



Planning Commission
April 18, 2023 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- March 21, 2023 Planning Commission

Old Business

- None

New Business

- ***Public Hearing***

Case No. 2023-4-2. Consideration of a Zoning Map Amendment and associated Planned Unit Development regarding 126.9 acres of property at Kyles Station Road and Butler Warren Road from B-P Business Park to R-2 Single-Family Residential Planned Unit Development.

- Case No. 2023-4-3. Reconsideration of Site Plan Approval Case No. 2022-5-5 for Gateway Tire.

Administrative Reports

- None

Adjournment



**Planning Commission Minutes
March 21, 2023 – 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, Matt Frye, Christina McElfresh, Dave Grant and Tony Marconi.

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

Mrs. McElfresh requested a motion to excuse Mr. Frye from tonight's meeting. Seconded by Mr. Marconi.

Approval of the Minutes

Mr. Grant moved to approve the minutes of December 20, 2022, and January 30, 2023, meetings; seconded by Mrs. McElfresh. Voice vote. Motion carried.

Old Business

None.

Mrs. McElfresh asked to remove the motion to excuse Mr. Frye from tonight's meeting due to him showing up. Mr. Frye showed up at 6:02 p.m. Seconded by Mr. Grant.

New Business

PC chair introduces Case No. 2023-3-1. Consideration of a preliminary plat for property at Senate Drive.

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

- Monroe JSE, LLC has submitted an application for preliminary plat along Senate Drive at the former Stoney Ridge truck stop location.



- The preliminary plat is the first step in the approval process for any major subdivision. A major subdivision is any plat involving the construction of a public roadway or involves the creation of more than 5 lots.
- If approved by Planning Commission, the subdivision would then enter into the construction drawing phase of the process, which conform to the approved preliminary plat and are reviewed/approved by administrative staff.
- This plat will include the construction of a single road and one single lot.
- The road will be approximately 610 linear feet stubbing into the 20-acre site.

Mrs. Jones reviewed staff comments as follows:

- 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 circular 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 5 FT wide located in the right-of-way are required along all public frontages.
 - While it appears the sidewalk is 5 feet, the measurement must be indicated on the plan.
- Street Trees –
 - Street trees shall be required every 40 feet 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. However, 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.

Mrs. Jones reviewed department comments as follows:

- Fire Department:



- Davis Lane is a residential street (cross street William Groth) is just over 2 miles from Senate Drive. This may cause confusion for emergency calls. Please revise proposed street name.
- Police Department: No comment.
- Public Works/Engineering Department:
 - TIS will be required for future lot development.
 - Northbound left turn lane lines up with southbound thru lane on Senate Drive.
 - Confirm all existing impervious surface will be removed as part of this project.
- Show existing sanitary sewer.
- All the comments will be taken care of during the construction phase.

Mrs. Jones reviewed the staff's recommendation as follows:

- Staff recommends Planning Commission approve this 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 the street trees planted within the tree lawn and indicate the proposed tree types to be approved by staff.
 - All other staff comments be met.

Mrs. McElfresh asked if the underground tanks that were buried on the property had been removed. On behalf of Monroe JSE, LLC Mr. Evans answered stating he wasn't sure if that had been taken care of. Mrs. McElfresh asked that the proper documentation be submitted to the city. Mr. Evans agreed to do so.

Mrs. McElfresh asked when the street would be dedicated. Mr. Evans states once construction is completed the road will be dedicated.

Mrs. McElfresh asked if there was a maximum number of lots they wouldn't exceed and how many businesses there would be. Mr. Evans stated he is unsure as he doesn't know what businesses will come in the future.

Mr. Kirkpatrick asked if he had considered businesses that would come in having access off Senate Dr rather than off the cul-de-sac. Mr. Evans stated he doesn't envision that taking place.

Mr. Marconi asked if Mr. Evans had previously stated that Phase 1 of the environmental did not show any of the underground tanks. Mr. Evans answered stating he hadn't read through Phase 1 so he is unsure. Mr. Marconi requested verification of the tanks being removed be submitted to the City.



Mr. Frye asked if there was any concern with the way the trees are drawn onto plans. Mr. Evans stated he will work with the City to ensure it meets the standards. Mrs. Jones stated the plan is that they be consistent with other businesses in the area.

Mr. Kirkpatrick asked for a motion to approve Case No. 2023-3-1. Consideration of a preliminary plat for property at Senate Dr.

Mr. Grant made a motion to approve Case. No. 2023-3-1 with the following conditions:

- The location of street trees behind the sidewalk is approved as submitted.
- The applicant will revise plans to show proposed tree types as approved by staff
- The applicant will submit verification that the underground storage tanks have been removed.
- Once construction is completed the road will be dedicated.

Seconded by Mrs. McElfresh.

Mr. Kirkpatrick asked for a roll call vote:

Mrs. McElfresh: yes

Mr. Kirkpatrick: yes

Mr. Frye: yes

Mr. Grant: yes

Mr. Marconi: yes

Motion carried and approved.

Administrative Reports

None.

Meeting Adjournment

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

The Planning Commission meeting adjourned at 6:25 p.m.

Respectfully submitted,

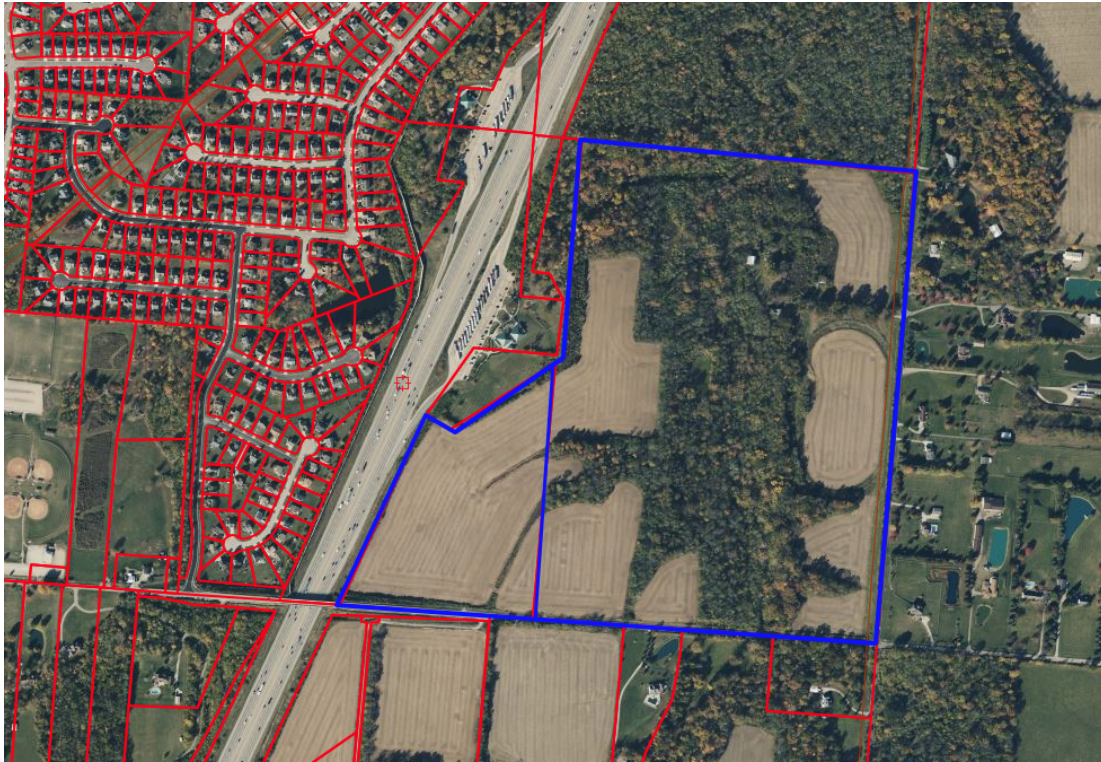
Michelle Layman
Planning and Zoning Specialist



Planning Commission
April 18, 2023 - 6:00 PM
233 South Main Street, Monroe, Ohio

A. Background

- Grand Communities LLC has submitted applications for a Zoning Map Amendment and Planned Unit Development regarding a proposed residential development on property located at the corner of Kyles Station Road and Butler Warren Road.
- The applicant proposes a 220-unit single-family development.
- The site is approximately 127 acres currently zoned B-P Business Park.



Overhead View of Property



Zoning Map of Proposed Site and Surrounding Properties



Southbound on Butler Warren Road



Northbound on Butler

Warren Road at the intersection with Kyles Station Road



Eastbound on Kyles

Station Road



Westbound on Kyles Station

Road

B. Staff Comments- Current Code Implications

- The current zoning of B-P Business Park does not permit residential development of any kind.
- An application to rezone the property from its B-P classification to R-2 Single-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 on such applications.
- 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.

- Below outlines base code requirements compared to the proposed features of this project:

- **Base Code Architectural Standards:**
 - The exterior of all wall areas must be constructed of brick, stone, fiber cement siding, stucco, and wood. Vinyl siding is prohibited.

- Patio: incorporates brick, stone, and Hardie on front, sides, and rear, front entry.
- Designer: incorporates brick, stone, and Hardie for front elevation, Hardie on sides, rear, and front entry.
- Masterpiece: incorporates first floor brick wrap, Hardie siding, and side entry included.
- The applicant has indicated side-entry garages are anticipated primarily for Masterpiece lots and front-entry garages primarily for Designer lots.
- A minimum of 12 inch overhangs are required on all exterior walls.
 - Renderings provided do not include this detail.
- Dwellings must be constructed using a minimum 5/12 pitch on all areas except the areas over the front porch and entrance where 4/12 may be utilized.
 - Not all renderings provided show this detail. For the product types that do, it appears that some models meet this requirement and others do not.

• **Open Space Standards:**

- Formal and informal open space is required. Based on 126.9023 total acres, 25.38 acres of open space is required, with 6.35 acres of formal open space required.
- Open space cannot come from unusable areas such as easements, rights-of-way, streams, flood area, etc.
- Staff requests a calculation to clarify the exact amount of proposed formal open space, currently proposed as an internal trail and picnic/shelter area.

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• **Subdivision Design Standards:**

- Per current plan, the applicant appears to meet City standards for public City streets.
- Staff notes street trees placed every 40 FT on center in the tree lawn (between curb and sidewalk) is required.
- 5 FT sidewalks are required on all new residential streets and existing streets abutting new subdivisions.
 - 5 FT sidewalks are shown on both sides of all internal streets. However, in their amenity plan, the applicant proposes a 10 FT multiuse path in place of the typical 5 FT sidewalk in certain areas inside the subdivision.
 - Along the exterior of the subdivision along Kyles Station Road and Butler Warren Road, the applicant has proposed a 10 FT multiuse path.
- Block length shall not typically exceed 1,250 linear feet.
- Blocks over 700 FT in length may be required by Planning Commission to incorporate a public walk connection, adjacent streets, or other public areas.
- Stub streets are required to permit future street extensions into adjoining parcels where appropriate. Presently, Brookfield Lane stubs into the adjacent property to the north.
- Permanent cul-de-sac streets are generally discouraged if future roadway connections can be made and should only be used when necessary due to

topography, configuration of land, existing road network layouts, or other unique circumstances. Cul-de-sacs shall not exceed 700 FT in length.

- Planning Commission shall have the right to deny cul-de-sacs based on design and service-related functions. When a proposed cul-de-sac exceeds the maximum permitted length, Planning Commission may consider the number and size of lots served by the cul-de-sac, and the availability of central water service, to determine if a variance for length will permit appropriate development of the land without unduly affecting the public safety.
 - There are 6 cul-de-sac streets proposed as part of this development.
 - The cul-de-sac on Brookfield on the west side of the development may exceed this requirement.
- As mentioned by Fire staff, “Pebble Stone Drive” needs to be changed to a different name as there is an existing Pebblestone residential street in Monroe.

• Site Development Standards:

- Lots located on a cul-de-sac or knuckle roadway are required a minimum lot width of 40 FT measured at the right-of-way line.
 - Lots 11, 27-29, 37, 54-56, 108, 119-121, and 174-176 are just shy of this minimum lot width.
- Panhandle lots are discouraged and may only be approved if necessitated by unique topographical features or other physical conditions. If approved, panhandle lots must have a minimum width of 20 FT the entire width of the panhandle portion. The length of the panhandle shall not exceed 300 FT.
 - Lots 10, 12, 57, 70, 88, and 109 are all proposed panhandle lots.
 - All 6 proposed panhandle lots meet the minimum 20 FT panhandle width and none exceed the maximum length of 300 FT.
- The minimum floor area required in the R-2 zoning district is 1,800 SF.
 - The Patio product type is shown as approximately 1,725 SF and up.
 - The Designer product type is shown as approximately 1,621 SF and 2,457 SF and up.
 - The Masterpiece product types are shown as approximately 2,212 SF and 4,069 SF and up.
- Per base code standards, the minimum lot area for a single-family dwelling is 15,000 SF.
 - The minimum lot size is 9,100 SF.
 - The average lot size is 9,100 SF for the Designer and Patio home product types and 10,400 for the Masterpiece product type.
- Per base code standards, the minimum lot width is 80 FT.
 - The average lot width is 65 FT for Designer and Patio home product types and 80 FT for the Masterpiece product.
- Per base code standards, the maximum lot coverage is 30%.
 - Staff requests more information regarding the proposed lot coverages for the subdivision.
- Per base code standards, the minimum front yard setback is 40 FT.
 - The proposed front yard setback is 30 FT for all product types.

- Per base code standards, the minimum side yard setback is 10 FT.
 - The proposed side yard setback is 5 FT for Designer and Patio, 10 FT for Masterpiece.
- Per base code standards, the minimum rear yard setback is 30 FT.
 - The proposed rear yard setback is 30 FT for all product types.

C. Staff Comments- Comprehensive Plan Implications

- **Pedestrian Connectivity:**

- A major component of the comprehensive plan is pedestrian connectivity. To follow through on this community value, the comprehensive plan prioritizes developments that include community spaces and have varied design elements to create a sense of place.
- The current proposal includes a 10 FT multiuse path beginning near the east side of Kyles Station Road at the property line and moving north towards Brookfield Lane. The path extends further north from Brookfield to the cul-de-sac at Waterbend Court.
- This interior trail connects to a 10 FT multiuse path external to the subdivision that would run the length of the property along Kyles Station Road and Butler Warren Road.

- **Density and Growth:**

- The Future Land Use Map designates this site as Large Lot Residential, which is intended for single-family housing development of varying sizes with a maximum density of 2 units per acre. The stated overall density of this project is 2.1 units per acre, while the density of lots only is 3.8 units per acre.

- **Design Goals:**

- In terms of vision and look of single-family housing, the Comprehensive Plan utilizes the follow example images of the general look and feel could be.



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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:

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- ***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;***
- The current zoning of B-P Business Park was established as part of the major code rewrite that began in 2010 and was adopted in 2013. Since that time, this property has not developed. Given this history and the current overall trends regarding business park type development, it is possible a different use may be more viable in this area. In particular, residential demand is very high.
- ***Whether the proposed amendment is consistent with the comprehensive plan or other applicable city plans;***
- The current Comprehensive Plan designates this property as “Large Lot Residential”, intended for single-family housing development of varying sizes with a maximum density of 2 units per acre. The stated overall density of this project site is 2.1 units per acre.

The Comprehensive Plan calls for these developments to be well connected, pedestrian friendly, and designed around existing natural features where possible. The proposed development does include 5-foot sidewalk on all internal streets. On the street frontages along Kyles Station Road and Butler Warren Road, a 10 FT multiuse path is proposed. Staff wishes to confirm with the applicant that this exterior trail will connect into the proposed interior walking path shown on the preliminary plan as it is not currently shown on the amenity plan.

- ***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 but is able to support many housing types ranging from apartments to brownstones to larger estate lots. The project proposes all single-family homes, which alone does not contribute to a variety of housing types. The project does incorporate a variety of lot sizes, including three different product types from 97 patio home sites averaging 9,100 SF, 76 Designer Collection homes averaging 9,100 SF, and 47 Masterpiece Collection homes averaging 10,400 SF. These lot sizes are smaller than what is required per base code.

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

- ***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 proposed development is located outside of the Monroe Local School District.
- ***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;***
 - As a presently undeveloped site, the proposed project would have impact on the existing natural environment as any development would. City development standards as enforced by staff, Planning Commission, and City Council would ensure the appropriate development of new sites.
- ***Whether the proposed amendment will ensure efficient development within the City; and***
 - This site is surrounded by low density and residential on the south and east sides. The site abuts I-75 and a rest stop directly to the east, with additional residential on the west side of I-75. The property directly to the north is undeveloped property which is presently zoned L-1 Light Industrial.
- ***Whether the proposed amendment will result in a logical and orderly development pattern.***
 - The proposed development is logical and orderly according to modern uses and due to the fact that the property yields a much higher interest in residential as opposed to Business Park. Further, right-of-way has been

dedicated to accommodate future roadway connections in accordance with the Butler County Transportation Plan.

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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:

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○ ***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 meeting the general density proposed for Large Lot Residential development, which is 2 units per acre. Relative to the average lot size of similar subdivisions in Monroe, these would not be considered “large lots” as they average smaller than many single-family subdivisions currently under development.

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

- The plan at this preliminary step generally appears to be in compliance with the standards of this chapter with the exception of 1206.03(I)(6) Minimum Dwelling Size, which states the minimum dwelling size must be the same as established in the base zoning district and must not be reduced. In this case, the R-2 zoning requires a minimum floor area of 1,800 SF and the minimum product type proposed for this project is 1,621 SF.

○ ***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 proposed plans deviate from base code standards as outlined in this staff report.

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

- Please see public comment received as of 4/13/23 below.

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○ **F. Department Comments**

- Engineering/Public Works Department:
 - Show proposed utilities.
 - Submit to BCWS for sanitary review.
 - Construction routes to be included in the development agreement.

- Water main shall be looped from the north end of Brookfield and the north end of Waterbend.
- Provide emergency access between Brookfield and Waterbend (14 FT wide capable of handling emergency vehicles).
- Traffic Impact Study is in progress. Traffic calming measures will be explored, including mini roundabouts at Stonybrook/Streamside and Pebblestone/Brookfield.
- Police Department:
 - No Comment.
- Fire Department:
 - Pebblestone is an existing residential street in the Cornerstone subdivision. This may cause confusion for emergency calls. Please revise proposed “Pebble Stone Drive” street name.

G. Public Comment

- George Butts, 6661 Hamilton Rd, Liberty Township 45044
 - Mr. Butts stated Cox Road should continue through the site as he believes it was planned to be. Mr. Butts stated that he is not against development in general for this site but is concerned with how unorganized the proposal seems. He stated concerns about utilities and the intersection at Butler Warren Road and Kyle Station Road in the future and how that will impact his property.
- Scott Elliot, 5441 Butler Warren Rd, Liberty Township, OH 45044
 - Mr. Elliot came into the office to ask questions regarding the individual lot sizes. He also had questions about the phasing of the development and the ROW development of both Kyle Station Road and Butler Warren Road.

H. Staff Recommendation

- In the case of the 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, Staff would recommend incorporating the following conditions:
 - The applicant will provide further information on how the minimum 5% formal open space requirement is met. Specifically, the applicant should identify how the 10 FT multiuse path interior to the project site and the picnic shelter area identified in the amenity plan will meet the minimum 5% formal open space requirement in terms of overall area and programmed elements.
 - The minimum dwelling size be revised to 1,800 square feet in compliance with PUD requirements.

- The applicant will provide further detail on how the proposed product types meet or do not meet current code standards, particularly related to the minimum roof pitch and overhang requirements for Planning Commission and ultimately Council's decision as it relates to the PUD.
- All other staff comments be addressed, specifically Engineering and Fire comments be addressed.



Application for a Zoning Map Amendment

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
Email: planning@monroeohio.org
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: 1685 Kyles Station Road

County: ☒ Butler ☐ Warren Total Area of Rezoning: 126.9 Acres

County Tax Parcel ID: D7000-011.000-003 & D7000-011.000-004

Existing Zoning District: B-P Business Park

Proposed Zoning District: R-1

Applicant Information

Applicant Name: Grand Communities, LLC

Contact Person: Robert J. Hayes

Contact Address: 3940 Olympic Boulevard, Suite 400, Erlanger, KY 41018

Contact Phone Number: 859-344-3137

Contact Fax Number:

Contact E-Mail: rhayes@fischerhomes.com

Property Owner Name: First National Bank of SW Ohio, Trustee

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.

Currently, there is a disconnect between the comprehensive plan and the zoning map. The existing Land Use Map depicts the property as agriculture. The future Land Use Map depicts the property as Large Lot Residential, while the Zoning Map depicts the property as B-P Business Park. A zone change to a residential PUD will align the Zoning Map with the Future Land Use Plan.

Project Address or Tax Parcel ID: 1685 Kyles Station Road

Rezoning Information Continued

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

This development matches the Future Land Use Map as shown in the comprehensive plan by describing the property as Large Lot Residential.

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.

This development will meet the standards as described in Section 1206.03 by providing a variety of lot sizes and lot arrangements. The development will have a local circulation system for both vehicles and pedestrians that will fit the topography. Common land areas will be provided and readily accessible for community enjoyment. The perimeter boundary will have screening and buffering using existing vegetation, promoting harmony with the surrounding area.

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: Robert J. Hayes

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: First National Bank of SW Ohio, Trustee

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.
☐	3 full size (24"x36" minimum) copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted. Additional copies may be required based on project specifics. Electronic submittal is also required.
☐	3 copies of the Traffic Impact Study, if required. See Section 1211.04. Electronic submittal is also required.
☐	Any additional information determined to be necessary by the Development Department

Vicinity Map (Scale may be smaller than 1" = 100')

☐	Date, north arrow, scale, and a legend for all symbols
☐	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.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: 1685 Kyles Station Road

County: ☒ Butler ☐ Warren Total Area of Rezoning: 126.9 Acres

County Tax Parcel ID: D7000-011.000-003 & D7000-011.000-004

Existing Zoning District: B-P Business Park

Proposed Zoning District: PUD Residential

Applicant Information

Applicant Name: Grand Communities, LLC

Contact Person: Robert J. Hayes

Contact Address: 3940 Olympic Boulevard, Suite 400, Erlanger, KY 41018

Contact Phone Number: 859-344-3137

Contact Fax Number:

Contact E-Mail: rhayes@fischerhomes.com

Property Owner Name: First National Bank of SW Ohio, Trustee

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: 1685 Kyles Station Road

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.

Currently, there is a disconnect between the comprehensive plan and the zoning map. The existing Land Use Map depicts the property as agriculture. The future Land Use Map depicts the property as Large Lot Residential, while the Zoning Map depicts the property as B-P Business Park. A zone change to a residential PUD will align the Zoning Map with the Future Land Use Plan.

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

This development matches the Future Land Use Map as shown in the comprehensive plan by describing the property as Large Lot Residential. The proposed development contains 45% open space, a connected network of sidewalks/paths, an amenity location, and has an overall density of 2.1 units per acre.

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.

This development will meet the standards as described in Section 1206.03 by providing a variety of lot sizes and lot arrangements. The development will have a local circulation system for both vehicles and pedestrians that will fit the topography. Common land areas, including a picnic shelter, will be provided and readily accessible for community enjoyment. The perimeter boundary will have screening and buffering using existing vegetation and additional landscaping material, promoting harmony with the surrounding area.

Project Address or Tax Parcel ID: 1685 Kyles Station Road

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: Grand Communities, LLC - Robert J. Hayes

Signature:



Date: 3.20.2023

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 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: First National Bank of SW Ohio, Trustee

Signature:



Date: 3/20/2023

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

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



March 24, 2023

VIA HAND DELIVERY AND ELECTRONIC MAIL (jonesk@monroeohio.org)

Ms. Kameryn Jones
Assistant Development Director
City of Monroe
233 South Main Street
Monroe, Ohio 45050

**RE: Millan PUD Zone Map Amendment and Concept Plan Approval Application
1685 Kyles Station Road**

Dear Ms. Jones:

I have enclosed the following supplements to Grand Communities, LLC's application for PUD Zone Map Amendment and Concept Plan Approval that you requested via email yesterday for the above referenced site, which was previously filed on March 21, 2023:

- 1) Application for a Zoning Map Amendment; and
- 2) a check in the amount of \$500.00 for zoning fees relating to the additional application, supplementing the already submitted check.

Abercrombie and Associates is providing electronic copies of our previously filed application today.

Please review our application and continue to process the application for the meeting scheduled April 18, 2023. Should you require any additional information, please do not hesitate to contact me.

Thank you for your time and consideration of our application.

Sincerely,

Robert J. Hayes
Community Design Project Manager

RJH/LTG

Enclosures

3940 OLYMPIC BLVD., SUITE 400
ERLANGER, KY 41018



Application for a Zoning Map Amendment

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
Email: planning@monroeohio.org
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: 1685 Kyles Station Road

County: ☒ Butler ☐ Warren Total Area of Rezoning: 126.9 Acres

County Tax Parcel ID: D7000-011.000-003 & D7000-011.000-004

Existing Zoning District: B-P Business Park

Proposed Zoning District: R-1

Applicant Information

Applicant Name: Grand Communities, LLC

Contact Person: Robert J. Hayes

Contact Address: 3940 Olympic Boulevard, Suite 400, Erlanger, KY 41018

Contact Phone Number: 859-344-3137

Contact Fax Number:

Contact E-Mail: rhayes@fischerhomes.com

Property Owner Name: First National Bank of SW Ohio, Trustee

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.

Currently, there is a disconnect between the comprehensive plan and the zoning map. The existing Land Use Map depicts the property as agriculture. The future Land Use Map depicts the property as Large Lot Residential, while the Zoning Map depicts the property as B-P Business Park. A zone change to a residential PUD will align the Zoning Map with the Future Land Use Plan.

Project Address or Tax Parcel ID: 1685 Kyles Station Road

Rezoning Information Continued

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

This development matches the Future Land Use Map as shown in the comprehensive plan by describing the property as Large Lot Residential.

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.

This development will meet the standards as described in Section 1206.03 by providing a variety of lot sizes and lot arrangements. The development will have a local circulation system for both vehicles and pedestrians that will fit the topography. Common land areas will be provided and readily accessible for community enjoyment. The perimeter boundary will have screening and buffering using existing vegetation and additional landscaping, promoting harmony with the surrounding area.

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: Robert J. Hayes

Signature:



Date:

3/24/23

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: First National Bank of SW Ohio, Trustee

Signature:

APPROVED
By Holly Trobok at 1:59 pm, Mar 24, 2023

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.
☐	3 full size (24"x36" minimum) copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, unless otherwise noted. Additional copies may be required based on project specifics. Electronic submittal is also required.
☐	3 copies of the Traffic Impact Study, if required. See Section 1211.04. Electronic submittal is also required.
☐	Any additional information determined to be necessary by the Development Department
Vicinity Map (Scale may be smaller than 1" = 100')	
☐	Date, north arrow, scale, and a legend for all symbols
☐	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

GENERAL WARRANTY DEED

GRANTORS, Robert Q. Millan and Eugenie G. Millan, husband and wife, of Butler County, Ohio, for valuable consideration paid, grants with general warranty covenants to GRANTEE(S) First National Bank of Southwestern Ohio, Trustee whose tax mailing address is: P.O. Box 476, Hamilton, Ohio 45012, the following Real Property:

SEE EXHIBIT "A" ATTACHED

Prior Deed Reference: Volume , Page , Butler County, Ohio Deed Records.

WITNESS hand this 8th day of January , 1997.

Signed and acknowledged in the presence of us:

Martha J. Sorrell
Notary Public

Robert Q. Millan
Robert Q. Millan
Eugenie G. Millan
Eugenie G. Millan

STATE OF OHIO, BUTLER COUNTY, SS:

BE IT REMEMBERED, that on this 8th day of January , 1997, before me, the subscriber, a Notary Public, in and for said county and state, personally came, Robert Q. Millan and Eugenie G. Millan, GRANTORS in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Martha J. Sorrell
Notary Public

THIS INSTRUMENT PREPARED BY:
MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio
SJW/lfr

MARTHA J. SORRELL,
Notary Public, State of Ohio
My Commission Expires March 10, 2001

TRANSFERRED
DATE 1-10-97
CONVEYANCE # 9
FEE \$ 135.00
LAC/OTY 135.00
Veg. Tapers Under Seal for

This conveyance has been examined and the grantor has complied with section 810.222 of the revised code.

9700002018
Filed for Record in
BUTLER COUNTY, OHIO
JOYCE B THALL
On 01-10-1997 At 02:47 pm.
DEED 14.00
Vol. 6081 Pg. 911 - 912

EXHIBIT "A"

PARCEL I: Situate in Section 10, Town 3, Range 3, between the Miami Rivers in Liberty Township, Butler County, Ohio and bounded and described as follows:

Beginning at the Southeast corner of said Section; thence North 30' East 38.04 chains to a stone corner on the East boundary line of said Section; thence North 89° West 31.50 chains to a corner; thence South 30' West 12.83 chains to a corner; thence South 89° East 3.75 chains to a corner; thence South 30' West 26.10 chains to a corner on the South boundary line of said Section; thence East on said boundary line 28.14 chains to the place of beginning, containing 111.66 acres, more or less; and subject to all legal highways.

Subject, however, to a right-of-way in favor of the Cincinnati Gas and Electric Company, dated January 5, 1938, and recorded in Vol. 10, Page 101, Miscellaneous Records, Butler County, Ohio.

Subject, also to an easement over 2.87 acres, more or less, of the above described premises, heretofore conveyed by the Grantor to the Ohio Department of Highways, by deed recorded in Deed Book 707, Page 107 of the land records of Butler County, Ohio.

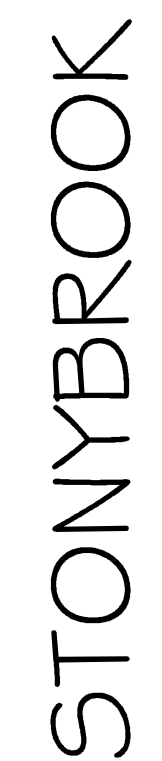
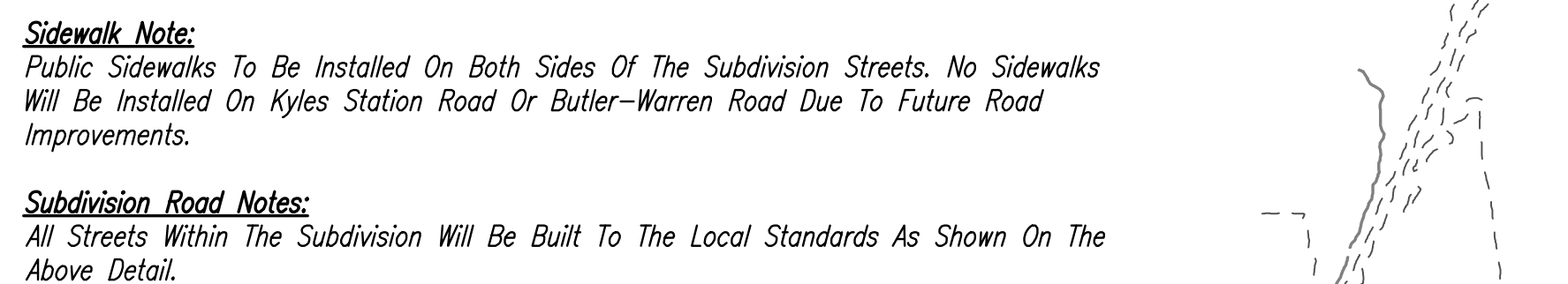
Being the same premises conveyed to the Grantors herein by deed recorded in Deed Book 870, Page 419, Butler County, Ohio land records. Now Lot #1644 in the City of Monroe.

PARCEL II: Situate in Section 10, Town 3, Range 3 East, in Liberty Township, Butler County, Ohio, bounded and described as follows:

Beginning at a point in the south line of said Section 10 located 1857.2 feet west of the southeast corner said point being the common south corner between the land of Walter J. Long and the land of Elinor V. Gardner; thence from said point of beginning North 84° 49' West along the Section line 1049.60 feet; thence North 26° 17' East along the east right-of-way line of Interstate Highway #75 and 150 feet to the right of the center line survey for said highway a distance of 837.65 feet; thence North 34° 44' East along said right-of-way line 749.75 feet; thence South 82° 59' East along said right of way line 422.70 feet to a point in the west line of Elinor V. Gardner's land; thence South 06° 58' West along said land 1420.90 feet to the point of the beginning containing 25.226 acres of land, more or less and being subject to the right-of-way of the Kyles Station Road.

Subject, however, to all building, use, planning and zoning restrictions and limitations, and all easements, rights-of-way and protective covenants heretofore created, which are now applicable to and effective against said real estate.

Excepting from said parcels a 7.78 acre tract (adjacent and contiguous to I-75 Interstate Right-of-Way), conveyed September 11, 1970 to the State of Ohio by deed recorded in Vol. 957, Page 129 of the Butler County Deed Records. Now Lot #1645 in the City of Monroe.

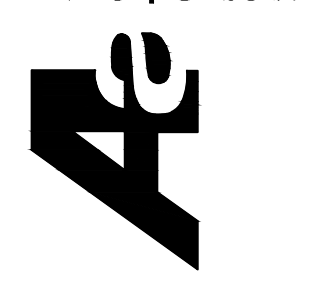


DATE	3-16-23
DRAWN BY	G.R.
CHECKED BY	SPH
SOCIAL	1 st 100'

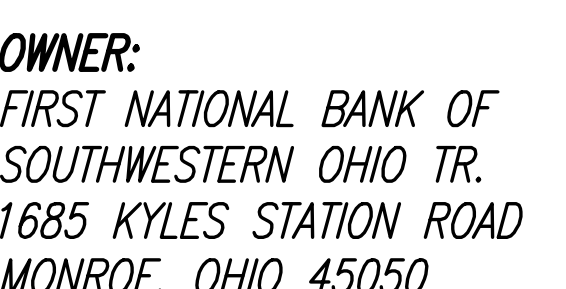
STONYBROOK
SECTION-10, TOWN-3, E. RANGE-3, B.T.M.
CITY OF MONROE
BUTLER COUNTY, OHIO

**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying
18111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-385-5757
www.abercrombie-associates.com



Lab No.	1
22-0227	1



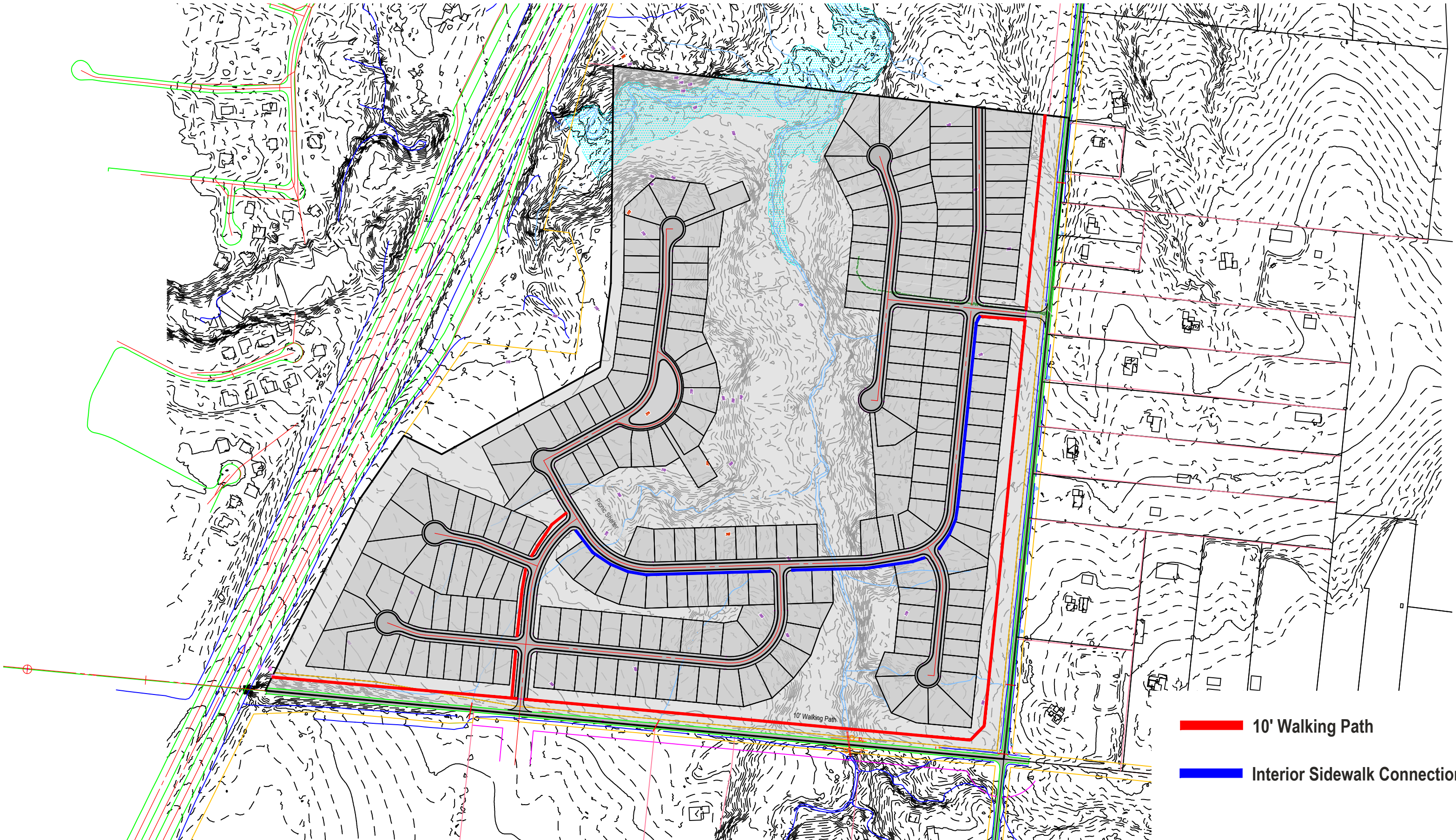
DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
SUITE 400
ERLANGER, KY. 41018

OHIO
Utilities Protection
SERVICE
Call before You Dig

1-800-362-2764

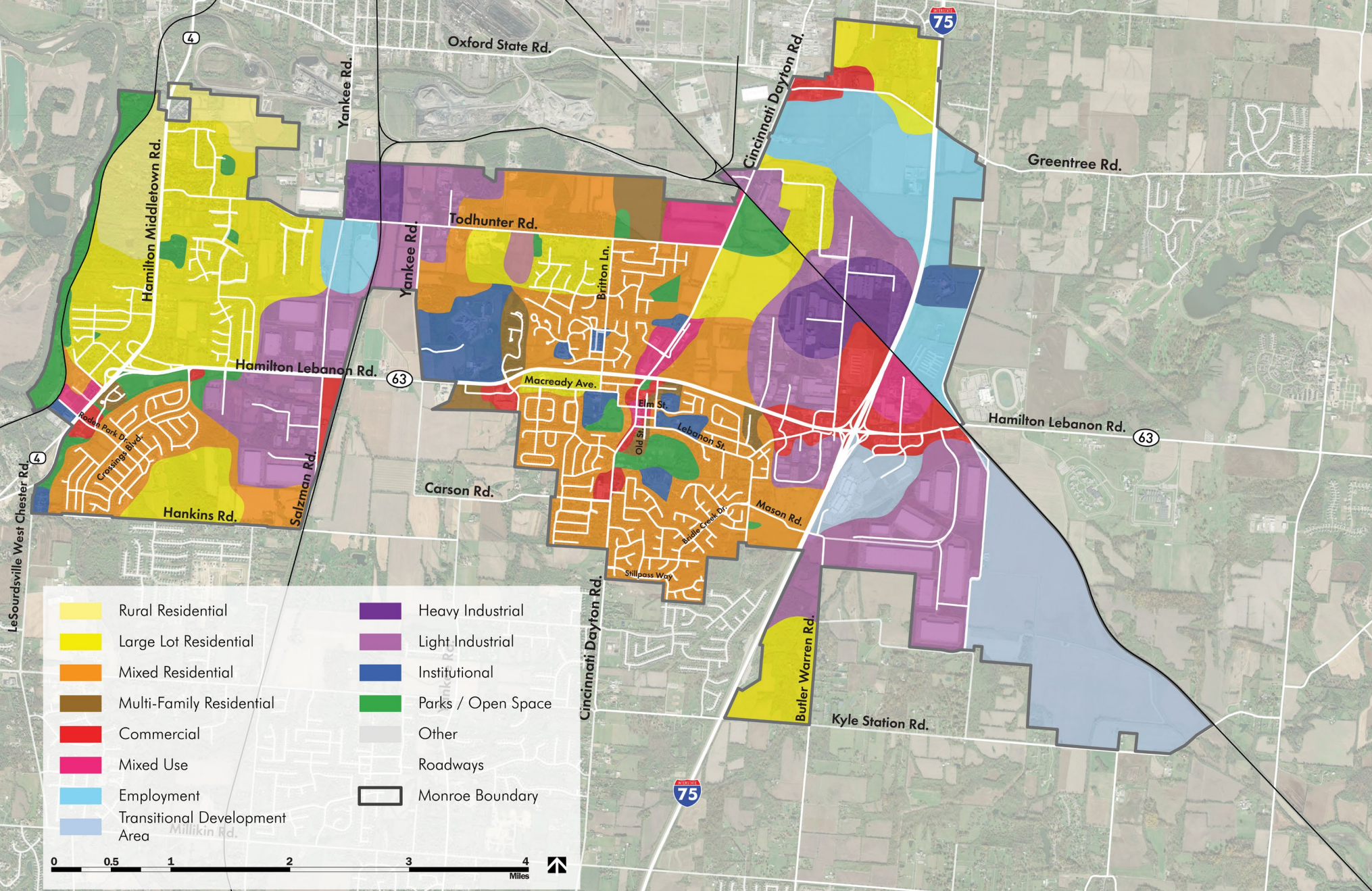
811

**Know what's below.
Call before you dig.**



- 10' Walking Path
- Interior Sidewalk Connection

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.





MAGNOLIA

Designer Collection

welcome home.

Approximately 1621 sq ft and Up



HILLSTONE CRAFTSMAN

designed by: *FH*



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by: *FH*



WESTERN CRAFTSMAN

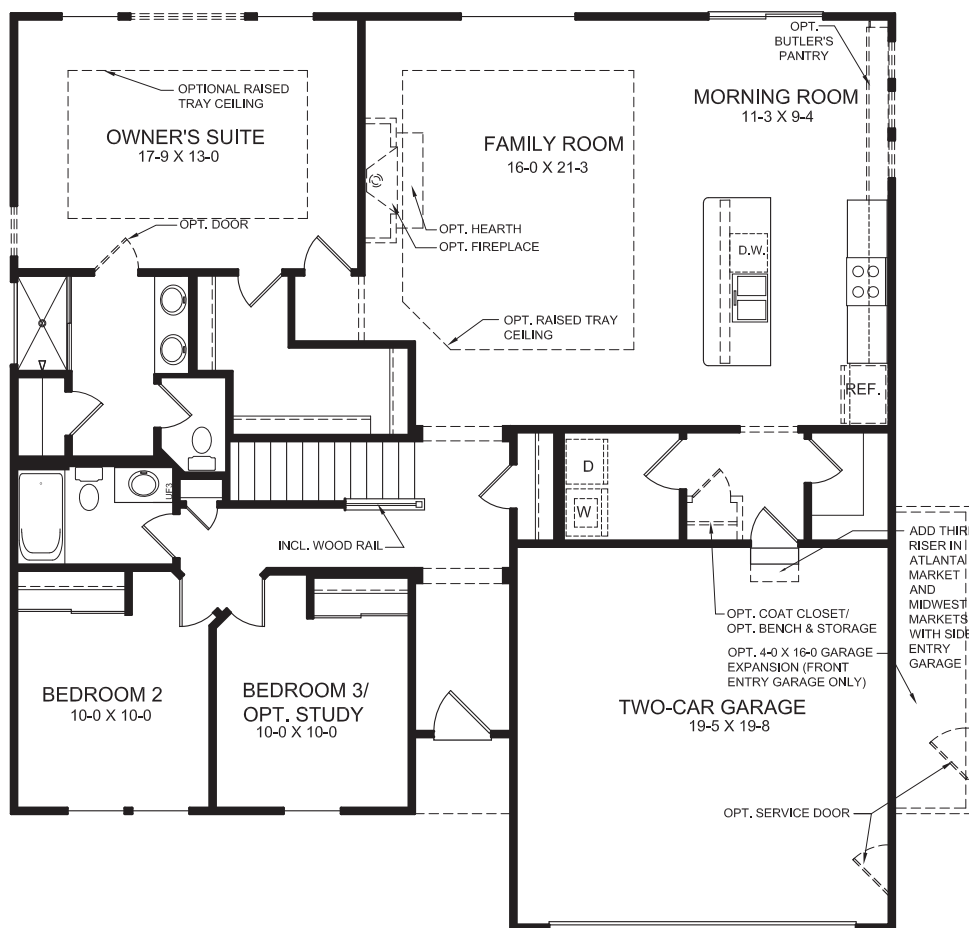
designed by: *FH*



CAMBRIDGE COTTAGE

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)



FIRST FLOOR FEATURES

- Three Bedroom with Optional Study in Lieu of Third Bedroom
- Open Family Room with Optional Fireplace
- Large Owner's Suite with Walk-in Closet
- Open Kitchen/Morning Room
- Optional 4 FT Morning Room Expansion
- Optional Tray Ceiling in Family Room
- Optional Tray Ceiling in Owner's Suite
- Optional Owner's Bath with Separate Shower and Garden Tub Bath
- Optional Owner's Bath with Ceramic Tile Shower and Garden Tub
- Optional Luxury Shower
- Optional Finished Lower Level

FIRST FLOOR DESIGN

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)



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RVSD. 04/22
IM 05/21



CHARLES

Designer Collection

welcome home.

Approximately 2457 sq ft and Up



COASTAL CLASSIC
(WITH SIDE ENTRY GARAGE)

designed by:



PACIFIC CRAFTSMAN

designed by:



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:



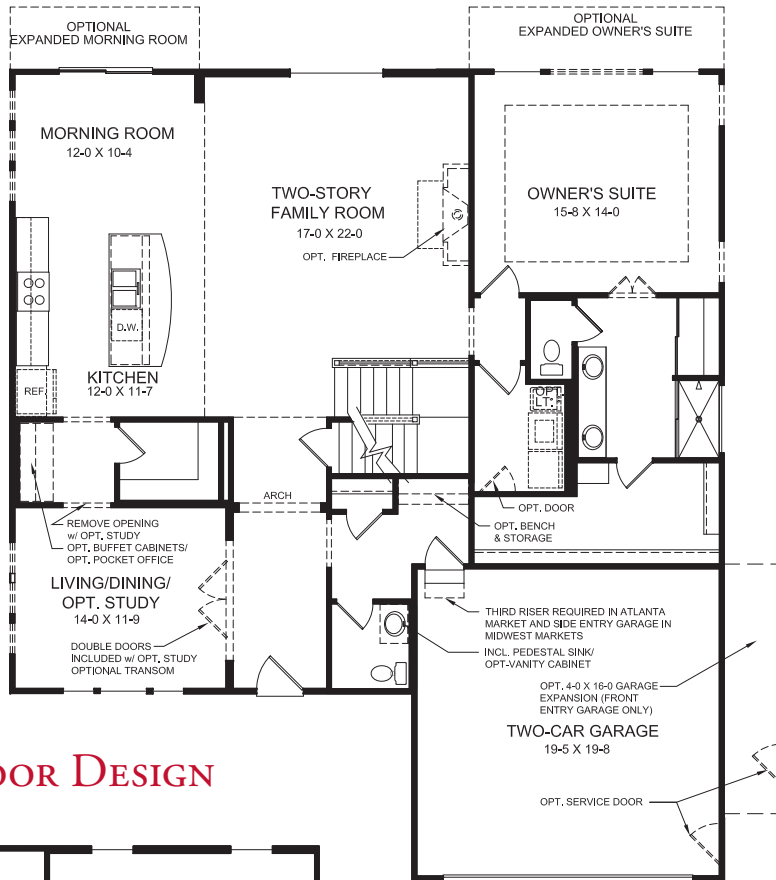
CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by:

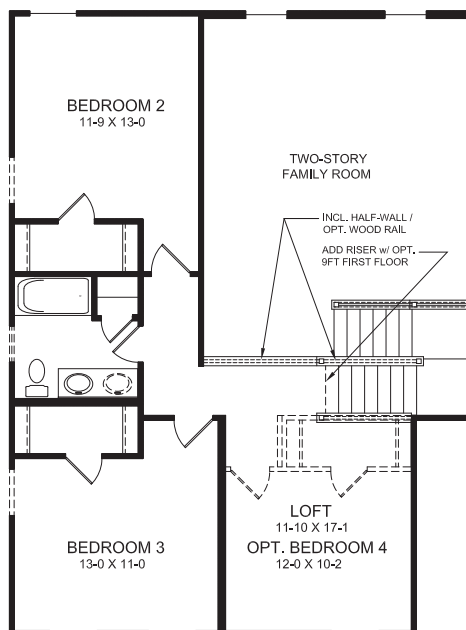
Images & Options Available at **fischerhomes.com**

welcome home.

