



Planning Commission
Council Chambers
October 18, 2022 – 6:00 p.m.
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of the Minutes – September 20, 2022

Old Business

New Business

Case No. 2022-10-13. Consideration of a Site Plan Application for Ohana Car Wash.

Case No. 2022-10-14. Consideration of a Site Plan Application for Sunbelt Rentals.

Public Hearing

Case No. 2022-10-15. Consideration of a Zoning Map Amendment and associated Planned Unit Development regarding 20.91 acres of property at Roden Park Drive and Crossings Boulevard from C-4 Gateway Commercial Planned Unit Development to R-4 Multi-Family Residential Planned Unit Development.

Administrative Reports

Adjournment



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

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 6:00 p.m.

Roll Call

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

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

Mrs. McElfresh moved to approve the minutes of the July 19, 2022, and July 25, 2022 meetings; seconded by Mr. Pyron. Voice vote. Motion carried.

Old Business

None.

New Business

Mr. Kirkpatrick introduced Case No. 2022-9-9 Consideration of Site Plan Application for an Office Warehouse Facility on Baker Dr.

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

- 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.

Mr. Cole reviewed 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.
- 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 wall packs 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 over lit in select areas along the southern property line. Please revise.

Mr. Cole reviewed the 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

Mr. Cole presented the Staff Recommendations. Staff recommend 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.

Mrs. McElfresh asked if the land had been parceled off yet. Mrs. Jones stated that the lot split has been completed. Mrs. McElfresh stated her concern is regarding how the structure will impact the residents that abut it. Mrs. McElfresh asked what the hours of operation will be. She also asked if it would have stalls that will be rented by contractors.

JoeTekulve, business owner, stated the hours are generally normal business hours. Mr. Tekulve stated the location of the business will be sunk down so it will have minimal visibility. Mrs. McElfresh asked about noise coming from the location. Mr. Tekulve stated none of his other locations are used for self-storage. He stated most people are plumbers, electricians, etc who come early in the morning and are back later in the evening. He stated if someone came to him to rent a unit for working on cars or a musician, they wouldn't rent to them.

Mrs. McElfresh mentioned the buffer area and stated she felt option 1 would be the best fit. Mrs. Jones stated the applicant was looking to maintain the existing tree line that they have with also adding additional landscaping to make up for any missing spots. Mrs. McElfresh wants to ensure that if this type of facility is going to be near residential, they would have the proper amount of coverage.

Mr. Pyron stated there are a couple of thin areas and they just want to ensure the density of landscaping plus the addition will meet code.

Katie Chapman, landscape architect, stated she completed a walk through of the site. She verified the current landscaping meets the caliper inches that are required by Monroe. She stated there is already a mature buffer around the property. She stated there are some areas that are thinner but that is where they will fill in the gaps between the two properties. Ms. Chapman stated there is an area that has been cleared which has left an opening. She stated that in the next revision they will ensure there is enough proposed plant material to provide the buffer. Mrs. McElfresh asked if they will be filling in the gaps. Ms. Chapman stated that they will.

Mr. Richards asked if there are specific hours of operation or is it that generally people don't work too late. Mr. Tekulve stated it is generally people don't work that late. They do have a security gate. He stated they will have several cameras mounted. He stated he owns a landscaping company and that they will keep the property looking nice.



Mr. Richards asked what type of work is allowed in the courtyard. Mr. Tekulve stated an example would be a landscaper coming in to sharpen blades on equipment. He stated this is infrequent. Mr. Tekulve stated the stalls are generally used for storage of equipment.

Ms. Fiscus, friend of Mr. Tekulve, stated there is high surveillance of the property. She stated it is very secure. Mrs. McElfresh asked how many of his other businesses are located near residential. Ms. Fiscus stated the West Chester location is and has been added onto twice already. There are no complaints from the neighboring residential area.

Mr. Kirkpatrick asked Mrs. Jones if anyone in the community has reached out to her regarding the proposed use. Mrs. Jones stated we have had a couple questions but no complaints. Mrs. Jones also stated that had Mr. Tekulve not given out information to residents, we probably wouldn't have had any communication from the public as this is not a public hearing.

Mrs. McElfresh asked Mr. Tekulve if in the winter when leaves are no longer on the trees if there will be an issue with coverage. Ms. Chapman stated that in the areas they will need to add trees and shrubs to they will be adding evergreen trees.

Mrs. Jones asked what type of lighting they will have. Mr. Tekulve stated that there will be motion sensor lights around the property.

Mr. Kirkpatrick asked about office space that is shown on the plans. Mr. Tekulve stated the office space would mainly be for their use.

Mr. Kirkpatrick requested a motion to approve, deny or table Case No. 2022-9-9 Consideration of a site plan application for an office warehouse facility on Baker Drive with the following conditions.

Mrs. McElfresh moved to approve Case No. 2022-9-9 Consideration of a site plan application for an office warehouse facility on Baker Drive with the following conditions:

- The applicant will revise architectural drawings to address staff report comments.
- Planning Commission make a determination regarding the required buffer yard along the west side of the development and to permit the proposed buffer plan as shown, using existing vegetation with a limited amount of new plantings under a buffer easement to be established and recorded by the applicant.
- The applicant will fill in the three landscaping voids to further provide residential buffering.
- 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. Pyron

Roll call vote. Motion carried.

Mr. Kirkpatrick introduced Case No. 2022-9-10. Consideration to amend approved plans for Case No. 2022-7-7.

Mrs. Jones presented the case. Mrs. Jones stated the background as follows:

- 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 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(I) 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.

Mrs. Jones reviewed staff comments:

- 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.

Mrs. Jones reviewed the department comments:

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

Mrs. Jones presented the staff recommendation:

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

Mr. Richards moved to approve Case No. 2022-9-10 Consideration to amend approved plans for Case No. 2022-7-7. Seconded by Mr. Pyron

Roll call vote. Motion carried.



Mr. Kirkpatrick introduced Case No. 2022-9-11. Consideration to amend approved plans for Case No. 2022-7-8.

Mrs. Jones presented the case. Mrs. Jones stated the background as follows:

- 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(I) 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.

Mrs. Jones reviewed staff comments:

- 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.

Mrs. Jones reviewed the department comments:

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

Mrs. Jones presented the staff recommendation:

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

Public Hearing

Mr. Kirkpatrick opens the Public Hearing for 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.

Mr. Kirkpatrick stated the following: The request will be presented by staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn. 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 asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in.

Having been sworn in, Mrs. Jones presented Case No. 2022-9-12

Mrs. Jones presented the background as follows:

- 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.

Mrs. Jones reviewed the staff comments:

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

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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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- 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.

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- 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~~ is 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 ~~punchlist~~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.

EXHIBIT A

- 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.



EXHIBIT A

- 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.



Mrs. Jones presented the Staff recommendation:

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

Mrs. Jones presented the exhibits as follows:

- Relevant code section in regards to text amendment changes
- Copy of staff report
- Proof of publication of the public hearing

Mrs. McElfresh asked that if this passes with Council, is there a 30-day waiting period? Mrs. Jones stated she believes it is first reading, second reading, 30-day enactment period. Mrs. Jones stated it usually takes about 5 months from start to finish. Mrs. McElfresh asked if this is retroactive back to any current development who has already made application. Mrs. Jones stated she would need to ask but doesn't believe so. She also stated conservatively it is probably not retroactive. Mrs. Jones will find out.

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

Mr. Pyron 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 requested a motion to approve and recommend Council approve 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.

Mr. Richards moved to approve and recommend Council approve 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. Seconded by Mr. Pyron.

Roll call vote. Motion carried.

Administrative Reports

None.



Mrs. Jones did advise Planning Commission of the three cases for next month and of the RFP that went out for the zoning code update. Interviews with outside firms will take place at the beginning of October.

Meeting Adjournment

Mr. Pyron moved to adjourn the meeting; seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 7:10 pm.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



CITY OF MONROE
Inter-Office Correspondence

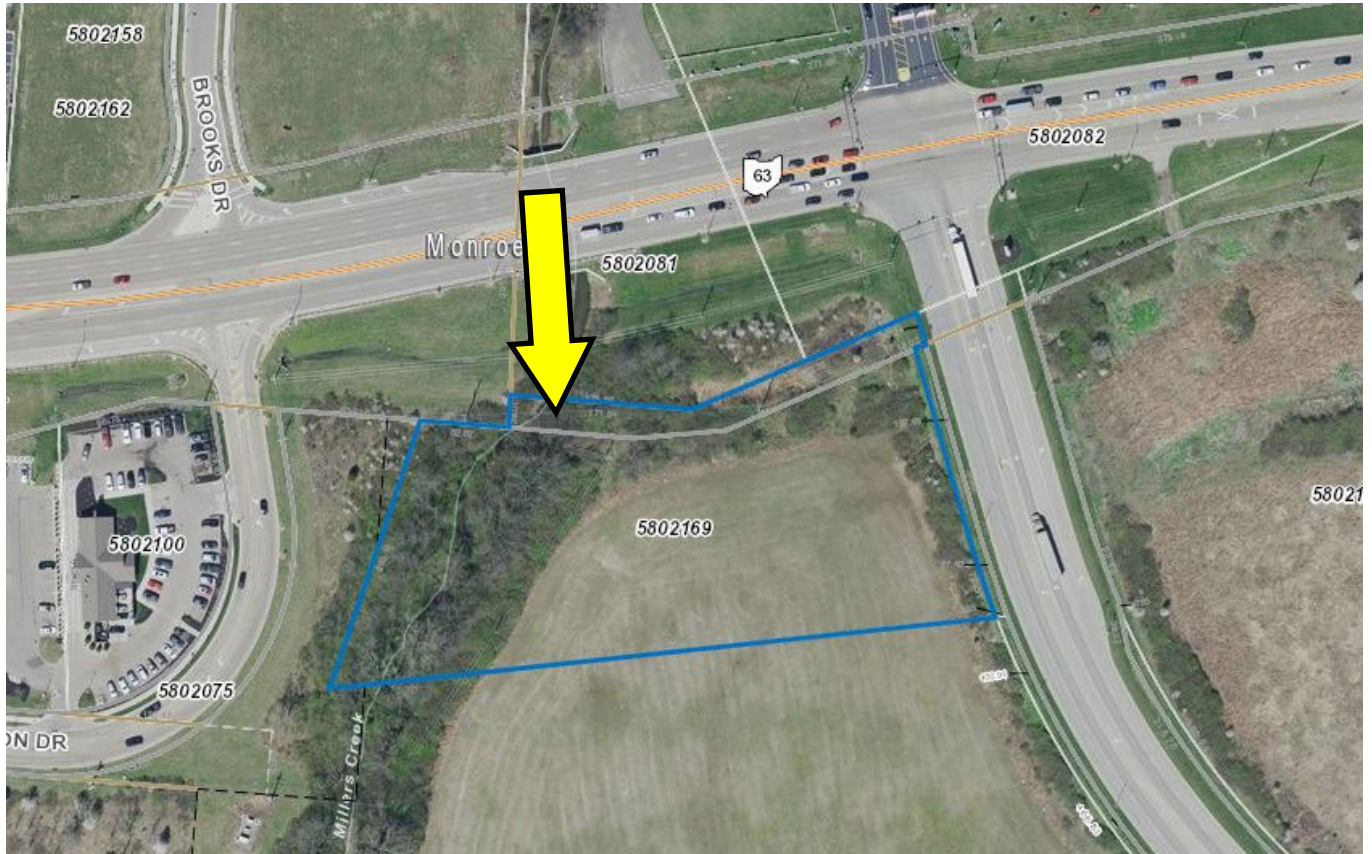
TO: Members of the Monroe Planning Commission
FROM: Kameryn Jones
Assistant Development Director

DATE: October 18, 2022
RE: Information Packet for October 18, 2022 Planning Commission Meeting at 6:00 p.m.

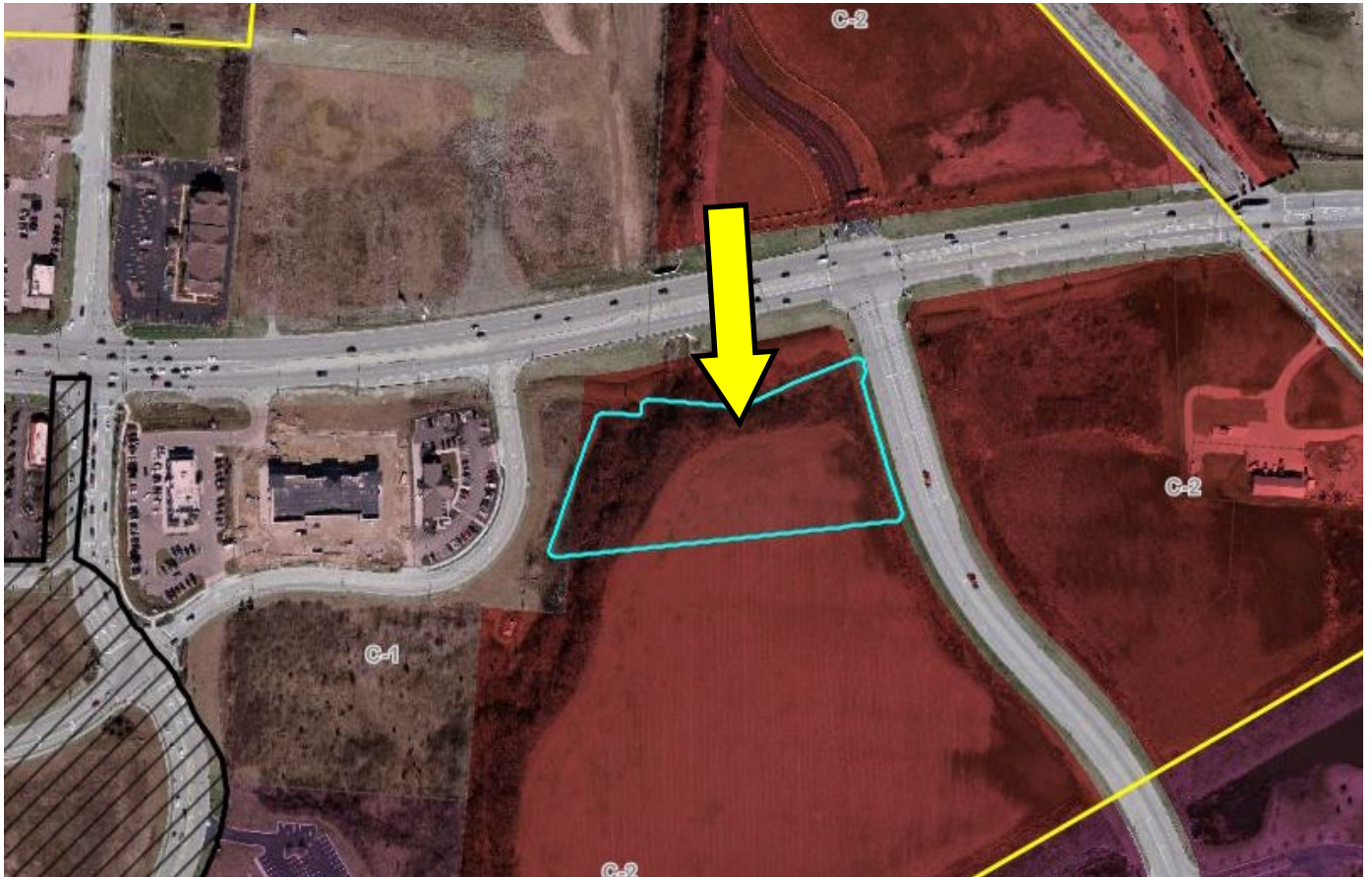
I. Case No. 2022-10-13— Consideration of Site Plan Application for Ohana Car Wash

A. Background

- Nick Dobbs, on behalf of NJDS LLC, has submitted a site plan application for a car wash facility at the corner of State Route 63 and Gateway Boulevard.
- The applicant is proposing a 5,460 square foot car wash. The car wash is a 130 FT long single wash bay capable of washing five to six cars at one time.
- The site is approximately 3.1 acres currently zoned C-2 General Commercial.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Eastbound on State Route 63



Looking south from the corner of State Route 63 and Gateway Blvd



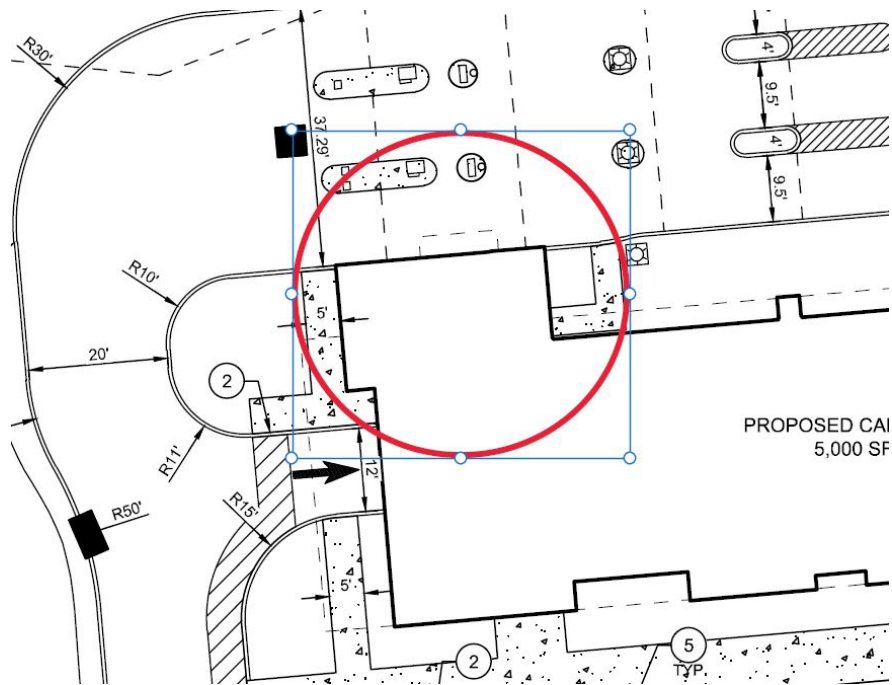
Southbound on Gateway Blvd



Northbound on Gateway Blvd

B. Staff Comments

- Sidewalks—
 - Please provide sidewalk access to the office entrance to avoid pedestrian interference with oncoming stack lane traffic (see below):



- **Parking –**

- Code permits three parking spaces per washing bay (vacuum stations may not be counted as a parking space) Considering the 6 stations that each car can be serviced by simultaneously as “bays”, 18 parking spots would be permitted with an absolute maximum of 20 spaces allowed.
 - Staff would note there are only 6 true parking spaces. Others function as vacuum spaces.

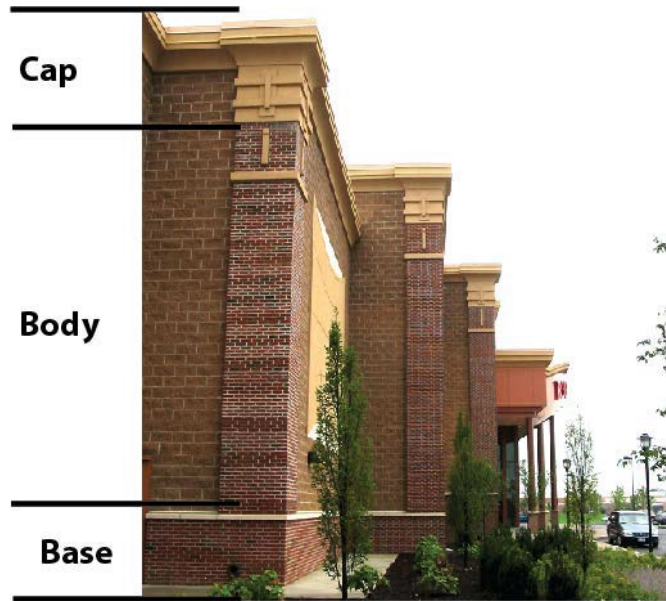
- Landscaping–

- Street trees shall be required every 40 foot on center at all new sites along all private and public streets located 40' on center.
 - The length along SR63 is approximately 500 FT, requiring 13 trees.
 - The plan does not show any street trees along SR63. Please revise.

- **Architectural–**

- The building height is required to be a minimum of 20FT.
 - As shown the building height is under 20 FT. Please revise and provide a calculation to verify.
- All architectural elevations of principal buildings shall consist of a base, a body, and a cap. The base occupies the lowest portion of the elevation with a height no less than 8% of wall height. The body occupies the middle portion of the elevation with a height no less than 60% of wall height, and the cap shall occupy the highest portion of the elevation with a height no less than 8% of wall height, not to exceed the height of the base. The cap shall consist of at least one of the following architectural features: cornice, parapet, awning, canopy, eaves, etc.

- It appears some elevations may not meet this requirement. Please provide a correct calculation breakdown of these percentages for all elevations.



- Building elevations that are visible from a public street should contain windows that occupy at least 25% of the total wall surface area.
 - Please provide calculation breakdowns of window percentages for the north, east, and south elevations.
- Service doors or overhead retractable doors shall not be visible from any public right-of-way. Screening shall be provided to achieve at least 50% opacity up to six feet in height if the door is unable to be located per the requirements above as determined by the Planning Commission or Code Enforcement Officer as applicable. Screening elements shall include walls (same material and color as principal structure), landscaping, mounds, or any combination thereof.
 - Please address this requirement on the south side of the building.
 - The service door must be painted to match the building.

C. Department Comments

- **Fire Department:**
 - “No Parking- Fire Lane” signs shall be posted along the access drive.
 - Fire reserves the right to comment during the plans review process.
- **Police Department:** No comment.
- **Engineering/Public Works Department:**
 - Confirm how the water service connection will be made.
 - Call out size of water service.
 - Call out pipe material for water service.
 - If the intent is for this site to have fire service, please call out fire service line and show a dual fire service vault located adjacent to the right of way.
 - Plans need to be submitted to Butler County Water and Sewer for sanitary sewer review.

D. Staff Recommendation

- Staff recommends approval of the site plan application with the following conditions:
 - Discussion and decision regarding the sidewalk requirement along the site's ROW frontage on State Route 63.
 - Discussion and decision on the street tree requirement along State Route 63.
 - The applicant will revise architectural plans to address staff comments.
 - The applicant will screen the service doors on the south side of the building as approved by staff.
 - As a reminder, all landscaping must meet all minimum species and size requirements and be detailed appropriately on the plan.
 - As a reminder, all ground mounted, and rooftop equipment must be appropriately screened as approved by Staff.
 - All Engineering review comments be addressed.
 - The applicant will be responsible for maintenance (mowing, etc.) of the right-of-way adjacent to the developed site once improvements are complete.
 - Digital files of final plans compatible with City GIS be submitted.
 - All other Staff comments be met.

II. Case No. 2022-10-14. Consideration of Site Plan Application for Sunbelt Rentals

A. Background

- Josh Bratton on behalf of Agree Development, LLC has submitted a site plan application for Sunbelt Rentals.
- The applicant is proposing a 19,040 square foot building where 14,040 SF will house maintenance space and wash space and 5,000 SF will serve as the leasing office.
- The property is approximately 3.1 acres and is zoned C-2 General Commercial.
- The applicant anticipates a construction start of March 2023 and completion in October 2023.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Southbound on Gateway Blvd



Northbound on Gateway Blvd

B. Staff Comments

- **General–**
 - Please provide detail on the site plan regarding the storage area at the rear of the site and show the access/circulation drive (with dimensions) around the storage area as well as a location plan for equipment, etc.
- **Landscaping–**
 - A minimum 20% of the required front yard area with a minimum 6 foot wide area adjacent to the right of way for all nonresidential uses shall be continuously landscaped with trees, shrubs, planting beds and/or perennials.
 - Please show the calculations for the front yard landscaping requirement.
 - Outdoor storage areas shall be required to be fully screened with a solid fence or wall, not to exceed 14 feet in height.
 - The proposed chain link type fences may not suffice for screening purposes. A solid fence would be required (slats or mesh lining is not permitted).
 - Service doors or overhead retractable doors shall not be visible from any public right-of-way. Screening shall be provided to achieve at least 50% opacity up to six feet in height if the door is unable to be located per the requirements. Screening elements shall include walls (same material and color as principal structure), landscaping, mounds, or any combination thereof.
 - Service doors are visible on both sides of the building.
 - The solid fencing requirement for the outdoor storage component (comment above) may assist in screening the service doors on either side of the building.

- **Architectural–**
 - All architectural elevations of principal buildings shall consist of a base, a body, and a cap. The base occupies the lowest portion of the elevation with a height no less than 8% of wall height. The body occupies the middle portion of the elevation with a height no less than 60% of wall height, and the cap shall occupy the highest portion of the elevation with a height no less than 8% of wall height, not to exceed the height of the base. The cap shall consist of at least one of the following architectural features: cornice, parapet, awning, canopy, eaves, etc.
 - It appears a majority of the elevations may meet this requirement. However, please provide a calculation breakdown of these percentages for all elevations. Please revise.
 - Please provide a sample of the metal siding material proposed to ensure it is a type permitted per code.
 - Siding of any type shall not occupy more than 35% of any elevation facing a public right-of-way.
 - It appears the front facing elevation may exceed this requirement. Please provide a calculation to ensure the proposed siding does not exceed this amount.
 - Building elevations visible from a public street are required to contain windows that occupy at least 25% of the total wall surface area.
 - It appears the front facing elevation may meet this requirement. However, please provide a calculation to show this requirement is met for all elevations visible from a public street.
 - Facades visible from a public street that are 60 FT wide or wide shall incorporate wall offsets of at least 2 FT deep and 20 FT wide every 40 FT at minimum.
 - Please revise for all visible elevations (north, east, south sides).
- **Photometric–**
 - Submit an updated lighting plan based on the updated site plan and ensure it meets all minimums per 1209.04(C).

C. Department Comments

- **Fire Department:**
 - The FDC should not be blocked on the northeast corner of the site.
 - Fire reserves the right to comment during plans review.
- **Police Department:** No comment.
- **Public Works/Engineering:**
 - Confirm how the water service connection will be made.
 - Indicate pipe material on water service.
 - Call out size of commercial water service and fire service.
 - Locate dual fire service vault adjacent to the right of way.
 - Plans need to be submitted to Butler County Water and Sewer for sanitary sewer review.
 - Driveway width should be wide enough to accommodate one lane in and one late out. The southern edge of the pavement should line up directly opposite the southern edge of pavement if the Thornton's driveway across Gateway.
 - Striping and associated signage changes on Gateway will be required to provide for the northbound left turn lane. The southbound left turn lane with a stop bar entering Thornton's shall be removed
 - Consultant review is ongoing, and comments will be given once the review is complete.

D. Staff Recommendation

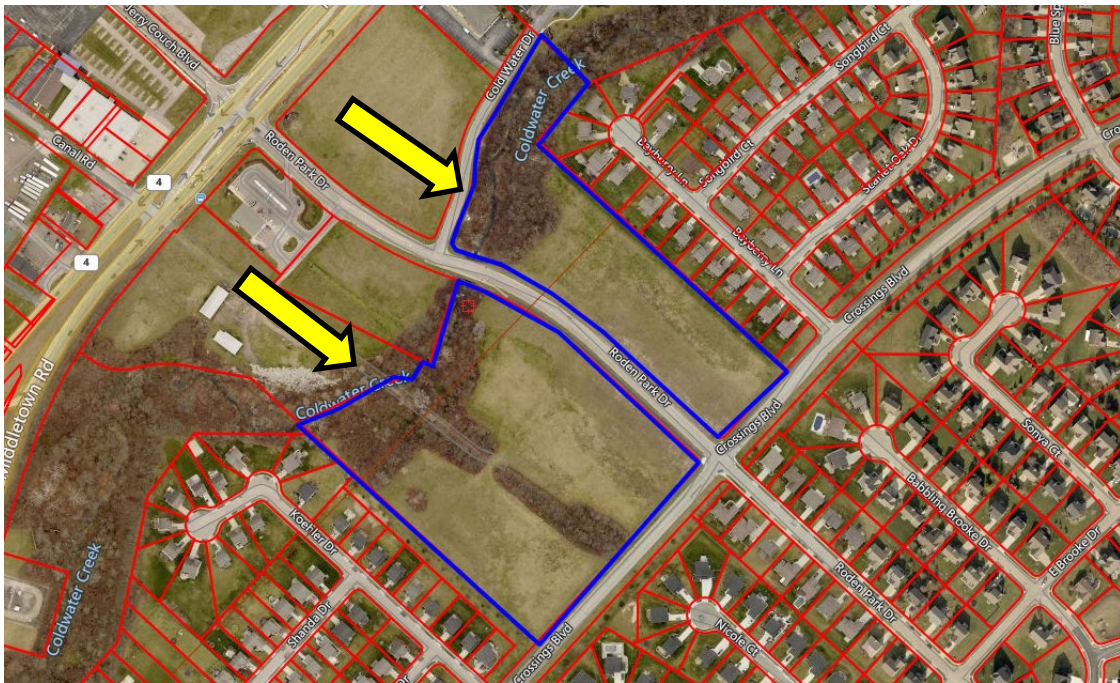
Staff recommends approval of the site plan application with the following conditions:

- The applicant will revise the landscape plan to address staff comments.
- The applicant will revise the lighting plan to address staff comments.
- The applicant will revise the architectural elevations to address staff comments.
- As a reminder, minimum size and species requirements related to landscaping must be met.
- As a reminder, if ground mounted or rooftop equipment becomes necessary in the future, screening will be required.
- The 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.
- A GIS compatible file of finalized plans be submitted.

III. Case No. 2022-10-15. Consideration of a Zoning Map Amendment and associated Planned Unit Development regarding 20.91 acres of property at Roden Park Drive and Crossings Boulevard from C-4 Gateway Commercial Planned Unit Development to R-4 Multi-Family Residential Planned Unit Development.

A. Background

- Park Place Development has submitted applications for a Zoning Map Amendment and Planned Unit Development regarding a proposed “landominium” development on property located at the corner of Roden Park Drive and Crossings Boulevard.
- The applicant proposes an 83-unit attached single-family development.
- The site is approximately 20.91 acres currently zoned C-4 Gateway Commercial PUD.
- The current Planned Unit Development governing this property, Shops of Monroe Crossings, calls for a larger commercial and retail development for this property.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Northbound on Crossings Blvd



Southbound on Crossings Blvd



Eastbound on Roden Park Dr



Westbound at the intersection of Crossings Blvd and Roden Park Dr

B. Staff Comments- Current Code Implications

- The current zoning of C-4 PUD does not permit residential development of any kind.
- An application to rezone the property from its current C-4 Gateway Commercial PUD classification to R-4 Multi-Family Residential PUD is required in order to accommodate this proposal. The Zoning Map Amendment and Planned Unit Development process requires a public hearing at the Planning Commission level and at City Council, which ultimately decides such proposals.
- Within the Planning and Zoning Code, the purpose of the Planned Unit Development is to offer a certain amount of flexibility within the Code in order to encourage innovative design and to avoid monotony sometimes associated with larger developments.
- **Architectural Standards:**
 - Front elevations must incorporate variation in mass through methods such as wall offsets 2 feet deep, bay windows, façade color changes, use of pilasters/columns, roofline changes, etc.
 - Based on the elevations provided, it appears wall offsets, façade color changes, columns/pilasters, use of bay windows, and roofline changes have been incorporated.
 - Side and rear elevations must contain a minimum 50% brick or stone.
 - As all elevations are entirely brick and/or stone, this requirement is met.
 - Front and side facades (on buildings located on street corners) must include a minimum of three design elements:
 1. one or more dormer windows/cupolas
 2. a recessed entrance
 3. covered porches
 4. pillars/posts/pilasters

5. one or more bay windows with 12 inch projection from the façade
 6. eaves with a minimum 6 inch projection from the façade plane
 7. parapet wall with articulated design, which entails design variation rather than a simple rectilinear form
 8. multiple windows with minimum four inch trim
- The front and side elevations appear to show multiple windows, recessed entrances with covered porches, use of bay windows, and pillars/posts.
- **Open Space Standards:**
 - Buffer yard Type A required as proposed multi-family use adjacent to single-family residential use. The conceptual plan does provide buffer to be developed along its borders with the existing single-family development sides abutting Koehler Drive and Bayberry Lane but not the same amount of buffer along the south side abutting Crossings Boulevard.
 - Formal and informal open space would be required. Based on 20.91 acres, 1.05 acres of formal open space (programmed space) and 4.18 acres of informal open space (passive space) would be required. Open space cannot come from unusable areas such as easements, streams, flood areas, etc. The preliminary site plan shows about 1.13 acres of formal open space that the applicant states will be for walking trails, sitting areas, and shelters.
 - **Subdivision Design Standards:**
 - Per current plan, the applicant deviates from City standards in regards to street tree placement, where street trees are required in the tree lawn (between curb and sidewalk). The applicant has shown street trees behind the sidewalk.
 - Along Roden Park Drive, the 8-foot path shown along the site frontage ends short of the intersection at Cold Water Drive. As discussed in previous meetings and work sessions, the applicant has stated there is no room for walk due to the culvert location near the creek.

Staff suggests the multiuse path be widened to a 10-foot path, a standard reflective of current ODOT recommendations for such multi-user trails. Further, Staff recommends the applicant work with staff, particularly Engineering, to extend the trail further along Roden Park Drive towards Cold Water Drive, while still stopping short of the culvert. As the City looks to expand connectivity throughout Monroe, the multiuse path in this particular area is important to creating the necessary links to connect this subdivision towards the existing path on Jerry Couch Boulevard and into Monroe Bicentennial Commons with the Monroe section of the Great Miami River Trail.

 - Along Cold Water Drive, no street trees are proposed as required.

C. Staff Comments- Comprehensive Plan Implications

- **Pedestrian Connectivity:**
 - A major component 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.
 - Since their original application, the developer has made great improvements in regards to connectivity. Staff would refer back to the recommendation regarding the multiuse path along Roden Park 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 proposed development is 3.97 dwelling units per acre, which is just under the proposed maximum density for this land use designation and well under the 8 units per acre currently permitted by Code for the R-4 Multi-family zoning district.

- **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. Notably, these examples move away from rear-facing garages and emphasize front porches, stoops, and varied architectural elements:



D. Staff Comments- Zoning Map Amendment Criteria

This proposed project includes both a Zoning Map Amendment and a Planned Unit Development (PUD). Staff comments below will respond to the review criteria for both processes.

Recommendations and decisions on text or map amendments shall be based on consideration of the following criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts:

- ***Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original text or map designations were established;***

When the current zoning and PUD were established in 2007, this site was part of a vision for a larger commercial development. Since that time, only a very small portion of the overall PUD area has developed as commercial. Given this history and the current overall trends regarding commercial development, it is possible a different use may be more viable in this area.

- ***Whether the proposed amendment is consistent with the comprehensive plan or other applicable city plans;***

The current Comprehensive Plan designates this property as “Mixed Residential”, allowing for a variety of lot sizes and housing types (single-family, duplexes, townhomes) with a maximum density 4 units per acre. The proposed development is just shy of 4 units per acre, thus meeting this requirement.

The Comprehensive Plan calls for these developments to be well connected and pedestrian friendly. Garage locations are encouraged to be located on the rear or side of the unit, with access to parking through an alleyway. The proposed development does include sidewalk on all internal streets. On the main street frontages, there are existing 8-foot multiuse trails as well as a proposed 8-foot multiuse trail that would extend along a portion of the north side of Roden Park Drive. Staff is proposing the north side Roden Park trail be widened and extended further up Roden Park Drive.

- ***Whether the proposed amendment is consistent with the purpose of this code;***

The Planning and Zoning Code states “the purpose of a text or map amendment is to make adjustments due to changed conditions, changes in public policy, recommendations of the comprehensive plan, or that are necessary to advance the health, safety, and general welfare of the City.” With this in mind, the proposed amendment may be consistent with the purpose of the Code in its ability to react to changed conditions over time. The proposal does generally fit the future land use map for density.

- ***Whether, and the extent to which, the proposed amendment addresses a demonstrated community need;***

The proposed amendment may work to address a community need. As demonstrated in the Comprehensive Housing Study adopted in early 2019 and the Comprehensive Plan adopted in 2021, Monroe is very homogenous in its housing stock (single-family homes on relatively small lots) but can support a variety of housing types ranging from apartments to brownstones to larger estate lots. In

the context of the overall Future Land Use Map, various areas have been designated for future residential growth in order to meet the stated population growth of about 6,000 people over the next 20-25+ years. Developing this property for residential may help to meet that goal.

As stated by the applicant, the project will provide Monroe residents additional housing options and also provide the residential traffic necessary to the remaining commercial PUD closer to Route 4.

- ***Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;***

The proposed amendment does not appear to negatively affect the health, safety, morals, and general welfare of the public. The streets are now proposed to be public, therefore built to public standards, per feedback from the public and safety services.

- ***Whether the proposed amendment will result in significant mitigation of adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation;***

The proposed project would certainly have some impact on the existing natural environment, as any development would on a previously undeveloped site. City development standards as enforced by staff, Planning Commission, and City Council would ensure proper development of any new site.

- ***Whether the proposed amendment will ensure efficient development within the City; and***

The proposed project could be seen as a natural progression from some of the more dense single-family lots in Monroe Crossings to the commercially zoned property as one approaches Route 4.

- ***Whether the proposed amendment will result in a logical and orderly development pattern.***

As indicated previously, the development may fit in the context of the denser areas of Monroe Crossings while also serving as a “step up” in density as one approaches the commercial property closer to Route 4 and areas for future development closer to the Butler Tech and Monroe Bicentennial Commons property.

E. Staff Comments- Planned Unit Development Review Criteria:

This proposed project involves both a Zoning Map Amendment and a Planned Unit Development (PUD). As such, the Staff comments respond to the review criteria for both processes.

It shall be the duty of the Planning Commission and City Council to investigate and determine that the proposed PUD plan complies with the following conditions:

- ***The PUD plan is consistent with the intent and purpose of the Comprehensive Plan;***

The proposed PUD plan is consistent with the intent and purpose of the Comprehensive Plan in that it assists in creating the diversity of housing stock Monroe needs and is very close to the maximum density designated for this site by the Comprehensive Plan.

- ***The plan is in compliance with the standards of this chapter;***

The plan at this preliminary stage appears to be in compliance with the standards of this chapter.

- ***The plans are in compliance with the other applicable standards of this code, including but not limited to, architectural standards, off-street parking, signage, and landscaping; and***

The preliminary plans appear to be in compliance with the standards of the current code with a few noted exceptions.

- ***The property adjacent to the area included in the plan will not be adversely affected.***

Current property owners in Monroe Crossings have contacted the City with their concerns regarding the proposed project. Residents have named the potential for increased traffic, impact on schools, property values, and elimination of vacant property that some say served as visually appealing open space as adverse impacts.

F. Department Comments

- **Fire Department:** Fire reserves the right for further review with plan submittal.
- **Police Department:** No comment.
- **Engineering/Public Works Department:**
 - The multi-use path on the north side of Roden Park Drive should be extended further towards Cold Water Drive.
 - Per ODOT Multimodal Design Manual, 5.3.1 Width and Clearances, the minimum shared use path width should be 10' wide.
 - Going forward, as we continue to plan multi-use paths in the City, we should be considering 11' minimum to best allow for 2-way operation, or even 12' wide paths.

G. Public Comment

- Public comment received at the time of the finalization of the staff report (10/13/22) has been included in the packet to Planning Commission.
- Public comment received after the finalization of the staff report will be presented to Planning Commission at the 10/18/22 meeting.

IV. Staff Recommendation

- In the case of Zoning Map Amendment and Planned Unit Development proposals, **Planning Commission acts as a recommending body to City Council.** Planning Commission may choose to recommend approval, recommend approval with conditions, or recommend denial of the applications.
- If Planning Commission wishes to recommend approval of this zoning map amendment and draft Planned Unit Development Agreement, Staff would recommend incorporating the following conditions:
 - The landscape plan be revised to provide the following:
 - Street trees be moved to the tree lawn on both sides of all internal streets.
 - Street trees be moved to the tree lawn along Roden Park Drive.
 - Street trees every 40 feet on center be provided in the tree lawn on Cold Water Drive.
 - The applicant will widen the multiuse path on the north side of Roden Park Drive to 10 feet wide and extend the path further along Roden Park Drive towards Cold Water Drive with appropriate safety signage for users at the trail's stopping point as coordinated with and approved by the City Engineer.



Application for Site Plan Review

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application 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:

County: ☐ Butler ☒ Warren

Total Lot Area: 3.098 Acres

County Tax Parcel ID: 11052000370

Project/Development Name: Ohana Car Wash

Existing Zoning District: C-2 General Commercial district

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

Applicant Information

Applicant Name: NJDS LLC

Contact Person: Nick Dobbs

Contact Address: 6022 Deerfield Blvd Apt 154 Mason OH 45040

Contact Phone Number: 740-441-5518

Contact Fax Number:

Contact E-Mail: Nick@riverstownelectric.org

Property Owner Name: NJDS LLC

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

Project Address or Tax Parcel ID:

Additional Project Information

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

Farm 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.

130' X 42' Tunnel Carwash with outdoor Vacuums
5,460 sq ft building.

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

Start Date: July 1, 2022

Completion Date: February 2023

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

4,300,000

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.

Project Address or Tax Parcel ID:

Additional Project Information Continued

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

The state building permit

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: Nicholas Debbis

Signature:



Date: 5/16/22

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:

Signature:

Date:

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

GENERAL NOTES

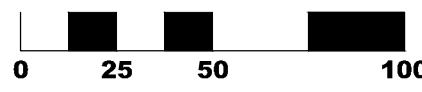
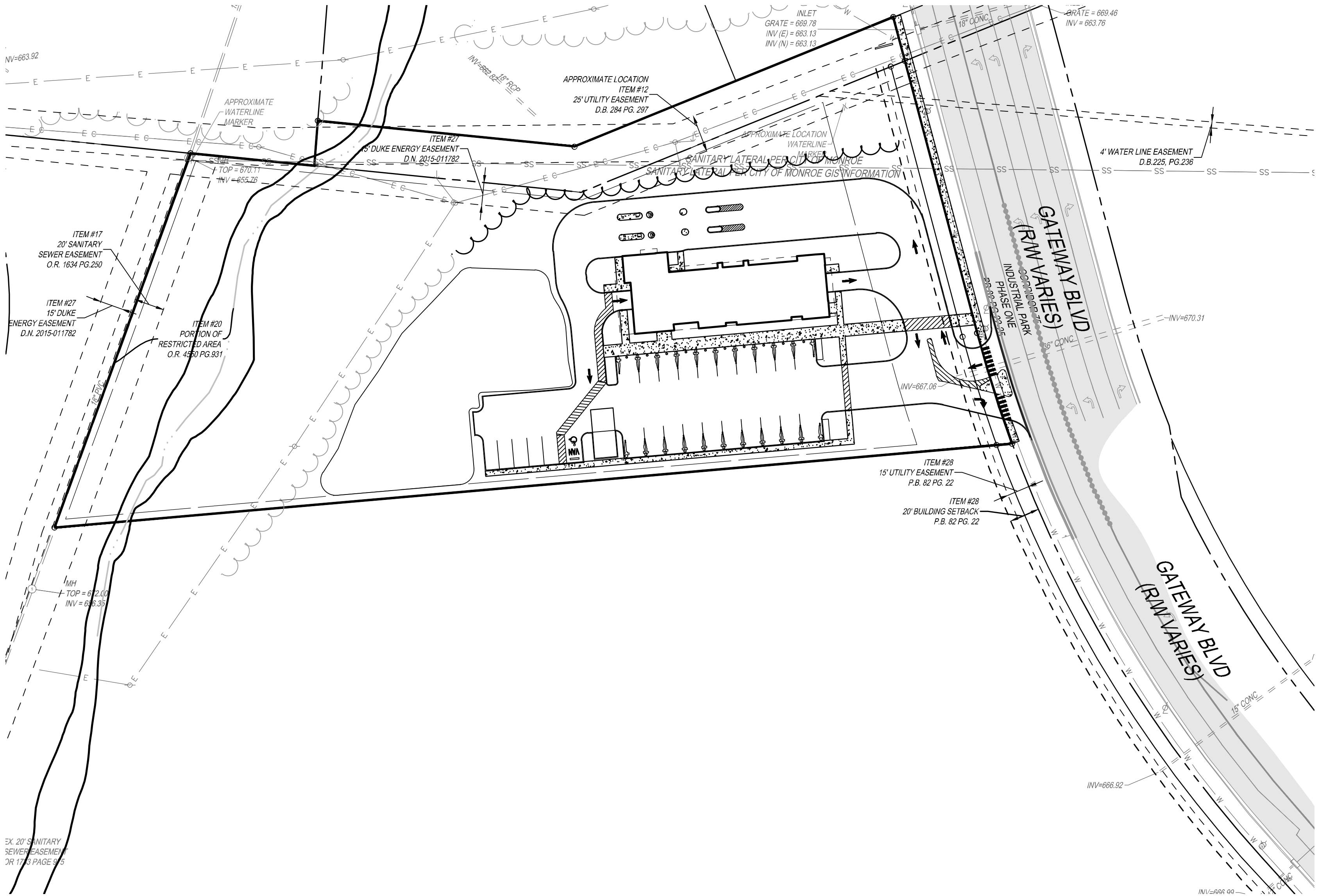
1. THE CITY OF MONROE, AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN. IGNORE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF MONROE REQUIREMENTS, THE CITY OF MONROE REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NONMEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
3. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION. ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-LODEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2345-9-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
10. ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05. IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43224. (614)2096717.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
12. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
13. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL, IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RE-CUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
15. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE A COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURYBORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURYBORROW OPERATIONS. AS-BUILT OF BURYBORROW PIT WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF MONROE AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
9. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

UTILITY NOTES

1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION, PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH, COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
13. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
14. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL, COORDINATE WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.41, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 708.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (MnH013) OR LESS.
19. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
21. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRICRAIN CATCH BASIN, OR APPROVED EQUAL.
22. ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
23. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
25. SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE BUTLER COUNTY. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE BUTLER COUNTY AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-2512.
26. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, ASHOTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
27. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 18" HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4" OF COVER.
28. WATERLINE SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 250 PSI. (ADD SPECIAL NOTE FOR WATERLINE 2 INCHES AND UNDER TO BE "K" COPPER OR POLYTUBING, MAKE SURE SPEC FOLLOWS)



VICINITY MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C000	TITLE SHEET
C100	GENERAL DETAILS
C200	EXISTING CONDITIONS AND DEMOLITION PLAN
C300	LOCATION PLAN
C400	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN
C502	STORM PROFILES
C600	EROSION CONTROL NOTES
C601	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L102	LANDSCAPE SPECIFICATIONS
L103	LANDSCAPE SPECIFICATIONS

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6219 Centre Park Dr.
West Chester, OH 43089
513.770.7851

SEAL:

NO.	DATE	DESCRIPTION
01	09-19-2022	CITY PLANNING SITE REVIEW

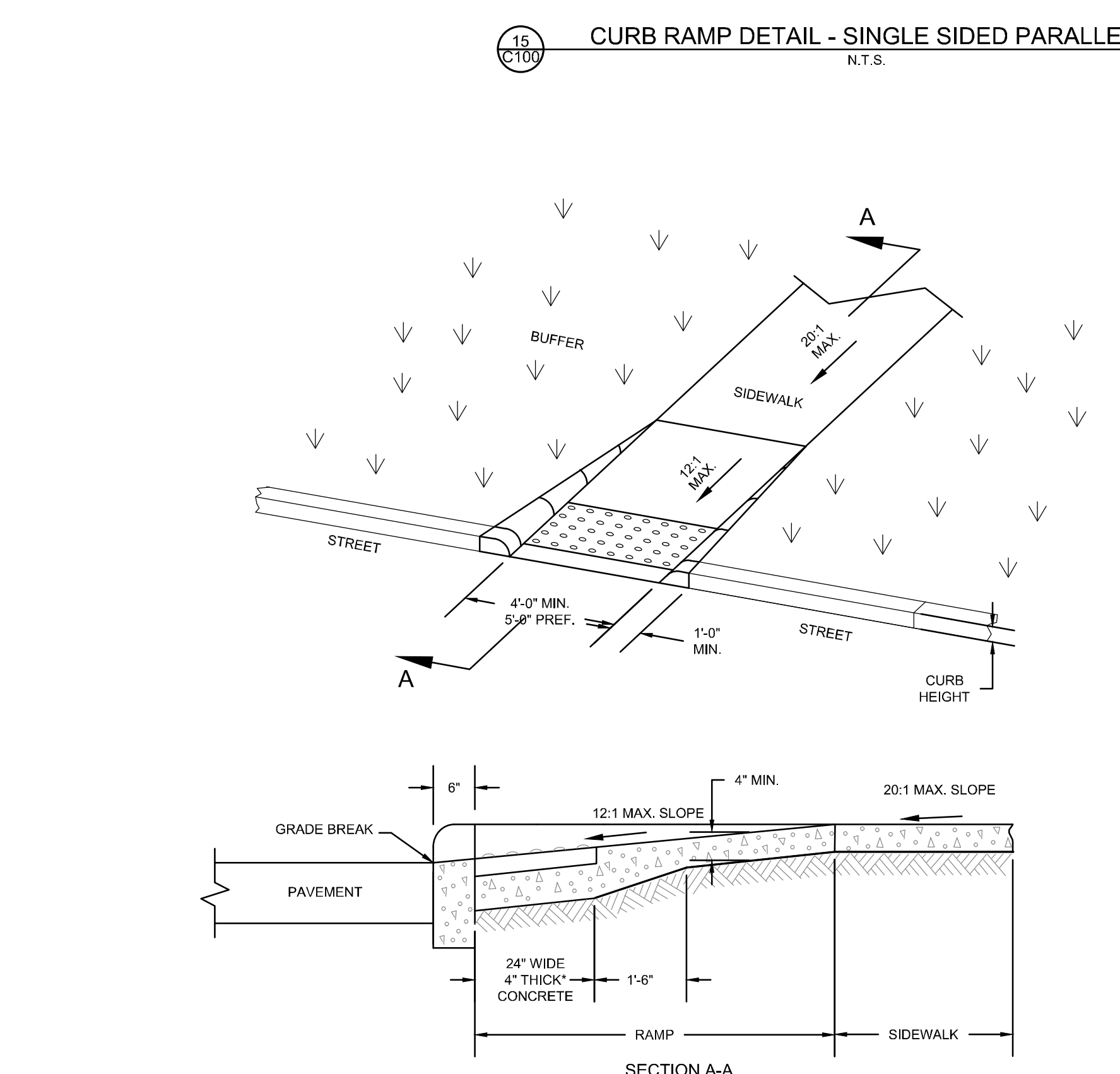
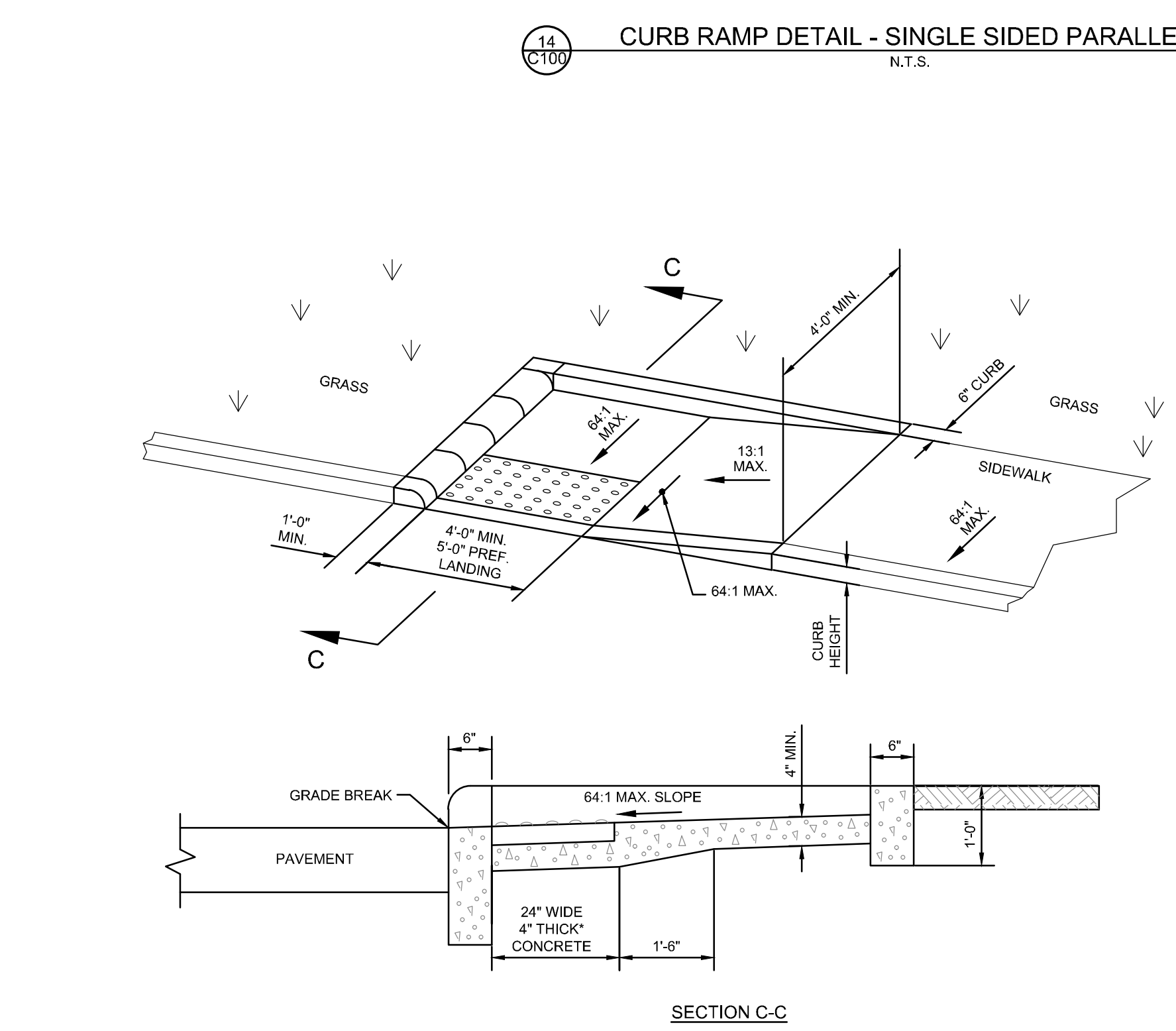
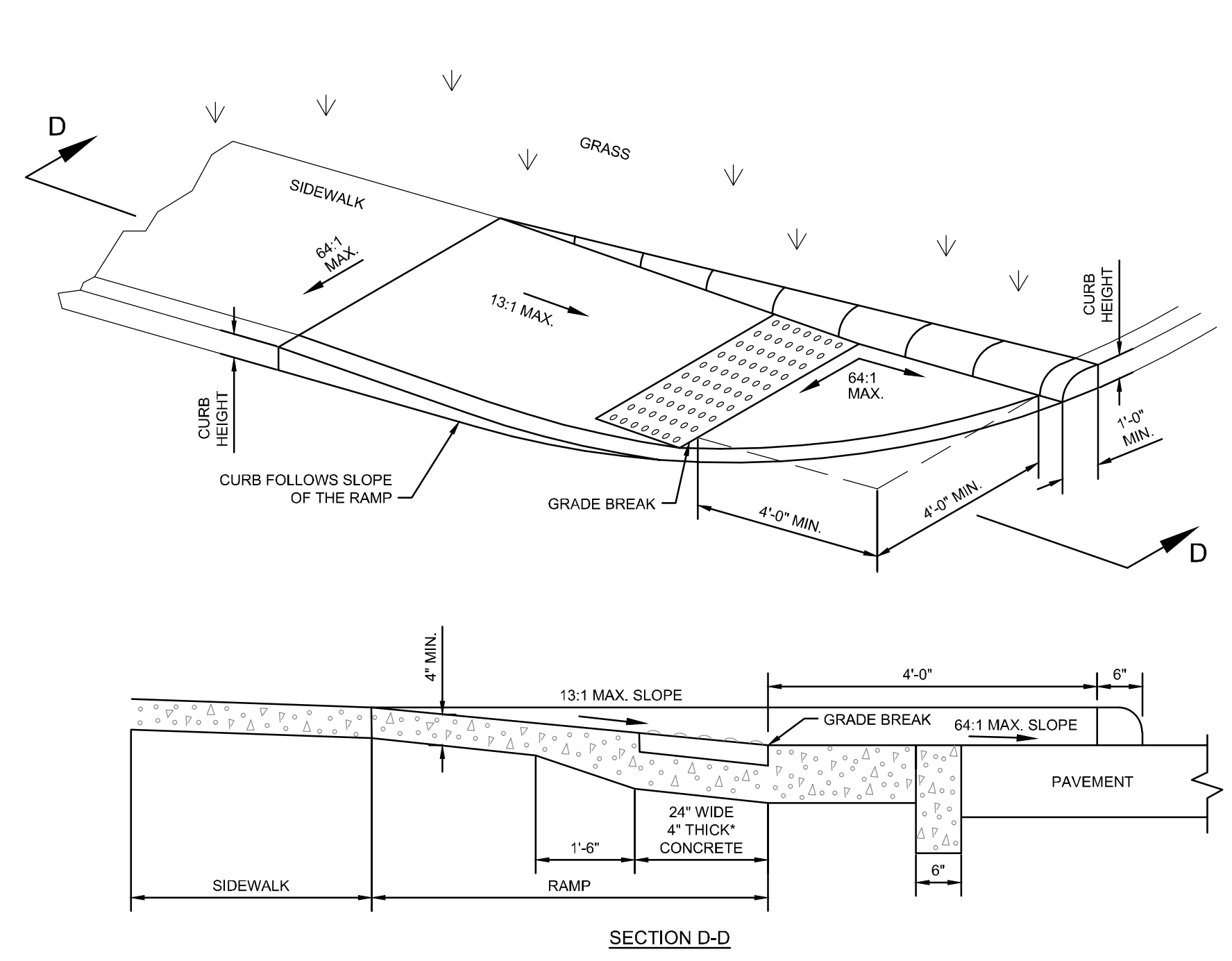
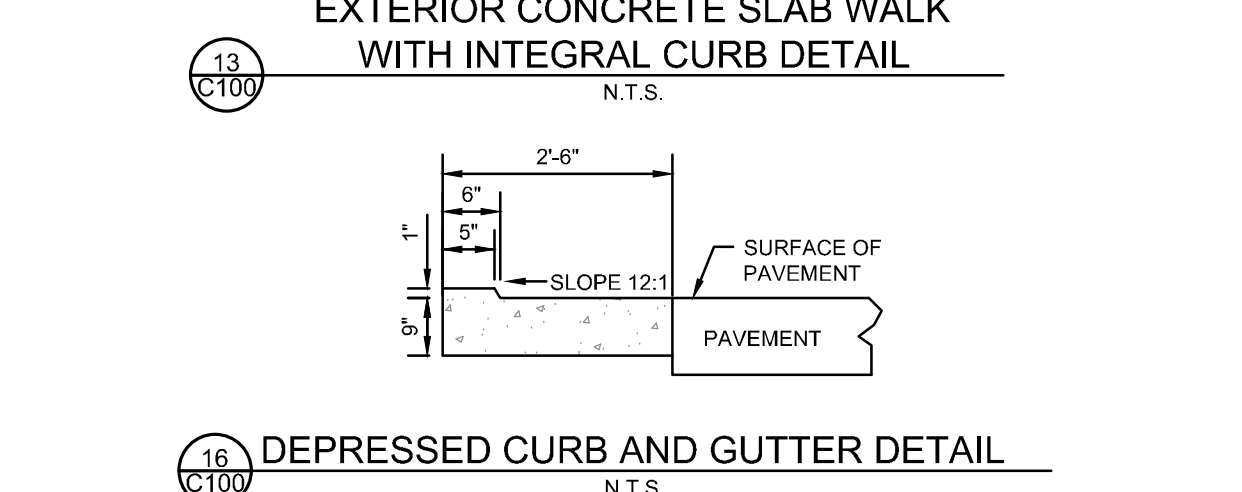
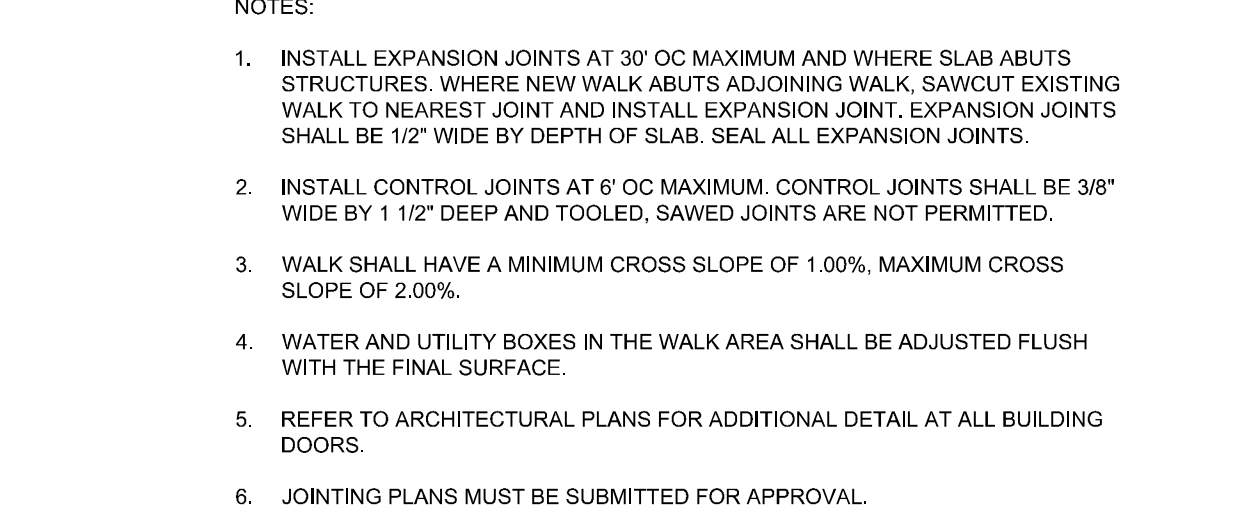
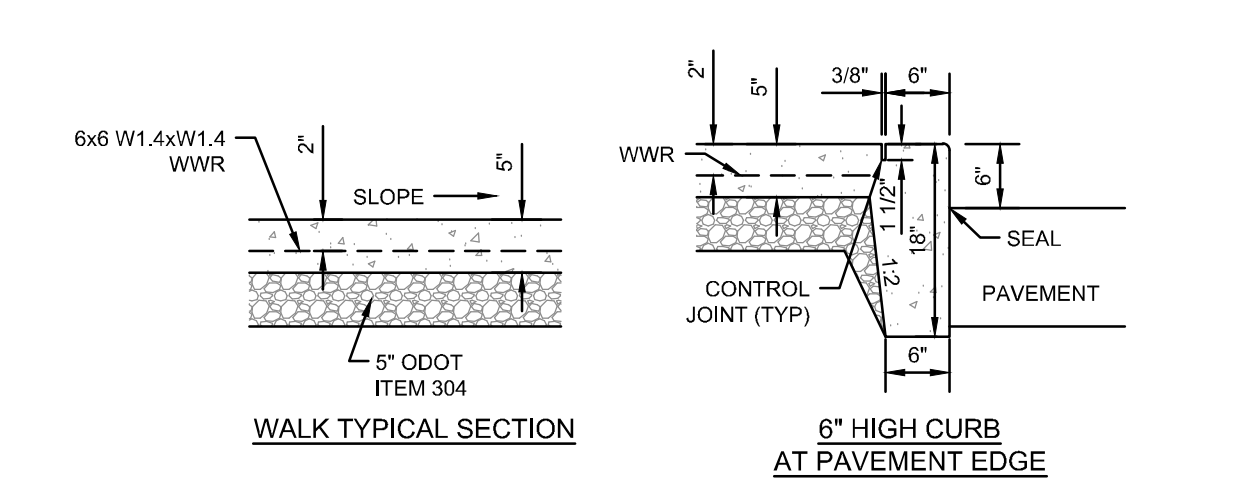
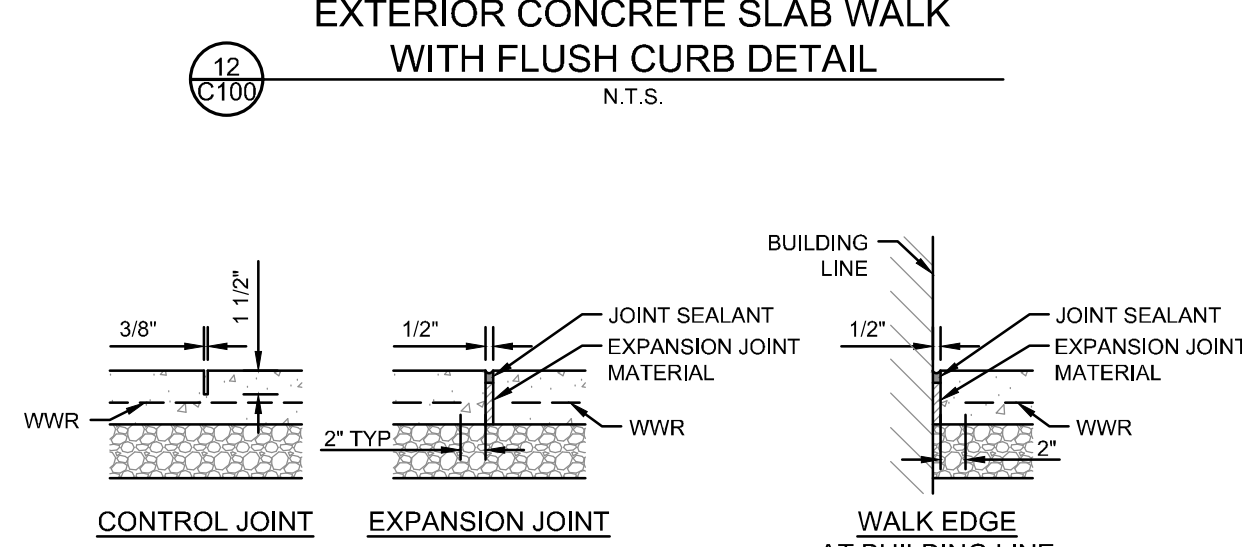
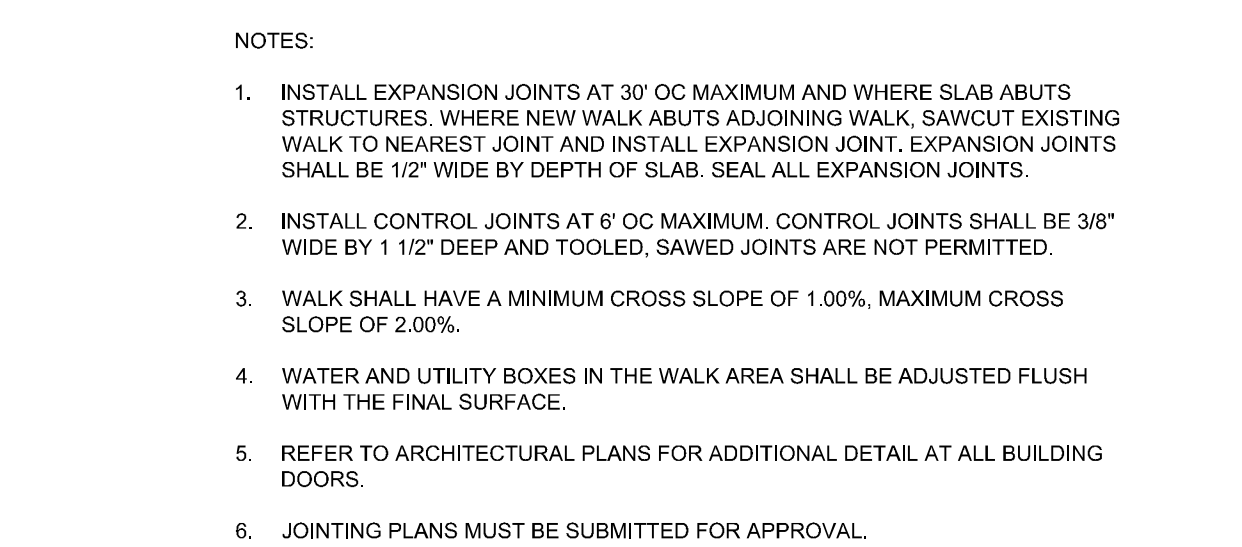
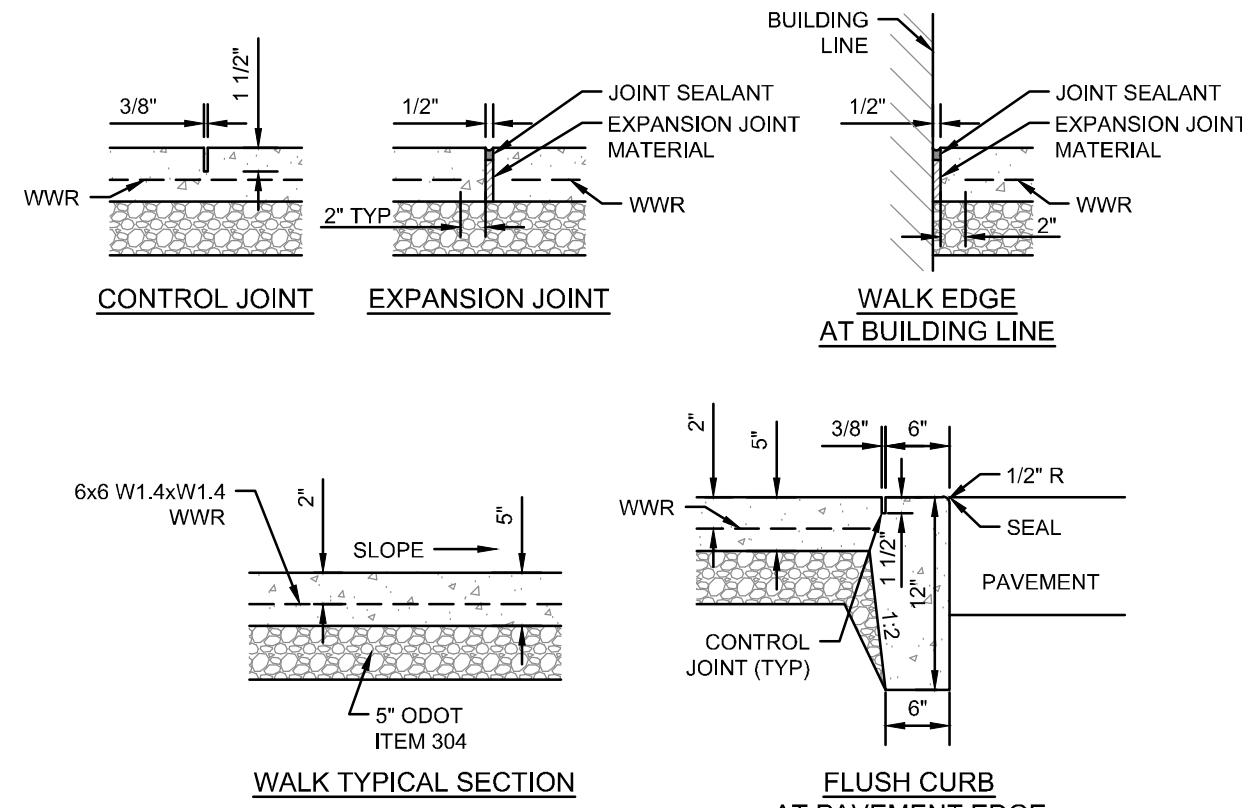
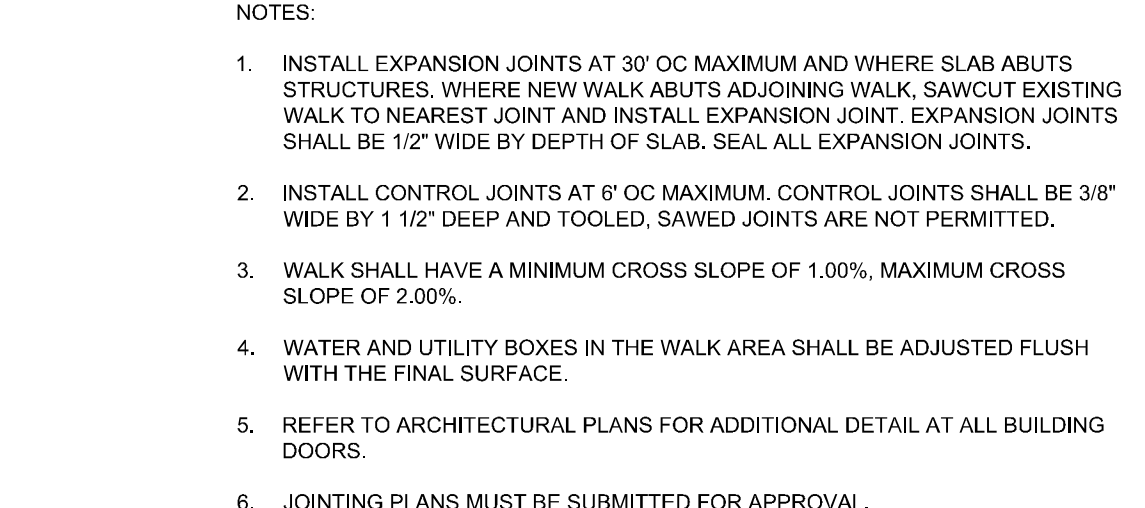
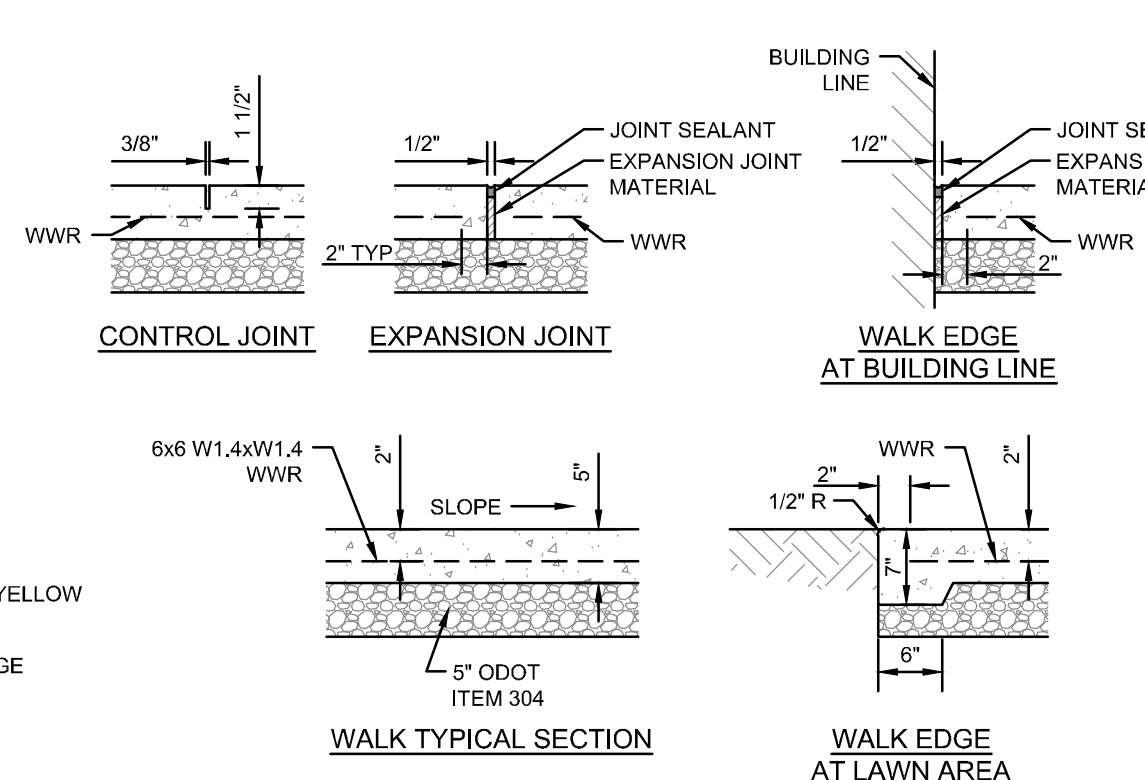
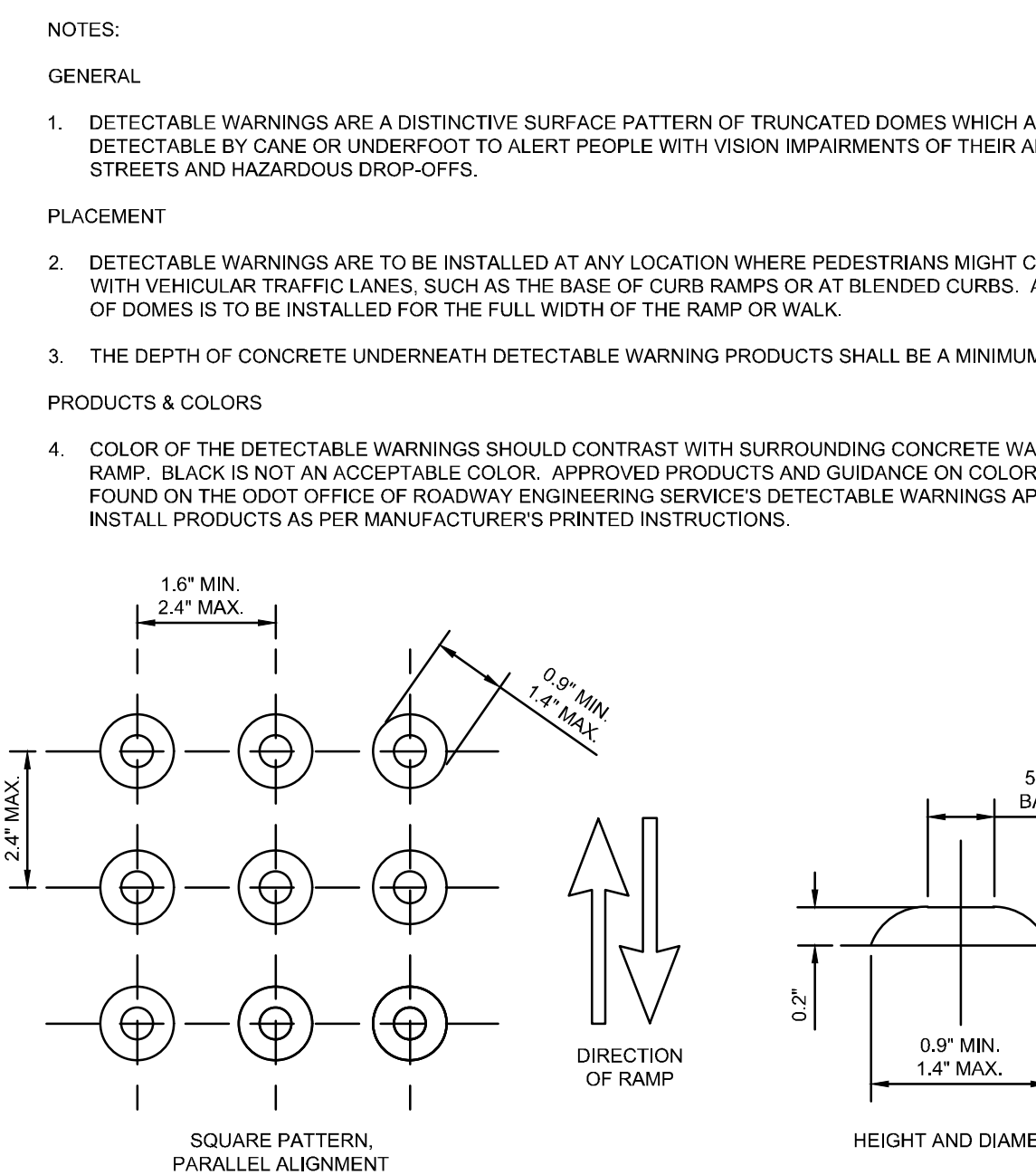
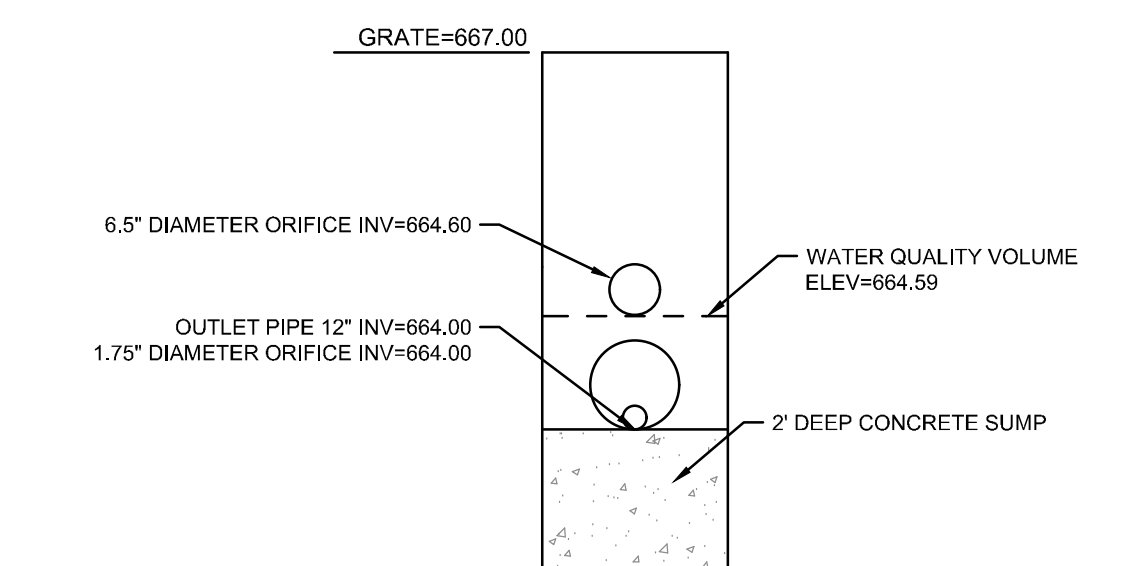
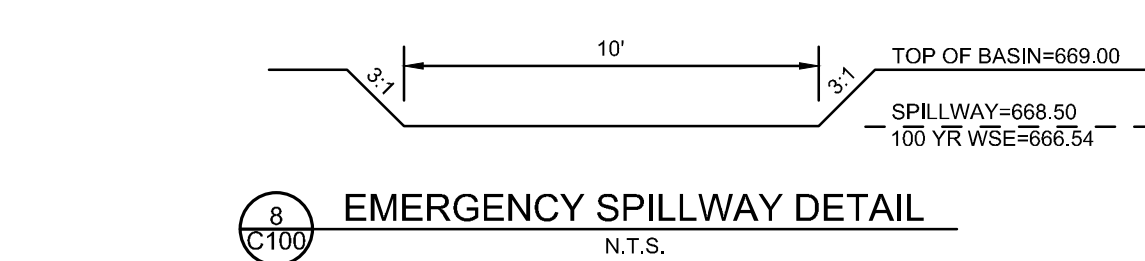
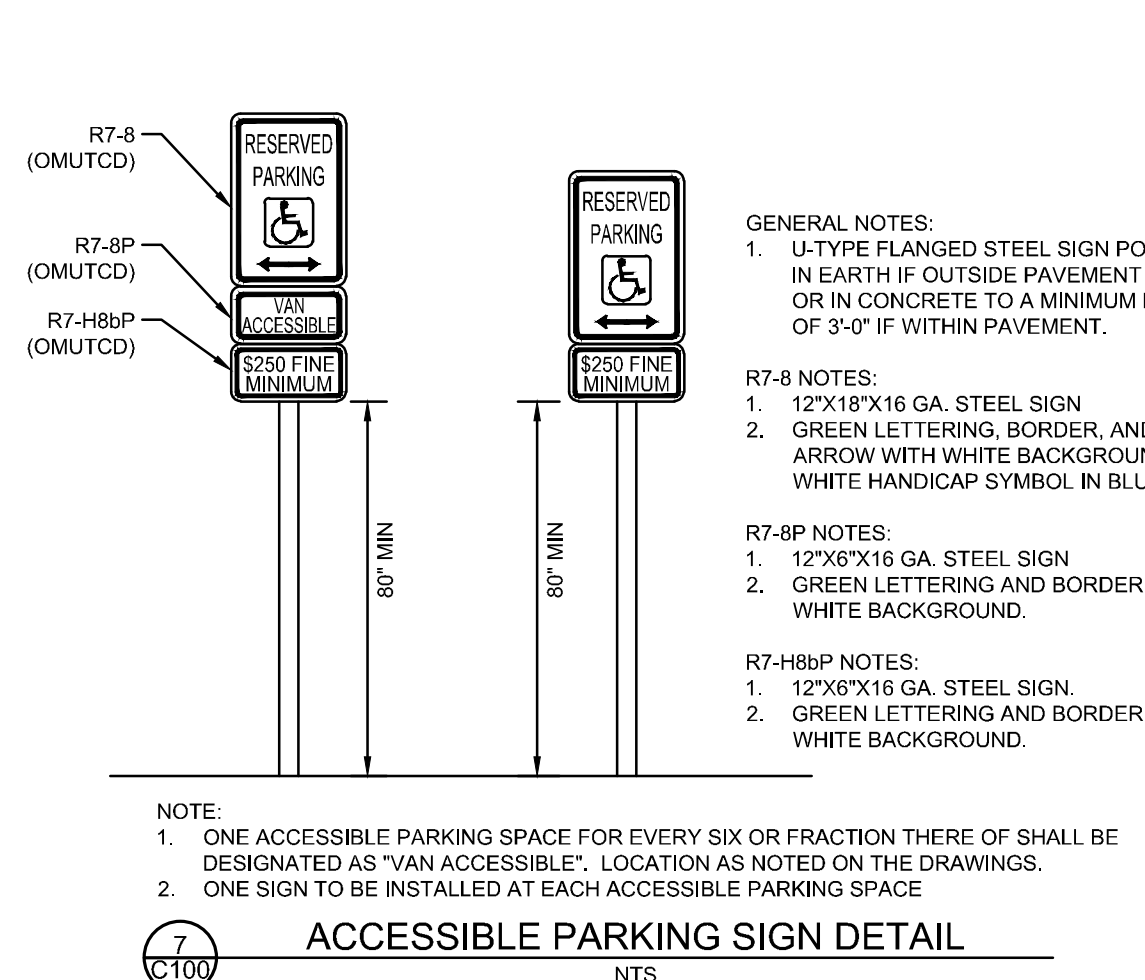
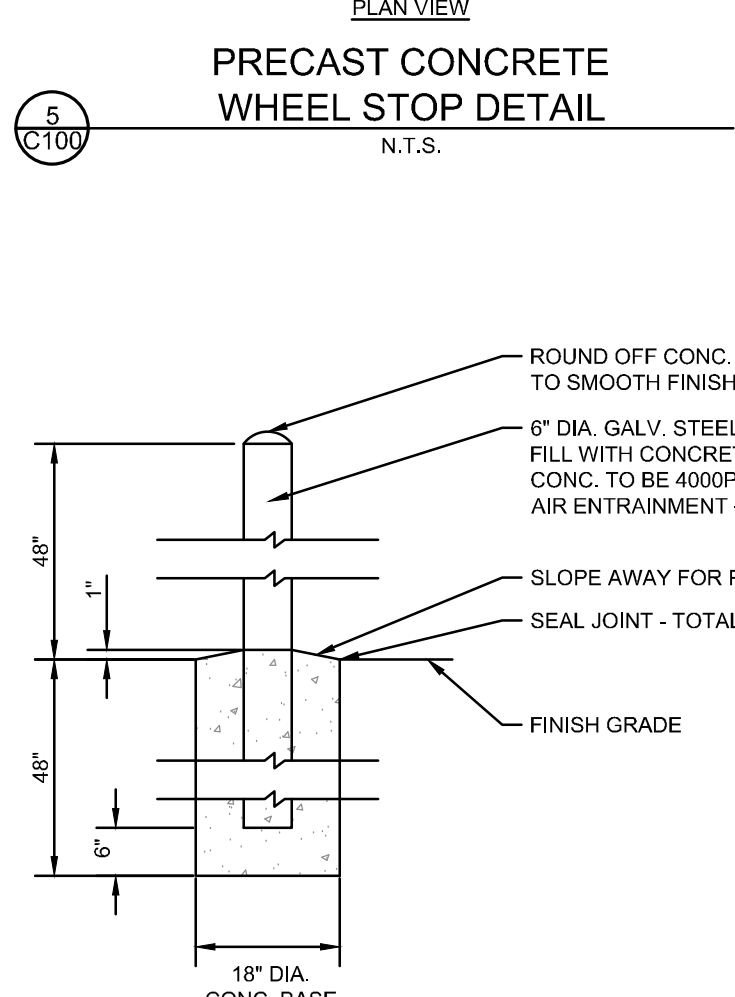
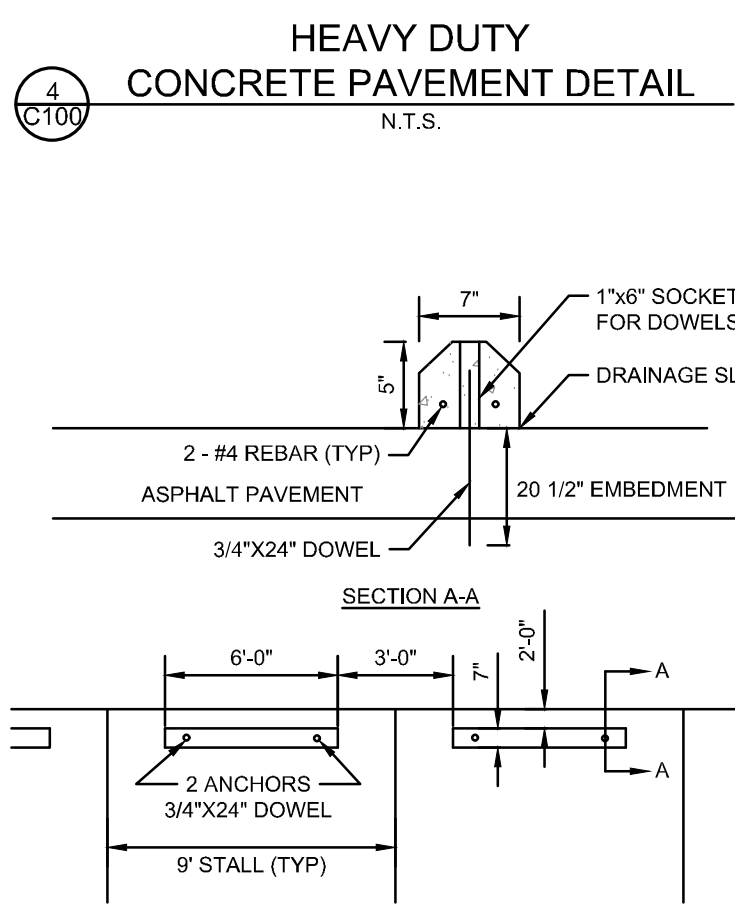
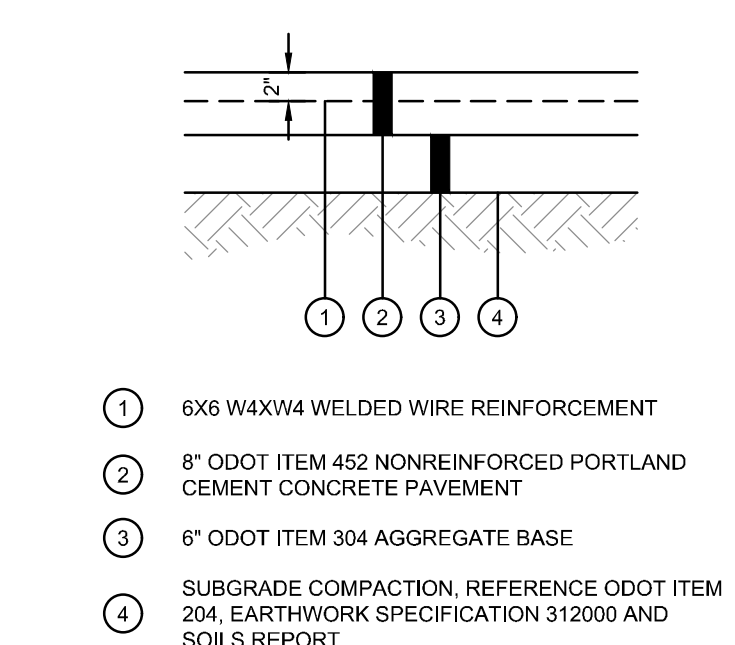
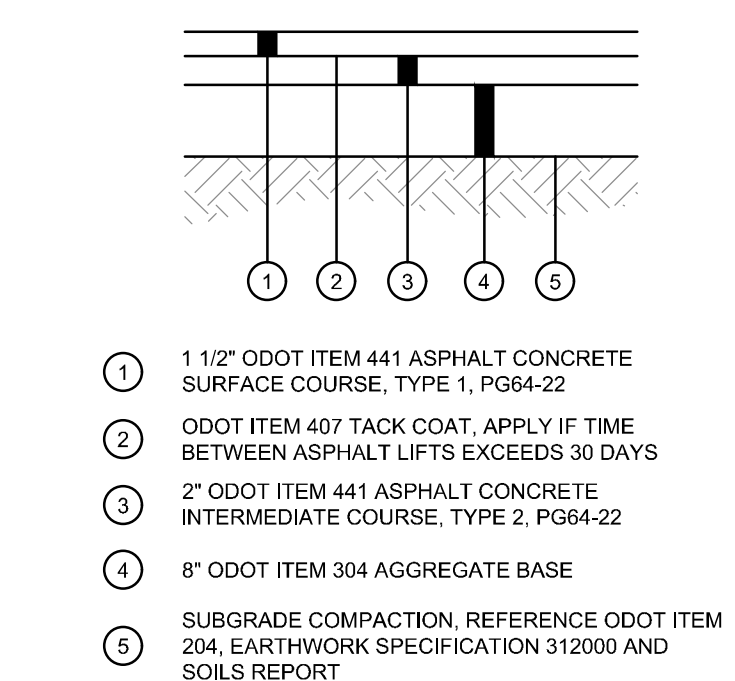
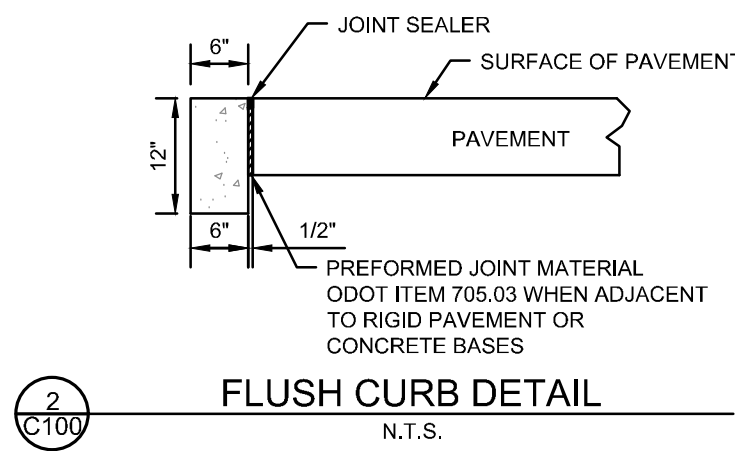
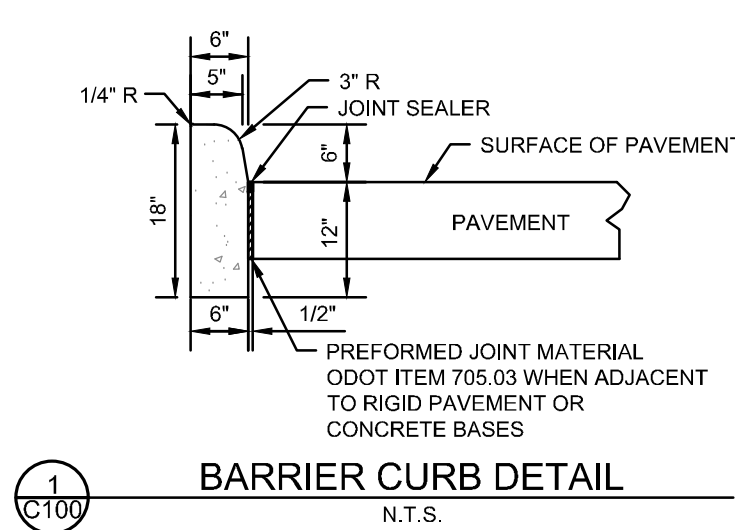
GATEWAY CARWASH
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO:	070803.065
DATE:	09-19-2022
SCALE:	

SHEET NAME:

TITLE SHEET

SHEET NO.
C000



- NOTES:
1. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC.
 2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.
 3. THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING.
 4. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.
 5. RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. WITH A 64:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE.
 6. **DETECTABLE WARNINGS:** INSTALL DETECTABLE WARNINGS ON EACH CURB RAMP WITH APPROVED MATERIALS, AS SHOWN IN SEPARATE DETAIL. INSTALL THESE PROPRIETARY PRODUCTS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 7. **DRAINAGE:** CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP SLOPES. VERTICAL CHANGE IN LEVEL EXCEEDING 1/2" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.
 8. **SURFACE TEXTURE:** TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.
 9. **JOINTS:** PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A 1/2" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.
- *WHERE POSSIBLE, POUR RAMP AREA INTEGRAL WITH THE CURB. OTHERWISE USE 6" THICK WALK.

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NO.	DATE	DESCRIPTION
01	08-19-2022	CITY PLANNING SITE REVIEW

GATEWAY CARWASH
CITY OF MONROE
TURTLECREAK TOWNSHIP
WARREN COUNTY, OHIO

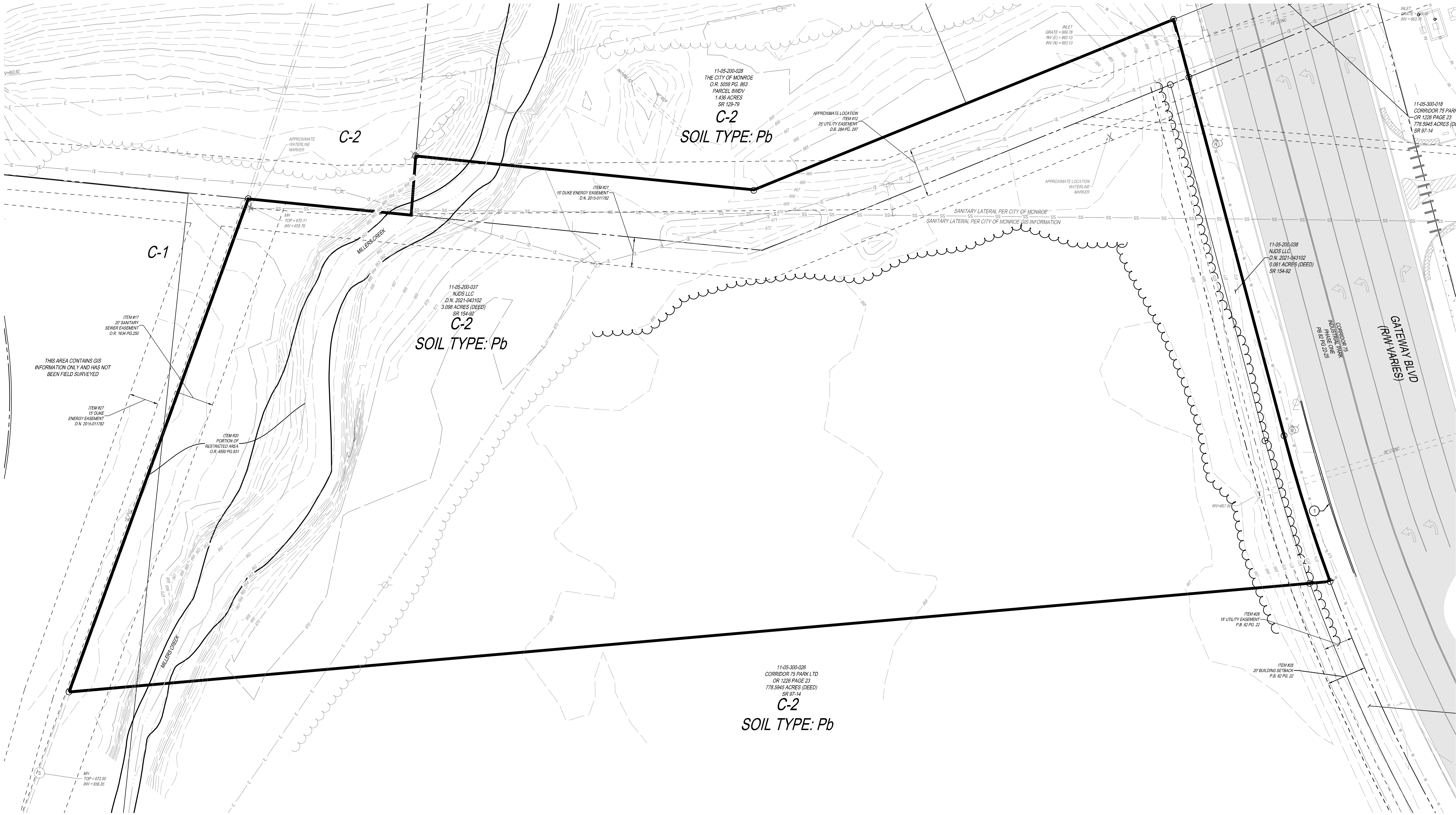
PROJECT NO:	076803.065
DATE:	09-19-2022
SCALE:	

SHEET NAME:

GENERAL DETAILS

SHEET NO.

C100



- LEGEND:**
- BENCHMARK
 - SANITARY MANHOLE
 - STORM MANHOLE
 - INLET
 - UTILITY POLE
 - GUY WIRE
 - PULL BOX
 - GROUND LIGHT
 - LIGHT POLE
 - WATER VALVE
 - FIRE HYDRANT
 - TRAFFIC SIGNAL POLE
 - TRAFFIC BOX
 - SINGLE POST SIGN
 - DOUBLE POST SIGN
 - TREE LINE
 - UNDERGROUND ELECTRIC
 - OVERHEAD UTILITY
 - WATER LINE (PER RECORD)
 - STORM SEWER
 - SANITARY SEWER
 - ASPHALT

- DEMOLITION LEGEND**
- REMOVE EXISTING TREELINE

- DEMOLITION KEY NOTES**
- EXISTING CURB & GUTTER TO BE REPLACED WITH DEPRESSED CURB & GUTTER

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2164 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



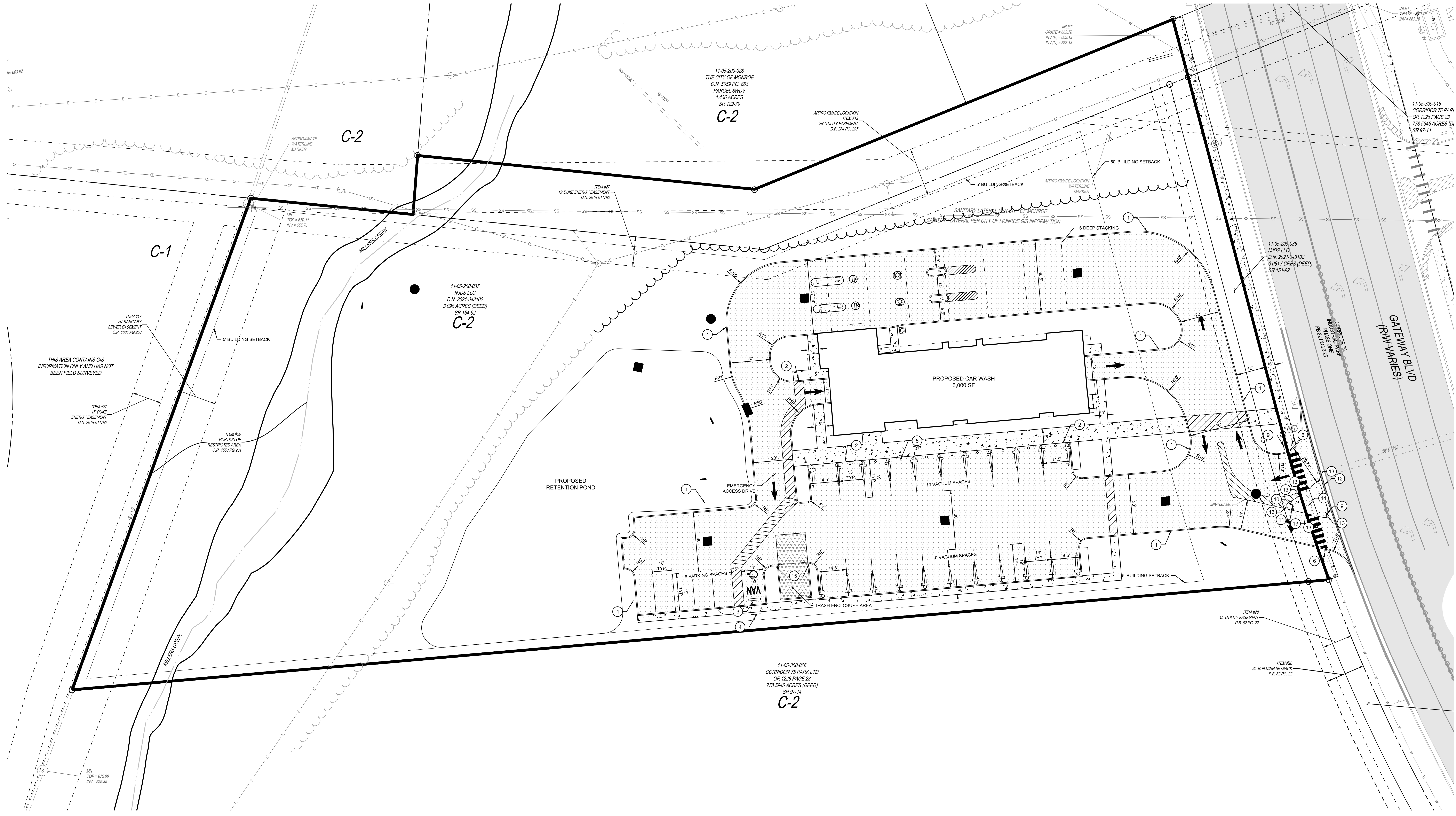
GATEWAY CARWASH
CITY OF MONROE
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.065
DATE: 09-19-2022
SCALE: 0 10 20 40

SHEET NAME:
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.
C200

THE KLEINGERS GROUP
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851



LOCATION PLAN LEGEND

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

PARKING SPACES LEGEND

- PROPOSED PARKING SPACES
- REQUIRED PARKING SPACES (3 SPACES PER WASHING BAY)
- PROPOSED ADA ACCESSIBLE SPACES
- REQUIRED ADA ACCESSIBLE SPACES
- PROPOSED ADA VAN ACCESSIBLE SPACES
- REQUIRED ADA VAN ACCESSIBLE SPACES

LOCATION PLAN KEY NOTES

- PROPOSED BARRIER CURB
- PROPOSED FLUSH CURB
- PROPOSED WHEEL STOP
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED BOLLARD
- PROPOSED ACCESSIBLE RAMP
- "NO PARKING-FIRE LANE" SIGN
- "STOP" SIGN
- "DO NOT ENTER" SIGN
- "RIGHT TURN ONLY" SIGN
- "NO LEFT TURN" SIGN
- DEPRESSED CURB & GUTTER
- ALL CORNERS OF ISLAND TO BE FLARED DOWN FROM 6" TO 1 1/2" CURB HEIGHT
- WALK TO SPLIT CURB ISLANDS FOR ADA COMPLIANT WALK
- TRANSITION FROM 6" BARRIER CURB TO FLUSH CURB OVER 1'

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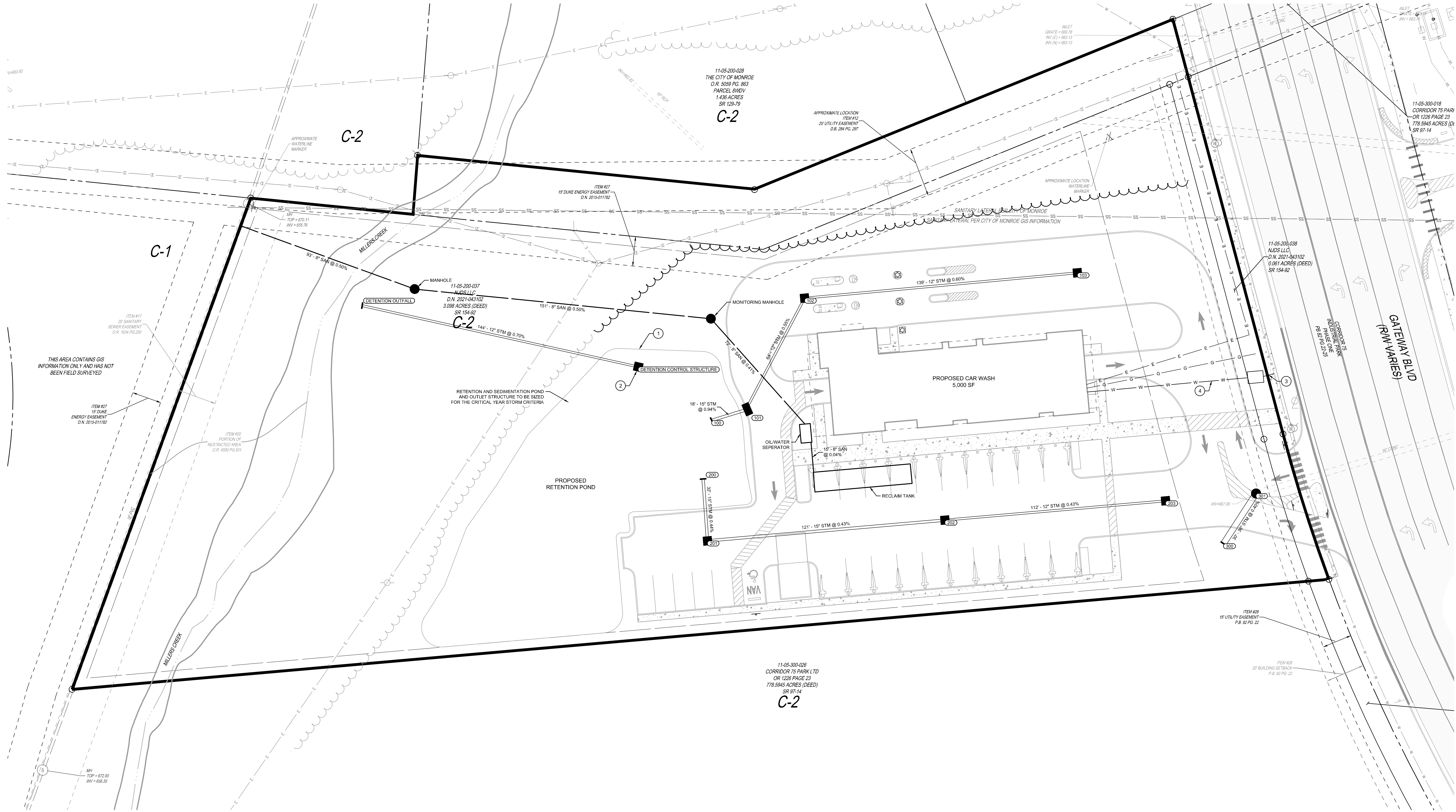


NO.	DATE	DESCRIPTION
01	09-19-2022	CITY PLANNING SITE REVIEW

GATEWAY CARWASH
CITY OF MONROE
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.065
DATE: 09-19-2022
SCALE: 0 10 20 40
SHEET NAME: LOCATION PLAN
SHEET NO: C300





UTILITY PLAN LEGEND

- STM STORM SEWER PIPE
- 100 CATCH BASIN
- 100 CURB INLET
- 100 YARD DRAIN
- 100 HEADWALL
- 100 MANHOLE
- CO STORM SEWER CLEANOUT
- DS DOWNSPOUT
- SAN SANITARY SEWER PIPE
- A SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- W/L 3" WATERLINE PIPE
- FH FIRE HYDRANT
- WV WATER VALVE
- PIV POST INDICATOR VALVE
- FD FIRE DEPARTMENT CONNECTION

UTILITY PLAN KEY NOTES

- PROPOSED EMERGENCY SPILLWAY
- PROPOSED CONTROL STRUCTURE
- 3" DUCTILE IRON PIPE USED FOR WATER SERVICE TO VAULT.
- 3" COPPER PIPE USED FOR WATER SERVICE FROM VAULT TO BUILDING.

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NO.	DATE	DESCRIPTION
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GATEWAY CARWASH
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

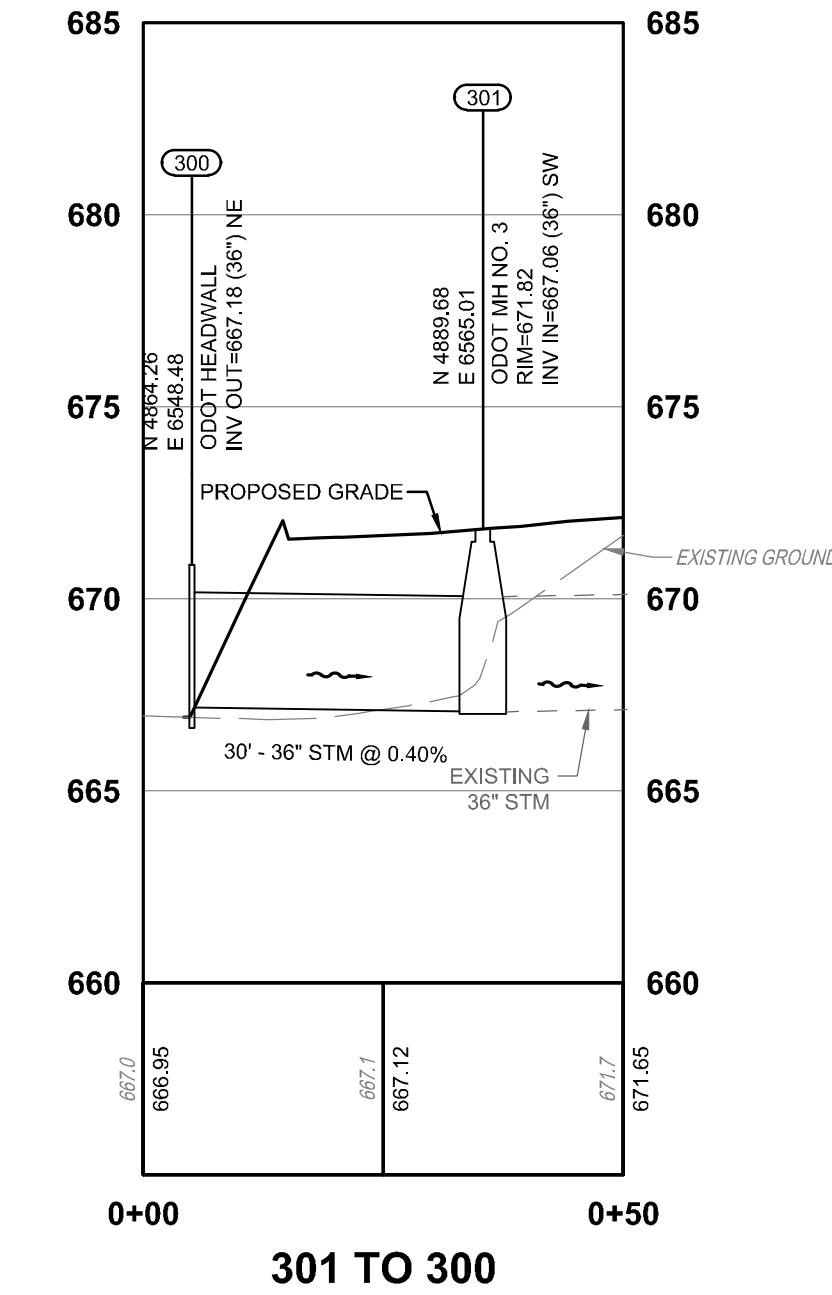
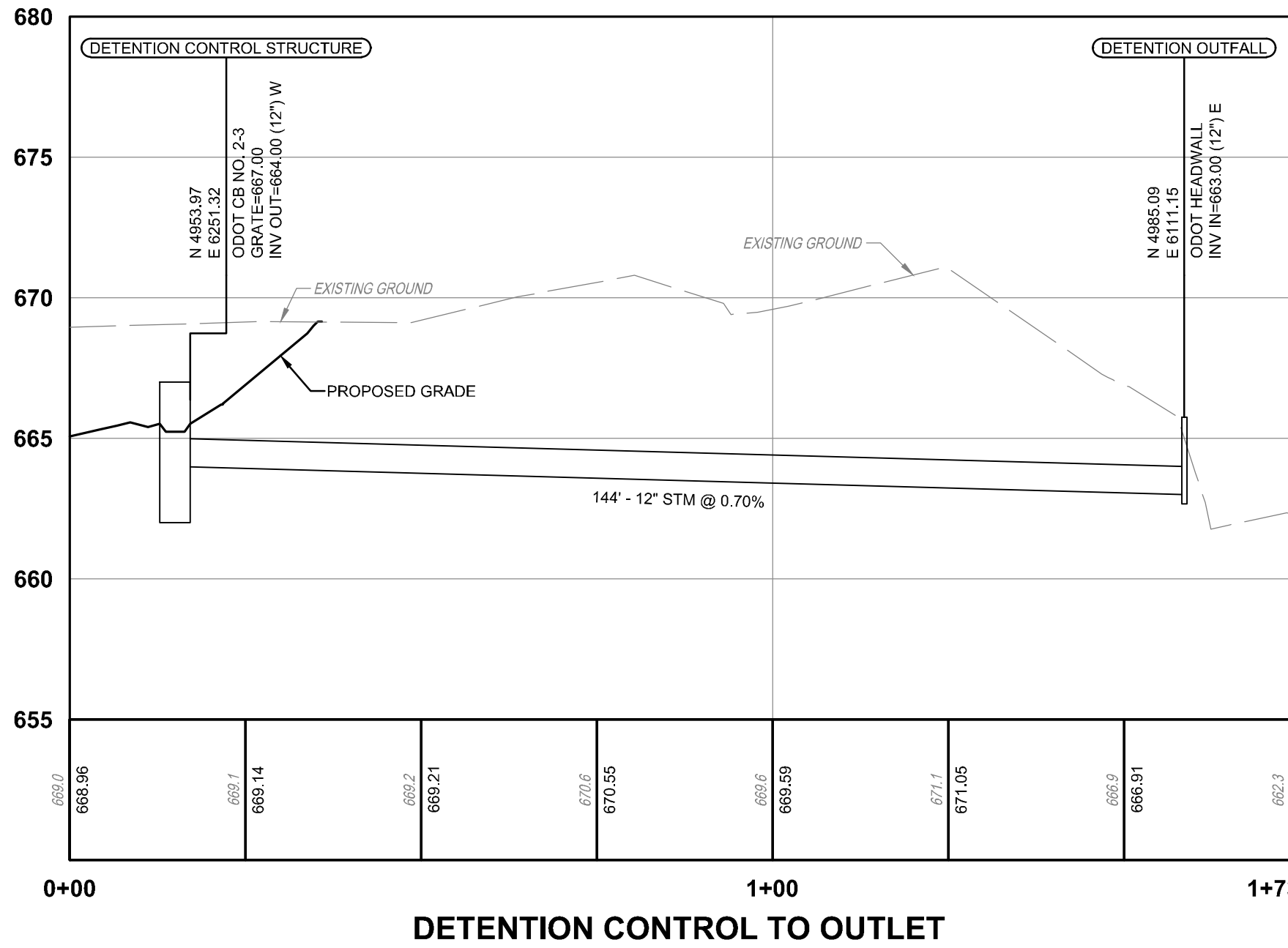
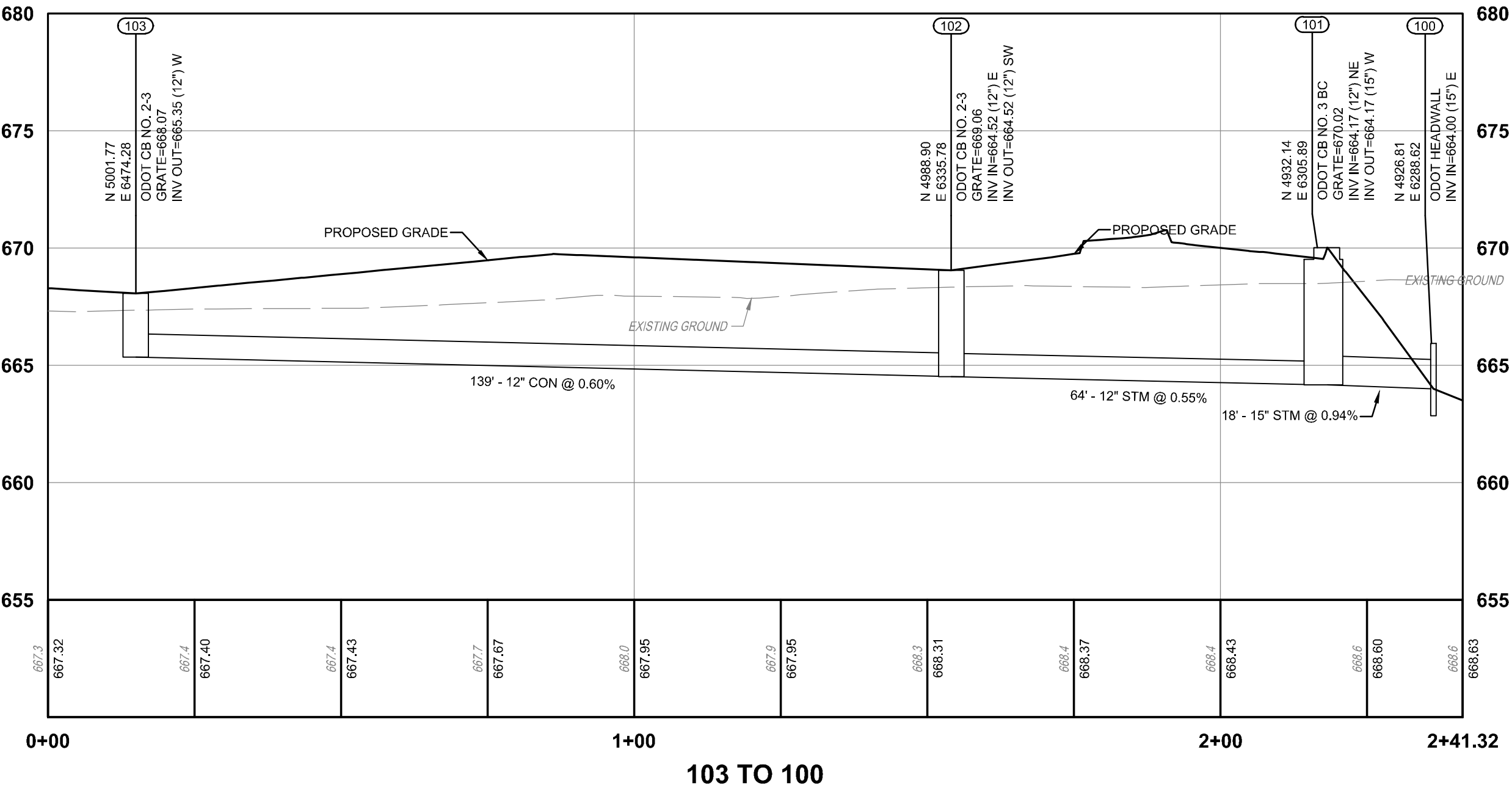
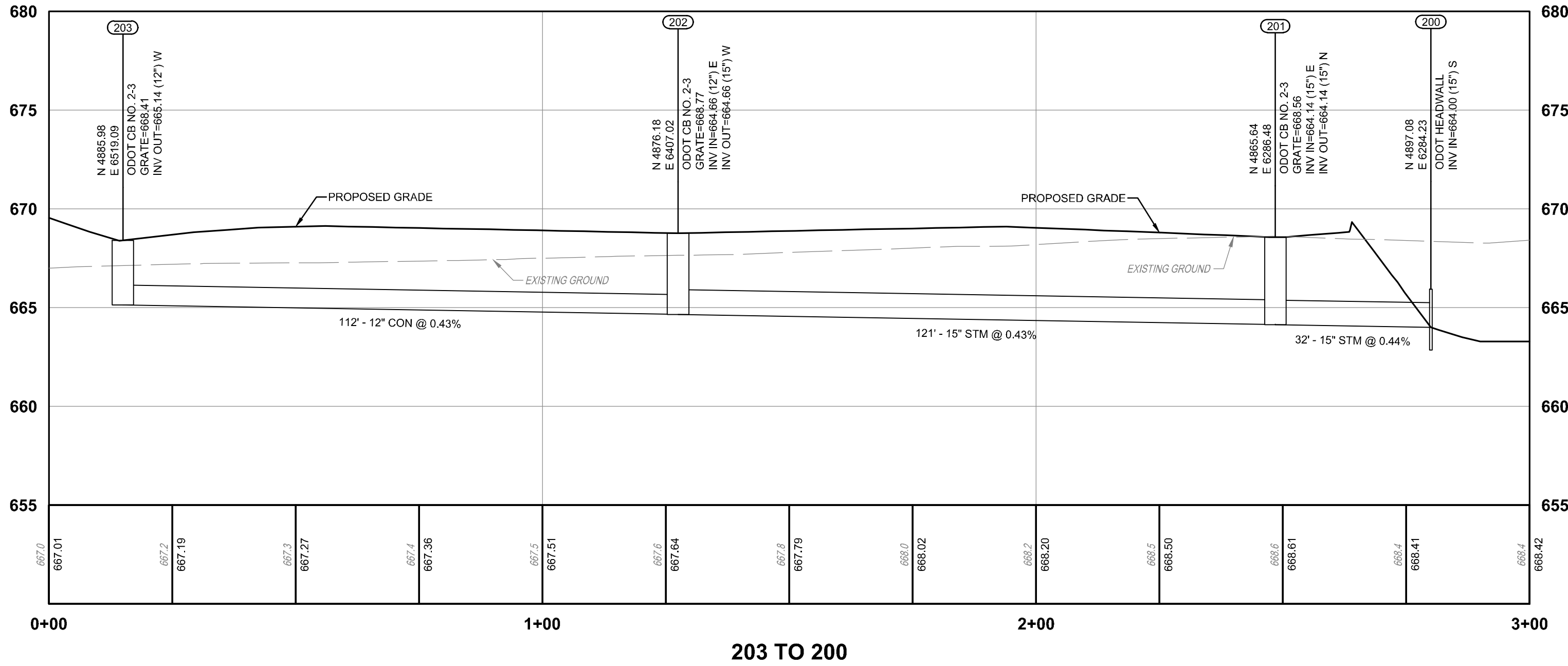
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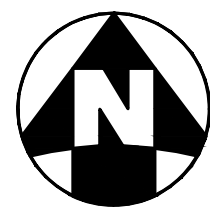
SHEET NAME:

UTILITY PLAN

SHEET NO.
C500



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**GATEWAY
CARWASH**
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.065
DATE: 09-19-2022

SCALE:
0 10 20 40

SHEET NAME:

STORM PROFILES

SHEET NO.
C502

NO. DATE DESCRIPTION
01 09-19-2022 CITY PLANNING SITE REVIEW

SEAL:

PROJECT DATA

PROJECT DESCRIPTION
NEW PROPOSED CAR WASH BUILDING WITH ASSOCIATED UTILITIES, DRIVES, PARKING, AND WALKS.

