



Planning Commission
March 21, 2023 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- December 20, 2022 and January 30, 2023

Old Business

New Business

- 2023-3-1 Consideration of a Preliminary Plat on Senate Drive

Administrative Reports

Adjournment



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

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 5:58 p.m.

Roll Call

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

Staff members present: Tom Smith, Director of Development; Michelle Layman, Planning and Zoning Specialist.

Approval of the Minutes

Mr. Pyron moved to approve the minutes of December 20, 2022, meeting; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Old Business

None.

New Business

Public Hearing

Mr. Kirkpatrick opened the public hearing for Case No. 2022-12-16. Consideration of a zoning text amendment to Section 1203.5: Major Subdivisions of the City of Monroe Planning and Zoning Code.

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.

Proponent Marlene Munday was sworn in.

Mr. Smith presented Case No. 2022-12-16.

He stated that on September 20, 2022, The Planning Commission reviewed proposed code text amendments to Section 1203.05 and made a recommendation to council for approval. In their meeting held on November 22, 2022, the council, in accordance with staff's recommendation, made a motion to deny the proposed text amendments. The basis for staff's recommendation for denial was due to incomplete content pertaining to the criteria required in a development agreement and the staff review process of a development agreement. These criteria are further expressed with greater clarity in Exhibit A.

Mr. Smith went on to say the new proposal outlined the criteria in greater detail. He stated it is also found in the packet that was submitted. It states what a development agreement is and what it does. He stated initially development agreements outline specific criteria with the developer and City. He stated it also outlines improvements to the right of way and terms regarding when bonds will be released.

Mr. Pyron asked if this was to be for major subdivisions or minor as their information stated minor. Mr. Smith verified the text amendment is regarding major subdivisions. Mr. Smith stated major subdivisions are five lots or more. Mr. Pyron asked if this was for one lot of any size. Mr. Smith stated yes but that code says a lot size of one acre. He stated one lot could have multi family dwellings or a single dwelling.

Mr. Kirkpatrick restated the public hearing is for Case No. 2022-12-16. Consideration of a zoning text amendment to section 1203.5: Major subdivisions of the City of Monroe Planning and Zoning Code.

Mr. Kirkpatrick asked for any proponents to come forward to speak.

Ms. Munday came forward. She stated she was coming today to ask if the City has developer/builder contracts. She stated it seems this is something we are doing which she is happy to see. She stated she is here due to the landminium project that is being proposed. She asked if the City does any research on builders before they do work in the City. Mr. Smith stated that yes, the City looks at work they have done before. The City also goes around to see projects the developer/builder has previously completed. He also stated the developer/builder must be bonded and carry liability insurance. Ms. Munday then asked if businesses that are DBA's have the same standards. Mr. Smith stated yes, they do. Ms. Munday states she does not intend to cause any harm to



businesses but that she has had personal issues with the developer who is proposing the landminium project. Mr. Kirkpatrick stated this is her experience, not everyone's. Ms. Munday stated if you go to the clerk of courts you will see there are a number of people who have had serious enough issues to seek legal counsel with this builder. Ms. Munday stated she is happy to see the City does have a system to check on builders/developers who are wishing to build in Monroe. Ms. Munday stated she has had previous experience where inspections are passed when there are issues that should be addressed. Mr. Kirkpatrick stated this does not happen in the City of Monroe.

Mr. Kirkpatrick asked for opponents. None came forward.

Mrs. McElfresh asked if there were documents. Staff verified these were sent to them electronically.

Mr. Pyron moved to accept the documents for the record. Seconded by Mrs. McElfresh. Voice vote. Motion carried.

Mrs. McElfresh moved to close the public hearing. Seconded by Mr. Frye. Voice vote. Motion carried.

Deliberative Session by board.

Mr. Pyron stated he has no issues with the proposed change.

Mrs. McElfresh asked staff how this helps the City if we have a subpar builder that issues arise with and what recourse would happen. Mr. Smith stated the purpose of the development agreement is to ensure this doesn't happen. He stated this will allow the City to outline specific items to guide the developer and that it will also outline timing so projects can be kept on track. Mr. Smith stated this is an aid to the current code to keep it more controlled.

