



Planning Commission
June 18, 2024 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Approval of Minutes

- May 29, 2024 Meeting Minutes

Old Business

New Business

- Case No. 2024-6-4—Consideration of a Site Plan for Marathon Gas Station
- Case No. 2024-6-5— Consideration of a Final Plat for Monroe Crossings Section 5 Block B

Administrative Reports

Adjournment



**Planning Commission Minutes
May 29, 2024
233 South Main Street, Monroe, Ohio**

Call to Order

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

Roll Call

Planning Commission members present: Matthew Frye, Christina McElfresh, Debbie Hagedorn, Robert Duckworth

Planning Commission members not present: Andrew Hall

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

Approval of the Minutes

Mrs. McElfresh moved to approve the minutes from the March 19, 2024, meeting; seconded by Mrs. Hagedorn. Voice vote. Motion carried.

Old Business

None.

New Business

Downtown Master Plan presentation by Tom Smith, Director of Development

Mr. Smith presented the background as follows:

Within the Advance Monroe 2040 Comprehensive Plan there are three key focus areas. Two of the three focus areas are included within the Downtown Master Plan (DMP). They include: 1) the need for a Downtown Plan; and 2) a design strategy for the Duke Area Substation. On April 10, 2023, the City issued a Request for Proposal (RFP) to prepare a DMP. Eleven land use planning and architecture firms responded with their qualifications and planned approach to public engagement, public amenities, and guidance for future development and redevelopment. From those eleven firms, five were selected for an interview. The interviewing panel consisting of staff and members



of the Historic Preservation Commission interviewed the five firms and selected KZF Design to prepare and create the DMP.

In September 2023, a Downtown Steering Committee was formed to obtain citizen input and assist KZF Design with direction, planning, and guidance for the DMP. A major function of this planning process was public engagement and stakeholder involvement. The Steering Committee and KZF Design held four open house meetings to solicit public input, present status updates, and introduce proposals for the plan. The open house meetings were held on:

1. October 19, 2023, at City Hall;
2. October 30, 2023, at The Monroe Lending Library;
3. February 19, 2024, at Monroe High School; and
4. March 11, 2024, at City Hall.

A summary of what was stated in these meetings is as follows:

- More things to do
- More places to eat, drink, and shop
- Preserve the small-town feel
- Promote connectivity and safety
- Improve visual appeal
- Provide community facilities
- Establish an identity
- Create central gathering spaces

The overall goals and recommendations are as follows:

- Expand dining, shopping, living and entertainment options
- Improve multi-modal connectivity and safety
- Provide unique gathering spaces, amenities, public facilities and programmed events
- Brand downtown Monroe

On April 29, 2023, KZF Design presented the final version of the DMP to the Downtown Steering Committee. The Downtown Steering Committee, in a vote of 5-1 moved to recommend the DMP to City Council for adoption.

Policy Options

Approve the DMP; recommend a further review, analysis, and/or modification of the proposed DMP; or propose an alternative solution.

Analysis

The Downtown District is mostly comprised of commercial and residential uses with larger parcels on the east and west sides owned by religious and educational institutions.



The Downtown area is poised for opportunities in development and redevelopment, primarily in the areas of housing, retail, entertainment, and recreation sectors. With these types of development comes challenges including parking, pedestrian access, and traffic management. The DMP reviews methods to address those challenges and also discusses potential build out for future development opportunities. The DMP notes that the plan's guiding principles are to create an active family-friendly downtown that embraces Monroe's small-town character, encourages a diverse mix of uses to make it a destination for people and businesses, to provide safe and functional pedestrian access, and to promote economic vitality.

The DMP divides its recommendations for implementation into four categories:

1. Transportation. Improve multi-modal connectivity and safety.
2. Development. Expand dining, shopping, living, and entertainment.
3. Public Realm/Space. Provide Unique gathering spaces, amenities, public facilities, and programming events.
4. Identity/Form. Brand Downtown Monroe
5. Development Strategies. Identifies funding opportunities, such as commercial development incentives and recognize the responsibilities of both private and public sector involvement.
6. Zoning Code Recommendations. Create a Downtown Overlay District that will promote and sustain the goals and objectives of the DMP.

Mr. Smith gave an overview of the characteristics of the Main Street District, Town Center Residential District, Gateway District, Downtown Multi-Unit District and the Parks and Recreation District. Mr. Smith reviewed the transportation and connectivity plan, the future Downtown vision, North Gateway, Main Street and South Gateway.

Fiscal Impact

The Downtown Master Plan recommends public and private sector investment in the Downtown District including infrastructure development, redevelopment, providing a variety of housing types, retail development, entertainment options, traffic flow modifications, pedestrian access, multi-modal transportation, and parking.

Recommendation

That the Planning Commission become familiar with the plan, know what its goals are related to housing types and mixed-use development as well as connectivity and recreation. As Monroe continues to grow, the next area anticipated for development and redevelopment will very likely be the Downtown area and those larger scale plans will be brought before the PC for review, recommendation, or approval.



Mrs. McElfresh asked if the buildings in the yellow on the South Gateway slide are existing already. Mr. Smith stated they are but the vision is for something of higher density. Mr. Smith stated that there were meetings with these specific property owners.

Mrs. McElfresh stated it is possible for the plan to morph as time goes on. Mr. Smith agreed.

Mr. Smith stated the purpose of this meeting was to inform the Planning Commission of the Downtown Master Plan. He stated the Steering Committee and the Historic Preservation Commission have already given their recommendation to Council.

Mrs. McElfresh asked what the feedback from property owners was. Mr. Smith stated initially it wasn't positive but that as time went on, they were more on board.

Adjournment

Mrs. McElfresh moved to adjourn the meeting. Seconded by Mrs. Hagedorn. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 6:34 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist

**Planning Commission
June 18, 2024 - 6:00 PM
233 South Main Street, Monroe, Ohio**

[AgendaContent]



CITY OF MONROE

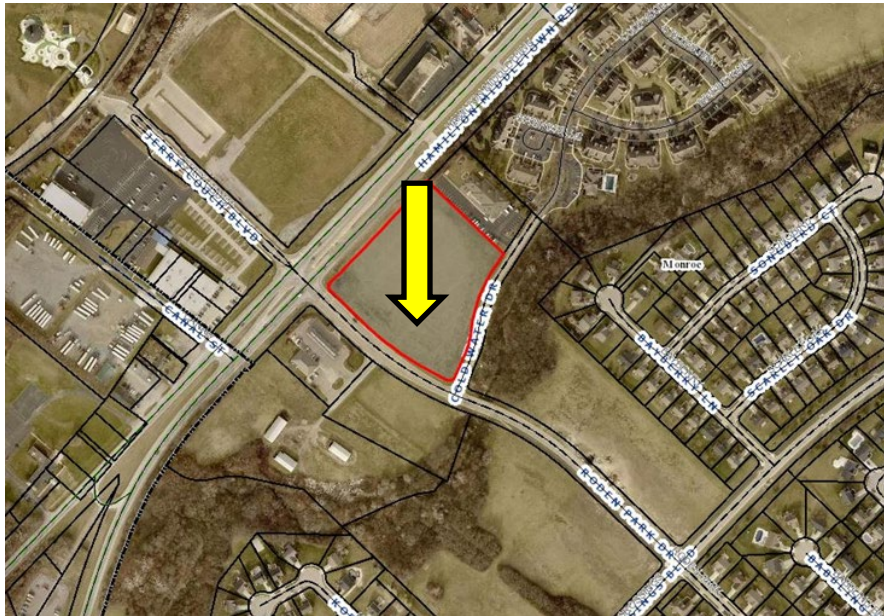
Inter-Office Correspondence

TO: Members of the Monroe Planning Commission
FROM: Jameson Cole
Planner
DATE: June 18, 2024
RE: Information Packet for June 18, 2024, Planning Commission Meeting at 6:00 p.m.

I. Case No. 2024-6-4—Consideration of a Site Plan for Marathon Gas Station

A. Background

- Jake Rudemiller of Leesman Engineering, on behalf of Shops of Monroe Crossings LLC, have submitted a site plan application for a gas station and convenience store to be located at the southeast corner of State Route 4, Roden Park Drive, and Coldwater Drive.
- The applicant proposes a 3,500-square-foot building with a convenience store, drive-through, and automotive re-fueling stations.
- The proposed site is 2.29 acres and is zoned C-4 Gateway Commercial PUD.



Overhead View of Property



Surrounding Zoning



Facing east towards the site from Hamilton Middletown Road



Facing northeast towards the site from the corner of Roden Park Dr and Hamilton Middletown Road



Facing northwest towards the site from the corner of Roden Park and Coldwater Drive

B. Staff Comments

- **Street Trees—**
 - The street trees along Hamilton Middletown Road and Coldwater Drive need to be placed in the tree lawn between the sidewalk and the back of the curb.
- **Landscaping—**
 - The front yard landscaping is required to be a minimum of 20 percent of the required front yard area with a minimum 6-foot-wide area adjacent to the right of way.
- It appears that the trees required as part of the front yard landscaping are missing. Please revise to include trees within the required front yard area.
- **Sidewalk—**
 - The code requires sidewalks along all portions of a parcel that front a public or private street as well as a sidewalk connection to the use. The applicant does not show any connection from the sidewalk to the building.

C. Department Comments

- **Fire Department:**
 - A Knox box is required.
- **Police Department:** No comment.
- **Engineering/Public Works Department:** engineering review ongoing.

D. Staff Recommendation

- Staff recommends approval of the site plan application with the following conditions:
 - The landscape plan be revised based on staff comments to meet code standards.
 - As a reminder, minimum size and species requirements related to landscaping must be met.
 - As a reminder, if ground mounted or rooftop equipment becomes necessary in the future, screening will be required.
 - Revise the site plan to show a pedestrian connection between the sidewalk and the building.
 - All other Staff comments and any future Engineering review requirements are to be addressed.
 - A GIS compatible file of finalized plans be submitted.

II. Case No. 2024-6-5— Consideration of a Final Plat for Monroe Crossings Section 5 Block B

A. Background

- Monroe Crossings II, LLC has submitted an application for final plat for Section 5 Block A of the Monroe Crossings development.
- This plat will include the construction of 41 single-family residential lots.
- This phase will be approximately 20.98 acres of 105.6 total acres for Section 5.
- The average lot size is 18,982 square feet and the average lot width is 100 feet.
- The proposed density is 1.95 units per acre.



Overhead View of Property



Facing South towards the site from the northern cul-de-sac on David Lee Court



Facing Northeast towards the site from the southern cul-de-sac on David Lee Court

B. Staff Comments

- The preliminary plat for Monroe Crossings Section 5 was approved by the Planning Commission in October 2020.
- The preliminary plat provided the design and layout for this last phase of the Monroe Crossings subdivision. The approved preliminary plat included the following:
 - 183 total single-family lots
 - 80' lots—50
 - 90' lots—40
 - 100' lots—93
 - New public streets (proposed as Shyla Court, Braylon Drive, David Lee Court, Samuel Drive, Shawn Drive, Shane Court, and Bray Court)
 - The extension of Blue Springs Drive, Gabrielle Drive, and Morgan Drive
 - 17.93 acres of open space
 - Two water quality ponds that will be engaged with an 8-foot walking path
 - A neighborhood park

C. Department Comments

- **Fire Department:** No Comment
- **Police Department:** No Comment
- **Public Works/Engineering Department:** No Comment

D. Staff Recommendation

- Staff recommends that the Planning Commission move to recommend the Final Plat for Monroe Crossings Section 5 with the following conditions:
 - All other staff comments be addressed.
 - Digital files compatible with City GIS be submitted.



Application for Site Plan Review

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application Number:

Site Plan Review Information

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

Basic Project and Site Information

Project Address: 4592 ENT MONROE CROSSINGS

County: ☒ Butler ☐ Warren Total Lot Area: 5.351 ACRES

County Tax Parcel ID: C 800016000012

Project/Development Name: MONROE C-STORE

Existing Zoning District: (C-4): GATEWAY COMMERCIAL

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

Applicant Information

Applicant Name: CARRA BUILDERS

Contact Person: JASON CALDWELL

Contact Address: 335 HILLS DRIVE CLAYTON, OHIO 45315

Contact Phone Number: 937-836-0251 Contact Fax Number:

Contact E-Mail: jcaldwell@carrabuilders.com

Property Owner Name: CHOPS OF MONROE CROSSING LLC Coldwater Dr Monroe 45044

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

Project Address or Tax Parcel ID:

Additional Project Information

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

Empty Commercial Lot

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

Proposed 3500 SF C-STORE Fuel Station with Pick up Window
5 STANDARD Fuel ISLAND w/Canopy and 3 Diesel Fuel ISLAND Canopy

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

Start Date: Following APPROVALS

Completion Date: 2024

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

\$1,600,00 Est. \$300,000 Coldwater Drive Improvement

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

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

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

Project Address or Tax Parcel ID: C 18000160 00012

Additional Project Information Continued

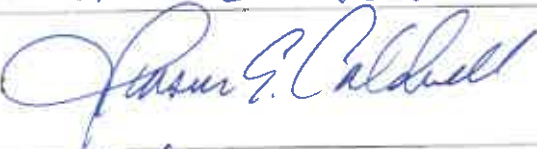
6) Does the project require any addition permits, licenses, or reviews by outside agencies (e.g., Butler or Warren County, ODNR, OEPA, etc.). ☒ Yes ☐ No If yes, please describe below.

Butler county IF Not Applicable For IN house City of Morroe Review.

Certification and Signatures

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

Print Name: JASON CALDWELL

Signature: 

Date: 12/15/2023

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 site plan review is for multiple properties, a signature from each property owner is required.

Print Name: Harry Thomas Jr. Sole member

Signature: 

Date: November 22, 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 3 copies (minimum of 24" x 36") and electronic submittal as outlined below.
Final approved plans must be submitted electronically.

Digital Submittal Requirements

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

General Information

- | | |
|-------------------------------------|--|
| ☒ | Site Plan Review Application form |
| ☒ | Application fee |
| ☒ | Copies of the plans and maps established below at a scale no smaller than 1 inch = 100 feet, on full-sized copies unless otherwise is required |
| ☒ | Any additional information determined to be necessary by the Development Department |

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

- | | |
|-------------------------------------|--|
| ☒ | Date, north arrow, scale, and a legend for all symbols |
| ☒ | Project location |
| ☒ | All surrounding properties, streets, and corporation limits within a minimum of 500' of the outer boundaries of the project site |

Existing Conditions Map

- | | |
|-------------------------------------|---|
| ☒ | All existing zoning district classifications on the site and adjacent to the site |
| ☒ | Parcel boundaries of the site and all parcels adjacent to the site |
| ☒ | Names of all subdivisions and land owners owning lots adjacent to the site |
| ☒ | Existing streets within 200' of site with names and centerlines |
| ☒ | Existing watercourses and bodies of water including any applicable flood hazard areas |
| ☒ | Planned road network (including street names if available) within 500' of site (if different from existing streets) |
| ☒ | Existing land uses on the site and adjacent parcels (including across any streets) |
| ☒ | Railroad infrastructure and rights-of-way |
| ☒ | All existing easements (including drainage) with dimensions and designation as to type |
| ☒ | Location of existing curb cuts, private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities |

Site Layout Plan

- | | |
|-------------------------------------|--|
| ☒ | Lot numbers and sizes |
| ☒ | Square footage (gross) of existing buildings to remain and proposed buildings |
| ☒ | Required front, side, and rear yard width/setbacks |
| ☒ | All existing and proposed easements, including dimensions and type (e.g., drainage, access, public utility, etc.) |
| ☒ | Location, width, and classification of all existing and proposed streets in the development |
| ☒ | Location of any outdoor storage area(s) that require screening |
| ☒ | Locations of all proposed external street connections (including street stubs) |
| ☒ | Location, width, and materials of all sidewalks, trails, and paths (including connections to the public sidewalk system and adjacent developments) |

Submittal Requirement Checklist

Parking Plan and Traffic Control Plan

☒	Traffic impact study, if required
☒	Notation of total number of parking spaces, loading spaces, and stacking spaces required by ordinance
☒	Total number, dimensions, and location of parking spaces proposed off-street, on-street, and within parking structures, including information on handicapped parking spaces
☒	Total number of parking spaces to be provided through approval of shadow parking, off-site parking, or shared parking alternatives
☒	Number, location, and size of loading spaces provided
☒	Number and location of stacking spaces provided
☒	Location, arrangement, and dimensions of vehicular entrances, exits and parking lot aisles
☒	Location of pedestrian walkways and crossings
☒	Number and location of pervious parking spaces, if provided
☒	Proposed traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices)
☒	Signing and striping plan
☒	Fire lanes and areas of parking prohibition
☒	Location of all sight triangles

Stormwater Management Sheet and Drainage Plan

☒	Drainage basin(s) where the site is located and drainage patterns
☒	Existing and proposed locations, types, and sizes of drainage structures and calculations demonstrating how post-development runoff will not exceed pre-development runoff
☒	Erosion and siltation control measures and devices with narrative, including location of outfall for stormwater to proper catch basin (indicated sizes and slopes of existing pipes)
☒	Drainage computations from proposed development to proper pickup point
☒	All proposed elevations and slopes for grading
☒	Description of maintenance procedures for stormwater management devices

Utilities Plan (May be included on Site Layout Plan)

☒	Existing and proposed locations, types, and sizes of all water, sanitary sewer, storm sewer, gas, telephone, power and other utility lines and meters, easements and any other utilities affected by the site (includes above ground utilities and grades and computations where appropriate)
☒	Notation that all new utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground
☒	Locations where existing overhead utilities will be relocated underground (if applicable)
☒	Identification of any connections, above or below ground, that are located within the City of Monroe's right-of-way

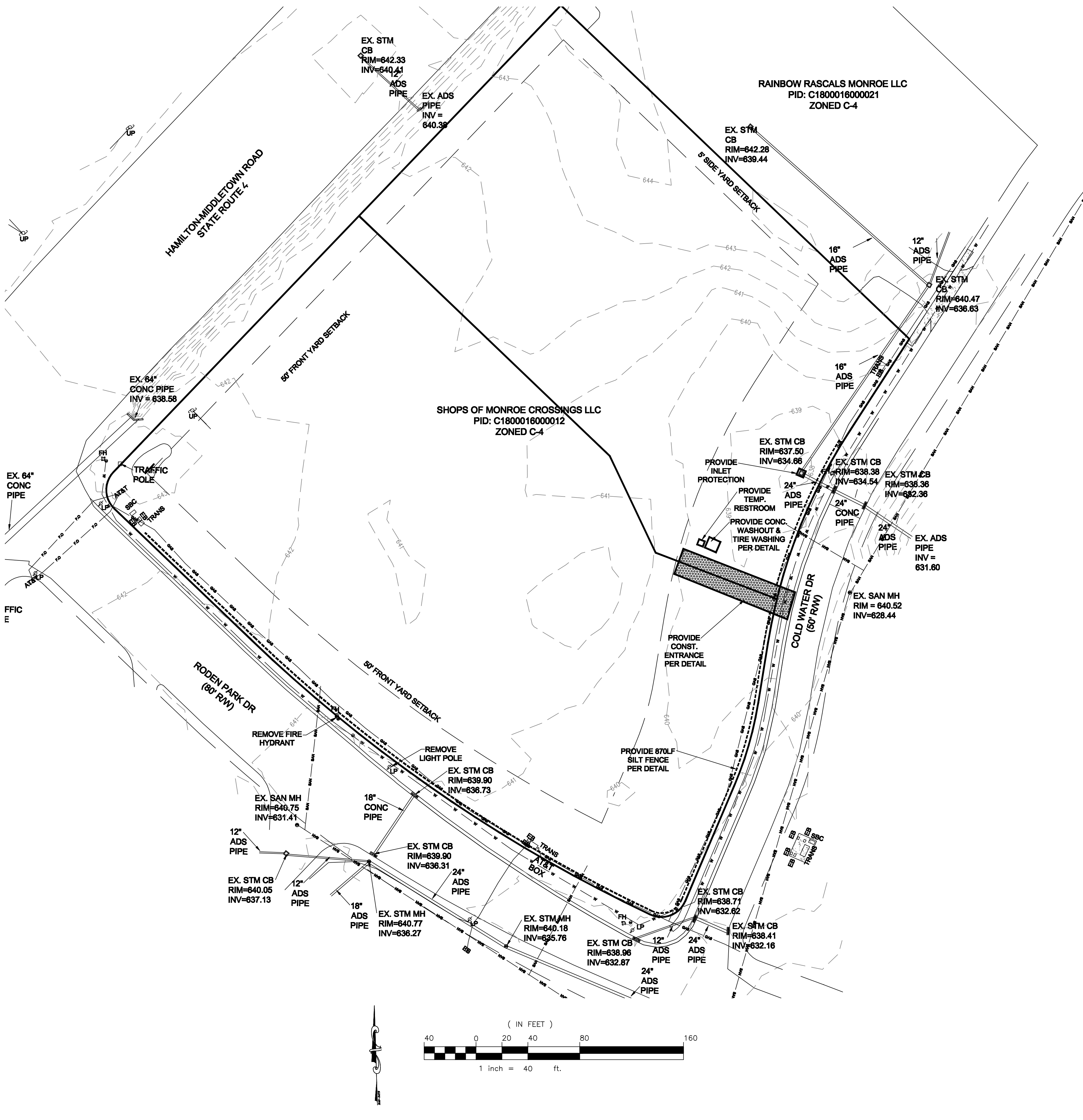
Landscaping Plan

☒	Exact locations, dimensions, and counts of existing and proposed landscape materials provided within and around vehicular use areas, including the size of landscaping islands
☒	Exact locations and counts of existing and proposed landscape materials provided within any required buffer areas including the type of buffer used, the buffer width provided, the proposed configuration of trees, shrubs, and screening features
☒	Location, size, and species of all existing and proposed street trees
☒	The total number of trees and shrubs provided, and the total number of different species planted
☒	Notations for any existing landscape within sight triangles indicating maximum shrub height or tree canopy height

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.

☒	Location and amount of credit towards landscape material requirements provided by existing landscaping
☒	Demarcation of existing trees to be removed
☒	Location and amount of all open space set-aside areas by development phase
☒	Details of all open space improvements and common features (e.g., fountains, benches, street furnishings, play equipment, etc.)
Architectural and Building Elevation Plans	
☒	Color elevations for each building (principal and accessory) side, illustrating compliance with the architectural standards of the applicable zoning district
☒	Dimensions, in feet, of all façade recesses or similar fenestration
☒	Preliminary floor plan for principal buildings
☒	Height of all buildings in feet, including number of building stories
☒	Accessory structure size(s), if applicable
☒	Accessory structure height(s), if applicable
☒	Description of the type of material(s) used on each façade elevation
☒	Illustrative elevation of all fencing, walls, and retaining walls visible from a street, open space, or public building that will be used for buffering or screening of adjacent residential uses, dumpsters, service structures, utilities, parking areas, loading areas, and similar activity areas
Lighting Plan	
☒	Location, type, and height of all lighting fixtures (including street lights)
☒	Details on colors and materials for all lighting fixtures
☒	Grid or photometric diagram showing maximum illumination values at the lot line, and uniformity ratios within parking lots, measured in footcandles
Signage Plan	
☐	All sign areas, dimensions and height (including shape)
☐	Position of all signs in relation to the use being advertised (may be identified on the site layout plan)
☐	Location and style of all address numbers, building numbers, or allowable building identifications
☐	Plan of illumination for the sign including information on message timing for electronic message centers
☐	Landscaping around base of sign (may be identified on the landscaping plan)



VICINITY MAP
1" = 400'

OWNER

SHOPS OF MONROE CROSSING LLC
COLD WATER DR MONROE, OH 45044

PROPERTY INFORMATION

COLD WATER DRIVE
PARCEL #: C180001600012
CONTAINING 5.351 ACRES TOTAL

BASIS OF BEARINGS

BEARING IS BASED ON LEGAL STATE PLANE COORDIANTE
SYSTEM NAD 83 (NO TRANS) OHIO SOUTH ZONE.

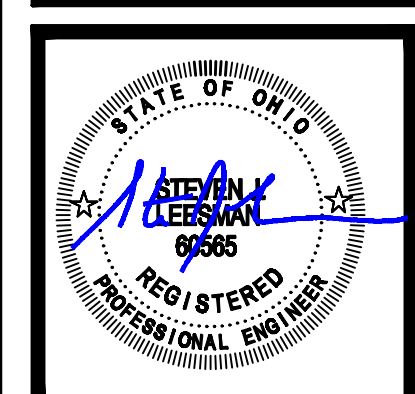
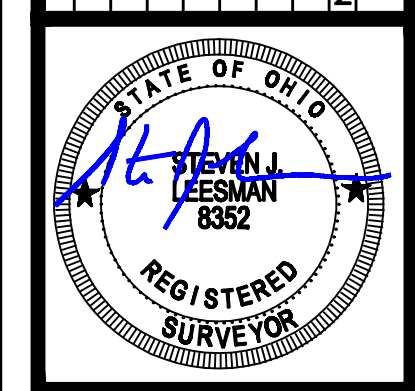
FLOOD DATA

MAP #: 39017C0208F
ZONE X
COMMUNITY NUMBER: 390042
PANEL: 0208
EFFECTIVE DATE: 10/19/2018

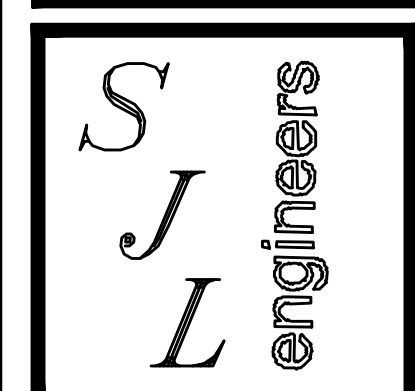
ZONING

CITY OF MONROE
BUTLER COUNTY, OHIO
ZONE (C-4): GATEWAY COMMERCIAL
SETBACKS:
FRONT YARD=50'
SIDE YARD=5'
REAR YARD=5'

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



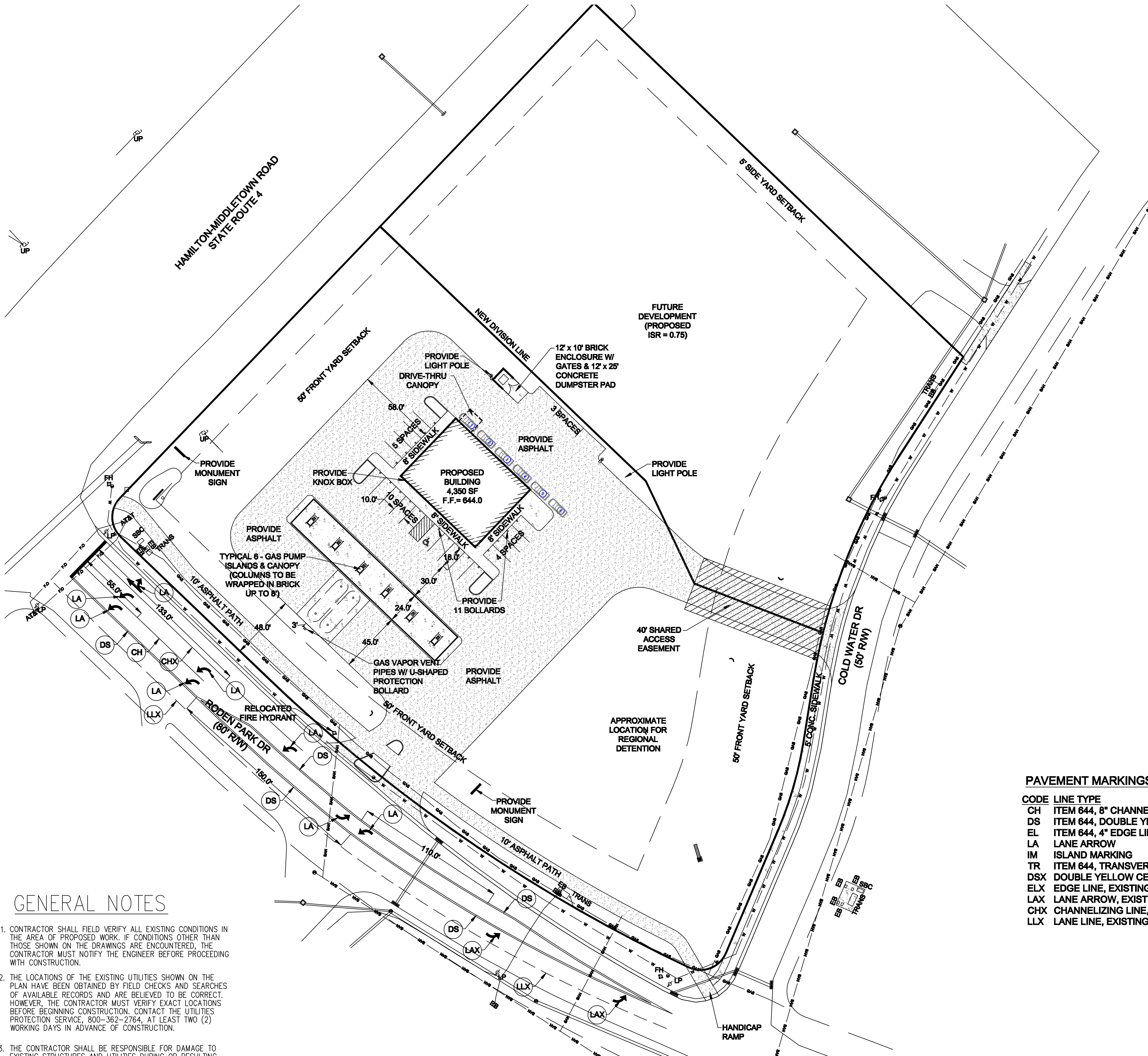
RODEN PARK C-STORE
RODEN PARK DR, MONROE OH 45044
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0430



DRAWING TITLE	
EXISTING SITE PLAN	
PROJ. NO. C-STORE	DATE 12-7-23
DRAWN JER	CHECKED SJL

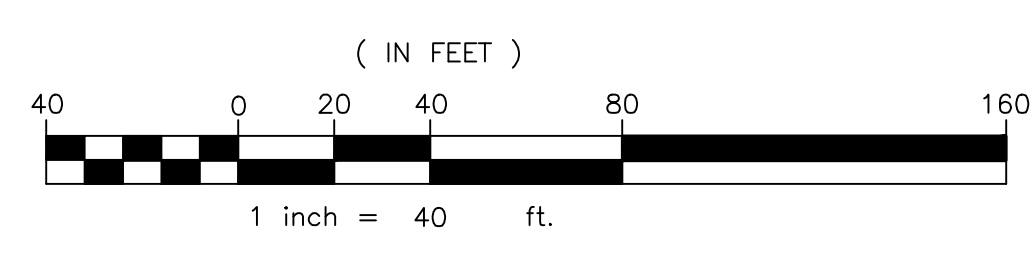
DRAWING NO.
C1

2 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE, 800-362-2764, AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES.
THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS



PAVEMENT MARKINGS LEGEND

CODE	LINE TYPE
CH	ITEM 644, 8" CHANNELIZING LINE
DS	ITEM 644, DOUBLE YELLOW CENTERLINE
EL	ITEM 644, 4" EDGE LINE, WHITE
LA	LANE ARROW
IM	ISLAND MARKING
TR	ITEM 644, TRANSVERSE LINE
DSX	DOUBLE YELLOW CENTERLINE, EXISTING
ELX	EDGE LINE, EXISTING
LAX	LANE ARROW, EXISTING
CHX	CHANNELIZING LINE, EXISTING
LLX	LANE LINE, EXISTING

ZONING

CITY OF MONROE
BUTLER COUNTY, OHIO
ZONE (C-4): GATEWAY COMMERCIAL
SETBACKS:
FRONT YARD=50'
SIDE YARD=5'
REAR YARD=5'

PARKING REQUIREMENTS

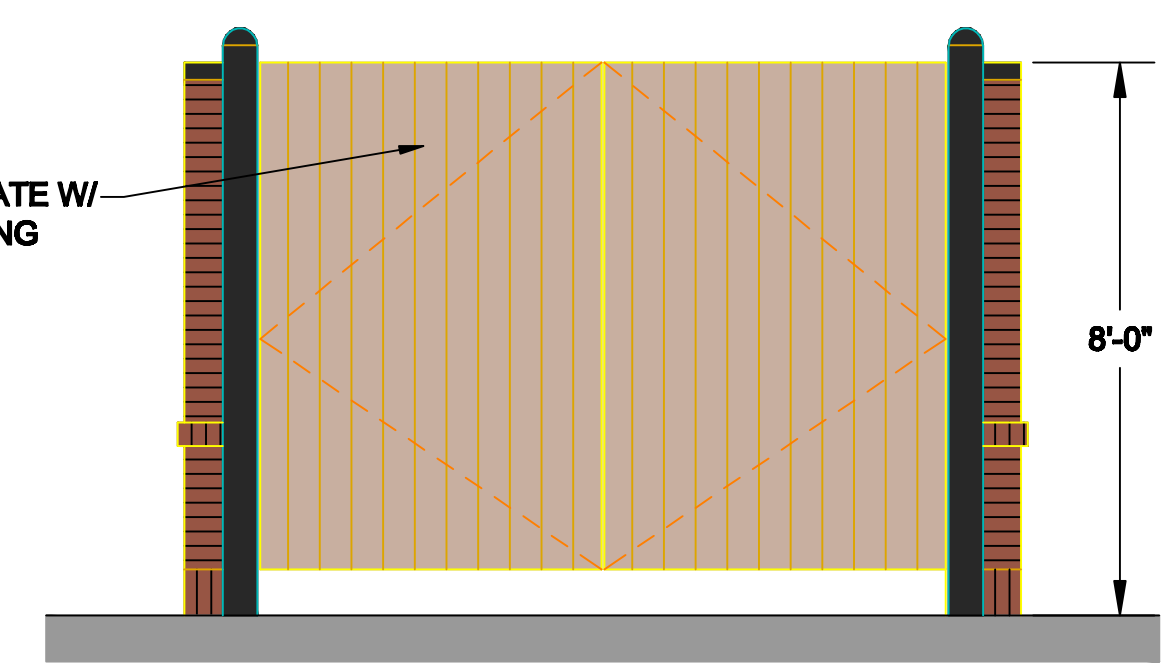
Retail Fuel Sales: One space per 300 square feet of indoor sales area plus one space per fuel pump or service bay (service bay may not be counted as a parking space)

REQUIRED PARKING SPACES: 6 pumps = 6 Spaces
REQUIRED PARKING SPACES: 4350 sf/300 = 14.5 spaces

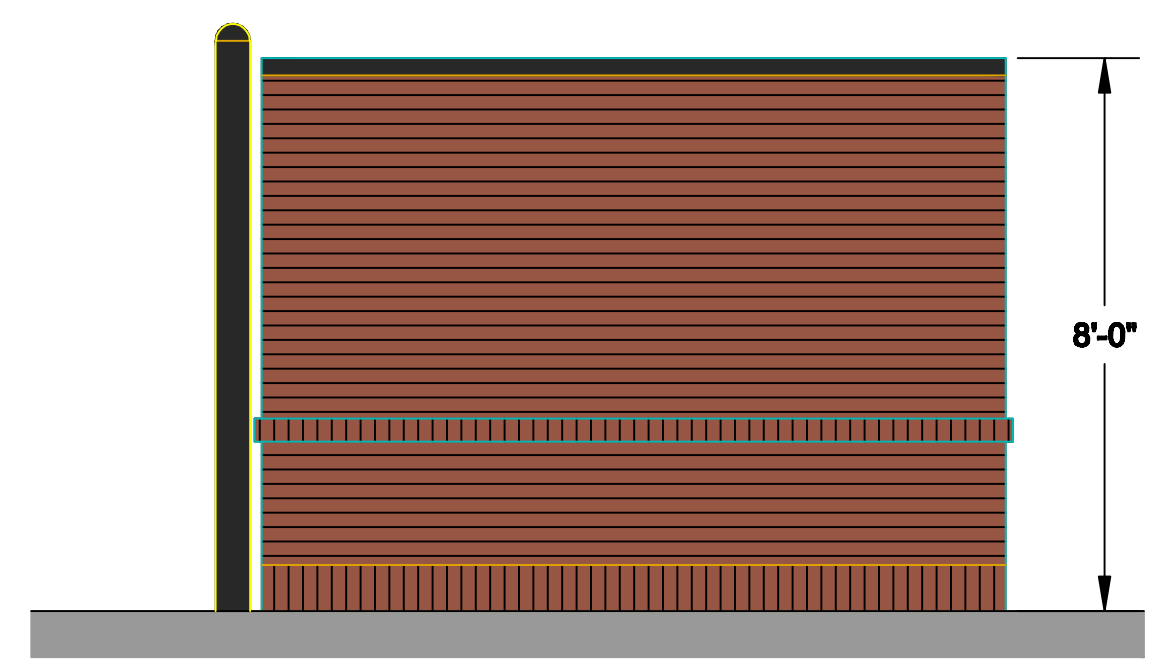
TOTAL REQUIRED PARKING SPACES: 21 spaces
MAX PARKING SPACES(10%): 23 spaces
TOTAL PROVIDED PARKING SPACES: 22 Spaces

ISR REQUIREMENTS

TOTAL AREA: 99,762 SF
PROPOSED: Impervious Area = 172,013 SF
ISR = 99,762/172,013 = 0.58

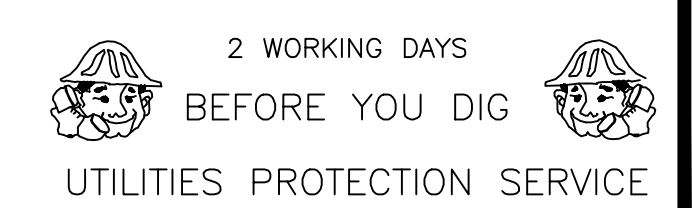


FRONT ELEVATION

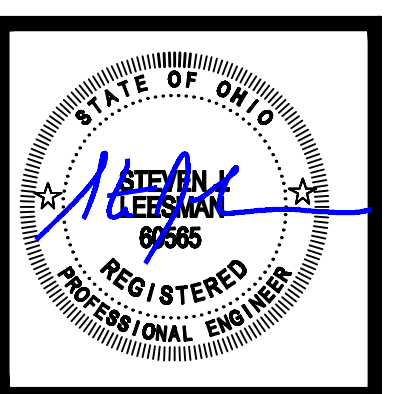
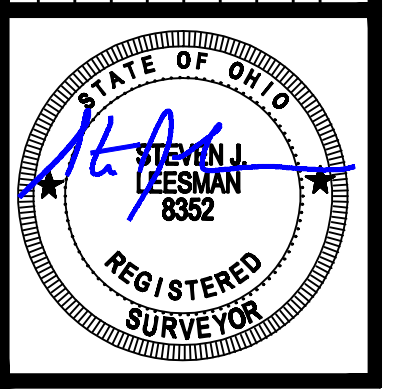


SIDE ELEVATION

DUMPSTER DETAIL
N.T.S.

