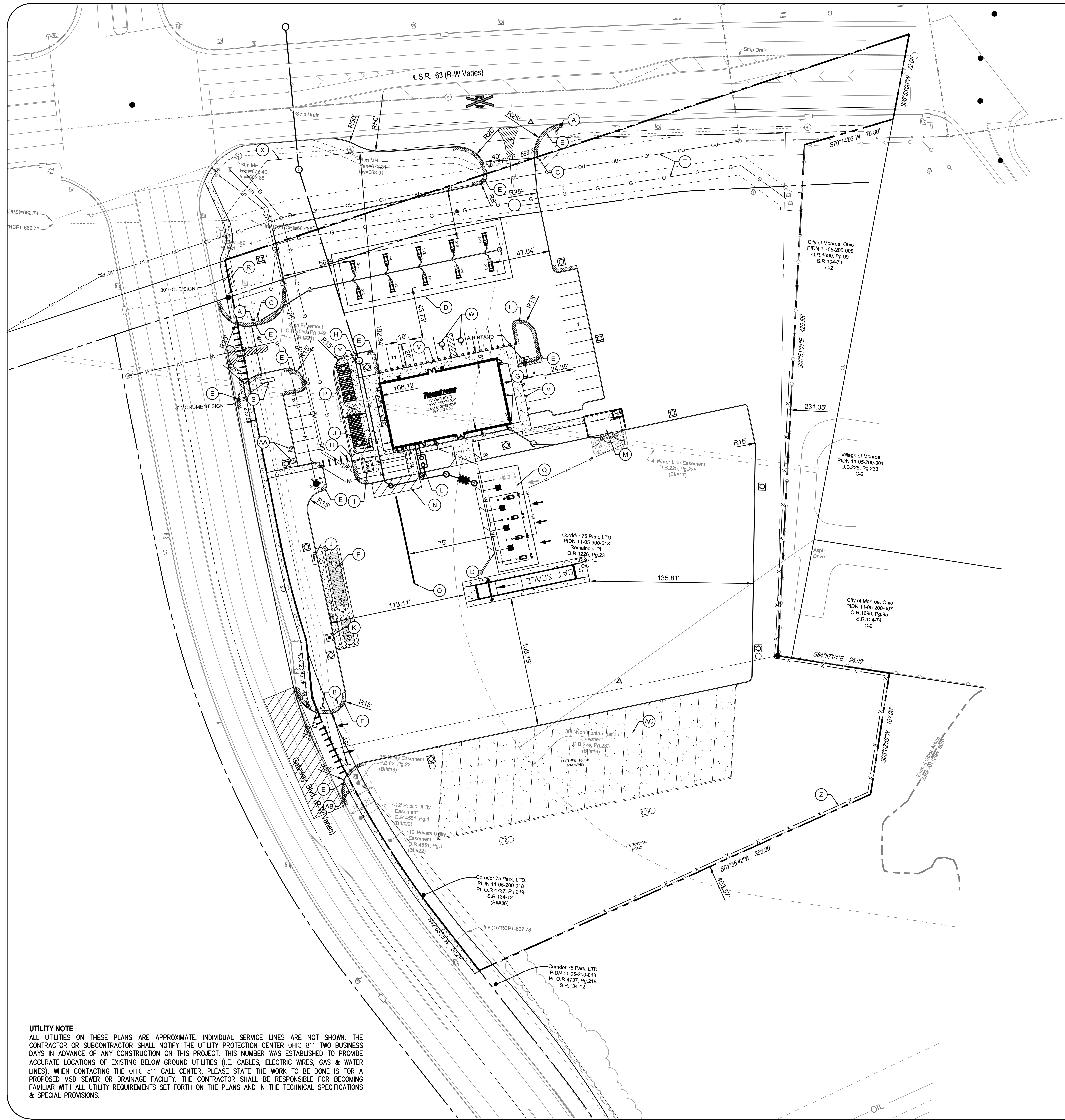
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MONROE THORNTONS		DRAFTING: PDT	DATE: 10/16/2020
DESIGN: JPS		SCALE: 1" = 20'	
DEMOLITION PLAN			

Thorntons
GATEWAY BLVD. & SR-63
MONROE, OH 45036



C2.0



UTILITY NOTE
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SITE LEGEND

- A. DIRECTIONAL SIGNAGE - AUTO ENTRANCE - NO TRUCKS.
- B. DIRECTIONAL SIGNAGE - TRUCK ENTRANCE & EXIT
- C. MUTCD SIGNAGE - RIGHT OUT ONLY.
- D. HEAVY-DUTY CONCRETE REINFORCED SLAB WITH 5' BUFFER AROUND THE OUTSIDE BEYOND CANOPY DRIP EDGE.
- E. PROPOSED HARDSCAPE. REFER TO THORNTONS STANDARD DETAIL.
- F. BEGIN/END TRUCK CURB. REFER TO THORNTONS STANDARD DETAIL.
- G. PROPOSED AIR SERVICE ISLAND.
- H. BEGIN/END MOUNTABLE CURB. REFER TO THORNTONS STANDARD DETAIL.
- I. PROPOSED TRANSFORMER LOCATION.
- J. UST VENT STACK LOCATION.
- K. REMOTE FILL LOCATION.
- L. PROPOSED GREASE TRAP.
- M. PROPOSED THORNTONS DUMPSTER ENCLOSURE.
- N. VENDOR DELIVERY PARKING.
- O. PROPOSED DIESEL PULL FORWARD LINE.
- P. UNDERGROUND STORAGE TANKS.
- Q. FUTURE CANOPY EXPANSION.
- R. NOT USED.
- S. 8' MONUMENT SIGN.
- T. PROPOSED UTILITY RELOCATION, INCLUDING RELOCATION OF EASEMENT.
- U. PROPOSED RETAINING WALL.
- V. PIPE BOLLARDS.
- W. ADA ACCESSIBLE PARKING SPACE.
- X. PROPOSED ROW LINE.
- Y. TYPE "D" CURB. REFER TO THORNTONS STANDARD DETAIL.
- Z. 8' CHAIN LINK FENCE.
- AA. FUTURE ELECTRIC VEHICLE CHARGING STATION.
- AB. MUTCD SIGNAGE - DO NOT BLOCK DRIVE
- AC. FUTURE TRUCK PARKING.

PROPOSED LEGEND

- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM SEWER CLEANOUT
- DOWNSPOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT POLE
- ADDITIONAL HARDSCAPE

LOCATION NOTES

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR BACK OF CURB, UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' AND TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE 4" WIDE YELLOW HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
- REFER TO LANDSCAPE PLAN FOR PROPOSED LANDSCAPING LOCATION AND DETAILS.
- LIGHT POLES AND LANDSCAPE LIGHTING ARE SHOWN FOR COORDINATION PURPOSES ONLY. SEE ELECTRICAL/PHOTOMETRIC PLAN FOR DETAILS.

	Required	Provided
Building Setback		
Front: NORTH	50	192.34
Rear: SOUTH	5	403.57
Side: WEST	50	106.12
Side: EAST	5	231.35
Parking		
Minimum	39	32
Maximum	N/A	N/A
Truck/Trailer Parking	N/A	N/A
Accessible/Van Accessible	2	2
Land Use Data		
Max. Building Height	1 STORY	1 STORY
Zoning Category/Zoning Agency	C-2	C-2
Zoning Category 1	N/A	N/A
Zoning Category 2	N/A	N/A
Total Site Area	N/A	6.05 AC.
Building Area	N/A	5,635 S.F.
Existing Building Area	N/A	0 S.F.
Onsite Vehicular Circulation (paved)	N/A	126,220 S.F.
Onsite Open Space	N/A	67,030 S.F.
Onsite Site Sidewalk	N/A	3,485 S.F.
Tank Pad Area	N/A	3,310 S.F.
Canopy Area	N/A	11,456 S.F.
Off-site sidewalk area	N/A	0 S.F.
Driveway apron/turnout area	N/A	3,865 S.F.
Off-site roadway improvements	N/A	2,000 S.F.

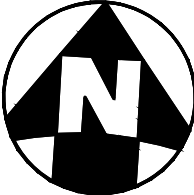
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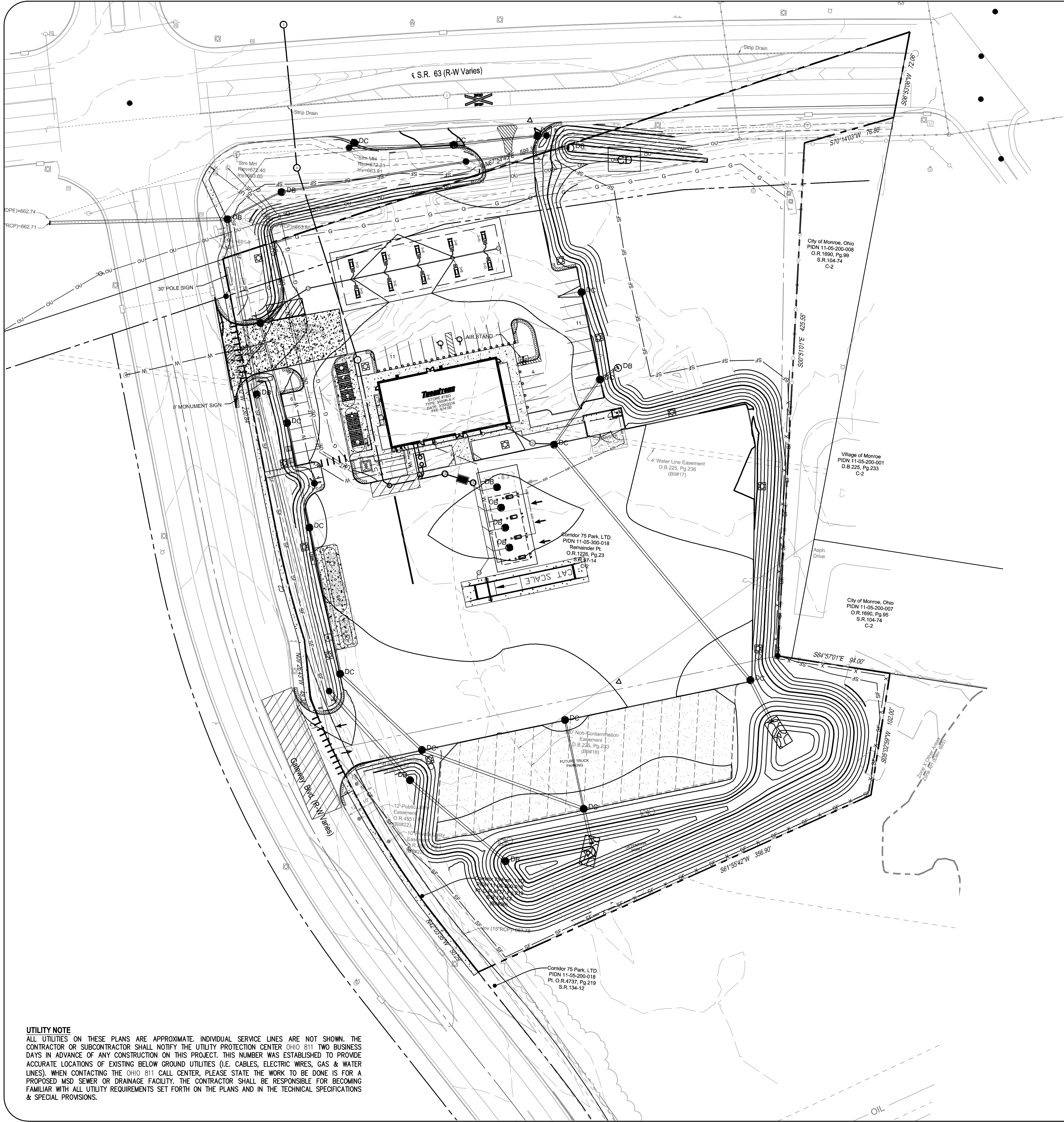
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MONROE THORNTONS	DRAFTING: PJT	DATE: 10/16/2020
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	OVERALL SITE PLAN	

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036





UTILITY NOTE
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EROSION CONTROL LEGEND

- SF SILT FENCE (2/C4.3)
- STABILIZED CONSTRUCTION ENTRANCE (1/C4.2)
- DB INLET PROTECTION (3/C4.2)
- DC CURB INLET PROTECTION (7/C4.2)
- CONCRETE WASHOUT (2/C4.2)
- CD ROCK CHECK DAM (1/C4.3)
- ROCK OUTLET PROTECTION (6/C4.2)

REVISIONS	
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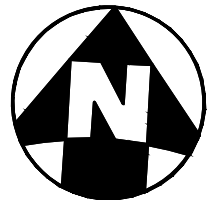
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EROSION CONTROL PLAN	

Thorntons
GATEWAY BLVD. & SR-63
MONROE, OH 45036



C4.0



PROJECT DESCRIPTION
THORNTONS IN CITY OF MONROE, TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO INCLUDING BUILDING, PARKING LOT, SIDEWALK, AND ASSOCIATED UTILITIES.

PROJECT DATA	
TOTAL SITE AREA:	9.05 ACRES
TOTAL DISTURBED AREA:	6.30 ACRES
PROPOSED IMPERVIOUS AREA:	4.52 ACRES
PERCENTAGE OF CREATED IMPERVIOUS AREA:	100%
RUNOFF COEFFICIENT FOR PRE-CONSTRUCTION:	C=0.35
RUNOFF COEFFICIENT FOR POST-CONSTRUCTION:	C=0.80
PRIOR LAND USE:	OPEN FIELD
RECEIVING WATER:	MILLERS CREEK
ESTIMATED CONSTRUCTIONS DATES:	JUNE 2021 - JUNE 2022
SOIL TYPES, DESCRIPTIONS:	PATTON SILT LOAM (PB), SILTED; PATTON SILT CLAY LOAM (Po), 0-2% SLOPES

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2008. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS. ALL SUBCONTRACTORS SHALL SIGN THE NOI.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE ODMR "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE OWNER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED TO, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

OPERATION SEQUENCE FOR TEMPORARY AND PERMANENT BMP INSTALLATION

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED JOB IMPROVEMENTS, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE EXISTING DITCHES WILL PERFORM TEMPORARY SEDIMENT CONTROL AND STORAGE DURING THE PROPOSED CONSTRUCTION. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM IN THESE WORK AREAS. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

- INSTALL EROSION CONTROL ITEMS.
- STRIP TOPSOIL AND ANY UNSUITABLE MATERIAL THROUGH THE INCREMENTAL WORK AREA.
- INSTALL TEMPORARY DITCH CHECKS IN DOWNSTREAM END OF EXISTING DITCH WITHIN 24 HOURS FOLLOWING THE STRIPPING OPERATION.
- IF U/G PIPE IS CALLED FOR IN THIS PORTION OF WORK AREA, PIPE CREW WILL INSTALL PIPE AS WELL AS MANHOLES.
- AS PIPE INSTALLATION PROGRESSES, REPAIR OF THE ROADWAY WILL PROCEED BEHIND IT.
- ANY DISTURBED OR EXPOSED AREAS SHALL BE STABILIZED PER OEPA TEMPORARY AND PERMANENT STABILIZATION REGULATIONS INCLUDING:
 - SEEDING
 - DITCH MATTING
 - INLET PROTECTION
 - MULCHING
 - WATERING

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000004. (SEE TABLE 1)

TABLE 1: PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000004. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 3 TONS/AC, OR 138 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE THREE 45-LB. BALES OF STRAW IN EACH SECTION.

- MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:
- MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL, SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
 - MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
 - ASPHALT EMULSION-FOR STRAW MULCH, APPLY AT THE RATE OF 160 GAL./AC. (0.1 GAL./SY) INTO THE MULCH AS IT IS BEING APPLIED OR AS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC BINDERS-FOR STRAW MULCH. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1000 SQ FT	PER ACRE
PERENNIAL RYEGRASS	1 POUND	40 POUNDS
TAI FESCUE	1 POUND	40 POUNDS
ANNUAL RYEGRASS	1 POUND	40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

WINTER SEEDING & MULCHING

WINTER SEED AND MULCH IS REQUIRED FOR EARTH DISTURBANCE ACTIVITY OPERATIONS OCCURRING BETWEEN OCTOBER 15 AND MARCH 15 AND CAN ONLY BE INSTALLED DURING THAT TIME. ALL STRAW MULCH INCLUDED IN THIS WORK MUST BE EITHER CRIMPED IN PLACE OR INSTALLED WITH A BIODEGRADABLE BONDED FIBER MATRIX. CRIMPED MULCH IS REQUIRED TO BE ANCHORED INTO THE SOIL SURFACE WITH A MECHANICAL CRIMPING IMPLEMENT OR OTHER SUITABLE IMPLEMENT APPROVED BY THE ENGINEER. THE MULCH INCLUDED IN THIS WORK MUST BE CAPABLE OF PROVIDING SUFFICIENT DURABLE PROTECTIVE COVER THAT PROVIDES OEPA NPDES PERMIT COMPLIANT EROSION CONTROL FOR A MINIMUM OF 6 MONTHS. THE USE OF OTHER SEED AND/OR MULCH MATERIALS IN THIS TIME PERIOD REQUIRES SPECIFIC APPROVAL BY THE ENGINEER. THE USE OF WINTER SEEDING AND MULCHING IS NOT AN ACCEPTABLE PRACTICE FOR PROTECTING THE SUBGRADE SURFACE.

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

INSPECTIONS

ALL BMPs ON THIS SITE SHALL BE INSPECTED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

- THE INSPECTION DATE;
- NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
- WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF ONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
- WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
- LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
- LOCATION(S) OF BMPs THAT NEED TO BE MAINTAINED;
- LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
- LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
- CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

THE PERMITTEE SHALL MAINTAIN A RECORD OF ALL INSPECTIONS FOR A PERIOD OF 3 YEARS FOLLOWING THE SUBMITTAL OF THE NOTICE OF TERMINATION.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN, REPAIR, OR REPLACE ALL EROSION CONTROL INSTALLATIONS AS NEEDED TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL REPAIRS TO BMPs SHALL BE MADE WITHIN 3 DAYS (OR SOONER IF POSSIBLE) OF NOTIFICATION OF DEFICIENCIES. IF THE CORRECTIONS ARE NOT MADE WITHIN THE 3 DAY PERIOD, LIQUIDATED DAMAGES MAY BE ASSESSED AS PER THE ODOT CMS SECTION 108.27.

ONGOING INSPECTION OF INSTALLATIONS WILL BE PERFORMED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVED DURING CLEANING OF OR REMOVAL OF BMP INSTALLATIONS SHALL BE PLACED IN AREAS NOT SUBJECT TO EROSION AND PERMANENTLY STABILIZED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL.
- SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS - ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS - FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS - ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

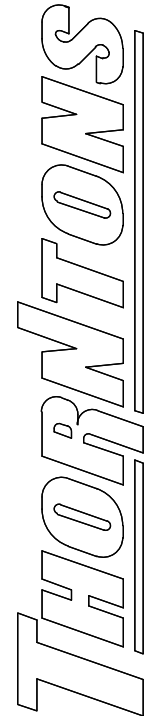
THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

- VEGETATIVE COVER AND MULCH** - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING PRACTICES, AND TREE AND NATURAL AREA PROTECTION PRACTICES.
- WATERING** - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS' INSTRUCTIONS.
- SPRAY-ON ADHESIVES** - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.

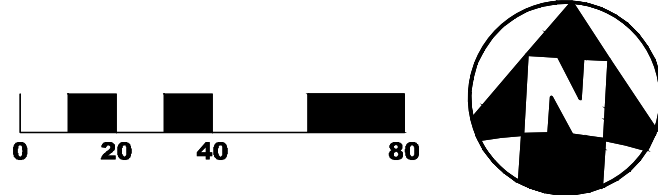
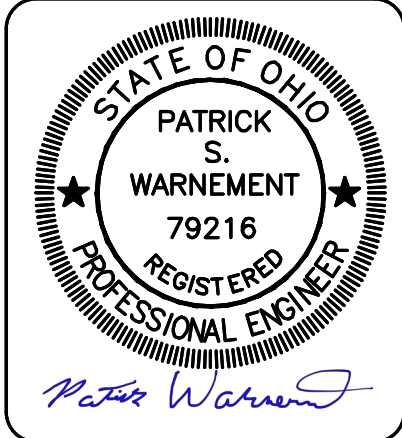
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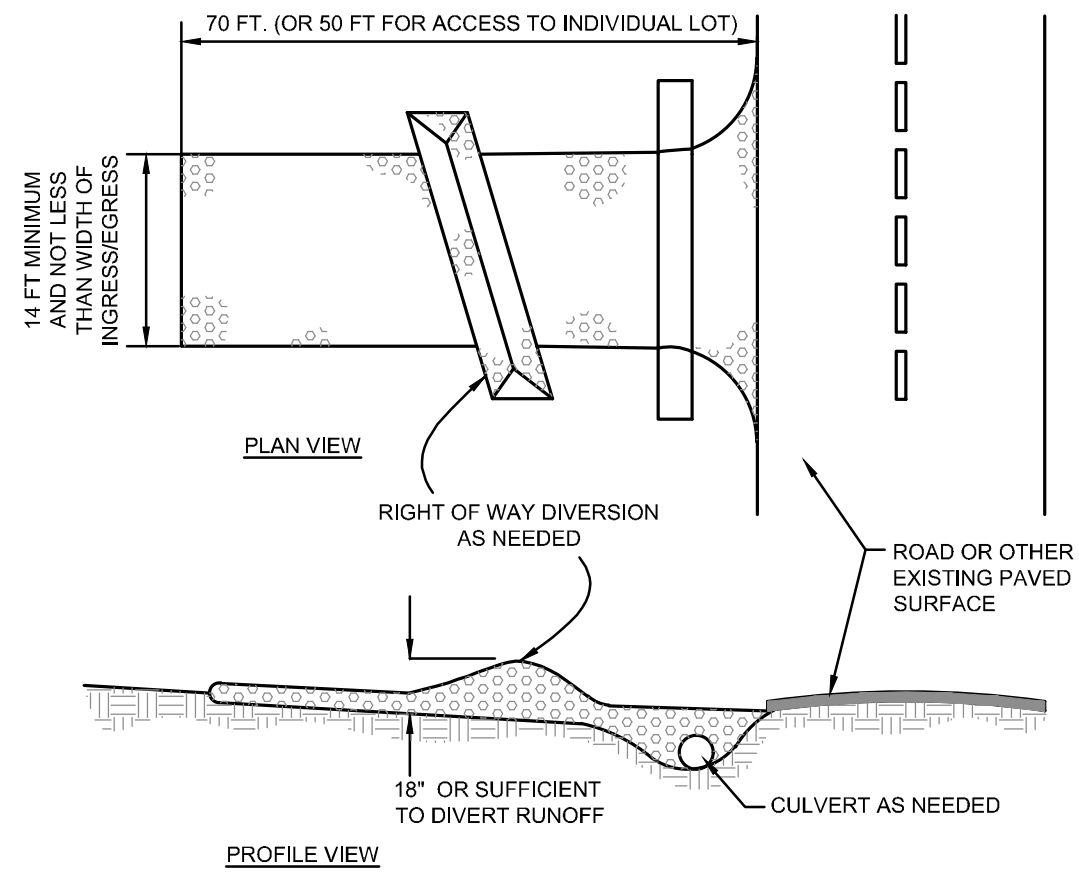
DESIGN PROFESSIONAL:	REGISTRATION NUMBER:	DATE:

MONROE THORNTONS	DRAFTING: PDT	DATE: 10/16/2020
	DESIGN: JPS	SCALE: 1" = 20'
EROSION CONTROL NOTES		



GATEWAY BLVD. & SR-63
MONROE, OH 45036

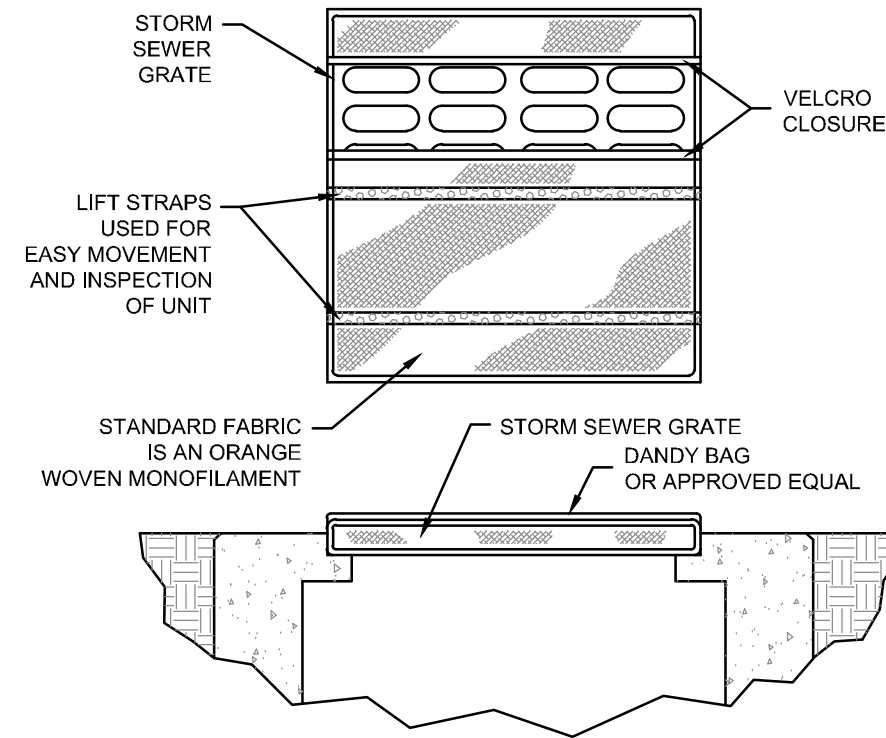




NOTES

- STONE SIZE - 1.5-2.5 INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
- THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
- WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

MINIMUM TENSILE STRENGTH.....	200 LBS
MINIMUM PUNCTURE STRENGTH.....	80 LBS
MINIMUM TEAR STRENGTH.....	50 LBS
MINIMUM BURST STRENGTH.....	320 PSI
MINIMUM ELONGATION.....	20%
EQUIVALENT OPENING SIZE.....	EOS= 0.6MM
PERMITTIVITY.....	1X10 ⁻⁶ CM/SEC
- TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
- CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
- WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
- CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
- REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.



SPECIFICATIONS

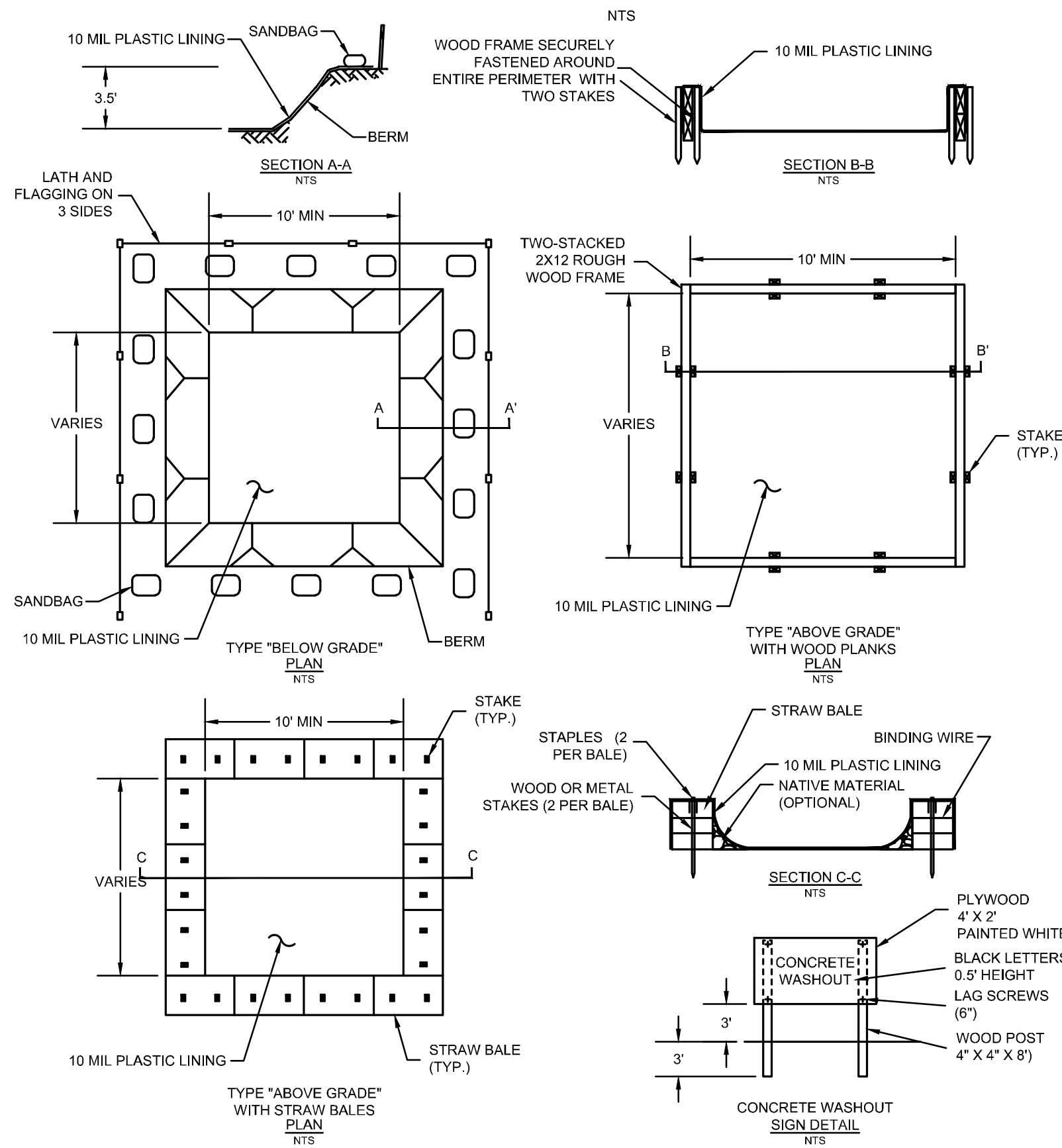
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/M (GAL/MIN/FT)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC	2.1

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP, TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

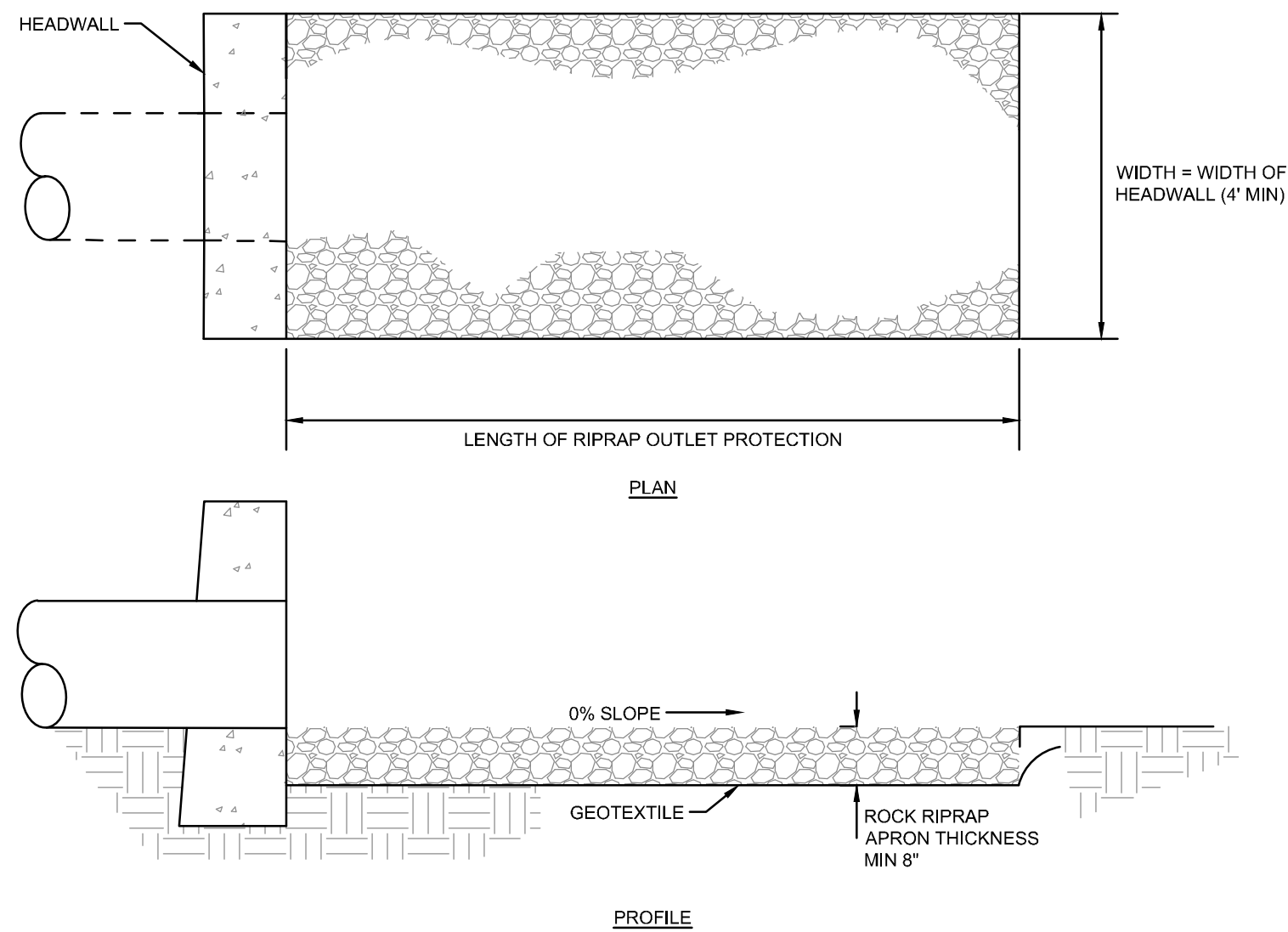
3 C4.2 DANDY BAG DETAIL NTS

1 C4.2 CONSTRUCTION ENTRANCE DETAIL NTS



- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

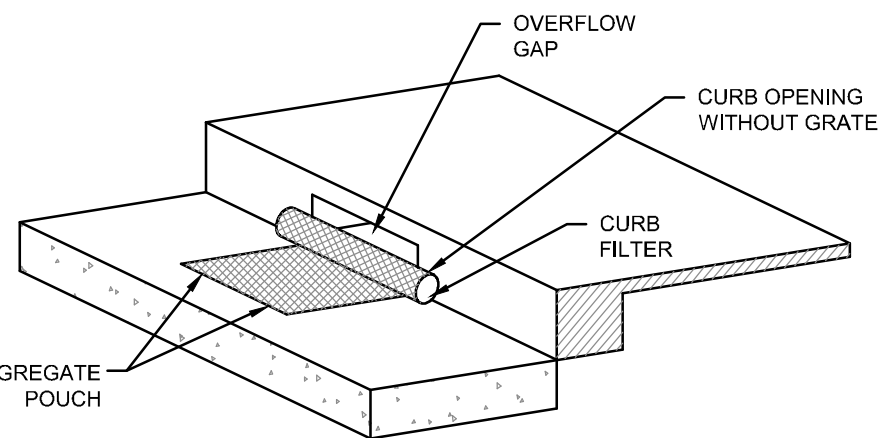
2 C4.2 CONCRETE WASHOUT DETAIL NTS



NOTES:

- SUBGRADE FOR THE FILTER OR BEDDING AND RIPRAP 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.
- RIPRAP SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
- GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- 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.
- RIPRAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
- RIPRAP 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 RIPRAP NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.
- CONSTRUCTION SHALL BE SEQUENCED SO THAT OUTLET PROTECTION IS PLACED AND FUNCTIONAL WHEN THE STORM DRAIN, CULVERT, OR OPEN CHANNEL ABOVE IT BECOMES OPERATIONAL.
- ALL DISTURBED AREAS WILL BE VEGETATED AS SOON AS PRACTICAL.

6 C4.2 ROCK OUTLET PROTECTION DETAIL NTS



SPECIFICATIONS

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/M (GAL/MIN/FT)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC	2.1

INSTALLATION: PLACE DANDY CURB INLET PROTECTION UNIT ON GROUND WITH AGGREGATE POUCH ON STREET SIDE NEAR INLET IT WILL BE INSTALLED ON. TO INSTALL ABSORBENT, PLACE ABSORBENT SOCK IN POUCH, FILL POUCH WITH AGGREGATE SUCH AS #5-7, 8'S OR SIMILAR TO A LEVEL (AT LEAST 1/2 FULL) THAT WILL KEEP UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE DANDY CURB AND THE SURFACE OF THE STREET. RESEAL VELCRO ACCESS. CENTER THE UNIT AGAINST THE CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB OR MEDIAN BARRIER AND INLET STRUCTURE.

MAINTENANCE: WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED. REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

7 C4.2 DANDY CURB DETAIL NTS

MONROE THORNTONS

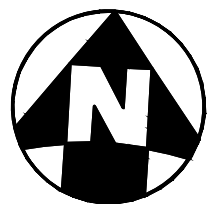
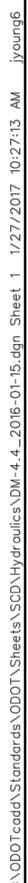
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SCALE: 1" = 20'
DATE: 10/16/2020

EROSION CONTROL DETAILS

GATEWAY BLVD. & SR-63
MONROE, OH 45036



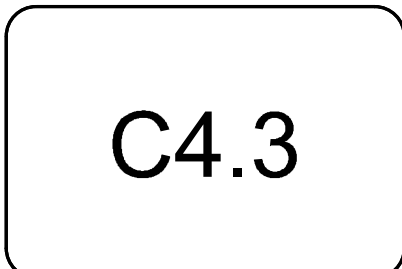
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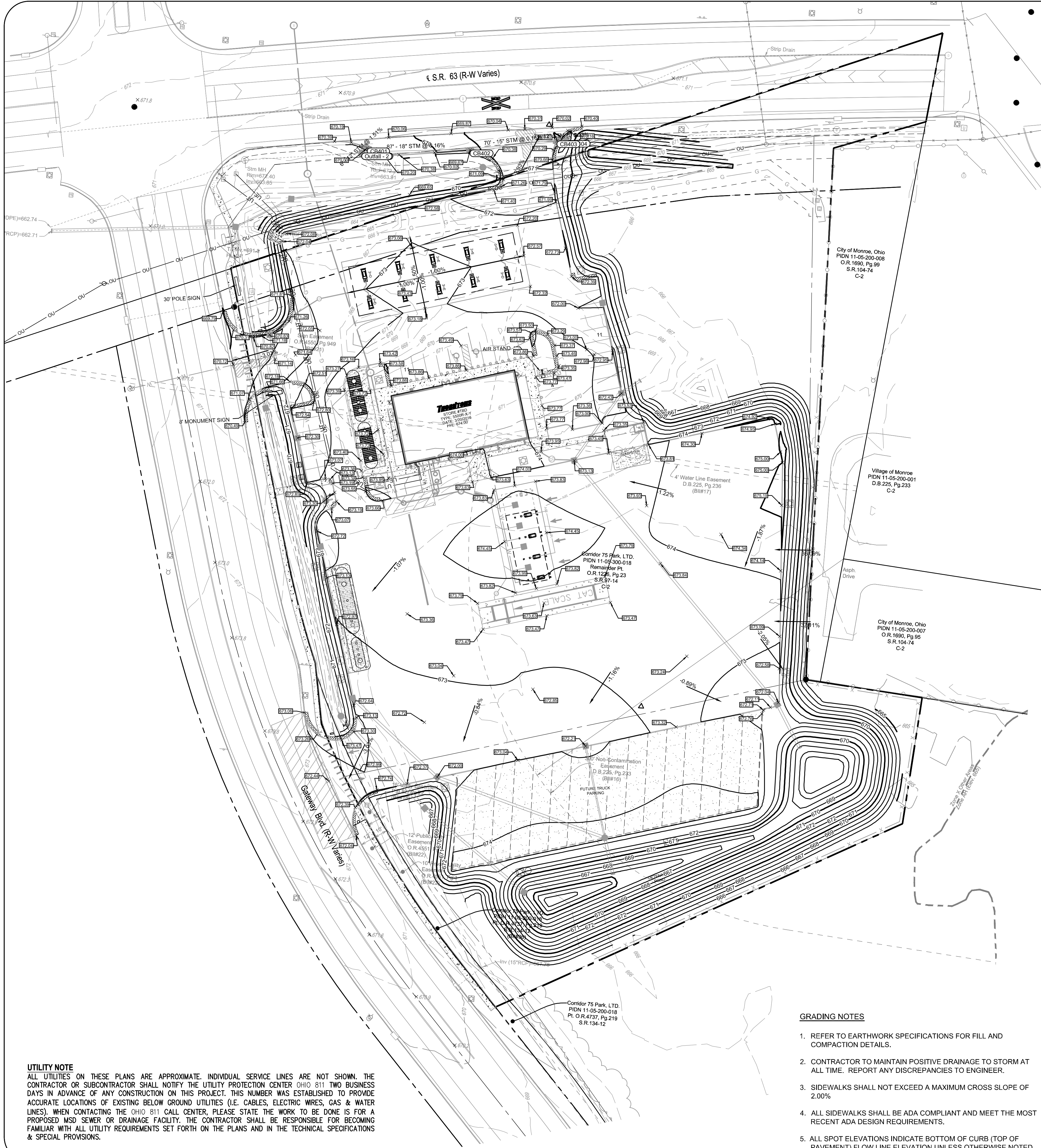


C4.3

DESIGN PROFESSIONAL:
REGISTRATION NUMBER:
DATE:

ThornTons
GATEWAY BLVD. & SR-63
MONROE, OH 45036





UTILITY NOTE
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- GRADING NOTES**
1. REFER TO EARTHWORK SPECIFICATIONS FOR FILL AND COMPACTION DETAILS.
 2. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE TO STORM AT ALL TIME. REPORT ANY DISCREPANCIES TO ENGINEER.
 3. SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 2.00%
 4. ALL SIDEWALKS SHALL BE ADA COMPLIANT AND MEET THE MOST RECENT ADA DESIGN REQUIREMENTS.
 5. ALL SPOT ELEVATIONS INDICATE BOTTOM OF CURB (TOP OF PAVEMENT) FLOW LINE ELEVATION UNLESS OTHERWISE NOTED.