Approximately 2457 sq ft and Up



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Spacious Entry Foyer
- Included Living/Opt. Dining/Opt. Study Flex Space
- Optional First Floor Guest Suite with Private Bath
- Soaring Two-Story Family Room
- First Floor Owner's Suite Includes Private Bath and large Walk-in Closet
- First Floor Laundry with Optional Door to Owner's W.I.C.
- Convenient Family Foyer with Optional Built-in Bench and Storage
- Open Kitchen with Large Island and Over-sized Walk-in Pantry
- Optional Buffet Cabinets/Optional Pocket Office Cabinets
- Optional 4ft Owner's Suite Expansion
- Optional 4ft Morning Room Expansion
- Optional Tray Ceiling in Owner's Suite

SECOND FLOOR FEATURES

- Includes Two Spacious Bedrooms with Walk-in Closets
- Includes Loft open to Family Room
- Optional Fourth Bedroom with Walk-in Closet in lieu of Loft
- Included Hall Bath



Images & Options Available at fischerhomes.com

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RVSD. 04/22
IM 05/21



EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up

OPTIONAL LOFT AVAILABLE



AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK WING WALL)

designed by: *FH*



COASTAL CLASSIC
(WITH OPTIONAL STONE VENEER
& WOOD TRELLIS WING WALL)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You

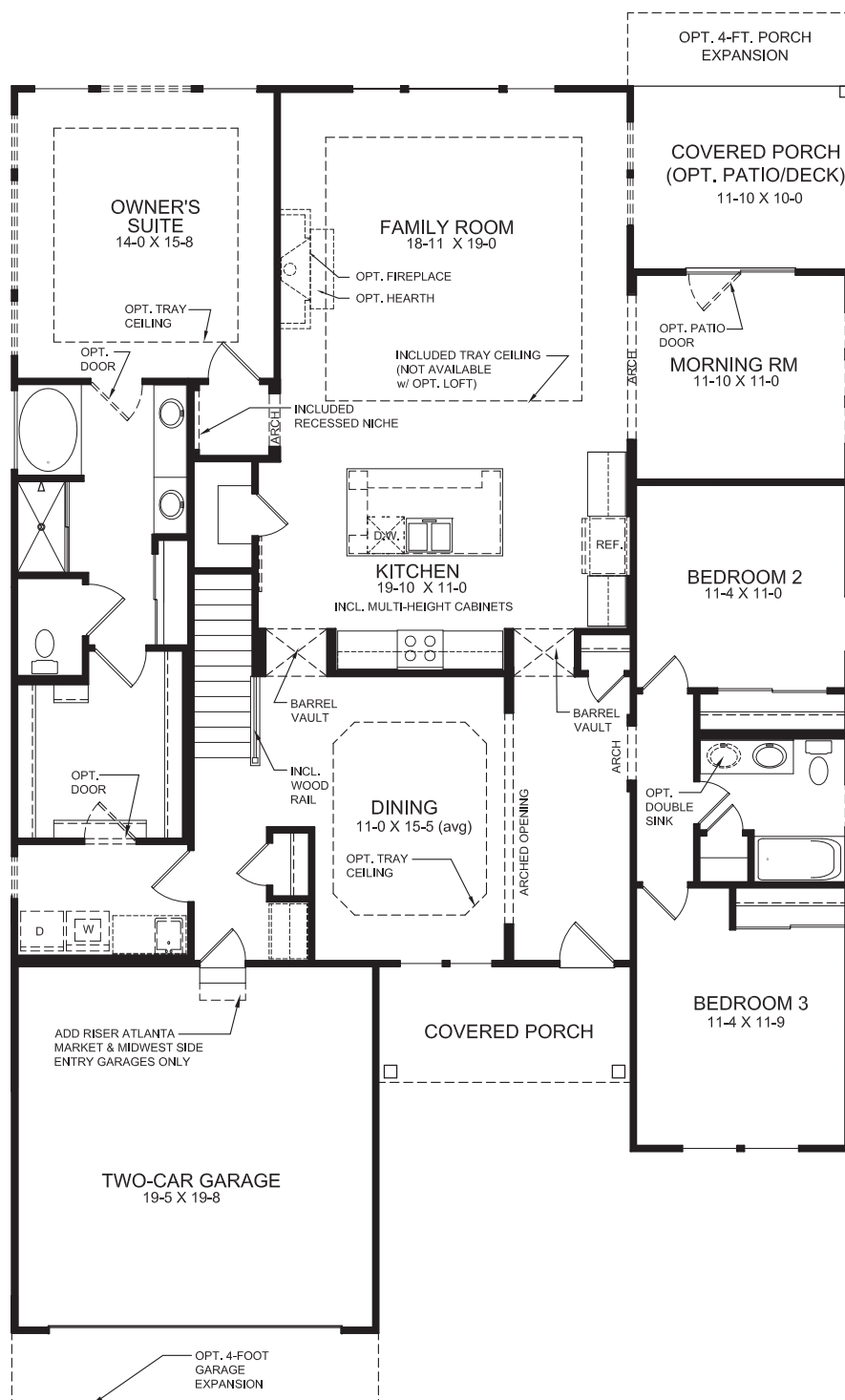


EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up



PLAN FEATURES

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Included Formal Dining Space and Morning Room
- Optional Tray Ceiling in Family Room and Dining Space
- Family Foyer
- Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Included Covered Rear Porch with Optional Patio/Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level
- Optional Powder Room

FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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RVSD. 03/22
IM 02/21

Our Plans Include You



PAXTON

Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL PORCH)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*



FRENCH MANOR

designed by: *FH*

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Our Plans Include You

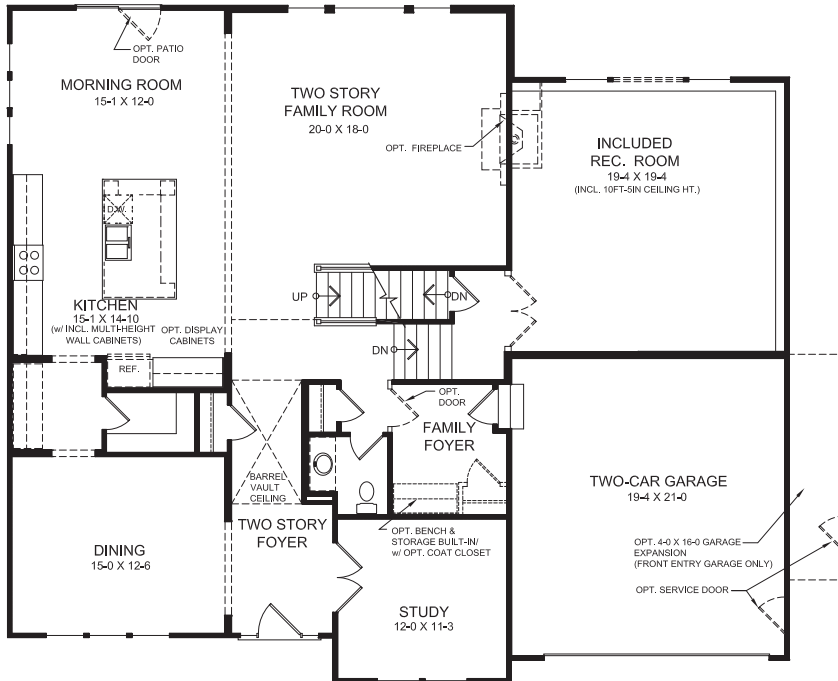


PAXTON

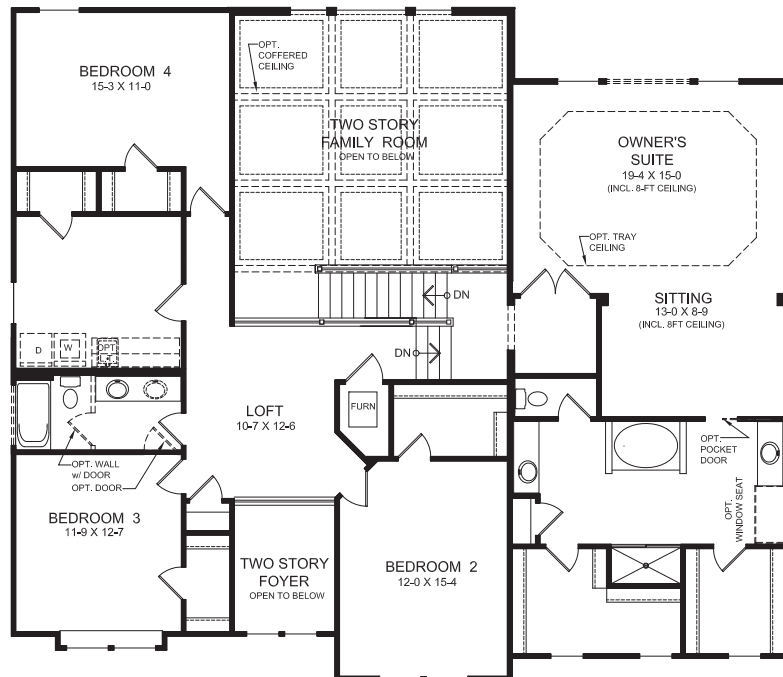
Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



MAIN LEVEL DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



UPPER LEVEL DESIGN

MAIN LEVEL FEATURES

- Unique Five-Level Design
- Two Story Foyer and Family Room
- Large Open Kitchen Design with Walk-in Pantry
- Alternate Kitchen Design
- Optional 4 ft Expanded Morning Room
- Included Family Foyer
- Included Dining Room and Study
- Optional First Floor Laundry
- Included Recreation Room One Level Down from Family Room

OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Included Sitting Room & Dual Walk-in Closets
- Optional Two-sided Fireplace
- Spacious Owner's Bath with Separate Shower and Tub
- Variety of Owner's Bath Options Including Platform Tub and Oversized Deluxe Shower
- Alternate Owner's Suite Design with Private Sitting Room.

UPPER LEVEL FEATURES

- Three Additional Bedrooms with Walk-in Closets
- Included Loft Overlooking Foyer and Family Room Below
- Spacious Laundry/Hobby Room with Walk-in Closet
- Included Fifth Bedroom with Optional First Floor Laundry
- Optional Divided Hall Bath
- Optional Third Bath



Images & Options Available at fischerhomes.com

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RVSD. 04/21
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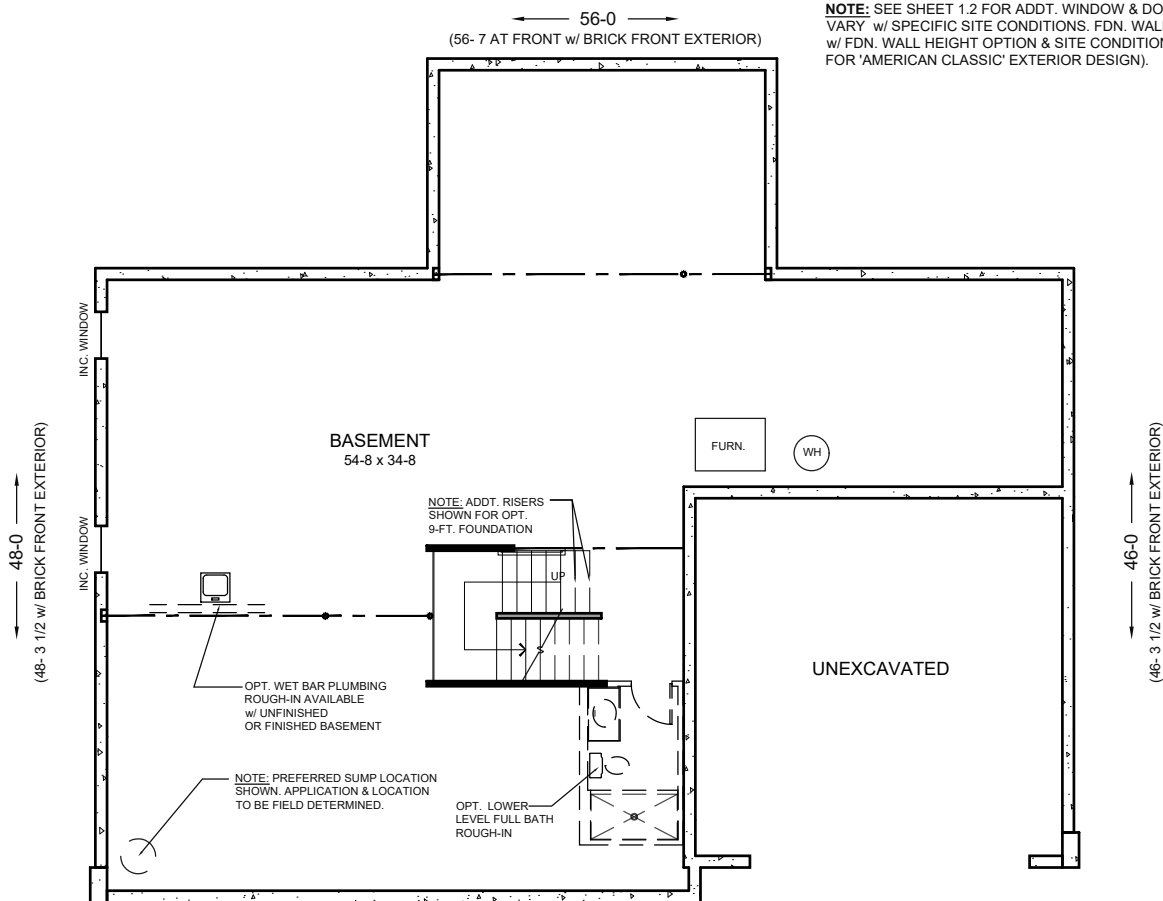
BASEMENT DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT

APPROX. 1745 SQ.FT. (NOT INCLUDED IN SQ.FT. TOTALS)

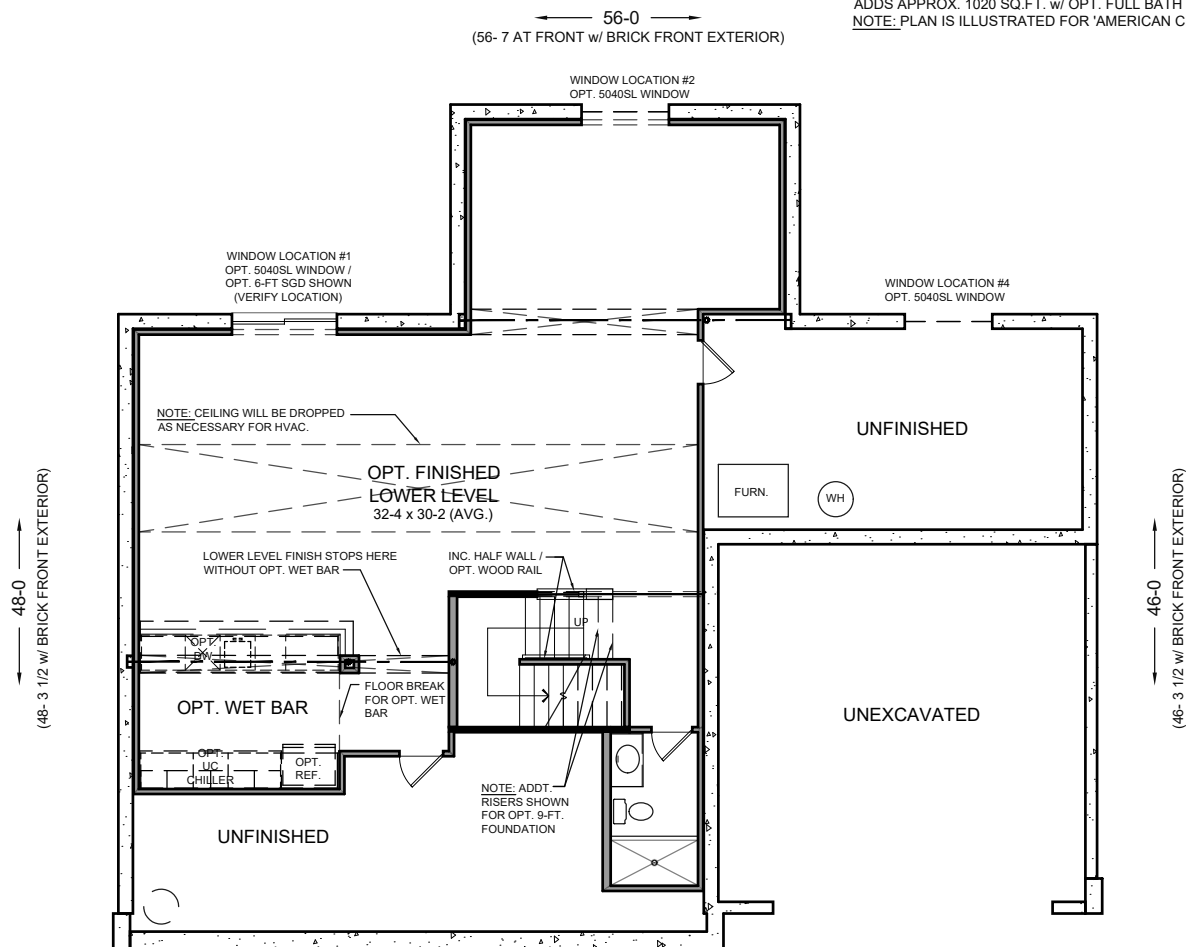
(NOT AVAILABLE IN ATLANTA MARKET)

NOTE: SEE SHEET 1.2 FOR ADDT. WINDOW & DOOR LOCATIONS. OPTIONS VARY w/ SPECIFIC SITE CONDITIONS. FDN. WALL THICKNESS WILL VARY w/ FDN. WALL HEIGHT OPTION & SITE CONDITIONS. (PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN).



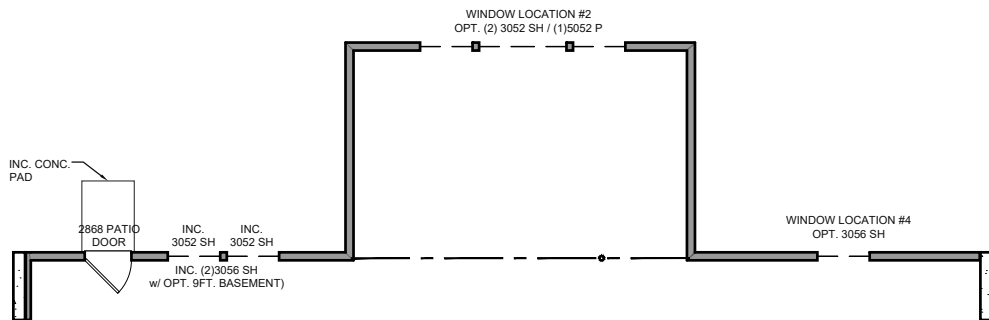
OPTIONAL FINISHED LOWER LEVEL DESIGN

ADDS APPROX. 1020 SQ.FT. w/ OPT. FULL BATH (NOT INCLUDED IN TOTAL)
NOTE: PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN.



OPTIONAL WALKOUT BASEMENT DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT
ADDS APPROX. 49 SQ.FT. (NOT INCLUDED IN TOTAL)



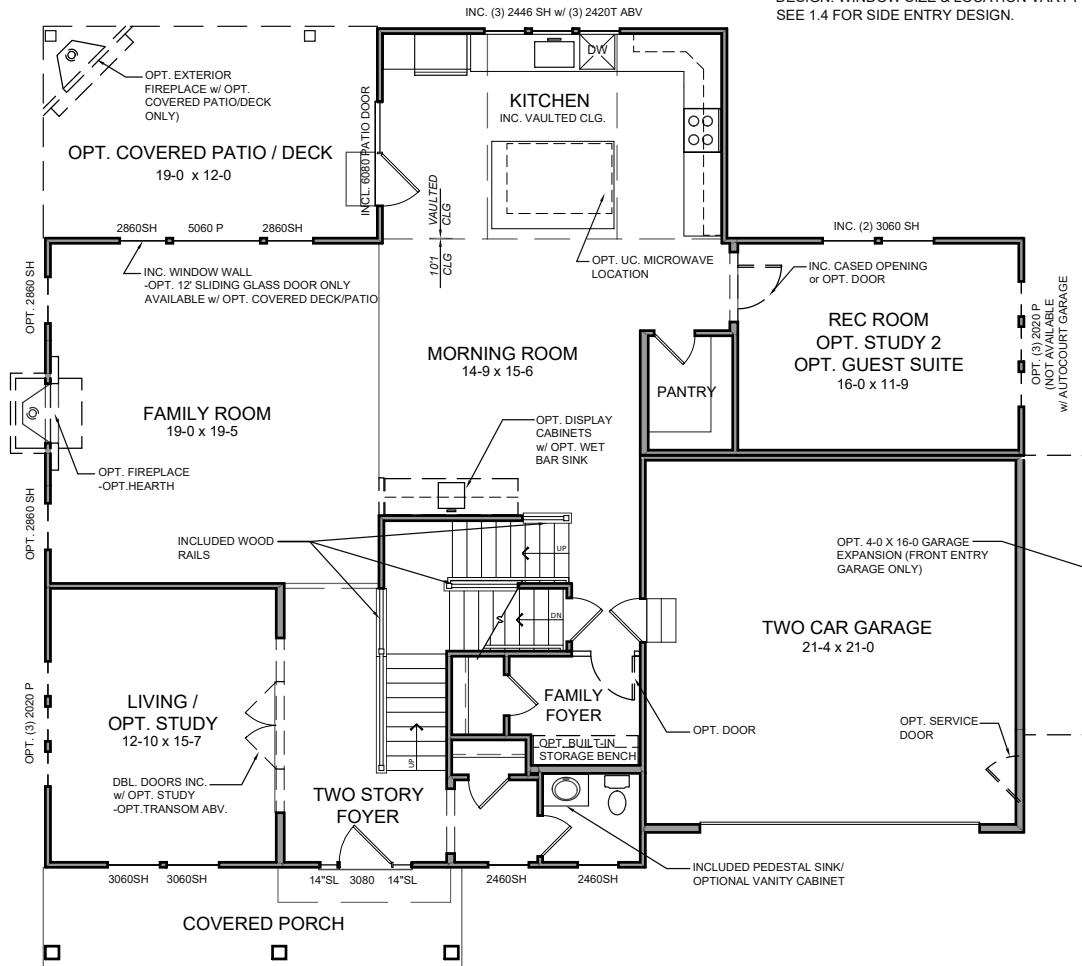
INCLUDED FIRST FLOOR DESIGN

INCLUDED 10-FT. FIRST FLOOR CEILING HEIGHT

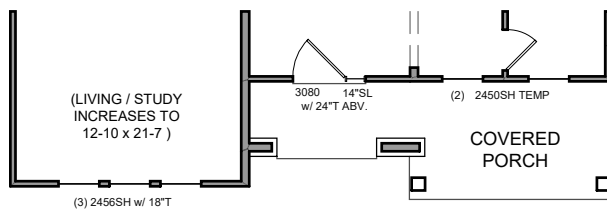
APPROX. 1745 FIRST FLOOR SQ. FT.

APPROX. 3537 TOTAL NET SQ. FT. / 3739 TOTAL GROSS SQ. FT.

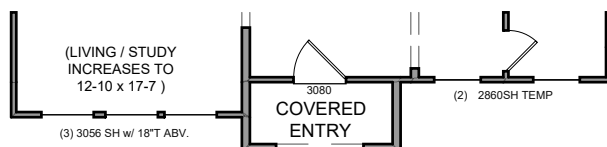
NOTE: THIS PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN. WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN). SEE 1.4 FOR SIDE ENTRY DESIGN.



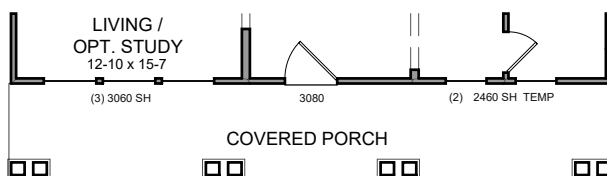
FIRST FLOOR OPTIONAL EXTERIORS



'MODERN FARMHOUSE' EXTERIOR DESIGN ADDS 81 NET SQ. FT.



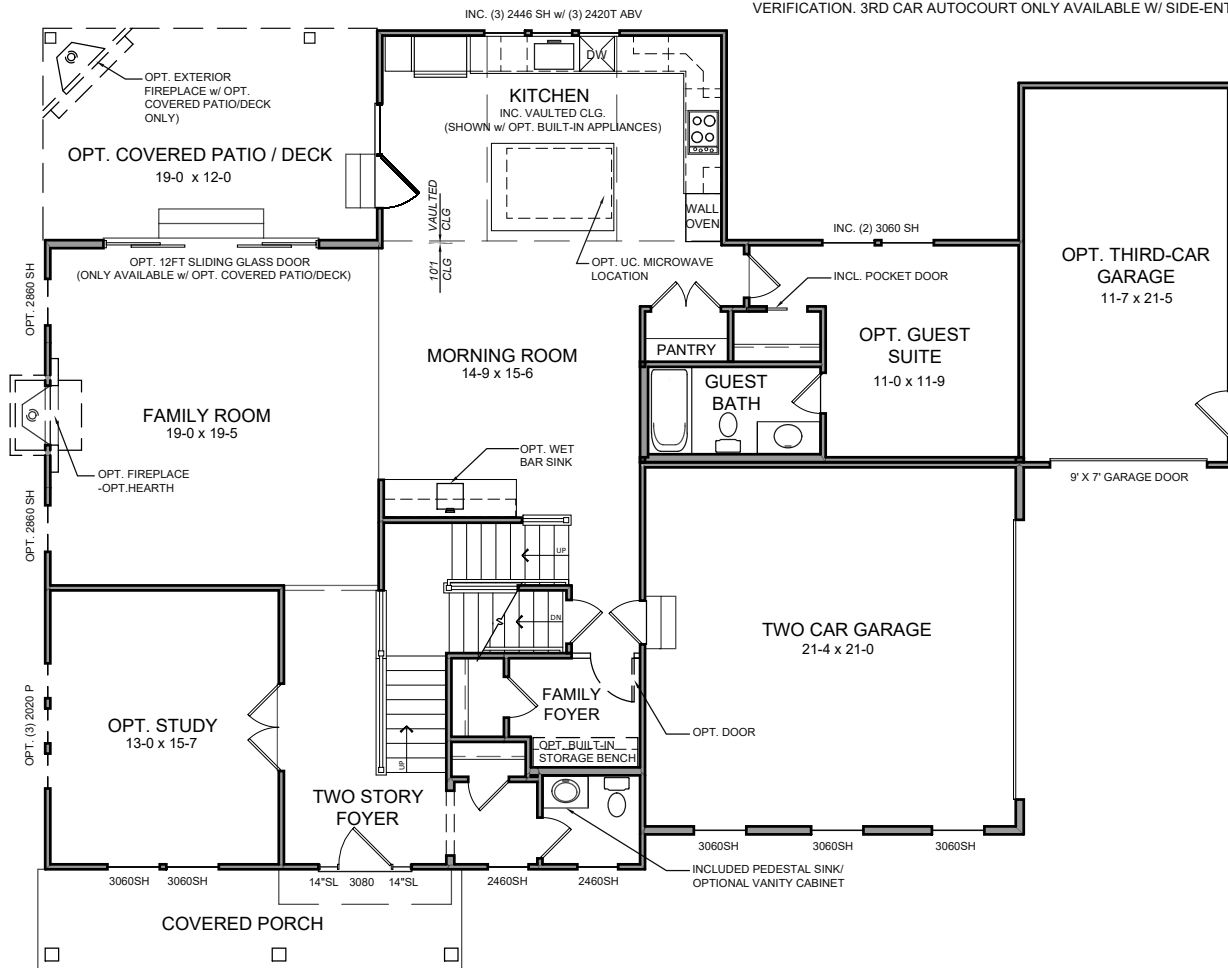
'ENGLISH ELEGANCE' EXTERIOR DESIGN ADDS 27 NET SQ. FT.



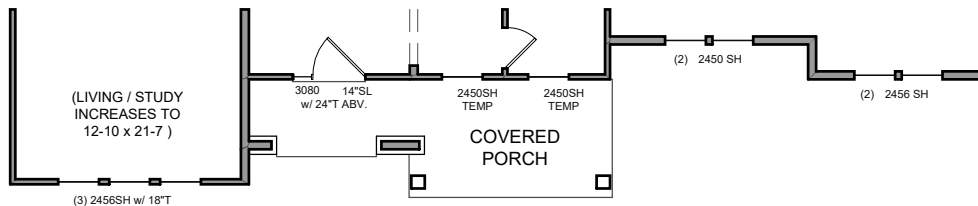
'COASTAL COTTAGE' EXTERIOR DESIGN

FIRST FLOOR DESIGN w/ SIDE ENTRY GARAGE -OPT. 3RD CAR AUTO-COURT GARAGE SHOWN w/ 'AMERICAN CLASSIC' EXTERIOR DESIGN

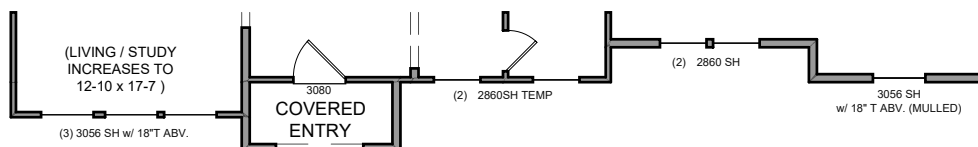
NOTE: OPTION INCREASES OVERALL WIDTH 12-FT. AND REQUIRES SITE VERIFICATION. 3RD CAR AUTOCOURT ONLY AVAILABLE W/ SIDE-ENTRY GARAGE.



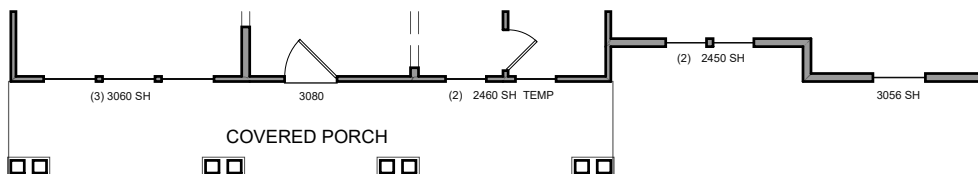
FIRST FLR. SIDE ENTRY OPT. EXTERIORS



'MODERN FARMHOUSE'
EXTERIOR DESIGN
ADDS 81 NET SQ.FT.



'ENGLISH ELEGANCE'
EXTERIOR DESIGN
ADDS 27 NET SQ.FT.

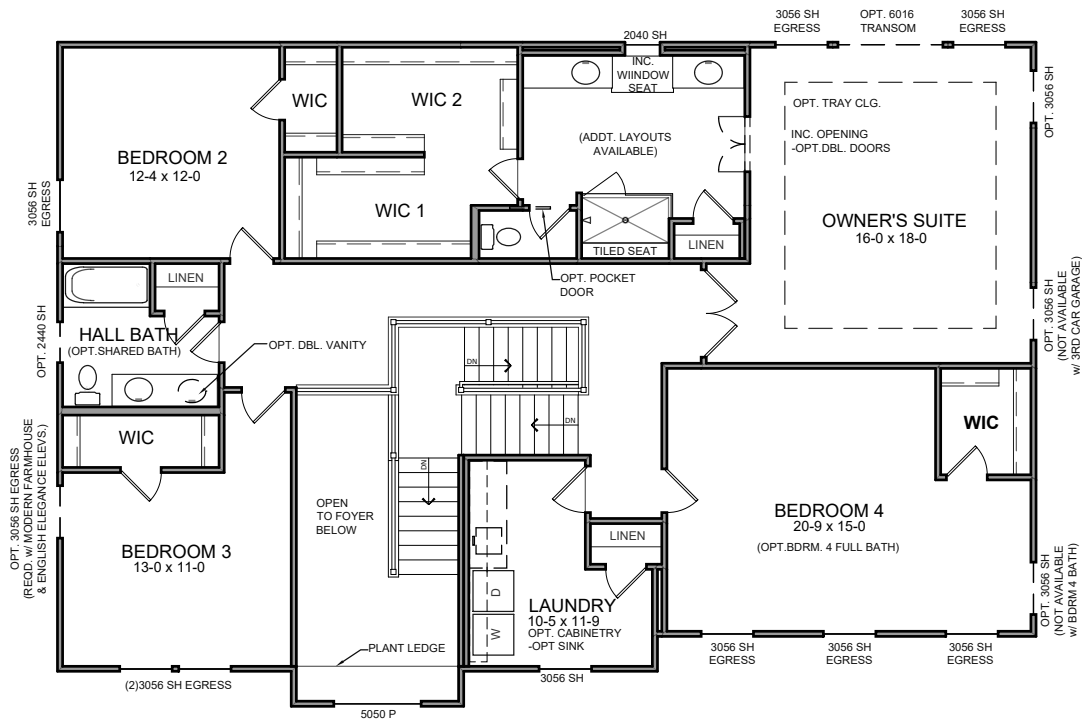


'COASTAL COTTAGE'
EXTERIOR DESIGN

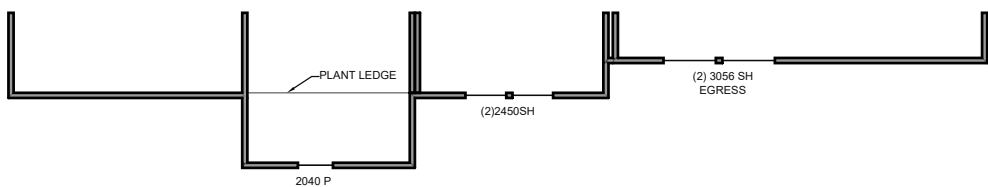
INCLUDED SECOND FLOOR DESIGN

INCLUDED 8-FT. SECOND FLOOR CEILING HEIGHT
APPROX. 1994 2ND FLOOR GROSS SQ. FT. / 1792 2ND FLOOR NET SQ. FT.

NOTE: THIS PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN.
WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN.



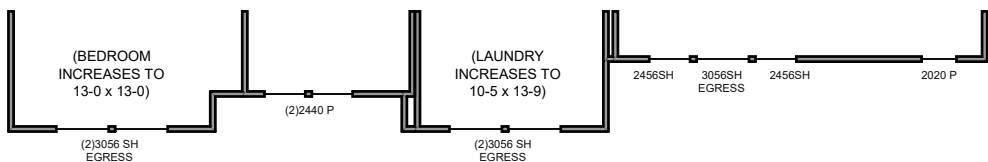
SECOND FLOOR EXTERIOR DESIGNS



'MODERN FARMHOUSE'
EXTERIOR DESIGN



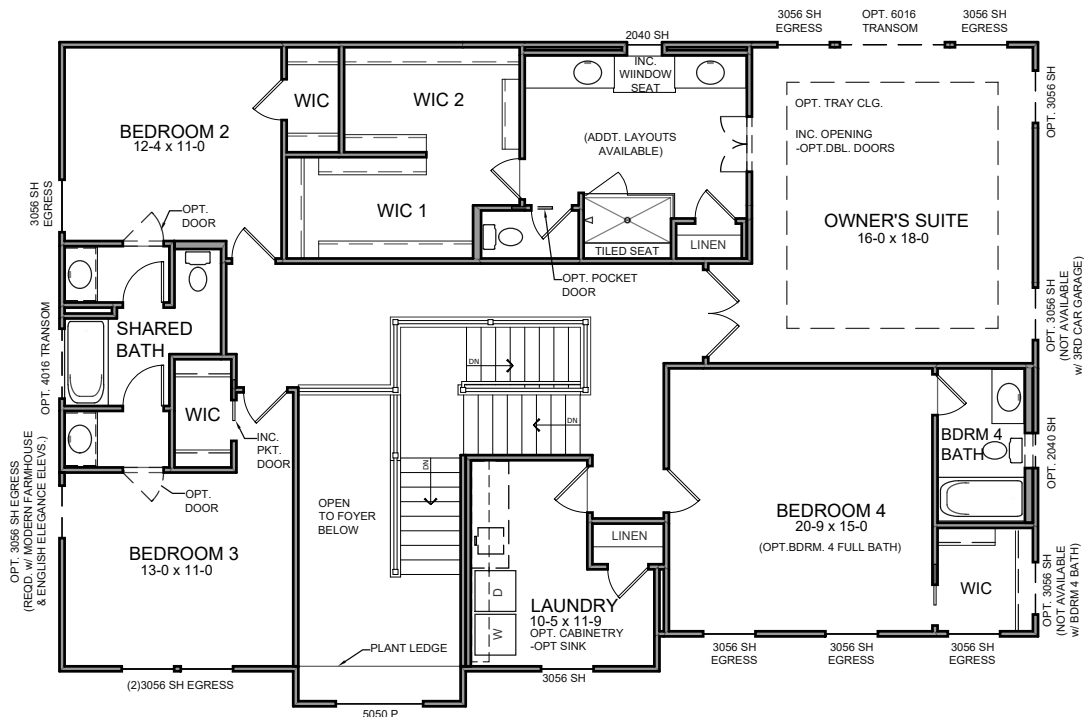
'ENGLISH ELEGANCE'
EXTERIOR DESIGN



'COASTAL COTTAGE'
EXTERIOR DESIGN
ADDS 31 NET SQ.FT.

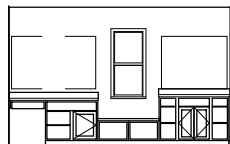
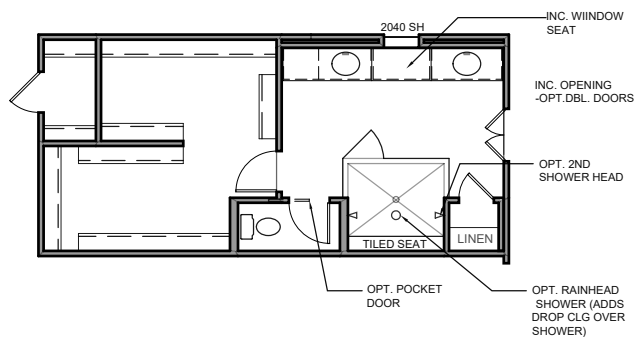
SECOND FLOOR DESIGN w/ OPT. SHARED BATH and OPT. BEDROOM 4 FULL BATH

(SHOWN w/ INC. OWNER'S BATH LAYOUT)



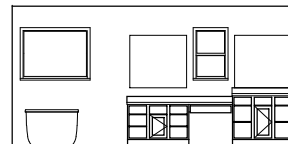
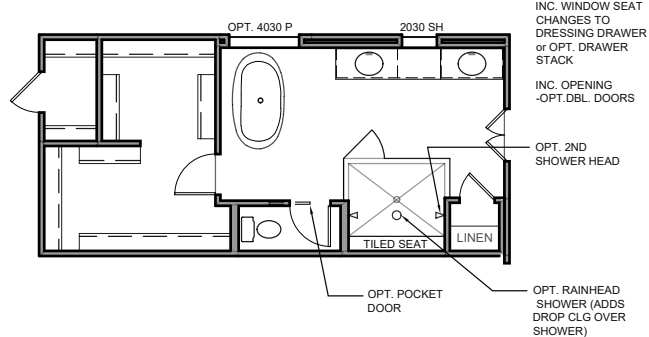
OPT. DESIGNER SHOWER

72x60 SHOWER ENCLOSURE w/ SWING DOOR,
CERAMIC TILE SURROUND TO CEILING w/ TILED LEDGE



OPT. DESIGNER SHOWER w/ FREE-STANDING TUB

ADDS OPT. PICTURE WINDOW ABOVE TUB



AMERICAN CLASSIC EXTERIOR DESIGN



w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

MODERN FARMHOUSE EXTERIOR DESIGN



w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES)

MODERN FARMHOUSE EXTERIOR DESIGN



w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



w/ OPTIONAL SIDE ENTRY GARAGE
w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)

ENGLISH ELEGANCE EXTERIOR DESIGN



w/ BRICK & CULTURED STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



w/ OPTIONAL SIDE ENTRY GARAGE
w/ OPTIONAL BRICK & CULTURED STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

COASTAL COTTAGE EXTERIOR DESIGN



w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

COASTAL COTTAGE EXTERIOR DESIGN



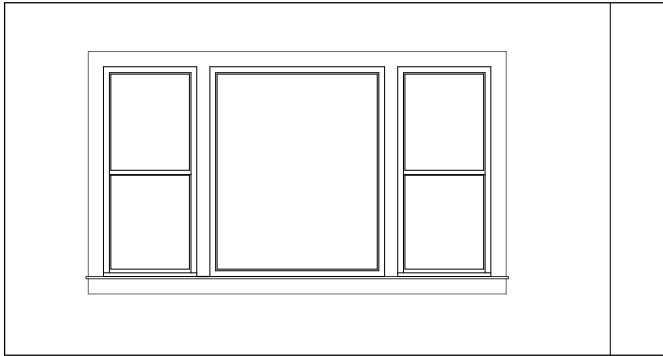
w/ OPTIONAL CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



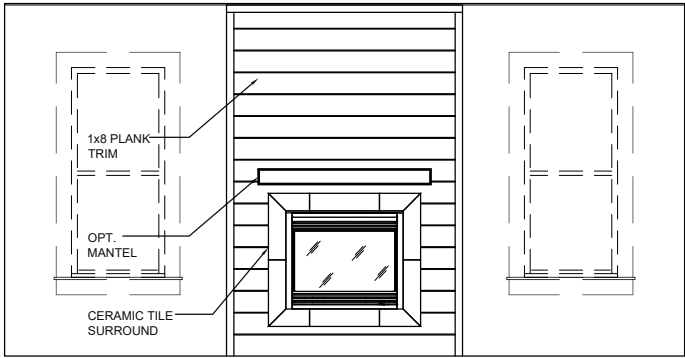
w/ OPTIONAL SIDE ENTRY GARAGE
w/ OPTIONAL CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)

INCLUDED FAMILY ROOM WINDOW WALL

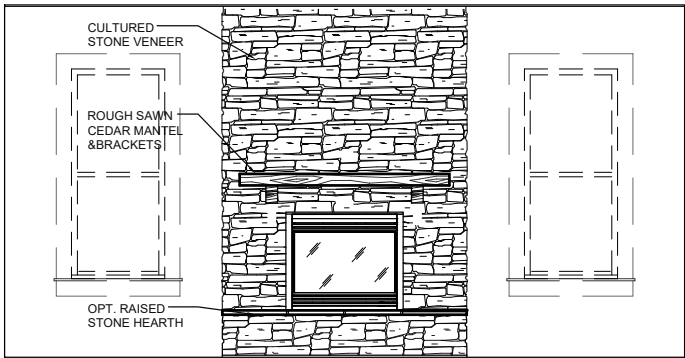
(2)-2860 SH WINDOWS
(1)-5060 SH WINDOW



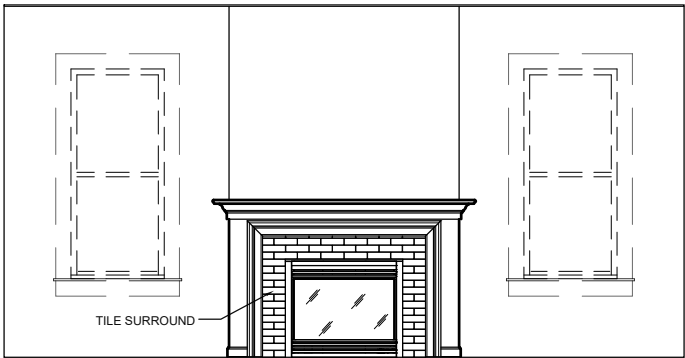
OPTIONAL FLOOR TO CEILING FAMILY ROOM FIREPLACE



SHIPLAP w/ CERAMIC TILE SURROUND
(SHOWN w/ OPT. RAISED BOX)

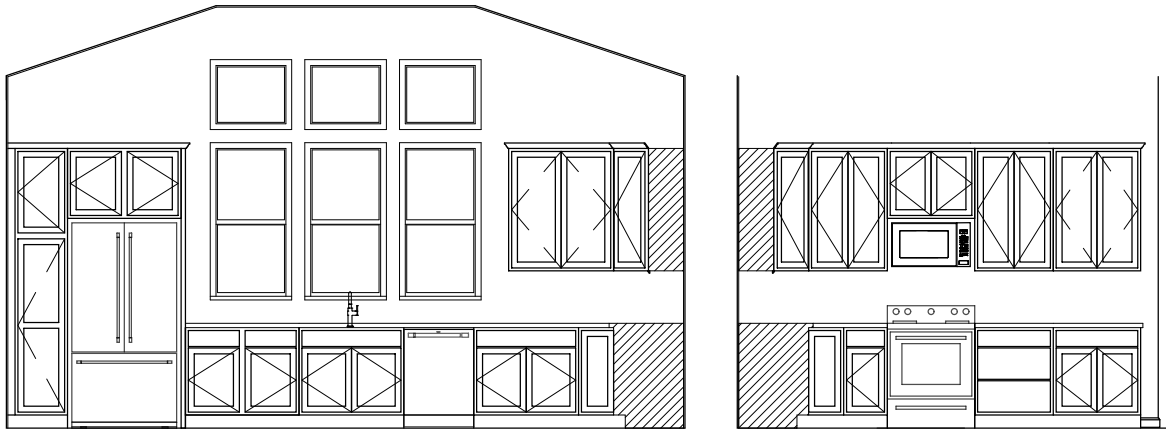


CULTURED STONE VENEER
(SHOWN w/ OPT. RAISED HEARTH)

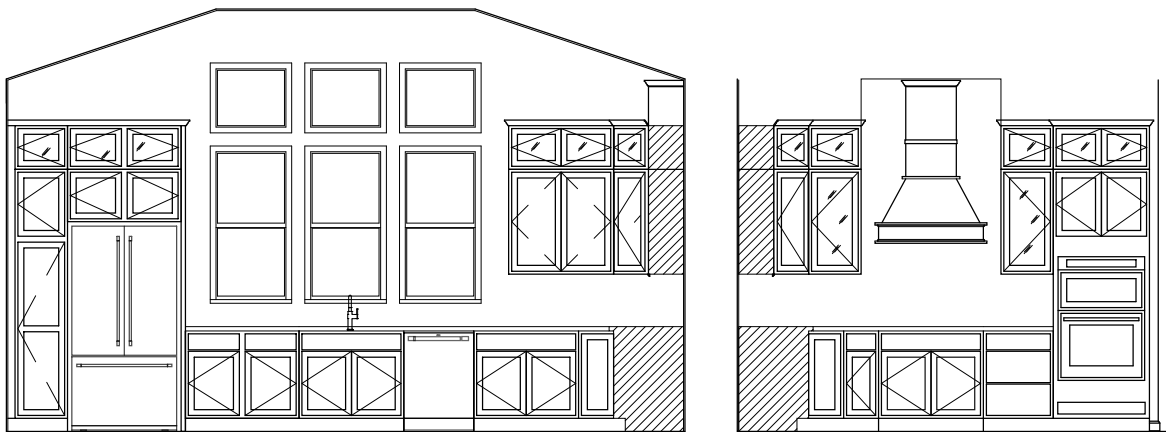


TRIM SURROUND 'D'

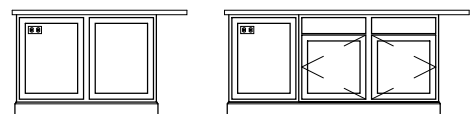
INCLUDED 42" CABINET LAYOUT (SHOWN w/ 30" RANGE)



OPT. BUILT-IN APPLIANCE KITCHEN (SHOWN w/ OPT. STACKED WALL CABINETS, OPT. 36" COOKTOP & OPT. GLASS INSERTS)
(NOTE: MUST SELECT OPT. DECORATIVE RANGE HOOD or OPT. MTL CANOPY RANGE HOOD w/ BUILT-IN APPLIANCE OPTION)

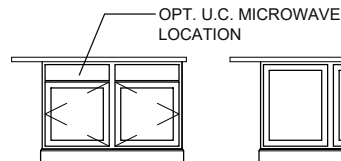


INC. KITCHEN ISLAND (INCLUDES FURN. BASE)

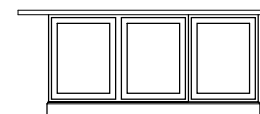


(LEFT)

(FRONT)

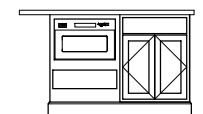


(RIGHT)



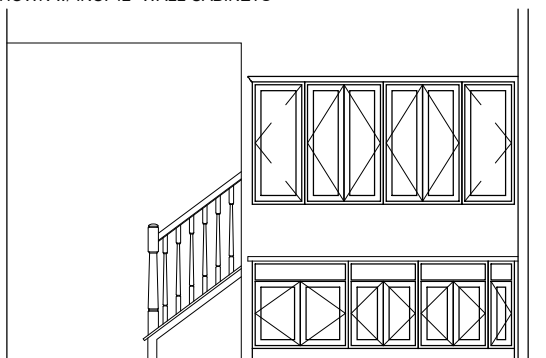
(BACK)

OPT. U.C. MW DRAWER

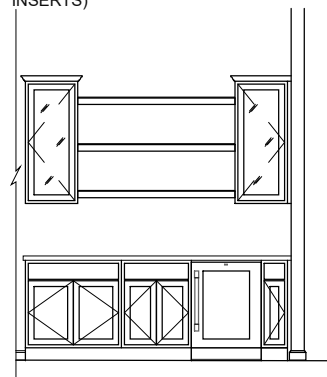


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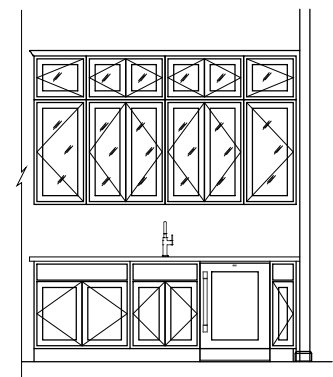
OPTIONAL MORNING ROOM WET BAR
SHOWN w/ INC. 42" WALL CABINETS



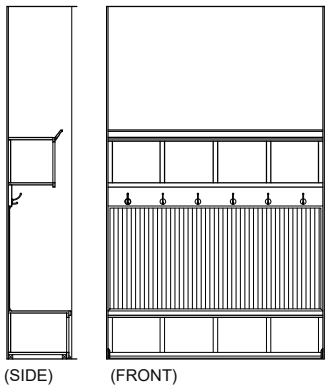
SHOWN w/ 42" WALL CABINETS,
OPT. OPEN SHELVES & OPT. GLASS
INSERTS)



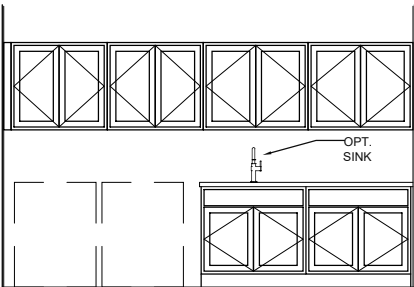
SHOWN w/ OPT. STACKED CABINETS, OPT UC.
CHILLER, OPT. SINK & OPT CLEAR GLASS INSERTS



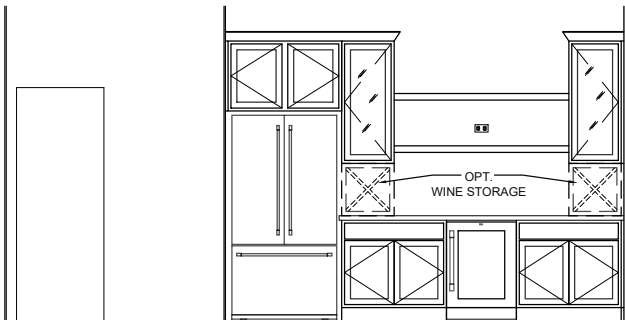
OPTIONAL FAMILY FOYER
BENCH & STORAGE BUILT-INS



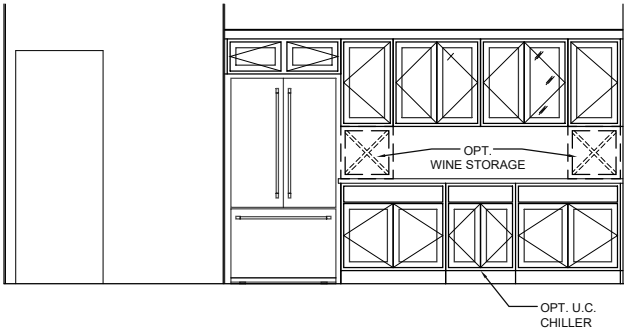
OPTIONAL LAUNDRY ROOM
BASE & WALL CABINETS
(SHOWN w/ 30" WALL CABINETS)



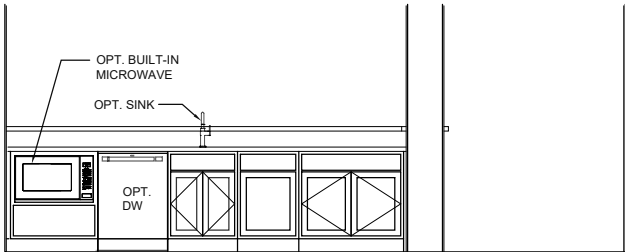
OPTIONAL LOWER LEVEL WET BAR CABINETS
(SHOWN w/ 42" WALL CABINETS, OPT. OPEN SHELVES,
OPT. U.C. WINE CHILLER/REF AND OPT. CROWN TRIM)



(SHOWN w/ INCL. 30" WALL CABINETS)



(SHOWN w/ OPT. U.C. MICROWAVE AND DISHWASHER)





PAXTON

Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL PORCH)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*



FRENCH MANOR

designed by: *FH*

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Our Plans Include You

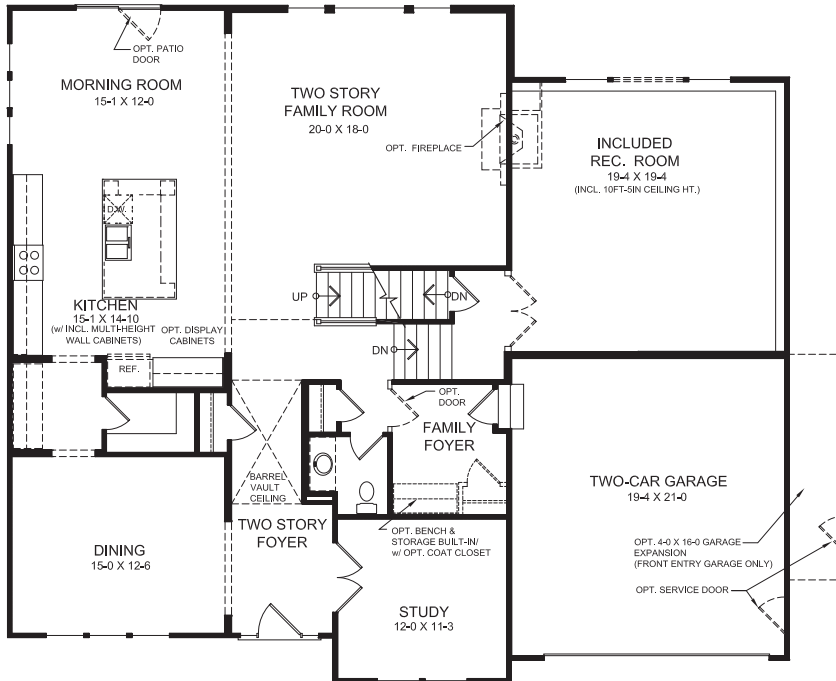


PAXTON

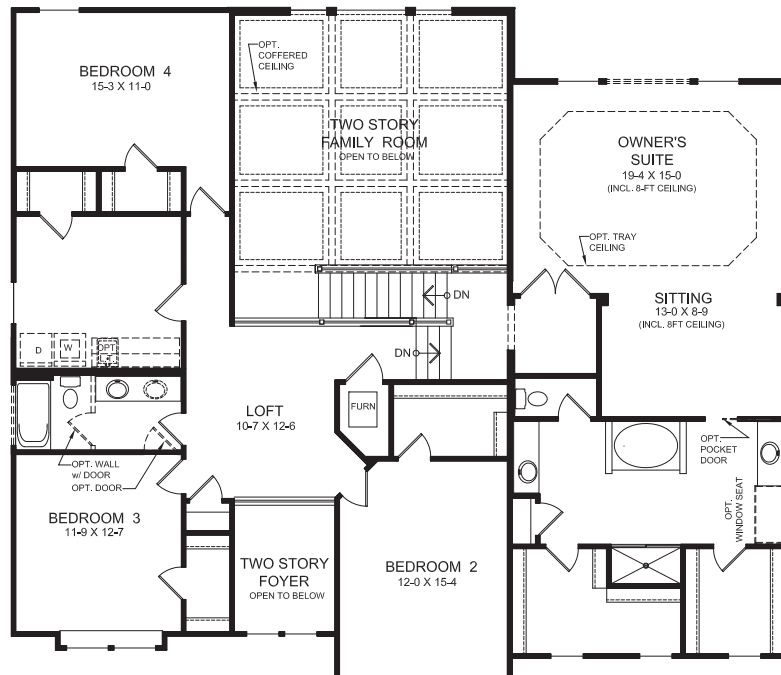
Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



MAIN LEVEL DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



UPPER LEVEL DESIGN

MAIN LEVEL FEATURES

- Unique Five-Level Design
- Two Story Foyer and Family Room
- Large Open Kitchen Design with Walk-in Pantry
- Alternate Kitchen Design
- Optional 4 ft Expanded Morning Room
- Included Family Foyer
- Included Dining Room and Study
- Optional First Floor Laundry
- Included Recreation Room One Level Down from Family Room

OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Included Sitting Room & Dual Walk-in Closets
- Optional Two-sided Fireplace
- Spacious Owner's Bath with Separate Shower and Tub
- Variety of Owner's Bath Options Including Platform Tub and Oversized Deluxe Shower
- Alternate Owner's Suite Design with Private Sitting Room.

