

ORDINANCE NO. OR03-22

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE A FINAL PLANNED UNIT DEVELOPMENT APPLICATION WITH CONDITIONS FOR PHASE ONE OF A PROPOSED INDUSTRIAL PARK CONSISTING OF ONE 200,000 SQUARE FOOT BUILDING ON APPROXIMATELY 20 ACRES OF LAND, PARCEL NOS. H33 00417 0002 (PARTIAL) AND H33 00417 0008, SITUATED AT THE SOUTHWEST CORNER OF WOLF CREEK PIKE AND OLIVE ROAD IN A LIGHT INDUSTRIAL 2 (L-I-2) ZONING DISTRICT.

WHEREAS, Owner/Applicant Gated Properties Global I, LLC (“Gated”) submitted a Preliminary Planned Unit Development (“PUD”) Application for a proposed PUD to be located on approximately 46.37 acres of vacant land, Parcel Nos. H33 00417 0002, H33 00417 0066, and H33 00417 0008, for the first phase of an industrial park which shall be situated at the southwest corner of Wolf Creek Pike and Olive Road in a Light Industrial 2 (L-I-2) Zoning District; and

WHEREAS, City Council approved the Preliminary PUD Application with conditions on March 7, 2022 via Ordinance No. OR02-22; and

WHEREAS, Owner/Applicant Gated submitted a Final PUD Application for Phase One of the proposed industrial park, which would consist of one 200,000 square foot building on approximately 20 acres of land, Parcel Nos. 33 00417 0002 (partial) and H33 00417 0008, situated at the southwest corner of Wolf Creek Pike and Olive Road in a Light Industrial 2 (L-I-2) Zoning District; and

WHEREAS, the Planning Commission, after giving due notice according to law, held a public hearing on Gated’s Final PUD Application for Phase One on January 25, 2022; and

WHEREAS, the Planning Commission voted to approve Gated’s Final PUD Application for Phase One, subject to certain conditions; and

WHEREAS, by Ordinance No. OR02-22, the legislation approving the Preliminary PUD Application, Council established and enumerated the conditions that must be met by Gated for approval of the PUD; and

WHEREAS, the submittal by Gated that accompanied the Final PUD Application included, among other things, a Site Plan (Doc. No. C-1.1); Property Plan with Topography (Doc. No. C-3.1); Floor Plan Phase I Building (Doc. No. A-1.0); Elevation Plan (Doc. No. A-3.1); Landscaping Plan (Doc. No. L-1.1); and Lighting Plan (Doc. No. ST1). The complete submittal by Gated details the plans for the

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

development of the industrial park it intends to build at the southwest corner of Wolf Creek Pike and Olive Road; and

WHEREAS, City Council has reviewed the standards and requirements set forth in Chapter 1140 (“Planned Unit Development (PUD)” and all other applicable provisions of the Trotwood Codified Ordinances as it relates to this Final PUD Application; and

WHEREAS, City Council finds that the facts submitted with the application and presented at the public hearing held on January 25, 2022, along with any amendments, modifications, or supplementary conditions, satisfy the standards and criteria for PUD approval as set forth in Chapter 1140 of the Trotwood Planning and Zoning Code; and

WHEREAS, City Council, having fully considered this matter, intends to adopt the recommendation of the Planning Commission regarding approval of the Final PUD Application Phase One with the conditions described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:

SECTION I:

City Council hereby accepts the recommendation from the Trotwood Planning Commission and approves the Final Planned Unit Development Plans submitted by Gated, which includes the following documents: a Site Plan (Doc. No. C-1.1); Property Plan with Topography (Doc. No. C-3.1); Floor Plan Phase I Building (Doc. No. A-1.0); Elevation Plan (Doc. No. A-3.1); Landscaping Plan (Doc. No. L-1.1); and Lighting Plan (Doc. No. ST1). This final PUD approval is for an industrial building that will set on approximately 20 acres of land, Parcel Nos. H33 00417 0002 (partial) and H33 00417 0008, situated at the southwest corner of Wolf Creek Pike and Olive Road in a Light Industrial 2 (L-I-2) Zoning District.

SECTION II:

The approval of this Final Planned Unit Development – Phase One, is predicated upon the conditions fully set forth in Ordinance No. OR02-22, which conditions are incorporated herein by reference. A separate Final PUD Application must be submitted by Gated prior to undertaking any work on Phase Two of the industrial park project.

SECTION III:

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including but not limited to, Section 121.22 of the Ohio Revised Code.

SECTION IV:

This Ordinance shall take effect at the earliest time allowed by law.

Passed this 7th day of March, 2022.

ATTEST:

APPROVED:



KARA B. LANDIS
CLERK OF COUNCIL



MARY A. MCDONALD
MAYOR



YVETTE F. PAGE
VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. OR03-22 adopted by the Trotwood City Council at a regular scheduled meeting held on the 7th day of March, 2022, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.


KARA B. LANDIS
CLERK OF COUNCIL



TROTWOOD
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Trotwood City Council Staff Report

To: Mayor McDonald and Members of City Council
Quincy Pope, City Manager

From: Deborah McDonnell, 
Planning and Development Director

Dated: March 3, 2022

Subject OR 03-22

PC Case #: PC Case 22-02

On Tuesday, January 25, 2022, the Trotwood Planning Commission held a Public Hearing on PC Case #22-01. Attached is the Staff Report for more information.

Approved a Final Planned Unit Development(PUD) Application for Phase I on approximately 20 acres of land including H33 00417 0002 (partial) and 0008 for a proposed industrial building at the intersection of Wolf Creek Pike and Olive Road, in a Light Industrial 2 (LI-2) district. Gated Properties Global I, LLC, Applicant.

