

January 26, 2017

TO: Wayne Davis, City Manager

FROM: Tracy Roblero, Community Development Director *JMR*

SUBJECT: Forward Request for Expansion of Conditional Use Permit for 7315 Cornell Road

Request

It is requested that City Council hold a public hearing to consider a request from the Montgomery Public Works Department at 7315 Cornell Road for an expansion of the conditional use permit to allow for the construction of a building addition.

Background

The Public Works building does not fit well into any use definition as provided in the Zoning Code. The use of the building has elements of a Public Office, Public Safety Facility and Public Service Facility. Public Offices and Public Safety Facilities are conditionally permitted uses in residential districts; however, Public Service Facilities are only permitted in retail districts. The definition in the Code for Public Service Facilities is clearly oriented to a large scale utility and not the operation of a Public Works building. Therefore, Staff and the Law Director felt it was necessary for the Board of Zoning Appeals (BZA) to determine that it is appropriate for the City to treat the existing facility as a conditionally permitted use in the District, until such time that the Zoning Code can be amended. A memo to the BZA from the Law Director with more detail is provided in your packet. The BZA approved the application at their meeting on November 22, 2016.

The existing building was constructed more than twenty years ago when the Public Works Department needed more room for their operations. At that time, the location on Cornell Road was chosen as it was close to another public institution, Sycamore High School, and the land was buffered by Johnson Nature Preserve from the residential subdivisions to the south and east. The administration at the time did not require development plan approval by the Planning Commission as City staff was highly involved in the design; however, the current administration believes that all public facilities should go through the same approval process as other applications. In deciding how to review the application, Staff chose to treat the building as a Public Safety Facility in regards to setbacks and recommends using the already established conditions for a Public Service Facility for the conditional use permit.

The proposed modifications to the existing building include the following:

- An expansion of the existing office area to create new office spaces, a work room and small conference room;
- An expansion of the existing break room/meeting room and locker room facilities added adjacent to the bathrooms; and,
- An expansion of the existing garage to allow for additional work space, additional storage of vehicles/equipment and more efficient flow of vehicles/equipment

The proposed addition is a relatively minor project that will allow for better City operations and will not have a negative visual impact on the surrounding properties. Staff believes that the proposed addition will lessen the impact on residentially zoned property due to the fact that more vehicles will be able to be stored inside the bays. Staff also believes that the proposed conversion of the existing detention basin to a retention pond will provide additional storage capacity while improving water quality prior and reducing the rate of flow, all of which should improve conditions for properties downstream.

Planning Commission Recommendation

The Planning Commission met on December 19, 2016 to consider this application (see minutes). Notices were sent to neighbors within a 300' radius of the Public Works property. No adjacent property owners were in attendance at the Planning Commission hearing; however, two adjacent property owners had questions regarding stormwater during the BZA process. These questions and concerns were addressed by Brian Riblet, Public Works Director and Gary Heitkamp, Assistant Public Works Director after the BZA meeting and both property owners expressed support for the project after these questions were addressed. The Planning Commission asked questions regarding the proposed addition, future facility needs and existing noise levels at the facility. At the conclusion of the public hearing, the Planning Commission voted unanimously to recommend approval of the expansion of the conditional use permit to City Council to allow for the construction of a building addition with the following conditions:

1. The applicant must comply with the specific conditions for a conditional use permit listed in Section 151.2007(A) and (S) for public service facilities;
2. City Council vote to approve the expansion of the conditional use permit; and,
3. The stormwater management construction drawings shall be approved by the City Engineer.

Staff Recommendation

Staff supports the recommendation of the Planning Commission to allow for the expansion of the conditional use permit to allow for a building addition at the Public Works facility located at 7315 Cornell Road.

December 8, 2016

Planning Commission Members
10101 Montgomery Road
Montgomery, OH 45242

REF: Request for approval of proposed modifications to Public Works facility

Members of City of Montgomery Planning Commission,

Over the past several years staff has researched and discussed the need and potential to modify the existing Public Works facility to better equip staff to serve our community both now and into the future.

This issue has been discussed at multiple Public Works Committee meetings garnering support to move forward in the process. Staff has also discussed this issue during previous budget review meetings with City Council and an initial "place holder" was included in the 2016 annual budget process for the proposed project. As staff continued researching and completing preliminary site layouts with CT Consultants a more definitive construction budget was established and a revised request was included in current 2017 budget cycle that was officially approved at the December 7, 2016 Business Session of City Council.

The existing Public Works facility currently houses the Public Works Director, Assistant Public Works Director, Public Works Supervisor, (10) Public Works front line staff, and (6) Public Works seasonal employees typically from May – September.

The proposed modifications would include an expansion of the existing office area to create new office spaces, work room, and small conference room. The existing break room/meeting room would be expanded and locker room facilities would be installed adjacent to the bathrooms.

The garage area is proposed to be expanded by 2150 S.F. to allow for additional work space and the ability to create a more efficient flow of vehicles/equipment while also housing additional vehicles/equipment.

The responsibilities and demands on the Public Works Department are ever growing as we currently provide 131 services throughout the course of each year. The additional infrastructure anticipated at the Gateway Redevelopment Area, Orchard Trail, and Vintage Club development projects will increase the parameters of our responsibilities.

Staff believes the proposed modifications are needed to allow our department to best serve our community and respectfully requests the City of Montgomery Planning Commission for approval of the proposed modifications.

Respectfully,

Brian K. Riblet
Public Works Director
City of Montgomery



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APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): 7315 CORNELL ROAD

Project Name (if applicable): MONTGOMERY PUBLIC WORKS MODIFICATIONS

Auditors Parcel Number: _____

Gross Acres: _____ Lots/Units _____ Commercial Square Footage _____

Additional Information: _____

PROPERTY OWNER(S) CITY OF MONTGOMERY Contact BRIAN RIBLET
 Address 7315 CORNELL ROAD Phone: 513-792-8319
 City MONTGOMERY State OH Zip 45242
 E-mail address briblet@c.montgomery.oh.us

APPLICANT CITY OF MONTGOMERY Contact BRIAN RIBLET
 Address 7315 CORNELL ROAD Phone: 513-792-8319
 City MONTGOMERY State OH Zip 45242
 E-mail address briblet@c.montgomery.oh.us

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature City of Montgomery, B.K. Riblet FOR DEPARTMENT USE ONLY

Print Name BRIAN K. RIBLET

Date 12/8/16

Meeting Date:
Total Fee:
Date Received:
Received By:



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CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Planning Commission and Staff
City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at 7315 CORNELL ROAD, we hereby grant permission to Members of the Planning Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Planning Commission.

Property Owner(s) Signature CITY OF MONTGOMERY, B-K. RIBLET

Print Name BRIAN K. RIBLET

Date 12/8/16

Planning Commission Members:

Michael Harbison

Vince Dong

James Matre

Darrel Liebson

Barbara Steinebrey

Patrick Stull

Barbara White

**CITY OF MONTGOMERY
PLANNING COMMISSION MEETING**

**Application for Expansion of a Conditional Use Permit and Final Development Plan
Approval**

**City of Montgomery – Public Works Department
7315 Cornell Road**

**December 16, 2016
Staff Report**

APPLICANT: City of Montgomery – Public Works Department
7315 Cornell Road
Montgomery, Ohio 45242

PROPERTY OWNER: Same as above

VICINITY MAP:



NATURE OR REQUEST:

The applicant is requesting an expansion of a conditional use and Final Development Plan approval for a proposed addition to the Public Works building. The proposed modifications include the following:

- An expansion of the existing office area to create new office spaces, a work room and small conference room;
- An expansion of the existing break room/meeting room and locker room facilities added adjacent to the bathrooms; and,
- An expansion of the existing garage to allow for additional work space, additional storage of vehicles/equipment and more efficient flow of vehicles/equipment

ZONING:

The property is zoned 'B' – Single Family Residential and is used for the Montgomery Public Works Building. The properties directly to the north and east are also zoned 'B' – Single Family Residential and used for single family residences. The property to the north across Cornell Road is used for Sycamore High School. The property to the south is owned by the City and use for Johnson Nature Preserve. The property to the west is owned by the State of Ohio and used for I-71 expressway.

FINDINGS:

The Public Works building does not fit well into any use definition as provided in the Zoning Code. The use of the building has elements of a Public Office, Public Safety Facility and Public Service Facility. Public Offices and Public Safety Facilities are conditionally permitted uses in residential districts; however, Public Service Facilities are only permitted in retail districts. The definition in the Code for Public Service Facilities is clearly oriented to a large scale utility and not the operation of a Public Works building. Therefore, Staff and the Law Director felt it was necessary for the Board of Zoning Appeals to determine that it is appropriate for the City to treat the existing facility as a conditionally permitted use in the District, until such time that the Zoning Code can be amended. A memo to the Board of Zoning Appeals from the Law Director with more detail is provided in your packet. The Board of Zoning Appeals approved the application at their meeting on November 22, 2016.

The existing building was constructed more than twenty years ago when the Public Works Department need more room for their operations. At that time, the location on Cornell Road was chosen as it was close to another public institution, Sycamore High School, and the land was buffered by Johnson Nature Preserve from the residential subdivisions to the south and east. The administration at the time did not require development plan approval by the Planning Commission as City staff was highly involved in the design; however, the current administration believes that all public facilities should go through the same approval process as other applicants. In deciding how to review the application, Staff chose to treat the building as a public safety facility in regards to setbacks and recommends using the already established conditions for a public service facility for the conditional use permit.

Setbacks: The building setback requirements for the principal building require a 50' front yard setback, a 30' side-yard setback and 50' rear yard setback. The proposed building addition meets these setback requirements.

Building Materials: The building is not located within a district which is subject to design guidelines. The building addition will match the existing building with the use of concrete masonry units (CMU) and metal paneling in colors to match the existing building.

Signage: No new signage is being proposed as part of the project.

Lighting: The applicant is not proposing any additional lighting.

Parking: Eleven new parking spaces will be added as part of the addition. There will be a total of 27 parking spaces provided, including one handicap space, which meets the requirement of 26 spaces.

Landscaping: There are several trees along the access drive and the parking lot is buffered from adjacent residential by an existing tree line. Therefore, the applicant is not proposing any changes to the landscaping.

Circulation: The proposed addition will not affect the circulation of the site.

Stormwater: The proposed addition will not have a large impact on stormwater and requires only a very small increase to the required detention volume. The site has an existing detention basin which will be converted to a retention basin as part of this project. The conversion of the detention basin to a retention pond, along with the proposed staged outlet structure, will provide for increased water quality and positive benefits to the downstream properties in terms of decreased flow rates and decreased volumes of water. The applicant has also installed a rain harvesting system to collect water from the roof of the building that can be used for watering at multiple locations throughout the City. This system was not included in the stormwater calculations due to the uncertainty of the benefits during a 100-year rainfall event; however, it will certainly reduce the amount of stormwater coming off of the site during a rain event. The City Engineer has reviewed and approved the stormwater plans and calculations.

CONDITIONAL USE SPECIFIC CONDITIONS:

Chapter 151.2007(s) lists the specific conditions for places of public service facilities and Staff would recommend that for the purposes of setting conditions, the Planning Commission use these established conditions plus any additional conditions the Planning Commission or City Council deem appropriate. Staff has reviewed these conditions and finds that the proposed addition to the Public Works Facility is able to meet the requirements as established for Public Service Facilities. Those conditions are listed below with a description of how the applicant is or proposes to address the condition.

1. *The proposed use shall not generate excessive odor, dust or smoke beyond the premises. In order to minimize any effect of the above, the Planning Commission and/or Council may*

impose additional noise reduction measures, including mounding, landscaping and sound barriers, to assure that the level of noise is less than or the same as the prevailing noise levels of permitted uses in the District.

The existing Public Works facility was built in 1995. The location was picked due to the fact that it was surrounded by Johnson Nature Preserve to the rear and I-71 to the west with a large institutional use (Sycamore High School) directly across the street; therefore, limiting the impact on properties used for residential. The building has been in operation since 1995 with no issues arising in regards to excessive odor, dust, smoke or noise. The proposed addition may lessen the impact on the few residential properties that abut the Public Works Department as it increases the size of the bays which allows for more work to be done in an enclosed building and allows for additional vehicles to be parked inside.

2. *The minimum setbacks for individual buildings shall comply with those established in Schedules 151.2004 and 151.2006, respectively. As part of the development plan approval for a conditional use permit, Planning Commission and/or Council may establish greater setbacks when the minimum setbacks do not provide adequate safeguards to adjoining residential property due to topography, vegetation or building size.*

The existing building and the proposed addition meets all of the required building and parking lot setbacks.

3. *Natural or man-made barriers shall be provided to lessen any intrusion into a residential area.*

Johnson Nature Preserve and I-71 serve as natural barriers so that only a few residential properties abut the property; however, the Public Works facility sits up on a hill to the rear of these residential properties. The proposed addition will not be any closer to the residential properties than the existing building and will allow additional service vehicles to be parked indoors thus lessening the impact on surrounding residential.

4. *When practicable, storage of materials shall be within a completely enclosed building. Outdoor storage areas shall be enclosed by a fence or similar enclosure as approved the Planning Commission and/or Council.*

There is an existing fence surrounding the entire property that is secured during non-business hours. Much of the storage is located inside enclosed buildings, including in the bays, greenhouse and salt storage bin; however, some materials are stored outside such as pavers, gravel, top soil, etc. All of these materials are stored in the back of the building which is not visible to any properties used for residential purposes.

5. *Run off from areas of outdoor storage shall be directed to a sanitary drain.*

Run off from the areas of outdoor storage run into the existing detention basin. In 2017, the existing detention basin will be converted to a retention pond which would have additional storage capacity as well as a best management practice that would improve water quality prior to it leaving the site.

