



**Planning Commission Agenda
June 15, 2021 – 6:00 p.m.
233 South Main Street, Monroe, Ohio**

Call to Order

Roll Call

Approval of the Minutes – May 18, 2021

Old Business

Case No. 2021-1-1. Consideration of Site Plan Application for Thornton's. Tabled 4/20/21

New Business

Case No. 2021-6-10. Consideration of a Site Plan Application for Century Mold.

Administrative Report

Housing concept for Shops of Monroe Crossings.

Housing concept for Simon Property Group property.

Adjournment

City of Monroe Planning Commission Minutes
May 18, 2021 – 6:00 pm
233 South Main Street, Monroe, Ohio

Call to Order

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

Roll Call

Members present: David Kirkpatrick, Benjamin Wagner, Lindsey Pyron, and Robert Routson

Staff members present: Kevin Chesar, Director of Development; Kameryn Jones, Planner; Alaina Hagenseker, Planning & Zoning Specialist; and William Brock, City Manager/ City Engineer.

Approval of the Minutes

Mr. Kirkpatrick moved to approve the minutes from the April 20, 2021 meeting; seconded by Mr. Routson. Voice vote. Motion carried.

Business

Case No. 2021-54-1— Consideration of a zoning map amendment regarding property at 860 Holman Avenue to be rezoned from A-1 Large Scale Agricultural to L-1 Light Industrial

Mr. Kirkpatrick opened the public meeting.

Having been sworn, Mr. Chesar stated that the property owner of 860 Holman Avenue, requested a zoning map amendment from A-1 Large Scale Agricultural to L-1 Light Industrial. The current Comprehensive Plan, adopted in 2010, designates this property as Agriculture in the Future Land Use Map. However, staff would consider the timing of the Comprehensive Plan update, which is currently in process and nearing completion and is anticipated to be adopted by the end of summer. That draft plan, while not adopted, has designated this area for light industrial in its Future Land Use Map which is based on the surrounding industrial land uses north in Middletown as well as along Holman Avenue.

Mr. Dunn, present on behalf of the property owner indicated he was in favor of the request.

Having been sworn, Mr. Gaston of 568 Todhunter Road, questioned the need for more industrial along a residential area.

Mr. Chesar noted that utility providers are allowed in all zoning districts.

Mr. Kirkpatrick moved to close the public hearing; seconded by Mr. Pyron. Voice Vote. Motion Carried.

Mr. Wagner moved to approve a recommendation to City Council to approve the rezoning of 860 Holman Avenue from A-1 Large Scale Agricultural to L-1 Light Industrial; seconded by Mr. Routson. Voice Vote. Motion carried.

Mr. Kirkpatrick opened the public meeting.

Case No. 2021-5-5— Consideration of a conditional use permit for Texas Gas Transmission LLC regarding a proposed natural gas metering facility locating at Mason Road and Butler-Warren Road

Having been sworn, Ms. Jones stated that Texas Gas Transmission LLC submitted a site plan application for a natural gas utility development at the corner of Mason Road and Butler Warren Road. The proposed development will locate on the same property as the Duke Energy Mason Station submittal, owned by Duke Energy. The proposed development will include a 5,312 square foot utility building housing metering and regulation equipment to serve local gas service. The applicant intends on demolishing the majority of current pipeline structures/building closer to Mason Road and relocating the utilities further south adjacent to/in coordination with the proposed Duke Energy substation. The current zoning is C-2 General Commercial and with a small portion of L-1 Light Industrial. The applicant anticipates an August start date and an October completion date.

Ms. Jones pointed out the requests contain a barbed wire fence; however, barbed wire is prohibited in commercial zoning districts as well as the use of slats. There is also no proposed parking for this site, but the applicant advised there is no need for parking at the facility as it is an unmanned facility with very minimal traffic or employee presence at the site. The applicant has stated it is not open to the public and will have occasional visits by company technicians. Gravel is prohibited as a surface material for vehicular use areas. The applicant has proposed the use of gravel within the fenced in area of their facility to access below ground piping for assessment, which requires excavation of piping on a periodic basis. No internal sidewalks connecting the public to the building are proposed as required. The access drive proposed from Mason Road to serve the site would be required one canopy tree every 50 linear feet and three bushes (36" minimum installation height) ever 15 linear feet. No canopy trees or shrubs along the access drive have been proposed. The shrubs proposed on the outside of the fence along the west and north side of the site must be 36 inches at installation.

It appears the base-body-cap design requirement is met on the building, but the percentages are not labeled on the elevation drawings. It will need to be labeled. Building facades visible from a public right-of-way must incorporate a minimum 25% window area. This requirement does not appear to be met on the north side, with approximately 21% window area, of the south side, with no windows proposed. Of the required window area, only 20% may be opaque or spandrel glass. The applicant is proposing entirely spandrel glass windows, which they have stated is for security purposes to protect the equipment inside. Building facades visible from a public street 60 feet wide or greater must incorporate wall offsets at least 2 feet deep and 20 feet wide. Material changes of the same dimension may also be utilized. The elevations submitted do not appear to show the required offset requirement. The access drive extending from Mason Road at the north down to the Texas Gas site has no lighting (0.0 footcandles). The required minimum for access drives is 0.3 footcandles. The applicant has stated the

access drive will be gated to limit entry to authorized personnel only. The site would be required a minimum of 0.2 footcandles, the minimum required for infrequent use building/development entrances, at the access of Mason Road. It appears to be underlit at that entrance area.

Ms. Jones advised the Fire Department reserves the right to comment during plans review. The Police Department had no comment, and Public Works and Engineering were still under review.

In closing, Ms. Jones presented the following consideration for the Conditional Use:

(1) The conditional use is consistent with the spirit, purpose, and intent of the comprehensive plan, will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare. The Comprehensive Plan does discuss the need for the expansion of the City's infrastructure to be managed to meet current needs and future growth. Efficient and effective utility/power capacity is critical to the infrastructure of any community to serve the public welfare.

(2) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. The applicant has stated their proposed site has been developed with the City of Monroe building and zoning requirements for this commercial zoning district. The applicant has stated the proposed fence line, landscaping, and building façade meet the intent of code requirements with a few exceptions for safety reasons as an essential public utility.

(3) The proposed conditional use is to be in a district wherein such use may be permitted, subject to the requirements of this chapter. The proposed use, classified as a public utility, is conditionally permitted in the C-2 General Commercial zoning district.

(4) The use complies with all use-specific provisions established in Section 1204.04 Use-Specific Standards. There are no use-specific standards associated with the Public Utilities use category.

(5) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The proposed use will be adequately served by essential public facilities. The applicant has stated this project will expand the existing energy infrastructure to meet the city's future growth and land use requirements.

(6) In the interest of public safety, as a matter of policy, all points of ingress/egress shall be located as far as possible from the intersection of two or more streets. The proposed site will utilize an existing access point from Mason Road.

(7) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Commission in the approved conditional use. As mentioned in the Site Plan staff comments, Ms. Jones advised there are several items to be addressed regarding the proposed site to comply with all regulations and standards of the code, including some requested exemptions.

(8) The use will not be hazardous to or have a negative impact on existing or future surrounding uses. Based on the location adjacent to the Interstate and a history of utility supply in the area, it does not appear that a negative impact will occur.

(9) The proposed use will not be detrimental to the economic welfare of the community. Based on the applicant's attempts to screen the structures with various C-2 architectural requirements and when considering the location adjacent to the Interstate and a history of utility supply in the area, it does not appear that a detrimental impact will occur.

(10) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not comparable to the uses permitted in the base zoning district. The applicant has stated in their application that the proposed use will produce very little traffic outside the occasional maintenance visit by a technician, which could be considered significantly less than the retail traffic to the north and the industrial uses to the east. Understanding the nature of this particular use, there may be consideration for any odor or noise because of its operations.

(11) The proposed use will not be detrimental to property values in the immediate vicinity. Based on the applicant's attempts to screen the structures with various C-2 architectural requirements and when considering the location adjacent to the Interstate and a history of utility supply in the area, it is unknown if a detrimental impact will occur, but the architectural screening attempts are an effort coordinate with any future commercial development.

(12) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed use will not impede development of surrounding properties.

Staff recommends Planning Commission approve the application with the following modifications. Discussion and decision with Planning Commission regarding the proposed use of gravel within the site. Discussion and decision with Planning Commission regarding the proposed use of barbed wire surrounding the site. Discussion and decision with Planning Commission regarding the internal sidewalk requirement waiver request. The applicant will revise plans to remove slats from the chain link fence. A waiver of the parking plan be approved as requested. The applicant will revise the photometric plan to meet the minimum lighting required at the Mason Road entrance area. The applicant will revise the architectural elevations to address staff comments regarding building offset requirements and minimum window requirements. Discussion and decision with Planning Commission regarding the use of spandrel glass beyond the 20% maximum permitted. The applicant will revise the landscape plan to address the access drive landscaping requirements. The applicant understands that should the eastern facing service door be visible from Butler-Warren Road, more screening measures (via landscaping and/or fencing) may be required as part of the required Zoning Compliance Inspection. As a reminder, minimum size and species requirements related to landscaping must be met. As a reminder, if ground mounted or rooftop equipment becomes necessary in the future, screening will be required. The photometric plan

will be revised to address staff comments regarding lighting at the access point on Mason Road. All other Staff comments to be met and any future Engineering review requirements. A GIS compatible file of finalized plans be submitted.

Mr. Pyron questioned the landscape plan and how it will look with the Duke facility next to it. Ms. Jones stated that the Duke facility is proposing more decorative landscape and fencing.

Mr. Kirkpatrick stated that he did not like the slats and barbed wire.

Mr. Wagner asked how far back the fence will be from the building itself. Ms. Jones replied that the fence was for security purposes and his concern with the fencing to be adequate for the type of buildings we have for Monroe.

Mr. Chesar stated that the Planning Commission can speak to the applicant about any changes that needed to be made.

Having been sworn, Mr. Shaheed stated the canopy trees might get into the pipe system and could obstruct the lines and cause damage. The windows that are being placed are facing the public road and the access road is considered a private drive.

Mr. Kirkpatrick asked what the bump-out will be and Mr. Shaheed stated that the windows will be only on one side of the structure.

Mr. Pyron said he would like an idea of something different if canopy trees and barbed wire cannot be placed so it does not look like a small jail. Mr. Shaheed stated that some of those will be for the safety of the location.

Having been sworn in, Mr. Duford explained that a vinyl fence is not out of the question, but Duke only stated a chain link fence. Ms. Jones clarified that Duke is proposing a decorative aluminum fence along the Butler Warren side, and some chain link fencing for security along the sides and rear.

Mr. Pyron asked about the gravel situation. Mr. Shaheed replied there will not be a lot of gravel dust and it will be easier to maintain and access the below ground piping.

Mr. Kirkpatrick asked about instrumentation to detect cracks or leaks. Mr. Shaheed stated that the pipeline has a cap to assess the functionality of the pipe.

Having been sworn in Mr. Schuchter informed the Commission this is a joint project to increase the capacity of gas through the area.

Mr. Kirkpatrick asked about CCTV (closed-circuit television). Mr. Schuchter advised that there are alarms.

Mr. Kirkpatrick moved to close the public hearing; seconded by Mr. Pyron. Voice vote. Motion carried.

The Commission recessed from 7:34-7:40

Mr. Kirkpatrick opened the public hearing.

Case No. 2021-5-6 Consideration of a site plan application and conditional use permit for Duke Energy regarding a proposed natural gas regulating site locating on property at Mason Road and Butler-Warren Road.

Having been sworn in, Ms. Jones stated that Duke Energy Ohio submitted a site plan application for a proposed natural gas regulation site along Butler Warren Road near the corner of Mason Road. The site is approximately 7.053 acres and will also contain the Texas Gas Mason Station project, which will be located just west of the Duke Energy site, but on the same parcel. The proposed development area is 0.77 acres and will include a 1,740 square foot utility building housing natural gas equipment. The current zoning is C-2 General Commercial and with a small portion of L-1 Light Industrial. The applicant anticipates a July or August start date and a January 2022 completion date.

The use of barbed wire fencing is proposed to surround the facility. The applicant has stated they wish to use a black vinyl coated chain-link fence with barbed wire for safety purposes on the sides and rear of the site. The use of barbed wire is prohibited in commercial zoning districts. Staff would note slats or opaque mesh is not permitted on fencing. The fence elevations provided appear to suggest some sort of slat or overlay on the chain link fence. There are no proposed parking stalls for this site. The applicant has stated this natural gas facility will be unmanned facility with visitation by authorized employees only, not open to the public. Gravel is prohibited as a surface material for vehicular use areas. The applicant has proposed the use of gravel within the fenced in area of their facility to access below ground piping for assessment, which requires excavation of piping on a periodic basis. The applicant has stated proper grounding and AC mitigation requires utilization of gravel for property function.

With frontage along Butler-Warren Road, a 5-foot-wide public sidewalk would be required. The applicant has not proposed a sidewalk and has indicated this is to prevent suggestion of access to the site as well as future widening plans for Butler-Warren Road. A sidewalk from the public walk is required to provide access to the site itself. The applicant has stated for safety purposes and preventing access or the suggestion of access to the site, a waiver is requested for this requirement.

20% of the required front yard must be landscaped, with a minimum 6-foot landscaped area adjacent to the right-of-way. The applicant has shown landscaping in the front yard along the right-of-way, but it is unclear whether the 20% requirement has been satisfied. The access drive proposed from Butler Warren Road to serve the site would be required one canopy tree every 50 linear feet and three bushes (36" minimum installation height) ever 15 linear feet. While trees have been proposed along the north side of the access drive, the species proposed are majority evergreen with several smaller flowering trees, as opposed to the canopy tree type required. There are no shrubs required along the access drive. As a reminder, all rooftop and ground mounted equipment must be screened from view. The applicant has indicated there will be no rooftop equipment and all ground mounted units will be screened by proposed fencing and/or landscaping measures.

Building walls visible from a public right-of-way must incorporate a minimum 25% window area. This requirement is met on the east side but is not met on the north or south elevations, which would both have visibility from Butler-Warren Road. Of the required window area, only 20% may be opaque or spandrel glass. The applicant is proposing entirely spandrel glass windows, which they have stated is for

security purposes. The access drive from Butler-Warren Road to the east has no lighting (0.0 footcandles). The required minimum for access drives is 0.3 footcandles. The applicant has stated the access drive will be gated to limit entry to authorized personnel only.

(1) The conditional use is consistent with the spirit, purpose, and intent of the comprehensive plan, will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare. The applicant stated in their application that the proposed project aligns with the Comprehensive Plan goal to provide future development that is balanced and compatible with existing adjacent land uses, as well as served by adequate public infrastructure. The applicant has stated it also meets the goal to provide adequate infrastructure to the community and future businesses.

(2) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. The applicant has stated their proposed site has been developed with the City of Monroe building and zoning requirements for this commercial zoning district. The applicant has stated the proposed fence line, landscaping, and building façade accommodate the intent of code requirements with several exceptions for safety reasons.

(3) The proposed conditional use is to be in a district wherein such use may be permitted, subject to the requirements of this chapter. The proposed use, classified as a public utility, is conditionally permitted in the C-2 General Commercial zoning district.

(4) The use complies with all use-specific provisions established in Section 1204.04 Use-Specific Standards. There are no use-specific standards associated with the Public Utilities use category.

(5) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The proposed use will be served adequately served by essential public facilities. The applicant has stated this project supports and expands the existing gas infrastructure.

(6) In the interest of public safety, as a matter of policy, all points of ingress/egress shall be located as far as possible from the intersection of two or more streets. The proposed site will utilize an existing access point from Mason Road.

(7) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Commission in the approved conditional use. As mentioned in the Site Plan Staff Comments, there are several items to be addressed regarding the proposed site to comply with all regulations and standards of the code, including some requested exemptions.

(8) The use will not be hazardous to or have a negative impact on existing or future surrounding uses. Based on the location adjacent to the Interstate and a history of utility supply in the area, it does not appear that a negative impact will occur.

(9) The proposed use will not be detrimental to the economic welfare of the community. Based on the applicant's attempts to screen the structures with various C-2 architectural requirements and when considering the location adjacent to the Interstate and a history of utility supply in the area, it does not appear that a detrimental impact will occur.

(10) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not comparable to the uses permitted in the base zoning district. The applicant has stated in their application that the proposed use will produce very little traffic outside the occasional maintenance visit by a technician, which could be considered significantly less than the retail traffic to the north and the industrial uses to the east. Understanding the nature of this particular use, there may be consideration for any odor or noise because of its operations.

(11) The proposed use will not be detrimental to property values in the immediate vicinity. Based on the applicant's attempts to screen the structures with various C-2 architectural requirements and when considering the location adjacent to the Interstate and a history of utility supply in the area, it is unknown if a detrimental impact will occur, but the architectural screening attempts are an effort coordinate with any future commercial development.

(12) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed does not appear to impede development of surrounding properties.

Staff recommends discussion and decision with Planning Commission regarding the proposed use of gravel within the site. Discussion and decision with Planning Commission regarding the proposed use of barbed wire surrounding the site. Discussion and decision with Planning Commission regarding the public sidewalk and internal sidewalk requirement waiver requests. The applicant will revise plans to remove any proposed mesh screen or slats from the chain link fence. A waiver of the parking plan be approved as requested. The applicant will revise the architectural elevations to address staff comments regarding minimum window requirements on the north and south sides of the building. Discussion and decision with Planning Commission regarding the use of spandrel glass beyond the 20% maximum permitted. The trees proposed along the access drive do not appear to meet species and spacing requirements in this area, but the utilization of these plantings for screening purposes appears appropriate. Staff recommends approval of the landscape plan as proposed.

Mr. Wagner wanted to make sure that they will continue to work with staff and Planning Commission to work through the recommendations. Mr. Chesar replied that the applicant will work with Planning Commission and staff as needed.

Mr. Kirkpatrick moved to approve Case No. 2021-5-6 Consideration of a site plan application for Duke Energy regarding a proposed natural gas regulating site locating on property at Mason Road and Butler-Warren Road; seconded by Lindsey Pyron. Voice vote. Motion carried.

Mr. Kirkpatrick opened public hearing.

Case No. 2021-5-7— Consideration of a site plan application and conditional use permit for Tallgrass Energy regarding a natural gas utility development on property located at 598 Todhunter Road

Having been sworn in, Ms. Jones stated that Tallgrass Energy has submitted a site plan application regarding a proposed natural gas utility development located on property off Todhunter Road. The proposed metering and regulation station will connect to the Rockies Express Pipeline to provide an additional source of natural gas. The property is approximately 48.5 acres total and is presently zoned A-1 Large Scale Agricultural. The area to be developed for Tallgrass Energy will be approximately 1.4 acres and will be located alongside the Duke Energy Todhunter development. The applicant anticipates a May 2021 start date and October 2021 completion date.

There is no proposed parking for this use. The applicant has stated this natural gas facility will not be open to the public, there will not be daily employee activity, though crews will visit the facility periodically for preventative maintenance and testing. No landscape plan is proposed for this development. As an agriculturally zoned property, requirements for landscaping are limited to minimum front yard landscaping. A minimum 20% of the required front yard would be required to be landscaped. There is no proposed landscaping, though the applicant has stated that the existing forested area provides substantial landscaping that would equal 50% of the front yard. All rooftop and ground mounted equipment are required to be screened from view. The applicant has indicated there is no rooftop equipment, and that all ground mounted equipment is screened by fencing and the existing buffer to the south. Staff would note because the fencing is chain link and is not solid, additional screening via walls and/or landscaping would be necessary. Since their original application, the applicant has provided a rendering showing some trees/shrubs along the south side of the site they would install if necessary. Staff would recommend a combination of evergreen and canopy trees be installed along the south and east side of the site to provide appropriate screening from residential uses to the south.

A Type B Buffer is required as the proposed use is adjacent to R-1 zoning and A-1 zoning. The applicant has indicated to Staff that the existing farmland will continue to be farmed by the tenant farmer, so Tallgrass does not wish to limit that portion of the property any further. Additionally, they do not wish to install trees that could grow tall enough to fall and present a safety hazard to the site. The applicant has stated the developed portion of this site will be over 900 feet to the closest residential property line. However, the applicant has stated they are willing to discuss line of site issues and address buffering concerns. No photometric plan has been submitted. The applicant has stated part of the project will be to install 4 collapsible pole lights that will be raised when needed to complete maintenance or service at the site but will not be used on a regular or daily basis.

The Fire Department reserves the right to comment during plans review. The Police Department had no comment. Public Works and Engineering reviews are still under review.

Conditional Use Staff comments are as follows:

(1) The conditional use is consistent with the spirit, purpose, and intent of the comprehensive plan, will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare. The Comprehensive Plan does discuss the need for the expansion of the City's infrastructure to be managed to meet current needs and future growth. Efficient and effective utility/power capacity is critical to the infrastructure of any community to serve the public welfare.

(2) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. The property in question has

been owned by a utility for several years and our understanding is in part to provide future for utility infrastructure. The area while bounded by residential to the south is somewhat remote and will retain much of the natural forested screening and does not appear to change the essential character of the area as an essentially autonomous operation.

(3) The proposed conditional use is to be in a district wherein such use may be permitted, subject to the requirements of this chapter. The proposed use, classified as a public utility, is conditionally permitted in the A-1 Large Scale Agriculture zoning district.

(4) The use complies with all use-specific provisions established in Section 1204.04 Use-Specific Standards. There are no use-specific standards associated with the Public Utilities use category.

(5) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The proposed use will be served adequately served by essential public facilities.

(6) In the interest of public safety, as a matter of policy, all points of ingress/egress shall be located as far as possible from the intersection of two or more streets.

(7) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Commission in the approved conditional use. As mentioned in the Site Plan Staff Comments, there are several items to be addressed regarding the proposed site to comply with all regulations and standards of the code, including some requested exemptions.

(8) The use will not be hazardous to or have a negative impact on existing or future surrounding uses. Based on the remote location and a history of utility supply in the area, it does not appear that a negative impact will occur.

(9) The proposed use will not be detrimental to the economic welfare of the community. The property in question has been owned by a utility for several years and our understanding is in part to provide future for utility infrastructure. The area while bounded by residential to the south is somewhat remote and will retain much of the natural forested screening and does not appear to be detrimental to the economic welfare of the community.

(10) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not comparable to the uses permitted in the base zoning district. The applicant has stated in their application that the proposed use will produce very little traffic outside the occasional maintenance visit. Understanding the nature of this particular use, there may be consideration for any odor or noise because of its operations.

(11) The proposed use will not be detrimental to property values in the immediate vicinity. The property in question has been owned by a utility for several years and our understanding is in part to provide future for utility infrastructure. The area while bounded by residential to the south is somewhat remote and will retain much of the natural forested screening. Predicting the impact of property values of this use is not known at this time.

(12) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed use will not impede development of surrounding properties.

Staff recommended approval of the site plan and conditional use with the following conditions: A waiver of the parking plan be approved as proposed. Discussion and decision with Planning Commission regarding the proposed use of gravel within the site. The applicant will provide a landscape plan to be approved by Staff to address screening of the site from areas visible to the south and southeast of the development. As a reminder, minimum size and species requirements related to landscaping must be met. As a reminder, if additional ground mounted or rooftop equipment becomes necessary in the future, further screening may be required. All other Staff comments to be met and any future Engineering review requirements. A GIS compatible file of finalized plans be submitted.

Mr. Pyron asked about what the facility will be used for.

Having been sworn in, Mr. Curry stated that resources will be distributed easier to the community since the need is higher than the current supply and the new facility will help the burden of the current supply. He presented how Tallgrass is requesting existing vegetation to be used.

Mr. Chesar asked if Mr. Curry had control over the site for landscape for the required buffer yard. Mr. Curry explained that the trees on South Avenue are on the Duke Energy parcel and they or Duke Energy do not have plans to remove them. The general concern was for the south trees to stay, and the Planning Commission needs to make a motion for the natural buffer yard needs to stay in place.

There was a noise concern from the Planning Commission members, and they questioned what would be done to minimize the noise impact.

Mr. Klein was sworn in. He stated that the gas will supply Dick's creek. Most of the gas will be fed from the South. The North station will supply more through the distribution through Monroe and other areas. It will always be at full capacity if gas is flowing. He said that Duke also has no plan to remove those trees at this time and they will have an easement with Tallgrass energy and will share the parcel.

Mr. Curry went back through his presentation and reiterated the staff's comments about the conditional use. He stated that the equipment is not taller than 6 feet, but the fence with barbed wire will be no taller than 8 feet besides the electrical poles around the facility.

Mr. Wagner asked about the south side of the property and what would be visible to the residents on the East about where the trees will stop and what will be visible. Mr. Curry explained that the trees will stay, and the footprints will stop, and residents should not notice the facility through the trees.

Having been sworn in, Mr. Spurlock asked if the facility would be able to be seen in the wintertime when the leaves are down. He stated that there are a lot of trucks that go through the area and asked if it will be disruptive to the residents. Mr. Curry explained that there is a possibility it would be visible in the wintertime.

Having been sworn in, Mr. Gaston stated that behind his property has no trees and if the facility is uphill and asked who is building the facility. Mr. Curry stated that Duke is building their facility and Tallgrass is building their portion. Mr. Gaston was questioning about the contractors that will be going in and out of

the facility and the noise and bother to residents. Mr. Klein stated that they will have different contractors there at different times but only during allowed city hours.

Having been sworn in, Mr. Berjer replied the Duke and Tallgrass are each responsible for their own site and will be working side-by-side. Mr. Gaston said that he wants it all to match with the barn and hillside that is there to coincide with the City integrity. Mr. Klein explained the project further about how Duke is buying gas from Tallgrass and will have metering equipment.

Mr. Gaston asked about the noise concerns. Mr. Chesar stated that there should be no additional noise. Mr. Klein stated they did do a decibel study and it was originally above 100 dBs and they lowered it and considered the general operating and got it under 85 dBs running at full capacity.

Having been sworn in, Mr. Wilkom stated that on the coldest winter day, it will be running at about 85dBs and a quarter mile away from residences and would be significantly lower around 40dBs at the first residence. He stated that no noise study was done at the parcel lines of the residence, and it is when you would be standing next to the equipment and the OSHA regulations when workers will be onsite.

Mr. Gaston stated that his concern was if future equipment were brought on and what noise would be added to that. Mr. Curry stated that there should be no additional equipment, only when they would replace anything that was inoperable. The tree buffer will help with the noise level at the residence level.

Mr. Chesar stated that Planning Commission's goal is to make sure there are no adverse noise from sites and visual issues. The Planning Commission will need to make a recommendation to add into keeping the dB level below 60 at the property line. Mr. Klein stated that they could do a noise study to see what the levels will be at the residence. Mr. Pyron stated that it should not exceed 45dB. Mr. Klein stated that they cannot be sure what it is and will need to do a study. Mr. Chesar stated that it will be difficult to enforce a dB level and the concern is just how the residents do not want additional noise. Mr. Klein and Mr. Curry agreed that they will talk to their engineers and see if they can do another noise impact study.

Mr. Kirkpatrick moved to approve Case No. 2021-5-7— Consideration of a site plan application for Tallgrass Energy regarding a natural gas utility development on property located at 598 Todhunter Road. Seconded by Mr. Wagner. Voice vote. Motion Carried.

Mr. Kirkpatrick opened the public meeting.

Case No. 2021-5-8— Consideration of a site plan application for Duke Energy regarding a proposed natural gas regulator facility on property located at 598 Todhunter Road Todhunter Road

Having been sworn in, Ms. Jones stated that Duke Energy Ohio, has submitted a site plan application regarding a proposed natural gas utility development located on property off Todhunter Road. The proposed metering and regulation station will connect to the Rockies Express Pipeline to provide an additional source of natural gas. The property is approximately 48.5 acres total and is presently zoned A-1 Large Scale Agricultural. The area to be developed for Tallgrass Energy will be approximately 1.8 acres and will be located alongside the Tallgrass Energy Todhunter development. The applicant anticipates a June 2021 start date and December 2021 completion date.

The staff comments that There is no proposed parking for this use. The applicant has stated this natural gas facility will not be open to the public, there will not be daily employee activity, though crews will visit the facility periodically for preventative maintenance and testing. No landscape plan is proposed for this development. As an agriculturally zoned property, requirements for landscaping are limited to minimum front yard landscaping. A minimum 20% of the required front yard would be required to be landscaped. There is no proposed landscaping, though the applicant has stated that the existing forested area provides substantial landscaping that would equal 50% of the front yard as shared with Tallgrass Energy. All rooftop and ground mounted equipment are required to be screened from view. The applicant has indicated there is no rooftop equipment, and that all ground mounted equipment is screened by fencing and the existing buffer to the south. Type B Buffer is required as the proposed use is adjacent to R-1 zoning and A-1 zoning. The applicant has indicated to Staff that the existing farmland will continue to be farmed by the tenant farmer, so Duke Energy does not wish to limit that portion of the property any further. Additionally, they do not wish to install trees that could grow tall enough to fall and present a safety hazard to the site. The applicant has further stated that most of the cleared land highlighted above in blue is in an existing electrical easement, where Duke Energy would not permit installation of trees or vegetation. Like the comment mentioned regarding the Tallgrass Energy submittal, Staff would note because the fencing is chain link and is not solid, additional screening via walls and/or landscaping would be necessary. Staff would suggest a combination of evergreen and canopy trees be installed directly/closer along the south and east side of the site (or however necessary to avoid utility easements, to provide appropriate screening from residential uses to the south. This would also assist in the buffer requirement.

The Fire Department states that they reserve the right to comment during plans review. The Police Department had no comment at this time. The Public Works Department and Engineering plans are still under review at this time.

Conditional Use Staff Comments are as follows:

(1) The conditional use is consistent with the spirit, purpose, and intent of the comprehensive plan, will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare. The applicant has indicated the development will be situated in an area that is isolated from the surrounding development by distance and natural buffering to assist in maintaining the aesthetics and character of the surrounding area.

(2) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. The applicant has stated the character of the area will be minimally impacted due to most of the property remaining intact as non-developed. The applicant has stated it is harmonious with the existing Dicks Creek Energy facility to the north.

(3) The proposed conditional use is to be in a district wherein such use may be permitted, subject to the requirements of this chapter. The proposed use, classified as a public utility, is conditionally permitted in the A-1 Large Scale Agriculture zoning district.

(4) The use complies with all use-specific provisions established in Section 1204.04 Use-Specific Standards. There are no use-specific standards associated with the Public Utilities use category.

(5) The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The proposed use will be served adequately served by essential public facilities.

(6) In the interest of public safety, as a matter of policy, all points of ingress/egress shall be located as far as possible from the intersection of two or more streets. The site is located off a long access drive, separated by significant distance from Todhunter Road.

(7) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Commission in the approved conditional use. As mentioned in the Site Plan Staff Comments, there are several items to be addressed regarding the proposed site to comply with all regulations and standards of the code, including some requested exemptions.

(8) The use will not be hazardous to or have a negative impact on existing or future surrounding uses. Based on the remote location and a history of utility supply in the area, it does not appear that a negative impact will occur.

(9) The proposed use will not be detrimental to the economic welfare of the community. The property in question has been owned by a utility for several years and our understanding is in part to provide future for utility infrastructure. The area while bounded by residential to the south is somewhat remote and will retain much of the natural forested screening and does not appear to be detrimental to the economic welfare of the community.

(10) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, or other characteristic not comparable to the uses permitted in the base zoning district. The applicant has stated in their application that the proposed use will produce very little traffic outside the occasional maintenance visit. Understanding the nature of this particular use, there may be consideration for any odor or noise because of its operations.

(11) The proposed use will not be detrimental to property values in the immediate vicinity. The property in question has been owned by a utility for several years and our understanding is in part to provide future for utility infrastructure. The area while bounded by residential to the south is somewhat remote and will retain much of the natural forested screening. Predicting the impact of property values of this use is not known at this time.

(12) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed use will not impede development of surrounding properties.

Staff recommends approval of the site plan and conditional use with the following conditions: A waiver of the parking plan be approved as proposed. Discussion and decision with Planning Commission regarding the proposed use of gravel within the site. The applicant will provide a landscape plan to be approved by Staff to address screening of the site from areas visible to the south and southeast of the development. As a reminder, minimum size and species requirements related to landscaping must be met. As a reminder, if additional ground mounted or rooftop equipment becomes necessary in the future, further screening may be required. All other Staff comments to be met and any future Engineering review requirements. A GIS compatible file of finalized plans be submitted.

Having been sworn in, Mr. Klein prepared to answer questions from the Planning Commission. Mr. Pyron asked about the odorant that will be added. Mr. Klein stated that they are required to add an odorant since it is an odorless gas. He said there is always a chance of a smell but that is when there is a leak and if a smell can be smelled then they need to be called to repair the issue. Mr. Klein added additional data upon the dB level which is a calculation, and it should be 40dB at the property line. The trees on the south end will stay unless the health of the trees require them to be taken down. Mr. Wagner said that Duke is committed to working with the Planning Commission for future for the 48 acres which might impact those trees, but it would be a further discussion 10-15 years down the road when they would be addressed.

Having been sworn in, Mr. Gaston asked if any other pressured gas would be burnt off that would be visible. Mr. Klein said there is a flare stack which would be used at maintenance times and will not be burned off during normal operations.

Having been sworn in, Mr. Wilkom stated that the flame stack is a flameless stack and there is no burning on a regular basis. It is for intermittent operation and will not be visible and it is 6-7 feet tall and on the northwest corner of the facility and not visible to property owners.

Mr. Wagner moved to approve Case No. 2021-5-8— Consideration of a site plan application and conditional use permit for Duke Energy regarding a proposed natural gas regulator facility on property located at 598 Todhunter Road Todhunter Road with a noise study done with no additional noise at the residence level above a certain decibel level between 40 and 64dBs and no trees to be removed. Seconded by Lindsey Pyron. Voice vote. Motion carried.

Case No. 2021-5-9— Consideration of a site plan application and Planned Unit Development modification for Butler Tech Natural Sciences campus at 640 Hamilton Lebanon Road.

Mr. Chesar stated that MSP Design submitted a PUD Amendment and site plan application for Butler Tech Natural Sciences Campus and will revote an 8,500 square foot modular trailer building and will add a new 26,000 square foot academic building and lab building. It is zoned A-1. A start date of June.

Staff comments are as follows: Street trees are required every 40 feet on center along the public frontage on State Route 63. The applicant has stated as this project does not involve any work along the State Route 63 frontage, no street trees have been proposed. Staff would note the site's frontage along State Route 63 contains significant existing vegetation. Due to the size of the expansion to the campus, all landscaping must come into compliance with current code standards. The applicant is not proposing any changes to the existing parking area. Per code, the existing parking area required 10 additional perimeter trees around the parking area. Existing landscape islands would be required to be upgraded with an additional canopy tree. An additional landscape island would be required at the southwest corner of the site. A solid screen of evergreen shrubs at minimum 36" installation height would be required along the perimeter of all parking rows. The applicant has stated they do not wish to disturb established plantings (installed 2010). A minimum 20% of the required front yard would be required to be landscaped. As previously stated regarding street trees, the applicant requests to not install landscaping at the State Route 63 frontage as it is not involved in this project's scope of work. The applicant has stated the owner is open to adding several canopy trees along the existing access drive from Hornet Drive down to the Butler Tech Campus. As a reminder, all rooftop and ground mounted equipment must be screened from view. Transformers proposed at the south end of the site are partially screened with a 6' wood privacy fence. Staff requests information on the overall height of the transformers to ensure the fence height is adequate. Further, additional fencing and/or landscaping measures are required to ensure the structures are screened from the west side.

Transformer proposed outside the new academic building on the east side of the site is required to be fully screened from view. Staff requests to see elevations of required screening for what appears to be a dumpster enclosure towards the west end of the site. The applicant has indicated rooftop and ground units are currently being designed but will comply with screening requirements as approved by the City. Photometric plans submitted show illumination across the entire site. No photometric plan has been provided as required. The applicant has stated a photometric plan is forthcoming, to be provided by a third-party consultant.

The Fire Department reserves the right to comment during plans review. They stated that the access drive needs to be a solid surface and 26' wide from the bus turnaround south to the first turn at the barn and be able to support 78,000lbs. It appears the plans are attempting to use 18' of asphalt and 8' of decorative Grass Pave. If the applicant can show it supports this Fire vehicle weight, Fire could potentially approve that configuration. There are general access concerns for the ladder truck on this property as-is. The Police Department had no comment, and the Public Works and Engineering review was still ongoing. SWP3 submittal is needed for review.

Staff recommends approval of the site plan and PUD modification with the following conditions: Discussion of the landscape plan as it relates to the existing parking area and front yard landscaping requirements. As a reminder, minimum size and species requirements related to landscaping must be met. All current and future proposed ground mounted must be fully screened from view. Understanding some items are still under design, the applicant understands an updated plan for screening of these structures will be required to be approved by Staff. All other Staff comments to be met and any future Engineering review requirements. A GIS compatible file of finalized plans be submitted. It should be

noted that the current parking lot is illuminated. A future photometric plan be approved by staff with the intent to not necessarily illuminate the whole site but rather to address any safety concerns.

Mr. Pyron asked about if there were any chemicals or an Earth Lab. The applicant stated there is one chemical lab onsite with chemical storage.

The applicant showed a video of the site.

Mr. Pyron moved to approve Case No. 2021-5-9 Consideration of a site plan application and planned unit development modification for butler tech natural sciences campus at 640 Hamilton Lebanon Road with the conditions discussed in the staff comments. The landscape plan was approved. Mr. Wagner seconded. Voice vote. Motion Carried.

Mr. Chesar stated that the tabled case regarding Thorton's is still ongoing.

Mr. Pyron motioned to approve the minutes from the April meeting. Mr. Wagner seconded the motion.

Mr. Kirkpatrick moved to adjourn the meeting. Seconded by Mr. Wagner. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 10:48PM.

Respectfully submitted,

Alaina Hagenseker

Planning & Zoning Specialist



CITY OF MONROE
Inter-Office Correspondence

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

DATE: June 15, 2021
RE: Information Packet for June 15, 2021 Planning Commission Meeting at 6:00 p.m.

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

June 15th Case Status Update: As previously indicated, Staff met with the applicant and subsequently detailed the necessary application procedures for any desired waivers or appeals. To that end, we have not received any variance, waiver, etc. requests or any further site plan updates. Due to the considerable period of time that has passed since Planning Commission's tabling and lack of any further applications or updates, Staff is recommending that the case remain on the table until the July meeting. At that time, if no further applications or site design changes have occurred, Staff will recommend the case be denied at the July meeting. If the applicant then wishes to reapply with all other relevant changes secured/approved, they can apply for a new site plan approval as there are no restrictions regarding application timing defined by the Planning and Zoning Code.

May 18th Case Status Update: Please see below a summary list of outstanding issues as it relates to the Thornton's site plan application. The applicant submitted revised plans on April 30th as required in the previous tabling rendered by Planning Commission at its April 16th meeting. Staff met with the applicant on May 5th to discuss outstanding issues and procedure for any desired waivers or appeals, which are outlined below:

SITE PLAN COMMENTS:

1. **Comment: Per revised civil plans submitted by applicant, semi parking stalls are shown as 'Future Truck Parking'. Stalls and Labeling must be eliminated from the site plan as part of the use requirements is not permitted. (1204.04(D)(15) and (1204.04 (D)(4) Response: Semi-Truck parking stalls have been removed from the civil plans**
 - a. Comment has been addressed and can be removed from list of outstanding items.
2. **Comment: Regulations state that vehicle use areas shall not encroach upon any buffer required. (1211.03(C) Response: The applicant intends to file for a waiver of this requirement along State Route 63**
 - a. The code states that Vehicular Use Areas shall not encroach upon and buffer required. Not only is the use areas encroaching, it has eliminated it with the proposed right of way location while proposing landscaping/buffer in the right of way. While staff is not opposed to right of way landscaping, the applicant can request a 1203.10 Alternative Equivalent Compliance permit regarding Landscaping and Bufferyard Standards (for attached)
 - b. Additionally, a Right-of-Way permit would be required for this proposed utilization of the public right-of-way.
3. **Comment: Vehicular use area are shown within the right of way and will need to be set back to a minimum of 6 feet wide area from the right of way intended for landscaping. (1211.03(C) Response: The applicant intends to file for a waiver of this requirement along State Route 63**
 - a. A Right-of-Way permit will need to be completed to locate in the right-of-way. As a note, staff is not aware of vehicular use areas as being permissible in the right of way.
4. **Comment: The fuel canopy is required to be 15 feet from the closest point of right of way. The requirement is not met and will need to be corrected, which may require other site plan adjustments. (1204.04(D) and (1204.04(D)(4) Response: The applicant intends to file for a waiver of this requirement along State Route 63**
 - a. Based on the most current conversation, our understanding is that the applicant intends to file for a variance for essentially a zero setback (variance form attached). A decision on the variance by the Board of Zoning Appeals will have to be in place prior to any site plan approval by Planning Commission. The standards for a variance will need to be demonstrated by the applicant as outlined in the code, form, and process.
5. **Comment: Right of way sidewalks (5' min width) are required along Gateway Blvd and State Route – 63. Staff is recommending installation of the sidewalks on both roadways. (1208.07) Response: The plans have been revised to reflect the sidewalk along State Route 63. The sidewalk along Gateway Blvd. remains as previously shown**
 - a. The location of the walk, particularly at the northwest corner of the site, does not meet right of way standards with a 5-foot tree lawn. Any deviation of the standard will be a part of the right of way permit evaluation. It should be noted that safety of pedestrians with the proposed reduction is of concern.

6. **Comment: A solid screen of shrubs at a minimum installation height is required on the west side parking row (1212.07(B))**
 - a. **A.) Not enough sea green junipers to meet the requirement** *Response: Revisions will include additional evergreen material to satisfy requirements*
 - i. *Revisions show appropriate screening along the west side of the site.*
 - b. **B.) Other plantings in this location does not meet height requirement, nor the evergreen requirement. Boxwood meets the evergreen requirements, but not height requirements** *Response: Revisions will include larger material to meet requirements*
 - i. *Revisions show appropriate screening along the west side of the site.*
 - c. **C.) Staff request showing 36" (Min) evergreen species to provide appropriate coverage across the entire parking row.** *Response: Revisions will include specifying the 36" (min) evergreen species*
 - i. *Revisions show appropriate screening along the west side of the site.*
7. **Comment: 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.** *Response: Revisions will include the require number, size and species to meet the screening coverage*
 - a. *Revisions show appropriate screening along the east side of the site.*
8. **Comment: A parking island with associated landscaping is required on the north end of the western parking row. (1212.07(B))** *Response: The island and associated landscaping has been shown*
 - a. *Revisions show parking island and associated landscaping.*
9. **Comment: Screening: Full screening of service structures are required. It appears the southern side of the transformer is left open/unscreened. (1212.09(A))** *Response: The transformer has been screened*
 - a. *Plans now show 8' tall evergreen trees surrounding the transformer on the south side of the site. This likely meets the screening requirement with the understanding that the transformer structure is less than 8' in height.*
10. **Comment: Screening: Front yard landscaping requires 20% of the required front yard area (20% of 50'=10') be landscape areas with a minimum 6' against the right of way. Applicant has met the 20%, staff request the applicant to show the minimum 6' landscaped area along both Gateway Blvd and SR-63 (1212.08(A))** *Response: The landscape plan has been revised to reflect the 6' landscaped area along Gateway Blvd. The applicant intends to file for a waiver of this requirement along State Route 63*
 - a. *It appears the 6' is met along Gateway, but the 6' width is not notated on the landscape plan.*
11. **Comment: The truck entrance on eastbound SR63 does not meet the minimum guidelines for a WB-67.** *Response: Turning radii has been revised to reflect WB-67 minimum guidelines*
 - a. *Turning radius is still tight but meets requirement of note. Island shown does not prohibit left turn movements significantly enough. Delineators in median or more substantial island is warranted.*
12. **Comment: The southern entrance / exit does not designate this entrance as being 'Shared' access with the remaining lot.** *Response: Due to the traffic circulation pattern for the use and the location of the stormwater detention basin the entrance can not be positioned in a shared access location. The owner of the residual tract to the south has expressed some reservation of sharing an access at this location due to safety concerns (Trucks vs. Cars)*
 - a. *Other options for detention can be considered to meet the requirement. Shared access is required for safe and efficient flow for the balance of the developable land.*
13. **Comment: The southern entrance does not permit a storage area for southbound traffic. Also shows truck radii crossing center lane markings creating traffic issues.** *Response: The current striping of Gateway Blvd incorporate a storage area for south bound traffic. The Autoturn plan submitted indicates a truck (and limits of) turning north onto Gateway Blvd is contained entirely within the north bound traffic pattern*
 - a. *Dedicated left turn storage is warranted and must be constructed for efficient flow of south bound traffic. The City does not accept the use of designated through lanes for the purpose of left turn movements on Gateway Blvd.*
14. **Comment: The spacing between the access driveways does not meet code.** *Response: The applicant intends to file for a waiver of this requirement. Entrance uses (trucks vs. cars) require separate locations to minimize interaction for safety*
 - a. *Safety concerns for site do not warrant creating safety issues within the public right of way. The comment relates to spacing between access points and the response does not address this conflict.*
15. **Comment: Show existing utilities within the Gateway Blvd. Right of Way** *Response: Existing utility information within Gateway Blvd right of way has been shown*
 - a. *Verifying on Site Plan*
16. **Comment: Potential issue with underground storage tanks to property lines with steep grades.** *Response: The underground storage tanks have been relocated*
 - a. *Verified on Site Plan*

- 17. Comment: All details and specifications will need to meet ODOT 2019 (latest revision) and City of Monroe.** Response: ODOT and City of Monroe details and specifications will be met in areas of jurisdiction
- a. *Verifying on Site Plan*

TIS COMMENTS:

1. Per 1211.05 Gateway Blvd is a major arterial and requires median opening spacing of 650 feet.

a. **For Gateway, this measurement would begin at the end of the current north bound left turn lanes. Site plan location is approximately 300 feet.** Response: Per a City of Monroe map used in the June 17, 2019 Steering Committee Meeting 1, Gateway Boulevard is listed as a principal collector. The Warren County Thoroughfare Plan lists Gateway Boulevard as a major collector/distributor. ODOT's TIMS mapping system shows Gateway Boulevard as a major collector. We found no evidence that Gateway Boulevard is a major arterial.