The Planning Commission voted to approve this application with the following conditions:
(Same as PC Case 22-01)

1. A side yard encroachment of 15' be permitted along the boundary with H33 00417 0007 property owned by Howard W. Haynes and DBA A&B Auto.
2. The height of the building be set at 40'
3. Finalized traffic study and resulting changes from its outcome,
4. Finalized tree survey and modifications to the landscaping plan
5. Written authorization from Center Point to encroach upon and build truck travel lanes over their permanent Gas Utility Easement.

The Planning Commission voted to approve PC Case 22-02 and move the case for City Council consideration.

As stated in the PC Case 22-01 the City received all the requested document, conditions were addressed or completed for the preliminary design and are hereby incorporated into the Phase I Final Plan with one exception.

Item 5, Consent to Encroachment"

Response: GPG submitted an application for encroachment on February 18, 2022. We await a decision by Center Point.

There are several actions required by GPG before the Office of Planning & Development grants a zoning certificate for construction for Phase I in addition to documents required for Item 5 above. All of these are moving along and staff expects timely completion.

- Land split and sale of existing rail line owned by TCIC to GPG
- Land sale of H33 00417 0008, from TCIC to GPG
- Recorded 10' Easement for use by A&B auto
- Lot Consolidation completed

For your information, Staff will work with the developer during phase II on the final items of importance to the City:

- Recorded dedication of a permanent ROW along Wolf Creek Pike
- Signed agreement to create a Bike Path between Five Rivers Metro and GPG on a 20' permanent easement for execution during Phase II

I trust City Council will look favorably on this Final PUD for Phase I development.

Planning Commission STAFF REPORT

TO: Mr. Ernest Curry, Chairman
Members of Trotwood Planning Commission Members

FROM: Deborah A McDonnell
Planning and Development Director

DATED: January 18, 2022

CASE #: **PC Case #22-02: FINAL Planned Unit Development for Phase I** on approximately 50 acres of land including H33 00417 0002 (partial) and 0008, for a proposed Industrial Building, consisting of one 200,000 square foot building at the intersection of Wolf Creek Pike and Olive Road. Gated Properties Global I, LLC, Applicant

Final Planned Unit Development - PHASE I

DESCRIPTION:

This is a Final Planned Unit Development (PUD) application for Phase I identified on the preliminary PUD located on lands adjacent to Wolf Creek Pike and Olive Road. The site is composed of part of one parcel owned by Gated Properties Global (GPG) I, LLC, and one owned by the Trotwood Community Improvement.

DISCUSSION:

The applicant is prepared to build the first phase of the development consisting of one 200,000 sf industrial building. It is designed for maximum flexibility to accommodate future tenant needs. One to four tenants could occupy the spaces.

The parcel currently owned by the Trotwood Community Improvement Corporation is currently under contract for sale to GPG prior to any construction activities.

Truck circulation patterns are expected to be located over the 50' wide gas utility easement between buildings. The gas company has given verbal approval to build parking and truck pads over the easement. The City is requesting written confirmation.

The underlying zoning is Light Industrial -2 which changed on May 3, 2021 when City Council approved a rezoning allowing for industrial uses. Allowable uses were included in the Preliminary PUD package and included distribution operations.

The Phase I proposal shows the following details:

- Final location of **building**
- Separate **entrances** for automobiles off Olive Rd and trucks off Wolf Creek Pike
- Common truck **circulation** beginning with Phase I
- Retention/Detention **pond** location along Olive Rd
- Building **Elevations**, floorplan
- Separate **Landscaping** plan
- Separate Lighting plan

The Planned Unit Development regulations were updated in 2019 to allow the Planning Commission and City Council to review the projects on two different stages: Preliminary and Final. Additionally, the PUD process retains the underlying zoning but with more flexibility to allow creative development.

The **standards and criteria** for Final PUD approval can be granted when the following measures are satisfied:

In addition to the standard and criteria for the approval of the Preliminary PUD, Section [1140.07](#), the following standards and criteria must also be met when approving the Final PUD.

- (a) The same items and information as required for the Preliminary PUD, except that the approximation shall be refined to specific locations, dimensions, and description. Final PUD is substantially in conformance with the approved Preliminary PUD.
- (b) The remaining portion of the planned unit development complies with the purpose and intent of this Zoning Code;
- (c) **A detailed traffic impact analysis, including all modes of transportation, prepared by a qualified professional engineer.**
- (d) Any additional description or information requested by the Planning Commission or Council during the preliminary plan approval process.
- (e) Detailed agreements, contracts, deed restrictions, and sureties that will be used to guarantee performance of the development during and after the construction.
(Ord. 12-19. Passed 7-1-19.)

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the FINAL Phase I PUD for an industrial building at the corner of Wolf Creek Pike and Olive Road. and recommend approval to Trotwood City Council **with** conditions.

Conditions for Final approval

- 1170.15 Traffic Study Completion
- 1175.01 Tree Survey and Final Landscaping Plan
- Written Authorization from Gas Utility to build over existing easement
- Subject to final site approval by the City Engineer, Fire Marshall, and Planning Director

PLANNING COMMISSION REVIEW AND APPROVAL ALTERNATIVES:

The Commission's action could be:

1. Move to make the specified findings under Chapter 1140, **APPROVE** the requested Preliminary PUD, and send to City Council for Adoption.

