Planning Commission
May 16, 2023 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- April 18, 2023 Planning Commission Minutes

Old Business

- 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.

New Business

Administrative Reports

Adjournment

Planning Commission Minutes
April 18, 2023
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Kirkpatrick, Chair, called the meeting to order at 6:02 p.m.

Roll Call

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

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

Mr. Kirkpatrick requested a motion to excuse Mr. Grant from the meeting. Mrs. McElfresh moved to excuse Mr. Grant from the meeting; seconded by Mr. Marconi. Voice vote. Motion carried.

Approval of the Minutes

Mrs. McElfresh moved to approve the minutes of the March 21, 2023, meeting; seconded by Mr. Frye. Voice vote. Motion carried.

Old Business

None.

Public Hearing

Mr. Kirkpatrick opened the Public Hearing for Case No. 2023-4-2. Consideration of 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.

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

Planning Commission has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Planning Commission.
Mr. Kirkpatrick asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in.

Having been sworn in, Mr. Smith presented Case No. 2023-4-2

Mr. Smith presented the background as follows:

- 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

Mr. Smith reviewed the staff comments and 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. o The Patio product type incorporates brick, stone, and Hardie on front, sides, and rear, front entry.
    - The Designer product type incorporates brick, stone, and Hardie for front elevation, Hardie on sides, rear, and front entry.
    - The Masterpiece product type 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. o 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. o 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 would be 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 areas, etc.
  - Staff requests a calculation to clarify the exact amount of proposed formal open space, currently proposed as an internal trail network and picnic/shelter area.

- **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. o 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.
    - o 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 for 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. As this property is presently zoned L-1 Light Industrial, Planning Commission may wish to consider whether it is appropriate for this subdivision to connect into that property.
  - 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. o 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. o 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. o 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. o 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. o 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. o 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%. o Staff requests more information regarding the proposed lot coverages for the subdivision.

    - Per base code standards, the minimum front yard setback is 40 FT. o The proposed front yard setback is 30 FT for all product types.

- Per base code standards, the minimum side yard setback is 10 FT. o 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. o The proposed rear yard setback is 30 FT for all product types.

Mr. Smith reviewed the staff comments and comprehensive plan implications as follows:

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.

Mr. Smith reviewed the staff comments regarding zoning map amendment criteria as follows:

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

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

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

  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 any new site.

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

  This site is surrounded by low density 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 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.

Mr. Smith reviewed the staff comments regarding the Planned Unit Development review criteria as follows:

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

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

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

The proposed PUD plan is consistent with the intent and purpose of the Comprehensive Plan in that it assists in 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.

Mr. Smith reviewed department comments as follows:

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.

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

- Show proposed utilities.
- Submit to BCWS for sanitary review
- Construction route 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 capable of handling emergency vehicles.
- Traffic Impact Study is in process.
    - Traffic calming measures will be explored, including mini roundabouts at Stonybrook/Streamside and Pebble Stone/Brookfield.

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 Rd and Butler Warren Rd.

Mr. Smith reviewed the staff recommendation as follows:

- In the case of Zoning Map Amendment and Planned Unit Development proposals, **Planning Commission acts as a recommending body to City Council**. Planning Commission may choose to recommend approval, recommend approval with conditions, or recommend denial of the applications.

- If Planning Commission wishes to recommend approval of this zoning map amendment and draft Planned Unit Development, 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.

Mr. Marconi asked if we are concerned about the individual lot sizes as they are not the required size. Mr. Smith stated no we are not because the 2.1 is close to the 2.0 per acre size required by code. Mr. Marconi asked if the patio homes will have basements. Mr. Smith stated he was unsure.

Mr. Rob Hayes, community design project manager spoke on behalf of Fischer Homes. He stated there are some issues with the site, noting Miller Creek and the I-75 rest area. Mr. Hayes stated Fischer Homes not only build homes but they create communities. He noted some current communities they have built. Mr. Hayes reviewed the current site plan, explaining the proposed layout of the homes, walking paths, and other amenities. Mrs. McElfresh asked where the patio homes would be. Mr. Hayes stated they are primarily on the east side of the community. Mr. Hayes reviewed the proposed products being Masterpiece Collection, Designer Collection and patio homes. Mr. Hayes stated that the site is in the Lakota School District which would be a benefit to Monroe. Mr. Hayes stated they will work with staff to provide calculations of open space, the archtecturl requirements, square footage but asking if a one story home could be 1600 square feet minimum instead of 1800. Mr. Hayes stated he will provide Planning Commission with all elevations for their approval. Mr. Hayes discussed the issue with emergency access to the cul-de-sac on the northwest side of the property. Mr. Cole, Planner, explained how the plan would bridge one cul-de-sac to the other. Mr. Hayes stated they provided a loop to address the secondary access issue the fire had stated. Mrs. McElfresh asked how many total homes. Mr. Hayes stated 220 units with 47 Masterpiece, 76 Designer and 97 patio.

Mr. Kirkpatrick stated he does not like pan handle lots.

Mr. Frye asked if there are requirements for how many road entrances there have to be for the subdivision.

Mr. Kirkpatrick asked if there are any proponents that wish to speak. There were none.

Mr. Kirkpatrick asked if there are any opponents that wish to speak.

Steve Broughs, 6900 Hamilton Road.

- Asked about the sewer system. Mr. Cole pointed out where the sewer line is.
- Asked if the water is coming out of Monroe
- Asked why so many homes
- Asked if the road development will be coming off of the property owners land

Dan S , 8263 Kyles Station Road.

- Lives directly across the street from proposed development
- Stated the density is too much
- Need work on the roads
- Mentioned having an emergency road through the rest area
- Stated the developer never approached him as a surrounding property owner
- Stated it is an odd location for residential
- Asked if patio homes were the ones on Kyles station; the developer stated no.
- Asked where Monroe's closest fire station is; Mrs. McElfresh said in downtown Monroe.

Terry Smith, 1730 Butler-Warren Rd

- Stated this was supposed to be zoned business
- Stated he doesn't want another Kyle Station Meadow
- How does this benefit Monroe? How does it benefit surrounding properties?

Mr. Kirkpatrick stated that in the comprehensive plan meetings the majority of the people who responded to surveys stated they didn't want any more business park developments.

George Seiler, 1654 Butler Warren Rd

- Concerned about density
- Stated the developer never approached him as a surrounding property owner
- If they were 5-7 acre lots there wouldn't be as much opposition

Lana Elliott, 5441 Butler Warren Road

- Stated Butler Warren isn't set up to handle this amount of traffic
- Semi's are going off the road
- Feels there are too many houses

Lenny Robinson, representing Corridor 75 Park

- This property has been on the market many times
- Stated they have to have a 200 ft setback; asked if they are grandfathered in or if they would have to conform

- Asked if the tree line between their property and this could stay as it would provide a 20 foot buffer of green space.

Steven Butts, 6661 Hamilton Road
- Stated not all of the property is zoned residential, 100 acres of theirs is zoned multi-use
- Asked how the traffic will be handled
- Stated he doesn't see in the plan how the issue of a 4 or 5 lane road will be handled.

Laura Holt, 6812 Hamilton Rd
- Issue with the density
- Doesn't think this will enhance the surrounding community
- Will have to widen roads; too dangerous
- Will this change the zoning for the houses across the street

Rick Reider, 1676 Butler Warren Road
- Asked if the city makes more from residential or commercial use
- Asked if multifamily or single family
- Asked about noise from highway; commission members stated there will be a buffer area
- Density
- Stated there should be a round about at the corner.

Mr. Kirkpatrick stated Butler Warren Road is shared by Butler County and Warren County. He asked Mr. Smith if he knows what they might be planning. Mr. Smith stated that on Butler Warren Road and Kyles Station Road the applicant has proposed designated right of way for the expansion of the road and the proposed roundabout at that intersection. When that happens is up to the county. Mr. Smith stated this is a preliminary plan.

Angela Seiler, 1654 Butler Warren Road
- Issues with density

Mr. Kirkpatrick requested a motion to accept the documents submitted for the record.
Mrs. McElfresh moved to accept the documents for the record. Seconded by Mr. Marconi.
Voice vote. Motion carried.

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

Mr. Kirkpatrick asked if there were any additional comments at this time. Mr. Kirkpatrick stated he does not like the panhandle lots that are proposed. Mr. Kirkpatrick is also concerned about the traffic in that area. He is also concerned about the two entrances in and out. Mr. Kirkpatrick stated he doesn't have an issue with the density of the proposed project.

Mrs. McElfresh stated she is concerned about the project not meeting the current standards. Mrs. McElfresh stated density is an issue as it is over the standards. She asked that this be looked at and revised so they will be compliant. Mrs. McElfresh asked Mr. Smith if there were any wetlands in this parcel. Mr. Smith stated to his knowledge there are not. There are topographical issues with the creek and slopes. Mrs. McElfresh is also concerned about the lot sizes. Mrs. McElfresh thanked the people in attendance and stated they have been heard. Mrs. McElfresh stated traffic is an issue that we do not have any control over and requested more information regarding that. Mrs. McElfresh stated she is in favor of tabling the case until further information is received.

Mr. Marconi stated he understood where the surrounding property owners were coming from. Mr. Marconi stated developing this land is part of the approved Comprehensive Plan. Mr. Marconi stated that with the lands topographical issues it may not me feasible to develop in that area. Mr. Marconi stated he would also like to table this.

Mrs. McElfresh stated she believes Fischer Homes does build a good product. Mrs. McElfresh stated she isn't opposed to this being a residential area.

Mr. Frye stated having a variety of housing options is part of our Comprehensive Plan.

Mr. Hayes asked for clarification from Planning Commission on whether the sub street to the north should stay there or not. Mr. Marconi stated he feels it shouldn't be there. Mrs. McElfresh stated she would rather not say now and would like to table the discussion.

Mrs. McElfresh moved to table 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 with a caveat that the developer provides more information regarding density, roads and setbacks. Mrs. McElfresh asked that we revisit this at next months meeting if possible.
Seconded by Mr. Frye. Roll call vote. 4 ayes. Motion tabled.

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

Mr. Cole reviewed the background as follows:

- At the May 17, 2022 ,meeting, Planning Commission approved Case No. 2022-5-5, a site plan application for an expansion to the existing Gateway Tire building located at 100 Corridor Park Drive.
- After Planning Commission approval, and the construction of the expansion, the applicant approached staff regarding the already approved landscape and parking plans with a proposed change to the amount of landscaping and required parking spaces.
- Code Section 1203.06(I) Amendments of an Approved Site Plan provides the Code Enforcement Officer with the ability to approve minor changes to an approved site plan or to refer the request to Planning Commission for their consideration.
- Due to the significant reduction requested, Staff is referring the request to Planning Commission.

Mr. Cole reviewed the staff comments as follows:

- 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).

Mr. Cole reviewed the department comments as follows:

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

Mr. Cole reviewed the staff recommendation as follows:

The applicant is proposing to reduce the number of plantings around the site and also incorporate a mound on the southwest side of the property.
The number of reduced plantings varies around the site and is outlined in the comparison sheet included in the packets provided to Planning Commission.
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 shown the removal of the 20 parking 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. Shadow parking would be those that are not installed at the time of construction but are areas that could accommodate parking should future need arise.

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

Mrs. McElfresh stated her concern about parking being a possible issue in the future. Mrs. McElfresh asked Mr. Smith what his position was regarding shadow parking. Mr. Smith stated staff remain neutral and follow the code and that we have an established standard.

Mrs. McElfresh asked if this case is over the whole building or just the addition. Mr. Cole clarified that it is just for the addition.

Mr. Eric Scherr, representing Beacon/Marshall Co, stated Gateway Tire has 7-10 employees and have ample parking on the east side of the business. Mr. Sherr stated the location of the proposed parking is not accessible by employees. Mr. Scherr stated he would like to not put in the additiional parking. Mr. Scherr spoke about the current plantings/trees that surround the property. Mr. Scherr would like for Planning Commission to approve the new plans.

Mrs. McElfresh asked if Mr. Scherr's intention was to not put in the parking and to put in less plantings. Mr. Scherr stated yes. Mrs. McElfresh stated it is staff's intention to follow the current standards. Mr. Scherr stated he believes this project should not have to meet these standards due to the type of business it is and where the business is located. Mrs. McElfresh asked Mr. Scherr if he is willing to meet the standards on the parking Mr. James Walch, also with Beacon/Marshall Co, answered stating they do not have enough employees to need extra parking.

Mr. Marconi stated the plan was approved, requiring the additional parking and questioned why it wasn't done. Mr. Kirkpatrick stated that when this was originally approved, the intent was that parking would be installed in the future.

Mr. Cole stated the original plan required them to install 20 spaces and shadow parking. They no longer want to install the 20 spaces but do have the shadow parking. Mr. Scherr stated the employees park in a different location and that the 20 spaces would not be used if installed.

Mrs. McElfresh reiterated what the previously approved plan required. She stated she would be more comfortable with switching plantings rather than not requiring the 20 parking spaces.

Mrs. Gayle Frazer, landscape architect, stated she was hoping to have more green space rather than additional parking. She would also like to plant pollinator flowers and a diversity of plants as a buffer. Mrs. Frazer stated she would like to have mounding as well. Mrs. Frazer stated she didn't put any shrubs in due to the size of the building and the grade sloping down. Mrs. Frazer stated this is why she added additional trees instead. Mrs. McElfresh stated she understood the property

owners not wanting to have plantings they will need to take care of. Mrs. McElfresh asked if staff would be willing to adjust the plantings. Mr. Cole stated staff is fine with switching plantings out but that the approved plan was already below the standard required by code are. Mr. Cole stated staff is not willing to adjust the number required as it was already lowered. Staff is asking for 421 plantings and Mrs. Frazer is proposing 33 plantings.

Mr. Walch explained the layout of the building in correlation to the surrounding properties. Mr. Walch reviewed code that was pertaining to screening of the doors. Mr. Cole stated the screening was not to screen the doors, so the mounding and the portion of the code Mr. Walsh is referencing would not pertain to this. Mr. Cole stated the buffering being discussed is because of the zoning of the site and the adjacent properties. The buffer Mr. Walch is referring to is referring to the types for dock doors. Mr. Walch asked if the mounding could be replacement for putting some of the trees in. Mr. Cole deferred to Planning Commission.

Mrs. McElfresh stated she knows there are times when plans change due to circumstances changing but that this is not that case.

Mrs. McElfresh stated she is not okay with reducing the number of parking spaces but is okay with changing the landscaping plan.

Mr. Frye stated going from one extreme to the other is the issue for him.

Mrs. Frazer stated that the mound on the west side of the building does a better job at buffering. Mrs. Frazer also stated no one will take care of the plantings on the southern border. She would like to provide a new drawing up to code. She asked if she can plant anything in the right of way. Staff advised she cannot. Mrs. Frazer asked if there could be a ratio of 5 shrubs to 1 tree. Mr. Cole advised accommodations were made with the site plan that was approved in May. Mr. Cole reviewed the numbers that were previously approved and stated staff is not willing to decrease that. Mr. Cole asked that the requirement stay as previously approved.

Mr. Scherr asked what the work around could be. Mrs. McElfresh stated she would be happy with less shrubs and more trees but does want to usurp what staff has done.

Mr, Kirkpatrick and Mr. Marconi agreed to accepting more trees than shrubs.

Mr. Frye asked if there is a way for them to add additional landscaping to the whole site and not only to the addition. Mr. Cole stated the proposed landscaping does not have to only be in the area of the addition but can be spread to other areas of the property. Mr. Smith stated staff is willing to meet with the applicant to work out the details of the new proposal.

In reference to the parking spaces, Mr. Scherr stated there is no sidewalk for the employees to use in the area where the parking spaces would need to be.

Mr. Kirkpatrick asked Mr. Smith if the city allows impervious parking. Mr. Smith stated he was unsure.

Mr. Cole reviewed the required parking code stating the number of spots was already decreased in the May approval. Mr. Smith also stated the shadow parking was set to accommodate the loss for future development.

Mrs. McElfresh moves to deny Case No. 2023-4-3. Reconsideration of site plan approval Case No. 2022-5-5 for Gateway Tire in regards to parking spaces but that staff will meet with the applicant about the number of plantings.

Seconded by Mr. Marconi. Roll call vote. 4 ayes. Motion denied.

Adjournment

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

The Planning Commission meeting adjourned at 9:11 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist

Background
On April 18, 2023, The Planning Commission held a public hearing and reviewed an application submitted by Grand Communities LLC proposing a zoning map amendment and associated Planned Unit Development (PUD) regarding 126.9 acres of property located at Kyle's Station Road and Butler Warren Road from Business Park to R-2 Single Family Residential PUD. The application proposed a 220-unit single-family residential development. In that meeting the Planning Commission made a motion to table the application for further review.

Overhead View of Property
Zoning Map of Proposed Site and Surrounding Properties
Analysis
The purpose of the PUD 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. The applicant proposes a 219-unit single-family development with a variety of different housing types. 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.

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. The Patio product type incorporates brick, stone, and Hardie on front, sides, and rear, front entry. The Designer product type incorporates brick, stone, and Hardie for front elevation, Hardie on sides, rear, and front entry. The Masterpiece product type 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. The 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 would be 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 areas, etc. The percent of total open space is 46% or 48.7 acres, well above the required 20%. The formal open space consists of 6.35 acres proposed as an internal trail network and picnic/shelter area.

Subdivision Design Standards

Per current plan, the applicant appears to meet City standards for public City streets. A Traffic Impact Study proves that only two access points are needed and that a third access point is not required. The Site Distance Study submitted by the City's Engineer demonstrate that both access points are shown in a safe location with sufficient distance from the intersection. Staff notes street trees placed every 40 ft. on center in the tree lawn (between curb and sidewalk) is required.

Five-foot sidewalks are required on all new residential streets and existing streets abutting new subdivisions. Five-foot 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 for a public walk connection, adjacent streets, or other public areas.

The code reads that stub streets are required to permit future street extensions into adjoining parcels where appropriate. The initial application showed Brookfield Lane stubbing into the adjacent property to the north presently zoned L-1 Light Industrial. In the previous meeting, the Planning Commission expressed concern regarding the stub. In response, the applicant is proposing to close the stub with a cul-de-sac as shown on the revised preliminary plan.

Site Development Standards

Code requires that lots located on a cul-de-sac or knuckle roadway are required to have a minimum lot width of 40 ft. measured at the right-of-way line.

Of the 219 lots, 216 lots have met this requirement. The proposed plan indicates that:

- Lot 38 has 39ft. of minimum lot width
- Lot 125 has 36ft. of minimum lot width
- Lot 139 has 36ft. of minimum lot width

The minimum lot widths for lots 11, 27-29, 37, 54-56, 108, 119-121, and 174-176 from the previous submission have been corrected to meet the code requirement.

At the request of the Planning Commission, all panhandle lots have been removed from the previous preliminary plan submission.

Code section 1206.03(I)(6) says that the minimum dwelling size of a PUD shall be established in the underlying base zoning code and that no reduction in the minimum dwelling size shall be permitted. Based on the application, the underlying base zoning is R-2 Single-Family Residential. In the R-2 zone the minimum floor area required is 1,800 sq. ft.

The current application proposes:

1. The Patio product type to be approximately 1,725 sq. ft. and up.
2. The Designer product type to be approximately 1,621 sq. ft. and 2,457 sq. ft. and up.
3. The Masterpiece product types are shown as approximately 2,212 sq. ft. and 4,069 sq. ft. and up.

There is a disparity of approximately 75 sq. ft. of minimum floor area in the Patio product type (94 lots) and 179 sq. ft. of minimum floor area in the Designer product type (76 lots). The Masterpiece product type shows a minimum of 2,212 sq. ft. of minimum floor area. Because the code indicates that no reduction in the minimum floor area shall be permitted, the applicant wishes to submit an application for a variance to the minimum floor area requirement, contingent on Planning Commission approval of the preliminary plan.

Additional standards to the R-2 zone base code require:

1. The minimum lot area for a single-family dwelling to be 15,000 sq. ft.

The minimum lot area being proposed of the PUD is 9,100 sq. ft. The average lot size is 9,100 sq. ft. for the Designer and Patio home product types and 10,400 sq. ft. for the Masterpiece product type.

1. The minimum lot width required is 80 ft.

The proposed PUD average lot width is 65 ft. for Designer and Patio home product types and 80 ft for the Masterpiece product.

1. **The maximum lot coverage is 30%. Staff requests more information regarding the proposed lot coverages for the subdivision.**
2. The minimum front yard setback required is 40 ft.

The proposed PUD front yard setback is 30 ft for all product types.

1. The minimum side yard setback required is 10 ft.

The proposed PUD side yard setback is 5 ft. for Designer and Patio, 10 ft. for Masterpiece.

1. The minimum rear yard setback required is 30 ft.

The proposed PUD rear yard setback is 30 ft. for all product types.

<u>Pedestrian Connectivity</u>
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 (figure 1: Amenities Plan. The Amenities Plan shows exterior trail connecting into the subdivision at Stonybrook Way and Brookside Place.

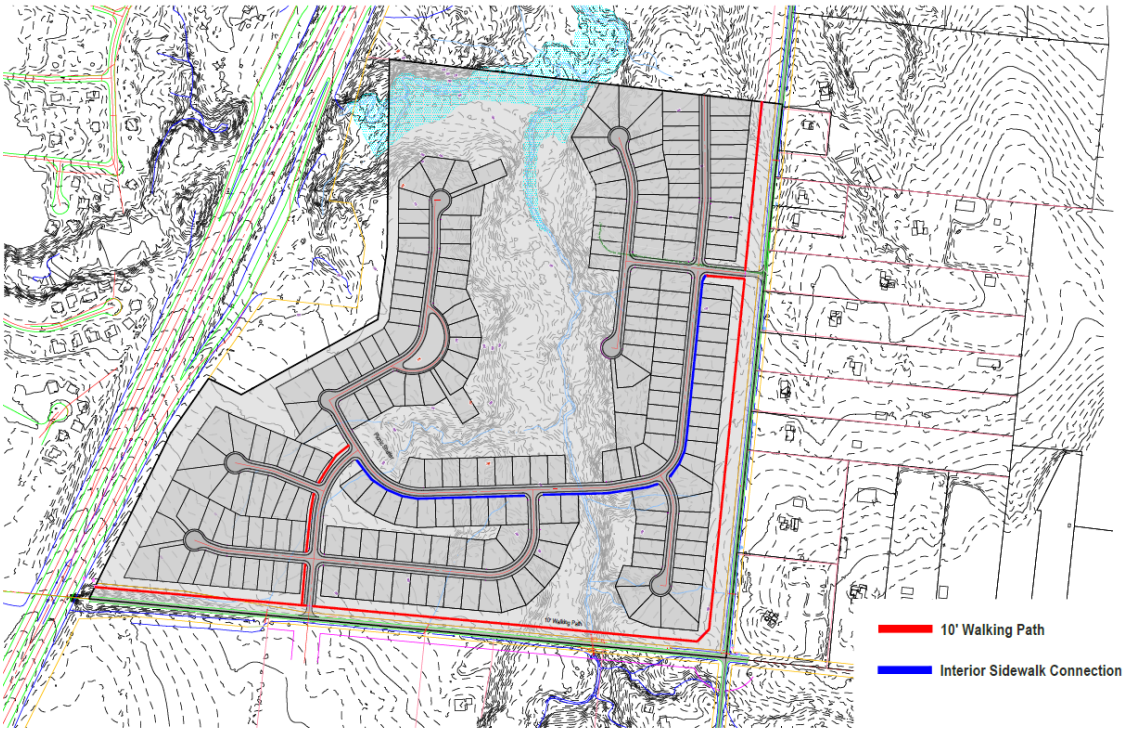


Figure 1: Amenities Plan

Density and Growth

The Future Land Use Map designates this site as a Large Lot Residential zone, which is intended for single-family housing development of varying sizes with a maximum density of 2 units per acre. At the request of the Planning Commission, the applicant has revised the overall density of this project to meet the required base code of 2.0 units per acre with density of lots at 3.898 units per acre. The previous submission showed 2.1 units per acre with a density of lots at 3.893 units per acre.

Staff Comments

This proposed project involves both a Zoning Map Amendment and a Planned Unit Development (PUD). As such, the Staff comments respond to the review criteria for both processes. It shall be the duty of the Planning Commission and City Council to investigate and determine that the proposed PUD plan complies with the following conditions:

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

The proposed PUD plan is consistent with the intent and purpose of the Comprehensive Plan, specifically the Future Land Use 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 proposed PUD plan also aids in the long-term vision of Monroe by establishing a variety of home types that appeal to multi-generation buyers.

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 the code 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 sq. ft. and the minimum product type proposed for this project is 1,621 sq. ft. Contingent on Planning Commission approval, the applicant intends to apply for a variance to this code requirement.

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 current code does not provide for additional zoning classifications for mixed-use residential development. Therefore, the proposed plans deviate from base code standards as outlined in this staff report resulting in the request and need for a PUD.

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 and the meeting minutes from the public hearing held April 18, 2023.

Fiscal Impact
A development of this size will increase the City's tax base, improve and prompt additional improvement to the infrastructure in the area, and ultimately result in a net positive financial asset to the City.

Recommendation
That, the Planning Commission make a motion to approve the application contingent on:

1. Approval from the Board of Zoning Appeals for a variance to code section 1206.03(I)(6): Minimum Dwelling Size.

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.monroeohio.org

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of Planning Commission Review:	
Fee Paid:	Staff Initials:
Application/Case Number:	

Planned Unit Development Review Information

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

Basic Information

Project Address: 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:	Robert J Hayes
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

GRAND
COMMUNITIES, LLC.
A Fischer Group Company

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: Robert J. Hayes

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

CI190 City of Monroe — Grand Communities, LLC — 3/24/2023

Ref Nbr	Invoice Nbr	PO Number	Invc Date	Amount Paid	Document Description	Net Check Amt
1993043	03/24/2023		03/24/23	500.00	MILLAN FARMS	500.00

631282

Safeguard LITHO USA 08/13 W13SF001886

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

** Void after 90 days **

Fifth Third Bank
38 Fountain Square Plaza
Cincinnati, OH

13-31/420

CHECK # 631282

DATE 03/24/2023

Grand Communities, LLC
3940 Olympic Boulevard
Suite 400
Erlanger, KY 41018

*********$500.00

PAY Five Hundred and 00/100---------- US Dollars

PAY TO THE ORDER OF City of Monroe

233 SOUTH MAIN ST
MONROE, OH 45050

Michelle Bradley
Authorized Signature

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈631282⑈ ⑆042000314⑆ 0070626252⑈

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

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

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

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

TRANSFERRED
DATE 1-10-97
CONVEYANCE # -0-
FEE $ -0-
CAUTION 135 (m)
Reg. Property Auditor/Recorder
This conveyance has been examined and the grantor has complied with section 319.202 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.

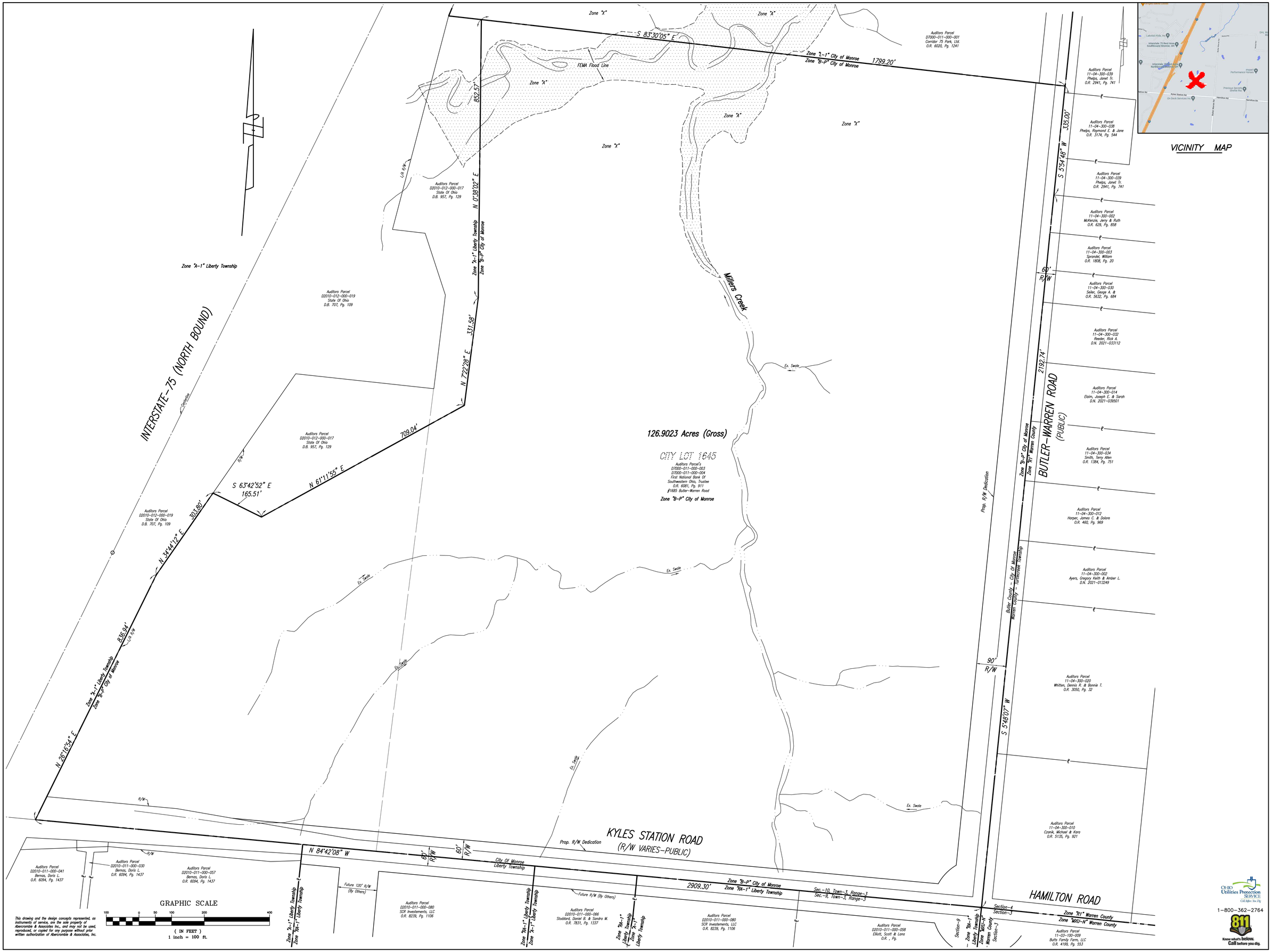
Being the same premises conveyed to the Grantors herein by deed recorded in Deed Book 870, Page 419, Butler County, Ohio land records. Now Lot #1644 in the City of Monroe.

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.



STATE OF OHIO
SCOTT E. HUBER
77086
PROFESSIONAL ENGINEER
Cert: PRLIM 3-24-23

STATE OF OHIO
SCOTT E. HUBER
8172
PROFESSIONAL SURVEYOR
Cert: PRLIM 3-24-23

Date	3-24-23
Drawn By	G.R.
Checked By	SPH
Scale	1" = 100'

REVISIONS:

DWG: PRELIM_OR-ZONEMAP

Sheet Title: ZONING MAP

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

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cleveland Road, Suite 200
Cincinnati, Ohio 45247
(513) 385-7301
www.abercrombie-associates.com

Job No. 22-0227 | 1 | 1

MINIMUM STANDARDS

ITEM	DESCRIPTION	ARTERIAL	COLLECTOR	LOCAL
I	RIGHT-OF-WAY	70' MIN.	60'	50'
II	B/B CURB	42'	28'	28'
III	SIDEWALK WIDTH	5'	5'	5'
IV	CURB LAWN	VARIES	10'	5'
V	ODOT ITEM 442 – ASPHALT CONCRETE SURFACE COURSE, 12.5mm, TYPE A (448) (IN 1 COURSE)	1.5"		
V	ODOT ITEM 441 – ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (448), PG64-22		1.5" V-A	1.5" * V-B
VI	ODOT ITEM 407 – TACK COAT	0.05 GAL/SQ.YD.	0.05 GAL/SQ.YD.	0.05 GAL/SQ.YD.
VII	ODOT ITEM 442 – ASPHALT CONCRETE INTERMEDIATE COURSE, 19mm, TYPE A (446) INTERMEDIATE COURSE (IN 1 COURSE)	2.5"		
VII	ODOT ITEM 441 – ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (446), PG64-22		2"	2"
VIII	ODOT ITEM 407 – TRACKLESS TACK COAT	0.05 GAL/SQ.YD.	0.05 GAL/SQ.YD.	0.05 GAL/SQ.YD.
IX	ODOT ITEM 302 – BITUMINOUS AGGREGATE BASE (IN 2 COURSES)	8"		
IX	ODOT ITEM 301 – BITUMINOUS AGGREGATE BASE		5"	4"
X	ODOT ITEM 304 – CRUSHED LIMESTONE AGGREGATE BASE	8" (3 LIFTS)	8" (2 LIFTS)	6" (2 LIFTS)
	ODOT ITEM 705 – SEAL PAVEMENT EDGE			

NOTES

A. ALL WORK TO CONFORM TO ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE SPECIFIED.
B. PRIOR TO CONSTRUCTION OF STREET PAVEMENTS, ADEQUATE SURFACE AND ANY NECESSARY SUBSURFACE FACILITIES SHALL BE INSTALLED BY THE APPLICANT. (1208.05)
C. ITEM 407 TACK COAT, MUST BE REQUIRED WHEN 10 DAYS HAVE ELAPSED BETWEEN ASPHALT PAVEMENT LIFTS UNLESS OTHERWISE SPECIFIED BY THE CITY. APPLICATION RATE IS 0.10 GALLON PER SQUARE YARD.
D. ALL BUTT JOINTS MUST BE SEALED WITH PG64-22 WITHIN 24 HOURS AFTER PLACEMENT OF ASPHALT CONCRETE SURFACE COURSE.
E. NO CONCRETE PAVEMENT WILL BE ACCEPTED
F. NO SLAG IS PERMITTED FOR USE WITHIN THE PUBLIC RIGHT-OF-WAY.
G. ALL ASPHALT USED IN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN APPROVED JMF AND BE PRODUCED BY AN ODOT TESTED/CERTIFIED PRODUCTION PLANT.

* V-A SURFACE COURSE WITH TACK TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE INTERMEDIATE COURSE (OR AS APPROVED BY THE CITY).

* V-B SURFACE COURSE WITH TACK TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE INTERMEDIATE COURSE AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS, FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THE TACK AND SURFACE MAY BE APPLIED (AS APPROVED BY THE CITY).

CITY OF MONROE — Choice One

TYPICAL SECTIONS AND PAVEMENT COMPOSITION

REVISIONS: 01/29/2021 | DATE APPROVED: 01/30/2020 | PAGE No. 300-2

Sidewalk Note:
Public Sidewalks To Be Installed On Both Sides Of The Subdivision Streets. No Sidewalks Will Be Installed On Kyles Station Road Or Butler-Warren Road Due To Future Road Improvements.

Subdivision Road Notes:
All Streets Within The Subdivision Will Be Built To The Local Standards As Shown On The Above Detail.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

This drawing and the design concepts represented, as instruments of service, are the sole property of Abercrombie & Associates Inc., and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.

Area Summary:
Total Area = 5,527,863 Sq. Ft.
Butler-Warren Road & Kyles Station Road R/W Dedication = 404,508 Sq. Ft.
R/W in Subdivision = 544,664 Sq. Ft.
Total Lot Area = 2,517,011 Sq Ft.
Total Open Space Area = 2,061,680 Sq. Ft.

Area of Private Property (Lots+Open Space) = 4,578,691 Sq. Ft.
Percent of Open Space = 2,061,680/4,578,691 = 45%

Total Lot Count = 220 Lots
Density Of Private Property = 4,578,691/220 = 20,812 Sq. Ft./Lot or 2.1 Units/Acre
Density Of Lots Only = 2,517,011/220 = 11,441 Sq. Ft./Lot or 3.8 Units/Acre
Min Lot Size = 9,100 Sq. Ft.

Zoning Summary:
Property Is Currently Zoned B-P Business Park, 70% Max Lot Coverage
Request Rezone To PUD Residential

Homesite Schedule:
Lots 1 to 76 are Designer Homesites
Lots 76 to 85 and Lots 183 to 220 are Masterpiece Homesites
Lots 86 to 182 are Patio Homesites

Requested Setbacks and Lot Count:
Front Yard = 30'
Side Yard = 5' for Designer and Patio or 10' for Masterpiece
Rear Yard = 30'
Masterpiece Lots = 47 Lots (21%)
Designer Lots = 76 Lots (35%)
Patio Lots = 97 Lots (44%)

Anticipated Phasing Schedule:
Accurate phasing for this project is difficult to determine. Probable phasing is:
Break ground: First quarter 2024
First platted lots: Third quarter 2024
Plat lots as market dictates over the next 5-6 years
Last lots platted: Fourth quarter 2030

OWNER:
FIRST NATIONAL BANK OF SOUTHWESTERN OHIO TR.
1685 KYLES STATION ROAD
MONROE, OHIO 45050

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

VICINITY MAP

STONYBROOK

STATE OF OHIO — SCOTT A. HUBER — 70356 — PROFESSIONAL ENGINEER

Date	3-16-23
Drawn By	G.R.
Checked By	SPH
Scale	1" = 100'

REVISIONS

DWG. DATA\CR-PROV

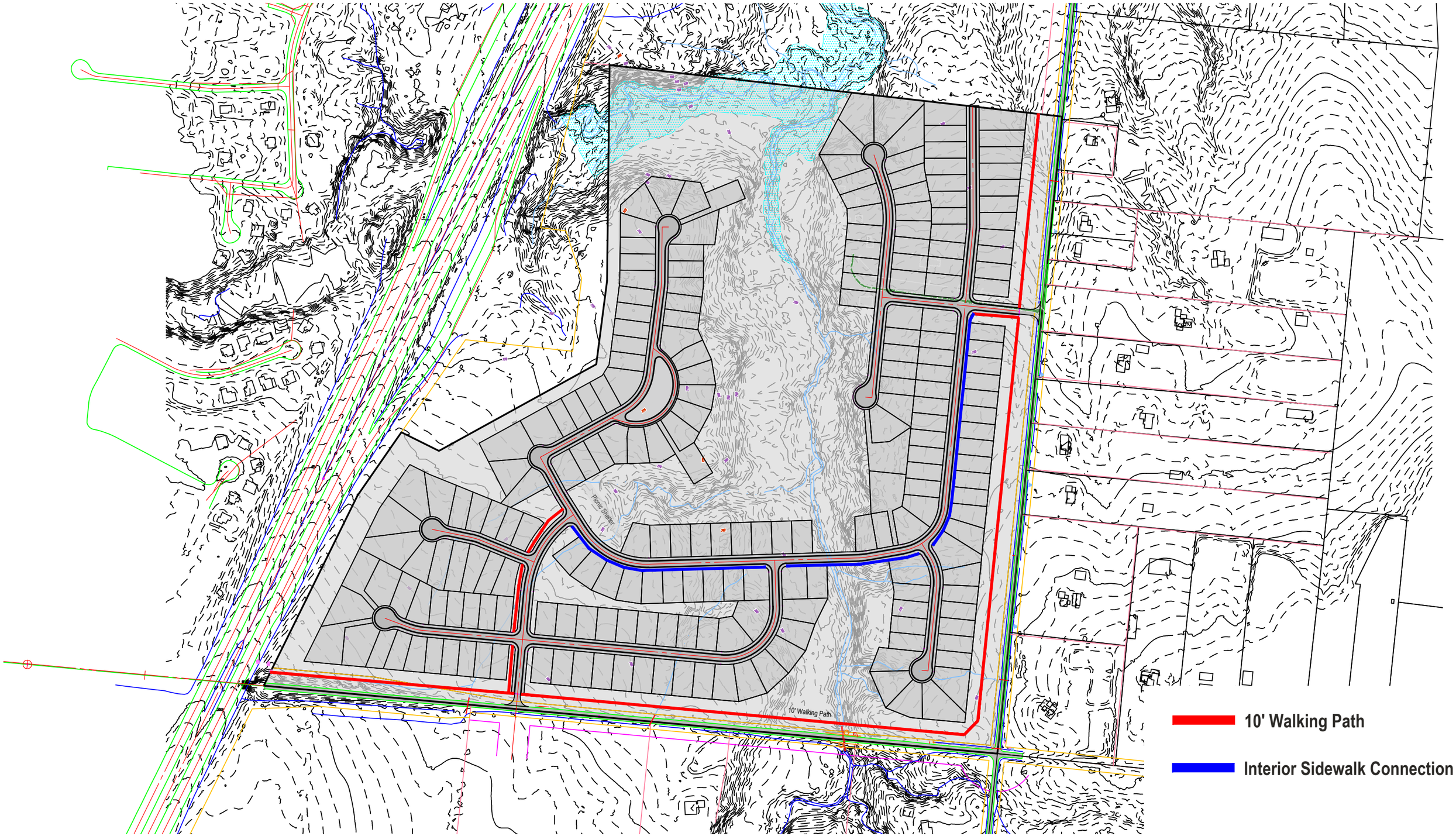
Sheet Title: PRELIMINARY DEVELOPMENT PLAN

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

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-922-2000
www.abercrombie-associates.com

Job No. 22-0227 | 1 | 1

OHIO Utilities Protection SERVICE Call before You Dig.
1-800-362-2764
811 Know what's below. Call before you dig.



Grand Communities, LLC

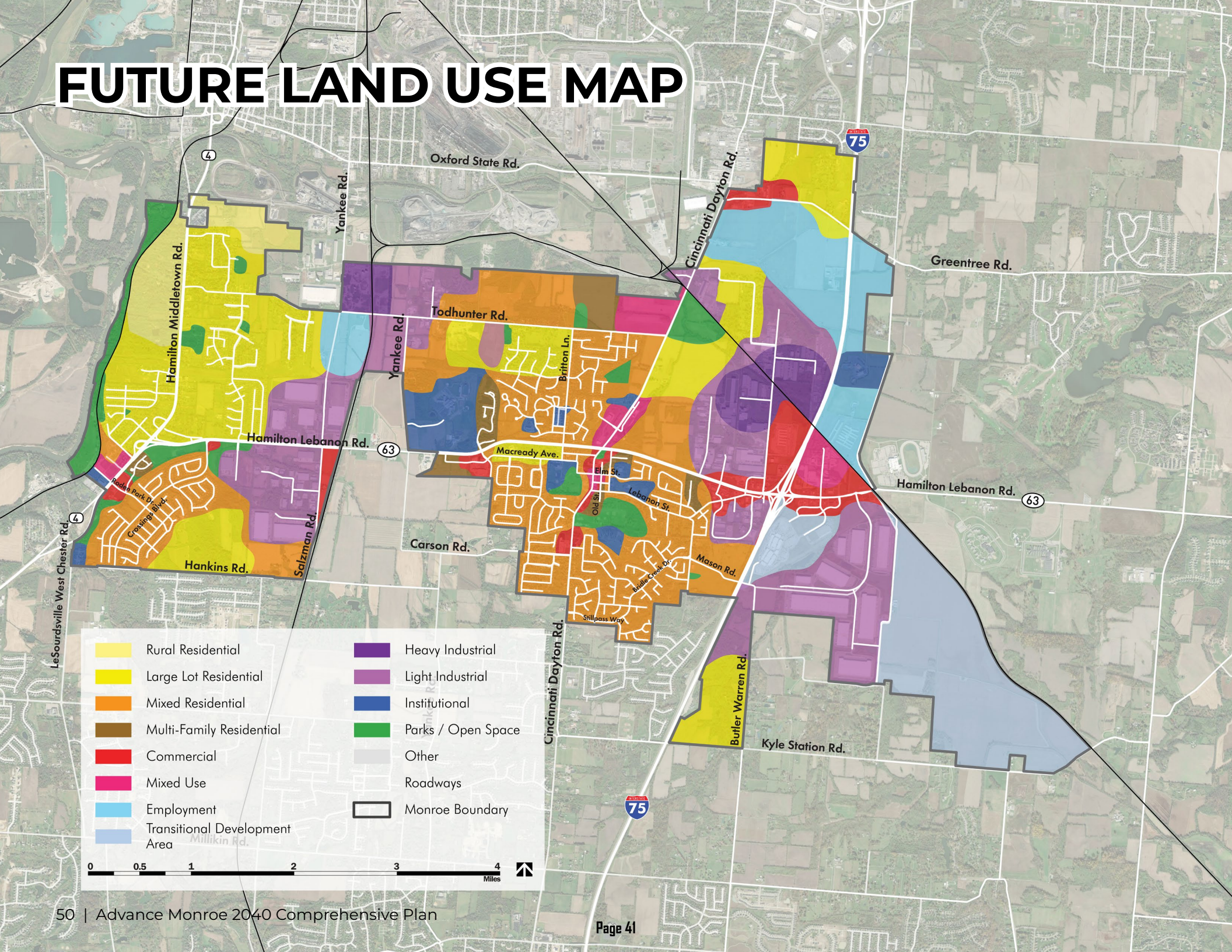
Stonybrook City of Monroe, Ohio

Amenity Plan

0' 175' 350'

April 6th, 2023

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.