UPPER LEVEL FEATURES

- Three Additional Bedrooms with Walk-in Closets
- Included Loft Overlooking Foyer and Family Room Below
- Spacious Laundry/Hobby Room with Walk-in Closet
- Included Fifth Bedroom with Optional First Floor Laundry
- Optional Divided Hall Bath
- Optional Third Bath



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STANTON

Masterpiece Collection

welcome home.

Approximately 3343 sq ft and Up



ENGLISH ELEGANCE

designed by: 



AMERICAN CLASSIC
(WITH OPTIONAL DORMERS)

designed by: 



WESTERN CRAFTSMAN

designed by: 



GRANDE VISTA
(WITH OPTIONAL DORMER)

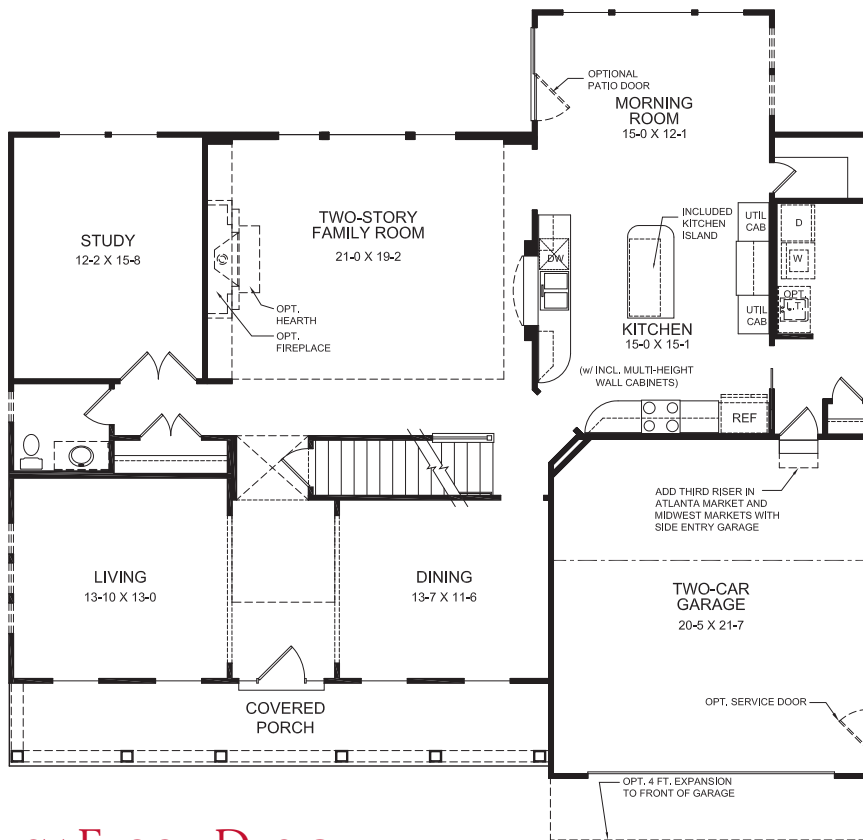
designed by: 

Images & Options Available at fischerhomes.com

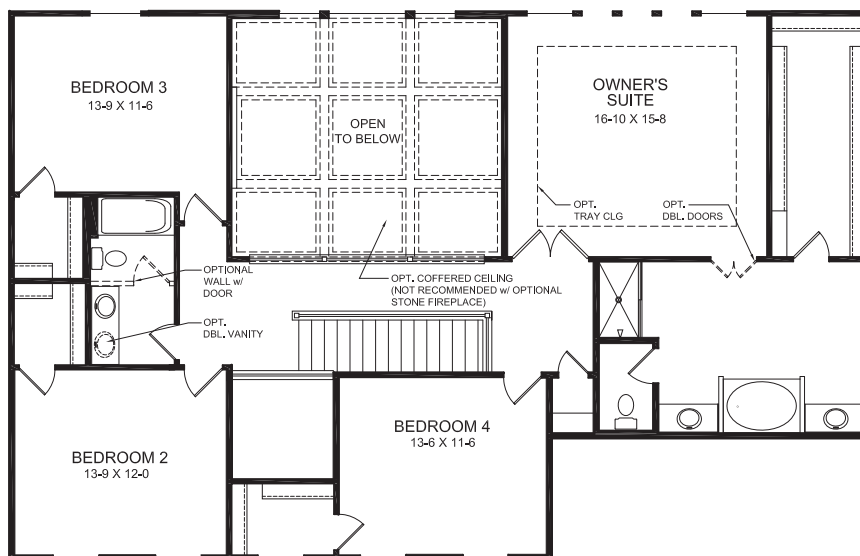
Our Plans Include You

welcome home.

Approximately 3343 sq ft and Up



FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Soaring Two-Story Entry Foyer & Family Room
- Formal Dining and Living Rooms
- Private First Floor Study
- Spacious Kitchen with Walk-In Pantry and Light Filled Morning Room
- Convenient First Floor Laundry
- Optional Coffered Ceiling in Family Room
- Optional Guest Suite
- Optional Fireplace
- Optional Built-in Appliance Kitchen
- Optional Open Kitchen Design
- Optional Open Stair to Basement

SECOND FLOOR FEATURES

- Owner's Suite with Oversized Walk-In Closet and Optional Light Filled Sitting Area
- Spacious Owner's Bath with Separate Shower, Garden Tub and Split Vanities
- 4 Bedrooms Each with Large Walk-In Closets
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Optional Third Full Bath
- Optional Divided Hall Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub



LELAND

Masterpiece Collection

welcome home.

Approximately 3045 sq ft and Up



MODERN FARMHOUSE
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*



AMERICAN CLASSIC
(WITH BRICK VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*



COASTAL CLASSIC
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*



WESTERN CRAFTSMAN
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You



LELAND

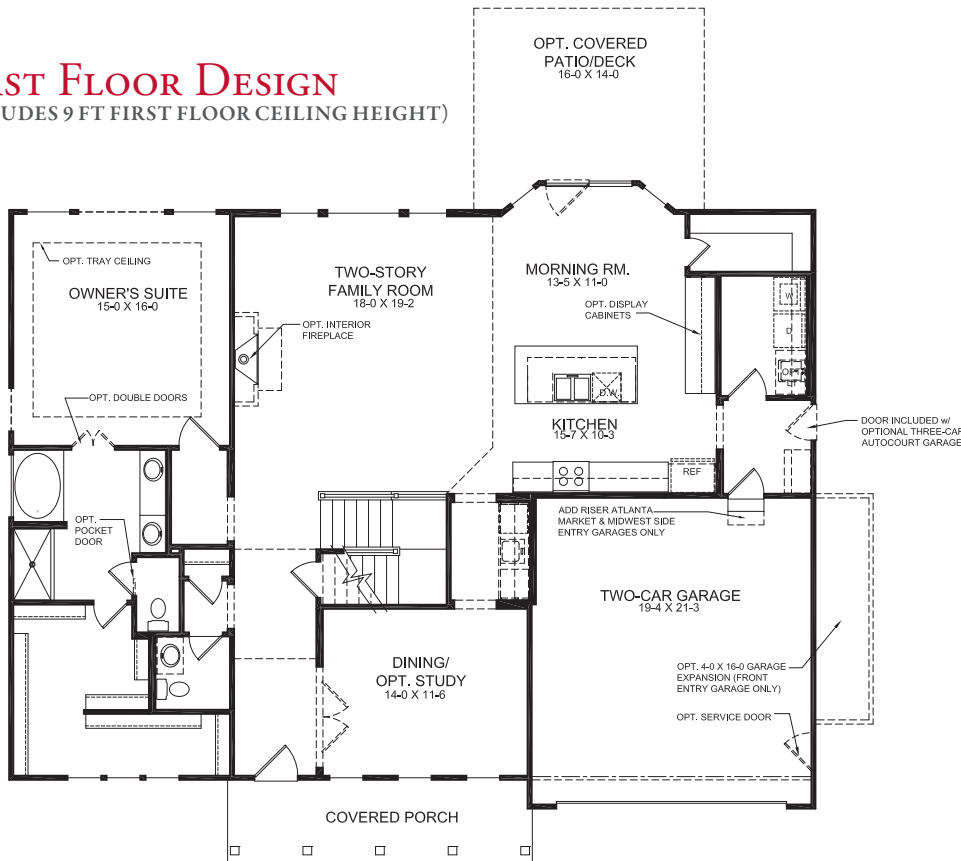
Masterpiece Collection

welcome home.

Approximately 3045 sq ft and Up

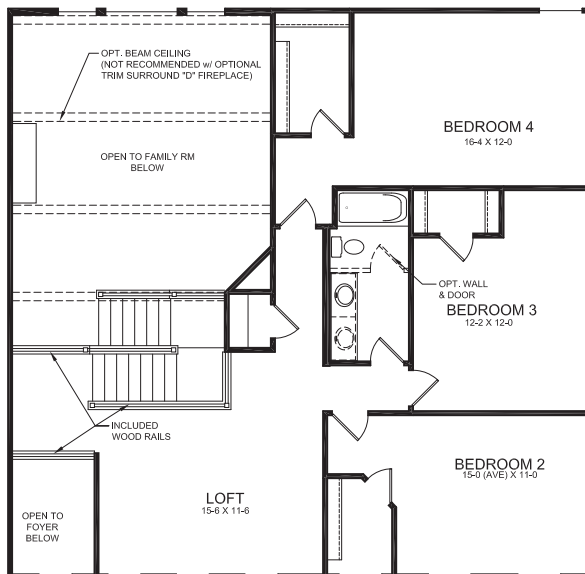
FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



FIRST FLOOR FEATURES

- Included Two-Story Foyer
- Included First Floor Owner's Suite
- Variety of Owner's Bath Configurations
- Optional Owner's Suite Expansion
- Included Two-story Family Room with Optional Fireplace
- Included Dining Room/Optional Study
- Open Kitchen Design with Large Island with Seating
- Over-sized walk-in Pantry
- Optional Built-in Appliance Kitchen
- Included Morning Room Bay Window
- Convenient First Floor Laundry
- Included Family Foyer with Optional Built-in Bench & Storage
- Alternate First Floor with Expanded Kitchen Island and Light-Filled Morning Room/Hearth Room
- Optional Morning Room/Hearth Room Fireplace
- Alternate First Floor with First Floor Guest Suite with walk-in closet and Private Bath
- Optional Covered Rear Patio/Deck



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Three Spacious Bedrooms with walk-in Closets
- Open Loft Provides Additional Living Space
- Included Full Bath/ Optional 3rd Full Bath



Images & Options Available at fischerhomes.com

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RVSD. 05/21
IM 10/20



HAYDEN

Masterpiece Collection

welcome home.

Approximately 2406 sq ft and Up



GRANDE VISTA

designed by: *FH*



CAMBRIDGE COTTAGE

designed by: *FH*



WESTERN CRAFTSMAN

designed by: *FH*



AMERICAN CLASSIC

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You

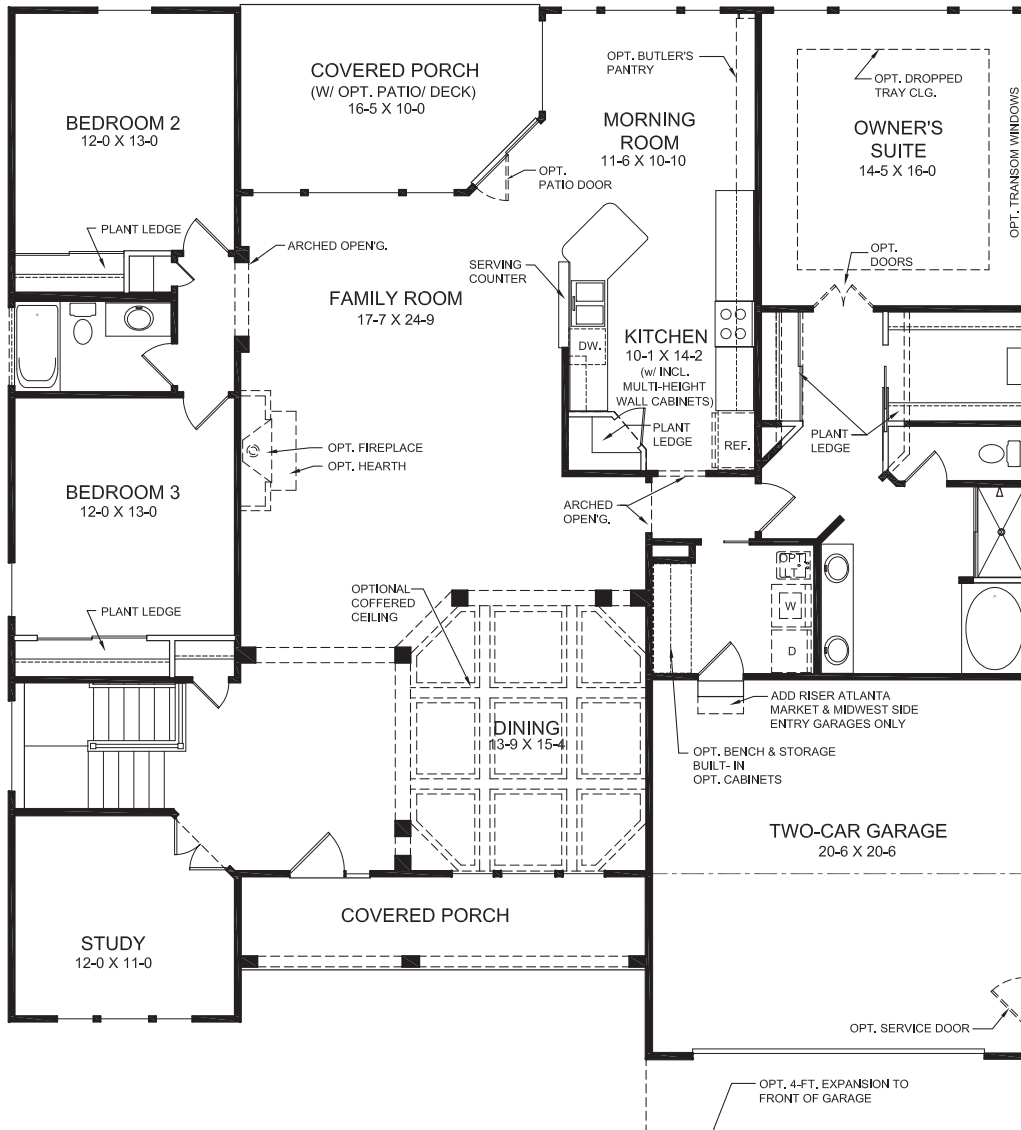


HAYDEN

Masterpiece Collection

welcome home.

Approximately 2406 sq ft and Up



FIRST FLOOR FEATURES

- Included 10 ft First Floor Ceiling Height
- Welcoming Entry Foyer
- Formal Dining Room
- Included Study
- Spacious Family Room with Optional Fireplace/Entertainment Center
- Light Filled Morning Room
- Included Covered Porch Off Kitchen
- Private Owner's Suite
- Owner's Bath Includes Separate Shower and Garden Tub
- Three Bedrooms
- Optional Open Kitchen with Included Island
- Alternate First Floor Design with Expanded Morning Room & Owner's Suite
- Optional Coffered Ceiling in Dining Room
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

FIRST FLOOR DESIGN

(INCLUDES 10 FT FIRST FLOOR CEILING HEIGHT)



Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

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RVSD. 11/20
IM 11/20

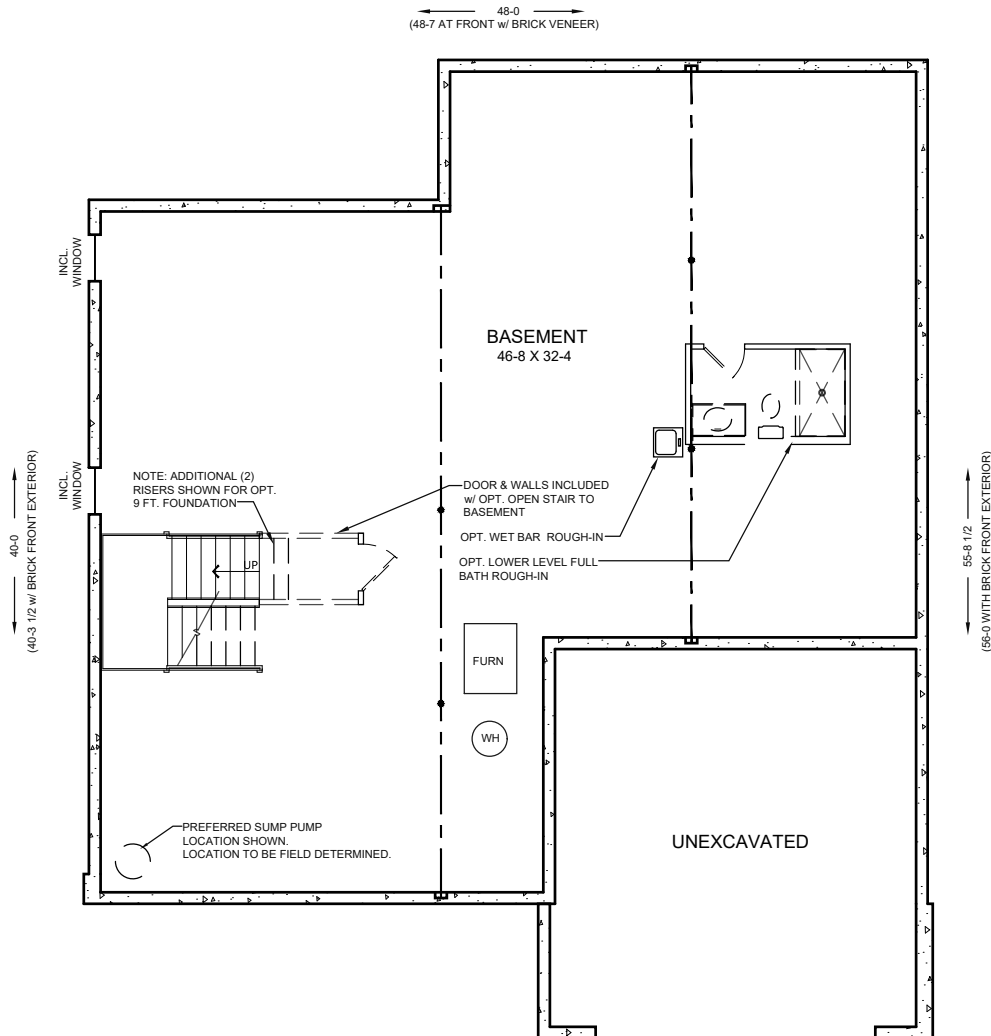
BASEMENT DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT

APPROX. 1847 SQ.FT. (NOT INCLUDED IN SQ.FT. TOTALS)

(NOT AVAILABLE IN ATLANTA MARKET)

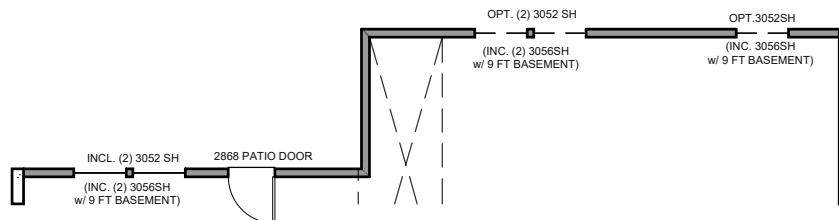
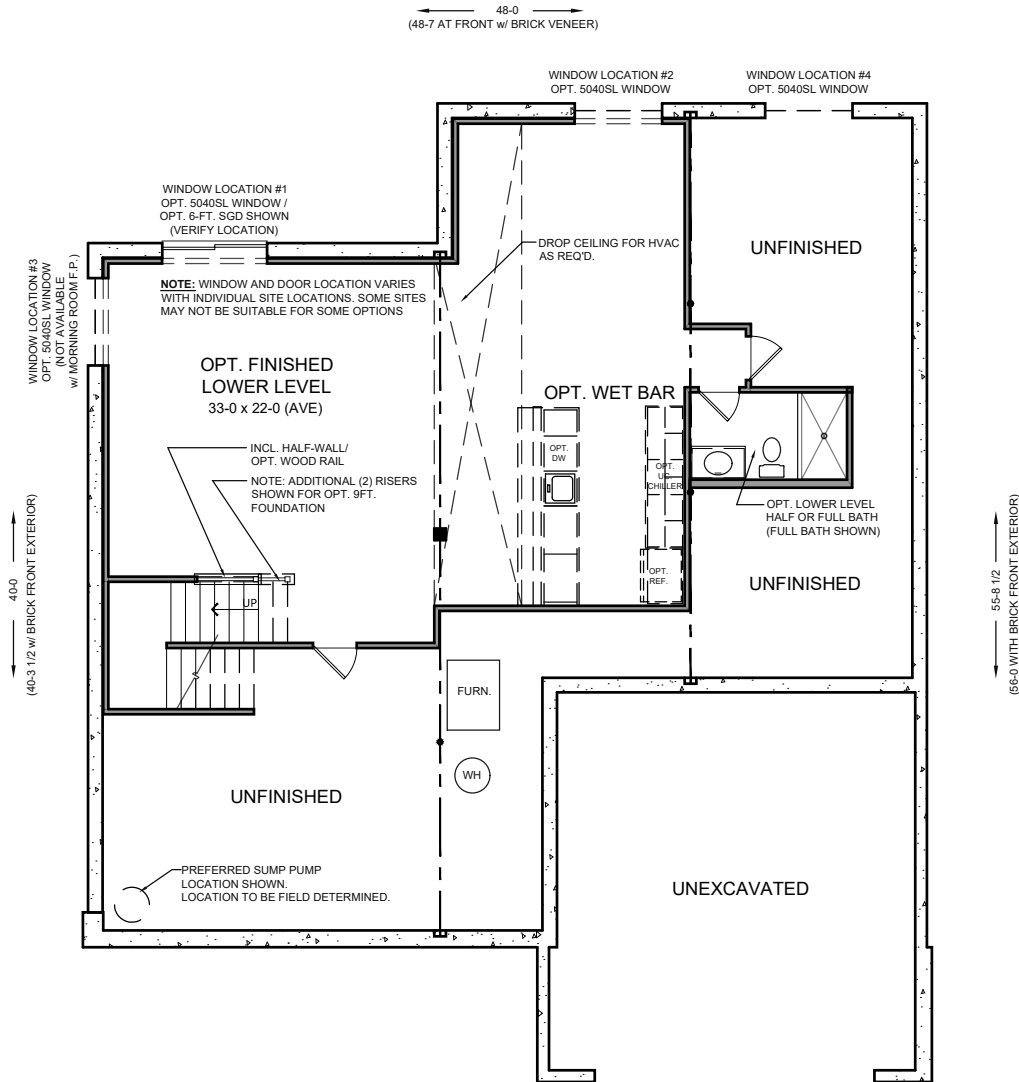
NOTE: SEE SHEET 1.2 FOR ADDT. WINDOW & DOOR LOCATIONS. OPTIONS VARY w/ SPECIFIC SITE CONDITIONS. FDN. WALL THICKNESS WILL VARY w/ FDN. WALL HEIGHT OPTION & SITE CONDITIONS. (PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN).



OPTIONAL FINISHED LOWER LEVEL DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT

ADDS APPROX. 866 SQ.FT. w/ OPT. FULL BATH (NOT INCLUDED IN TOTAL)
 NOTE: PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN.



OPTIONAL WALKOUT BASEMENT DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT

INCLUDED FIRST FLOOR DESIGN

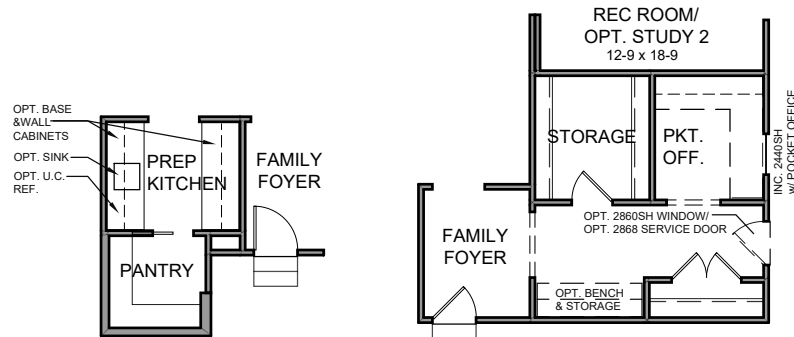
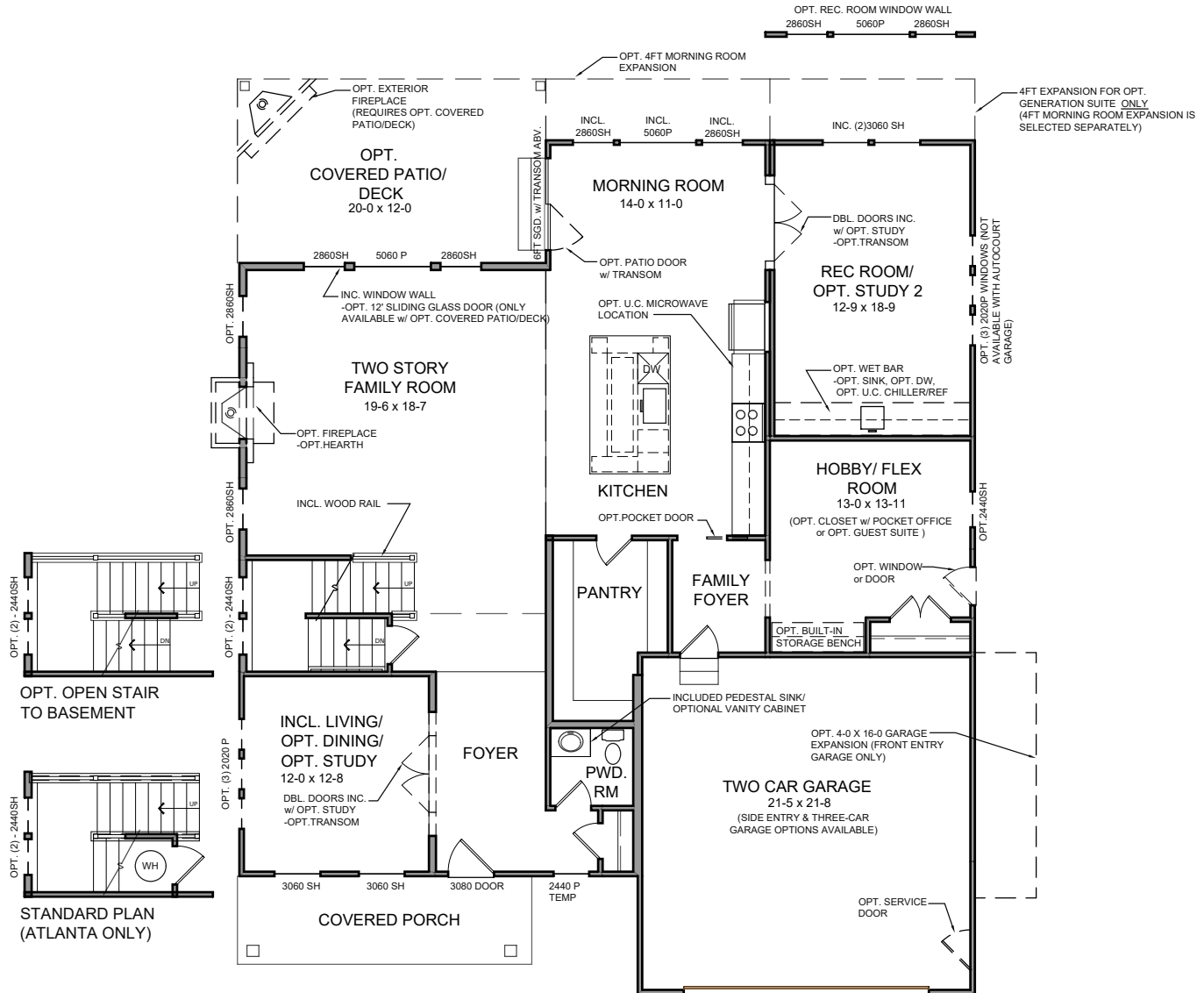
INCLUDED 9-FT. FIRST FLOOR CEILING HEIGHT

APPROX. 1834 FIRST FLOOR SQ.FT.

APPROX. 4022 TOTAL GROSS SQ. FT. / APPROX. 3527 TOTAL NET SQ. FT.

NOTE: THIS PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN.
WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN.

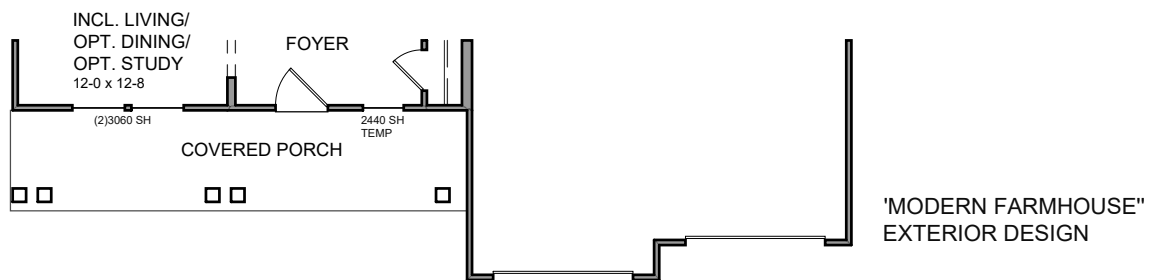
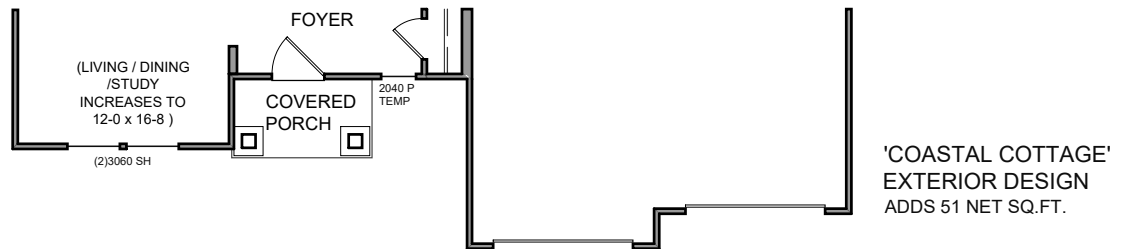
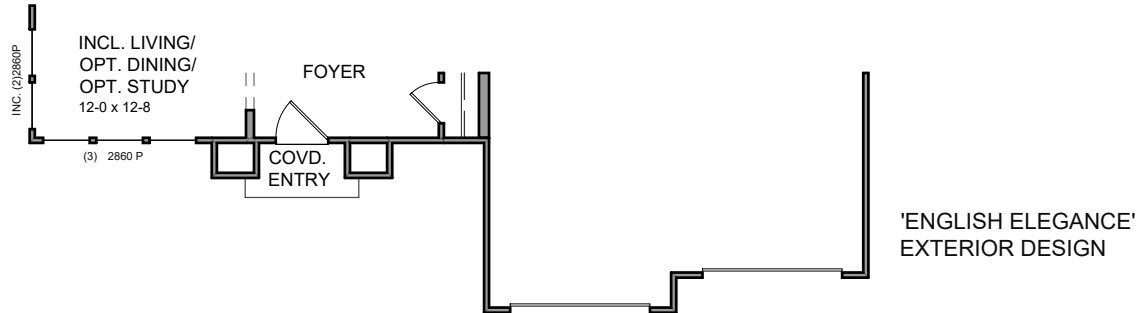
SEE 1.5-1.6 FOR ALTERNATE PLAN DESIGNS & SIDE ENTRY DESIGN



OPT. PREP KITCHEN

OPT. POCKET OFFICE & STORAGE CLOSET

FIRST FLOOR EXTERIOR DESIGN



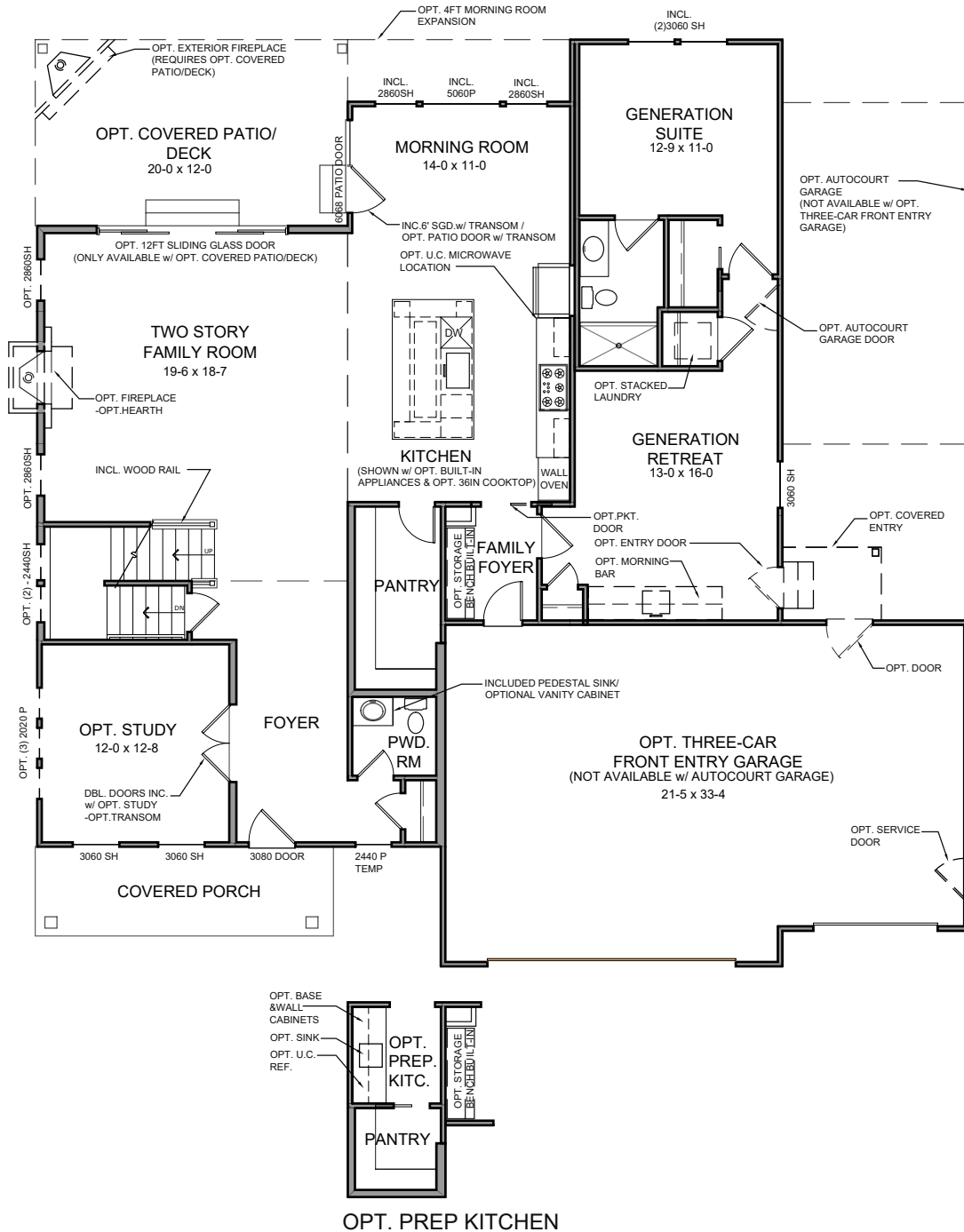
SHOWN w/ 'AMERICAN CLASSIC' EXTERIOR DESIGN
NOTE: AUTOCOURT OPTION INCREASES OVERALL WIDTH 12-FT. AND REQUIRES SITE VERIFICATION. 3RD CAR AUTOCOURT ONLY AVAILABLE W/ SIDE-ENTRY GARAGE.

SHOWN w/ 'AMERICAN CLASSIC' EXTERIOR DESIGN
NOTE: AUTOCOURT OPTION INCREASES OVERALL WIDTH 12-FT. AND REQUIRES SITE VERIFICATION. 3RD CAR AUTOCOURT ONLY AVAILABLE W/ SIDE-ENTRY GARAGE.



ALTERNATE FIRST FLOOR DESIGN w/ GENERATION RETREAT

ADDS APPROX. 55 NET SQ. FT.
GENERATION SUITE INCLUDES 4 FT REAR EXPANSION
(SHOWN w. OPT. 3-CAR FRONT ENTRY GARAGE
OR OPT. AUTOCOURT GARAGE)

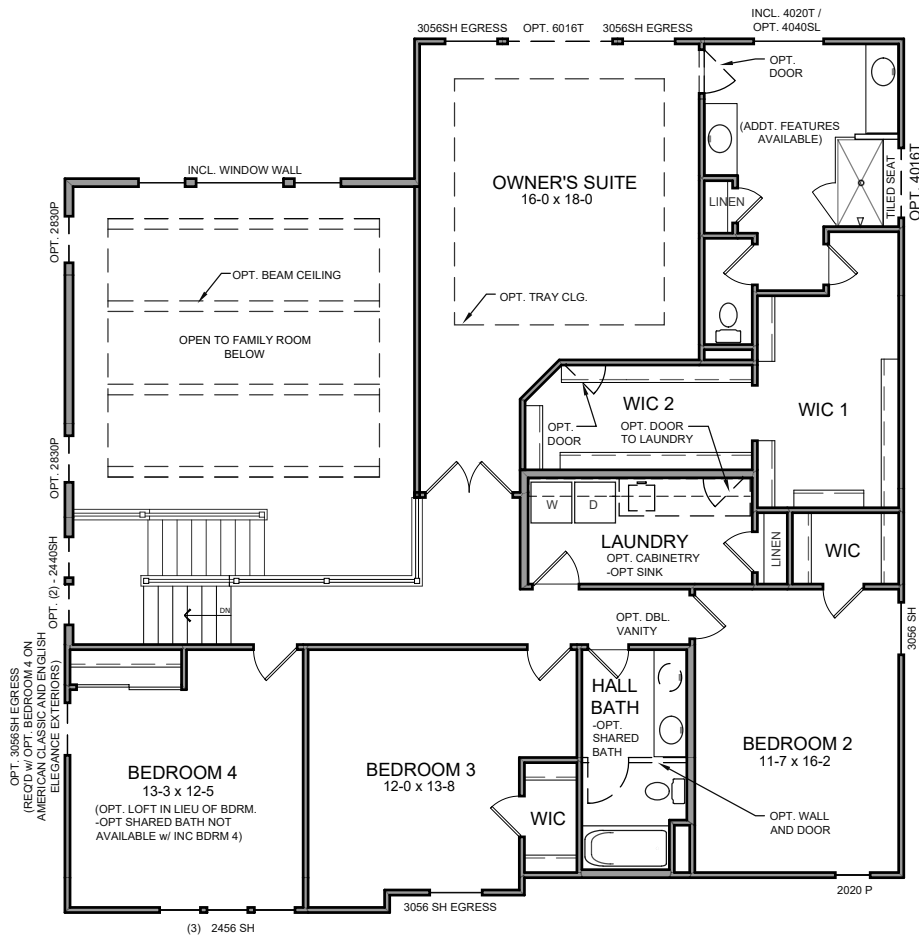


OPT. PREP KITCHEN

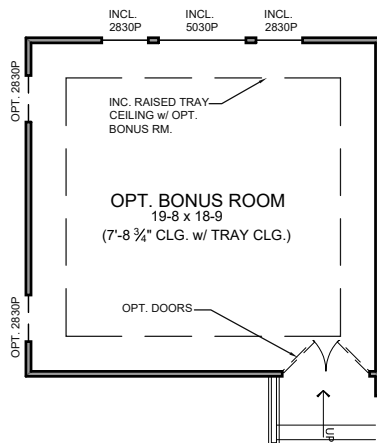
INCLUDED SECOND FLOOR DESIGN

INCLUDED 8-FT. SECOND FLOOR CEILING HEIGHT
APPROX. 2189 2ND FLOOR GROSS SQ. FT. / 1792 2ND FLOOR NET SQ. FT.

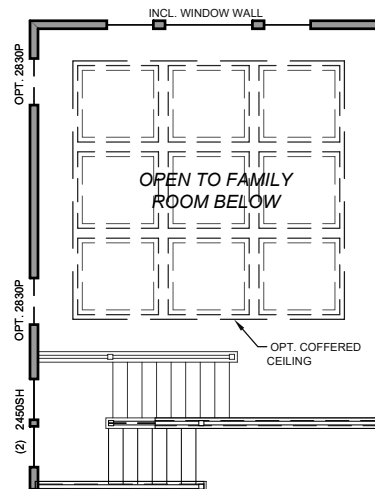
NOTE: THIS PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN.
WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN.

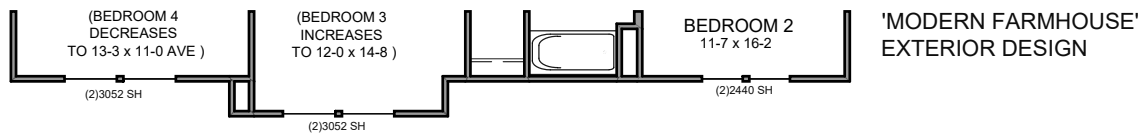


OPT. BONUS ROOM (ADDS APPROX. 393 NET SQFT.)



