



Planning Commission
Council Chambers
September 20, 2022 – 6:00 p.m.
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of the Minutes – July 19, 2022 and July 25, 2022

Old Business

New Business

Case No. 2022-9-9. Consideration of a Site Plan Application for an Office Warehouse Facility on Baker Drive.

Case No. 2022-9-10. Consideration to amend the approved site plan for Case No. 2022-7-7.

Case No. 2022-9-11. Consideration to amend the approved site plan for Case No. 2022-7-8.

Public Hearing

Case No. 2022-9-12. Consideration of a Zoning Text Amendment regarding the issuance of commercial and residential development bonds, including procedures, estimates, and releases.

Administrative Reports

Adjournment



Planning Commission Minutes
July 19, 2022 – 6:00 p.m.
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 6:01 p.m.

Roll Call

Planning Commission members present: David Kirkpatrick, Christina McElfresh, Brian Richards. Members absent: Matt Frye, Lindsey Pyron.

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

Approval of the Minutes

Mr. Kirkpatrick moved to approve the minutes of the June 21, 2022, meeting; seconded by Mr. Richards. Voice vote. Motion carried.

Old Business

None.

Public Hearing

- I. Public Hearing for Case No. 2022-7-6. Consideration of Conditional Use Application for Duke Energy

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

Mr. Kirkpatrick swore in all who were wishing to speak at the public hearing.



Ms. Jones provided the background information for the project. Ms. Jones stated:

- Nathan Meyer, on behalf of Duke Energy, has submitted a conditional use permit application regarding a new public utility communication structure to be located at 602 Todhunter Road.
- The applicant is proposing a 300-foot tall communication structure at their existing property off Todhunter Road. The structure is proposed to be used only for internal communication purposes for Duke Energy.
- The site is approximately 20 acres and is currently zoned A-1 Large Scale Agriculture.

Ms. Jones provided photos of the area the structure is proposed to go.

Ms. Jones went on to read the staff comments. They are:

- Wireless Telecommunications Facilities (cell towers) as defined in the Code are regulated under 1204.04(C)(8).
- Within that section, noncommercial facilities are exempted from a conditional use permit except when the height of the facility/structure is below the height restriction of 140 FT.
- While the applicant's use for the structure is considered to be noncommercial as it is only intended for Duke Energy's private use, the new facility must still be conditionally approved by Planning Commission to allow the structure at 300 FT tall, which exceeds the maximum height restriction of 140 FT for new cell towers.
- Relevant Code sections are below:

f) Exceptions from a Conditional Use Permit

- i) Notwithstanding anything to the contrary in this section, no conditional use permit shall be required for those non-commercial exceptions noted in the definition of wireless telecommunications facilities.
- ii) All wireless telecommunications facilities existing on or before the effective date of this chapter shall be allowed to continue as they presently exist, provided however, that any visible modification of an existing wireless telecommunications facility must comply with this section.

Wireless Telecommunications Facilities

Wireless telecommunication facilities may include a “telecommunications tower” and “tower” and “telecommunications site” and “personal wireless facility” and means a structure, facility or location designed, or intended to be used as, or used to support, antennas or other transmitting or receiving devices. This includes, without limit, towers of all types and kinds and structures that employ camouflage technology, including but not limited to structures such as a multi-story building, church steeple, silo, water tower, sign or other structures that can be used to mitigate the visual impact of an antenna or the functional equivalent of such, including all related facilities such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, paging, 911, personal telecommunications services, commercial satellite services, microwave services and services not licensed by the FCC, but not expressly exempt from the City's siting, building and permitting authority, excluding those used exclusively for the City's fire or police or exclusively for private, noncommercial radio and television reception, private citizen's bands, amateur radio and other similar noncommercial telecommunications where the height of the facility is below the height limits set forth in this chapter.

k) Height

- i) The applicant shall submit documentation justifying the total height of any tower, facility and/or antenna and the basis therefore. Such documentation will be analyzed in the context of the justification of the height needed to provide service primarily and essentially within the City, to the extent practicable, unless good cause is shown.
- ii) The maximum permitted height of a new tower shall be 140 feet unless varied due to siting constraints or other site factors (i.e. limiting the number of new towers) as conditionally approved by Planning Commission.

Ms. Jones went on to say that in reviewing a conditional use application, Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

(1) The conditional use is consistent with the spirit, purpose and intent of the comprehensive plan, will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.

The majority of the parcels immediately surrounding the site of the proposed structure are either owned by Duke Energy or Cleveland Cliffs. The only exception is 860 Holman Avenue, which is undeveloped but was recently rezoned for Light Industrial.

The applicant states the comprehensive plan identifies Duke Energy as the electric provider to the City of Monroe and approval of the proposed facility will allow Duke Energy to better service the City of Monroe and its residents, businesses and public facilities by giving Duke the ability to improve its internal communications.

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



The proposed structure will be harmonious with the existing surrounding uses of the property. The surrounding properties to the north, south, and east are all utility related uses. The property to the west is undeveloped but zoned industrial. There is an existing tower adjacent to the proposed location of the tower part of this application.

(3) The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of this chapter.

The proposed use is conditionally permitted in the A-1 zoning district.

(4) The use complies with all use-specific provisions established in Section 1204.04 Use-Specific Standards.

The proposed use is exempted from the use-specific provisions because it is a noncommercial utility use.

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

The proposed structure will be adequately accessed and serviced.

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

The proposed structure is located off an access drive a significant distance from its public ingress/egress off Todhunter Road.

(7) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Commission in the approved conditional use.

The proposed structure will comply with applicable development standards with requested exceptions noted in their application. The exceptions are related to screening requirements, requirements for a balloon test, and the height limitation of 140 feet. As this is a private, noncommercial structure, there are certain commercial use related requirements that are not applicable.

(8) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.



The uses immediately surrounding the proposed structure will not be negatively impacted. They are similar utility or energy related uses.

(9) The proposed use will not be detrimental to the economic welfare of the community.

This parcel has been owned by a utility and functioned with an existing tower for a number of years. While there is residential further south towards Todhunter, the proposed structure does not appear to be detrimental to the economic welfare of the community.

(10) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.

The applicant states the structure is unmanned and does not produce excessive noise, smoke, fumes, glare, or odor not comparable to other uses permitted in the zoning district. Trips are typically no more than 1-2 per month unless in the event of an emergency.

(11) The proposed use will not be detrimental to property values in the immediate vicinity.

As previously stated, this parcel has been owned by a utility and functioned with an existing tower for a number of years. The proposed structure may not be detrimental to the properties immediately surrounding the use as they are industry and/or utility related uses.

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

The proposed use will not impede development of surrounding properties.

Ms. Jones presented the Department Comments

- Fire Department: No comment. Reserves the right to comment during any applicable plans review.
- Police Department: No Comment.
- Engineering/Public Works Department: No Comment.

Ms. Jones presented the Staff Recommendation



- Planning Commission shall either approve, approve with conditions, deny or table the request for a conditional use permit. The Planning Commission, by a majority vote of the members present at the meeting, may extend the period of review.
- If the conditional use permit is denied, the Planning Commission shall make a finding, in writing, justifying the denial of the conditional use permit and provide a copy of the findings to the applicant.
- In granting approval, the Planning Commission may prescribe appropriate conditions and safeguards in conformance with the intent and purposes of this code for the protection of nearby property and the public health, safety and general welfare. The Planning Commission shall authorize the Code Enforcement Officer to use the conditional use permit with notation of conditions thereon or attached thereto.

Ms. Jones stated the staff recommends approval of the conditional use application with any conditions as specified by Planning Commission.

Mr. Kirkpatrick requested a motion to accept the documents submitted for the record.

Mrs. McElfresh moved to accept the documents for the record. Seconded by Mr. Richards.

Voice vote. Motion carried.

Mr. Kirkpatrick requested a motion to close the public hearing.

Mrs. McElfresh moved to close the public hearing. Seconded by Mr. Richards.

Voice vote. Motion carried.

Mr. Kirkpatrick asked if there were any additional comments at this time. None noted.

Mrs. McElfresh moved to approve Case No. 2022-7-6 Consideration of a Conditional Use Application for Duke Energy. Seconded by Mr. Richards.

Roll call vote. Three ayes. Motion carried

New Business

Mr. Kirkpatrick introduced Case No. 2022-7-7. Consideration of Site Plan Application for a medical marijuana dispensary on Brooks Dr.

Ms. Jones presented the case. Ms. Jones states the background as follows:

- Christian Stone, on behalf of Cincinnati Commercial Contracting, has submitted a site plan application for a new medical marijuana dispensary.



- The applicant is proposing a 6,000 square foot building on 0.82 acres of property located at the corner of Orton Drive and Brooks Drive.
- The property is currently zoned C-1 Highway Commercial.
- The applicant anticipates starting construction in August and completing by February 2023.

Ms. Jones reviewed Staff Comments

- Parking:
 - Staff acknowledges future potential for drive thru window. If/when that is installed, code requirements will apply.
 - Because the only access to the site will be from the private drive to the south, the applicant acknowledges access agreement language will need to be in place so that the user of this site can maintain access their property.
- Landscaping:
 - As a reminder, all ground mounted and roof mounted mechanical equipment must be screened.
 - As a reminder, size and species minimum standards must be met.
- Architectural:
 - The base-body-cap requirement appears to be met across the building with exception of areas where the windows go to the floor. Typically, Planning Commission has approved this option.
 - As a reminder, spandrel glass only permitted up to 20% of window area.

Ms. Jones reviewed the Department Comments

- Fire Department: Fire reserve the right to comment during plans review
- Police Department: No Comment
- Public Works/ Engineering: Engineering review ongoing.

Ms. Jones presented the staff recommendations. Staff recommend Planning Commission approve the site plan application based on the following conditions:

- The applicant understands minimum size and species requirements related to landscaping must be met.
- The applicant understands ground mounted, or rooftop equipment must be screened according to code requirements.
- The applicant will be responsible for maintenance (mowing, etc.) of the right-of-way adjacent to the developed site once improvements are complete.
- All Engineering review comments be addressed.
- All other Staff comments to be met and any future Engineering review requirements be met.
- A GIS compatible file of finalized plans be submitted.



Mrs. McElfresh moved to approve and recommend council approve Case No: 2022-7-7 Consideration of a Site Plan Application for a medical marijuana dispensary on Brooks Drive with the following conditions:

- All architectural requirements must be met.
- The applicant understands minimum size and species requirements related to landscaping must be met.
- The applicant understands ground mounted or rooftop equipment must be screened according to code requirements.
- The applicant will be responsible for maintenance (mowing, etc) of the right-of-way adjacent to the developed site once improvements are complete.
- All engineering review comments will be addressed.
- All other staff comments to be met and any future engineering review requirements be met.
- A GIS compatible file of finalized plans be submitted.

Seconded by Mr. Richards

Roll call vote. Three ayes. Motion carried.

Mr. Kirkpatrick introduced Case No. 2022-7-8. Consideration of Site Plan Application for a medical marijuana dispensary on Clarence F Warner Drive.

Mr. Cole presented the case. Mr. Cole stated the background as follows:

- Christian Stone, on behalf of Cincinnati Commercial Contracting, has submitted a site plan application for a medical marijuana dispensary.
- The applicant is proposing a 4,500 square foot building on 0.99 acres of property located at the corner of Clarence F Warner and American Way.
- The property is currently zoned C-1 Highway Commercial.
- The applicant anticipates starting construction in August and completing by February 2023.

Mr. Cole reviewed the staff comments

- General:
 - The lot line as shown would create a landlocked parcel to the east, where the recently approved CCC North building will be located.
 - To avoid creation of a landlocked parcel, which is prohibited by Code, the applicant must either create a panhandle lot to provide frontage to the CCC north parcel or dedicate (turn from private to public road) this portion of Clarence F. Warner Drive.
 - It is Staff's understanding at this time that the applicant will be creating a panhandle lot in order to allow construction of both developments.
- Landscaping:



- As a reminder, all ground mounted and roof mounted mechanical equipment must be screened.
- As a reminder, size and species minimum standards must be met.
- Architectural:
 - Base-body-cap appears to be met across the building with exception of areas where the windows go to the floor. Typically, Planning Commission has approved this option.
 - As a reminder, spandrel glass only permitted up to 20% of window area.

Mr. Cole reviewed the staff recommendations. Staff recommend Planning Commission approve the site plan application with the following conditions:

- The applicant must either execute a lot split to provide public frontage to the future adjacent parcel to the east or dedicate Clarence F. Warner Drive to provide the parcel public road frontage.
- The applicant understands minimum size and species requirements related to landscaping must be met.
- The applicant understands ground mounted, or rooftop equipment must be screened according to code requirements.
- The applicant will be responsible for maintenance (mowing, etc.) of the right-of-way adjacent to the developed site once improvements are complete.
- All Engineering review comments be addressed.
- All other Staff comments to be met and any future Engineering review requirements be met.
- A GIS compatible file of finalized plans be submitted.

Mrs. McElfresh stated on the record she is not in favor of businesses on a non-dedicated road. Mrs. McElfresh asked if this road will be dedicated and if so when. Mr. Smith stated that yes it will be dedicated after the street is fully developed. Mrs. McElfresh asked if the property owner is responsible for maintaining the street until it is dedicated. Mr. Smith said yes, it is the property owner's responsibility. Mrs. McElfresh stated she doesn't have any issues with the project, just with the road.

Mr. Smith stated the parking issue isn't being enforced by public services at this point. He stated his belief is that as businesses develop, the issue will naturally dissipate. Mr. Kirkpatrick stated that's not always the case.

Mrs. McElfresh stated that until the road is dedicated it is private property and her worry is if something should happen on that road.

Mrs. McElfresh moved to approve and recommend council approve Case No: 2022-7-8 Consideration of a Site Plan Application for a medical marijuana dispensary on Clarence F Warner Drive with the following conditions:

- All architectural requirements must be met.



- The applicant must either execute a lot split to provide public frontage to the adjacent parcel to the east or dedicate Clarence F. Warner Drive to provide the parcel public road frontage.
- The applicant understands minimum size and species requirements related to landscaping must be met.
- The applicant understands ground mounted, or rooftop equipment must be screened according to code requirements.
- The applicant will be responsible for maintenance (mowing, etc) of the right-of-way adjacent to the developed site once improvements are complete.
- All engineering review comments will be addressed.
- All other staff comments to be met and any future engineering review requirements be met.
- A GIS compatible file of finalized plans be submitted.

Seconded by Mr. Richards

Roll call vote. Three ayes. Motion carried.

Adjournment

Mr. Richards moved to adjourn; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 6:50 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



Planning Commission Work Session Minutes
July 25, 2022 – 4:30pm
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 4:33pm.

Roll Call

Planning Commission members present: David Kirkpatrick, Christina McElfresh, Brian Richards and Matt Frye. Member absent: Lyndsey Pyron.

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

Business

I. Work Session regarding Hyde Park at the Crossings Development Proposal

Updates since March 15 Planning Commission Meeting

- Staff met with the developer in June to review items discussed both during the Planning Commission meetings in February and March.
- The developer has provided documentation summarizing updates made to previously submitted plans and has requested this work session with Planning Commission.
- The intent of the work session is to provide a less formal setting for the developer to present their current proposal and for Planning Commission to provide feedback so that the developer can better prepare to move forward through the approval process.
- Major points of discussion for this work session include:
 - Streets and Parking
 - Architectural Standards
 - Connectivity

Comprehensive Plan Implications



- **Pedestrian Connectivity:**

- A major piece of the comprehensive plan is connectivity. To follow through on this community value for walkability, the comprehensive plan prioritizes developments that are not auto focused, that include community gathering space, and have varied architectural characteristics to create a sense of place.
- With this policy, Staff continues to recommend a design that incorporates more units with rear facing garages.
- Staff continues to recommend sidewalks be installed on both sides of the street and that walks be provided on all frontages on Roden Park Drive and Cold Water Drive.

- **Density and Growth:**

- The Future Land Use Map designates this site as Mixed Residential, which includes single-family detached homes, townhomes, and duplexes at a maximum 4 units per acre density. This use is intended for suburban and infill development and should emphasize connectivity and walkability.
- The original proposed development is 4.83 units per acre, which is 20.75% above the Comprehensive Plan recommendation but well below the 8 units per acre currently permitted by Code for the R-4 zoning district.
- The new development proposal is 3.97 units per acre, which both meets the density recommended as part of the Comprehensive Plan and is well under the maximum density permitted by Code in the R-4 zoning district.
- Finally, the Comprehensive Plan speaks to growth expectations, particularly as it impacts the school district. The applicant has spoken in the past that these units tend to attract young professionals and those seeking less maintenance associated with a single-family lot.

- **Design Goals:**

- In terms of vision and look of higher density housing, the Comprehensive Plan utilizes the follow example images of what mixed residential housing should look like:

Open Discussion

Planning and Zoning consultant, Jay Stewart discussed the plans. He states there are 83 units. The minimum dwelling size is 1800 sq ft with a 500 sq ft finished basement. There will be no vinyl siding. Internal roadways will be built to the city's specifications. They have upgraded the building materials and screening. There will be a good amount of active and open space. What has changed:

101 to 83 units

Streets are now drawn as public, with sidewalks on both sides of streets

Street trees have been placed in tree lawn

Upgraded eight-foot-wide hiker/biker path

Five-foot sidewalk on Cold Water Drive

Redid building elevations for all structures

2 items they are requesting:

Minimum lot size be changed



Minimum building setbacks be changed

Mr. Stewart asked if there would be a PUD development agreement. Mrs. Jones stated that there will be a formal agreement drawn up.

Mrs. McElfresh questioned the previous elevations presented in February. Mrs. Jones stated the issue had been resolved by the time the March meeting was had.

Mrs. Jones states that in the new comprehensive plan the mixed residential zone isn't defined in code yet. The location of the development has defaulted to R4 multi family, which they would meet now.

Mrs. McElfresh asked about the sidewalks that go down the exterior of the development. Etta Reed, engineer, stated there is a hiker/biker trail on Crossings Boulevard. Along the south of Roden park there is also a hiker/biker trail which goes to a walk when it crosses Cold Water Creek. On the north side of Roden Park they would be looking at adding the eight-foot hiker/biker from Crossings Blvd up to the main entry. At the previous meetings there was great discussion regarding the ability to cross the creek. Ms. Reed stated it would be highly costly to cross the creek.

Mr. Kirkpatrick asked if they had completed a workup to see what the cost would be to cross the creek. Ms. Reed stated she has a call in for a cost analysis but that it would be hundreds of thousands of dollars.

There was discussion regarding building another path to help with connectivity. There was a discussion regarding installing a walkway with flashing lights to cross Roden Park.

Mr. Frye asked if there was a possibility of a park being put in the development. Mr. Stewart stated there is a "great lawn" area but not a park. It is intended to be a more passive than active area. Mr. Stewart stated the clientele will most likely be young professionals and empty nesters.

Scott Willis spoke regarding the changes they have made to accommodate the City's comprehensive plan. Mrs. McElfresh stated she received a letter from a member of the Monroe Crossings community regarding traffic and traffic congestion. Ms. Reed stated there was a traffic study completed and that the results showed there are no improvements necessary at any of the entrances. Ms. Reed stated that due to them decreasing the number of units, there isn't any reason to conduct a new traffic study. Ms. Reed stated she did review comments from the community. Some were concerned about the access point on Crossings Boulevard. This was put in for fire safety but could be a cul-de-sac. This would have to be reviewed with the fire chief. Ms. Reed is willing to speak to the chief if needed. Mrs. McElfresh asked for Ms. Jones to send the results of the previous traffic study to her.

Mr. Stewart mentioned the possibility of if they put a cul-de-sac in, they could put paver blocks in for fire to use as an entrance in case of an emergency. Mrs. McElfresh asked if a rendering could be drawn up of this. Mr. Smith stated no issues with this, but that staff would need to complete a review of the plans.



Ms. Jones stated she did show the new plans to the assistant fire chief, and he didn't seem to have any issues, but it would need to be reviewed by them.

Mr. Willis spoke regarding a park being built in the development. He stated that based on the demographic they have had in other developments of the same type they didn't feel a park was necessary but could be looked at changing.

Harry Thomas thanked the city for working through the plans with the developer.

Mr. Kirkpatrick motioned to adjourn the meeting. Mrs. McElfresh seconded it.

The meeting was adjourned at 5:24pm

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Planning Commission
FROM: Kameryn Jones
Assistant Development Director

DATE: September 20, 2022
RE: Information Packet for September 20, 2022 Planning Commission Meeting at 6:00 p.m.

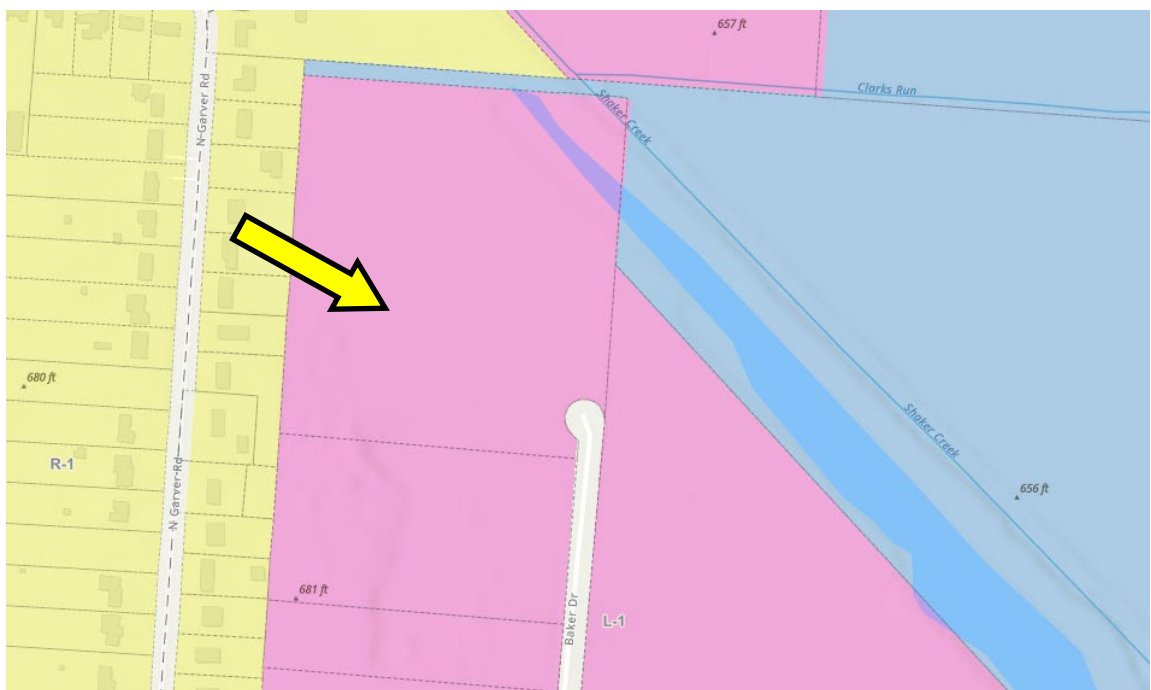
I. Case No. 2022-9-9— Consideration of Site Plan Application for an Office Warehouse Facility on Baker Drive.

A. Background

- Joe Tekulve, on behalf of Monroe Office Warehouse LLC, has submitted a site plan application regarding a new office warehouse facility.
- The applicant is proposing a 75,500 SF of warehouse space with some office space.
- The site is approximately 9.5 acres currently zoned L-1 Light Industrial.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Facing Northwest from Baker Drive



Facing west from the cul-de-sac on Baker Drive

B. Staff Comments

- **General:**
 - Staff is proceeding with this application as a multi-tenant industrial building. Staff would note the following regarding this use:
 - Self-Storage is a separate use category which has a different approval process.
 - No Self-Storage is permitted based on the use classification as a multi-tenant warehousing use.
 - All individual tenants would be required to apply for zoning permits and be approved as new businesses.
- **Parking:**
 - Parking islands and associated landscaping on either side of southern parking row required.
 - Based on one stall per 1,250 SF (indoor storage/warehousing), 60 parking stalls are required.
 - 10% variance would permit no more than 66 parking stalls.
 - 68 parking stalls proposed. Parking would need to be reduced to no more than 66. Please revise.
- **Street Trees:**
 - Street trees are required to be planted in the tree lawn between the public walk and curb.
 - Street trees are proposed behind the sidewalk in the front yard of the site. Please revise.
- **Landscaping:**
 - Parking islands and associated landscaping on either side of eastern parking row (row of 3 ADA stalls towards the front of the development) required.
 - None are shown. Please revise.
 - A minimum 20% of the required front yard must be landscaped, with a minimum 6-foot wide landscape bed along the right-of-way.
 - Please provide the width of front yard landscaping bed along the sidewalk at the front of the development.
 - Buffer Type D required along west side.
 - Applicant is proposing a majority of this requirement to be met by maintaining the existing buffer between the property and adjacent residential to the west.
 - Staff would want to understand the condition of the existing proposed to remain and may wish to consider a permanent easement over the area to prevent removal of the buffer in the future.

TABLE 1212-2: BUFFER TYPES		
BUFFER TYPE AND CONFIGURATION	OPTION 1: MINIMUM WIDTH 35 FEET	OPTION 2: MINIMUM WIDTH 20 FEET
creates a strong impression of total separation.		
	18 ACI of canopy trees + 20 ACI of understory trees + 55 shrubs per 100 linear feet	One 6-foot-high solid wall or wooden fence + 12 ACI of canopy trees per 100 linear feet
* ACI = Aggregate Caliper Inches		

- **Architectural:**
 - Walls facing a public street must incorporate 25% brick, stone, or masonry; 15% accent material which may include materials such as glass or tile; and 60% maximum metal, stucco, CMU, or concrete panels.
 - The elevation facing Baker Drive to the right hand side (north) does not appear to meet this requirement.
 - Walls visible but not facing a public street must incorporate a minimum 25% brick, stone, or masonry and a maximum 75% metal, stucco, CMU, or concrete panel. Walls not visible from the right-of-way are permitted up to 100% metal, stucco, CMU, or concrete panels.
 - Elevations along the south, west, and north sides meet this requirement.
- **Photometrics:**
 - Illumination is required consistently across the site shall be designed so as not to create dark spots that may create safety issues in such areas as vehicular use areas and connecting pedestrian paths.
 - Staff notes that all wallpacks and any light fixture facing a residential district must be a cut-off type fixture so as to minimize light pollution.
 - The provided photometric plan appears to use an outdated site plan. Please revise.
 - The site appears to be underlit at the entrance at Baker Drive and along the sidewalk along the building on the south side. Please revise.
 - The site appears to be overlit in select areas along the southern property line. Please revise.

C. Department Comments

- **Fire Department:**
 - FD will require a Knox Box on the front of the building.
 - FD will require Knox Box access on the gate entering the facility.
- **Police Department:**
 - No comment.
- **Public Works/Engineering:**
 - Engineering review ongoing.

D. Staff Recommendation

Staff recommends Planning Commission approve the site plan application based on the following conditions:

- Planning Commission make a determination regarding the required buffer yard along the west side of the development and
 - whether to require installation of buffer as required per code **or**
 - to permit the proposed buffer plan as shown, using existing vegetation with a limited amount of new plantings under a buffer easement, to protect and maintain the existing buffer, as approved by staff to be recorded by the applicant.
- The applicant will revise the parking plan to reduce parking numbers to no more than 66 parking spaces and incorporate the missing parking islands.
- The applicant will revise the landscape plan to address staff report comments in regards to street tree placement and landscaping for missing parking islands.

- The applicant understands minimum size and species requirements related to landscaping must be met.
- The applicant will revise architectural drawings to address staff report comments.
- The applicant will revise the lighting plan to address staff report comments.
- The applicant understands ground mounted or rooftop equipment must be screened according to code requirements.
- The applicant will be responsible for maintenance (mowing, etc.) of the right-of-way adjacent to the developed site once improvements are complete.
- All other Staff comments to be met and any future Engineering review requirements be met.
- A GIS compatible file of finalized plans be submitted.

II. Case No. 2022-9-10. Consideration to amend approved plans for Case No. 2022-7-7.

A. Background

- At the July 19th meeting, Planning Commission approved Case No. 2022-7-7, a site plan for a medical marijuana dispensary located on Brooks Drive.
- After Planning Commission approval, the applicant approached staff regarding the already approved architectural elevations with a proposed change, primarily to the materials and color of materials.
- Code Section 1203.06(l) Amendments of an Approved Site Plan provides the Code Enforcement Officer with the ability to approve minor changes to an approved site plan or to refer the request to Planning Commission for their consideration.

B. Staff Comments



Previously presented elevations



Proposed elevations

- Staff does not oppose the proposed change in elevations as they still meet minimum code requirements in regards to permitted material types.
- Percentages of base-body-cap design elements, windows, and required building offsets are still met.

C. Department Comments

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

D. Staff Recommendation

- Staff recommends approval of the amendment to approved site plan for Case No. 2022-7-7.

III. Case No. 2022-9-11. Consideration to amend the approved site plan for Case No. 2022-7-8.

A. Background

- At the July 19th meeting, Planning Commission approved Case No. 2022-7-8, a site plan for a medical marijuana dispensary located on Clarence F Warner Drive.
- After Planning Commission approval, the applicant approached staff regarding the approved site plan submittal, specifically regarding the architectural elevations presented to the board at the meeting. The applicant proposed a change to the elevations, primarily to the materials and color of materials.
- Code Section 1203.06(l) Amendments of an Approved Site Plan provides the Code Enforcement Officer with the ability to approve minor changes to an approved site plan or to refer the request to Planning Commission for their consideration.

B. Staff Comments



Previously presented elevations



Proposed elevations

- Staff does not oppose the proposed change in elevations as they still meet minimum code requirements in regards to material type.
- Percentages of base-body-cap, windows, and required building offsets are still met.

C. Department Comments

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

D. Staff Recommendation

- Staff recommends approval of the amendment to approved site plan 2022-7-8.

IV. Case No. 2022-9-12. **Public Hearing. Consideration of a Zoning Text Amendment regarding the issuance of commercial and residential development bonds, including procedures, estimates, and releases.**

A. Background

- Staff has identified areas of improvement for Section 1203.05: Major Subdivisions of the City's Planning and Zoning Code concerning development agreements and bonds for major subdivisions.
- Presently, the City does not:
 - require a development agreement for major subdivisions
 - require that a development agreement be recorded with a final plat
 - require that prevailing wage be calculated into the Engineer's Estimate utilized to determine bond amounts
 - clearly state when specific bonds are eligible for release
- The proposed amendments to Section 1203.05 provide safeguards to the City in terms of the overall quality of improvements installed and the terms for their construction. Implementing the practice of requiring a Development Agreement for major subdivisions will better express and define project rules and regulations specific to the property; state commitments and policies related to the project; outline agreements and standards pertaining to the development; and establish specific time frames and completion dates for the development to better preserve the quality of the subdivision to be constructed.
- Regarding bonds, the U.S. Department of Labor and the Ohio Department of Commerce require a prevailing wage for construction trades. Prevailing wage is the hourly wage, including benefits and overtime, paid to employees in construction trades and is usually based on union wages. The Ohio prevailing wage is established by the Ohio Department of Commerce. Currently, the City's Code does not require bond estimates for projects to include the prevailing wage requirement.
- In addition, the proposed legislation further clarifies improvements involving the right-of-way and includes language surrounding the terms for release of Erosion and Sediment Control Bonds and Storm Water Detention and Quality Bonds.

B. Staff Comments

- A marked up version outlining the proposed code language changes are included in **red** below:

EXHIBIT A

1203.05. Major Subdivisions.

(D) PROCEDURE. The review procedure for a major subdivision shall be as follows:

(1) *Step 1—Pre-application Conference.*

- a) The applicant shall meet with the Code Enforcement Officer for a pre-application conference before submitting an application for a major subdivision.
- b) The applicant shall supply preliminary information to the Code Enforcement Officer in a form established by the Development Department.
- c) The purpose of the pre-application conference shall be to discuss the proposed subdivision, review submittal requirements, and discuss compliance with the provisions of this code prior to the submission of an application.
- d) Subsequent to the pre-application conference with the Code Enforcement Officer, the applicant may consult with, at a minimum, the City Engineer, fire department and the County Soil and Water Conservation District. The applicant shall also consult with the agencies having jurisdiction for sanitary sewer or water, where applicable.

(2) *Step 2—Application and Official Filing of the Preliminary Plat.*

- a) The applicant shall submit an application in accordance with [Section 1203.02](#): Common Review Requirements and with the provisions of this chapter.
- b) ~~The Major subdivision~~ preliminary plats shall be accompanied with a development agreement and shall be submitted as part of the initial application. Submittals void of a development agreement will be considered incomplete in accordance with Section 1203.02.
- c) Upon determination by the Code Enforcement Officer that the application is complete, the preliminary plat shall be accepted as being officially filed.
- d) The application and the official filing of the preliminary plat shall be in accordance with the applicable submittal deadlines of the Planning Commission.
- e) If the applicant fails to submit a complete application and preliminary plat within 180 days of the pre-application conference (Step 1), the applicant shall be required to begin the review procedure again from the pre-application conference.

(3) *Step 3—Staff Review and Staff Report on the Preliminary Plat.*

- a) Upon determination that the application for a major subdivision is complete, the Code Enforcement Officer shall transmit copies of the application for review by applicable agencies including, but not limited to, the City Engineer, fire department, agencies having jurisdiction for water and/or sanitary sewer, or other agencies the Code Enforcement Officer deems appropriate.
- b) Such agencies shall supply comments and recommendations to the Code Enforcement Officer prior to the regularly scheduled Planning Commission meeting where the development agreement and the preliminary plat will be reviewed.
- c) Prior to the Planning Commission meeting where the development agreement and the preliminary plat is scheduled for review, the Code Enforcement Officer shall review the development agreement and the preliminary plat and prepare a staff report.

(4) *Step 4—Review and Decision on the Preliminary Plat by the Planning Commission.*

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EXHIBIT A

- a) The Planning Commission shall not consider a major subdivision unless a development agreement and the preliminary plat are officially filed (Step 2).
- b) The Planning Commission shall hold a public meeting to review and decide on the preliminary plat. The Planning Commission shall approve, approve with conditions, or deny the preliminary plat. The Planning Commission may also continue the meeting if questions regarding the development agreement and the preliminary plat are not satisfactorily addressed by the applicant.
- c) If the Planning Commission denies the preliminary plat, the applicant shall not move forward in the review process until a preliminary plat is approved by the Planning Commission, ~~or an appeal is granted by City Council.~~
- d) Appeal of a Decision by Planning Commission to Court of Common Pleas.
- i) If the Planning Commission denies the application for a preliminary plat, the applicant may appeal the decision to the applicable court of common pleas within 30 days of the Planning Commission's decision.
 - ii) An appeal pursuant to this section shall be initiated by filing a written appeal of the administrative decision with the Code Enforcement Officer.
 - iii) The applicant shall submit an application in accordance Section 1203.02: Common Review Requirements.
 - iv) Upon receiving the written appeal of the Planning Commission's decision on a preliminary plat application, the Development Department shall transmit the written appeal with all papers, documents, and other materials related to the appealed decision or determination to the Clerk of Council. This material shall constitute the record of the appeal.
 - v) The City Council shall hold a public hearing within 45 days of the filing of the appeal provided adequate notification is provided pursuant to Section 1203.02(H): Public Notification for Public Hearings.
 - vi) Any person affected by the appeal may appear at the public hearing and testify in person, or by attorney or agent.
 - vii) The City Council shall render a decision on the appeal without unreasonable delay. The Clerk of Council shall notify the appellant in writing of the decision of the City Council.
 - viii) A decision or determination shall not be reversed or modified unless there is competent, material, and substantial evidence in the record that the decision or determination fails to comply with either the procedural or substantive requirements of this code.
- (5) *Step 5—Submission of the Construction Drawings.*
 - i) The applicant's engineer shall prepare construction drawings, which shall conform to the approved preliminary plat and include all work to be performed, including provisions of the development agreement. In cases where the applicant proposes to develop the subdivision in phases, construction drawings shall be submitted for each individual phase.
 - ii) The applicant shall supply the construction drawings to the Code Enforcement Officer in a form and number established by the Development Department.

EXHIBIT A

- iii) If the applicant finds, in the process of preparing construction drawings, that the approved preliminary plat application is not workable and changes in layout are required, the applicant shall inform the Code Enforcement Officer and City Engineer. The Code Enforcement Officer may require that a revised development agreement and/or preliminary plan be submitted for re-approval following Steps 2 through 4 above.
 - iv) The City Engineer shall accept performance bonds pursuant to Section 1203.05(1): Bonding Requirements.
- (6) *Step 6—Staff Review and Decision on the Construction Drawings.*
- a) The Code Enforcement Officer shall distribute copies of the construction drawings to the City Engineer and, where applicable, the applicant shall submit the construction drawings to the agencies having jurisdiction for sanitary sewer or water, the Ohio Environmental Protection Agency, and any other applicable agencies.
 - b) The review agencies shall provide comments and recommendations on the construction drawings to the Code Enforcement Officer.
 - c) A copy of the construction drawings shall be marked and returned to the applicant's engineer for corrections, if necessary.
 - d) If found to be satisfactory by the City Engineer, the original tracing shall be submitted for approval signature by the Code Enforcement Officer, City Engineer, and the agencies having jurisdiction over sanitary sewer or water (where applicable).
 - e) Improvements shall not be constructed until such time as the City has accepted the performance bond, and the City and other applicable agencies have approved the construction drawings. The applicant is required to participate in a pre-construction meeting and file all bond documents with the City Engineer prior to commencing construction of improvements.
- (7) *Step 7—Filing of the Final Plat.*
- i) The applicant shall submit the final plat and accompanying development agreement in accordance with Section 1203.02: Common Review Requirements and with the provisions of this chapter.
 - ii) Upon determination by the Code Enforcement Officer that the final plat and accompanying development agreement has been properly submitted, the final plat and accompanying development agreement shall be accepted as being filed.
 - iii) The application and the official filing of the development agreement and final plat shall be in accordance with the applicable submittal deadlines of the Planning Commission.
 - iv) The development agreement and final plat submission shall include the submission of construction drawings for the corresponding phase of development.
- (8) *Step 8—Staff Review and Staff Report on the Final Plat.*
- a) Upon determination that the application for a final plat and accompanying development agreement is complete, the Code Enforcement Officer shall transmit copies of the application for review by the City Engineer and other applicable agencies the Code Enforcement Officer deems appropriate.
 - b) The City Engineer and agencies shall supply comments and recommendations to the Code Enforcement Officer prior to the regularly scheduled Planning Commission meeting where the development agreement and final plat will be reviewed.