Mrs. McElfresh asked for further explanation and what recourse does the city have if they get into a situation with a builder who isn't doing what they agreed to. Mr. Smith stated the City would issue a stop work order to the builder which wouldn't let them proceed with work until the issues are remedied.

Mr. Kirkpatrick asked if the city could kick out a builder/developer. Mr. Smith stated if they violated a code there are measures in place to propose corrective action that would need to be taken care of before they could move onto the next step. Mr. Smith gave the example of the 2008-2009 economic crisis where builders backed out of projects due to not being able to fund them. Mr. Smith stated the City would be able to use the bond and complete portions of the project.



Mrs. McElresh stated this has been needed and that it is a good thing for the City to have. Mr. Smith stated this is a guidance tool and that it also encompasses commercial lots.

Mrs. McElresh asked if this was retroactive. Mr. Smith stated it would be active once it goes through the process. Any applications made prior would not be subject to the change.

Mr. Frye stated this helps lay the groundwork for the multi family units. Mr. Smith stated the code will do this but that the development agreement will support code.

Mrs. McElresh asked if this is adaptable to each project. Mr. Smith verified that it is.

Mr. Frye moved to approve and recommend Council approve Case No. 2022-12-16. Consideration of a zoning text amendment to Section 1203.5: Major subdivisions of the City of Monroe Planning and Zoning Code.

Seconded by Mr. Pyron.

Roll call vote. Four ayes. Motion carried.

Administrative Reports

None.

Meeting Adjournment

Mr. Pyron moved to adjourn the meeting; seconded by Mrs. McElfresh. Voice Vote. Motion Carried.

The Planning Commission meeting adjourned at 6:31 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



**Planning Commission Minutes
January 30, 2023
233 South Main Street, Monroe, Ohio**

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 3:00 p.m.

Roll Call

Planning Commission members present: David Kirkpatrick, Christina McElfresh, Matthew Frye, Dave Grant, Tony Marconi

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

Election of Officer Positions

Mr. Kirkpatrick asked for nominations for Planning Commission Chair. Mrs. McElfresh moved to nominate Mr. Kirkpatrick. Seconded by Mr. Frye. Voice vote. Motion carried.

Mr. Kirkpatrick asked for nominations for Vice Chair. Mrs. McElfresh moved to nominate Mr. Frye. Seconded by Mr. Marconi. Voice vote. Motion carried.

Mr. Kirkpatrick asked for nominations for Secretary. Mr. Frye moved to nominate Mr. Marconi. Seconded by Mr. Grant. Voice vote. Motion carried.