Also, the 650-foot spacing is not applicable to Gateway Boulevard since Table 1211-12 indicates that it is applicable to unsignalized median openings on divided roadways. Gateway Boulevard is not a divided roadway. Table 1211-13 lists lateral offset distances between intersections and the first driveway. According to the table, the required lateral offset distance is 200 feet. Since the left turn storage length from northbound Gateway Boulevard onto SR 63 exceeds this distance, the northernmost driveway would be limited to right in/right out (as has been proposed). It is requested that the northernmost right-in, right-out driveway be approved at the location shown.

- a. *The City defines roadways with center turn lanes as divided highways.*
- b. *Note 2 of 1211-13 indicates that if the intersection includes two different roadway types, then the greater of the two distances shall be used, thus the 350 distance for the northernmost drive entrance should be used, even if we were to consider a minor arterial designation on Gateway.*

2. Analysis of Developers TIS under the guidelines of 1211.04 does not warrant Full Access

Location as proposed. The Analysis:

a. **Did not include all future traffic in Analysis, and;** Response: As agreed to with City staff, the traffic study performed by the seller of the property (industrial park developer) was to be used to establish the driveway locations. The City has indicated that they are requiring future traffic volumes resulting from the connection of Gateway Boulevard to Butler Warren Road to be included in the traffic analyses. However, it is our understanding that the future extension of Gateway Boulevard to Butler Warren Road is entirely under the discretion of the industrial park developer. The industrial park developer has indicated that he has no intention of connecting Gateway Boulevard to Butler Warren Road and therefore, the traffic volumes from that roadway connection should not be included in the analyses to establish the driveway locations.

b. **Does not disprove that the City's evaluation that warrants the location of a full access point at least 850' south of SR63** Response: The City's evaluation of the driveway access location was based on the assumption that Gateway Boulevard will connect with Butler Warren Road in the future. The City's evaluation of driveway location is based on the anticipated levels of queuing on northbound Gateway Boulevard approaching SR 63. In accordance with our response to the previous item, since this queuing is significantly impacted by the projected traffic volumes from the connection of Gateway Boulevard to Butler Warren Road, and since the industrial park developer has no intention of connecting Gateway Boulevard to Butler Warren Road, the requirement to locate the full access driveway 850 feet south of SR 63 does not seem to be applicable.

c. **Does not account for the proposed full access point which requires a median cut which is proposed within current north bound left turn lanes.** Response: It is unclear about the median cut reference. The traffic study shows the need for a southbound left turn lane at the full access drive. The full access point should not be located where vehicles turning left into the site would be required to stop in a through lane next to the northbound left turn lanes.

- a. *The current position of the landowner has no bearing on the evaluation required and must include the traffic generated by the future connection of Gateway Blvd to the south with Butler Warren road. Within the last few years, this same landowner had a proposal that would have benefited from that connection and was in favor of it. I would assume that they would be again if another proposal landed in their laps. The connection is currently within the thoroughfare plan of the City, both Counties and the OKI regional council of governments, thus can't be that easily dismissed to benefit the use being considered.*

- b. *I agree with the comment that “the full access point should not be located where vehicles turning left into the site would be required to stop in a through lane next to the northbound left turn lanes. But no consideration has been given to create a dedicated left turn lane.*

3. 1211.05 requires first access point along major arterial to be 350 feet from intersection.

- a. **First proposed access point on Gateway is approximately 100 feet from the SR63 intersection.**

Response: See response to following item.

b. **Proposed right in right out access on SR63 does not meet the 1211.05 requirement of 350 feet from the Gateway intersection.** *Response: As indicated previously, we found no documentation indicating that Gateway Boulevard is classified as a major arterial. Table 1211-13 lists lateral offset distances between intersections and the first driveway. The table indicates that if the intersection includes two different roadway types, the greater of the two distances shall be used. In this case, SR 63 is classified as a minor arterial per the ODOT TIMS map and per the map used in the City of Monroe Comprehensive Plan Steering Committee Meeting 1 on June 17, 2019. According to the table, since SR 63 is the higher classified road, the required lateral offset distance is 200 feet. Also per Table 1211-13, since the left turn storage length from northbound Gateway Boulevard onto SR 63 exceeds this distance, the northernmost driveway would be limited to right in/right out (as has been proposed). The 350-foot requirement outlined above is not supported by the zoning code. It is requested that the northernmost right-in, right-out driveway be approved at the location shown.*

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.** *Response: As indicated previously, the 350-foot offset requirement is not supported by the zoning code. We found no documentation indicating that Gateway Boulevard is classified as a major arterial. Table 1211-13 lists lateral offset distances between intersections and the first driveway. The table indicates that if the intersection includes two different roadway types, the greater of the two distances shall be used. In this case, SR 63 is classified as a minor arterial per the ODOT TIMS map and per the map used in the City of Monroe Comprehensive Plan Steering Committee Meeting 1 on June 17, 2019. According to the table, since SR 63 is the higher classified road, the required lateral offset distance is 200 feet. The driveway on SR 63 will be shifted east to accommodate the recommended 285-foot eastbound right turn lane. A tangent section of a length to be determined will be provided if possible depending on site constraints. At the location dictated by the length of the 285-foot eastbound right turn lane, the 200-foot lateral offset distance is met.*

- a. *See note 1b above.*

4. 1211.05 requires spacing between access points on a major arterial (Gateway) to be 350.

a. **Proposed spacing between access points on Gateway is 285 feet.** *Response: We found no documentation that Gateway Boulevard is classified as a major arterial. Driveway spacings should be based on Table 1211-11. Since there is no recommended spacing for a major collector with a speed limit of 40 mph, the next higher classification (minor arterial) should be used. For a minor arterial roadway at 40 mph, the spacing should be 350 feet for a high volume driveway, which is in accordance with the City request. The existing submittal depicted a distance of 335' from centerline of the RI/RO entrance and the southern entrance (truck entrance). The entrance will be revised to reflect 350' centerline to centerline. (moved 15' south)*

- a. *Assumption from previous response affecting the location of the first access should be considered prior to finalizing spacing requirements between access points. In any case a full access point cannot be approved at the location shown.*

5. Analysis of Site TIS does not warrant approval of site driveways.

a. **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.** *Response: The final queuing analysis on the northbound approach of Gateway Boulevard at SR 63, which uses the correct assumptions about Gateway Boulevard not connecting to Butler Warren Road, should determine whether the existing northbound left turn lane can be shortened to allow the proposed southbound turn lane at the site driveway to begin farther north. Fueling capacity within each diesel (truck) lane equates to 3 trucks an hour. The four (4) fueling lanes would be able to serve 12 trucks an hour. The site has the space to accommodate an additional 15 trucks in the queuing lanes. The total of 27 trucks on site would eliminate the need for a 300' turn lane at this entrance.*

- a. *Spurious assumptions about future traffic connections continue to be used to make invalid decisions. The full access point does not incorporate traffic from the balance of the developable property and is not approved in the location shown.*

The City Engineer has defined the location where a full access point is allowable along Gateway Blvd and will define the location of permissible restricted access points prior to consideration by the Planning Commission.

ARCHITECTURAL COMMENTS:

- 18. Comment: The auto refuel canopy, proposed at 14'6" clearance height, exceeds the maximum 14-foot clearance height. Please revise (1204.04(D) (15). Response: Acknowledged. Truck canopy height requested to remain at 17'-6" to allow for clearance to provide adequate lighting.**
 - a. Acknowledged. Variance application through the Board of Zoning Appeals would need to occur prior to site plan review by Planning Commission.*
- 19. Comment: The truck refuel canopy, proposed at 17'6" clearance height, exceeds the maximum 14-foot clearance height. Please revise (1204.04(D) (15). Response: Acknowledged. Variance requested to maintain Truck canopy height at 17'-6" to allow for clearance to provide adequate lighting to trucks while in fueling position.**
 - a. Acknowledged. Variance application through the Board of Zoning Appeals would need to occur prior to site plan review by Planning Commission.*
- 20. Comment: 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). Response: Acknowledged. Auto and truck canopies revised to reflect gables.**
 - a. Plans now show gabled roof on both canopies. It should be noted that the signage is not permissible on the roof as shown and the applicant has indicated that they would revise to design a flat wall space in combination with gabled roof.*
- 21. Comment: 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. Response: Acknowledged. Elevations revised to reflect 4 fueling positions.**
 - a. Applicant has indicated they will revise.*
- 22. Comment: 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). Response: Acknowledged. Additional glazing added to south façade. The applicant can request request a 1203.10 Alternative Equivalent Compliance permit regarding Architectural Standards (for attached) to allow reduced glazing percentage on south façade due to interior plan (coolers and back of house) and architectural elements (entry staple and downspouts).**
 - a. Acknowledged.*
- 23. Comment: 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:**
 - a. Façade material changes of the same dimensional standard as the offset requirement. (1210.05(D)(4).**
 - b. Pilasters having a minimum 1-foot depth and width, and minimum 80% height of the building height. (1210.05(D)(4). Response: Acknowledged. South Façade revised.**
 - i. Revised plans appear to meet this requirement on the south side.*
- 24. Comment: 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). Response: Acknowledged. Base and cap revised to meet 8% requirement throughout.**

- a. *While percentages appear to be met on all sides, it appears the calculations are still inaccurate. The applicant has indicated that they will revise to show calculations.*
25. **Comment:** 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) Response: Acknowledged. Sample material provide to the City of Monroe by Jim Vaughn of Luckett and Farley Architects.
- a. *A sample of base, body, cap has been received but we do not show receipt of the metal material.*
26. **Comment:** Pole sign is prohibited in the C-2 zoning district. While not discussed in particular at the most recent meeting with the applicant, it is Staff's understanding Thorntons will seek a variance for this signage through the Board of Zoning Appeals. This process will have to occur prior to sign permits being filed. For purposes of site plan approval through Planning Commission, the sign will need to be removed from all plans or otherwise noted on plans as not approved and will need to seek separate Board of Zoning Appeals approval after site plan approval.

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).

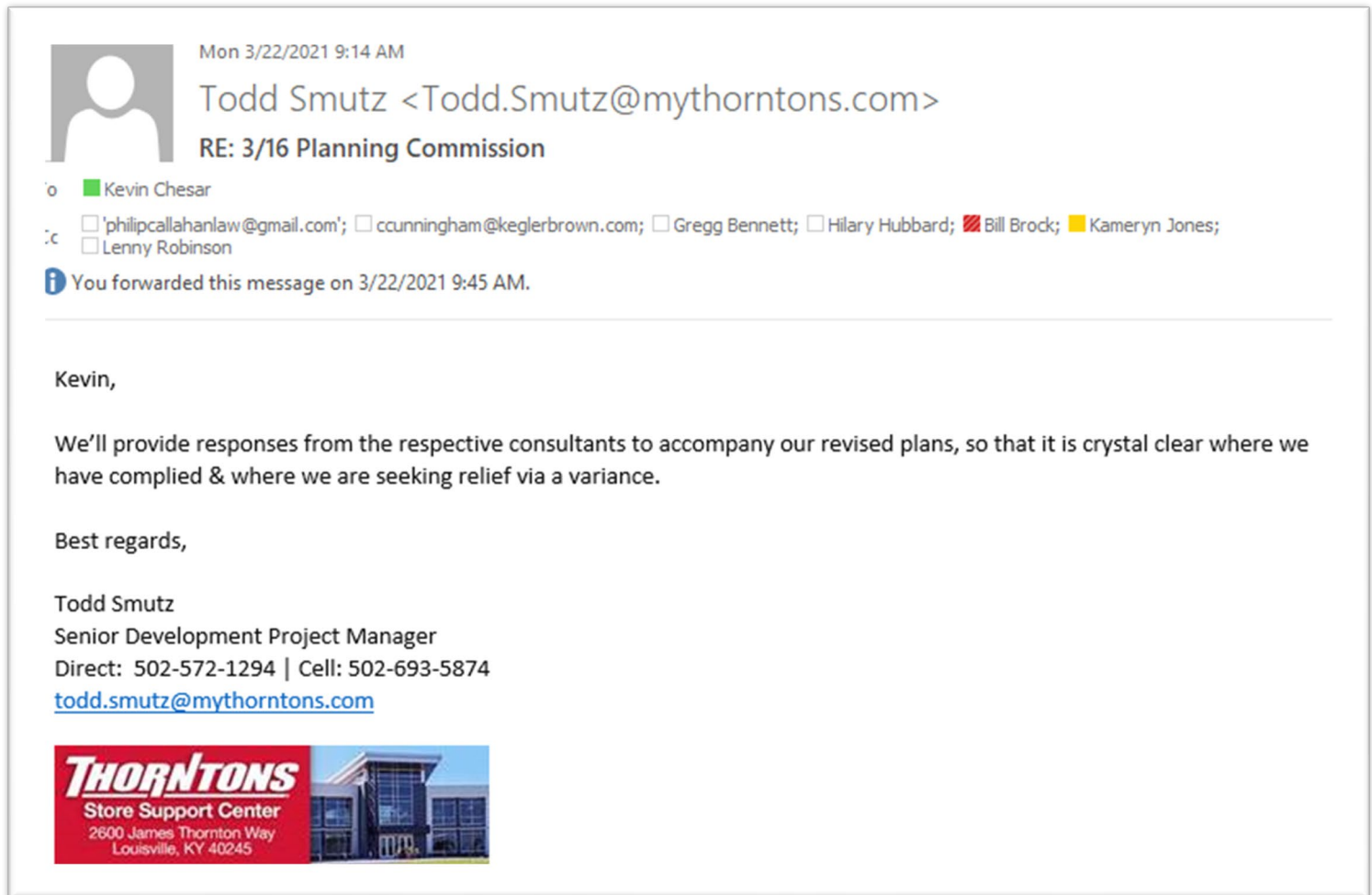
The property owner's representative (Lenny Robinson) also indicated in a March 18th, 2021 email that they are set to meet to discuss the site and access related issues:

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.

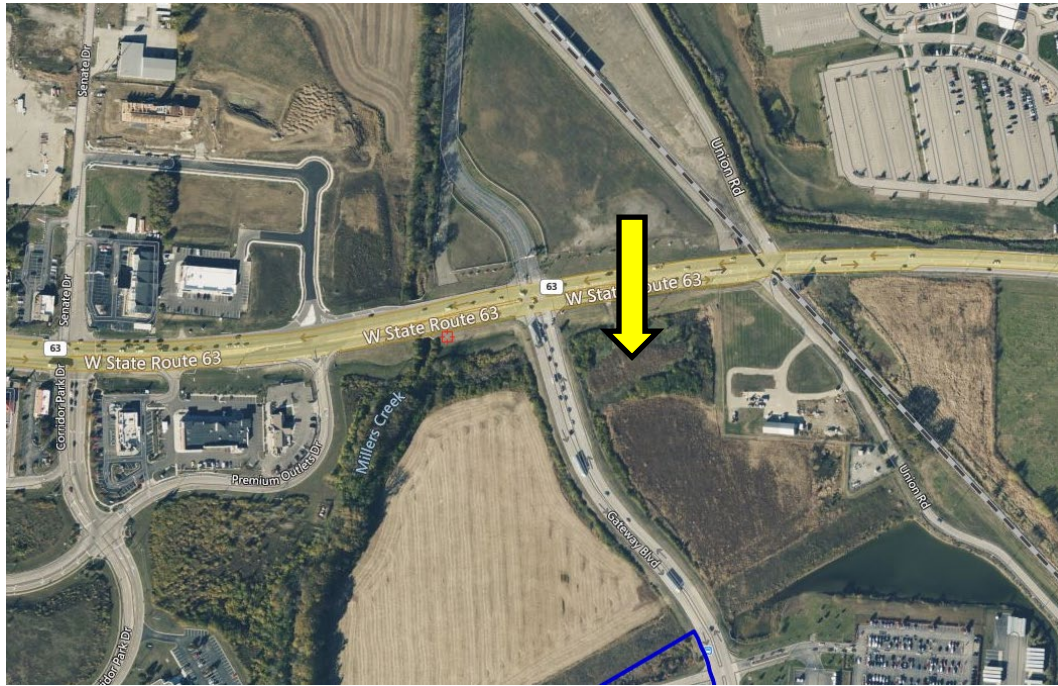
As stated, Staff has not had any updates from the applicant or owner since the request for further information and we do anticipate that as a result of this report update, they will express their desire to either continue the case until May and provide responses/updated plans as indicated or request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

4) Step 4 – Planning Commission Review and Decision

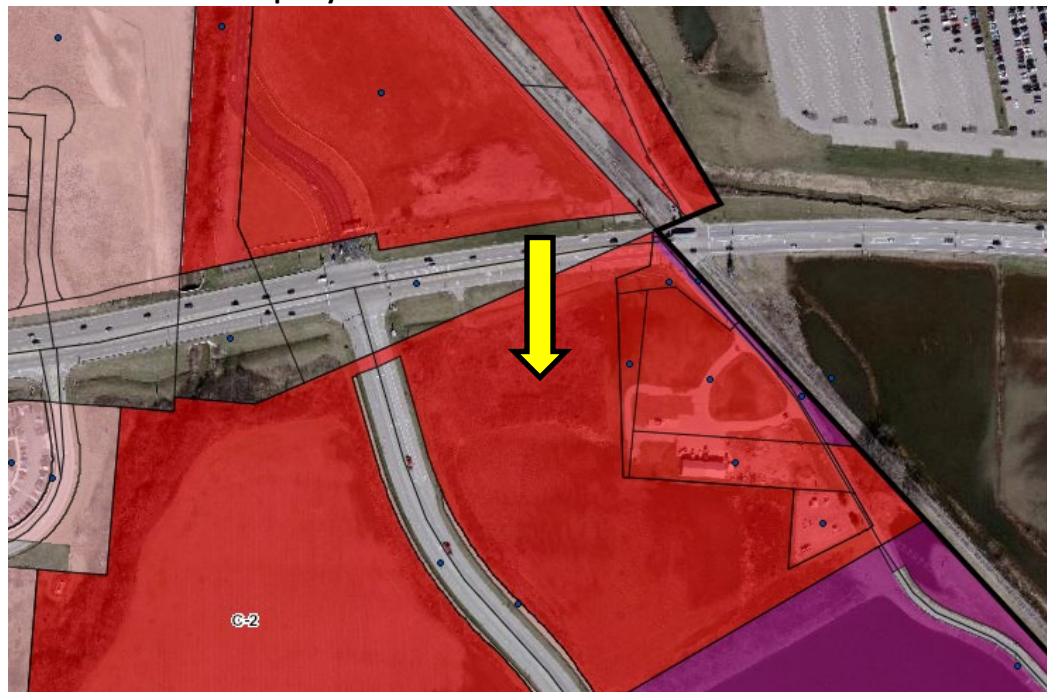
- a)** The Planning Commission shall review the site plan at a regular meeting. No special public notice shall be required for Planning Commission review or action on the site plan except for the general notice required for Planning Commission's meeting as required by state law.
- b)** The Planning Commission 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.

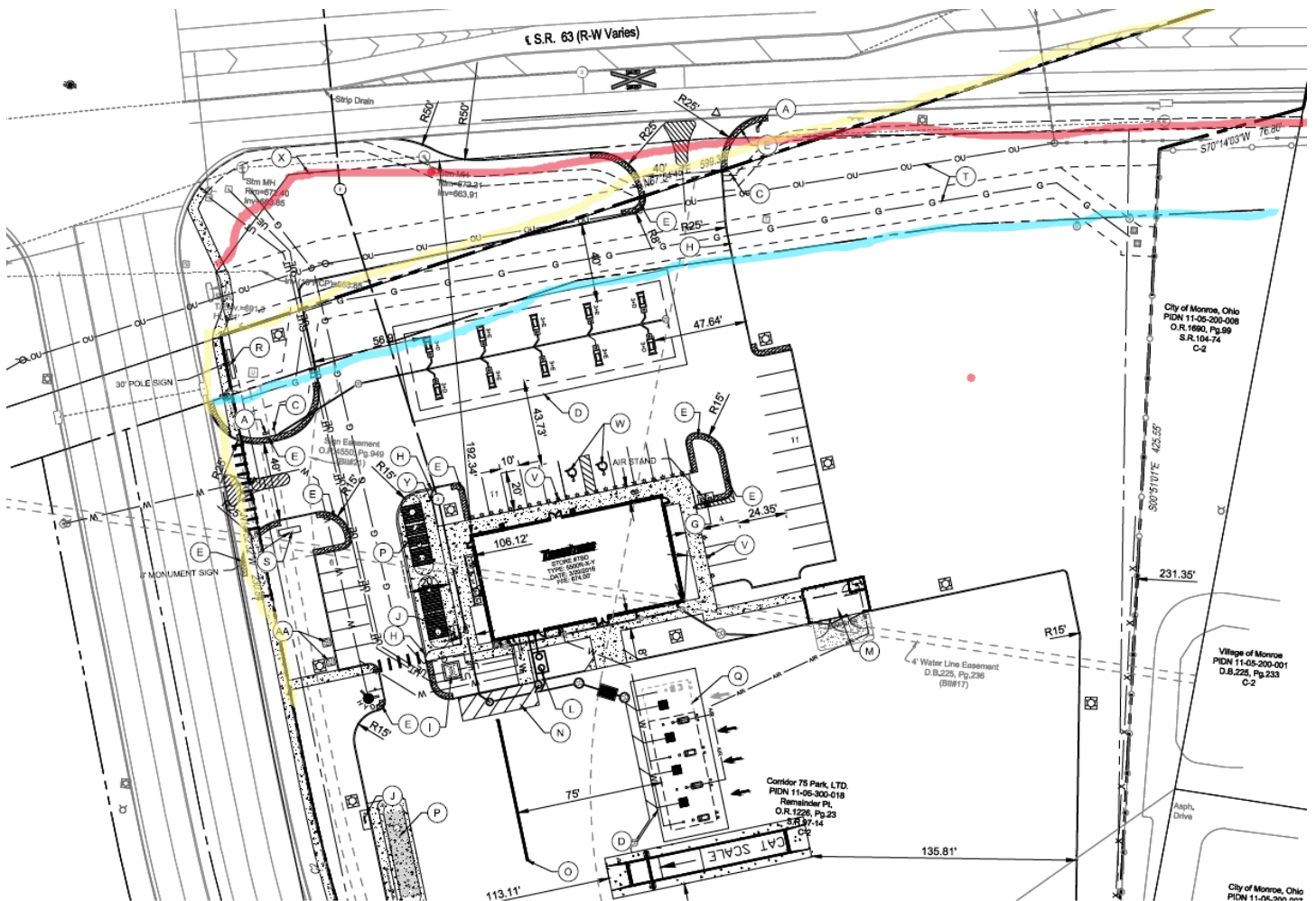
- **USE STANDARDS:**

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

- 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.

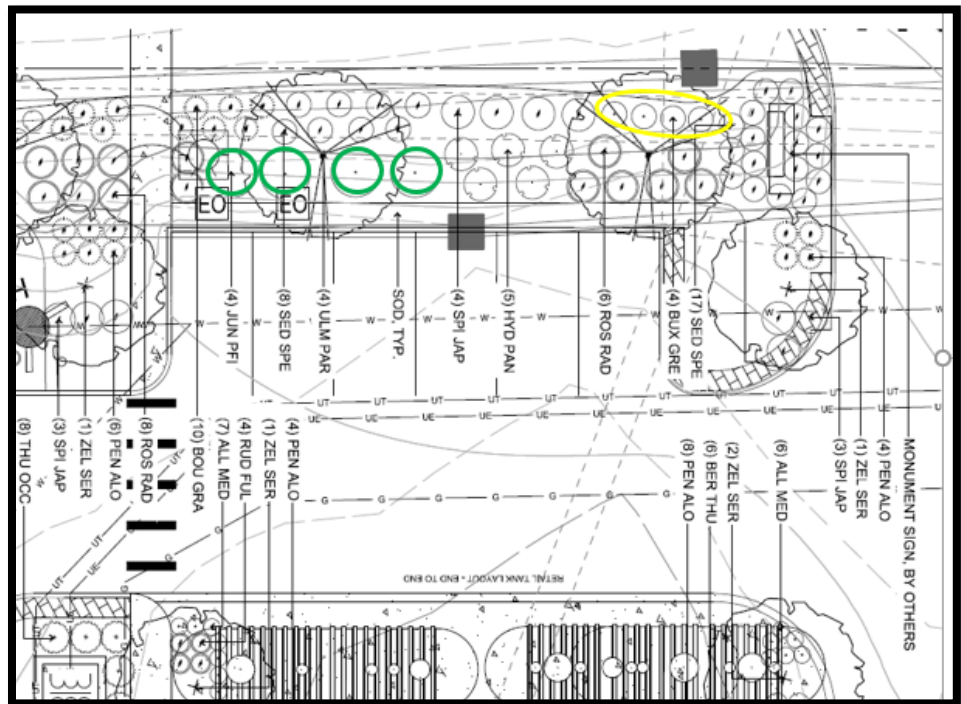
• **SIDEWALKS:**

- 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.

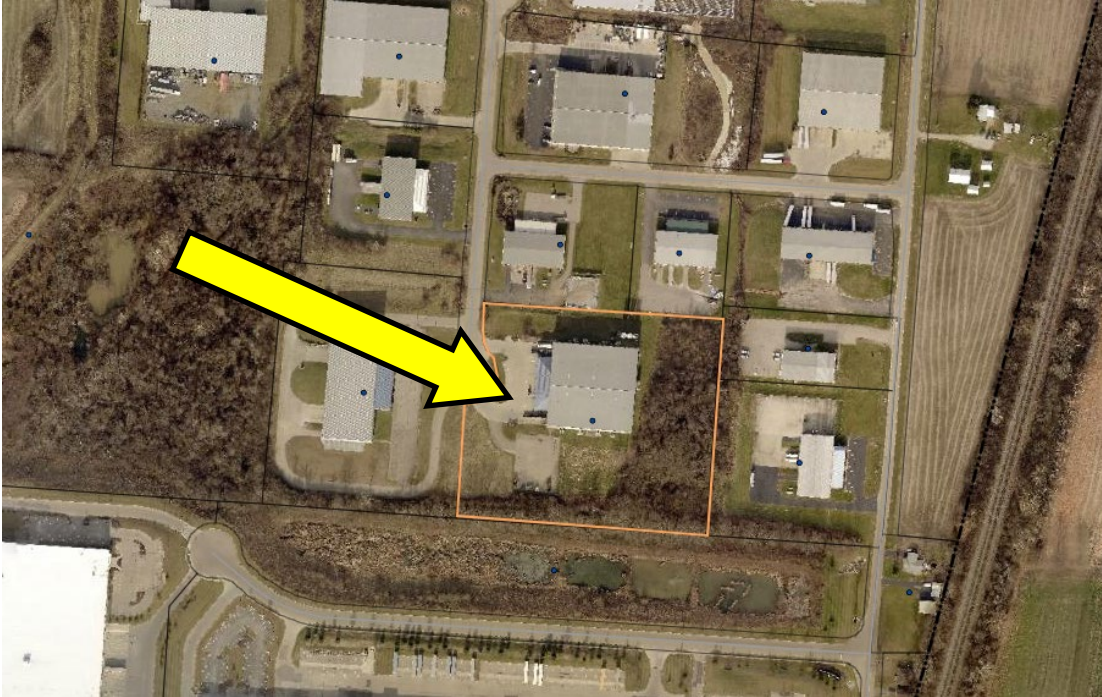
- Of the above listed criteria, 1203.06(E) (1) and 1203.06(E) (2) are most applicable to this case, as the submittal is inconsistent with a number of code requirements and is not in compliance with the zoning district.

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

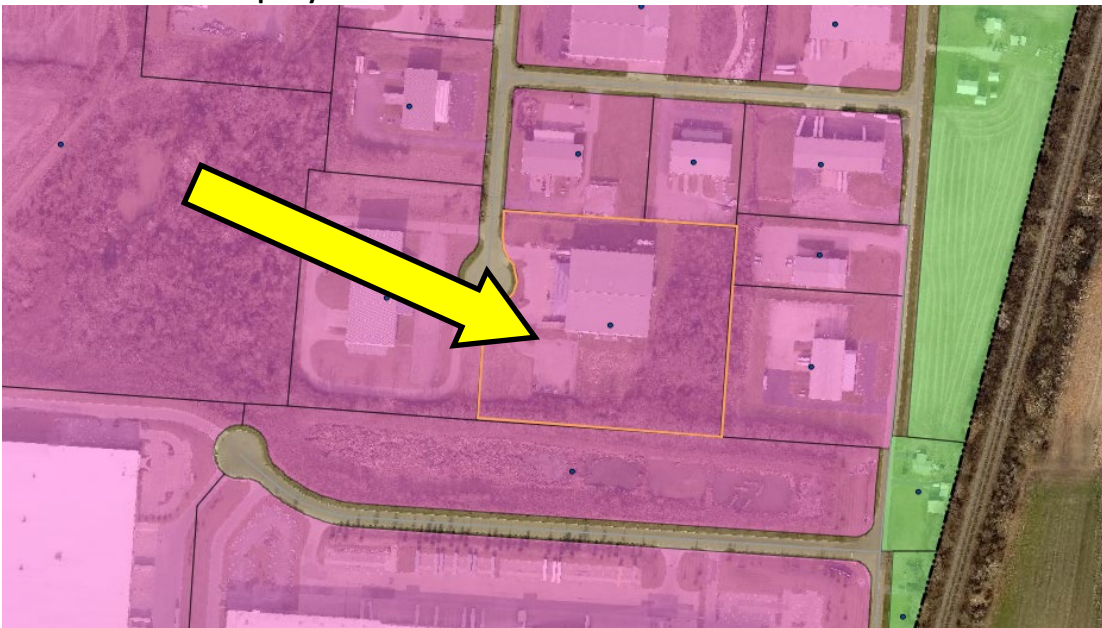
II. Case No. 2021-6-10— Consideration of a site plan application for Century Mold.

A. Background

- Cincinnati Commercial Contracting has submitted a site plan application for an expansion to the existing Century Mold building located at 55 Wright Drive.
- The expansion will be 54,740 square feet of additional warehousing space. The existing space is just under 50,000 square feet and is comprised of administrative office area and warehousing/manufacturing area.
- The property is approximately 7.5 acres and is zoned L-1 Light Industrial.
- The applicant anticipates a September start date and March 2022 construction completion date.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Southbound on Wright Drive



Facing East on Wright Drive



Facing Southeast on Wright Drive

B. Staff Comments

- **PARKING:**

- Because of the size of the expansion, all parking must come into compliance with current code standards. 94 stalls total are required based on existing office/administrative area, existing warehouse/manufacturing area, and the proposed expansion. With the 10% waiver granted by right to the applicant, this number may be reduced to no less than 85 parking stalls.
- The existing site has 19 parking stalls. The applicant has shown an additional 30 parking stalls as part of the expanded area and an additional 36 spaces in shadow parking to meet the required 85 spaces.
- The access drive proposed along the south end of the property is intended to meet Fire department access requirements. The drive is proposed as gravel, which is prohibited. All vehicular use areas must be paved solid surface.
 - The applicant requests to keep the access drive as gravel.

- **LANDSCAPING:**

- A minimum 20% of the required front yard area—4 feet by the length of the front yard—with a minimum 6 foot depth adjacent to ROW must be landscaped. Perimeter canopy trees required for the site can count toward this requirement.
 - The applicant has included landscaping along the Wright Drive frontage, though it is not shown directly against the right-of-way.
- Landscaped islands on the interior parking row to the southwest of the site require canopy trees.

- **SCREENING:**

- As a reminder, all proposed and future rooftop or ground-mounted equipment must be screened from view.
- Dumpsters are required to be located out of the front yard and must be fully screened.
 - The applicant has requested to keep the existing placement and wood fencing for the dumpster.

- All truck docks shall be located to not be visible from any public ROW or residential district. If not feasible per Planning Commission or the Code Enforcement Officer, screening at 75% opacity minimum up to 10 feet in height is required. Screening may include landscaping, walls/fencing, mounding or a combination.
 - Three dock doors are proposed on the west side of the building with visibility to Wright Drive.
 - A large number of evergreen trees, along with a number of canopy and ornamental trees, have been proposed adjacent to the docks to screen from the street.
- Service doors shall not be visible from any public right-of-way or residential district. Screening at 50% minimum up to 6 feet in height is required if service door is unable to be located elsewhere. Screening may include landscaping, walls/fencing, mounding or a combination of those items.
 - One existing service door is located on the north side (far left) and south side (right) of the building with visibility from Wright Drive.
 - Given the location of access drives from Wright Drive, it is uncertain where screening measures would be located to further obscure visibility of the service door from the west.
- **ARCHITECTURAL:**
 - Any wall facing a public street or right-of-way is required a minimum 25% masonry [clay brick, natural stone, manufactured stone with natural appearance, minimum 15% accent material [EIFS, glass (which could be windows), tile], and maximum 60% secondary building materials (concrete panels, stucco, CMU, metal panels). The west side facing Wright Drive would be required this mix of building materials.
 - Staff requests clarification that the texture wall panel intended to meet the accent material requirement is EIFS.
 - While Planning Commission has previously approved CMU as a material in the past, CMU is not a permitted primary masonry material and its use will be determined by Planning Commission.

C. Department Comments

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

D. Staff Recommendation

Staff recommends approval of the site plan and conditional use with the following conditions:

- The applicant will revise plans to locate and screen the dumpster to meet code.
- The applicant will revise the landscape plan to include the two required canopy trees in the landscape island at the southeastern interior parking row as outlined in the report.
- The applicant will revise plans to show the access drive as a solid surface, either concrete or asphalt.
- As a reminder, minimum size and species requirements related to landscaping must be met.
- As a reminder, if groundmounted or rooftop equipment becomes necessary in the future, screening will be required.
- All other Staff comments to be met and any future Engineering review requirements.
- Architectural requirements be approved as proposed to recognize compatibility with the structure noting that it is not on a major corridor and at the end of a cul-de-sac.
- A GIS compatible file of finalized plans be submitted.

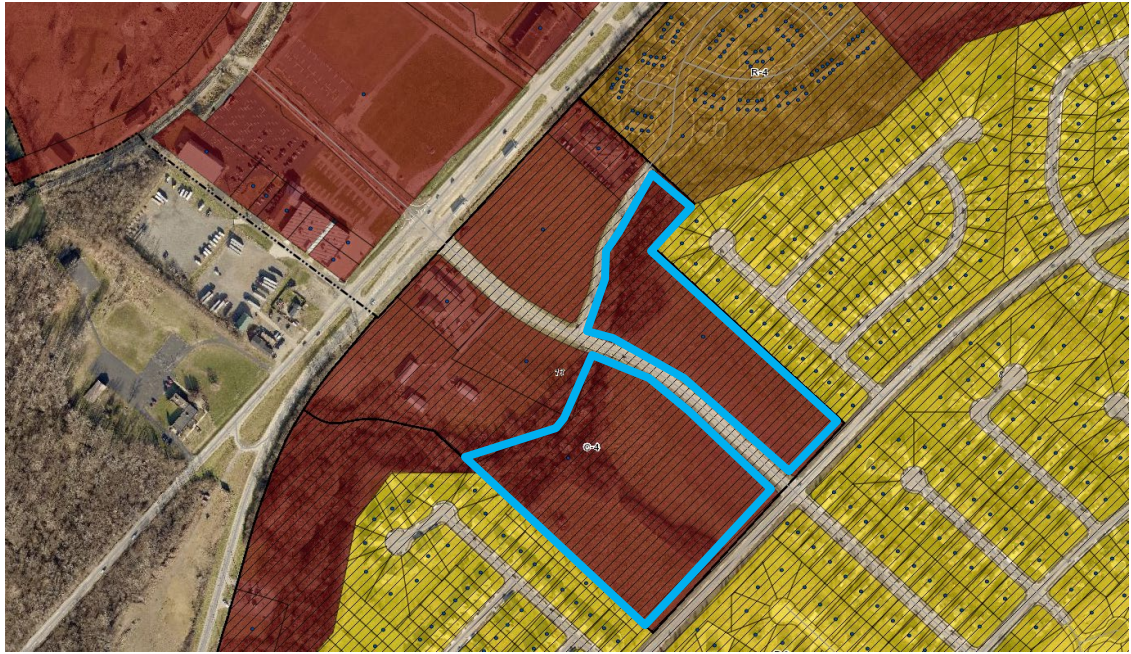
III. Administrative Report—Housing Concept for Shops of Monroe Crossings Property

A. Introduction

- Staff has been approached by JoJo Schwarz and others, representing developer at Monroe Crossings, regarding a higher density development option within the city. As many of our Planning Commission members are new, we want to present a brief history of the current zoning and policies of the City, the context of the 2018 Housing Study, and the draft Comprehensive Plan update that will be headed through the adoption process this summer.
- The City has not had higher density development in a number of years. Higher density development has not been directly supported by the last comprehensive plan and subsequent growth policies. However, starting with the 2018 Housing Study and through continued conversations throughout our current Comprehensive Plan update, we have seen potential support for possible townhomes, condos, and multi-family options as long as it is responsibly developed within any current and upcoming guidelines and helps to promote a smart growth process.
- Council did not outright support higher density as presented in the 2018 Housing Study as one of several viable options of development. Instead, the focus remained on “higher end single family homes”, though some questions did leave the door open that it could be considered if the place in town were combined with the right product.
- The current Comprehensive Plan update has built upon trying to illustrate to the community where these “right places” might be while adhering to what the Comprehensive Plan Steering Committee and the community desires from a regulation perspective. While the Plan is not complete, the City is nearing the end of the process and hopes to have an official policy document adopted soon.
- From the perspective of growth, the City population is approximately 14,000. The Steering Committee has established a desire to grow to approximately 20,000 long-term.

B. Housing Concept

- JoJo Schwarz, currently developing Section 5 of Monroe Crossings, has been in communication with the City regarding property towards the west end of the Monroe Crossings development located along Roden Park Drive and Crossing Boulevard for potential attached single-family homes.
- The proposed site would contain 101 attached single-family homes with a density of 5 units per acre.
- The property in discussion is approximately 21 acres in total and is presently zoned for commercial use (C-4 Gateway Commercial) under the Shops of Monroe Crossings Planned Unit Development (PUD).



Zoning Map of Proposed Development



Overhead View of Proposed Development



Northbound on Crossings Boulevard



Southbound on Crossings Boulevard



Eastbound on Roden Park Drive



Westbound on Roden Park Drive



Overlook Development in West Chester



Overlook Development in West Chester



Overlook Development in West Chester



Overlook Development in West Chester

C. Current Code Implications

- As the Code exists today, the zoning of the property does not allow for any type of residential development. As such, an application to rezone the property from its current C-4 classification to R-4 Multi-Family Residential is required. The zoning map amendment process would require a public hearing and both the Planning Commission level and at City Council, who ultimately approves/disapproves such requests. Currently, the applicant is proposing to rezone the base zoning of the property and remain under the Planned Unit Development (PUD).
- While the PUD offers some room for flexibility in the specific regulations for such a development if approved, the following are just some existing base code considerations:

- **Overall Site:**
- The use standards for multi-family dwellings are outlined below:

(3) Multi-Family Dwellings

- a)** The dwelling units shall be attached by a common wall.
- b)** Each unit shall have a separate exterior entrance.
- c)** There shall be a maximum of eight units per structure.
- d)** The units shall meet the architectural standards established in Section 1210.04(B) Architectural Standards for Multi-Family Dwellings

- Buffer yard Type A required as proposed multi-family use adjacent to single-family residential use. The conceptual plan does show space for that buffer to be developed.
- Formal and informal open space would be required. Based on 20 acres, 1 acre of formal open space (programmed space) and 3 acres of informal open space (passive space) would be required. Open space cannot come from unusable areas such as easements, streams, flood areas, etc. The preliminary site plan shows about 0.95 acres of formal open space, yet to be determined in terms of programming.
- Further review would be required regarding private streets in terms of width and access for Fire and school buses.
- There may be a concern regarding visitor parking areas, on-street parking, and the use of one-way streets.

- **Architectural:**
- Based on renderings provided, it appears some of the models have more than 25% siding permitted on the front elevations. The maximum on front elevations is 25%, with 75% required to be brick or stone.
- Front elevations must incorporate variation in mass through methods such as wall offsets 2 feet deep, bay windows, façade color changes, use of pilasters/columns, roofline changes, etc. Based on information provided, it appears wall offsets, façade color changes, columns/pilasters, and roofline changes have been incorporated.
- Side and rear elevations must contain a minimum 50% brick or stone. As side elevations have not been provided, it is uncertain whether this minimum is met.
- Front and side facades (on buildings located on corner lots) must include a combination of design elements such as dormer windows/cupolas, recessed entrances, covered porches, pillars/posts/pilasters, bay windows, multiple windows with minimum four inch trim, etc. Again, while side elevations have not been seen yet, the front elevation does appear to show multiple windows, recessed entrances with covered porches, and pillars/posts.
- Vinyl is a primary material proposed for this development, which is currently prohibited per code.

D. Planned Unit Development Implications

- The Shops of Monroe Crossings PUD was established in 2007 with the vision to develop a retail shopping center along both sides of Roden Park Drive between Route 4 and Crossings Boulevard. Specific site plans, landscaping and buffer plans, building design criteria, and signage plans were developed to create a cohesive commercial development.
- Since that time, retail use as anticipated has not anticipated. Presently, a Speedway fuel station and convenience store has developed at the corner of Route 4 and Roden Park Drive. As commercial has not developed in the area, the property owner sought other development and is now proposing this residential concept for the eastern portion of the property.

E. Draft Comprehensive Plan Implications

- The draft Comprehensive Plan focuses on pedestrian-friendly environments. A major piece of feedback heard from the community is a desire for more pedestrian connectivity. To follow the community desire for walkability, the comprehensive plan will prioritize developments closer to the road that are not auto-focused, that include community gathering space and varied architectural characteristics to create a sense of place.
- With this recommendation coming from this policy document, Staff would ask that the developer explore moving garages to the rear of the houses for at least some of the homes, particularly those that face Roden Park Drive and Crossings Boulevard.
- The draft Future Land Use Map makes a designation of Mixed Residential, which includes single-family detached homes, townhomes, and duplexes with typically 4 units to the acre. This use is intended for suburban and infill development and should emphasize connectivity and walkability. The proposed development has a density above the draft recommendation of the Comprehensive Plan, but does introduce a new type of housing in the overall context of the Monroe Crossings subdivision.
- Another major component of the Comprehensive Plan is related to growth expectations as an impact on the school district, safety services, etc. Staff would like to better understand the anticipated person per unit at this location. The Future Land Use Map land use is in part designed to accommodate residential growth per the Steering Committee's desired goal of 6,000 more people, or about 20,000 residents total long-term.
- While this is still conceptual, if this were to develop, it will be imperative to work with the developer to understand phasing of the development and coordinate with the school district and City services accordingly.

- In terms of vision and look of higher density housing, the Steering Committee, in past meeting discussions, has been supportive of the following type of developments (refer to the mixed residential/multi-family images below):



ADVANCE MONROE COMPREHENSIVE PLAN



Large Lot Residential



Large Lot Residential



Large Lot Residential



Mixed Residential



Mixed Residential



Mixed Residential



Multi-Family Residential



Multi-Family Residential



Multi-Family Residential



Industrial



Industrial



Industrial





- With the emphasis on design, Staff has researched a few potential areas that may fit to combine auto-oriented uses and with pedestrian emphasis. Mason Oaks is one such site that has both, emphasizing the pedestrian on the Mason-Montgomery Road frontage, with the internal area having garage fronts.
- It should be noted that this example is intended to illustrate/explore a combination of both auto-oriented and less auto-oriented design. It is not suggestive of a preferred architectural or layout design.
- The PUD overlay could offer more flexibility on front yard setbacks to push fronts of homes closer to the streets they front (Roden Park Drive and Crossings Boulevard).