6. *No building shall exceed 3 stories or 45 feet, including all construction mechanicals.*

The existing building and the proposed addition meets the height limitation.

7. *Outdoor storage of vehicles used in the operation of the principal use may be permitted provided such storage areas shall be located in the side or rear yard in off-street parking areas. Freestanding carports which are visually compatible with the principal structure and are used for the storage of vehicles used in operation of the principal use shall be permitted in the side and rear yard, provided the carport maintains a minimum setback of 20 feet from the adjoining residentially zoning property.*

There is existing outdoor storage of vehicles which meets the off-street parking setback regulations. The proposed addition will lessen the impact on residentially zoned property due to the fact that more vehicles will be able to be stored inside the bays.

8. *When located in a residential district, the design of new structures or modifications to existing structures shall be visually compatible with the surrounding residential neighborhood character.*

The proposed changes will match the design of the existing building and are compatible with the surrounding neighborhood.

Chapter 151.2002 lists 12 general standards that are applicable to all conditional uses. Staff has reviewed these 12 conditions and found that the site and the proposed expansion of the parking lot meets all of the conditions.

Staff Recommendation

The Board of Zoning Appeals found that the existing Public Works Facility should be treated as a conditionally permitted use in the 'B' – Single Family Residential District as recommended by Staff and the Law Director, due to the fact that the existing Public Works building does not fit well into any use definition as provided in the Zoning Code. In reviewing the application, Staff chose to treat the building as a public safety facility in regards to setbacks and used the already established conditions for a public service facility for the conditional use permit.

The proposed addition is a relatively minor project that will allow for better City operations and will not have a negative visual impact on the surrounding properties. Staff believes that the proposed addition will lessen the impact on residentially zoned property due to the fact that more vehicles will be able to be stored inside the bays. Staff also believes that the proposed conversion of the existing detention basin to a retention pond will provide additional storage capacity while improving water quality prior and reducing the rate of flow, all of which should improve conditions for properties downstream.

Staff is in support of this project and the expansion of the conditional use permit with the following conditions:

1. The applicant must comply with the specific conditions for a conditional use permit listed in Section 1581.2007(A) and (S) for public service facilities;
2. City Council vote to approve the expansion of the conditional use permit;
3. The stormwater management construction drawings shall be approved by the City Engineer.

TO: Mary Jo Byrnes, Chair
Members of the Board of Zoning Appeals

FROM: Terrence M. Donnellon

RE: Variance Application for Public Works Facility

DATE: November 17, 2016

The City is faced with a very unique development issue which is not clearly addressed within the Code. The unique nature of the issue sprouts from a difference between the City's past and current practices to review and approve the expansion of public facilities.

In the past, City structures were constructed throughout the City in residential districts. City Hall on Schoolhouse is at the edge of the Montgomery Heights residential subdivision. The Safety Center and the City Pool were constructed more than 20 years ago on vacant land abutting the Forest Glenn and Jones Farm subdivisions. The logic at that time, these were City services which need to be centrally located within and providing service to a predominately residential community. The practical reality, there were not large open spaces within the commercial corridor. Like churches and schools, these public facilities are conditionally permitted in residential districts.

Many years ago when the Public Works Department needed additional space, there was no room to expand into Montgomery Park, so the decision was made to relocate to Cornell Road near another public institution, the Sycamore High School. Land was acquired buffered by the nature preserve from the residential subdivisions to the south and east. The building was then constructed. From what we can determine, similar to the initial development of City Hall, the Safety Center and the Pool, there was no formal development review. Since the City leaders and Administration were intricately involved in the development and design of these facilities, we can only guess that there was a feeling that separate formal planning review by the Planning Commission or the Board of Zoning Appeals was redundant.

Now the City brings its development and expansion of public facilities through the same processes as any other applicant. Recently the Safety Center was expanded and as a conditionally permitted use recognized in the Code as a Public Safety Facility, the review process was followed through the Planning Commission and City Council for approval. Our schedule of permitted uses, § 151.1003, recognizes *Public Safety Facilities* and *Public Offices* as conditionally permitted uses within a residential district. *Public Service Facilities*, which by definition are utilities, are conditionally permitted in the General Business District. Unfortunately we have no definition within the Code for a *Public Works Facility*, nor a category of permitted or conditionally permitted uses where a *Public Works Facility* can be located, which is the reason for presenting this case to the Board of Zoning Appeals.

Typically the Board of Zoning Appeals would hear appeals for dimensional variances, but an appeal to the Board of Zoning Appeals is permitted at any time under § 150.2001 when an applicant is adversely affected by a decision of a zoning administrator. In this particular case, the Community Development Department cannot approve the application for the expansion of the Public Works Department without an exception to the Code.

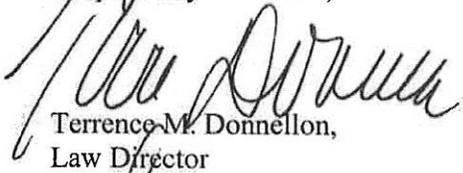
We have initiated this process by requesting an exception to § 151.5002 prohibiting the alteration or reconstruction of a building occupied as a non-conforming use. In theory, the Public Works facility is a non-conforming use because it is not defined within the Code and is neither a permitted nor conditionally permitted use within a residential district, yet it already exists as a use and a building in a residential district. Under § 151.5002 the Board of Zoning Appeals may permit a change to a non-conforming building. We are not asking the Board for the detailed approval of the development as a variance, but only an exception to allow the development to be properly reviewed under the conditional use process much like the other public facilities in the City.

Our recommendation in this case is that the Board of Zoning Appeals treat this as a request for an exception in this case only and categorize this existing use as a conditionally permitted use much like a Public Safety Facility or Public Office to allow the Planning Commission to review the development and expansion.

Long-term in the next update with our Code we will add the category Public Works Facility similar to a Public Safety Facility and specifically qualify this as a conditional use for any future expansion. While it is doubtful that another Public Works Facility would locate within the City, we must consider that the schools at some time may elect to erect a separate Public Works Facility and we need to have the appropriate regulations in place to control that expansion.

The bottom line is we are asking the Board of Zoning Appeals to correct the mistakes of the past and approve this exception to allow the Planning Commission to review this application as a conditionally permitted use. This singular exception in this case alone will not set a precedent in the City as any other Public Works Facility will require future review under an updated Code. BZA can add this restriction requiring the proper definition and categorization of the use within the Code to its approval. Once we ratify this use and ratify the current development, the Code can then be updated in an orderly manner without delaying the needed expansion of the Public Works Department.

Respectfully submitted,



Terrence M. Donnellon,
Law Director

TMD/ld

cc: Wayne Davis
Tracy Roblero

**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING
December 19, 2016**

**PRESENT
GUESTS & RESIDENTS**

**C. Francis Barrett, Esq.
Barrett & Weber LPA
105 E. 4th Street, Suite 500
Cincinnati, OH 45202**

**John Cody
Bayer Becker
1404 Race Street, Suite 204
Cincinnati, OH 45202**

**Katie Dillenbuger
Bayer Becker
6900 Tylersville Road
Mason, OH 45040**

**Jeffrey R. Freemann
Graydon Head & Ritchey LLP
312 Walnut St., Suite 1800
Cincinnati, OH 45202**

**Jon Homer
Life Enriching Communities
(LEC)
6279 Tri-Ridge Blvd.
Loveland, OH 45140**

**Monica Donath Kohnen
Graydon Head & Ritchey LLP
312 Walnut St., Suite 1800
Cincinnati, OH 45202**

**Craig Margolis
City Council Member
8270 Mellon Drive, 45242**

**Jim Mayer
Executive Director
Twin Lakes
9840 Montgomery Rd, 45242**

**Scott McQuinn
9840 Montgomery Rd, 45242**

**LaCartha J. Pate
Court Reporter
3871 Citation Drive
Fairfield Township, OH 45011**

**Jack Pflum
Traffic Engineer
JEP
7541 Hosbrook Rd, 45243**

**Brian K. Riblet
Public Works Director
City of Montgomery**

**Brian Sabla
Engineer
CT Consultants
11120 Kenwood Road, 45242**

**Steve Uckotter
Member
Board of Zoning Appeals
7561 Trailwind Drive, 45242**

**Mike Willenbrink, PE
Project Manager
Bayer Becker
1404 Race Street, Suite 204
Cincinnati, OH 45202**

STAFF

**Tracy Roblero, Community
Development Director
Karen Bouldin, Secretary**

ALL BOARD MEMBERS PRESENT

**Chairman Mike Harbison
Vince Dong
Darrell Leibson
Jim Matre, Vice Chairman
Barbara Steinebrey
Pat Stull
Barbara White**

Planning Commission Meeting

December 19, 2016

Craig Margolis, City Council member, thanked the Commission for their work. He announced that Mrs. Ann Combs had tendered her resignation from City Council, effective at the end of 2016. He stated that Council will be looking for letters of interest from people interested in fulfilling the end of Mrs. Comb's term until December 6, 2017. He pointed them to the Montgomery website, which explained the nomination process. A selection will be made in February 2017.

Chairman Harbison called the meeting to order at 7:40 p.m. He reminded all guests and residents to sign in.

Chairman Harbison explained that there would be a change in the agenda for this evening.

Mr. Dong moved that the agenda for this evening be changed, moving Staff Update and Communications to the end of the meeting.

Mr. Leibson seconded the motion.

The Commission unanimously approved.

Guests and Residents

There were no guests or residents who wished to speak about items that were not on the agenda.

Old Business

An application from Twin Lakes, 9840 Montgomery Road, for Final Development Site Plan approval, for the construction of a retail building on the property located at 9856 Montgomery Road.

Mr. Matre moved to take the application off the table.

Mrs. White seconded the motion.

The Commission unanimously approved.

Chairman Harbison explained the process for this evening's meeting to all guests and residents: "Ms. Roblero reviews her Staff Report, and the Commission asks any questions they might have. The applicant presents their application, and the Commission then asks any questions. The floor is opened to all residents for comments. If a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment (to save time). The Commission discusses the application, and residents are not permitted to comment or question during this discussion. The Commission will then decide to table, approve or deny the application. Chairman Harbison asked all attending to turn off all cell phones.

Planning Commission Meeting

December 19, 2016

Staff Update

Ms. Roblero reviewed the Staff Report dated December 16, 2016, "Application for Final Development Site Plan for Retail Building at 9856 Montgomery Road".

Mrs. White asked if the change in the bump-out would affect the parking in the rear. Staff stated that it would not. There was more explanation / discussion about the detail of the change in the bump-out.

Mr. Leibson referred to the Drawing Sheets L1.0 and L2.0 of the exhibits. He asked what the restriction was for the red marking, from BZA approval. Ms. Roblero stated Twin Lakes cannot build any structures within those red highlighted areas; however, approved landscaping and signage that are in compliance with the Zoning Code are exempted.

Mr. Leibson asked if the landscaping along Montgomery Road was per the Zoning Code.

Ms. Roblero stated that she met with Twin Lakes to discuss the landscaping. She referred to Sheet L2.0, noting a location in which there was originally a shade tree, which the applicant moved so that it is not in the restricted area. The other two trees on the north side of the driveway are now centered so that they are also not in the restricted area. There were also shrubs along the shared property line (not required by code) that were also moved out of the restricted area. Ms. Roblero confirmed that this landscape plan was in compliance with the Zoning Code.

Ms. Roblero stated that just before tonight's meeting, Mr. Barrett and Mr. Pflum voiced another concern about a specific tree - she showed members the location on the drawing. She noted that the tree meets the code requirements, but could also be moved, as long as it was located on the Montgomery Road frontage.

Monica Donath Kohnen, Graydon Head & Ritchey LLP, 312 Walnut St., Suite 1800, Cincinnati, OH 45202 is a lawyer, here on behalf of Twin Lakes. She stated that Twin Lakes was delighted that BZA approved the variance requests at the December 6, 2016 meeting. She noted that, as part of the solution, Twin Lakes had decreased the encroachment of the outdoor seating into the setback area, as well as agreed to additional site plan restrictions requested by Joseph Auto Group. She noted that these were outlined in Mr. Barrett's letter of December 16, 2016 (included in members' packets). Ms. Kohnen requested that the design be approved.

C. Francis Barrett, Esq., Barrett & Weber LPA, 105 E. 4th Street, Suite 500, Cincinnati, OH 45202 is a lawyer representing Camargo Cadillac and the Joseph Auto Group. He introduced Mr. Jack Pflum, traffic engineer, who was also in attendance.

He summarized:

The last PC meeting was on October 24, at which time they tabled the request, referring the matter to go before the Board of Zoning Appeals for variances for the front-yard setback. The requirement is 30 feet, and the restaurant building was setback 30 feet, but the outdoor dining area was proposed to extend within 3 feet of the right-of-way line.

Planning Commission Meeting

December 19, 2016

The Joseph Group had concerns with this: 1) safe sight distance, 2) visibility of the signage of the dealership, and 3) traffic and public safety.

On Tuesday, October 25, Mr. Barrett expressed his client's concerns to the BZA and the BZA tabled the request, asking the City administration to mediate the issues and attempt to mediate between the two property owners.

Mr. Barrett explained that the Joseph Group had the first meeting by themselves in early November.

On Tuesday, November 17, they had a meeting in City Hall Chambers, with the following members present: the Joseph Group team included Mr. Barrett, Robert Zielasko of PDT Architects, Roger Wade of Cintech Construction and Jack Pflum, traffic engineer, Timothy Hershner, Planning & Zoning Consultant. Also present were Terry Donnellon, Montgomery Law Director and Tracy Roblero, Community Development Director. At this meeting, all the concerns were raised and they tried to work through them.

