



**UNION TOWNSHIP BOARD OF TRUSTEES
JANUARY 14TH, 2025 MEETING**

MAJOR AMENDMENT

**EVANS ENGINEERING, Applicant
4375 Ferguson Drive / Parcel ID # 413215E129.**



Staff Report: CASE # 17-86-Z

NATURE OF REQUEST

The Applicant is requesting the approval of a Major Amendment to an approved Planned Development (PD) District for Parcel# 413215E129. The Applicant is proposing to establish a mixed-use commercial development, with a proposed aggregate building area of approximately 16,284 square feet spread over two (2) stories. **Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property, owned by Padgett Properties Retail Cincy LLC, is located immediately north of the roundabout at Ferguson Drive / Eastgate Boulevard. The site is situated between the Mt. Carmel Pediatrics and the Mercy Health Eastgate Surgery Center.

ZONING

The subject property is currently zoned Planned Development (PD). The adjacent properties are also all zoned PD—except the adjacent properties directly to the north, which are zoned Business (B-1). Within 500 feet of the site, there is a property to the west zoned Industrial (M-1), and there are properties to the east (across Eastgate Boulevard) zoned Single Family Detached Structure (R-1).

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the subject property is located within the Ivy Pointe Mixed-Use Commercial Corridor Overlay district, which identifies this site as appropriate for “*...Class A Office structures and developments, with structures composed of high-quality materials, cohesive and attractive elevations, signage, multiple story structures, with development occurring in a manner that is respectful of existing investment within the Ivy Pointe Commerce Park.*” Furthermore, the plan calls for mixed-use development aimed at fostering a sense of place, pedestrian accessibility and connectivity, parking focused towards the rear of structures (with maximum parking thresholds and shared parking facilities promoted), enhanced streetscapes, limitations on the amount of impervious surface, and monument-style signage.

BACKGROUND

The Board of Trustees originally approved a portion of this 65-acre property for commercial use through action in 1986—with a PD Major Amendment in 2000 to allow a motel use. Both of these approvals expired without development taking place. In June of 2006, the Board of Trustees approved a formal development plan that took into consideration improvements to the Ferguson Drive / Eastgate Boulevard intersection, and that was also designed and planned in conjunction with the Ivy Pointe Business Park. The (2006) approved plan set the stage for the construction of the Pediatric Associates of Mt. Carmel facility, the creation of the subject parcel, the dedication of required rights-of-way, and the establishment of a shared access easement for the two (2) parcels.

Mt. Carmel Pediatrics, the property to the west with the shared access point, was permitted in August of 2006 and built shortly thereafter. The subject property involved with this particular application has remained vacant to the present. *Access to the site is restricted to a twenty-five foot (25') wide ingress / egress easement, in the location shown in the previous Major Amendment approved by the Board of Trustees (and on a subsequent recorded survey plat).*

STAFF REVIEW & ANALYSIS

A review of the proposed site plans indicates that the proposal is generally consistent with the recommendations of the adopted land use plan, as well as the purpose and intent of both the Planned Development District and the Overlay District regulations for the area. As noted earlier, the Applicant's current proposal involves the development of a 16,284 square-foot mixed-use commercial building ("The Cove")—with retail space planned for the first floor, including a drive-thru area for a restaurant or coffee shop (on the west side of the building) and office space planned for the second floor. The final layout and design(s) are intended to be complementary with the current development of the Ivy Pointe Commerce Park—consisting of a multi-story Class A Office structure made of (what appears to be) high-quality materials, and a cohesive and attractive design that includes significant landscaping and limited signage.

A review of the proposed building elevations appears to show that the principle, visible building elevations will consist primarily of masonry material—with brick and stone veneer(s) and windows comprising most of the structure. Although an initial landscaping plan has been provided, a more detailed plan will ultimately need to be provided to be more consistent with development in the Ivy Pointe Commerce Park area.

In terms of the proposed access to the site, access is currently restricted to a twenty-five foot (25') wide ingress / egress easement, in the location shown in the 2006 Major Amendment approval. The County Engineer will need to determine if the proposed right-in, right-out (proposed in the northeast area of the project site) is acceptable in part or whole. Staff finds that if the right-in, right-out access is approved, a curbed barrier to limit turning movements to their respective / intended direction must be installed to ensure that left turning movements are not feasible in this area.

With respect to pedestrian accessibility, there is currently a proposed sidewalk along Eastgate Boulevard / Ferguson Drive. Staff recommends an extension of the proposed sidewalk, as presently shown on the Applicant's plans, so that in total it would run along the Eastgate Boulevard / Ferguson Drive road right-of-way from the northeast corner of the subject property to the southwest corner of 4371 Ferguson Drive (near the shared access point). Staff also recommends an additional pedestrian connection to the adjacent Union multi-family residential property—to benefit both the residents at The Union and the future businesses located within The Cove.

A signage package has not been included within the current application; however, proposed signage can be found on building renderings. Signage, including all freestanding signs, would be required to be consistent with similar developments within the immediate area. The proposed dumpster area will be screened with a masonry enclosure, with landscaping around the perimeter.

ACTION REQUIRED

In accordance with Section 680-687 of the Zoning Resolution, the Board of Trustees is to enter a motion to approve, approve with some modification, or deny the Applicant's request to approve a Major Amendment to an approved Planned Development (PD) District and the accompanying Formal Development Plan as submitted, and / or with any further modifications as deemed necessary by the Board.

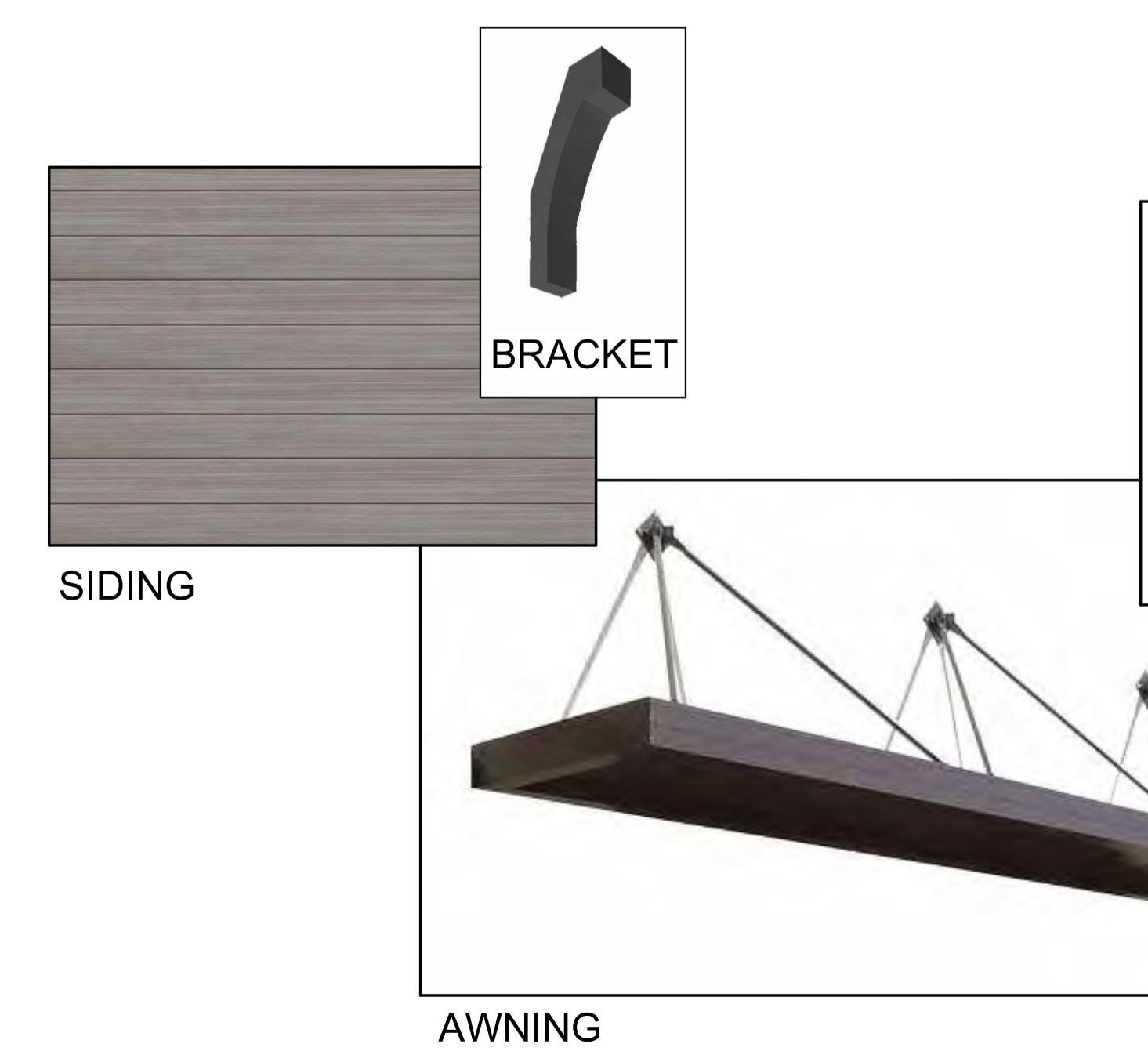
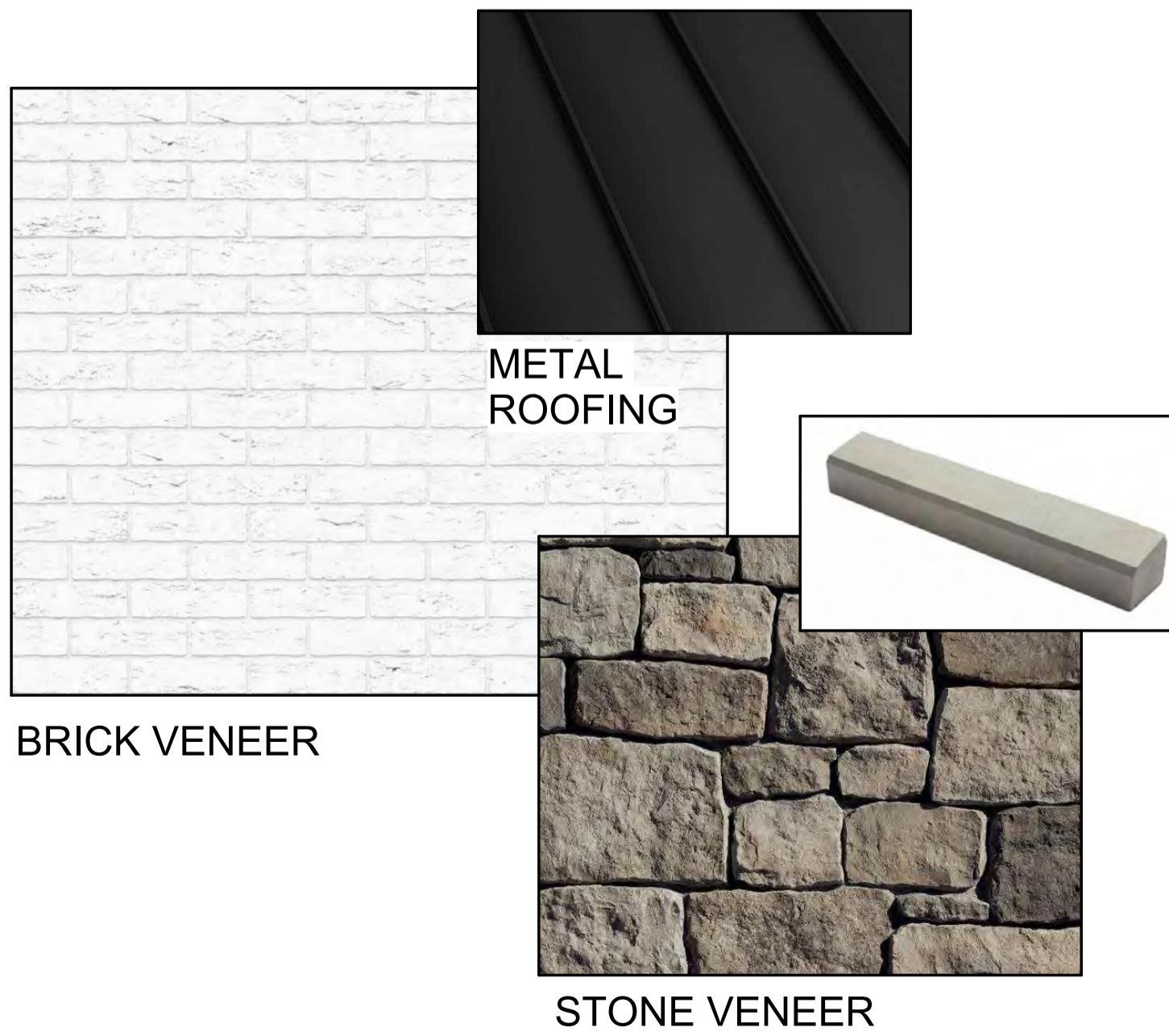
RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Major Amendment application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