GRADING LEGEND

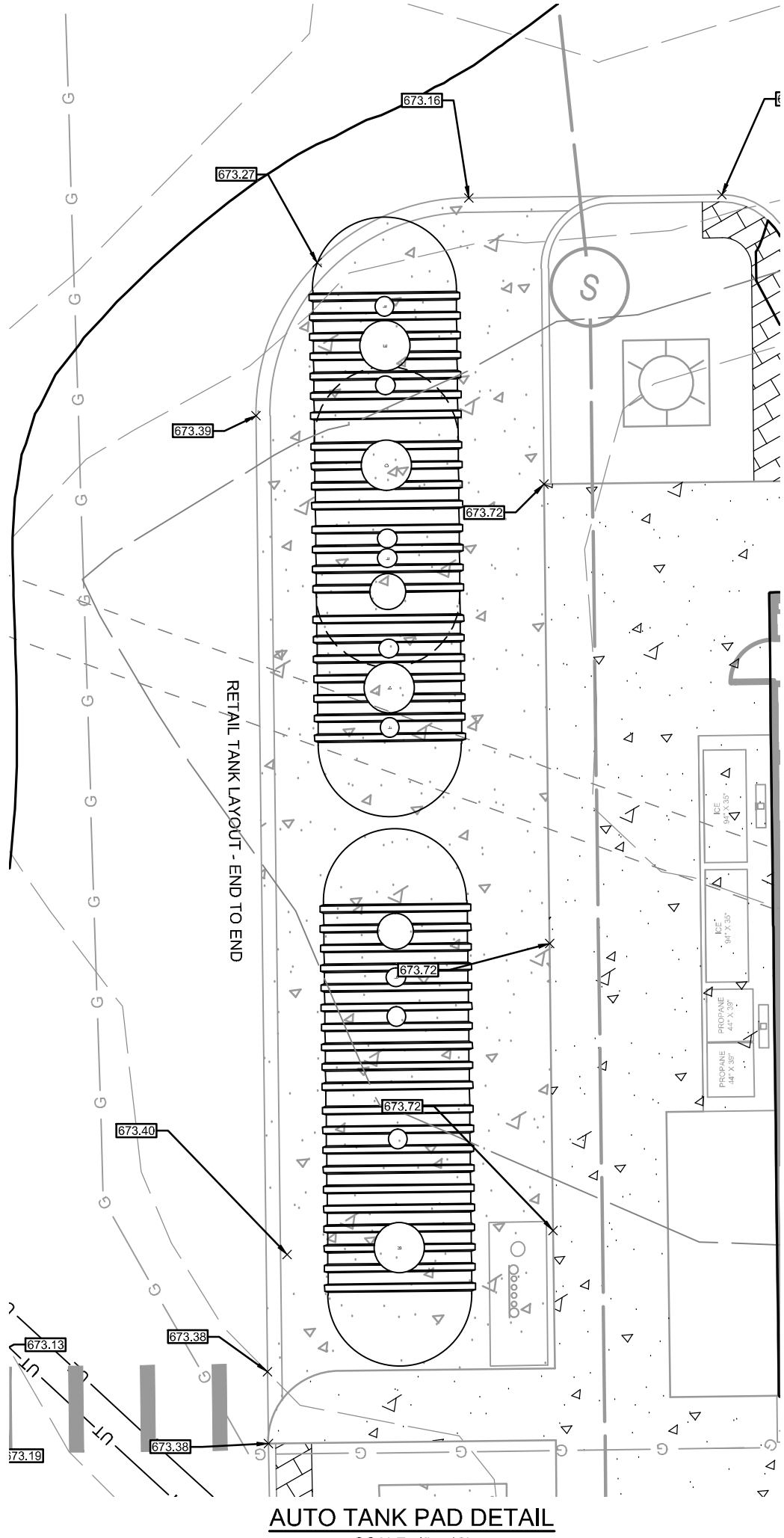
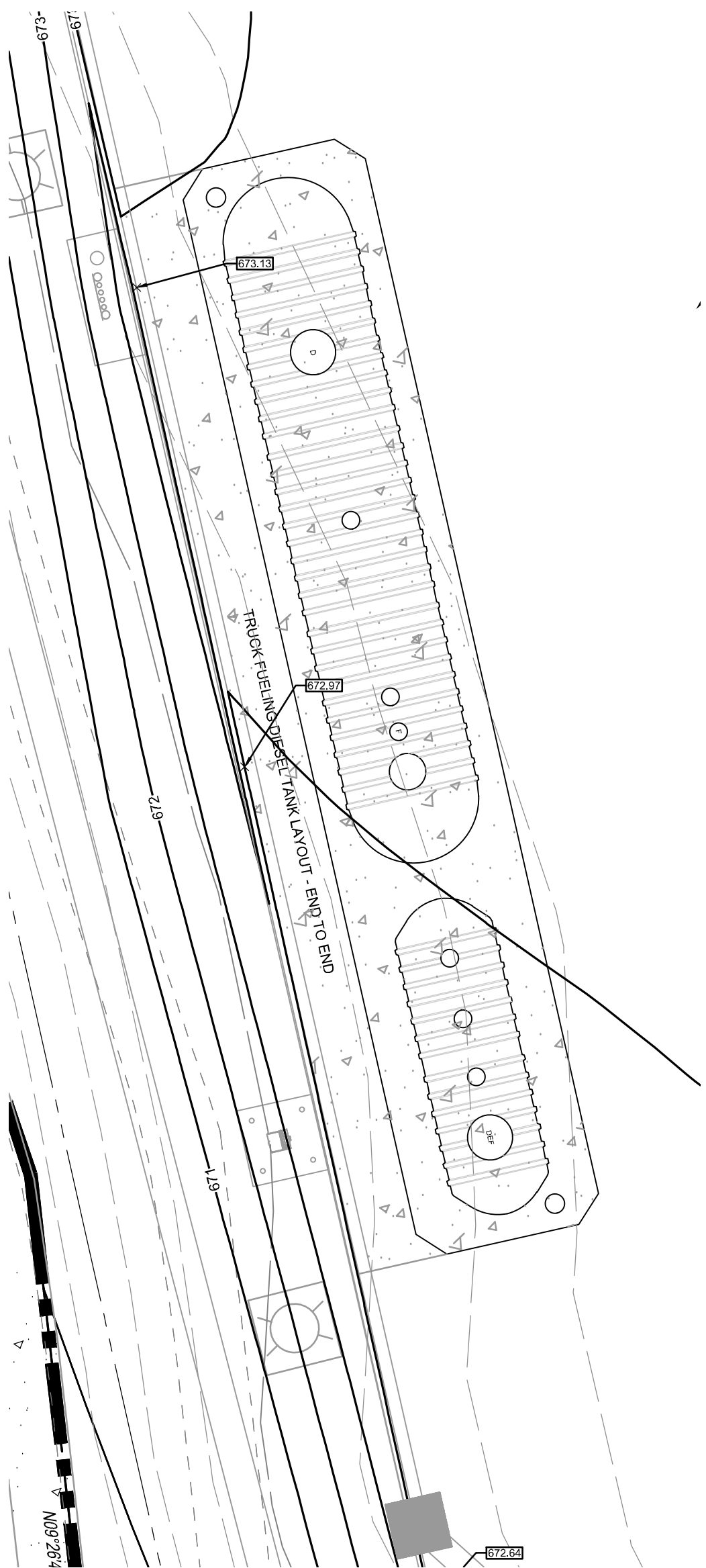
- 1215 EXISTING MAJOR CONTOUR
- 1216 EXISTING MINOR CONTOUR
- 1215 PROPOSED MAJOR CONTOUR
- 1216 PROPOSED MINOR CONTOUR
- 1215.00 PROPOSED SPOT ELEVATION
- PROPOSED SWALE
- 100-YEAR FLOOD ROUTE

SPOT ELEVATION LEGEND

- 1215.00 FINISHED GRADE ELEVATION
- 1215.00 BC BACK OF CURB ELEVATION
- 1215.00 EC EDGE OF CONCRETE ELEVATION
- 1215.00 EP EDGE OF PAVEMENT ELEVATION
- 1215.00 EG EDGE OF GRAVEL ELEVATION
- 1215.00 BS BOTTOM OF STAIR ELEVATION
- 1215.00 TS TOP OF STAIR ELEVATION
- 1215.00 WB FINISHED GRADE AT WALL BOTTOM
- 1215.00 WT FINISHED GRADE AT WALL TOP
- 1215.00 RIM MANHOLE / CLEANOUT RIM ELEVATION
- 1215.00 TC STORM INLET TOP OF CASTING ELEVATION
- 1215.00 GRATE CATCH BASIN GRATE ELEVATION

CRITICAL ELEVATIONS FOR CANOPY DESIGNER	
Highest Pavement Elevation (Auto)	673.43
Lowest Pavement Elevation (Auto)	672.20
Highest Pavement Elevation (Truck)	675.25
Lowest Pavement Elevation (Truck)	673.83

- PROPOSED LEGEND**
- BENCHMARK
 - IRON PIN FOUND (SIZE SHOWN HEREON)
 - 5/8" IRON PIN SET WITH CAP STAMPED
 - PROPERTY LINE
 - CONCRETE MONUMENT FOUND
 - SOIL BORING
 - BASKET BALL HOOP
 - STUMP
 - DOUBLE POST SIGN
 - UTILITY POLE
 - GUY WIRE
 - A/C UNIT
 - ELECTRIC BOX
 - PROPOSED EV CHARGING STATION (FUTURE)
 - PROPOSED LIGHT POLE
 - ELECTRIC MANHOLE
 - PULL BOX
 - TELEPHONE MANHOLE
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - DOWNSPOUT
 - CATCH BASIN
 - INLET
 - STORM MANHOLE
 - YARD DRAIN



REVISIONS	
NO.	DATE DESCRIPTION

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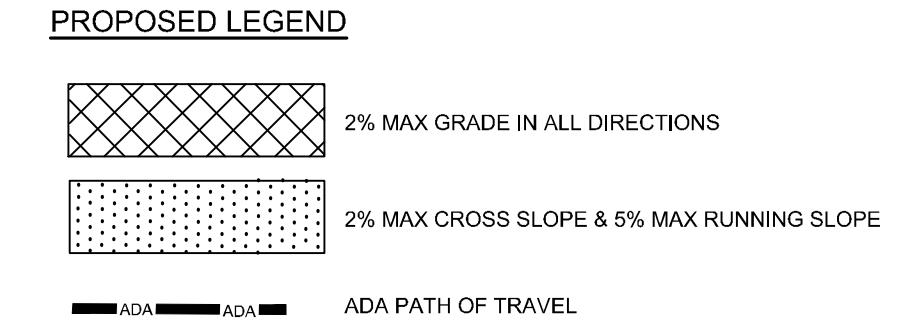
DATE:

MONROE THORNTONS	
DESIGN: JPS	DRAFTING: PDT
SCALE: 1" = 20'	DATE: 10/16/2020

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036

STATE OF OHIO
PATRICK S. WARNEMENT
79216
REGISTERED PROFESSIONAL ENGINEER

[illegible]

DESIGN PROFESSIONAL:
REGISTRATION NUMBER:
DATE:

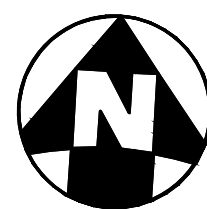
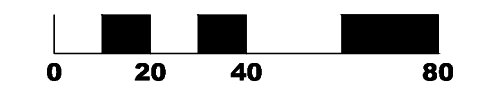
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ADA PLAN	DESIGN: JPS	DRAFTING: PDT	
	SCALE: 1" = 20'	DATE: 10/16/2020	

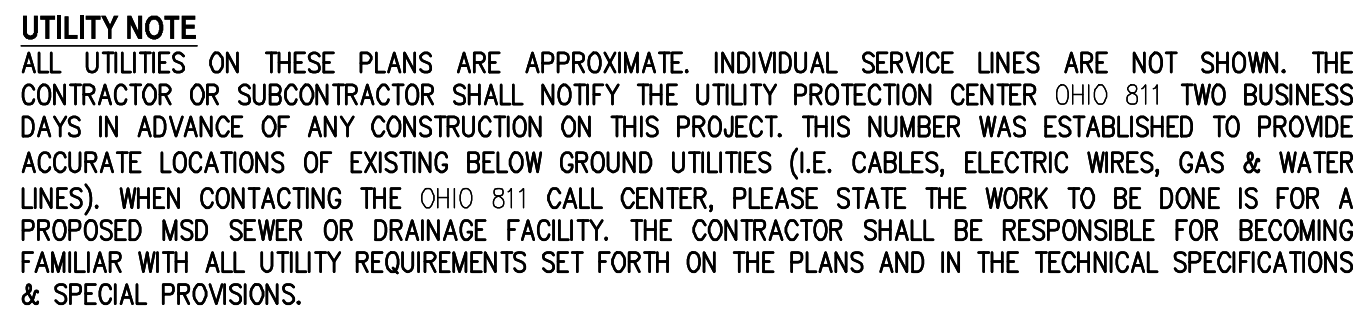
Thorntons

C5.3

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (800) 811 TWO BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE A WARNING TO UTILITIES EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE (800) 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.





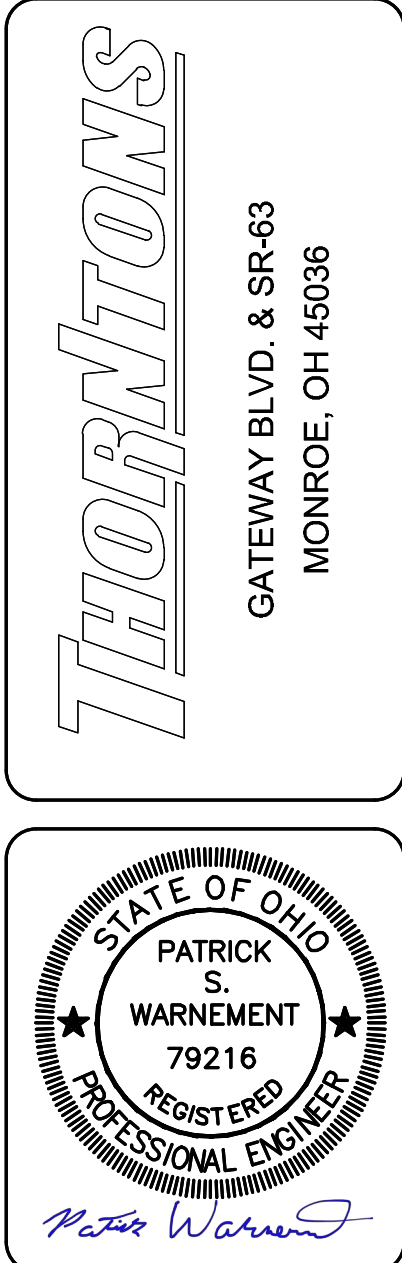
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, OHIO 811 TWO BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE OHIO 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

	STANDARD DUTY ASPHALT, 4.5"
	HEAVY DUTY ASPHALT, 8"
	STANDARD DUTY CONCRETE, 6"
	HEAVY DUTY CONCRETE, 8"
	TANK PAD CONCRETE SECTION, 8"
	CONCRETE WALK, 4"



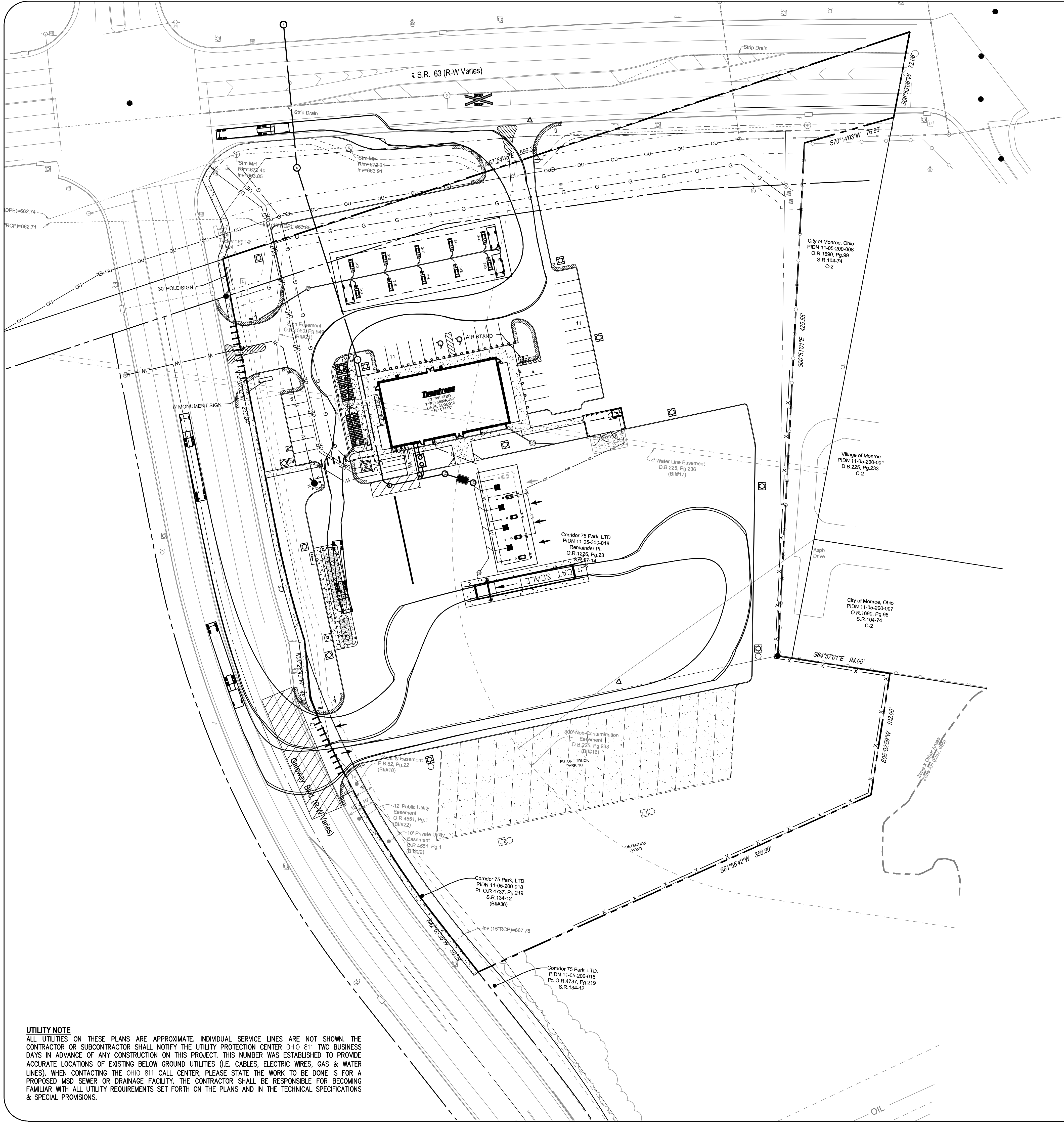
DESIGN PROFESSIONAL:	REVISIONS	
	NO.	DATE DESCRIPTION
REGISTRATION NUMBER:		
DATE:		

PAVEMENT PLAN	DESIGN: JPS	DRAFTING: PDT
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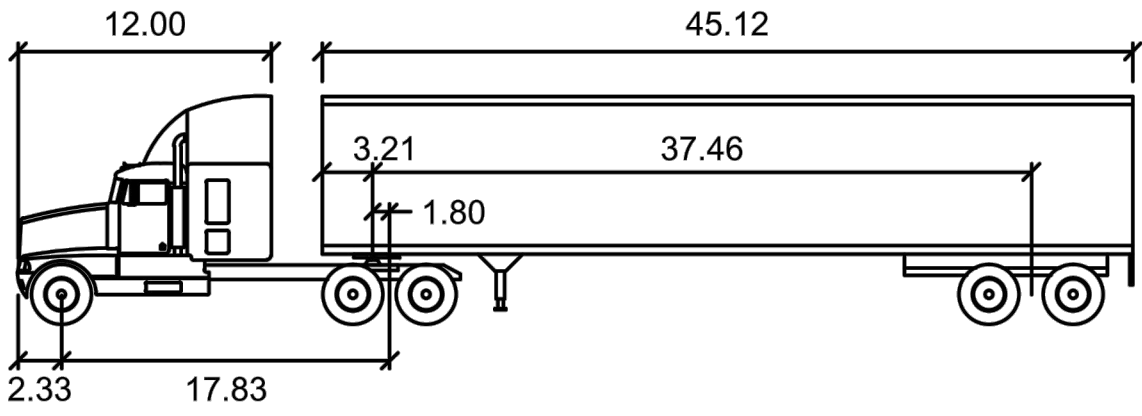
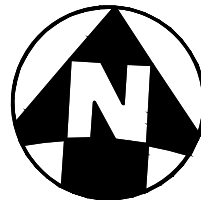
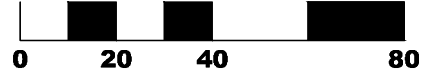


C5.4

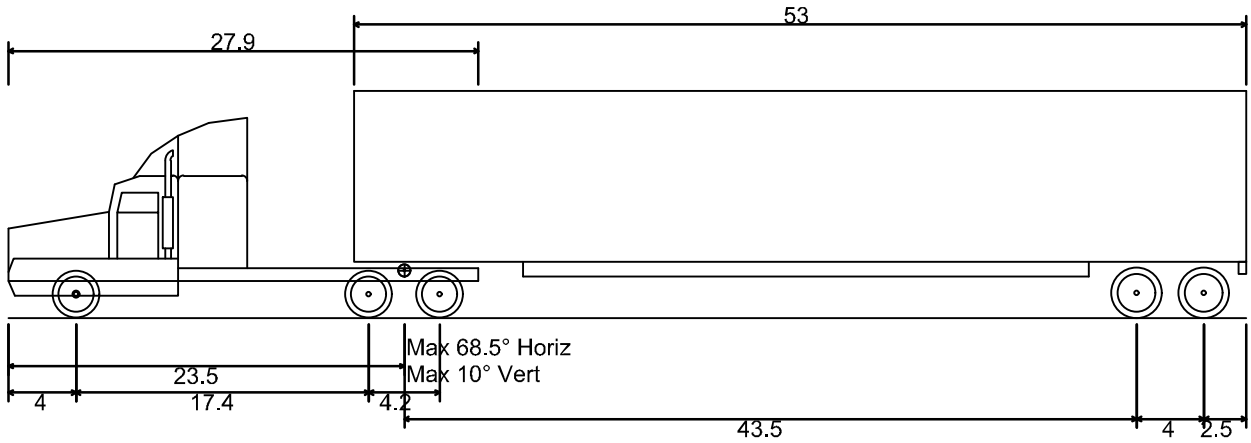




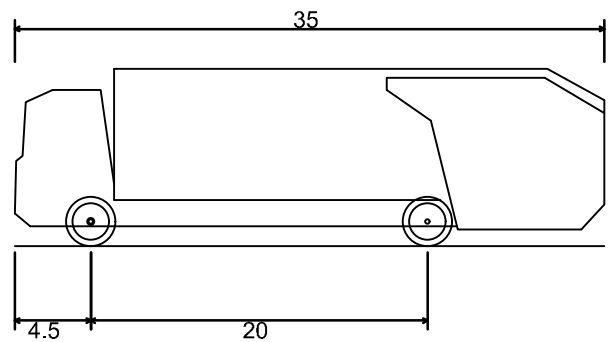
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Thorntons Fuel Truck feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 40.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

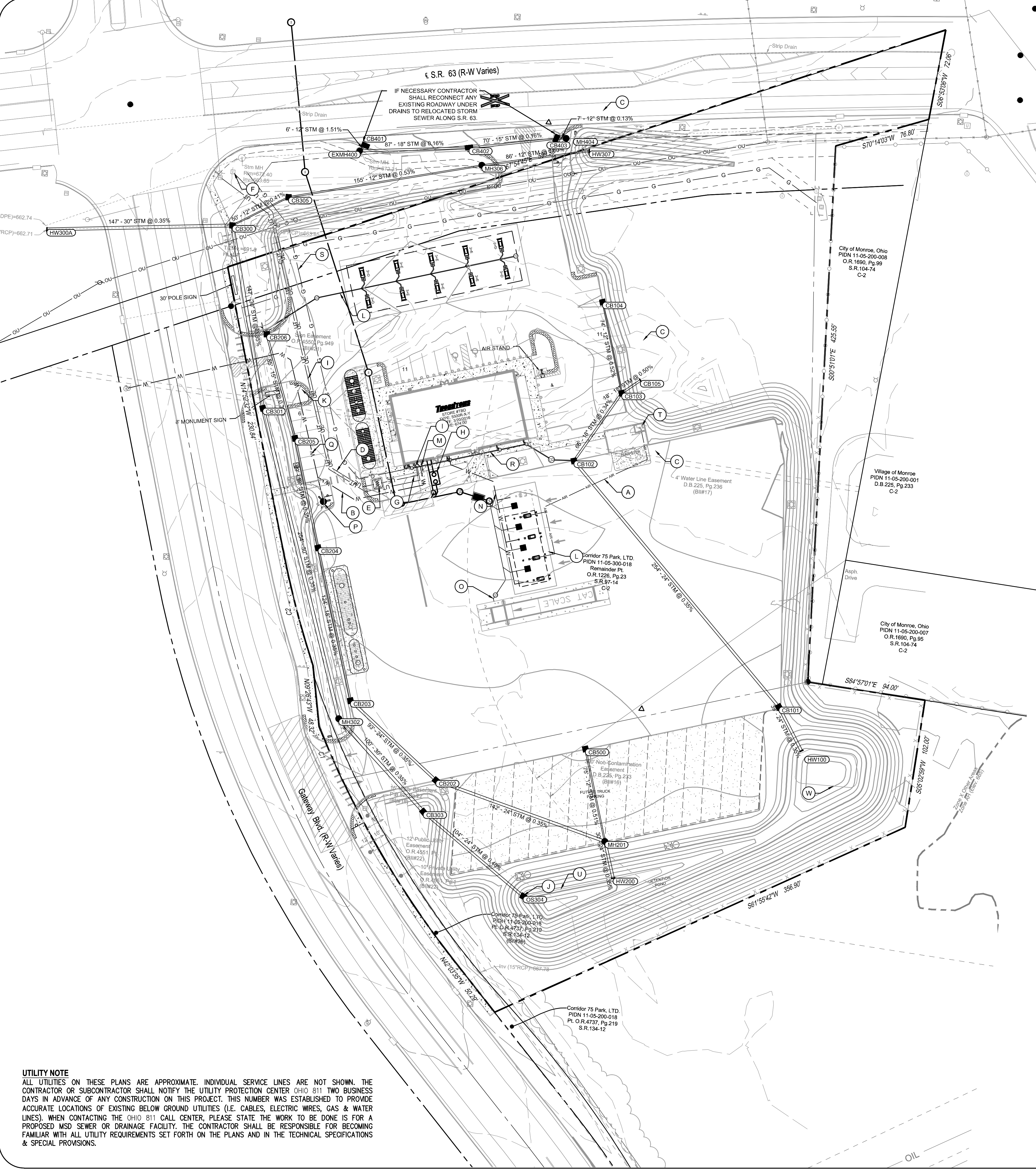
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MONROE THORNTONS		DRAFTING: PDT	DATE: 10/16/2020
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AUTOTURN PLAN			

GATEWAY BLVD. & SR-63
MONROE, OH 45036





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STORM SEWER SCHEDULE

HW100 N 529295.58 E 1453680.11 ODOT CB NO. 2-3 INV OUT=666.39 (24") NW INV IN=667.09 (18") N	CB203 N 529311.50 E 1453320.85 ODOT CB NO. 2-3 T/C=670.34 INV OUT=666.59 (24") SE INV IN=667.09 (18") N	CB301 N 529338.24 E 1453238.03 ODOT CB NO. 2-3 GRATE=670.58 INV OUT=663.74 (30") N INV IN=663.74 (30") S	CB401 N 529761.14 E 1453303.13 ODOT CB NO. 3 T/C=670.00 INV OUT=663.74 (30") N INV IN=663.74 (30") S
CB101 N 529329.12 E 1453660.02 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.53 (24") SE INV IN=666.53 (24") NW	CB204 N 529430.69 E 1453287.11 ODOT CB NO. 2-3 T/C=673.83 INV OUT=666.59 (24") S INV IN=667.52 (18") N	MH302 N 529296.55 E 1453312.56 ODOT MH NO. 3 GRATE=672.35 INV OUT=664.63 (30") N INV IN=664.63 (30") SE	CB402 N 529755.02 E 1453385.35 ODOT CB NO. 3 T/C=669.67 INV OUT=664.05 (18") W INV IN=664.05 (15") E
CB102 N 529512.97 E 1453484.90 ODOT CB NO. 2-3 T/C=673.13 INV OUT=667.42 (24") SE INV IN=667.92 (18") NE	CB205 N 529516.10 E 1453263.11 ODOT CB NO. 2-3 T/C=672.30 INV OUT=667.83 (18") S INV IN=668.08 (15") N	CB303 N 529227.48 E 1453384.31 ODOT CB NO. 2-3 GRATE=670.72 INV OUT=664.98 (30") NW INV IN=664.99 (24") SE	CB403 N 529766.96 E 1453454.14 ODOT CB NO. 3 T/C=669.92 INV OUT=664.16 (15") W INV IN=664.16 (12") E
CB103 N 529569.13 E 1453519.08 ODOT CB NO. 2-3 T/C=672.43 INV OUT=668.14 (18") SW INV IN=668.82 (12") N INV IN=668.14 (18") NE	CB206 N 529596.91 E 1453235.20 ODOT CB NO. 2-3 T/C=670.63 INV OUT=668.38 (15") S	CB304 N 529165.87 E 1453467.75 ODOT CB NO. 2-3 GRATE=672.00 INV OUT=665.40 (24") NW	MH404 N 529787.72 E 1453461.60 ODOT MH NO. 3 RIM=672.17 INV OUT=664.17 (12") W INV IN=664.17 (12") E
CB104 N 529640.09 E 1453499.13 ODOT CB NO. 2-3 T/C=671.87 INV OUT=670.00 (12") S	CB307 N 529681.15 E 1453002.28 ODOT CB NO. 2-3 GRATE=668.82 INV OUT=663.23 (30") W INV IN=663.23 (30") S INV IN=664.46 (12") NE	CB305 N 529705.48 E 1453245.20 ODOT CB NO. 2-3 RIM=671.31 INV OUT=664.66 (12") SW INV IN=664.66 (12") E	CB500 N 529265.73 E 1453500.21 ODOT CB NO. 2-3 T/C=672.21 INV OUT=666.15 (12") S
CB105 N 529580.15 E 1453533.20 ODOT CB NO. 2-3 T/C=670.75 INV IN=668.23 (18") SW	HW200 N 529185.04 E 1453537.90 ODOT HEADWALL INV OUT=665.87 (24") N	MH305 N 529741.87 E 1453396.47 ODOT MH NO. 3 RIM=669.48 INV OUT=665.48 (12") W INV IN=665.48 (12") E	HW300A N 529668.22 E 1453055.77 ODOT HEADWALL INV OUT=662.71 (30") E
MH201 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB202 N 529252.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.27 (24") E INV IN=666.27 (24") NW	EXMH400 N 529746.88 E 1453298.98 MH RIM=672.31	

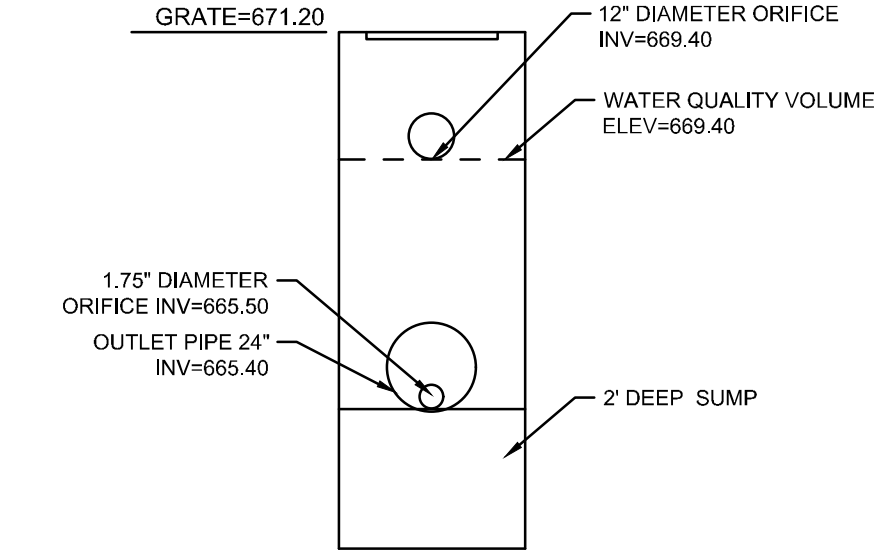
*INV. ELEVATION TO BE VERIFIED IN FIELD.
NOTIFY ENGINEER OF DISCREPANCIES.

LEGEND

EX.	EXISTING
PR.	PROPOSED
APPROX.	APPROXIMATE
L.F.	LINEAR FEET
M.H.	MANHOLE
○	SANITARY CLEANOUT
○	SANITARY MANHOLE
⊞	3PH TRANSFORMER

UTILITY LEGEND

- A. 3/4" AIR LINES TO DIESEL FUEL SERVICE.
- B. 2" DOMESTIC WATER SERVICE
- C. 6" SANITARY SEWER LINE
- D. PRIMARY ELECTRICAL SERVICE (MINIMIZE BENDS)
- E. PROPOSED TRANSFORMER LOCATION.
- F. APPROXIMATE LOCATION FOR PRIMARY ELECTRIC SERVICE TIE IN POINT.
- G. SECONDARY ELECTRICAL SERVICE.
- H. PROPOSED GREASE TRAP.
- I. PROPOSED TELECOMMUNICATIONS CONDUIT.
- J. PROPOSED DETENTION POND OUTLET STRUCTURE.
- K. PROPOSED AIR SERVICE STATION
- L. 6" AUTO/TRUCK CANOPY STORM DRAINAGE LINES.
- M. 1" IRRIGATION LINE STUBBED 5' BEYOND FOUNDATION
- N. 3/4" WATER LINES TO DIESEL FUEL SERVICE.
- O. PROPOSED CAT SCALE 4" STORM DRAIN.
- P. PROPOSED FIRE HYDRANT.
- Q. 6" FIRE WATER LINE FOR PROPOSED FIRE HYDRANTS.
- R. 4" DRAINAGE LINE WITH DOWNSPOUTS.
- S. PROPOSED GAS LINE.
- T. PROPOSED HOSE BIBB.
- U. MICRO POOL, DESIGNED PER OHIO EPA STANDARDS. TO HAVE DEDICATED 0.1WQV = 1,477 C.F. VOLUME. AT LEAST 3 FT DEEP PER OHIO EPA REQUIREMENTS.
- V. NOT USED.
- W. FOREBAY, DESIGNED PER OHIO EPA STANDARDS. TO HAVE DEDICATED 0.1WQV = 1,477 C.F. VOLUME. AT LEAST 3 FT DEEP PER OHIO EPA REQUIREMENTS.



- NOTES:
- 1.) TRASH RACK WILL BE REQUIRED FOR ALL ORIFICES, WINDOWS, AND OPENINGS FOR DEBRIS CONTROL.
 - 2.) A NON-CLOGGING OUTLET APPARATUS SHALL BE USED ON WATER QUALITY ORIFICES AS RECOMMENDED IN SECTION 2.6.5 OF THE OHIO EPA'S 'RAINWATER & LAND DEVELOPMENT MANUAL'.

REVISIONS	
NO.	DATE DESCRIPTION

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MONROE THORNTONS

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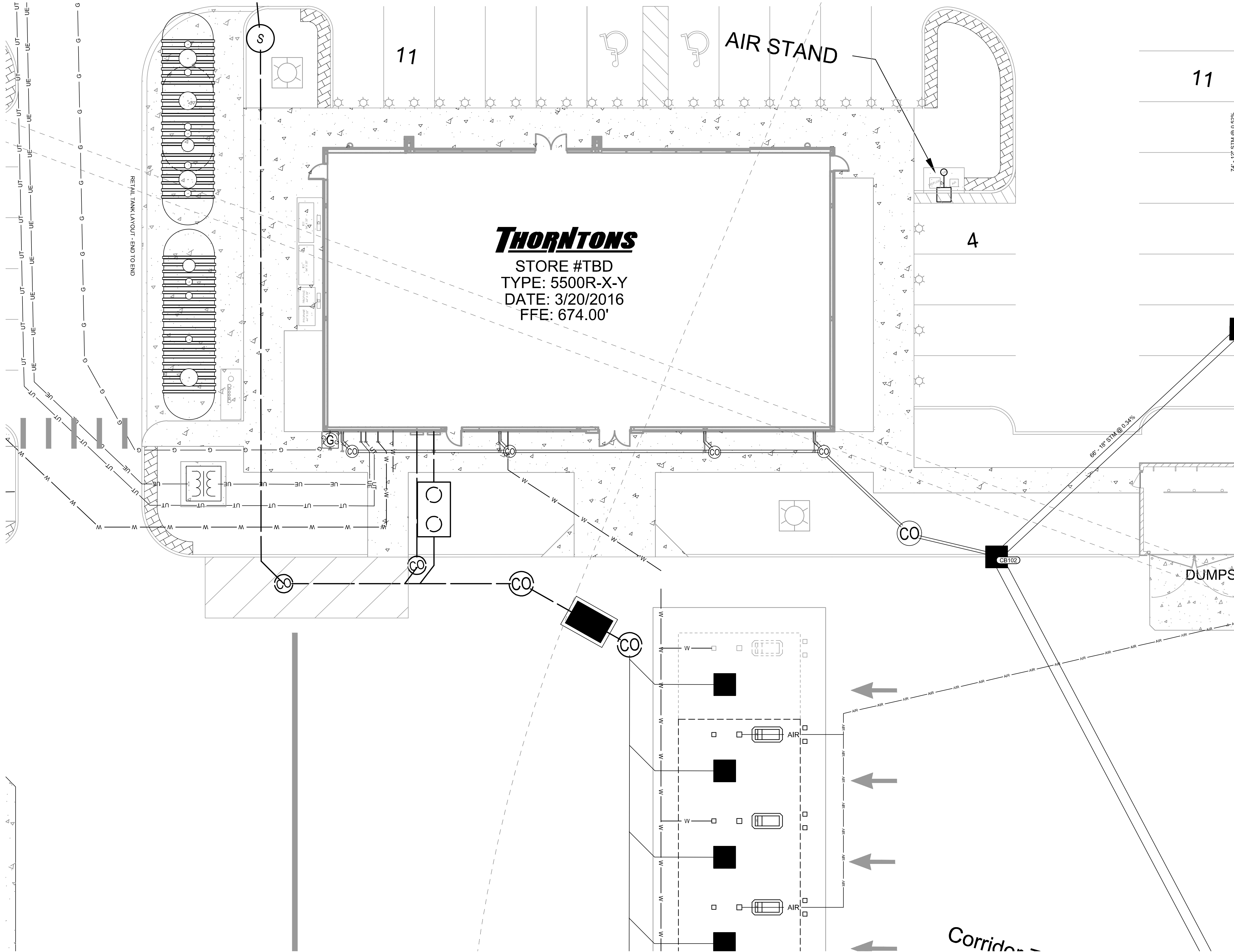
UTILITY PLAN

Thorntons

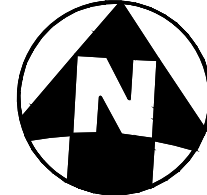
GATEWAY BLVD. & SR-63
MONROE, OH 45036



C6.0



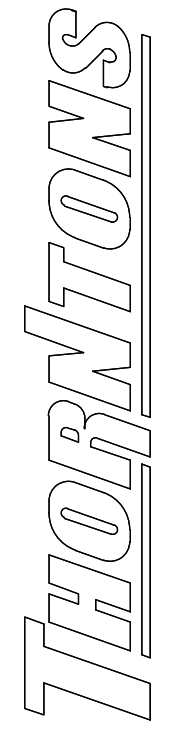
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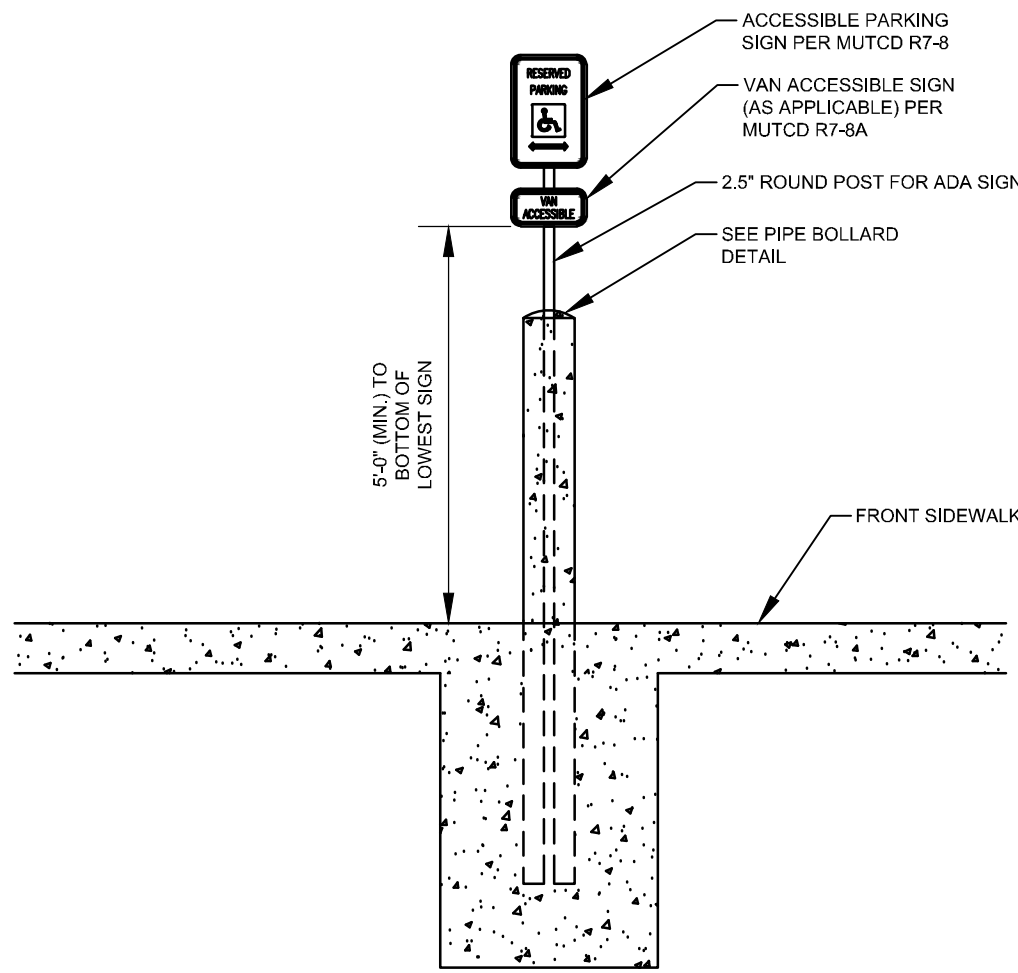
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MONROE THORNTONS		DESIGN: JPS	DRAFTING: PDT
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BUILDING UTILITY DETAIL			

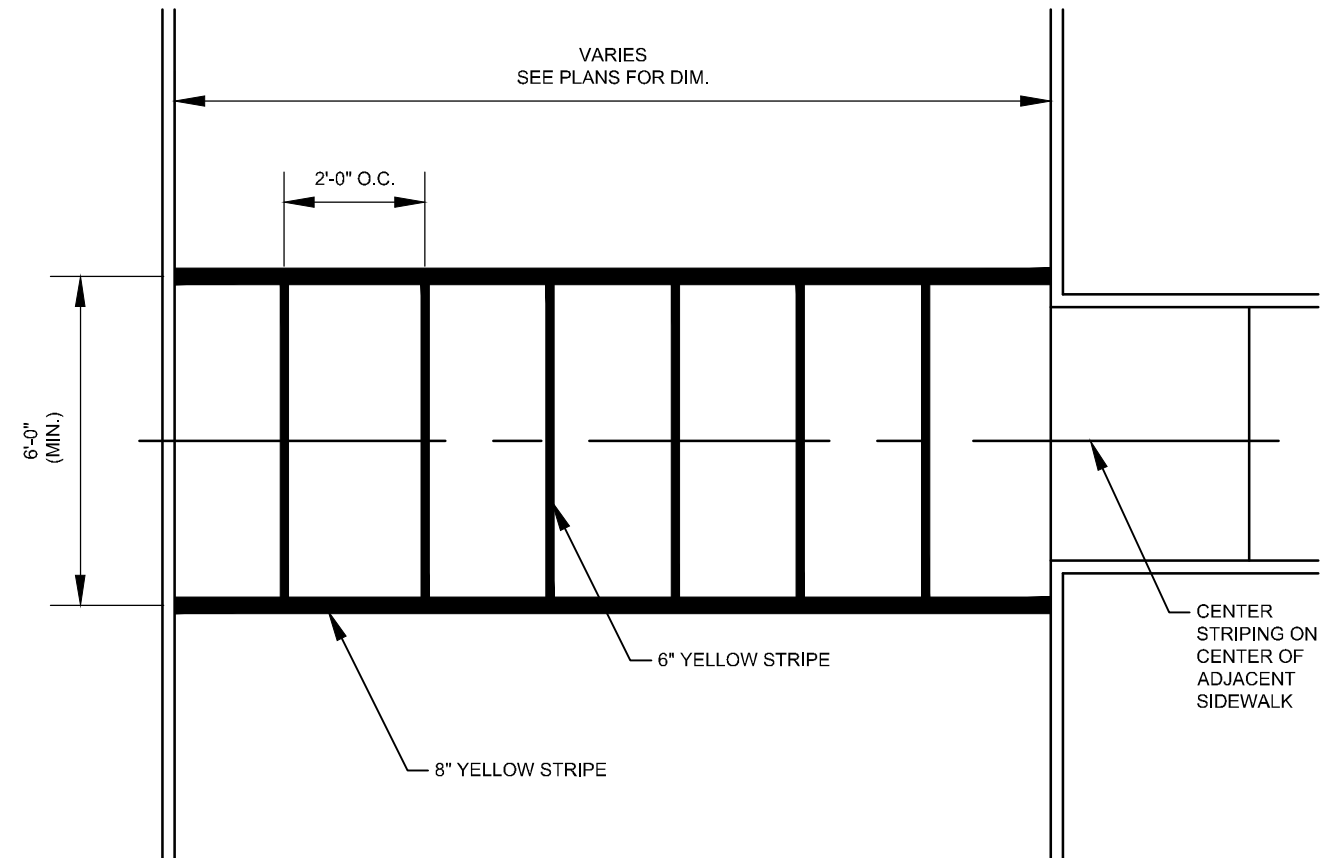


GATEWAY BLVD. & SR-63
MONROE, OH 45036





- SPECIFICATIONS:
1. VAN ACCESSIBLE SIGNAGE AND ASSOCIATED FINES SHALL BE POSTED WHERE APPLICABLE.
 2. GENERAL CONTRACTOR SHALL VERIFY WITH THE LOCAL MUNICIPALITY PRIOR TO INSTALLING ACCESSIBLE SIGNAGE. IF LOCAL JURISDICTIONS DO NOT APPLY THE CONTRACTOR SHALL FOLLOW MUTCD AND SHALL MOUNT SIGNS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



- SPECIFICATIONS:
1. THIS DETAIL IS TO BE USED INTERNAL TO THE PARKING LOT ONLY.
 2. ALL PAINT SHALL BE APPLIED TO A MINIMUM WET FILM THICKNESS OF 5 MILS. AND APPLIED WITH GLASS BEADS TO MANUFACTURERS RECOMMENDATIONS.
 3. THE ENGINEERING CONSULTANT SHALL REVIEW THE CROSSWALKS USED IN THE RIGHT OF WAY TO INSURE CONFORMANCE WITH LOCAL CODES AND DETAILS. SOME JURISDICTIONS DO NOT ALLOW CROSS WALKS IN THE RIGHT OF WAY.