Suggested language: *Move to approve case 22-02: Final Phase I PUD for approximately 50 acres of land including H33 00417 0002 (Partial) and 0008, for a proposed Industrial Building at the intersection of Wolf Creek Pike and Olive Road and recommend approval to Trotwood City Council (with) conditions.*

2. Move to **DENY** requested amendment.
3. Move to table the application for more information from the applicant.

Enclosures:

- **Application**
- **Public Notice Distribution List**
- **Parcel map with PARID**
- **Visual map showing adjoining neighborhoods, roads, tree cover**
- **Timeline for construction**
- **Letter from Applicant dated January 14, 2022**
- **C-1.1 Site Plan**
- **C-3.1 Property Plan w/Topography**
- **A-1.0 Floor Plan Phase I building**
- **A-3.1 Elevation Plan**
- **L-1.1 Landscaping Plan**
- **ST1 Lighting Plan**

Additional information on the Final PUD process can be found at TCO 1140.05 FINAL PLANNED UNIT DEVELOPMENT PLAN APPROVAL PROCEDURE on our website at https://codelibrary.amlegal.com/codes/trotwood/latest/trotwood_oh/0-0-0-29237



TROTWOOD
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City of Trotwood, Ohio
3035 Olive Road, Trotwood, Ohio 45426-2600

Department of Planning & Development
Phone: (937) 854-7227 Fax: (937) 854-0574

PLANNED UNIT DEVELOPMENT APPLICATION

Date: 1-19-22 PRELIMINARY FINAL REVISION

Fees: Preliminary \$300 + \$25/acre + engineering review/inspection costs

Final & Revision \$300 + engineering review/inspection costs

PROPERTY OWNER: Name: GATED PROPERTIES GLOBAL LLC Phone #: 562-756-6994
Address: 5855 E. NAPLES PARADE City LONG BEACH State CA Zip 90803

ENGINEERING FIRM: Name: FERGUSON CONST. Phone #: 937-498-2381
Contact Person: DANIEL WEAVER Email: Daniel.Ferguson@fergusonconstruction.com Fax #:

APPLICANT'S STATUS: Owner Lessee Purchaser Agent*

*If not the owner, submit Agent Form signed by Property Owner(s) agreeing to the application.

DESCRIPTION (LOCATION) OF PROPERTY IN AMENDMENT (Complete as Applicable):

Project Name: GATED GLOBAL INDUSTRIAL PARK

Location of Property: SOUTHWEST OF THE INTERSECTION OF OLIVE RD + WOLF CREEK

Book _____ Page _____ Parcel Number(s) H33-00417-0002

Total Area of Planned Unit Development Request _____

Total Acres included in this application 20 Ac

Brief description of applicant's request:

DEVELOPMENT OF A NEW 200,000 SF SPEC BUILDING
FUTURE BIKE PATH AT SOUTHERN PROPERTY LINE THAT WILL BE WITHIN
A 15' EASEMENT

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. The applicant furthermore consents to be bound by this application, by any agreement made by the applicant or its agent, and by all decisions made by the City of Trotwood related to and in connection with this application and request.

Applicant's Signature Daniel Weaver (AGENT)

PC Case #: 22-02 Parcel ID: H33 00417 0002, 0008 Current Zoning: L-I-2

Payment Method: _____ Receipt #: _____ Date: _____

Application is _____ approved _____ not approved. _____ / _____
Planning & Zoning Administrator Date



400 Canal Street, P.O. Box 728
Sidney, OH 46384-0728
Phone: 937-498-2381
Fax: 937-498-2243

January 14, 2022

Debbie McDonnell, MBA :
City of Trotwood
Planning & Development Director
3035 Olive Road
Trotwood, OH 45426

Ref: Gated Development PUD Submission.

Dear Ms. McDonnell:

The below items are to be part of or included with the PUD submission for Gated Development;

1. Phase I is a 200,000 sf spec building and Phase II is a 448,000 sf spec. building. The timeline for construction is as follows; Phase I is to start immediately after approval has been obtained and Phase II is to start within 3-5 years.
2. Zoning is to be LI-2
3. Any trailer parking or storage that is on site will be for the tenants use only.
4. The owner is working with the gas company to obtain approval to pave over their gas line. Once the approval has been obtained, the owner will forward the letter onto the City of Trotwood.
5. The utilities for the new facilities are as follow;
 - a. Waterline for Phase I will come off the water main located in Olive Road and loop around the new facility. Phase II will extend this waterline and also loop around the new facility plus connect into the water main in Wolf Creek Pike.
 - b. Sanitary, each facility will have its own sanitary lateral and tie into the sanitary main located north of Wolf Creek Pike.
6. Photometrics for Phase I has been designed and submitted for review. Phase II will have a similar lighting plan as Phase I.
7. The landscaping plan has been submitted for review and it is our intentions to comply with the City of Trotwood's requirements.

If there are any other questions feel free to call me at 498-2381.

FERGUSON CONSTRUCTION COMPANY

Daniel Weaver, P.S.