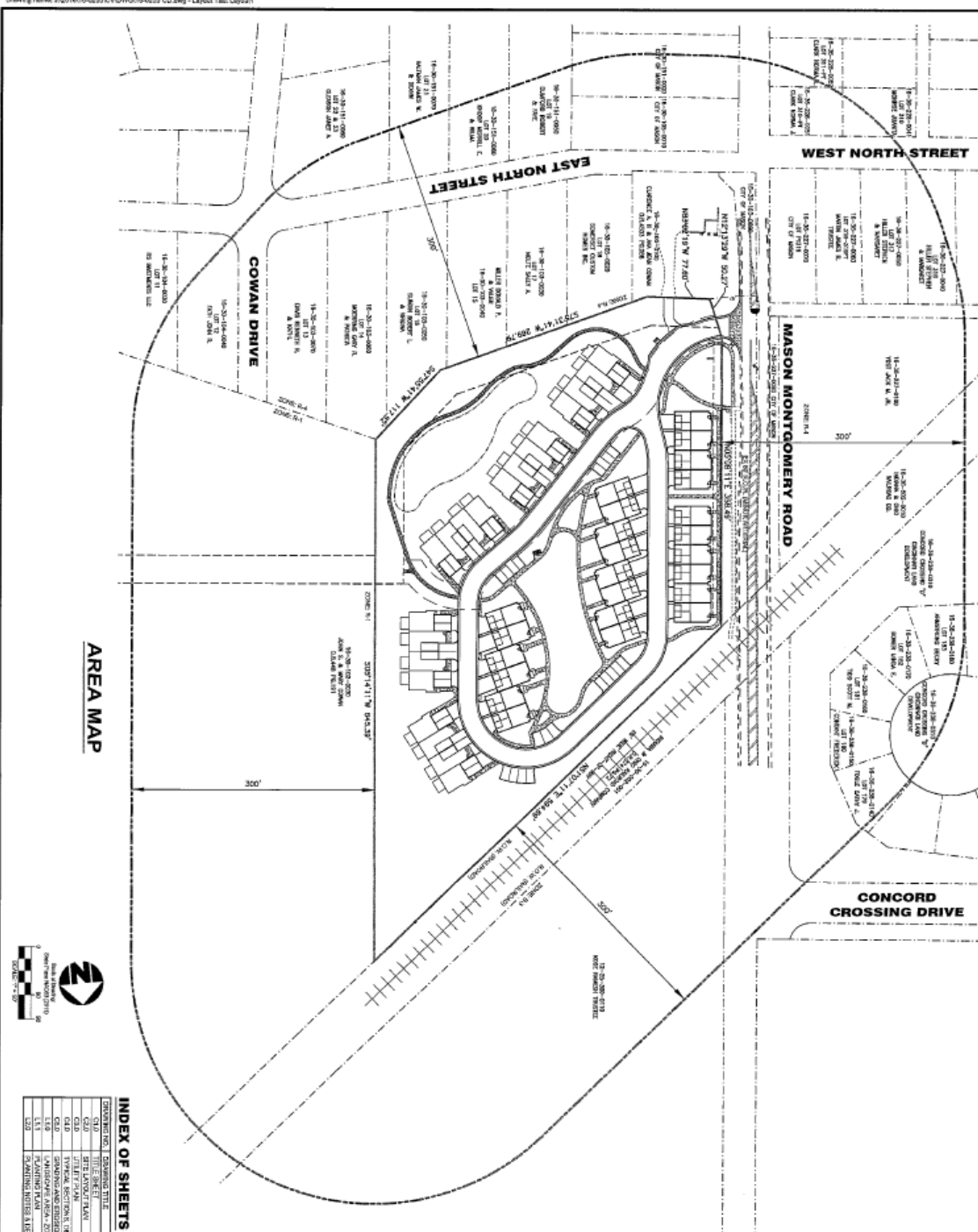
MASON OAKS TOWNHOMES

SECTION 30, TOWN 4, RANGE 2

CITY OF MASON

WARREN COUNTY, OHIO

MAY, 2017



AREA MAP



INDEX OF SHEETS	
DRAWING NO.	DRAWING TITLE
01.0	SITE PLAN/PLAN
02.0	GENERAL NOTES
03.0	CONCRETE/PAVING
04.0	LANDSCAPE/PLANTING
05.0	CONCRETE/PAVING
06.0	LANDSCAPE/PLANTING
07.0	CONCRETE/PAVING
08.0	LANDSCAPE/PLANTING
09.0	CONCRETE/PAVING
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F. Conclusion

- Presently, there is no vacant land in Monroe that would permit the type of housing proposed.
- The draft Comprehensive Plan, which has yet to be formally adopted through Planning Commission and City Council, does designate this property for Mixed Residential, which is fairly close to the concept presented in terms of housing type and density.
- The concept presented would add diversity to the fairly homogenous housing stock in Monroe, an issue highlighted in the 2018 Housing Study.
- Considerations regarding this concept and any other housing development include: meeting architectural criteria, connectivity/walkability, quality design, and responsible growth as it relates to meeting the City's draft population growth goal and impact on other development, schools, and safety services.

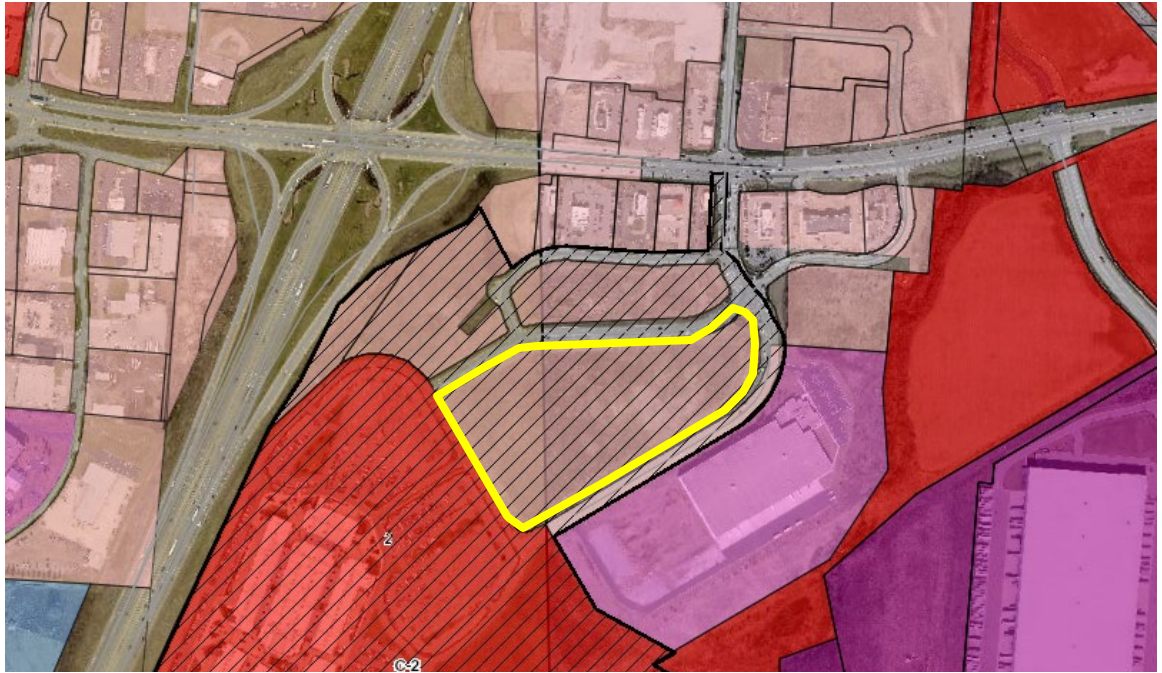
IV. Administrative Report—Housing Concept for Simon Property Group Property

A. Introduction

- Staff has been approached by representatives with Metropolitan Holdings, housing developer working with Simon Property Group, regarding a higher density development option within the city. As many of our Planning Commission members are new, we want to present a brief history of the current zoning and policies of the City, the context of the 2018 Housing Study, and the draft Comprehensive Plan update that will be headed through the adoption process this summer.
- The City has not had higher density development in a number of years. Higher density development has not been directly supported by the last comprehensive plan and subsequent growth policies. However, starting with the 2018 Housing Study and through continued conversations throughout our current Comprehensive Plan update, we have seen potential support for possible townhomes, condos, and multi-family options as long as it is responsibly developed within any current and upcoming guidelines and helps to promote a smart growth process.
- Council did not outright support higher density as presented in the 2018 Housing Study as one of several viable options of development. Instead, the focus remained on “higher end single family homes”, though some questions did leave the door open that it could be considered if the place in town were combined with the right product.
- The current Comprehensive Plan update has built upon trying to illustrate to the community where these “right places” might be while adhering to what the Comprehensive Plan Steering Committee and the community desires from a regulation perspective. While the Plan is not complete, the City is at the tail end of the process and hopes to have an official policy document adopted soon.
- From the perspective of growth, the City population is approximately 14,000. The Steering Committee has established a desire to grow to approximately 20,000 long-term.

B. Housing Concept

- Metropolitan Holdings, along with property owner Simon Property Group, has been in contact with the City regarding property near the Interchange, just north of the Cincinnati Premium Outlets for a multi-family housing development.
- The proposed site would contain 304 units with a density of 19.5 units per acre.
- The property in discussion is approximately 15.6 acres in total and is presently zoned for commercial use (C-2 Gateway Commercial) under the Cincinnati Premium Outlets Planned Unit Development (PUD).



Zoning Map of Proposed Development



Overhead View of Proposed Development



Southbound at Intersection of Corridor Park Drive and Premium Outlets Drive



Southbound on Corridor Park Drive



Eastbound on Premium Outlets Drive



Along Access Drive for Outlet Mall (Southwest Side of Proposed Site)



Images of Concept in Dayton



Images of Concept in Dayton



Images of Concept in Dayton



Images of Concept in Dayton

C. Current Code Implications

- Per today's code, the zoning of the property does not allow for any type of residential development. As such, an application to rezone the property from its current C-2 PUD classification to R-4 Multi-Family would be necessary. The zoning map amendment process would require a public hearing and both the Planning Commission level and at City Council, who ultimately approves/disapproves such requests. Currently, the applicant is proposing to rezone the base zoning of the property and is not necessarily seeking to be removed from the Planned Unit Development (PUD).

- While the PUD offers some room for flexibility in the specific regulations for such a development if approved, the following are just some existing base code considerations:

- **Overall Site:**
- The use standards for multi-family dwellings are outlined below:

(3) Multi-Family Dwellings

- a)** The dwelling units shall be attached by a common wall.
- b)** Each unit shall have a separate exterior entrance.
- c)** There shall be a maximum of eight units per structure.
- d)** The units shall meet the architectural standards established in Section 1210.04(B) Architectural Standards for Multi-Family Dwellings

-
- Formal and informal open space would be required. Based on 15.6 acres, 0.78 acres of formal open space (programmed space) and 2.3 acres of informal open space (passive space) would be required. Open space cannot come from unusable areas such as easements, streams, flood areas, etc. Though total acreage is not known, the applicant is proposing a clubhouse and a pool/amenity area.
- Further review would be required regarding access for Fire and school buses.
- The density shown on the conceptual site plan is significantly higher than the maximum 8 units per acre currently permitted for multi-family development.
- **Architectural:**
- Based on the images provided, it appears most models, while incorporating a mix of materials, have more than 25% siding permitted on the front elevations. The maximum permitted on front elevations is 25%, with 75% required to be brick or stone. Side and rear elevations must contain a minimum 50% brick or stone.
- Front elevations must incorporate variation in mass through wall offsets 2 feet deep, bay windows, façade color changes, use of pilasters/columns, roofline changes, etc. Based on images provided, some of the building types incorporate wall offsets, columns, and façade color changes. There is a variety of rooflines across the site.
- Front and side facades (on buildings located on corner lots) must include a combination of design elements such as dormer windows/cupolas, recessed entrances, covered porches, pillars/posts/pilasters, bay windows, multiple windows with minimum four inch trim, etc. Because this development would occur on one lot, there technically not be corner lots. Across the models shown, buildings do incorporate recessed entrances, covered porches, pillars/posters, and multiple windows.
- Vinyl is currently prohibited per code, which is a primary material proposed to be utilized for the development.

D. Planned Unit Development Implications

- The Planned Unit Development in this area was developed exclusively to manage the signage for the outlet mall, and its outparcels, as a major regional retail use. As such, there are not necessarily regulations that contradict this development in terms of use.

E. Draft Comprehensive Plan Implications

- The draft Comprehensive Plan focuses on pedestrian-friendly environments. A major piece of feedback heard from the community is a desire for more pedestrian connectivity. To follow through on the community's desire for walkability, the Comprehensive Plan will prioritize developments closer to the road that are not auto-focused, that include community gathering space, and incorporate varied architectural characteristics to create a sense of place.

- With this recommendation coming from this policy document, this housing concept does engage both Corridor Park Drive and Premium Outlets Drive with units with front porches facing out towards the street.
- In the general vicinity of the Simon Property Group owned land, the draft Future Land Use Map makes a designation of Transitional. “Transitional” signifies an area that may redevelop in some way due to a variety of site, economic, or environmental factors in the long-term. This designation is intentionally flexible.
- The Steering Committee, in past meeting discussions, has been supportive of the following type of higher density developments (refer to the mixed residential/multi-family images below):



ADVANCE MONROE COMPREHENSIVE PLAN



Large Lot Residential



Large Lot Residential



Large Lot Residential



Mixed Residential



Mixed Residential



Mixed Residential



Multi-Family Residential



Multi-Family Residential



Multi-Family Residential



Industrial



Industrial



Industrial





- Another major component of the Comprehensive Plan is related to growth expectations as an impact on the school district and safety services. Staff has requested information from the developer to better understand the anticipated person per unit at this location based on their market analysis and previous development.
- The Future Land Use Map land use is in part designed to accommodate residential growth per the Steering Committee's desired goal of 6,000 more people, or about 20,000 residents total long-term.

- While this is still conceptual, if this concept were to develop, it will be imperative to work with the developer to understand phasing of the development and coordinate with the school district and City services accordingly.

F. Conclusion

- Presently, there is no land in Monroe that would permit the type of housing proposed by Metropolitan Holdings.
- The draft Comprehensive Plan, which has yet to be formally adopted through Planning Commission and City Council, while designating certain areas of town for higher density housing, does not specifically designate this particular property for housing.
- However, the draft Comprehensive Plan's Transitional future land use designation does leave a certain level of flexibility for the Simon Property Group development area.
- The concept presented would add diversity to the fairly homogenous housing stock in Monroe, an issue highlighted in the 2018 Housing Study.
- Considerations regarding this concept and any other housing development include: connectivity/walkability, quality design in meeting architectural criteria, and responsible growth as it relates to meeting the City's draft population growth goal and impact on other development, schools, and safety services.



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: 55 WRIGHT DRIVE, MONROE, OH 45044

County: ☒ Butler ☐ Warren Total Lot Area: 7.45 ACRES

County Tax Parcel ID: C1800017000034

Project/Development Name: CENTURY MOLD ADDITION

Existing Zoning District: INDUSTRIAL

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

Applicant Information

Applicant Name: CINCINNATI COMMERCIAL CONTRACTING

Contact Person: CHRISTIAN STONE

Contact Address: 4779 RED BANK EXPRESSWAY, CINCINNATI, OH 45227

Contact Phone Number: 513-561-6633 x107

Contact Fax Number:

Contact E-Mail: CSTONE@CINCIGROUP.COM

Property Owner Name: 55 WRIGHT LLC

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: C1800017000034

Additional Project Information

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

EXISTING INDUSTRIAL FACILITY

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.

EXPANDED PLASTICS MANUFACTURING FACILITY

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

Start Date: 9/1/2021

Completion Date: 3/1/2022

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

\$3.2 million

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: C1800017000034

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.

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: CHRISTIAN STONE

Signature: 

Date: 5/18/2021

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: Christian Stone

Signature: 

Date: 5/18/2021

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)



Drainage Calculations

June 9, 2021

For: CENTURY MOLD
55 WRIGHT DR.
MONROE, BUTLER CO., OHIO

By: Evans Engineering
4240 Airport Rd., Suite 211
Cincinnati, Ohio 45226

Project Narrative

This project consists of constructing a commercial building addition at the southeast corner of Wright Drive in Monroe, Ohio. Storm water detention for the addition will be provided by creating a surface detention basin at the northeast end of the site. We have modeled our storm water design on current City of Monroe Storm Water Regulations.

Existing Conditions

The site is a 7.5 acre lot located at the southeast corner of the cul-de-sac at the end of Wright Drive. There is currently a commercial building with paved parking area and a detention basin at the northwest corner of the site. The existing basin collects the runoff from about 3.05 acres of the site which includes the existing building and pavement. The basin outlets to a roadside ditch which drains north to Coldwater Creek located approximately 1300 feet north of the site. The remainder of the site drains north and east through a wooded area and into another ditch which also leads to Coldwater Creek.

The time of concentration for the existing conditions was found to be 26 minutes using the overland flow chart found in the Butler County regulations appendix D, table D-4. The predeveloped runoff coefficient used in the calculations was 0.33.

Proposed Drainage

To provide stormwater detention for the proposed building addition and new pavement area, a surface detention basin will be constructed at the northeast corner of the site which will outlet through a control structure and into the existing ditch. Approximately 0.79 acres of the area that drains to the existing basin will be redirected to the proposed basin. Most of the proposed new pavement is within this area. Redirecting this area to the new pond allows a reduction in total area (and the value of $C \cdot A$) to the existing basin so no modification should be required in the existing basin to account for the proposed added impervious surface.

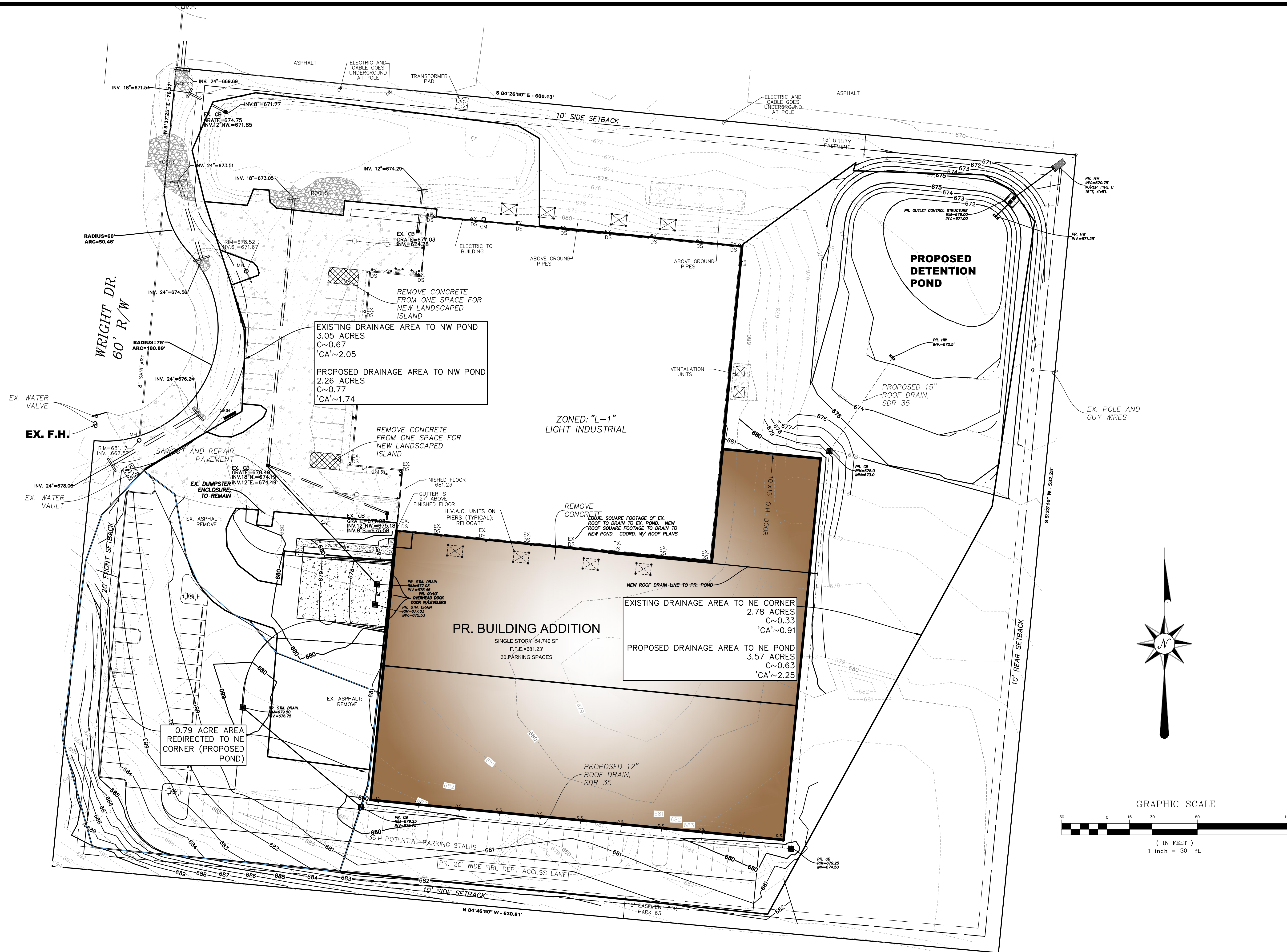
Without the redirection, the area that would drain to the proposed basin is 2.74 acres with a C-value of 0.33. Adding the 0.79 acres and proposed impervious surfaces brings the proposed basin's total drainage area to 3.57 acres with an increased C-value of 0.63.

The required storage volume was determined by finding the critical storm and then using Hydraflow to model the detention system. An orifice through a weir wall will control the release rates from the detention structure. The orifice is sized such that the release rate due to the critical storm event in the post-developed condition is restricted to the runoff rate due to a 1-year storm in the pre-developed conditions. Less frequent, more intense storms should be restricted to the pre-developed runoff rate due to one design storm lower (i.e. $Q_{50\text{yr-post}} < Q_{25\text{yr-pre}}$). In this case the critical storm was found to be the 25-year storm.

The pre-developed time of concentration of 26 minutes was used again for the post-developed condition in the Hydraflow model so that similar storms are being compared. Through an iterative process of sizing the detention system and controlling orifice to meet the requirements, the required storage volume was found to be 17,336 ft³ during the 100-year storm event and the release rates can be controlled by a 7" orifice. Hydrographs are attached showing that all design storms up to the critical storm are restricted to the peak discharge rate of the 1-year storm in predeveloped conditions. There is approximately 43,000 cf of storage in the proposed basin (24,600 if allowing 1 foot of freeboard).

A smaller 1.25" orifice will be placed in the bottom of the control structure to provide a water quality treatment through extended detention with a 48-hour drawdown time, based on OEPA's requirements in the construction stormwater general permit.

We have designed the erosion and sediment control to minimize sediment loss during construction by using silt fencing, inlet controls, and temporary sediment control. We have included notes to discuss stabilization of ground. Upon completion and stabilization there will be grass and landscaping to be placed around the perimeter of the property. Upon completion, this project should have a good stable buffer around the property which should help water quality and storm water management.



REVISIONS		
NO.	BY	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



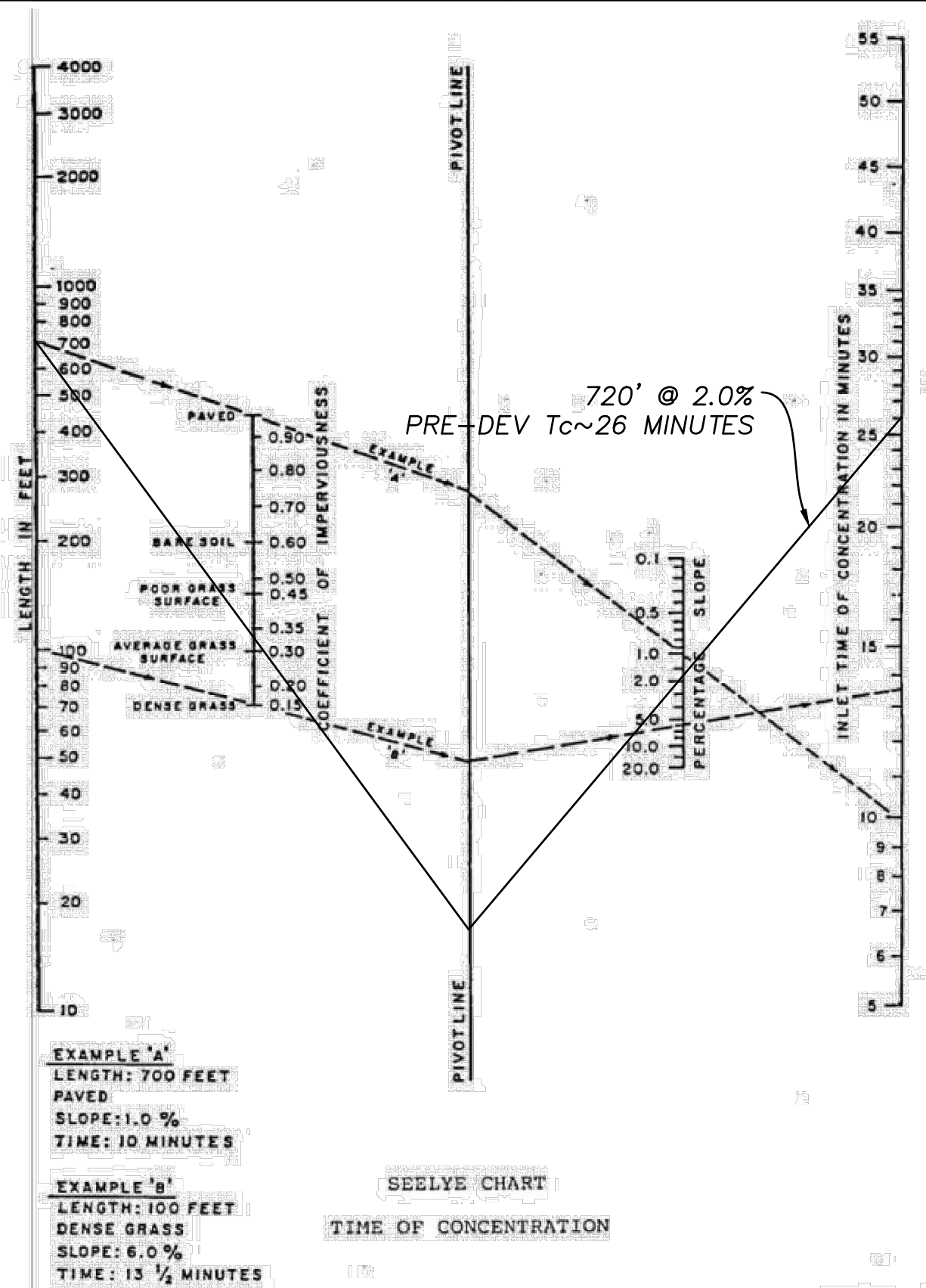
CENTURY MOLD
DRAINAGE MAP
55 WRIGHT DR.,
MONROE, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB NO.	20-222	
DATE	Jun. 9, 2021	

SHEET NO.

C-DR

APPENDIX D, TABLE D-4



Critical Storm Determination Using SCS Method for Runoff Volume Due to 24-hour Storm

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$S = 1000 / CN - 10$$

		ACRES
PRE-DEV Drainage Area (ft ²)	121118	2.78
POST-DEV Drainage Area (ft ²)	155694	3.57
P _{1yr-24hr} (in.)	2.5	
CN _{pre}	74	
CN _{post}	87.2	

CN_{pre} for open space, good condition (grass cover > 75%), Soil Group C

CN_{post} weighted between 74 and 98 with 55% imperviousness

S _{pre}	3.514		
S _{post}	1.468	1.97/3.57=	0.552
Q _{pre} (in.)=	0.61	CN _{post} = 0.55 * 98 + (1-0.55) * 74 =	87.2
Q _{post} (in.)=	1.32		
V _{pre} (ft ³)	6139		
V _{post} (ft ³)	17191		

Percent Volume Increase 180

Critical Storm (yr) **25**

% Increase in Runoff Volume from a 1-yr, 24 hour Storm		Storm Frequency (Years)
Equal or Greater than (percent)	Less Than (percent)	
-	10	1
10	20	2
20	50	5
50	100	10
100	250	25
250	500	50
500	-	100

Water Quality Calculation

6/9/2021

Post Developed Properties	Area (sf)	Area (acres)
Total	155694	3.57
Pervious	69995	1.61
Impervious	85699	1.97

$$WQv = Rv * P * A / 12$$

$$Rv = 0.05 + 0.9i$$

$$\text{where } i = \text{impervious area ratio} \quad 0.5504$$

$$\text{Total Area} = 3.5742$$

$$Rv = 0.5454$$

Water Quality Volume (WQv) Required

Precipitation 0.9 in
Area, A 3.5742 acres

WQv req = 0.1462 acre-feet
6369 cubic feet

Add 20% for sedimentation 7642 cubic feet

Orifice Sizing	Flow Rate (Q)=	0.044	cfs
Using Extended Detention with	WQv/24hr*1 hr/60min *1 min/60 sec		
48 hour draw down			
$Q=0.6 * A * \text{sqrt}(2 g h)$			
solve for area, convert to orifice diameter			
where h= average head at orifice invert			
WQv elevation=	672.8		
orifice invert elevation=	671		
average head(h)=	0.9	ft	
A=	0.0097	ft	
Radius	0.0555	ft	
Diameter =	1.332	in	

Pond Characteristics

Date: 5/14/2021
Revised: 6/9/2021

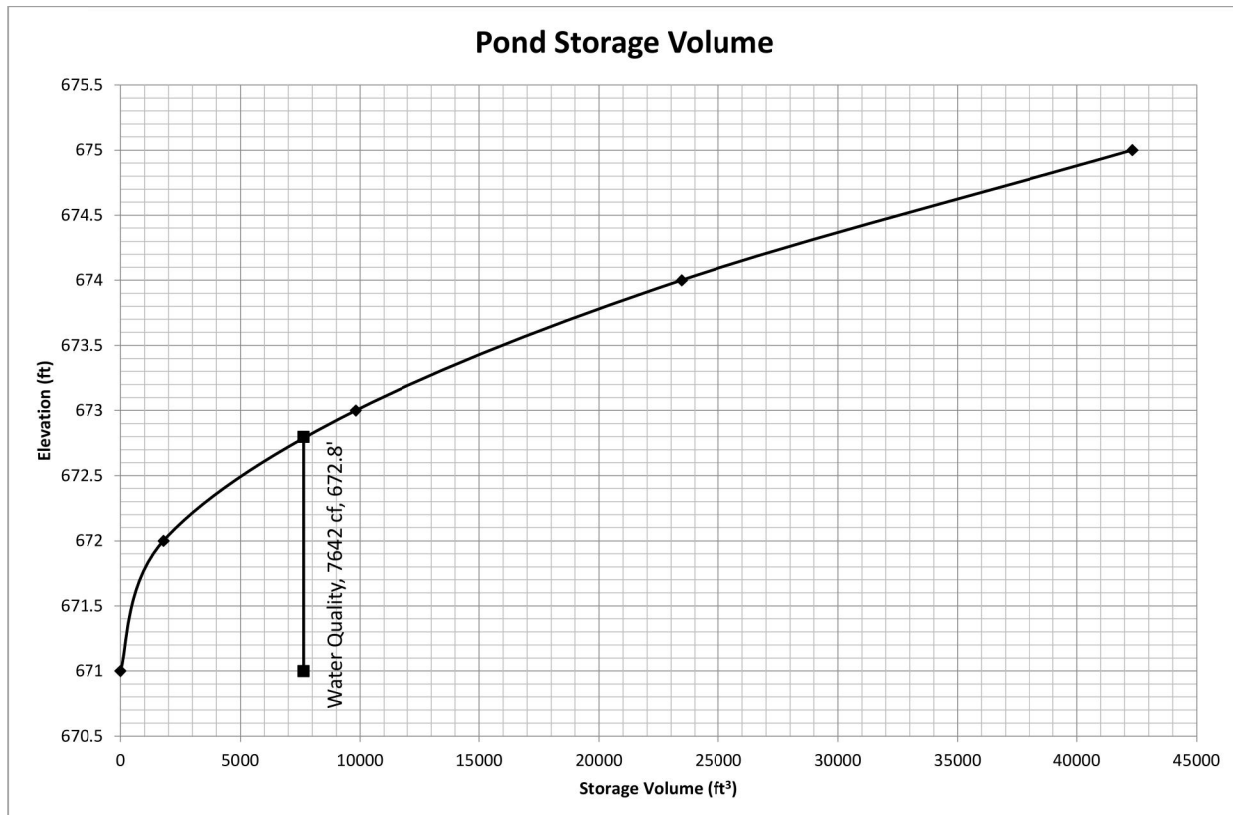
CONTOUR	AREA (sf)	VOLUME (cf)	CUMUL. VOL (cf)	Acre-ft
675	21404			
		18876.40	42329.09	0.9717
674	16457			
		13629.15	23452.68	0.5384
673	10985			
		8025.53	9823.53	0.2255
672	5394			
		1798.00	1798.00	0.0413
671	0			
		0.00	0.00	

Pipe Storage (Existing Pipes & Proposed)

LF	Diameter (in)	Area	Volume (cu ft.)
0	36	7.07	0.00
0	24	3.14	0.00
0	18	1.77	0.00
0	15	1.23	0.00
	12	0.79	0.00
Subtotal			0.00

Total Available Storage (cu ft.)

42329.09





CINCINNATI COMMERCIAL CONTRACTING

YOUR CHOICE FOR QUALITY

Century Mold Planning Staff Comment Response Letter

To Monroe Planning Staff:

General –

- 10x15 door is for owner access to mechanical equipment in rear yard and ventilation.

Parking –

- Noted.
- Added 6 more shadow parking stalls to comply with staff comments.

Landscaping –

- See revised Landscaping plan.

Screening –

- Proposed rooftop equipment to be screened by parapet wall shown.
- Requesting variance to leave dumpster pad and wood fencing as is.
- See revised Landscaping plan for screening of dock and service doors.

Architectural –

- See revised architectural plans and percentages.
- Requesting variance for two types of CMU proposed.

Department Comments:

- **Fire Department**
 - The new expansion will be fed from the existing sprinkler service inside the building.
 - See revised site plan for FD access road.
 - The end of proposed FD access road is 600' away the existing fire hydrant.
- **Police Department**
 - N/A
- **Public Works Department**
 - See attached documents.
 - No updates to water service.
 - No upgrades to Fire Protection.
 - No roadway cuts proposed

Thank you,

Christian Stone
BIM Director

VISIT OUR WEBSITE



GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF THE CITY OF MONROE SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE WRIGHT DR., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF MONROE.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE ([HTTP://WWW.AGRI.OHIO.GOV/EAB/](http://www.agri.ohio.gov/EAB/)).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH WATERS AND REMOVED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING, TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS. (SEE DETAIL SHEET).

DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL.

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL

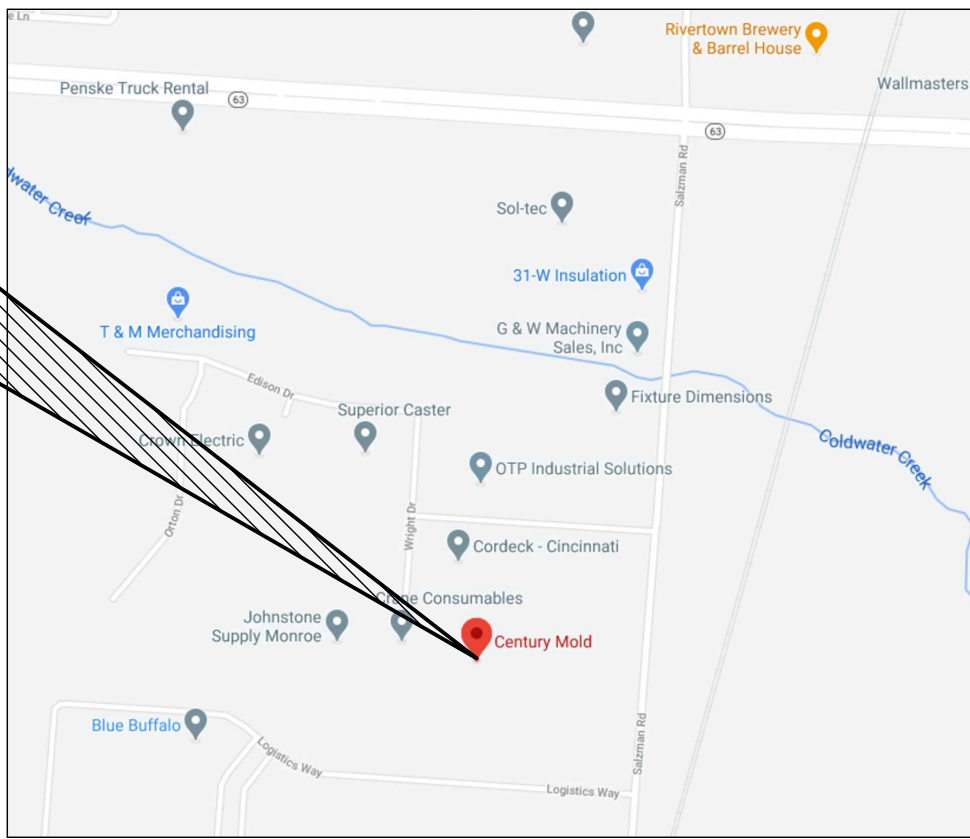


PLANS FOR THE CONSTRUCTION OF A NEW BUILDING EXPANSION FOR:

CENTURY MOLD

55 WRIGHT DR., BUTLER COUNTY, OHIO
MAY, 2021

PROPOSED SITE



LOCATION MAP

OWNER:

CENTURY MOLD CO., INC.
55 WRIGHT DRIVE
MIDDLETOWN, OH 45044
513-539-9283

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OHIO 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BINZ SURVEYING, LLC
6547 BROOKS RD.
HARRISON, OHIO 45030
(513)-202-0525
DANIEL BINZ

INDEX:

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION PLAN
- C-3.1 UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN, NOTES & DETAILS

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- CB 1.1 (7-19-2019) CATCH BASINS Nos 2-2A, B & C
- CB 1.2 (1-15-2016) CATCH BASINS Nos 2-3 & 2-4
- CB 2.2 (7-20-2018) CATCH BASIN NO. 3A
- MH 1.2 (1-15-2016) MANHOLE NO. 3
- BP-7.1 (7-20-2018) NEW CURB RAMPS WITH TRUNCATED DOMES

APPROVAL:

DRAWINGS APPROVED FOR CONSTRUCTION-CITY OF MONROE:

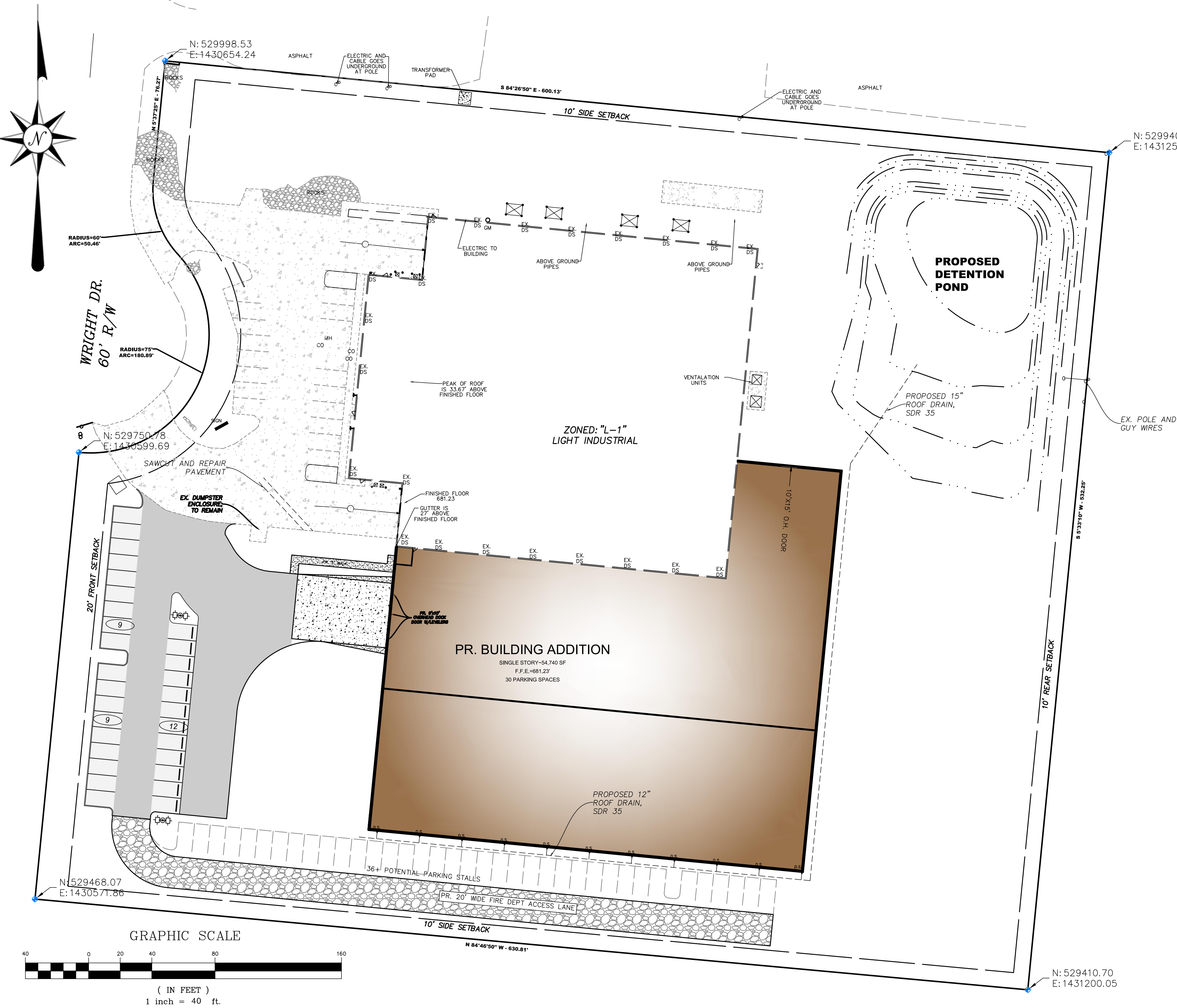
BY: _____

TITLE _____ DATE: _____

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

- CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
- GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
- DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
- INSTALL STORMWATER MANAGEMENT SYSTEMS.
- TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
- SITE CONSTRUCTION.
- FINAL GRADING, STABILIZATION, AND LANDSCAPING.
- REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



DEPARTMENT/ UTILITY TABLE:

DUKE ENERGY-ELECTRIC
BRETT KING
CINCINNATI, OHIO 45216
TEL: 513-287-4658
BRETT.KING@duke-energy.com

CITY OF MONROE PLANNING & ZONING & BUILDING DEPARTMENT
233 S. MAIN ST.
MONROE, OHIO 45050
KEVIN CHESAR
513-539-7374 EXT.-1020
CHESARK@MONROEOHIO.ORG

DUKE ENERGY-GAS
JEREMY PRATT
TEL: 513-287-4625
TEM: JEREMY.PRATT@DUKE-ENERGY.COM

BUTLER COUNTY DEPT.
ENVIRONMENTAL SERVICES
(SANITARY SEWER)
MALINDA BACK
130 HIGH ST.
HAMILTON, OHIO 45011
TEL: 513-887-3070

CITY OF MONROE PUBLIC WORKS AND ENGINEERING DEPARTMENT
FOR ANY WORK IN R/W
233 S. MAIN ST.
MONROE, OHIO 45050
BILL BROCK

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. & DESCRIPTION

BY

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



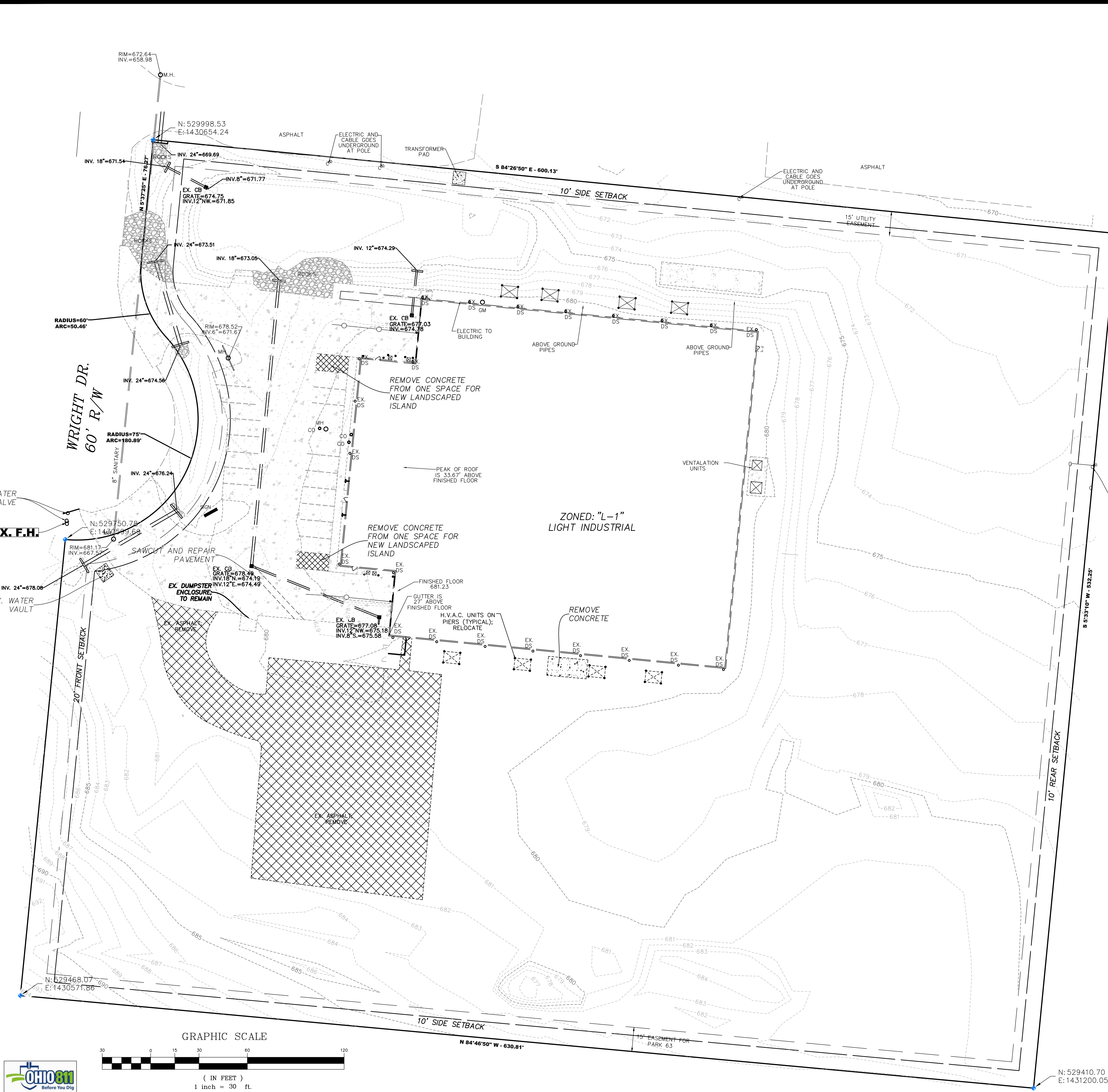
CENTURY MOLD
TITLE SHEET & GENERAL
NOTES
55 WRIGHT DR.,
MONROE, BUTLER COUNTY, OHIO

SCALE: HORIZ. VERT.
1"=40' N/A

JOB NO. 20-222
DATE Jun. 8, 2021

SHEET NO.