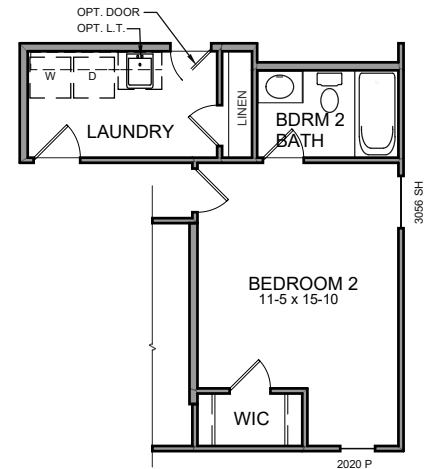
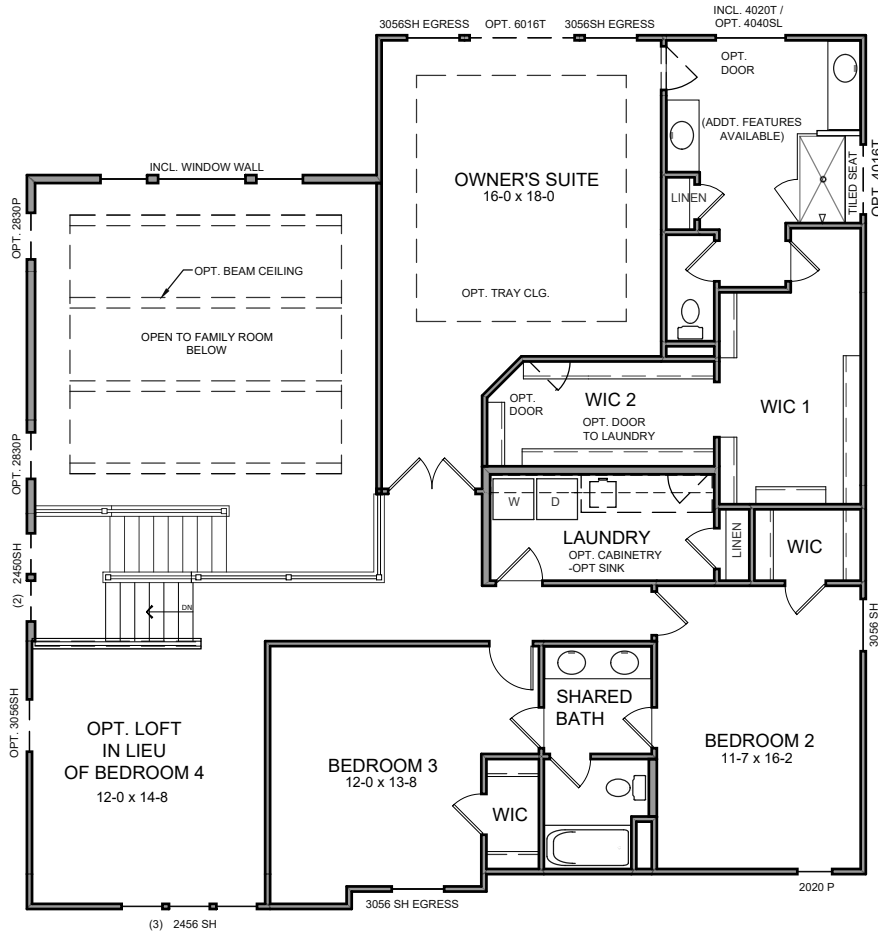
OPT. 2-STORY FAMILY ROOM BEAM CEILING





**SECOND FLOOR DESIGN w/ OPT. SHARED BATH
and OPT. BEDROOM 4 FULL BATH**

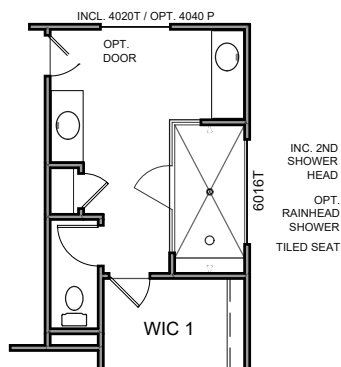
(SHOWN w/ INC. OWNER'S BATH LAYOUT)
NOTE: OPT. SHARED BATH IS ONLY AVAILABLE
WHEN THE OPT. LOFT IN LIEU OF BEDROOM 4 IS SELECTED)



**OPT. BEDROOM 2
FULL BATH**

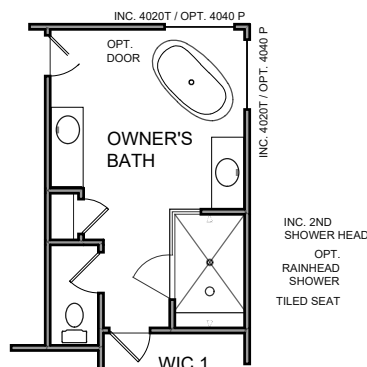
OPT. LUXURY SHOWER

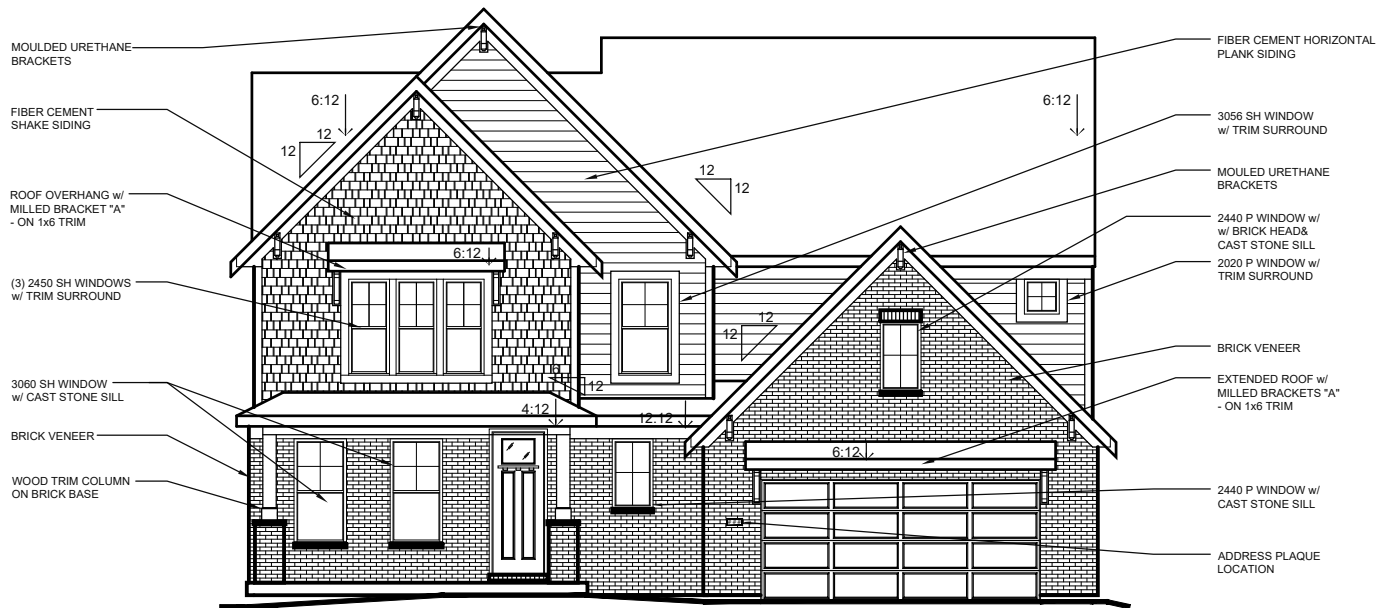
48x102 SHOWER w/ TILED SEAT, CERAMIC TILE SURROUND
TO CLG. & GLASS ENCLOSURE w/ SWING DOOR



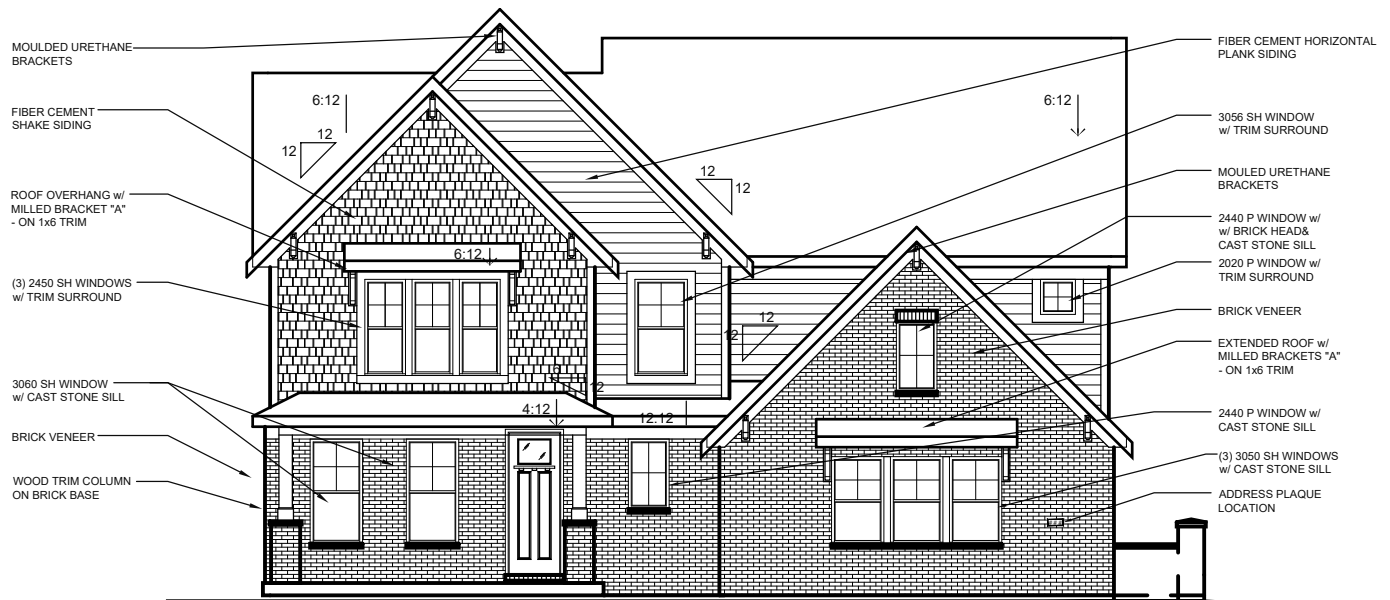
OPT. DESIGNER SHOWER w/ FREE-STANDING TUB

48x66 SHOWER w/ TILED LEDGE, CERAMIC TILE SURROUND TO CLG.
& GLASS ENCLOSURE w/ SWING DOOR
-ADDS INC. (2)4020 T or OPT. (2) 4040 P



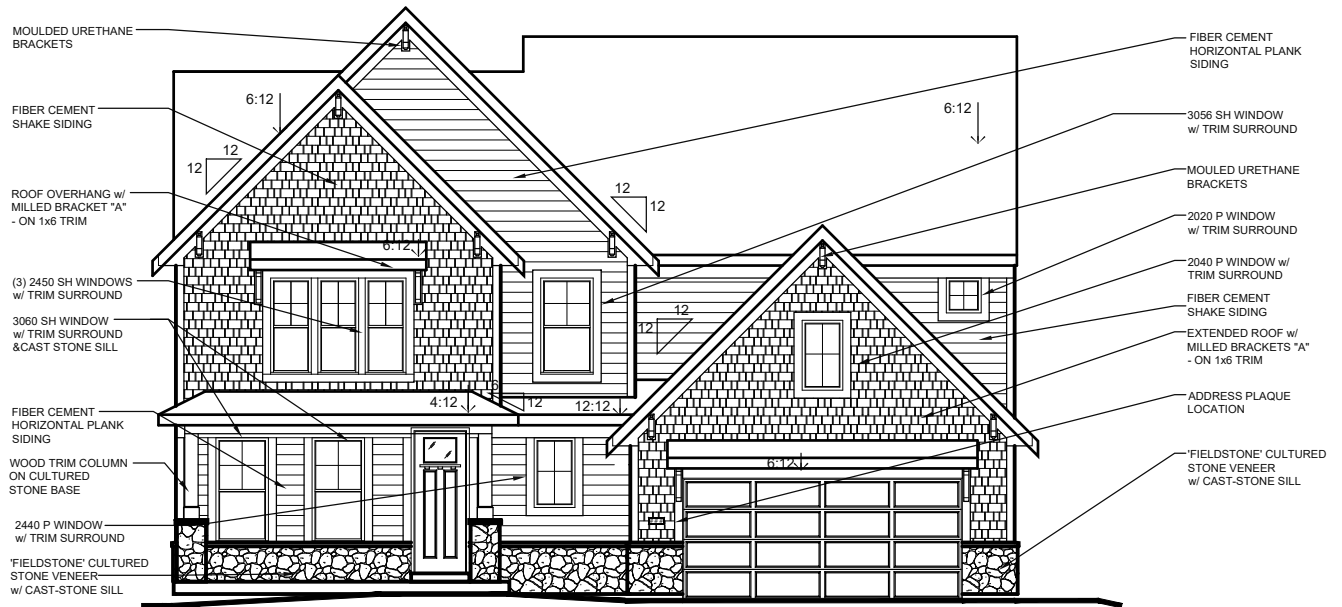


w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

AMERICAN CLASSIC EXTERIOR DESIGN



w/ OPTIONAL CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)

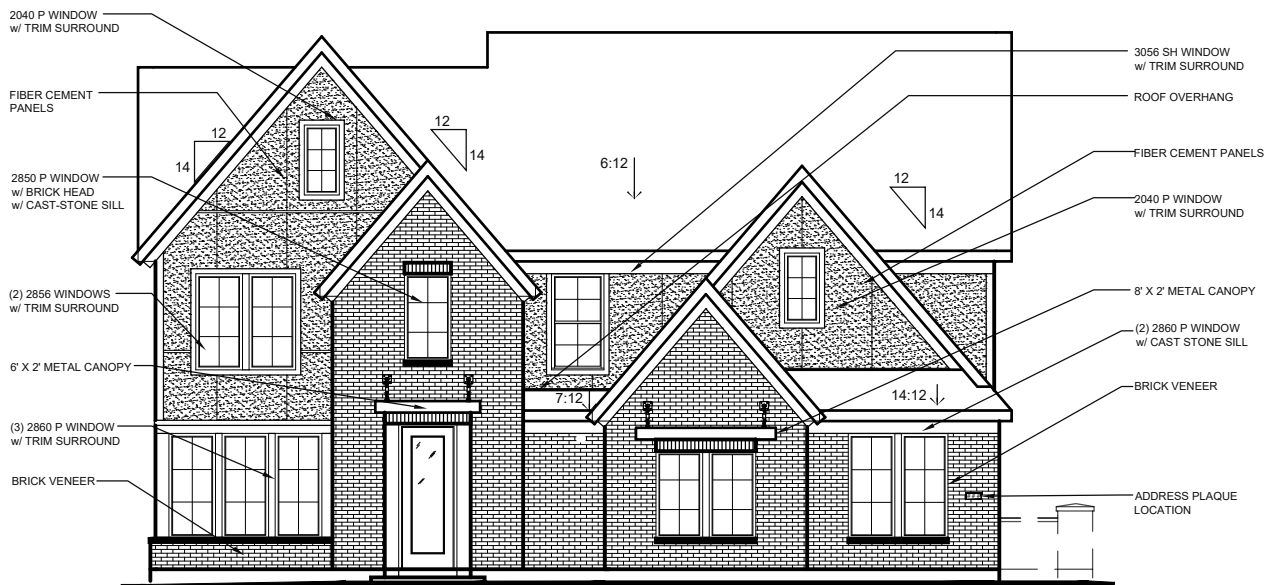


w/ OPTIONAL SIDE ENTRY GARAGE
w/ OPTIONAL CULTURED STONE VENEER
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES)

ENGLISH ELEGANCE EXTERIOR DESIGN

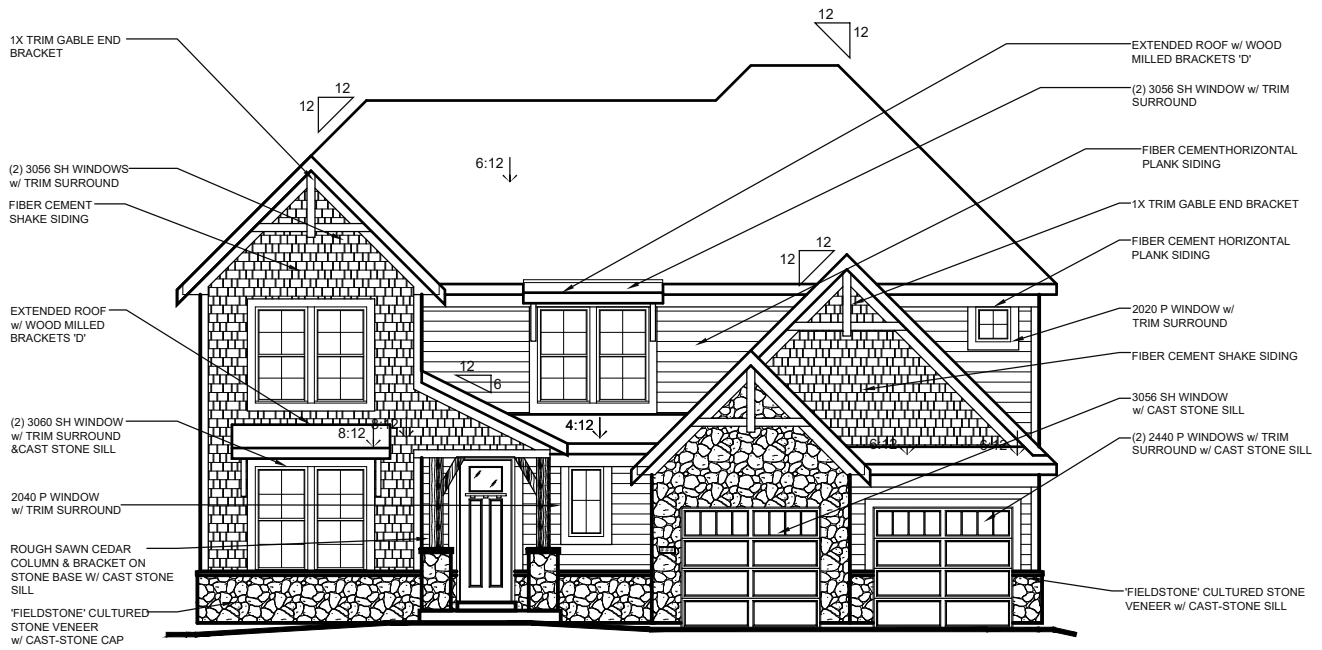


w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

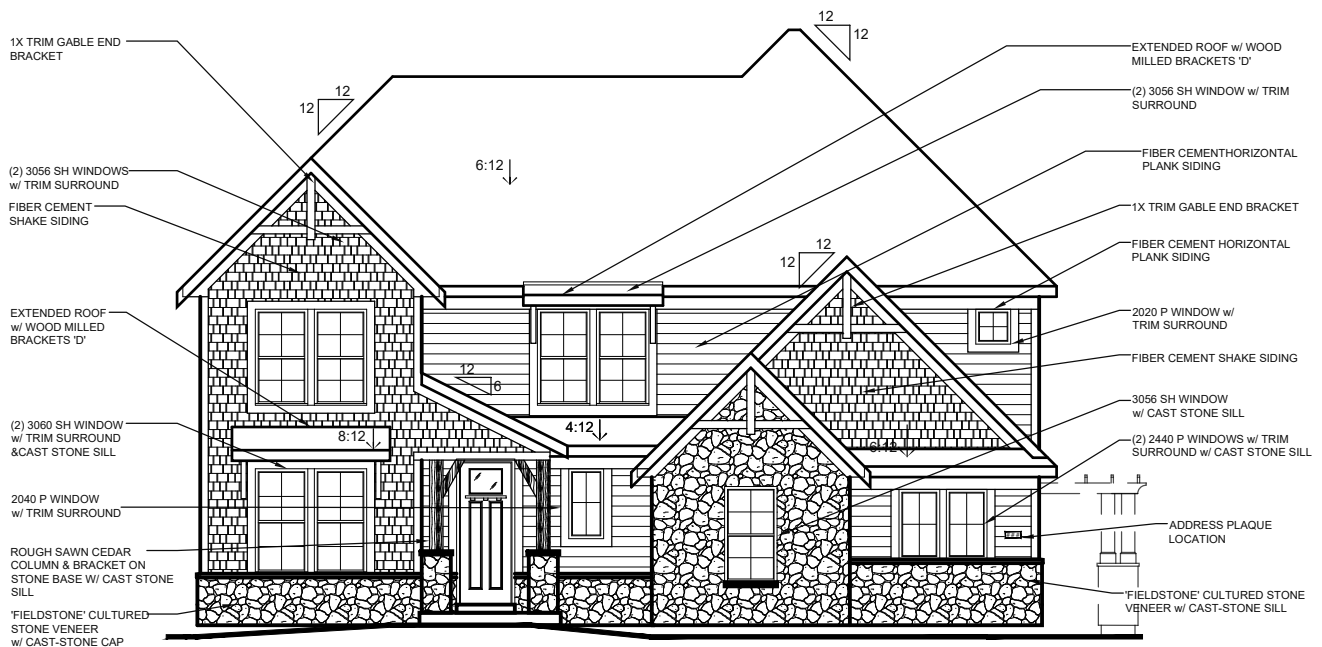


w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

COASTAL COTTAGE EXTERIOR DESIGN

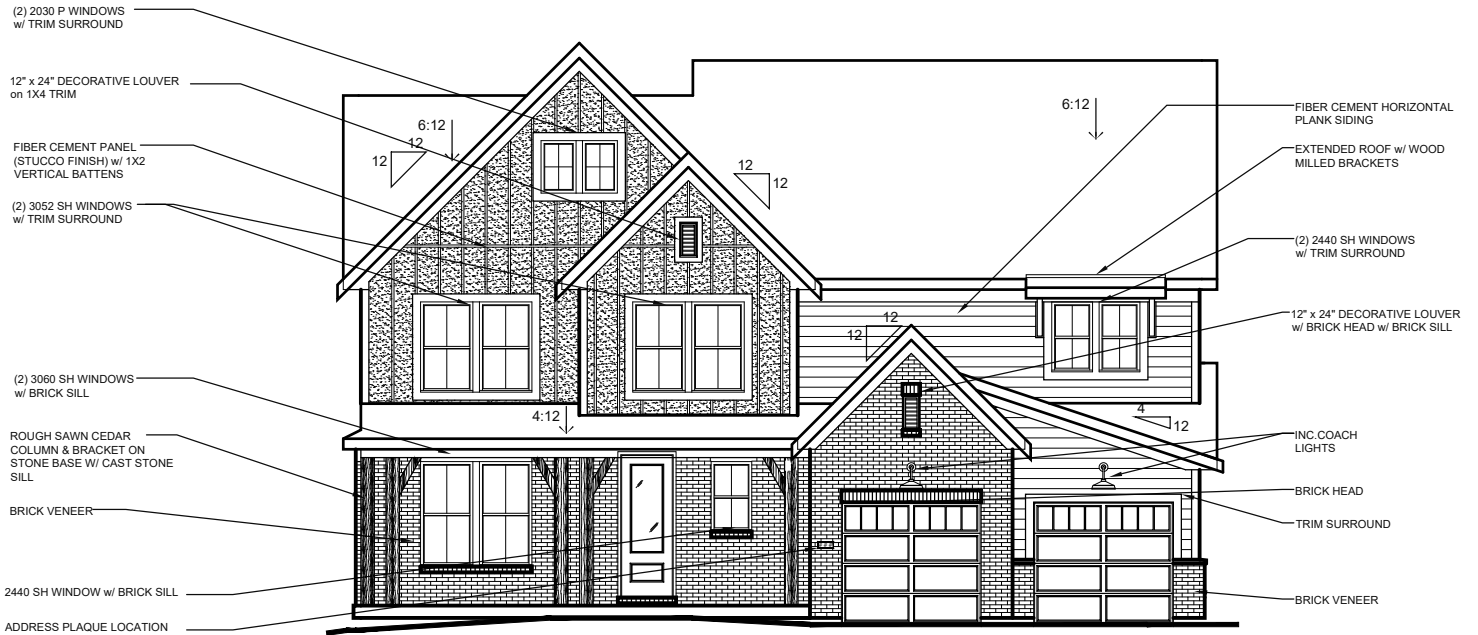


w/ OPTIONAL CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)

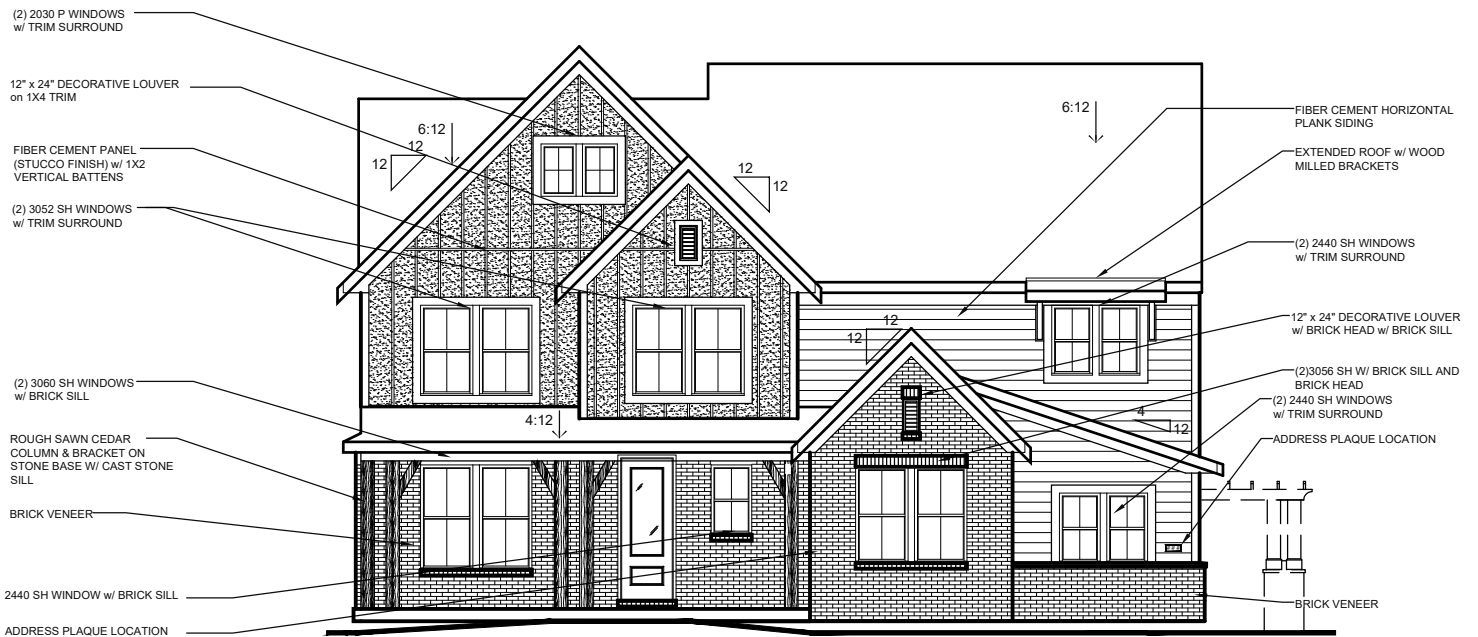


w/ OPTIONAL SIDE ENTRY GARAGE
w/ OPTIONAL CULTURED STONE VENEER
w/ R.S.C TRELLIS WING WALL w/ CULTURED STONE BASE
(AVAILABLE w/ LOW STONE SIDES)

MODERN FARMHOUSE EXTERIOR DESIGN

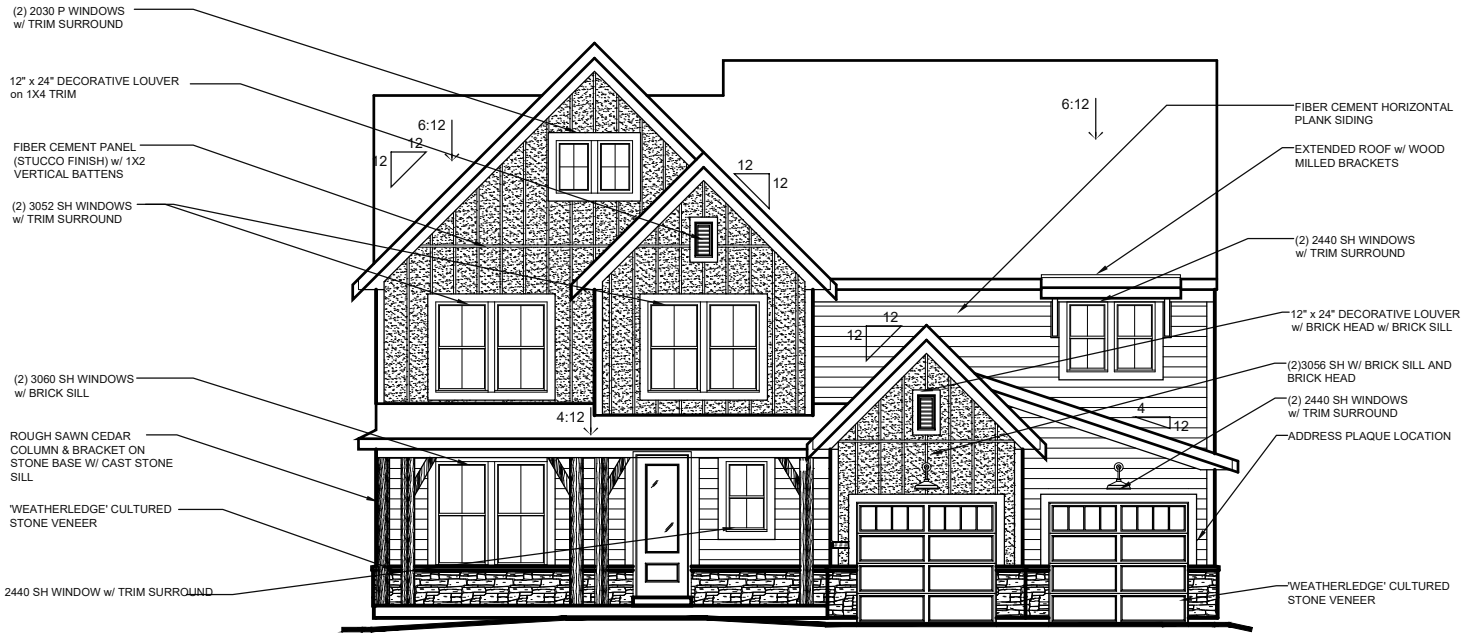


w/ BRICK VENEER
(AVAILABLE w/ LOW BRICK SIDES)

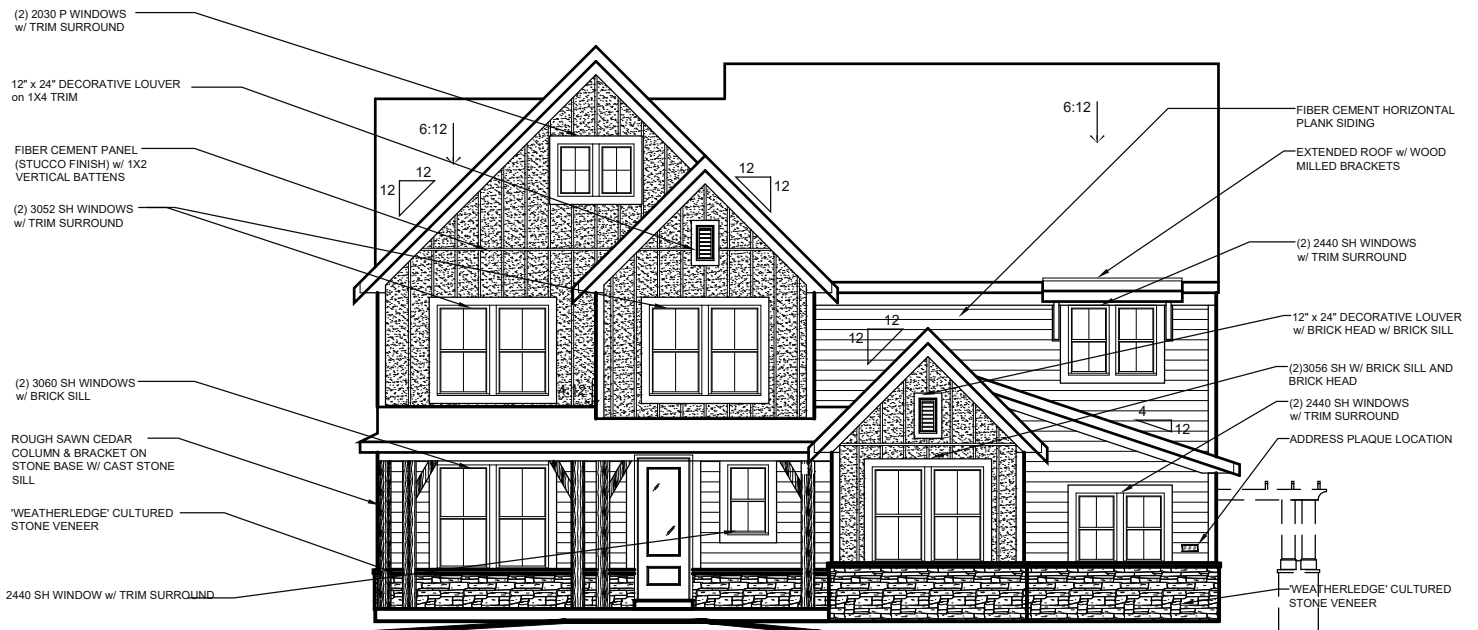


w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ R.S.C TRELLIS WING WALL w/ BRICK VENEER BASE
(AVAILABLE w/ LOW BRICK SIDES)

MODERN FARMHOUSE EXTERIOR DESIGN

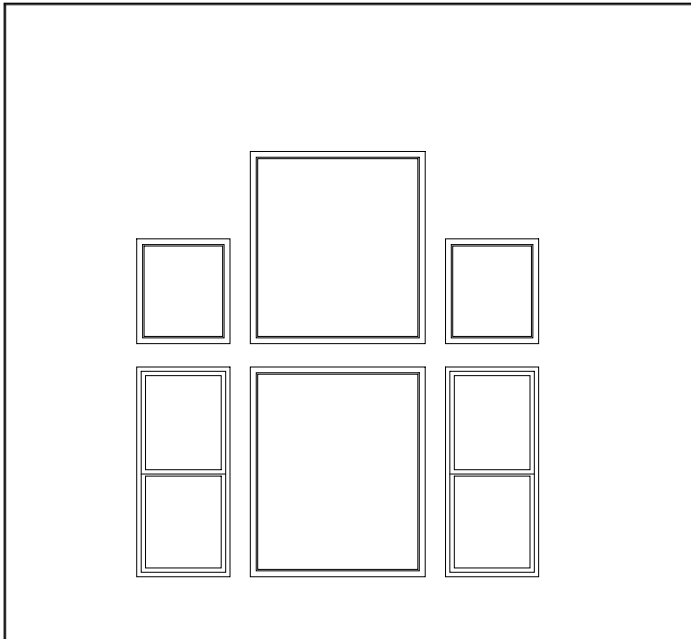


w/ OPTIONAL CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



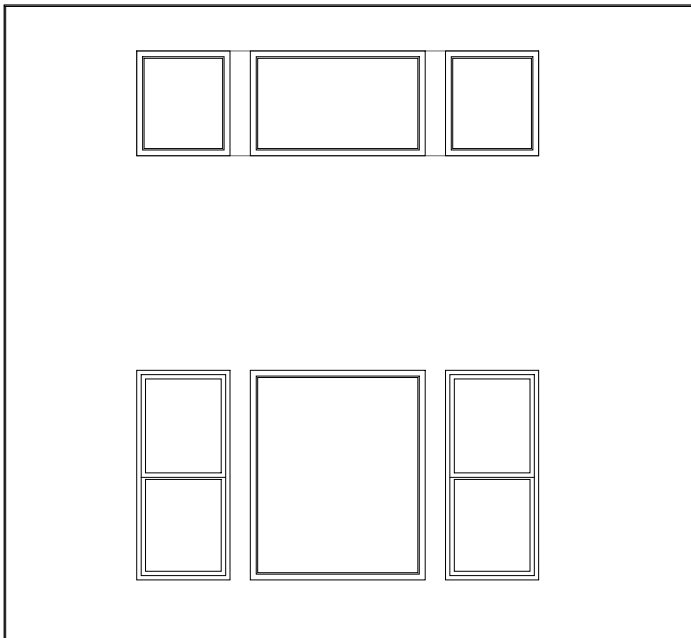
w/ OPTIONAL SIDE ENTRY GARAGE
 w/ OPTIONAL CULTURED STONE VENEER
 w/ R.S.C TRELLIS WING WALL w/ CULTURED STONE BASE
 (AVAILABLE w/ LOW STONE SIDES)

FAMILY ROOM WINDOW WALL



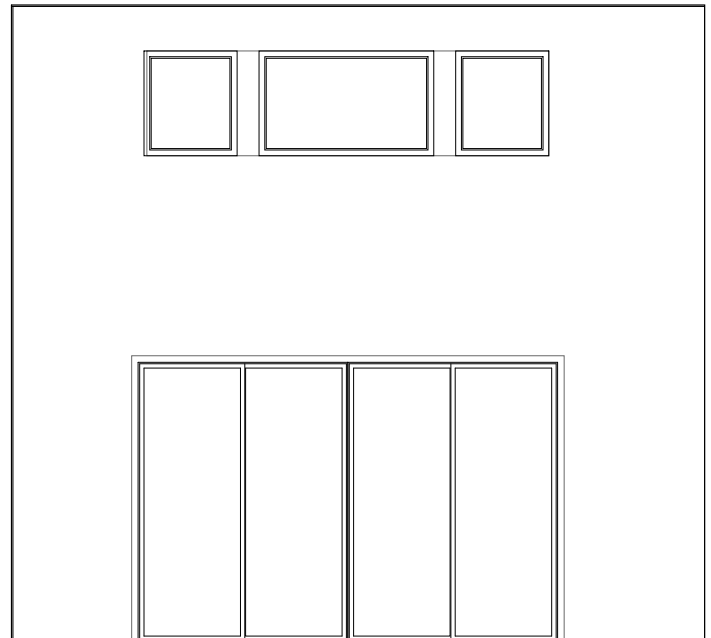
INCLUDED FAMILY ROOM WINDOW WALL

(1)-5060 SH WINDOW, (2) 2860 SINGLE HUNG WINDOWS /
(1)5056 PICTURE WINDOWS, (2)2830 PICTURE WINDOWS



INCLUDED FAMILY ROOM WINDOW WALL
w/ OPTIONAL COVERED PATIO

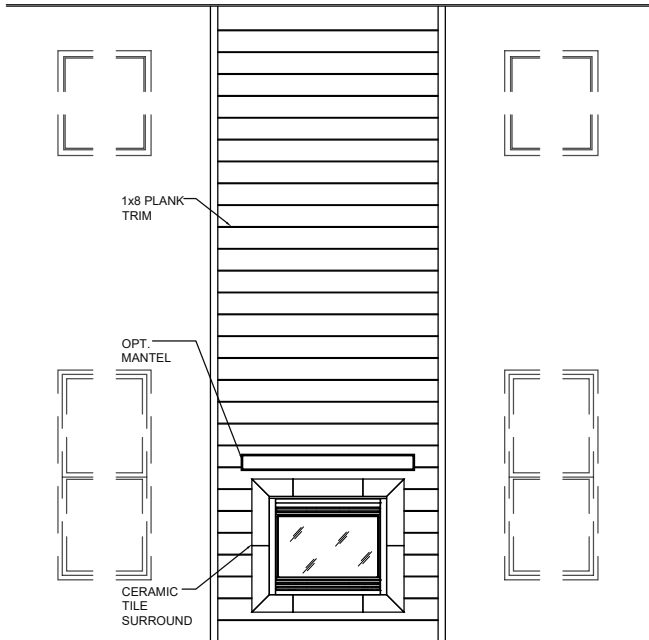
(2)-2860 SINGLE HUNG WINDOWS, (1)-5060 PICTURE WINDOW /
(2)-2830 PICTURE WINDOWS, (1)-5030 PICTURE WINDOW



INCLUDED FAMILY ROOM WINDOW WALL w/
OPTIONAL COVERED PATIO
& OPT. 12' X 8' SLIDING GLASS DOOR

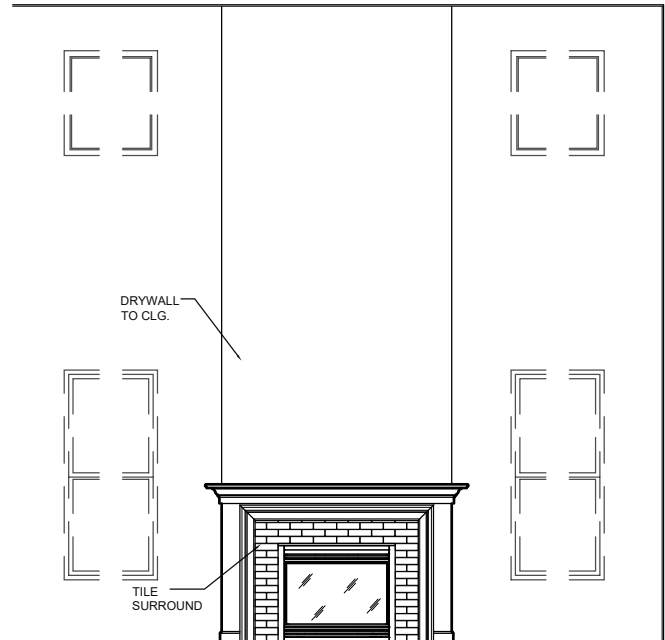
(2)-2830 PICTURE WINDOWS, (1)-5030 PICTURE WINDOW

FAMILY ROOM FIREPLACE

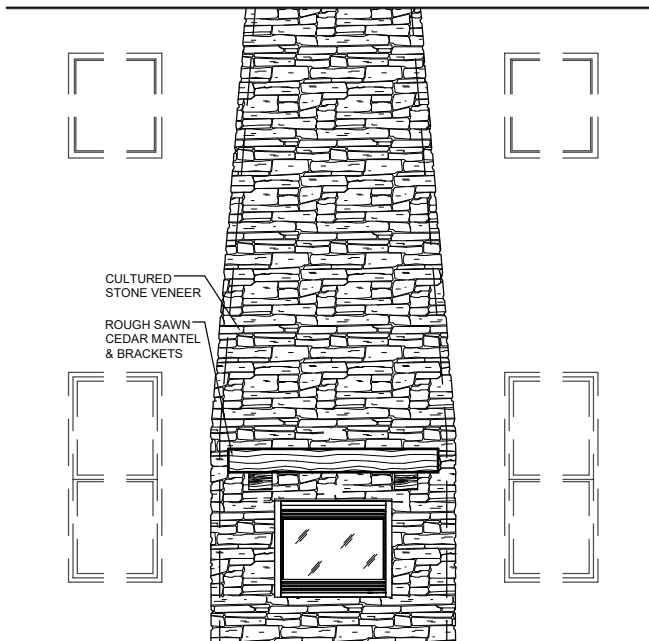


OPTIONAL FAMILY ROOM TWO-STORY
SHIP LAP FIREPLACE

(SHOWN W/ OPTIONAL RAISED FIREPLACE)
(10' HIGH W/ OPT. SECOND FLOOR BONUS ROOM)



OPTIONAL FAMILY ROOM ONE-STORY
FIREPLACE w/ TRIM SURROUND 'D'

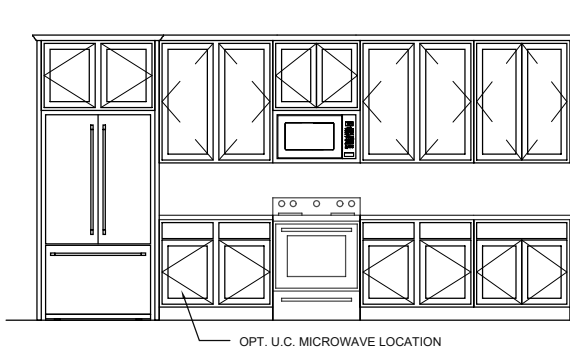


OPTIONAL FAMILY ROOM TWO-STORY
CULTURED STONE VENEER FIREPLACE

(SHOWN W/ OPTIONAL RAISED FIREPLACE)
(10' HIGH W/ OPT. SECOND FLOOR BONUS ROOM)

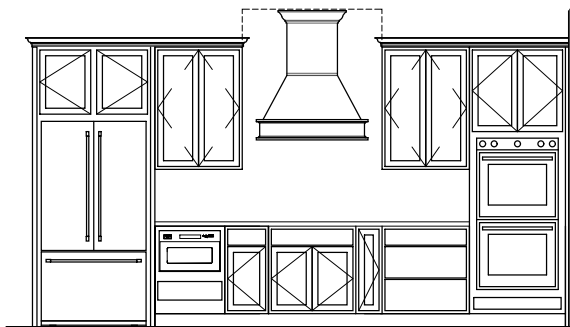
KITCHEN / PREP KITCHEN CABINETS

INCLUDED 42" CABINET LAYOUT (SHOWN w/ 30" RANGE)



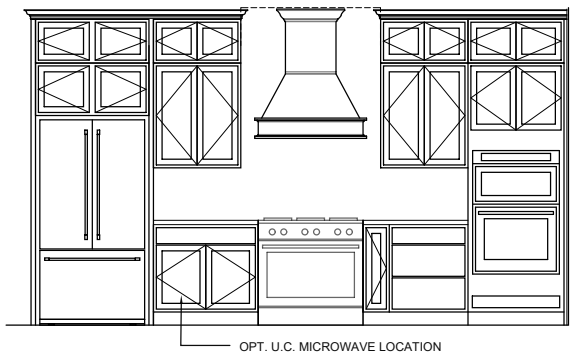
OPT. BUILT-IN APPLIANCE KITCHEN w/ 30" COOKTOP & OPT. DECORATIVE RANGE HOOD

(SHOWN w/ INC. 42" WALL CABINETS AND OPT. DBL WALL OVEN)
NOTE: MUST SELECT DECORATIVE RANGE HOOD or MTL. CANOPY RANGE HOOD
w/ BUILT-IN APPLIANCE OPTION)

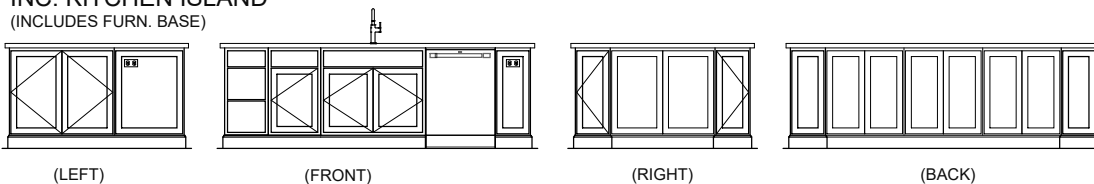


OPT. 36" SLIDE-IN RANGE w/ STACKED CABINETS, AND OPT. DECORATIVE RANGE HOOD

NOTE: MUST SELECT OPT. DECORATIVE RANGE HOOD or MTL CANOPY
RANGE HOOD w/ BUILT IN APPLIANCE OPTION

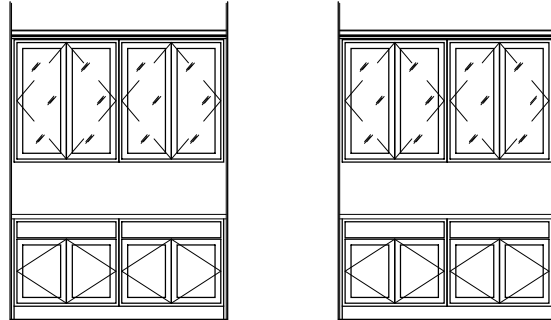


INC. KITCHEN ISLAND (INCLUDES FURN. BASE)



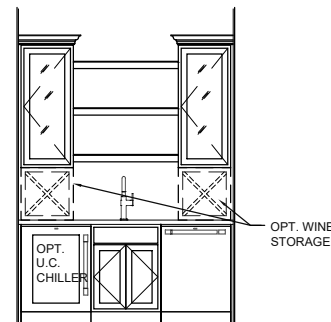
OPT. PREP KITCHEN

(SHOWN w/ INC. 42" WALL CABINETS & OPT. CLEAR GLASS INSERTS
-TWO-SIDED CABINET WALLS w/ INCLUDED PLAN ONLY.
NOT AVAILABLE w/ OPT. GUEST SUITE OR OPT. GENERATION SUITE)



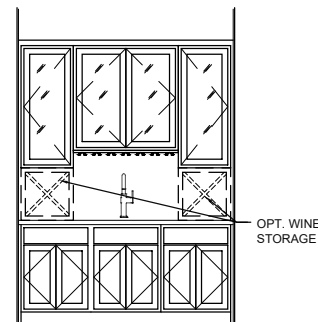
OPT. PREP KITCHEN w/ OPT. DISPLAY CABINETS

(SHOWN w/ OPT. UC. REF, OPT. CLEAR GLASS INSERTS,
OPT. SINK AND OPT. DISHWASHER -WINE STORAGE CABINETS OPTIONAL)

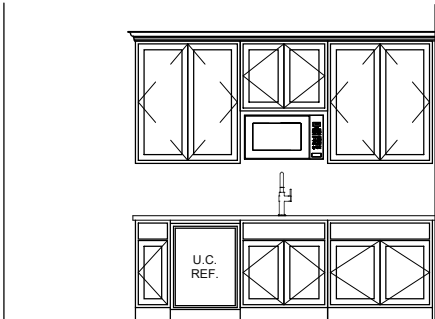


OPT. PREP KITCHEN w/ OPT. WINE DISPLAY & STORAGE

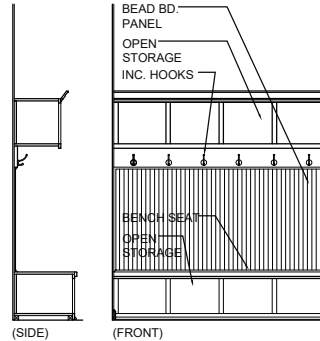
(SHOWN w/ OPT. SINK, OPT. STEMWARE DISPLAY, OPT. GLASS INSERTS,
& OPT. WINE BOTTLE STORAGE CABINETS)



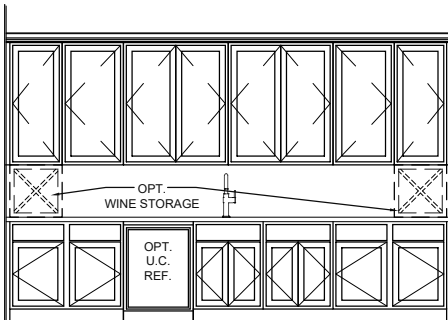
OPT. MORNING BAR w/ GENERATION SUITE
(SHOWN w/ OPT. SINK, OPT. MICROWAVE & UC. REF.)