ACCESSIBLE PARKING SIGN DETAIL

Thorntons

P-004-002

NTS

CROSSWALK DETAIL

Thorntons

P-003-001

NTS

Thorntons

P-002-001

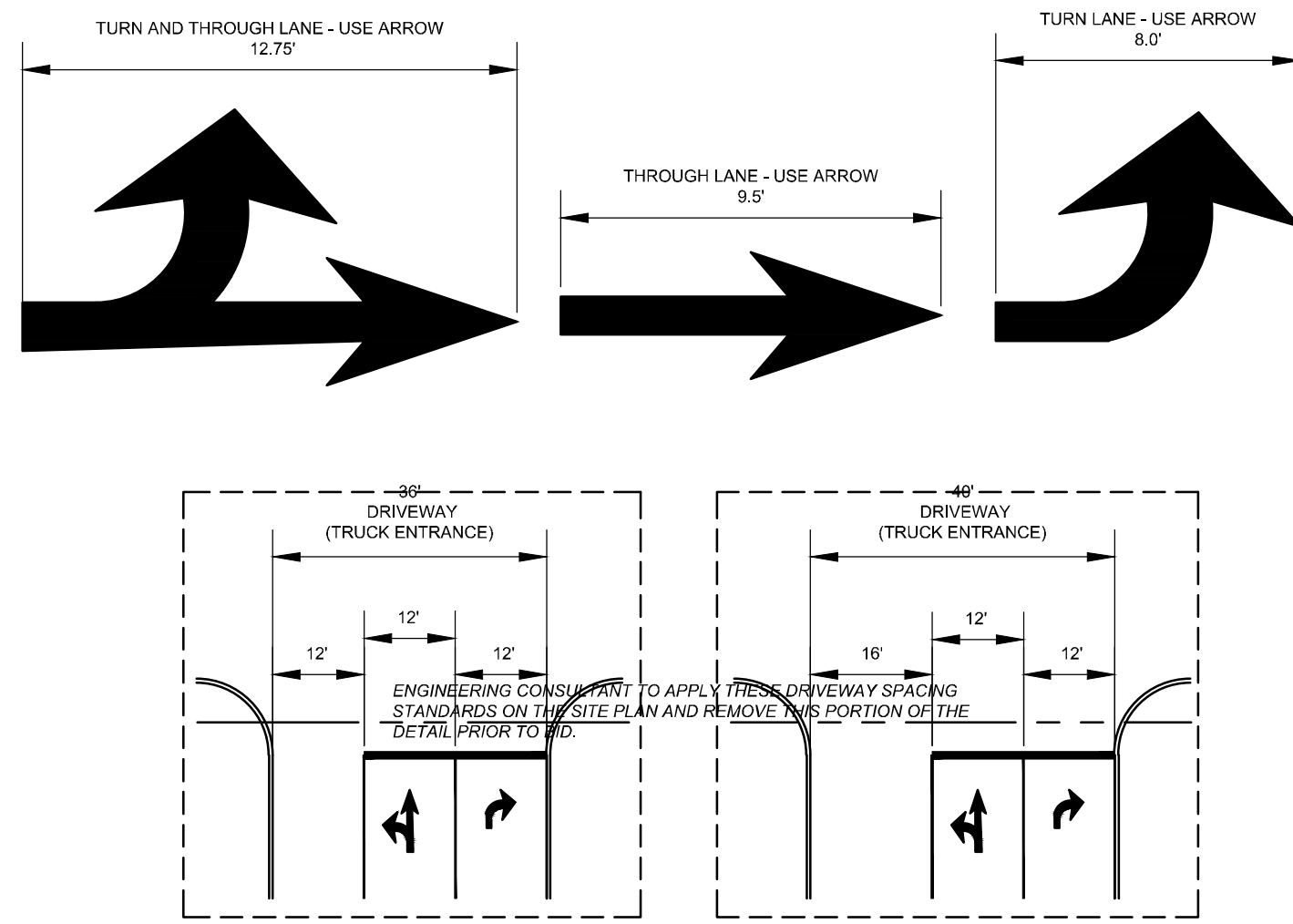
NTS

STANDARD ARROWS AND DRIVEWAY STRIPING

Thorntons

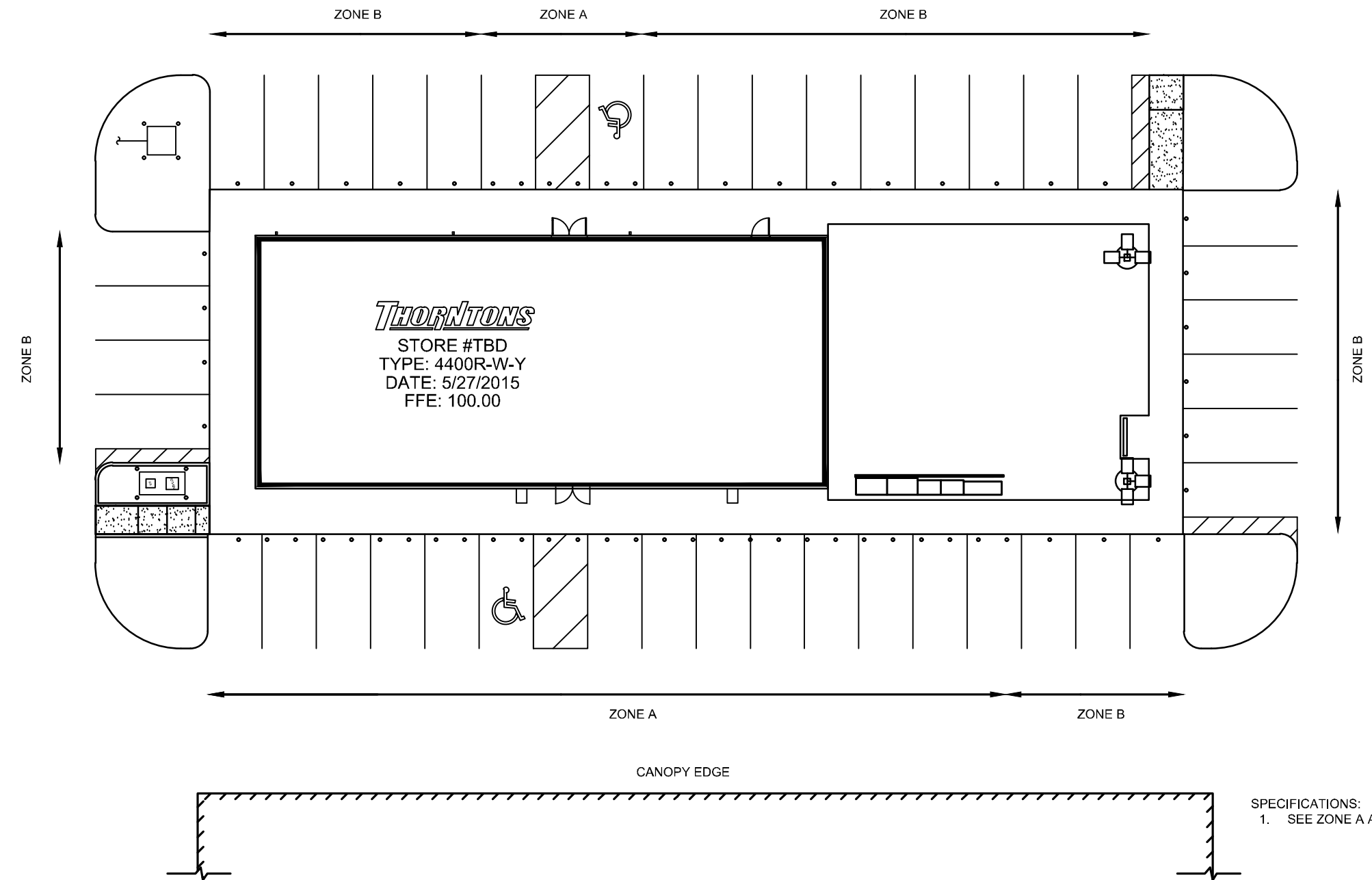
P-001-001

NTS



1 2 3 4 5
T R L T L T R

- SPECIFICATIONS:
1. SIZE OF ARROWS LEADING TO PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION. IF SMALLER OR HOLLOW ARROWS CAN BE UTILIZED, PLEASE ADJUST DETAIL AS NECESSARY.
 2. PAVEMENT WORD, SYMBOL, AND ARROW MARKINGS SHALL BE INSTALLED PER MUTCD SECTION 3.18.20. THIS INCLUDES STRIPING COLOR AND PLACEMENT WITHIN PARKING LOT.
 3. ALL PAINT SHALL BE APPLIED TO A MINIMUM WET FILM THICKNESS OF 5 MILS. AND APPLIED WITH GLASS BEADS TO MANUFACTURERS RECOMMENDATIONS.
 4. ARROW DIRECTIONS AND TURN MOVEMENTS ARE PROJECT SPECIFIC AND MUST BE SPECIFIED BY THE ENGINEERING CONSULTANT AT EACH DRIVEWAY LOCATION.



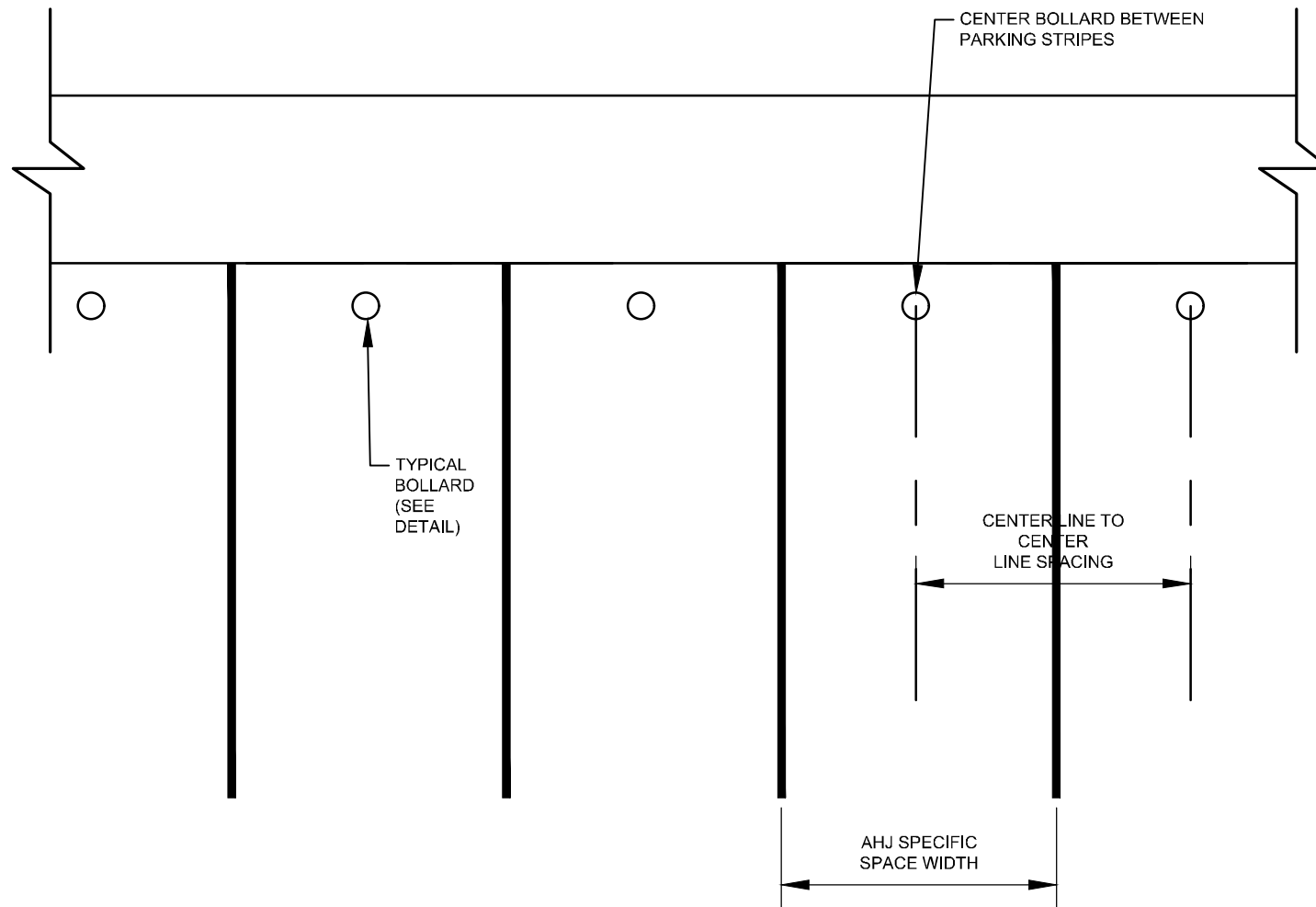
- SPECIFICATIONS:
1. SEE ZONE A AND B DETAILS FOR BOLLARD SPACING.

BOLLARD SCHEMATIC

Thorntons

P-007-001

NTS



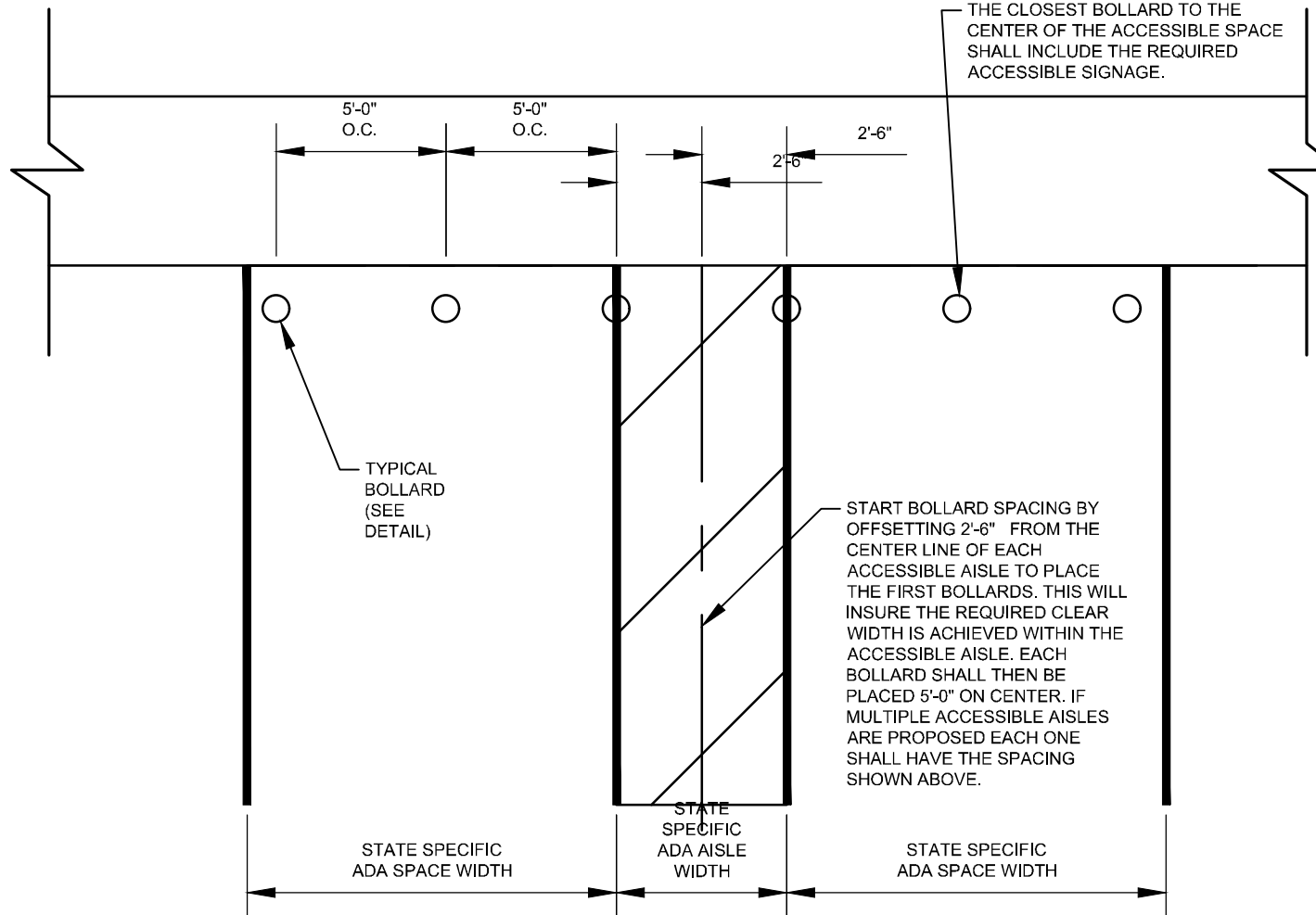
- SPECIFICATIONS:
1. ENGINEERING CONSULTANT SHALL REFERENCE THE THORNTONS DESIGN STANDARDS FOR MIN., PREF. AND MAX. PARKING SPACE DIMENSIONS. LOCAL JURISDICTIONS SHALL SUPERCEDE THESE REQUIREMENTS IF MORE STRINGENT.

ZONE B BOLLARD DETAIL

Thorntons

P-006-001

NTS



- SPECIFICATIONS:
1. ENGINEERING CONSULTANT SHALL REFERENCE THE THORNTONS DESIGN STANDARDS FOR MIN., PREF. AND MAX. PARKING SPACE DIMENSIONS. LOCAL JURISDICTIONS SHALL SUPERCEDE THESE REQUIREMENTS IF MORE STRINGENT.

ZONE A BOLLARD DETAIL

Thorntons

P-005-001

NTS

Thorntons

P-012-001

NTS

Thorntons

P-011-001

NTS

Thorntons

P-010-001

NTS

Thorntons

P-009-001

NTS

MONROE THORNTONS

THORNTONS STANDARD DETAILS

DESIGN: JPS

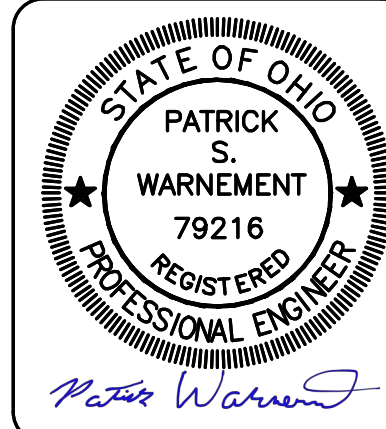
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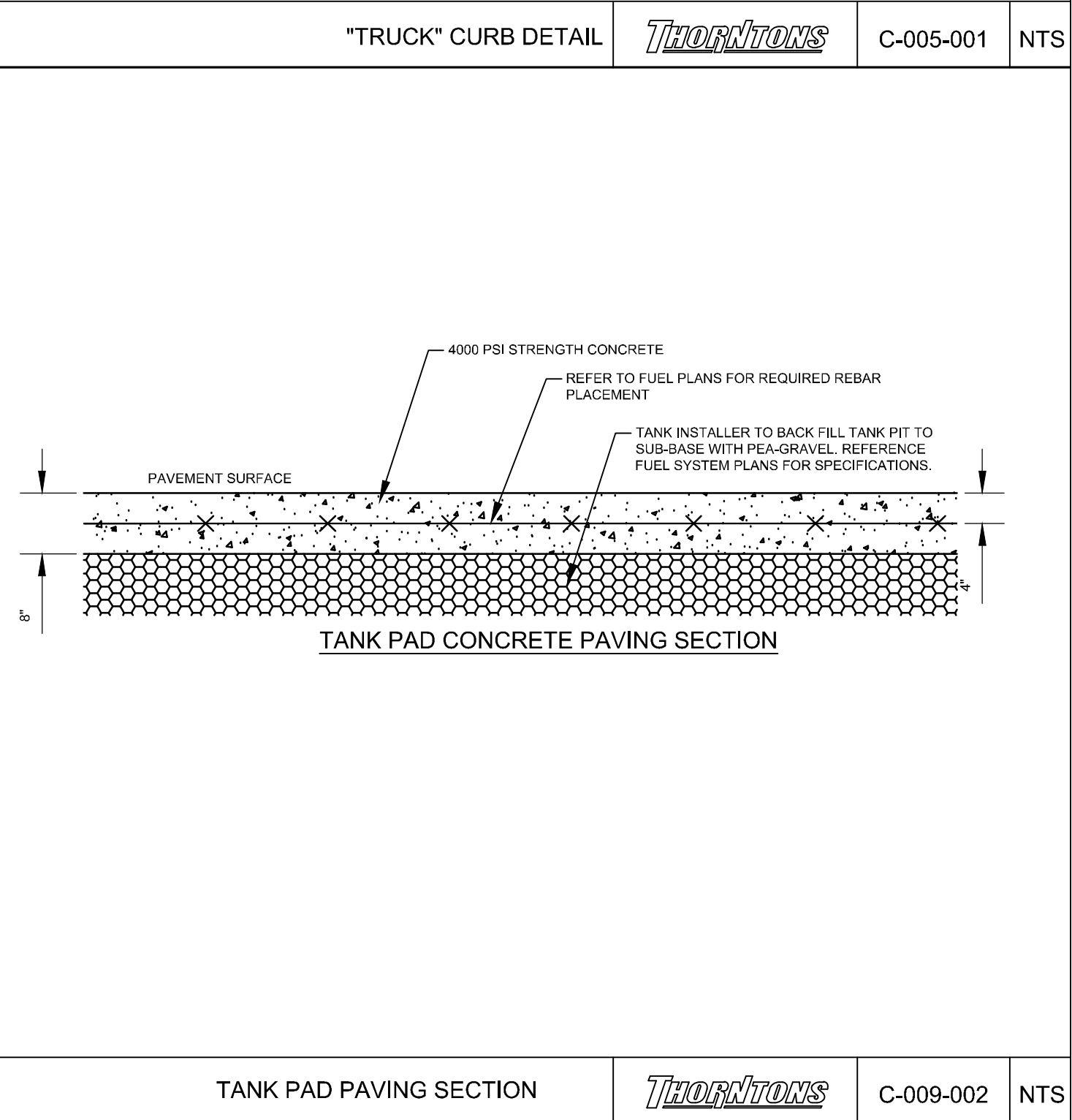
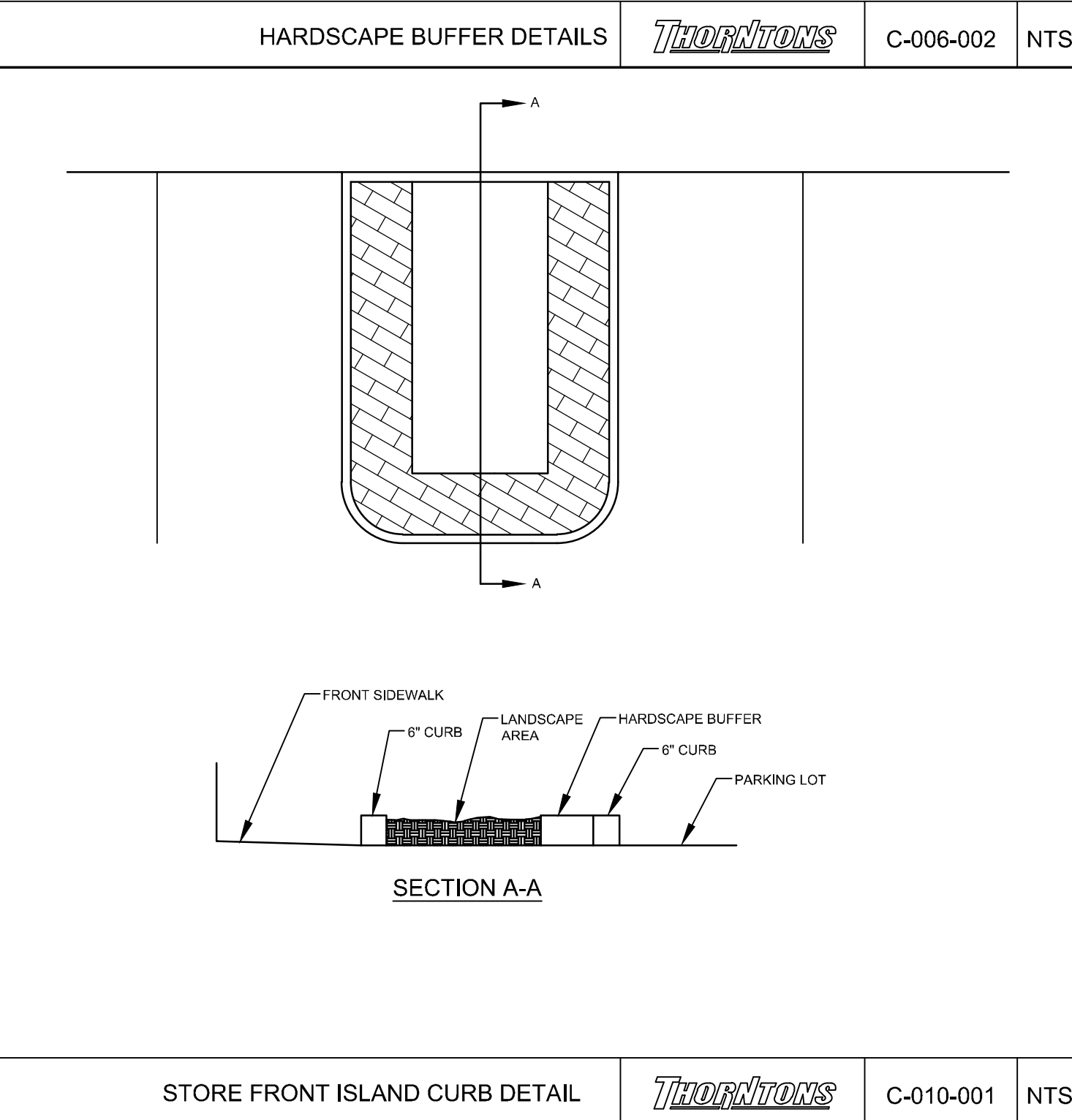
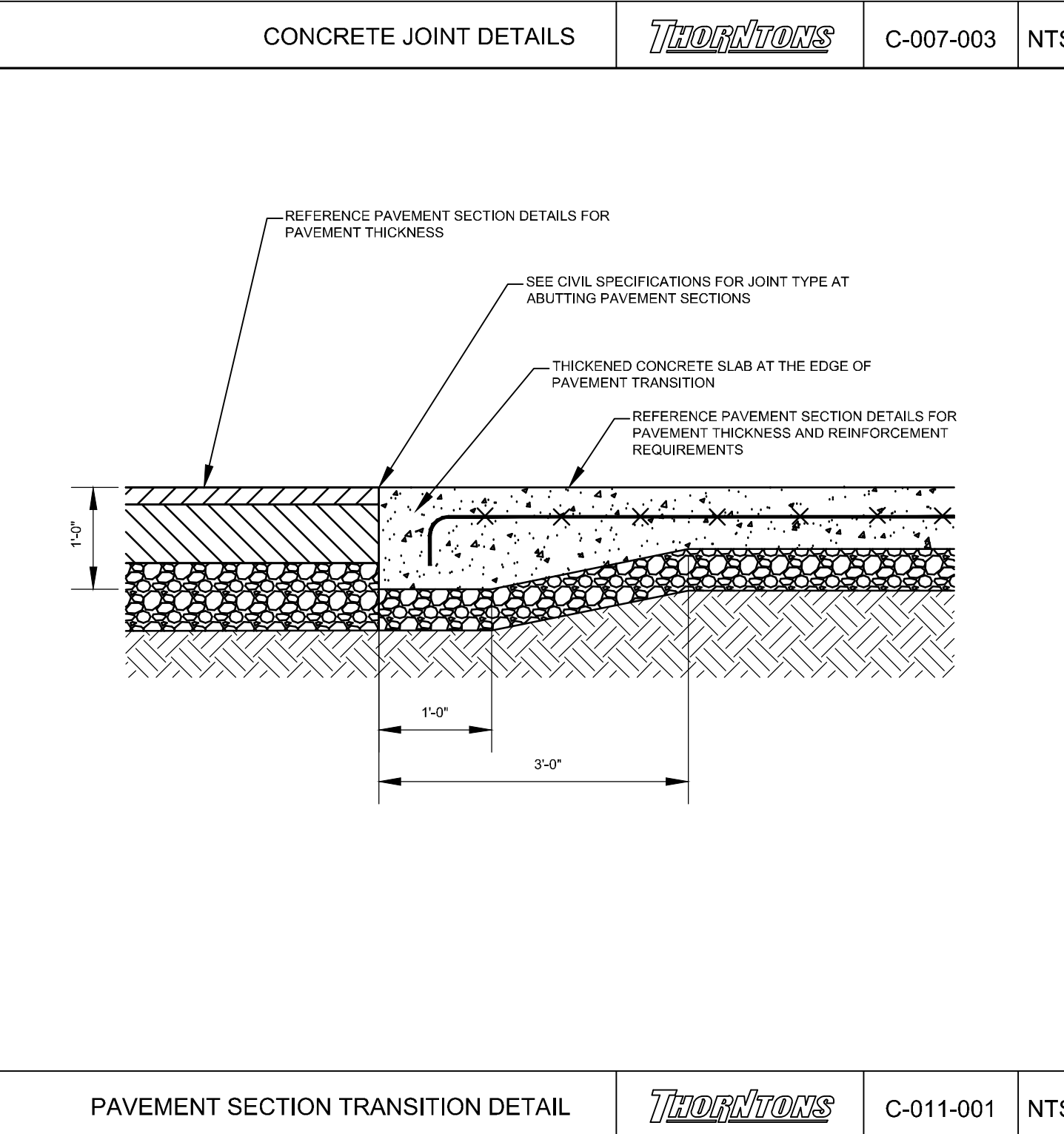
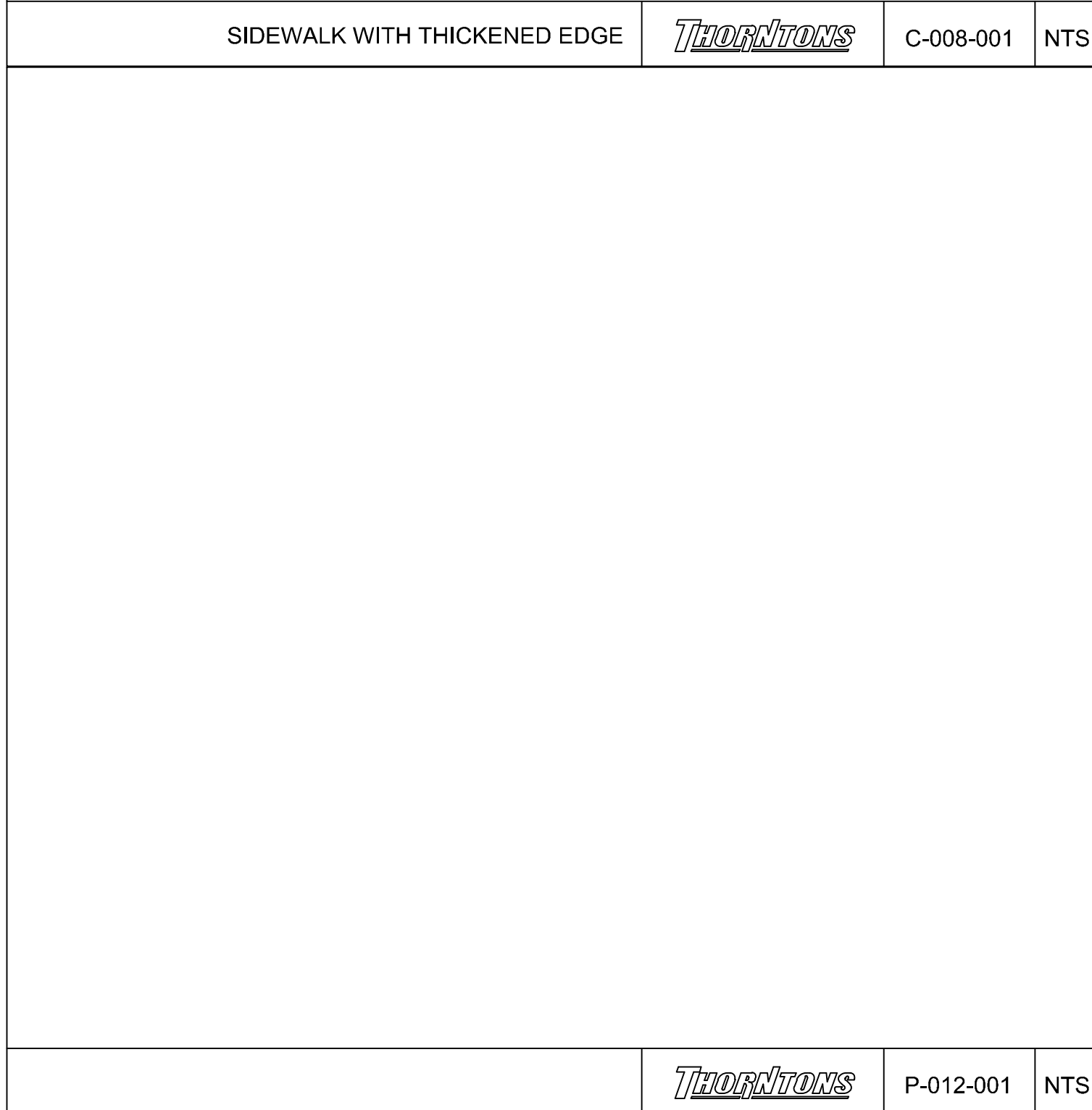
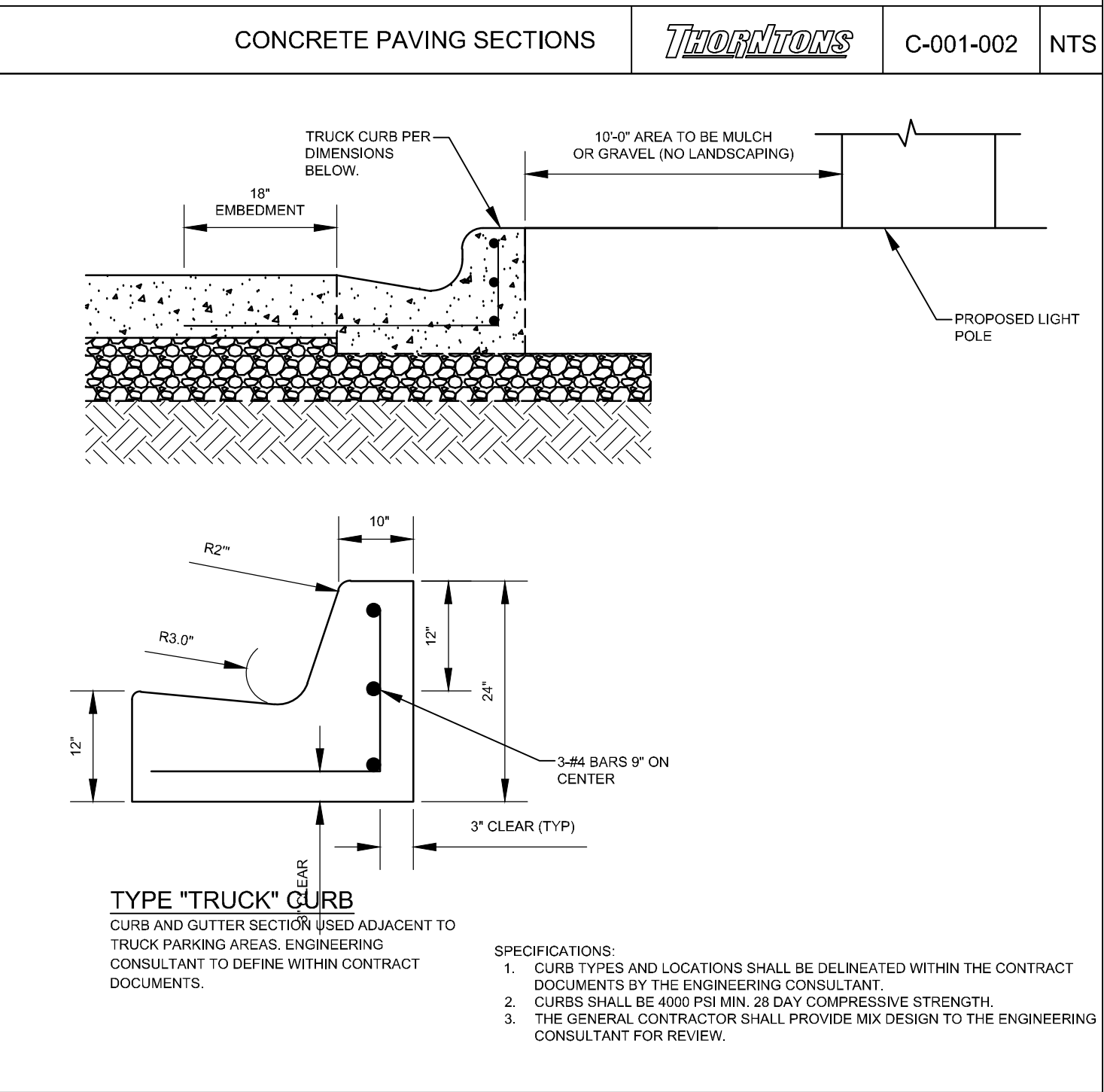
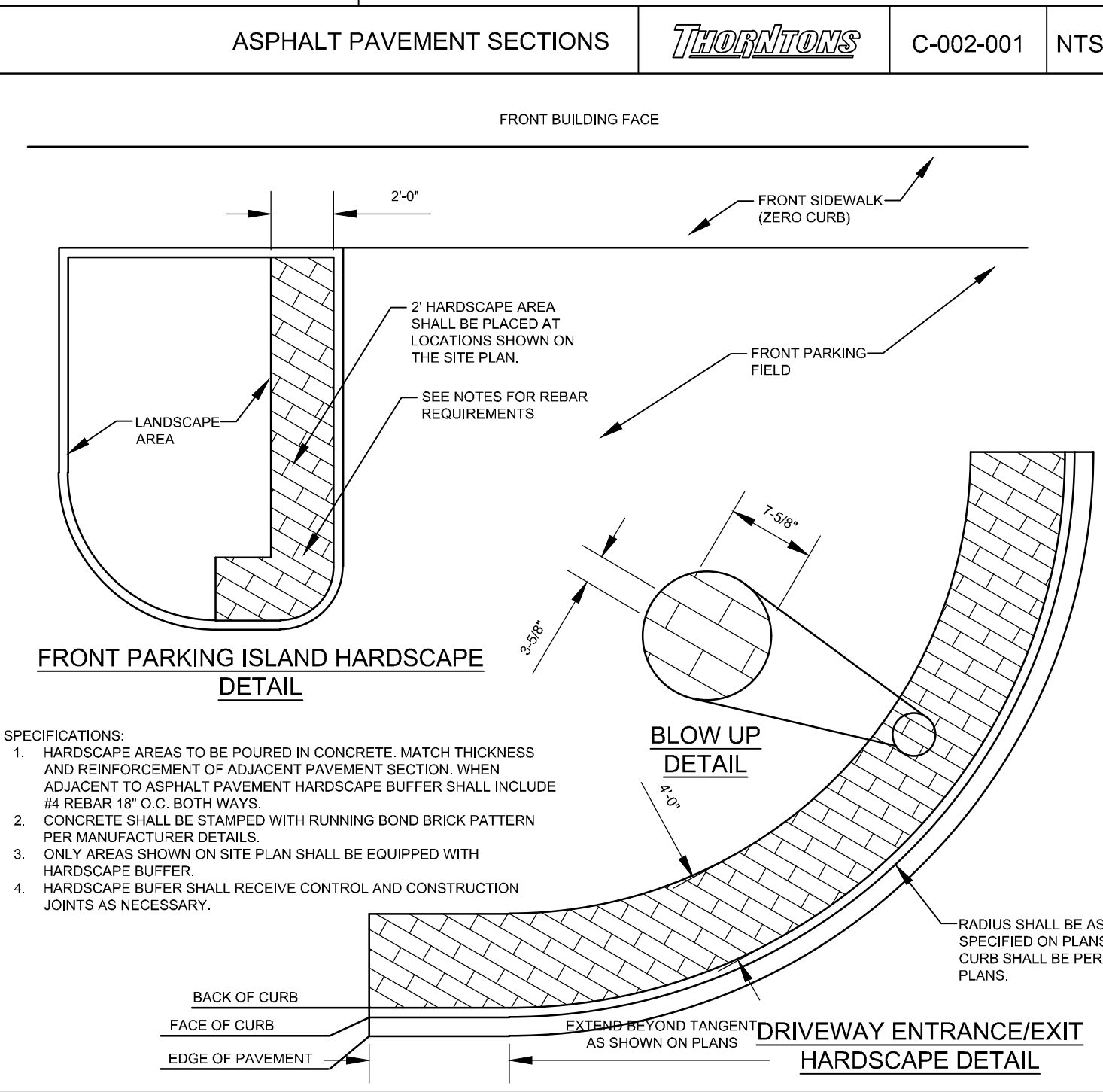
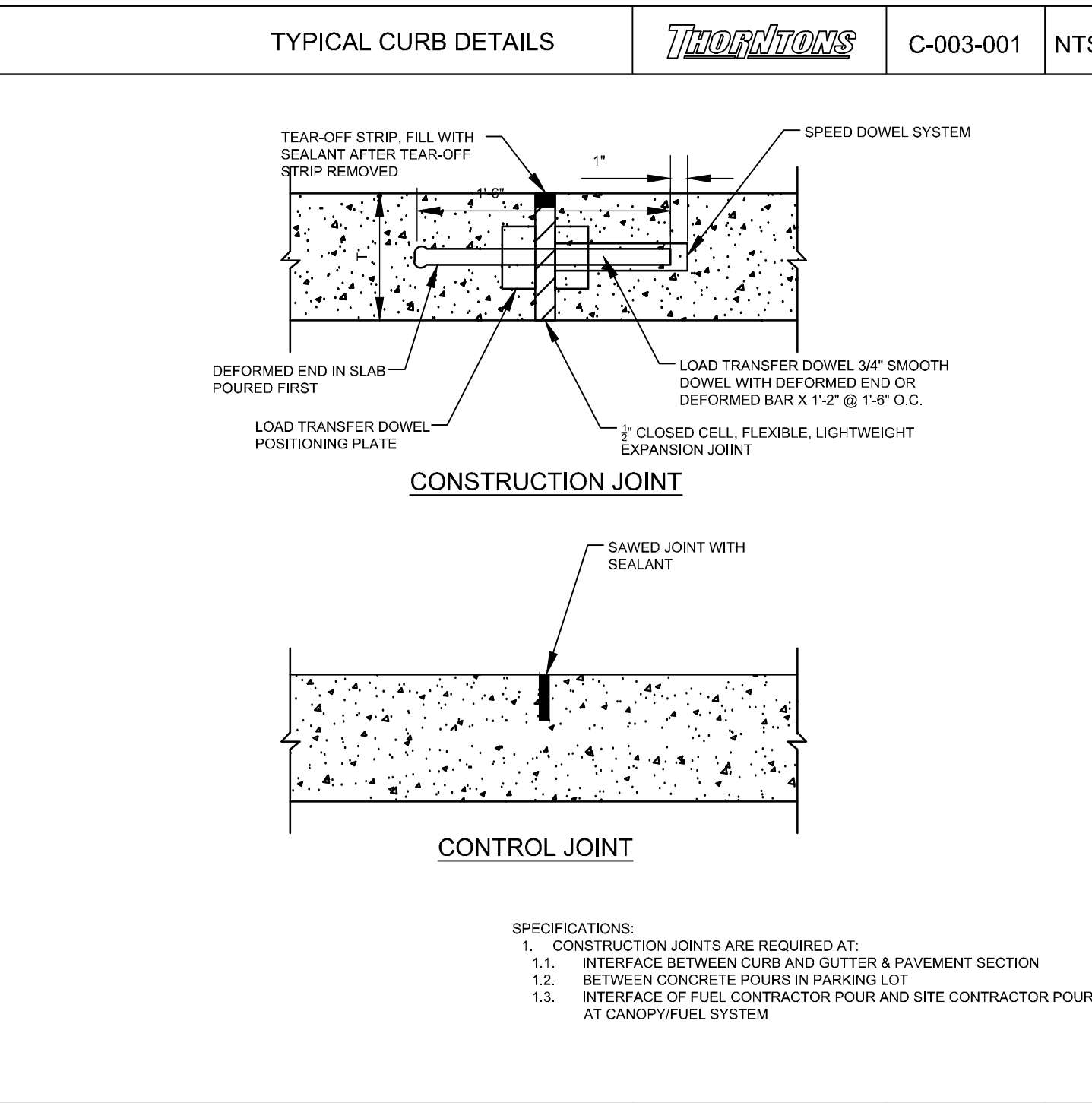
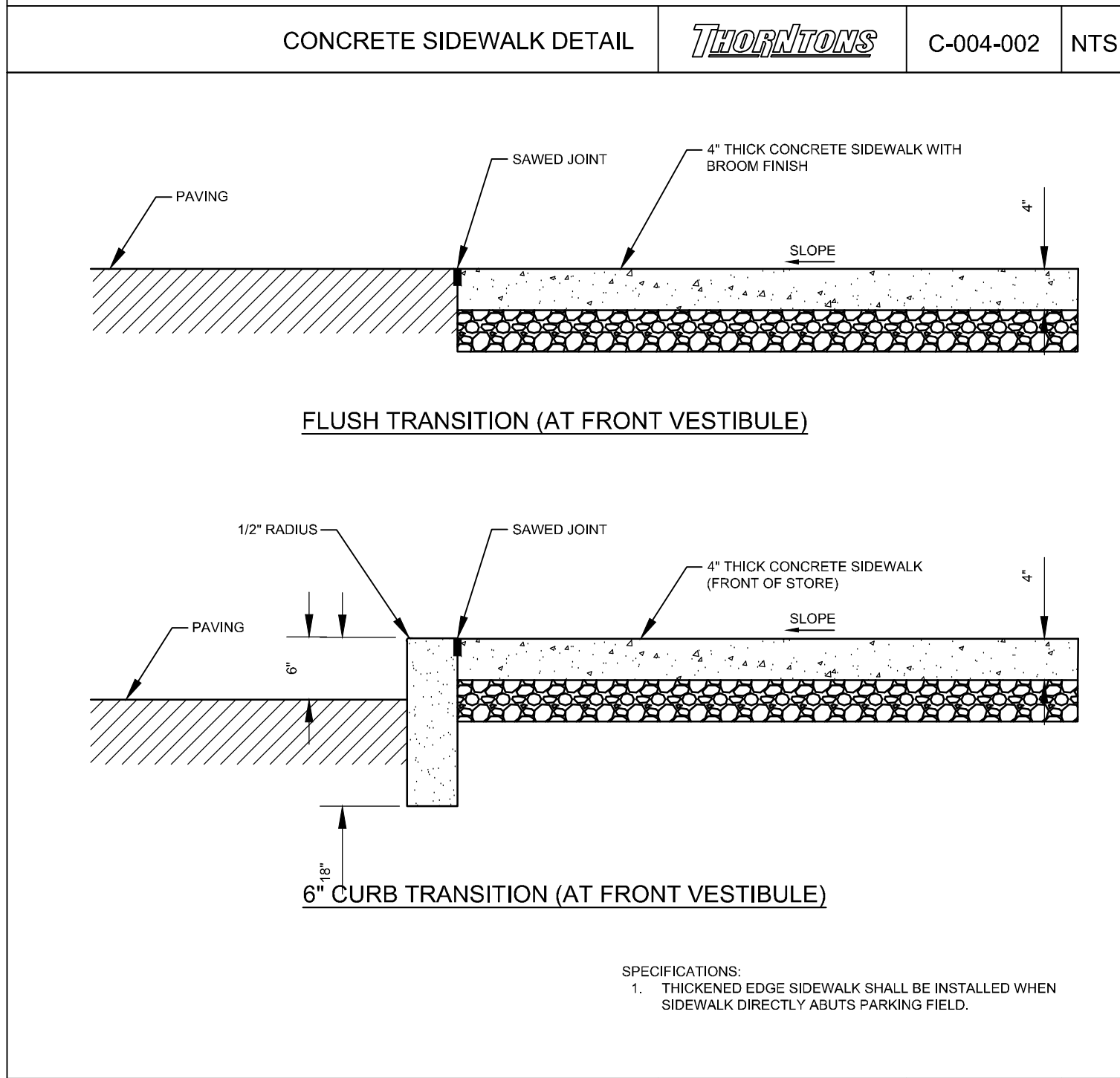
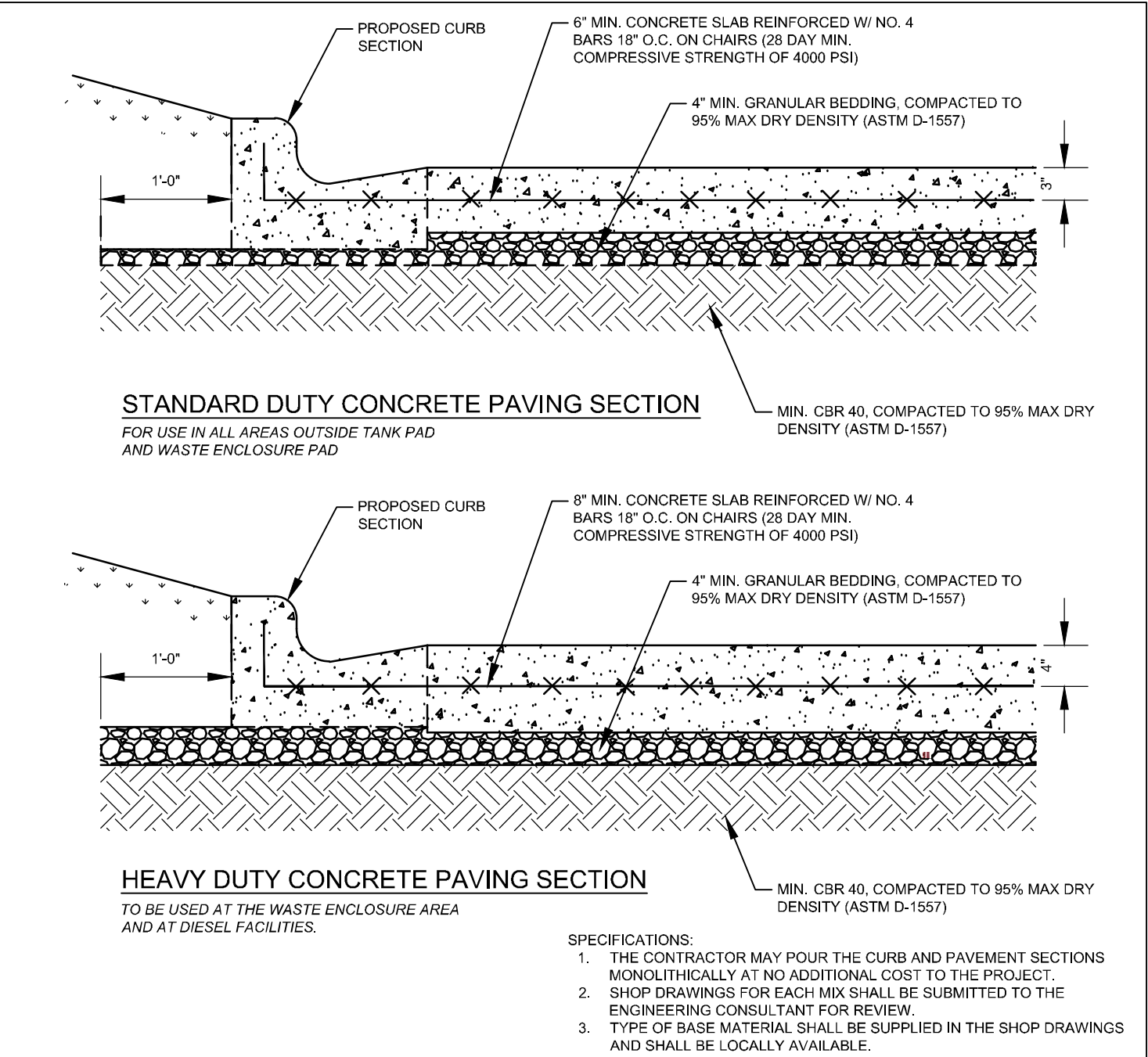
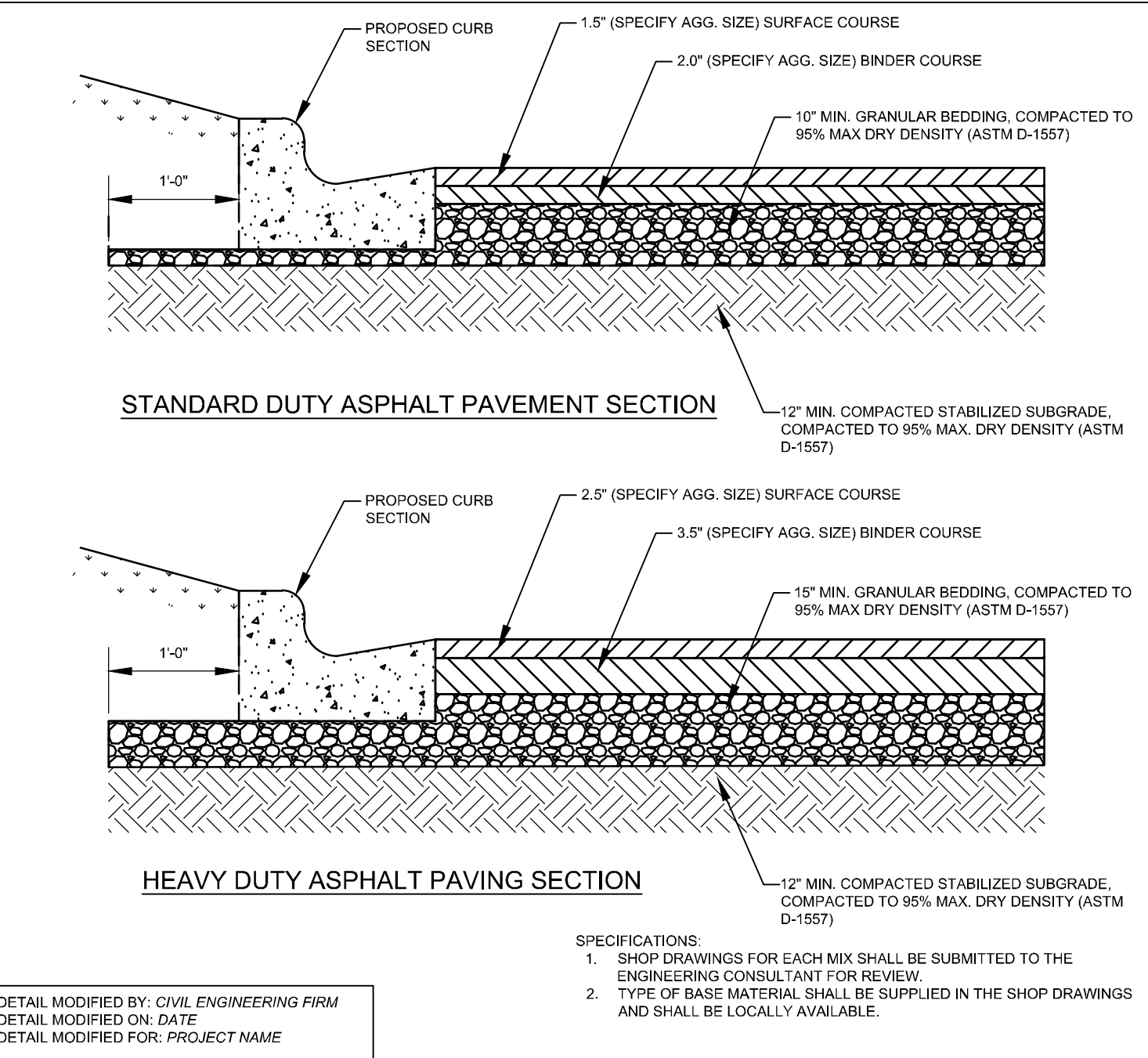
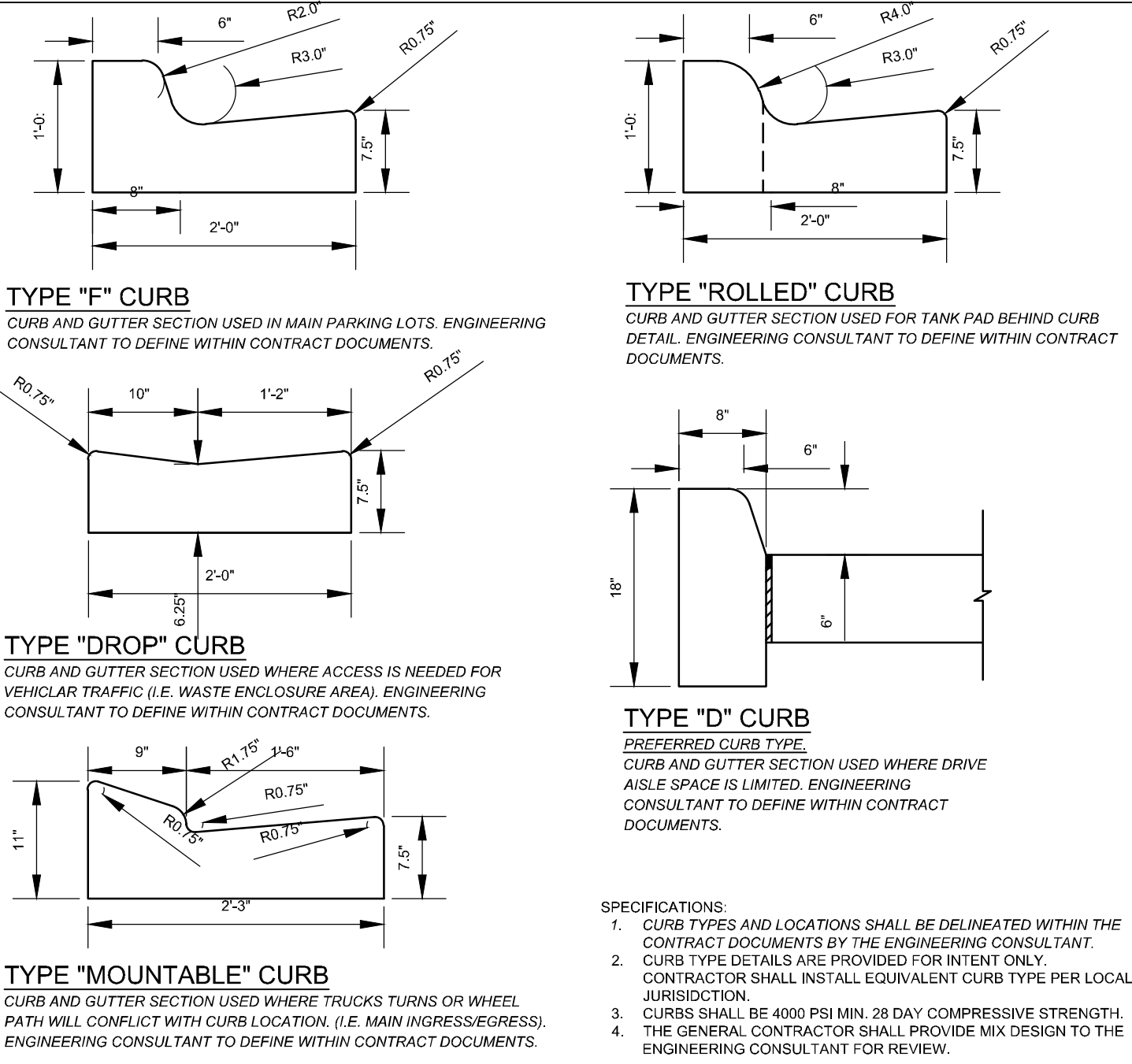
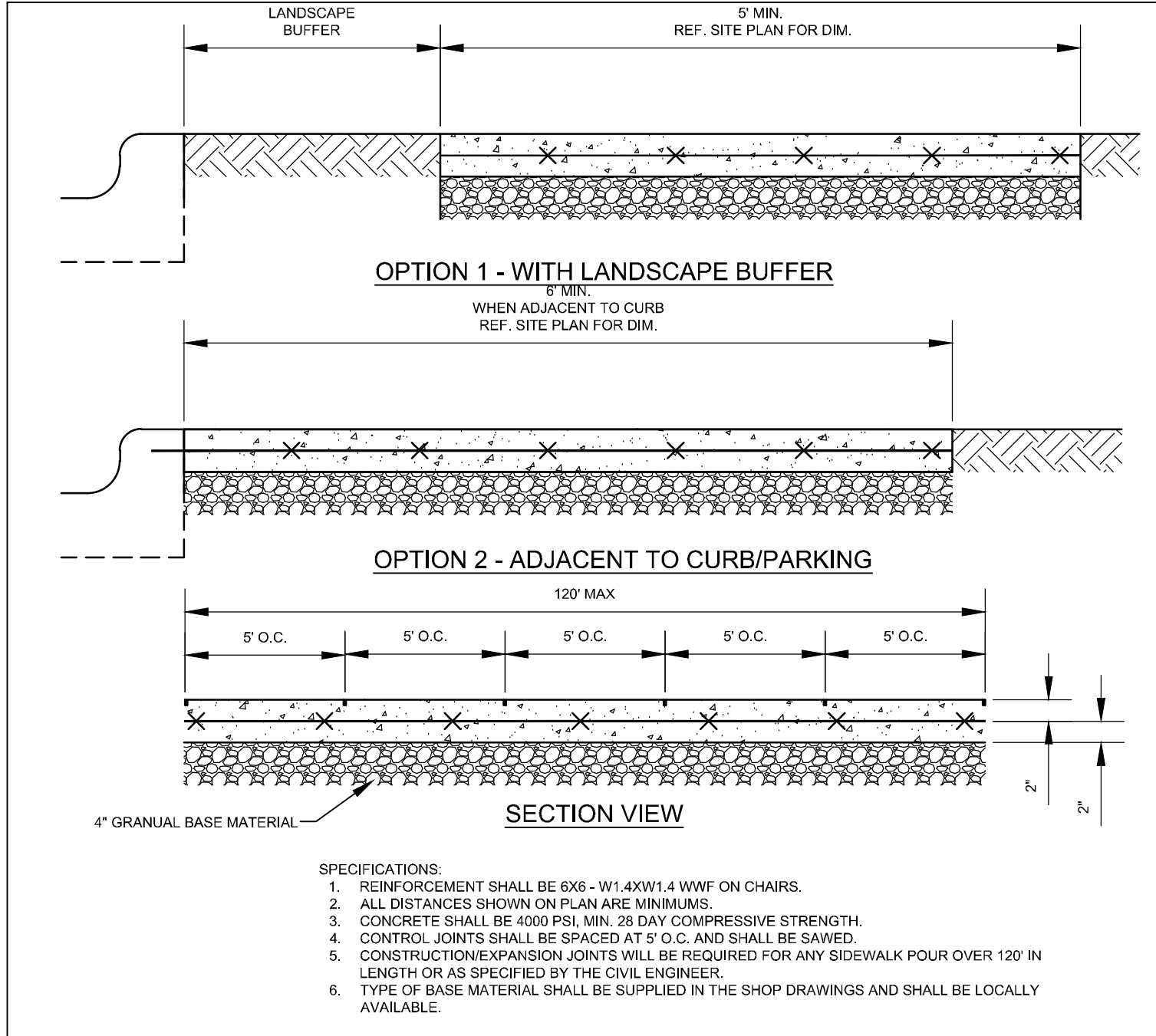
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Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036