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- c) Prior to the Planning Commission meeting where the development agreement and final plat are scheduled for review, the Code Enforcement Officer shall review the development agreement and final plat and prepare a staff report.
- (9) *Step 9—Review and Recommendation on the Final Plat by the Planning Commission.*
 - a) The Planning Commission shall hold a public meeting to review and make a recommendation on the development agreement and final plat. The Planning Commission shall take one of the following actions:
 - i) The Planning Commission shall give a favorable recommendation on the final plat authorizing its secretary, or any other officer of the Planning Commission, to indicate such approval and the date on the tracing of the final plat.
 - ii) If the construction drawings have not been approved by the City Engineer (Step 6) by the time of the Planning Commission's scheduled meeting, the development agreement and final plat may be placed on the agenda for the next Planning Commission meeting for action.
 - iii) Should the Planning Commission deny the development agreement and/or the final plat, written notice of such action, including reference to the regulation or regulations not complied with by the plat, shall be given to the applicant and the applicant's engineer and/or surveyor. The action shall also be entered on the official records of the Planning Commission.
 - b) The chairperson of the Planning Commission shall certify the final plat application by signing and dating the final plat upon recommendation of approval from the Planning Commission.
 - c) Upon making a favorable or unfavorable recommendation, with or without conditions, the final plat application shall be forwarded to City Council for review and decision.
- (10) *Step 10—Review and Decision on the Final Plat by the City Council.*
 - a) After full compliance with this section, the Development Department shall request the Clerk of Council to prepare the necessary legislation for City Council for introduction no later than 60 days of the recommendation of Planning Commission.
 - b) Council shall review the development agreement and final plat with access to the files of the Planning Commission.
 - c) If approval is given, the development agreement and final plat, and any appropriate documents shall be signed by the Mayor and Clerk of Council upon passage of the acceptance legislation by City Council.
 - d) All drawings shall be returned to the Development Department after approval by City Council. The Code Enforcement Officer shall notify the applicant of the action by City Council by mail or digitally within five days after the action by City Council. The original tracing approved development agreement and final plat shall be returned to the applicant for recording in the applicable county recorder's office. The approved development agreement and final plat shall be recorded together in the applicable county recorder's office.

(E) REVIEW CRITERIA. **NO CHANGES PROPOSED.**

EXHIBIT A

(F) GENERAL COMPLIANCE.

- (1) All improvement standards set forth in this chapter shall apply unless otherwise waived or varied by the City in accordance with the procedures of [Section 1203.04](#)(H): Variances and Appeals, [Section 1203.05](#)(P): Variance of Subdivision Design and Improvement Standards, [Section 1203.09](#): Administrative Waivers or [Section 1203.10](#): Alternative Equivalent Compliance, as applicable.
- (2) Where a tract of land is proposed to be subdivided in several stages or phases over a period of years, the applicant shall be required to submit a [development agreement and a preliminary plat for the entire tract \(subdivision\) to be eventually developed. Such development agreement shall expressly define the development project rules and regulations for the development of specific property\(s\); commitments and policies related to the development of the property\(s\); and agreements and standards pertaining to the development of a specific property\(s\). The development agreement shall also outline specific time frames and completion dates for the development of the property. The preliminary plat shall illustrate appropriate sectioning or phasing adequate to demonstrate to the Planning Commission that the total design as proposed for the entire subdivision is acceptable under the terms of this code including conformance with the thoroughfare plan, applicable county plan, and/or the City's Comprehensive Plan, as determined by the City Engineer. The Planning Commission shall review and decide on the preliminary plat for the entire subdivision. The Planning Commission, City Engineer, and City Council, as applicable, may review and make decisions on the development agreement and the final plat, and improvements plan for each individual section or phase.](#)
- (3) The city shall withhold all public improvements, including the maintenance of streets and [appurtenances, erosion and sediment control\(s\), and storm water detention and quality, and](#) the furnishing of water service, to all subdivisions that have not been approved and to all areas dedicated to the public that have not been accepted by the Planning Commission and City Council in the manner prescribed in this code.
- (4) The [subdivision development agreement and](#) plat shall conform to design standards that will encourage good development patterns and particularly to the principles, standards, [policies](#) and proposals which are specified in the Comprehensive Plan. Therefore, the thoroughfare plan, drainage rights-of-way, school sites, public parks and recreation sites and other public buildings and facilities shown on the officially adopted Comprehensive Plan shall be considered in the decision to approve or disapprove subdivision plats. Each subdivision design shall be in accordance with all applicable sections of ~~the~~ this code, as amended. The City Engineer, at any time during design or construction or even after the recording of the final plat, shall have the authority to modify any engineering or construction detail, whenever required for the protection of the public interest, health, [safety](#) or welfare.
- (5) No construction shall take place until a bond, as required by this code, is [received](#) and approved by the City Engineer.

(G) TIMING OF APPROVALS. **NO CHANGES PROPOSED.**

- (H) ESTIMATED COST. Upon approval of the construction drawings by the City Engineer, and before starting any construction work, the developer's engineer shall prepare and submit to the City Engineer and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), an independent estimate of costs, by item, for construction surveying; construction of roads, storm and

EXHIBIT A

sanitary sewers, sanitary treatment plants, pumping stations and water supply systems; drainage structures; erosion control, storm water management basins, restoration of land and site clean-up; and other related items. The total estimated cost, including prevailing wage for labor as calculated by the U.S. Department of Labor and the Ohio Department of Commerce, shall be prepared and signed by the developer's engineer. The City Engineer and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), may add to the developer's estimate an amount to cover contingencies, including permit and inspection costs, to arrive at the total estimated cost. The approved total of estimated costs shall be the basis for the establishment of the performance bond amount.

(I) BONDING REQUIREMENTS.

- (1) Public Improvement Bonds shall be required for all private projects involving the installation of public utilities, and/or roadways streets and appurtenances.
 - a) For developments involving dedication of Right-of-Way, prior to the approval of a Final Plat by the City of Monroe the developer shall post public improvement bonds in the amount of 130% of the estimated cost of the public improvements, as approved by the City of Monroe, to secure the performance and construction of the uncompleted and unapproved public improvements. The bonding forms, as determined by the City Engineer, shall be used when submitting bonds.
 - b) For development not involving the dedication of Right-of-Way, prior to the final approval of the construction drawings by the City of Monroe and prior to the start of construction, the developer shall post public improvement bonds in the amount of 130% of the estimated cost of the public improvements, as approved by the City of Monroe, to secure the performance and construction of the uncompleted and unapproved public improvements. The bonding forms, as determined by the City Engineer, shall be used when submitting bonds.
- (2) All developments shall post bonds for erosion and sedimentation control and stormwater detention and quality.
- (3) Prior to the Developer securing bonds, line-item line-item estimates for all items to be bonded shall be submitted to the City Engineer for approval of the bonding amounts.
 - a) The estimates shall indicate the item of work, the item unit, number of units, unit price, and total cost for each item to be bonded as detailed in Section 1203.05(H) Estimated Cost. Lump sum estimates shall not be submitted will not be accepted.
 - b) After preliminary acceptance of the constructed improvements and a complete set of As-Built plans have been received and approved by the City of Monroe in hard copy and digital format, the public improvement bond may be reduced to an amount determined by the City of Monroe, but shall be no less than 130% of all non-completed items. A maintenance bond will be held for a period of 12 months beyond the approval date of the improvements and after the top course of asphalt has been applied, to cover any defects in construction of the improvement to be determined by the City of Monroe. After this period and after the final inspection and completion of any punch list punch list items, the maintenance responsibility of the developer may be released. A bond covering the completion of any outstanding items, i.e. sidewalks and erosion control, shall be held until home or building construction or lots developed in the section bonded has reached 80% and all other improvements have been completed to the satisfaction of the City.

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- i) Approval of improvements shall not be granted until a punch list has been completed by the City of Monroe and all items have been satisfactorily completed.
- (4) Erosion and Sedimentation Control Bonds shall be required for all private developments that meet the requirements as determined by the City Engineer. Bonds shall be provided in the amount of 130% of the estimated cost of the sedimentation and erosion control measures for the site, as approved by the City of Monroe.
 - a) Erosion and Sedimentation Control Bonds may be reduced upon approval of the site by the City Engineer. ~~Prior to approval, the site shall have been permanently stabilized~~Erosion and Sediment Control, and Storm Water Detention and Quality Bonds shall not be released until stabilization has been inspected and approved by the City Engineer.
- (5) All Public Improvement Bonds, including Erosion and Sediment Control, and Storm Water Detention and Quality shall include prevailing wage for labor as calculated by the U.S. Department of Labor and the Ohio Department of Commerce.
- (6) The City of Monroe will accept security in any of four separate forms. The developer may select the form of security as best suits their situation. The four forms of acceptable security are as follows:
 - a) Original Letter of Credit in favor of the City of Monroe.
 - i) The Letter of Credit must include the following language for automatic renewal and notice to the City of Monroe, Ohio in case of non-renewal: "It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for successive one year periods from its present or any future expiration date unless at least sixty (60) days before any such expiration date we notify the City Engineer of the City of Monroe, at the address listed above, in writing by certified or registered mail, that we elect not to consider this letter of credit renewed for any such additional period, at such time the City of Monroe, Ohio may declare the Developer to be in default and demand immediate payment of all sums under this Letter of Credit."
 - ii) If the Letter of Credit contains a draft presentment deadline, it is mandatory that the Letter of Credit include the following language: "The draft presentment deadline set forth in this letter of credit shall automatically be extended for one year periods unless at least sixty (60) days prior to any draft presentment deadline, or any prior extension thereof, the (name of financial institution) Bank notifies the City Engineer of the City of Monroe, Ohio, 233 S. Main Street, Monroe, Ohio 45050, that the draft presentment deadline shall not be extended for a successive one year period, at such time the City of Monroe, Ohio may declare the Developer to be in default and demand immediate payment of all sums under this Letter of Credit."
 - iii) The Letter of Credit must also contain the following language: "The Security Agreement referenced by this Letter of Credit and all its terms and conditions, is attached hereto, made a part hereof, and fully incorporated herein, as if fully rewritten".
 - iv) Payment pursuant to the Letter of Credit shall not be conditioned except upon notification by the City Engineer to the issuing financial institution that the developer is in default of the installation and/or maintenance of improvements within the subject development.

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- v) The Letter of Credit must state that it is being issued in connection with the installation of improvements in a particular development being developed by a certain developer. This reference must be specific and identify the development and section or phase thereof as may be applicable. Additional reference must be made that the letter of credit is being issued in connection with the security agreement between the City and the developer.
- b) Original Escrow Letter issued by a financial institution.
 - i) The following text shall be included: "The Security Agreement referenced by this Original Escrow Letter and all its terms and conditions, is attached hereto, made a part hereof, and fully incorporated herein, as if fully rewritten".
- c) Surety Bond issued by a surety company authorized to do business in the State of Ohio. An authorized representative must sign the security agreement which will serve as the bond. A power of attorney from the surety company authorizing the signature on behalf of the surety company must accompany the security agreement.
- d) Surety Obligation of National Bank. A national bank may bind itself as surety to indemnify the City should the Developer default in the installation of the development improvements if it has a segregated deposit sufficient to cover the bank's total potential liability. Therefore, an authorized representative of the national bank must sign the security agreement, which signature shall also constitute a certification that the national bank has a segregated deposit sufficient in amount to cover the bank's total potential liability.
- e) Irrespective of the type of security selected by the Developer, all security agreements must be signed by the Surety.
- f) The term "Surety" as used herein includes an **FDIC insured** bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term "Surety" when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by the security agreement. In the event that Surety fails to make funds available to the City of Monroe, Ohio in accordance with the security agreement within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.
- g) Other than filing in the blanks, no other alterations to the Security Agreements or escrow letter may be made. The security agreements or the escrow letter shall not be retyped and only the forms provided or photocopies thereof are acceptable. Security agreements and escrow letters which have been altered or retyped will not be accepted. The Development name on a Security Agreement must exactly match the name of the Development on the record Development plat with no exceptions. For example, if the name of the Development is Spicewood, the name on the agreement must be spell[ed] the same. The City will not accept the spelling of Spice Wood as it is not the same as Spicewood. In addition, if the Development is Section One, referring to as Section 1 is not the same.
- h) Upon completion of the Security Agreements by the Developer and the Surety, they must be returned to the Office of the City Engineer.
- i) All Security Agreements must be submitted to the City Engineer with the construction drawings. In no circumstances will Security Agreements be approved by the City Engineer until the construction drawings have been approved by that City Engineer.

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- j) Following performance of improvements in a Development, the Developer may request a reduction in the bond. Such requests may be made in writing to the Office of the City Engineer, and shall be granted in the sole discretion of the City of Monroe, Ohio.
 - k) Upon release of the performance bond and acceptance of the maintenance bond as determined by the City Engineer, the City shall provide for the removal of snow and ice provided all roadway improvements are complete.
- (J) RECORDING.
- (1) After all required approvals are secured, the final plat shall be returned to the applicant for final recording with the applicable county recorder. A development agreement shall be recorded with the final plat.
 - (2) No development agreement or plat of any subdivision shall be recorded, or have any validity, until it has been approved and processed in the manner prescribed in this section.
 - (3) In the event that an unapproved development agreement or plat is recorded, it shall be considered invalid.
 - (4) Approval of a development agreement and the final plat by City Council will become void if the recording is not made within six months of the approval by City Council.
 - (5) All costs for recording of a development agreement and the final plat shall be borne by the owner and/or developer.

C. Staff Recommendation

- Staff recommends Planning Commission give a favorable recommendation to City Council regarding the proposed code text amendments.

07/20/22

For Staff Use Only

Application for Site
Plan Review

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

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application Number:

Site Plan Review Information

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

Basic Project and Site Information

Project Address: 1021 Baker Drive

County: ☐ Butler ☒ Warren

Total Lot Area: 9.5 ACRES

County Tax Parcel ID: 070 1351012

Project/Development Name: Monroe Office Warehouse

Existing Zoning District: City of Monroe

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

Applicant Information

Applicant Name: Monroe Office Warehouse LLC

Contact Person: Joe Tekulve

Contact Address: 8900 Glendale Mill Ford Rd, Loveland OH 45140

Contact Phone Number: 5133099393

Contact Fax Number: 5139848229

Contact E-Mail: jtekulve@paramountlandscaping.com

Property Owner Name: Monroe Office Warehouse LLC (poseyproperties)

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.

Vacant Land

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

Monroe Office Warehouse - Secure Warehouse space
Primarily for small business owners e.g. plumbers, electricians,
painters, landscapers, contractors etc.
Typically, in the morning and at night, local businesses
that serve the community. Need a great location but
not necessarily curb appeal or driveby traffic

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

Start Date:

9/1/2022

Completion Date:

9/1/2023

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

\$2,500,000.00

5) Check any relevant procedural reviews applicable to this project (previously approved only):

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

If you checked any of the above procedures, please provide specific details on what waivers, variances, etc. were approved through the applicable review procedure? Provide the application/case numbers for any related applications.

N/A

Project Address or Tax Parcel ID:

Additional Project Information Continued

b) Does the project require any additional 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: Monroe office Warehouse Joe Tekulve op/MGR

Signature:

Joe Tekulve

Date:

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: Posey Properties Rhonda Posey

Signature:

Rhonda Posey

Date:

6-10-22

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 3 copies (minimum of 24" x 36") and electronic submittal as outlined below.
Final approved plans must be submitted electronically.

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 otherwise is required |
| ☒ | 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

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 |

E2M

Submittal Requirement Checklist

Submittals shall include 3 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.

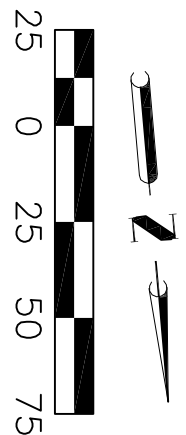
☐	Location and amount of credit towards landscape material requirements provided by existing landscaping
☐	Demarcation of existing trees to be removed
☐	Location and amount of all open space set-aside areas by development phase
☐	Details of all open space improvements and common features (e.g., fountains, benches, street furnishings, play equipment, etc.)
Architectural and Building Elevation Plans	
☐	Color elevations for each building (principal and accessory) side, 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)

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

N06°01'25"E 900.35'

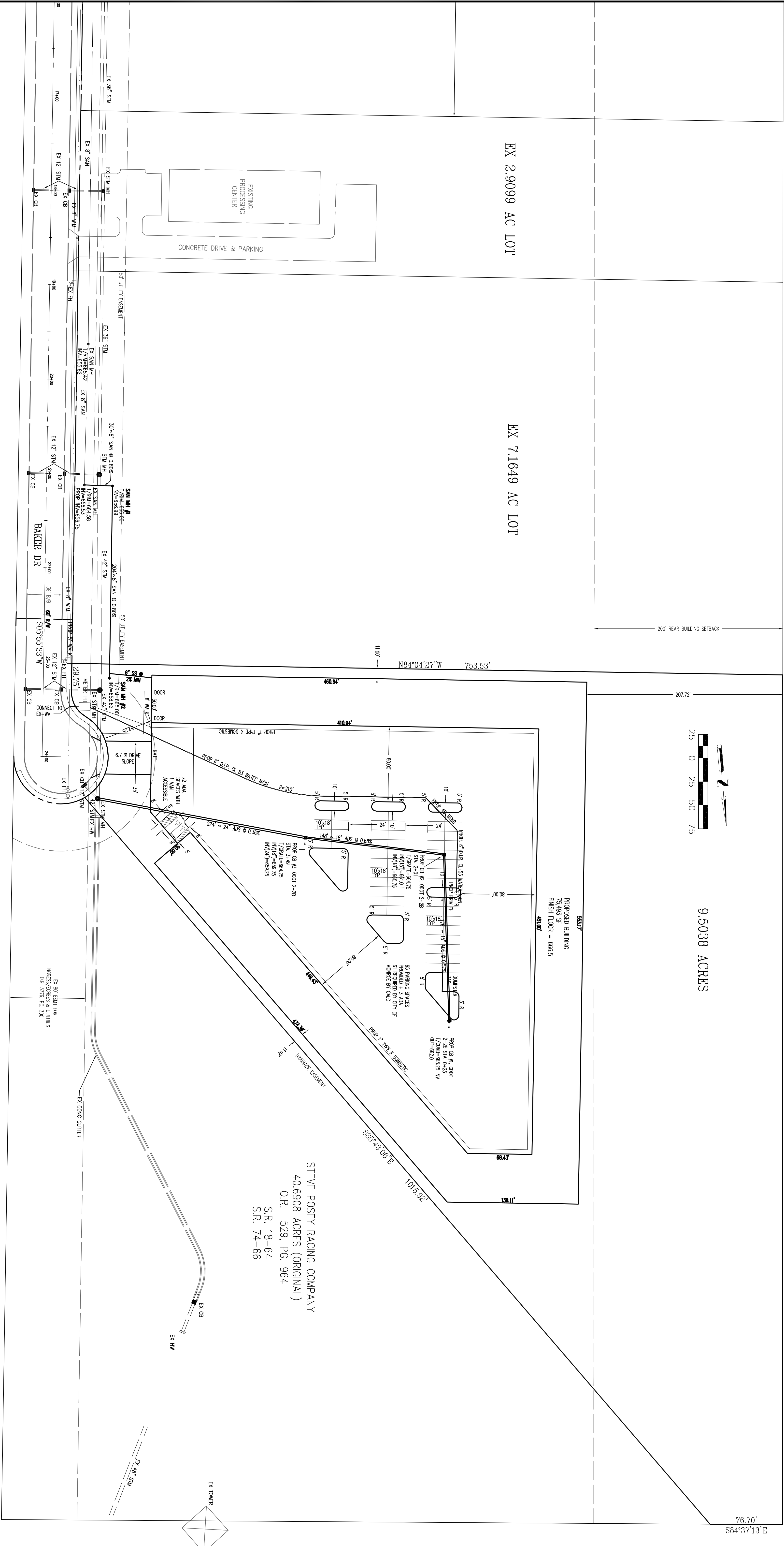


9.5038 ACRES

200' REAR BUILDING SETBACK

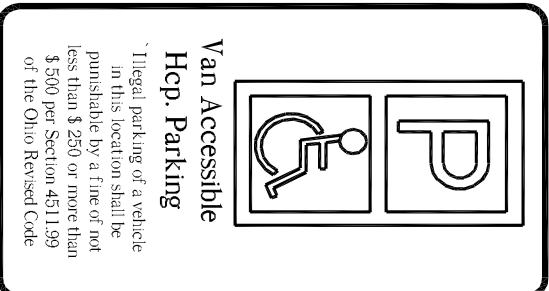
EX 2.9099 AC LOT

EX 7.1649 AC LOT



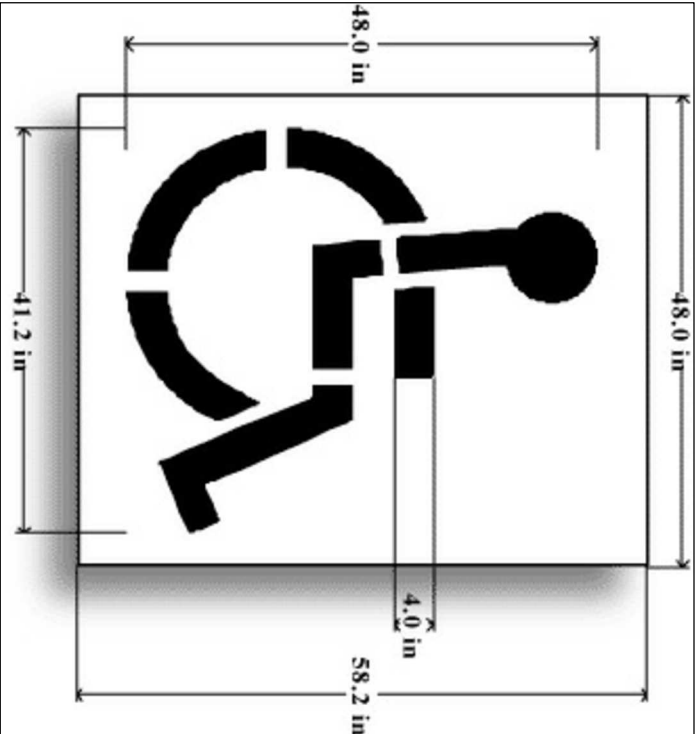
STEVE POSEY RACING COMPANY
40.6908 ACRES (ORIGINAL)
O.R. 529, PG. 964
S.R. 18-64
S.R. 74-66

SITE LAYOUT/PARKING/UTILITIES PLAN
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO



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

HANDICAP SIGN DETAIL



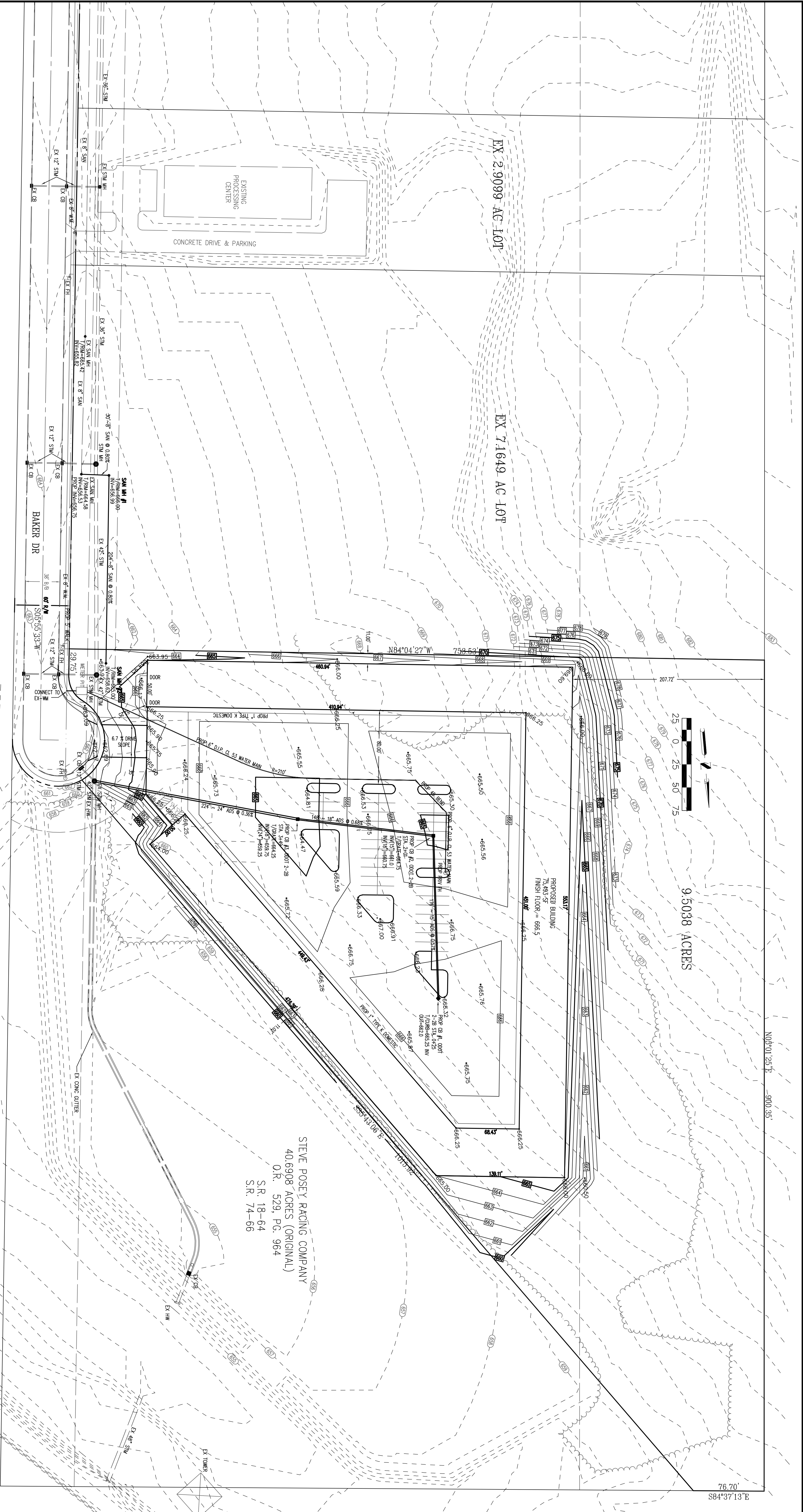
HANDICAP LOGO DETAIL

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-562-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=50'
DATE: 09-08-22
DRAWN: ALL
DESIGNED: ALL
CHECKED:

APDEX ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
HILTON, OHIO 44044
PH: (419) 424-5002 OR (615) 832-8891 FAX: (615) 224-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 221342
DRAWING: 221342BA
SHEET 3 OF 6



GRADING PLAN
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

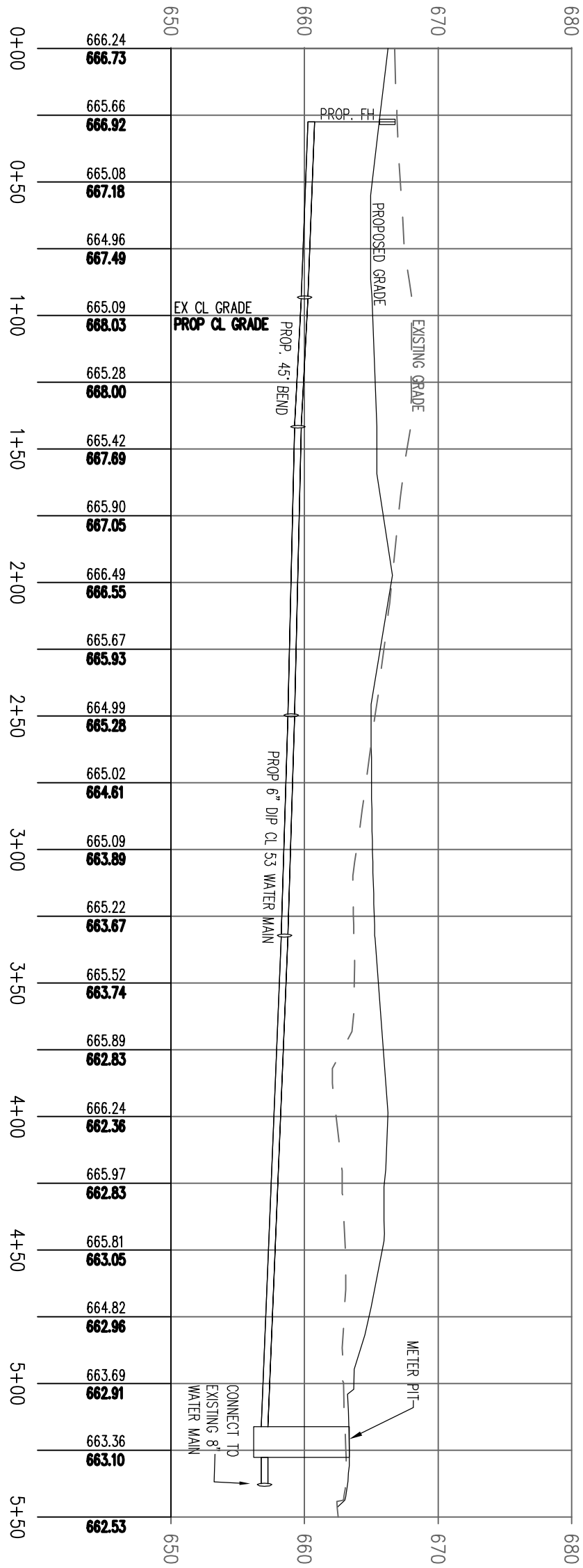
STEVE POSEY RACING COMPANY
40.6908 ACRES (ORIGINAL)
O.R. 529, PG. 964
S.R. 18-64
S.R. 74-66

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-562-2764
OHIO UTILITIES PROTECTION SERVICE

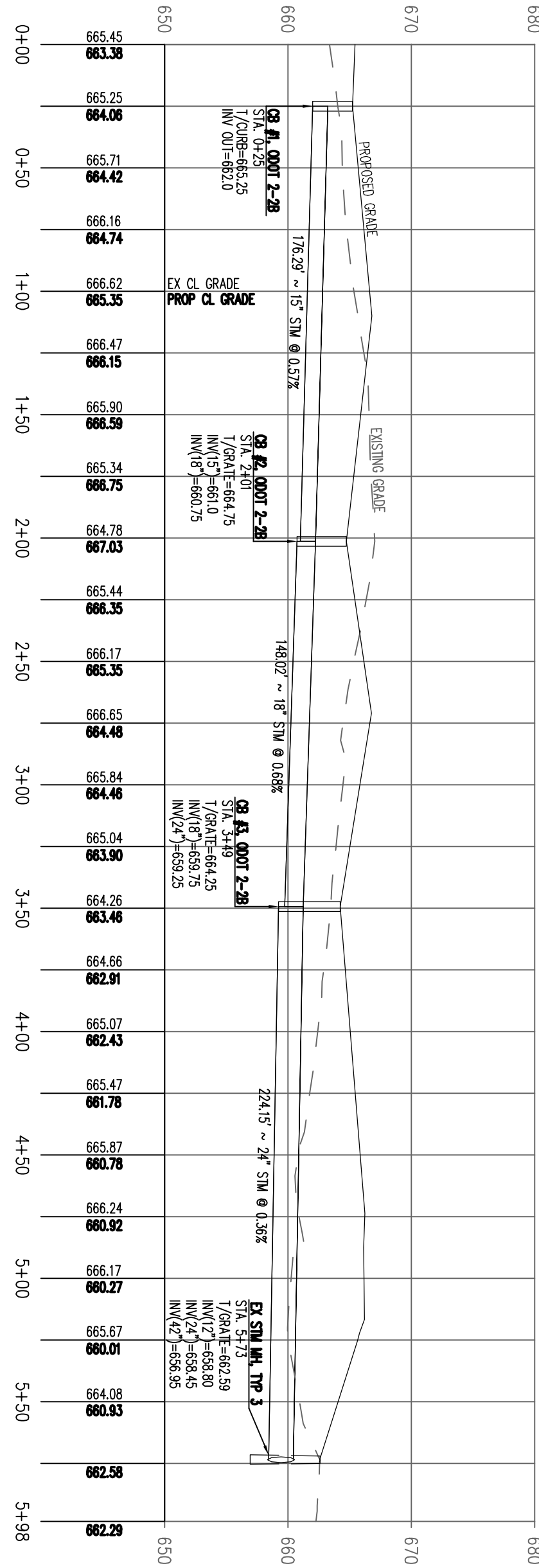
SCALE: 1"=50'
DATE: 09-08-22
DRAWN: ALL
DESIGNED: ALL
CHECKED:

APDEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
P.O. BOX 1000
MONROE, OHIO 45044
PH: (513) 424-5002 OR (513) 832-8891 FAX: (513) 24-8202

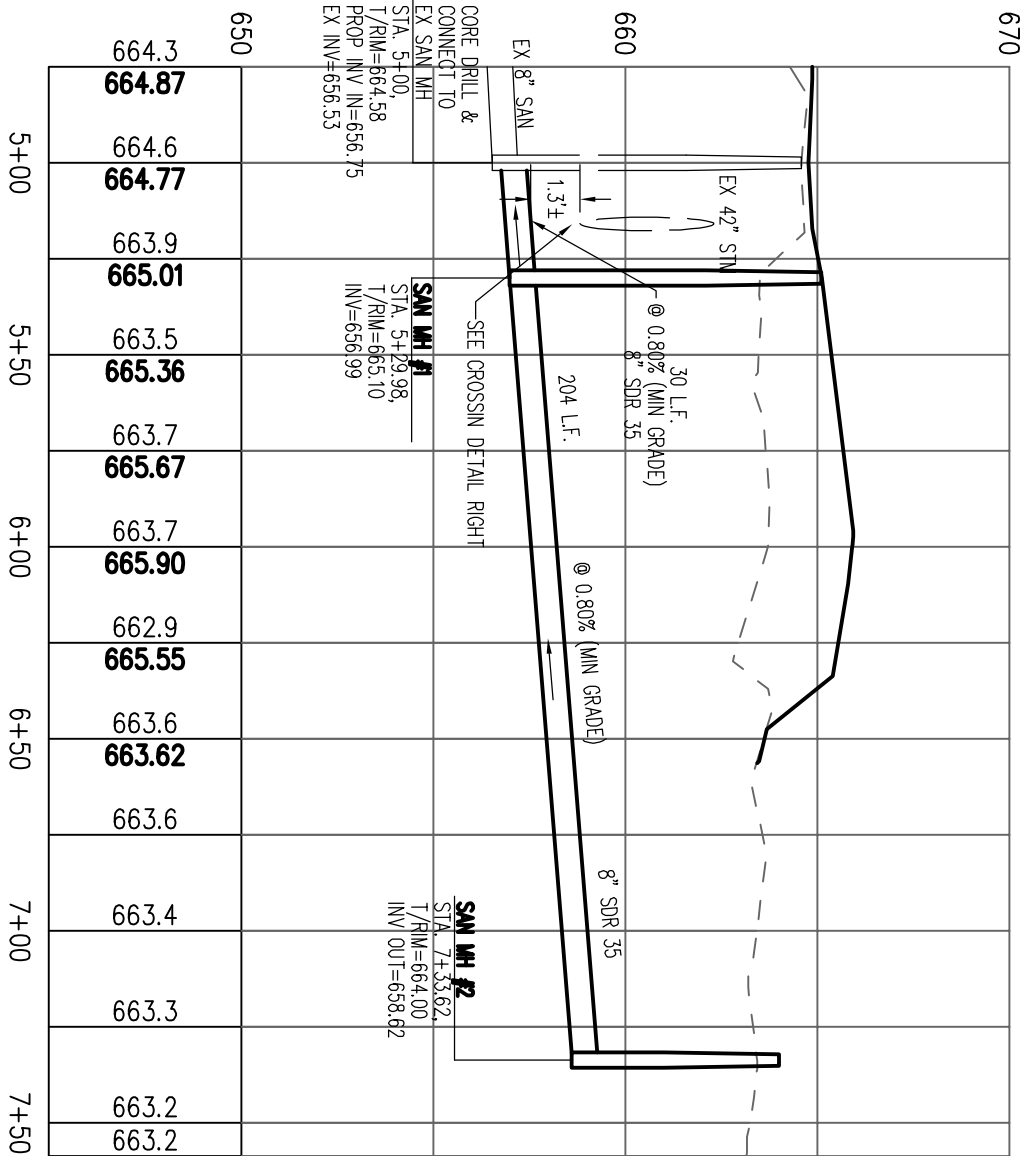
REVISIONS:
1.
2.
3.
4.
PROJECT: 221342
DRAWING: 221342BA 4 OF 6 SHEET