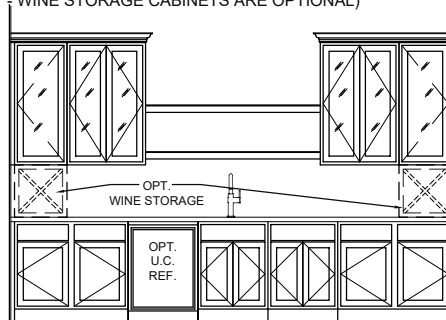
OPT. FAMILY FOYER BENCH & STORAGE BUILT-INS



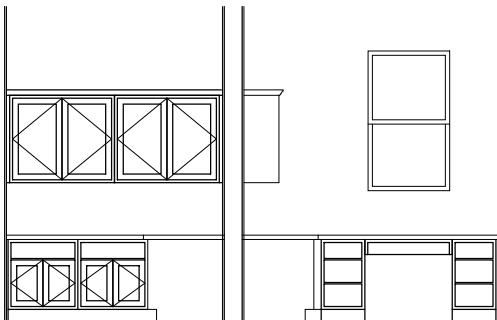
OPT. REC ROOM WET BAR CABINETS
(SHOWN w/ INC. 42" WALL CABINETS, OPT. SINK, OPT. UC. REF., OPT. WINE STORAGE CABINETS)



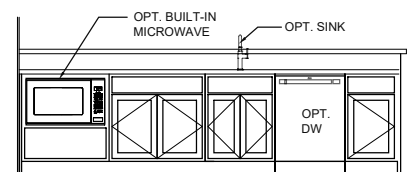
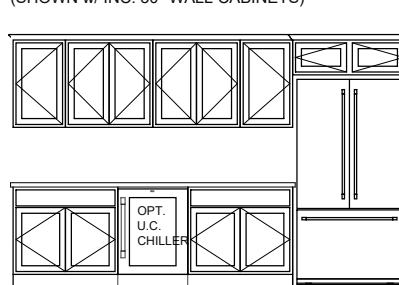
OPT. REC ROOM WET BAR CABINETS
(SHOWN w/ INC. 42" WALL CABINETS & FLOATING SHELVES, OPT. SINK, OPT. UC. REF. & OPT. CLEAR GLASS INSERTS)
- WINE STORAGE CABINETS ARE OPTIONAL)



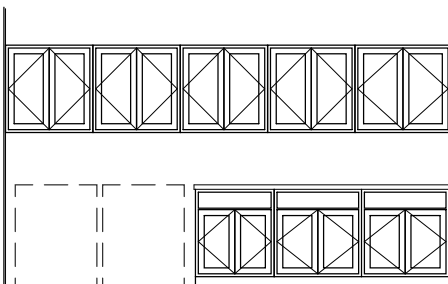
OPT. POCKET OFFICE
(SHOWN w/ INC. 30" WALL CABINETS)



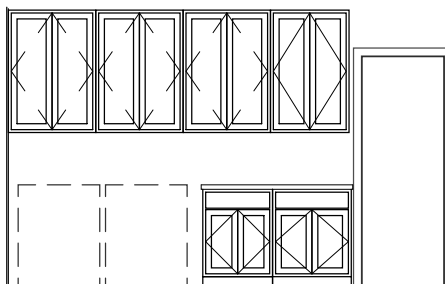
OPT. FINISHED LOWER LEVEL WET BAR CABINETS
(SHOWN w/ INC. 30" WALL CABINETS)



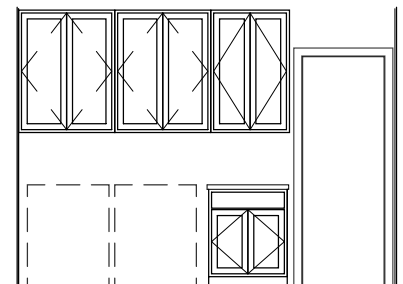
OPT. LAUNDRY CABINETS
STANDARD / NO DOOR TO OWNER'S WIC
(SHOWN w/ INC. 30" WALL CABINETS)



w/ DOOR TO OWNER'S WIC
(SHOWN w/ OPT. 42" CABINETS & OPT. SINK)



w/ BDRM 2 FULL BATH & DOOR
TO OWNER'S WIC
(SHOWN w/ OPT. 42" CABINETS & OPT. SINK)



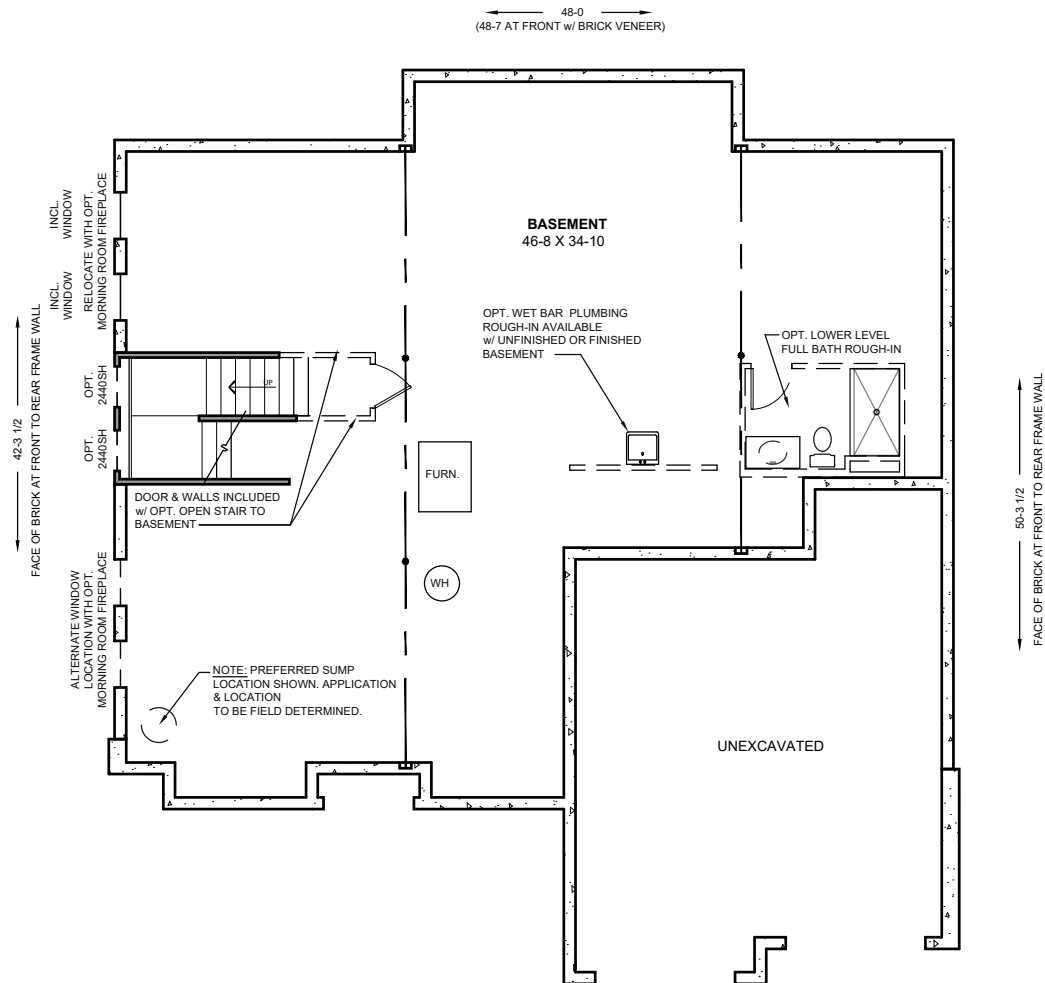
BASEMENT DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT

APPROX. 1555 SQ.FT. (NOT INCLUDED IN SQ.FT. TOTALS)

(NOT AVAILABLE IN ATLANTA MARKET)

NOTE: SEE SHEET 1.2 FOR ADDT. WINDOW & DOOR LOCATIONS. OPTIONS VARY w/ SPECIFIC SITE CONDITIONS. FDN. WALL THICKNESS WILL VARY w/ FDN. WALL HEIGHT OPTION & SITE CONDITIONS. (PLAN IS ILLUSTRATED FOR 'FRENCH MANOR' EXTERIOR DESIGN).

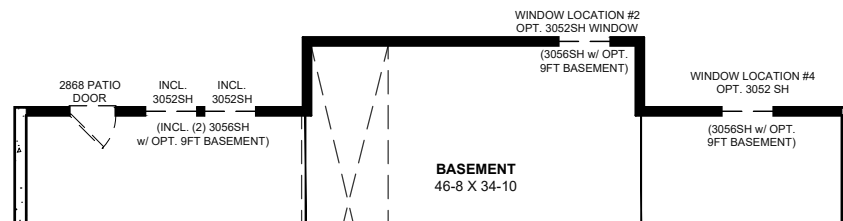
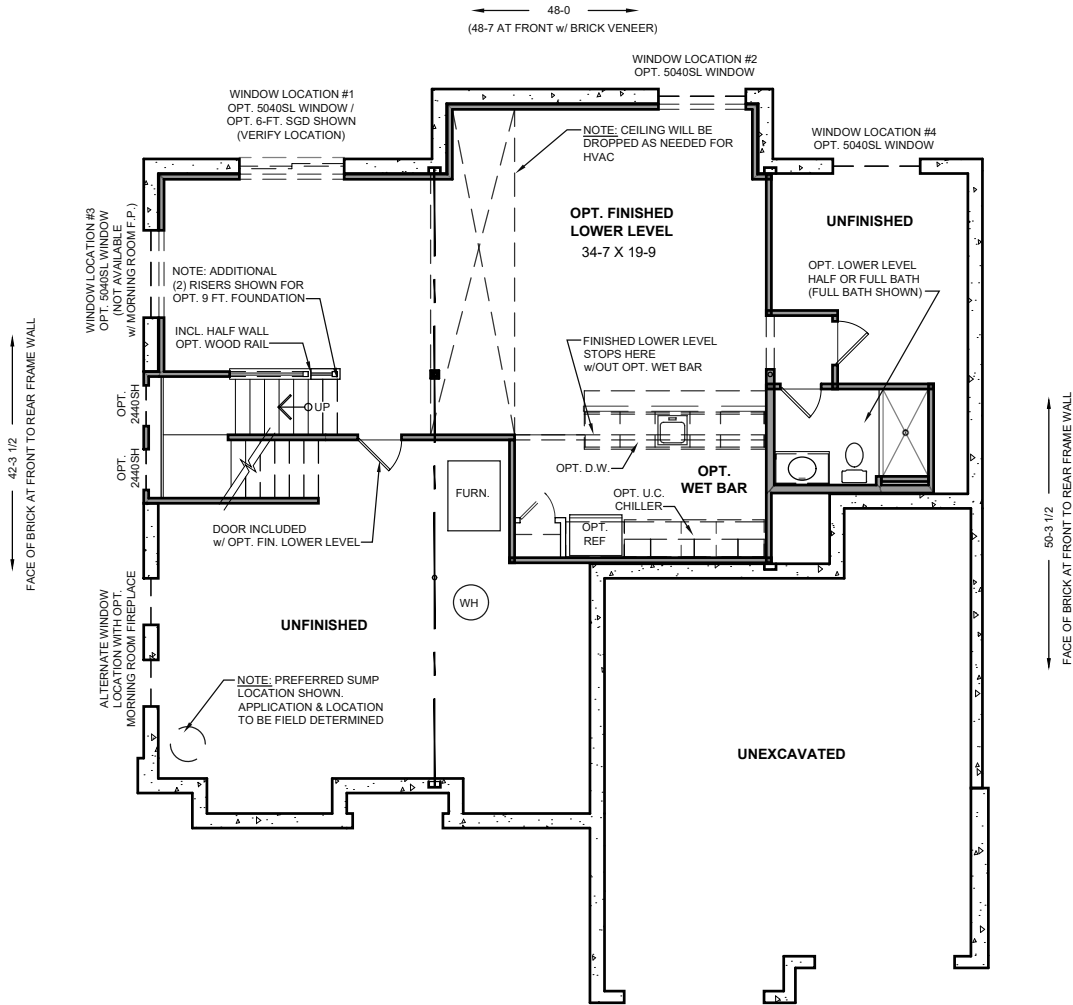


OPTIONAL FINISHED LOWER LEVEL DESIGN

INCLUDED 8-FT. BASEMENT CEILING HEIGHT

ADDS APPROX. 673 SQ.FT. w/ OPT. FULL BATH (NOT INCLUDED IN TOTAL)

NOTE: PLAN IS ILLUSTRATED FOR 'FRENCH MANOR' EXTERIOR DESIGN.



OPTIONAL WALKOUT BASEMENT DESIGN

INCLUDED FIRST FLOOR DESIGN

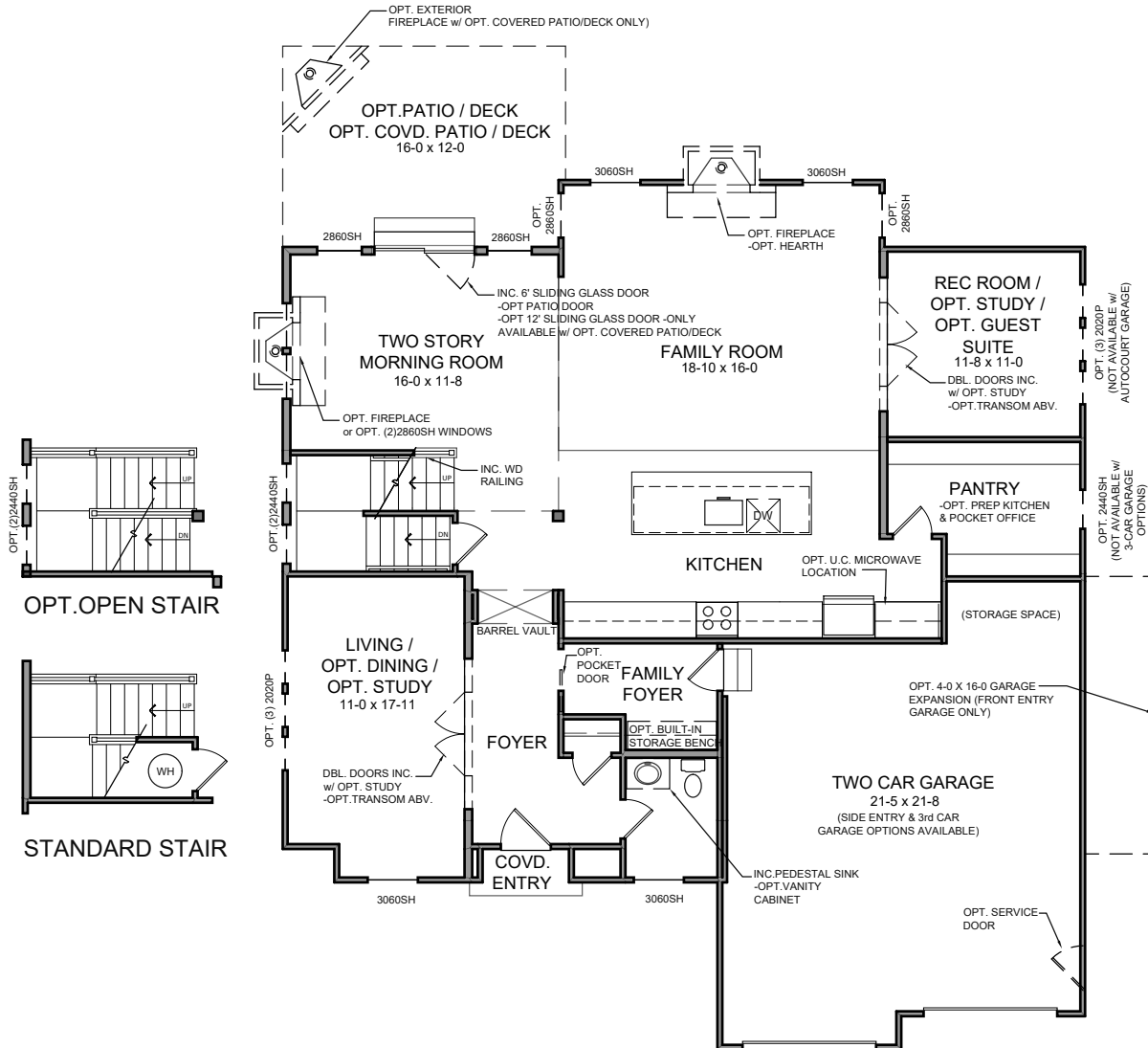
INCLUDED 9-FT. FIRST FLOOR CEILING HEIGHT

APPROX. 1526 FIRST FLOOR SQ. FT.

APPROX. 3387 TOTAL GROSS SQ. FT. / APPROX. 3074 TOTAL NET SQ. FT.

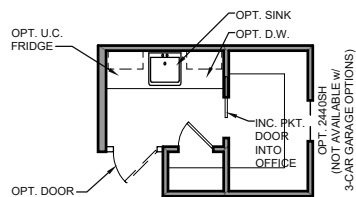
NOTE: THIS PLAN IS ILLUSTRATED FOR 'FRENCH MANOR' EXTERIOR DESIGN.
WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN.

SEE 1.5-1.6 FOR ALTERNATE PLAN DESIGNS & SIDE ENTRY DESIGN

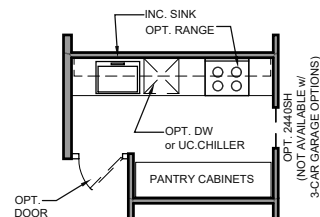


ALTERNATE PANTRY OPTIONS

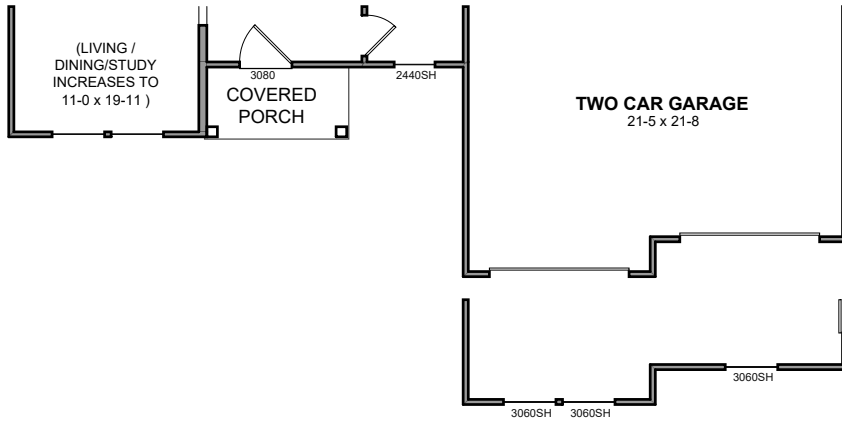
OPT. PREP KITCHEN or OPT. POCKET OFFICE



OPT. GOURMET PREP KITCHEN

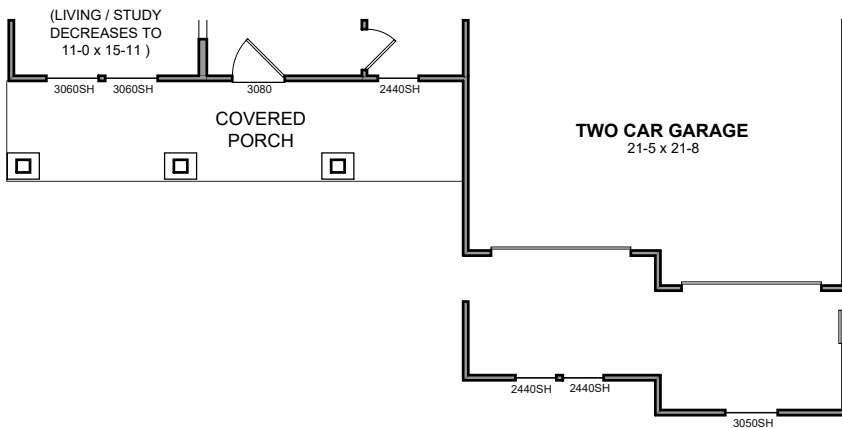


FIRST FLOOR EXTERIOR DESIGN



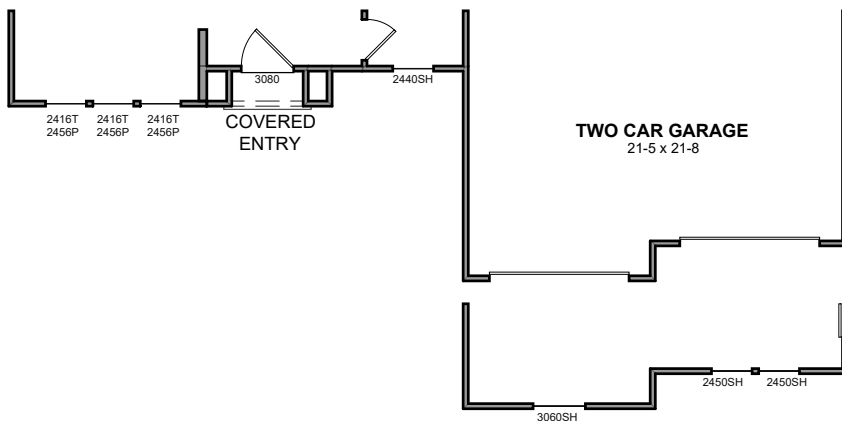
'MODERN FARMHOUSE' EXTERIOR DESIGN
ADDS 17 NET SQ.FT.

OPT. TWO CAR SIDE ENTRY GARAGE



'COASTAL COTTAGE' EXTERIOR DESIGN
DECREASES 28 NET SQ.FT.

OPT. TWO CAR SIDE ENTRY GARAGE



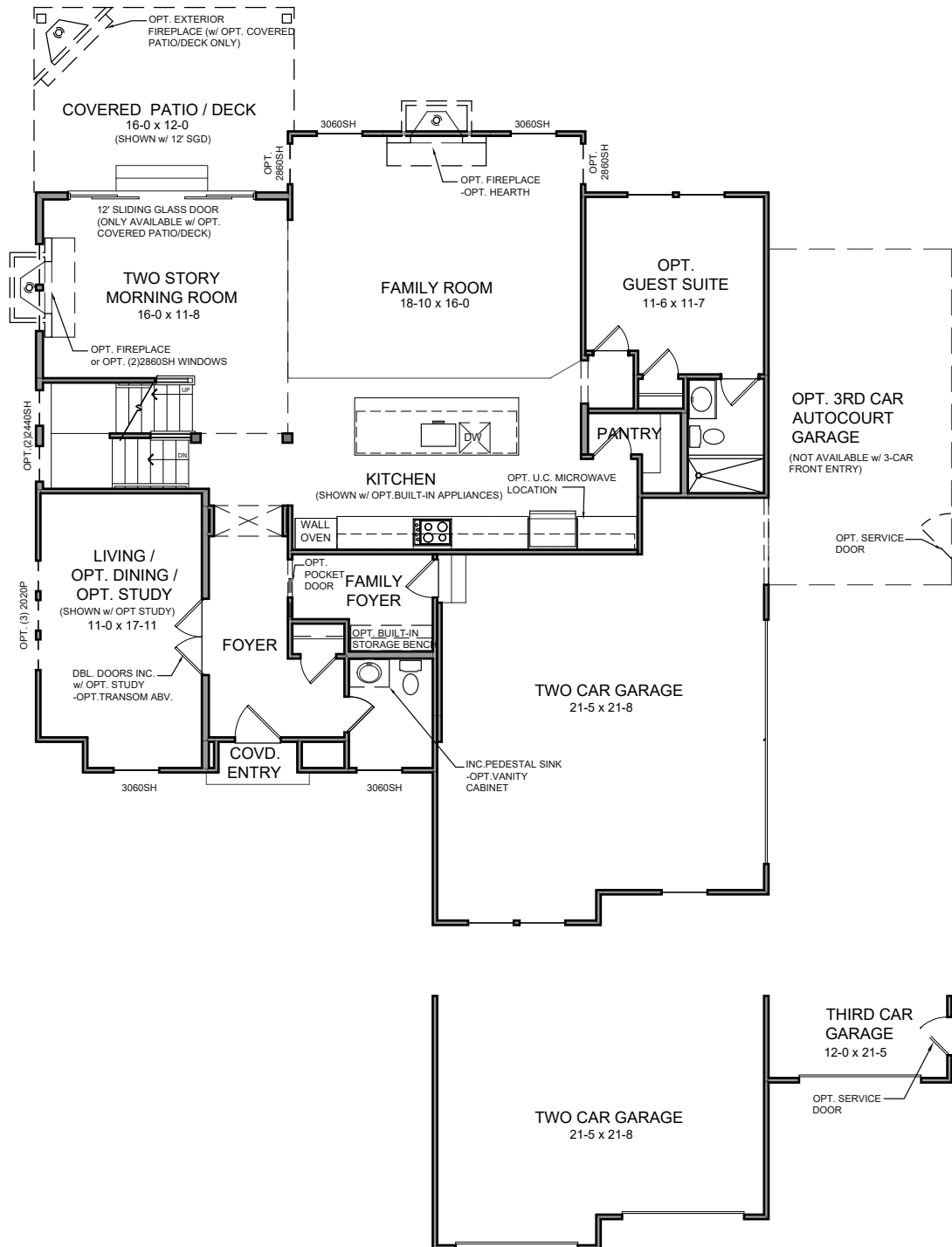
'ENGLISH ELEGANCE' EXTERIOR DESIGN
DECREASES 8 NET SQ.FT.

OPT. TWO CAR SIDE ENTRY GARAGE

**FIRST FLOOR DESIGN w/ SIDE ENTRY GARAGE
& OPT. 3RD CAR AUTO-COURT GARAGE
& OPT. GUEST SUITE**

SHOWN w/ 'FRENCH MANOR' EXTERIOR DESIGN

NOTE: OPTION INCREASES OVERALL WIDTH 12-FT. AND REQUIRES SITE VERIFICATION. 3RD CAR AUTOCOURT ONLY AVAILABLE W/ SIDE-ENTRY GARAGE.



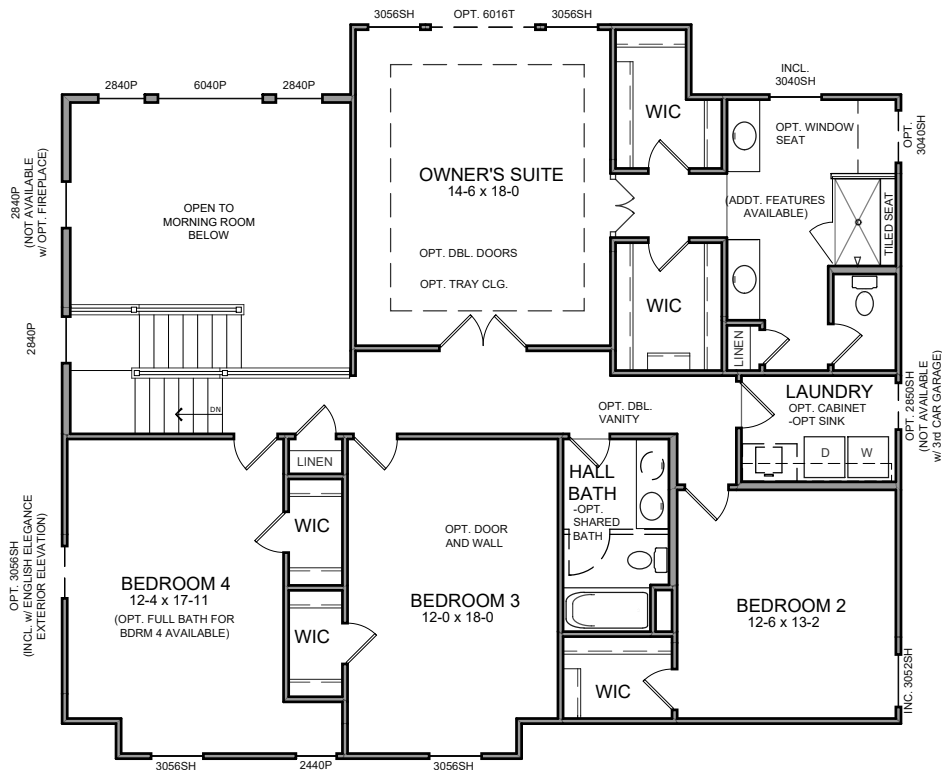
OPT. 3-CAR FRONT ENTRY GARAGE

(AVAILABLE w/ TWO CAR FRONT ENTRY GARAGE ONLY)

INCLUDED SECOND FLOOR DESIGN

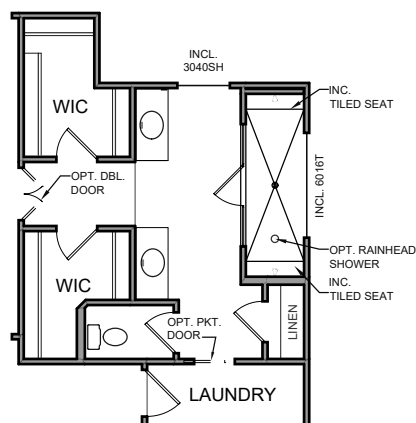
INCLUDED 8-FT. SECOND FLOOR CEILING HEIGHT
APPROX. 1842 2ND FLOOR GROSS SQ. FT. / 1548 2ND FLOOR NET SQ. FT.

NOTE: THIS PLAN IS ILLUSTRATED FOR 'FRENCH MANOR' EXTERIOR DESIGN.
WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN.



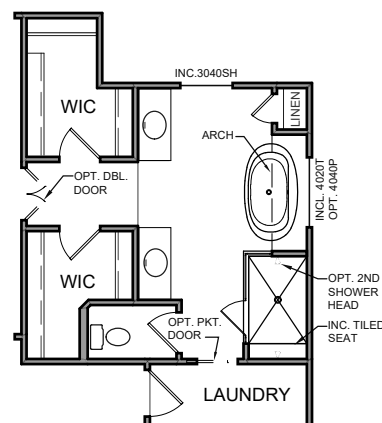
OPT. LUXURY SHOWER

44x104 SHOWER w/ TILED LEDGES, CERAMIC TILE
SURROUND TO CLG. & GLASS ENCLOSURE w/ SWING DOOR
-ADDS 6016 T

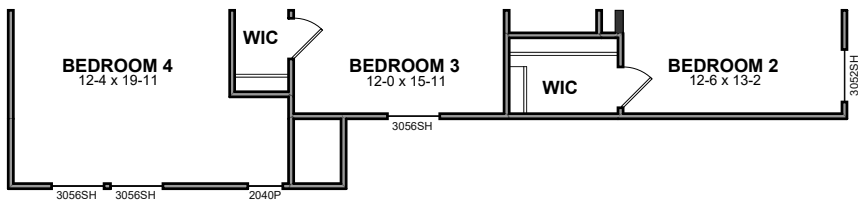


OPT. DESIGNER SHOWER w/ FREE-STANDING TUB

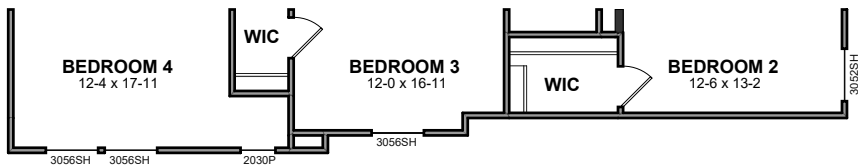
40x70 SHOWER w/ TILED LEDGE, CERAMIC TILE SURROUND TO CLG.
& GLASS ENCLOSURE w/ SWING DOOR
-ADDS INC. 4020 T or OPT. 4040 P



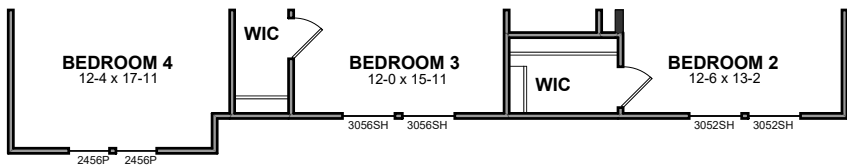
SECOND FLOOR EXTERIOR DESIGN



'MODERN FARMHOUSE' EXTERIOR DESIGN
ADDS 31 NET SQ FT

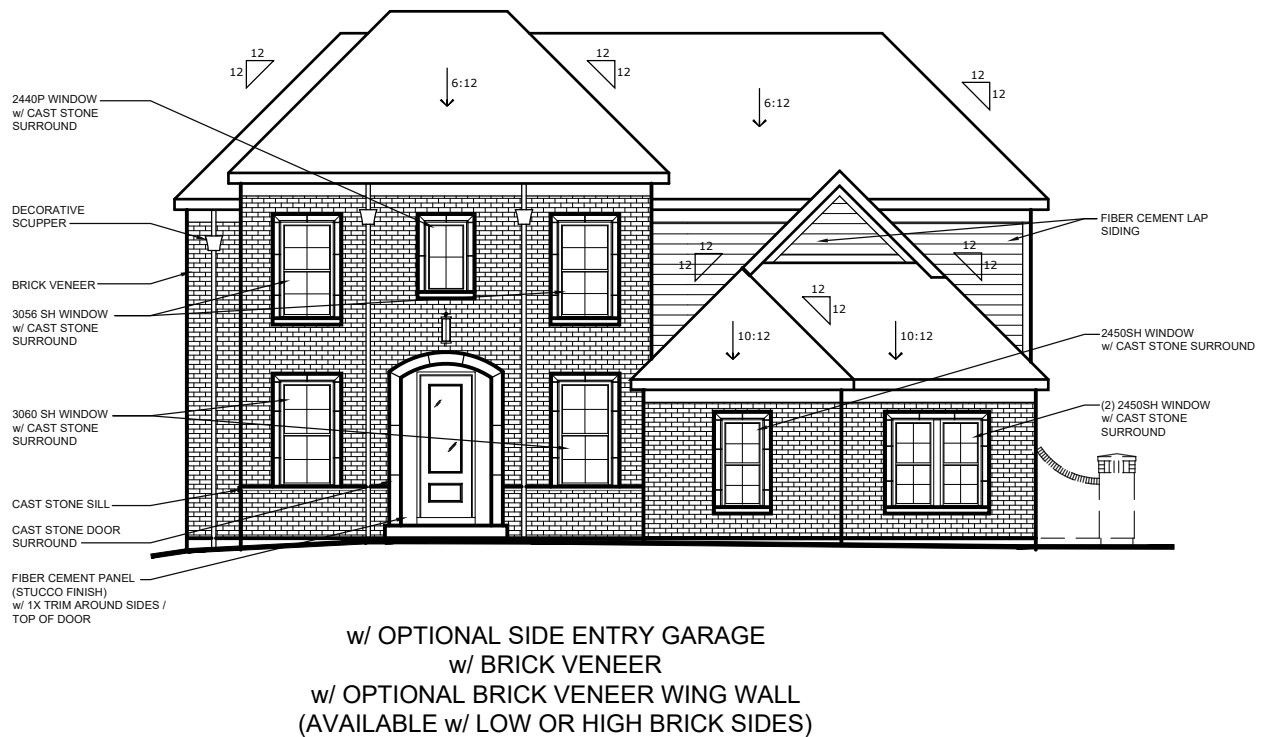


'COASTAL COTTAGE' EXTERIOR DESIGN
REDUCES 4 NET SQ FT



'ENGLISH ELEGANCE' EXTERIOR DESIGN

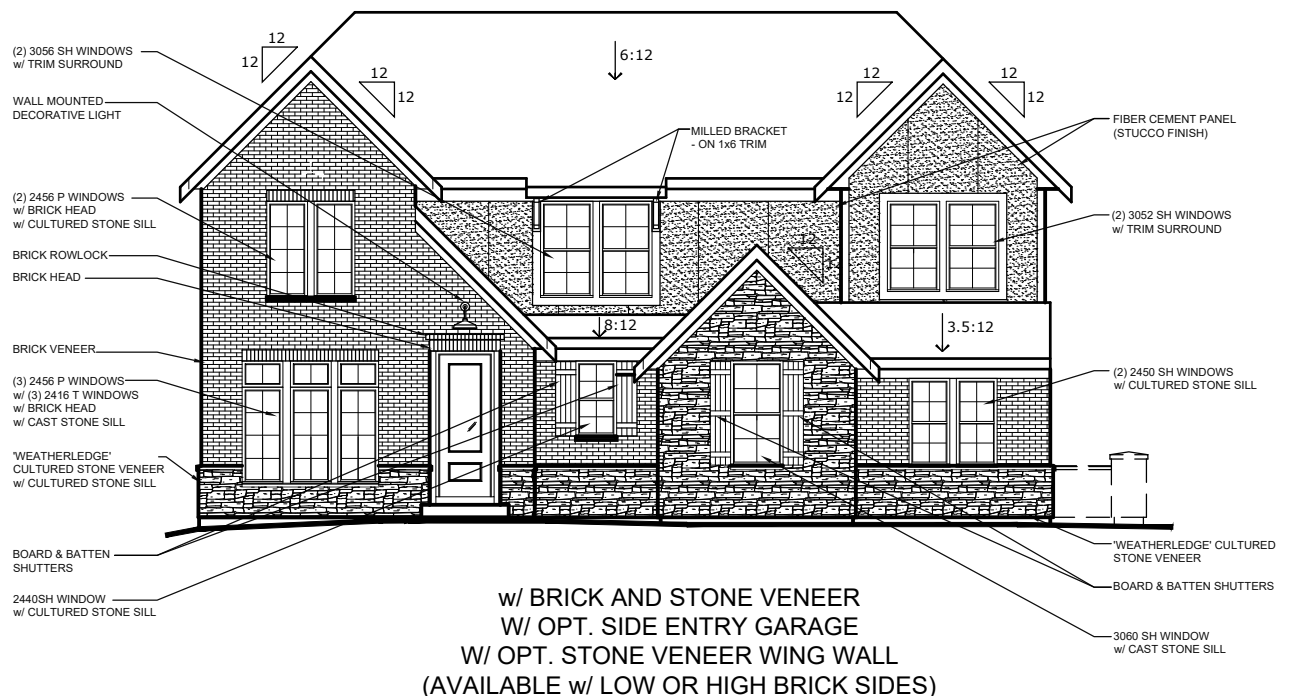
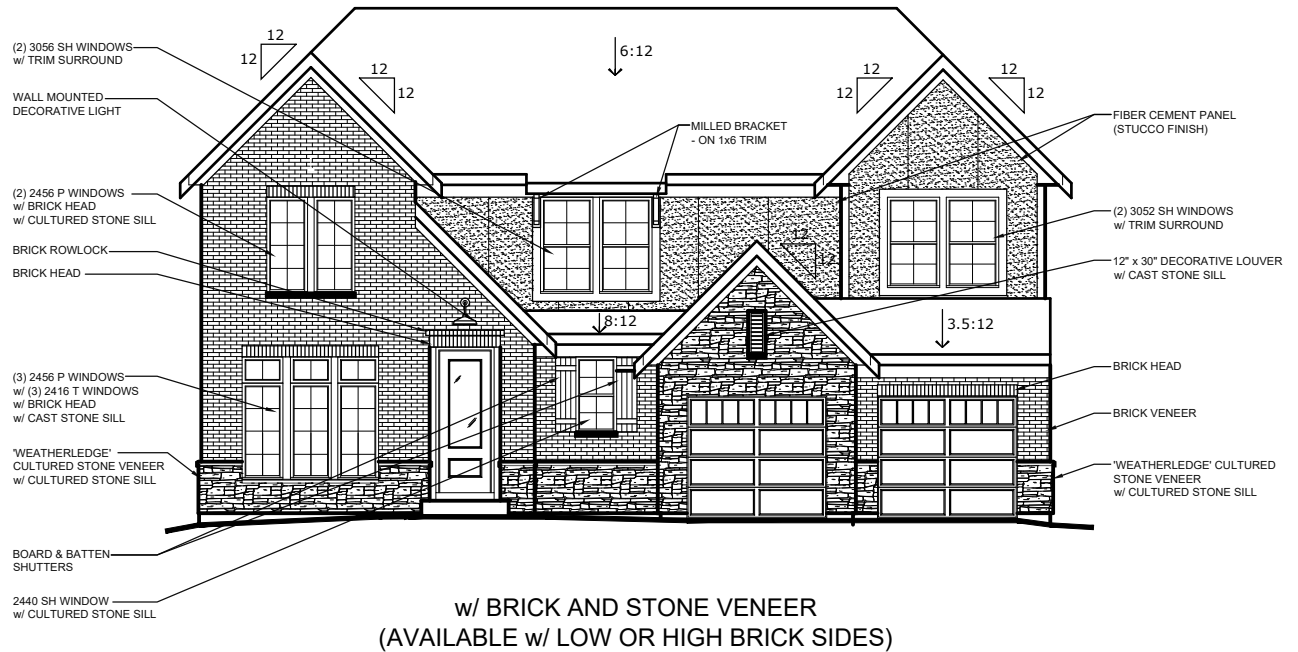
FRENCH MANOR EXTERIOR DESIGN



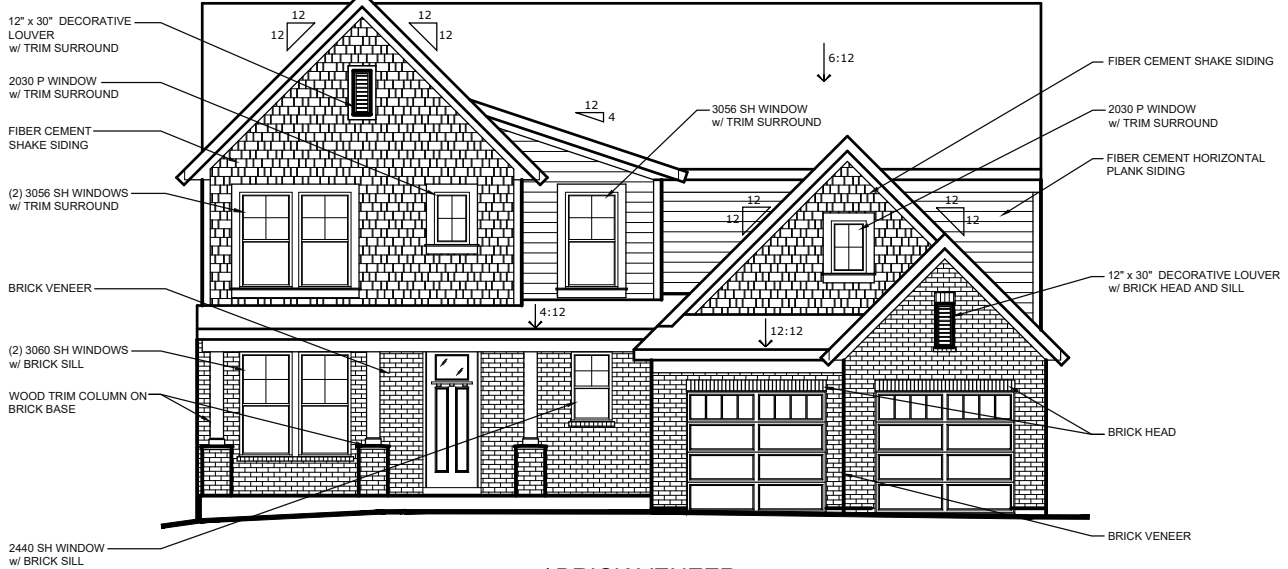
MODERN FARMHOUSE EXTERIOR DESIGN



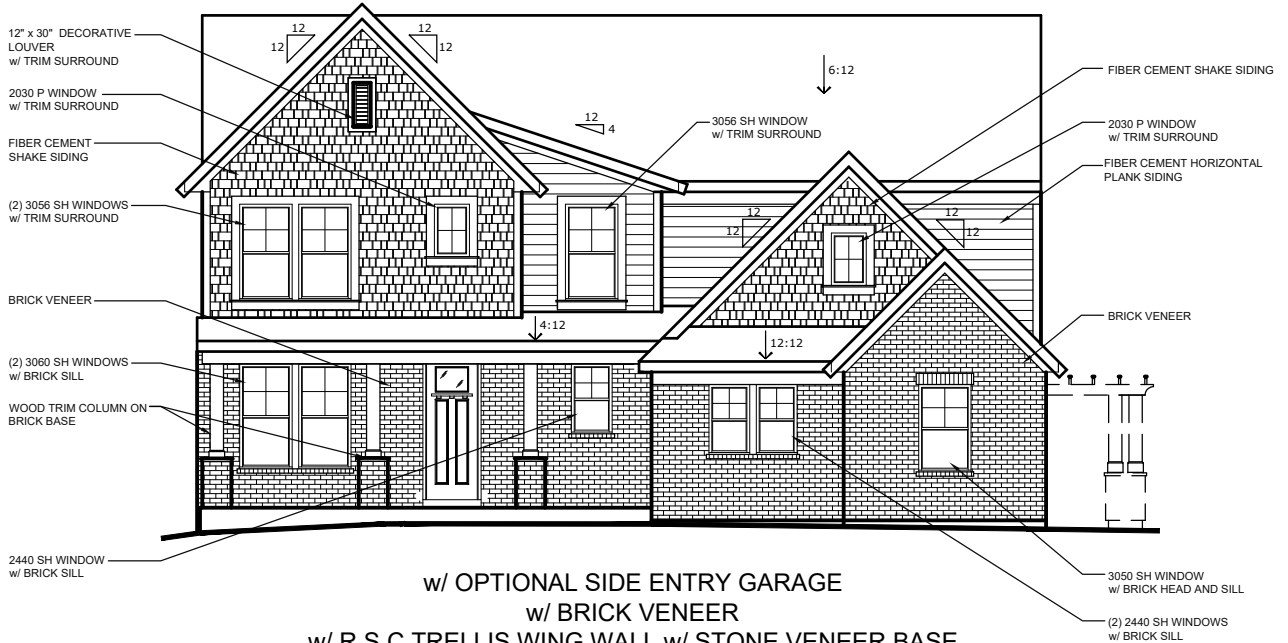
ENGLISH ELEGANCE EXTERIOR DESIGN



COASTAL COTTAGE EXTERIOR DESIGN



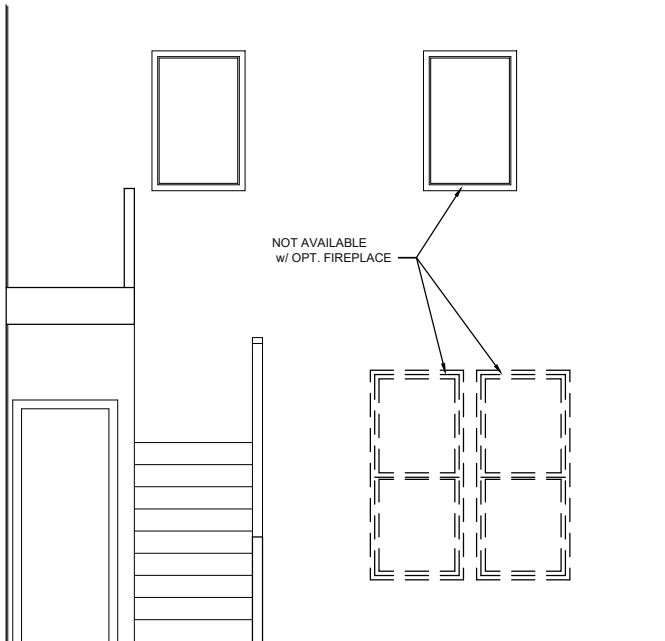
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



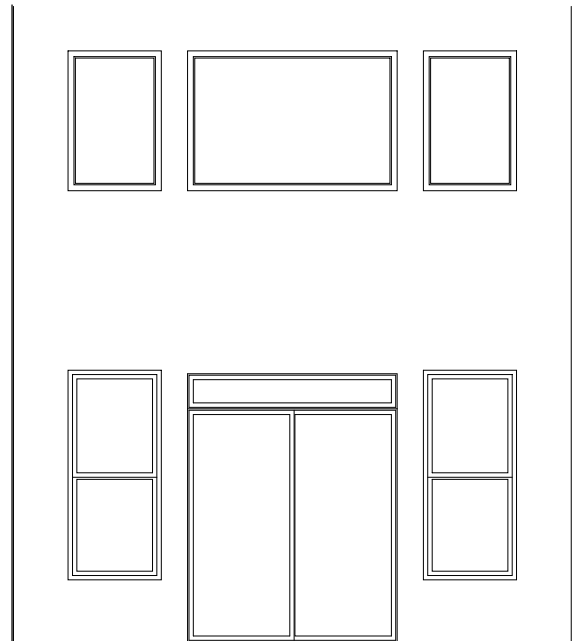
w/ OPTIONAL SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ R.S.C TRELLIS WING WALL w/ STONE VENEER BASE
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

COASTAL COTTAGE EXTERIOR DESIGN

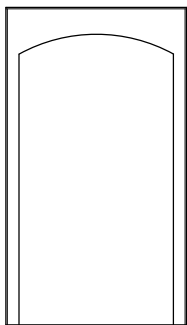




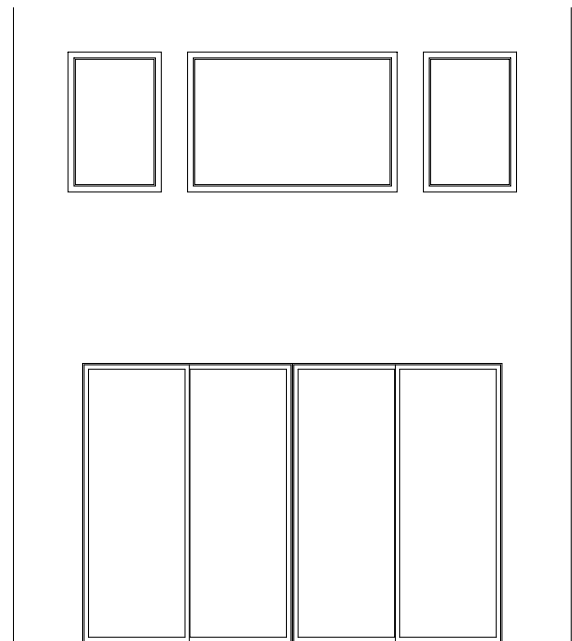
**OPTIONAL MORNING ROOM
RECTANGULAR WINDOW WALL**
(2)-2860 SINGLE HUNG WINDOWS / (1)-2840 PICTURE WINDOW
(1)-2840 PICTURE WINDOW



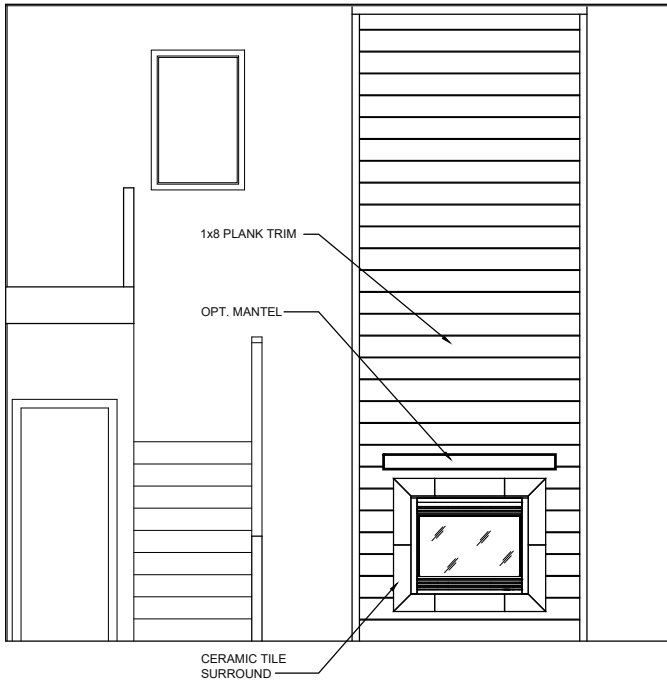
**INCLUDED MORNING ROOM
WINDOW WALL**



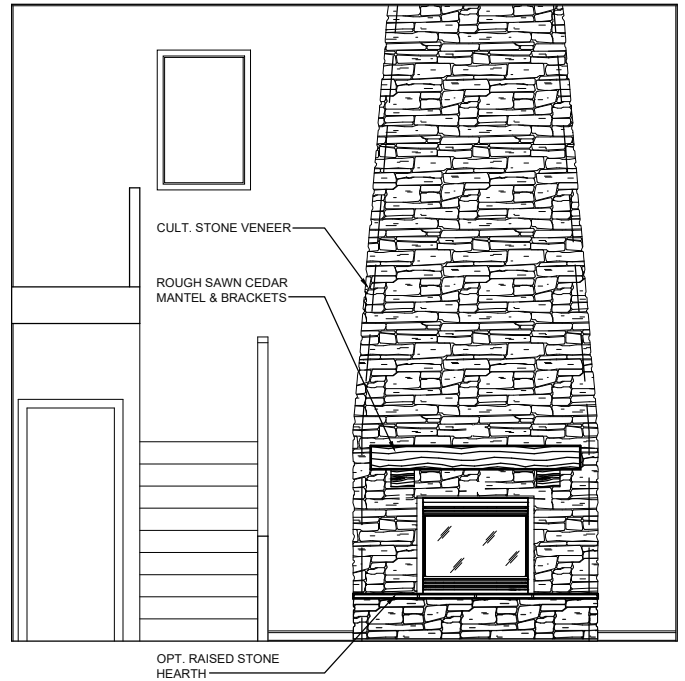
**INC. BARREL VAULT
ARCH IN FOYER**



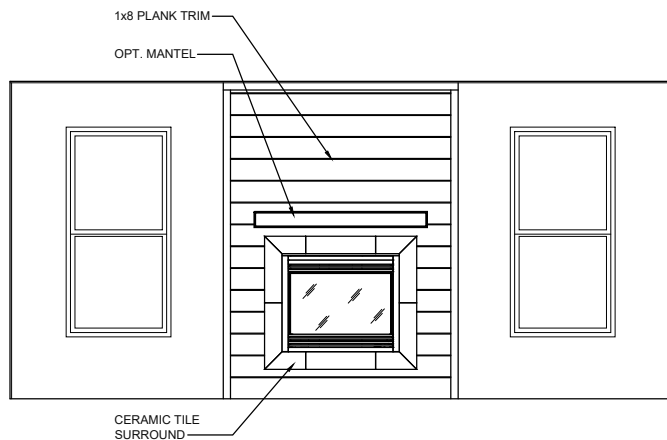
OPT. 12' SLIDING GLASS DOOR
(INCLUDED TOP PICTURE WINDOWS REMAIN)