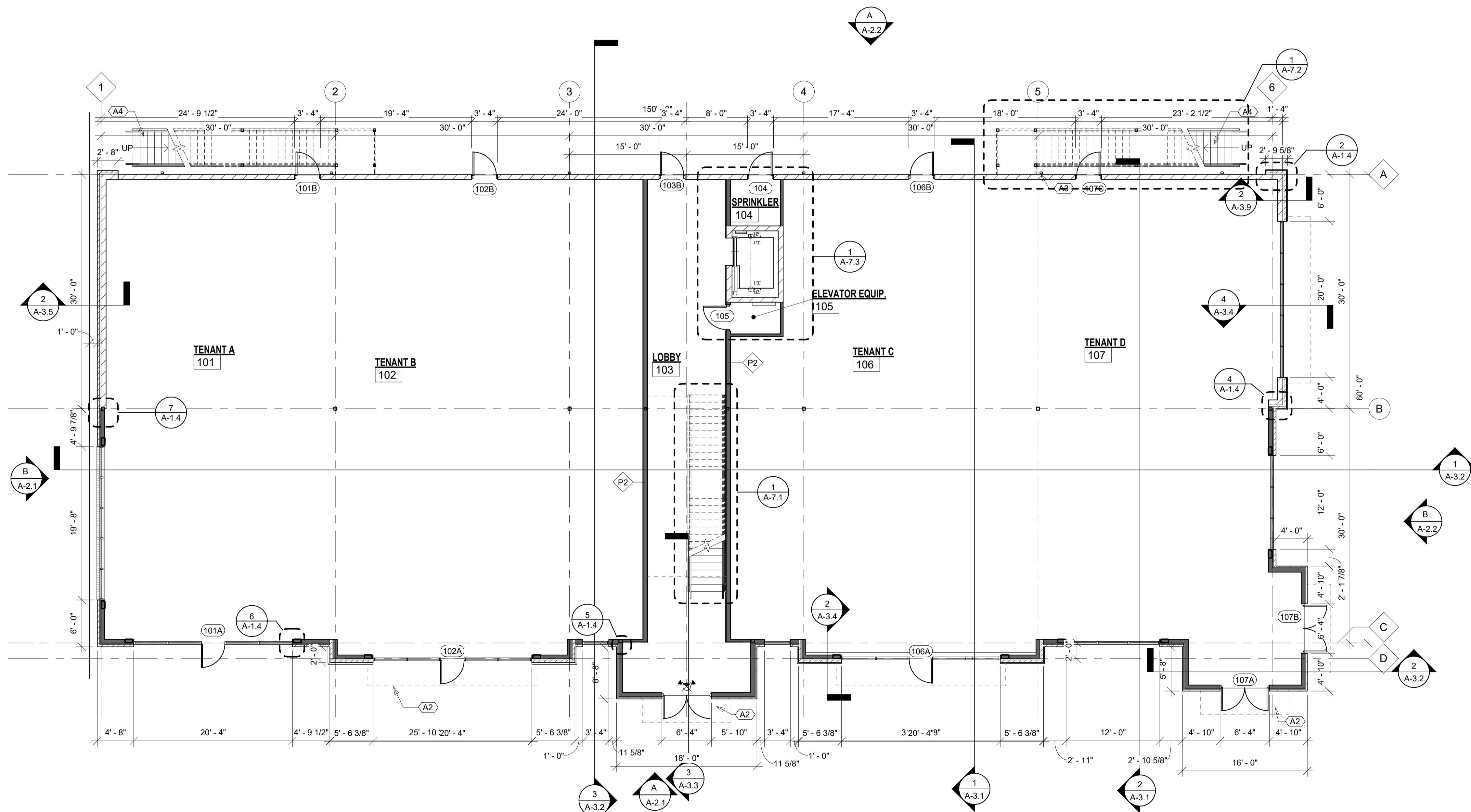
1. The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
Staff finds that if the right-in, right-out access is approved, a curbed barrier to limit turning movements to their respective / intended direction must be installed to ensure that left turning movements are not feasible in this area.
2. The Applicant would need to provide additional information with respect to the proposed primary structure improvements—to ensure that the architectural standards and proposed building materials meet the requirements and standards set forth in the Township's Comprehensive Plan and Zoning Resolution. *This is an item that can be addressed administratively by staff.*
3. The Applicant would need to provide an enhanced landscaping plan—with street trees added along the frontage and with a vegetative buffer surrounding the proposed dumpster area, *subject to administrative review and approval.*
4. The Applicant would need to install a sidewalk along the Eastgate Boulevard / Ferguson Drive road right-of-way from the northeast corner of this particular property to the southwest corner of 4371 Ferguson Drive (near the shared access point). Staff recommends an additional pedestrian connection to the adjacent Union multi-family residential property. *This is an item that could be addressed administratively by staff.*
5. The Applicant would need to remove the three (3) parking spaces to the southwest of the proposed drive-thru, to limit potential points of vehicular conflict and also allow for a passing lane. The parking space closest to the proposed dumpster would also need to be removed, to limit to limit potential points of vehicular conflict and access to the dumpster.

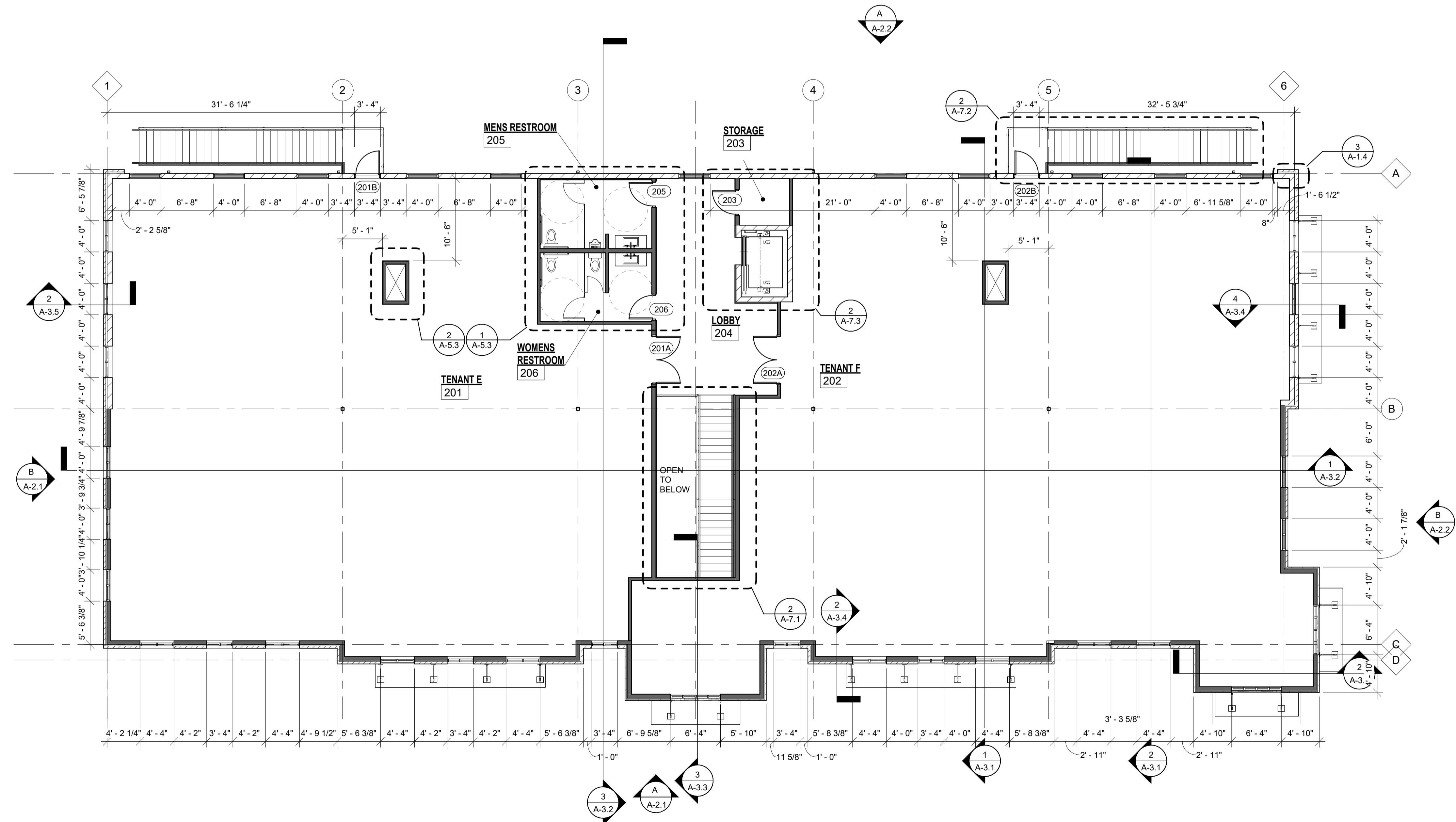
6. A lighting / photometric plan for the proposed site has been submitted. All lighting would need to be noted as “downward directed, dark-sky compliant” and of sufficient intensity to illuminate without projecting onto the adjoining residential property (i.e. less than or equal to 1.0-foot candle at the property lines and road right-of-way). *Details / specs of proposed lighting would be necessary; *however, this is an item that can be addressed administratively by staff.*
7. The Applicant would need to provide a sign package that is consistent with recent developments within Ivy Pointe, *subject to administrative review and approval.*
8. As of January 7th, 2025, there are several other administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (new commercial) zoning permit by the staff. *This is an item that could be addressed administratively by staff.*

THE COVE
NEW MIXED USE DEVELOPMENT
4375 FERGUSON DRIVE
CINCINNATI, OH 45245



ISSUED
DATE DESCRIPTION
A 12/10/24 ZONING REVIEW
DRAWN BY: RZ
JOB NO.: 24144
TITLE: RENDERING & FINISH MATERIALS
SHEET NO:





ISSUED
DATE DESCRIPTION
A 12/10/24 ZONING REVIEW

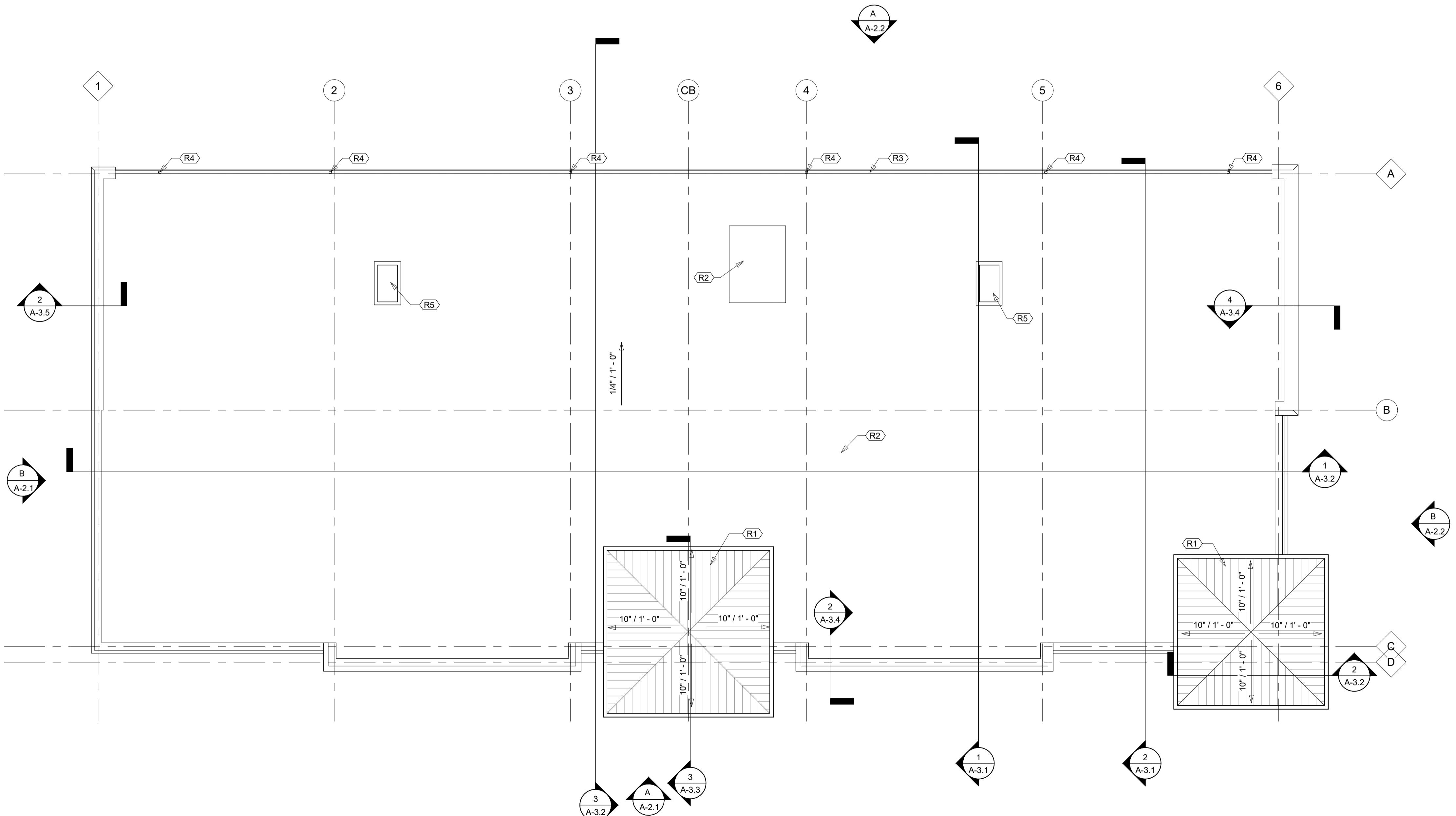
DRAWN BY: RZ
JOB NO.: 24144

TITLE: SECOND FLOOR PLAN

SHEET NO.: A-1.2

THE COVE
NEW MIXED USE DEVELOPMENT

4375 FERGUSON DRIVE
CINCINNATI, OH 45245



ISSUED		
#	DATE	DESCRIPTION
A	12/10/24	ZONING REVIEW

DRAWN BY: RZ
JOB NO.: 24144

TITLE:
ROOF PLAN

SHEET NO.:

A-1.3

1 ROOF PLAN

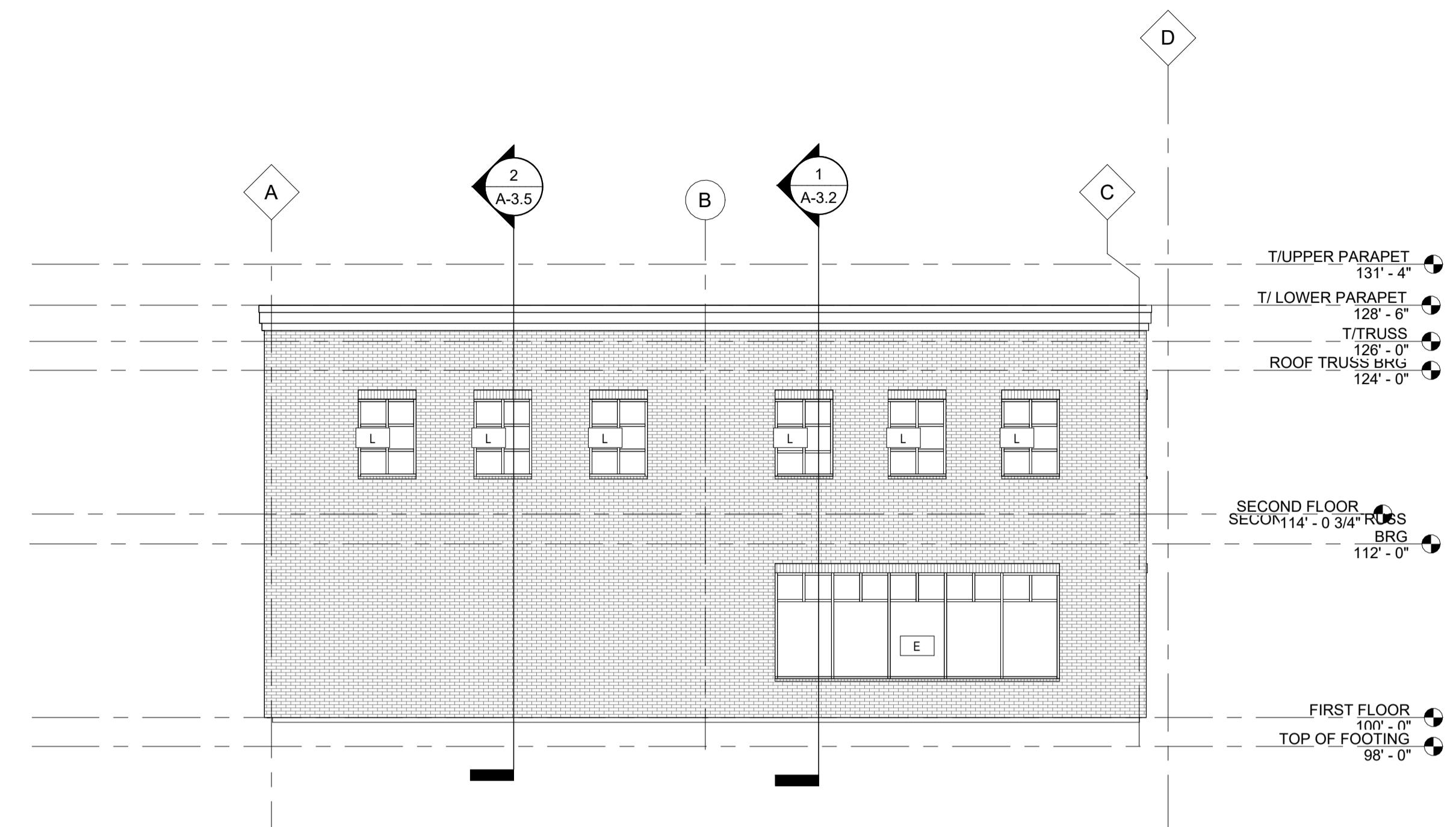
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES	
#	DESCRIPTION
R1	STANDING SEAM METAL ROOF
R2	MEMBRANE ROOF
R3	PRE-FIN 6"x6" BOX GUTTER
R4	PRE-FIN 3"x4" DOWNSPOUT
R5	MECHANICAL SHAFT BELOW

THE COVE
NEW MIXED USE DEVELOPMENT

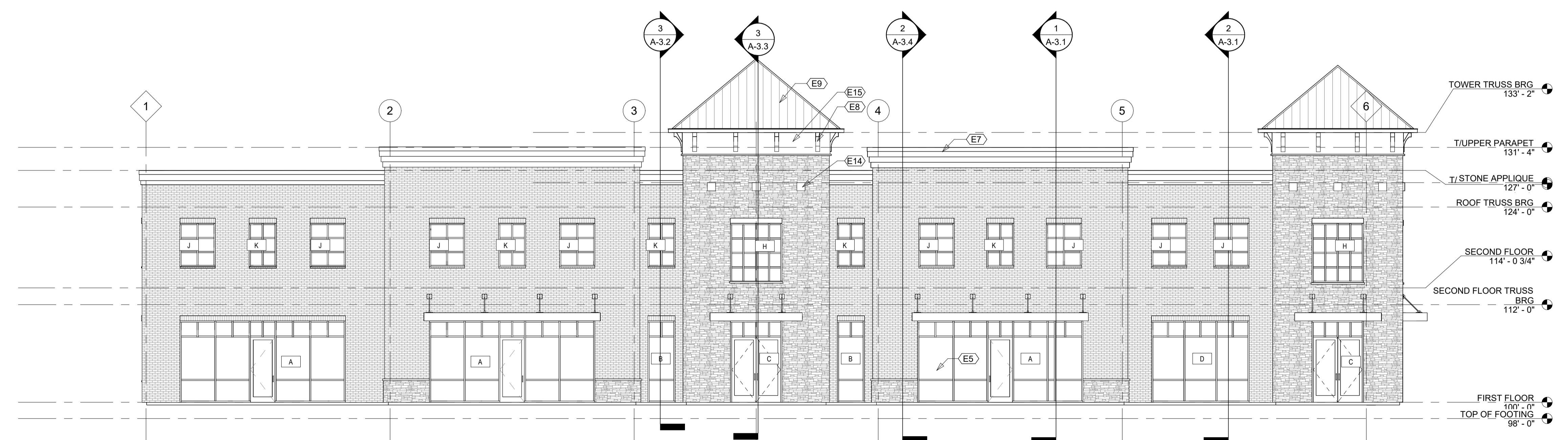
4375 FERGUSON DRIVE
CINCINNATI, OH 45245

ELEVATION KEYNOTES	
#	DESCRIPTION
E5	ALUMINUM STOREFRONT
E7	CORNICE
E8	DECORATIVE BRACKET
E9	STANDING SEAM METAL ROOF
E14	DECORATIVE CAST STONE
E15	FIBER CEMENT PANEL



B ELEVATION

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



A ELEVATION

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

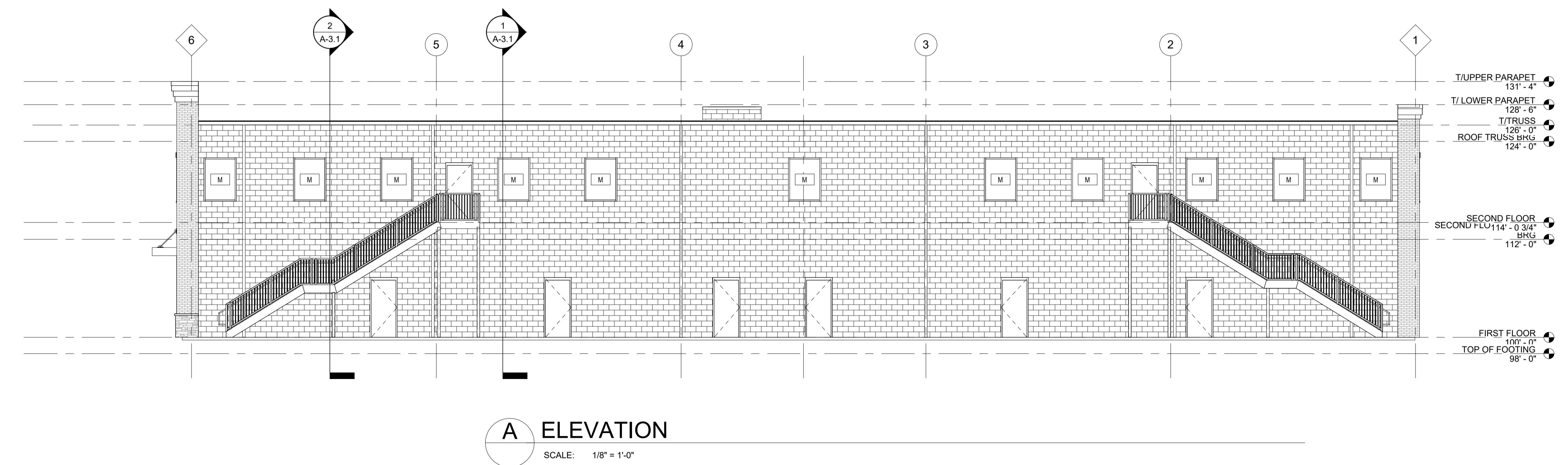
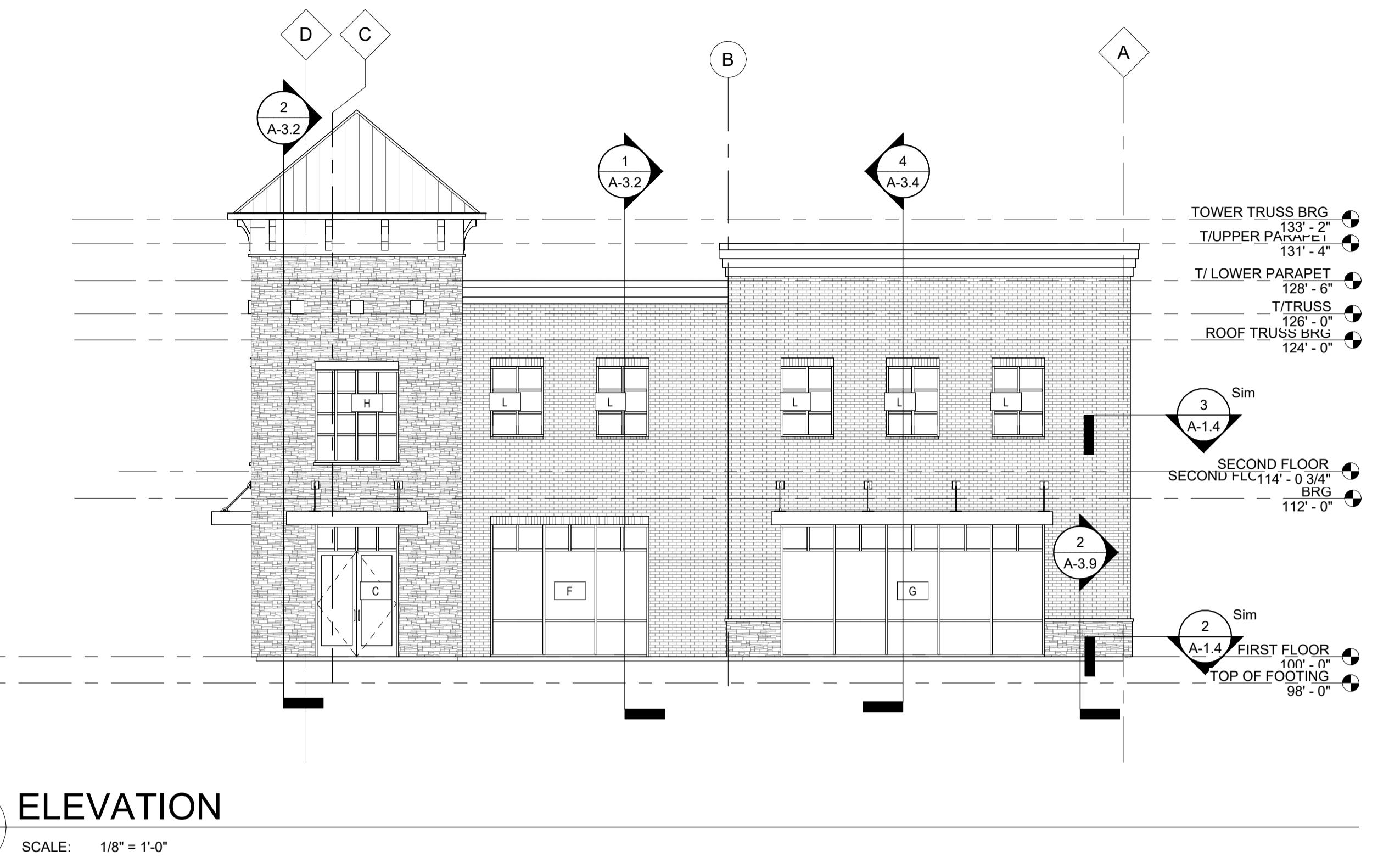
ISSUED		
#	DATE	DESCRIPTION
A	12/10/24	ZONING REVIEW