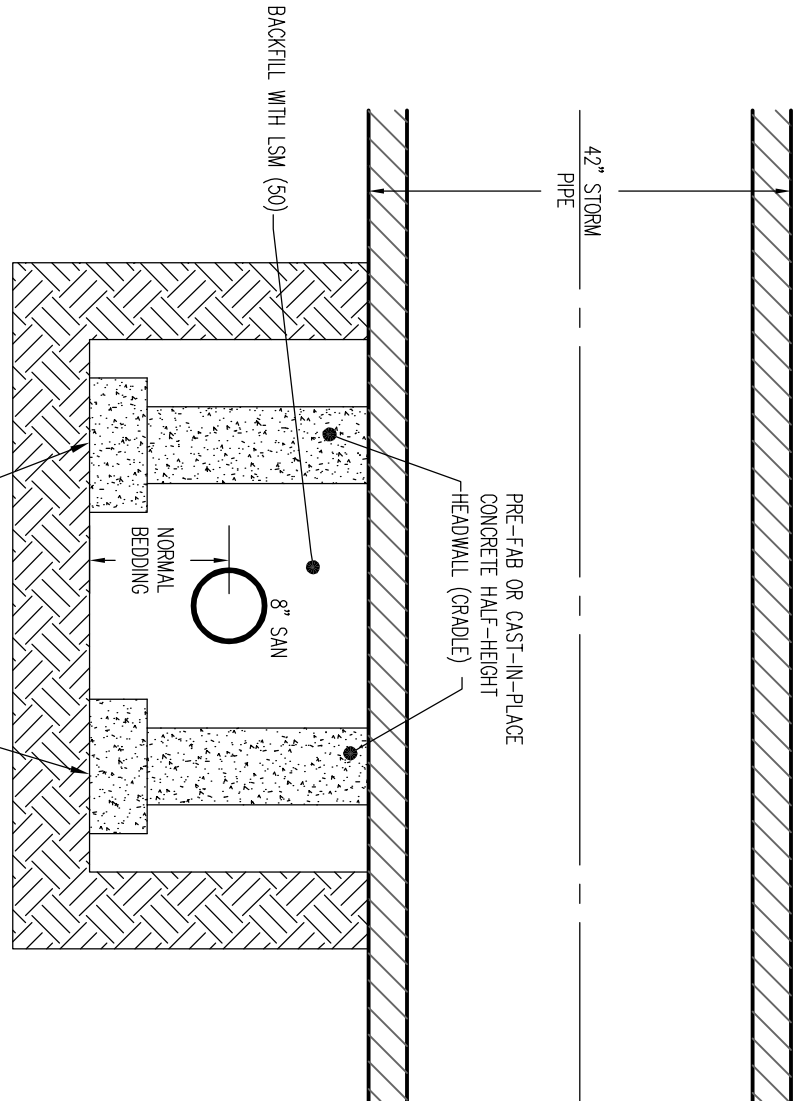
WATER MAIN PROFILE



STORM PROFILE



SANITARY PROFILE



SANITARY/STORM CROSSING DETAIL

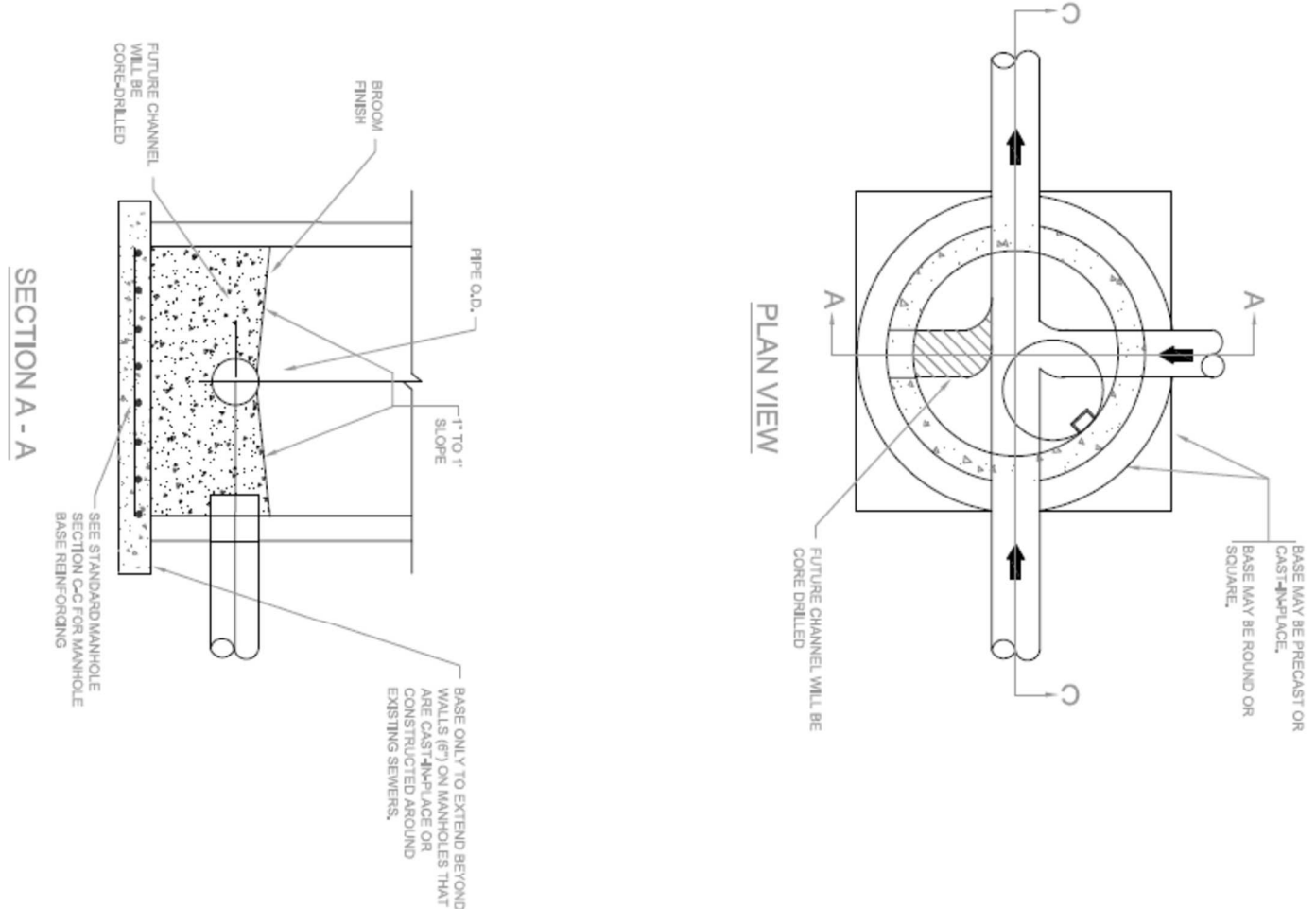
SANITARY, STORM, & WATER PROFILES
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

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

SCALE: 1"=50'H, 1"=5'V
DATE: 09-08-22
DRAWN: JLL
DESIGNED: JLL
CHECKED:

APDEX ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
WILLOUGHBY, OHIO 44094
PH: (419) 474-5002 OR (419) 832-8891 FAX: (419) 224-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 221342
DRAWING: 221342BA 5 OF 6 SHEET

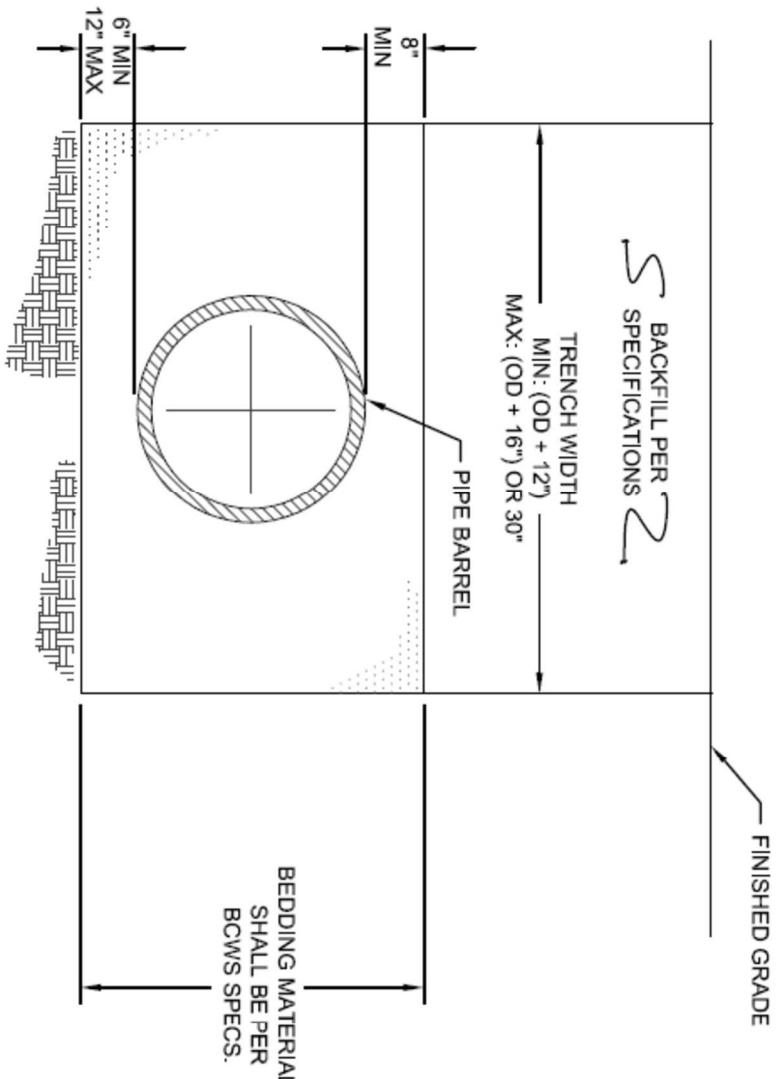


STANDARD CAST
IN-PLACE MANHOLE



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

61530

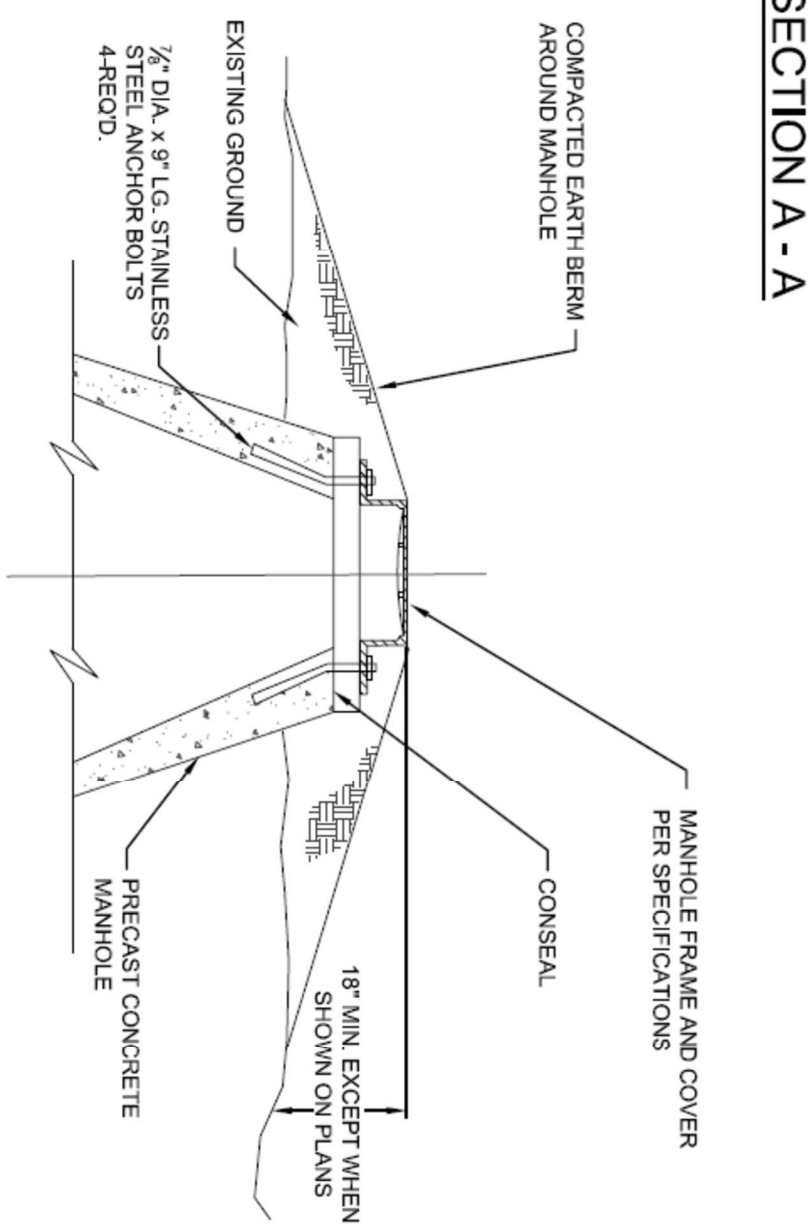


TYPICAL TRENCH
DETAIL
SEWER INSTALLATION



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

62270

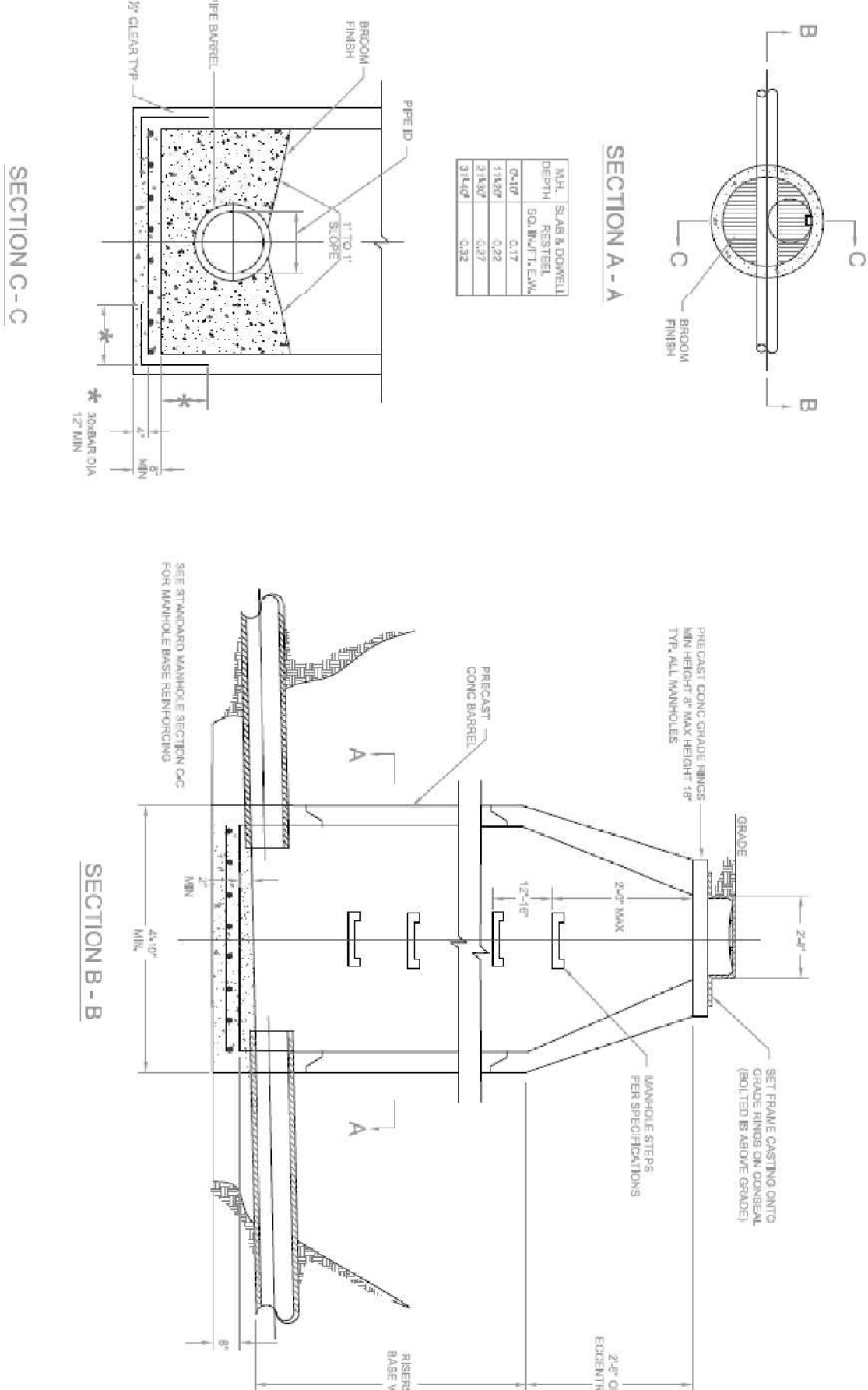


ELEVATED
MANHOLE DETAIL



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

61710

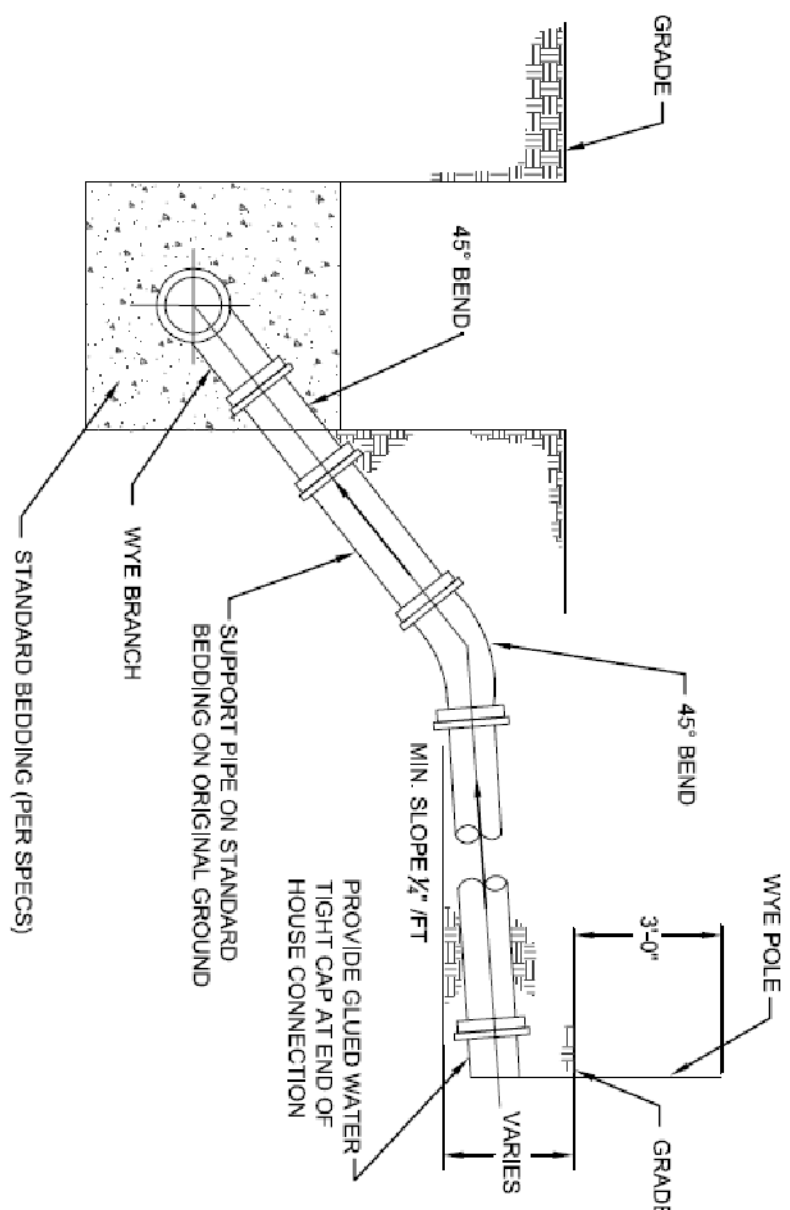


STANDARD
MANHOLE



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

62800

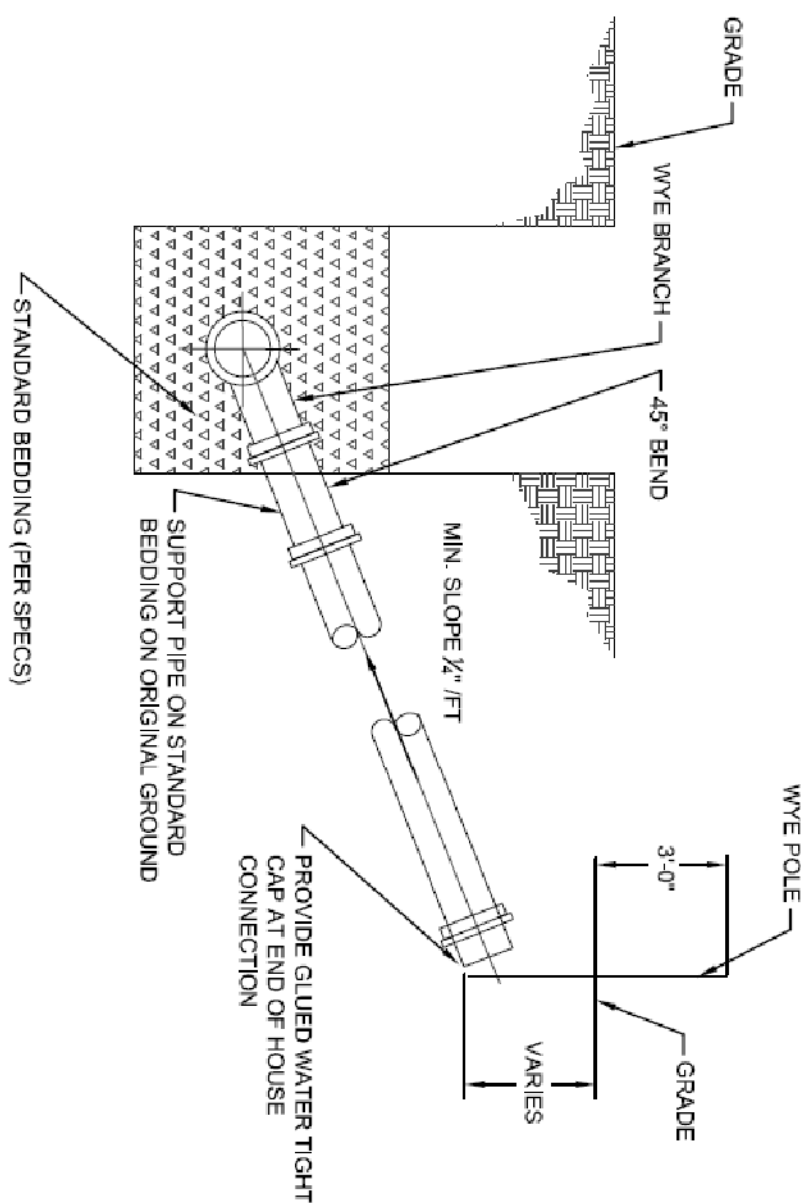


HOUSE CONNECTION
FOR DEEP SEWER



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

62800

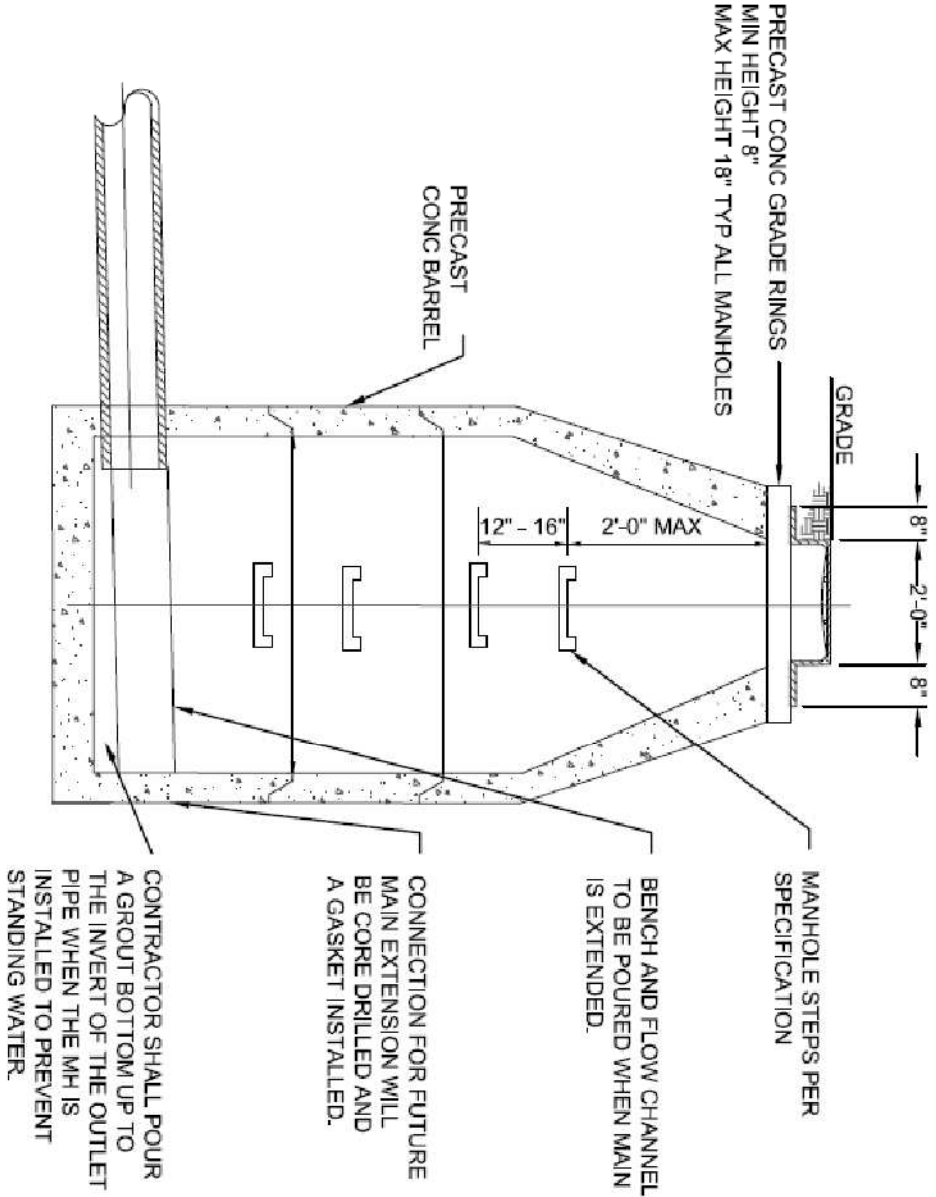


HOUSE CONNECTION
FOR SHALLOW SEWER



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

62990

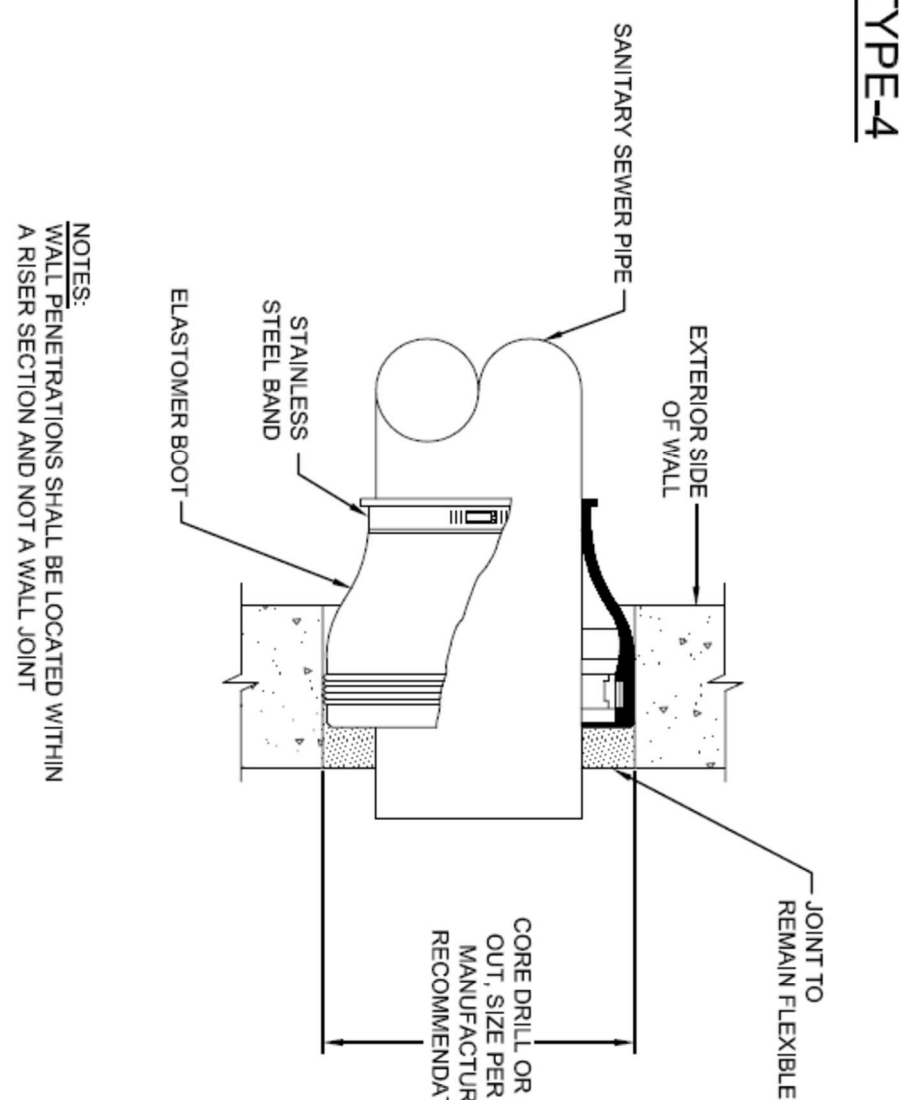


DEAD END
MANHOLE DETAIL



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

61910



CONNECTION TO
EXISTING MANHOLE



BUTLER COUNTY
WATER AND SEWER
130 HIGH STREET
HAMILTON, OH 45011
TELEPHONE: 513-987-3066
FAX: 513-987-3777

61500

BCDES DETAILS
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

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

SCALE: N/A
DATE: 09-08-22
DRAWN: JLL
DESIGNED: JLL
CHECKED:

ADPEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
P.O. BOX 1000
WILLOUGHBY, OHIO 44094
PHONE: (419) 444-5002 OR (419) 832-8891 FAX: (419) 24-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 221342
DRAWING: 221342BA 6 OF 6

Proposed Storage Buildings

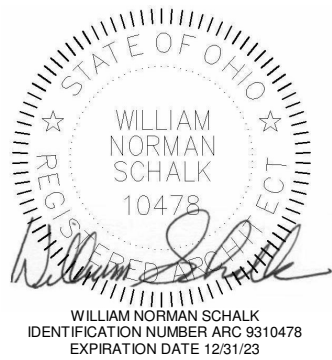
MONROE OFFICE PARK

REV. DATE

CK'D

Drawn By: WNS

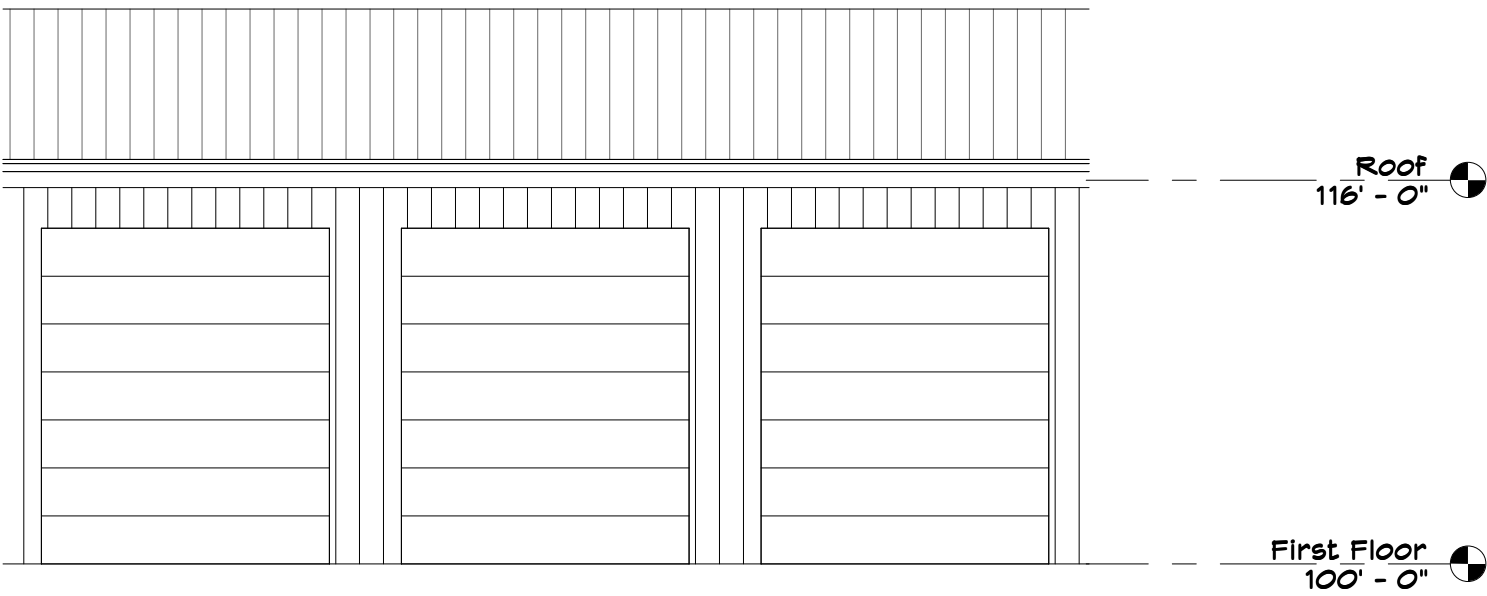
Checked By: WNS



Date:09.09.22

Job No:21.207

A1.1

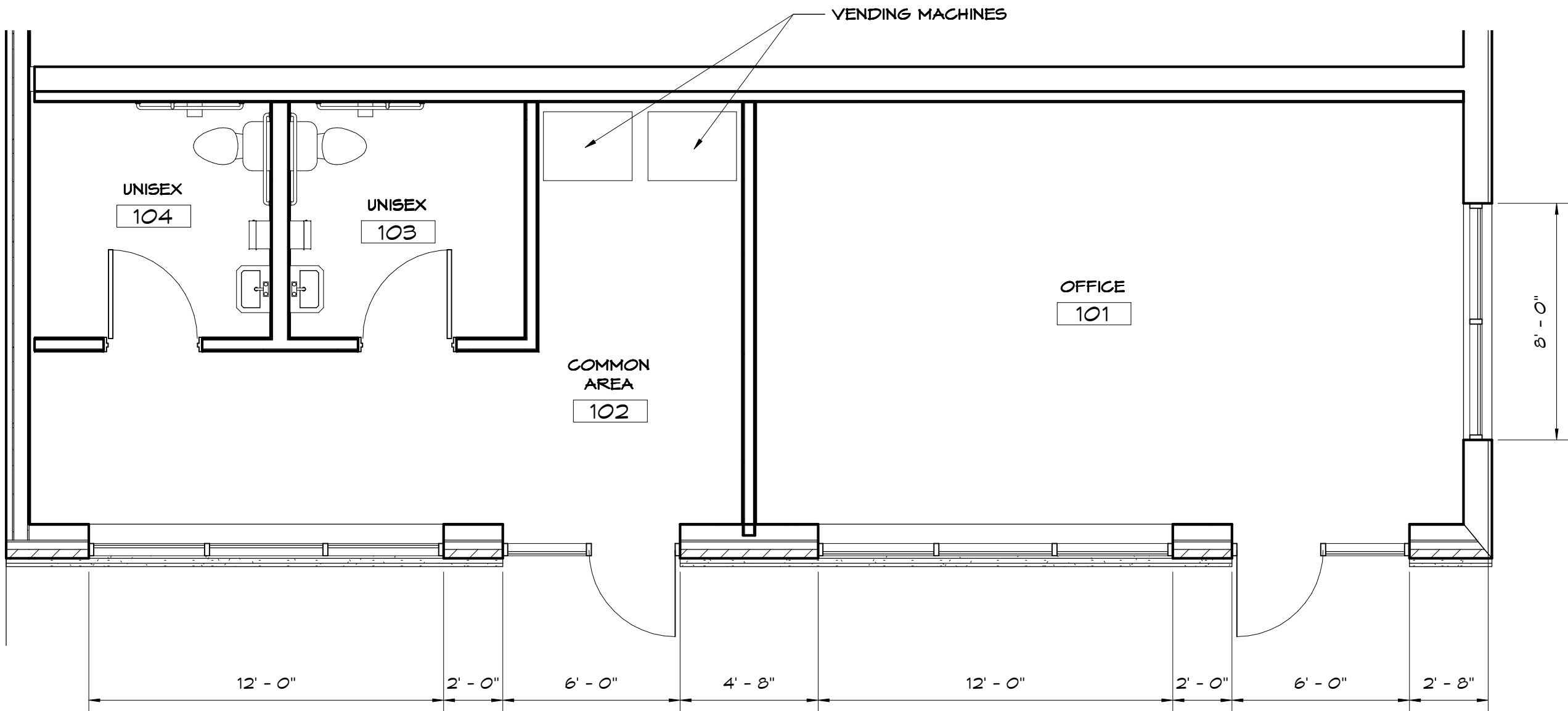


TYP. O.H. DOOR ELEVATION

3

A1.1

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

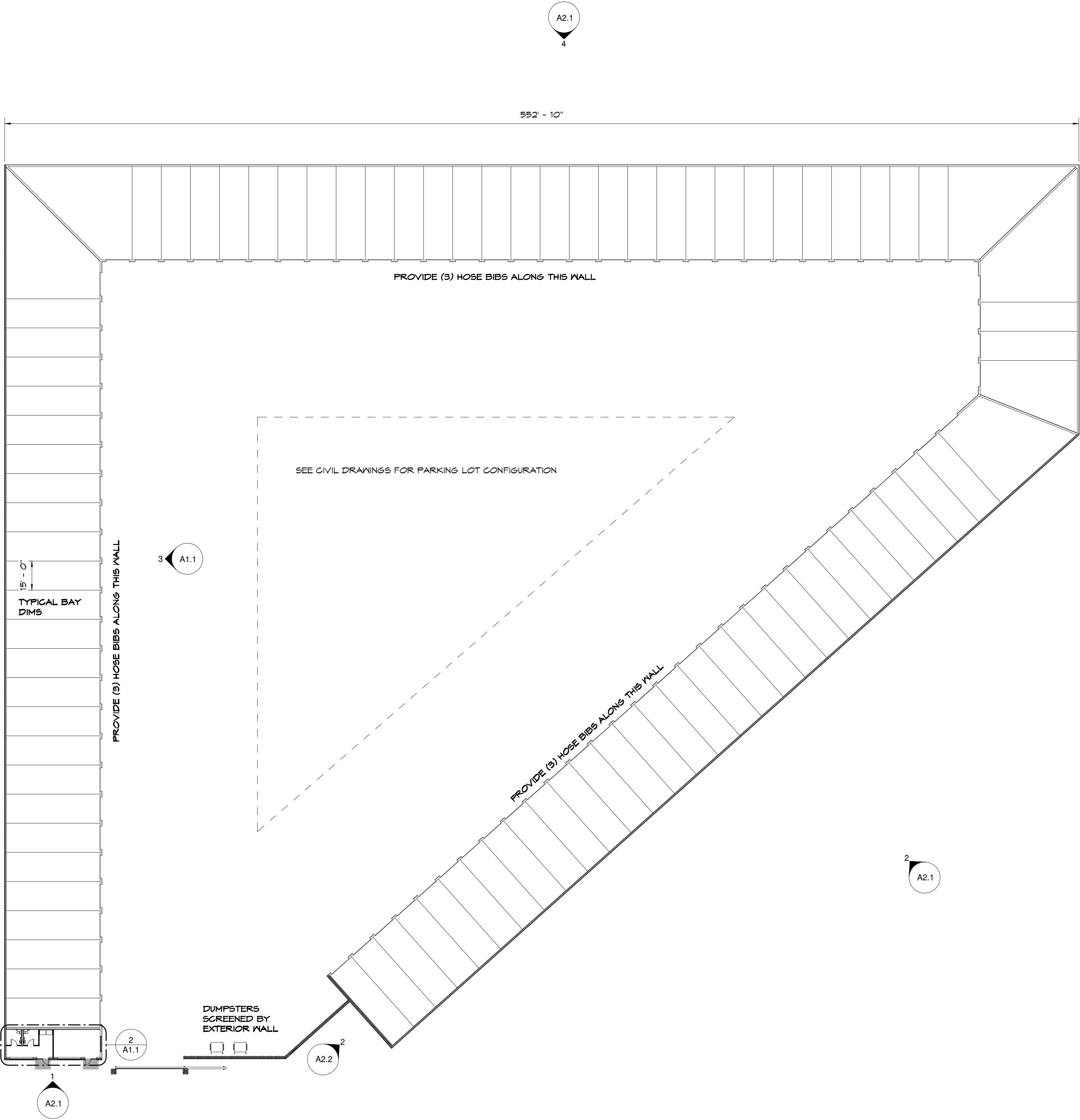


ENLARGED OFFICE/RESTROOM PLAN

2

A1.1

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



NORTH

FLOOR PLAN

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

1

A1.1

EAST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	545	56%
HARDIBOARD	176	18%
GLASS	251	26%
TOTAL WALL	972	100%