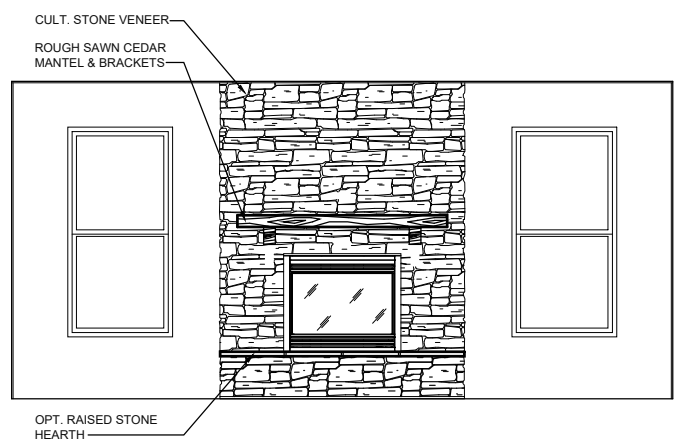
OPT. TWO-STORY SHIPLAP
MORNING ROOM FIREPLACE



OPT. TWO-STORY STONE
MORNING ROOM FIREPLACE
(SHOWN w/ OPT. HEARTH)



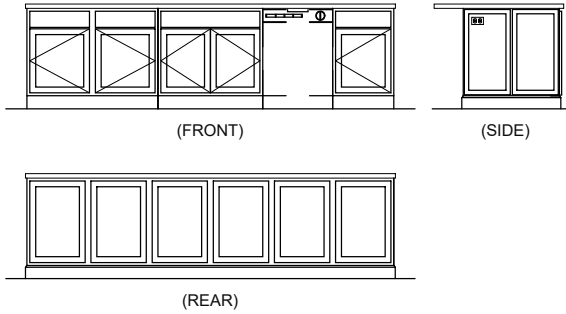
OPTIONAL ONE-STORY SHIPLAP
FAMILY ROOM FIREPLACE
(SHOWN w/ OPT. RAISED FIREPLACE)



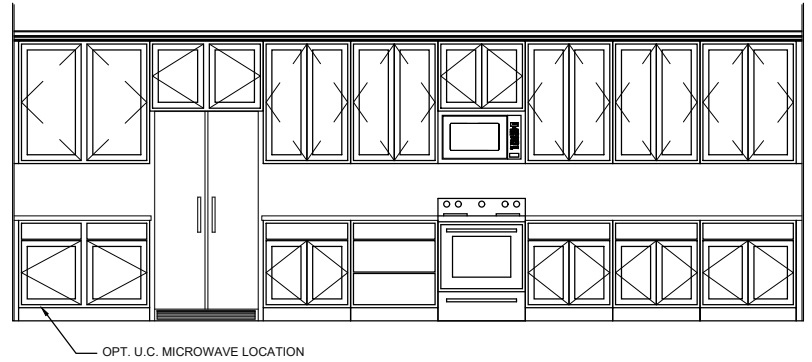
OPTIONAL ONE-STORY STONE
FAMILY ROOM FIREPLACE
(SHOWN w/ OPT. RAISED HEARTH)

KITCHEN ISLAND

(SHOWN w/ FURN. BASE & OPT. BUILT-IN MICROWAVE)



INCLUDED 42" CABINET LAYOUT (SHOWN w/ 30" RANGE)

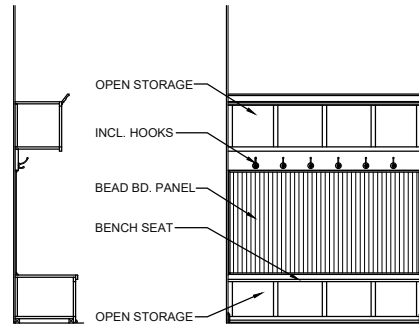
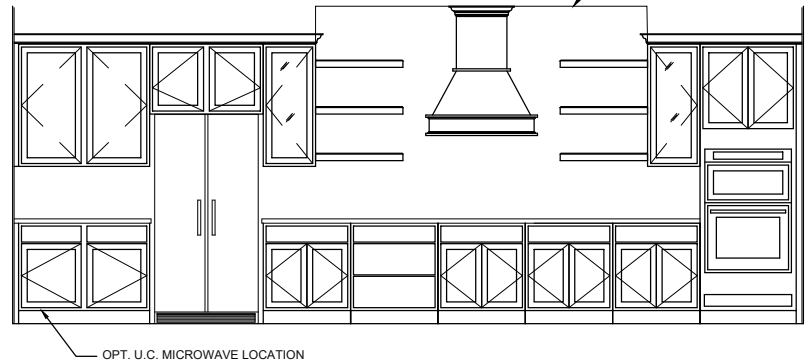


OPT. BUILT-IN APPLIANCE LAYOUT w/ INC. 42" WALL CABINETS & OPT. FLOATING WALL SHELVES

(SHOWN w/ OPT. GLASS INSERTS)

NOTE: DECORATIVE RANGE HOOD INC. w/ OPT. FLOATING SHELVES

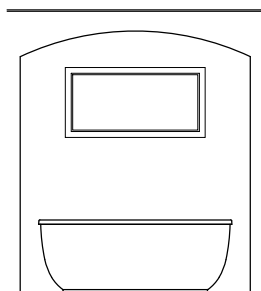
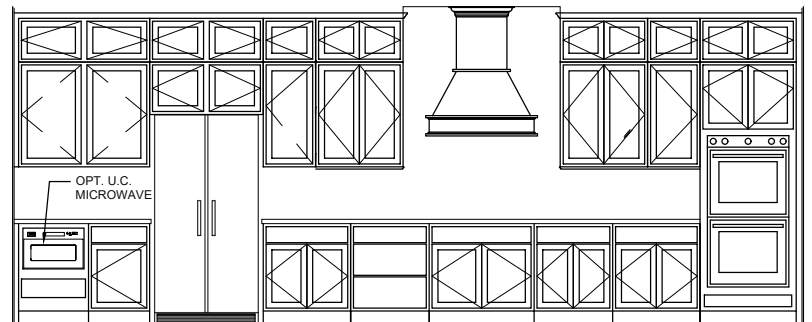
EXTENTS OF OPT. WALL TILE TO CEILING FOR FLOATING SHELVES OPT. ONLY



OPT. BENCH AND STORAGE BUILT IN

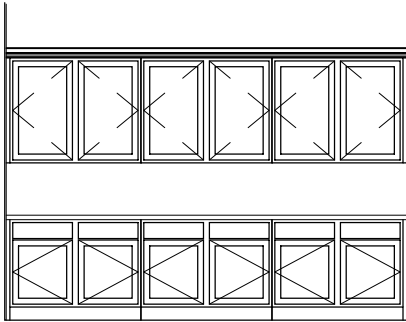
OPT. BUILT-IN APPLIANCE LAYOUT w/ OPT. STACKED CABINETS & 36" COOKTOP (SHOWN w/ OPT. UC MICROWAVE & OPT. DBL. WALL OVEN)

NOTE: MUST SELECT OPT. DECORATIVE RANGE HOOD or MTL. CANOPY RANGE HOOD w/ BUILT-IN APPLIANCE OPTION

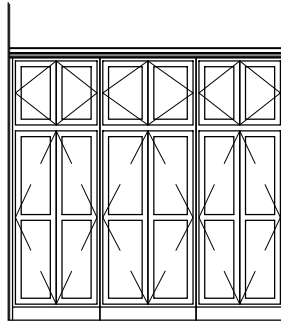


ARCH OVER FREE STANDING TUB IN OPT. DESIGNER BATH

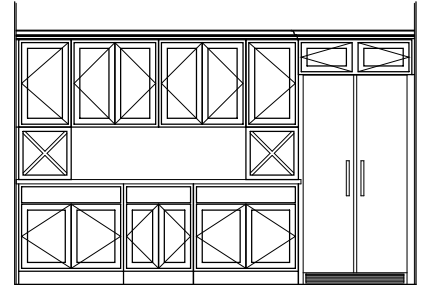
(SHOWN w/ INC. 4020 P WINDOW)



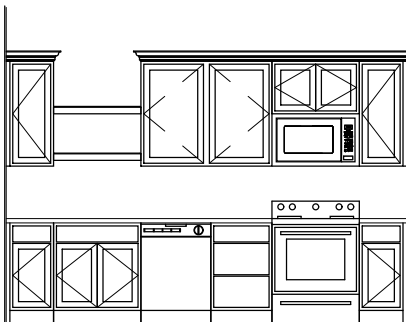
**OPT. GOURMET
PREP KITCHEN**
(SHOWN w/ INCL. WALL & BASE CABINETS)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



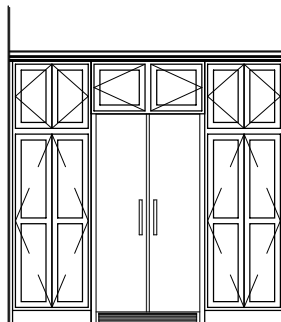
**INCLUDED
PANTRY CABINETS**
(w/ OPT. GOURMET PREP KITCHEN)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



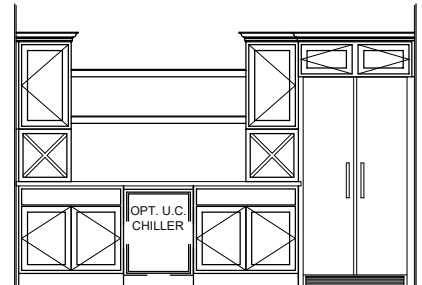
OPT. WET BAR
(SHOWN w/ INCLUDED CABINETS
& OPT. WINE STORAGE CABINETS)
NOTE: SHOWN w/ INCL. CROWN CAP TRIM



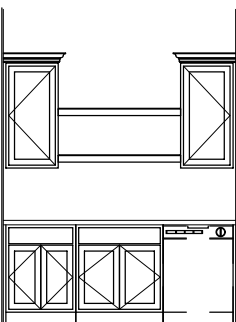
**OPT. GOURMET
PREP KITCHEN**
(SHOWN w/ OPT. APPLIANCE PACKAGE)
(SHOWN w/ OPT. FLOATING SHELVES)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



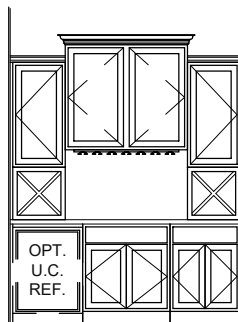
**ALTERNATE
PANTRY CABINETS**
(w/ OPT. GOURMET PREP KITCHEN)
(w/ OPT. REFRIGERATOR SPACE)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



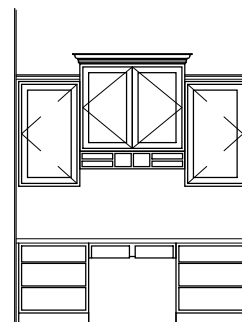
OPT. WET BAR
(SHOWN w/ OPT. U.C. CHILLER, OPT. FLOATING SHELVES &
OPT. WINE STORAGE CABINETS)
NOTE: SHOWN w/ INCL. CROWN CAP TRIM



OPT. PREP KITCHEN
(SHOWN w/ OPT. SINK, OPT. DISHWASHER, & OPT. FLOATING SHELVES)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



OPT. PREP KITCHEN
(SHOWN w/ OPT. WINE STORAGE CABINETS, WINE GLASS
HOLDER & OPT. UNDER COUNTER REF.)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



OPT. POCKET OFFICE
(SHOWN w/ OPT. WALL ORGANIZER)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



MITCHELL

Masterpiece Collection

welcome home.

Approximately 2711 sq ft and Up



WESTERN CRAFTSMAN

(WITH OPTIONAL STONE VENEER, WITH OPTIONAL SIDE ENTRY GARAGE, & OPTIONAL. WOOD TRELLIS WING WALL)

designed by: 



CAMBRIDGE COTTAGE

(WITH OPTIONAL STONE VENEER)

designed by: 



AMERICAN CLASSIC

(WITH STONE VENEER & WITH OPTIONAL
THREE-CAR INTEGRATED FRONT ENTRY
GARAGE)

designed by: 



COASTAL CLASSIC

(WITH OPTIONAL THREE-CAR
INTEGRATED FRONT ENTRY GARAGE)

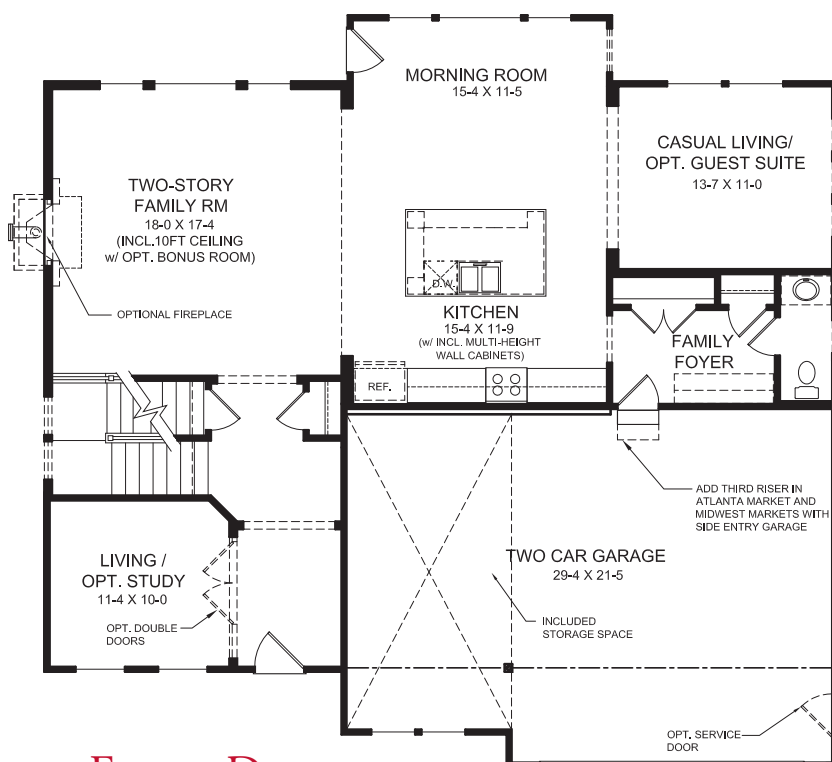
designed by: 

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

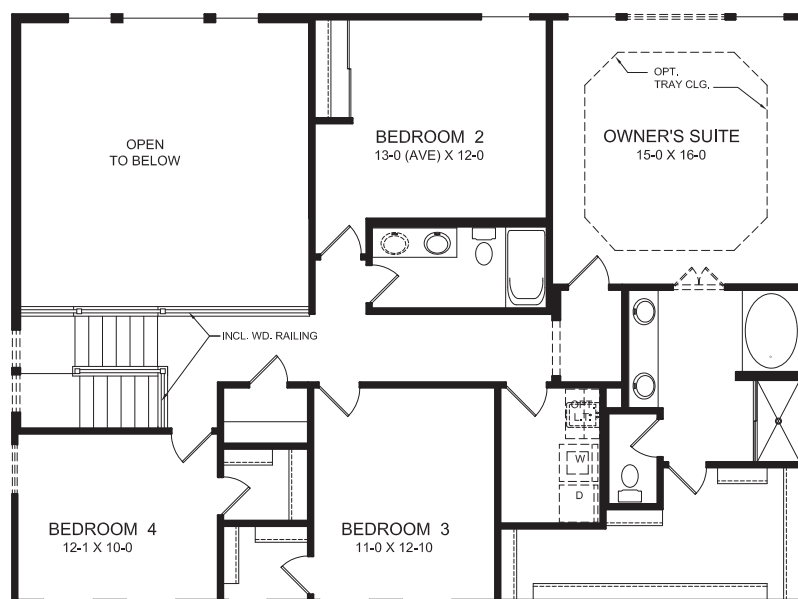
Our Plans Include You

welcome home.

Approximately 2711 sq ft and Up



FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR DESIGN

FIRST FLOOR FEATURES

- Soaring Two-Story Family Room
- Living Room/Optional Study located in Front of the Home
- Open Kitchen Design with Expansive Island with Seating and Light-Filled Morning Room
- Casual Living Space Open to Kitchen/Family Rm/Morning Rm located in Rear of the Home
- Optional Private Guest Suite in Lieu of Casual Living Space
- Optional Pocket Office & First Floor Laundry with Walk-in Pantry in Lieu of Casual Living Space
- Spacious Family Foyer with Coat Closet and Optional Built-in Bench & Storage
- Included Over-sized Garage with Large Storage Area

SECOND FLOOR FEATURES

- Spacious Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Large Owner's Walk-in Closet
- 4 Bedrooms
- Dynamic Views into Family Room from Second Floor Balcony
- Optional Expansive Bonus Room in Lieu of Two-Story Family Room
- Convenient Second Floor Laundry
- Optional Third Full Bath



Images & Options Available at fischerhomes.com

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RVSD. 09/21
IM 09/21



ANDOVER

Masterpiece Collection

welcome home. Approximately 2934 sq ft and Up



STRATFORD TUDOR
(WITH OPTIONAL DORMER & OPTIONAL CURVED BRICK WING WALL)

designed by: *FH*



CASA BELLA
(WITH OPTIONAL BRICK WALL
EXTENSION WITH ARCHED OPENING)

designed by: *FH*



WESTERN CRAFTSMAN
(WITH OPTIONAL WOOD TRELLIS WING
WALL WITH STONE VENEER BASE)

designed by: *FH*



NANTUCKET RETREAT
(WITH OPTIONAL BRICK WING WALL)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You

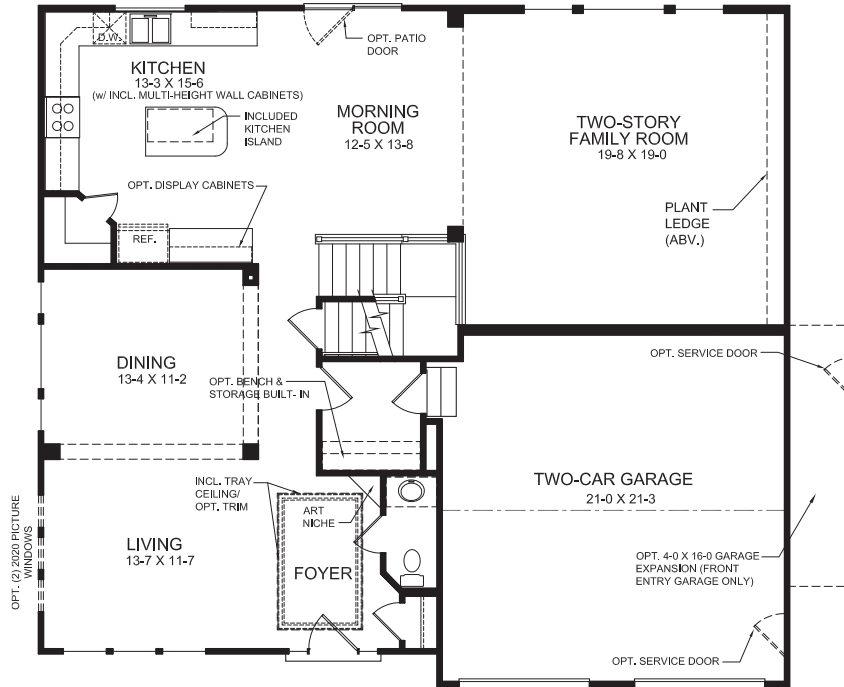


ANDOVER

Masterpiece Collection

welcome home.

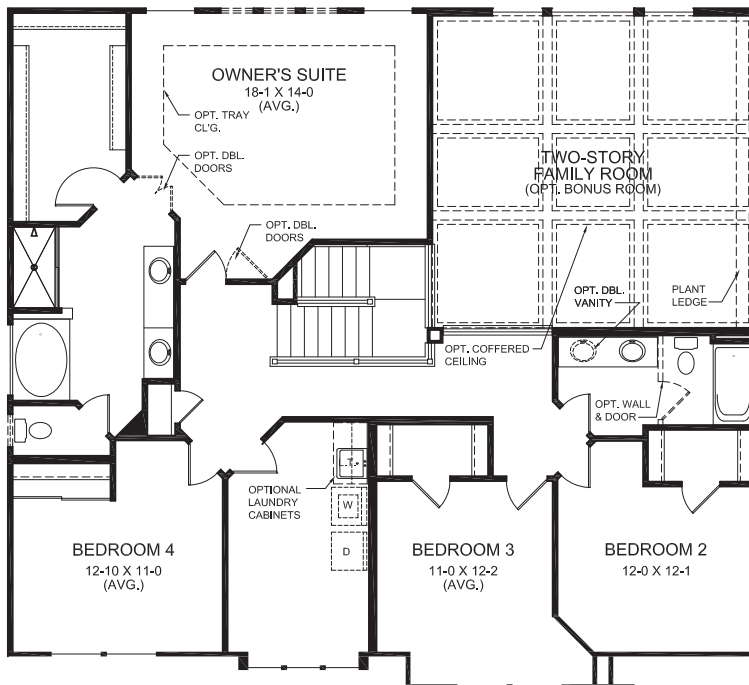
Approximately 2934 sq ft and Up



FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

FIRST FLOOR FEATURES

- Open Living/Dining Rooms with Optional Study in lieu of Living Room
- Open Kitchen & Morning Room with Large Corner Pantry and Included Island
- Optional Furniture Island
- Large Two-Story Family Room
- Optional Fireplace
- Included Family Foyer
- Optional Bay Window
- Alternate First Floor Design with Sunroom & Gourmet Kitchen Island
- Optional Coffered Ceiling in Family Room



SECOND FLOOR DESIGN

SECOND FLOOR FEATURES

- Generous Owner's Suite with Included Shower and Garden Tub in the Owner's Bath
- 4 Bedrooms
- Dynamic Views into Family Room and Foyer from Second Floor Balconies
- Included Second Floor Laundry
- Optional Bonus Room or Guest Suite in lieu of Two-Story Family Room
- Optional Divided Hall Bath
- Optional Third Full Bath



Images & Options Available at fischerhomes.com

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RVSD. 04/21
IM 09/20



BRADFORD

Masterpiece Collection

welcome home.

Approximately 2851 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL CURVED BRICK WING WALL
& SIDE ENTRY GARAGE)

designed by: *FH*



PACIFIC CRAFTSMAN
(WITH OPTIONAL STONE VENEER
& WOOD TRELLIS WING WALL)

designed by: *FH*



NANTUCKET RETREAT
(WITH OPTIONAL BRICK VENEER
& WOOD TRELLIS WING WALL)

designed by: *FH*



VILLA TOSCANO
(WITH OPTIONAL STONE & BRICK
VENEER & STONE WING WALL)

designed by: *FH*

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

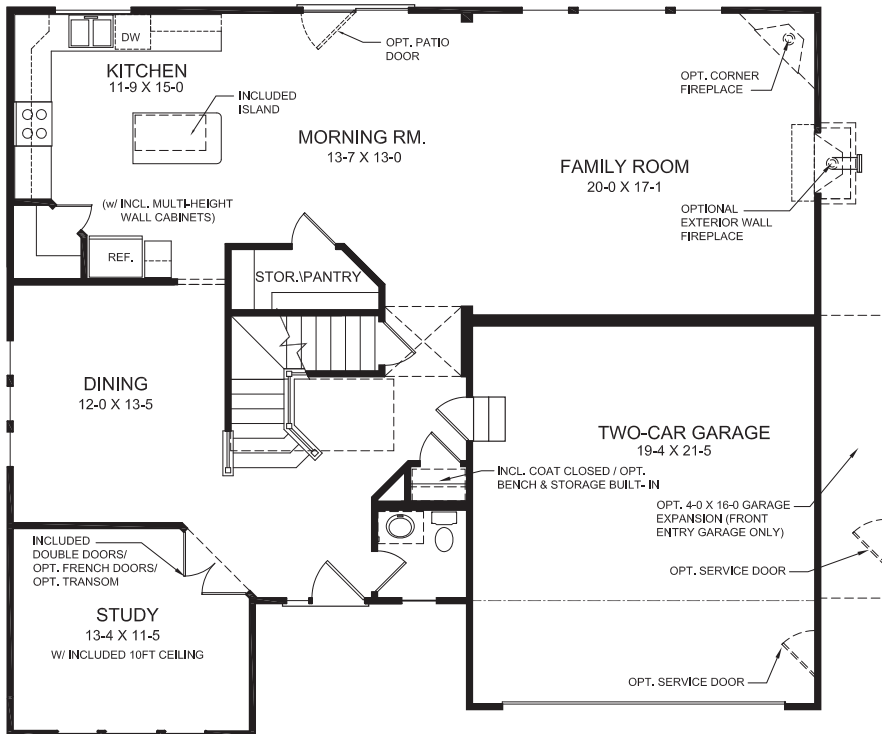


BRADFORD

Masterpiece Collection

welcome home.

Approximately 2851 sq ft and Up

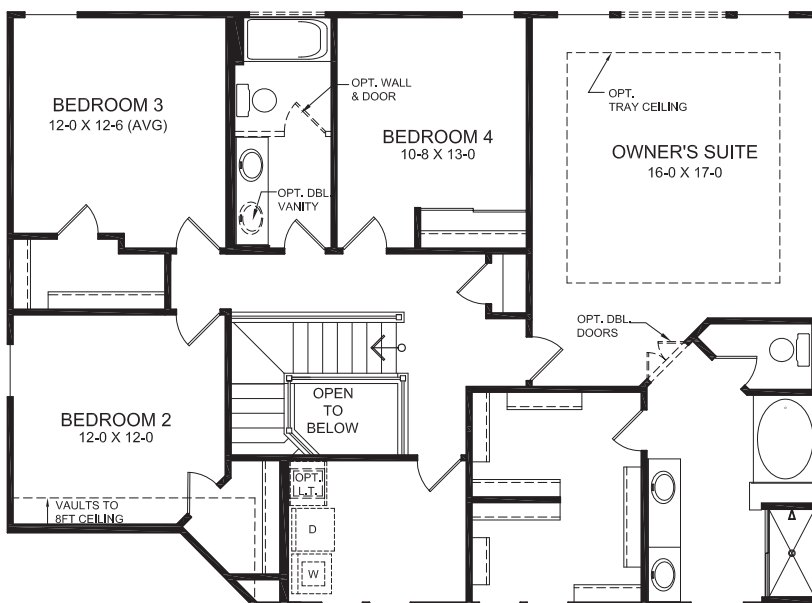


FIRST FLOOR FEATURES

- Spacious Entry Foyer
- Study with Included 10 ft Ceiling Height
- Large Family Room Open to Kitchen/Morning Room
- Kitchen Features Included Island, Optional Furniture Island & Walk-In Pantry
- Alternate First Floor Design with Separate Living/Dining Rooms
- Alternate First Floor Design with Open Kitchen Design & Hearth Room
- Optional First Floor Guest Suite
- Oversized Coat/Storage Closet
- Optional Bay Window in Morning Room

FIRST FLOOR DESIGN

(INCLUDES 9 FT. FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR FEATURES

- Generous Owner's Suite with Included Shower and Garden Tub in Owner's Bath
- Walk-in Closets in all Four Bedrooms
- Optional Divided Hall Bath
- Convenient and Spacious Second Floor Laundry
- Optional Third Bath
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

SECOND FLOOR DESIGN



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RVSD. 10/20
IM 10/20



EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up

OPTIONAL LOFT AVAILABLE



AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL BRICK WING WALL)

designed by: *FH*



COASTAL CLASSIC
(WITH OPTIONAL STONE VENEER
& WOOD TRELLIS WING WALL)

designed by: *FH*

Images & Options Available at fischerhomes.com

Our Plans Include You

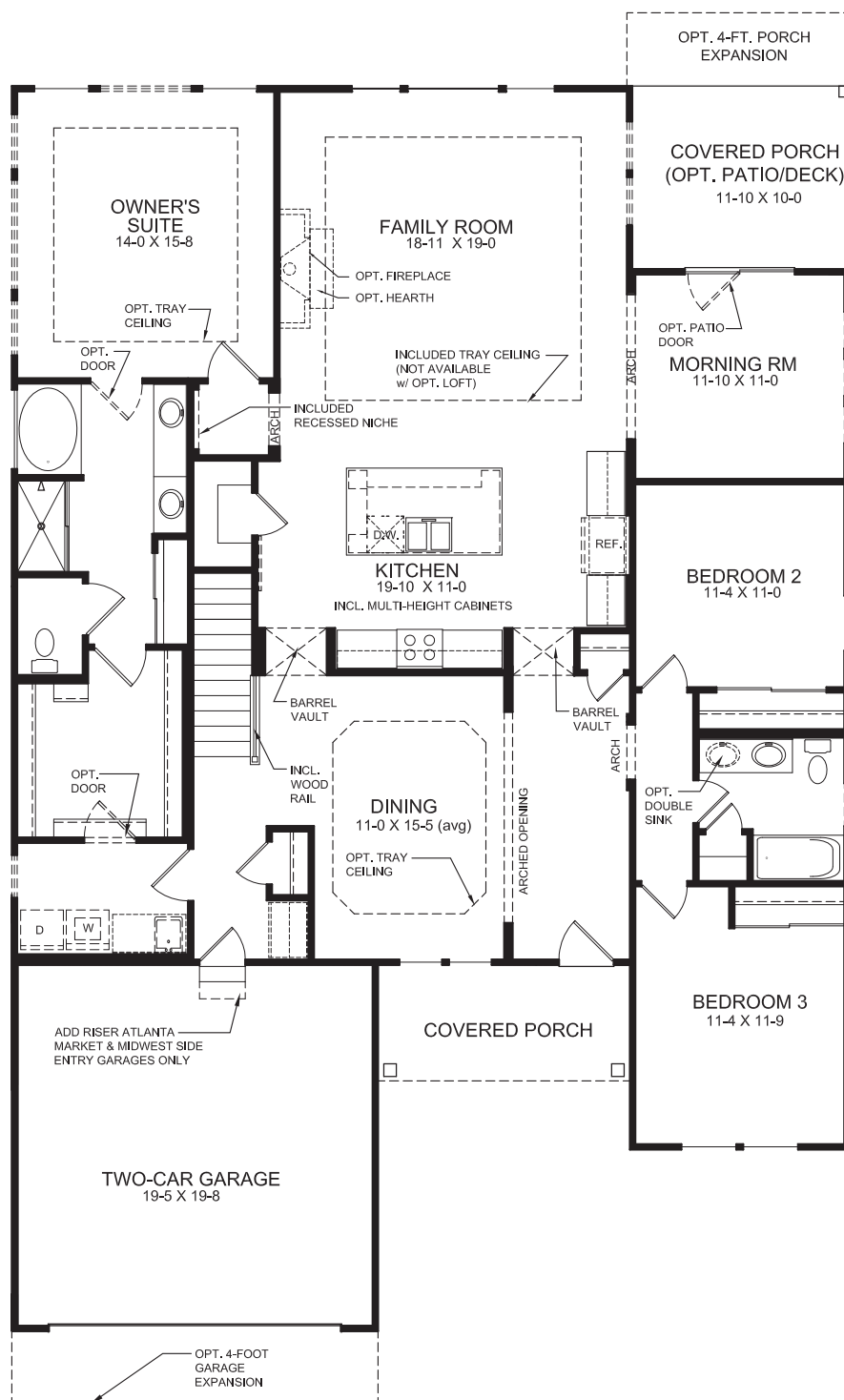


EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up



PLAN FEATURES

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Included Formal Dining Space and Morning Room
- Optional Tray Ceiling in Family Room and Dining Space
- Family Foyer
- Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Included Covered Rear Porch with Optional Patio/Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level
- Optional Powder Room

FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



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CLAY

Masterpiece Collection

welcome home.

Approximately 3029 sq ft and Up



FRENCH MANOR
(WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

designed by:



COASTAL CLASSIC
(WITH WOOD TRELLIS WING WALL
WITH STONE BASE)

designed by:



CASA BELLA
(WITH OPTIONAL LOW
STONE WING WALL)

designed by:



ENGLISH ELEGANCE
(WITH OPTIONAL BRICK WALL
EXTENSION)

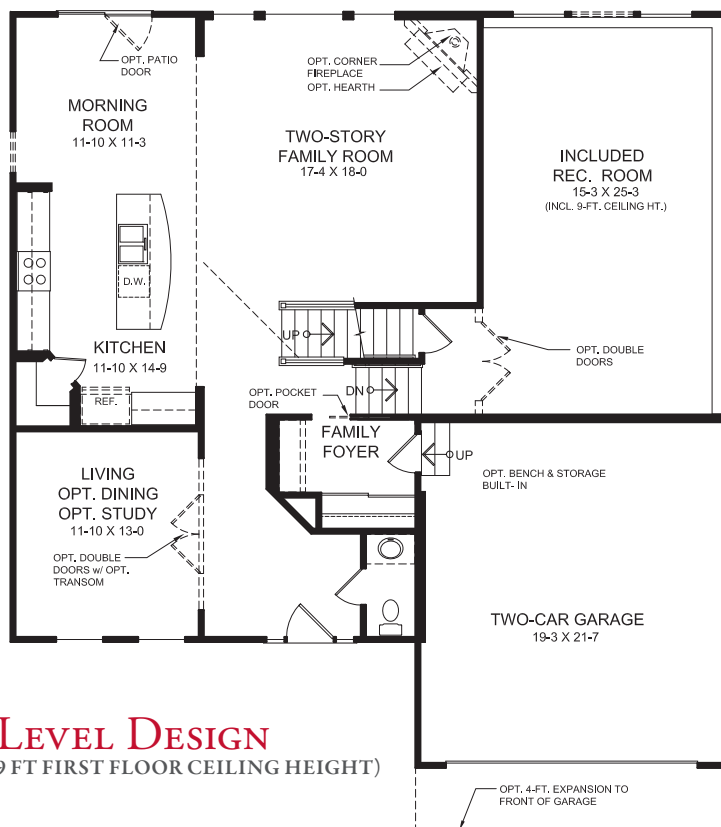
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Our Plans Include You

welcome home.

Approximately 3029 sq ft and Up



MAIN LEVEL FEATURES

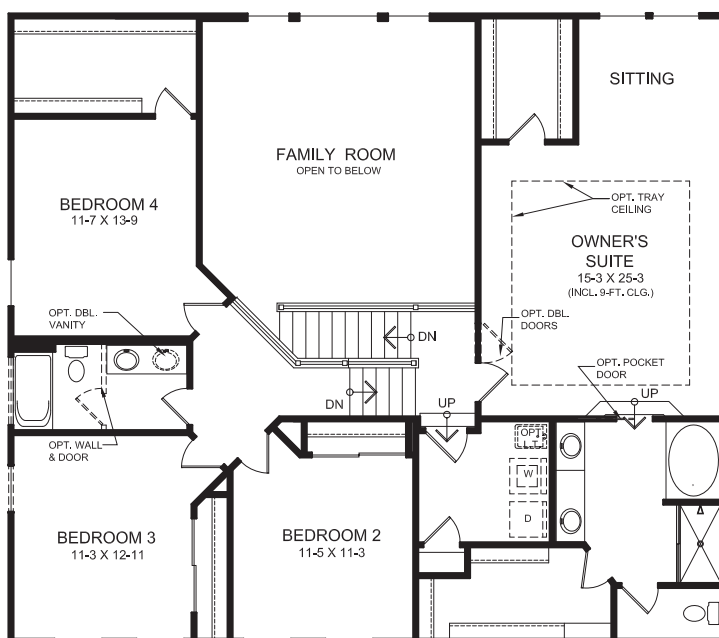
- Unique Five-Level design
- Two Story Family Room
- Large Kitchen with Pantry & Multi-Height Cabinets
- Living/Dining Room with Optional Study
- Included Family Foyer
- Optional Fireplace
- Included Recreation Room One Level Down from Family Room
- Optional 4 ft Expanded Morning Room

OWNER'S LEVEL FEATURES

- Owner's Retreat Located on its Own Private Level with Sitting Room & Dual Walk-In Closets
- Spacious Owner's Bath with Separate Shower & Garden Tub
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile & Platform Tub

UPPER LEVEL FEATURES

- Three Additional Bedrooms
- Dynamic Views of Family Room Below
- Optional Divided Hall Bath
- Optional Third Full Bath





BLAKE

Masterpiece Collection

welcome home.

Approximately 2492 sq ft and Up



ENGLISH ELEGANCE
(WITH OPTIONAL BRICK VENEER & STONE WING WALL)

designed by: *FH*



BUCKS COUNTY RETREAT
(WITH OPTIONAL BRICK AND STONE VENEER
& WALL EXTENSION)

designed by: *FH*



NANTUCKET RETREAT
(WITH OPTIONAL WOOD TRELLIS WING WALL
WITH STONE BASE)

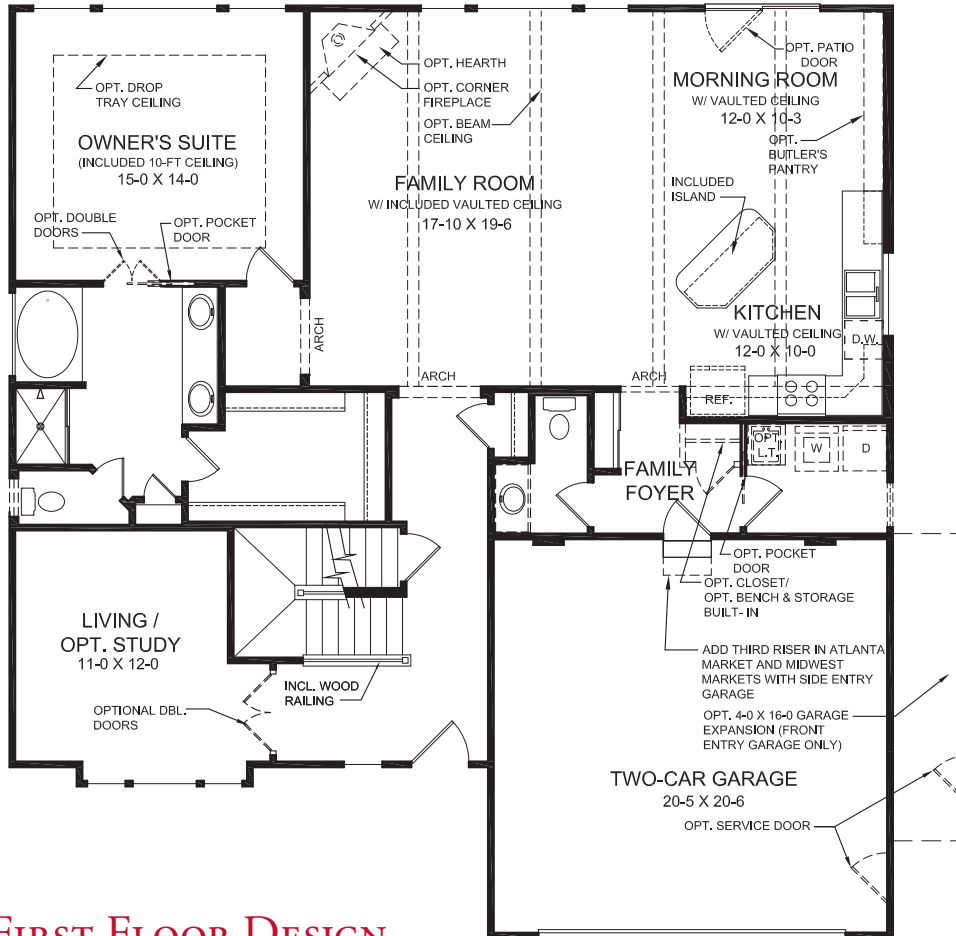
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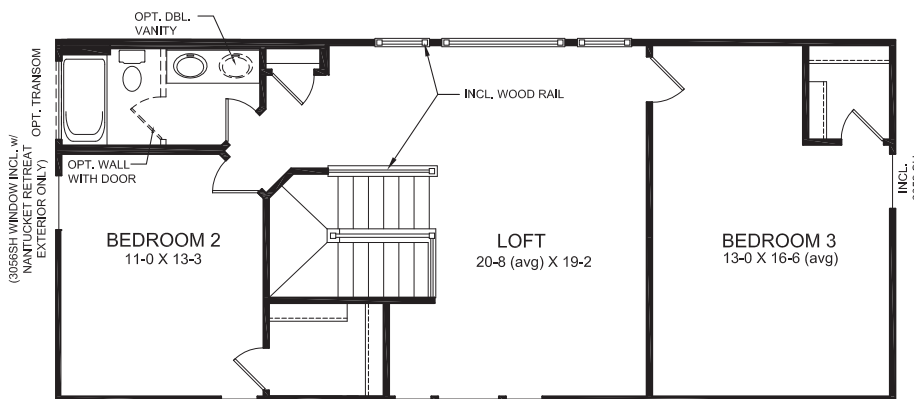
Approximately 2492 sq ft and Up



FIRST FLOOR FEATURES

- Spacious Entry Foyer
- Living Room/Optional Study
- Expansive Open Plan Family Room with Vaulted Ceiling
- Kitchen/Dining Space Open to Family Room Features Large Island, Vaulted Ceiling & Optional Butler's Pantry
- Optional 4 ft Dining Expansion with Included Expanded Island
- Optional Bay Window
- Optional Fireplace
- First Floor Owner's Suite with Included 10 ft Ceiling
- Owner's Bath Includes Separate Shower & Garden Tub, Large Walk-In Closet & Linen Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower
- Optional Designer Bath with Ceramic Tile Shower & Platform Tub

FIRST FLOOR DESIGN
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



SECOND FLOOR FEATURES

- Two Spacious Bedrooms with Large Walk-In Closets
- Optional Divided Hall Bath
- Expansive Loft with Dynamic Views of First Floor Below
- Optional Third Full Bath
- Optional Fourth Bedroom with Loft

SECOND FLOOR DESIGN



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BAYBERRY

Masterpiece Collection

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Approximately 2091 sq ft and Up



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(WITH OPTIONAL WOOD TRELLIS WING WALL)

designed by: *FH*



CAMBRIDGE COTTAGE
(WITH OPTIONAL STONE & BRICK
VENEER & STONE WING WALL)

designed by: *FH*



ENGLISH ELEGANCE
(WITH OPTIONAL BRICK WING WALL)

designed by: *FH*



FRENCH MANOR
(WITH OPTIONAL STONE VENEER
& STONE WING WALL)

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BAYBERRY

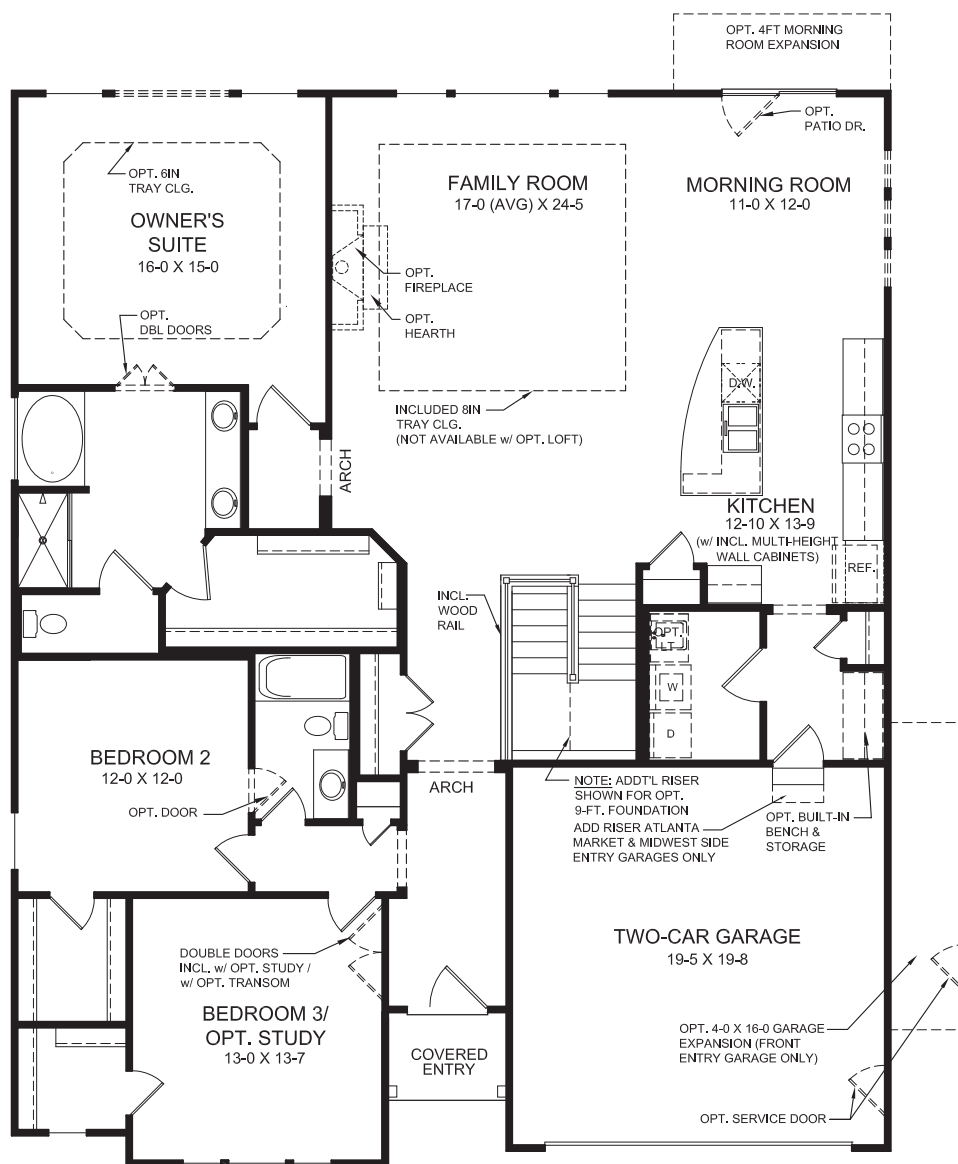
Masterpiece Collection

welcome home.

Approximately 2091 sq ft and Up

PLAN FEATURES

- Three Bedroom Home with Optional Study in lieu of Bedroom #3
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Built-in Bench & Storage
- Open Kitchen Design with Island Seating and Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Garden Bath with Ceramic Tile Shower and Garden Tub
- Optional Designer Bath with Ceramic Tile & Platform Tub
- Included Double Vanity in Owner's Bath
- Optional Covered Rear Patio/Deck
- Optional 4ft Garage Expansion
- Optional Three Car Garage
- Optional Loft with Optional Bedroom and Full Bath
- Optional Finished Lower Level



FIRST FLOOR DESIGN

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PORTLAND

Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up

OPTIONAL LOFT AVAILABLE



AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK)

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AMERICAN CLASSIC

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COASTAL CLASSIC
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PORTLAND

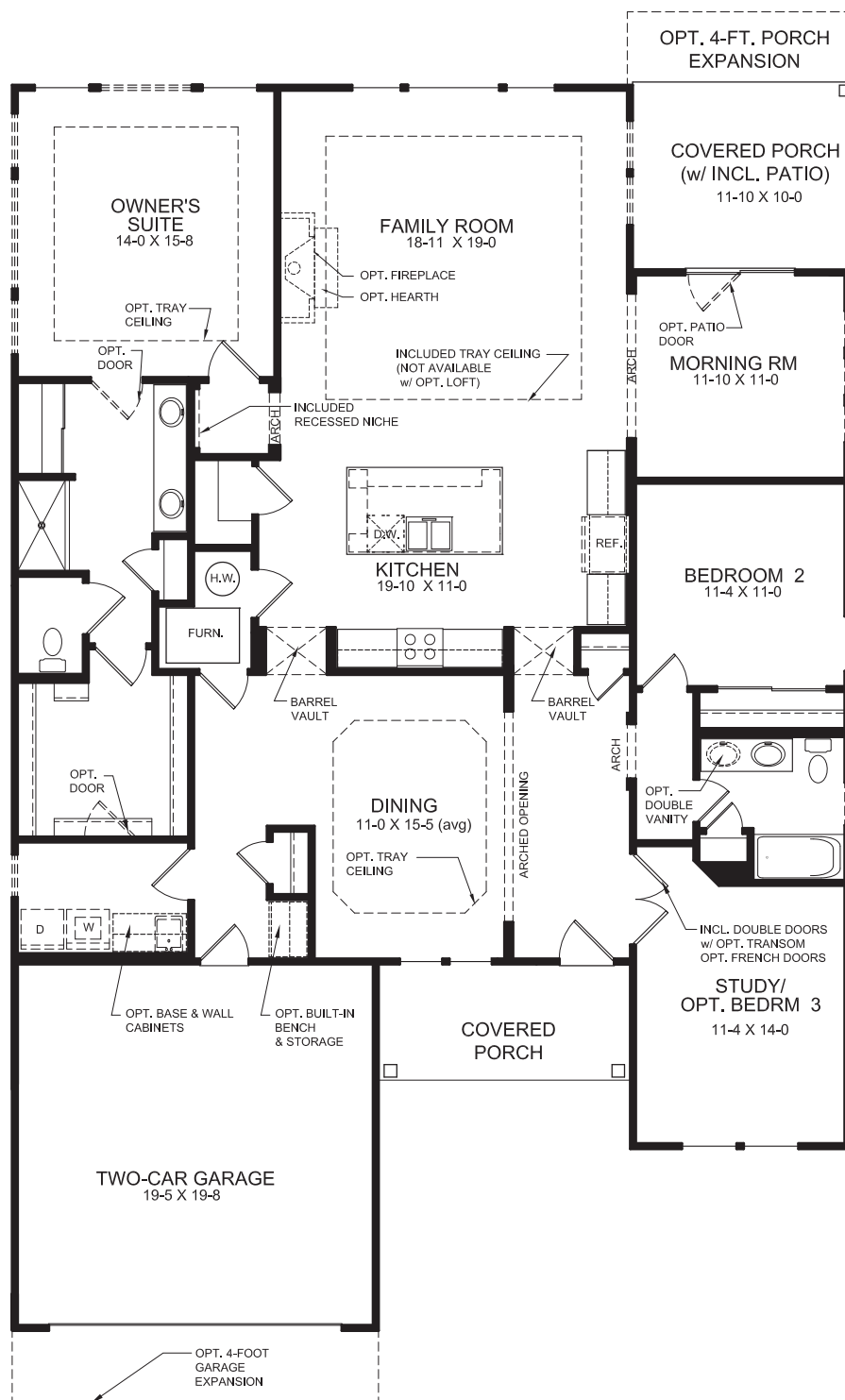
Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up

PLAN FEATURES

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Included Formal Dining Space and Morning Room
- Optional Tray Ceiling in Family Room and Dining Space
- Family Foyer with Optional Drop Zone Built-ins
- Unique Open Kitchen Design with Expansive Island with Seating and Pantry Closet
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Direct Access from Owner's W.I.C. to Laundry
- Included Covered Rear Porch
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



FIRST FLOOR DESIGN
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BAYBRIDGE

Patio Home Collection

welcome home.