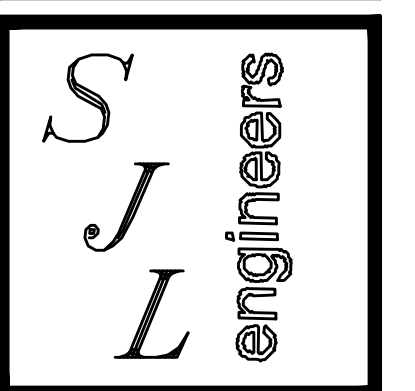


NO.	DESCRIPTION	BY	DATE
1	REVISIONS		
	AND/OR ISSUES		



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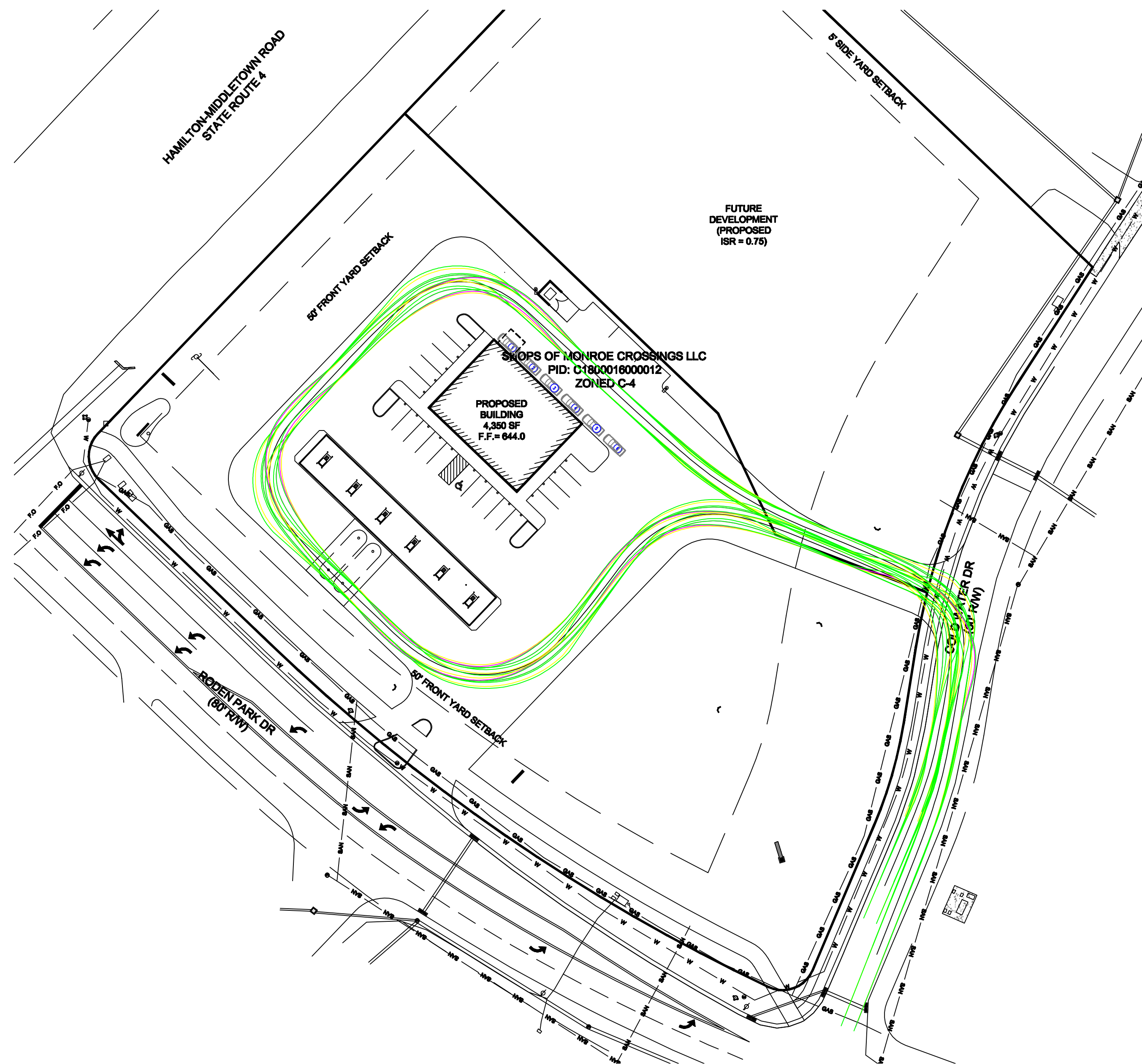


DRAWING TITLE

SITE PLAN	
PROJ. NO: C-STORE	DATE 12-7-23
DRAWN JER	CHECKED SUL

DRAWING NO.

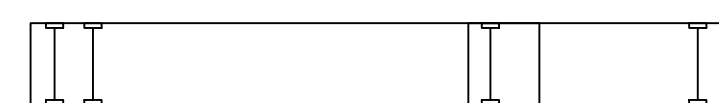
C2.1



TANKER PATH

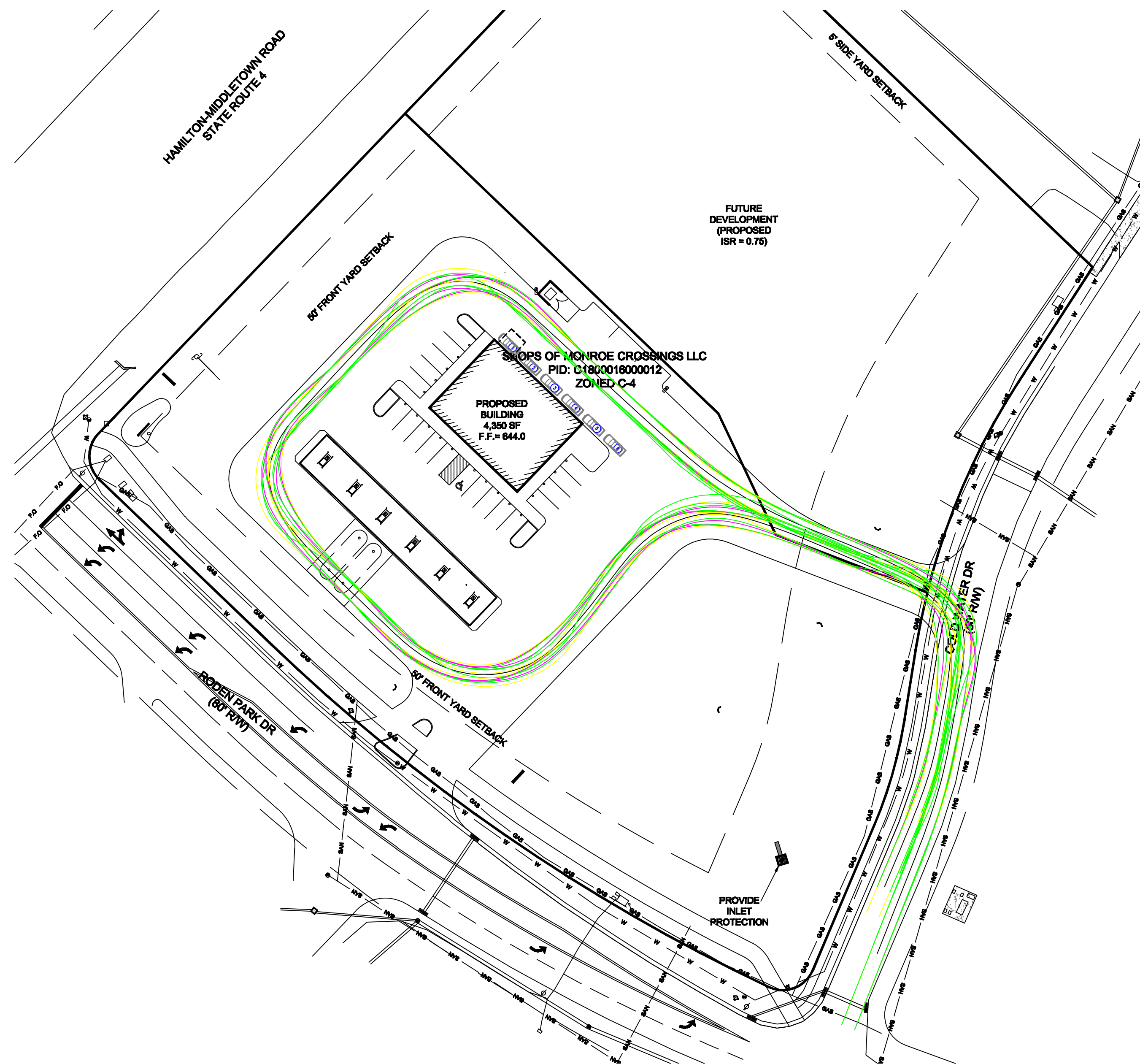
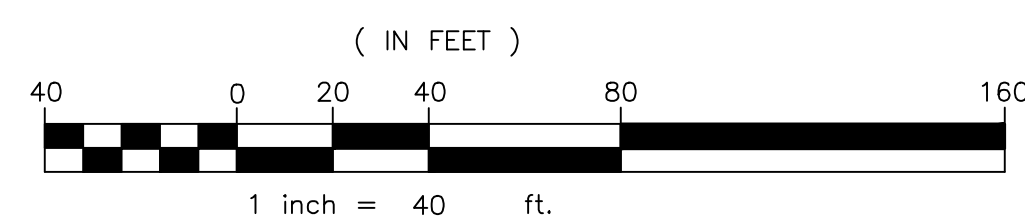
VEHICLE TRACKING:

SEMI TRAILER WB20 67



VEHICLE: WHEEL WIDTH = 8.5'
WHEEL LENGTH = 21.6'
VEHICLE WIDTH = 8.5'
FRONT OVERHANG = 4.0'
REAR OVERHANG = 2.3'

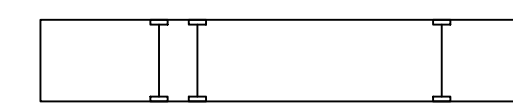
TRAILER: WHEEL WIDTH = 8.5'
WHEEL LENGTH = 4.0'
TRAILER WIDTH = 8.5'
FRONT OVERHANG = 46.5'
REAR OVERHANG = 2.5'
VEHICLE REAR AXIS TO HINGE LENGTH = -2.1'
TRAILER FRONT AXIS TO HINGE LENGTH = 43.5'



FIRE TRUCK PATH

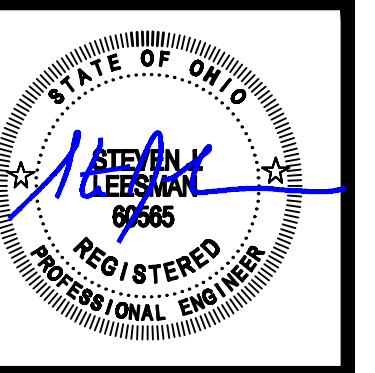
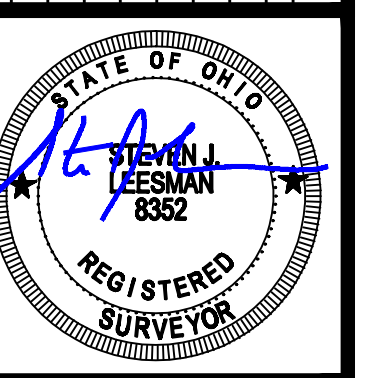
VEHICLE TRACKING:

TOWER 61 FIRE TRUCK TEMPLATE



VEHICLE: WHEEL WIDTH = 8.33'
WHEEL LENGTH = 21.0'
VEHICLE WIDTH = 10.33'
FRONT OVERHANG = 10.08'
REAR OVERHANG = 15.0'

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



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SJL engineers

DRAWING TITLE

VEHICLE TRACKING PLAN

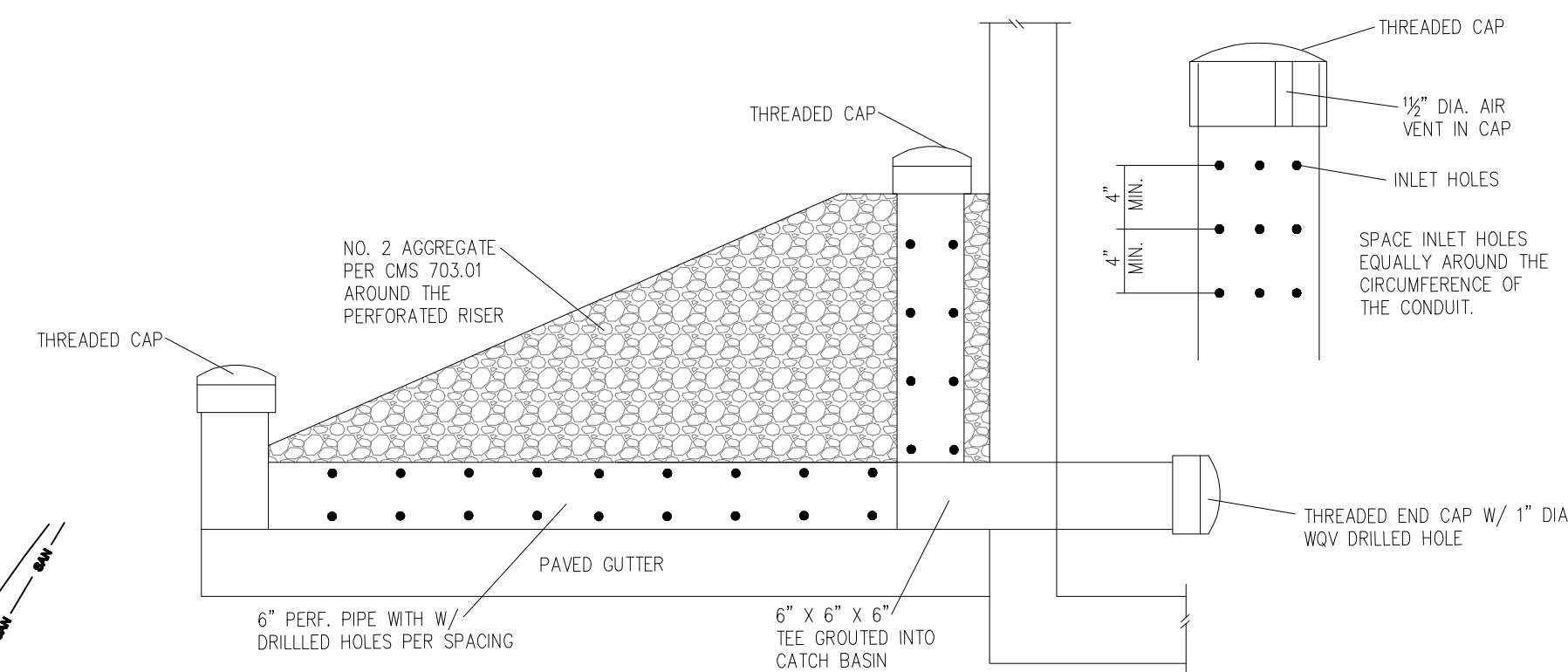
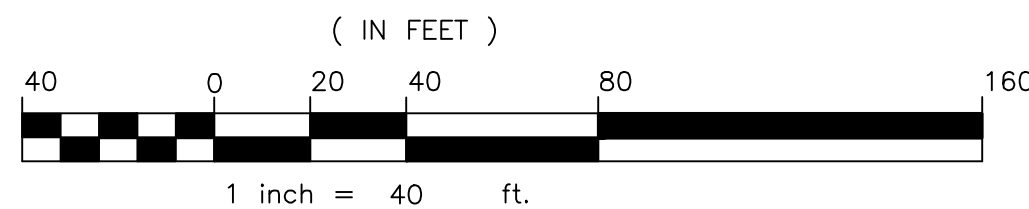
PROJ. NO. C-STORE	DATE 12-7-23
DRAWN JER	CHECKED SJL

DRAWING NO.

C2.2

EROSION CONTROL NOTES

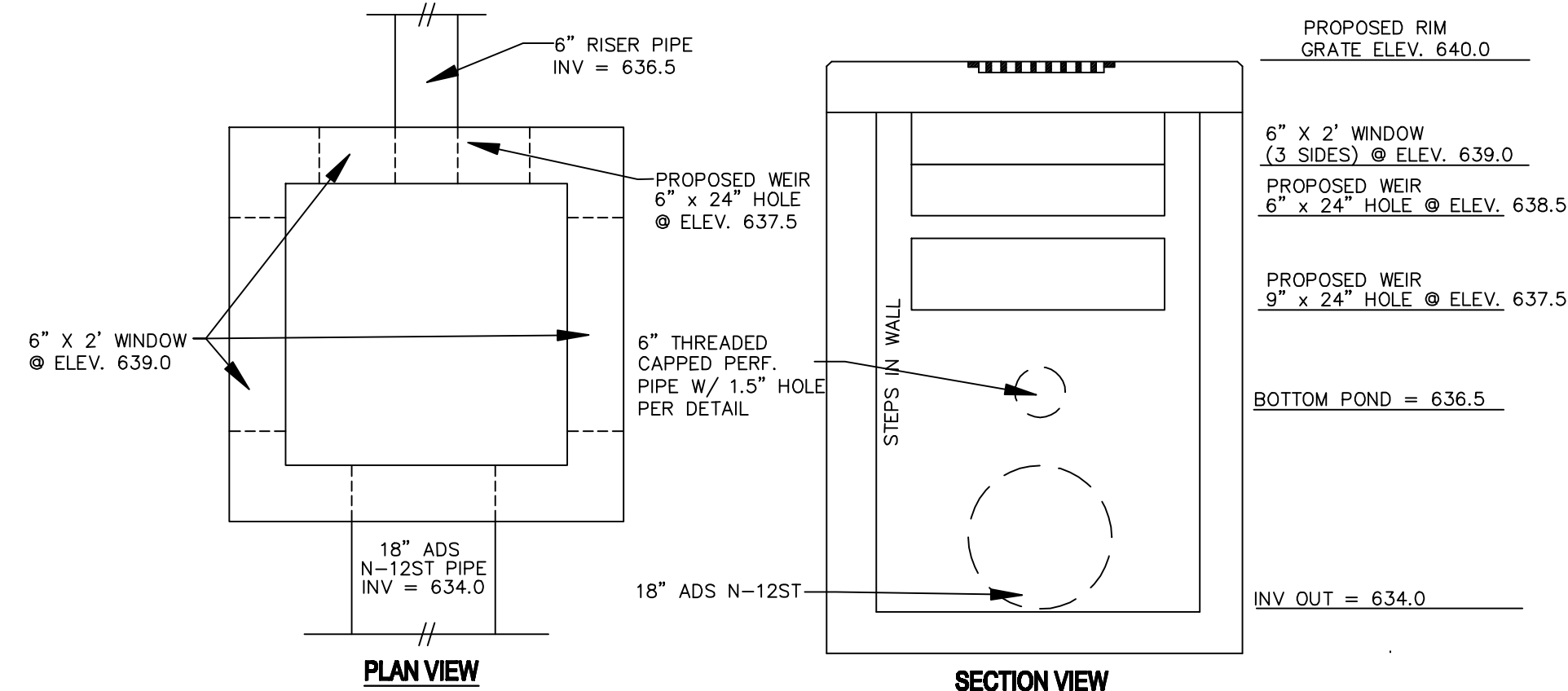
1. ALL EROSION CONTROL MEASURES SHALL BE FOLLOWED AS REQUIRED UNDER OHIO STORM WATER QUALITY MANUAL.
2. EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE. ALL RUNOFF RESULTING FROM CONSTRUCTION OPERATIONS MUST BE FILTERED BY APPROVED METHODS PRIOR TO DISCHARGING TO THE STORM SYSTEM.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY 7 DAYS AND AFTER EVERY RAIN. RECORDS OF SUCH INSPECTIONS SHALL BE KEPT AT THE JOB SITE AND BE AVAILABLE FOR IMMEDIATE REVIEW UPON REQUEST. REPAIRS TO EROSION CONTROL ARE REQUIRED DAILY.
4. IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE MINIMUM CONTROLS. ADDITIONAL MEASURES MAY BE REQUIRED BY THE BUTLER COUNTY.
5. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND BE SEEDED WITHIN 2 DAYS OF REACHING FINAL GRADE. DISTURBED AREAS THAT ARE DORMANT FOR 15 DAYS OR MORE SHALL BE SEEDED OR PROTECTED IMMEDIATELY. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
6. UNTIL IMPROVEMENTS IN THE DEVELOPMENT HAVE BEEN COMPLETED, THE CONTRACTOR SHALL TAKE SUCH MEASURES AS ARE NECESSARY TO PREVENT EROSION OF GRADED SURFACES ONTO ROADWAYS, INTO DRAINAGE COURSES, STORM SEWERS, OR ONTO ADJOINING LAND.
7. ALL MUD/DIRT TRACKED ONTO THE STREET OR SEDIMENT SETTLED ALONG THE CURB/GUTTER LINE SHALL BE REMOVED IMMEDIATELY.
8. TEMPORARY SOIL STOCK PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE OR OTHER MEANS IMMEDIATELY.
9. CONTRACTOR TO DISCARDED BUILDING MATERIALS & LITTER DAILY AND SHALL BE PUT IN DUMPSTERS. CONCRETE TRUCK WASHOUTS LOCATIONS SHALL BE MAINTAINED, AND CONCRETE DISCARD IN DUMPSTER. CHEMICALS MAY NOT BE STORED ON SITE UNLESS IN REGULATED SEALED CONTAINER AND BATHROOM TO BE PROVIDED FOR HAND-OUT, WOMEN AND MEN'S TEMPORARY.
10. PROVIDE PORTABLE TOILET AND SHALL BE ANCHORED TO GROUND.



PROFILE VIEW

PIPE DIA. (IN.)	HOLE DIA. (IN.)			
	1/4"	3/8"	1/2"	3/4"
6	12	12	8	—

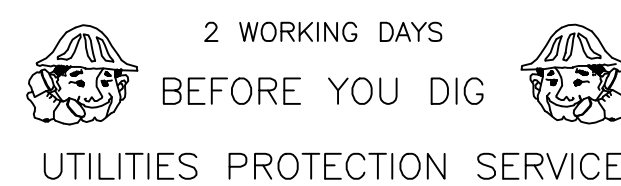
VQV PIPE DETAIL
SCALE: NOT TO SCALE



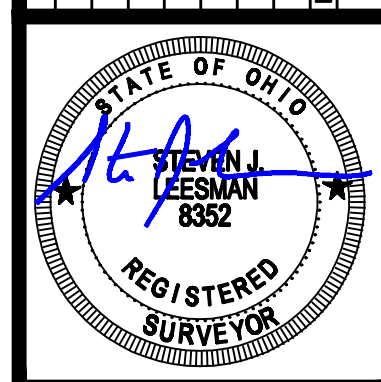
CB-3 DETENTION RELEASE STRUCTURE
SCALE: NOT TO SCALE

SPECIES	SEEDING RATE		SEEDING DATES
	LB./AC.	LB./1000 sq.ft.	
OATS	4 BUSHEL	3	MARCH 1 TO AUGUST 15
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
RYE	2 BUSHEL	3	AUGUST 16 TO NOVEMBER 1
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
WHEAT	2 BUSHEL	3	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
USE MULCH ONLY, SOODING PRACTICES			NOVEMBER 1 TO SPRING SEEDING
OR DORMANT SEEDING			
NOTE: OTHER			

PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES:
	LB./AC.	LB./1000 sq.ft	
GENERAL USE			
CREEPIING RED FESCUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	20-40	1	
CROWN VETCH TALL FESCUE	10-20	1/4-1/2	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	20	1/2	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES			
TALL FESCUE	40	1	
DWARF FESCUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREEPIING RED FESCUE	60	1 1/2	FOR SHADED AREAS
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED			

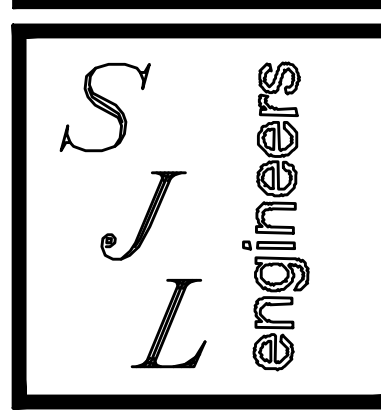


NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



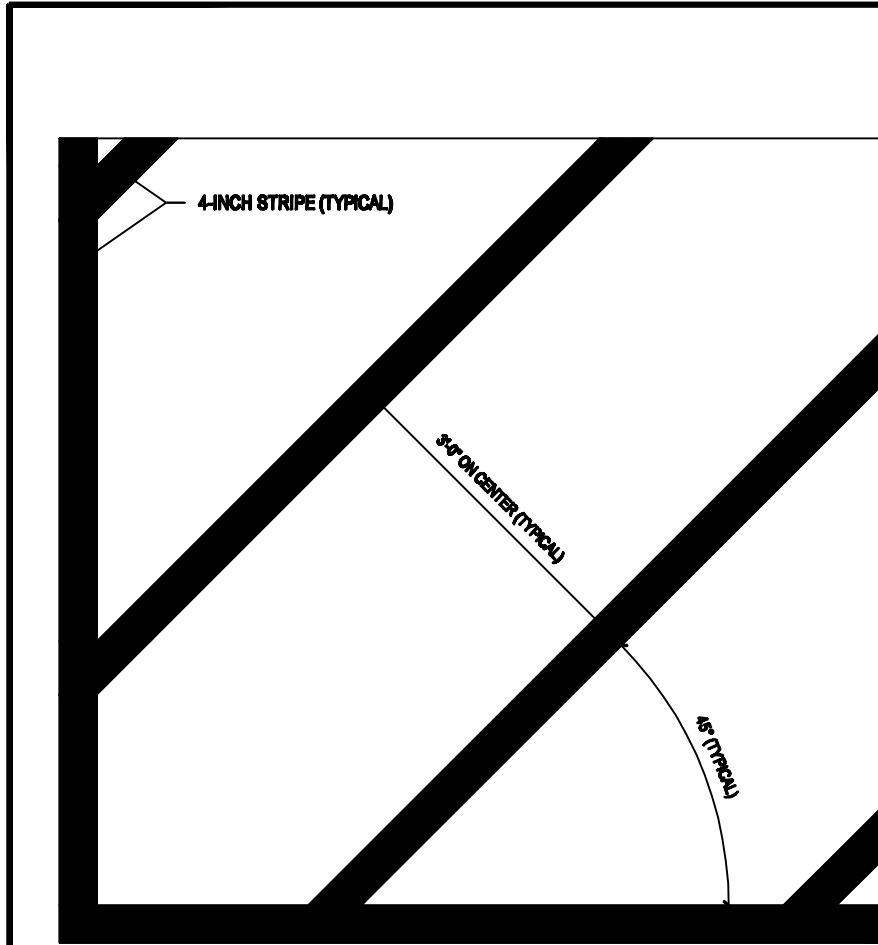
RODEN PARK C-STORE
RODEN PARK DR. MONROE OH 45044

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ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

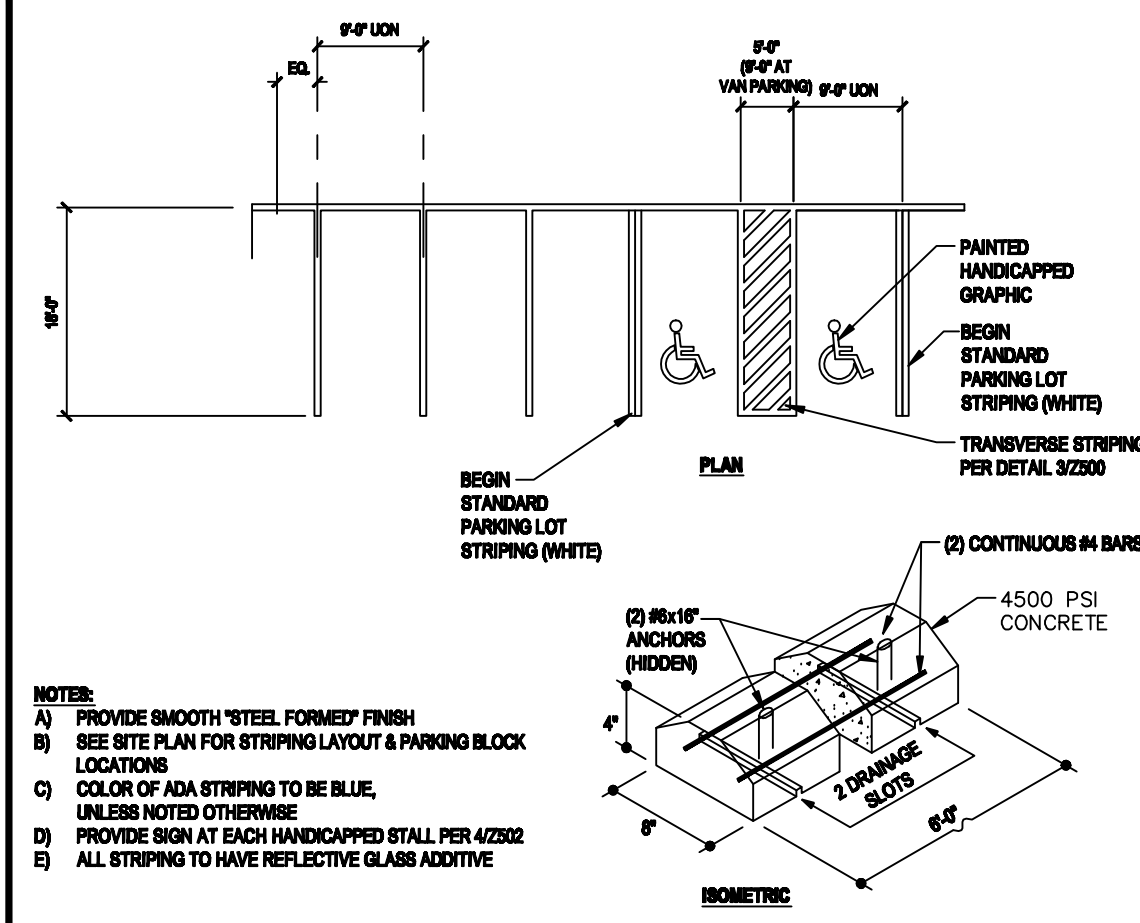


DRAWING TITLE	
GRADING PLAN	
PROJ. NO. C-STORE	DATE 12-7-23
DRAWN JER	CHECKED SUL

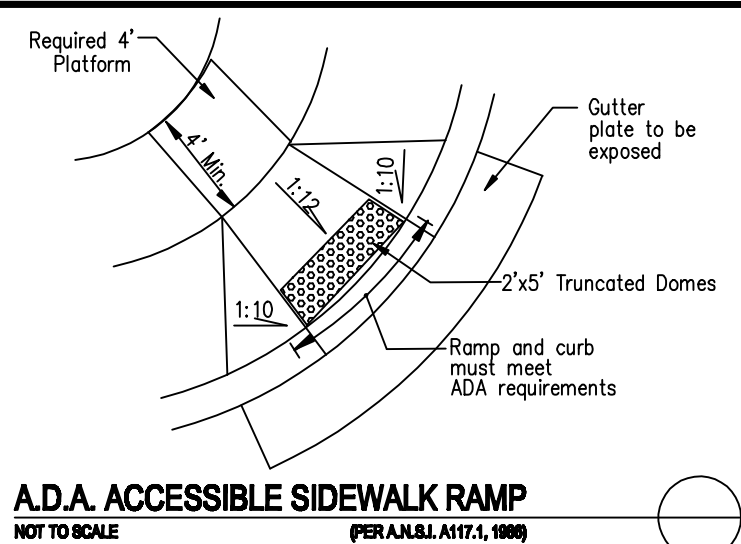
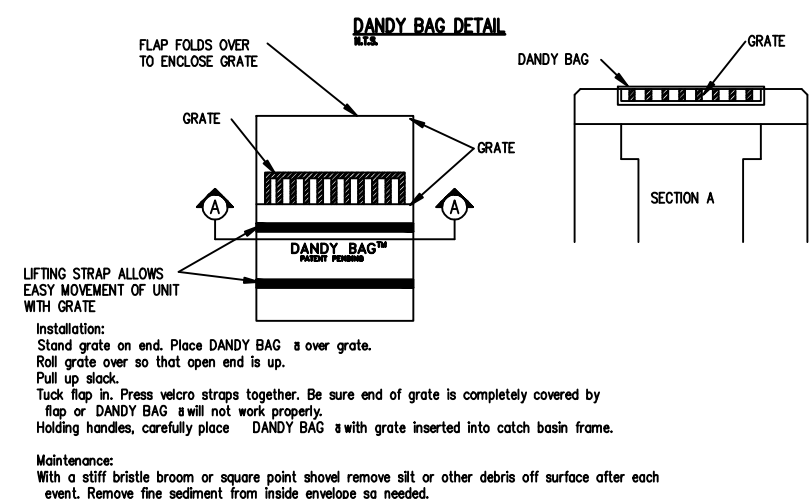
DRAWING NO.	
C4	