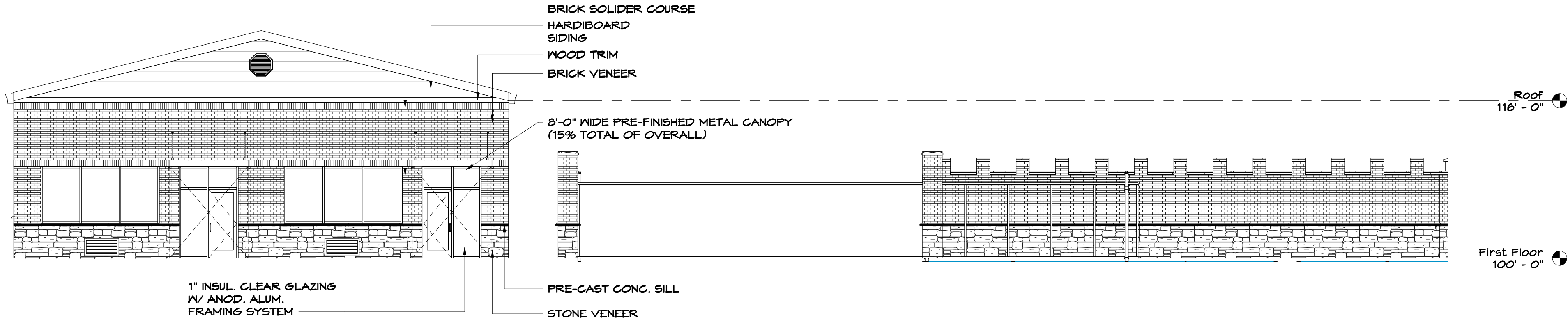
SOUTH ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	1,948	27%
METAL SIDING	5,230	73%
TOTAL WALL	7,178	100%

WEST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
METAL SIDING	9,008	100%
TOTAL WALL	9,008	100%

NORTH ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
METAL SIDING	2,225	100%
TOTAL WALL	2,225	100%

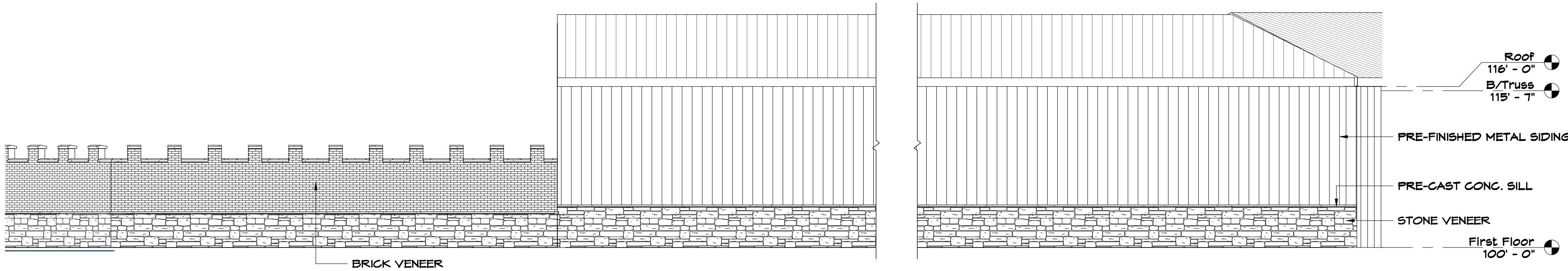
NORTH EAST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	2,005	26%
METAL SIDING	5,579	74%
TOTAL WALL	7,584	100%

SOUTH EAST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	972	100%
TOTAL WALL	972	100%

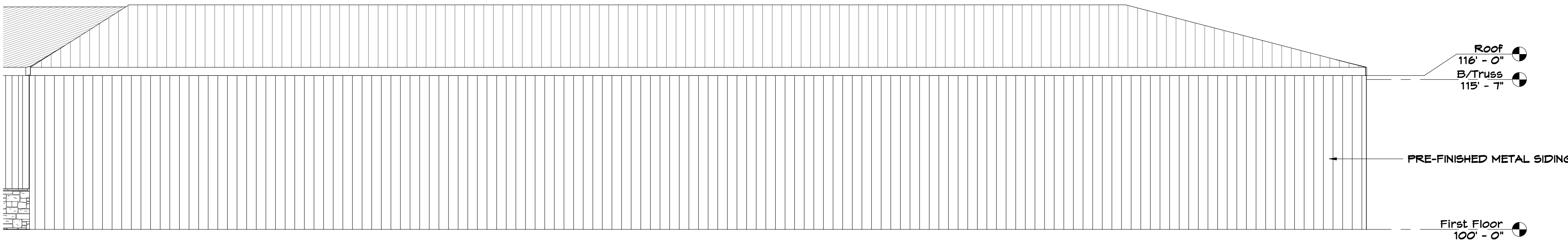


ENTRY CALCULATIONS
TOTAL WALL = 972 S.F.
EACH ENTRY = = 75 S.F. or 7.8% * (2) ENTRIES = 15%

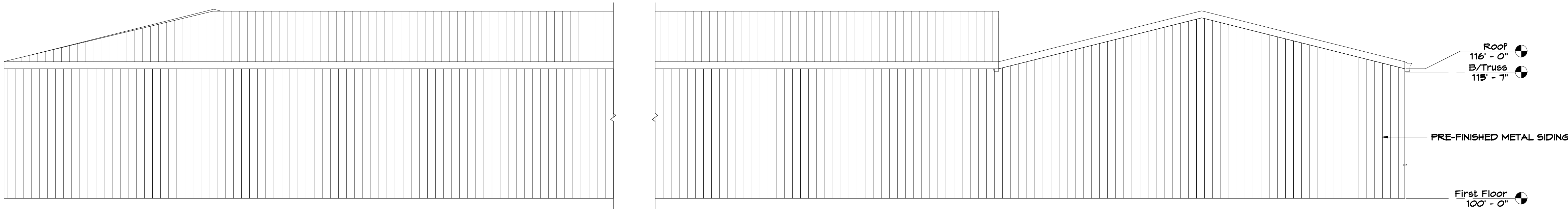
EAST ELEVATION
SCALE: 1/8" = 1'-0"
1
A2.1



NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"
2
A2.1

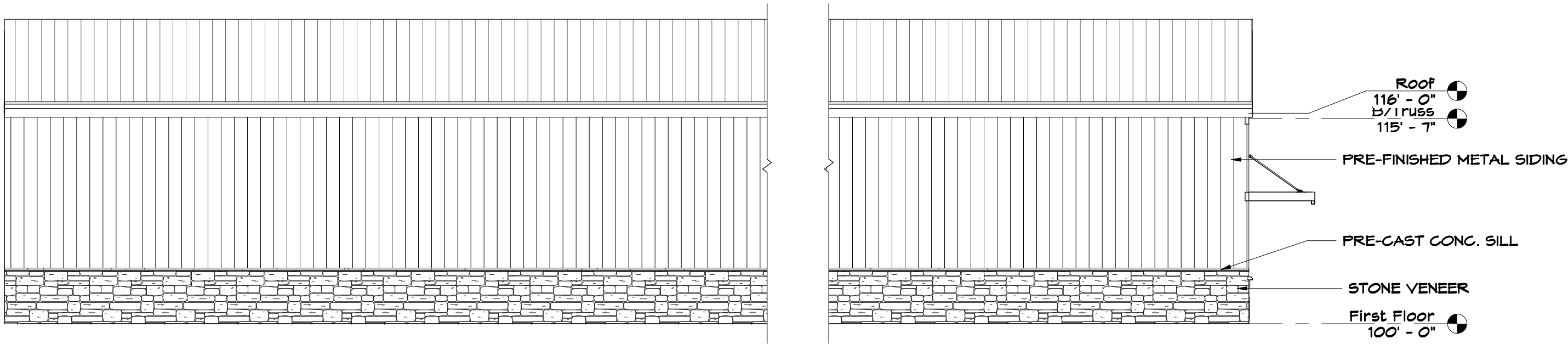


NORTH ELEVATION
SCALE: 1/8" = 1'-0"
3
A2.1



WEST ELEVATION
SCALE: 1/8" = 1'-0"
4
A2.1

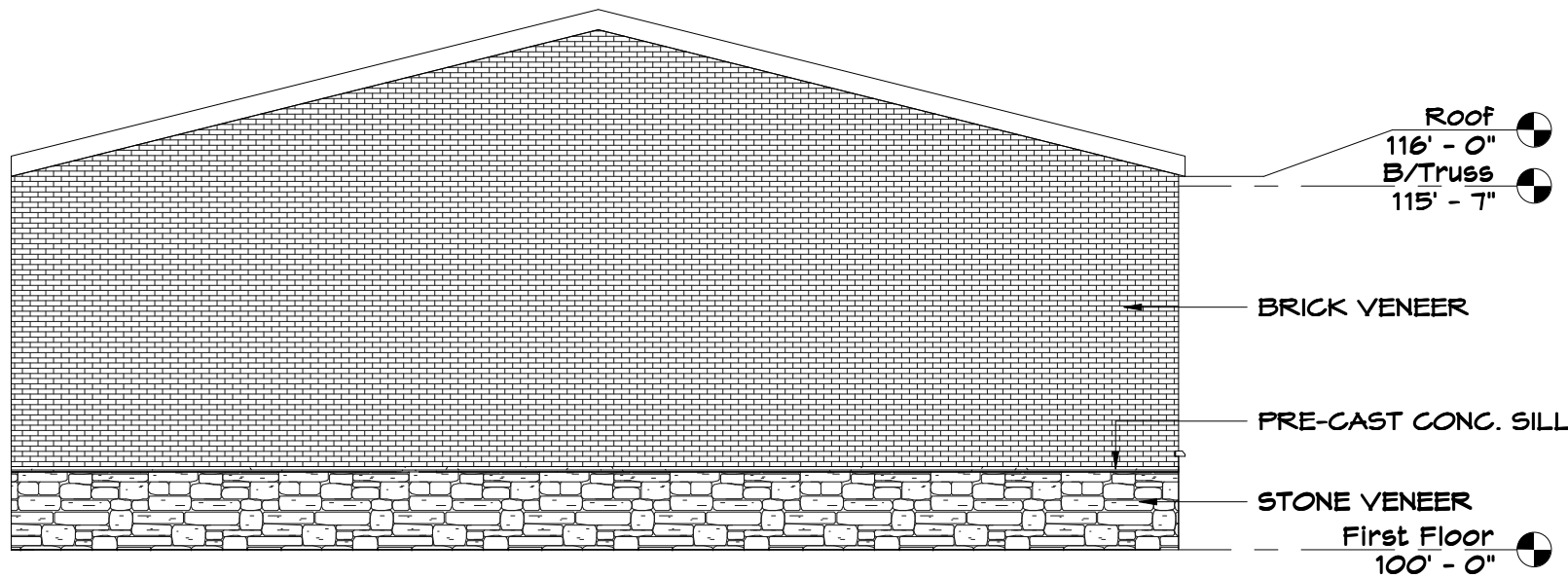
EAST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	545	56%
HARDIBOARD	176	18%
GLASS	251	26%
TOTAL WALL	972	100%
SOUTH ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	1,948	27%
METAL SIDING	5,230	73%
TOTAL WALL	7,178	100%
WEST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
METAL SIDING	9,008	100%
TOTAL WALL	9,008	100%
NORTH ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
METAL SIDING	2,225	100%
TOTAL WALL	2,225	100%
NORTH EAST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	2,005	26%
METAL SIDING	5,579	74%
TOTAL WALL	7,584	100%
SOUTH EAST ELEVATION		
FINISH	AREA (sf)	% ON ELEVATION
MASONRY	972	100%
TOTAL WALL	972	100%



SOUTH ELEVATION

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

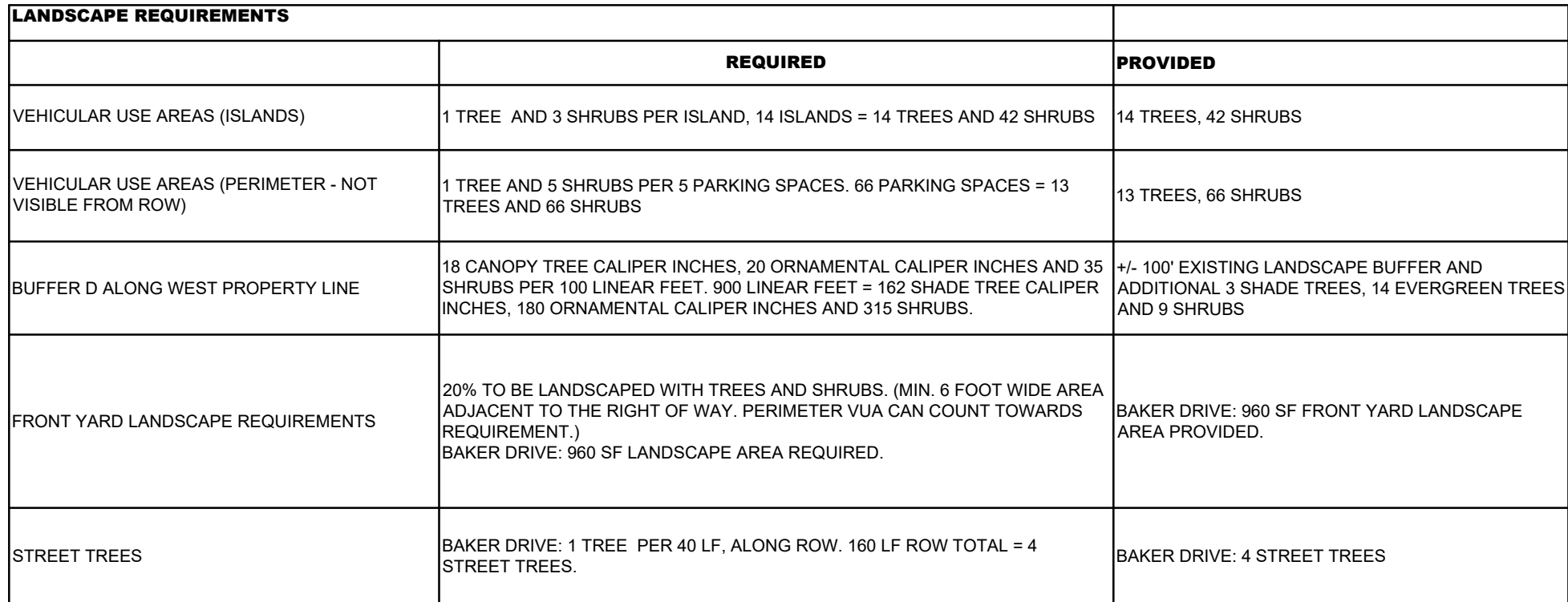
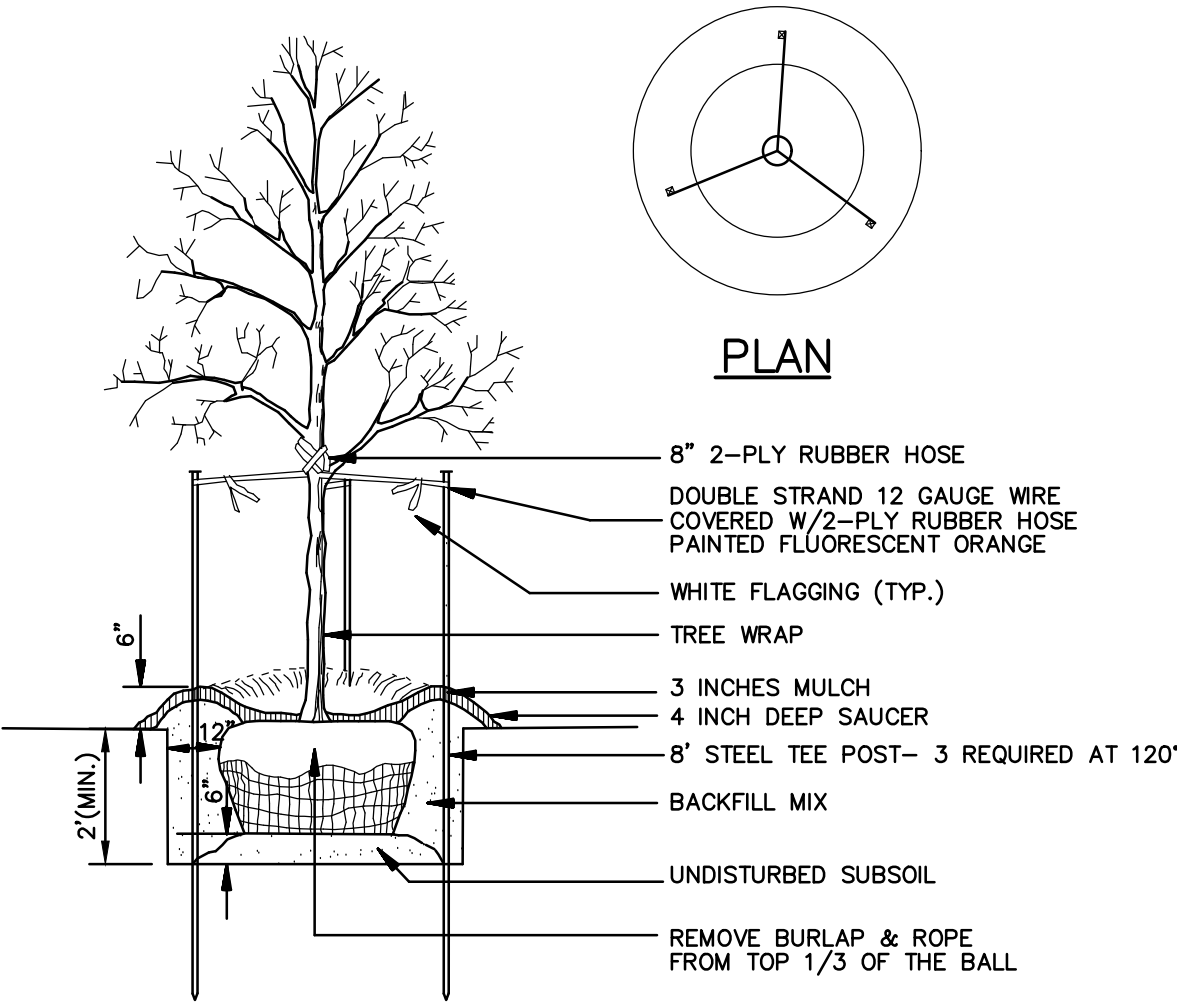
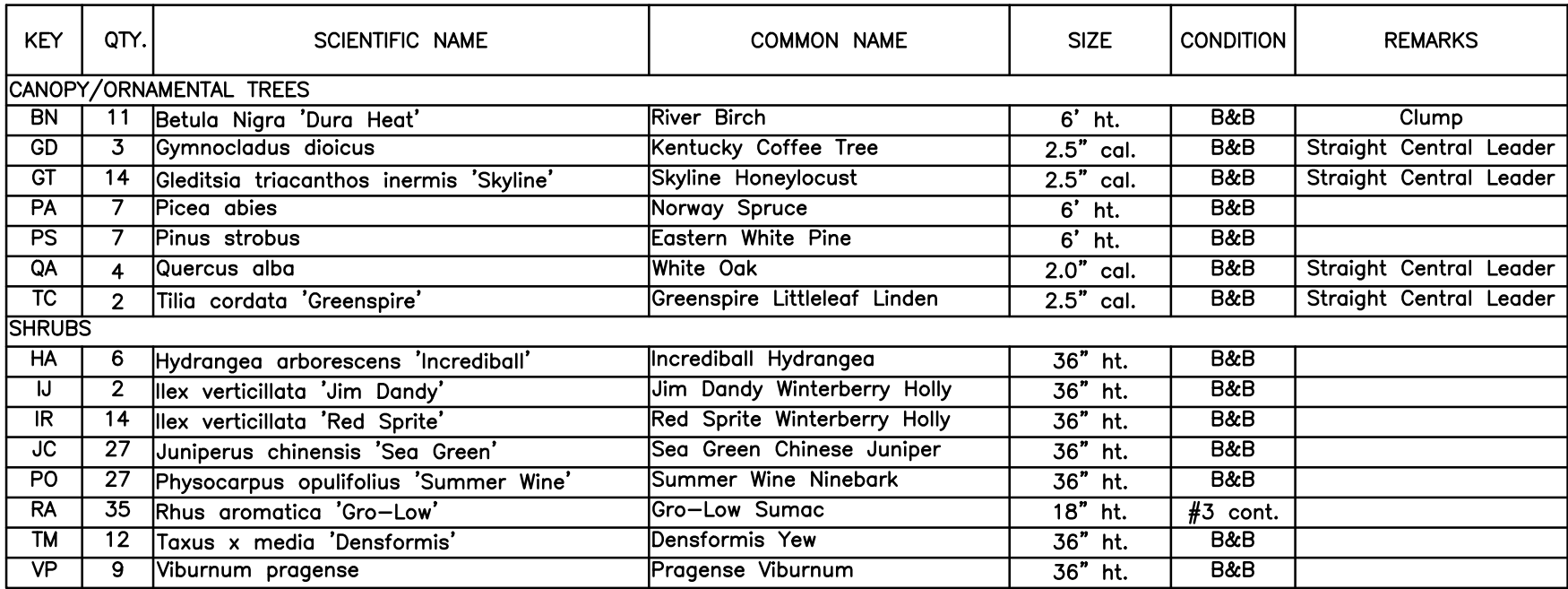
1
A2.2



SOUTH EAST ELEVATION

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

2
A2.2

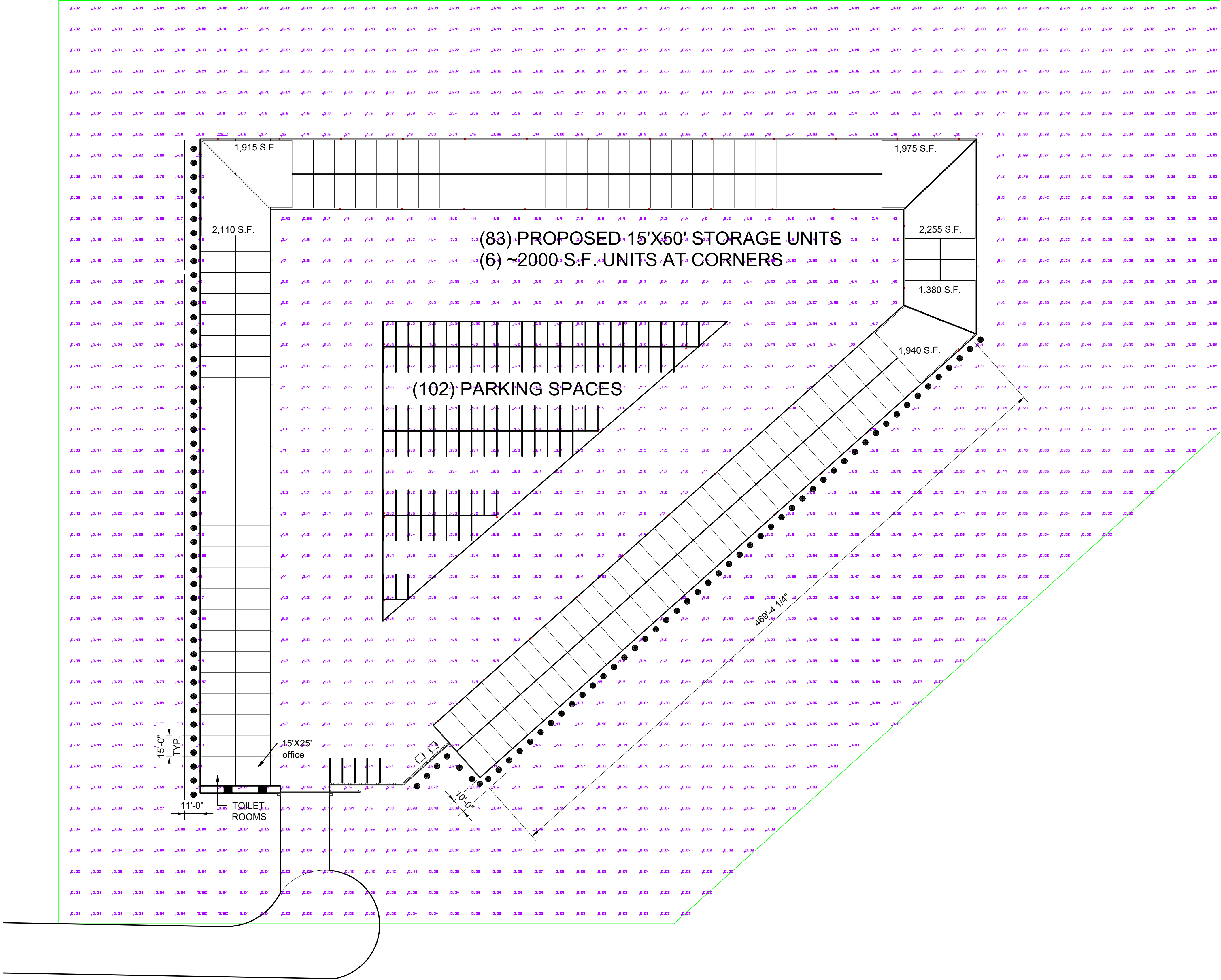


UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

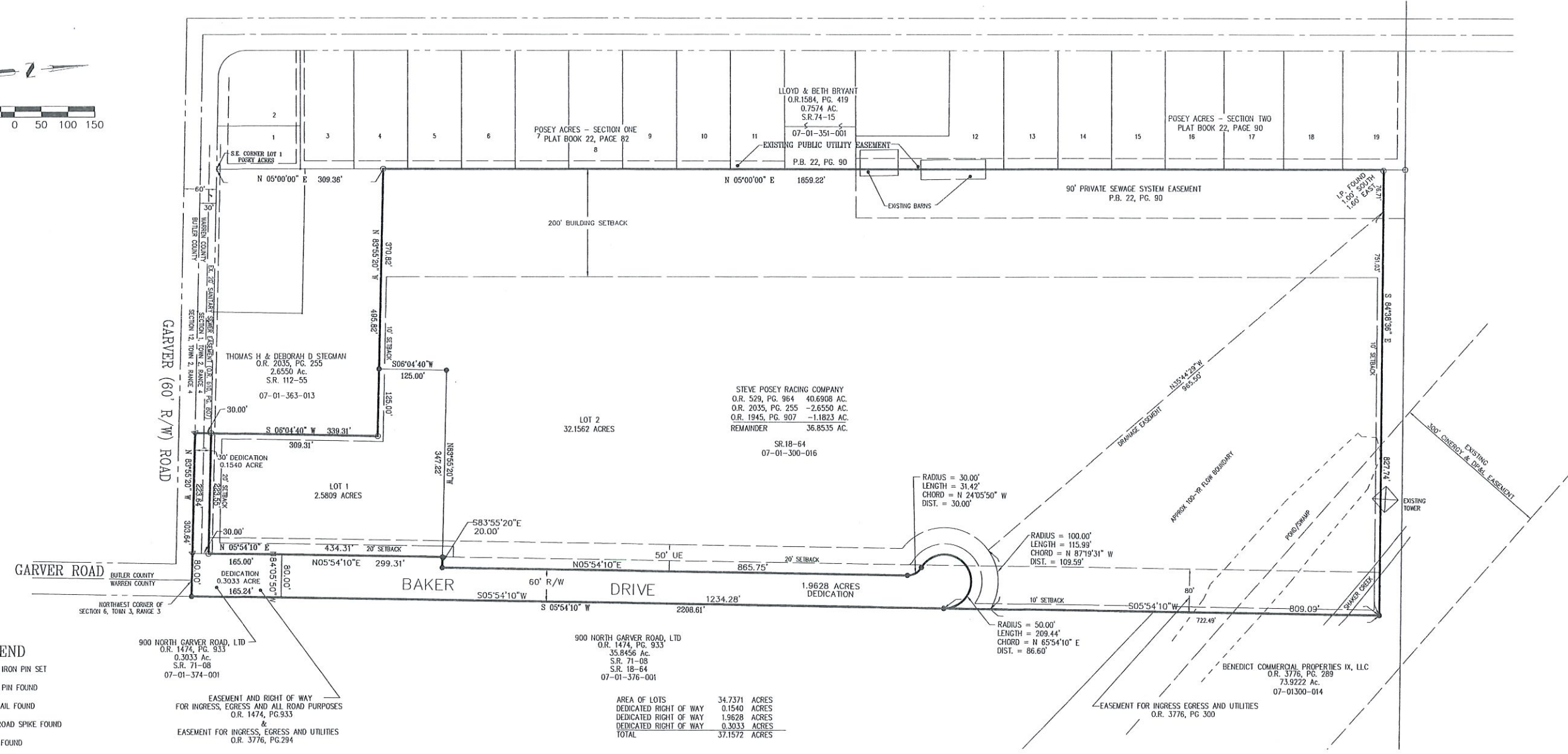
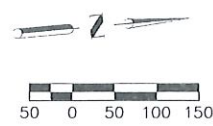
SHEET:
L-1

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
P1	Hubbell Lighting		VP-1-160L-135-4K-4F	1x	17300 lm	0.91	141.4 W	13
Luminaire list (Building 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
W1	Hubbell Lighting	WGH ; CCT & Wattage-Selectable;	WGH2-70W-4K	1x	9714 lm	0.91	66.8 W	70

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface 1	Perpendicular illuminance	0.004 fc	24.2 fc	1.62 fc	0.003	0.000



GARVER ROAD BUSINESS PARK
SECTION 1, TOWN 2, RANGE 4
CITY OF MONROE, TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO
AUGUST 2011



LEGEND

- -1/2" IRON PIN SET
- -IRON PIN FOUND
- △ -PK NAIL FOUND
- △ -RAILROAD SPIKE FOUND
- ⊙ -PIPE FOUND
- ⊞ -FENCE POST FOUND

900 NORTH GARVER ROAD, LTD
O.R. 1474, PG. 933
0.3033 AC.
S.R. 71-08
07-01-374-001

EASEMENT AND RIGHT OF WAY
FOR INGRESS, EGRESS AND ALL ROAD PURPOSES
O.R. 1474, PG. 933

EASEMENT FOR INGRESS, EGRESS AND UTILITIES
O.R. 3776, PG. 294

900 NORTH GARVER ROAD, LTD	O.R. 1474, PG. 933	35.8456 AC.
S.R. 71-08		
S.R. 18-64		
07-01-376-001		
AREA OF LOTS	34.7371 ACRES	
DEDICATED RIGHT OF WAY	0.1540 ACRES	
DEDICATED RIGHT OF WAY	1.9628 ACRES	
DEDICATED RIGHT OF WAY	0.3033 ACRES	
TOTAL	37.1572 ACRES	

Old 07-01-374-001 0.3033 ac.
Old 07-01-300-016 36.8555 ac.

New 07-01-363-014 lot 1
New 07-01-363-015 lot 2
New 07-01-600-001 2.4201 ac. in R/W

No Rem 1/24/2012
E

SURVEYOR NOTES:

- 1.) OCCUPATION FITS SURVEY AS SHOWN.
- 2.) MONUMENTATION IN GOOD CONDITION.
- 3.) SOURCE DOCUMENTS AS NOTED.
- 4.) BEARINGS BASED ON WARREN COUNTY ENGINEER'S RECORD OF LAND SURVEYS VOLUME 112, PAGE 55.
- 5.) DEED REFERENCE: O.R. 529, PAGE 964.
O.R. 1474, PAGE 933.



I HEREBY CERTIFY THAT THIS PLAT IS BASED
UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

Kenneth R. Combs 8-10-11
KENNETH R. COMBS DATE
OHIO PROFESSIONAL SURVEYOR NO. 7311

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE
ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS
OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN PLATTED.

SCALE: 1"=100'
DATE: AUGUST 2011
DRAWN: P.J.L.
DESIGNED:
CHECKED: KC



REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: 060261	SHEET 2 OF 2
DRAWING: 060261RA	

This Plat Map created easements for everything in Bold outline
For all utilities - Warren County Engineers office

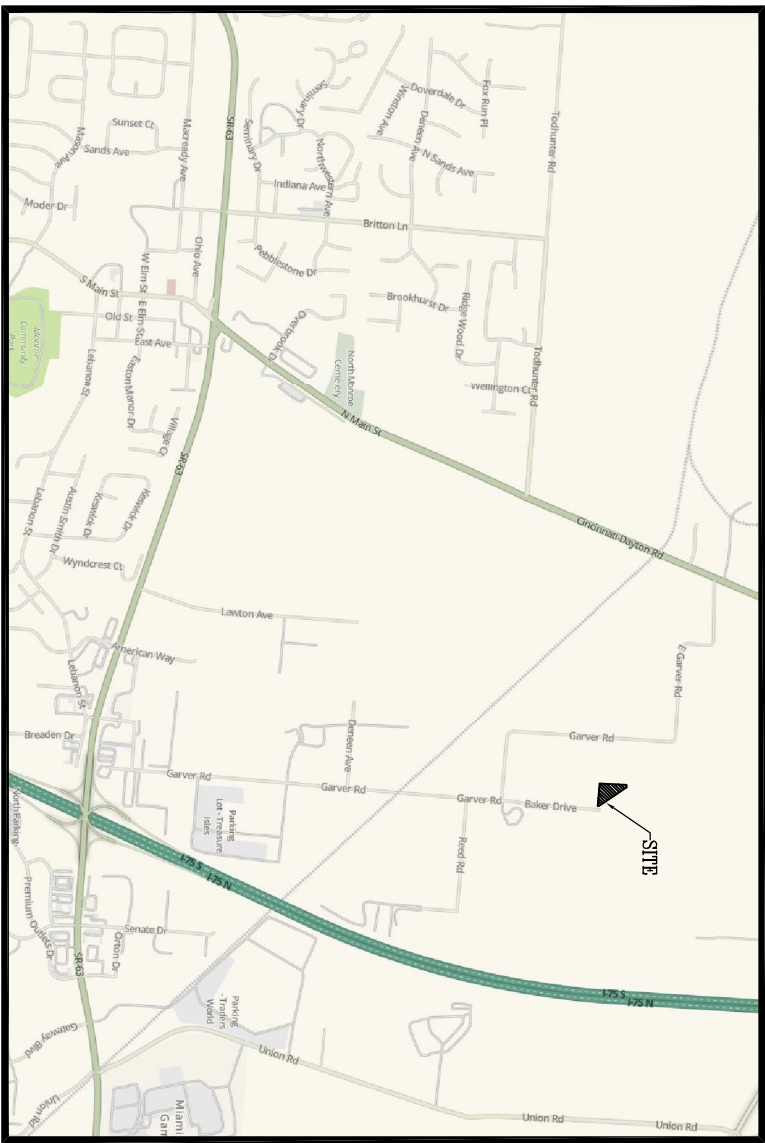
STORMWATER POLLUTION PREVENTION PLAN

BAKER DRIVE STORAGE FACILITY

BAKER DRIVE

CITY OF MONROE

WARREN, OHIO



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
TITLE SHEET	1
SWPPP	2
SWPPP NOTES	3
SWPPP DETAILS	4-5

OWNER/DEVELOPER/OPERATOR
PARAMOUNT LANDSCAPING
8900 GLENDALE MILFORD ROAD
LOVELAND, OH 45140
PH: 1-513-309-9393
CONTACT: JOE TEKULVE

ENGINEER
APEX ENGINEERING & SURVEYING, INC.
1068 N UNIVERSITY BLVD
MIDDLETOWN, OHIO 45042
PH: 513-424-5202
CONTACT: JOSH LILES, PE

SMP3 CONTACT
JOE TEKULVE
PH: 1-513-309-9393

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

SCALE: N/A
DATE: 09-08-22
DRAWN: ALL
DESIGNED: JLL
CHECKED:

APEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
PH: (513) 424-5202 OR (513) 832-8891 FAX: (513) 424-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 221342
DRAWING: 221342SWP-3
SHEET 1 OF 5

RESIDENTIAL

RESIDENTIAL

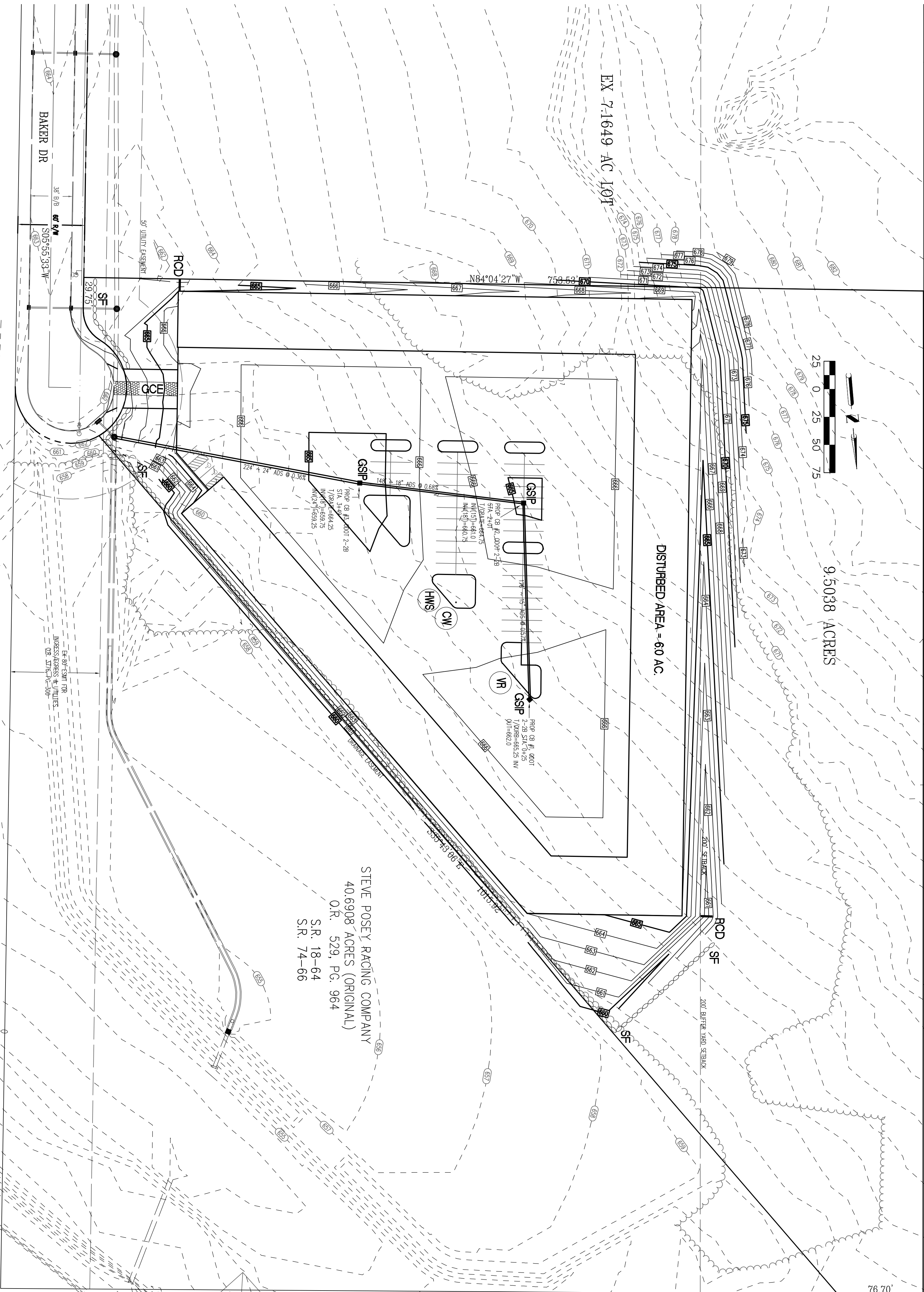
N03°01'25"E -900.35'



9.5038 ACRES

DISTURBED AREA = 60 AC.