C7.0



REVISIONS	
NO.	DESCRIPTION

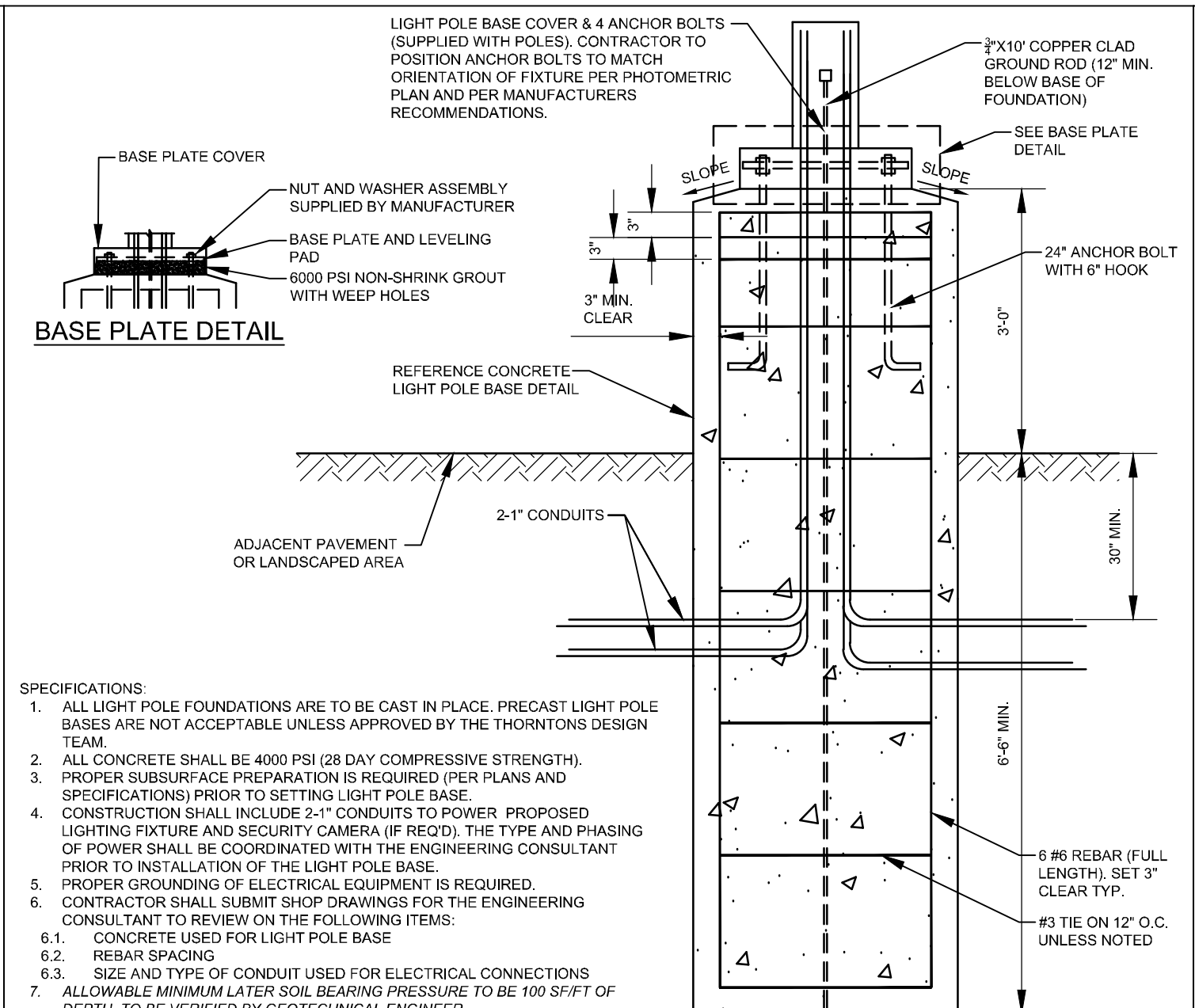
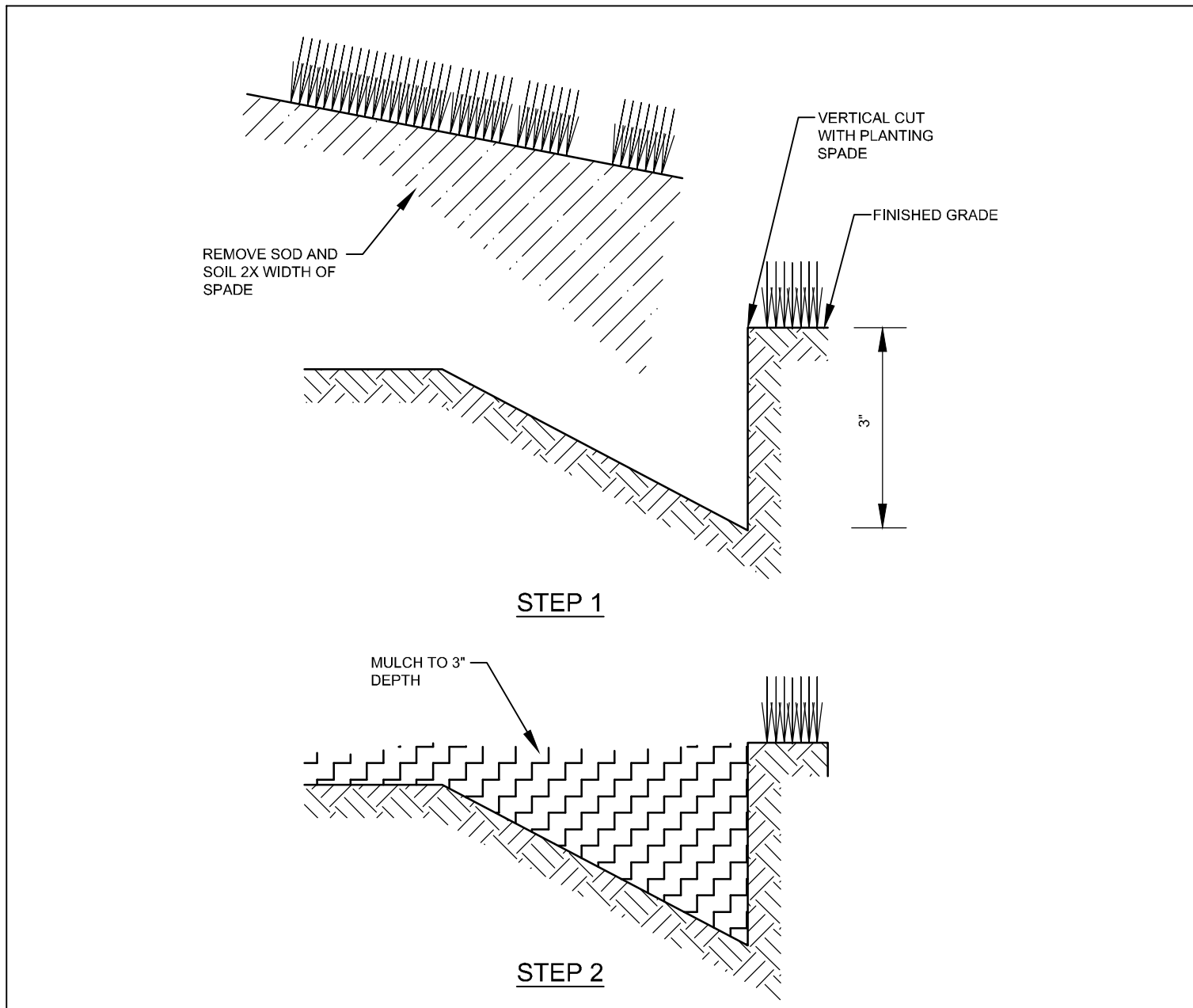
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MONROE THORNTONS	
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SCALE: 1" = 20'	DATE: 10/16/2020
THORNTONS STANDARD DETAILS CONT.	

THORNTONS

GATEWAY BLVD. & SR-63
MONROE, OH 45036





LANDSCAPE (MECHANICAL) EDGING

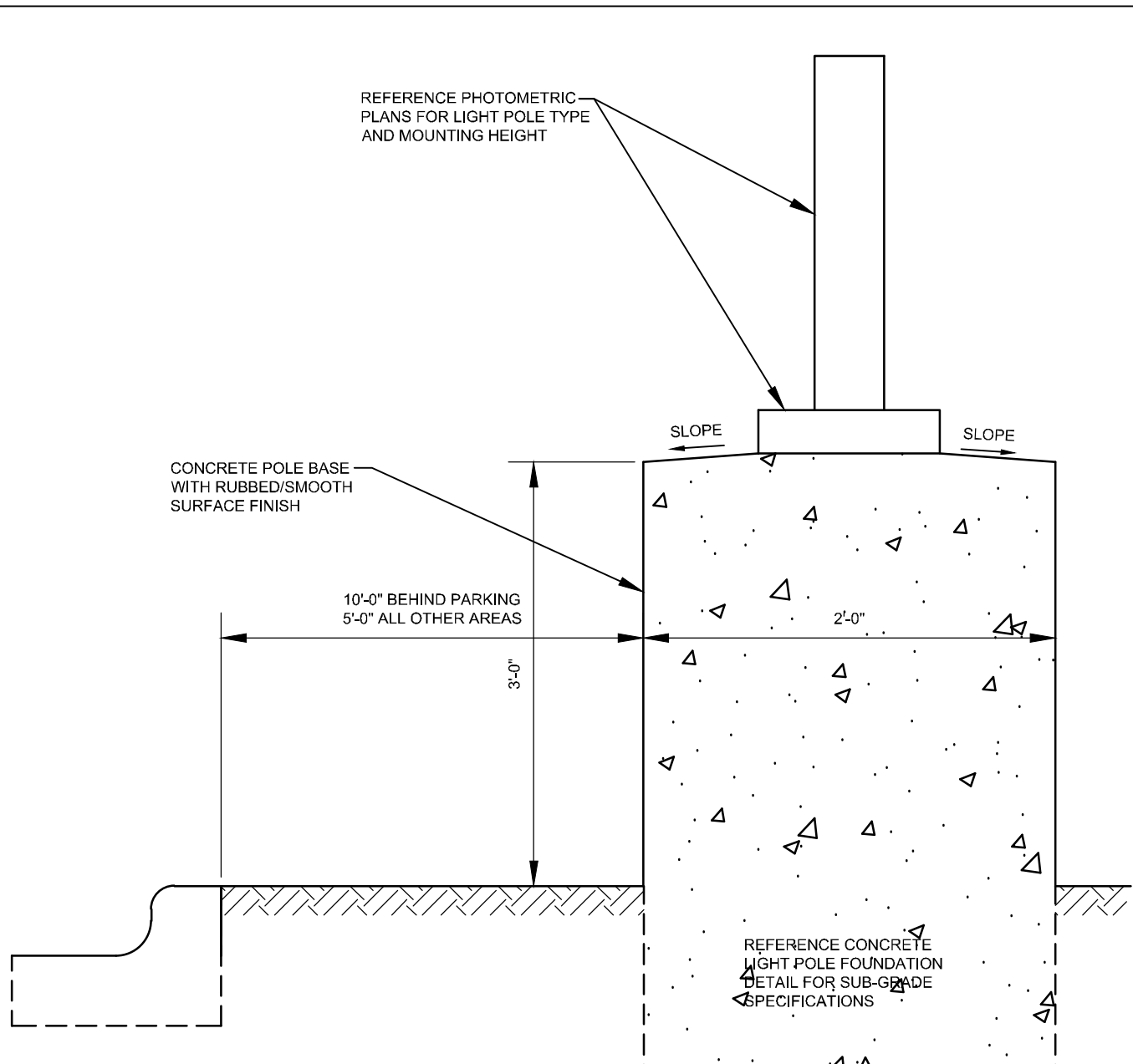
Thorntons

M-011-001 NTS

CONCRETE LIGHT POLE FOUNDATION DETAIL

Thorntons

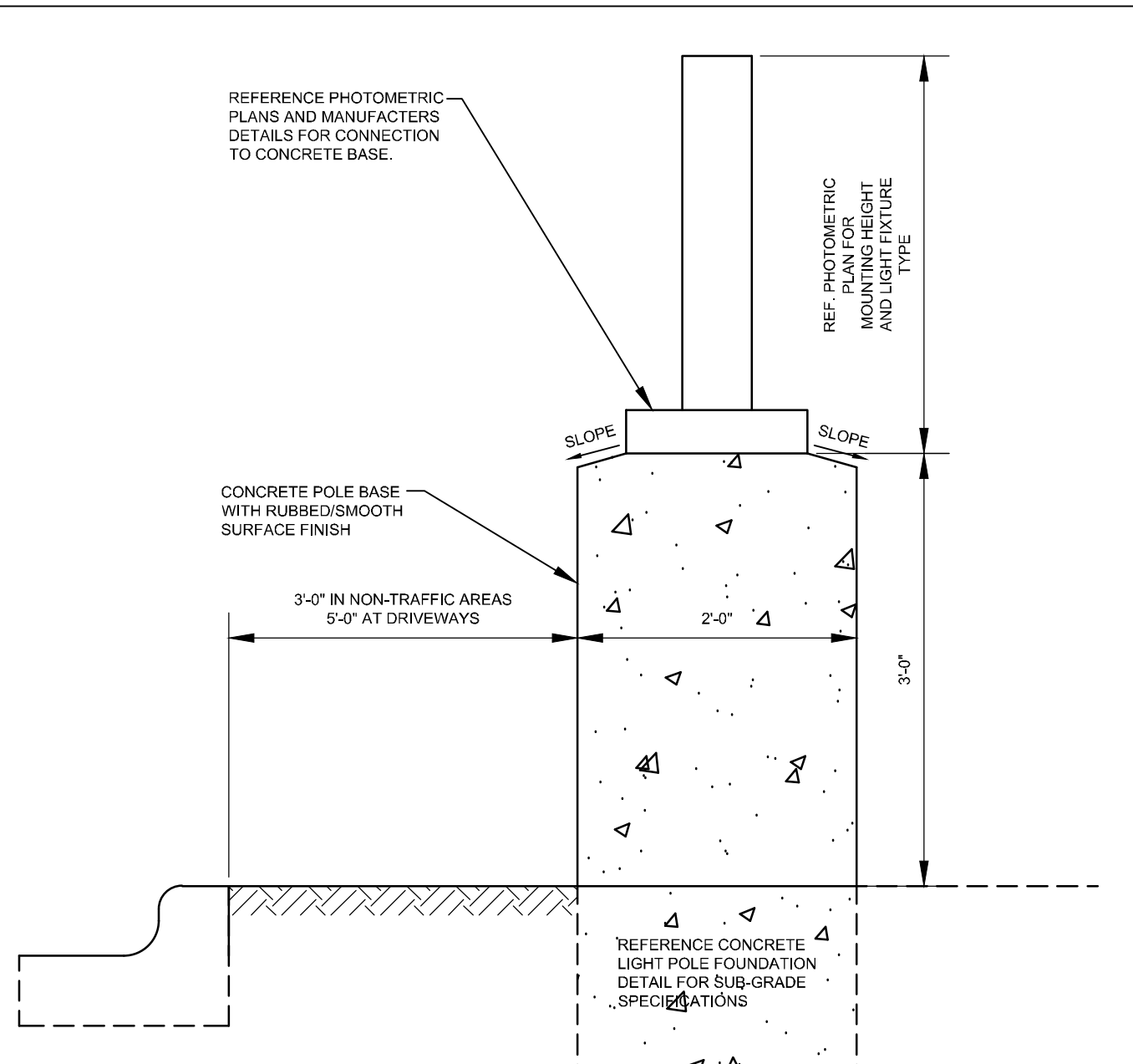
M-003-002 NTS



DIESEL FACILITY LIGHT POLE BASE DETAIL

Thorntons

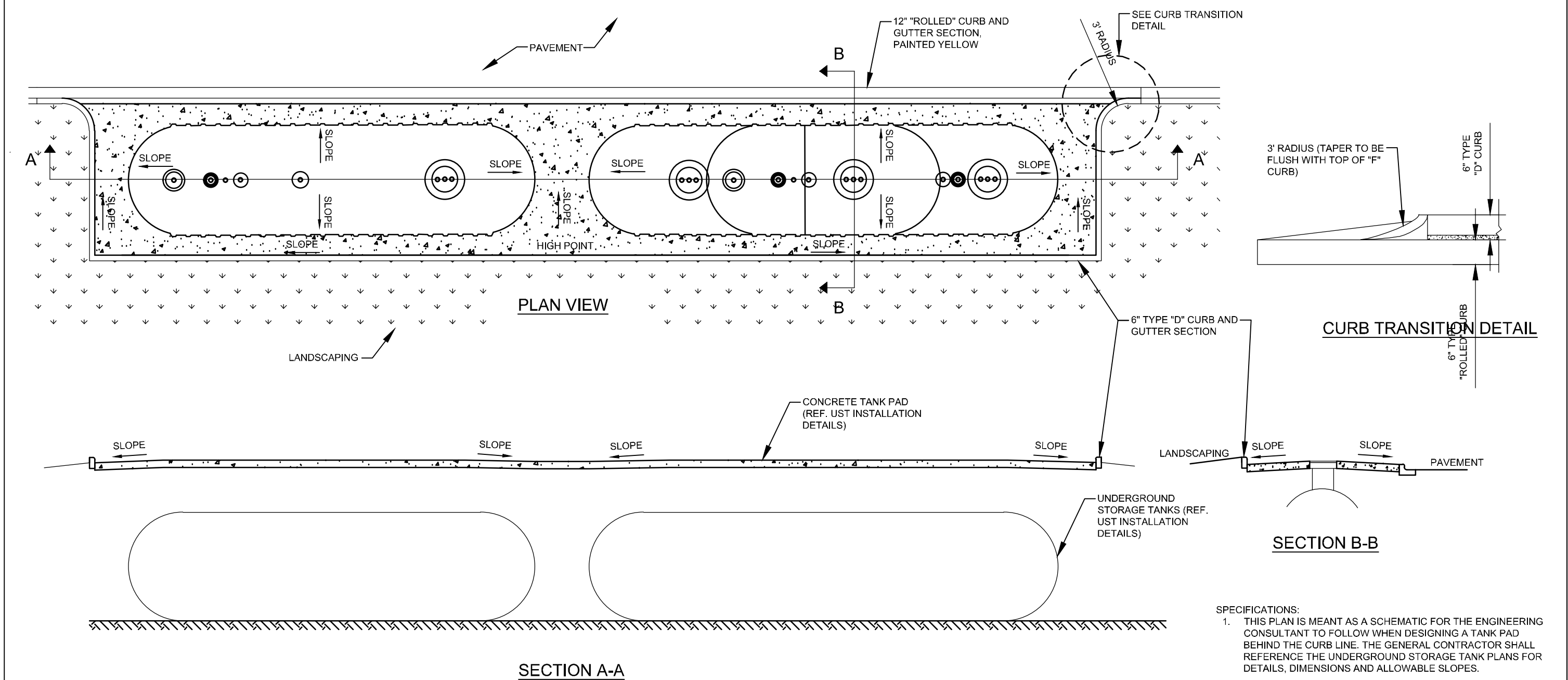
M-002-002 NTS



STANDARD LIGHT POLE BASE DETAIL

Thorntons

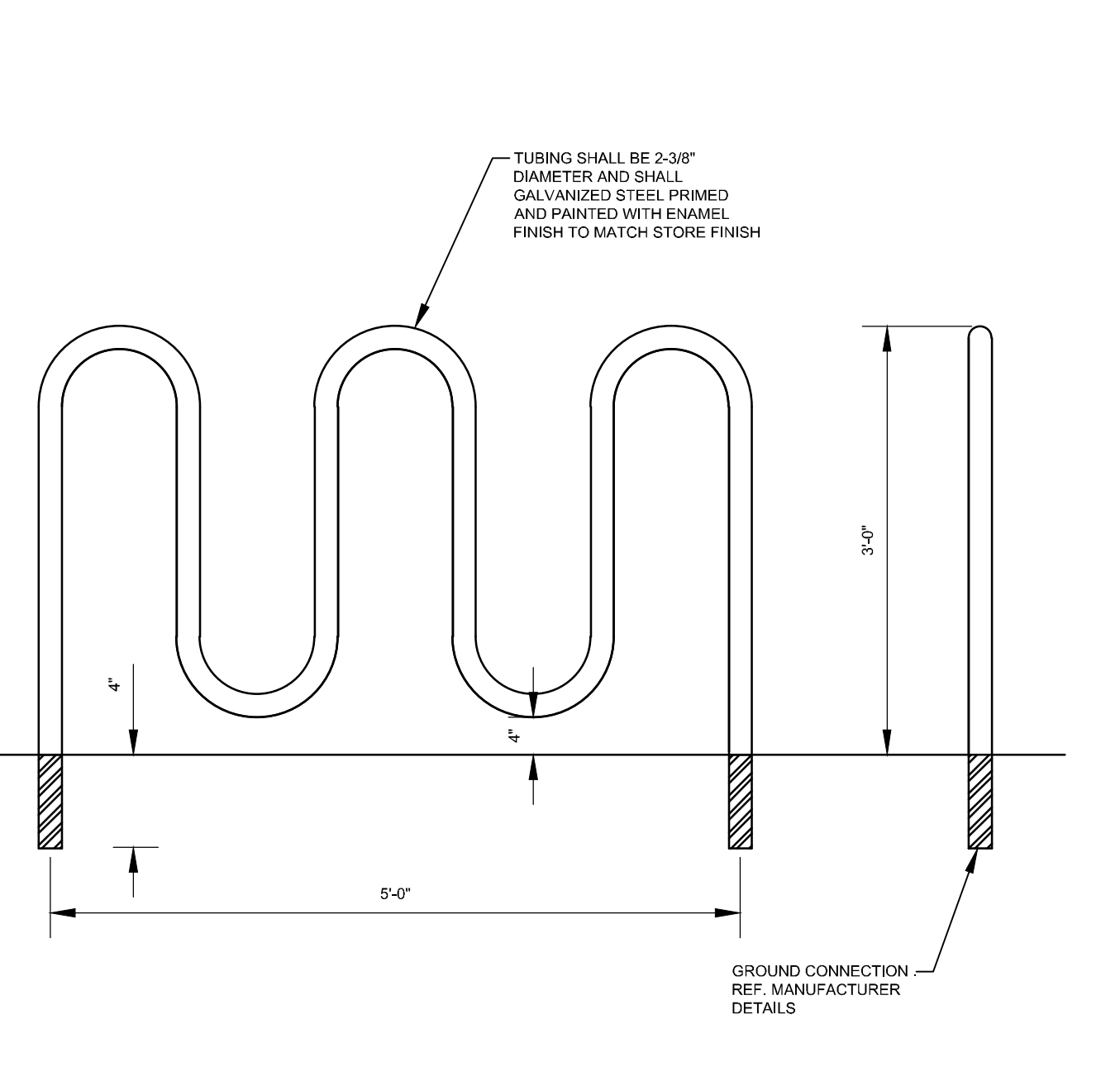
M-001-001 NTS



UST TANK PAD (BEHIND CURB) DETAIL

Thorntons

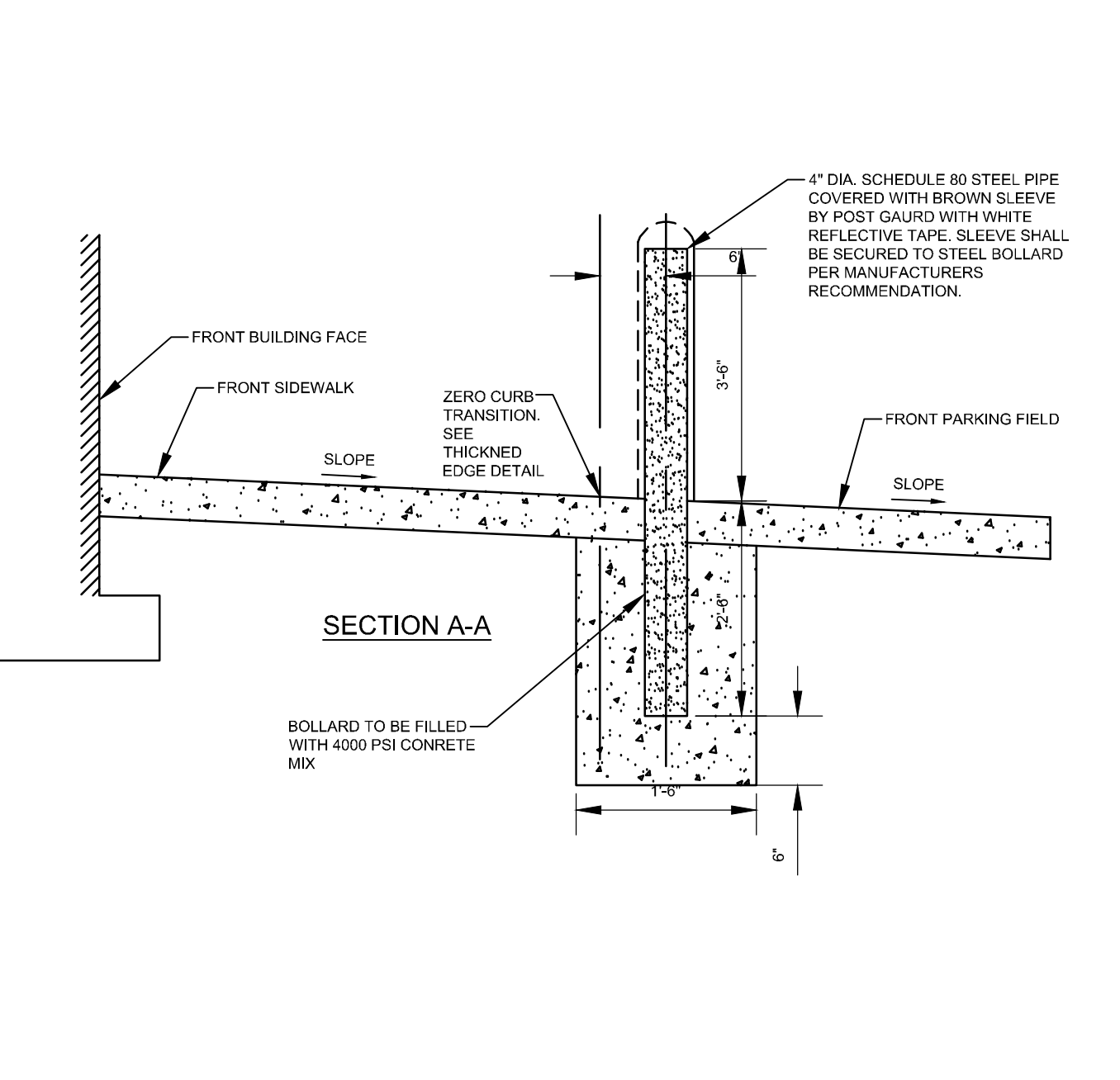
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BIKE RACK DETAIL