FISCHER HOMES

MAGNOLIA

Designer Collection

welcome home.

Approximately 1621 sq ft and Up

HILLSTONE CRAFTSMAN

designed by:

MODERN FARMHOUSE

(WITH OPTIONAL BRICK)

designed by:

WESTERN CRAFTSMAN

designed by:

CAMBRIDGE COTTAGE

designed by:

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

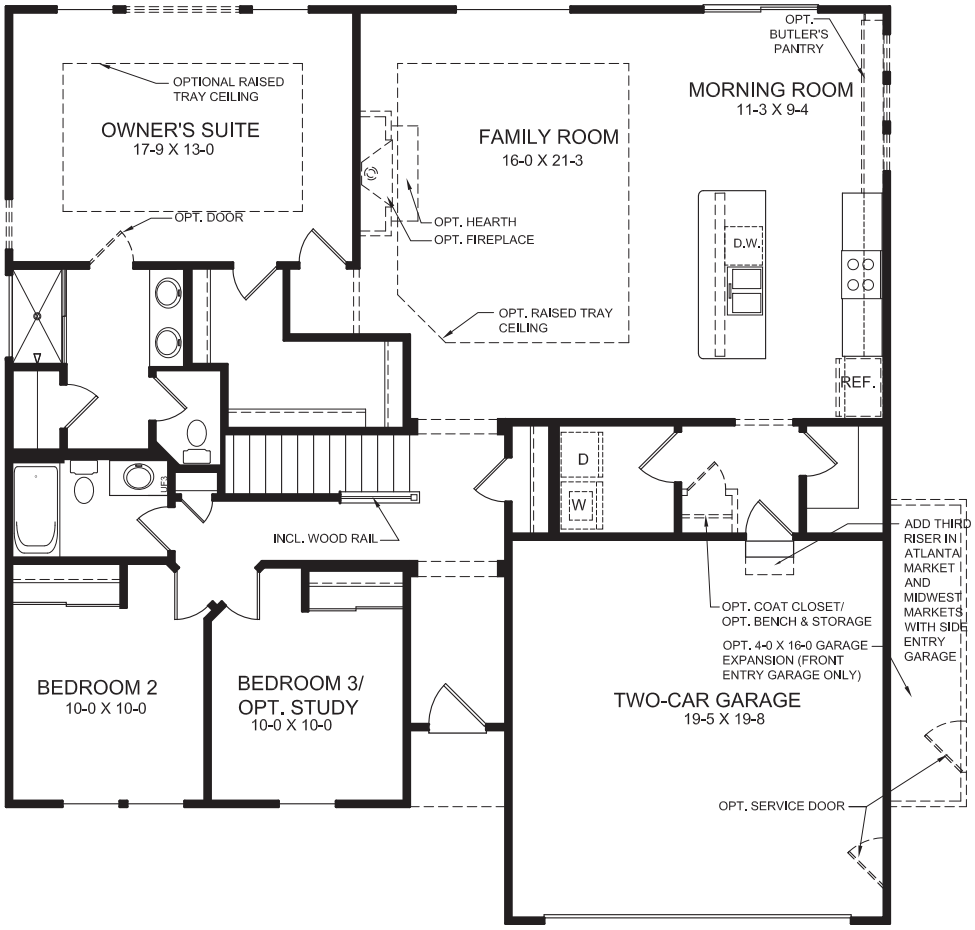
FISCHER HOMES

MAGNOLIA

Designer Collection

welcome home.

Approximately **1621** sq ft and Up



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

EQUAL HOUSING OPPORTUNITY

Images & Options Available at fischerhomes.com

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RVSD. 04/22
IM 05/21

FISCHER HOMES

CHARLES

Designer Collection

welcome home.

Approximately 2457 sq ft and Up

COASTAL CLASSIC
(WITH SIDE ENTRY GARAGE)

designed by: FH

PACIFIC CRAFTSMAN

designed by: FH

MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by: FH

CAMBRIDGE COTTAGE
(WITH OPTIONAL BRICK)

designed by: FH

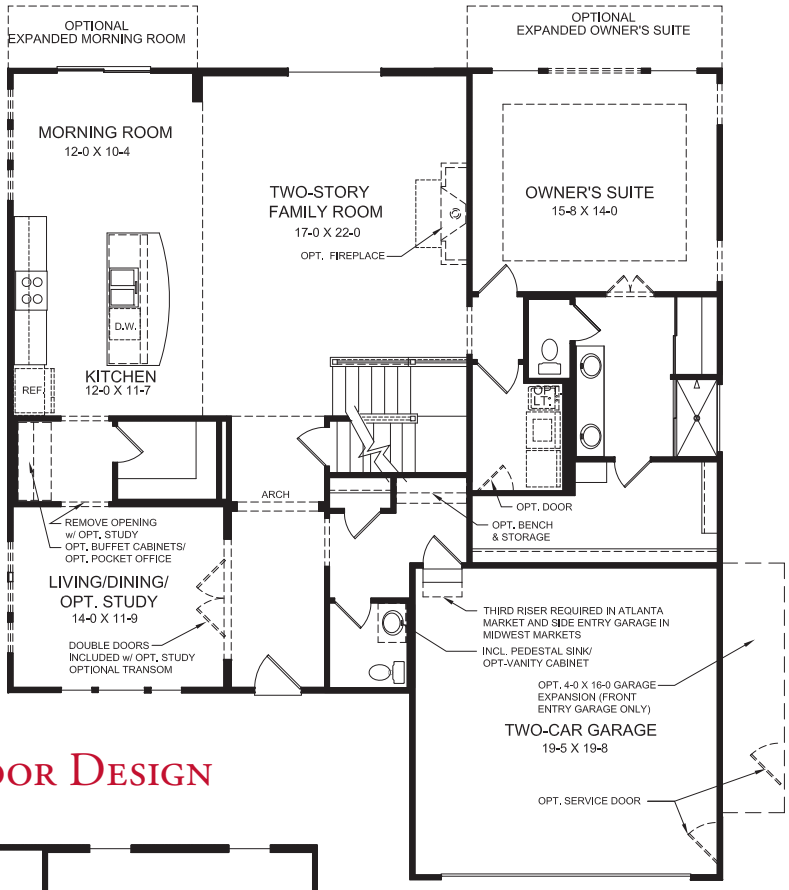
Images & Options Available at fischerhomes.com

FISCHER HOMES

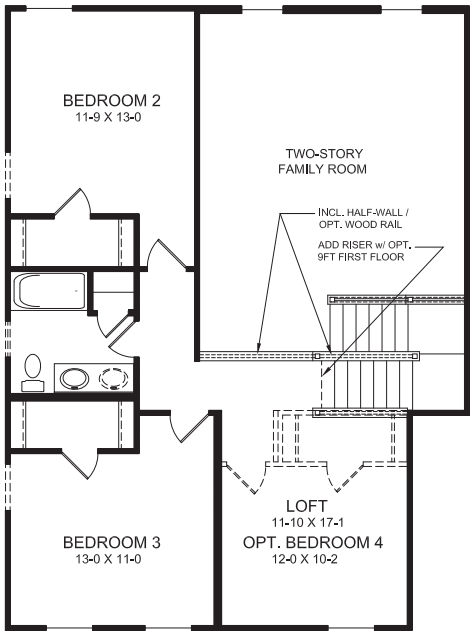
CHARLES
Designer Collection

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

EQUAL HOUSING OPPORTUNITY

Images & Options Available at fischerhomes.com

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RVSD. 04/22
IM 05/21

FISCHER HOMES

EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up

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

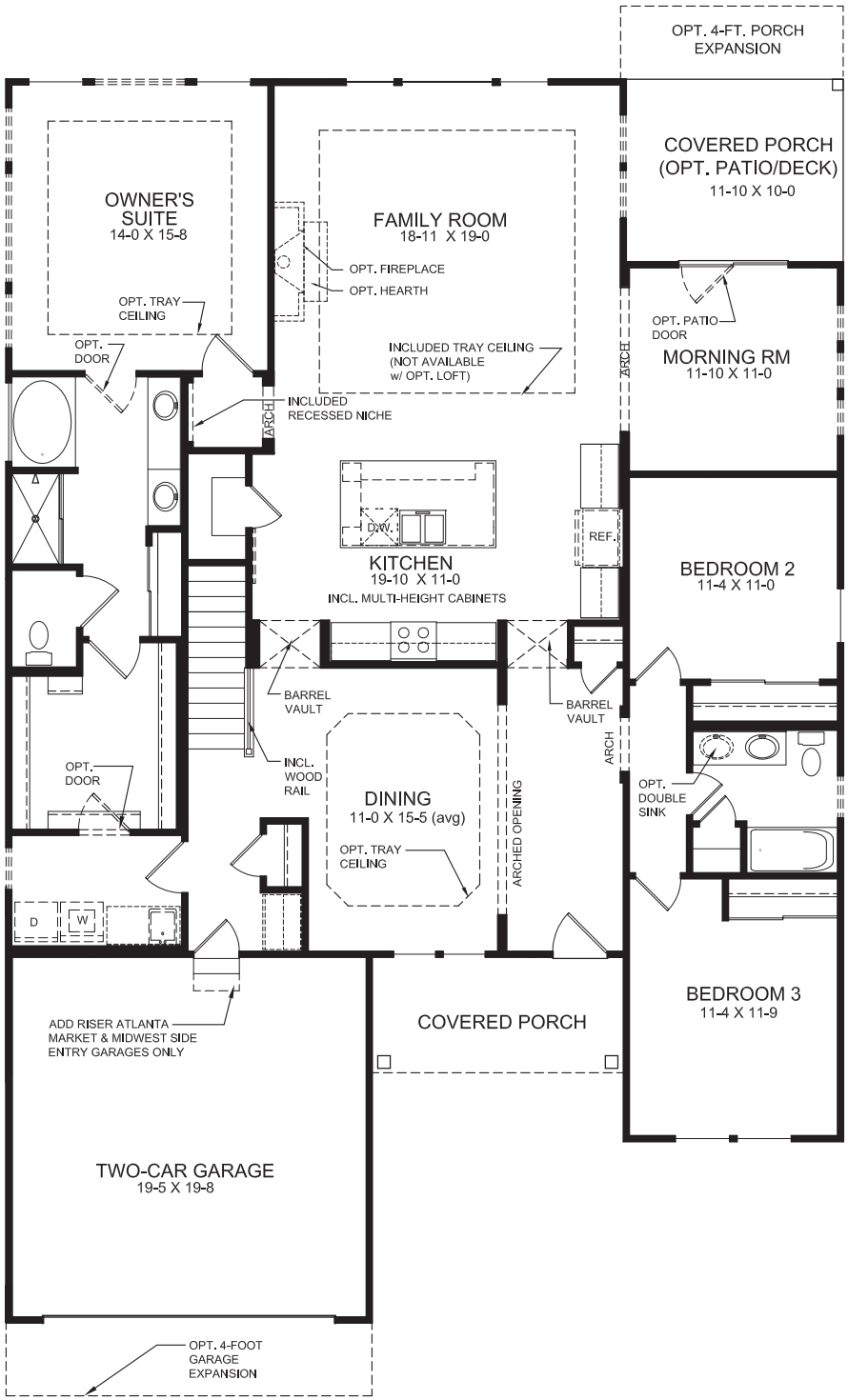
FISCHER HOMES

EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

EQUAL HOUSING OPPORTUNITY

Images & Options Available at fischerhomes.com

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RVSD. 03/22
IM 02/21

FISCHER HOMES

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

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

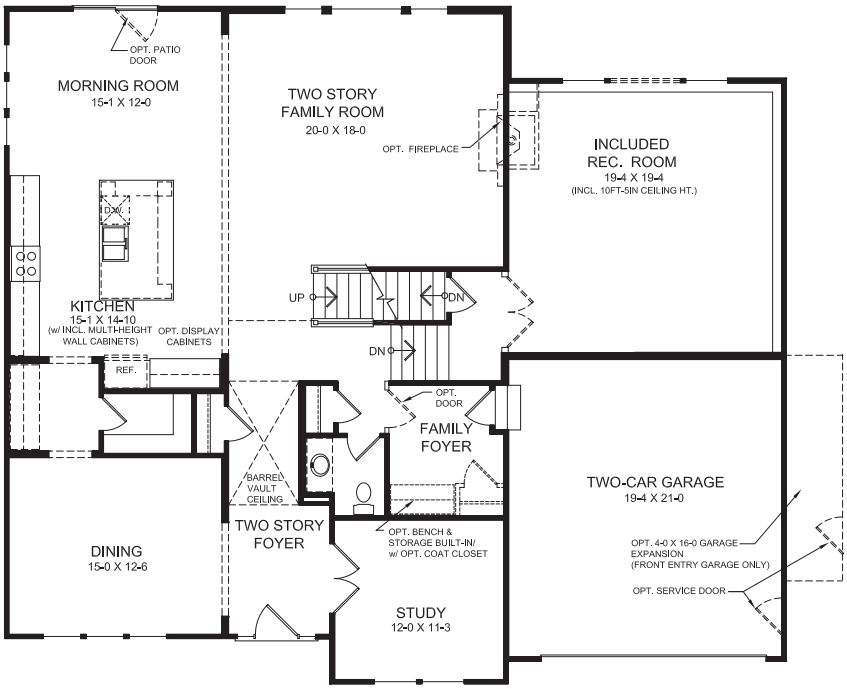
Our Plans Include You

Paxton

Masterpiece Collection

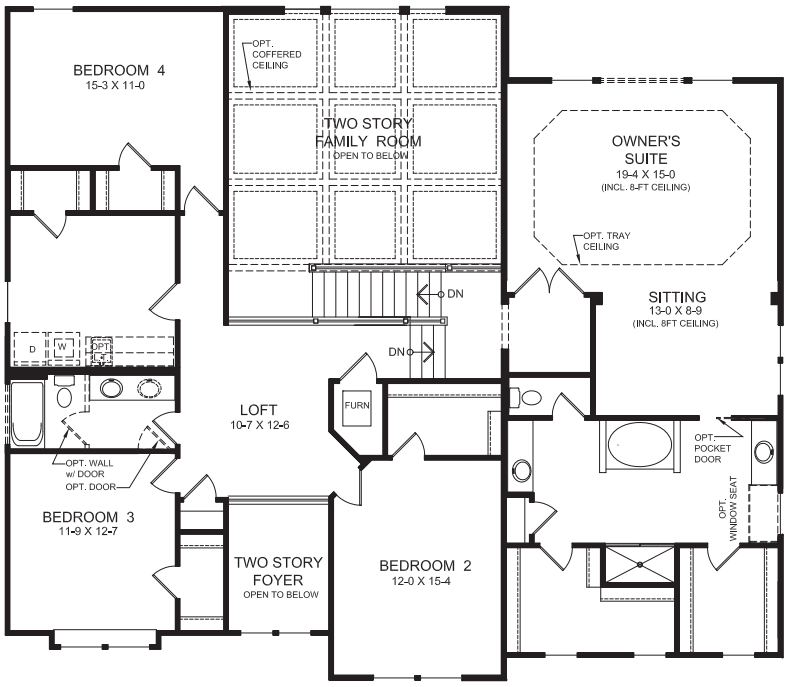
welcome home.

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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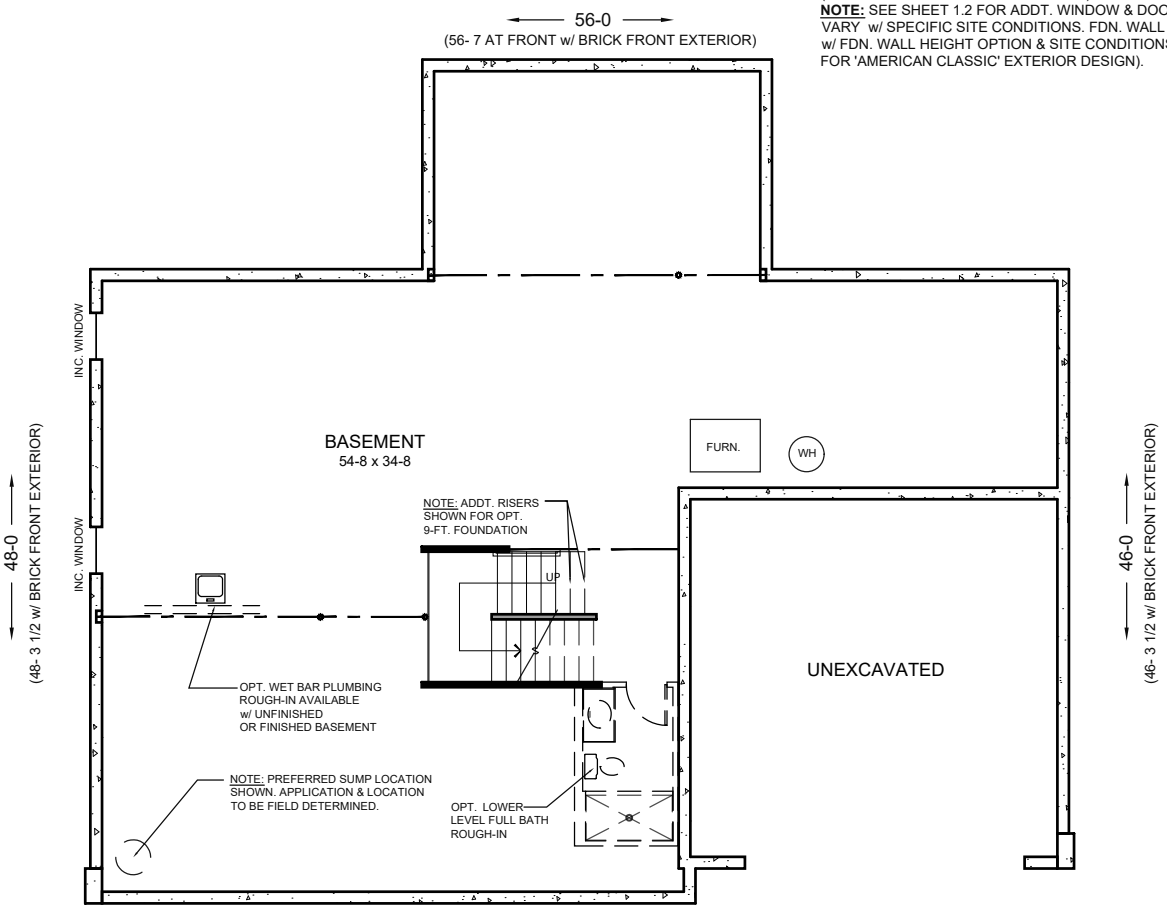
RVSD. 04/21
IM 05/21

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).



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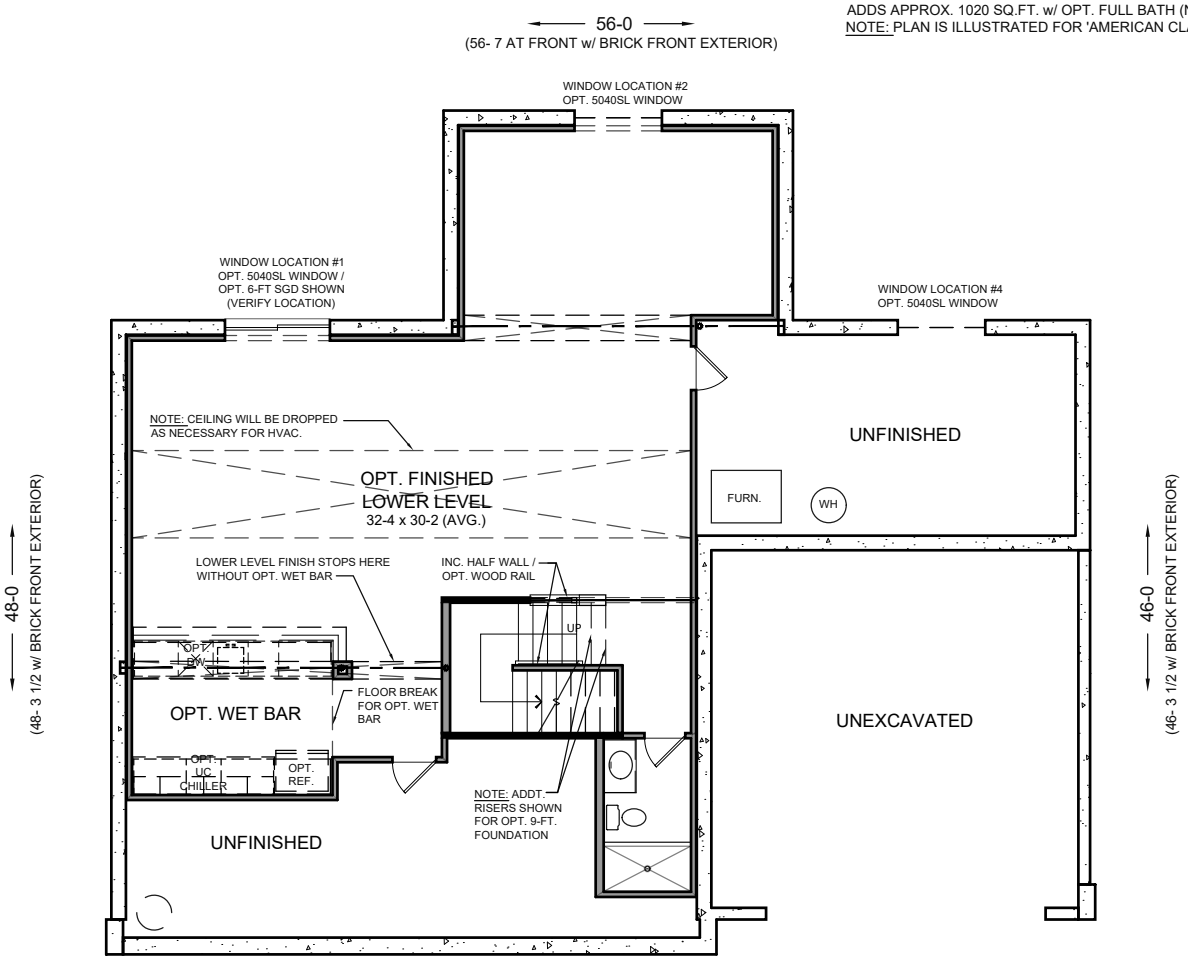
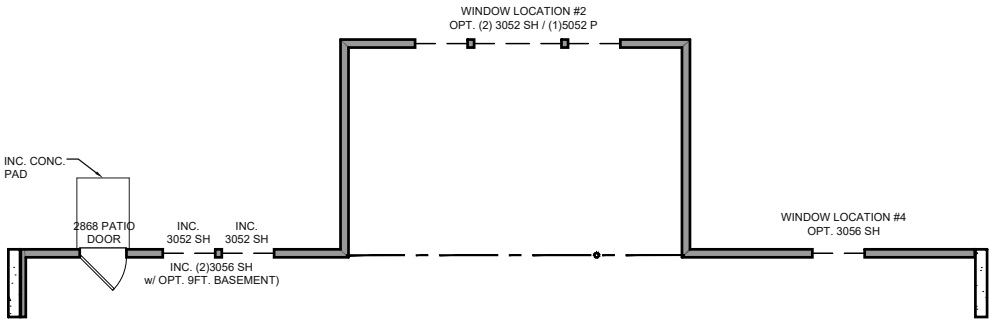
OPTIONAL FINISHED LOWER LEVEL DESIGN

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)



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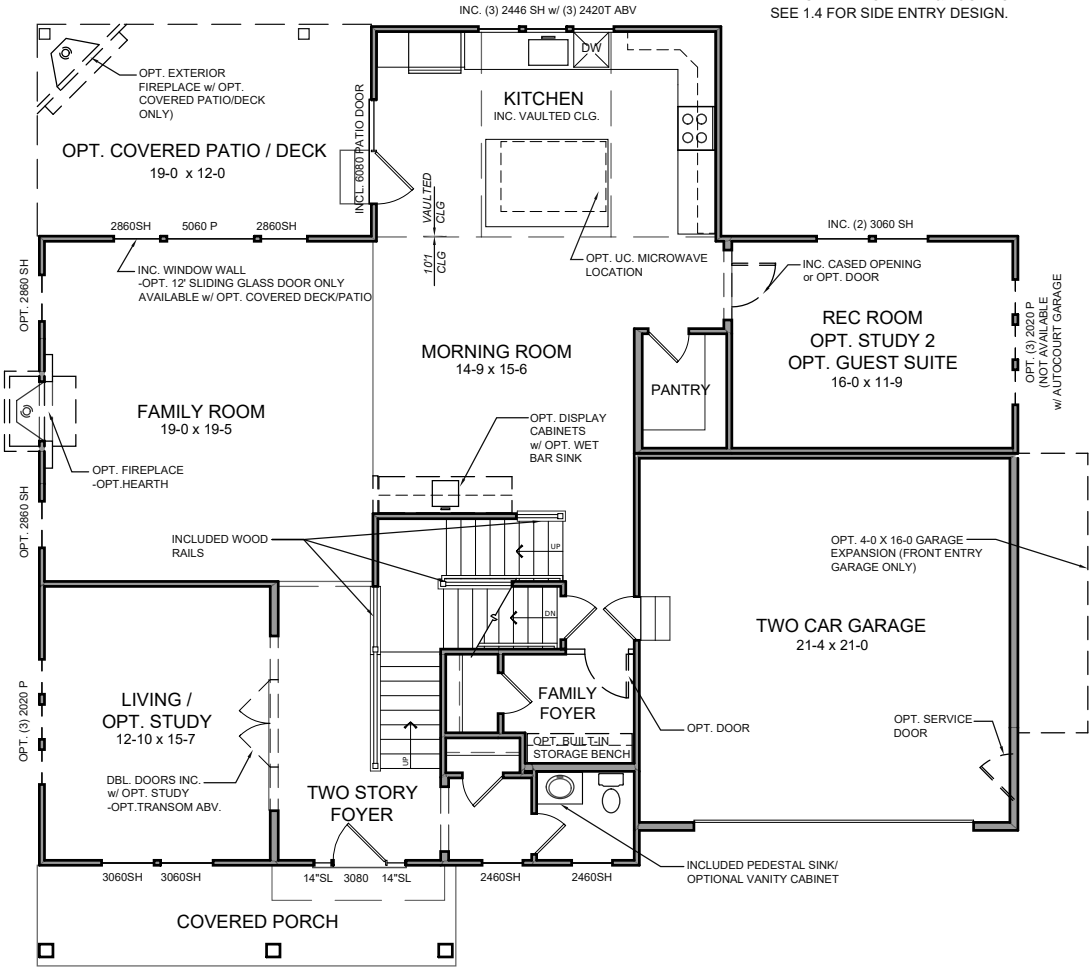
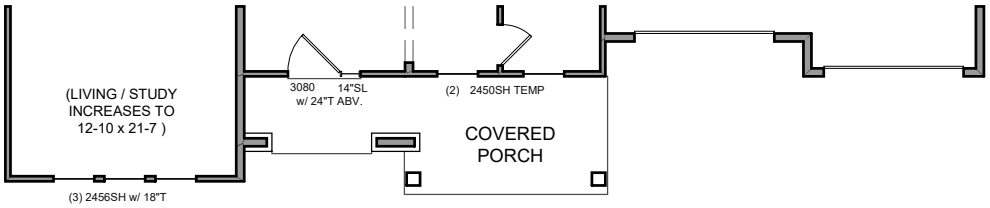
INCLUDED FIRST FLOOR DESIGN

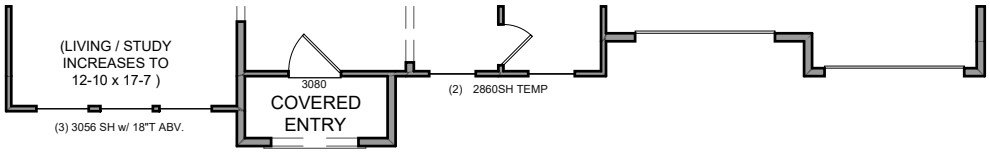
INCLUDED 10-FT. FIRST FLOOR CEILING HEIGHT
APPROX. 1745 FIRST FLOOR SQ.FT.
APPROX. 3537 TOTAL NET SQ. FT. / 3739 TOTAL GROSS SQ. FT.
NOTE: THIS PLAN IS ILLUSTRATED FOR 'AMERICAN CLASSIC' EXTERIOR DESIGN. WINDOW SIZE & LOCATION VARY PER EXTERIOR DESIGN).
SEE 1.4 FOR SIDE ENTRY DESIGN.



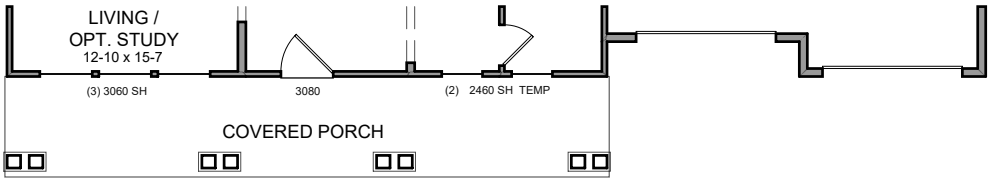
FIRST FLOOR OPTIONAL EXTERIORS



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



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



'COASTAL COTTAGE' EXTERIOR DESIGN

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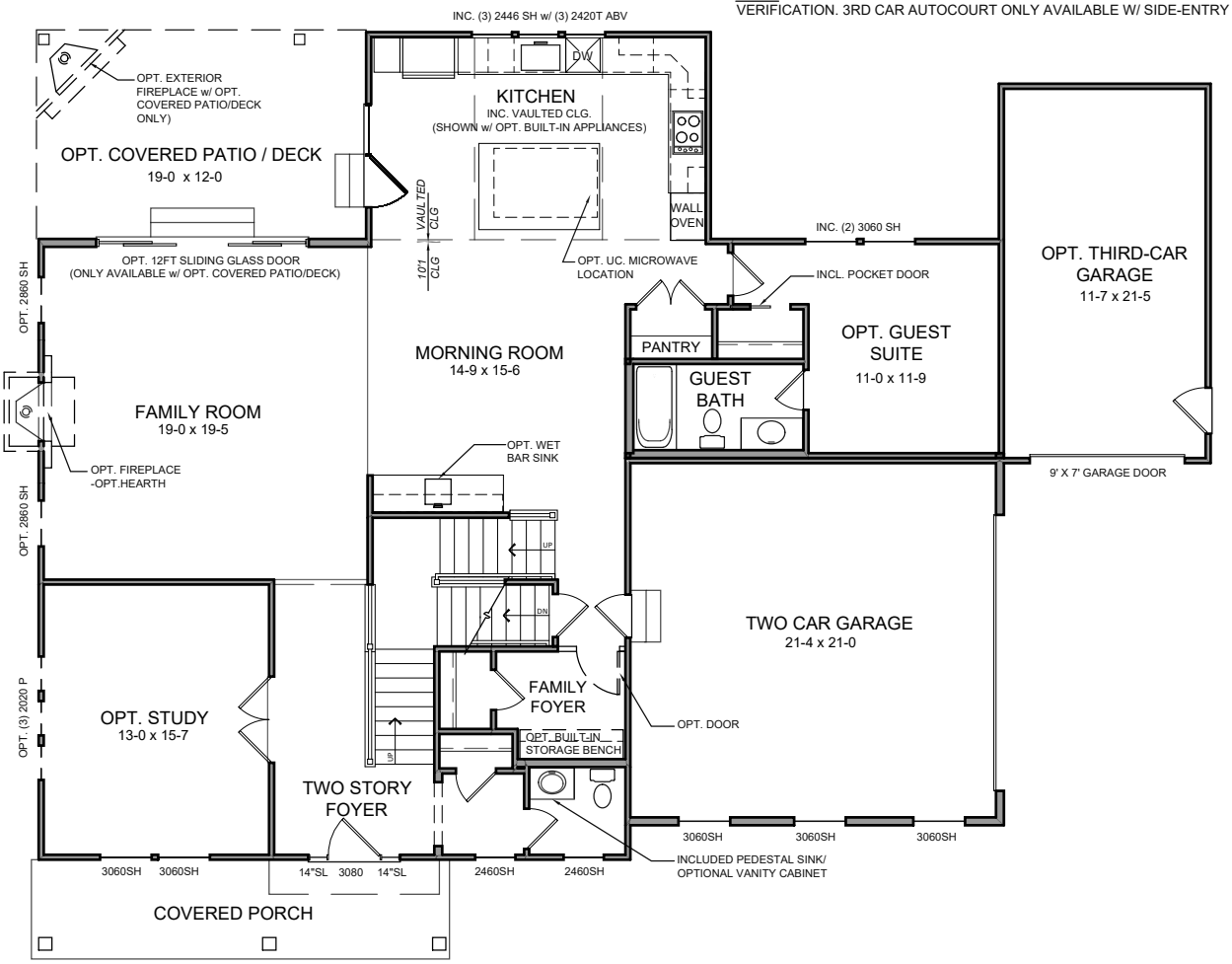
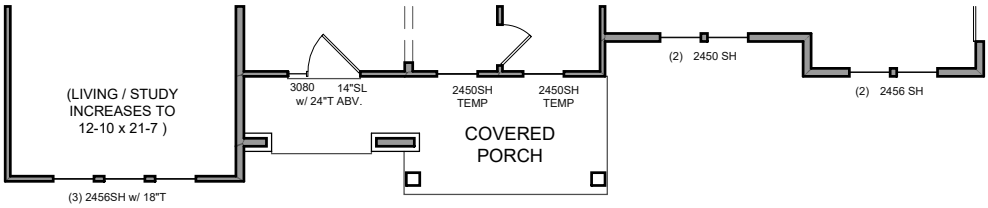
FIRST FLOOR DESIGN w/ SIDE ENTRY GARAGE -OPT. 3RD CAR AUTO-COURT GARAGE

SHOWN w/ 'AMERICAN CLASSIC' EXTERIOR DESIGN

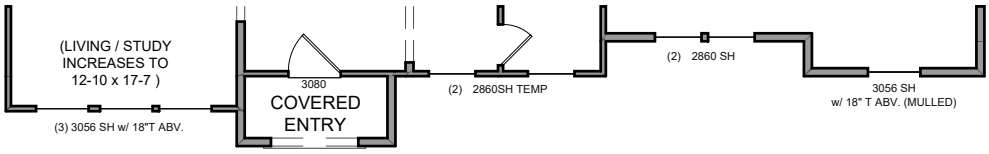
NOTE: OPTION INCREASES OVERALL WIDTH 12-FT. AND REQUIRES SITE VERIFICATION. 3RD CAR AUTOCOURT ONLY AVAILABLE W/ SIDE-ENTRY GARAGE.



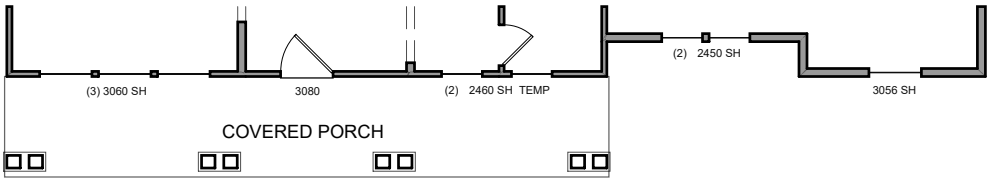
FIRST FLR. SIDE ENTRY OPT. EXTERIORS



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



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



'COASTAL COTTAGE' EXTERIOR DESIGN

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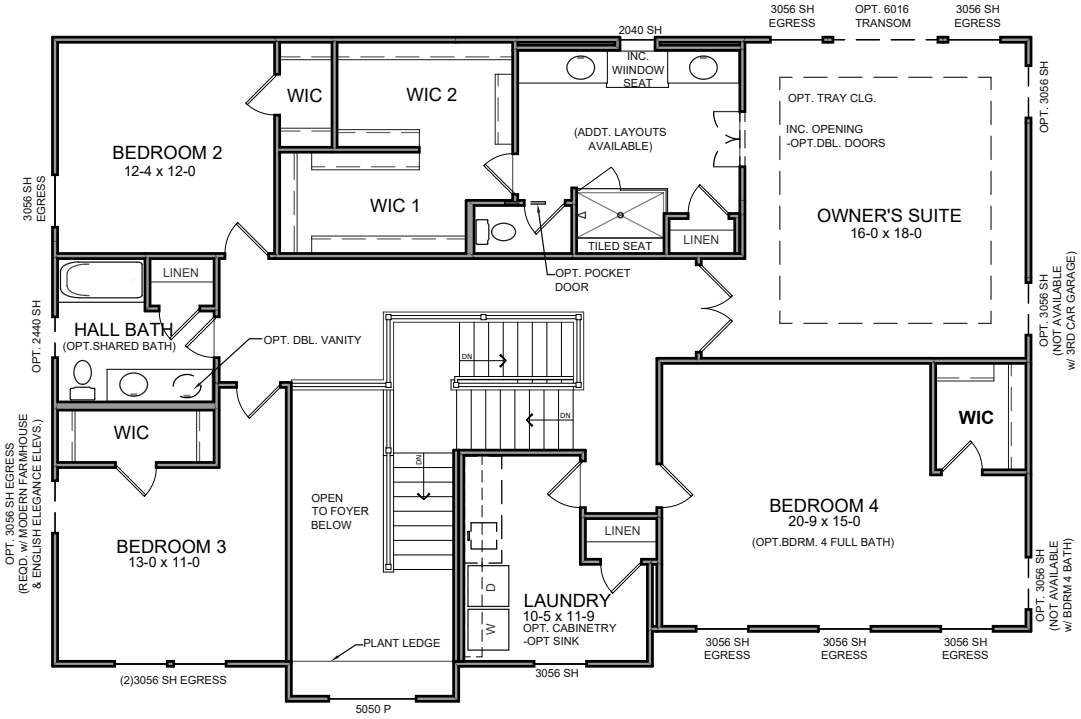
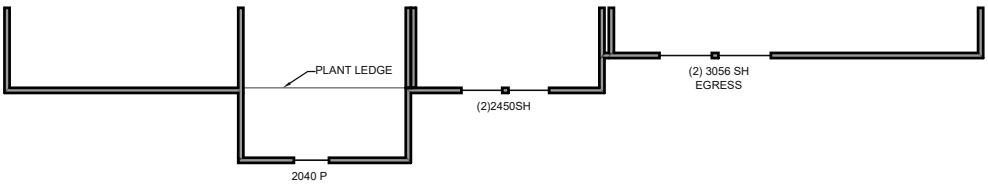
INCLUDED SECOND FLOOR DESIGN

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.