Final PUD - GATED Properties Global I, LLC



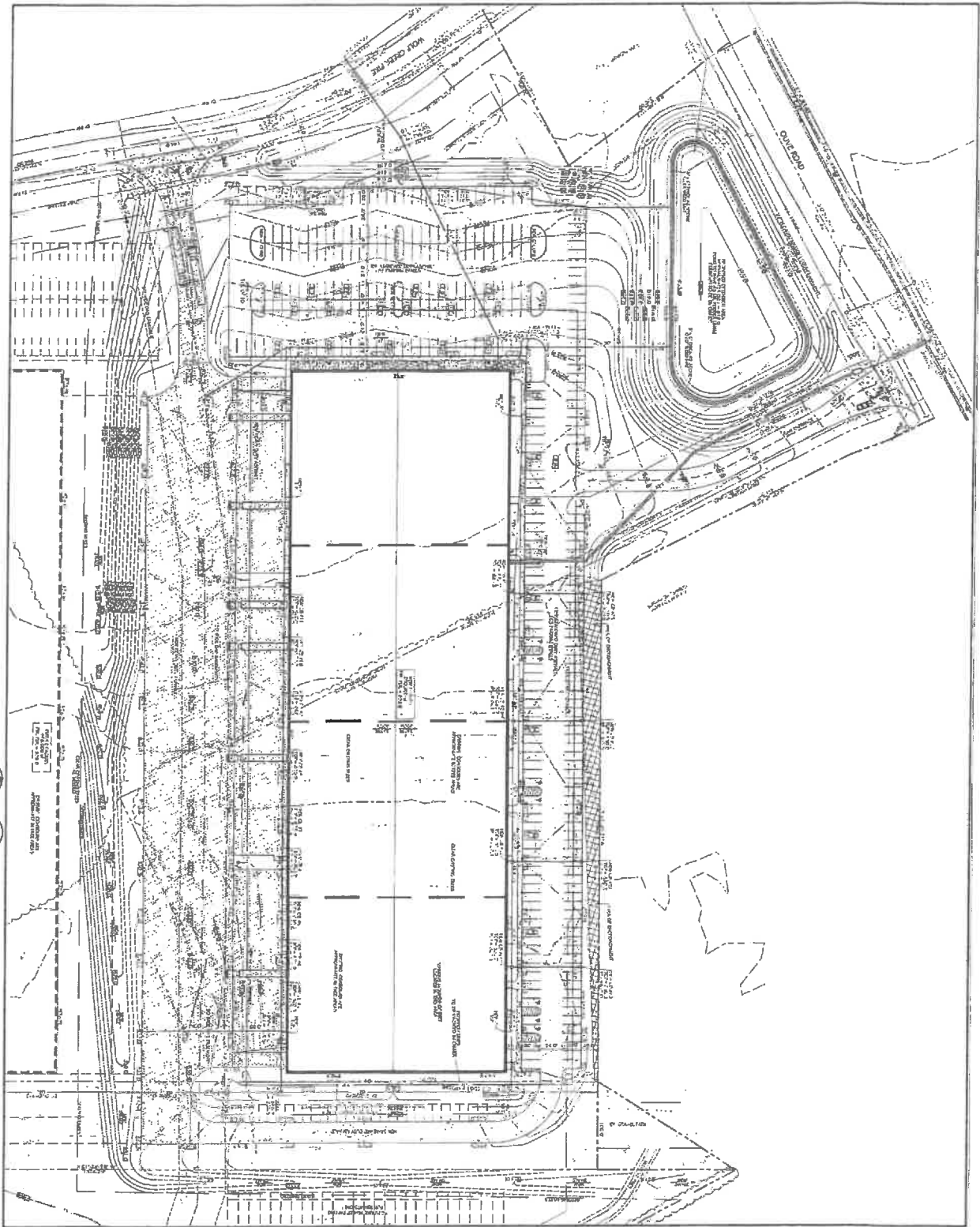
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Esri, HERE, Garmin, INCREMENT P, NOAA, USGS



SITE PLAN
 SCALE: 1" = 40'-0"
 CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER



C-1.1

SITE PLAN

JAN 2014
 22-15146
 2/28/22
 DJW
 JMW

238 Walker
 Columbus, Ohio
 614.291.1100
 614.291.1172

238 Albany
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NEW FACILITY FOR GATED DEVELOPMENT
 MONTGOMERY COUNTY
 OLIVE ROAD
 TROTWOOD, OH 45428

FINAL

#	Date	Description

Revisions

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GENERAL NOTES

EROSION CONTROL
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SILTATION OF THE PROJECT DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE EROSION CONTROL MEASURES.

UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.

SITE CONCRETE

ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN THE CONCRETE THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY CONCRETE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE CONCRETE THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY CONCRETE DAMAGED DURING CONSTRUCTION.

STORM WATER MANAGEMENT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF STORM WATER MANAGEMENT MEASURES TO PREVENT FLOODING AND EROSION. THE CONTRACTOR SHALL MAINTAIN THE STORM WATER MANAGEMENT MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY STORM WATER MANAGEMENT MEASURES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE STORM WATER MANAGEMENT MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY STORM WATER MANAGEMENT MEASURES DAMAGED DURING CONSTRUCTION.