C-1



EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "L1". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE MONROE ZONING DEPARTMENT.
2. USE WILL NOT CHANGE.
3. PER FLOOD INSURANCE RATE MAP NUMBER 39017C0209E EFFECTIVE 12/17/2010, THE SUBJECT PROPERTY IS A NON-PRINTED MAP, LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES

REMOVE PAVEMENT/CONCRETE

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE, IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS AS SHOWN.

Legend of Symbols & Abbreviations

- | | |
|---|------------------------|
| * LIGHT POLE | ▲ SIGN |
| FH ▲ FIRE HYDRANT | GV ○ GAS VALVE |
| HVAC HEATING, VENTILATION AIR CONDITIONING UNIT | CO ● CLEANOUT |
| CONCRETE | CB ■ CATCH BASIN |
| MH ○ MANHOLE | UB ○ UTILITY BOX |
| WV ○ WATER VALVE | GM ○ GAS METER |
| UP ○ UTILITY PEDESTAL | DS ● DOWNSPOUT |
| WATER FAUCET | EB ■ ELECTRIC BOX |
| UNDERGROUND UTILITY | • BOLLARD |
| | UTILITY POLE |
| | GUY WIRE |
| | CHAIN LINK FENCE |
| | HANDICAP PARKING SPACE |
| | GUARDRAIL |
| | ELECTRIC PLUG |
| | TELEPHONE BOX |
| | DOOR |
| | OVERHEAD DOORS |



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO. & DESCRIPTION

BY

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



CENTURY MOLD
EXISTING CONDITIONS &
DEMO PLAN

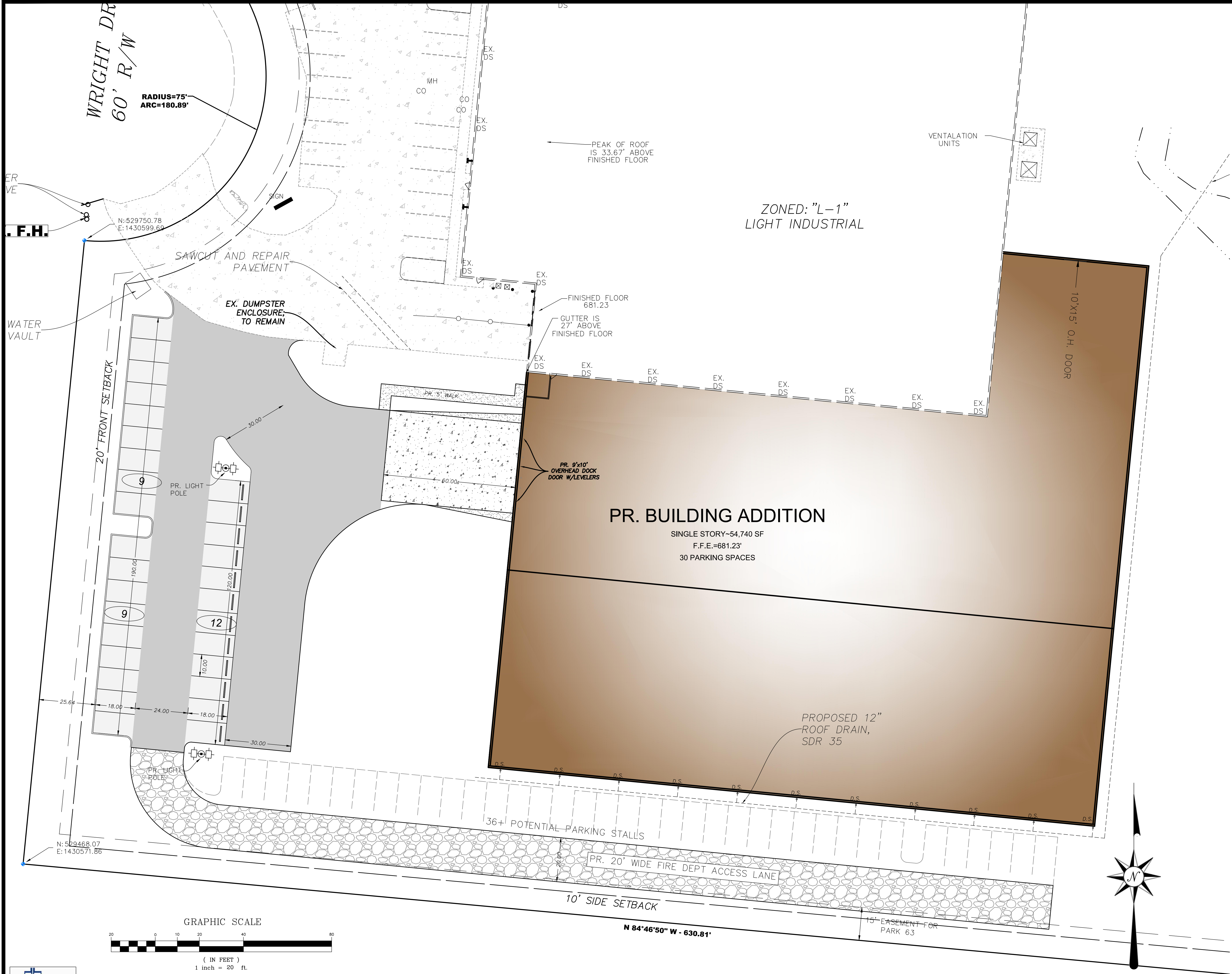
55 WRIGHT DR.,
MONROE, BUTLER COUNTY, OHIO

SCALE: HORIZ. VERT.
1"=30' N/A

JOB NO. 20-222
DATE Jun. 8, 2021

SHEET NO.

C-2



LEGEND-PROP. FEATURES

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK
- NEW GRAVEL PAVEMENT

PARKING TABLE:

PROPOSED PARKING=	30 (ADDITIONAL)
ADA ACCESSIBLE =	0
TOTAL PARKING	30 SPACES (MIN. 10' X 18')

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
- ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
- ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
- ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
- PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.
- MAXIMUM ALLOWABLE BUILDING COVERAGE FOR SITE IS 85%

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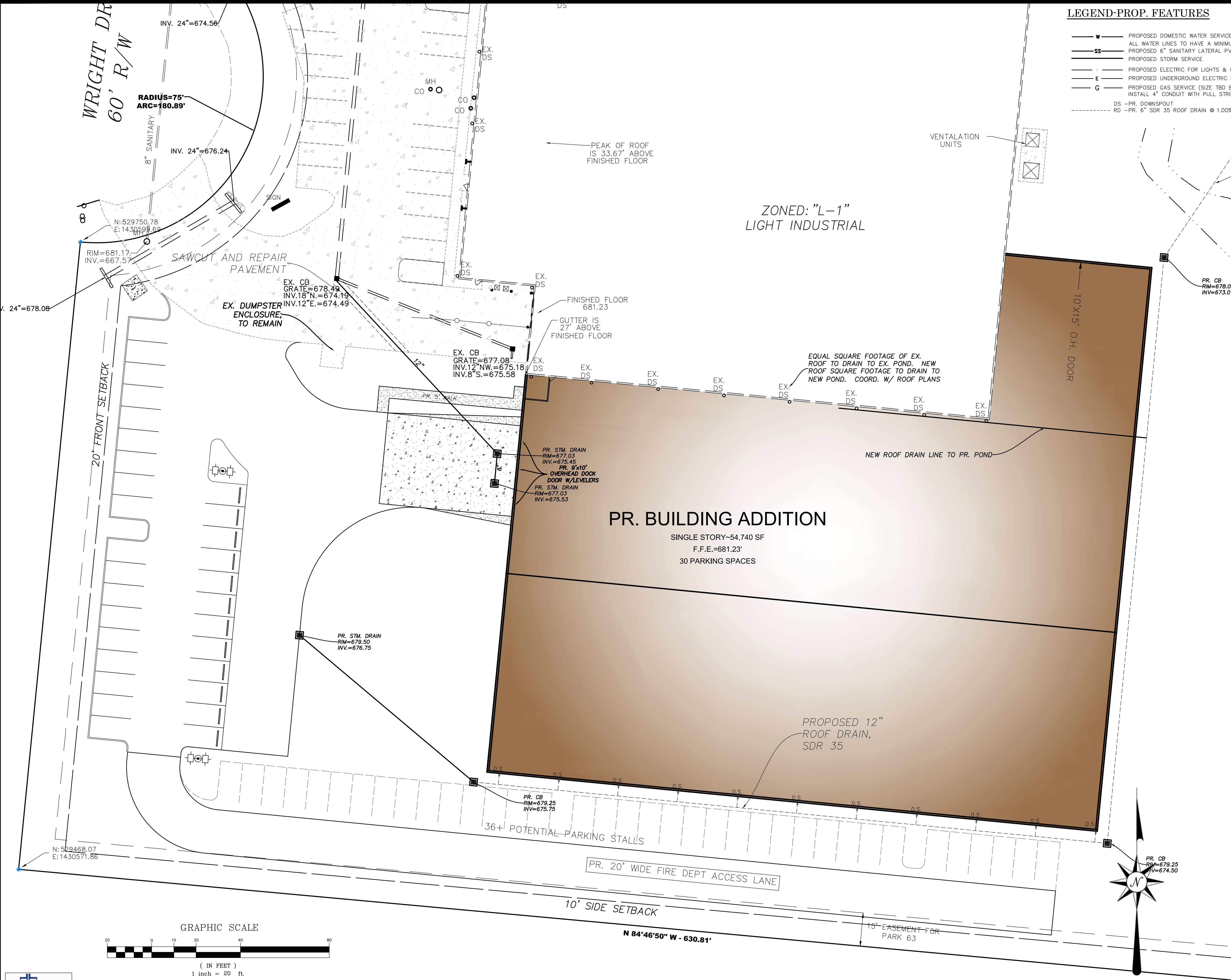


CENTURY MOLD
SITE DIMENSION PLAN
55 WRIGHT DR.,
MONROE, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	20-222	
DATE	Jun. 8, 2021	

SHEET NO.

C-3



LEGEND-PROP. FEATURES

- W PROPOSED DOMESTIC WATER SERVICE (1.5" METER-INSIDE BUILDING; 2" LINE, TYPE K COPPER)
- SS ALL WATER LINES TO HAVE A MINIMUM OF 48" OF COVER
- PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 1.04% MIN.
- PROPOSED STORM SERVICE
- E PROPOSED ELECTRIC FOR LIGHTS & COMPACTOR (CONFIRM DETAILS W/ MEP)
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- G PROPOSED GAS SERVICE (SIZE TBD BY USE)
- INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE (IF NEEDED FOR TIMING SEE NOTE 24 BELOW)
- DS -PR. DOWNSPOUT
- RD -PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

UTILITY NOTES:

*** ALL UTILITIES FOR THE PROPOSED ADDITION SHALL BE CONNECTED INTERNALLY. NO NEW SERVICE LINES ANTICIPATED.

- CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BINZ SURVEYING.
- ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
- FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
- THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
- SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
- COORDINATE WITH CITY OF MONROE FOR BUILDING SEWER AND WATER TAPS.
- ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
- SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
- A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
- SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
- SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
- DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
- CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
- WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
- ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
- SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
- CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS
- GAS SERVICE TO BE INSTALLED BY COLUMBIA GAS, FROM MAIN TO METER SETTING. IF CONTRACTOR ELECTS TO PAVE OR COVER AREA BEFORE SERVICE INSTALLED, CONTRACTOR SHALL INSTALL 4" OR 6" PVC WITH PULL STRING SO VECTREN CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH VECTREN ENERGY BEFORE COMMENCING WORK.
- THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM ODOT, AND RESTORE THE PAVEMENT OF MAPLE AVE.

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EVANS ENGINEERING
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UTILITY SERVICE PLAN

CENTURY MOLD
55 WRIGHT DR.
MONROE, BUTLER COUNTY, OHIO

SCALE: HORIZ. VERT.
1"=20' N/A

JOB NO. 20-222

DATE Jun. 8, 2021

SHEET NO.
C-3.1

EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE BUTLER COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.

2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
A. THE REQUIRED PRE-CONSTRUCTION MEETING
B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVES UPON REQUEST.

SAFETY:

8. THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVEMENT TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES THAT ENTER AND LEAVE THE SITE. SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AN EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE- FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OR ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROWING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH0C00004-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

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

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA OR LOCAL JURISDICTION TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

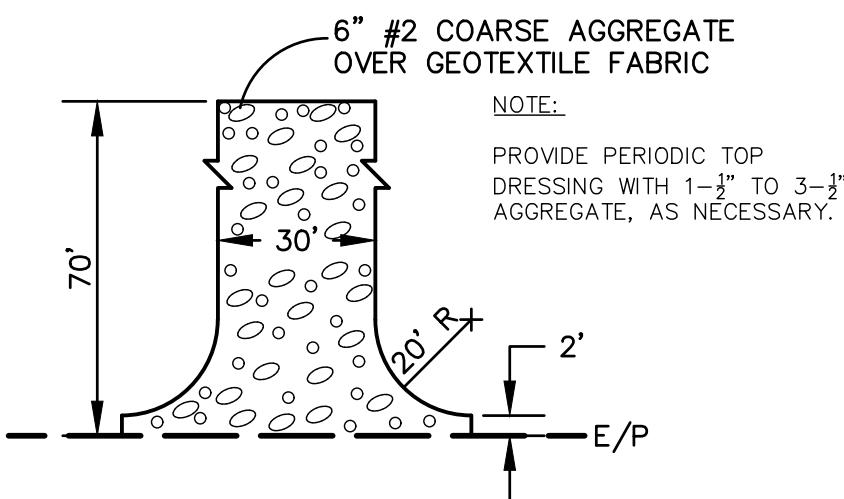
SPECIAL NOTES:

1. DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.

2. AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TIRES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.

3. DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.

4. DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.



STABILIZED CONSTRUCTION ENTRANCE
(ONLY IF NECESSARY)
NO SCALE

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE	0.5 LBS
	DOMESTIC RYEGRASS	0.25 LBS
	KENTUCKY BLUEGRASS	0.25 LBS
	2. TALL FESCUE	1 LBS
	3. DWARF FESCUE	1 LBS

2-1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVECH	0.25 LBS
	TALL FESCUE	0.50 LBS
	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL	1. TALL FESCUE	1 LBS
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B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (1/4) OF AN INCH.

TEMPORARY AND PERMANENT SEEDING(CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMD FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING

A. TEMPORARY SEEDING-AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:

1. MECHANICAL- USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
2. ASPHALT EMULSION-APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
3. MULCH NETTING-USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of surface water of the site and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

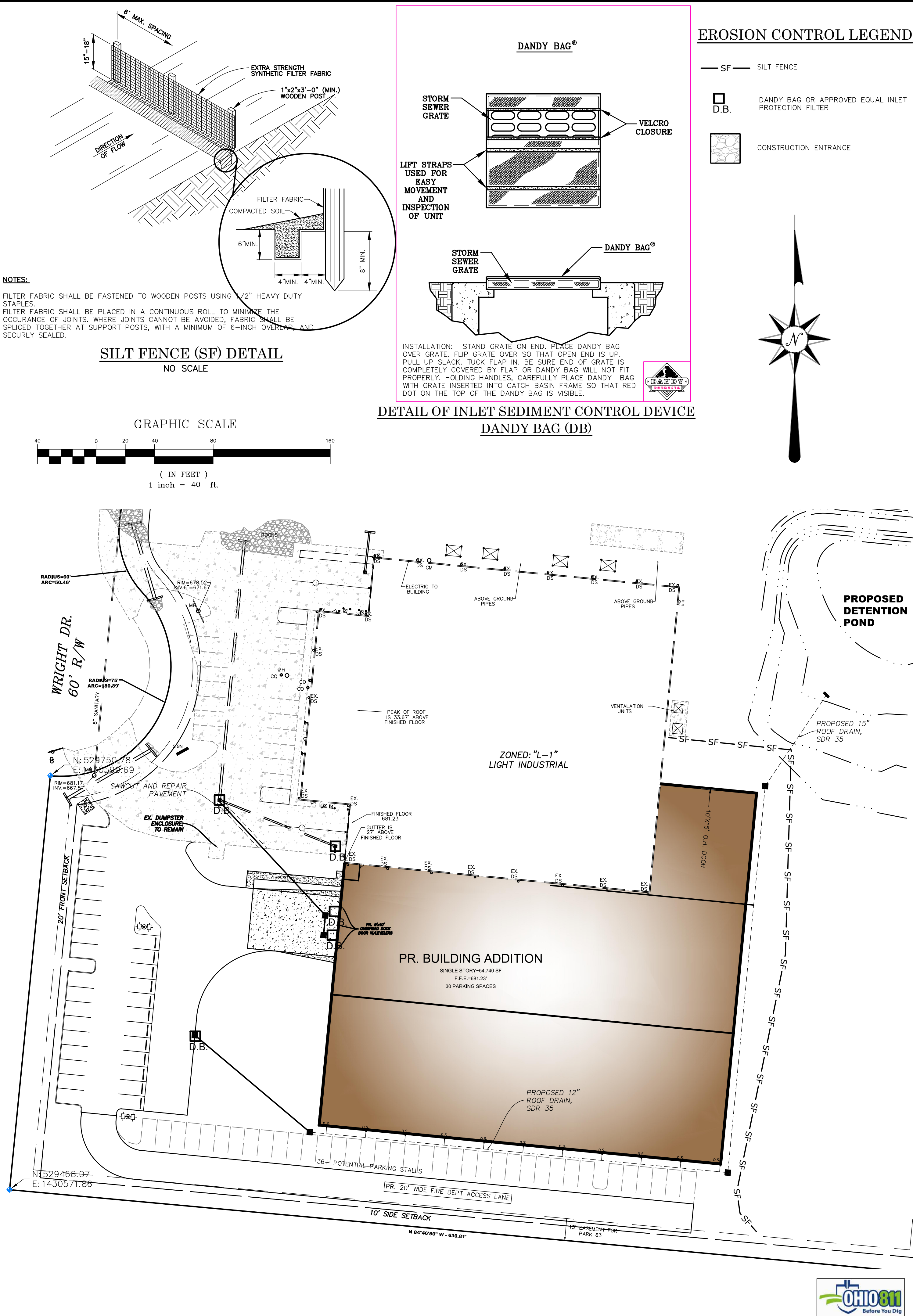
TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of surface water of the site and not at final grade	Within two days of the most recent disturbance if the area will lie dormant 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 surface water of the site	Within seven days of the most recent disturbance within the area
Disturbed areas that will lie idle over winter	Prior to the onset of winter weather

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. INSTALL STORMWATER MANAGEMENT SYSTEMS. INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
5. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
6. GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
7. INSTALLATION OF ALL UTILITIES.
8. SITE CONSTRUCTION.
9. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO. & DESCRIPTION
BY
DATE

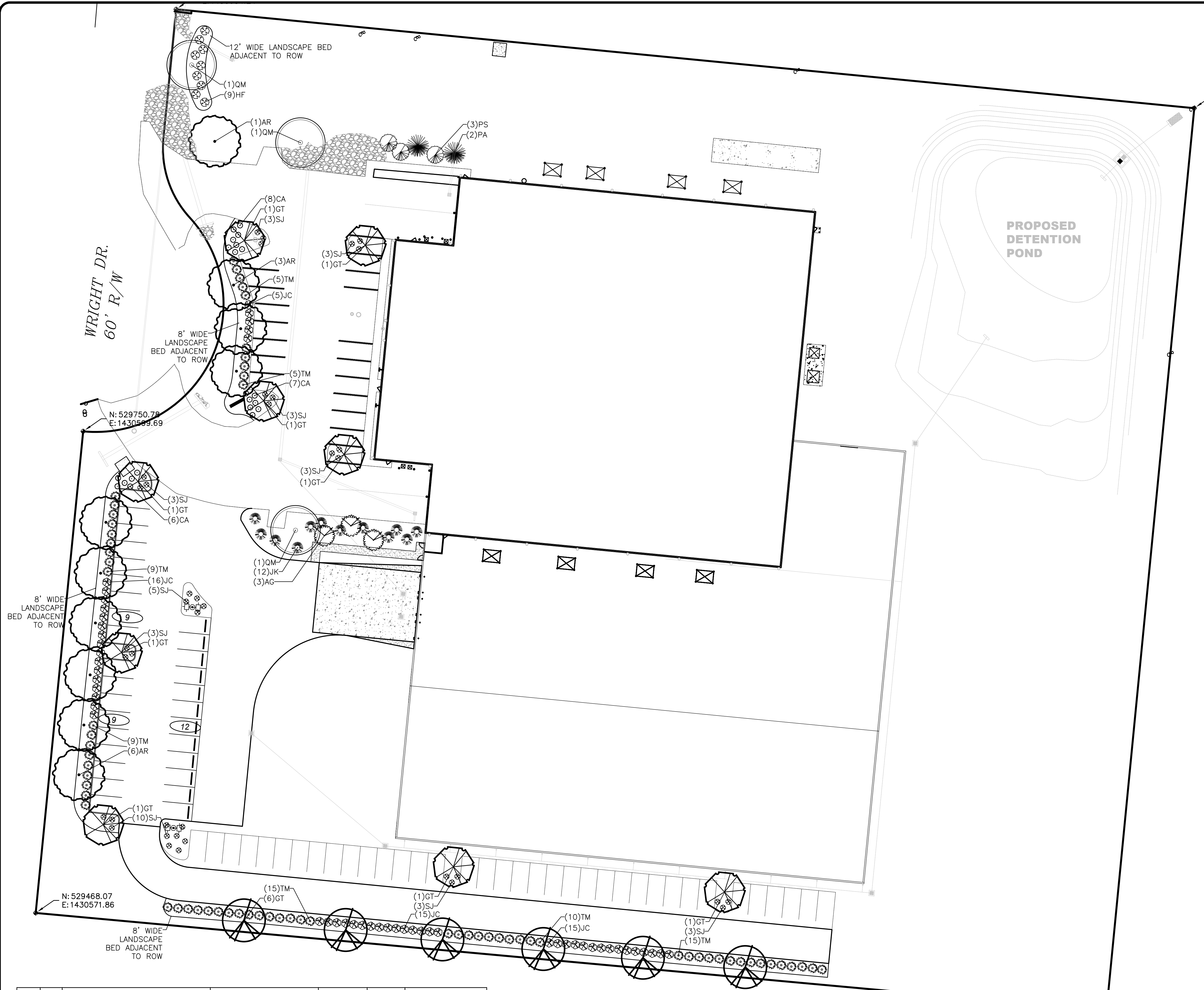
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



STORMWATER POLLUTION
PREVENTION PLAN, NOTES
& DETAILS

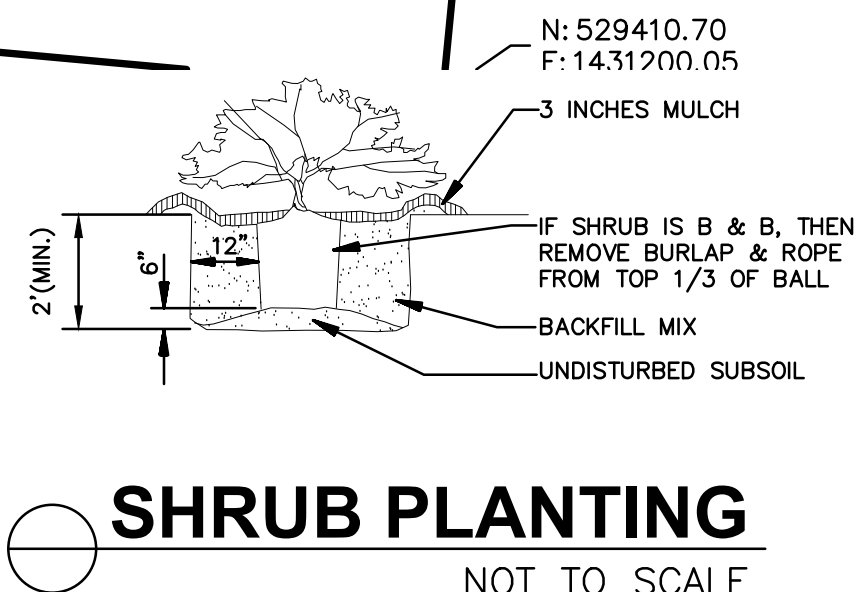
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JOB NO.	20-222	
DATE	Jun. 8, 2021	

SHEET NO.



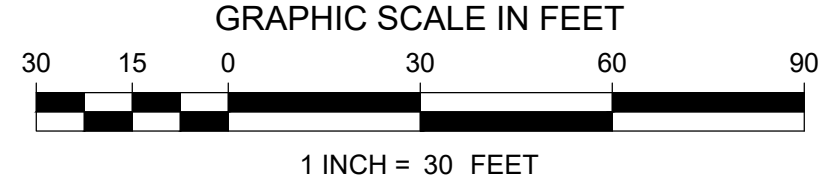
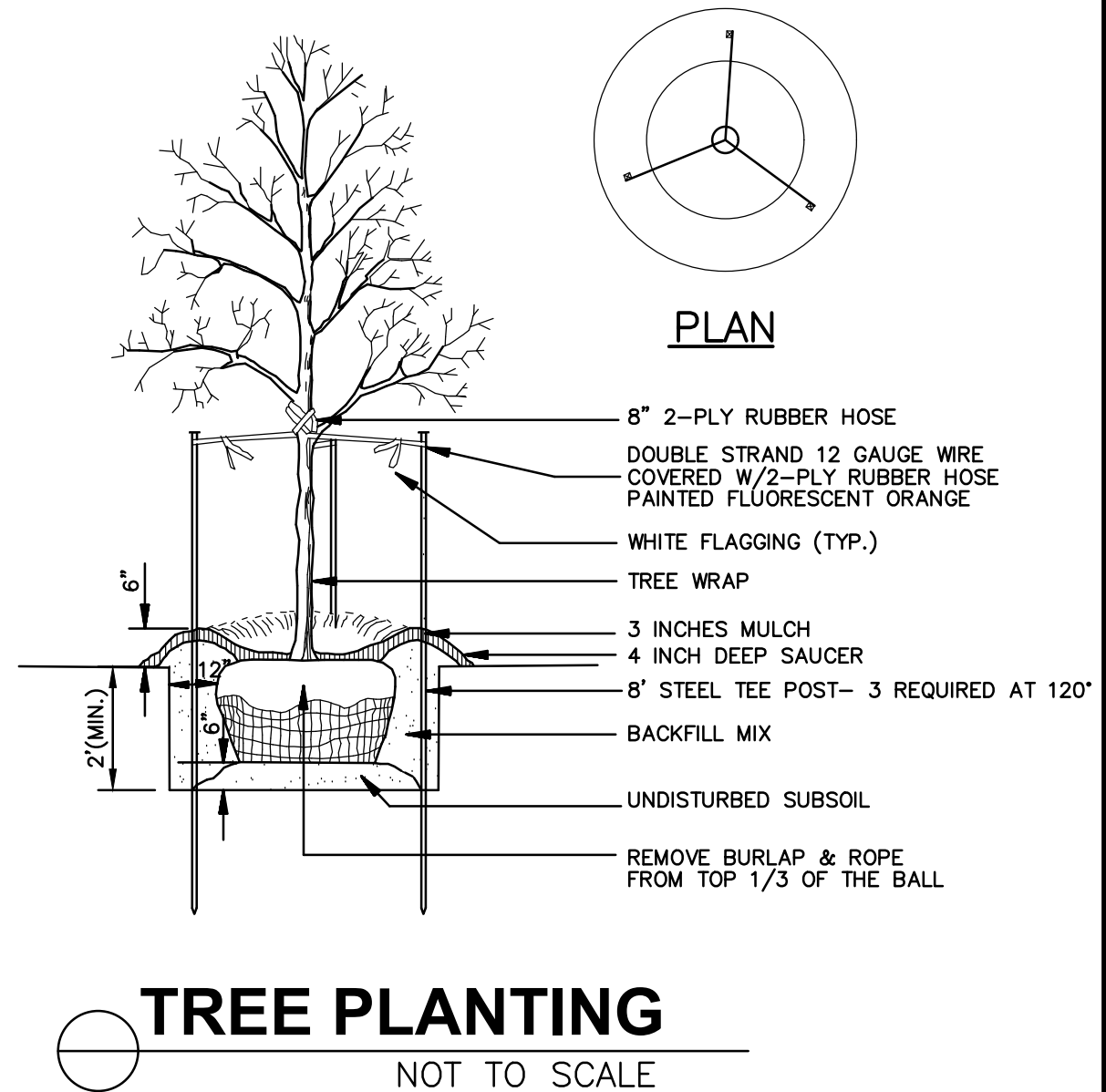
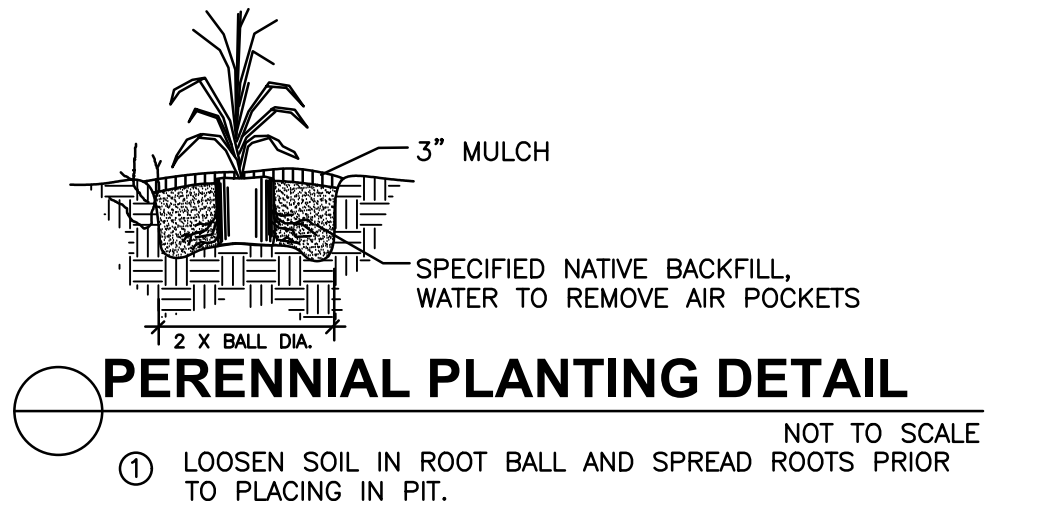
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY/EVERGREEN TREES						
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6"	B&B	Multi-stem
AR	10	Acer rubrum 'October Glory'	October Glory Maple	2.5" cal.	B&B	Straight Central Leader
GT	9	Gleditsia triacanthos 'Inermis 'Skyline'	Skyline Honeylocust	2.5" cal.	B&B	Straight Central Leader
JK	12	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6" ht.	B&B	
QM	3	Quercus muhlenbergii	Chinkapin Oak	2.5" cal.	B&B	Straight Central Leader
PA	2	Picea obies	Norway Spruce	6' ht.	B&B	
PS	3	Pinus strobus	Eastern White Pine	6' ht.	B&B	
TC	6	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	Straight Central Leader
SHRUBS/PERENNIALS						
CA	21	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard		#3 cont.	
HF	9	Hypericum frondosum 'Sunburst'	Sunburst Hypericum		#3 cont.	
JC	51	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" ht.	B&B	
SJ	39	Spiraea japonica 'Little Princess'	Little Princess Japanese Spiraea	24"	#3 cont.	
TM	68	Taxus x media 'densiformis'	Densiformis Yew	36" ht.	B&B	

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROPOSED
VEHICULAR USE AREAS (ISLANDS)	1 TREE AND 3 SHRUBS PER ISLAND (11 ISLANDS = 11 TREES AND 33 SHRUBS)	9 TREES (2 ISLANDS HAVE LIGHTING, TREES WOULD BLOCK THE LIGHT), 39 SHRUBS
VEHICULAR USE AREAS (PERIMETER)	1 TREE PER 5 PARKING SPACES AND 3' TALL EVERGREEN SCREEN ALONG PARKING AREAS (94 PARKING SPACES = 19 TREES)	19 TREES AND 3' TALL ROW OF EVERGREEN SHRUBS
FRONT YARD LANDSCAPE REQUIREMENTS	20% TO BE LANDSCAPED WITH TREES AND SHRUBS. (MIN. 6 FOOT WIDE AREA ADJACENT TO THE RIGHT OF WAY)	6' WIDE LANDSCAPE BED PROVIDED ALONG RIGHT OF WAY. (PERIMETER LANDSCAPE APPLIES TOWARDS FRONT YARD REQUIREMENTS)
LOADING DOCK SCREENING REQUIREMENTS	SCREENING SHALL BE PROVIDED TO ACHIEVE AT LEAST 75% OPACITY FROM STREET	EVERGREEN SCREEN PROVIDED



- LANDSCAPE NOTES:**
- ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSE SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.
 - ALL EXISTING TREES SHOWN ON THE PLAN TO BE PRESERVED AND PROTECTED.

- PERMANENT SEEDING**
- ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.
 - TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.
 - PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.



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OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER	DATE	REMARKS

2K LA
2K Landscape Architecture, LLC
3234 Harvest Ave.
Middletown, Ohio 45213
513.228.8572
www.2KlandscapeArchitecture.com

LANDSCAPE PLAN
CENTURY MOLD
55 WRIGHT DRIVE
MIDDLETOWN, BUTLER COUNTY, OHIO

OWNER:
PROJECT NO.: 2021-14

DATE: June 8, 2021
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 30'

SHEET:
L-1



Scale: 1 inch= 35 Ft.

Lighting Design Declaimer

The Lighting Analysis, e2-arcnet, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by "YOUR COMPANY" represents an anticipated prediction of lighting system performance based upon design parameters and information furnished by "YOUR COMPANY" and is not intended to be a final design. "YOUR COMPANY" warrants that the Lighting Design and therefore actual measured results may vary from the actual field conditions. "YOUR COMPANY" recommends that design decisions be based on the Lighting Design and that the Lighting Design be used in conjunction with the Lighting Design Warranties, either implied or stated, with regard to actual measured light levels or energy consumption, which are not intended to be a final design. Design decisions based on the Lighting Design without reference to the Lighting Design Warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design. "YOUR COMPANY" does not warrant the appropriateness, completeness or suitability of the Lighting Design. The Lighting Design is submitted for informational purposes only and is not intended for construction as a part of a permit or advisory stamped drawing created and submitted by "YOUR COMPANY". The Lighting design of a project is issued, in whole or in part, as advisory information for informational purposes and is not intended for construction as a part of a permit or advisory stamped drawing package.

Scale: as noted
Date: 5/5/2021
Filename: CENTURY MOLD AGI
Drawn By: TONY BROWN

Job Name:
x

Prepared For:
Rep Agency Name
Address

cooper
ELECTRICAL SALES

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
general area	Illuminance	Fc	1.07	8.8	0.0	N.A.	N.A.		10	10	Horizontal
parking lot proposed	Illuminance	Fc	2.04	6.5	0.6	3.40	10.83		10	10	Horizontal

Luminaire Schedule											
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
	6	W	W34-90L-RAB04703MOD50	SINGLE	9087	1.000	LEVELS TAKEN @ 0.0 AFG	87.4	87.4	524.4	W34-90L-RAB04703MOD50.IES
	4	A4	AE-OD-GY-200UV-D-40-T4-X-XX	SINGLE	30796	1.000	LEVELS TAKEN @ 0.0 AFG	203.038	203.038	812.152	AE-OD-GY-200UV-D-40-T4-X-XX.IES
	2	A5	AE-OD-GY-240UV-D-40-T5-X-XX	SINGLE	34884	1.000	LEVELS TAKEN @ 0.0 AFG	242.144	242.144	484.288	AE-OD-GY-240UV-D-40-T5-X-XX.IES

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A4	1431052.5	528757.5	25	175.449	70
2	A4	1431063.75	528860	25	175.314	70
3	A4	1431069	528729.5	25	264.289	70
4	A4	1431185.25	528717.25	25	265.749	70
5	A5	1430934	528875.25	25	265.882	0
6	A5	1430920.25	528739.5	25	87.248	0
7	W	1431333.01	528742.625	20	0	0
8	W	1431339.57	528807.212	20	0	0
9	W	1431346.82	528870.675	20	0	0
10	W	1431351.06	528933.389	20	353.117	0
11	W	1431323.57	528964.405	20	85.512	0
12	W	1431286.75	528708.75	20	264.428	0
Total Quantity: 12						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *COOPER ELECTRICAL SALES*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

COOPER ELECTICALSALES luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

Lighting Design Disclaimer

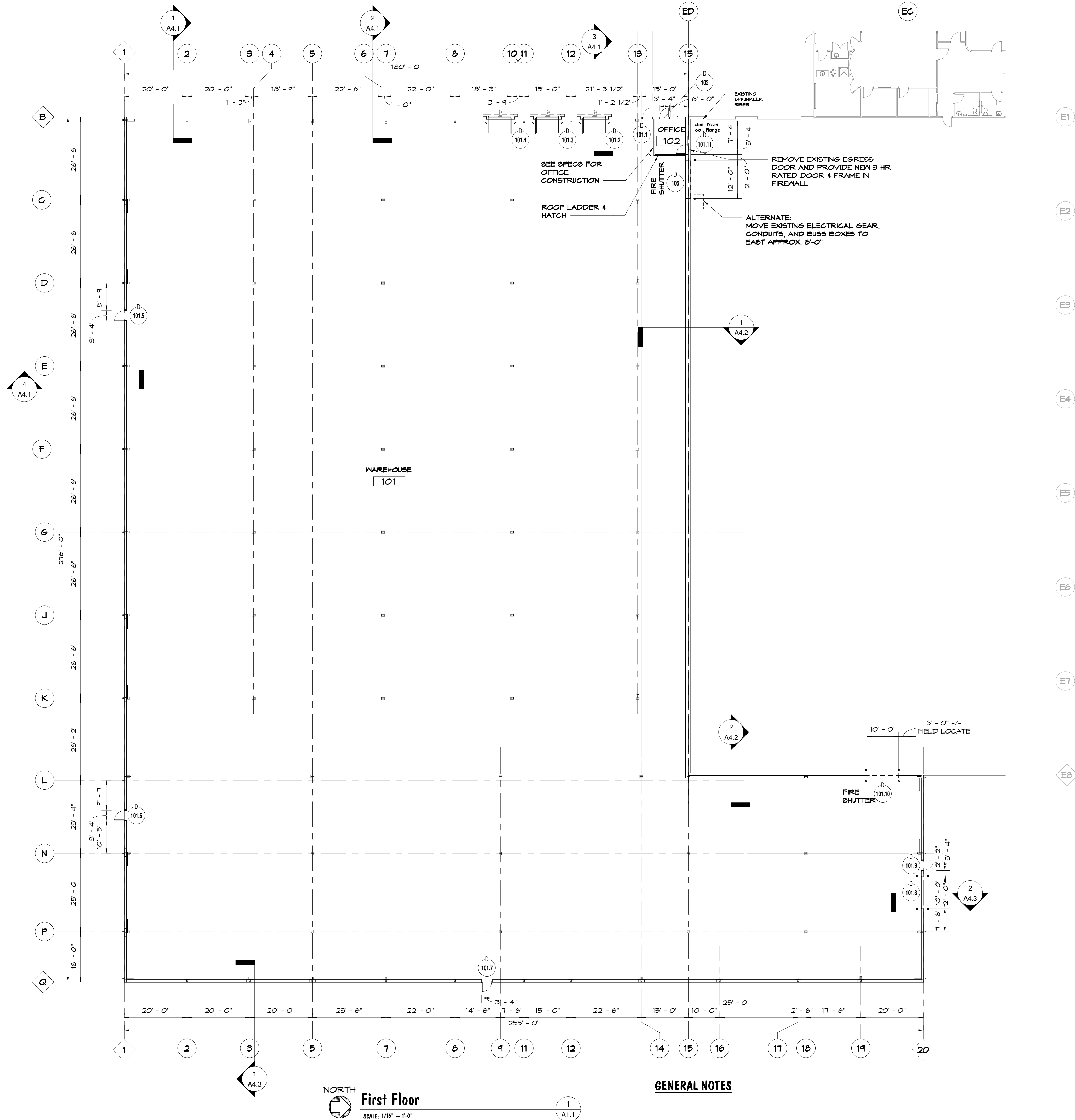
The Lighting Analysis, and/or, Energy Analysis, and/or Visual Simulation ("Lighting Design") provided by COOPER ELECTRICAL SALES represents an anticipated prediction of lighting system performance based upon data and information supplied by others. These design parameters and information provided by others have not been field verified by COOPER ELECTRICAL SALES. COOPER ELECTRICAL SALES does not warrant, represent or guarantee the accuracy or completeness of the Lighting Design. The Lighting Design is issued, in whole or in part, as advisory only and is not intended for construction nor as being part of a project's construction documentation package.