On November 28, the Joseph Group met among themselves.

Mr. Barrett contacted Mr. Donnellon and they met downtown in Mr. Joseph's office on Friday, December 2, and they discussed the issues again.

Another meeting was held on Monday, December 5 at Camargo Cadillac, involving several members of the Joseph Auto Group, Mr. Barrett and Mr. Donnellon, in another attempt to work through the issues.

On December 6, they went before the Board of Zoning Appeals, Tracy Roblero gave her report and Terry Donnellon also presented a report. The record reflects that the issues that were addressed as a result of mediation were 1) safe sight distance – that cars ingressing and egressing on the south curb of Camargo Cadillac have safe entry and exit. The concern was mainly that cars travelling north on Montgomery Road, across the frontage of the Twin Lakes retail facility, would have unobstructed, safe sight distance necessary, so that cars entering and exiting would not be in a dangerous situation.

The other issue of concern was the visibility of the signage of the south side of the Camargo dealership, which was part of the GM branding package that was approved by the City some time ago. Terry Donnellon explained that this would be addressed with a viewshed.

There was also a concern about the proximity of the driveways. Terry indicated to the BZA that the Montgomery City Engineer had reviewed and was satisfied with the separation. Mr. Barrett stated that Camargo did not want to have a situation where they were in conflict or incompatible with Camargo's uses versus Twin Lakes' uses. He explained that Camargo had car and delivery trucks using the south curb cut.

Planning Commission Meeting

December 19, 2016

There was also a concern with liability – Camargo did not want to be liable with any movements in or out of Twin Lakes' north curb cut vis-à-vis Camargo's south curb cut. As was mentioned by Mr. Joseph in prior discussions, they were very comfortable with the prior curb cut that was used by Honda – it is slightly north. Again, they had assurance from the administration that the city engineer was satisfied and accepted that.

Another concern that Camargo had was of incompatible uses. They wanted to have a good neighborly relationship with Twin Lakes and wanted it to continue. They were concerned that the activity on the Camargo site would be a source of objection to the people in the outdoor dining area of Twin Lakes' site.

All of these points were reviewed and addressed. Mr. Barrett had originally drafted a letter, prior to the December 6 meeting, but the letter in front of the Board is the December 16 version of the letter. The reason it took time was because after he had drafted it, Monica Kohnen indicated that before the December 6 meeting, she and her clients had some issues that they tried to work through with Terry Donnellon. Terry Donnellon had some further issues and so there was back and forth, and it wasn't until last Friday, that this language was resolved. This final version was actually written in Terry Donnellon's office and was reviewed and approved by Twin Lakes.

Going through this letter, very quickly, Mr. Barrett wanted to make a few points. The safe sight issue was of paramount concern – when the outdoor dining area was only 3 feet from the right-of-way line, it was not sufficient safe-sight distance, as confirmed by Mr. Pflum – it was a dangerous condition. By moving it back to 10 feet from the right-of-way line, it was effectively 17 feet off of the pavement and in some places being 22 feet off the pavement, Jack confirmed that there was sufficient safe sight distance.

The other issue was the visibility of the viewshed. They wanted to be sure that the General Motors-approved signage on the south side of the building was visible and it was in the second drawing that Bayer Becker had prepared which showed the viewshed that made his client comfortable.

There is now one minor issue of landscaping. Mr. Barrett did not receive this landscaping plan from the City until very late this afternoon. He forwarded the plans to Mr. Pflum. If you notice on the second page of the letter, there are a couple of parenthetical comments with regard to the viewshed and the safe-sight distance and we understood there were to be no permanent structures of any kind (including but not limited to structures and landscaping other than landscaping and signage in compliance with the Code and the low retaining wall and open decorative fence approved along the property line). In working this out with Mr. Donnellon, he indicated to Mr. Barrett that the Montgomery code allowed for landscaping to be adjusted, to preserve safe sight distance and also the same with regard to the viewshed. However, the landscape drawing shows landscaping that will interfere with safe-sight distance and with the viewshed. Mr. Barrett spoke with Ms. Roblero about this before tonight's meeting, and Mr. Pflum explained his concerns. Ms. Roblero thought things could be moved around, but wanted to meet with Twin Lakes. She did meet with them, and said that they wanted to give this further consideration, because they were not sure how it balanced the site; they needed more time. Just like they need more time to

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consider it, we had very little time late this afternoon until now to address this. The point is, that the whole basis of our deal – the letter I signed, was based on the premise that we have safe sight distance and we would have an unobstructed view of the signage on the south side of the building. This is absolutely essential to Camargo.

He felt if they could resolve this issue, they would accept everything, as he indicated to BZA – they would withdraw all objections, as a result of the efforts of Terry Donnellon and Tracy Roblero meeting with them and working out these issues. Mr. Barrett asked Mr. Pflum to explain this, in hopes that the Planning Commission could help resolve this.

Chairman Harbison wanted to clarify which of the 3 drawings Mr. Barrett was referring to. Mr. Barrett stated that the last drawing should be first (the one marked Retail Building Sight Issue) is actually the third drawing of the 3. This is the one referenced in the third paragraph on page 2 of the letter. The first drawing is the site plan for the restaurant building (the one without any color on it), and should be the second one. The second drawing shows the previous Honda dealership, showing the sight lines and should be the first drawing. This shows the south curb cut of the Camargo dealership and they want sufficient sight distance from the curb cut all the way back from Montgomery Road. He stated that Mr. Pflum will explain this.

Mr. Barrett stated that on this drawing you could also see the proposed north curb cut for the Twin Lakes' site and Mr. Donnellon had asked Twin Lakes to have Bayer Becker paint that on the pavement, so that they can verify the exact location – there was some issue about exactly where it would be. Mr. Donnellon stated that he had spoken with Monica Kohnen and was assured that the driveway curb cut would be exactly shown on the plan, and no further north.

The very first drawing showed the viewshed to the signage on the south side of Camargo dealership. Mr. Barrett stated that when he signed the letter, no landscaping was shown and these drawings/changes (on the first drawing) were added after he wrote the letter.

Mr. Barrett pointed to the landscaping, showing all members what he was referring to.

Mr. Jack Pflum, 7541 Hosbrook Road, 45243 confirmed there were 2 issues to resolve. First, he wanted to address the safe sight distance issue because they all agree and the City engineers agree what the requirements are for a safe sight distance - sometimes called the safe triangle – for cars entering and leaving a driveway. They do have safe sight distance with the latest plan submitted to Camargo when they were talking about the setback of the patio.

Mr. Plum stated that he did not see the landscape plan until about 4 p.m. today and 2 concerns came to mind. Regarding safe sight distance, the City code is very clear that safe sight distance must be maintained – that any shrubbery, trees, landscaping or whatever must comply. This is at eye-height, which means 42 inches above the ground – so that you could see safely in both directions.

On the landscape plan, shrubbery and wild grasses are specified. He thought the code specified that they could not exceed 24 inches – he asked Ms. Roblero if that was correct. Ms. Roblero stated that 24 inches was the minimum, at installation.

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Mr. Pflum confirmed that they needed a clear sight line of at least 42 inches above the south driveway of Camargo's site. He didn't know the information of the elevations (because it wasn't listed on the drawing), but he felt that the Twin Lakes site sloped up from Montgomery Road. He was concerned that when you put in the low shrubs, the wild grasses – that may be high enough to obscure the sight line of a car attempting to enter Montgomery Road from the south driveway of Camargo Cadillac. He cautioned the Planning Commission to look at this very carefully to be sure it met the code.

The second item Mr. Pflum wanted to address was a bit more problematic, he referred to the first drawing attached to Mr. Barrett's letter – showing the dotted line of the viewshed going to the Cadillac site. Mr. Pflum met with Camargo on Friday and reiterated to the Commission that the sign on the side of the building was excruciatingly important to selling cars. He thought they had worked out a viewshed agreement that was expressed in Mr. Barrett's letter, until he had a chance to look at the landscape plan submitted. He referred to drawing L1.0 (the first page of the landscape plan, showing the red triangle, which was the viewshed). He noted that within that viewshed area is the landscaping, which Terry Donnellon confirmed met the City's code. Mr. Pflum stated that those trees were elm trees and they grow very tall. He showed members a picture of an elm tree, noting that it is a lush, healthy, sturdy tree, and they grow tall and fast. The requirement is to put 11 trees in this location. This would be a serious concern --as these trees grow, that the sign would be diminished in its ability to attract customers, and provide information that the signage provides. Mr. Pflum felt this was a conflict in the viewshed.

Mr. Leibson referred to the letter from Mr. Barrett, dated December 16, showing the viewshed exhibit and the former Honda dealership. He asked when that picture was taken. Mr. Pflum stated it was on Google. Mr. Leibson noted that, in the picture, there were 2 substantial trees formerly existing right in the viewshed when the Honda dealership was there. Mr. Pflum understood that, but felt that you would make an existing condition today, worse tomorrow, if this landscaping plan was followed. Ms. Roblero was not sure when this picture was taken – but she noted that the demolition did not occur until this past spring.

Mr. Dong asked if Mr. Pflum was a traffic engineer. Mr. Pflum confirmed. Mr. Dong asked if the tree was a traffic issue or if it simply obstructed the view of the sign. Mr. Pflum stated that it obstructed the view of the sign. He explained that traffic engineering includes how humans act as they are driving down the road and at what point they recognize the sign. He gave an example of interstate signage – and how it was very precise. Mr. Pflum stated that it was important to keep signs simple, with the ability to perceive their message as quickly and as early as possible. He believed that Camargo's sign met those criteria.

Mr. Barrett stated that it was important to the Josephs that these two issues be resolved, because the entire basis of their agreement, in front of the BZA, was that there would not be interference with safe sight distance or the viewshed. Had that not been the case, Camargo would have opposed the variance. If they can't get this resolved, it will eradicate their consent to the variance. He believed this needed to be resolved, and thought that Ms. Roblero had some ideas for resolving it. This was very important to his client. Mr. Barrett simply wanted the agreement to be adhered to.

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Ms. Steinebrey asked if the Cadillac customer who was driving northbound on Montgomery Road, would be looking for the sign on the side of the building or for the large sign on the street. Mr. Barrett stated – both. When Cadillac required the Joseph Auto Group to redo the entire building in compliance with the GM brand, it was very important that there was signage on the building and on the ground.

Mr. Leibson stated that neither of these issues – the line of sight and the sign viewing - have anything to do with the variance. He believed that the variance was for the front of the building to be setback less than it should be and it had nothing to do with these issues.

Mr. Barrett stated that the location of the building had everything to do with the viewshed and line of sight. When Twin Lakes asked for the variance and the outdoor dining area was only 3 feet from the right-of-way, it interfered with safe sight distance. If the building had been built 30 feet from the right-of-way and there was no outdoor dining, Camargo would have no grounds. But the variance opened up a lot of questions. Both parties worked through all of these issues carefully and reached resolution. As a result of this, Camargo withdrew their objections to the variance. Otherwise, Camargo would have asserted their objections to the variance. Mr. Barrett believed that the variance would not have been approved, based on the statements of the BZA members, at the first hearing.

There was discussion, and Mr. Barrett stated that it was represented to them by Mr. Donnellon that the City would respect the agreement and have the landscaping and signage placed in a way, in compliance with the Code that would not interfere with the agreement.

Chairman Harbison stated that the issue was the 3rd tree, the furthest north in front of the retail section, and the spirea may be a problem. Ms. Roblero suggested the landscape architect from Bayer Becker provide comments on the height of the elm tree and the spirea.

Ms. Kohnen confirmed that Mr. Barrett was correct in the fact that these issues were worked through, but she noted that the agreement was in the letter. She referred to Mr. Barrett's December 16 letter. On page 2, she read line 6, beginning with the sentence, "We understand there will be no permanent obstructions of any kind (including but not limited to structures and landscaping, other than landscaping and signage in compliance with the Code and the low retaining wall and open decorative fence approved along the property line) within this line of sight area shaded on the drawing." Ms. Kohnen stated that this language means that if we (Twin Lakes) are permitted to put landscaping in these shaded areas, by the Code --that we may. And that is what Twin Lakes has done, in the landscaping plan submitted. She acknowledged that they (both parties) did take a long time to agree with the language in this letter. It started on December 6, and it was released on December 16, through several iterations. She stated that Twin Lakes is in compliance with this letter, with the plan that was submitted. It was agreed to, by Mr. Barrett and Twin Lakes. She also noted that after this letter was agreed to, in the spirit of cooperation, Twin Lakes still pulled back some of the landscaping, on their own.

Mr. Barrett wanted to clarify that this language was drafted by Mr. Donnellon and given to Mr. Barrett. Mr. Donnellon explained to Mr. Barrett that there would need to be landscaping in this area, it would be in compliance with the code, but would not interfere with the line of sight

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or viewshed. Mr. Barrett simply would like to have landscaping that complies with the Code, but doesn't interfere with the line of sight.

Mr. Roblero left the room, in an attempt to reach Mr. Donnellon via phone to help resolve this issue. Chairman Harbison asked the landscape architect to review the landscape plan with regard to line of sight.

John Cody, Bayer Becker, 1404 Race Street, Suite 204, Cincinnati, OH 45202 referred to drawings L1.0, L2.0 and L2.3. He stated that the tree in question is an Alay Elm, and the mature height is 50 feet tall by 35 feet wide. The plantings that are in front of the retail space, include Liriope (which can be 12 inches tall – also known as Monkey Grass), and Anthony Waterer Spirea, which can be about 2 to 3 feet in height to 3 to 4 feet in diameter, depending on how you maintain them.

Mr. Cody stated that the Elm tree was the same as the two that are north of the driveway, and frames the entrance. The 5 Elms in front of the retail space in front of Montgomery Road are Everclear Elms, which get to be 40 feet high by 15 feet wide – a bit narrower.

