



Planning Commission
July 20, 2021 – 6:00 p.m.
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of the Minutes – June 15, 2021

Old Business

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

New Business

Case No. 2021-7-11. Consideration of a Site Plan for G&W Machinery.

Case No. 2021-7-12. Consideration of a Final Plat for Monroe Crossings Section 5 Block A

Case No. 2021-7-13. Consideration of a Final Plat for Trails of Todhunter Section 2 Block A

Administrative Reports

Adjournment



**City of Monroe Planning Commission Minutes
June 15, 2021 – 6:00 pm
233 South Main Street, Monroe, Ohio**

Call to Order

Mr. Kirkpatrick called the meeting to order at 6:00 pm.

Roll Call

Members present: Matthew Frye, David Kirkpatrick, Lindsey Pyron, Benjamin Wagner

Staff members present: Kevin Chesar, Director of Development; Kameryn Jones, Planner; and Alaina Hagenseker, Planning & Zoning Specialist

Approval of the Minutes

Mr. Kirkpatrick moved to approve the minutes from the May 18, 2021 meeting; seconded by Mr. Pyron. Voice vote. Motion carried.

Business

I. Case No. 2021-1-1—Consideration of a Site Plan for Thorton’s -- Tabled

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

Ms. Jones stated that 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.

Mr. Pyron moved to approve Case No. 2021-6-10— Consideration of a site plan application for Century Mold 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 ground mounted 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 are 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.

; seconded by Mr. . Voice Vote. Motion carried.

Administrative Report- Housing Concept for Shops of Monroe Crossings Property

Mr. Scott Willis presented the potential concepts for the property of multi-family housing for the Shops of Monroe Crossings to The Planning Commission.

Administrative Report—Housing Concept for Simon Property Group Property

Mr. Joseph presented the potential concepts for the property of multi-family housing just north of the Cincinnati Premium Outlets to The Planning Commission.

Mr. Pyron moved to adjourn the meeting. Seconded by Mr. Wagner. Voice vote. Motion carried. The Planning Commission meeting adjourned at 7:42PM.

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

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

July 20th Case Status Update: Updated civil plans were received first on 6/17 and again on 7/12, both via email, that did address several staff comments. Paper copies of revised plans that would be submitted as part of the typical Planning Commission process were not submitted ahead of this month’s meeting. Several major items have not been addressed. Namely, the access points have not been relocated to address Engineering’s determination and the non-compliant pole sign has not been removed from site plans. Regarding items that would require application through the Board of Zoning Appeals prior to Planning Commission site plan approval, Staff has not received any formal application for any variance, waiver, etc.

Due to the considerable period of time that has passed since Planning Commission’s original tabling and lack of progress regarding major items, Staff is recommending that the case be denied. 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. Updated staff comments based on the latest information supplied by the applicant are in **green text** below under Site Plan Comments.

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.

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.

The plans now appear to show the vehicular use area outside of the right-of-way, however, plans need to mark the specific distance from the right-of-way line to the edge of pavement to ensure compliance with the minimum 6-foot setback for vehicular use areas.

The applicant still shows a small portion of the right-of-way at the northeast corner of the site for landscaping purposes, but has not filed an Alternative Equivalent Compliance permit.
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.

As mentioned previously, plans now appear to show the vehicular use area outside of the right-of-way, however, plans need to mark the specific distance from the right-of-way line to the edge of pavement to ensure compliance with the minimum 6-foot setback for vehicular use areas.
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.

The applicant has moved the fuel canopy further back from the right-of-way and now appears to be compliant with minimum setback requirements. However, the distance needs to be shown on the site plan from the furthest edge of the canopy to the ROW line.
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.

The sidewalk location appears to have been revised. Staff would need to confirm the right-of-way standards for the 5-foot walk and 5-foot tree lawn are met.
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. While it appears the 6-foot minimum width has been met along State Route 63 and Gateway Boulevard frontage, ensuring the narrower areas along State Route 63 particular at the east and west ends meet the minimum width is necessary.*
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 meet 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.*
Plans now show revised canopy signage compliant with code.
- 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.*
Plans have been revised to show 4 truck refuel pumps across plans.
- 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 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.*
While additional glazing has been added to the south elevation, an Alternative Equivalent Compliance application has not been filed.
- 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.

Plans have been revised to show accurate percentages that do meet code minimum requirements.

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 Lockett 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.

The following pages are staff report comments and information from past meetings and have been left in this month's staff report for background/historical purposes

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).

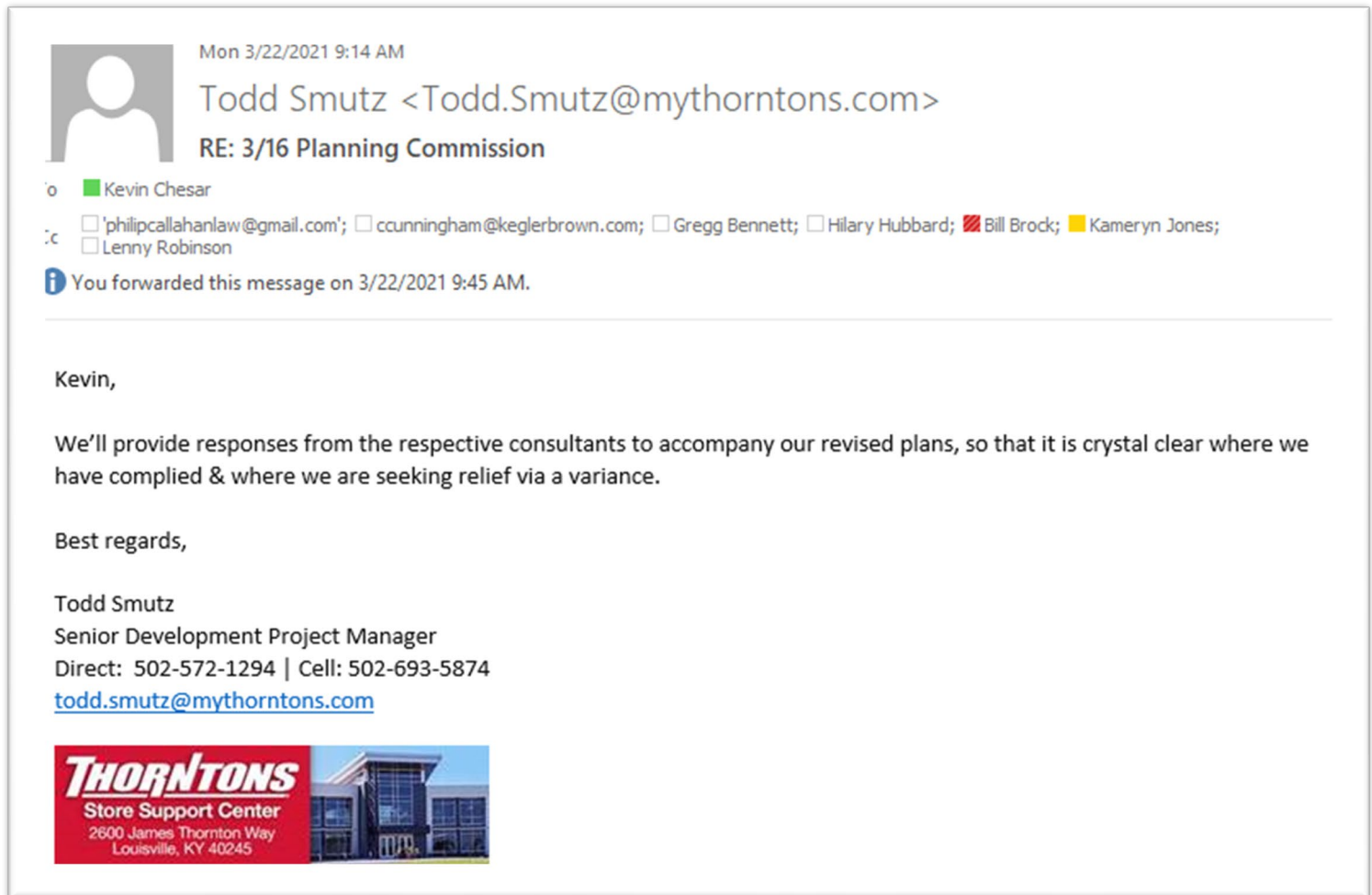
The property owner's representative (Lenny Robinson) also indicated in a March 18th, 2021 email that they are set to meet to discuss the site and access related issues:

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.

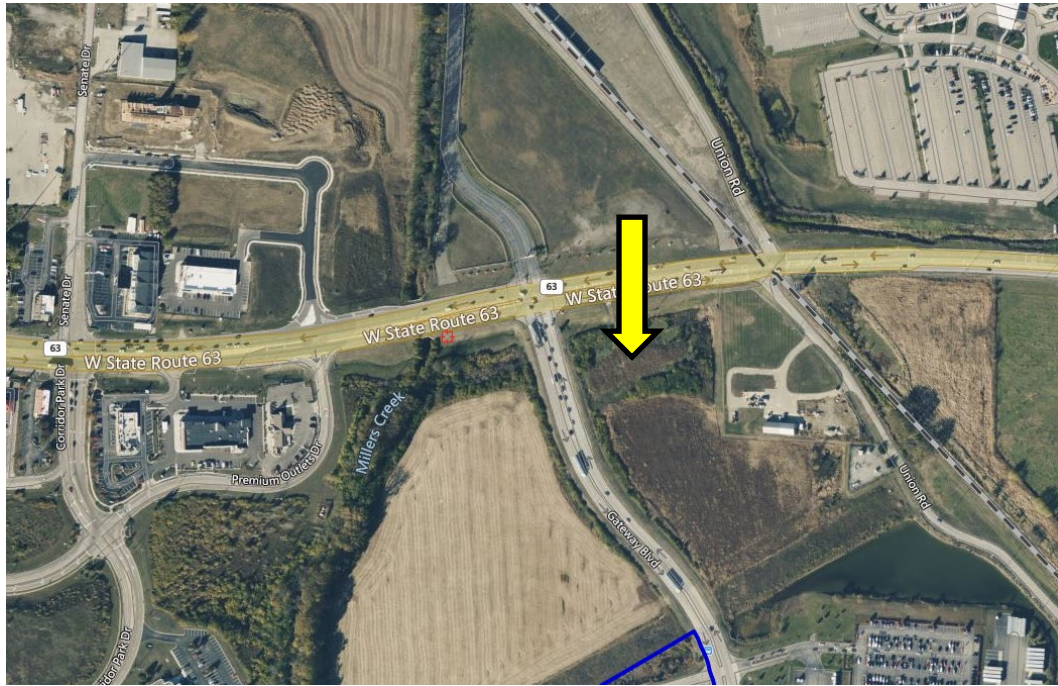
As stated, Staff has not had any updates from the applicant or owner since the request for further information and we do anticipate that as a result of this report update, they will express their desire to either continue the case until May and provide responses/updated plans as indicated or request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

4) Step 4 – Planning Commission Review and Decision

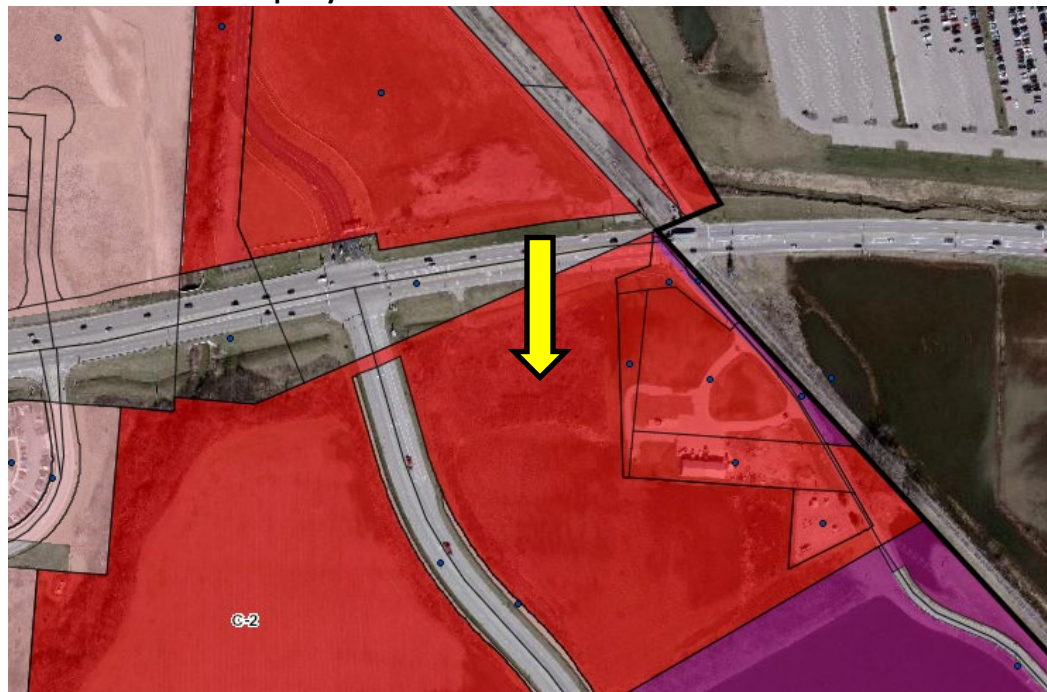
- a)** The Planning Commission shall review the site plan at a regular meeting. No special public notice shall be required for Planning Commission review or action on the site plan except for the general notice required for Planning Commission's meeting as required by state law.
- b)** The Planning Commission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

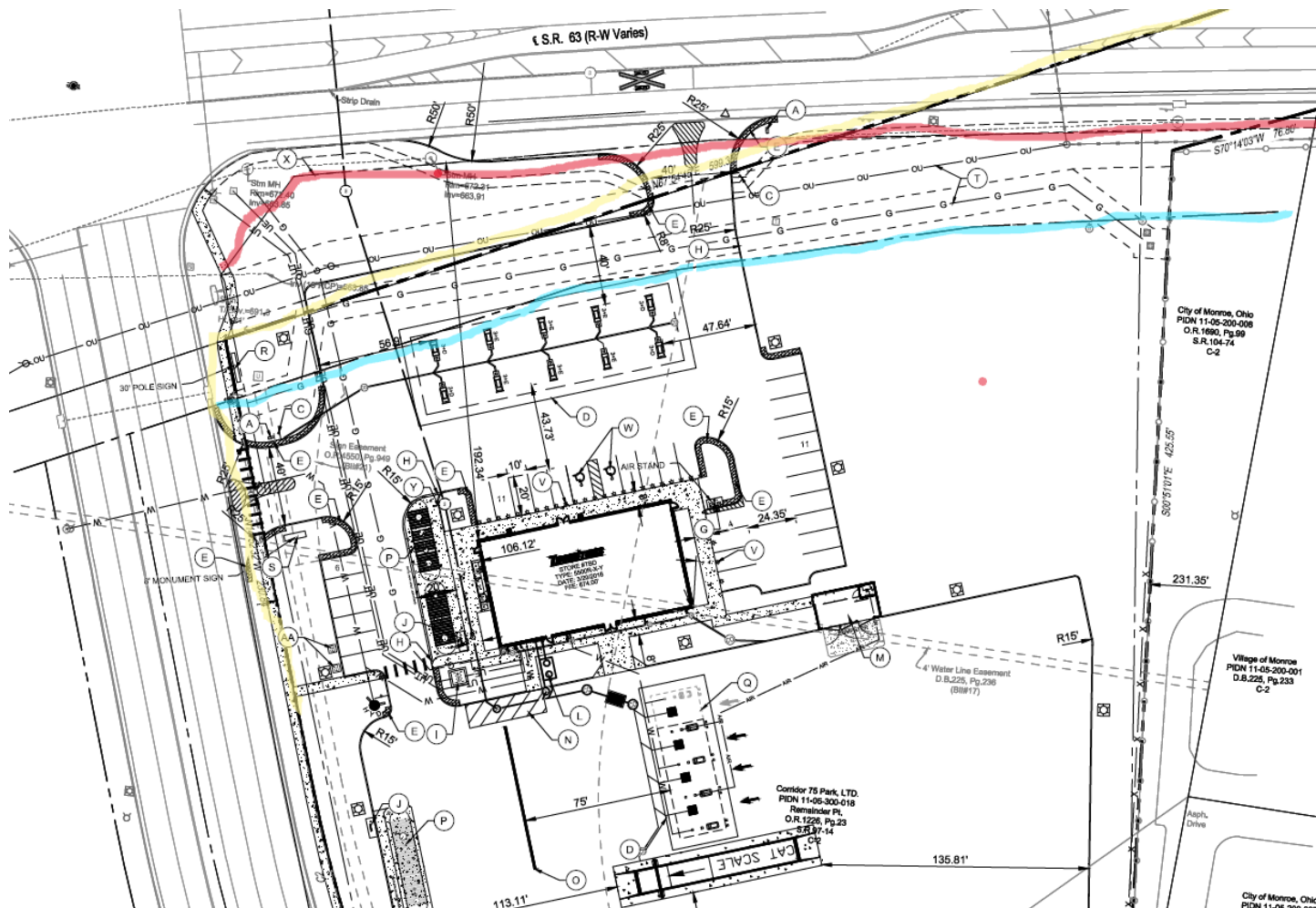
- **USE STANDARDS:**

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.

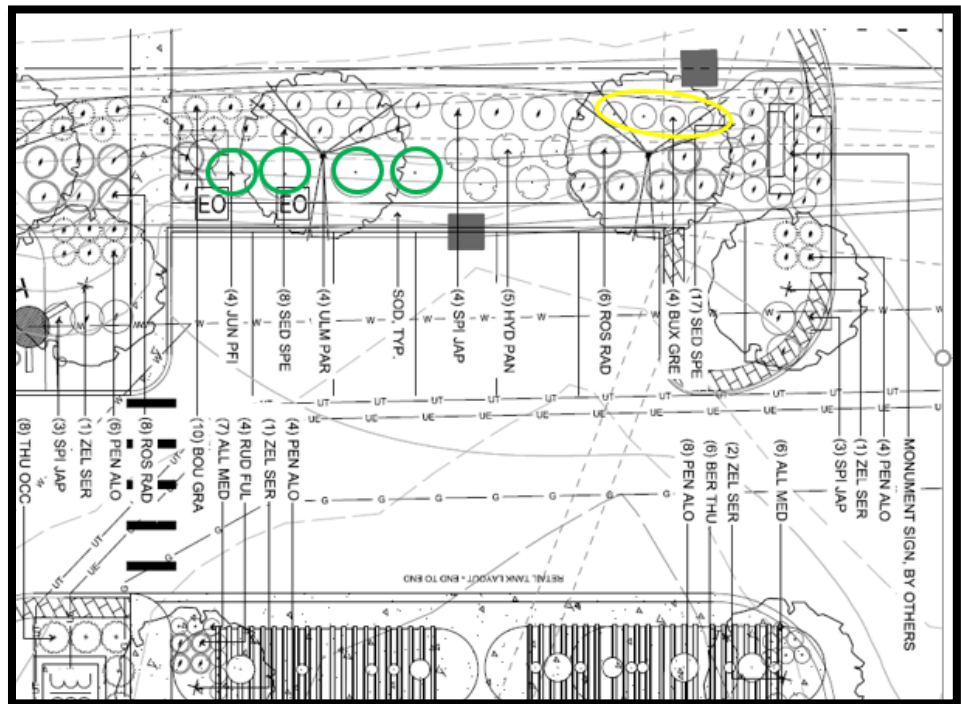
• **SIDEWALKS:**

- 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.

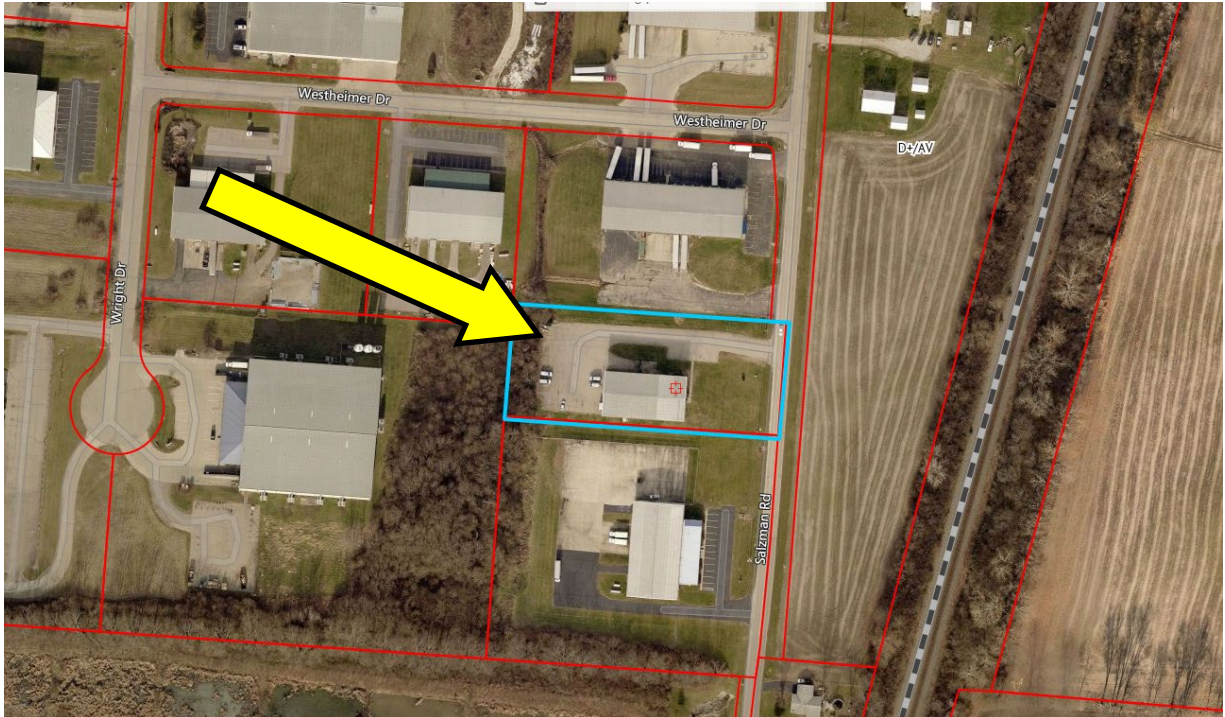
- Of the above listed criteria, 1203.06(E) (1) and 1203.06(E) (2) are most applicable to this case, as the submittal is inconsistent with a number of code requirements and is not in compliance with the zoning district.

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

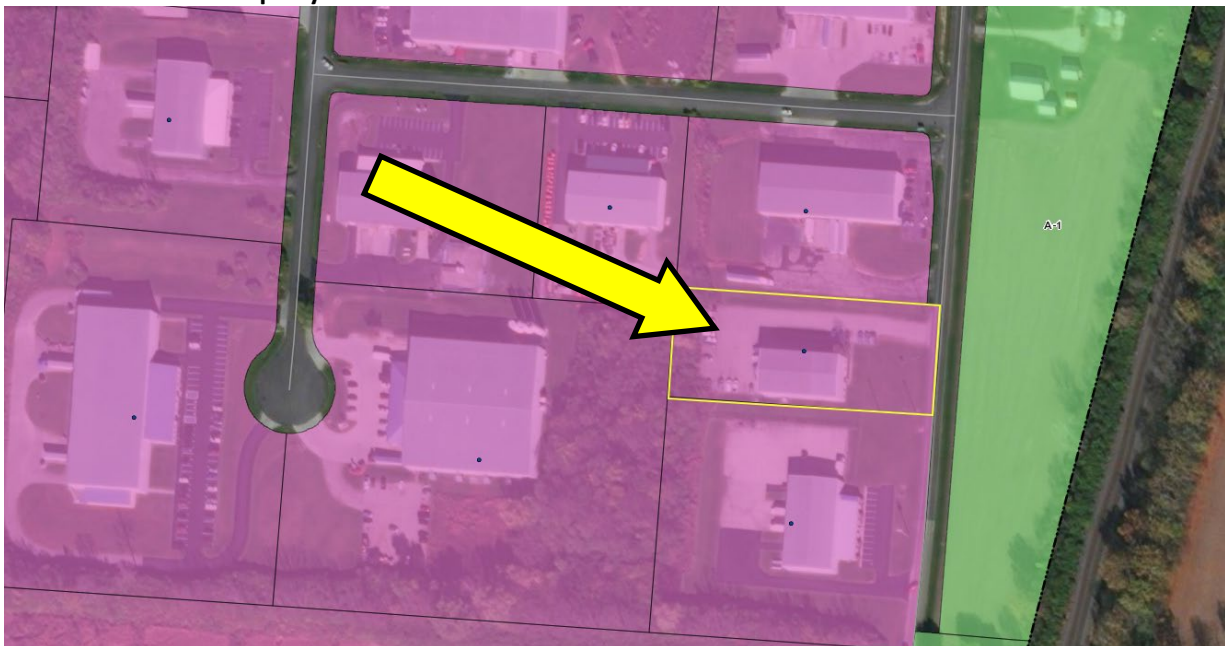
II. Case No. 2021-7-11— Consideration of a Site Plan for G&W Machinery

A. Background

- Apex Engineering, on behalf of the owner, has submitted an application for site plan review for an expansion to the G&W Machinery facility located at 4315 Salzman Road.
- The existing building is approximately 4,400 square feet and is proposed to expand to add 3,960 square feet of building space to accommodate their machine sales and storage operations. The parking area would also be expanded from 8 stalls to 23 stalls.
- The site is approximately 1 acre and is zoned L-1 Light Industrial.
- The applicant anticipates an August start date and November completion date.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Southbound on Salzman Road



Northbound on Salzman Road



Facing West on Salzman Road

B. Staff Comments

- **SIDEWALKS:**

- A public walk extending the full length of a site's frontage in the right-of-way is required.
 - This required sidewalk as proposed does not extend full width of the site frontage along Salzman Road. The applicant's engineer and City Engineering staff have discussed the site constraints at the south side of the site, specifically related to grading and adjacency to the creek, that make it impractical to install walk to the southern property line.
- Sidewalk along building fronts with customer entrances or abutting parking lots are required to be installed at a minimum of 8 feet in width. While the applicant has provided an 8-foot walk along the north side, there is no walk proposed along the eastern side.
 - The applicant has requested waiver of the 8-foot walk on the east side due to space constraints do not allow for both parking area and the required walk. The applicant also states the main entrance will be on the north side where the applicant is showing an 8-foot walk.

- **LANDSCAPING:**

- Parking islands are required at ends of all parking rows with landscaping. One canopy tree and three shrubs per island are required.
 - Parking islands and associated landscaping are missing on the interior parking row against the building and at the north end of the western parking row. Please revise.
- A solid screen of evergreen shrubs at 36" minimum installation height is required along the western parking row. Please revise.

- **SCREENING:**

- Plans submitted do not indicate any rooftop or ground-mounted equipment as part of this project. However, as a reminder, all rooftop and ground-mounted equipment must be fully screened from view.
- Dumpsters must be screened in materials complimentary to the building.
 - Staff requests elevations to show the material type and height of the dumpster enclosure.
- Service doors or overhead retractable doors shall not be visible from any public right-of-way. Screening shall be provided to achieve at least 50% opacity up to six feet in height. Screening elements shall include walls (same material and color as principal structure), landscaping, mounds, or any combination thereof.
 - The service door proposed on the north side of the site will need to be appropriately screened from view from Salzman Road. Staff suggests installation of evergreen trees at the northeast corner of the site in order to obscure the view from the north on Salzman Road.

- **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 east side of the expansion area facing Salzman would be required this mix of building materials.
 - Staff asks for clarification regarding the hardie panel. Examples of what the material would look like, etc.
- Any wall visible from a public street is required 25% masonry minimum and 75% maximum secondary materials. The north side of the expansion area would be required this mix of materials.
 - The north side elevation of the expansion area is entirely metal and would need to be revised to include 25% masonry at minimum.

- **PHOTOMETRIC:**

- The code defines minimum and maximum lighting standards for commercial development to provide consistent lighting across the site as well as to not create dark spots that may cause a safety or light pollution concern.
 - The photometric plan submitted does not show lighting across the site. The plan must show lighting (footcandles) to the property line.

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:

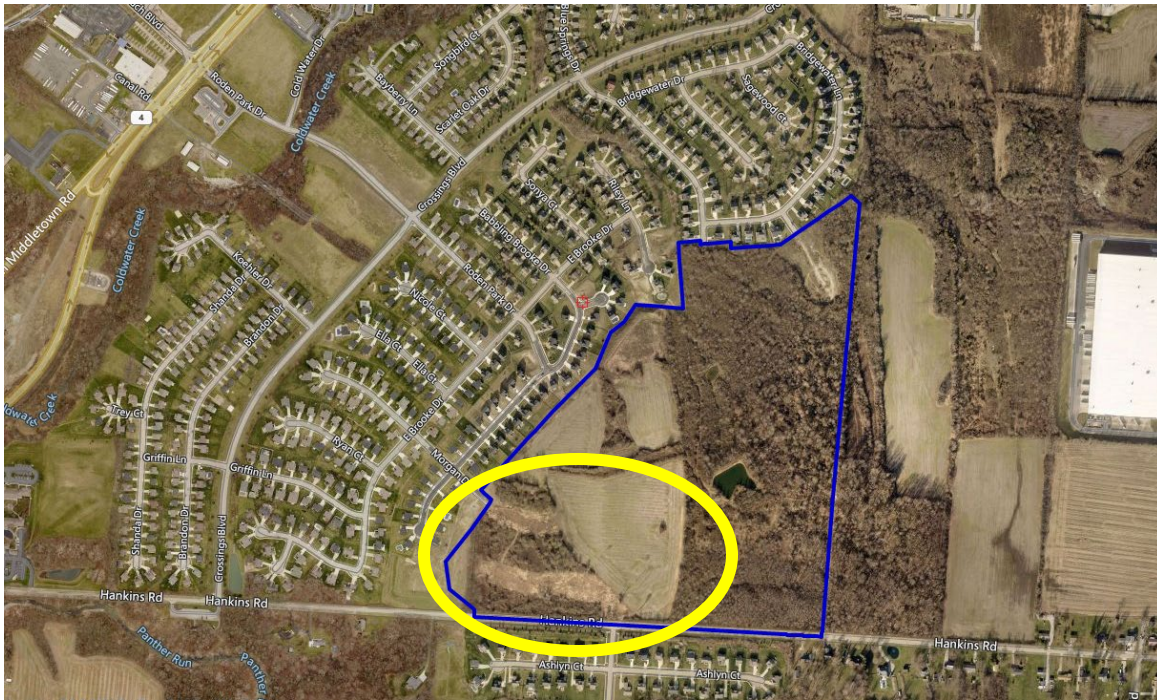
- The public sidewalk along Salzman Road be approved as proposed. However, because the Code requirement states these walks are to be installed to full length of the site's frontage, if the City deems the sidewalk connection necessary at a future date, it will be the responsibility and cost of the property owner to install.

- Discussion and decision with Planning Commission regarding the 8-foot walk required on the east side of the building and the applicant's request to waive the walk in this area.
- The applicant will revise the landscape plan to address staff comments regarding parking islands and associated landscaping, parking row screening, and screening of the service door on the north side of the building.
- The applicant will supply elevation drawings of the dumpster enclosure to meet code.
- The applicant will revise architectural drawings to meet code standards as outlined in the staff report.
- The applicant will revise the photometric plan to show lighting to the property line.
- 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.
- All other Staff comments to be met and any future Engineering review requirements.
- A GIS compatible file of finalized plans be submitted.

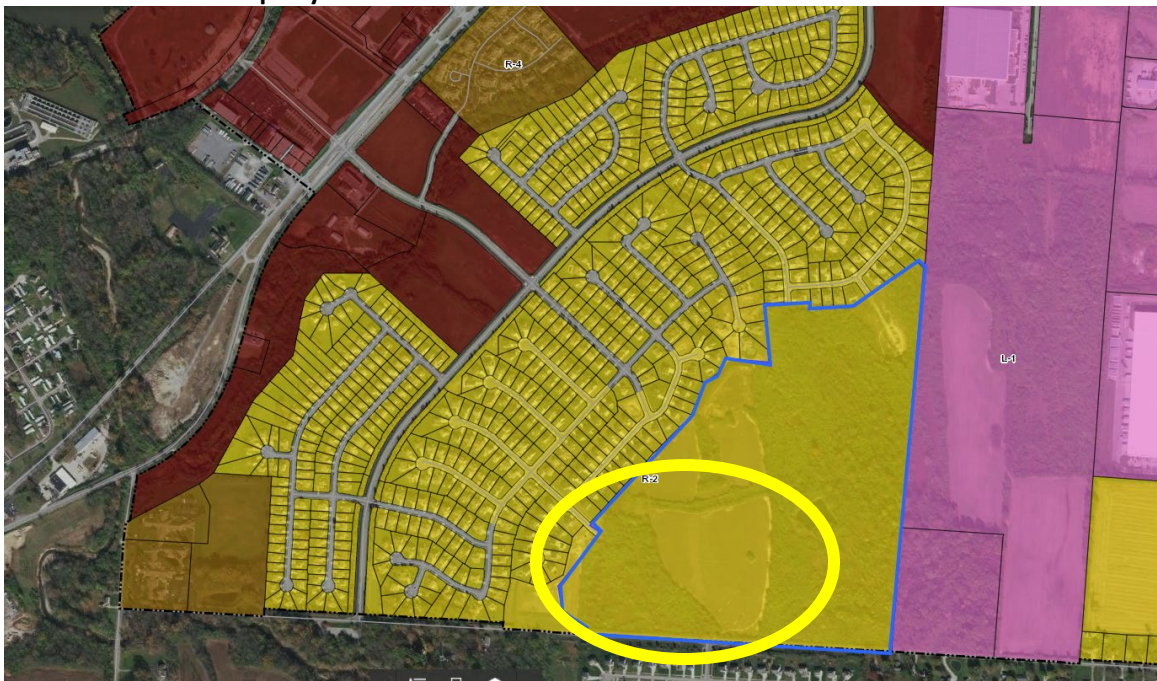
III. Case No. 2021-7-12— Consideration of a Final Plat for Monroe Crossings Section 5 Block A

A. Background

- Monroe Crossings II, LLC has submitted an application for final plat for Section 5 Block A of the Monroe Crossings development.
- This plat will include the construction of 58 single-family residential lots and 1 open space lot.
- This phase will be approximately 28.63 acres of 105.6 total acres for Section 5.
- The average lot size is 16,351 square feet and the average lot width is 98.1 feet.
- The proposed density is 1.73 units per acre.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Facing Northeast on Morgan Drive



Eastbound on Hankins Road



Facing North on Hankins Road

B. Staff Comments

- The preliminary plat for Monroe Crossings Section 5 was approved by Planning Commission in October 2020.
- The preliminary plat provided the design and layout for this last phase of the Monroe Crossings subdivision. The approved preliminary plat included the following:
 - 183 total single-family lots
 - 80' lots—50
 - 90' lots—40
 - 100' lots—93
 - New public streets (proposed as Shyla Court, Braylon Drive, David Lee Court, Samuel Drive, Shawn Drive, Shane Court, and Bray Court)
 - The extension of Blue Springs Drive, Gabrielle Drive, and Morgan Drive
 - 17.93 acres of open space
 - Two water quality ponds that will be engaged with an 8-foot walking path
 - A neighborhood park

C. Department Comments

- **Fire Department:** No comment.
- **Police Department:** No comment.
- **Public Works/Engineering Department:** Describe the intent of the “borrow pit” and how that open space area will be restored once construction is complete.

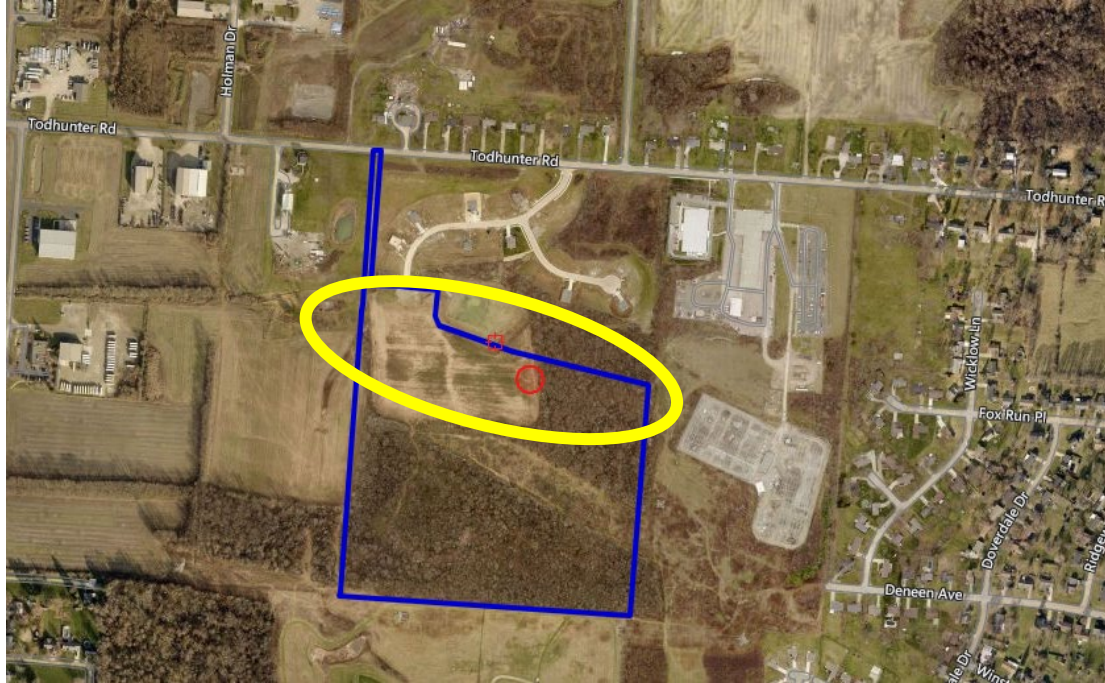
D. Staff Recommendation

- Staff recommends Planning Commission give a favorable recommendation to City Council regarding this final plat with the following conditions:
 - The applicant will provide an updated record plat with width of cul-de-sac lots as measured at the building setback line in addition to at the right-of-way line.
 - Open Space lot #6254 will be formalized for usage and protection standards (via conservation easement language) prior to City Council approval.
 - All other staff comments be addressed.
 - Digital files compatible with City GIS be submitted.

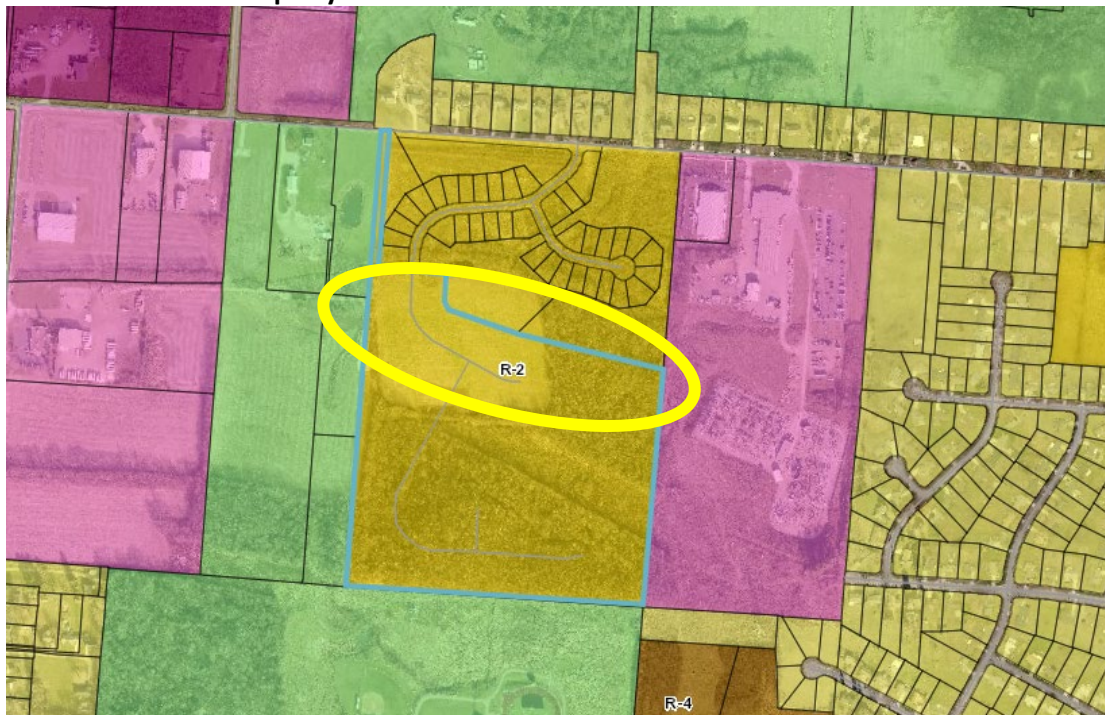
IV. Case No. 2021-7-13— Consideration of a Final Plat for Trails of Todhunter Section 2 Block A

A. Background

- Trails of Todhunter LLC has submitted an application for final plat for Section 2 Block A of the Trails of Todhunter conservation subdivision.
- This plat will include the construction of 24 single-family residential lots and 3 open space lot.
- This phase will be approximately 14 acres of 60 total acres.
- The average lot size is 10,126 square feet and the average lot width is 65 feet.
- The proposed density is 1.71 units per acre.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Preliminary Plat Highlighting Section 2A



Facing South on Hanford Lane



Facing South on Hanford Lane

B. Staff Comments

- The preliminary plat for Trails of Todhunter was approved by Planning Commission in March 2018.
- The preliminary plat provided the design and layout for the entire Trails of Todhunter subdivision. The approved preliminary plat included the following:
 - 106 total single-family lots
 - New public streets (Hanford Lane, Nettleton Court, and proposed Beckwourth Drive and Kershaw Court)
 - As a conservation subdivision, 50% of the acreage is to remain natural and undisturbed. However, formal open space elements will include:
 - A 10-foot multiuse path to be installed across the entire width of the property at the south end of the property.
 - A 1.3-acre playground/park area at the beginning of Section 2 that is required to be installed by the end of Section 2 construction.

C. Department Comments

- **Fire Department:** No comment.
- **Police Department:** No comment.
- **Public Works Department:** No comment.

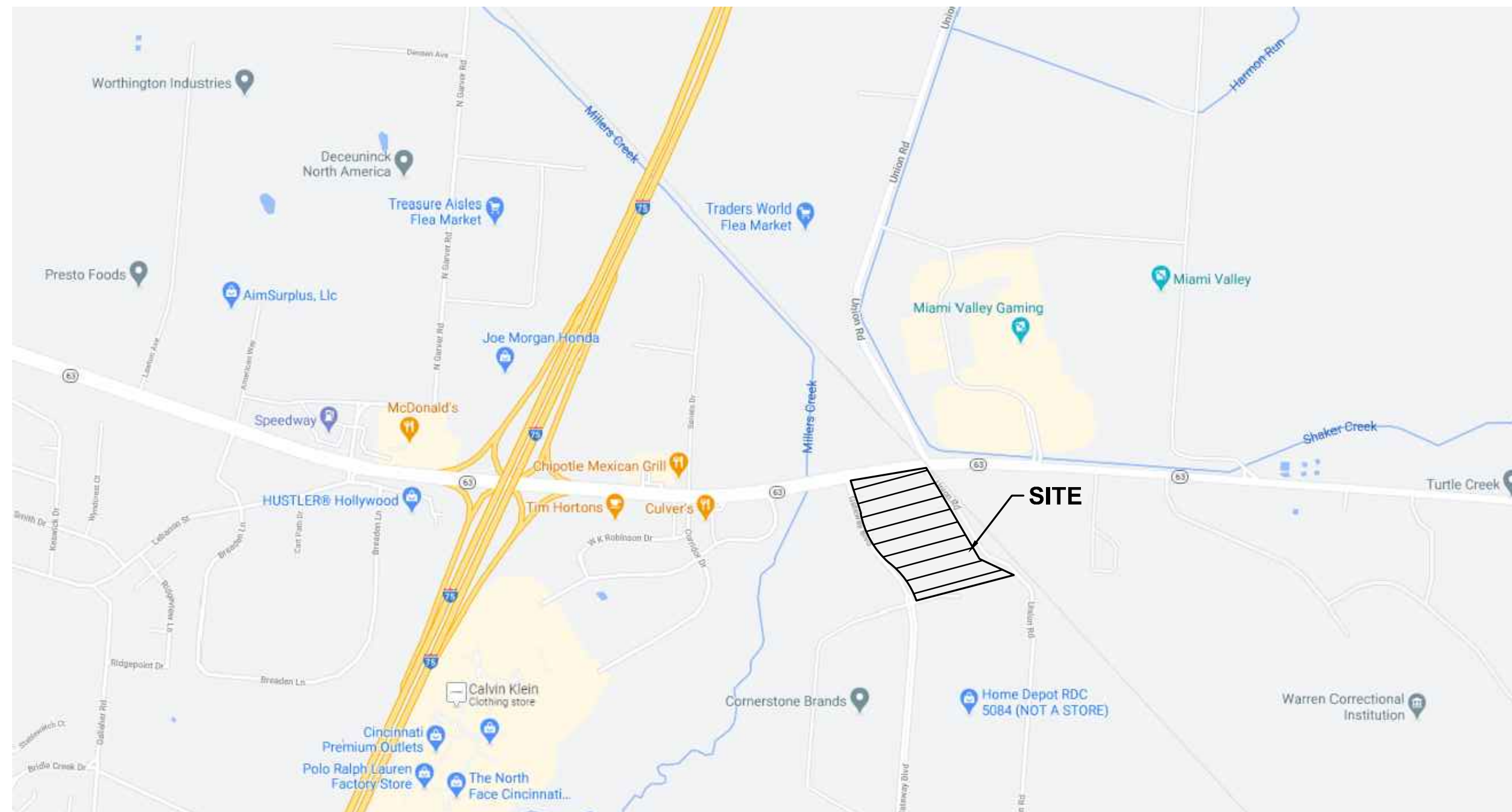
D. Staff Recommendation

- Staff recommends Planning Commission give a favorable recommendation to City Council regarding this final plat with the following conditions:
 - All playground and formal open space must be installed as approved by Staff by the end of construction of the second phase of the subdivision. Such approval includes the type and size of playground equipment proposed as well as plans for the remainder of the entire lot area regarding formal open space requirements.
 - Conservation easement agreement language must be approved, signed, and recorded.

- All other staff comments be addressed.
- Digital files compatible with City GIS be submitted.

THORNTONS

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



SITE LOCATION MAP
N.T.S.

ENGINEER:



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

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

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

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

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

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

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

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

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

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

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

PROJECT DESIGN TEAM

LIST OF CONTACTS

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

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

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

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

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

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

TELECOM.
AT&T
(888) 994-0447

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

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

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

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

REVISIONS	
NO.	DATE DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:	DATE:

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



C0.0



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

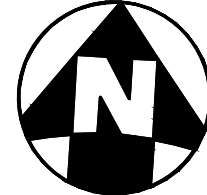
- LEGEND**
- BENCHMARK
 - IRON PIN FOUND (SIZE SHOWN HEREON)
 - 5/8" IRON PIN SET (WITH CAP STAMPED)
 - PROPERTY LINE
 - CONCRETE MONUMENT FOUND
 - SOIL BORING
 - BASKET BALL HOOP
 - STUMP
 - DOUBLE POST SIGN
 - UTILITY POLE
 - GUY WIRE
 - A/C UNIT
 - ELECTRIC BOX
 - LIGHT POLE
 - ELECTRIC MANHOLE
 -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

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

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

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

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



REVISIONS	
NO.	DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

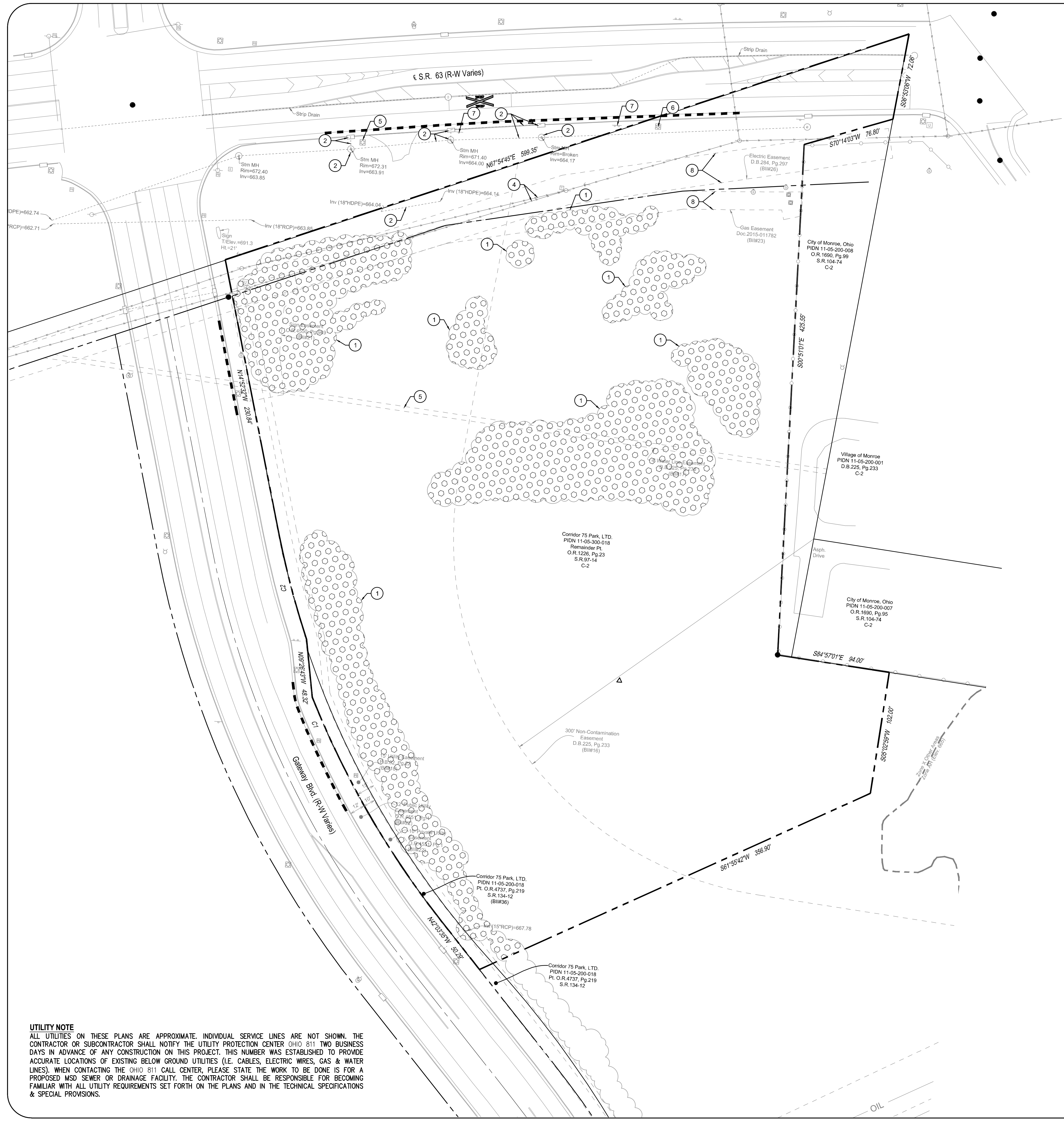
MONROE THORNTONS		DESIGN: JPS	DRAFTING: PDT
		SCALE: 1" = 20'	DATE: 10/16/2020
EXISTING CONDITIONS			

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036



C1.0



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DEMOLITION KEY

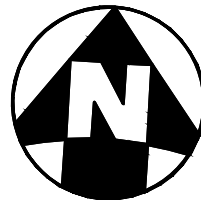
- SAWCUT PAVEMENT/CONCRETE EDGE WHERE PROPOSED CONCRETE APRON IS TO MATCH EX. ASPHALT PAVEMENT, SAWCUT CRACKED OR DAMAGED EX. PAVEMENT IN NEAT, STRAIGHT LINES TO CREATE A CLEAN BUTT JOINT AND REMOVE DAMAGED PAVEMENT. COAT EDGE OF EX. PAVEMENT WITH ASPHALT PRIOR TO PLACING AND COVER JOINT WITH SEALANT.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

DEMOLITION KEY NOTES

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

DEMOLITION GENERAL NOTES:

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



REVISIONS	
NO.	DATE DESCRIPTION

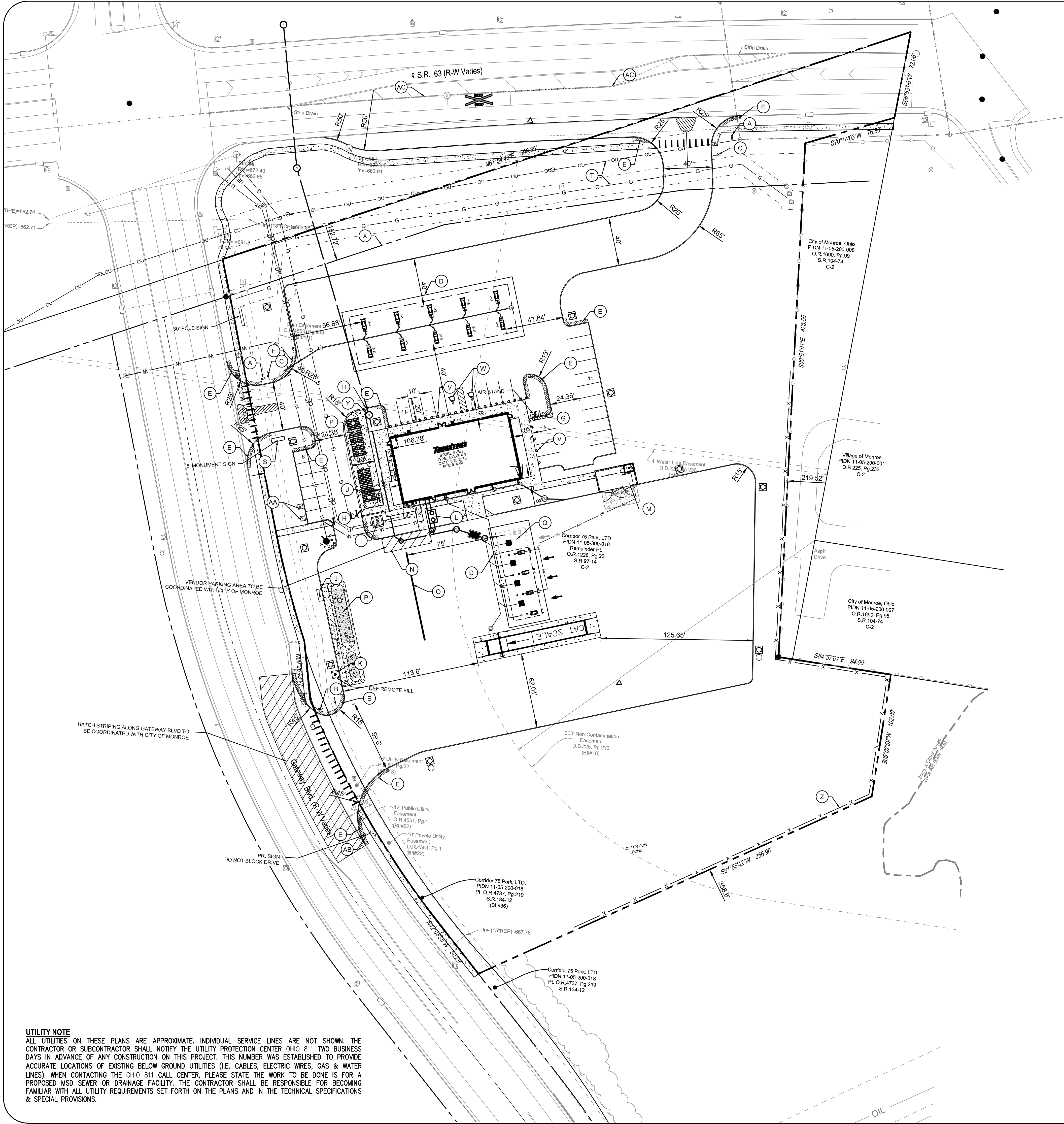
DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

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

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



C2.0



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SITE LEGEND

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

PROPOSED LEGEND

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

LOCATION NOTES

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

	Required	Provided
Building Setback		
Front: NORTH	50	152.72
Rear: SOUTH	5	358.60
Side: WEST	50	106.78
Side: EAST	5	219.52
Parking		
Minimum	39	32
Maximum	N/A	N/A
Truck/Trailer Parking	N/A	N/A
Accessible/Van Accessible	2	2
Land Use Data		
Max. Building Height	1 STORY	1 STORY
Zoning Category/Zoning Agency	C-2	C-2
Zoning Category 1	N/A	N/A
Zoning Category 2	N/A	N/A
Total Site Area	N/A	5.55 AC.
Building Area	N/A	5,635 S.F.
Existing Building Area	N/A	0 S.F.
Onsite Vehicular Circulation (paved)	N/A	94,010 S.F.
Onsite Open Space	N/A	118,375 S.F.
Onsite Site Sidewalk	N/A	4,051 S.F.
Tank Pad Area	N/A	3,310 S.F.
Canopy Area	N/A	11,456 S.F.
Off-site sidewalk area	N/A	5,688 S.F.
Driveway apron/turnout area	N/A	5,730 S.F.
Off-site roadway improvements	N/A	3,518 S.F.