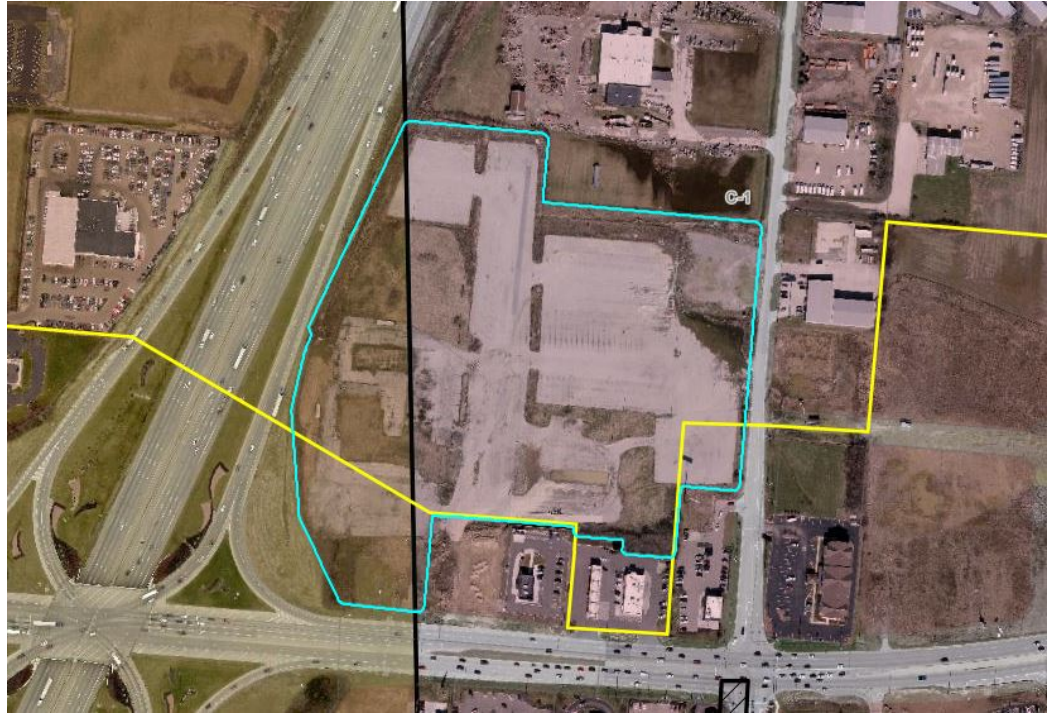
Adjournment

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

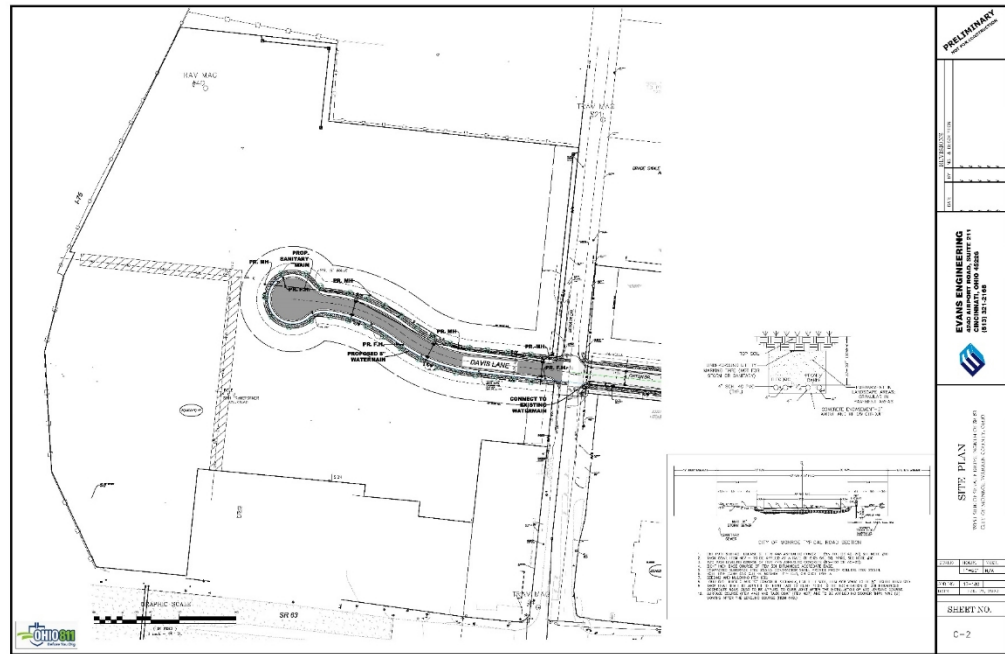
The Planning Commission meeting adjourned at 3:02 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



Zoning Map of Proposed Site and Surrounding Properties



Proposed Preliminary Plat



Looking west from the proposed road location into the site.



Looking west towards the site from the intersection of Senate and Orton Drive.



Southbound on Senate Drive nearing Orton Drive.