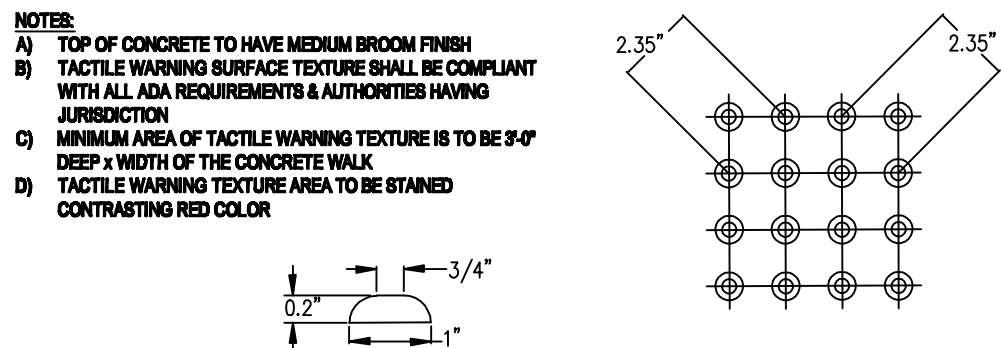
TYPICAL TRANSVERSE STRIPING DETAIL
SCALE: NOT TO SCALE



TYPICAL PARKING STALL SPACING, STRIPING & PARKING BLOCK DETAIL
NOT TO SCALE



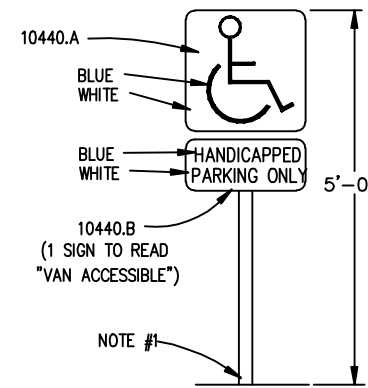
A.D.A. ACCESSIBLE SIDEWALK RAMP
NOT TO SCALE



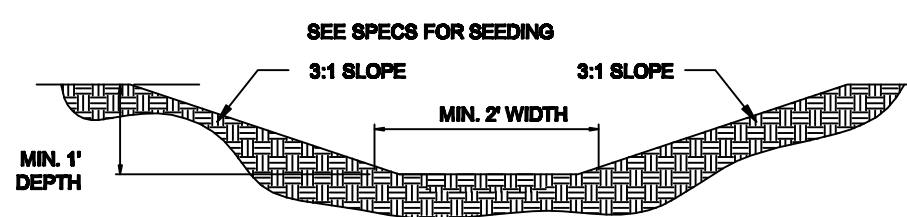
TRUNCATED DOMES DETAIL
NOT TO SCALE

- MINIMUM STANDARDS - The standards shown herein are to be considered the minimum requirements. It is the responsibility of the developer and their engineer to meet all federal and state regulations involving handicapped accessibility.
1. Curb ramps shall meet requirements of the Americans With Disabilities Act Accessible Guidelines (ADAAG) regulatory standards.
 2. Each ramp may vary in width and length per conditions found in the field or on the plans. The field engineer will determine how each ramp is to be constructed.
 3. Truncated domes are to be included as part of the ramp design. The domes shall be aligned with the normal path of travel.
 4. The walls (if needed) at the sides of the ramp can be poured as part of the ramp itself. The ramp should be structurally one unit. The walls should be tapered to meet the existing ground at the top of the ramp.
 5. Curb ramps constructed at crosswalks shall be placed such that a minimum 4' clear space exists within the crosswalk at the front of the ramp.
 6. When objects such as utility poles, pull boxes, traffic controllers, and pole bases obstruct the proper placement of the ramp to meet the specified grades, exceptions may be made to the ramp design, as determined by the Engineer.
 7. The front edge of the truncated dome section must be no further than 8" from the back of curb. They should be placed as close to the back of curb as possible, while still maintaining proper alignment.
 8. All curb required to install the ramp, at least curb to the tangent section, must be constructed with an exposed gutter plate. This requires raising the gutter plate to meet the existing flow line at the edge of pavement if the gutter was originally paved over.

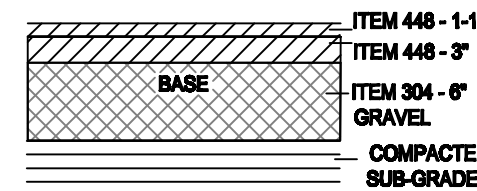
ADA ACCESSIBILITY NOTES
NOT TO SCALE



HANDICAP SIGN DETAIL
NOT TO SCALE

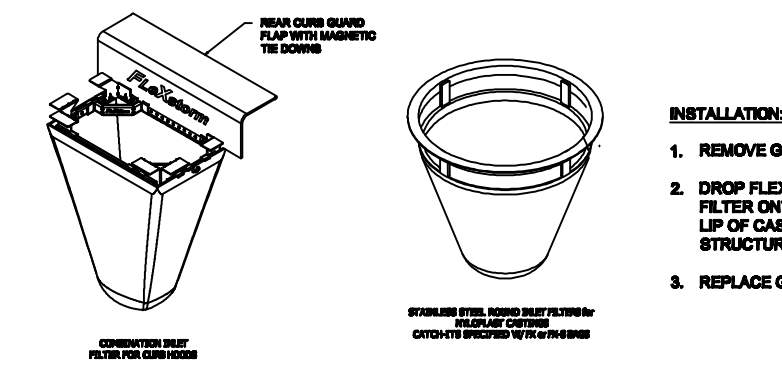
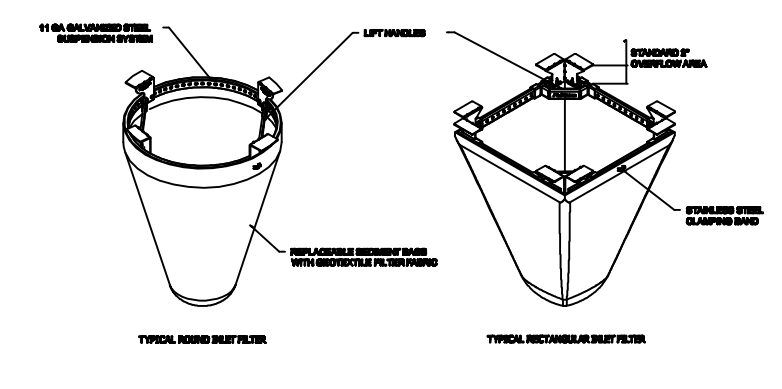


TYPICAL SWALE DETAIL
NOT TO SCALE

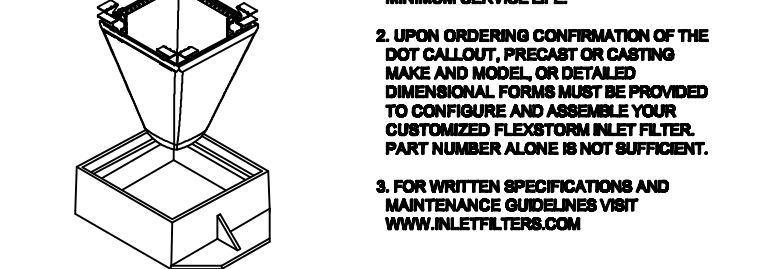


ASPHALT PAVEMENT PARKING DETAIL
SCALE: NOT TO SCALE

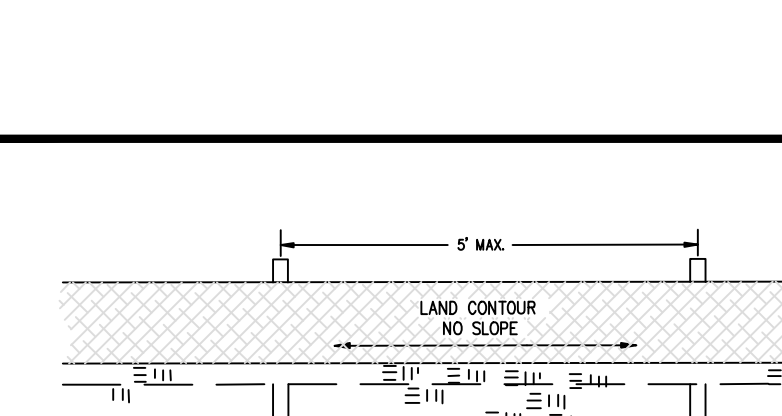
FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING



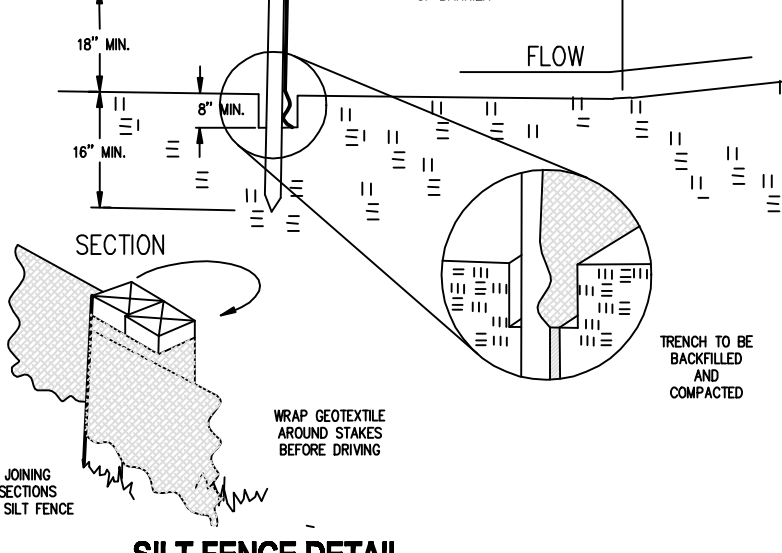
FLEXSTORM FILTER DETAIL
NOT TO SCALE



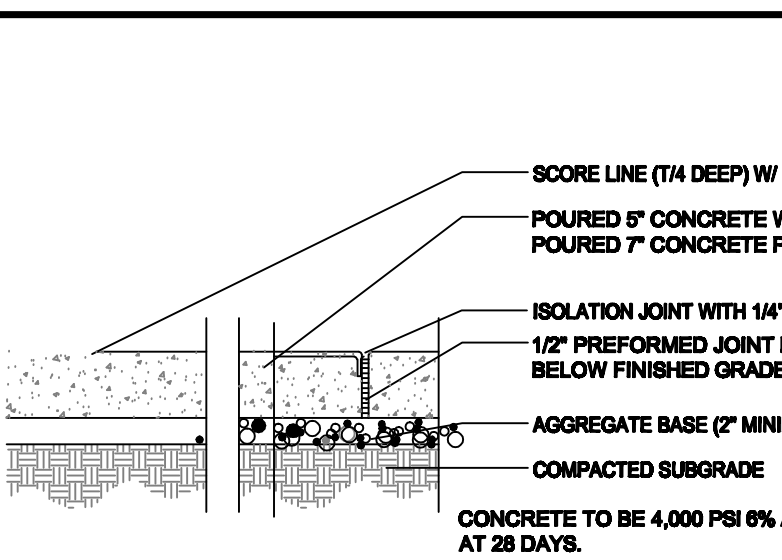
FLEXSTORM FILTER DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

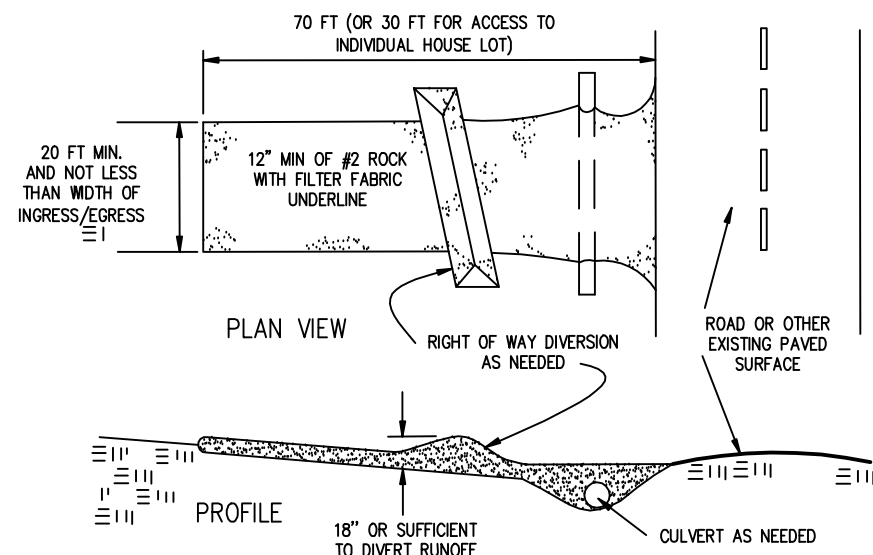


CONCRETE PAVEMENT/ SIDEWALK DETAIL
SCALE: NOT TO SCALE

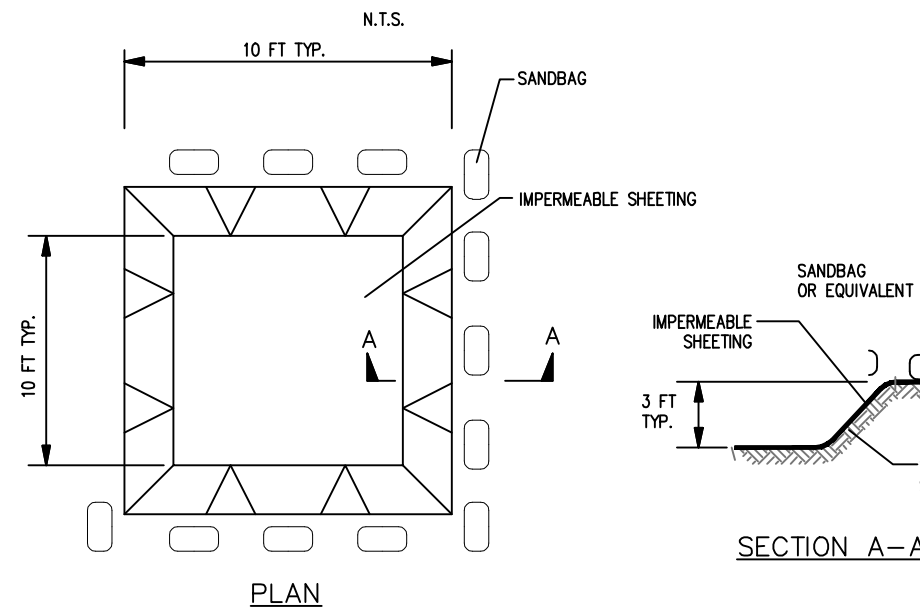


TYPICAL TRENCH BACKFILL DETAIL
SCALE: NOT TO SCALE

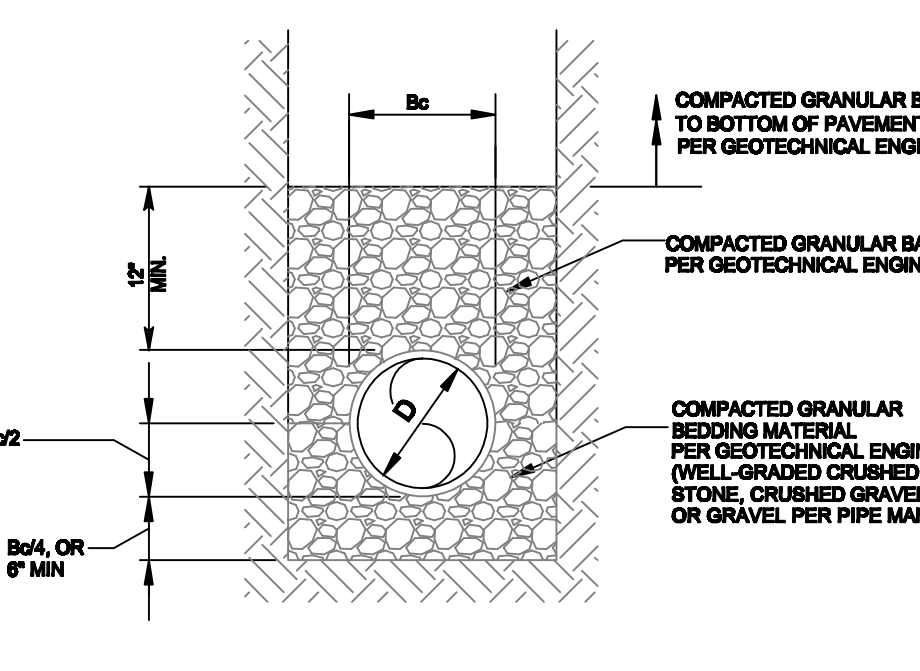
- NOTES:
1. STONE SIZE - TWO INCH STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 50-FT. (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30-FT MINIMUM LENGTH APPLIES).
 3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6-IN. THICK.
 4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 10-FT WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. BEDDING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAB TENSILE STRENGTH OF AT LEAST 200 LB AND A WADEN BURST STRENGTH OF AT LEAST 190 LB.
 6. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
 8. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SHEDDING.
 9. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

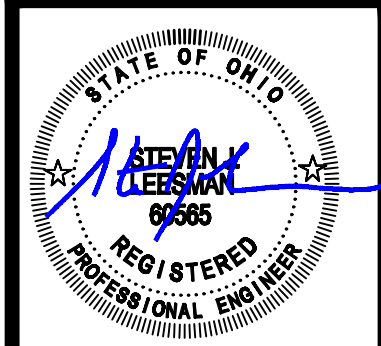


EXCAVATED CONCRETE WASHOUT STRUCTURE DETAIL
NOT TO SCALE



TYPICAL TRENCH BACKFILL DETAIL
SCALE: NOT TO SCALE

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SJL
engineers

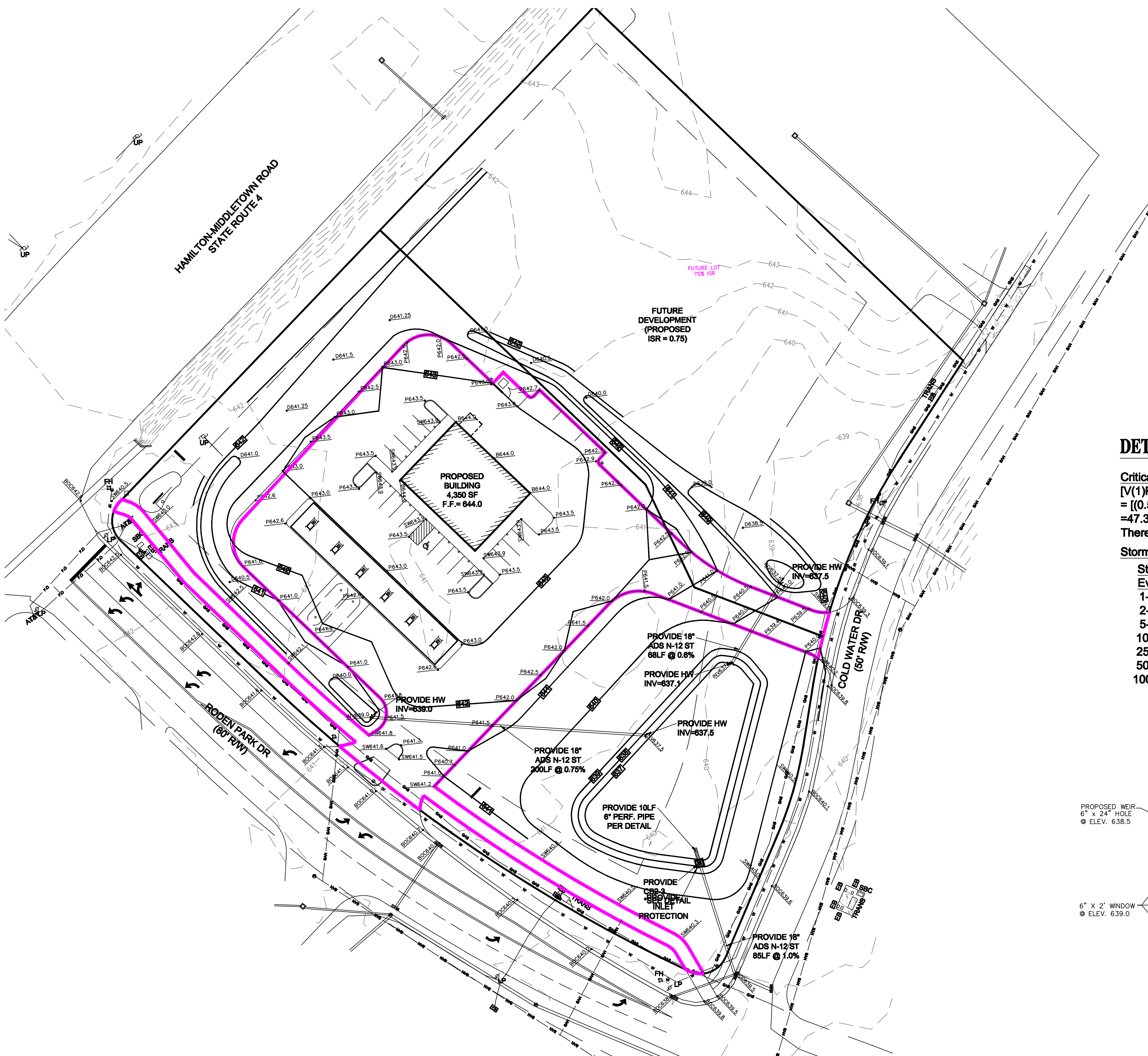
DRAWING TITLE

DETAILS	
PROJ. NO. C-STORE	DATE 12-7-23
DRAWN JER	CHECKED SJL

DRAWING NO.

C5

2 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE



WATER QUALITY CALCULATIONS

Area (A) = 5.35 acres
Impervious Area = 3.11 acres
 $i = 3.11/5.35 = 0.58$
 $WQ_v = 10,018cf$ (Required)
Allowable Discharge $Q = 0.058cfs$ (Required)

ORIFICE CALCULATIONS:

Shape: Circular
Diameter: 1.10 in
Invert Elevation: 636.50 ft
Coefficient: 0.60
Number of Openings: 1

Calculation Result
Headwater Elevation: 639.0 ft
Tailwater Elevation: 0.00 ft
Discharge: 0.0498 cfs
Velocity: 7.54 ft/s

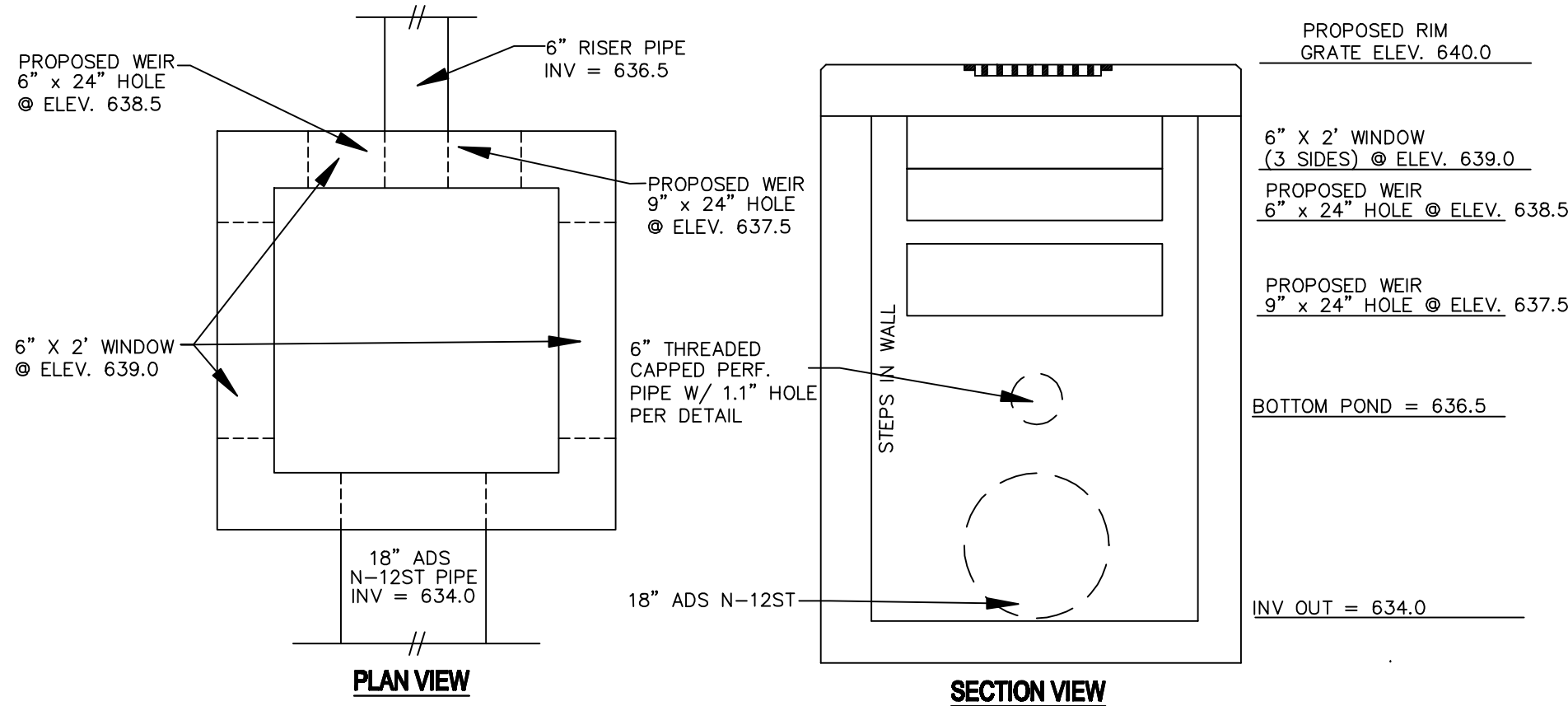
Allowable > Actual : 0.058 cfs > 0.050 cfs

DETENTION CALCULATIONS

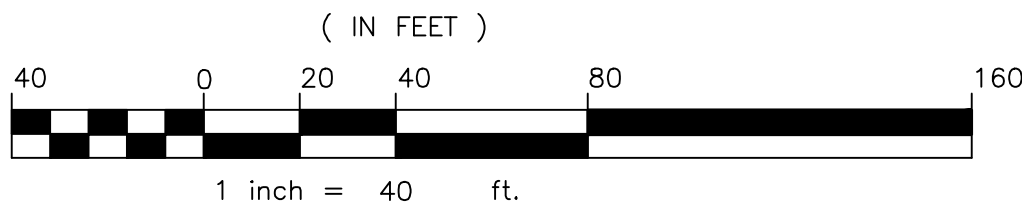
Critical Storm Calculation
 $[V(1)Post - v(1)Pre] / v(1)Pre$
 $= [(0.55 - 0.29) / 0.55] \times 100\%$
 $= 47.3\%$ Increase in Runoff Volume
Therefore, 5-yr Critical Storm

Stormwater Runoff Summary Table

Storm Event	Pre-Development Peak Flow	Post-Development Peak Flow	Prop. Allowable Release Rate	Post Development Release Rate
1-YR	6.30 cfs	12.06 cfs	6.30 cfs	3.81 cfs
2-YR	7.48 cfs	14.32 cfs	6.30 cfs	4.47 cfs
5-YR	8.90 cfs	17.04 cfs	6.30 cfs	5.31 cfs
10-YR	9.96 cfs	19.06 cfs	9.96 cfs	6.12 cfs
25-YR	11.23 cfs	21.50 cfs	9.96 cfs	7.41 cfs
50-YR	12.19 cfs	23.33 cfs	9.96 cfs	8.35 cfs
100-YR	13.06 cfs	25.00 cfs	9.96 cfs	9.15 cfs



CB-3 DETENTION RELEASE STRUCTURE
SCALE: NOT TO SCALE



NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		

STATE OF OHIO
REGISTERED SURVEYOR
STEVEN J. LEESMAN
8352

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
STEVEN J. LEESMAN
8355

RODEN PARK C-STORE
RODEN PARK DR, MONROE OH 45044

LEESMAN ENGINEERING & ASSOC.
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SJL
engineers

DRAWING TITLE

DETENTION

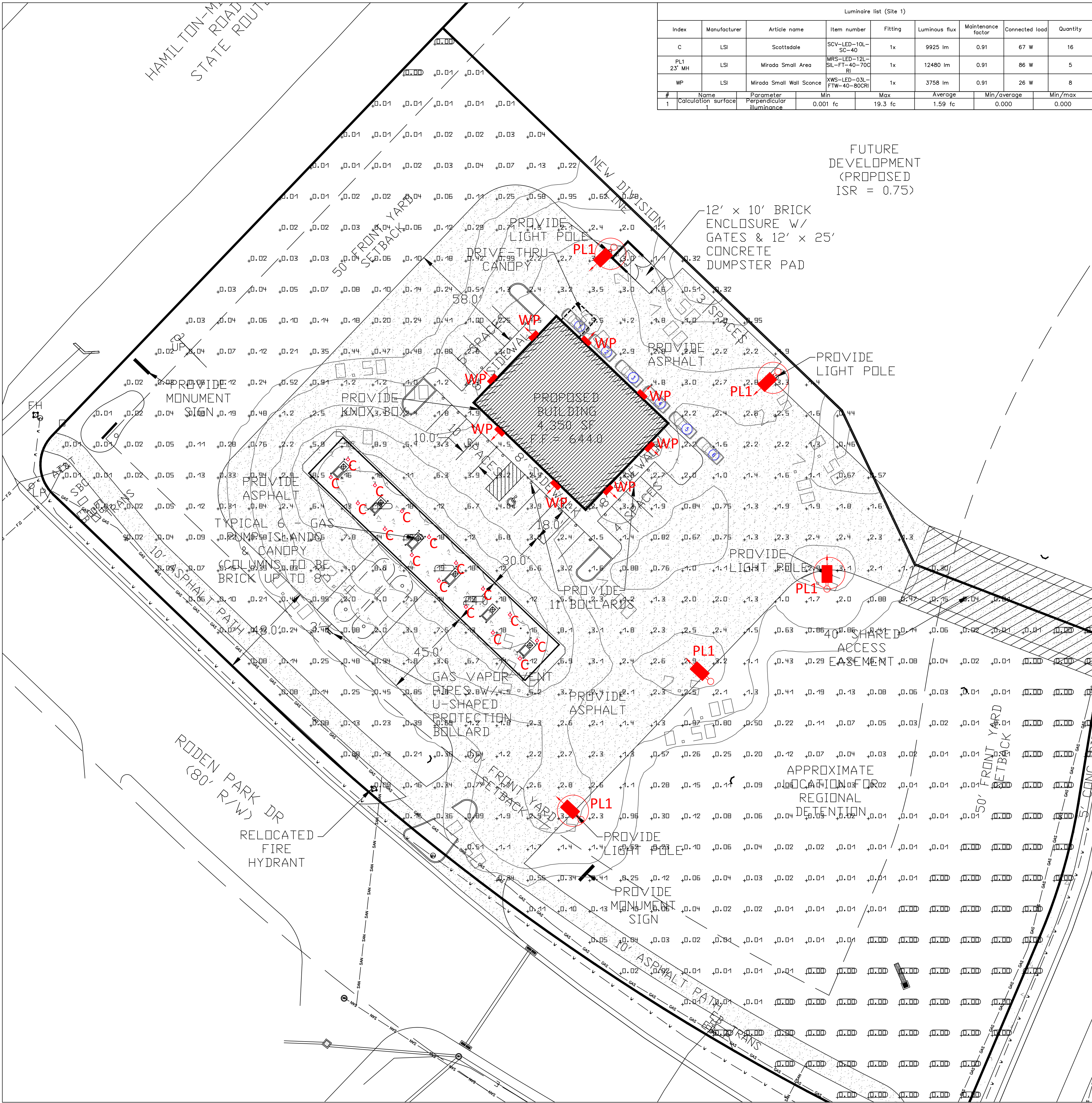
PROJ. NO.	DATE
C-STORE	4-18-24

DRAWN	CHECKED
JER	SJL

DRAWING NO.

C6

2 WORKING DAYS
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Luminaire list (Site 1)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load
C	LSI	Scottsdale	SCV-LED-10L-SC-40	1x	9925 lm	0.91	67 W
PL1	LSI	Mirada Small Area	MRS-LED-12L-SIL-FT-40-70C RI	1x	12480 lm	0.91	86 W
WP	LSI	Mirada Small Wall Sconce	XWS-LED-03L-FTW-40-80CRI	1x	3758 lm	0.91	26 W
#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface	Perpendicular Illuminance	0.001 fc	19.3 fc	1.59 fc	0.000	0.000



Catalog # : _____ Project : _____
Prepared By : _____ Date : _____

Mirada Small Area (MRS)

Turtle friendly LED Area Light





OVERVIEW	
Lumen Package	2,000 - 4,000
Wattage Range	36 - 93
Efficacy Range (LPW)	39 - 73
Fixture Weight lbs (kg)	20 (9.1)

- QUICK LINKS
- [Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

- Construction**
 - Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 27 lbs in carton.
- Optical System**
 - State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplight.
 - Available in narrow band amber with peak intensity at 596nm.
 - Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.
 - External shielding available for blocking visibility from any side of the luminaire.