Approximately 2091 sq ft and Up



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FRENCH MANOR
(WITH OPTIONAL STONE & BRICK)

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BAYBRIDGE

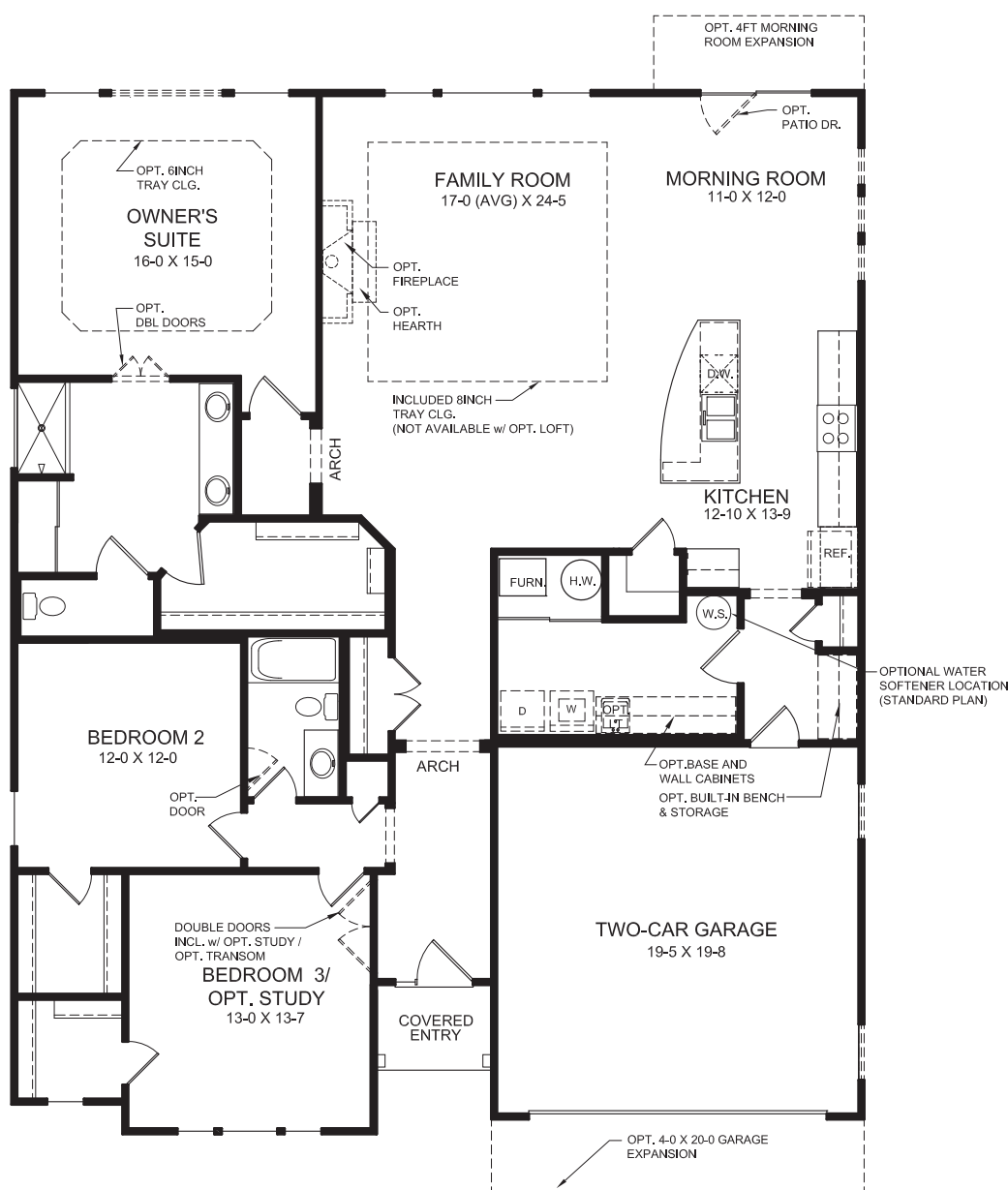
Patio Home Collection

welcome home.

Approximately 2091 sq ft and Up

PLAN FEATURES

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Covered Rear Patio/Deck
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



FIRST FLOOR DESIGN

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WINTHROP

Patio Home Collection

welcome home.

Approximately 1966 sq ft and Up

OPTIONAL LOFT AVAILABLE



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

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COASTAL COTTAGE
(WITH OPTIONAL BRICK)

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WINTHROP

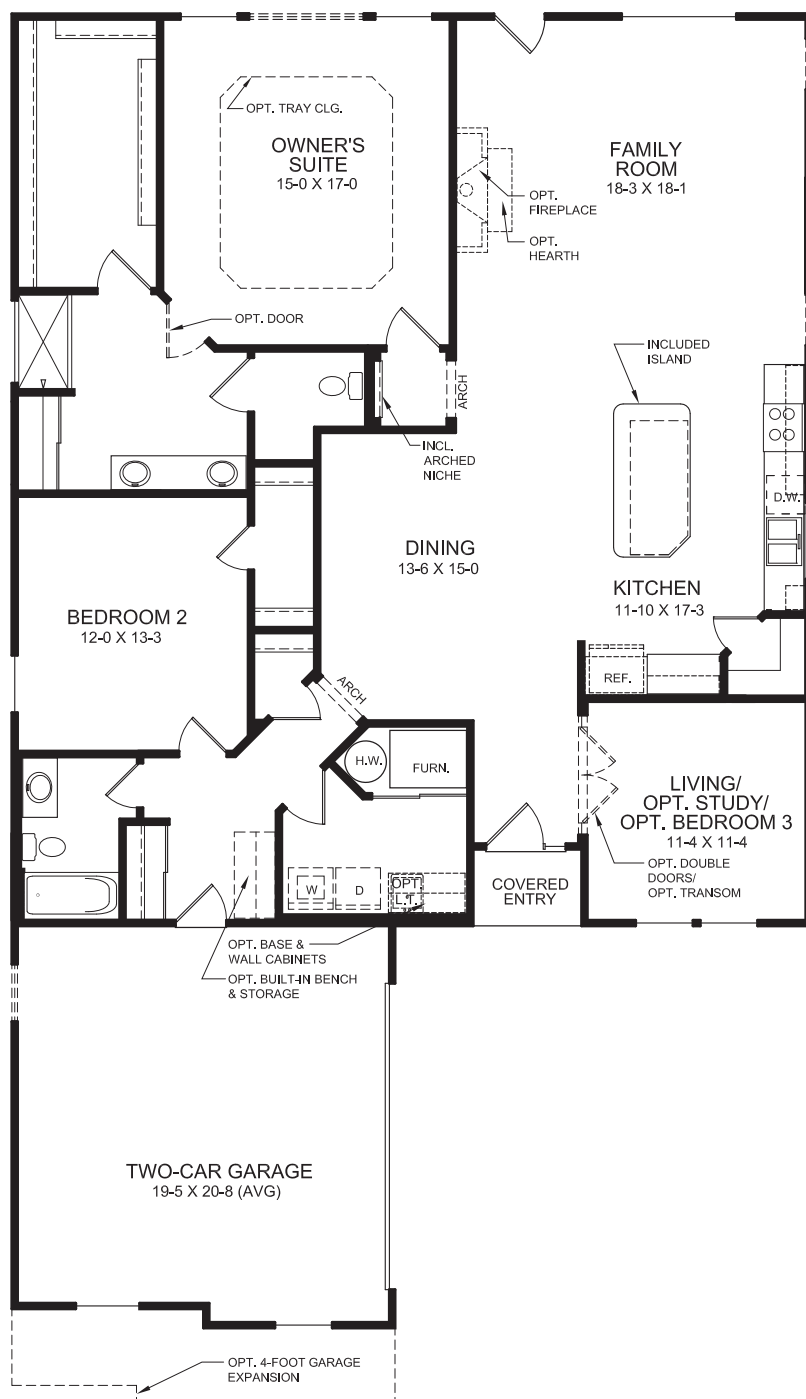
Patio Home Collection

welcome home.

Approximately 1966 sq ft and Up

PLAN FEATURES

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Plan Design with Spacious Dining and Family Room Spaces
- Large Kitchen Island with Seating and Corner Pantry
- Optional Built-in Appliance Kitchen
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Optional Covered Rear Patio/Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



FIRST FLOOR DESIGN
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MAXWELL

Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up



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(WITH OPTIONAL STONE)

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COASTAL COTTAGE
(WITH OPTIONAL BRICK)

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MAXWELL

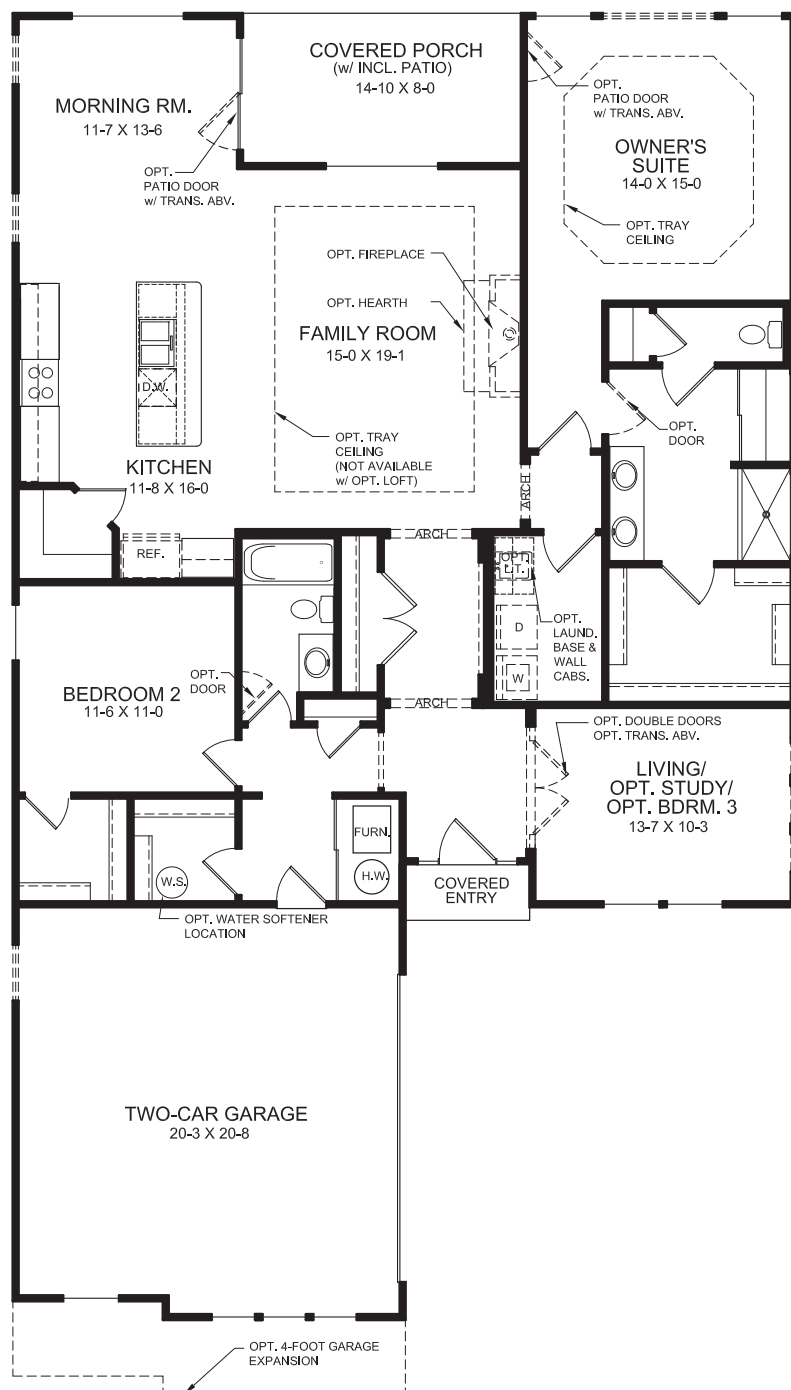
Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up

PLAN FEATURES

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Large Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Optional Built-in Appliance Kitchen
- Spacious Family Room with Optional Tray Ceiling
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Variety of Owner's Bath Design Configurations
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



FIRST FLOOR DESIGN

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)



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WILMINGTON

Patio Home Collection

welcome home.

Approximately 1725 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by: *FH*



COASTAL COTTAGE
(WITH OPTIONAL STONE)

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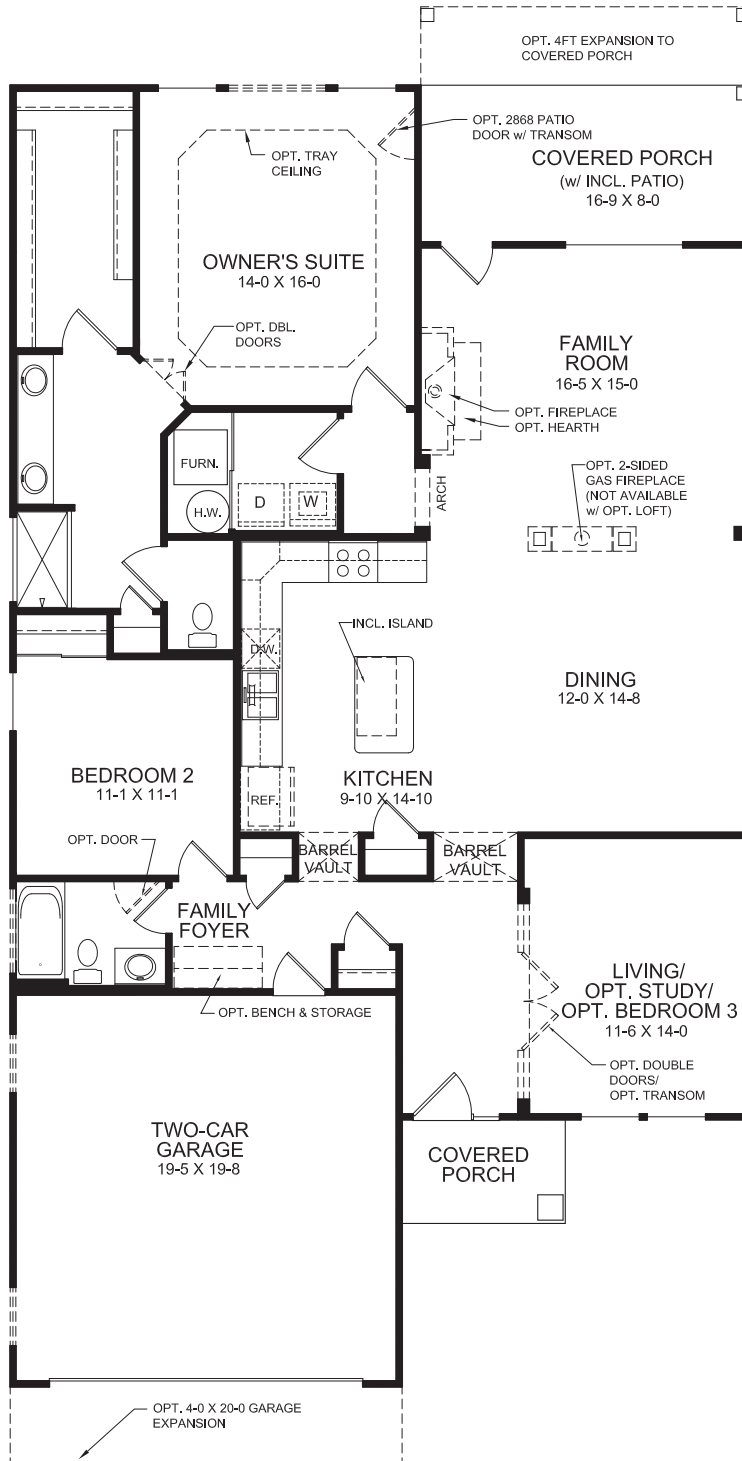


WILMINGTON

Patio Home Collection

welcome home.

Approximately 1725 sq ft and Up



PLAN FEATURES

- Two Bedroom Home with Living/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Plan Design with Spacious Dining and Family Room Spaces
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Adjoining Bedroom to Owner's Bath
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

FIRST FLOOR DESIGN

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KIAWAH

Patio Home Collection

welcome home.

Approximately 1720 sq ft and Up



AMERICAN CLASSIC
(WITH OPTIONAL STONE)

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COASTAL COTTAGE
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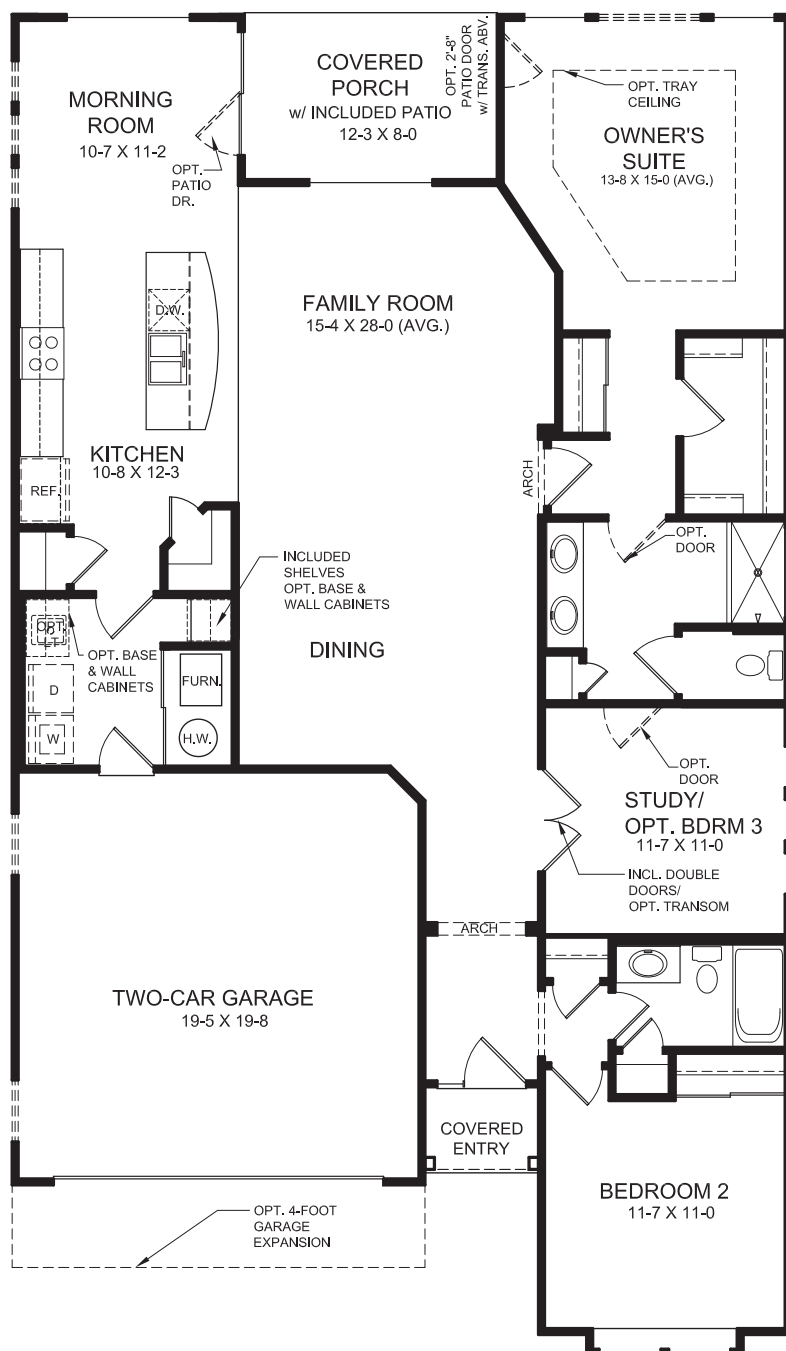
Patio Home Collection

welcome home.

Approximately 1720 sq ft and Up

PLAN FEATURES

- Two Bedroom Home with Included Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Included Casual and Formal Dining Spaces
- Open Kitchen Design with Island Seating and Pantry
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Adjoining Study/Bedroom to Owner's Bath
- Included Covered Rear Porch
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



FIRST FLOOR DESIGN

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AMELIA

Patio Home Collection

welcome home.

Approximately 1683 sq ft and Up



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(WITH OPTIONAL STONE)

designed by: *FH*



COASTAL COTTAGE
(WITH OPTIONAL STONE)

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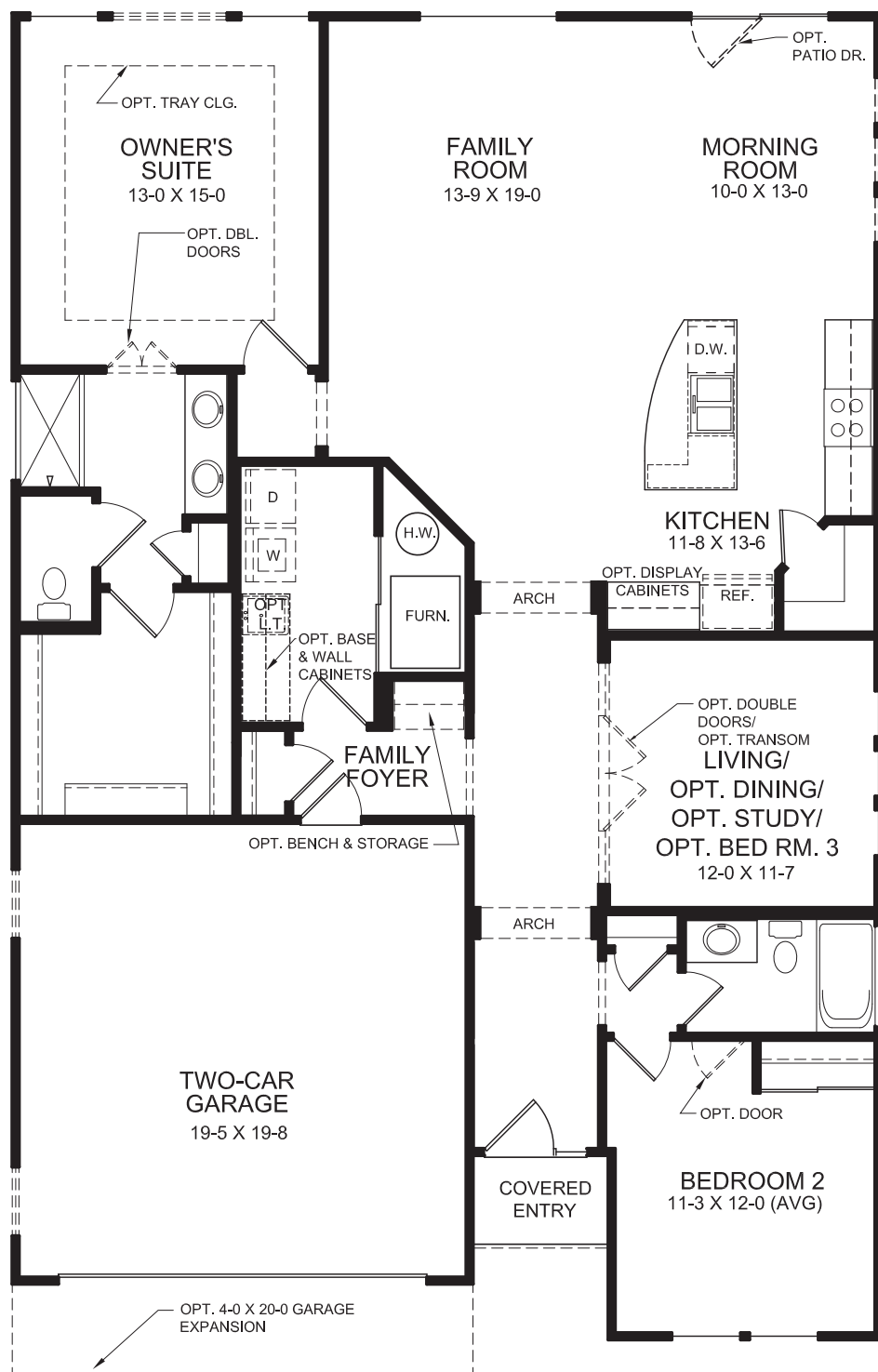


AMELIA

Patio Home Collection

welcome home.

Approximately 1683 sq ft and Up



PLAN FEATURES

- Two Bedroom Home with Living/ Dining/Optional Study/Optional Bedroom #3 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Spacious Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Optional Covered Rear Patio/ Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement

FIRST FLOOR DESIGN
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EDENTON

Patio Home Collection

welcome home.

Approximately 1501 sq ft and Up



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COASTAL COTTAGE
(WITH OPTIONAL STONE)

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EDENTON

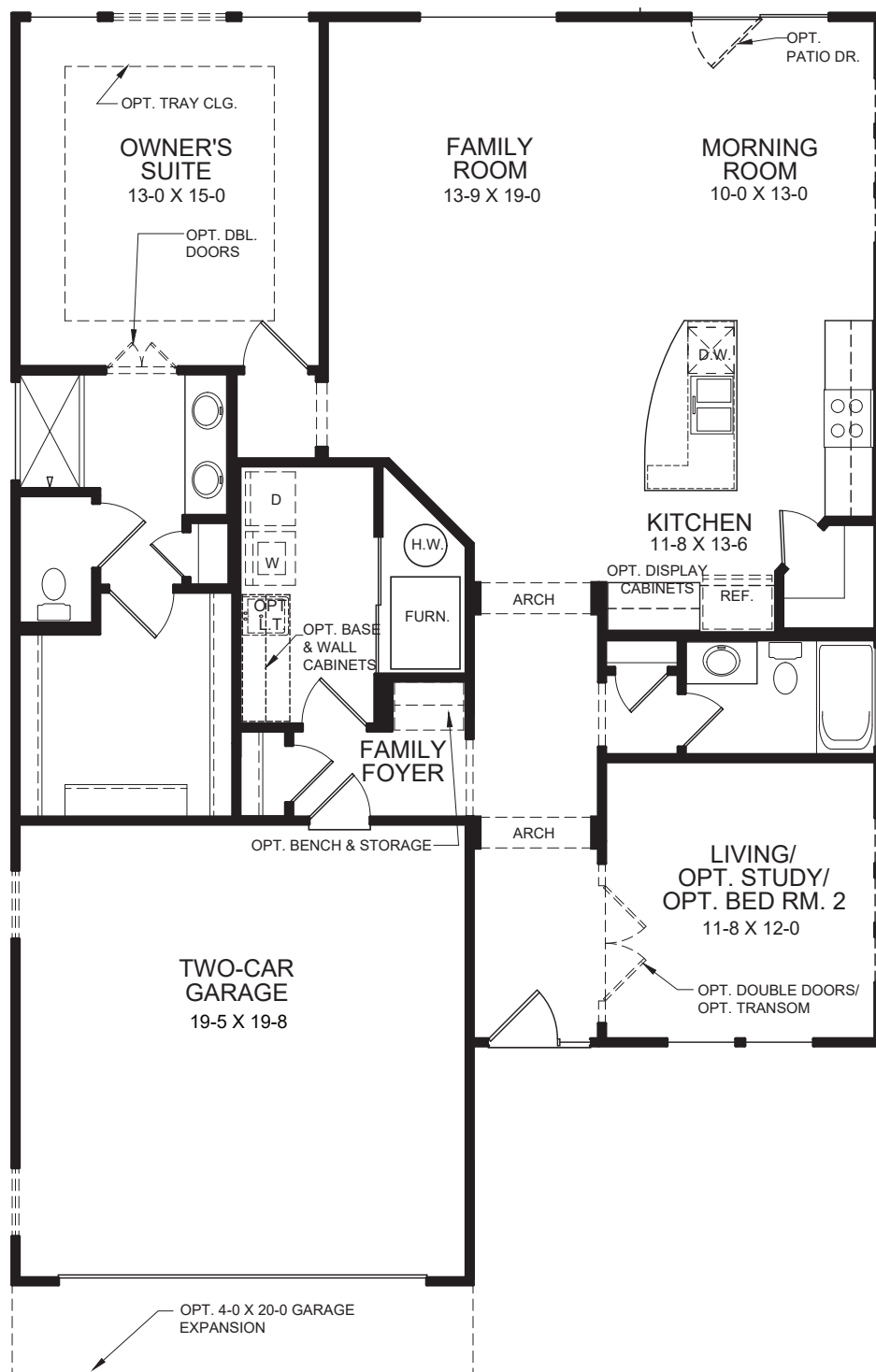
Patio Home Collection

welcome home.

Approximately 1501 sq ft and Up

PLAN FEATURES

- One Bedroom Home with Living/Optional Study/Optional Bedroom #2 Flex Space
- Included 9ft First Floor Ceiling Height
- Family Foyer with Optional Drop Zone Built-ins
- Open Kitchen Design with Island Seating and Spacious Corner Pantry
- Alternate Semi-enclosed Kitchen Design
- Private Owner's Suite with Owner's Bath and Large Walk-In Closet
- Optional Deluxe Shower in Owner's Bath
- Optional Direct Access from Owner's W.I.C. to Laundry
- Optional Covered Rear Patio/Deck
- Optional Sunroom
- Optional 4ft Garage Expansion
- Optional Loft with Optional Bedroom and Full Bath
- Optional Basement
- Optional Finished Lower Level with Optional Basement



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Our Plans Include You

TRAFFIC IMPACT STUDY

FOR

MILAN RESIDENTIAL DEVELOPMENT

BUTLER COUNTY/CITY OF MONROE, OHIO

Prepared For:
Abercrombie and Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247

Prepared By:
Jamal Adhami, PE, PTOE
SHA Engineering, LLC
March 08, 2023

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Appendix A	-	Site Plan
Appendix B	-	Memorandum of Understanding
Appendix C	-	Traffic Data
Appendix D	-	Trip Generation Summary
Appendix E	-	Turn Lane Warrants
Appendix F	-	Capacity Analysis

Draft for Internal Review

1. Introduction

The purpose of this Traffic Impact Study (TIS) is to:

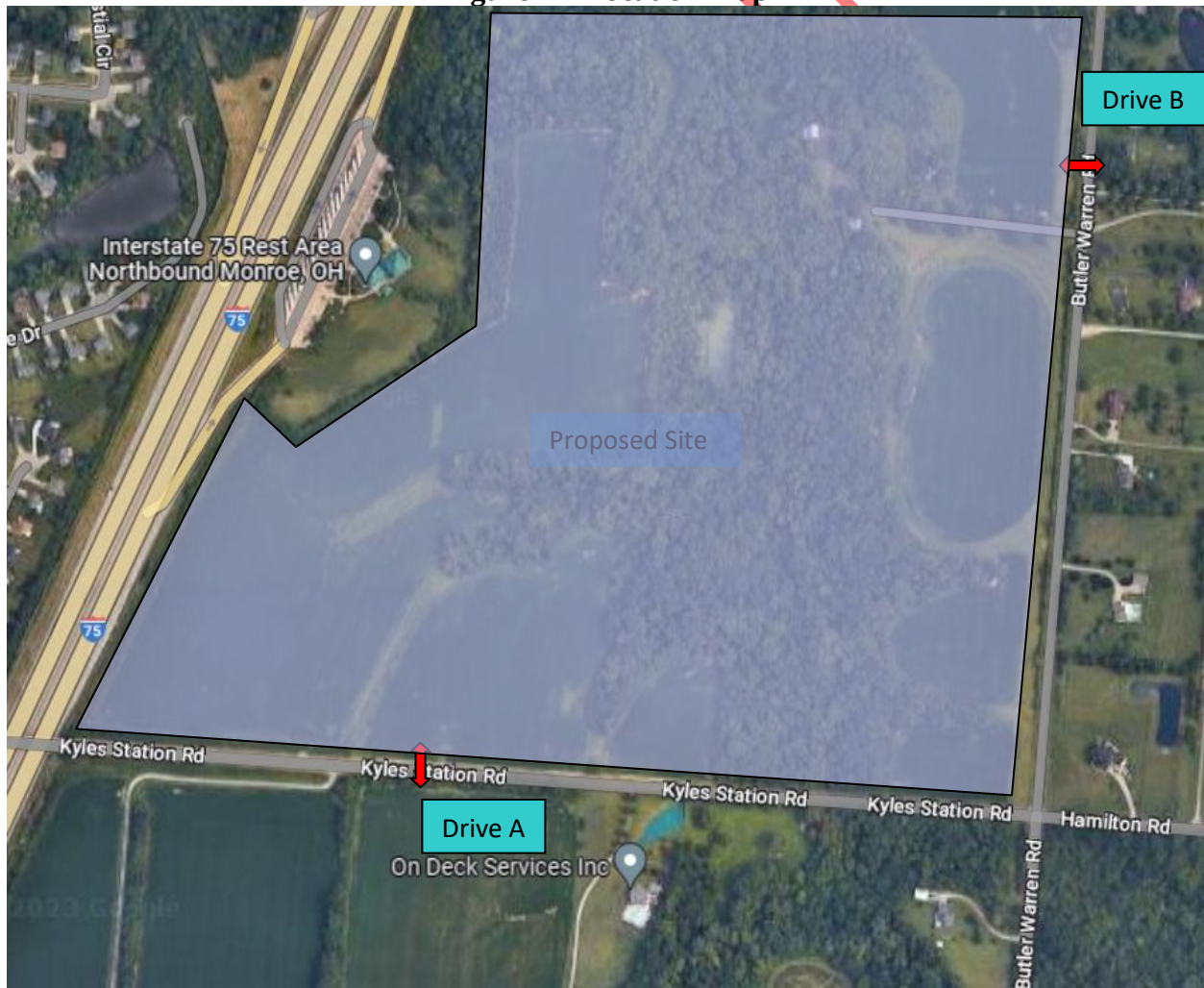
Describe and measure the impact of traffic generated by the proposed Residential Development on the adjacent existing public street system; and

Provide a list of conclusions and recommendations related to traffic operations and analysis at the intersections included in the study area including the access location for the new development.

The proposed development includes 261 single family detached residential units. The development will be located at the northwest quadrant of the intersection of Butler Warren Road and Kyle Station Road in Butler County, Ohio. The development is proposed with two access drives. The first drive is located on Butler Warren Road and the second drive on Kyle Station Road. The access drives and site locations are shown in Figure 1.

The location of the site is shown in Figure 1 and site plan is included in Appendix A.

Figure 1 – Location Map



2. Scope of Services

SHA Engineering prepared a Memorandum of Understanding (MOU) and submitted it to the Butler County and City of Monroe on November 28, 2022. County response was received on June 01, 2022. A copy of MOU is attached in Appendix B.

3. Existing Conditions

Butler Warren Road in the vicinity of the development is a two-lane road posted at 55 mph. To the north it provides connection to State Route 63 and Cincinnati Dayton Road. To the south it provides access to City of Mason and Interstate 75. Kyle Station road is also operating with two-lanes and provides connection to communities in the eastern part of Butler County. It is posted at 55 mph.

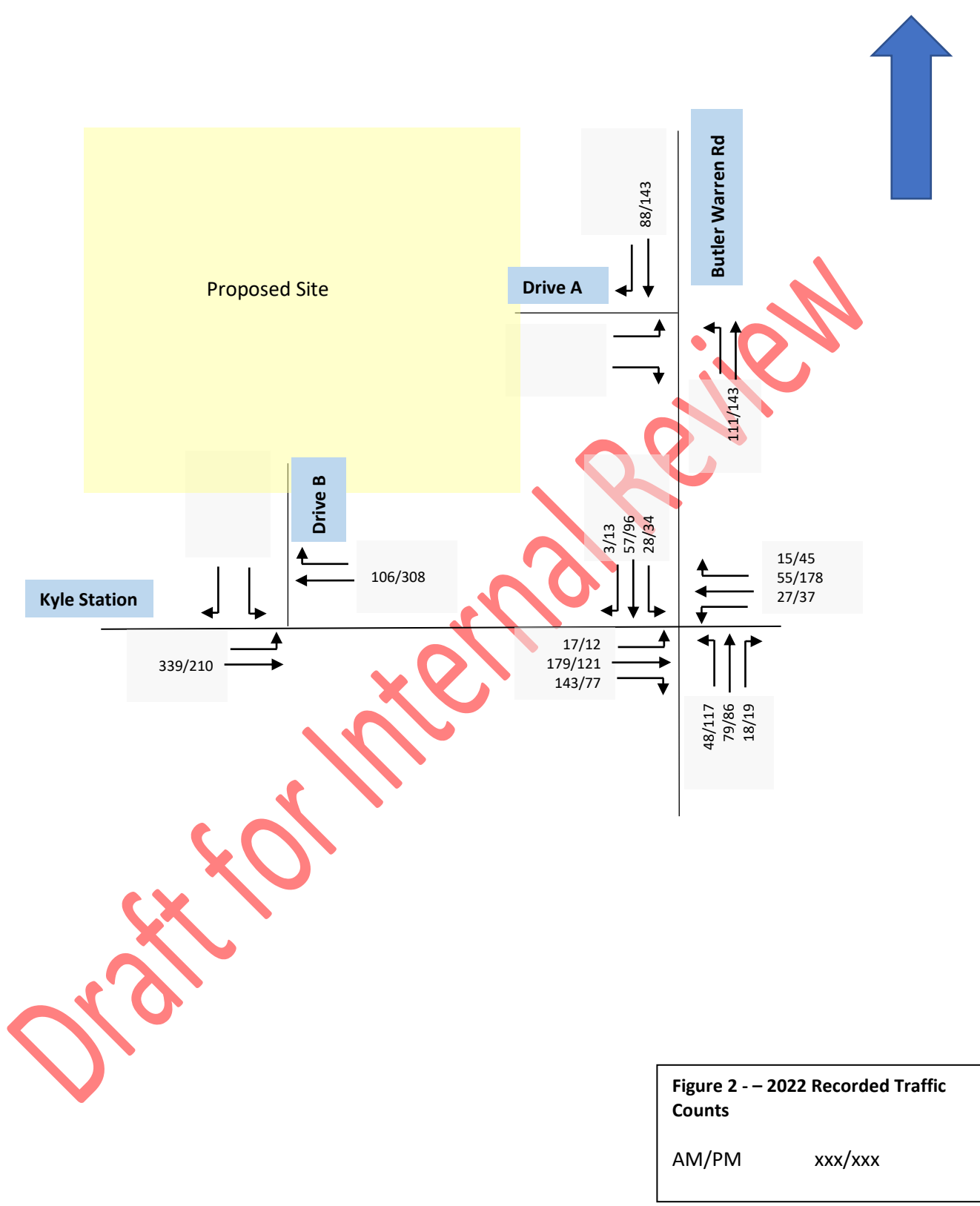
The intersection of Butler Warren Road and Kyle Station Road is operating as a 4-way stopped control intersection. All approaches are operating with a single lane shared for the left, through and right turns.

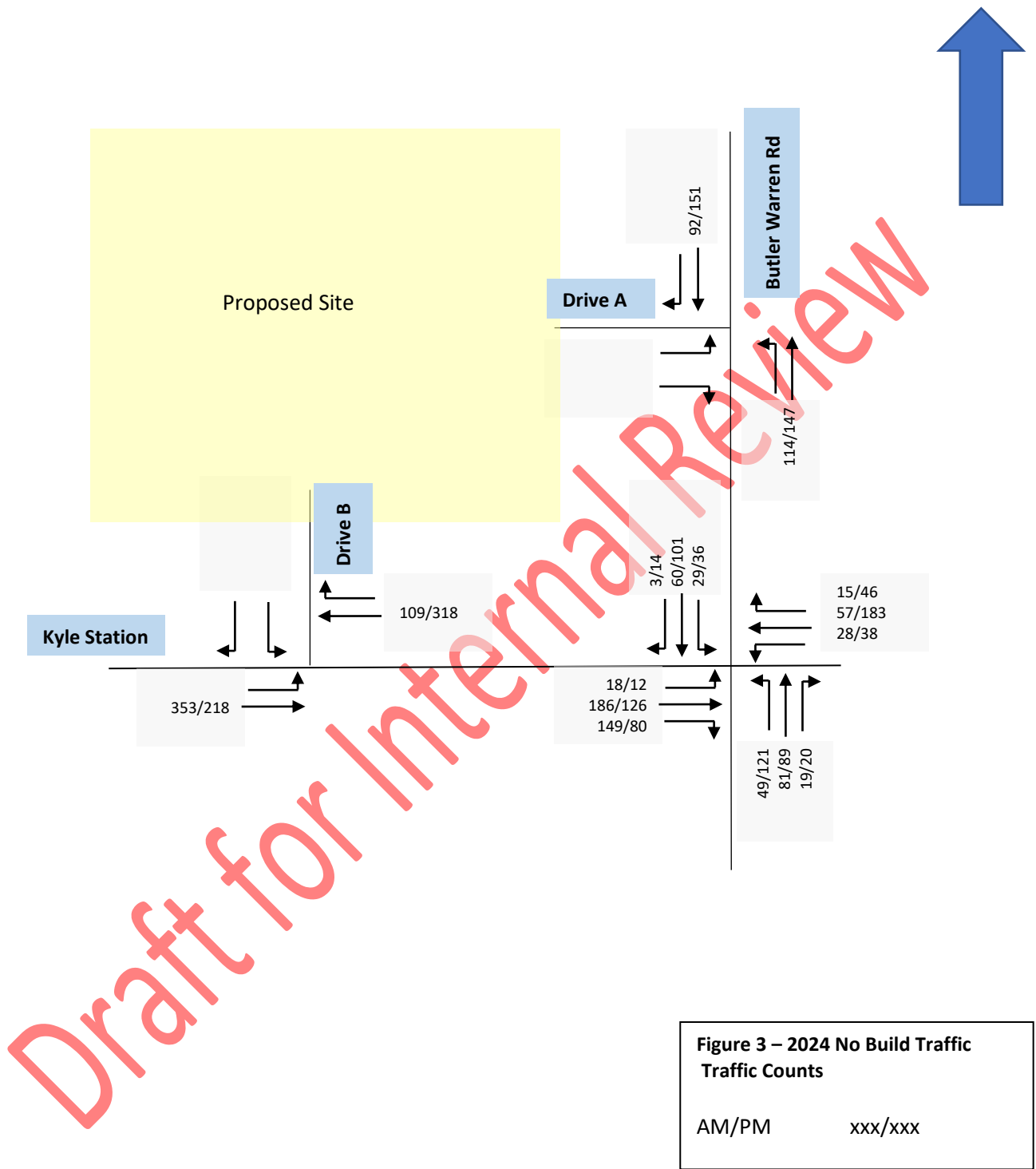
The existing turning movement counts at the intersection of Butler Warren Road and Kyle Station Road were recorded on November 30, 2022. The counts were completed for the AM and PM Peak hours. Based on the recorded counts, the AM peak hour was established from 7:15 – 8:15 AM and the PM peak hour was established from 4:30 to 5:30 PM.

The observed 2022 AM and PM Peak Hour traffic counts are shown in Figure 2. Figure 3 shows 2024 AM and PM peak hours No Build traffic volumes. Figure 4 shows 2034 No Build peak hours volumes. The future year traffic volumes are estimating using the information provided by Butler County and ODOT SHIFT data. The following growth factors are used of estimating future year traffic volumes.

- West Leg (Kyle Station) - 4%
- North Leg on Butler Warren - 5%
- South Leg on Butler Warren and East Leg (Hamilton) - 3%

The traffic data is included in Appendix C.





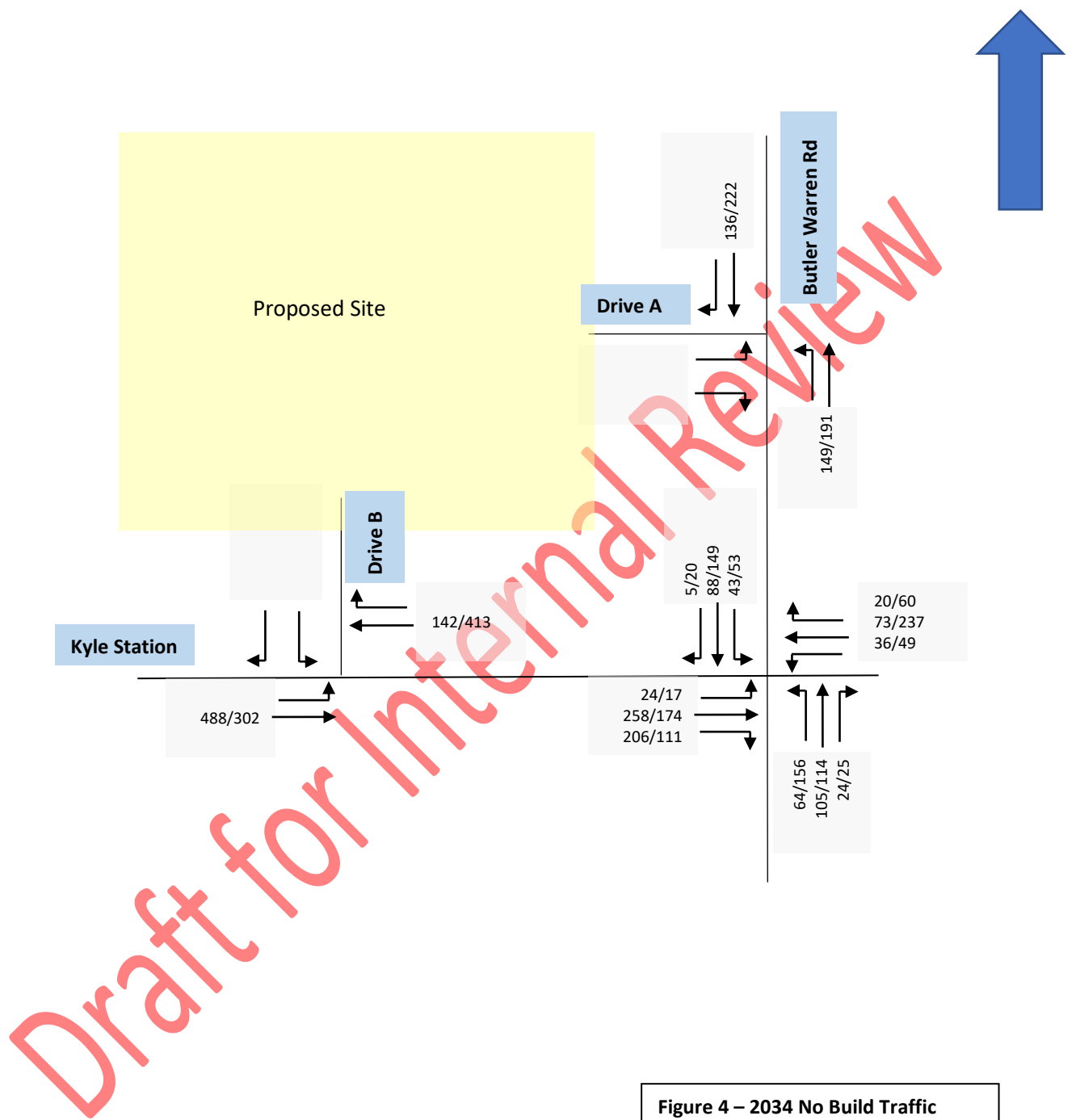


Figure 4 – 2034 No Build Traffic Traffic Counts

AM/PM xxx/xxx

4. Proposed Development

The proposed development includes 261 single family detached residential units. The development will be located at the northwest quadrant of the intersection of Butler Warren Road and Kyle Station Road in Butler County, Ohio.

The access to the new development is proposed through two access drives. A full access drive is proposed on Kyle Station Road approximately 1450 feet west of Butler Warren Road. The second full access is proposed on Butler Warren Road, approximately 950 feet north of Kyle Station Road. The location of the site and access drives are shown in Figure 1 in section 1.

The site plan for the proposed development is included in Appendix A.

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5. Trip Generation and Distribution

The Trip generation estimates are based on the ITE Trip Generation Manual, 11th Edition. The summary of estimated trips is provided in Table 1 below. Trip Generation summary details are included in Appendix D.

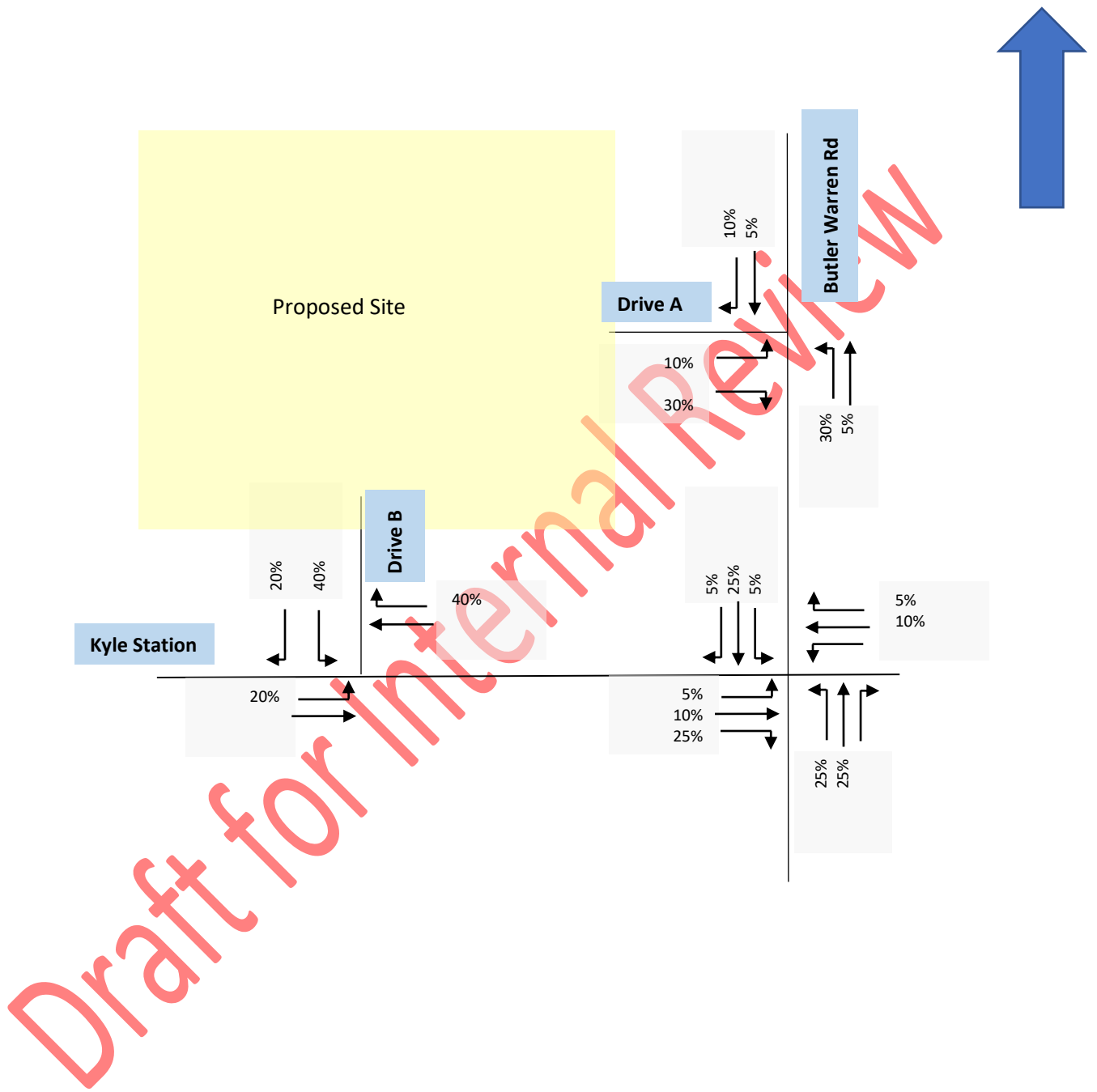
Table 1 – Estimated New Trips

Land Use	Unit	Total	AM Peak Hour			PM Peak Hour		
			Ent.	Exit	Tot.	Ent.	Exit	Tot.
210 – Single-Family Detached Housing	DW	261	46	132	178	154	91	245
	Pass-by Trips							
New Trips			46	132	178	154	91	245

The existing traffic counts were used for estimating the trip distribution of the new trips. The trip distribution for the new development is based on the following assumptions.