DRAWN BY: RZ
JOB NO.: 24144

TITLE:
ELEVATIONS

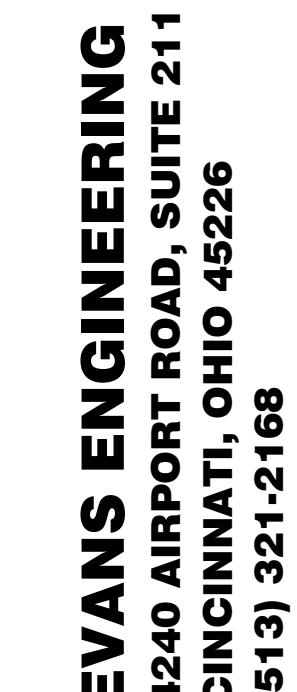
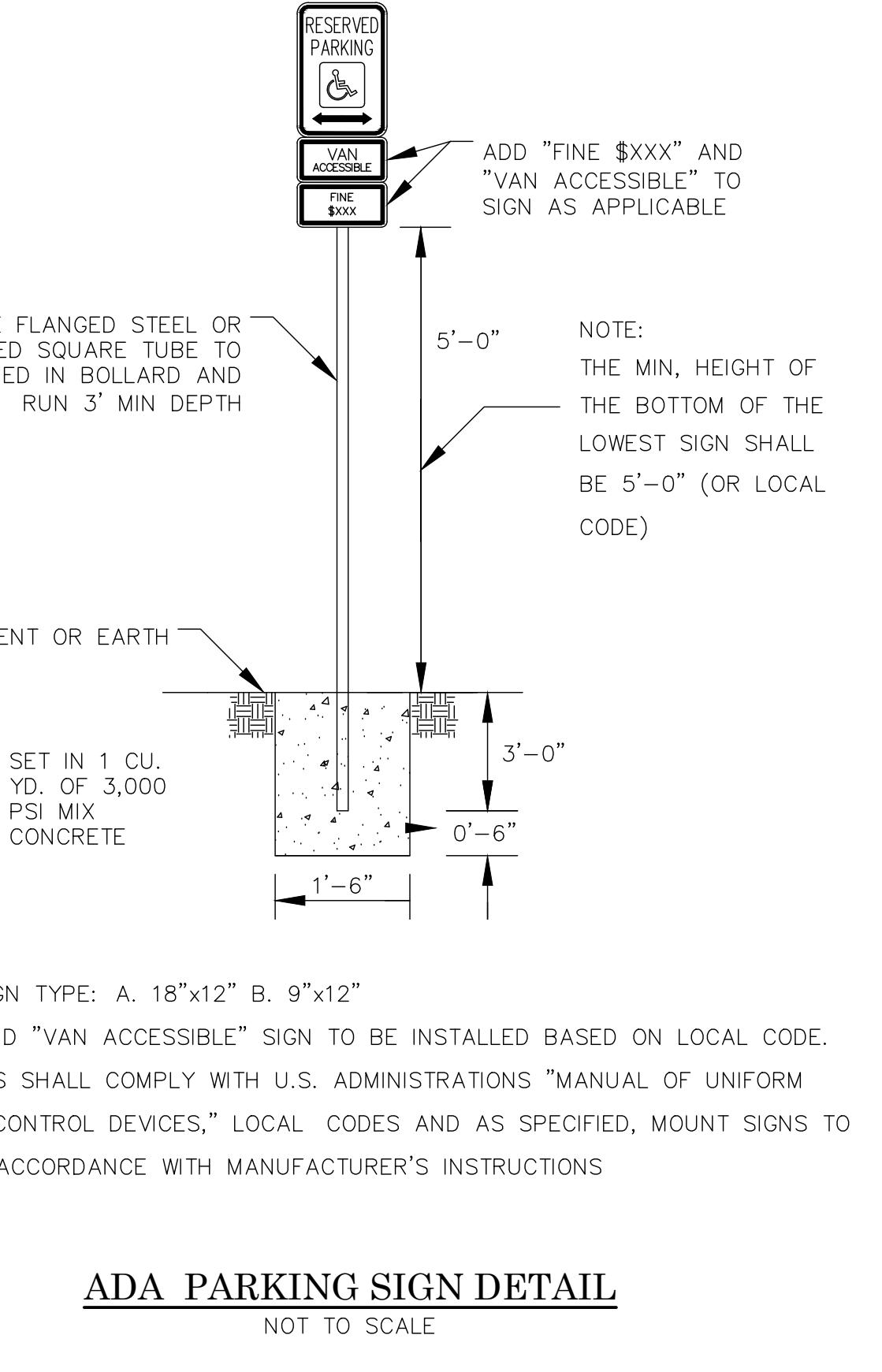
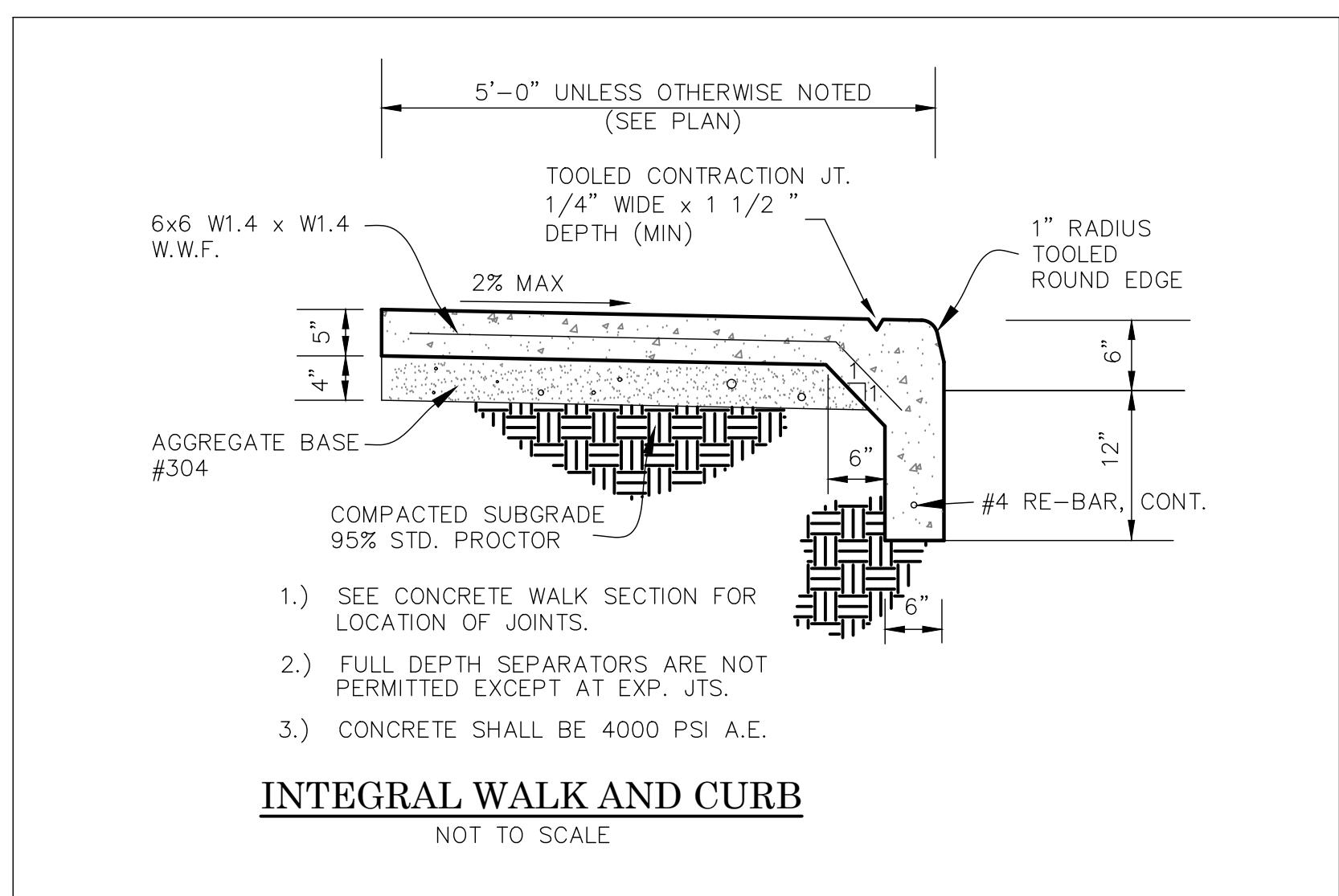
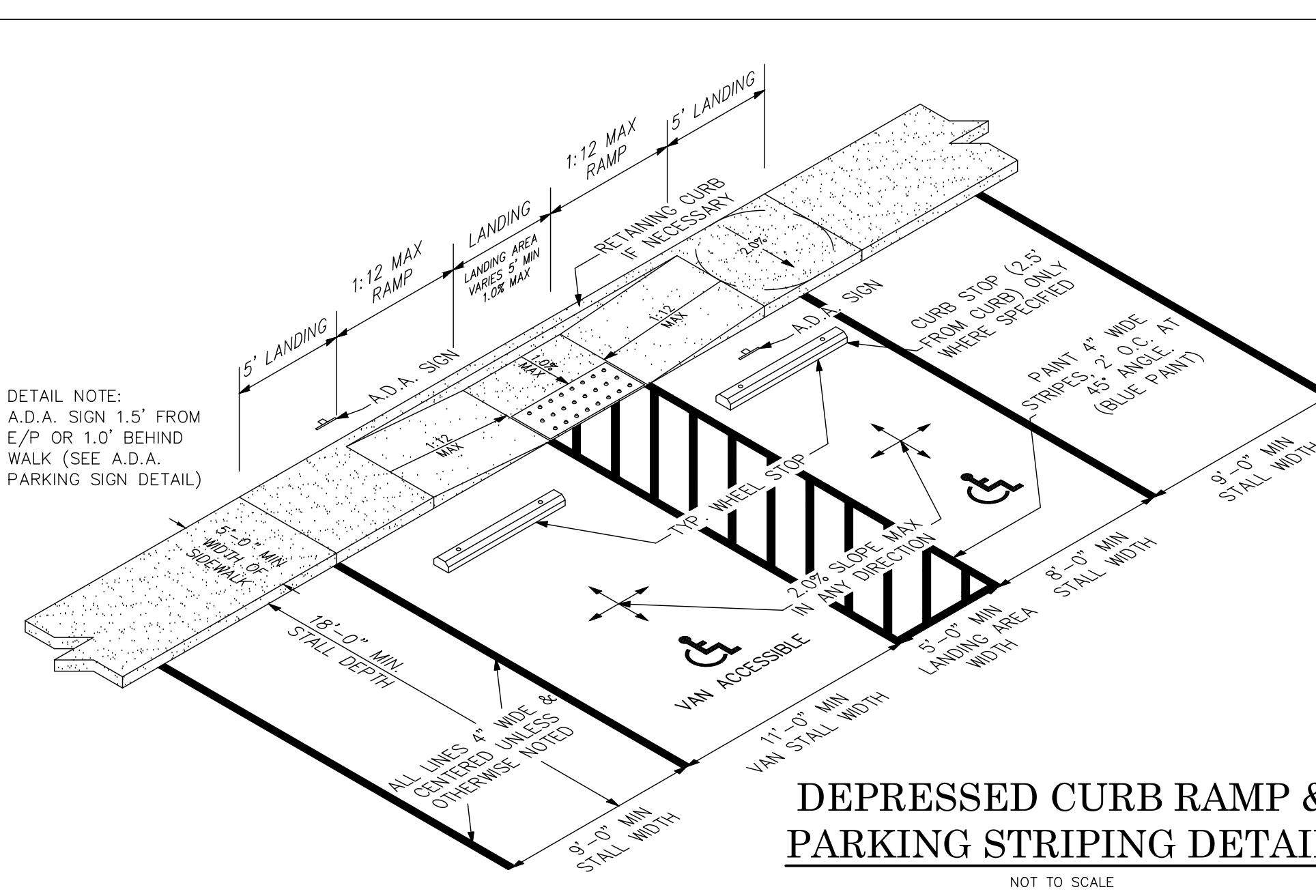
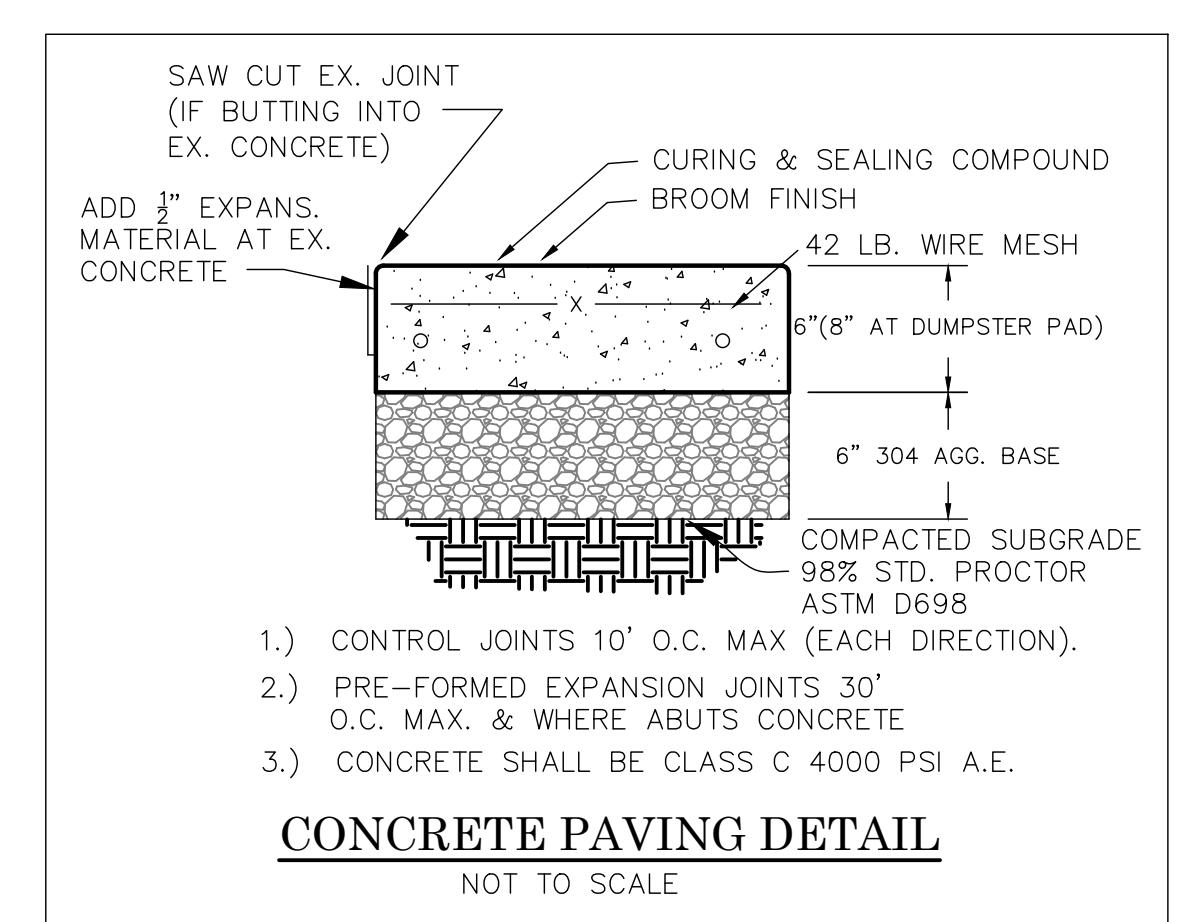