Prepared For:
Rep. Agency Name
Address

cooper
ELECTRICAL SALES

Job Name:
x
Lighting Layout
Version A

Scale: as noted
Date: 5/5/2021
Filename: CENTURY MOLD.AGI
Drawn By: TONY BROWN



NORTH
First Floor
SCALE: 1/16" = 1'-0"

GENERAL NOTES

KEY NOTES

SHEET CONTENTS:
FLOOR PLAN

Proposed Expansion For:
CENTURY MOLD
EXCELLENCE IN PLASTICS
55 Wright Drive
Monroe, Ohio

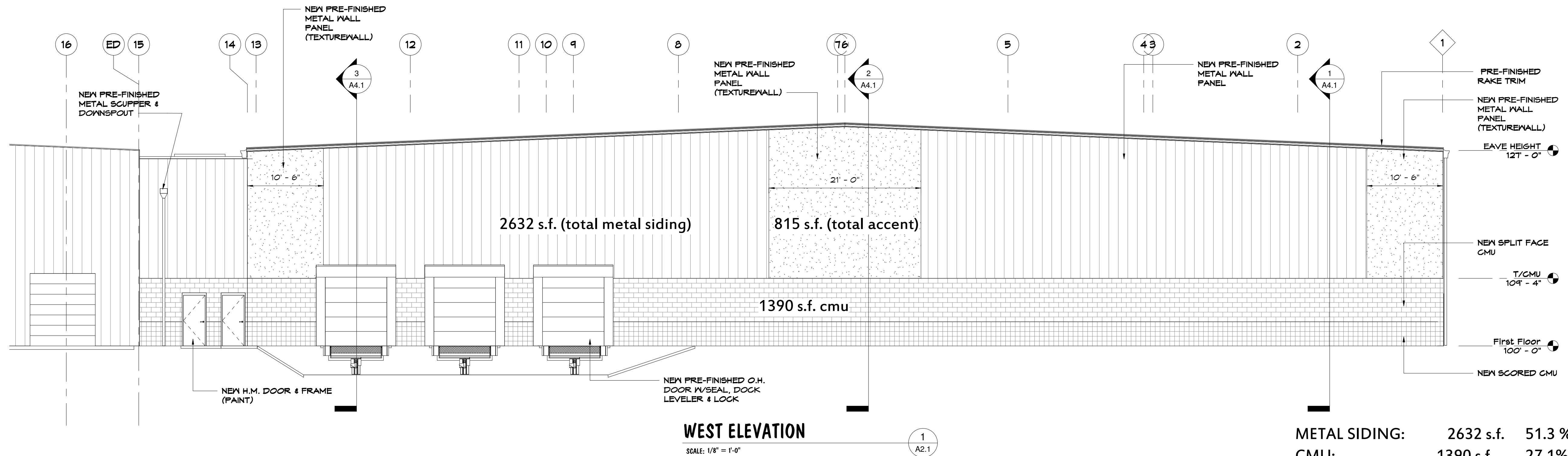
REV. DATE CK'D

Drawn By: WNS Checked By: WNS

Preliminary
Not For
Construction

Date: 06.02.21 Job No: 20.153

A1.1



WEST ELEVATION

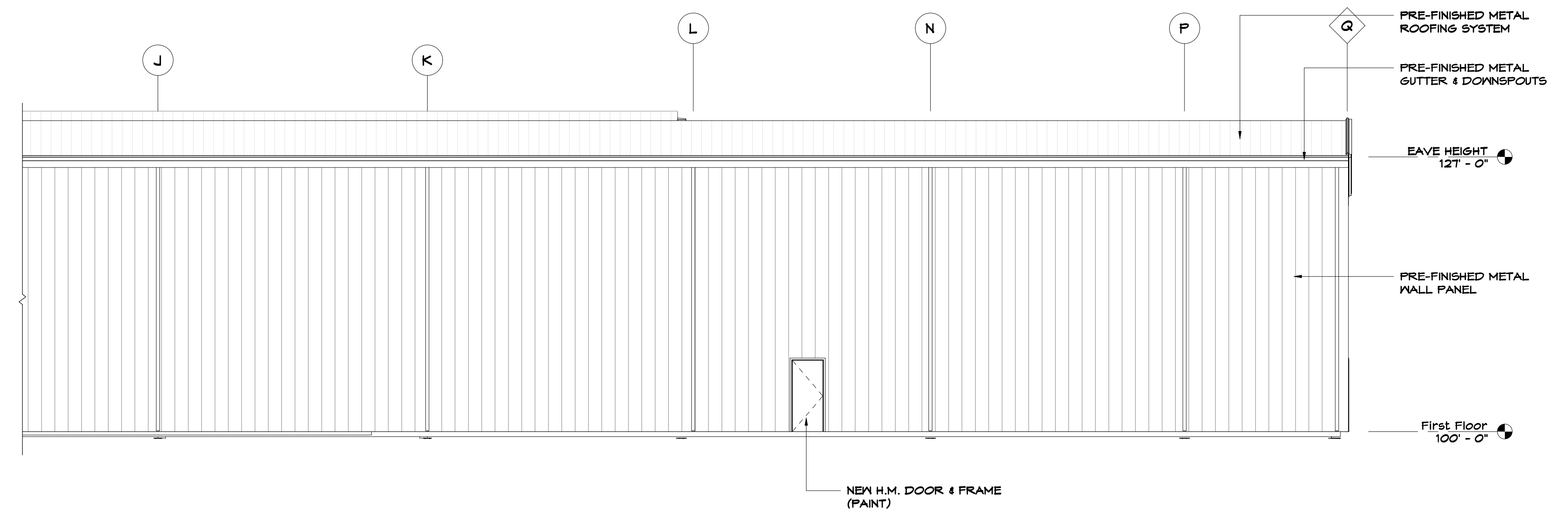
SCALE: 1/8" = 1'-0"

METAL SIDING:	2632 s.f.	51.3 %
CMU:	1390 s.f.	27.1%
ACCENT MATERIAL:	815 s.f.	16%
DOORS:	291 s.f.	5.6%
TOTAL AREA:	5128 s.f.	100%

SOUTH ELEVATION - WEST

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

2
A2.1



SOUTH ELEVATION - EAST

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

3
A2.1

K|B|A

K B A Incorporated **ARCHITECTS**
CINCINNATI OHIO

29 HIGH STREET
Milford, Ohio 45150
513.752.7800
Fax: 513.752.7833
www.KBAinc.com

SHEET CONTENTS:
ELEVATIONS

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phone (513) 561-6633 fax (513) 561-3554

Proposed Expansion For:
CENTURY MOLD
EXCELLENCE IN PLASTICS
55 Wright Drive
Monroe, Ohio

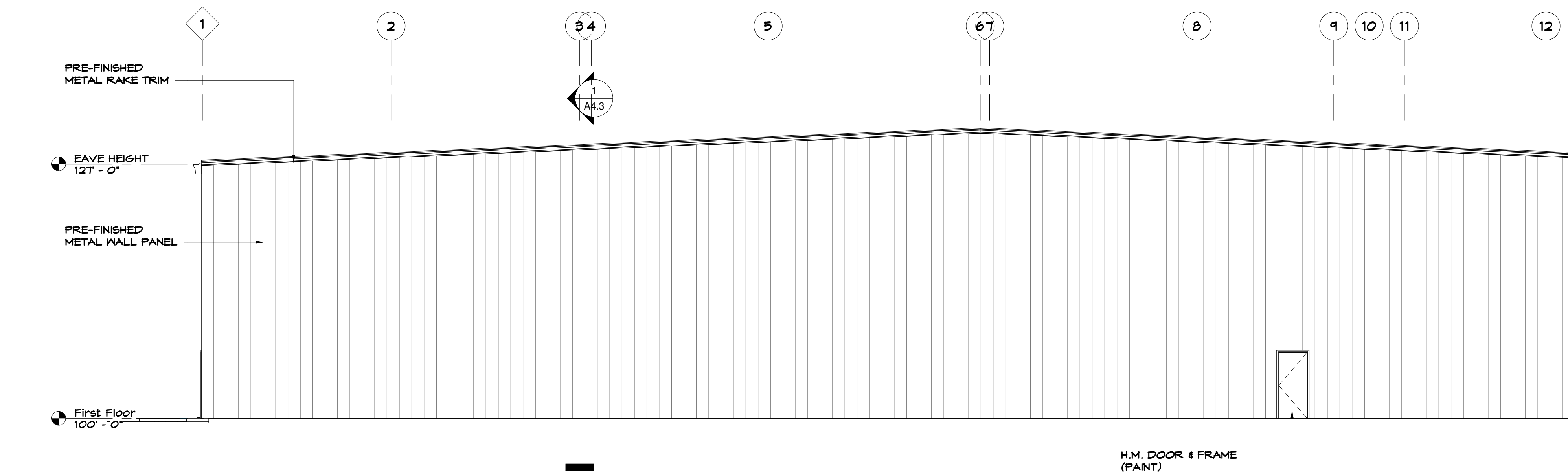
REV. DATE CK'D

Drawn By: WNS Checked By: WNS

Preliminary
Not For
Construction

Date: 06.02.21 Job No: 20.153

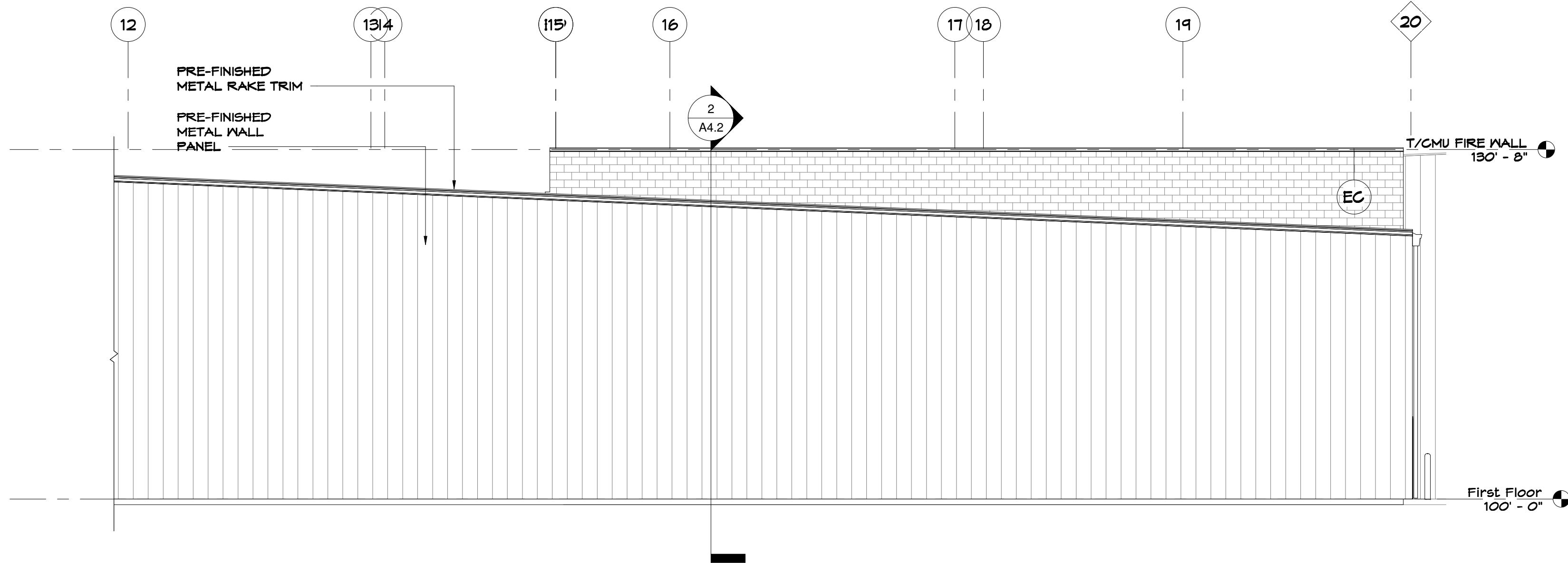
A2.1



EAST ELEVATION - SOUTH

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

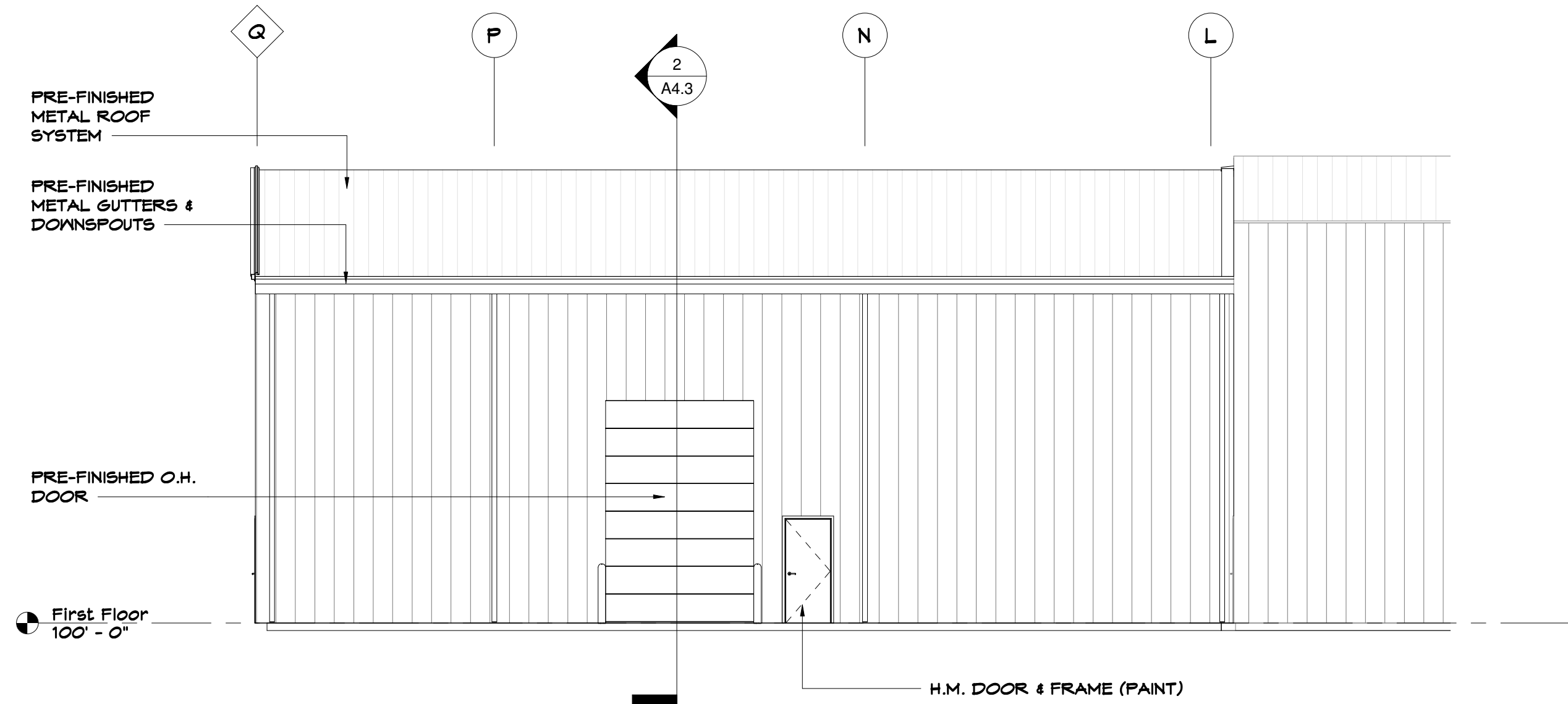
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A2.2



EAST ELEVATION - NORTH

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

2
A2.2



NORTH ELEVATION

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

3
A2.2



DESIGN SUMMARY
Site Acreage: 20.91 Acres

Current Zoning: C4 with PUD Overlay
Proposed Zoning: R4 with PUD Overlay

Total Units: 101
West Property: 73 Units
East Property: 27 Units

Density: 5.05 Units / Acre

Required Open Space - 4.00 Acres
Required Formal Open Space West - .65 Acre
±.65 Acre Provided
Required Formal Open Space East - .40 Acre
±.48 Acre Provided

Parking Required: 2.5 Spaces / Unit = 255 Spaces
(Provided by Garages and Driveways)

Monroe Crossings II



FRONT ELEVATION

Provided by:

KEVIN C. BALES, ARCHITECT
949 Lawn Avenue
Hamilton, Ohio 45013
(614) 561-9229
bales9176@aol.com



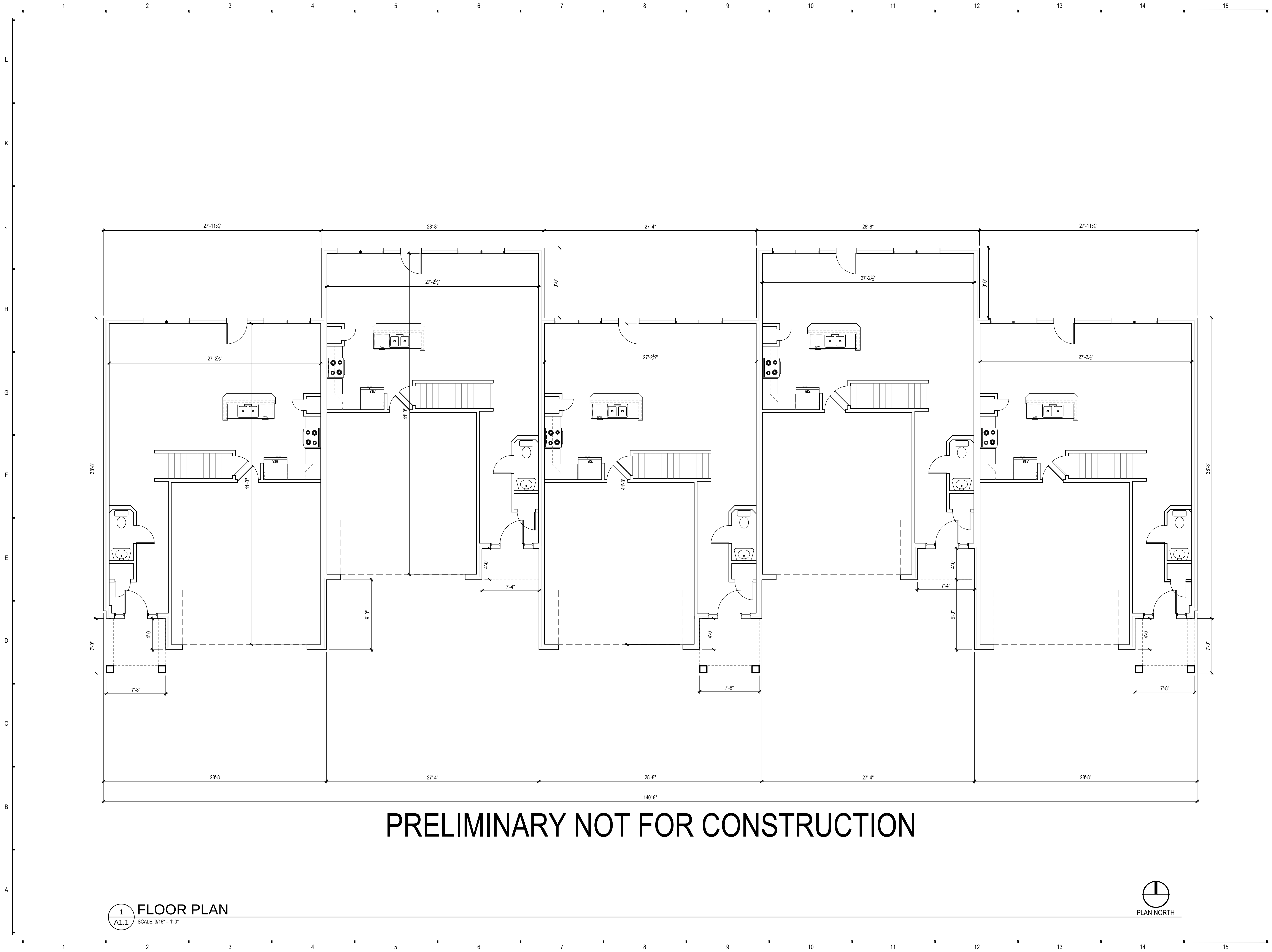












1 FLOOR PLAN
A1.1 SCALE: 3/16" = 1'-0"



KEVIN C. BALES, ARCHITECT
949 LAWN AVENUE
HAMILTON, OHIO 45013
(614) 561-9229
BALES9176@AOL.COM

J I HOMES - MONROE CROSSINGS II

ADDRESS - TBD
MONROE, OHIO

PROJECT NO: TBD

ISSUANCES

4/28/2021-PRELIM. CONCEPT

PRELIMINARY
FLOOR PLAN

DRAWN BY: KCB
REVIEWED BY: KCB

A1.1



SHOPS OF MONROE CROSSINGS
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this 31st day of July, 2007, by and between **SHOPS OF MONROE CROSSINGS, LLC**, an Ohio limited liability company (the "Shops") and **THE CITY OF MONROE, OHIO, an Ohio Municipal Corporation** (the "City").

1. **Recitals.** The Shops has proposed to develop a retail shopping center area with two (2) parcels located at the intersection of Crossings Boulevard and State Route 63 and various parcels at the intersection of State Route 4 and Roden Park Drive and being further described in the Preliminary Development Plan (the "Project") as submitted to the Monroe City Council. The Shops has further agreed to develop the Project according to the guidelines set forth in Monroe Planning and Zoning Code Chapter 1272 "Planned Unit Development Procedures." The parties desire to enter into this agreement to memorialize the substantive conditions attached to this planned unit development.
2. **Scope of Application for this Agreement.** This Agreement is applicable to any and all new development occurring upon the Project property as described on the Preliminary Development Plan approved by the Monroe City Council. This Agreement shall also apply to any future reconstruction or expansion to existing structures located upon the Project property.

This Agreement applies to the approved final development plans for all structures located on the Project property. The final development plans for each structure located on the Project property shall follow the site plan standards as set forth in the Monroe Planning Zoning Code Chapter 1232.13 "Site Plan Standards" and all other applicable chapters contained within the Planning and Zoning Code unless any such site plan standards or other applicable Planning and Zoning Code regulations have been modified as set for in the Stage II Plan Unit Development Agreement.

3. **Conditions Specific to the Proposed Retail Strip Center.**

- A. The external materials, color schemes, and elevations used in the construction of the Proposed Retail Strip Center, located along the northeastern portion of Roden Park Drive between Cold Water Drive and Crossings Boulevard, shall strictly conform to the building elevations submitted and approved by the Monroe Planning Commission and being more specifically described on the Preliminary Development Plan and Stage II Development Documents.

Image ID: 000006888767 Type: OFF
Kind: AGREEMENT
Recorded: 09/26/2007 at 02:35:01 PM
Fee Amt: \$244.00 Page 1 of 29
Workflow# 1761558
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2007-00057168
BK **7944** PG **1530**

TRANSFER NOT NECESSARY
KAY ROGERS
BY P-276-024 DEPT.
AUDITOR, BUTLER CO., OHIO

07-1180/11011864

4. **Conditions Specific to Future Developments and/or Outparcels.**

- A. The external materials and color schemes used in the construction of all structures and signs located in future construction and developments or on future outparcels shall be consistent with the prevailing character of the area and consistent with the retail strip center. Similar external materials and color schemes should apply to brick types, stone facades, and stucco. Similar roof treatments, such as color and pitch, shall be encouraged.

5. **General Conditions Relating to the Overall Project.**

- A. The following uses are expressly prohibited from being located on the Project property:
- a) Sexually oriented business uses as defined in the Monroe Planning and Zoning Code Chapter 1206.01.
 - b) Stand-alone used automotive sales.
 - c) Stand-alone used marine sales.
- B. New automotive sales and new marine sales uses located within the PUD area may require alterations to the approved modified Landscaping and Bufferyard Plan, as submitted with the Stage II PUD Materials to City Council, to ensure proper screening and separation requirements as determined by Planning Commission.
- C. The landscaping for all new development on the Project property shall, at a minimum, strictly conform to the modified landscaping and bufferyard requirements, which as approved by Planning Commission deviate from Chapter 1274 Landscaping and Bufferyards Requirements, and are set forth in the modified Landscaping Plan submitted with the Stage II PUD materials to City Council.
- D. The Shops and any respective successors and assigns agree to strictly conform to the sign standards set forth in Monroe Zoning Ordinance Chapter 1282.12 unless modified by waiver in this Agreement or in the Stage II Plan Documents.
- E. The signage criteria, pertaining to the retail/commercial shops and directional signage located on the Project property and as specifically submitted for the signage located at the development's entrances along S.R. 4 and S.R. 63, are hereby approved. Sign detail and elevations shall be included in the final site plan submissions for all structures located within the Project property and the Monroe Planning Commission shall retain the authority to accept or reject said sign designs.
- F. Freestanding signs as defined in Monroe Planning and Zoning Code Chapter 1282.02 (23) shall be prohibited within the Project area.



Image ID: 000006888768 Type: OFF
Kind: AGREEMENT

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Kind: AGREEMENT

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File# 2007-00057168

BK 7944 Pg 1532

- G. A waiver shall be provided at the entranceway signage as submitted and approved in the Stage II Documents (detailed on Sheets No. MC-4), and shall allow for a two-sided Lighted Message Board not to exceed the dimensions detailed on Sheet No. MC-4/Job Location MCR-1a. It is noted that the applicant shall comply with Section 1282.06(d) of the Zoning Code as related to Ohio Department of Transportation Requirements regarding the Lighted Message Board.
- H. A waiver shall be provided to the Shops for the purpose of constructing the entranceway freestanding sign at a total height not to exceed 37 feet and a ground-mounted sign not to exceed 11 feet 10 ½ inches and total square footages not to exceed the dimensions indicated on the PUD Stage II sign elevation drawings (Including Sheets No. MC-4/Job Location MCR-1a and MCR-2a). Ground mounted signs shall be the only permitted ("stand-alone") identification signs utilized by any user located in the Project Area. All other applicable signage regulations shall apply unless specifically altered as specified in the signage package submitted in the Stage II PUD documents.
- I. A waiver to reduce the parking stall size to nine (9) feet wide by eighteen (18) feet long shall be provided, where necessary. Additional handicap parking stalls, which exceed the number required by American with Disabilities Act Standards, are encouraged to be provided in all site plan developments.
- J. No use located upon the Project property shall be permitted to maintain or display outside bulk storage of inventory, materials, merchandise, or other items related to the business or personal use of the property unless approved by the Zoning Enforcement Officer. The temporary display of seasonal items and sidewalk sales shall be permitted on the Project property subject to the approval of the Zoning Enforcement Officer as set forth in Monroe Zoning Ordinance Chapter 1268.08.
- K. Any automotive, truck, or marine service related use shall not be permitted to have any service garage door facing State Route 63 or State Route 4. In all proposed development areas, service garage doors are strongly encouraged to not face the public right of way.

6. **Infrastructure Improvements**

- A. The Shops shall construct all public and private infrastructure improvements as indicated on the approved PUD Stage II preliminary plat and incorporating any modifications, additions and conditions set forth in the PUD Stage III construction drawing approval.

7. **Minor Amendments**

Minor adjustments in the final development or site plan may be approved, resulting from field conditions, detailed engineering data, topography, or critical design criteria

pertaining to drives, curb data, retaining walls, swimming pools, tennis courts, fences, building locations, signage and building configuration, parking area locations, or other similar project particulars, may be authorized in writing with the concurrence of the Director of Development, the City Chief Building Official, and the City Engineer. These minor adjustments may be permitted provided they do not increase density, decrease the number of parking spaces, or allow buildings closer to perimeter property lines. Further, such adjustment requests shall be supported by documentation, reviewed by the Director of Development, City Chief Building Official, and City Engineer and determined by them to conform to the original purpose and intent of the Planned Unit Development approval. If the Director of Development, City Chief Building Official, and City Engineer do not agree, such adjustments shall not be allowed except by amendment. The Planning Commission shall be advised of all minor adjustments authorized.

8. Miscellaneous.

This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this Agreement and as specified in the Stage II PUD Materials, including the overall development plan, building elevations, modified landscaping and bufferyard plan and associated signage package shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD final development plan shall be controlled by Monroe Planning and Zoning Code Chapter 1272.17 "Compliance With Approved Plan." Failure to comply with the Stage II Preliminary Development Plan or subsequently approved final development plans (i.e. site plans) shall initiate the enforcement actions set forth in Monroe Zoning Ordinance Chapter 1272.18 "Permit Revocation" in addition to any other non-performance penalty provided for in this Agreement.

It is further agreed that the Shops shall cause this Agreement to be properly recorded with the Butler County Recorders Office upon the issuance of the PUD permit by the Monroe City Council.

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

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



Image ID: 000006888770 Type: OFF
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BK 7944 PG 1533

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

Signed in the presence of:

THE CITY OF MONROE, OHIO

Angela S. Wasson

By: *William J. Brock*
William J. Brock

Bradley K. Cobb

SHOPS OF MONROE CROSSINGS, LLC

William H. Davin

By: *William H. Davin*

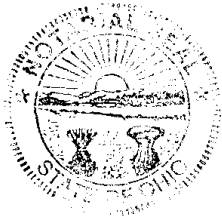
Name: William H. Davin

Amellander

Title: Manager

STATE OF OHIO)
)SS:
COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said William J. Brock,
City Manager of the City of Monroe on this 31st day of July, 2007.



ANGELA S. WASSON, Notary Public
in and for the State of Ohio
My Commission Expires Sept. 4, 2007

Angela S. Wasson
Notary Public



Image ID: 00000688771 Type: OFF
Kind: AGREEMENT

Page 5 of 29
File# 2007-00057168

BK 7944 PG 1534

STATE OF OHIO
COUNTY OF BUTLER

Manager
Crossings, LLC, on this 30th day of July, 2007.

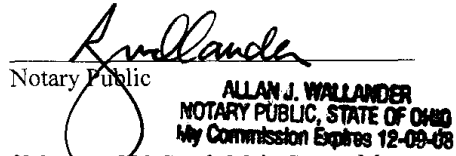
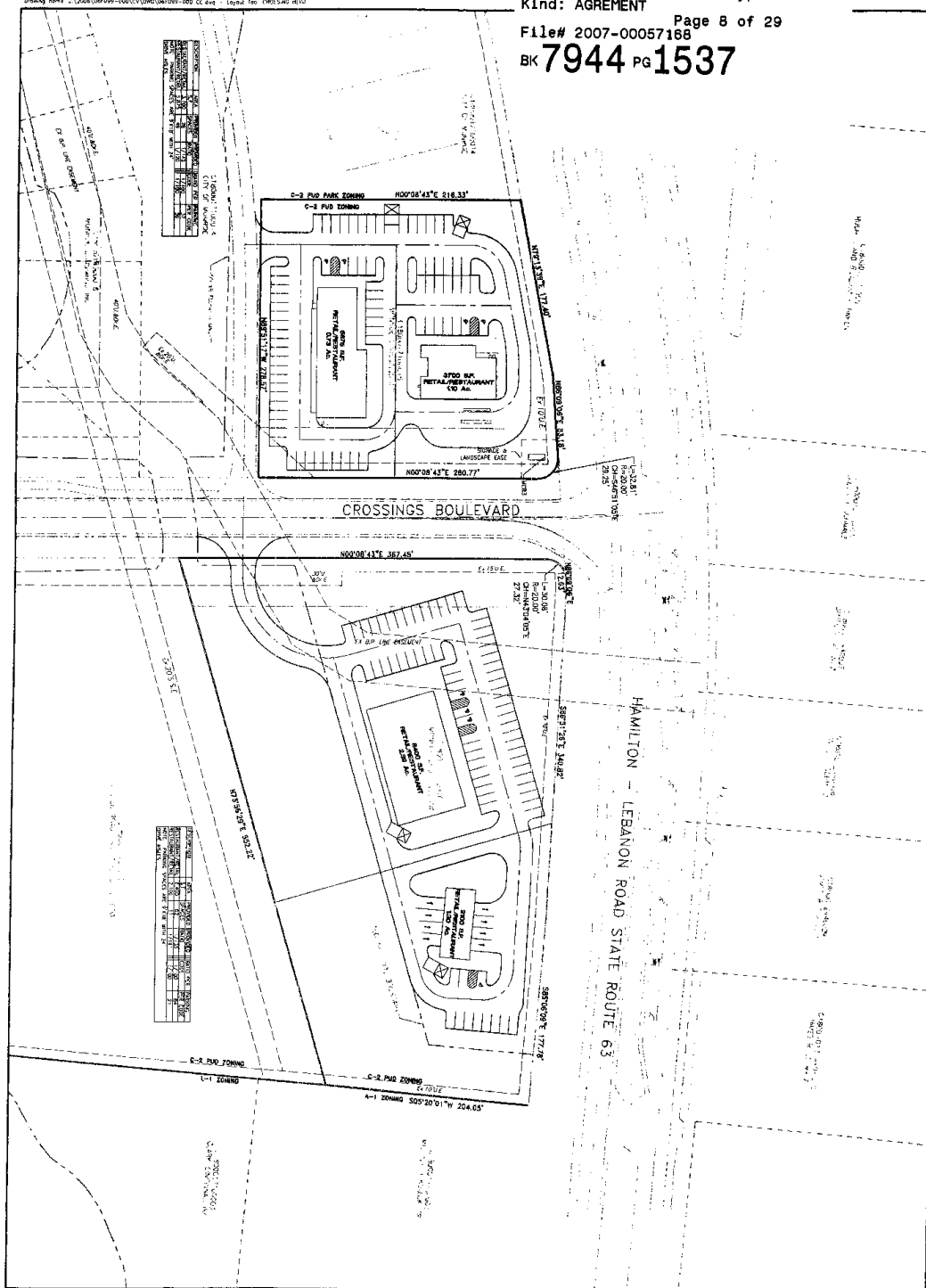
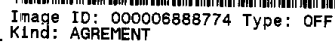


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File# 2007-00057168
BK 7944 PG 1535

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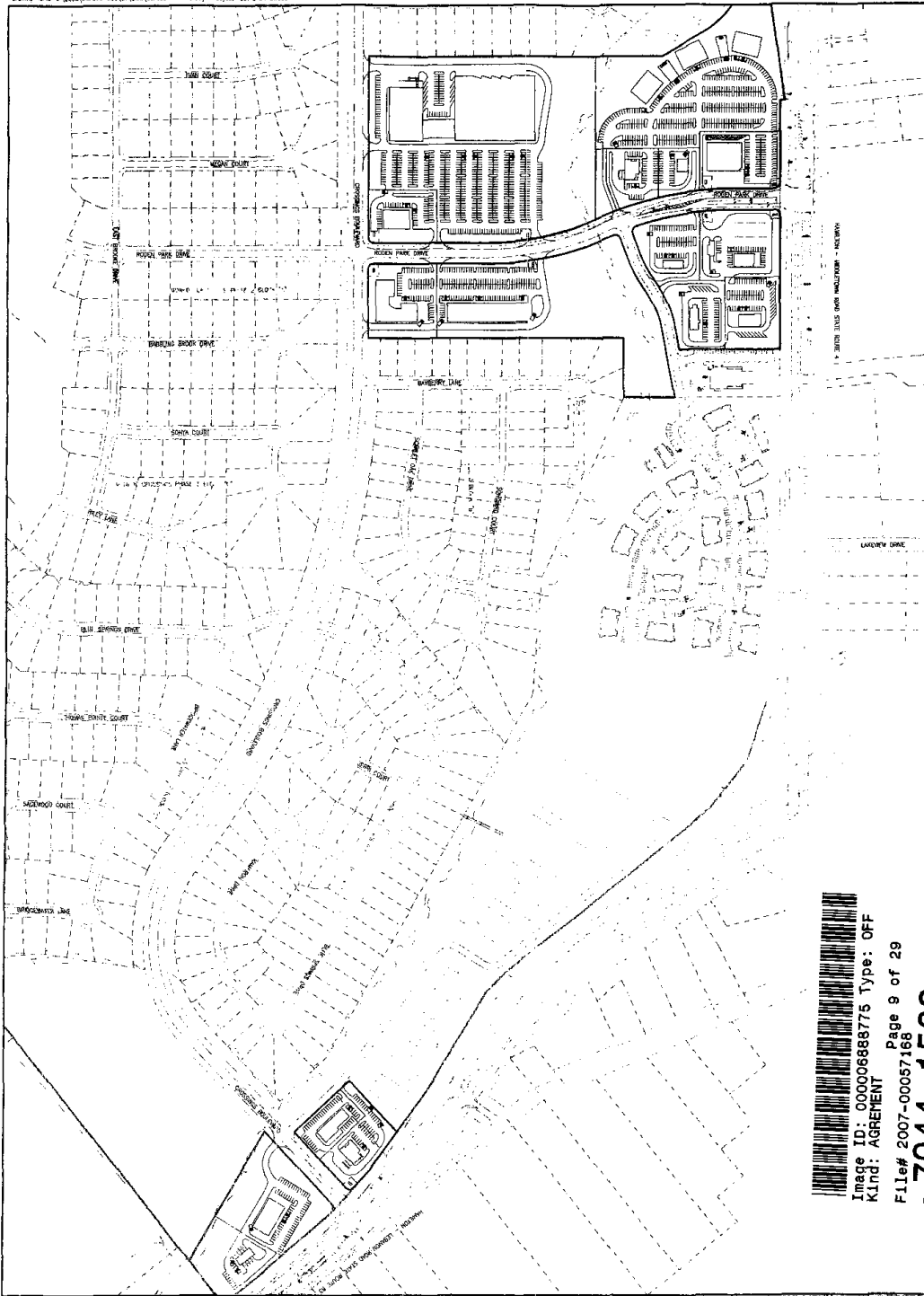


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BK 7944 PG 1538

3-00

bayer becker

landmark architects • engineers

100 Main Road

100 Main Road

100 Main Road

SHOPS OF MONROE CROSSINGS

ROCKY PARK DRIVE

MONROE, OHIO

TOWNSHIP 3, RANGE 3

CITY OF MONROE, BUTLER COUNTY, OHIO

OVERALL DEVELOPMENT

NO.	REVISION	DATE	BY	CHK.
1	PREPARED FOR THE CITY OF MONROE	01/12/07	MA	MA
2	FOR THE CITY OF MONROE	01/12/07	MA	MA
3	FOR THE CITY OF MONROE	01/12/07	MA	MA
4	FOR THE CITY OF MONROE	01/12/07	MA	MA
5	FOR THE CITY OF MONROE	01/12/07	MA	MA
6	FOR THE CITY OF MONROE	01/12/07	MA	MA
7	FOR THE CITY OF MONROE	01/12/07	MA	MA
8	FOR THE CITY OF MONROE	01/12/07	MA	MA
9	FOR THE CITY OF MONROE	01/12/07	MA	MA
10	FOR THE CITY OF MONROE	01/12/07	MA	MA

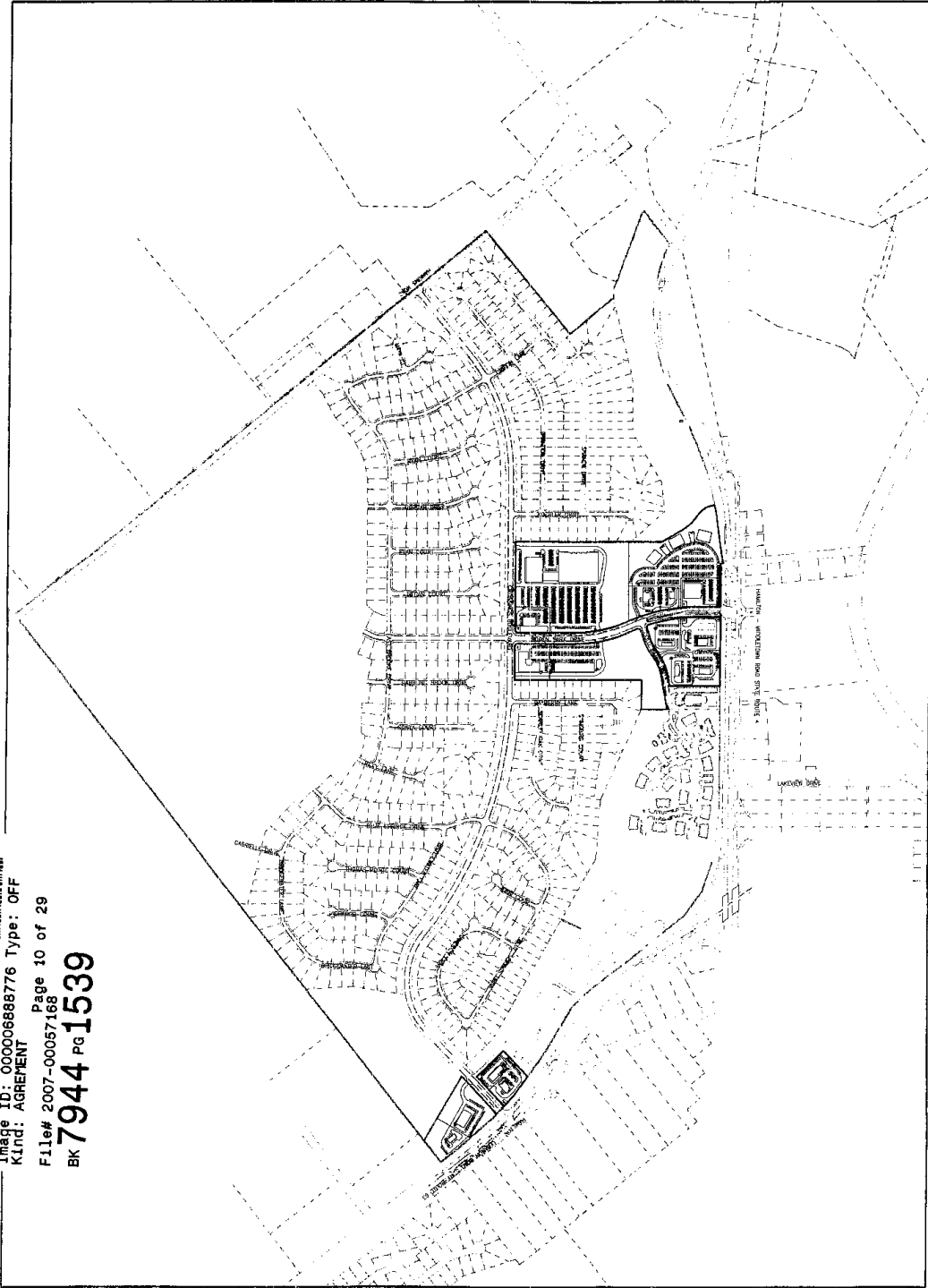
SCALE 1" = 150'



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 Kind: AGREEMENT

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BK 7944 Pg 1539



CC-4



**SHOPS OF
 MONROE CROSSINGS**
 RODEN PARK DRIVE
 MONROE, OHIO
 SECTION 35, TOWN 3, RANGE 3
 CITY OF MONROE, BUTLER COUNTY, OHIO
 OVERALL DEVELOPMENT

Rev	Revised	Description	Date	Drawn	Chk
1		PRELIMINARY DESIGN	01/04/07	ML	ML
2		DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
3		DESIGNED FOR REVIEW AND REVISION	01/04/07	ML	ML
4					
5					
6					
7					
8					
9					



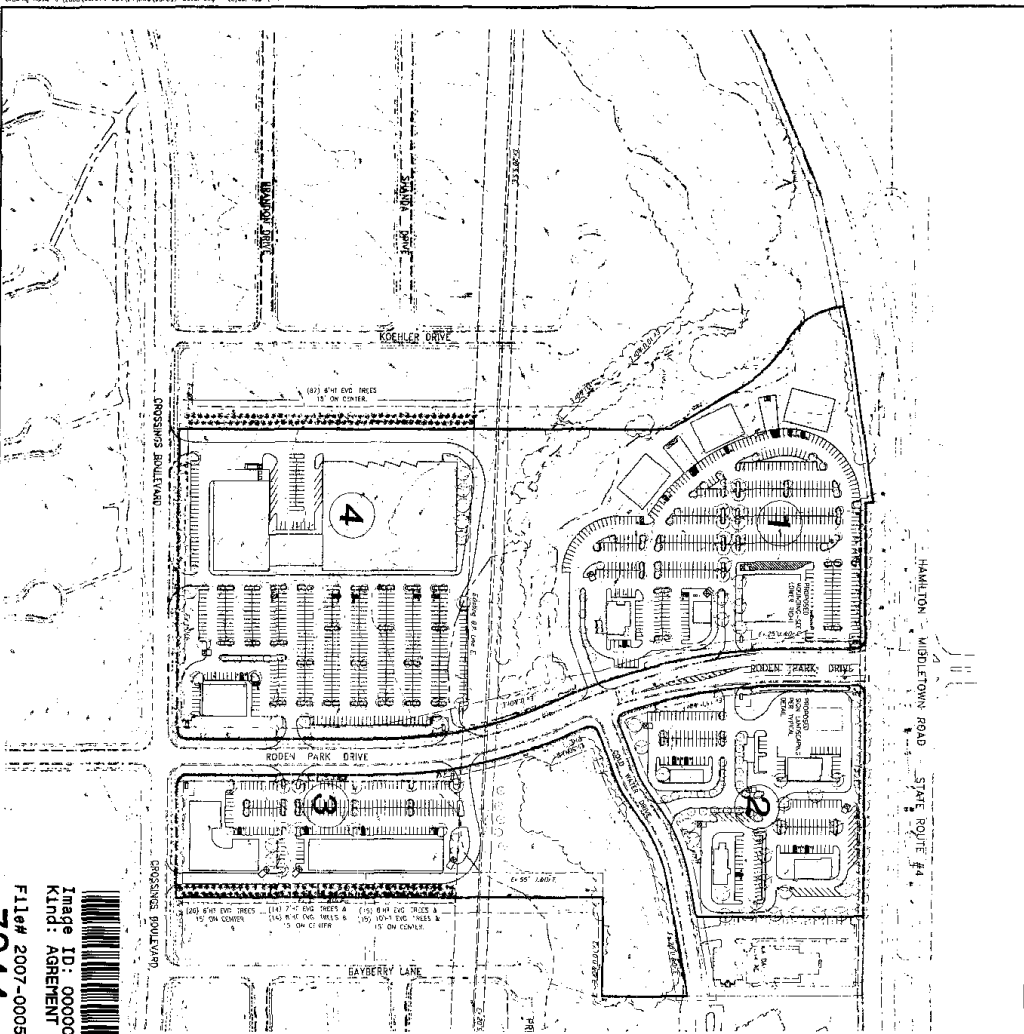


Image ID: 000006888780 Type: OFF
 Kind: AGREEMENT Page 14 of 29
 File# 2007-00057168
 BK 7944 pg 1543



RODEN PARK DRIVE
 (Roden Park Drive)

NOTES:
 1. ALL PLANTING SHALL BE DONE BY THE OWNER.
 2. ALL PLANTING SHALL BE DONE BY THE OWNER.
 3. ALL PLANTING SHALL BE DONE BY THE OWNER.
 4. ALL PLANTING SHALL BE DONE BY THE OWNER.

PLANTING SCHEDULE:
 1. PLANTING SHALL BE DONE BY THE OWNER.
 2. PLANTING SHALL BE DONE BY THE OWNER.
 3. PLANTING SHALL BE DONE BY THE OWNER.
 4. PLANTING SHALL BE DONE BY THE OWNER.

PLANTING SCHEDULE:
 1. PLANTING SHALL BE DONE BY THE OWNER.
 2. PLANTING SHALL BE DONE BY THE OWNER.
 3. PLANTING SHALL BE DONE BY THE OWNER.
 4. PLANTING SHALL BE DONE BY THE OWNER.

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 1. PLANTING SHALL BE DONE BY THE OWNER.
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 3. PLANTING SHALL BE DONE BY THE OWNER.
 4. PLANTING SHALL BE DONE BY THE OWNER.

PLANTING SCHEDULE:
 1. PLANTING SHALL BE DONE BY THE OWNER.
 2. PLANTING SHALL BE DONE BY THE OWNER.
 3. PLANTING SHALL BE DONE BY THE OWNER.
 4. PLANTING SHALL BE DONE BY THE OWNER.

PLANTING SCHEDULE:
 1. PLANTING SHALL BE DONE BY THE OWNER.
 2. PLANTING SHALL BE DONE BY THE OWNER.
 3. PLANTING SHALL BE DONE BY THE OWNER.
 4. PLANTING SHALL BE DONE BY THE OWNER.

landscape architecture

700 Wilson Road
 Fort Worth, TX 76102-1000
 Phone: 817-492-1000

SHOPS OF MONROE CROSSINGS
 RODEN PARK DRIVE
 SECTION 30, TOWNSHIP 3, RANGE 3
 CITY OF MONROE, BUTLER COUNTY, OHIO
 CONCEPTUAL LANDSCAPE PLAN

DATE: 02/01/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Image ID: 000006888782 Type: OFF
Kind: AGREEMENT

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BK 7944 PG 1545

DRIVE A

LIMITS OF CONTINUOUS
MULCH BED/ FESCUE SEED

PROPOSED SIGN
(ACTUAL DIMENSION TO BE
DETERMINED)

SETBACK

R/W

PROPOSED
WALK

15 PERENNIALS
(TO BE DETERMINED BY OWNER)

11 4-5' DECIDUOUS SHRUB

11 3' EVERGREEN SHRUB

DRIVE B

Drawing:
06F099-000 SIGNAGE

Scale
1" = 10'-0"

Drawn by:
ELS

Checked By:
SSC

Issue Date:
PRELIM

**MONROE CROSSINGS
COMMERCIAL DEVELOPMENTS**

**RODEN PARK DRIVE
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO**

MCR-4 PLANTING PLAN (TYP.)