AIRPORT NOTICES

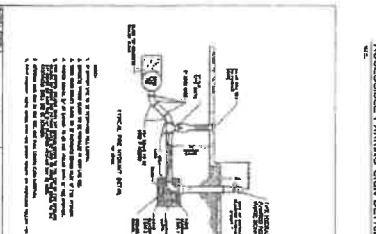
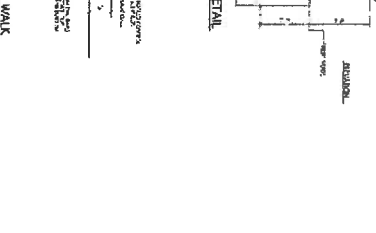
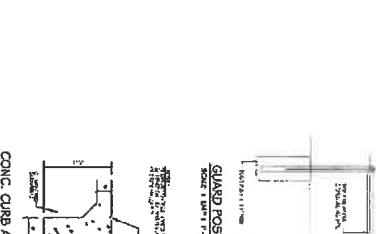
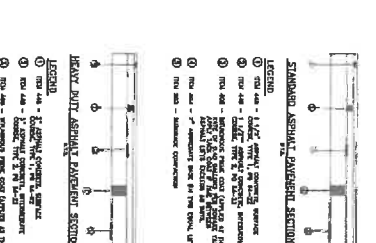
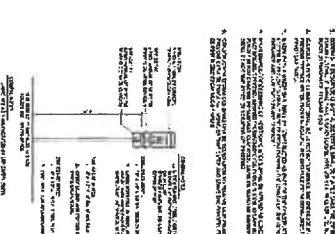
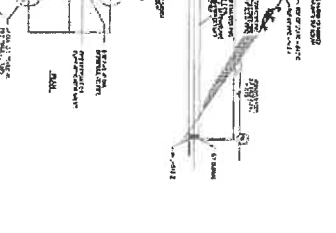
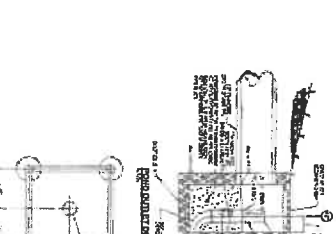
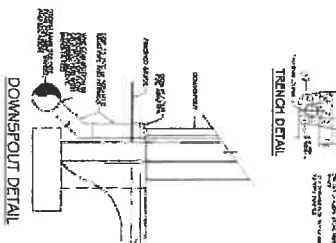
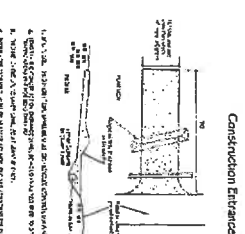
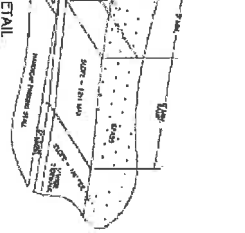
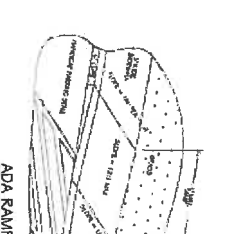
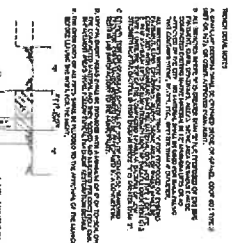
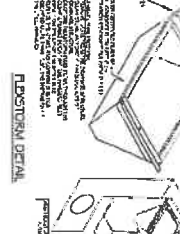
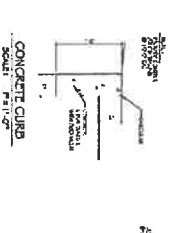
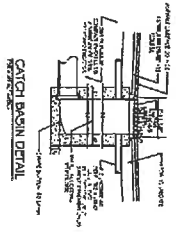
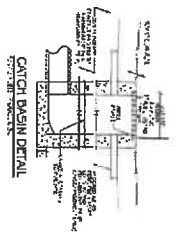
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF AIRPORT NOTICES TO PREVENT ACCIDENTS AND EROSION. THE CONTRACTOR SHALL MAINTAIN THE AIRPORT NOTICES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY AIRPORT NOTICES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE AIRPORT NOTICES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY AIRPORT NOTICES DAMAGED DURING CONSTRUCTION.

HANDICAP PARKING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF HANDICAP PARKING SPACES TO PREVENT ACCIDENTS AND EROSION. THE CONTRACTOR SHALL MAINTAIN THE HANDICAP PARKING SPACES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY HANDICAP PARKING SPACES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE HANDICAP PARKING SPACES THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY HANDICAP PARKING SPACES DAMAGED DURING CONSTRUCTION.

SIDING AND LANDSCAPING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF SIDING AND LANDSCAPING TO PREVENT ACCIDENTS AND EROSION. THE CONTRACTOR SHALL MAINTAIN THE SIDING AND LANDSCAPING THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY SIDING AND LANDSCAPING DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE SIDING AND LANDSCAPING THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY SIDING AND LANDSCAPING DAMAGED DURING CONSTRUCTION.



#	Date	Description

Revisions

NEW FACILITY FOR GATED DEVELOPMENT

MONTGOMERY COUNTY OLIVE ROAD TROTWOOD, OH 45426

FERGUSON CONSTRUCTION CO.

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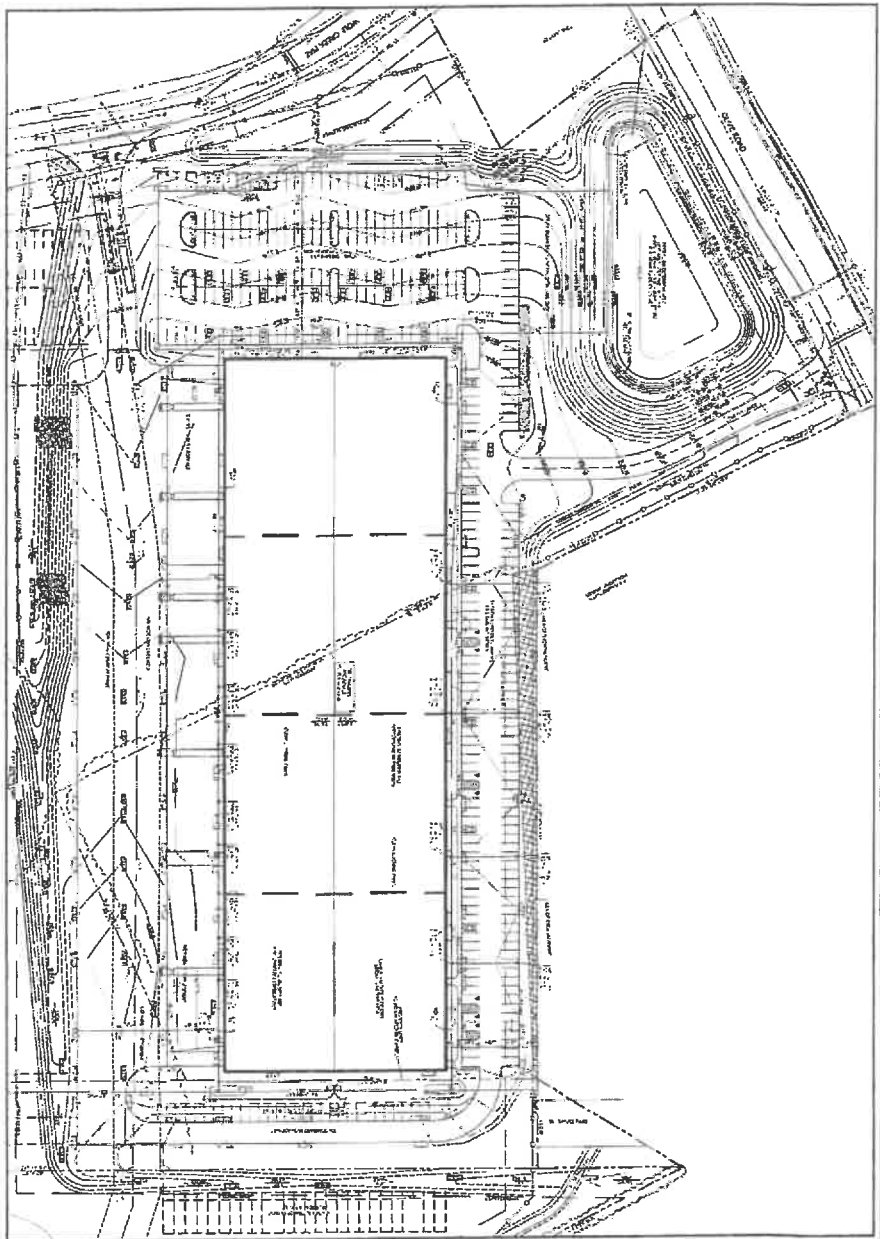
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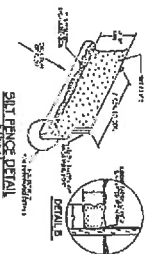
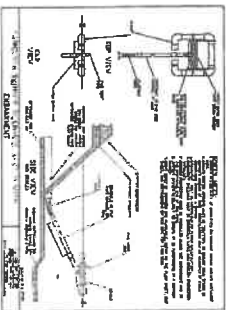
Construction Entrance