- Electrical**
 - High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F).
 - Power factor: >90
 - Input power stays constant over life.
 - Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Controls**
 - Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
 - LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

- poles.**
 - A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
 - Included terminal block accepts up to 12 ga. wire.
 - Utilizes LSI's traditional B3 drill pattern.
- Warranty**
 - LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- Listings**
 - Listed to UL 1598 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant.
 - Suitable for wet locations.
 - IP66 rated Luminaire per IEC 60598-1.
 - 3G rated for ANSI C136.31 high vibration applications are qualified.
 - IK08 rated luminaire per IEC 66262 mechanical impact code.



Catalog # : _____ Project : _____ Type : _____
Prepared By : _____ Date : _____

Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light





OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	13 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

Electrical

- High-performance driver features over-voltage under-voltage, short-circuit, and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0°C to 50°C with cold weather battery rated for -20°C to 50°C (40°C max for 8L). 120-277V Only.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium™ (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
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Page 1/7 Rev. 06/30/23
SPEC 1021.D.0633

Cstore Roden

Photometric Study

SCALE: N/A

DATE: 04/17/2024

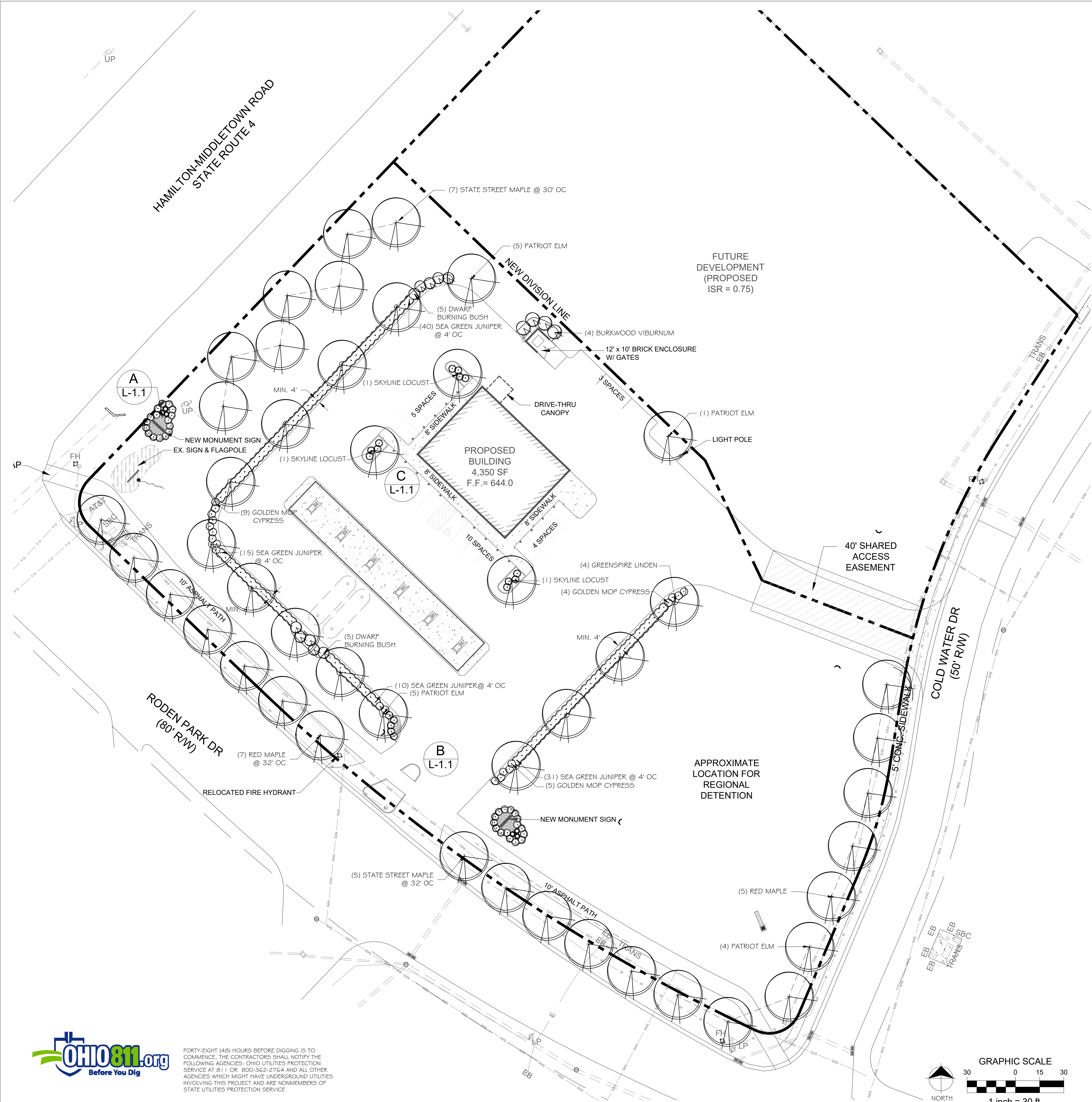
130 W. Ross Ave
Cincinnati, Ohio 45217

P. 513-693-4060

www.leesman.com

Photometrics shown are intended for diagrammatic purposes only. Actual foot candles may vary depending on final selections of material, finishes, mounting heights, etc.

Page 2/9



C-4 GATEWAY COMMERCIAL LANDSCAPE REQUIREMENTS

STREET TREES:
TREES ARE REQUIRED AT A RATE OF ONE (1) TREE PER FORTY (40) FEET OF FRONTAGE .

HAMILTON - MIDDLETOWN RD. 280± LF/ 40 = 7 TREES REQUIRED
7 TREES AS SHOWN

RODEN PARK DRIVE 554± LF/ 40 = 13.85 or 14 TREES REQUIRED
14 TREES AS SHOWN

COLD WATER DR. 249± LF/ 40 = 6.2 or 7 TREES REQUIRED
7 TREES AS SHOWN

PARKING REQUIREMENTS:
ALL NON-PARKING SPACE VEHICULAR USE AREAS (I.E. ACCESS DRIVES, DRIVE THRU LANES, ETC.) ARE REQUIRED TO HAVE ONE CANOPY TREE FOR EVERY 50 LINEAR FEET AND THREE BUSHES FOR EVERY 15 LINEAR FEET OF USE AREA.

HAMILTON - MIDDLETOWN RD.
NON-PARKING AREA 223± LF/ 50 = 4.46 or 5 TREES REQUIRED
5 TREES AS SHOWN
NON-PARKING AREA 223± LF/ 15 = 14.9 X 3 = 44.7 OR 45 SHRUBS REQUIRED
45 SHRUBS AS SHOWN

RODEN PARK DRIVE
NON-PARKING AREA 180± LF/ 50 = 3.6 or 4 TREES REQUIRED
4 TREES AS SHOWN
NON-PARKING AREA 180± LF/ 15 = 12 X 3 = 36 SHRUBS REQUIRED
39 SHRUBS AS SHOWN

SOUTH VEHICULAR AREA
NON-PARKING AREA 198± LF/ 50 = 3.96 or 4 TREES REQUIRED
4 TREES AS SHOWN
NON-PARKING AREA 198± LF/ 15 = 13.3 X 3 = 39.6 or 40 SHRUBS REQUIRED
40 SHRUBS AS SHOWN

LOT PERIMETER BUFFER: NOT APPLICABLE

PLANT MATERIALS LIST- Both Sheets

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	MATURE HT./SPD.
LARGE DECIDUOUS TREES			
12	RED MAPLE - <i>Acer rubrum</i>	2-1/2" cal. B/B	40' / 30'
12	STATE STREET MAPLE - <i>Acer miyabei</i> 'Morton'	2-1/2" cal. B/B	40' / 35'
3	SKYLINE LOCUST - <i>Gleditsia thacanthos</i> var. <i>inermis</i> 'Skycolor'	2-1/2" cal. B/B	45' / 35'
4	GREENSPIRE LINDEN - <i>Tilia cordata</i> 'Greenspire'	2-1/2" cal. B/B	40' / 30'
15	PATRIOT ELM - <i>Ulmus</i> x 'Patriot'	2-1/2" cal. B/B	50' / 40'
SHRUBS, GRASSES & PERENNIALS			
18	GOLDEN MOP CYPRESS - <i>Chamaecyparis pisifera</i> 'Golden Mop'	# 3 cont.	3' / 4'
10	DWARF BURNING BUSH - <i>Euonymus alatus</i> 'Compactus'	36" B/B or Cont.	6' / 8'
96	SEA GREEN JUNIPER - <i>Juniperus x pfitzenana</i> 'Sea Green'	36" B/B or Cont.	5' / 8'
30	CALGARY CARPET JUNIPER - <i>Juniperus sabina</i> 'Mona'	# 3 cont.	1' / 6'
18	GREY OWL JUNIPER - <i>Juniperus virginiana</i> 'Grey Owl'	# 3 cont.	3' / 6'
3	GOLDFLAME SPIREA - <i>Spiraea x bumalda</i> 'Goldflame'	# 3 cont.	3' / 5'
4	BURKWOOD VIBURNUM - <i>Viburnum x burkwoodii</i> 'Mohawk'	36" B/B or Cont.	8' / 7'
6	SWITCH GRASS - <i>Panicum virgatum</i>	# 3 cont.	5' / 4'
58	PARDON ME DAYLILIES - <i>Hemerocallis</i> x 'Pardon Me'	# 1 cont.	2' / 2'

LANDSCAPE REQUIREMENTS

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. TREES AND SHRUBS SHALL BE NURSERY GROWN AND BE HEALTHY AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE CURRENT 'AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS' AND CONFORM IN GENERAL TO REPRESENTATIVE SPECIES.
4. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS ARE MADE.
5. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
6. A MINIMUM OF 6" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH ONE PART BACKFILL MIX TO ONE PART COMPOST. MULCH TREES AND SHRUBS WITH MIN. 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS. ALL BED EDGES SHALL BE SPADE-CUT AND CLOSELY ALIGN AS POSSIBLE WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVED SURFACES.
7. SEED ALL LAWN DISTURBED AREAS WITHIN PROJECT LIMITS, INCLUDING OUT TO PAVEMENT EDGES. VERIFY EXTENT WITH OWNER'S REPRESENTATIVE.
8. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. ALL DEAD PLANT MATERIALS SHALL BE PROMPTLY REMOVED AND REPLACED WITH NEW MATERIAL.

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 46387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@bcbwork.rr.com
LICENSED IN OH, KY, PA, VA, IN, IL,
MI, MO, TX, OK, KS, IA, NM, AZ, CO & UT



Date	
Description	
Item	

PROPOSE C-STORE

RODEN PARK DR., MONROE, OH 45044



335 Huls Drive
Clayton, Ohio 45315

Design: REB	Proj:
Draw: REB	Dwg:
Check: REB	Tab: L-1.0
Scale: 1"=50'	
Date: 3.14.2024	
Sheet: SITE LANDSCAPE PLAN	
Sheet No.:	

L-1.0



Date	
Description	
Item	

PROPOSE C-STORE

RODEN PARK DR., MONROE, OH 45044

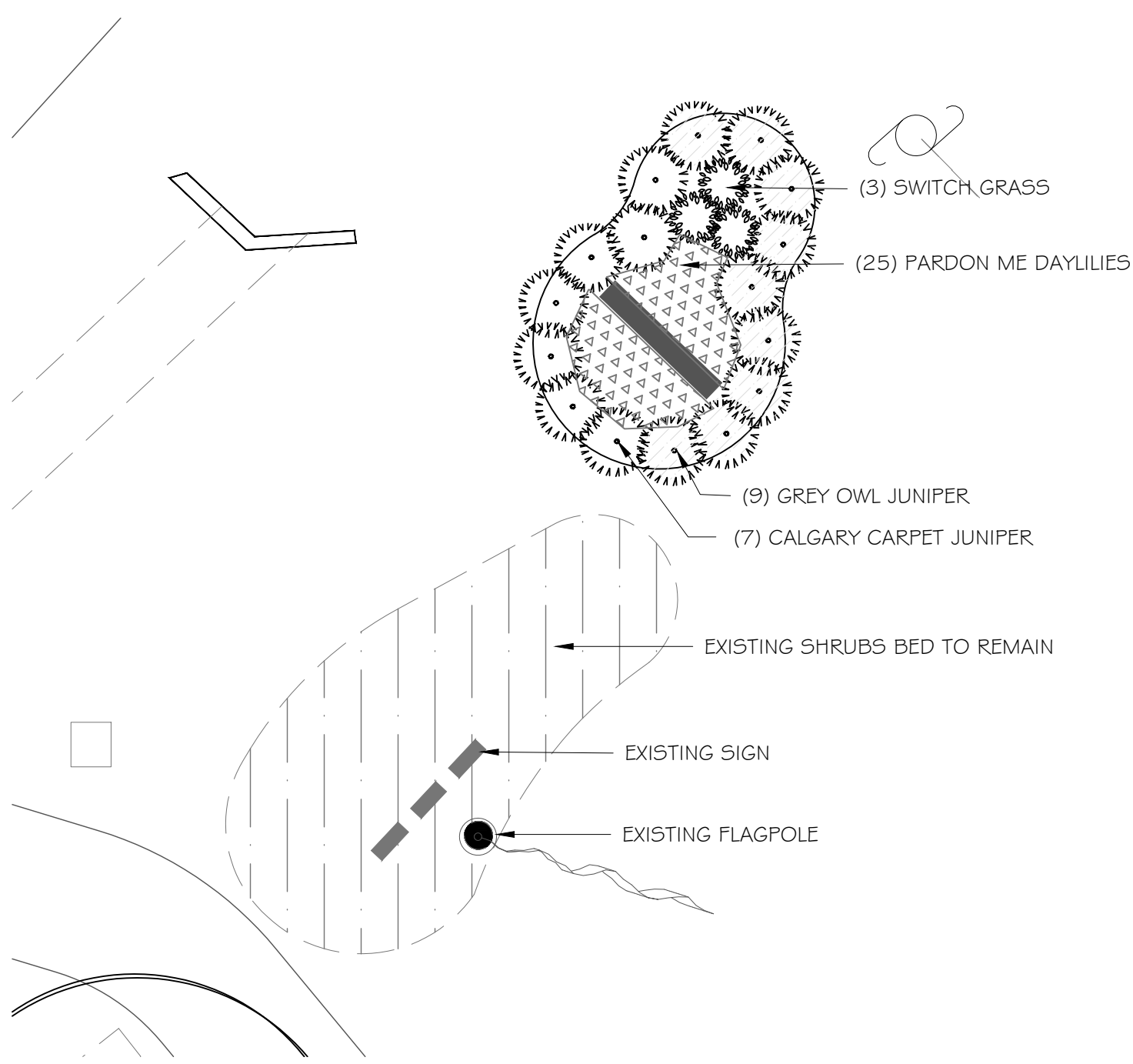


335 Huls Drive
Clayton, Ohio 45315

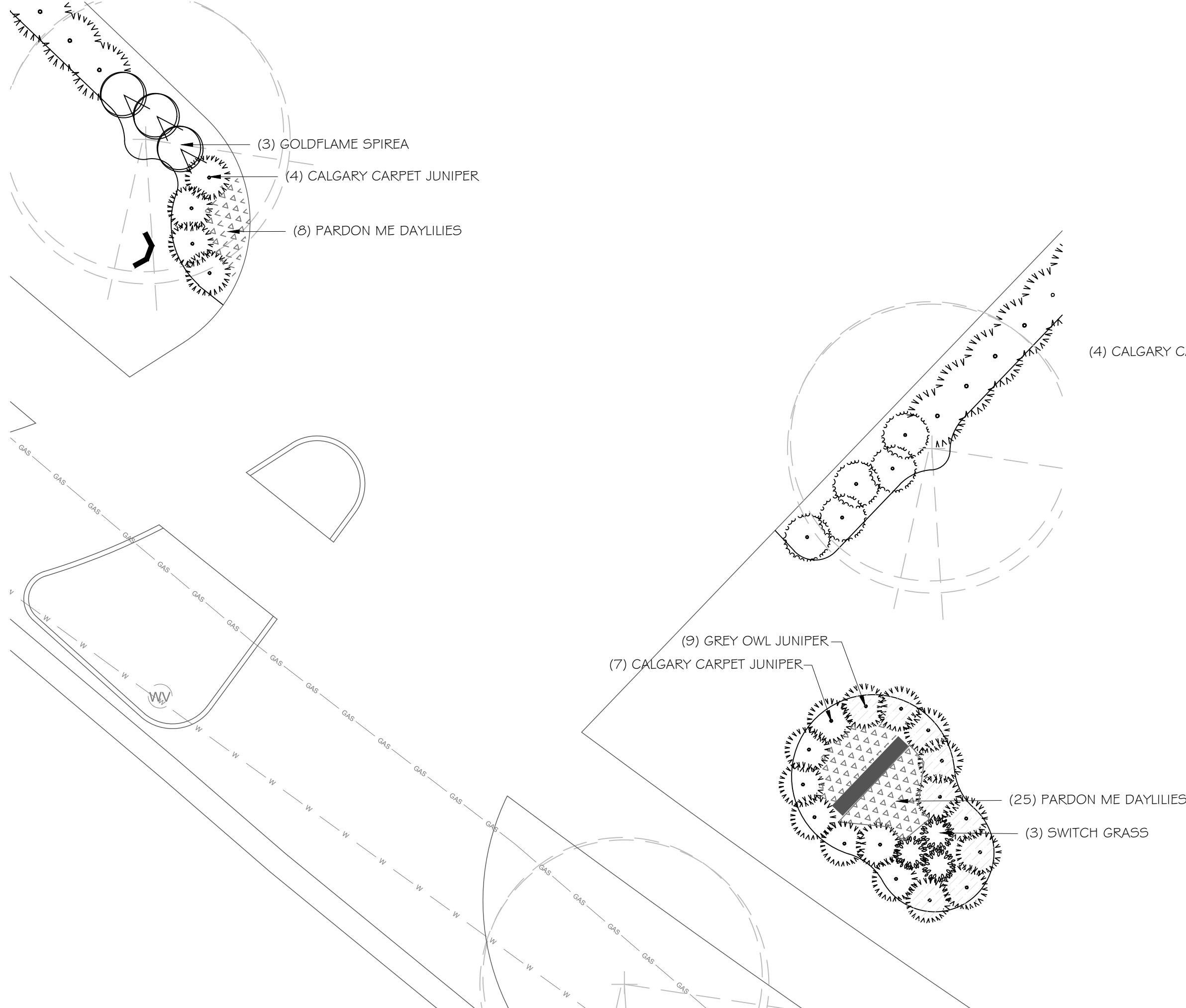
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Sheet No.:	

L-1.1

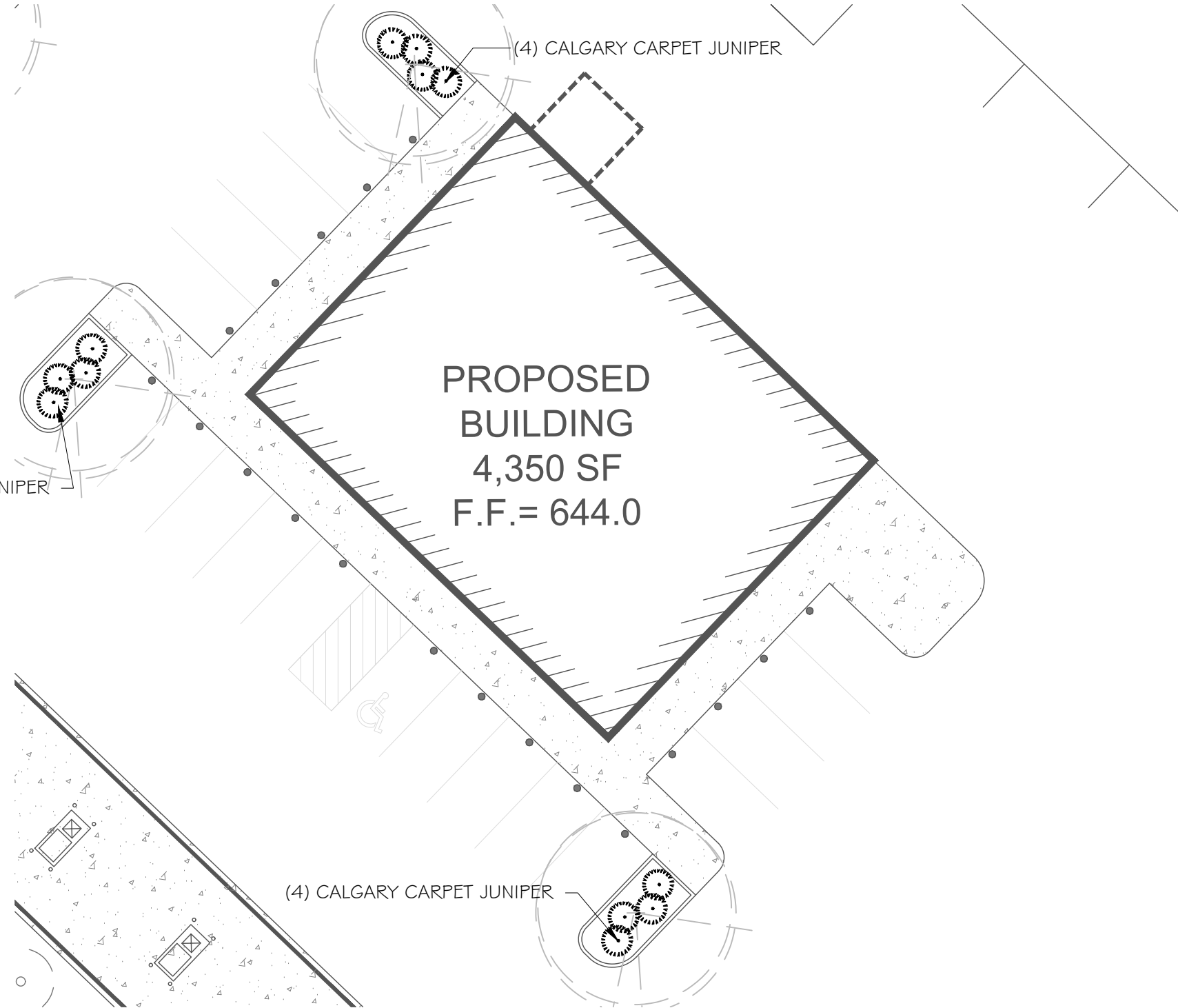
A HAMILTON-MIDDLETOWN ROAD SIGN LANDSCAPE PLAN
SCALE: 1"=10'



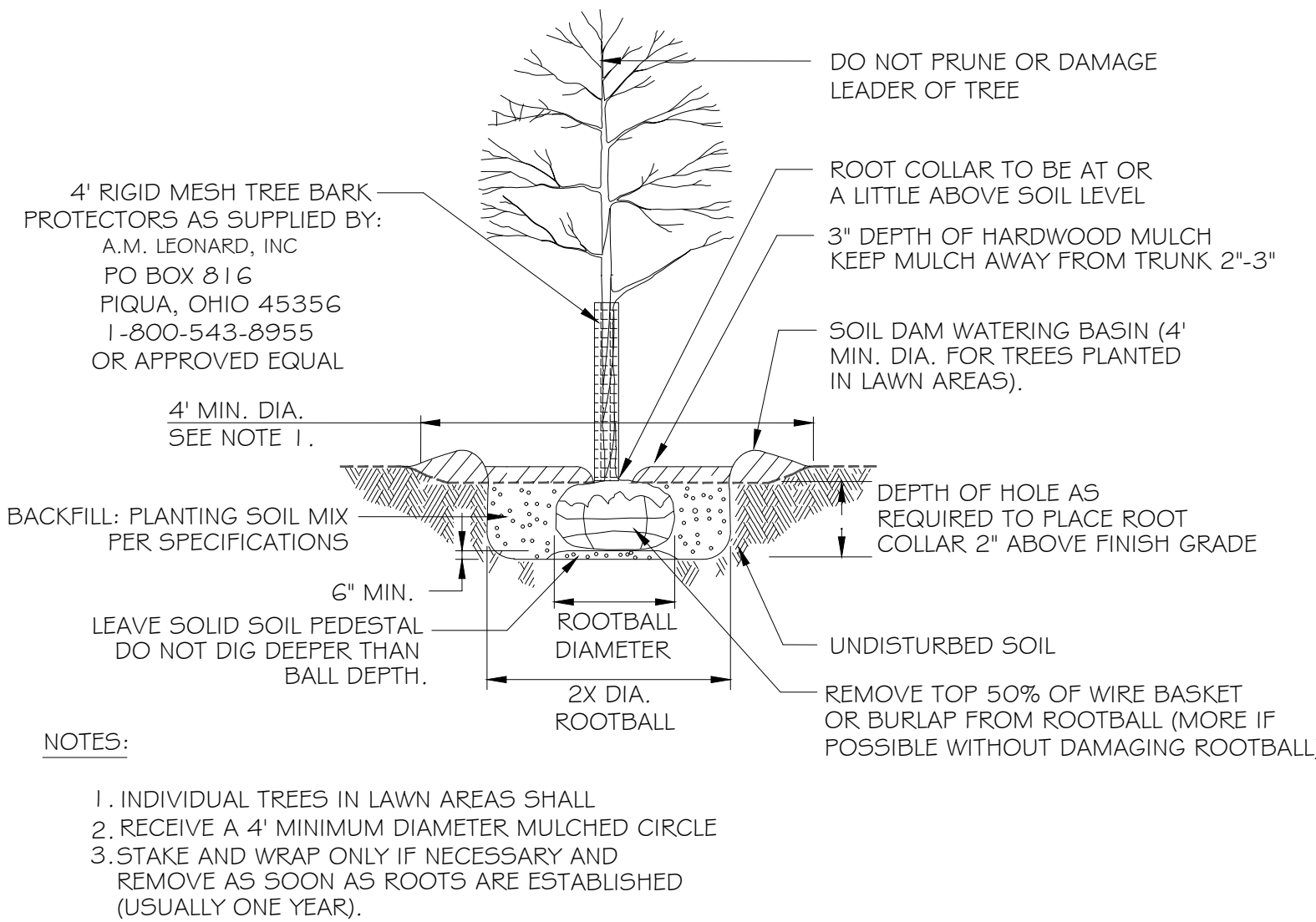
B RODEN PARK DRIVE ENTRY & SIGN
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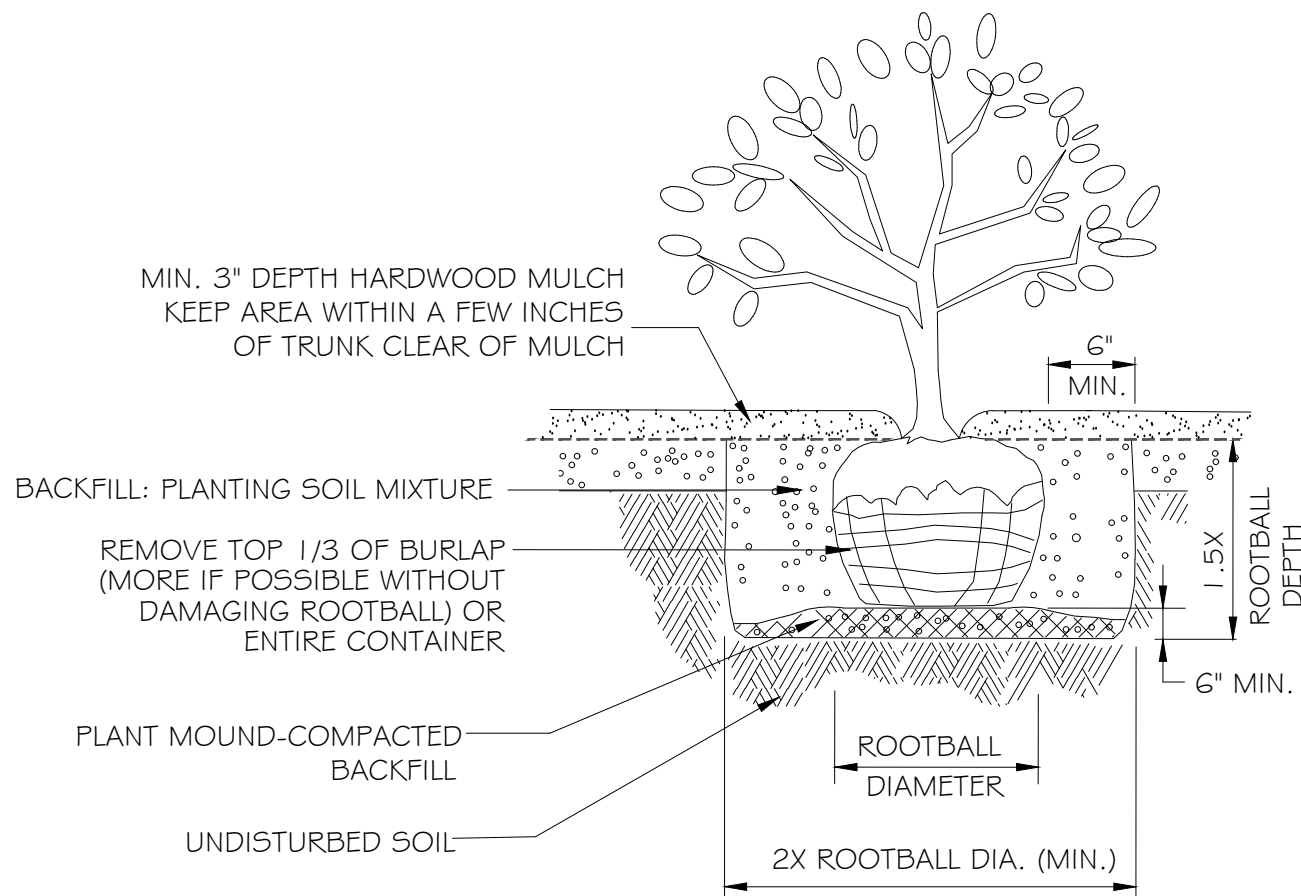
C BUILDING LANDSCAPE PLAN
SCALE: 1"=20'



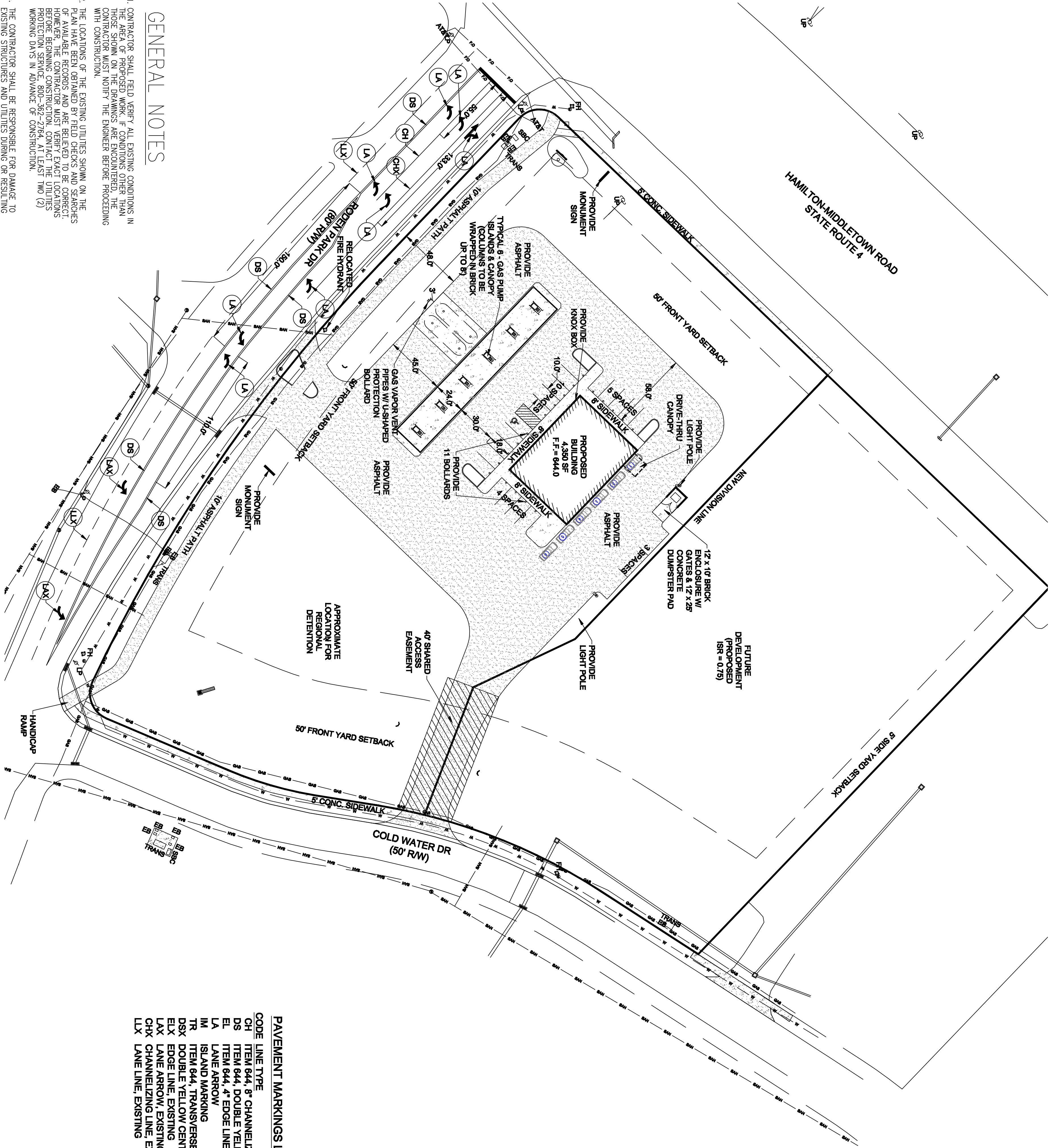
PLANTING INSTALLATION DETAILS



DECIDUOUS SHADE TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

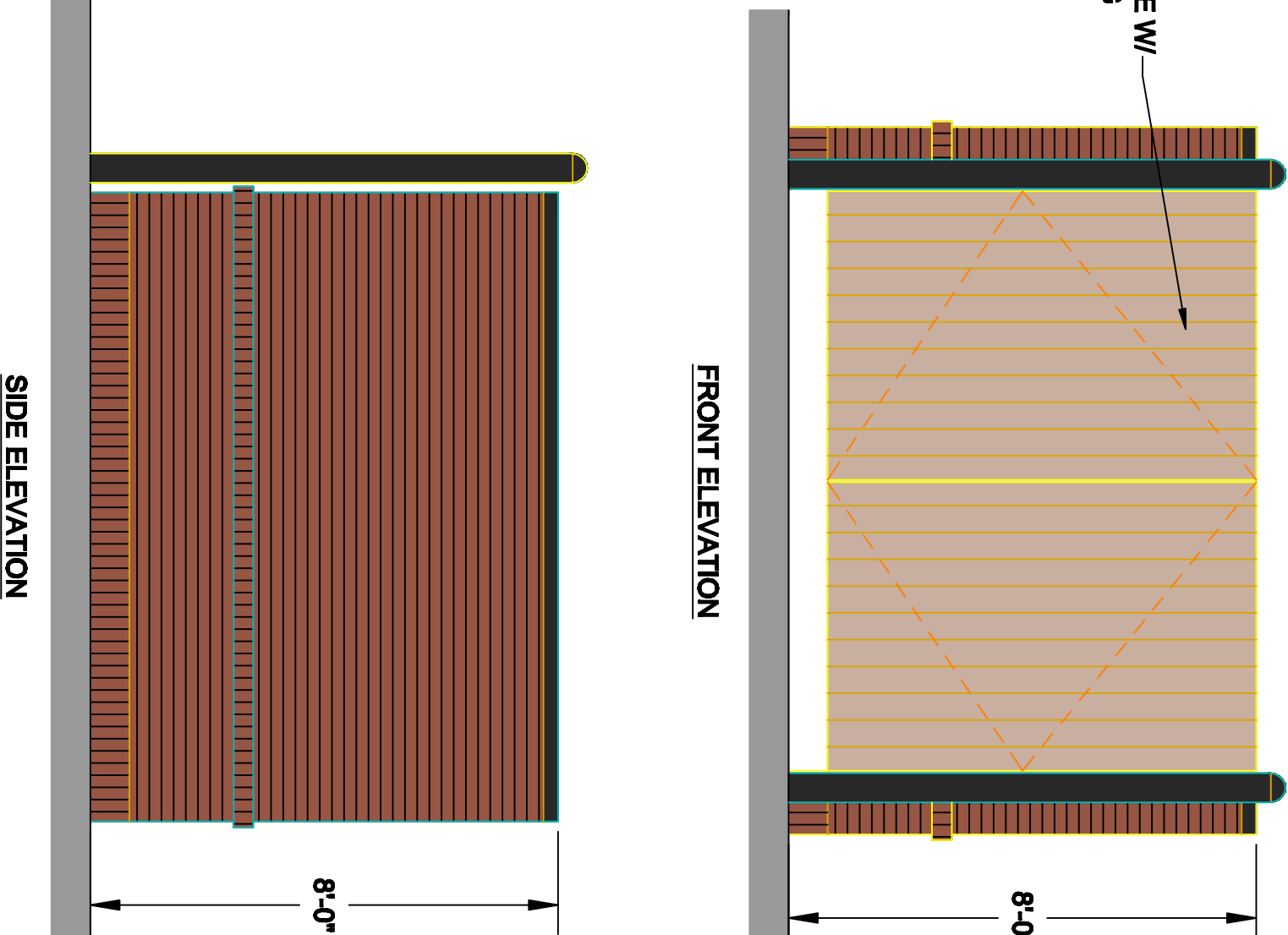


- GENERAL NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO EXISTING UTILITIES AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
 3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES ENGAGED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES.
 6. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO EXISTING UTILITIES AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
 7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.