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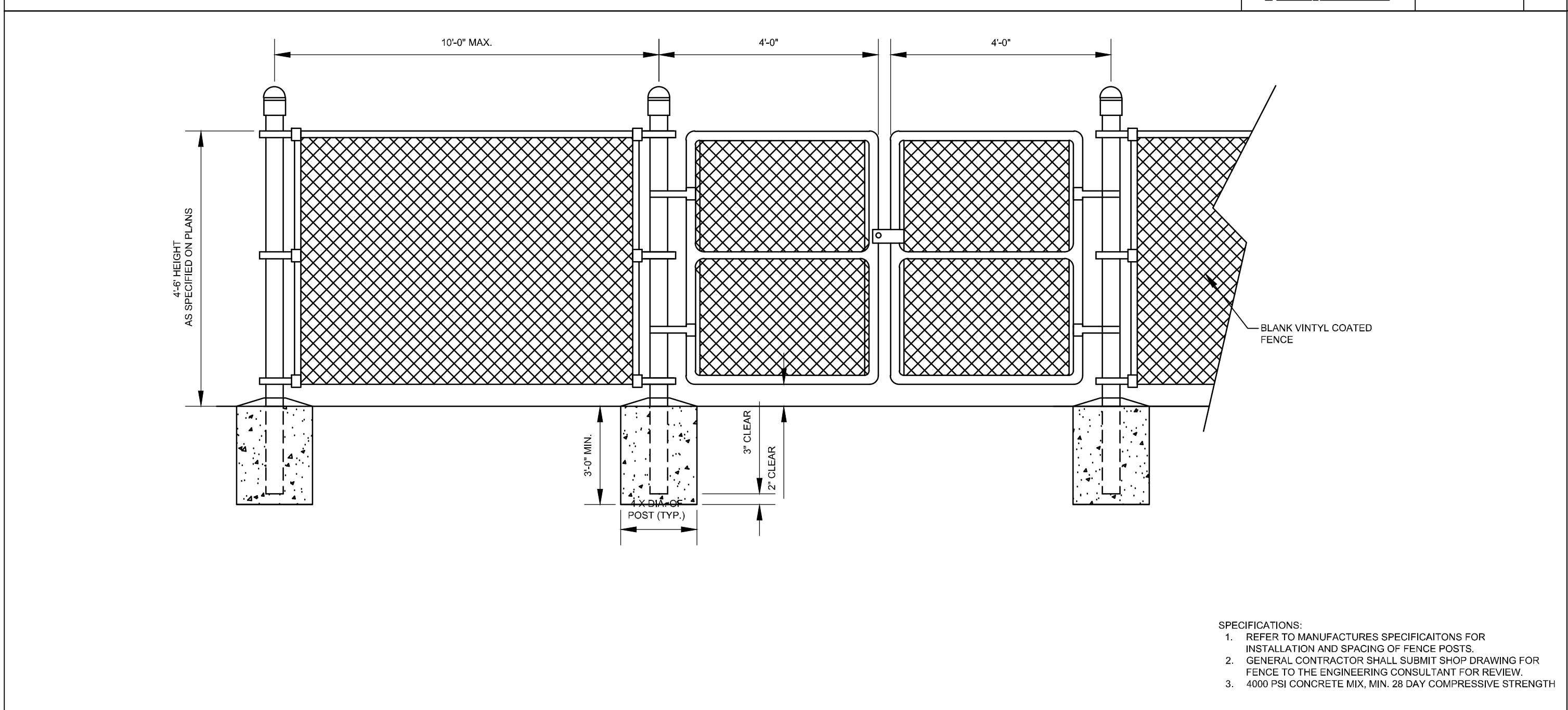
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PIPE BOLLARD (ZERO CURB)

Thorntons

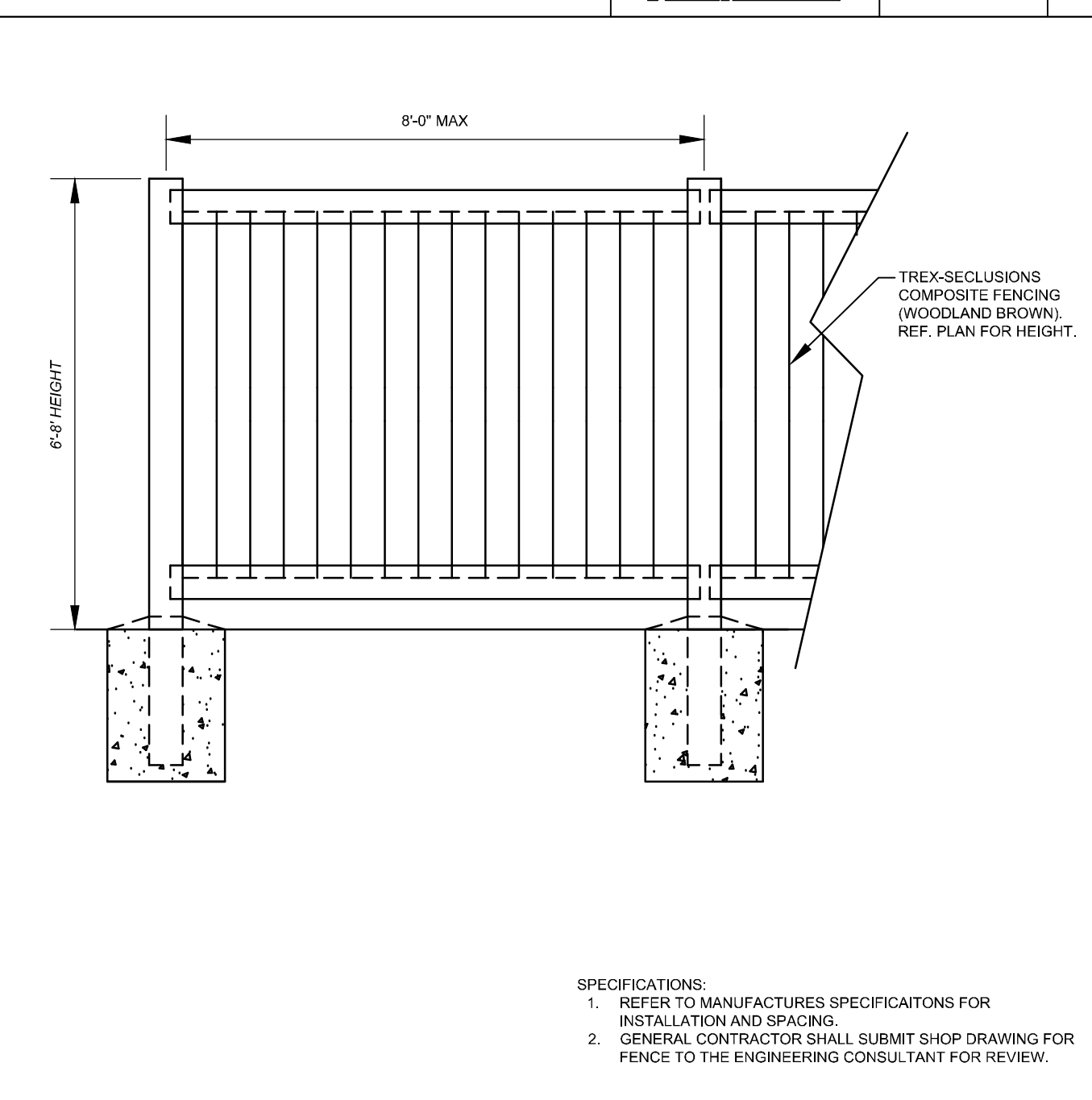
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CHAIN LINK FENCE WITH GATE

Thorntons

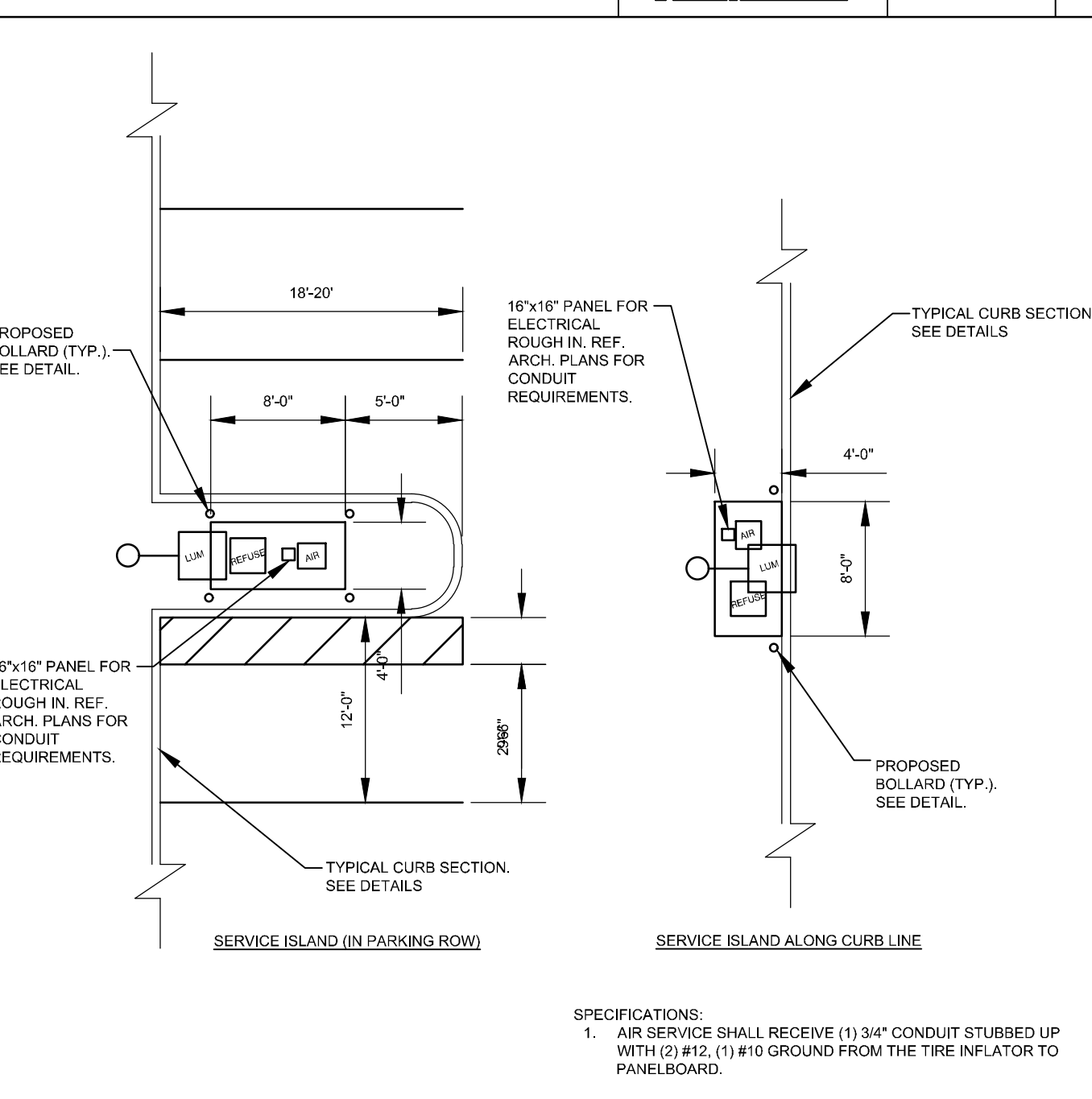
M-010-001 NTS



COMPOSITE (PRIVACY) FENCE DETAIL

Thorntons

M-009-002 NTS



SERVICE ISLAND DETAILS

Thorntons

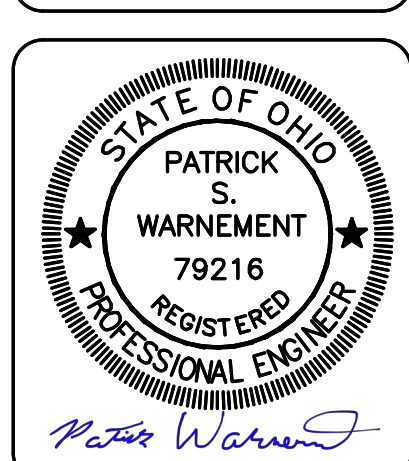
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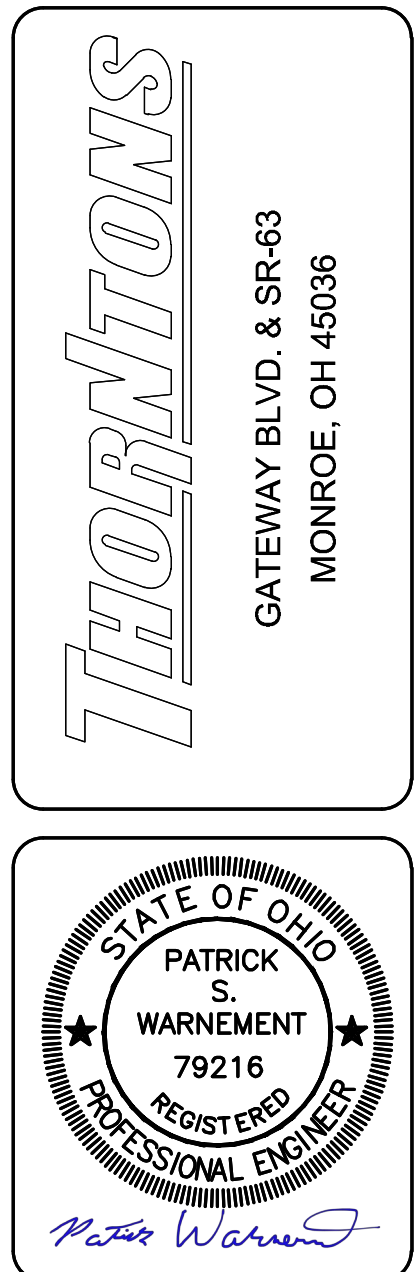
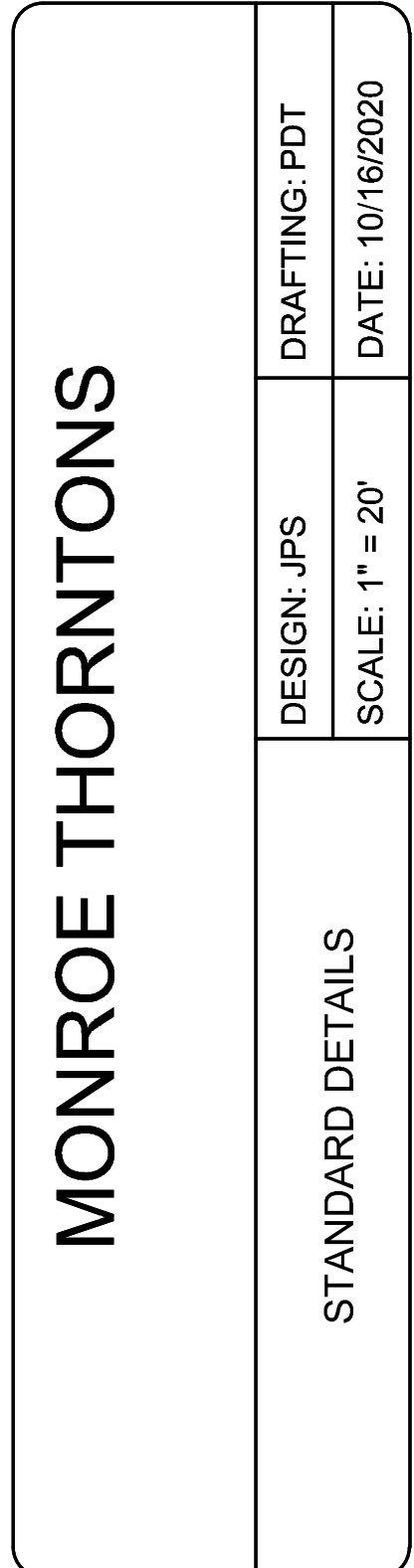
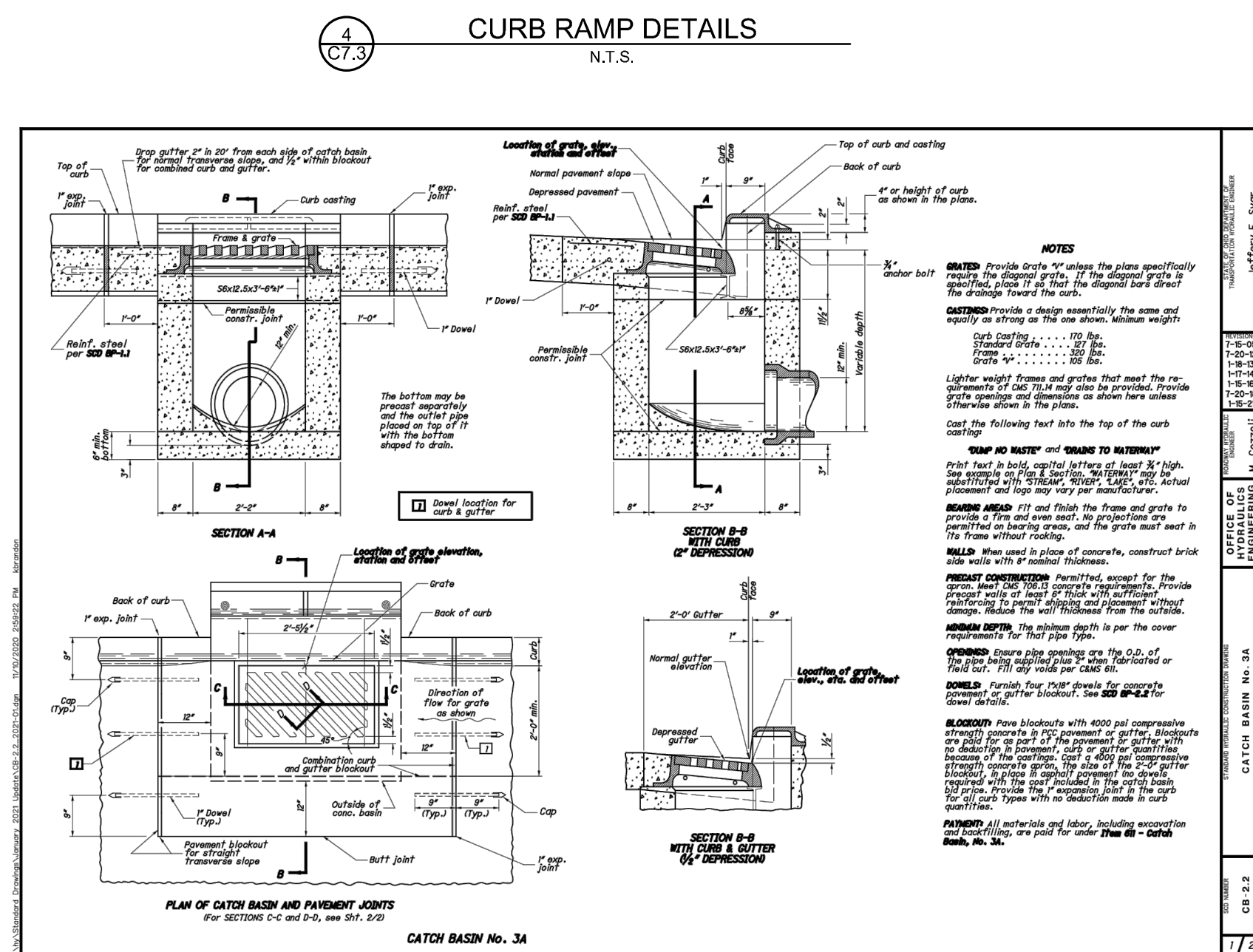
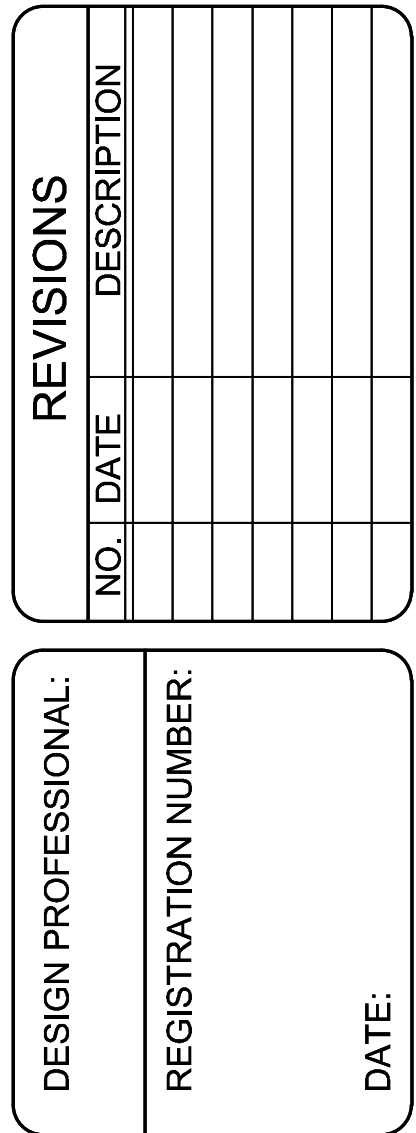
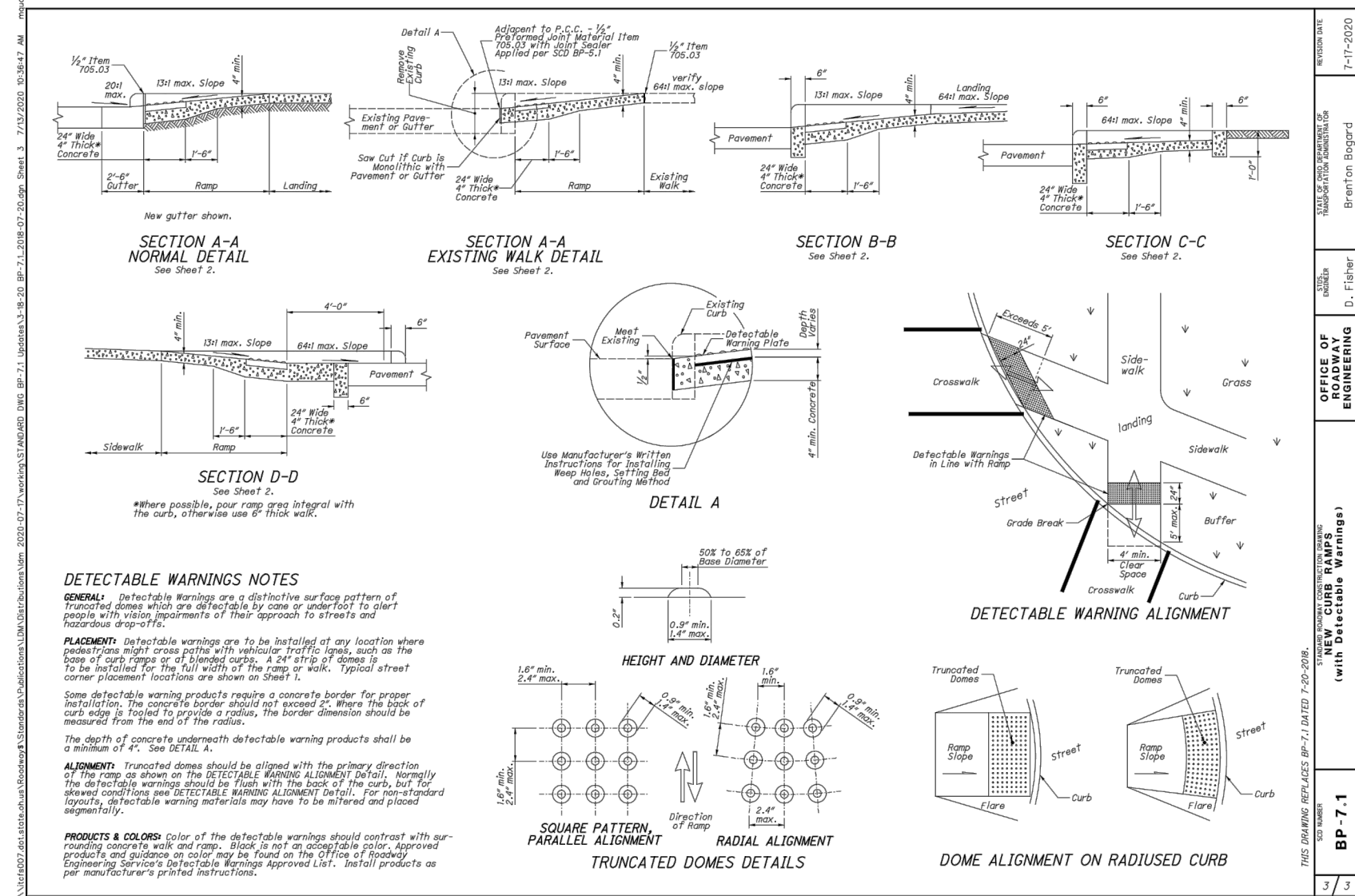
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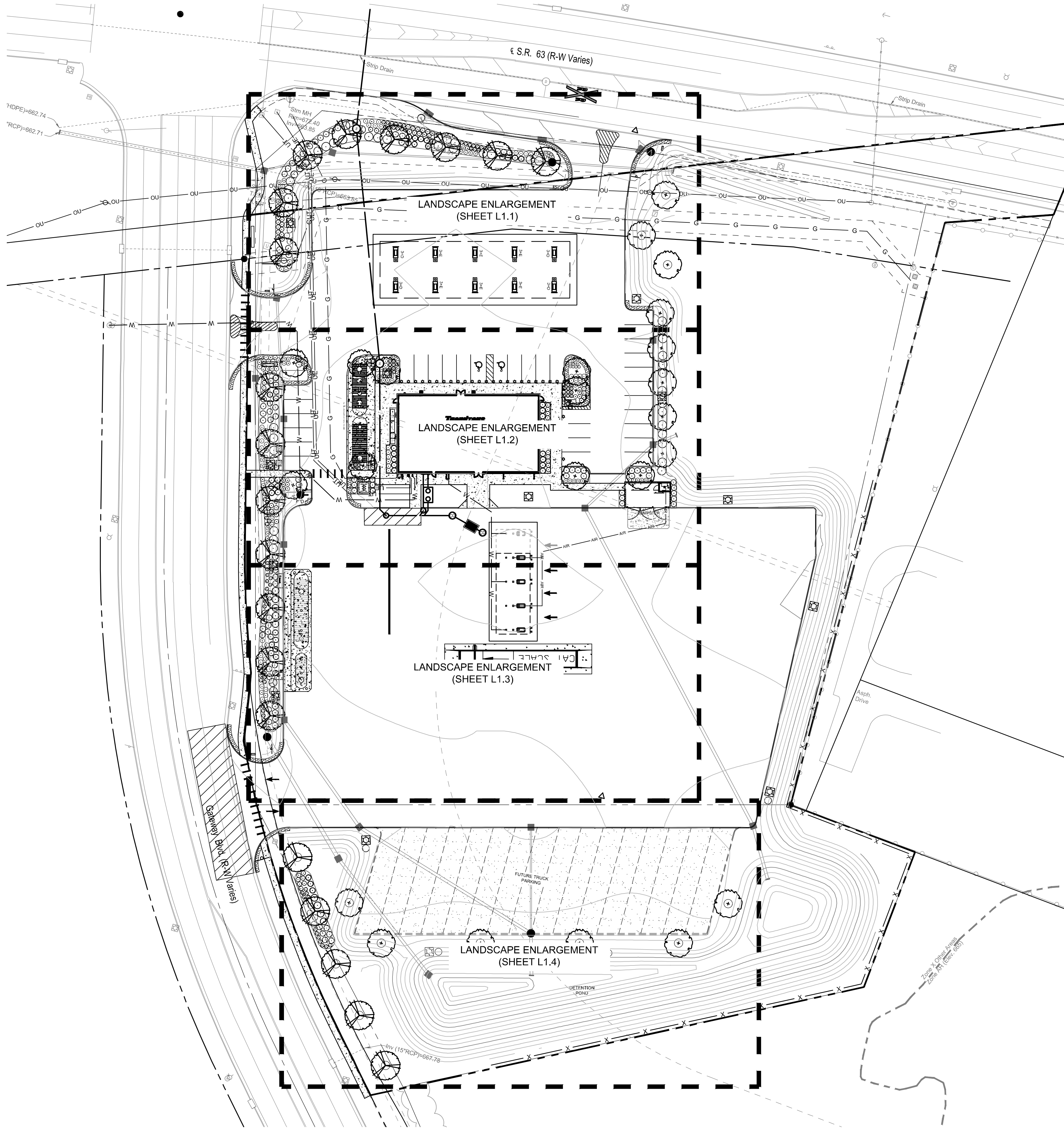
MONROE THORNTONS	
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SCALE: 1" = 20'	DATE: 10/16/2020
THORNTONS STANDARD DETAILS CONT.	

GATEWAY BLVD. & SR-63 MONROE, OH 45036





UTILITY NOTE
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ZONING REQUIREMENTS (MONROE, OHIO ZONING CODE)

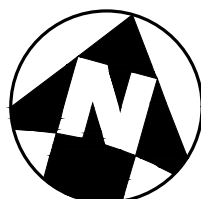
LANDSCAPING AND BUFFER STANDARDS (CHAPTER 1212)		
	REQUIRED	PROPOSED
STREET TREE REQUIREMENTS (CHAPTER 1212.06)	STREET TREES ARE REQUIRED ALONG PUBLIC AND PRIVATE STREETS SPACED 40 LF O.C. AT 2" MIN. CALIPER DBH. S.R. 63: +/- 200 LF (ONLY IMPROVED AREA OF SITE) = 5 TREES GATEWAY BLVD: +/- 585 LF = 15 TREES	S.R. 63: 5 TREES PROVIDED GATEWAY BLVD: 15 TREES PROVIDED
LANDSCAPING FOR INTERIOR VEHICULAR USE AREAS (CHAPTER 1212.07)	LANDSCAPE ISLANDS SHALL HAVE A MINIMUM SIZE OF 135 SF FOR SINGLE-LOADED PARKING ROWS & A MINIMUM SIZE OF 270 SF FOR DOUBLE-LOADED PARKING ROWS. EACH SINGLE-LOADED LANDSCAPE ISLAND SHALL HAVE ONE TREE, EACH DOUBLE-LOADED LANDSCAPE ISLAND SHALL HAVE TWO TREES, EACH LANDSCAPE ISLAND SHALL HAVE SHRUBS AT THE RATE OF 3 SHRUBS PER REQUIRED TREE.	THE REQUIRED TREES AND SHRUBS ARE PROVIDED IN EACH LANDSCAPE ISLAND.
LANDSCAPING FOR PERIMETER VEHICULAR USE AREAS (CHAPTER 1212.07)	A MINIMUM OF ONE CANOPY TREE FOR EVERY FIVE PARKING SPACES AND A CONTINUOUS 3' TALL HEDGE OF SHRUBS IS REQUIRED. ALL NON-PARKING VEHICULAR USE AREAS ARE REQUIRED ONE CANOPY TREE PER 50 LF AND THREE SHRUBS PER 15 LF. 32 PARKING SPACES = 7 TREES REQ. + CONTINUOUS 3' TALL HEDGE REQUIRED 1290 LF OF NON-PARKING SPACE VUA PERIMETER = 26 TREES + 258 SHRUBS REQUIRED	7 TREES + CONTINUOUS 3' TALL HEDGE PROVIDED AT ALL PARKING SPACE PERIMETER AREAS. 26 TREES (INCLUDING STREET TREES) + 258 SHRUBS PROVIDED AT NON-PARKING VUA PERIMETER AREAS.
FRONT YARD LANDSCAPING (CHAPTER 1212.08)	A MINIMUM OF TWENTY PERCENT OF THE REQUIRED FRONT YARD AREA SHALL BE CONTINUOUSLY LANDSCAPED WITH TREES, SHRUBS, AND PLANTING BEDS. THIS REQUIREMENT MAY BE USED TO FULFILL THE VUA PERIMETER USE LANDSCAPE REQUIREMENT. 38,430 SF FRONT YARD AREA (NOT INCLUDING THE UNIMPROVED NORTH EAST PORTION OF THE SITE) X 20% = 7,686 SF LANDSCAPE AREA REQUIRED	7,841 SF LANDSCAPE AREA PROVIDED
LANDSCAPING FOR SERVICE STRUCTURES (CHAPTER 1212.09)	SERVICE STRUCTURES SHALL BE SCREENED FROM PUBLIC VIEW.	WALLED DUMPSTER ENCLOSURE PROVIDED, REFER TO ARCHITECTURAL PLANS.

GENERAL & PLANTING NOTES

- ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC.).
- LOCATION OF HOSE ATTACHMENTS AND/OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS A ZONING CODE REQUIREMENT. THESE FEATURES ARE TO BE DETERMINED.
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE TENNESSEE UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FINE GRADED AND SEEDED.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL NOT PLANT ANY TREES WITHIN THE PIPELINE EASEMENT.
- REFER TO SHEET L1.5 FOR PLANT SCHEDULE AND PLANTING DETAILS.

PLANT MATERIAL

	DECIDUOUS TREE, TYP.	56 L1.5
	EVERGREEN TREE, TYP.	6-7 L1.5
	SHRUBS, TYP.	4 L1.5
	PERENNIALS & ORNAMENTAL GRASSES, TYP.	23 L1.5
	EXISTING TREES TO REMAIN, PROTECT IN PLACE	



REVISIONS	
NO.	DATE DESCRIPTION

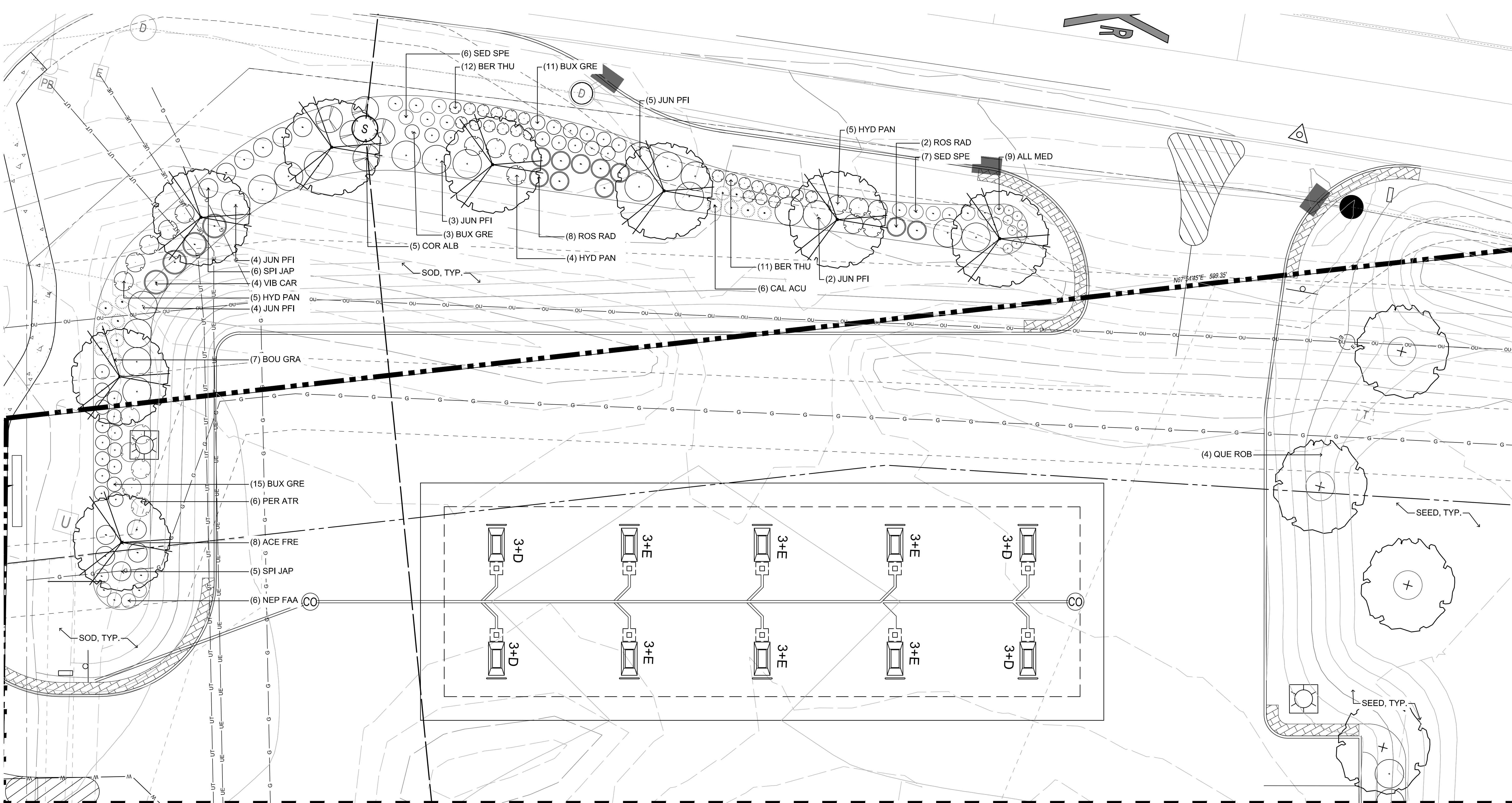
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MONROE THORNTONS		DRAFTING: PDT	DATE: 10/16/2020
		DESIGN: JPS	SCALE: 1" = 20'
LANDSCAPE PLAN			

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036

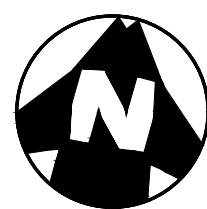




MATCHLINE REFER TO SHEET L1.2

UTILITY NOTE
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- PLANT MATERIAL
- DECIDUOUS TREE, TYP.
 - EVERGREEN TREE, TYP.
 - SHRUBS, TYP.
 - PERENNIALS & ORNAMENTAL GRASSES, TYP.
 - EXISTING TREES TO REMAIN, PROTECT IN PLACE



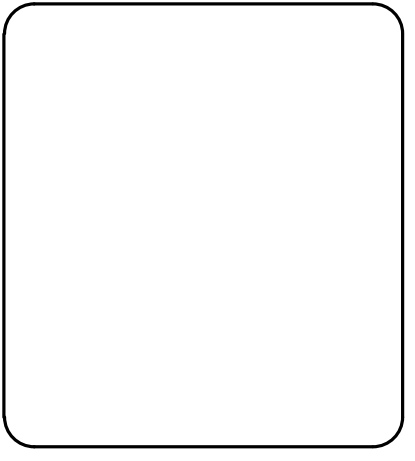
REVISIONS	
NO.	DATE

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

MONROE THORNTONS	DESIGN: JPS	DRAFTING: PDT
	SCALE: 1" = 20'	DATE: 10/16/2020
LANDSCAPE PLAN ENLARGEMENT		

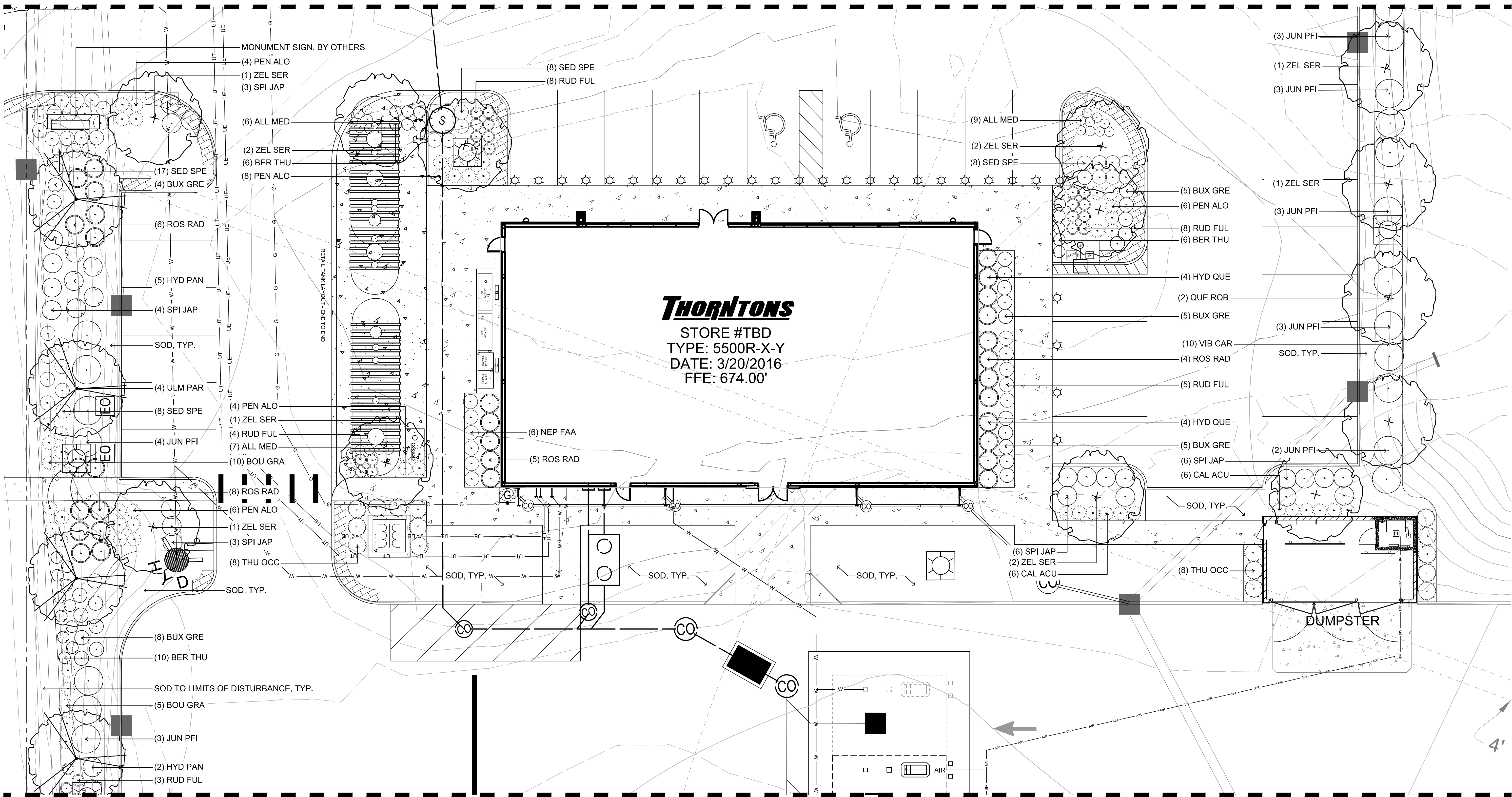
Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036