EX 7-1649 AC LOT



STEVE POSEY RACING COMPANY
40.6908 ACRES (ORIGINAL)
O.R. 529, P.G. 964
S.R. 18-64
S.R. 74-66

LEGEND

GCE	GRAVEL CONSTRUCTION ENTRANCE
SF	SILT FENCE
GSP	GEOTEXTILE STONE INLET PROTECTION
RCD	ROCK CHECK DAM
HWS	HAZARDOUS WASTE STORAGE AREA
VR	VEHICLE REVEILING
CW	CONCRETE WASHOUT

NOTES

1. EROSION CONTROL PRACTICES SHALL BE INSTALLED BEFORE ANY SOIL DISTURBANCE.
2. THE EXPOSED SUB-GRADE AREAS SHOULD BE PROOF-ROLLED AND ANY SOFT TAILING AREA SHOULD BE UNDERCUT.
3. ESTABLISH VEGETATION IN ALL BARE AREAS AS PER GEA NPDES REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR NPDES INSPECTION DURING CONSTRUCTION PERIOD.

SITE NOTES:

DEVELOPER/OPERATOR:
PARAMOUNT LANDSCAPING
8900 GLENDALE WILFORD ROAD,
LOVELAND, OH 45140
PH: 1-913-309-9393
CONTACT: JOE TEALIVE

PLAN DESIGNER:
APEX ENGINEERING & SURVEYING, INC.
1068 N UNIVERSITY BLVD
MIDDLETOWN, OHIO 45042
PH: 513-924-5202 FAX: 513-924-5202
CONTACT: JOSH LILES, PE

BAKER DRIVE, A COMMERCIAL/INDUSTRIAL DEVELOPMENT

LATITUDE: 39°27'38" N
LONGITUDE: 84°20'12" W

THE EXISTING CONDITIONS ON SITE WERE OPEN SPACE GRASS FIELD AND EXISTING ROADWAY.
THE PROPOSED PROJECT IS A NEW PRODUCTION/WAREHOUSE FACILITY AND PARKING LOT.
THE SITE IS APPROXIMATELY 9.5 ACRES. 6.0 ACRES WILL BE DISTURBED BY CONSTRUCTION.

THE PRE-CONSTRUCTION RINOFF COEFFICIENT IS 0.30.
THE POST-CONSTRUCTION RINOFF COEFFICIENT IS 0.61.

THE PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 4.58 ACRES.
THE PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION ACTIVITY IS 48%.

THE SOIL TYPE IS FOY LOAM ON THE SOUTHEASTERN 1/2, WARSAW LOAM IN THE NORTHWESTERN 1/2.

THE EXISTING SITE OUTLETS INTO AN EXISTING DETENTION POND AND THEN SHAKER CREEK.

THE SITE IS BOUND TO THE EAST BY BAKER DRIVE, TO THE SOUTH BY AN UNDEVELOPED LOT TO THE WEST BY AN EXISTING RESIDENTIAL DEVELOPMENT, AND TO THE NORTH BY UNDEVELOPED LAND

2 WORKING DAYS



CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=50'

DATE: 09-08-22

DRAWN: ALL

DESIGNED: ALL
CHECKED:



1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
PH: (613) 424-5202 OR (613) 822-8891 FAX: (613) 224-8202

REVISIONS:

1.	
2.	
3.	
4.	

PROJECT: 221342 SHEET
DRAWING: 221342SWP3 2 OF 5

SWPPP
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

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

SITE NOTES:

DEVELOPER/OPERATOR:
PARAMOUNT LANDSCAPING
6800 GRANDVIEW ROAD,
MIDDLETOWN, OHIO 45042
PH: 513-424-5022
FAX: 513-424-5023
CONTACT: JOE TEEALLE

PLAN DESIGNER:
APEX ENGINEERING & SURVEYING, INC
1008 N UNIVERSITY BLVD
MIDDLETOWN, OHIO 45042
PH: 513-424-5022
CONTACT: JOSE LILES, PE

BAKER DRIVE, A COMMERCIAL/INDUSTRIAL DEVELOPMENT

LATITUDE: 39°27'38" N

LONGITUDE: 84°50'12" W

THE EXISTING CONDITIONS ON SITE WERE OPEN SPACE GRASS FIELD AND EXISTING ROADWAY.
THE PROPOSED PROJECT IS A NEW PRODUCTION/WAREHOUSE FACILITY AND PARKING LOT.

THE SITE IS APPROXIMATELY 9.5 ACRES. 6.0 ACRES WILL BE DISTURBED BY CONSTRUCTION.

THE PRE-CONSTRUCTION RUNOFF COEFFICIENT IS 0.30.

THE POST-CONSTRUCTION RUNOFF COEFFICIENT IS 0.61.

THE PROPOSED IMPERVIOUS AREAS IS APPROXIMATELY 4.56 ACRES.

THE PERCENT IMPERVIOUSNESS CREATED BY CONSTRUCTION ACTIVITY IS 48%.

THE SOIL TYPE IS FOX LOAM ON THE SOUTHEASTERN 1/2, WARSAW LOAM IN THE NORTHWESTERN 1/2.

THE EXISTING SITE OUTLETS INTO AN EXISTING DETENTION POND AND THEN SHAKER CREEK.

THE SITE IS BOUND TO THE EAST BY BAKER DRIVE, TO THE SOUTH BY AN UNDEVELOPED LOT, TO THE WEST BY AN EXISTING RESIDENTIAL DEVELOPMENT, AND TO THE NORTH BY UNDEVELOPED LAND

SEQUENCE OF CONSTRUCTION

1. CONDUCT PRE-CONSTRUCTION MEETING.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES INCLUDING CONSTRUCTION ENTRANCE, SEDIMENT TRAP, SLOPE PROTECTION, AND EROSION CONTROL BARRIERS.
3. CONSTRUCT TEMPORARY PARKING AND STORAGE AREA.
4. PERFORM CLEANING AND GRUBBING AS NECESSARY.
5. CONSTRUCT BASIN AND OUTLET STRUCTURES.
6. BEGIN GRADING THE SITE, MAKING SURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND WORKING PROPERLY THROUGHOUT GRADING OPERATIONS.
7. APPLY TEMPORARY SOIL STABILIZATION WITHIN (7) DAYS OF EXCAVATION.
8. BEGIN CONSTRUCTION OF ALL UTILITIES INCLUDING STORM SEWER, INSTALL INLET PROTECTION CONCURRENT WITH CONSTRUCTION OF PROPOSED STORM STRUCTURES.
9. BEGIN CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
10. BEGIN CONSTRUCTION OF STREETS, INSTALL CURB AND GUTTER, PREPARE FOR PAVING.
11. PERMANENTLY SEED AND MULCH & LANDSCAPE REMAINDER OF PERVIOUS AREAS, PERMANENT SEEDING SHALL BE INSTALLED WITHIN (7) DAYS OF COMPLETION OF FINAL GRADING IN UNPAVED AREAS.
12. PAVE SITE.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE ACHIEVES "FINAL STABILIZATION"

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 BEFORE DISPOSING OF THE CONTAINER.
MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

GENERAL LAND CONSERVATION NOTES

NO DISTURBED AREA WILL BE DENuded FOR MORE THAN 30 DAYS IF IT IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS UNLESS AUTHORIZED BY THE STATE GOVERNING JURISDICTION'S INSPECTOR. PERMANENT AREAS THIN TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADES ARE REACHED ON ANY PORTION OF THE SITE.
ALL STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING OR ALL SUBSEQUENT GRADING OPERATIONS.
STORM SEWERS, STORM SEWER WATER MAIN AND SERVICE TRENCHES SHALL BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACK FILL IF INSTALLATION IS THROUGH STABILIZED AREAS. NO MORE THAN 500 FEET OF TRENCH WILL BE OPEN AT ANY ONE TIME.
ELECTRIC POWER, TELEPHONE, CABLE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDD AND MULCHED WITHIN 14 DAYS AFTER BACK FILL. IF INSTALLATION IS THROUGH STABILIZED AREAS.
ALL TEMPORARY DIVERSIONS, SEDIMENT BASIN EMBANKMENTS AND EARTH STOPPLES SHALL BE SEEDD AND MULCHED FOR TEMPORARY VEGETATIVE COVER WITHIN 7 DAYS AFTER GRADING, STRAW, HAY MULCH OR EQUIVALENT IS REQUIRED.
ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS (INLET PROTECTION) WHICH WILL BE MAINTAINED AND MODIFIED AS REQUIRED AS CONSTRUCTION PROGRESSES.
ANY DISTURBED AREA NOT STABILIZED WITH SEEDING, SOODING, PAVING OR BUILT UPON BY NOVEMBER 1ST, OR AREAS DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE AND OVER-SEEDD BY APRIL 15TH.
AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENuded AREAS SHALL BE STABILIZED.

OWNERS SHALL MAINTAIN AND KEEP RECORD OF ANY MAINTENANCE/INSPECTIONS OF COMMON AREAS

STORM WATER POLLUTION PREVENTION PLAN NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO SWPPP AND DETAIL PLANS, ACCORDING TO THE LATEST OHIO EPA AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS SEE OHIO EPA PERMIT NO. OH000005 FOR SWPPP RULES AND REGULATIONS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.

2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL MINIMIZE CLEANING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT. EVERY EFFORT SHALL BE MADE TO PRESERVE THE NATURAL RIPARIAN SETBACK ADJACENT TO STREAMS OR OTHER SURFACE WATER BODIES.

4. SEDIMENT STRUCTURE AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEANING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE SLOPE DEVELOPMENT AREA IS RESTABILIZED. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED FOR OVER FOURTEEN (14) DAYS.

5. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:

1. WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE NOT AT FINAL GRADE REMAINING DORMANT FOR OVER FOURTEEN (14) DAYS.
2. WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN FOURTEEN (14) DAYS, BUT LESS THAN ONE (1) YEAR.
3. FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN (7) DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR INDIVIDUAL LOTS.
4. PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE DUE OVER WINTER.
6. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE, MULCHING, MATING, SOD, PE ROP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 1. WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 2. WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE.
 3. WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

SEEDING: ANNUAL RYEGRASS AT 2.02 #/1,000 SF.
MULCHING: STRAW MATERIAL SHALL BE UNWEIGHTED SMALL GRASS STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 SF. MUCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF FERTILIZING MATERIALS. MULCHES SHALL BE SPREAD UNIFORM BUT NOT MECHANICALLY MIXED FROM THE TRUCKER. MULCHES SHALL BE APPLIED TO THE FACE OF THE EROSION CONTROL STRUCTURE. MULCHES SHALL BE APPLIED TO THE FACE OF PERMANENT EROSION CONTROL STRUCTURES AS PER STATE DOT SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
8. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS.

9. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE BLANKET VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDD, AND CURBED PLANKETS BY AMERICAN EXCELISOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.

10. OHIO EPA SWPPP REGULATIONS REQUIRES THAT A SEDIMENT TRAP OR POND BE SIZED TO PROVIDE AT LEAST 104 CUBIC YARDS (67 CY FOR DEWATERING AND 37 CY FOR SEDIMENT STORAGE) OF STORAGE PER ACRE OF TOTAL COMBING AREAS. MAXIMUM DEPTH OF SEDIMENT SETTLING POND SHALL BE EQUAL OR LESS THAN 5- FEET WITH A LENGTH TO WIDTH RATIO GREATER THAN OR EQUAL TO 2:1)

11. OUTLET STRUCTURES IN SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT MUST BE REMOVED FROM BASINS AND OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 40% (APPROXIMATELY ONE-HALF OF POND DEPTH).

12. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF.

13. ALL TOXIC WASTES, HAZARDOUS WASTES AND NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CONCRETE TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS. WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OF--SITE WHEN THEY AREBORN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE-ABSORBING MATERIALS AND FLOTATION PUMPS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE. NO TOXIC OR HAZARDOUS WASTES SHALL BE DISPOSED INTO STORM DRAINS, SEPTIC TANKS OR BY BURNING, BURNING OR WAVING THE WASTES.

14. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERMITTED MATERIAL.

15. RUBBER, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

16. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEAK CONTAMINANTS TO WATERS OF THE STATE.

17. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJED TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

18. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN AN OHIO EPA APPROVED C&D LANDFILL AS REQUIRED BY OHIO REVISED CODE 3714. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN AN OHIO EPA APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH AIR POLLUTION REGULATIONS (SEE OHIO ADMINISTRATIVE CODE 3745-201).

19. AREAS SHALL BE DESIGNATED FOR WAVING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME, ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

20. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

21. A SOIL PREVENTION CONTROL AND CONTINGENCY (SPC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ACRE OF GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,550 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

22. ALL DESIGNATED CONCRETE CHUTE OR WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.

23. IF THERE IS A POTENTIAL FOR HIGH GROUND WATER AT THIS SITE, CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND IMPLEMENTING A PLAN TO CONTROL BOTH SURFACE AND GROUND WATER DURING THE COURSE OF CONSTRUCTION.

24. DISCHARGE OF WATER WITH POTENTIAL SEDIMENT FROM THE SITE SHALL BE THROUGH A FILTER BAG, SWMP PIT OR OTHER SEDIMENT REMOVAL DEVICE.

25. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES (TSDFs).

26. IF THE SITE CONTAINS CONTAMINATED SOIL, THE FOLLOWING SHALL BE USED TO PREVENT CONTAMINATION FROM BEING RELEASED:

1. BURNS, TRENCHES AND PITS TO COLLECT CONTAMINATED RUNOFF AND PREVENT DISCHARGES.
2. PUMPING RUNOFF INTO A SANITARY SEWER (WITH PRIOR APPROVAL OF THE SANITARY SYSTEM OPERATOR) OR INTO A CONTAINER FOR TRANSPORT TO AN APPROPRIATE TREATMENT/DISPOSAL FACILITY.
3. COVERING AREAS OF CONTAMINATION WITH TAPES OR OTHER METHODS THAT PREVENT STORM WATER FROM COMING INTO CONTACT WITH THE MATERIAL.

STORM WATER POLLUTION PREVENTION PLAN NOTES (CONT.)

1. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION WILL BE UNDERTAKEN BY THE GENERAL CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTES, WILL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL GOVERNMENT REGULATIONS. ALL SPILLS OF OILS, GREASE, FUELS, AND OTHER LIQUIDS SHALL BE IMMEDIATELY REPORTED TO THE APPROPRIATE AGENCIES AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT. ANY SPILL OF DISCHARGE EXISTING WITHINS OF ANY STATE WILL BE PROPERLY REPORTED. THE GENERAL CONTRACTOR WILL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICH EVER IS LESS.

2. THE CONTRACTOR SHALL CONTACT THE OHIO EPA AT 800.282.9378, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

3. OPEN BURNING IS NOT PERMITTED ON THE SITE.

4. DUST CONTROL, USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. DUST SUPPRESSANTS SHALL NOT BE APPLIED NEAR CATCH BASINS FOR STORM SEWERS OR OTHER DRAINAGE WAS. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.

5. APPROPRIATE MEASURES MUST BE TAKEN TO ENSURE THAT ALL PROPER AIR POLLUTION PERMITS ARE OBTAINED.

6. PROCESS WASTEWATERS (EQUIPMENT WASHING, LEACHATE ASSOCIATED WITH ON-SITE WASTE DISPOSAL, AND CONCRETE WASH-OUTS) SHALL BE COLLECTED AND DISPOSED OF PROPERLY.

7. SANITARY AND WATER PIT FONGS SHALL BE FIED WITH THE OHIO EPA AS REQUIRED.

8. PROTECTED STORAGE AREAS SHALL BE USED FOR INDUSTRIAL AND CONSTRUCTION MATERIALS IN ORDER TO MINIMIZE THE EXPOSURE OF SUCH MATERIALS TO STORMWATER.

9. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:

10. INSPECTIONS OF BMPs SHALL BE PERFORMED BY "QUALIFIED INSPECTION PERSONNEL," PROVIDED BY THE PERMITTEE AND THE INSPECTION LOGS ARE TO BECOME A PART OF THIS PLAN. INSPECTIONS RECORDS SHALL BE SIGNED BY THE INSPECTOR AFTER EVERY INSPECTION AND WILL BE KEPT FOR 3 YEARS AFTER THE NOTICE OF TERMINATION IS SUBMITTED.

11. INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE IN EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD, FROM THE BEGINNING OF CONSTRUCTION THROUGH THE FINAL INSPECTION PRIOR TO THE NOTICE OF TERMINATION.

12. NON-SEDIMENT POND BMPs TO BE REPAIRED WITHIN 3 DAYS OF INSPECTION AND SEDIMENT POND BMPs WITHIN 10 DAYS OF INSPECTION. BMPs NOT MEETING THE INTENDED FUNCTION SHALL BE REPLACED WITHIN 10 DAYS OF INSPECTION. MISSING BMPs SHALL BE INSTALLED WITHIN 10 DAYS OF INSPECTION.

13. IF THE SITE IS STABILIZED AND WILL BE DORMANT FOR A LONG PERIOD OF TIME, LESS FREQUENT INSPECTIONS MAY BE REQUESTED OF THE DEPA VIA A WAIVER REQUEST PER 6.21 OF THE GENERAL PERMIT.

14. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETEIORATION.

15. ALL SEEDD AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDD AS NEEDED.

16. ALL TEMPORARY EROSION CONTROL BMPs SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT ACCUMULATION MUST BE REMOVED WHEN SEDIMENT HEIGHT REACHES ONE-HALF THE HEIGHT OF THE BMPs.

17. STORM CONSTRUCTION ENTRANCE TO BE MAINTAINED BY CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED AND IN GOOD WORKING ORDER AT ALL TIMES. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.

18. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION ENTRANCE DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND RAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

19. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.

20. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

21. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, INCLUDING DETENTION POUNDS, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.

22. ALL BP BMP MUST BE PLACED OVER GEOTEXTILE FILTER.

23. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.

24. ROCK CHECK DAMS SHOULD BE ROUTINELY CLEANED ONCE SEDIMENT BEGINS TO APPEAR ON THE UPSTREAM SIDE OF THE ROCK.

25. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING ALL OFF-SITE BORROW AND STOL AREAS UNDER A SEPARATE PERMIT.

26. CONTRACTOR TO DETERMINE STOCKPILE LOCATION ON PLANS TO BE KEPT ON SITE DURING CONSTRUCTION.

27. CONSTRUCT STOCKPILES IN ACCESSIBLE LOCATIONS THAT DO NOT INTERFERE WITH NATURAL DRAINAGE. INSTALL APPROPRIATE SEDIMENT CONTROLS TO RAP SEDIMENT SUCH AS SILT FENCE IMMEDIATELY ADJACENT TO THE STOCKPILE OR SEDIMENT TRAPS OR BASINS DOWNSTREAM OF STOCKPILE. STOCKPILE SIDE SLOPES SHALL NOT EXCEED A RATIO OF 2:1.

28. IF SOIL STOCKPILE IS STORED FOR MORE THAN 14 DAYS, IT SHOULD BE TEMPORARILY SEEDD, OR COVERED WITH A TARP.

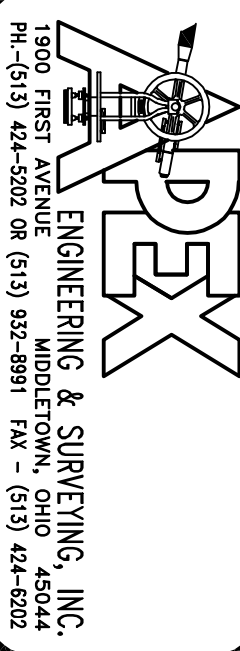
29. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.

30. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY TRUE. THE APPROPRIATE PERMIT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING THAT THE SOIL BE COMPACTED TO 80% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.

31. THE POST CONSTRUCTION REQUIREMENTS OF OHIO EPA PERMIT OH000005 SHALL BE MET BY THE WATER QUALITY BASIN.

32. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE PROCESSED THROUGH A BMP PRIOR TO LEAVING THE SITE.

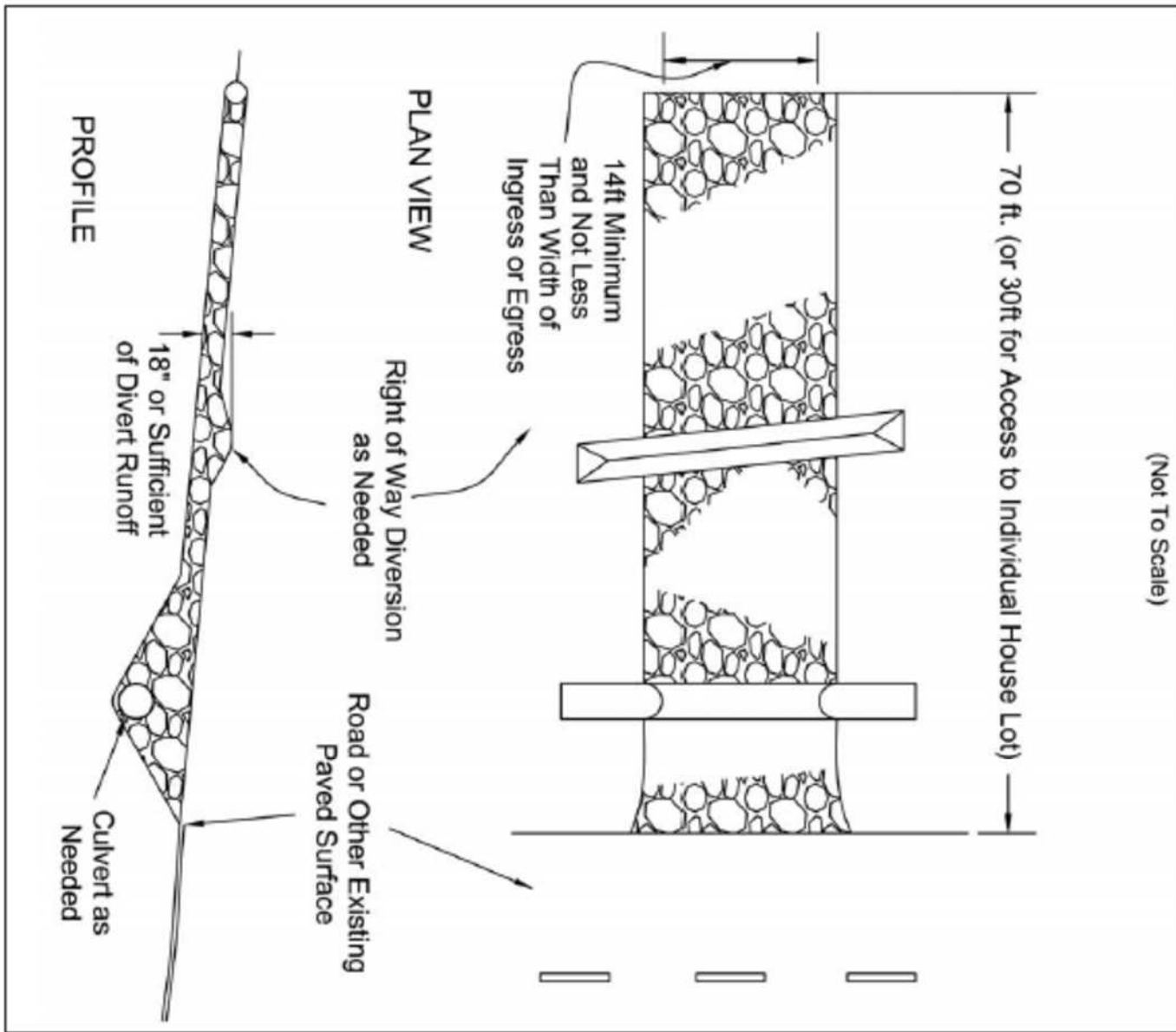
SCALE: N/A
DATE: 09-08-22
DRAWN: ALL
DESIGNED: ALL
CHECKED:



REVISIONS:
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PROJECT: 221342 SHEET 3 OF 5
DRAWING: 221342SWP3

SWPPP NOTES
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

Specifications
for
Construction Entrance



Specifications
for
Construction Entrance

CHAPTER 7 Soil Stabilization 19

1. Stone Size—0007 # 2 (1.5-2.5 inch) stone shall be used, or recycled concrete equivalent.
 2. 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).
 3. Thickness -The stone layer shall be at least 6 inches thick for right duty entrances or at least 10 inches for heavy duty use.
 4. Width -The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
 5. Geotextile -A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong not-poor polymeric fibers and meet the following specifications.
- Figure 7.4.1
- | Geotextile Specification for Construction Entrance | |
|--|------------------|
| Minimum Tensile Strength | 200 lbs. |
| Minimum Puncture Strength | 80 psi. |
| Minimum Tear Strength | 50 psi. |
| Minimum Burst Strength | 320 psi. |
| Minimum Elongation | 20% |
| Equivalent Opening Size | EGS < 0.6 mm. |
| Permeability | 1 x 10-3 cm/sec. |

Specifications
for
Permanent Seeding

- Site Preparation**
1. Subsoiler, plow, or other implement shall be used to reduce soil compaction and allow maximum infiltration. (Maximizing infiltration will help control both runoff rate and water quality.) Subsoiling should be done when the soil moisture is low enough to allow the soil to crack or fracture. Subsoiling shall not be done on slip-prone areas where soil preparation should be limited to what is necessary for establishing vegetation.
 2. The site shall be graded as needed to permit the use of conventional equipment for seeded preparation and seeding.
 3. Topsoil shall be applied where needed to establish vegetation.
- Seeded Preparation**
1. Lime—Agricultural ground limestone shall be applied to acid soil as recommended by a soil test. In lieu of a soil test, lime shall be applied at the rate of 100 pounds per 1,000-sq. ft. or 2 tons per acre.
 2. Fertilizer—Fertilizer shall be applied as recommended by a soil test. In place of a soil test, fertilizer shall be applied at a rate of 25 pounds per 1,000-sq. ft. or 1000 pounds per acre of a 10-10-10 or 12-12-12 analysis.
 3. The lime and fertilizer shall be worked into the soil with a disk, narrow, spring-tooth harrow, or other suitable field implement to a depth of 3 inches. On sloping land, the soil shall be worked on the contour.
- Seeding Dates and Soil Conditions**
- Seeding should be done March 1 to May 31 or August 1 to September 30. If seeding occurs outside of the above-specified dates, additional mulch and irrigation may be required to ensure a minimum of 80% germination. Tillage for seeded preparation should be done when the soil is dry enough to crumble and not from ridges when compressed by hand. For winter seeding, see the following section on dormant seeding.
- Dormant Seedings**
1. Seedings should not be made from October 1 through November 20. During this period, the seeds are likely to germinate but probably will not be able to survive the winter.
 2. The following methods may be used for "Dormant Seeding":
- From October 1 through November 20, prepare the seeded, and the required amounts of lime and fertilizer, then mulch and anchor. After November 20, and before March 15, broadcast the selected seed mixture. Increase the seeding rates by 50% for this type of seeding.
 - From November 20 through March 15, when soil conditions permit, prepare the seeded, lime and fertilizer, apply the selected seed mixture, mulch and anchor. Increase the seeding rates by 50% for this type of seeding.
 - Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydro-seeder (slurry may include seed and fertilizer) on a firm, moist seedbed.
 - Where feasible, except when a cultipacker type seeder is used, the seeded should be tirmed following seeding operations with a cultipacker, roller, or light drag. On sloping land, seeding operations should be on the contour where feasible.
- Mulching**
1. Mulch material shall be applied immediately after seeding. Dormant seeding shall be mulched, 100% of the ground surface shall be covered with an approved material.
 2. Materials
 - Straw—If straw is used it shall be unchitted small-grain straw applied at the rate of 2 tons per acre or 90 pounds (two to three bales per 1,000-sq. ft. The mulch shall be spread uniformly by hand or mechanically applied so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000-sq.-ft. sections and spread two 45-lb. bales of straw in each section.
 - Haystacked—If wood cellulose fiber is used, it shall be applied at 2,000 lb./ac. or 46 lb./1,000 sq. ft.
 - Other—Other acceptable mulches include rolled erosion control matings or blankets applied according to manufacturer's recommendations or wood chips applied at 6 tons per acre.

CHAPTER 7 Soil Stabilization

3. Straw and Mulch Anchoring Methods
- Straw mulch shall be anchored immediately to minimize loss by wind or water.
- Mechanized—A disk, compactor, or similar type tool shall be set against the point or anchor the mulch material into the soil. Straw material and anchors shall not be finely chopped but, generally, be left longer than 6 inches.
 - Mulch Netting—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacturer or at the rate of 150 gallons per acre.
- Irrigation**
- Permanent seeding shall include irrigation to establish vegetation during dry weather or on adverse site conditions, which require adequate moisture for seed germination and plant growth.
- Irrigation rates shall be monitored to prevent erosion and damage to seeded areas from excessive runoff.

Table 7.10.2 Permanent Seeding

Seed Mix	Seeding Rate		Notes
	Lbs./acre	Lbs./1,000 Sq. Feet	
General Use			
Creeping Red Fescue	20-40	12-1	For close mowing & for waterways with <2.0 feet velocity
Domestic Ryegrass	10-20	14-12	
Kentucky Bluegrass	20-40	12-1	
Tall Fescue	40-50	1-1 1/4	
Tall-type (dwarf) Fescue	90	2 1/4	
Sheep Banks or Out Slopes			
Tall Fescue	40-50	1-1 1/4	
Crown Vetch	10-20	14-12	Do not seed later than August
Tall Fescue	20-30	12-3/4	
Fast Fescue	20-25	12-3/4	Do not seed later than August
Tall Fescue	20-30	12-3/4	
Road Ditches and Swales			
Tall Fescue	40-50	1-1 1/4	
Tall-type (dwarf) Fescue	90	2 1/4	
Kentucky Bluegrass	5	0.1	
Lawns			
Kentucky Bluegrass	100-120	2	
Perennial Ryegrass		2	
Kentucky Bluegrass	100-120	2	
Creeping Red Fescue		1-1/2	For shaded areas

Note: Other approved seed species may be substituted.

Specifications
for
Additional Construction Site Pollution Controls

1. Construction personnel, including subcontractors who may use or handle hazardous or toxic materials, shall be made aware of the following general guidelines regarding disposal and handling of hazardous and construction wastes:
 - Prevent spills
 - Use products up
 - Follow label directions for disposal
 - Remove lids from empty bottles and cans when disposing in trash
 - Recycle wastes whenever possible
 - Don't pour into waterways, storm drains or onto the ground
 - Don't pour down the sink, floor drain or septic tanks
 - Don't bury chemicals or containers
 - Don't burn chemicals or containers
 - Don't mix chemicals together
2. Containers shall be provided for the proper collection of all waste material including construction debris, trash, petroleum products and any hazardous materials used on-site. Containers shall be covered and not leaking. All waste material shall be disposed of at facilities approved for that material. Construction Demolition and Debris (CD&D) waste must be disposed of at an Ohio EPA approved CD&D landfill.
3. No construction related waste materials are to be buried on-site. By exception, clean fill (bricks, hardened concrete, soil) may be utilized in a way which does not encroach upon natural wetlands, streams or floodplains or result in the contamination of waters of the state.
4. Handling Construction Chemicals. Mixing, pumping, transferring or other handling of construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
5. Equipment Fueling and Maintenance. oil changing, etc., shall be performed away from watercourses, ditches or storm drains. In an area designated for that purpose. The designated area shall be equipped for recycling oil and catching spills. Secondary containment shall be provided for all fuel oil storage tanks. These areas must be inspected every seven days and within 24 hrs. of a 0.5 inch or greater rain event to ensure there are no exposed materials which would contaminate storm water. Site operators must be aware that Spill Prevention Control and Countermeasures (SPCC) requirements may apply. An SPCC plan is required for sites with one single above ground tank of 660

CHAPTER 8 Pollution/Construction

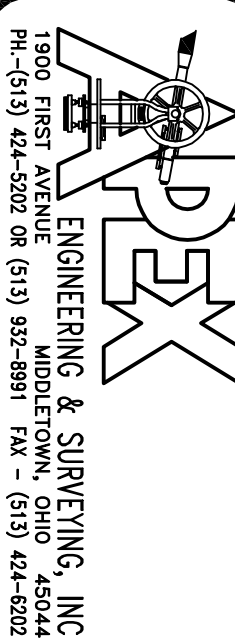
- commercial sites, a Notification for Restoration and Demolition must be submitted to Ohio EPA to determine if asbestos corrective actions are required.
- 12. Process Waste Water/Leachate Management.** Ohio EPA's Construction General Permit only allows the discharge of storm water and does not include other waste streams/discharges such as vehicle and/or equipment washing, on-site septic, leachate concrete wash outs, which are considered process wastewaters. All process wastewaters must be collected and properly disposed at an approved disposal facility. In the event, leachate or seepage is discharged, it must be isolated for collection and proper disposal and corrective actions taken to eliminate the source of waste water.
- 13. A Permit To Install (PTI)** is required prior to the construction of all centralized sanitary systems, including sewer extensions, and sewerage systems (except those serving one, two, and three family dwellings) and potable water lines. Plans must be submitted and approved by Ohio EPA. Issuance of an Ohio EPA Construction General Storm Water Permit does not authorize the installation of any sewerage system where Ohio EPA has not approved a PTI.

Specifications
for
Small Construction Site Controls

1. Preexisting vegetation shall be retained on the portions of the building lot for as long as construction operations allow. Clearing shall be done so only active working areas are bare.
2. Temporary seed and/or mulch shall be applied to areas such as stockpiles and rough graded areas that are bare and not actively being worked. This shall apply to areas that will not be reworked for 21 days or more.
3. Stockpiles created from basement excavation and grading shall be situated away from streets, swales, or other waterways and shall be seeded and/or mulched immediately.
4. Silt fence or other sediment barriers shall control sheet flow runoff from the building lot. These shall not be constructed in channels or areas of concentrated flow. Other sediment controls such as sediment traps and
5. Construction vehicle access shall be limited to one route, to the greatest extent practical. The access shall be gravel or crushed rock underlain with geotextile.
6. Mud tracked onto streets or sediment settled around curb inlet protection shall be removed daily or as needed to prevent it from accumulating. It shall be removed by shoveling and scraping and shall NOT be washed off paved surfaces or into storm drains. Sediment removed shall be placed where it will not be subject to erosion or concentrated runoff.