PAVEMENT MARKINGS LEGEND

CODE	LINE TYPE
CH	ITEM 644, 8" CHANNELIZING LINE
DS	ITEM 644, DOUBLE YELLOW CENTERLINE
EL	ITEM 644, 4" EDGE LINE, WHITE
LA	LANE ARROW
IM	ITEM 644, TRANSVERSE LINE
TR	DOUBLE YELLOW CENTERLINE, EXISTING
DSX	DOUBLE YELLOW CENTERLINE, EXISTING
ELX	EDGE LINE, EXISTING
LAX	LANE ARROW, EXISTING
CHX	CHANNELIZING LINE, EXISTING
LLX	LANE LINE, EXISTING

DUMPSTER DETAIL



ISR REQUIREMENTS

TOTAL AREA: 99,762 SF

PROPOSED: Impervious Area = 172,013 SF

ISR = 99,762/172,013 = 0.58

ZONING

CITY OF MONROE
BUTLER COUNTY, OHIO
ZONE (C-4): GATEWAY COMMERCIAL

PARKING REQUIREMENTS

REQUIRED PARKING SPACES: 6 pumps = 6 Spaces
REQUIRED PARKING SPACES: 4350 sf/300 = 14.5 spaces

PAVEMENT MARKINGS LEGEND

CH ITEM 644, 8" CHANNELIZING LINE
DS ITEM 644, DOUBLE YELLOW CENTERLINE
EL ITEM 644, 4" EDGE LINE, WHITE
LA LANE ARROW
IM ITEM 644, TRANSVERSE LINE
TR DOUBLE YELLOW CENTERLINE, EXISTING
DSX DOUBLE YELLOW CENTERLINE, EXISTING
ELX EDGE LINE, EXISTING
LAX LANE ARROW, EXISTING
CHX CHANNELIZING LINE, EXISTING
LLX LANE LINE, EXISTING

PROJ. NO. C-STORE
DATE 12-7-23
DRAWN JER
CHECKED S.L.C.

DRAWING NO. C2.1

SITE PLAN

DRAWING TITLE

REVISIONS AND/OR ISSUES

NO.	DESCRIPTION	BY	DATE
1			

LEESMAN ENGINEERING & ASSOC.

ENGINEERING, SURVEYING, PLANNING

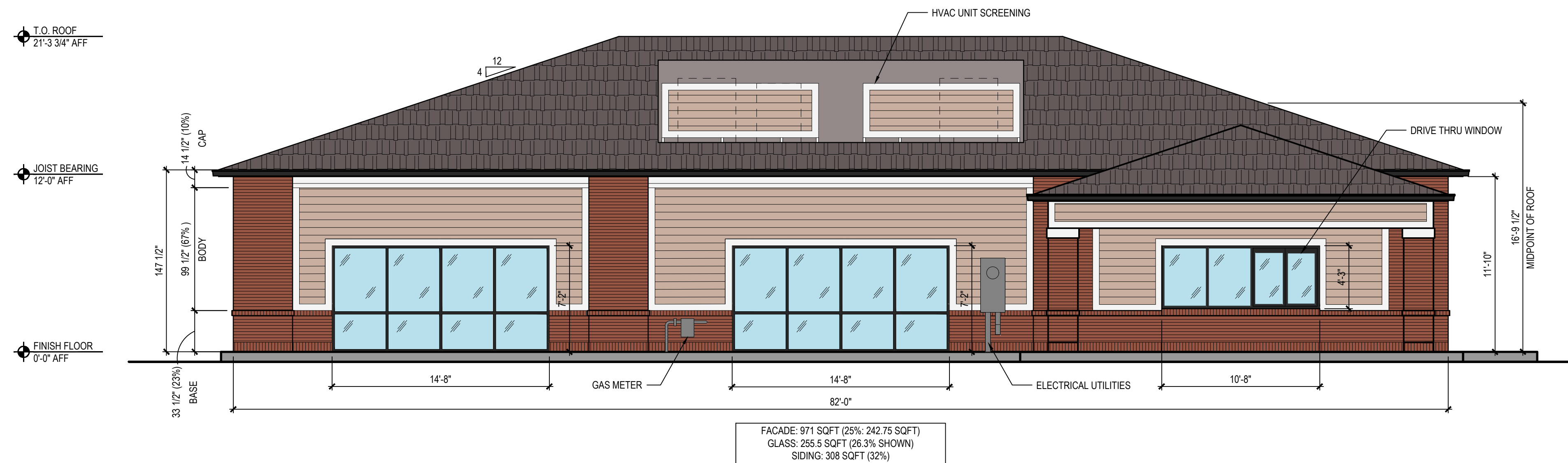
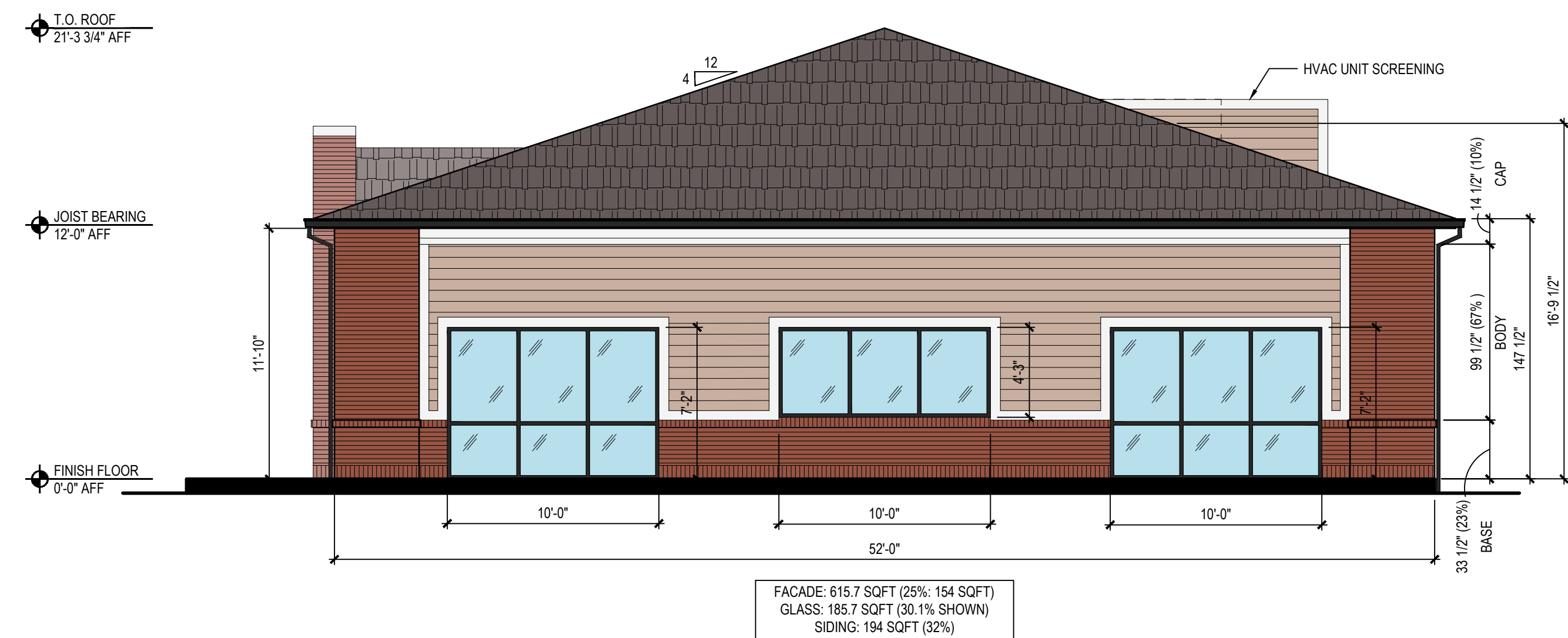
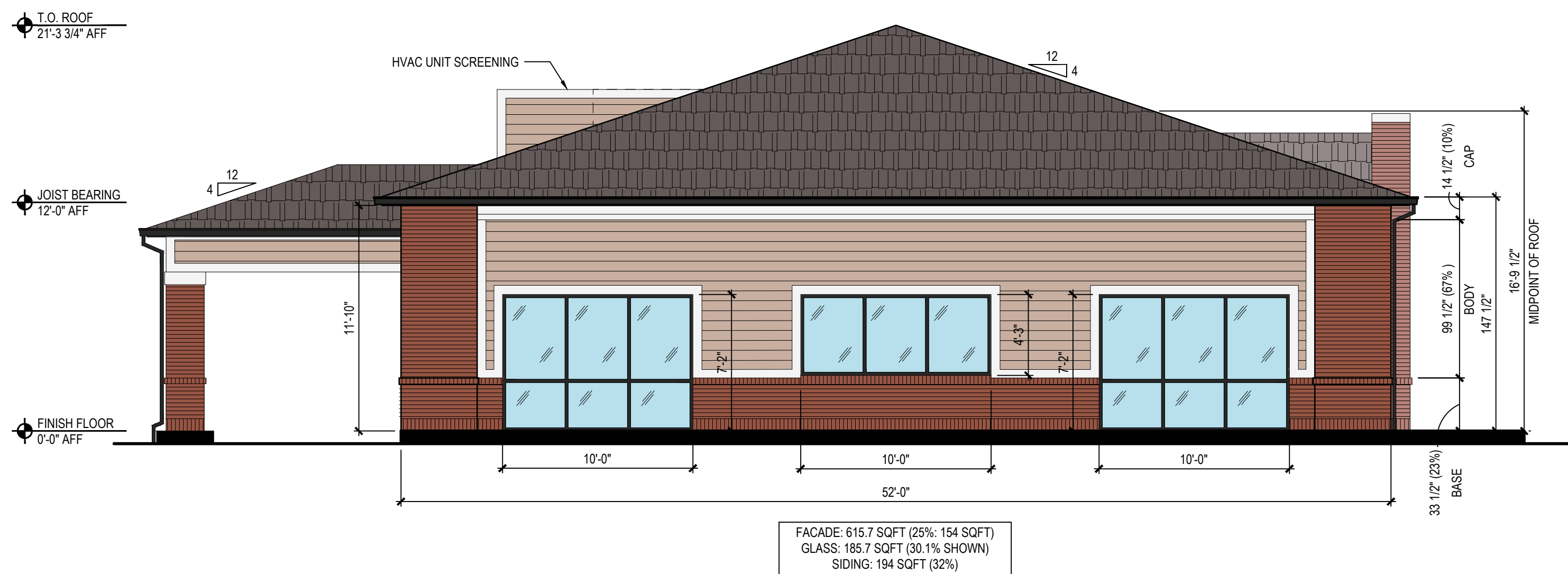
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

RODEN PARK C-STORE

RODEN PARK DR, MONROE OH 45044

UTILITIES PROTECTION SERVICE

2 WORKING DAYS BEFORE YOU DIG



NOT FOR
CONSTRUCTION



CARRA BUILDERS #1743
MONROE CROSSING
C-STORE

RODEN PARK DRIVE
MONROE, OH 45044

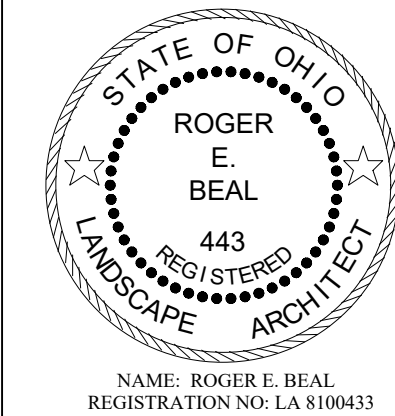
NO.	DATE	DESCRIPTION
	11.16.23	ZONING
	03.12.24	ZONING RESUBMITTAL
	06.11.24	ZONING RESUBMITTAL

ISSUED: PRELIM LAYOUT & ELEVATIONS
DATE: 11.16.2023
PROJECT NO: 23049
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SHEET TITLE
RENDERED
ELEVATIONS

SHEET NUMBER

A-002



Date	6.13.2024
Description	REVISED PER CITY COMMENTS
Item	

PROPOSE C-STORE

RODEN PARK DR., MONROE, OH 45044

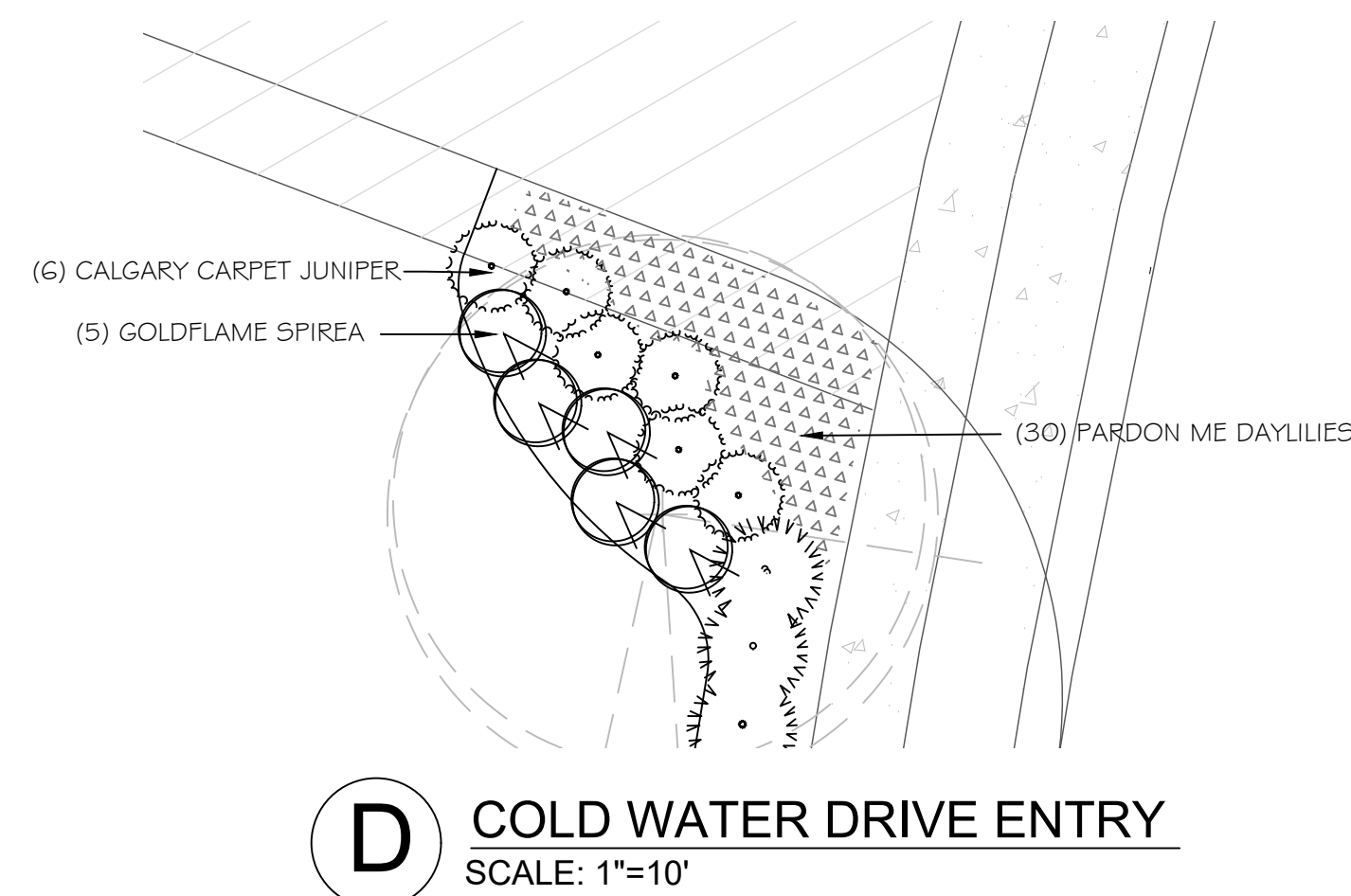
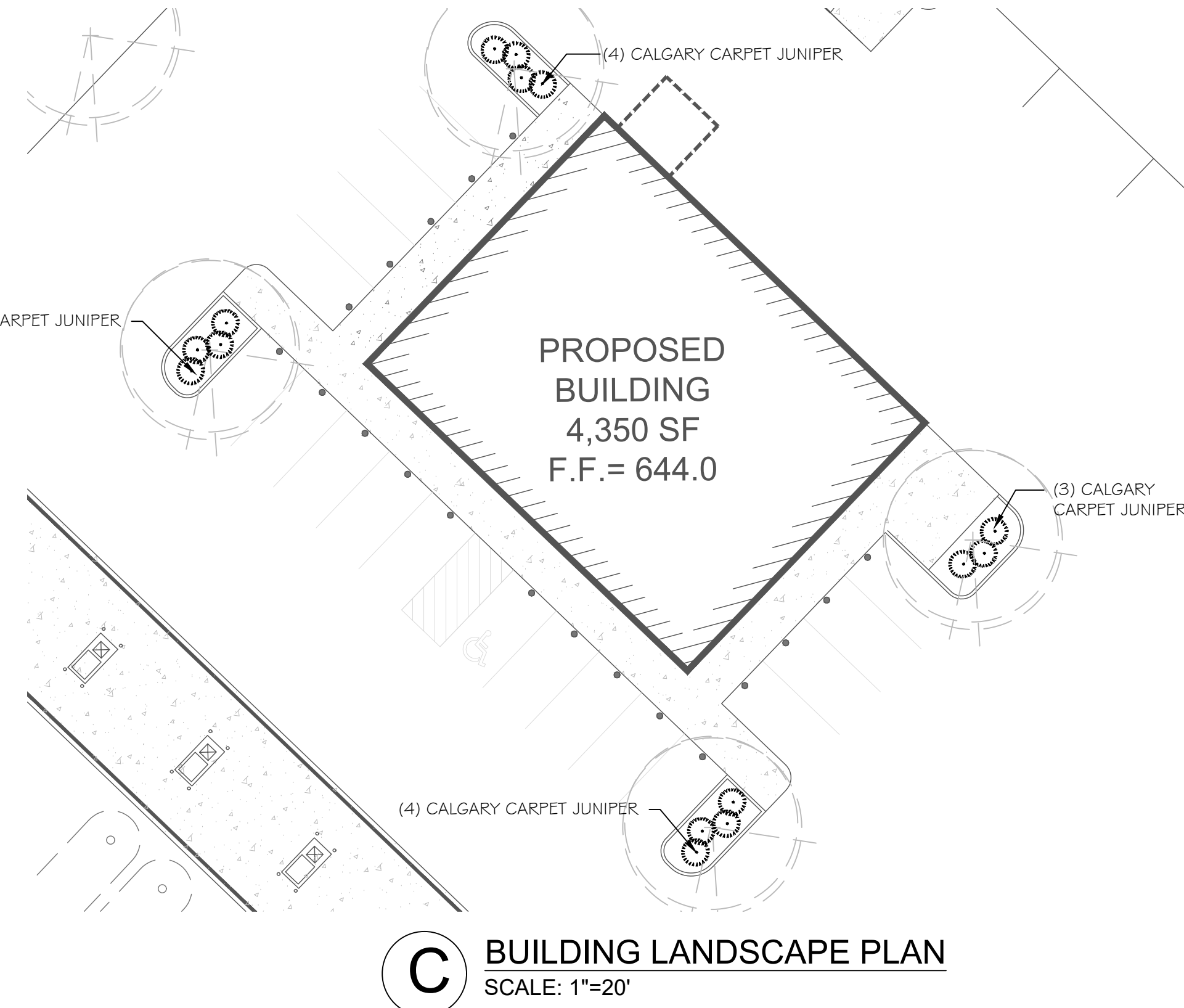
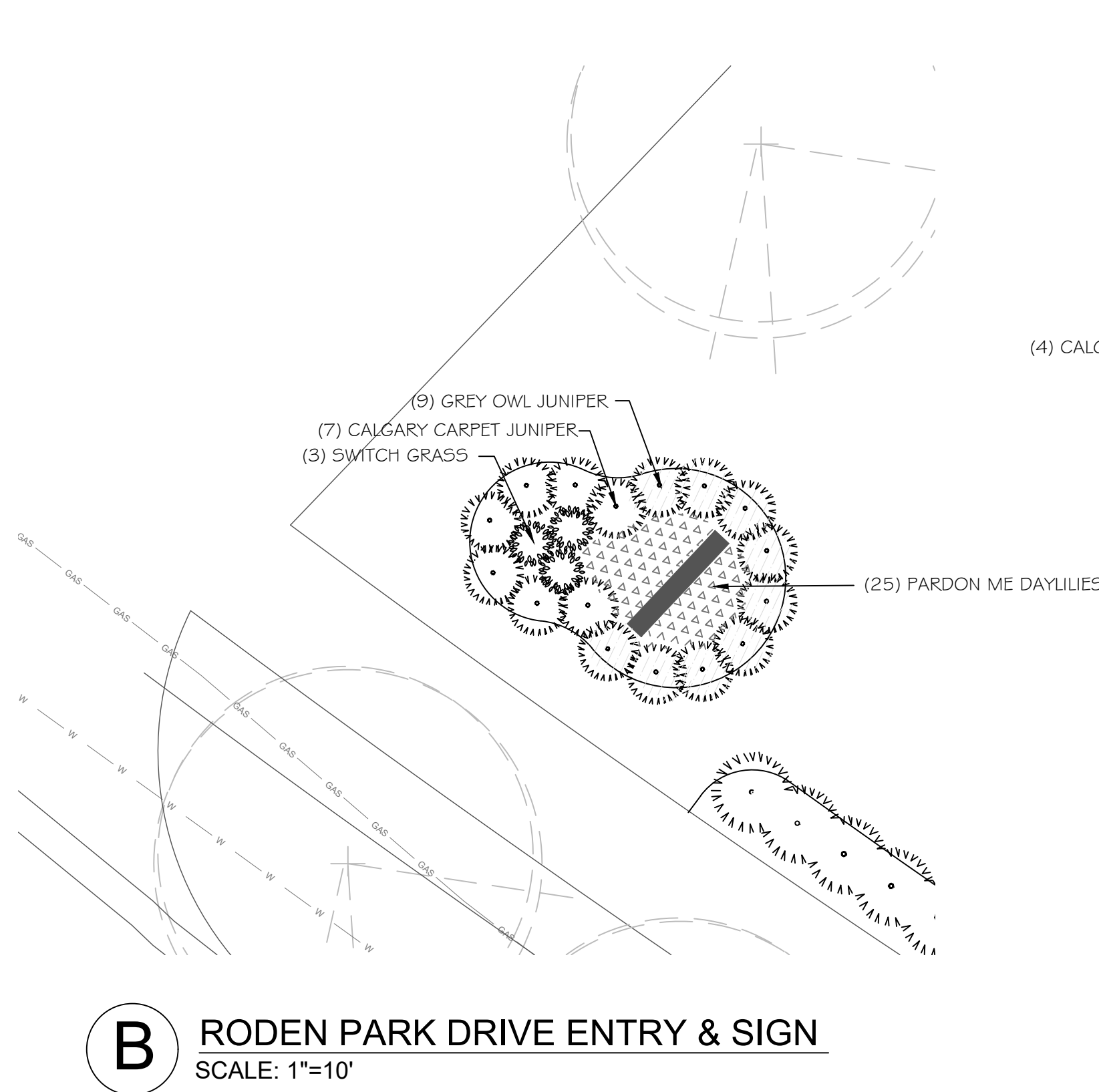
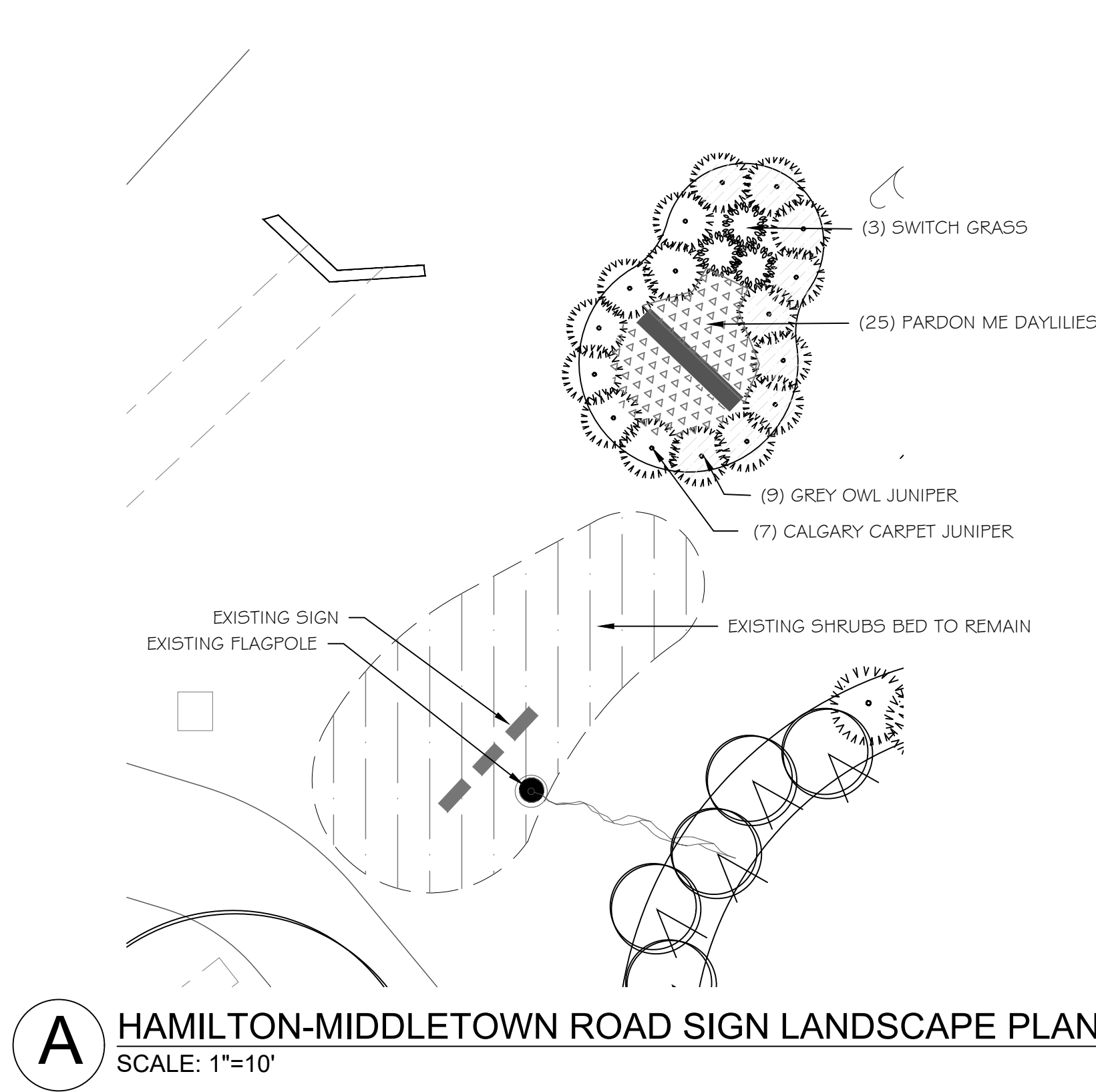


335 Huls Drive
Clayton, Ohio 45315

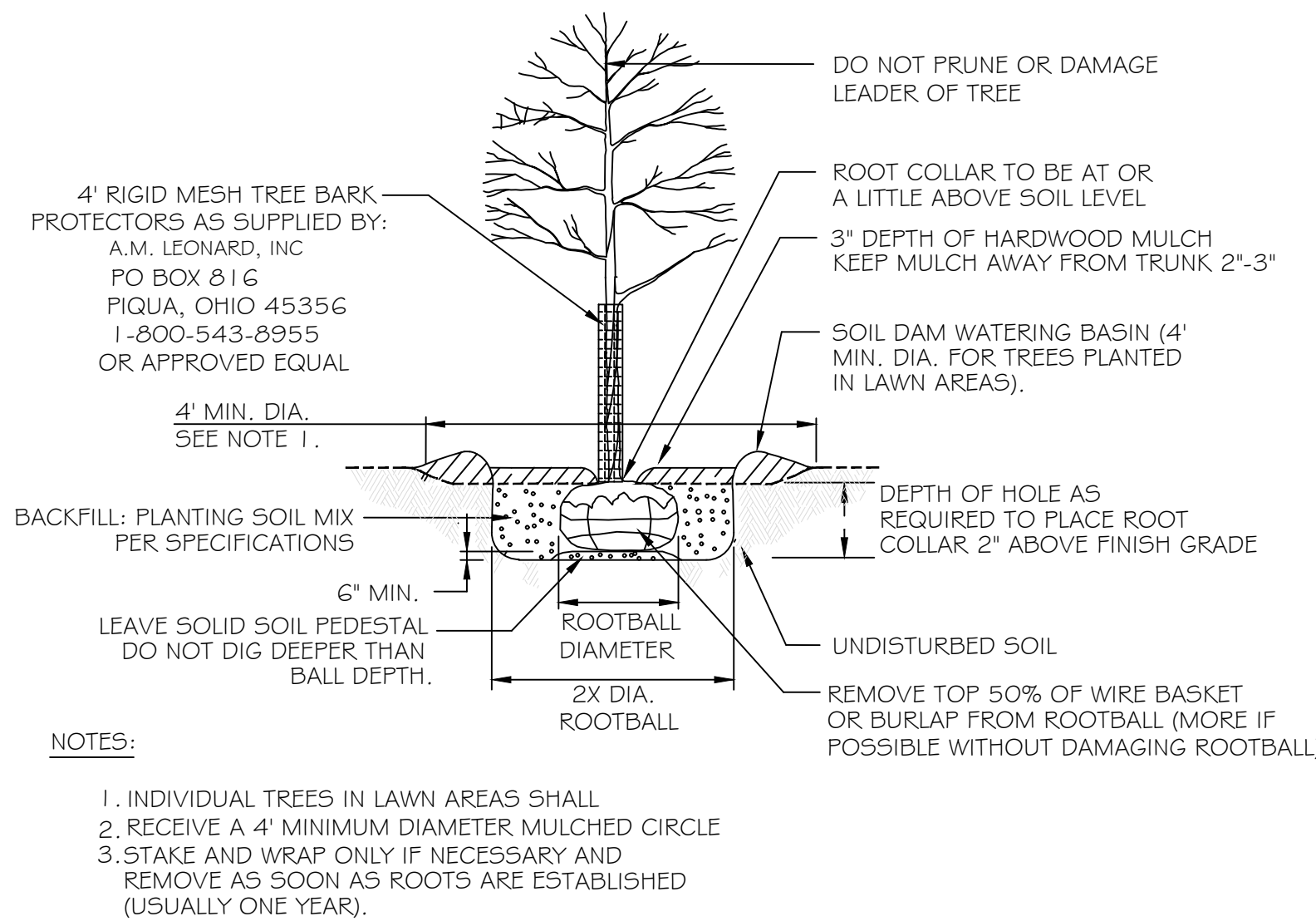
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Draw: REB	Dwg:
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Date: 3.14.2024	
Sheet: DETAIL LANDSCAPE PLANS	

Sheet No.:

L-1.1

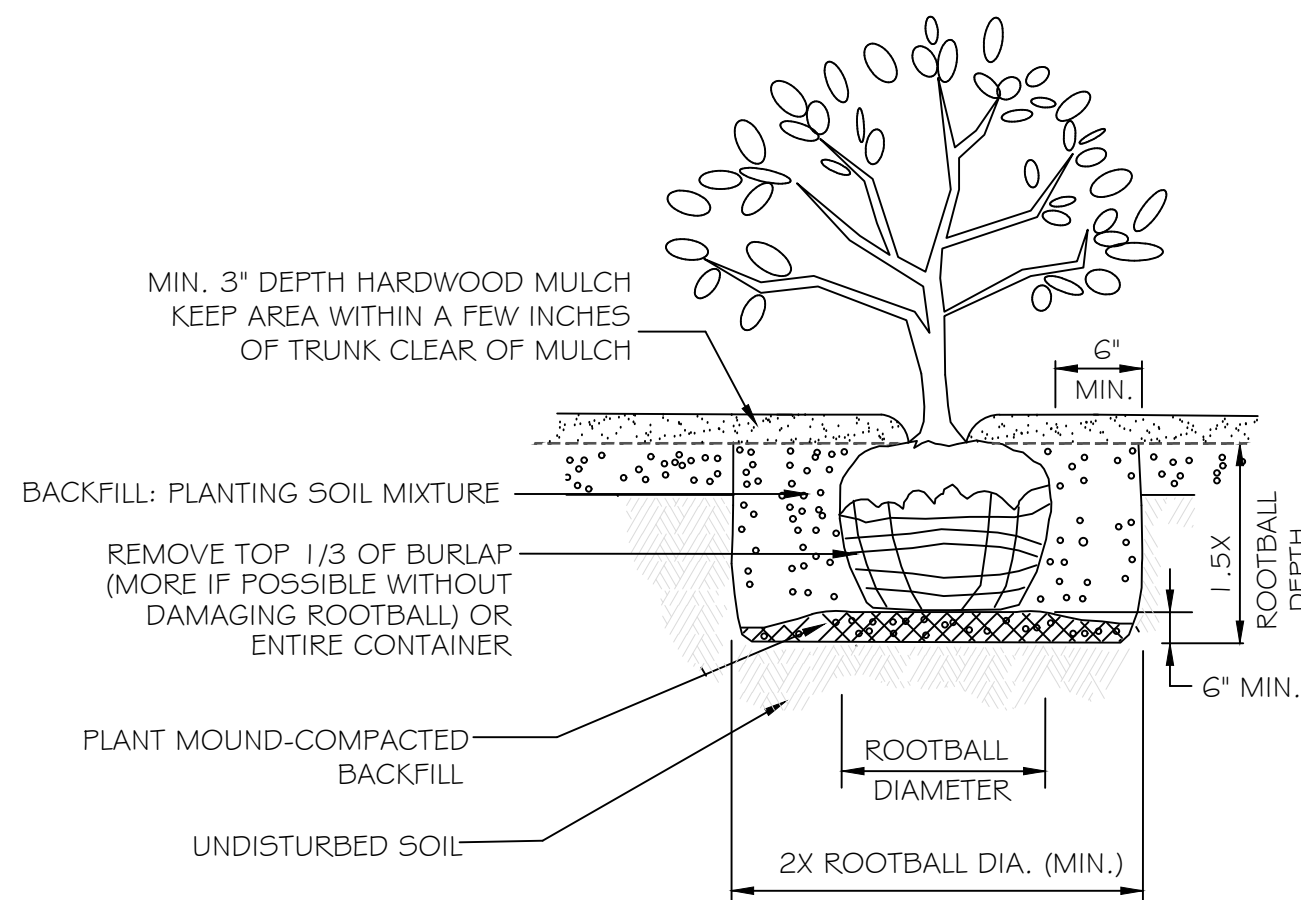


PLANTING INSTALLATION DETAILS



DECIDUOUS SHADE TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

Pond Design Report: Drawing1

Design Settings

Runoff Method: Rational
Start Time(hr): 0.00
End Time(hr): 48.00
Time Increment(hr): 0.10

Rainfall Event

Storm Type

Middletown

Storm Scenarios

Name

1 YEAR
2 YEAR
5 YEAR
10 YEAR
25 YEAR
50 YEAR
100 YEAR

Peak Runoff Summary

Rain Event	Existing Condition (cfs)	Proposed Condition (cfs)	Pond Outflow (cfs)
1 YEAR	6.30	12.06	3.81
2 YEAR	7.48	14.32	4.47
5 YEAR	8.90	17.04	5.31
10 YEAR	9.96	19.06	6.12
25 YEAR	11.23	21.50	7.41
50 YEAR	12.19	23.33	8.35
100 YEAR	13.06	25.00	9.15

Subcatchment - Existing Condition

Area(ac) C Factor
5.350 0.35
Total Area: 5.350
Weighted C Factor: 0

Tc Calculation Method: Rational

Tc (min): 0.00
Total Tc (min): 0.00

Subcatchment - Proposed Condition

Area(ac) C Factor
5.350 0.67
Total Area: 5.350
Weighted C Factor: 0.67

Tc Calculation Method: Rational

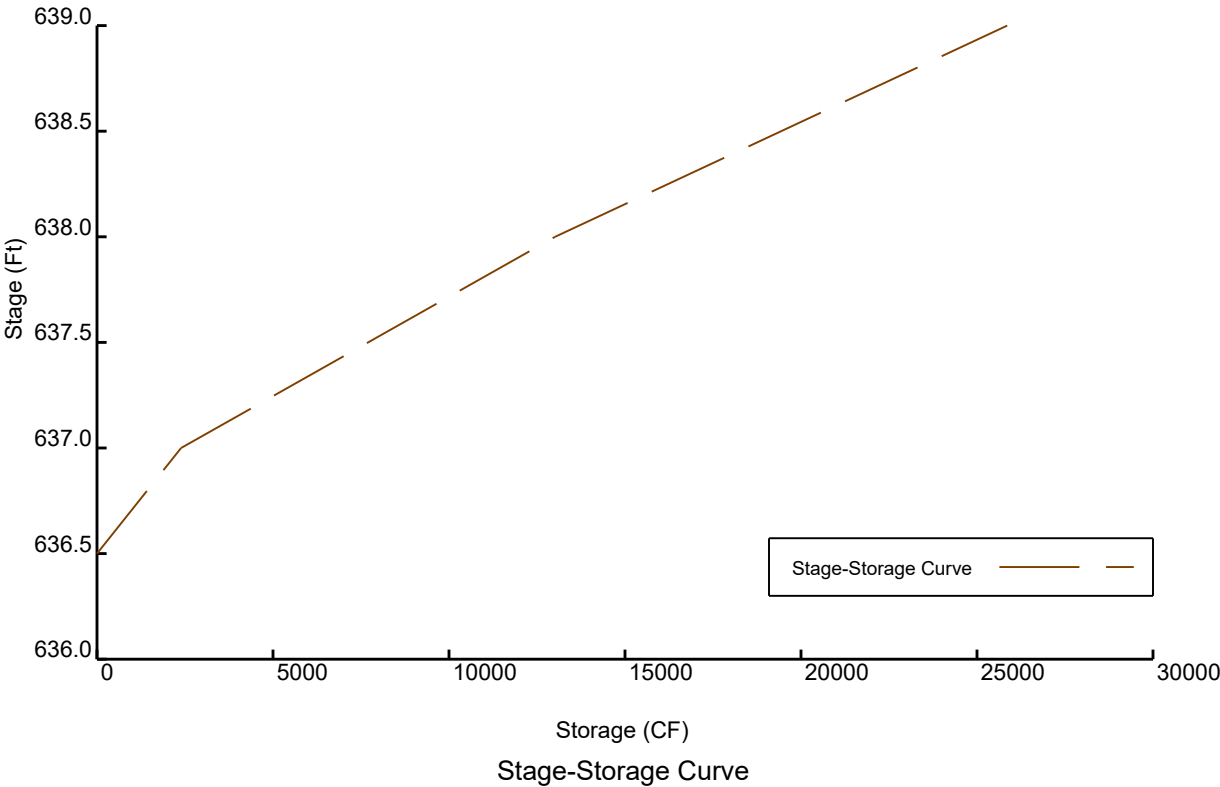
Tc (min): 0.00
Total Tc (min): 0.00

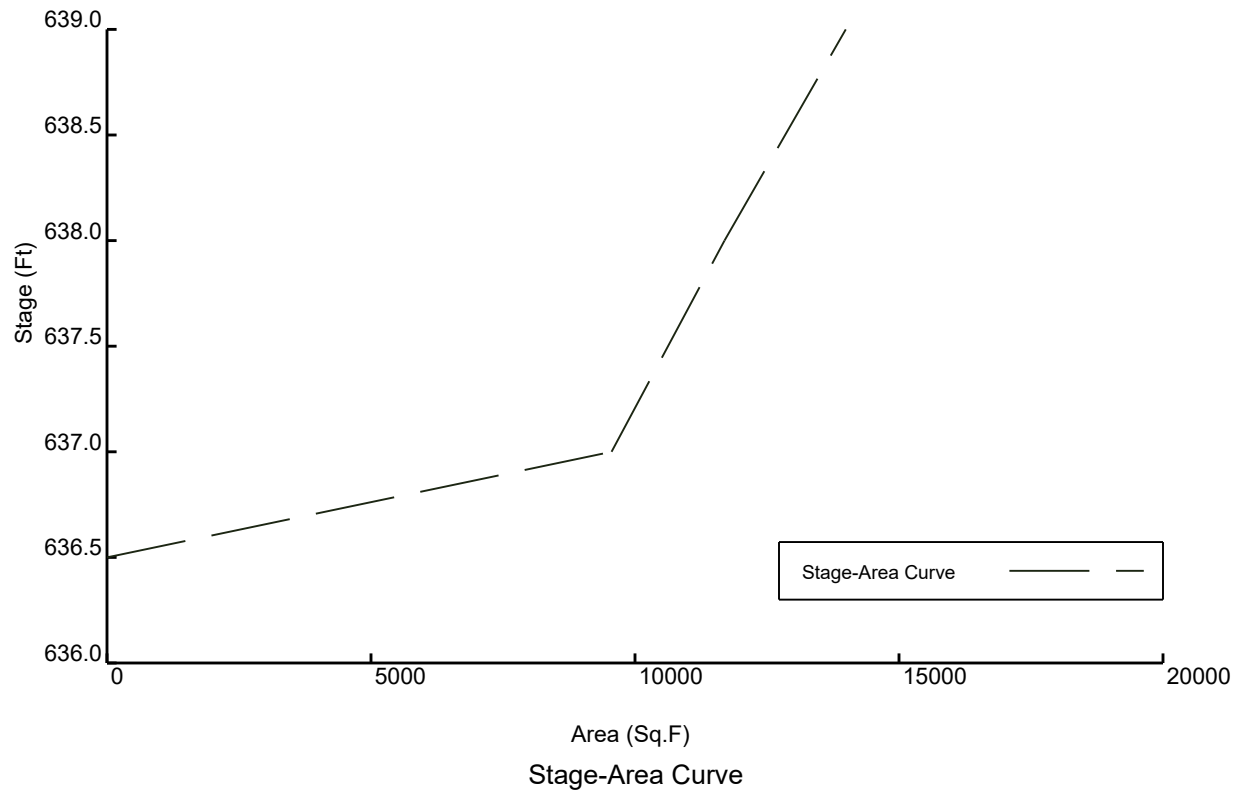
Pond Report

Rain Event	Required Storage (CF)	Provided Storage (CF)
1 YEAR	6119.29	13517.22
2 YEAR	7266.84	15524.91
5 YEAR	8648.82	18084.55
10 YEAR	9674.30	19978.75
25 YEAR	10912.98	21874.64
50 YEAR	11841.15	23264.57
100 YEAR	12691.57	24447.48

Stage-Storage Table

Elev(Ft)	Storage(CF)	Storage(CY)	Storage(Acre-Ft)	Area(SF)	Area(Acre)
636.500	0.000	0.000	0.000	1.000	0.000
637.000	2389.250	88.491	0.055	9556.000	0.219
638.000	13014.750	482.028	0.299	11695.000	0.268
639.000	25858.250	957.713	0.594	13992.000	0.321





Outlet Structures

1: wq - Orifice

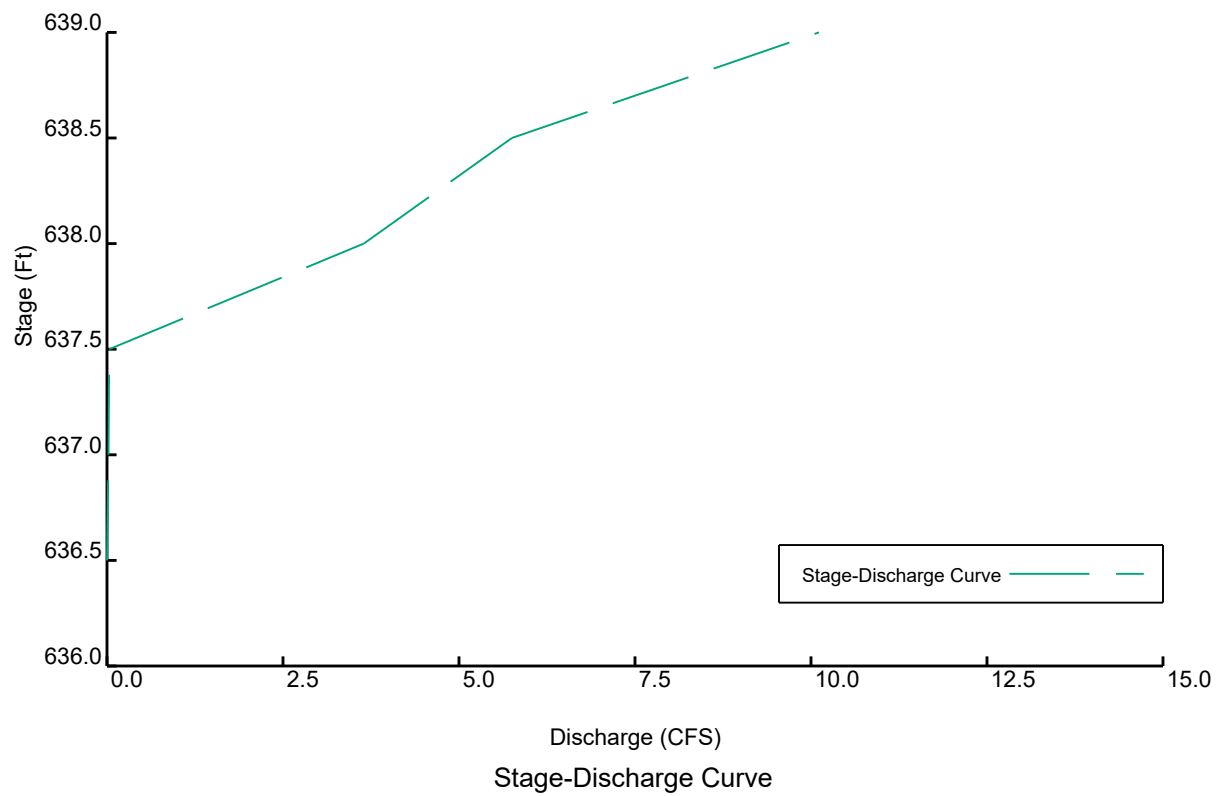
Shape:	Circular	
Diameter:	1.10	in
Invert Elevation:	636.50	ft
Coefficient:	0.60	
Number of Openings:	1	

2: Orifice 1 - Orifice

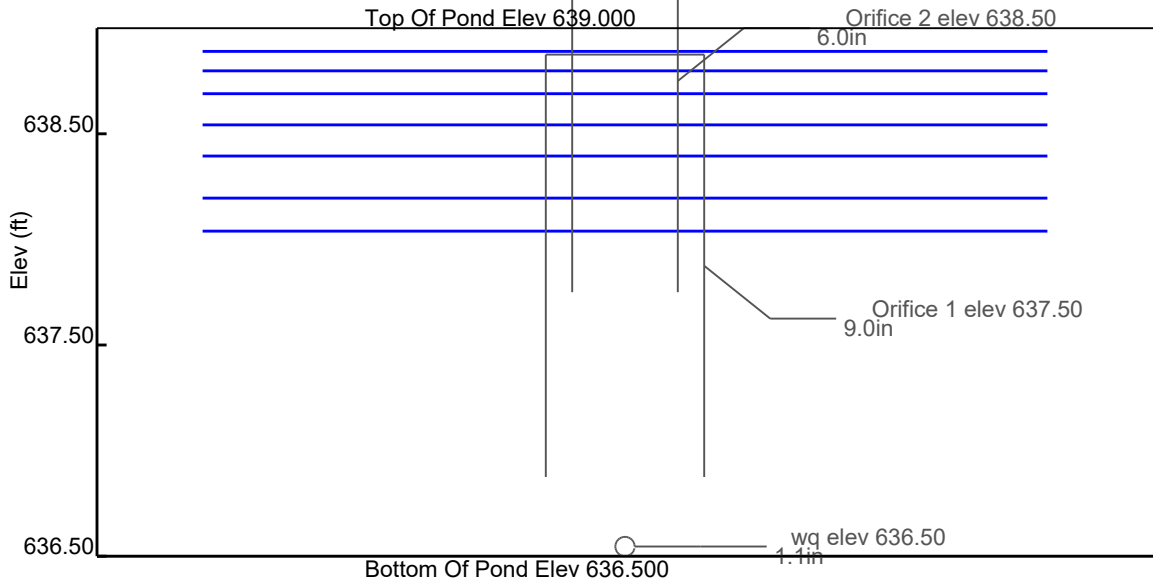
Shape:	Rectangular	
Rise:	9.00	in
Width:	24.00	in
Invert Elevation:	637.50	ft
Coefficient:	0.60	
Number of Openings:	1	

3: Orifice 2 - Orifice

Shape:	Rectangular	
Rise:	6.00	in
Width:	24.00	in
Invert Elevation:	638.50	ft
Coefficient:	0.60	
Number of Openings:	1	



Pond Schematic

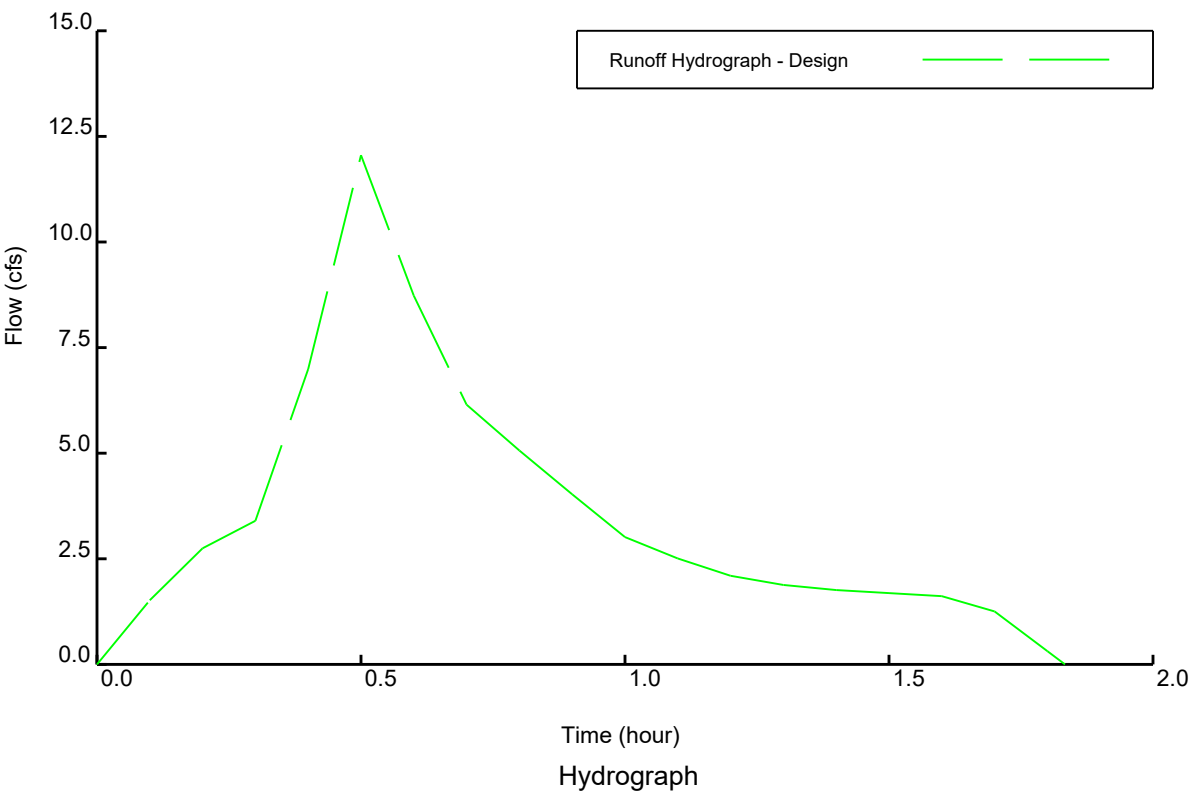


1 YEAR	
2 YEAR	
5 YEAR	
10 YEAR	
25 YEAR	
50 YEAR	
100 YEAR	

Scenarios Report - #1

Design Scenario: Proposed, 1 YEAR

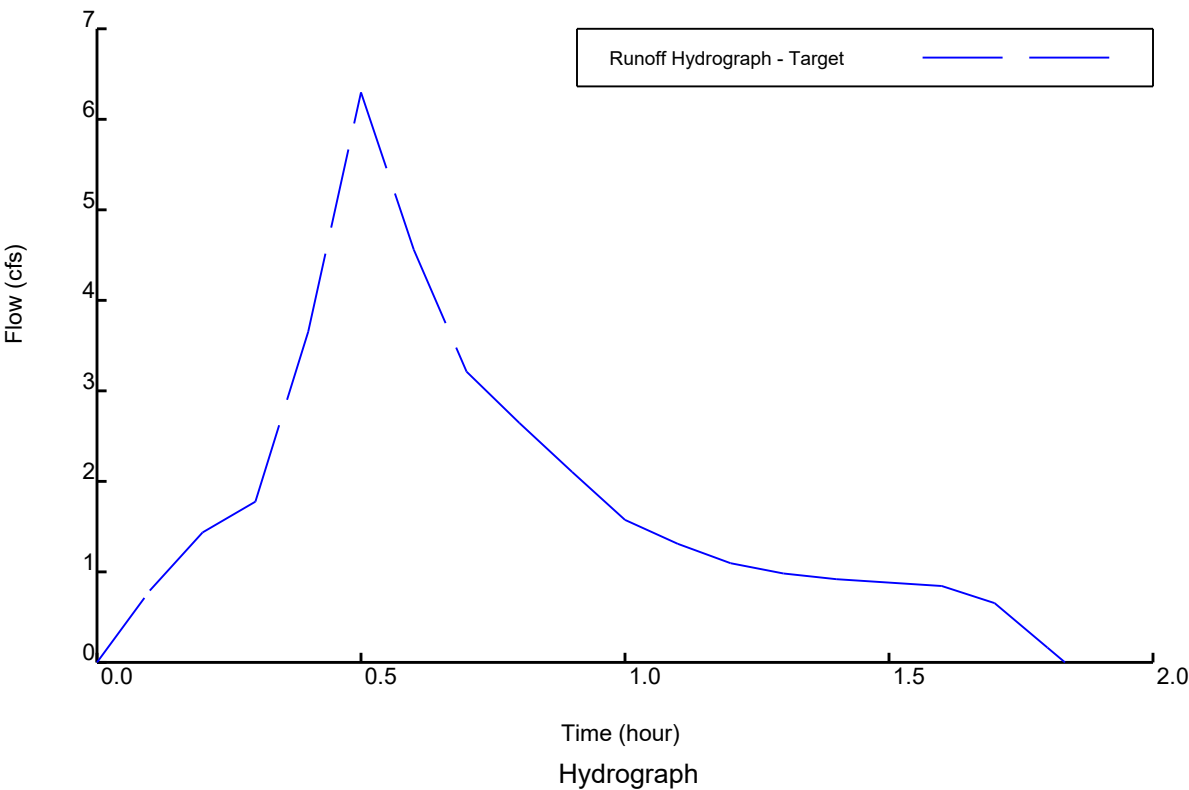
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 12.06 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 0.55 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 1 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #1

Target Scenario: Existing, 1 YEAR

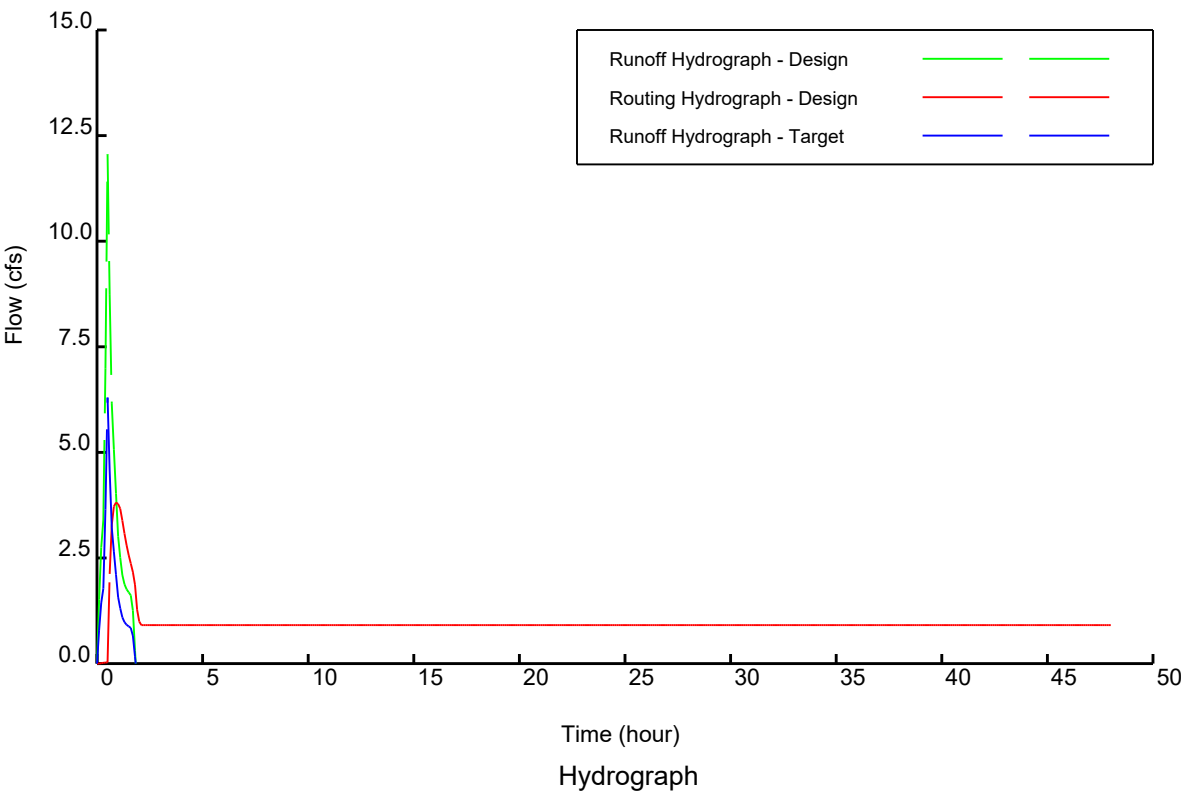
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 6.30 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.29 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 1 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #1

Routing Hyrograph

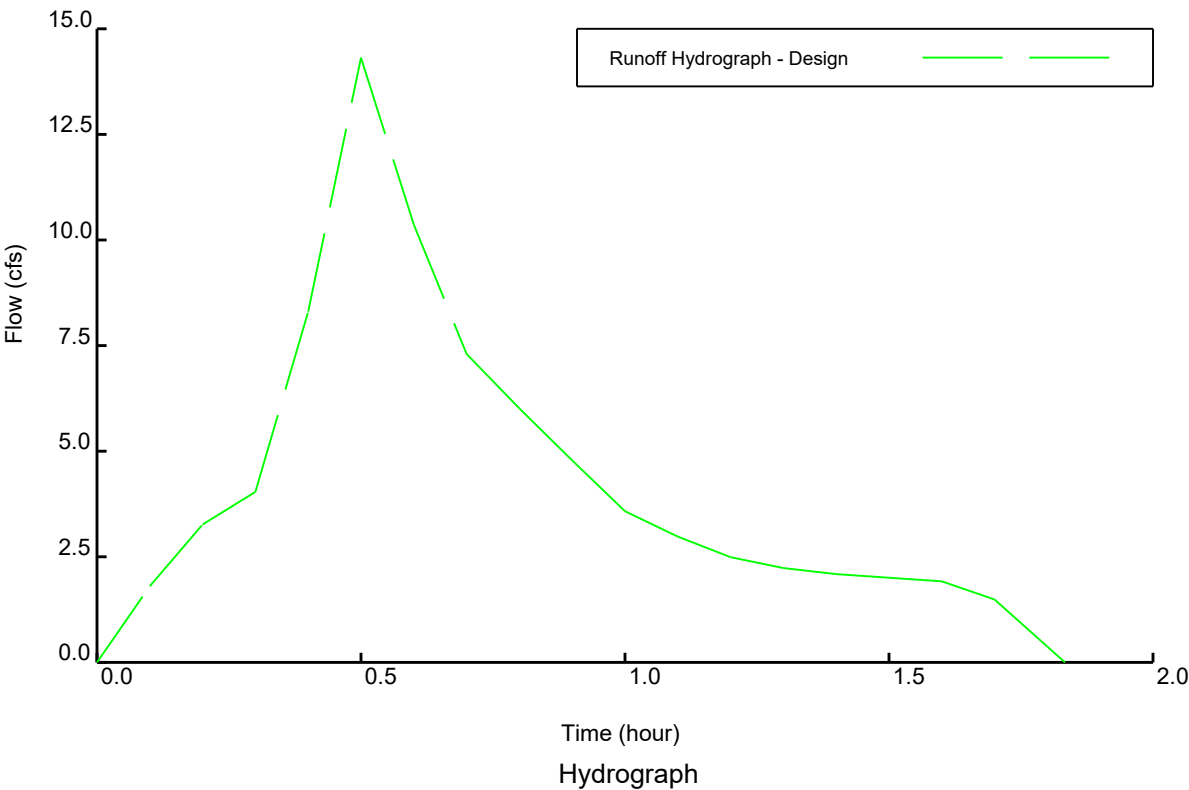
Hydrograph Type	Reservoir	Peak Discharge	= 3.81 cfs
Storm frequency	= 1 YEAR	Time to Peak	= 3.81 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 165448 cuft
Max. Elevation	= 638.04 ft	Max. Storage	= 13517.22 cuft



Scenarios Report - #2

Design Scenario: Proposed, 2 YEAR

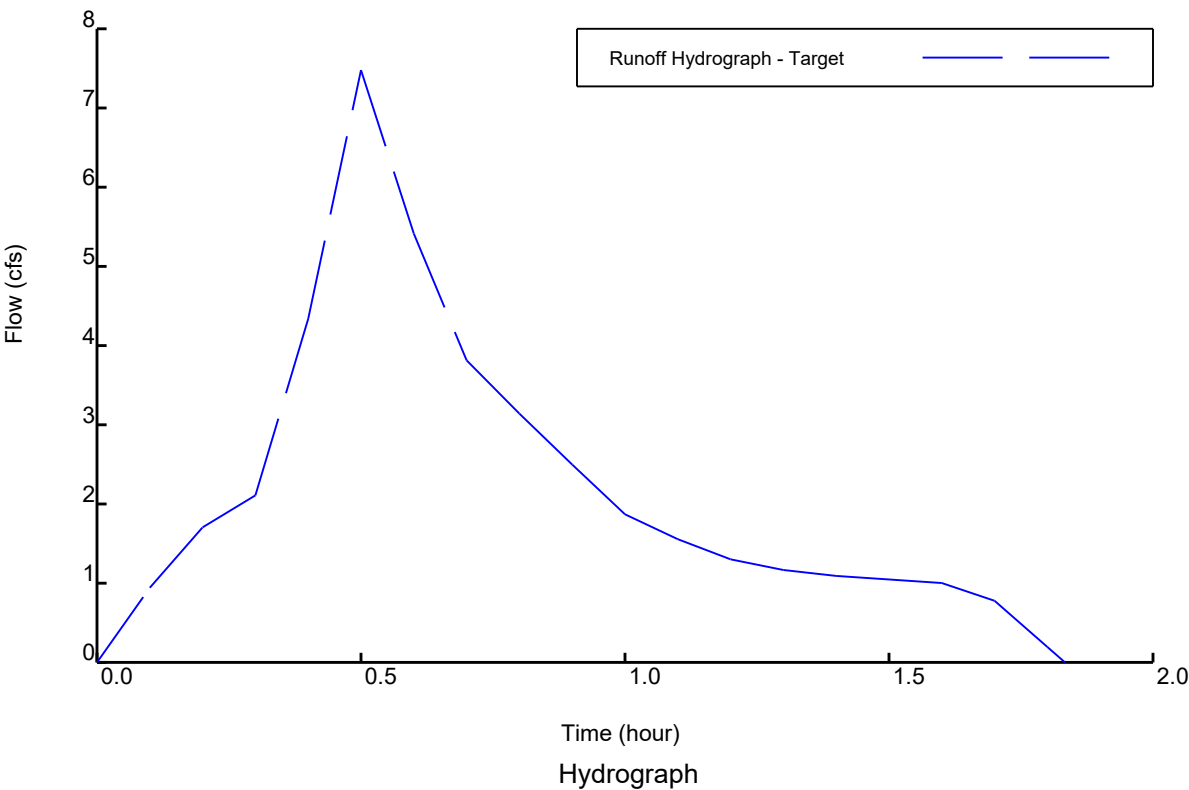
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 14.32 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 0.66 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 2 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #2