L1.1

MATCHLINE REFER TO SHEET L1.1



MATCHLINE REFER TO SHEET L1.3

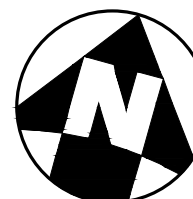
UTILITY NOTE

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PLANT MATERIAL

- DECIDUOUS TREE, TYP.
- EVERGREEN TREE, TYP.
- SHRUBS, TYP.
- PERENNIALS & ORNAMENTAL GRASSES, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE

0 5 10 20



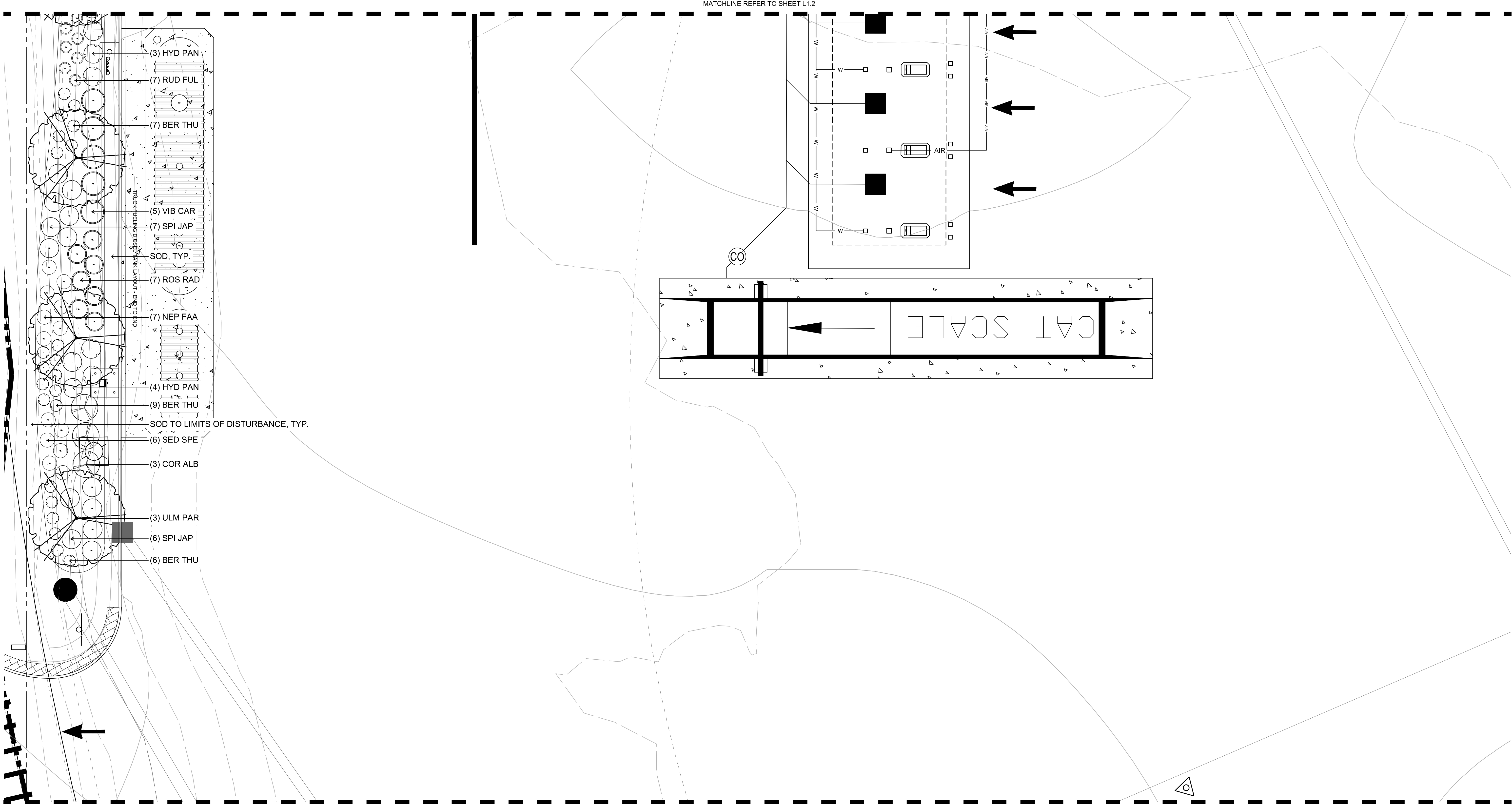
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NO.	DATE

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MONROE THORNTONS	
LANDSCAPE PLAN ENLARGEMENT	DRAFTING: PDT
	DATE: 10/16/2020
	DESIGN: JPS
	SCALE: 1" = 20'

THORNTONS
GATEWAY BLVD. & SR-63
MONROE, OH 45036

L1.2



PLANT MATERIAL

	DECIDUOUS TREE, TYP.		5-6' LT.5
	EVERGREEN TREE, TYP.		6-7' LT.5
	SHRUBS, TYP.		4' LT.5
	PERENNIALS & ORNAMENTAL GRASSES, TYP.		2-3' LT.5
	EXISTING TREES TO REMAIN, PROTECT IN PLACE		



REVISIONS	
NO.	DATE DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

DATE:

MONROE THORNTONS

LANDSCAPE PLAN ENLARGEMENT

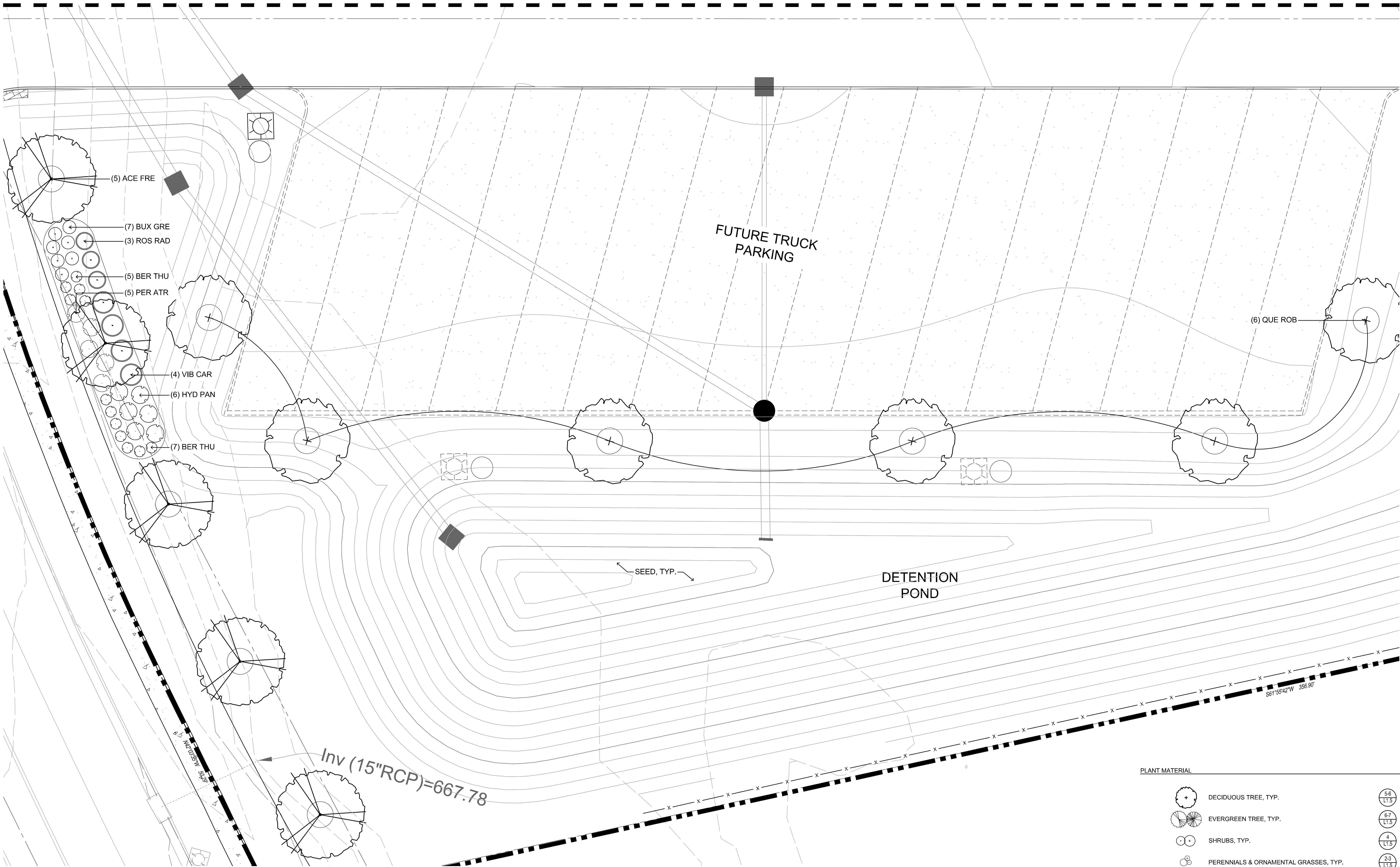
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DRAFTING: PDT
DATE: 10/16/2020

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036





UTILITY NOTE
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PLANT MATERIAL	
	DECIDUOUS TREE, TYP.
	EVERGREEN TREE, TYP.
	SHRUBS, TYP.
	PERENNIALS & ORNAMENTAL GRASSES, TYP.
	EXISTING TREES TO REMAIN, PROTECT IN PLACE

S61°55'42"W 356.90'

Inv (15"RCP)=667.78

SEED, TYP.

DETENTION
POND

FUTURE TRUCK
PARKING

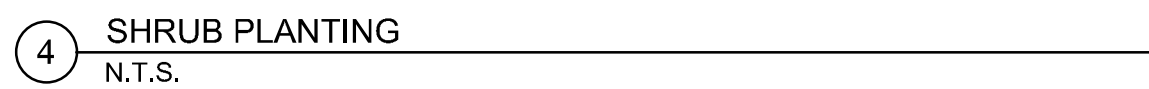
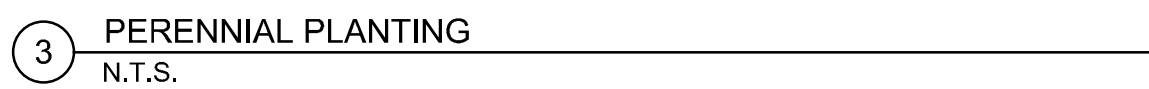
REVISIONS	
NO.	DATE

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

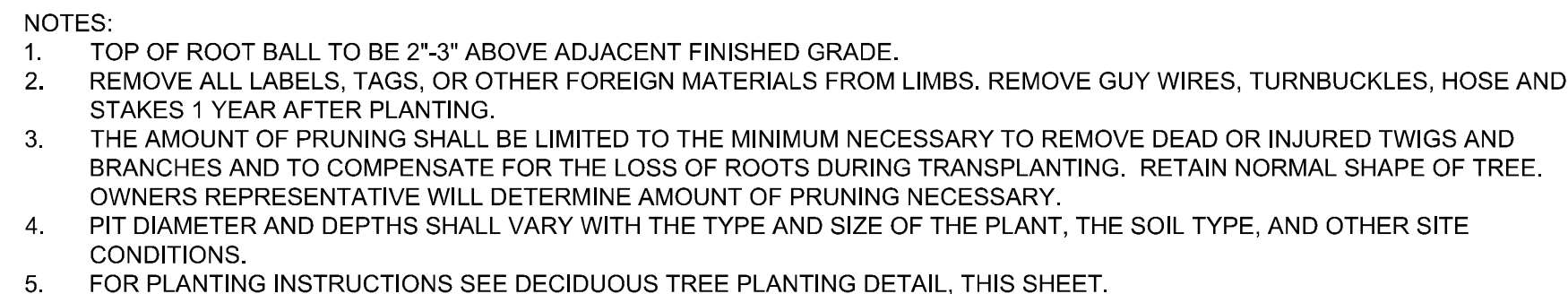
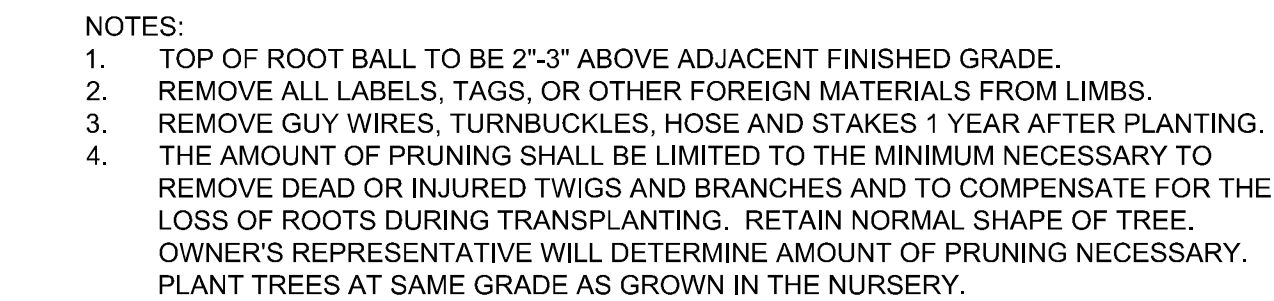
MONROE THORNTONS	
LANDSCAPE PLAN ENLARGEMENT	DESIGN: JPS
	DRAFTING: PDT
	DATE: 10/16/2020
	SCALE: 1" = 20'

Thorntons
GATEWAY BLVD. & SR-63
MONROE, OH 45036





TURFGRASS SEED / SOD: SEE SPECIFICATION SECTIONS.



DESIGN PROFESSIONAL:

REGISTRATION NUMBER:

DATE:

MONROE THORNTONS		DESIGN: JPS SCALE: 1" = 20'	DRAFTING: PDT DATE: 10/16/2020
PLANT SCHEDULE & DETAILS			

GATEWAY BLVD. & SR-63
MONROE, OH 45036

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (OHIO 811) TWO BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE OHIO 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

L1.5

Monroe, OH

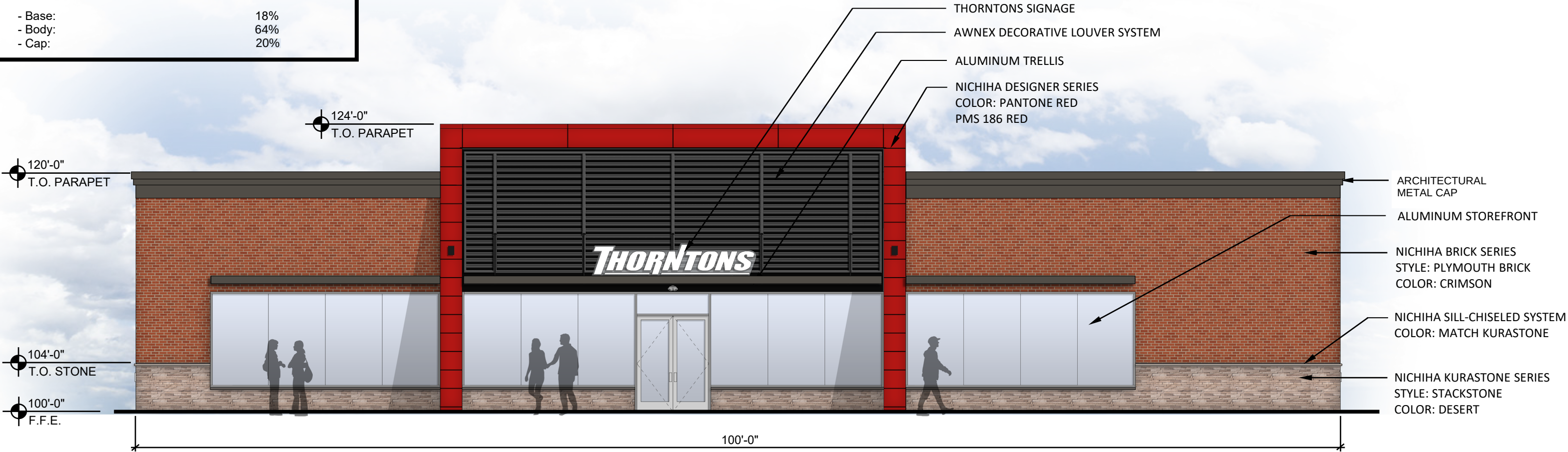
THORNTONS®

5500 (future QSR)

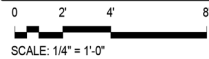
Exterior Elevation Presentation

Building Material Percentages	
Total Building Facade:	2165 S.F.
Class I Materials	
- Nichiha Brick:	625 S.F. = 29%
- Nichiha Stone	233 S.F. = 11%
- Storefront Glazing	598 S.F. = 27%
- Other (Trellis, Awning, Coping, etc.)	709 S.F. = 33%
Total	2165 S.F. = 100%

Building Design & Mass Percentages	
Average Wall Height:	22'
- Base:	18%
- Body:	64%
- Cap:	20%



NORTH ELEVATION



Building Material Percentages

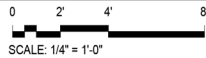
Total Building Facade:	2010 S.F.
Class I Materials	
- Nichiha Brick:	855 S.F. = 42%
- Nichiha Stone	293 S.F. = 15%
- Storefront Glazing	411 S.F. = 20%
- Other (ACM, Coping, etc.)	451 S.F. = 23%
Total	2010 S.F. = 100%

Building Design & Mass Percentages

Average Wall Height:	21'-3"
- Base:	16%
- Body:	66%
- Cap:	18%



SOUTH ELEVATION

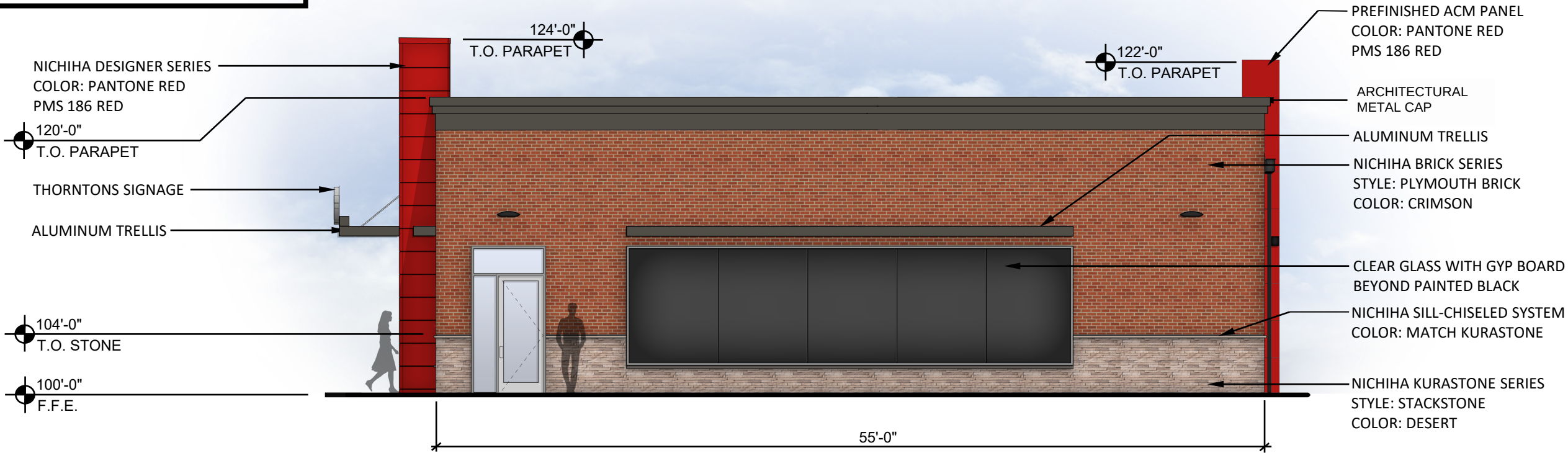


Building Material Percentages

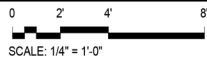
Total Building Facade:	1114 S.F.
Class I Materials	
- Nichiha Brick:	537 S.F. = 49%
- Nichiha Stone	144 S.F. = 13%
- Storefront Glazing	290 S.F. = 26%
- Other (Trellis, Awning, Coping, etc.)	123 S.F. = 12%
Total	1114 S.F. = 100%

Building Design & Mass Percentages

Average Wall Height:	22'
- Base:	18%
- Body:	63%
- Cap:	19%



WEST ELEVATION

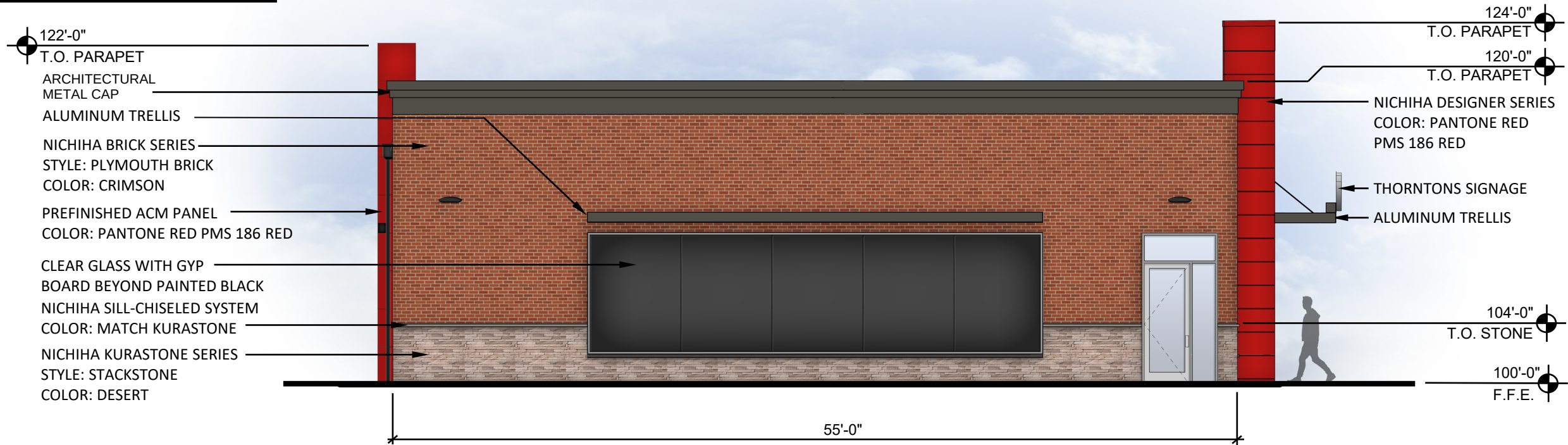


Building Material Percentages

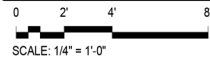
Total Building Facade:	1114 S.F.
Class I Materials	
- Nichiha Brick:	537 S.F. = 49%
- Nichiha Stone	144 S.F. = 13%
- Storefront Glazing	290 S.F. = 26%
- Other (Trellis, Awning, Coping, etc.)	123 S.F. = 12%
Total	1114 S.F. = 100%

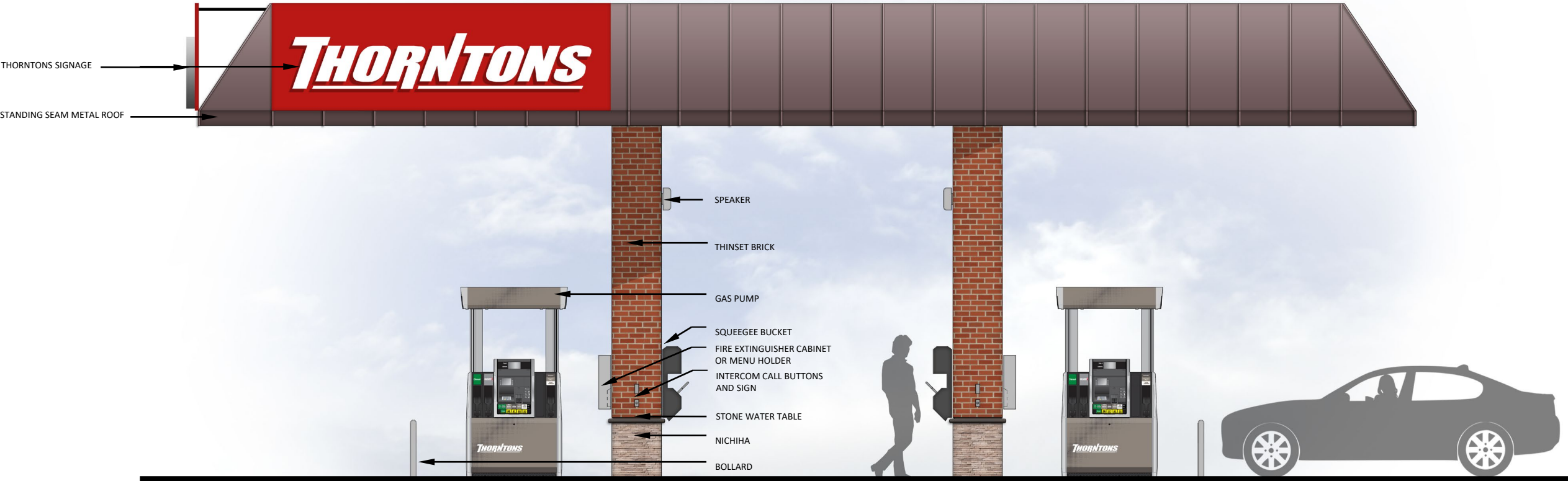
Building Design & Mass Percentages

Average Wall Height:	22'
- Base:	18%
- Body:	63%
- Cap:	19%

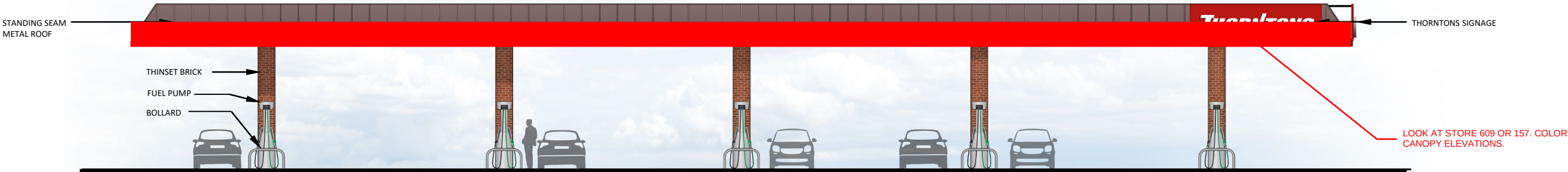


EAST ELEVATION





SIDE ELEVATION



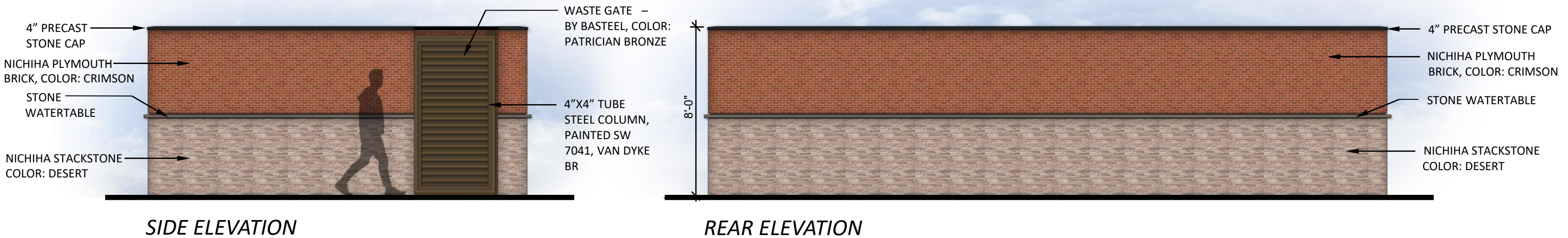
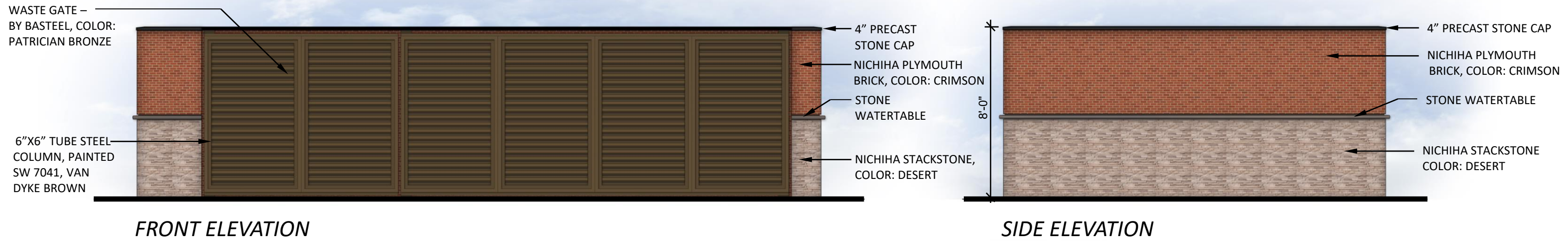
FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION





Application for Site Plan Review

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Site Plan Review Information

1. The site plan review procedure and applicability requirements are established in Section 1203.06 of the Monroe Planning and Zoning Code.
2. Prior to submitting this application, you are required to meet with staff from the Development Department for a pre-application conference. Please contact the department to schedule the conference.
3. The Monroe Planning Commission reviews all site plan review applications unless specifically exempted in Section 1203.06(B)(3).
4. Approval of a site plan does not constitute approval to begin construction. Applicants with approved site plans are required to submit all applicable zoning permit and building permit applications.
5. Unless an alternative timeline is approved by the Planning Commission, construction related to the approved site plan must begin within one year of the site plan approval or the approval shall be voided. See Section 1203.06(H) for additional information.

Basic Project and Site Information

Project Address: 1021
~~1011~~ Baker Drive

County: ☐ Butler ☒ Warren Total Lot Area: 312,104 SF

County Tax Parcel ID: +

Project/Development Name: AWH Marichron Cultivation

Existing Zoning District: L-1 Light Industrial

Project Type: ☒ New Building ☐ Expansion of Existing Structure
☐ Addition to Site (e.g., parking, landscaping, lighting, etc.)

Applicant Information

Applicant Name: Mosaic Construction

Contact Person: Brad Miller

Contact Address: 425 Huehl Rd. Unit 15b Northbrook IL 60062

Contact Phone Number: (847) 513-1928

Contact Fax Number:

Contact E-Mail: brad@mosaicconstruction.net

Property Owner Name: Ascend Wellness

The applicant may attach a separate sheet of a paper 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:

Additional Project Information

1) Please describe, in detail, any existing uses and/or buildings on the project site.

The existing 7.1649 acres acquired for this project was vacant with no existing buildings.

2) Please describe, in detail, the proposed uses and the proposed development. Provide a summary of the square footage related to each use and/or the total number of proposed dwelling units.

New Construction of a single story 40,068 SF Pre-Engineered building to be used for Cannabis Cultivation.

3) What are the anticipated start and completion dates for the project?

Start Date: 6/21

Completion Date: 9/21 (shell building) 4/22 (interior)

4) What is the estimated value (in dollars) of the proposed property improvements?

12,000,000.00

5) Check any relevant procedural reviews applicable to this project:

☐ Conditional Use ☐ Variance ☐ Administrative Waiver ☐ Alternative Equivalent Compliance

If you checked any of the above procedures, please provide specific details on what you are seeking to have approved through the applicable review procedure? Provide the application/case numbers for any related applications.

Project Address or Tax Parcel ID:

Additional Project Information Continued

6) Does the project require any addition permits, licenses, or reviews by outside agencies (e.g., Butler or Warren County, ODNR, OEPA, etc.). ☒ Yes ☐ No If yes, please describe below.

Butler County - Review of interior and exterior plumbing work (future review)
Butler County Health - Final inspection of facility (no permit submittal required)
Ohio Department of Commerce - Final inspection to review building meets cannabis code requirements

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: Brad Miller

Signature:



Date: 3/11/21

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 site plan review is for multiple properties, a signature from each property owner is required.

Print Name: KC Downer

Signature:



Date: 3/15/21

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.

OH Cultivation Center - Phase 1

1021 Baker Drive
Monroe, OH

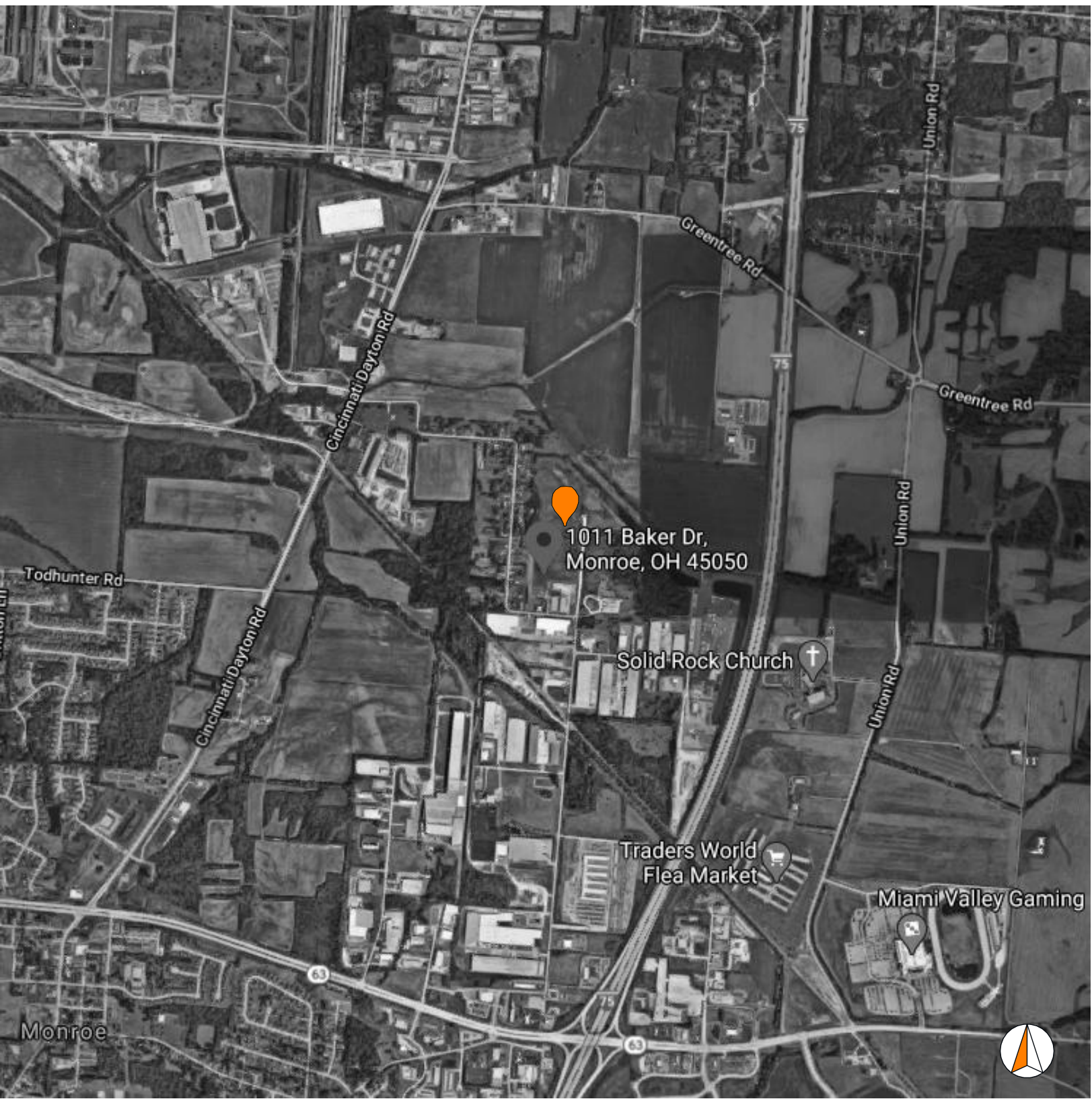
Property Information

Site Address: 1021 Baker Drive Monroe OH 45050

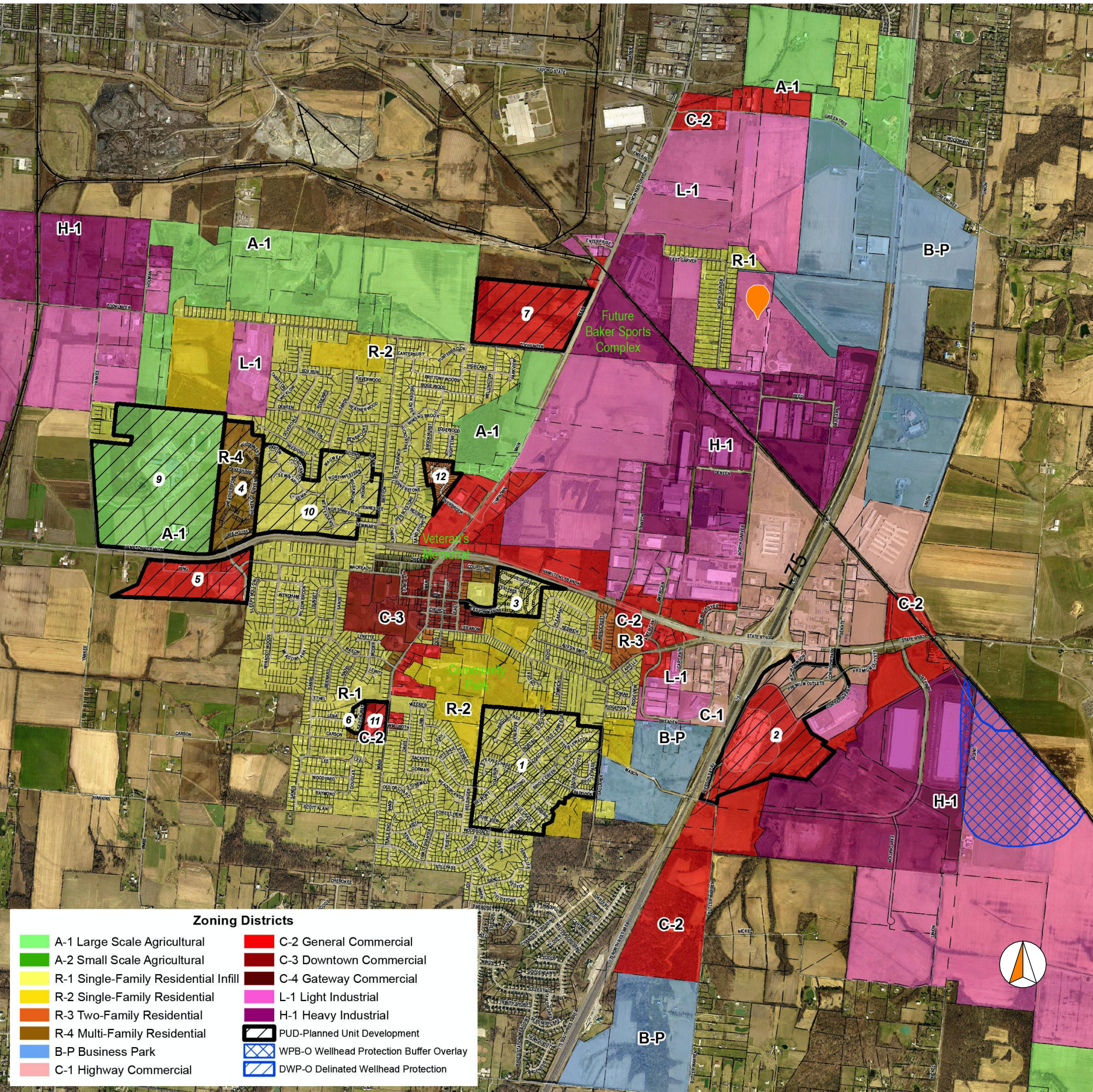
Zoning: L-1 Light Industrial

Scope of Work: Interior Build-out of a new Single Story Pre-Engineered Metal Building. Work includes new partitions, flooring, ceiling, lighting, electrical, plumbing, ductwork, and HVAC.