**bayer
becker**

6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

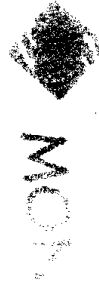


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File# 2007-00057168

BK 7944 PG 1546



Identification/Advertising Signage

Project: Monroe Crossings

Location: _____

DATE: Revised 3-8-07



P.O. Box 381
5769 Vice Lane
Burlington, KY 41005
(859) 586-4146

PRIMARY SIGNAGE

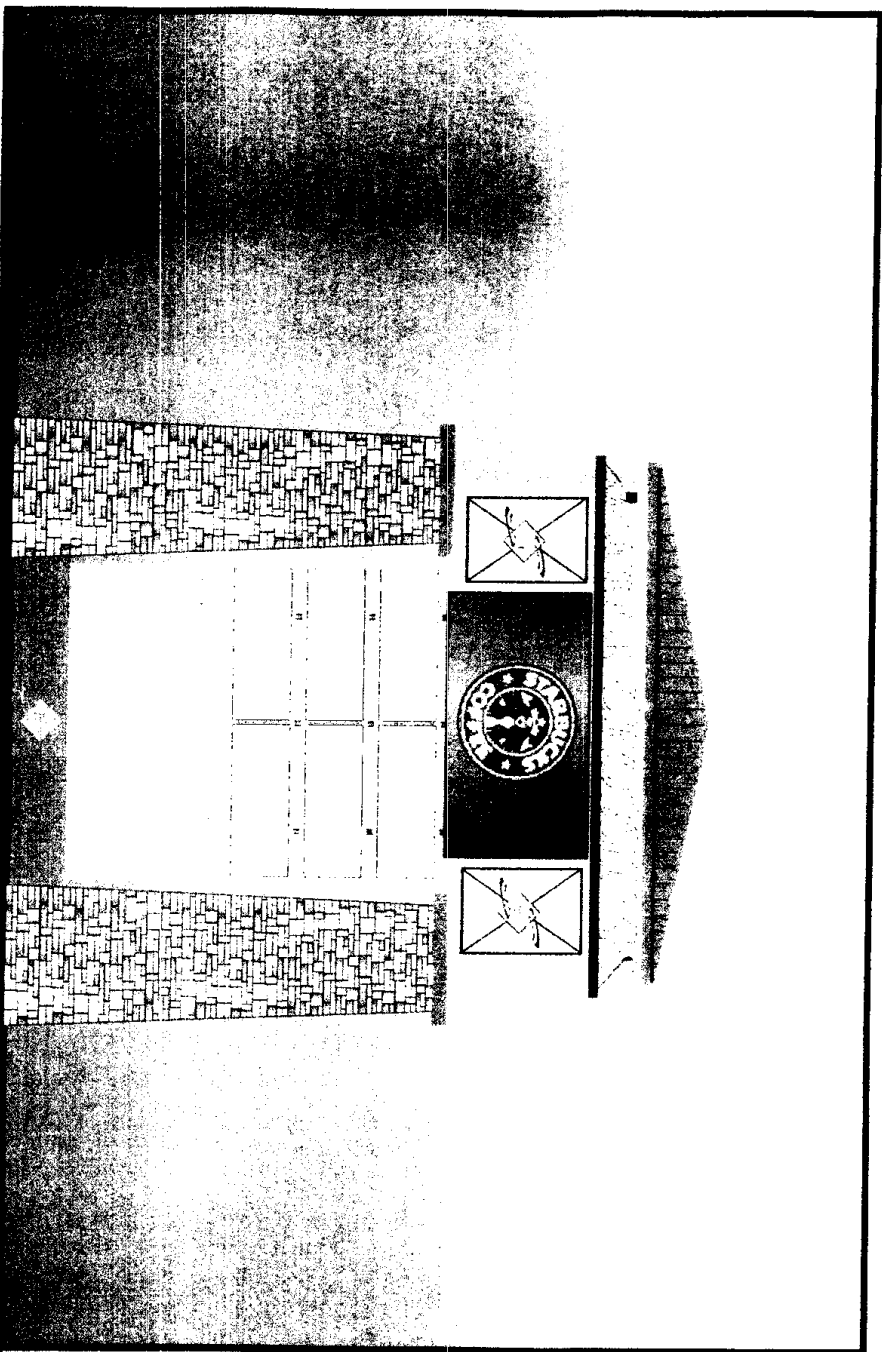


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File# 2007-00057188

BK 7944 PG 1547

MONORE

Job Name

Job Location

MCR-1

Design No.

1127107

Date

NTS

Scale

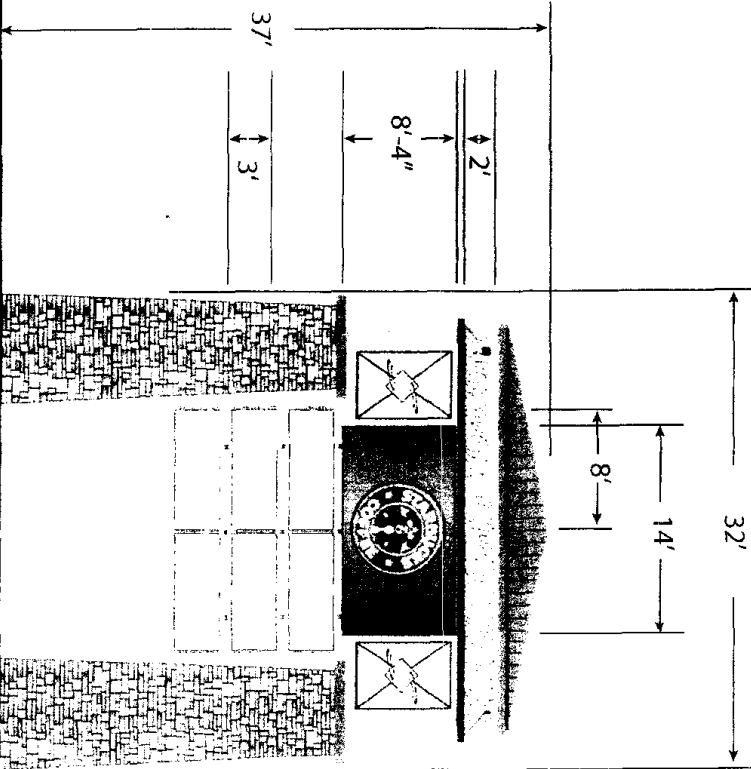
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5766 Vice Lane
Burlington, KY 41005
(855) 586-4146

Sheet No. MC-4



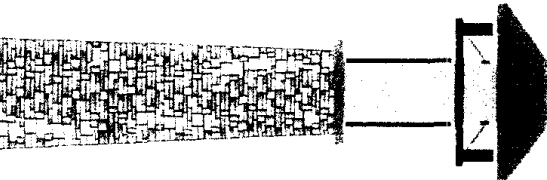
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BK 7944 PG 1548



SIDE VIEW

MONORE Job Name Job Location MCR-1a Design No. 1/27/07 Date NTS Scale	Notes	This drawing and the design herein are protected under U.S. Copyright Law and shall remain the property of the design firm. No portion of this drawing may not be reproduced or used in any manner without the express written consent of the design firm. Preferred Resources of the firm. preferred resources P.O. Box 381 5769 Vice Lane Burlington, KY 41005 (859) 586-4140 Sheet: MC-4
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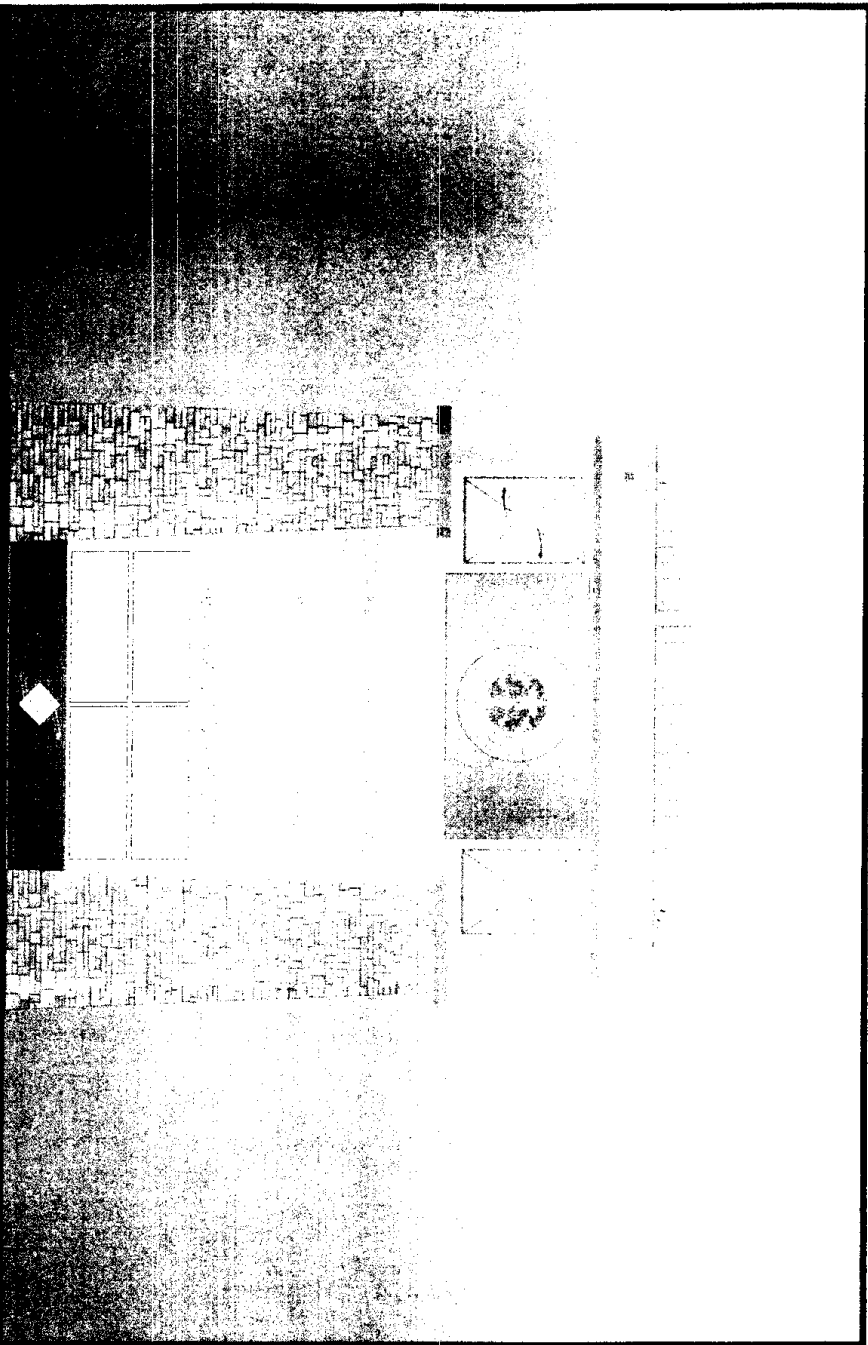
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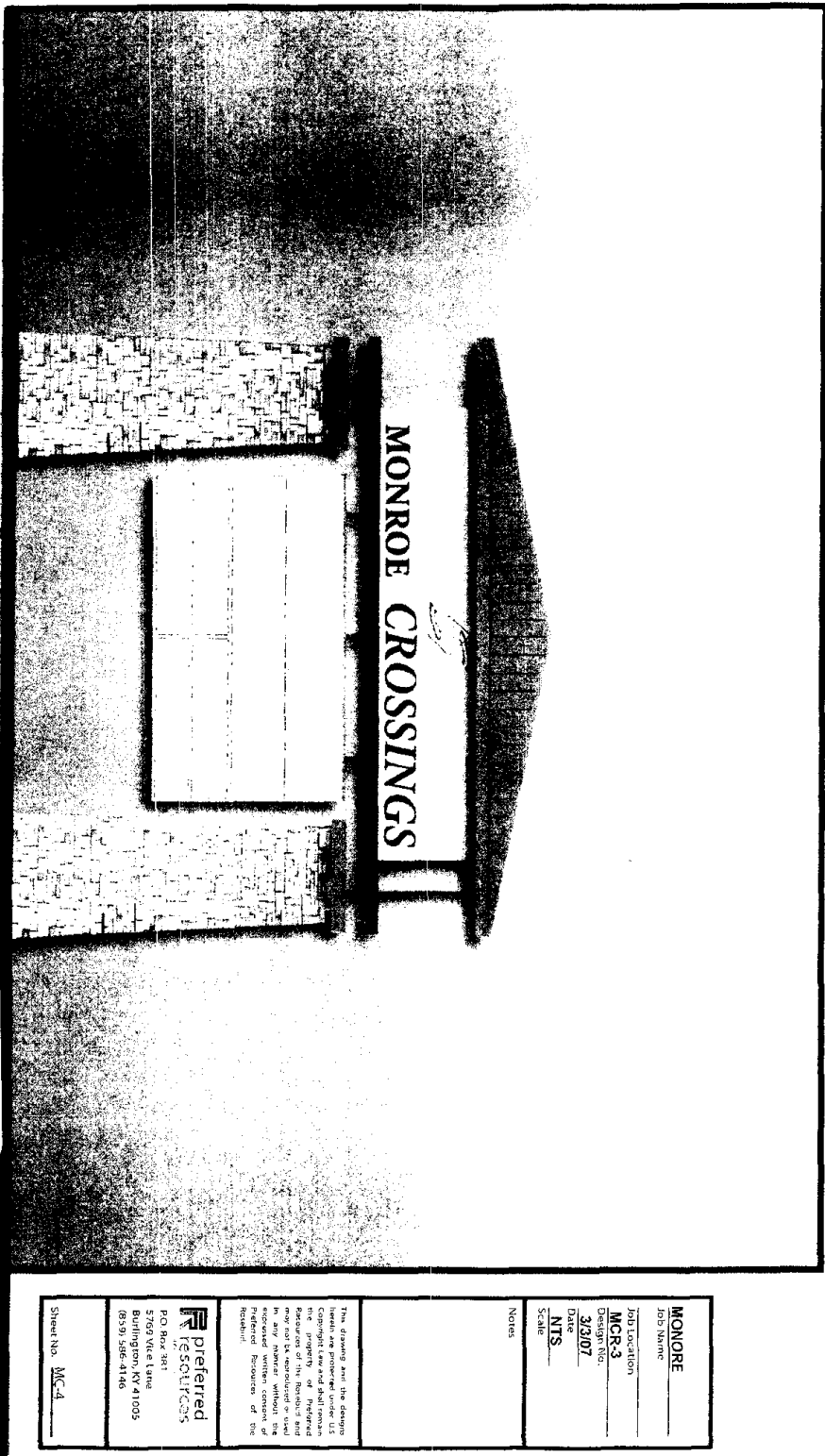
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BK 7944 Pg 1549



MONORE	
Job Name	
Job Location	
Design No.	
Date	
Scale	
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SECONDARY SIGNAGE



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File# 2007-00057168

BK 7944 Pg 1551

MONORE

Job Name

Job Location

MCR-3

Design No.

3/3/07

Date

NTS

Scale

Notes

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(859) 586-4146

Sheet No. MC-4

SECONDARY SIGNAGE

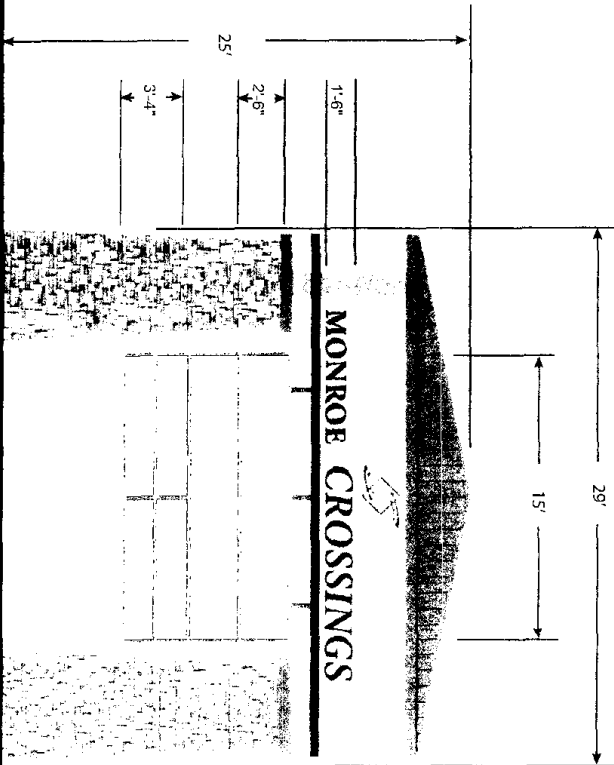


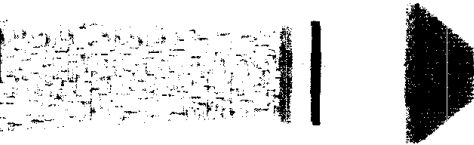
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Kind: AGREEMENT

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File# 2007-00057168

BK 7944 PG 1552

SIDE VIEW



MONORE	
Job Name	
Job Location	
MCR-3a	
Design No.	
Date	
3/3/07	
NTS	
Scale	
Notes	
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5769 Vinc Lane	
Burlington, KY 41005	
(859) 580-4146	
Sheet No. MC-1	

DIRECTIONAL SIGNAGE

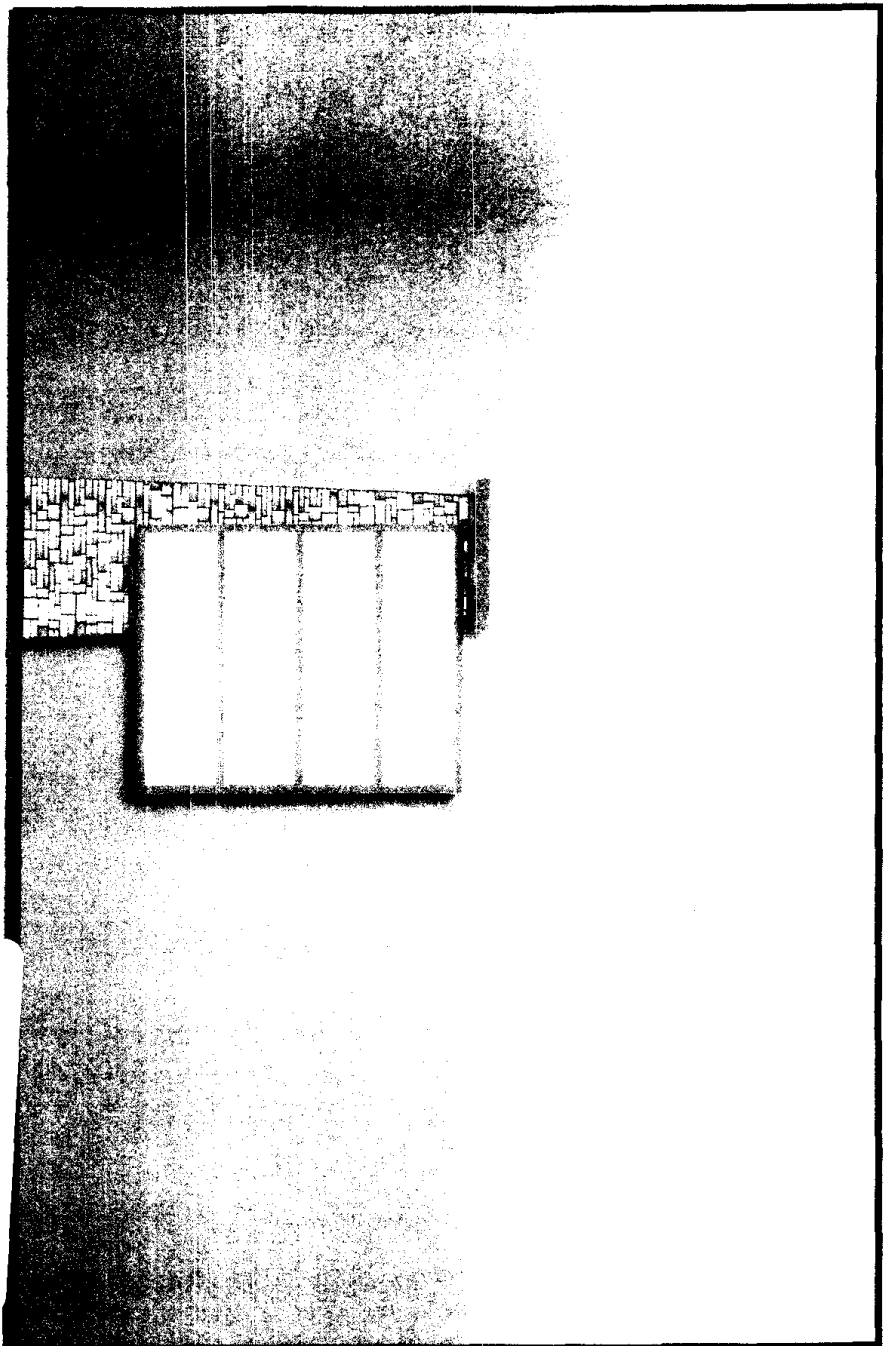


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BK 7944 Pg 1553

MONORE	
Job Name	
Job Location	
MOR-4	
Design No.	
3307	
Date	
NTS	
Scale	
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5769 Vireo Lane	
Burlington, KY 41005	
(859) 586-4146	
Sheet No.	MC-4

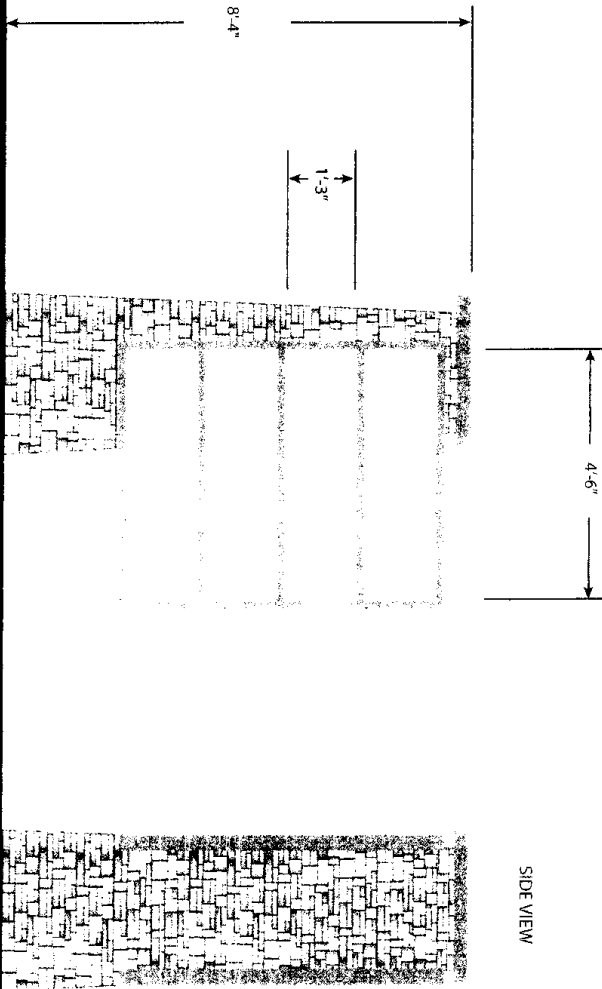


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BK 7944 Pg 1554

DIRECTIONAL SIGNAGE



SIDE VIEW

MONORE	
Job Name	
Job Location	
MCR-4a	
Design No.	
Date 3/3/07	
NTS	
Scale	
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Preferred Resources of the Republic of the United States of America	
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5769 Vicks Lane	
Burlington, KY 41005	
(859) 386-4146	
Sheet No. MC-4	



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BK 7944 PG 1555



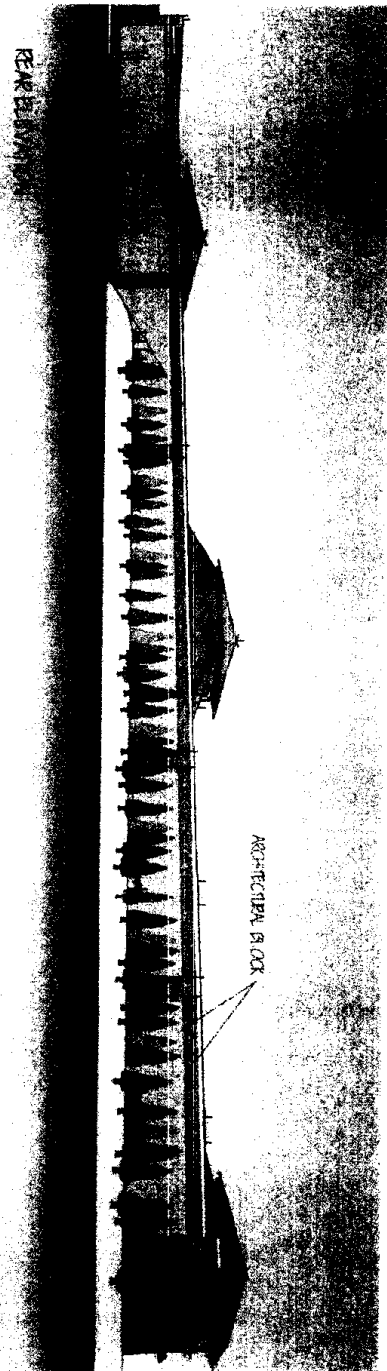
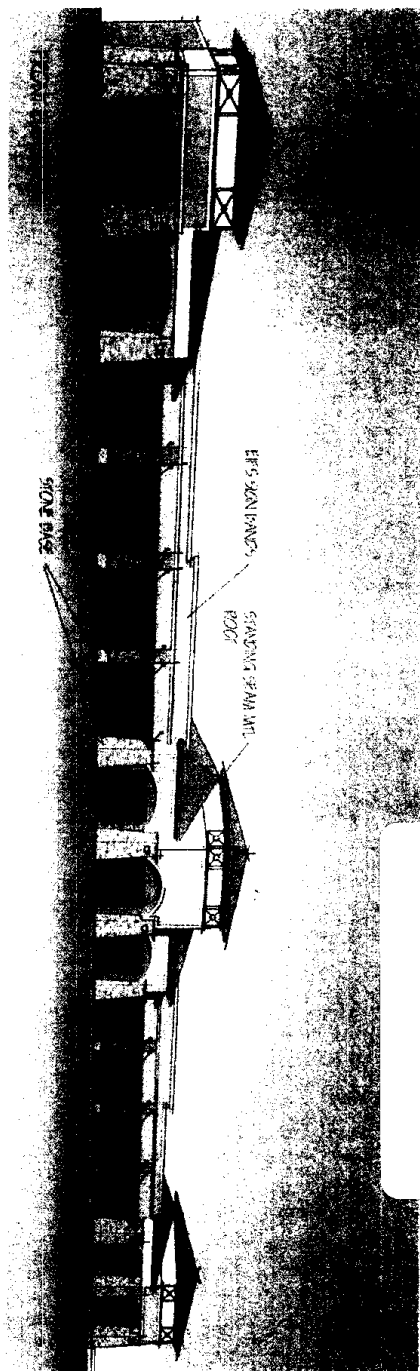
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Burlington, KY 41005
(859) 586-4146



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Kind: AGREEMENT Page 27 of 29

File# 2007-00057188

BK 7944 Pg 1556



SHOPS OF
MONROE CROSSINGS
RODEN PARK DRIVE
MONROE, OHIO
SECTION 36 TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO



**bayer
becker**
6900 Tylersville Road, Suite D
Mason, OH 45040 - 513.336.6600

EXHIBIT "A"

PARCEL A:

Entire Lots Number Four Thousand Five Hundred Ninety-Five (4595), Four Thousand Five Hundred Ninety-Six (4596), Four Thousand Five Hundred Ninety-Nine (4599) and Four Thousand Six Hundred (4600) as the same are known and designated on the list of lots for the City of Monroe, Butler County, Ohio.

PARCEL B:

See Exhibit "A-1" attached hereto.

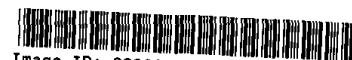


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BK 7944 PG 1557



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BK **7944** PG **1558**

700 Nilles Road
Fairfield, Ohio 45014
P 513.829.2149
F 513.829.2457
www.bayerbecker.com

August 20, 2007

DESCRIPTION

5.351 Acre Tract

LOCATION

Lot #4592
Monroe Crossings Phase One

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being all of Lot #4592 of Monroe Crossings Subdivision, Phase One as recorded in Plat Envelope 3637, Page A-C of the Butler County Ohio records and as known and designated on the list of lots in said City of Monroe excepting therefrom the following 1.438 acre tract of land:

Situated in Section 35, Town 3, Range 3, City of Monroe, Butler County, Ohio and being a 1.438 acre tract of land in part of Lot #4592 of Monroe Crossings Subdivision, Phase One as recorded in Plat Envelope 3637, Page A-C of the Butler County Ohio records and as known and designated on the list of lots in said City of Monroe and being further described as follows:

Beginning at a set iron pin at the most Northerly corner of said Lot #4592 said point being on the Southeasterly right-of-way line of Hamilton-Middletown Road (State Route #4);

- thence along the Northeasterly line of said Lot #4592, South 46°11'58" East, 340.02 feet to a point in the Northwesterly right-of-way line of Cold Water Drive, said point witnessed by a set mag nail in the centerline of said Cold Water Drive at South 46°11'58" East, 25.11 feet;
- thence leaving said Northeasterly line, along said right-of-way line, along a curve to the left, having a radius of 365.00 feet, an arc length of 36.20 feet, a chord bearing of South 35°46'33" West, a chord distance of 36.19 feet;
- thence South 32°56'05" West, 143.11 feet to a point witnessed by a set mag nail in the centerline of said Cold Water Drive at South 46°11'58" East, 25.46 feet;
- thence leaving said right-of-way line, North 46°11'58" West, 372.05 feet to a point in the aforementioned Southeasterly right-of-way line of Hamilton-Middletown Road (State Route #4);
- thence along said right-of-way line, North 43°48'01" East, 176.37 feet to the point of beginning containing 62,656.81 square feet or 1.438 acres of land and being subject to all easements and right-of-ways of record.

CIVIL & TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING



EXISTING SIGNAGE
AND LANDSCAPING
TO REMAIN

- LEGEND**
- A** CLUBHOUSE
 - B** POOL/AMENITY AREA
 - C** TOWNHOUSE (3 STORY, 4 UNITS PER, TYPICAL OF 8)
 - D** CARRIAGE GARAGE (2 STORY, 2 UNITS PER, TYPICAL OF 11)
 - E** BREEZEWAY BUILDING TYPE 1 (3 STORY, 24 UNITS PER, TYPICAL OF 5)
 - F** BREEZEWAY BUILDING TYPE 2 (3 STORY, 24 UNITS PER, TYPICAL OF 5)
 - G** PRIMARY ENTRY
 - H** SECONDARY ENTRY
 - J** RETENTION POND W/ FOUNTAIN
 - K** EXISTING SIDEWALK

SITE DATA

SITE ACREAGE:	±15.6
TOTAL UNITS:	304
DENSITY:	±19.5 DU/AC
TOTAL PARKING:	510 (1.7 SP / UNIT)

0 25' 50' 100'
SCALE: 1" = 50'-0"

Project Zoning & Design Standards

201-Brandt Pike/Shull Road Development



201 Corridor Management LLC

real estate development services



METROPOLITAN
HOLDINGS

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INTRODUCTION

201-Brandt Pike/Shull Road Development

The vision for the 201-Brandt Pike/Shull Road Development (the “Project”) is a Planned Mixed-Use District (PM) to promote multi-use development where a resident can relax, play and live within a planned neighborhood.

The PM district allows for integration of the commercial, office, residential and open space into a cohesive development. It allows projects of unique design and layout, and innovative land planning and design concepts, and can provide for a harmonious community, bringing new businesses, new residents and visitors to the area.

The Project consists of ±16 acres at the south west corner of Shull Road and SR 201 and will include a multi-family residential use. The multi-family housing will create a critical mass of people to support the Project and the adjacent ±70 acres that are proposed for commercial development. The Project shall be designed so that the buildings and structures and open spaces will be preserved and maintained and special care will be taken to protect any preexisting natural features. Special attention shall be given to make sure that the design of the project will not create any annoyances within the development or neighboring properties. The architecture shall be encouraged to be unique but similar in certain characteristics.

Goals of the Project

All development within the Project shall conform to these Zoning and Design Standards in order to achieve the following goals:

1. Enable development to occur in a way that will establish a cohesive identity.
2. Introduce more urban-style design elements.
3. Place strong emphasis on connectivity, recognizing the importance of connecting the different sites within the community in order to reinforce a cohesive identity.
4. Acknowledging the role of vehicles in society, these Zoning and Design Standards encourage a strong emphasis on pedestrian accommodations and connectivity, recognizing the importance of pedestrians to the economic vitality of the area.

ZONING

The approval of the attached Basic Development Plan and rezoning from Planned Commercial (PC) to Planned Mixed Use (PM) will allow for a more well-balanced community for residents, visitors and employees.

The following uses permitted in the Planned Mixed-Use District (PM) as outlined in Chapter 1179.02 of the City of Huber Heights Zoning Code (“Zoning Code”) shall be as follows:

- Entertainment Venues
- Hotels
- Colleges, schools and libraries
- Professional offices, including medical and dental clinics, and offices
- Restaurants
- Banks or other financial institutions
- Public facilities
- Recreational Uses
- Multi-Family Residential Dwellings
- Public garages
- Retail commercial establishments, excluding gas stations or other commercial uses exhibiting similar characteristics of the aforementioned excluded uses as determined by the Planning Department.

SIGNAGE

Any and all signs proposed in the Project shall be in compliance with Chapter 1189 of the City of Huber Heights Zoning Code. The developer shall develop and submit a more comprehensive signage plan in the Detailed Development Plan to be approved by the Planning Commission.

ARCHITECTURE & SITE STANDARDS

The following section outlines the appropriate building materials and architectural features for the proposed development.

MULTI-FAMILY HOUSING

- A structure designed to resemble a large house, series of townhomes, and garden style homes containing multiple units above and/ or beside each other.
- The maximum number of multi-family units permitted in the project shall be 310 apartment units.

Building Materials for Multi-Family Housing

- A minimum of 50% in aggregate of SR 201 (Brandt Pike) facing facades (each a “SR 201 Façade” and collectively, the “SR 201 Facades”) shall be covered in Masonry Products, which include brick, cast stone, hardy plank, or other masonry products approved by the City. Notwithstanding the foregoing, each SR 201 Façade shall be covered in no less than 8% Masonry Products.
- A minimum of 15% in aggregate of the remaining facades of all buildings shall be covered in Masonry Products. Notwithstanding the foregoing, in no event shall any individual building be covered in less than 8% Masonry Products in aggregate.
- All buildings shall be architecturally designed so that there will be no rear of any building directly fronting 201 (Brant Pike), as determined by the City and the developer. All buildings shall have a minimum of two distinct building materials from the approved list with secondary materials covering a minimum of 10% of the total building facades. Window walls shall be considered windows by the City Code. Vinyl siding shall have a minimum thickness of 0.046”. Wood board siding is prohibited.
- The use of alternative materials such as double 4 vinyl, vinyl shake, hardy-plank, and other modern materials shall be appropriate when they are used in the same way as traditional materials would have been used.

Roof Style

Buildings constructed may include the following roof styles:

- Flat roofs with front and side parapets
- Gabled with dormers with dimensional asphalt shingles
- Hip & valley and/ or gable & valley with dimensional asphalt shingles
- Mansard with a combination of flat roofs and dimensional asphalt shingles
- Gable & valley with dimensional asphalt shingles
- Gambrel with dimensional asphalt shingles

Architectural Features

- The minimum floor area shall be 500 square feet for each multi-family unit.
- In general, buildings shall include highly-visible features, architectural detail and pedestrian-oriented articulation.
- Carriage houses with garages on the first floor and apartments above shall be allowed.
- Detached garages shall be allowed

- Gutters and downspouts shall have a color to match or complement the finish trim of the buildings.
- When a window type and grid pattern design has been chosen for a building, the same design must be used on all elevations. Use of other window designs as “accent” windows is permitted.
- Building facades shall be broken up by using varied material, windows, and/ or façade depths
- Entrances and stairways to upper story units must be internal to the building footprint. Open breezeways internal to the building footprint are acceptable.
- Buildings need to respond to any adjacent open space and natural features present.
- The principal building facades shall maintain a consistent setback throughout the development. This setback shall be a minimum of 10’ from the right of way of SR 201. The setback from Shull Road shall be a minimum of 120’.
- The minimum building separation shall be 6 feet.
- Front balconies and stoops are encouraged. When possible, porches, and patios shall be covered with either a roof or the floor of the balcony of the unit above.

Massing/Scale

- Buildings shall be appropriate in terms of scale and massing.
- Building heights shall be between one and a half to four stories high. The number of stories is measured at the primary entrance of the building.
- The maximum building height is not to exceed 50’ measured from the primary entrance to the ceiling of the top floor.

LANDSCAPING

To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The project shall include the following landscaping and buffering:

- Street trees shall be installed along SR 201 every 35 lineal feet. Street trees shall be planted and spaced equally between the back of the curb and edge of sidewalk within the right of way. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. Any existing trees that are within this area that can be saved at the discretion of the developer and the City shall be counted towards the requirement
- For perimeter landscaping along the west property line, a 25-foot buffer strip shall be provided to include landscaping materials which will maintain an opaqueness of at least 50% from a height up to 4 feet tall. For the area of 150’ north and 150’ south of the single-family house to the west, the buffer strip shall have 80% opaqueness from a height of 6 feet tall. For the planting materials that are used, the screen must achieve the

required height, width, and opaqueness within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged and if preserved they will be used towards the calculation. Parking areas, accessways or any impervious surfaces are prohibited within this buffer strip.

- Trees of at least 1 ¾" caliper shall be planted within the development at an amount of one tree for every 10 parking spaces. Trees shall be reasonably spaced around the site.
- The site shall provide a total of 20% green space to be made up of landscaped and/ or natural vegetation.

SITE FURNISHINGS

- In order to create a consistent aesthetic appearance throughout the site, any furnishings that are used shall be consistent throughout the project. This will ensure a level of quality with the details of the development that will set it apart from other developments in the area.

LIGHTING

- Site lighting fixtures shall be downcast finished in a dark hue.
- Lighting shall be placed throughout the development as necessary to create a safe environment for residents.
- Site lighting fixtures shall not exceed a height of 25 feet
- Pedestrian-scale fixtures may be located within open spaces or other areas requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.
- Exterior building lighting shall also be decorative, in character with the architectural style of the buildings
- Lighting Standards - Where a site abuts a residential district or use, the following special conditions shall apply:
 - The height of light fixtures shall not exceed 25 feet;
 - All fixtures shall have a cut-off angle of 90 degrees or less;
 - No direct light source shall be visible at the property line (adjacent to residential) at ground level; and
 - Maximum illumination at the property line shall not exceed one half foot-candle

STREET AND TRANSPORTATION STANDARDS

The Project is designed to encourage walkability and other alternative modes of transportation. There shall be limited ingress and egress points onto the public streets, which will reduce traffic conflicts. The facilities in the development will be properly arranged so as to provide for proper internal pedestrian and traffic circulation.

Parking Requirements

It is important that parking within the Project is approached in a strategic manner. There must be enough created to support The Project, however the design of the parking shall not dominate the master plan or take away from the streetscape. In order to achieve this balance, the placement and design of parking areas becomes very important. This design will vary depending upon the building type and the site design for each development site. The following section explores these parking requirements and considerations in more detail.

In order to ensure that there is enough parking to support future land use within The Project, the future land uses shall include a minimum of one parking space per bedroom. Parking within the Project must measure nine (9) feet by eighteen (18) feet, except on-street parking spaces which shall measure eight (8) feet by twenty (20) feet. Parking drive aisles shall measure a minimum of twenty-four (24) feet in width. Additional information on parking requirements can be found in Chapter 1185 of the City of Huber Heights Zoning Codes.

CONCLUSION

The approval of a Planned Mixed-Use District (PM) will allow for a more cohesive development. The treatment of the building designs, parking, landscaping, site improvements and pedestrian spaces as outlined in these Project Zoning and Design Standards is essential to creating the pedestrian-oriented environment for the Project's walkable lifestyle community. These standards are intended to insure the proper development of the Project, improve the quality of life for existing residents, and to attract new residents to the community.



3/308

CINCINNATI PREMIUM OUTLETS
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this _____ day of _____, 2009, by and between **CHELSEA MONROE HOLDINGS, LLC**, a Delaware limited liability company (the "Cincinnati Premium Outlets"), **CHELSEA MONROE PERIPHERAL, LLC**, a Delaware limited liability company (the "CPO Outparcels Development"), and **THE CITY OF MONROE, OHIO**, an Ohio **Municipal Corporation** (the "City").

- A. **Recitals.** The **CHELSEA MONROE HOLDINGS, LLC**, (the "Cincinnati Premium Outlets") and **CHELSEA MONROE PERIPHERAL, LLC**, (the "CPO Outparcels Development"), have proposed to develop a regional retail shopping center area with five (5) parcels located at and being further described in the approved Site Plan (the "Project") and Cincinnati Premium Outlets Subdivision as submitted to the Monroe Planning Commission. The Cincinnati Premium Outlets and CPO Outparcels Development have further agreed to develop the Project according to the guidelines set forth in Monroe Planning and Zoning Code Chapter 1272 "Planned Unit Development Procedures." The parties desire to enter into this agreement to memorialize the substantive conditions attached to this planned unit development.
- B. **Scope of Application for this Agreement.** This Agreement's intent is to recognize the "regional retail" aspect of the group of structures and related facilities that are proposed for the Cincinnati Premium Outlets and associated out parcels and to obtain creative and coordinated designs in signage that is harmonious and compatible with surrounding uses and outparcels.

This Agreement is applicable to any and all new development occurring upon the Project property as described on the Site Plan approved by the Planning Commission and as depicted in Exhibit "1". This Agreement shall also apply to any future reconstruction or expansion to existing signs located upon the Project property and to any component parcels that may be conveyed to any third party at any stage of development or before development.

This Agreement applies to the approved final development plans for signs located on the Project property. The final development plans for each sign located on the Project property shall follow the applicable Sign Regulations of the City of Monroe as set forth in the Planning and Zoning Code Chapter 1282: Sign Regulations and all other applicable chapters contained within the Planning and Zoning Code unless any such sign-related site plan standards or other applicable Planning and Zoning Code regulations have been modified as set for in the Stage II Plan Unit Development Agreement.

C. **Conditions Specific to the Proposed Cincinnati Premium Outlet Facilities.**

Locations of perimeter signage are depicted on Exhibit #1. Elevations regarding specific signage designs are depicted in Exhibit #2.

1. Project Identification Pylon Sign (Signtype: A)
Location: Along Northwest property line visible from Interstate 75
Quantity: One (1) each
Height: 70 Feet maximum
Area: 300 Square Feet maximum (each side)
Content: Project Name & Logo (each side).
Illumination: Individual internally illuminated channel letters/logo with plex lit faces.
2. Project Identification Monument Sign (Signtype: B)
Location: At the vehicular entrance to the site off Mason Avenue.
Quantity: One (1) total
Height: 10 Feet maximum to top of Display Area
Area: 100 Square Feet maximum Display Area (each side)
Content: Project name & logo (each side)
Illumination: Internally illuminated, routed and push through acrylic letters/logo.
3. Project Identification Entrance Monument Sign (Signtype: C)
Location: At the vehicular entrance to the site off State Route 63.
Quantity: One (1) total
Height: 10 Feet maximum to top of Display Area
Area: 60 -square feet maximum Copy Area (each side)
Content: Project name & logo with City of Monroe Identification (each side)
Illumination: Internally illuminated, routed and push through acrylic letters/logo.
4. Specialty Feature Project Identification Monument Sign (Signtype: D)
Location: At the corner of Premium Outlets Drive and Corridor Park Drive.
Quantity: One (1) total
Height: 10 Feet maximum to top of Display Area
Area: 108 square feet maximum Copy Area (each side)
Content: Project name & logo with Tenant Identifications (each side)
Illumination: Internally illuminated, routed and push through acrylic letters/logo.
5. Project Identification Building Signs (Signtypes: F)
Location: On towers or other architectural features.

- Quantity: Seven (7) each – Five (5) in Phase I, Two (2) in Phase 2
Height: Located on building towers or elements. Design to be compatible with architectural motif. Letter heights vary, refer to graphics package.
Area: 120 Square Feet maximum for building mounted and corner towers(each sign); 215 Square Feet maximum for central tower on Building1
Content: Project name & logo (each sign)
Illumination: Internally illuminated, routed and push through acrylic letters/logo, with halo-lit edges
6. Vehicular Directional Signs (Signtype: G)
Location: At key intersections and drive aisles to facilitate circulation and parking.
Quantity: TBD
Height: 6 Feet maximum
Area: 6 Square Feet maximum (each sign)
Content: Vehicular directional information.
Illumination: Non-illuminated. Letters shall consist of reflective vinyl with 3” maximum height tall copy.
7. Parking Identification Signs (Signtype: H)
Location: Mounted to parking area light poles.
Quantity: TBD
Height: At height compatible with architectural motif – 15’ Typical to bottom of sign.
Area: 6 Square Feet maximum per sign; three sign faces per location.
Content: Vehicular directional information.
Illumination: Non-illuminated. Letters shall consist of reflective vinyl copy.
8. Gallery Zone Identifiers (Signtype: K)
Location: At the entrances to the racetrack.
Quantity: Seven (7) to Nine (9) each – Seven (7) in Phase I, Two (2) may be added or relocated in Phase II
Height: 15’ maximum overall height
Area: 4 Square Feet maximum copy area (each sign)
Illumination: Non-illuminated. Silk-screened graphic on aluminum panel with reflective vinyl copy.