REVISIONS	
NO.	DATE DESCRIPTION

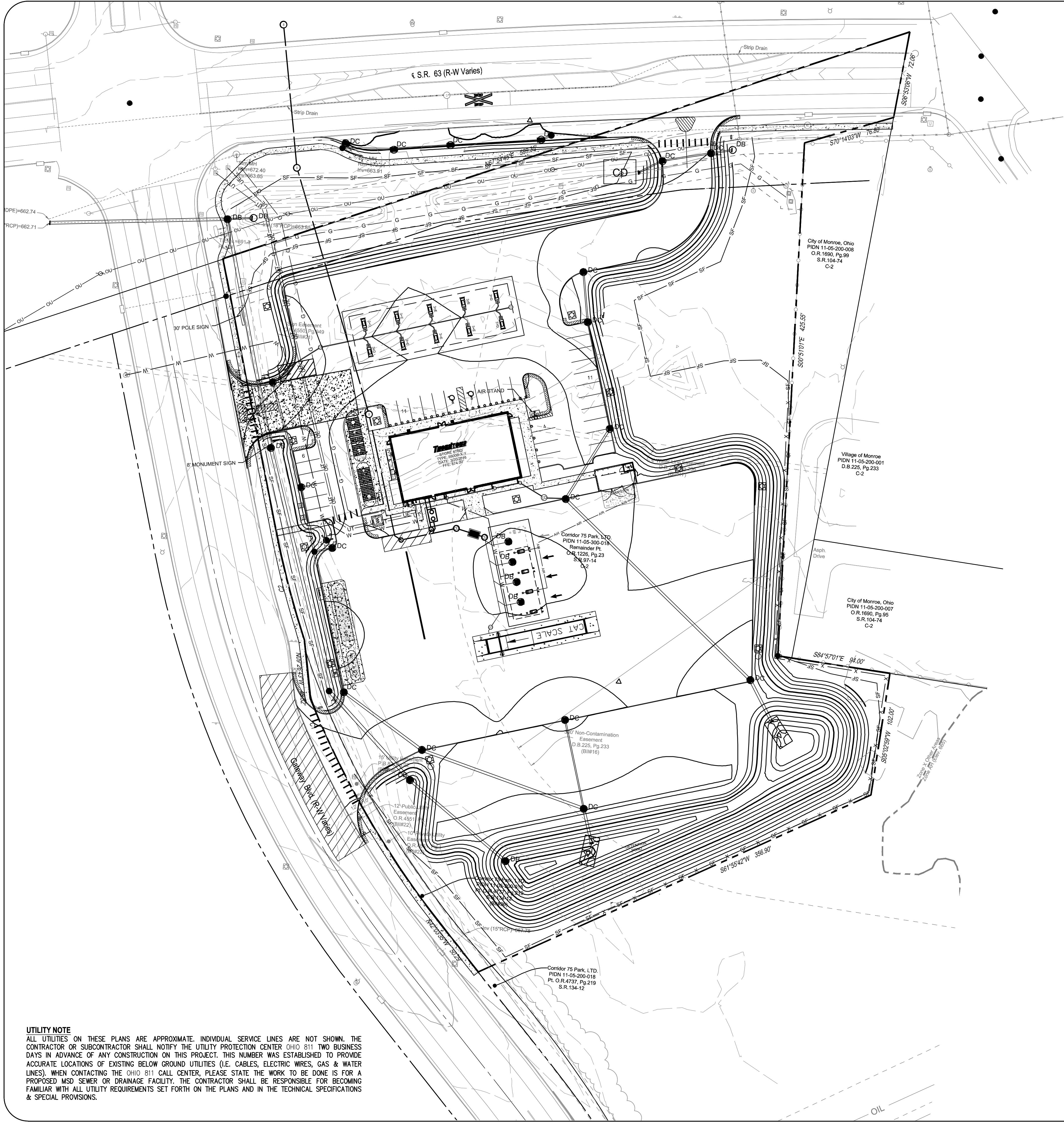
DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

MONROE THORNTONS		DRAFTING: PJT	DATE: 10/16/2020
OVERALL SITE PLAN		DESIGN: JPS	SCALE: 1" = 20'

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036





UTILITY NOTE
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EROSION CONTROL LEGEND

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

REVISIONS	
NO.	DESCRIPTION

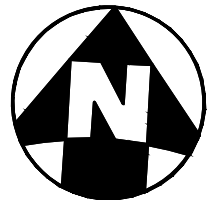
DESIGN PROFESSIONAL:	REGISTRATION NUMBER:	DATE:

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

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



C4.0



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

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPERATION SEQUENCE FOR TEMPORARY AND PERMANENT BMP INSTALLATION

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

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

STABILIZATION PRACTICES

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

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

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

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

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

SEEDING & MULCHING

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

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

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

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

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

WINTER SEEDING & MULCHING

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

STOCKPILE

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

TIMING OF CONTROLS/MEASURES

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

INSPECTIONS

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

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

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

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

MAINTENANCE

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

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

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

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

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

GOOD HOUSEKEEPING:

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

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

HAZARDOUS PRODUCTS:

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

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

SPILL CONTROL PRACTICES

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

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

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

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

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

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

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

DUST CONTROL

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

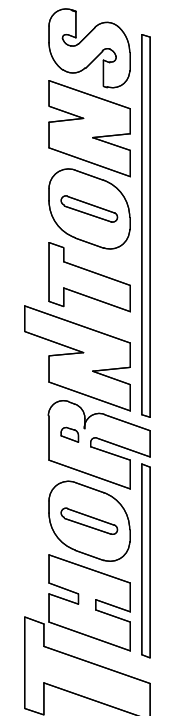
THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

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

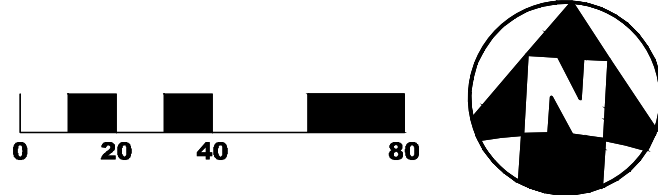
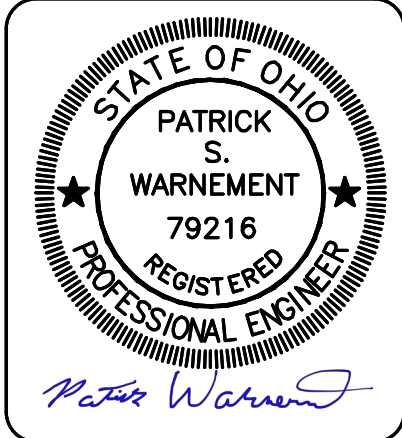
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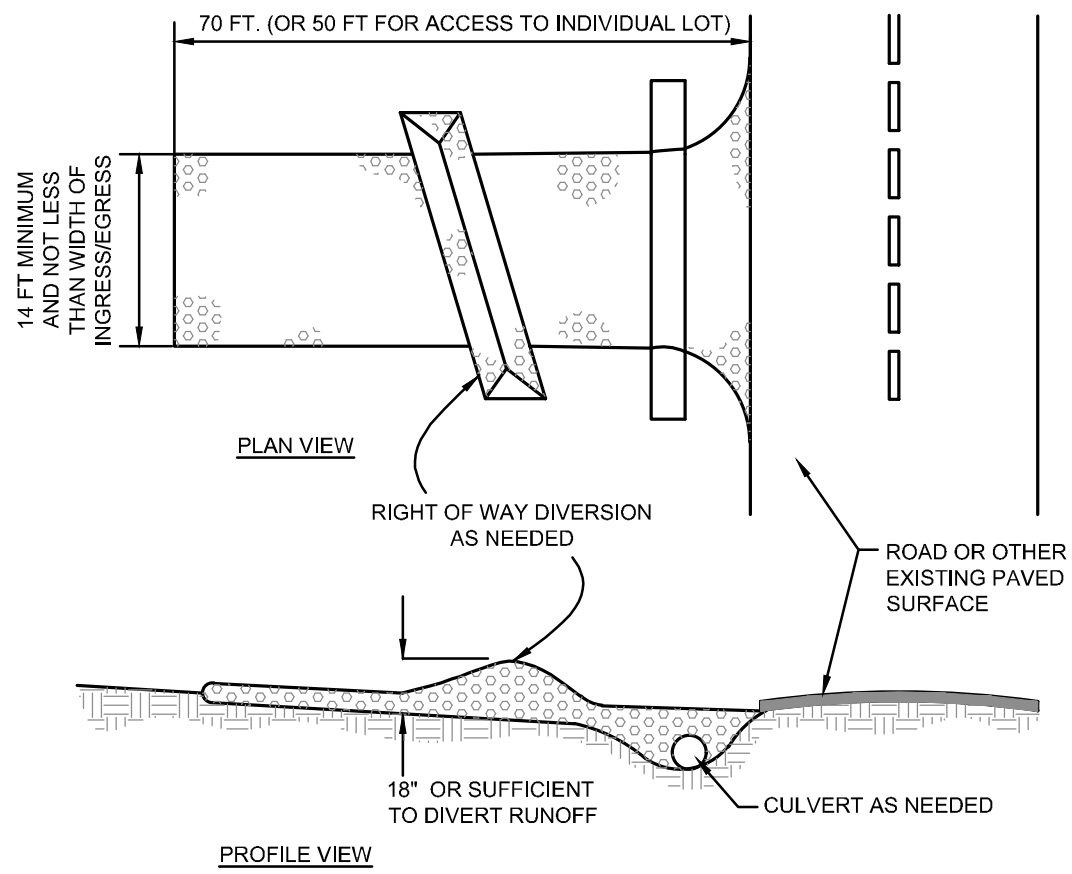
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MONROE THORNTONS	DRAFTING: PDT	DATE: 10/16/2020
	DESIGN: JPS	SCALE: 1" = 20'
EROSION CONTROL NOTES		



GATEWAY BLVD. & SR-63
MONROE, OH 45036

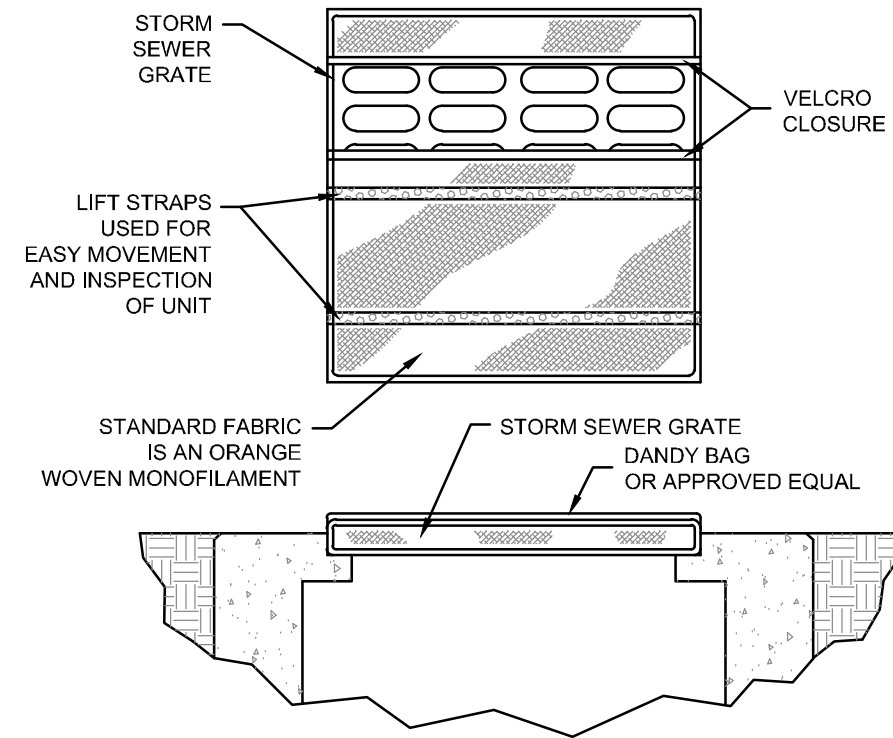




NOTES

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

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



SPECIFICATIONS

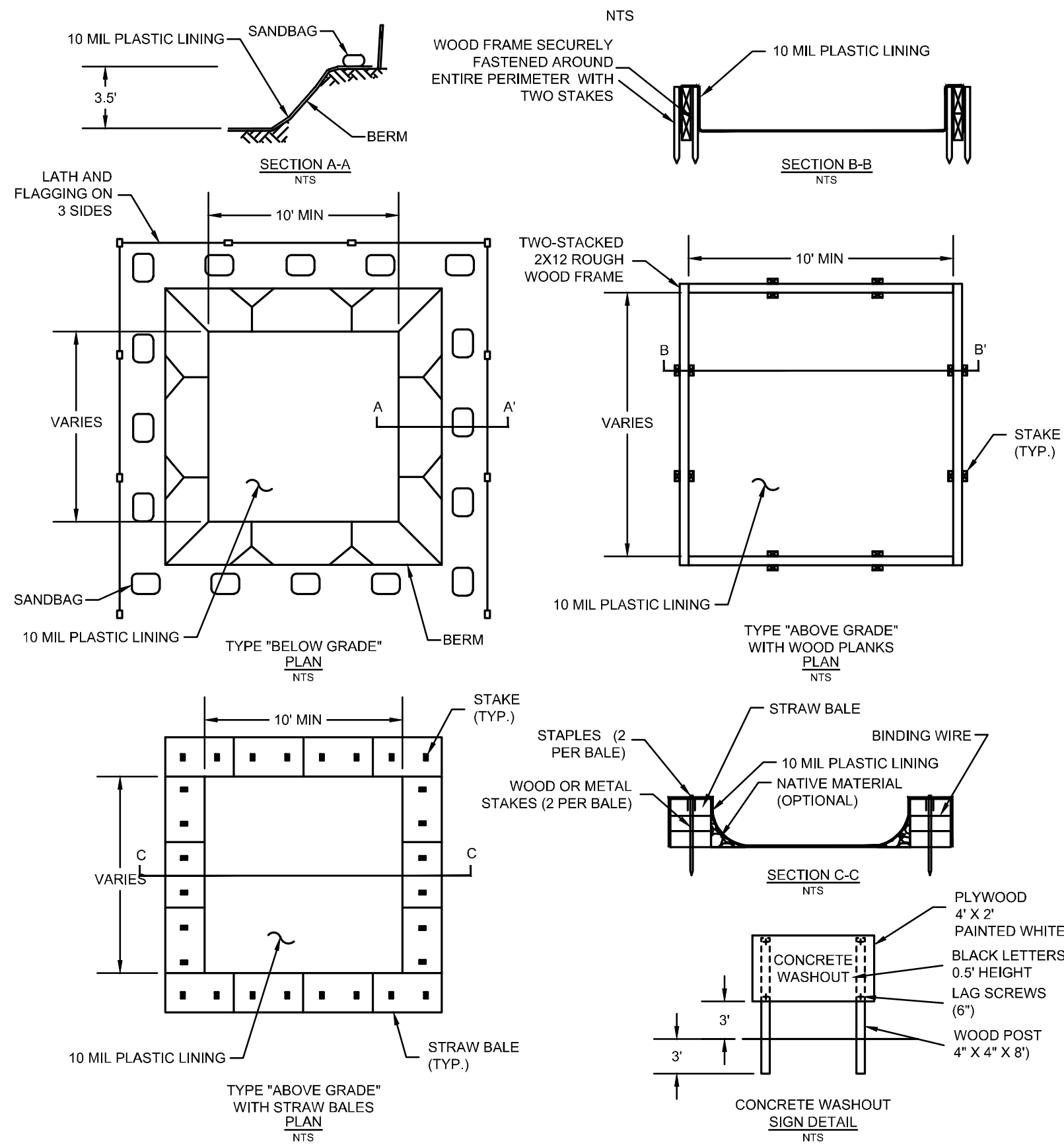
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/M ² (GAL/MIN/FT ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC ⁻¹	2.1

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

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

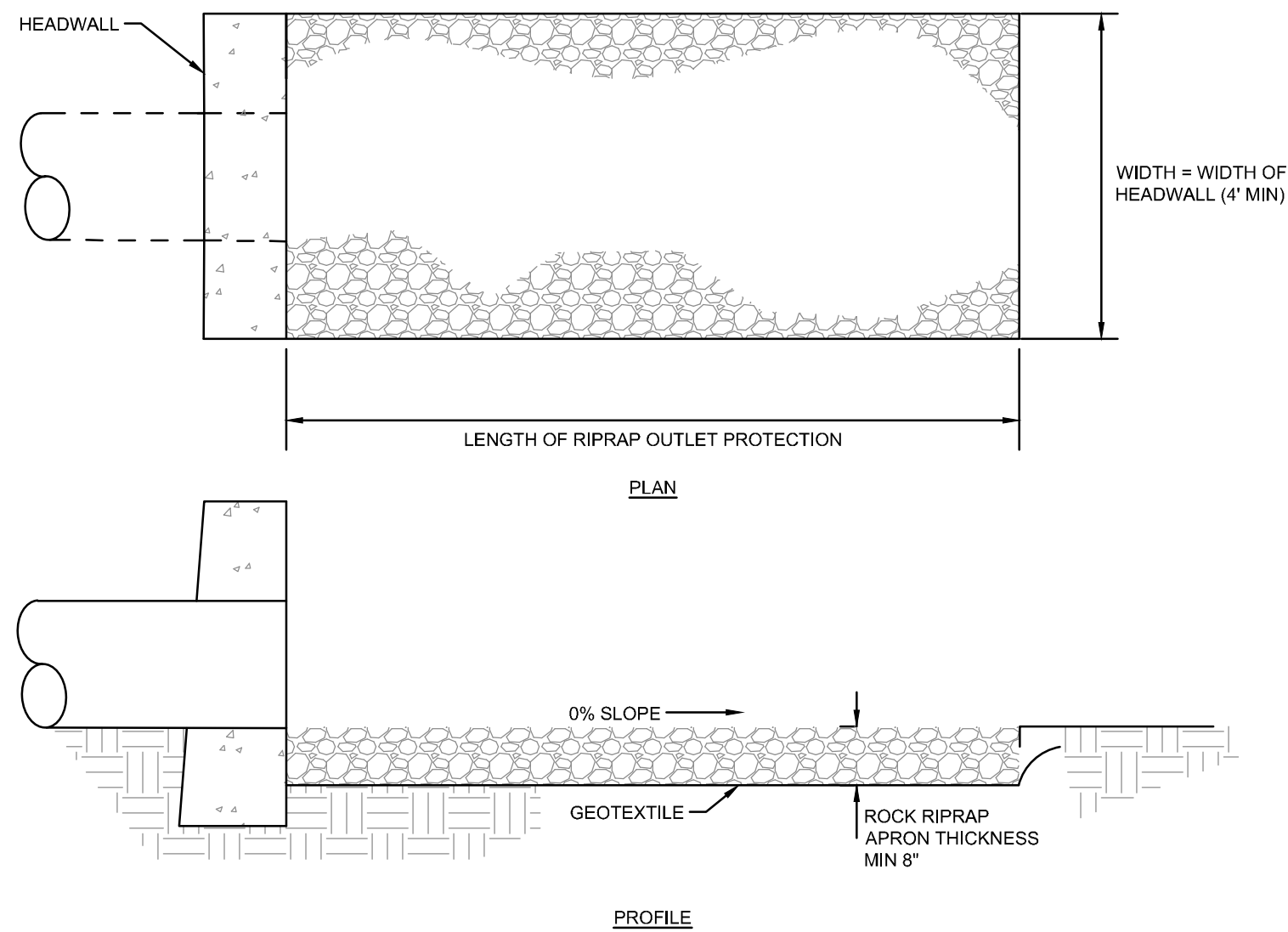
3 C4.2 DANDY BAG DETAIL NTS

1 C4.2 CONSTRUCTION ENTRANCE DETAIL NTS



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

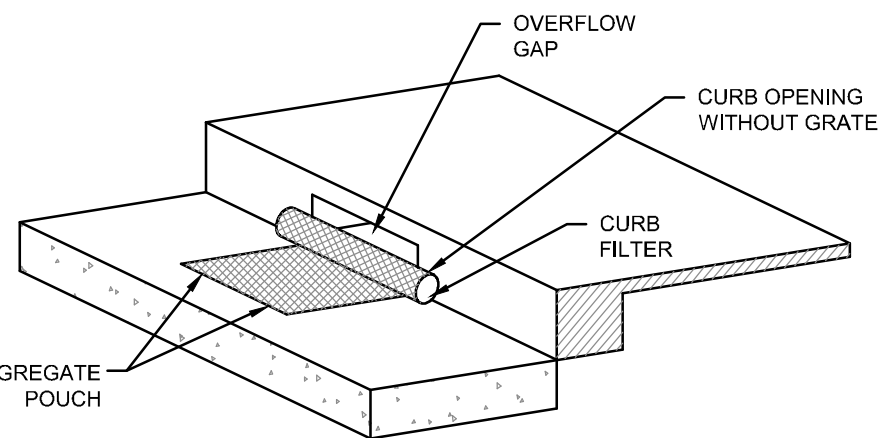
2 C4.2 CONCRETE WASHOUT DETAIL NTS



NOTES:

- SUBGRADE FOR THE FILTER OR BEDDING AND RIPRAP SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES AS SHOWN ON THE PLAN. THE SUBGRADE SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS, SOD, LOOSE ROCK, OR OTHER MATERIAL.
- RIPRAP SHALL CONFORM TO THE GRADING LIMITS AS SHOWN ON THE PLAN.
- GEOTEXTILE SHALL BE SECURELY ANCHORED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- GEOTEXTILE SHALL BE LAID WITH THE LONG DIMENSION PARALLEL TO THE DIRECTION OF FLOW AND SHALL BE LAID LOOSELY BUT WITHOUT WRINKLES AND CREASES. WHERE JOINTS ARE NECESSARY, STRIPS SHALL BE PLACED TO PROVIDE A 12-IN. MINIMUM OVERLAP, WITH THE UPSTREAM STRIP OVERLAPPING THE DOWNSTREAM STRIP.
- RIPRAP MAY BE PLACED BY EQUIPMENT BUT SHALL BE PLACED IN A MANNER TO PREVENT SLIPPAGE OR DAMAGE TO THE GEOTEXTILE.
- RIPRAP SHALL BE PLACED BY A METHOD THAT DOES NOT CAUSE SEGREGATION OF SIZES. EXTENSIVE PUSHING WITH A DOZER CAUSES SEGREGATION AND SHALL BE AVOIDED BY DELIVERING RIPRAP NEAR ITS FINAL LOCATION WITHIN THE CHANNEL.
- CONSTRUCTION SHALL BE SEQUENCED SO THAT OUTLET PROTECTION IS PLACED AND FUNCTIONAL WHEN THE STORM DRAIN, CULVERT, OR OPEN CHANNEL ABOVE IT BECOMES OPERATIONAL.
- ALL DISTURBED AREAS WILL BE VEGETATED AS SOON AS PRACTICAL.

6 C4.2 ROCK OUTLET PROTECTION DETAIL NTS



SPECIFICATIONS

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1/MIN/M ² (GAL/MIN/FT ²)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC ⁻¹	2.1

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

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

7 C4.2 DANDY CURB DETAIL NTS

MONROE THORNTONS

DRAFTING: PDT
DATE: 10/16/2020

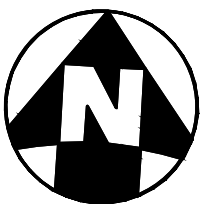
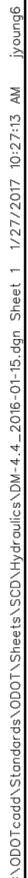
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SCALE: 1" = 20'

EROSION CONTROL DETAILS

Gateway Blvd. & SR-63
Monroe, OH 45036



C4.2

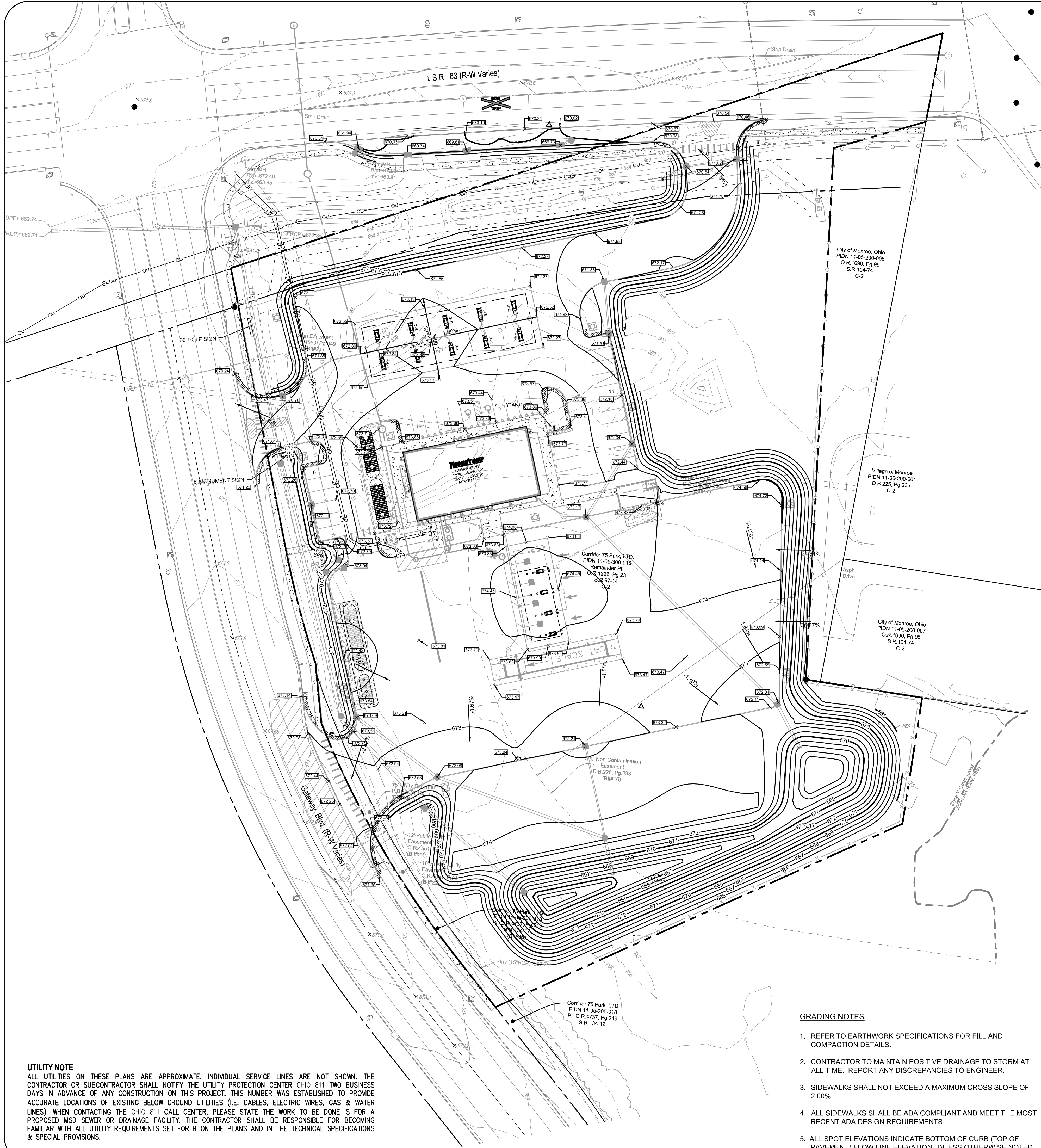


C4.3

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

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

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

GRADING LEGEND

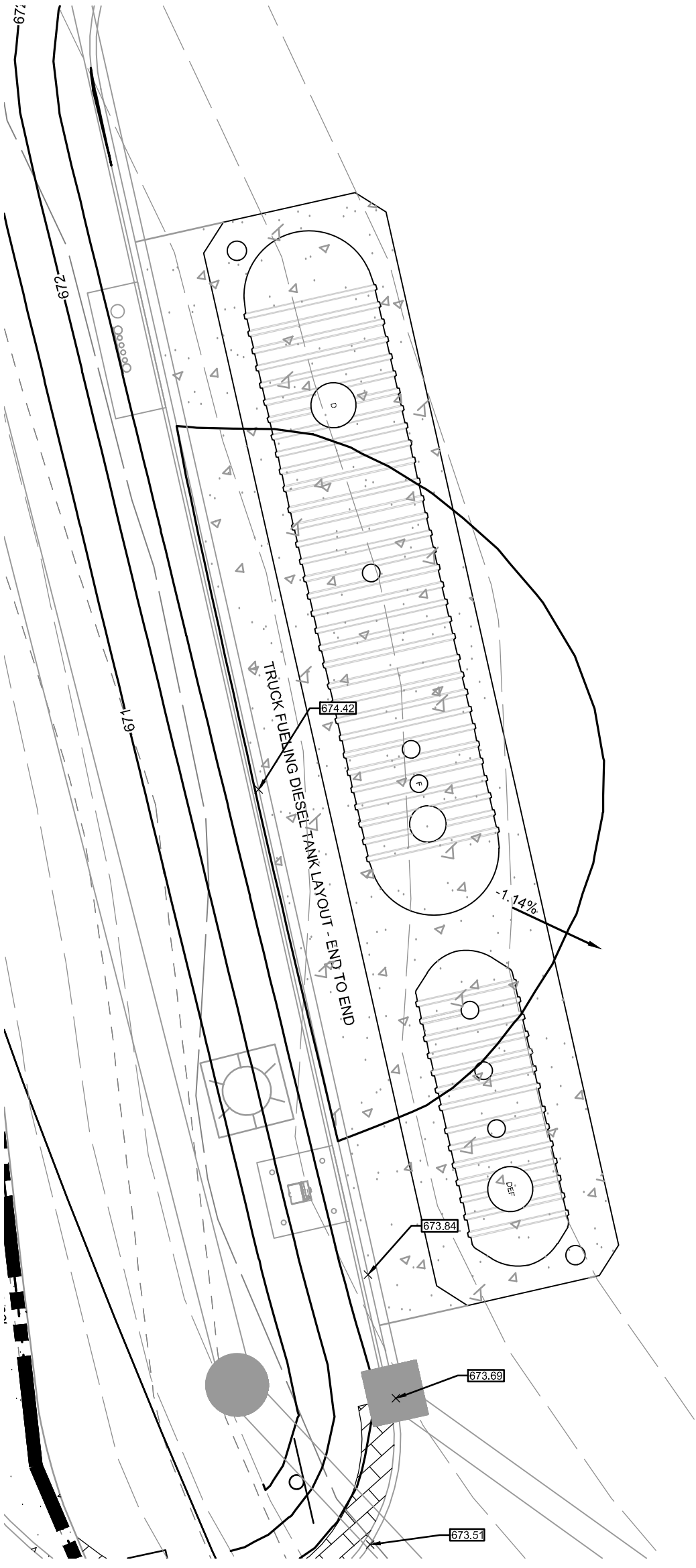
- 1215 — EXISTING MAJOR CONTOUR
- 1216 — EXISTING MINOR CONTOUR
- 1215 — PROPOSED MAJOR CONTOUR
- 1216 — PROPOSED MINOR CONTOUR
- × 1215.00 PROPOSED SPOT ELEVATION
- ~ PROPOSED SWALE
- 100-YEAR FLOOD ROUTE

SPOT ELEVATION LEGEND

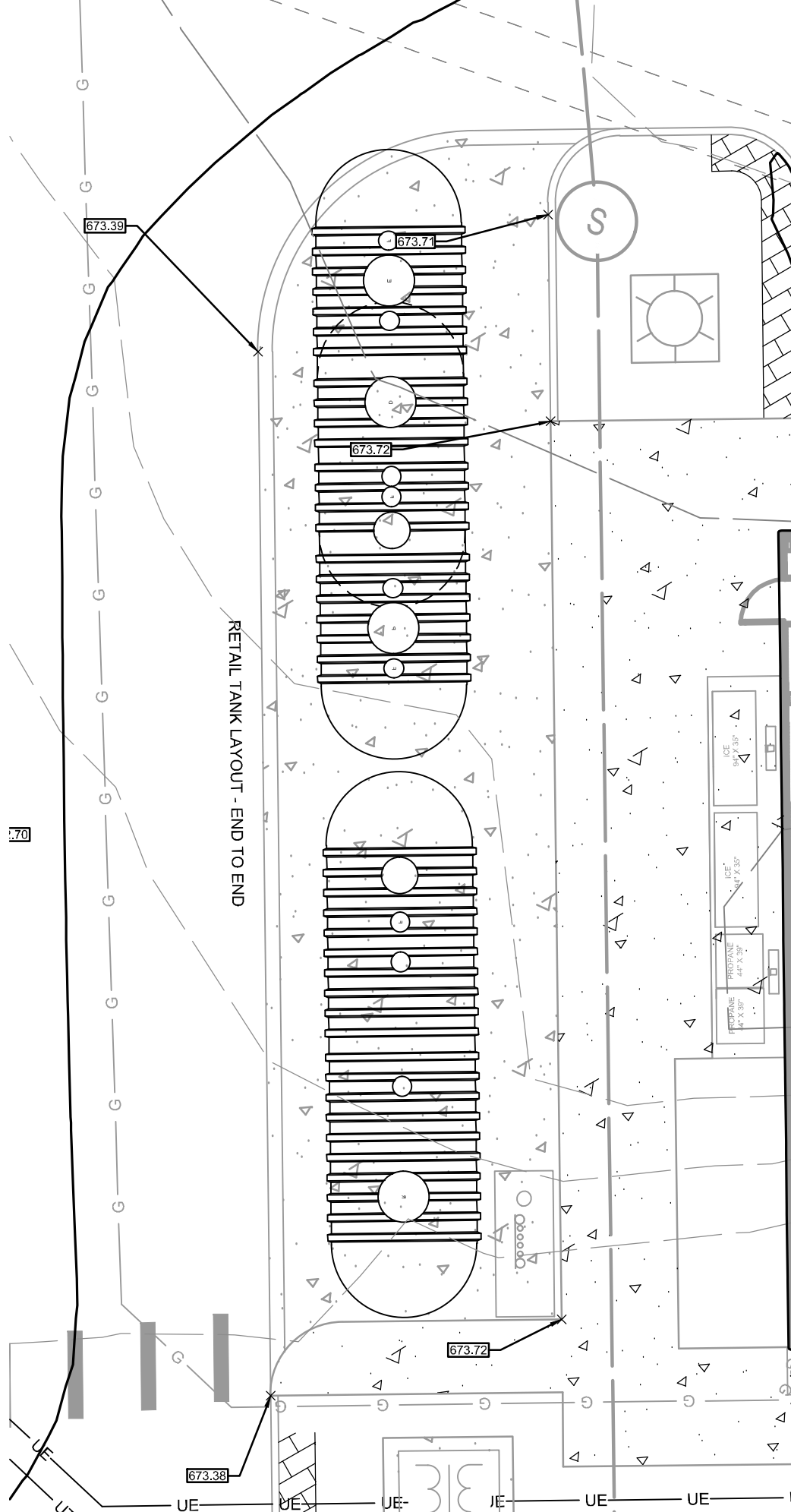
- × 1215.00 FINISHED GRADE ELEVATION
- × 1215.00 BC BACK OF CURB ELEVATION
- × 1215.00 EC EDGE OF CONCRETE ELEVATION
- × 1215.00 EP EDGE OF PAVEMENT ELEVATION
- × 1215.00 EG EDGE OF GRAVEL ELEVATION
- × 1215.00 BS BOTTOM OF STAIR ELEVATION
- × 1215.00 TS TOP OF STAIR ELEVATION
- × 1215.00 WB FINISHED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

CRITICAL ELEVATIONS FOR CANOPY DESIGNER	
Highest Pavement Elevation (Auto)	673.38
Lowest Pavement Elevation (Auto)	672.27
Highest Pavement Elevation (Truck)	674.45
Lowest Pavement Elevation (Truck)	673.82

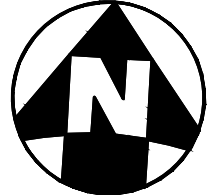
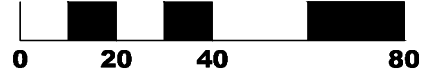
- PROPOSED LEGEND**
- ⊕ BENCHMARK
 - IRON PIN FOUND (SIZE SHOWN HEREON)
 - 5/8" IRON PIN SET WITH CAP STAMPED
 - PROPERTY LINE
 - CONCRETE MONUMENT FOUND
 - ⊕ SOIL BORING
 - ⊕ BASKET BALL HOOP
 - ⊕ STUMP
 - DOUBLE POST SIGN
 - UTILITY POLE
 - ← GUY WIRE
 - ⊕ A/C UNIT
 - ⊕ ELECTRIC BOX
 - ⊕ PROPOSED EV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



DIESEL TANK PAD DETAIL
SCALE: 1" = 10'



AUTO TANK PAD DETAIL
SCALE: 1" = 10'



REVISIONS	
NO.	DATE DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

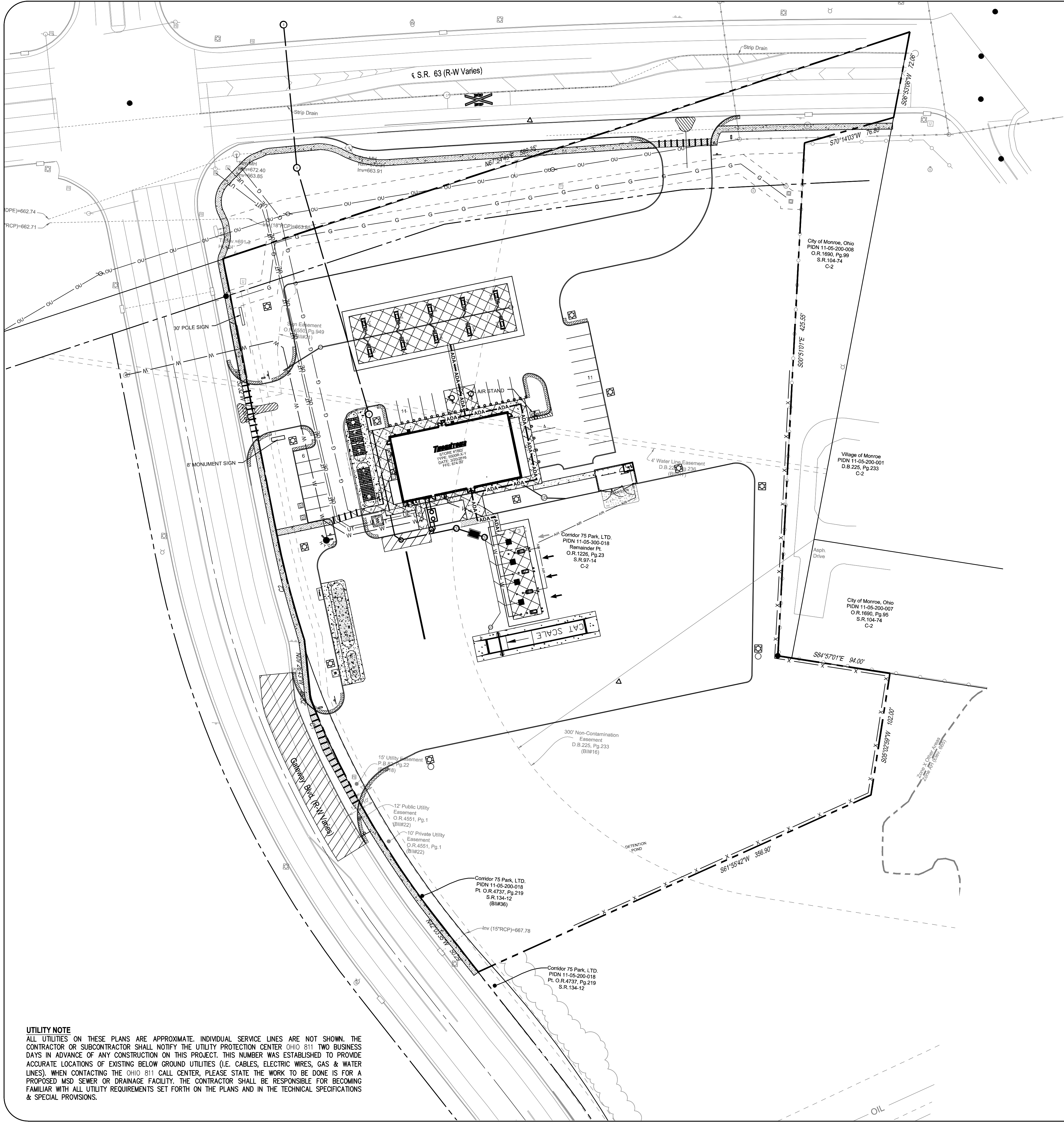
DATE:

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

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



C5.0



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PROPOSED LEGEND

2% MAX GRADE IN ALL DIRECTIONS

2% MAX CROSS SLOPE & 5% MAX RUNNING SLOPE

ADA

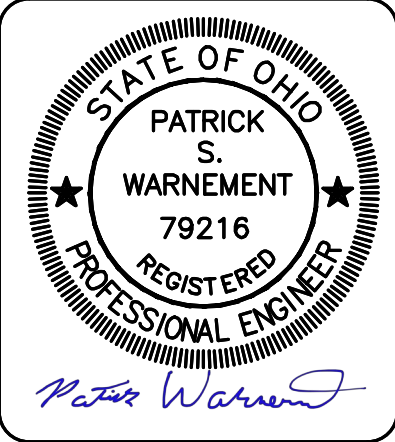
ADA PATH OF TRAVEL

REVISIONS	
NO.	DATE DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

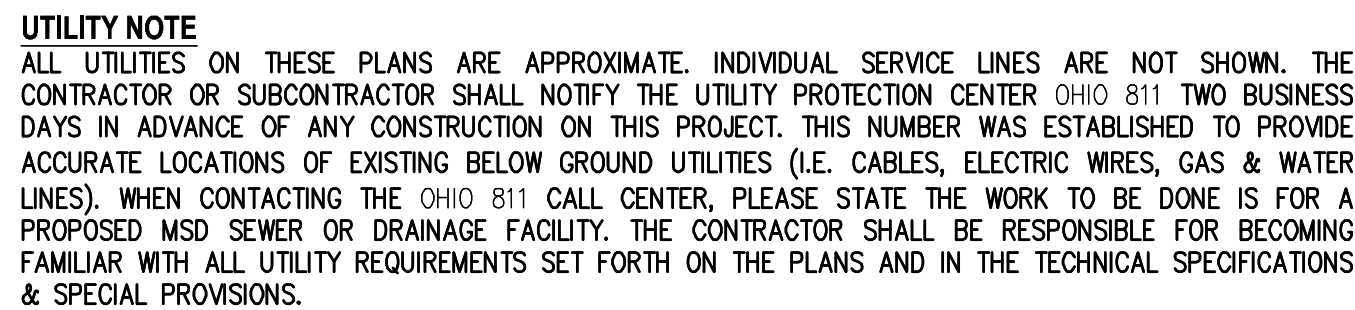
MONROE THORNTONS		DATE: 10/16/2020	
		DRAFTING: PDT	
ADA PLAN		DESIGN: JPS	
		SCALE: 1" = 20'	

GATEWAY BLVD. & SR-63
MONROE, OH 45036



0204080

C5.3



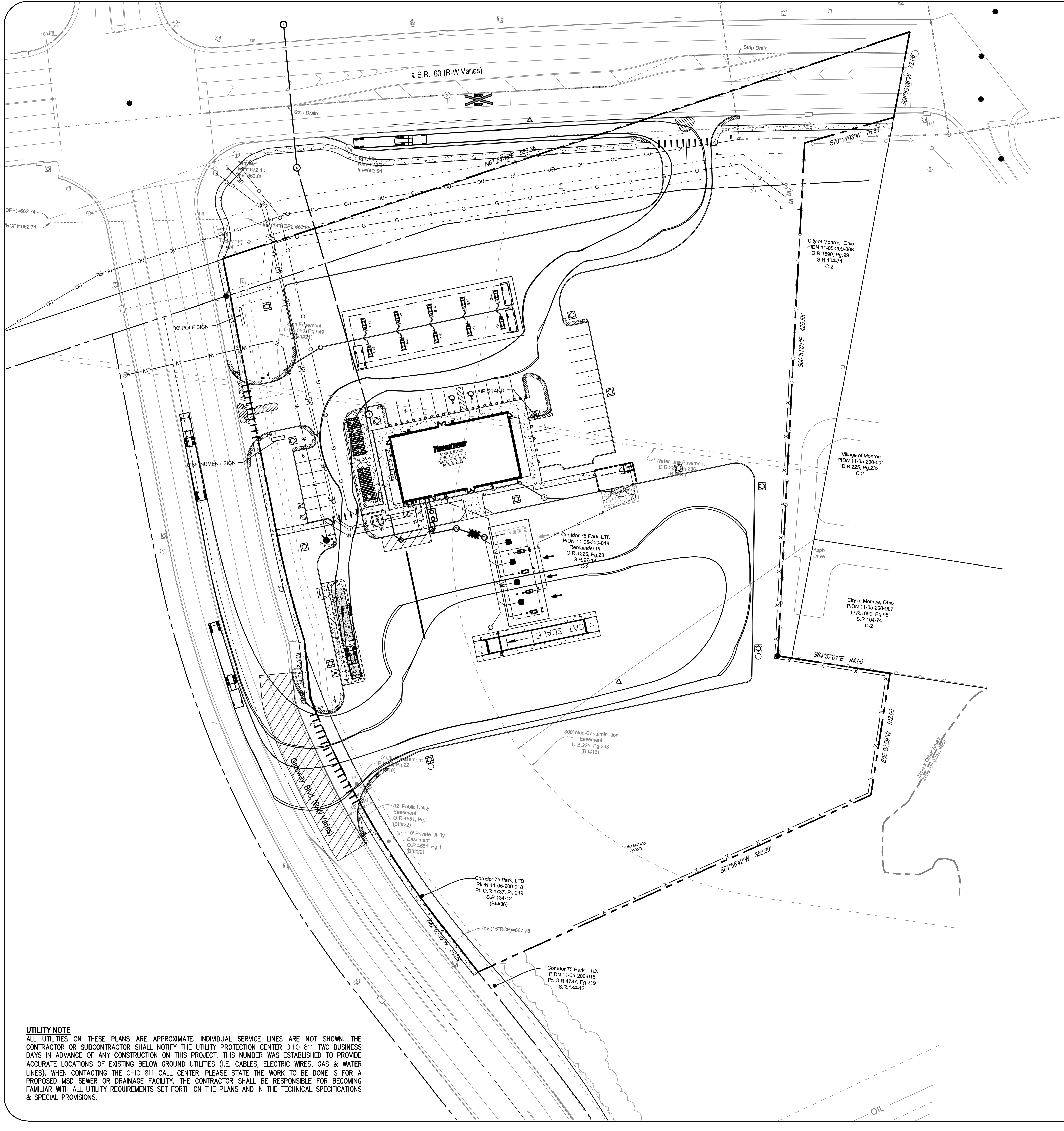
A collection of 10 different traffic signs, each with a letter label (A-J) next to it:

- A**: A red-bordered white sign with the text "DO NOT BLOCK DRIVEWAY".
- B**: A green-bordered white sign with the text "KEEP OUR LOT CLEAN" and "NO LITTERING DUMPING CIGARETTE BUTTS".
- C**: A red-bordered white sign with the text "NO TRAILER PARKING" and "VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENSE".
- D**: A green-bordered white sign with the text "Thank you for your business! Safe travels!".
- E**: A red-bordered white sign with the text "NO PARKING TOWING ENFORCED" and "UNAUTHORIZED VEHICLES WILL BE TOWED AT THE OWNER'S EXPENSE". It also includes a towing company name, address, phone number, and a small towing company logo.
- F**: A yellow-bordered black sign with the text "PLEASE PULL FORWARD".
- G**: A black-bordered white sign with the text "NOT A TRUCK EXIT".