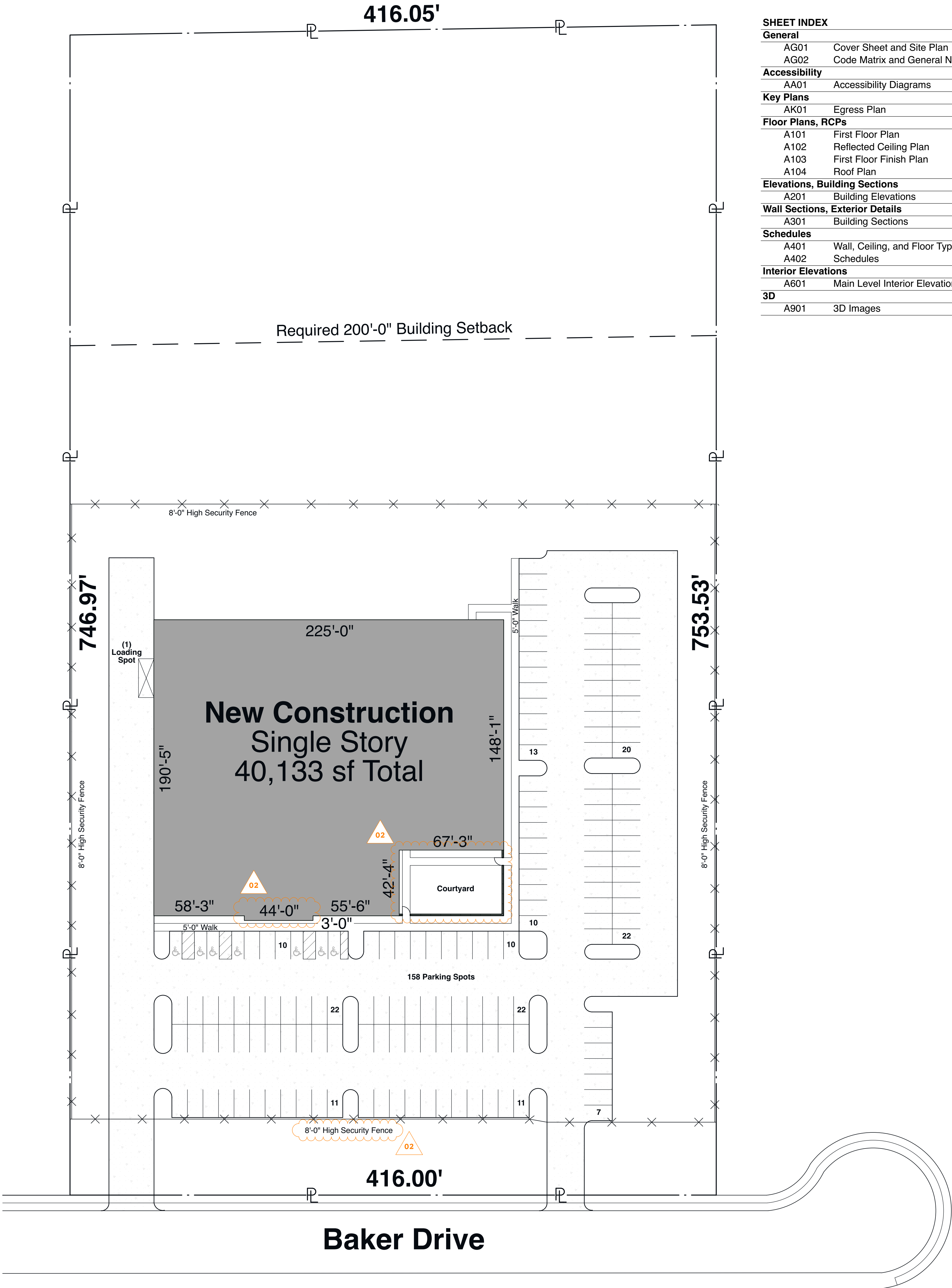
Lot Area:	312,104 SF
Ground Floor:	40,133 SF
Total Square Footage:	40,133 SF



1 AG01 Vicinity Map
NOT TO SCALE



2 AG01 Zoning Map
NOT TO SCALE



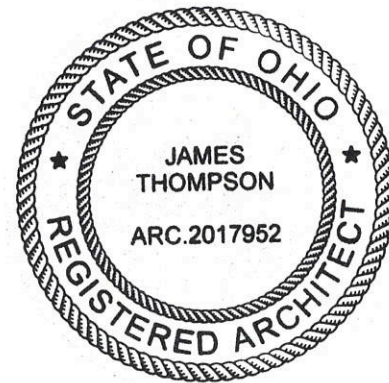
3 AG01 Site Plan - See Civil Drawings
SCALE: 1/32" = 1'-0"

SHEET INDEX	
General	
AG01	Cover Sheet and Site Plan
AG02	Code Matrix and General Notes
Accessibility	
AA01	Accessibility Diagrams
Key Plans	
AK01	Egress Plan
Floor Plans, RCPs	
A101	First Floor Plan
A102	Reflected Ceiling Plan
A103	First Floor Finish Plan
A104	Roof Plan
Elevations, Building Sections	
A201	Building Elevations
Wall Sections, Exterior Details	
A301	Building Sections
Schedules	
A401	Wall, Ceiling, and Floor Types
A402	Schedules
Interior Elevations	
A601	Main Level Interior Elevations
3D	
A901	3D Images



4629 N Broadway
Chicago, IL 60640

773.561.1987
www.mdtarch.com



James Thompson

DATE	ISSUED FOR	REV ID
2/26/21	Issue For Permit	01
4/8/21	Revision For Permit	02

Cover Sheet and Site Plan

OH Cultivation
Center - Phase 1
1021 Baker Drive, Monroe, OH

AG01



James Thompson

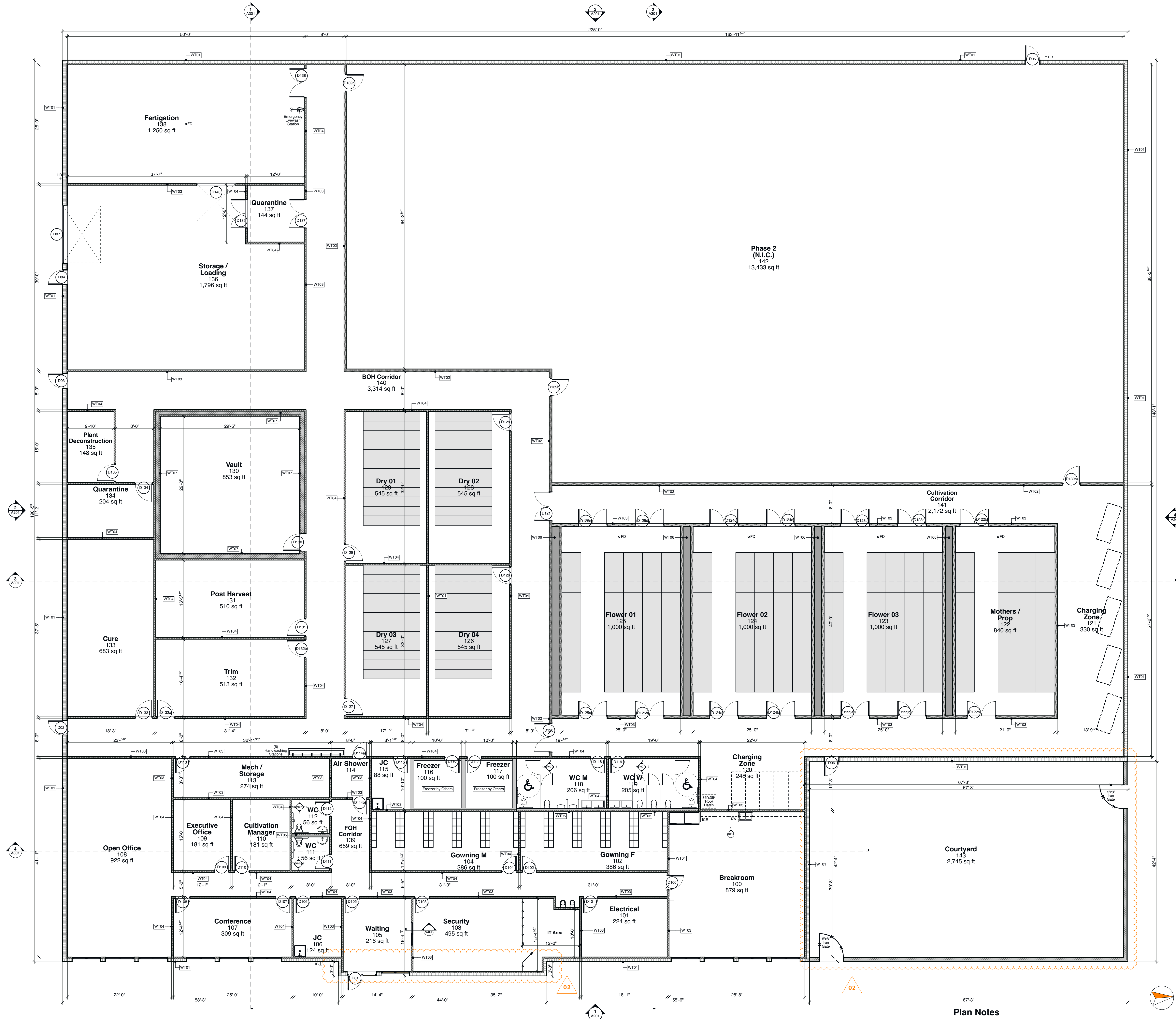
DATE	ISSUED FOR	REV ID
2/26/21	Issue For Permit	01
4/8/21	Revision For Permit	02

First Floor Plan

OH Cultivation
Center - Phase 1
1021 Baker Drive, Monroe, OH

A101

Printed: 4/8/21



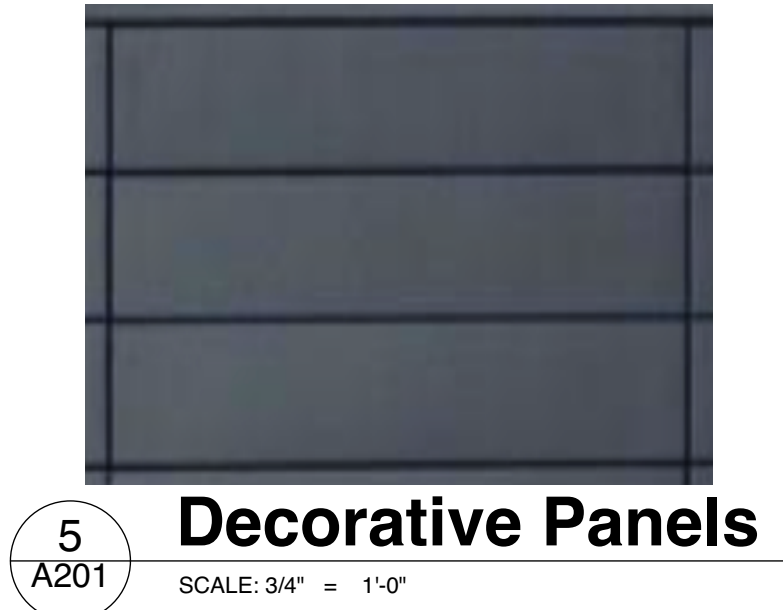
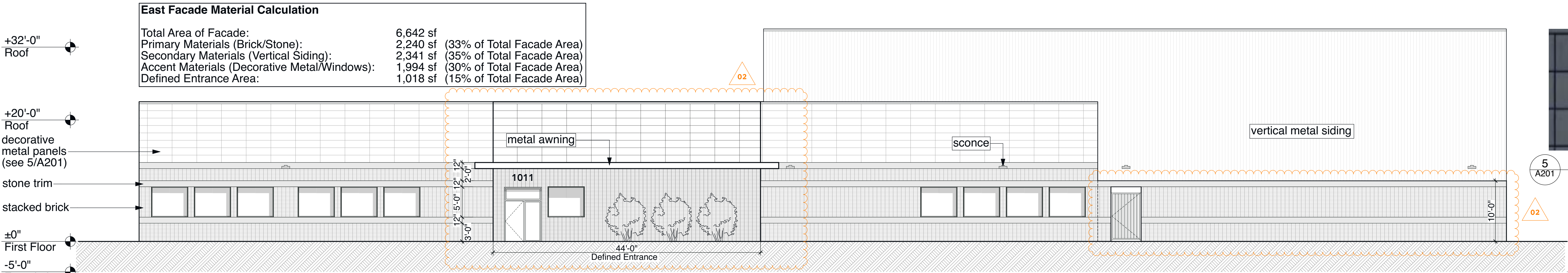
Plan Notes

- 1) Exterior doors and windows provided by prefabricated metal building manufacturer.
- 2) Provide all labeled doors and windows as shown and dimensioned on plan.

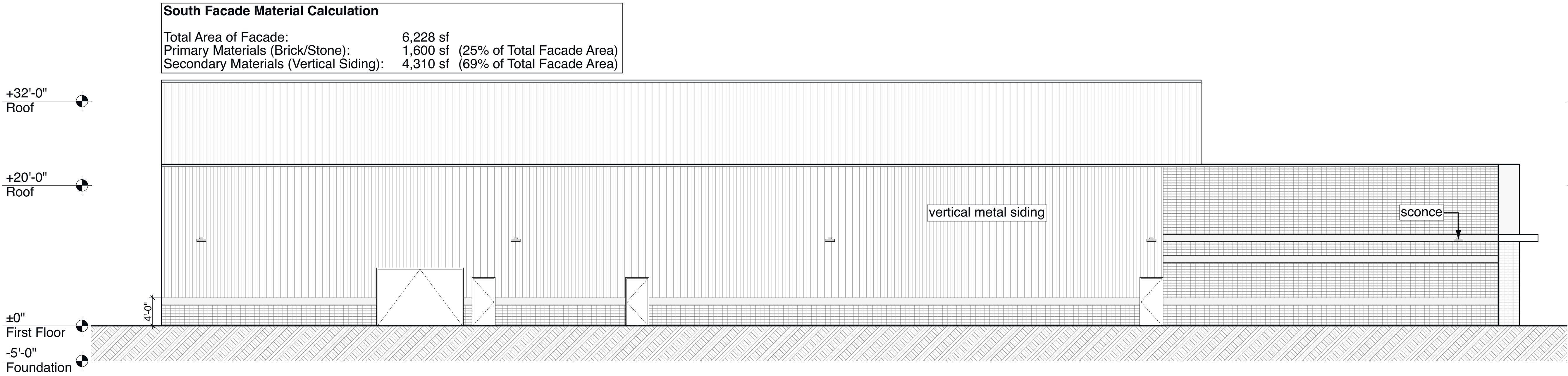
First Floor

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

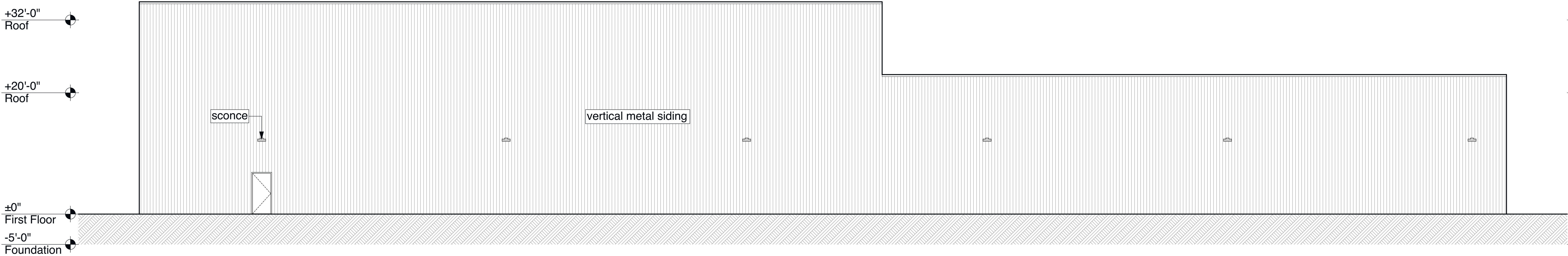
1
A101



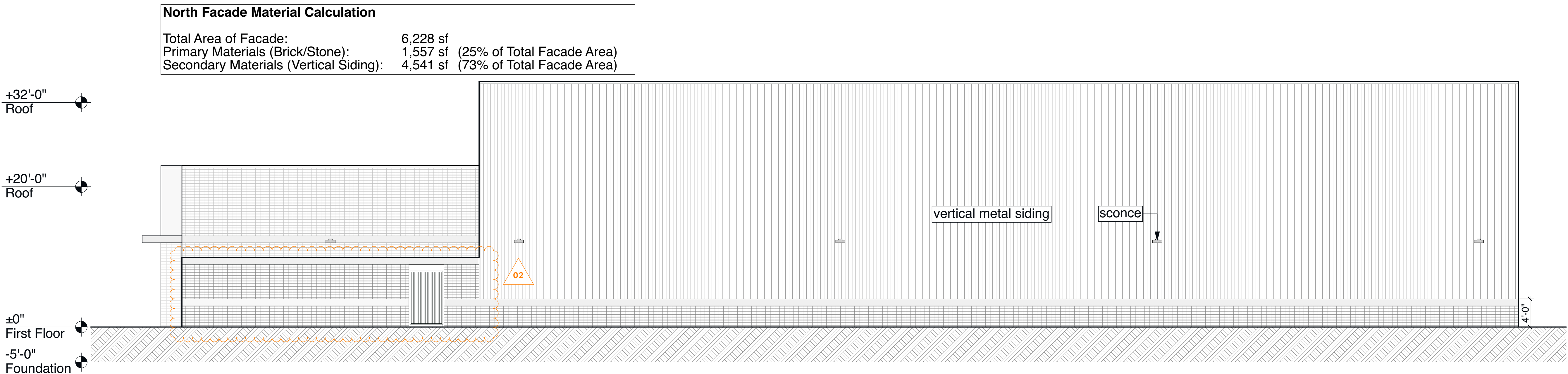
1
A201
SCALE: 1/8" = 1'-0"



2
A201
SCALE: 1/8" = 1'-0"



3
A201
SCALE: 1/8" = 1'-0"



4
A201
SCALE: 1/8" = 1'-0"

- Elevation Notes**
- Windows and exterior doors to be provided by pre-engineered metal building manufacturer
 - Pre-Engineered metal building by others.

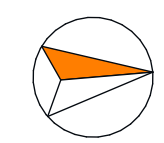


DATE	ISSUED FOR	REV ID
2/26/21	Issue For Permit	01
4/8/21	Revision For Permit	02

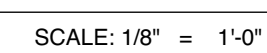
Building Elevations

OH Cultivation
Center - Phase 1
1021 Baker Drive, Monroe, OH

A201

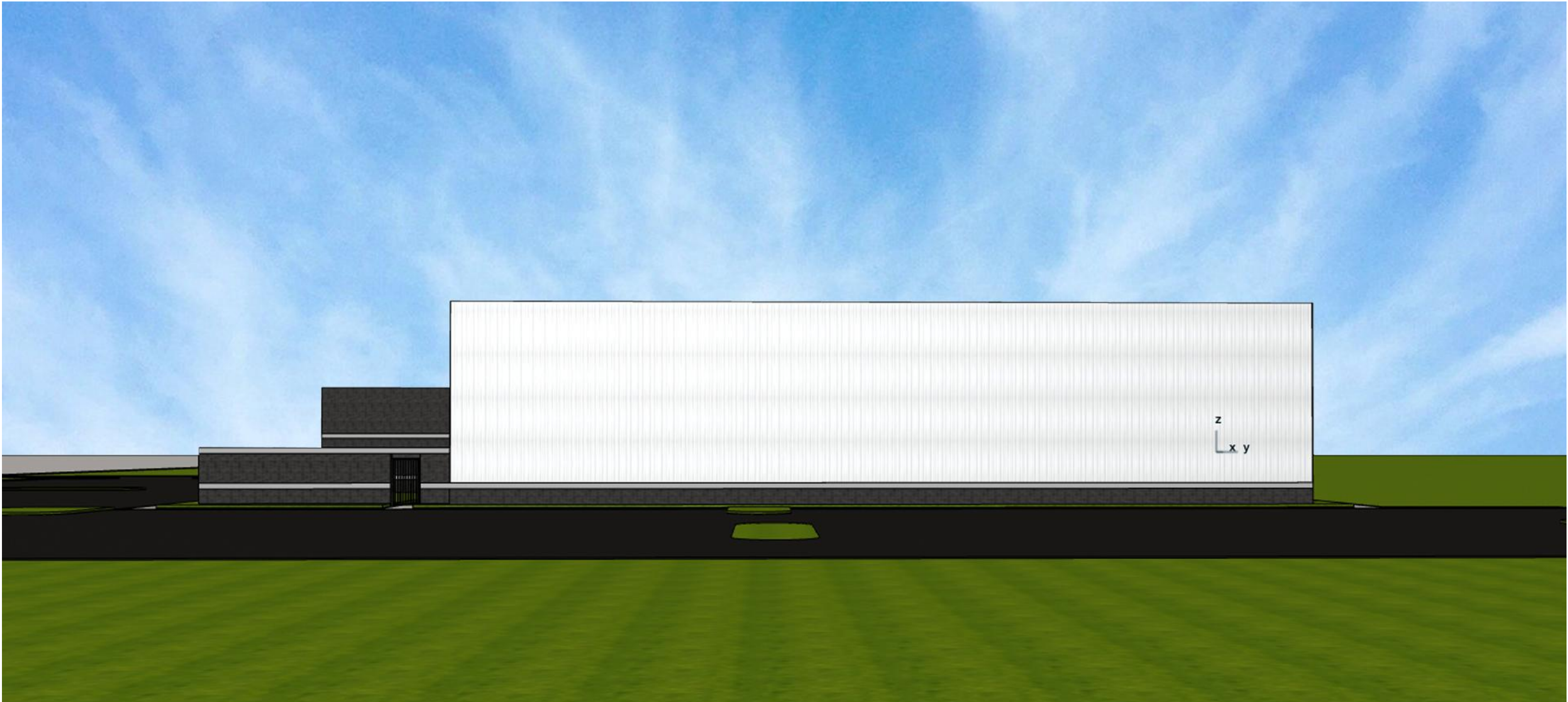


1. All fire extinguishers to be provided in accordance with NFPA 10
2. Required exits and fire protection devices to be properly maintained at all times during alterations.
3. Contractor to provide design build of fire suppression and fire alarm system as part of deferred submittals to the local authorities having jurisdiction.
4. No electrically or electromagnetically locked doors are permitted in paths of egress
5. Door locking devices shall be readily operable in the direction of egress without the use of a key, special knowledge, or effort.





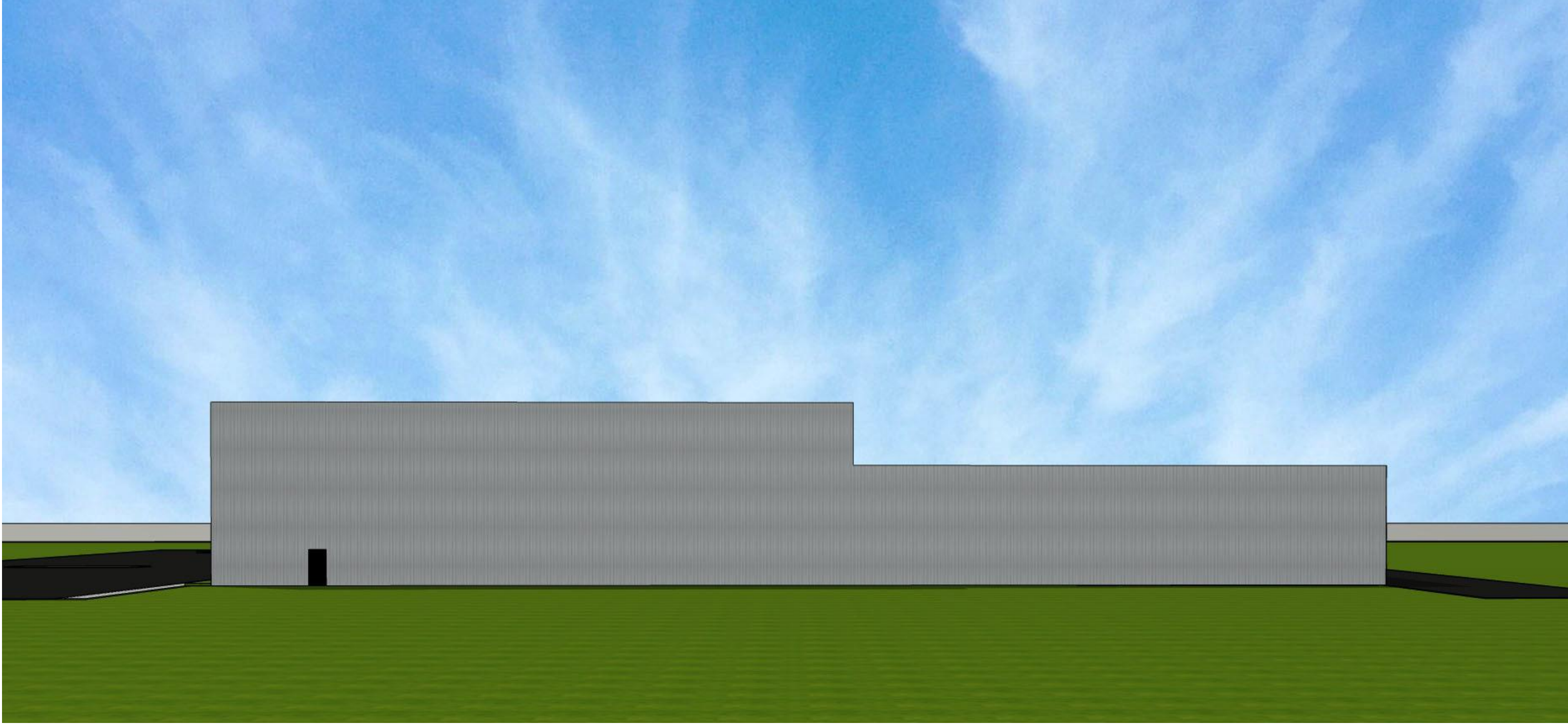
1 **East**
A901 NOT TO SCALE



2 **North**
A901 NOT TO SCALE



5 **Perspective 01**
A901 NOT TO SCALE



3 **West**
A901 NOT TO SCALE



4 **South**
A901 NOT TO SCALE



6 **Perspective 02**
A901 NOT TO SCALE



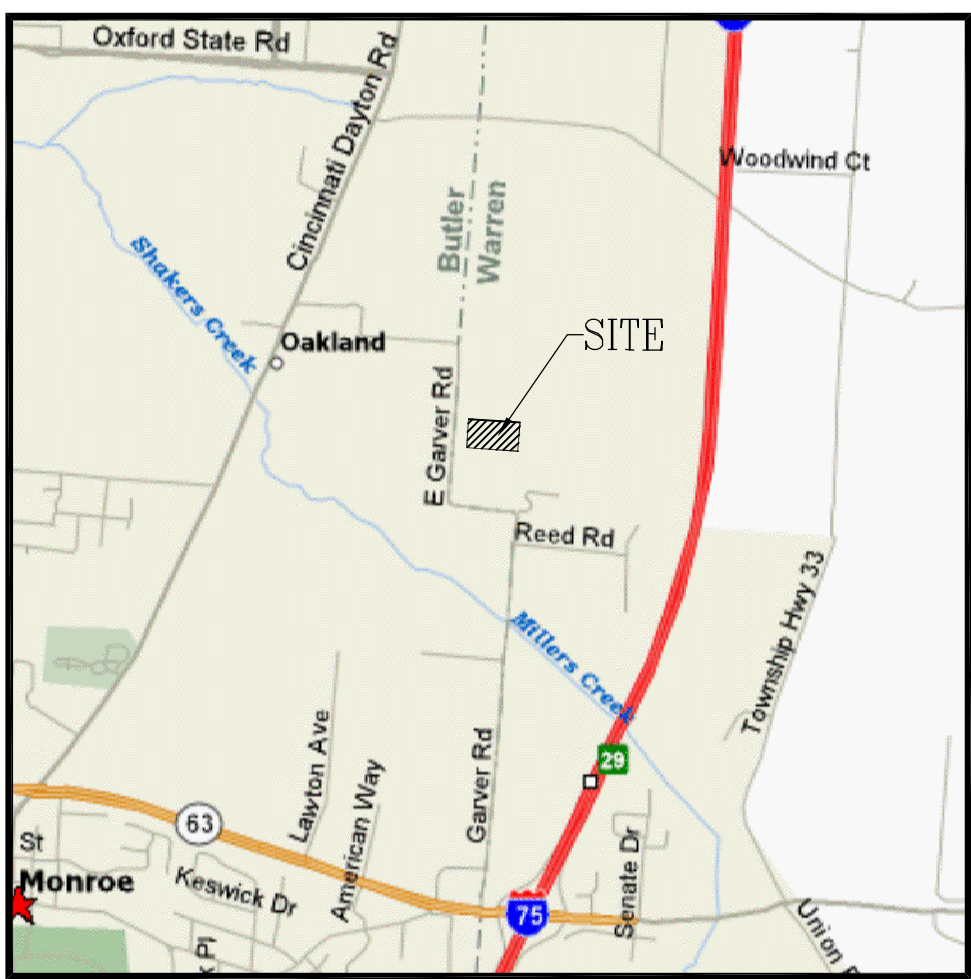
James Thompson

DATE	ISSUED FOR	REV ID
4/8/21	Revision For Permit	01

3D Images

**OH Cultivation
Center - Phase 1**
1021 Baker Drive, Monroe, OH

CONSTRUCTION PLANS OH CULTIVATION CENTER 1021 BAKER DRIVE CITY OF MONROE WARREN COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

SHEET INDEX

TITLE SHEET	1
EXISTING CONDITIONS	2
SITE PLAN	3
GRAING PLAN	4

SITE INFORMATION:

SITE AREA: 7.1649 Ac.
ZONING: L-1
SURROUNDING ZONING: L-1 (N.E.&S) R-1 (W)
TOTAL BLDG. AREA = 40,000 S.F.
PROJECT SCHEDULE : BEGIN CONSTRUCTION MAY 1, 2021
END CONSTRUCTION NOVEMBER 30, 2021

SITE DATA

1. TOTAL AREA= 7.16 Ac.
2. TOTAL DISTURBED AREA= 4.06 Ac.
3. TOTAL IMPERVIOUS AREA= 2.62 Ac.
4. TOTAL PERVIOUS AREA= 4.54 Ac.
5. TOTAL VEHICULAR USE AREA= 74,700 S.F.

GENERAL NOTES:

1. REQUIRED NUMBER OF PARKING SPACES FOR 40000 SF PRODUCTION FACILIT= 133.
TOTAL PROVIDED = 157.
2. ALL CONSTRUCTION TO BE TO LATEST CITY OF MONROE STANDARDS AND SPECIFICATIONS.
3. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
4. ALL DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
5. ADDRESS TO BE 12" HIGH NUMBERS, CONTRASTING WITH BUILDING IN COLOR, AND POSTED ON THE UPPER LEFT CORNER OF THE BUILDING FACING S MAIN STREET
6. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM AND OCCUR ONLY DURING DAYLIGHT HOURS.
7. ALL NEW UTILITIES (CABLE, ELECTRIC, GAS, TELE) TO BE UNDERGROUND.
8. ALL WATER AND SEWER TRENCHES SHALL BE VISUALLY INSPECTED BY THE CITY OF MONROE PRIOR TO BACKFILL.
9. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SANITARY SEWER ARE STRICTLY PROHIBITED.
10. ALL WORK SHOWN ON PLANS TO BE DONE BY OWNER UNLESS OTHERWISE INDICATED.
11. ALL WORK SHOWN ON PLANS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MONROE & BUTLER COUNTY STANDARDS, REGULATIONS, AND SPECIFICATIONS.

UTILITIES AGENTS

CITY OF MONROE - PUBLIC WORKS
1000 HOLMAN AVENUE
MONROE, OH 45050
513-823-1274

CITY OF MONROE - GOVERNMENT CENTER
2335 S. MAIN STREET
MONROE, OH 45050
513-539-7374

SANITARY SEWER - BUTLER COUNTY
130 HIGH STREET - 5TH FLOOR
HAMILTON, OH 45011
513-785-5168

DUKE ENERGY - POWER SERVICE
2010 DANA AVENUE - RM EF 324
CINCINNATI, OH 45207
513-458-3847

DUKE ENERGY - GAS SERVICE
139 E. FOURTH STREET - RM 460A
CINCINNATI, OH 45202
513-287-2517

SPECTRUM CABLE - CABLE SERVICE
1252 CORNEL PIKE DRIVE
CINCINNATI, OH 45242
513-386-5483

AT&T - PHONE SERVICE
7201 FAR HILLS AVENUE
DAYTON, OH 45459
937-296-3588

OHIO UTILITIES PROTECTION SERVICE
3 WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-362-2764 OR 811

SEEDING

A. ALL AREAS DESIGNATED FOR SEEDING MUST HAVE A MINIMUM OF 4" OF TOPSOIL OVER THE ENTIRE AREAS. THE AREA MUST BE RAKED, ROLLED, AND DRESSED READY FOR SEEDING. NO STONE OVER 1" IN SIZE PERMITTED.

DRAINS

A. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION MUST BE REPAIRED AND PROVIDED WITH UNOBSTRUCTED OUTLETS AS APPROVED AND DIRECTED BY THE CITY AND MARKED ON THE RECORD DRAWINGS.

CONNECTIONS TO EXISTING PIPE

A. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO OR TO CROSS EITHER OVER OR UNDER AN EXISTING SEWER, IT MUST BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

UTILITY SEPARATION

A. ANY UNDERGROUND UTILITIES SUCH AS GAS, ELECTRIC, CABLE TV, TELEPHONE, ETC., MUST HAVE 10' HORIZONTAL SEPARATION FROM ANY CITY UTILITY UNLESS OTHERWISE APPROVED.

UTILITIES

A. THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN DURING WORKING HOURS MUST BE 250' UNLESS OTHERWISE APPROVED. ALL OVERNIGHT TRENCHES MUST BE CLOSED/BARRICADED AS DIRECTED BY THE CITY.

COMPACTION METHODS

A. FLOODING WILL NOT BE PERMITTED.

B. MECHANICAL DEVICES, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE CITY IS ACCEPTABLE 1" ABOVE PIPE IN UNIFORM LIFTS OF 12" (LOOSE DEPTH) OF EXISTING NATIVE MATERIAL AND 6" OF GRANULAR BACKFILL. THE HEIGHT OF LIFTS WILL DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 6" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT MUST BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE HAUNCH OF THE PIPE.

C. DENSITY FOR THE ABOVE METHODS MUST BE NO LESS THAN THAT OF THE SURROUNDING GROUND UNLESS OTHERWISE SPECIFIED.

CLEAN UP

A. THE CONTRACTOR MUST REMOVE SURPLUS EXCAVATED MATERIALS AND CONSTRUCTION MATERIALS AS WORK PROGRESSES. CONTRACTOR MUST MAINTAIN THE STREET IN A CLEAN, SUITABLE, AND SAFE CONDITION.

TYPICAL NOTES - ALL SUBDIVISION CONSTRUCTION DRAWINGS

A. ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY WITH THE CITY ENGINEERING STANDARDS OR ODOT WHICHEVER IS MORE RESTRICTIVE.

B. ALL COMPACTION MUST MEET THE CITY REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE CITY, SOIL TESTING MUST BE PERFORMED AT THE EXPENSE OF THE DEVELOPER.

C. THE CITY WILL LOCATE AREAS IN NEED OF UNDERCUTTING.

D. ALL EMBANKMENT AREAS MUST BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY.

E. ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY MUST BE STABILIZED BY AN APPROVED METHOD AFTER THE CURB IS BACKFILLED IN A TIMELINE DETERMINED BY THE CITY ENGINEER BASED UPON THE SITE CONDITIONS AND WORK BEING DONE.

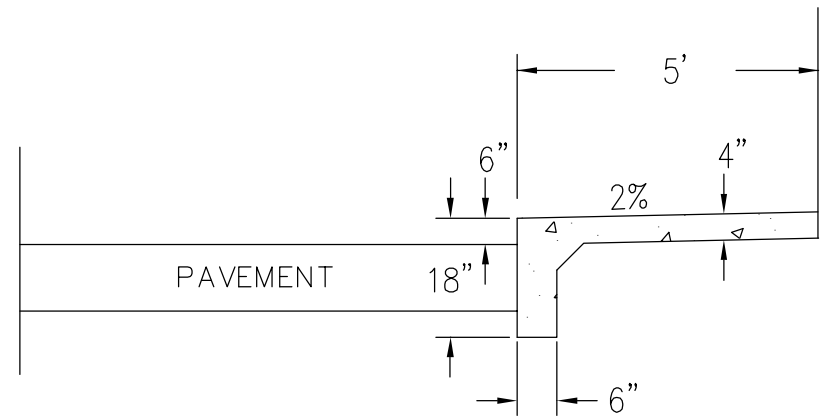
F. STORM WATER POLLUTION PREVENTION SHOULD BE A HIGH PRIORITY ON ALL CONSTRUCTION PROJECTS. ON ALL PROJECTS WHICH DISTURB AT LEAST 1 ACRE OF SOIL, A NPDES PERMIT IS REQUIRED FROM DEPA AND A COPY OF THE PERMIT MUST BE ON FILE AT THE CITY OFFICE BEFORE CONSTRUCTION BEGINS.

LOW STRENGTH MORTAR BACKFILL

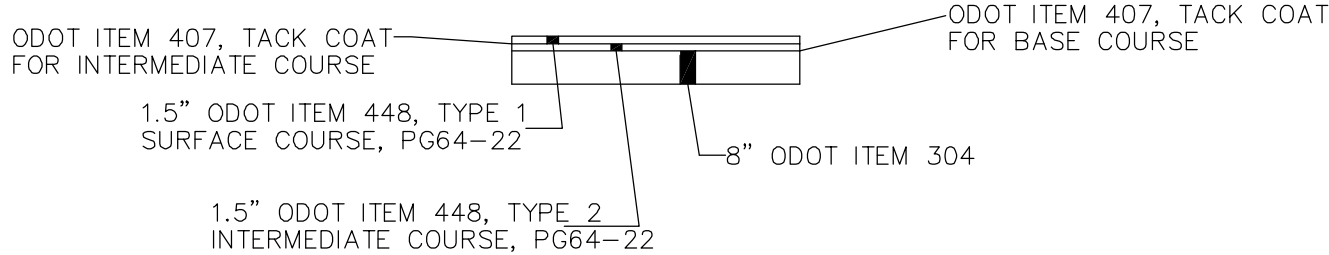
A. IN SITUATIONS WHERE UTILITIES CROSS EXISTING STREETS OR WHERE IT MAY BE DIFFICULT TO GET ADEQUATE COMPACTION OF GRANULAR MATERIAL, LOW STRENGTH MORTAR BACKFILL MAY BE REQUIRED PER ODOT ITEM 613 TYPE 1 ONLY. THE CITY MAY REQUIRE THIS TYPE OF BACKFILL AT THEIR DISCRETION WITH THE COST BEING BORNE BY THE CONTRACTOR.

CITY OF MONROE STD. CONSTRUCTION DRAWINGS

300-9	500-1	600-2	800-2
300-10	500-5	600-12	800-3
300-11	500-8	600-13	800-4
300-12		600-14	800-5
300-16		600-15	800-6
300-17		600-16	800-13
300-18			



COMB CURB/WALK DETAIL

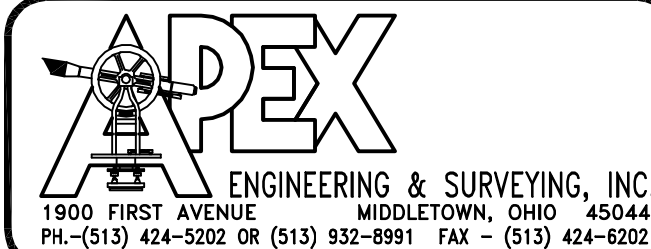


STANDARD PAVEMENT COMPOSITION

The location of the under ground utilities shown on these plans have been obtained by diligent field checks and searches of available records. It is believed that they are essentially correct. But Apex Engineering & Surveying, Inc. does not guarantee their accuracy or completeness.



SCALE: N/A
DATE: 04-08-21
DRAWN: JLL
DESIGNED: JLL
CHECKED:



REVISIONS:
1.
2.
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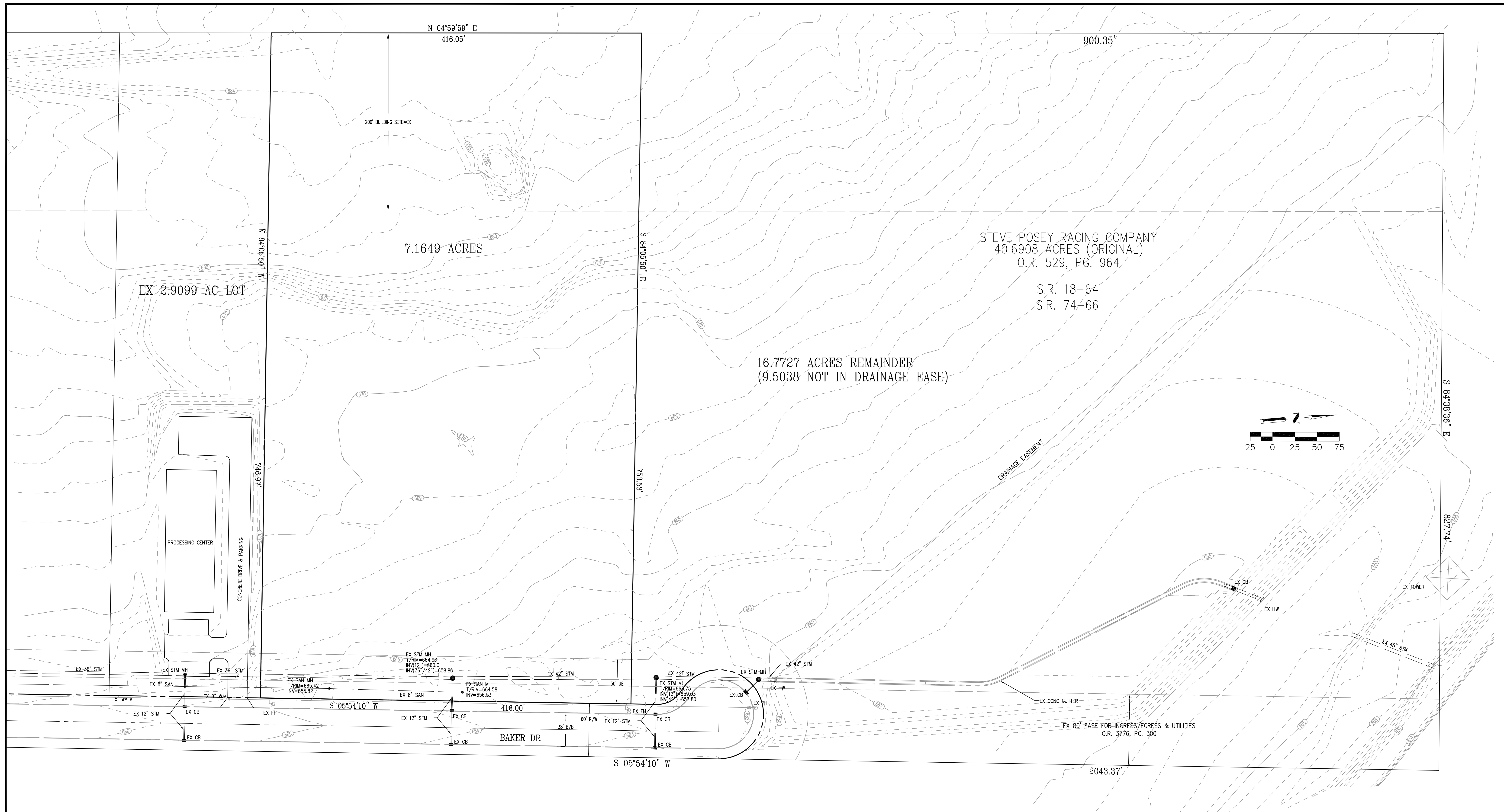
PROJECT: 210114
DRAWING: 210114BA

SHEET
1 OF 4



GENERAL NOTES

REVISIONS: DATE
APPROVED: 01/30/2020
PAGE No. 500-1



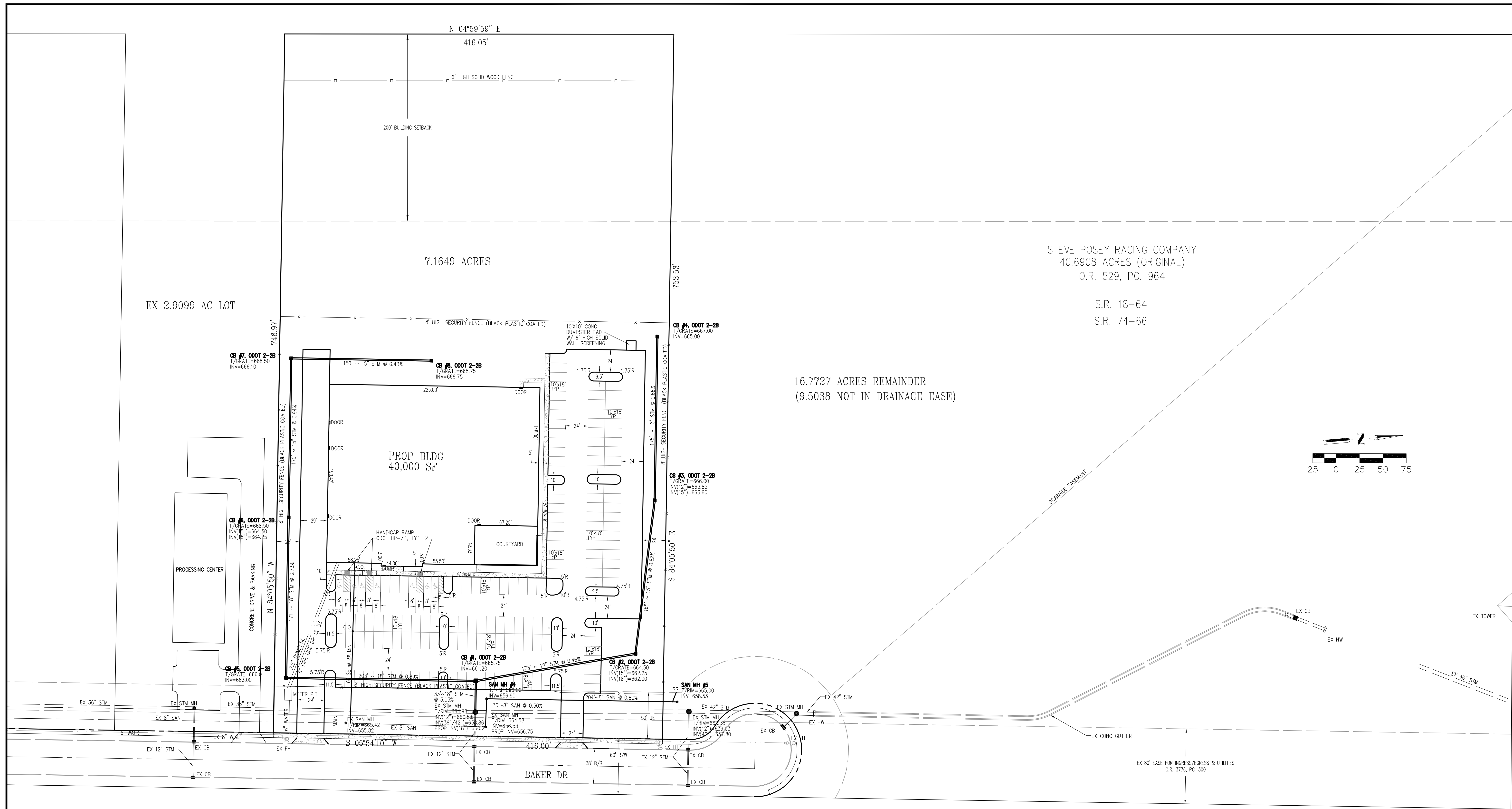
EXISTING CONDITIONS
OH CULTIVATION CENTER
1021 BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=50'
DATE: 04-08-21
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
PH: (513) 424-5202 OR (513) 932-8991 FAX: (513) 424-6202

REVISIONS:
1.
2.
3.
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PROJECT: 210114
DRAWING: 210114BA
SHEET 2 OF 4

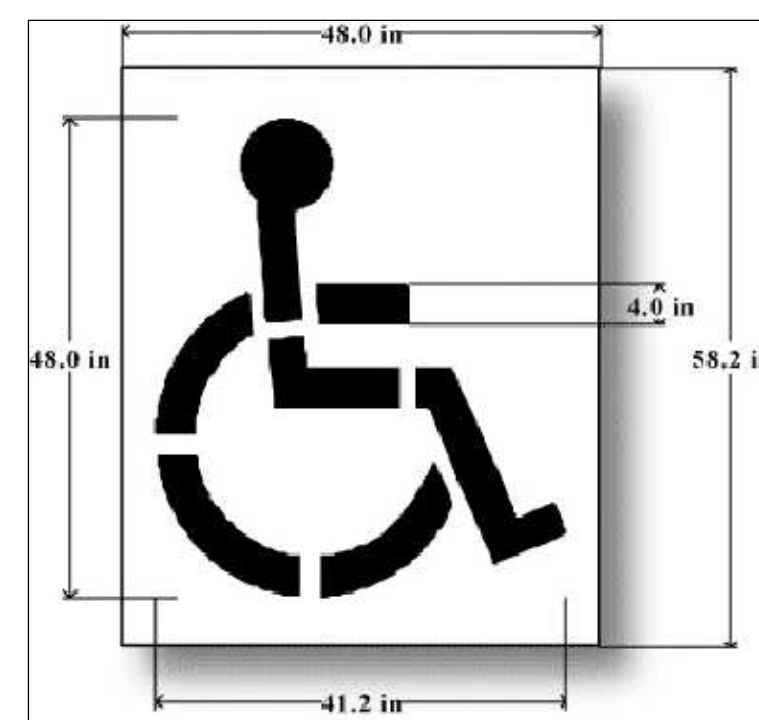


Van Accessible
Hcp. Parking

1. Legal parking of a vehicle
in this location shall be
punishable by a fine of not
less than \$ 250 or more than
\$ 500 per Section 631.199
of the Ohio Revised Code.