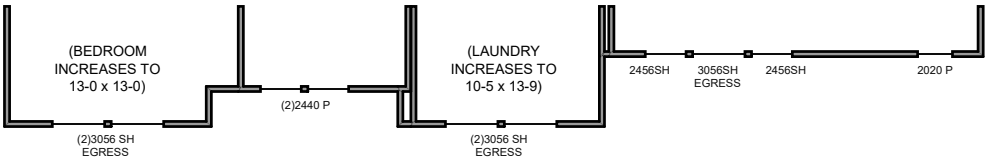


SECOND FLOOR EXTERIOR DESIGNS



'MODERN FARMHOUSE' EXTERIOR DESIGN

'ENGLISH ELEGANCE' EXTERIOR DESIGN



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

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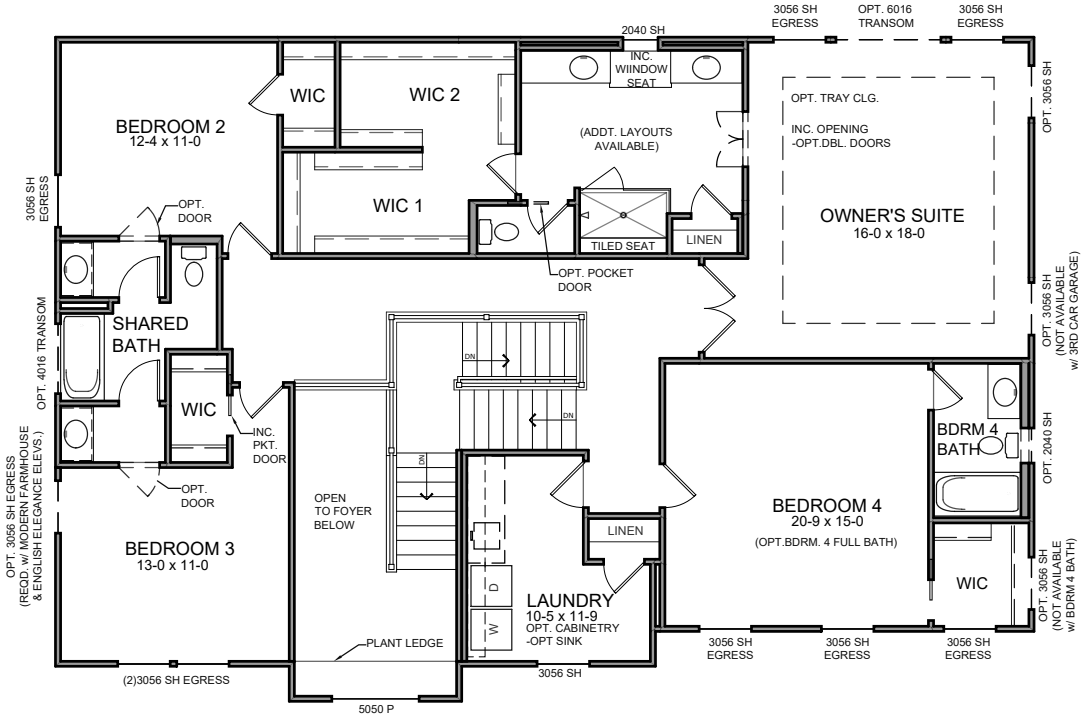
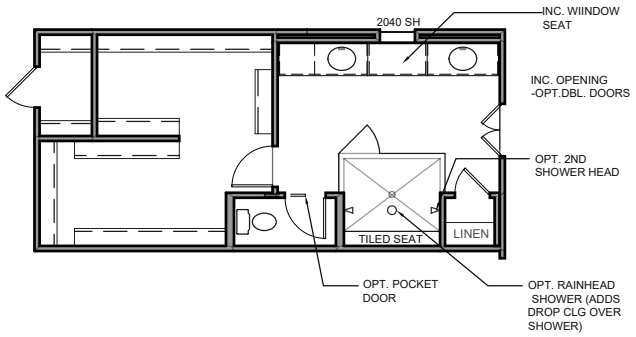
SECOND FLOOR DESIGN w/ OPT. SHARED BATH and OPT. BEDROOM 4 FULL BATH

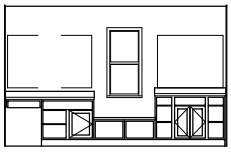
(SHOWN w/ INC. OWNER'S BATH LAYOUT)



OPT. DESIGNER SHOWER

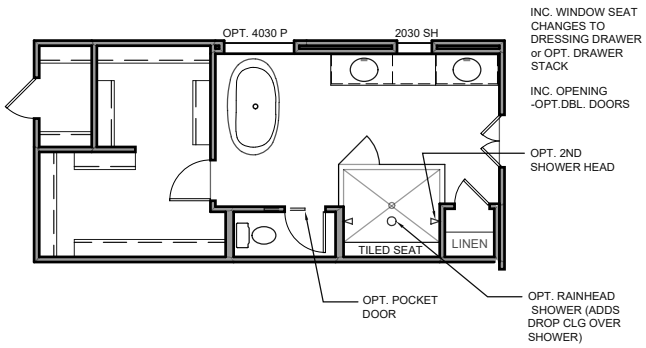
72x60 SHOWER ENCLOSURE w/ SWING DOOR,
CERAMIC TILE SURROUND TO CEILING w/ TILED LEDGE

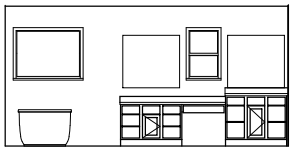




OPT. DESIGNER SHOWER w/ FREE-STANDING TUB

ADDS OPT. PICTURE WINDOW ABOVE TUB





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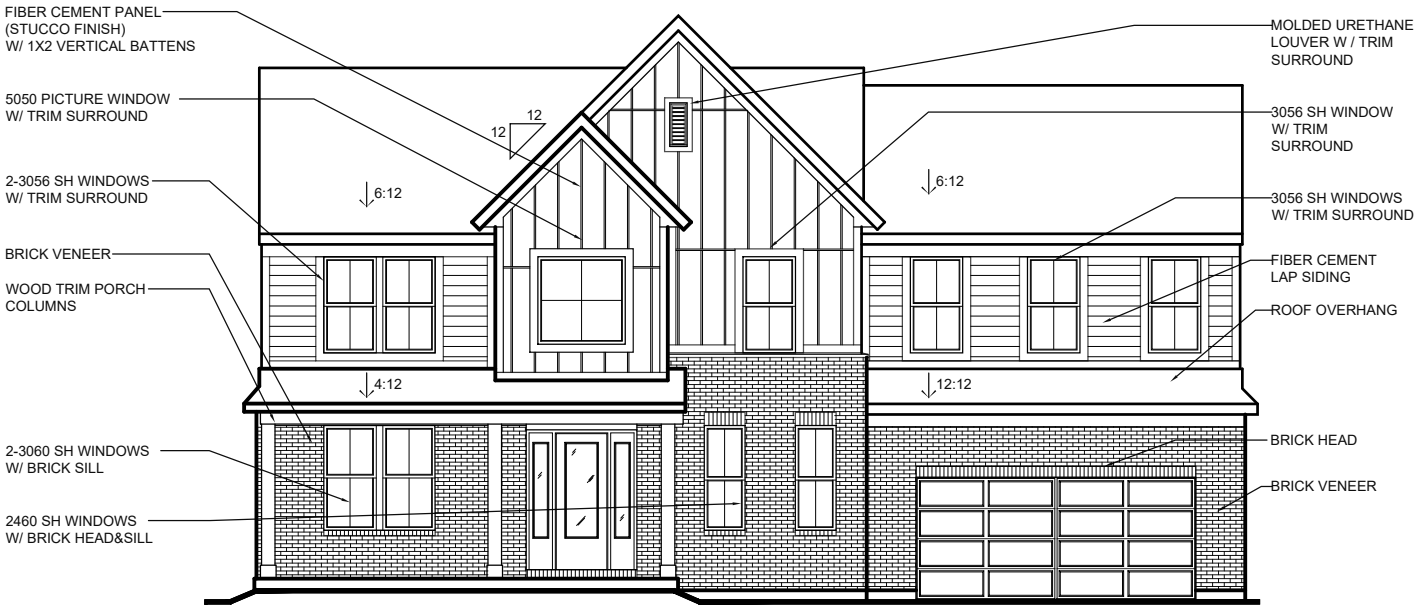
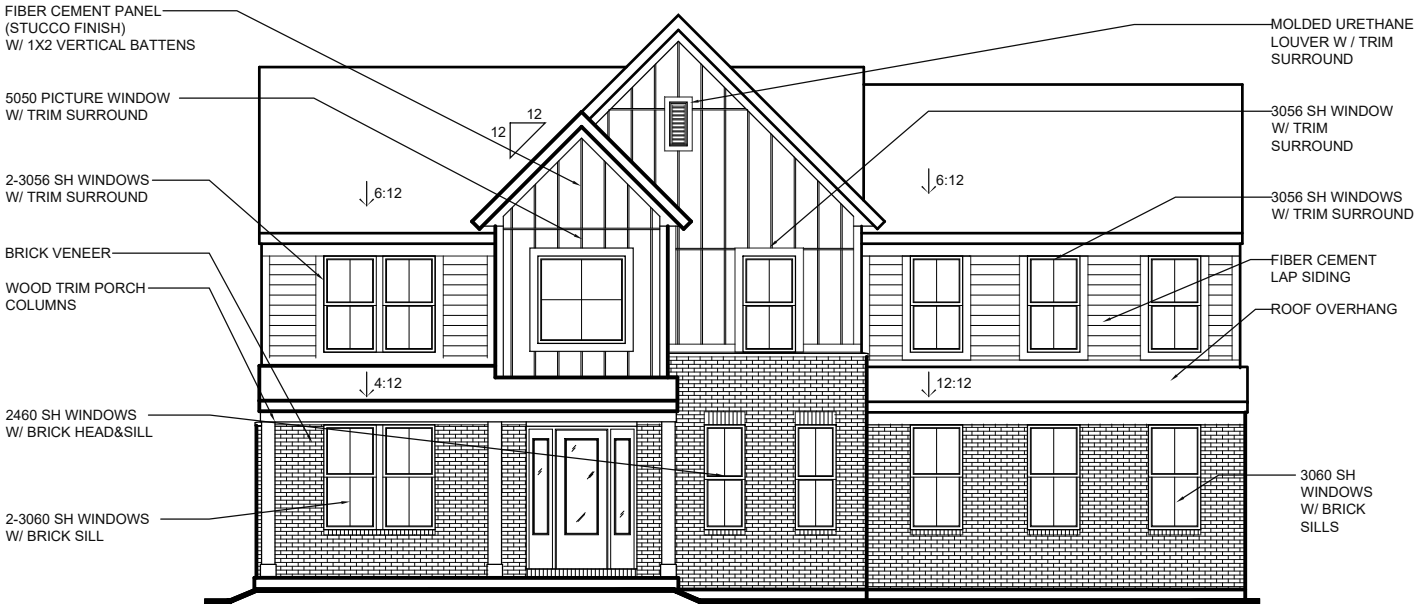
AMERICAN CLASSIC EXTERIOR DESIGN



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)

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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)

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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)

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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)

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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)

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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)

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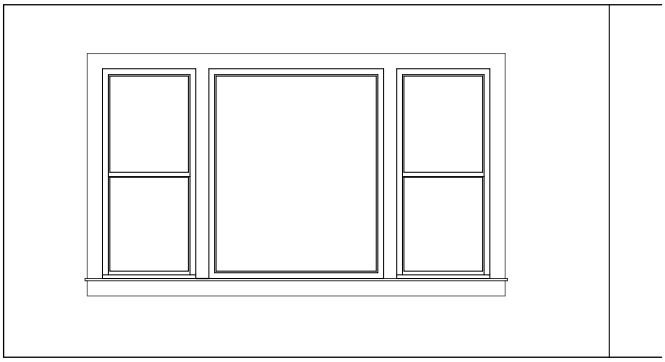
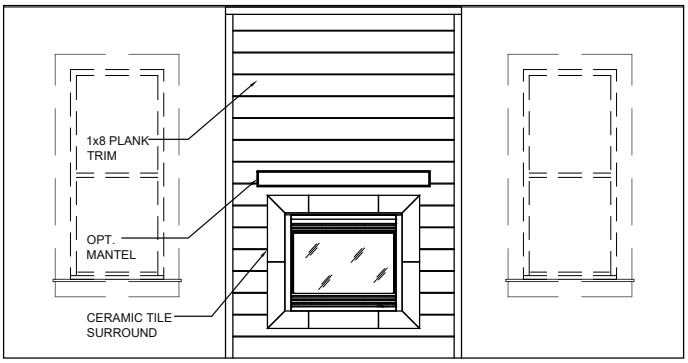
INCLUDED FAMILY ROOM WINDOW WALL

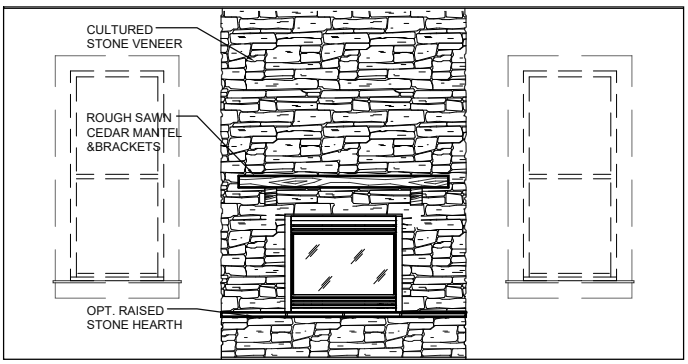
(2)-2860 SH WINDOWS
(1)-5060 SH WINDOW



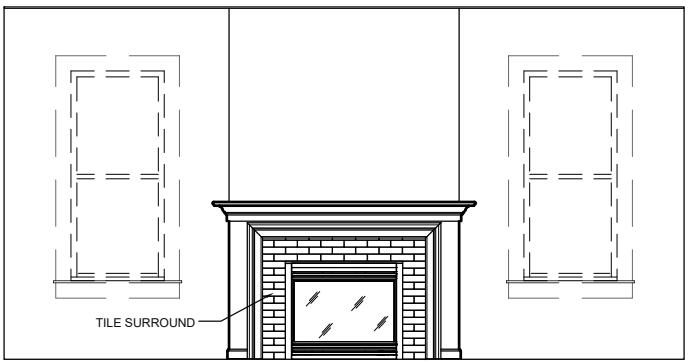
OPTIONAL FLOOR TO CEILING FAMILY ROOM FIREPLACE



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



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



TRIM SURROUND 'D'

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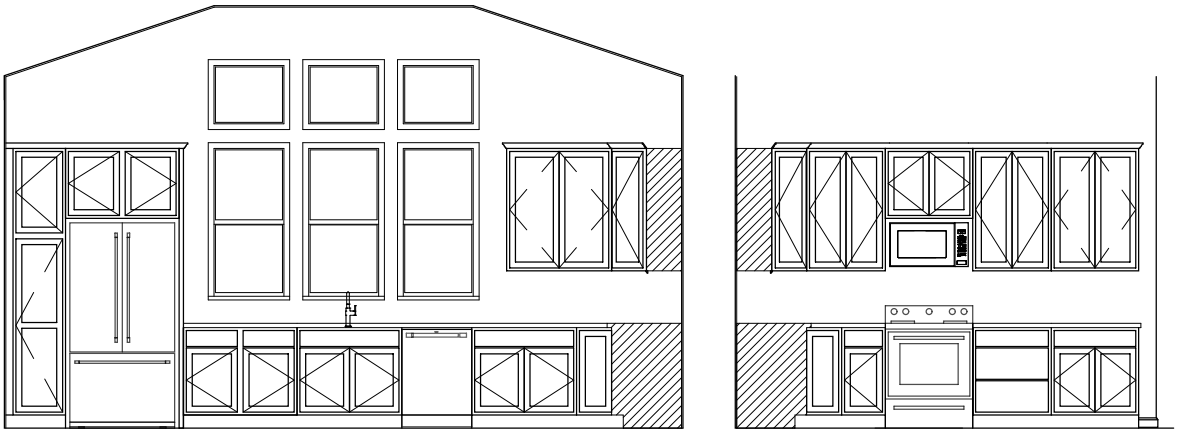
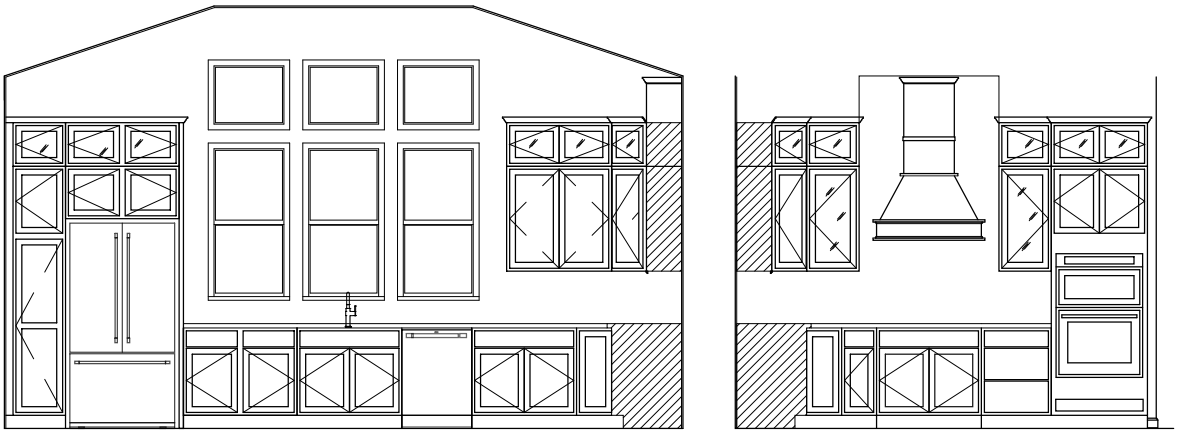
INCLUDED 42" CABINET LAYOUT (SHOWN w/ 30" RANGE)

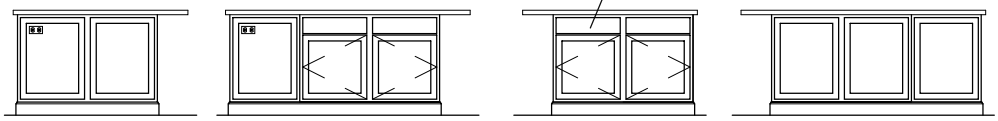


OPT. BUILT-IN APPLIANCE KITCHEN (SHOWN w/ OPT. STACKED WALL CABINETS, OPT. 36" COOKTOP & OPT. GLASS INSERTS)

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

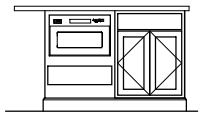


INC. KITCHEN ISLAND (INCLUDES FURN. BASE)



(LEFT) (FRONT) (RIGHT) (BACK)

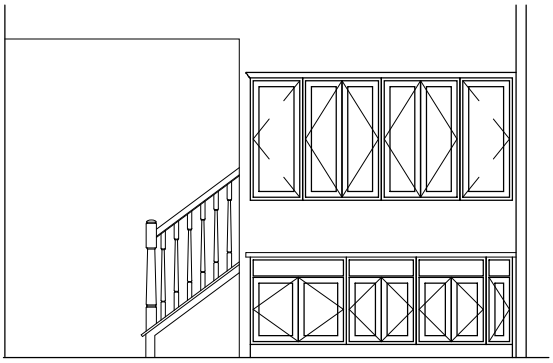
OPT. U.C. MW DRAWER



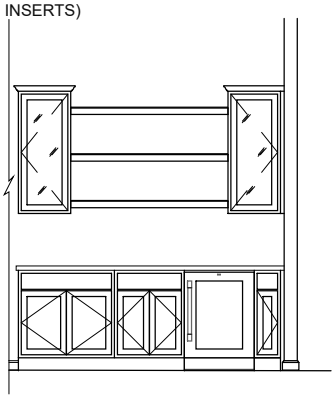
(RIGHT)

OPTIONAL MORNING ROOM WET BAR

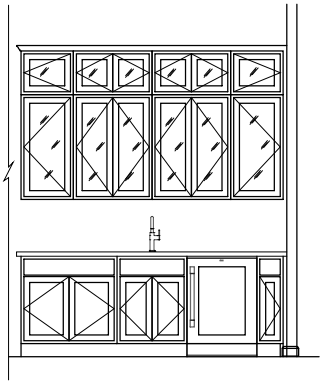
SHOWN w/ INC. 42" WALL CABINETS



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



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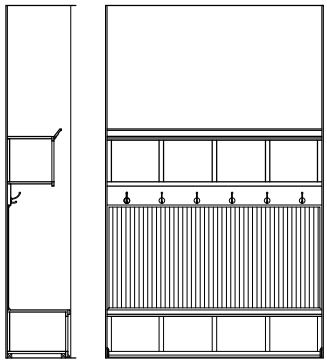
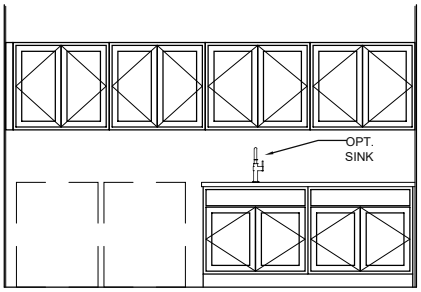
OPTIONAL FAMILY FOYER BENCH & STORAGE BUILT-INS



(SIDE) (FRONT)

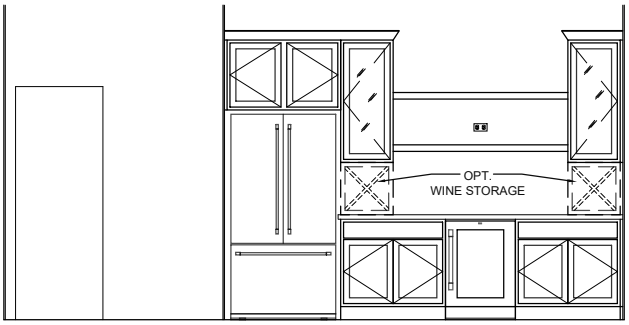
OPTIONAL LAUNDRY ROOM BASE & WALL CABINETS

(SHOWN w/ 30" WALL CABINETS)

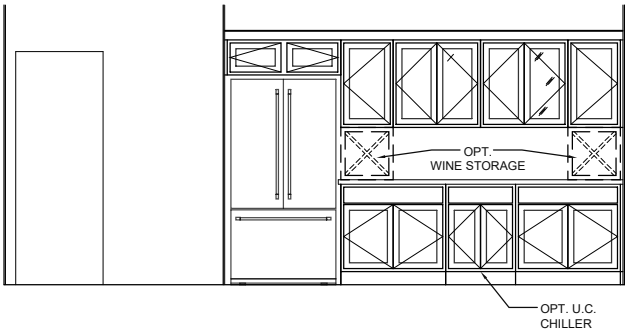


OPTIONAL LOWER LEVEL WET BAR CABINETS

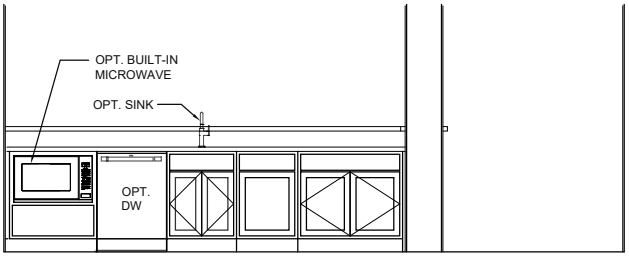
(SHOWN w/ 42" WALL CABINETS, OPT. OPEN SHELVES,
OPT. U.C. WINE CHILLER/REF AND OPT. CROWN TRIM)



(SHOWN w/ INCL. 30" WALL CABINETS)



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



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FISCHER HOMES

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

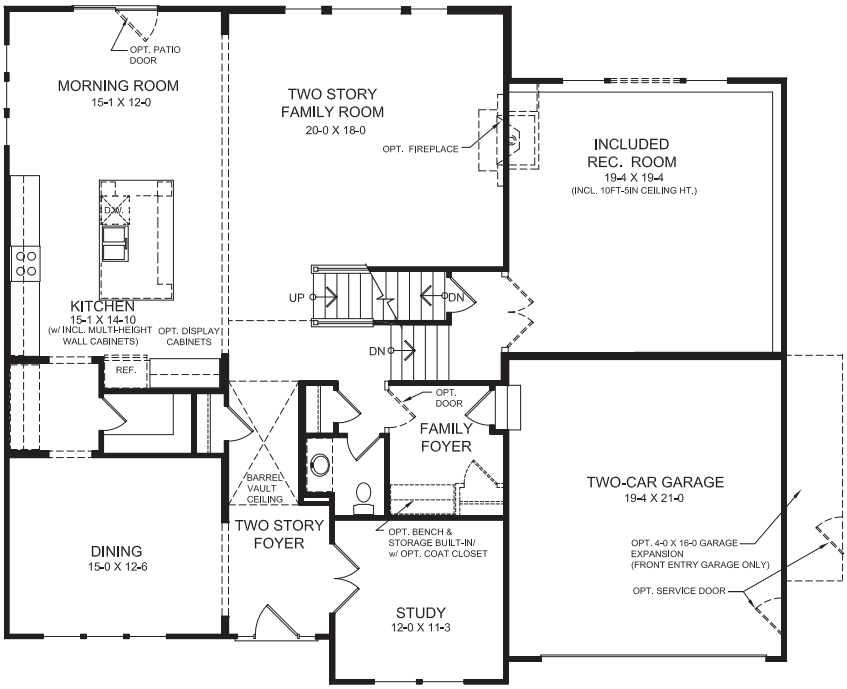
FISCHER HOMES

PAXTON

Masterpiece Collection

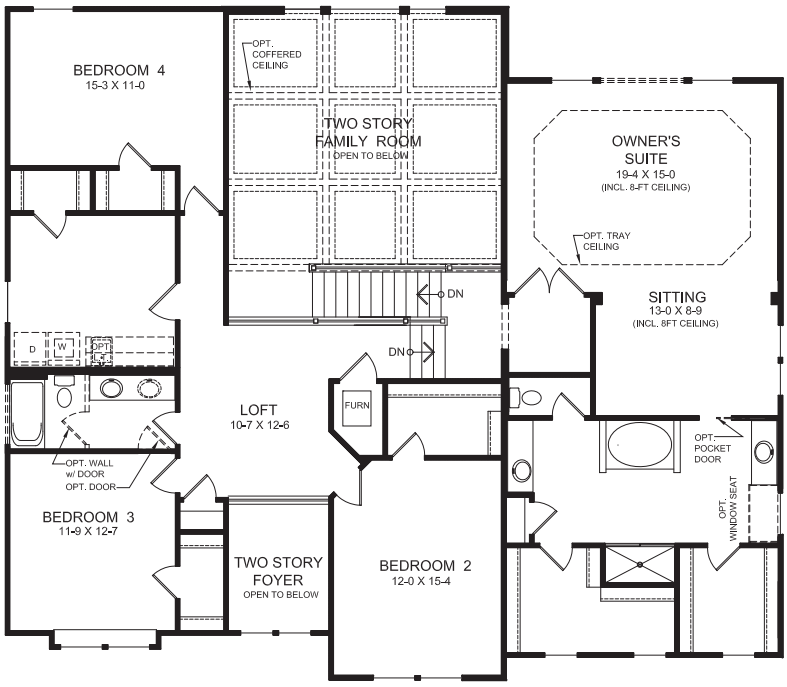
welcome home.

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

EQUAL HOUSING OPPORTUNITY

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RVSD. 04/21
IM 05/21

FISCHER HOMES

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:

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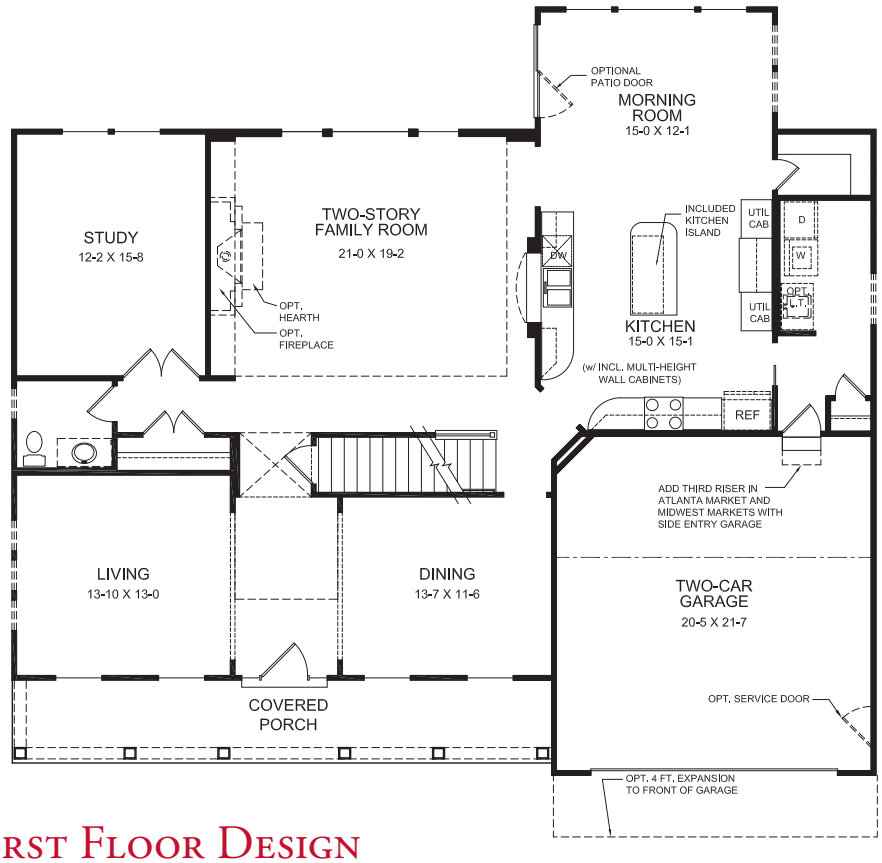
Our Plans Include You

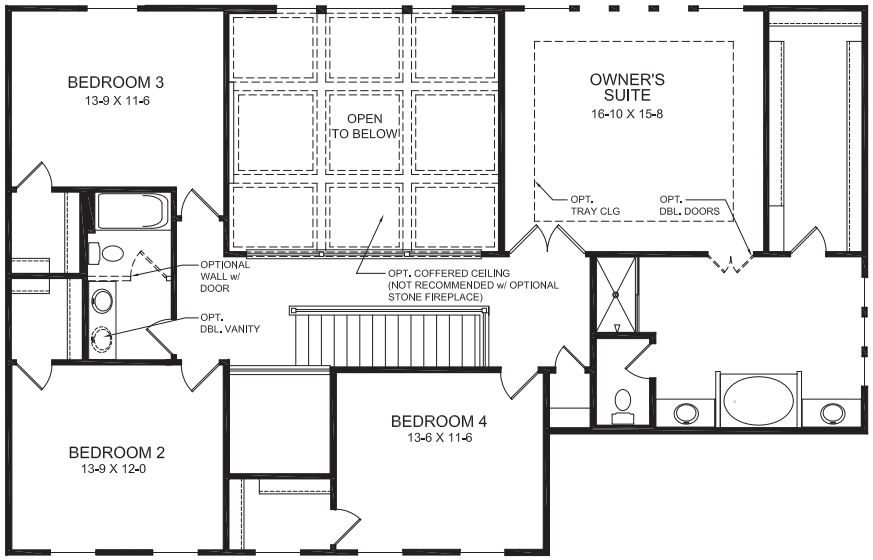
Stanton
Masterpiece Collection

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

EQUAL HOUSING OPPORTUNITY

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IM 10/20

FISCHER HOMES

LELAND

Masterpiece Collection

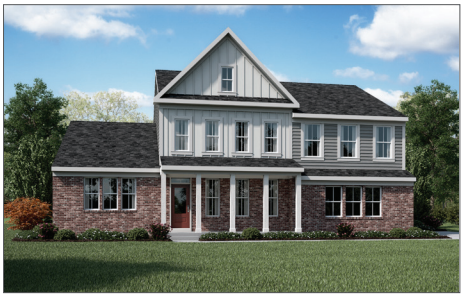
welcome home.

Approximately 3045 sq ft and Up

Modern Farmhouse

(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:



American Classic

(WITH BRICK VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:

Coastal Classic

(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:

Western Craftsman

(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by:

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Our Plans Include You

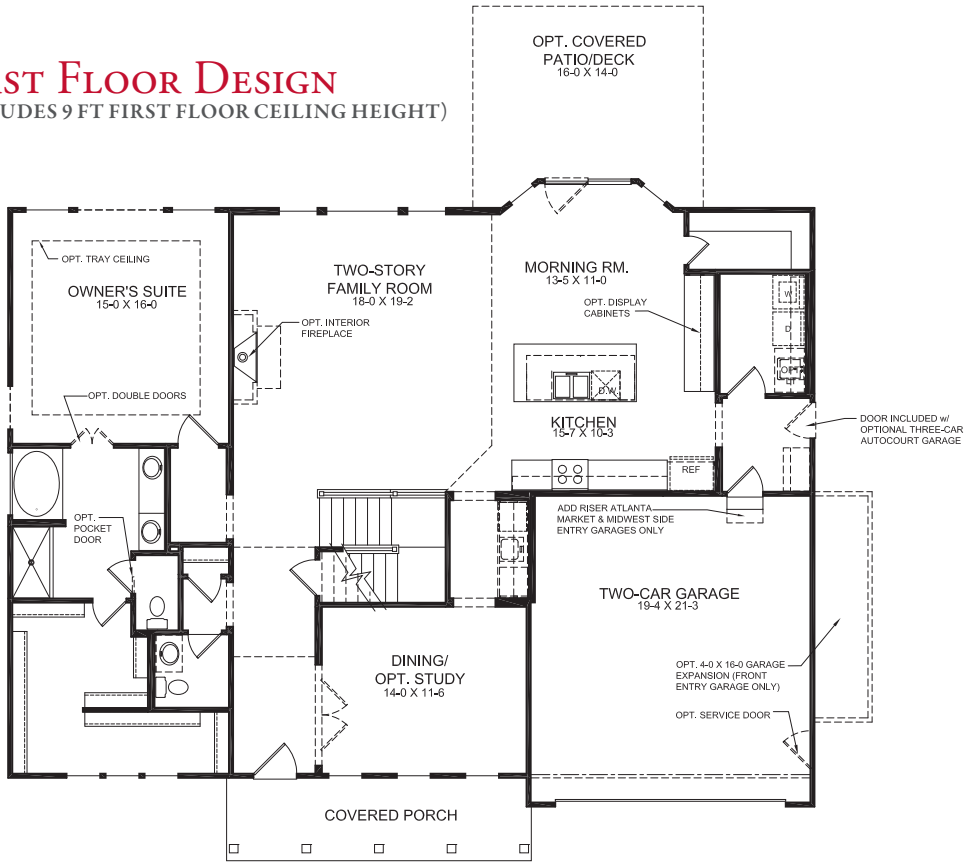
FISCHER HOMES

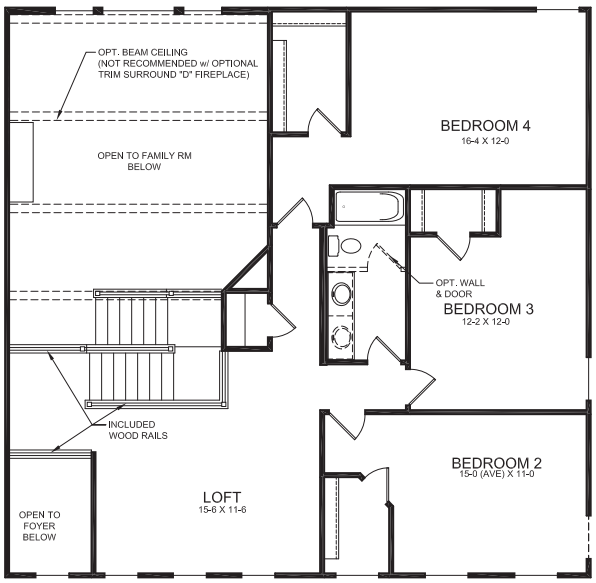
LELAND
Masterpiece Collection

welcome home.

Approximately 3045 sq ft and Up

First Floor Design
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)





Second Floor Design

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 Features

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

EQUAL HOUSING OPPORTUNITY

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IM 10/20

FISCHER HOMES

HAYDEN

Masterpiece Collection

welcome home.

Approximately 2406 sq ft and Up

GRANDE VISTA

designed by:

CAMBRIDGE COTTAGE

designed by:

WESTERN CRAFTSMAN

designed by:

AMERICAN CLASSIC

designed by:

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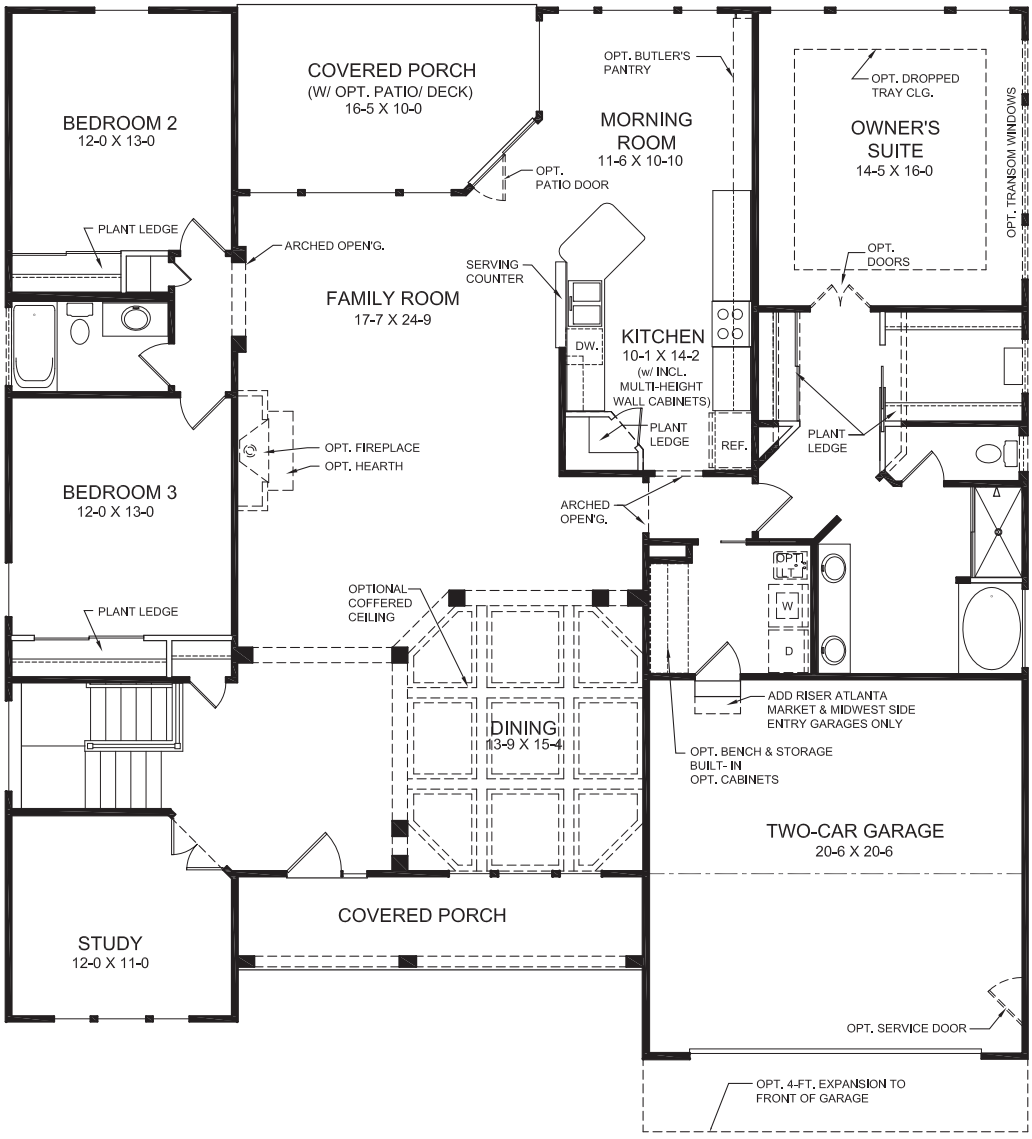
FISCHER HOMES

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)

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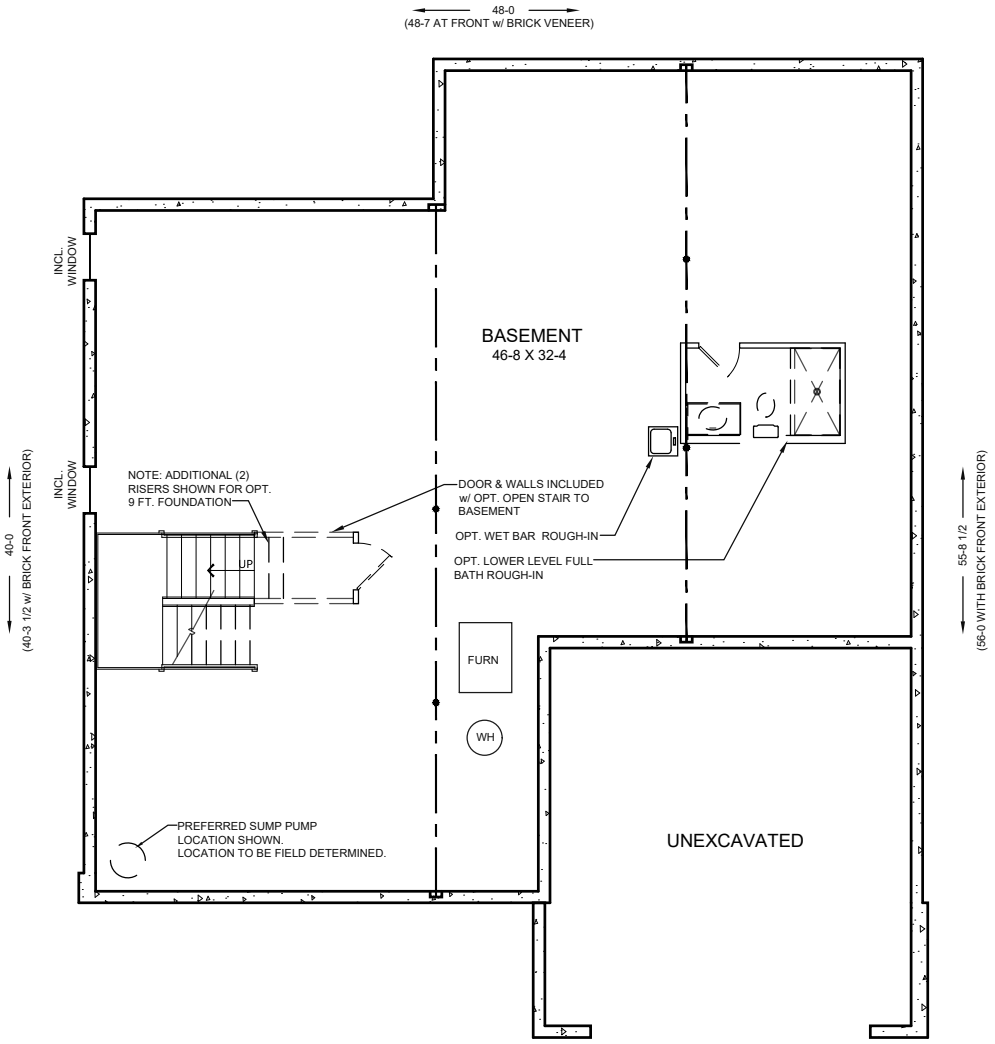
RVSD. 11/20
IM 11/20

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).



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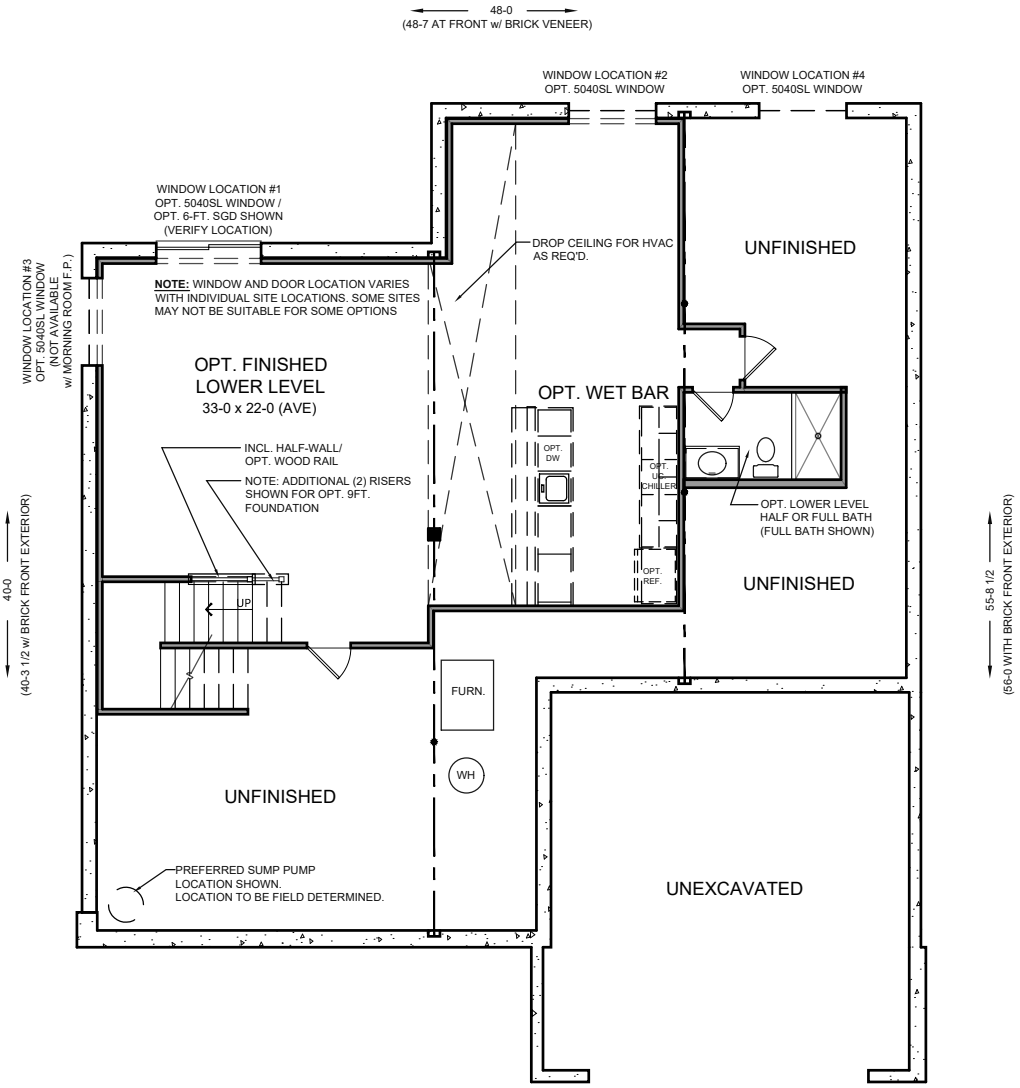
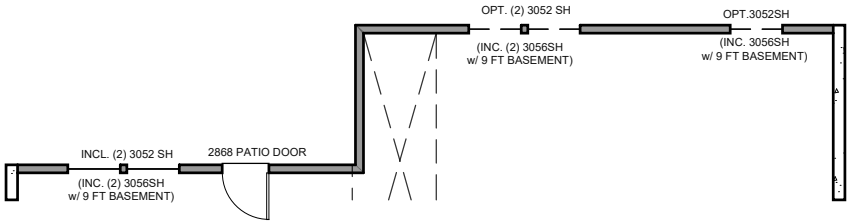
OPTIONAL FINISHED LOWER LEVEL DESIGN

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

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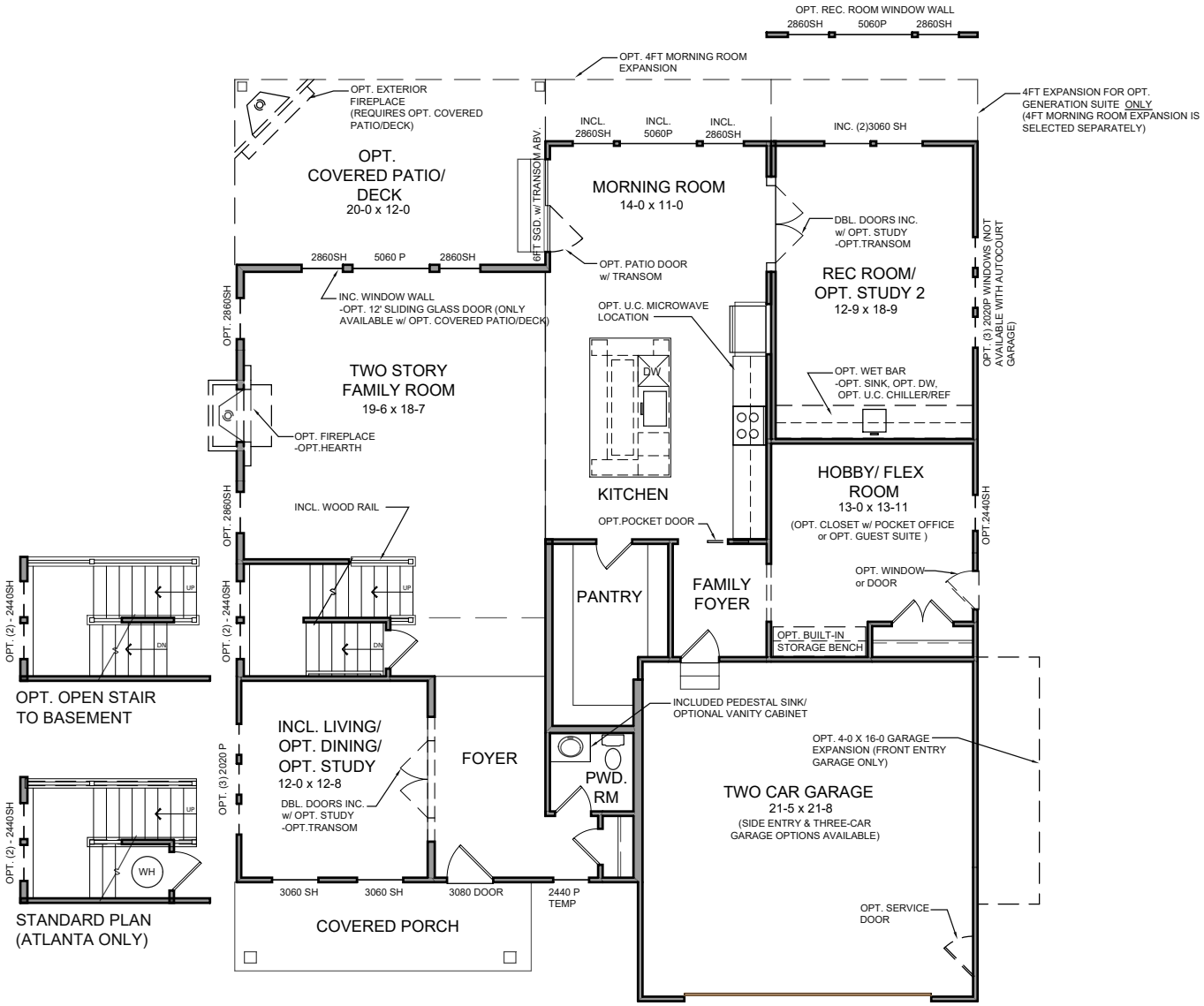
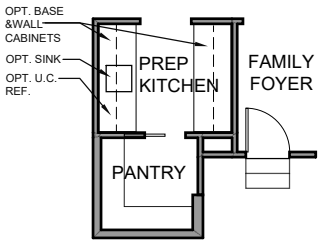
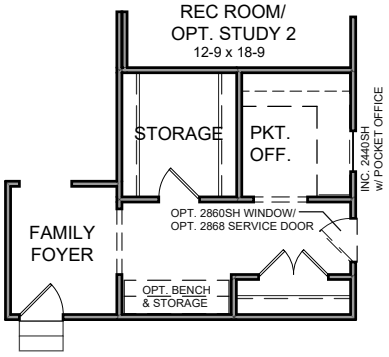
INCLUDED FIRST FLOOR DESIGN

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

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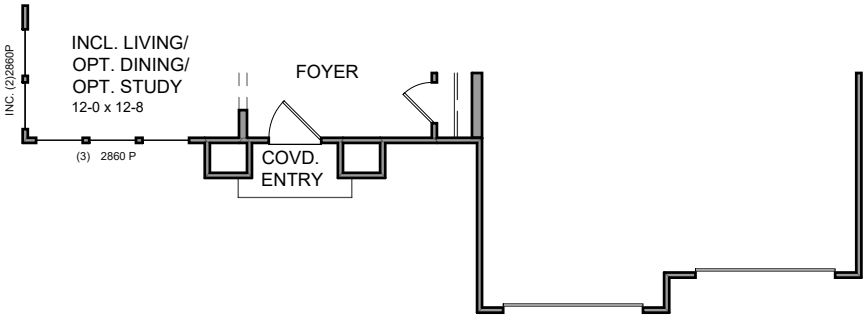
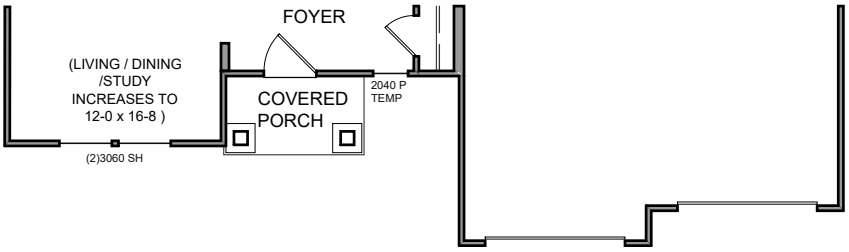
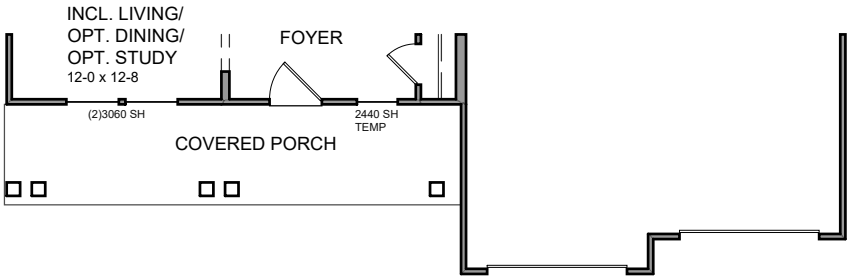
FIRST FLOOR EXTERIOR DESIGN



'ENGLISH ELEGANCE'
EXTERIOR DESIGN



'COASTAL COTTAGE'
EXTERIOR DESIGN
ADDS 51 NET SQ.FT.