Chairman Harbison stated that the third tree from the property line was the concern.

Ms. Roblero stated that she was not able to reach Mr. Donnellon, but she made and gave copies to both applicants of the email she received from Mr. Donnellon today.

Mr. Leibson asked Mr. Pflum if only the one tree was the concern and Mr. Pflum confirmed.

There was discussion among the Commission and Mr. Barrett, Mr. Pflum and Ms. Kohnen on the type of tree and where to place the tree. Ms. Kohnen made a proposal to the Commission. She suggested putting a 40 foot, narrower tree, instead of a 50 foot tree in that location.

Mr. Pflum asked if it had to be a deciduous shade tree. Ms. Roblero stated that it did. There was more discussion and Mr. Pflum felt that a 40 foot high tree would highly likely still block the view, but that a narrower, and smaller height would be better than what is currently proposed. Mr. Pflum stated that in the spirit of cooperation, it was better, but he could not honestly say that it would allow a clear sight distance of the Cadillac sign. Mr. Barrett did not feel this was his area of expertise, he was not sure about this.

Chairman Harbison asked for comments from the Commission.

Mr. Matre felt that we had a deal until we got here. He felt that there was some consensus on moving the one tree, but was concerned with how the Commission could approve this.

Ms. Roblero stated that they are asking for a modification in the Landscape plan and this issue is approvable at Staff level. She stated that the Commission could approve the Final Site Plan, and make it conditioned upon staff approval of the landscape plan.

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Mr. Matre stated that Mr. Barrett asked that the letter be part of the record. Ms. Roblero stated that a copy of the letter and exhibits would be put in with the minutes, so they will be officially part of the record.

Mr. Leibson asked if the City of Montgomery was satisfied that our interests were protected and enhanced. Ms. Roblero confirmed.

Mr. Dong thanked Twin Lakes, The Joseph Group and the City for compromising on these issues. He believed that overall, we are trying to move towards making our City more beautiful, with planting the trees. He felt the compromise of moving to a narrower tree was worthwhile.

Mr. Stull applauded Twin Lakes and the Joseph Group for working together.

Ms. Steinebrey was happy to see both parties working together. In the long run, she felt that Cadillac has been a great business for the City; she felt that the people dining outdoors will walk across to look at a car.

Mrs. White appreciated everybody working together.

Chairman Harbison concurred with all members.

Mr. Matre moved to approve the application from Twin Lakes, 9840 Montgomery Road, for Final Development Site Plan approval, for the construction of a retail building on the property located at 9856 Montgomery Road, per the latest submission of the site plans, subject to the following conditions:

- 1) Staff approve the that the tree directly to the south, of the north access drive be replaced with an Everclear Elm tree, and that it be moved 1 foot to the south and 1 foot to the east, on Montgomery Road.***
- 2) The sign package be reviewed and approved by the Planning Commission.***
- 3) Mr. Barrett's letter dated December 16 and exhibits be included with these minutes to document the agreement made amongst various persons.***

Mr. Leibson seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mr. Dong, Mr. Stull, Ms. Steinebrey, Mrs. White, Mr. Matre, Mr. Leibson, Chairman Harbison</i>	<i>(7)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT:</i>	<i>(0)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

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New Business

An application for the Expansion of a Conditional Use Permit and Final Development Site Plan approval to allow for the construction of an addition to the Montgomery Public Works building at 7315 Cornell Road.

Staff Update

Ms. Roblero reviewed the Staff Report dated December 16, 2016, "Application for Expansion of a Conditional Use Permit and Final Development Plan Approval for the City of Montgomery – Public Works Department at 7315 Cornell Road".

Brian K. Riblet, Public Works Director, City of Montgomery, 7135 Cornell Road, Montgomery, OH 45242 felt that this upgrade would benefit the community and allow Public Works to be more efficient in their operation. He introduced Brian Sabla, of CT Consultants, the design company who is putting this together.

Ms. Steinebrey asked where the greenhouse would be placed. Mr. Riblet thought it would be removed from its current location and moved to the east.

Mr. Dong asked for the hours of operation. Mr. Riblet stated that standard hours are 7:30 a.m. to 4 p.m., but they are actually 24/7 – for snow removal and salting. Mr. Dong asked if there were ever any noise complaints. Ms. Roblero stated that she has not had any complaints about noise.

Chairman Harbison noted that the detention pond would be changed over to a retention pond. Mr. Riblet stated that they were successful in obtaining \$75,000 in grant money from Hamilton County Stormwater District to construct the rain harvest system and the conversion from a detention to a retention pond.

Mr. Leibson moved to approve the application submitted for the Expansion of a Conditional Use Permit to allow for the construction of an addition to the Montgomery Public Works building at 7315 Cornell Road, with the following conditions:

- 1) The applicant must comply with the specific conditions for Conditional Use Permit listed in Section 1581.2007(A) and (S) for public service facilities*
- 2) City Council vote to approve the expansion of the conditional use permit*
- 3) The stormwater management construction drawings shall be approved by the City Engineer.*

Mr. Matre seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mr. Stull, Ms. Steinebrey, Mrs. White, Mr. Matre, Mr. Leibson, Mr. Dong,</i>	
<i>Chairman Harbison</i>	<i>(7)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT:</i>	<i>(0)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

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This motion is approved.

Mr. Leibson moved to approve the Final Development Site Plan for the Montgomery Public Works building at 7315 Cornell Road, as submitted.

Ms. Steinebrey seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mrs. White, Mr. Matre, Mr. Leibson, Mr. Dong, Mr. Stull, Ms. Steinebrey, Chairman Harbison</i>	<i>(7)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT:</i>	<i>(0)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

Staff Update

Ms. Roblero stated that she received the submission from Twin Lakes for a proposed memory care facility to be located in the four acres directly north of First Financial Bank. The applicant would like this to be on the agenda of the first January PC meeting. They had worked with First Financial and have secured the parcel next to the bank, so they will be doing an extension of Schoolhouse Lane. There will be a loss of trees, unfortunately.

Gateway Redevelopment Area: The City is meeting with Sycamore Schools to discuss the proposed TIF legislation.

MCLA starts on January 12 – this will be the 10th year for the program with over 200 graduates.

The Community Leadership Forum will be held on Saturday, February 4, in the Goulder Room of Bethesda North from 8:00 a.m. until 11 a.m.

As a result of working with Landmarks Commission and the Parks and Recreation Department, staff will be proposing a new event in the fall called Lanterns & Landmarks. The program would be a walking landmark tour at night, where people will carry historic lanterns and would include a reception at Universalist Church. The date will be sometime between Harvest Moon and Holiday in the Village.

Ms. Roblero asked for volunteers to facilitate small group discussion on March 29, evening, perhaps 6:30 p.m. to 9 p.m. with MCLA 2.0 to focus on the Montgomery Road Commercial Corridor Guidelines. She did check with the City Manager and Law Director to be sure there were no concerns or issues with sunshine laws or hearing testimony outside of a public hearing. The response was that if anything that is said at that meeting influences a Commission member's decision it should be disclosed at a public meeting. She will send an email out to all tomorrow, with specifics. She also pointed out that there will be note takers available.

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Chairman Harbison asked about the November, 2016 Gateway Open House for MCLA. Ms. Roblero stated that it went very well – there were about 40-50 graduates that attended. Overall, the feedback was positive. The main concern was to ensure that there would be enough pedestrian access and good connectivity. Many suggested a bridge over Montgomery Road, but because it would have to be very large, this might not be a good idea. Ms. Roblero stated that there will be a General Public Open House, probably in late February or March 2017. Ms. Roblero stated that there is one office tenant that is very interested and wants to be in there by the end of 2018.

Communications

There was discussion, and Chairman Harbison announced that the next two Planning Commission meetings will be held on January 9 and January 23. Ms. Steinebrey will not be at the Jan 9 meeting; Mr. Dong will not be at the Jan 23 meeting.

Minutes

Mr. Leibson moved to approve the minutes of November 14, 2016, as amended.
Mr. Dong seconded the motion. The Commission unanimously approved the minutes.

Adjournment

Mr. Leibson moved to adjourn. Mrs. White seconded the motion.
The meeting adjourned at 9:50 p.m.

Karen Bouldin, Clerk

Michael Harbison, Chairman

Date

/ksb

CITY OF MONTGOMERY

PUBLIC WORKS AND RECREATION BUILDING ADDITION AND RENOVATION

7315 CORNELL ROAD, MONTGOMERY, OHIO 45242

DEVELOPMENT PLAN NOTES

PROJECT DESCRIPTION:

THE EXISTING 10,425 SF BUILDING IS A PUBLIC WORKS FACILITY WITH SHARED USE AS OFFICE AND WAREHOUSE SPACE. THE PROPOSED WORK SHALL INCLUDE A 1,345 SF ADDITION TO THE OFFICE AREA, AND A 2,160 SF (BASE BID) OR 3,455 SF (ALTERNATE 1) ADDITION TO THE WAREHOUSE. MINOR RENOVATIONS TO THE EXISTING PARKING AREAS ARE ALSO INCLUDED IN THE PROJECT.

BUILDING AREAS:

ALLOWABLE TABULAR AREA FOR "S-1" = 17,500 SF

FRONTAGE INCREASE ALLOWS ADDITIONAL AREA OF 75%, AS 30'-0" OF OPEN SPACE IS PRESENT AT PERIMETER OF BUILDING.

ALLOWABLE AREA = 17,500 SF X 1.75 = 30,625 SF

EXISTING "B" USE GROUP (OFFICE) = 1,595 SF
 PROPOSED "B" USE GROUP (OFFICE) = 1,345 SF
 EXISTING "S-1" USE GROUP (WAREHOUSE) = 8,830 SF
 PROPOSED "S-1" USE GROUP (WAREHOUSE) = 2,160 SF - BASE BID
 PROPOSED "S-1" USE GROUP (WAREHOUSE) = 3,455 SF - ALTERNATE 1

ACTUAL AREA OF BUILDING (MAX. IF ALTERNATE 1 IS ACCEPTED) = 15,225 SF

BUILDING HEIGHT:

ALLOWABLE TABULAR HEIGHT FOR "S-1" = 2 STORIES, NOT TO EXCEED 55'-0"
 ACTUAL BUILDING HEIGHT = 1 STORY / 21'-0" HIGH

ZONING INFORMATION:

ZONE: "B" - SINGLE FAMILY RESIDENTIAL
 EXISTING USE: PUBLIC OFFICES
 FUTURE USE: PUBLIC OFFICES

REQUIRED SETBACKS:

FRONT SETBACK - 50'
 SIDE SETBACK - 12'
 REAR SETBACK - 30'

AREA CALCULATION DATA:

TOTAL PARCEL AREA 6.0± ACRES 261,550± SF

BUILDING AREA:
 PUBLIC WORKS BUILDING 15,225 SF
 SALT BARN 1,800 SF
 GARAGE BUILDING 4,500 SF
 STORAGE BUILDING 1,000 SF

TOTAL BUILDING AREA = 22,525 SF

PAVED AREAS:
 ASPHALT PARKING & DRIVES 49,875 SF
 CONCRETE PAVEMENT 2,100 SF
 SIDEWALK COVERAGE 1,300 SF
 GRAVEL AREA 27,600 SF

TOTAL PAVED AREA = 80,875 SF

PERVIOUS AREAS: GRASS AND LANDSCAPE AREA = 158,150 SF

DEVELOPER & DESIGN TEAM INFORMATION:

OWNER: CITY OF MONTGOMERY
 10101 MONTGOMERY ROAD
 MONTGOMERY, OHIO 45242

CONTACT: BRIAN RIBLET
 PHONE: (513) 792-8355

ARCHITECT: CT CONSULTANTS
 11120 KENWOOD ROAD
 BLUE ASH, OHIO 45242

CONTACT: BRIAN SALBA
 PHONE: (513) 791-1700

SITE ENGINEER: CT CONSULTANTS
 11120 KENWOOD ROAD
 BLUE ASH, OHIO 45242

CONTACT: AMEEN BAKARE
 PHONE: (513) 791-1700

SURVEYOR: CT CONSULTANTS
 11120 KENWOOD ROAD
 BLUE ASH, OHIO 45242

CONTACT: PHONE: (513) 791-1700

PARKING INFORMATION:

EXISTING STD SPACES PROVIDED: 20 SPACES
 PROPOSED STANDARD SPACES: 08 SPACES
 HANDICAPPED SPACES PROVIDED: 01 SPACE

TOTAL SPACES PROVIDED: 29 SPACES



OVERALL PLAN

SCALE: 1" = 50'

NOTE: HORIZONTAL AND VERTICAL DATUMS ARE BASED ON G.I.S. COORDINATE SYSTEM SURVEY INFORMATION TAKEN FROM ORIGINAL 1996 PROJECT.