LATITUDE: N 39°26'17.0"
LONGITUDE: W 84°19'34.1"
ESTIMATED CONSTRUCTIONS DATES: JUNE 2022 - AUGUST 2023

TOTAL SITE AREA: 3.10 ACRES
TOTAL DISTURBED AREA: 2.93 ACRES

EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 1.50 ACRES
PRE-CONSTRUCTION RUNOFF COEFFICIENT : C=0.40
POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.65

IMMEDIATE RECEIVING WATER/MS4: MILLERS CREEK

EXISTING LAND USE: AGRICULTURE

SOILS: Pb - PATTON SILT LOAM, SILTED

CONSTRUCTION SEQUENCE

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

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

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL, EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT		
PROJECT ENGINEER		

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

- 1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
- 2) STOP THE SPILL.
- 3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
- 4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

ADDITIONAL EMERGENCY CONTACT NUMBERS: 24 HOUR PHONE NO.: OHIO EPA 614-728-3898

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2018. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 1)

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

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 2)

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

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

SEEDING & MULCHING

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

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

- 1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
- 2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
- 3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
- 4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1,000 SQ.FT.	PER ACRE
PERENNIAL RYEGRASS	1 POUND	40 POUNDS
TALL FESCUE	1 POUND	40 POUNDS
ANNUAL RYEGRASS	1 POUND	40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

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

TIMING OF CONTROLS/MEASURES

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

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D	
PERMANENT SEEDING					*	*	*	*	*	*	*	*	* IRRIGATION NEEDED
DORMANT SEEDING	*	*	*	*	*	*	*	*	*	*	*	*	** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED
TEMPORARY SEEDING			*	*	*	*	*	*	*	*	*	*	
SODDING		**	**	**	**	**	**	**	**	**	**	**	
MULCHING	*	*	*	*	*	*	*	*	*	*	*	*	

INSPECTIONS

ALL BMPs ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED. AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD, A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

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

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

MAINTENANCE

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

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

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

DUST CONTROL

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

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

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

ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE

NAME
ADDRESS1
ADDRESS2
PHONE:
FAX:
CONTACT:
EMAIL:

GENERAL PERMIT: OHC000005

NPDES PERMIT: XXXXXXXX

DATE OF ISSUE: XX/XX/XXXX



SEAL:

NO. DATE DESCRIPTION
01 09-19-2022 CITY PLANNING SITE REVIEW

GATEWAY CARWASH
CITY OF MONROE
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

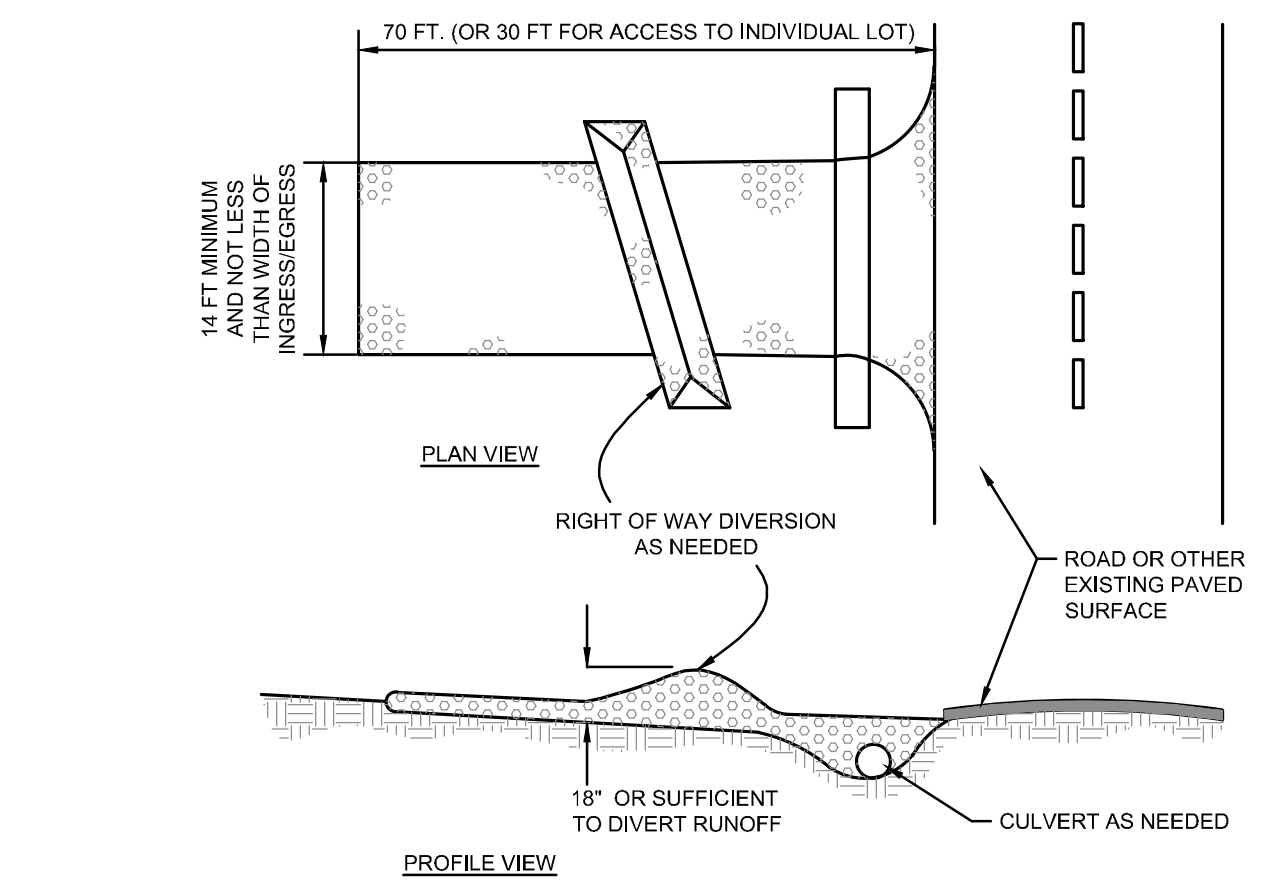
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EROSION CONTROL NOTES

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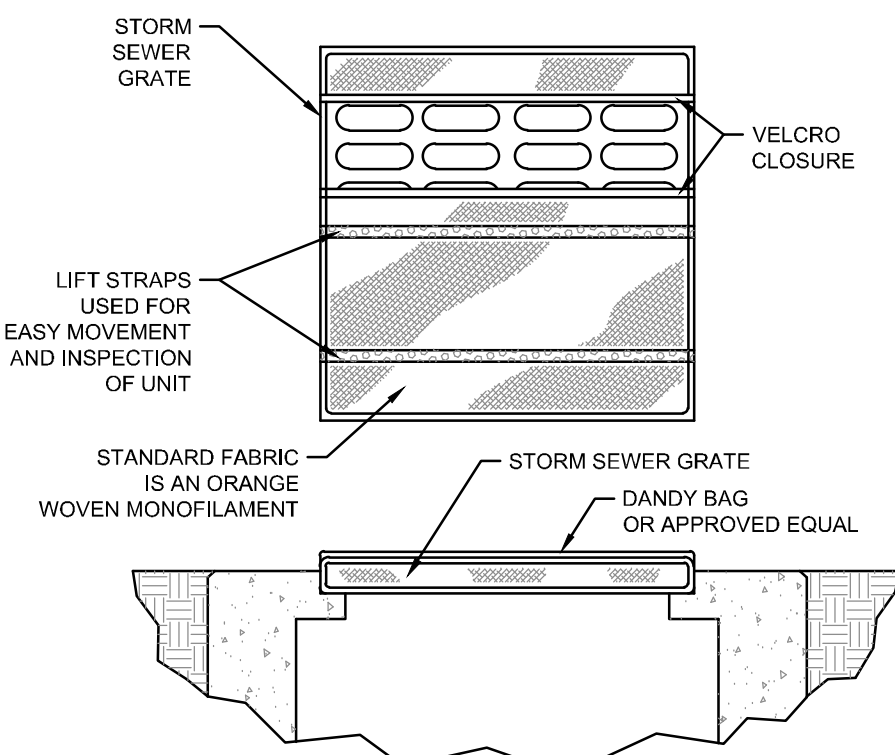
C600



- NOTES
- STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
 - THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 - WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - GEOTEXTILE - A GEOTEXTILE SHALL BE Laid OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

MINIMUM TENSILE STRENGTH.....	200 LBS
MINIMUM PUNCTURE STRENGTH.....	80 LBS
MINIMUM TEAR STRENGTH.....	50 LBS
MINIMUM BURST STRENGTH.....	320 PSI
MINIMUM ELONGATION.....	20%
EQUIVALENT OPENING SIZE.....	EQS< 0.08MM
PERMITTIVITY.....	1X10 ⁻⁶ CMSEC
 - TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
 - CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 - WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
 - CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
 - REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

1 C601 CONSTRUCTION ENTRANCE DETAIL N.T.S.

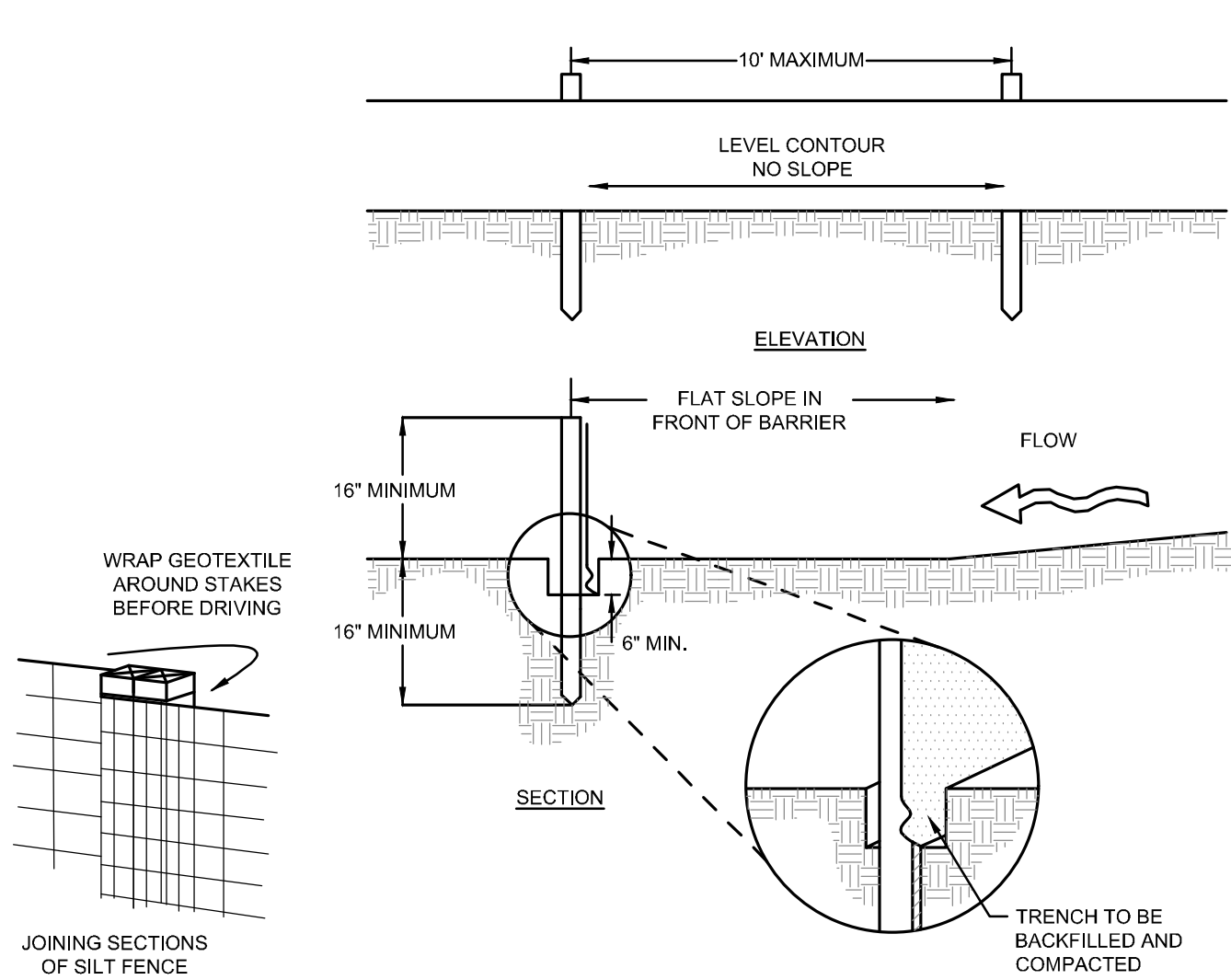


MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4832	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4832	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3007 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355		60
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	1 MIN/IN (GAL/MIN/FT)	5607 (145)
PERMITTIVITY	ASTM D 4491	SEC"	2.1

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

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

2 C601 DANDY BAG DETAIL N.T.S.



- NOTES:
- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 - ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 - ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
 - SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 - WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 - THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
 - THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACK-FILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
 - SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
 - MAINTENANCE—SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

- FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2.8X-2 IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
- SILT FENCE FABRIC - SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4832
MAXIMUM ELONGATION AT 60 LBS	20%	ASTM D 4832
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4533
APPARENT OPENING SIZE	< 0.08 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10 ⁻² SEC-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

3 C601 SILT FENCE DETAIL N.T.S.

SEAL:

NO. DATE DESCRIPTION
01 08-19-2022 CITY PLANNING SITE REVIEW

GATEWAY
CARWASH
CITY OF MONROE
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

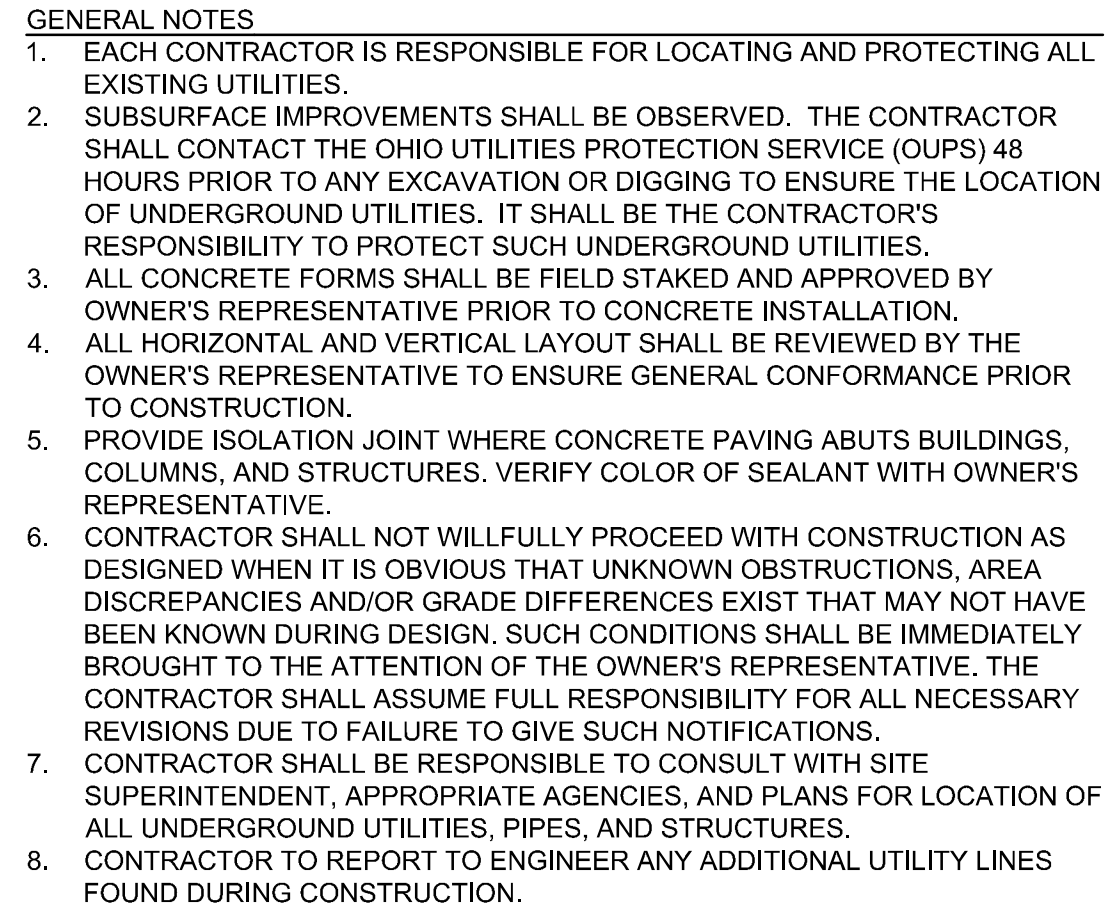
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DETAILS

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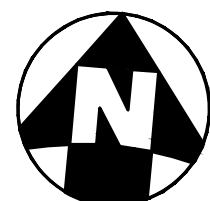


LEGEND	
	PROPERTY LINE
SURFACE ITEMS	
 	STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS
PLANT MATERIAL	
	DECIDUOUS TREE, TYP.
	SHRUBS, TYP.
	PERENNIALS & ORNAMENTAL GRASSES, TYP.
	EXISTING TREES TO REMAIN, PROTECT IN PLACE

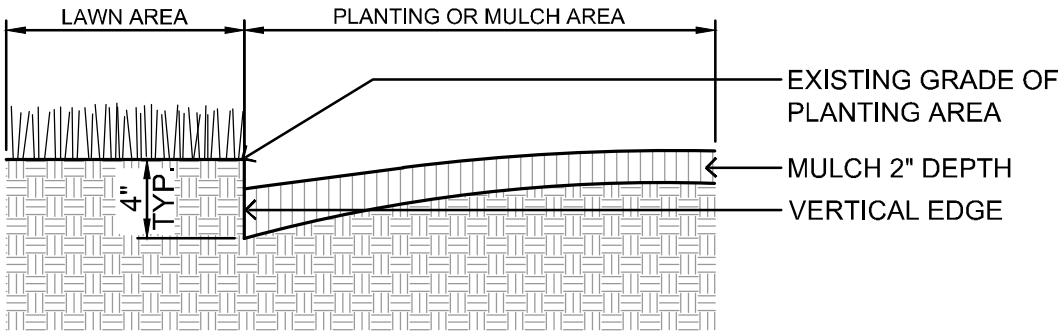
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE DECIDUOUS TREES:					
GLE TRI	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5' CAL.	B&B	SPACE PER PLAN
MEDIUM DECIDUOUS TREES:					
ACE FRE	ACER x FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2.5' CAL.	B&B	SPACE PER PLAN
GIN BIL	GINKGO BILBOA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5' CAL.	B&B	SPACE PER PLAN
ULM FRO	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5' CAL.	B&B	SPACE PER PLAN
SMALL DECIDUOUS TREES:					
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	2' CAL.	B&B	SPACE PER PLAN
SYR RET	SYRINGA RETICULATA	JAPANESE TREE LILAC	2' CAL.	B&B	SPACE PER PLAN
EVERGREEN SHRUBS:					
CHA PIS	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLD MOP CYPRESS	36" HT. MIN.	CONT.	SPACE 4' O.C.
JUN CHI	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	36" HT. MIN.	B&B	SPACE 6' O.C.
TAX MED	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	36" HT. MIN.	B&B	SPACE 5' O.C.
DECIDUOUS SHRUBS:					
HYD PAN	HYDRANGEA PANICULATA 'LVOBO'	BOBO HYDRANGEA	12" HT. MIN.	CONT.	SPACE 4' O.C.
ITE VIR	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPICE	12" HT. MIN.	CONT.	SPACE 3' O.C.
RIB ALP	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT BUSH	12" HT. MIN.	CONT.	SPACE 3' O.C.
SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HT. MIN.	CONT.	SPACE 3' O.C.
SPI NIP	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	18" HT. MIN.	CONT.	SPACE 3' O.C.
VIB CAR	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREAN SPICE VIBURNUM	36" HT. MIN.	B&B	SPACE 5' O.C.
PERENNIALS:					
LIR MUS	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	#1	CONT.	SPACE 1.5' O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					



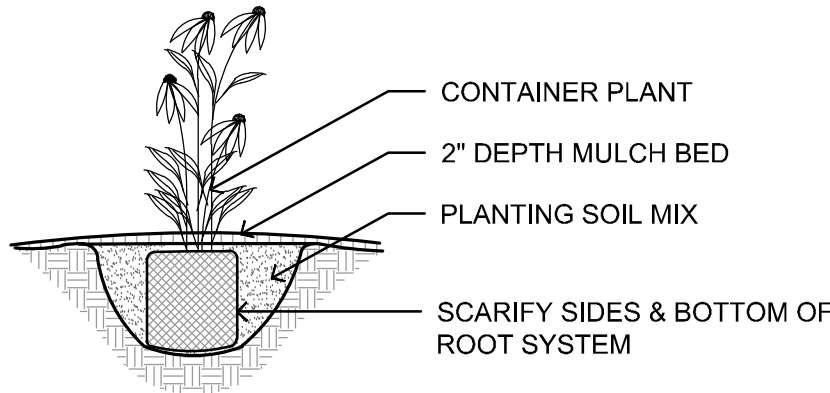
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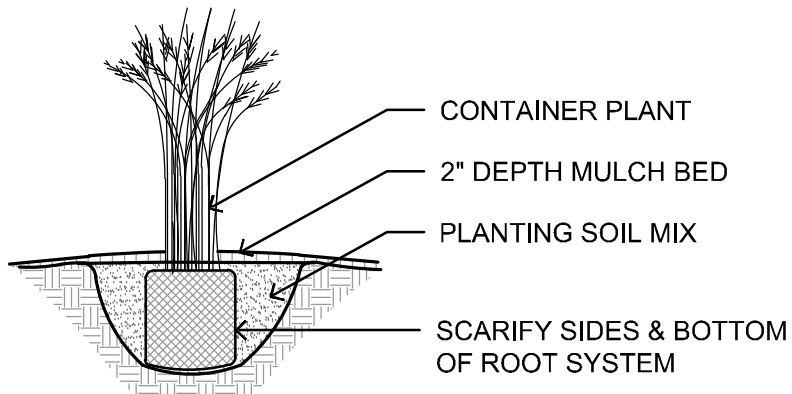
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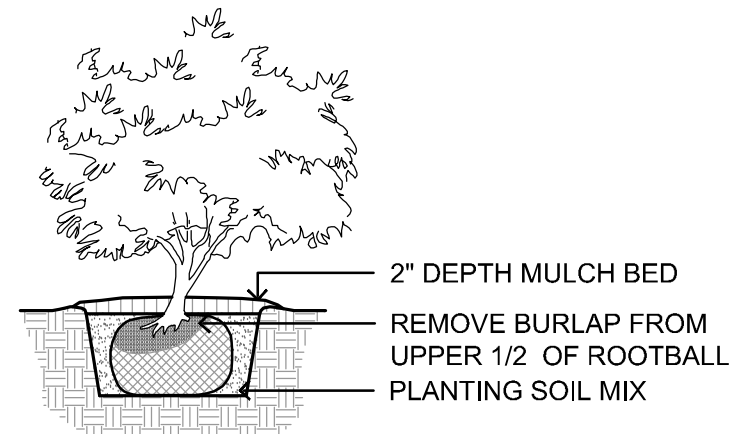
1 PLANTING BED EDGING DETAIL
N.T.S.



2 PERENNIAL PLANTING
N.T.S.



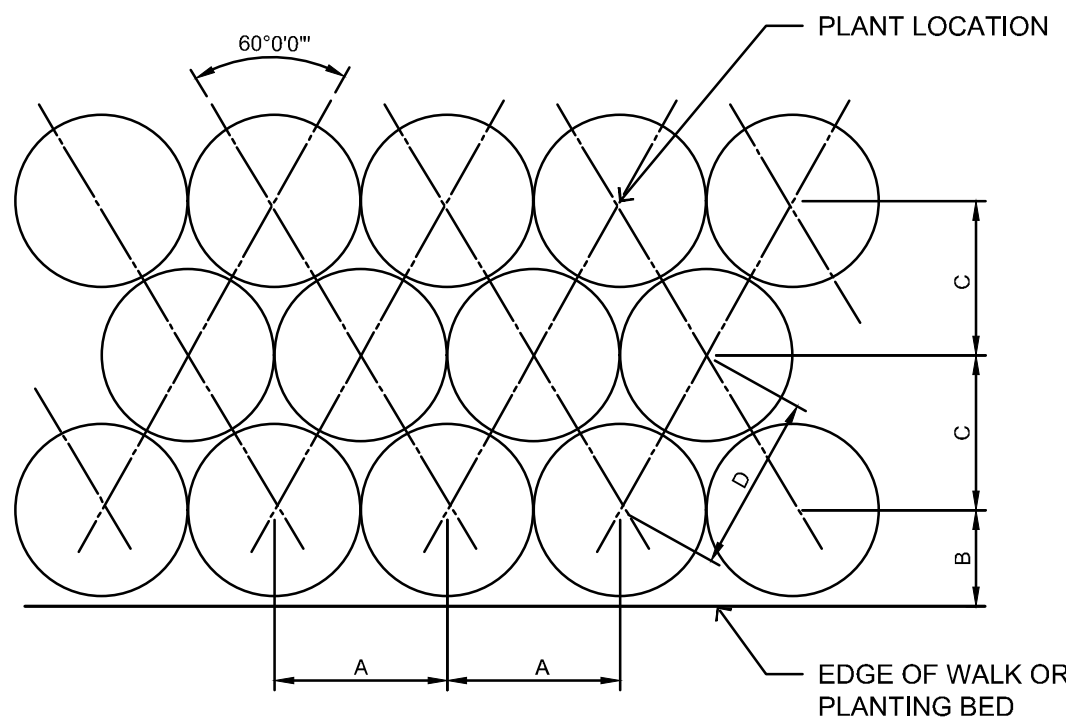
3 ORNAMENTAL GRASS PLANTING
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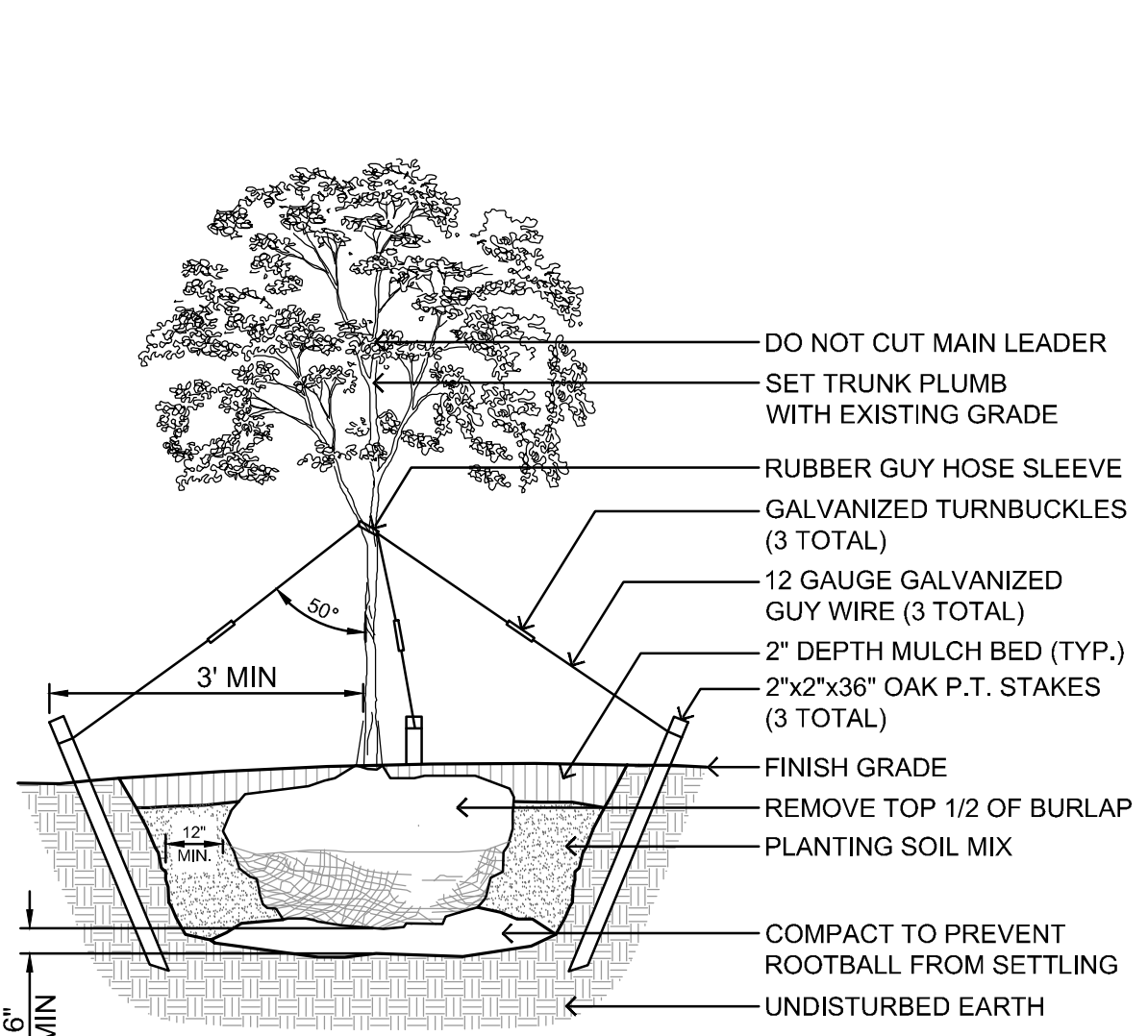
4 SHRUB PLANTING
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A = SPACING
B = SP/2
C = SP/1.2
D = SPACING

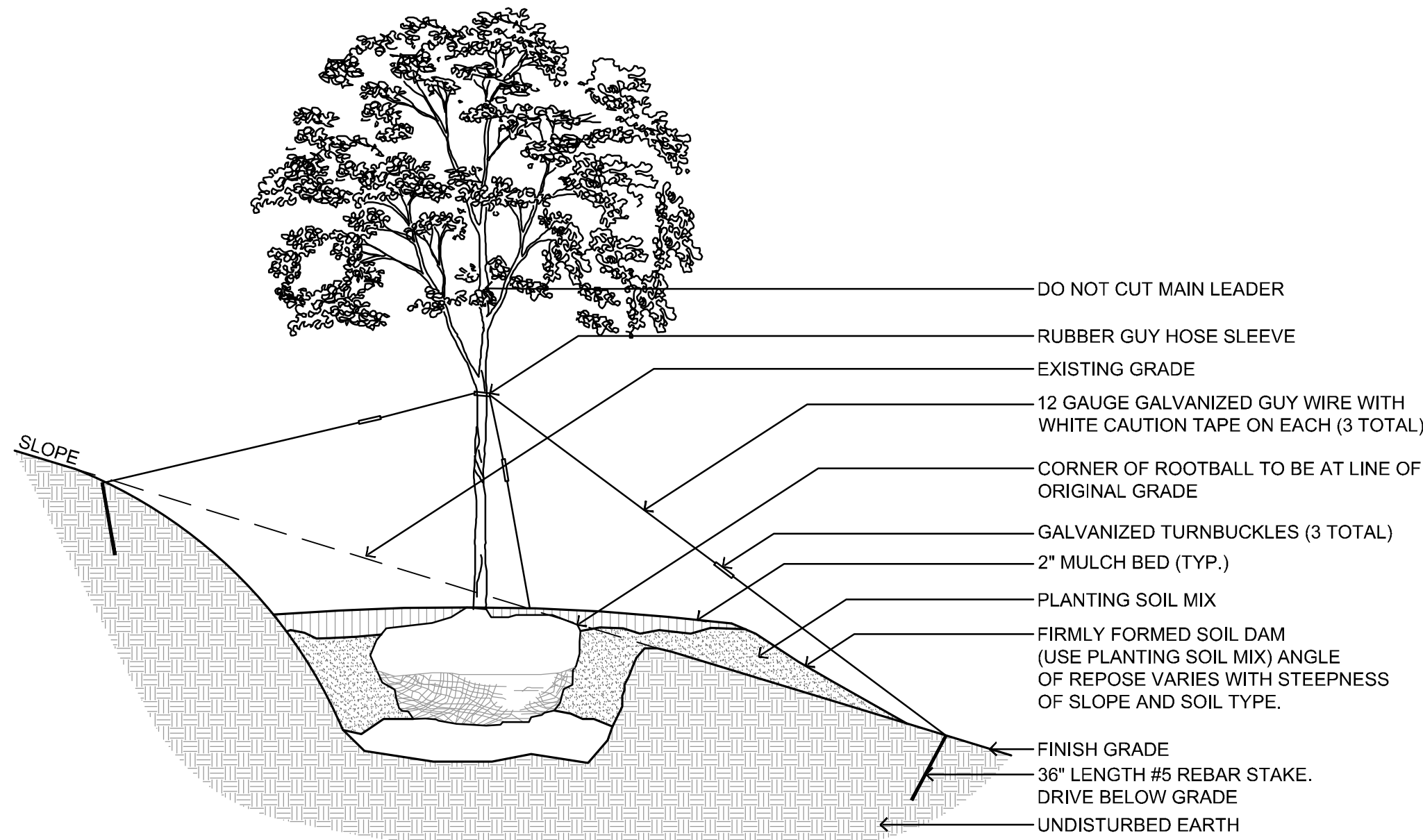


6 PERENNIAL SPACING
N.T.S.



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

5 DECIDUOUS TREE PLANTING
N.T.S.



- NOTES:
1. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

7 DECIDUOUS TREE PLANTING ON A SLOPE
N.T.S.

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-362-2164 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



SEAL:

NOT FOR CONSTRUCTION

NO. DATE DESCRIPTION
01 09-19-2022 CITY PLANNING SITE REVIEW

GATEWAY CARWASH
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.065
DATE: 09-19-2022
SCALE:

SHEET NAME:

LANDSCAPE DETAILS

SHEET NO.

L101

PLANTS SPECIFICATION DEFINITIONS

1. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.
2. BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH A BALL SIZE NOT LESS THAN 10 INCHES IN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED; WRAPPED WITH BURLAP, TIED, RIGIDLY SUPPORTED, AND DRUM LACED WITH TWINE WITH THE ROOT FLARE VISIBLE AT THE SURFACE OF THE BALL AS RECOMMENDED BY ANSI Z60.1.
3. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED.
4. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
5. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLEING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDE SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT. SOME SOURCES CLASSIFY HERBICIDES SEPARATELY FROM PESTICIDES.
6. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
7. PLANTING AREA: AREAS TO BE PLANTED.
8. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.
9. PLANT: PLANTS; PLANT MATERIALS: THESE TERMS REFER TO VEGETATION IN GENERAL, INCLUDING TREES, SHRUBS, VINES, GROUND COVERS, ORNAMENTAL GRASSES, BULBS, CORMS, TUBERS, OR HERBACEOUS VEGETATION.
10. ROOT FLARE: ALSO CALLED "TRUNK FLARE," THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.
11. STEM GIRDLING ROOTS: ROOTS THAT ENCIROLE THE STEMS (TRUNKS) OF TREES BELOW THE SOIL SURFACE.
12. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

COORDINATION

COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.

1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

ACTION SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

1. PLANT PHOTOGRAPHS: INCLUDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN 20 PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF THREE PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF THE GROWING NURSERY.
2. SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:
 - a. ORGANIC MULCH: 1-QUART VOLUME OF EACH ORGANIC MULCH REQUIRED; IN SEALED PLASTIC BAGS LABELED WITH COMPOSITION OF MATERIALS BY PERCENTAGE OF WEIGHT AND SOURCE OF MULCH. EACH SAMPLE SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE FURNISHED; PROVIDE AN ACCURATE REPRESENTATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP.
 - b. SLOW-RELEASE, TREE-WATERING DEVICE: ONE UNIT OF EACH SIZE REQUIRED.

INFORMATIONAL SUBMITTALS

1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER, INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY INSTALLER DEMONSTRATING INSTALLER'S CAPABILITIES AND EXPERIENCE. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF OWNERS' CONTACT PERSONS.
2. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
 - a. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
 - b. ANALYSIS OF OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
2. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
3. SAMPLE WARRANTY: FOR SPECIAL WARRANTY.

CLOSEOUT SUBMITTALS

1. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.

1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDSCAPE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN SECTION "QUALITY REQUIREMENTS."
3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCAPE NETWORK:
 - a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR LANDSCAPES
 - b. LANDSCAPE INDUSTRY CERTIFIED HORTICULTURAL TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1.

MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.

1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER-GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD. DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.
2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.

PLANT MATERIAL OBSERVATION: ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

1. NOTIFY ARCHITECT OF SOURCES OF PLANTING MATERIALS SEVEN DAYS IN ADVANCE OF DELIVERY TO SITE.

DELIVERY, STORAGE, AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.

BULK MATERIALS:

1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

HANDLE PLANTING STOCK BY ROOT BALL.

WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

1. ACCEPTABLE MATERIAL: PLANTING STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

FIELD CONDITIONS

FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS, COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: MARCH 15 TO JUNE 1.
2. FALL PLANTING: SEPTEMBER 1 TO NOVEMBER 1.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS ARE SUITABLE FOR PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

WARRANTY

SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLIGENCE BY OWNER.
 - b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
 - c. FAULTY PERFORMANCE OF TREE STABILIZATION.
 - d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.

2. WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
 - a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
 - b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS..

3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:

- a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
- c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PLANT MATERIAL

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARINGS, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISTORTIONS, DEFOLIATIONS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER; OR WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.
2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.

PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

LABELING: LABEL EACH PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT.

IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

FERTILIZERS: REFER TO PLANTING SOIL SPECIFICATION.

MULCHES

ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:

1. TYPE: DOUBLE-SHREDDED HARDWOOD.
2. SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.
3. COLOR: NATURAL.

PESTICIDES

GENERAL: PESTICIDE REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.

POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

TREE-STABILIZATION MATERIALS

TRUNK-STABILIZATION MATERIALS:

1. UPRIGHT AND GUY STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2-BY-2-INCH NOMINAL BY LENGTH INDICATED, POINTED AT ONE END.
2. FLEXIBLE TIES: WIDE RUBBER OR ELASTIC BANDS OR STRAPS OF LENGTH REQUIRED TO REACH STAKES OR TURNBUCKLES.
3. GUYS AND THE WIRES: ASTM A 641/A 641M, CLASS 1, GALVANIZED-STEEL WIRE, TWO-STRAND, TWISTED, 0.108 INCH IN DIAMETER.
4. TREE-TIE WEBBING: UV-RESISTANT POLYPROPYLENE OR NYLON WEBBING WITH BRASS GROMMETS.
5. GUY CABLES: FIVE-STRAND, 3/16-INCH-DIAMETER, GALVANIZED-STEEL CABLE, WITH ZINC-COATED TURNBUCKLES, A MINIMUM OF 3 INCHES LONG, WITH TWO 3/8-INCH GALVANIZED EYEBOLTS.
6. FLAGS: STANDARD SURVEYOR'S PLASTIC FLAGGING TAPE, WHITE, 6 INCHES LONG.

SLOW-RELEASE WATERING DEVICE: STANDARD PRODUCT MANUFACTURED FOR DRIP IRRIGATION OF PLANTS AND EMPTYING ITS WATER CONTENTS OVER AN EXTENDED TIME PERIOD; MANUFACTURED FROM UV-LIGHT-STABILIZED NYLON-REINFORCED POLYETHYLENE SHEET, PVC, OR HOPE PLASTIC.

1. PRODUCT: TREEGATOR ORIGINAL SLOW RELEASE WATERING BAG
 - a. COLOR: GREEN.

MISCELLANEOUS PRODUCTS

BURLAP: NON-SYNTHETIC, BIODEGRADABLE.

EXAMINATION

EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL, OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. VERIFY THAT PLANTS AND VEHICLES LOADED WITH PLANTS CAN TRAVEL TO PLANTING LOCATIONS WITH ADEQUATE OVERHEAD CLEARANCE.
3. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.

IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PREPARATION

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

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

PLANTING AREA ESTABLISHMENT

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATIONS.

PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATION

BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

EXCAVATION FOR TREES AND SHRUBS

PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS.

1. EXCAVATE PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMOEAD OR SMOOTHED DURING EXCAVATION.
2. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED AND CONTAINER-GROWN STOCK.
3. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
4. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL, AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
5. MAINTAIN ANGLES OF REPOSE OF ADJACENT MATERIALS TO ENSURE STABILITY. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
6. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
7. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.

BACKFILL SOIL: SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS BACKFILL SOIL UNLESS OTHERWISE INDICATED.

OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

1. HARDPAN LAYER: DRILL 6-INCH-DIAMETER HOLES, 24 INCHES APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET, WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE, SHRUB, AND VINE PLANTING

INSPECTION: AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK, AFTER SOIL REMOVAL, TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.

ROOTS: REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.

BALLED AND BURLAPPED STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

1. BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
2. AFTER PLACING SOME BACKFILL AROUND ROOT BALL TO STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTLING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

CONTAINER-GROWN STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

1. BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
2. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

SLOPES: WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

MECHANIZED TREE-SPADE PLANTING

1. TREES MAY BE PLANTED WITH AN APPROVED MECHANIZED TREE SPADE AT THE DESIGNATED LOCATION; DO NOT USE TREE SPADE TO MOVE TREES LARGER THAN THE MAXIMUM SIZE ALLOWED FOR A SIMILAR FIELD-GROWN, BALLED-AND-BURLAPPED ROOT-BALL DIAMETER ACCORDING TO ANSI Z60.1, OR LARGER THAN MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER.
2. USE THE SAME TREE SPADE TO EXCAVATE THE PLANTING HOLE AS WILL BE USED TO EXTRACT AND TRANSPORT THE TREE.
3. WHEN EXTRACTING THE TREE, CENTER THE TRUNK WITHIN THE TREE SPADE AND MOVE TREE WITH A SOLID BALL OF EARTH.
4. CUT EXPOSED ROOTS CLEANLY DURING TRANSPLANTING OPERATIONS.
5. PLANT TREES FOLLOWING PROCEDURES IN "TREE, SHRUB, AND VINE PLANTING" ARTICLE.
6. WHERE POSSIBLE, ORIENT THE TREE IN THE SAME DIRECTION AS IN ITS ORIGINAL LOCATION.

TREE, SHRUB, AND VINE PRUNING

1. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
2. DO NOT APPLY PRUNING PAINT TO WOUNDS.

TREE STABILIZATION

TRUNK STABILIZATION BY STAKING AND GUYING: INSTALL TRUNK STABILIZATION AS FOLLOWS UNLESS OTHERWISE INDICATED ON DRAWINGS. STAKE AND GUY TREES MORE THAN 12 FEET IN HEIGHT AND MORE THAN 3 INCHES IN CALIPER UNLESS OTHERWISE INDICATED.

1. SITE-FABRICATED, STAKING-AND-GUYING METHOD: INSTALL NO FEWER THAN THREE GUYS SPACED EQUALLY AROUND TREE.
 - a. SECURELY ATTACH GUYS TO STAKES 36 INCHES LONG, DRIVEN TO GRADE. ADJUST SPACING TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. PROVIDE TURNBUCKLE FOR EACH GUY WIRE AND TIGHTEN SECURELY.
2. SUPPORT TREES WITH BANDS OF FLEXIBLE TIES AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO TURNBUCKLE. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
3. SUPPORT TREES WITH GUY CABLE OR MULTIPLE STRANDS OF TIE WIRE, CONNECTED TO THE BRASS GROMMETS OF TREE-TIE WEBBING AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO TURNBUCKLE. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
4. ATTACH FLAGS TO EACH GUY WIRE, 30 INCHES ABOVE FINISH GRADE.

GROUND COVER AND PLANT PLANTING

1. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING.
2. USE PLANTING SOIL PER PLANTING SOIL SPECIFICATION FOR BACKFILL.
3. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
4. FOR ROOTED CUTTING PLANTS SUPPLIED IN FLATS, PLANT EACH IN A MANNER THAT MINIMALLY DISTURBS THE ROOT SYSTEM BUT TO A DEPTH NOT LESS THAN TWO NODES.
5. WORK SOIL AROUND PLANTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
6. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
7. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

PLANTING AREA MULCHING

MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.

1. TREES IN TURF AREAS: APPLY ORGANIC MULCH RING OF 2-INCH AVERAGE THICKNESS, WITH 18-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH AVERAGE THICKNESS OF ORGANIC MULCH OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

INSTALLING SLOW-RELEASE WATERING DEVICE

1. PROVIDE ONE DEVICE FOR EACH TREE.
2. PLACE DEVICE ON TOP OF THE MULCH AT BASE OF TREE STEM AND FILL WITH WATER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

PLANT MAINTENANCE

1. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTling TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
2. FILL IN, AS NECESSARY, SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
3. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHEN POSSIBLE TO MINIMIZE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

PESTICIDE APPLICATION

1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
2. PRE-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
3. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

REPAIR AND REPLACEMENT

GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

1. SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.
2. PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF APPROVED.
3. REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT.

REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION BEFORE THE END OF THE CORRECTIONS PERIOD OR ARE DAMAGED DURING CONSTRUCTION OPERATIONS THAT ARCHITECT DETERMINES ARE INC

TURF AND GRASSES SPECIFICATION

DEFINITIONS
1. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
2. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.
3. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
4. PLANTING SOIL: EXISTING, ON-SITE SOIL, IMPORTED SOIL, OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH. SEE SECTION 329113 "SOIL PREPARATION."
5. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

PREINSTALLATION MEETINGS: PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

SUBMITTALS
1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER.
2. CERTIFICATION OF GRASS SEED: FROM SEED VENDOR FOR EACH GRASS-SEED MONOSTAND OR MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.
3. CERTIFICATION OF EACH SEED MIXTURE FOR TURFGRASS SOD. INCLUDE IDENTIFICATION OF SOURCE AND NAME AND TELEPHONE NUMBER OF SUPPLIER.
4. PRODUCT CERTIFICATES: FOR FERTILIZERS, FROM MANUFACTURER.
5. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
6. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF TURF DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL TURF ESTABLISHMENT.
1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDCARE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN TURF INSTALLATION.
3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDCARE NETWORK:
a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.
b. LANDSCAPE INDUSTRY CERTIFIED LAWN CARE MANAGER.
c. LANDSCAPE INDUSTRY CERTIFIED LAWN CARE TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

DELIVERY, STORAGE, AND HANDLING
SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

BULK MATERIALS:
1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

FIELD CONDITIONS
PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
1. SPRING PLANTING: MARCH 15 TO JUNE 1.
2. FALL PLANTING: AUGUST 15 TO OCTOBER 15.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEED
GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN, CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)
1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 5-10 PERCENT PERENNIAL RYEGRASS.
3. 5-10 PERCENT KENTUCKY BLUEGRASS.

TURFGRASS SPECIES: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN, CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)
1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 10-20 PERCENT KENTUCKY BLUEGRASS.

FERTILIZERS
1. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF QUICK RELEASE NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.
2. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF A MINIMUM OF 50 PERCENT WATER-INSOLUBLE NITROGEN OR COATED NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.

MULCHES
1. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

PESTICIDES
GENERAL: PESTICIDE, REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
1. PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.
2. POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

EROSION-CONTROL MATERIALS
1. EROSION-CONTROL BLANKETS: BIODEGRADABLE WOOD EXCELSIOR, STRAW, OR COCONUT-FIBER MAT ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.
2. EROSION-CONTROL FIBER MESH: BIODEGRADABLE BURLAP OR SPUN-COIR MESH, A MINIMUM OF 0.92 LB/SQ. YD. WITH 50 TO 65 PERCENT OPEN AREA. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.

EXAMINATION
EXAMINE AREAS TO BE PLANTED FOR COMPLIANCE WITH REQUIREMENTS AND OTHER CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.
1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
3. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
5. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PREPARATION
1. PROTECT STRUCTURES; UTILITIES; SIDEWALKS; PAVEMENTS; AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
2. PROTECT ADJACENT AND ADJOINING AREAS FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY.
3. PROTECT GRADE STAKES SET BY OTHERS UNTIL DIRECTED TO REMOVE THEM.
4. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

TURF AREA PREPARATION
GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.
1. PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

2. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL. BEFORE PLANTING, OBTAIN FIELD ENGINEER'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
3. BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

PREPARATION FOR EROSION-CONTROL MATERIALS
1. PREPARE AREA AS SPECIFIED ABOVE.
2. FOR EROSION-CONTROL BLANKET OR MESH, INSTALL FROM TOP OF SLOPE, WORKING DOWNWARD, AND AS RECOMMENDED BY MATERIAL MANUFACTURER FOR SITE CONDITIONS. FASTEN AS RECOMMENDED BY MATERIAL MANUFACTURER.
3. MOISTEN PREPARED AREA BEFORE PLANTING IF SURFACE IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

SEEDING
1. SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH.
a. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
b. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
c. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
2. SOW SEED AT A TOTAL RATE OF 6 TO 8 LB/1000 SQ. FT..
3. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
4. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET 1-1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
a. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
6. OVERSEED TURF AREA EIGHT (8) WEEKS AFTER INITIAL SEEDING OPERATION AT A RATE OF 5 LBS/1000 SQ. FT., IF INITIAL SEEDING HAS NOT PROVIDED A MINIMUM OF 90% COVERAGE OVER ANY 10 SQ. FT., OR IF BARE AREAS GREATER THE 5 B Y 5 INCHES ARE PRESENT.

TURF RENOVATION
1. RENOVATE EXISTING TURF WHERE INDICATED.
2. RENOVATE TURF DAMAGED BY CONTRACTOR'S OPERATIONS, SUCH AS STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF VEHICLES.
a. REESTABLISH TURF WHERE SETTLEMENT OR WASHOUTS OCCUR OR WHERE MINOR REGRADING IS REQUIRED.
b. INSTALL NEW PLANTING SOIL AS REQUIRED.

3. REMOVE SOD AND VEGETATION FROM DISEASED OR UNSATISFACTORY TURF AREAS; DO NOT BURY IN SOIL.
4. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS, SUCH AS OIL DRIPPINGS, FUEL SPILLS, STONES, GRAVEL, AND OTHER CONSTRUCTION MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, AND REPLACE WITH NEW PLANTING SOIL.
5. MOW, DETATCH, CORE ERATE, AND RAKE EXISTING TURF.
6. REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE EXTENSIVE, APPLY SELECTIVE HERBICIDES AS REQUIRED. DO NOT USE PRE-EMERGENCE HERBICIDES.
7. REMOVE WASTE AND FOREIGN MATERIALS, INCLUDING WEEDS, SOIL CORES, GRASS, VEGETATION, AND TURF, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
8. TILL STRIPPED, BARE, AND COMPACTED AREAS THOROUGHLY TO A SOIL DEPTH OF 6 INCHES.
9. APPLY INITIAL FERTILIZER REQUIRED FOR ESTABLISHING NEW TURF AND MIX THOROUGHLY INTO TOP 4 INCHES OF EXISTING SOIL. INSTALL NEW PLANTING SOIL TO FILL LOW SPOTS AND MEET FINISH GRADES.
a. INITIAL FERTILIZER: COMMERCIAL FERTILIZER APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW TURF.
11. WATER NEWLY PLANTED AREAS AND KEEP MOIST UNTIL NEW TURF IS ESTABLISHED.

TURF MAINTENANCE
GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
1. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
2. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
3. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.

1. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
2. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.

MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INTIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INTIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT:
1. MOW TURF TO A HEIGHT OF 2 TO 3 INCHES.

TURF POST-FERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.
1. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.
2. SECOND APPLICATION FERTILIZER: APPLY SIX (6) WEEKS AFTER SEEDING OPERATIONS. PROVIDE A HIGH NITROGEN SLOW RELEASE FERTILIZER WITH AN ANALYSIS OF 30-5-10 OR SIMILAR. APPLY AT A RATE TO PROVIDE ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.

SATISFACTORY TURF
TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT:
1. SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.

USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

PESTICIDE APPLICATION
1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
2. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

CLEANUP AND PROTECTION
1. PROMPTLY REMOVE SOIL AND DEBRIS CREATED BY TURF WORK FROM PAVED AREAS. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.

2. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. ERECT TEMPORARY FENCING OR BARRICADES AND WARNING SIGNS AS REQUIRED TO PROTECT NEWLY PLANTED AREAS FROM TRAFFIC. MAINTAIN FENCING AND BARRICADES THROUGHOUT INITIAL MAINTENANCE PERIOD AND REMOVE AFTER PLANTINGS ARE ESTABLISHED.
4. REMOVE NONDEGRADABLE EROSION-CONTROL MEASURES AFTER GRASS ESTABLISHMENT PERIOD.

MAINTENANCE SERVICE
TURF MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "TURF MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE TURF IS ESTABLISHED, BUT FOR NOT LESS THAN THE FOLLOWING PERIODS:
1. SEEDED TURF: 90 DAYS FROM DATE OF [PLANTING COMPLETION] [SUBSTANTIAL COMPLETION].
a. WHEN INITIAL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF TURF IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.



THE
KLEINGERS
GROUP

CVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45389
513.770.7651

SEAL:

NOT FOR CONSTRUCTION

NO. DATE DESCRIPTION
01 09-19-2022 CITY PLANNING SITE REVIEW

**GATEWAY
CARWASH**
CITY OF MONROE
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070603.065
DATE: 09-19-2022
SCALE:

SHEET NAME:

**LANDSCAPE
SPECIFICATIONS**

SHEET NO.

L103

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPIATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-362-2164 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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- SITE LIGHTING GENERAL NOTES:**
1. TIME-SWITCH CONTROL SHALL PROVIDE THE FOLLOWING FUNCTIONS:
 - 1.1. CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK.
 - 1.2. CAPABLE OF INCORPORATING AN AUTOMATIC HOLIDAY SETBACK FEATURE.
 - 1.3. BACKUP CAPABILITIES THAT PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS FOR NOT LESS THAN 10 HOURS, IF POWER IS INTERRUPTED.
 2. SEE SHEET SL-1.2 FOR LIGHTING SCHEDULES, CUTSHEETS, AND POLE BASE DETAIL.

NO.	DATE	DESCRIPTION
1	04/20/22	ISSUED FOR PERMIT
2	04/20/22	ISSUED FOR PERMIT
3	04/20/22	ISSUED FOR PERMIT
4	04/20/22	ISSUED FOR PERMIT
5	04/20/22	ISSUED FOR PERMIT
6	04/20/22	ISSUED FOR PERMIT
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18	04/20/22	ISSUED FOR PERMIT
19	04/20/22	ISSUED FOR PERMIT
20	04/20/22	ISSUED FOR PERMIT

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DONALD H. STONEBURG
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PROFESSIONAL ENGINEER
09/19/22

CONSULTANT

STAMP:

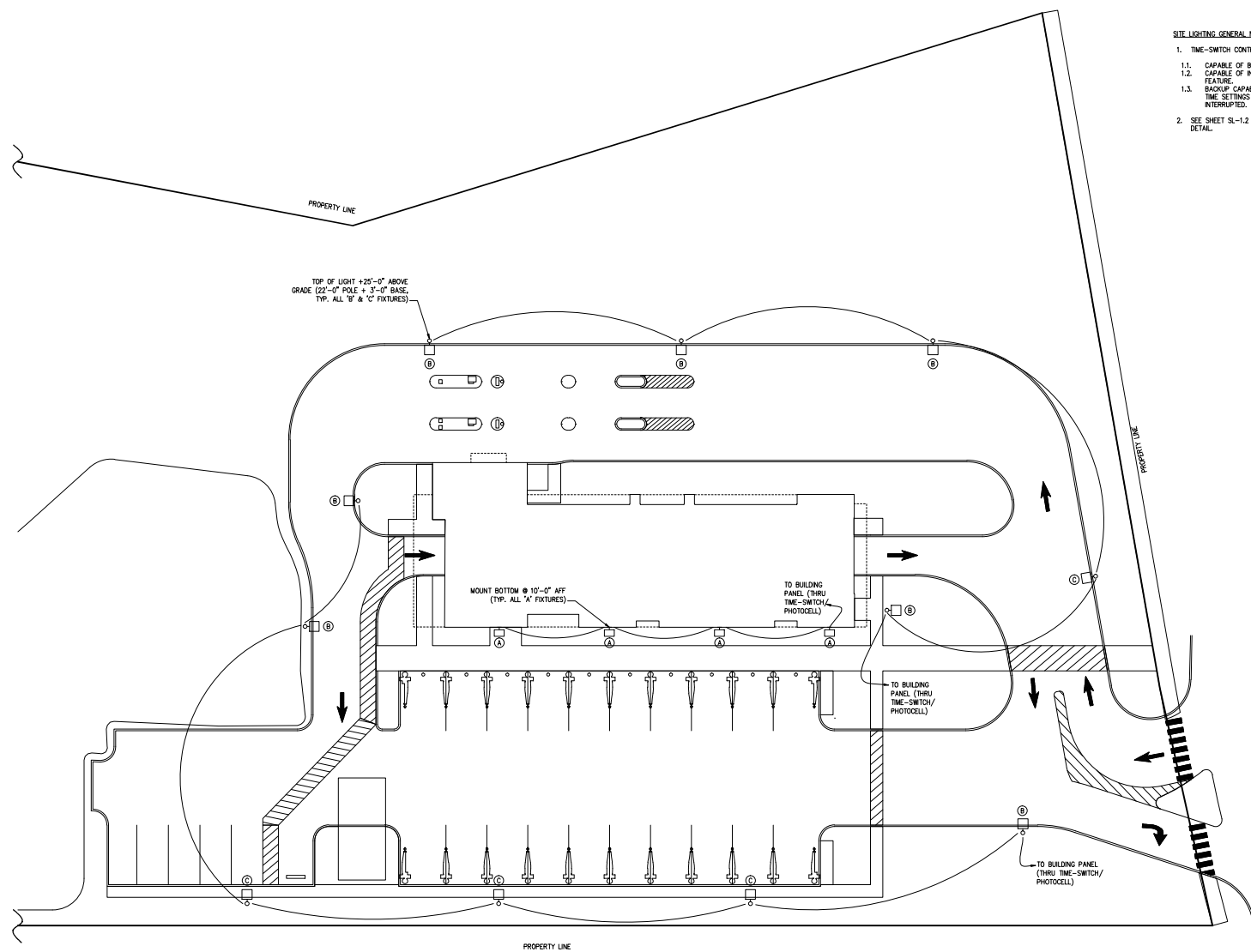
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Drawings for:
Gateway Car Wash
SW Corner of SR 43 & Colchany Blvd.
Monroe, Ohio 45050

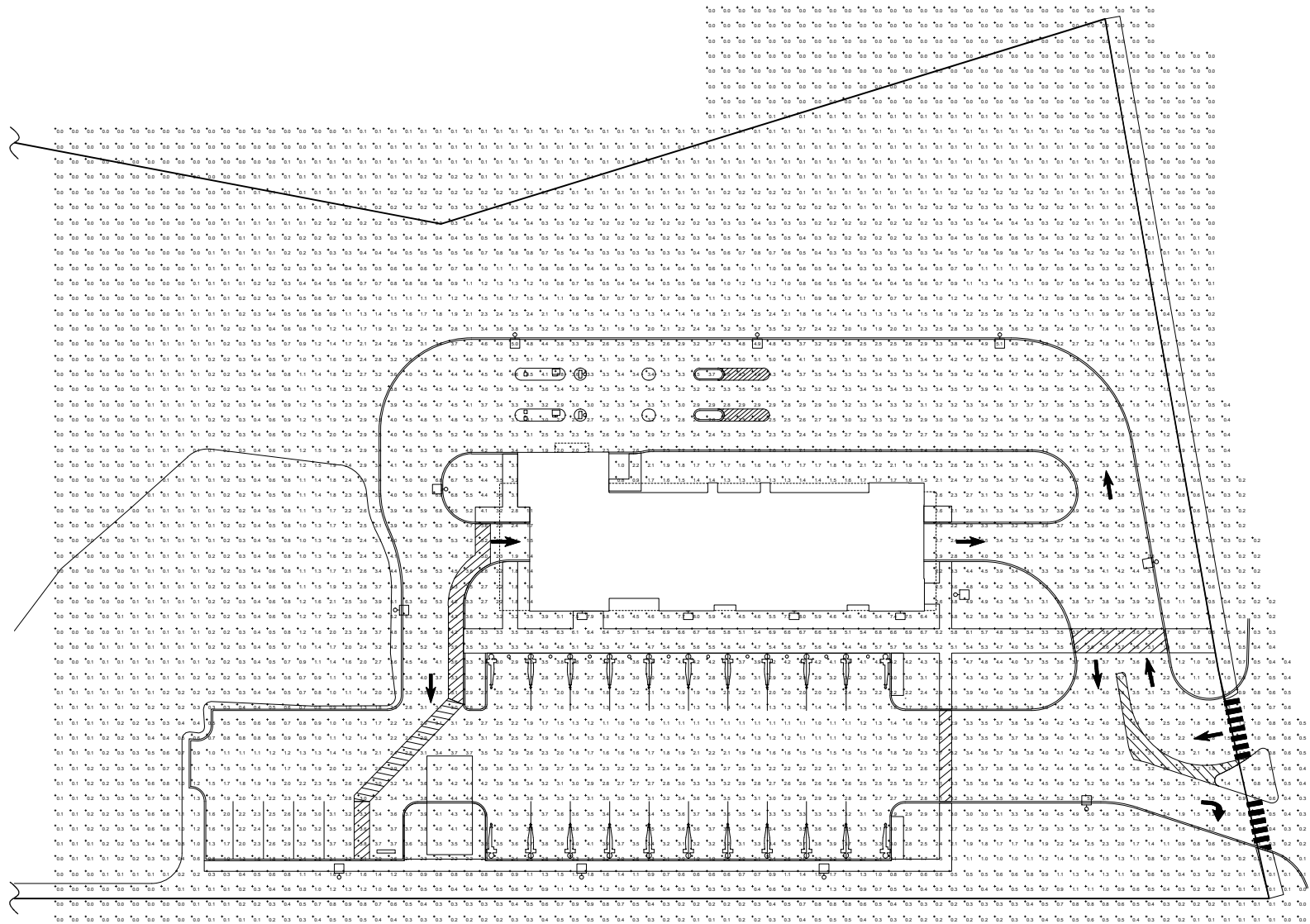
SHEET TITLE:
Site Lighting Plan - Layout

PROJECT NUMBER: 22-1013
REVISION: AS NOTED
SCALE: AS NOTED
PLOT DATE: 04/20/22
DRAWN BY: IBT

SHEET:
SL-1.0



A
SITE LIGHTING PLAN - LAYOUT
SL-1.0
SCALE: 1/16" = 1'-0"



A
SL-1.1
SITE LIGHTING PLAN - PHOTOMETRICS
SCALE: 1/16" = 1'-0"

VACUUM AREA PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.6
MAXIMUM FOOT-CANDLES	4.3
MINIMUM FOOT-CANDLES	1.0
MAX. TO MIN. FOOT-CANDLES RATIO	4.3 : 1
AVER. TO MIN. FOOT-CANDLES RATIO	2.6 : 1

NOTE: LIGHT LOSS FACTOR OF 1.0

SIDEWALK PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	3.4
MAXIMUM FOOT-CANDLES	7.1
MINIMUM FOOT-CANDLES	0.4
MAX. TO MIN. FOOT-CANDLES RATIO	17.8 : 1
AVER. TO MIN. FOOT-CANDLES RATIO	8.5 : 1

NOTE: LIGHT LOSS FACTOR OF 1.0

PAYSTATION AREA PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	3.1
MAXIMUM FOOT-CANDLES	6.2
MINIMUM FOOT-CANDLES	1.9
MAX. TO MIN. FOOT-CANDLES RATIO	2.7 : 1
AVER. TO MIN. FOOT-CANDLES RATIO	1.6 : 1

NOTE: LIGHT LOSS FACTOR OF 1.0

DRIVEWAY/PARKING PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	3.4
MAXIMUM FOOT-CANDLES	7.0
MINIMUM FOOT-CANDLES	0.3
MAX. TO MIN. FOOT-CANDLES RATIO	23.3 : 1
AVER. TO MIN. FOOT-CANDLES RATIO	11.3 : 1

NOTE: LIGHT LOSS FACTOR OF 1.0

NOTES: THIS DOCUMENT INCLUDES DIRECT WHITE LIGHTING. CONSULT WITH THE DESIGNER FOR ANY CHANGES TO THE LIGHTING PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR THE LIGHTING PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR THE LIGHTING PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR THE LIGHTING PLAN.

DATE	DESCRIPTION
01/10/22	REVISED THE PLAN

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Phone: 270-796-3052
Fax: 270-842-3102

STAMP:
STATE OF OHIO
DONALD H. STONEBURG
E-65298
PROFESSIONAL ENGINEER
09/19/22

CONSULTANT

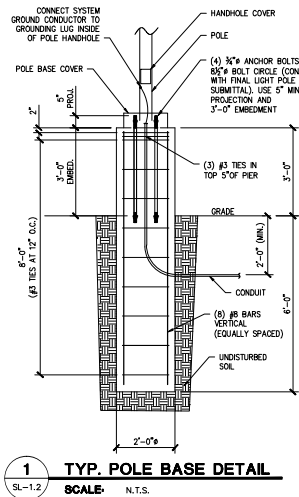
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PROJECT NUMBER:
22-1033
REVISION:
SCALE:
AS NOTED
PLOT DATE:
04/20/22
DRAWN BY:
IBT

Gateway Car Wash
SW Corner of SR 43 & Gateway Blvd
Marion, Ohio 45050

SHEET TITLE:
Site Lighting Plan
- Photometrics

SHEET:
SL-1.1



1 TYP. POLE BASE DETAIL
SCALE: N.T.S.



D-Series

Specifications

Width: 12.5" (318 mm)
Depth: 10" (254 mm)
Height: 6.3" (160 mm)

D-Series Size 1 LED Wall Luminaire

Back Box (BBW, E20WC)

Width: 13.3" (338 mm)
Depth: 10" (254 mm)
Height: 6.3" (160 mm)

Ordering Information

Series	Color	Beam Spread	Color Temperature	Beam Angle	Mounting	Control Options
DSXW1 LED	10K	100°	3000K	125°	1/2" x 1/2" (12.5" x 12.5")	Shaped installed
DSXW1 LED	10K	100°	3000K	125°	1/2" x 1/2" (12.5" x 12.5")	Shaped installed

2 LIGHT FIXTURE 'A' CUTSHEET
SCALE: N.T.S.



RSX1 LED

Specifications

Width: 12.5" (318 mm)
Depth: 10" (254 mm)
Height: 6.3" (160 mm)

RSX1 LED Area Luminaire

Ordering Information

Series	Color	Beam Spread	Color Temperature	Beam Angle	Mounting	Control Options
RSX1 LED	10K	100°	3000K	125°	1/2" x 1/2" (12.5" x 12.5")	Shaped installed
RSX1 LED	10K	100°	3000K	125°	1/2" x 1/2" (12.5" x 12.5")	Shaped installed

3 LIGHT FIXTURE 'B' AND 'C' CUTSHEET
SCALE: N.T.S.

Fixture ID	MANUFACTURER	MODEL	LAMPS (TYPE/WATTS/TEMP)	DESCRIPTION	PROVIDED BY / INSTALLED BY
A	LITHONIA	DSXW1 LED 20C 240-50K 13M 18WV	LED / 18WV / 5000K	LED WALL PACK (NIGHTTIME FRIENDLY) 10" x 4" A.I.F.	GC/ GC
B	LITHONIA	RSX1 LED P4 50K R3 MVOLT SPA	LED / 134W / 5000K	LED 25'-0" (22'-0" POLE + 3'-0" BASE) PARKING LOT POLE LIGHT	GC/ GC
C	LITHONIA	RSX1 LED P4 50K R3 MVOLT SPA HS	LED / 134W / 5000K	LED 25'-0" (22'-0" POLE + 3'-0" BASE) PARKING LOT POLE LIGHT W/ HOUSE SIDE SHIELD	GC/ GC

MW = MODERN WASH (PROVIDES LIGHTING FIXTURES, MOUNTING HARDWARE, CONNECTING/JUMPER CABLES, AND POWER SUPPLY)
CF = CONTRACTOR

NOTE: THIS DOCUMENT INCLUDES SUBJECT MATTER. CONSULT CONTRACTOR AT THE DRAWING, CHECK FOR ANY CHANGES, AND MAKE SURE ALL INFORMATION IS CORRECT. ANY INFORMATION CHANGES SHOULD BE MADE BEFORE THE PROJECT STARTS. ANY INFORMATION CHANGES SHOULD BE MADE BEFORE THE PROJECT STARTS.

NO.	DATE	DESCRIPTION
1	04/20/22	FOR CONSTRUCTION

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CONSULTANT

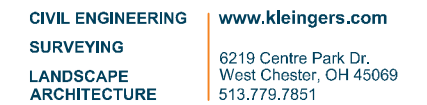
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Drawings for:
Gateway Car Wash
SW Corner of SR 43 & Gateway Blvd
Monroe, Ohio 45050

PROJECT NUMBER: 22-1033
REVISION: 04/20/22
SCALE: AS NOTED
SHEET TITLE: Site Lighting
Cutsheets/Details

PROJECT NUMBER: 22-1033
REVISION: 04/20/22
SCALE: AS NOTED
SHEET TITLE: Site Lighting
Cutsheets/Details

PROJECT NUMBER: 22-1033
REVISION: 04/20/22
SCALE: AS NOTED
SHEET TITLE: Site Lighting
Cutsheets/Details



SEAL:

NO.	DATE	DESCRIPTION
01	09-19-2022	CITY PLANNING SITE REVIEW

PROJECT NO:	070803.065
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DATE: 09-19-2022

SCALE:

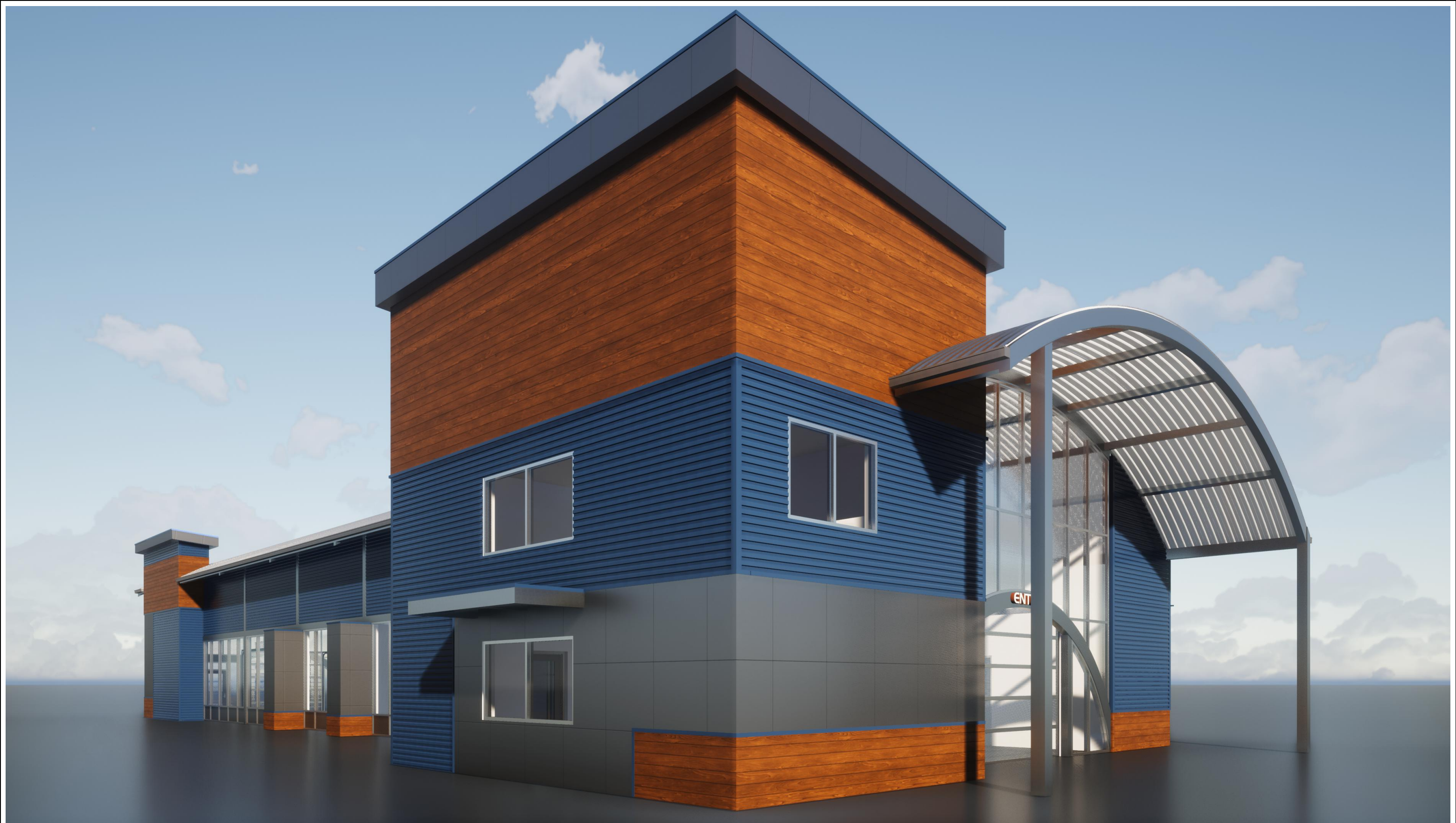


SHEET NAME:

AUTO-TURN ANALYSIS

SHEET NO.