'MODERN FARMHOUSE"
EXTERIOR DESIGN

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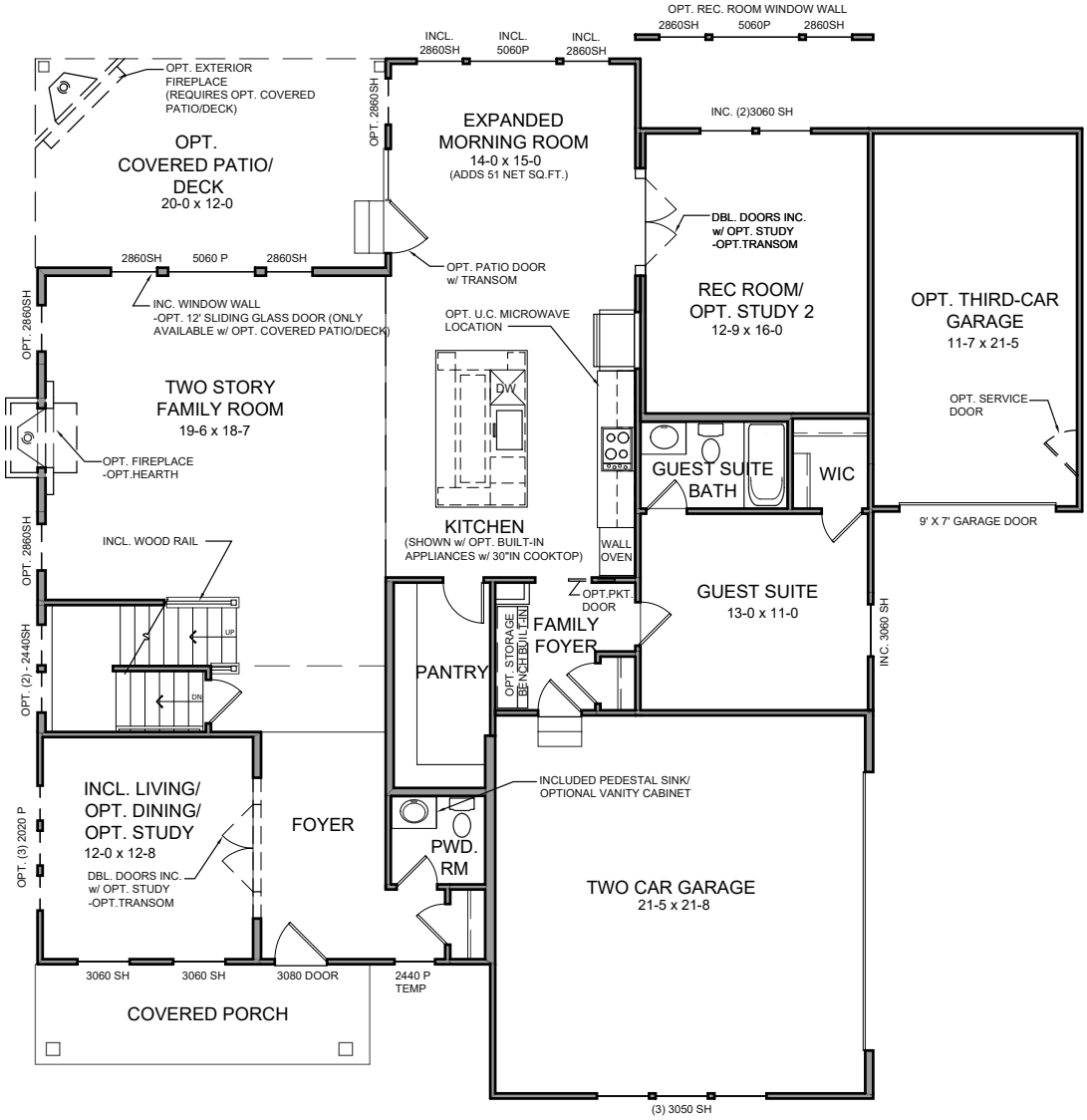
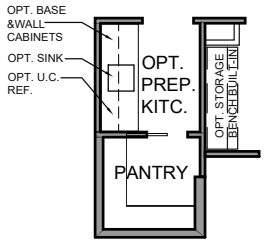
FIRST FLOOR DESIGN w/ SIDE ENTRY GARAGE
& OPT. 3RD CAR AUTO-COURT GARAGE
& OPT. GUEST SUITE
& OPT. 4FT MORNING ROOM EXPANSION

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.





OPT. PREP KITCHEN

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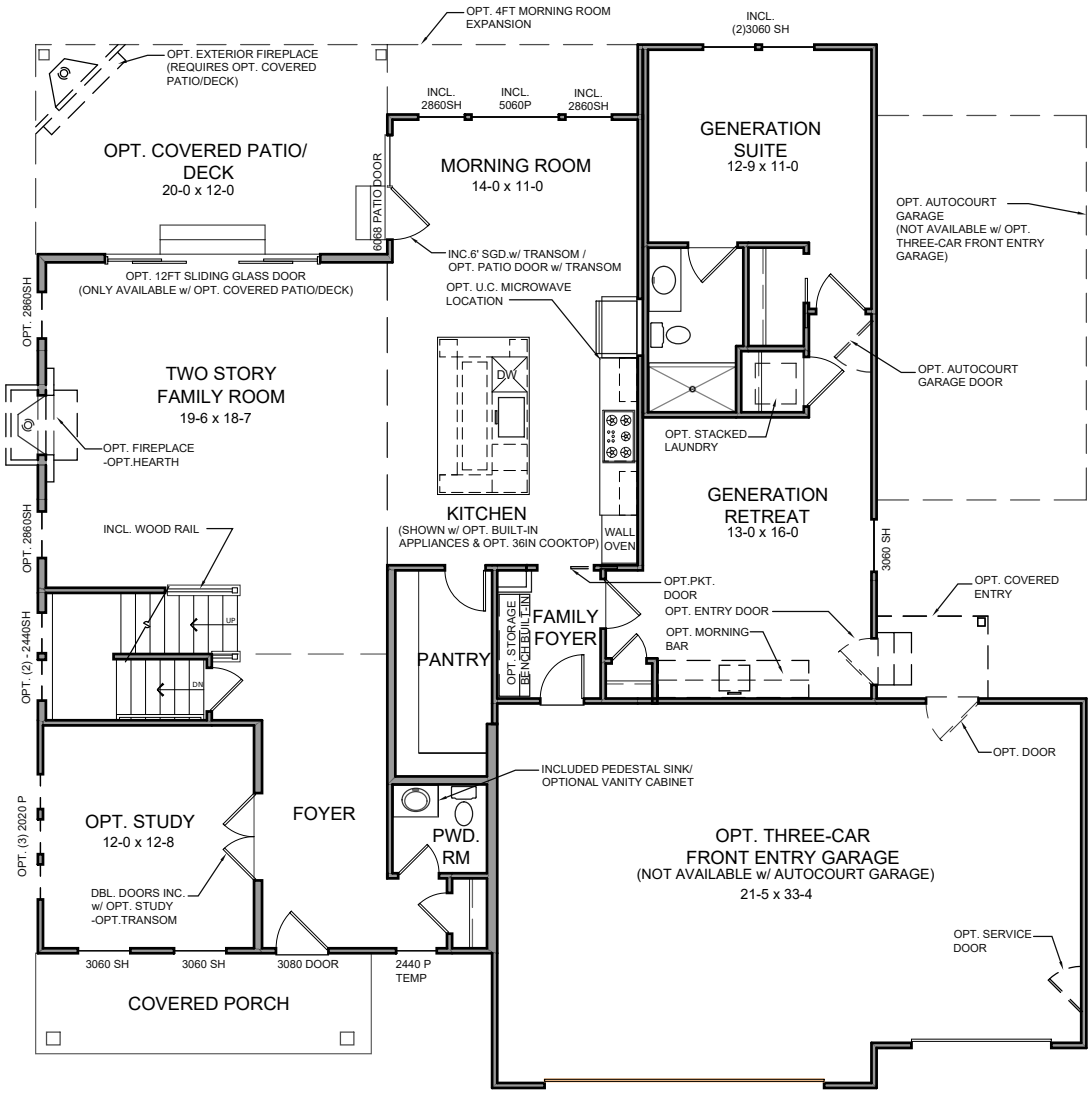
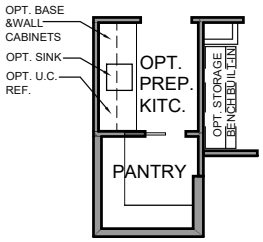
ALTERNATE FIRST FLOOR DESIGN w/ GENERATION RETREAT

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

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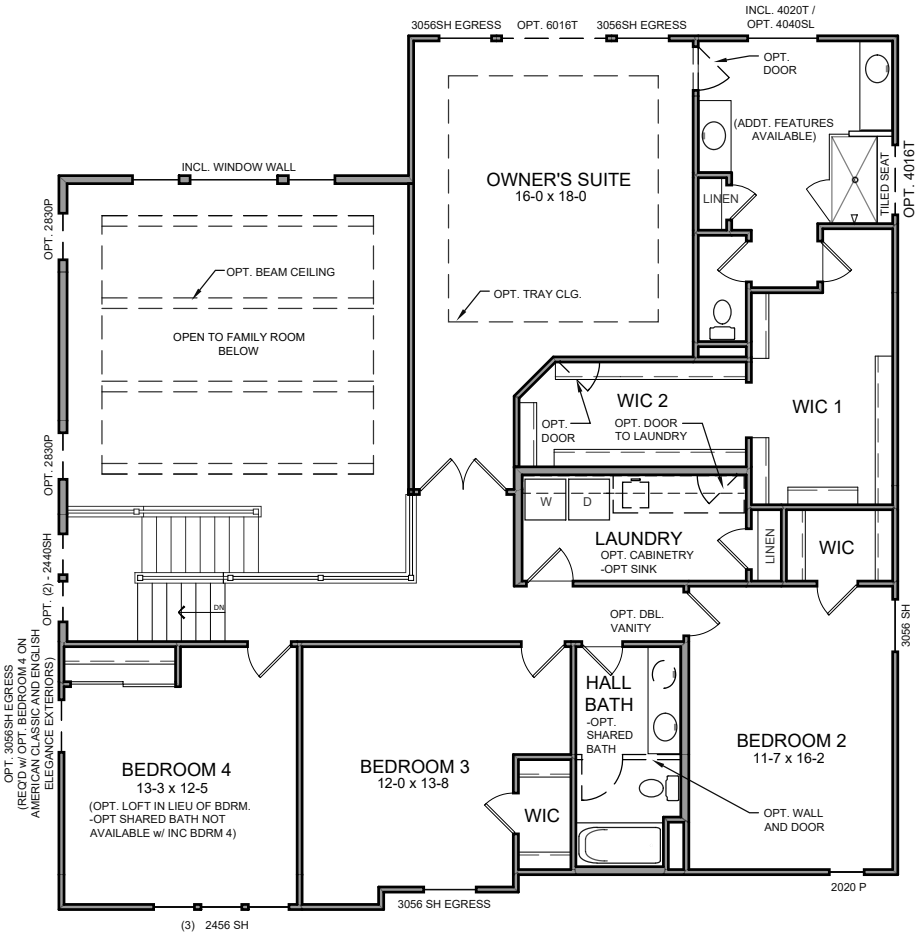
INCLUDED SECOND FLOOR DESIGN

INCLUDED 8-FT. SECOND FLOOR CEILING HEIGHT

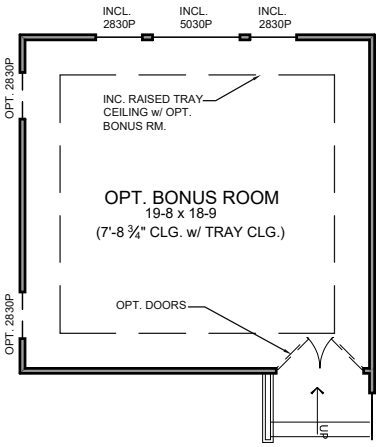
APPROX. 2189 2ND FLOOR GROSS SQ FT. / 1792 2ND FLOOR NET SQ FT.

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

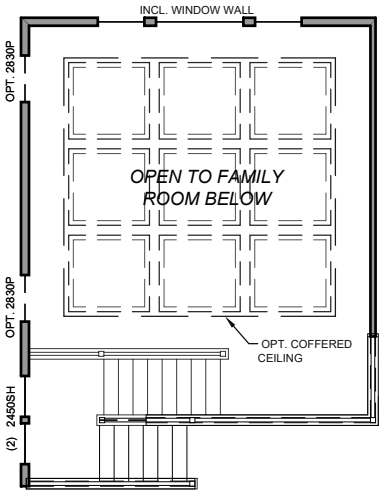


OPT. BONUS ROOM

(ADDS APPROX. 393 NET SQFT.)



OPT. 2-STORY FAMILY ROOM BEAM CEILING



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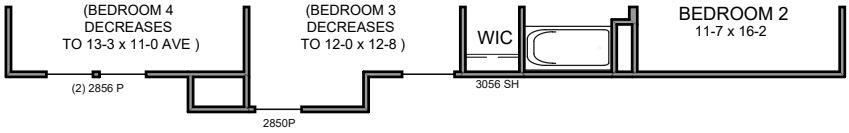
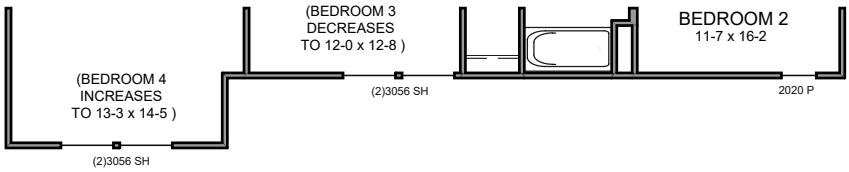
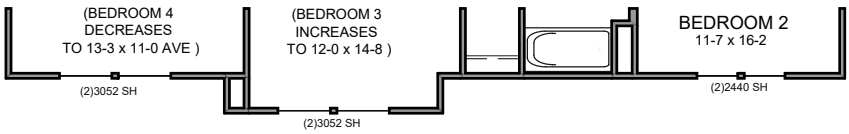
SECOND FLOOR EXTERIOR DESIGN



'ENGLISH ELEGANCE'
EXTERIOR DESIGN
DECREASES 26 NET SQ. FT.



'COASTAL COTTAGE'
EXTERIOR DESIGN
ADDS 8 NET SQ.FT.



'MODERN FARMHOUSE'
EXTERIOR DESIGN

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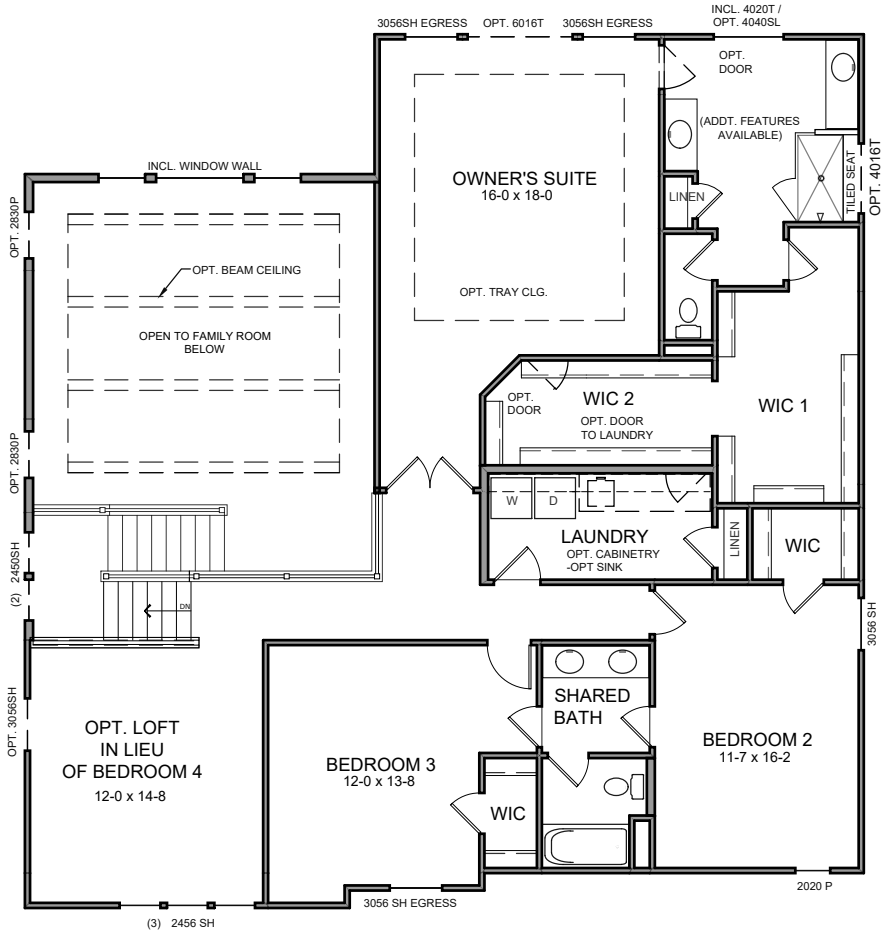
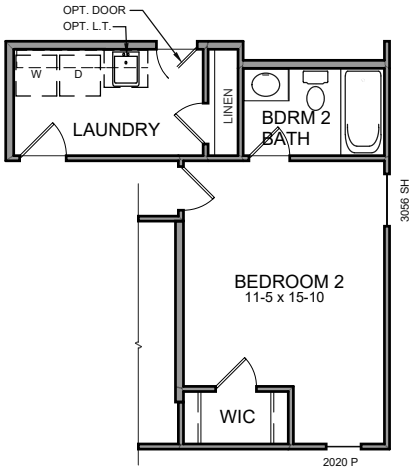
SECOND FLOOR DESIGN w/ OPT. SHARED BATH and OPT. BEDROOM 4 FULL BATH

(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)

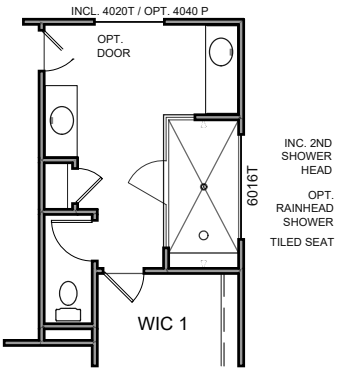




OPT. BEDROOM 2
FULL BATH

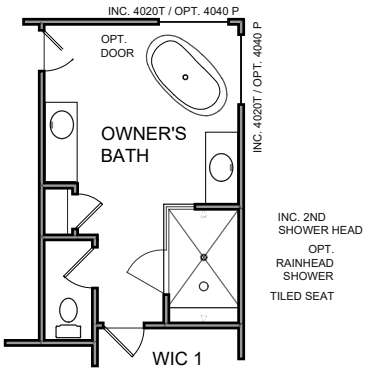
OPT. LUXURY SHOWER

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



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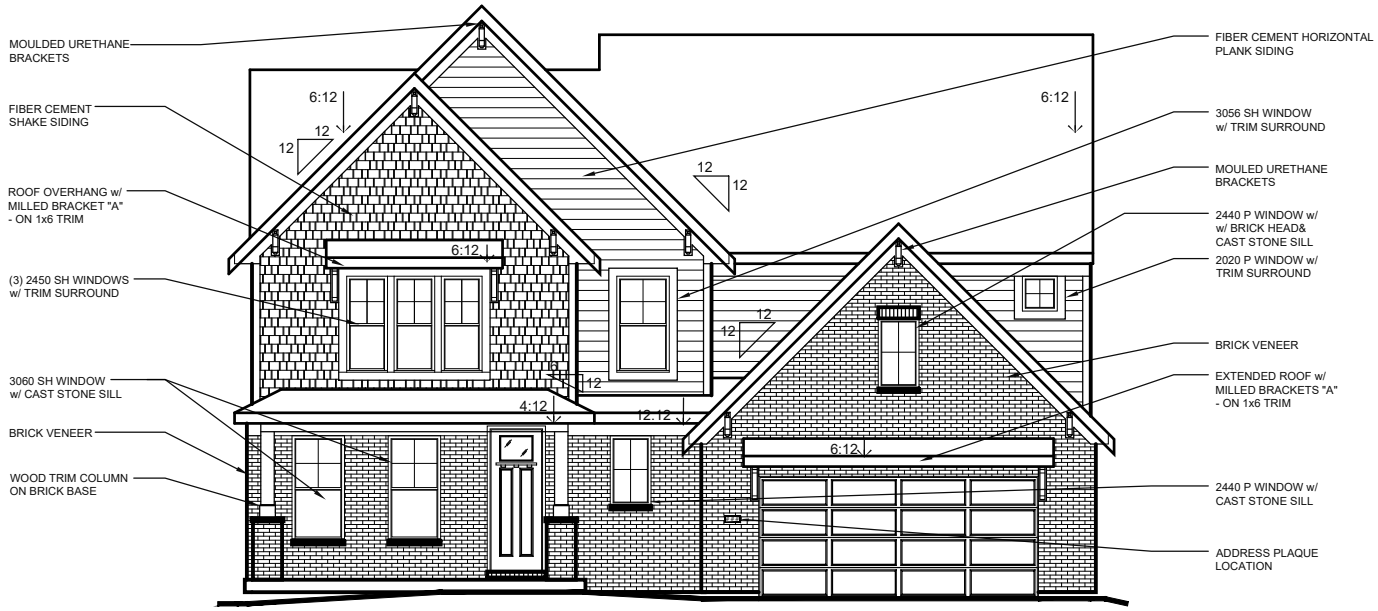
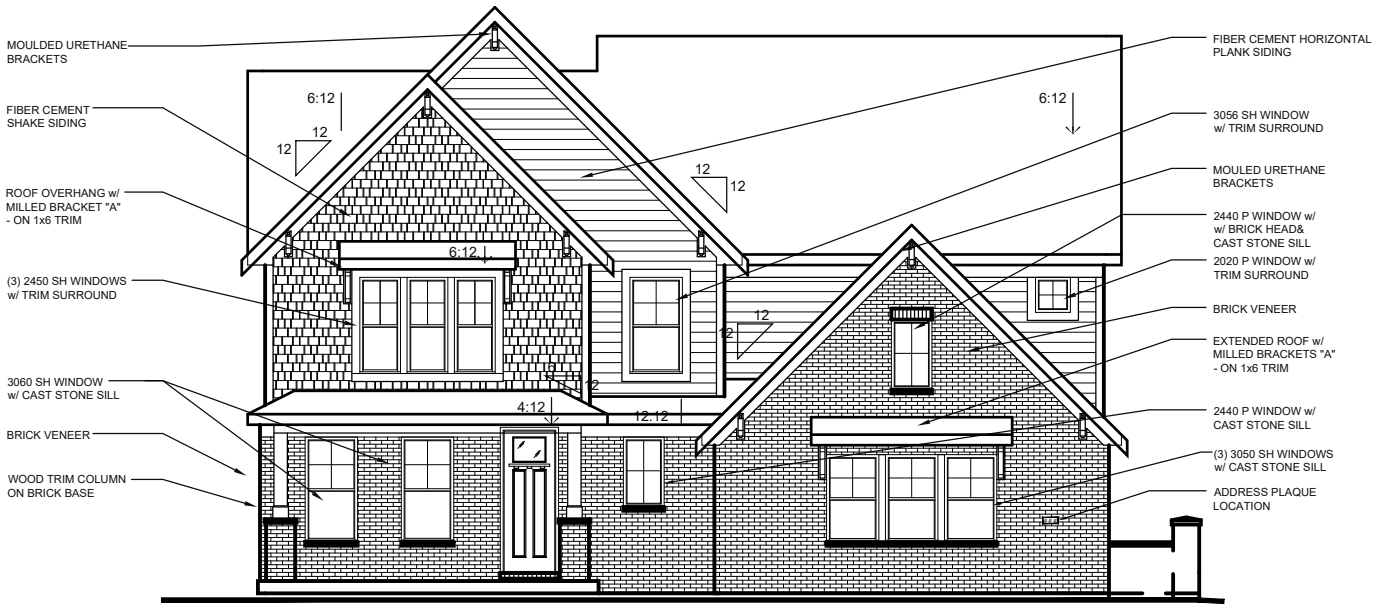
AMERICAN CLASSIC EXTERIOR DESIGN



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)

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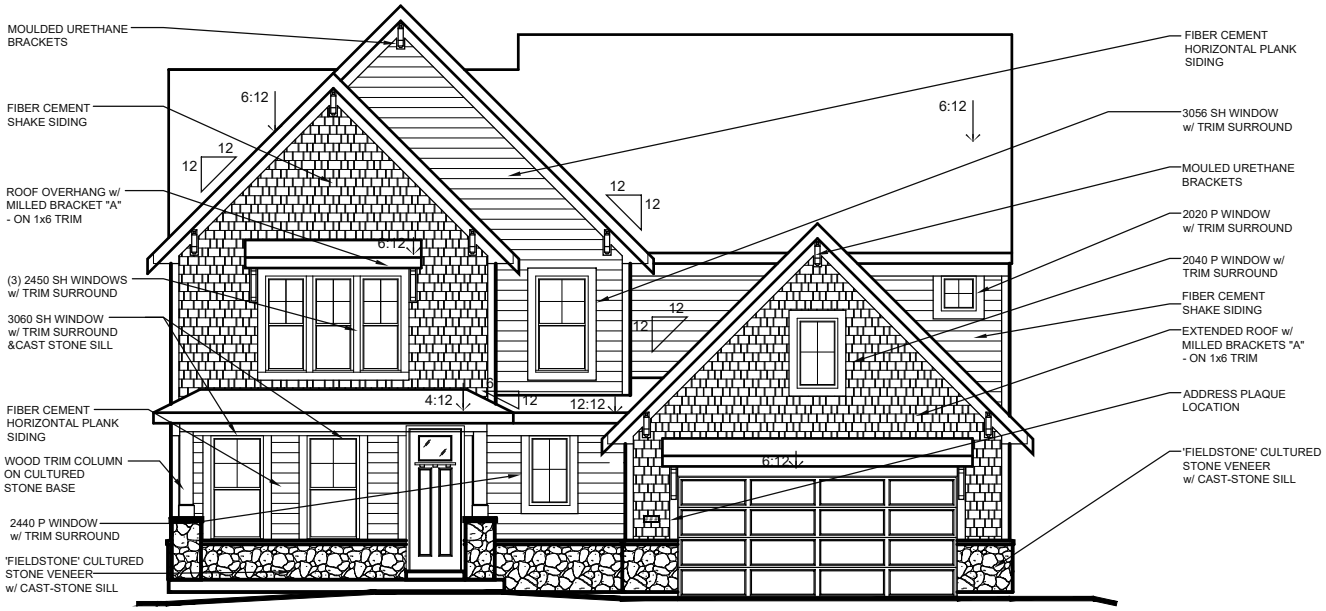
AMERICAN CLASSIC EXTERIOR DESIGN



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)

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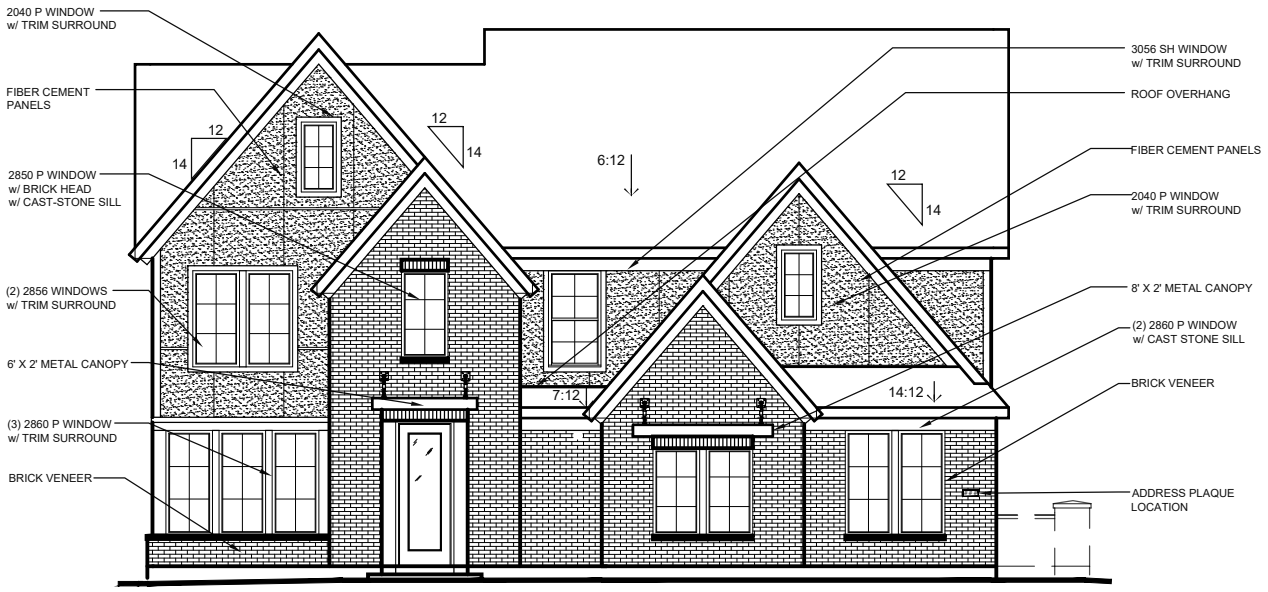
ENGLISH ELEGANCE EXTERIOR DESIGN

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)

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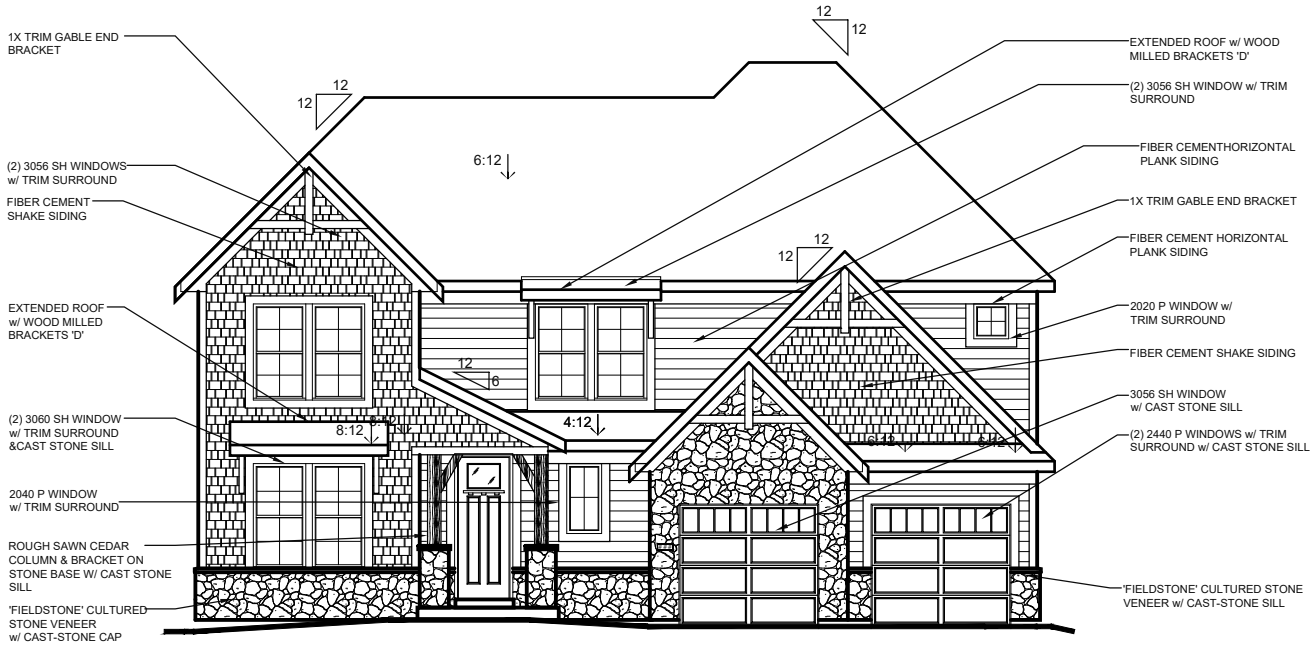
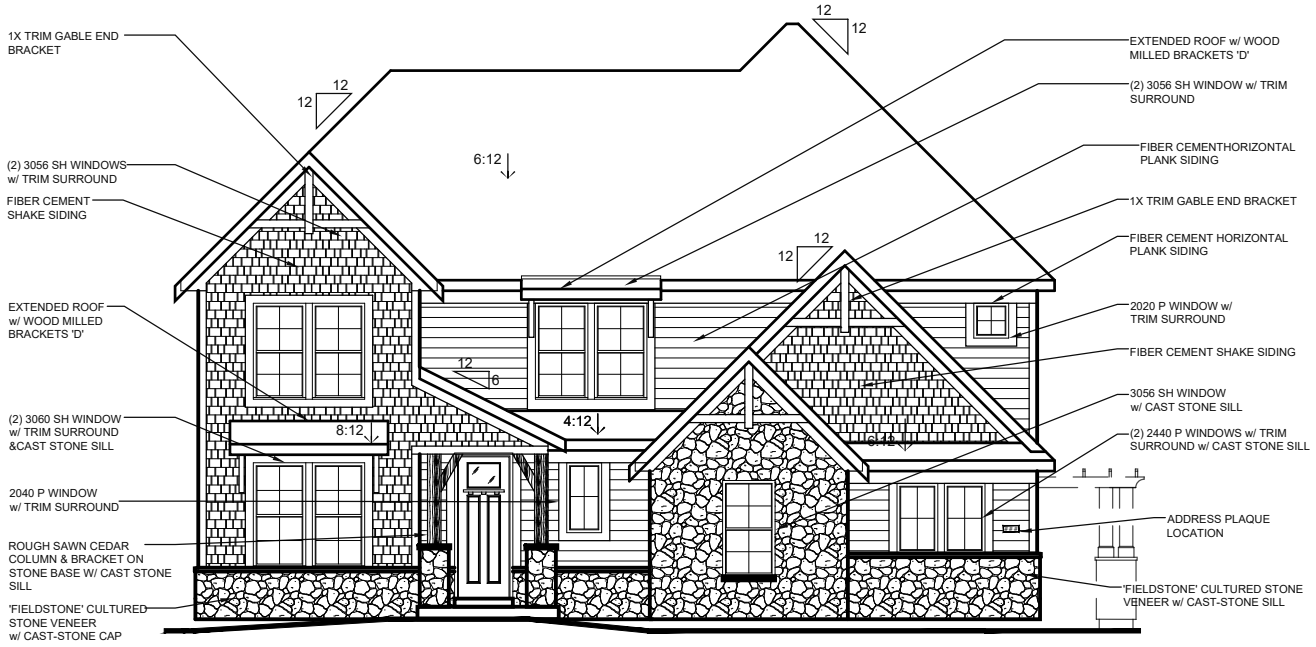
COASTAL COTTAGE EXTERIOR DESIGN



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)

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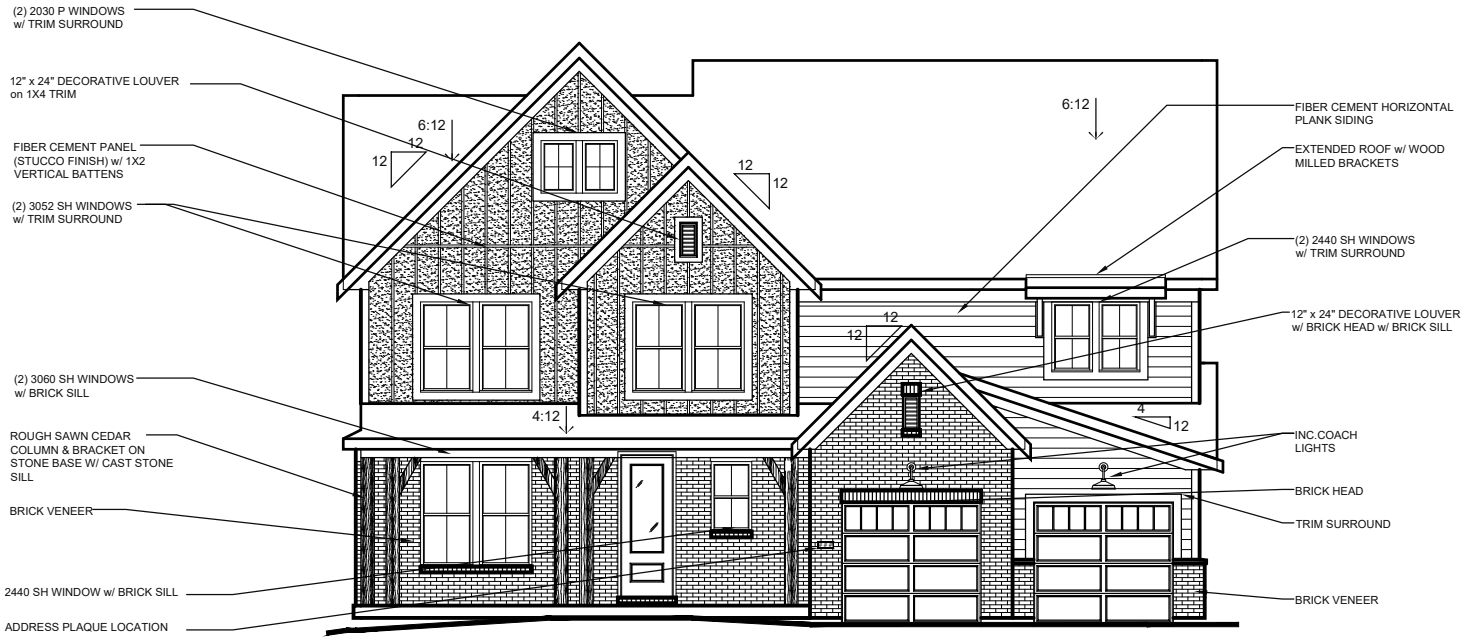
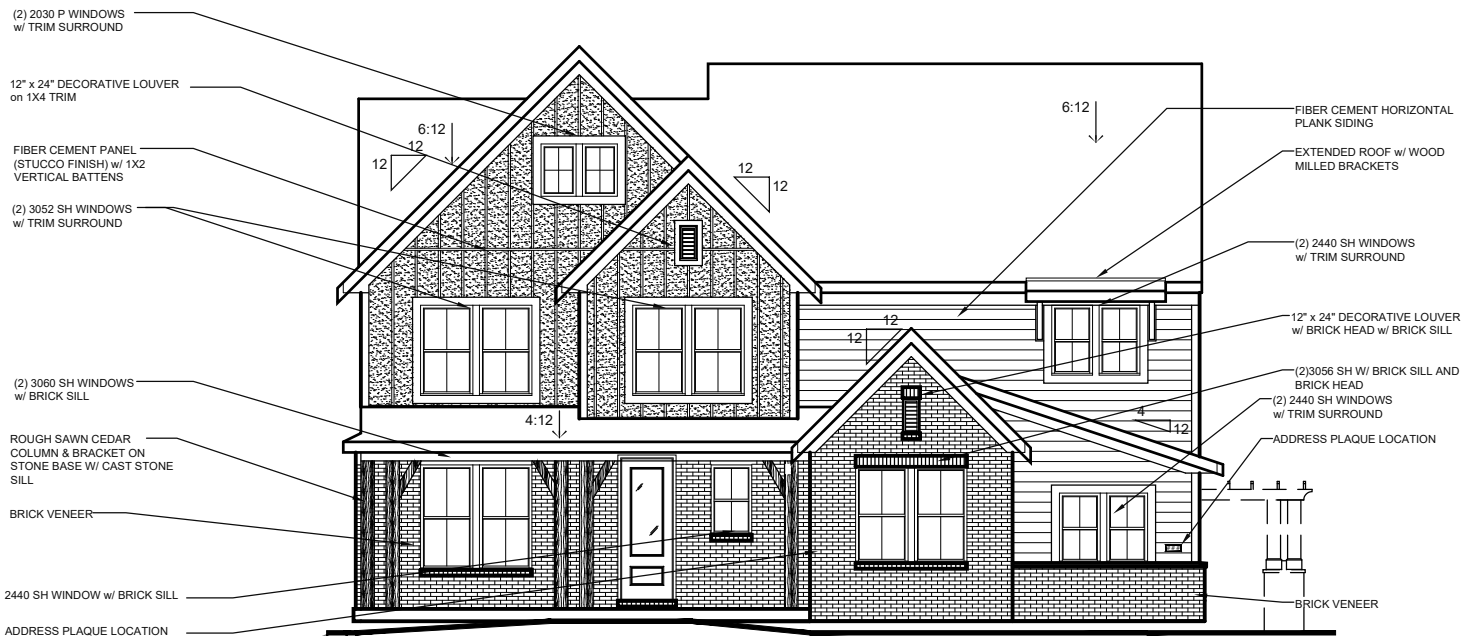
MODERN FARMHOUSE EXTERIOR DESIGN