SWPPP NOTES
BAKER DRIVE STORAGE FACILITY
BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

SCALE: N/A
DATE: 09-08-22
DRAWN: ALL
DESIGNED: JLT
CHECKED:



REVISIONS:
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PROJECT: 221342 SHEET
DRAWING: 221342WP3 4 OF 5

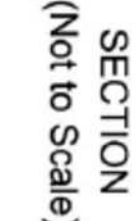
CHAPTER 7 Soil Stabilization

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CHAPTER 8 Pollution/Construction

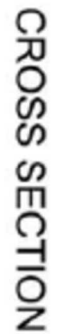
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Specifications for Tone Inlet



3. **Maintenance** must be performed regularly, especially storm events. When clogging of the stone or geotexture occurs, the material must be removed and replaced.

Rock Check Dam



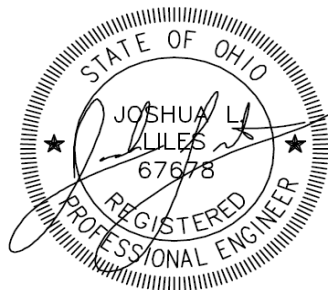
6. Splayed Apron shall be constructed where check dams are expected to be in use for an extended period of time, a splayed apron shall be constructed immediately downstream of the check dam to prevent flows from undercutting the structure. The apron should be 6 in. thick and its length two times the height of the dam.
7. Stone placement shall be performed either by hand or mechanically as long as the center of check dam is lower than the slides and extends across entire channel.
8. Side slopes shall be a minimum of 2:1.



CONCRETE WASHOUT DETAILS

STORMWATER CALCULATIONS
BAKER DRIVE DEVELOPMENT
MONROE, OHIO

3-Mar-21



**CRITICAL STORM CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate existing 1-yr runoff $\text{Runoff} = (A * 43560) * C * (R / 12)$

Drainage area, A = **29.50** acres

x

Runoff coefficient, C = 39.5 Ac. Grass (0.30) **0.30**

x

1-yr, 24-hr event rainfall, R = **2.33**

=

The existing 1-yr runoff is **74852** c.f.

Calculate proposed 1-yr runoff $\text{Runoff} = (A * 43560) * C * (R / 12)$

Drainage area, A = **29.50** acres

x

Runoff coefficient, C = Assume 40% impervious
11.8 Ac. Gravel/Pavement/Bldg (0.95) **0.56**
17.7 Ac. Grass (0.30)

x

1-yr, 24-hr event rainfall, R = **2.33**

=

The proposed 1-yr runoff is **139725** c.f.

Calculate Critical Year Storm $\text{Critical Stm} = (\text{Prop 1yr} - \text{Ex 1yr}) / \text{Ex 1yr} * 100$

Critical Stm= 87 %

Critical Stm= **10 yr**

**ORIFICE SIZING CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Total Detention Volume Provided:

Total Provided: 208,879 c.f.
Volume Required: 113,214 c.f. <=REQ'D 10-YR VOL + 120% WQv
Excess Volume: 95,665 c.f.

WATER QUALITY ORIFICE

High water elevation = 657.50
Lower Orifice Inv. = **655.00**
Maximum Depth = 2.50

$$Q = c \times a \times \sqrt{2gh}$$

c = 0.61 h = depth - 1/2D
depth = h + 1/2D

Diam (in)	Diam (ft)	area	h	velocity	q
3	0.2500	0.04909	2.3750	7.5441	0.37

<= @ water quality volume

SIZE CRITICAL (10-YR) OUTFLOW ORIFICE

Allowable Outflow = 15.27 cfs

High water elevation = 658.19
Lower Orifice Inv. = **657.50**
Maximum Depth = 0.68

Q = AV V = c \sqrt{2gh} c = 0.6

h = HWE - Inv. Out - d/2

WIDOW	h (ft)	V (ft/s)	A (s.f.)	Q (cfs)
3~3.8'Wx1.2'H	0.34	2.82	3.90	11.00

<= Use 3~3.8'Wx1.2'H windowS
bottom elev=657.50

TOTAL PROPOSED 10-YR FLOW = 11.00 CFS => LESS THAN ALLOWABLE

OVERFLOW STRUCTURE CHECK:

$Q_{100} = 60.58$

$V = Q/A$

$L = Q_{100} / (C_w H^{3/2})$
= 48.28

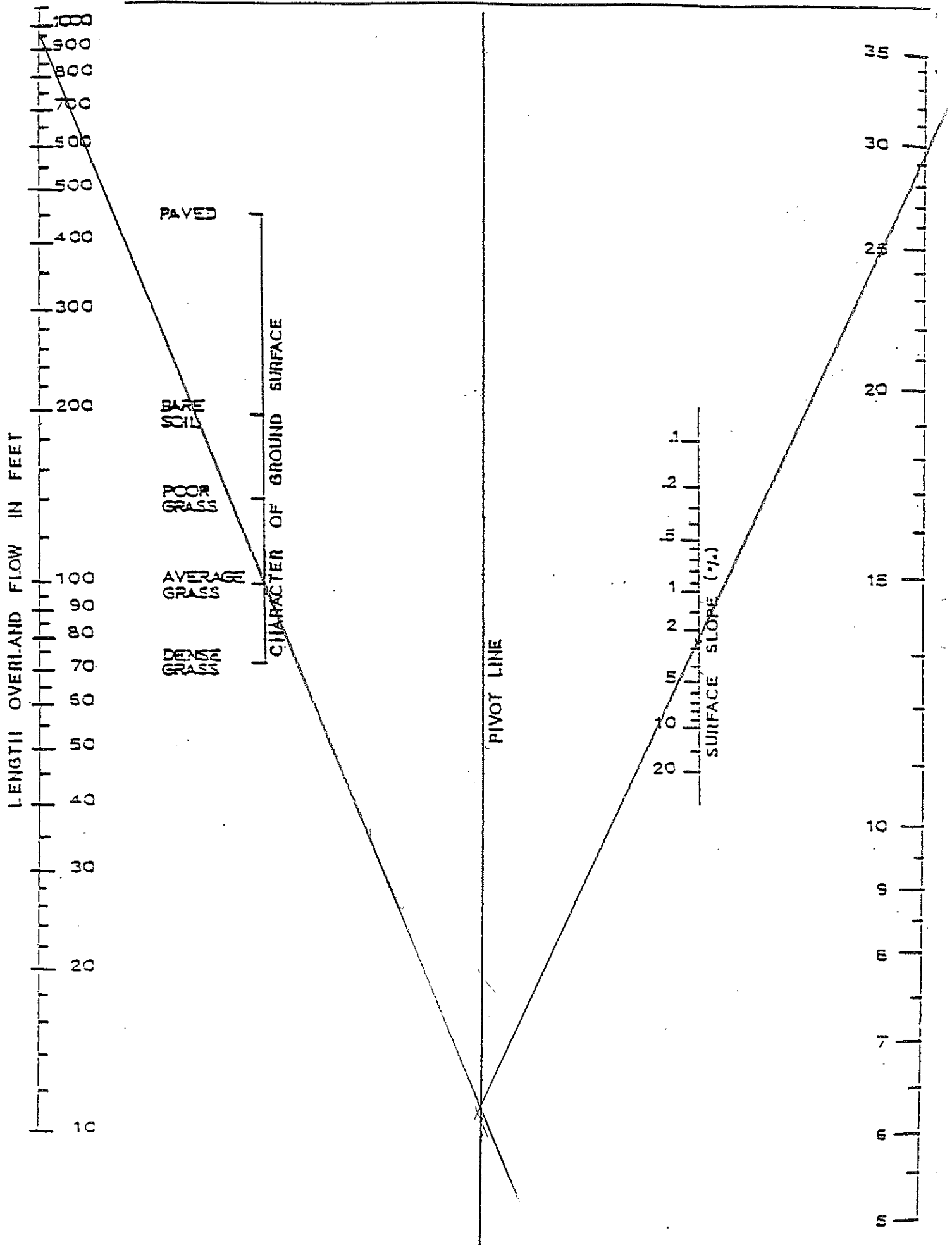
$C_w = 2.7$
 $H = 0.6$

$A = 50 \times .6$
 $A = 30$ SF

L = 50' WIDE

V = 2.019439 FT/S

APPENDIX D, TABLE D-4



**DETENTION VOLUME CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

	Elevation	Area (s.f.)	Volume (c.f.)	Volume (c.f.)
WQV Orifice	655	0		0
			2530	
	656	5060		2530
			25815	
	657	46570		28345
			31973	
Detention Orifice	657.5	81320		60318
			49348	
	658	116070		109665
			99214	
50' SPILLWAY	658.75	148500		208879

DETENTION VOLUME

Detention Orifice	657.5	81320		0
			49348	
	658	116070		49348
			99214	
50' SPILLWAY	658.75	148500		148561

STORM	Volume (c.f.)	120% WQV	Total Vol	H.W.E
10-YR	80709	47417	128127	658.19
25-YR	99574	47417	146992	658.28
50-YR	108307	47417	155724	658.35
100-YR	117410	47417	164828	658.42

**10-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 1-yr existing flow

$$q_o = ACi$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

x
0.30
x

Calculate intensity, i

$$i = a / (b + t_c)^d$$

$$a = 55.977$$

$$b = 15.4$$

$$d = 0.912$$

$$t_c = \mathbf{30.00} \text{ min.}$$

$$i = 55.977 / (15.4 + 30)^{0.912}$$

$$i =$$

1.72

=

The existing 10-yr runoff rate is, q_o

15.27 c.f.s.

The allowable release rate, q_o , is

15.27 c.f.s.

Calculate the 10-yr proposed flow

$$Q_o = ACI_{\max}$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

0.56

Calculate maximum time of concentration, $T_{C\max}$

$$a = 112.17$$

$$b = 16.8$$

$$T_{C\max} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{C\max} = \sqrt{\frac{29.5 \times 0.56 \times 112.2 \times 16.80}{\frac{2 \times 15.27}{3} - \frac{15.27^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 112.2}}} - 16.8$$

$$T_{C\max} = \mathbf{40.30} \text{ min.}$$

Calculate maximum intensity, $I_{\max}$

**10-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

$$I_{\max} = \frac{a}{(b + T_{\text{cmax}})^d}$$

$$a = 112.172$$

$$b = 16.8$$

$$d = 0.923$$

$$T_{\text{Cmax}} = 40.30$$

$$I_{\max} = \frac{112.17}{(16.8 + 40.30)^{0.923}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 2.68$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{44.31} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\text{cmax}} - \frac{2 \times q_o \times (T_{\text{cmax}} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 44.31 \times 40.30 - 2 \times 15.27 \times \left(\frac{40.30 + 30.0}{3} \right) \times 60$$

$$+ \frac{15.27^2 \times 30.0 \times 60}{6 \times 44.31}$$

$$\text{Vol} = \boxed{65,796} \text{ c.f.}$$

**25-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 25-yr existing flow

$$q_o = ACi$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

x
0.30
x

Calculate intensity, i

$$i = a / (b + t_c)^d$$

$$a = 198.920$$

$$b = 19.3$$

$$d = 1.004$$

$$t_c = \mathbf{30.00} \text{ min.}$$

$$i = 198.920 / (19.3 + 30)^{1.004}$$

$$i =$$

3.97

=

The existing 1-yr runoff rate is, q_o

35.16 c.f.s.

The allowable release rate, q_o , is

35.16 c.f.s.

Calculate the 25-yr proposed flow

$$Q_o = ACI_{\max}$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

0.56

Calculate maximum time of concentration, $T_{C\max}$

$$a = 198.92$$

$$b = 19.3$$

$$T_{C\max} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{C\max} = \sqrt{\frac{29.5 \times 0.56 \times 198.9 \times 19.30}{\frac{2 \times 35.16}{3} - \frac{35.16^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 198.9}}} - 19.3$$

$$T_{C\max} = \mathbf{34.94} \text{ min.}$$

Calculate maximum intensity, $I_{\max}$

**25-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

$$I_{\max} = \frac{a}{(b + T_{\text{cmax}})^d}$$

$$a = 198.920$$

$$b = 19.3$$

$$d = 1.004$$

$$T_{\text{Cmax}} = 34.94$$

$$I_{\max} = \frac{198.92}{(19.3 + 34.94)^{1.004}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 3.61$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{59.62} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\text{cmax}} - \frac{2 \times q_o \times (T_{\text{cmax}} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 59.62 \times 34.94 - 2 \times 35.16 \times \left(\frac{34.94 + 30.0}{3} \right) \times 60$$

$$+ \frac{35.16^2 \times 30.0 \times 60}{6 \times 59.62}$$

$$\text{Vol} = \boxed{39,895} \text{ c.f.}$$

**50-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 50-yr existing flow

$$q_o = ACi$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

x
0.30
x

Calculate intensity, i

$$i = a / (b + t_c)^d$$

$$a = 206.025$$

$$b = 19.6$$

$$d = 0.99$$

$$t_c = \mathbf{30.00} \text{ min.}$$

$$i = 206.025 / (19.6 + 30)^{0.99}$$

$$i =$$

4.32

=

The existing 50-yr runoff rate is, q_o

38.22 c.f.s.

The allowable release rate, q_o , is

38.22 c.f.s.

Calculate the 50-yr proposed flow

$$Q_o = ACI_{\max}$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

0.56

Calculate maximum time of concentration, $T_{C\max}$

$$a = 206.025$$

$$b = 19.6$$

$$T_{C\max} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{C\max} = \sqrt{\frac{29.5 \times 0.56 \times 206 \times 19.60}{\frac{2 \times 38.22}{3} - \frac{38.22^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 206}}} - 19.6$$

$$T_{C\max} = \mathbf{33.87} \text{ min.}$$

Calculate maximum intensity, $I_{\max}$

**50-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

$$I_{\max} = \frac{a}{(b + T_{\text{cmax}})^d}$$

$$a = 206.025$$

$$b = 19.6$$

$$d = 0.99$$

$$T_{\text{Cmax}} = 33.87$$

$$I_{\max} = \frac{206.03}{(19.6 + 33.87)^{0.99}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 4.01$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{66.24} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\text{cmax}} - \frac{2 \times q_o \times (T_{\text{cmax}} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 66.24 \times 33.87 - 2 \times 38.22 \times \left(\frac{33.87 + 30.0}{3} \right) \times 60$$

$$+ \frac{38.22^2 \times 30.0 \times 60}{6 \times 66.24}$$

$$\text{Vol} = \boxed{43,569} \text{ c.f.}$$

**100-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 100-yr existing flow

$$q_o = ACi$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

x
0.30
x

Calculate intensity, i

$$i = a / (b + t_c)^d$$

$$a = 355.551$$

$$b = 23.119$$

$$d = 1.076$$

$$t_c = \mathbf{30.00} \text{ min.}$$

$$i = 355.551 / (23.1 + 30)^{1.076}$$

$$i =$$

4.95

=

The existing 100-yr runoff rate is, q_o

43.80 c.f.s.

The allowable release rate, q_o , is

43.80 c.f.s.

Calculate the 100-yr proposed flow

$$Q_o = ACI_{\max}$$

Drainage area, A =

29.50 acres

Runoff coefficient, C =

0.56

Calculate maximum time of concentration, $T_{C\max}$

$$a = 355.551$$

$$b = 23.119$$

$$T_{C\max} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{C\max} = \sqrt{\frac{29.5 \times 0.56 \times 355.6 \times 23.12}{\frac{2 \times 43.80}{3} - \frac{43.80^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 355.6}}} - 23.1$$

$$T_{C\max} = \mathbf{47.07} \text{ min.}$$

Calculate maximum intensity, $I_{\max}$

**100-YR RUNOFF CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

$$I_{\max} = \frac{a}{(b + T_{\text{cmax}})^d}$$

$$a = 355.551$$

$$b = 23.119$$

$$d = 1.076$$

$$T_{\text{Cmax}} = 47.07$$

$$I_{\max} = \frac{355.55}{(23.1 + 47.07)^{1.076}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 3.67$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{60.58} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\text{cmax}} - \frac{2 \times q_o \times (T_{\text{cmax}} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 60.58 \times 47.07 - 2 \times 43.80 \times \left(\frac{47.07 + 30.0}{3} \right) \times 60$$

$$+ \frac{43.80^2 \times 30.0 \times 60}{6 \times 60.58}$$

$$\text{Vol} = \boxed{45,564} \text{ c.f.}$$

**HIGH WATER ELEVATION CALCULATIONS
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

10-YR H.W.E.

Allowable Outflow = 15.27 cfs

High water elevation = 658.19
Lower Orifice Inv. = **657.50**
Maximum Depth = 0.68

$$Q=AV \quad V = c\sqrt{2gh} \quad c = 0.6$$

$$h = \text{HWE} - \text{Inv. Out} - d/2$$

<u>WIDOW</u>	<u>h (ft)</u>	<u>V (ft/s)</u>	<u>A (s.f.)</u>	<u>Q (cfs)</u>
3~3.8'Wx1.2'H	0.34	2.82	3.90	11.00

TOTAL PROPOSED 10-YR FLOW= 11.00 **CFS** ==>LESS THAN ALLOWABLE

25-YR H.W.E.

Allowable Outflow = 35.16 cfs

High water elevation = 658.28
Lower Orifice Inv. = **657.50**
Maximum Depth = 0.78

$$Q=AV \quad V = c\sqrt{2gh} \quad c = 0.6$$

$$h = \text{HWE} - \text{Inv. Out} - d/2$$

<u>WIDOW</u>	<u>h (ft)</u>	<u>V (ft/s)</u>	<u>A (s.f.)</u>	<u>Q (cfs)</u>
3~3.8'Wx1.2'H	0.39	3.01	4.47	13.47

TOTAL PROPOSED 25-YR FLOW= 13.47 **CFS** ==>LESS THAN ALLOWABLE

**HIGH WATER ELEVATION CALCULATIONS
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

50-YR H.W.E.

Allowable Outflow = 38.22 cfs

High water elevation = 658.35
Lower Orifice Inv. = **657.50**
Maximum Depth = 0.85

$$Q=AV \quad V = c\sqrt{2gh} \quad c = 0.6$$

$$h = \text{HWE} - \text{Inv. Out} - d/2$$

<u>WIDOW</u>	<u>h (ft)</u>	<u>V (ft/s)</u>	<u>A (s.f.)</u>	<u>Q (cfs)</u>
3~3.8'Wx1.2'H	0.42	3.13	4.82	15.07

TOTAL PROPOSED 50-YR FLOW= 15.07 **CFS** =>LESS THAN ALLOWABLE

100-YR H.W.E.

Allowable Outflow = 43.80 cfs

High water elevation = 658.42
Lower Orifice Inv. = **657.50**
Maximum Depth = 0.91

$$Q=AV \quad V = c\sqrt{2gh} \quad c = 0.6$$

$$h = \text{HWE} - \text{Inv. Out} - d/2$$

<u>WIDOW</u>	<u>h (ft)</u>	<u>V (ft/s)</u>	<u>A (s.f.)</u>	<u>Q (cfs)</u>
3~3.8'Wx1.2'H	0.46	3.26	5.22	16.99

TOTAL PROPOSED 100-YR FLOW= 16.99 **CFS** =>LESS THAN ALLOWABLE

**10-YR-VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 10-yr H.W.E.

Outflow from CB#1 @ H.W.E.= **11.00 CFS**

EX t_c = **30.00** min.

Calculate the 10-yr proposed flow $Q_o = ACI_{max}$

Drainage area, A = **29.50** acres

Runoff coefficient, C = **0.56**

Calculate maximum time of concentration, T_{Cmax}

a = 112.172

b = 16.8

$$T_{Cmax} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{Cmax} = \sqrt{\frac{29.5 \times 0.56 \times 112.2 \times 16.80}{\frac{2 \times 11.00}{3} - \frac{11.00^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 112.2}}} - 16.8$$

T_{Cmax} = **49.85** min.

**10-YR-VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate maximum intensity, $I_{\max}$

$$I_{\max} = \frac{a}{(b + T_{\max})^d}$$

$$a = 112.172$$

$$b = 16.8$$

$$d = 0.923$$

$$T_{\max} = 49.85$$

$$I_{\max} = \frac{112.17}{(16.8 + 49.85)^{0.923}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 2.33$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{38.42} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\max} - \frac{2 \times q_o \times (T_{\max} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 38.42 \times 49.85 - 2 \times 11.00 \times \left(\frac{49.85 + 30.0}{3} \right) \times 60$$

$$+ \frac{11.00^2 \times 30.0 \times 60}{6 \times 38.42}$$

$$\text{Vol} = \boxed{80,709} \text{ c.f.}$$

**25-YR-VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 25-yr H.W.E.

Outflow from CB#1 @ H.W.E.= **13.47 CFS**

EX t_c = **30.00** min.

Calculate the 25-yr proposed flow $Q_o = ACI_{max}$

Drainage area, A = **29.50** acres

Runoff coefficient, C = **0.56**

Calculate maximum time of concentration, T_{Cmax}

a = 198.920

b = 19.3

$$T_{Cmax} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{Cmax} = \sqrt{\frac{29.5 \times 0.56 \times 198.9 \times 19.30}{\frac{2 \times 13.47}{3} - \frac{13.47^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 198.9}}} - 19.3$$

T_{Cmax} = **66.06** min.

**25-YR-VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate maximum intensity, $I_{\max}$

$$I_{\max} = \frac{a}{(b + T_{\text{cmax}})^d}$$

$$a = 198.920$$

$$b = 19.3$$

$$d = 1.004$$

$$T_{\text{Cmax}} = 66.06$$

$$I_{\max} = \frac{198.92}{(19.3 + 66.06)^{1.004}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 2.29$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{37.82} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\text{cmax}} - \frac{2 \times q_o \times (T_{\text{cmax}} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 37.82 \times 66.06 - 2 \times 13.47 \times \left(\frac{66.06 + 30.0}{3} \right) \times 60$$

$$+ \frac{13.47^2 \times 30.0 \times 60}{6 \times 37.82}$$

$$\text{Vol} = \boxed{99,574} \text{ c.f.}$$

**50-YR VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 50-yr H.W.E.

Outflow from CB#1 @ H.W.E.= **15.07 CFS**

EX t_c = **30.00** min.

Calculate the 50-yr proposed flow

$$Q_o = ACI_{\max}$$

Drainage area, A = **29.50** acres

Runoff coefficient, C = **0.56**

Calculate maximum time of concentration, $T_{C\max}$

$$a = 206.030$$

$$b = 19.6$$

$$T_{C\max} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{C\max} = \sqrt{\frac{29.5 \times 0.56 \times 206 \times 19.60}{\frac{2 \times 15.07}{3} - \frac{15.07^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 206}}} - 19.6$$

$$T_{C\max} = \mathbf{63.26 \text{ min.}}$$

**50-YR VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate maximum intensity, $I_{\max}$

$$I_{\max} = \frac{a}{(b + T_{\max})^d}$$

$$a = 206.030$$

$$b = 19.6$$

$$d = 0.99$$

$$T_{\max} = 63.26$$

$$I_{\max} = \frac{206.03}{(19.6 + 63.26)^{0.99}}$$

$$A = 29.5 \text{ acres}$$

$$\times$$

$$C = 0.56$$

$$\times$$

$$I_{\max} = 2.60$$

$$=$$

The flow at maximum duration, Q_o is

$$\boxed{42.93} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\max} - \frac{2 \times q_o \times (T_{\max} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 42.93 \times 63.26 - 2 \times 15.07 \times \left(\frac{63.26 + 30.0}{3} \right) \times 60$$

$$+ \frac{15.07^2 \times 30.0 \times 60}{6 \times 42.93}$$

$$\text{Vol} = \boxed{108,307} \text{ c.f.}$$

**100-YR VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate 100-yr H.W.E.

Outflow from CB#1 @ H.W.E.= **16.99 CFS**

EX t_c = **30.00** min.

Calculate the 100-yr proposed flow $Q_o = ACI_{max}$

Drainage area, A = **29.50** acres

Runoff coefficient, C = **0.56**

Calculate maximum time of concentration, T_{Cmax}

a = 355.550

b = 23.119

$$T_{Cmax} = \sqrt{\frac{A \times C \times a \times b}{\frac{2 \times q_o}{3} - \frac{q_o^2 \times t_c}{6 \times C \times A \times a}}} - b$$

$$T_{Cmax} = \sqrt{\frac{29.5 \times 0.56 \times 355.6 \times 23.12}{\frac{2 \times 16.99}{3} - \frac{16.99^2 \times 30.0}{6 \times 0.56 \times 29.5 \times 355.6}}} - 23.1$$

T_{Cmax} = **87.60** min.

**100-YR VOLUME @ H.W.E. CALCULATION
BAKER DRIVE DEVELOPMENT
PROJECT: 210114**

Calculate maximum intensity, $I_{\max}$

$$I_{\max} = \frac{a}{(b + T_{\max})^d}$$

$$\begin{aligned} a &= 355.550 \\ b &= 23.119 \\ d &= 1.076 \end{aligned}$$

$$T_{\max} = 87.60$$

$$I_{\max} = \frac{355.55}{(23.1 + 87.60)^{1.076}}$$

$$\begin{aligned} A &= 29.5 \text{ acres} \\ &\times \\ C &= 0.56 \\ &\times \\ I_{\max} &= 2.25 \\ &= \end{aligned}$$

The flow at maximum duration, Q_o is

$$\boxed{37.10} \text{ c.f.s.}$$

CALCULATE STORAGE VOLUME NEEDED

$$t_c = 30.0 \text{ min.}$$

$$\text{Vol} = 60 \times Q_o \times T_{\max} - \frac{2 \times q_o \times (T_{\max} + t_c) \times 60}{3} + \frac{q_o^2 \times t_c \times 60}{6 \times Q_o}$$

$$\text{Vol} = 60 \times 37.10 \times 87.60 - 2 \times 16.99 \times \left(\frac{87.60 + 30.0}{3} \right) \times 60$$

$$+ \frac{16.99^2 \times 30.0 \times 60}{6 \times 37.10}$$

$$\text{Vol} = \boxed{117,410} \text{ c.f.}$$

**WATER QUALITY VOLUME CALCULATION
CARDINAL LANDSCAPING
PROJECT: 201836**

Calculate Water Quality Volume

$$WQv = T(P \cdot A \cdot Cq) / 12$$

Drainage area, A =		29.50 acres
		x
Runoff coefficient, Rv =	0.05 + 0.9i	0.41
	i = % imperv area (11.8/29.5)	= 0.40
		x
Precipitaion, P =		0.90

Water Quality Volume,

WQv=

=

39514

c.f.

Water Quality Specifications

Type of Pond: **DETENTION** Specify Retention or Detention

Required Drawdown Time, hrs.: 48

An additional 20% of WQv

Water Quality Volume:	39,514 C.F.	An additional 20% of WQv
48 hr. Drawdown Volume:	39,514 C.F.	must be added to the basin for
		sediment storage.

Normal Water Elevation: 655.00

Surface Area at Normal Water Elevation: 0 S.F.

120% Water Quality Elevation: 657.30

Surface Area at 120% Water Quality Elevation: 56,935 S.F.

Volume at 120% Water Quality Elevation: 37,881 C.F.

Allowable Water Quality Discharge Rate: 0.23 C.F.S.

Diameter of Water Quality Orifice: **3** inches at ELEV. **655.00**

T/GRATE=659.5

3.8'x1.2'H WINDOWS ON
THREE SIDES OF CATCH BASIN
(NO WINDOW ON 36" STM SIDE)

BOTTOM OF WINDOW=657.5

3.5" DIAMETER HOLE
CUT IN OPPOSITE SIDE
OF CB FROM 36" STM
INV=655.0

BOTTOM=655.0

ODOT 2-4 CATCH BASIN

CB #17

NOT TO SCALE

36" STM.

1.2'

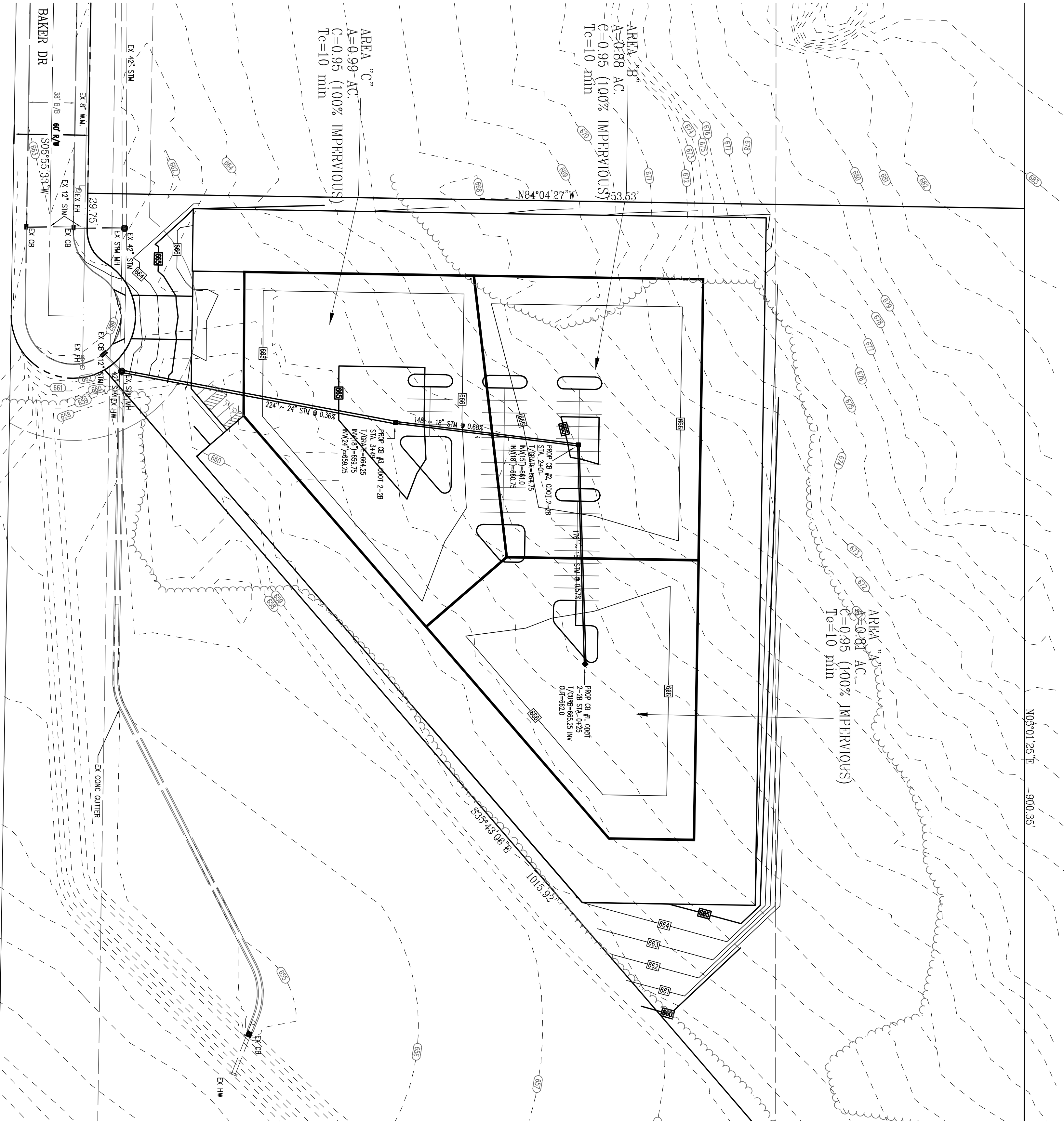
3.8'

Date: 9/9/2022
Designed: JLL
Reviewed:

BAKER DRIVE COMMERCIAL FACILITY
JOB #221342
Storm Sewer Computation Sheet

Intensity = $112.1752(T_c+16.8)^{0.923}$
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 #1	A	0.81	0.81	0.95	0.77	0.77	10.00	0.74	10.00	5.39	4.15	15	0.013	0.57	3.96	4.86	176.29	662.00	661.00	665.25
CB #2	B	0.88	1.69	0.95	0.84	1.61	10.00	0.51	10.74	5.26	8.44	18	0.013	0.68	4.88	8.63	148.02	660.75	659.75	664.75
CB #3	C	0.99	2.68	0.95	0.94	2.55	10.00	0.87	11.25	5.17	13.16	24	0.013	0.36	4.30	13.52	224.15	659.25	658.45	664.25
EX STM MH			2.68			2.55			12.12											
			2.68			2.55			12.12											



DRAINAGE MAP
OH CULTIVATION CENTER
1021 BAKER DRIVE
CITY OF MONROE
WARREN COUNTY, OHIO

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

SCALE: 1"=50'
DATE: 05-13-21
DRAWN: ALL
DESIGNED: ALL
CHECKED:

APDEX
ENGINEERING & SURVEYING, INC.
1900 FIRST AVENUE
HILLOPS, OHIO 44004
PH: (419) 424-5002 OR (419) 832-8891 FAX: (419) 24-8202

REVISIONS:
1.
2.
3.
4.
PROJECT: 210114
DRAWING: 210114A 1 OF 1

POSEY PROPERTIES, INC.

**886-B LEBANON STREET
MONROE, OHIO 45050**

9/09/22

City of Monroe
233 S Main Street
Monroe, OH 45050

Attn: Mrs. Constance Kepner

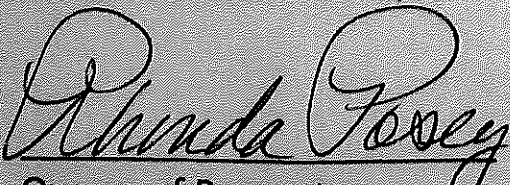
Dear Mrs. Kepner,

Please accept this letter granting permission to Mr. Joe Tukulve for his development phase soon to be off Baker Drive. The permission is being granted for his water drainage to flow into the detention pond set for the usage of the entire Baker Drive development on properties sold by Posey Property Company fka Steve Posey Racing Company, an Ohio corporation of Warren County, Ohio.

I, Rhonda Posey, hereby give Mr. Joe Tukulve, Monroe Office Warehouse, LLC, and his development contractors permission to drain water off his acreage into the existing detention pond installed for the whole acreage set for development.

Willfully knowing Mr. Tukulve will develop his acreage by all set rules of zoning from the City of Monroe and the Butler County Zoning Department.