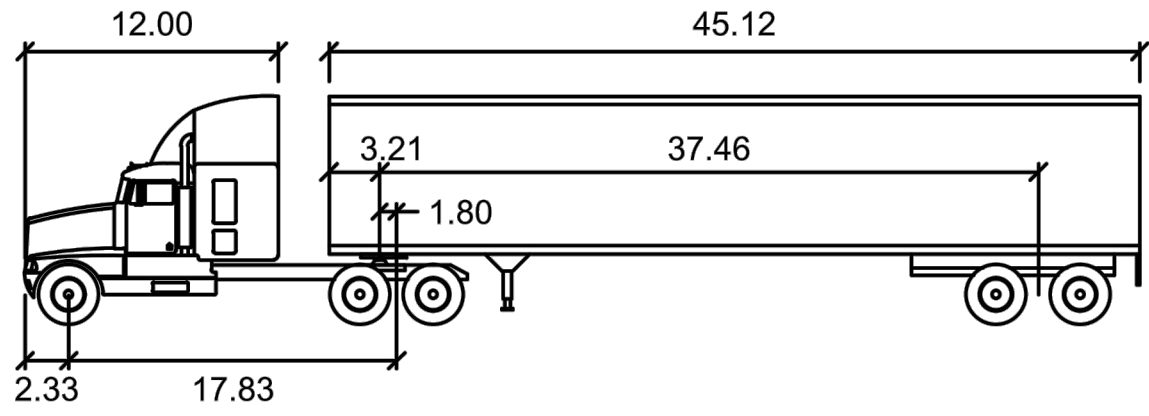
C5.4



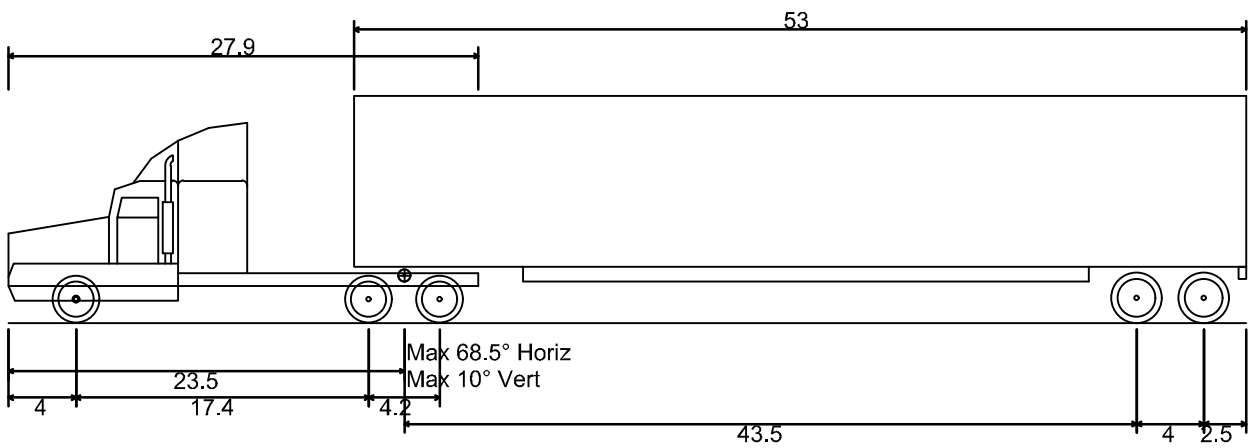
C5.4



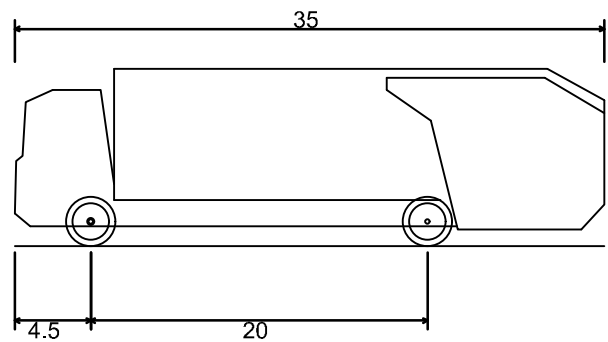
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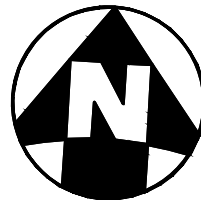
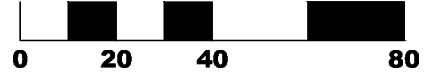
Thorntons Fuel Truck feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 40.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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



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



REVISIONS	
NO.	DATE DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

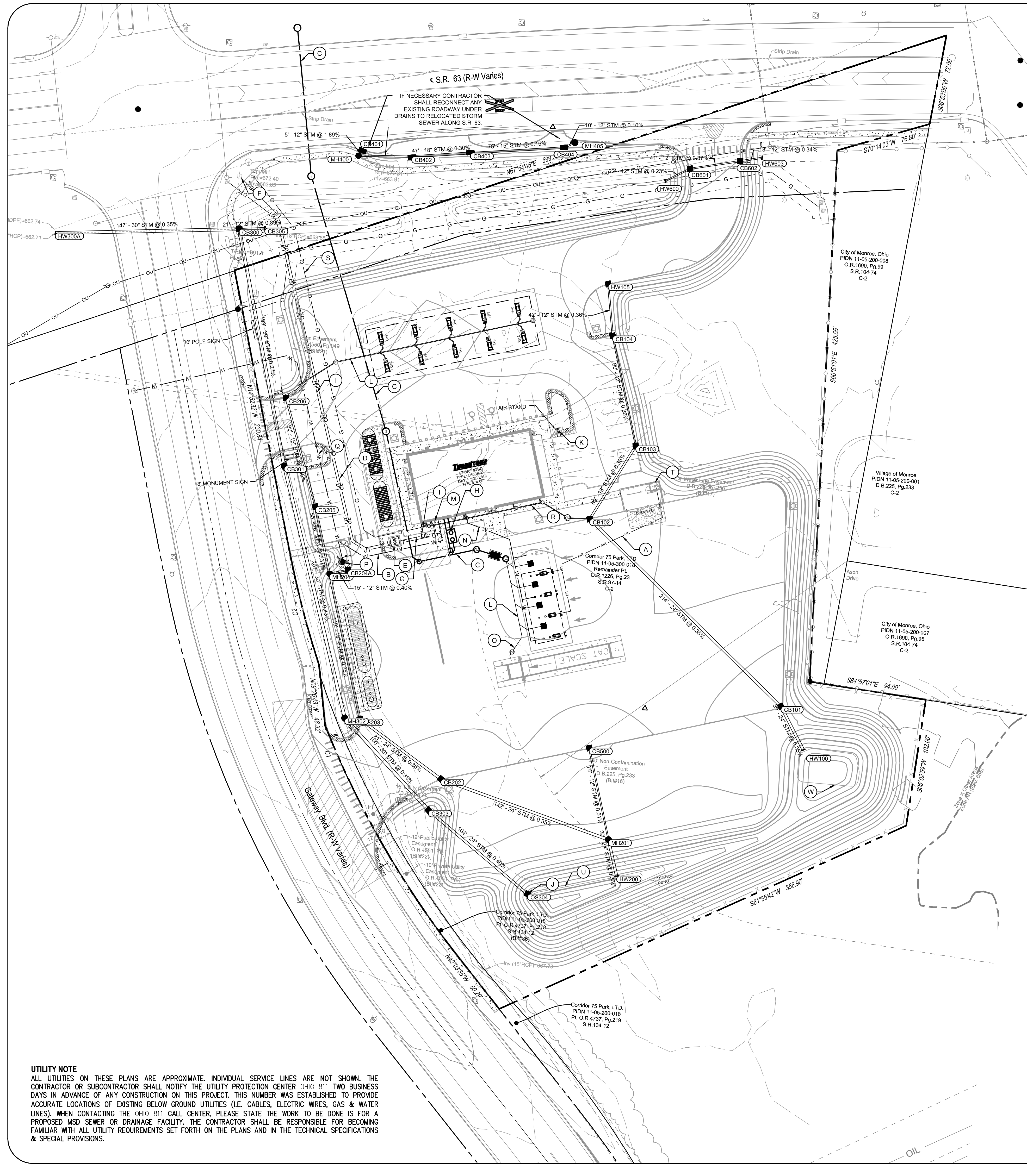
MONROE THORNTONS		DRAFTING: PDT	DATE: 10/16/2020
		DESIGN: JPS	SCALE: 1" = 20'
AUTOTURN PLAN			

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036



C5.5



UTILITY NOTE
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LEGEND

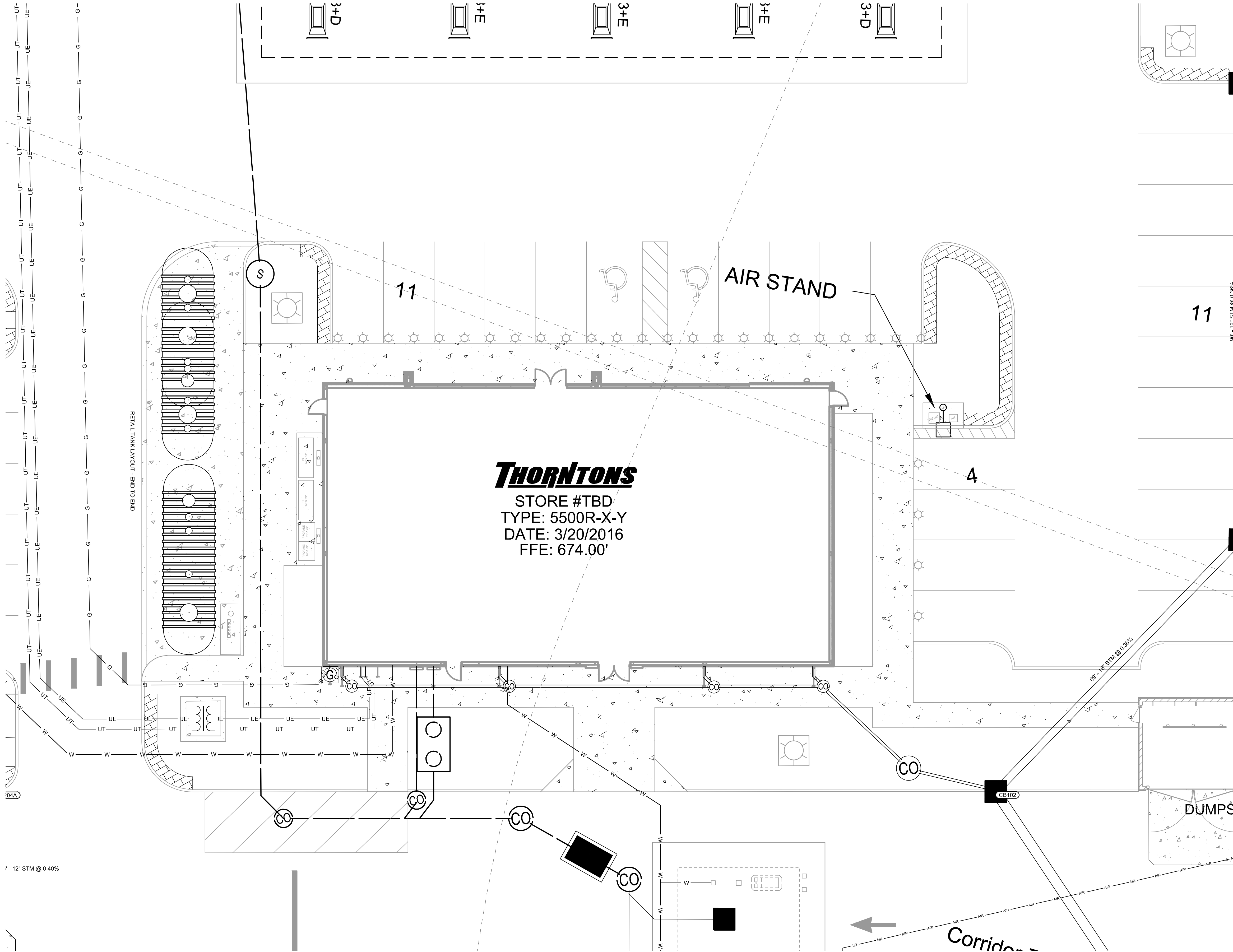
EX.	EXISTING
PR.	PROPOSED
APPROX.	APPROXIMATE
L.F.	LINEAR FEET
M.H.	MANHOLE
⊙	SANITARY CLEANOUT
⊙	SANITARY MANHOLE
⊞	3PH TRANSFORMER

UTILITY LEGEND

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

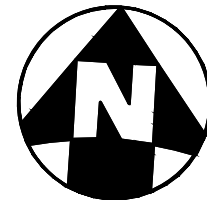
STORM SEWER SCHEDULE

HW100 N 529295.58 E 1453680.11 ODOT HEADWALL INV OUT=666.39 (24") NW	CB203 N 529296.55 E 1453524.81 ODOT CB NO. 2-3 T/C=669.34 INV OUT=666.56 (24") SE INV IN=666.56 (18") N	OS304 N 529165.87 E 1453467.75 ODOT CB NO. 2-3 GRATE=672.00 INV OUT=665.40 (24") NW	CB403 N 529754.29 E 1453392.71 ODOT CB NO. 3 T/C=669.81 INV OUT=664.05 (18") W INV IN=664.05 (15") E
CB101 N 529529.12 E 1453660.02 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.53 (24") SE INV IN=666.53 (24") NW	CB102 N 529468.52 E 1453497.40 ODOT CB NO. 2-3 T/C=673.13 INV OUT=667.29 (24") SE INV IN=667.29 (18") NE	CB205 N 529410.90 E 1453292.67 MH T/C=671.27 INV OUT=666.97 (18") S INV IN=666.97 (18") N INV IN=667.69 (12") E	CB404 N 529763.51 E 1453457.11 ODOT CB NO. 3 T/C=669.73 INV OUT=664.16 (15") W INV IN=664.16 (12") NE
CB103 N 529629.30 E 1453530.27 ODOT CB NO. 2-3 T/C=671.28 INV OUT=667.54 (18") SW INV IN=667.54 (12") N	CB104 N 529615.84 E 1453505.42 ODOT CB NO. 2-3 T/C=671.55 INV OUT=667.86 (12") S INV IN=667.86 (12") N	CB206 N 529548.87 E 1453248.71 ODOT CB NO. 2-3 T/C=670.32 INV OUT=667.49 (15") S	CB405 N 529768.13 E 1453465.47 ODOT CB NO. 3 T/C=673.04 INV OUT=667.75 (12") W
HW105 N 529657.09 E 1453499.55 ODOT CB NO. 2-3 INV OUT=668.01 (12") S	CB301 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB302 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW600 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW200 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB303 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB304 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW603 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW201 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB305 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB306 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW606 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW202 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB307 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB308 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW609 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW203 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB309 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB310 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW612 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW204 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB311 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB312 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW615 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW205 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB313 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB314 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW618 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW206 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB315 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB316 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW621 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW207 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB317 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB318 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW624 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW208 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB319 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB320 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW627 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW209 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB321 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB322 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW630 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW210 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB323 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB324 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW633 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW211 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB325 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB326 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW636 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW212 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB327 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB328 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW639 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW213 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB329 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB330 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW642 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW214 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB331 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB332 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW645 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW215 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB333 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB334 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW648 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW216 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB335 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB336 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW651 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW217 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB337 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB338 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW654 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW218 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB339 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB340 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW657 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW219 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB341 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB342 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW660 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW220 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB343 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB344 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW663 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW221 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB345 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB346 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW666 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW222 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB347 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB348 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW669 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW223 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB349 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB350 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW672 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW224 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB351 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB352 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW675 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW225 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB353 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB354 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW678 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW226 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB355 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB356 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW681 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW227 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB357 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB358 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW684 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW228 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB359 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB360 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW687 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW229 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB361 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB362 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW690 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW230 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB363 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB364 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW693 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW231 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB365 N 529185.04 E 1453537.90 ODOT CB NO. 2-3 INV OUT=665.87 (24") N	CB366 N 529242.97 E 1453592.56 ODOT CB NO. 2-3 T/C=672.00 INV OUT=666.72 (24") E INV IN=666.72 (24") NW	HW696 N 529742.27 E 1453539.53 ODOT HEADWALL INV OUT=666.15 (12") NE
HW232 N 529213.55 E 1453529.47 ODOT MH NO. 3 T/C=672.00 INV OUT=665.77 (24") S INV IN=665.77 (24") W INV IN=665.77 (12") N	CB367 N 52		



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

0 20 40 80



REVISIONS	
NO.	DATE DESCRIPTION

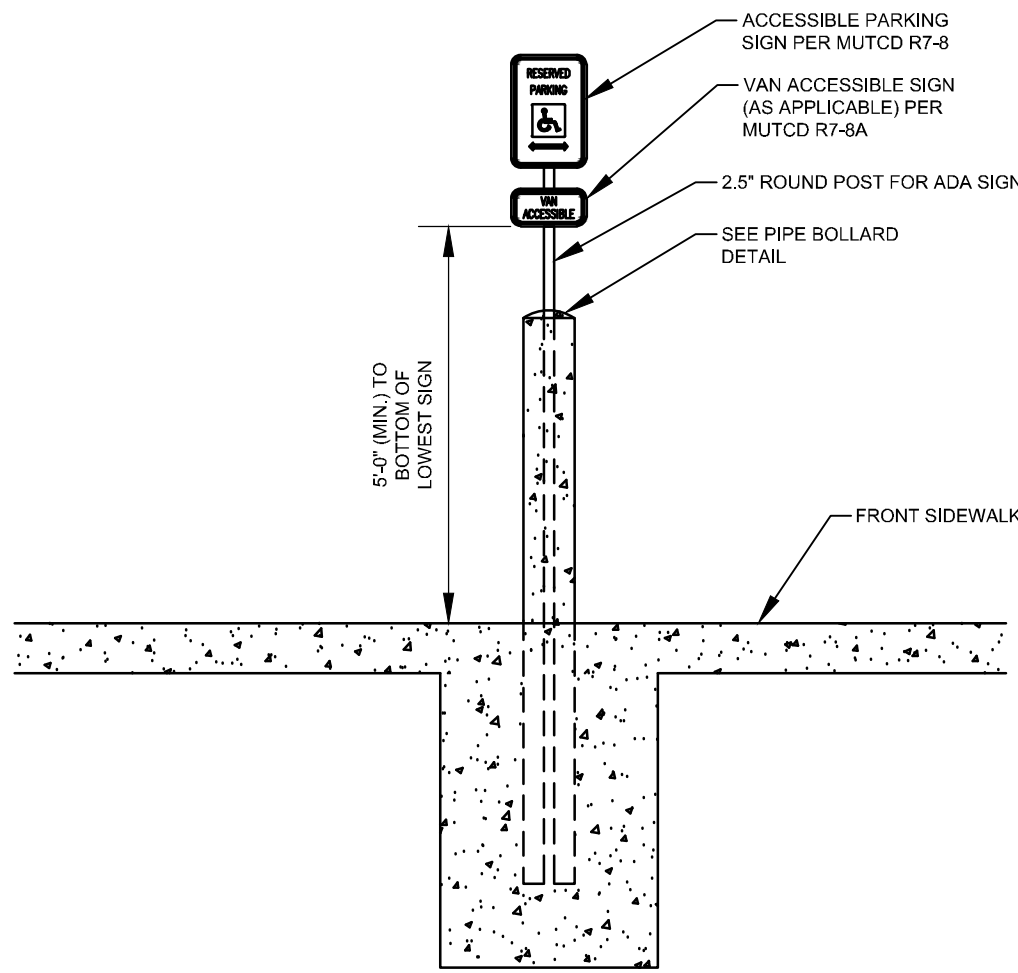
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BUILDING UTILITY DETAIL			

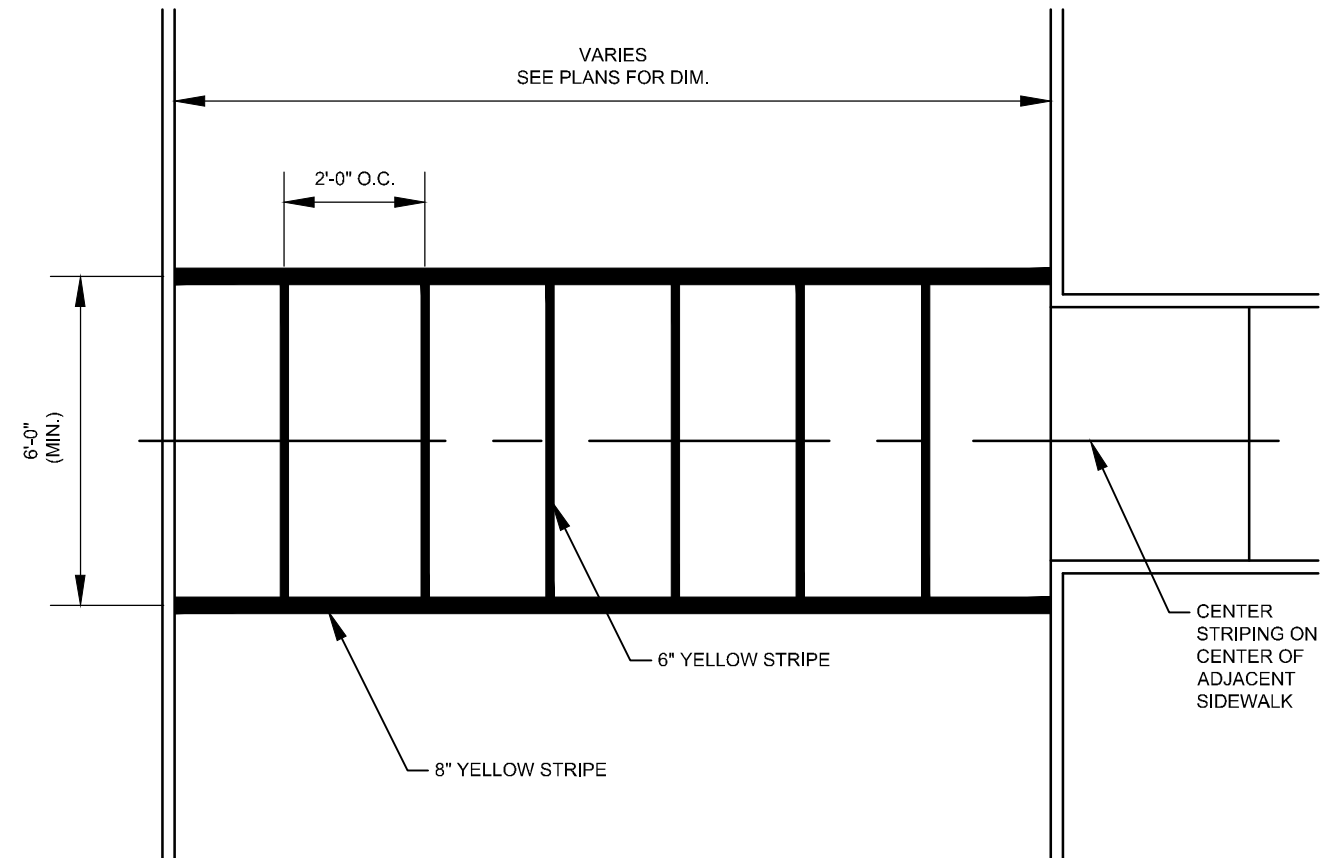
Thorntons
GATEWAY BLVD. & SR-63
MONROE, OH 45036



C6.2



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



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

ACCESSIBLE PARKING SIGN DETAIL

Thorntons

P-004-002

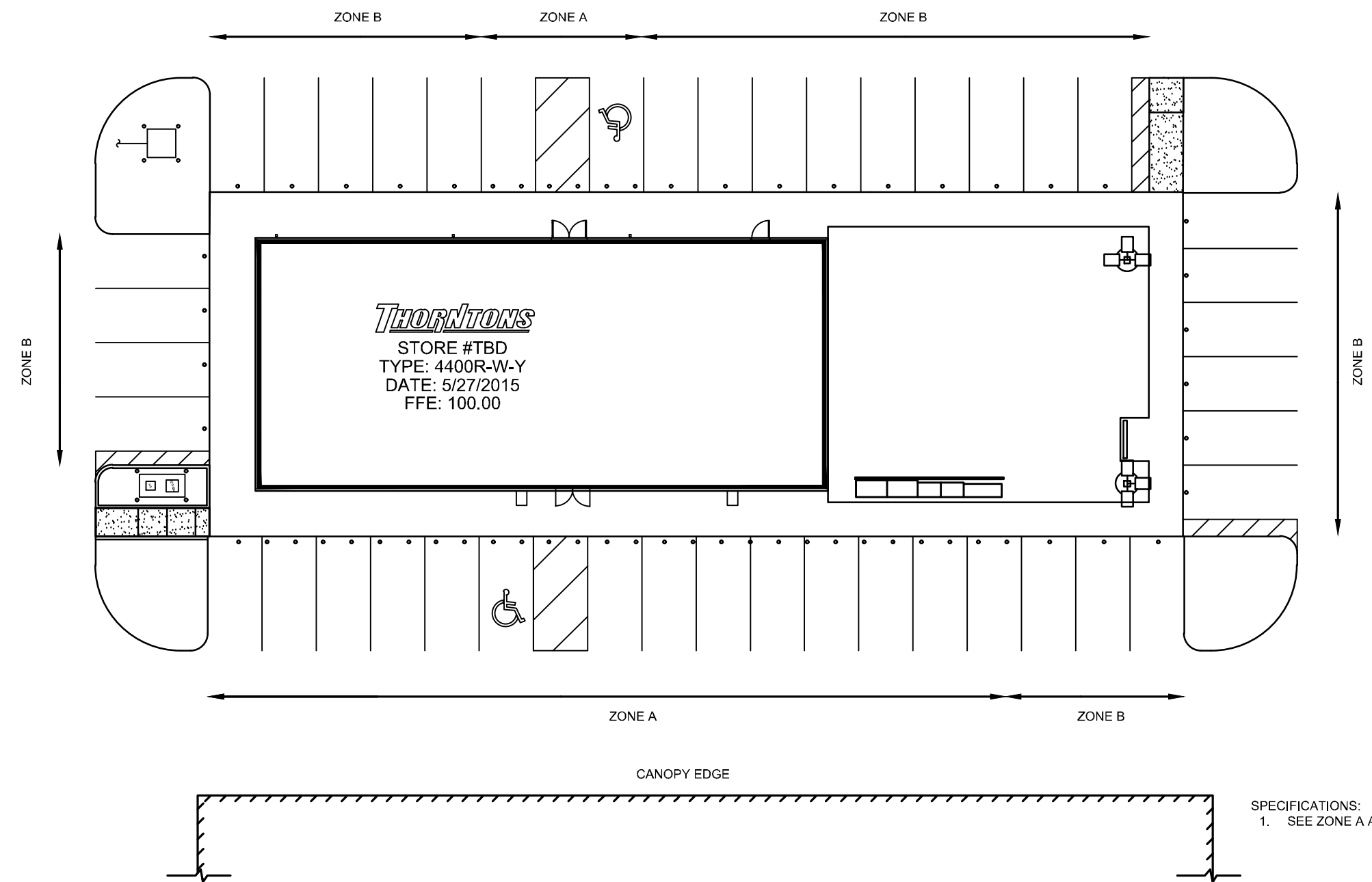
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CROSSWALK DETAIL

Thorntons

P-003-001

NTS



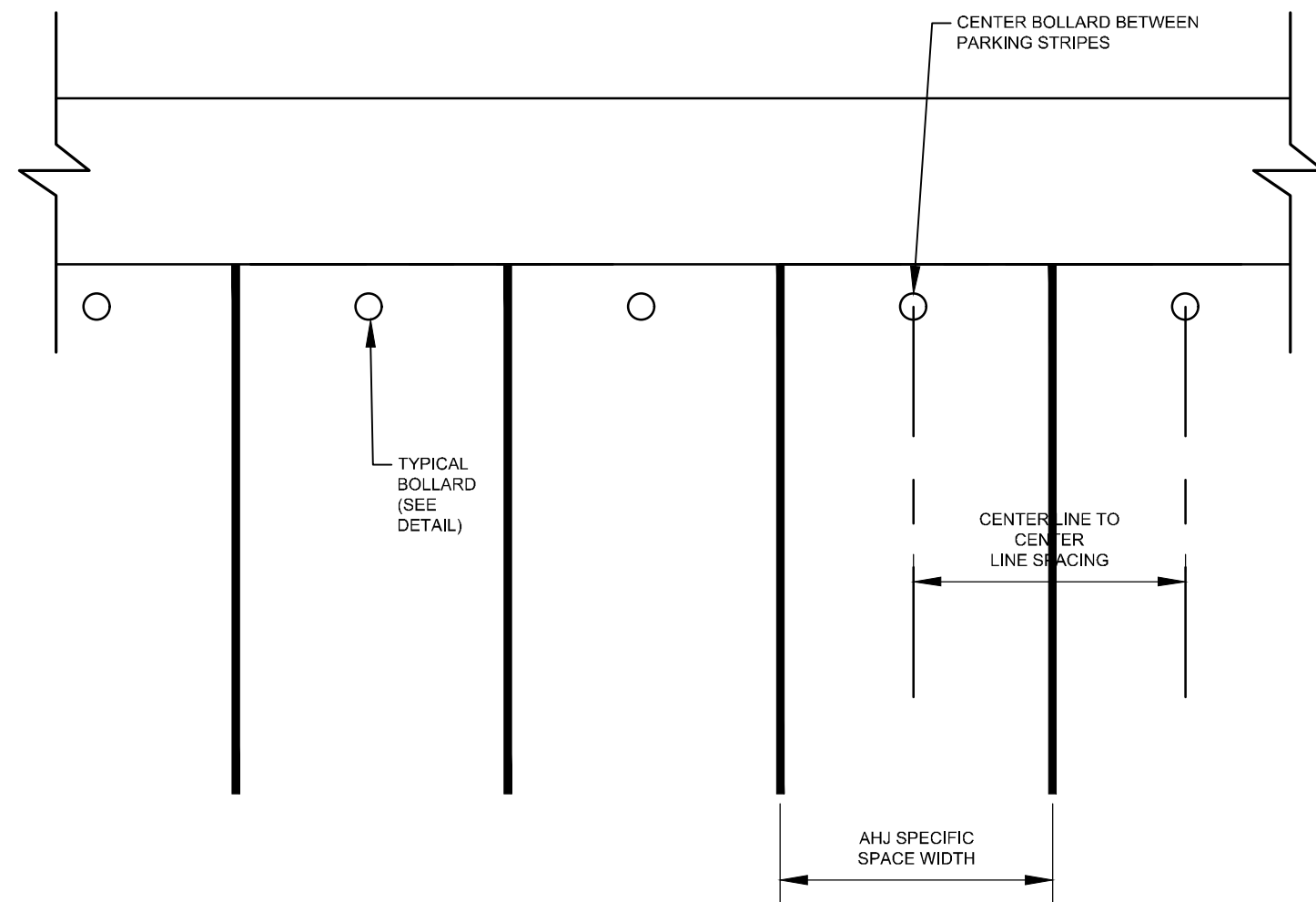
- SPECIFICATIONS:
1. SEE ZONE A AND B DETAILS FOR BOLLARD SPACING.

BOLLARD SCHEMATIC

Thorntons

P-007-001

NTS



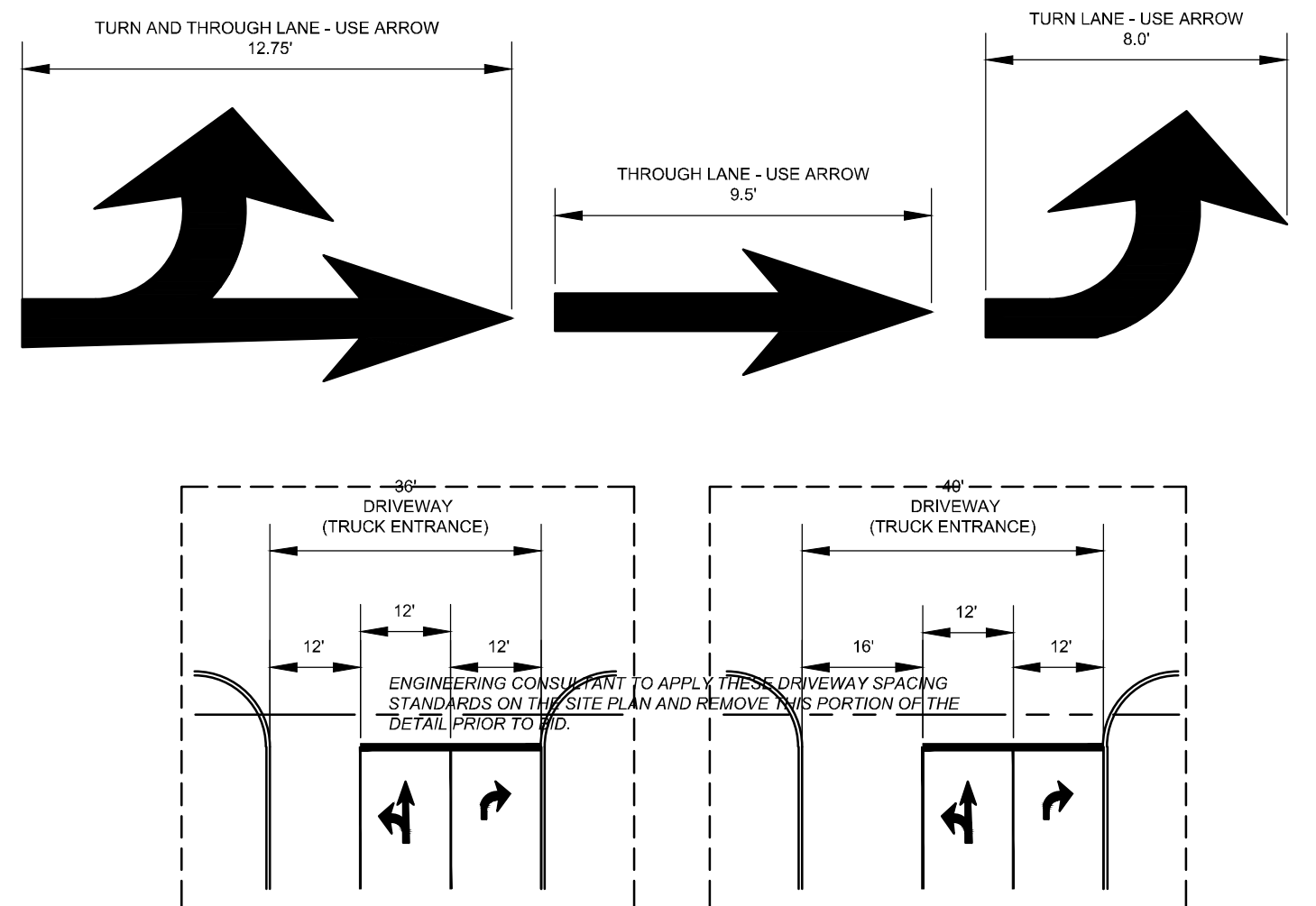
- SPECIFICATIONS:
1. ENGINEERING CONSULTANT SHALL REFERENCE THE THORNTONS DESIGN STANDARDS FOR MIN., PREF. AND MAX. PARKING SPACE DIMENSIONS. LOCAL JURISDICTIONS SHALL SUPERCEDE THESE REQUIREMENTS IF MORE STRINGENT.

ZONE B BOLLARD DETAIL

Thorntons

P-006-001

NTS



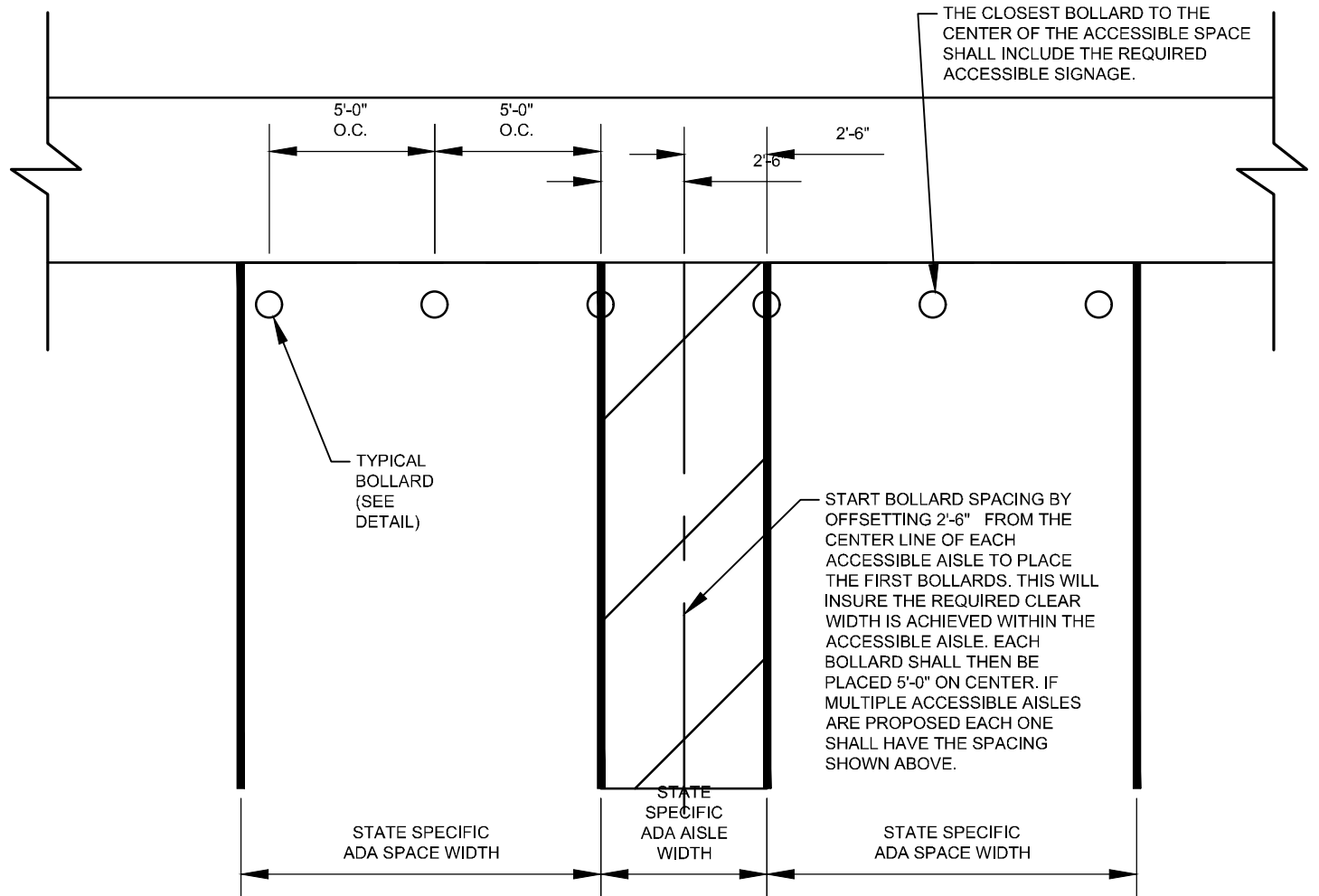
- SPECIFICATIONS:
1. SIZE OF ARROWS LEADING TO PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION. IF SMALLER OR HOLLOW ARROWS CAN BE UTILIZED, PLEASE ADJUST DETAIL AS NECESSARY.
 2. PAVEMENT WORD, SYMBOL, AND ARROW MARKINGS SHALL BE INSTALLED PER MUTCD SECTION 3.18.20. THIS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

STANDARD ARROWS AND DRIVEWAY STRIPING

Thorntons

P-001-001

NTS



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

ZONE A BOLLARD DETAIL

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P-005-001

NTS

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P-012-001

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P-011-001

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P-010-001

NTS

Thorntons

P-009-001

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MONROE THORNTONS

THORNTONS STANDARD DETAILS

DESIGN: JPS

SCALE: 1" = 20'