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)

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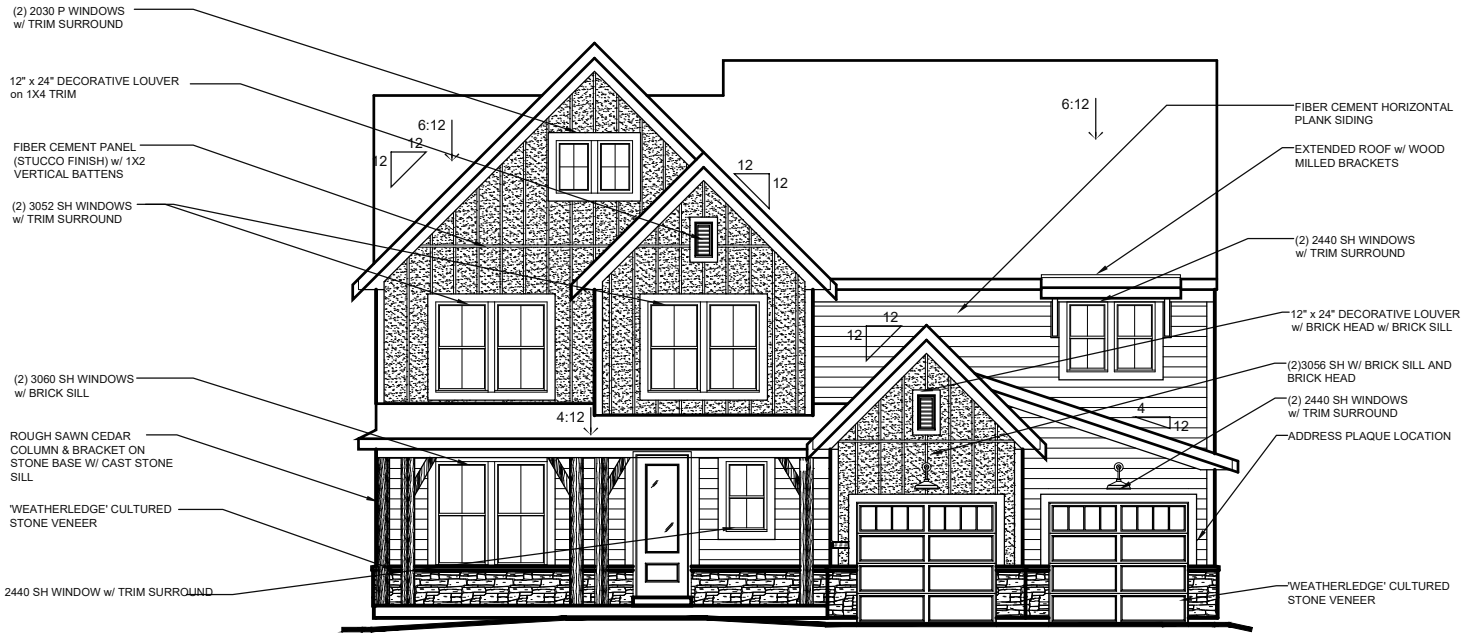
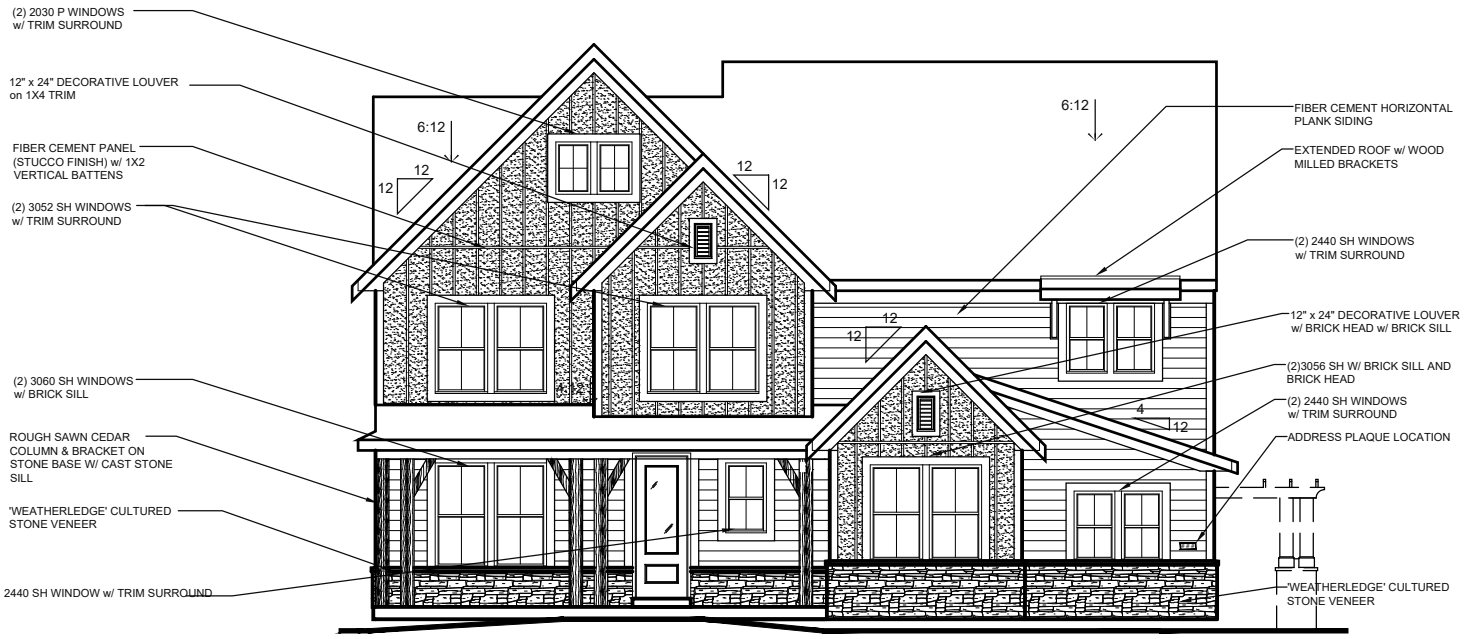
MODERN FARMHOUSE EXTERIOR DESIGN



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)

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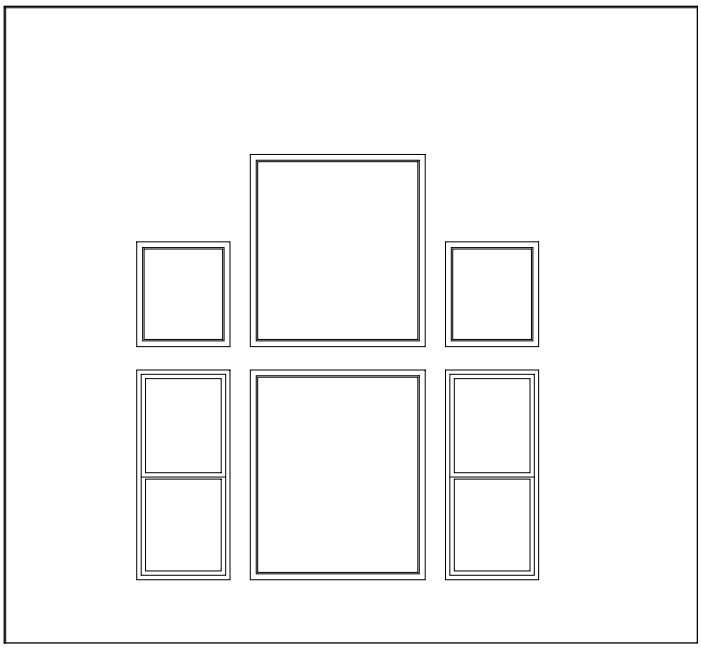
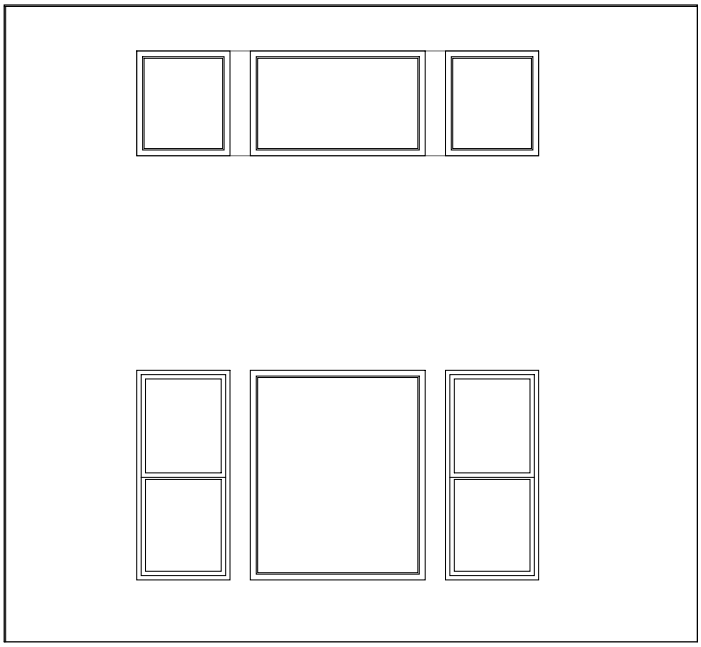
FAMILY ROOM WINDOW WALL



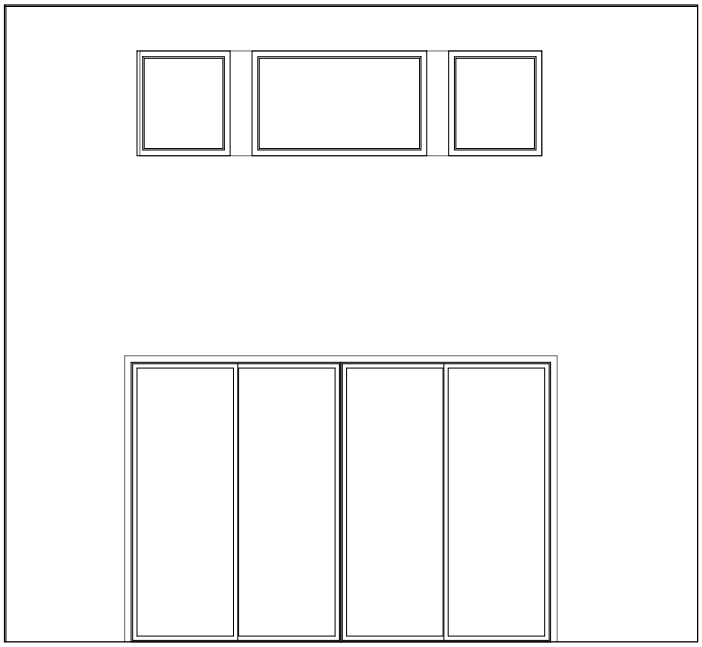
INCLUDED FAMILY ROOM WINDOW WALL

(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

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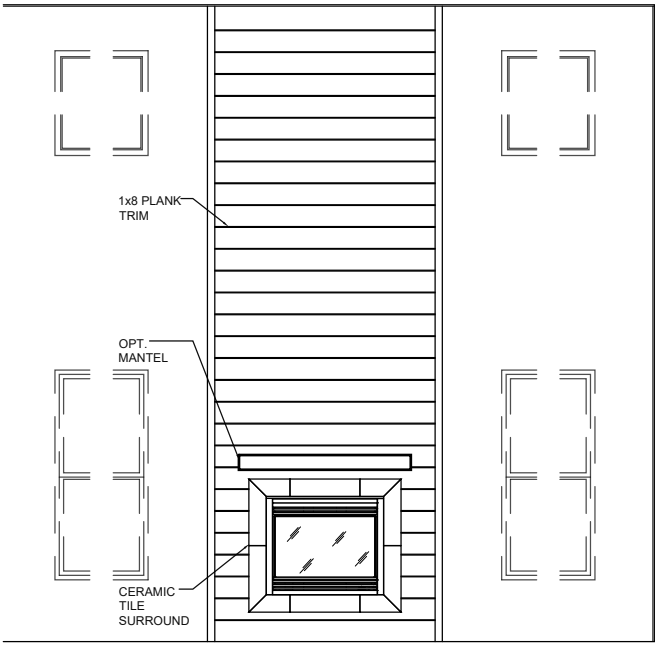
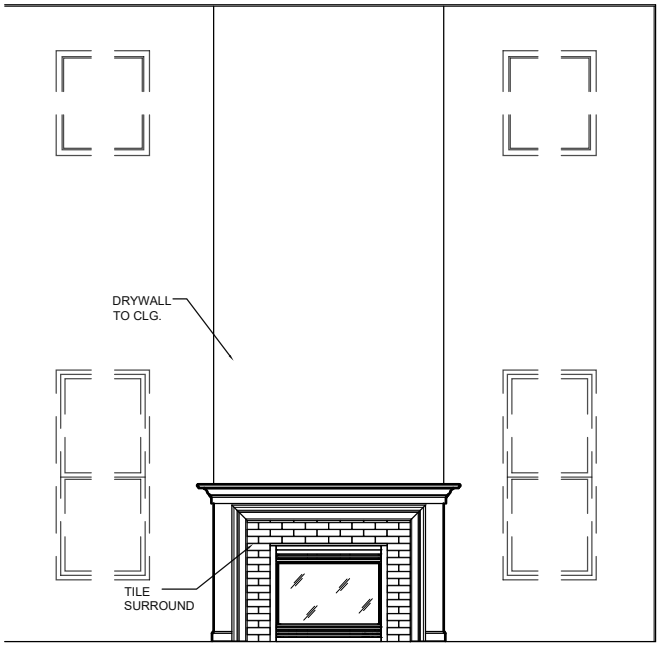
FAMILY ROOM FIREPLACE

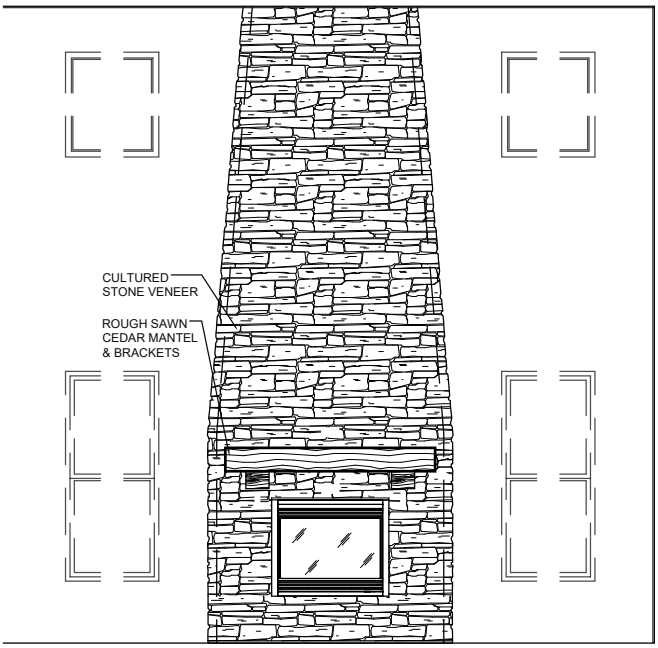


OPTIONAL FAMILY ROOM TWO-STORY
SHIP LAP FIREPLACE

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



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



OPTIONAL FAMILY ROOM TWO-STORY
CULTURED STONE VENEER FIREPLACE

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

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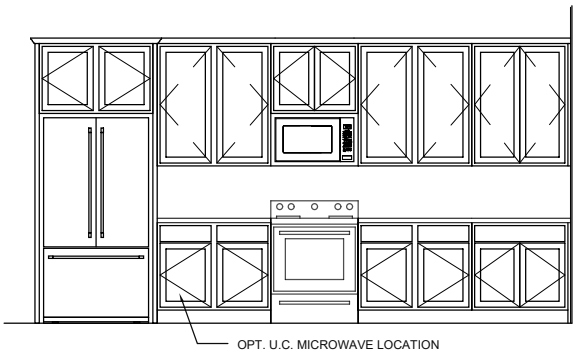
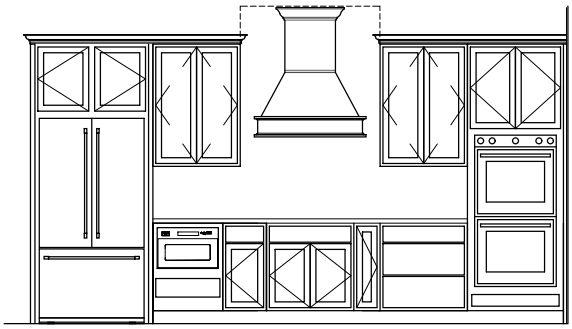
KITCHEN / PREP KITCHEN CABINETS

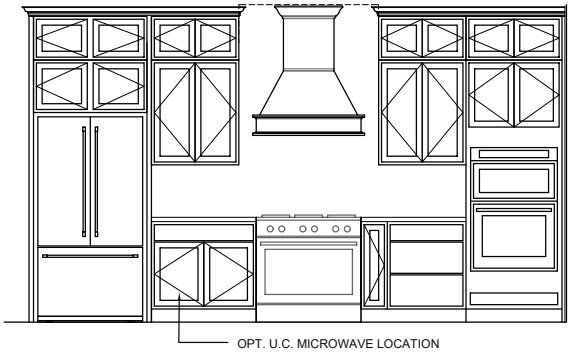
INCLUDED 42" CABINET LAYOUT
(SHOWN w/ 30" RANGE)



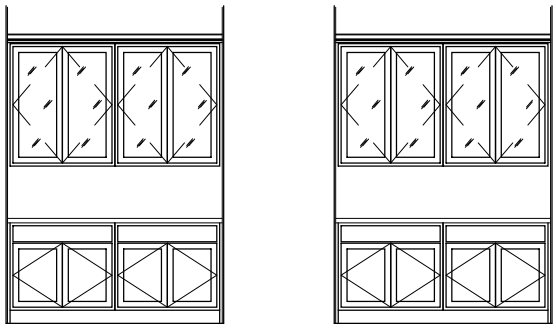
OPT. BUILT-IN APPLIANCE KITCHEN w/ 30" COOKTOP & OPT. DECORATIVE RANGE HOOD
(SHOWN w/ INC. 42" WALL CABINETS AND OPT. DBL WALL OVEN)
NOTE: MUST SELECT DECORATIVE RANGE HOOD or MTL. CANOPY RANGE HOOD w/ BUILT-IN APPLIANCE OPTION)



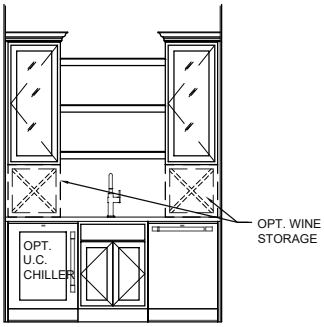
OPT. 36" SLIDE-IN RANGE w/ STACKED CABINETS, AND OPT.DECORATIVE RANGE HOOD
NOTE: MUST SELECT OPT. DECORATIVE RANGE HOOD or MTL CANOPY RANGE HOOD w/ BUILT IN APPLIANCE OPTION



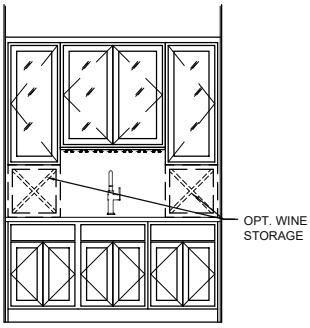
OPT. PREP KITCHEN
(SHOWN w/ INC. 42" WALL CABINETS & OPT. CLEAR GLASS INSERTS
-TWO-SIDED CABINET WALLS w/ INCLUDED PLAN ONLY.
NOT AVAILABLE w/ OPT. GUEST SUITE OR OPT. GENERATION SUITE)



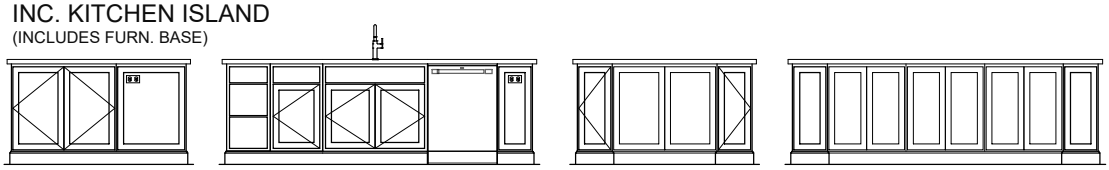
OPT. PREP KITCHEN w/ OPT.DISPLAY CABINETS
(SHOWN w/ OPT. UC. REF, OPT. CLEAR GLASS INSERTS,
OPT. SINK AND OPT. DISHWASHER -WINE STORAGE CABINETS OPTIONAL)



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



INC. KITCHEN ISLAND
(INCLUDES FURN. BASE)



(LEFT) (FRONT) (RIGHT) (BACK)

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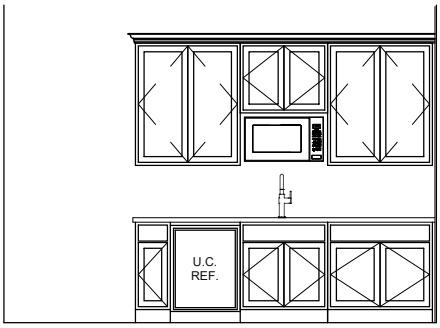
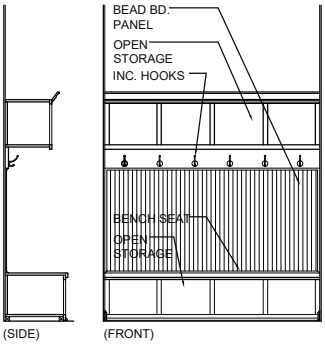
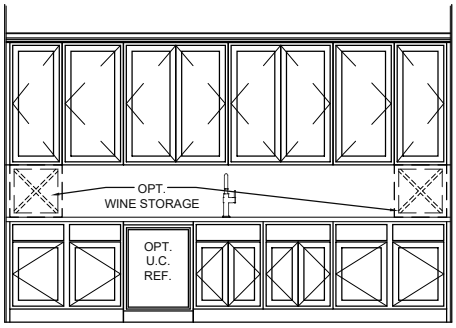
OPT. MORNING BAR w/ GENERATION SUITE
(SHOWN w/ OPT. SINK, OPT. MICROWAVE &UC. REF.)



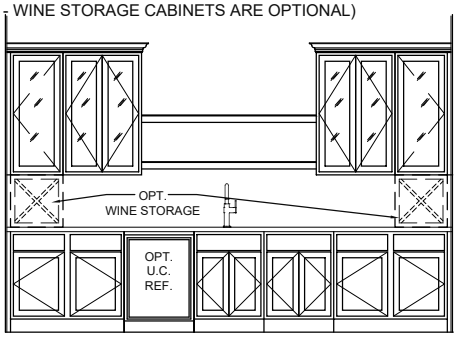
OPT. FAMILY FOYER BENCH & STORAGE BUILT-INS



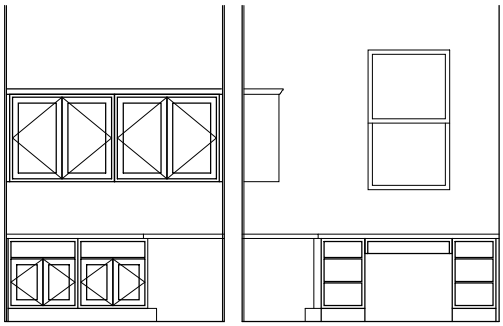
OPT. REC ROOM WET BAR CABINETS
(SHOWN w/ INC. 42" WALL CABINETS, OPT. SINK, OPT. UC. REF, OPT. WINE STORAGE CABINETS)



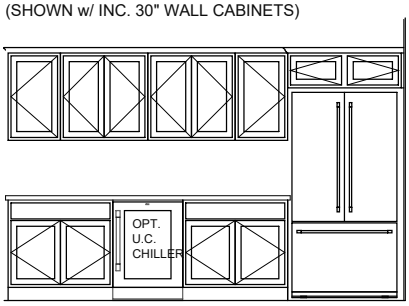
OPT. REC ROOM WET BAR CABINETS
(SHOWN w/ INC. 42" WALL CABINETS & FLOATING SHELVES, OPT. SINK, OPT. UC. REF, & OPT. CLEAR GLASS INSERTS)
- WINE STORAGE CABINETS ARE OPTIONAL)

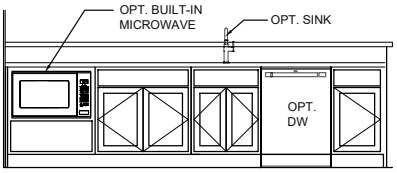


OPT. POCKET OFFICE
(SHOWN w/ INC. 30" WALL CABINETS)



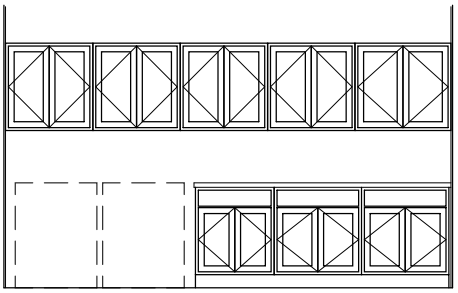
OPT. FINISHED LOWER LEVEL WET BAR CABINETS
(SHOWN w/ INC. 30" WALL CABINETS)



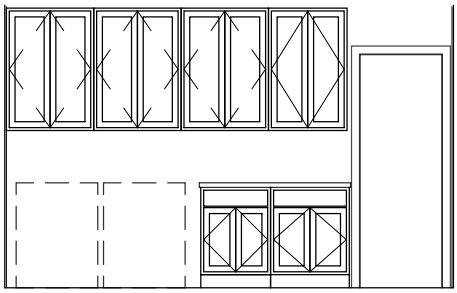


OPT. LAUNDRY CABINETS

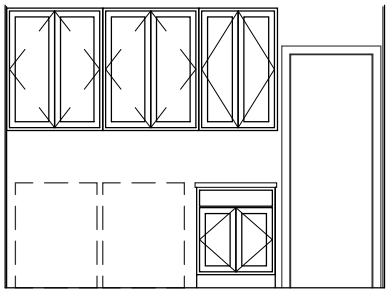
STANDARD / NO DOOR TO OWNER'S WIC
(SHOWN w/ INC.30" WALL CABINETS)



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)



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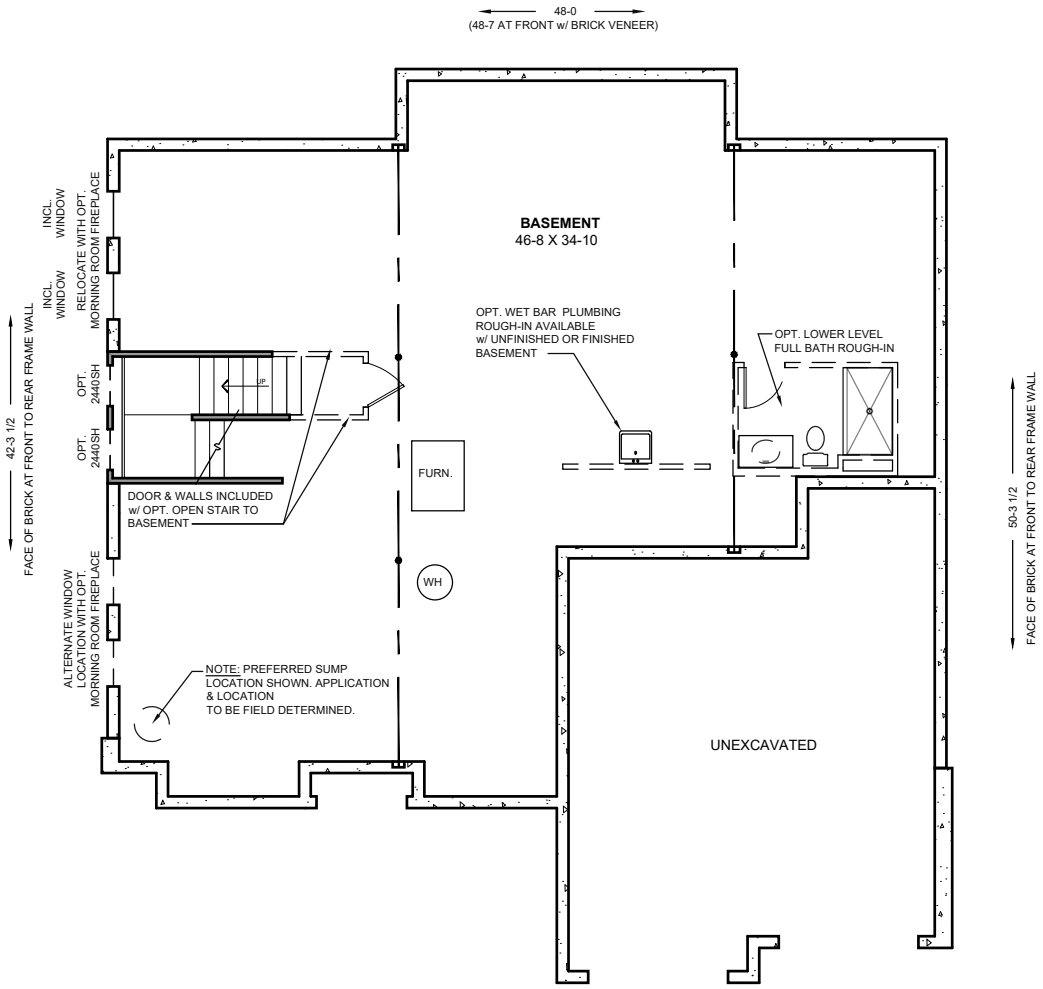
BASEMENT DESIGN

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).



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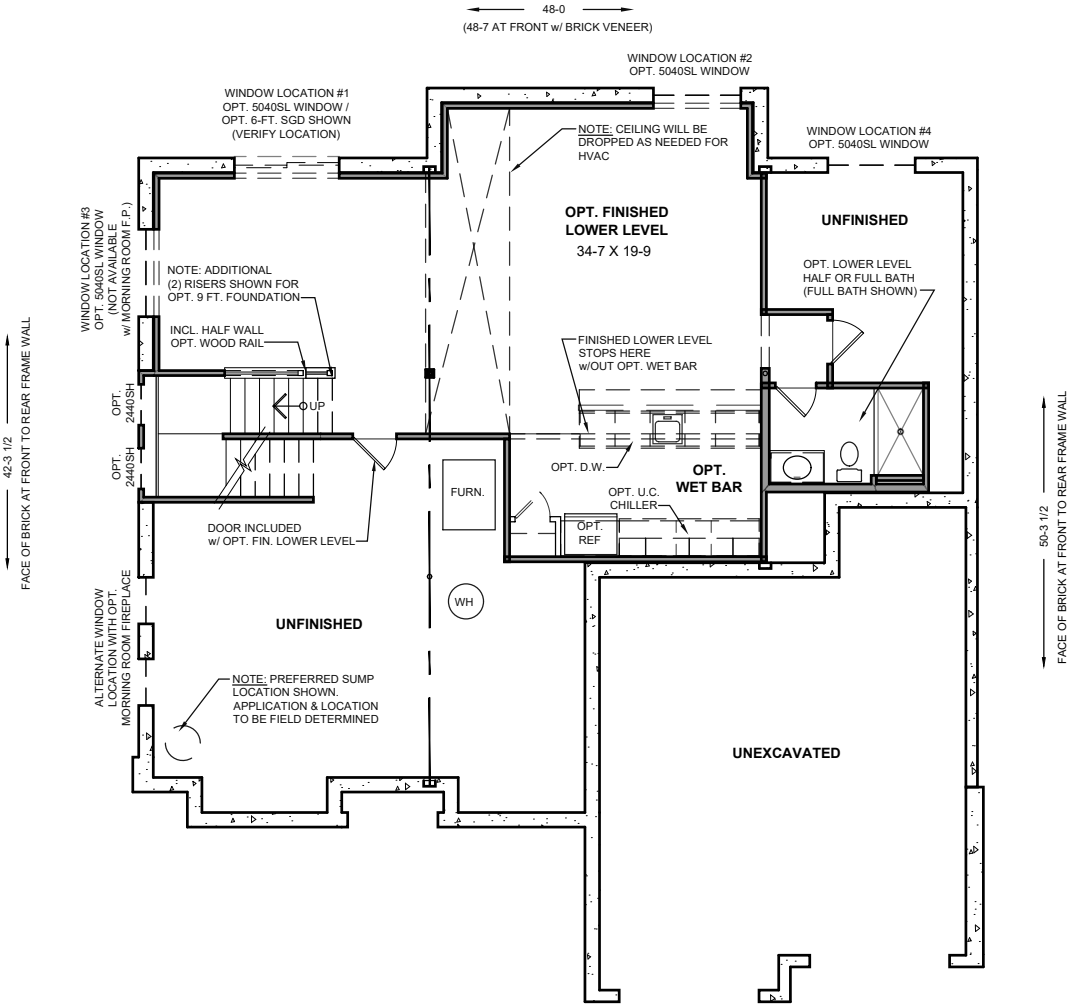
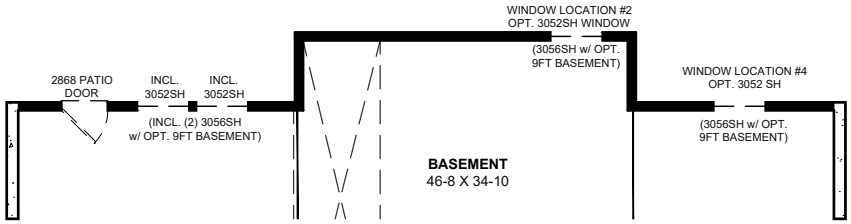
OPTIONAL FINISHED LOWER LEVEL DESIGN

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

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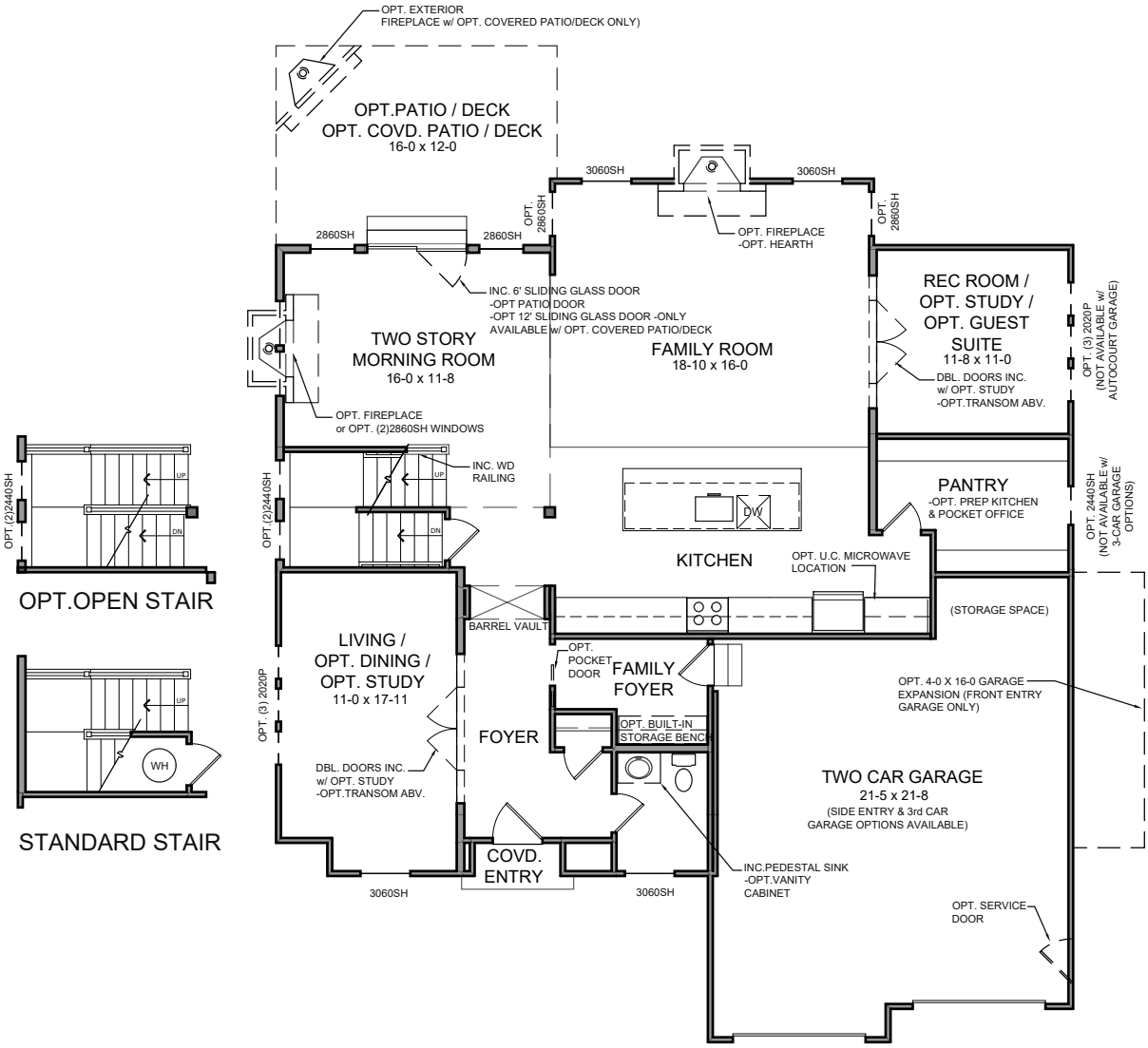
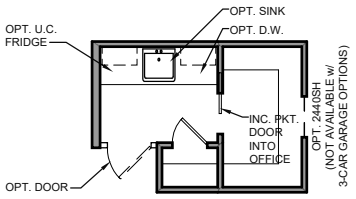
INCLUDED FIRST FLOOR DESIGN

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

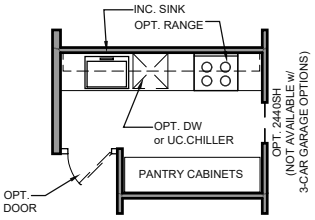


ALTERNATE PANTRY OPTIONS

OPT. PREP KITCHEN or OPT. POCKET OFFICE



OPT. GOURMET PREP KITCHEN



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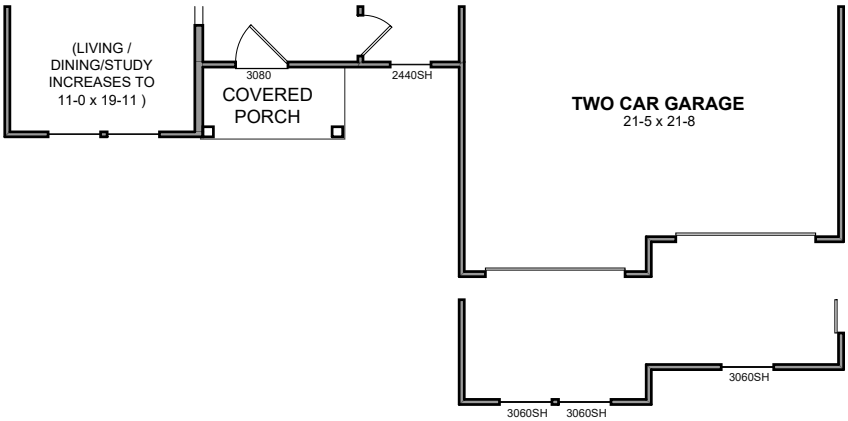
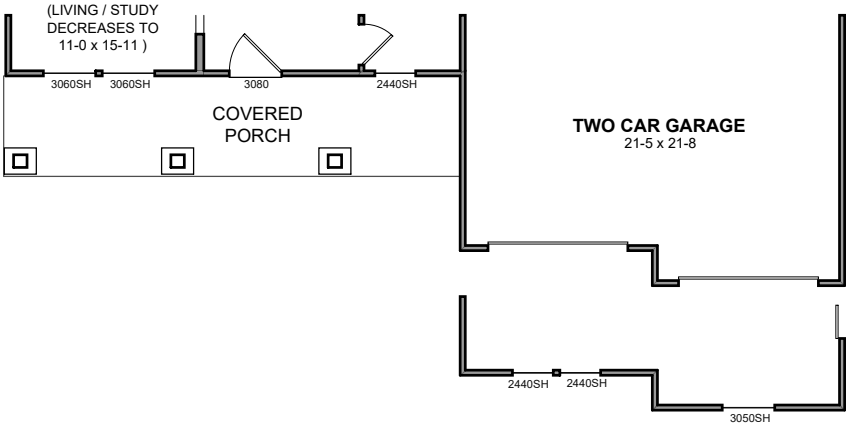
FIRST FLOOR EXTERIOR DESIGN



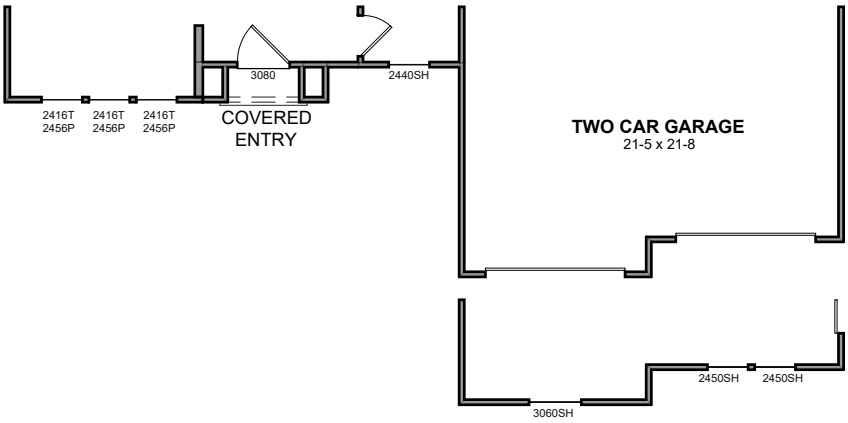
'MODERN FARMHOUSE' EXTERIOR DESIGN
ADDS 17 NET SQ.FT.