1 OF 1



10/7/22

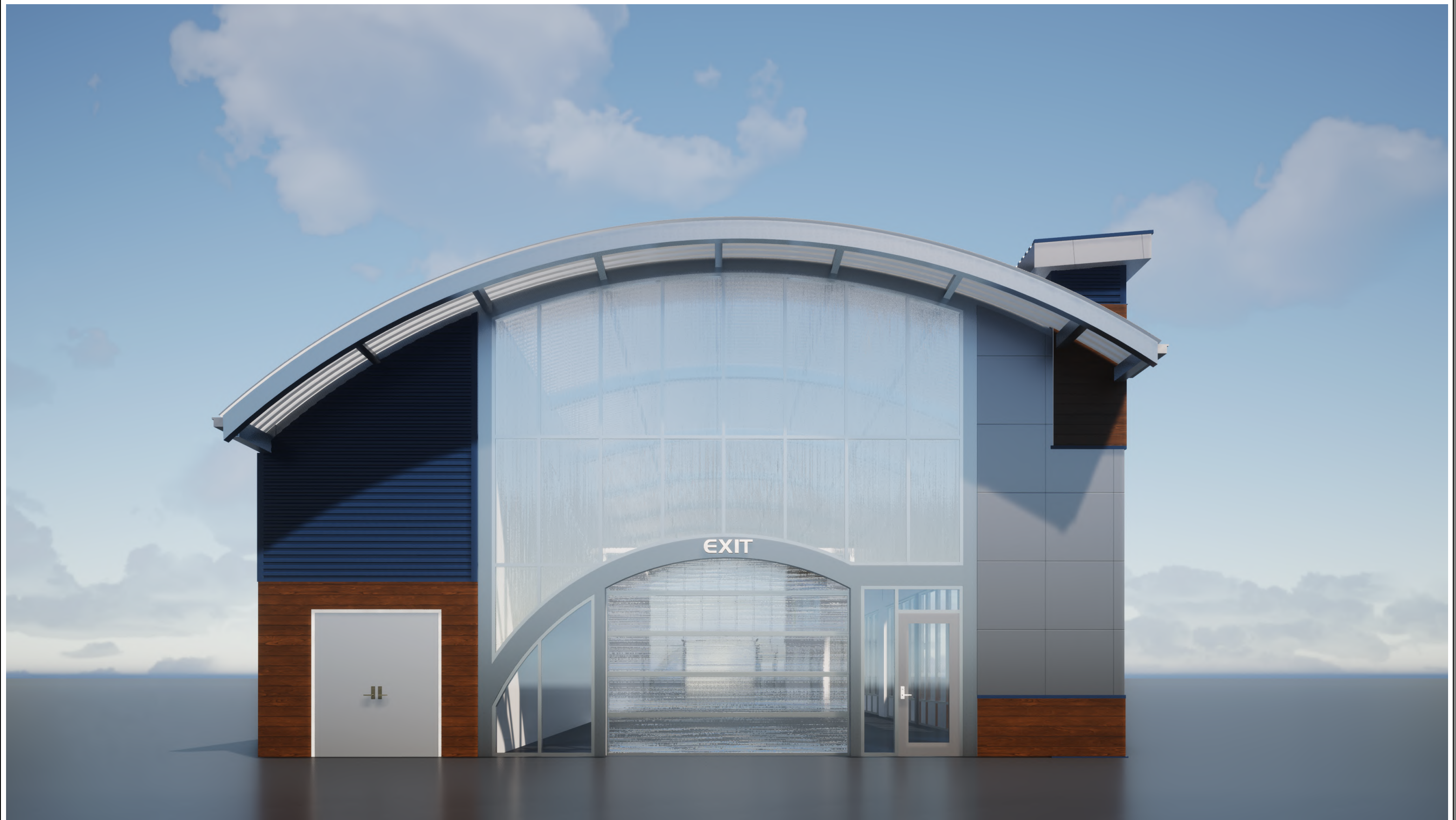
modernwash COPYRIGHT 2022

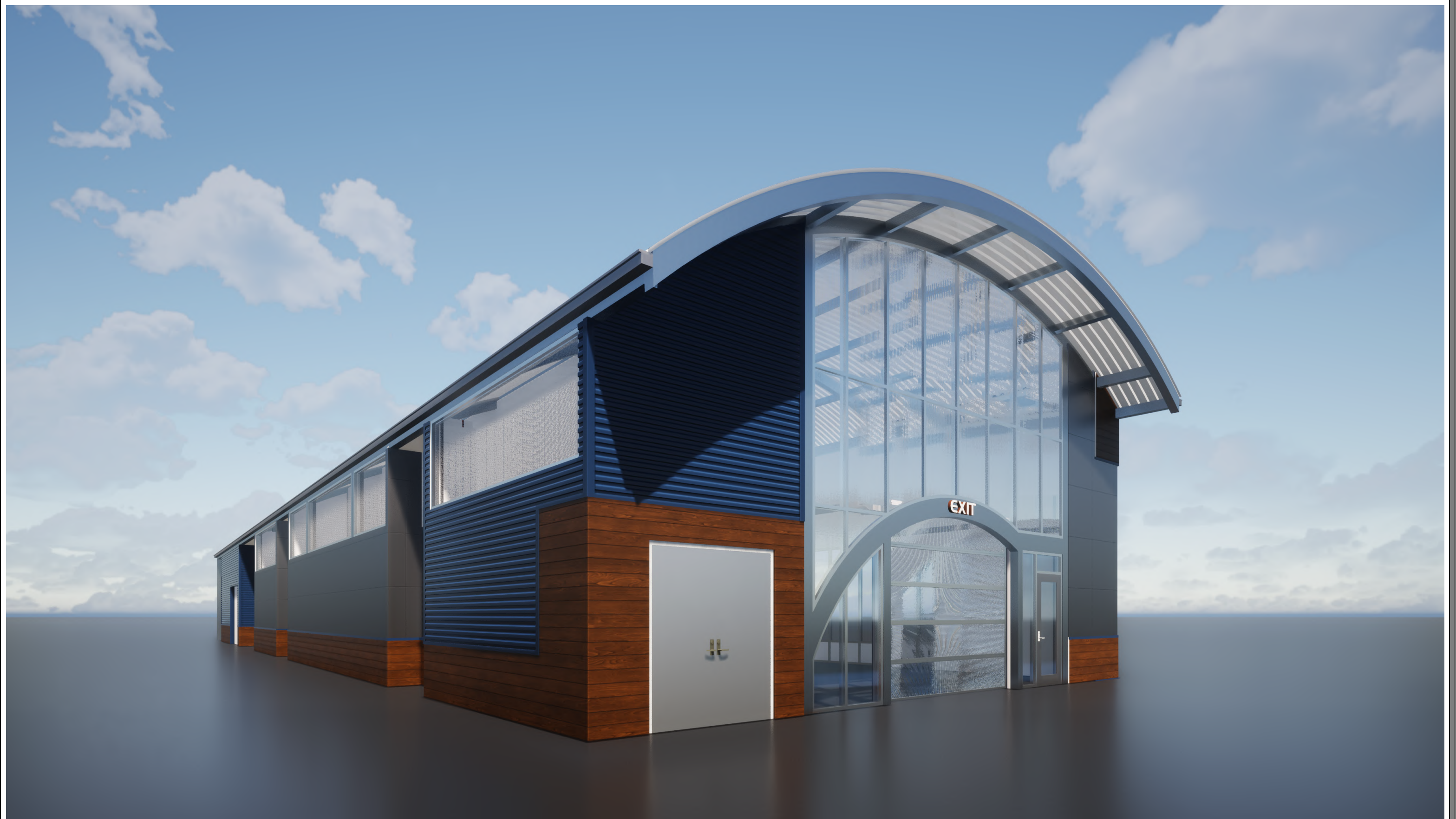
5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Nick Dobbs
Car Wash
Gateway Blvd & State Route 63
Monroe, Ohio

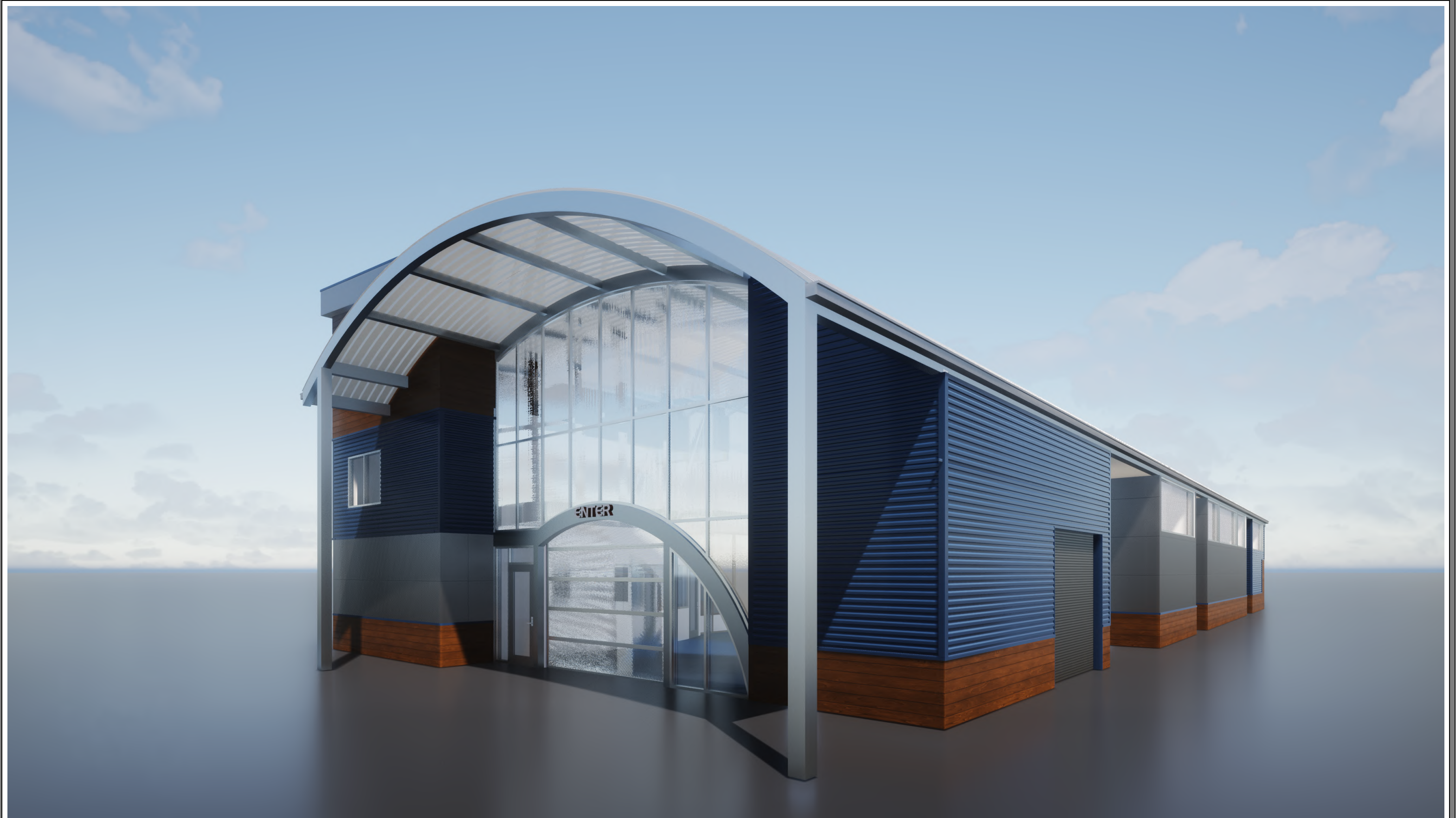


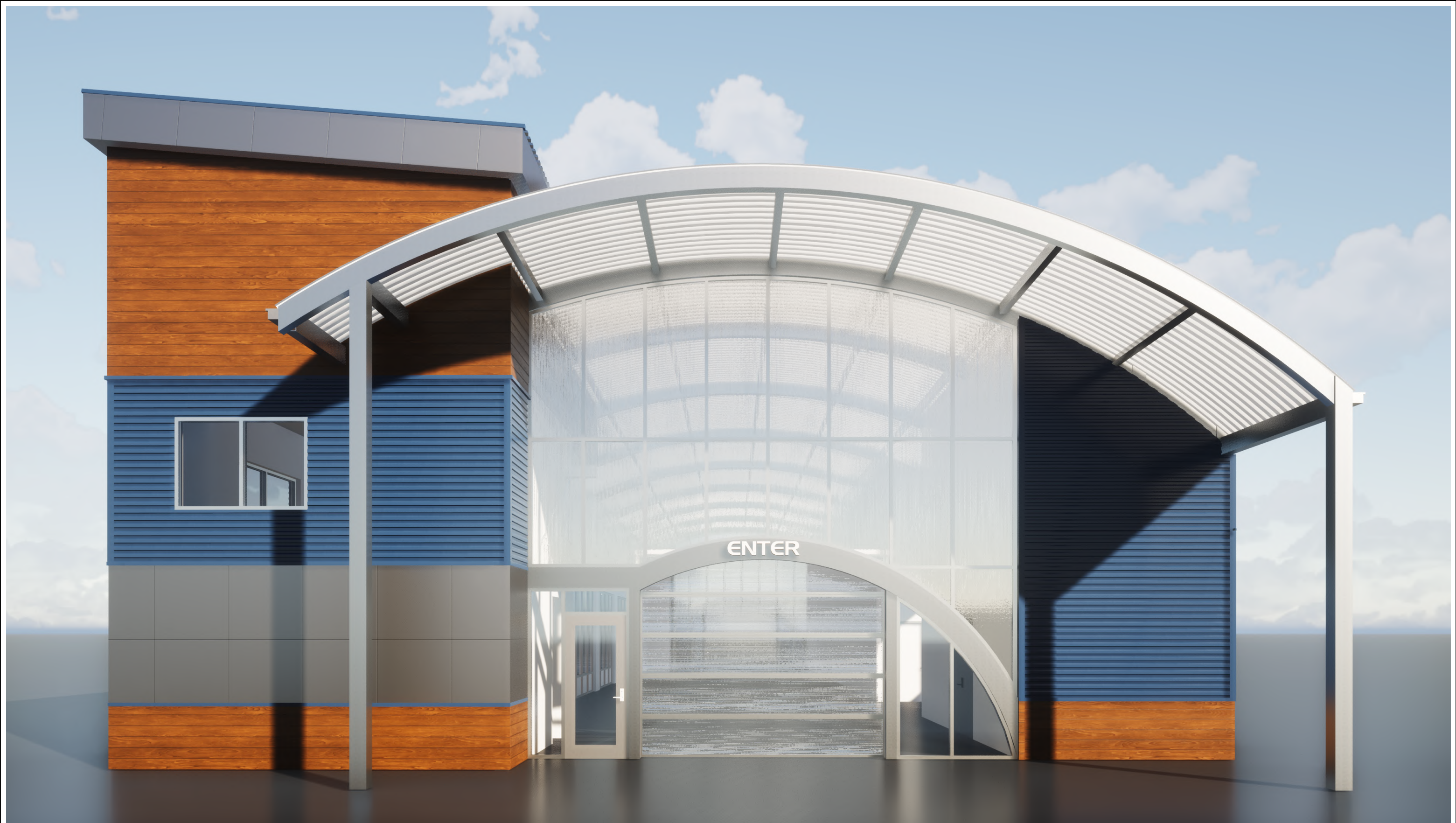


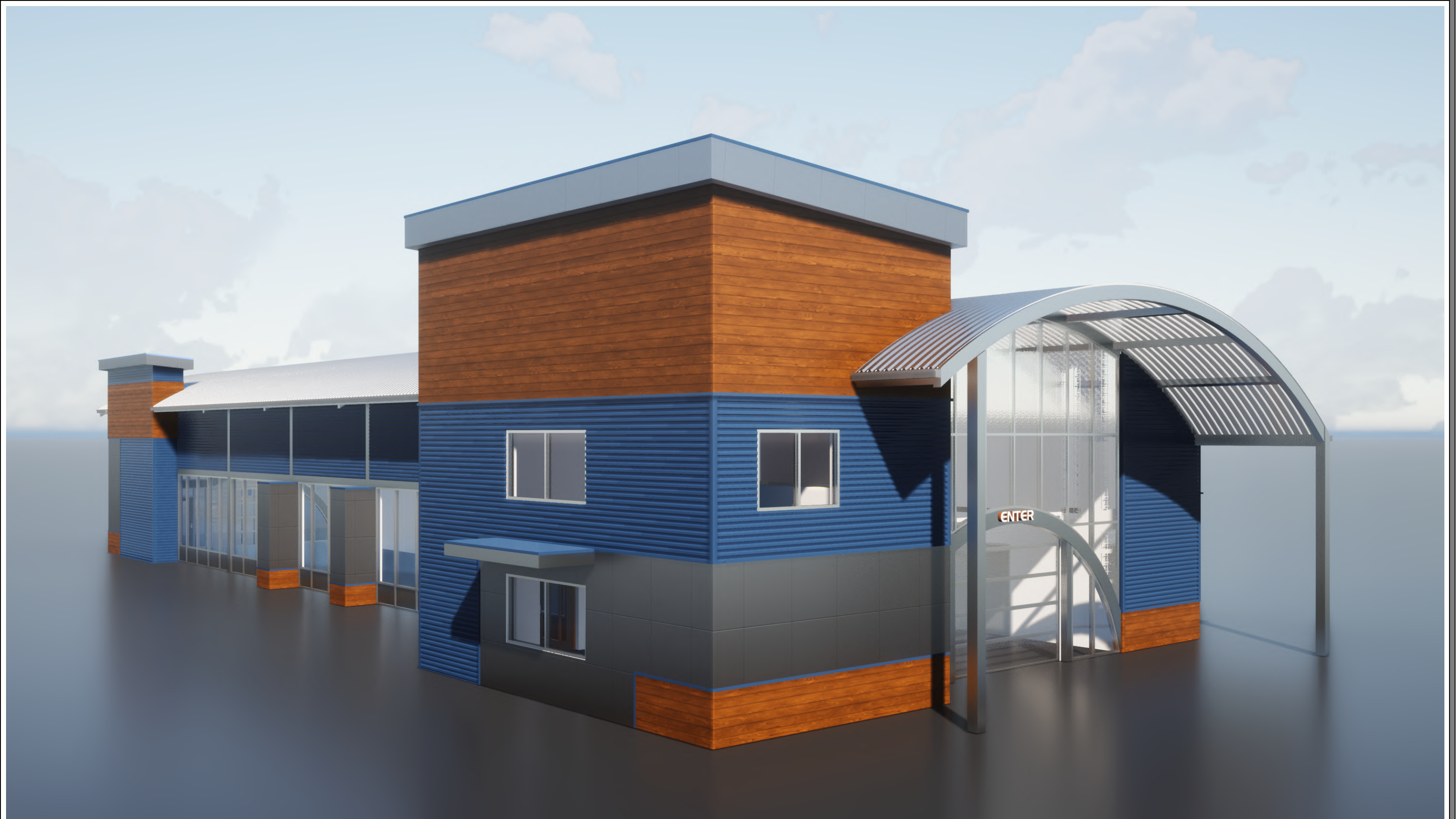


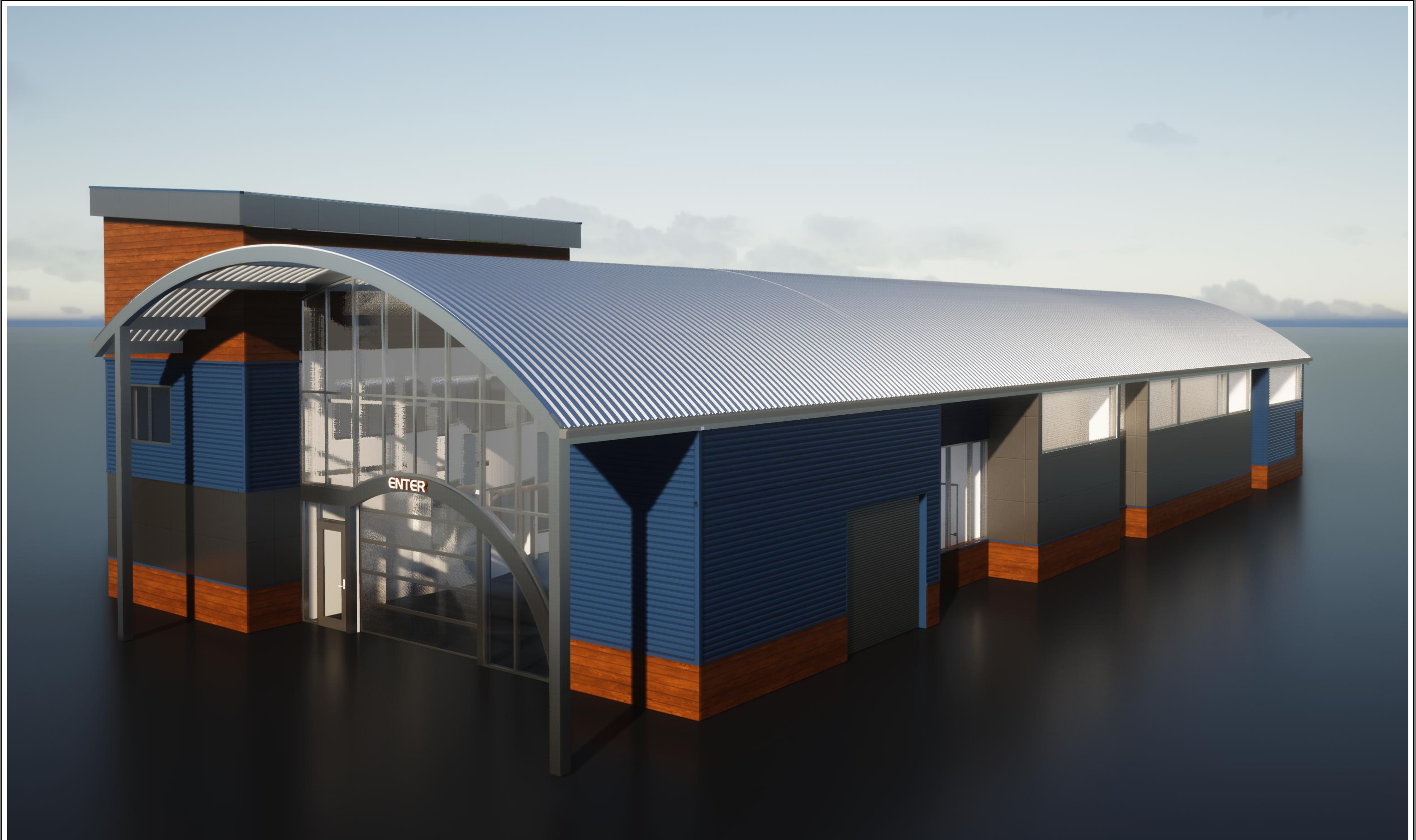




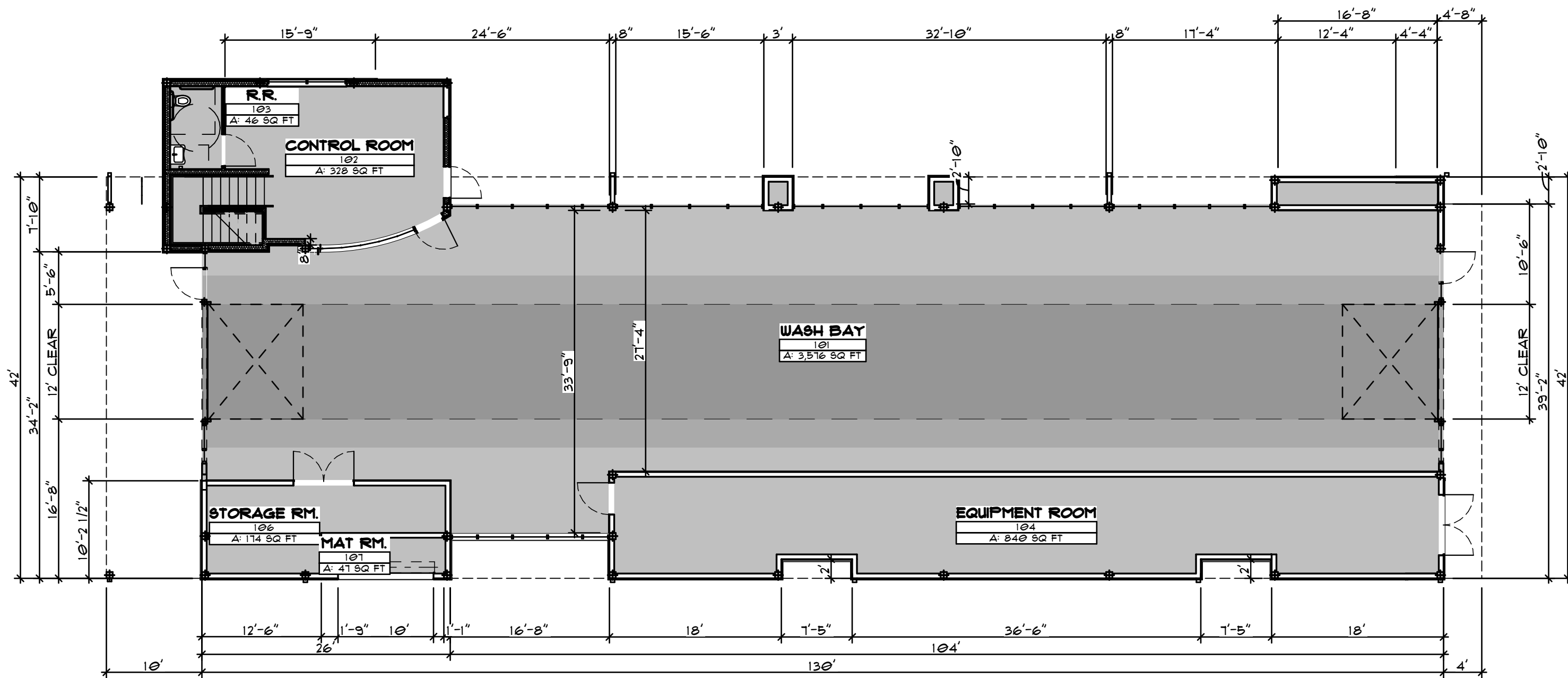




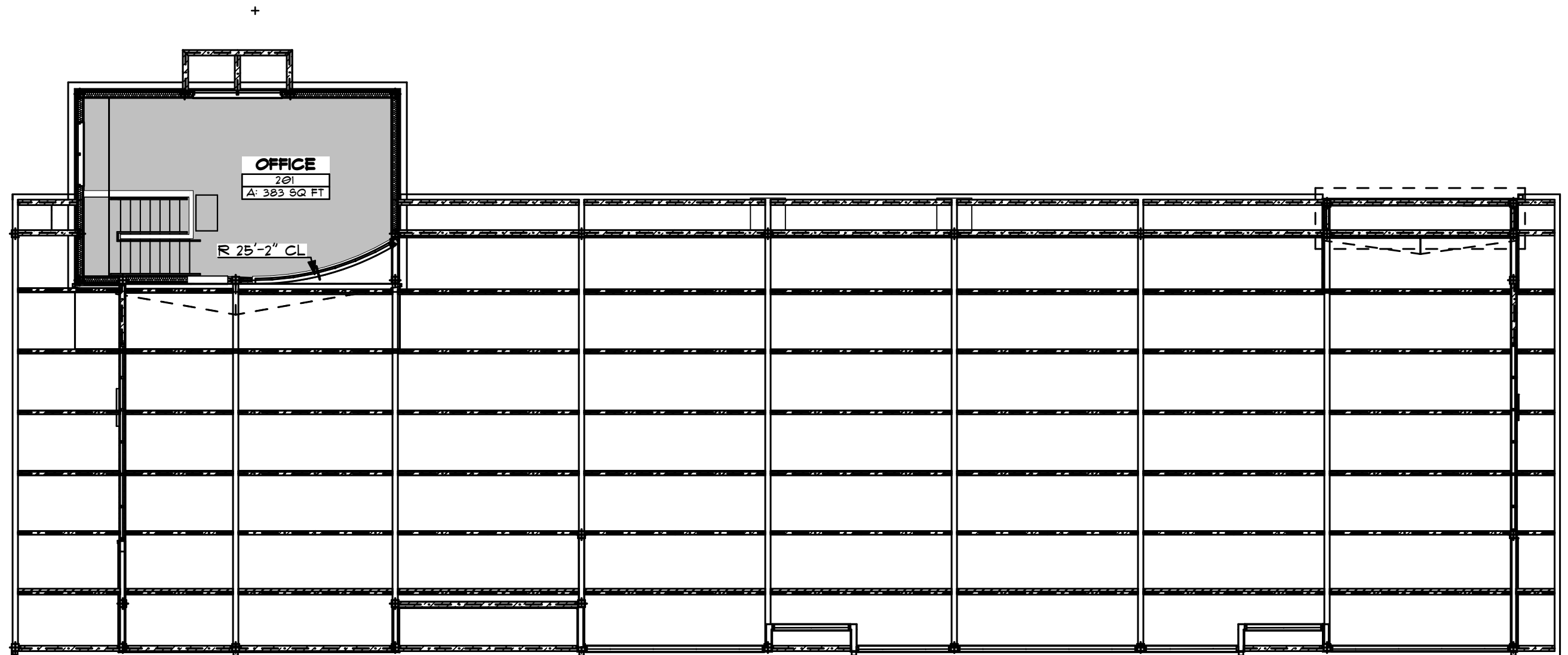




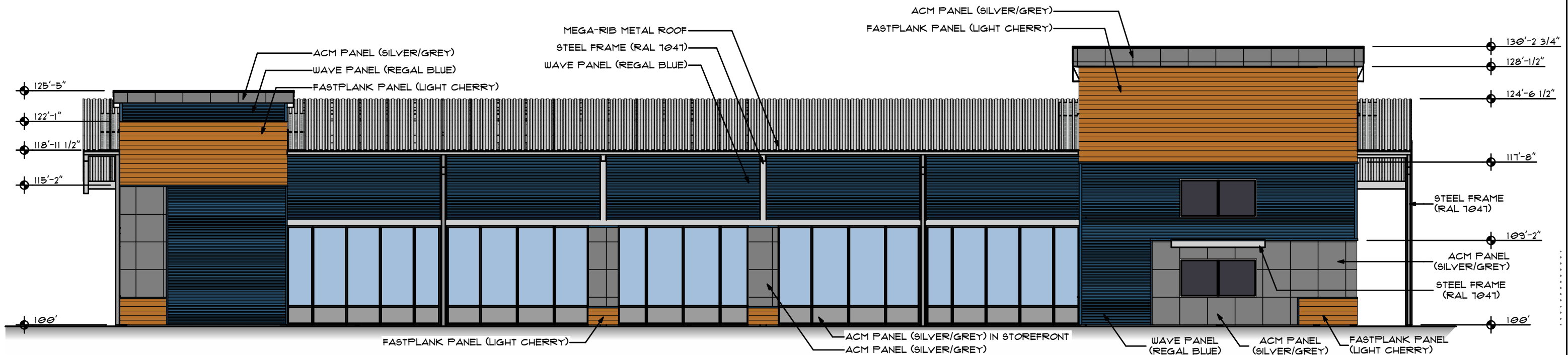




1 **1ST FLOOR**
 SCALE: 3/32" = 1'-0"



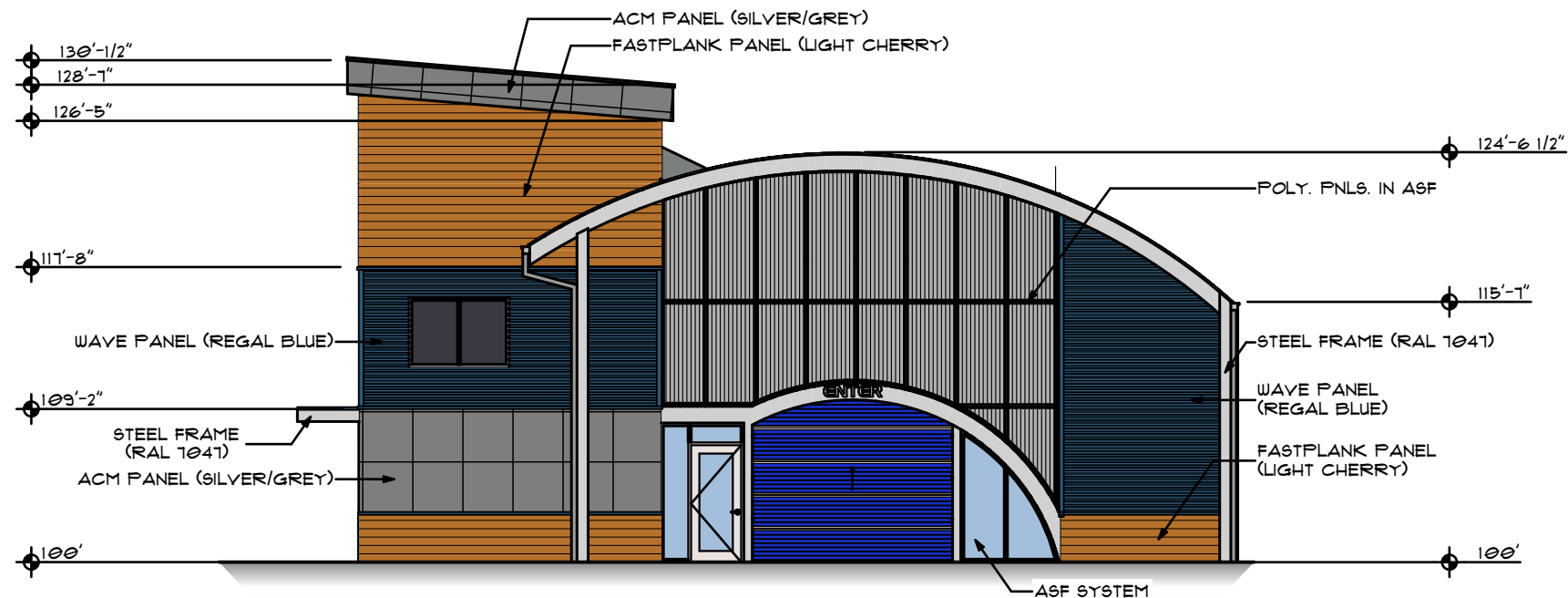
1 2ND FLOOR
SCALE: 3/32" = 1'-0"



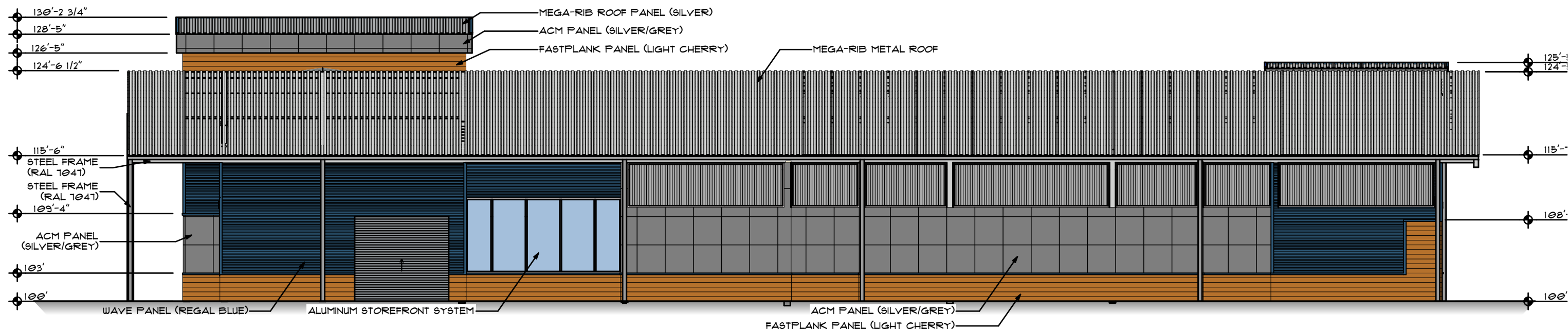
1 **ELEVATION NORTH**
NOT TO SCALE

NORTH ELEVATION:
WINDOWS: 30% (913 SF)
TOTAL: 100% (3,003 SF)

WEST ELEVATION:
WINDOWS: 30% (375 SF)
TOTAL: 100% (1,261 SF)



2 **ELEVATION WEST**
NOT TO SCALE



1 ELEVATION SOUTH

NOT TO SCALE

SOUTH ELEVATION:

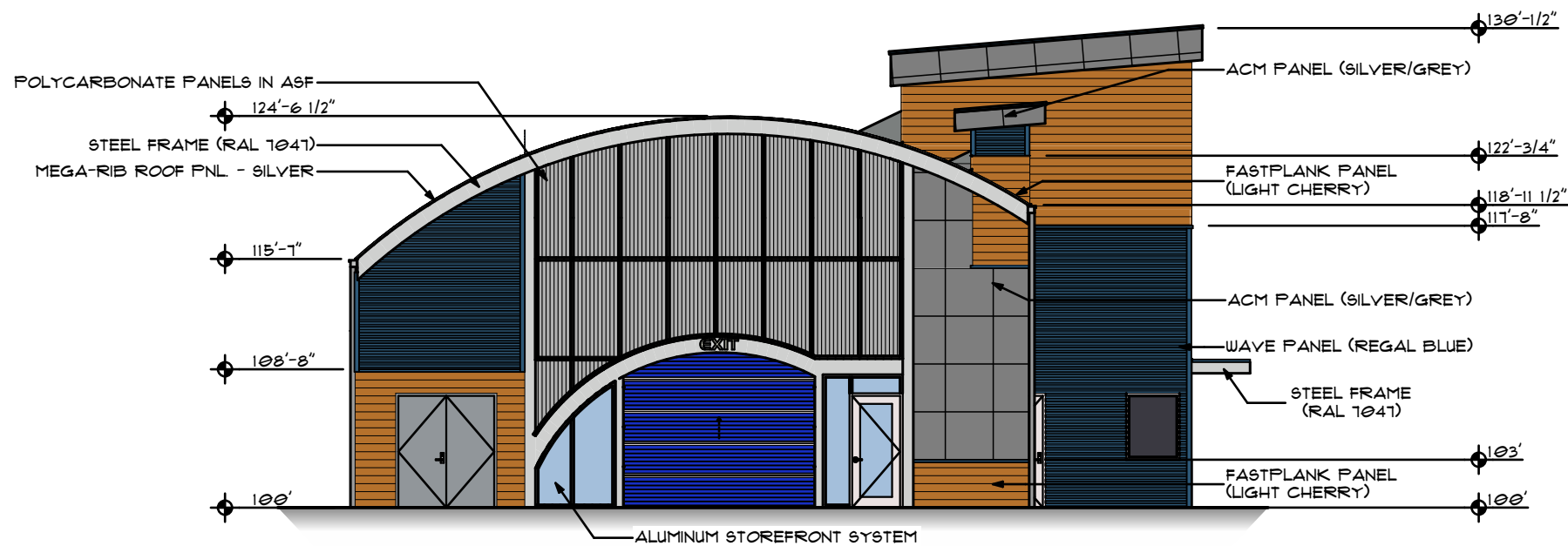
BASE: 25% (543 SF)

TOTAL: 100% (2,171 SF)

EAST ELEVATION:

WINDOWS: 32% (404 SF)

TOTAL: 100% (1,259 SF)



2 ELEVATION EAST

NOT TO SCALE

TYPICAL SPECIFICATIONS :

1. 1-5 HIGH STRENGTH TUBULAR STEEL (HSS) STRUCTURAL FRAME MEMBERS. DESIGNED TO THE MOST RECENT IBC OR CURRENT LOCAL BUILDING CODES WITH STANDARD DESIGN LOADS OF THE GREATER VALUE OF 30LBS. PER S.F. LIVE LOAD AND 100 MPH SUSTAINED WIND LOAD OR SITE SPECIFIC CONDITIONS AND APPLICABLE ZONE REGARDING SEISMIC LOADS. CONNECTING BOLTS SHALL BE A-307 OR A-325 SPECIFICATIONS, HIDDEN AT ALL CONNECTIONS. ALL FRAME MEMBERS SHALL BE STRUCTURAL STEEL TUBE SIZED ACCORDING TO STRUCTURAL ENGINEERING CALCULATIONS MINIMUM .120 WALL THICKNESS.

2. ALL FRAME MEMBERS DESIGNED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) FOR COLD FORMED STRUCTURAL MEMBERS. ALL FABRICATION WELDS SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF THE AMERICAN WELDING SOCIETY (AWS). FIELD WELDING IS NOT REQUIRED.

3. STRUCTURAL CALCULATIONS AND STAMPED ENGINEERING IS PROVIDED TO MEET FEDERAL, LOCAL CODES AND SITE CONDITIONS DETERMINED BY ZONES.

FRAME FINISH :

1. ALL TUBULAR STRUCTURAL STEEL MEMBERS SHALL BE PREPARED WITH OUR 1-5 FINISH SYSTEM WHICH IS A TGIC POLY POWDER COATING WITH A ZINC ENRICHED APPLIED PRIMER IN MULTIPLE LAYERS.

ROOFING :

- 1. PRE-FINISHED MEGA-RIB ROOF PANEL.
- 2. TOPGAL 21MM POLYCARBONATE STANDING SEAM ROOF SYSTEM.

OTHER ROOF SYSTEMS AVAILABLE. SEE MANUFACTURER FOR SPECIFIC MATERIALS SPECS.

GLAZING :

1. ALL STANDARD GLASS SYSTEMS SHALL BE STOREFRONT TYPE SYSTEMS WITH 1/4" UNINSULATED OR 1" INSULATED (INCOLDWEATHERPACKAGE) SAFETYGLASS. SECURED WITH 41/2" ANODIZED ALUMINUM FRAMEWORK WITH URETHANE SEALS.

KNEE WALL PANELS :

- 1. KNEE WALL GLAZING PANELS SHALL BE 3MM ALUMINUM COMPOSITE MATERIAL (ACM) IN COORDINATING COLORS.
- 2. SCREW ON STACKED CULTURED STONE.

PVC TUNNEL DIVISOR WALLS :

1. SHALL CONSIST OF GALVANIZED STEEL 18 GAUGE STUDS FORMING A WALL FRAME WITH SOLID SHEETING APPLIED TO THE TUNNEL SIDE, COVERED WITH A WATER RESISTANT WRAP (SIMILAR TO DUPONT TYVEK) WITH A 1/2" TONGUE AND GROOVE PVC PANELS APPLIED WITH MATCHING TRIMS.

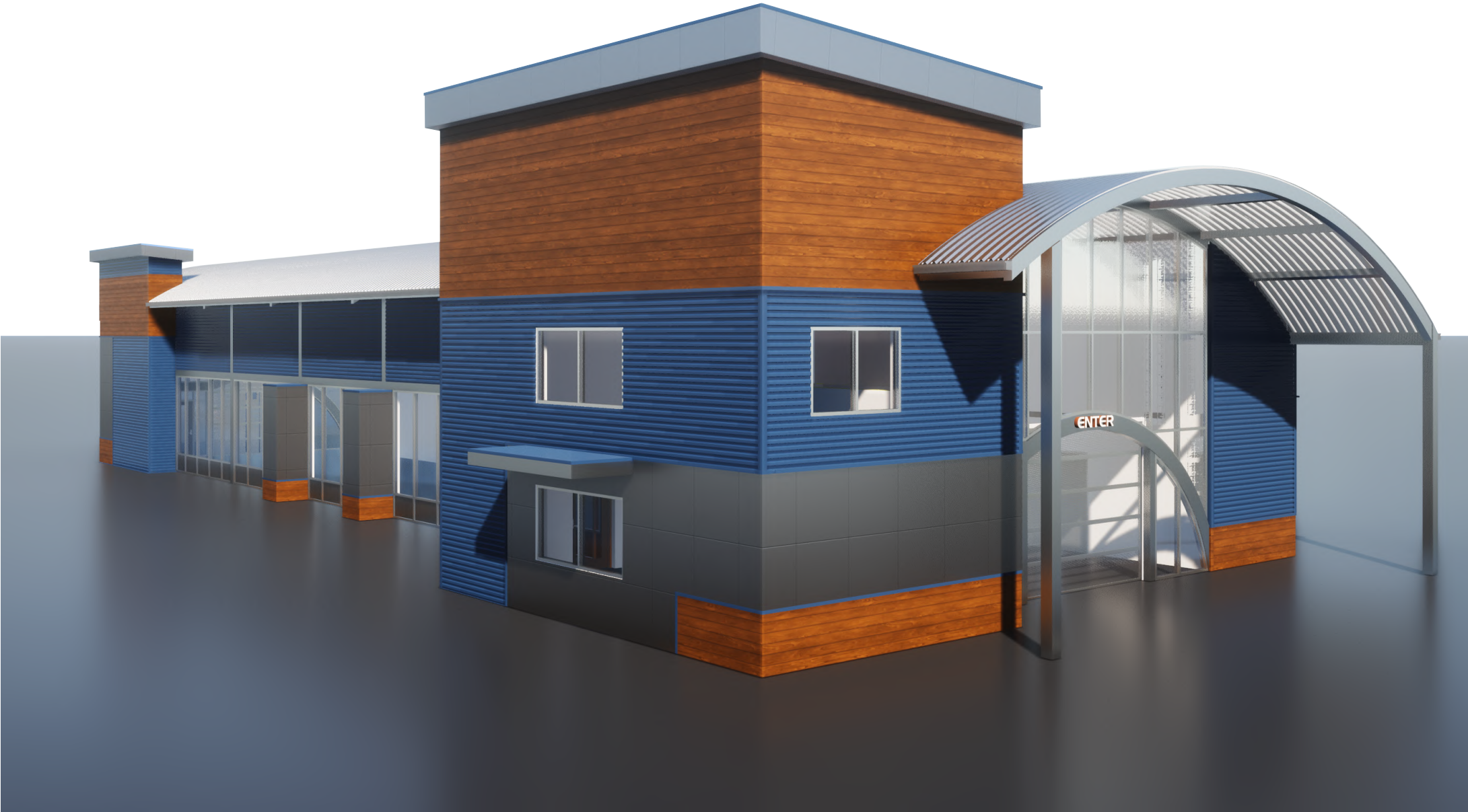
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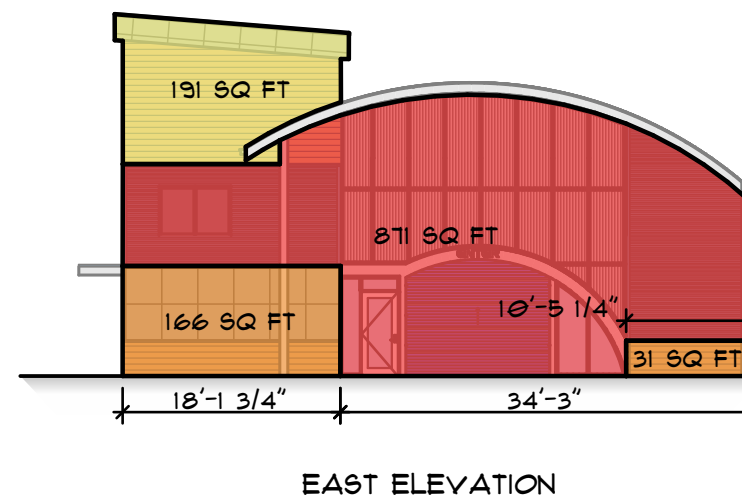
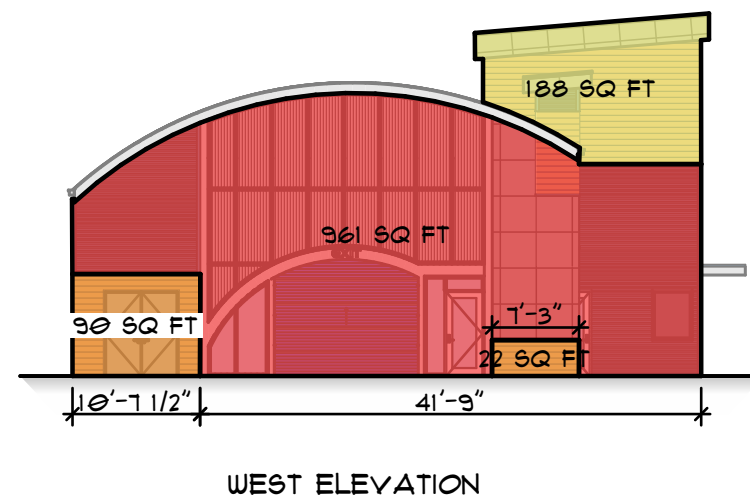
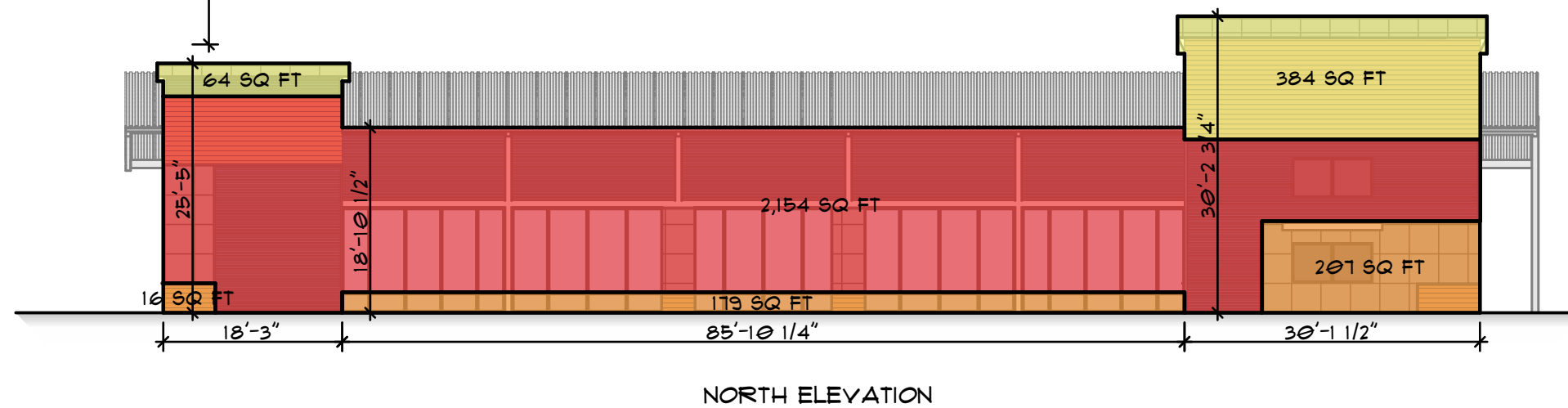
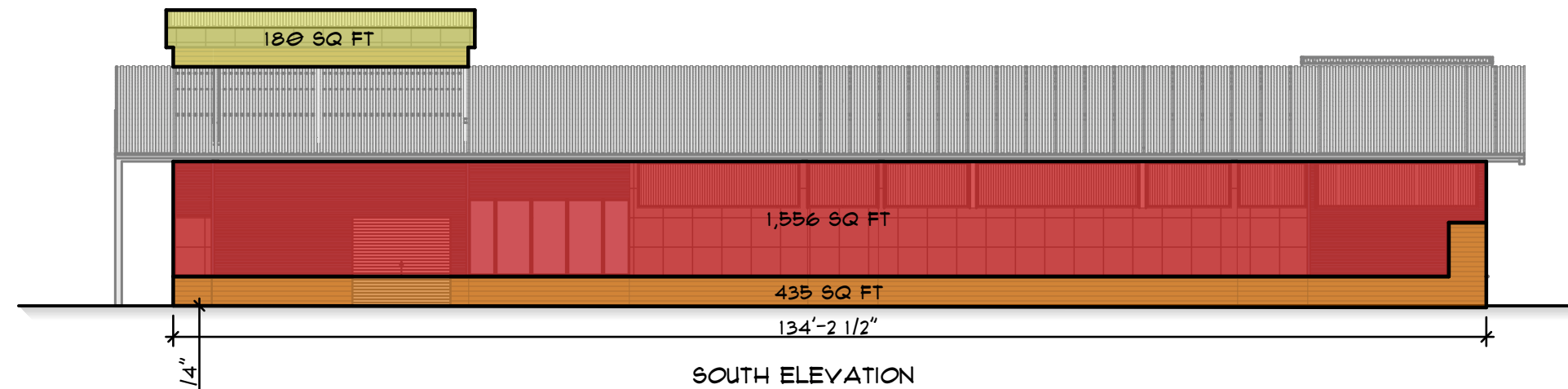
- 1. EQUIPMENT ROOM: STEEL SLAB PAINTED MAN DOORS @ ENTRANCE / EXTERIOR.
- 2. PVC WRAPPED FIBERGLASS MAN DOOR FOR EQUIPMENT ROOM TO TUNNEL ACCESS.
- 3. ALUMINUM MAN DOORS WITH GLASS AT ALL EXTERIOR OFFICE AREA LOCATIONS.

- AXIOM PRIME CUSTOM -

Car Wash
DROP CURVE ROOF

- Features:
- Custom Control & Sign Towers
 - Decorative Fascia System
 - Aluminum Composite Metal Panel Cladding
 - Decorative Steel Panels
 - Metal Roof Panels





SOUTH ELEVATION:

BASE: 20.0% (435 SF)

BODY: 71.7% (1,556 SF)

CAP: 8.3% (180 SF)

TOTAL: 100% (2,171 SF)

NORTH ELEVATION:

BASE: 13.4% (402 SF)

BODY: 71.7% (2,154 SF)

CAP: 14.9% (448 SF)

TOTAL: 100% (3,003 SF)

WEST ELEVATION:

BASE: 8.8% (112 SF)

BODY: 76.2% (961 SF)

CAP: 15.0% (188 SF)

TOTAL: 100% (1,261 SF)

EAST ELEVATION:

BASE: 15.6% (191 SF)

BODY: 69.2% (871 SF)

CAP: 15.2% (191 SF)

TOTAL: 100% (1,259 SF)

= CAP

= BODY

= BASE



Application for Site Plan Review

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application 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: **Gateway Boulevard**

County: ☐ Butler ☒ Warren Total Lot Area: **48.345 acres**

County Tax Parcel ID: **1105300027**

Project/Development Name: **Sunbelt Rentals - Gateway Boulevard**

Existing Zoning District: **C-2 General Commercial**

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

Applicant Information

Applicant Name: **Agree Development, LLC**

Contact Person: **Josh Bratton**

Contact Address: **70 E Long Lake Road, Bloomfield Hills, MI 48304**

Contact Phone Number: **248-805-3368**

Contact Fax Number: **248-737-9110**

Contact E-Mail: **josh@agreerealty.com**

Property Owner Name: **Corridor 75 Park, LTD**

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: 1105300027

Additional Project Information

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

The existing property is vacant.

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

The proposed project consists of a 18,000 square foot, freestanding Sunbelt Rentals construction equipment rental facility including a fenced and screened and paved storage yard along the side and rear of the building.

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

Start Date: March 1, 2023

Completion Date: October 1, 2023

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

\$4,800,000

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: 1105300027

Additional Project Information Continued

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

OEPA NOI Permit
Butler County Sanitary Sewer Tap Permit

Certification and Signatures

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

Print Name: Joshua Bratton

Signature:



Date: September 19, 2022

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: Lenny Robinson

Signature:

Date: September 19, 2022

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.

Additional Project Information Continued

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GENERAL NOTES

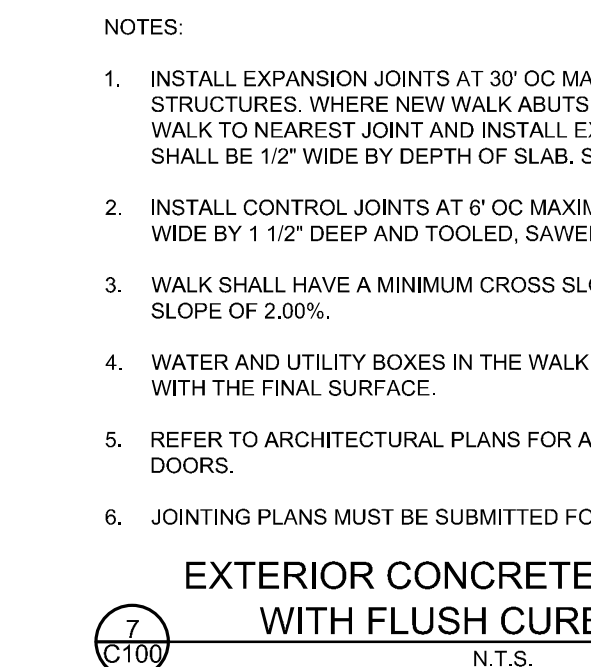
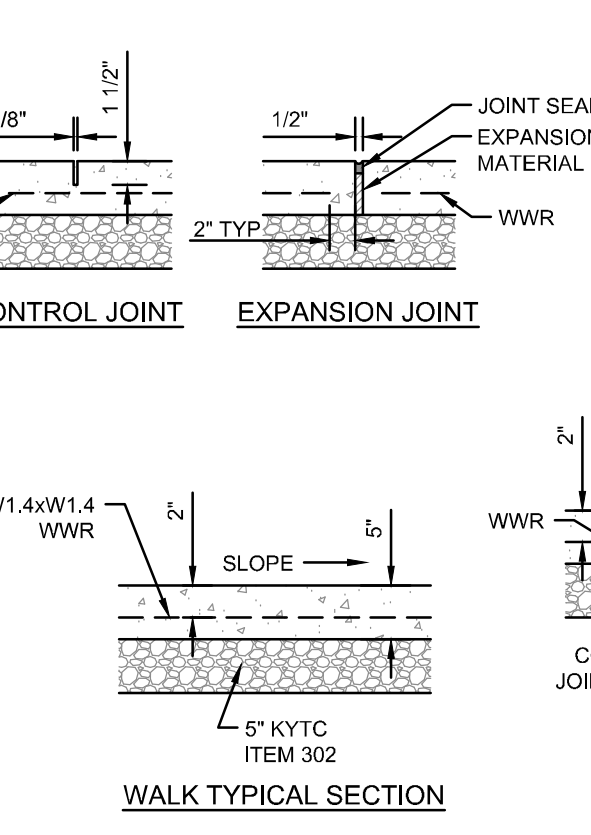
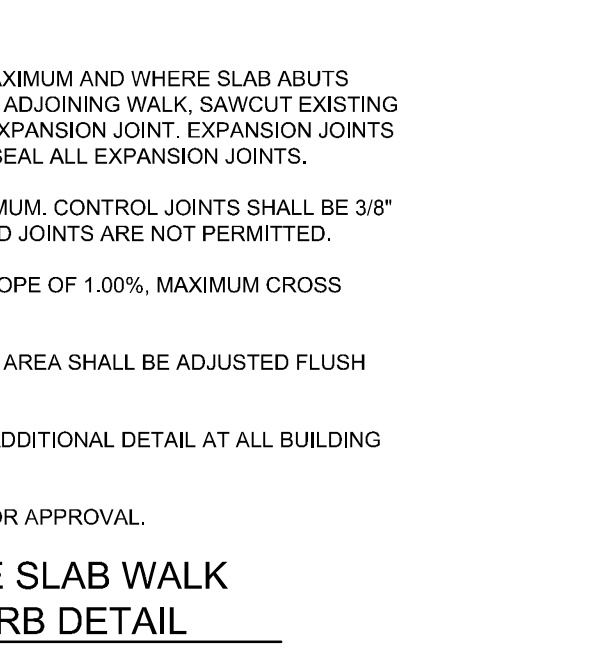
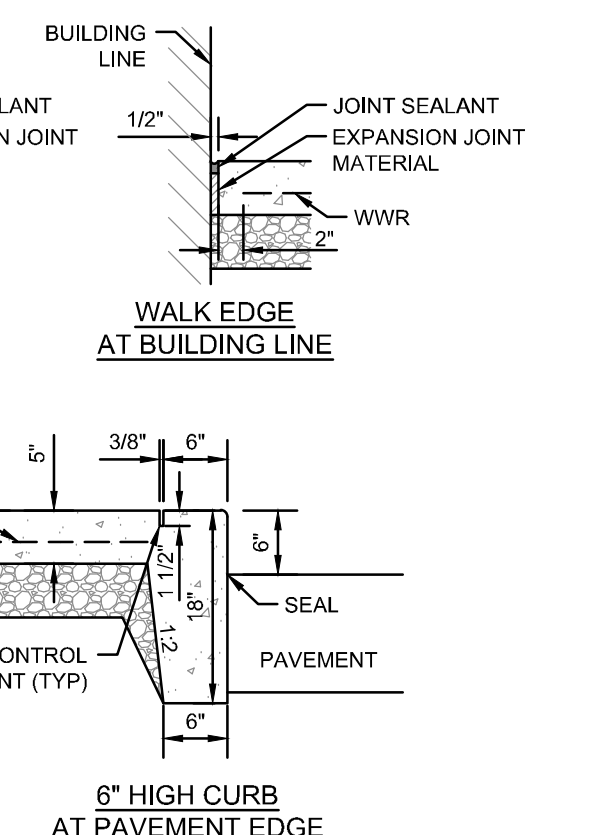
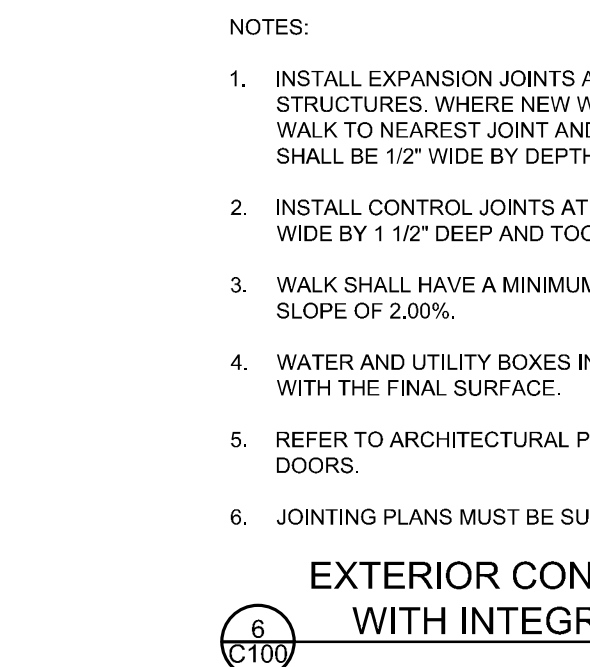
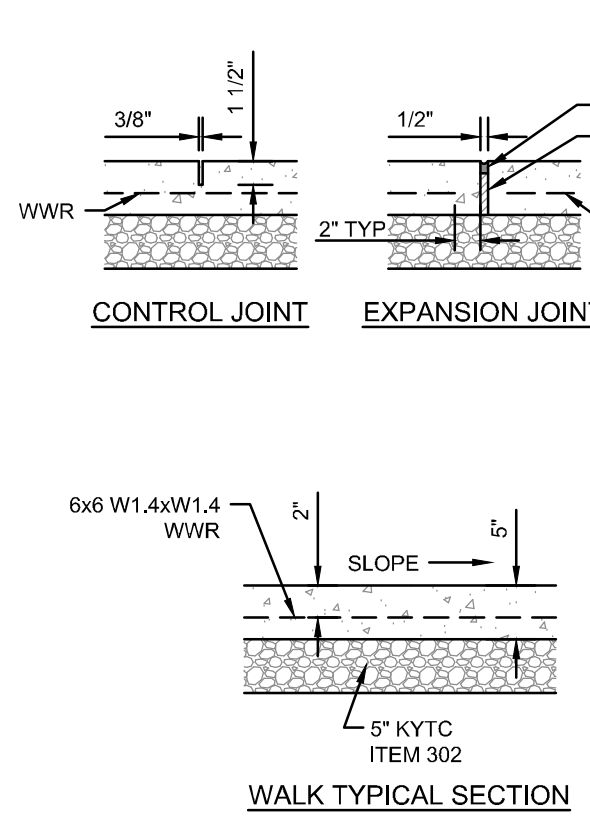
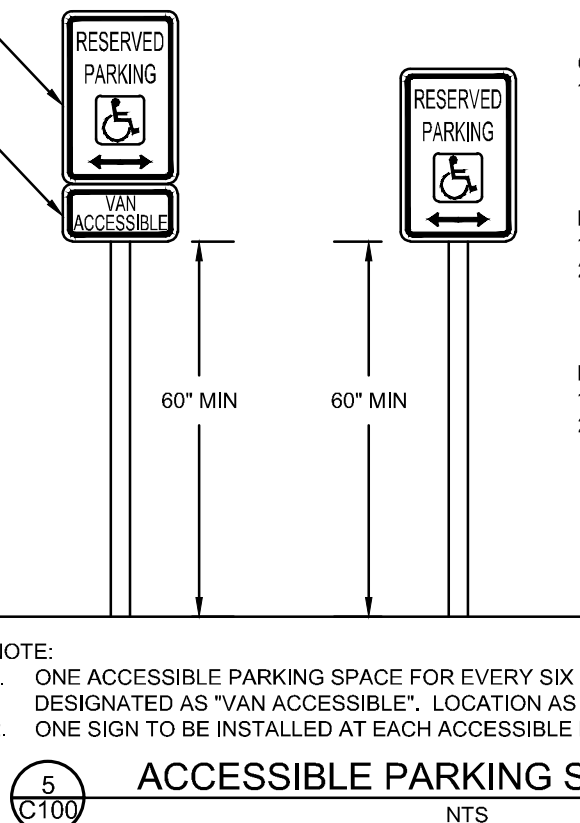
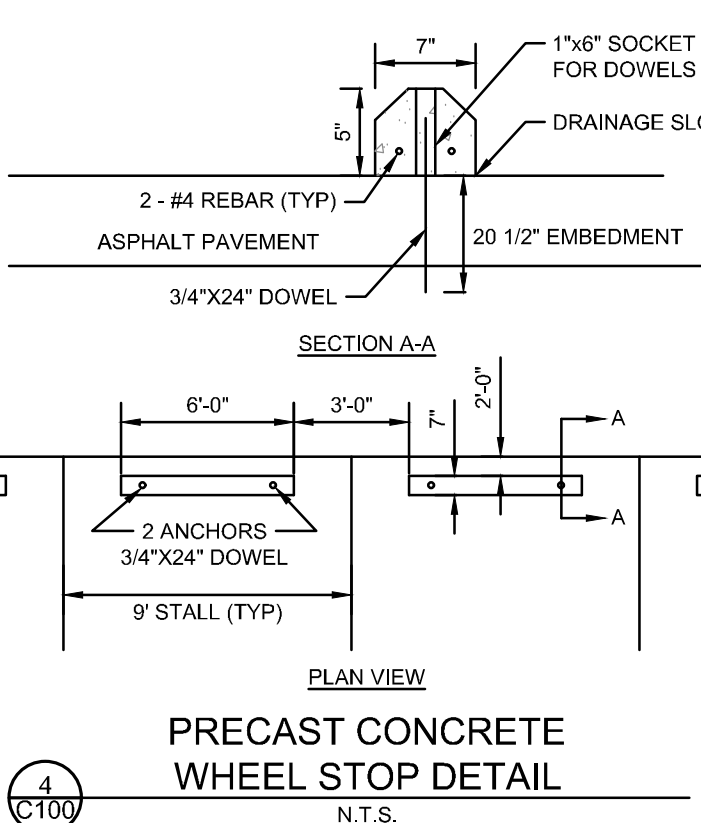
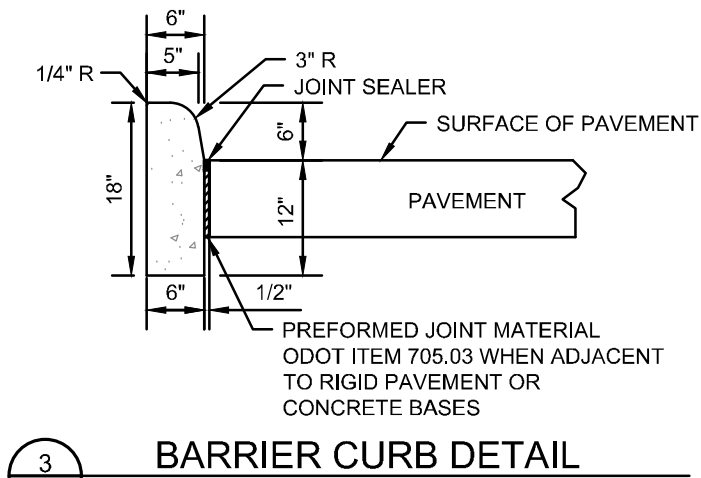
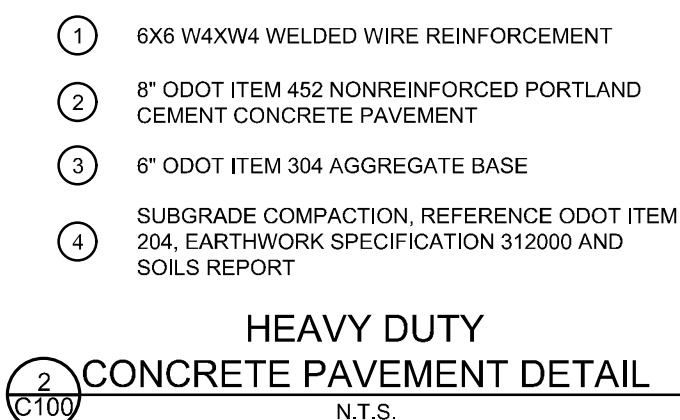
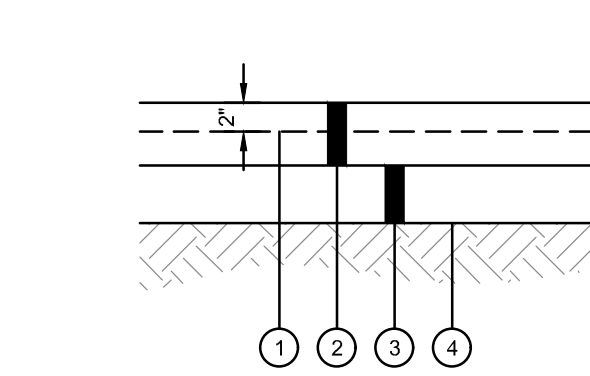
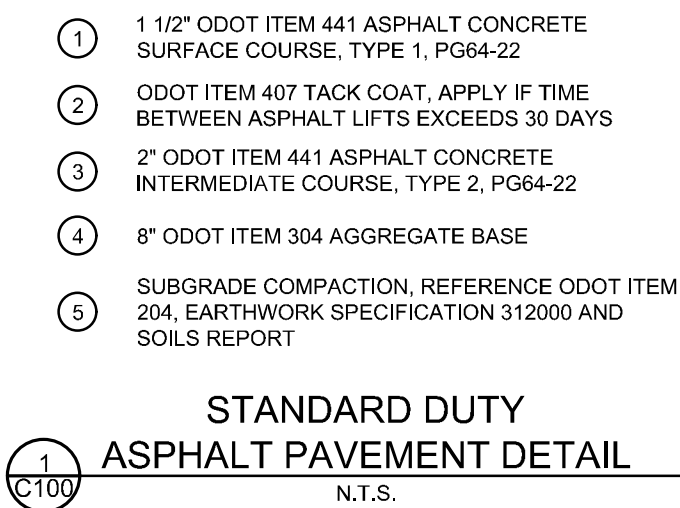
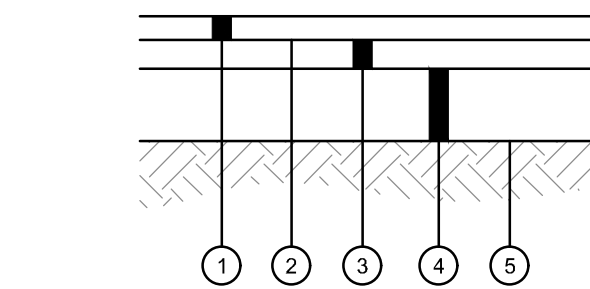
1. THE CITY OF MONROE AND THE CURRENT EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS (ODOT CMS), INCLUDING ALL SUPPLEMENTS, SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVENTS SHOWN ON THIS PLAN. KNORRE REFERENCES TO MEASUREMENT AND PAYMENT IN THE ODOT CMS UNLESS NOTED OTHERWISE. IN THE CASE OF CONFLICTS BETWEEN THE ODOT CMS AND THE CITY OF MONROE REQUIREMENTS, THE CITY OF MONROE REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-363-2794) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES WHO ARE NON-MEMBERS OF THE OHIO UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
3. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
4. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION ACT (NPDES) AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
5. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING THE SCOPE OF THE WORK. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE HIM FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE CONTRACT.
6. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR EXPENSES INCURRED DUE TO SOIL CONDITIONS, GROUNDWATER, AND/OR ROCK EXCAVATION. ALL OF THESE ITEMS SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
7. THE COST OF ALL DEWATERING REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
8. THE DIRECT OR INDIRECT DISCHARGE OR PUMPING OF UNFILTERED SEDIMENT-ADEN WATER INTO THE STORM DRAINAGE SYSTEM OR WATERCOURSE IS ILLEGAL AND PROHIBITED.
9. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3104-10 OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH THE PROVISIONS OF THIS PLAN AS DIRECTED BY THE DIRECTOR OF PUBLIC UTILITIES OR HIS REPRESENTATIVE.
10. ANY CONTRACTOR INSTALLING ANY WELL, WELL POINT, PIT, OR OTHER DEVICE USED FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQUIFER SHALL COMPLETE AND FILE A WELL LOG AND DRILLING REPORT FORM WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), DIVISION OF WATER, WITHIN 30 DAYS OF THE WELL COMPLETION IN ACCORDANCE WITH THE OHIO REVISED CODE SECTION 1521.01 AND 1521.05 IN ADDITION, ANY SUCH FACILITY IS COMPLETED IN ACCORDANCE WITH SECTION 1521.16 OF THE OHIO REVISED CODE. FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OR REGISTRATION FORMS, PLEASE CONTACT: DIVISION OF WATER, OHIO DEPARTMENT OF NATURAL RESOURCES, FOUNTAIN SQUARE, COLUMBUS, OHIO 43224, (614)2867177.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE ODNR FOR THE REGISTRY, MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL DEVICE USED IN CONSTRUCTION OF THIS PROJECT.
12. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
13. ALL SITE SIGNAGE, STRIPING COLOR AND WIDTH SHALL BE PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL EXISTING PAVEMENTS, WALKS, CURBS, ETC. SHALL BE SAWCUT BEFORE REMOVAL. IF, DURING CONSTRUCTION, THE PAVEMENT, WALKWAY, CURB, ETC. IS DAMAGED BEYOND THE ORIGINAL SAWCUT, THE DAMAGED AREA SHALL BE RECUT TO NEAT LINES AS DIRECTED BY THE ENGINEER. PAYMENT FOR SAWCUTTING SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
15. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE. INCLUDE THE COST OF PAVEMENT REMOVAL AND DISPOSAL IN THE PRICE BID FOR THE PROJECT.

GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATION MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING AND STRIPPING UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR BURYBORROW PITS AS NEEDED TO BALANCE THE SITE. GEOTECH AND ENGINEER MUST APPROVE AREAS PRIOR TO BURYBORROW OPERATIONS. AS-BUILT OF BURYBORROW PITS WILL BE REQUIRED AT COMPLETION OF CONTRACTOR WORK AND MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY CITY OF MONROE AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.
9. CONTRACTOR TO LAYOUT BUILDING BASED ON ARCHITECTURAL/FOUNDATION PLANS. SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

UTILITY NOTES

1. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRUTUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
2. ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
4. UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
6. CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
7. ALL CATCH BASINS PLACED WITHIN THE PAVEMENT SHALL HAVE HEAVY DUTY FRAMES AND GRATES AND CONFORM TO ADA REQUIREMENTS.
8. ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
9. ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
10. ALL STORM AND SANITARY SEWER MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF ODOT ITEM 611.
11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
12. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOES, ETC.
13. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
14. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASIN.
15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE LABELED "STP" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.45, HDPE DENSITY POLYETHYLENE PER ODOT ITEM 707.55, ALUMINIZED CORRUGATED METAL ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRACTURE FACTOR OF 0.013 (N=0.1) OR LESS.
19. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE A 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 4" UNLESS OTHERWISE NOTED.
21. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRIDRAIN CATCH BASIN, OR APPROVED EQUIV.
22. ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
23. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFF-SITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
25. SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MONROE. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE CITY OF MONROE AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
26. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 6 SIEVE, FREE OF SILT AND FINES, ASHTO M33.5 SET, R7.0 S. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
27. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10" HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4" OF COVER.
28. WATERLINE SHALL BE DUCTILE IRON PIPE CLASS 52, MINIMUM 20" IPS. (ADD SPECIAL NOTE FOR WATERLINE 2 INCHES AND UNDER TO BE "X" COPPER OR POLYUBING, NAME SURE SPEC FOLLOWS)

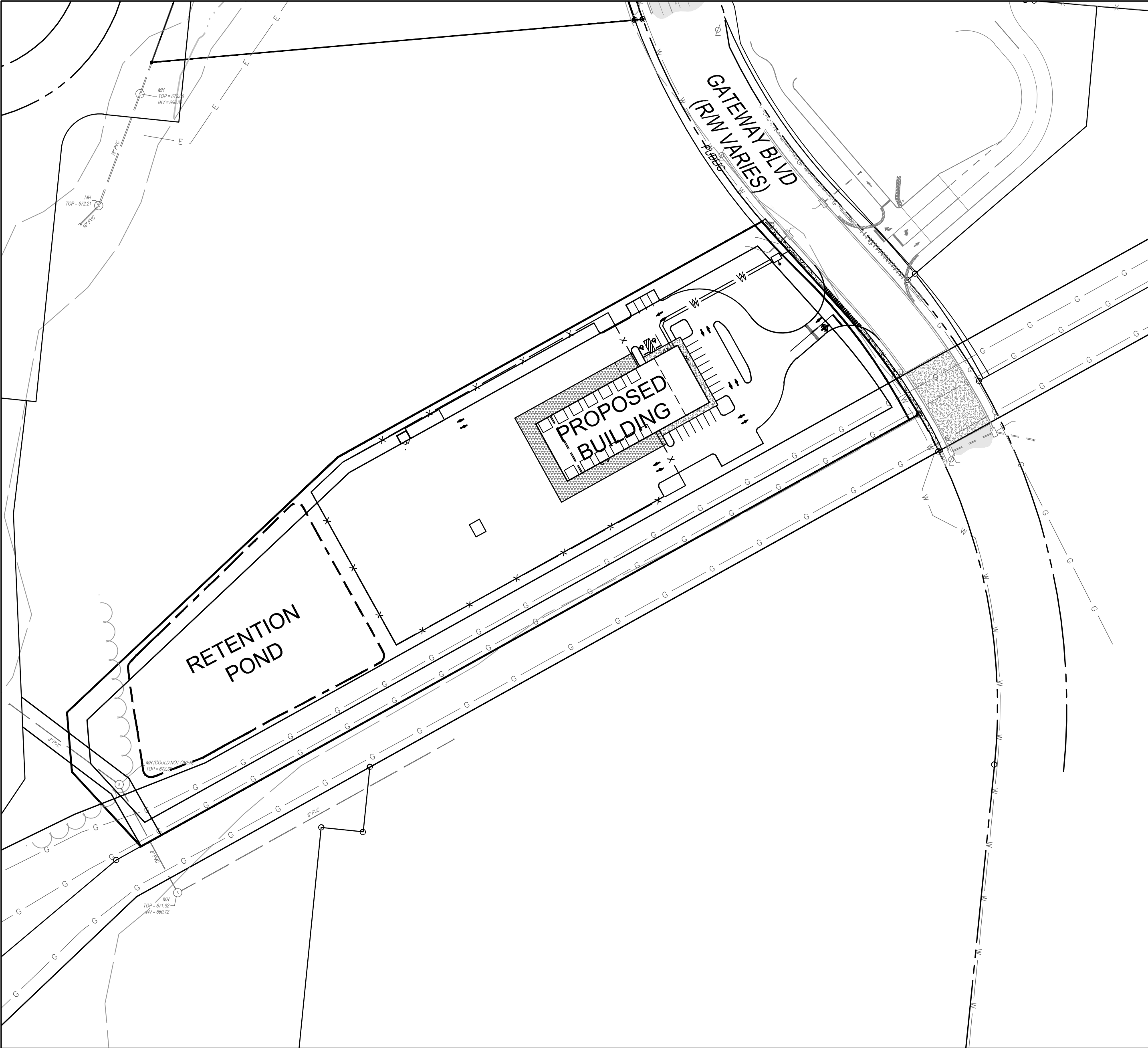


SUNBELT RENTALS

CONSTRUCTION DRAWINGS

CITY OF MONROE

WARREN COUNTY, OHIO



VICINITY MAP
N.T.S

SITE INFORMATION:

BOUNDARY: THE KLEINGERS GROUP

TOPOGRAPHY: THE KLEINGERS GROUP

ZONING (EXISTING):	C2 - GENERAL COMMERCIAL
ZONING (PROPOSED):	C2 - GENERAL COMMERCIAL
USE (EXISTING):	VACANT LAND
USE (PROPOSED):	GENERAL COMMERCIAL

PARKING SPACE SIZES:

STANDARD =	9'x18'
HC ACCESSIBLE =	9'x18'

PARKING COUNT:

1 SPACE PER 300 S.F. OF BUILDING:	2,975 / 300 = 10 SPACES
1 SPACE PER 1,250 S.F. OF BUILDING:	14,960 / 1,250 = 12 SPACES
TOTAL REQUIRED SPACES:	22 SPACES
TOTAL PROVIDED SPACES:	24 SPACES

Sheet List Table

Sheet Number	Sheet Title
C100	TITLE PAGE
C200	DEMOLITION PLAN
C300	LOCATION PLAN
C400	UTILITY PLAN
C401	UTILITY PROFILES
C500	GRADING PLAN
C600	EROSION CONTROL NOTES
C601	EROSION CONTROL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L102	LANDSCAPE SPECIFICATIONS
L103	LANDSCAPE SPECIFICATIONS

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr.
West Chester, OH 45389
513.779.7851

SUNBELT RENTALS

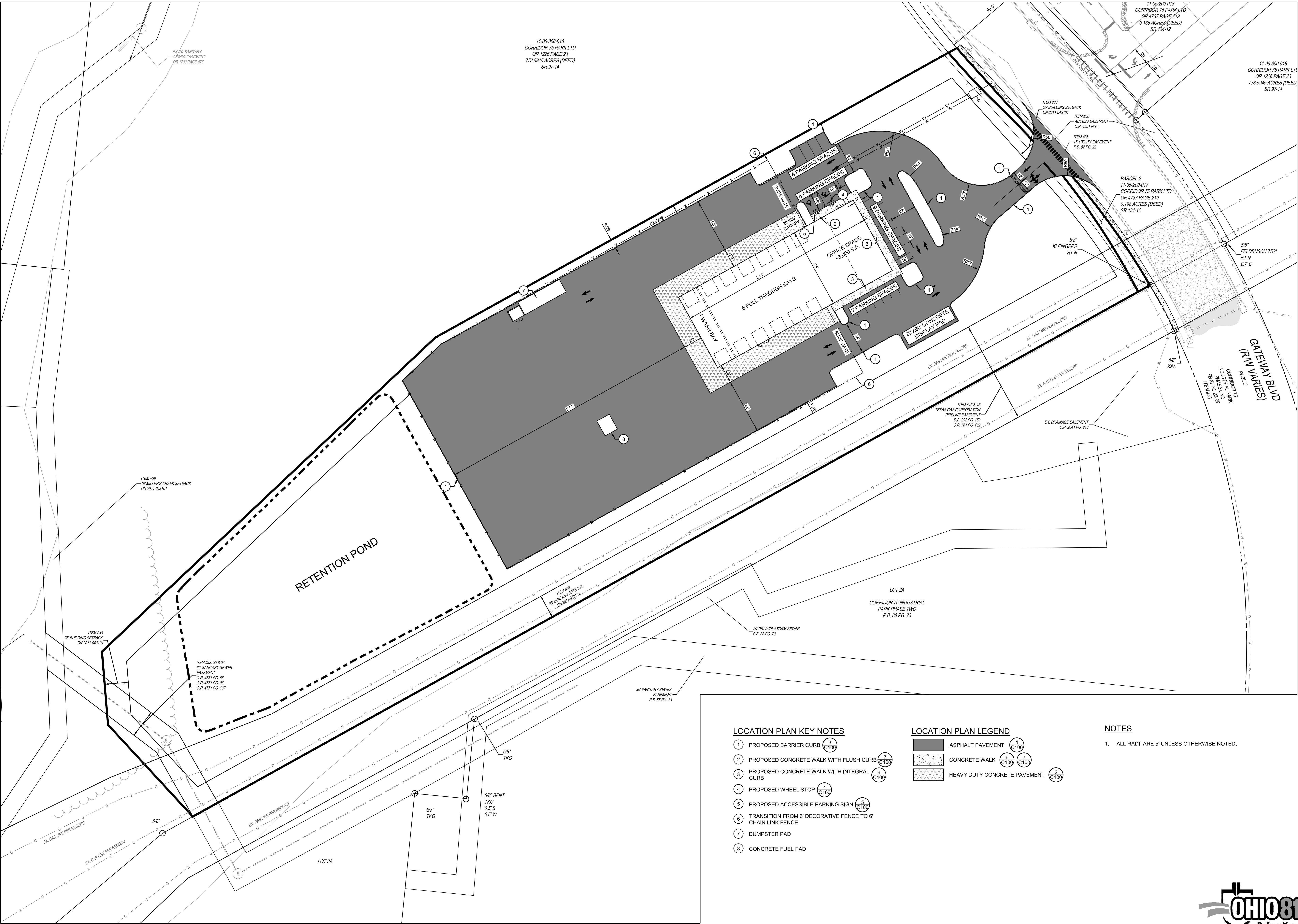
CITY OF MONROE
TURTLECREAK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.070
DATE: 09-20-2022
SCALE:

SHEET NAME:

TITLE PAGE

SHEET NO:
C100



LOCATION PLAN KEY NOTES

- 1 PROPOSED BARRIER CURB
- 2 PROPOSED CONCRETE WALK WITH FLUSH CURB
- 3 PROPOSED CONCRETE WALK WITH INTEGRAL CURB
- 4 PROPOSED WHEEL STOP
- 5 PROPOSED ACCESSIBLE PARKING SIGN
- 6 TRANSITION FROM 6" DECORATIVE FENCE TO 6' CHAIN LINK FENCE
- 7 DUMPSTER PAD
- 8 CONCRETE FUEL PAD

LOCATION PLAN LEGEND

- ASPHALT PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE PAVEMENT

NOTES

- 1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.



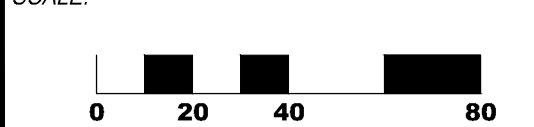
NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



NO.	DATE	DESCRIPTION
01	09-20-2022	CITY PLANNING SITE REVIEW

SUNBELT RENTALS
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

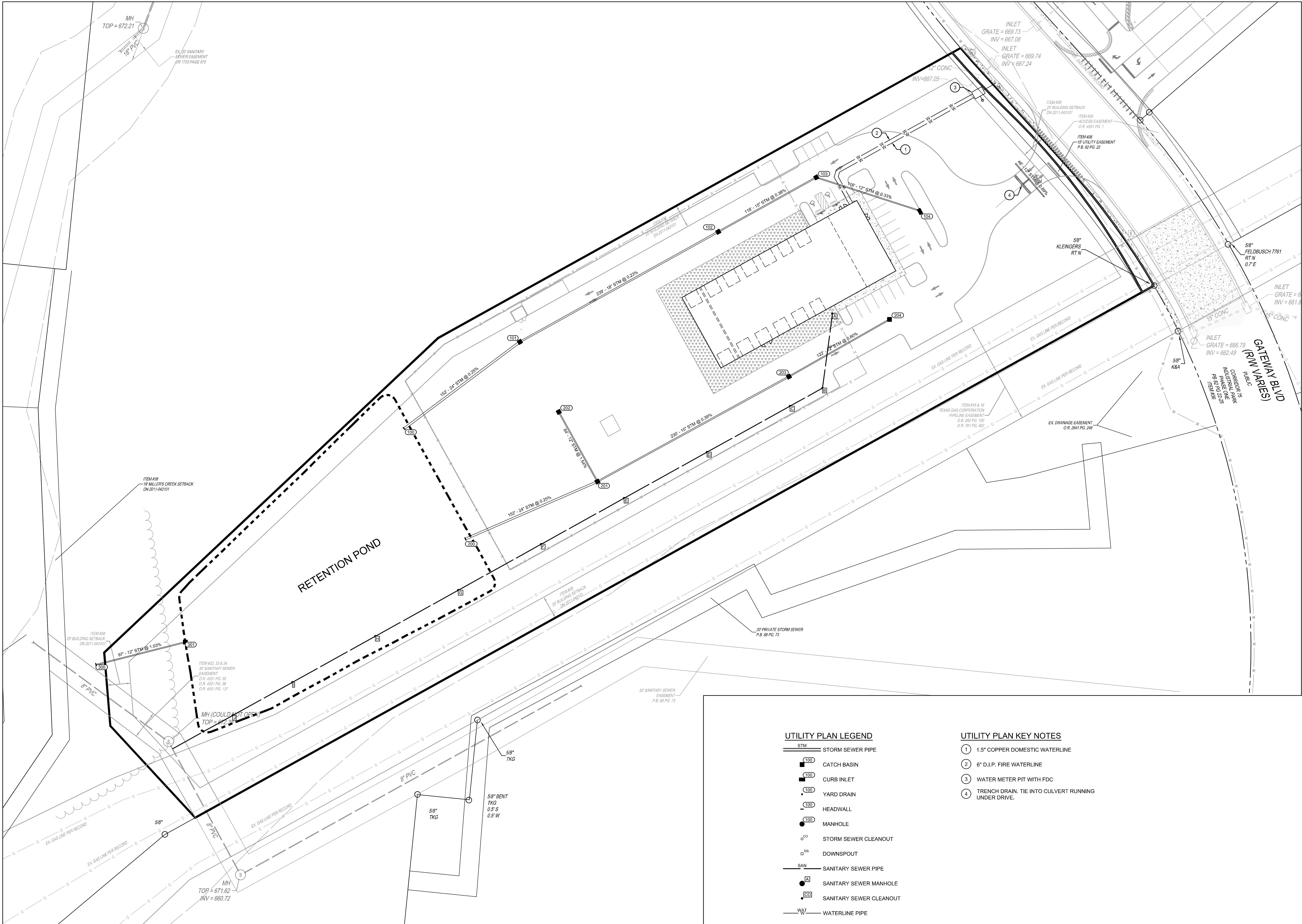
PROJECT NO:	070803.070
DATE:	09-20-2022
SCALE:	



SHEET NAME:

LOCATION PLAN

SHEET NO.
C300



UTILITY PLAN LEGEND

- STM STORM SEWER PIPE
- 100 CATCH BASIN
- 100 CURB INLET
- 100 YARD DRAIN
- 100 HEADWALL
- 100 MANHOLE
- STORM SEWER CLEANOUT
- DS DOWNSPOUT
- SAN SANITARY SEWER PIPE
- SA SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- WT WATERLINE PIPE
- FD FIRE HYDRANT
- WV WATER VALVE
- PIV POST INDICATOR VALVE
- FC FIRE DEPARTMENT CONNECTION

UTILITY PLAN KEY NOTES

- 1 1.5" COPPER DOMESTIC WATERLINE
- 2 6" D.I.P. FIRE WATERLINE
- 3 WATER METER PIT WITH FDC
- 4 TRENCH DRAIN, TIE INTO CULVERT RUNNING UNDER DRIVE.



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SUNBELT RENTALS
CITY OF MONROE
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PROJECT NO: 070803.070
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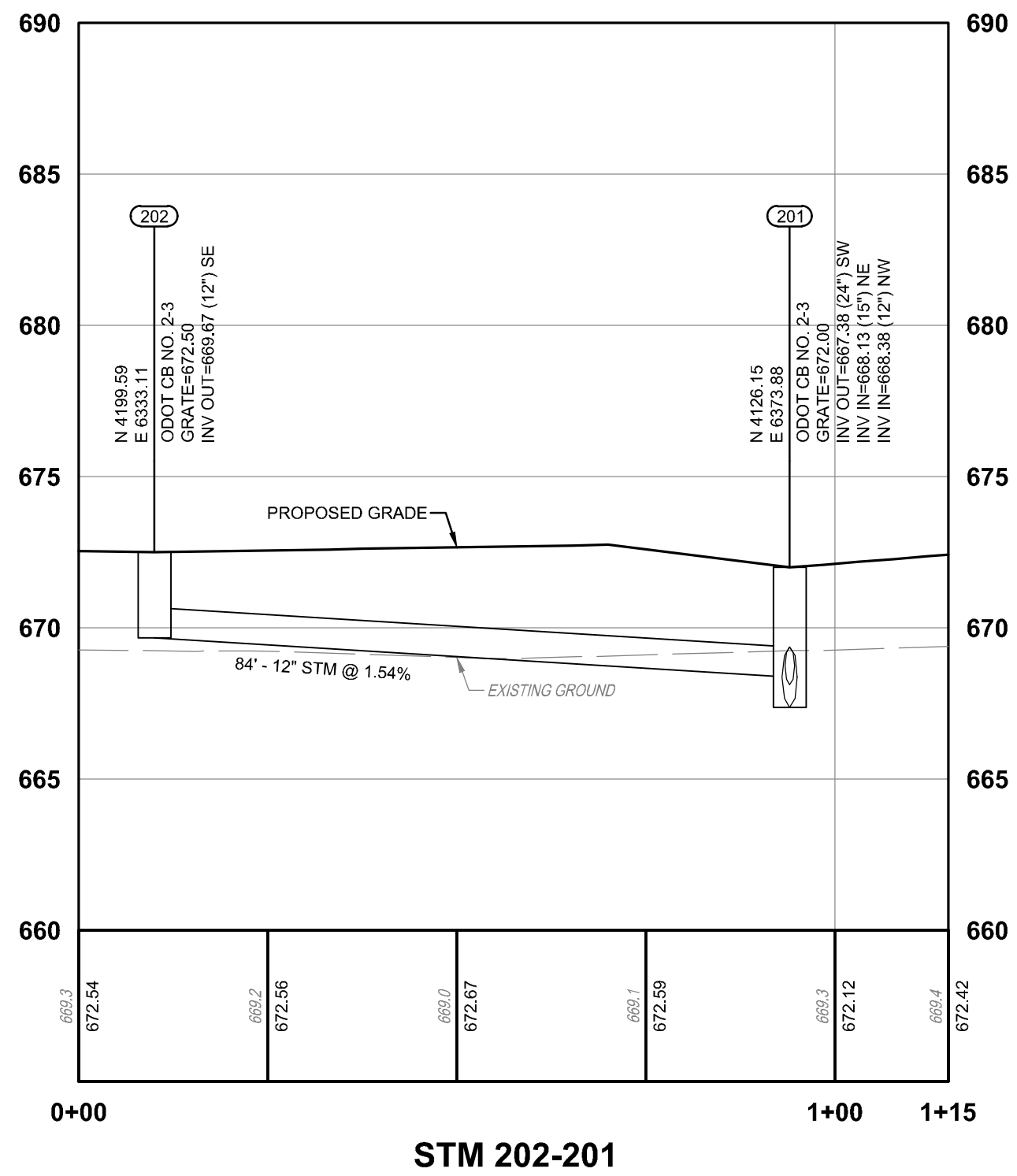
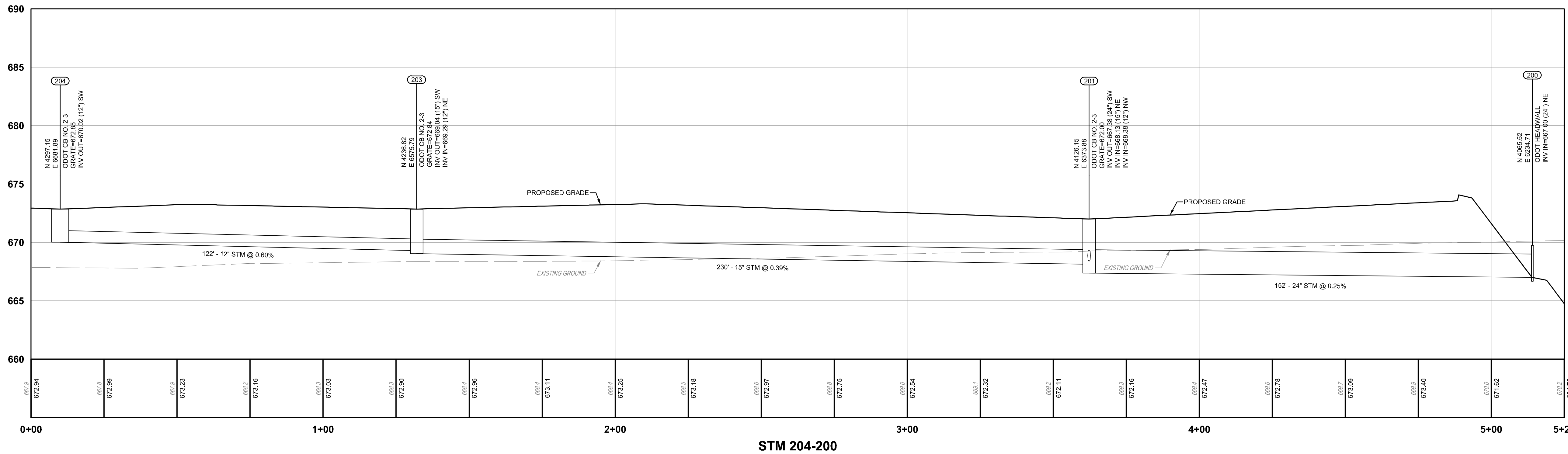
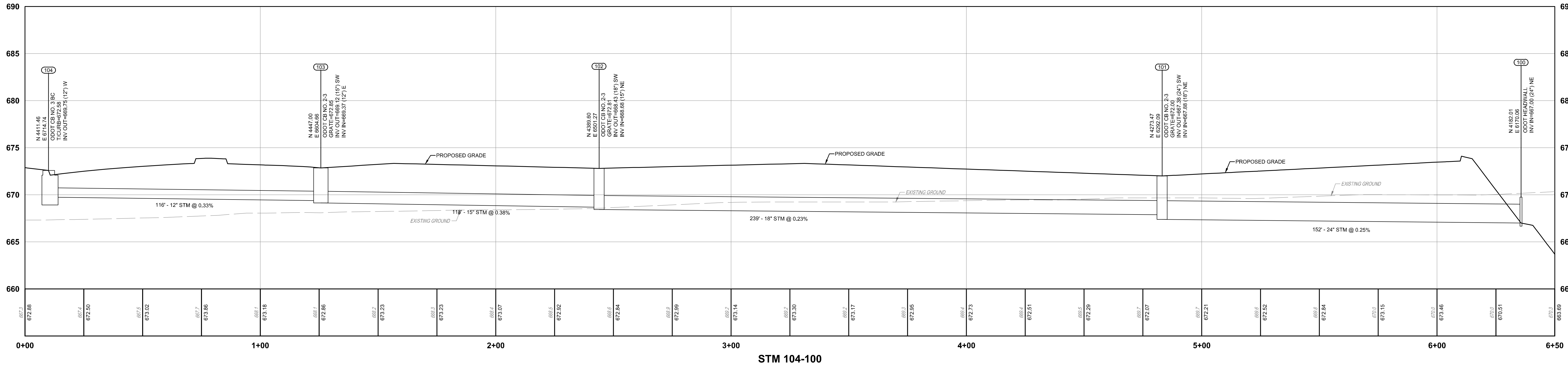
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SHEET NAME:

UTILITY PLAN

SHEET NO.

C400



SEAL:

NO. DATE DESCRIPTION
01 09-20-2022 CITY PLANNING SITE REVIEW

SUNBELT RENTALS
CITY OF MONROE
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.070

DATE: 09-20-2022

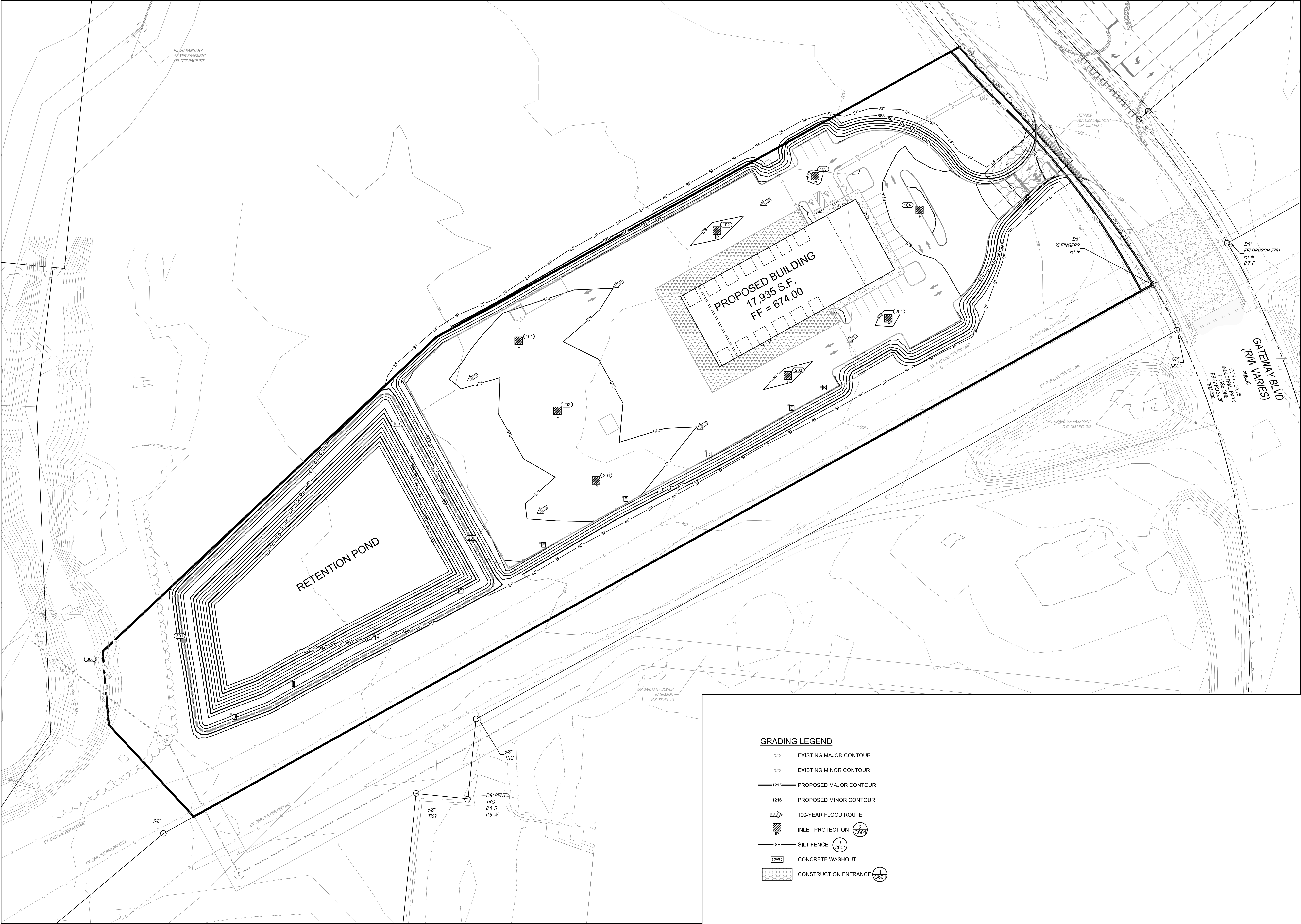
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SHEET NAME:

UTILITY PROFILES

SHEET NO.

C401



NOTE:
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01 09-20-2022 CITY PLANNING SITE REVIEW

SUNBELT RENTALS
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.070
DATE: 09-20-2022
SCALE:

0 20 40 80

SHEET NAME:

GRADING PLAN

SHEET NO.
C500

PROJECT DATA
PROJECT DESCRIPTION
TOOL RENTAL BUILDING WITH ASSOCIATED PARKING, DRIVES, AND RETENTION POND.

LATITUDE: N 39°26'14.97"
LONGITUDE: W 84°19'29.87"
ESTIMATED CONSTRUCTION DATES: XX/XX/XXXX - XX/XX/XXXX

TOTAL SITE AREA: 7.58 ACRES
TOTAL DISTURBED AREA: 5.94 ACRES

EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 3.49 ACRES
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION: 3.49 ACRES

PRE-CONSTRUCTION RUNOFF COEFFICIENT : C=0.XX
POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.XX

IMMEDIATE RECEIVING WATER/MS4: MILLERS CREEK

EXISTING LAND USE: AGRICULTURAL

SOILS: PB - PATTON SILT LOAM, SILTED

CONSTRUCTION SEQUENCE

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

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

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT	_____	_____
PROJECT ENGINEER	_____	_____

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

- 1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
- 2) STOP THE SPILL.
- 3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
- 4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

ADDITIONAL EMERGENCY CONTACT NUMBERS: OHIO EPA	24 HOUR PHONE NO.: 614-728-3898
_____	_____
_____	_____

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2018. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 1)

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

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHC000005. (SEE TABLE 2)

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

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

SEEDING & MULCHING

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

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

- 1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
- 2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
- 3) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER. ALL APPLICATIONS OF SYNTHETIC BINDERS MUST BE CONDUCTED IN SUCH A MANNER WHERE THERE IS NO CONTACT WITH WATERS OF THE STATE.
- 4) WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB./ACRE. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB./100 GAL. OF WOOD CELLULOSE FIBER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL		
SEED TYPE	PER 1,000 SQ.FT.	PER ACRE
PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 POUND 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

STOCKPILE

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

TIMING OF CONTROLS/MEASURES

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

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D	
PERMANENT SEEDING				•	•	•	*	*	*	•			* IRRIGATION NEEDED
DORMANT SEEDING	•	•	•							•	•		** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED
TEMPORARY SEEDING				•	•	•	*	*	*	•			
SODDING			**	**	**	**	**	**	**				
MULCHING	•	•	•	•	•	•	•	•	•	•	•	•	

INSPECTIONS

ALL BMPS ON THIS SITE SHALL BE INSPECTED BY "QUALIFIED INSPECTION PERSONNEL" ASSIGNED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED. AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD, A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

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

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

MAINTENANCE

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

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

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

DUST CONTROL

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

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

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

ADHESIVE	WATER DILUTION (ADHESIVE: WATER)	NOZZLE TYPE	APPLICATION RATE (GAL/AC)
LATEX EMULSION	12.5:1	FINE	235
RESIN IN WATER ACRYLIC EMULSION (NO TRAFFIC)	4:1	FINE	300
ACRYLIC EMULSION (NO TRAFFIC)	7:1	COARSE	450
ACRYLIC EMULSION (TRAFFIC)	3.5:1	COARSE	350

PERMITTEE

NAME
ADDRESS1
ADDRESS2
PHONE:
FAX:
CONTACT:
EMAIL:

GENERAL PERMIT: OHC000005

NPDES PERMIT: XXXXXXXX

DATE OF ISSUE: XX/XX/XXXX



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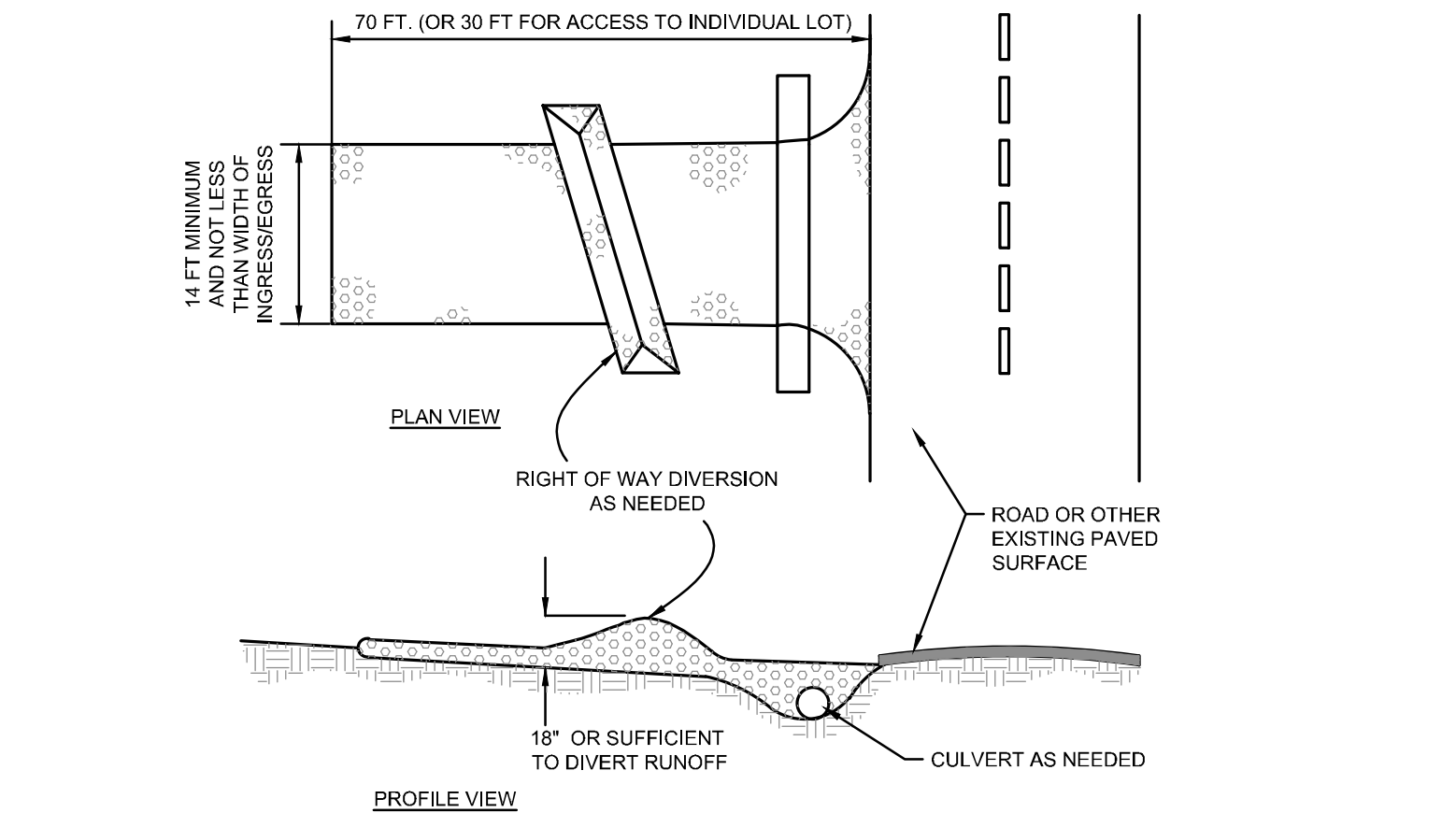
NO. DATE DESCRIPTION
01 09-20-2022 CITY PLANNING SITE REVIEW

**SUNBELT
RENTALS**
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 076803.070
DATE: 09-20-2022
SCALE:

SHEET NAME:
**EROSION
CONTROL NOTES**

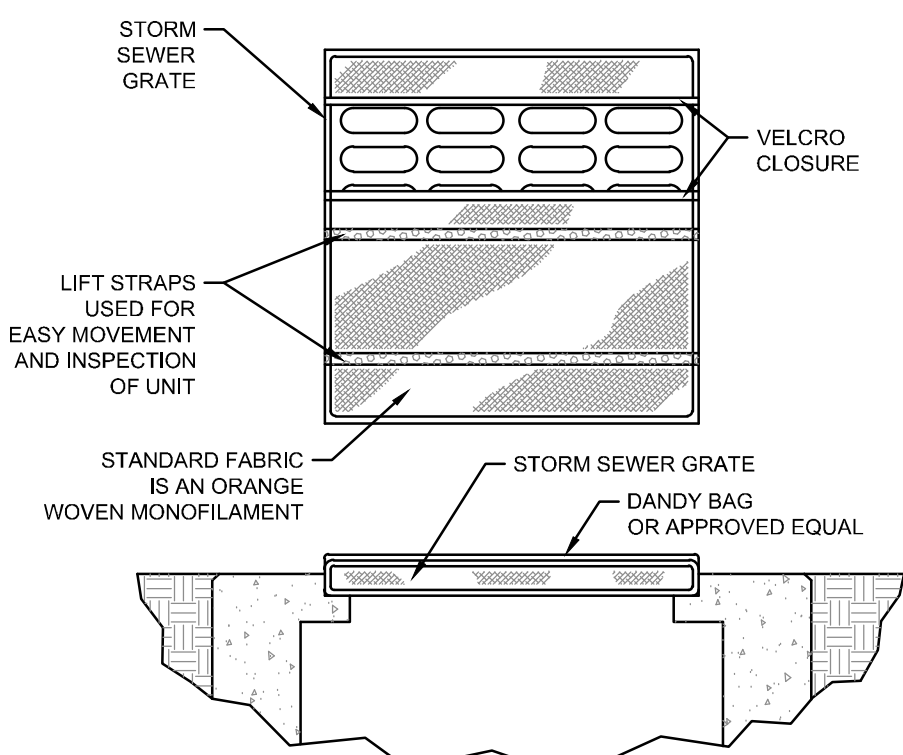
SHEET NO.
C600



- NOTES
- STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
 - THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 - WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

MINIMUM TENSILE STRENGTH.....	200 LBS
MINIMUM PUNCTURE STRENGTH.....	80 LBS
MINIMUM TEAR STRENGTH.....	50 LBS
MINIMUM BURST STRENGTH.....	320 PSI
MINIMUM ELONGATION.....	20%
EQUIVALENT OPENING SIZE.....	EQS< 0.0MM
PERMITTIVITY.....	1X10 ⁻⁶ CM/SEC
 - TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
 - CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 - WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
 - CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
 - REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

1
C601
CONSTRUCTION ENTRANCE DETAIL
N.T.S.

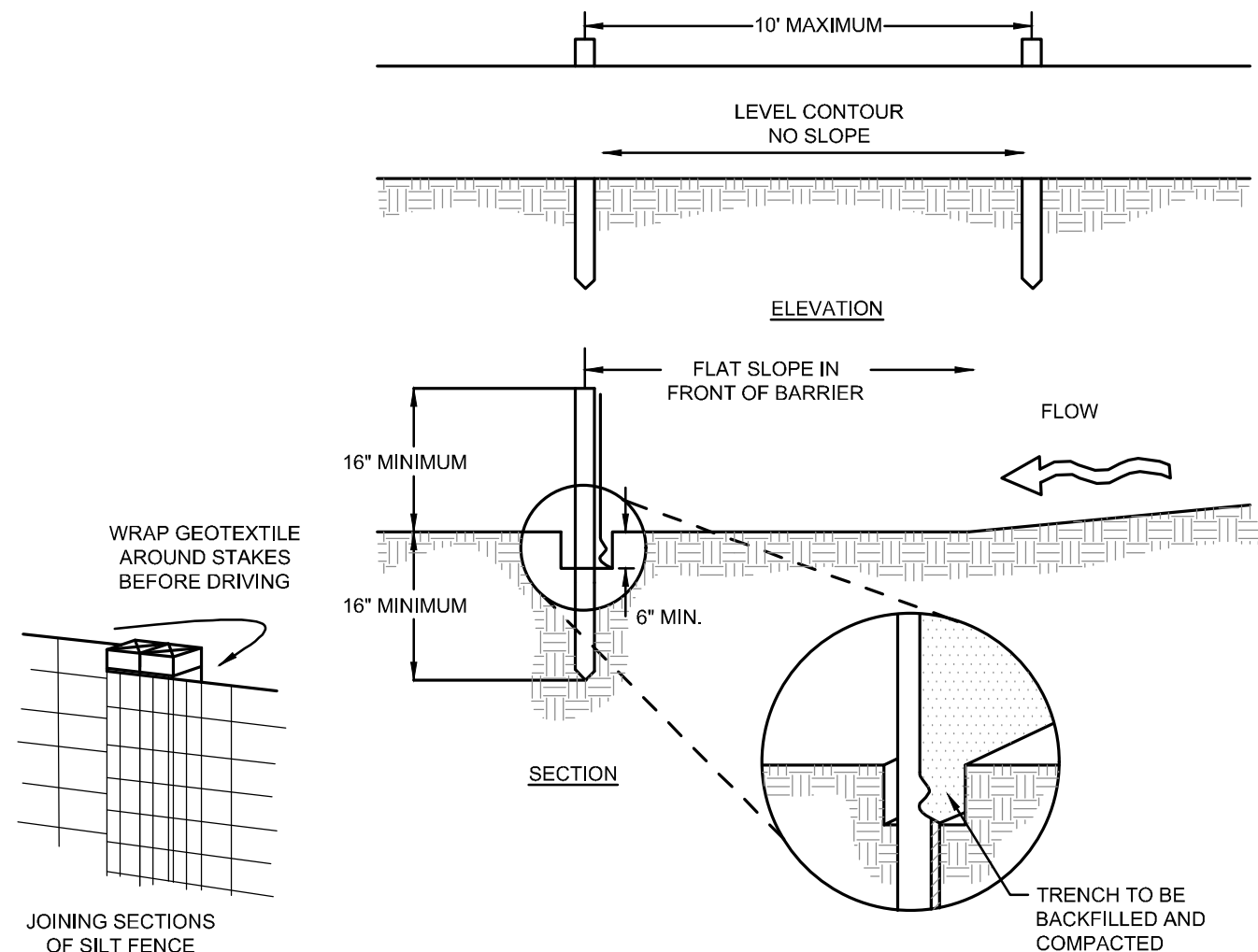


SPECIFICATIONS			
MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4633	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355		90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	L/MIN/MT (GAL/MIN/FT)	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC	2.1

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

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

2
C601
DANDY BAG DETAIL
N.T.S.



- NOTES:
- SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 - ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 - ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
 - SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 - WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET OR AS MUCH AS POSSIBLE UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 - THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
 - THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
 - SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN OVERLAP PRIOR TO DRIVING INTO THE GROUND.
 - MAINTENANCE—SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED; 2) ACCUMULATED SEDIMENT SHALL BE REMOVED; OR 3) OTHER PRACTICES SHALL BE INSTALLED.
- SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
- SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND, AT LEAST DAILY DURING A PROLONGED RAINFALL, THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.
- CRITERIA FOR SILT FENCE MATERIALS
- FENCE POST - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS. THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
 - SILT FENCE FABRIC - SEE CHART BELOW.
- | FABRIC PROPERTIES | VALUES | TEST METHOD |
|--------------------------------|---------------------------|-------------|
| MINIMUM TENSILE STRENGTH | 120 LBS (53N) | ASTM D 4632 |
| MAXIMUM ELONGATION AT 60 LBS | 50% | ASTM D 4632 |
| MINIMUM PUNCTURE STRENGTH | 20 LBS (22N) | ASTM D 4633 |
| MINIMUM TEAR STRENGTH | 40 LBS (18N) | ASTM D 4533 |
| APPARENT OPENING SIZE | <0.84 MM | ASTM D 4751 |
| MINIMUM PERMITTIVITY | 1X10 ⁻⁵ SEC/FT | ASTM D 4491 |
| UV EXPOSURE STRENGTH RETENTION | 70% | ASTM G 4355 |

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C601
SILT FENCE DETAIL
N.T.S.

SEAL:

NO. DATE DESCRIPTION
01 09-20-2022 CITY PLANNING SITE REVIEW

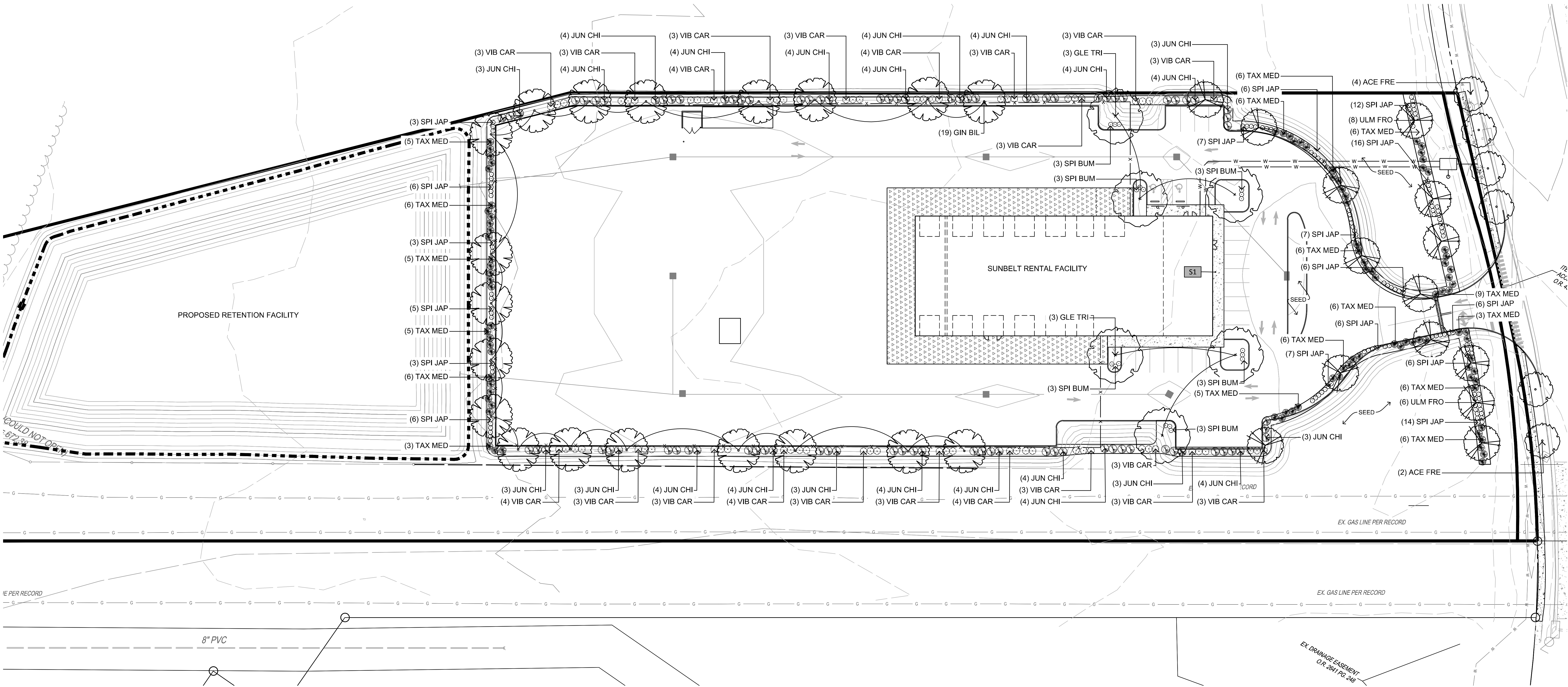
SUNBELT RENTALS
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 076803.070
DATE: 09-20-2022
SCALE:

SHEET NAME:
EROSION CONTROL DETAILS

SHEET NO.

C601



- GENERAL NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 3. ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
 4. ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
 5. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
 6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
 7. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
 8. CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.

CITY OF MONROE LANDSCAPE ZONING REQUIREMENTS		
	REQUIRED	PROPOSED
CHAPTER 1212: LANDSCAPING AND BUFFERING STANDARDS		
1212.06 - STREET TREE REQUIREMENTS, (E):	STREET TREES SHALL BE PLANTED 40 FEET ON CENTER ALONG ALL FRONTAGES GATEWAY BLVD. FRONTAGE, 202 LF = 6 TREES REQUIRED	6 TREES PROVIDED.
1212.07 - LANDSCAPING FOR VEHICULAR USE AREAS, ISLAND STANDARDS, (B) (2) d):	THERE SHALL BE A MINIMUM OF (1) TREE PLANTED WITHIN EACH LANDSCAPE ISLAND ABUTTING A SINGLE ROW OF PARKING SPACES; SHRUBS MUST BE PROVIDED IN LANDSCAPE ISLANDS AT A RATE OF (3) SHRUBS PER REQUIRED TREE 6 TREES REQUIRED, 18 SHRUBS REQUIRED	6 TREES PROVIDED, 18 SHRUBS PROVIDED.
1212.07 - LANDSCAPING FOR VEHICULAR USE AREAS, PERIMETER STANDARDS, (B) (3) b):	A MINIMUM OF (1) CANOPY TREE AND (5) SHRUBS ARE REQUIRED FOR EVERY (5) PARKING SPACES. ALL NON-PARKING SPACE VEHICULAR USE AREAS ARE REQUIRED (1) CANOPY TREE FOR EVERY 50 LINEAR FEET AND (3) SHRUBS FOR EVERY 15 LINEAR FEET. 33 TREES REQUIRED, 286 SHRUBS REQUIRED.	33 TREES PROVIDED, 286 SHRUBS PROVIDED.
1212.08 - FRONT YARD LANDSCAPING FOR NONRESIDENTIAL USES, (A):	A MINIMUM OF 20% OF THE REQUIRED FRONT YARD AREA WITH A MIN. 6 FOOT WIDE AREA ADJACENT TO THE RIGHT OF WAY FOR ALL NONRESIDENTIAL USES SHALL BE CONTINUOUSLY LANDSCAPED WITH TREES, SHRUBS, PLANTING BEDS.	PROVIDED.
1212.09 - LANDSCAPING OR SCREENING FOR SERVICE STRUCTURES, (B) (2):	ALL RETENTION FACILITIES SHALL INCLUDE A WATER FEATURE.	PROVIDED, SEE MEP DRAWINGS.

LEGEND

PROPERTY LINE

FENCE PER CIVIL ENGINEERS DRAWING

SURFACE ITEMS

S1 STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS

PLANT MATERIAL

DECIDUOUS TREE, TYP.

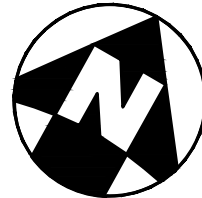
SHRUBS, TYP.

PERENNIALS & ORNAMENTAL GRASSES, TYP.

EXISTING TREES TO REMAIN, PROTECT IN PLACE

PRELIMINARY PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
LARGE DECIDUOUS TREES:					
GLE TRI	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B	SPACE PER PLAN
MEDIUM DECIDUOUS TREES:					
ACE FRE	ACER x FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2.5" CAL.	B&B	SPACE PER PLAN
GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5" CAL.	B&B	SPACE PER PLAN
ULM FRO	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	SPACE PER PLAN
EVERGREEN SHRUBS:					
JUN CHI	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	36" HT. MIN.	B&B	SPACE 6' O.C.
TAX MED	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	36" HT. MIN.	B&B	SPACE 5' O.C.
DECIDUOUS SHRUBS:					
SPI BUM	SPIRAEA x BULMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18" HT. MIN.	CONT.	SPACE 3' O.C.
SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HT. MIN.	CONT.	SPACE 3' O.C.
VIB CAR	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREAN SPICE VIBURNUM	36" HT. MIN.	B&B	SPACE 5' O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-382-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



SEAL:

NOT FOR CONSTRUCTION

NO. DATE DESCRIPTION

SUNBELT RENTALS

CITY OF MONROE

TURTLECREEK TOWNSHIP

WARREN COUNTY, OHIO

PROJECT NO: 070803.070

DATE: 2022/09/16

SCALE:

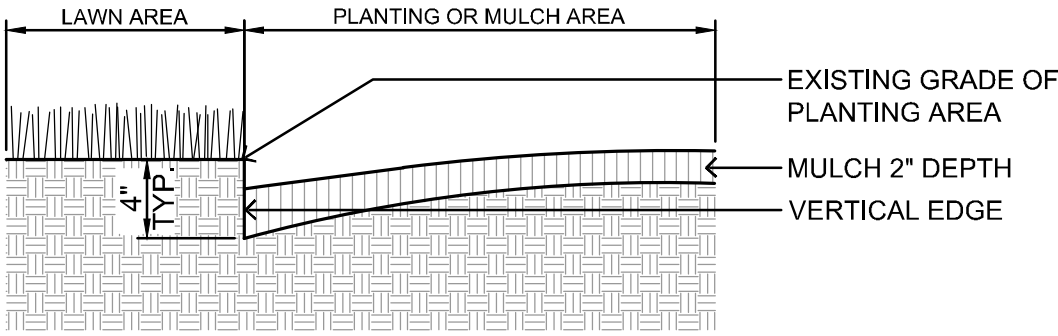


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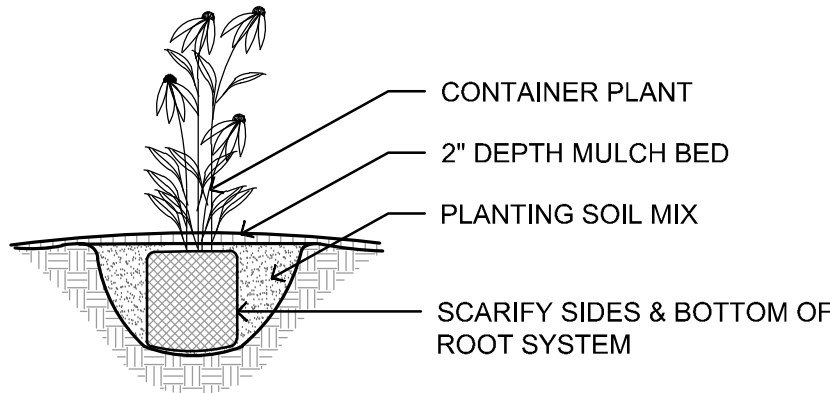
LANDSCAPE PLAN

SHEET NO.

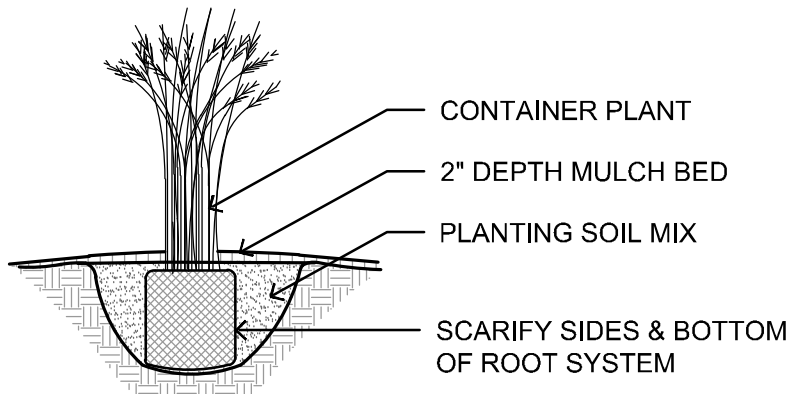
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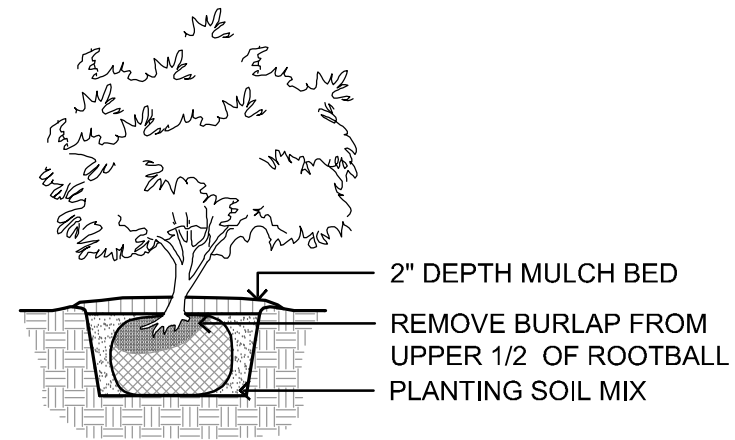
1 PLANTING BED EDGING DETAIL
N.T.S.



2 PERENNIAL PLANTING
N.T.S.



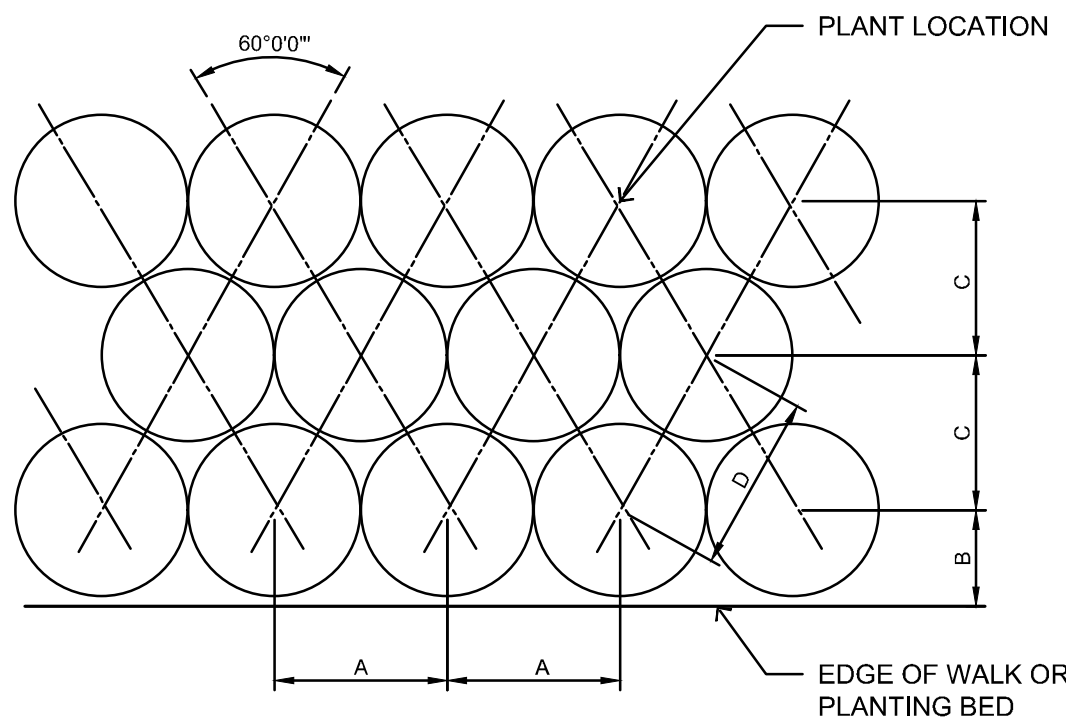
3 ORNAMENTAL GRASS PLANTING
N.T.S.