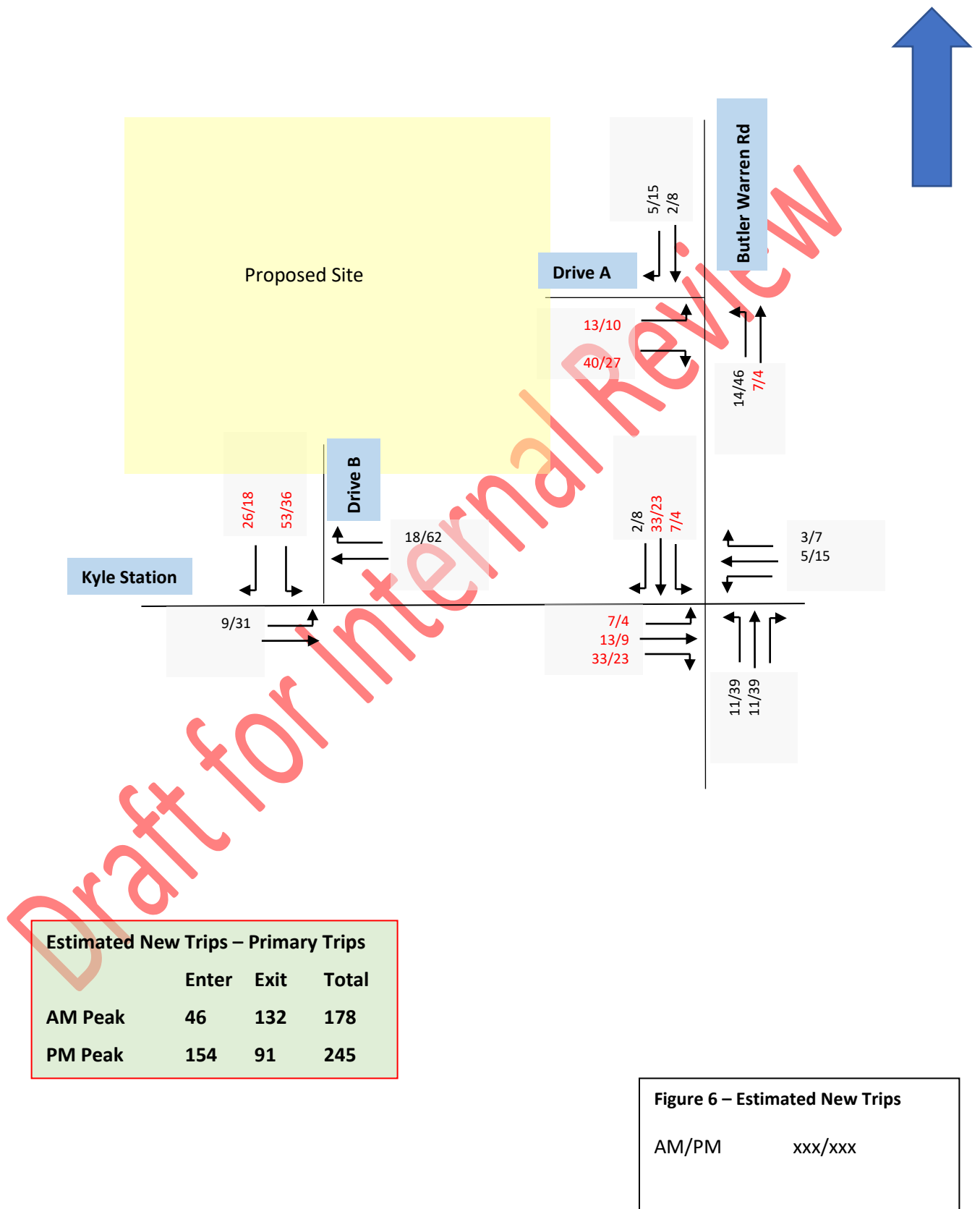
To/from the north on Butler Warren Road = 15%
 To/from the south on Butler Warren Road = 50%
 To/from west on Kyle Station Road = 20%
 To/from east on Hamilton Road = 15%

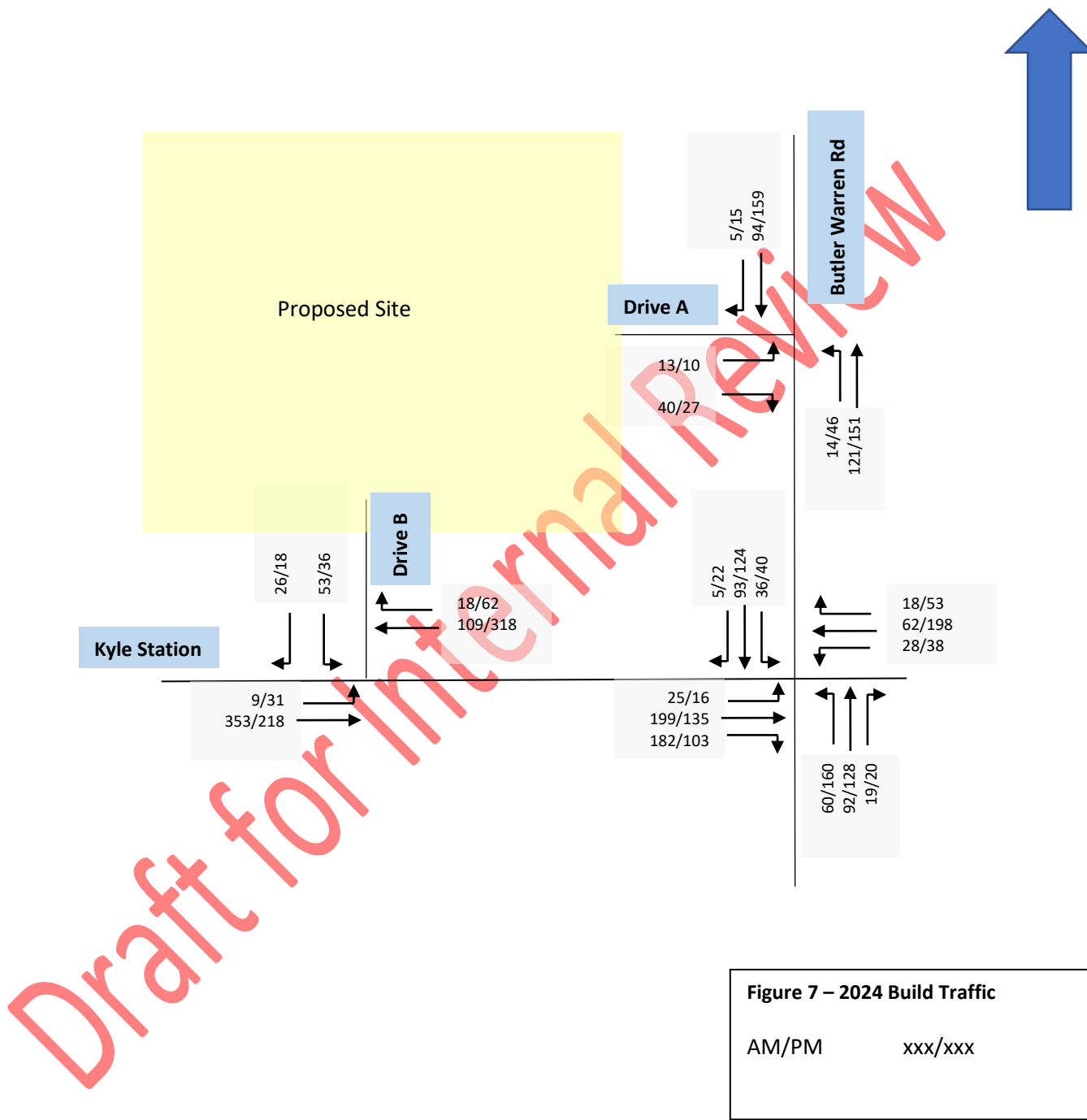
Figures 5 show the new trip distribution percent, and the estimated new trips are shown in Figures 6. Year 2024 and 2034 Build traffic volumes are shown in Figures 7 and 8.

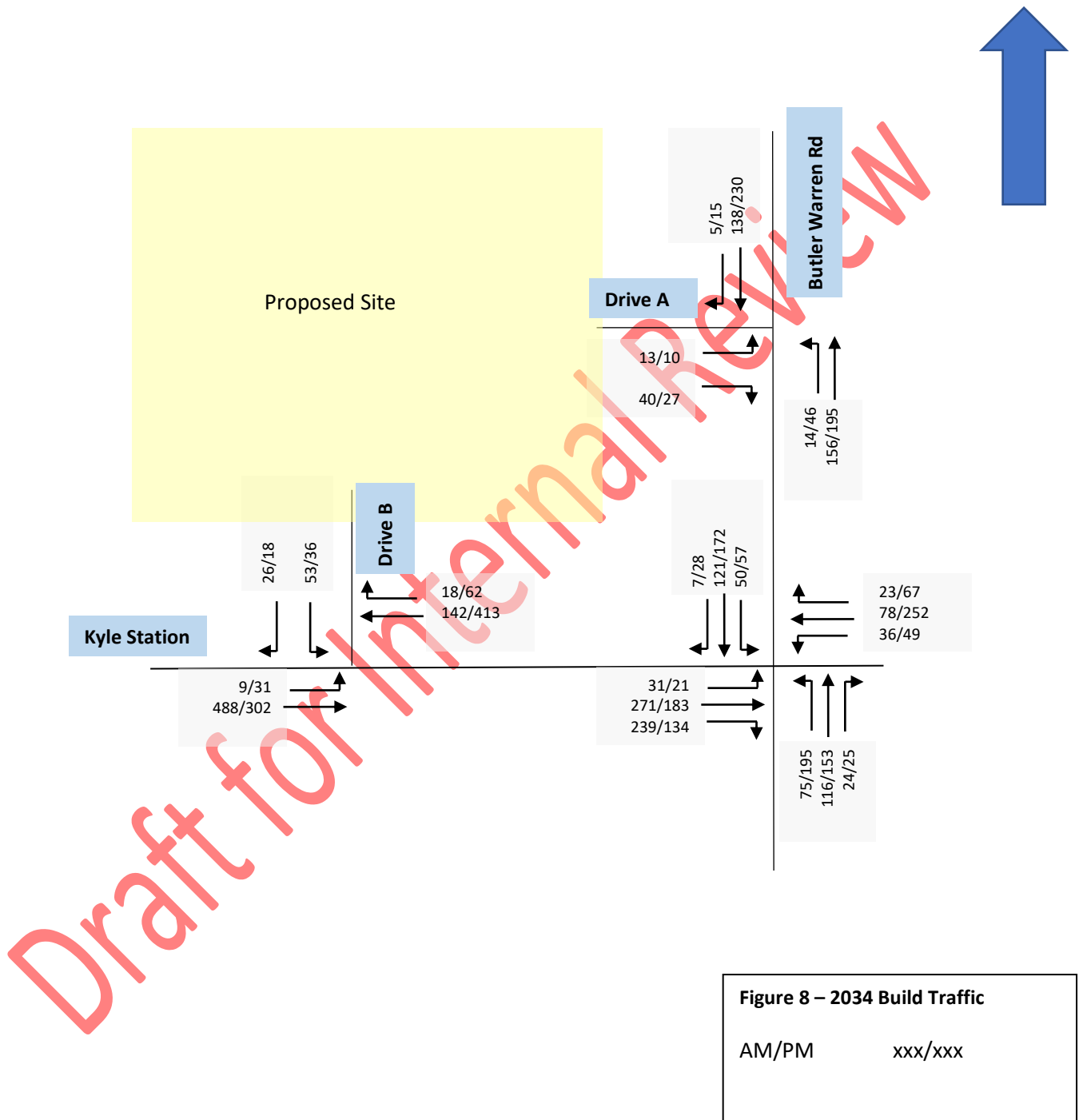


**Figure 5 – Trip Distribution
(Percent) –**

AM/PM xxx/xxx







6. Analysis

Turn Lane Warrants

The turn lane warrants were completed using the procedure identified in ODOT Location and Design Manual, Volume 1. The turn lane warrants were analyzed for the access locations for the development on Butler Warren Road and Kyle Station Road. The results of the turn lane warrants are summarized below, and detailed warrants are included in Appendix E.

Butler Warren Road at Access Drive A

- The northbound left turn lane from Butler Warren Road to eastbound on Access Drive A **is warranted**.
- The southbound right turn lane from Butler Warren Road to westbound on Access Drive A **is not warranted**.

Kyle Station Road and Access Drive B

- The eastbound left turn lane from Kyle Station Road to northbound on Access Drive B **is warranted**.
- The westbound right turn lane from Kyle Station Road to northbound on Access Drive A **is warranted**.

Capacity Analysis

Capacity analyses were performed for the intersections as indicated in the previous sections of this report. All the analyses were completed for Build traffic using Highway Capacity Software (HCS). Capacity of an intersection is quantified by the Level of Service (LOS) which is based upon the amount of delay a vehicle experience while at an intersection. The criterion for both signalized and unsignalized intersections are listed below as defined in Chapter 18 and 19 of the Highway Capacity Manual (HCM 2010), Volume 3.

Table 2 – Signalized/Unsignalized Intersection LOS Criteria (Exhibit 18-4 HCM)		
Level of Service	Control Delay - Signalized Intersections (seconds/vehicle)	Control Delay – Unsignalized Intersections (seconds/vehicles)
<i>A</i>	<i>0-10</i>	<i>< 10</i>
<i>B</i>	<i>>10 – 20</i>	<i>>10 – 15</i>
<i>C</i>	<i>>20 – 35</i>	<i>>15 – 25</i>
<i>D</i>	<i>>35 – 55</i>	<i>>25 – 35</i>
<i>E</i>	<i>>55 – 80</i>	<i>>35 – 50</i>
<i>F</i>	<i>>80</i>	<i>>50</i>

The following is a list of code definitions that are used in the capacity analysis results:

EB/WB/NB/SB – Eastbound/Westbound/Northbound/Southbound
 L – Left Turn Movement (exclusive left-turn lane or lanes)
 T – Through Movement (exclusive through lane or lanes)
 R – Right Turn Movement (exclusive right turn lane or lanes)
 LT– Shared left turn and through movement lane
 LTR – This provides movements in all directions
 TR – Shared through and right turn movement lane

The summary of the capacity analysis completed for the intersections in study area is provided below and the results of the capacity analysis are included in Appendix F.

Butler Warren Road at Access Drive A

The intersection will operate with stop control on the eastbound approach on Access Drive A. The summary of capacity analysis is included in Tables 3 and 4.

The analysis completed during AM Peak Hour show LOS A on the eastbound approach on Access Drive A for the 2024 and 2034 Build Traffic Volumes. The northbound left turns show LOS A.

Table 3 – Capacity Analysis – AM Peak – 2024/2034 No Build – Butler Warren Road at Access Drive A

	2024 AM Build (Unsignalized)					2034 AM Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
EBLR	A	9.4	.07		5	A	9.8	.07		5
EB Approach	A	9.4				A	9.8			
NBL	A	7.5	.01		0	A	7.6	.01		0
Intersection	N/A					N/A				

The analysis completed during PM Peak Hour show LOS B on the eastbound approach on Access Drive A for the 2024 and 2034 Build Traffic Volumes. The northbound left turns show LOS A.

Table 4 – Capacity Analysis – M Peak – 2024/2034 No Build – Butler Warren Road at Access Drive A

	2024 PM Build (Unsignalized)					2034 PM Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
EBLR	B	10.1	.05		5	B	10.8	.06		3
EB Approach	B	10.1				B	10.8			
NBL	A	7.7	.04		3	A	7.9	.04		3
Intersection	N/A					N/A				

Kyle Station Road at Access Drive B

The intersection will operate with stop control on the southbound approach on Access Drive B. The summary of capacity analysis is included in Tables 5 and 6.

The analysis completed during AM Peak Hour show LOS B on the southbound approach on Access Drive B for the 2024 and 2034 Build Traffic Volumes. The eastbound left turns show LOS A.

Table 5 – Capacity Analysis – AM Peak – 2024/2034 No Build – Kyle Station Road at Access Drive B

	2024 AM Build (Unsignalized)					2034 AM Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
SBLR	B	12.0	.14		13	B	14.0	.18		15
SB Approach	B	12.0				B	14.0			
EBL	A	7.5	.01		0	A	7.6	.01		0
Intersection	N/A					N/A				

The analysis completed during PM Peak Hour show LOS B and on the southbound approach on Access Drive B for the 2024 and 2034 Build Traffic Volumes. The eastbound left turns show LOS A.

Table 6 – Capacity Analysis – PM Peak – 2024/2034 No Build – Kyle Station Road at Access Drive B

	2024 AM Build (Unsignalized)					2034 AM Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
SBLR	B	13.5	.12		10	C	16.2	.15		13
SB Approach	B	13.5				C	16.2			
EBL	A	8.3	.03		3	A	8.6	.03		3
Intersection	N/A					N/A				

Butler Warren Road at Kyle Station Road

The intersection is operating as a four-way stopped control intersection. The results of capacity analysis are included in Tables 7, 8, 9 and 10.

The analysis completed for the 2024 and 2034 AM Peak Hour No Build scenarios show LOS C or better on all approaches. The analysis completed for the 2024 AM Peak Hour Build scenario show LOS B or better on all approaches. The analysis completed with 2034 Build scenarios show LOS E for the eastbound approach. All Other approaches show LOS B.

Table 7 – Capacity Analysis – AM Peak – 2024/2034 No-Build – Butler Warren Road at Kyle Station Road

	2024 AM - No Build (Unsignalized)					2034 AM - No Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
EBLTR	B	11.8	.49	0	68	C	21.4	.75	0	170
EB Approach	B	11.8				C	21.4			
WBLTR	A	9.0	.15	0	13	B	10.6	.23	0	22
WB Approach	A	9.0				B	10.6			
NBLTR	A	9.9	.24	0	22	B	12.3	.35	0	40
NB Approach	A	9.9				B	12.3			
SBLTR	A	9.4	.15	0	13	B	11.4	.26	0	25
SB Approach	A	9.4				B	11.4			
Intersection	B	10.7				C	16.6			

Table 8 – Capacity Analysis – AM Peak – 2024/2034 Build – Butler Warren Road at Kyle Station Road

	2024 AM - Build (Unsignalized)					2034 AM - Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
EBLTR	B	14.7	.59	0	100	E	36.4	.89	0	275
EB Approach	B	14.7				E	36.4			
WBLTR	A	9.7	.18	0	18	B	11.8	.27	0	28
WB Approach	A	9.7				B	11.8			
NBLTR	B	11.0	.29	0	30	B	14.4	.43	0	53
NB Approach	B	11.0				B	14.4			
SBLTR	B	10.5	.23	0	22	B	13.5	.36	0	40
SB Approach	B	10.5				B	13.5			
Intersection	B	12.6				D	25.0			

The analysis completed for the 2024 PM Peak Hour No Build scenarios show LOS B on all approaches. The analysis completed with 2034 AM Peak Hour No Build scenario show LOS D for the westbound approach. All other approaches show LOS C.

The analysis completed for the 2024 PM Peak Hour Build scenario show LOS C or better on all approaches. The analysis completed with 2034 Build scenarios show LOS F for the eastbound, westbound, and northbound approaches. The southbound approach shows LOS D.

Table 9 – Capacity Analysis – PM Peak – 2024/2034 No-Build – Butler Warren Road at Kyle Station Road

	2024 PM - No Build (Unsignalized)					2034 PM - No Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
EBLTR	B	11.5	.36	0	40	C	20.6	.63	0	108
EB Approach	B	11.5				C	20.6			
WBLTR	B	12.8	.44	0	58	D	25.2	.72	0	145
WB Approach	B	12.8				D	25.2			
NBLTR	B	12.6	.40	0	48	C	22.1	.64	0	113
NB Approach	B	12.6				C	22.1			
SBLTR	B	11.1	.27	0	28	C	17.4	.50	0	68
SB Approach	B	12.1				C	17.4			
Intersection	B	10.7				C	21.7			

Table 10 – Capacity Analysis – PM Peak – 2024/2034 Build – Butler Warren Road at Kyle Station Road

	2024 PM - Build (Unsignalized)					2034 PM - Build (Unsignalized)				
	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95 th %ile queue
EBLTR	B	14.7	.48	0	63	F	50.2	.89	0	228
EB Approach	B	14.7				F	50.2			
WBLTR	C	16.5	.55	0	83	F	64.9	.96	0	283
WB Approach	C	16.5				F	64.9			
NBLTR	C	18.1	.59	0	453	F	71.1	.99	0	300
NB Approach	C	18.1				F	71.1			
SBLTR	B	13.4	.37	0	43	D	33.1	.72	0	138
SB Approach	B	13.4				D	33.1			
Intersection	C	16.0				F	56.8			

Storage Length Calculations

The storage lengths for the turn lanes warranted are estimated using the information provided in Figures 401-9 and 401-10. The summary of estimated storage lengths is included in Table 11 below.

Table 11 – Storage Length Calculations						
Butler Warren Road at Access Drive A						
Storage Length Calculations (Unsignalized Conditions, 60 seconds cycle) – 65 mph						
Movements	Year	Period	Turn Vol. (Veh. /Hr.)	Storage Length (Ft.)	Through Vol. (Veh. /Hr.)	Blocked
NB Left Turn	2034 Build	AM/PM	14/46	285/285	156/195	N/A
Kyle Station Road at Access Drive B						
Storage Length Calculations (Unsignalized Conditions, 60 seconds cycle) – 65 mph						
EB Left Turn	2034 Build	AM/PM	9/31	285/285	488/302	N/A
WB Right Turn	2034 Build	AM/PM	18/62	285/285	142/143	N/A

7. Findings

The preceding analysis and recommendations listed below are based on the typical procedure used for evaluating the impact of the proposed development on the adjacent roadway infrastructure and usual customary traffic engineering standards.

The results of the analysis completed at each intersection in the study area is summarized below.

Bulter Warren Road at Access Drive A

The intersection will operate with stop control on the eastbound approach on Access Drive A. Capacity analysis (**Tables 3 and 4**) completed at the intersection show LOS A and B on Access Drive A.

The turn lane warrants completed indicated an exclusive lane for the northbound left turn **is warranted**.

Kyle Station Road at Access Drive B.

The intersection will operate with a stop control on the southbound approach on Drive B. The capacity analysis completed at the intersection shows acceptable LOS for all scenarios.

The turn lane warrants completed show an exclusive lane for the eastbound left turn and the westbound right turns **are warranted**.

Butler Warren Road at Kyle Station Road

The intersection is operating as a four-way stopped control intersection.

Capacity analysis completed at the intersection show acceptable flow of traffic for the No Build and Build scenarios, except 2034 PM Peak Hour Build scenario. The analysis with 2034 PM Peak Hour Build scenarios shows LOS F for the northbound, eastbound, and westbound approaches. The area surrounding the proposed development is observing significant growth and infrastructure improvements are being studied. It is anticipated that the intersection will be modified by 2034 to accommodate the additional traffic expected in the next 10-15 years.

Recommendations

All improvements to be made as per the recommendations in this study shall be completed following Standards published by Ohio Department of Transportation and supplements to these standards followed by Butler County Engineer's Office.

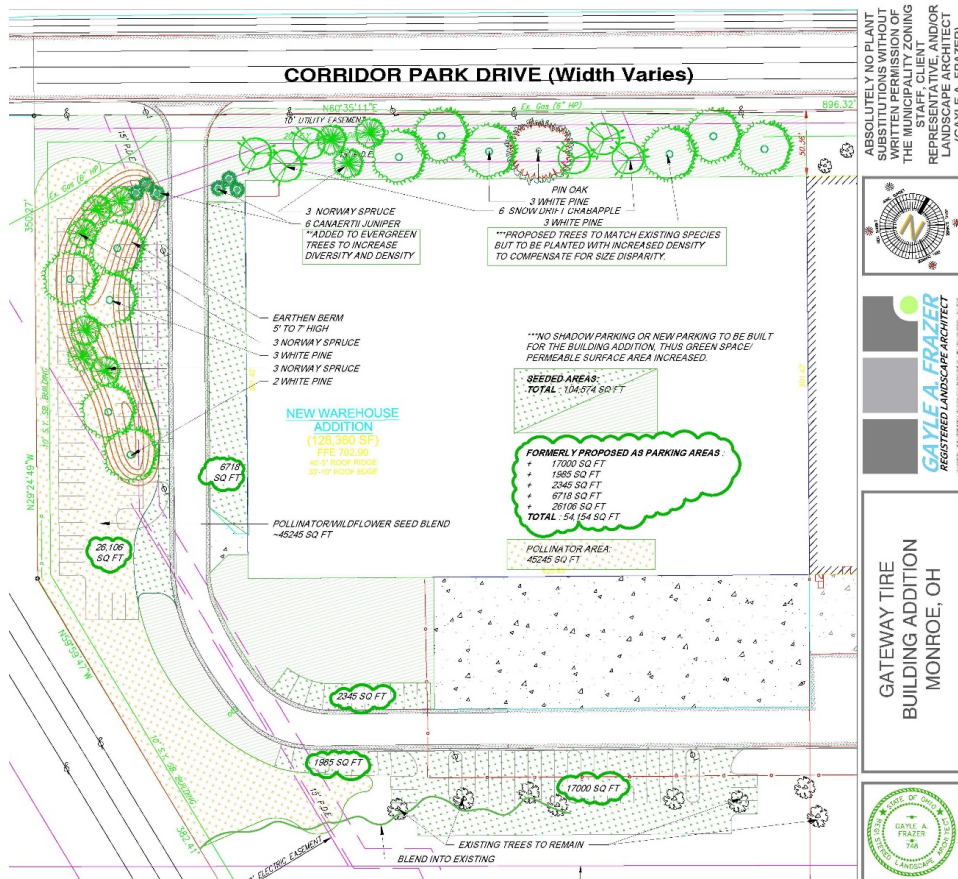
Bulter Warren Road at Access Drive A

- The eastbound approach on Drive A shall be built with a single inbound and a single outbound lane.
- The eastbound approach shall be built with a stop control.
- A 285 feet northbound left turn shall be built on Butler Warren Road at Access Drive A.

Kyle Station Road at Access Drive B

- The southbound approach on Drive B shall be built with a single inbound and a single outbound lane. The access location shall be designed to restrict northbound left turns and the eastbound left turns.
- The southbound approach shall be built with a stop control.
- A 285 feet eastbound left turn shall be built on Kyle Station Road at Access Drive B.
- A 285 feet westbound right turn shall be built on Kyle Station Road at Access Drive B.

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Proposed Landscaping and Parking Plan

B. Staff Comments

- The applicant is proposing to reduce the number of plantings around the site and also incorporate a mound on the south side of the property.
- The number of reduced plantings varies around the site and is specifically outlined in the comparison sheet attached to this report. In particular, the applicant is also seeking to primarily install evergreen trees as opposed to the variety required of buffer yard standards, which includes understory trees, canopy trees, and shrubs.
- While the applicant has specifically asked for modification to the approved landscape plan, the applicant has also proposed removing the 20 spaces required to be constructed with the expansion as part of the prior site plan approval. However, the applicant has maintained a large amount of shadow parking (i.e. parking that would not be installed at time of construction).

C. Department Comments

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

D. Staff Recommendation

- Staff recommends denial of the requested amendment to approved site plan for Case No. 2022-5-5.

MARSHALL CONSTRUCTION COMPANY, INC.

PO BOX 1092 BATH, OH 44210. 330-659-2040. BEACONMARSHALL.COM

City of Monroe Planning Commission
Ms. Kameryn Jones – Assistant Development Director
233 S. Main Street
Monroe, OH 45050-0330

RE: Gateway Tire
100 Corridor Drive
Monroe, OH 45050-1394

March 20, 2023

Ms. Jones,

Please accept this letter as the formal request to consider revisions to our landscape plan per the May 17, 2022 Planning Commission staff report, Case No. 2022-5-5.

These new landscape plan revisions are requested to be heard during the upcoming April 18, 2023 6:00pm meeting.

We have reviewed the landscape code from the City of Monroe as it relates to L-1 District properties and discovered inconsistencies from what staff recommended and what was approved.

We look forward to discussing these code issues in depth and coming to a mutual interpretation of what is being proposed during the April 18, 2023 Planning Meeting.

Thank you,

Charles Marshall
President

GENERAL PLANTING NOTES

- THE CONTRACTOR SHALL:
1. CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
 2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
 3. FURNISH NURSERY—GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL—SHAPE, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 4. PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS AND BALLS.
 5. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
 6. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
 7. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
 8. NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
 9. REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
 10. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
 11. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.
 12. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
 13. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 14. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

- THE CONTRACTOR'S WARRANTY SHALL INCLUDE:
1. A WARRANT FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 2. SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
 3. THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNTIL THE SUCCEEDING PLANTING SEASON,) AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

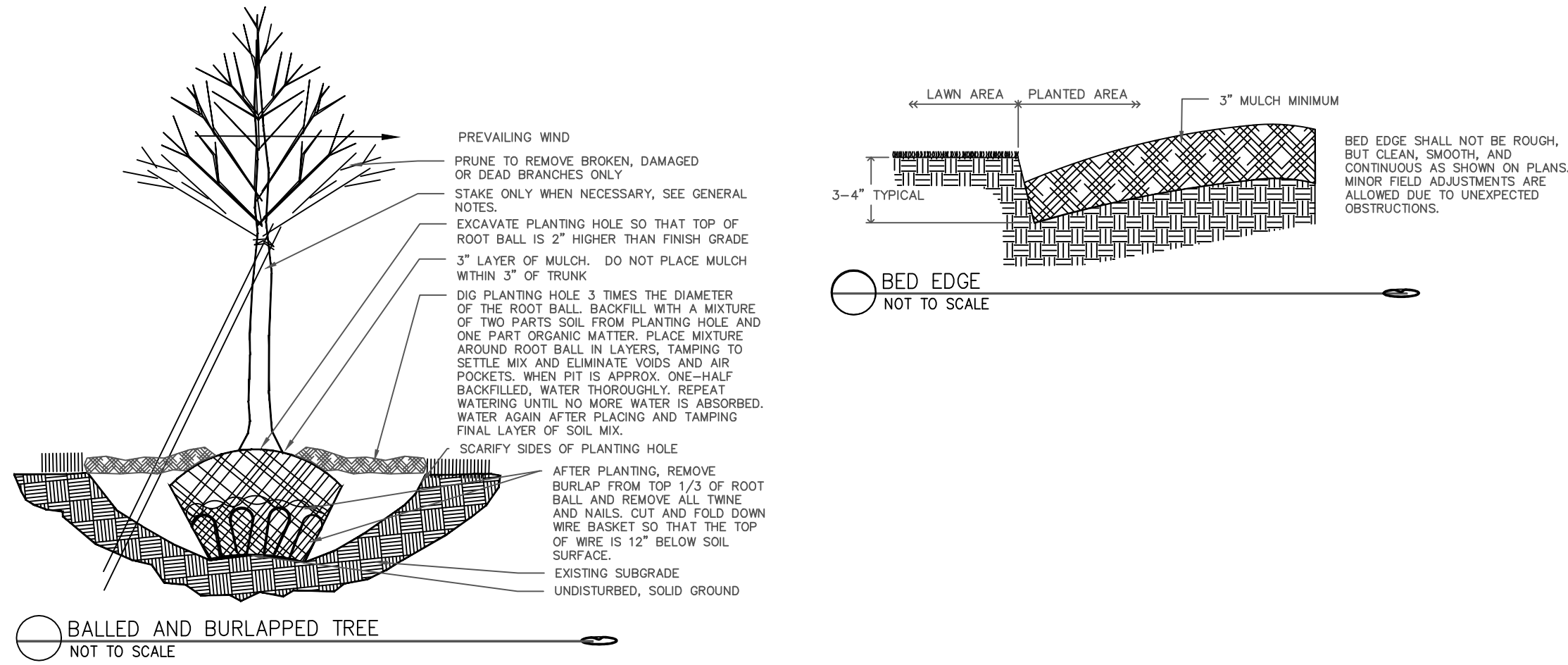
*THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

- PREPARATION AND PLANTING
- TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

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

IN THE EVENT OF A CONFLICT BETWEEN THE LANDSCAPE PLAN AND THE PLANT KEY, THE LANDSCAPE PLAN PREVAILS. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.



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

- MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3" DEPTH
- PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS
- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
 - DYED BROWN MULCH DOUBLE SHREDDED
 - DOUBLE SHREDDED HARDWOOD BLEND
 - CYPRESS MULCH
 - MINI PINE NUGGET
 - MINI PINE FINES
 - PINE STRAW
 - PREMIUM WOOD CHIP
 - WOOD CHIP

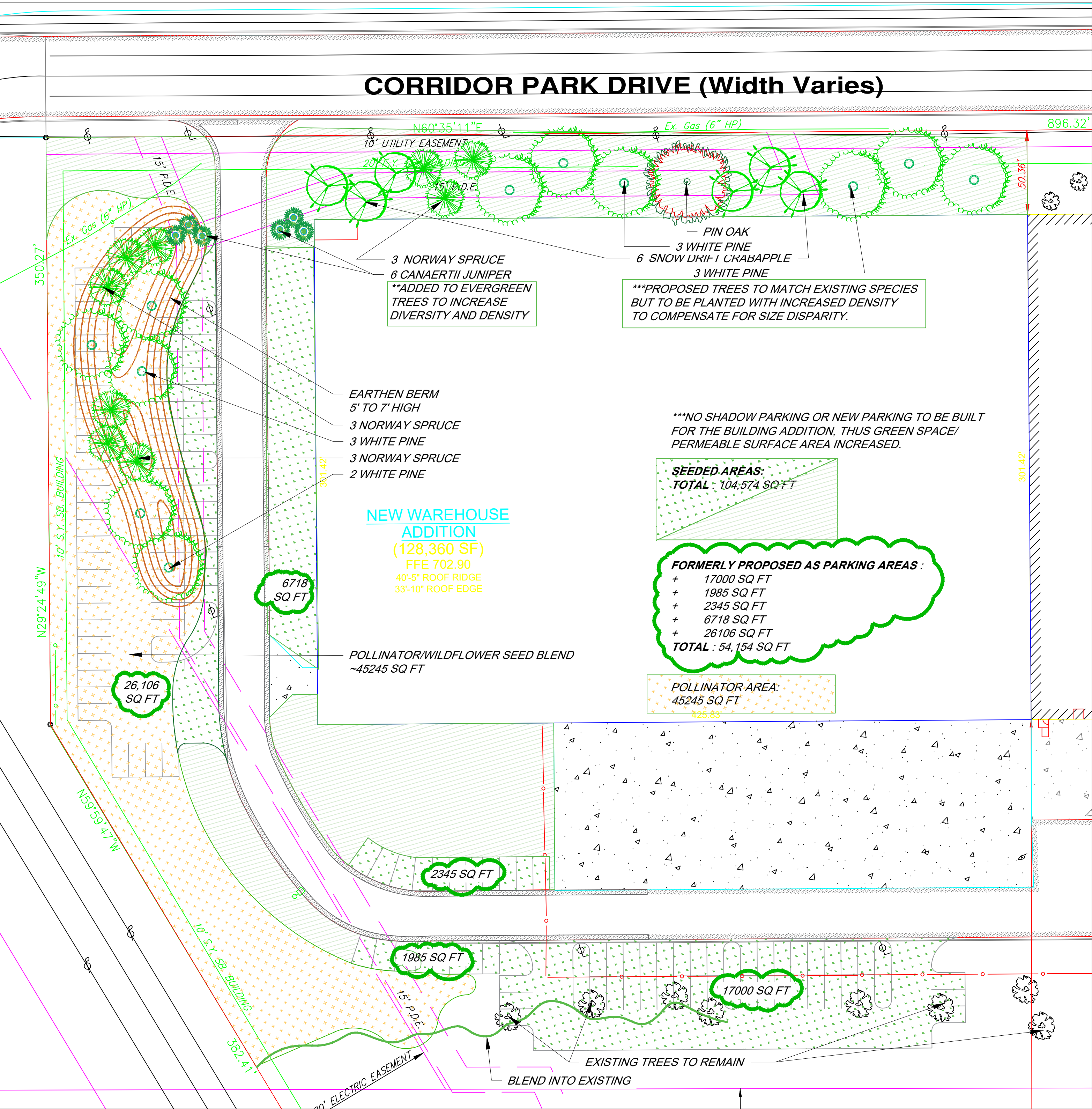
- COMPOST SHALL BE WELL—COMPOSTED, STABLE, AND WEED—FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 % BY WEIGHT; 100 % PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- FERTILIZER TO BE SLOW—RELEASE, GRANULAR OR PELLETTED CONSISTING OF 50 PERCENT WATER—INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- PROVIDE EROSION—CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL—BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTING. STAKE LOCATIONS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

- PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
- LOOSEN SUBGRADE TO A DEPTH OF 4 — 6" REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD COMPOST AT A DEPTH OF 4 — 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
 - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - EDGE BEDS 3 — 4" DEEP (SEE DETAIL).
 - ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE. DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
 - ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE—EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO—TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL PER MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

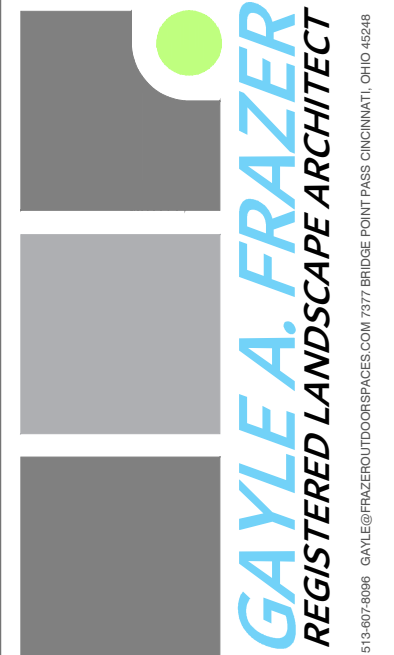
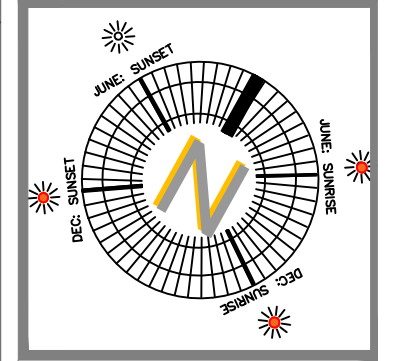
*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

- THE SEED CONTRACTOR SHALL:
1. PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
 2. TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
 3. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
 4. RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
 5. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/ AREAS OF HIGHER WATER FLOW WITH EROSION—CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
 6. PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1—1/2" IN LOOSE DEPTH OVER OPACITY WITHIN 90 DAYS OR INSTALLATION.
 7. SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
 8. SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

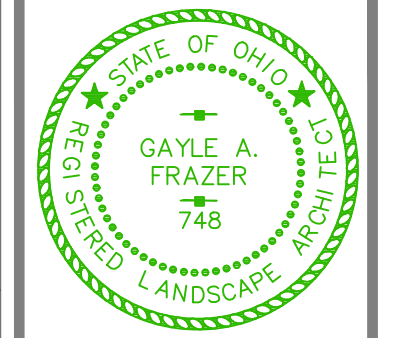


PLANT KEY				2/14/2023
QNT	SIZE	COMMON	LATIN	
1	2 in	Pin Oak	Quercus palustris	
6	2 in	Snowdrift Crabapple	Malus 'Snowdrift'	
9	6'	Norway Spruce	Picea abies	
11	6'-7'	White Pine	Pinus strobus	
6	6'	Canaertii Juniper	Juniperus virginiana 'Canaertii'	

ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT (GAYLE A. FRAZER)

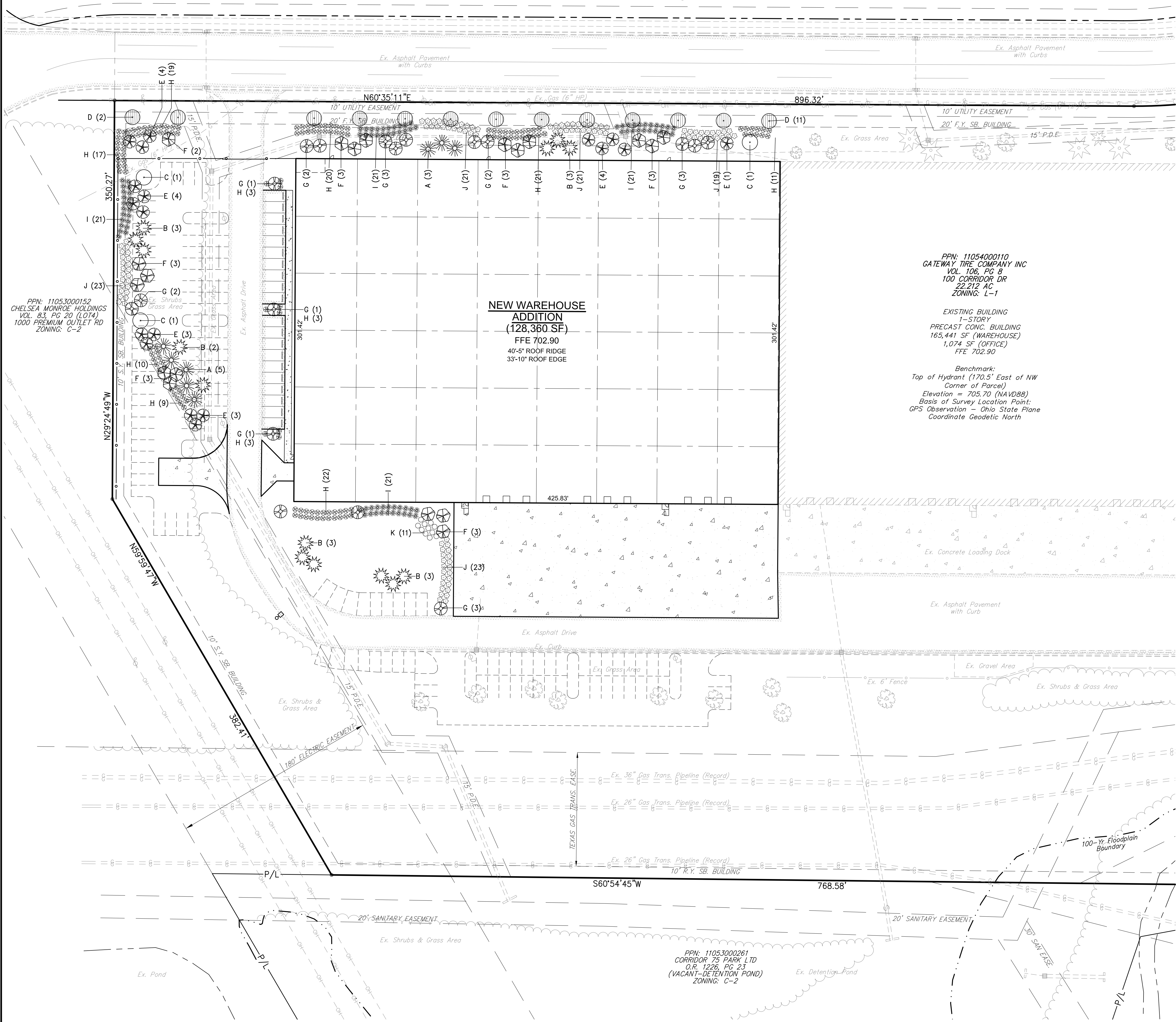


GATEWAY TIRE
BUILDING ADDITION
MONROE, OH



LANDSCAPE PLAN
SCALE:
1/8" = 1'
2/14/2023
REVISIONS:
L1

CORRIDOR PARK DRIVE (Width Varies)



PLANTING SCHEDULE TREES				
SYMBOL	AMOUNT	KEY	COMMON NAME/BOTANICAL	ROOT TYPE / CALIPER
	8	A	EASTERN WHITE PINE	6' HEIGHT
	14	B	PINUS STROBUS	2" MIN
	3	C	QUERCUS PALUSTRIS	2" MIN
	13	D	ACER FREEMANII 'JEFFSRED'	2" MIN
	19	E	SKYLINE THORNLESS HONEY LOCUST	2" MIN
	20	F	GLEDITSIA TRIACANTHOS INEMIS 'SKYCOLE'	2" MIN
	18	G	SUGAR TYME FLOWERING CRAB	6' HEIGHT
			MALUS 'SUTYZAM'	6' HEIGHT
			AUTUMN BRILLIANCE SERVICEBERRY	6' HEIGHT
			AMELANCHIER GRANDIFLORA	6' HEIGHT
			SERVICEBERRY	6' HEIGHT
			AMELANCHIER CANADENSIS	

PLANTING SCHEDULE SHRUBS & GRASSES			
SYMBOL	AMOUNT	KEY	COMMON NAME/BOTANICAL
	138	H	ARROWWOOD VIBURNUM
			VIBURNUM DENTATUM
	84	I	DOUBLE PLAY RED SPIREA
			SPIRAEA JAPONICA
	107	J	SEA GREEN JUNIPER
			JUNIPERUS x PTERIANA 'SEA GREEN'
	11	K	KARL FOERSTER REED GRASS
			CALAMAGROSTIS ACUTIFLORA

CHAPTER 1212.06 – STREET TREE REQUIREMENTS
STREET TREES SHALL BE PLANTED 40 FEET ON CENTER
(13 PROVIDED ALONG CORRIDOR PARK DR ADJACENT TO ADDITION)

CHAPTER 1212.07 – LANDSCAPING FOR VEHICULAR USE AREAS
IF VEHICULAR USE AREA IS EXPANDED MORE THAN 35%, ENTIRE
PARKING AREA MUST COME INTO COMPLIANCE WITH CURRENT CODE.

133,365 SF OF EXISTING VEHICULAR AREA
33,038 SF OF ADDITIONAL PROPOSED VEHICULAR AREA
168,403 SF TOTAL VEHICULAR AREA = INCREASE OF 26.3%

20 PARKING SPACES WILL REQUIRE A MINIMUM OF 4 CANOPY TREES
(4 PROVIDED ALONG SOUTH SIDE OF PARKING AREA)

CHAPTER 1212.08 – FRONT YARD LANDSCAPING (NON-RESIDENTIAL)
20% OF F.Y. AREA WITH MIN 6' WIDE AREA ADJ. TO R/W
REQUIRED: 2,344 SF (4' x 586') [PROVIDED WITH BUFFER]

CHAPTER 1212.10 – BUFFER REQUIREMENTS
TYPE B OPTION 2 ALONG WEST AND SOUTH PROPERTY LINES
20' WIDTH; 2 ACI CANOPY TREES; 14 ACI UNDERSTORY TREES;
35 SHRUBS; PER 100 LF

REQUIREMENTS:

WEST P/L: 496 LF (586' – 20' SOUTH BUFFER – 70' DRIVE)
496' OF BUFFER / 100 = 4.96
4.96 x 2 ACI = 10 ACI OF CANOPY TREE (5 TREES)
4.96 x 14 ACI = 70 ACI OF UNDERSTORY TREE (35 TREES)
4.96 x 35 = 174 SHRUBS

SOUTH P/L: 174 LF (NOT INCLUDING GAS & ELEC EASEMENTS)
174' OF BUFFER / 100 = 1.74
1.74 x 2 ACI = 4 ACI OF CANOPY TREE (2 TREES)
1.74 x 14 ACI = 25 ACI OF UNDERSTORY TREE (13 TREES)
1.74 x 35 = 61 SHRUBS

SOUTH P/L: 220 LF (EAST WALL & TRUCK DOCK BUFFER AREA)
220' OF BUFFER / 100 = 2.20
2.20 x 2 ACI = 5 ACI OF CANOPY TREE (3 TREES)
2.20 x 14 ACI = 31 ACI OF UNDERSTORY TREE (16 TREES)
2.20 x 35 = 77 SHRUBS

- LANDSCAPE NOTES**
- ALL DISTURBED AREAS NOT MULCHED SHALL BE SEEDED.
 - ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS UNLESS NOTED OTHERWISE.
 - ALL LANDSCAPING MATERIALS SHALL BE INSTALLED AND MAINTAINED IN PERPETUITY ACCORDING TO ANSI.
 - ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF MONROE.
 - SEE DETAIL SHEET FOR SHRUB AND TREE PLANTING DETAILS.

80
40
0

HORIZONTAL
SCALE IN FEET

PREPARED BY:

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Revisions:

Issue:

Date:

STATE OF OHIO
DAVID M. KANE
#E-66166
REGISTERED
PROFESSIONAL ENGINEER
May 21, 2022

GATEWAY TIRE
WAREHOUSE ADDITION 2022
100 Corridor Park Dr, Monroe, Ohio
LANDSCAPE PLAN

Sheet Number:

CE-9