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

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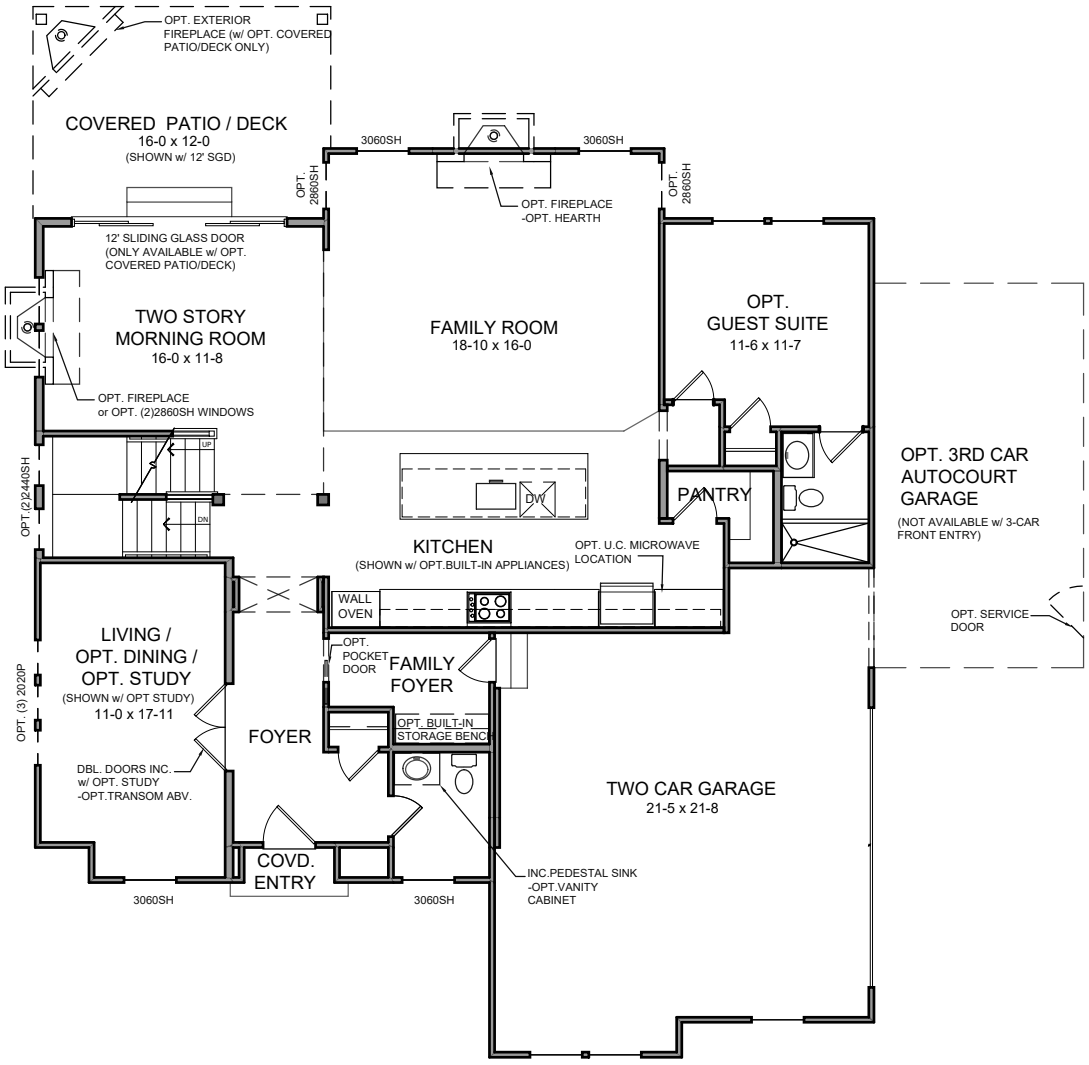
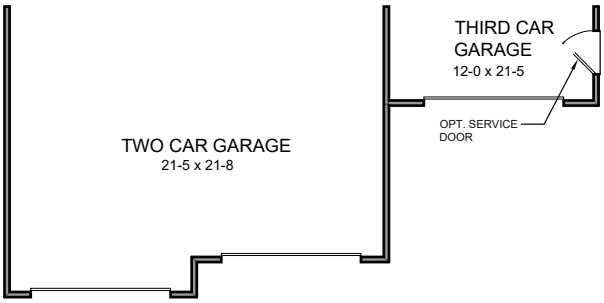
FIRST FLOOR DESIGN w/ SIDE ENTRY GARAGE &OPT. 3RD CAR AUTO-COURT GARAGE &OPT. GUEST SUITE

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)

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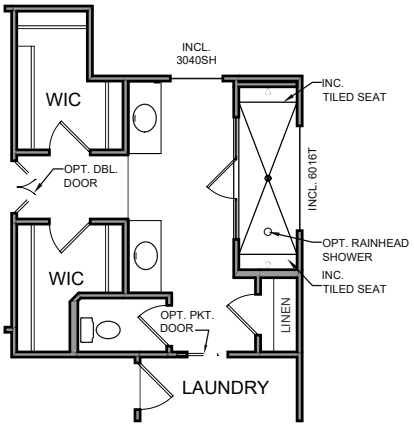
INCLUDED SECOND FLOOR DESIGN

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.

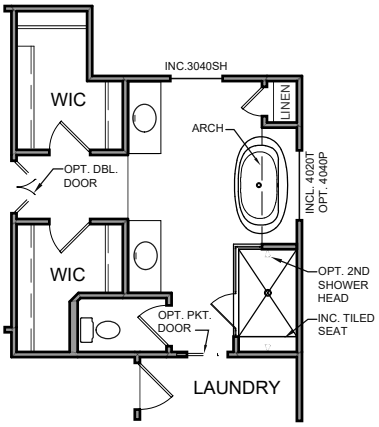
OPT. LUXURY SHOWER

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



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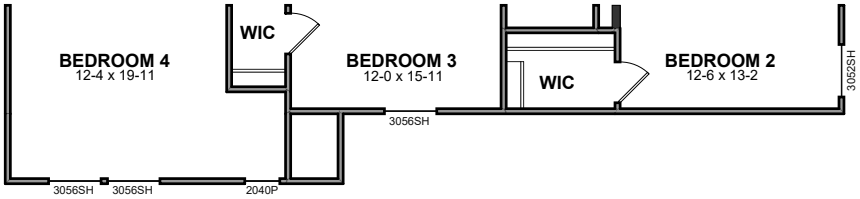
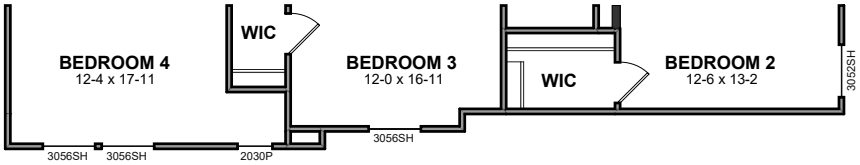
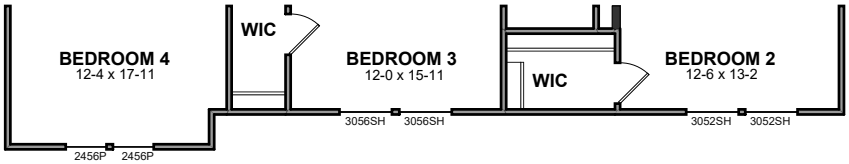
SECOND FLOOR EXTERIOR DESIGN



'MODERN FARMHOUSE' EXTERIOR DESIGN
ADDS 31 NET SQ FT



'COASTAL COTTAGE' EXTERIOR DESIGN
REDUCES 4 NET SQ FT



'ENGLISH ELEGANCE' EXTERIOR DESIGN

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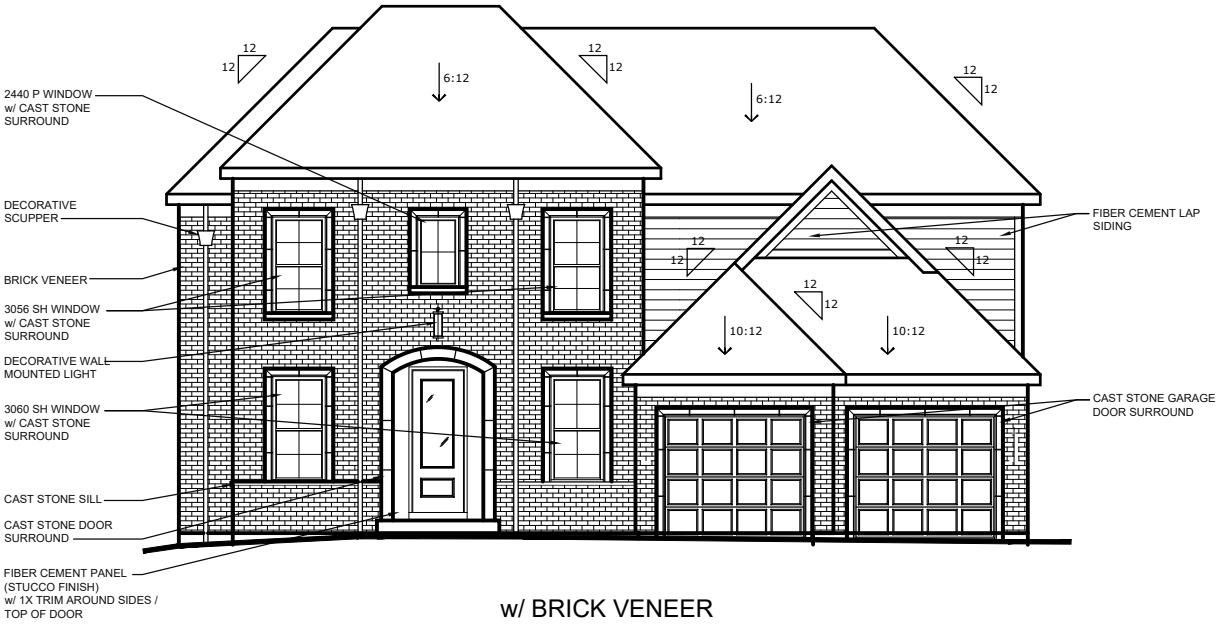
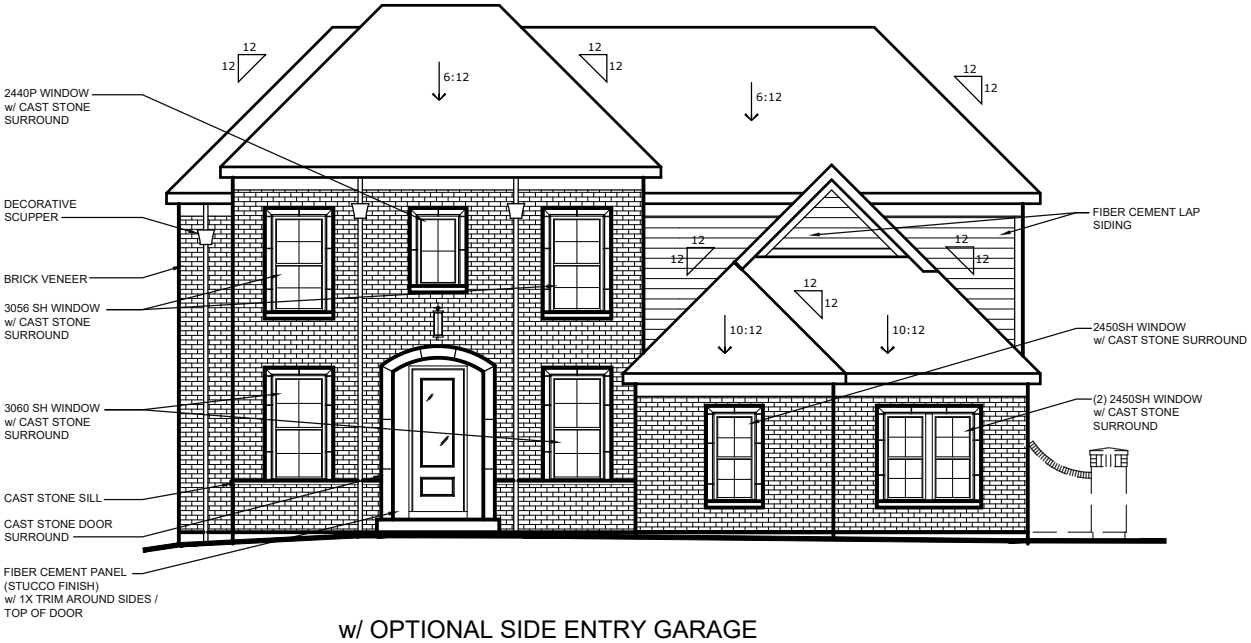
FRENCH MANOR EXTERIOR DESIGN



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)

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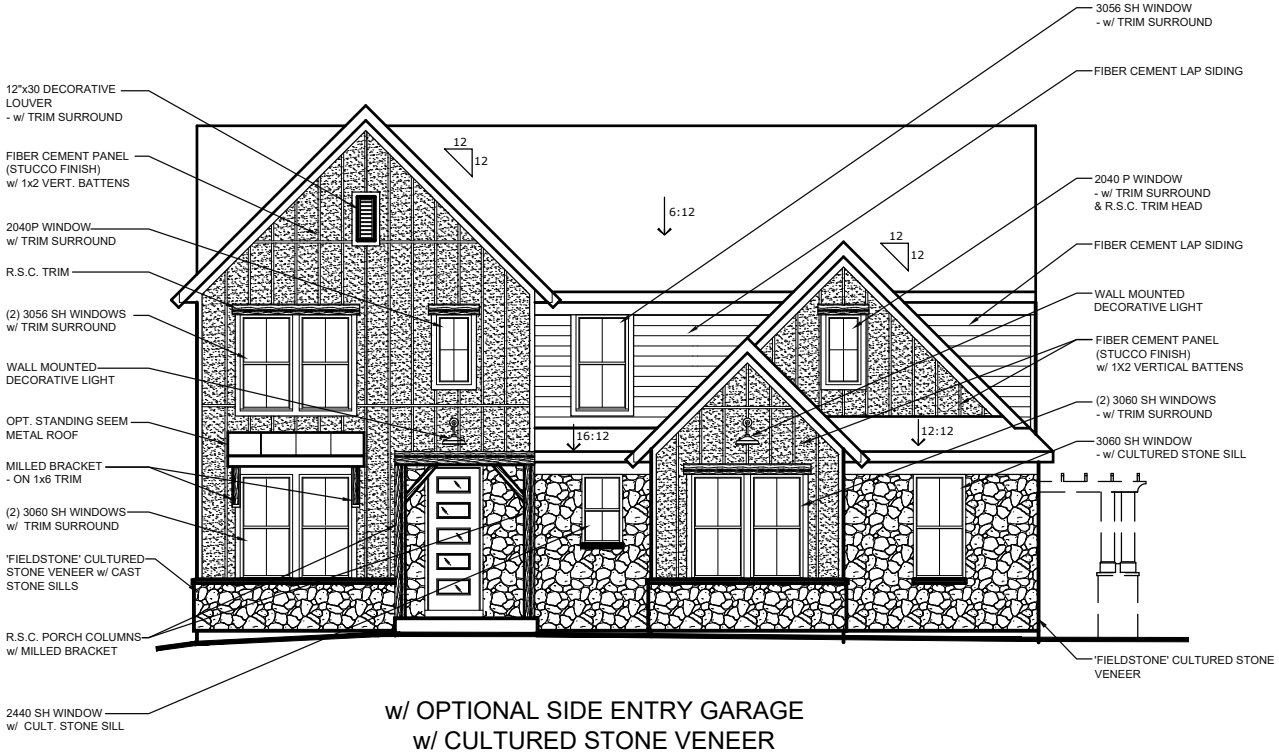
MODERN FARMHOUSE EXTERIOR DESIGN

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



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

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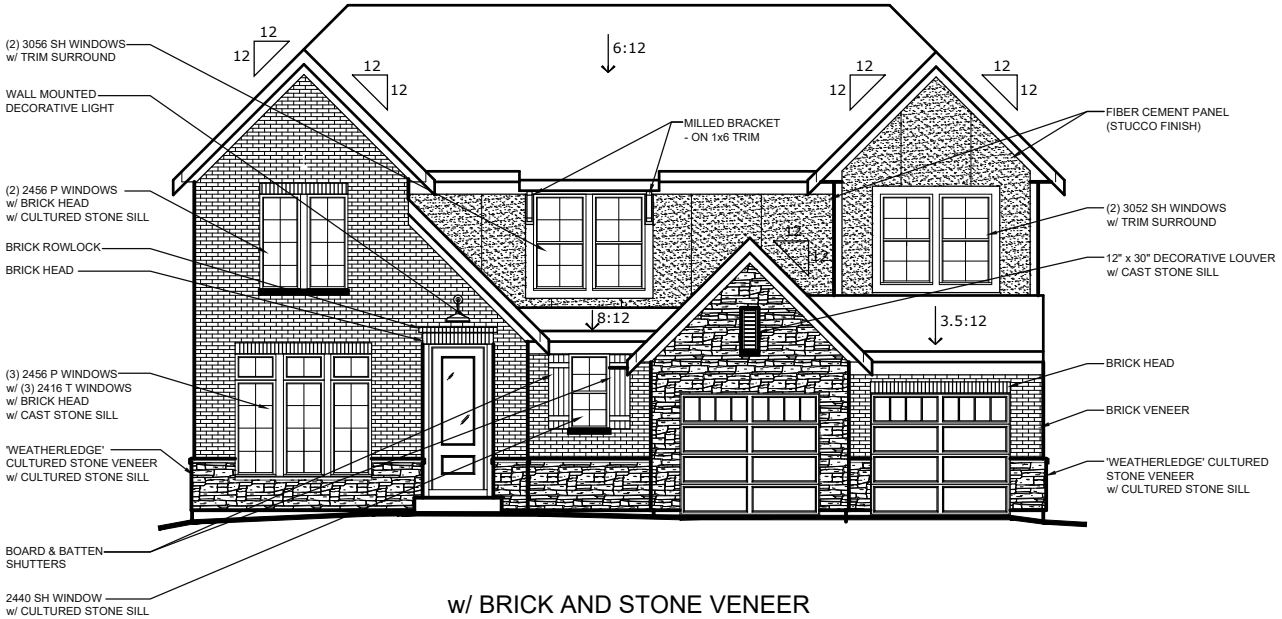
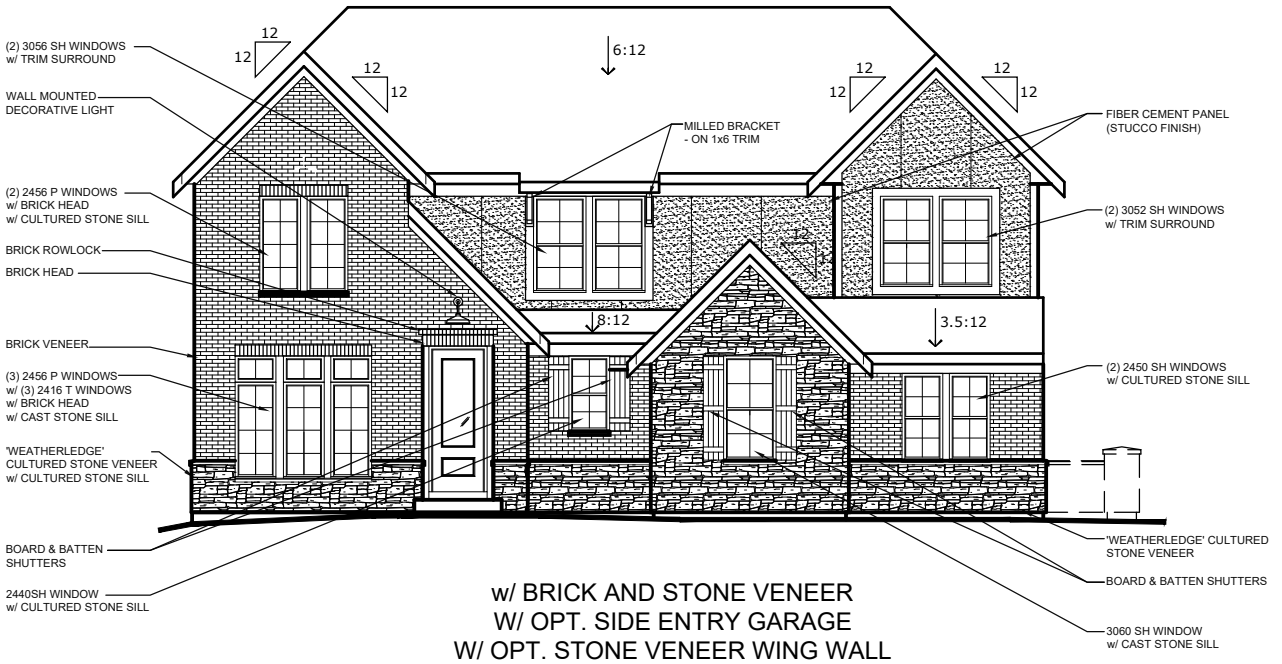
ENGLISH ELEGANCE EXTERIOR DESIGN



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



w/ BRICK AND STONE VENEER
W/ OPT. SIDE ENTRY GARAGE
W/ OPT. STONE VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

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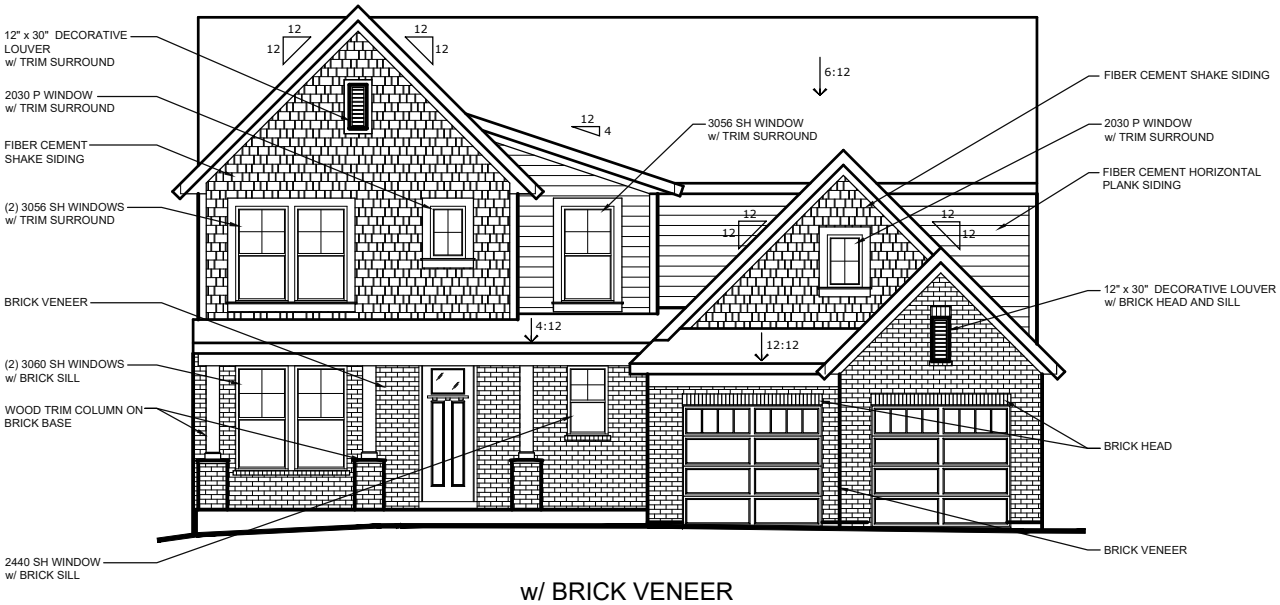
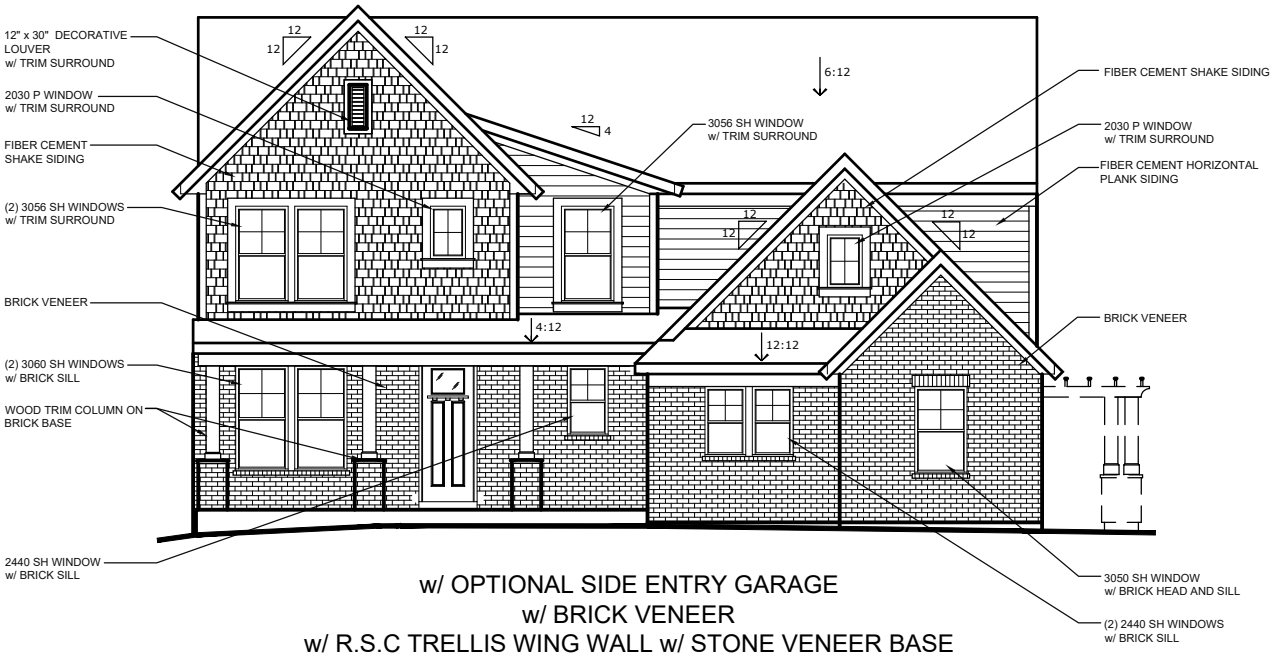
COASTAL COTTAGE EXTERIOR DESIGN



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)

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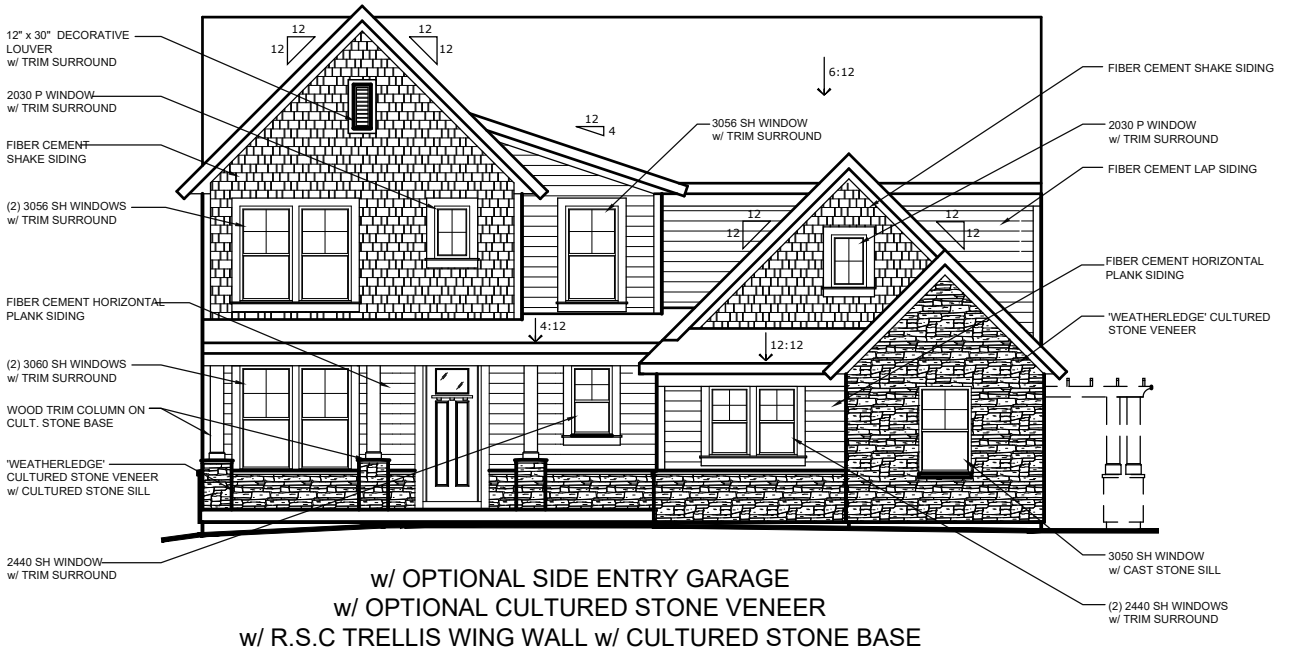
COASTAL COTTAGE EXTERIOR DESIGN

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)

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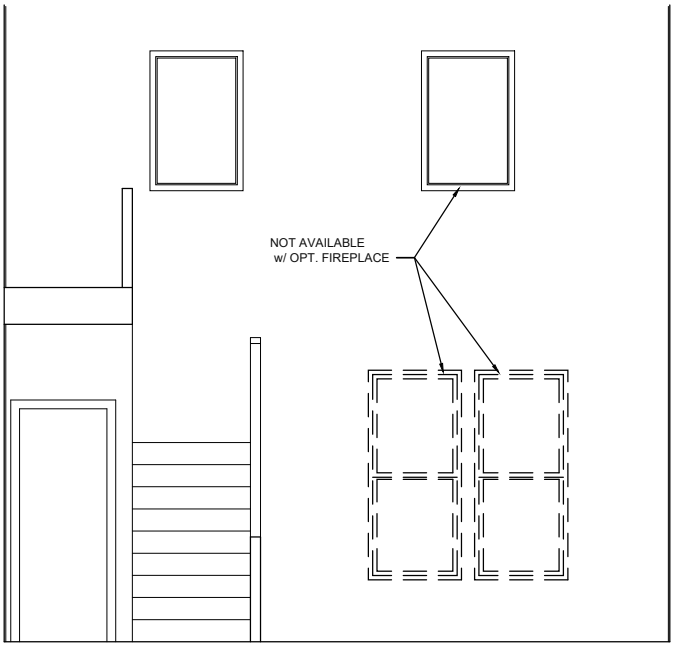
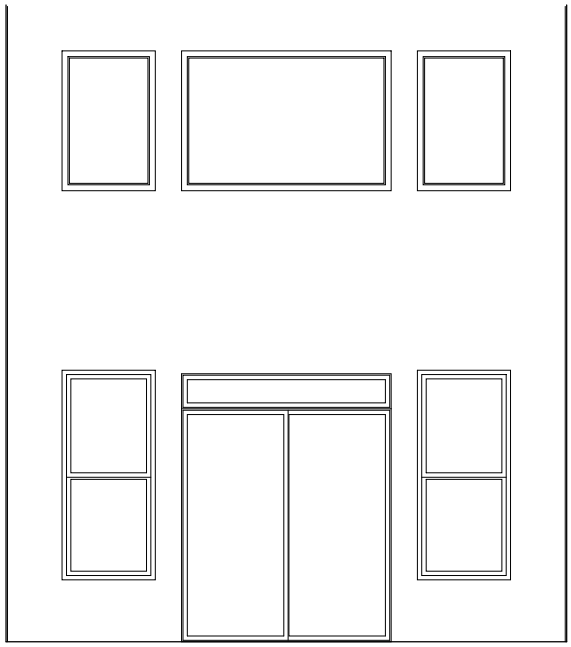
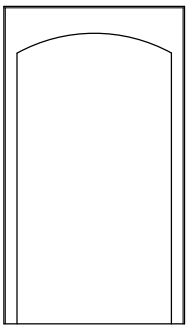


OPTIONAL MORNING ROOM
RECTANGULAR WINDOW WALL

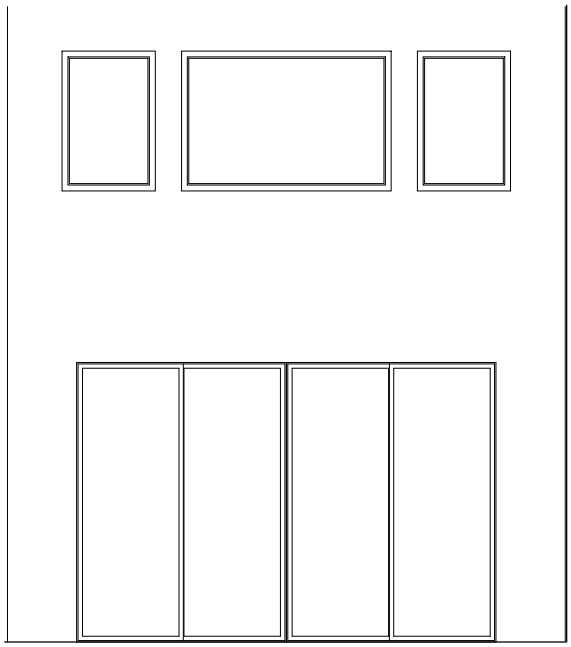
(2)-2860 SINGLE HUNG WINDOWS / (1)-2840 PICTURE WINDOW
(1)-2840 PICTURE WINDOW



INCLUDED MORNING ROOM
WINDOW WALL



INC. BARREL VAULT
ARCH IN FOYER



OPT. 12' SLIDING GLASS DOOR

(INCLUDED TOP PICTURE WINDOWS REMAIN)

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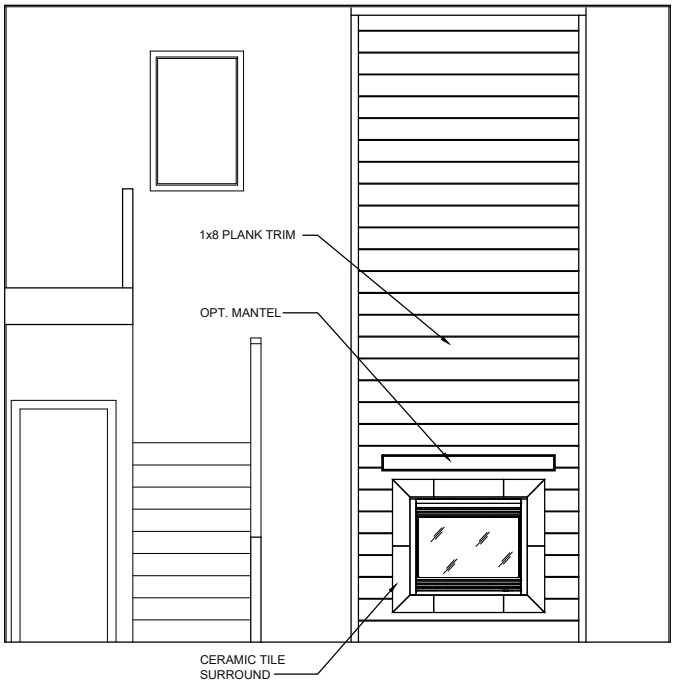
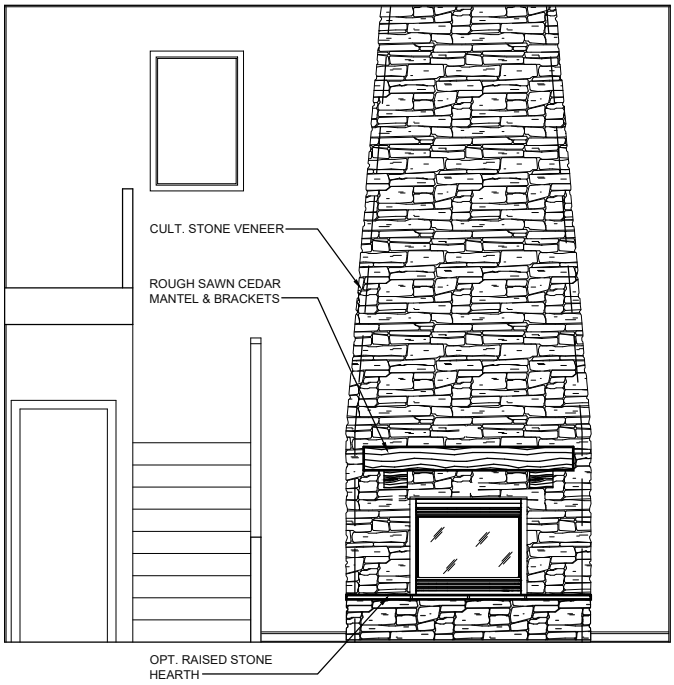
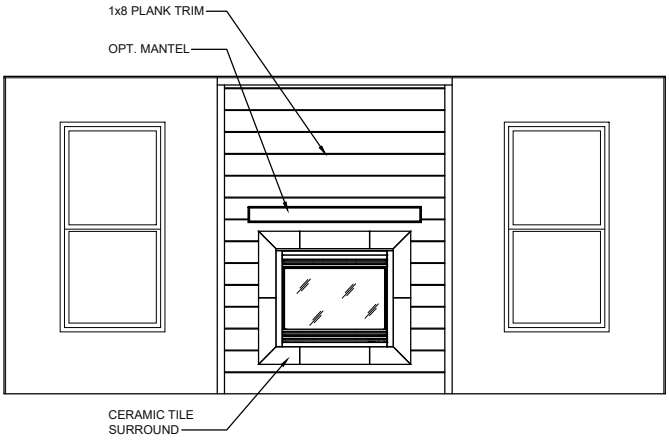


OPT. TWO-STORY SHIPLAP MORNING ROOM FIREPLACE



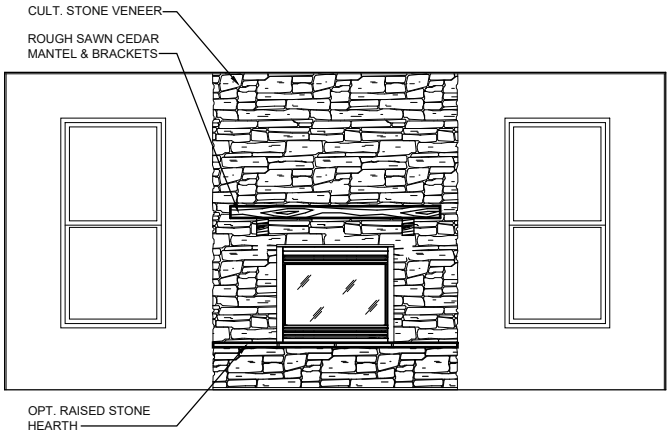
OPT. TWO-STORY STONE MORNING ROOM FIREPLACE

(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)

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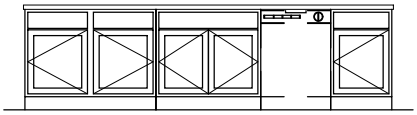
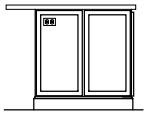
KITCHEN ISLAND

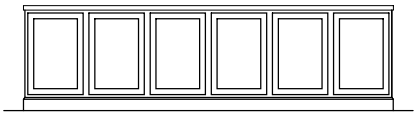
(SHOWN w/ FURN. BASE & OPT. BUILT-IN MICROWAVE)



(FRONT)

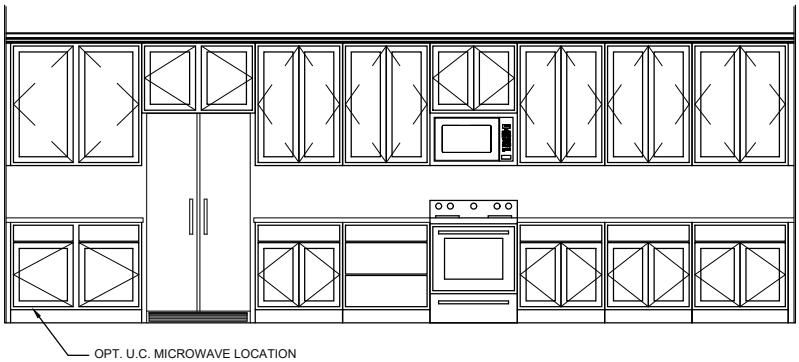


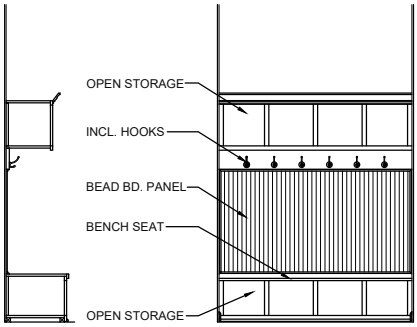
(SIDE)



(REAR)

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

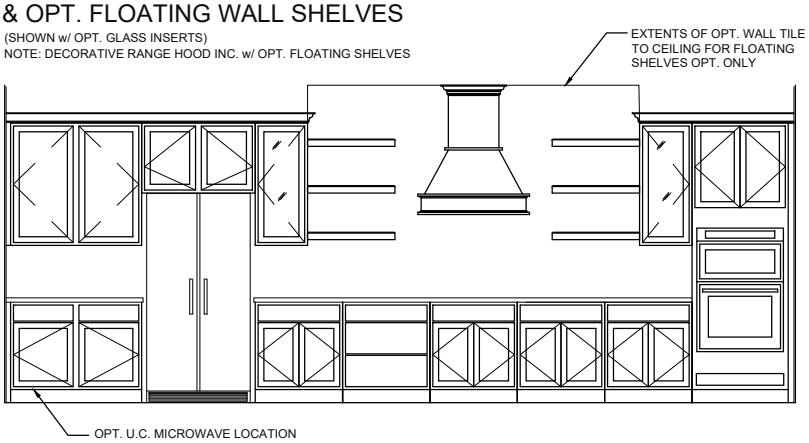




OPT. BENCH AND STORAGE BUILT IN

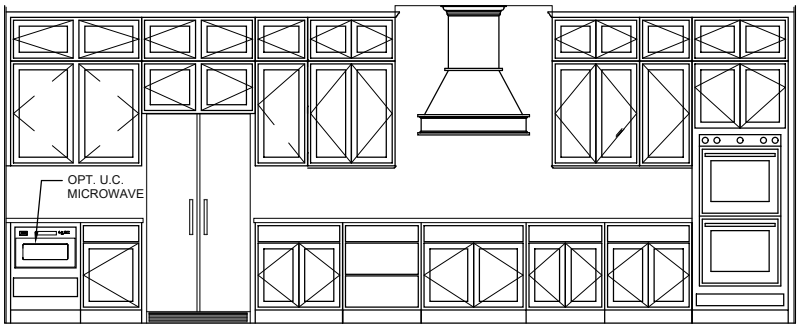
OPT. BUILT-IN APPLIANCE LAYOUT w/ INC. 42" WALL CABINETS & OPT. FLOATING WALL SHELVES

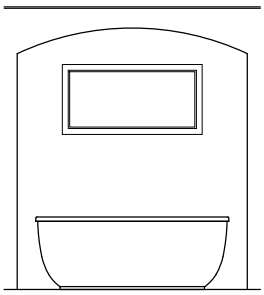
(SHOWN w/ OPT. GLASS INSERTS)
NOTE: DECORATIVE RANGE HOOD INC. w/ OPT. FLOATING SHELVES



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)

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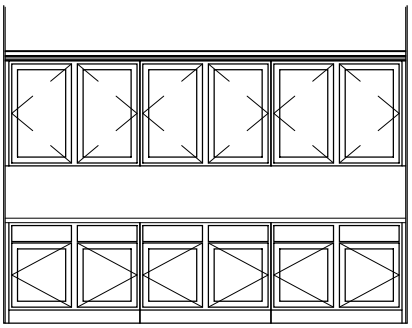
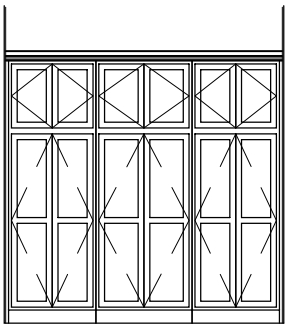
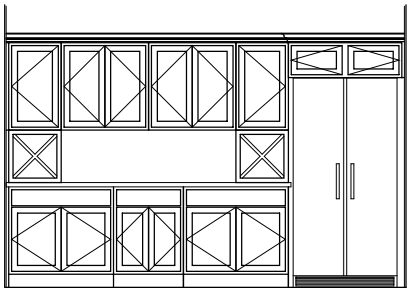


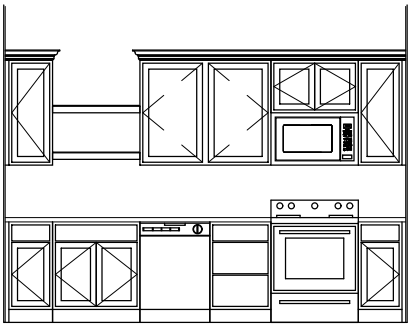
OPT. GOURMET PREP KITCHEN
(SHOWN w/ INCL. WALL & BASE CABINETS)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



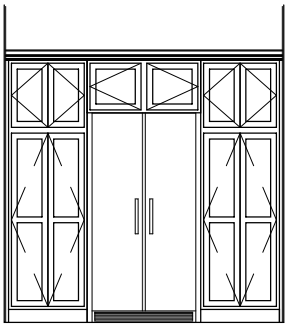
INCLUDED PANTRY CABINETS
(w/ OPT. GOURMET PREP KITCHEN)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



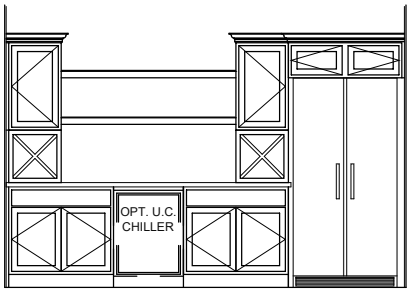
OPT. WET BAR
(SHOWN w/ INCLUDED CABINETS
& OPT. WINE STORAGE CABINETS)
NOTE: SHOWN w/ INCL. CROWN CAP TRIM



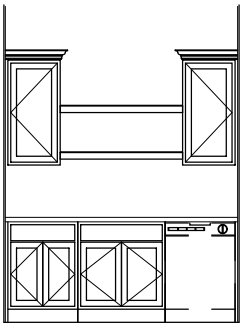
OPT. GOURMET PREP KITCHEN
(SHOWN w/ OPT. APPLIANCE PACKAGE)
(SHOWN w/ OPT. FLOATING SHELVES)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



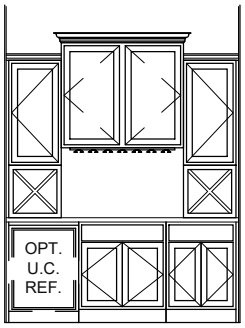
ALTERNATE PANTRY CABINETS
(w/ OPT. GOURMET PREP KITCHEN)
(w/ OPT. REFRIGERATOR SPACE)
NOTE: SHOWN w/ INCLUDED CROWN CAP TRIM



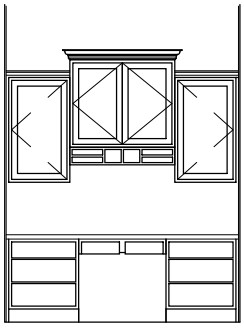
OPT. WET BAR
(SHOWN w/ OPT. U.C. CHILLER, OPT. FLOATING SHELVES &
OPT. WINE STORAGE CABINETS)
NOTE: SHOWN w/ INCL. CROWN CAP TRIM



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

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FISCHER HOMES

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:

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Our Plans Include You

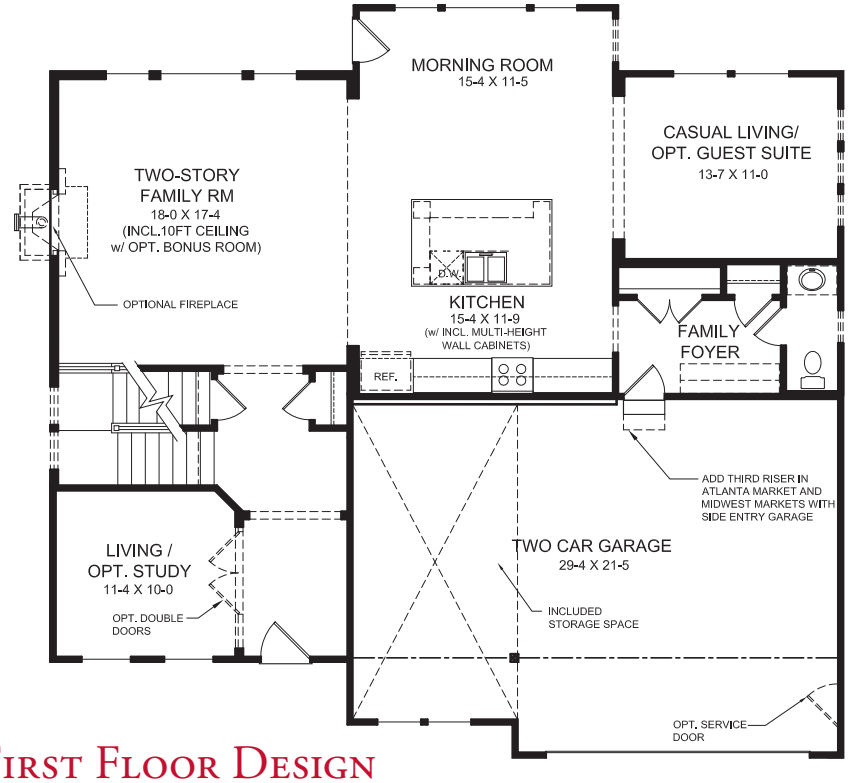
FISCHER HOMES

MITCHELL

Masterpiece Collection

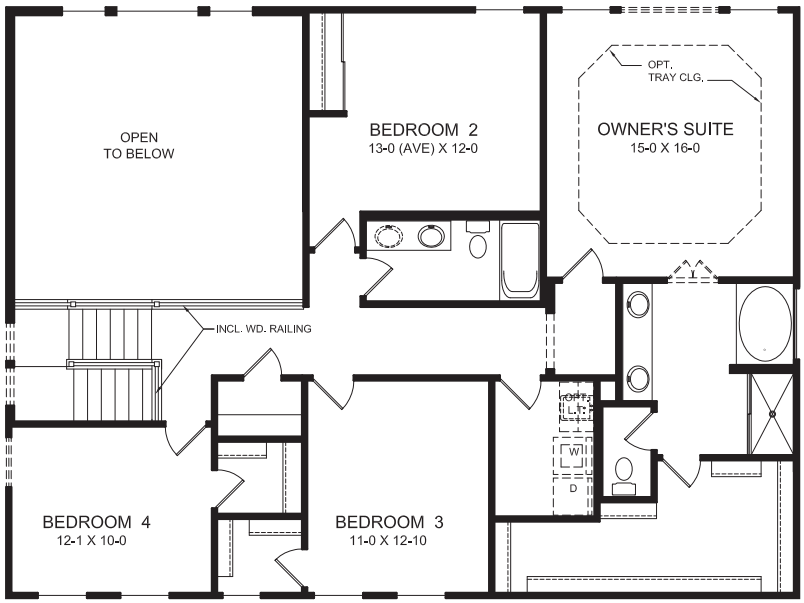
welcome home.