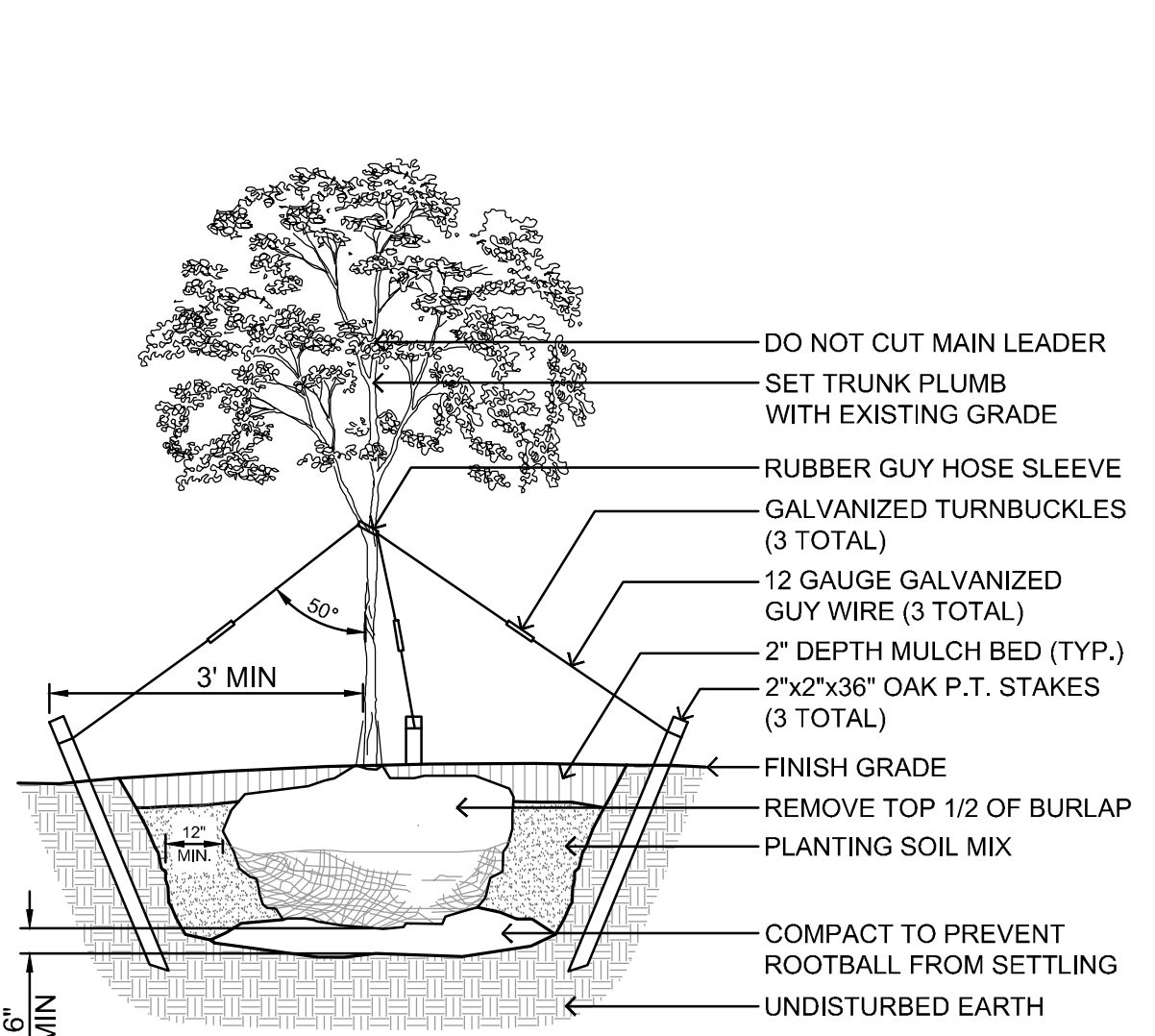
4 SHRUB PLANTING
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A = SPACING
B = SP/2
C = SP/1.2
D = SPACING

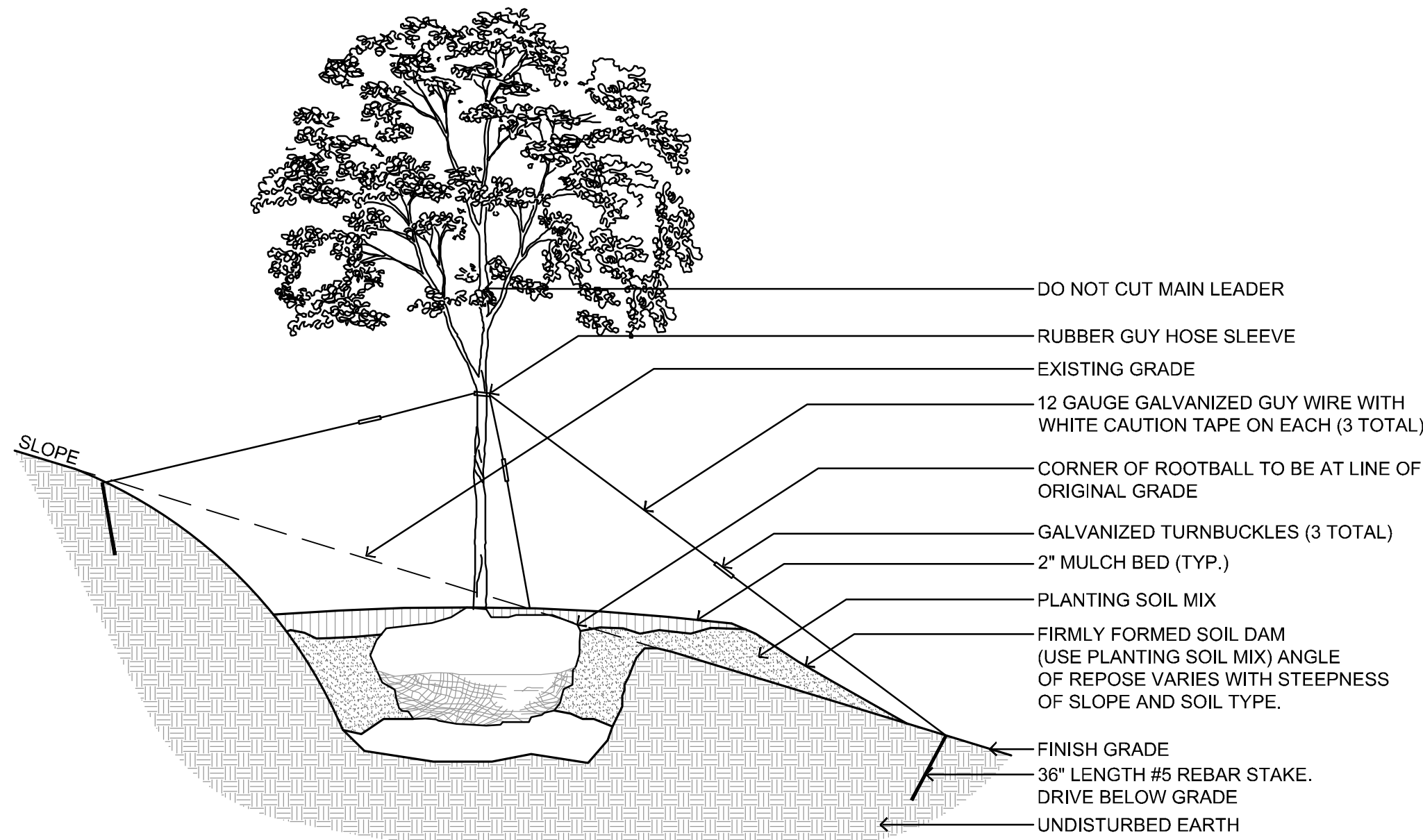


6 PERENNIAL SPACING
N.T.S.



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

5 DECIDUOUS TREE PLANTING
N.T.S.



NOTES:
1. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

7 DECIDUOUS TREE PLANTING ON A SLOPE
N.T.S.

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
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SUNBELT RENTALS
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 070803.070
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SCALE:

SHEET NAME:

LANDSCAPE DETAILS

SHEET NO.

L101

PLANTS SPECIFICATION DEFINITIONS

- BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.
- BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH A BALL SIZE NOT LESS THAN DIAMETER AND **DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED**, WRAPPED WITH BURLAP, TIED, RIGIDLY SUPPORTED, AND DRUM LACED WITH TWINE WITH THE ROOT FLARE VISIBLE AT THE SURFACE OF THE BALL AS RECOMMENDED BY ANSI Z60.1.
- CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED.
- FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
- PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDE SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT. SOME SOURCES CLASSIFY HERBICIDES SEPARATELY FROM PESTICIDES.
- PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
- PLANTING AREA: AREAS TO BE PLANTED.
- PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.
- PLANT: PLANTS; PLANT MATERIALS: THESE TERMS REFER TO VEGETATION IN GENERAL, INCLUDING TREES, SHRUBS, VINES, GROUND COVERS, ORNAMENTAL GRASSES, BULBS, CORMS, TUBERS, OR HERBACEOUS VEGETATION.
- ROOT FLARE: ALSO CALLED "TRUNK FLARE." THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.
- STEM GIRDLING ROOTS: ROOTS THAT ENIRCLE THE STEMS (TRUNKS) OF TREES BELOW THE SOIL SURFACE.
- SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

COORDINATION

COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.

- WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT **PROJECT SITE**.

ACTION SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

- PLANT PHOTOGRAPHS: INCLUDE COLOR PHOTOGRAPHS IN **DIGITAL** FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL, AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN **20** PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF **THREE** PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF THE GROWING NURSERY.
- PLANTS FOR VERIFICATION: FOR EACH OF THE FOLLOWING:
 - ORGANIC MULCH**: **1 QUART** VOLUME OF EACH ORGANIC MULCH REQUIRED; IN SEALED PLASTIC BAGS LABELED WITH COMPOSITION OF MATERIALS BY PERCENTAGE OF WEIGHT AND SOURCE OF MULCH. EACH SAMPLE SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE FURNISHED; PROVIDE AN ACCURATE REPRESENTATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP.
 - SLOW-RELEASE, TREE-WATERING DEVICE: ONE UNIT OF EACH SIZE REQUIRED.

INFORMATIONAL SUBMITTALS

- QUALIFICATION DATA: FOR LANDSCAPE INSTALLER, INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY INSTALLER DEMONSTRATING INSTALLER'S CAPABILITIES AND EXPERIENCE. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF OWNERS' CONTACT PERSONS.
- PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
 - MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
 - ANALYSIS OF OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
- PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
- SAMPLE WARRANTY: FOR SPECIAL WARRANTY.

CLOSEOUT SUBMITTALS

- MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.

- PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDSCAPE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- EXPERIENCE: **FIVE YEARS'** EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN SECTION "QUALITY REQUIREMENTS" FOR TREE, SHRUB, AND VINE PLANTING.
- INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
- PERSONNEL CERTIFICATIONS: INSTALLER'S **FIELD SUPERVISOR** SHALL HAVE CERTIFICATION IN **ALL** OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCAPE NETWORK:
 - LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN- EXTERIOR "TREES"
 - LANDSCAPE INDUSTRY CERTIFIED HORTICULTURAL TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1.

MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.

- TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER-GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD. DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.
- OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.

PLANT MATERIAL OBSERVATION: ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

- NOTIFY ARCHITECT OF SOURCES OF PLANTING MATERIALS **SEVEN** DAYS IN ADVANCE OF DELIVERY TO SITE.

DELIVERY, STORAGE, AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.

BULK MATERIALS:

- DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

HANDLE PLANTING STOCK BY ROOT BALL.

WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

- SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
- WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

FIELD CONDITIONS

FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS, COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

- SPRING PLANTING: MARCH 15 TO JUNE 1.
- FALL PLANTING: SEPTEMBER 1 TO NOVEMBER 1.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

WARRANTY

SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

- FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLIGENCE BY OWNER.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
 - FAULTY PERFORMANCE OF **TREE STABILIZATION**.
 - DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.

- WARRANTY PERIODS: FROM DATE OF **SUBSTANTIAL COMPLETION**.
 - TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: **12 MONTHS**.
 - GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: **12 MONTHS**.

- INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:

- IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
- A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PLANT MATERIAL

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARINGS, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISTURBING PESTS, DISEASES, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER; OR WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.
- COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.

PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

LABELING: LABEL EACH PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT.

IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

FERTILIZERS: REFER TO PLANTING SOIL SPECIFICATION.

MULCHES

ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:

- TYPE: **DOUBLE-SHREDDED HARDWOOD**.
- SIZE RANGE: **3 INCHES MAXIMUM, 1/2 INCH MINIMUM**.
- COLOR: NATURAL.

PESTICIDES

GENERAL: PESTICIDE REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.

POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

TREE-STABILIZATION MATERIALS

TRUNK-STABILIZATION MATERIALS:

- UPRIGHT AND GUY STAKES: ROUGH-SAWN, SOUND, NEW **HARDWOOD**, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2-8Y-2-INCH NOMINAL BY LENGTH INDICATED, POINTED AT ONE END.
- FLEXIBLE TIES: WIDE RUBBER OR ELASTIC BANDS OR STRAPS OF LENGTH REQUIRED TO REACH STAKES OR **TURNBUCKLES**.
- GUYS AND TIE WIRES: ASTM A 641/A 641M, CLASS 1, GALVANIZED-STEEL WIRE, TWO-STRAND, TWISTED, 0.108 INCH IN DIAMETER.
- TREE-TIE WEBBING: UV-RESISTANT POLYPROPYLENE OR NYLON WEBBING WITH BRASS GROMMETS.
- GUY CABLES: FIVE-STRAND, 3/16-INCH-DIAMETER, GALVANIZED-STEEL CABLE, WITH ZINC-COATED **TURNBUCKLES**, A MINIMUM OF 3 INCHES LONG, WITH TWO 3/8-INCH GALVANIZED EYEBOLTS.
- FLAGS: STANDARD SURVEYOR'S PLASTIC FLAGGING TAPE, WHITE, 6 INCHES LONG.

SLOW-RELEASE WATERING DEVICE: STANDARD PRODUCT MANUFACTURED FOR DRIP IRRIGATION OF PLANTS AND EMPTYING ITS WATER CONTENTS OVER AN EXTENDED TIME PERIOD; MANUFACTURED FROM UV-LIGHT-STABILIZED NYLON-REINFORCED POLYETHYLENE SHEET, PVC, OR HOPE PLASTIC.

- PRODUCT: TREEGATOR ORIGINAL SLOW RELEASE WATERING BAG
 - COLOR: GREEN.

MISCELLANEOUS PRODUCTS

BURLAP: NON-SYNTHETIC, BIODEGRADABLE.

EXAMINATION

EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

- VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, GROUT, PLASTER, OIL, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
- VERIFY THAT PLANTS AND VEHICLES LOADED WITH PLANTS CAN TRAVEL TO PLANTING LOCATIONS WITH ADEQUATE OVERHEAD CLEARANCE.
- SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
- UNFORMALLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.

IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PREPARATION

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

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

PLANTING AREA ESTABLISHMENT

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATIONS.

PLACING PLANTING SOIL: **PLACE AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATION**

BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

EXCAVATION FOR TREES AND SHRUBS

PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS.

- EXCAVATE PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMOOTHED OR SMOOTHED DURING EXCAVATION.
- EXCAVATE APPROXIMATELY **THREE TIMES** AS WIDE AS BALL DIAMETER FOR **BALLED AND BURLAPPED** AND **CONTAINER-GROWN** STOCK.
- DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
- IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL, AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
- MAINTAIN ANGLES OF REPOSE OF ADJACENT MATERIALS TO ENSURE STABILITY. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
- INSTALL SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
- KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED **WHEN UNATTENDED BY INSTALLER'S PERSONNEL**.

BACKFILL SOIL: SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS **MAY NOT** BE USED AS BACKFILL SOIL UNLESS OTHERWISE INDICATED.

OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

- HARDPAN LAYER: DRILL 6-INCH-DIAMETER HOLES, 24 INCHES APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET, WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE, SHRUB, AND VINE PLANTING

INSPECTION: AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL, TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.

ROOTS: REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.

BALLED AND BURLAPPED STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE **1 INCH ABOVE** ADJACENT FINISH GRADES.

- BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
- AFTER PLACING SOME BACKFILL AROUND ROOT BALL TO STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTLING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
- CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

CONTAINER-GROWN STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE **1 INCH ABOVE** ADJACENT FINISH GRADES.

- BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
- CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
- BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
- CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

SLOPES: WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE; AND 6 INCHES ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

MECHANIZED TREE-SPADE PLANTING

- TREES **MAY** BE PLANTED WITH AN APPROVED MECHANIZED TREE SPADE AT THE DESIGNATED LOCATION; DO NOT USE TREE SPADE TO MOVE TREES LARGER THAN THE MAXIMUM SIZE ALLOWED FOR A SIMILAR FIELD-GROWN, BALLED-AND-BURLAPPED ROOT-BALL DIAMETER ACCORDING TO ANSI Z60.1, OR LARGER THAN MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER.
- USE THE SAME TREE SPADE TO EXCAVATE THE PLANTING HOLE AS WILL BE USED TO EXTRACT AND TRANSPORT THE TREE.
- WHEN EXTRACTING THE TREE, CENTER THE TRUNK WITHIN THE TREE SPADE AND MOVE TREE WITH A SOLID BALL OF EARTH.
- CUT EXPOSED ROOTS CLEANLY DURING TRANSPLANTING OPERATIONS.
- PLANT TREES FOLLOWING PROCEDURES IN "TREE, SHRUB, AND VINE PLANTING" ARTICLE.
- WHERE POSSIBLE, ORIENT THE TREE IN THE SAME DIRECTION AS IN ITS ORIGINAL LOCATION.

TREE, SHRUB, AND VINE PRUNING

- REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
- DO NOT APPLY PRUNING PANT TO WOUNDS.

TREE STABILIZATION

TRUNK STABILIZATION BY STAKING AND GUYING: INSTALL TRUNK STABILIZATION AS FOLLOWS UNLESS OTHERWISE INDICATED ON DRAWINGS. STAKE AND GUY TREES MORE THAN 12 FEET IN HEIGHT AND MORE THAN 3 INCHES IN CALIPER UNLESS OTHERWISE INDICATED.

- SITE-FABRICATED, STAKING-AND-GUYING METHOD: INSTALL NO FEWER THAN THREE GUYS SPACED EQUALLY AROUND TREE.
 - SECURELY ATTACH GUYS TO STAKES 36 INCHES LONG, DRIVEN TO GRADE. ADJUST SPACING TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. PROVIDE **TURNBUCKLE** FOR EACH GUY WIRE AND TIGHTEN SECURELY.
- SUPPORT TREES WITH BANDS OF FLEXIBLE TIES AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO **TURNBUCKLE**. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
- SUPPORT TREES WITH **GUY CABLE OR MULTIPLE STRANDS OF TIE WIRE**, CONNECTED TO TIED BRASS GROMMETS. ATTACH TREE-TIE WEBBING AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO **TURNBUCKLE**. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
- ATTACH FLAGS TO EACH GUY WIRE, 30 INCHES ABOVE FINISH GRADE.

GROUND COVER AND PLANT PLANTING

- SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES **AS INDICATED ON DRAWINGS** IN EVEN ROWS WITH TRIANGULAR SPACING.
- USE PLANTING SOIL PER PLANTING SOIL SPECIFICATION FOR BACKFILL.
- DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
- FOR ROOTED CUTTING PLANTS SUPPLIED IN FLATS, PLANT EACH IN A MANNER THAT MINIMALLY DISTURBS THE ROOT SYSTEM BUT TO A DEPTH NOT LESS THAN TWO NODES.
- WORK SOIL AROUND PLANTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
- WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
- PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

PLANTING AREA MULCHING

MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.

- TREES IN TURF AREAS: APPLY **[ORGANIC]** MULCH RING OF **2-INCH** AVERAGE THICKNESS, WITH 18-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN **3 INCHES** OF TRUNKS OR STEMS.

- ORGANIC MULCH IN PLANTING AREAS: APPLY **2-INCH** AVERAGE THICKNESS OF ORGANIC MULCH **OVER WHOLE SURFACE OF PLANTING AREA**, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN **3 INCHES** OF TRUNKS OR STEMS.

INSTALLING SLOW-RELEASE WATERING DEVICE

- PROVIDE ONE DEVICE FOR EACH TREE.

- PLACE DEVICE ON TOP OF THE MULCH AT BASE OF TREE STEM AND FILL WITH WATER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

PLANT MAINTENANCE

- MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTling TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- FILL IN, AS NECESSARY, SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
- APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHEN POSSIBLE TO MINIMIZE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOSSING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.

PESTICIDE APPLICATION

- APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
- PRE-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
- POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

REPAIR AND REPLACEMENT

GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

- SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.
- PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF APPROVED.
- REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT.

REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UN

TURF AND GRASSES SPECIFICATION

DEFINITIONS

1. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
2. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.
3. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
4. PLANTING SOIL: EXISTING, ON-SITE SOIL, IMPORTED SOIL, OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH. SEE SECTION 329113 "SOIL PREPARATION."
5. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

PREINSTALLATION MEETINGS: PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

SUBMITTALS

1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER.
2. CERTIFICATION OF GRASS SEED: FROM SEED VENDOR FOR EACH GRASS-SEED MONOSTAND OR MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.
3. CERTIFICATION OF EACH SEED MIXTURE FOR TURFGRASS SOD. INCLUDE IDENTIFICATION OF SOURCE AND NAME AND TELEPHONE NUMBER OF SUPPLIER.
4. PRODUCT CERTIFICATES: FOR FERTILIZERS, FROM MANUFACTURER.
5. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
6. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF TURF DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL TURF ESTABLISHMENT.

1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDCARE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN TURF INSTALLATION.
3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCAPE NETWORK:
 - a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.
 - b. LANDSCAPE INDUSTRY CERTIFIED LAWN CARE MANAGER.
 - c. LANDSCAPE INDUSTRY CERTIFIED LAWN CARE TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

DELIVERY, STORAGE, AND HANDLING

SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

BULK MATERIALS:

1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

FIELD CONDITIONS

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: MARCH 15 TO JUNE 1.
2. FALL PLANTING: AUGUST 15 TO OCTOBER 15.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEED

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN, CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 5-10 PERCENT PERENNIAL RYEGRASS.
3. 5-10 PERCENT KENTUCKY BLUEGRASS.

TURFGRASS SPECIES: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN, CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 10-20 PERCENT KENTUCKY BLUEGRASS.

FERTILIZERS

1. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF QUICK RELEASE NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.
2. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF A MINIMUM OF 50 PERCENT WATER-INSOLUBLE NITROGEN OR COATED NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.

MULCHES

1. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

PESTICIDES

GENERAL: PESTICIDE, REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

1. PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.
2. POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

EROSION-CONTROL MATERIALS

1. EROSION-CONTROL BLANKETS: BIODEGRADABLE WOOD EXCELSIOR, STRAW, OR COCONUT-FIBER MAT ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.
2. EROSION-CONTROL FIBER MESH: BIODEGRADABLE BURLAP OR SPUN-COIR MESH, A MINIMUM OF 0.32 LB/SQ. YD. WITH 50 TO 65 PERCENT OPEN AREA. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.

EXAMINATION

EXAMINE AREAS TO BE PLANTED FOR COMPLIANCE WITH REQUIREMENTS AND OTHER CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
3. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
5. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PREPARATION

1. PROTECT STRUCTURES; UTILITIES; SIDEWALKS; PAVEMENTS; AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
2. PROTECT ADJACENT AND ADJOINING AREAS FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY.
3. PROTECT GRADE STAKES SET BY OTHERS UNTIL DIRECTED TO REMOVE THEM.
4. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

TURF AREA PREPARATION

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

1. PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

2. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL. BEFORE PLANTING, OBTAIN FIELD ENGINEER'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
3. BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

PREPARATION FOR EROSION-CONTROL MATERIALS

1. PREPARE AREA AS SPECIFIED ABOVE.
2. FOR EROSION-CONTROL BLANKET OR MESH, INSTALL FROM TOP OF SLOPE, WORKING DOWNWARD, AND AS RECOMMENDED BY MATERIAL MANUFACTURER FOR SITE CONDITIONS. FASTEN AS RECOMMENDED BY MATERIAL MANUFACTURER.
3. MOISTEN PREPARED AREA BEFORE PLANTING IF SURFACE IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

SEEDING

1. SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH.
 - a. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - b. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
 - c. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
2. SOW SEED AT A TOTAL RATE OF 6 TO 8 LB/1000 SQ. FT..
3. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
4. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET 1-1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
 - a. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
6. OVERSEED TURF AREA EIGHT (8) WEEKS AFTER INITIAL SEEDING OPERATION AT A RATE OF 5 LBS/1000 SQ. FT., IF INITIAL SEEDING HAS NOT PROVIDED A MINIMUM OF 90% COVERAGE OVER ANY 10 SQ. FT., OR IF BARE AREAS GREATER THE 5 B Y 5 INCHES ARE PRESENT.

TURF RENOVATION

1. RENOVATE EXISTING TURF WHERE INDICATED.
2. RENOVATE TURF DAMAGED BY CONTRACTOR'S OPERATIONS, SUCH AS STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF VEHICLES.
 - a. REESTABLISH TURF WHERE SETTLEMENT OR WASHOUTS OCCUR OR WHERE MINOR REGRADING IS REQUIRED.
 - b. INSTALL NEW PLANTING SOIL AS REQUIRED.

3. REMOVE SOD AND VEGETATION FROM DISEASED OR UNSATISFACTORY TURF AREAS; DO NOT BURY IN SOIL.
4. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS, SUCH AS OIL DRIPPINGS, FUEL SPILLS, STONES, GRAVEL, AND OTHER CONSTRUCTION MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, AND REPLACE WITH NEW PLANTING SOIL.
5. MOW, DETATCH, CORE ERATE, AND RAKE EXISTING TURF.
6. REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE EXTENSIVE, APPLY SELECTIVE HERBICIDES AS REQUIRED. DO NOT USE PRE-EMERGENCE HERBICIDES.
7. REMOVE WASTE AND FOREIGN MATERIALS, INCLUDING WEEDS, SOIL CORES, GRASS, VEGETATION, AND TURF, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
8. TILL STRIPPED, BARE, AND COMPACTED AREAS THOROUGHLY TO A SOIL DEPTH OF 6 INCHES.
9. APPLY INITIAL FERTILIZER REQUIRED FOR ESTABLISHING NEW TURF AND MIX THOROUGHLY INTO TOP 4 INCHES OF EXISTING SOIL. INSTALL NEW PLANTING SOIL TO FILL LOW SPOTS AND MEET FINISH GRADES.
 - a. INITIAL FERTILIZER: COMMERCIAL FERTILIZER APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

10. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW TURF.
11. WATER NEWLY PLANTED AREAS AND KEEP MOIST UNTIL NEW TURF IS ESTABLISHED.

TURF MAINTENANCE

GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.

1. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
2. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
3. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.

1. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
2. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.

MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INTIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INTIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT:

1. MOW TURF TO A HEIGHT OF 2 TO 3 INCHES.

TURF POST-FERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

1. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.
2. SECOND APPLICATION FERTILIZER: APPLY SIX (6) WEEKS AFTER SEEDING OPERATIONS. PROVIDE A HIGH NITROGEN SLOW RELEASE FERTILIZER WITH AN ANALYSIS OF 30-5-10 OR SIMILAR. APPLY AT A RATE TO PROVIDE ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.

SATISFACTORY TURF

TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT:

1. SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.

USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

PESTICIDE APPLICATION

1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
2. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

CLEANUP AND PROTECTION

1. PROMPTLY REMOVE SOIL AND DEBRIS CREATED BY TURF WORK FROM PAVED AREAS. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.

2. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. ERECT TEMPORARY FENCING OR BARRICADES AND WARNING SIGNS AS REQUIRED TO PROTECT NEWLY PLANTED AREAS FROM TRAFFIC. MAINTAIN FENCING AND BARRICADES THROUGHOUT INITIAL MAINTENANCE PERIOD AND REMOVE AFTER PLANTINGS ARE ESTABLISHED.
4. REMOVE NONDEGRADABLE EROSION-CONTROL MEASURES AFTER GRASS ESTABLISHMENT PERIOD.

MAINTENANCE SERVICE

TURF MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "TURF MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE TURF IS ESTABLISHED, BUT FOR NOT LESS THAN THE FOLLOWING PERIODS:

1. SEEDED TURF: 90 DAYS FROM DATE OF [PLANTING COMPLETION] [SUBSTANTIAL COMPLETION].
 - a. WHEN INITIAL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF TURF IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.



THE
KLEINGERS
GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
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West Chester, OH 45389
513.770.7651

SEAL:

NOT FOR CONSTRUCTION

NO. DATE DESCRIPTION

PROJECT NO: 070603.070
DATE: 2022/09/16
SCALE:

SHEET NAME:

**LANDSCAPE
SPECIFICATIONS**

SHEET NO.

L103

**SUNBELT
RENTALS**
CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

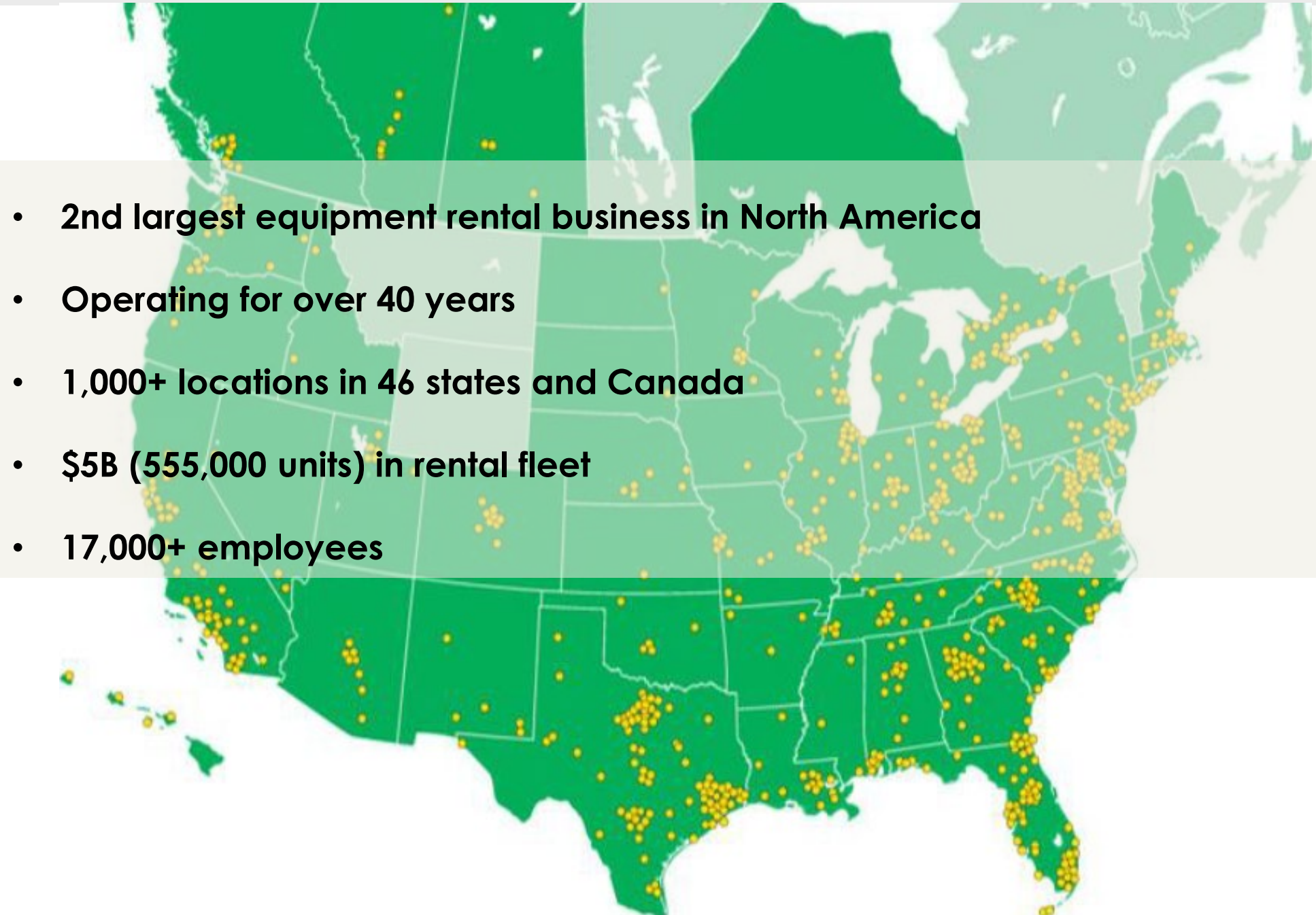
NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-382-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

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Site Plan Review
Gateway Boulevard
Monroe, OH
September 19, 2022

Sunbelt Rentals



- 2nd largest equipment rental business in North America
- Operating for over 40 years
- 1,000+ locations in 46 states and Canada
- \$5B (555,000 units) in rental fleet
- 17,000+ employees

Project Advantages

- **Flagship Regional Facility serving all of Cincinnati / Dayton MSA**
- **Expected job creation:**
 - **Year 1: 15 Employees – Est. Total Salary of \$700,000+**
 - **Year 5: 18-30 Employees – Est. Total Salary of \$1M+**
- **Estimated investment of over \$5,700,000 expected to increase property values.**
- **Substantial increase of property tax revenue.**

SAMPLE RENDERING



progressive|ae

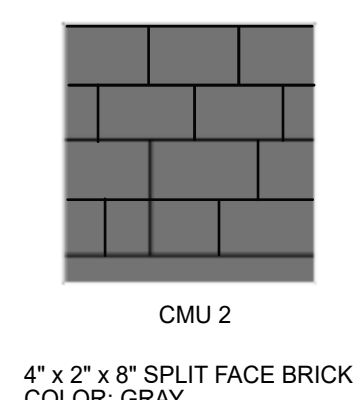
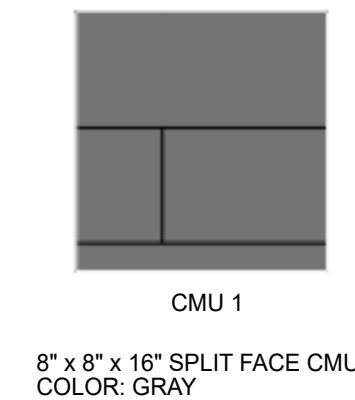
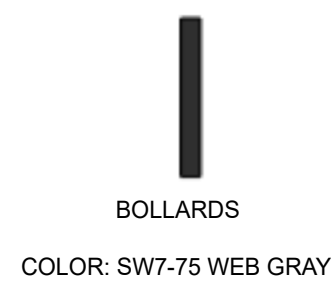
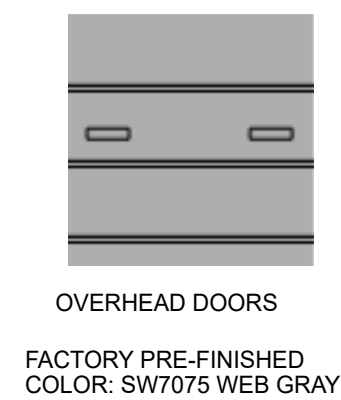
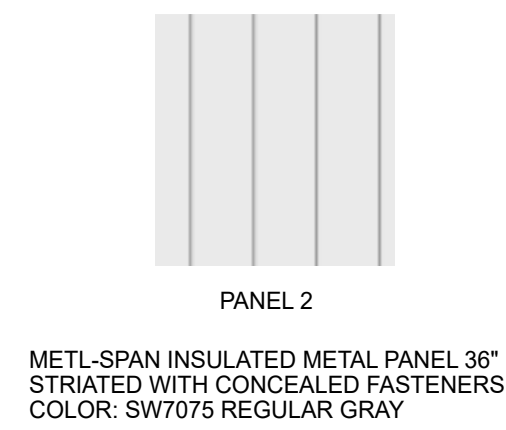
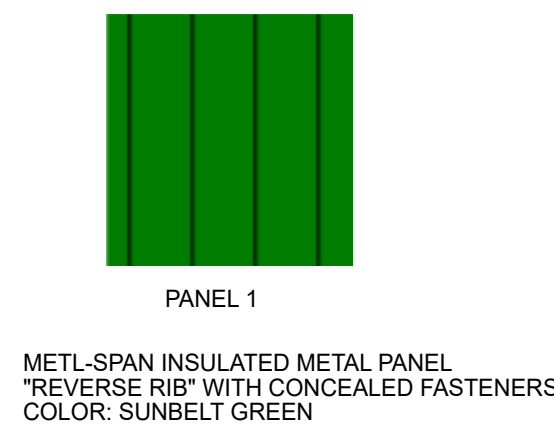
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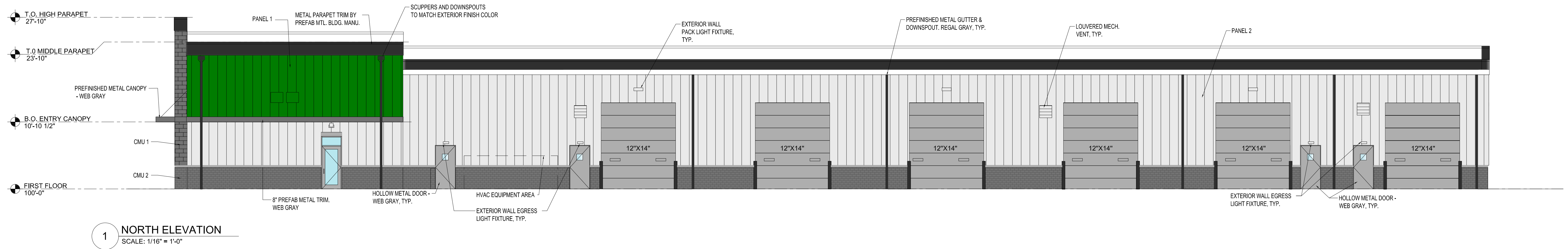
SAMPLE RENDERING



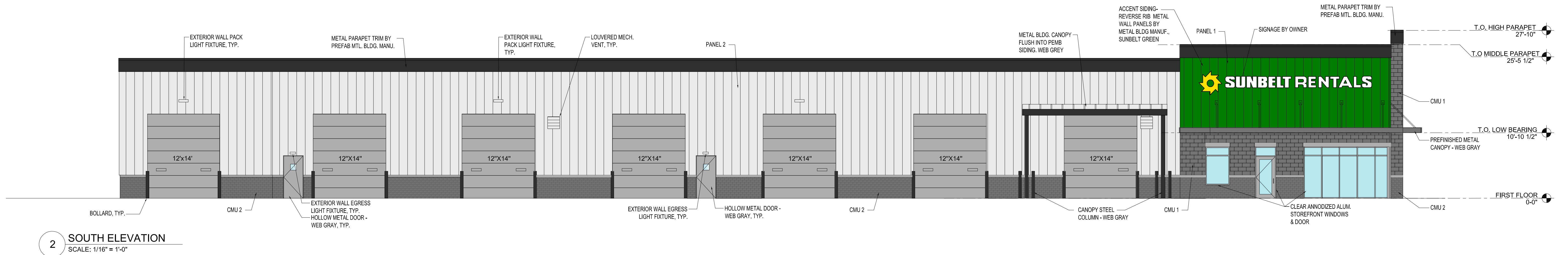
progressive|ae



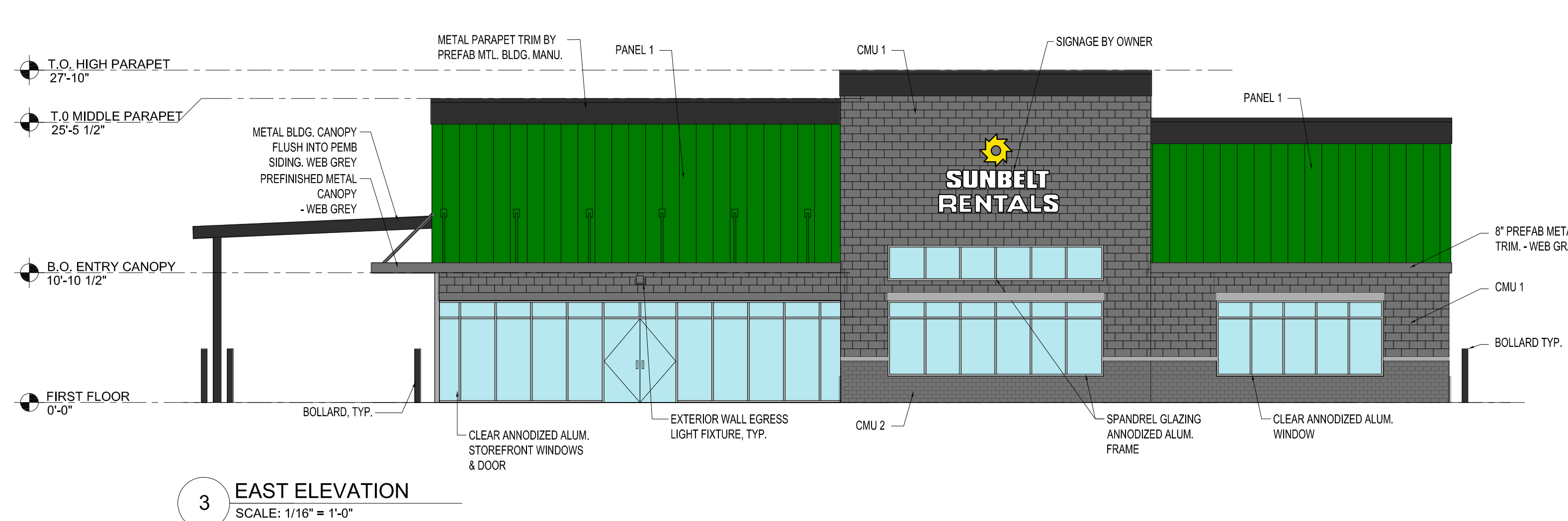
PRIMARY FACADE GLAZING CALCULATION
East elevation facade total square footage = 2179 SQ. FT.
Total glazing square footage = 545 SQ. FT.
= 25% glazing coverage



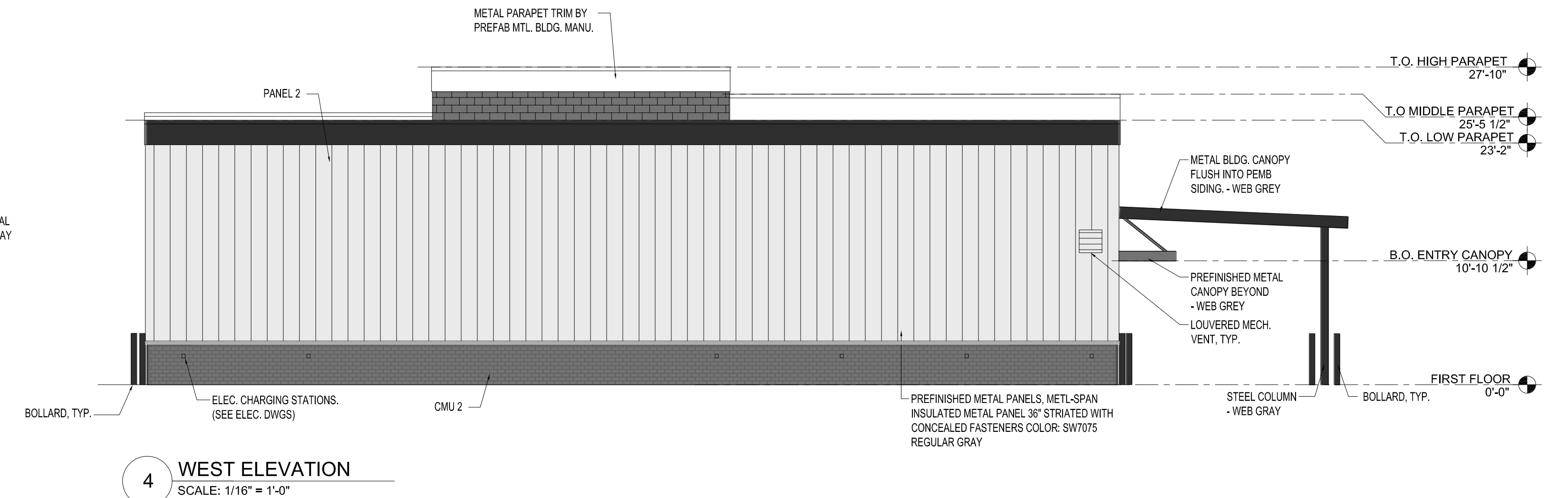
1 NORTH ELEVATION
SCALE: 1/16\"/>



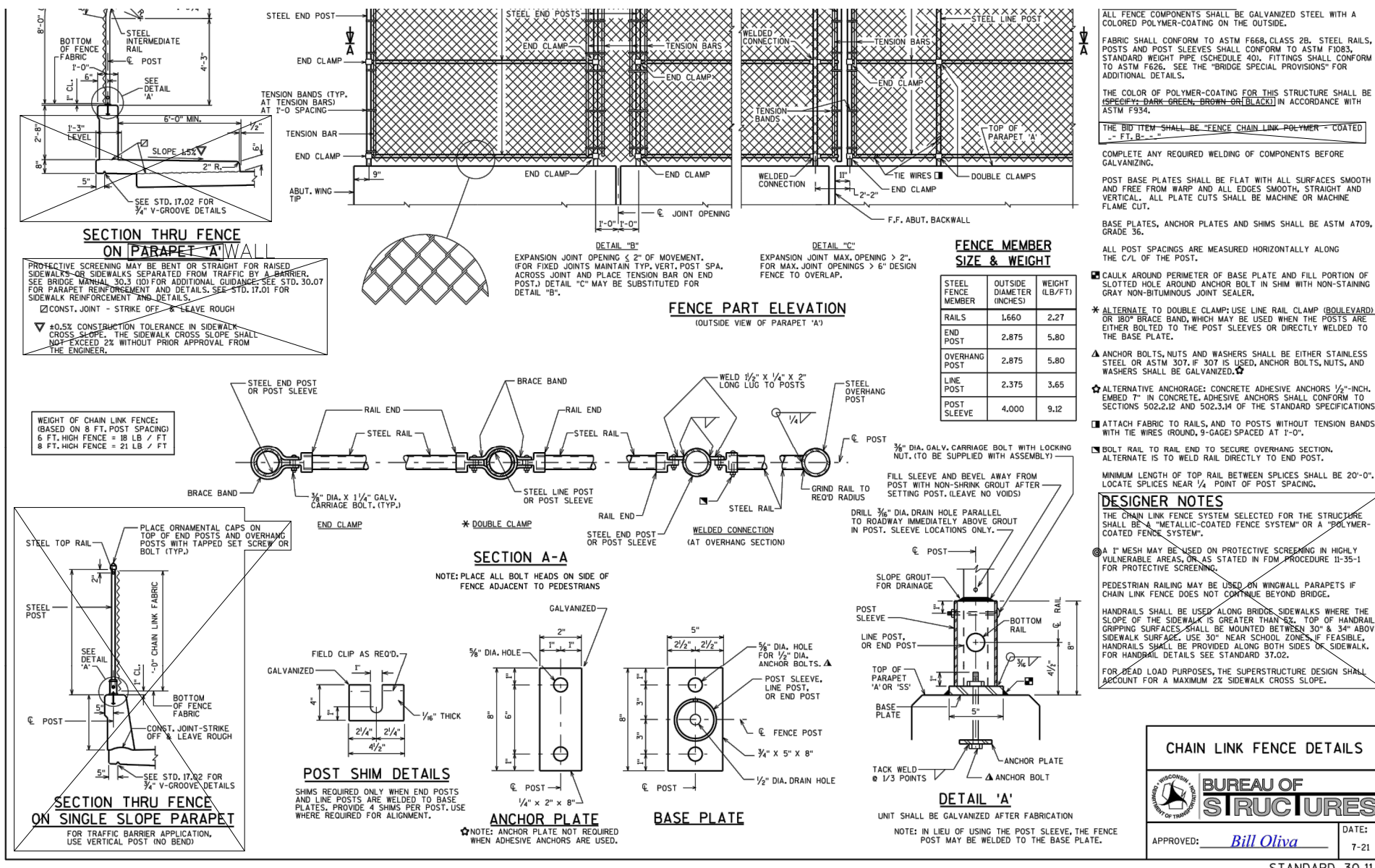
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SCALE: 1/16\"/>



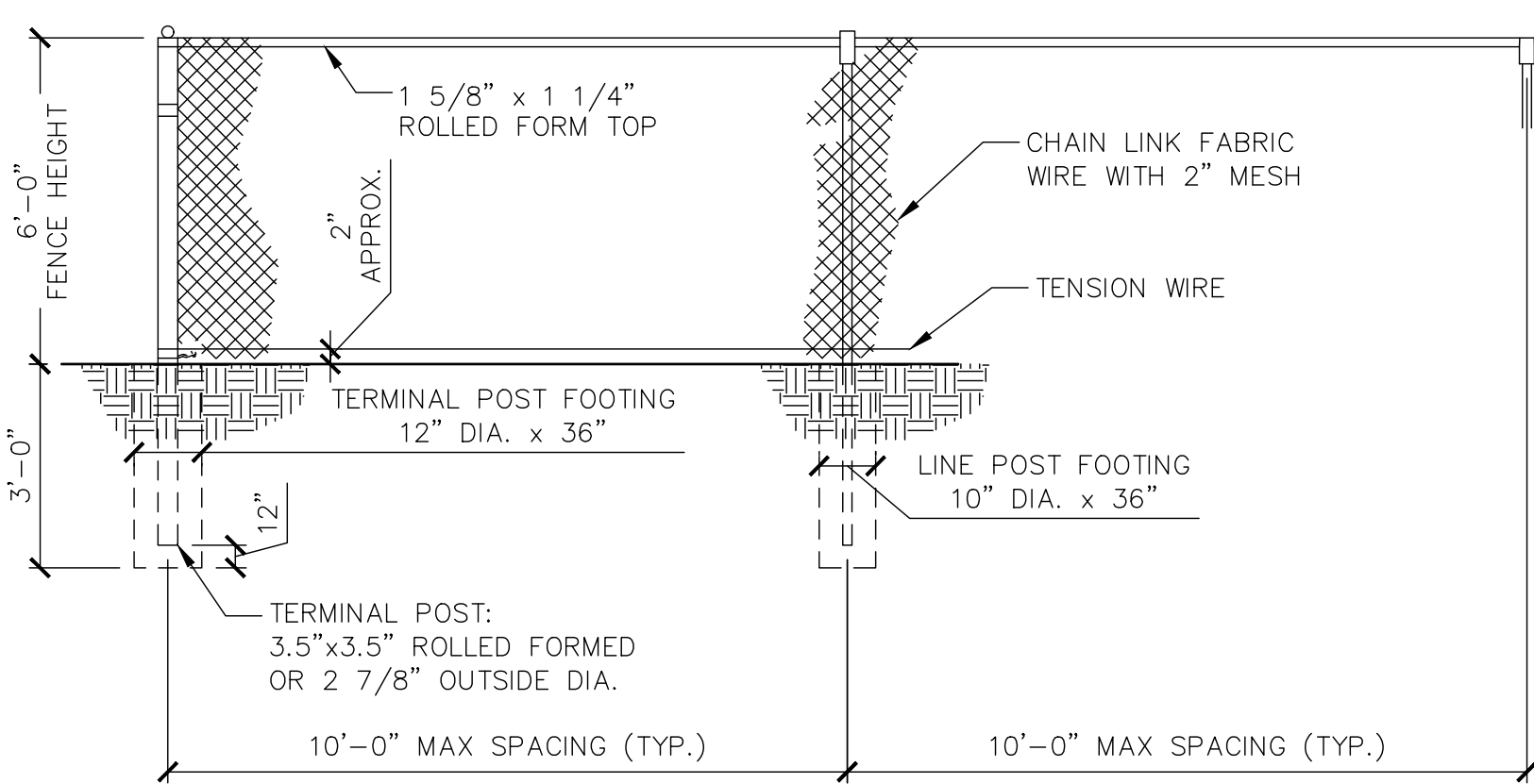
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SCALE: 1/16\"/>



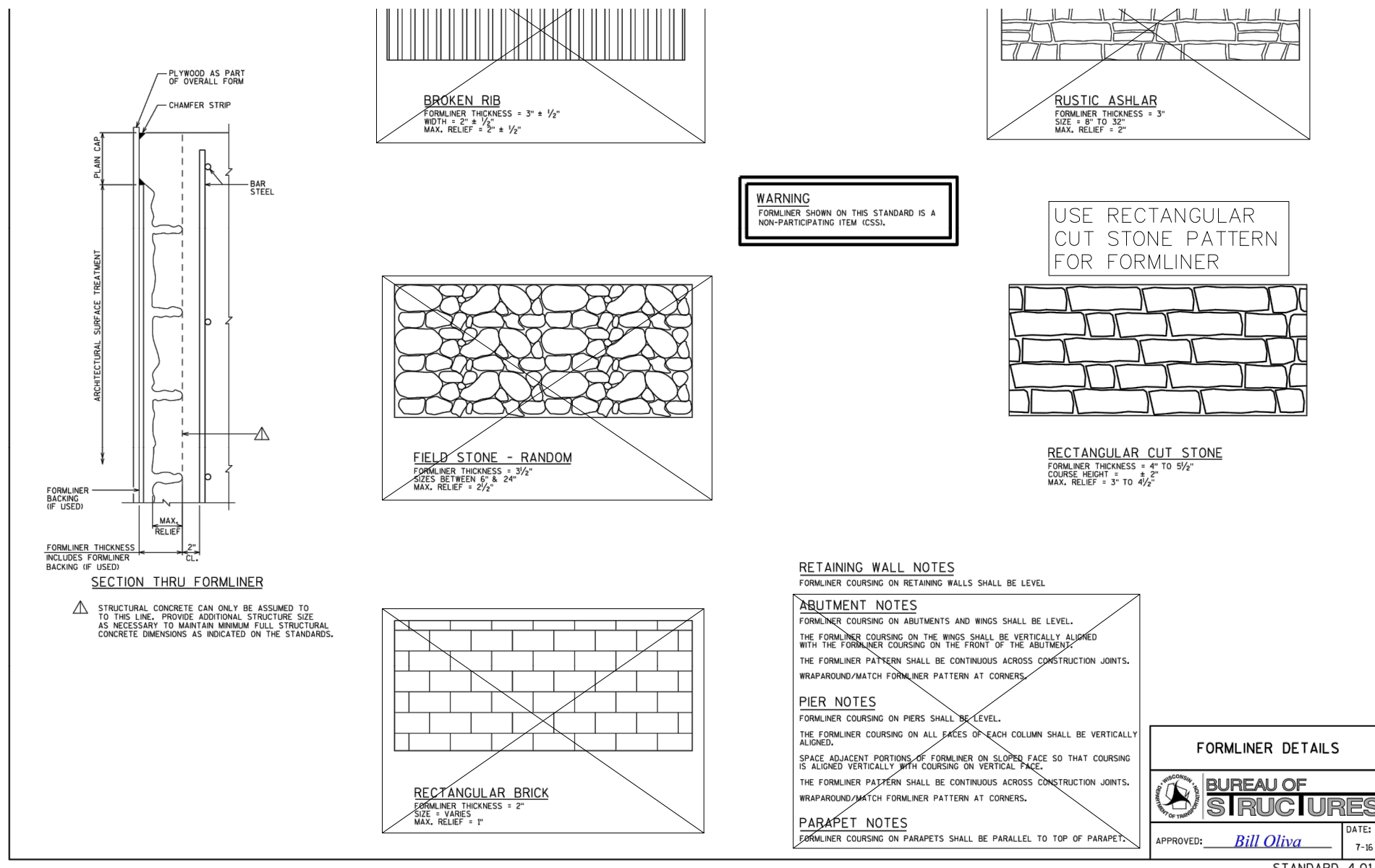
4 WEST ELEVATION
SCALE: 1/16\"/>



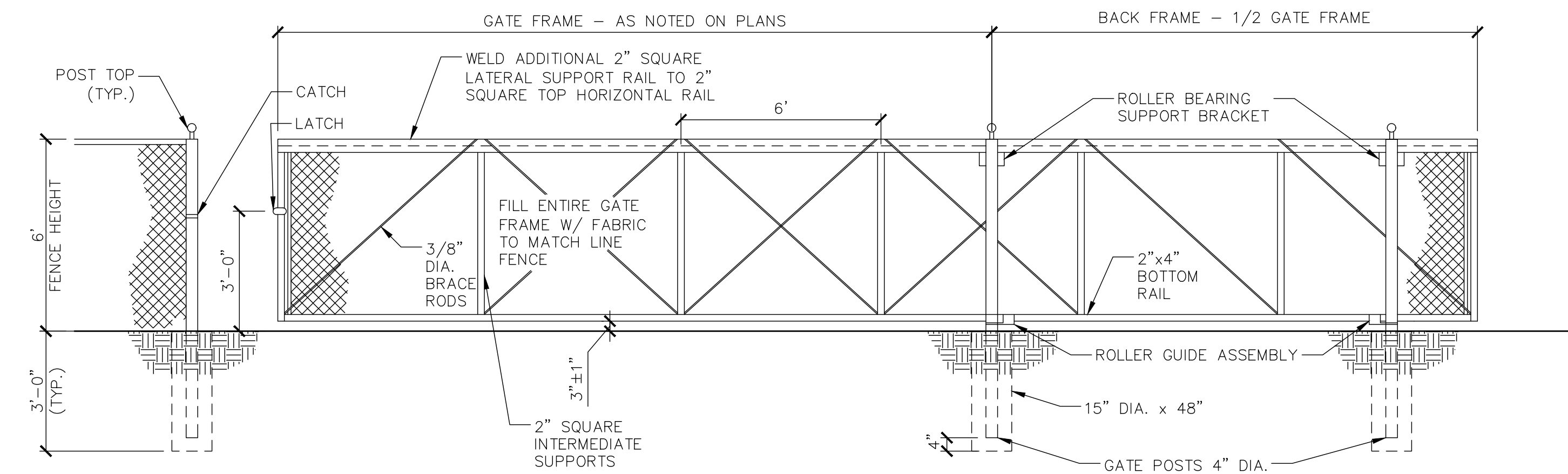
1 CHAINLINK FENCE INSTALLED ON WALL
SCALE N.T.S.
SEE DETAIL 7/C503 FOR RETAINING WALL INFORMATION



3 CHAIN LINK FENCE
SCALE N.T.S.



2 FORMLINER FOR WALL IN WEST BIOFILTER
SCALE N.T.S.



4 SLIDING GATE DETAIL
SCALE N.T.S.

Spectra® Chain Link

Quality Products. Exceptional Service. Unmatched Value.

Spectra® Color Chain Link... made to perform

Spectra® is the latest generation of Master Halco's residential, commercial and industrial chain link fence systems. It provides the corrosion protection of zinc, with the durability and attractive appearance of a colored polyester framework and extruded PVC fabric, to ensure years of attractive and reliable performance that blends in beautifully with the environment.

Spectra® Color Chain Link Recommendations

	Type 2 Residential	Type 3 Commercial
FABRIC Spectra® polyvinyl chloride over zinc-coated steel core wires	Fabric Gauge: 3 gauge and 11 gauge finish Fabric Mesh: 5.5W x 5.5H, 5.5W x 6.5H, and 7" Fabric Height: 3.42', 4.5', and 6' Fabric Weight: 1.5 lbs./sq. yd. (3.0 lbs./sq. yd. for 6' and over)	Fabric Gauge: 3 gauge, 5 gauge, and 6 gauge finish Fabric Mesh: 5.5W x 5.5H, 5.5W x 6.5H, 5.5W x 7.5H, 5.5W x 8.5H, 5.5W x 9.5H, and 7" Fabric Height: 3.42', 4.5', 5.5', 6.5', 7.5', 8.5', 9.5', and 10.5' Fabric Weight: 1.5 lbs./sq. yd. (3.0 lbs./sq. yd. for 6' and over)
FRAMEWORK - TYPE Spectra® polyester resin, 3 mils. minimum, over galvanized steel ASTM F 1043, Group 1C, with a minimum yield strength of 50,000 PSI. Protective coating per ASTM 1043, external coating Type B, zinc with organic overcoat, 0.9 ounces per square foot minimum plus coating with chromate conversion coating and verifiable polymer film.	Top Rail: 1.5W x 0.8, Spectra® 17 Gauge or 16 Gauge Line Posts: 1.5W x 0.8, Spectra® 17 Gauge or 16 Gauge	Top Rail: 1.5W x 0.8, Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe Line Posts: 1.5W x 0.8, Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
Terminal Posts: 1.7W x 0.8, Spectra® 16 Gauge	2.3W x 0.8, Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe	2.3W x 0.8, Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

	Type 2 Residential	Type 3 Commercial
Gates	Fabric: Same Gauge and Mesh as Chain Link Selected Frame: Same as Top Rail Selected	Fabric: Same Gauge and Mesh as Chain Link Selected Frame: Same as Top Rail Selected
Fittings	Top Rail and Brace Rails: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Precoat Steel Caps, Eye Tops, Rail Ends: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Precoat Steel in Minimum Sleeves: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Steel in Minimum The Wires: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Steel	Top Rail and Brace Rails: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Precoat Steel Caps, Eye Tops, Rail Ends: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Precoat Steel in Minimum Sleeves: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Steel in Minimum The Wires: Polymer Coating, 3 Mil. Minimum, Over Hot Dipped Galvanized Steel
Slats - Privacy	Material Composition: Polyethylene Thermoplastic Colors: Green, Black, Brown, Gray, Redwood, Blue, Desert Sand	Material Composition: Polyethylene Thermoplastic Colors: Green, Black, Brown, Gray, Redwood, Blue, Desert Sand

Available from:

MasterHalco.com | 888-MH-Fence

Branch service centers are located throughout North America.

MH Digital ©9/18

X:\GB\2022\20220177\Design\Civil\00\C500-Construction Details
9/14/2022 4:29 PM

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

116 S. Adams Street,
Suite 201
Green Bay, WI 54301
920 / 592 9440
920 / 592 9445 fax

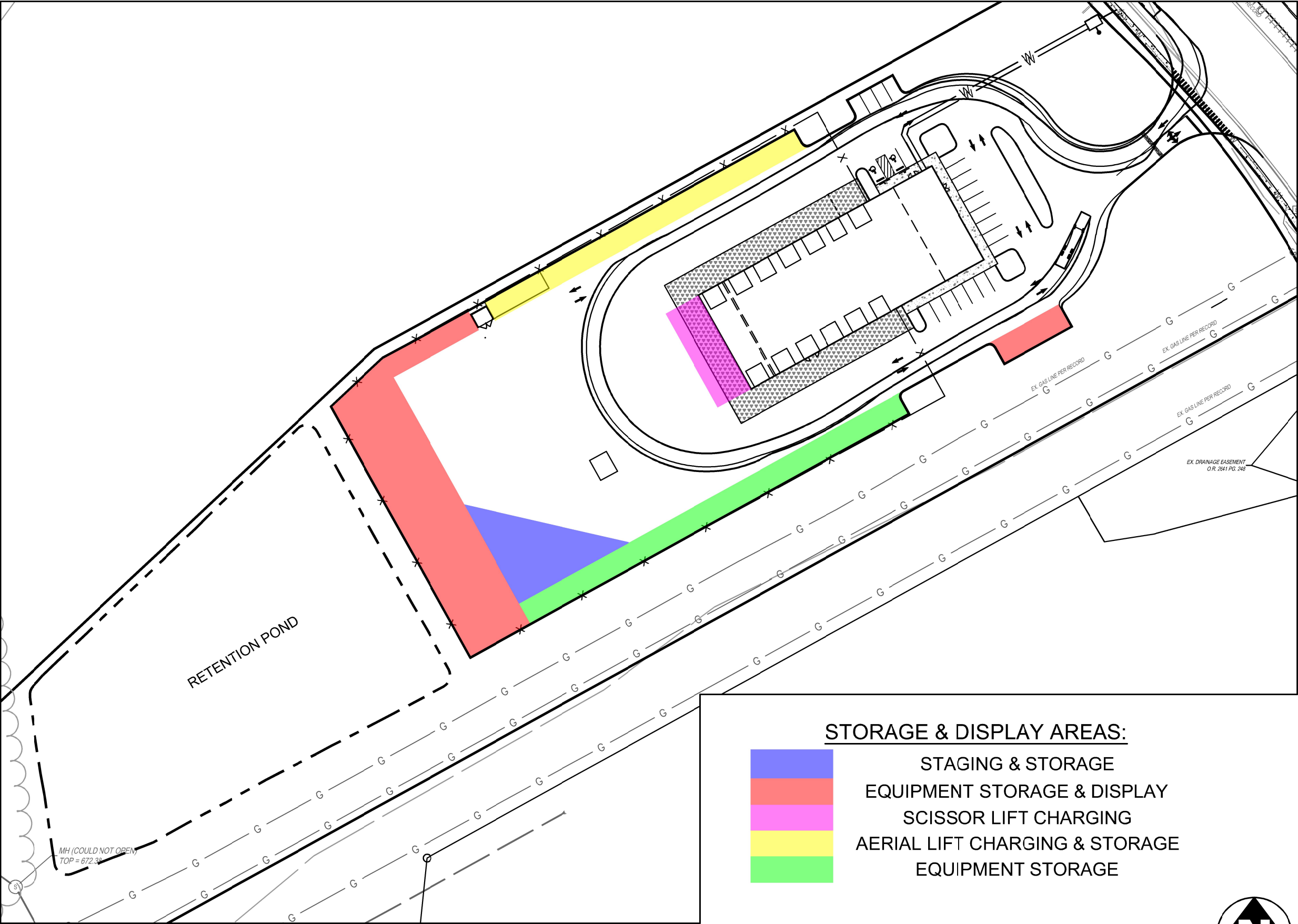
www.graef-usa.com

SOUTH RIDGE ROAD
ASHWAUBENON, WI
NO. DATE REVI

PROJECT
PROJECT NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:
SCALE:

CONSTRUCTION DET

C50



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SUNBELT TOOL RENTALS

CITY OF MONROE
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

SEAL:

NO.	DATE	DESCRIPTION
01	09-20-2022	CITY PLANNING SITE REVIEW

PROJECT NO: 070803.070

DATE: 09-20-2022

SCALE:



SHEET NAME: **STORAGE EXHIBIT AND TRUCK TURNING**

SHEET NO.

1 OF 1





Application for a Planned Unit Development (PUD)

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Planned Unit Development Review Information

1. The review procedure, review criteria, and standards for planned unit developments are established in Chapter 1206 of the Monroe Planning and Zoning Code.
2. The PUD review procedure is a two-step process. The first step is the review and approval of a preliminary PUD plan that results in a zoning map amendment and the second step is the review and approval of a final PUD plan. This form shall serve as the application for a PUD zoning map amendment.
3. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
4. The applicant shall be responsible for contacting the Development Department to set up a pre-application conference in advance of submitting this form and related information.
5. Unless an alternative timeline is approved by the Planning Commission, a final PUD plan must be submitted to the Development Department within one year of the approval of the preliminary PUD plan approval or the preliminary PUD plan approval will expire. See Section 1206.04 for additional information on timelines.
6. City Council maintains the authority to revoke a final PUD plan approval if construction does not begin within one year of the Council's approval of the final PUD plan. City Council is required to hold a public hearing prior to any revocation. See Section 1206.07 for additional information.
7. The application fee is due at the time the application is submitted and shall be \$500 for the review of a planned unit development.

Basic Information

Project Address: Entire Lot 4599 and Pt. Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossings, LLC

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

Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

Planned Unit Development Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

2) Describe how the proposed amendment furthers the objectives of the comprehensive plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the proposed plans meet the review criteria established for PUDs in Section 1206.05(C) of the Monroe Planning and Zoning Code.

Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

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 PUD application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:

Date:

9/15/22

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 proposed PUD affects multiple properties owned by different property owners, each property owner subject to the PUD review shall be required to sign this form acknowledging consents of this PUD request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name: Shops of Monroe Crossings, LLC

Signature:

by Harry Thomas Jr

Date:

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

Submittal Requirement Checklist

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

General Information

☒	Completion of required pre-application conference
☒	Planned Unit Development Review Application Form
☒	Application fee
☒	Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted
☒	Traffic impact study, if required. See Section 1211.04
☒	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
☒	Identification of properties subject to the proposed rezoning
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Preliminary PUD Plan and Map Amendment

☒	The existing and proposed zoning for all properties that are a part of this application for a PUD. The map shall also identify the existing zoning for all surrounding properties
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas
☒	A development plan with an appropriate scale, illustrating the proposed streets, internal circulation, sidewalks and trails, open spaces and related improvements, lots, land uses and related densities, for the entire PUD, regardless if the PUD will be developed in phases.
☒	A proposed schedule for completion of the project, including any phasing schedule, for submitting the final PUD plan(s)
☒	General illustrations of building elevations to demonstrate an understanding of the applicable architectural standards

Final PUD Plan

☐	A plan with subdivision level details illustrating the final lot layout, street information (e.g., width and access), sidewalks and trails, building footprints, and other information necessary to demonstrate that the final plan is in compliance with the approved preliminary PUD plan
☐	A copy of any deed restrictions or covenants that will apply to development in the PUD. Note: This submittal shall in no way imply a requirement for the city to enforce any of these private agreements
☐	Final building elevations for all buildings to be constructed. The applicant may submit a series of elevations to illustrate the architectural character and materials for any residential product



Application for a Zoning Map Amendment

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Zoning Amendment Review Information

1. The zoning map amendment review procedure and review criteria are established in Section 1203.03 of the Monroe Planning and Zoning Code.
2. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
3. The application fee for a zoning amendment is \$500, due at the time the application is submitted.