EROSION PLAN SCALE: 1" = 40'



CONSTRUCTION SEQUENCE

1. REMOVE EXISTING CONCRETE AND REINFORCEMENT
2. EXCAVATE AND REINFORCE WITH 12" DIA. REINFORCING BARS
3. PLACE AND FINISH CONCRETE SLAB
4. PLACE AND FINISH CONCRETE CURB
5. PLACE AND FINISH CONCRETE SIDEWALK
6. PLACE AND FINISH CONCRETE DRIVEWAY
7. PLACE AND FINISH CONCRETE DRIVEWAY
8. PLACE AND FINISH CONCRETE DRIVEWAY
9. PLACE AND FINISH CONCRETE DRIVEWAY
10. PLACE AND FINISH CONCRETE DRIVEWAY



GENERAL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
4. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES IN GOOD WORKING ORDER AT ALL TIMES.
5. ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION CONTROL MEASURES.
7. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUDAS (SOIL CONSERVATION SERVICE DESIGN AND CONSTRUCTION STANDARDS) AND THE SUDAS (SOIL CONSERVATION SERVICE DESIGN AND CONSTRUCTION STANDARDS).
8. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SUDAS (SOIL CONSERVATION SERVICE DESIGN AND CONSTRUCTION STANDARDS) AND THE SUDAS (SOIL CONSERVATION SERVICE DESIGN AND CONSTRUCTION STANDARDS).
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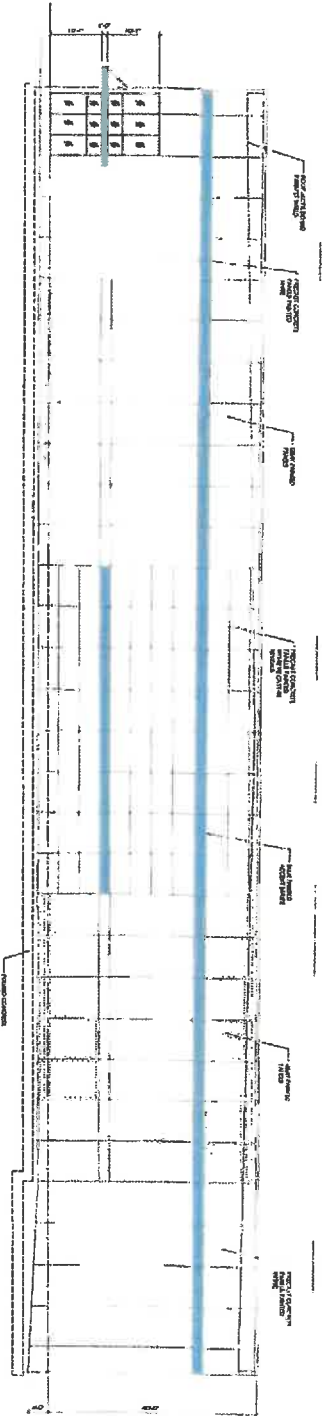
CONCRETE WASHOUT AREA

TABLE 1 - PREPARATION SCHEDULE

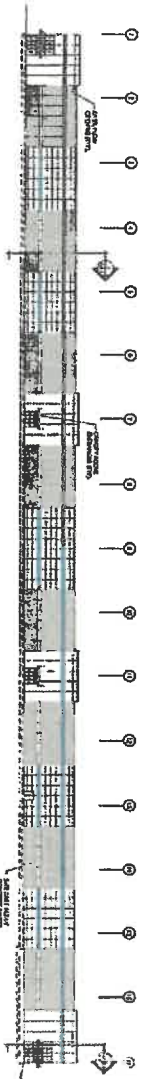
Activity	Start Date	End Date
Site Preparation	08/01/2022	08/15/2022
Excavation	08/15/2022	08/30/2022
Reinforcement	08/30/2022	09/15/2022
Concrete Placement	09/15/2022	09/30/2022
Finishing	09/30/2022	10/15/2022

Activity	Start Date	End Date
Silt Fence Installation	08/01/2022	08/15/2022
Silt Fence Maintenance	08/15/2022	08/30/2022
Silt Fence Removal	08/30/2022	09/15/2022