B. Staff Comments

○ General

- The proposed plat does not indicate a layout of lots. The applicant has indicated the development will be just one lot for the time being and will subdivide alongside development.
- Cul-de-sac streets are generally discouraged. All cul-de-sacs shall have a pavement width of 86 feet in diameter and a right-of-way width of 100 feet. The applicant must indicate these measurements on the plat.
- Cul-de-sacs shall not exceed 700 feet in length as measured from the centerline of the nearest intersection to the center point of the cul-de-sac. The applicant must indicate this measurement on the plat.

○ Sidewalk

- Sidewalks at a minimum of 5 FT wide located in the right-of-way are required along all public frontages. While it appears the sidewalk is 5 FT, the measurement must be indicated on the plan.

○ Street Trees

- Street trees shall be required every 40 foot on center in the tree lawn (between curb and sidewalk) at all new sites along all private and public frontages.
- Street trees are shown but appear to be outside the tree lawn. Street trees installed with the construction of Orton Drive and Brooks Drive are similarly behind the tree lawn. Street trees installed on Senate Drive in front of the Tru Hotel site are in the tree lawn.
- Street tree types must be indicated. Please revise.

C. Department Comments

○ Fire Department

- Davis Lane is an existing residential street (cross street William Groth) and is just over 2 miles from Senate Drive. This may cause confusion for emergency calls. Please propose an alternative street name.

- **Police Department**

- No comment.

- **Public Works/Engineering Department**

- TIS will be required for future lot development.
 - The northbound left turn lane lines up with the southbound thru lane on Senate Drive.
 - Confirm all existing impervious surfaces will be removed as part of this project.
 - Show existing sanitary sewer on plans.

D. Staff Recommendation

- **Staff recommends Planning Commission approve the preliminary plat with the following conditions:**

- The applicant will revise plans to show the length of the cul-de-sac as well as indicate the width of both the pavement and ROW to meet City standards.
 - The applicant will revise plans to show street trees planted within the tree lawn and indicate the proposed tree types to be approved by staff.
 - All other staff comments be met.



Application for a Major Subdivision

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application Number:

Major Subdivision Review Information

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

Basic Project and Site Information (For Original Lot)

For which of the following are you seeking approval?

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

Project Address:

County: ☐ Butler ☐ Warren Total Subdivision Area:

County Tax Parcel ID:

Project/Subdivision Name:

Existing Zoning District:

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

How many new lots will be created with this subdivision?

What is the average lot size in square feet?

What is the average lot width?

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

Project Address or Tax Parcel ID:	
Additional Project Information	
Does the property lie within the 100-year floodplain? ☐ Yes ☐ No	
How many phases of the subdivision do you anticipate?	
Applicant Information	
Applicant Name:	
Contact Person:	
Contact Address:	
Contact Phone Number:	Contact Fax Number:
Contact E-Mail:	
Property Owner Name:	
The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.	
Additional Project Information	
1) Provide a brief description of the project including the proposed use of the new lots.	
2) Will you be requesting a variance of the subdivision design and improvement standards or any applicable site development standards per Section 1203.05(P)? If yes, please describe the standards you will be requesting to vary and the extent of such variance.	

Project Address or Tax Parcel ID: 11051260430

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: John Westheimer

Signature:

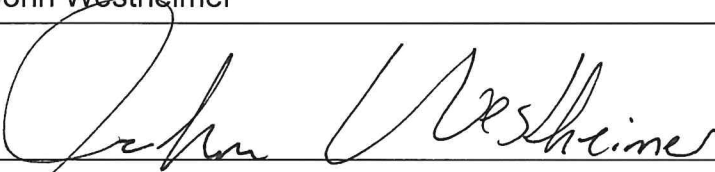


Date: 01.17.2023

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

Print Name: John Westheimer

Signature:



Date: 01.17.2023

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

Submittal Requirement Checklist

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

Digital Submittal Requirements

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

General Information

- | | |
|--------------------------|--|
| ☐ | Major Subdivision Application Form |
| ☐ | Traffic impact study, if required by Section 1211.04 Previously Provided for Property. |
| ☐ | Any additional information determined to be necessary by the Development Department. |
| ☐ | All plats must comply with the minimum requirements of the applicable county recorder's office and/or tax map supervisor as they have final authority on plat acceptability. |
| ☐ | All plats shall have a suitable, prominently lettered title, and border line placed with a margin of not less than 2-inch on all sides. All lettering shall be well-defined in a manner that allows for ease of reproduction (e.g., no lettering in shaded areas). |

Location Map (No smaller than 1" = 400')

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

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

Preliminary Plat (No smaller than 1" = 100') Submittals shall include 3 copies (minimum of 24" x 36"). Additional copies may be required based on project specifics. Final mylars and digital files will be required after approval.