VICINITY MAP



SITE PLAN LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE ARCHITECT PLANS)
- PROPOSED CONCRETE PAVEMENT

SHEET INDEX

DWG #	DESCRIPTION
C0.0	TITLE SHEET / OVERALL SITE PLAN
C1.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	LOCATION & UTILITY PLAN
C5.0	GRADING / EROSION CONTROL PLAN
CS.1	STORM WATER POLLUTION PREVENTION NOTES
CS.2	SWPPP DETAILS
A1.0	OVERALL FLOOR PLAN
A2.1	BUILDING ELEVATIONS



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PRELIMINARY
NOT
 RELEASED FOR
 CONSTRUCTION

TITLE SHEET & SITE PLAN
CITY OF MONTGOMERY
PUBLIC WORKS
 7315 Cornell Road
 Montgomery, Ohio 45242

NO.	DATE	BY	DESCRIPTION

SCALE	DATE
AS NOTED	08/15/2016
DRAWN BY	PROJECT MGR
ABAK	ABAK
PROJECT NO.	FLAT FILE
160296	--

DRAWING NO.
C0.0
 SHEET ___ OF ___

GENERAL NOTES

- 1) ALL WORK REQUIRED TO COMPLETE THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS OR THE SPECIFICATIONS/REQUIREMENTS OF THE COUNTY, EXCEPT AS HEREIN AMENDED...
2) ALL WORK INCLUDING PERMITS REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC WORK SHALL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICES FOR THE VARIOUS WORK ITEMS.
3) BEFORE RECEIVING A PERMIT FOR ANY WORK REQUIRING EXCAVATION IN ANY STREET OR PUBLIC RIGHT-OF-WAY THE CONTRACTOR SHALL OBTAIN FROM THE PROPER AUTHORITY THE REQUIRED PERMIT FOR SUCH WORK AND SHALL AGREE TO COMPLY WITH ALL REQUIREMENTS OF THE AUTHORITY ISSUING SUCH "ROAD OPENING PERMIT". IF NO "ROAD OPENING PERMIT" IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, A WRITTEN STATEMENT TO THAT EFFECT MUST BE OBTAINED FROM THE AUTHORITY.
4) WHEN SPECIFIED ON THE PLANS OR IN THE SPECIFICATIONS, CONTINGENCY QUANTITIES SHALL BE PERFORMED ONLY UNDER WRITTEN DIRECTION OF THE OWNER. THE CONTRACTOR SHALL NOT ORDER ANY CONTINGENCY MATERIAL OR PERFORM ANY CONTINGENCY WORK UNTIL DIRECTED. THE ACTUAL WORK LOCATION AND QUANTITIES FOR SUCH ITEMS SHALL BE DOCUMENTED BY THE CONTRACTOR.
5) THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY DATED AND ANY SUBSEQUENT REVISIONS. A COPY OF THIS REPORT WILL BE MADE AVAILABLE TO THE CONTRACTOR THROUGH THE OWNER OR DESIGN ENGINEER. THE CONTRACTOR SHALL ADHERE TO ALL ASPECTS AND RECOMMENDATIONS OF THE REPORT.
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT STAKING INCLUDING HORIZONTAL AND VERTICAL CONTROL. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC LAYOUT STAKING. ANY DISCREPANCIES DISCOVERED IN THE PLAN INFORMATION, OR BETWEEN THE PLAN AND ELECTRONIC DATA, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER SO THE APPROPRIATE ADJUSTMENTS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION OR THE CONTINUATION OF THE SAME. THE DESIGN ENGINEER MAKES NO REPRESENTATION REGARDING FITNESS FOR ANY PARTICULAR PURPOSE, OR SUITABILITY FOR USE WITH ANY SOFTWARE OR HARDWARE. DUE TO THE EASILY ALTERABLE NATURE OF ELECTRONIC DOCUMENTS, THROUGH EITHER UNINTENTIONAL OR INTENTIONAL MEANS, THE DESIGN ENGINEER DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND THEREFORE, ACCEPTS NO LIABILITY FOR THE COMPLETENESS, CORRECTNESS OR READABILITY OF THE ELECTRONIC DATA. HARD COPIES (I.E. PRINTS, PAPER COPIES, ETC.) SHALL PREVAIL IN ANY DISPUTE OVER ACCURACY OR SUFFICIENCY OF ELECTRONIC DOCUMENTS.
7) ALL WORK IS SUBJECT TO INSPECTION BY THE CITY, OR OWNER. THE OWNER RESERVES THE RIGHT TO HALT CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS OR OTHER APPLICABLE STANDARDS OR REGULATIONS. NO WORK SHALL BE PERFORMED WITHOUT AN AUTHORIZED INSPECTOR PRESENT, UNLESS OTHERWISE APPROVED.
8) ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY THE CONTRACTOR BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE COUNTY OR OWNER WITH NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXISTING WATER, STORM OR SANITARY SYSTEMS RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE. FAILURE BY THE CONTRACTOR TO VERIFY AND/OR DETERMINE EXISTING INFORMATION WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES NECESSARY TO COMPLETE THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION.
9) THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
10) THE CONTRACTOR SHALL SUBMIT A PLAN OF OPERATIONS FOR REVIEW AND APPROVAL BY THE OWNER THAT WILL INDICATE EQUIPMENT STAGING AREAS, STOCKPILE LOCATIONS, CONSTRUCTION TRAILERS AND SANITATION FACILITIES.
11) THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEMPORARY EXCAVATIONS PER APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS INCLUDING OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. NEITHER THE OWNER NOR THE DESIGN ENGINEER ASSUMES RESPONSIBILITY FOR CONSTRUCTION SAFETY OR THE CONTRACTOR'S OR OTHER PARTIES' COMPLIANCE WITH SAFETY REGULATIONS. SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
12) APPROPRIATE BARRICADES, WARNING LIGHTS, SIGNS, FENCING, ETC. SHALL BE ERRECTED AROUND THE CONSTRUCTION AREA DURING ALL NON-WORKING HOURS TO ALERT PERSONS OF THE POTENTIAL DANGER ASSOCIATED WITH THE AREA UNDER CONSTRUCTION AS WELL AS TO PREVENT ACCESS BY UNAUTHORIZED PERSONNEL TO THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF THE GENERAL PUBLIC AS WELL AS ALL CONSTRUCTION PERSONNEL. THE CONTRACTOR SHALL ALERT ALL LOCAL EMERGENCY AGENCIES (FIRE, POLICE, AMBULANCE, ETC.) OF THE NATURE OF THE PROPOSED PROJECT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
13) THE CONTRACTOR SHALL STAY WITHIN THE DESIGNATED PROPERTIES, EASEMENTS, RIGHTS-OF-WAY AND WORK AGREEMENTS PROVIDED FOR THE PROJECT AT ALL TIMES. NO MATERIAL SHALL BE STORED NOR ANY WORK PERFORMED ON PRIVATE PROPERTY UNLESS OTHERWISE APPROVED IN WRITING.
14) THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN PROTECTION ZONES:
a) STORAGE OF CONSTRUCTION MATERIALS, DEBRIS OR EXCAVATED MATERIAL
b) PARKING VEHICLES OR EQUIPMENT
c) FOOT TRAFFIC
d) ERECTION OF SHEDS OR STRUCTURES
e) IMPOUNDMENT OF WATER
f) EXCAVATION OR OTHER DIGGING
g) ATTACHMENT OF SIGNS TO OR WRAPPING MATERIALS AROUND TREES OR PLANTS
15) EXISTING PARKING LOT AREAS WILL REMAIN IN USE DURING THE COURSE OF THIS WORK. SAFE PEDESTRIAN AND VEHICULAR ACCESS AROUND, IN AND OUT OF THE PARKING LOT AREAS AND DRIVE LANES MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR IS TO PROVIDE BARRIERS AND ENCLOSURES AS NECESSARY TO ENSURE SAFE ACCESS.
16) ANY EXISTING ROADWAY, DRIVEWAY, DRIVE CULVERT, LAWN, CURB, SIDEWALK, SIGN, MAILBOX, FENCE, RETAINING WALL, IRRIGATION LAWN IRRIGATION SYSTEM COMPONENT, LANDSCAPING ITEM, OR OTHER APPURTENANCE DISTURBED DURING CONSTRUCTION BUT NOT DESIGNATED FOR REMOVAL/REPLACEMENT SHALL BE RESTORED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO DISTURBANCE AND TO THE SATISFACTION OF THE OWNER.
17) THE CONTRACTOR SHALL MAINTAIN TEMPORARY LIGHTING OF EXISTING PARKING LOT AREAS DURING CONSTRUCTION UNTIL PERMANENT LIGHTING IS INSTALLED AND FUNCTIONING.
18) THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL BENCHMARKS, PROPERTY LINE REFERENCES (E.G., PINS, PIPES, MONUMENTS), AND ANY OTHER SURVEY REFERENCE. IN CASE OF DISTURBANCE, THE CONTRACTOR SHALL ENGAGE A REGISTERED SURVEYOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE AND SHALL BE RESPONSIBLE FOR ANY ERRORS THAT MAY BE CAUSED BY THEIR LOSS OR DISTURBANCE. ALL NOTES AND CALCULATIONS USED IN RESETTLEMENT OF PROPERTY PINS, MONUMENTS, REFERENCE POINTS, OR ANY OTHER SURVEY REFERENCE SHALL BE STAMPED, SIGNED AND DATED BY THE REGISTERED SURVEYOR AND COPIES PROVIDED TO THE OWNER.
19) THE CONTRACTOR SHALL DESIGNATE AND MAINTAIN A PERSON IN RESPONSIBLE CHARGE (SUPERVISOR) WITH A WORKING CELL PHONE AT THE CONSTRUCTION SITE DURING ALL CONSTRUCTION ACTIVITIES.
20) PRIOR TO THE RELEASE OF THE RETAINER OR CONSTRUCTION BOND BY THE COUNTY OR OWNER, THE CONTRACTOR MUST COMPLETE THE DESIGN ENGINEER'S PROJECT PUNCH LIST. ALL PUNCH LIST ITEMS SHALL BE COMPLETED WITHIN TWO (2) MONTHS OF THE PUNCH LIST ISSUANCE DATE OR AS DIRECTED IN WRITING FROM THE DESIGN ENGINEER.

MAINTENANCE OF TRAFFIC NOTES:

- 1) THE CONTRACTOR SHALL MAINTAIN TRAFFIC ADJACENT TO THE PROJECT. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL SIGNS, FLAGS, FLAG PERSONS, BARRICADES, SIGN SUPPORTS, CONES, BARRELS AND INCIDENTALS IN CONFORMANCE WITH THE MOST RECENT REVISED EDITION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. INTERFERENCE WITH TRAFFIC SHALL BE KEPT MINIMAL AT ALL TIMES. ALL OPEN TRENCHES AND EXCAVATIONS SHALL BE PROTECTED WITH DRUMS, BARRICADES, OR BARRIERS AT ALL TIMES.
2) THE CONTRACTOR SHALL SUBMIT A DETAILED MAINTENANCE OF TRAFFIC PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. PRIMARY CONSIDERATION SHALL BE GIVEN TO THE SAFETY AND CONVENIENCE OF THE MEDICAL FACILITY OPERATIONS, STAFF AND VISITORS. THE MAINTENANCE OF TRAFFIC PLAN SHALL BE COORDINATED WITH THE OPERATIONS DIRECTOR FOR ACCEPTABLE CONSTRUCTION VEHICLE ROUTES FOR HAULING, INGRESS AND EGRESS, AND SCHEDULING USE OF ROUTES.

EXISTING CONDITION AND DEMOLITION NOTES:

- 1) THE CONTRACTOR MUST CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 AND THE OHIO OIL AND GAS ASSOCIATION (OGGPPUS) AT 1-800-925-0988 AT LEAST 48 HOURS, BUT NO MORE THAN 10 WORKING DAYS, BEFORE BEGINNING ANY DIGGING, EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS. NON-MEMBER UTILITIES MUST BE CONTACTED DIRECTLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WRITTEN REQUIREMENTS OF OUPS AND OGGPPUS. THE CONTRACTOR SHALL COORDINATE THE MARKING AND/OR LOCATING TO STAY A MINIMUM OF TWO WORKING DAYS AHEAD OF PLANNED CONSTRUCTION ACTIVITIES.
2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY FIELD OBSERVATIONS, FROM EXISTING RECORDS, AND/OR FROM THE OWNERS OF THE RESPECTIVE UTILITIES. THE INFORMATION AS SHOWN IS BELIEVED TO BE CORRECT; HOWEVER, THE COMPLETENESS AND ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL THE VARIOUS UTILITY COMPANIES (PUBLIC AND PRIVATE) TO VERIFY THE EXISTENCE, LIMITS AND/OR LOCATION OF ANY UTILITIES WHICH MAY BE ALONG THE ROUTE OR WITHIN THE VICINITY OF THIS IMPROVEMENT.
3) THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTENCE AS WELL AS THE ACTUAL LOCATION, ALIGNMENT, AND ELEVATIONS OF ALL EXISTING UTILITIES/FACILITIES WITHIN AND/OR ADJACENT TO THE GENERAL LIMITS OF THESE IMPROVEMENTS INCLUDING WATERLINES, SANITARY AND STORM SEWER LINES, COMMUNICATION LINES/BANKS, ELCTRIC LINES, ETC. THIS MAY REQUIRE EXPLORATORY EXCAVATIONS TO BE PERFORMED BY THE CONTRACTOR FOR WHICH HE WILL NOT BE REIMBURSED. THE CONTRACTOR SHALL NOT ASSUME THAT EXISTING UTILITIES/CONDUITS WERE INSTALLED AT TYPICAL/STANDARD DEPTHS OR AT UNIFORM SLOPES/GRADES/DEPTHS BETWEEN ACCESS POINTS (CATCH BASINS, MANHOLES, JUNCTION CHAMBERS, ETC.)
4) CLEARING AND GRUBBING SHALL BE PERFORMED WHERE EARTHWORK IS REQUIRED. THIS WORK SHALL INCLUDE CLEARING, GRUBBING, SCALPING, TREE AND STUMP REMOVAL, AND THE REMOVAL AND DISPOSAL OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF WORK. TREES WITHIN THE CONSTRUCTION LIMITS HAVE BEEN FELLED BY OTHERS UNDER A SEPARATE CONTRACT.
5) NO TREE GREATER THAN THREE (3) INCHES IN DIAMETER AT BREAST HEIGHT (FOUR (4) FEET) AND GREATER THAN TEN (10) FEET TALL SHALL BE CUT, REMOVED OR DISTURBED FROM APRIL 1ST THROUGH SEPTEMBER 30TH. IN ADDITION, NO CLEARING, REMOVAL OR MODIFICATION OF ANY SCRUB/SHRUB OR FORESTED HABITAT SHALL OCCUR FROM APRIL 22ND THROUGH JUNE 1ST OR AUGUST 15TH THROUGH OCTOBER 15TH.
6) THE LOCATION OF SOME EXISTING CONDITION ITEMS SHOWN ALONG MEDINA ROAD (S.R. 18) ARE PROPOSED AS PART OF THE CONSTRUCTION PLANS FOR THE OHIO DEPARTMENT OF TRANSPORTATION PROJECT SUM-18-105 PART 1 (PID NO. 83067) DATED JUNE 18, 2015, AND ARE NOT AS-BUILT ITEMS. THIS INCLUDES PAVEMENT, PAVEMENT MARKINGS, TRAFFIC POLES, WATER LINES, STORM SEWERS, GAS LINES, SERVICE CONNECTIONS, AND RELATED APPURTENANCES. THE CONTRACTOR SHALL FIELD VERIFY SITE IMPROVEMENTS PRIOR TO CONSTRUCTION, FOR WHICH HE WILL NOT BE REIMBURSED, AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
7) THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL, DEMOLISHED MATERIALS AND WASTE MATERIALS INCLUDING TREES, STUMPS, BRUSH, TRASH AND DEBRIS, FROM THE PROJECT LIMITS AND LEGALLY DISPOSE OF OFF-SITE.
8) PAVEMENT TO BE REMOVED SHALL BE SAWCUT AND REMOVED FULL DEPTH AT LIMITS OR EXISTING JOINTS AS SHOWN IN THE PLANS. ADDITIONAL SAWCUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE PAVEMENT TO REMAIN. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ANNUAL SAWCUTS, REMOVE THE DAMAGED AREAS AND REPAIR AS NECESSARY WITH NO ADDITIONAL COMPENSATION.
9) OUTLINES OF NON-IMPACTED WETLANDS AND/OR STREAMS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL PLACE AND MAINTAIN ORANGE CONSTRUCTION FENCE AND SILT BARRIER AROUND THE NON-IMPACTED WETLANDS TO PREVENT DISTURBANCE AND ACTIVITIES WITHIN THE WETLANDS.
10) CLEARING OF SOME EXISTING TREES AND/OR VEGETATION MAY BE REQUIRED WITHIN ENVIRONMENTALLY SENSITIVE AREAS SUCH AS NON-IMPACTED WETLANDS, STREAMS AND FLOODPLAINS. THE CONTRACTOR SHALL REMOVE WHOLE TOPS OF TREES OR LARGE BRANCHES (E.G. TREE TOPPING) FROM THE TREES WITHIN THE CLEARING LIMITS SHOWN ON THESE PLANS ONLY AS NECESSARY TO CONSTRUCT THE PROPOSED STRUCTURE. ANY VEGETATION LESS THAN 3 FEET IN HEIGHT, STUMPS, ROOT SYSTEMS AND ROCKS SHALL REMAIN INTACT IN THE GROUND. WHEN REMOVING TREES, TAKE CARE TO AVOID DAMAGING SURROUNDING TREES AND GROUND COVER TO REMAIN. ONLY MANUAL REMOVAL OF TREE TOPS IS PERMITTED; NO MECHANICAL OR CHEMICAL METHODS SHALL BE ALLOWED.
11) DO NOT DRIVE THROUGH OR OPERATE ANY EQUIPMENT WITHIN THESE ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BULB CATS, VEHICLES, CONSTRUCTION EQUIPMENT OR ANYTHING THAT WOULD DISTURB THE EXISTING GROUND.

UTILITY NOTES:

- 1) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES WITHOUT INTERRUPTION, UNLESS NOTED IN THE PLANS. IN THE EVENT SERVICE IS INTERRUPTED, THE CONTRACTOR SHALL IMMEDIATELY RECTIFY THE SITUATION WITH NO ADDITIONAL COMPENSATION.
2) THE CONTRACTOR SHALL PROTECT, SUPPORT AND SHORE UP ANY EXISTING UTILITY ENCOUNTERED DURING CONSTRUCTION AND COORDINATE ALL WORK TO BE PERFORMED WITH EACH RESPECTIVE UTILITY COMPANY, INCLUDING WORK BEING PERFORMED DIRECTLY BY THE UTILITY COMPANIES. FOR MAIN OR SERVICE CONNECTIONS, DISCONNECTIONS, RELOCATIONS, DEMOLITION AND INSPECTIONS. THE CONTRACTOR SHALL SECURE AND PAY FOR ANY PERMITS, FEES AND UTILITY COMPANY CHARGES.
3) THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE NECESSARY LEVELS OF PROTECTION AND SAFEGUARDING OF ALL OPEN TRENCHES, WHEN WORK IS EITHER ACTIVE, COMPLETED AT THE END OF THE DAY OR SUSPENDED FOR ANY OTHER REASON. THIS INCLUDES TRENCH PROTECTION SUCH AS TRENCH BOXES, WOOD SHEETING AND BRACING, OR ANY OTHER METHOD DETERMINED BY THE CONTRACTOR TO MAINTAIN A SAFE WORKING ENVIRONMENT. ALL EXCAVATIONS SHALL COMPLY WITH APPLICABLE LAWS AND REGULATIONS (FEDERAL, STATE AND LOCAL).
4) WHERE THE PLANS PROVIDE FOR NEW CONDUIT TO BE CONNECTED TO OR CROSS OVER OR UNDER AN EXISTING UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING UTILITY BOTH AS TO LINE AND GRADE BEFORE BEGINNING TO LAY THE NEW CONDUIT.

GRADING NOTES:

- 1) THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY CTL ENGINEERING, INC. DATED JANUARY 5, 2016. THE CONTRACTOR SHALL ADHERE TO ALL ASPECTS AND RECOMMENDATIONS OF THE REPORT.
2) ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. THE OWNER NOR THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE TYPE AND/OR SUITABILITY OF THE MATERIAL UNDERLYING THE PROJECT SITE. THE CONTRACTOR SHALL PERFORM ANY INVESTIGATIONS AND/OR TESTING NECESSARY TO ADEQUATELY DETERMINE OR ESTIMATE TO THEIR SATISFACTION ANY EXISTING SITE CONDITION WHICH COULD AFFECT HIS BID OR THE PERFORMANCE OF THE PROPOSED IMPROVEMENTS. THIS COULD INCLUDE, BUT NOT BE LIMITED TO, UNSUITABLE AND/OR UNSTABLE SOIL/SUBSURFACE CONDITIONS, ROCK, WATER (PERCHED OR FREE), SPRINGS, OBSTRUCTIONS, ETC.
3) THE CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
4) THE INTENT OF THIS PROJECT IS TO UTILIZE ALL USEABLE MATERIALS EFFICIENTLY. ACTUAL FIELD CONDITIONS MAY REQUIRE DECISIONS ON MATERIAL HANDLING AND USAGE. THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AND MAINTAINING SITE CONDITIONS.
5) THE CONTRACTOR SHALL STRIP TOPSOIL FROM AREAS TO BE GRADED AND STOCKPILE IT PRIOR TO SITE GRADING OPERATIONS. TOPSOIL SHALL BE STRIPPED TO WHATEVER DEPTH ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
6) DO NOT STOCKPILE SOIL MATERIALS NEAR THE EDGE OF EXCAVATIONS OR WITHIN DRIP LINES OF TREES TO REMAIN.
7) EXCESS MATERIAL GENERATED FROM TRENCH EXCAVATION OPERATIONS SHALL BE INCORPORATED IN THE UNIT PRICE BID FOR EXCAVATION INCLUDING EMBANKMENT CONSTRUCTION.
8) THE CONTRACTOR SHALL PERFORM EXCAVATION AND EMBANKMENT OPERATIONS AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS AND ACHIEVE THE FINISHED GRADES SHOWN ON THE PLANS, EXCEPT AS NOTED:
a. STRUCTURAL FILL SHALL BE PLACED AND COMPACTED UNDER ALL BUILDING SLABS, FOOTINGS AND PAVEMENT.
b. ENGINEERED FILL SHALL BE PLACED AND COMPACTED UNDER ALL DRIVES, WALKS, STEPS AND RAMPS.
c. STRUCTURAL AND ENGINEERED FILL SHALL BE WETTED OR DRIED TO NEAR ITS OPTIMUM MOISTURE CONTENT, PLACED IN LIFTS AND COMPACTED TO A MINIMUM PERCENT COMPACTATION, ALL UNDER THE OBSERVATION AND TESTING OF A GEOTECHNICAL ENGINEER.
d. SOIL OBTAINED ON-SITE MAY BE USED AS FILL MATERIAL PROVIDED IT IS FREE OF ORGANIC MATTER, DEBRIS, EXCESSIVE MOISTURE, AND ROCK FRAGMENTS 6" AND LARGER.
e. NO SLAG, RIVER GRAVEL, RECYCLED PORTLAND CEMENT CONCRETE, RECLAIMED ASPHALT CONCRETE PAVEMENT OR RECLAIMED BITUMINOUS AGGREGATE BASE MAY BE USED.
f. THE CONTRACTOR SHALL DISPOSE OFF-SITE ANY EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON-SITE.
g. UNSUITABLE MATERIAL ENCOUNTERED DURING INSTALLATION OF PROPOSED IMPROVEMENTS (I.E. BUILDINGS, UTILITIES, PAVEMENT, ETC.) SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL OR STABILIZED IN-PLACE UTILIZING CONVENTIONAL MEASURES SUCH AS DISPERSED AND/OR RECOMPACTION. OTHER MEANS OF STABILIZATION SHALL BE AT THE DISCRETION OF THE OWNER OR GEOTECHNICAL ENGINEER.
9) DURING CONSTRUCTION, ALL RUPOOF FROM DISTURBED AREAS OF THE SITE SHALL BE DIVERTED AWAY FROM THE PROPOSED INFILTRATION BASIN OR BIORETENTION CELL. TO AVOID SOIL COMPACTION, NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED WITHIN THE INFILTRATION BASIN OR BIORETENTION CELL.
10) IT IS THE INTENT OF THE SLOPES AND SPOT GRADES NOTED ON THE PLANS TO PROVIDE POSITIVE DRAINAGE TO STORM WATER COLLECTION POINTS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION.
11) EXPOSED PAVEMENT SUBGRADE AREAS SHALL BE MAINTAINED IN SUCH CONDITION THAT IT WILL BE WELL DRAINED AT ALL TIMES TO PREVENT PONDING OF WATER AFTER RAINS.
12) ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, ETC., LOCATED WITHIN THE INFILTRATION RIGHT-OF-WAYS SHALL BE FLUSH MOUNTED WITH THE WALKING SURFACE.
13) BEFORE ACCEPTANCE OF THE SUB-GRADE UNDER BUILDING SLABS OR PAVEMENT, A PROOF ROLL TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING SHALL BE PERFORMED IN THE PRESENCE OF THE DESIGN ENGINEER USING A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN FIFTEEN (15) TONS AT A MAXIMUM VEHICLE SPEED OF 3 MPH. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY THE DESIGN ENGINEER, AND REPLACE WITH COMPACTED BACKFILL, AS DIRECTED BY THE DESIGN ENGINEER OR GEOTECHNICAL ENGINEER. AUTHORIZED ADDITIONAL EXCAVATION AND REPLACEMENT MATERIAL SHALL BE PAID ACCORDING TO THE CONTRACT UNIT PRICES.
14) THE CONTRACTOR SHALL RECONSTRUCT ANY SUBGRADE DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER OR CONSTRUCTION ACTIVITIES WITHOUT ADDITIONAL COMPENSATION.
15) THE INTENT OF THE GRADING PLAN IS TO ASSIST THE ARCHITECT OR STRUCTURAL ENGINEER IN DETERMINING THE MINIMUM PROPOSED BUILDING FOOTING ELEVATIONS REQUIRED FOR FROST DEPTH. IF SITE CONDITIONS CHANGE, THE BOTTOM FOOTING ELEVATION MAY NEED TO INCREASE TO MAINTAIN THE MINIMUM FROST DEPTH COVER.
16) PORTIONS OF THE NEW BUILDING OR WALLS MAY REQUIRE ADDITIONAL BRICK FACADE TO MEET THE FINAL GRADES SHOWN ON THE GRADING PLAN. THE ARCHITECT, STRUCTURAL ENGINEER AND CONTRACTOR SHALL COORDINATE THE AMOUNT OF BRICK FACADE REQUIRED. THE INTENT IS ONLY BRICK FACADE IS TO BE ABOVE THE FINISHED GROUND AND THAT FOUNDATION WALLS ARE NOT EXPOSED. THE BOTTOM OF FOOTING ELEVATION MAY NEED TO INCREASE TO MAINTAIN THE MINIMUM FROST DEPTH COVER.

LAYOUT NOTES:

- 1) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ODOT SPECIFICATIONS.
2) THE CONTRACTOR SHALL PROVIDE HAND FORMED DROP CURBS FOR ALL PROPOSED DRIVEWAYS AND HANDICAP WALKS AT THE TIME THE CONCRETE CURB IS POURED.