Target Scenario: Existing, 2 YEAR

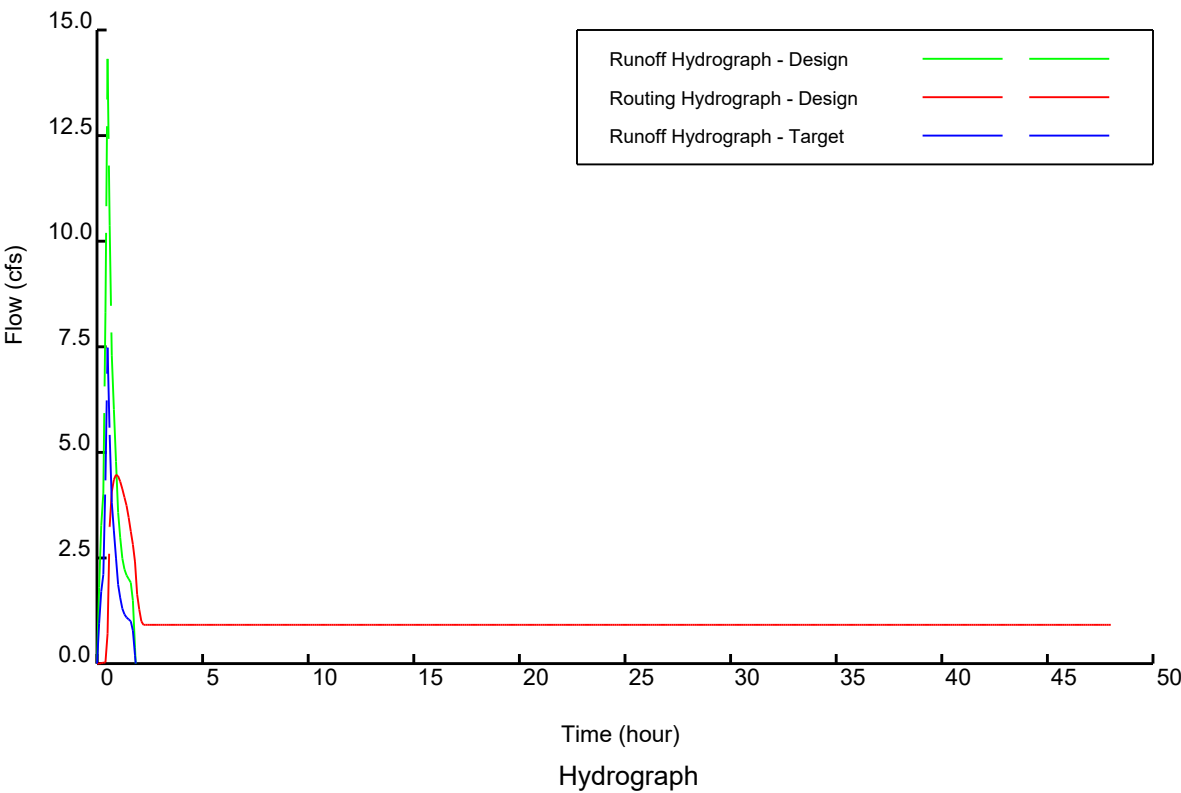
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 7.48 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.34 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 2 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #2

Routing Hydrograph

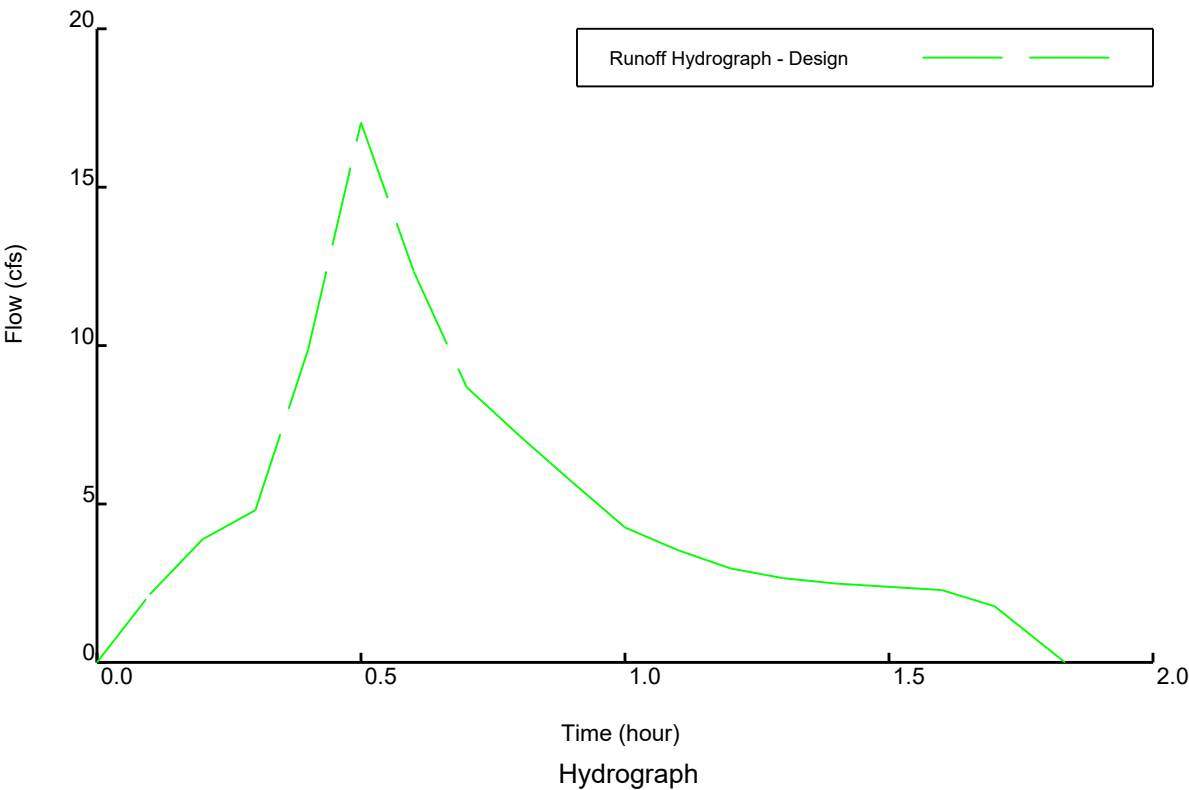
Hydrograph Type	Reservoir	Peak Discharge	= 4.47 cfs
Storm frequency	= 2 YEAR	Time to Peak	= 4.47 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 170641 cuft
Max. Elevation	= 638.20 ft	Max. Storage	= 15524.91 cuft



Scenarios Report - #3

Design Scenario: Proposed, 5 YEAR

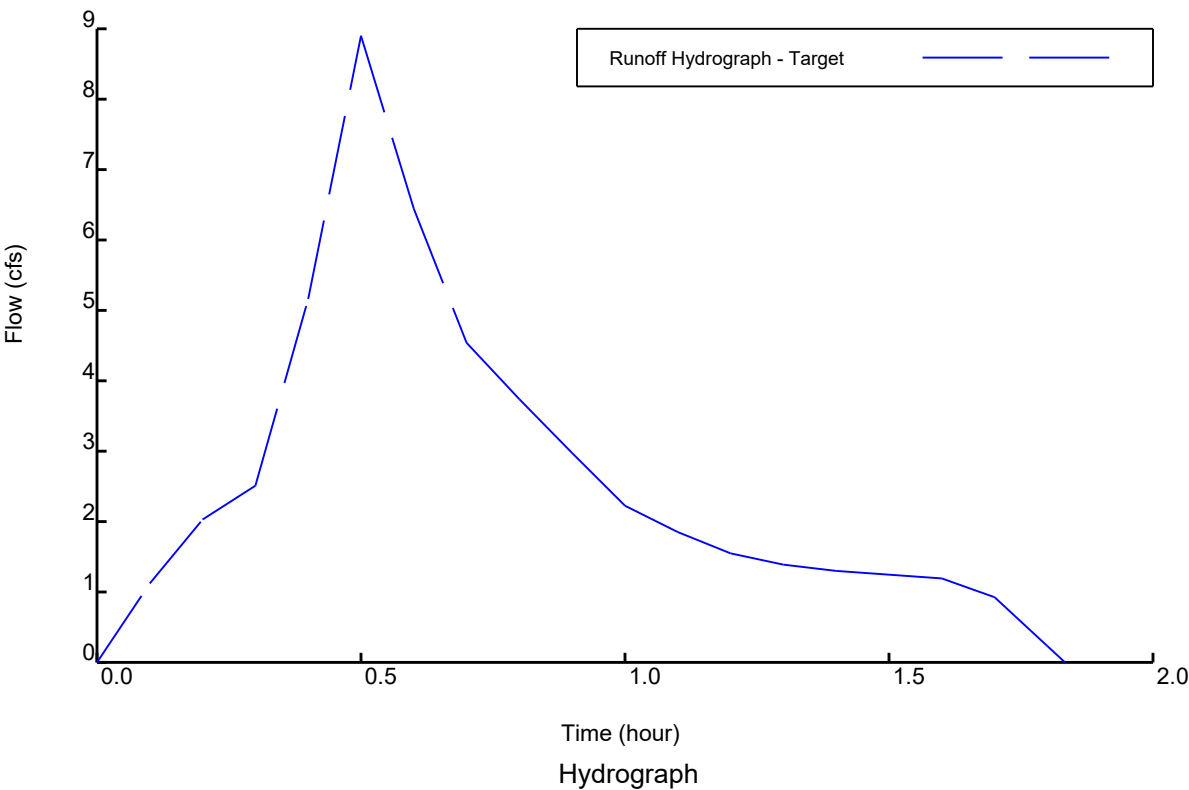
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 17.04 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 0.78 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 5 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #3

Target Scenario: Existing, 5 YEAR

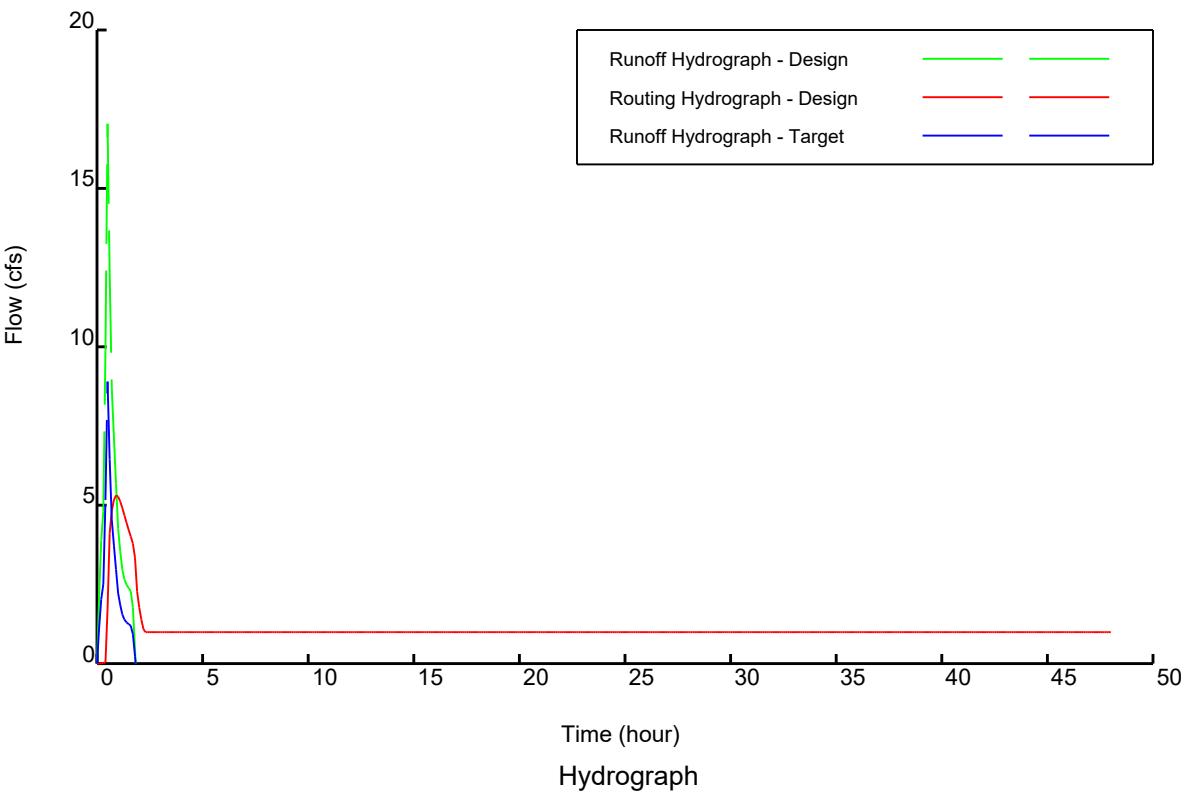
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 8.90 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.41 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 5 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #3

Routing Hyrograph

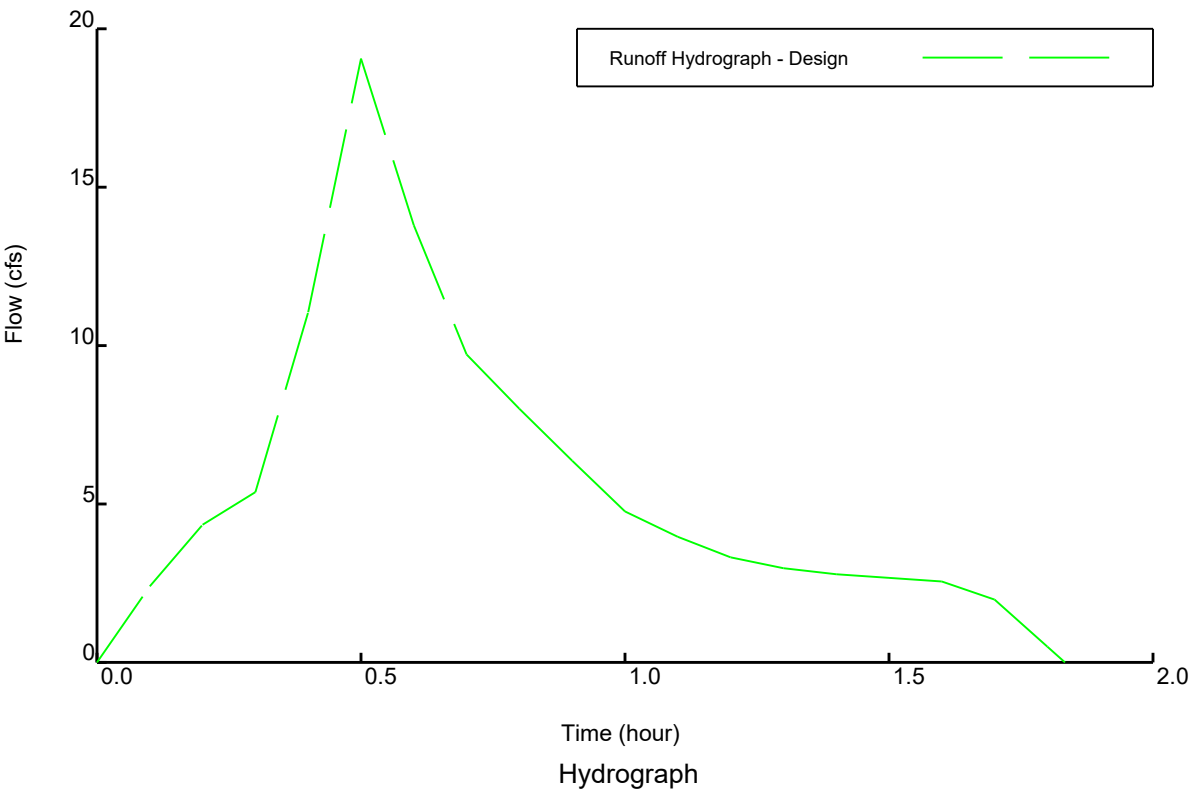
Hydrograph Type	Reservoir	Peak Discharge	= 5.31 cfs
Storm frequency	= 5 YEAR	Time to Peak	= 5.31 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 187760 cuft
Max. Elevation	= 638.39 ft	Max. Storage	= 18084.55 cuft



Scenarios Report - #4

Design Scenario: Proposed, 10 YEAR

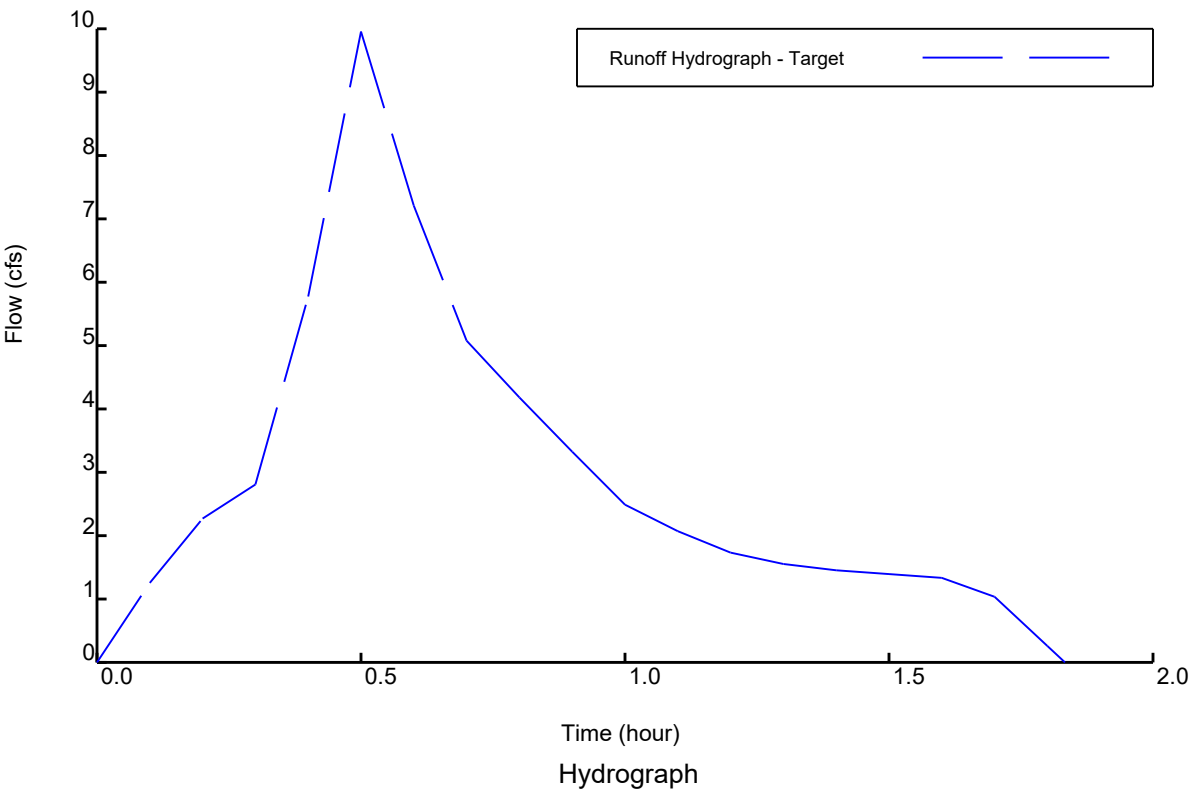
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 19.06 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 0.87 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 10 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #4

Target Scenario: Existing, 10 YEAR

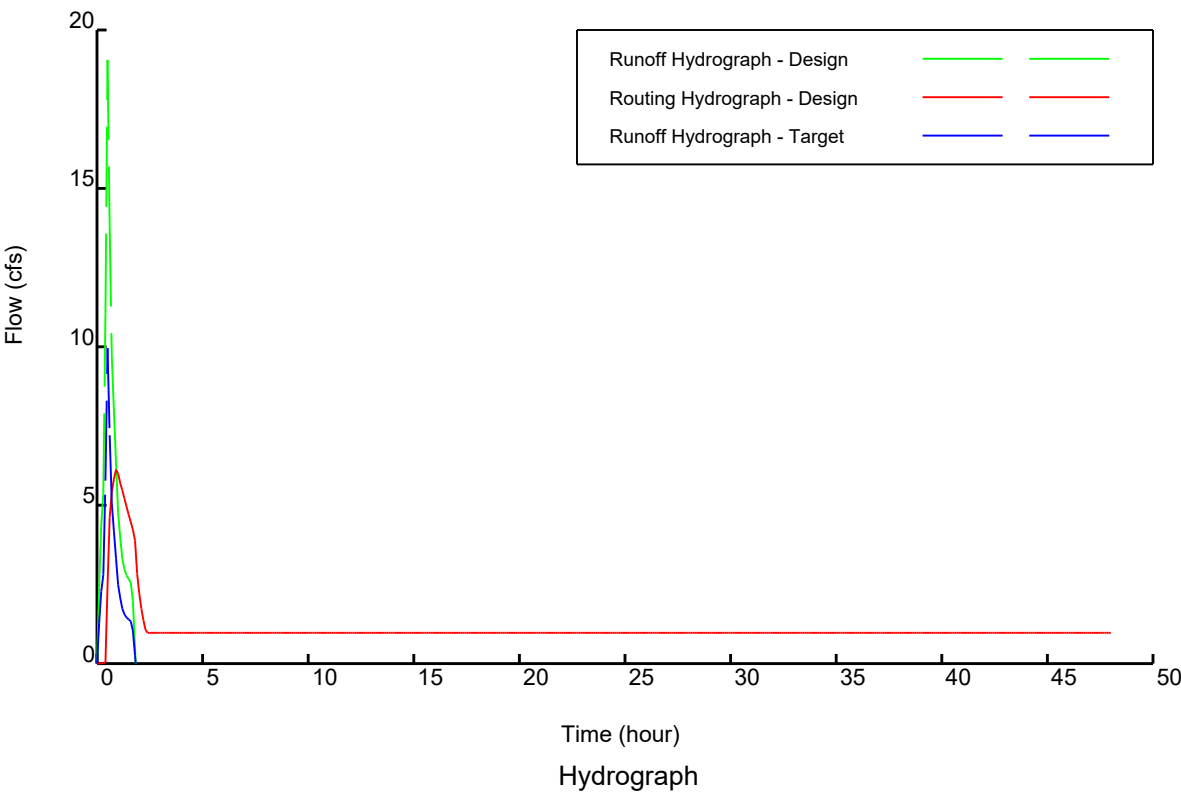
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 9.96 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.46 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 10 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #4

Routing Hydrograph

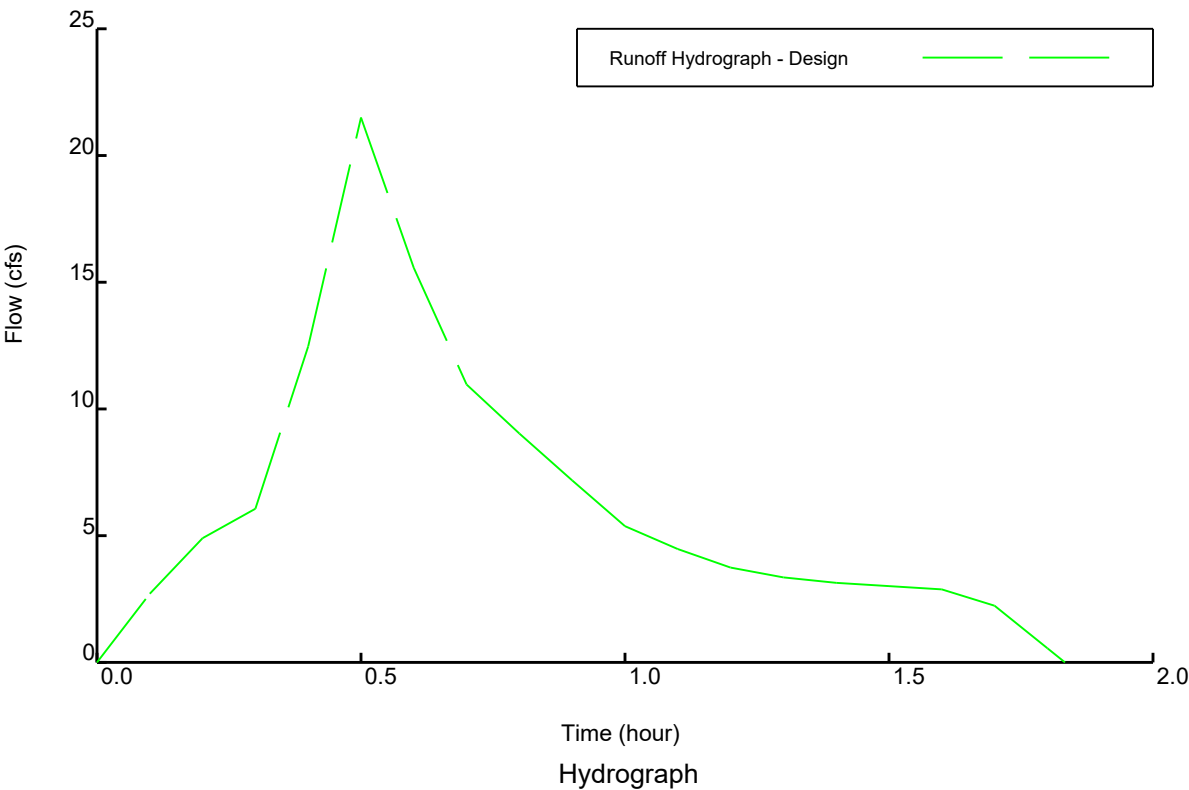
Hydrograph Type	Reservoir	Peak Discharge	= 6.12 cfs
Storm frequency	= 10 YEAR	Time to Peak	= 6.12 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 187864 cuft
Max. Elevation	= 638.54 ft	Max. Storage	= 19978.75 cuft



Scenarios Report - #5

Design Scenario: Proposed, 25 YEAR

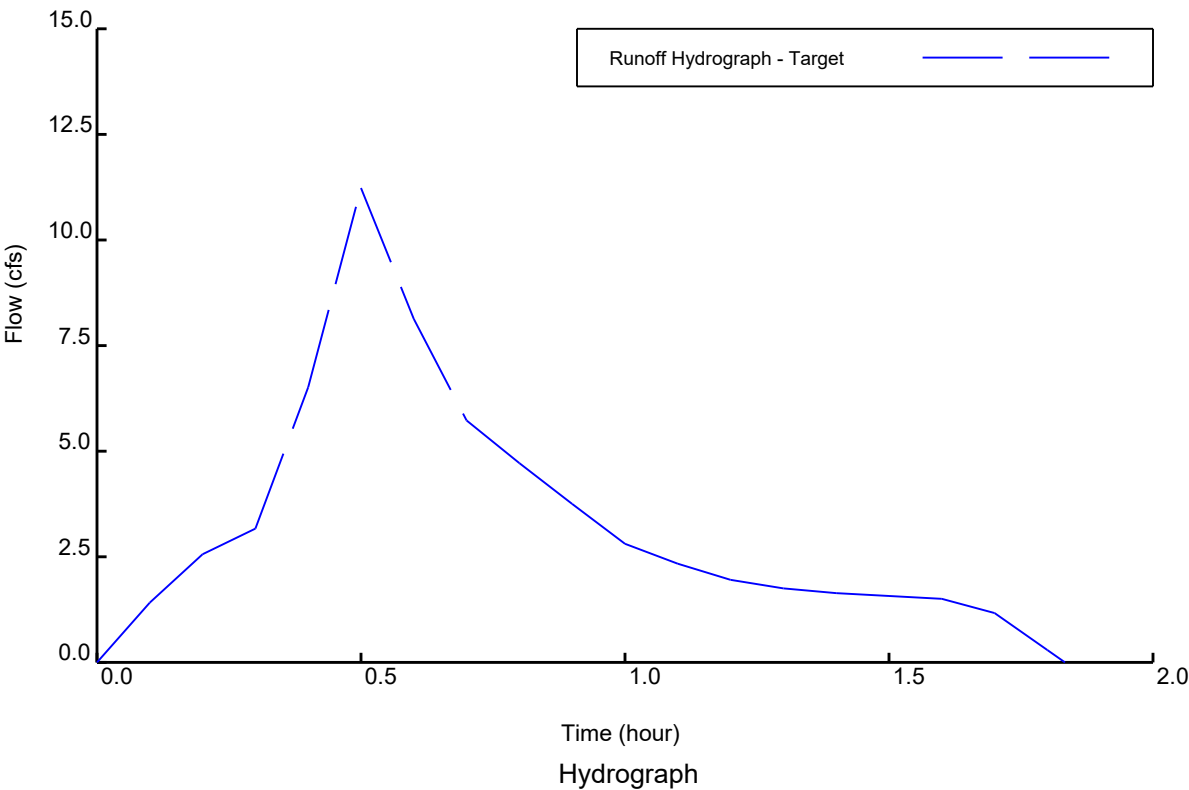
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 21.50 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 0.98 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 25 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #5

Target Scenario: Existing, 25 YEAR

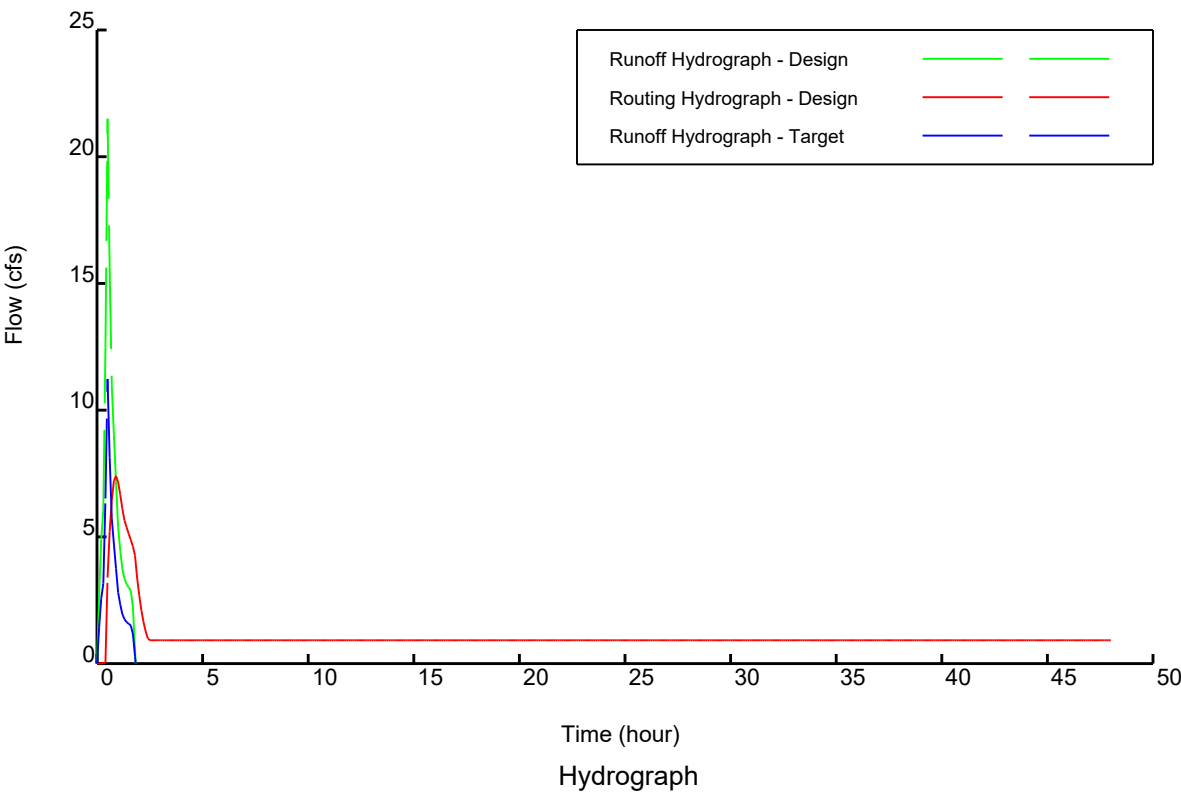
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 11.23 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.51 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 25 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #5

Routing Hydrograph

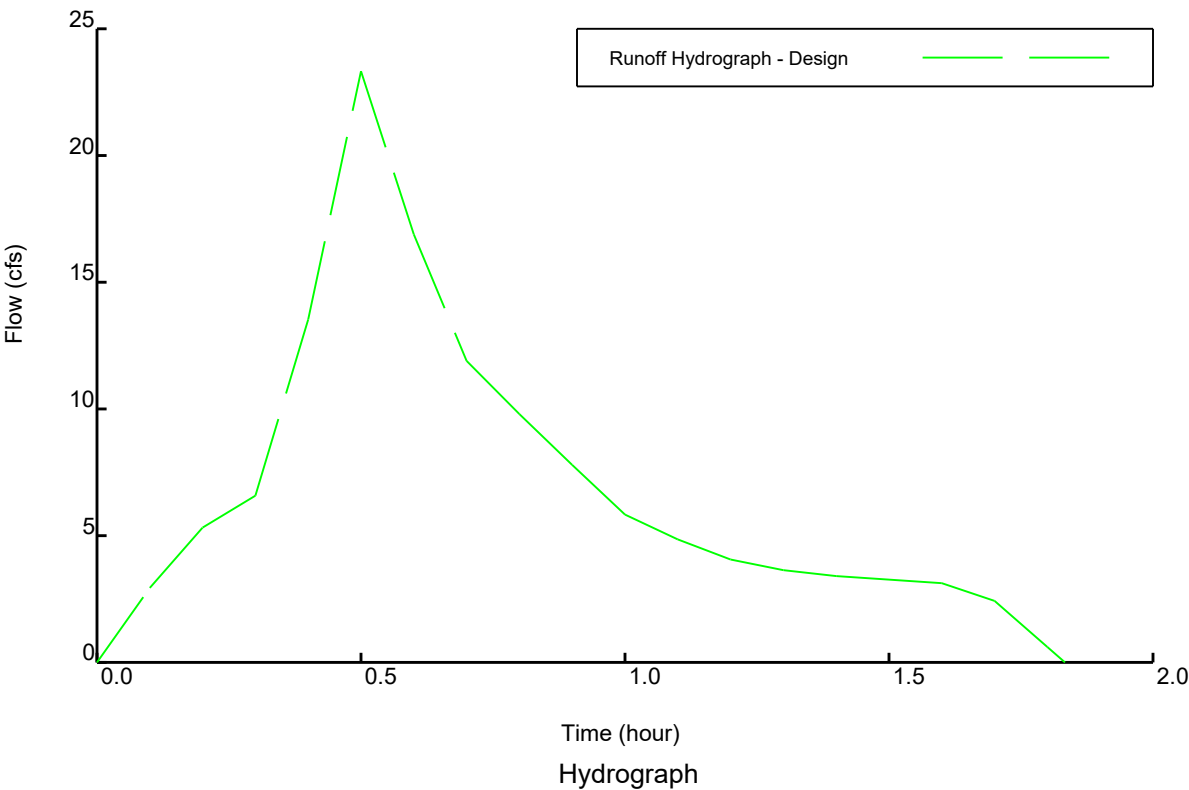
Hydrograph Type	Reservoir	Peak Discharge	= 7.41 cfs
Storm frequency	= 25 YEAR	Time to Peak	= 7.41 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 183923 cuft
Max. Elevation	= 638.69 ft	Max. Storage	= 21874.64 cuft