9. Tenant Signage Peripheral (Signtype: L1 and L2)
Wall Sign (oriented to parking areas)
- Location: On building elevations visible to the parking areas and public streets. Tenant signs shall not be required to be located on the physical location of the Tenant's actual space.
- Quantity: Each Tenant in the project may have one or more such signs as allowed by Landlord Signage Program. Total signs allowed equals total number of tenants within project. Unused signs shall be allowed to be used under a different tenant name.
- Area: Not to exceed 10% of cumulative building wall surface area – For "Regional Retail" center, an elevation may contain more than 10% signage but overall amount of signage for cumulative elevations not to exceed 10%.
- Logo's: Larger scale Logo's allowed as part of tenant signage per graphics package.
- Height:
- Towers:
- 48" max. letter height.
 - Individual Pinned-off Reverse channel, halo-lit
- Freeway Elevation:
- 42" max. letter height.
 - Raceway element utilized for letter support is excluded from the height listed above. Raceway optional.
- Non-Freeway Elevations:
- 34" max. letter height.
 - Raceway element utilized for letter support is excluded from the height listed above. Raceway optional.
- Illumination: Reverse channel letters with returns and clear lexan backs. Letters to be pin-mounted off wall or mounted via raceway (refer graphics package). Tenant logos may be internally illuminated channel letter with plex face.
10. Bus/Taxi Stop (Signtype: M)
- Location: At bus stop.
- Quantity: Two (2) maximum
- Height: 6 Feet maximum
- Area: 3 Square Feet maximum (each sign)
- Illumination: Non-illuminated copy shall be reflective vinyl.

11. **Service Court Identification (Signtypes: N/O)**
Location: At delivery/service area entrances.
Quantity: Up to Twenty-four (24) maximum in Phase I, up to Eight (8) in Phase II – “2 each type at each service court”
Height: 9 Feet maximum
Area: 4 Square Feet maximum (each sign)
Illumination: Non-illuminated. Copy shall be reflective vinyl.

12. **Coordinated Comprehensive Signage Program for Outlots (Signtype: W) Refer to Conditions Specific to Future Developments and/or Outparcels for specific regulations.**
Location: At outlot parcels.
Quantity: TBD - refer to section D of this document for parameters
Height: Complimentary to this signage program and per Regional Retail Guideline Program as noted in Section D
Area: Complimentary to this signage program and per Regional Retail Guideline Program as noted in Section D
Illuminated: Complimentary to this signage program and per Regional Retail Guideline Program as noted in Section D

13. **Multi-Tenant Identification Pylon Sign (Signtype: AA)**
Location: Along Northwest property line visible from Interstate 75
Quantity: One (1) each
Height: 40 Feet maximum
Area: 200 Square Feet maximum (each side)
Content: City of Monroe Identification & Logo with tenant names below (each side).
Illumination: Internally illuminated, routed and push through letters/logo with lower tenant letters/logos internally or externally illuminated.

14. **Temporary Project Construction Announcement**
Location: Interstate 75 frontage – for construction announcement.
Quantity: One (1) V shaped sign
Height: 30 Feet maximum
Area: 256 Square Feet maximum (each face)
Illuminated: Non-Illuminated

15. **Temporary Opening Banner**
Location: On site – for opening celebrations
Quantity: One (1) V shaped sign
Illuminated: Non-Illuminated
Duration: Up to 60 days

Area: 200 Square Feet

16. Address Identification Signs

Location, size and color of the address identification for the subject property pursuant to the following:

- A. Addresses for commercial and industrial structures shall be posted on the upper left corner of the building on the side which represents the street address.
- B. The numbers shall be subject to approval of the fire department with a letter height minimum of 4 inches and a maximum letter height of 9 inches.
- C. The color of the numerals shall be one which does not blend with the building color.
- D. On buildings with multiple tenants, the range of addresses shall be listed on the upper left corner of the building if separate numbers are issued and the business name shall be posted over the primary entrance of each individual company.
- E. Modifications of addressing requirements due to building location, size etc., are subject to the approval of the Fire Chief.

A potential Phase Two Expansion of the Cincinnati Premium Outlets will not require an additional amendment or approval actions to PUD signage regulations subject to Planning Commission or Council review as long as the expansion is in general accordance with the approved expansion locations, as illustrated and approved at the site plan stage by Planning Commission. The sign locations, area, height, and types shall be in accordance with the same proportions as illustrated for side L2 as listed in Exhibit #1 and Exhibit #2 as well as potential relocations of Gallery Zone I.D. signs, wall signs, directional signs, etc. The final site plan of any potential Phase Two Expansion Signage is subject to the approval of the Zoning Enforcement Officer.

D. Conditions Specific to Future Developments and/or Outparcels.

The following signage standards shall apply to Regional Retail Pad Tenant Signage. To the extent of any conflict between the following standards and the applicable City Sign Regulations, the more restrictive standards shall control.

1. Location

Signs are prohibited in public utility easements unless expressly authorized by such public utility. Signs shall be located so as not to, in the reasonable opinion of the responsible approving body, adversely restrict the vision of drivers entering or leaving the Property.

2. Sign Types:

For the purpose of identifying the name and logo/icon of occupants of pad sites within a Regional Retail project, the following criteria applies:

3. Pad Tenant Identification Ground Signage

One (1) monument ground sign (each a "Pad Tenant Identification Monument Ground Sign") may be installed and maintained by Owner at each of the pad sites on the Property.

Each Pad Tenant Identification Monument Ground Sign shall not exceed 6 feet in overall height.

The face or sign area of each Pad Tenant Identification Monument Ground Sign shall not exceed 48 square feet display area.

An additional one (1) Pad Tenant Identification Monument Ground Sign may be installed on pad sites over 10 acres in size - for a total of two (2) Pad Tenant Identification Monument Ground Signs for such pad sites.

All ground signs on pad sites over 10 acres are to be setback 300 feet from any other ground or freestanding sign, including Pad Tenant Identification Pylon Sign and Cincinnati Premium Outlets Ground Sign.

Each Pad Tenant Identification Ground Sign shall be illuminated either by: (i) ground-mounted fixtures, or (ii) with internally illuminated channel letters with reverse channel, halo, plex face or routed panel with push-through letters. Only the tenant symbol/logo may be plex face.

Each pad site occupant may use its prototypical color, logos and script.

Each pad site occupant may also be offered sign area on a multiple occupant ground mounted sign.

4. Pad Tenant Identification Freestanding Signage

Freestanding signs (i.e. pylon sign) are prohibited with exception that one (1) additional pylon sign (each a "Pad Tenant Identification Pylon Sign"), up to 40' in height, may be installed on pad sites over 10 acres in size.

The face or sign area of each Pad Tenant Identification Pylon Sign shall not exceed 225 square feet display area.

Each Pad Tenant Identification Freestanding Sign shall be illuminated either by: (i) ground-mounted fixtures, or (ii) with internally illuminated channel letters with reverse channel, halo, plex face or routed panel with push-through letters. Only the tenant symbol/logo may be plex face.

Each pad site occupant may use its prototypical color, logos and script.

5. Pad Tenant Wall Signage

For the purpose of identifying the name and logo/icon of occupants of pad sites within a Regional Retail project, signs meeting the following criteria (each a "Pad Tenant Wall Sign") may be installed on walls of buildings located on pad sites within a Regional Retail project:

Each Pad Tenant Wall Sign shall be illuminated by internally-illuminated letters, reverse channel with a shallow return. The face of the sign shall be opaque. The symbol/logo may be internally illuminated channel letter with a plex face. No Pad Tenant Wall Sign may be painted directly on the wall of a building.

All height, area, and location requirements for Wall Signs shall be met per current signage regulations as stated Chapter 1282 Signs.

6. Construction Signs

For the purpose of setting forth information concerning a building or other structure under construction (including the name of planned occupant(s), opening date, contractors, engineers and/or architects), one (1) sign (each a "Construction Sign") may be temporarily installed at each such construction site within a Regional Retail project after site plan approval. For pad sites over 10 acres in size, up to two (2) Construction Signs may be temporarily installed.

Each Construction Sign shall be a minimum of 20 feet from the property line.

No Construction Sign shall exceed 20 feet in height.

The face or sign area of each Construction Sign shall not exceed one hundred thirty (130) square feet.

Construction Sign shall not be illuminated.

Each Construction Sign shall be removed prior to the issuance of a Certificate of Occupancy for the building or other structure associated with such sign.

Exterior banner signs advertising the opening of a business shall be permitted for a period of 30 days following the issuance of a Certificate of Occupancy for such building or other structure. Such signage must comply with the applicable Sign Regulations of the City of Monroe (the "Planning and Zoning Code Chapter 1282: Sign Regulations").

7. Billboards

Billboards within the Planned Unit Development are prohibited.

E. Minor Amendments

Minor adjustments in the final development or site plan may be approved, resulting from field conditions, detailed engineering data, topography, or critical design criteria

pertaining to drives, curb data, retaining walls, swimming pools, tennis courts, fences, building locations, signage and building configuration, required parking area locations, or other similar project particulars, may be authorized in writing with the concurrence of the Director of Development, the City Chief Building Official, and the City Engineer. These minor adjustments may be permitted provided they do not increase density, decrease the number of required parking spaces, or allow buildings closer to perimeter property lines. Further, such adjustment requests shall be supported by documentation, reviewed by the Director of Development, City Chief Building Official, and City Engineer and determined by them to conform to the original purpose and intent of the Planned Unit Development approval. If the Director of Development, City Chief Building Official, and City Engineer do not agree, such adjustments shall not be allowed except by amendment. The Planning Commission shall be advised of all minor adjustments authorized.

F. Miscellaneous.

This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this Agreement and as specified in the Stage II PUD Materials, including the overall development plan, building elevations, and associated signage package shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD final development plan shall be controlled by Monroe Planning and Zoning Code Chapter 1272.17 "Compliance With Approved Plan." Failure to comply with the Stage II Preliminary Development Plan or subsequently approved final development plans (i.e. site plans) shall initiate the enforcement actions set forth in Monroe Zoning Ordinance Chapter 1272.18 "Permit Revocation" in addition to any other non-performance penalty provided for in this Agreement.

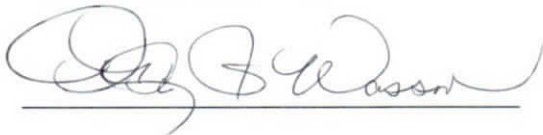
It is further agreed that the **CHELSEA MONROE HOLDINGS, LLC**, and **CHELSEA MONROE PERIPHERAL, LLC** shall cause this Agreement to be properly recorded with the appropriate County Recorder's Office(s) upon the issuance of the PUD permit by the Monroe City Council.

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

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

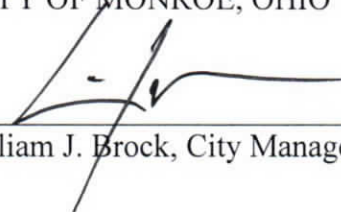
IN WITNESS WHEREOF, the parties have caused this agreement to be executed in their names by their respective duly authorized representatives on the date first written above.

Signed in the presence of:



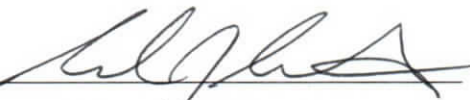


THE CITY OF MONROE, OHIO

By: 

William J. Brock, City Manager

CHELSEA MONROE HOLDINGS, LLC

By: 

Name: Mark J. Silvestri
Title: Sr. VP - Development

CHELSEA MONROE PERIPHERAL, LLC

By: 

Name: Mark J. Silvestri
Title: Sr. VP - Development

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)SS:

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City Manager of the City of Monroe on this 26th day of February, 2009.



ANGELA S. WASSON
Notary Public, State of Ohio
My Commission Expires Sept. 24, 2012


Notary Public

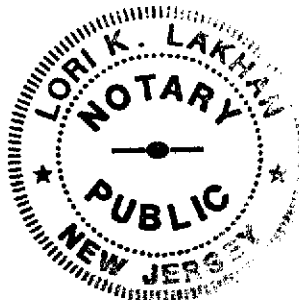
STATE OF ~~OHIO~~ New Jersey)

SS:

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Mark J. Silvestri, Sr. VP- Development of the **CHELSEA**

MONROE HOLDINGS, LLC, on this 5th day of March, 2009.



Lu K. Lakner
Notary Public

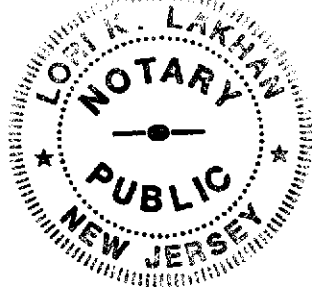
LORI K. LAKHAN
Notary Public of New Jersey
I.D. # 2332617
Commission Expires 8/9/2010

STATE OF ~~OHIO~~ New Jersey)
)SS:
COUNTY OF Essex)

SWORN to and SUBSCRIBED in my presence by the said

Mark J. Silvestri, Sr. VP-Development of the **CHELSEA**

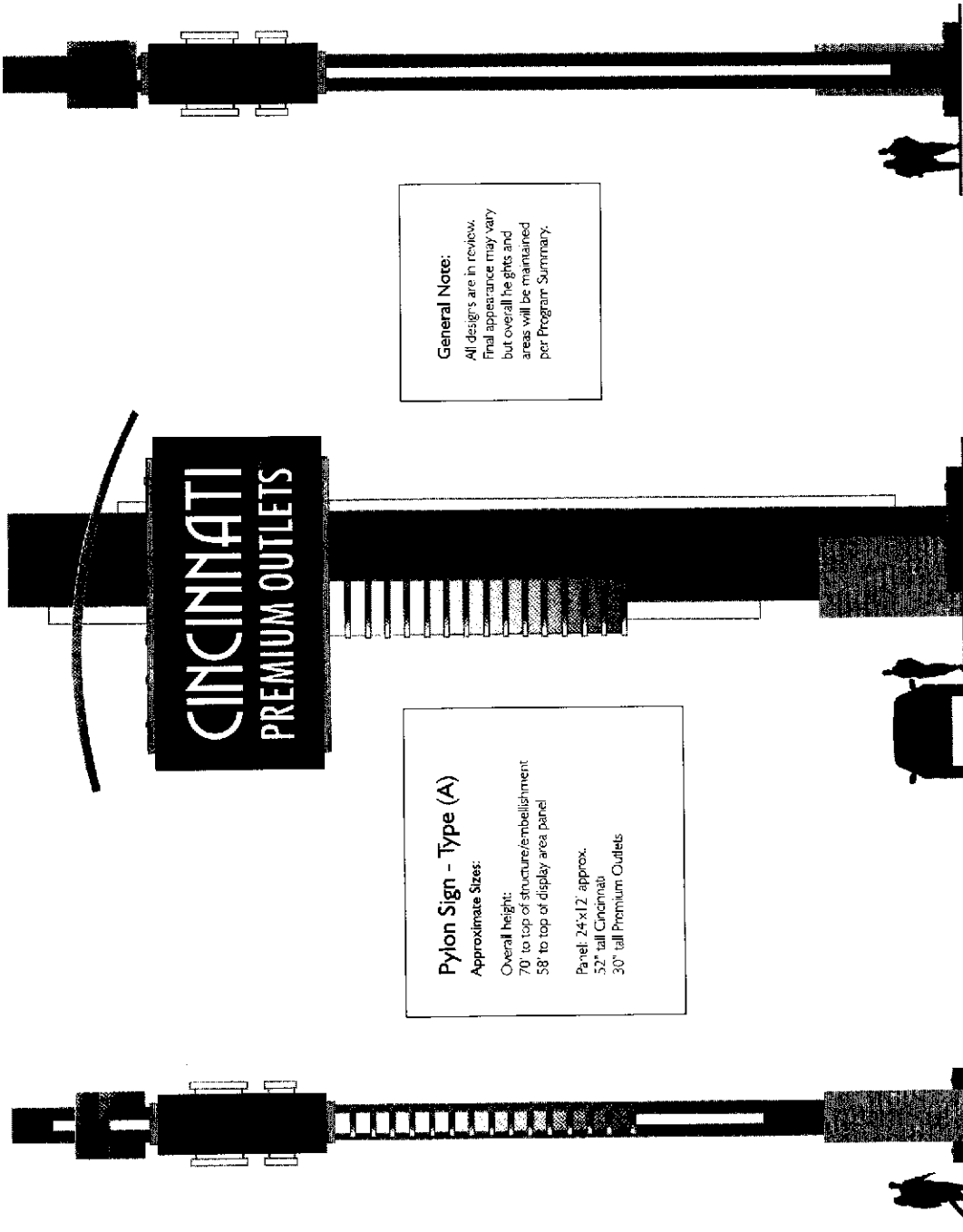
MONROE PERIPHERAL, LLC, on this 5th day of March, 2009.



Lori K Lakhani
Notary Public

LORI K. LAKHAN
Notary Public of New Jersey
I.D. # 2332617
Commission Expires 8/9/2010

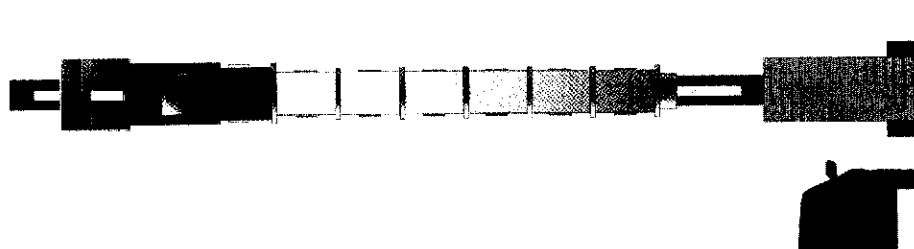
THIS INSTRUMENT PREPARED BY: The City of Monroe, 233 South Main Street, Monroe,
Ohio 45050. 513-539-7374.



C Side Elevation - Signtype (A)
Scale: 1/8" = 1'-0"

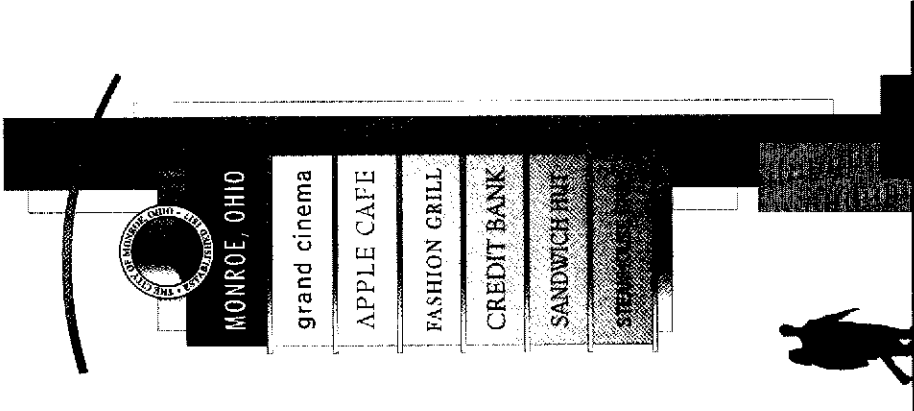
B Front Elevation - Signtype (A)
Scale: 1/8" = 1'-0"

A Side Elevation - Signtype (A)
Scale: 1/8" = 1'-0"



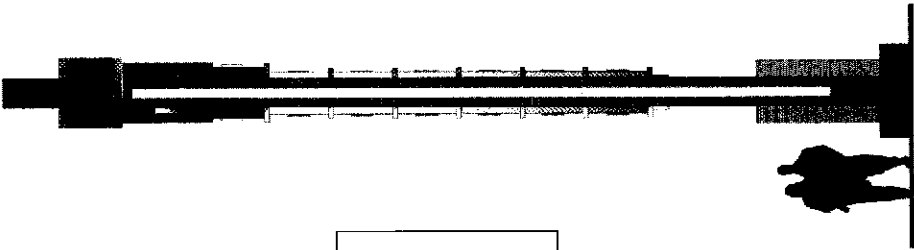
A Side Elevation - Signtype (AA)
Scale: 3/16" = 1'-0"

Pylon Sign - Type (AA)
Approximate Sizes:
 Overall height:
 40' to top of structure/embellishment
 35' to top of display area panel
 Panel: 9'x24' approx.
 14" tall Monroe, Ohio
 12" tall tenant logos



B Front Elevation - Signtype (AA)
Scale: 3/16" = 1'-0"

General Note:
 All designs are in review.
 Final appearance may vary
 but over-all heights and
 areas will be maintained
 per Program Summary.



C Side Elevation - Signtype (AA)
Scale: 3/16" = 1'-0"

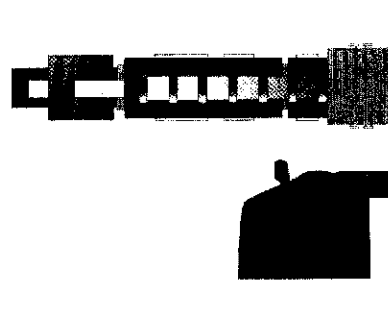
Monument Sign - Type (B/C)

Approximate Sizes:

- Overall height:
- 14' to top of structure/embellishment
- 10' to top of display area panel
- Panel: 24'x6' approx.
- 26" tall Cincinnati
- 15" tall Premium Outlets
- 12" tall Monroe, Ohio

General Note:

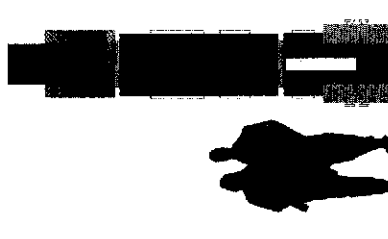
All designs are in review.
Final appearance may vary
but overall heights and
areas will be maintained
per Program Summary.



A Side Elevation - Signtype (B/C)
Scale: 1/4" = 1'-0"



B Front Elevation - Signtype (B/C)
Scale: 1/4" = 1'-0"



C Side Elevation - Signtype (B/C)
Scale: 1/4" = 1'-0"

Monument Sign - Type (D)

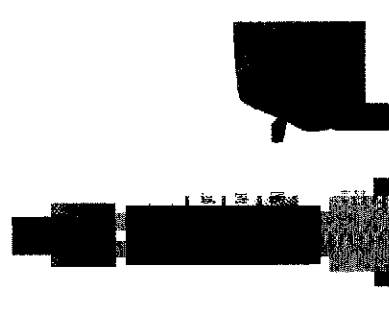
Approximate Sizes:

Overall height:
14' to top of structure/embellishment
10' to top of display area panel

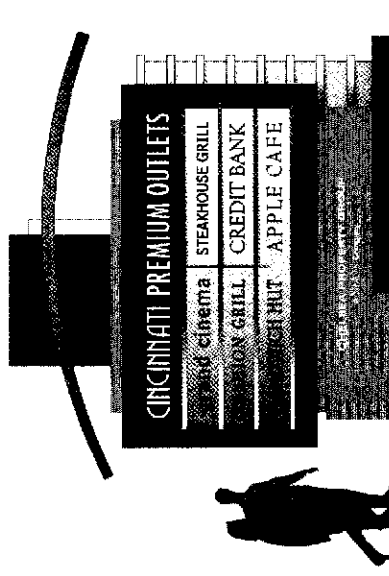
Panel: 24'x7' approx.
16" tall Cincinnati
16" tall Premium Outlets
12" tall Tenant logos

General Note:

All designs are in review.
Final appearance may vary
but overall heights and
areas will be maintained
per Program Summary.



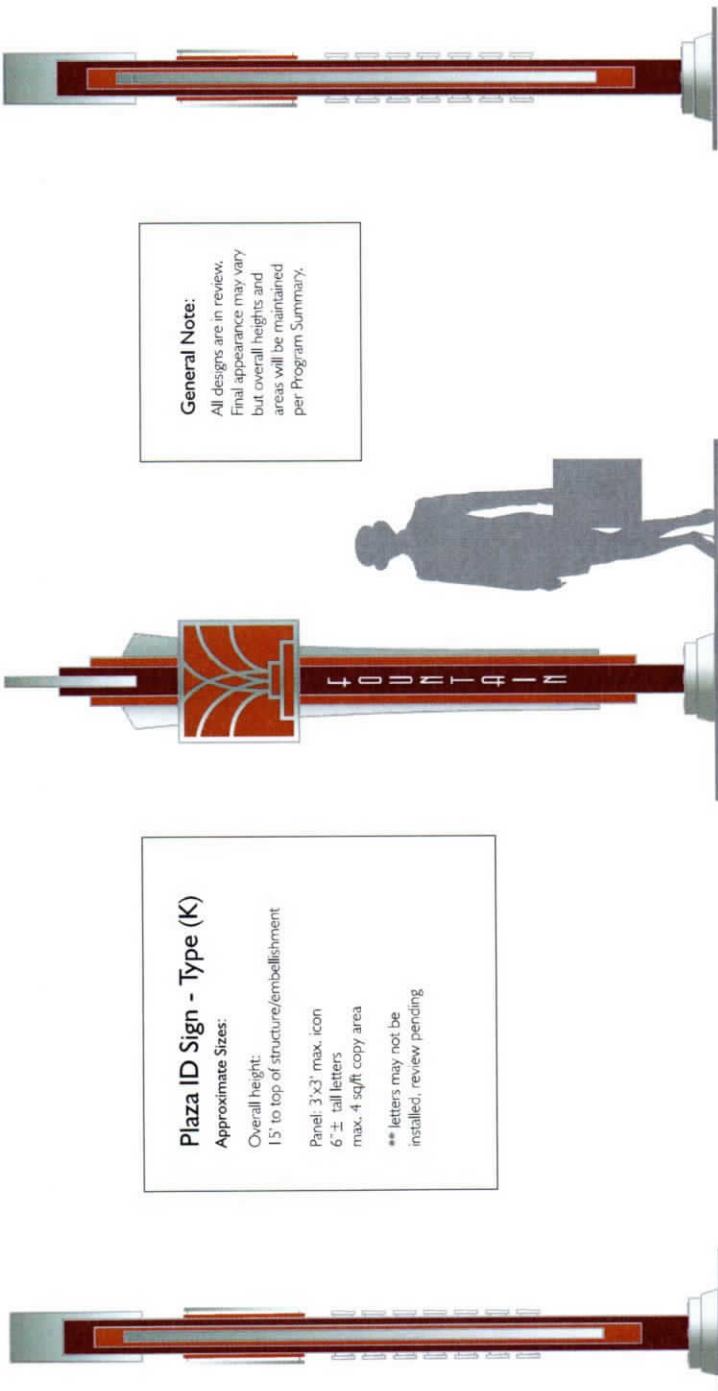
A Side Elevation - Signtype (D)
Scale: 1/4" = 1'-0"



B Front Elevation - Signtype (D)
Scale: 1/4" = 1'-0"



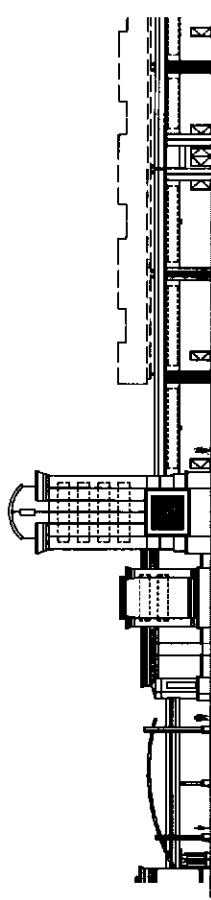
C Side Elevation - Signtype (D)
Scale: 1/4" = 1'-0"



A Side Elevation - Signtype (K)
Scale: 1/2" = 1'-0"

B Front Elevation - Signtype (K)
Scale: 1/2" = 1'-0"

C Side Elevation - Signtype (K)
Scale: 1/2" = 1'-0"



B Building Elevation at Tower #1 - Signtype (F)
 Scale: 1/32" = 1'-0"

Project ID Building Sign - Type (F)

Approximate Sizes:

Overall height:

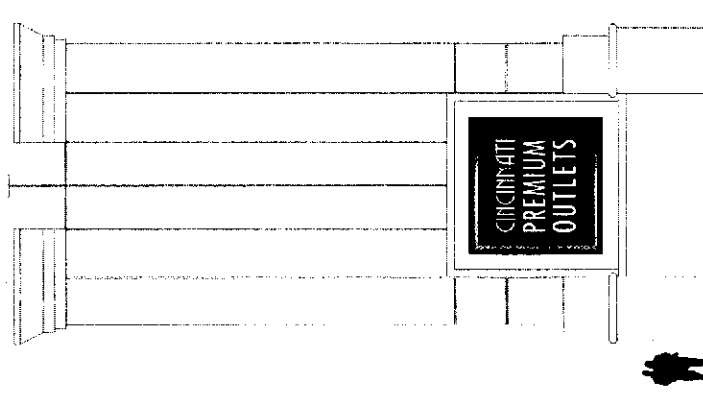
Located on building towers or elements. Letter and mounting heights vary per location.

Panel Size vary per location

120 sq/ft maximum for building mounted and corner towers (each sign); 215 sq/ft maximum for center tower on building #1

General Note:

All designs are in review. Final appearance may vary but overall heights and areas will be maintained per Program Summary.



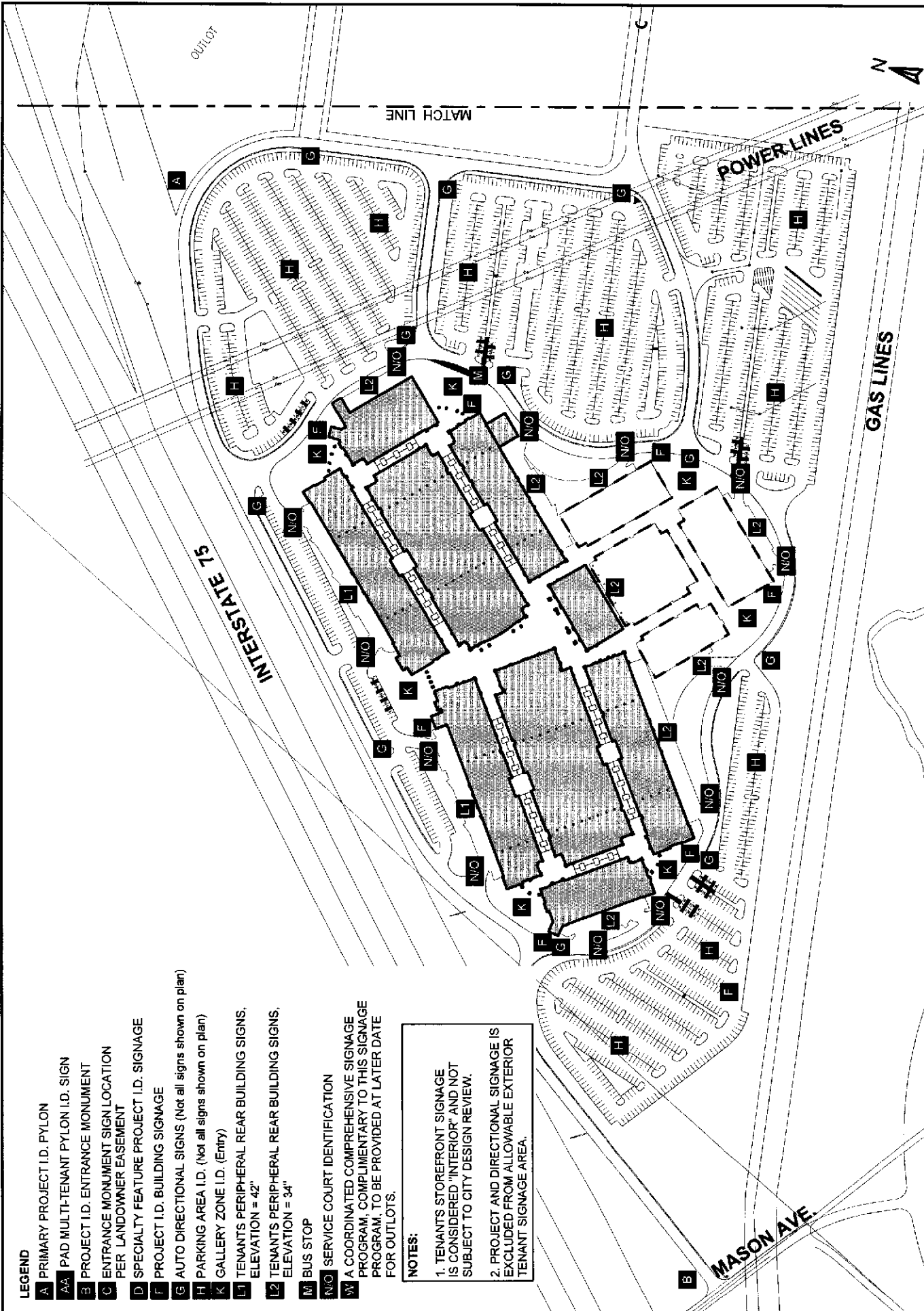
A Front Elevation - Signtype (F)
 Scale: 3/32" = 1'-0"

LEGEND

- A** PRIMARY PROJECT I.D. PYLON
- AA** PAD MULTI-TENANT PYLON I.D. SIGN
- B** PROJECT I.D. ENTRANCE MONUMENT
- C** ENTRANCE MONUMENT SIGN LOCATION
- D** PER LANDOWNER EASEMENT
- E** SPECIALTY FEATURE PROJECT I.D. SIGNAGE
- F** PROJECT I.D. BUILDING SIGNAGE
- G** AUTO DIRECTIONAL SIGNS (Not all signs shown on plan)
- H** PARKING AREA I.D. (Not all signs shown on plan)
- I** GALLERY ZONE I.D. (Entry)
- L1** TENANTS PERIPHERAL REAR BUILDING SIGNS, ELEVATION = 42'
- L2** TENANTS PERIPHERAL REAR BUILDING SIGNS, ELEVATION = 34'
- M** BUS STOP
- NO** SERVICE COURT IDENTIFICATION
- W** A COORDINATED COMPREHENSIVE SIGNAGE PROGRAM, COMPLEMENTARY TO THIS SIGNAGE PROGRAM, TO BE PROVIDED AT LATER DATE FOR OUTLOTS.

NOTES:

1. TENANTS STOREFRONT SIGNAGE IS CONSIDERED "INTERIOR" AND NOT SUBJECT TO CITY DESIGN REVIEW.
2. PROJECT AND DIRECTIONAL SIGNAGE IS EXCLUDED FROM ALLOWABLE EXTERIOR TENANT SIGNAGE AREA.



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CINCINNATI PREMIUM OUTLETS

OVERALL SIGNAGE LOCATION PLAN

Date: 12/06/06
REV: 11/06/08

SCALE: 1" = 300'
@ 8.5.11

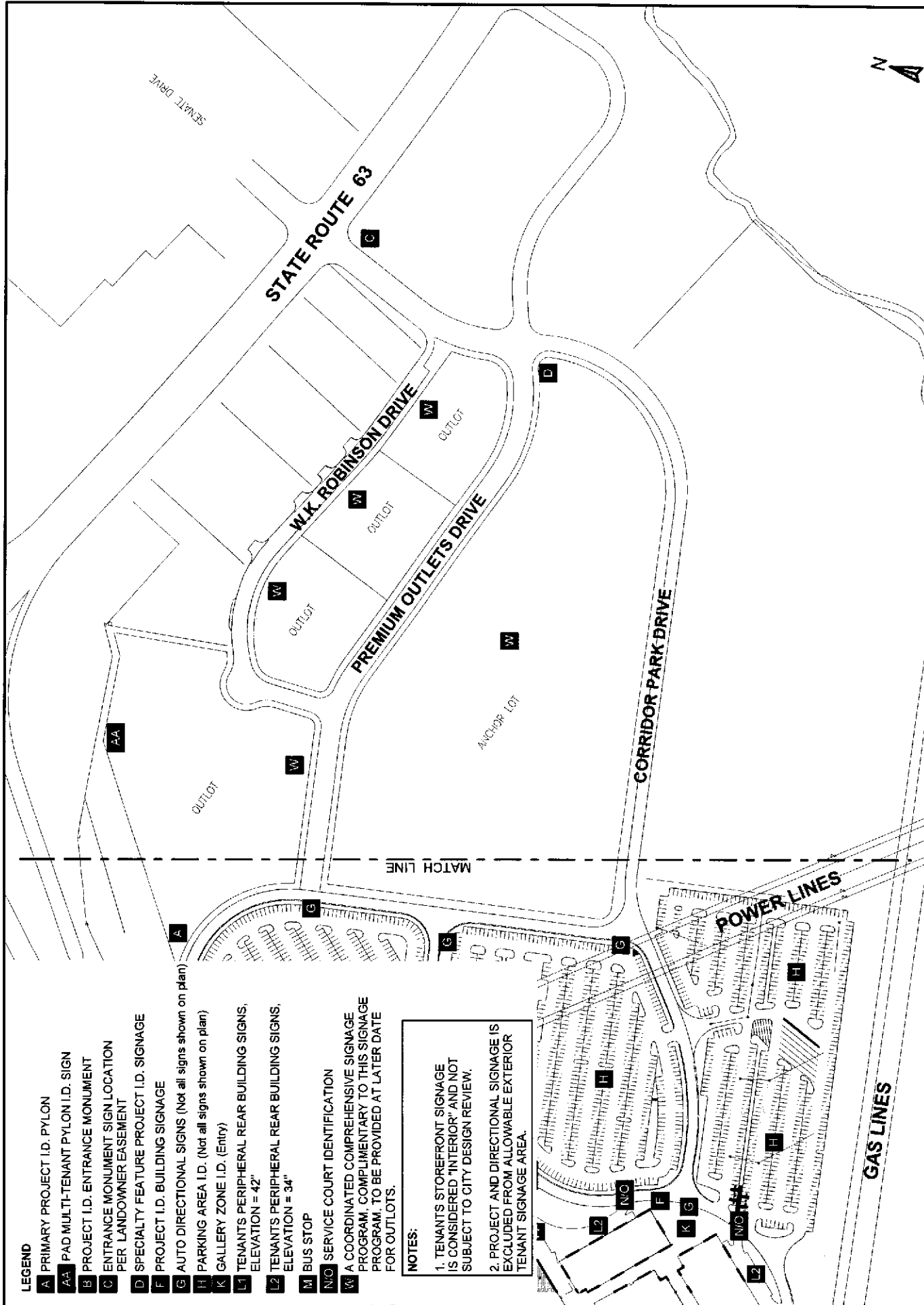
EXHIBIT #1
Page: 1

LEGEND

- A PRIMARY PROJECT I.D. PYLON
- AA PAD MULTI-TENANT PYLON I.D. SIGN
- B PROJECT I.D. ENTRANCE MONUMENT
- C ENTRANCE MONUMENT SIGN LOCATION PER LANDOWNER EASEMENT
- D SPECIALTY FEATURE PROJECT I.D. SIGNAGE
- F PROJECT I.D. BUILDING SIGNAGE
- G AUTO DIRECTIONAL SIGNS (Not all signs shown on plan)
- H PARKING AREA I.D. (Not all signs shown on plan)
- K GALLERY ZONE I.D. (Entry)
- L1 TENANT'S PERIPHERAL REAR BUILDING SIGNS, ELEVATION = 42"
- L2 TENANT'S PERIPHERAL REAR BUILDING SIGNS, ELEVATION = 34"
- M BUS STOP
- NO SERVICE COURT IDENTIFICATION
- W A COORDINATED COMPREHENSIVE SIGNAGE PROGRAM, COMPLEMENTARY TO THIS SIGNAGE PROGRAM, TO BE PROVIDED AT LATER DATE FOR OUTLOTS.

NOTES:

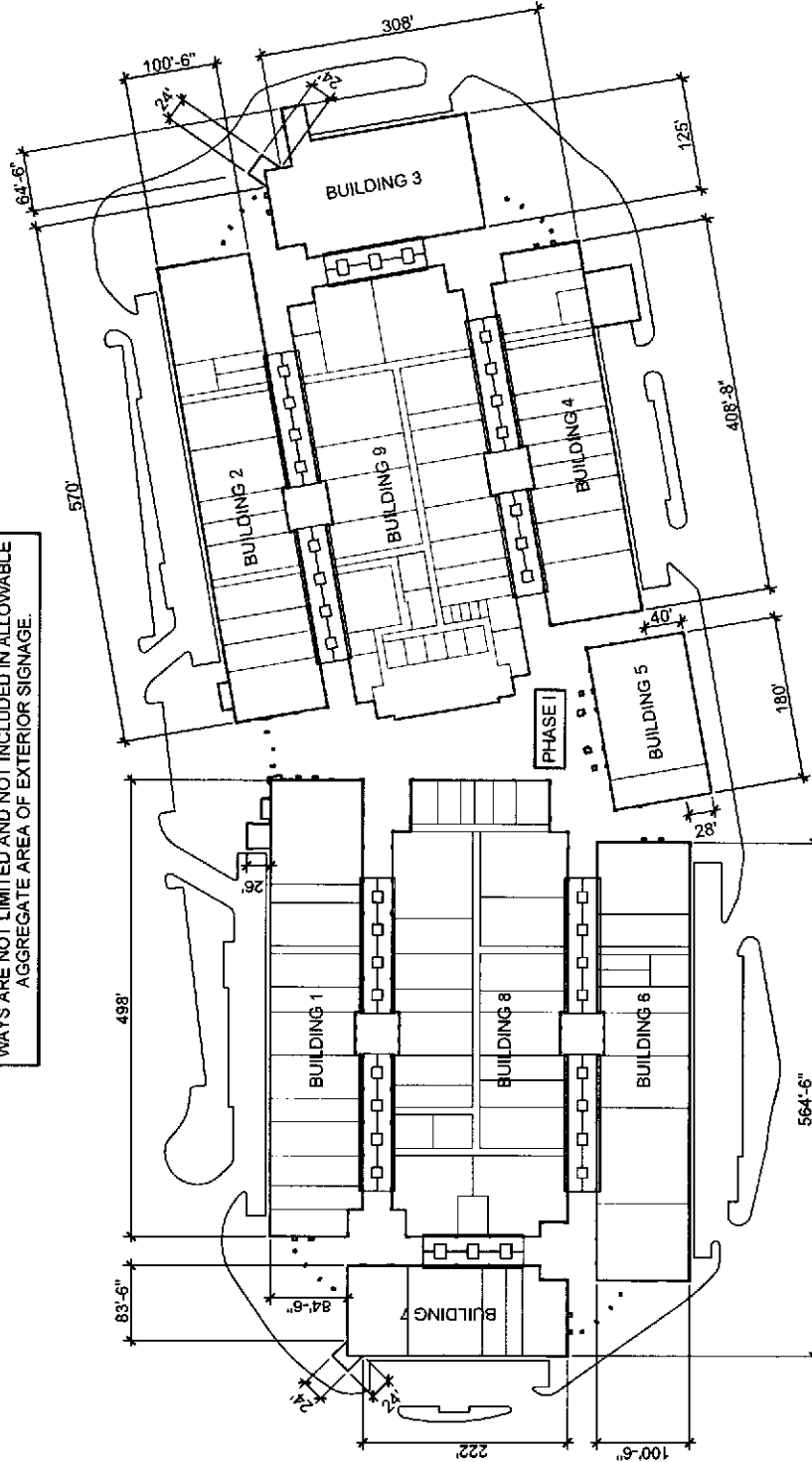
1. TENANT'S STOREFRONT SIGNAGE IS CONSIDERED 'INTERIOR' AND NOT SUBJECT TO CITY DESIGN REVIEW.
2. PROJECT AND DIRECTIONAL SIGNAGE IS EXCLUDED FROM ALLOWABLE EXTERIOR TENANT SIGNAGE AREA.



 the COLLABORATIVE inc.	CHELSEA CHELSEA PROPERTY GROUP • WWW.CPG.COM ASIMON Company	CINCINNATI PREMIUM OUTLETS	OVERALL SIGNAGE LOCATION PLAN (Cont.)	EXHIBIT #1 Page: 2
	Date: 12/06/06 REV: 11/06/08	SCALE: 1" = 300' @ 8.5x11		

TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
 TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,817 S.F.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F. OR 10% OF CUMULATIVE WALL ELEVATIONS.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL PROJECT ID SIGNAGE = 695 S.F. OR 1%.

NOTE:
 ALL SIGNAGE INTERIOR OF THE BUILDING ENTRY
 WAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE
 AGGREGATE AREA OF EXTERIOR SIGNAGE.



TOTAL LINEAL SIGNAGE LENGTH SHOWN ON TENANT SIGNAGE ELEVATIONS = 1,810 L.F.
 TOTAL BUILDING PERIMETER SHOWN - PHASE I = 3,603 L.F.

BUILDING FRONTOAGE TOTALS

WEST	1,219'-4"
NORTH	408'-5"
EAST	1,346'-2"
SOUTH	407'
TOWERS	222'
TOTAL	3,603'



NOTES:

1. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
2. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRYWAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.