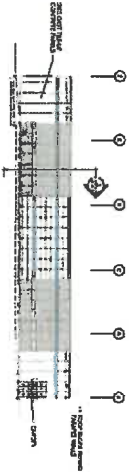
<p>FERGUSON CONSTRUCTION CO.</p> <p>1800 N. W. 10th Ave., Suite 100 Columbus, Ohio 43260 Phone: (614) 291-2211 Fax: (614) 291-2212 www.ferguson-construction.com</p>	<p>NEW FACILITY FOR GATED DEVELOPMENT</p> <p>MONTGOMERY COUNTY OLIVE ROAD TROTWOOD, OH 45428</p>	<p>FINAL</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	Date	Description									
#	Date	Description													
<p>Checked By: JMM</p> <p>EROSION CONTROL PLAN</p> <p>C-4.1</p>	<p>22-15146</p> <p>2/28/22</p> <p>2/28/22</p> <p>JMM</p>														



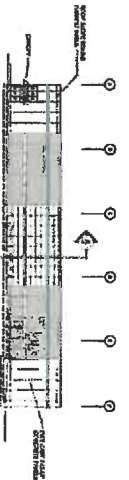
ENLARGED NORTH ELEVATION SCALE: 1/8" = 1'-0"



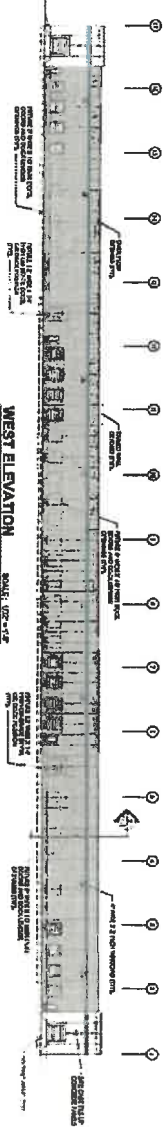
EAST ELEVATION SCALE: 1/8" = 1'-0"



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"

Revisions
Date Description

#	Date	Description

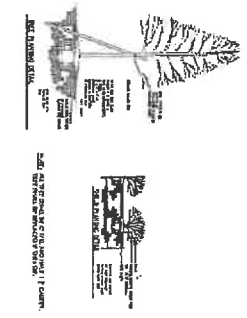
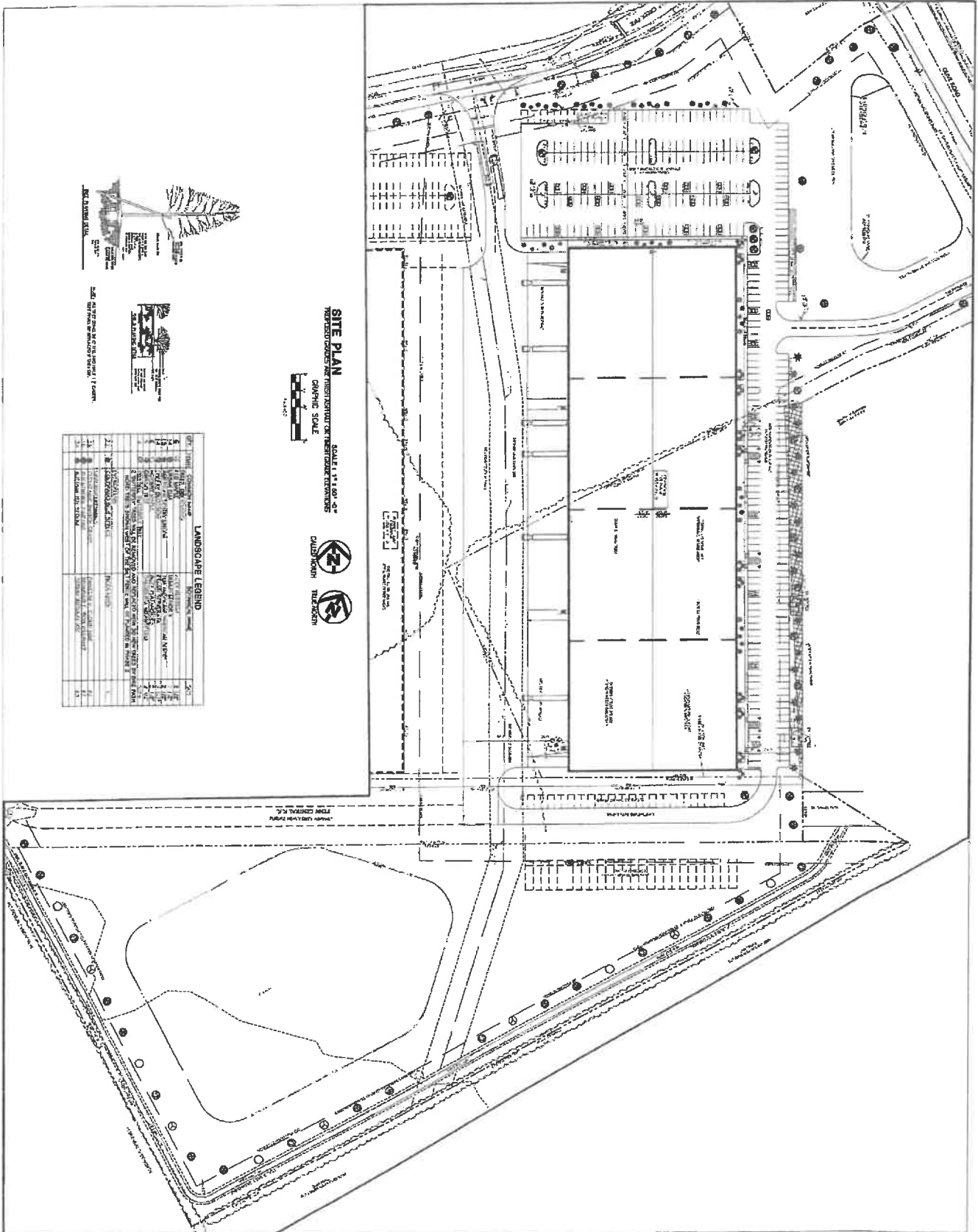
PRELIMINARY