Permission granted by:


Owner of Property

9-9-22
Date

WGH LED SERIES

SWITCHABLE – GLASS WALLPACK

FEATURES

- Three sizes: Small, Medium and Large
- 20–120 Watts
- Field switchable lumens in WGH1 (3000–7000 lumens)
- Field switchable lumens and LED color temperature in WGH2 and WGH3 (4000K, 4500K, & 5000K)
- Standard bronze finish
- Up to 150 lumens per watt
- Borosilicate glass refractor softens LED pixilation and provides uniform distribution



IP65



tradeSELECT®



WGH1



WGH2



WGH3

RELATED PRODUCTS

θ [Sling Canopy](#)

θ [Sling Dusk To Dawn](#)

θ [PRS](#)

SPECIFICATIONS

CONSTRUCTION

- Die-cast Aluminum Frame holds and seals to housing with 2 stainless steel screws
- Built in button photocell with shorting cap on WGH2 and WGH3; Available with and without photocell in WGH1
- Cast aluminum housing has three 1/2" conduit entries on top and sides
- All units have dark bronze matte textured powder coat finish (matches Hubbell DBT finish)
- Operating Temp -40C to 40C

OPTICS

- High efficacies, up to 150 LPW
- Impact resistant borosilicate glass lens

INSTALLATION

- Door assembly hinges on side
- Leveling device contained inside the housing for ease of installation

ELECTRICAL

- Universal Voltage (120-277V)
- Dimmable drivers standard
- Built in 6kV surge protector
- WGH1 wattage includes 20, 30, 40, 50
- WGH2 wattage includes 30, 40, 50, 60, 70
- WGH3 wattage includes 80, 90, 100, 110, 120

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- Wet listed
- Consortium (DLC) standard & premium qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- IP65 rated housing

WARRANTY

- See [HLI Standard Warranty](#) for additional information

KEY DATA

KEY DATA	
Lumen Range	2,959–17,142
Wattage Range	20–120
Efficacy Range (LPW)	139–152
Fixture Projected Life (Hours)	>60K

ORDERING GUIDE

Housing	Catalog Number	Wattage	Voltage	Dist. Type	Delivered Lumens	LPW	CCT	Weight lbs. (kg)
Small	WGH1-LS-4K	20-50W	120-277V	4	3,000-7,000	140-146	4000K	8.38 (3.8)
Small	WGH1-LS-4K-PC	20-50W	120-277V	4	3,000-7,000	140-146	4000K	8.38 (3.8)
Medium	WGH2-LSCS	30–70W	120-277V	4	4,600–10,000	140–150	4000K, 4500K, 5000K	10.80 (4.9)
Large	WGH3-LSCS	80–120W	120-277V	4	9,800–17,150	139–149	4000K, 4500K, 5000K	13.89 (6.3)

WGH LED

GLASS WALLPACK

PERFORMANCE DATA

Description	SYSTEM WATTS	Distribution Type	5K (5000K NOMINAL)					45K (4500K NOMINAL)					4K (4000K NOMINAL)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
WGH1	20W	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2959	146	1	3	2
	30W	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4371	146	1	3	3
	40W	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5619	143	1	3	3
	50W	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6951	140	1	3	3
WGH2	30W	4	4663	141	1	4	3	4758	144	1	4	3	4624	140	1	4	3
	40W	4	5496	141	1	4	4	5608	144	1	4	4	5450	140	1	4	4
	50W	4	7112	141	1	4	4	7257	144	1	4	4	7053	140	1	4	4
	60W	4	8435	141	1	5	5	8607	144	1	5	5	8364	140	1	5	5
	70W	4	9797	141	1	5	5	9997	150	1	5	5	9714	145	1	5	5
WGH3	80W	4	11581	146	2	4	5	12070	152	2	4	5	11662	147	2	4	5
	90W	4	12621	140	2	4	5	13131	146	2	4	5	12682	141	2	4	5
	100W	4	14055	140	3	5	5	14622	146	3	5	5	14123	141	3	5	5
	110W	4	15472	141	3	5	5	16096	146	3	5	5	15547	141	3	5	5
	120W	4	16477	139	3	5	5	17142	149	3	5	5	16557	139	3	5	5

ELECTRICAL DATA

WGH1-Small

Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
20	120	0.17	20.3
	208	0.10	
	240	0.08	
	277	0.07	
30	120	0.25	30.0
	208	0.14	
	240	0.13	
	277	0.11	
40	120	0.33	39.2
	208	0.19	
	240	0.16	
	277	0.14	
50	120	0.42	49.8
	208	0.24	
	240	0.21	
	277	0.18	

WGH LED

GLASS WALLPACK

ELECTRICAL DATA (CONTINUED)

WGH2-Medium

Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
30	120	0.24	29.3
	208	0.14	
	240	0.12	
	277	0.11	
40	120	0.34	41.2
	208	0.20	
	240	0.17	
	277	0.15	
50	120	0.44	53.1
	208	0.26	
	240	0.22	
	277	0.19	
60	120	0.49	59.2
	208	0.28	
	240	0.25	
	277	0.21	
70	120	0.56	66.8
	208	0.32	
	240	0.28	
	277	0.24	

WGH3-Large

Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
80	120	0.66	79.6
	208	0.38	
	240	0.33	
	277	0.29	
90	120	0.74	88.2
	208	0.42	
	240	0.37	
	277	0.32	
100	120	0.84	100.2
	208	0.48	
	240	0.42	
	277	0.36	
110	120	0.91	109.2
	208	0.53	
	240	0.46	
	277	0.39	
120	120	0.99	118.9
	208	0.57	
	240	0.50	
	277	0.43	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

WGH LED

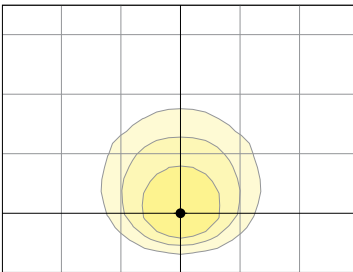
GLASS WALLPACK

PROJECTED LUMEN MAINTENANCE

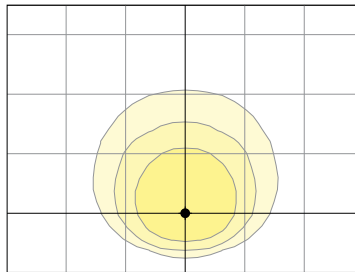
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L96 60,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.84	205,000
40°C / 104°F	0.99	0.95	0.93	0.90	0.81	178,000

PHOTOMETRY

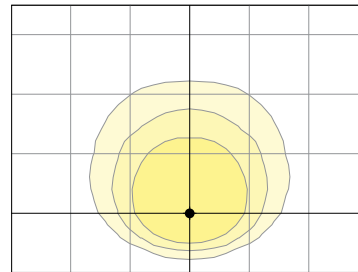
WGH1 - 20W



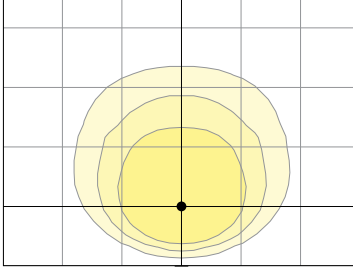
WGH1 - 30W



WGH1 - 40W



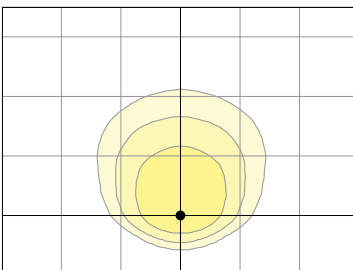
WGH1 - 50W



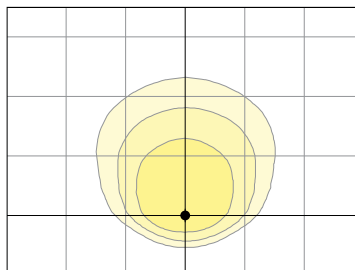
Switchable from 20 to 50 watts



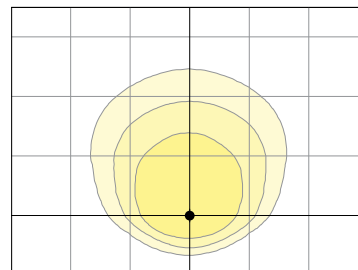
WGH2 - 30W



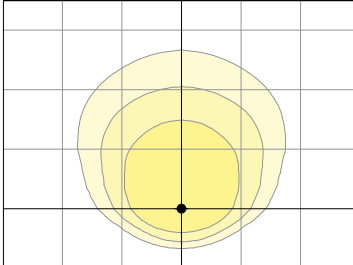
WGH2 - 40W



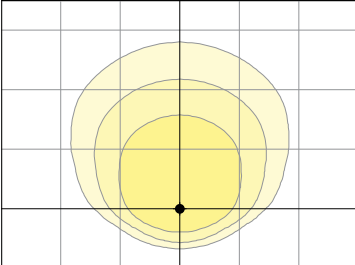
WGH2 - 50W



WGH2 - 60W



WGH2 - 70W



Switchable from 30 to 70 watts,
CCT switchable 4K, 45K, 5K

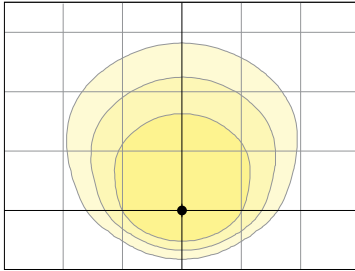


WGH LED

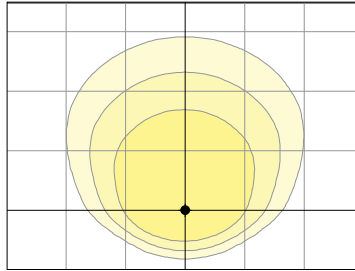
GLASS WALLPACK

PHOTOMETRY (CONTINUED)

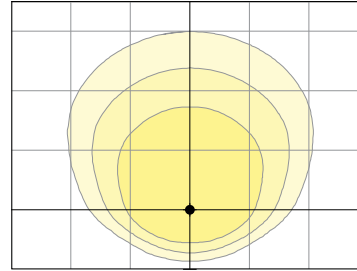
WGH3 - 80W



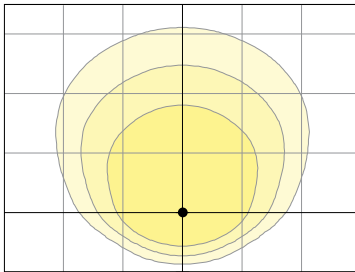
WGH3 - 90W



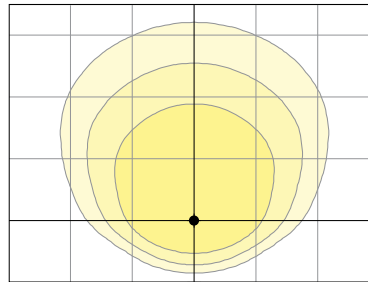
WGH3 - 100W



WGH3 - 110W



WGH3 - 120W

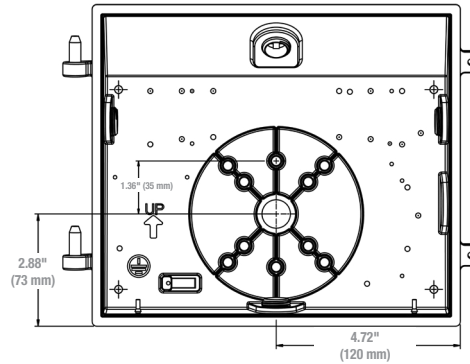
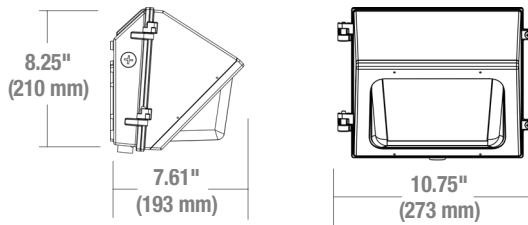


Switchable from 80 to 120 watts,
CCT switchable 4K, 45K, 5K

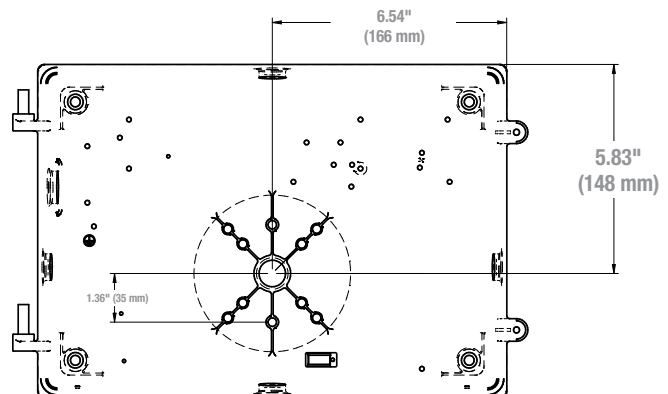
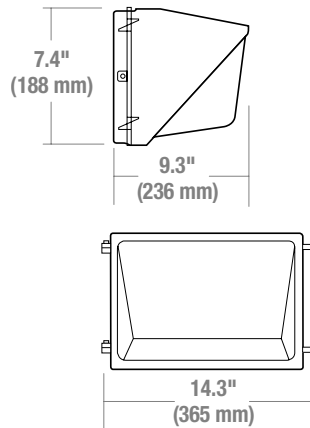


DIMENSIONS

WGH1



WGH2

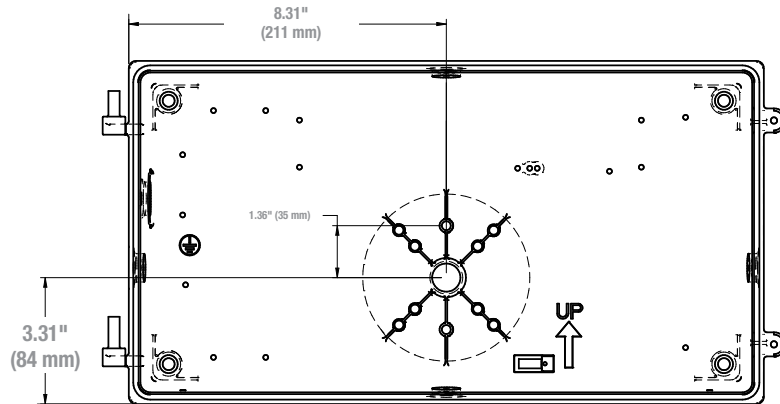
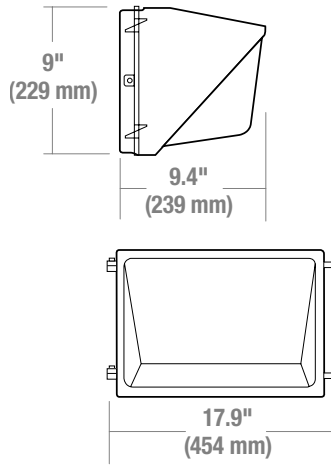


WGH LED

GLASS WALLPACK

DIMENSIONS (CONTINUED)

WGH3



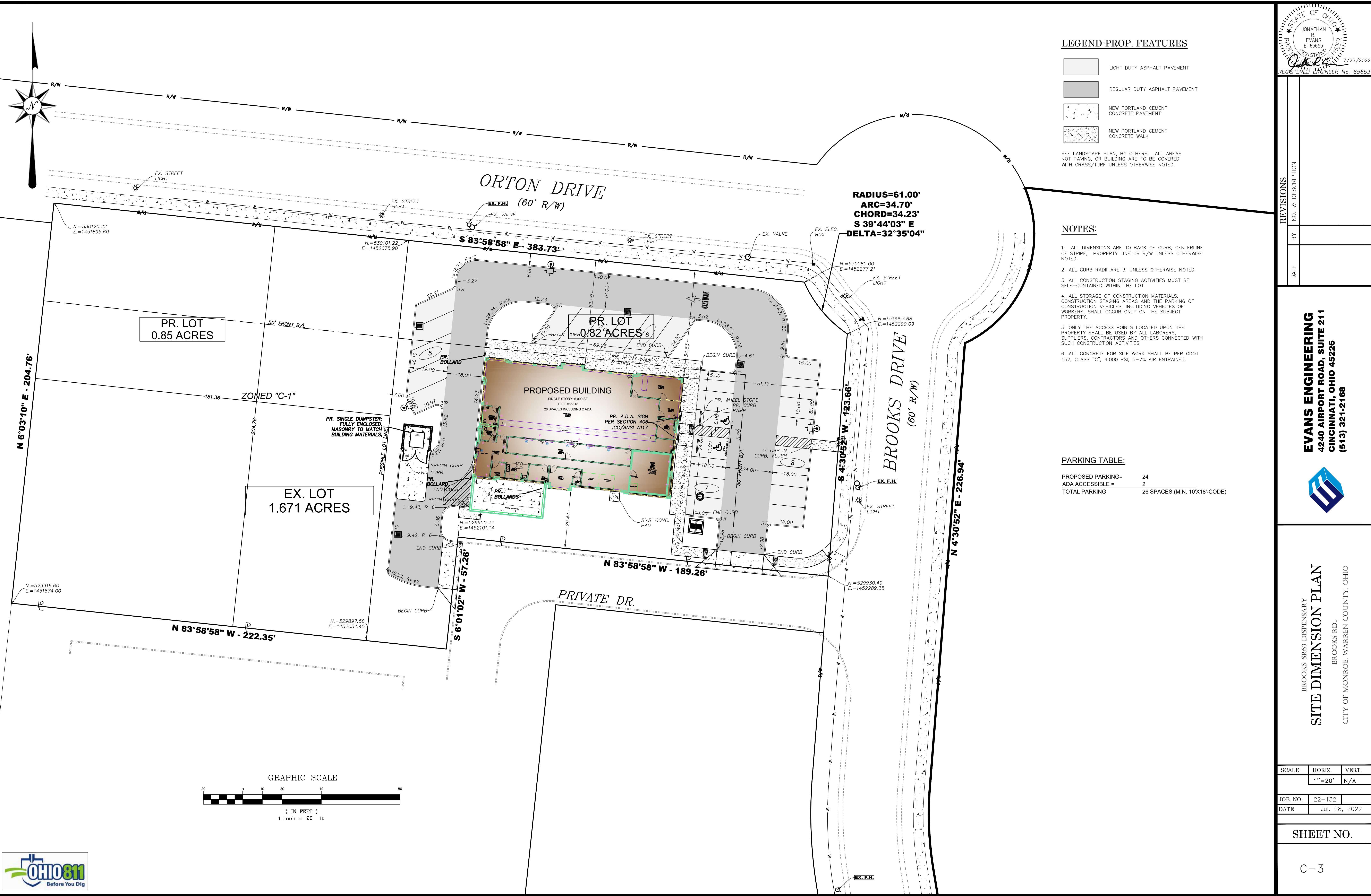
LEVEL SYSTEM



Incorporated level system in fixture

USE OF TRADEMARKS AND TRADE NAMES

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EXTERIOR PERSPECTIVE

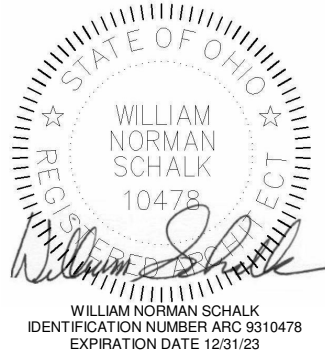
SCALE: 1/2" = 1'-0"

1
A2.2

Proposed Retail Center For:
WARREN DISPENSARY
Monroe, Ohio

REV.	DATE	CK'D
1	7/21/22	REV. 1 CONSTRUCTION KMK
2	7/27/22	REV. 2 KMK

Drawn By: WNS Checked By: WNS



Date: A1.3 Job No: 22.033

A2.2

ACTUAL CONSTRUCTED COLORS WILL VARY



ALTERNATE EXTERIOR COLOR SCHEME

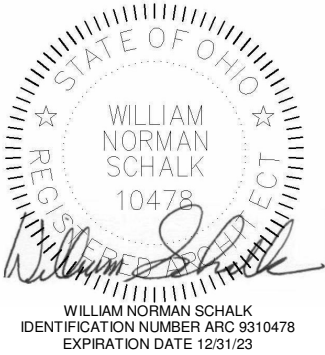
SCALE: NTS

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A2.3

Proposed Retail Center For:
WARREN DISPENSARY
Monroe, Ohio

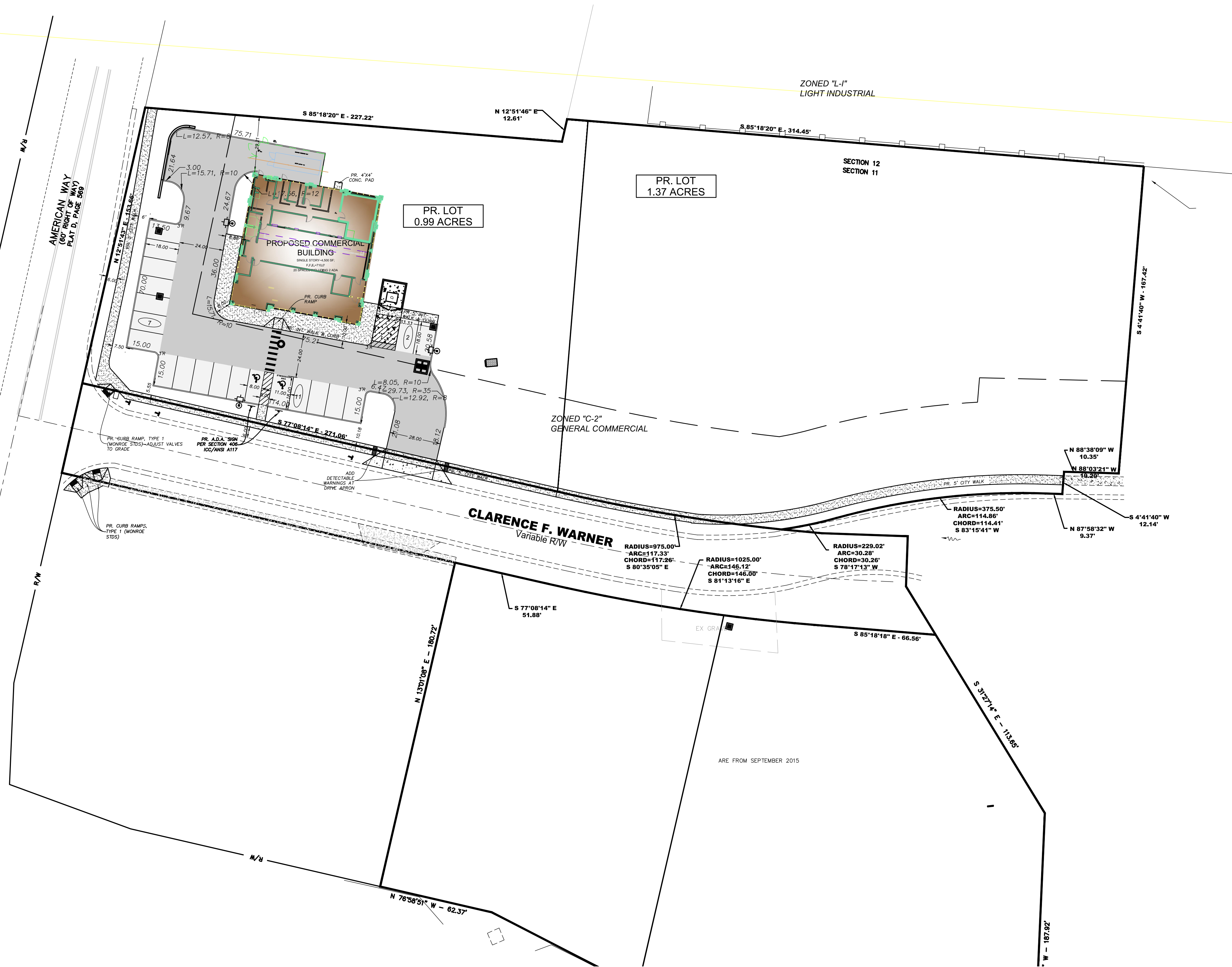
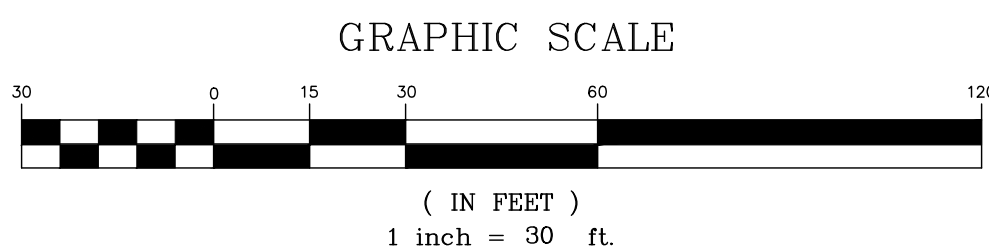
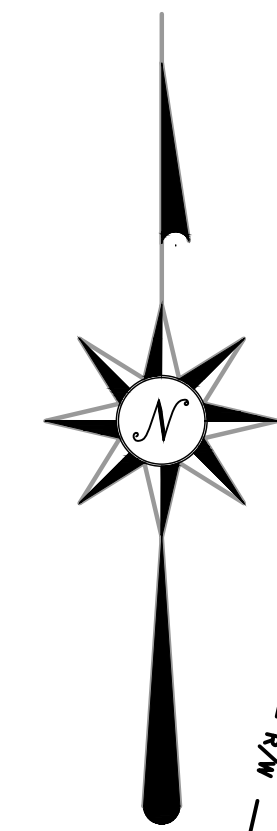
REV. DATE CK'D

Drawn By: AuthoChecked By:Checker

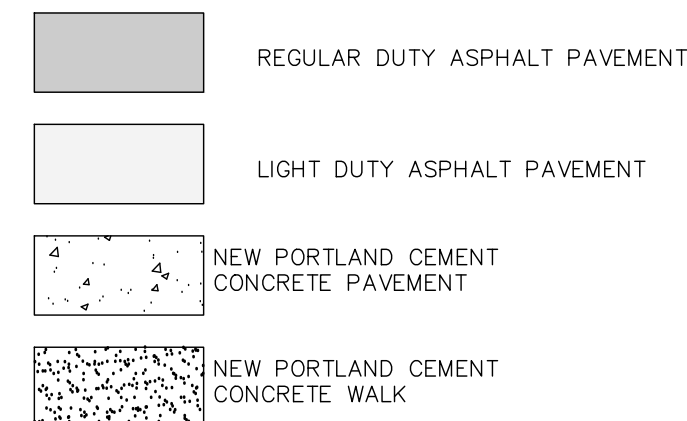


Date:A1.3 Job No22.033

A2.3



LEGEND-PROP. FEATURES



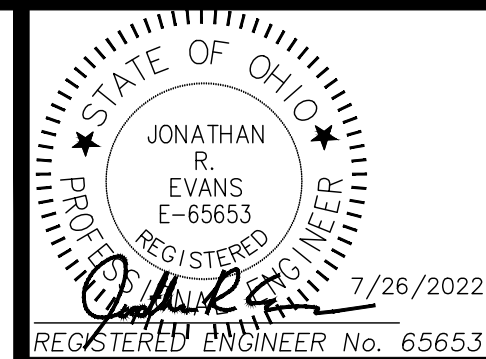
SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

PROPOSED PARKING=	18
ADA ACCESSIBLE =	2
TOTAL PARKING	20 SPACES (MIN. 10' X 18')

NOTES:

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



REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDRESSED CITY COMMENTS.	07/26/22

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



MONROE DISTENSARY
SITE DIMENSION PLAN
CLARENCE F. WARNER,
CITY OF MONROE, BUTLER COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB. NO.	22-142	
DATE	JUL. 26, 2022	

SHEET NO.

C-3



EXTERIOR PERSPECTIVE

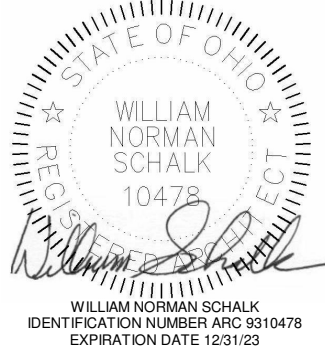
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1
A2.2

Proposed Retail Center For:
BUTLER DISPENSARY
Monroe, Ohio

REV.	DATE	CK'D
1	7/21/22	REV. 1 - CONSTRUCTION
2	7/27/22	REV. 2

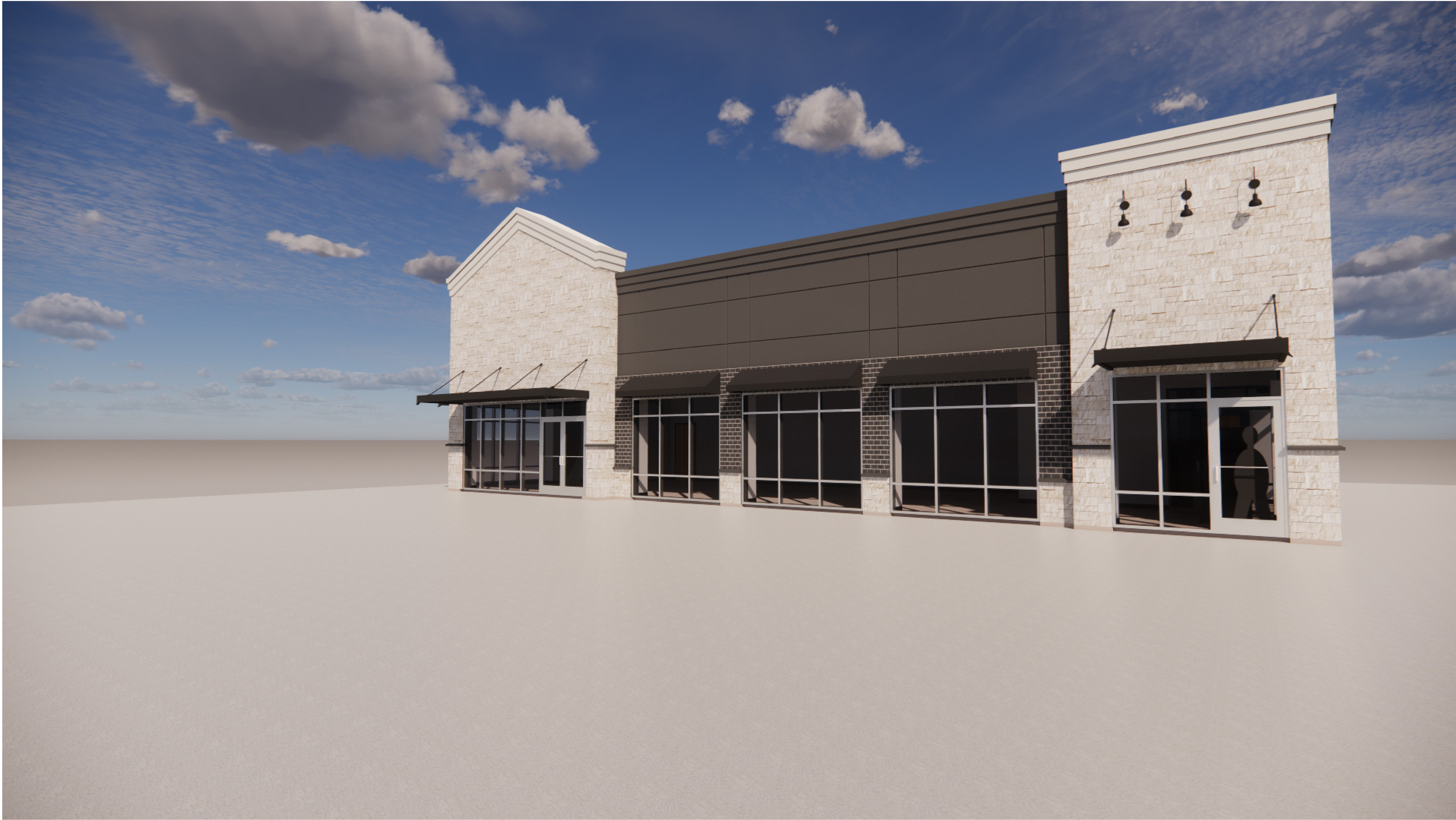
Drawn By: WNS Checked By: WNS



Date: 6/21/22 Job No: 22.033

A2.2

ACTUAL CONSTRUCTED COLORS WILL VARY



EXTERIOR PERSPECTIVE

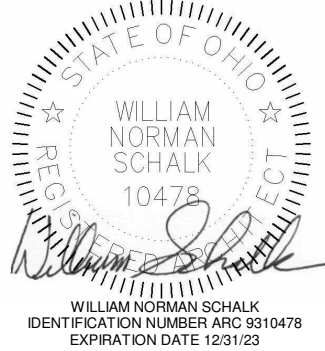
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1
A2.2

Proposed Retail Center For:
BUTLER DISPENSARY
Monroe, Ohio

REV.	DATE	CK'D
------	------	------

Drawn By: WNS Checked By: WNS



Date: 6/21/22 Job No: 22.033

A2.2

ACTUAL CONSTRUCTED COLORS WILL VARY

1203.05. Major Subdivisions.

(D) PROCEDURE. The review procedure for a major subdivision shall be as follows:

(1) *Step 1—Pre-application Conference.*

- a) The applicant shall meet with the Code Enforcement Officer for a pre-application conference before submitting an application for a major subdivision.
- b) The applicant shall supply preliminary information to the Code Enforcement Officer in a form established by the Development Department.
- c) The purpose of the pre-application conference shall be to discuss the proposed subdivision, review submittal requirements, and discuss compliance with the provisions of this code prior to the submission of an application.
- d) Subsequent to the pre-application conference with the Code Enforcement Officer, the applicant may consult with, at a minimum, the City Engineer, fire department and the County Soil and Water Conservation District. The applicant shall also consult with the agencies having jurisdiction for sanitary sewer or water, where applicable.

(2) *Step 2—Application and Official Filing of the Preliminary Plat.*

- a) The applicant shall submit an application in accordance with [Section 1203.02](#): Common Review Requirements and with the provisions of this chapter.
- b) ~~The Major subdivision~~ preliminary plats shall be accompanied with a development agreement and shall be submitted as part of the initial application. ~~Submittals void of a development agreement will be considered incomplete in accordance with Section 1203.02.~~
- c) Upon determination by the Code Enforcement Officer that the application is complete, the preliminary plat shall be accepted as being officially filed.
- d) The application and the official filing of the preliminary plat shall be in accordance with the applicable submittal deadlines of the Planning Commission.
- e) If the applicant fails to submit a complete application and preliminary plat within 180 days of the pre-application conference (Step 1), the applicant shall be required to begin the review procedure again from the pre-application conference.

(3) *Step 3—Staff Review and Staff Report on the Preliminary Plat.*

- a) Upon determination that the application for a major subdivision is complete, the Code Enforcement Officer shall transmit copies of the application for review by applicable agencies including, but not limited to, the City Engineer, fire department, agencies having jurisdiction for water and/or sanitary sewer, or other agencies the Code Enforcement Officer deems appropriate.
- b) Such agencies shall supply comments and recommendations to the Code Enforcement Officer prior to the regularly scheduled Planning Commission meeting where the ~~development agreement and the~~ preliminary plat will be reviewed.
- c) Prior to the Planning Commission meeting where the ~~development agreement and the~~ preliminary plat is scheduled for review, the Code Enforcement Officer shall review the ~~development agreement and the~~ preliminary plat and prepare a staff report.

(4) *Step 4—Review and Decision on the Preliminary Plat by the Planning Commission.*

EXHIBIT A

- a) The Planning Commission shall not consider a major subdivision unless a development agreement and the preliminary plat are officially filed (Step 2).
- b) The Planning Commission shall hold a public meeting to review and decide on the preliminary plat. The Planning Commission shall approve, approve with conditions, or deny the preliminary plat. The Planning Commission may also continue the meeting if questions regarding the development agreement and the preliminary plat are not satisfactorily addressed by the applicant.
- c) If the Planning Commission denies the preliminary plat, the applicant shall not move forward in the review process until a preliminary plat is approved by the Planning Commission, ~~or an appeal is granted by City Council.~~
- d) Appeal of a Decision by Planning Commission to Court of Common Pleas.
- i) If the Planning Commission denies the application for a preliminary plat, the applicant may appeal the decision to the applicable court of common pleas within 30 days of the Planning Commission's decision.
 - ii) An appeal pursuant to this section shall be initiated by filing a written appeal of the administrative decision with the Code Enforcement Officer.
 - iii) The applicant shall submit an application in accordance Section 1203.02: Common Review Requirements.
 - iv) Upon receiving the written appeal of the Planning Commission's decision on a preliminary plat application, the Development Department shall transmit the written appeal with all papers, documents, and other materials related to the appealed decision or determination to the Clerk of Council. This material shall constitute the record of the appeal.
 - v) The City Council shall hold a public hearing within 45 days of the filing of the appeal provided adequate notification is provided pursuant to Section 1203.02(H): Public Notification for Public Hearings.
 - vi) Any person affected by the appeal may appear at the public hearing and testify in person, or by attorney or agent.
 - vii) The City Council shall render a decision on the appeal without unreasonable delay. The Clerk of Council shall notify the appellant in writing of the decision of the City Council.
 - viii) A decision or determination shall not be reversed or modified unless there is competent, material, and substantial evidence in the record that the decision or determination fails to comply with either the procedural or substantive requirements of this code.
- (5) *Step 5—Submission of the Construction Drawings.*
 - i) The applicant's engineer shall prepare construction drawings, which shall conform to the approved preliminary plat and include all work to be performed, including provisions of the development agreement. In cases where the applicant proposes to develop the subdivision in phases, construction drawings shall be submitted for each individual phase.
 - ii) The applicant shall supply the construction drawings to the Code Enforcement Officer in a form and number established by the Development Department.

EXHIBIT A

- iii) If the applicant finds, in the process of preparing construction drawings, that the approved preliminary plat application is not workable and changes in layout are required, the applicant shall inform the Code Enforcement Officer and City Engineer. The Code Enforcement Officer may require that a revised development agreement and/or preliminary plan be submitted for re-approval following Steps 2 through 4 above.
 - iv) The City Engineer shall accept performance bonds pursuant to Section 1203.05(1): Bonding Requirements.
- (6) *Step 6—Staff Review and Decision on the Construction Drawings.*
- a) The Code Enforcement Officer shall distribute copies of the construction drawings to the City Engineer and, where applicable, the applicant shall submit the construction drawings to the agencies having jurisdiction for sanitary sewer or water, the Ohio Environmental Protection Agency, and any other applicable agencies.
 - b) The review agencies shall provide comments and recommendations on the construction drawings to the Code Enforcement Officer.
 - c) A copy of the construction drawings shall be marked and returned to the applicant's engineer for corrections, if necessary.
 - d) If found to be satisfactory by the City Engineer, the original tracing shall be submitted for approval signature by the Code Enforcement Officer, City Engineer, and the agencies having jurisdiction over sanitary sewer or water (where applicable).
 - e) Improvements shall not be constructed until such time as the City has accepted the performance bond, and the City and other applicable agencies have approved the construction drawings. The applicant is required to participate in a pre-construction meeting and file all bond documents with the City Engineer prior to commencing construction of improvements.
- (7) *Step 7—Filing of the Final Plat.*
- i) The applicant shall submit the final plat and accompanying development agreement in accordance with Section 1203.02: Common Review Requirements and with the provisions of this chapter.
 - ii) Upon determination by the Code Enforcement Officer that the final plat and accompanying development agreement has been properly submitted, the final plat and accompanying development agreement shall be accepted as being filed.
 - iii) The application and the official filing of the development agreement and final plat shall be in accordance with the applicable submittal deadlines of the Planning Commission.
 - iv) The development agreement and final plat submission shall include the submission of construction drawings for the corresponding phase of development.
- (8) *Step 8—Staff Review and Staff Report on the Final Plat.*
- a) Upon determination that the application for a final plat and accompanying development agreement is complete, the Code Enforcement Officer shall transmit copies of the application for review by the City Engineer and other applicable agencies the Code Enforcement Officer deems appropriate.
 - b) The City Engineer and agencies shall supply comments and recommendations to the Code Enforcement Officer prior to the regularly scheduled Planning Commission meeting where the development agreement and final plat will be reviewed.

EXHIBIT A

- c) Prior to the Planning Commission meeting where the development agreement and final plat ~~are~~ scheduled for review, the Code Enforcement Officer shall review the development agreement and final plat and prepare a staff report.
- (9) *Step 9—Review and Recommendation on the Final Plat by the Planning Commission.*
- a) The Planning Commission shall hold a public meeting to review and make a recommendation on the development agreement and final plat. The Planning Commission shall take one of the following actions:
 - i) The Planning Commission shall give a favorable recommendation on the final plat authorizing its secretary, or any other officer of the Planning Commission, to indicate such approval and the date on the tracing of the final plat.
 - ii) If the construction drawings have not been approved by the City Engineer (Step 6) by the time of the Planning Commission's scheduled meeting, the development agreement and final plat may be placed on the agenda for the next Planning Commission meeting for action.
 - iii) Should the Planning Commission deny the development agreement and/or the final plat, written notice of such action, including reference to the regulation or regulations not complied with by the plat, shall be given to the applicant and the applicant's engineer and/or surveyor. The action shall also be entered on the official records of the Planning Commission.
 - b) The chairperson of the Planning Commission shall certify the final plat application by signing and dating the final plat upon recommendation of approval from the Planning Commission.
 - c) Upon making a favorable or unfavorable recommendation, with or without conditions, the final plat application shall be forwarded to City Council for review and decision.
- (10) *Step 10—Review and Decision on the Final Plat by the City Council.*
- a) After full compliance with this section, the Development Department shall request the Clerk of Council to prepare the necessary legislation for City Council for introduction no later than 60 days of the recommendation of Planning Commission.
 - b) Council shall review the development agreement and final plat with access to the files of the Planning Commission.
 - c) If approval is given, the development agreement and final plat, and any appropriate documents shall be signed by the Mayor and Clerk of Council upon passage of the acceptance legislation by City Council.
 - d) All drawings shall be returned to the Development Department after approval by City Council. The Code Enforcement Officer shall notify the applicant of the action by City Council by mail or digitally within five days after the action by City Council. The original tracing approved development agreement and final plat shall be returned to the applicant for recording in the applicable county recorder's office. The approved development agreement and final plat shall be recorded together in the applicable county recorder's office.