LEGEND

- **A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 500 S.F.
- **A1** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- **B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- **F** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- **L1** 42" HIGH SIGN BAND
- **L2** 34" HIGH SIGN BAND



TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,917 S.F.
TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F.
OR 10% OF CUMULATIVE WALL ELEVATIONS.
TOTAL ALLOWABLE CUMULATIVE AREA OF ALL PROJECT ID SIGNAGE = 695 S.F. OR 1%.

NOTES:

1. TOTAL MAXIMUM TENANT SIGNAGE AREA SHALL BE AS CALCULATED PER SIGNAGE AREA EXHIBITS.
2. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
3. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRYWAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.
4. TOTAL AREAS SHOWN ARE PROPOSED LOCATIONS ONLY.

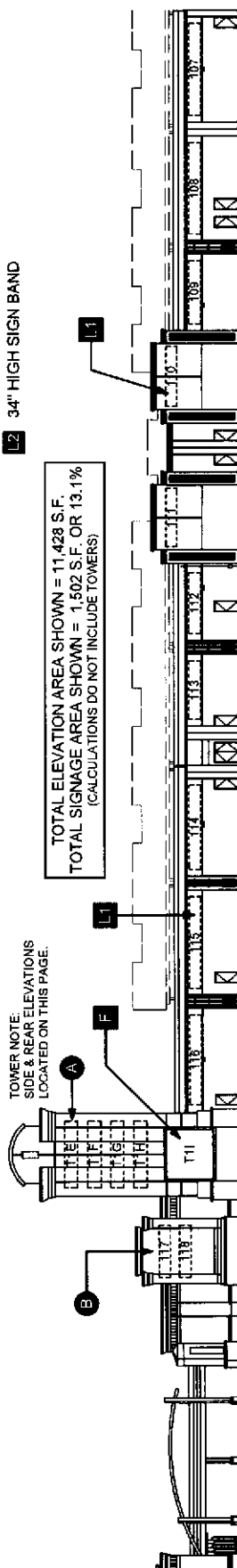
LEGEND

- A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 500 S.F.
- B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- C** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- F** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- L1** 42" HIGH SIGN BAND
- L2** 34" HIGH SIGN BAND

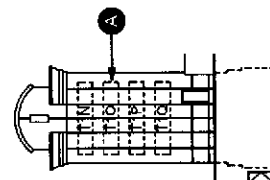
TOWER (ALL SIDES)
ELEVATION AREAS = 6,570 S.F.
TOTAL TENANT SIGN AREA = 1,120 S.F. OR 17%
TOTAL PROJECT ID SIGN AREA = 215 S.F. OR 3.3%
TOTAL ALLOWABLE AREA ON ALL SIDES = 1,335 S.F. OR 20.3%

TOWER NOTE:
SIDE & REAR ELEVATIONS
LOCATED ON THIS PAGE.

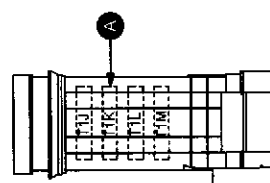
TOTAL ELEVATION AREA SHOWN = 11,428 S.F.
TOTAL SIGNAGE AREA SHOWN = 1,502 S.F. OR 13.1%
(CALCULATIONS DO NOT INCLUDE TOWERS)



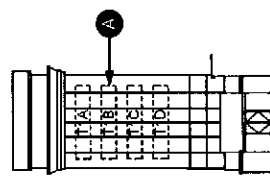
SECTION A



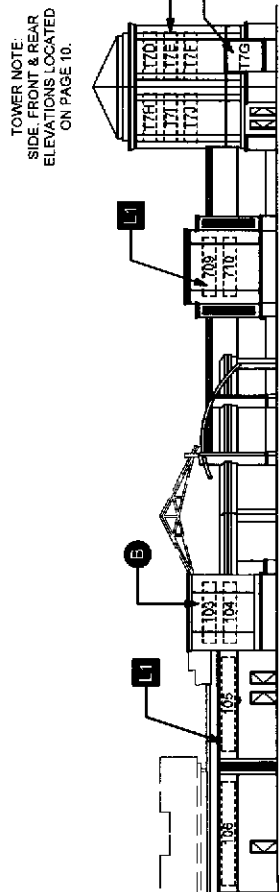
BUILDING 1 TOWER
EAST ELEVATION



BUILDING 1 TOWER
NORTH ELEVATION

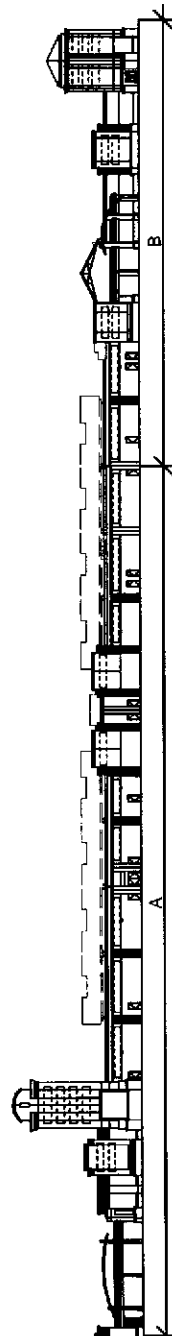


BUILDING 1 TOWER
SOUTH ELEVATION

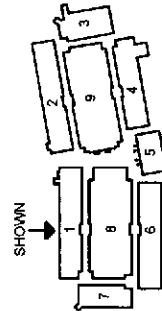


SECTION B

TOWER NOTE:
SIDE, FRONT & REAR
ELEVATIONS LOCATED
ON PAGE 10.



OVERALL ELEVATION - BUILDINGS 1 & 7 SHOWN



SHOWN



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CINCINNATI PREMIUM OUTLETS

Date: 12/06/06
REV: 11/06/08

TENANT SIGNAGE ELEVATIONS - PRIMARY EXPOSURES

EXHIBIT #1
Page: 5

SCALE: 1" = 50'
@ 8.5x11"

TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
 TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,917 S.F.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F.
 OR 10% OF CUMULATIVE WALL ELEVATIONS.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL
 PROJECT ID SIGNAGE = 695 S.F. OR 1%.

NOTES:

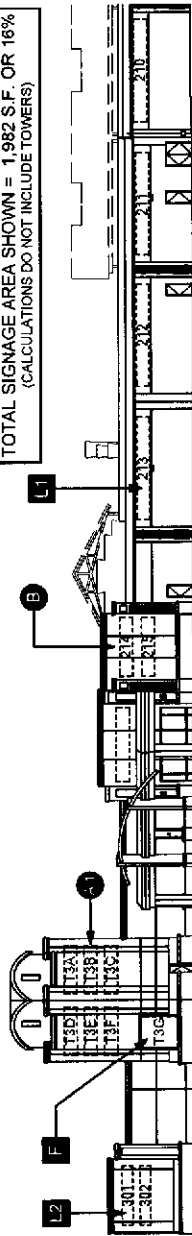
1. TOTAL MAXIMUM TENANT SIGNAGE AREA SHALL BE AS CALCULATED PER SIGNAGE AREA EXHIBITS.
2. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
3. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRY WAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.
4. TOTAL AREAS SHOWN ARE PROPOSED LOCATIONS ONLY.

LEGEND

- A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 500 S.F.
- B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- C** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- F** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- L1** 42" HIGH SIGN BAND
- L2** 34" HIGH SIGN BAND

TOWER NOTE:
 SIDE, FRONT & REAR
 ELEVATIONS LOCATED
 ON PAGE 7.

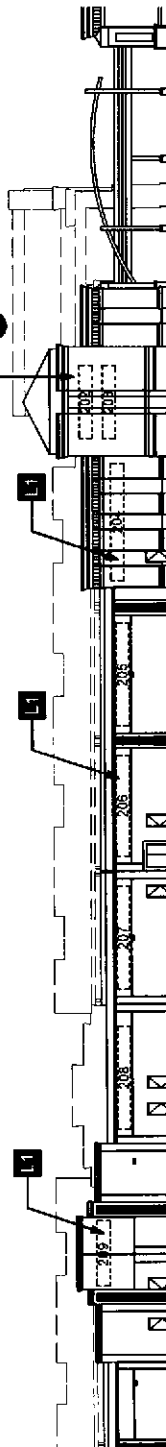
TOTAL ELEVATION AREA SHOWN = 12,393 S.F.
 TOTAL SIGNAGE AREA SHOWN = 1,982 S.F. OR 16%
 (CALCULATIONS DO NOT INCLUDE TOWERS)



SECTION A

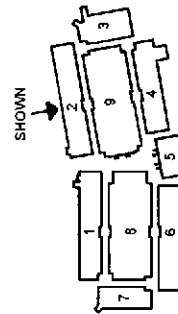
FEATURE NOTE:
 SIDE ELEVATION
 LOCATED ON THIS PAGE.

TOTAL ELEVATION AREA SHOWN = 1,366 S.F.
 TOTAL SIGNAGE AREA SHOWN = 87 S.F. OR 6.4%

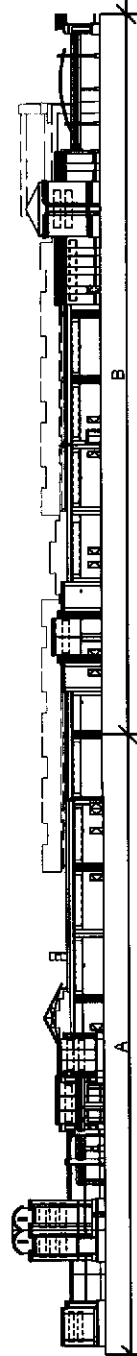


SECTION B

BUILDING 2
 PARTIAL EAST ELEVATION



SHOWN



OVERALL ELEVATION - BUILDINGS 3 & 2 SHOWN



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CINCINNATI PREMIUM OUTLETS

Date: 12/06/06
 REV: 11/06/08

TENANT SIGNAGE ELEVATIONS - PRIMARY EXPOSURES (CONT.)

EXHIBIT #1
 Page: 6

SCALE: 1" = 50'
 @ 8.5x11"

0 12.5' 25' 50'

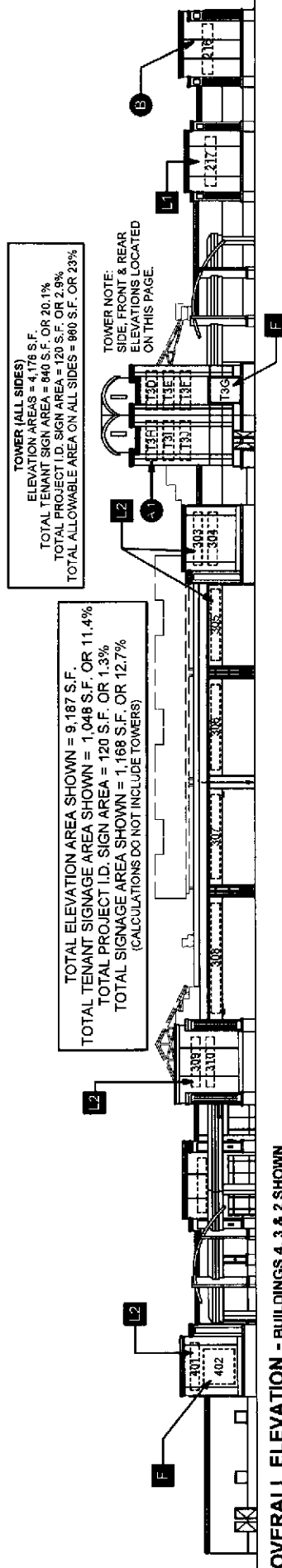
TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
 TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,917 S.F.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F.
 OR 10% OF CUMULATIVE WALL ELEVATIONS.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL
 PROJECT ID SIGNAGE = 895 S.F. OR 1%.

NOTES:

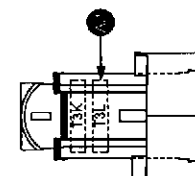
1. TOTAL MAXIMUM TENANT SIGNAGE AREA SHALL BE AS CALCULATED PER SIGNAGE AREA EXHIBITS.
2. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
3. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRYWAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.
4. TOTAL AREAS SHOWN ARE PROPOSED LOCATIONS ONLY.

LEGEND

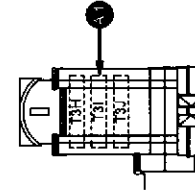
- A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH.
- B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH.
- C** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS.
- D** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS.
- E** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- F** 42" HIGH SIGN BAND
- G** 34" HIGH SIGN BAND



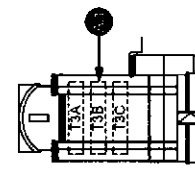
OVERALL ELEVATION - BUILDINGS 4, 3 & 2 SHOWN



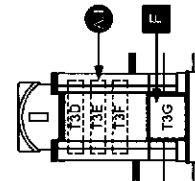
BUILDING 3 TOWER
SOUTH ELEVATION



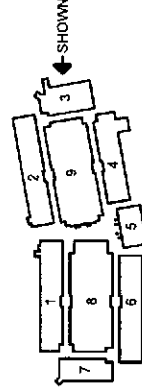
BUILDING 3 TOWER
EAST ELEVATION



BUILDING 3 TOWER
WEST ELEVATION



BUILDING 3 TOWER
NORTH ELEVATION



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CINCINNATI PREMIUM OUTLETS

TENANT SIGNAGE ELEVATIONS - SECONDARY EXPOSURES

Date: 12/06/06
 REV: 11/06/08

SCALE: 1" = 50'
 @ 8.5x11

EXHIBIT #1
 Page: 7

TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
 TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,917 S.F.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F.
 OR 10% OF CUMULATIVE WALL ELEVATIONS.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL PROJECT ID SIGNAGE = 695 S.F. OR 1%.

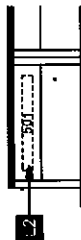
NOTES:

1. TOTAL MAXIMUM TENANT SIGNAGE AREA SHALL BE AS CALCULATED PER SIGNAGE AREA EXHIBITS.
2. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
3. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRYWAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.
4. TOTAL AREAS SHOWN ARE PROPOSED LOCATIONS ONLY.

LEGEND

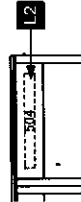
- A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 500 S.F.
- A1** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- F** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- L1** 42" HIGH SIGN BAND
- L2** 34" HIGH SIGN BAND

TOTAL ELEVATION AREA SHOWN = 702 S.F.
 TOTAL SIGNAGE AREA SHOWN = 74 S.F. OR 10.3%

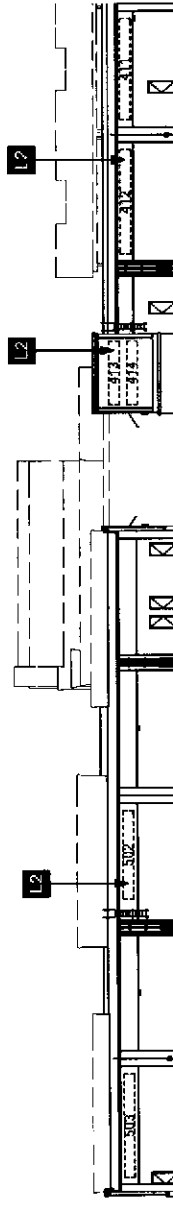


BUILDING 5
PARTIAL NORTH ELEVATION

TOTAL ELEVATION AREA SHOWN = 702 S.F.
 TOTAL SIGNAGE AREA SHOWN = 74 S.F. OR 10.3%

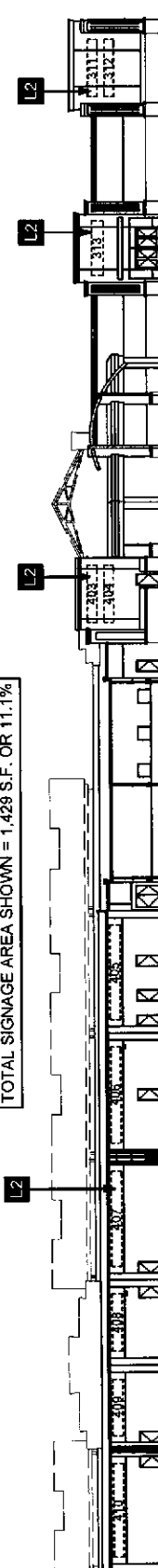


BUILDING 5
PARTIAL SOUTH ELEVATION

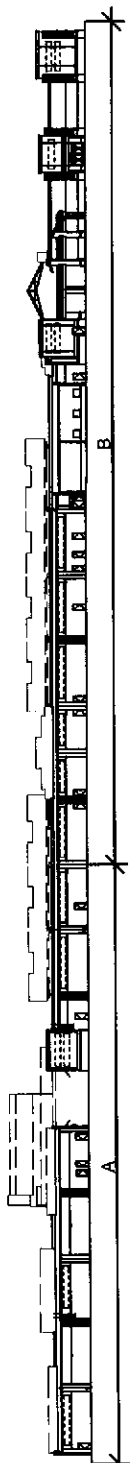
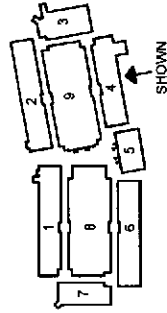


SECTION A

TOTAL ELEVATION AREA SHOWN = 12,857 S.F.
 TOTAL SIGNAGE AREA SHOWN = 1,429 S.F. OR 11.1%



SECTION B



OVERALL ELEVATION - BUILDINGS 3, 4 & 5 SHOWN



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 A SIMPLI Company

CINCINNATI PREMIUM OUTLETS

Date: 12/06/06
 REV: 11/06/08

TENANT SIGNAGE ELEVATIONS - TERTIARY EXPOSURES

EXHIBIT #1
 Page: 8

SCALE: 1" = 50'
 @ 8.5x11

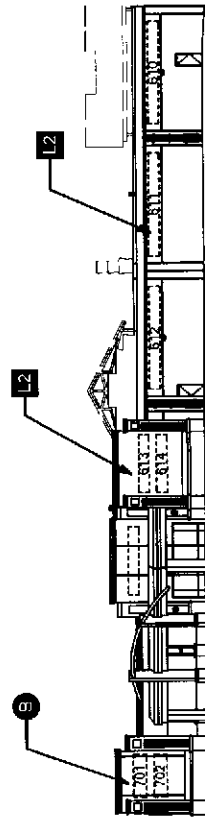
TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
 TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,917 S.F.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F.
 OR 10% OF CUMULATIVE WALL ELEVATIONS.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL PROJECT ID SIGNAGE = 895 S.F. OR 1%.

NOTES:

1. TOTAL MAXIMUM TENANT SIGNAGE AREA SHALL BE AS CALCULATED PER SIGNAGE AREA EXHIBITS.
2. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
3. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRYWAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.
4. TOTAL AREAS SHOWN ARE PROPOSED LOCATIONS ONLY.

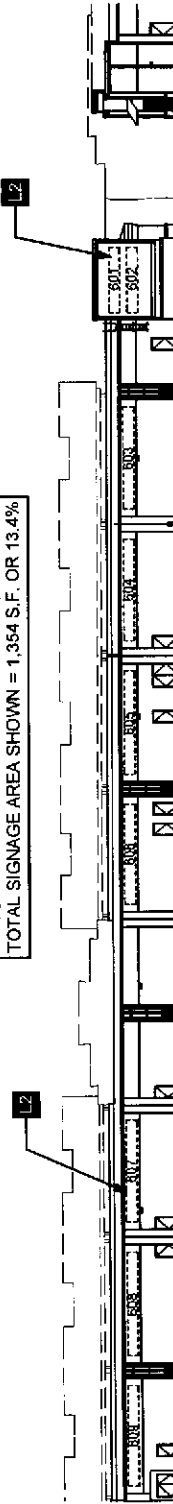
LEGEND

- A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS. EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 500 S.F.
- A1** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS. EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- F** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- L1** 42" HIGH SIGN BAND
- L2** 34" HIGH SIGN BAND

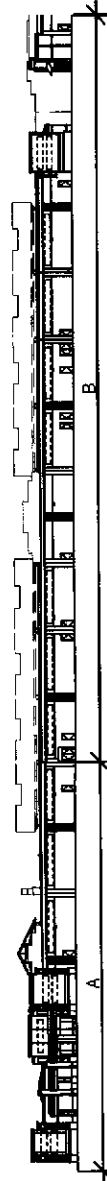


SECTION A

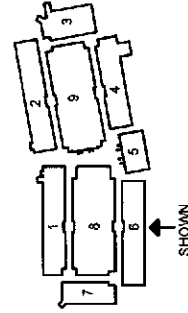
TOTAL ELEVATION AREA SHOWN = 10,124 S.F.
 TOTAL SIGNAGE AREA SHOWN = 1,354 S.F. OR 13.4%



SECTION B



OVERALL ELEVATION - BUILDINGS 7, 8 & 5 SHOWN



TOTAL APPROXIMATE AREA OF ALL BUILDING WALL ELEVATIONS = 74,424 S.F.
 TOTAL APPROXIMATE AREA OF ALL SIGNAGE SHOWN = 11,917 S.F.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL TENANT SIGNAGE = 7,442 S.F.
 OR 10% OF CUMULATIVE WALL ELEVATIONS.
 TOTAL ALLOWABLE CUMULATIVE AREA OF ALL PROJECT ID SIGNAGE = 695 S.F. OR 1%.

NOTES:

1. TOTAL MAXIMUM TENANT SIGNAGE AREA SHALL BE AS CALCULATED PER SIGNAGE AREA EXHIBITS.
2. HEIGHTS OF L1 AND L2 BUILDING SIGNAGE IS LISTED FOR LETTER HEIGHTS ONLY AND SHALL NOT INCLUDE THE ELECTRICAL RACEWAY SUCH LETTERS REST UPON.
3. ALL SIGNAGE INTERIOR OF THE BUILDING ENTRYWAYS ARE NOT LIMITED AND NOT INCLUDED IN ALLOWABLE AGGREGATE AREA OF EXTERIOR SIGNAGE.
4. TOTAL AREAS SHOWN ARE PROPOSED LOCATIONS ONLY.

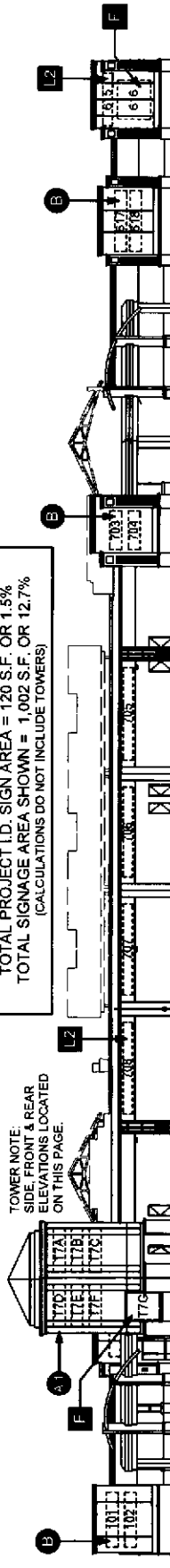
LEGEND

- A** APPROXIMATE 25' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 500 S.F.
- A1** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO FOUR (4) SIGNS, EACH NOT TO EXCEED 48" HIGH. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- B** APPROXIMATE 16' HIGH X 20' WIDE AREA FOR MAJOR TENANT AND LOGO SIGNS OR AS FEW AS ONE (1) LARGE LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 320 S.F.
- F** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 120 S.F. MAXIMUM AREA.
- L1** 42" HIGH SIGN BAND
- L2** 34" HIGH SIGN BAND

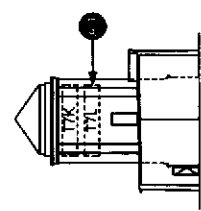
TOWER (ALL SIDES)
 ELEVATION AREAS = 1,917 S.F.
 TOTAL TENANT SIGN AREA = 530 S.F. OR 16.1%
 TOTAL PROJECT ID SIGN AREA = 120 S.F. OR 3.1%
 TOTAL SIGNAGE AREA SHOWN = 750 S.F. OR 19.2%

TOWER NOTE:
 SIDE, FRONT & REAR
 ELEVATIONS LOCATED
 ON THIS PAGE.

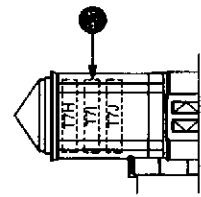
TOTAL ELEVATION AREA SHOWN = 7,906 S.F.
 TOTAL TENANT SIGNAGE AREA SHOWN = 882 S.F. OR 11.2%
 TOTAL PROJECT ID SIGN AREA = 120 S.F. OR 1.5%
 TOTAL SIGNAGE AREA SHOWN = 1,002 S.F. OR 12.7%
 (CALCULATIONS DO NOT INCLUDE TOWERS)



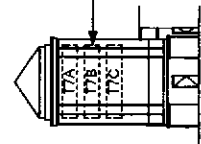
OVERALL ELEVATION - BUILDINGS 1, 7 & 8 SHOWN



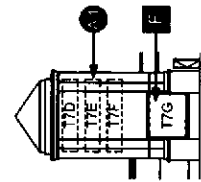
BUILDING 7 TOWER
EAST ELEVATION



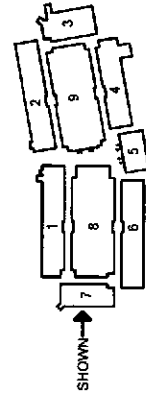
BUILDING 7 TOWER
NORTH ELEVATION



BUILDING 7 TOWER
SOUTH ELEVATION



BUILDING 7 TOWER
WEST ELEVATION



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the COLLABORATIVE inc

CINCINNATI PREMIUM OUTLETS

Date: 12/06/08
 REV: 11/06/08

TENANT SIGNAGE ELEVATIONS - SECONDARY EXPOSURES

EXHIBIT #1
 Page: 10

SCALE: 1" = 50'
 @ 8.5x11"

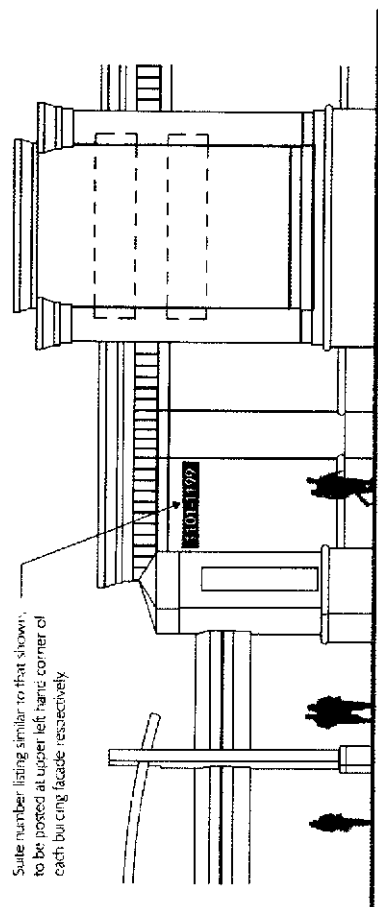
0 12.5' 25' 50'

No.	Description	Cost
01	CNC Signage	11,450.00
02	CNC Signage	11,720.00
03	CNC Signage	13,460.00
04	CNC Signage	12,130.00
05	CNC Signage	12,470.00

Building Suite
Identity Signage
Signatype:
EI
Front & Side
Elevations

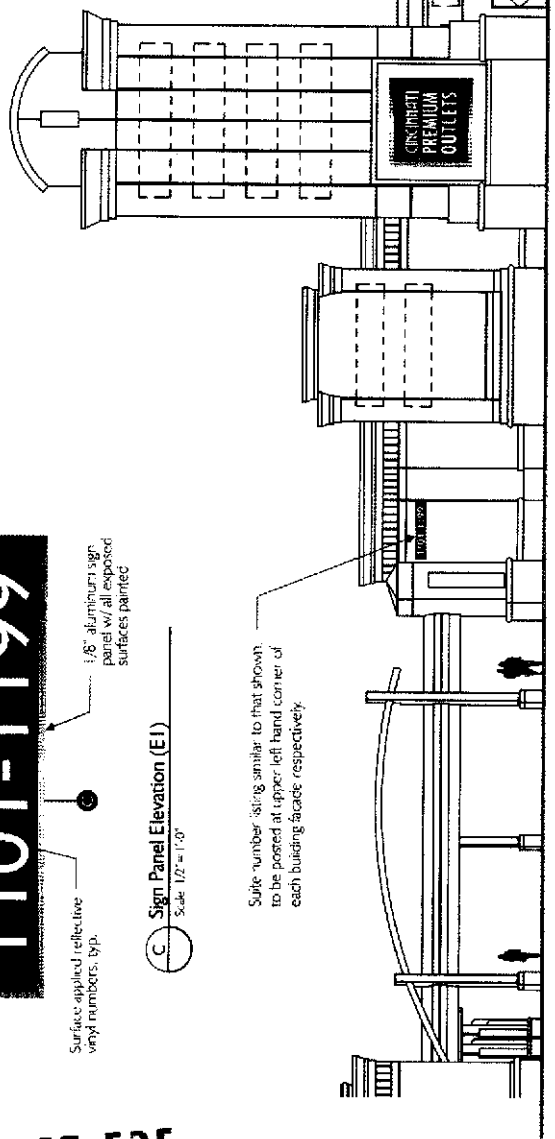
Project:	140711
Date:	09/14/15
Scale:	Noted
Drawn By:	ELF
Checked By:	LPM

EI.01

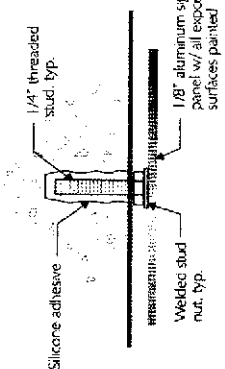


B Enlarged Building Number Mounting Elevation (EI)
Scale: 3/32" = 1'-0"

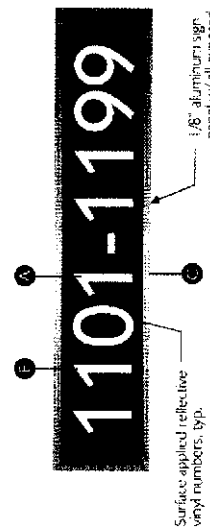
Note:
Artwork shown is for representation only;
all production artwork will be provided by
Chelsea Property Group, in digital format.



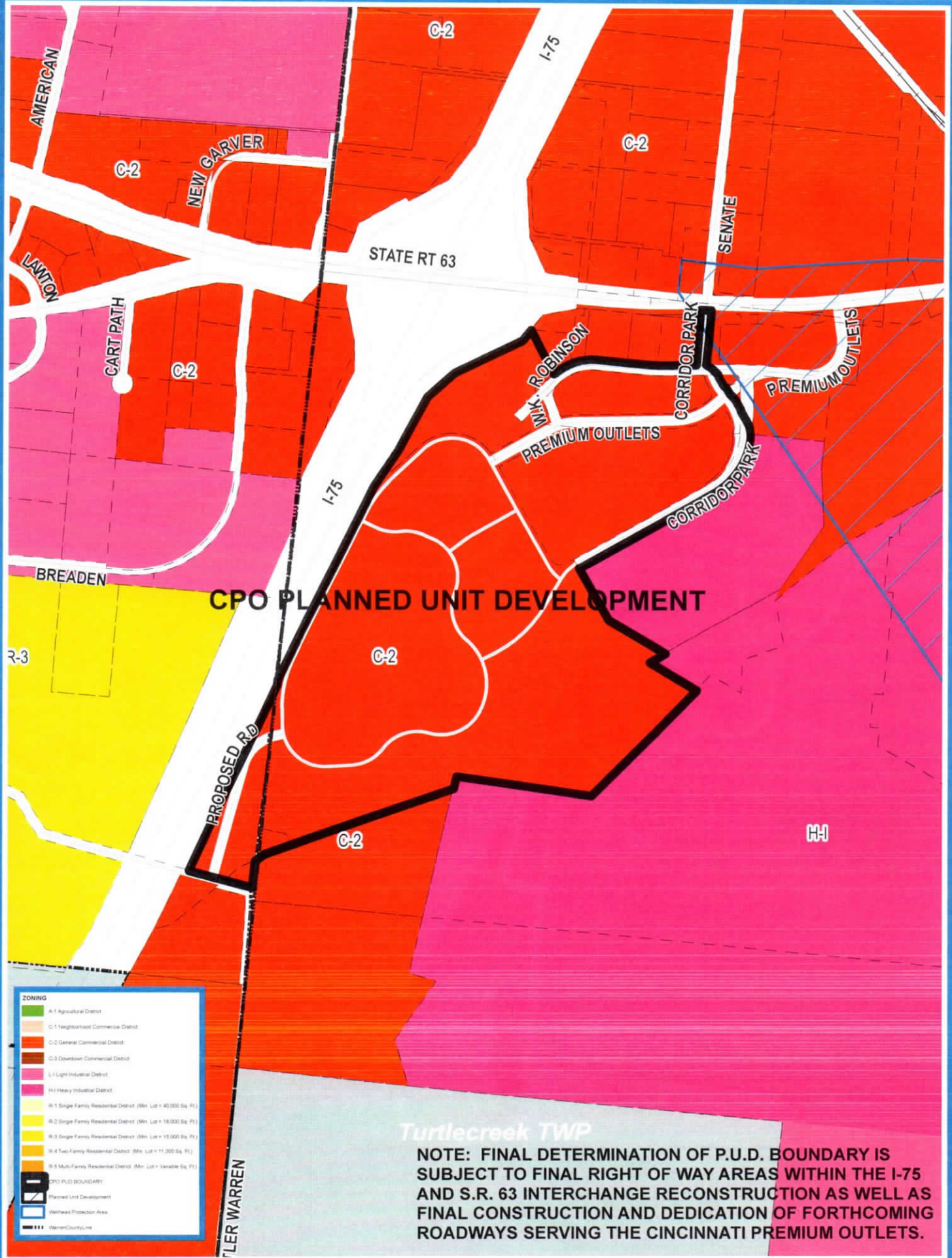
A Building Number Elevation (EI)
Scale: 1/16" = 1'-0"



D Mounting Detail (EI)
Scale: NTS



C Sign Panel Elevation (EI)
Scale: 1/2" = 1'-0"



Pt. 11-05-127-019
11-05-127-020
11-05-130-003
11-05-130-006
11-05-130-008 (B)
11-05-130-009
11-05-300-007
11-05-300-009
11-05-300-010

February 4, 2008

**LEGAL DESCRIPTION
117.987 ACRES
CINCINNATI PREMIUM OUTLETS**

Situated in Section 5, Town 3 East, Range 3 North, Turtlecreek Township, City of Monroe, Warren County, Ohio and Section 11, Town 3, Range 3, Lemon Township, City of Monroe, Butler County, Ohio also being part of Lot 327 of said City of Monroe and being part of an original 778.5945 acre parcel conveyed to Corridor 75 Park, Ltd. in O.R. 1226, Pg. 23 (Warren County Recorder's Office) and O.R. 6020, Pg. 1241 (Butler County Recorder's Office) and being more particularly described as follows:

Beginning at a 5/8" iron pin set at the westerly terminus of the northerly right-of-way line of Corridor Park Drive (60' R/W) (P.B. 42 Pg. 78 W.C.R.O.);

Thence along the westerly terminus of Corridor Park Drive and along a westerly line of a 22.212 acre parcel conveyed to RMMD II Company, Ltd. (O.R. 1642, Pg. 478 W.C.R.O.), S29°24'49"E, passing a 5/8" iron pin found (with Kleingers ID cap) at 60.00 feet, a total distance of 410.27 feet to a 5/8" iron pin found (with Kleingers ID cap);

Thence continuing along a westerly line of said 22.212 acre parcel, S59°59'47"E a distance of 382.41 feet to a 5/8" iron pin set at a southerly corner of said parcel;

Thence through said 778.5945 acre parcel, along the westerly extension of the south line of said 22.212 acre parcel, S60°54'45"W a distance of 104.88 feet to a 5/8" iron pin set;

Thence continuing through said 778.5945 acre parcel the following eight courses:

- 1.) S59°59'47"E a distance of 318.36 feet to a 5/8" iron pin set;
- 2.) S44°37'10"W a distance of 875.09 feet to a 5/8" iron pin set;
- 3.) N81°49'19"W a distance of 795.94 feet to a 5/8" iron pin set;
- 4.) S13°12'10"W a distance of 74.31 feet to a 5/8" iron pin set;

- 5.) S70°57'29"W a distance of 1198.55 feet to a 5/8" iron pin set;
- 6.) S60°42'56"W a distance of 76.43 feet to a 5/8" iron pin set;
- 7.) S54°47'20"W a distance of 100.74 feet to a 5/8" iron pin set;
- 8.) S51°29'48"W a distance of 103.66 feet to a railroad spike set in the centerline of Mason Avenue (60' R/W);

Thence along the centerline of Mason Avenue, N75°08'19"W a distance of 214.81 feet to a railroad spike set on the easterly right-of-way line of Interstate Route 75;

Thence along the easterly right-of-way line of Interstate Route 75 the following nine courses:

- 1.) N26°17'13"E a distance of 565.10 feet to a concrete monument found;
- 2.) N23°26'42"E a distance of 300.44 feet to a concrete monument found;
- 3.) N26°17'41"E a distance of 388.17 feet to a concrete monument found on the Butler County / Warren County line;
- 4.) N26°17'00"E a distance of 1268.85 feet to a concrete monument found;
- 5.) N34°12'40"E a distance of 252.50 feet to a concrete monument found;
- 6.) N28°01'18"E a distance of 350.32 feet to a concrete monument found;
- 7.) N47°57'44"E a distance of 214.84 feet to a concrete monument found;
- 8.) N63°56'03"E a distance of 442.21 feet to a concrete monument found;
- 9.) N38°58'16"E a distance of 77.46 feet to a concrete monument found;

Thence along the westerly line of a 1.440 acre parcel conveyed to Rejis, Inc. in O.R. 1367, Pg. 374 (W.C.R.O.), S27°07'38"E a distance of 297.19 feet to a 5/8" iron found (with ID cap stamped WYCO) on the northerly right-of-way line of W.K. Robinson Drive (60' R/W) (P.B. 38 Pg. 17 W.C.R.O.);

Thence along the northerly right-of-way line of W.K. Robinson Drive, along a curve to the left, an arc distance of 21.66 feet to a 5/8" iron pin set at a point of tangency, said curve having a central angle of 03°45'38", a radius of 330.00 feet, and a chord bearing S45°17'34"W for 21.65 feet;

Thence continuing along the northerly right-of-way line of W.K. Robinson Drive, S43°24'45"W a distance of 312.47 feet to a 5/8" iron pin set at the westerly terminus of the northerly right-of-way line of W.K. Robinson Drive;

Thence along the westerly terminus of W.K. Robinson Drive, S46°35'15"E a distance of 60.00 feet to a 5/8" iron pin set at the westerly terminus of the southerly right-of-way line of W.K. Robinson Drive;

Thence along southerly right-of-way lines of W.K. Robinson Drive the following five courses:

- 1.) N43°24'45"E a distance of 312.47 feet to a 5/8" iron pin set at a point of curvature;
- 2.) Along a curve to the right, an arc distance of 245.04 feet to a 5/8" iron pin set at a point of tangency, said curve having a central angle of 52°00'00", a radius of 270.00 feet, and a chord bearing N69°24'45"E for 236.72 feet;
- 3.) S84°35'15"E a distance of 286.53 feet to a 5/8" iron pin set at a point of curvature;
- 4.) Along a curve to the left, an arc distance of 117.38 feet to a 5/8" iron pin set at a point of tangency, said curve having a central angle of 06°31'47", a radius of 1030.00 feet, and a chord bearing S87°51'08"E for 117.32 feet;
- 5.) N88°52'58"E a distance of 330.14 feet to a 5/8" iron pin set;

Thence leaving said right-of-way line and through said original 778.5945 acre parcel the following three courses:

- 1.) Along a curve to the left, an arc distance of 37.79 feet to a 5/8" iron pin set at a point of compound curvature, said curve having a central angle of 06°59'04", a radius of 310.00 feet, and a chord bearing S25°58'07"E for 37.77 feet;
- 2.) Along a curve to the left, an arc distance of 71.21 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a central angle of 101°59'45", a radius of 40.00 feet, and a chord bearing S80°27'32"E for 62.17 feet;
- 3.) Along a curve to the right, an arc distance of 36.04 feet to a 5/8" iron pin set on the westerly right-of-way line of Corridor Park Drive (P.B. 38, Pg. 17), said curve having a central angle of 05°44'10", a radius of 360.00 feet, and a chord bearing N51°24'41"E for 36.03 feet;

Thence along the westerly rights-of-way lines of Corridor Park Drive the following three courses:

- 1.) Along a curve to the right, an arc distance of 6.19 feet to a 5/8" iron pin set at a point of tangency, said curve having a central angle of $11^{\circ}49'07''$, a radius of 30.00 feet, and a chord bearing $S07^{\circ}01'36''E$ for 6.18 feet;
- 2.) $S01^{\circ}07'02''E$ a distance of 46.51 feet to a 5/8" iron pin set;
- 3.) $S02^{\circ}19'07''E$ a distance of 23.08 feet to a 5/8" iron pin set;

Thence leaving said right-of-way line and through said original 778.5945 acre parcel the following two courses:

- 1.) Along a curve to the left, an arc distance of 54.19 feet to a 5/8" iron pin set at a point of reverse curvature, said curve having a central angle of $77^{\circ}37'21''$, a radius of 40.00 feet, and a chord bearing $S07^{\circ}24'15''W$ for 50.14 feet;
- 2.) Along a curve to the right, an arc distance of 18.14 feet to a 5/8" iron pin set on the westerly right-of-way line of Corridor Park Drive, said curve having a central angle of $02^{\circ}31'15''$, a radius of 412.32 feet, and a chord bearing $S30^{\circ}08'47''E$ for 18.14 feet;

Thence along westerly and northerly rights-of-way lines of Corridor Park Drive the following seven courses:

- 1.) $S02^{\circ}19'07''E$ a distance of 39.15 feet to a 5/8" iron pin set;
- 2.) Along a nontangent curve to the right, an arc distance of 46.15 feet to a 5/8" iron pin set, said curve having a central angle of $02^{\circ}44'45''$, a radius of 963.09 feet, and a chord bearing $S00^{\circ}43'20''W$ for 46.15 feet;
- 3.) $S04^{\circ}28'25''W$ a distance of 100.18 feet to a 5/8" iron pin set;
- 4.) $S88^{\circ}28'13''E$ a distance of 3.82 feet to a 5/8" iron pin set;
- 5.) $S05^{\circ}44'48''W$ a distance of 11.45 feet to a 5/8" iron pin set at a point of curvature;
- 6.) Along a curve to the right, an arc distance of 354.14 feet to a 5/8" iron pin set at a point of tangency, said curve having a central angle of $54^{\circ}50'23''$, a radius of 370.00 feet, and a chord bearing $S33^{\circ}10'00''W$ for 340.78 feet;

7.) S60°35'11"W a distance of 896.32 feet to the Point of Beginning, containing 117.987 acres, more or less (5.493 acres in Butler County and 112.494 acres in Warren County) and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on Survey Record Volume 97-14

The above description is based upon a field survey by Kleingers & Associates, Inc., Engineers & Surveyors, under the direction of David L. Cox, Ohio Professional Surveyor No. 7101. Said survey is recorded in Volume _____ Page _____ of the Warren County Engineers Record of Land Surveys and Volume _____ Page _____ of the Butler County Engineers Record of Land Surveys.

Pt. 11-05-127-019

June 3, 2008

**LEGAL DESCRIPTION
PORTION OF W.K. ROBINSON DRIVE
TO BE VACATED
0.242 ACRES**

Situated in Section 5, Town 3 East, Range 3 North, Turtlecreek Township, City of Monroe, Warren County, Ohio and being a portion of W.K. Robinson Drive as dedicated in P.B. 38, Pg. 17 of the Warren County Ohio Recorder's office;

Beginning at a 5/8" iron pin found at the westerly terminus of the southerly right-of-way line of W.K. Robinson Drive;

Thence along the westerly terminus of W.K. Robinson Drive, N46°35'15"W a distance of 60.00 feet to a 5/8" iron pin found at the westerly terminus of the northerly right-of-way line of W.K. Robinson Drive;

Thence along said northerly right-of-way line, N43°24'45"E a distance of 181.13 feet;

Thence through W.K. Robinson Drive, along a curve to the left, an arc distance of 46.53 feet to a point of reverse curvature, said curve having a radius of 60.00 feet, a chord bearing S38°48'21"E for 45.38 feet, and a central angle of 44°26'13";

Thence continuing through W.K. Robinson Drive, along a curve to the right, an arc distance of 15.20 feet to a point on the southerly right-of-way line of W.K. Robinson Drive, said curve having a radius of 60.00 feet, a chord bearing S53°46'00"E for 15.16 feet, and a central angle of 14°30'56";

Thence along said southerly right-of-way line, S43°24'45"W a distance of 176.89 feet to the Point of Beginning.

Containing 0.242 acres more or less and being subject to restrictions, easements and rights-of-way or record.

Bearings are based on "Corridor 75 Park" right of way dedication plat recorded in P.B. 38, Pg. 17.

The above description is based upon a field survey by Kleingers & Associates, Inc., Engineers & Surveyors, under the direction of David L. Cox, Ohio Professional Surveyor No. 7101. Said survey is recorded in Volume 134 Page 25 of the Warren County Engineers Record of Land Surveys.

BOOK 4853 PAGE 542

BETH DECKARD - WARREN COUNTY RECORDER
Doc #: 732056 Type: AGENT
Filed: 4/20/2009 14:45:52 \$ 300.00
UR Volume: 4853 Page: 506 Return: M
Rec#: 6551
Pages: 37
CHELSEA PROPERTY GROUP