DRAFTING: PDT

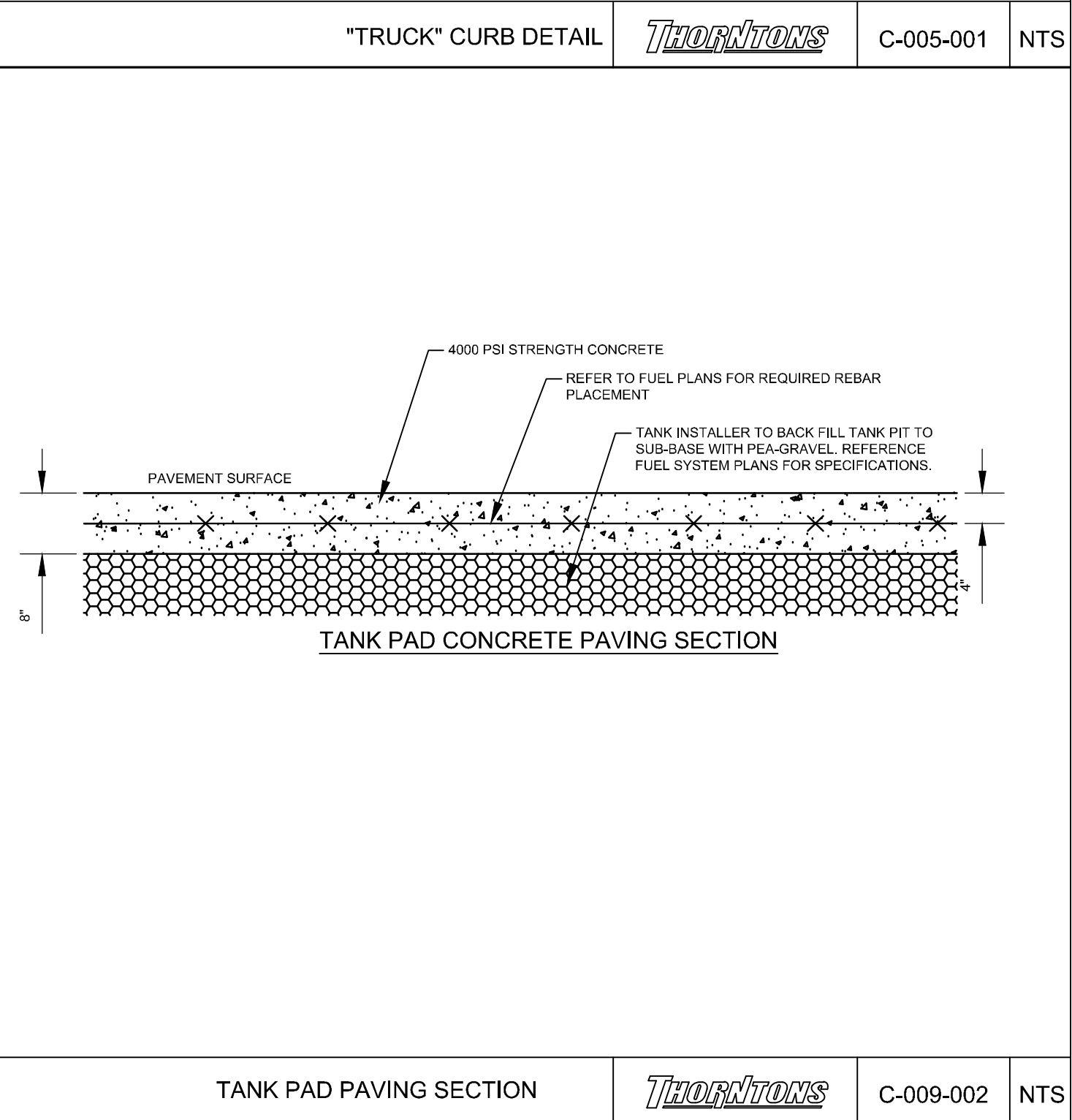
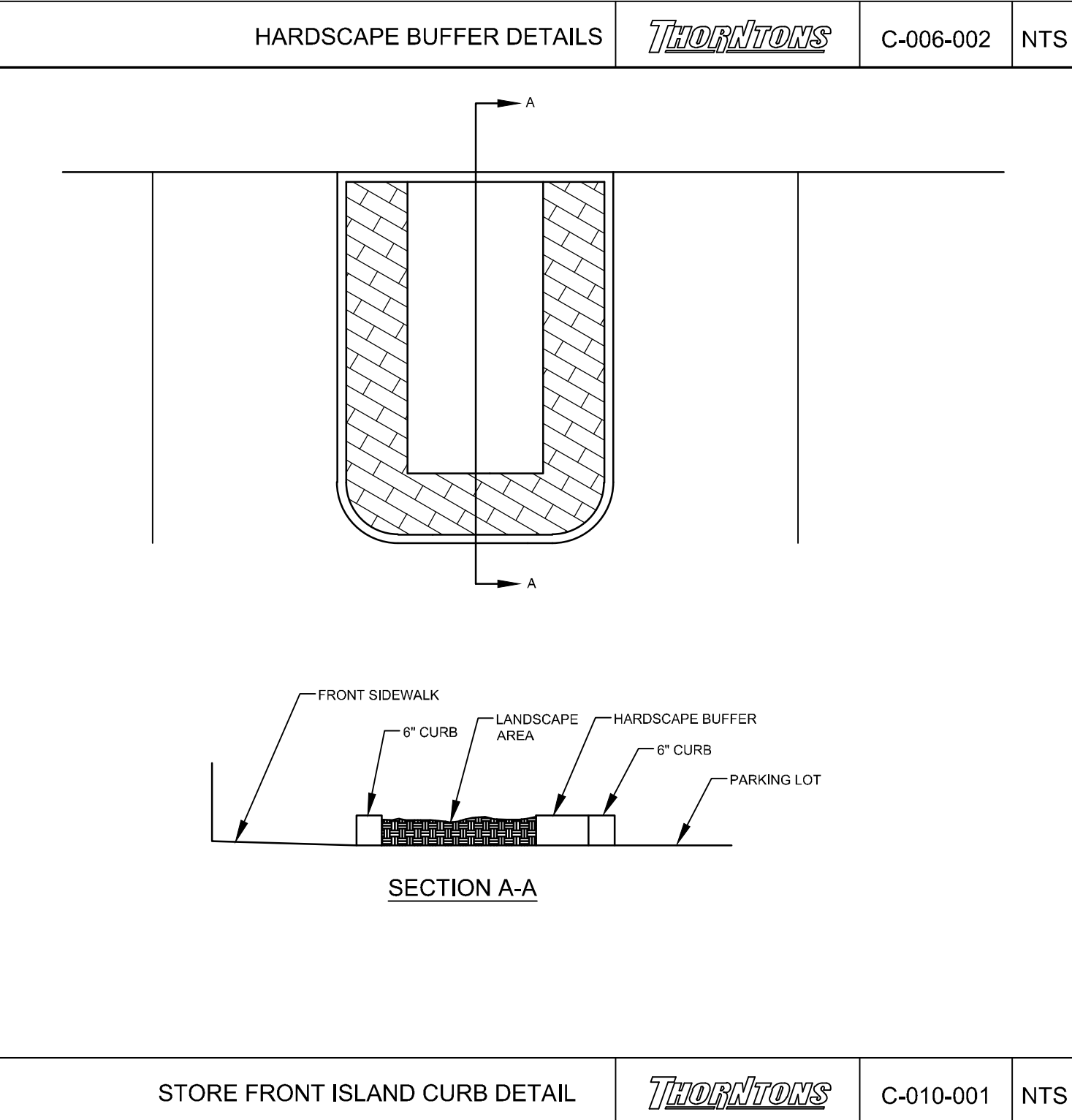
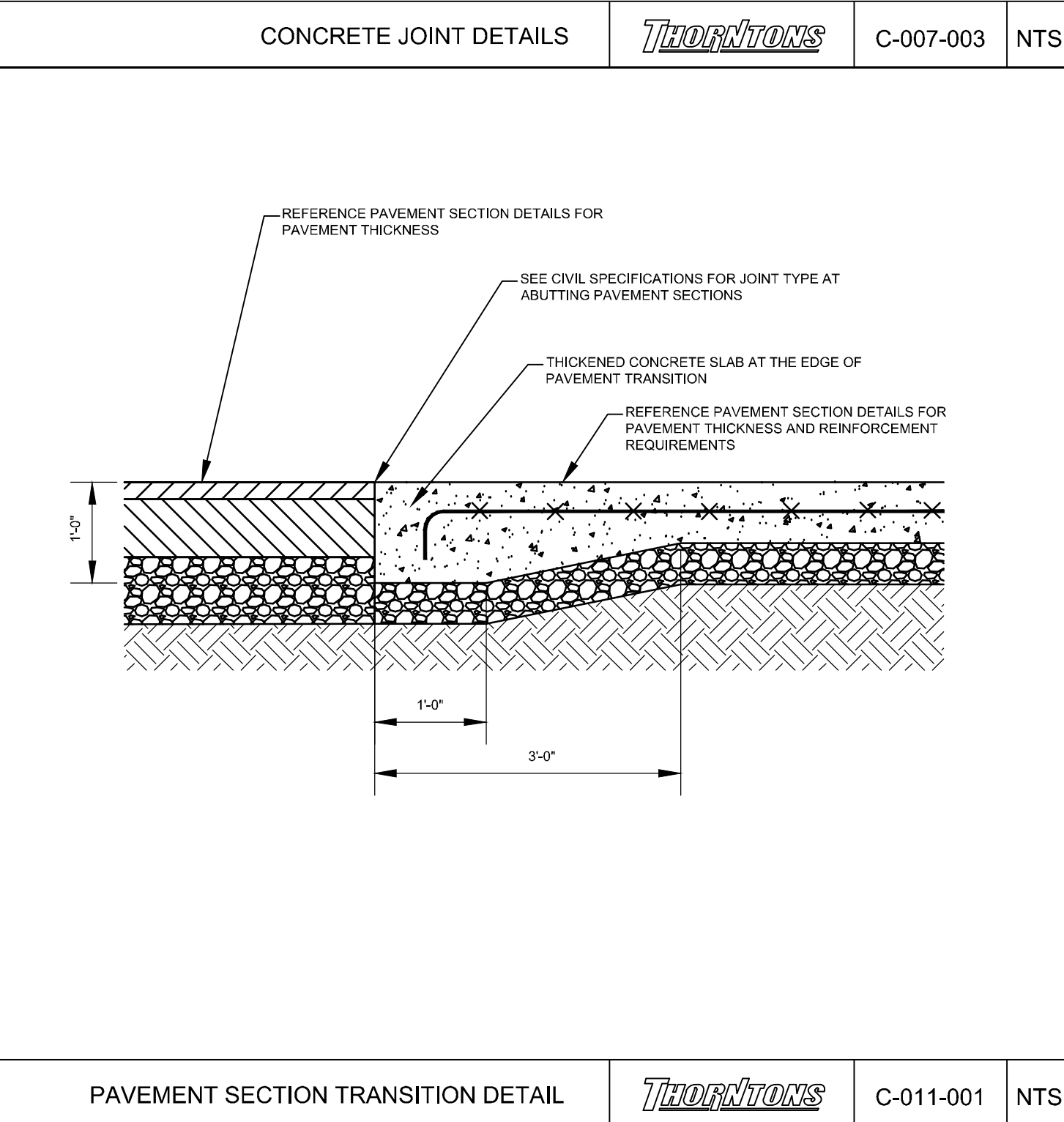
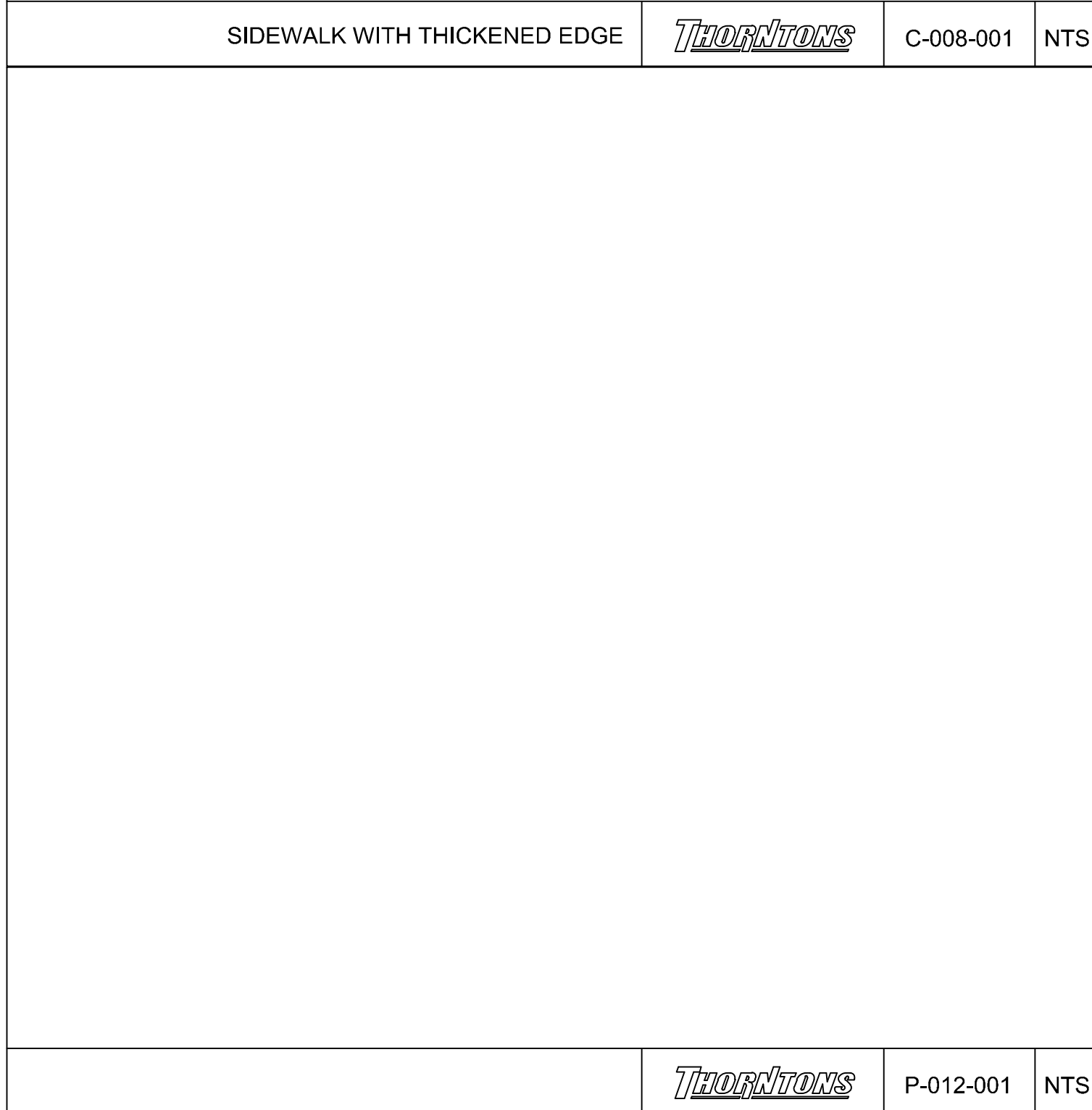
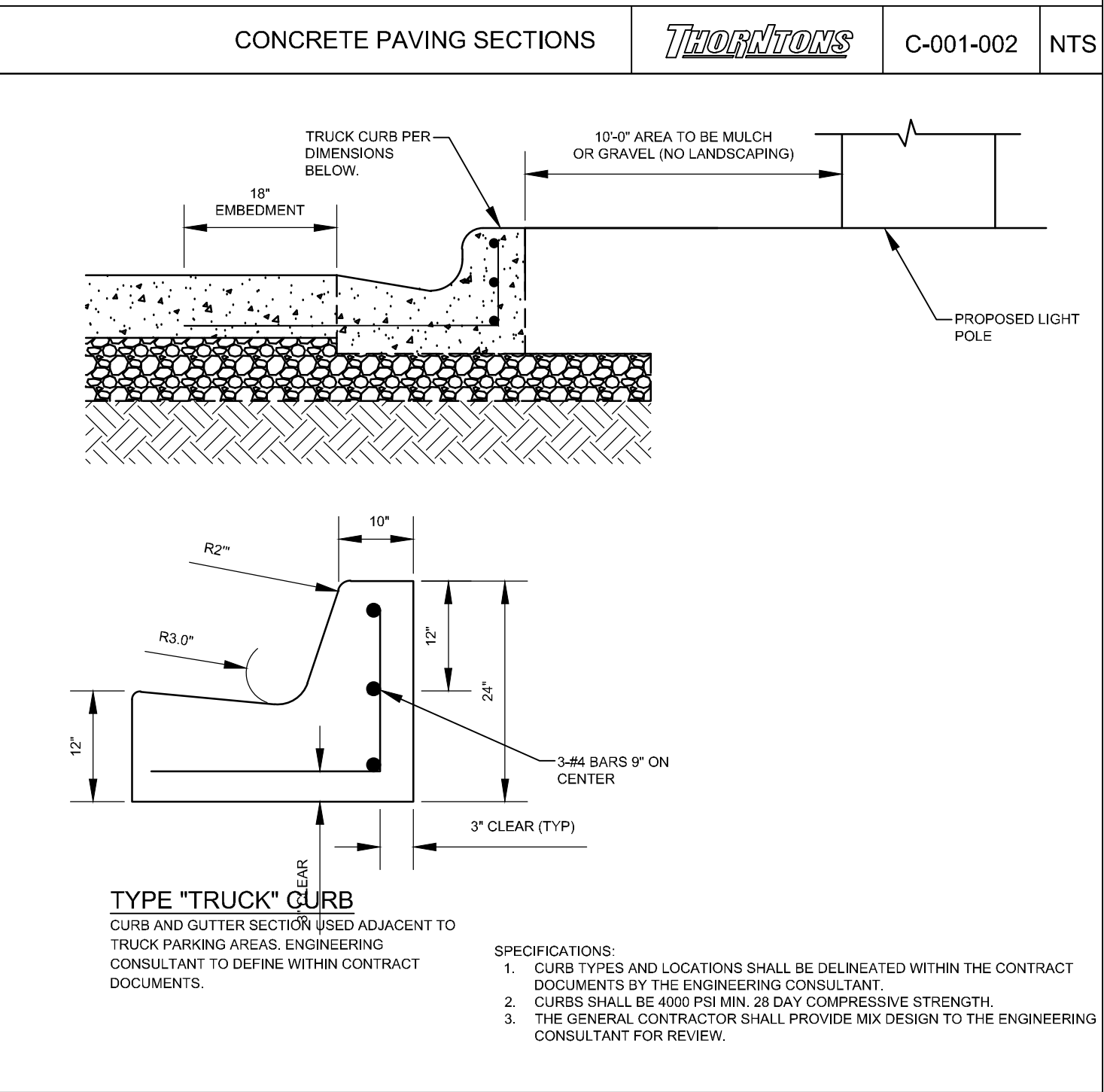
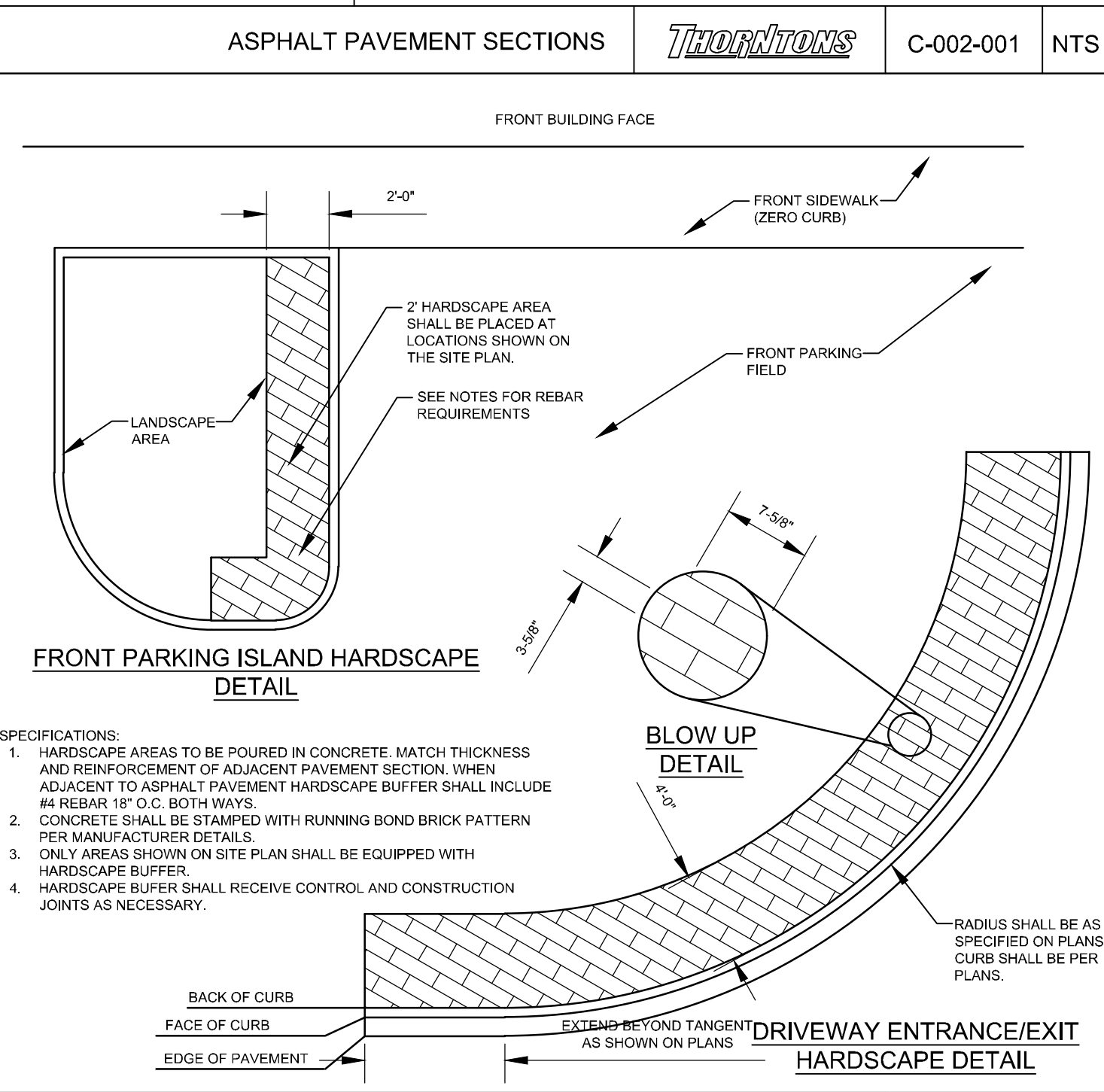
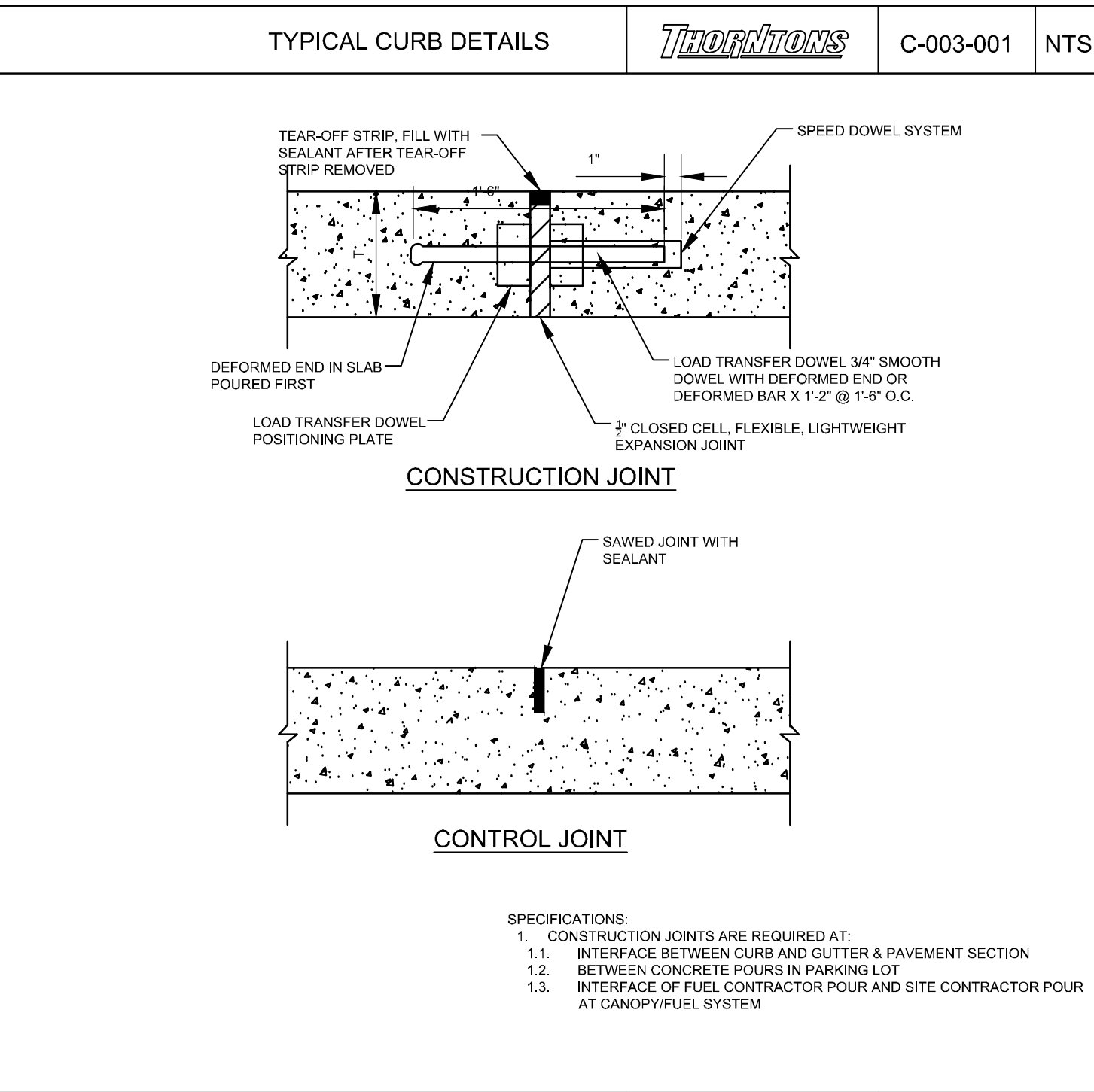
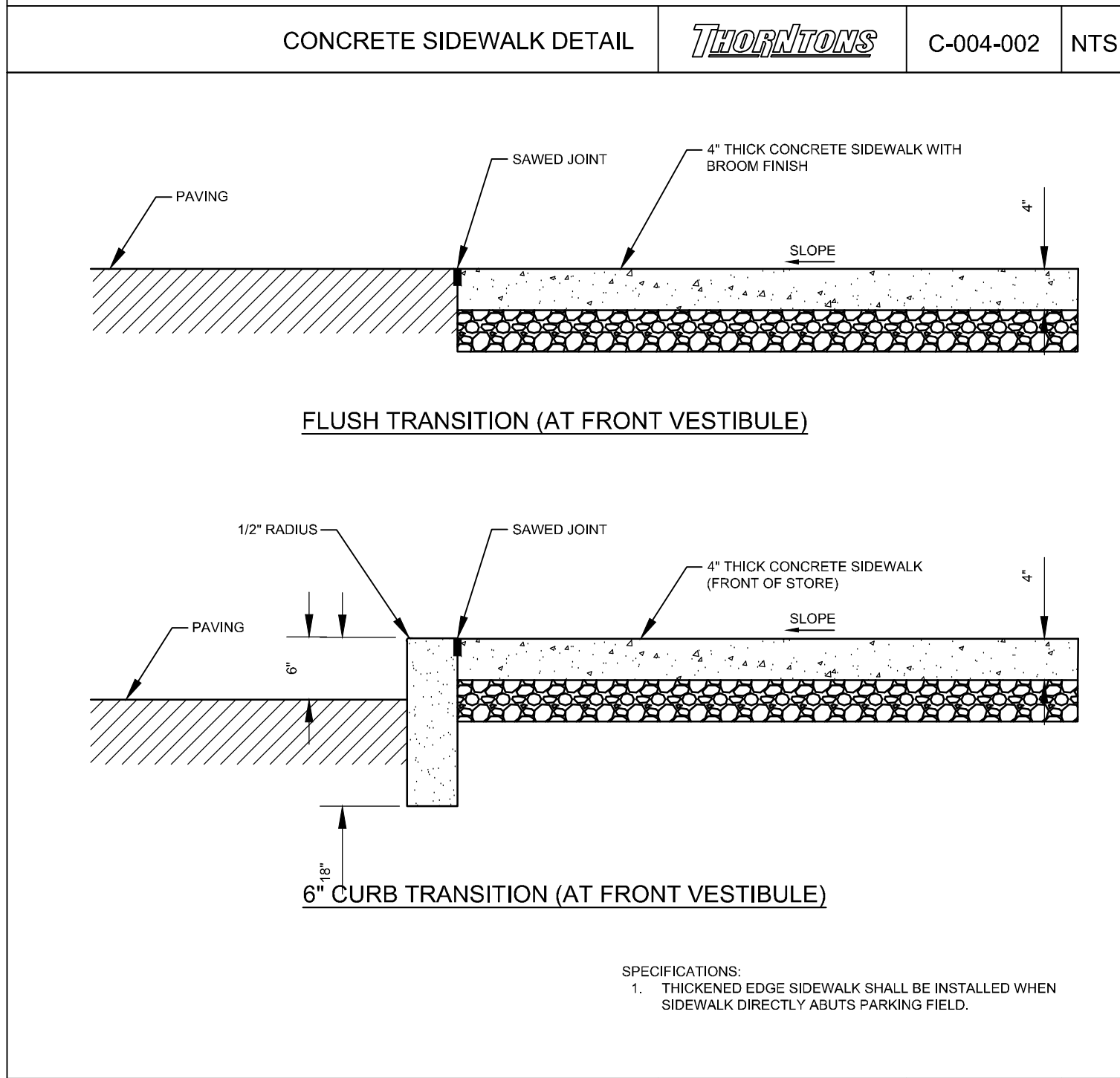
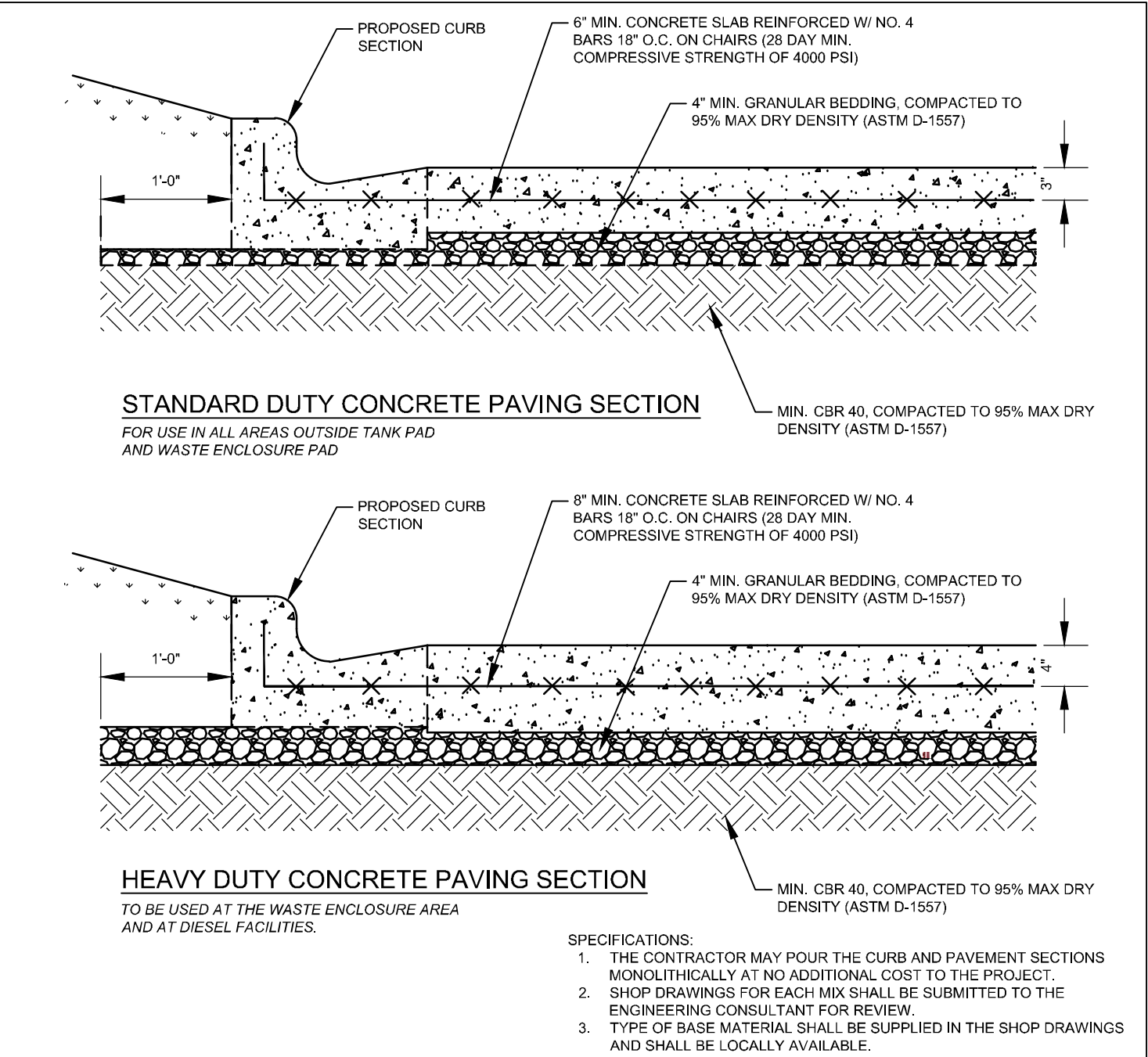
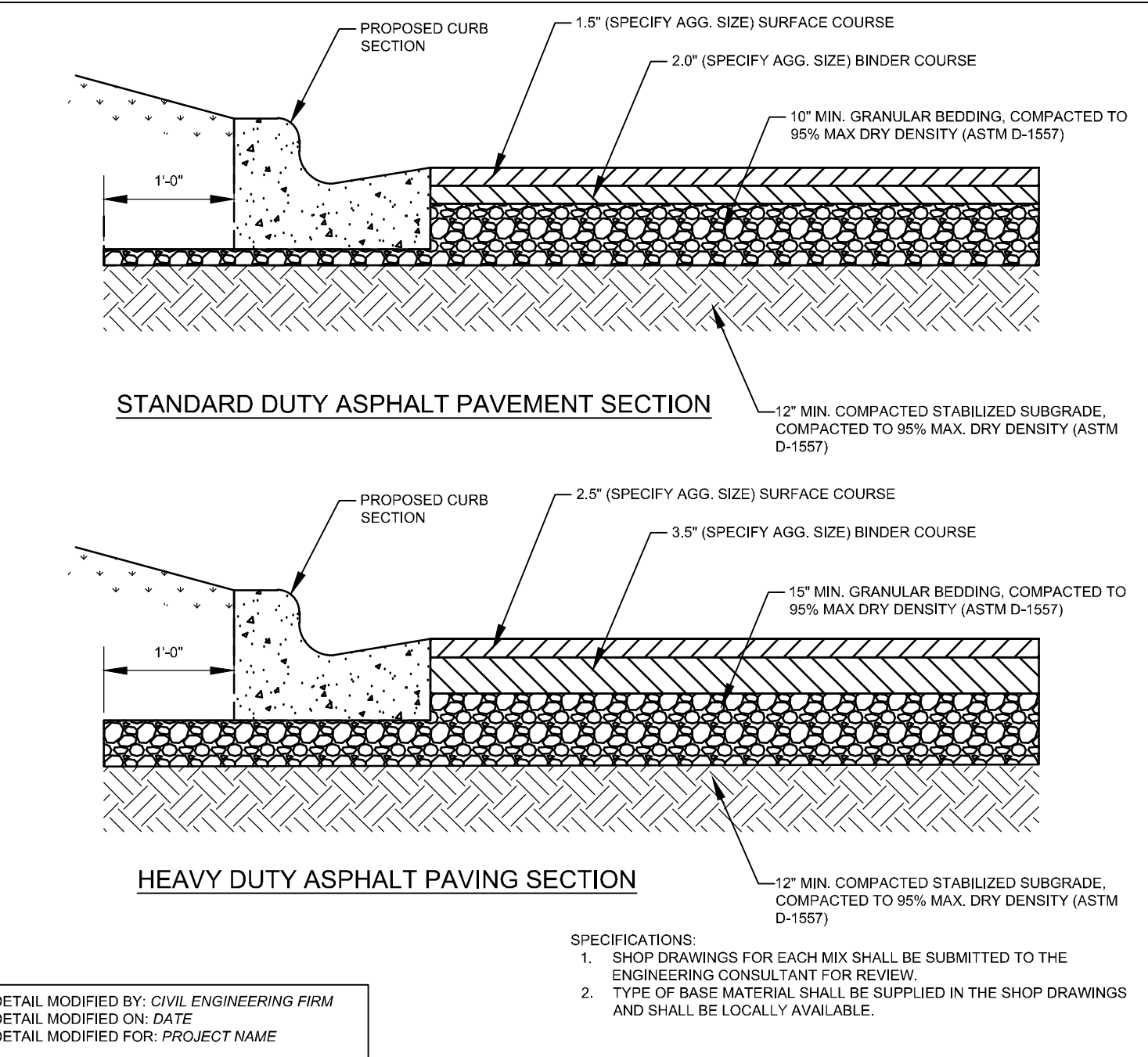
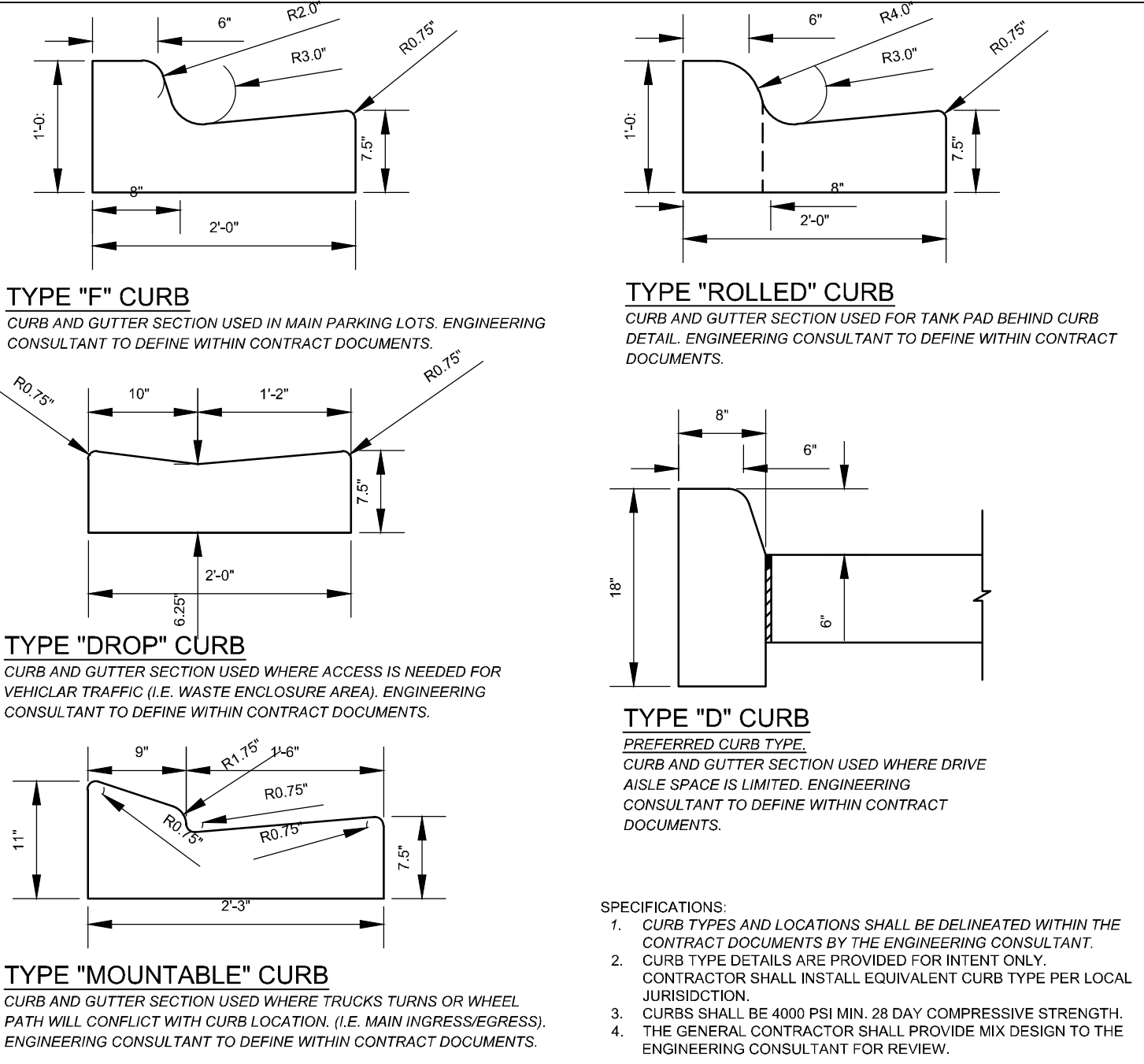
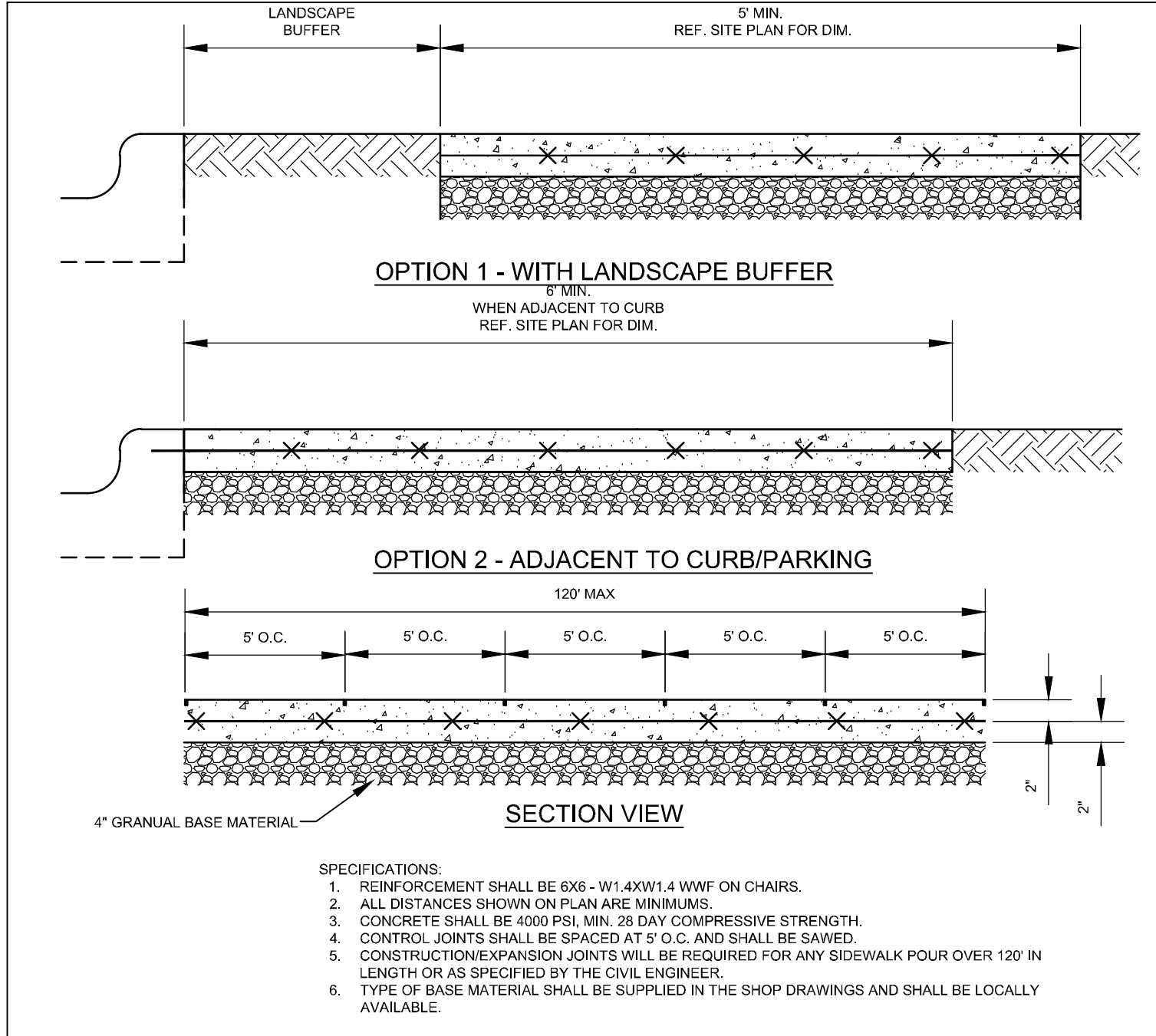
DATE: 10/16/2020

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C7.0



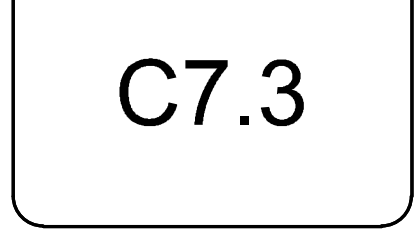
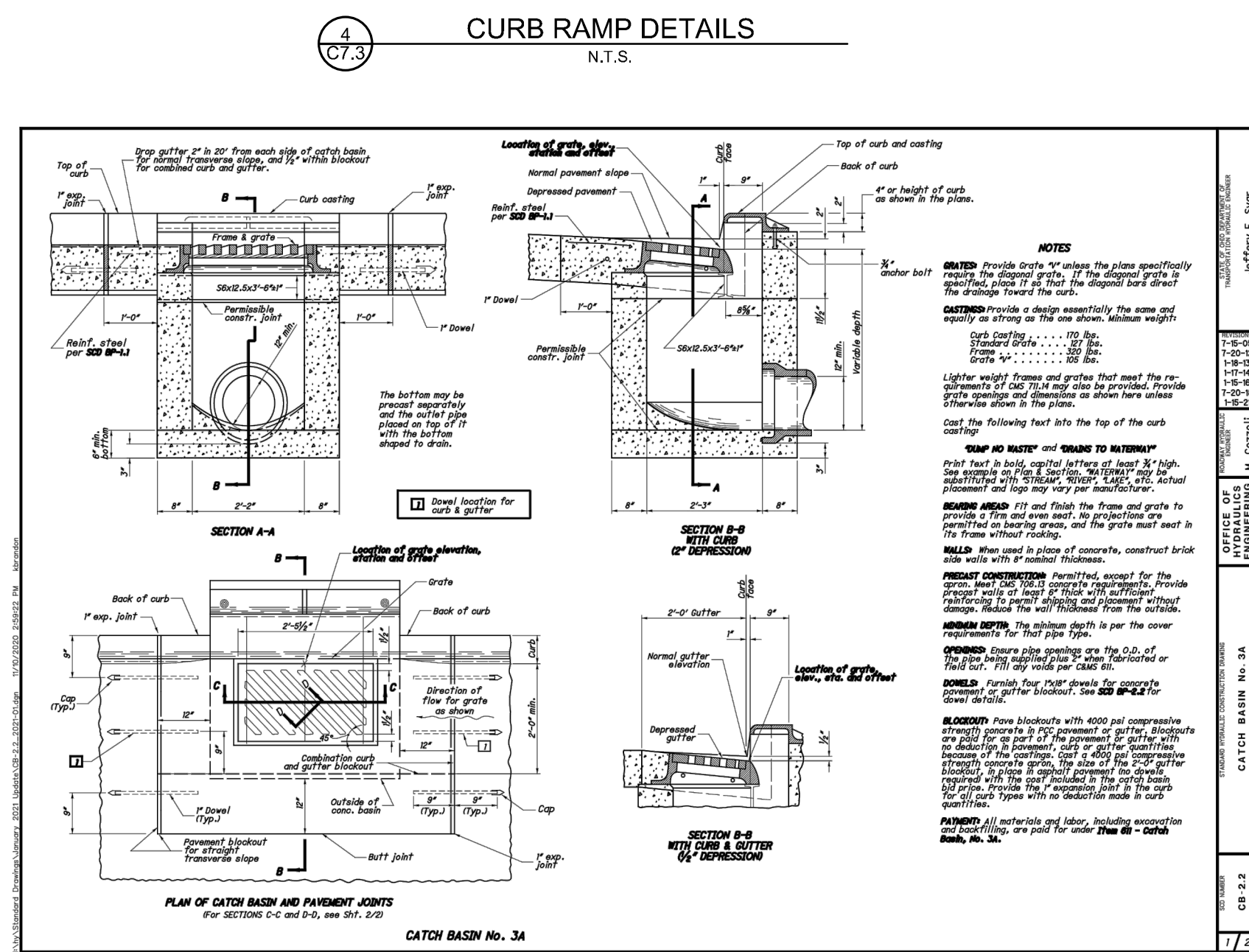
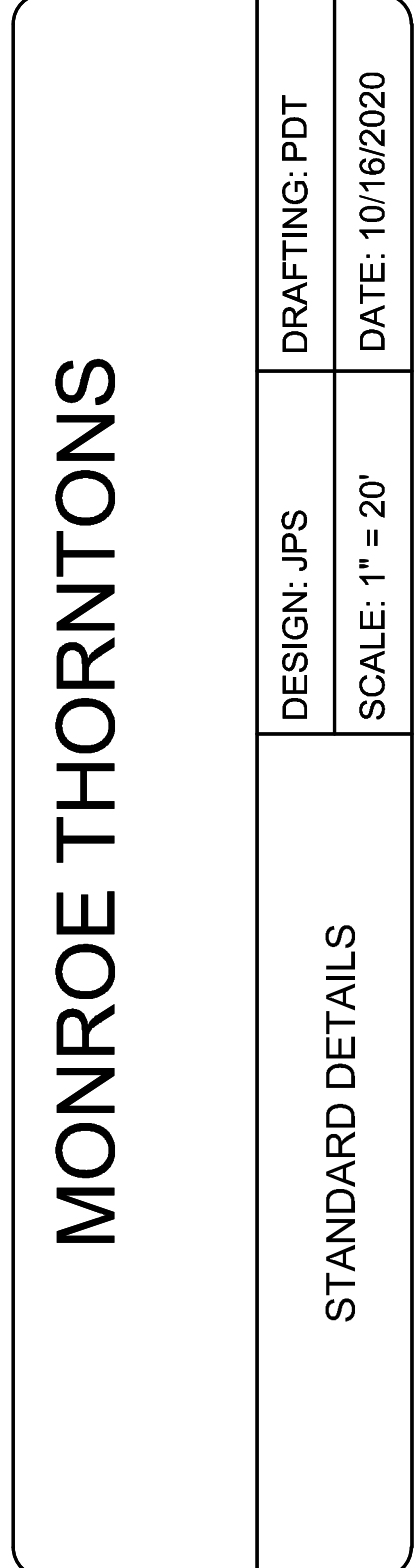
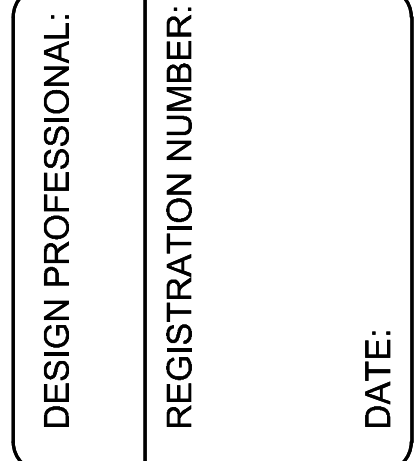
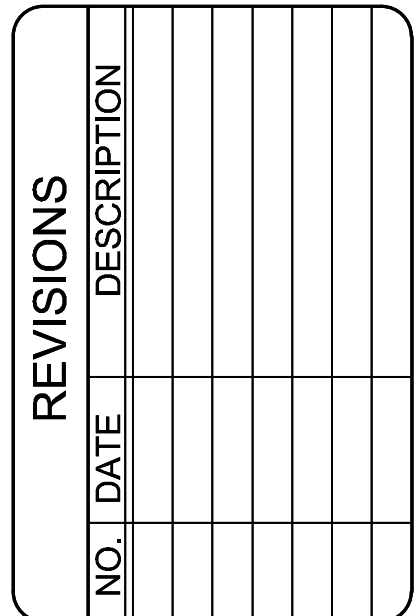
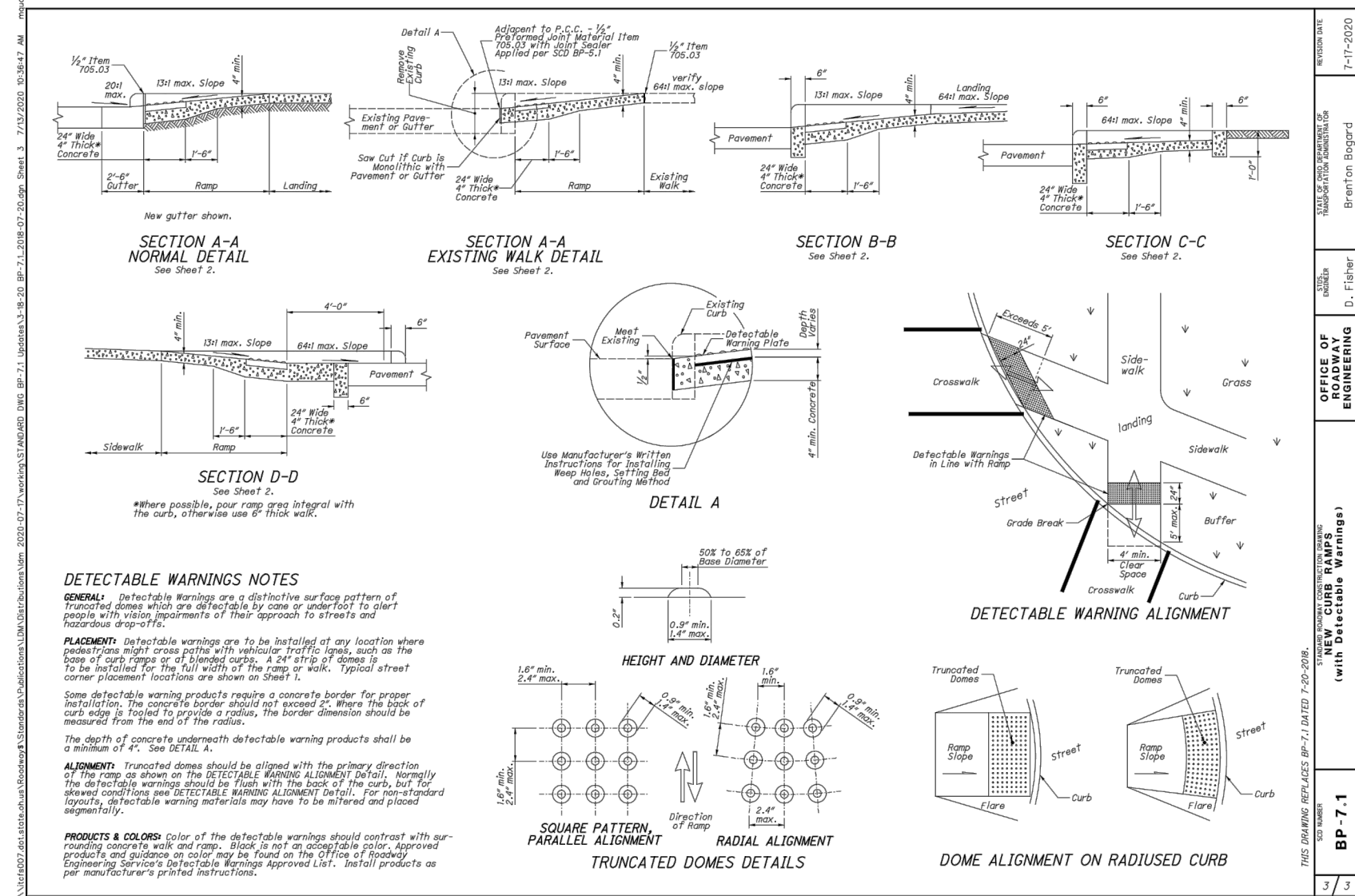
REVISIONS	
NO.	DESCRIPTION

DESIGN PROFESSIONAL:	REGISTRATION NUMBER:

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

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





Monroe, OH

THORNTONS®

5500 (future QSR)

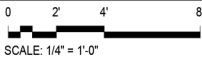
Exterior Elevation Presentation

Building Material Percentages	
Total Building Facade:	2165 S.F.
Class I Materials	
- Nichiha Brick:	688 S.F. = 32%
- Nichiha Stone	233 S.F. = 11%
- Storefront Glazing	598 S.F. = 27%
- Other (Trellis, Awning, Coping, etc.)	646 S.F. = 30%
Total	2165 S.F. = 100%

Building Design & Mass Percentages	
Average Wall Height:	22'
- Base:	18%
- Body:	68%
- Cap:	22%



NORTH ELEVATION



Building Material Percentages

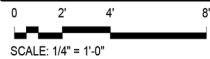
Total Building Facade:	2010 S.F.
Class I Materials	
- Nichiha Brick:	1494 S.F. = 74%
- Nichiha Stone	361 S.F. = 18%
- Storefront Glazing	63 S.F. = 3%
- Other (ACM, Coping, etc.)	92 S.F. = 5%
Total	2010 S.F. = 100%

Building Design & Mass Percentages

Average Wall Height:	22'
- Base:	18%
- Body:	68%
- Cap:	22%



SOUTH ELEVATION

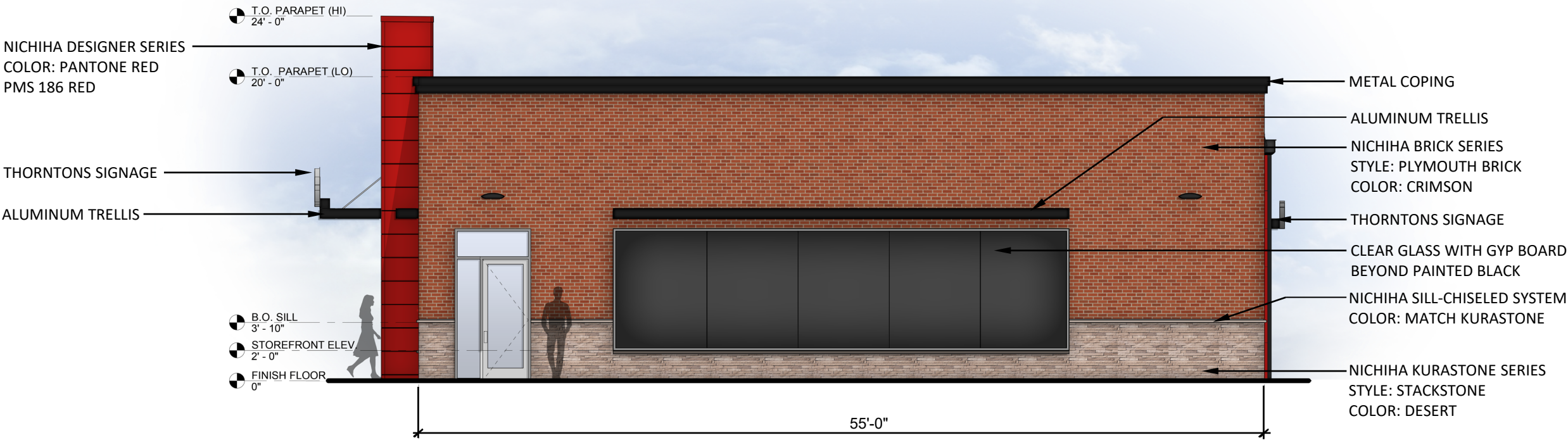


Building Material Percentages

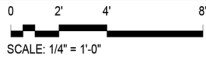
Total Building Facade:	1114 S.F.
Class I Materials	
- Nichiha Brick:	600 S.F. = 54%
- Nichiha Stone	144 S.F. = 13%
- Storefront Glazing	290 S.F. = 26%
- Other (Trellis, Awning, Coping, etc.)	80 S.F. = 7%
Total	1114 S.F. = 100%

Building Design & Mass Percentages

Average Wall Height:	22'
- Base:	18%
- Body:	68%
- Cap:	22%

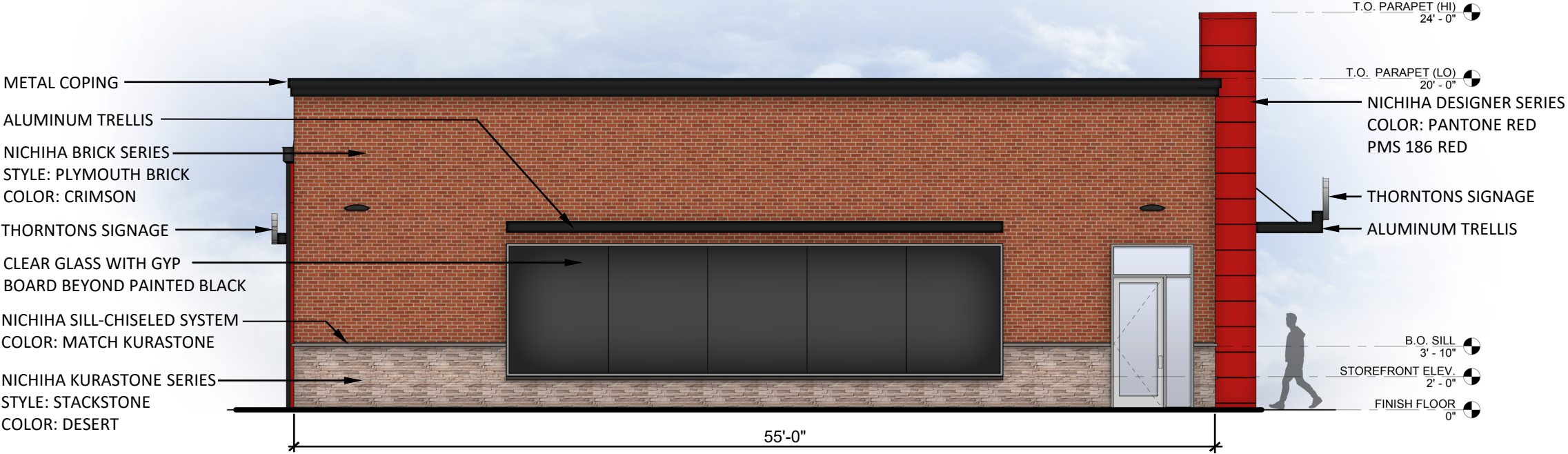


WEST ELEVATION

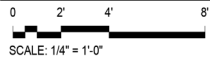


Building Material Percentages	
Total Building Facade:	1114 S.F.
Class I Materials	
- Nichiha Brick:	600 S.F. = 54%
- Nichiha Stone	144 S.F. = 13%
- Storefront Glazing	290 S.F. = 26%
- Other (Trellis, Awning, Coping, etc.)	80 S.F. = 7%
Total	1114 S.F. = 100%

Building Design & Mass Percentages	
Average Wall Height:	22'
- Base:	18%
- Body:	68%
- Cap:	22%

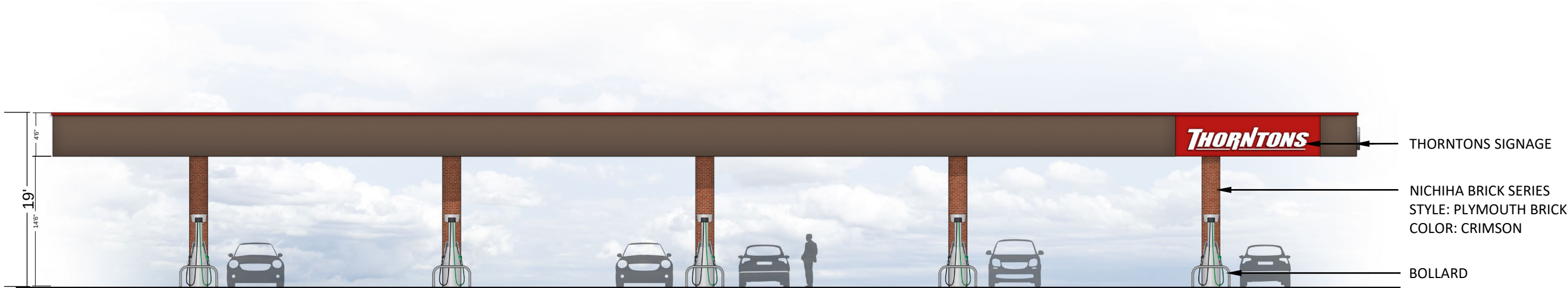


EAST ELEVATION





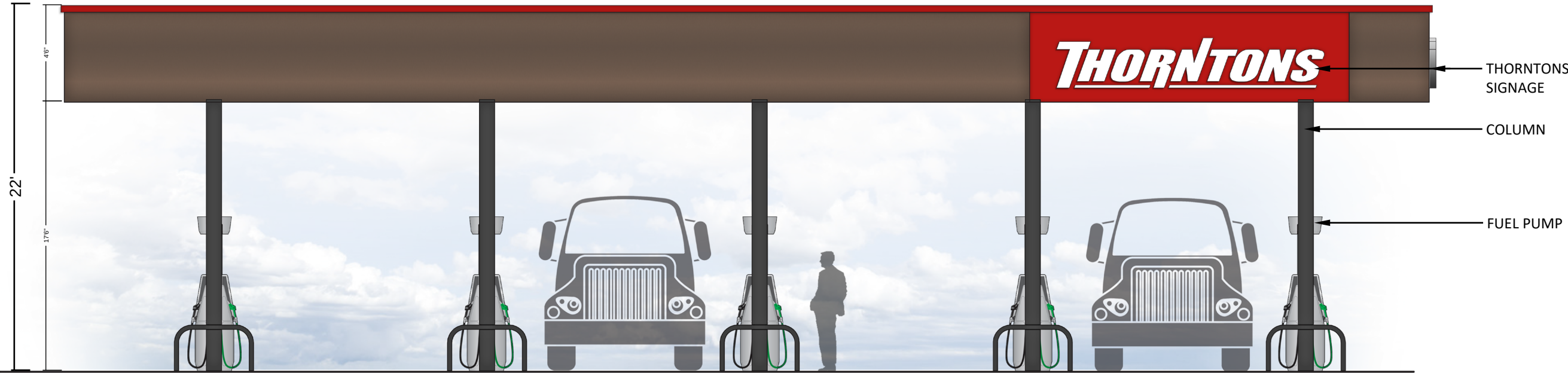
SIDE ELEVATION



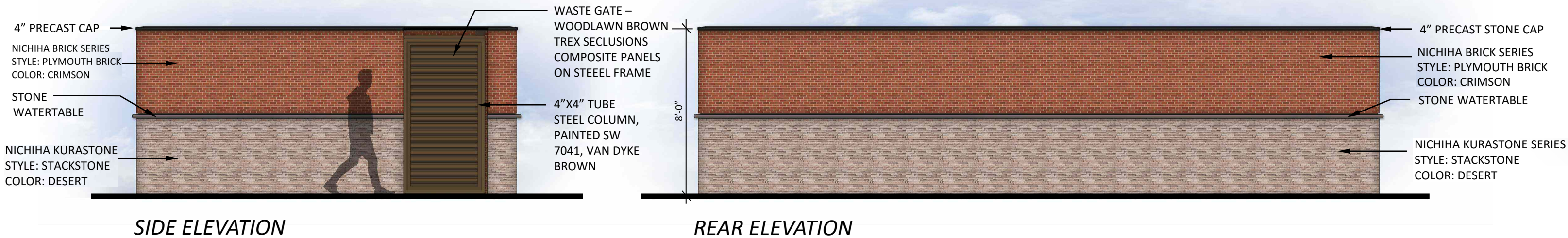
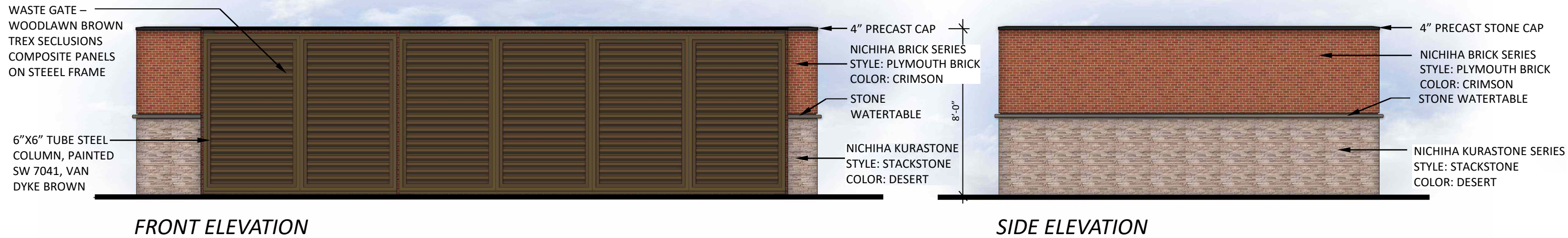
FRONT ELEVATION



SIDE ELEVATION



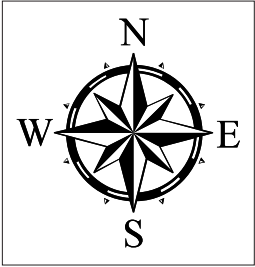
FRONT ELEVATION



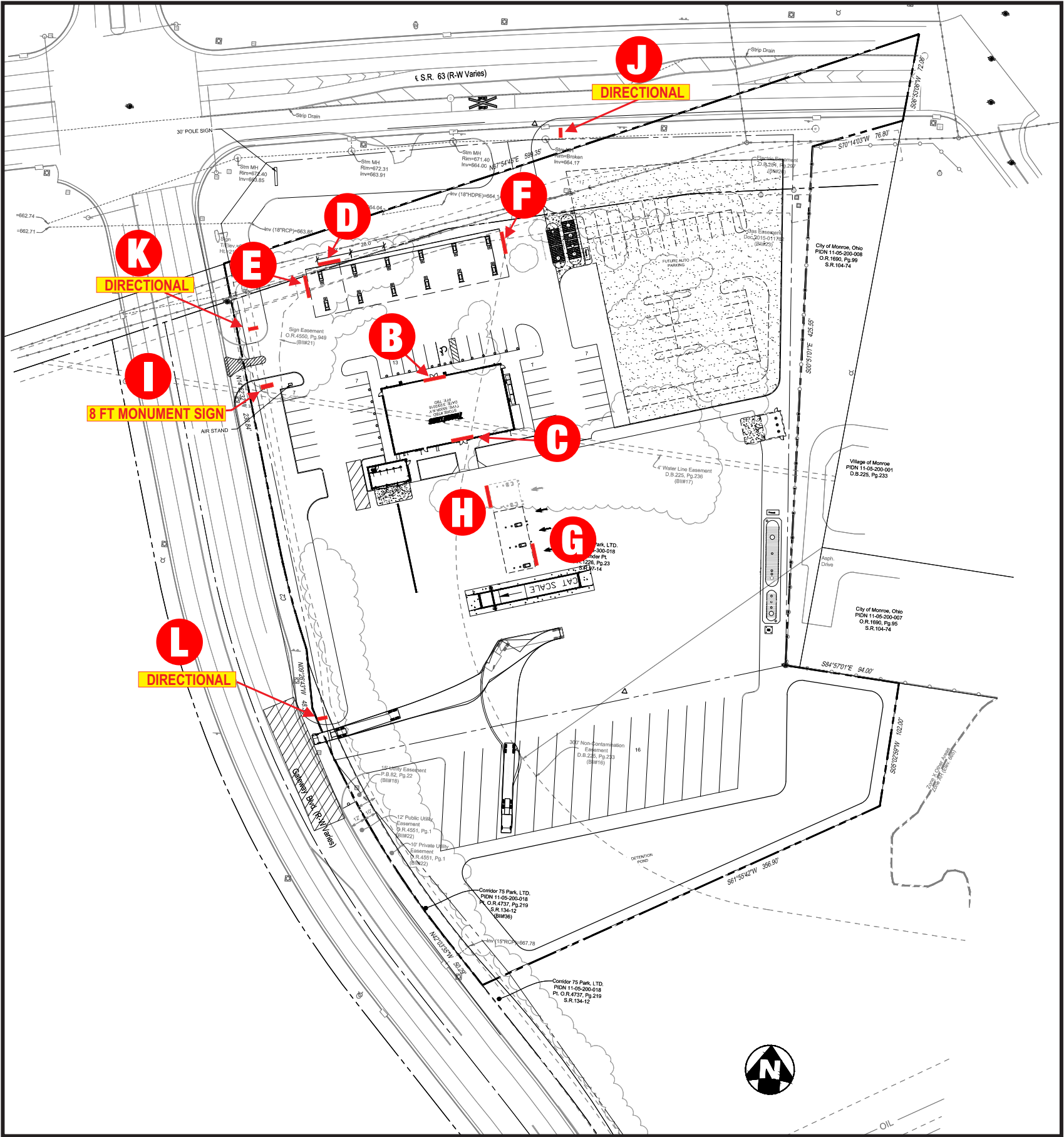
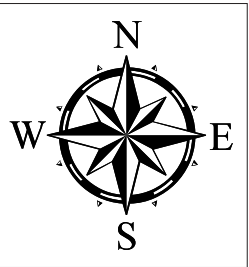
SITE PLAN