- | | |
|--------------------------|---|
| ☐ | Application fee |
| ☐ | Date, north arrow, scale, county, township, and range lines plus a legend for all symbols |
| ☐ | The name of the subdivision |
| ☐ | Names and addresses of the owner, subdivider, land planning consultant, engineer or registered land surveyor who prepared the plat |
| ☐ | Streets and rights-of-way adjoining and on the site of the proposed subdivision, showing the street names and including roadway widths, approximate gradients, types and width of pavement, curbs, planting strips and other pertinent data |
| ☐ | All lot lines adjacent to and abutting the subdivision |
| ☐ | Layouts of the lots showing approximate dimensions, lot numbers and centerline radius of streets |
| ☐ | Approximate gross square footage of lots not including rights-of-way |
| ☐ | Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semipublic or community purposes None Anticipated. |
| ☐ | Easements, existing and proposed, showing locations, widths and purposes |
| ☐ | Building setback and yard lines and dimensions |
| ☐ | Location and size of nearest water main, sewer outlet and other pertinent utilities |
| ☐ | Location type and approximate size of utilities to be installed |
| ☐ | Location and width of all existing and proposed sidewalks and trails |
| ☐ | Tract boundary lines showing dimensions, bearings, angles and references to known land lines |
| ☐ | Contours at vertical intervals of two feet, if the general slope of the site is less than 16%, and at vertical intervals of five feet if the general slope is 16% or greater |

Submittal Requirement Checklist

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

☐	Tree masses and all individual trees having a diameter of 12 inches or greater
☐	A street tree plan including the location and type of proposed street trees
☐	Natural features such as rock outcroppings, streams, creeks, etc. should be defined within the limits of construction indicated.
☐	Location of existing structures
☐	A preliminary copy of the deed restrictions and covenants that would be placed upon the subdivision
☐	Landscaping plans and proposed limits on the location and intensity of signs, advertising and off-street parking in the case of a proposed subdivision for industrial or commercial use.
☐	Location of existing or proposed buried debris
☐	Minimum basement elevations for sanitary sewer service analysis
☐	A Development Summary Chart that should provide a summary of the typical lot size, quantity of lots, number of housing units, total acreage of the development, total acreage (by phase) of open space, total acreage dedicated for each type of use
☐	All survey information shall be tied into horizontal and vertical control provided by the City Engineer