NEW FACILITY
FOR
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MONTGOMERY COUNTY
OLIVE ROAD
TROTWOOD, OH 45428



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Phone: (937) 252-4117
Fax: (937) 252-4117
Indianapolis, Indiana
1701 N. 16th Street
Phone: (317) 771-8888
Fax: (317) 771-8888

DATE: 01/17/2008
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS SHOWN
PROJECT: 129721
SHEET: A-3.1
BUILDING ELEVATIONS



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
(Tree symbol)	Large Tree	Red Maple	48\"/>	
(Tree symbol)	Medium Tree	Red Maple	36\"/>	
(Tree symbol)	Small Tree	Red Maple	24\"/>	
(Shrub symbol)	Large Shrub	Hydrangea	48\"/>	
(Shrub symbol)	Medium Shrub	Hydrangea	36\"/>	
(Shrub symbol)	Small Shrub	Hydrangea	24\"/>	
(Plant symbol)	Planting	Various	Various	Various

SITE PLAN
 SCALE: 1/4" = 1'-0"
 NORTH ARROW
 DATE: 08/15/11

**NEW FACILITY FOR
 GATED DEVELOPMENT**
 MONTGOMERY COUNTY
 OLIVE ROAD
 TROTWOOD, OH 45426

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L-1.1

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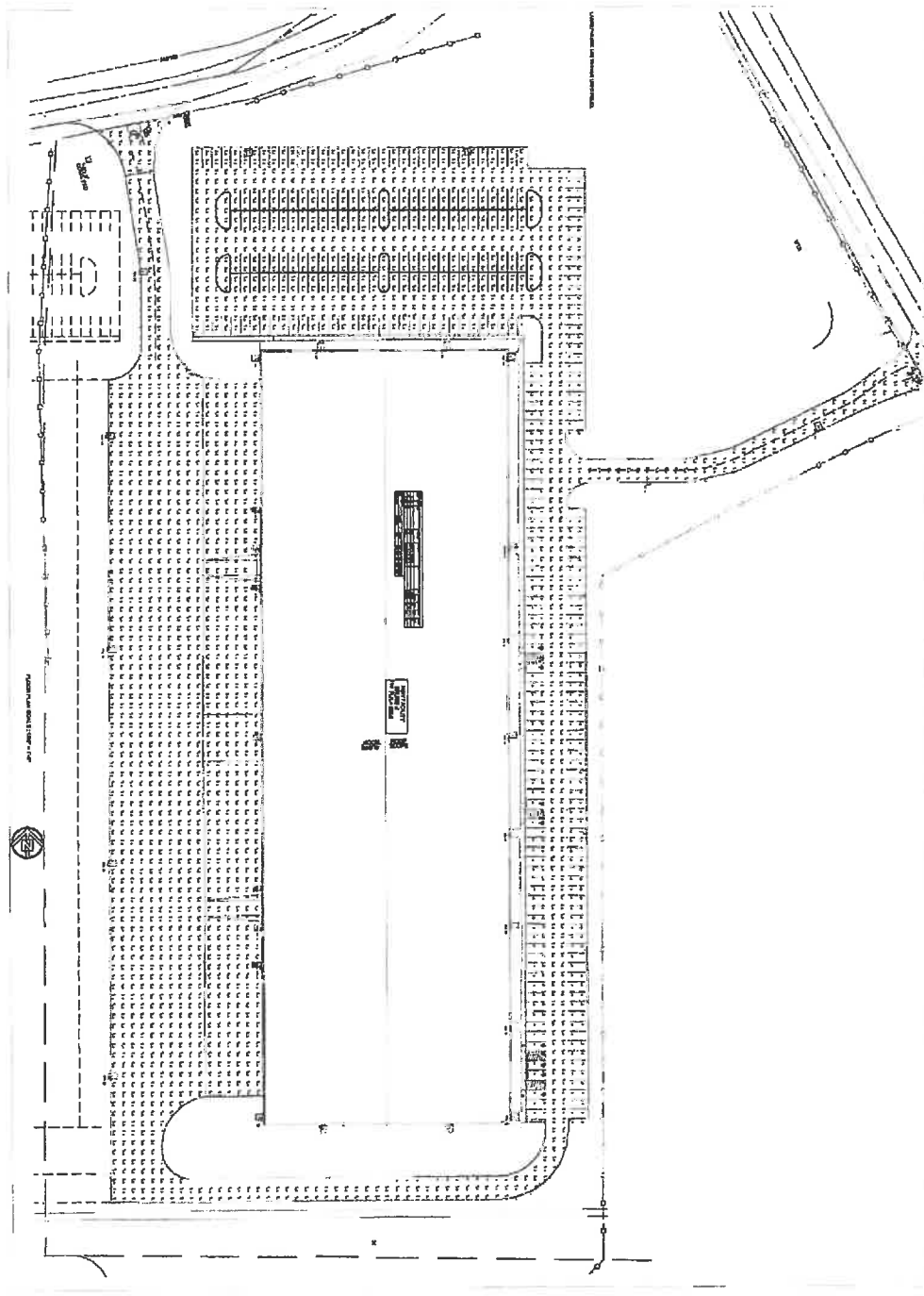
Indianapolis, Indiana
 1100 W. 38th St.
 Indianapolis, IN 46204
 Phone: (317) 277-9115

Job Number: 23-15146
 Date: 8/15/11
 Drawn by: C.W.V.
 Checked by: J.M.H.

Revisions

#	Date	Description

Final



SHEET
 ST11

DRAWN BY
 CHECKED BY
 DATE

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**Gated Development
 Site Lighting**



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