THORNTONS # 2014

GATEWAY BLVD. & SR-63
MONROE, OH 45036



- A** 50 FT PYLON
- B** BLDG SIGN - FRONT (NORTH ELEV.)
- C** BLDG SIGN - REAR (SOUTH ELEV.)
- D** GAS CANOPY SIGN - NORTH
- E** GAS CANOPY SIGN - WEST
- F** GAS CANOPY SIGN - EAST
- G** DIESEL CANOPY SIGN - ENTRANCE
- H** DIESEL CANOPY SIGN - EXIT
- I** 10 FT MONUMENT SIGN
- J** DIREC MON SIGN - (AUTO ENTRANCE)
- K** DIREC MON SIGN - (AUTO ENTRANCE)
- L** DIREC MON SIGN - (TRUCK ENTRANCE)



TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
THORNTON - # 2014

Address:
GATEWAY BLVD & SR-63
MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for STA - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 6000F OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

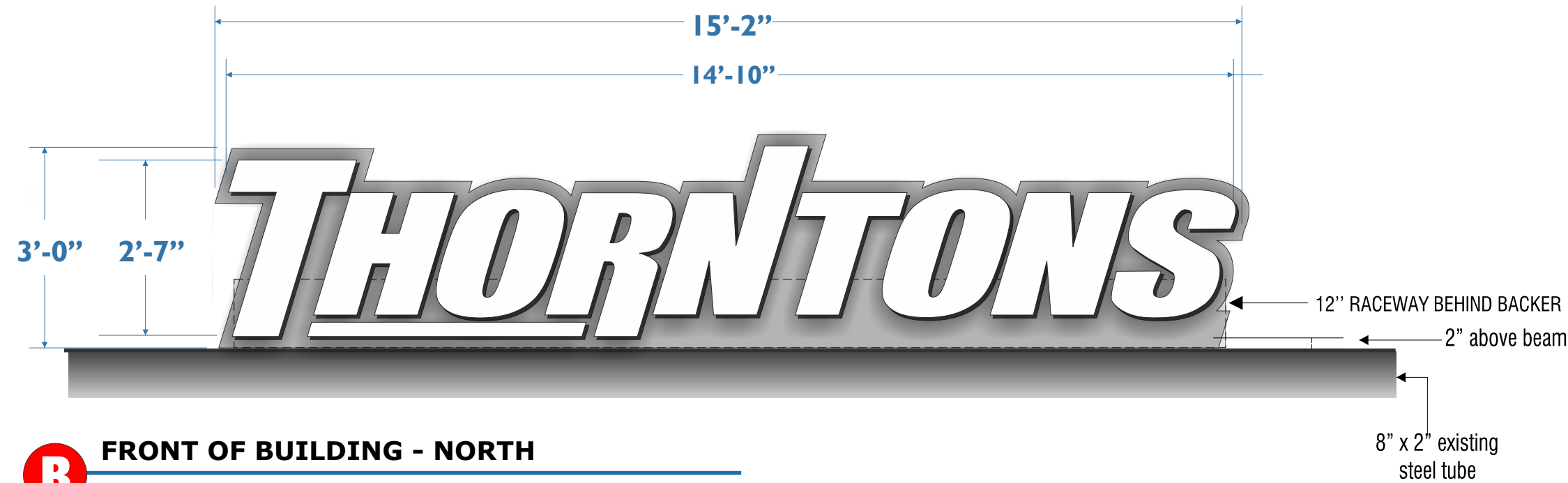
ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

SITE PLAN

NOT TO SCALE

FRONT LIT CHANNEL LETTERS QUANTITY :1



B

Channel Letter Area
38.31 ft²

COLOR CHARTER	
	#7328 WHITE ACRYLIC
	METALLIC SILVER MP 33172 SILVER SURF
	RACEWAY: BLACK

B

FRONT OF BUILDING - NORTH

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

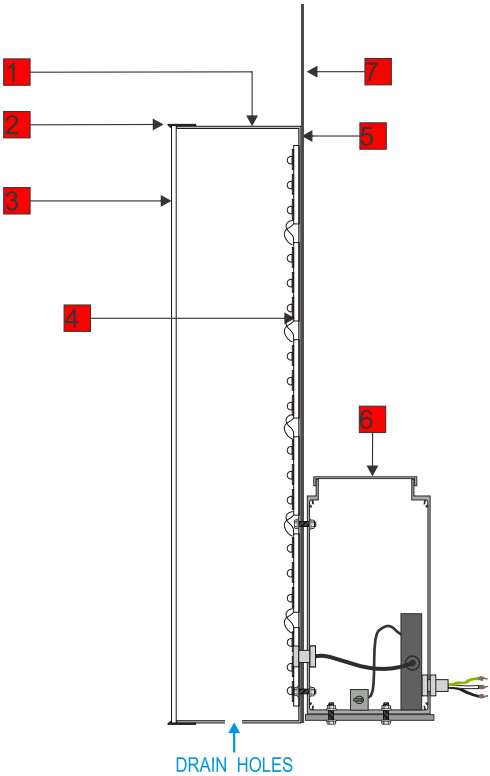
Building Material Percentages	
Total Building Facade:	2165 S.F.
Class I Materials	
- Nichiha Brick:	688 S.F. = 32%
- Nichiha Stone	233 S.F. = 11%
- Storefront Glazing	598 S.F. = 27%
- Other (trellis, awnings, copings, etc.)	646 S.F. = 30%
Total	2165 S.F. = 100%

Building Design & Mass Percentages	
Average Wall Height:	22'
- Base:	18%
- Body:	68%
- Cap:	22%



FRONT OF BUILDING

1	SIDEWALLS:	0.040" X 5" DEEP ALUMINUM PRE-FINISHED WHITE	5	BACKS:	0.063 ALUMINUM PRE-FINISH WHITE ALL SIDES
2	TRIMCAP:	1" JEWELITE COLOR: WHITE	6	MOUNTING:	12"X6" ALUMINUM RACEWAY PAINTED BLACK ALL SIDES
3	FACES:	3/16" #7328 ACRYLIC COLOR: WHITE	7	BACKER:	.080 PERFORATED ALUM. SCREEN BACKER, HOLES TO BE .5" DIAMETER AND ARE 11/16 PAINTED METALLIC SILVER FRONT AND BACK, BACKER TO BE MOUNTED BEHIND LETTERS
4	ILLUMINATION:	PRINCIPAL LED STREETFIGHTER HEAVYWEIGHT			



TEXAS REPUBLIC
SIGNS

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TEXASREPUBLICSIGNS.COM

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Address:
GATEWAY BLVD & SR-63
MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for STA - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

FRONT LIT CHANNEL LETTERS QUANTITY :I

9'-5 7/8"



REAR OF BUILDING - SOUTH

SCALE: 1" = 1'-0"

<u>Building Material Percentages</u>	
Total Building Facade:	2010 S.F.
<u>Class I Materials</u>	
- Nichiha Brick:	1494 S.F. = 74%
- Nichiha Stone	361 S.F. = 18%
- Storefront Glazing	63 S.F. = 3%
- Other (ACM, Coating, etc.)	92 S.F. = 5%
Total	2010 S.F. = 100%

<u>Building Design & Mass Percentages</u>	
Average Wall Height:	22'
- Base:	18%
- Body:	68%
- Cap:	22%



REAR OF BUILDING

1	SIDEWALLS:	0.040" X 5" DEEP ALUMINUM PRE-FINISHED WHITE	4	ILLUMINATION:	PRINCIPAL LED STREETFIGHTER HEAVYWEIGHT
2	TRIMCAP:	1" JEWELITE COLOR: WHITE	5	BACKS:	0.063 ALUMINUM PRE-FINISH WHITE ALL SIDES
3	FACES:	3/16" #7328 ACRYLIC COLOR: WHITE	6	MOUNTING:	8"X6" ALUMINUM RACEWAY PAINTED GRIPLEX 585 RED TO MATCH BUILDING

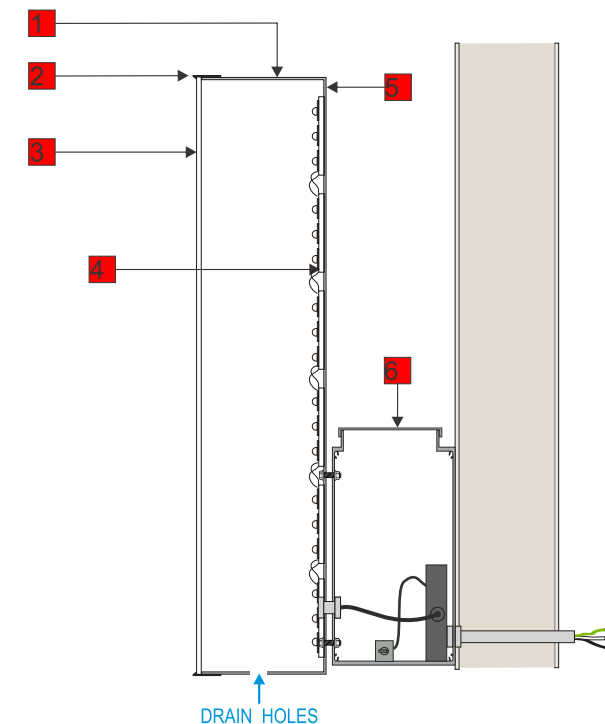


Thorntons.....	17.02 ft2
Total.....	17.02 ft2

COLOR CHART

#7328 WHITE ACRYLIC

RACEWAY:
GRIPEX 585 RED



TEXAS REPUBLIC SIGNS

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City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas & diesel canopy dimensions Revised monument and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

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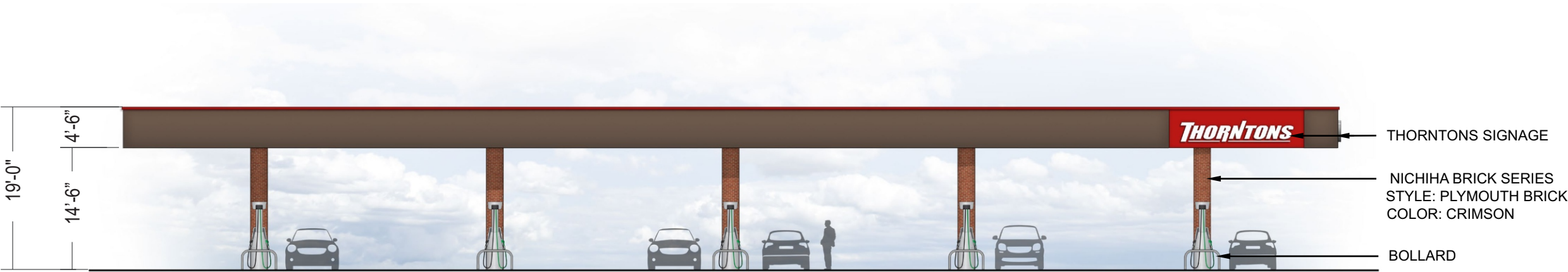
ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

CANOPY GAS ELEVATIONS



SIDE ELEVATION



FRONT ELEVATION

TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
THORNTON - # 2014

Address:
GATEWAY BLVD & SR-63
MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

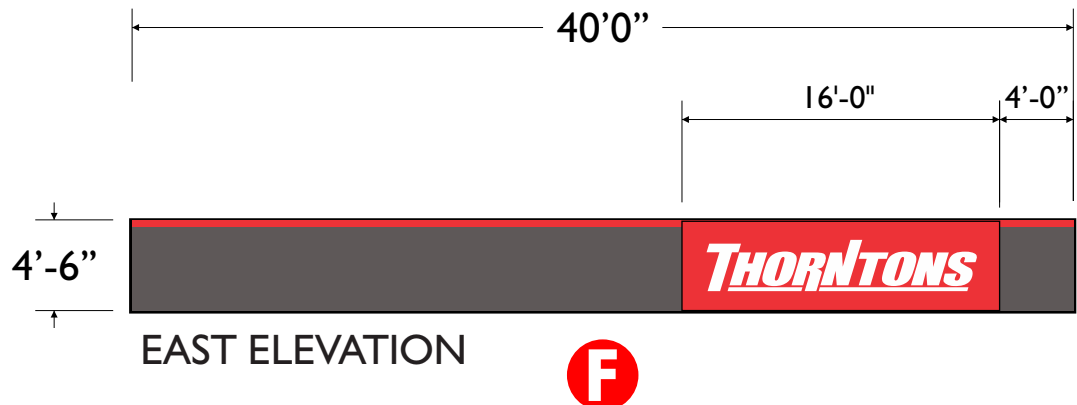
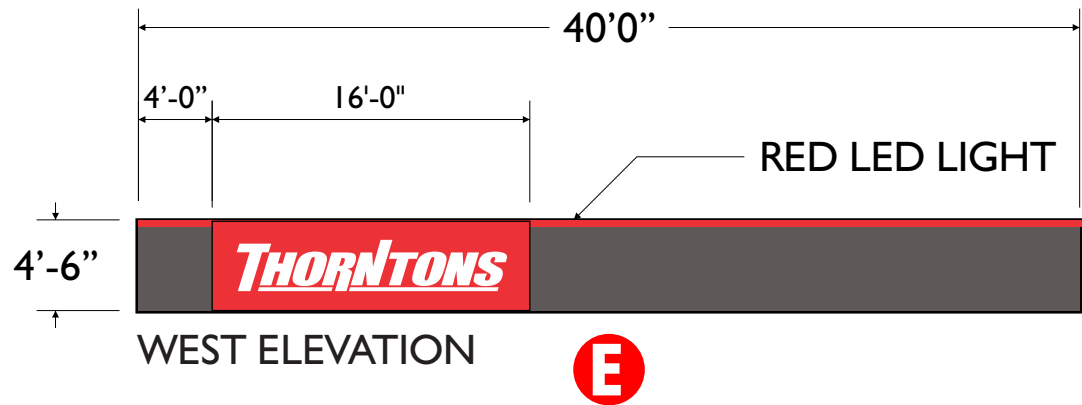
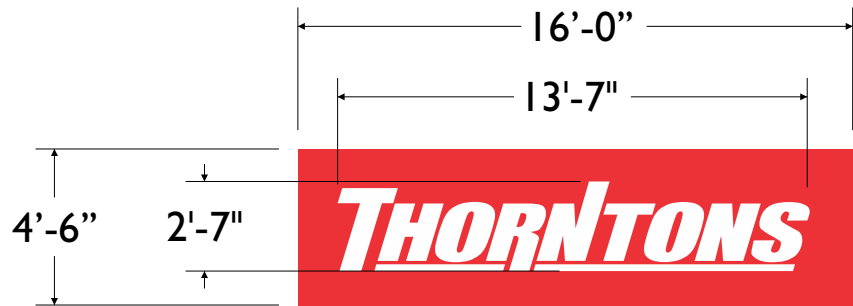
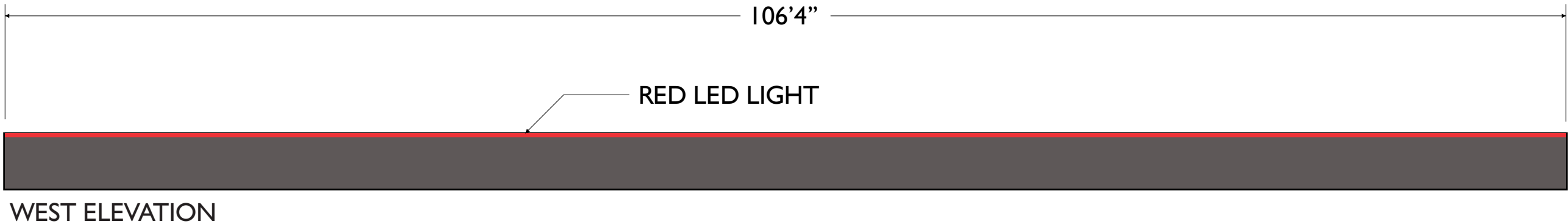
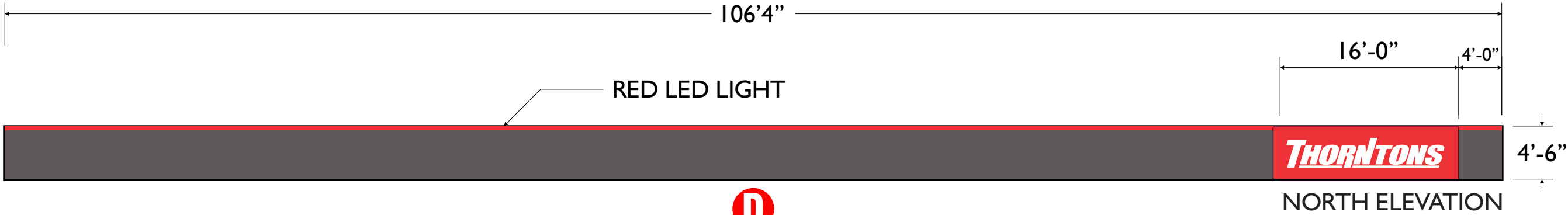
Date:

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ARTICLE 600OF THE NEC AND/OR OTHER
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PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

CANOPY GAS ELEVATIONS



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SIGNS

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MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

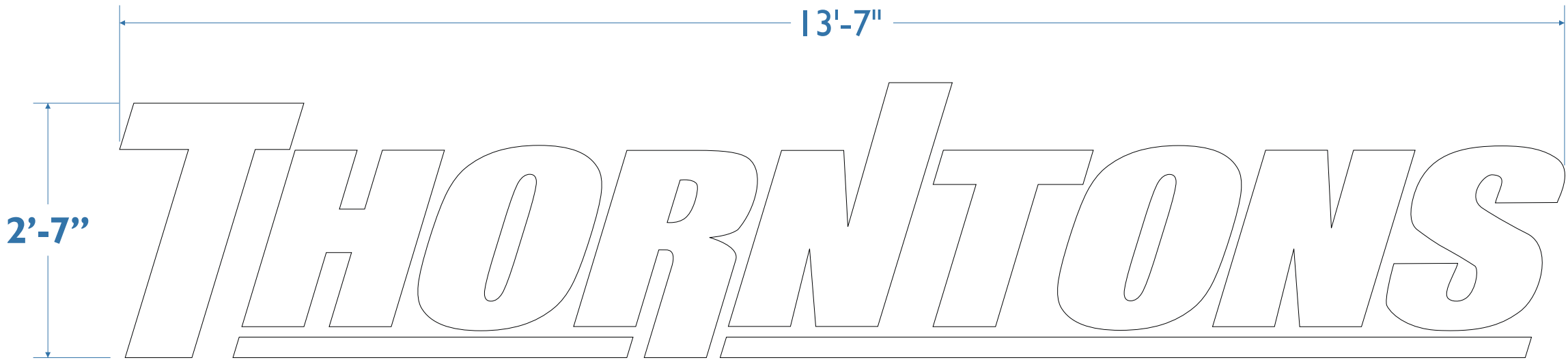
THIS SIGN IS INTENDED TO BE INSTALLED IN
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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

CANOPY QUANTITY: 3

D E F



D E F

CANOPY ELEVATION VIEW

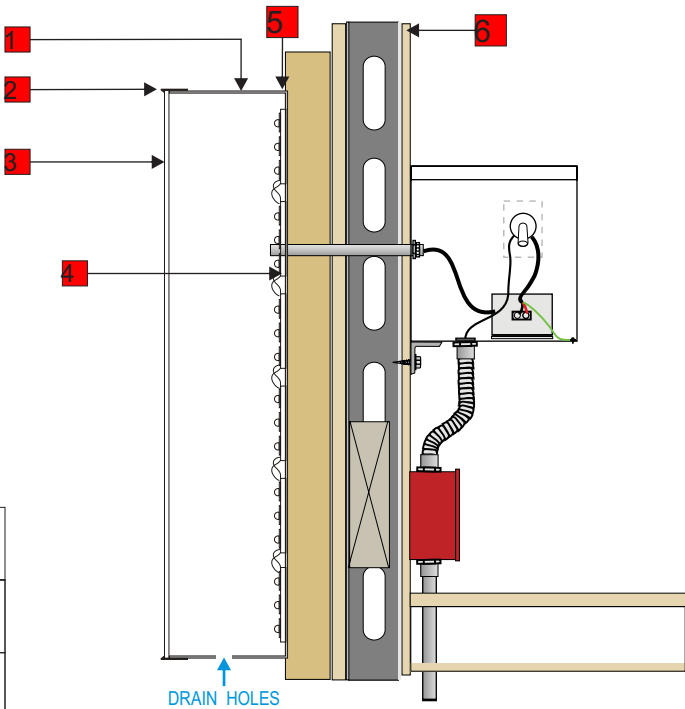
SCALE: 3/4" = 1'-0"

Channel Letter Area
35.09 ft²

COLOR CHARTER

#7328 WHITE ACRYLIC

1	SIDEWALLS:	0.040" X 5" DEEP ALUMINUM PRE-FINISHED WHITE	4	ILLUMINATION:	PRINCIPAL LED STREETFIGHTER HEAVYWEIGHT
2	TRIMCAP:	1" JEWELITE COLOR: WHITE	5	BACKS:	0.063 ALUMINUM PRE-FINISH WHITE ALL SIDES
3	FACES:	3/16" #7328 ACRYLIC COLOR: WHITE	6	MOUNTING:	FLUSH MOUNTED TO CANOPY SIGN BAND



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MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN
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ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

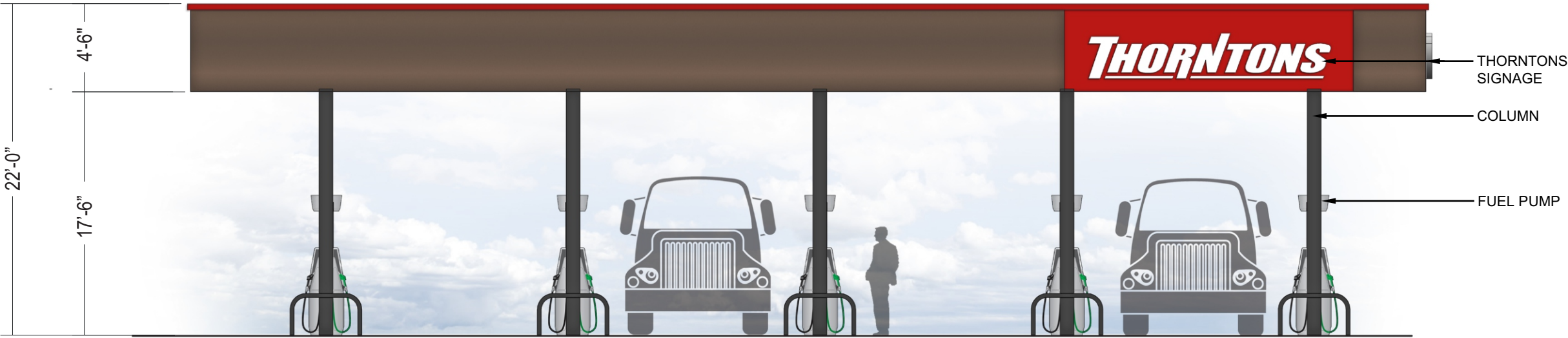
ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

CANOPY DIESEL ELEVATIONS



SIDE ELEVATION



FRONT ELEVATION

TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
THORNTON - # 2014

Address:
GATEWAY BLVD & SR-63
MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for STA - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

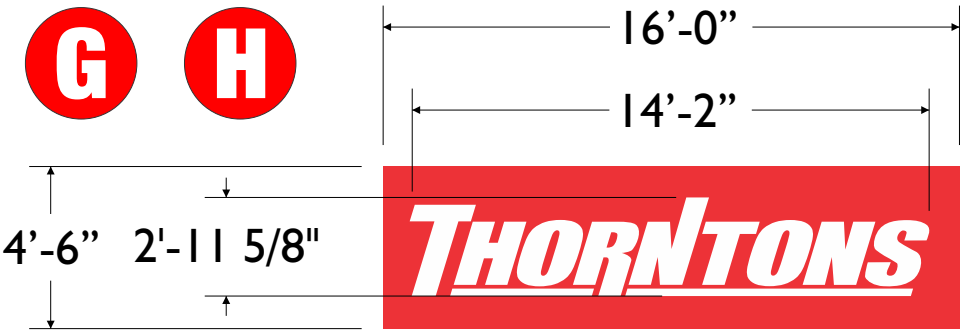
THIS SIGN IS INTENDED TO BE INSTALLED IN
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ARTICLE 6000F OF THE NEC AND/OR OTHER
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PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

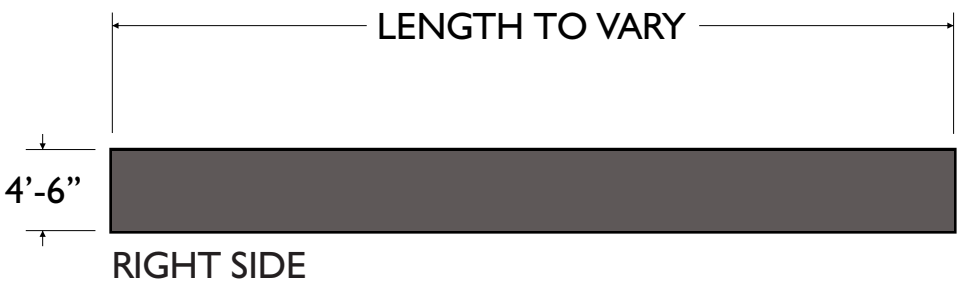
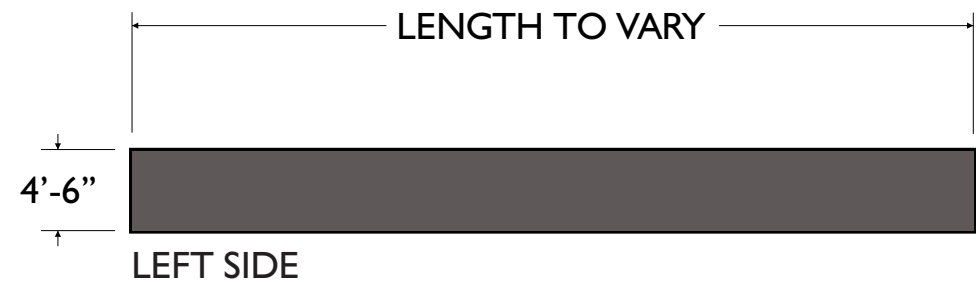
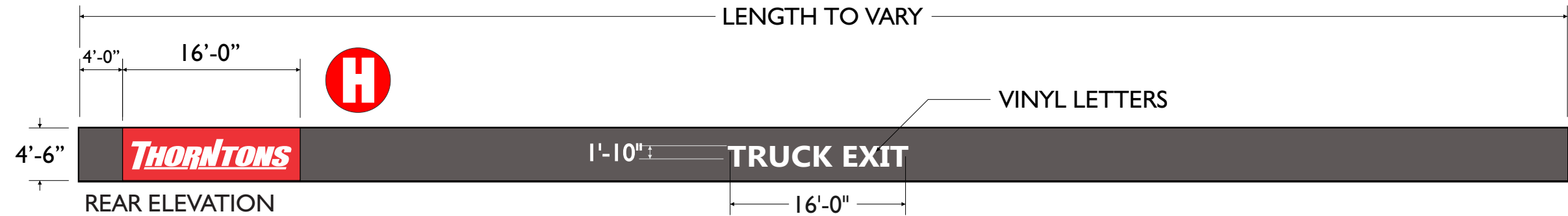
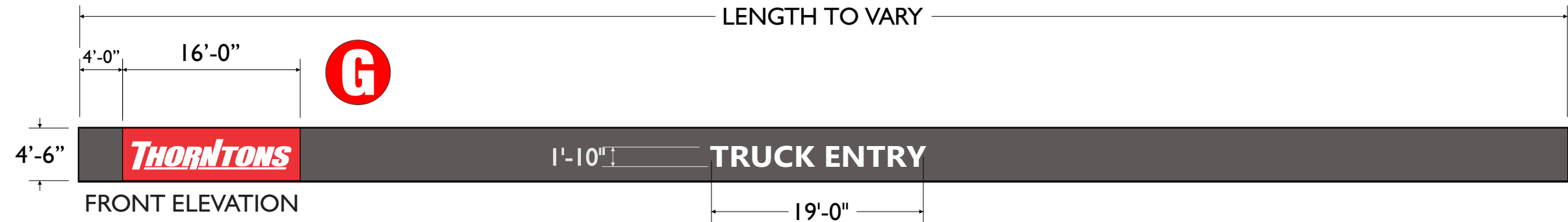
DIESEL CANOPY CHANNEL LETTERS SET - QUANTITY: 2

Thornton's.....	42.05 ft2
Truck Entry.....	34.83 ft2
Truck Exit.....	29.33 ft2
Total.....	148.26 ft2



DETAIL

SCALE: 3/16" = 1'-0"



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

TEXAS REPUBLIC
SIGNS

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City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

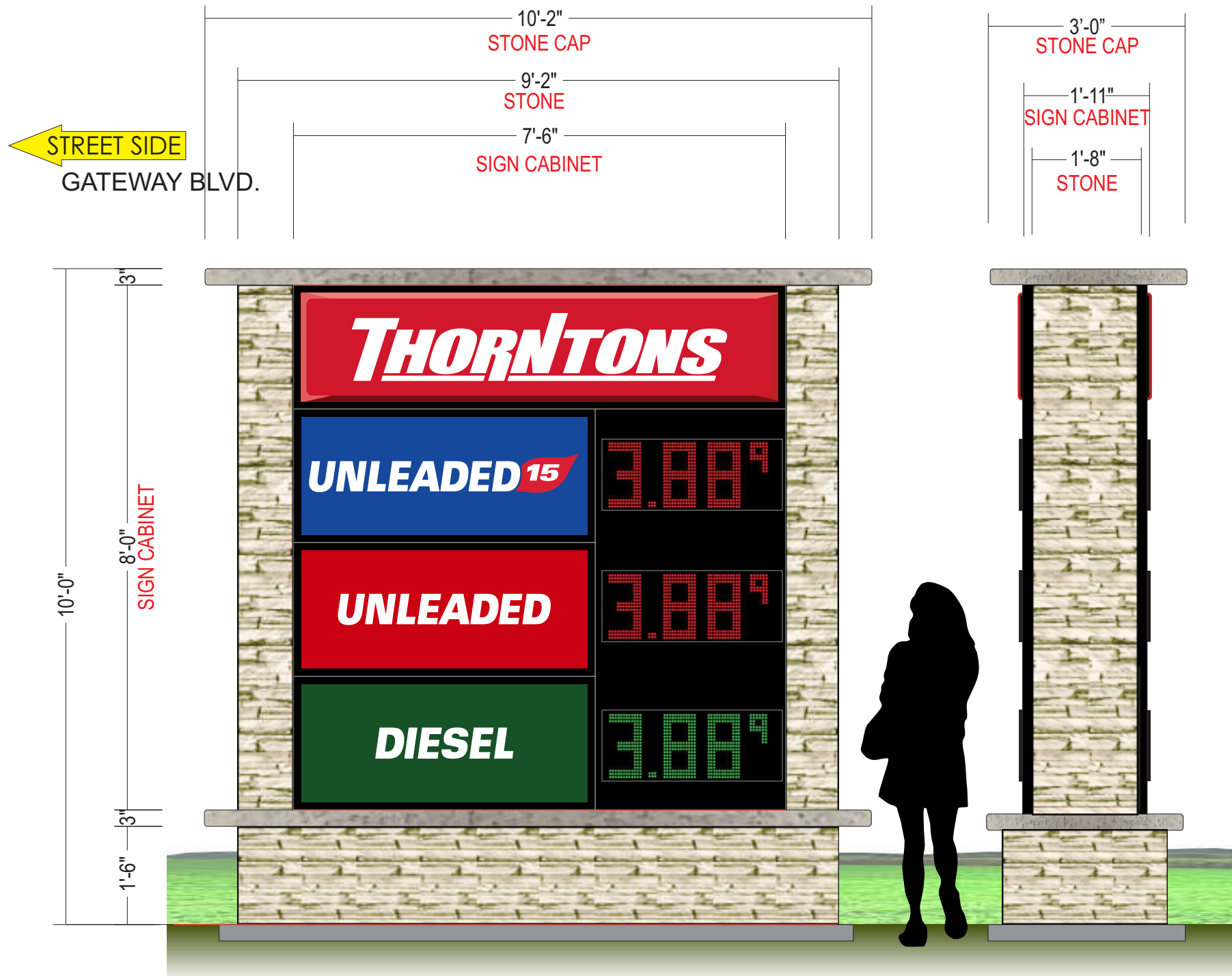
Todd Signature:

Date:

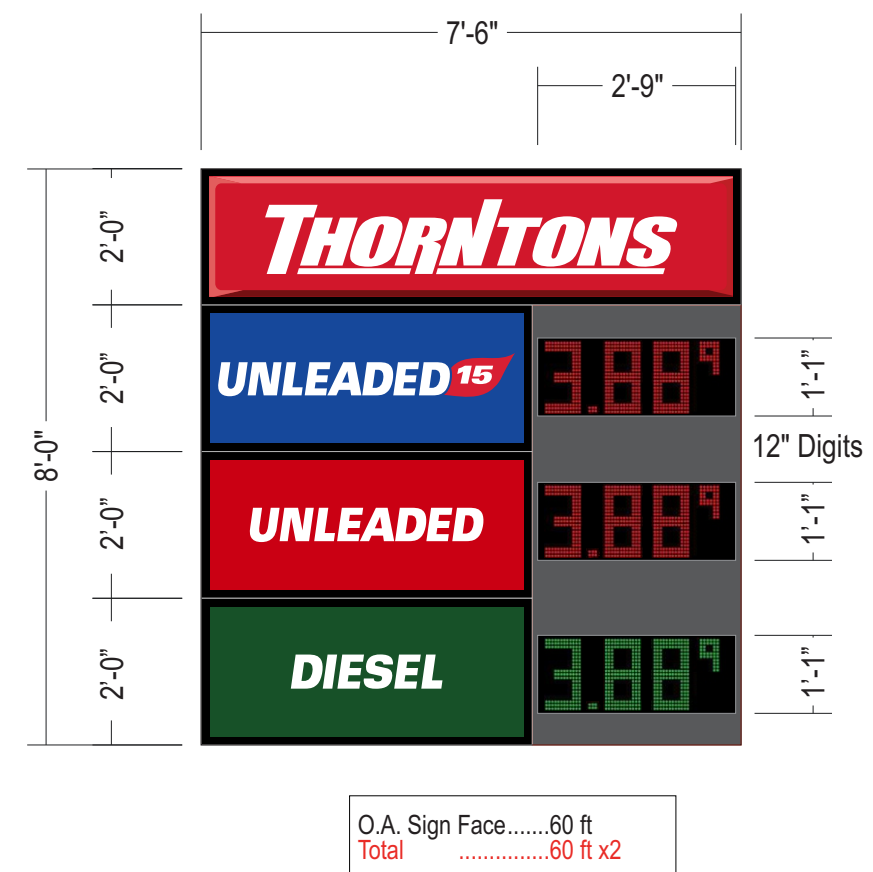
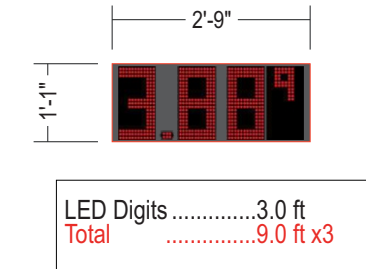
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APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:



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



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

AMPS: VOLTS: CIRCUITS:

TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
THORNTON - # 2014

Address:
GATEWAY BLVD & SR-63
MONROE, OH 45036

City of Jurisdiction:
MONROE

Designer:
JORGE

Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

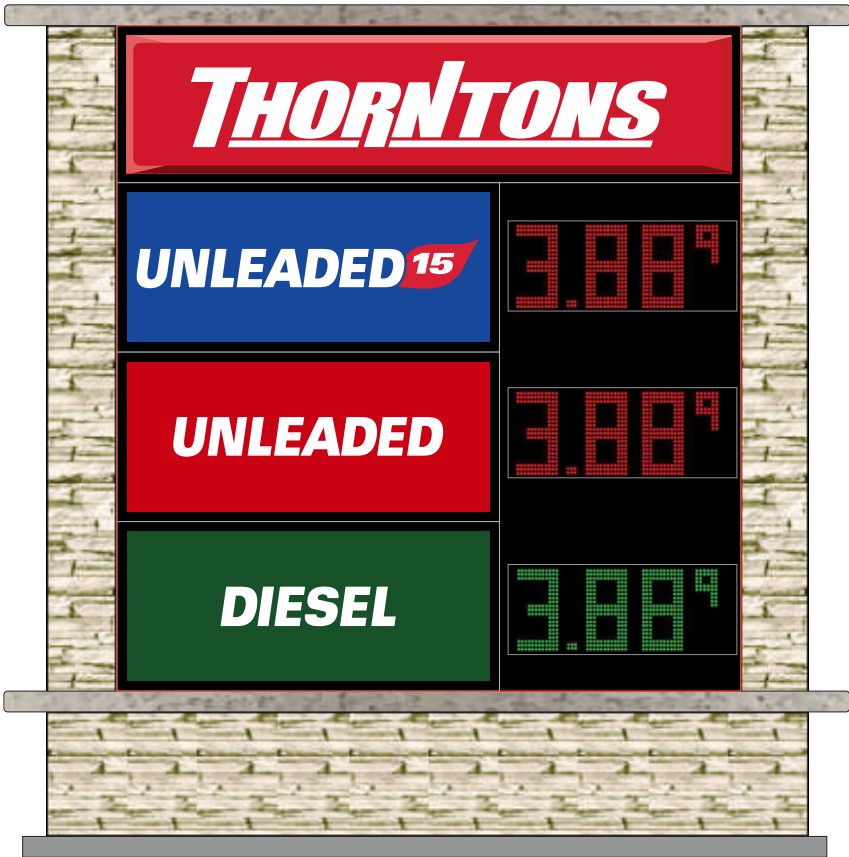
Todd Signature:

Date:

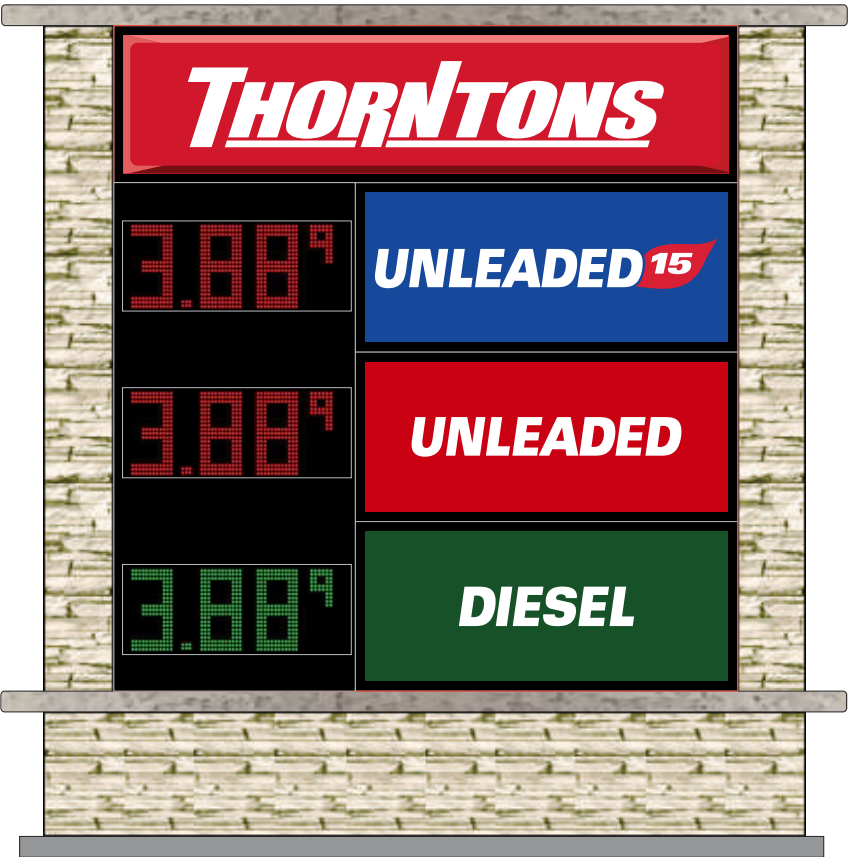
THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:



SIDE A



SIDE B

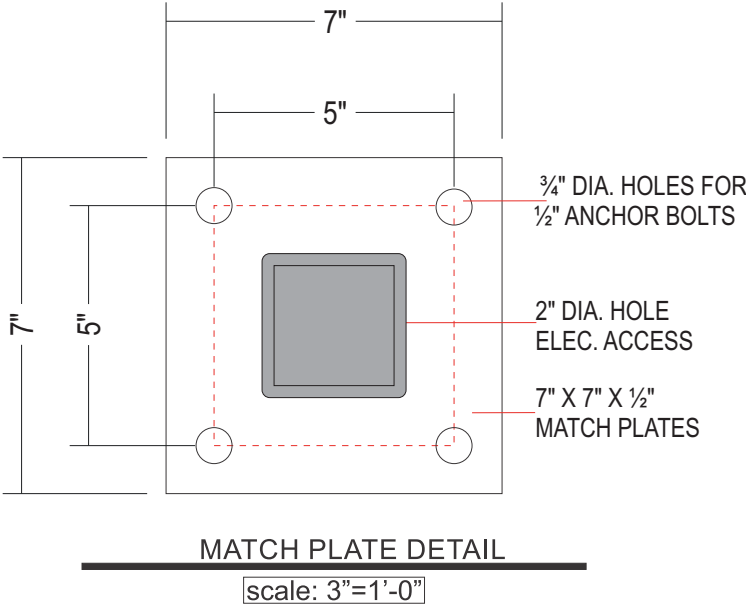
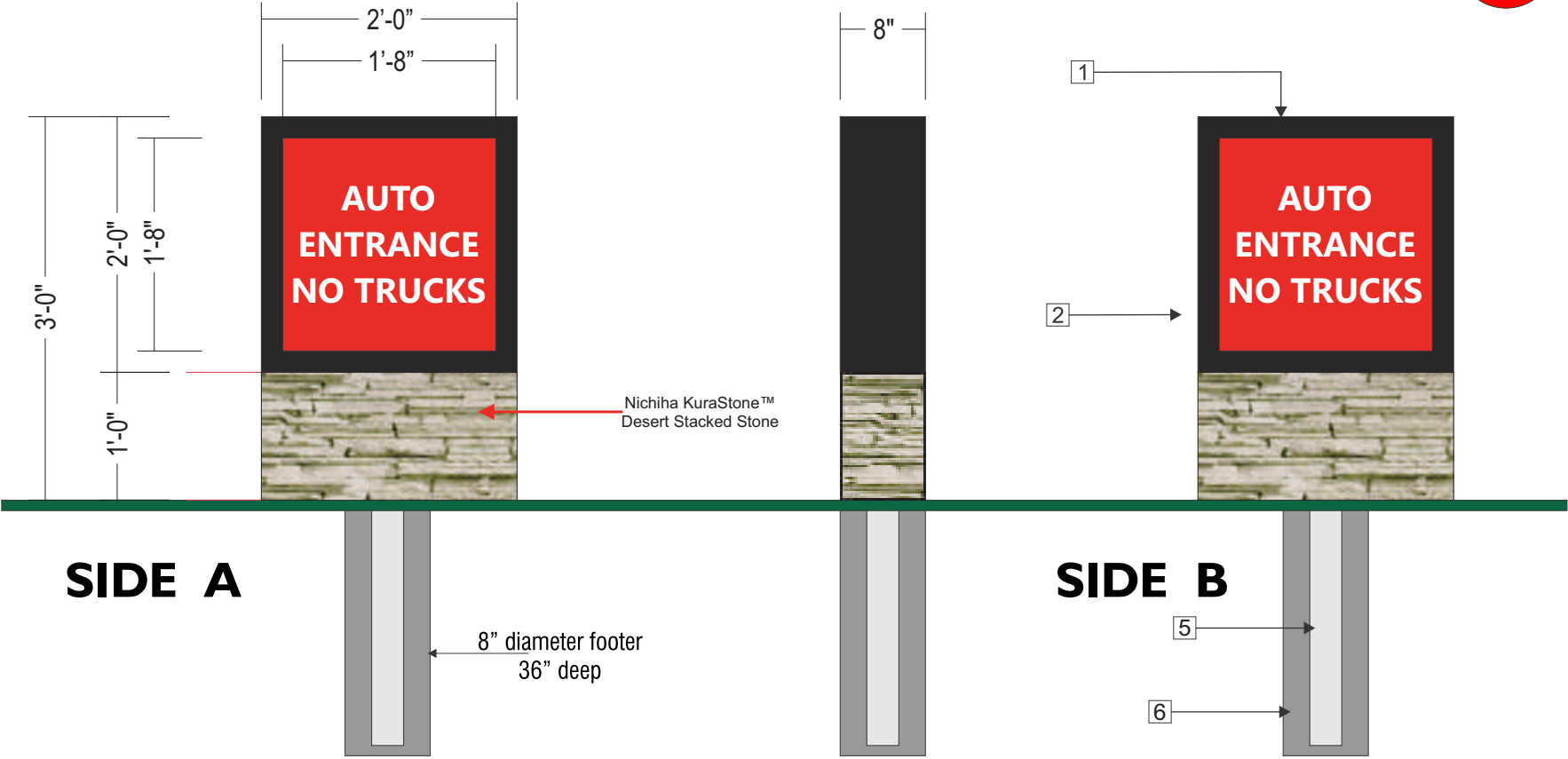
PROPOSED

NOT TO SCALE

DIRECTIONAL SIGNAGE - LAYOUTS ON FOLLOWING PAGE

4.0 SQ FT

J K L



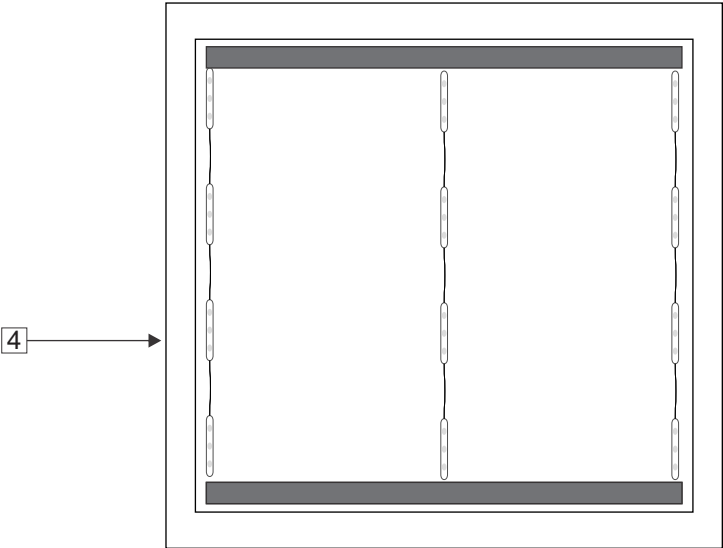
J K L

FRONT VIEW
SCALE: 3/4"=1'-0"

SIDE VIEW

COLOR CHARTER

- #7328 WHITE ACRYLIC
- 3M 3630-33 TO MATCH GRIPEX 585RED
- BLACK SATIN PAINT



24 Modules: Principal LED - Street Sticks Heavyweight - PL-OP2-HW3-P-X
31.6 Watts

1	CABINET:	8" DEEP ALUMINUM EXTRUSION WITH 2" RETAINERS PAINTED BLACK	4	ILLUMINATION:	PRINCIPAL LED STREET STICKS
2	GRAPHICS:	3M 3630-33 MATCH TO PANTONE #186	5	POLE:	3'X3' SQUARE ALUM. POLE PAINTED BLACK DIRECT BURIAL
3	FACES:	3/16" #7328 ACRYLIC COLOR: WHITE	6	MOUNTING:	CABINET TO BE MOUNT WITH MATCH PLATE BURIAL INSTALLATION

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W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for STA - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

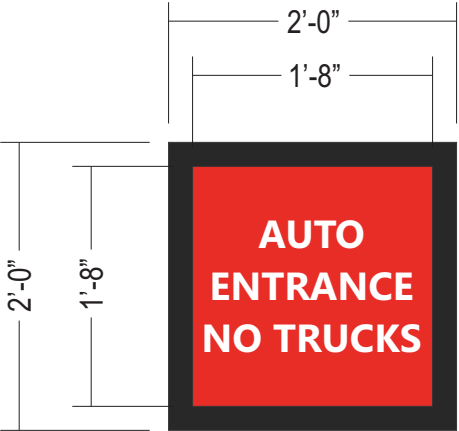
THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 600OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

DIRECTIONAL SIGNAGE - LAYOUTS

6.0 SQ FT



SIDE A



SIDE B

J PANEL DETAIL
SCALE: 3/4" = 1'-0"



SIDE A



SIDE B

K PANEL DETAIL
SCALE: 3/4" = 1'-0"



SIDE A



SIDE B

L PANEL DETAIL
SCALE: 3/4" = 1'-0"

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City of Jurisdiction:
MONROE

Designer:
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Date Created:
10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:



SIGN TYPE A QUANTITY: 1

SCOPE OF WORK: MID RISE

- PROVIDE AND INSTALL NEW THORNTONS AND PRICER
- PROVIDE AND INSTALL NEW STEEL PIPE SUPPORT

SPECIFICATIONS: THORNTONS

- CABINET FILLER AND RETAINERS PAINTED, P1
- WHITE FLEX FACES WITH APPLIED V1 VINYL

SPECIFICATIONS: LED GAS PRICER

- 3 PRODUCT PRICER PROVIDED BY CLIENT AND INSTALLED BY TRS

SPECIFICATIONS: STEEL PIPE

- PROVIDE AND INSTALL NEW STEEL SUPPORT
- PAINT ENTIRE STRUCTURE: P1

COLOR LEGEND

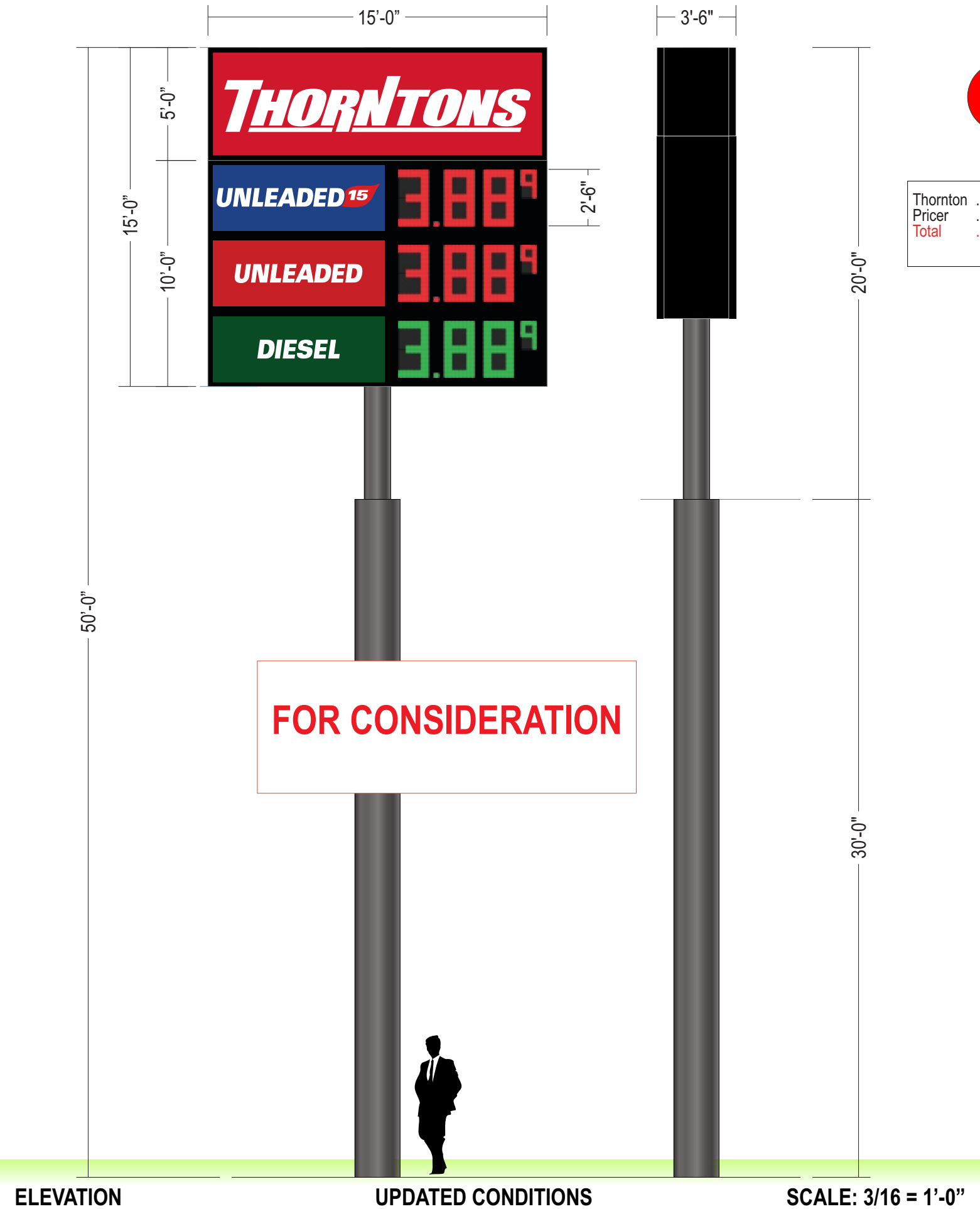
PAINT COLORS

1: BLACK

VINYL COLORS TO MATCH

THORNTONS V1: TO MATCH LOGO COLORS

1: 3630-33 RED



Thornton	75 ft
Pricer	150 ft
Total	225 ft x2

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10.30.20

W.O. #:

File Path:

REVISIONS

Rev 1: 12-05-20
Reduced ST A retainer size

Rev 2: 12-12-20 Added 50 ft sign option
for ST A - used "&" on ST L per client

Rev 3: 01-12-21 Deleted ST A. Added gas
& diesel canopy dimensions Revised monument
and directional signs-to meet city code

Rev 4: 01-13-21 Added elevations

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

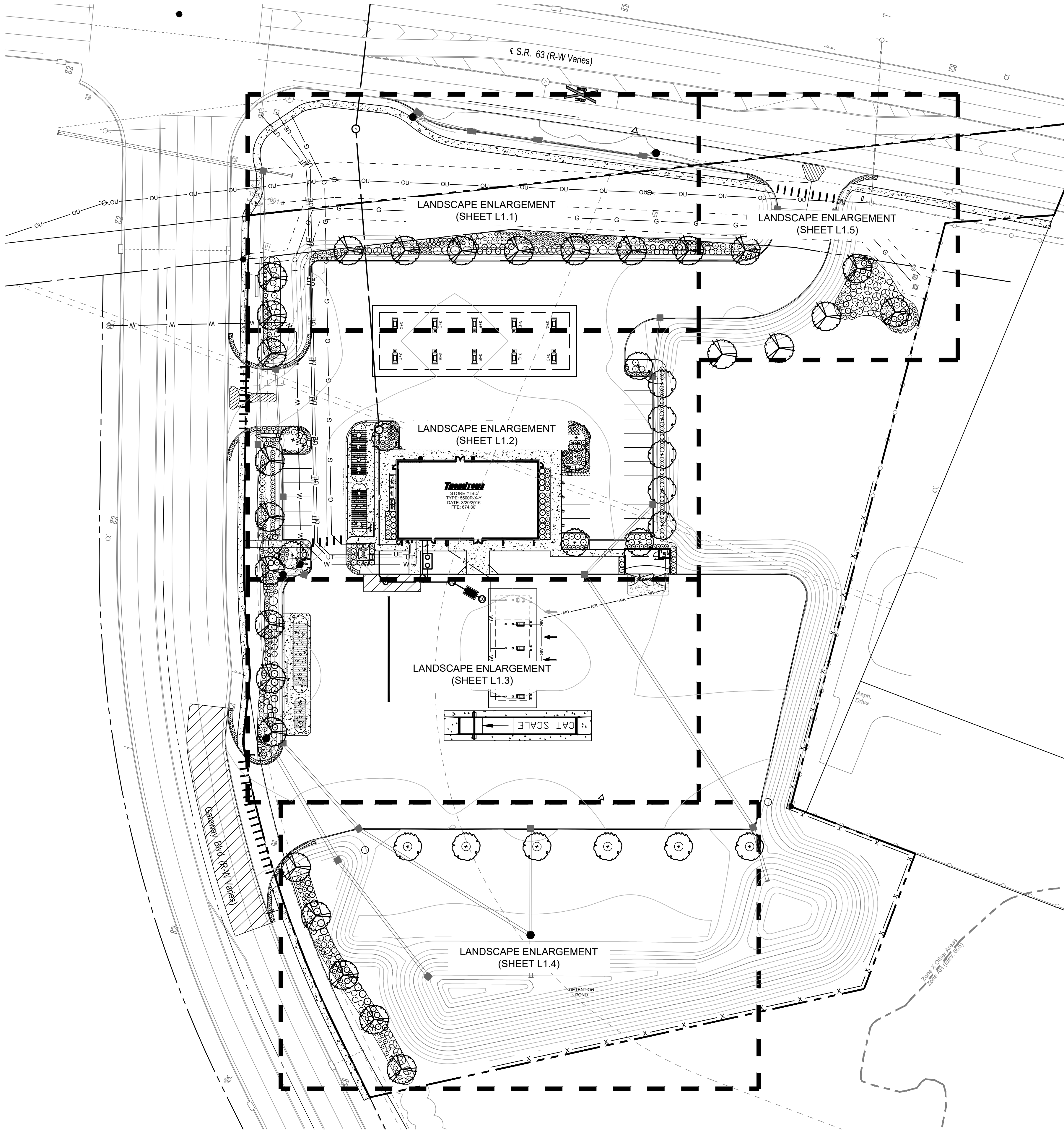
Date:

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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

UTILITY NOTE
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ZONING REQUIREMENTS (MONROE, OHIO ZONING CODE)

LANDSCAPING AND BUFFER STANDARDS (CHAPTER 1212)		
	REQUIRED	PROPOSED
STREET TREE REQUIREMENTS (CHAPTER 1212.06)	STREET TREES ARE REQUIRED ALONG PUBLIC AND PRIVATE STREETS SPACED 40 LF O.C. AT 2" MIN. CALIPER DBH. S.R. 63: +/- 444 LF = 11 TREES GATEWAY BLVD: +/- 538 LF = 14 TREES	S.R. 63: 11 TREES PROVIDED GATEWAY BLVD: 14 TREES PROVIDED
LANDSCAPING FOR INTERIOR VEHICULAR USE AREAS (CHAPTER 1212.07)	LANDSCAPE ISLANDS SHALL HAVE A MINIMUM SIZE OF 135 SF FOR SINGLE-LOADED PARKING ROWS & A MINIMUM SIZE OF 270 SF FOR DOUBLE-LOADED PARKING ROWS. EACH SINGLE-LOADED LANDSCAPE ISLAND SHALL HAVE ONE TREE, EACH DOUBLE-LOADED LANDSCAPE ISLAND SHALL HAVE TWO TREES. EACH LANDSCAPE ISLAND SHALL HAVE SHRUBS AT THE RATE OF 3 SHRUBS PER REQUIRED TREE.	THE REQUIRED TREES AND SHRUBS ARE PROVIDED IN EACH LANDSCAPE ISLAND.
LANDSCAPING FOR PERIMETER VEHICULAR USE AREAS (CHAPTER 1212.07)	A MINIMUM OF ONE CANOPY TREE FOR EVERY FIVE PARKING SPACES AND A CONTINUOUS 3' TALL HEDGE OF SHRUBS IS REQUIRED. ALL NON-PARKING VEHICULAR USE AREAS ARE REQUIRED ONE CANOPY TREE PER 50 LF AND THREE SHRUBS PER 15 LF. 32 PARKING SPACES = 7 TREES REQ. + CONTINUOUS 3' TALL HEDGE REQUIRED 1,545 LF OF NON-PARKING SPACE VUA PERIMETER = 31 TREES + 309 SHRUBS REQUIRED	7 TREES + CONTINUOUS 3' TALL HEDGE PROVIDED AT ALL PARKING SPACE PERIMETER AREAS. 31 TREES (INCLUDING STREET TREES) + 337 SHRUBS PROVIDED AT NON-PARKING VUA PERIMETER AREAS.
FRONT YARD LANDSCAPING (CHAPTER 1212.08)	A MINIMUM OF TWENTY PERCENT OF THE REQUIRED FRONT YARD AREA SHALL BE CONTINUOUSLY LANDSCAPED WITH TREES, SHRUBS, AND PLANTING BEDS. THIS REQUIREMENT MAY BE USED TO FULFILL THE VUA PERIMETER USE LANDSCAPE REQUIREMENT. S.R. 63: 26,092 SF FRONT YARD AREA X 20% = 5,219 SF LANDSCAPE AREA REQUIRED GATEWAY BLVD.: 25,612 SF FRONT YARD AREA X 20% = 5,123 SF LANDSCAPE AREA REQUIRED	S.R. 63: 5,296 SF LANDSCAPE AREA PROVIDED GATEWAY BLVD.: 6,169 SF LANDSCAPE AREA PROVIDED
LANDSCAPING FOR SERVICE STRUCTURES (CHAPTER 1212.09)	SERVICE STRUCTURES SHALL BE SCREENED FROM PUBLIC VIEW.	WALLED DUMPSTER ENCLOSURE PROVIDED. REFER TO ARCHITECTURAL PLANS.