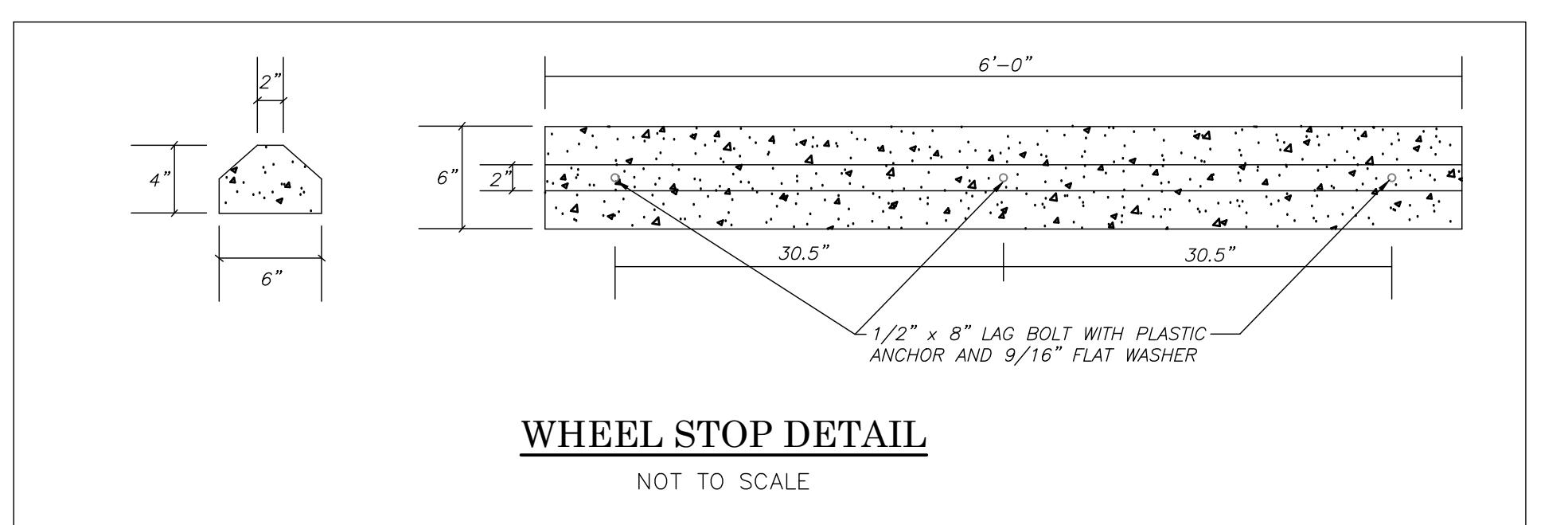
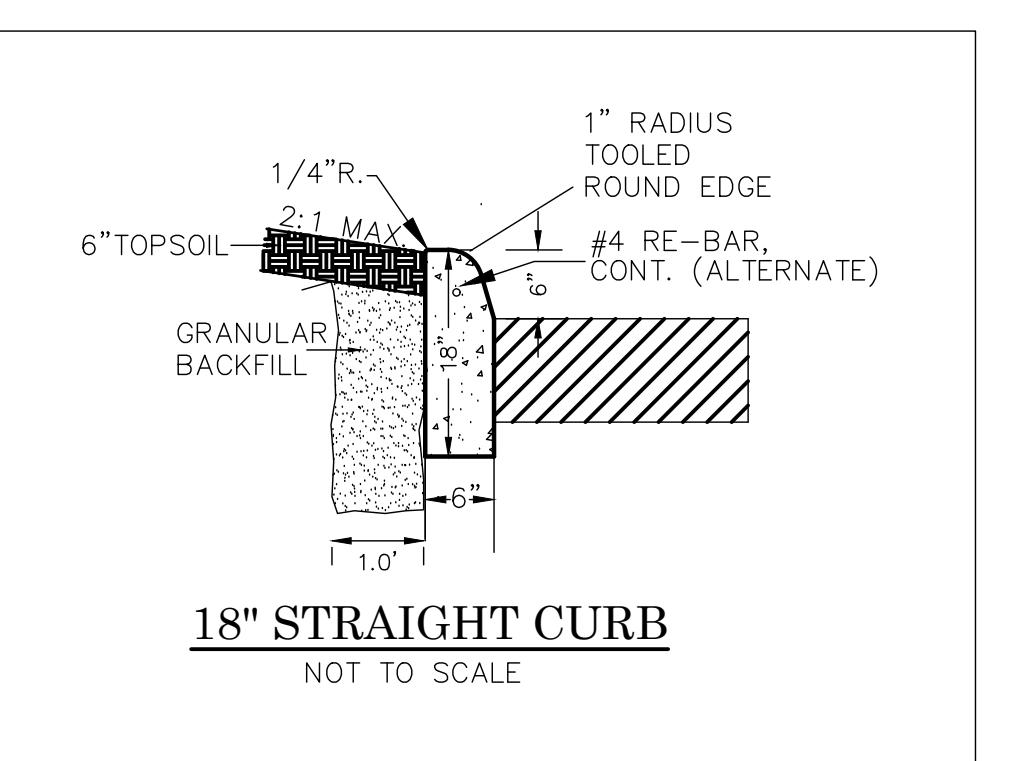
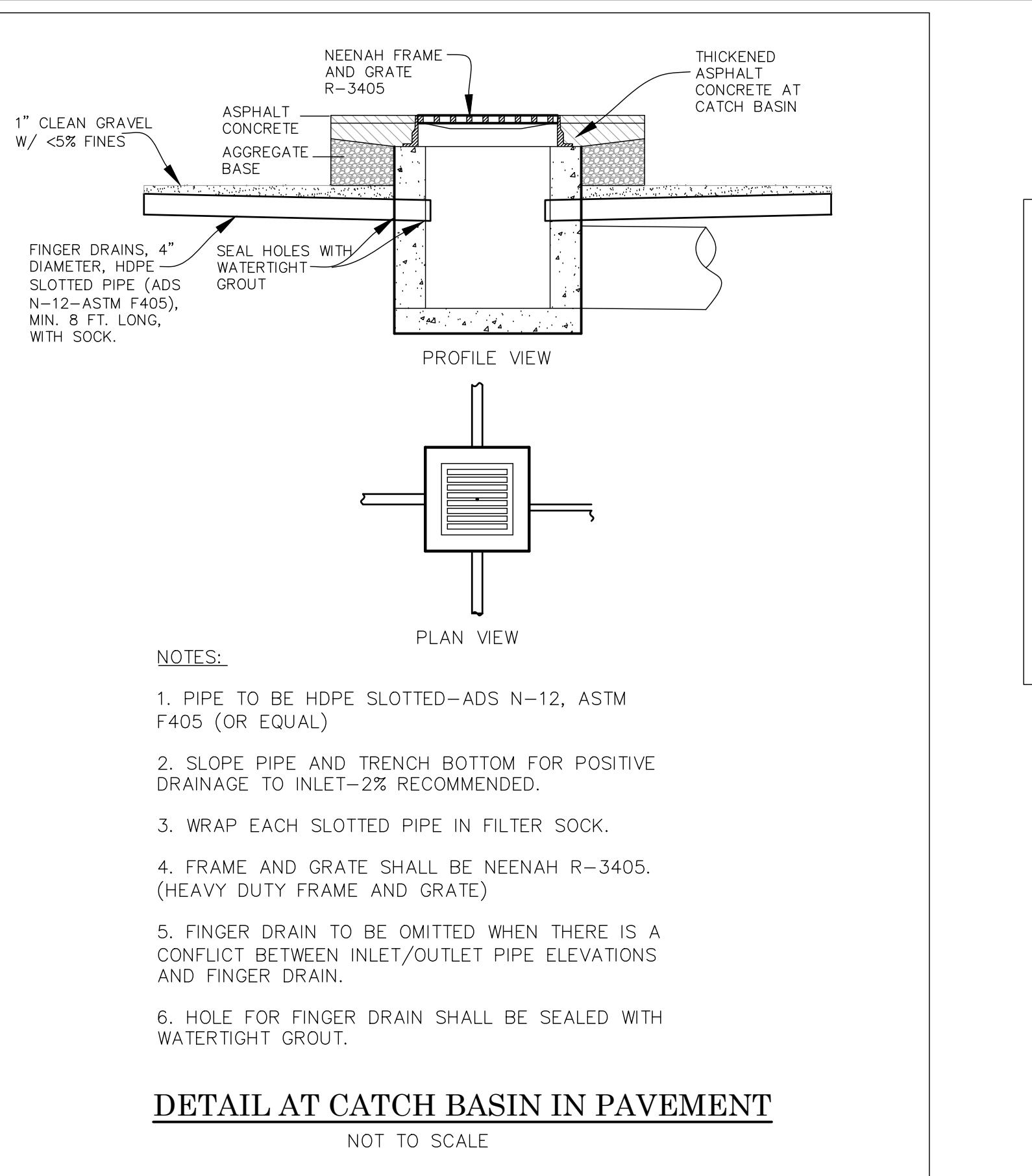
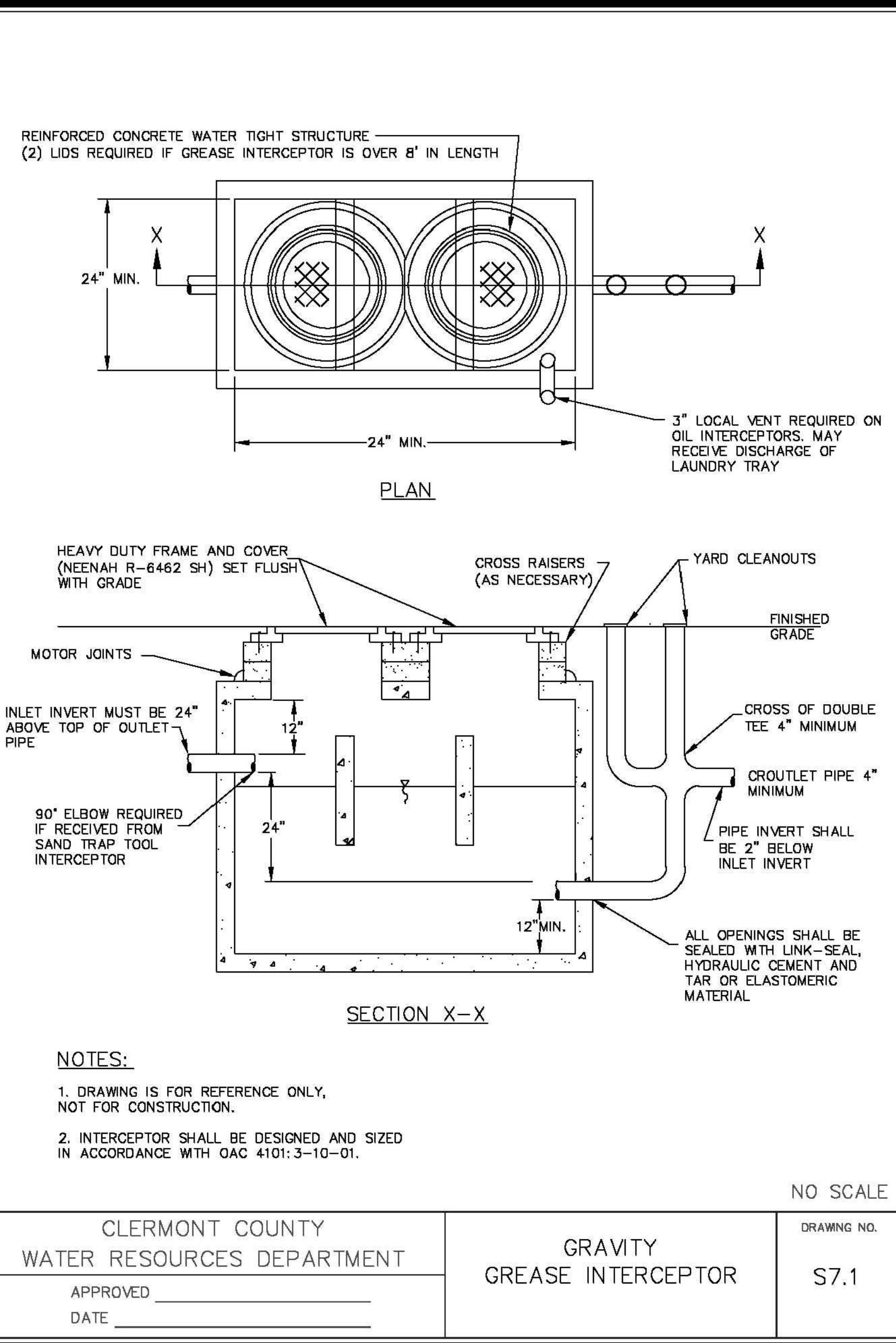
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A-2.1