Basic Information

Project Address: Entire Lot 4599 and Pt Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis30@gmail.com

Property Owner Name: Shops of Monroe Crossing, LLC

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

Zoning Map Amendment Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

Submittal Requirement Checklist

General Information

☒	Completion of required pre-application conference
☒	Zoning Map Amendment Review application form
☒	Application fee
☒	Legal description of the parcels subject to the proposed rezoning.
☒	Sixteen copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted – Eight of the copies shall be on pages with a minimum size of 24"x36" and the other eight copies shall be on pages with a minimum size of 11"x17". Additional copies may be required based on project specifics.
☒	Eight copies of the Traffic Impact Study, if required. See Section 1211.04
☒	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
☒	Boundary line of the land subject to the proposed rezoning
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Proposed Zoning Map

☒	The existing and proposed zoning for all properties that are a part of this application for a zoning map amendment. The map shall also identify the existing zoning for all surrounding properties
☒	Existing parcel lines for the properties to be rezoned and all parcel lines within 200' of the site
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas

Project Address or Tax Parcel ID: Entire Lot 4599 and Pt Lot 4600

Rezoning Information Continued

2) Describe how the proposed amendment furthers the objectives of the Comprehensive Plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the map amendment meets the review criteria established for zoning map amendments in Section 1203.03.

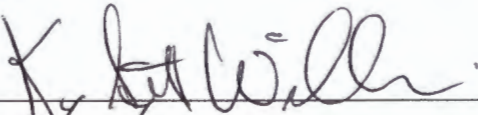
Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

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 zoning map amendment application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:



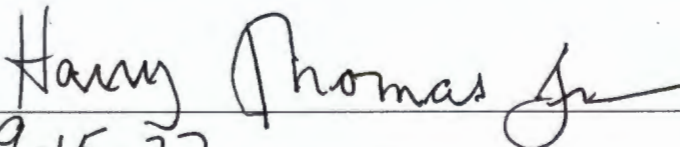
Date:

9/15/22

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 proposed rezoning affects multiple properties owned by different property owners, each property owner subject to the rezoning shall be required to sign this form acknowledging consents of the rezoning request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name: Shops of Monroe Crossings, LLC By: Harry Thomas, Jr.

Signature:



Date:

9-15-22

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.



Application for a Planned Unit Development (PUD)

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Planned Unit Development Review Information

1. The review procedure, review criteria, and standards for planned unit developments are established in Chapter 1206 of the Monroe Planning and Zoning Code.
2. The PUD review procedure is a two-step process. The first step is the review and approval of a preliminary PUD plan that results in a zoning map amendment and the second step is the review and approval of a final PUD plan. This form shall serve as the application for a PUD zoning map amendment.
3. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
4. The applicant shall be responsible for contacting the Development Department to set up a pre-application conference in advance of submitting this form and related information.
5. Unless an alternative timeline is approved by the Planning Commission, a final PUD plan must be submitted to the Development Department within one year of the approval of the preliminary PUD plan approval or the preliminary PUD plan approval will expire. See Section 1206.04 for additional information on timelines.
6. City Council maintains the authority to revoke a final PUD plan approval if construction does not begin within one year of the Council's approval of the final PUD plan. City Council is required to hold a public hearing prior to any revocation. See Section 1206.07 for additional information.
7. The application fee is due at the time the application is submitted and shall be \$500 for the review of a planned unit development.

Basic Information

Project Address: Entire Lot 4599 and Pt. Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossings, LLC

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

Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

Planned Unit Development Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

2) Describe how the proposed amendment furthers the objectives of the comprehensive plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the proposed plans meet the review criteria established for PUDs in Section 1206.05(C) of the Monroe Planning and Zoning Code.

Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

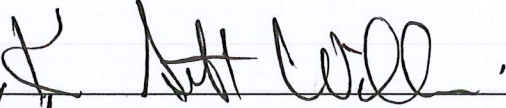
Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

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 PUD application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:



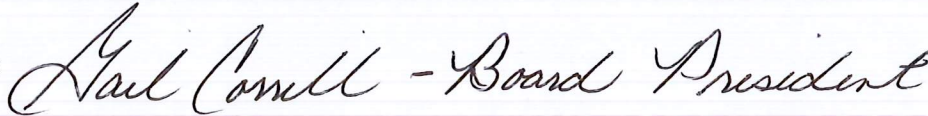
Date:

9/15/22

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 proposed PUD affects multiple properties owned by different property owners, each property owner subject to the PUD review shall be required to sign this form acknowledging consents of this PUD request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name: Progressive Animal Welfare/Society Adoption Center, Inc.

Signature:



Date:

8-8-2022

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

Submittal Requirement Checklist

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

General Information

- | | |
|-------------------------------------|---|
| ☒ | Completion of required pre-application conference |
| ☒ | Planned Unit Development Review Application Form |
| ☒ | Application fee |
| ☒ | Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted |
| ☒ | Traffic impact study, if required. See Section 1211.04 |
| ☒ | 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 |
| ☒ | Identification of properties subject to the proposed rezoning |
| ☒ | All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site |

Preliminary PUD Plan and Map Amendment

- | | |
|-------------------------------------|--|
| ☒ | The existing and proposed zoning for all properties that are a part of this application for a PUD. The map shall also identify the existing zoning for all surrounding properties |
| ☒ | Existing streets within 200' of site with names and centerlines |
| ☒ | Existing watercourses and bodies of water including any applicable flood hazard areas |
| ☒ | A development plan with an appropriate scale, illustrating the proposed streets, internal circulation, sidewalks and trails, open spaces and related improvements, lots, land uses and related densities, for the entire PUD, regardless if the PUD will be developed in phases. |
| ☒ | A proposed schedule for completion of the project, including any phasing schedule, for submitting the final PUD plan(s) |
| ☒ | General illustrations of building elevations to demonstrate an understanding of the applicable architectural standards |

Final PUD Plan

- | | |
|--------------------------|---|
| ☐ | A plan with subdivision level details illustrating the final lot layout, street information (e.g., width and access), sidewalks and trails, building footprints, and other information necessary to demonstrate that the final plan is in compliance with the approved preliminary PUD plan |
| ☐ | A copy of any deed restrictions or covenants that will apply to development in the PUD. Note: This submittal shall in no way imply a requirement for the city to enforce any of these private agreements |
| ☐ | Final building elevations for all buildings to be constructed. The applicant may submit a series of elevations to illustrate the architectural character and materials for any residential product |



Application for a Zoning Map Amendment

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Zoning Amendment Review Information

1. The zoning map amendment review procedure and review criteria are established in Section 1203.03 of the Monroe Planning and Zoning Code.
2. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
3. The application fee for a zoning amendment is \$500, due at the time the application is submitted.

Basic Information

Project Address: Entire Lot 4599 and Pt Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossing, LLC

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

Zoning Map Amendment Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

Project Address or Tax Parcel ID:

Rezoning Information Continued

2) Describe how the proposed amendment furthers the objectives of the Comprehensive Plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the map amendment meets the review criteria established for zoning map amendments in Section 1203.03.

Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

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 zoning map amendment application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:

Date:

9/15/22

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 proposed rezoning affects multiple properties owned by different property owners, each property owner subject to the rezoning shall be required to sign this form acknowledging consents of the rezoning request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name: Progressive Animal Welfare/Society Adoption Center, Inc.

Signature:

Date:

9-15-2022

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

General Information

☒	Completion of required pre-application conference
☒	Zoning Map Amendment Review application form
☒	Application fee
☒	Legal description of the parcels subject to the proposed rezoning.
☒	Sixteen copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted – Eight of the copies shall be on pages with a minimum size of 24"x36" and the other eight copies shall be on pages with a minimum size of 11"x17". Additional copies may be required based on project specifics.
☒	Eight copies of the Traffic Impact Study, if required. See Section 1211.04
☒	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
☒	Boundary line of the land subject to the proposed rezoning
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Proposed Zoning Map

☒	The existing and proposed zoning for all properties that are a part of this application for a zoning map amendment. The map shall also identify the existing zoning for all surrounding properties
☒	Existing parcel lines for the properties to be rezoned and all parcel lines within 200' of the site
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas



Application for a Zoning Map Amendment

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Zoning Amendment Review Information

1. The zoning map amendment review procedure and review criteria are established in Section 1203.03 of the Monroe Planning and Zoning Code.
2. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
3. The application fee for a zoning amendment is \$500, due at the time the application is submitted.

Basic Information

Project Address: Entire Lot 4599 and Pt Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossing, LLC

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

Zoning Map Amendment Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

Project Address or Tax Parcel ID:

Rezoning Information Continued

2) Describe how the proposed amendment furthers the objectives of the Comprehensive Plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the map amendment meets the review criteria established for zoning map amendments in Section 1203.03.

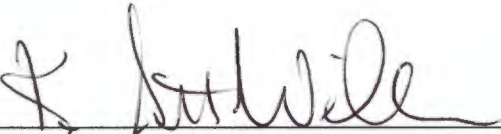
Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

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 zoning map amendment application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:



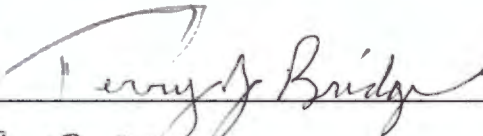
Date:

9/15/22

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 proposed rezoning affects multiple properties owned by different property owners, each property owner subject to the rezoning shall be required to sign this form acknowledging consents of the rezoning request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name: Bridge Investments II, LLC

Signature:



Date:

9-15-22

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

General Information

☒	Completion of required pre-application conference
☒	Zoning Map Amendment Review application form
☒	Application fee
☒	Legal description of the parcels subject to the proposed rezoning.
☒	Sixteen copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted – Eight of the copies shall be on pages with a minimum size of 24"x36" and the other eight copies shall be on pages with a minimum size of 11"x17". Additional copies may be required based on project specifics.
☒	Eight copies of the Traffic Impact Study, if required. See Section 1211.04
☒	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
☒	Boundary line of the land subject to the proposed rezoning
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Proposed Zoning Map

☒	The existing and proposed zoning for all properties that are a part of this application for a zoning map amendment. The map shall also identify the existing zoning for all surrounding properties
☒	Existing parcel lines for the properties to be rezoned and all parcel lines within 200' of the site
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas



Application for a Planned Unit Development (PUD)

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Planned Unit Development Review Information

1. The review procedure, review criteria, and standards for planned unit developments are established in Chapter 1206 of the Monroe Planning and Zoning Code.
2. The PUD review procedure is a two-step process. The first step is the review and approval of a preliminary PUD plan that results in a zoning map amendment and the second step is the review and approval of a final PUD plan. This form shall serve as the application for a PUD zoning map amendment.
3. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
4. The applicant shall be responsible for contacting the Development Department to set up a pre-application conference in advance of submitting this form and related information.
5. Unless an alternative timeline is approved by the Planning Commission, a final PUD plan must be submitted to the Development Department within one year of the approval of the preliminary PUD plan approval or the preliminary PUD plan approval will expire. See Section 1206.04 for additional information on timelines.
6. City Council maintains the authority to revoke a final PUD plan approval if construction does not begin within one year of the Council's approval of the final PUD plan. City Council is required to hold a public hearing prior to any revocation. See Section 1206.07 for additional information.
7. The application fee is due at the time the application is submitted and shall be \$500 for the review of a planned unit development.

Basic Information

Project Address: Entire Lot 4599 and Pt. Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossings, LLC

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

Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

Planned Unit Development Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

2) Describe how the proposed amendment furthers the objectives of the comprehensive plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the proposed plans meet the review criteria established for PUDs in Section 1206.05(C) of the Monroe Planning and Zoning Code.

Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

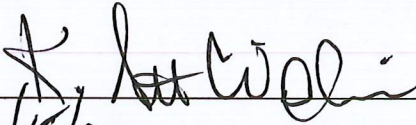
Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

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 PUD application and any subsequent zoning permit or other review applications.

Print Name: Park Place Development, LLC

Signature:



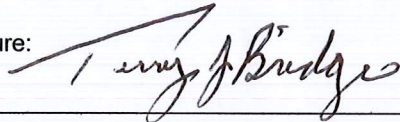
Date:

9/15/20

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 proposed PUD affects multiple properties owned by different property owners, each property owner subject to the PUD review shall be required to sign this form acknowledging consents of this PUD request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name: Bridge Investments II, LLC

Signature:



Date:

8-6-22

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

General Information

- | | |
|-------------------------------------|---|
| ☒ | Completion of required pre-application conference |
| ☒ | Planned Unit Development Review Application Form |
| ☒ | Application fee |
| ☒ | Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted |
| ☒ | Traffic impact study, if required. See Section 1211.04 |
| ☒ | 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 |
| ☒ | Identification of properties subject to the proposed rezoning |
| ☒ | All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site |

Preliminary PUD Plan and Map Amendment

- | | |
|-------------------------------------|--|
| ☒ | The existing and proposed zoning for all properties that are a part of this application for a PUD. The map shall also identify the existing zoning for all surrounding properties |
| ☒ | Existing streets within 200' of site with names and centerlines |
| ☒ | Existing watercourses and bodies of water including any applicable flood hazard areas |
| ☒ | A development plan with an appropriate scale, illustrating the proposed streets, internal circulation, sidewalks and trails, open spaces and related improvements, lots, land uses and related densities, for the entire PUD, regardless if the PUD will be developed in phases. |
| ☒ | A proposed schedule for completion of the project, including any phasing schedule, for submitting the final PUD plan(s) |
| ☒ | General illustrations of building elevations to demonstrate an understanding of the applicable architectural standards |

Final PUD Plan

- | | |
|--------------------------|---|
| ☐ | A plan with subdivision level details illustrating the final lot layout, street information (e.g., width and access), sidewalks and trails, building footprints, and other information necessary to demonstrate that the final plan is in compliance with the approved preliminary PUD plan |
| ☐ | A copy of any deed restrictions or covenants that will apply to development in the PUD. Note: This submittal shall in no way imply a requirement for the city to enforce any of these private agreements |
| ☐ | Final building elevations for all buildings to be constructed. The applicant may submit a series of elevations to illustrate the architectural character and materials for any residential product |

Current Code Standards for R-4 Multi-Family Residential		7/25 Work Session		10/18 Planning Commission	
Use Standards- 1204.04(B)(3)					
Units attached by common wall	Y	Meets requirement.	Y	Meets requirement.	
Each unit has separate entrance	Y	Meets requirement.	Y	Meets requirement.	
Max of 8 units per structure	Y	Meets requirement.	Y	Meets requirement.	
Units shall meet architectural standards	Y	See notes under Architectural Standards.	Y	See notes under Architectural Standards.	
Architectural Standards- 1210.04(B)					
25% maximum siding on front elevation	Y	Meets requirement.	Y	Meets requirement.	
75% minimum brick/stone on front elevation	Y	Meets requirement.	Y	Meets requirement.	
No vinyl permitted	Y	No vinyl proposed.	Y	No vinyl proposed.	
Variation through offsets, bay windows, façade color changes, columns, roofline changes on front elevation every 30 feet of façade frontage	Y	Meets requirement.	Y	Meets requirement.	
50% minimum brick or stone on side and rear elevations	Y	Appears it may meet requirement based on last elevation drawings provided.	Y	Meets requirement.	
Design elements such as covered porches, dormer windows/cupolas, recessed entrances, pillars/posts, bay windows, multiple windows with trim required on front and side elevations on corner property (minimum of 3)	Y	Appears to meet requirement based on last elevation drawings provided (bay window included).	Y	Meets requirement.	
Open Space Standards- 1213					
Buffer Type A required adjacent to R-2 zoning	-	Buffer Type A is required along the eastern edge of the development fronting Crossings Boulevard as there is R-2 zoned property on that side. However, in conversation at the 2/15 meeting, Planning Commission did state a preference for landscaping in this area to remain consistent with existing landscaping along Crossings Boulevard as shown by the applicant.	-	Buffer Type A is required along the eastern edge of the development fronting Crossings Boulevard as there is R-2 zoned property on that side. However, in conversation at the 2/15 meeting, Planning Commission did state a preference for landscaping in this area to remain consistent with existing landscaping along Crossings Boulevard as shown by the applicant.	

Minimum 1 acre formal open space required	Y	More detailed plans have been provided to show the programming for these formal open space areas. Formal open space areas include walking paths, benches, and pavilion space.	Y	More detailed plans have been provided to show the programming for these formal open space areas. Formal open space areas include walking paths, benches, and pavilion space.
Minimum 3 acres open space required	Y	Meets requirement.	Y	Meets requirement.
Parking and Loading- 1211				
2.5 off-street parking spaces per dwelling unit. (101x2.5= 252.5, ~253 spaces required)	-	Based on 83 units, 207 off-street parking spaces are required. Driveway space does not count toward this requirement. With each unit containing a 2-car garage, 166 off-street spaces are provided. Though driveway space does not count toward this requirement in the R-4 zoning, an additional 166 driveway parking spots are provided. In addition, the applicant is now proposing streets to meet City specifications and is open to dedication of the roads so ample on-street parking would also be available.	-	Based on 83 units, 207 off-street parking spaces are required. Driveway space does not count toward this requirement. With each unit containing a 2-car garage, 166 off-street spaces are provided. Though driveway space does not count toward this requirement in the R-4 zoning per Code, an additional 166 potential parking spaces would be available. In addition, the applicant is now proposing streets to meet City specifications which, though on-street, would provide additional parking opportunities.
Subdivision Design Standards- 1208				
Street design standards	Y	The applicant is now proposing roadways built to City public street design and construction standards. The applicant is open to dedicating the internal roadways.	Y	The applicant is now proposing roadways built to City public street design and construction standards. The applicant will dedicate the internal streets.
Sidewalk requirement	Y	Applicant shows a 5-foot sidewalk on both sides of the street on all internal streets.	Y	Applicant shows a 5-foot sidewalk on both sides of the street on all internal streets.
	N	There remains a gap in the walk/path required on Roden Park Drive between Cold Water Drive and Kings Cross Lane where the creek is located.	N	There remains a gap in the walk/path required on Roden Park Drive between Cold Water Drive and Enfield Lane/Kings Cross Lane where the creek is located.
Street tree requirement	Y	Based on the renderings provided, it now appears street trees are shown on all streets in the tree lawn as required.	N	Street trees need to be moved and placed in the tree lawn (between curb and sidewalk as required. Street trees are not currently shown where required along the site's frontage on Cold Water Drive.
	-	A formalized landscape plan will provide more detail as to whether street trees are 40 FT on center as required.	Y	Street trees appear to generally be located every 40 feet on center except where there are conflicts with driveways.

September 16, 2022

Bob Greives
Real Estate Representative, 7-Eleven
One Arts Plaza
1722 Routh Street, Suite 1000
Dallas, TX 75201

**RE: *Hyde Park at the Crossings PUD and Zoning Map Amendment
Application Consent Letter for Speedway LLC***

Mr. Greives,

I represent Park Place Development, LLC which is seeking a modification to the existing Planned Unit Development (PUD) plan for the Hyde Park at the Crossings development. The requested PUD modification involves rezoning approximately 21 acres of land from the current C-4 Commercial Gateway zoning district to R-4 Multi-Family Residential zoning district to allow for the development of an 83 unit townhome development located along Crossings Boulevard and Roden Park Drive. I have attached a draft copy of the PUD modification application and the zoning map amendment application along with the Preliminary PUD Plan.

The City of Monroe has an application requirement dealing with affected property owner consent. That language found on the PUD application signatory page states: *"If the proposed PUD affects multiple properties owned by different property owners, each property owner subject to the PUD review shall be required to sign this form acknowledging consent of receiving this PUD request."* The zoning map amendment application has nearly the identical language.

We have received signatures from all other affected PUD property owners and would appreciate your review and execution of the Consent Form on the following page so we may submit our PUD application to the City prior to the September 20th deadline. There is no need to execute the actual PUD or zoning map amendment applications in lieu of a consent letter as the applications provides for.

Executing the Property Owner Consent Form on the following page will not obligate Speedway LLC to anything. The consent form simply acknowledges: 1) that you have received the PUD application and the zoning map amendment application; and 2) that you do not object to the filing of either application to the City for their consideration. If you have any questions regarding this request, please do not hesitate to call me at 513-486-4363.

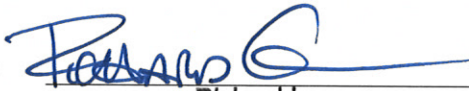
Sincerely,
STEWART LAW



Jay T. Stewart
Attorney at Law

PROPERTY OWNER CONSENT FORM

By executing this Property Owner Consent Form, I acknowledge I have the authority to sign on behalf of Speedway LLC and that I have received the attached Hyde Park at the Crossings PUD application and the Zoning Map Amendment application; and have no objection to the filing of this PUD application or Zoning Map Amendment application to the City for their consideration.

By:  _____
Richard Ingram

Title: _____ **Attorney-in-Fact** _____

Date: 9/16/22 _____



Application for a Planned Unit Development (PUD)

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Planned Unit Development Review Information

1. The review procedure, review criteria, and standards for planned unit developments are established in Chapter 1206 of the Monroe Planning and Zoning Code.
2. The PUD review procedure is a two-step process. The first step is the review and approval of a preliminary PUD plan that results in a zoning map amendment and the second step is the review and approval of a final PUD plan. This form shall serve as the application for a PUD zoning map amendment.
3. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
4. The applicant shall be responsible for contacting the Development Department to set up a pre-application conference in advance of submitting this form and related information.
5. Unless an alternative timeline is approved by the Planning Commission, a final PUD plan must be submitted to the Development Department within one year of the approval of the preliminary PUD plan approval or the preliminary PUD plan approval will expire. See Section 1206.04 for additional information on timelines.
6. City Council maintains the authority to revoke a final PUD plan approval if construction does not begin within one year of the Council's approval of the final PUD plan. City Council is required to hold a public hearing prior to any revocation. See Section 1206.07 for additional information.
7. The application fee is due at the time the application is submitted and shall be \$500 for the review of a planned unit development.

Basic Information

Project Address: Entire Lot 4599 and Pt. Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossings, LLC

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

Project Address or Tax Parcel ID: Entire Lot 4599 and Pt. Lot 4600

Planned Unit Development Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

2) Describe how the proposed amendment furthers the objectives of the comprehensive plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the proposed plans meet the review criteria established for PUDs in Section 1206.05(C) of the Monroe Planning and Zoning Code.

Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

Submittal Requirement Checklist

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

General Information

☒	Completion of required pre-application conference
☒	Planned Unit Development Review Application Form
☒	Application fee
☒	Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted
☒	Traffic impact study, if required. See Section 1211.04
☒	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
☒	Identification of properties subject to the proposed rezoning
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site

Preliminary PUD Plan and Map Amendment

☒	The existing and proposed zoning for all properties that are a part of this application for a PUD. The map shall also identify the existing zoning for all surrounding properties
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas
☒	A development plan with an appropriate scale, illustrating the proposed streets, internal circulation, sidewalks and trails, open spaces and related improvements, lots, land uses and related densities, for the entire PUD, regardless if the PUD will be developed in phases.
☒	A proposed schedule for completion of the project, including any phasing schedule, for submitting the final PUD plan(s)
☒	General illustrations of building elevations to demonstrate an understanding of the applicable architectural standards

Final PUD Plan

☐	A plan with subdivision level details illustrating the final lot layout, street information (e.g., width and access), sidewalks and trails, building footprints, and other information necessary to demonstrate that the final plan is in compliance with the approved preliminary PUD plan
☐	A copy of any deed restrictions or covenants that will apply to development in the PUD. Note: This submittal shall in no way imply a requirement for the city to enforce any of these private agreements
☐	Final building elevations for all buildings to be constructed. The applicant may submit a series of elevations to illustrate the architectural character and materials for any residential product



Application for a Zoning Map Amendment

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Zoning Amendment Review Information

1. The zoning map amendment review procedure and review criteria are established in Section 1203.03 of the Monroe Planning and Zoning Code.
2. A pre-application conference is required prior to submission of an application for a zoning map amendment unless the Code Enforcement Officer waives the requirement. Contact the Development Department to set up a time.
3. The application fee for a zoning amendment is \$500, due at the time the application is submitted.

Basic Information

Project Address: Entire Lot 4599 and Pt Lot 4600

County: ☒ Butler ☐ Warren Total Area of Rezoning: 21 acres

County Tax Parcel ID: Parcels C1800-106-000-019 and -030

Existing Zoning District: C-PUD with an underlying zoning district of C-4 Gateway Commercial district

Proposed Zoning District: R-PUD with an underlying zoning district of R-4 Multi-Family Residential district

Applicant Information

Applicant Name: Park Place Development, LLC

Contact Person: Scott Willis

Contact Address: 5372 Cottage View Court, Liberty Township, Ohio 45011

Contact Phone Number: 513-675-6408

Contact Fax Number:

Contact E-Mail: kscottwillis@gmail.com

Property Owner Name: Shops of Monroe Crossing, LLC

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

Zoning Map Amendment Information

1) Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Since the 2007 PUD approval for the Scops of Monroe Crossing Project, the original vision of the property, including retail and commercial, has not occurred even after extensive marketing efforts. The proposed 83 unit townhome project responds to the market demand that is also identified in the 2019 Monroe Comprehensive Housing Study and the recently updated 2021 Monroe Comprehensive Plan. Additional supporting rationale for this question is found in the attached Supplemental PUD Information Memo submitted by the Applicant.

Project Address or Tax Parcel ID:

Rezoning Information Continued

2) Describe how the proposed amendment furthers the objectives of the Comprehensive Plan.

The proposed PUD amendment to the R-PUD zoning district designation supports numerous goals and objectives set forth in the 2021 Monroe Comprehensive Plan. The attached Supplemental PUD Information Memo details the ways in which this proposed amendment support and advance the Comprehensive Plan by adding a new high quality townhome residential product to the residential inventory available within the City.

3) Provide any additional information necessary to document how the map amendment meets the review criteria established for zoning map amendments in Section 1203.03.

Please see the attached Supplemental PUD Information Memo for a detailed analysis of how this proposed PUD amendment to R-PUD supports both the 2019 Monroe Comprehensive Housing Study and the 2021 Comprehensive Plan goals and objectives relative to new multi-family residential housing within the City.

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 zoning map amendment application and any subsequent zoning permit or other review applications.

Print Name:

Signature:

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 proposed rezoning affects multiple properties owned by different property owners, each property owner subject to the rezoning shall be required to sign this form acknowledging consents of the rezoning request. Separate signature sheets or letters acknowledging such consent are acceptable.

Print Name:

Signature:

Date:

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

Submittal Requirement Checklist	
General Information	
☒	Completion of required pre-application conference
☒	Zoning Map Amendment Review application form
☒	Application fee
☒	Legal description of the parcels subject to the proposed rezoning.
☒	Sixteen copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted – Eight of the copies shall be on pages with a minimum size of 24"x36" and the other eight copies shall be on pages with a minimum size of 11"x17". Additional copies may be required based on project specifics.
☒	Eight copies of the Traffic Impact Study, if required. See Section 1211.04
☒	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
☒	Boundary line of the land subject to the proposed rezoning
☒	All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site
Proposed Zoning Map	
☒	The existing and proposed zoning for all properties that are a part of this application for a zoning map amendment. The map shall also identify the existing zoning for all surrounding properties
☒	Existing parcel lines for the properties to be rezoned and all parcel lines within 200' of the site
☒	Existing streets within 200' of site with names and centerlines
☒	Existing watercourses and bodies of water including any applicable flood hazard areas

Hyde Park at the Crossings

PUD Townhome Development

PUD Project Features

- Development supports the 2021 City of Monroe Comprehensive Plan and 2018 Housing Study.
- 83 Townhome Dwellings = 3.97 units / acre density
- Minimum Dwelling Size = 1,800 sq. ft. (+ 500 sq. ft. finished basement)
- No vinyl siding permitted in the development.
- Internal roadways built to the City's public street design & construction standards.
- Upgraded architecture & exterior materials (metal roofs, brick/stone/cement siding)
- Upgraded screening, mounding and landscaping throughout the development.
- Active & Passive Open Spaces with upgraded pedestrian walking paths



Changes to the New PUD Plan

The following PUD Plan elements were changed from the first Plan submittal in response to City comments:

- Reduction in the total number of units. The previous Plan contained 101 units (4.83 units / acre). The new Plan contains 83 units (3.97 units / acre).
- All streets are designed to the public street specifications at 28' wide back of curb to back of curb within a 50' right of way. The previous Plan contained private streets featuring 25' wide back of curb to back of curb.
- Sidewalks are shown on both sides of all streets internal to the development vs. only on one side in the previous Plan.
- Street trees located along the internal streets moved to a tree lawn. The previous Plan did not have a tree lawn. The trees were located behind the sidewalk where sidewalk existed or along the street where no sidewalk.
- An upgraded 8' wide hiker/biker trail on the north side of Roden Park Drive from Crossings Blvd. to the development entrance. The previous Plan showed a 5' wide sidewalk.
- A 5' wide sidewalk provided on east side of Coldwater Drive. The previous Plan did not provide any sidewalk along Coldwater Drive.
- The building elevations shown in the first Plan contained exterior vinyl siding. The revised building elevations feature all brick and stone exterior materials.

Requested PUD Modifications

The following Plan elements require using the flexibility of the PUD district to provide modifications from the following Zoning Code requirements:

- 1) Minimum Lot Size. The zoning code permits one multi-family building to be placed on one lot. The Code is not written in a way that can accommodate "landominium" structures where the buildings contain multiple owner occupied units. Each dwelling requires its own lot. The only way this can be achieved under the Zoning Code is using the flexibility provided in the PUD chapter to provide modifications to the minimum lot size standards.
- 2) Minimum Building Setbacks. The Zoning Code requires minimum building yard setbacks that are based upon a single multi-family building placed on a single lot. Since the dwellings in these buildings will be owned individually, each dwelling must have its own lot. This requires "0" lot line setbacks for some of the side yards. Also, because the Plan provides a large amount of open space, a "cluster" subdivision approach is necessary which requires reduced front yard and rear yard setbacks in a few instances.

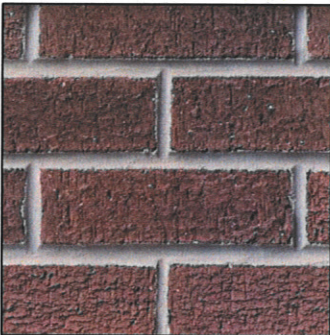
PUD Site Amenities



Extensive Mounding & Landscaping



Upgraded Townhome Architecture & Exterior Materials



PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN HYDE PARK AT THE CROSSINGS

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

OWNERS

APPLICANT

PROJECT SUMMARY:

COSTS OF COMMONS	
COSTS OF COMMONS	
TOTAL SPACES	21.37
OPEN SPACES	1.24
OPEN SPACES	4.70
OPEN SPACES	1.78
OPEN SPACES	5.68
OPEN SPACES	5.68

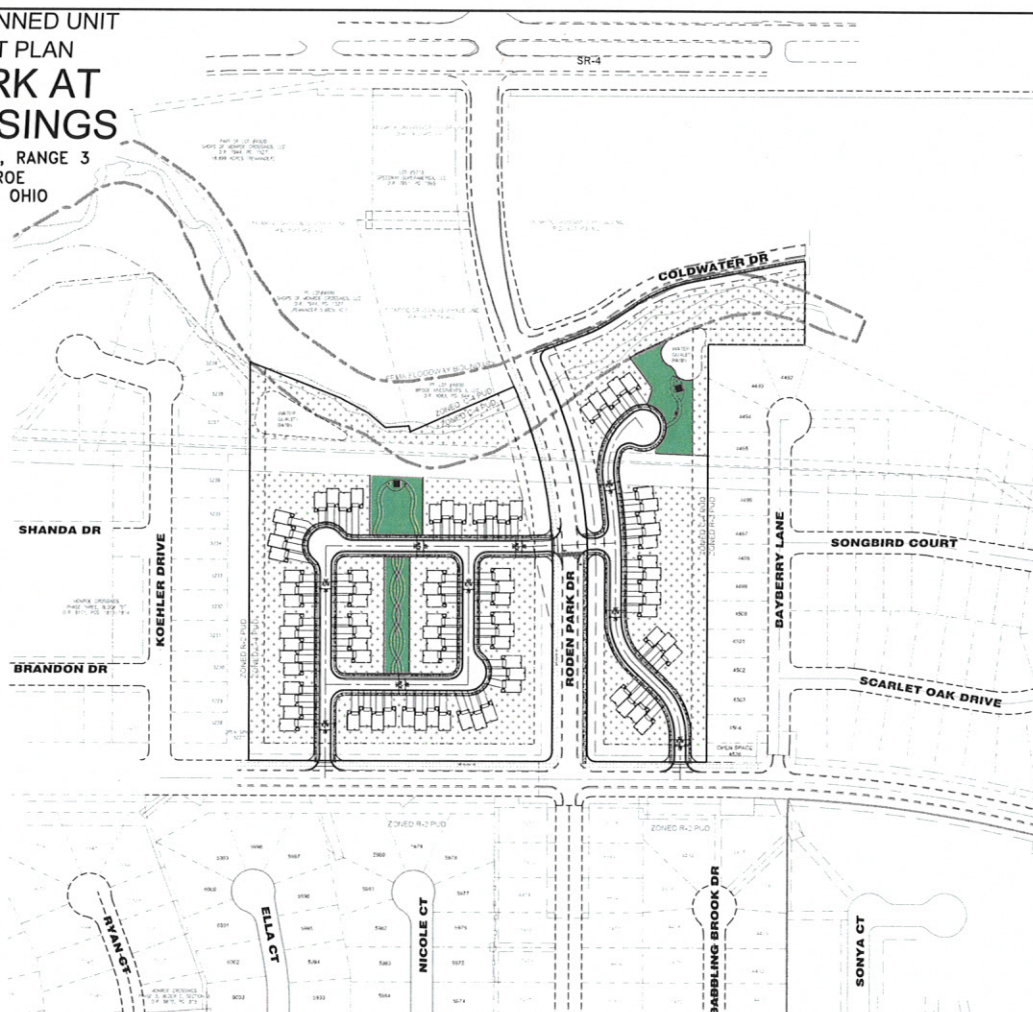
SPATIAL FREQUENCY = 10 (10 CYCLES/DEG)

 NORMAL OPEN SPACE

 OPEN SPACE

INDEX OF SHEETS

- | | |
|---|---------------------------|
| 1 | VICINITY MAP |
| 2 | PRELIMINARY PUD PLAN |
| 3 | PLANTING NOTES & DETAILS |
| 4 | LANDSCAPE PLAN |
| 5 | PERIMETER BUFFER PLANTING |



Hyde Park at the Crossings

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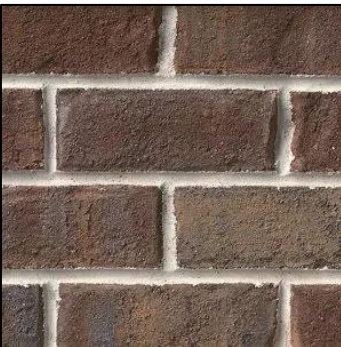
PUD Site Amenities



Extensive Mounding & Landscaping



Upgraded Townhome Architecture & Exterior Materials



Supplemental Information to the Application for Planned Unit Development and Zoning Map Amendment Application for Hyde Park at the Crossings

This memo serves as supplemental information to the Page 2 questions of the Application for Planned Unit Development and for Page 2 questions of the Zoning Map Amendment application for the proposed Hyde Park at the Crossings residential development. The referenced preliminary PUD plans in this memo are based upon the submitted plan set as modified after the input received from City Staff and the Planning Commission members through our various work sessions leading up to this submittal.

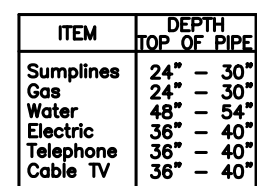
Application Question #1

Describe any change in conditions, trends, or other facts that necessitates the proposed zoning amendment. Furthermore, describe how the proposed zoning district will remedy the change in conditions, trends, or other issues.

Our proposed owner occupied townhome development responds to the on-going trend of communities' desire to seek out a more diversified selection of housing choices. This trend is based on morphing consumer living habits seeking housing options beyond a more traditional detached single-family dwelling development. Other amenities, such as increased walkability, multiple open space areas and close proximity to commercial offerings is reshaping residential developments. The 2021 Monroe Comprehensive Plan and 2019 UC Housing Study recognizes these trends and accurately points out the need to encourage more developments responding to these growing consumer trends.

The Comprehensive Plan has also recognized the need for more housing options by designating our 21 acre +/- Monroe Crossings site as future "mixed residential" land use. This is evidenced by the change in the desired future land use from commercial to mixed residential in this portion of the Monroe Crossings development as shown on the City's Future Land Use Map (Monroe Comprehensive Plan, Page 50).





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

SHOPS OF MONROE
CROSSINGS L.L.C.
6515 WINFORD DR
HAMILTON, OHIO 45011
(513) 858-2555

PARK PLACE DEVELOPMENT, LLC
5372 COTTAGE VIEW CT.
LIBERTY TOWNSHIP, OHIO 45011
513-675-6408

EXISTING ZONING: C-4 WITH PUD OVERLAY
PROPOSED ZONING: R-4 WITH PUD OVERLAY

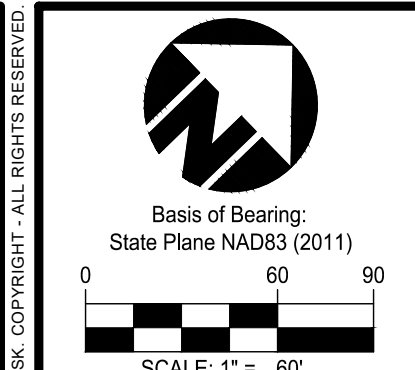
TOTAL SITE AREA	20.91 ACRES	
MULTI-FAMILY UNITS	83 (3.97 D.U./ACRE)	
OPEN SPACE PROVIDED	6.38	ACRES (30%)
OPEN SPACE REQUIRED	4.18	ACRES (20%)
FORMAL OPEN SPACE (WEST)	0.74	ACRES (5.7%)
FORMAL OPEN SPACE (EAST)	0.44	ACRES (5.5%)

FRONT SETBACK (MIN)	25'
TOTAL SIDE SETBACK (MIN)	15' COMBINED



MONROE
CROSSING PHASE
THREE, BLOCK
"D", SECTION 2

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



HYDE PARK at THE CROSSINGS

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

PRELIMINARY PUD PLAN

PRELIMINARY PUD PLAN


**bayer
becker**

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

Drawing: 21-0017 PPI UN

Drawn by: AME

RELAT	Checked By:	FM
		FM

Issue Date: 9-20-22

Sheet:

2

Application Question #2

Describe how the proposed amendment furthers the objectives of the Comprehensive Plan.

Future Land Use Descriptions for Mixed Residential (Page 52)

The proposed Hyde Park at the Crossings townhome development is providing a housing choice that is identified as a targeted land use in the Comprehensive Plan and on a 21 acre +/- site that is reserved for this type of mixed residential housing option. Specifically, the Comprehensive Plan describes the "mixed residential" land use type as:

"Mixed Residential - The mixed residential classification reflects much of the current housing development in Monroe and is intended for a range of housing types including single family detached homes on lots of varying size, townhomes, and duplexes. Gross housing density across a development will allow for up to four units per acre and housing types may vary but should always consider surrounding character.

This type of residential development is appropriate for a traditional suburban neighborhood as well as infill development and redevelopment. These areas allow for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods. Mixed residential developments should be designed around common open space and amenity areas. These neighborhoods should be walkable and well connected. Infill and redevelopment near Monroe's downtown should maintain the traditional residential character; architecture, building setbacks, housing types, and massing are important components of infill design. Mixed residential development should be designed around natural features to highlight existing tree stands, ponds, and water courses as accessible community amenities.

These types of residential developments are located on major arterials that can accommodate the traffic load. Depending on the location, acceleration/deceleration lanes and dedicated turn lanes may be needed. Connectivity, bikability, and walkability should be key concepts of new mixed residential development.

Parks, schools, religious institutions, and other community facilities may be included in the mixed density residential classification at appropriate locations. A small commercial node at an entry way to the subdivision or mixed residential area where two collector or arterial roads meet could be appropriate given the location and the character of the housing types chosen for that entryway.

If the desire is to create a mixed development incorporating single-family and multifamily dwellings, multifamily housing should not be more than 50 percent of the overall development. By offering a mix of housing types, this denser residential classification may lend itself well to land with topography or utility constraints. This increased density and mix of housing will be supported by the market and allow successful housing integration. This type of development can be used to transition from commercial or other employment areas to less intense residential development.

The proposed preliminary PUD plan advances several goals, objectives and recommendations found in the Comprehensive Plan's future mixed residential land use category. Most importantly, our development provides a new owner occupied housing option for existing and future City residents who desire not to rent an apartment or condo. Our development has a high degree of walkability throughout, including the integration of multiple open space areas within this proposed townhome pod.

In addition, our development achieves other goals in the future mixed use land use category by locating slightly denser townhomes near a commercial node and being located in very close proximity to a major transportation artery in State Route 4. The proposed project density is 3.97 units to the acre and will respond to trending market demands for owner occupied attached townhomes while also providing for a reasonable land use transition from the existing commercial node located along Roden Park Drive and State Route 4 and the less dense single-family residential pods found further in the development.

Principles that Guided Development of the Future Land Use Recommendations (Page 57)

The Comprehensive Plan sets forth guiding principals supporting the more specific future land use recommendations. One of those guiding principles references the need for a broader variety in housing choices in order to attract more of the targeted demographic groups mentioned throughout the Plan consisting of younger, single professionals and empty nesters. Owner occupied townhomes tend to attract these types of home buyers seeking alternatives to a traditional detached single-family home. The Comprehensive Plan states that:

“Currently, the City’s residential dwellings are very similar with the majority limited to single-family detached housing. While that caters to a particular lifestyle, it potentially excludes young, single professionals or empty nesters. Other types of housing will increase the opportunity for those household types to find a home in Monroe.” (Monroe Comprehensive Plan, Page 57)

Future Land Use Recommendations (Pages 57 - 61)

The Hyde Park at The Crossings proposal satisfies and advances numerous specific future land use goals and recommendations found in the new Comprehensive Plan as stated below.

“1 (d) Residential zoning district regulations should be updated to encourage the integration of different housing types, styles, densities, and values. These developments are appropriate in locations such as downtown, near Butler Tech LeSourdsville Campus adjacent to Monroe Bicentennial Commons, and the development area at the northeast quadrant of Hamilton-Lebanon Road (State Route 63) and Main Street (Cincinnati Dayton Road).” (Monroe Comprehensive Plan, page 57)

Although our project is not directly adjacent to the Butler Tech facility, it is in very close proximity to the campus. Given the staffing and student enrollment at this campus, providing a new housing option aligns with the employees and users of a regional community college institution.

“1 (j) Ensure mixed residential developments offer different product types, lots sizes, and are planned to allow citizens to age in place by incorporating universal design and accessibility standards, offer development incentives such as increased density, height, reduced setbacks, reduced landscape and/or buffering, reduced parking, etc.” (Monroe Comprehensive Plan, page 58)

We are proposing a new housing choice for Monroe without having to rely upon large amounts of PUD permitted modifications from the Zoning Code. We have strived to not request major relief on items such as landscaping and buffering, open space and maintaining a minimum 5' sidewalk width, to name a few elements.

“7. Ensure there is a mix of housing types and prices throughout Monroe so residents can have the option of different housing types and styles while remaining in the community.”
(Monroe Comprehensive Plan, page 59)

Our proposed development advances this Plan recommendation by providing a new owner occupied housing option for existing Monroe residents. These owner occupied townhomes are particularly sought after by empty nesters seeking to downsize, yet too young or not ready to enter into an age targeted residential development. This type of buyer often wants to continue owning a home compared to renting an apartment or condo.

“12. Allow smaller lot development in mixed residential projects if the quality of materials and the development layout is creative and consistent with the character surrounding the adjacent area. Amend the current code to allow denser development where appropriate such as Downtown, Butler Tech LeSourdsville Campus, and any similar development locations.”
(Monroe Comprehensive Plan, page 60)

Our development supports this Comprehensive Plan recommendation through the thoughtful use and variety of high-quality exterior construction materials on the dwellings. We feel the renderings we have submitted reflect a consistent design theme and scale with the nearby single-family pods while offering some creativity of design, so as to avoid a “cookie cutter” construction and development pattern. Further, the 3.97 units / acre development density, although still a relatively low residential density, supports this Plan recommendation by placing slightly higher density housing options in close proximity to the Butler Tech Campus. If City Council desires a different “look and feel” we would like to discuss what options might be desired and provide some alternatives that meet your vision.

Hyde Park at the Crossings Townhome Renderings



Principles That Guided Development of the Butler Tech LeSourdsville Campus Recommendations (Page 60)

The Comprehensive Plan identifies specific development principles to guide its recommendations. Two of these guiding principles are supported by our proposed project as stated below in the Plan:

“The current housing market in Monroe is mainly for families and commuters who work out of town. It is important to provide housing and other supporting amenities for young professionals to help them establish their careers.” (Monroe Comprehensive Plan, page 60)

As previously touched upon, our proposed owner occupied townhome dwelling supports the trend of younger people desiring a smaller footprint dwelling with the benefit of a home owner’s association framework to provide yard and grounds maintenance. The UC Housing Study also highlights the trend of younger homeowners seeking out housing options beyond the traditional detached single-family home.

“With the expansion of the Butler Tech LeSourdsville Campus and the Monroe Bicentennial Commons Master Plan, there will be more demand for residential and retail development.”
(Monroe Comprehensive Plan, page 60)

As mentioned earlier, the close proximity of our development to the Butler Tech Campus supports this Plan recommendation of providing new residential housing to meet the expected rise in demand over time.

Land Use and Housing Recommendations (Pages 134 - 162)

The Comprehensive Plan’s implementation chapter provides numerous land use and housing recommendations that can be advanced through our proposed townhome development, as stated below:

Land Use Recommendation 7

“Ensure there is a mix of housing types and prices throughout Monroe so residents can have the option of different housing types and styles while remaining in the community.”
(Monroe Comprehensive Plan, page 140)

Land Use Recommendation 12

“Allow smaller lot development in mixed residential projects if the quality of materials and the development layout is creative and consistent with the character surrounding the adjacent area.”
(Monroe Comprehensive Plan, page 145)

We have provided smaller lots and a mix of newer architectural design themes consistent with today’s townhome developments. Land Use Recommendations #7 and #12 can be achieved by our creative formal open space design and comprehensive walking network and integrating multiple active open spaces into the project.

Housing Recommendation 3

“New housing should be compatible with the existing character of adjacent neighborhoods. Housing should be of varying sizes and types supported by the market.”
(Monroe Comprehensive Plan, page 150)

The UC Housing Study and Comprehensive Plan reference the changing consumer housing trends that often don’t include single-family detached dwellings as their first choice. We believe we have achieved a balance of proposing a solid transition development between the commercial and less dense single-family detached dwelling pods while requiring high quality exterior materials and thoughtful architectural design.

Housing Recommendation 4

"Housing developments should strive to offer a variety of different design styles, housing types and densities, be built with a mixture of materials, incorporate common open space and gathering areas, and promote connectivity through sidewalks and trails."

(Monroe Comprehensive Plan, page 151)

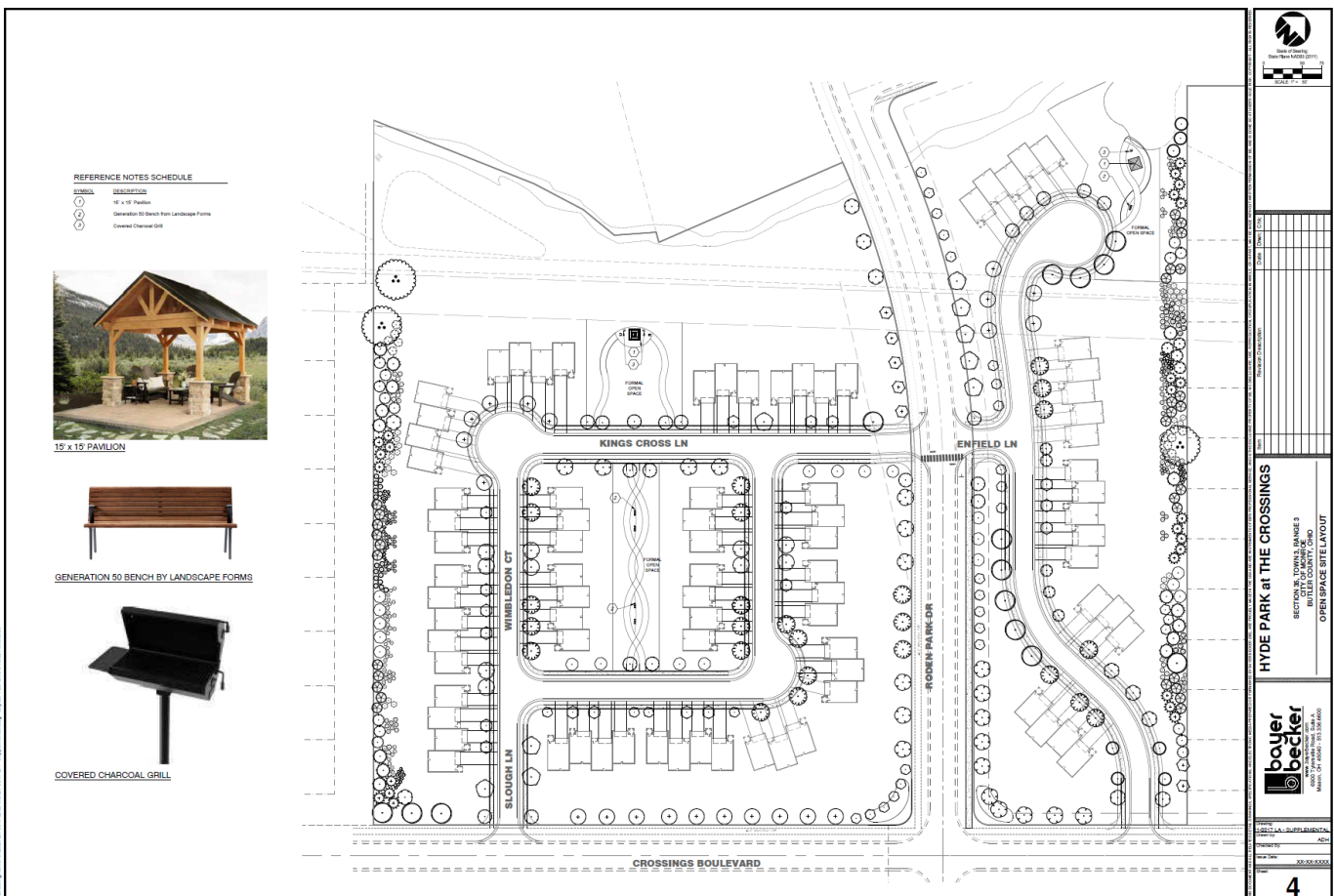
Housing Recommendation 12

"Encourage developers to build strong neighborhoods by incorporating amenities into new subdivision developments. Developers should consider adding other mixed-use amenities and community facilities into a node at the entrance of the development when located along key arterial roadways."

(Monroe Comprehensive Plan, page 159)

We have achieved all of the elements of Housing Recommendations #4 and #12 including the inclusion of upgraded formal open spaces and gathering area amenities as described in the illustrative photos and open space plan shown below.

Proposed Open Space Plan and Site Amenities



Housing Recommendation 6

“Recruit high-value housing and mixed-use developments that contain a mix of lot sizes and housing types.”

(Monroe Comprehensive Plan, page 153)

Monroe Crossings is technically a mixed-use development given the combination of single-family homes and integration of park and commercial areas. However, a true suburban mixed-use development typically offers more of a variety of housing options to compliment the other uses. Our townhome project can satisfy this housing recommendation by providing that needed variety and density choice.

Development Features & Characteristics

The Comprehensive Plan provides recommendations for architectural design features in the Appendix of the Plan. Regarding single-family attached housing, the Plan calls for the following:

“Single-Family Attached Housing

Like single-family detached housing units, the use of various construction materials and use of color should be encouraged in future development designs. Attached housing structures help increase housing density in an area and may contribute to housing product diversity and affordability in the community.

Garage locations are encouraged to be located on the rear or side of a housing unit. Access to parking should be through an alleyway and not directly from the frontage road. Additional parking may be provided through on-street parking on a case-by-case basis depending on location and overall parking demands.

Attached housing is important for a community and can be used as starter housing, temporary housing, or for those looking to downgrade in size. These housing developments should be located near areas that see high pedestrian activity and are easily accessible through various modes of transportation. These developments may also be integrated within neighborhoods that are made up of a mixture of lot sizes. If there is a commercial node near a neighborhood, attached housing options may be located nearby to act as a transitional buffer from commercial and mixed use uses to single-family residential units.” (Monroe Comprehensive Plan, Page 273)

Our townhome project features several of the targeted design features recommended in this design section of the Comprehensive Plan. Our development serves as a transitional land use between the Roden Park commercial node and the less dense single family detached dwellings located near the State Route 4 corridor area. Our project would also be integrated into an existing single-family development which features a mixture of lot sizes. We also advance these design goals by offering townhomes using a variety of complimentary exterior construction materials and color options in order to avoid creating a “cookie cutter” style development where all or most of the dwellings are identical or nearly identical.

2019 Monroe Comprehensive Housing Study

The 2019 Monroe Comprehensive Housing is a detailed analysis of the housing market relative to the City of Monroe. This Housing Study was incorporated into the Comprehensive Plan and used the data and analysis as a foundation for some of the housing and land use recommendations. Below are a few sections of the Housing Study that our project can support.

Challenges and Opportunities

“Stakeholders pointed out Monroe’s long-standing aversion to multi-family housing, including apartments, but suggested that age-targeted, multi-family housing options exist that could help mitigate the perceived

potential negative consequences of multi-family housing. Multiple stakeholders posited that younger professionals (i.e. “millennials”), including singles and young couples, prefer to live in higher-end apartments or attached townhomes over single-family homes. Thus, according to the stakeholders, the construction of higher-end multi-unit structures, such as those recently built in Deerfield Township and West Chester Township, would both expand the tax base by attracting young professionals and empty nesters with disposable income and avoid the addition of large numbers of children to the school system. Moreover, multiple stakeholders suggested that the introduction of more affordable apartments, while meeting housing demand of the many local entry-level employees, would not necessarily beget a higher crime rate if they were well-managed. They also noted that single-family homes in the range of \$200,000 could sell in larger volumes in Monroe than the stock of single-family homes currently being constructed.”
(2019 Monroe Housing Study, Page 71)

Conclusion: Challenges and Opportunities for Growth

“In light of the disequilibrium being perpetuated by the continued lack of diversity of housing type of Monroe’s new residential builds, as well as Monroe’s school enrollment capacity issue and the prevailing and projected economic conditions in and around the City, the Economics Center suggests that Monroe consider promoting the construction of higher-end multi-unit housing and higher-end single-family homes as it plans for future population and housing growth. Significant demand exists for higher-end luxury apartments among young professionals and empty nesters who prefer the freedom that renting affords, and both groups are likely to expand the tax base without stressing enrollment further.”

(2019 Monroe Housing Study, Page 78)

The Housing Study suggests in its’ conclusion that higher-end multi-unit housing be promoted in order to better attract young professionals and empty nesters which their data shows is less likely to stress the school district enrollment numbers. Our proposed owner occupied townhome project featuring lower multi-family density, upgraded open space and gathering amenities and HOA governance will further this stated goal stated by the authors of the UC Housing Study.

Application Questions #3

Provide any additional information necessary to document how the proposed plans meet the review criteria established for PUDs in Section 1206.04(C) of the Monroe Planning and Zoning Code.

And

Provide any additional information necessary to document how the map amendment meets the review criteria established for zoning map amendments in Section 1203.03.

PUD Application Question #3: The Zoning Code requires Planning Commission and City Council to use the review criteria set forth in Section 1206.04(C) when considering PUD applications. Our proposed townhome development satisfies these four review criteria as stated below.

Zoning Code Section 1206.04(C) REVIEW CRITERIA.

(1) It shall be the duty of the Planning Commission and City Council to investigate and determine that the proposed PUD plan complies with the following conditions: a) The PUD plan is consistent with the intent and purpose of the Comprehensive Plan; b) The plan is in compliance with the standards of this chapter; c) The plans are in compliance with the other applicable standards of this code, including but not limited to, architectural standards, off-street parking, signage, and landscaping; and d) The property adjacent to the area included in the plan will not be adversely affected.

a) The submitted PUD plan is consistent with the intent and purpose of the Comprehensive Plan as detailed in this memo. The primary Housing goal stated in the Comprehensive Plan’s Executive

Summary states the following: “Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single-family detached homes.”

(Monroe Comprehensive Plan, Page 10)

Our proposed townhome development seeks to help promote this stated goal of adding a new high quality housing option to the Monroe market consisting of owner occupied townhomes within an HOA framework to protect home values and quality of life. This memo has also detailed numerous other ways in which our proposed project complies with and advances multiple goals and recommendations stated in the Comprehensive Plan.

b) Our project is in compliance with the applicable standards found within the PUD chapter of the Zoning Code.

c) Our project was designed using the applicable regulations set forth in the Zoning Code.

d) These review criteria are satisfied since we have proposed ample mounding and vegetation screening and buffering throughout the perimeter of the development. This screening and buffering treatment is heaviest against the Roden Park Drive and Crossings Boulevard areas, but we also feature vegetative screening in strategic locations adjacent to the single-family lots.

Zoning Map Amendment Application Question #3: The Zoning Code requires Planning Commission and City Council to use the review criteria set forth in Section 1203.03 when considering a proposed zoning map amendment. Our proposed rezone to R-4 PUD satisfies the review criteria as stated below.

a) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact since the time that the original text or map designations were established;

Please see the responses to Questions #1 and #2 in this memo.

b) Whether the proposed amendment is consistent with the comprehensive plan or other applicable city plans;

Please see the response to Question #2 in this memo.

c) Whether the proposed amendment is consistent with the purpose of this code;

Please see the responses to Question #2 in this memo.

d) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need;

Please see the responses to Questions #1 and #2 in this memo.

e) Whether the proposed amendment will protect the health, safety, morals, and general welfare of the public;

Please see the responses to Questions #1 and #2 in this memo.

f) Whether the proposed amendment will result in significant mitigation of adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation;

The development will be built according to all applicable water management and other civil engineering design standards.

g) Whether the proposed amendment will ensure efficient development within the City;

As mentioned in the responses to Questions #1 and #2, this PUD planned is based upon an efficient use of the 21 acre site that provides for large active and passive open space areas.

h) Whether the proposed amendment will result in a logical and orderly development pattern.

Please see the responses to Questions #1 and #2 in this memo.

Date: September 20, 2022

Description: Lot #4599
7.9901 Acres
C-4 with C-PUD Overlay to
R-4 with R-PUD Overlay

Location: City of Monroe
Butler County, Ohio



Situated in the State of Ohio, Between the Miamis, Section 35, Town 3, Range 3, City of Monroe, Butler County and being entire Lot #4599 of Monroe Crossings, Phase One as recorded in Plat Envelope 3637, Pages A-C and being part of the lands of Shops of Monroe Crossings, LLC as recorded in Official Record 7944, Page 1527 of the Butler County, Ohio Recorder's Office and being further described as follows:

Beginning at the southwest corner of Lot #4526 of Monroe Crossings, Phase Two, Block B as recorded in Plat Envelope 3662, Pages A-B of the Butler County, Ohio Recorder's Office and being on the westerly right of way of Crossings Boulevard and being the **True Point of Beginning**;

thence, leaving the southwest corner of said Lot #4526 and with the westerly right of way of said Crossings Boulevard, South 43° 48' 02" West, 255.00 feet to the northerly right of way of Roden Park Drive;

thence, leaving the westerly right of way of said Crossings Boulevard and with the northerly right of way of said Roden Park Drive for the following five courses:

- 1) with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing and distance of South 88° 48' 02" West, 28.28 feet;
- 2) North 46° 11' 58" West, 431.70 feet;
- 3) with a curve to the left, having a central angle of 23° 33' 24", a radius of 1040.00 feet, an arc length of 427.58 feet, and a chord bearing and distance of North 57° 58' 39" West, 424.58 feet;
- 4) North 69° 45' 21" West, 41.70 feet;
- 5) with a curve to the right, having a central angle of 00° 32' 46", a radius of 1160.00 feet, an arc length of 11.06 feet, and a chord bearing and distance of North 69° 28' 58" West, 11.06 feet to the easterly right of way of Cold Water Drive;

thence, leaving the northerly right of way of said Roden Park Drive and with the easterly right of way of said Cold Water Drive for the following seven courses:

- 1) with a curve to the right, having a central angle of 92° 15' 44", a radius of 20.00 feet, an arc length of 32.21 feet, and a chord bearing and distance of North 23° 04' 43" West, 28.84 feet;
- 2) North 23° 03' 09" East, 97.03 feet;
- 3) with a curve to the left, having a central angle of 13° 49' 02", a radius of 325.00 feet, an arc length of 78.38 feet, and a chord bearing and distance of North 16° 08' 38" East, 78.19 feet;
- 4) North 09° 14' 07" East, 47.26 feet;
- 5) with a curve to the right, having a central angle of 23° 41' 58", a radius of 375.00 feet, an arc length of 155.11 feet, and a chord bearing and distance of North 21° 05' 06" East, 154.01 feet;
- 6) North 32° 56' 05" East, 228.09 feet;

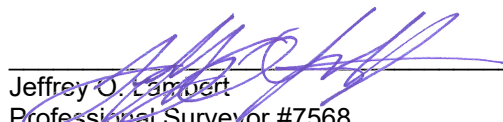
- 7) with a curve to the right, having a central angle of $04^{\circ} 51' 26''$, a radius of 315.00 feet, an arc length of 26.70 feet, and a chord bearing and distance of North $35^{\circ} 21' 47''$ East, 26.70 feet to the northerly terminus of said Cold Water Drive and being on the southerly boundary of Lot #4593 of said Monroe Crossings, Phase One;

thence, leaving the easterly right of way of said Cold Water Drive and with the southerly boundary of said Lot #4593, South $46^{\circ} 11' 58''$ East, 190.83 feet to the westerly boundary of said Monroe Crossings, Phase Two, Block B;

thence, leaving the southerly boundary of said Lot #4593 and with the westerly boundary of said Monroe Crossings, Phase Two, Block B for the following two courses:

- 1) South $43^{\circ} 48' 02''$ West, 220.00 feet;
- 2) South $46^{\circ} 11' 58''$ East, 955.28 feet to the True Point of Beginning containing 348,047 square feet or 7.9901 acres of land, more or less, to be rezoned.

I hereby certify that the above description is a complete, proper and legal description of the property to be rezoned.


Jeffrey O. Lambert
Professional Surveyor #7568
In the State of Ohio

9-20-22



Date: September 20, 2022

Description: Pt. Lot #4600
12.9164 Acres
C-4 With C-PUD Overlay to
R-4 With R-PUD Overlay



Location: City of Monroe
Butler County, Ohio

Situated in the State of Ohio, Between the Miamis, Section 35, Town 3, Range 3, City of Monroe, Butler County and being part of Lot #4600 of Monroe Crossings, Phase One as recorded in Plat Envelope 3637, Pages A-C and being part of the lands of Shops of Monroe Crossings, LLC as recorded in Official Record 9415, Page 889 of the Butler County, Ohio Recorder's Office and being further described as follows:

Beginning at the northeast corner of Monroe Crossings, Phase Three, Block "D" as recorded in Official Record 8171, Page 1813 of the Butler County, Ohio Recorder's Office and being on the westerly right of way of Crossings Boulevard and being the **True Point of Beginning**;

thence, leaving the westerly right of way of said Crossings Boulevard and with the northerly boundary of said Monroe Crossings, Phase Three, Block "D", North 46° 11' 58" West, 911.00 feet to the southerly boundary of Part of Lot #4600 and being part of the lands of Shops of Monroe Crossings, LLC as recorded in Official Record 7944, Page 1527 of the Butler County, Ohio Recorder's Office;

thence, leaving the northerly boundary of said Monroe Crossings, Phase Three, Block "D" and with the southerly boundary of said part of Lot #4600 of said lands of Shops of Monroe Crossings, LLC as recorded in Official Record 7944, Page 1527 for the following five courses:

- 1) North 65° 21' 36" East, 108.00 feet;
- 2) North 65° 25' 29" East, 115.00 feet;
- 3) North 71° 38' 05" East, 72.00 feet;
- 4) North 83° 16' 41" East, 52.00 feet;
- 5) North 39° 37' 17" East, 54.00 feet to the southerly boundary of Part of Lot #4600 and being the lands of Bridge Investments II, LLC as recorded in Official Record 9083, Page 644 of the Butler County, Ohio Recorder's Office;

thence, with the southerly boundary of said part of Lot #4600 of said lands of Bridge Investments II, LLC, South 60° 52' 24" East, 13.50 feet;

thence, with the easterly boundary of said part of Lot #4600 of said lands of Bridge Investments II, LLC, North 20° 14' 39" East, 258.89 feet to the southerly right of way of Roden Park Drive;

thence, leaving the easterly boundary of said part of Lot #4600 of said lands of Bridge Investments II, LLC and with the southerly right of way of said Roden Park Drive for the following four courses:

- 1) South 69° 45' 21" East, 23.15 feet;
- 2) with a curve to the right, having a central angle of 23° 33' 24", a radius of 960.00 feet, an arc length of 394.69 feet, and a chord bearing and distance of South 57° 58' 39" East, 391.92 feet;

6900 Tylersville Road, Suite A 110 South College Ave, Suite 101 1404 Race Street, Suite 204
Mason, OH 45040 Oxford, OH 45056 Cincinnati, OH 45202
513-336-6600 513-523-4270 513-834-6151

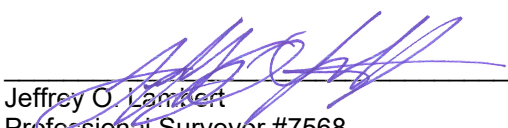
209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

- 3) South $46^{\circ} 11' 58''$ East, 431.70 feet;
- 4) with a curve to the right, having a central angle of $90^{\circ} 00' 00''$, a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing and distance of South $01^{\circ} 11' 58''$ East, 28.28 feet to the westerly right of way of said Crossings Boulevard;

thence, leaving the southerly right of way of said Roden Park Drive and with the westerly right of way of said Crossings Boulevard, South $43^{\circ} 48' 02''$ West, 675.00 feet to the **True Point of Beginning** containing 562,640 square feet or 12.9164 acres of land, more or less, to be rezoned.