OHIO EPA SANITARY NOTES:

- 1) ALL SANITARY SEWERS SHALL PASS THE AIR ACCEPTANCE TEST PER ASTM F-1417. THE INFILTRATION LIMIT SHALL NOT EXCEED 100 GAL./INCH DIA./MILE/DAY.
2) PRIOR TO ACCEPTANCE, ALL SANITARY SEWER MANHOLES SHALL PASS THE AIR TEST AS SPECIFIED BY ASTM C-1244.
3) A DEFLECTION TEST SHALL BE REQUIRED FOR ALL FLEXIBLE PIPE OF 8-INCH DIAMETER AND LARGER. THE ALLOWABLE DEFLECTION RATE SHALL NOT EXCEED FIVE (5%) PERCENT. THE TEST SHALL BE CONDUCTED AT LEAST 30 DAYS AFTER COMPLETION OF BACKFILL AND SHALL BE IN ACCORDANCE WITH THE OHIO EPA AND SUMMIT COUNTY DSSS SANITARY SPECIFICATIONS.
4) FLEXIBLE GASKETS ON SEWER LINES CONNECTIONS MUST MEET ASTM C-923 STANDARDS.

OHIO EPA WATER NOTES:

- 1) A MINIMUM OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS.
2) THE SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW.
3) BOOSTER PUMPS ARE NOT PERMITTED ON SERVICE CONNECTIONS.

engineers architects planners



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PRELIMINARY NOT RELEASED FOR CONSTRUCTION

CITY OF MONTGOMERY PUBLIC WORKS 7315 Cornell Road Montgomery, Ohio 45242

GENERAL NOTES

Table with columns for REVISIONS, NO., DESCRIPTION, DATE, and DRAWING TITLE. Includes project information: PROJECT TITLE: CITY OF MONTGOMERY PUBLIC WORKS, PROJECT NO.: 160296, DRAWING NO.: C1.0.



PERMANENT SEEDING (PS)

SPECIFICATIONS FOR PERMANENT SEEDING SITE PREPARATION:
 1. A SUBSOILER, PLOW OR OTHER IMPLEMENT TO BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. SUBSOILING TO BE DONE WHEN SOIL MOISTURE IS LOW ENOUGH TO ALLOW THE SOIL TO CRACK OR FRACTURE. SUBSOILING IS NOT TO BE DONE ON SLIP-PRONE AREAS.
 2. GRADE THE SITE AS NEEDED TO PERMIT USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION AND SEEDING.
 3. APPLY RESOIL WHERE NEEDED TO ESTABLISH VEGETATION.

SEEDBED PREPARATION:
 1. APPLY AGRICULTURAL GROUND LIMESTONE TO ACIDIC SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, APPLY AT RATE OF 100 LB/1,000 S.F. OR 2 TONS/AC.
 2. APPLY FERTILIZER AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, APPLY AT A RATE OF 12 LB/1,000 S.F. OR 500 LB/AC. OF 10-10-10 OR 12-12-12 ANALYSIS.
 3. LIME AND FERTILIZER TO BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3".

SEEDING DATES AND SOIL CONDITIONS:
 1. SEED MARCH 1 TO MAY 31 OR AUGUST 1 TO SEPTEMBER 30. THESE ARE IDEAL SEEDING DATES, BUT SEEDING MAY BE MADE ANY TIME THROUGHOUT THE GROWING SEASON WITH THE USE OF ADDITIONAL MULCH AND IRRIGATION. TILLAGE/SEED BED PREPARATION TO BE DONE WHEN THE SOIL IS DRY ENOUGH TO CRUMBLE AND NOT FORM RIBBONS WHEN COMPRESSED BY HAND. SEE THE FOLLOWING SECTION ON DORMANT SEEDING FOR WINTER SEEDING.

DORMANT SEEDINGS:
 1. DO NOT PLANT SEEDINGS FROM OCTOBER 1 TO NOVEMBER 20. SEEDS ARE LIKELY TO GERMINATE DURING THIS PERIOD, BUT PROBABLY WILL NOT SURVIVE THE WINTER.
 2. THE FOLLOWING METHODS MAY BE USED:
 • FROM OCTOBER 1 TO NOVEMBER 20, PREPARE THE SEED BED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOVEMBER 20 AND BEFORE MARCH 15, INCREASE THE SEEDING RATES BY 50% AND BROADCAST THE SEED MIXTURE.
 • FROM NOVEMBER 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE THE SEED BED, LIME AND FERTILIZER, APPLY THE SEED MIXTURE, MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.
 • APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRO-SEEDED (SLURRY MAY INCLUDE SEED AND FERTILIZER) ON FIRM, MOIST SEED BED.
 • WHERE FEASIBLE, EXCEPT WHEN A CULTIPACKER TYPE SEEDER IS USED, THE SEED BED IS TO BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG.

MULCHING:
 1. APPLY MULCH MATERIAL IMMEDIATELY AFTER SEEDING. SEEDING MADE DURING OPTIMUM SEEDING DATES ON FLAT AREAS WITH FAVORABLE SOIL CONDITIONS MAY NOT NEED MULCH TO ACHIEVE STABILIZATION. DORMANT SEEDING IS TO BE MULCHED.
 2. SEE MULCHING FOR MATERIALS AND ANCHORING METHODS.

IRRIGATION:
 1. PERMANENT SEEDING TO INCLUDE IRRIGATION TO ESTABLISH VEGETATION DURING DRY OR HOT WEATHER OR ON ADVERSE SITE CONDITIONS AS NEEDED FOR ADEQUATE MOISTURE FOR SEED GERMINATION AND PLANT GROWTH.
 2. EXCESSIVE IRRIGATION RATES TO BE AVOIDED AND IRRIGATION MONITORED TO PREVENT EROSION AND DAMAGE FROM RUNOFF.

SPECIFICATIONS FOR MAINTENANCE OF PERMANENT SEEDING:
 1. PERMANENT SEEDING TO NOT BE CONSIDERED ESTABLISHED FOR AT LEAST 1 FULL YEAR FROM THE TIME OF PLANTING. SEEDED AREAS TO BE INSPECTED FOR FAILURE AND VEGETATION REESTABLISHED AS NEEDED. DEPENDING ON SITE CONDITIONS, IT MAY BE NECESSARY TO IRRIGATE, FERTILIZE, OVERSEED, OR REESTABLISH PLANTINGS IN ORDER TO PROVIDE PERMANENT VEGETATION FOR ADEQUATE EROSION CONTROL.
 2. ESTABLISH MAINTENANCE FERTILIZATION RATES BY SOIL TEST RECOMMENDATIONS OR BY USING THE FOLLOWING RATES:

MULCHING (MU)

1. APPLY MULCH OR OTHER APPROPRIATE VEGETATIVE PRACTICES TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT FOR MORE THAN 45 DAYS OR ON AREAS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.
 2. MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:
 • STRAW IS TO BE UNROTTED SMALL-GRAIN STRAW APPLIED AT A RATE OF 2 TONS/AC. OR 90 LB/1,000 S.F. (2 TO 3 BALES). MULCH IS TO BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.
 • WOOD-CELLULOSE FIBER APPLIED AT A RATE OF 2,000 LB/AC. OR 46 LB/1,000 S.F.
 • OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 6 TONS/AC.
 3. ANCHOR MULCH IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. ACCEPTABLE ANCHORING METHODS ARE AS FOLLOWS:
 • PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL USING A DISK, CRIMPER OR SIMILAR TOOL. DO NOT FINELY CHOP STRAW TO BE MECHANICALLY ANCHORED, BUT LEAVE LONGER THAN 6 INCHES.
 • USE NETTINGS PER THE MANUFACTURER'S RECOMMENDATIONS. NETTING MAY BE NECESSARY TO HOLD MULCH IN PLACE IN AREAS OF CONCENTRATED RUNOFF OR ON CRITICAL SLOPES.
 • SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.
 • APPLY WOOD-CELLULOSE FIBER BINDER AT A NET DRY WEIGHT OF 750 LB/AC. WOOD CELLULOSE FIBER IS TO BE MIXED WITH WATER AND THE MIXTURE IS TO CONTAIN A MAXIMUM OF 50 LB/100 GAL. OF WOOD CELLULOSE FIBER.

SEED MIX	SEEDING RATE		NOTES:
	LB./AC.	LB./1,000 S.F.	

GENERAL USE			
Creeping Red Fescue	20-40	1/2 TO 1	
Domestic Ryegrass	10-20	1/4 TO 1/2	
Kentucky Bluegrass	10-20	1/4 TO 1/2	
Tall Fescue	40	1	
Dwarf Fescue	40	1	

STEEP BANKS OR CUT SLOPES			
Tall Fescue	40	1	
Crown Vetch	10	1/4	Do not seed later than August
Tall Fescue	20	1/2	
Flat Pea	20	1/2	Do not seed later than August
Tall Fescue	20	1/2	

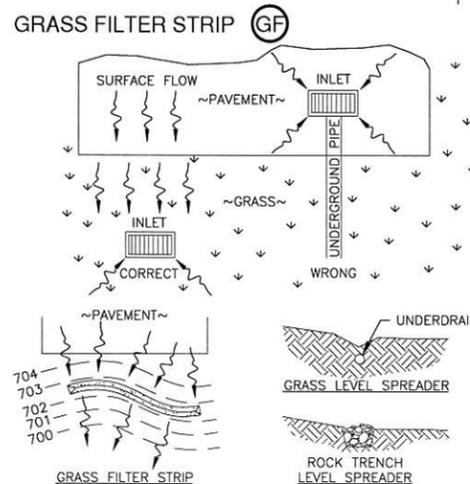
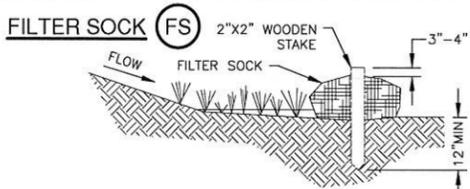
ROAD DITCHES AND SWALES			
Tall Fescue	40	1	
Dwarf Fescue	90	2-1/4	Do not seed later than August
Kentucky Bluegrass	5		

LAWN			
Kentucky Bluegrass	60	1-1/2	
Perennial Ryegrass	60	1-1/2	
Kentucky Bluegrass	60	1-1/2	For shaded areas
Creeping Red Fescue	60	1-1/2	

Note: Other approved seed species may be substituted.

MAINTENANCE FOR PERMANENT SEEDINGS FERTILIZATION AND MOWING				
MIXTURE	FORMULA	LB./AC.	TIME	MOWING
Creeping Red Fescue	10-10-10	500		≥3"
Domestic Ryegrass	10-10-10	500		≥3"
Kentucky Bluegrass	10-10-10	500	Fall, yearly or as needed	≥4"
Tall Fescue	10-10-10	500		≥4"
Dwarf Fescue	10-10-10	500		≥2"
Crown Vetch Fescue	0-20-20	400	Spring, yearly following establishment, then every 4-7 years	Do not mow
Flat Pea Fescue	0-20-20	400		

Note: Following soil test recommendations is preferred to the fertilizer rates above.



NOTE: ONLY A DENSE STAND OF VEGETATION WITHOUT RILLS OR GULLIES SHALL BE ACCEPTABLE. IF RILLS OR GULLIES FORM, OR IF VEGETATIVE COVER IS NOT DENSE, A NEW SEEDBED SHALL BE PREPARED AND REPLANTED.

SODDING (S)

1. SOD IS TO BE HARVESTED, DELIVERED AND INSTALLED WITHIN 48 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD IS TO BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
 2. KEEP SOD MOIST AND COVERED DURING HAULING AND PREPARATION FOR PLACEMENT ON THE SOD BED.

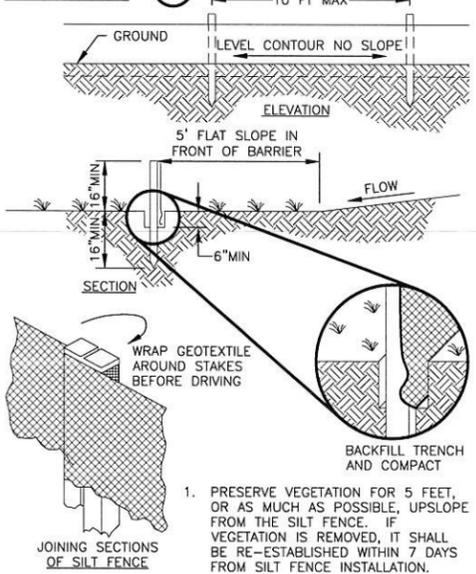
SITE PREPARATION
 1. USE A SUBSOILER, PLOW OR OTHER IMPLEMENT TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. SUBSOILING IS NOT TO BE DONE ON SLIP-PRONE AREAS.
 2. SOIL AMENDMENTS:
 • APPLY AGRICULTURAL GROUND LIMESTONE TO ACIDIC SOIL AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, APPLY AT RATE OF 100 LB/1,000 S.F.
 • APPLY FERTILIZER AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, APPLY AT A RATE OF 12 LB/1,000 S.F. OF 10-10-10 OR 12-12-12 ANALYSIS.
 • LIME AND FERTILIZER TO BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES.