Scenarios Report - #6

Design Scenario: Proposed, 50 YEAR

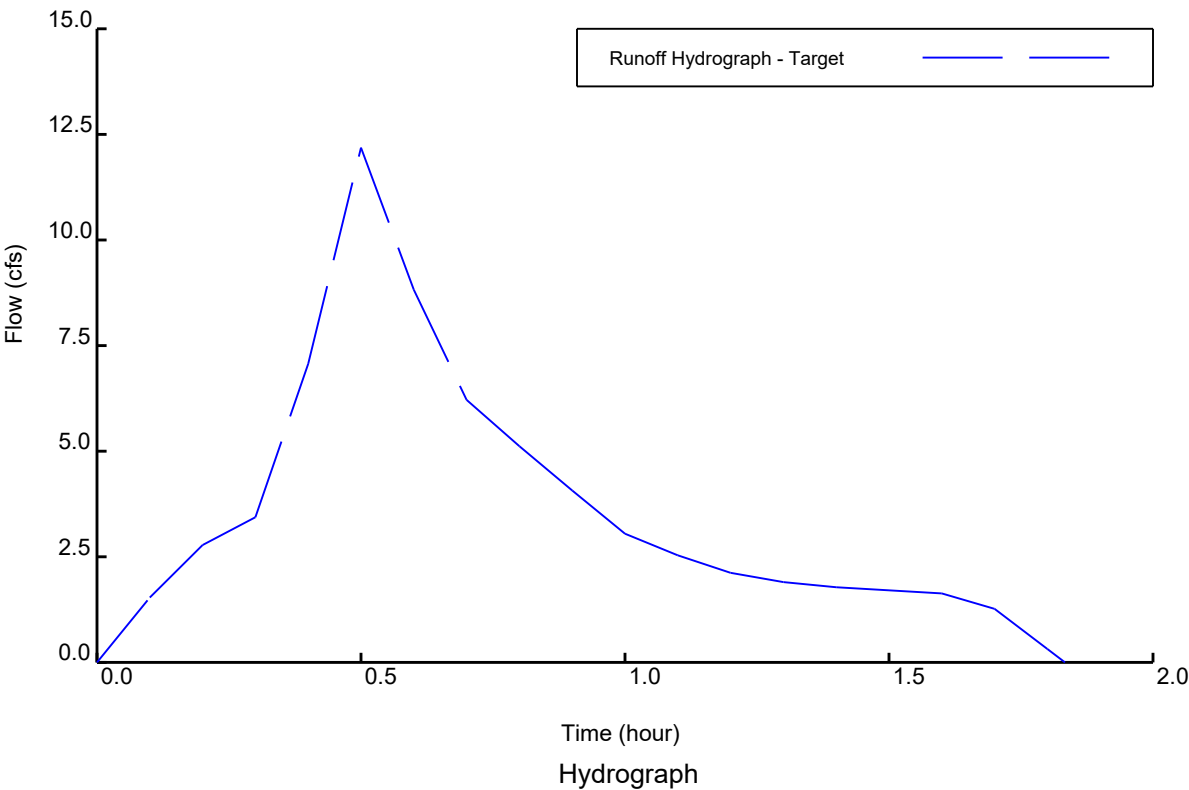
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 23.33 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 1.07 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 50 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #6

Target Scenario: Existing, 50 YEAR

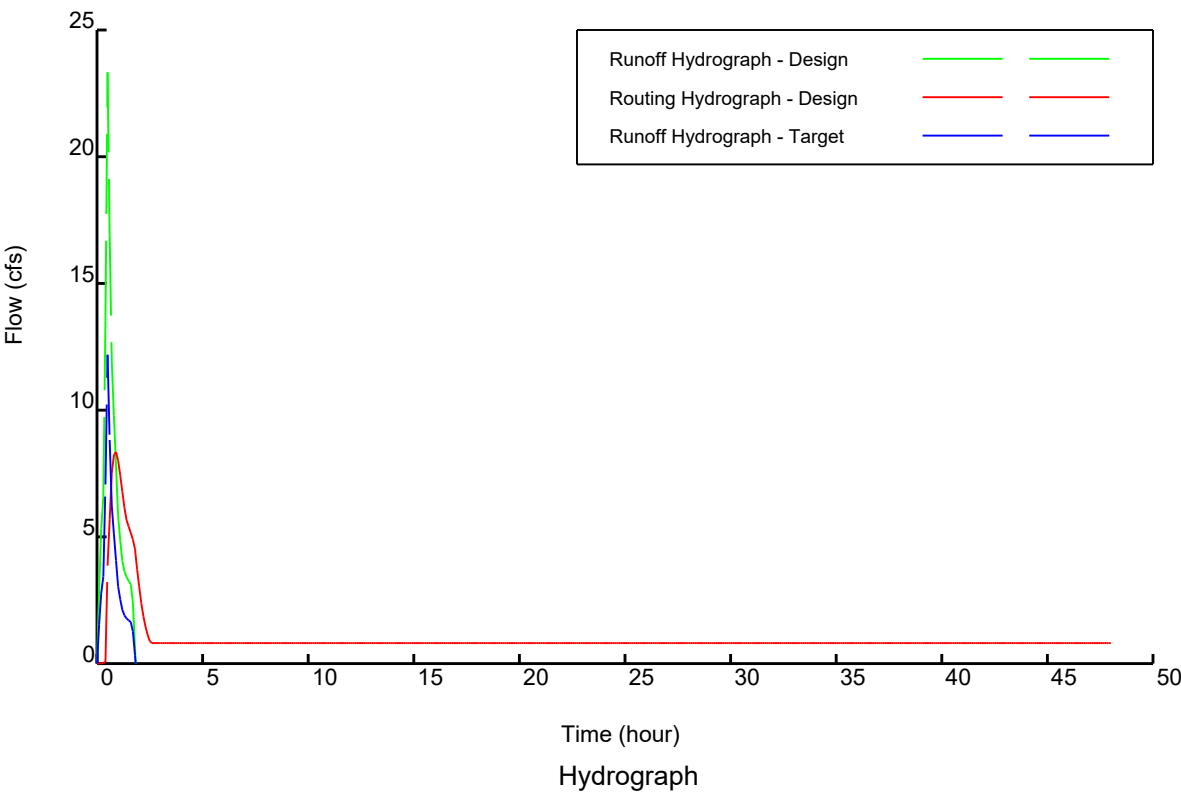
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 12.19 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.56 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 50 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #6

Routing Hydrograph

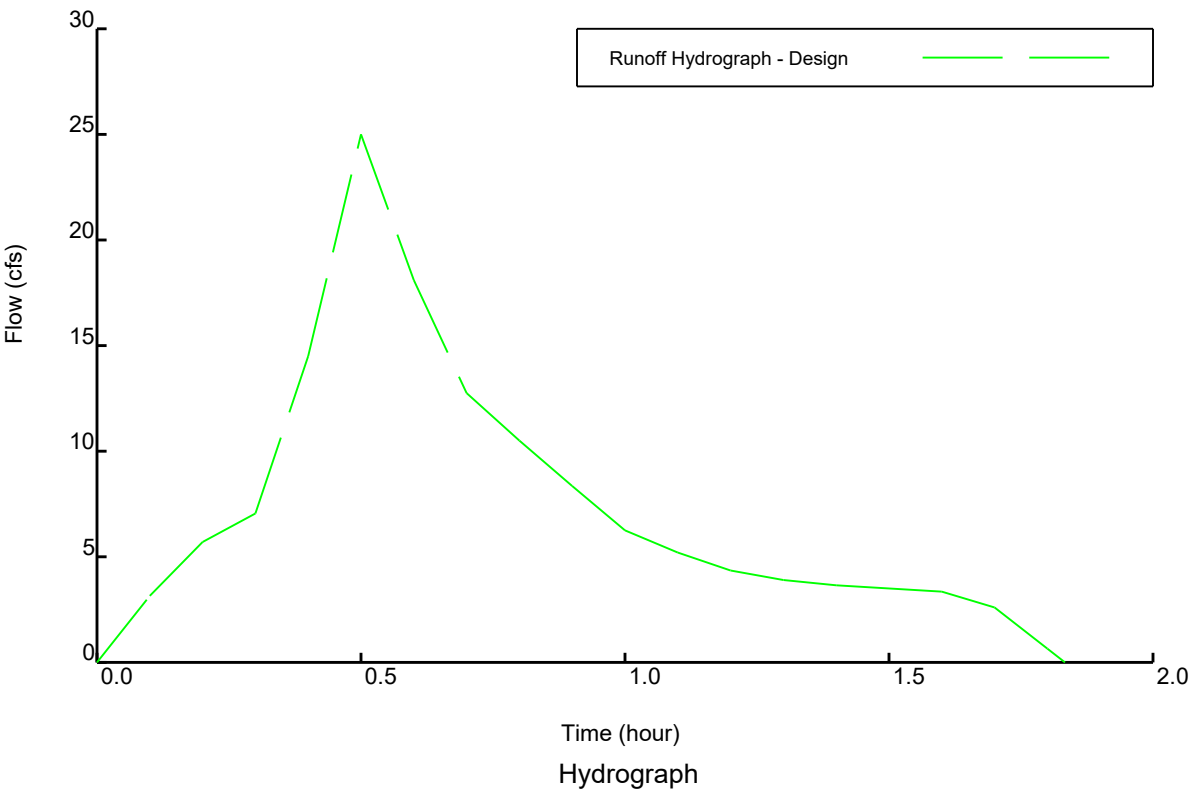
Hydrograph Type	Reservoir	Peak Discharge	= 8.35 cfs
Storm frequency	= 50 YEAR	Time to Peak	= 8.35 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 169097 cuft
Max. Elevation	= 638.80 ft	Max. Storage	= 23264.57 cuft



Scenarios Report - #7

Design Scenario: Proposed, 100 YEAR

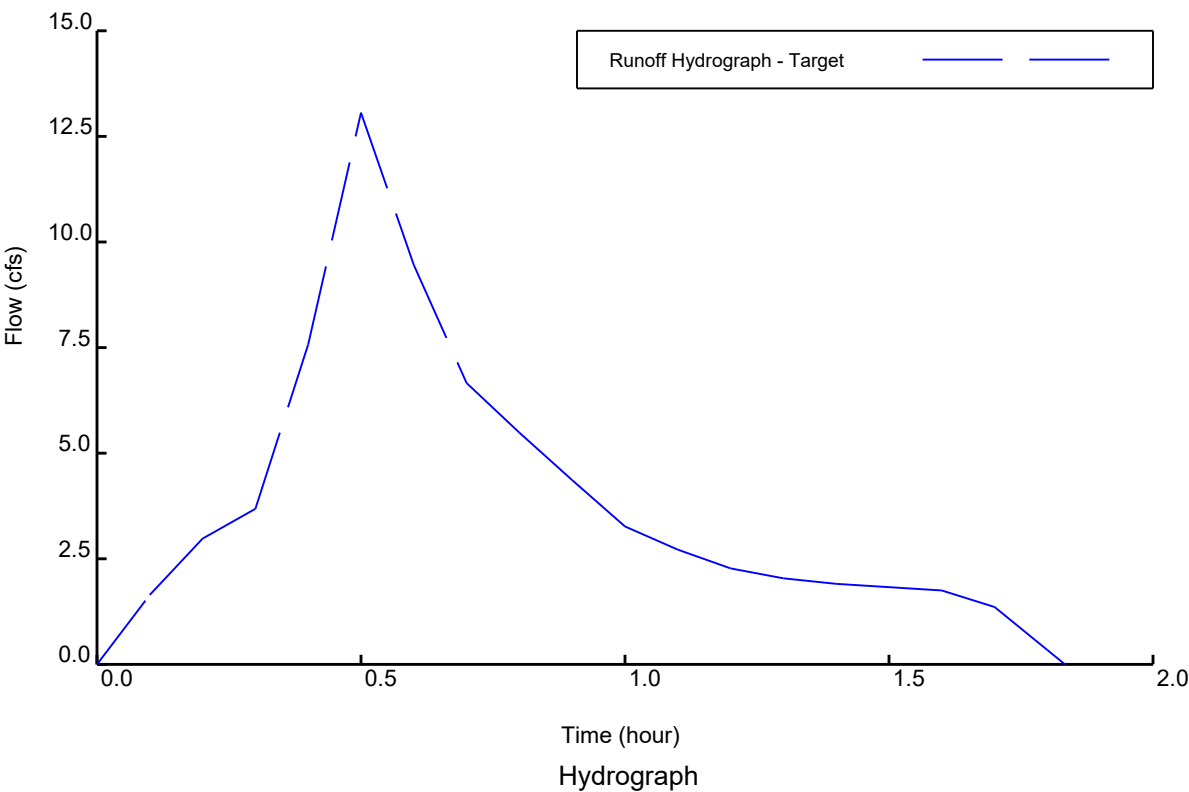
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 25.00 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.67	Runoff Volume	= 1.15 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 100 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #7

Target Scenario: Existing, 100 YEAR

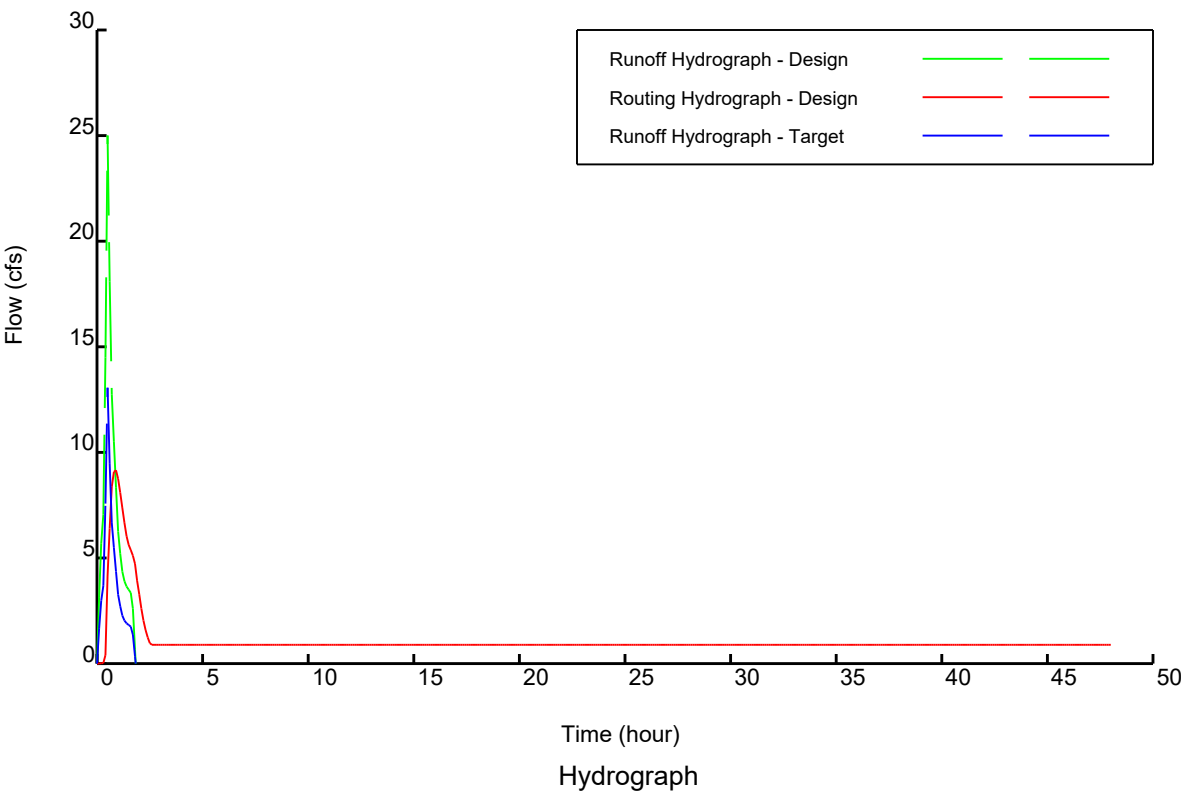
Runoff Hydrograph	= Universal Rational Method	Peak Discharge (Qp)	= 13.06 cfs
Drainage Area	= 5.35 ac	Time to Peak	= 0.50 hrs
Runoff Coefficient	= 0.35	Runoff Volume	= 0.60 acre-ft
Basin Slope	= 0.00%	Hydraulic length	= 0.00 ft
Rainfall ID:	= Middletown	Time of Concentration	= 0.0 min
Rainfall Intensity:	= 0.00 in/hr	Rainfall Depth:	= 0.00 in
Return Period:	= 100 YEAR	Rainfall Duration:	= 0.00 hrs



Scenarios Report - #7

Routing Hydrograph

Hydrograph Type	Reservoir	Peak Discharge	= 9.15 cfs
Storm frequency	= 100 YEAR	Time to Peak	= 9.15 hrs
Time interval	= 6.00 minutes	Hyd. Volume:	= 185506 cuft
Max. Elevation	= 638.89 ft	Max. Storage	= 24447.48 cuft



**Planning Commission
June 18, 2024 - 6:00 PM
233 South Main Street, Monroe, Ohio**

[AgendaContent]

April 22, 2024

Ms. Kameryn Jones
Assistant Director of Development
City of Monroe
233 S. Main Street
P.O. Box 330
Monroe, Ohio 45050

Re: Monroe Crossings Section Five, Block B, Phase One
Final Plat

Dear Ms. Jones,

Enclosed please find the following items in support of Monroe Crossings II LLC request for Final Plat approval of Monroe Crossings Section Five, Block B, Phase One:

- 1) Executed Application for a Major Subdivision.
- 2) A check in the amount of \$100.00 made payable to *City of Monroe* to cover the application fee.
- 3) 8 full size (24"x36") and 8 reduced size (11"x17") copies of the Final Plat
- 4) A copy of the Preliminary Plat with Block B, Phase 1 outlined
- 5) We will submit digital copies of everything via email.

Please place this item on the next available Planning Commission Meeting Agenda.

Should you have any questions or need anything further, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Terri Corner'.

Terri Corner

Enclosure

cc: Monroe Crossings II LLC



Application for a Major Subdivision

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

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of Planning Commission Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Major Subdivision Review Information

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

Basic Project and Site Information (For Original Lot)

For which of the following are you seeking approval?

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

Project Address: North of Hankins Rd., at the end of Morgan Dr.

County: ☒ Butler ☐ Warren Total Subdivision Area: 20.9859 Acres

County Tax Parcel ID: C1800-016-000-001

Project/Subdivision Name: Monroe Crossings Section Five Block B Phase One

Existing Zoning District: R-3 PUD

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

How many new lots will be created with this subdivision? 41 single family residential lots

What is the average lot size in square feet? 18,985 sq. ft.

What is the average lot width? 102.9 ft.

What is the proposed residential density (dwelling units per acre)? 1.95 units/acres

Project Address or Tax Parcel ID: C1800-016-000-001

Additional Project Information

Does the property lie within the 100-year floodplain? ☐ Yes ☒ No

How many phases of the subdivision do you anticipate?

Applicant Information

Applicant Name: Monroe Crossings II LLC

Contact Person: Alan Schmidt Sr.

Contact Address: 9679 Cincinnati-Columbus Road, Cincinnati, OH 45241

Contact Phone Number: 513-532-7575

Contact Fax Number:

Contact E-Mail: aschmidt@schmidtbuilders.com

Property Owner Name: Monroe Crossings Inc.

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

Additional Project Information

1) Provide a brief description of the project including the proposed use of the new lots.

Construction of 41 single family residential lots

2) Will you be requesting a variance of the subdivision design and improvement standards or any applicable site development standards per Section 1203.05(P)? If yes, please describe the standards you will be requesting to vary and the extent of such variance.

Project Address or Tax Parcel ID: C1800-016-000-001

Certification and Signatures

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

Print Name: Alan Schmidt Sr.

Signature:



Date: 4-22-24

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

Print Name: Alan Schmidt Sr.

Signature:



Date: 4-22-24

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

Submittal Requirement Checklist

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

Digital Submittal Requirements

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

General Information

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

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

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

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

Preliminary Plat (No smaller than 1" = 100') Submittals shall include 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.

- | | |
|--------------------------|---|
| ☐ | Application fee |
| ☐ | Date, north arrow, scale, county, township, and range lines plus a legend for all symbols |
| ☐ | The name of the subdivision |
| ☐ | Names and addresses of the owner, subdivider, land planning consultant, engineer or registered land surveyor who prepared the plat |
| ☐ | Streets and rights-of-way adjoining and on the site of the proposed subdivision, showing the street names and including roadway widths, approximate gradients, types and width of pavement, curbs, planting strips and other pertinent data |
| ☐ | All lot lines adjacent to and abutting the subdivision |
| ☐ | Layouts of the lots showing approximate dimensions, lot numbers and centerline radius of streets |
| ☐ | Approximate gross square footage of lots not including rights-of-way |
| ☐ | Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semipublic or community purposes |
| ☐ | Easements, existing and proposed, showing locations, widths and purposes |
| ☐ | Building setback and yard lines and dimensions |
| ☐ | Location and size of nearest water main, sewer outlet and other pertinent utilities |
| ☐ | Location type and approximate size of utilities to be installed |
| ☐ | Location and width of all existing and proposed sidewalks and trails |
| ☐ | Tract boundary lines showing dimensions, bearings, angles and references to known land lines |
| ☐ | Contours at vertical intervals of two feet, if the general slope of the site is less than 16%, and at vertical intervals of five feet if the general slope is 16% or greater |

Submittal Requirement Checklist

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

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

Preliminary Drainage Plan - Submitted as Part of the Preliminary Plat

Same number and scale as the preliminary plat

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

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

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

Submittal Requirement Checklist

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

Final Plat (No smaller than 1" = 100')– Submittals shall include 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.

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

Submittal Requirement Checklist

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

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

THE UNDERSIGNED, BEING THE OWNER OF 20.9859 ACRES OF LAND IN PART LOT #2293 OF THE CITY OF MONROE AND LOCATED IN SECTION 35, TOWN 3, RANGE 3, BETWEEN THE MIAMIS, THE CITY OF MONROE, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS MONROE CROSSINGS, SECTION FIVE, BLOCK B, PHASE ONE AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARES THE SAME TO BE FREE AND UNENCUMBERED.

OWNER: MONROE CROSSINGS II, LLC
AN OHIO LIMITED LIABILITY COMPANY

BE REMEMBERED THAT ON THIS ____ DAY OF _____, 2024, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MONROE CROSSINGS II, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS REPRESENTED BY _____, ITS _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

MY COMMISSION EXPIRES: _____

EASEMENTS ON SAID DIT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRICITY, TELEPHONE, CABLE, AND OTHER COMMUNICATIONS, AND FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE OF UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AREA, AND THE RIGHT OF EGRESS TO AND INGRESS FROM SAID OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO: 1) REDUCE THE CLEARANCE OF EITHER SIDEWALK OR DRIVEWAY TO LESS THAN 10 FEET; 2) REMOVE OR DESTROY ANY OF SAID FACILITIES, IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR 3) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("**GRANTOR**") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE COMPANIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES, AGENTS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "**UTILITY EASEMENTS**" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE TRANSMISSION OF ELECTRICITY, GAS, STEAM, HEAT, OR OTHER ENERGY, AND FOR THE INSTALLATION OF TELECOMMUNICATIONS OR OTHER UTILITIES ("**GRANTEE FACILITIES**" OR "**FACILITIES**"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS. IF THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD, TO THE GRANTEE OR ANY OTHER PARTY, THE GRANTEE SHALL BE ENTITLED TO TAKE SUCH ACTION AS MAY BE NECESSARY TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

IT IS UNDERSTOOD THAT THE CITY OF MONROE WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE BUTLER COUNTY WATER & SEWER DEPARTMENT.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, OR OTHER ACCESS POINTS TO PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION TO ANY PORTION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF.

THE BUTLER COUNTY WATER & SEWER DEPARTMENT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY SEWER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO INSURE THE BASEMENT STAYS DRY.

SECTION FIVE, BLOCK B, PHASE ONE	20.9859 ACRES
REMAINING ACRES:	56.0403 ACRES

PARCEL NUMBER C1800-016-000-001

DEED REFERENCE: OFFICIAL RECORD 9617, PAGE 1812

DEED ACRES (S.V. 61, PG. 100) 105.6559 ACRES
SECTION FIVE, BLOCK A 28.6297 ACRES
REMAINING ACRES: 77.0262 ACRES

SECTION FIVE, BLOCK B, PHASE ONE 20.9859 ACRES
REMAINING ACRES: 56.0403 ACRES

MONROE CROSSINGS SECTION FIVE, BLOCK B, PHASE ONE
20.9859 ACRES
914146 S.F.

MINIMUM OPENING ELEVATIONS:

ON ANY LOT(S) WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW FINISHED FLOOR LEVEL, THE MINIMUM OPENING ELEVATION SHALL BE AT LEAST 1 FOOT ABOVE THE FINISHED FLOOR LEVEL.

LINE TABLE

SECTION 35, TOWN 3, RANGE 3
SECTION 34, TOWN 3, RANGE 3
SECTION 29, TOWN 3, RANGE 3
SECTION 28, TOWN 3, RANGE 3

LOT 15 COMBS SUBDIVISION FOURTH ADDITION P.E. 2236, PG. A

PT. LOT #2434 PETER K. HUNSINGER, ET AL O.R. 6182, PG. 1356

PT. LOT #2293 MONROE CROSSINGS II, LLC O.R. 9617, PG. 1812 105.6559 AC. (DEED) REMAINDER 56.0403 AC.

MONROE CROSSINGS PHASE THREE, BLOCK "C" P.E. 3937, PGS. A-B

MONROE CROSSINGS PHASE THREE, BLOCK "E" SECTION TWO O.R. 8826, PGS. 712-713

MONROE CROSSINGS PHASE FOUR O.R. 9252, PGS. 1552-1554

MONROE CROSSINGS PHASE FIVE, BLOCK A O.R. 9086, PGS. 563-564

WINDSOR ESTATES LOT 39 O.R. 8836, PG. 365

WINDSOR ESTATES, SECTION ONE O.R. 8199, PGS. 936-938

DOUGLAS J. & DEBORAH L. PEARSON O.R. 8832, PG. 1281

ON ANY LOT(S) WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE A SUMP WELL AND SUMP PUMP, WHICH SHALL DISCHARGE ON THE LOT AT OR ABOVE THE NOTED ELEVATION.

ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE APPROVAL BY THE CITY OF MONROE.

THE STREETS AS SHOWN IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY OF MONROE ENGINEER. THE STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF TOP COURSE, WITHIN ONE YEAR AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED BY THE CITY OF MONROE ENGINEER.

THE CITY OF MONROE DOES NOT ACCEPT ANY DRAINAGE EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. THE CITY OF MONROE IS NOT RESPONSIBLE FOR THE REPAIR OR MAINTENANCE OF ANY DRAINAGE EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. MAINTENANCE OF ALL IMPROVEMENTS WITHIN DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE MONROE CROSSINGS HOMEOWNERS ASSOCIATION. THE CITY OF MONROE WILL ENFORCE THE CITY OF MONROE ENGINEER'S STANDARDS AND SPECIFICATIONS OF THE CITY OF MONROE ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR MAINTAINED WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	5°24'19"	225.00'	21.23'	S41°35'38"E	21.22'
C-2	1°23'24"	525.00'	12.74'	S03°48'07"W	12.74'

THIS PLAT IS SUBJECT TO PRESENT AND FUTURE REGULATIONS OF THE BUTLER COUNTY BOARD OF HEALTH.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR MONROE CROSSINGS, SECTION FIVE, BLOCK B, PHASE ONE, MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE AS SHOWN ON THE PLAT AND THE CITY OF MONROE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

[illegible]



OCTOBER, 2020
REVISED NOVEMBER 19, 2020
REVISED DECEMBER 15, 2020

OWNER
Monroe Crossings L.L.C.
6515 Winford Avenue
Hamilton, Ohio 45011
(513) 887-6000

DEVELOPER
Monroe Crossings II LLC
500 Wessel Dr. Suite 5B
Fairfield, Ohio 45014
(513) 858-2555

ENGINEER & SURVEYOR
Boyer Becker
6900 Tylersville Road
Mason Ohio 45040
(513) 336-6600

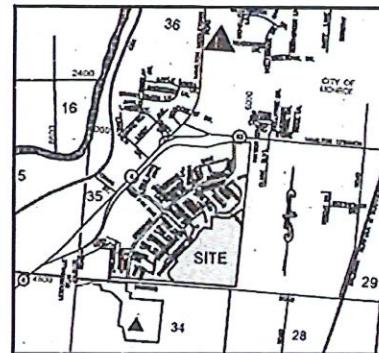
TOTAL # OF 80' LOTS	30
TOTAL # OF 90' LOTS	40
TOTAL # OF 100' LOTS	93
TOTAL # SINGLE FAMILY RESIDENTIAL LOTS =	163
TOTAL ACREAGE = 105.655± ACRES	
PROPOSED DENSITY = 1.73 UNITS/ACRE	
PROPOSED OPEN SPACE = 17.93± ACRES (16.9%)	

Existing Centurion	
Centurion	
Property Line	
Existing Sanitary Main and Manhole	
Proposed Sanitary Main and Manhole	
Fire Hydrant	
Water Valve	
Existing Water Main	
Proposed Water Main	
Existing One Main	
Existing Storm Pipe and Catch Basin	
Storm Catch Basin	
Storm Manhole	
Storm Pipe	
Existing Telephone	
Existing Cable	
Existing Bury Pit	



NOTE: Let with and be removed at the building network box.

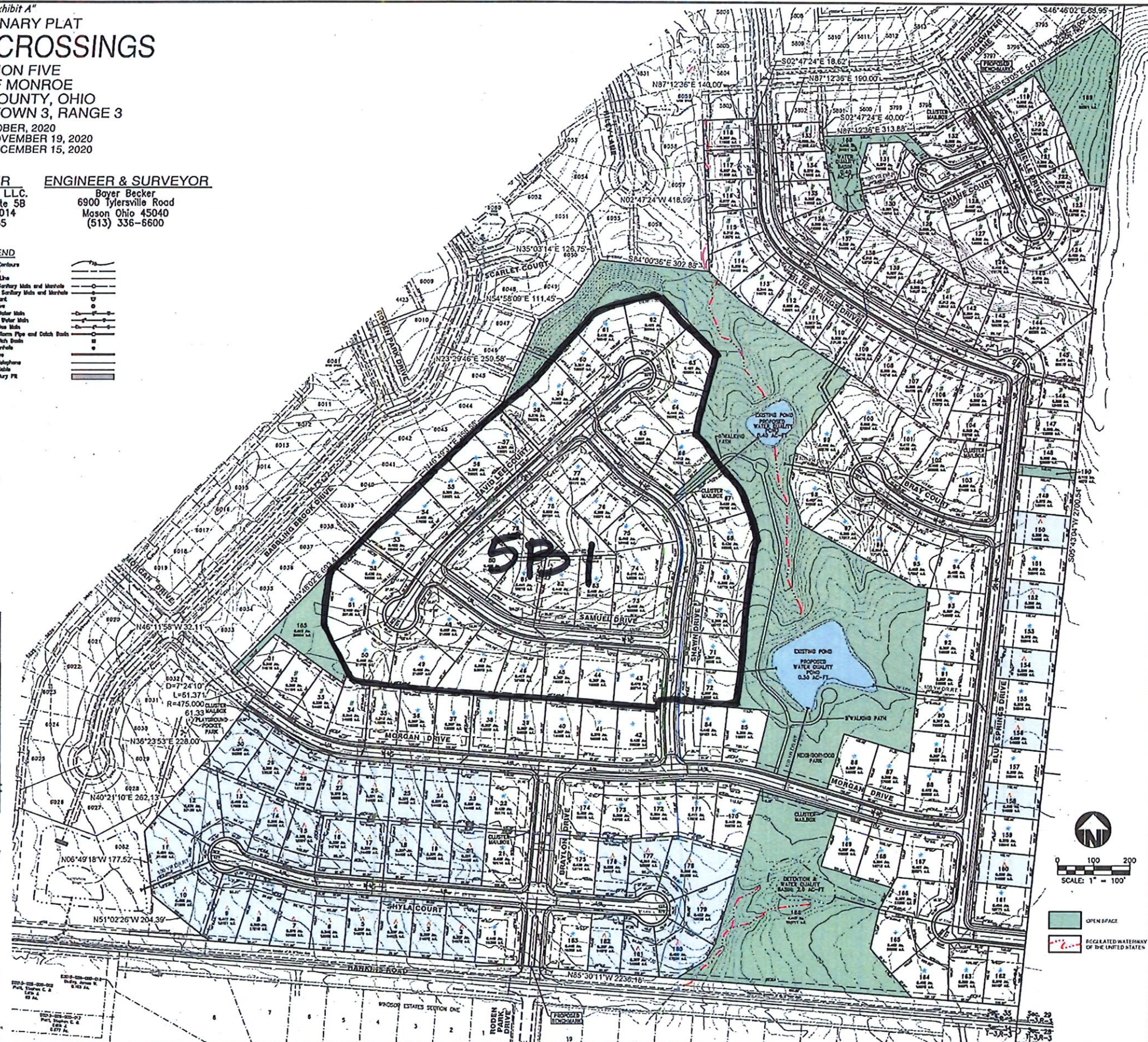
1. Sewerage to be tied into River County System. Gravity basement service to be provided where possible.
2. Water to be installed and connected to River County System.
3. Electric to be supplied by Duke Energy.
4. All public streets to be constructed according to City of Monroe standards and specifications. All street grades noted are preliminary.
5. Contours furnished from aerial photography based on U.S.G.S. datum.
6. Concrete Walk to be installed.
7. Homeowners Association to maintain landscape island in the middle of Brighton Drive.
8. Maximum Lot Coverage = 43%
9. Editing Zoning: R-3 PUD



As approved by Planning Commission on October 20, 2020 Hearing, a final determination for meeting any and/or all requirements and related design(s) listed below shall be determined by the City Engineer and Director of Development at the appropriate time of review.

- Developer shall apply and shall approve the execution of the portion of Section Road associated with the drainage area.
- A city public-works engineer is required to execute a Station Road to the Station Road Intersection. The engineer will perform the following tasks:
 - Obtain a permit from the City of Spring and the State of Texas.
 - Location of and block prediction criteria to be determined in accordance with the City Engineer at the time of preparation of construction drawings.
 - Obtain a permit from the City of Spring and the State of Texas, as the construction drawings, to be placed in the construction of Station Road and Station Road and proposed at the other location.
 - A general engineer lighting design shall be required.
- In accordance with Planning and Zoning Commission Section 123.03(b) of the Unified Subdivision Design and Improvement Standards, Planning Commission shall vary the length of the Street to be designed as follows:
 - The typical section shall comply with the City specifications and be located in place at the time of construction.
 - The typical section shall comply with the City specifications and be located in place at the time of construction.
 - Prior to the preparation of construction drawings, the total block length within the Spring and Morgan Corridor will be discussed with the City Engineer.
- In accordance with Planning and Zoning Commission Section 123.03(b) of the Unified Subdivision Design and Improvement Standards, Planning Commission shall vary the minimum requirement along the Station Road as follows:
 - A Station Road location plan shall be approved by the City Engineer and submitted with the construction drawings.
 - Two feet of street with a minimum 12 inch curb at street level are required in the two feet for each lot to be approved at the time of plan of subdivision approval. A street line plan shall be submitted with each plan of construction drawings complying the survey and plan of location of the Station Road.

All other requirements of the Mortgage Closing Master P.O. Agreement Section 3 approved by Financing Corporation on October 20, 2010 are applicable.



 OPEN SPACE

 REGULATED WATERWAY
OF THE UNITED STATES

SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO

**bayer
becker**
www.bayerbecker.com
6900 Tylerdale Road, Suite A
Mason, OH 45043 • 513.338.9000

Address	1500000
Address 2	TA
Address 3	EU
Address 4	00.00

1/1