SHEET NO:

A-2.2



EVANS ENGINEERING
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CINCINNATI, OH
(513) 321-2168



THE COVE EXISTING CONDITIONS & DEMO PLAN

4375 FERGUSON DR.,

UNION TWP., CLERMONT COUNTY, OHIO

LEGEND

	SIGN
	POST
	TELEPHONE MANHOLE
	FIBEROPTIC LINE MARKER
	FIBEROPTIC BOX
	TRANSFORMER
	ELECTRIC MANHOLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	DOUBLE GRATE INLET
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	LIGHT POLE
	TREE-DECIDUOUS
	CONCRETE
	ASPHALT
	RIGHT OF WAY
	TREELINE
	FENCE
	ORIGIN OR OUTLET UNDETERMINED
— UT —	UNDERGROUND TELEPHONE LINE—APPROXIMATE LOCATION SHOWN PER RECORD
— FO —	UNDERGROUND FIBER OPTIC LINE—APPROXIMATE LOCATION SHOWN PER RECORD
— UE —	UNDERGROUND ELECTRIC LINE—APPROXIMATE LOCATION SHOWN PER RECORD
— G —	GAS LINE/SIZE—APPROXIMATE LOCATION SHOWN PER RECORD
— W —	WATER LINE/SIZE/TYPE—APPROXIMATE LOCATION SHOWN PER RECORD
— S —	STORM LINE/SIZE/TYPE—FIELD VERIFIED
—	SANITARY LINE/SIZE/TYPE—FIELD VERIFIED

EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "PD". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE UNION TWP. ZONING DEPARTMENT.
2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
3. PER FLOOD INSURANCE RATE MAP NUMBER 39025C0225G EFFECTIVE 3/16/2006, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES

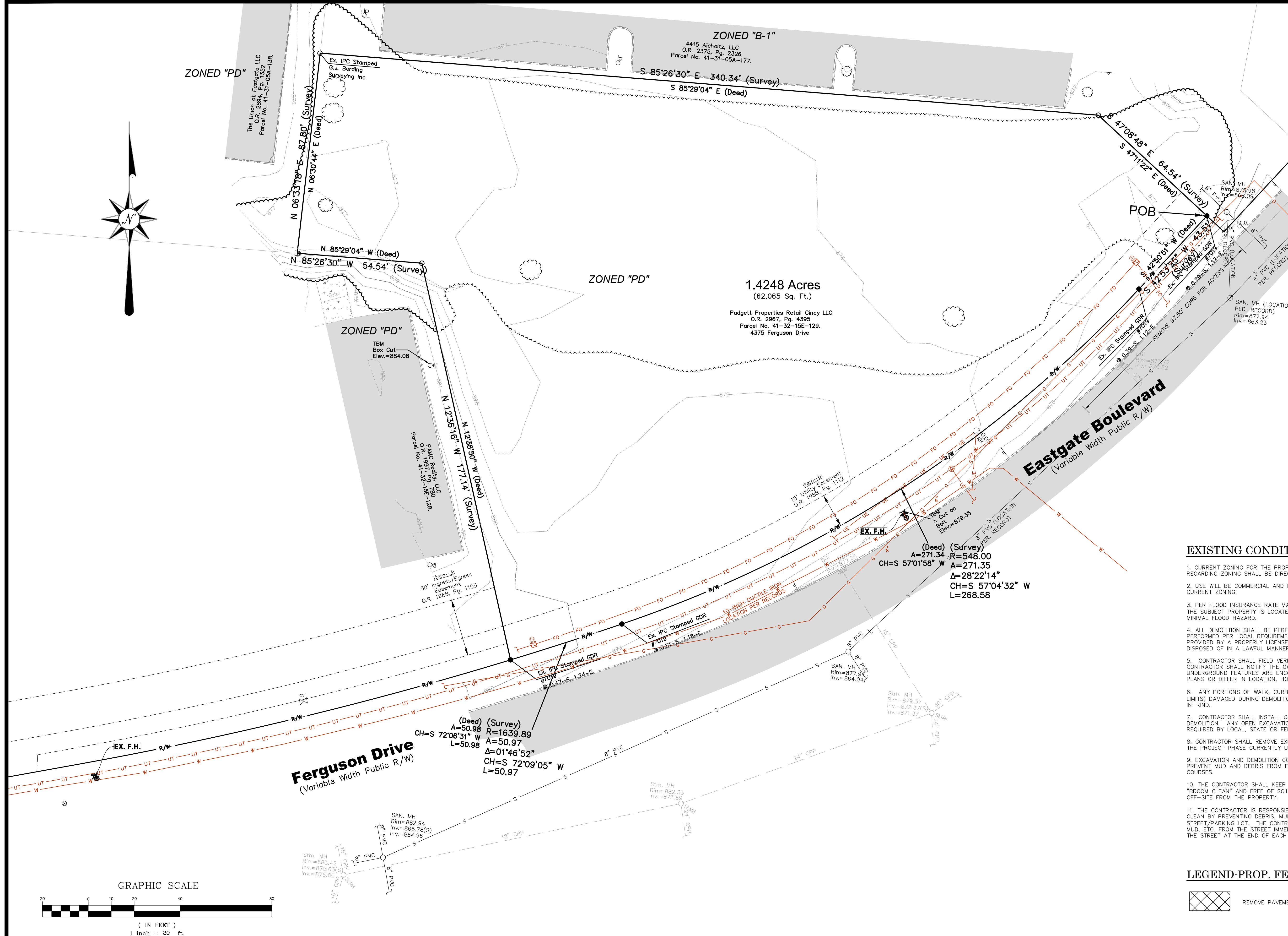


REMOVE PAVEMENT/CONCRETE

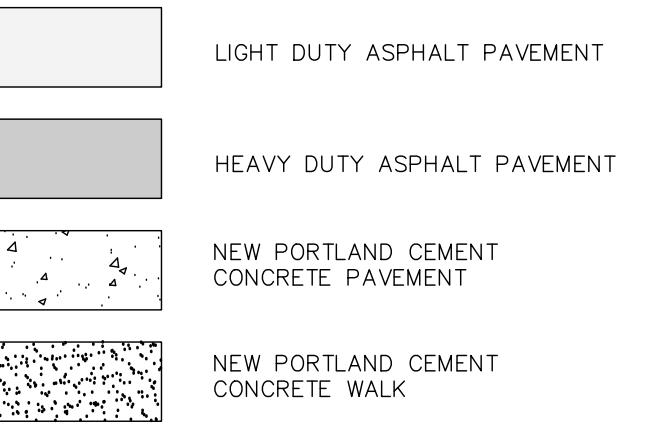
SCALE:	HORIZ.	VERT.
	1"=20'	N/A

JOB. NO.	24-136	
DATE	Dec. 12, 2024	

SHEET NO.



LEGEND-PROP. FEATURES



SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

PROPOSED PARKING =	72
ADA ACCESSIBLE =	4
TOTAL PARKING	76 SPACES (MIN. 9' X 18')

REQUIRED PARKING:

RETAIL: 8,228 SF @ 1 PER 200 SF=42
OFFICE: 8,056 SF @ 1 PER 300 SF=27
TOTAL REQUIRED=69 SPACES

5 STACKING SPACES (MIN) TO BE PROVIDED IF PICK UP
WINDOW UTILIZED BY END CAP TENANT.

IMPERVIOUS SURFACE RATIO:
LOT SIZE = 62,065 SF (1.424 ACRE)
IMPERVIOUS AREA = 49,483 SF
PERVIOUS AREA= 12,582 SF
SR= 0.80

NOTES:

- . ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF TRAPEZOIDAL PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
- . ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- . ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
- . ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
- . ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
- . ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
- . PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE PAVING.

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SITE DIMENSION PLAN

THE COVE

4375 FERGUSON DR.,
UNION TWP., CLERMONT COUNTY, OHIO

	HORIZ.	VERT.
	1"=20'	N/A

9.	24-136	
	Dec. 12, 202	

HEET NO.