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

EQUAL HOUSING OPPORTUNITY

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RVSD. 09/21
IM 09/21

FISCHER HOMES

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

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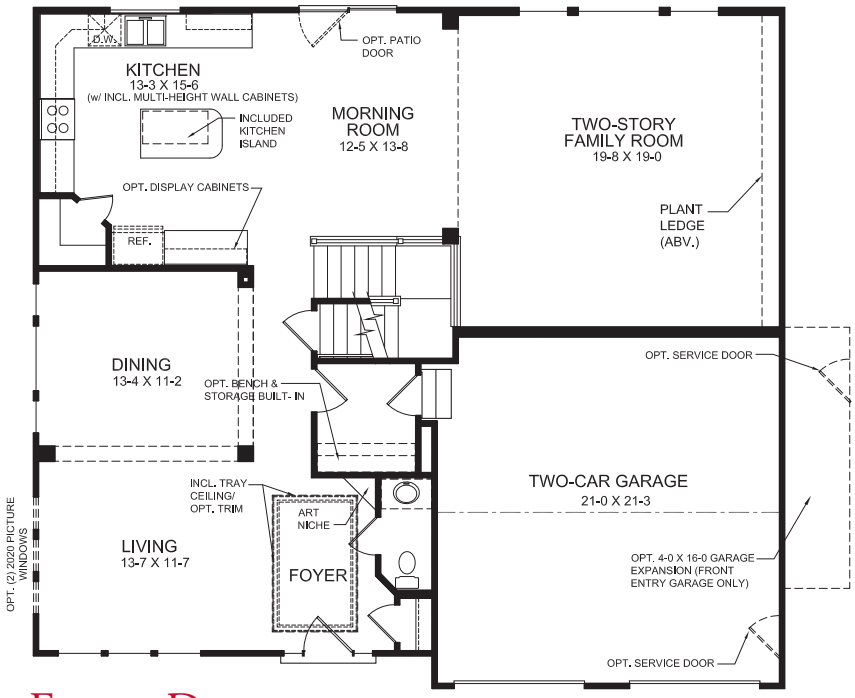
Andover

Masterpiece Collection

welcome home.

Approximately 2934 sq ft and Up

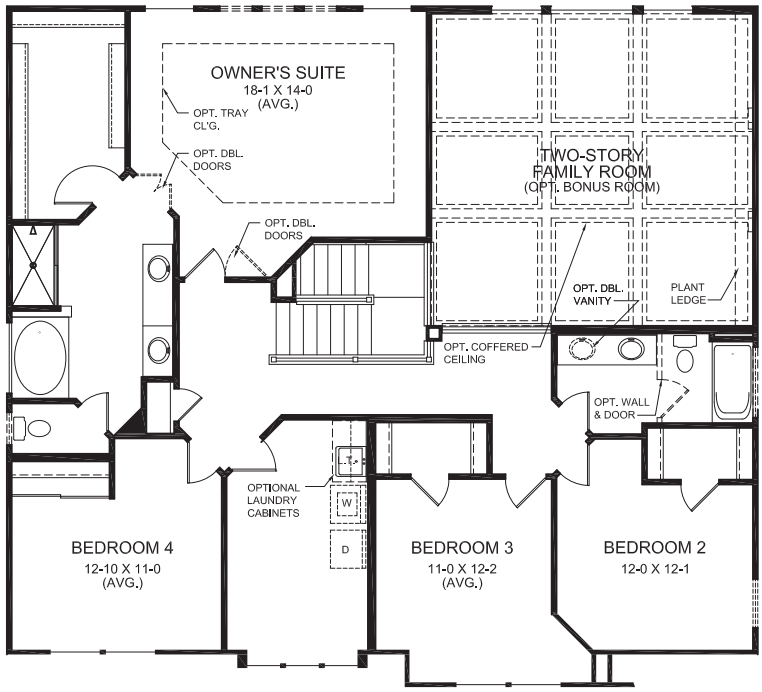


First Floor Design

(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

EQUAL HOUSING OPPORTUNITY

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FISCHER HOMES

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

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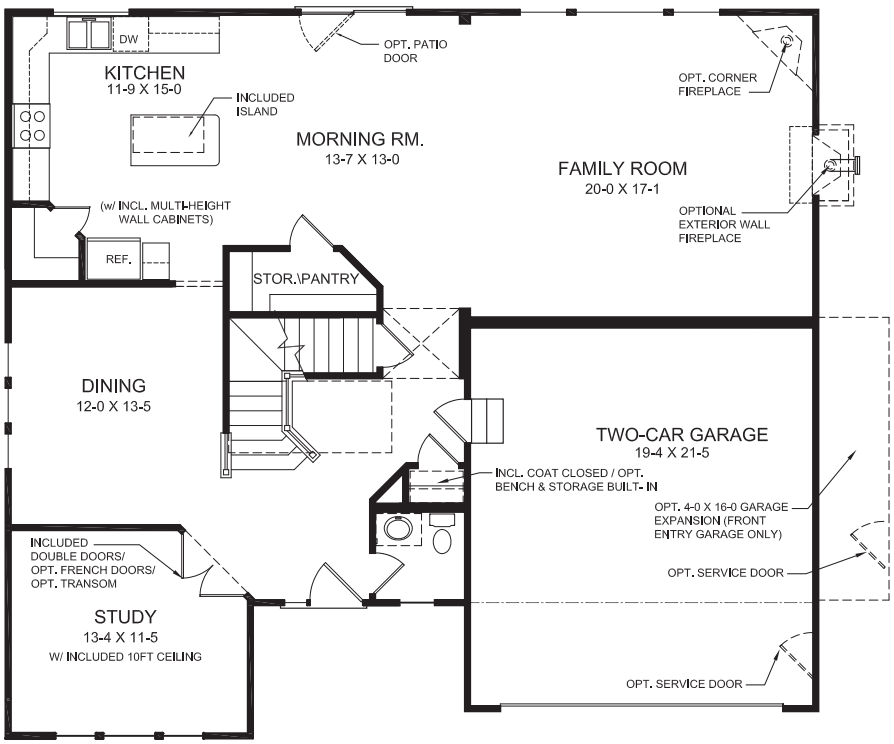
BRADFORD

Masterpiece Collection

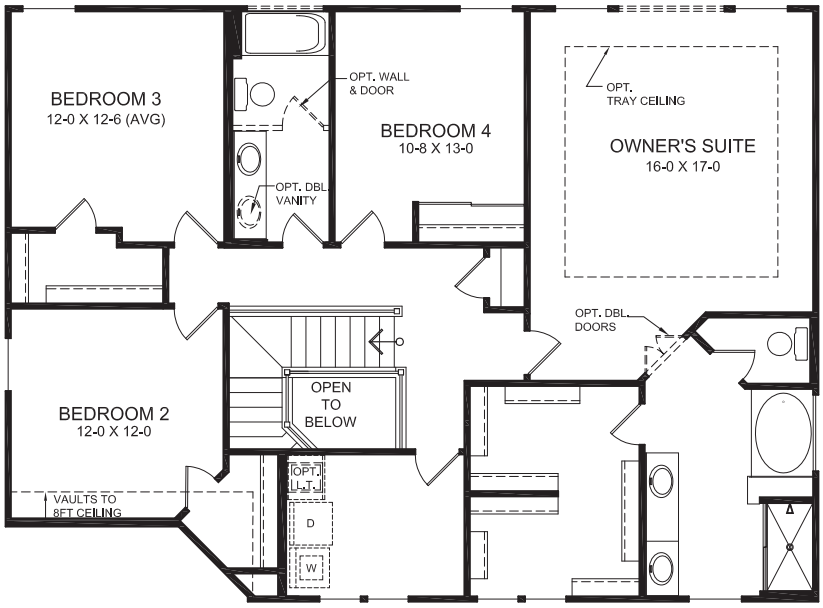
welcome home.

Approximately **2851** sq ft and Up



First Floor Design

(INCLUDES 9 FT. FIRST FLOOR CEILING HEIGHT)



Second Floor Design

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

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

EQUAL HOUSING OPPORTUNITY

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IM 10/20

FISCHER HOMES

EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up

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

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Our Plans Include You

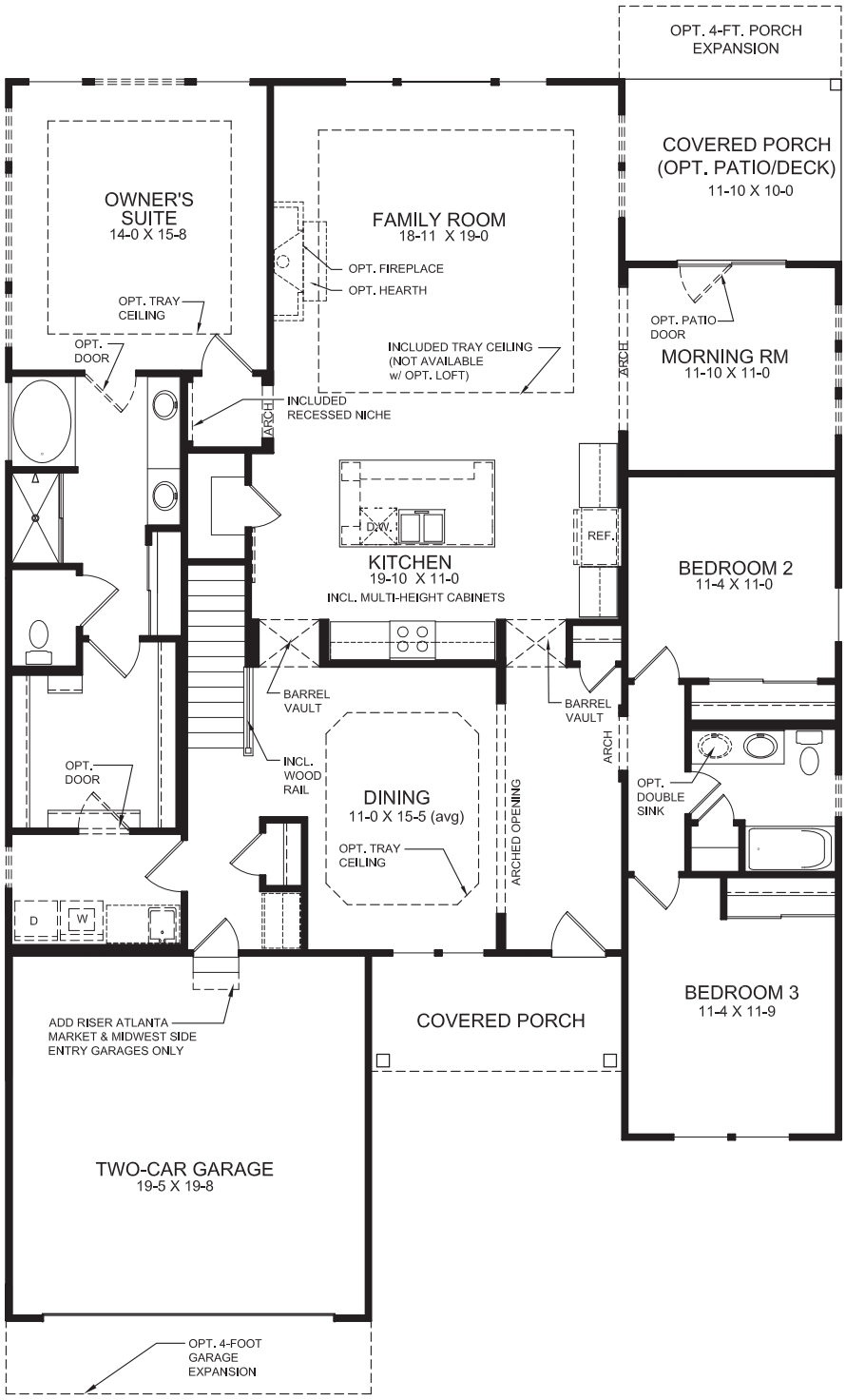
FISCHER HOMES

EVERETT

Masterpiece Collection

welcome home.

Approximately 2212 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

EQUAL HOUSING OPPORTUNITY

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RVSD. 03/22
IM 02/21

FISCHER HOMES

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)

designed by:

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

Our Plans Include You

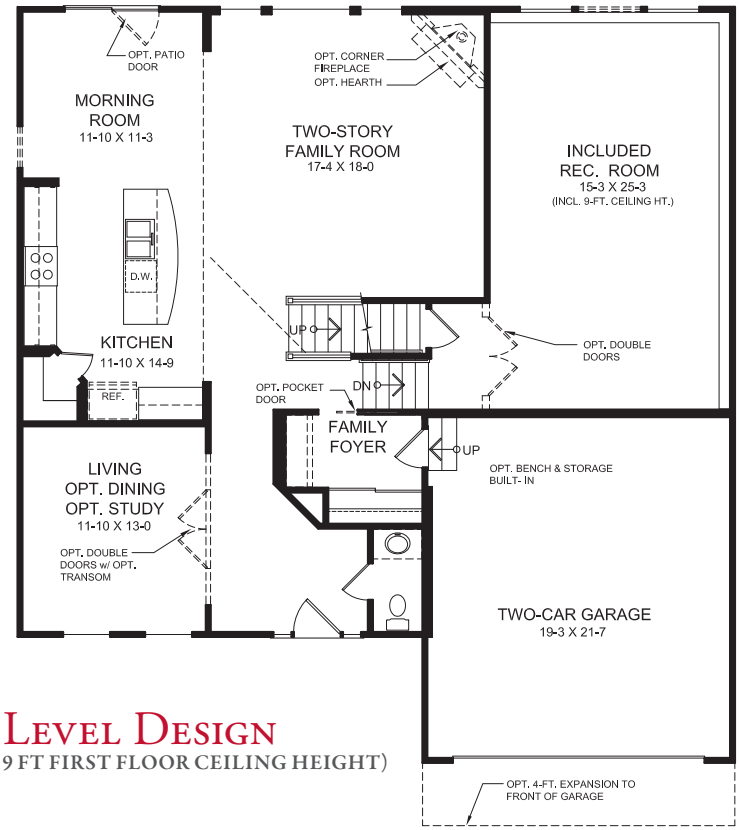
FISCHER HOMES

CLAY

Masterpiece Collection

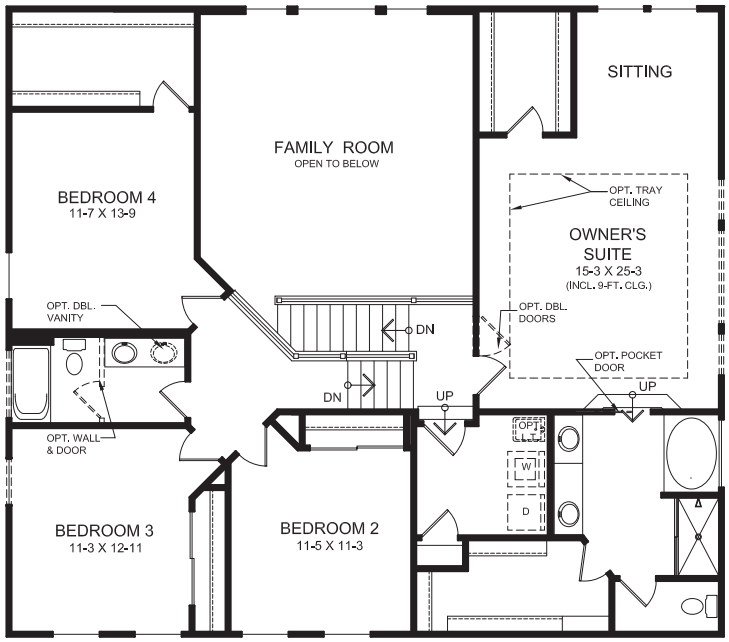
welcome home.

Approximately 3029 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 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

EQUAL HOUSING OPPORTUNITY

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IM 09/21

FISCHER HOMES

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)

designed by: FH

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

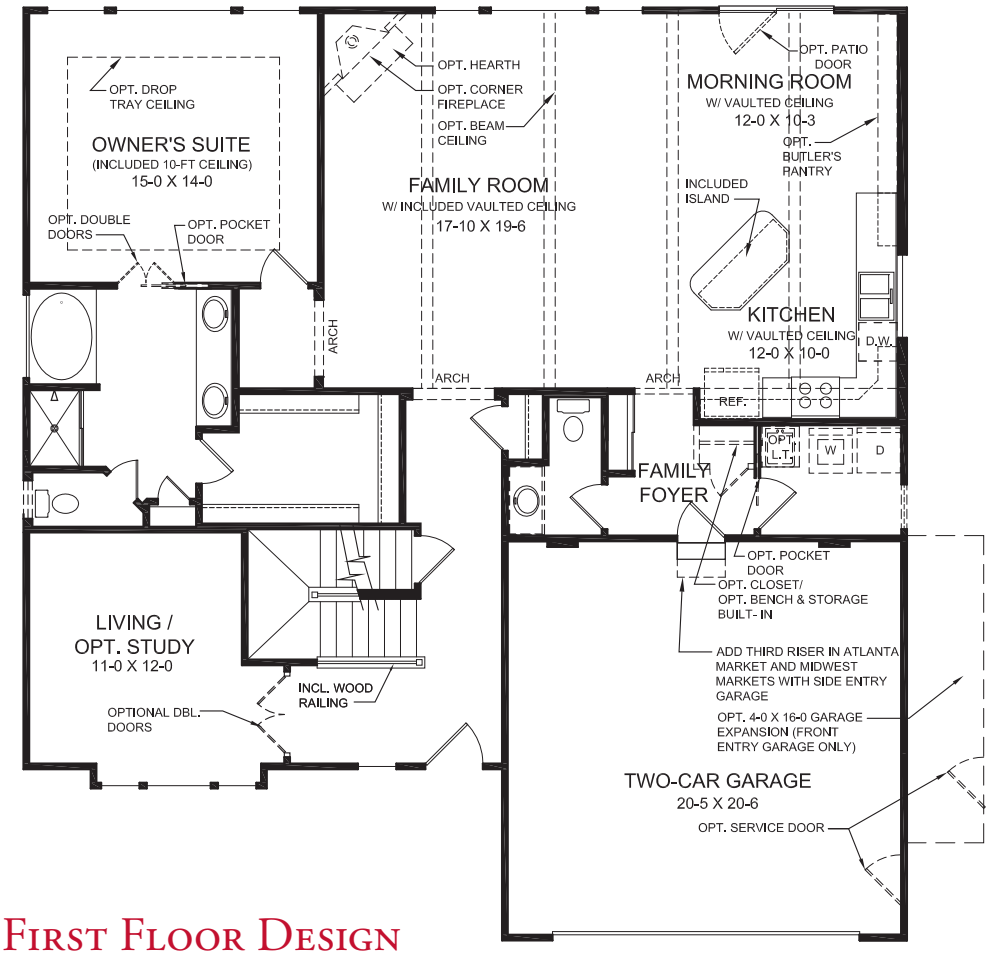
Our Plans Include You

BLAKE

Masterpiece Collection

welcome home.

Approximately 2492 sq ft and Up

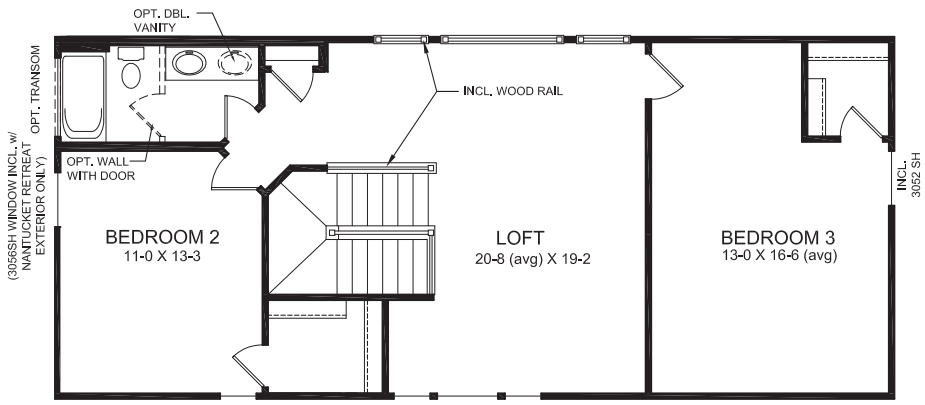


First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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



Second Floor Design

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

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FISCHER HOMES

BAYBERRY

Masterpiece Collection

welcome home.

Approximately 2091 sq ft and Up

COASTAL CLASSIC

(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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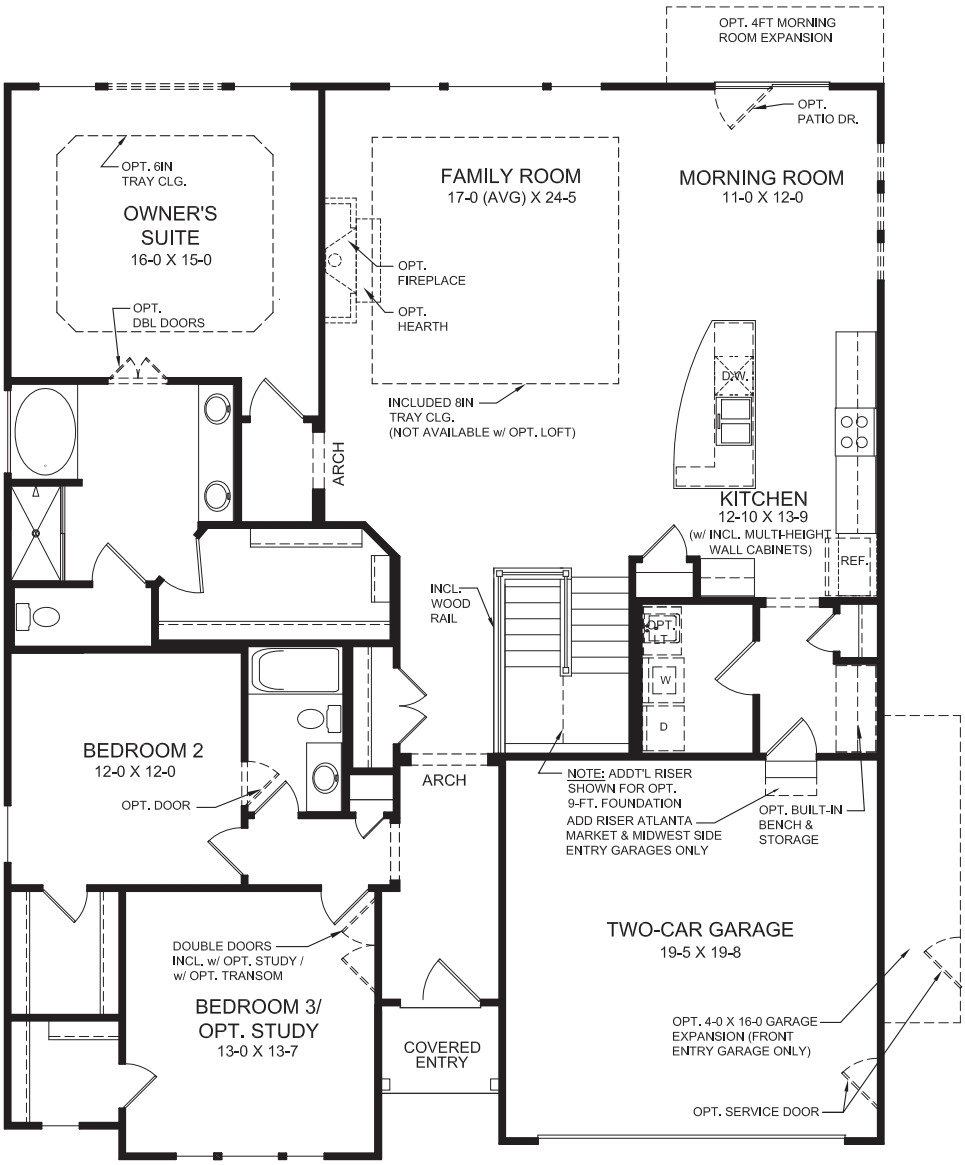
FISCHER HOMES

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

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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FISCHER HOMES

PORTLAND

Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up

AMERICAN HERITAGE
(WITH OPTIONAL STONE & BRICK)

designed by: FH

AMERICAN CLASSIC

designed by: FH

COASTAL CLASSIC
(WITH OPTIONAL STONE)

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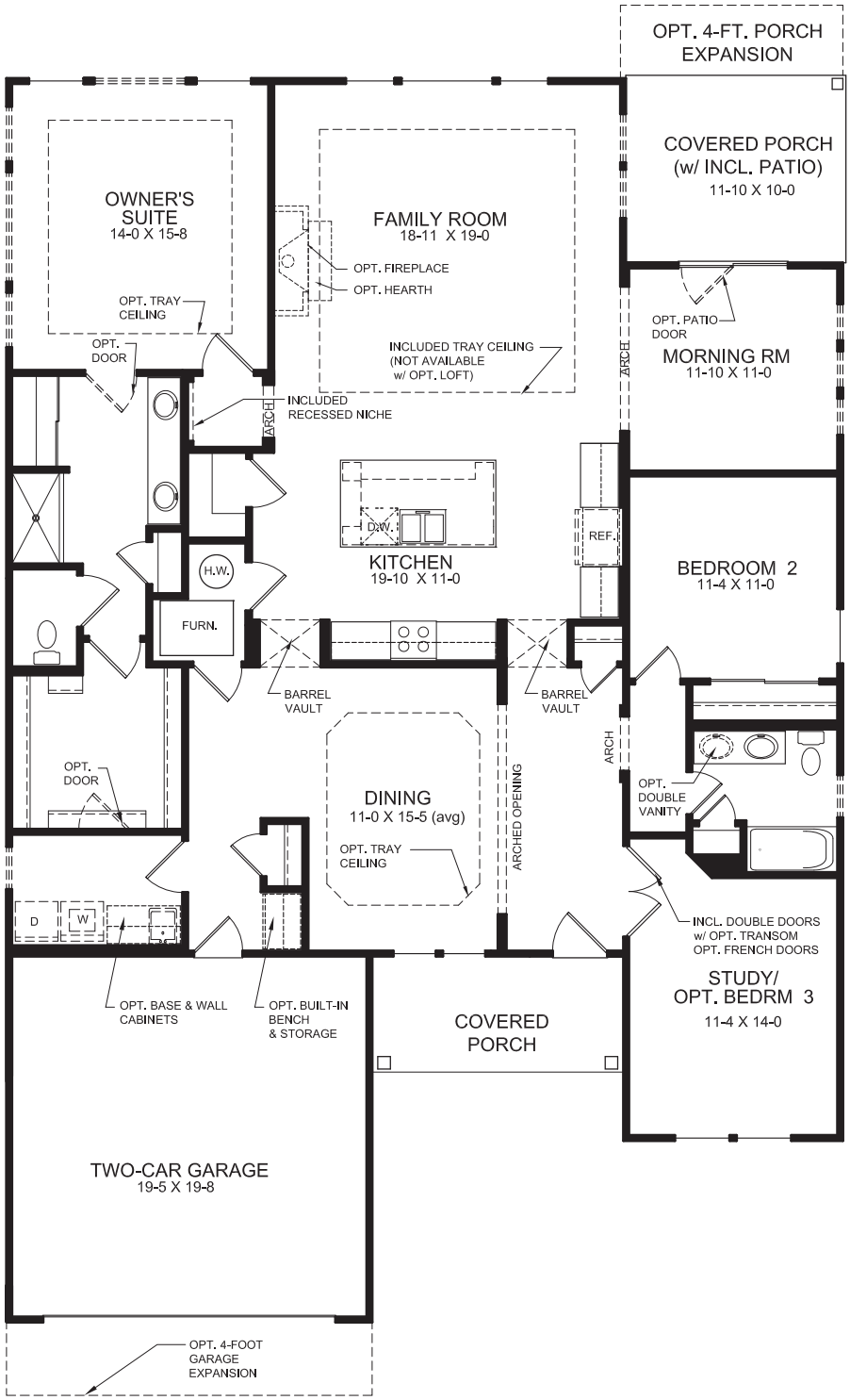
PORTLAND

Patio Home Collection

welcome home.

Approximately 2212 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

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FISCHER HOMES

BAYBRIDGE

Patio Home Collection

welcome home.

Approximately 2091 sq ft and Up

English Elegance

designed by: FH

French Manor

(WITH OPTIONAL STONE & BRICK)

designed by: FH

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Patio Home Collection

welcome home.

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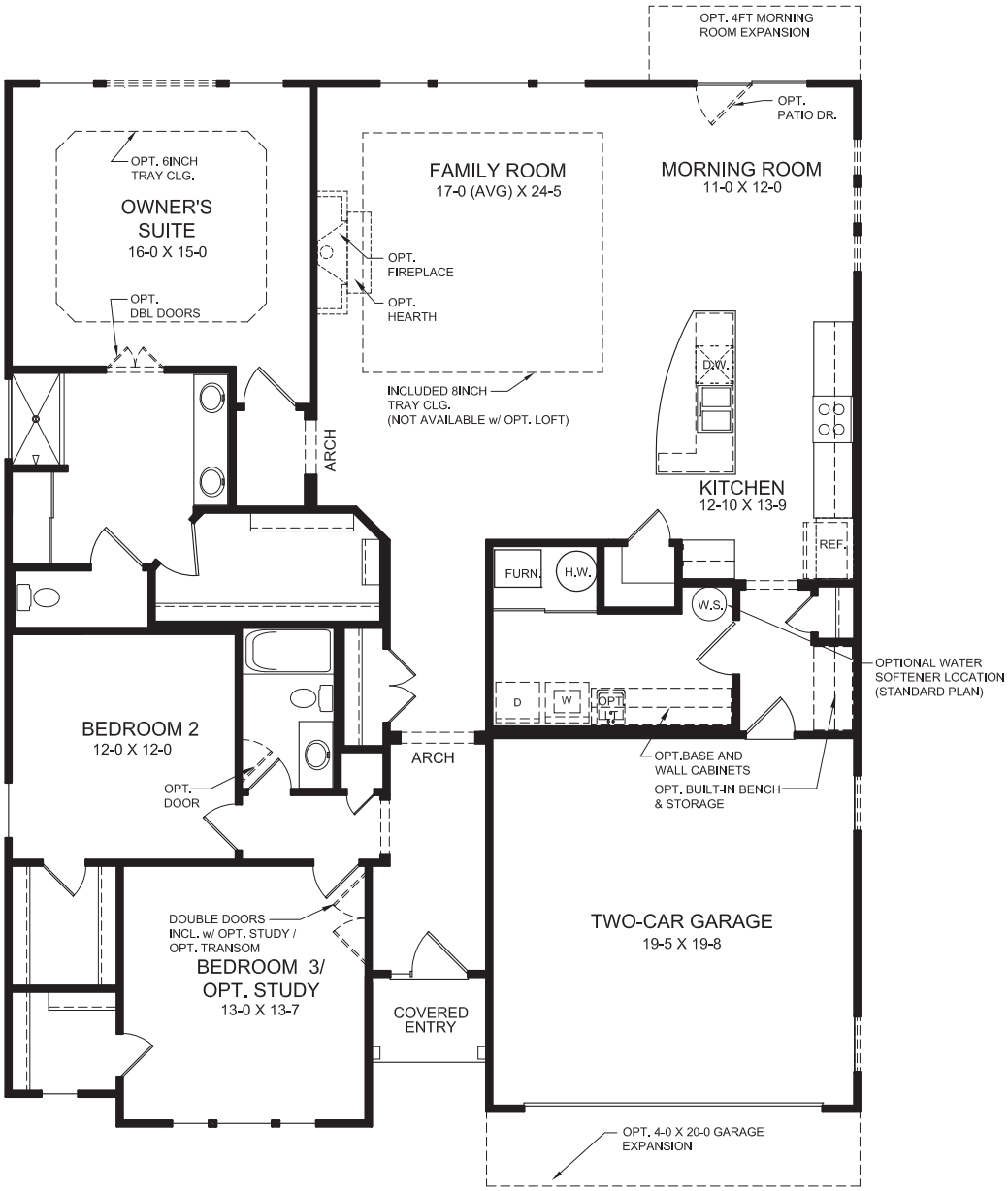

Plan Features

- 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

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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FISCHER HOMES

WINTHROP

Patio Home Collection

welcome home.

Approximately 1966 sq ft and Up

AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: FH

COASTAL COTTAGE
(WITH OPTIONAL BRICK)

designed by: FH

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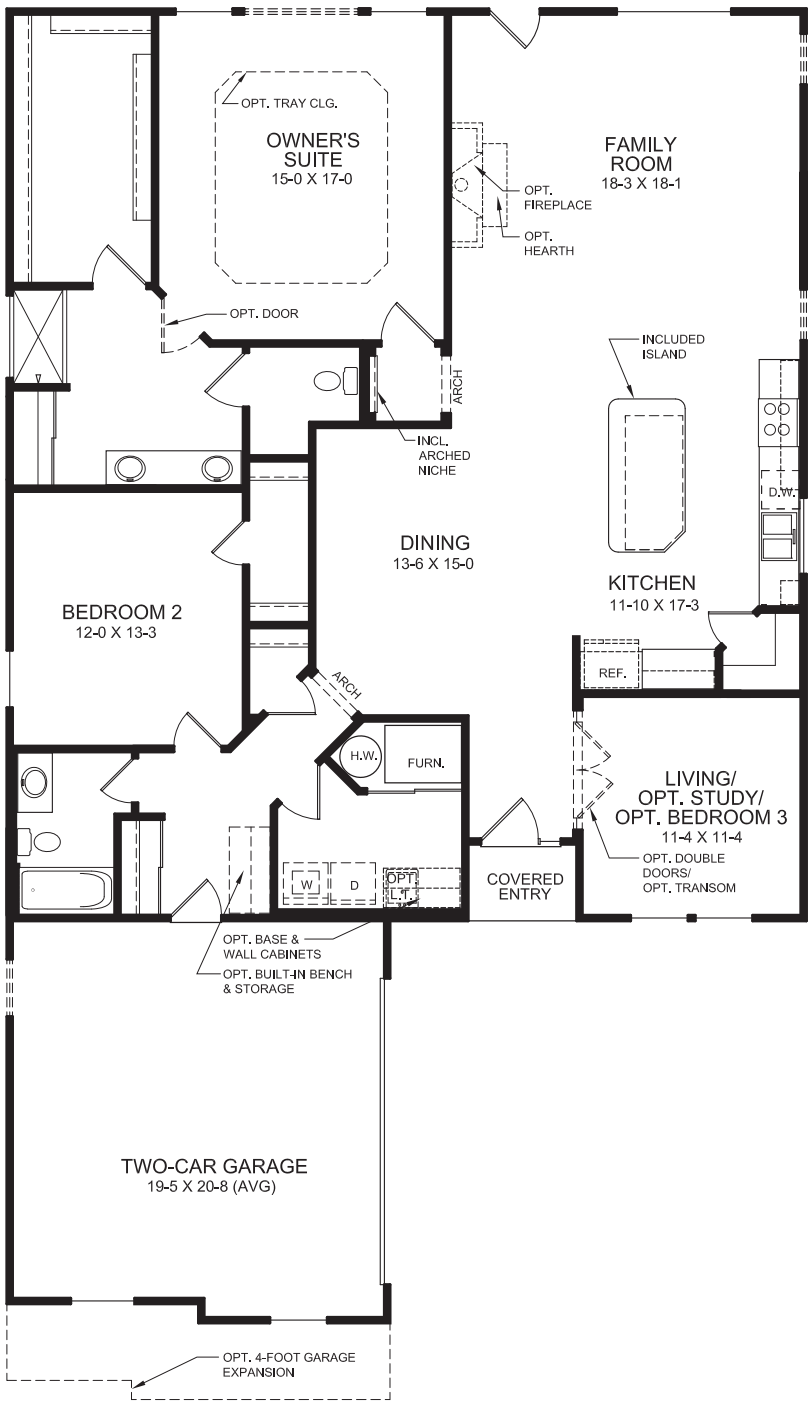
WINTHROP

Patio Home Collection

welcome home.

Approximately 1966 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

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FISCHER HOMES

MAXWELL

Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up

AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by: FH

COASTAL COTTAGE
(WITH OPTIONAL BRICK)

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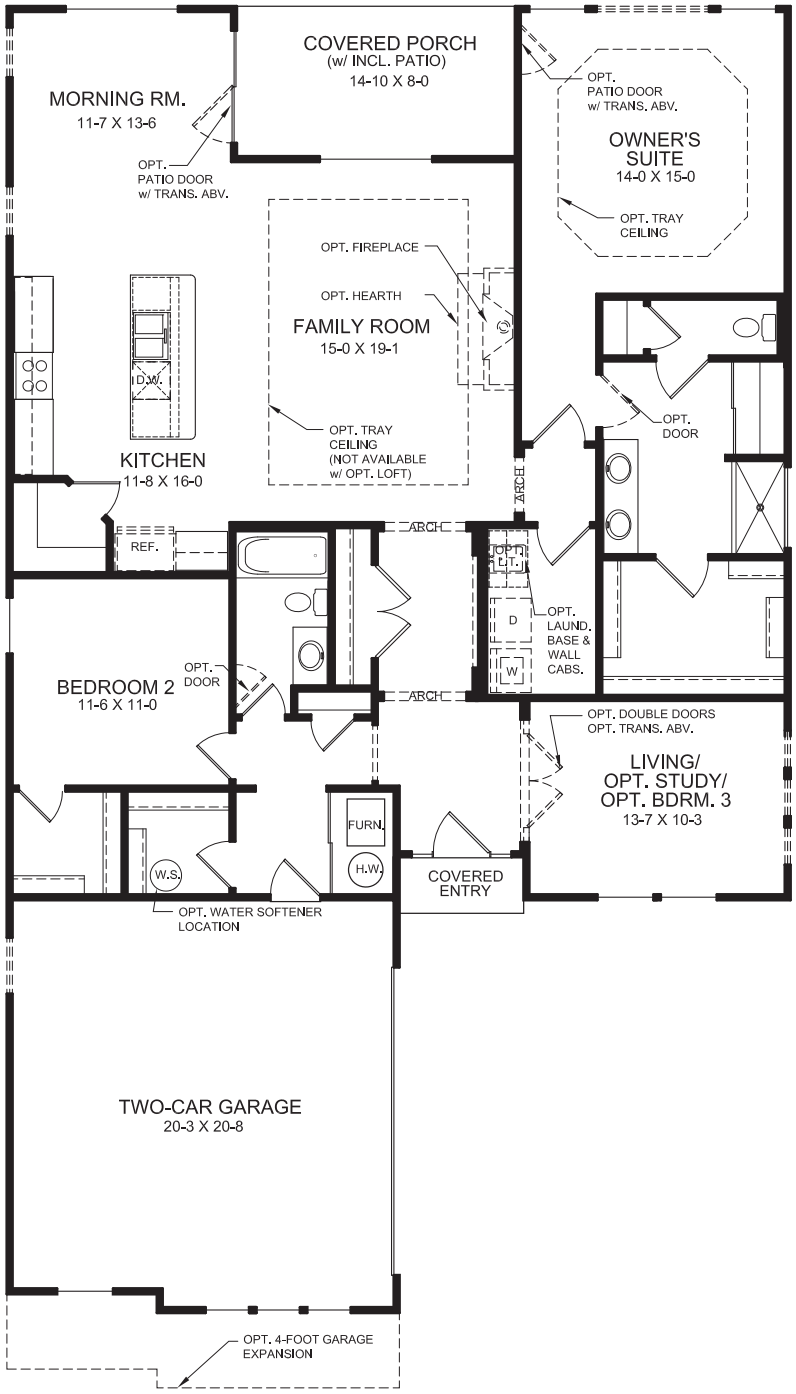
MAXWELL

Patio Home Collection

welcome home.