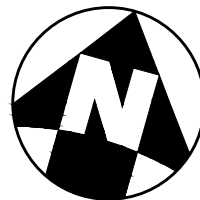
GENERAL & PLANTING NOTES

- ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED LANDSCAPE ELEMENT(S) (TREES, SHRUBS, ETC.).
- LOCATION OF HOSE ATTACHMENTS AND/OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS A ZONING CODE REQUIREMENT. THESE FEATURES ARE TO BE DETERMINED.
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
- SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE TENNESSEE UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FINE GRADED AND SEEDED.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL NOT PLANT ANY TREES WITHIN THE PIPELINE EASEMENT.
- REFER TO SHEET L1.6 FOR PLANT SCHEDULE AND PLANTING DETAILS.

PLANT MATERIAL

- DECIDUOUS TREE, TYP.
- EVERGREEN TREE, TYP.
- SHRUBS, TYP.
- PERENNIALS & ORNAMENTAL GRASSES, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
- 5-6
L1.6
- 6-7
L1.6
- 4
L1.6
- 2-3
L1.6

0 20 40 80



MONROE THORNTONS

THORNTONS

GATEWAY BLVD. & SR-63
MONROE, OH 45036

L1.0

REVISIONS

NO. DATE DESCRIPTION

DESIGN PROFESSIONAL:

REGISTRATION NUMBER:

DATE:

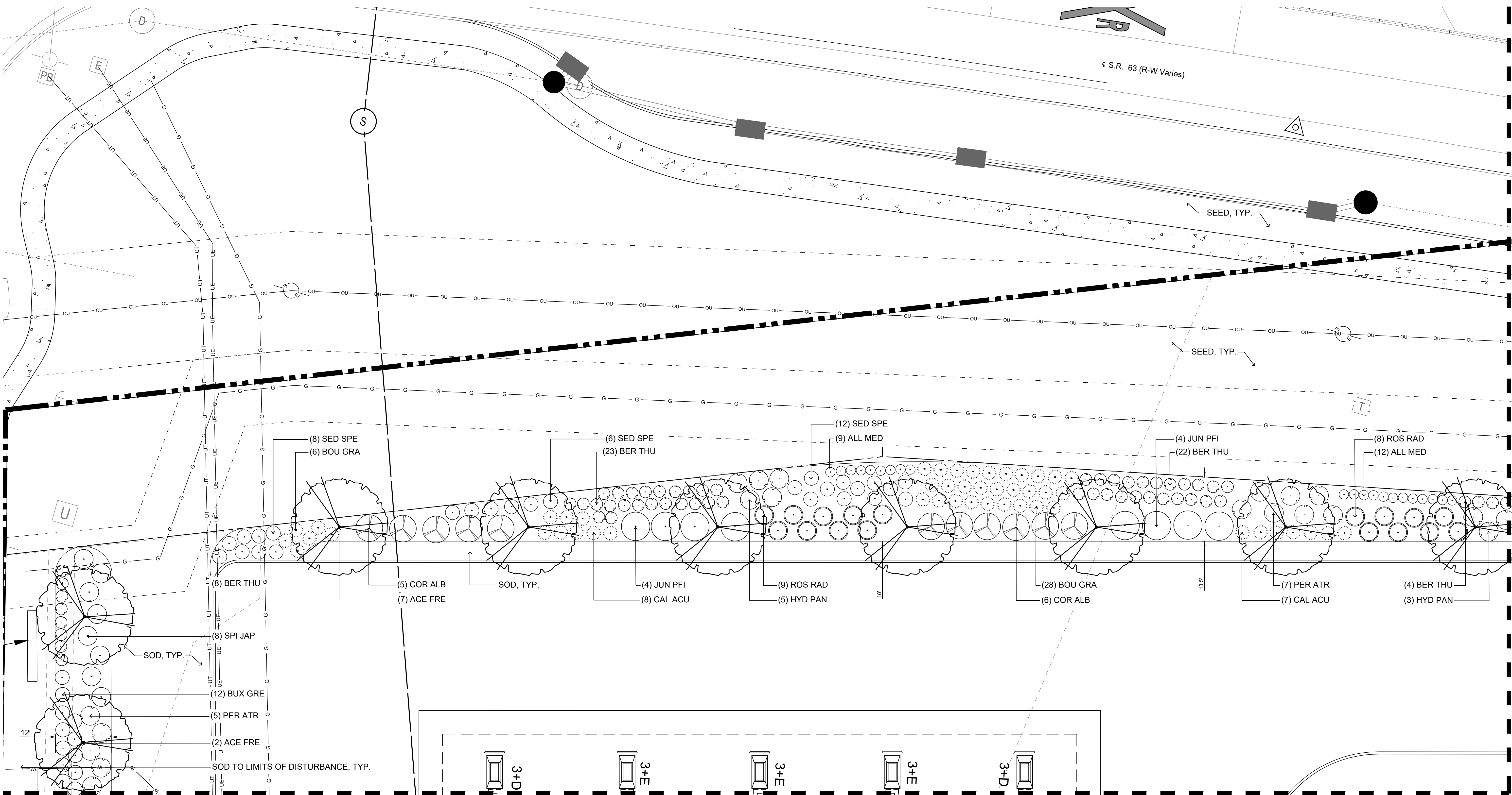
DRAFTING: PDT

DATE: 10/16/2020

DESIGN: JPS

SCALE: 1" = 20'

LANDSCAPE PLAN

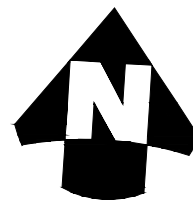


UTILITY NOTE
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PLANT MATERIAL

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

0 5 10 20

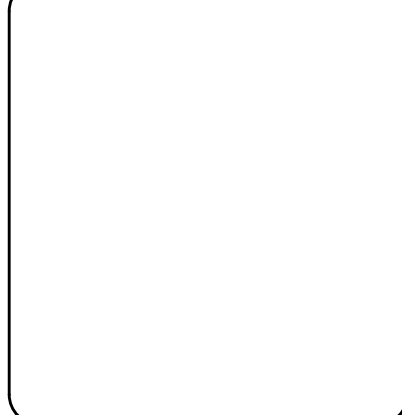


REVISIONS	
NO.	DATE

DESIGN PROFESSIONAL:	
REGISTRATION NUMBER:	
DATE:	

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

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



L1.1

MONROE THORNTONS

MATCHLINE REFER TO SHEET L1.5

MATCHLINE REFER TO SHEET L1.2

€ S.R. 63 (R-W Varies)

SEED, TYP.

SEED, TYP.

(8) SED SPE
(6) BOU GRA

(6) SED SPE
(23) BER THU

(12) SED SPE
(9) ALL MED

(4) JUN PFI
(22) BER THU

(8) ROS RAD
(12) ALL MED

(8) BER THU
(8) SPI JAP

(12) BUX GRE
(5) PER ATR
(2) ACE FRE

(5) COR ALB
(7) ACE FRE

(4) JUN PFI
(8) CAL ACU

(9) ROS RAD
(5) HYD PAN

(28) BOU GRA
(6) COR ALB

(7) PER ATR
(7) CAL ACU

(4) BER THU
(3) HYD PAN

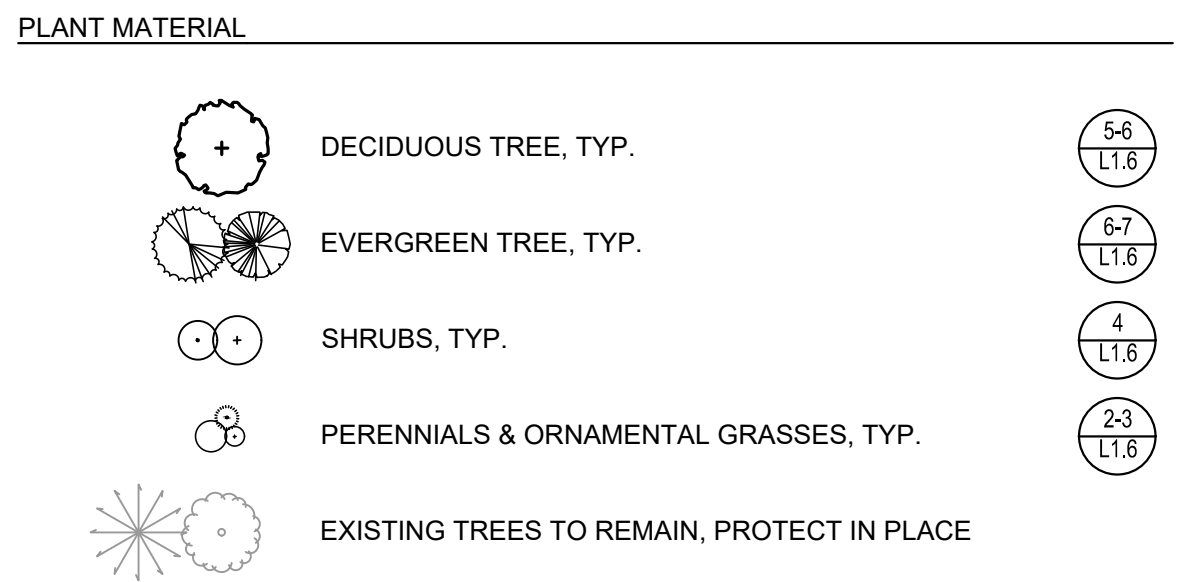
3+D

3+E

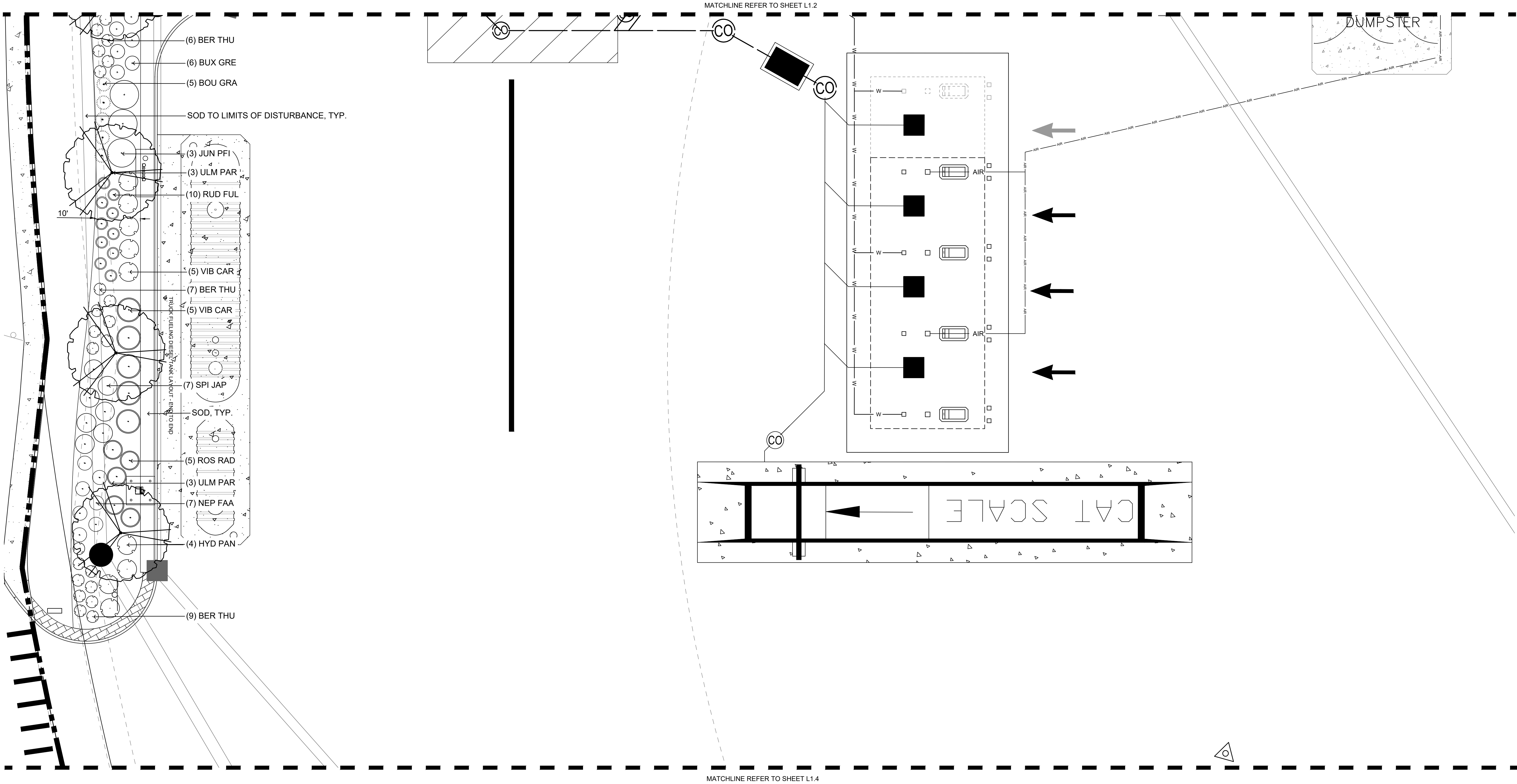
3+E

3+E

3+D



L1.2

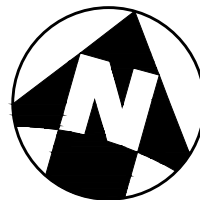


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PLANT MATERIAL

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

0 5 10 20



MONROE THORNTONS

GATEWAY BLVD. & SR-63
MONROE, OH 45036

LANDSCAPE PLAN ENLARGEMENT

DESIGN: JPS

SCALE: 1" = 20'

DRAFTING: PDT

DATE: 10/16/2020

DESIGN PROFESSIONAL:

REGISTRATION NUMBER:

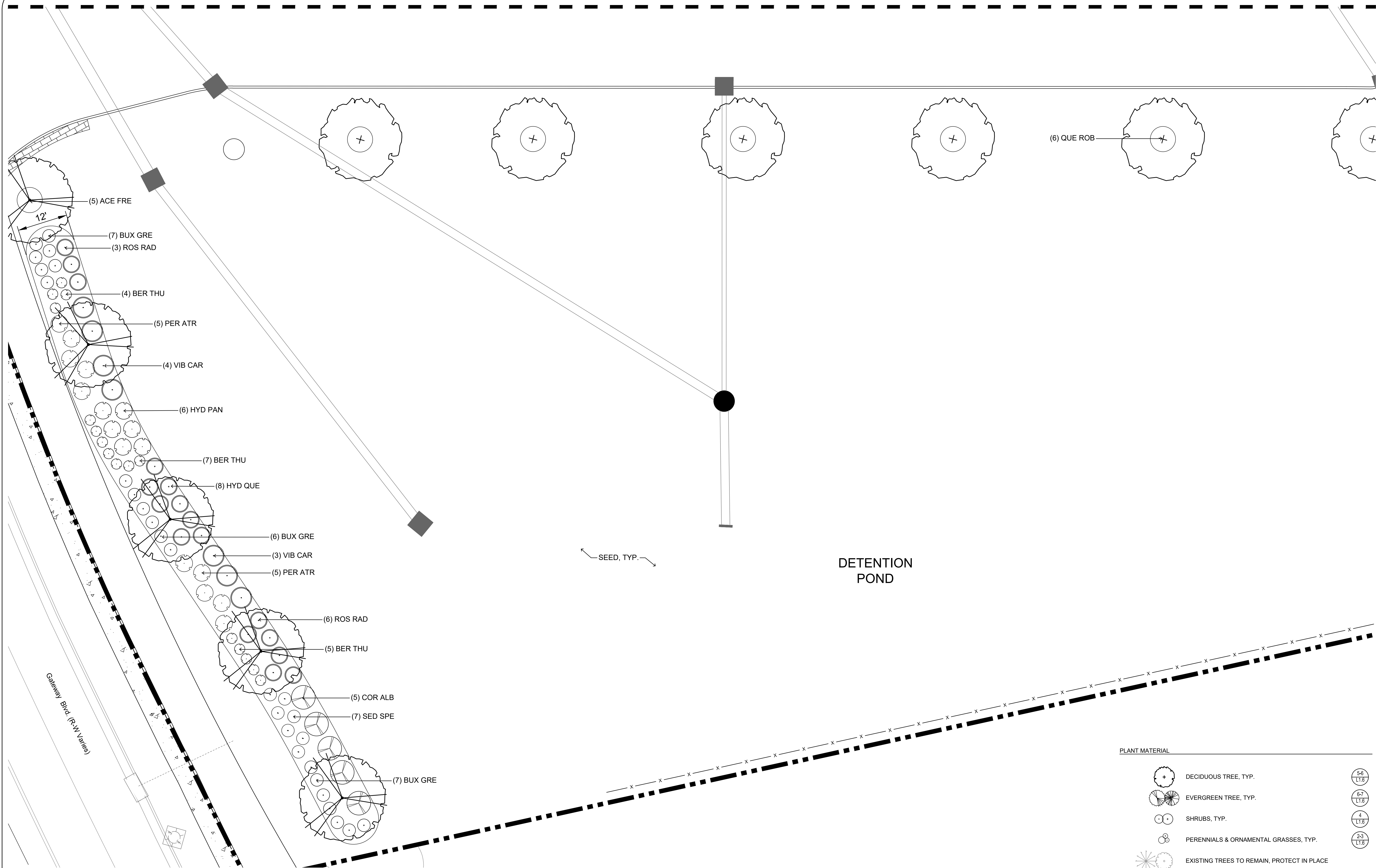
DATE:

REVISIONS

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

L1.3



UTILITY NOTE

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PLANT MATERIAL

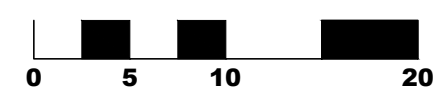
-  DECIDUOUS TREE, TYP.
-  EVERGREEN TREE, TYP.
-  SHRUBS, TYP.
-  PERENNIALS & ORNAMENTAL GRASSES, TYP.
-  EXISTING TREES TO REMAIN, PROTECT IN PLACE

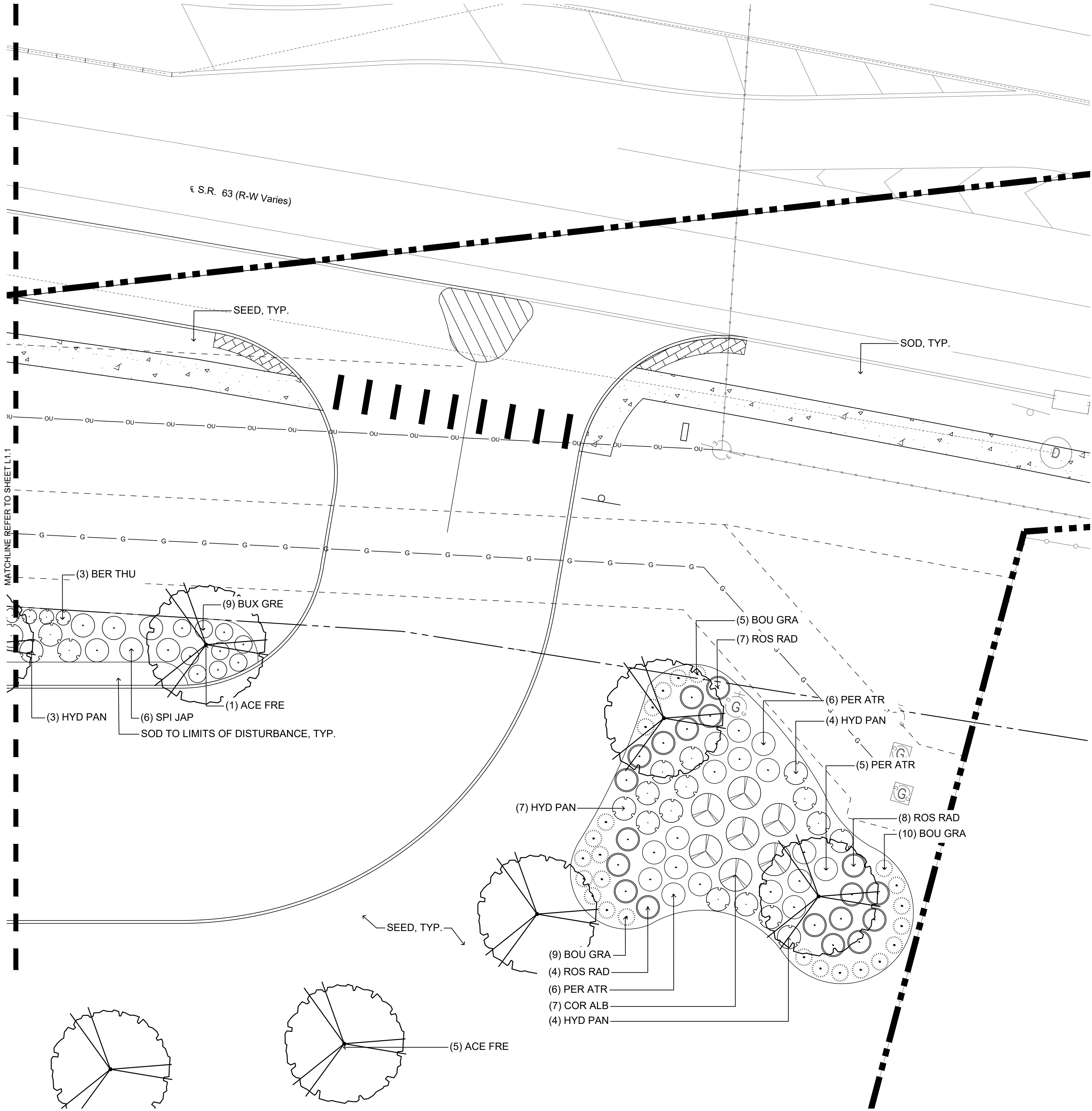
5-6
L1.6

6-7
L1.6

4
L1.6

2-3
L1.6

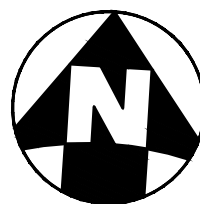




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PLANT MATERIAL

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



MONROE THORNTONS

GATEWAY BLVD. & SR-63

MONROE, OH 45036

LANDSCAPE PLAN ENLARGEMENT

DESIGN: JPS

SCALE: 1" = 20'

DRAFTING: PDT

DATE: 10/16/2020

REVISIONS

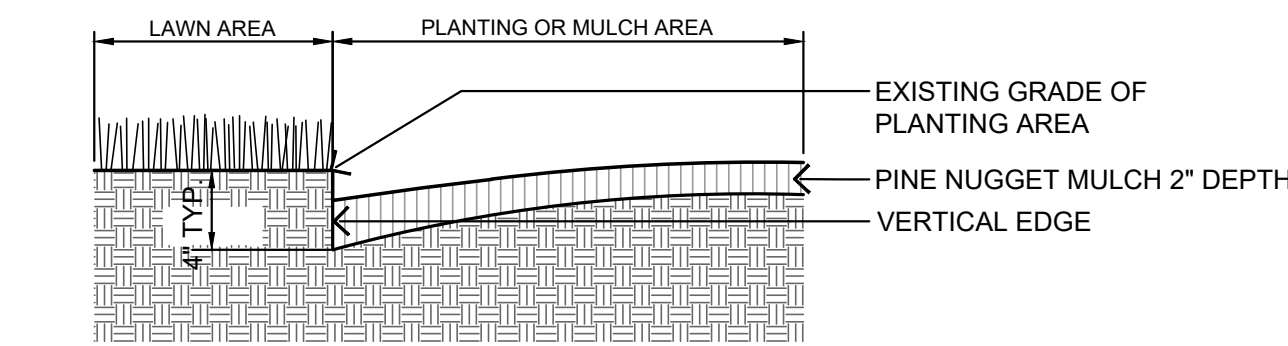
NO.	DATE	DESCRIPTION

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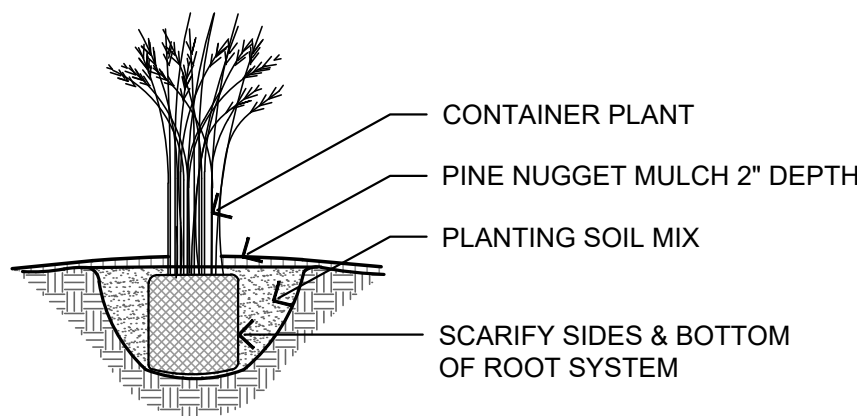
REGISTRATION NUMBER:

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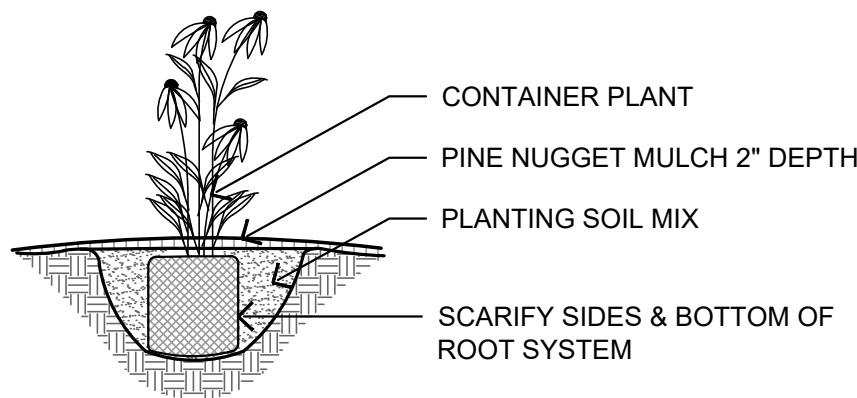
L1.5



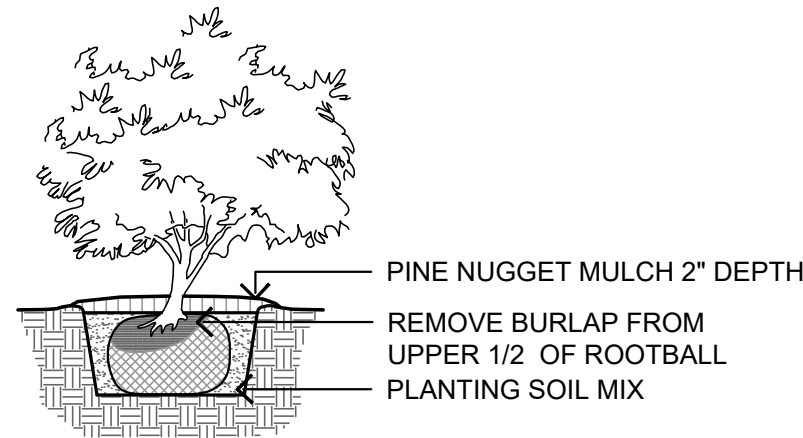
1 PLANTING BED EDGING DETAIL
N.T.S.



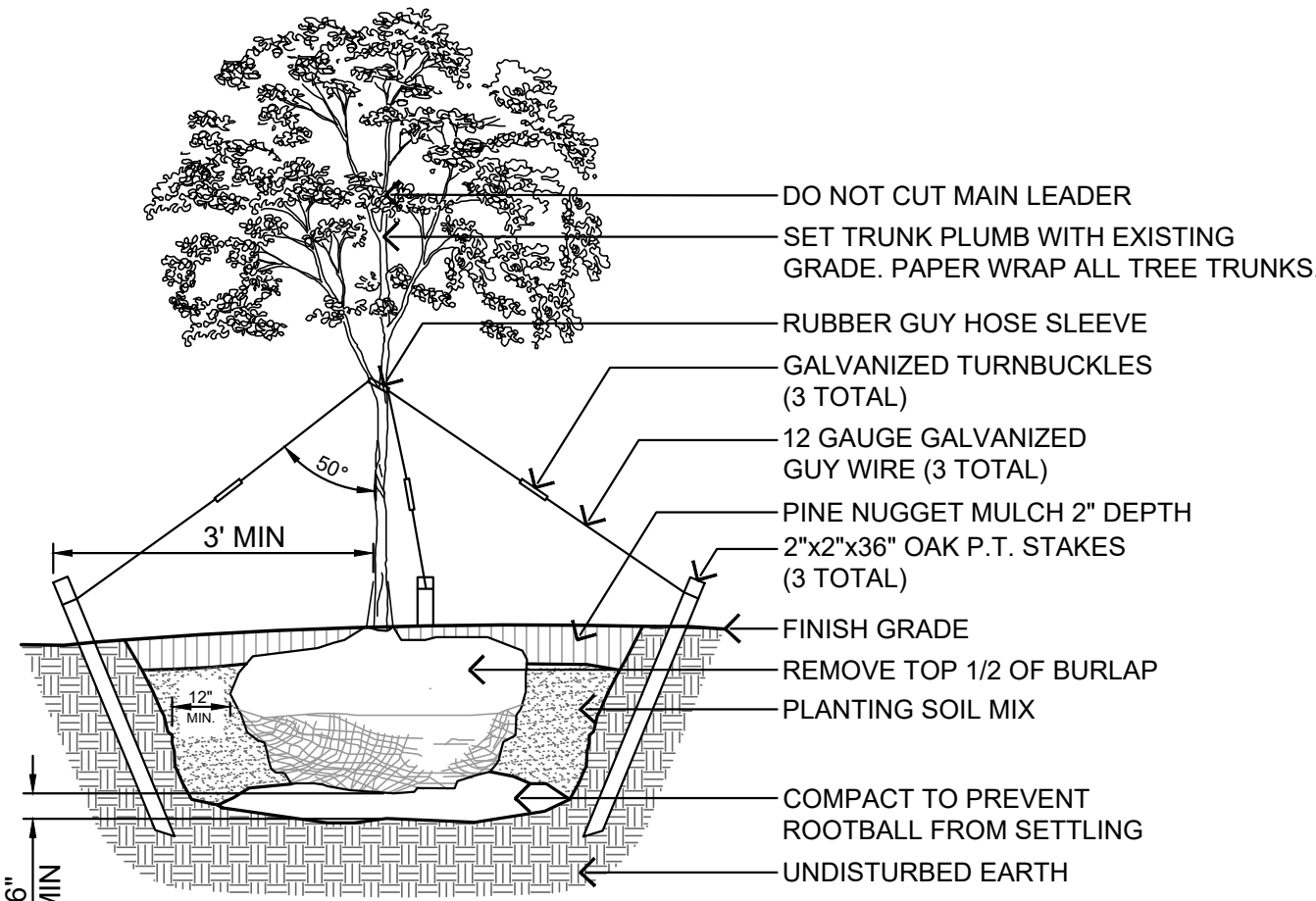
2 ORNAMENTAL GRASS PLANTING
N.T.S.



3 PERENNIAL PLANTING
N.T.S.

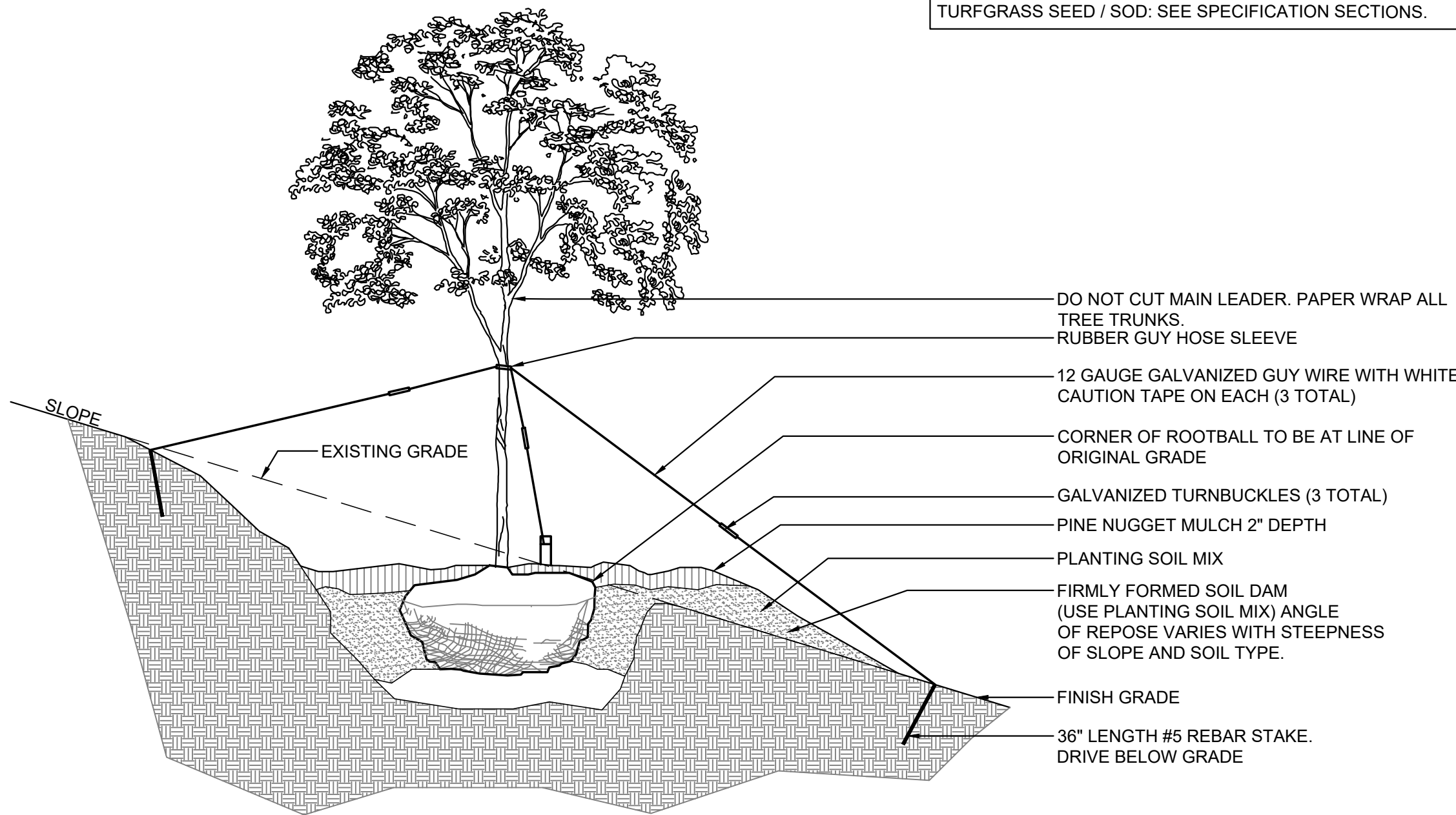


4 SHRUB PLANTING
N.T.S.



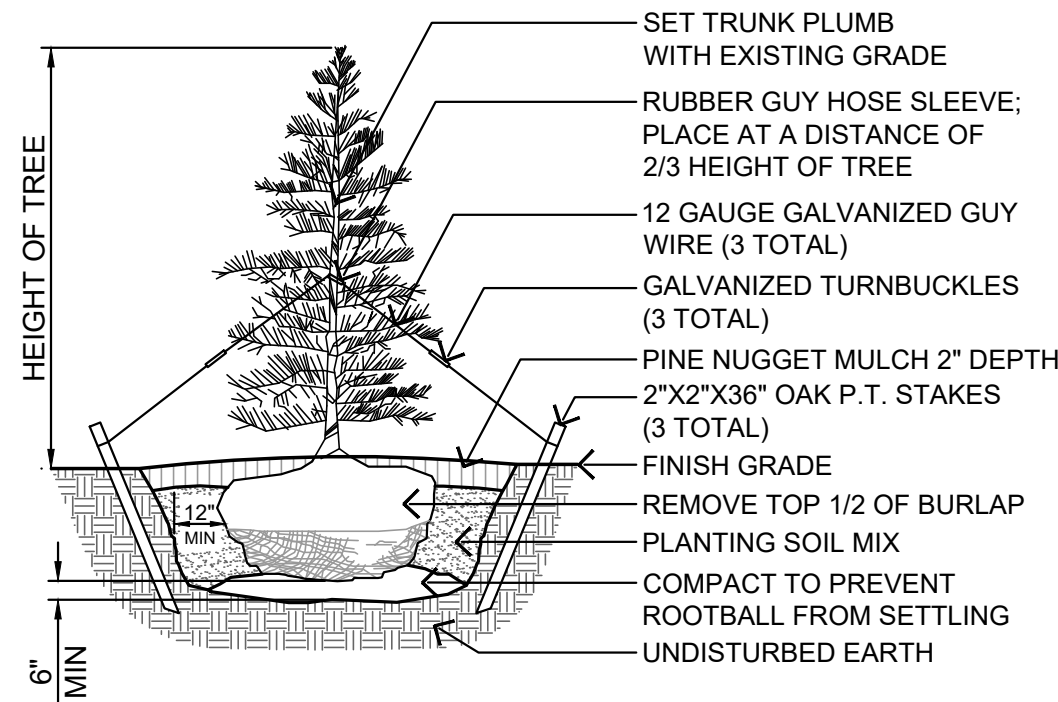
- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

5 DECIDUOUS TREE PLANTING
N.T.S.



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY.
 4. PIT DIAMETER AND DEPTHS SHALL VARY WITH THE TYPE AND SIZE OF THE PLANT, THE SOIL TYPE, AND OTHER SITE CONDITIONS.
 5. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

6 DECIDUOUS OR EVERGREEN TREE PLANTING ON A SLOPE
N.T.S.



7 EVERGREEN TREE PLANTING
SCALE: N.T.S.

PLANT SCHEDULE :

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	MATCHING SPREAD & HEIGHT
QUE ROB	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.	B&B	MATCHING SPREAD & HEIGHT
SYR RET	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2.5" CAL.	B&B	MATCHING SPREAD & HEIGHT
ZEL SER	ZELKOVA SERRATTA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B&B	MATCHING SPREAD & HEIGHT
EVERGREEN TREES:					
THU OCC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	8' HT. MIN.	B&B	MATCHING SPREAD & HEIGHT
SHRUBS:					
BER THU	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	18" HT. MIN.	CONT.	SPACE PER PLAN
BUX GRE	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT. MIN.	CONT.	SPACE PER PLAN
COR ALB	CORNUS ALBA 'BAILHALO'	IVORY HALO REDTWIG DOGWOOD	24" HT. MIN.	CONT.	SPACE PER PLAN
HYD PAN	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24" HT. MIN.	CONT.	SPACE PER PLAN
HYD QUE	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24" HT. MIN.	CONT.	SPACE PER PLAN
JUN PFI	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	36" HT. MIN.	CONT.	SPACE PER PLAN
ROS RAD	ROSA 'RADRAZZ'	KNOCKOUT ROSE	24" HT. MIN.	CONT.	SPACE PER PLAN
SPI JAP	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	18" HT. MIN.	CONT.	SPACE PER PLAN
TAX MED	TAXUS X MEDIA	DWARF YEW	24" HT. MIN.	CONT.	SPACE PER PLAN
VIB CAR	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	36" HT. MIN.	CONT.	SPACE PER PLAN
PERENNIALS AND ORNAMENTAL GRASSES:					
ALL MED	ALLIUM 'MEDUSA'	MEDUSA ALLIUM	12" HT. MIN.	CONT.	SPACE PER PLAN
BOU GRA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	12" HT. MIN.	CONT.	SPACE PER PLAN
CAL ACU	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	12" HT. MIN.	CONT.	SPACE PER PLAN
PEN ALO	PENNISETUM ALOPECUROIDES 'HAMLEN'	DWARF FOUNTAIN GRASS	24" HT. MIN.	CONT.	SPACE PER PLAN
RUD FUL	RUDBECKIA FULGIDA 'BLOVI'	VIETTE'S LITTLE SUZY RUDBECKIA	12" HT. MIN.	CONT.	SPACE PER PLAN
SED SPE	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	12" HT. MIN.	CONT.	SPACE PER PLAN
TURFGRASS SEED / SOD: SEE SPECIFICATION SECTIONS.					

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

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN PROFESSIONAL:

REGISTRATION NUMBER:

DATE:

MONROE THORNTONS

DESIGN: JPS

SCALE: 1" = 20'

DRAFTING: PDT

DATE: 10/16/2020

PLANT SCHEDULE & DETAILS

Thorntons

GATEWAY BLVD. & SR-63
MONROE, OH 45036

Monroe, OH

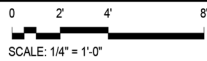
THORNTONS®

5500 (future QSR)

Exterior Elevation Presentation

Total Building Facade:	2165 S.F.	
<u>Class I Materials</u>		
- Nichiha Brick:	596 S.F. =	27%
- Nichiha Stone	230 S.F. =	11%
- Storefront Glazing	599 S.F. =	28%
- Other (Trellis, Awning, Coping, etc.)	740 S.F. =	34%
Total	2165 S.F. =	100%

Average Wall Height:	22'
- Base:	18%
- Body:	63%
- Cap:	10%



Building Material Percentages	
Total Building Facade:	2059 S.F.
Class I Materials	
- Nichiha Brick:	884 S.F. = 43%
- Nichiha Stone	237 S.F. = 12%
- Storefront Glazing	441 S.F. = 21%
- Other (Trellis, Awning, Coping, etc.)	497 S.F. = 24%
Total	2059 S.F. = 100%

Building Design & Mass Percentages	
Average Wall Height:	21'-3"
- Base:	19%
- Body:	65%
- Cap:	10%

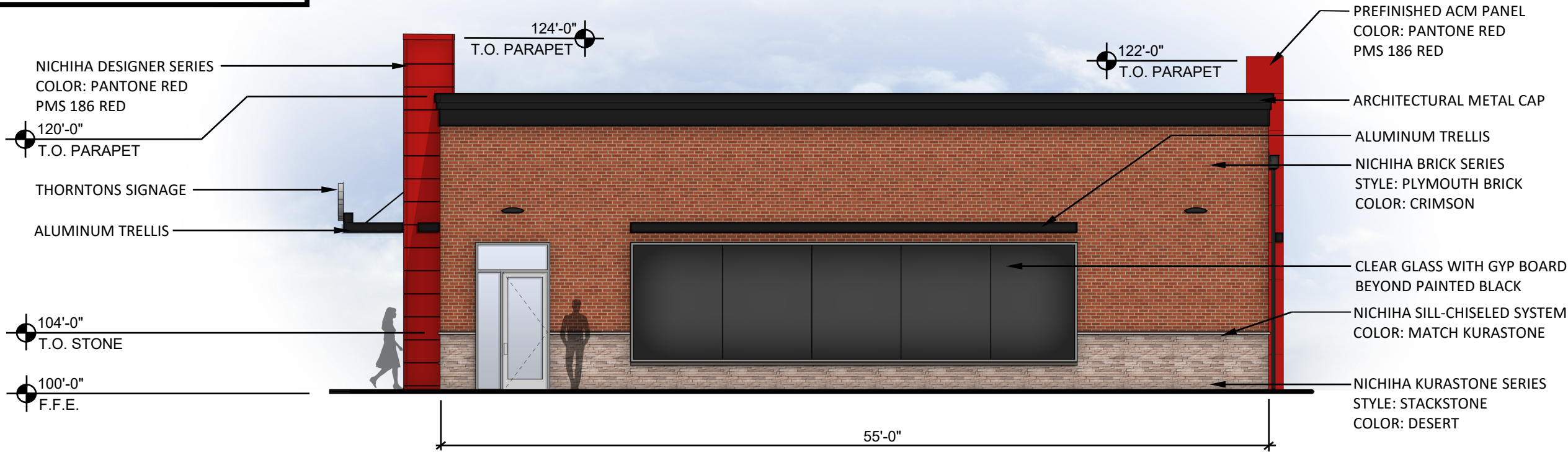


Building Material Percentages

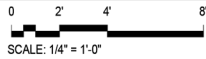
Total Building Facade:	1114 S.F.
Class I Materials	
- Nichiha Brick:	540 S.F. = 48%
- Nichiha Stone	143 S.F. = 13%
- Storefront Glazing	290 S.F. = 26%
- Other (Trellis, Awning, Coping, etc.)	141 S.F. = 13%
Total	1114 S.F. = 100%

Building Design & Mass Percentages

Average Wall Height:	20'
- Base:	20%
- Body:	69%
- Cap:	11%



WEST ELEVATION

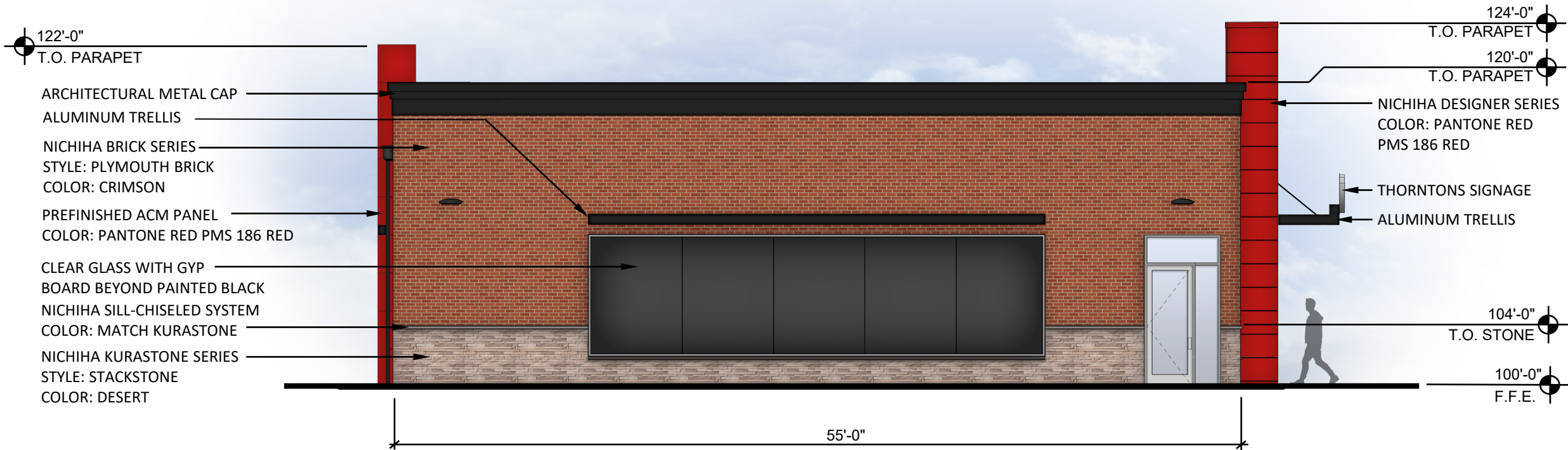


Building Material Percentages

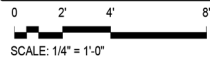
Total Building Facade:	1114 S.F.
Class I Materials	
- Nichiha Brick:	540 S.F. = 48%
- Nichiha Stone	143 S.F. = 13%
- Storefront Glazing	290 S.F. = 26%
- Other (Trellis, Awning, Coping, etc.)	141 S.F. = 13%
Total	1114 S.F. = 100%

Building Design & Mass Percentages

Average Wall Height:	20'
- Base:	20%
- Body:	69%
- Cap:	11%

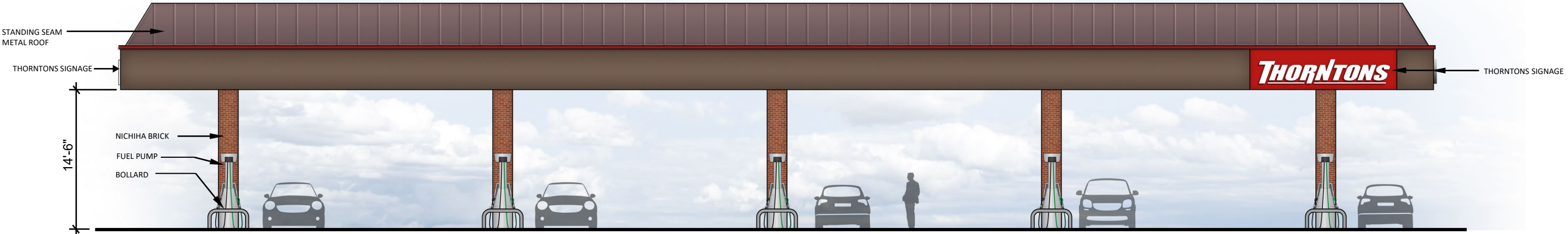


EAST ELEVATION





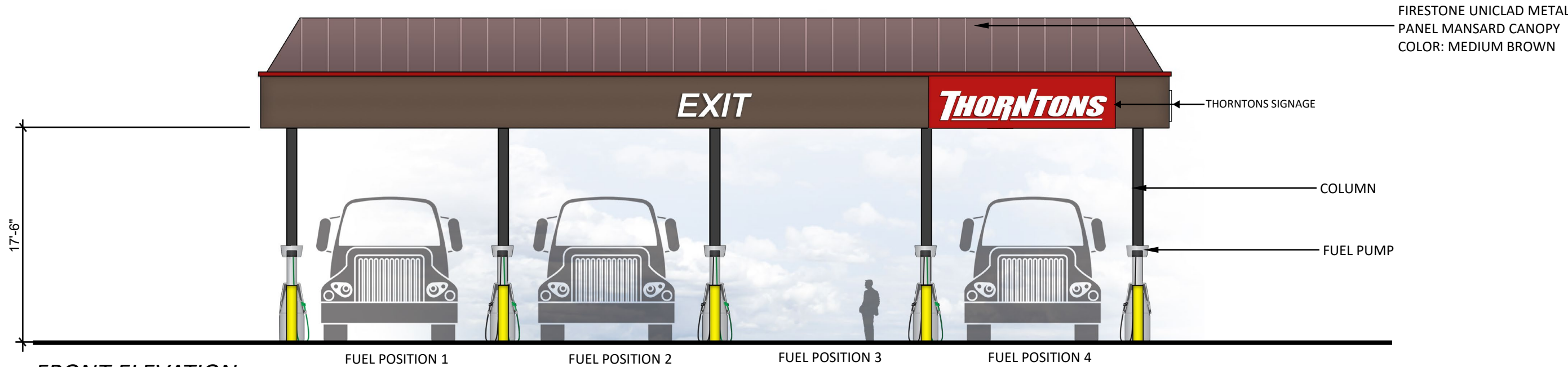
SIDE ELEVATION



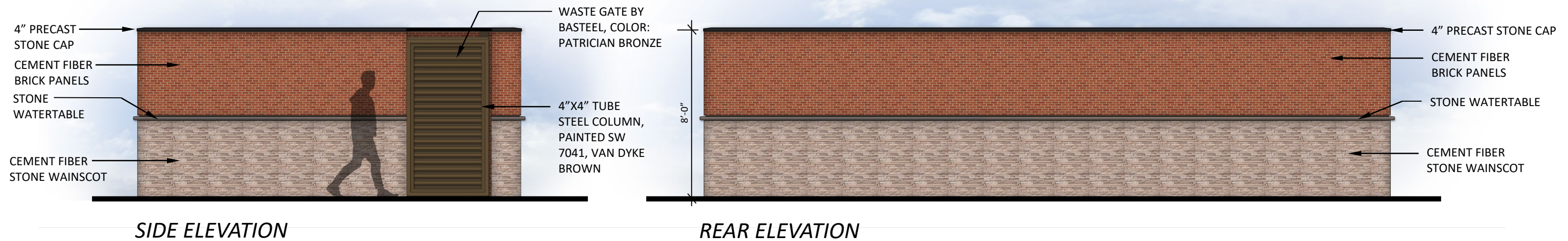
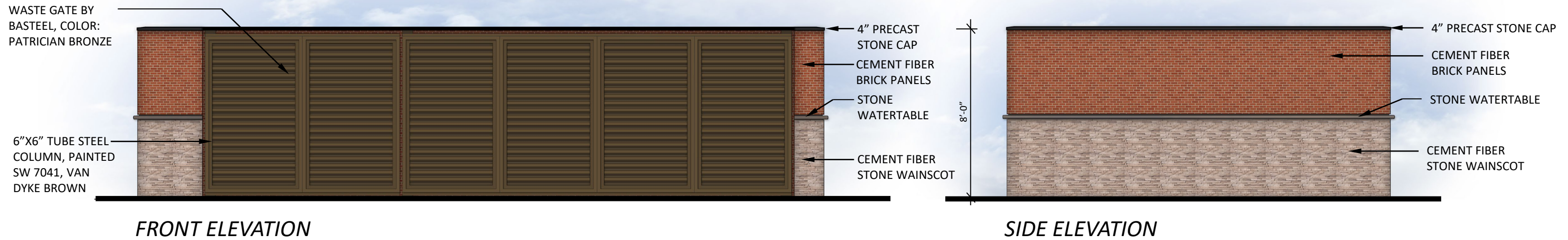
FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION





Application for Site Plan Review

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Site Plan Review Information

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

Basic Project and Site Information

Project Address: 4315 Salzman Road

County: ☒ Butler ☐ Warren Total Lot Area: 1.01 ac.