Preliminary Drainage Plan - Submitted as Part of the Preliminary Plat

Same number and scale as the preliminary plat

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

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

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

Submittal Requirement Checklist

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

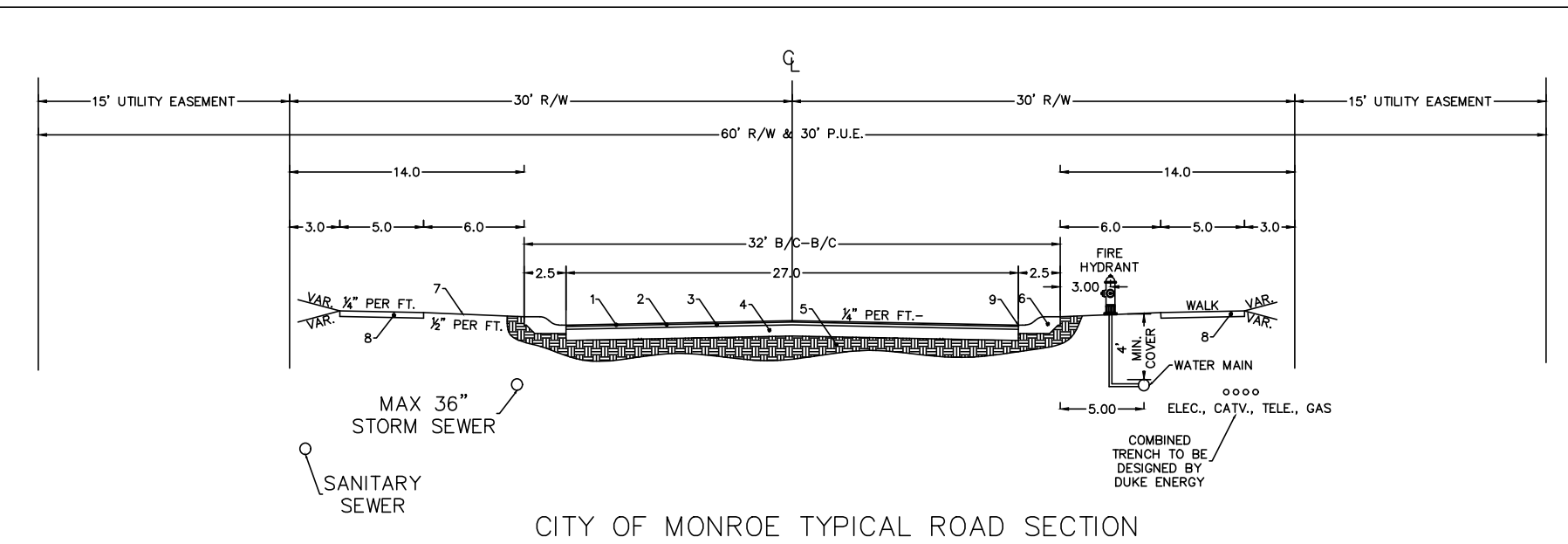
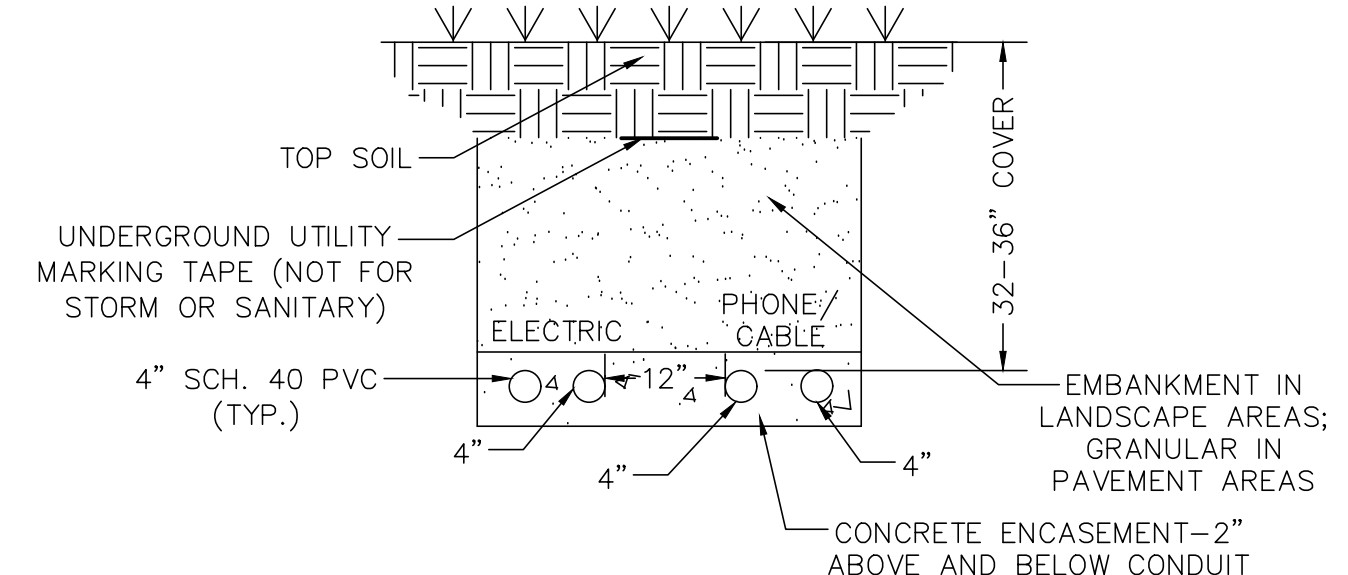
Final Plat (No smaller than 1" = 100')– Submittals shall include 3 copies (minimum of 24" x 36"). Additional copies may be required based on project specifics. Final mylars and digital files will be required after approval.