C-3

Ferguson Drive

(Variable Width Public R/W)

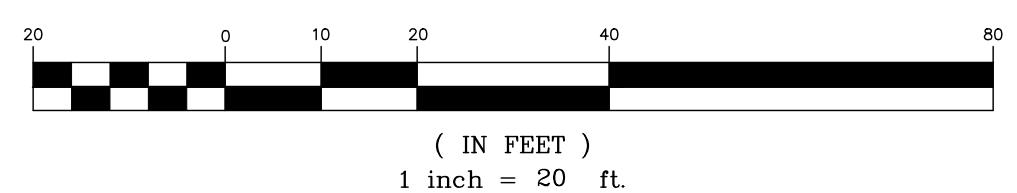
ZONEDED "P"

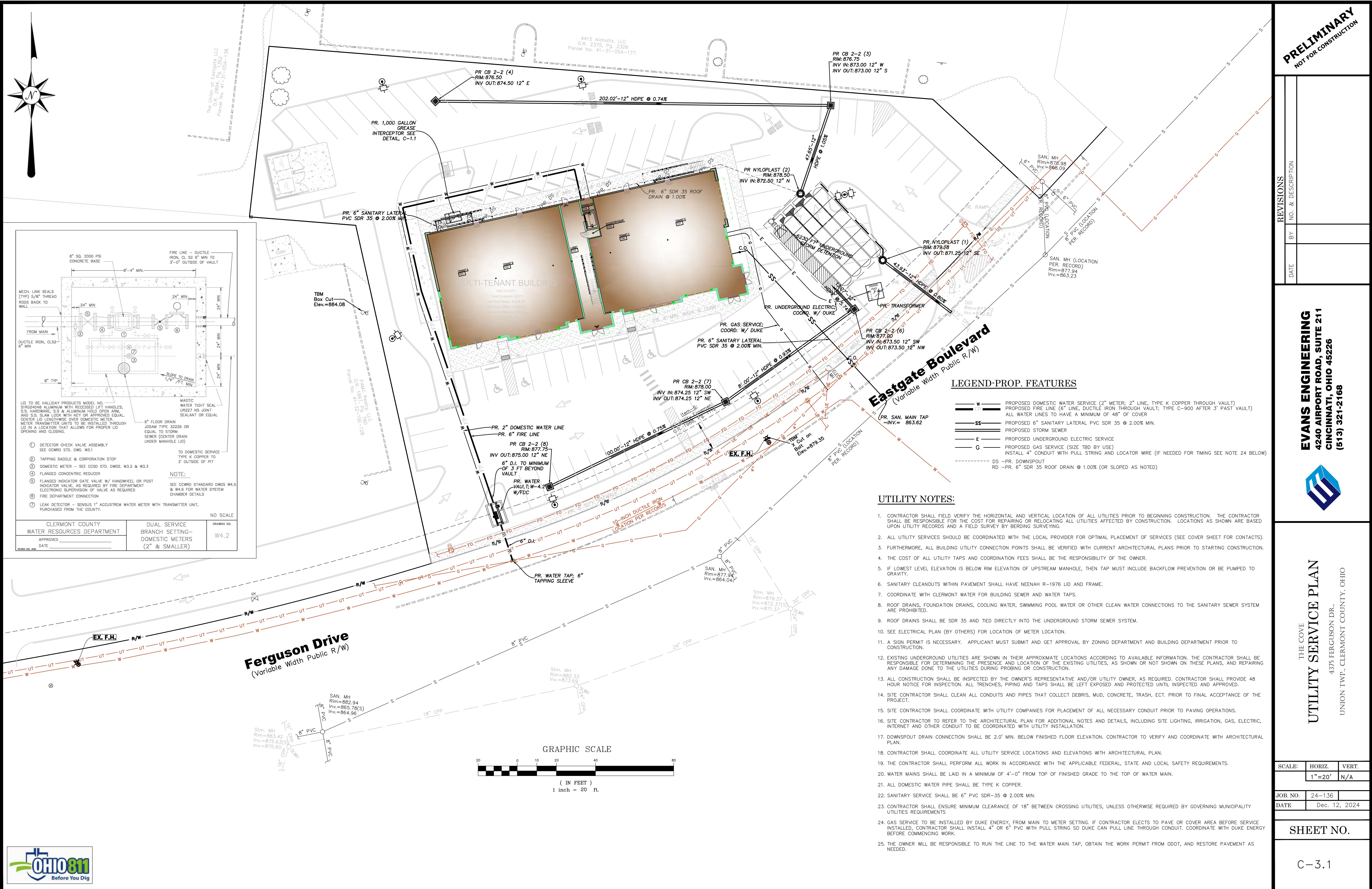
PD" The Union at Eastgate LLC
O.R. 2894, Pg. 1352
Parcel No. 41-31-05A-138.

ZONED "B-1"

The diagram illustrates a street plan for 'Eastgate Boulevard'. A thick, solid black line represents the 'Public R/W' (Right-of-Way), which is labeled '(Variable Width Public R/W)' in parentheses. This solid line is flanked by two dashed lines, which represent the 'Private R/W' (Right-of-Way). A vertical line labeled 'WALK' indicates a pedestrian path. A small angle symbol at the bottom left indicates a corner or intersection. The text 'Eastgate Boulevard' is written in large, bold, black, sans-serif capital letters, oriented diagonally along the street line.

GRAPHIC SCALE





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GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F=FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
X =EXISTING GRADE

SPECIAL NOTES:

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.

OPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL

CONTOUR LEGEND:

— — — — — EX. CONTOUR
— — — — — PR. CONTOUR (MAJOR)
— — — — — PR. CONTOUR (MINOR)

GRADING PLAN

THE COVE

UNION TWP., CLERMONT COUNTY, OHIO
433 FERGUSON DR.,

	HORIZ.	VERT.
	1"=20'	N/

9.	24-136	
	Dec. 12, 2	

HEET NO





THE COVE
4375 FERGUSON DR.
UNION TWP., CLERMONT COUNTY, OHIO



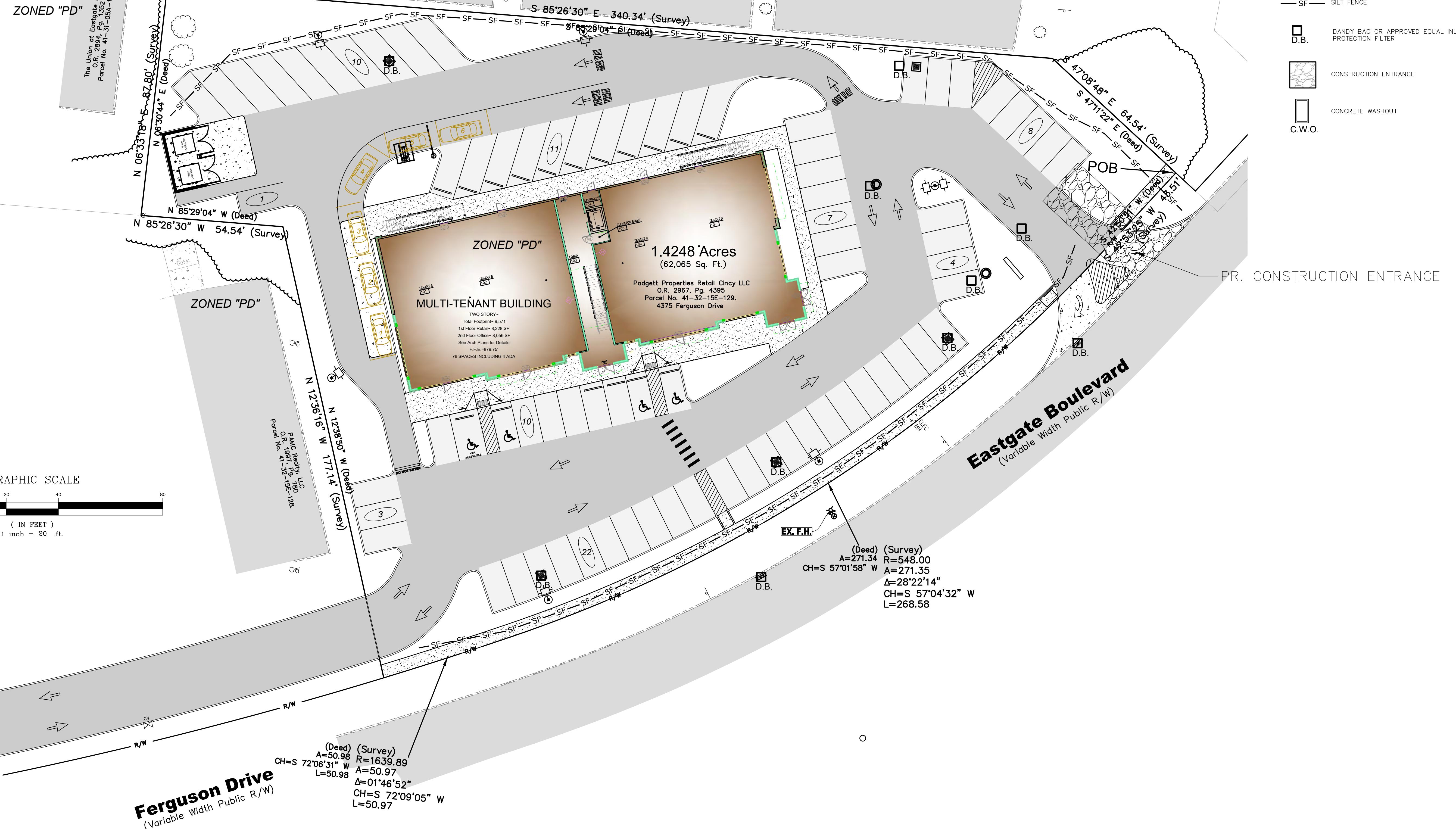
C-5

EROSION CONTROL LEGEND

- SF — SILT FENCE
- D.B. — DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
- CONSTRUCTION ENTRANCE
- C.W.O. — CONCRETE WASHOUT

REVISIONS

DATE	BY	NO. & DESCRIPTION



SCALE: HORIZ. VERT.
1"=20' N/A

JOB. NO. 24-136
DATE Dec. 12, 2024

SHEET NO.

C-5



EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY UNION TWP. AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE UTILITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM UNION TWP.
2. THE CONTRACTOR SHALL NOTIFY UNION TWP. BY TELEPHONE AT THE FOLLOWING POINTS:
 - A. THE REQUIRED PRE-CONSTRUCTION MEETING
 - B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
 - C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE.
 - D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
 - E. PRIOR TO FINAL ACCEPTANCE

3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A REPRESENTATIVE OF UNION TWP. PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.

5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A REPRESENTATIVE OF UNION TWP.

6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM UNION TWP. BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM AN SMU REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO REPRESENTATIVES OF UNION TWP. UPON REQUEST.

SAFETY:

8. A UNION TWP. SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.

9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.

10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.

11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEARED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OF EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.

15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.

16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.

17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.

18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

19. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.

20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.

21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.

23. ALL AREAS NO DRADING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SOD OR SOD.

26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OF ACHIEVING FINAL GRADE.

28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF AN SMU REPRESENTATIVE, THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION:

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL ($pH=5.5$ OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2 SEEDING:

1. TEMPORARY SEEDING MIXTURE:

SEEDING PERIOD TYPE RATE (1000 SF)

SPRING AND SUMMER	1. OATS 2. PEREN. RYEGRASS 3. TALL FESCUE	3 LBS 1 LBS 1 LBS
FALL	1. PEREN. RYEGRASS 2. RYE 3. WHEAT 4. TALL FESCUE	1 LBS 3 LBS 3 LBS 1 LBS

2. PERMANENT SEEDING MIXTURE:

SEEDING PERIOD TYPE RATE (1000 SF)

SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE 0.5 LBS DOMESTIC RYEGRASS 0.25 LBS KENTUCKY BLUEGRASS 0.25 LBS 2. TALL FESCUE 1 LBS 3. DWARF FESCUE 1 LBS	1 LBS 0.25 LBS 0.50 LBS 0.50 LBS

2-1 SEEDING FOR STEEP BANKS OR CUTS:

SPRING, SUMMER, AND FALL

	1. TALL FESCUE 2. CROWNFETCH 3. TALL FESCUE	1 LBS 0.25 LBS 0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES:

SPRING, SUMMER, AND FALL

	1. TALL FESCUE	1 LBS

B. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (1/4) INCH AND INCH.

TEMPORARY AND PERMANENT SEEDING (CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LAWN.