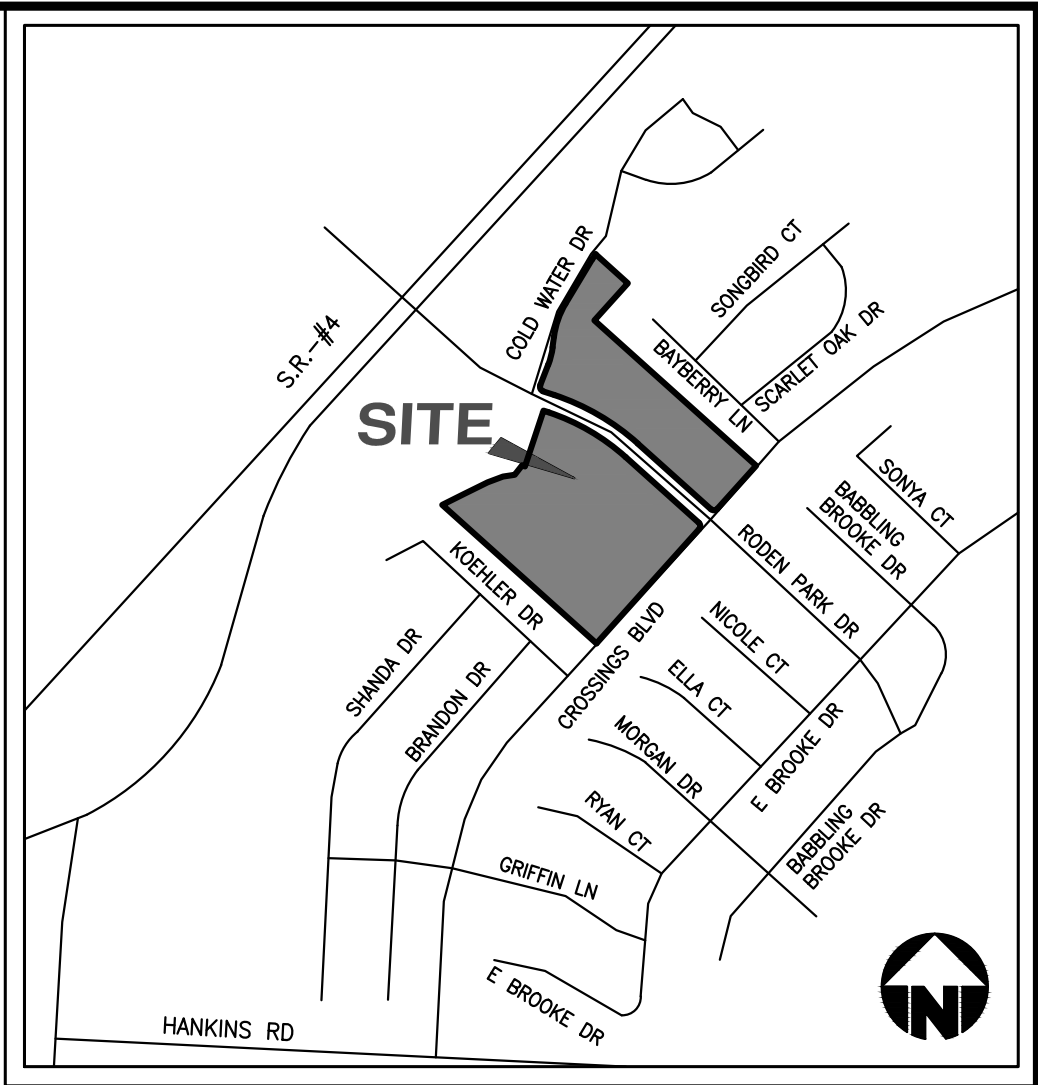
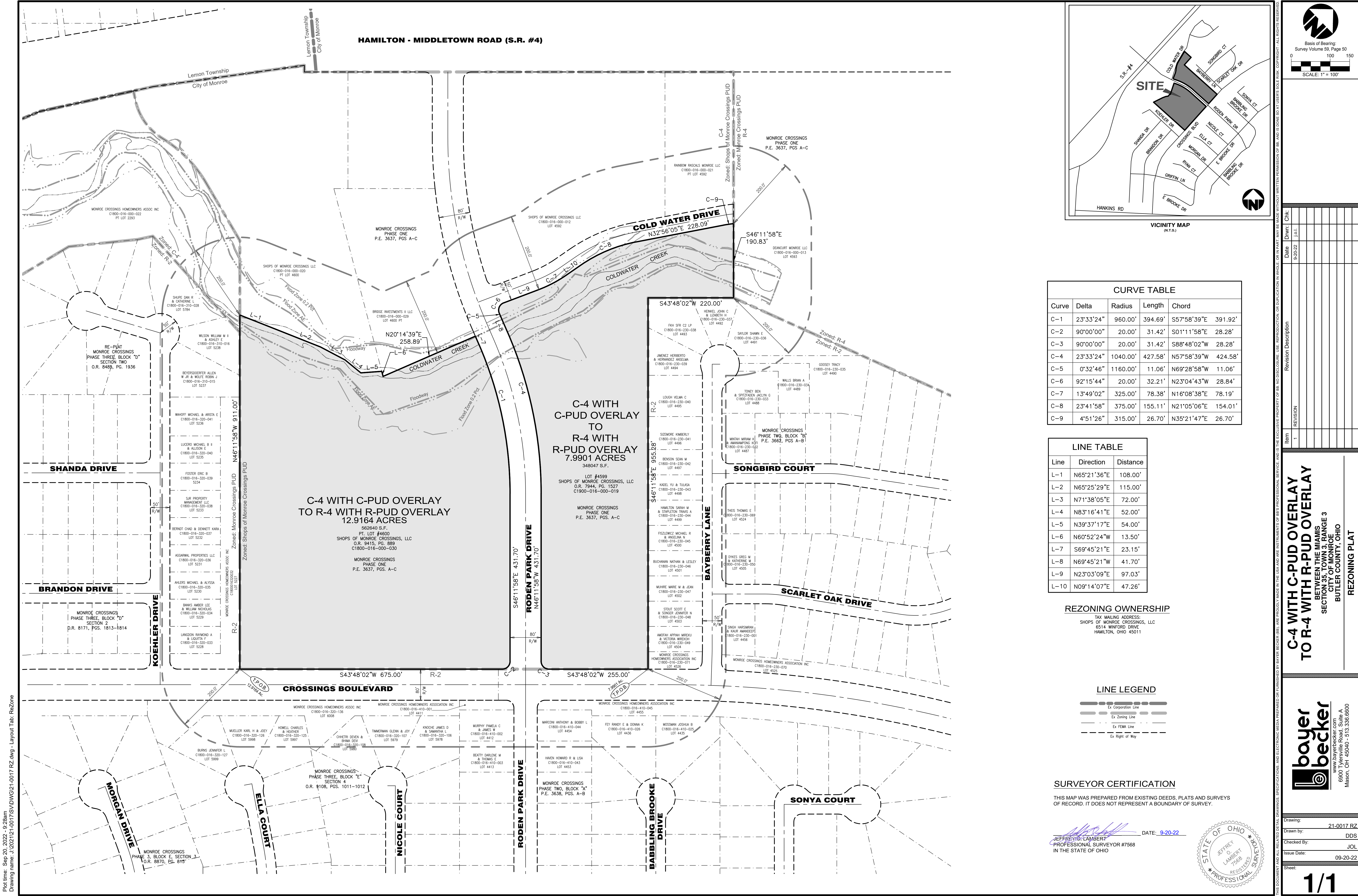
I hereby certify that the above description is a complete, proper and legal description of the property to be rezoned.



Jeffrey O. Lambert
Professional Surveyor #7568
In the State of Ohio

9-20-22





CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	23°33'24"	960.00'	394.69'	S57°58'39"E 391.92'
C-2	90°00'00"	20.00'	31.42'	S01°11'58"E 28.28'
C-3	90°00'00"	20.00'	31.42'	S88°48'02"W 28.28'
C-4	23°33'24"	1040.00'	427.58'	N57°58'39"W 424.58'
C-5	0°32'46"	1160.00'	11.06'	N69°28'58"W 11.06'
C-6	92°15'44"	20.00'	32.21'	N23°04'43"W 28.84'
C-7	13°49'02"	325.00'	78.38'	N16°08'38"E 78.19'
C-8	23°41'58"	375.00'	155.11'	N21°05'06"E 154.01'
C-9	4°51'26"	315.00'	26.70'	N35°21'47"E 26.70'

LINE TABLE		
Line	Direction	Distance
L-1	N65°21'36"E	108.00'
L-2	N65°25'29"E	115.00'
L-3	N71°38'05"E	72.00'
L-4	N83°16'41"E	52.00'
L-5	N39°37'17"E	54.00'
L-6	N60°52'24"W	13.50'
L-7	S69°45'21"E	23.15'
L-8	N69°45'21"W	41.70'
L-9	N23°03'09"E	97.03'
L-10	N09°14'07"E	47.26'

REZONING OWNERSHIP
TAX MAILING ADDRESS:
SHOPS OF MONROE CROSSINGS, LLC
6514 WINFORD DRIVE
HAMILTON, OHIO 45011

LINE LEGEND	
	Ex Corporation Line
	Ex Zoning Line
	Ex FEMA Line
	Ex Right of Way

SURVEYOR CERTIFICATION
THIS MAP WAS PREPARED FROM EXISTING DEEDS, PLATS AND SURVEYS OF RECORD. IT DOES NOT REPRESENT A BOUNDARY OF SURVEY.

JEFFREY O. LAMBERT
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO
DATE: 9-20-22



Basis of Bearing:
Survey Volume 58, Page 50
0 100 150
SCALE: 1" = 100'

Item	Revision	Date	Chk	Dwn
1		9-20-22	j.o.l.	

**C-4 WITH C-PUD OVERLAY
TO R-4 WITH R-PUD OVERLAY**
BETWEEN THE MIAMS
SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO

REZONING PLAT

www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.338.6600

Drawing: 21-0017 RZ
Drawn by: DDS
Checked By: JOL
Issue Date: 09-20-22
Sheet: 1/1

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

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

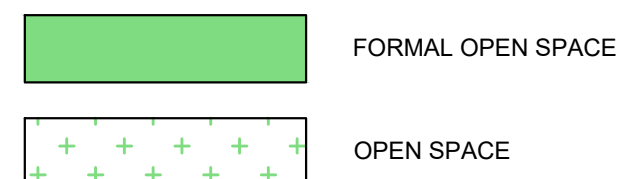
SHOPS OF MONROE
CROSSINGS L.L.C.
6515 WINFORD DR
HAMILTON, OHIO 45011
(513) 858-2555

PARK PLACE DEVELOPMENT, LLC
5372 COTTAGE VIEW CT.
LIBERTY TOWNSHIP, OHIO 45011
513-675-6408

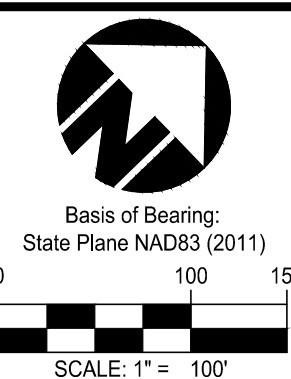
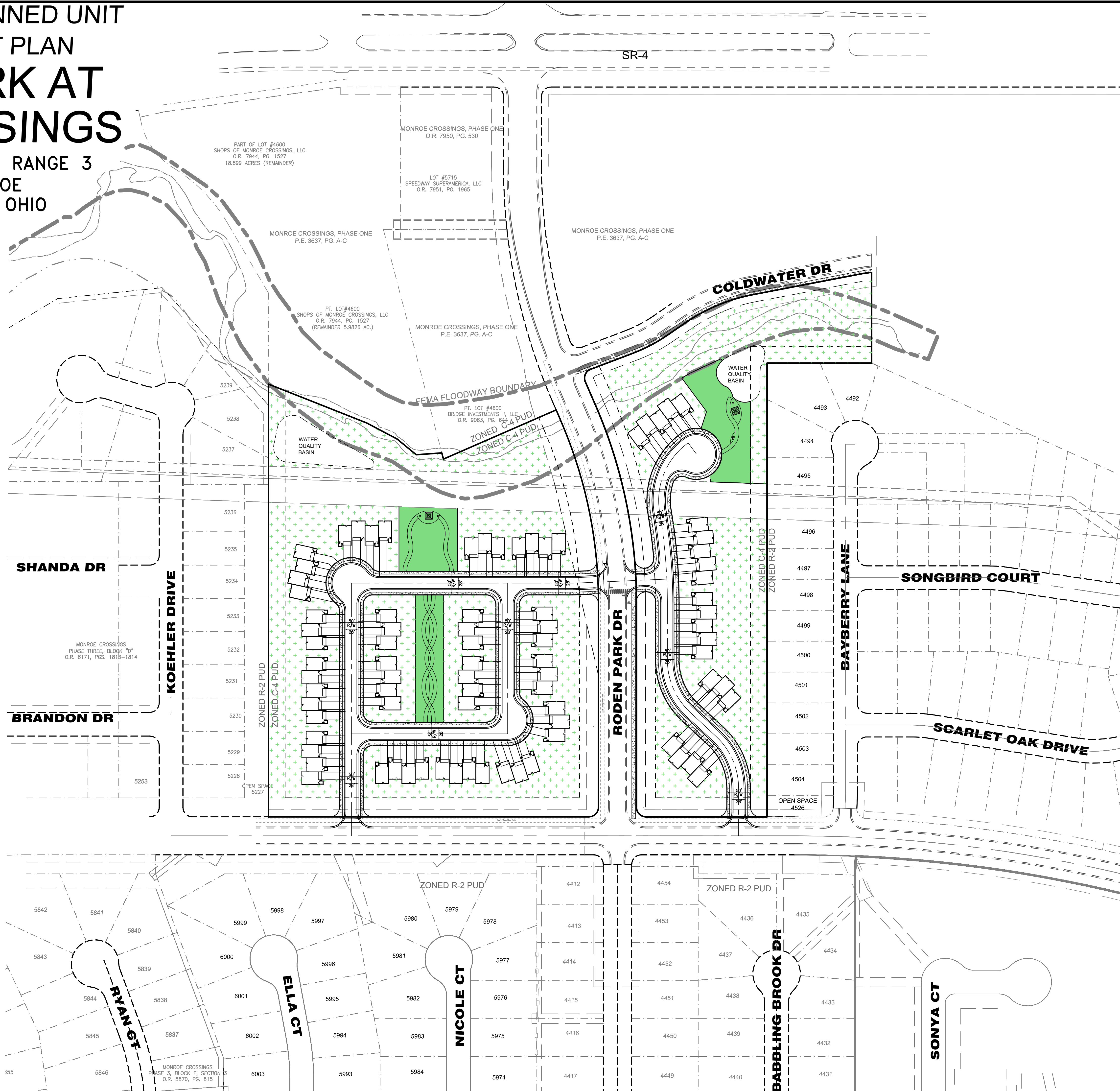
EXISTING ZONING: C-4 WITH PUD OVERLAY
PROPOSED ZONING: R-4 WITH PUD OVERLAY

TOTAL SITE AREA	20.91	ACRES
OPEN SPACE PROVIDED	6.38	ACRES (30%)
OPEN SPACE REQUIRED	4.18	ACRES (20%)
FORMAL OPEN SPACE (WEST)	0.74	ACRES (5.7%)
FORMAL OPEN SPACE (EAST)	0.44	ACRES (5.5%)

MULTI-FAMILY UNITS = 83 (3.97 D.U./ACRE)



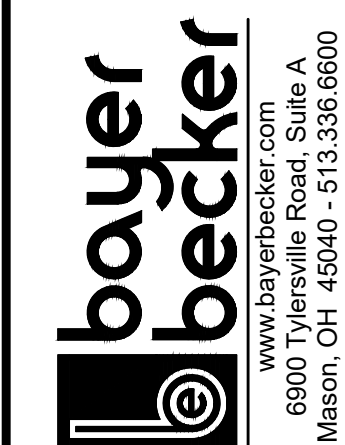
- 1 VICINITY MAP
- 2 PRELIMINARY PUD PLAN
- 3 PLANTING NOTES & DETAILS
- 4 STREET TREE PLAN
- 5 PERIMETER BUFFER PLANTING
- 6 OVERALL SUPPLEMENTAL PLANTING
- 7 SUPPLEMENTAL BUFFER
- 8 SUPPLEMENTAL BUFF & PEDESTRIAN CORRIDOR
- 9 SUPPLEMENTAL PATIO
- 10 OPEN SPACE SITE LAYOUT

[illegible]

HYDE PARK at THE CROSSINGS

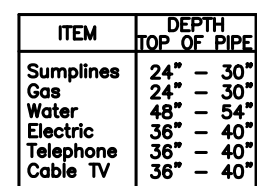
**SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO**

VICINITY MAP



Drawing:	21-0017 PPUD
Drawn by:	AMB
Checked By:	EMR
Issue Date:	9-20-22

1



***SURFACE COURSE, ITEM 441, AND TACK COAT, ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE LEVELING COURSE, (ITEM 448), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED.

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

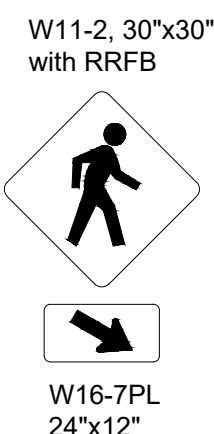
SHOPS OF MONROE
CROSSINGS L.L.C.
6515 WINFORD DR
HAMILTON, OHIO 45011
(513) 858-2555

PARK PLACE DEVELOPMENT, LLC
5372 COTTAGE VIEW CT.
LIBERTY TOWNSHIP, OHIO 45011
513-675-6408

EXISTING ZONING: C-4 WITH PUD OVERLAY
PROPOSED ZONING: R-4 WITH PUD OVERLAY

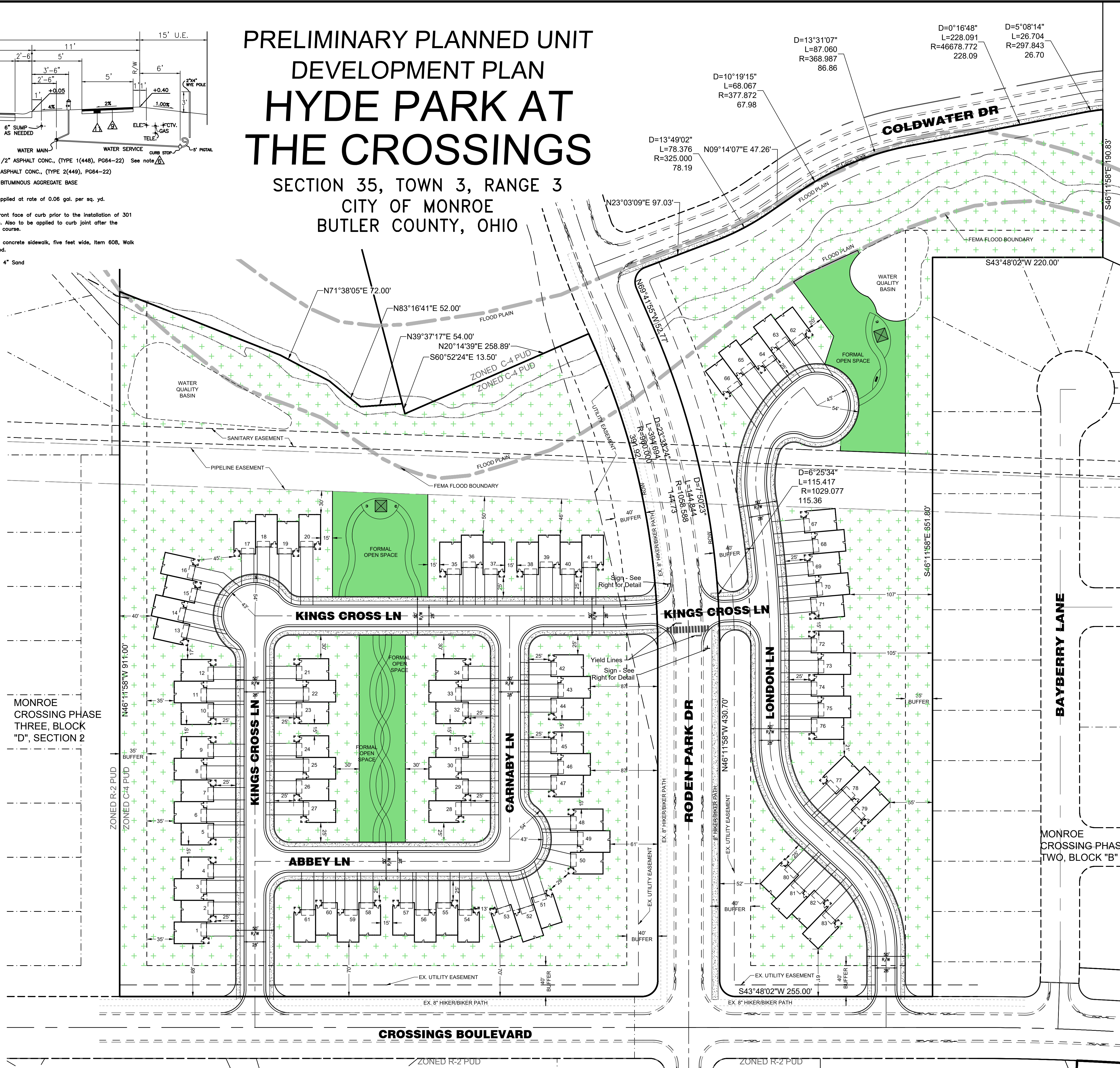
TOTAL SITE AREA	20.91 ACRES	
MULTI-FAMILY UNITS	83 (3.97 D.U./ACRE)	
OPEN SPACE PROVIDED	6.38	ACRES (30%)
OPEN SPACE REQUIRED	4.18	ACRES (20%)
FORMAL OPEN SPACE (WEST)	0.74	ACRES (5.7%)
FORMAL OPEN SPACE (EAST)	0.44	ACRES (5.5%)

FRONT SETBACK (MIN)	25'
TOTAL SIDE SETBACK (MIN)	15' COMBINED



MONROE
CROSSING PHASE
THREE, BLOCK
"D", SECTION 2

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

[illegible]

PLANT SCHEDULE						
DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE SUG	26		Acer saccharum	Sugar Maple	B & B	2.0' Cal
CAR BET	18		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	B & B	2.0' Cal
CLA KEN			Cladrastis kentukea	American Yellowwood	B & B	2.0' Cal
GLE INE	21		Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	B & B	2.0' Cal
LIR TUL	9		Liriodendron tulipifera	Tulip Tree	B & B	2.0' Cal
NYS BLA	4		Nyssa sylvatica 'Black Tupelo'	Sour Gum	B & B	2.0' Cal
OST VIR	5		Ostrya virginiana	American Hophornbeam	B & B	2.0' Cal
QUE COC	13		Quercus coccinea	Scarlet Oak	B & B	2.0' Cal
SAS ALB	20		Sassafras albidum	Sassafras	B & B	2.0' Cal
TAX AUT	11		Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	B & B	2.0' Cal
ULM MOR	10		Ulmus x 'Morton Accolade' TM	Elm	B & B	2.0' Cal
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	26		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry Tree Form	B & B	2.0' Cal
CER AP2	20		Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	B & B	2.0' Cal
COT OBO	5		Cotinus obovatus	American Smoke Tree	B & B	1.5' Cal

ZONING MATRIX

STREET TREE REQUIREMENTS (1212.06)

- STREET TREES REQUIRED ALONG BOTH SIDES OF ALL STREETS FOR ALL NEW SITES ALONG ALL FRONTAGES, EXCLUDING INTERSTATE HIGHWAY FRONTAGE AND ALLEYS.
- STREET TREES TO BE PLANTED 40' O.C. ALONG ALL STREETS WHERE REQUIRED

BUFFER REQUIREMENTS (1212.10)

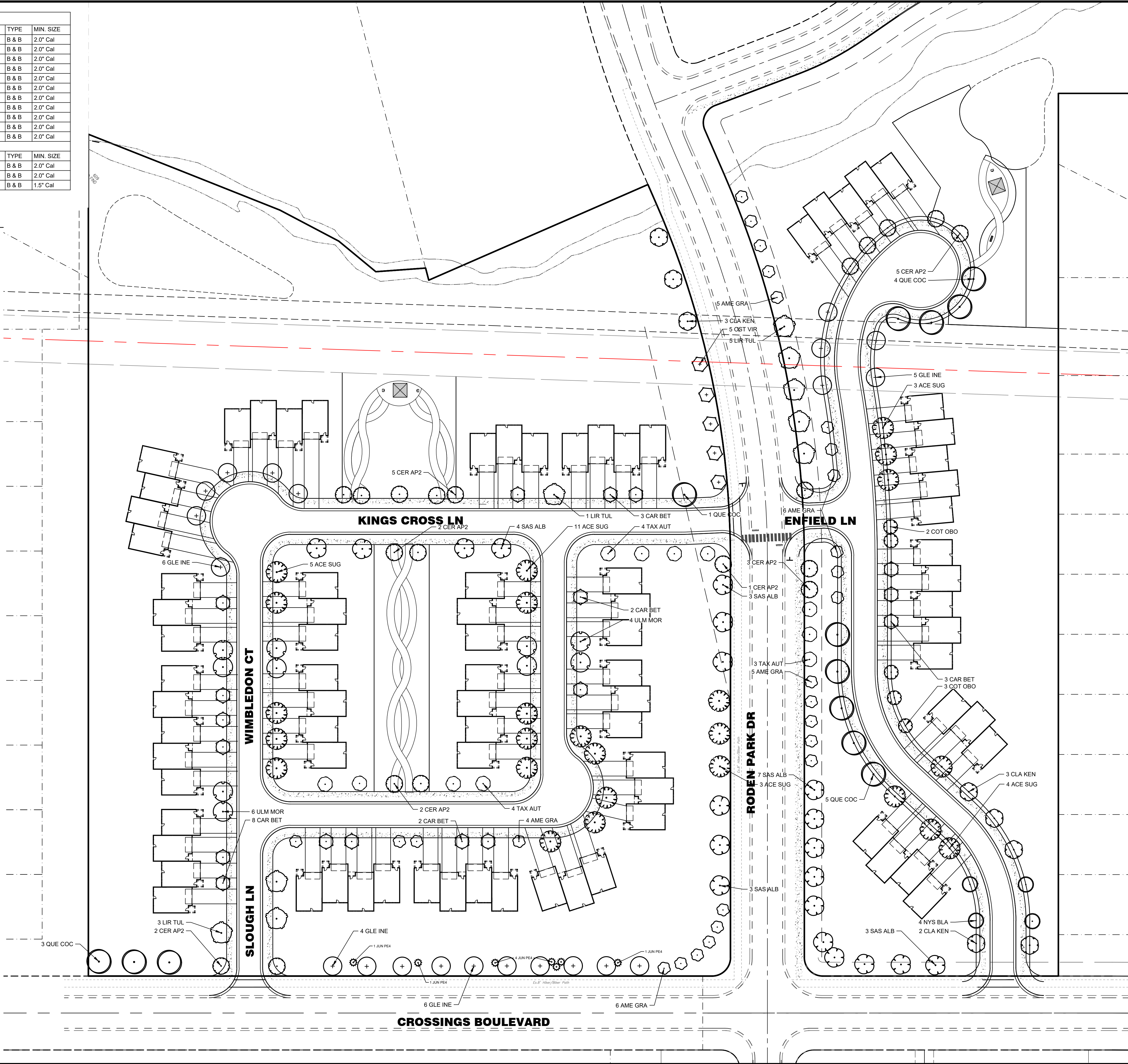
- BUFFER A REQUIRED ALONG THE EAST AND WEST PROPERTY LINES (ADJACENT TO A-1 PROPERTIES)
- BUFFER A REQUIREMENTS (PER 100 LF OF BUFFER REQUIREMENT)
- 2 ACI (AGGREGATE CALIPER INCHES) OF CANOPY TREES
- 10 ACI (AGGREGATE CALIPER INCHES) OF UNDERSTORY TREES
- 15 SHRUBS

WEST BUFFER

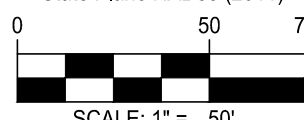
- $911' \text{ OF BUFFER} / 100 = 9.11$
- $9.11 \times 2'' = 19 \text{ ACI OF CANOPY TREE}$
- $9.11 \times 10'' = 92 \text{ ACI OF UNDERSTORY TREE}$
- $9.11 \times 15 = 137 \text{ SHRUBS}$

EAST BUFFER

- 955' OF BUFFER / 100 = 9.55
- 9.55 X 2" = 20 ACI OF CANOPY TREE
- 9.55 X 10" = 96 ACI OF UNDERSTORY TREE
- 9.55 X 15 = 144 SHRUBS

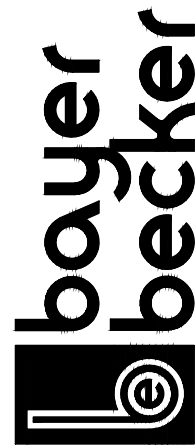


Basis of Bearing:
State Plane NAD83 (2011)

[illegible]

HYDE PARK at THE CROSSINGS

**SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO
STREET TREE PLAN**



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

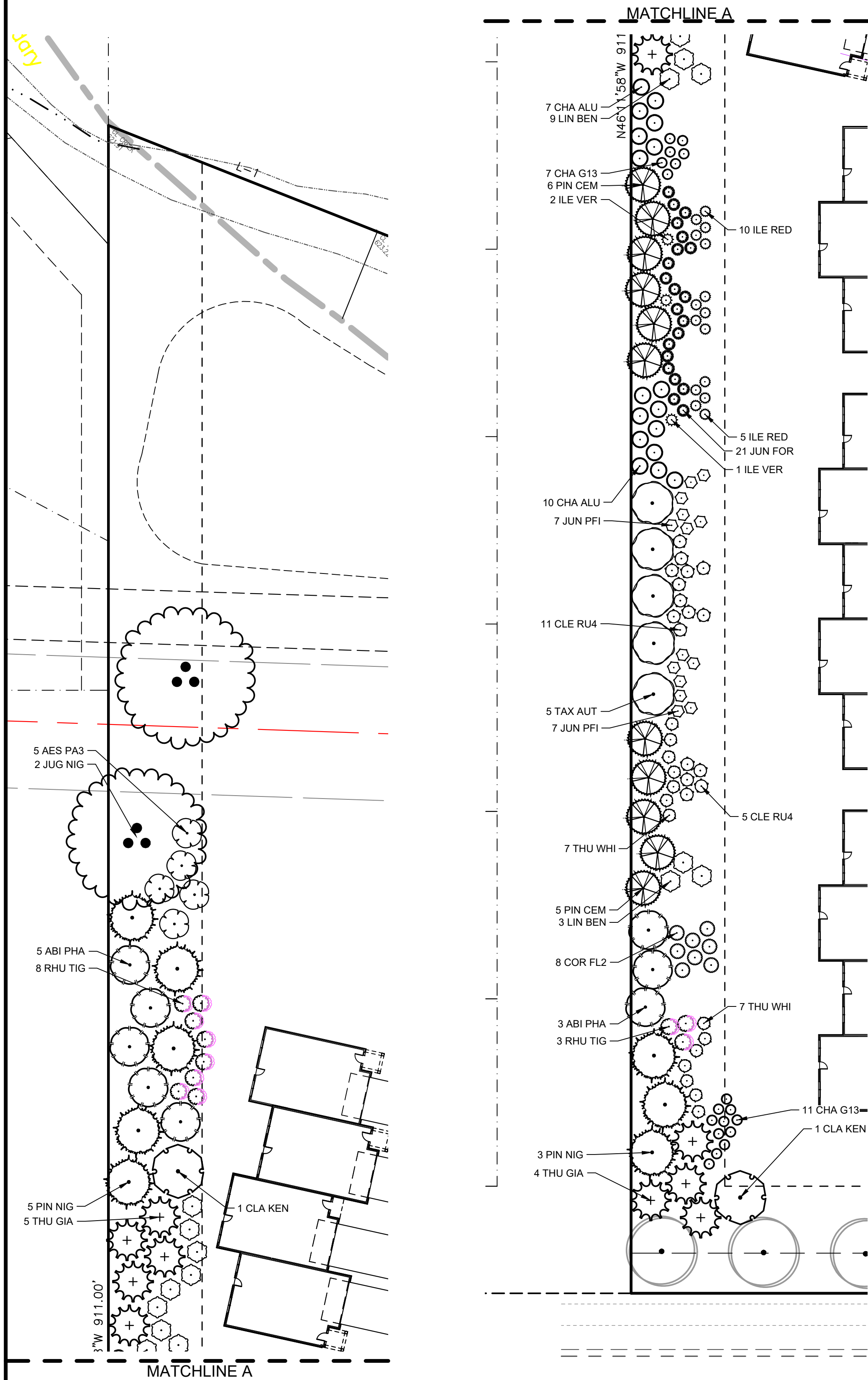
Drawing:

Drawn by: ADH

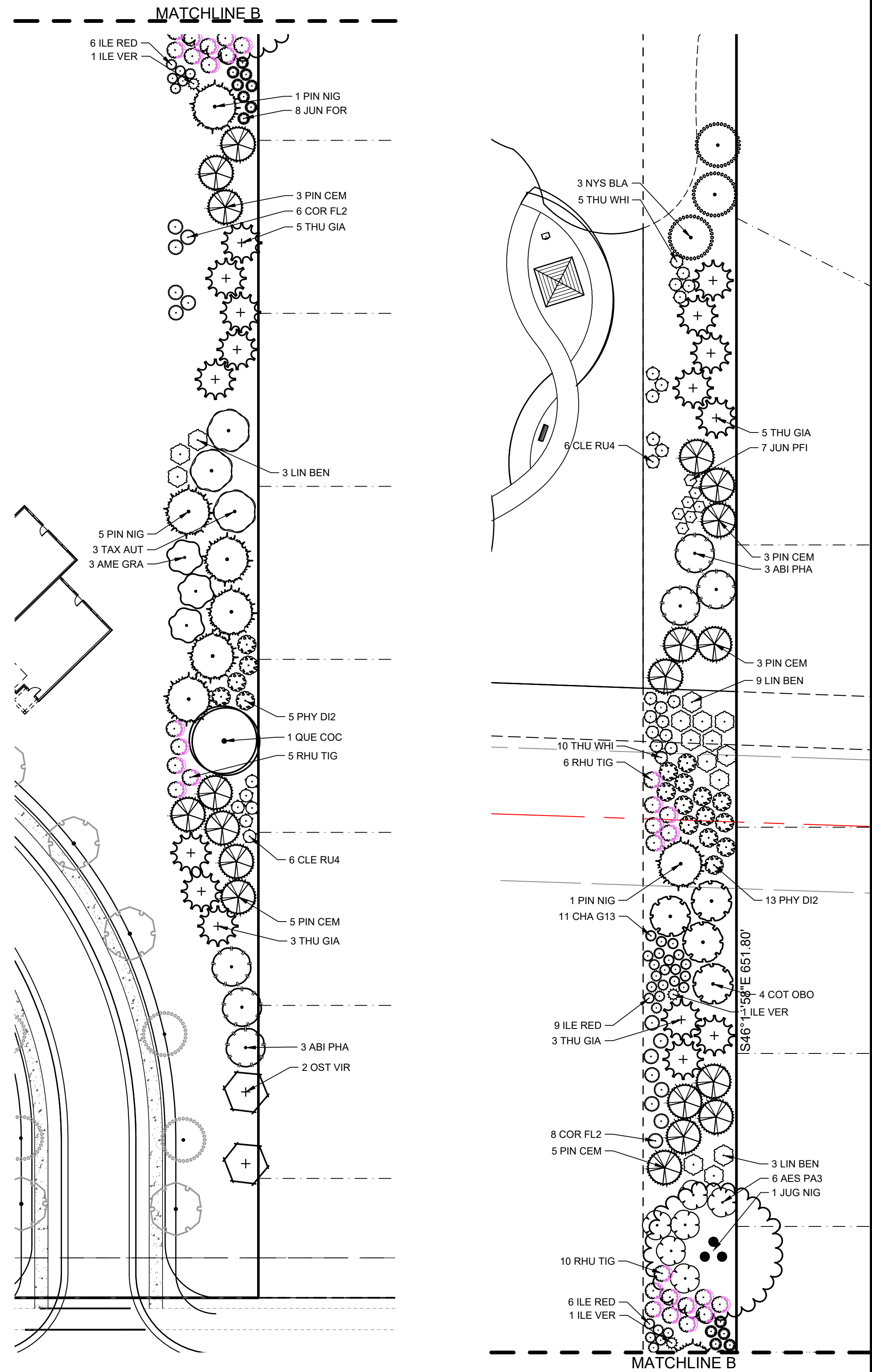
Issue Date: JEC

9-20-22

4



2021-12-17 10:48

2021-12-17 10:50

HYDE PARK at THE CROSSINGS

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

PRIMER BUFFER PLANTING

PERIMETER BUFFER PLANTING



**bayer
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Drawing:
21-0017 LA - SUPPLEMENTAL

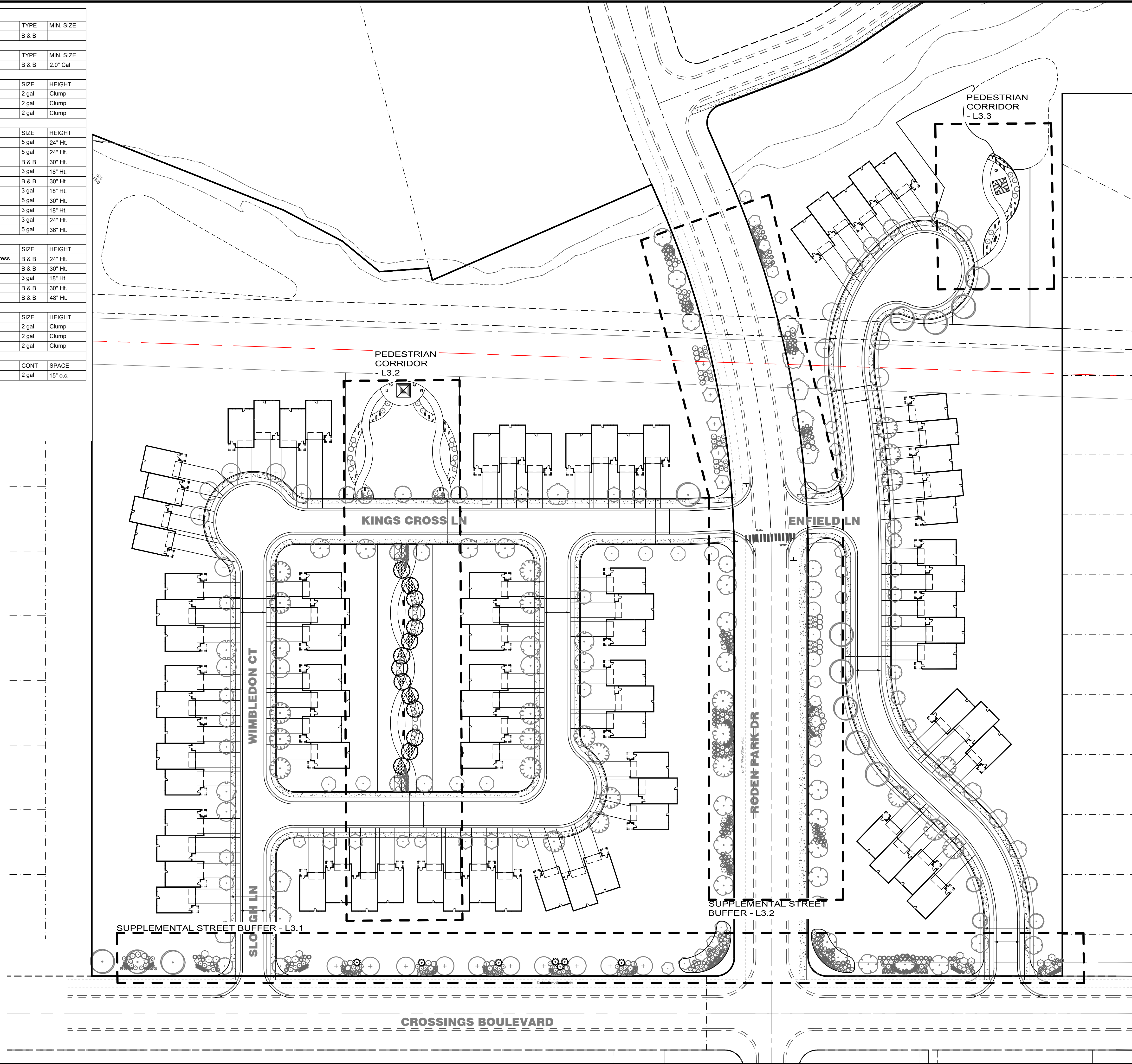
Drawn by: _____ ADH

Checked By: _____

Issue Date: 0 00 00

Sheet:

PLANT SCHEDULE						
EVERGREEN TREES		QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
JUN PE4		7	Juniperus chinensis 'Perfecta'	Perfecta Juniper	B & B	
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
CER AP2		32	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	B & B	2.0' Cal
ANNUALS AND PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR CR2		76	Coreopsis verticillata 'Creme Brulee'	Whorled Tickseed	2 gal	Clump
ECH KIM		98	Echinacea purpurea 'Kim's Knee High' TM	Purple Coneflower	2 gal	Clump
SED A19		100	Sedum x 'Autumn Charm'	Autumn Charm Sedum	2 gal	Clump
DECIDUOUS SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CLE RU4		32	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	5 gal	24" Ht.
COR ART		17	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	5 gal	24" Ht.
COR FL2		12	Cornus sericea 'Flaviarima'	Yellow Twig Dogwood	B & B	30" Ht.
HYD WEE		99	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	3 gal	18" Ht.
ILE VER		4	Illex verticillata 'Jim Dandy'	Jim Dandy Winterberry	B & B	30" Ht.
ILE RED		12	Illex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal	18" Ht.
LIN BEN		12	Lindera benzoin	Spicebush	5 gal	30" Ht.
PHY LIT		20	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	3 gal	18" Ht.
PHY OBS		44	Physocarpus opulifolius 'Obsidian'	Obsidian Ninebark	3 gal	24" Ht.
RHU TIG		49	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	5 gal	36" Ht.
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA G13		18	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN PFI		30	Juniperus chinensis 'Kallias Compact'	Kallari Compact Pfitzer Juniper	B & B	30" Ht.
JUN S40		54	Juniperus chinensis 'Seybrook Gold'	Golden Juniper	3 gal	18" Ht.
JUN FOR		123	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30" Ht.
THU SUN		4	Thuja occidentalis 'Sunkist'	Sunkist Arborvitae	B & B	48" Ht.
ORNAMENTAL GRASSES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AND RES		146	Andropogon gerardii 'Red October'	Big Blue Stem - Red Fall	2 gal	Clump
SCH LIT		48	Schizachyrium scoparium	Little Bluestem	2 gal	Clump
SPO HET		146	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump
EVERGREEN GROUNDCOVERS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACE
OPH NI4		1,217	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	2 gal	15" o.c.



**NOTE: PLANT QUANTITIES INCLUDED IN OVERALL SUPPLEMENTAL
PLANTING SCHEDULE ON SHEET L3.0**

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN PFI	12	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
JUN FOR	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30" Ht.
THU SUN	4	Thuja occidentalis 'Sunkist'	Sunkist Arborvitae	B & B	48" Ht.

**NOTE: PLANT QUANTITIES INCLUDED IN OVERALL SUPPLEMENTAL
PLANTING SCHEDULE ON SHEET L3.0**

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA G13	6	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN PFI	12	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfizer Juniper	B & B	30" Ht.
JUN FOR	30	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	30" Ht.

**NOTE: PLANT QUANTITIES INCLUDED IN OVERALL SUPPLEMENTAL
PLANTING SCHEDULE ON SHEET L3.0**

6 HYD WEE
16 SED A19
16 SPO HET

6 JUN FOR
8 AND RE5

5 PHY LIT
3 RHU TIG

3 RHU TIG
5 PHY LIT

8 AND RE5
6 JUN FOR

6 JUN PFI
4 CLE RU4
6 RHU TIG

3 RHU TIG
5 PHY LIT

8 AND RE5
6 JUN FOR

6 JUN FOR
8 AND RE5

5 PHY LIT
3 RHU TIG

4 CLE RU4
6 JUN PFI
6 RHU TIG

MATCHLINE B3
MATCHLINE B2

TYPE	MIN. SIZE
B & B	2.0" Cal

SIZE	HEIGHT
2 gal	Clump
2 gal	Clump

SIZE	HEIGHT
3 gal	18" Ht.

CONT	SPACE
2 gal	15" o.c.

SIZE	HEIGHT
2 gal	Clump

SIZE	HEIGHT
5 gal	24" Ht.
B & B	30" Ht.
3 gal	18" Ht.
B & B	30" Ht.
3 gal	18" Ht.
3 gal	24" Ht.
5 gal	36" Ht.

SIZE	HEIGHT
B & B	30" Ht.
B & B	30" Ht.
B & B	48" Ht.

SIZE	HEIGHT
2 gal	Clump
2 gal	Clump
2 gal	Clump

SIZE	HEIGHT
2 gal	Clump

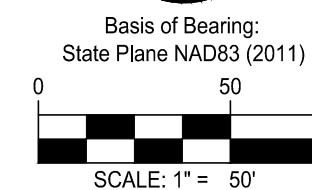
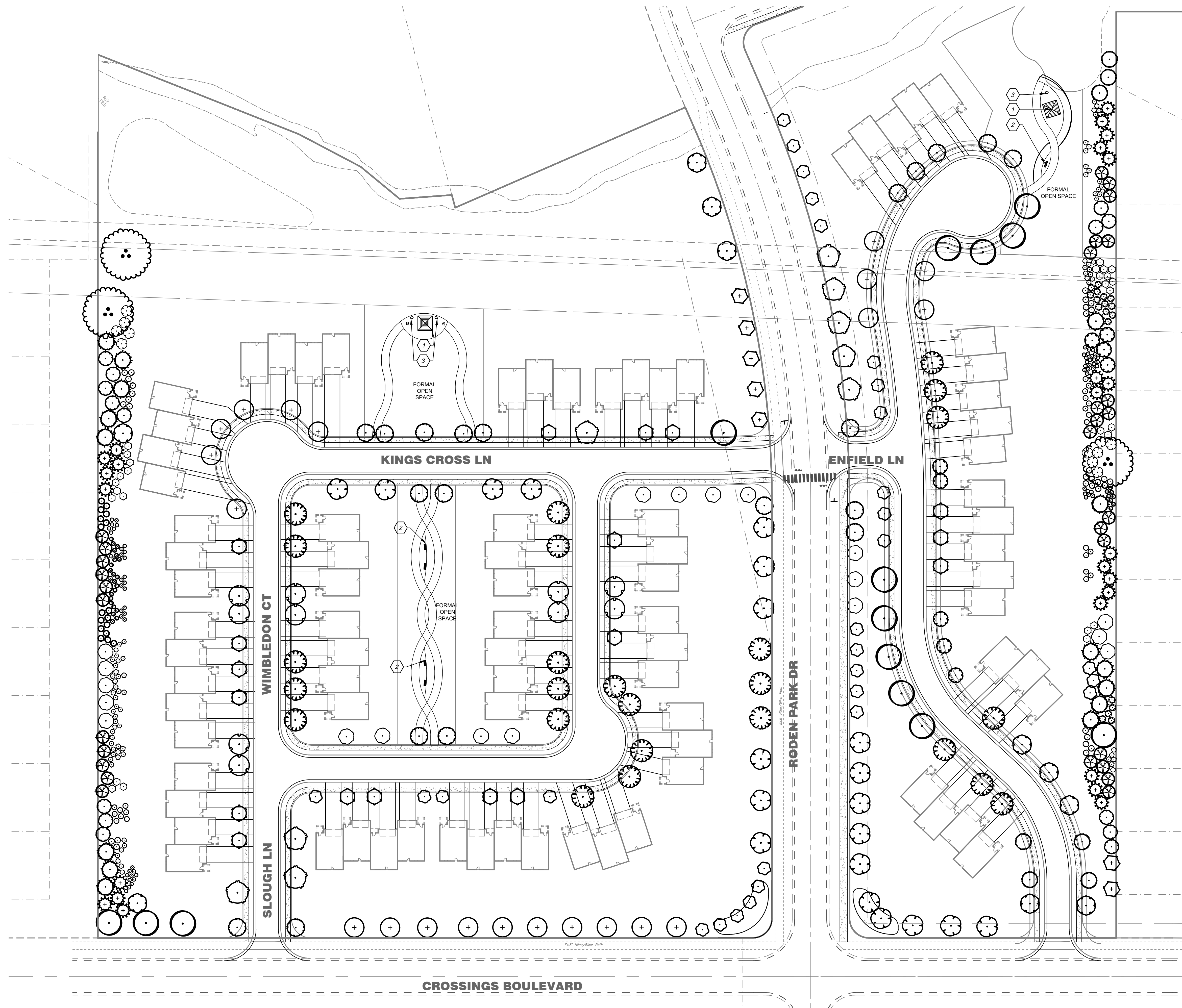
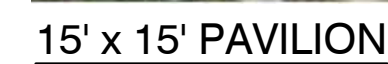
SIZE	HEIGHT
5 gal	24" Ht.
3 gal	18" Ht.

5 JUN FOR
3 ILE RED
1 ILE VER
1 THU SUN
4 HYD WEE
11 AND RE5
6 JUN PFI
4 CLE RU4
6 RHU TIG
6 PHY OBS
6 JUN PFI
3 RHU TIG
24 SCH LIT
6 HYD WEE
29 SPO HET
6 COR FL2
18 ECH KIM
14 HYD WEE
14 JUN FOR
22 AND RE5
8 HYD WEE
2 THU SUN
6 ILE RED
10 JUN FOR
2 ILE VER
11 AND RE5
4 HYD WEE
1 THU SUN
1 ILE VER
3 ILE RED
5 JUN FOR

C. R. Walker/Bier Path

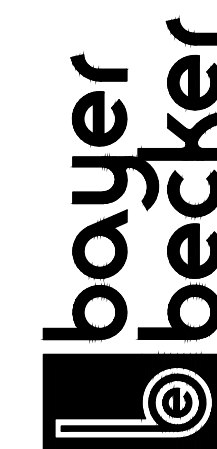
MATCHLINE B2
MATCHLINE B1

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	15' x 15' Pavilion
	Generation 50 Bench from Landscape Forms
	Covered Charcoal Grill

[illegible]

HYDE PARK at THE CROSSINGS

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



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6900 Tylersville Road, Suite A
Mason, OH 45040 513 236 6600

Drawing:
21-0017 LA - SUPPLEMENTAL
Drawn by:

Checked By: _____

Issue Date: YY-MM-YYYY

Sheet:

10

Monroe Crossings II



Monroe Crossings II



Monroe Crossings II



LUSK
ARCHITECTURE
August 23, 2022

DEVELOPMENT FEATURES & CHARACTERISTICS

Single-Family Detached Housing

Design features for housing include the use of various materials (such as the stone veneer seen on the home to the right) with complimentary and contrasting features, colors, and materials. The housing layout and design creates a depth when viewing the front of the house (garage is set further back and creates a longer driveway for vehicles to park). Additionally, some neighborhoods are designed to have garage access from the rear of the housing structures. An alleyway provides access to the garage units which would help keep vehicles away from the primary street and hidden from a person's direct line of sight.

Landscape design can add interest to a property. Landscape design can be done during the construction phase by a developer or by the owner after purchase and move in. Some benefits of landscaping elements include stormwater management, shade, and beautification of the property.

More elements that should be designed within future subdivisions and housing projects include open space, access to parks either within or nearby the neighborhood, sidewalks, and access to trails. Future neighborhoods should be safe and accessible for pedestrians, bicyclists, and drivers.





Single-Family Attached Housing

Like single-family detached housing units, the use of various construction materials and use of color should be encouraged in future development designs. Attached housing structures help increase housing density in an area and may contribute to housing product diversity and affordability in the community.

Garage locations are encouraged to be located on the rear or side of a housing unit. Access to parking should be through an alleyway and not directly from the frontage road. Additional parking may be provided through on-street parking on a case-by-case basis depending on location and overall parking demands.

Attached housing is important for a community and can be used as starter housing, temporary housing, or for those looking to downgrade in size. These housing developments should be located near areas that see high pedestrian activity and are easily accessible through various modes of transportation. These developments may also be integrated within neighborhoods that are made up of a mixture of lot sizes. If there is a commercial node near a neighborhood, attached housing options may be located nearby to act as a transitional buffer from commercial and mixed-use uses to single-family residential units.



Townhomes in Saxony Village Neighborhood, Fishers, Indiana

Neighborhood Layout

Future neighborhood development should be thoughtful and well-connected. Limit the number of cul-de-sacs within a neighborhood to increase road connectivity, develop sidewalks along the roads, and provide access to nearby trails. Street trees should be planted to provide shade within the neighborhood, and open space and small parks (mini parks) should be planned into the overall development.



Multifamily Housing (Apartments & Condominiums)

Multifamily housing is great for supplying housing for various price points and stages of life. Many people use apartments for their first home, when they are moving and need a short-term residence, or when they are looking to downsize from a single family home. Condominiums also provide this opportunity, but the main difference between most apartment developments and condominiums is that condominiums are often bought and owned whereas apartments are rented.

Multifamily housing developments maximize space by creating density. To diversify the area and boost the local economy, the City should look towards diversifying the land use make up near these areas. By expanding nearby amenities and attractions such as restaurants, shops, cafes, and office spaces, a central hub can be created that stimulates the local economy and keeps money shuffling between businesses and rent prices. Locating jobs, shopping options, and eateries nearby dense, living developments helps to increase connectivity and encourage pedestrian activity.

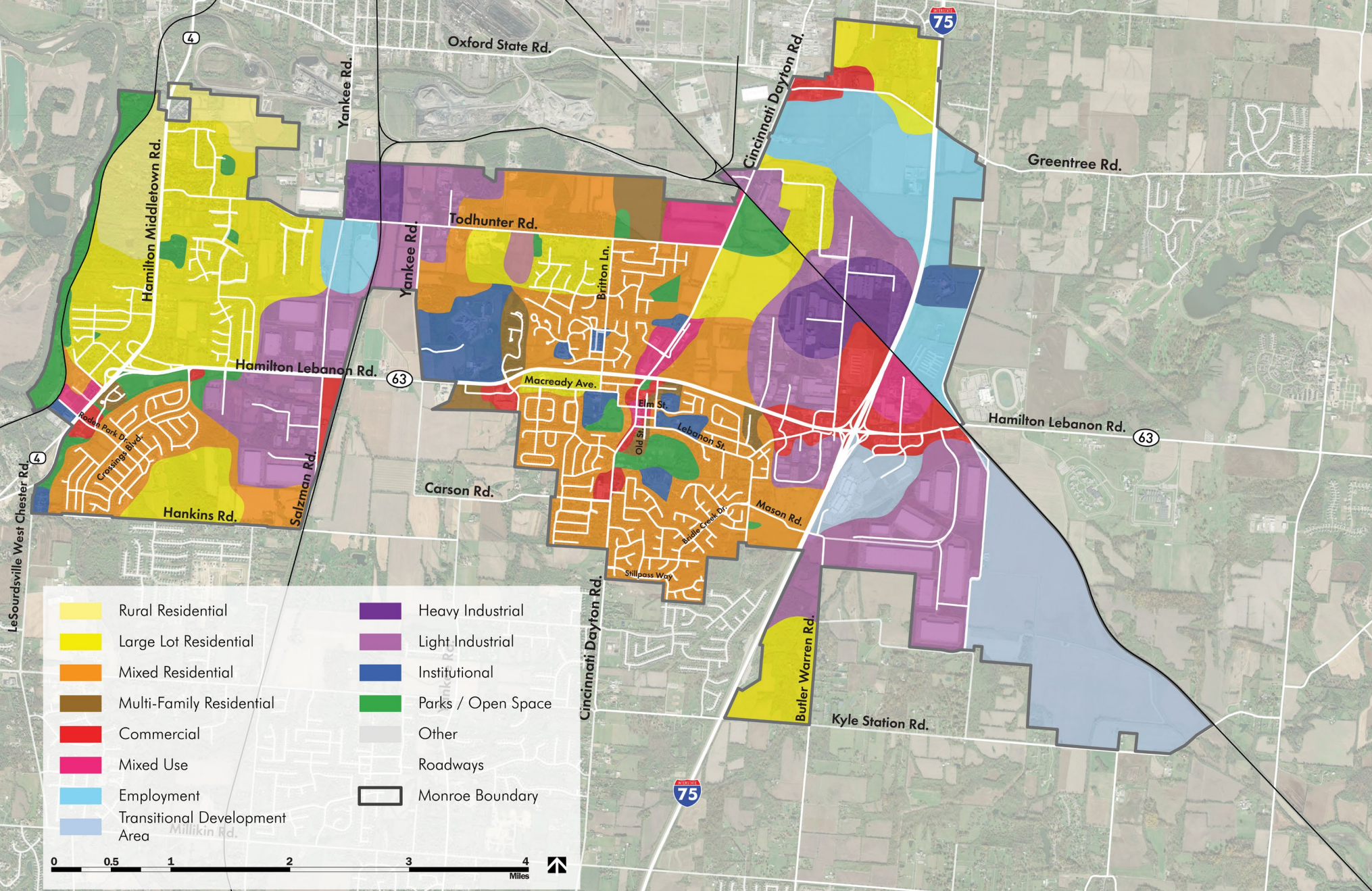
These developments should include sidewalks, open space, and should be built with pedestrian, bicyclist, and vehicular access in mind. Apartments and condominiums should be designed with complimentary and contrasting elements and built facing the street.

Enclosed parking garages, underground parking, and first floor private garage units are encouraged to be developed to hide parking and reduce the amount of surface parking. Where surface parking is included within the development, it should be located in the back away from any street frontage. On-street parking in front of apartments or condominiums may be included but should be designed into the streetscape on a case-by-case basis depending on the development location (for example, the downtown along Main Street for visitors and not long-term overnight parking for residents).





FUTURE LAND USE MAP



Future Land Use Descriptions

The following descriptions correspond to classifications on the Future Land Use map. Each land use classification describes the intended character of the area and the appropriate uses that could be located there. It should be noted that this is a policy document to provide guidance and does not take place of the actual zoning of property.

Rural Residential

The rural residential category is designed for low density, single-family housing development of various sizes. The recommended density in this area is a maximum of one dwelling unit per two acres. Many of these lots are larger in nature, potentially with natural elements such as trees or wetlands, and are typically not located within a neighborhood subdivision.

These areas should be designed to protect the existing character and allow for any existing agricultural uses. Such agricultural activities should be small-scale in nature: hobby farm activities, raising chickens and limited livestock, small farm sales and roadside market stands, and seasonal festival activities. Special events and gatherings may be appropriate given adequate, safe, and designated transportation routes, parking areas, lighting, and other site features to ensure mitigation of negative impacts to adjacent properties. Such uses on the property should not create disturbance for other nearby residential uses. Other compatible uses include churches, schools, outdoor recreational facilities, and parks.

Large Lot Residential

The large lot residential classification is designed for single-family housing development of varying sizes with a density not to exceed two units per acre. These residential lots are located within subdivisions. Many of these large lot residences in established subdivisions may not have traditional improvements such as curb and gutter and sidewalks and might have more cul-de-sacs and less interconnected streets.

However, new neighborhoods should have a walkable, well-connected street system that connects to surrounding neighborhoods and nearby amenities and destinations. They should be designed around existing natural features when possible. Parks, schools, religious institutions, and other community facilities may be included in the large lot residential classification at appropriate locations. Common open space or a clubhouse might be provided.

These types of subdivisions are located off collector roadways and typically have one to two entrances into the subdivision.



Mixed Residential

The mixed residential classification reflects much of the current housing development in Monroe and is intended for a range of housing types including single family detached homes on lots of varying size, townhomes, and duplexes. Gross housing density across a development will allow for up to four units per acre and housing types may vary but should always consider surrounding character.

This type of residential development is appropriate for a traditional suburban neighborhood as well as infill development and redevelopment. These areas allow for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods. Mixed residential developments should be designed around common open space and amenity areas. These neighborhoods should be walkable and well-connected.

Infill and redevelopment near Monroe's downtown should maintain the traditional residential character; architecture, building setbacks, housing types, and massing are important components of infill design. Mixed residential development should be designed around natural features to highlight existing tree stands, ponds, and water courses as accessible community amenities.

These types of residential developments are located on major arterials that can accommodate the traffic load. Depending on the location, acceleration/deceleration lanes and dedicated turn lanes may be needed. Connectivity, bikability, and walkability should be key concepts of new mixed residential development.

Parks, schools, religious institutions, and other community facilities may be included in the mixed density residential classification at appropriate locations. A small commercial node at an entry way to the subdivision or mixed residential area where two collector or arterial roads meet could be appropriate given the location and the character of the housing types chosen for that entryway.

If the desire is to create a mixed development incorporating single-family and multi-family dwellings, multi-family housing should not be more than 50 percent of the overall development. By offering a mix of housing types, this denser residential classification may lend itself well to land with topography or utility constraints. This increased density and mix of housing will be supported by the market and allow successful housing integration. This type of development can be used to transition from commercial or other employment areas to less intense residential development.

Multi-Family Residential

Multi-family residential areas include dwelling units that are two or more attached dwellings with a suggested density not to exceed eight dwelling units per acre. Appropriate housing types to be developed in this land use classification include townhomes, apartments, and condominiums.



It is critical that any multi-family residential areas be developed as walkable, well-connected developments that are located near amenities such as gathering spaces, recreation, shopping, employment, health care, education, and open spaces. Multi-family residential development can be an appropriate use in infill locations where adding housing would be beneficial, such as in the downtown area. Parks, schools, religious institutions, and other community facilities may be included in the multi-family residential classification at appropriate locations. Multi-family residential areas should be located along arterial roadways that have capacity for anticipated traffic generation and have at least two entrances.

Commercial

The commercial area designation is intended for office, retail, hospitality, restaurants, and professional service businesses. These areas may be employment and tax revenue generators for the community. While all these uses are included in the commercial classification and not differentiated on the Future Land Use map, determining their appropriate location may be defined by scale, potential customer base area, and transportation access.

Neighborhood scale commercial centers should be compact developments with a mix of uses and may be distributed throughout the City at key intersections or nodes. These centers typically do not have a large anchor user and may include uses such as a fuel station, coffee shop, laundry services, groomer, salon/barber, doctor's office, café, and restaurants. Neighborhood scaled commercial centers have a mix of active uses at key intersections that serve surrounding residential areas. These centers should be compatible with neighborhood character and contribute to neighborhood livability. They should be defined by building frontages closer to the street, bicycle and pedestrian connections, and an activated street, not by parking lots. Neighborhood commercial centers should be pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.

Regional commercial districts are typically larger in size and have the potential for greater impacts to the transportation network. Regional commercial districts can include higher intensity retail and office developments that attract users from a wider area. They typically have anchor tenants including grocery stores, home improvement centers, or large general retailers. These areas should be located closer to the I-75 interchange and major thoroughfares that can handle higher traffic volumes. New developments should have integrated designs with coordinated accesses, amenities, and cohesive architecture that fit within the context of the larger corridor. Buildings should begin to frame and define the street network; internal drives should resemble streets rather than parking lot drive aisles. Large expanses of surface parking, particularly between the building front and the street, should be avoided. Landscape plantings should be used to create more attractive developments and buffer any adjacent residential areas. A coordinated pedestrian system should be provided throughout the commercial area, connecting uses on the site and between the site and adjacent properties.



From: [dbwaterhead](#)
To: [Kameryn Jones](#)
Subject: [External Sender] RE: Hyde Park at the Crossings- UPDATE
Date: Tuesday, October 11, 2022 4:57:47 PM
Attachments: [image002.png](#)
[image003.png](#)

WARNING - This email originated from an EXTERNAL SOURCE. Do not click any links or open attachments unless you can confirm the sender.

To whom it may concern,

I am still against these going in the the crossings neighborhood. There is going to be too many homes put on a small amount of land the houses should have to be the same kind that are in the neighborhood and same acreage minimum. The Landminium will be an eyesore and not fit in with the neighborhood look. It will also hurt our property values.

Thanks
Devin Brandt

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Kameryn Jones <jonesk@monroeohio.org>
Date: 9/30/22 2:33 PM (GMT-05:00)
To:
Subject: Hyde Park at the Crossings- UPDATE

Good afternoon

You are receiving this email as you may have provided comment this year regarding the Hyde Park at the Crossings development proposal. As you may remember, Planning Commission voted to recommend City Council deny the applications associated with this project. Subsequently, the applicant withdrew their applications and therefore the application was never heard by City Council.

The applicants have since made application with a revised set of plans and is starting the application process over. This case will go before Planning Commission at our next regularly scheduled Planning Commission meeting on October 18th. A packet for the meeting that includes the staff report and developer submitted plans and other materials will be made available on the City website as soon as they are complete.

Please feel free to forward this message along to any of your neighbors or fellow residents.

Thank you!

Kameryn Jones

Assistant Development Director

Office: 513.539.7374 ext.1020

www.monroeohio.org



Beginning Monday, April 18, building and zoning permit application materials submitted in paper format will no longer be accepted in a size larger than 11"x17". We highly encourage applicants to submit applications via email to planning@monroeohio.org

This message may contain privileged or confidential information and is only intended for the use of the intended recipient. If you are NOT the intended recipient, dissemination is strictly prohibited

From: [Kameryn Jones](#)
To: [Jameson Cole](#); [Michelle Layman](#)
Subject: FW: [External Sender] Re: Hyde Park at the Crossings- UPDATE
Date: Wednesday, October 12, 2022 4:37:38 PM
Attachments: [image002.png](#)
[image003.png](#)

To be saved in the case folder and added to the packet please!

Thank you

Kameryn Jones

Assistant Development Director

Office: 513.539.7374 ext.1020

www.monroeohio.org



From: Cindy Foster <cindy_foster1605@frontier.com>
Sent: Wednesday, October 12, 2022 1:41 PM
To: Kameryn Jones <jonesk@monroeohio.org>
Subject: Re: [External Sender] Re: Hyde Park at the Crossings- UPDATE

WARNING - This email originated from an EXTERNAL SOURCE. Do not click any links or open attachments unless you can confirm the sender.

Hi Kameryn. Please let me know if this is the correct site to state my objection to Hyde Park. Thanks!

We are writing once again to let our thoughts on Hyde Park becoming a part of Monroe Crossings be heard. Regardless of what the new proposal states, this proposed revision does not belong to our close knit family nestled back in beautiful acreage, nice homes, safe place for families and especially the children that play in every aspect of this setting. In fact, the HOA just held another community event on these grounds enjoyed by so many that live in Monroe Crossings. We objected to the initial proposal and continue with our objections.

This is a family unit with family homes. To bring in condos just does not fit the already established serene atmosphere. Negative impacts we envision are numerous including traffic and safety concerns.

Please find another setting that is more suitable for condos; where condos are already established fitting into the culture that goes with condo living.

We thank you for taking time to consider our thoughts.

Cynthia and Eric Foster

On Wednesday, October 5, 2022 at 04:14:10 PM EDT, Kameryn Jones <jonesk@monroeohio.org> wrote:

Hi Cindy

You are welcome to submit any comment/response ahead of time in writing via mail or via email. Typically even if the emails are not sent directly to our Department, like those sent directly to Council, for example, we should still receive them for the record.

I hope that helps.

Thanks!

Kameryn Jones

Assistant Development Director

Office: 513.539.7374 ext.1020

www.monroeohio.org



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