2 dia. galv. mtl. post
w cap imbedded in 2-0
in 12 dia. conc. footing

HANDICAP SIGN DETAIL



HANDICAP LOGO DETAIL

NOTE: OWNER EXPECTS 150± EMPLOYEES
157 SPACES PROVIDED

SITE LAYOUT/PARKING/UTILITIES PLAN
OH CULTIVATION CENTER
1021 BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

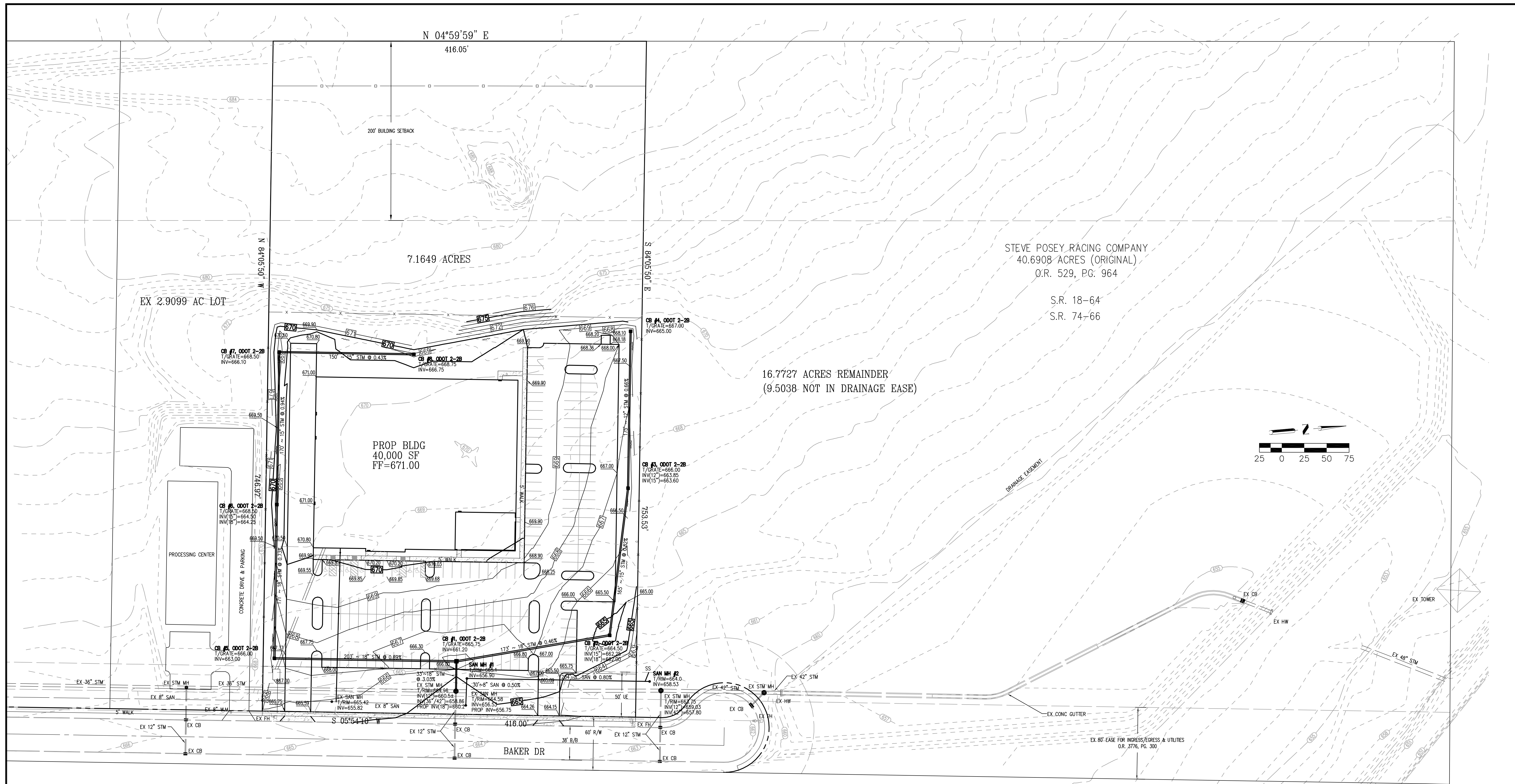
SCALE: 1"=50'
DATE: 04-08-21
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
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REVISIONS:
1.
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PROJECT: 210114
DRAWING: 210114BA

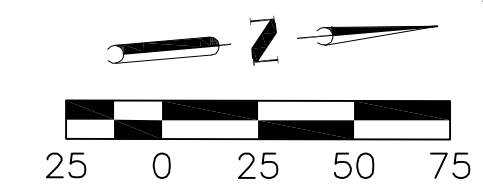
SHEET
3 OF 4



STEVE POSEY RACING COMPANY
40.6908 ACRES (ORIGINAL)
O.R. 529, PG. 964

S.R. 18-64
S.R. 74-66

16.7727 ACRES REMAINDER
(9.5038 NOT IN DRAINAGE EASE)



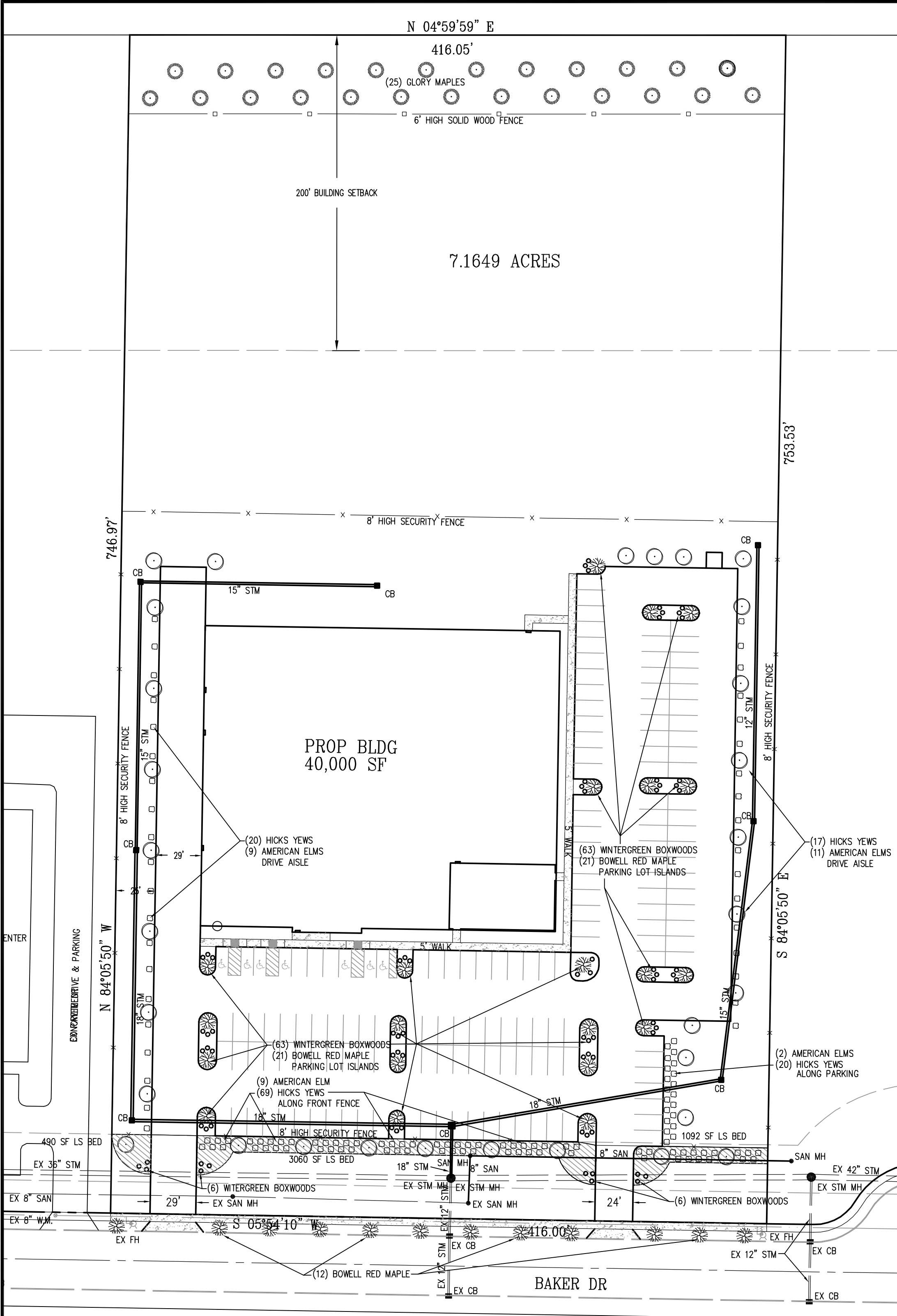
GRADING PLAN
OH CULTIVATION CENTER
1021 BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=50'
DATE: 04-08-21
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
PH: (513) 424-5202 OR (513) 932-8991 FAX: (513) 424-6202

REVISIONS:
1.
2.
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4.
PROJECT: 210114
DRAWING: 210114BA
SHEET 4 OF 4



City of Monroe, Ohio Landscape Zoning Requirements

Street Trees (Frontage)

1 Street Tree per 40 linear feet
416' - 53' (curb cut) = 469
469 / 40' = 11.7 (12) trees provided

Vehicle Use Area (Interior)

1 Tree per parking island : 21 parking islands = (21) trees provided
3 Shrubs per tree : 21 trees = (63) shrubs provided

Vehicle Use Area (Perimeter)

1 Tree per 5 parking spaces : 157 (parking spaces) / 5 = 31.4 (32) trees provided
3' tall continuous hedge

Vehicle Use Area (Non parking spaces - drive aisles)

1 Tree per 50 linear feet : 690 linear feet/50 = 13.8 (14) trees provided
3 shrubs per 15 linear feet: 690 linear feet/15 = 46 x 3 = (138) shrubs

Buffer

Industrial Use adjacent to R-1 = Existing 200' setback per original approval

Total Trees: 89

Total Shrubs: 201

Front Yard Landscape Calculation:

416' * 50' = 20,800 sf * 20% = 4160 sf required = 4642 Provided

COMMON NAME	SPECIES	QTY.	SIZE
GLORY MAPLE	ACER RUBRUM	25	2" CAL.
AMERICAN ELM	ULMUS AMERICANA	31	2" CAL.
BOWHALL RED MAPLE	ACER RUBRUM	33	2" CAL.
HICKS YEW	TAXUS MEDIA 'HICKSII'	126	36" MIN HT.
WINTERGREEN BOXWOOD	BUXUS SINICA	75	18" MIN

GENERAL PLANTING NOTES

*CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
*PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

*FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, AND LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND ABRASIONS, AND DISFIGUREMENT.

*PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

*IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

*LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

*LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

*TOPSOIL SHALL BE ASTM D 5268, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

*COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO SUBSTANCES TOXIC TO PLANTINGS.

*FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETTED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.

PREPARATION AND PLANTING

*LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.

*PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

*PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

*LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.

*TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

*ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:

- LOOSEN SUBGRADE TO A DEPTH OF 4 - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.

- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

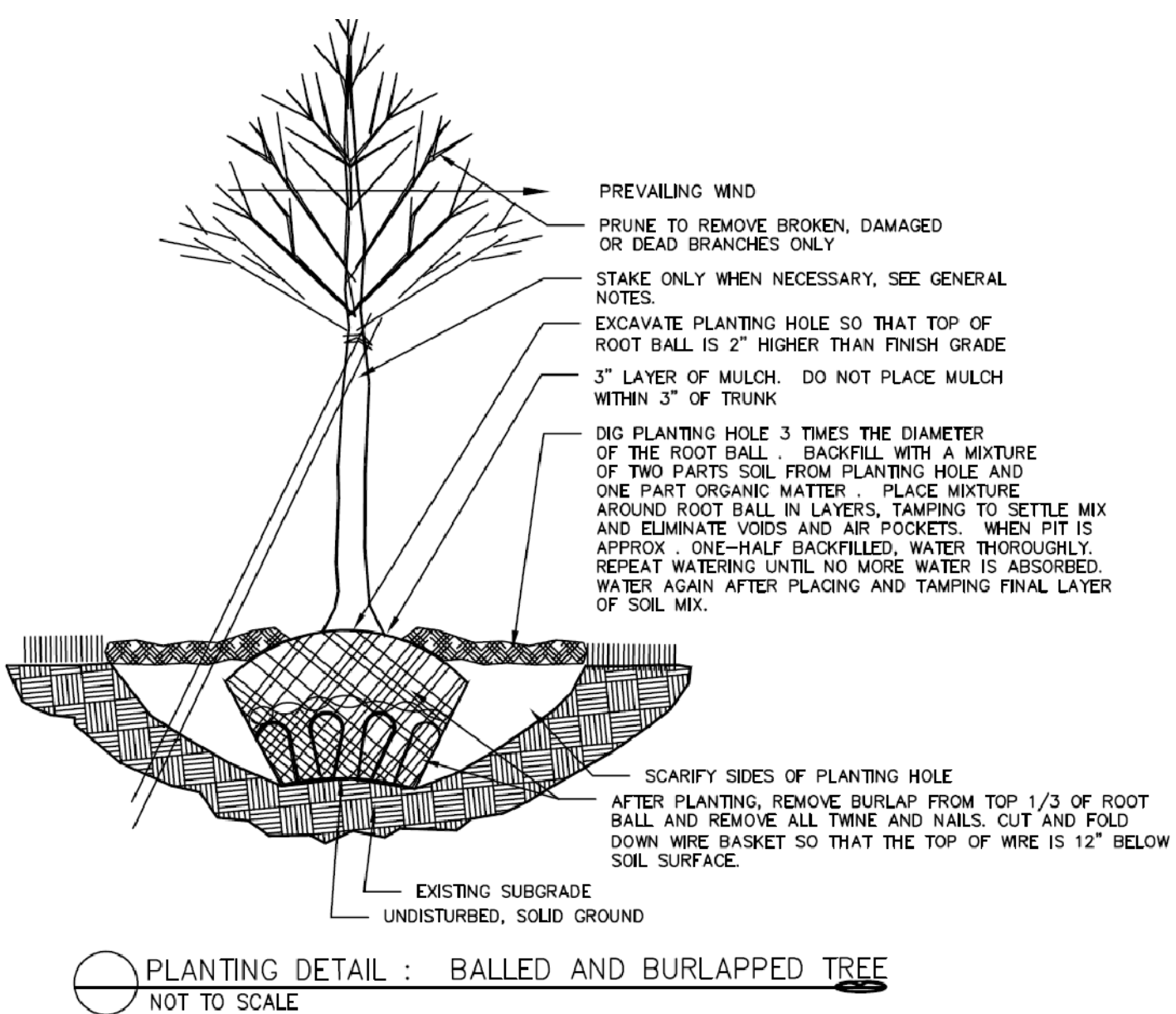
- EDGE BEDS 3 - 4" DEEP (SEE DETAIL).

ADDITIONAL PREPARATION FOR PERENNIAL BEDS:

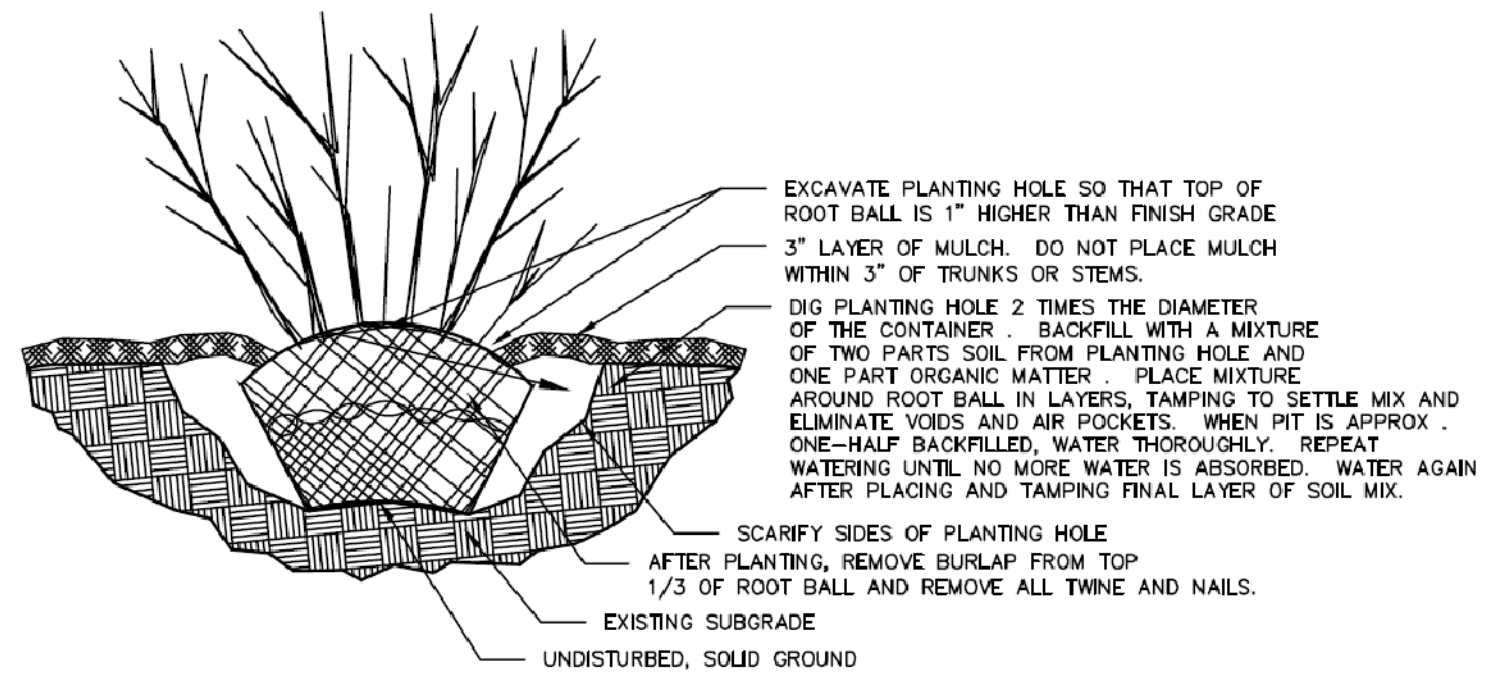
PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE, DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS, 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT)

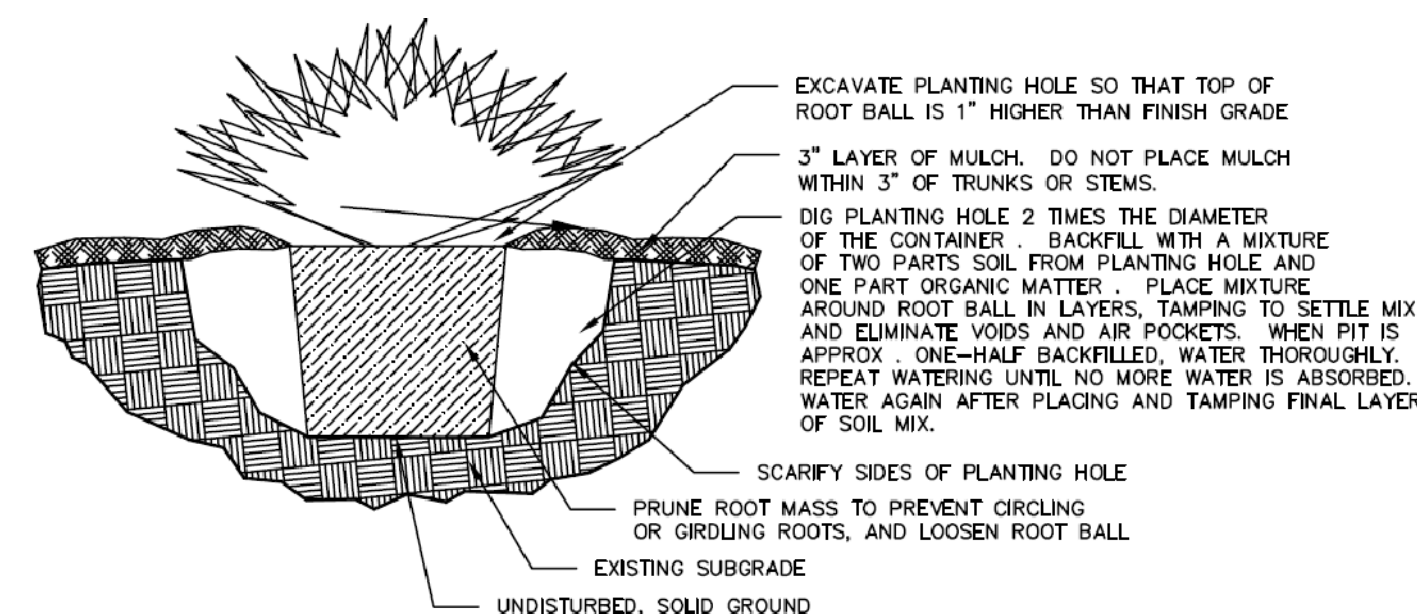
*AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.



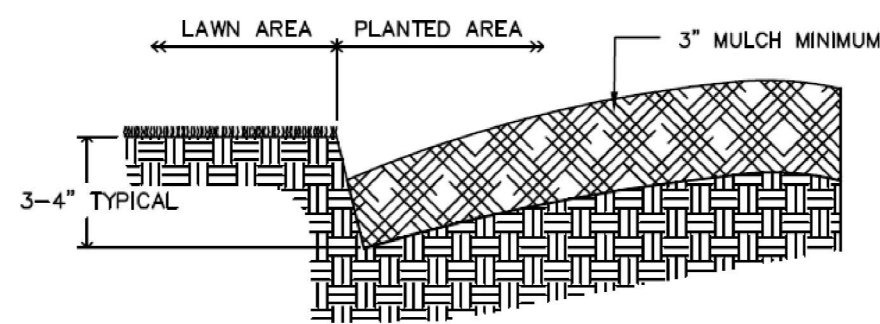
PLANTING DETAIL : BALLED AND BURLAPPED TREE
NOT TO SCALE



PLANTING DETAIL : BALLED AND BURLAPPED SHRUB
NOT TO SCALE



PLANTING DETAIL : CONTAINERIZED PLANTS
NOT TO SCALE



PLANTING DETAIL : BED EDGE
NOT TO SCALE

Type of Plants Normal Planting Dates

Non-Container Grown, Deciduous October 1 to April 1

Non-Container Grown, Other October 1 to May 1

Non-Container Grown, Other October 1 to May 1

Container Grown, All Year-Round, if suitable precautions are taken to protect the stock from extremes of moisture and temperature, if there is a doubt, obtain a variance or a performance bond

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OH DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS". IN THE EVENT OF A CONFLICT THE MORE STRINGENT STANDARD SHALL APPLY.

*NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

*NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.

*ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW- RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.

*IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.

*ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

*IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

- KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.

- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

*WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

*SERVICES PROVIDED BY WARRANTY SHALL INCLUDE:

- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.

- IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

- REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION

*TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.

*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.

*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.

*PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/ AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

*SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH. *PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER.

*SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION. YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.

*SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT

LANDSCAPE PLAN
OH CULTIVATION CENTER
1021 BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

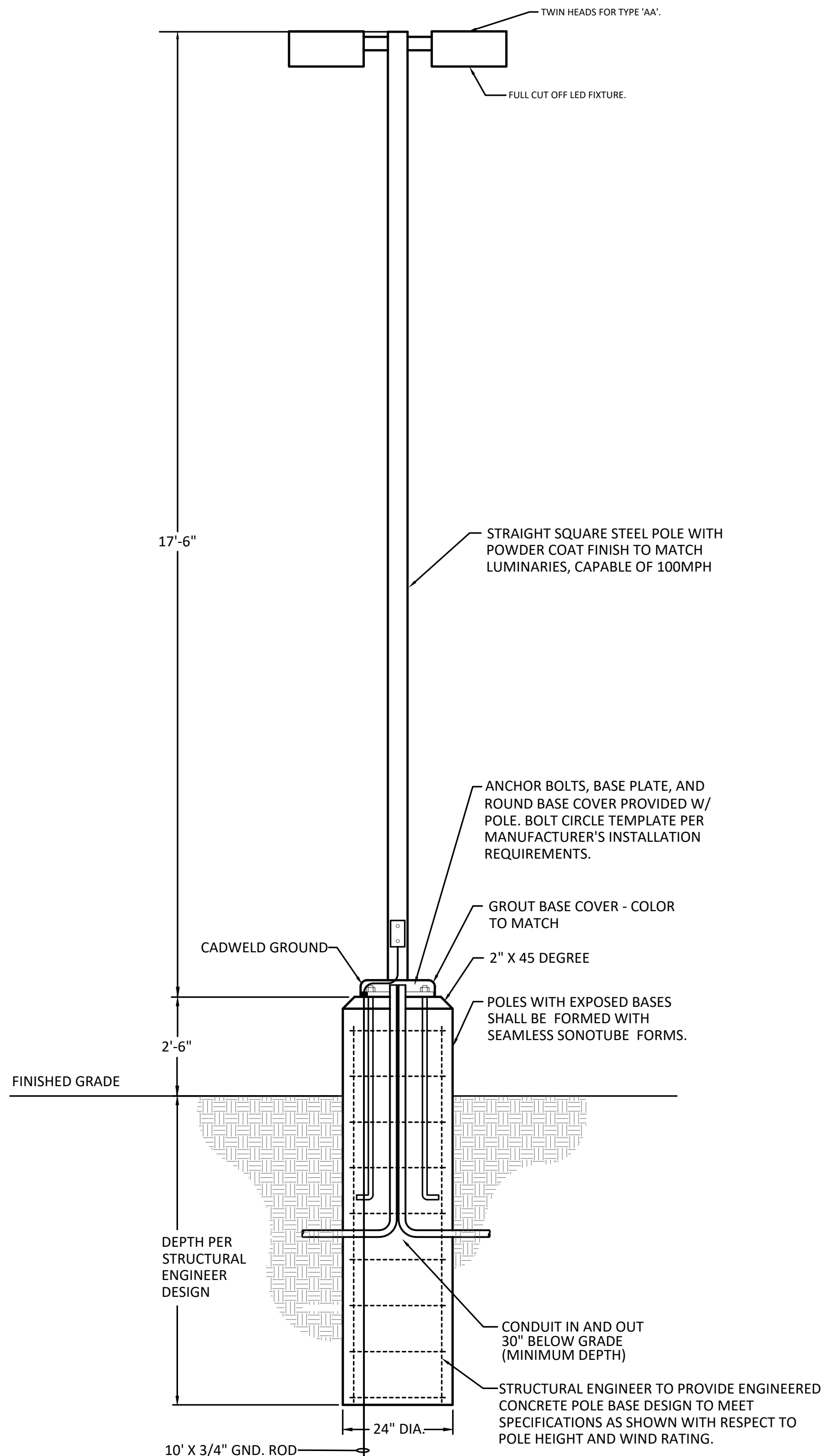
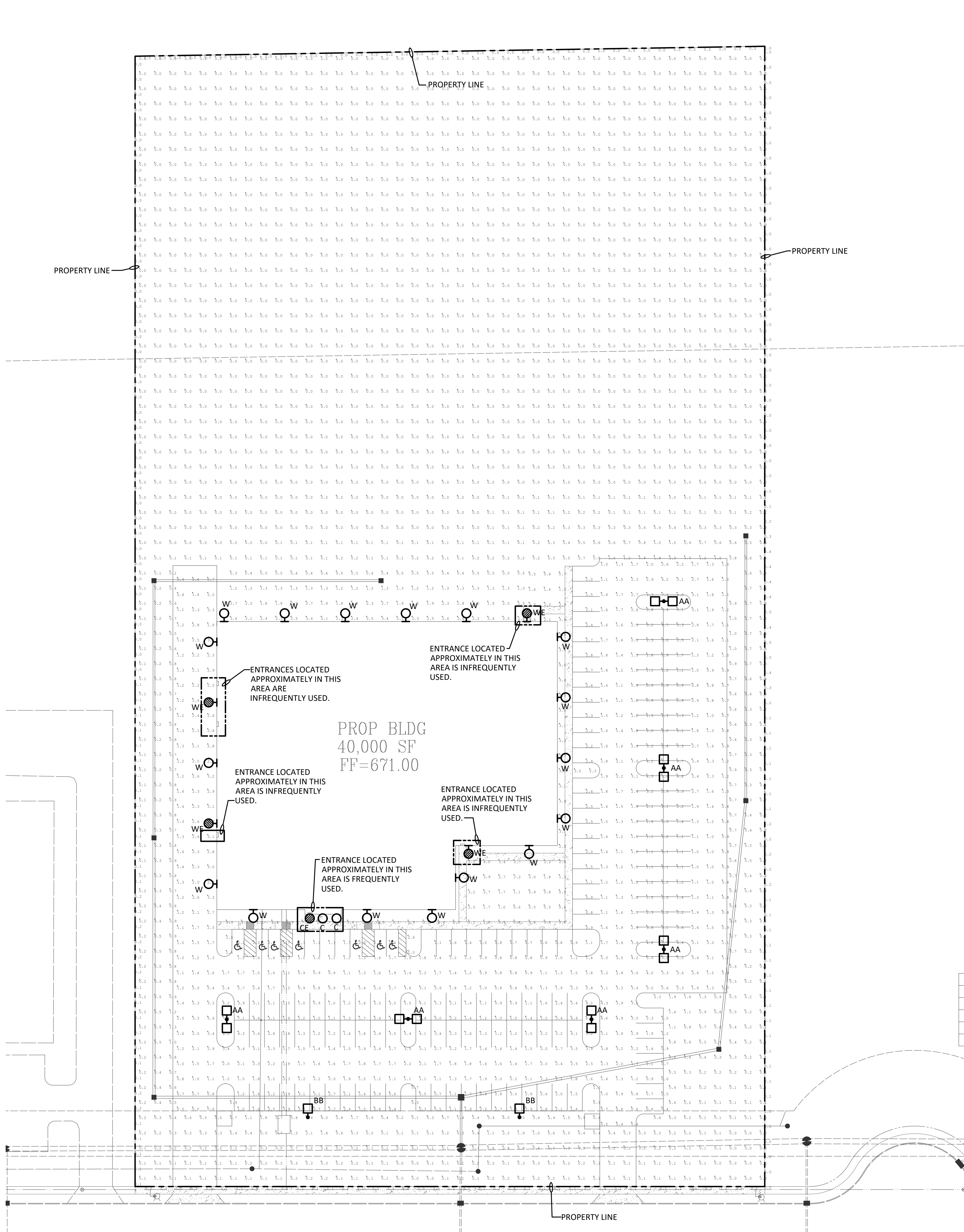
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=50'
DATE: 04-08-21
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

PROJECT: 210114
DRAWING: 210114BA
SHEET
1 OF 1



TYPE 'AA' & 'BB' POLE BASE
DETAIL - ELEVATED BASE

NOT TO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Sidewalk & Landscape	Illuminance	Fc	2.68	13.0	0.5	5.36	26.00
Driveway & Parking Lot	Illuminance	Fc	1.95	7.6	0.3	6.50	25.33
Landscape	Illuminance	Fc	0.19	4.4	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.06	0.5	0.0	N.A.	N.A.

SITE LAYOUT/PARKING/UTILITIES PLAN
AWH MARICHRON CULTIVATION
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

1 PHOTOMETRIC
SITE PLAN
SCALE: 1"=40'-0"

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: AS NOTED
DATE: 03-08-21
DRAWN: JJW
DESIGNED: VJR
CHECKED:

APX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
PH: (513) 424-5202 OR (513) 932-8991 FAX: (513) 424-6202

REVISIONS:
1. PHOTOMETRIC REVISIONS 04/07/21
2.
3.
4.
PROJECT: 20-086
DRAWING: PHOTO.
SHEET
1 OF 3

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

9x15" (100mm)

"A"

31.5" (803mm)

"B"

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extend Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.



PS500020EN page 1
October 30, 2020 11:03 AM

Product Family	Light Engine		Color Temperature		Voltage	Distribution	Mounting	Finish			
GLD20-Series	Configuration	Driver Current	Temperature								
	SA1-1 Square	A100mA	722-920K, 2000K	1-2	120-277V	T1 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA2-2 Square	A100mA	722-920K, 2000K	2-2	120-277V	T2 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA3-3 Square	A100mA	722-920K, 2000K	3-2	120-277V	T3 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA4-4 Square	A100mA	722-920K, 2000K	4-2	120-277V	T4 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA5-5 Square	A100mA	740-700K, 2000K	5-2	120-277V	T5 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA6-6 Square	A100mA	722-920K, 2000K	6-2	120-277V	T6 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA7-7 Square	A100mA	722-920K, 2000K	7-2	120-277V	T7 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA8-8 Square	A100mA	722-920K, 2000K	8-2	120-277V	T8 Type II	Blank-As for Mount of Square Pole	Black-Gray			
	SA10-10 Square	A100mA	722-920K, 2000K	10-2	120-277V	T10 Type II	Blank-As for Mount of Square Pole	Black-Gray			
Specialized (As a Supply)											
Controls and System Options (As a Supply)						Accessories (As a Supply)					
DALI-Dimmer 1-10V Dimming Levels, 10-250 Steps											
Dim-Scene Function, 10-250 Steps, 7-16V Supply Voltage											
1-10V Push-Button Dim, 10-250 Steps, 7-16V Supply Voltage											
200-240V UL Listed Analog Switch, Progressive Decade											
200-240V UL High Ambient Temperature Switch											
200-240V UL 140 Amp Switch, High Ambient Temperature											
200-240V UL 140 Amp Switch, High Ambient Temperature											
200-240V UL 140 Amp Switch, High Ambient Temperature											
200-240V UL 140 Amp Switch, High Ambient Temperature											
200-240V UL 140 Amp Switch, High Ambient Temperature											
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200-240V UL 140 Amp Switch, High Ambient Temperature											
200-240V UL 140 Amp Switch, High Ambient Temperature											
200-240V UL 140 Amp Switch, High Ambient Temperature											

NOT
A. B.

- [illegible]

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
LumenSafe Technology  LumenSafe Technology	D -Standard Dome Camera H -Hi-Res Dome Camera Z -Remote PTZ Camera	C -Cellular, No SIM H -Cellular; AT&T V -Cellular; Verizon S -Cellular, Sprint R -Cellular, Rogers W -Wi-Fi Networking w/ Omni-Directional Antenna E -Ethernet Networking



PS500020EN page 2
October 30, 2020 11:03 AM

Number of Light Sources	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	59	113	166	225	279	383	391	445	501	558
Input Current @ 120V (A)	0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)	0.26	0.48	0.71	0.96	1.19	0.64	1.67	1.89	2.12	2.39
Input Current @ 277V (A)	0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)	0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)	0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28

Optics

T2	400K Luma	7.267	14.201	21.190	28.000	34.692	41.315	49.096	56.827	62.053	68.703
	BLU Rating	B1:0-02	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	123	126	128	134	124	125	126	125	124	123
T2R	400K Luma	7.715	15.077	22.497	29.726	36.955	44.273	51.591	58.909	64.410	70.000
	BLU Rating	B1:0-02	B1:0-02	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	128	133	136	132	132	132	133	133	131	131
T3	400K Luma	7.408	14.475	21.598	28.839	35.568	42.313	50.039	56.698	63.246	70.024
	BLU Rating	B1:0-02	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	126	128	130	127	127	127	128	127	126	126
T3R	400K Luma	7.571	14.798	22.078	29.172	36.145	43.253	51.133	57.959	64.683	71.581
	BLU Rating	B1:0-03	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	128	131	133	130	130	130	131	130	129	128
T4TF	400K Luma	7.451	14.599	21.725	28.703	35.564	42.558	50.030	57.027	63.613	70.430
	BLU Rating	B1:0-02	B1:0-03	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	126	129	131	128	127	128	129	128	127	126
T4W	400K Luma	7.354	14.321	21.442	28.333	35.105	42.007	49.481	56.291	62.792	69.521
	BLU Rating	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	125	127	129	126	125	126	127	126	125	125
B1.2	400K Luma	7.354	14.778	21.155	27.651	34.631	41.443	49.011	55.533	61.544	68.584
	BLU Rating	B1:0-02	B1:0-03	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	123	125	127	124	124	124	125	125	124	123
B1.3	400K Luma	7.406	14.474	21.596	28.534	35.355	42.307	50.023	56.690	63.237	70.014
	BLU Rating	B1:0-02	B1:0-03	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	123	126	128	127	127	127	128	127	126	125
B1.4	400K Luma	7.637	13.791	20.519	27.112	33.992	40.198	47.538	53.884	60.087	66.524
	BLU Rating	B1:0-03	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	119	122	124	120	120	121	122	121	120	119
DNO	400K Luma	7.540	14.928	22.275	29.431	36.465	43.537	51.006	58.472	65.226	72.118
	BLU Rating	B1:0-01	B1:0-02	B1:0-02	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-04	B1:0-04	B1:0-04
	Luma per Watt	120	122	124	121	121	122	123	122	121	120
DNO	400K Luma	7.779	15.303	22.684	29.673	37.137	44.441	52.555	59.949	66.627	73.545
	BLU Rating	B1:0-02	B1:0-02	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	132	135	137	133	133	133	134	134	133	132
DWO	400K Luma	7.800	15.423	22.744	30.052	37.236	44.560	52.697	59.708	66.603	73.742
	BLU Rating	B1:0-02	B1:0-02	B1:0-03	B1:0-04	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	132	135	137	133	133	133	134	134	133	132
B1L / B1R	400K Luma	6.610	12.719	18.877	25.075	31.067	37.176	43.967	49.817	55.969	61.825
	BLU Rating	B1:0-02	B1:0-03	B1:0-04	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05	B1:0-05
	Luma per Watt	110	113	114	111	111	112	112	112	111	110
B1W	400K Luma	7.570	14.793	22.073	29.166	36.137	43.243	51.140	57.945	64.637	71.564
	BLU Rating	B1:0-01	B1:0-02	B1:0-02	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-04	B1:0-04	B1:0-04
	Luma per Watt	120	122	124	121	121	122	123	122	121	120
B1X	400K Luma	7.998	14.847	22.134	29.272	36.257	43.600	51.326	58.716	64.772	71.824
	BLU Rating	B1:0-01	B1:0-02	B1:0-02	B1:0-03	B1:0-03	B1:0-04	B1:0-04	B1:0-04	B1:0-04	B1:0-04
	Luma per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRL. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.



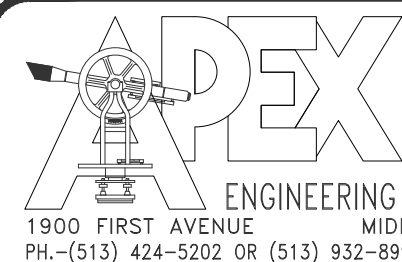
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SCALE: NO SET SCALE

Designation	Lamps		Fixture Characteristics	Fixture Mounting				Fixture Specification		
	# of lamps	Lamp Type	Description	Finish	Method	Ceiling Type	Recess Depth	Manufacturer	Catalog #	Voltage
AA	2	LED - 14,559 Lumens, 113 Watts (3000K)	Pole Mounted Fixture with Type IV Forward Throw Distribution	Black	Overall Fixture Height: 20'-0" AFF	--	--	McGraw Edison	GLEON-SA2C-830-U-T4FT-BK	277
BB	1	LED - 14,559 Lumens, 113 Watts (3000K)	Pole Mounted Fixture with Type IV Forward Throw Distribution	Black	Overall Fixture Height: 20'-0" AFF	--	--	McGraw Edison	GLEON-SA2C-830-U-T4FT-BK	277
C	--	LED - 1,500 Lumens, 14.9 Watts (3000K)	6" Aperature LED Downlight	Specular Clear	Recessed	Varies	4.6"	Halo Commercial	HC615D010-HM612830-61MDC	277
CE	--	LED - 1,500 Lumens, 14.9 Watts (3000K)	Same as Type 'C' with 90 Minute Battery Back-up	Specular Clear	Recessed	Varies	4.6"	Halo Commercial	HC615D010EM14-HM612830-61MDC	277
W	--	LED - 3,927 Lumens, 34 Watts (3000K)	Exterior Wall Mount w/ Type IV Wide Optics, Wet Location Rated, Full Cutoff	Black	Wall: 12'-0"	--	--	McGraw Edison	GWC-SA1A-830-U-T4W-BK	277
WE	--	LED - 3,927 Lumens, 34 Watts (3000K)	Same as Type 'W' with 90 Minute Battery Back-up	Black	Wall: 12'-0"	--	--	McGraw Edison	GWC-SA1A-830-U-T4W-BK-CBP	277

Light Fixture Schedule

SCALE: AS NOTED
DATE: 03-08-21
DRAWN: JJW
DESIGNED: VJR
CHECKED:



REVISIONS: 1. PHOTOMETRIC REVISIONS 04/07/2011 2. 3. 4.	
PROJECT: 20-086 DRAWING: PHOTO	SHEET 2 OF 3