2. DORMANT SEEDING:

A. TEMPORARY SEEDING—AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING—SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING:

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:

1. MECHANICAL—USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.

2. ASPHALT EMULSION—APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.

3. MULCH NETTING—USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION:

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION:

Area requiring permanent stabilization Time frame to apply erosion controls

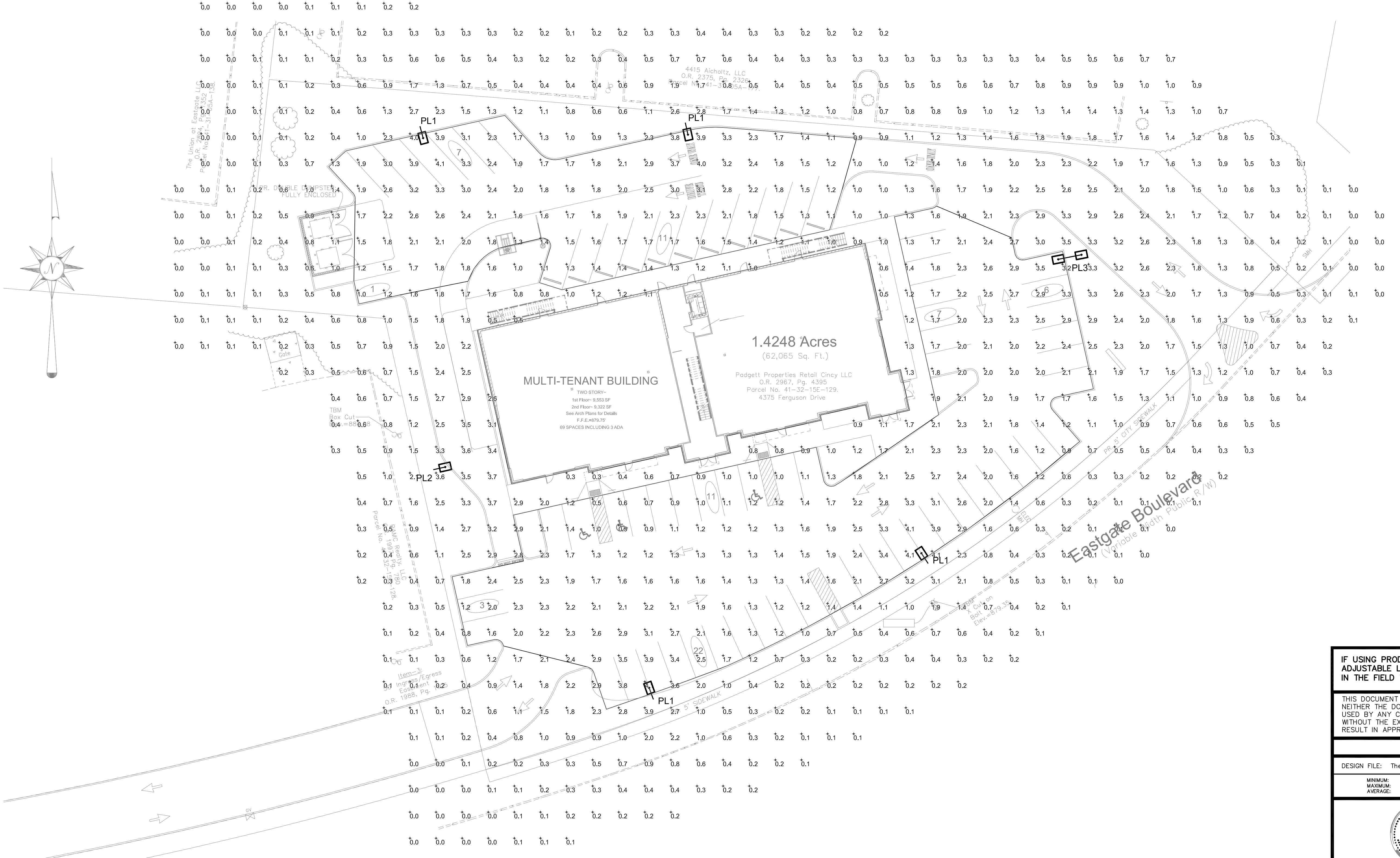
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of a stream and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

TEMPORARY STABILIZATION:

Luminaire Schedule						LLF	Luminaire Lumen	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description					
	4	PL1	Single	Lithonia DSX0 LED P7 40K 70CRI TFTM MVOLT SPA FINISH / 20FT POLE	0.903	20763	170.81	683.24	
	1	PL2	Single	Lithonia DSX0 LED P7 40K 70CRI T2M MVOLT SPA FINISH / 20FT POLE	0.903	20084	170.81	170.81	
	1	PL3	Back-Back	Lithonia 2-DSX0 LED P7 40K 70CRI T5W MVOLT SPA FINISH / 20FT POLE	0.903	21557	170.81	341.62	

Calculation Summary						
Project: The Cove - Site						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts taken Overall	Illuminance	Fc	1.19	4.1	0.0	N.A.
StatArea - North Parking Lot	Illuminance	Fc	2.08	4.1	1.0	2.08
StatArea - South Parking Lot	Illuminance	Fc	2.01	4.1	0.5	4.02

NOTES:
 FIXTURES ARE MOUNTED AT 22'-6" A.F.G. (20'-0" POLE & 2'-6" BASE)
 READINGS ARE TAKEN AT 0'-0" A.F.G.



IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

THIS DOCUMENT IS THE PROPERTY AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria

DESIGN FILE: TheCove_Site.agl	FIXTURE LAYOUT IS BASED ON A 0.90 LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.
MINIMUM: MAXIMUM: AVERAGE:	AVE/MIN: MAX/AVE: MAX/MIN: INTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE



King Lighting, Inc.
 700 West Pete Rose Way - Suite 215
 Cincinnati, OH 45203
 (859) 261-5511 Fax (859) 261-2228
www.king-lighting.com

Lighting Calculations for
 The Cove - Site
 4375 Ferguson Road

LIGHTING SITE PLAN	SCALE 1"=20'-0"	DESIGNER JJ	CHECKED JJ	DATE 11/19/24	SHEET S1
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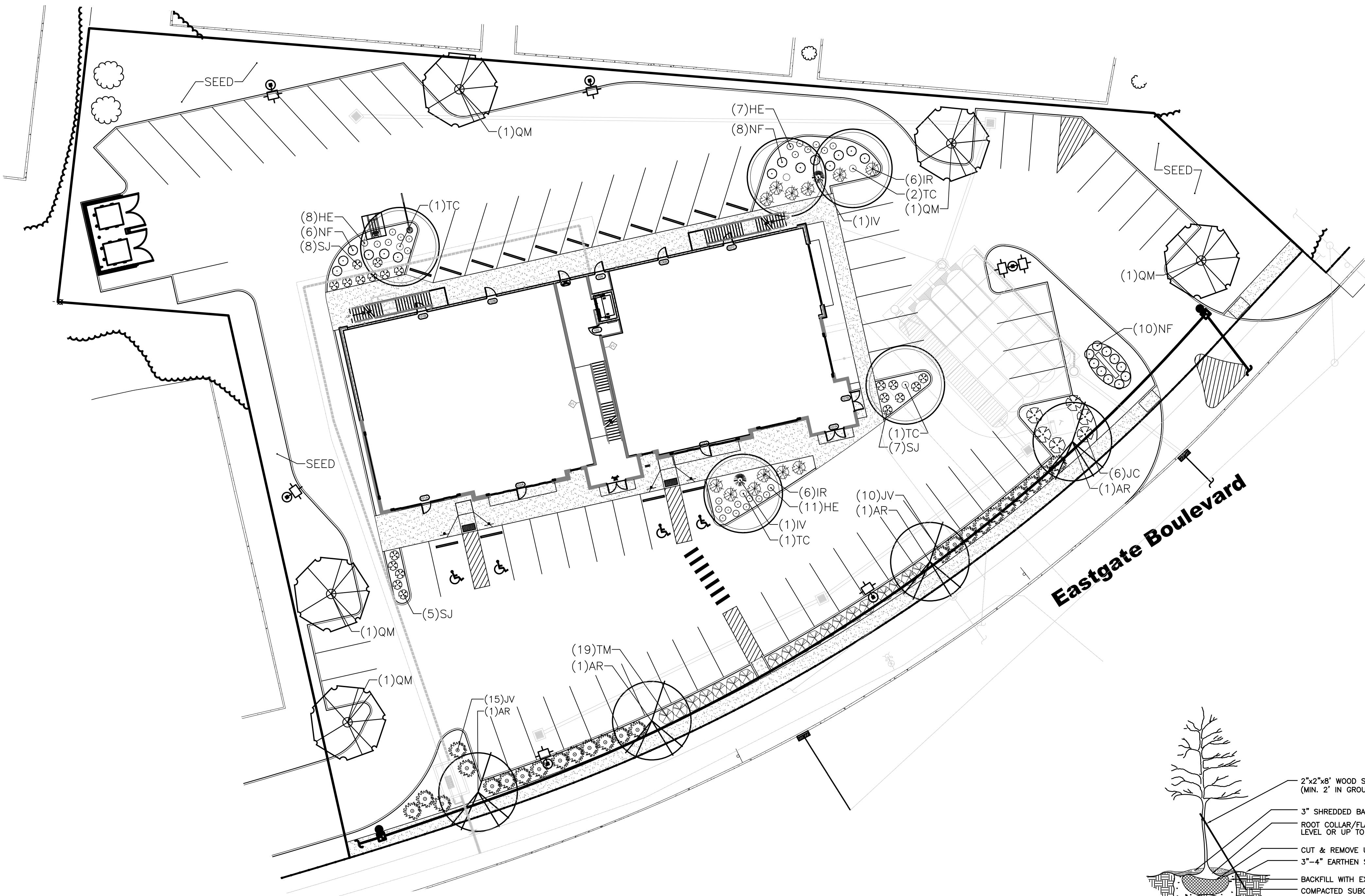
LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND PREVENT THE DAMAGE AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTRAIN MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.

2-LA
K

2K Landscape Architecture
3234 Flanigan Avenue
Cincinnati, Ohio 45213
www.2klandscapearchitecture.com

4375 FERGUSON DRIVE
UNION TWP., CLERMONT COUNTY, OHIO



UNION TOWNSHIP APPLICATION FOR
PLANNED DEVELOPMENT DISTRICT
MAJOR AMENDMENT

PLEASE TYPE OR PRINT

I. ZONING CASE NUMBER 17-86-Z

II. PROPERTY INFORMATION

Address 4375 Ferguson Dr.

Clermont County Auditor's Tax Parcel Number (PIN#) 41-32-15E-129

III. PROPERTY OWNER INFORMATION

Property Owner Name Padgett Properties Retail Cincy, LLC

Contact person who is a regular employee or officer of property owner
Kevin Padgett

Contact person phone 513-518-7050

Mailing Address 3511 Mullens Way Rd.
Cincinnati, Ohio 45245

IV. APPLICANT INFORMATION (if same as property owner, check here and skip to next section)

Applicant Contact Person Jonathan Evans Phone 513-321-2168

Company Evans Engineering

Relationship to Owner Civil Engineer

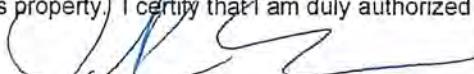
Mailing Address 4240 Airport Rd.
Cincinnati, Ohio 45226

V. PLEASE ATTACH A PAGE DESCRIBING THE PROPOSED AMENDMENTS

VI. PLEASE ATTACH WRITTEN AUTHORIZATION FROM THE OFFICES OF THE
CLERMONT COUNTY ENGINEER; THE CLERMONT COUNTY WATER AND SOIL
CONSERVATION DISTRICT; AND THE CLERMONT COUNTY WATER AND SEWER
DISTRICT CONFIRMING THAT THE AMENDMENTS CONFORM TO THEIR REGULATIONS

VII. PLEASE PROVIDE 10 COPIES OF PROPOSED PLAT CONFORMING TO SECTION 686

I hereby request the above amendments to the approved "PD" Planned Development District plat governing this property. I certify that I am duly authorized by the property owner to submit this application.



Applicant Signature

Print name

Jonathan Evans

Padgett Properties Retail Cincy, LLC is excited to develop 4375 Ferguson Dr, Union Township, Clermont County into a mixed-use development. This project will be a high-quality development that will complement the township and Ivy Point corridor. The development is situated on the west side of Ferguson, just south of Eastgate Blvd's terminus, approximately at the roundabout, south of Aicholtz Rd. The development will be a two-story building made up predominantly of brick and stone veneer, with storefront glass mixed on first floor for the retail portion. The building footprint will be approximately 9,571 sf for each floor, with 8,228 sf (leasable) on the first floor and 8,056 sf (leasable) on the second floor. Each floor has space used for lobby, stairwell, elevator and closet space. The tenants are unknown at this time but it's anticipated that the first floor will be mostly retail, either retail store, or restaurant, perhaps a small coffee shop user. We are proposing a pickup window on the south side of the building to provide some flexibility for future tenants. Many restaurants desire pick-up window service with their operations. While details of this are unknown currently, we have set up the site plan and circulation to circulate PUW traffic to the rear and side of the building. Proper queue lengths have been accounted for in the design. The building will have separate entrances for the first-floor tenants (four tenants tentatively shown) and a main entrance/vestibule which will be used to access the lobby, stairwell, and/or elevators. There will be doors to the rear for exiting the spaces and for delivery, or service to the units. The second floor would likely be office users, or professional services such as a salon, or potentially co-worker type spaces. Further details will be provided as tenant's interest is known.

The site is approximately 1.4 acres and will have access to Ferguson, anticipated to be toward the northern side of the site. Because of the roundabout, and center curbed islands, this entrance will be right-in-right-out only as left turns entering, or exiting the site will not be possible. Due to this configuration, and the location of the roundabout, we are proposing a connection across the Pediatrics Associates of Mt. Carmel at 4371 Ferguson Dr. There is an ingress/egress easement across this parcel (41-32-15E-128), as recorded in O.R. 1988, Pg. 1105. We would anticipate constructing a driveway across the frontage of this property to allow for eastbound traffic to be able to access our development site. All utilities needed are present at the site, and stormwater will be managed on-site and discharged into the public storm sewer system in Ferguson Dr.

We believe that this development is compatible with the current Union Township Land Use plan and is similar in nature to previously approved PD plans for this site. This will be a tremendous development project and will provide retail, dining, and services options for the community and will be an asset to the community. We look forward to presenting this development to the Union Township Planning Commission.