County Tax Parcel ID: C1800017000007

Project/Development Name: G & W Machinery Sales

Existing Zoning District: L-1 Light Industrial

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

Applicant Information

Applicant Name: Apex Engineering & Surveying, Inc.

Contact Person: Joshua Liles

Contact Address: 1068 N University Blvd, Middletown, OH 45042

Contact Phone Number: 513-424-5202

Contact Fax Number: 513-424-6202

Contact E-Mail: apexengineering@sbcglobal.net

Property Owner Name: Osborne Holdings LLC (Glenn Osborne)

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

Project Address or Tax Parcel ID:

Additional Project Information

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

Site currently has a 4400 sf+/- building for office/sales/warehouse and a parking lot with 8 spaces. It is being used for the sales and storage of machine equipment

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.

The proposed development will add 3960 sf of building to expand the machine sales and storage capabilities and an expansion of the parking lot to 23 spaces to account for the expected rise in business.

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

Start Date: 08-01-2021

Completion Date: 11/30-2021

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

\$500,000

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

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

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

Project Address or Tax Parcel ID:

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: Joshua Liles, PE

Signature:



Date: 06/07/21

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

Print Name: Glenn Osborne

Signature:



Date: 06/08/2021

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

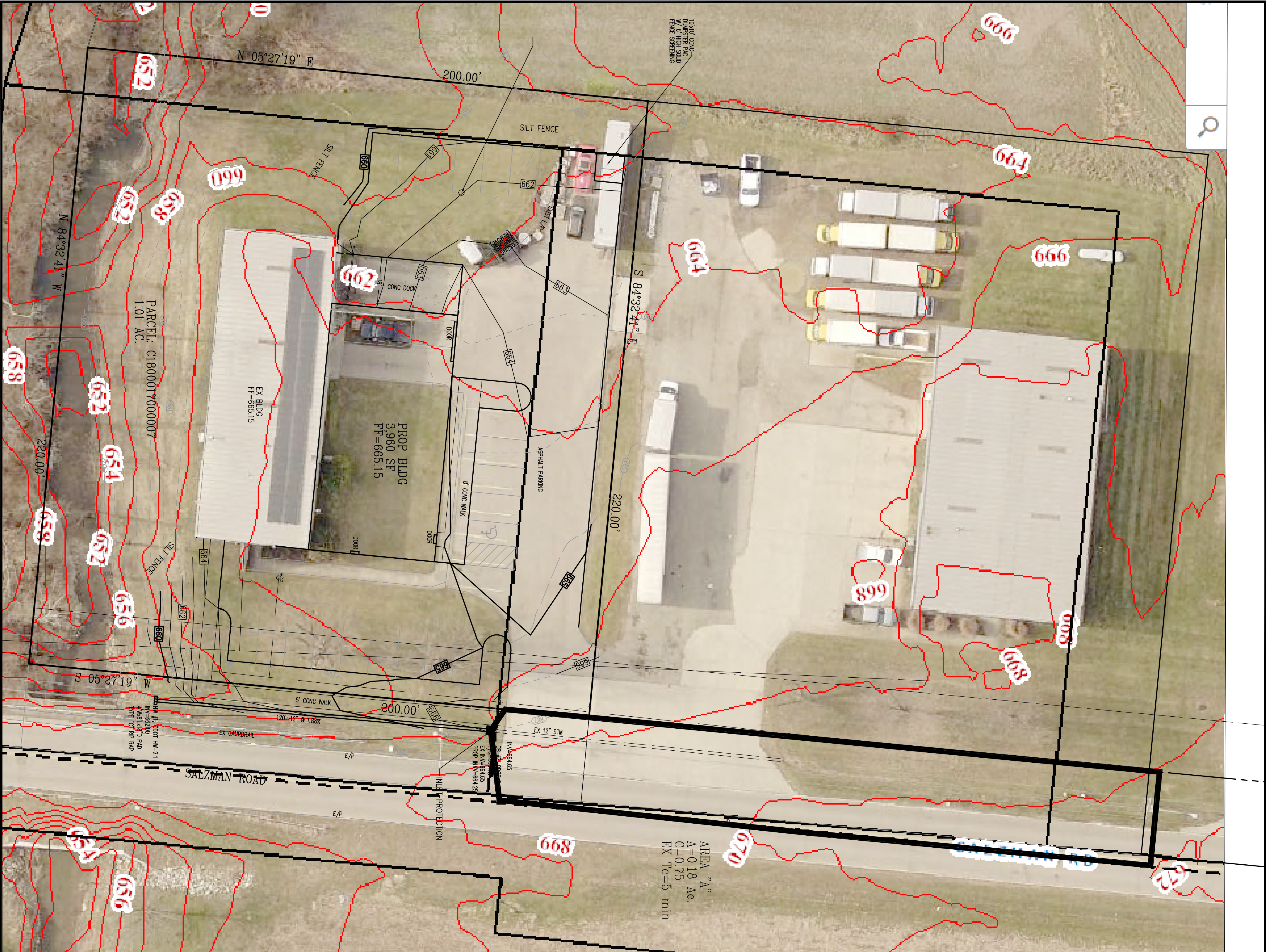
Landscaping Plan

☐	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)





2 WORKING DAYS
BEFORE YOU DIG



OHIO UTILITIES PROTECTION SERVICE

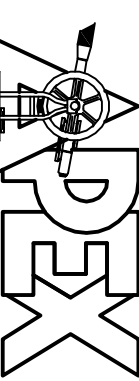
SCALE: 1"=20'

DATE: 07-06-21

DRAWN: JLL

DESIGNED: JLL

CHECKED:



ENGINEERING & SURVEYING, INC.

1900 FIRST AVENUE
WILLOUGHBY, OHIO 44094
PH: (419) 424-5002 OR (419) 832-8891 FAX: (419) 424-8202

REVISIONS:

1.	
2.	
3.	
4.	

PROJECT: 210779

DRAWING: 21007988

SHEET
1 OF 1

DRAINAGE MAP
4315 SALZMAN ROAD
CITY OF MONROE
BUTLER COUNTY, OHIO

Date: 7/6/2021
Designed: JLL
Reviewed:

G W MACHINERY
JOB #210779
Storm Sewer Computation Sheet

Intensity = $112.172(T_c+16.8)^{0.923}$
10-YR

LOCATION		AREA					TIME					DESIGN					PROFILE			
INLET or MH #	AREA REF #	INCR ACRES	TOTAL ACRES	C	INCR C*A	SUM OF C*A	TO INLET Ti (min.)	IN PIPE Tp (min.)	TOTAL Tc (min.)	INTENSITY I (in/hr)	Q REQ'D (cfs)	PIPE SIZE (inches)	n VALUE	SLOPE IN %	VEL (ft/sec)	Q PROVIDED	PIPE LENGTH	INV OUT	INV IN	T/C
CB #2	A	0.18	0.18	0.75	0.14	0.14	5.00	0.32	5.00	6.52	0.88	12	0.013	1.88	6.20	4.87	120	664.25	662.00	666.50
HW #1			0.18			0.14			5.32											

GENERAL PLANTING NOTES

Type of Plants: Normal Planting Dates
Non-Contender Grown: Delicious: October 1 to April 1
Non-Contender Grown: Other: October 1 to May 1
Non-Contender Grown: Other: October 1 to May 1
Contender Grown: All Year-Round, if suitable precautions are taken to protect the stock from extremes of moisture and temperature, if there is doubt, obtain a variance or a performance bond

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

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

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

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

*IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS

*ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO REMAIN IN AN OFFSHOOT POSITION ON THE END OF THE WINTERING PERIOD.

MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

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

- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND

- REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING PERIODS, TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.

*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR EXCESS SUBSOL, UNSUBSOLUBLE SOL, IRASH, AND DEBRIS, AND LEGALL DISPOSE OF THEM OFF OWNER'S PROPERTY.

LABOR AND MATERIALS.
*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS,
INCLUDING DETAIL AND INSTALLATION, AGAINST EXISTING AND DEFECTS

RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL .

SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.

IMMEDIATE REMOVAL OF DEAD EXTENSION LEAVES AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD

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

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

REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.

*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL. ROLL LIGHTLY. AND WATER

*PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/ AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH

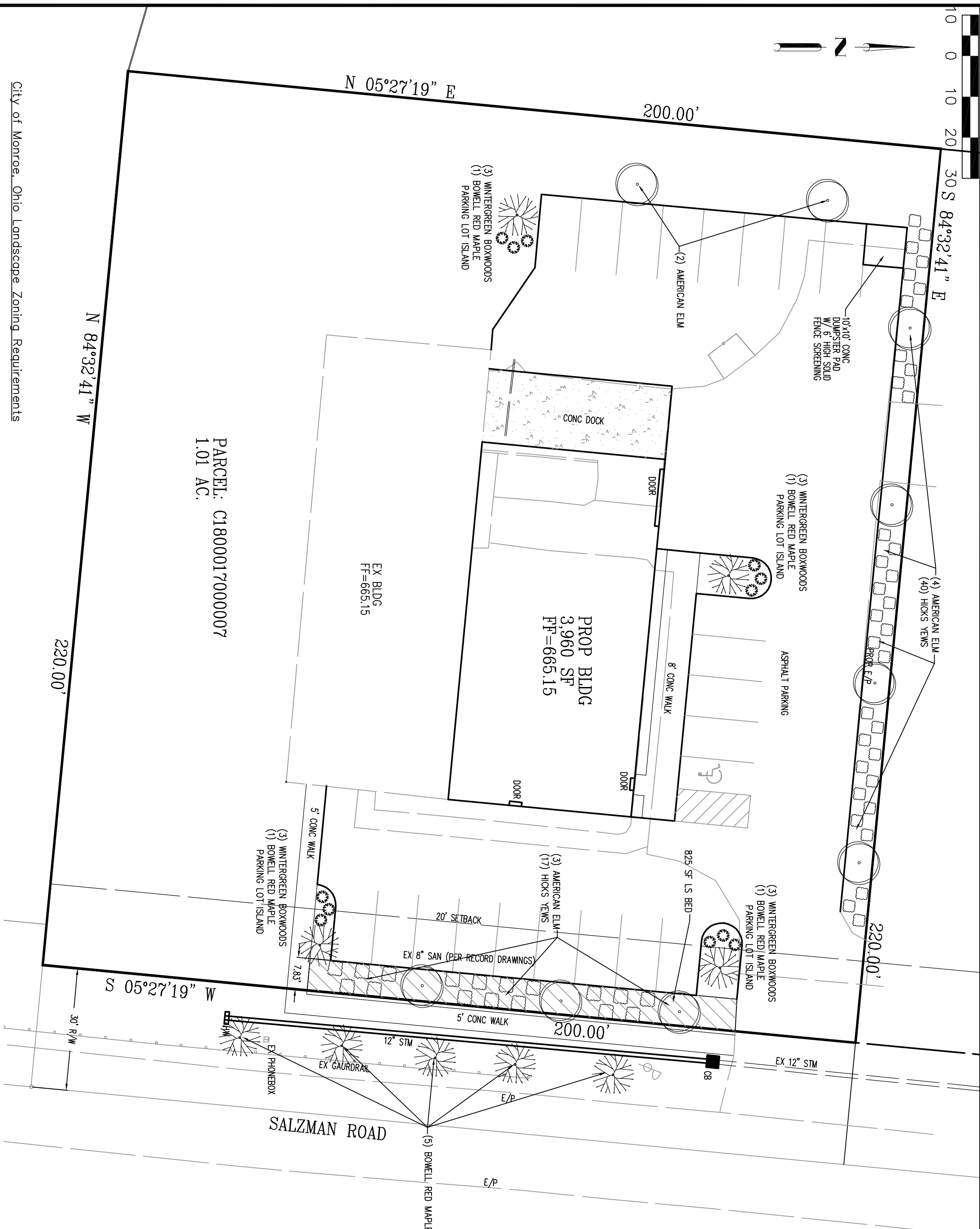
INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

EROSION AND PROVIDE MEANS TO MITIGATE SUCH. *PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2

DEPTH OVER
*SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90%

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

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



COMMON NAME	SPECIES	QTY.	SIZE
AMERICAN ELM	ULMUS AMERICANA	9	2" CAL.
BOWHALL RED MAPLE	ACER RUBRUM		2" CAL.
HICKS HEM	TAXUS MEDIA "HICSI"	57	35" MN HT.
WINTERGREEN BOXWOOD	BUXUS SEMICA	12	18" MN

City of Moravia, Ohio Landscape Zoning Requirements

Street Trees (Frontage)
1 Street Tree per 40 linear feet
200' / 40' = 5.0 (5) trees provided

Vehicle Use Area (Interior)
1 Tree per parking island = 4 parking islands = (4) trees provided
3 Shrubs per tree = 3 trees = (12) shrubs provided

Vehicle Use Area (Perimeter)
1 Tree per 5 parking spaces = 23 (parking spaces) / 5 = 4.6 (5) trees provided
3 tall continuous hedge

Vehicle Use Area (Non parking spaces – drive aisles)
1 Tree per 50 linear feet = 200 linear feet/50 = 4 (4) trees provided
3 shrubs per 15 linear feet: 200 linear feet/15 = 13.3 x 3 = (40) shrubs

Total Trees: 18
Total Shrubs: 69

Front Yard Landscape Calculation:
70' x 20' = 3,400 sf * 20% = 780 sf required = 825 Provided

Diagram illustrating the correct planting technique for a balled and burlapped shrub. The diagram shows a cross-section of the planting hole and the surrounding soil. The shrub is shown with its root ball wrapped in burlap. The hole is excavated to a depth of 1 foot higher than the finish grade. The hole is filled with a layer of organic matter (bark chips or peat moss) to the top of the root ball. The hole is then backfilled with soil, and the soil is tamped down. The diagram is labeled with the following instructions:

- EXCAVATE PLANTING HOLE SO THAT TOP OF ROOT BALL IS 1" HIGHER THAN FINISH GRADE
- 3 LAYERS OF MULCH DO NOT PLACE MULCH OVER PLANTING HOLE
- DIG PLANTING HOLE 2 TIMES THE DIAMETER OF THE CONTAINER. BACKFILL WITH A MIXTURE OF ONE PART ORGANIC MATTER TO THREE PARTS SOIL
- ELIMINATE ROOTS AND AIR POCKETS WHEN PUTTING ONE-HALF BURLAPPED, WATER THROUGHLY, REPEAT WITH OTHER HALF
- AFTER PLACING AND TAMPING FINAL LAYER OF SOIL, SCARIFY SIDES OF PLANTING HOLE
- REMOVE BURLAP, AND REMOVE ALL TWINE AND TIES
- EXISTING SIFERS ARE UNDISTURBED, SOIL AROUND

Diagram illustrating the Bed Edge detail. The edge is shown with a 3" MINIMUM width and a 3/4" TYPICAL height. The edge is labeled "BED EDGE". The diagram is labeled "NOT TO SCALE".

PLANTING DETAIL : CONTAINERIZED PLANTS

SCAFFER SIDES OF PLANTING HOLES

PRUNE ROOT MASS TO PREVENT GROWING ON GROUND ROOTS, AND LOCATE ROOT BALL

EXISTING SURFACE

UNDISTURBED, SOLID GROUND

EXCAVATE PLANTING HOLE SO ROOT BALL IS 1" HIGHER THAN 3" LAYER OF MULCH. DO NOT WITHIN 3" OF TRUNKS OR STEMS.

DO NOT PLANTING HOLE 2 INCHES OF TWO PAPER SIDES FROM PLANT ROOT BALL. PLANTING HOLE ARCHING AND ROOT BALL IN LAYER.

APPLY MULCH TO HILLS AND SLOPES. REPEAT WATERING UNTIL NO MORE WATER IS OBSERVED IN THE SOIL MIX.

PLANTING HOLE

Diagram illustrating the process of stump removal using a stump puller. The diagram shows a cross-section of a tree stump and its root system. A stump puller is shown being applied to the stump. Labels indicate the following steps:

- PREVALING WIND PRUNE TO REMOVE BROKEN, DAMAGED OR DEAD BRANCHES ONLY
- STAKE ONLY WHEN NECESSARY, SEE GENERAL
- EXCAVATE PLANTING HOLE SO THAT TOP OF ROOT BALL IS 2" HIGHER THAN FINISH GRADE
- 3" LAYER OF MULCH DO NOT PLACE MULCH WITHIN 3" OF TRUNK
- DIG PLANTING HOLE 3 TIMES THE DIAMETER OF THE ROOT BALL BACKFILL WITH A MIXTURE OF ONE PART SOIL TO TWO PARTS MULCH
- ONE PART ORGANIC MATTER
- AROUND ROOT BALL IN LAYERS TAMPING TO SETTLE MIX
- APPROX. ONE-HALF BACKFILL WATER THOROUGHLY
- REPEAT WATERING UNTIL NO MORE WATER IS ASSORBED
- OF SOIL MIX
- AFTER PLACING AND TAMPING FINAL LAYER
- SCAFFRY STRIPS OF PLANTING HOLE
- AFTER PLANTING REMOVE BRULAP FROM TOP 1/3 OF ROOT BALL AND REMOVE ALL TWINE AND NAILS CUT AND FOLD SOIL SURFACE
- EXISTING SUBGRADE
- UNDISTURBED, SOLID GROUND

*CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.

*PLANT INDICATED. SPECIES, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED. COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

*TREES MUST BE FULLY GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z67.1, "NURSERY STOCK - TREES AND SHRUBS." TREES MUST BE HEALTHY, ROOT PRUNING, FREE OF DISEASE, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DAMAGE, INSECTS, EGGS, AND LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND ABRASIONS, AND DISFIGUREMENT.

*PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO THE BUYER OR BALLASTERS, WITH A PROPORTIONATE INCREASE IN SIZE OF TRUNK OR BALLASTERS.

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

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

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

*STOCK PROJECT SIZE ASTM D 5288, pH RANGE OF 5.5 TO 7. A MINIMUM OF 4 PERCENT ORGANIC MATTER CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.

*COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 50 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DISGENSIEM/A; NOT EXCEEDING 0.5 PERCENT AVAILABLE NITROGEN; AND FREE OF SUBSTANCES TOXIC TO PLANTS.

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

- PREPARATION AND PLANTING
 - LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, STOP WORK AND REEVALUATE THE PLANTING AND/OR OTHER PROPOSED STRUCTURES, PLANTINGS, PLACEMENTS AND OTHER FACILITIES, AND LAWS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
 - PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR ANYONE ELSE'S TO ADJACENT PROPERTIES AND ADJACENT AREAS FOR MULTIPLE EXISTING PLANTINGS, STAKE LOCATIONS, OUTLINE AREAS, ADJUST ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPES ARCHITECTS' ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
 - TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE "WALL" PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
 - LOOSEN SUBGRADE TO A DEPTH OF 4" - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD COMPOST AT A DEPTH OF 4" - 6" AND TILL WITH LOOSENEE. SPREAD COMPOST AT A DEPTH OF 4" - 6" AND TILL WITH LOOSENEE.
 - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE. PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINAL GRADES.
 - EDGE BEDS 3" - 4" DEEP (SEE DETAIL #1).

ADDITIONAL PREPARATION FOR PERENNIAL BEDS:
PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL,
THOROUGHLY BLENDED MIXTURE. DO NOT COMPACT. MIX WITH MINI PINE
AND 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND
APPROVE.

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

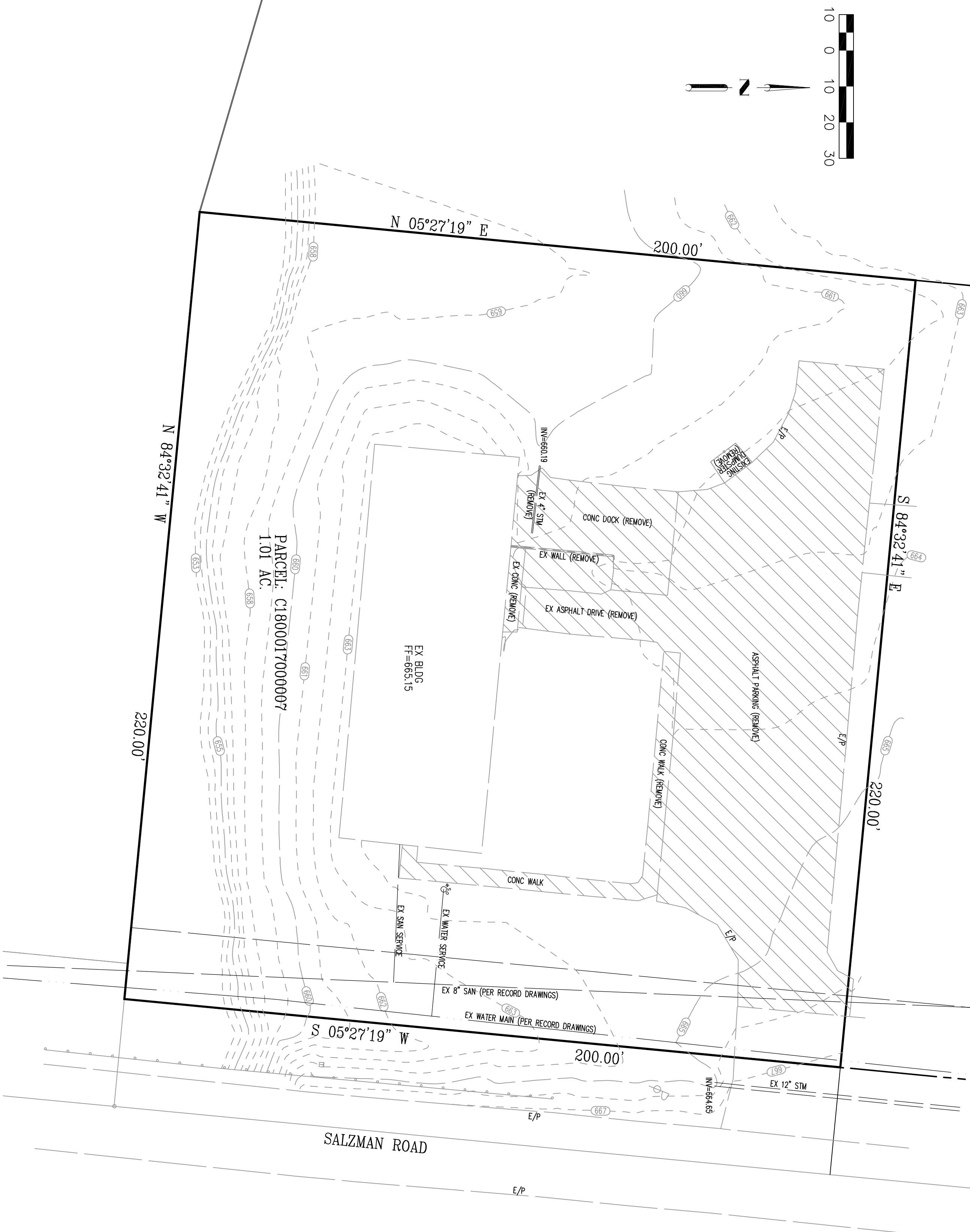
**AND RHIZOSPHERE ABSORBENT GEL, PER MANUFACTURERS
SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION
RATES.

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

SCALE: 1"=20'
DATE: 07-06-2
DRAWN: JLL
DESIGNED: JLL
CHECKED:

INDEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
PH. 424-5002 OR (513) 932-8891 FAX - (513) 424-6200
MIDDLETOWN, OHIO 45040

PROJECT: 210779 DRAWING: 210779RA	SHEET 1 OF 1
--	-------------------------------



EXISTING CONDITIONS
4315 SALZMAN ROAD
CITY OF MONROE
BUTLER COUNTY, OHIO

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

SCALE: 1"=20'
DATE: 07-06-21
DRAWN: JLL
DESIGNED: JLL
CHECKED:

INDEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
WADSWORTH, OHIO 45044
PH: (613) 424-5002 OR (613) 832-8891 FAX: (613) 424-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 210779
DRAWING: 210779BA
SHEET
2 OF 4



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.68	6.8	0.1	16.80	68.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	1	A3	SINGLE	0.900	SLPM18LT35K - 23' MH	115	18337
	1	A4	SINGLE	0.900	SLPM18LFT5K - 23' MH	115	17852

Design Control Document Only - (Not for Construction)
Recommended location and positioning is based on information provided. Illumination levels are calculated by laboratory data in accordance with IES approved methods. Performance may vary due to job specific variables. Calculations do not account for the influence of obstructions unless otherwise noted. An engineer and/or architect must approve the applicability of the layout for final construction documents.

Drawn By: KENN GRANT

Date:6/30/2021

Scale: 1" = 15'

4315 SALZMAN SITE

RIFFLE CINCY21-5083

Riffle & Associates, Inc
Lighting & Controls
2671 Crescentville Rd.
Cincinnati, OH 45241
513-771-0002





RIFFLE & ASSOCIATES, Inc.

Lighting & Controls

SALES STAFF

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LIGHTING DESIGNER

Kenn Grant
kenneth@riffleassoc.com

MISSION STATEMENT

To build lasting relationships with our manufacturers and customers through teamwork, honesty and integrity.
To maximize our market share through education, communication and unequalled service.





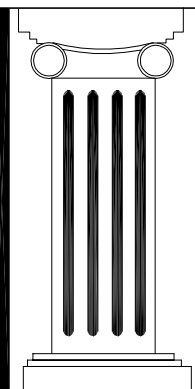
Dennis R Beatty, License #10919
Expiration Date 12/31/2021

Revisions:

Dennis R. Beatty, A.I.A.
architect

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com

▪ Residential ▪ Commercial ▪ Industrial



Proposed PEMB Addition
G&W Machinery Sales, Inc.
4315 Salzman Road
Middletown, Ohio

Existing Floor Plan
Demolition Plan

Date: 2/1/2021

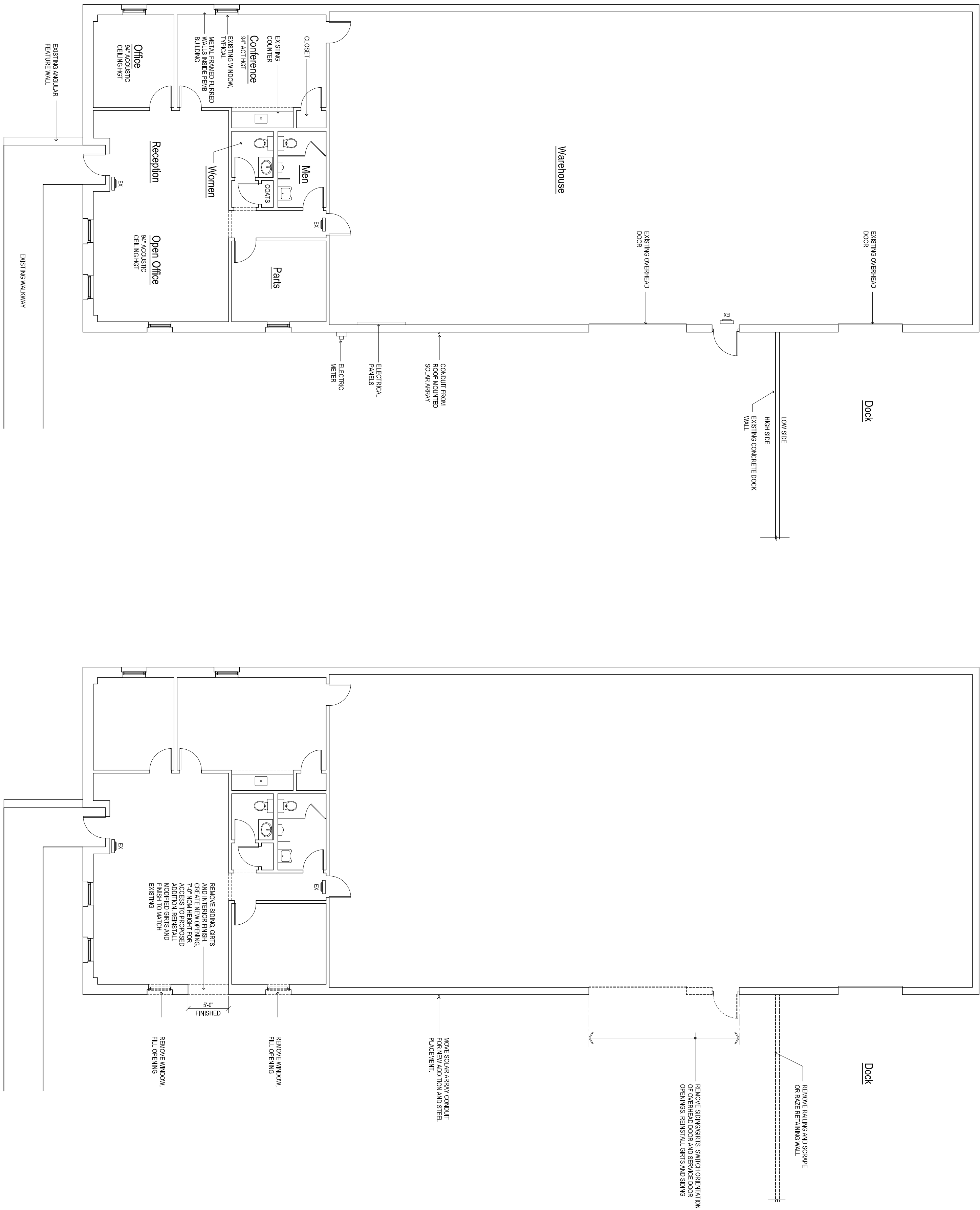
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Drawn: NJW

Job:

Sheet Number:

A-2



Existing Floor Plan

1

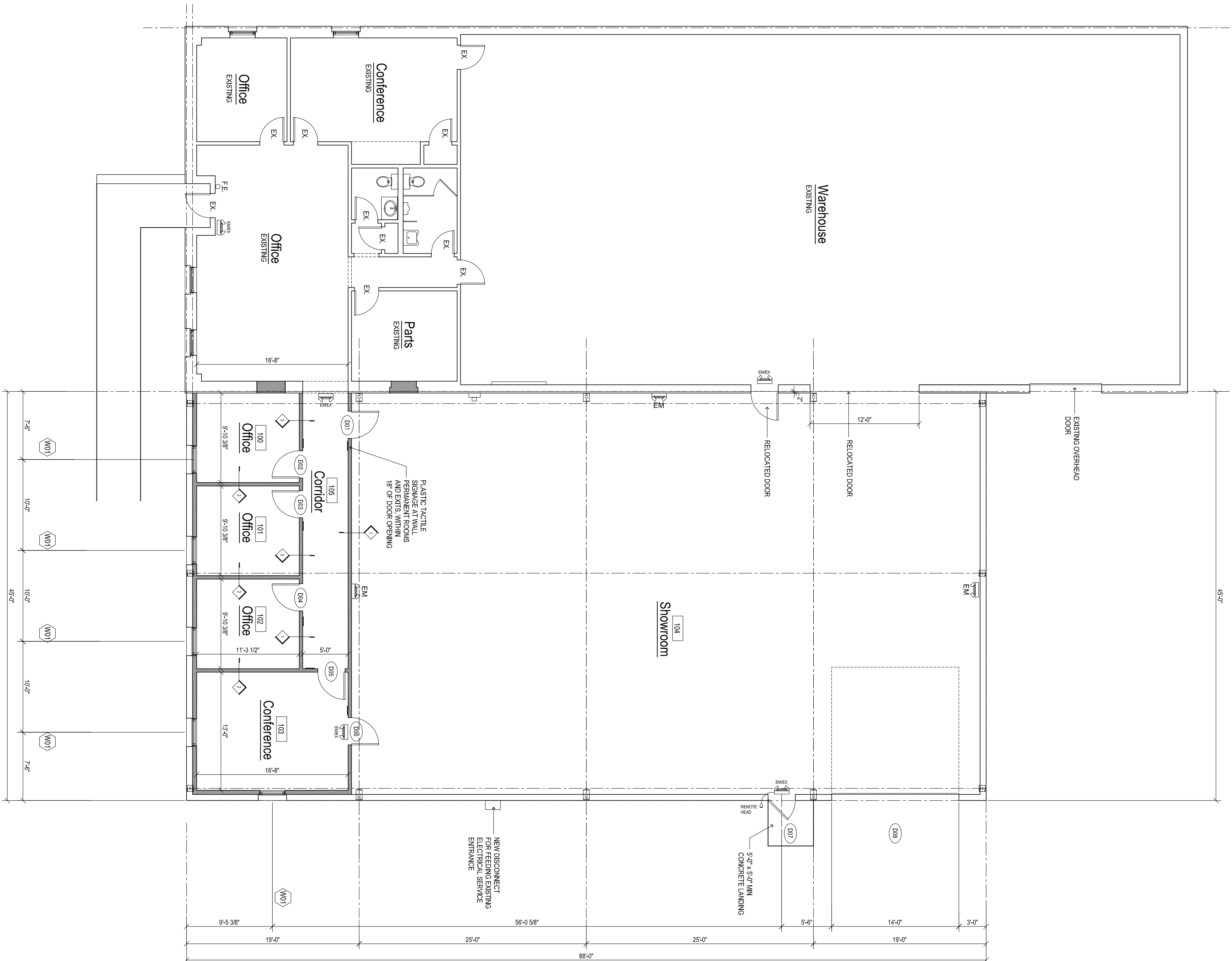
SCALE: 1/8" = 1'-0"

CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS DURING DISCOVERY.

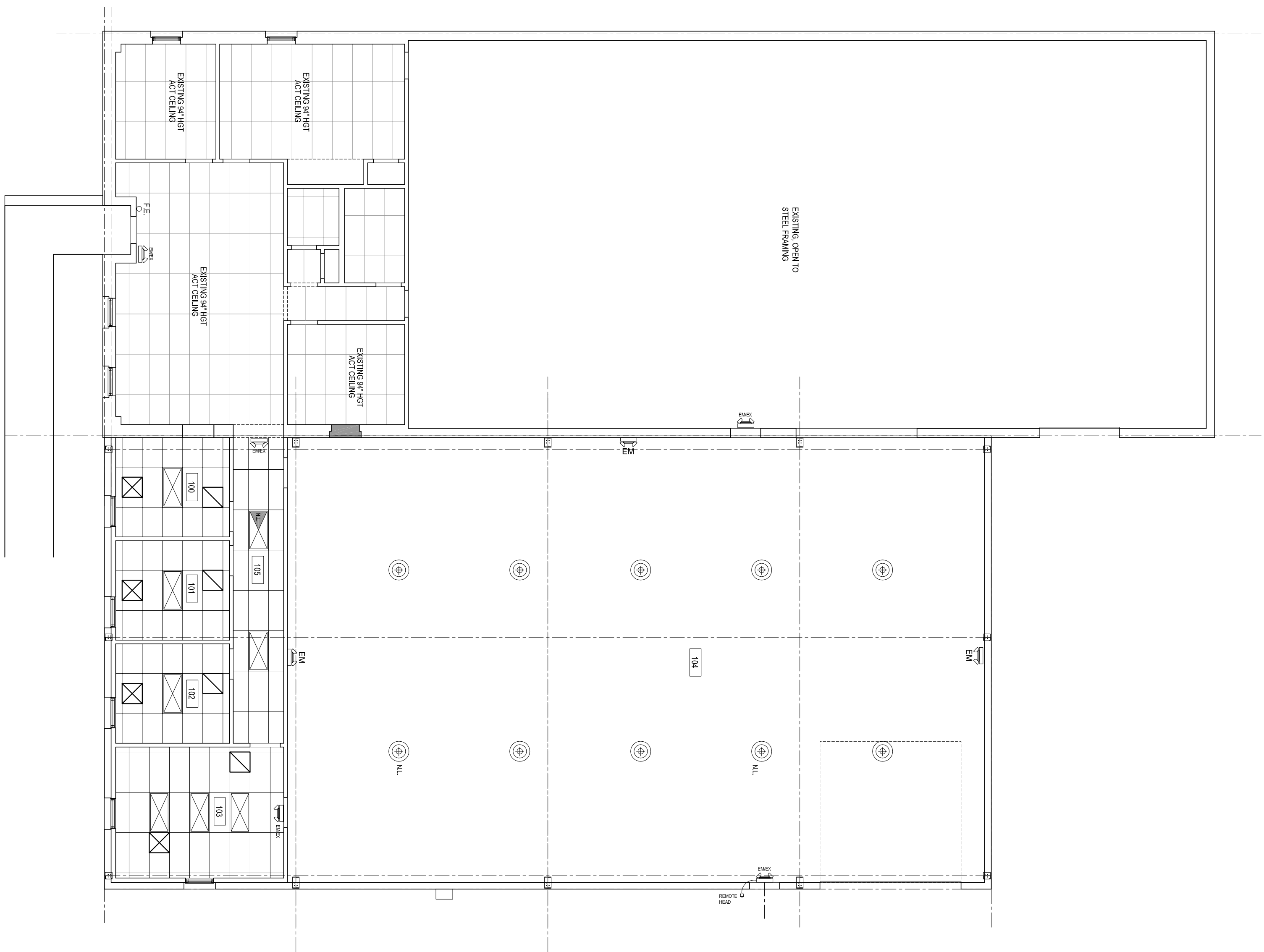
Floor Plan Demolition Plan

2

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



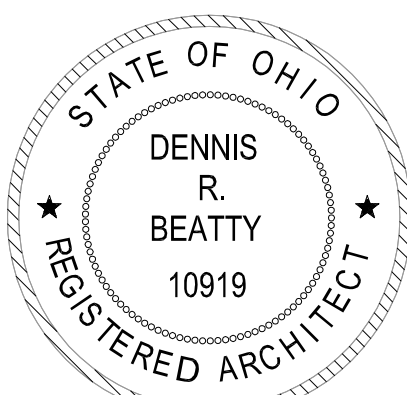
1 Proposed Floor Plan
SCALE 1/8" = 1'-0"



Reflected Ceiling Plan
SCALE 1/8" = 1'-0"

[illegible]

Revisions:
△ REVISED 6/10/2021
△
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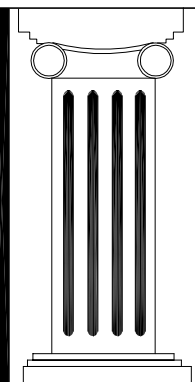
Dennis R Beatty, License #10919
Expiration Date 12/31/2021

Conceptual Floor Plan

Proposed PEMB Addition

G&W Machinery Sales, Inc.

4315 Salzman Road
Middletown, Ohio



Dennis R. Beatty, A.I.A.
a r c h i t e c t

1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com

- Residential
- Commercial
- Industrial

Date: 2/1/2021

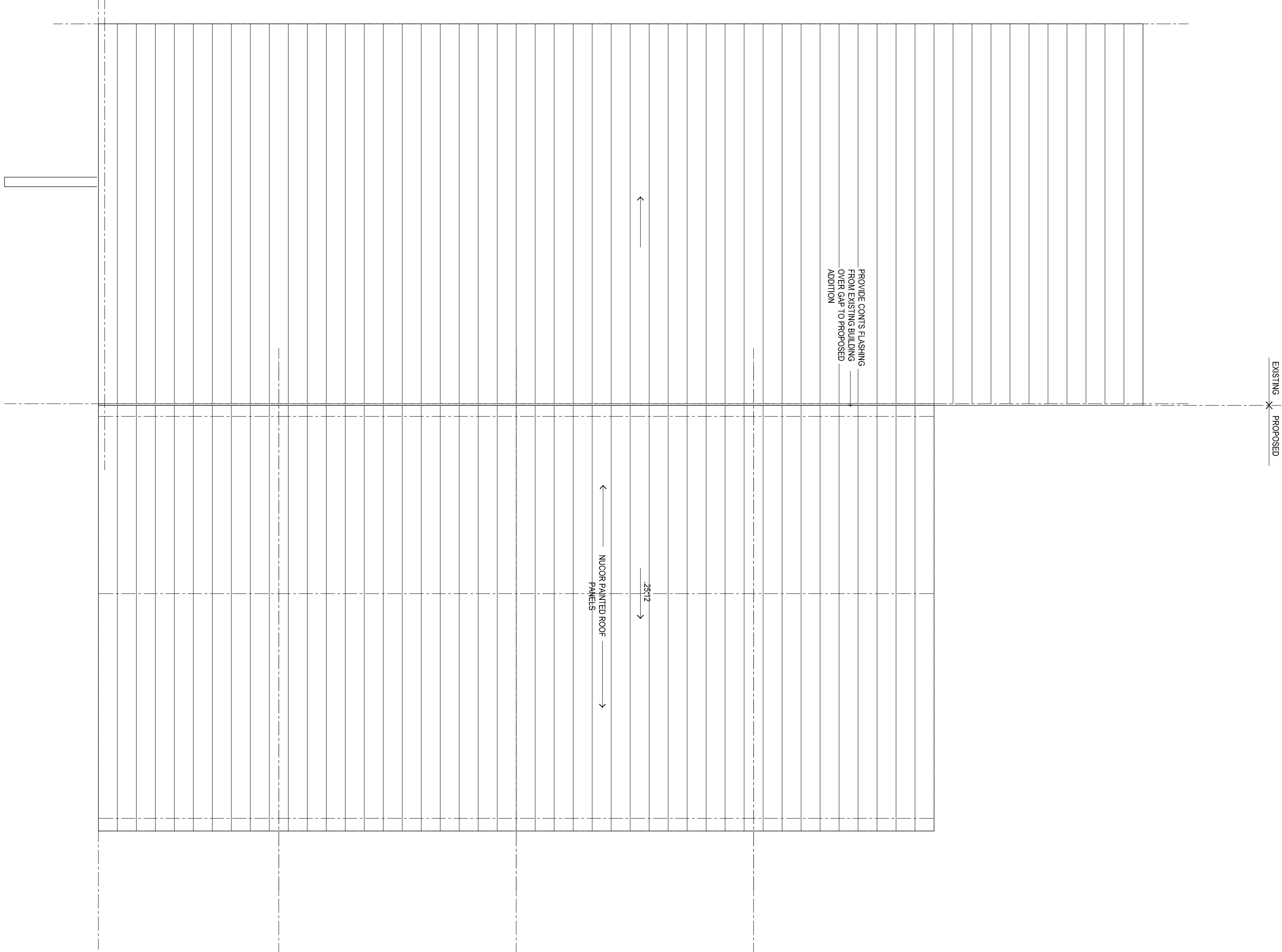
Scale: **As Notes**

Dr. J. W. N. J. W.

Job:

Street Number:

A-3



1
Roof Plan
SCALE 1/8" = 1'-0"



Dennis R Beatty, License #10919
Expiration Date 12/31/2021

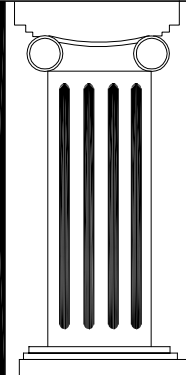
Revisions:

REVISD 6/10/2021

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▪ Residential ▪ Commercial ▪ Industrial



Proposed PEMB Addition
G&W Machinery Sales, Inc.
4315 Salzman Road
Middletown, Ohio

Roof Plan

Date: 2/1/2021

Scale: As Notes

Drawn: NJW

Job:

Sheet Number:

A-4



Dennis R Beatty, License #10919
Expiration Date 12/31/2021

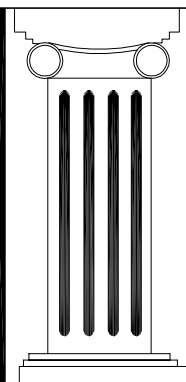
Revisions:

REVISD 6/10/2021

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architect

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MIDDLETOWN, OHIO 45044
Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com

▪ Residential ▪ Commercial ▪ Industrial



Proposed PEMB Addition
G&W Machinery Sales, Inc.
4315 Salzman Road
Middletown, Ohio

Exterior Elevations

Date: 2/1/2021

Scale: As Notes

Drawn: NJW

Job:

Sheet Number:

A-5

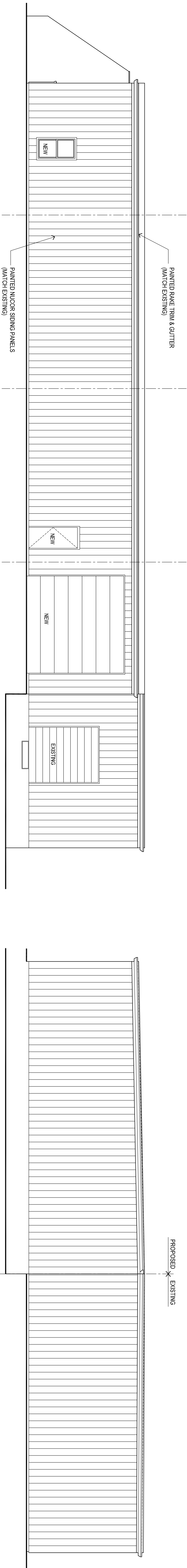
EXISTING * PROPOSED

883 SQUARE FEET OF ADDITION WALL SURFACE FACING SALZMAN
175 SQUARE FEET OF CULTURED STONE (175x83 = 25
140 SQUARE FEET OF ROUGH HATCH - (6'x25) (HATCH PANEL), 140000 = 20

PAINTED RAKE TRIM & GUTTER
(MATCH EXISTING)
PAINTED IN CORR SPONGE PANELS
(MATCH EXISTING)
4" MIN METAL TRIM
HATCH PANEL (COMMERCIAL)
(OR BLACKOUT GLAZING)
ROCKCAST SILT w/ FLUSHING
CULTURED STONE FINISH
(MATCH EXISTING)

1 Salzman Road Elevation

SCALE 1/8" = 1'-0"



2 Parking Lot Elevation

SCALE 1/8" = 1'-0"

3 Rear Elevation

SCALE 1/8" = 1'-0"

PROPOSED * EXISTING



Application for a Major Subdivision

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Major Subdivision Review Information

1. The major subdivision procedure and review criteria are established in Section 1203.05 of the Monroe Planning and Zoning Code.
2. Prior to submitting this application, you are required to meet with Development Department staff for a pre-application conference. Please contact the department to schedule the conference.
3. The major subdivision process includes the review and decision on a preliminary plat, construction drawings (improvements), and a final plat.
4. Approval of a preliminary plat does not constitute approval to begin construction on any improvements. Performance guarantees, along with approval of construction drawings, are required prior to construction of any improvements (e.g., streets, sewer, water lines, drainage, etc.). See Sections 1203.05 (I) and (K).
5. Approval of a final plat does not constitute approval to construct buildings or establish uses. Applicants with approved and recorded final plats are required to submit all other applicable forms (e.g., site plan review, zoning permit, conditional use, etc.).
6. The timeline for required approvals between the preliminary and final plat, along with other relevant timing considerations, is located in Section 1203.05(G).
7. The Planning Commission has the authority to review requests to vary the subdivision design and improvement standards (See Section 1203.05(P).)
8. Upon the recording of any plat, the subdivider shall furnish one print and a digital copy of the recorded plat showing the date, plat book and page, etc., as recorded.
9. The application fee is due at the time the application fee is submitted and shall be \$100 for a preliminary plat, final plat, or an amendment to a previously approved plat. The application fee for construction drawings shall be 1.5% of the estimated infrastructure improvements costs.

Basic Project and Site Information (For Original Lot)

For which of the following are you seeking approval?

☐ Preliminary Plat ☐ Construction Drawings ☒ Final Plat ☐ Amendment to a Previously Approved Plat

Project Address: North of Hankins Rd., at the end of Morgan Dr.

County: ☒ Butler ☐ Warren Total Subdivision Area: 28.6297 Acres

County Tax Parcel ID: C1800-016-000-001

Project/Subdivision Name: Monroe Crossings Section Five Block A

Existing Zoning District: R-3 PUD

Will new rights-of-way be created? ☒ Yes ☐ No

How many new lots will be created with this subdivision? 58 single family residential lots and 1 open space lot

What is the average lot size in square feet? 16,351 sq. ft.

What is the average lot width? 98.1 ft.

What is the proposed residential density (dwelling units per acre)? 1.73 units/acres

Project Address or Tax Parcel ID: C1800-016-000-001

Additional Project Information

Does the property lie within the 100-year floodplain? ☐ Yes ☒ No

How many phases of the subdivision do you anticipate?

Applicant Information

Applicant Name: Monroe Crossings II LLC

Contact Person: Joseph Schwarz Jr.

Contact Address: 500 Wessel Drive, Suite 2B, Fairfield, Ohio 45014

Contact Phone Number: 513-858-2555

Contact Fax Number:

Contact E-Mail: jbschwarz@zoomtown.com

Property Owner Name: Monroe Crossings Inc.