(E) REVIEW CRITERIA. **NO CHANGES PROPOSED.**

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(F) GENERAL COMPLIANCE.

- (1) All improvement standards set forth in this chapter shall apply unless otherwise waived or varied by the City in accordance with the procedures of [Section 1203.04](#)(H): Variances and Appeals, [Section 1203.05](#)(P): Variance of Subdivision Design and Improvement Standards, [Section 1203.09](#): Administrative Waivers or [Section 1203.10](#): Alternative Equivalent Compliance, as applicable.
- (2) Where a tract of land is proposed to be subdivided in several stages or phases over a period of years, the applicant shall be required to submit a [development agreement and a preliminary plat for the entire tract \(subdivision\) to be eventually developed. Such development agreement shall expressly define the development project rules and regulations for the development of specific property\(s\); commitments and policies related to the development of the property\(s\); and agreements and standards pertaining to the development of a specific property\(s\). The development agreement shall also outline specific time frames and completion dates for the development of the property. The preliminary plat shall illustrate appropriate sectioning or phasing adequate to demonstrate to the Planning Commission that the total design as proposed for the entire subdivision is acceptable under the terms of this code including conformance with the thoroughfare plan, applicable county plan, and/or the City's Comprehensive Plan, as determined by the City Engineer. The Planning Commission shall review and decide on the preliminary plat for the entire subdivision. The Planning Commission, City Engineer, and City Council, as applicable, may review and make decisions on the development agreement and the final plat, and improvements plan for each individual section or phase.](#)
- (3) The city shall withhold all public improvements, including the maintenance of streets and [appurtenances, erosion and sediment control\(s\), and storm water detention and quality, and](#) the furnishing of water service, to all subdivisions that have not been approved and to all areas dedicated to the public that have not been accepted by the Planning Commission and City Council in the manner prescribed in this code.
- (4) The [subdivision-development agreement and](#) plat shall conform to design standards that will encourage good development patterns and particularly to the principles, standards, [policies](#) and proposals which are specified in the Comprehensive Plan. Therefore, the thoroughfare plan, drainage rights-of-way, school sites, public parks and recreation sites and other public buildings and facilities shown on the officially adopted Comprehensive Plan shall be considered in the decision to approve or disapprove subdivision plats. Each subdivision design shall be in accordance with all applicable sections of ~~the~~-this code, as amended. The City Engineer, at any time during design or construction or even after the recording of the final plat, shall have the authority to modify any engineering or construction detail, whenever required for the protection of the public interest, health, [safety](#) or welfare.
- (5) No construction shall take place until a bond, as required by this code, is [received](#) and approved by the City Engineer.

(G) TIMING OF APPROVALS. **NO CHANGES PROPOSED.**

- (H) ESTIMATED COST. Upon approval of the construction drawings by the City Engineer, and before starting any construction work, the developer's engineer shall prepare and submit to the City Engineer and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), an independent estimate of costs, by item, for construction surveying; construction of roads, storm and

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sanitary sewers, sanitary treatment plants, pumping stations and water supply systems; drainage structures; erosion control, storm water management basins, restoration of land and site clean-up; and other related items. The total estimated cost, including prevailing wage for labor as calculated by the U.S. Department of Labor and the Ohio Department of Commerce, shall be prepared and signed by the developer's engineer. The City Engineer and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), may add to the developer's estimate an amount to cover contingencies, including permit and inspection costs, to arrive at the total estimated cost. The approved total of estimated costs shall be the basis for the establishment of the performance bond amount.

(I) BONDING REQUIREMENTS.

- (1) Public Improvement Bonds shall be required for all private projects involving the installation of public utilities, and/or roadways streets and appurtenances.
 - a) For developments involving dedication of Right-of-Way, prior to the approval of a Final Plat by the City of Monroe the developer shall post public improvement bonds in the amount of 130% of the estimated cost of the public improvements, as approved by the City of Monroe, to secure the performance and construction of the uncompleted and unapproved public improvements. The bonding forms, as determined by the City Engineer, shall be used when submitting bonds.
 - b) For development not involving the dedication of Right-of-Way, prior to the final approval of the construction drawings by the City of Monroe and prior to the start of construction, the developer shall post public improvement bonds in the amount of 130% of the estimated cost of the public improvements, as approved by the City of Monroe, to secure the performance and construction of the uncompleted and unapproved public improvements. The bonding forms, as determined by the City Engineer, shall be used when submitting bonds.
- (2) All developments shall post bonds for erosion and sedimentation control and stormwater detention and quality.
- (3) Prior to the Developer securing bonds, line-item line-item estimates for all items to be bonded shall be submitted to the City Engineer for approval of the bonding amounts.
 - a) The estimates shall indicate the item of work, the item unit, number of units, unit price, and total cost for each item to be bonded as detailed in Section 1203.05(H) Estimated Cost. Lump sum estimates shall not be submitted will not be accepted.
 - b) After preliminary acceptance of the constructed improvements and a complete set of As-Built plans have been received and approved by the City of Monroe in hard copy and digital format, the public improvement bond may be reduced to an amount determined by the City of Monroe, but shall be no less than 130% of all non-completed items. A maintenance bond will be held for a period of 12 months beyond the approval date of the improvements and after the top course of asphalt has been applied, to cover any defects in construction of the improvement to be determined by the City of Monroe. After this period and after the final inspection and completion of any punch list punch list items, the maintenance responsibility of the developer may be released. A bond covering the completion of any outstanding items, i.e. sidewalks and erosion control, shall be held until home or building construction or lots developed in the section bonded has reached 80% and all other improvements have been completed to the satisfaction of the City.

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- i) Approval of improvements shall not be granted until a punch list has been completed by the City of Monroe and all items have been satisfactorily completed.
- (4) Erosion and Sedimentation Control Bonds shall be required for all private developments that meet the requirements as determined by the City Engineer. Bonds shall be provided in the amount of 130% of the estimated cost of the sedimentation and erosion control measures for the site, as approved by the City of Monroe.
 - a) Erosion and Sedimentation Control Bonds may be reduced upon approval of the site by the City Engineer. ~~Prior to approval, the site shall have been permanently stabilized~~ Erosion and Sediment Control, and Storm Water Detention and Quality Bonds shall not be released until stabilization has been inspected and approved by the City Engineer.
- (5) All Public Improvement Bonds, including Erosion and Sediment Control, and Storm Water Detention and Quality shall include prevailing wage for labor as calculated by the U.S. Department of Labor and the Ohio Department of Commerce.
- (6) The City of Monroe will accept security in any of four separate forms. The developer may select the form of security as best suits their situation. The four forms of acceptable security are as follows:
 - a) Original Letter of Credit in favor of the City of Monroe.
 - i) The Letter of Credit must include the following language for automatic renewal and notice to the City of Monroe, Ohio in case of non-renewal: "It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for successive one year periods from its present or any future expiration date unless at least sixty (60) days before any such expiration date we notify the City Engineer of the City of Monroe, at the address listed above, in writing by certified or registered mail, that we elect not to consider this letter of credit renewed for any such additional period, at such time the City of Monroe, Ohio may declare the Developer to be in default and demand immediate payment of all sums under this Letter of Credit."
 - ii) If the Letter of Credit contains a draft presentment deadline, it is mandatory that the Letter of Credit include the following language: "The draft presentment deadline set forth in this letter of credit shall automatically be extended for one year periods unless at least sixty (60) days prior to any draft presentment deadline, or any prior extension thereof, the (name of financial institution) Bank notifies the City Engineer of the City of Monroe, Ohio, 233 S. Main Street, Monroe, Ohio 45050, that the draft presentment deadline shall not be extended for a successive one year period, at such time the City of Monroe, Ohio may declare the Developer to be in default and demand immediate payment of all sums under this Letter of Credit."
 - iii) The Letter of Credit must also contain the following language: "The Security Agreement referenced by this Letter of Credit and all its terms and conditions, is attached hereto, made a part hereof, and fully incorporated herein, as if fully rewritten".
 - iv) Payment pursuant to the Letter of Credit shall not be conditioned except upon notification by the City Engineer to the issuing financial institution that the developer is in default of the installation and/or maintenance of improvements within the subject development.

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- v) The Letter of Credit must state that it is being issued in connection with the installation of improvements in a particular development being developed by a certain developer. This reference must be specific and identify the development and section or phase thereof as may be applicable. Additional reference must be made that the letter of credit is being issued in connection with the security agreement between the City and the developer.
- b) Original Escrow Letter issued by a financial institution.
 - i) The following text shall be included: "The Security Agreement referenced by this Original Escrow Letter and all its terms and conditions, is attached hereto, made a part hereof, and fully incorporated herein, as if fully rewritten".
- c) Surety Bond issued by a surety company authorized to do business in the State of Ohio. An authorized representative must sign the security agreement which will serve as the bond. A power of attorney from the surety company authorizing the signature on behalf of the surety company must accompany the security agreement.
- d) Surety Obligation of National Bank. A national bank may bind itself as surety to indemnify the City should the Developer default in the installation of the development improvements if it has a segregated deposit sufficient to cover the bank's total potential liability. Therefore, an authorized representative of the national bank must sign the security agreement, which signature shall also constitute a certification that the national bank has a segregated deposit sufficient in amount to cover the bank's total potential liability.
- e) Irrespective of the type of security selected by the Developer, all security agreements must be signed by the Surety.
- f) The term "Surety" as used herein includes an FDIC insured bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term "Surety" when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by the security agreement. In the event that Surety fails to make funds available to the City of Monroe, Ohio in accordance with the security agreement within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.
- g) Other than filing in the blanks, no other alterations to the Security Agreements or escrow letter may be made. The security agreements or the escrow letter shall not be retyped and only the forms provided or photocopies thereof are acceptable. Security agreements and escrow letters which have been altered or retyped will not be accepted. The Development name on a Security Agreement must exactly match the name of the Development on the record Development plat with no exceptions. For example, if the name of the Development is Spicewood, the name on the agreement must be spell[ed] the same. The City will not accept the spelling of Spice Wood as it is not the same as Spicewood. In addition, if the Development is Section One, referring to as Section 1 is not the same.
- h) Upon completion of the Security Agreements by the Developer and the Surety, they must be returned to the Office of the City Engineer.
- i) All Security Agreements must be submitted to the City Engineer with the construction drawings. In no circumstances will Security Agreements be approved by the City Engineer until the construction drawings have been approved by that City Engineer.

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- j) Following performance of improvements in a Development, the Developer may request a reduction in the bond. Such requests may be made in writing to the Office of the City Engineer, and shall be granted in the sole discretion of the City of Monroe, Ohio.
 - k) Upon release of the performance bond and acceptance of the maintenance bond as determined by the City Engineer, the City shall provide for the removal of snow and ice provided all roadway improvements are complete.
- (J) RECORDING.
- (1) After all required approvals are secured, the final plat shall be returned to the applicant for final recording with the applicable county recorder. A development agreement shall be recorded with the final plat.
 - (2) No development agreement or plat of any subdivision shall be recorded, or have any validity, until it has been approved and processed in the manner prescribed in this section.
 - (3) In the event that an unapproved development agreement or plat is recorded, it shall be considered invalid.
 - (4) Approval of a development agreement and the final plat by City Council will become void if the recording is not made within six months of the approval by City Council.
 - (5) All costs for recording of a development agreement and the final plat shall be borne by the owner and/or developer.

- (5) Upon receiving the written appeal of the Code Enforcement Officer's decision on a minor subdivision, the Development Department shall transmit the written appeal with all papers, documents, and other materials related to the appealed decision or determination to the Planning Commission. This material shall constitute the record of the appeal.
- (6) The Planning Commission shall hold a public hearing within 45 days of the filing of the appeal provided adequate notification is provided pursuant to [Section 1203.02\(H\): Public Notification for Public Hearings](#).
- (7) Any person affected by the appeal may appear at the public hearing and testify in person, or by attorney or agent.
- (8) The Planning Commission shall render a decision on the appeal without unreasonable delay. The Code Enforcement Officer shall notify the appellant in writing of the decision of the Planning Commission.
- (9) A decision or determination shall not be reversed or modified unless there is competent, material, and substantial evidence in the record that the decision or determination fails to comply with either the procedural or substantive requirements of this code.

(I) APPROVAL TIME LIMIT

Approval of the minor subdivision will become void if the recording in applicable county recorder's office is not made within 180 days after the approval date by the Code Enforcement Officer. If voided, resubmission of the minor subdivision is required pursuant to [Section 1203.04\(E\): Procedure](#).

1203.05 Major Subdivisions

(A) PURPOSE

The purpose of the major subdivision review process is to ensure compliance with this code while promoting the appropriate development of the City as provided for in the purpose of this code.

(B) MAJOR SUBDIVISION DETERMINATION AND APPLICABILITY

A major subdivision shall include any subdivision that includes the construction of a public roadway, that does not meet the requirements of a minor subdivision (See [Section 1203.04: Minor Subdivisions](#)), or that includes the improvement of one or more parcels of land for residential, commercial, or industrial structures, or groups of structures which ultimately are to be jointly owned under a recorded condominium property declaration under the provisions of ORC Chapter 5311.

(C) INITIATION

Pursuant to [Section 1203.02\(A\): Authority to File Applications](#), any person having authority to file applications may initiate an application for a major subdivision.

(D) PROCEDURE

The review procedure for a major subdivision shall be as follows:

(1) Step 1 – Pre-application Conference

- a) The applicant shall meet with the Code Enforcement Officer for a pre-application conference before submitting an application for a major subdivision.
- b) The applicant shall supply preliminary information to the Code Enforcement Officer in a form established by the Development Department.

- c) The purpose of the pre-application conference shall be to discuss the proposed subdivision, review submittal requirements, and discuss compliance with the provisions of this code prior to the submission of an application.
- d) Subsequent to the pre-application conference with the Code Enforcement Officer, the applicant may consult with, at a minimum, the City Engineer, fire department and the County Soil and Water Conservation District. The applicant shall also consult with the agencies having jurisdiction for sanitary sewer or water, where applicable.

(2) Step 2 – Application and Official Filing of the Preliminary Plat

- a) The applicant shall submit an application in accordance with Section [1203.02: Common Review Requirements](#) and with the provisions of this chapter.
- b) The preliminary plat shall be submitted as part of the initial application.
- c) Upon determination by the Code Enforcement Officer that the application is complete, the preliminary plat shall be accepted as being officially filed.
- d) The application and the official filing of the preliminary plat shall be in accordance with the applicable submittal deadlines of the Planning Commission.
- e) If the applicant fails to submit a complete application and preliminary plat within 180 days of the pre-application conference (Step 1), the applicant shall be required to begin the review procedure again from the pre-application conference.

(3) Step 3 – Staff Review and Staff Report on the Preliminary Plat

- a) Upon determination that the application for a major subdivision is complete, the Code Enforcement Officer shall transmit copies of the application for review by applicable agencies including, but not limited to, the City Engineer, fire department, agencies having jurisdiction for water and/or sanitary sewer, or other agencies the Code Enforcement Officer deems appropriate.
- b) Such agencies shall supply comments and recommendations to the Code Enforcement Officer prior to the regularly scheduled Planning Commission meeting where the preliminary plat will be reviewed.
- c) Prior to the Planning Commission meeting where the preliminary plat is scheduled for review, the Code Enforcement Officer shall review the preliminary plat and prepare a staff report.

(4) Step 4 – Review and Decision on the Preliminary Plat by the Planning Commission

- a) The Planning Commission shall not consider a major subdivision unless the preliminary plat is officially filed (Step 2).
- b) The Planning Commission shall hold a public meeting to review and decide on the preliminary plat. The Planning Commission shall approve, approve with conditions, or deny the preliminary plat. The Planning Commission may also continue the meeting if questions regarding the plat are not satisfactorily addressed by the applicant.
- c) If the Planning Commission denies the preliminary plat, the applicant shall not move forward in the review process until a preliminary plat is approved by the Planning Commission, or an appeal is granted by City Council.

d) Appeal of a Decision by Planning Commission to Court of Common Pleas

- i) If the Planning Commission denies the application for a preliminary plat, the applicant may appeal the decision to the applicable court of common pleas within 30 days of the Planning Commission's decision.
- ii) An appeal pursuant to this section shall be initiated by filing a written appeal of the administrative decision with the Code Enforcement Officer.
- iii) The applicant shall submit an application in accordance Section [1203.02: Common Review Requirements](#).
- iv) Upon receiving the written appeal of the Planning Commission's decision on a preliminary plat, the Development Department shall transmit the written appeal with all papers, documents, and other materials related to the appealed decision or determination to the Clerk of Council. This material shall constitute the record of the appeal.
- v) The City Council shall hold a public hearing within 45 days of the filing of the appeal provided adequate notification is provided pursuant to Section [1203.02\(H\): Public Notification for Public Hearings](#).
- vi) Any person affected by the appeal may appear at the public hearing and testify in person, or by attorney or agent.
- vii) The City Council shall render a decision on the appeal without unreasonable delay. The Clerk of Council shall notify the appellant in writing of the decision of the City Council.
- viii) A decision or determination shall not be reversed or modified unless there is competent, material, and substantial evidence in the record that the decision or determination fails to comply with either the procedural or substantive requirements of this code.

(5) Step 5 – Submission of the Construction Drawings

- i) The applicant's engineer shall prepare construction drawings, which shall conform to the approved preliminary plat and include all work to be performed. In cases where the applicant proposes to develop the subdivision in phases, construction drawings shall be submitted for each individual phase.
- ii) The applicant shall supply the construction drawings to the Code Enforcement Officer in a form and number established by the Development Department.
- iii) If the applicant finds, in the process of preparing construction drawings, that the approved preliminary plat is not workable and changes in layout are required, the applicant shall inform the Code Enforcement Officer and City Engineer. The Code Enforcement Officer may require that a revised preliminary plan be submitted for re-approval following Steps 2 through 4 above.
- iv) The City Engineer shall accept performance bonds pursuant to Section [1203.05\(I\): Bonding Requirements](#).

(6) Step 6 – Staff Review and Decision on the Construction Drawings

- a) The Code Enforcement Officer shall distribute copies of the construction drawings to the City Engineer and, where applicable, the applicant shall submit the construction drawings to the agencies having jurisdiction for sanitary sewer or water, the Ohio Environmental Protection Agency, and any other applicable agencies.
- b) The review agencies shall provide comments and recommendations on the construction drawings to the Code Enforcement Officer.

- c) A copy of the construction drawings shall be marked and returned to the applicant's engineer for corrections, if necessary.
- d) If found to be satisfactory by the City Engineer, the original tracing shall be submitted for approval signature by the Code Enforcement Officer, City Engineer, and the agencies having jurisdiction over sanitary sewer or water (where applicable).
- e) Improvements shall not be constructed until such time as the City has accepted the performance bond, and the City and other applicable agencies have approved the construction drawings. The applicant is required to participate in a pre-construction meeting and file all bond documents with the City Engineer prior to commencing construction of improvements.

(7) Step 7 –Filing of the Final Plat

- i) The applicant shall submit the final plat in accordance with Section [1203.02: Common Review Requirements](#) and with the provisions of this chapter.
- ii) Upon determination by the Code Enforcement Officer that the final plat has been properly submitted, the final plat shall be accepted as being filed.
- iii) The application and the official filing of the final plat shall be in accordance with the applicable submittal deadlines of the Planning Commission.
- iv) The final plat submission shall include the submission of construction drawings for the corresponding phase of development.

(8) Step 8 – Staff Review and Staff Report on the Final Plat

- a) Upon determination that the application for a final plat is complete, the Code Enforcement Officer shall transmit copies of the application for review by the City Engineer and other applicable agencies the Code Enforcement Officer deems appropriate.
- b) The City Engineer and agencies shall supply comments and recommendations to the Code Enforcement Officer prior to the regularly scheduled Planning Commission meeting where the final plat will be reviewed.
- c) Prior to the Planning Commission meeting where the final plat is scheduled for review, the Code Enforcement Officer shall review the final plat and prepare a staff report.

(9) Step 9 – Review and Recommendation on the Final Plat by the Planning Commission

- a) The Planning Commission shall hold a public meeting to review and make a recommendation on the final plat. The Planning Commission shall take one of the following actions:
 - i) The Planning Commission shall give a favorable recommendation on the final plat authorizing its secretary, or any other officer of the Planning Commission, to indicate such approval and the date on the tracing of the final plat.
 - ii) If the construction drawings have not been approved by the City Engineer (Step 6) by the time of the Planning Commission's scheduled meeting, the final plat may be placed on the agenda for the next Planning Commission meeting for action.
 - iii) Should the Planning Commission deny the final plat, written notice of such action, including reference to the regulation or regulations not complied with by the plat, shall be given to the applicant and the applicant's engineer and/or surveyor. The action shall also be entered on the official records of the Planning Commission.
- b) The chairperson of the Planning Commission shall certify the final plat by signing and dating the final plat upon recommendation of approval from the Planning Commission.

- c) Upon making a favorable or unfavorable recommendation, with or without conditions, the final plat shall be forwarded to City Council for review and decision.

(10) Step 10 – Review and Decision on the Final Plat by the City Council

- a) After full compliance with this section, the Development Department shall request the Clerk of Council to prepare the necessary legislation for City Council for introduction no later than 60 days of the recommendation of Planning Commission.
- b) Council shall review the final plat with access to the files of the Planning Commission.
- c) If approval is given, the plat and any appropriate documents shall be signed by the Mayor and Clerk of Council upon passage of the acceptance legislation by City Council.
- d) All drawings shall be returned to the Development Department after approval by City Council. The Code Enforcement Officer shall notify the applicant of the action by City Council by mail or digitally within five days after the action by City Council. The original tracing shall be returned to the applicant for recording in the applicable county recorder's office.

(E) REVIEW CRITERIA

In order to approve a major subdivision, the Planning Commission and City Council, as appropriate, shall determine the following:

- (1) That the major subdivision complies with all applicable provisions of this code;
- (2) That the major subdivision does not conflict with other regulations, plans, or policies of the City;
- (3) That applicable review agencies have no objections that cannot be resolved by the applicant; and
- (4) That the major subdivision is not otherwise contrary to the interest of the City.

(F) GENERAL COMPLIANCE

- (1) All improvement standards set forth in this chapter shall apply unless otherwise waived or varied by the City in accordance with the procedures of Section [1203.04\(H\): Variances and Appeals](#), Section [1203.05\(P\): Variance of Subdivision Design and Improvement Standards](#), Section [1203.09: Administrative Waivers](#) or Section [1203.10: Alternative Equivalent Compliance](#), as applicable.
- (2) Where a tract of land is proposed to be subdivided in several stages or phases over a period of years, the applicant shall be required to submit a preliminary plat for the entire tract (subdivision) to be eventually developed. Such preliminary plat shall illustrate appropriate sectioning or phasing adequate to demonstrate to the Planning Commission that the total design as proposed for the entire subdivision is acceptable under the terms of this code including conformance with the thoroughfare plan, applicable county plan, and or Comprehensive Plan, as determined by the City Engineer. The Planning Commission shall review and decide on the preliminary plat for the entire subdivision. The Planning Commission, City Engineer, and City Council, as applicable, may review and make decisions on the final plat and improvements plan for each individual section or phase.
- (3) The city shall withhold all public improvements, including the maintenance of streets and the furnishing of water service, to all subdivisions that have not been approved and to all areas dedicated to the public that have not been accepted by the Planning Commission and City Council in the manner prescribed in this code.

- (4) The subdivision plat shall conform to design standards that will encourage good development patterns and particularly to the principles, standards, policies and proposals which are specified in the Comprehensive Plan. Therefore, the thoroughfare plan, drainage rights-of-way, school sites, public parks and recreation sites and other public buildings and facilities shown on the officially adopted Comprehensive Plan shall be considered in the decision to approve or disapprove subdivision plats. Each subdivision design shall be in accordance with all applicable sections of the this code, as amended. The City Engineer, at any time during design or construction or even after the recording of the final plat, shall have the authority to modify any engineering or construction detail, whenever required for the protection of the public interest, health, safety or welfare.
- (5) No construction shall take place until a bond, as required by this code, is received and approved by the City Engineer.

(G) TIMING OF APPROVALS

(1) Effect of Preliminary Plat Approval

- a) An approved preliminary plat is to be used as a guide for the preparation of construction drawings and the final plat for final approval and recording upon fulfillment of all conditions of the preliminary plat approval and all provisions of this code.
- b) Approval of a preliminary plat shall be valid for a period of up to five years from the date of approval unless construction is completed in phases and accordingly approved. If the site is to be developed in phases, the construction of each phase must be complete within three years of the completion of the previous phase. In all cases, a platted development should be completed within ten years.
- c) Upon expiration of a preliminary plat approval, no approval of a final plat shall be given until the preliminary plat has been resubmitted and approved pursuant to Section [1203.05\(D\): Procedure](#).

(2) Effect of Final Construction Drawing Approval

- a) Where a tract of land has not received or is ineligible to receive final plat approval due to proposed subdivided stages or does not have a known final lot configuration (i.e. unidentified potential end users in a commercial development), but has received construction document approval and completed the majority of street or other public way construction (i.e. may not have a final asphalt course coat), such street or public way shall be dedicated within two years of essential construction completion as determined by the City Engineer.

(3) Effect of Final Plat Approval

- a) Recommendation of approval of a final plat by the Planning Commission shall not be an acceptance by the public of the offer of dedication of any street, highway, or other public way or open space upon the plat, until such acceptance is also endorsed by the City Council upon the tracing of the final plat.
- b) The Planning Commission's recommendation of approval shall expire if the final plat is not presented to the City Council for approval within one year of the Planning Commission's preliminary plat approval.
- c) Approval of the final plat by City Council will become void if the final plat is not recorded with the applicable county within six months of the approval by City Council. If voided, resubmission of the final plat is required pursuant to Section [1203.05\(D\): Procedure](#).

(4) Liability

The approval of plans by the City shall not relieve the owner, developer or his or her engineer of any liabilities, damages or legal action which may result from faulty, careless or negligent design or construction observed within the guarantee period.

(H) ESTIMATED COST

Upon approval of the construction drawings by the City Engineer, and before starting any construction work, the developer's engineer shall prepare and submit to the City Engineer and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), an independent estimate of costs, by item, for construction surveying; construction of roads, storm and sanitary sewers, sanitary treatment plants, pumping stations and water supply systems; drainage structures; erosion control, storm water management basins, restoration of land and site clean-up; and other related items. The total estimated cost, including labor, shall be prepared and signed by the developer's engineer. The City Engineer and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), may add to the developer's estimate an amount to cover contingencies, including permit and inspection costs, to arrive at the total estimated cost. The approved total of estimated costs shall be the basis for the establishment of the performance bond amount.

(I) BONDING REQUIREMENTS

- (1)** Public Improvement Bonds shall be required for all private projects involving the installation of public utilities, and/or roadways.
 - a)** For developments involving dedication of Right-of-Way, prior to the approval of a Final Plat by the City of Monroe the developer shall post public improvement bonds in the amount of 130% of the estimated cost of the public improvements, as approved by the City of Monroe, to secure the performance and construction of the uncompleted and unapproved public improvements. The bonding forms, as determined by the City Engineer, shall be used when submitting bonds.
 - b)** For development not involving the dedication of Right-of-Way, prior to the final approval of the construction drawings by the City of Monroe and prior to the start of construction, the developer shall post public improvement bonds in the amount of 130% of the estimated cost of the public improvements, as approved by the City of Monroe, to secure the performance and construction of the uncompleted and unapproved public improvements. The bonding forms, as determined by the City Engineer, shall be used when submitting bonds.
- (2)** All developments shall post bonds for erosion and sedimentation control and stormwater detention and quality.
- (3)** Prior to the Developer securing bonds, line item estimates for all items to be bonded shall be submitted to the City Engineer for approval of the bonding amounts.
 - a)** The estimates shall indicate the item of work, the item unit, number of units, unit price, and total cost for each item to be bonded as detailed in Section [1203.05\(H\) Estimated Cost](#). Lump sum estimates shall not be submitted.

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- iv) Payment pursuant to the Letter of Credit shall not be conditioned except upon notification by the City Engineer to the issuing financial institution that the developer is in default of the installation and/or maintenance of improvements within the subject development.
 - v) The Letter of Credit must state that it is being issued in connection with the installation of improvements in a particular development being developed by a certain developer. This reference must be specific and identify the development and section or phase thereof as may be applicable. Additional reference must be made that the letter of credit is being issued in connection with the security agreement between the City and the developer.
- b) Original Escrow Letter issued by a financial institution.
 - i) The following text shall be included: “The Security Agreement referenced by this Original Escrow Letter and all its terms and conditions, is attached hereto, made a part hereof, and fully incorporated herein, as if fully rewritten”.
- c) Surety Bond issued by a surety company authorized to do business in the State of Ohio. An authorized representative must sign the security agreement which will serve as the bond. A power of attorney from the surety company authorizing the signature on behalf of the surety company must accompany the security agreement.
- d) Surety Obligation of National Bank. A national bank may bind itself as surety to indemnify the City should the Developer default in the installation of the development improvements if it has a segregated deposit sufficient to cover the bank’s total potential liability. Therefore, an authorized representative of the national bank must sign the security agreement, which signature shall also constitute a certification that the national bank has a segregated deposit sufficient in amount to cover the bank’s total potential liability.
- e) Irrespective of the type of security selected by the Developer, all security agreements must be signed by the Surety.
- f) The term “Surety” as used herein includes a bank, savings and loan or other financial institution where the security provided is a letter of credit, escrow letter or surety obligation of a national bank. The term “Surety” when referring to a bank, savings and loan or other financial institution is not intended to create obligations beyond those provided by the security agreement. In the event that Surety fails to make funds available to the City of Monroe, Ohio in accordance with the security agreement within thirty (30) days after notification of default, then amounts due shall bear interest at eight per cent (8%) per annum.
- g) Other than filing in the blanks, no other alterations to the Security Agreements or escrow letter may be made. The security agreements or the escrow letter shall not be retyped and only the forms provided or photocopies thereof are acceptable. Security agreements and escrow letters which have been altered or retyped will not be accepted. The Development name on a Security Agreement must exactly match the name of the Development on the record Development plat with no exceptions. For example, if the name of the Development is Spicewood, the name on the agreement must be spell the same. The City will not accept the spelling of Spice Wood as it is not the same as Spicewood. In addition, if the Development is Section One, referring to as Section I is not the same.
- h) Upon completion of the Security Agreements by the Developer and the Surety, they must be returned to the Office of the City Engineer.
- i) All Security Agreements must be submitted to the City Engineer with the construction drawings. In no circumstances will Security Agreements be approved by the City Engineer until the construction drawings have been approved by that City Engineer.

- j) Following performance of improvements in a Development, the Developer may request a reduction in the bond. Such requests may be made in writing to the Office of the City Engineer, and shall be granted in the sole discretion of the City of Monroe, Ohio.
- k) Upon release of the performance bond and acceptance of the maintenance bond as determined by the City Engineer, the City shall provide for the removal of snow and ice provided all roadway improvements are complete.

(J) RECORDING

- (1) After all required approvals are secured, the final plat shall be returned to the applicant for final recording with the applicable county recorder.
- (2) No plat of any subdivision shall be recorded, or have any validity, until it has been approved and processed in the manner prescribed in this section.
- (3) In the event that an unapproved plat is recorded, it shall be considered invalid.
- (4) Approval of the final plat by City Council will become void if the recording is not made within six months of the approval by City Council.
- (5) All costs for recording of the plat shall be borne by the owner and/or developer.

(K) REQUIREMENTS FOR THE START OF CONSTRUCTION OF PUBLIC IMPROVEMENTS

The applicant must comply with the following requirements in order to begin construction on the public improvements pursuant to the approved improvement plan.

- (1) The following items must have been approved prior to the commencement of construction:
 - a) The construction drawings for the subdivision;
 - b) The estimated construction schedule, showing the starting and completion dates for each phase of the construction work, and a estimated date for the completion of the entire subdivision; and
 - c) Any bonds required for the project must be filed with the City Engineer.
- (2) The contractor must have all necessary permits required for the project prior to the start of construction.
- (3) A preconstruction meeting will be held, at which time the owner, the developer and/or his or her representative, the design engineer, the contractor, the City Engineer, the Code Enforcement Officer, any other interested city officials and other agencies, as required, will attend prior to the commencement of any project. At this time, the project will be discussed in regard to the procedure, construction methods, plans, materials, inspections, storm water management, erosion control, etc.

(L) AMENDMENTS

- (1) Modifications to an approved preliminary plat are permitted pursuant to Section [1203.09: Administrative Waivers](#).
- (2) No changes, erasures, modifications or revisions shall be made to any construction drawings of a subdivision after approval has been given by the City Engineer and an endorsement is made in writing thereon, unless the improvement plan is first resubmitted and the changes approved by the City Engineer and/or the agencies having jurisdiction over wastewater or water (where applicable).
- (3) No changes, erasures, modifications or revisions shall be made to any final plat of a subdivision after recording, except as allowed under Section [1203.04\(C\): Replats](#) or Section [1203.05\(F\)\(4\)](#).

- (4) If it becomes necessary to modify the improvements as approved due to unforeseen circumstances, the subdivider shall inform the Code Enforcement Officer who shall consult with the City Engineer and the agencies having jurisdiction over sanitary sewers or water (where applicable), in writing, of the conditions requiring the modifications. Written authorization from the appropriate review agency to make the required modification must be received before proceeding with the construction of the improvement.

(M) PLAN CHECKING AND FIELD INSPECTION FEES

The applicant shall pay or reimburse the City of Monroe and/or the agencies having jurisdiction over sanitary sewer or water (where applicable), the total cost of plan review and field inspection of the improvements.

- (1) The review and inspection fee shall be determined by the City and the agencies having jurisdiction over sanitary sewer or water (where applicable) and will be equal to the fee established in the City's fee schedule.
- (2) The applicant is held responsible for all city plan review and inspection fees which will be payable upon invoice.
- (3) Failure to pay fees shall result in the City not issuing permits until all fees are paid in full.
- (4) The performance bond posted by the applicant guarantees the payment of all inspection fees and no bonds will be released until all inspection fees have been paid in full.

(N) FINAL DRAWINGS

Within 30 days of the completion of the construction, and before acceptance, the subdivider's engineer shall update the original plans or plats as directed by the City Engineer and the agencies having jurisdiction over sanitary sewer or water (where applicable), showing the locations, sizes and elevations of all improvements as constructed. A legible mylar reproduction, a digital copy in Portable Document Format (PDF), and a digital copy that is compatible with the City's GIS/CAD systems shall be furnished to the City and agencies having jurisdiction over sanitary sewer or water (where applicable). The original plans or plats shall remain with the Development Department.

(O) APPEALS

- (1) Whenever the Planning Commission has rendered a decision on a preliminary plat which is adverse to the request of the applicant, the aggrieved applicant may make an appeal to City Council.
 - a) The appeal shall be submitted to City Council within 30 days following the Planning Commission decision, and a copy of said appeal shall be filed with the Planning Commission and Development Department.
 - b) The appeal shall state, in full, the reasons it is being filed and the facts surrounding the same. Any facts and/or information not previously available to the Planning Commission, the inclusion of which at the time of the appeal would substantially alter the facts and information submitted to the Planning Commission prior to its original decision concerning the matter, shall be cause for resubmission of such matter to the Planning Commission, together with new facts and information, for its reconsideration.
 - c) City Council shall, upon receipt of an appeal, request a statement from the Planning Commission setting out the reasons for the decision being appealed, so as to properly advise City Council as to the considerations and regulations upon which the original decision was based.

- d)** The Clerk of Council shall notify the Planning Commission, applicant, owner of the subject property, and contiguous property owners of the time and place of City Council's public meeting to consider such appeal. All parties shall be heard and final judgment rendered by a two-thirds vote of City Council. Such decision shall be in writing, with the original being sent to the appellant and a copy to the Planning Commission.
- (2)** Whenever an applicant presenting a final plat for a major subdivision to the City Council has been rendered a decision from the City Council which is adverse to the request of the applicant, the aggrieved applicant may appeal the decision to the applicable court of common pleas within the number of days specified by law after the original decision from City Council.

(P) VARIANCE OF SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

- (1)** The Planning Commission may consider and grant variances from the standards identified in [Chapter 1208: Subdivision Design Standards](#), where unusual or exceptional factors or conditions require such modification, provided that the Planning Commission shall:
 - a)** Determine that the size, shape, location or surroundings of the property are unusual and that unusual topographical or physical conditions or other conditions inherent in the land exist;
 - b)** Determine that a strict compliance with the provision would create an extraordinary and unnecessary hardship in the face of the exceptional conditions;
 - c)** Permit any variance of a provision only to the extent necessary to equitably remove the hardship so that substantial justice is done;
 - d)** Determine that any modification granted will not be detrimental to the public interest nor in conflict with the spirit, intent, and purpose of [Chapter 1208: Subdivision Design Standards](#);
 - e)** Require such other conditions to be met by the proposed plat as the Planning Commission may find necessary to accomplish the purposes of this code, when modified; and
 - f)** Determine that a strict compliance with the provision would deprive the property of privileges enjoyed by similar properties in the vicinity.
- (2)** In making its determinations, the Planning Commission may also consider:
 - a)** Whether the property will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
 - b)** Whether the essential character of the neighborhood will be altered or whether adjoining properties would be adversely affected as a result of the variance;
 - c)** Whether the variance would adversely affect the delivery of governmental services; and
 - d)** The recommendation of the City Engineer and Code Enforcement Officer.
- (3)** Cul-de-sacs shall be discouraged if future roadway connections can be made. Planning Commission shall have the right to deny cul-de-sacs based on development design and service-related functions. Where a subdivision includes a cul-de-sac that requires a variance because the cul-de-sac is in excess of the maximum permitted length, the Planning Commission may also consider the number and size of lots served by the cul-de-sac, and the availability of central water service, to determine if the variance will permit appropriate development of the land without unduly affecting the public safety. The Planning Commission may also consider the opinions of local city officials.
- (4)** The City Council may support variances affecting required improvements upon approval by the Planning Commission. Such recommendations shall be based on the findings listed in this section.