Approximately 1856 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

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FISCHER HOMES

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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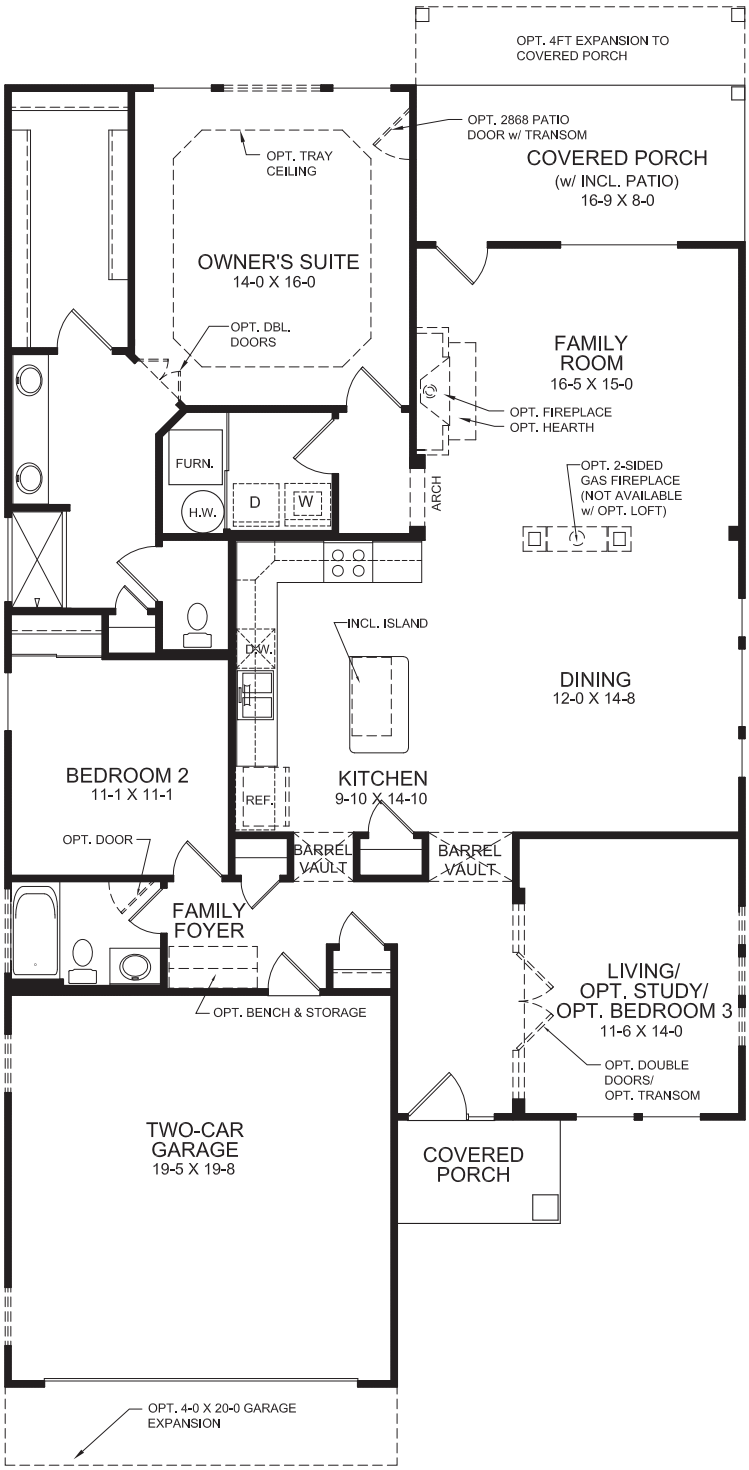
WILMINGTON

Patio Home Collection

welcome home.

Approximately 1725 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

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FISCHER HOMES

KIAWAH
Patio Home Collection

welcome home.

Approximately 1720 sq ft and Up

AMERICAN CLASSIC
(WITH OPTIONAL STONE)

designed by:

COASTAL COTTAGE
(WITH OPTIONAL STONE)Z

designed by:

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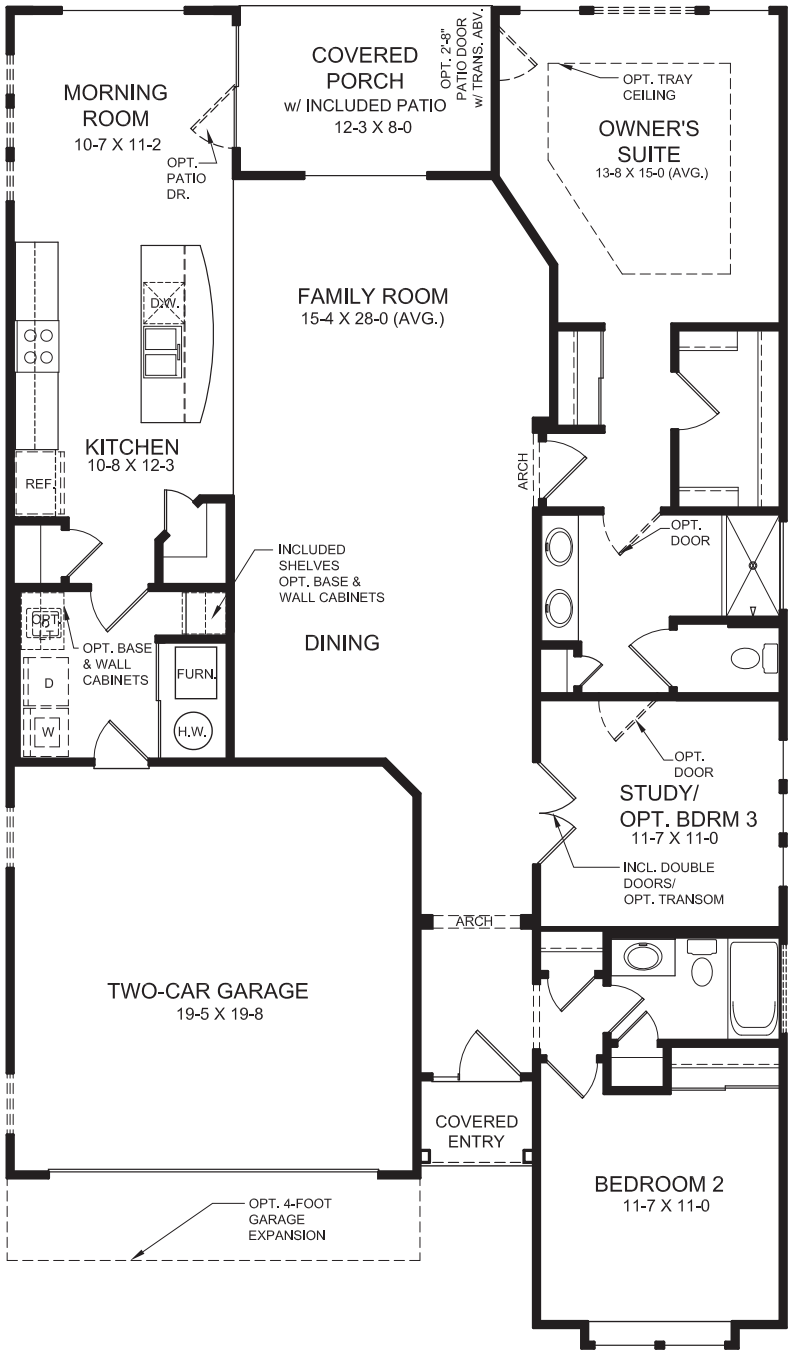
KIAWAH
Patio Home Collection

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
(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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FISCHER HOMES

AMELIA

Patio Home Collection

welcome home.

Approximately 1683 sq ft and Up

AMERICAN CLASSIC

(WITH OPTIONAL STONE)

designed by:

COASTAL COTTAGE

(WITH OPTIONAL STONE)

designed by:

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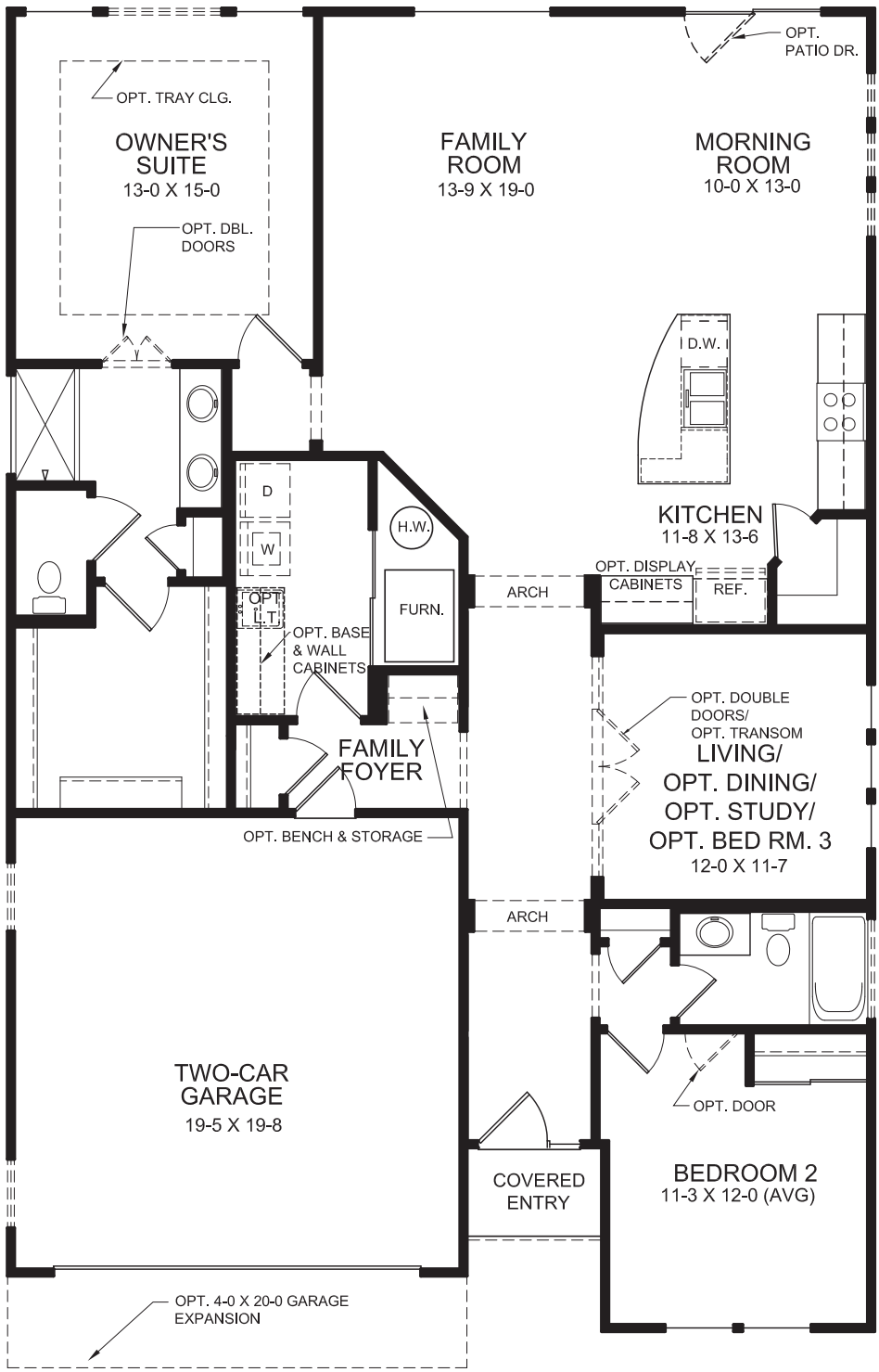
FISCHER HOMES

AMELIA

Patio Home Collection

welcome home.

Approximately 1683 sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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

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FISCHER HOMES

EDENTON

Patio Home Collection

welcome home.

Approximately 1501 sq ft and Up

AMERICAN CLASSIC

(WITH OPTIONAL STONE)

designed by:

COASTAL COTTAGE

(WITH OPTIONAL STONE)

designed by:

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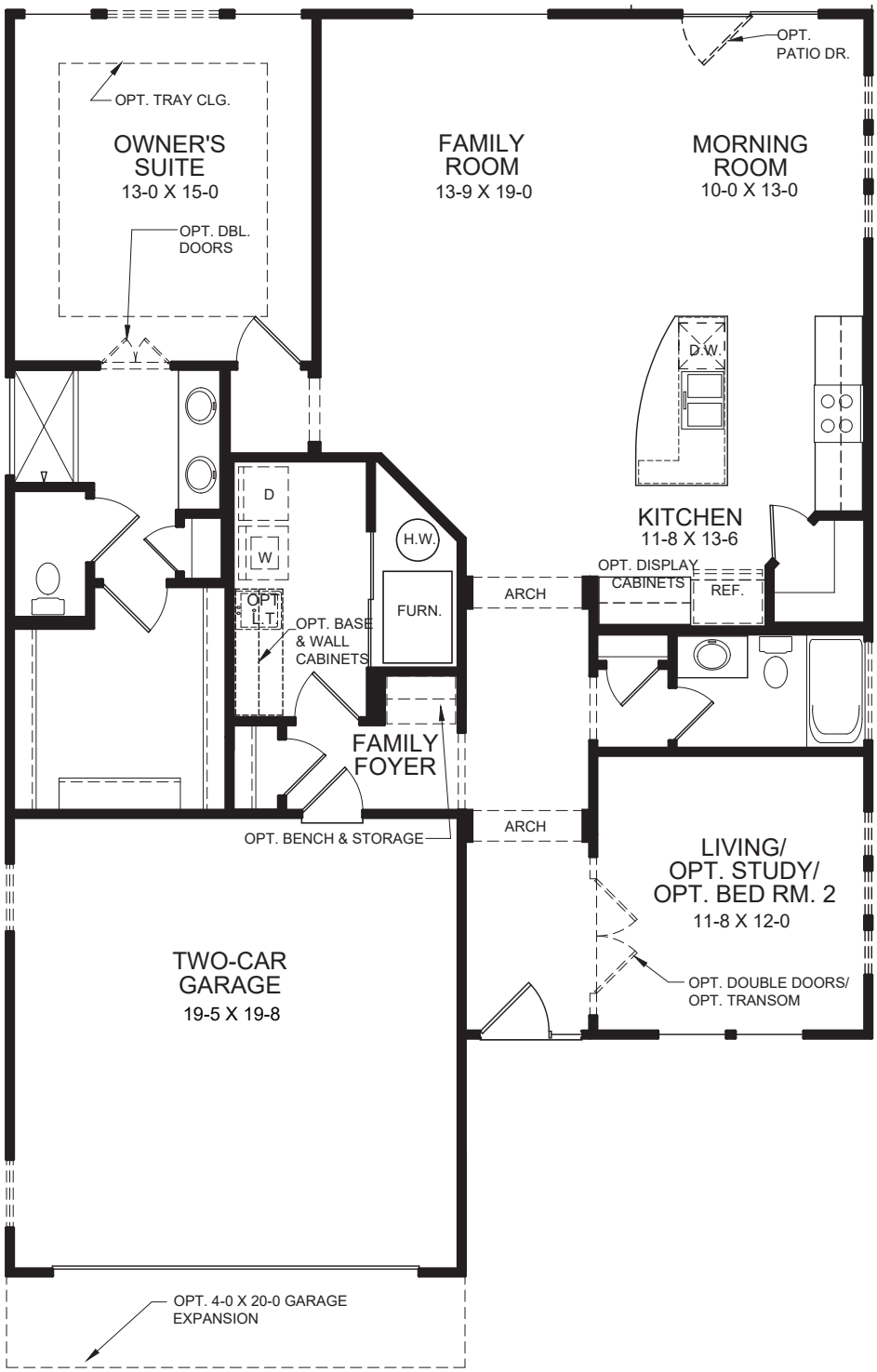
FISCHER HOMES

EDENTON

Patio Home Collection

welcome home.

Approximately **1501** sq ft and Up



First Floor Design

(INCLUDES 9 FT FIRST FLOOR CEILING HEIGHT)

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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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

Draft for Internal Review

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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

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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

Review

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.

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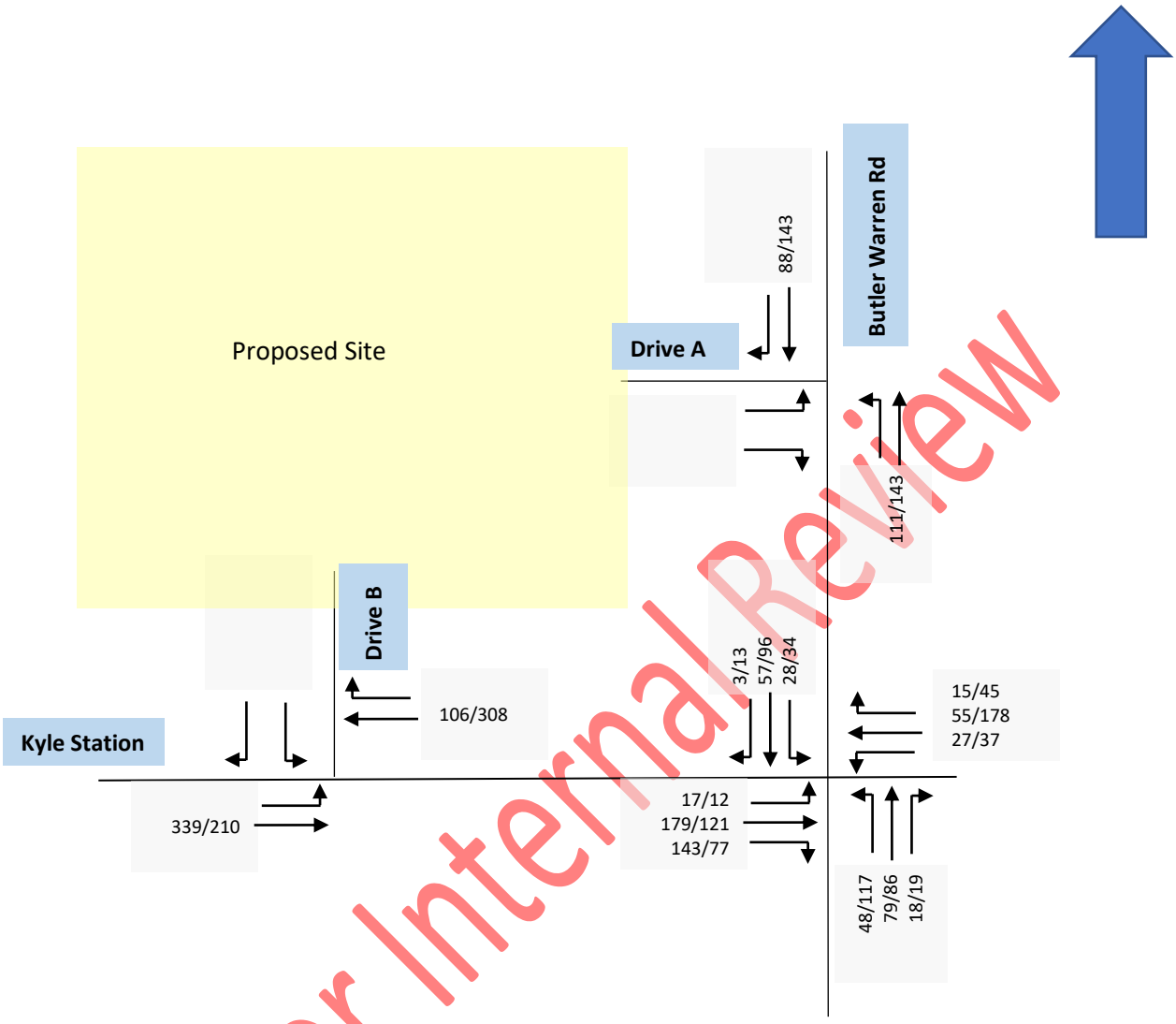

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Figure 2 - – 2022 Recorded Traffic Counts

AM/PM xxx/xxx

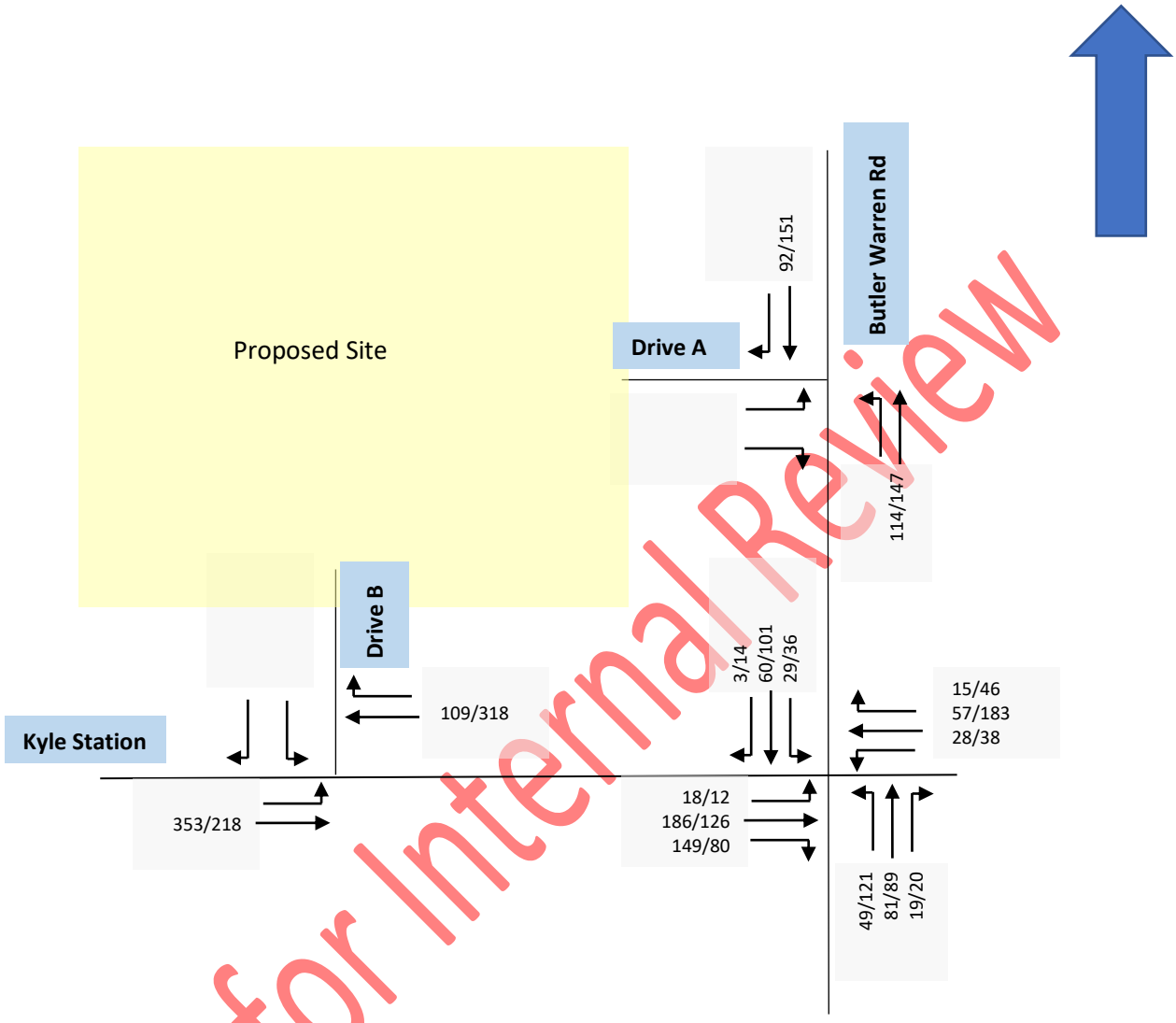

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Figure 3 – 2024 No Build Traffic Traffic Counts

AM/PM xxx/xxx

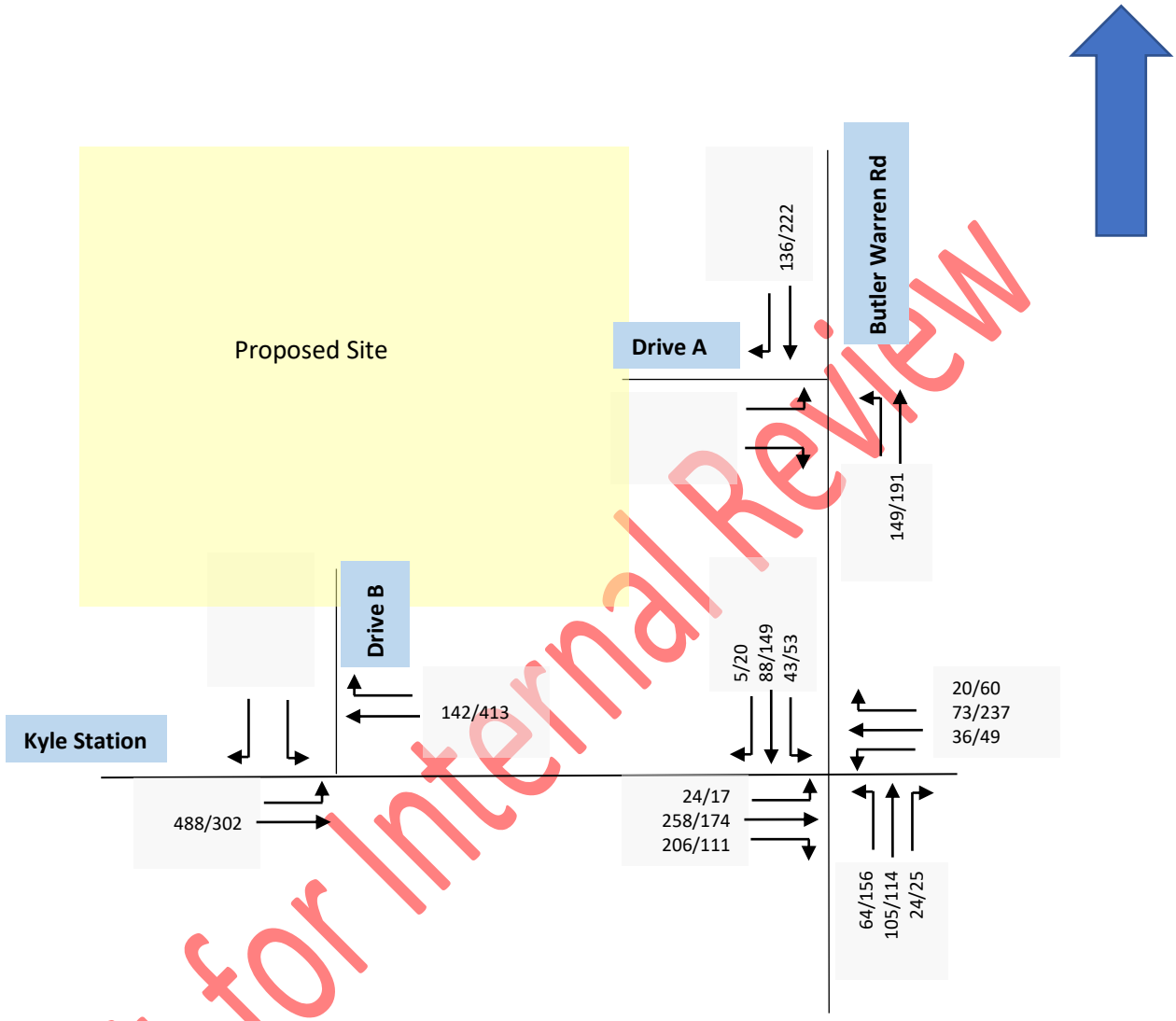

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Figure 4 – 2034 No Build Traffic Traffic Counts

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.

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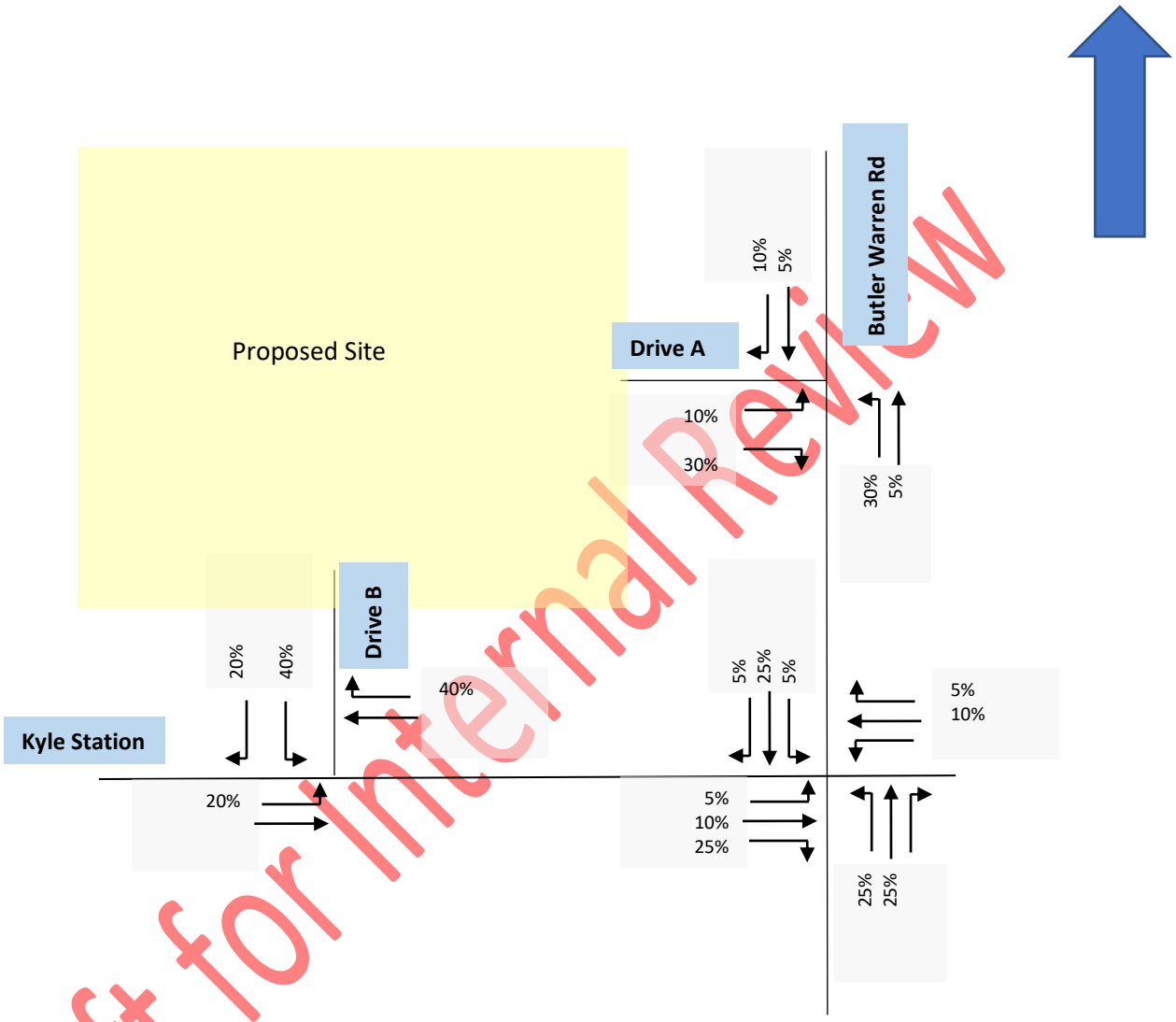

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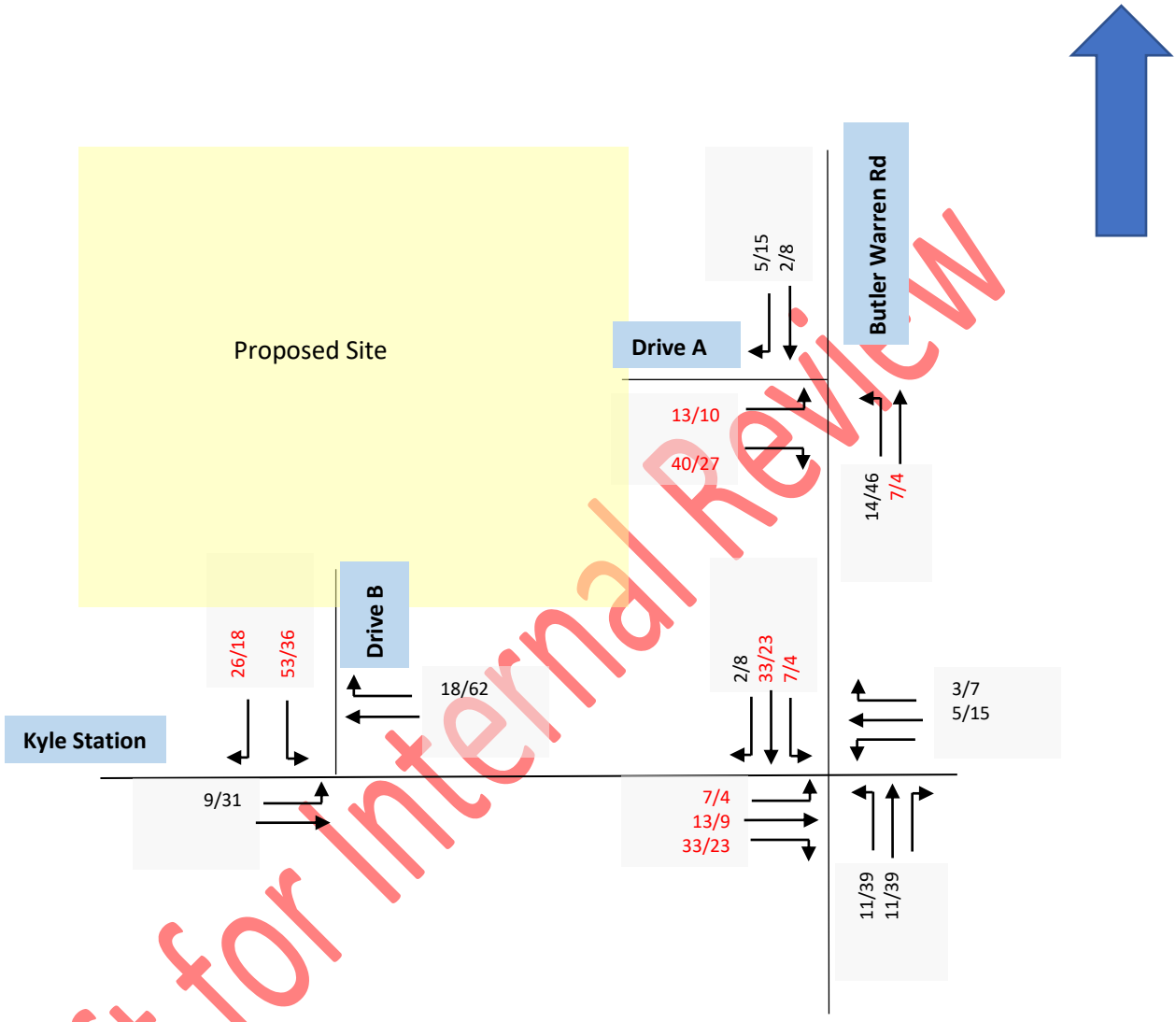
Figure 5 – Trip Distribution (Percent) –

AM/PM xxx/xxx



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Estimated New Trips – Primary Trips

	Enter	Exit	Total
AM Peak	**46**	**132**	**178**
PM Peak	**154**	**91**	**245**

Figure 6 – Estimated New Trips

AM/PM xxx/xxx

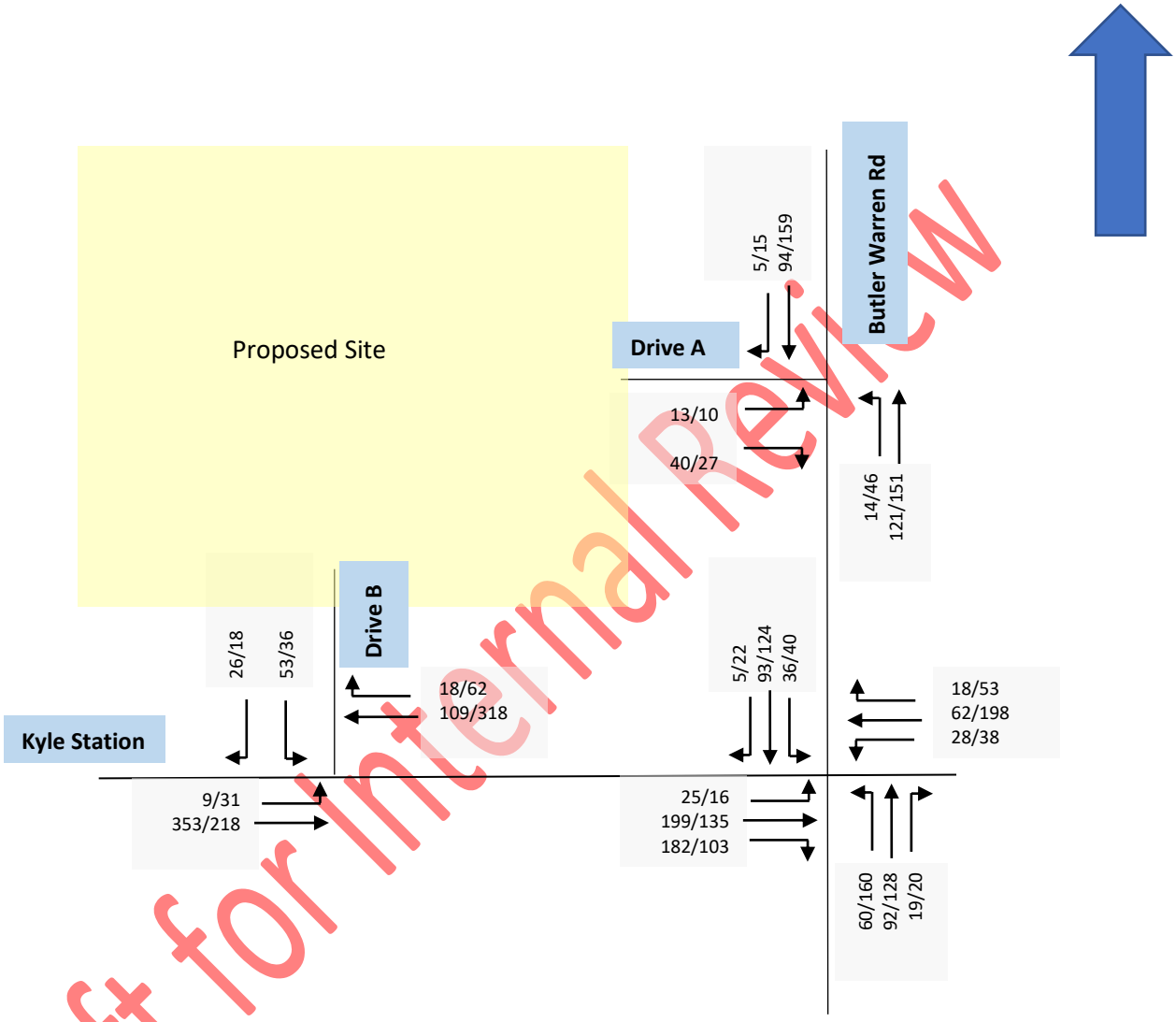

Figure 7 – 2024 Build Traffic

AM/PM xxx/xxx

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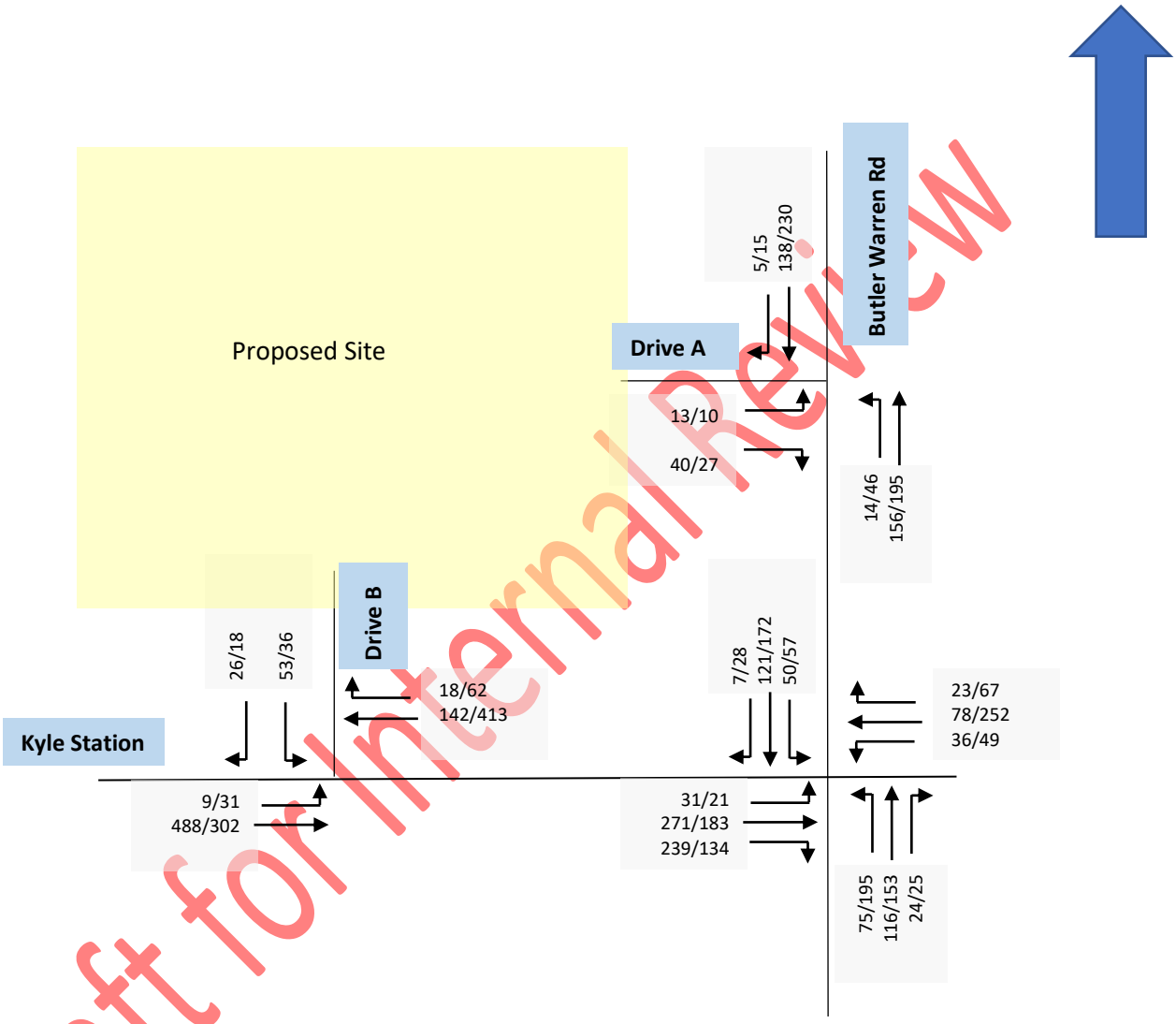

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Figure 8 – 2034 Build Traffic

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)
A	*0-10*	*< 10*
B	*>10 – 20*	*>10 – 15*
C	*>20 – 35*	*>15 – 25*
D	*>35 – 55*	*>25 – 35*
E	*>55 – 80*	*>35 – 50*
F	*>80*	*>50*

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

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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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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**				

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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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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.

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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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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.

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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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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	95th %ile queue	LOS	Delay (Sec/veh)	v/c	QSR	95th %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**			

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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

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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.

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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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