4. GRADE AND CLEAR THE SURFACE OF DEBRIS, STONES AND CLODS LARGER THAN 3 INCHES BEFORE LAYING SOD.

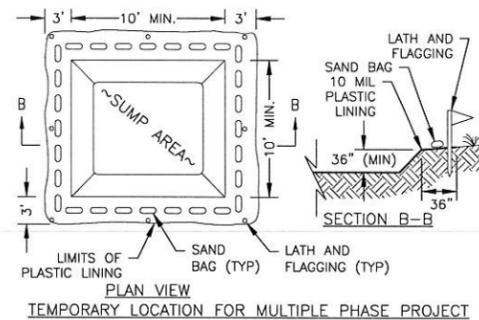
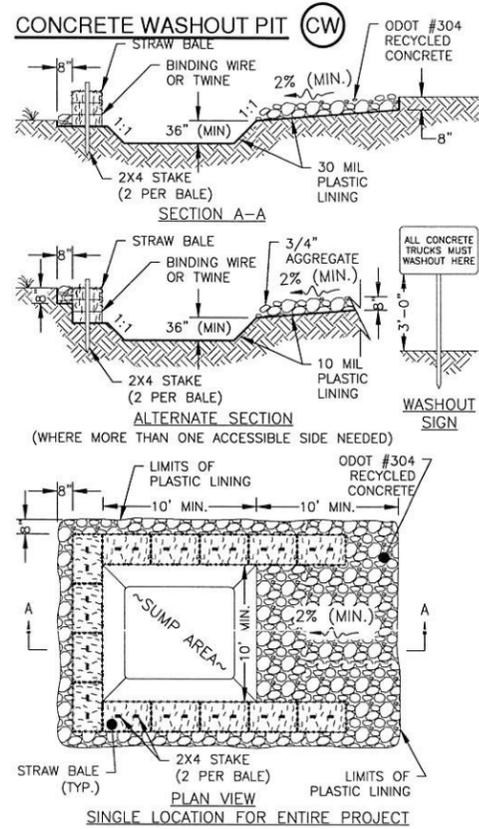
SOD INSTALLATION
 1. LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD DURING PERIODS OF HIGH TEMPERATURES.
 2. DO NOT PLACE SOD ON FROZEN SOIL.
 3. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS IN A BRICK-LIKE PATTERN. ENSURE SOD IS NOT OVERLAPPED OR STRETCHED AND ALL JOINTS ARE BUTTED TIGHT TO PREVENT VOIDS WHICH WOULD DRY THE ROOTS.
 4. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, LAY SOD WITH THE LONG EDGE PARALLEL TO THE CONTOUR WITH STAGGERED JOINTS AND SECURED WITH PEGS OR STAPLES.
 5. AS SODDING IS COMPLETED IN ANY ONE SECTION, ROLL OR TAMP THE AREA TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL. WATER IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE SOD AND SURFACE BELOW ARE THOROUGHLY WET. COMPLETE THE LAYING, TAMPING AND IRRIGATING OF ANY PIECE OF SOD WITHIN 8 HOURS.

SOD MAINTENANCE
 1. IN THE ABSENCE OF ADEQUATE RAINFALL DURING THE FIRST WEEK, WATER DAILY OR AS NECESSARY TO MAINTAIN MOIST SOIL 4 INCHES DEEP.
 2. AFTER THE FIRST WEEK, WATER SOD TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.
 3. DO NOT MOW UNTIL SOD IS FIRMLY ROOTED.

SILT FENCE (SF)

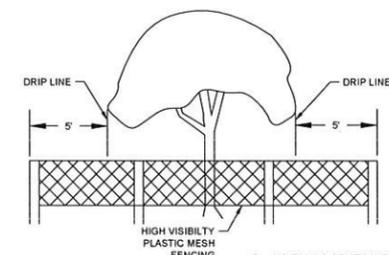


FABRIC PROPERTIES	VALUES	TEST METHOD
Grab Tensile Strength	90 lb. min	ASTM D 1682
Mullen Burst Strength	190 psi min	ASTM D 3786
Slurry Flow Rate	0.3 gal./min ² /ft max	
Equivalent Opening Size	40-80	US Std. sieve CW-02215
Ultraviolet Radiation Stability	90% min	ASTM-G-26



NOTES:
 1. WASH WATER SHALL NOT FLOW TO SURFACE WATERS.
 2. WASHOUT PIT SHALL BE LOCATED 100' MINIMUM FROM INLETS, STREAMS, WETLANDS AND ANY OTHER SURFACE WATERS.
 3. WASHOUT PIT SHALL HAVE SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
 4. WASHOUT PIT SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED.
 5. SAW CUT CONCRETE, RESIDUE FROM SAW CUT, AND GRINDINGS SHALL BE DISPOSED OF IN THE WASHOUT PIT.
 6. A GENERAL LOCATION FOR THE CONCRETE WASHOUT PIT IS SHOWN IN THE SWPPP, BUT MAY BE MOVED TO BETTER SUIT THE CONTRACTOR'S MEANS AND METHODS.

TREE PROTECTION (TP)



NOTES:
 1. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
 2. SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
 3. TREE AND NATURAL PRESERVATION AREA SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS.
 4. FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH SNOW FENCE.
 5. FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
 6. IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
 7. NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEDIMENT.
 8. WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIP LINE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
 9. WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIP LINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
 10. MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIP LINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIP LINE OF TREES.
 11. ROOTS 2 INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
 12. SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
 13. ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.



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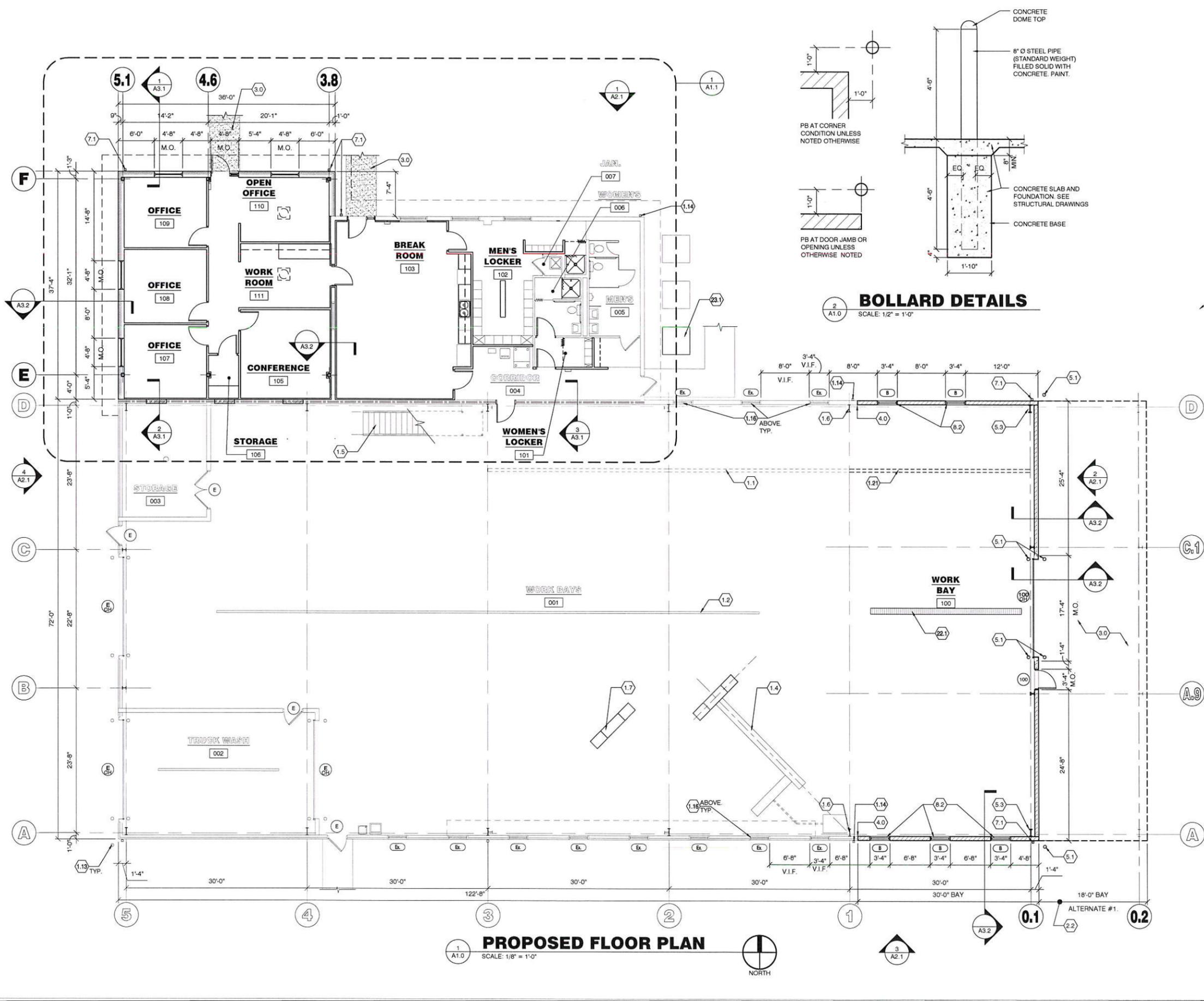
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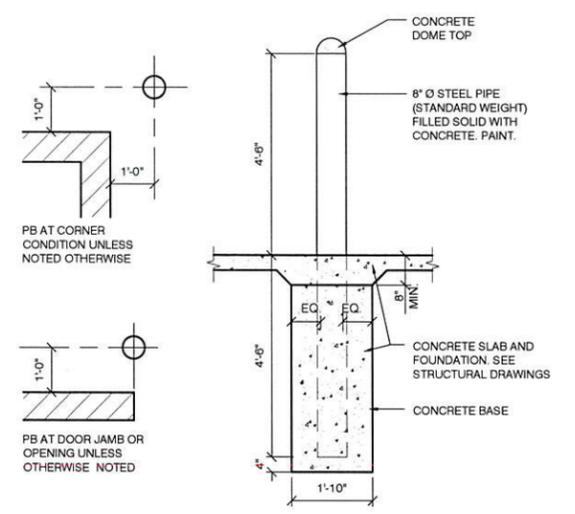
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C5.2 SHEET OF





PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



BOLLARD DETAILS
 SCALE: 1/2" = 1'-0"

GENERAL NOTES

- A. 100'-0" IS EQUAL TO FINISH FLOOR ELEVATION OF USGS ELEVATION 847.00'. MATCH EXISTING FINISH FLOOR ELEVATION. REFER TO SPECIFICATIONS FOR DESCRIPTIONS OF ALTERNATE BID ITEMS.
- B. EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION WALL OR MASONRY OPENING. TYPICAL UNLESS NOTED OTHERWISE.
- C. INTERIOR DIMENSIONS SHOWN ARE TO FACE OF PROPOSED STUDS, CMU, OR CONCRETE CONSTRUCTION, UNLESS NOTED OTHERWISE.
- D. ALL DOORS INSTALLED IN GYPSUM BOARD PARTITIONS TO BE LOCATED 1'-10" FROM CENTERLINE OF DOOR TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
- E. PROVIDE BULLNOSE CMU AT EXPOSED DOOR JAMBS.
- F. VERIFY SIZE OF PRE-FABRICATED ITEMS SUCH AS FIRE EXTINGUISHER CABINETS, CABINET HEATERS, AND RESTROOM ACCESSORIES PRIOR TO INSTALLING ADJACENT FRAMING.
- G. PROVIDE BLOCKING OR METAL STRAPS IN WALLS AS REQUIRED FOR ATTACHMENT OF SURFACE MOUNTED ITEMS SUCH AS ACCESSORIES, CASEWORK, AND FIRE EXTINGUISHERS.
- H. PROVIDE SEALANT AT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
- I. PROVIDE GYPSUM BOARD CONTROL JOINTS PER THE SPECIFICATIONS, BUT NOT TO EXCEED 30'-0" ALONG CONTINUOUS INTERIOR PARTITIONS.
- J. PAINT ALL EXPOSED EXTERIOR STEEL (DOORS, FRAMES, LINTELS, BOLLARDS, ETC.).
- K. SEE FINISH SCHEDULES FOR CEILING TYPES, HEIGHTS, AND FINISHES.

KEYNOTES

- 1.1 EXISTING OVERHEAD RAIL.
- 1.2 EXISTING TRENCH DRAIN.
- 1.4 EXISTING HEAVY DUTY INGROUND VEHICLE LIFT.
- 1.5 EXISTING STAIRS UP TO STORAGE MEZZANINE ABOVE.
- 1.6 EXISTING EXPANDABLE END WALL EAST END BUILDING STEEL FRAME.
- 1.7 EXISTING "PORTABLE" LIFT.
- 1.13 EXISTING BOLLARD.
- 1.14 EXISTING DOWNSPOUT.
- 1.16 EXISTING FRAMED WINDOW. VERIFY SIZE AND SPACING AND COORDINATE WITH PROPOSED LAYOUT.
- 1.21 RELOCATED SECTION OF OVERHEAD RAIL.
- 2.2 EXTEND WORK BAY (100) AN ADDITIONAL 18'-0" TO THE EAST. RELOCATE DOORS AND BOLLARDS. EXTEND TRENCH DRAIN AND SIDE WALLS, AND PROVIDE ADDITIONAL WINDOWS, DOWNSPOUTS, BUILDING FRAME AND FOOTINGS.
- 3.0 CONCRETE APRON OR SIDEWALK. SEE CIVIL DRAWINGS.
- 4.0 PROVIDE FULL HEIGHT JOINT IN CMU WALL.
- 5.1 8" DIAMETER STEEL BOLLARD, CONCRETE FILLED. PAINTED. TYPICAL. SEE BOLLARD DETAILS.
- 5.3 P.E.M.B. TAPERED COLUMN/FRAME. TYPICAL.
- 7.1 PREFINISHED METAL DOWNSPOUT.
- 8.2 ALUMINUM FRAMED ASSEMBLY. MATCH EXISTING.
- 22.1 TRENCH DRAIN. SEE PLUMBING DRAWINGS.
- 23.1 NEW HEAT PUMP UNIT. SEE MECHANICAL DRAWINGS.

LEGEND

- EXISTING DOOR, FRAME, AND/OR WALL TO REMAIN.
- PROPOSED DOOR AND METAL FRAME.
- PROPOSED MASONRY WALL.
- PROPOSED STUD WALL PARTITION.
- 3-HOUR RATED CMU FIRE BARRIER NOT REQUIRED IF ALTERNATE #2 (FIRE PROTECTION) IS ACCEPTED.



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