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.

Additional Project Information

1) Provide a brief description of the project including the proposed use of the new lots.

Construction of 58 single family residential lots and 1 open space lot.

2) Will you be requesting a variance of the subdivision design and improvement standards or any applicable site development standards per Section 1203.05(P)? If yes, please describe the standards you will be requesting to vary and the extent of such variance.

The following variances were granted by Planning Commission at the October 20, 2020 hearing:

- 1) Sidewalk requirement along Hankins Road was waived.
- 2) The length of Shyla Court cul-de-sac was varied as depicted.

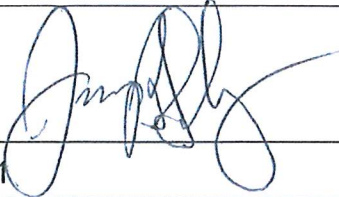
Project Address or Tax Parcel ID: C1800-016-000-001

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: Joseph Schwarz, Jr.

Signature:

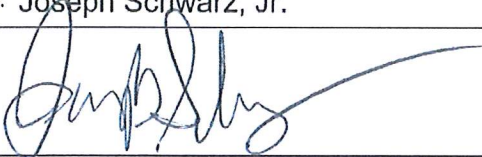


Date: 6-14-21

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

Print Name: Joseph Schwarz, Jr.

Signature:



Date: 6-14-21

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

Submittal Requirement Checklist

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

Digital Submittal Requirements

☒	All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.
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General Information

☒	Major Subdivision Application Form
☐	Traffic impact study, if required by Section 1211.04
☒	Any additional information determined to be necessary by the Development Department.
☒	All plats must comply with the minimum requirements of the applicable county recorder's office and/or tax map supervisor as they have final authority on plat acceptability.
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Location Map (No smaller than 1" = 400')

Submitted with all plats, may be submitted on separate sheet or on the individual plat

☐	Date, north arrow, scale, county, township, and range lines plus a legend for all symbols
☐	Boundary of the proposed subdivision, indicated in heavy lines
☐	All existing and proposed streets related to the subdivision including those existing streets within 500 feet of the proposed subdivision
☐	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Preliminary Plat (No smaller than 1" = 100') 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.

☐	Application fee
☐	Date, north arrow, scale, county, township, and range lines plus a legend for all symbols
☐	The name of the subdivision
☐	Names and addresses of the owner, subdivider, land planning consultant, engineer or registered land surveyor who prepared the plat
☐	Streets and rights-of-way adjoining and on the site of the proposed subdivision, showing the street names and including roadway widths, approximate gradients, types and width of pavement, curbs, planting strips and other pertinent data
☐	All lot lines adjacent to and abutting the subdivision
☐	Layouts of the lots showing approximate dimensions, lot numbers and centerline radius of streets
☐	Approximate gross square footage of lots not including rights-of-way
☐	Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semipublic or community purposes
☐	Easements, existing and proposed, showing locations, widths and purposes
☐	Building setback and yard lines and dimensions
☐	Location and size of nearest water main, sewer outlet and other pertinent utilities
☐	Location type and approximate size of utilities to be installed
☐	Location and width of all existing and proposed sidewalks and trails
☐	Tract boundary lines showing dimensions, bearings, angles and references to known land lines
☐	Contours at vertical intervals of two feet, if the general slope of the site is less than 16%, and at vertical intervals of five feet if the general slope is 16% or greater

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☐	Location of existing or proposed buried debris
☐	Minimum basement elevations for sanitary sewer service analysis
☐	A Development Summary Chart that should provide a summary of the typical lot size, quantity of lots, number of housing units, total acreage of the development, total acreage (by phase) of open space, total acreage dedicated for each type of use
☐	All survey information shall be tied into horizontal and vertical control provided by the City Engineer

Preliminary Drainage Plan - Submitted as Part of the Preliminary Plat

Same number and scale as the preliminary plat

☐	A preliminary drainage design that will serve the area being developed and that will be compatible to any adjacent storm drainage system with a clear and unobstructed outlet
☐	The plan shall show the general suitability of the proposed development to support a storm water management system
☐	The plan shall be submitted on a 2-foot topographical contour map and should consist of two parts: - The major system is comprised of the 100-year flood route. The system should be laid out in a manner as to direct all excess storm water into the detention or retention area. - The minor system is comprised of storm sewers, inlets, etc.
☐	That plan shall include: - The approximate size and location of detention or retention facilities, which are required for each subdivision. - The approximate location of any 100-year flood boundary areas.
☐	The developer, owner or their engineer may apply to the Planning Commission for an exception to the detention or retention requirements. Each request shall be accompanied by a study showing the effects of the proposed and required drainage system on the watershed it is located in.

Construction Drawings – The minimum plat size shall be 24" x 36" Submittals shall include 3 copies. Additional copies may be required based on project specifics. Final mylars and digital files will be required after approval.

☐	Application fee
☐	Date, north arrow, scale, and a legend for all symbols
☐	Evidence shall be provided that such plans have been duly approved by the Ohio Environmental Protection Agency, the applicable county health department, or any other governing agencies or departments when approval by such agencies is required by law
☐	Construction drawings showing all improvements, including storm and sanitary sewers, culverts, water and gas mains, with typical cross-sections of streets, profiles and any necessary special details
☐	Map showing division of drainage runoff areas and a complete set of storm water calculations determining pipe or ditch channel sizes and detention/retention volumes and routing
☐	NOTE: In the preparation of construction or improvement plans, every reasonable effort shall be made to avoid placing utility pipe lines, storm and sanitary sewer pipe lines (but not including service connections which must necessarily cross the streets) under pavements or curbs.
☐	As-built drawings pursuant to Section 1208.03(C)

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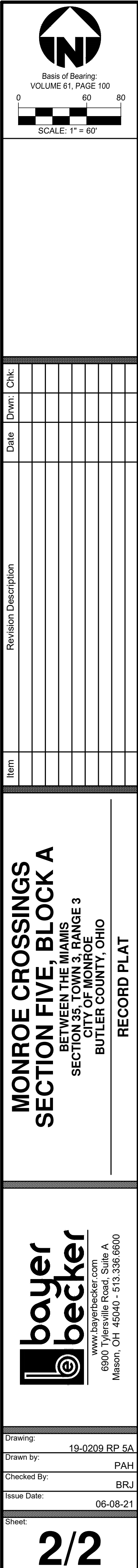
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☐	Date, north arrow, scale, county, township, and range lines plus a legend for all symbols
☐	The name of the subdivision
☐	A copy of the approved preliminary plat, marked to show the outline of the phase being submitted as a final plat
☐	All dimensions shall be shown in feet and decimals of a foot.
☐	Accurate boundary lines, with dimensions and bearings or angles, which provide a survey of the tract, closing with an error of closure of not more than 1 foot in 10,000 feet, thereafter adjusted to close precisely.
☐	Accurate distances and directions to the nearest established street corner or official monuments. Reference comers shall be accurately described on the final plat.
☐	Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
☐	All data that would be necessary for an accurate metes and bounds legal description of the property included. The area shall be shown to the nearest 1/1,000 of an acre.
☐	Right-of-way lines of streets, easements and other rights-of-way, and property lines of lots and other tracts, with accurate dimensions, bearings and curve data, including radii, arcs, lengths, points of tangency and central angles.
☐	Name and right-of-way width for each street or other right-of-way.
☐	Location, dimensions and purposes of any easement shown by lightly dashed lines.
☐	Location of swales, ditches, storm sewers and any other drainage systems.
☐	Number to identify each lot or site, using lot numbers designated by the County Auditor, where the Auditor has such designation.
☐	Building setback or yard lines and dimensions.
☐	Location, type and material of all monuments and lot markers.
☐	Names of owners adopting such plat, with owner or owners' signatures properly notarized.
☐	Deed or acknowledgments, protective covenants or restrictions, statements of dedication of streets or roadways personally signed by owner or owners and duly notarized. (Mortgage release shall be provided for all dedicated streets or public areas where subdivided land is mortgaged, and shall be of record when plat is approved by Council.)
☐	Names of recorded owners of adjoining unplatted land, shown by medium dashed lines.
☐	Reference to recorded subdivision plats of adjoining platted land by recorded name, plat book and page, shown by medium dashed lines.
☐	Restrictions which will run with the land and become covenants in the deeds for lots. Where restrictions and protective covenants become of considerable length, they may be filed on a separate instrument with reference on the plat indicating book and page where instrument is recorded.
☐	Certification by the registered surveyor with registration number and seal affixed to all documents of the final plat
☐	Certification by the registered surveyor or registered professional engineer, stating that all lot dimensions and areas conform to the requirements of the zoning district in which it is located
☐	Deed of dedication of all public area
☐	Certificate for approval by the Code Enforcement Officer
☐	Certificate for approval by the City Engineer
☐	Certificate for approval by the Planning Commission
☐	Certificate for approval by Council
☐	Certificate for approval by the Board of Health and/or the Butler County Sanitary Engineer

Submittal Requirement Checklist

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☐	Where numerous existing lots are being replatted, the record plat shall also be accompanied by a Title Reference Plat, which shall show the new lots in solid lines superimposed over the old lots shown in short dash lines. This plat shall be made for recording purposes.
☐	Letters from each utility not controlled by the City indicating that the facilities and structures have passed inspection, if installed by developer's contractor.
☐	Reference to a homeowner's association or similar legal entity's responsibility to perpetually maintain all detention/retention basins where applicable and include a photocopy of the perpetual maintenance agreement to be recorded along with the final plat documents.



PRELIMINARY PLAT MONROE CROSSINGS

SECTION FIVE
CITY OF MONROE
BUTLER COUNTY, OHIO
SECTION 35, TOWN 3, RANGE 3

OCTOBER, 2020
REVISED NOVEMBER 19, 2020

OWNER

Monroe Crossings LLC
6515 Winford Avenue
Hamilton, Ohio 45011
(513) 887-6000

DEVELOPER

Monroe Crossings II LLC
500 Wessel Dr. Suite 5B
Fairfield, Ohio 45014
(513) 858-2555

ENGINEER & SURVEYOR

Bayer Becker
6900 Tylersville Road
Mason, Ohio 45040
(513) 336-6600

PROJECT DATA

TOTAL # OF 80' LOTS 50
TOTAL # OF 90' LOTS 40
TOTAL # OF 100' LOTS 93
TOTAL # SINGLE FAMILY RESIDENTIAL LOTS = 183
TOTAL ACREAGE = 105.655± ACRES
PROPOSED DENSITY = 1.73 UNITS/ACRE
PROPOSED OPEN SPACE = 17.93± ACRES (16.9%)

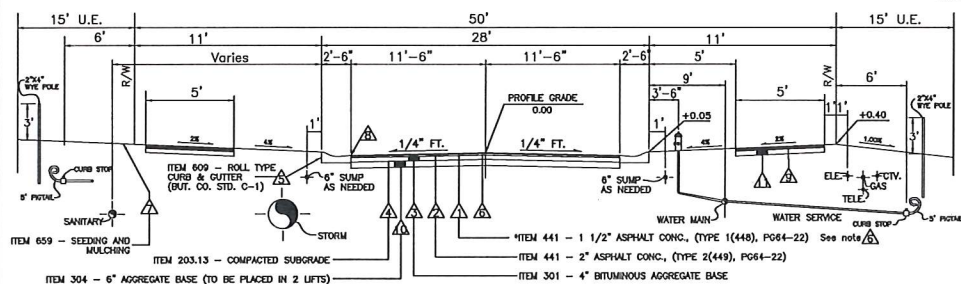


TYPICAL LOTS

Note: Lot width shall be at the building setback line.

LEGEND

Existing Contours
Centerline
Property Line
Existing Sanitary Main and Manhole
Proposed Sanitary Main and Manhole
Fire Hydrant
Water Valve
Existing Water Main
Proposed Water Main
Existing Gas Main
Existing Gas Main
Existing Storm Pipe and Catch Basin
Storm Catch Basin
Storm Manhole
Storm Pipe
Existing Telephone
Existing Cable
Existing Bury Pit



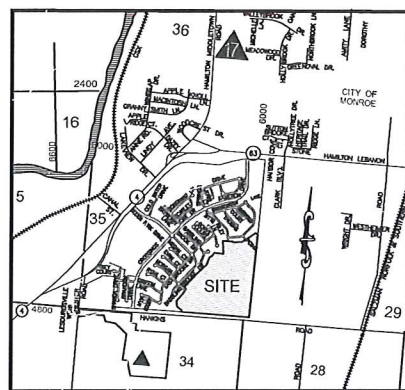
ITEM	DEPTH OF PIPE
Sanitary	24\"/>
Storm	30\"/>
Water	48\"/>
Gas	36\"/>
Telephone	36\"/>
Cable TV	40\"/>

TYPICAL SECTION

NOTE: TYPICAL SECTION SHALL COMPLY WITH THE CITY SPECIFICATIONS AND STANDARDS IN PLACE AT THE TIME OF SUBMITAL OF CONSTRUCTION DRAWINGS FOR EACH SECTION.

GENERAL NOTES

- Sanitary to be installed into Butler County System. Gravity basement services to be provided where possible.
- Water to be installed and connected to Butler County System.
- Electric to be supplied by Duke Energy.
- All public streets to be constructed according to City of Monroe standards and specifications. All street gradients noted are preliminary.
- Contours furnished from aerial photography based on U.S.G.S. datum.
- Concrete Walk to be installed.
- Homeowner's Association to maintain landscape island in the middle of Broyan Drive.
- Maximum Lot Coverage = 40%
- Existing Zoning: R-3 PUD

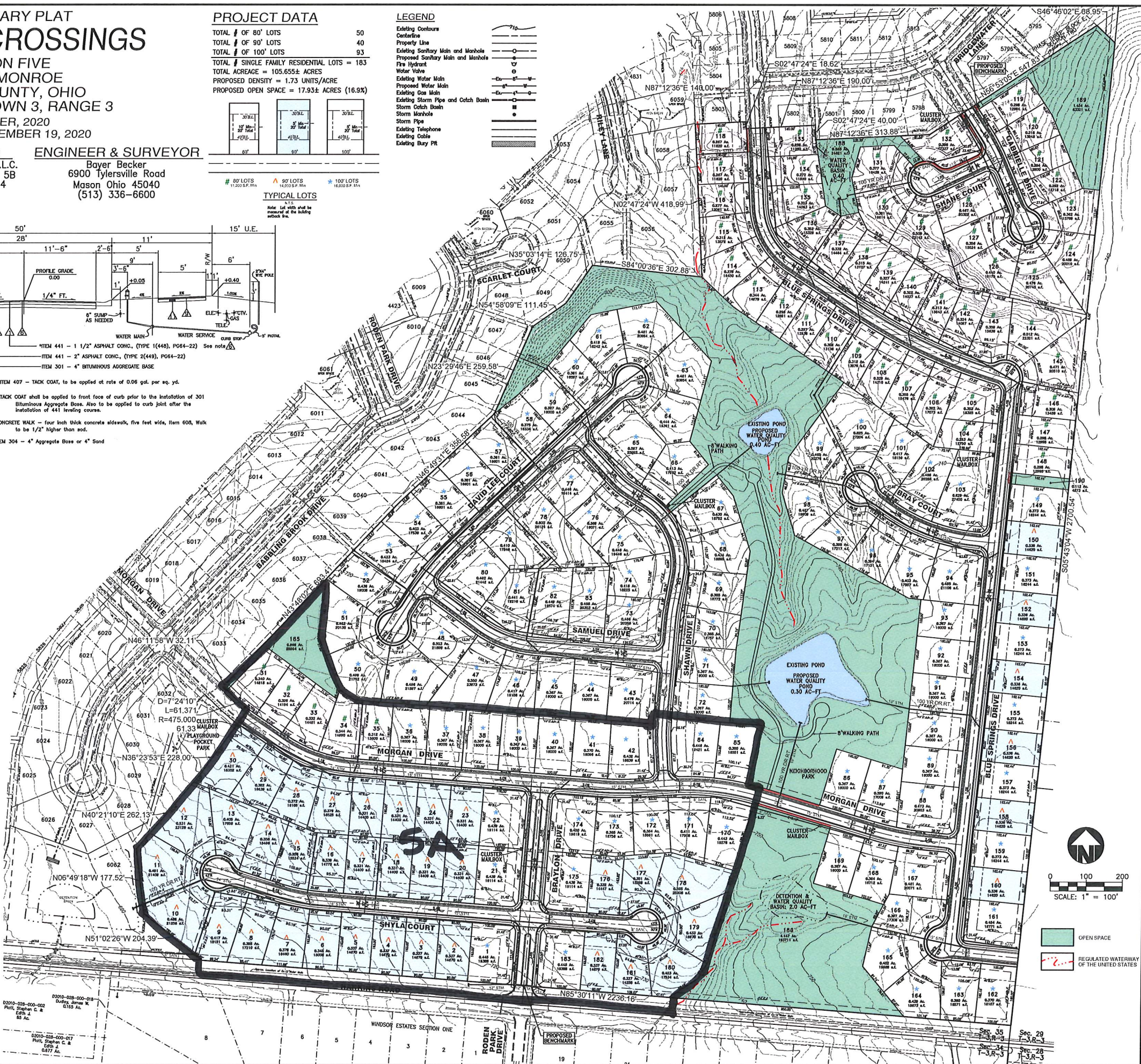


LOCATION MAP
NOT TO SCALE

As approved by Planning Commission at October 20, 2020 Hearing, a final determination for meeting any and/or all requirements and related design(s) listed below shall be determined by the City Engineer and Director of Development at the appropriate time of review:

- Developer and applicant shall not oppose the annexation of the portion of Harkins Road associated with the development area.
- A safe pedestrian access is required across Harkins Road at the Roden Park Drive intersection.
- The assumptions contained within the previous traffic impact study shall be verified.
- Location of mid-block pedestrian crossings to be determined in conjunction with the City Engineer at the time of preparation of construction drawings.
- Location of a permanent city benchmark should be shown on the construction drawings, to be placed at the intersection of Harkins Road and Roden Park Drive and proposed at one other location.
- A general street lighting design shall be provided on the construction drawings.
- In accordance with Planning and Zoning Code Section 1203.05(P), Variance of Subdivision Design and Improvement Standards, Planning Commission waived the sidewalk requirement along Harkins Road.
- Prior to the preparation of construction drawings, the need for traffic calming on Blue Springs and Morgan Drive will be discussed with the City Engineer.
- In accordance with Planning and Zoning Code Section 1203.05(P), Variance of Subdivision Design and Improvement Standards, Planning Commission waived the sidewalk requirement along Harkins Road.
- A cluster mailbox location plan should be approved by the USPS and submitted with the construction drawings.
- Two street trees with a minimum 2 inch diameter at breast height are required in the tree lawn for each lot as to be approved by staff at time of plat plan approval. A street tree plan shall be submitted with each section of construction drawings specifying the species and general location of the proposed tree.

All other requirements of the Monroe Crossing Master PUD Agreement Section 5 approved by Planning Commission on October 20, 2020 are applicable.



Item	Date	Drawn	Check
1	10-20-20	TAC	TAC
2	11-19-20	TAC	TAC
3	11-19-20	TAC	TAC
4	11-19-20	TAC	TAC

Revision Description

Revision	Description
1	REVISED AS PER DISCUSSION WITH STAFF
2	REVISED AS PER DISCUSSION WITH STAFF
3	REVISED AS PER DISCUSSION WITH STAFF
4	REVISED AS PER DISCUSSION WITH STAFF

MONROE CROSSINGS
SECTION FIVE
CITY OF MONROE, BUTLER COUNTY, OHIO
PRELIMINARY PLAT

19-0209 PD
Drawn by: TAC
Checked by: EHR
Date: 08-24-20

1/1



Application for a Major Subdivision

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:

Major Subdivision Review Information

1. The major subdivision procedure and review criteria are established in Section 1203.05 of the Monroe Planning and Zoning Code.
2. Prior to submitting this application, you are required to meet with Development Department staff for a pre-application conference. Please contact the department to schedule the conference.
3. The major subdivision process includes the review and decision on a preliminary plat, construction drawings (improvements), and a final plat.
4. Approval of a preliminary plat does not constitute approval to begin construction on any improvements. Performance guarantees, along with approval of construction drawings, are required prior to construction of any improvements (e.g., streets, sewer, water lines, drainage, etc.). See Sections 1203.05 (I) and (K).
5. Approval of a final plat does not constitute approval to construct buildings or establish uses. Applicants with approved and recorded final plats are required to submit all other applicable forms (e.g., site plan review, zoning permit, conditional use, etc.).
6. The timeline for required approvals between the preliminary and final plat, along with other relevant timing considerations, is located in Section 1203.05(G).
7. The Planning Commission has the authority to review requests to vary the subdivision design and improvement standards (See Section 1203.05(P).)
8. Upon the recording of any plat, the subdivider shall furnish one print and a digital copy of the recorded plat showing the date, plat book and page, etc., as recorded.
9. The application fee is due at the time the application fee is submitted and shall be \$100 for a preliminary plat, final plat, or an amendment to a previously approved plat. The application fee for construction drawings shall be 1.5% of the estimated infrastructure improvements costs.

Basic Project and Site Information (For Original Lot)

For which of the following are you seeking approval?

☐ Preliminary Plat ☐ Construction Drawings ☒ Final Plat ☐ Amendment to a Previously Approved Plat

Project Address: Todhunter Road

County: ☒ Butler ☐ Warren Total Subdivision Area: 14.0076 Acres

County Tax Parcel ID: C1800-004-000-002

Project/Subdivision Name: The Trails of Todhunter Section Two, Block A

Existing Zoning District: R-2

Will new rights-of-way be created? ☒ Yes ☐ No

How many new lots will be created with this subdivision? 24 single family lots + 3 open space lots = 27 total lots

What is the average lot size in square feet? 10,126 sf (single family lots only)

What is the average lot width? 65 ft

What is the proposed residential density (dwelling units per acre)? 1.71

Project Address or Tax Parcel ID: C1800-004-000-002

Additional Project Information

Does the property lie within the 100-year floodplain? ☐ Yes ☒ No

How many phases of the subdivision do you anticipate? 4

Applicant Information

Applicant Name: Trails of Todhunter LLC

Contact Person: Adam Cristo

Contact Address: 7594 Tylersville Place Boulevard

Contact Phone Number: 513-755-0570

Contact Fax Number:

Contact E-Mail: acristo@cristohomes.com

Property Owner Name: Trails of Todhunter 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.

Additional Project Information

1) Provide a brief description of the project including the proposed use of the new lots.

This residential development will include the dedication of additional right-of-way extending existing Hanford Lane, dedication of right-of-way creating (1) new street named Beckwourth Drive, 24 single family lots and 3 open space lots.

2) Will you be requesting a variance of the subdivision design and improvement standards or any applicable site development standards per Section 1203.05(P)? If yes, please describe the standards you will be requesting to vary and the extent of such variance.

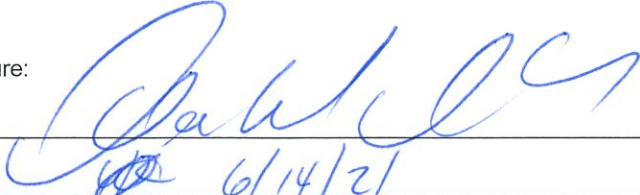
Project Address or Tax Parcel ID: C1800-004-000-002

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: Adam Cristo

Signature:



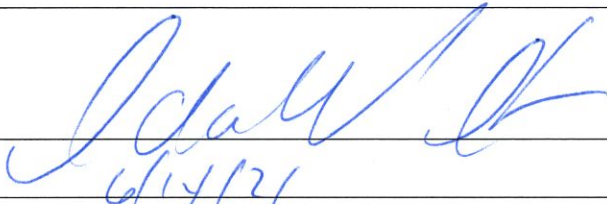
Date:

6/14/21

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Signature:



Date:

6/14/21

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

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☐	Number to identify each lot or site, using lot numbers designated by the County Auditor, where the Auditor has such designation.
☐	Building setback or yard lines and dimensions.
☐	Location, type and material of all monuments and lot markers.
☐	Names of owners adopting such plat, with owner or owners' signatures properly notarized.
☐	Deed or acknowledgments, protective covenants or restrictions, statements of dedication of streets or roadways personally signed by owner or owners and duly notarized. (Mortgage release shall be provided for all dedicated streets or public areas where subdivided land is mortgaged, and shall be of record when plat is approved by Council.)
☐	Names of recorded owners of adjoining unplatted land, shown by medium dashed lines.
☐	Reference to recorded subdivision plats of adjoining platted land by recorded name, plat book and page, shown by medium dashed lines.
☐	Restrictions which will run with the land and become covenants in the deeds for lots. Where restrictions and protective covenants become of considerable length, they may be filed on a separate instrument with reference on the plat indicating book and page where instrument is recorded.
☐	Certification by the registered surveyor with registration number and seal affixed to all documents of the final plat
☐	Certification by the registered surveyor or registered professional engineer, stating that all lot dimensions and areas conform to the requirements of the zoning district in which it is located
☐	Deed of dedication of all public area
☐	Certificate for approval by the Code Enforcement Officer
☐	Certificate for approval by the City Engineer
☐	Certificate for approval by the Planning Commission
☐	Certificate for approval by Council
☐	Certificate for approval by the Board of Health and/or the Butler County Sanitary Engineer

Submittal Requirement Checklist

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

☐	Where numerous existing lots are being replatted, the record plat shall also be accompanied by a Title Reference Plat, which shall show the new lots in solid lines superimposed over the old lots shown in short dash lines. This plat shall be made for recording purposes.
☐	Letters from each utility not controlled by the City indicating that the facilities and structures have passed inspection, if installed by developer's contractor.
☐	Reference to a homeowner's association or similar legal entity's responsibility to perpetually maintain all detention/retention basins where applicable and include a photocopy of the perpetual maintenance agreement to be recorded along with the final plat documents.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF 14.0076 ACRES OF LAND IN PART OF LOT #663 AS KNOWN AND DESIGNATED ON THE LIST OF LOTS OF THE CITY OF MONROE AND LOCATED BETWEEN THE MIAMS, IN SECTION 24, TOWN 3, RANGE 3, IN THE CITY OF MONROE, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE ACQUIRED BY: OFFICIAL RECORD 9267, PAGE 1134

OWNER: TRAILS OF TODHUNTER, LLC.

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2021, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TRAILS OF TODHUNTER, LLC, AS REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS; AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION, AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE GRANT OF UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

DRAINAGE EASEMENTS:

THE CITY OF MONROE DOES NOT ACCEPT ANY DRAINAGE EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT. THE CITY OF MONROE IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. MAINTENANCE OF ALL IMPROVEMENTS WITHIN DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE TRAILS OF TODHUNTER HOA AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MONROE ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO RETAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

WATER & SEWER NOTES:

IT IS UNDERSTOOD THAT THE CITY OF MONROE WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVEL SHALL BE RECORDED ON THE "AS BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY WATER & SEWER DEPARTMENT.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS OR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, MANHOLE PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

THERE SHALL BE NO PLACEMENT OF MANMADE MODIFICATIONS SUCH AS BUILDINGS, STRUCTURES OR FENCES WITHIN THE PUBLIC WATER MAIN EASEMENTS.

THE BUTLER COUNTY WATER & SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL BUILDABLE LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

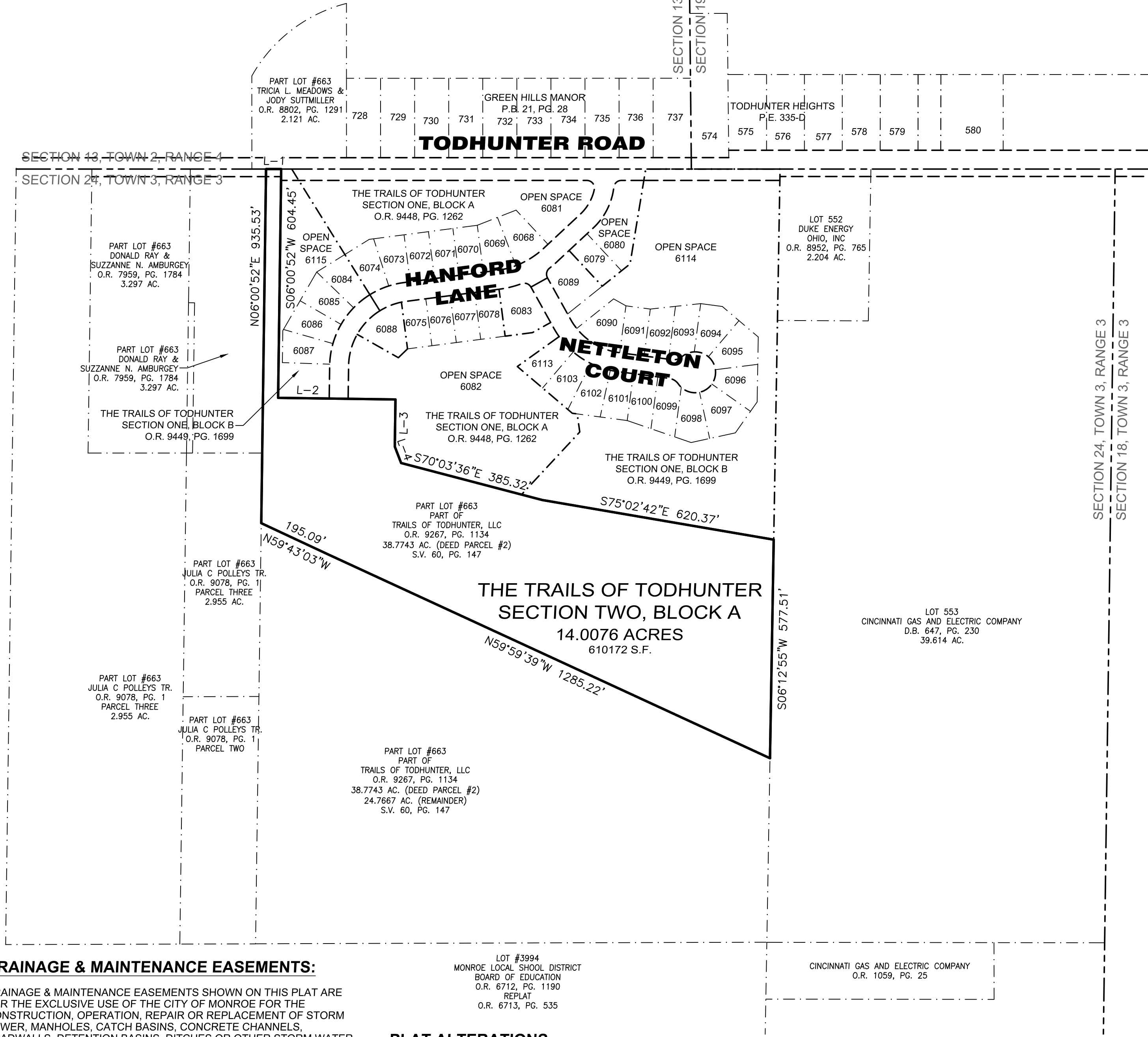
HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO INSURE THE BASEMENT STAYS DRY.

BENCHMARK:

FOUND MAG SPIKE ON THE INTERSECTION OF
HANFORD LANE & NETTLETON COURT
ELEVATION = 693.06

SETBACKS:

FRONTAGE = 65'
FRONT = 40' UNLESS NOTED
SIDE = 10' MINIMUM
20' TOTAL UNLESS NOTED
REAR = 25' UNLESS NOTED



DRAINAGE & MAINTENANCE EASEMENTS:

DRAINAGE & MAINTENANCE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF THE CITY OF MONROE FOR THE CONSTRUCTION, OPERATION, REPAIR OR REPLACEMENT OF STORM SEWER, MANHOLES, CATCH BASINS, CONCRETE CHANNELS, HEADWALLS, DETENTION BASINS, DITCHES OR OTHER STORM WATER FACILITIES UNLESS SPECIFIC PERMISSION IS GRANTED TO AN OUTSIDE AGENCY OR UTILITY.

EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH.

NO ENCROACHMENTS, BUILDINGS, SHEDS, DECKS, PLAYGROUND OR SWING SETS, OR OTHER STRUCTURES, SHALL BE PERMITTED WITHIN THE DRAINAGE & MAINTENANCE EASEMENT.

STREAM CONSERVATION EASEMENT:

THE AREA IN THE STREAM CONSERVATION EASEMENT CONTAINS A STREAM THAT HAS BEEN IDENTIFIED AS A JURISDICTIONAL WATERWAY OF THE UNITED STATES AND IS PROTECTED UNDER THE FEDERAL CLEAN WATER ACT. THE CONSERVATION EASEMENT SHOWN HEREON RESTRICTS DISTURBANCE AND USE OF THE AREA. NATURAL WATER COURSES AND ADJACENT RIPARIAN BUFFERS MAY NOT BE DREDGED, STRAIGHTENED, FILLED, CHANNELIZED, IMPEDED, DIVERTED OR OTHERWISE ALTERED IN THE CONSERVATION AREA, OTHER THAN AS PART OF ACTIVITIES THAT ARE AUTHORIZED BY THE NATIONWIDE PERMIT PROGRAM REGULATED BY THE ARMY CORPS OF ENGINEERS. THERE SHALL BE NO CLEARING, DISTURBANCE OF EXISTING VEGETATION OR PLACEMENT OF MANMADE MODIFICATIONS SUCH AS BUILDINGS, STRUCTURES AND FENCES WITHIN CONSERVATION AREA EXCEPT AS APPROVED BY THE ARMY CORPS OF ENGINEERS.

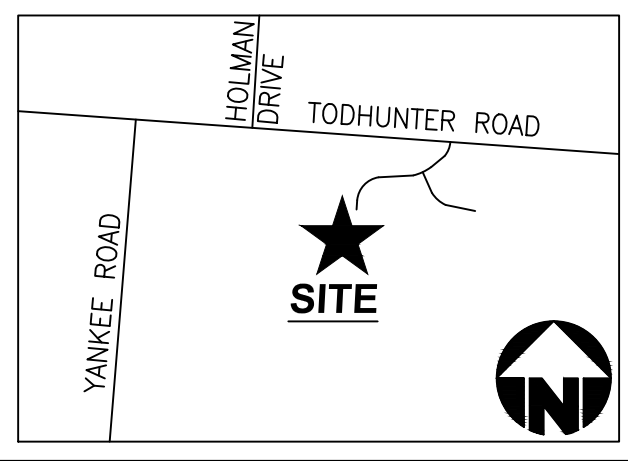
MINIMUM OPENING ELEVATIONS

ON ANY LOTS WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE A SUMP WELL AND SUMP PUMP, WHICH SHALL DISCHARGE ON THE LOT AT OR ABOVE THE NOTED ELEVATION.

LINE TABLE		
Line	Direction	Distance
L-1	S84°45'49"E	40.00'
L-2	S83°59'08"E	310.00'
L-3	S06°00'52"W	124.71'
L-4	S15°49'47"E	46.34'

SHEET INDEX

- TITLE
- PLAT



VICINITY MAP
NOT TO SCALE

ENGINEER / SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
(513) 336-6600

OWNER

TRAILS OF TODHUNTER, LLC
7594 TYLERS PLACE BOULEVARD
WEST CHESTER, OHIO 45069

CITY PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF MONROE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.

SECRETARY OF MONROE PLANNING COMMISSION

CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

CLERK OF MONROE COUNCIL

CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, 2021.

ENGINEER FOR THE CITY OF MONROE

ZONING ENFORCEMENT OFFICER

THIS PLAT WAS APPROVED BY THE ZONING ENFORCEMENT OFFICER ON THIS _____ DAY OF _____, 2021.

ENFORCEMENT OFFICER

BUTLER COUNTY BOARD OF HEALTH

THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE COUNTY BOARD OF HEALTH.

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2021.

TRANSFERRED _____ A.D., 2021.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____, A.D. 2021.

RECORDED _____ AT _____, A.D. 2021.

OFFICIAL RECORD _____ PAGES

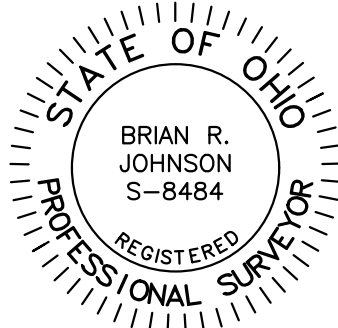
RECORDER, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY

FILE _____ FEE _____

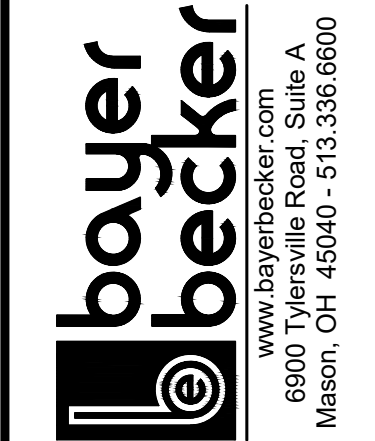
SURVEYOR'S CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A. MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT, AND THAT THE BUTLER COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

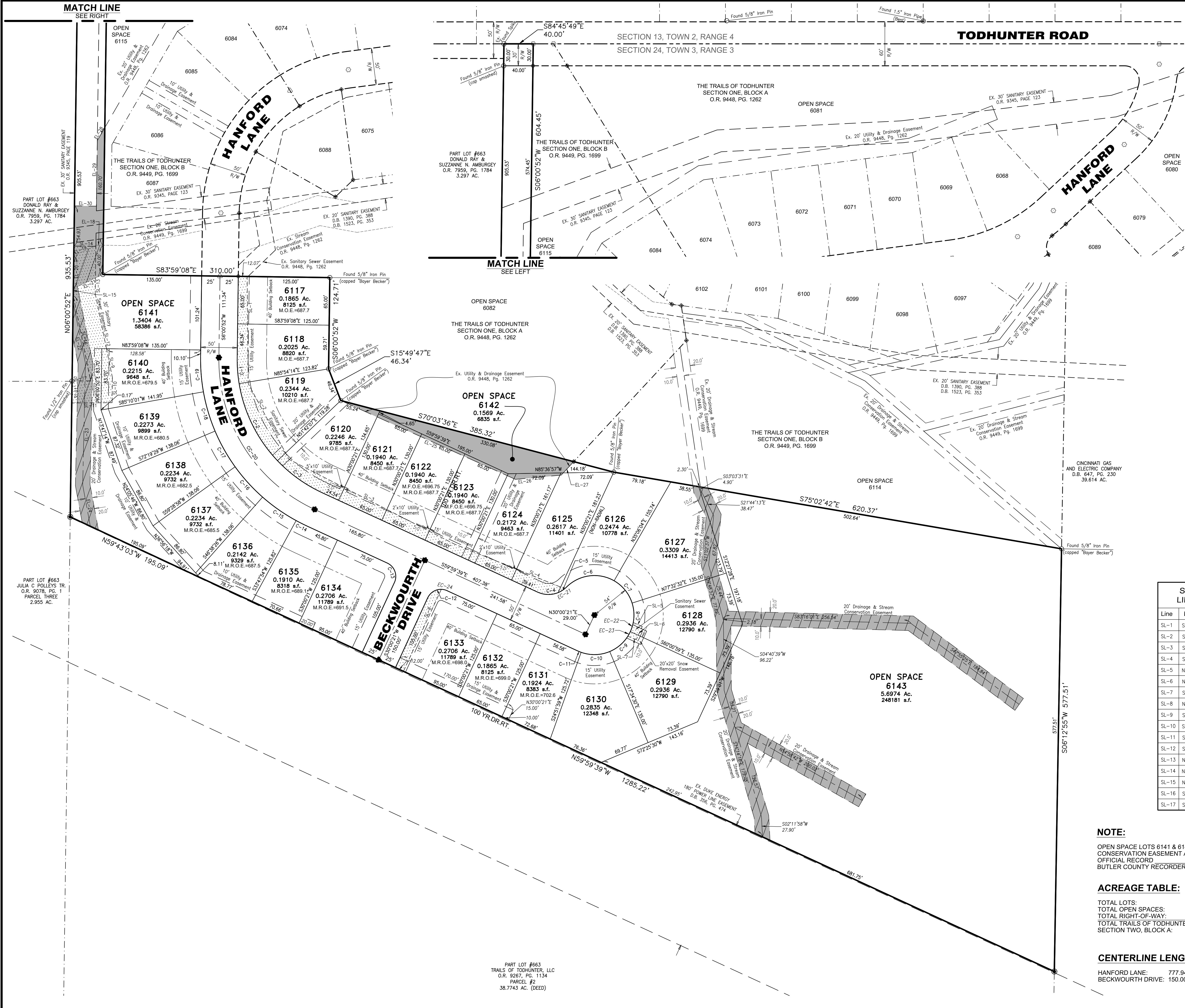
BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO



THE TRAILS OF TODHUNTER
SECTION TWO, BLOCK A
BETWEEN THE MIAMS
SECTION 24, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO
RECORD PLAT



Drawing: 18-0096 RP 2-A TITLE
Drawn by: PAH
Checked by: BRJ
Issue Date: 06-08-21
Sheet:



LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	10°06'38"	200.00'	35.29'	N00°57'33"E 35.25'
C-2	34°12'07"	200.00'	119.39'	N21°11'49"W 117.62'
C-3	21°41'46"	200.00'	75.73'	N49°08'46"W 75.28'
C-4	46°58'34"	35.00'	28.70'	N83°28'56"W 27.90'
C-5	22°38'23"	35.00'	13.83'	S81°42'36"W 13.74'
C-6	74°42'39"	54.00'	70.41'	S87°44'44"W 65.53'
C-7	42°26'29"	54.00'	40.00'	N33°40'42"W 39.09'
C-8	42°26'29"	54.00'	40.00'	N08°45'47"E 39.09'
C-9	42°26'29"	54.00'	40.00'	N51°12'15"E 39.09'
C-10	42°26'29"	54.00'	40.00'	S86°21'16"E 39.09'
C-11	5°08'22"	54.00'	4.84'	S62°33'50"E 4.84'
C-12	90°00'00"	20.00'	31.42'	N75°00'21"E 28.28'
C-13	90°00'00"	20.00'	31.42'	N14°59'39"W 28.28'
C-14	3°47'33"	250.00'	16.55'	N58°05'52"W 16.55'
C-15	12°50'32"	250.00'	56.03'	N49°46'50"W 55.92'
C-16	12°50'32"	250.00'	56.03'	N36°56'18"W 55.92'
C-17	12°50'32"	250.00'	56.03'	N24°05'46"W 55.92'
C-18	12°50'32"	250.00'	56.03'	N11°15'15"W 55.92'
C-19	10°50'51"	250.00'	47.33'	N00°35'27"E 47.26'

CENTERLINE CURVE TABLE				
Curve	Delta	Radius	Length	Chord
CC-20	66°00'31"	225.00'	259.22'	S26°59'23"E 245.12'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
EC-21	17°08'36"	35.00'	10.47'	N64°27'29"E 10.43'
EC-22	13°51'46"	54.00'	13.07'	N23°03'08"E 13.03'
EC-23	7°29'47"	54.00'	7.07'	N33°43'54"E 7.06'
EC-24	23°34'41"	20.00'	8.23'	N71°47'00"W 8.17'

SANITARY LINE TABLE		
Line	Direction	Distance
SL-1	S04°38'57"W	146.38'
SL-2	S23°04'43"E	117.54'
SL-3	S57°38'12"E	253.28'
SL-4	S62°42'31"E	162.86'
SL-5	N61°03'28"W	13.41'
SL-6	N29°31'37"E	20.00'
SL-7	S61°03'28"E	12.46'
SL-8	N30°00'21"E	123.33'
SL-9	S06°19'58"E	40.14'
SL-10	S06°00'52"W	34.42'
SL-11	S85°10'15"E	55.01'
SL-12	S06°19'58"E	76.77'
SL-13	N06°00'52"E	64.56'
SL-14	N83°59'08"W	30.00'
SL-15	N06°00'52"E	67.81'
SL-16	S06°19'58"E	116.91'
SL-17	S85°10'15"E	25.01'

EASEMENT LINE TABLE		
Line	Direction	Distance
EL-18	N83°59'08"W	9.33'
EL-19	S69°45'19"W	34.20'
EL-20	S06°00'52"W	44.60'
EL-21	S69°45'19"W	44.60'
EL-22	N06°07'53"W	85.11'
EL-23	N06°30'52"E	166.39'
EL-24	N05°13'47"W	57.16'
EL-25	N60°27'52"W	261.53'
EL-26	N90°00'00"W	62.81'
EL-27	S48°09'00"W	25.16'
EL-28	N35°15'24"E	20.47'
EL-29	N06°00'52"E	89.59'
EL-30	N83°59'08"W	30.00'

NOTE:

OPEN SPACE LOTS 6141 & 6143 ARE SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD PAGE _____ OF THE BUTLER COUNTY RECORDER'S OFFICE.

ACREAGE TABLE:

TOTAL LOTS: 5.5788 AC.
TOTAL OPEN SPACES: 7.1947 AC.
TOTAL RIGHT-OF-WAY: 1,234.41 AC.
TOTAL TRAILS OF TODHUNTER, SECTION TWO, BLOCK A: 14.0076 AC.

CENTERLINE LENGTHS:

HANFORD LANE: 777.94 L.F.
BECKWORTH DRIVE: 150.00 L.F.

LEGEND

- Found 5/8" Iron Pin (unless otherwise noted)
- △ Found Spike
- △ Found MAG Nail
- ⊙ Found Iron Pipe
- ⊙ Found MAG Spike
- ◆ Found 1" Iron Pin Capped "Boyer Becker"
- ◆ Set MAG Nail
- ◆ Set MAG Spike
- ⊙ Set 1" Diameter x 30" Long Iron Pin Capped "Boyer Becker"

R/W - Right of Way

- M.O.E. = Minimum Opening Elevation
- M.F.O.E. = Minimum Front Opening Elevation
- M.R.O.E. = Minimum Rear Opening Elevation
- 100 YR DR RT = 100-YEAR DRAINAGE ROUTE
- Sanitary Sewer Easement
- Utility & Drainage Easement
- Stream Conservation Easement

Basis of Bearing:
OFFICIAL RECORD 9449, PAGE 1699

0 60 90

SCALE: 1" = 60'

Chk:	BRJ
Dwn:	PAH
Date:	5-13-21
Item:	1
Revision Description:	REVISIONS PER DUKE COMMENTS

THE TRAILS OF TODHUNTER
SECTION TWO, BLOCK A
BETWEEN THE MIAMS
SECTION 24, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO

RECORD PLAT

bayer becker

www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

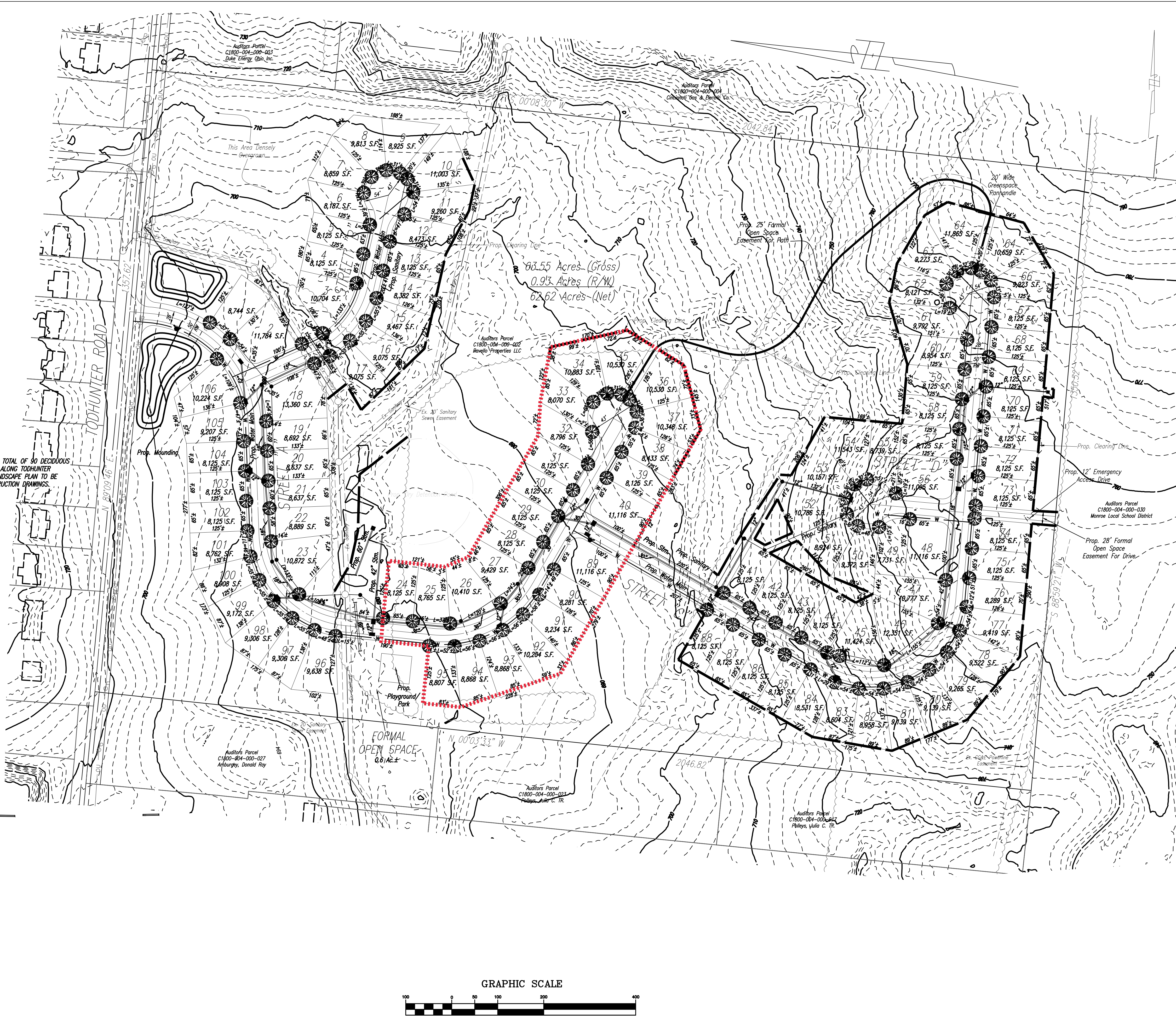
Drawing: 18-0096 RP 2-A

Drawn by: PAH

Checked by: BRJ

Issue Date: 06-08-21

Sheet: 2/2



DEVELOPER TO PLANT A TOTAL OF 90 DECIDUOUS AND EVERGREEN TREES ALONG TODHUNTER FRONTAGE. DETAILED LANDSCAPE PLAN TO BE SUBMITTED WITH CONSTRUCTION DRAWINGS.

Auditors' Parcel
C1800-004-000-003
Duke Energy Ohio, Inc.

This Area Densely Overgrown

Auditors' Parcel
C1800-004-000-004
Cincinnati Gas & Electric Co.

Prop. 25' Formal
Open Space
Easement For Path

20' Wide
Grasspace
Rampside

Auditors' Parcel
C1800-004-000-030
Monroe Local School District

Prop. 28' Formal
Open Space
Easement For Drive

FORMAL
OPEN SPACE
0.6 AC ±

63.55 Acres (Gross)
0.93 Acres (R/W)
62.62 Acres (Net)

Auditors' Parcel
C1800-004-000-002
Hovelt Properties LLC

Ex. 40' Sanitary
Sewer Easement

Auditors' Parcel
C1800-004-000-001
Polleys, Julia C. TR.

GRAPHIC SCALE



VICINITY MAP

GROSS AREA = 63.55 ACRES
EX. R/W = 0.93 ACRES
NET AREA = 62.62 ACRES (2,727,727 S.F.)
CURRENT ZONE = R-2
PROPOSED CONSERVATION SUBDIVISION
(SECTION 1204.04)
PROPOSED R/W = 50'
PROPOSED PAVEMENT = 28'
PROPOSED CUL-DE-SAC R/W = 54' RADIUS
PROPOSED CUL-DE-SAC PMNT = 43' RADIUS
PROPOSED SIDEWALK LOCATION PER TYPICAL SECTION

PROPOSED SETBACKS:
F.Y. = 40'
S.Y. = 10'
R.Y. = 25'

A MINIMUM OF 50' OPEN SPACE STRIP IS PROVIDED ALONG THE SUBDIVISION BOUNDARY.

50% MINIMUM OPEN SPACE REQUIRED
NET AREA MINUS EXISTING UTILITY EASEMENT =
62.62 AC. - 6.63 AC. = 55.99 AC.
REQUIRED OPEN SPACE = 28 ACRES
OPEN SPACE PROVIDED = 28.28 ACRES

OF TREES REQUIRED AT EVERY 40' = 202
OF TREES PROVIDED = 116

FORMAL OPEN SPACE PROPOSED = 1.42 AC. OR 5.0%

IN LIEU OF ADDITIONAL FORMAL OPEN SPACE AND CONSTRUCTING SIDEWALK ALONG THE TODHUNTER ROAD FRONTAGE, A CONTRIBUTION WILL BE MADE FOR TRAIL/SIDEWALK CONSTRUCTION IN AN AREA DETERMINED BY THE CITY OF MONROE.

BLOCK LENGTHS:
TODHUNTER TO STREET "B" - 311'
STREET "B" - 357'
STREET "B" TO STREET "C" - 1,248'
STREET "C" TO STREET "A" CUL-DE-SAC - 235'
STREET "A" TO STREET "D" - 1,210'
STREET "D" - 205'
STREET "D" TO STREET "C" CUL-DE-SAC - 477'

NO PARKING ON THE FIRE HYDRANT SIDE OF THE STREET.

NO PARKING SIGNS TO BE ATTACHED TO STREET LIGHT POLES.

STREET LIGHT LOCATIONS TO BE SHOWN ON CONSTRUCTION PLANS ONCE DUKE HAS DETERMINED TRANSFORMER LOCATIONS.

MAXIMUM LOT COVERAGE TO BE 50%.

PLAYGROUND TO BE INSTALLED BY THE END OF CONSTRUCTION OF THE 2ND PHASE OF THE SUBDIVISION.

THE TRAILS OF TODHUNTER

REVISIONS	Date	Drawn By	Checked By	Scale
1	8-5-18	J.C.	R.R.	1" = 100'
2	2-27-18			
3	1-6-18			
4	4-4-18			

PRELIMINARY SUBDIVISION PLAN

THE TRAILS OF TODHUNTER
PT. LOT 663, CITY OF MONROE
SECTION-24, TOWN-3, RANGE-3
BUTLER COUNTY, OHIO

Sheet Title
Project Title

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