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

Submittal Requirement Checklist

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

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



- 1. ONE INCH SURFACE COURSE OF ITEM 448 ASPHALTIC CONCRETE (85-100 OR AC-20) SEE NOTE #10
- 2. TACK COAT, ITEM 407 - TO BE APPLIED AT A RATE OF 0.05 GAL SQ. YARD, SEE NOTE #10
- 3. TWO INCH LEVELING COURSE OF ITEM 448 ASPHALTIC CONCRETE (85-100 OR AC-20).
- 4. EIGHT INCH BASE COURSE OF ITEM 301 BITUMINOUS AGGREGATE BASE.
- 5. COMPACTED SUBGRADE, ITEM 203.13. CONTRACTOR SHALL PROVIDE PROOF ROLLING, ITEM 203.14.
- 6. ROLL TYPE CURB AND GUTTER, MONROE TYPE C-1, OR ODOT TYPE 3
- 7. SEEDING AND MULCHING ITEM 659.
- 8. FOUR INCH THICK CLASS "C" CONCRETE SIDEWALK, FIVE FEET WIDE, ITEM 608 WALK TO BE 3/4" HIGHER THAN SOD.
- 9. TACK COAT SHALL BE APPLIED TO FRONT FACE OF CURB PRIOR TO THE INSTALLATION OF 301 BITUMINOUS AGGREGATE BASE. ALSO TO BE APPLIED TO CURB JOINT AFTER THE INSTALLATION OF 403 LEVELING COURSE.
- 10. SURFACE COURSE (ITEM 448) AND TACK COAT (ITEM 407) ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE LEVELING COURSE (ITEM 448).



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		NO. & DESCRIPTION	
BY	DATE		

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



SITE PLAN

WEST SIDE OF SENATE DRIVE, NORTH OF SR 63
CITY OF MONROE, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=60'	N/A
JOB NO.	17-180	
DATE	Feb. 21, 2023	

SHEET NO.



STORMWATER MANAGEMENT:

STORMWATER TO BE COLLECTED ON EACH SITE INDIVIDUALLY AND BE MANAGED WITH EACH DEVELOPED LOT. DETENTION TO BE PROVIDED BY EACH LOT AS IT DEVELOPS AND CONNECT TO PUBLIC STORM SHOWN WITHIN THE STREET OR PERIMETER OF THE NORTHERN LOTS. EACH LOT TO BE RESPONSIBLE FOR PRIVATE DRAINAGE. STORM WITHIN PUBLIC STREET AND OUTFALL FROM THE STREET IS ANTICIPATED TO BE PUBLIC STORM AND WILL BE WITHIN PUBLIC RIGHT OF WAY, OR PUBLIC DRAINAGE EASEMENT.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. & DESCRIPTION
BY
DATE

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



EXISTING
CONDITIONS/DEMO PLAN
WEST SIDE OF SENATE DRIVE, NORTH OF SR 63
CITY OF MONROE, WARREN COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=60'	N/A
JOB. NO.	17-180	
DATE	Feb. 21, 2023	

SHEET NO.

C-1

C:\Users\EvansEng3\Evans Engineering\Engineering Projects-Civil - Documents\17-180 Monroe Road\WEST SENATE EX COND DEMO PLAN.dwg, 2/21/2023 10:15:52 AM, DWG To PDF.pc3

