



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

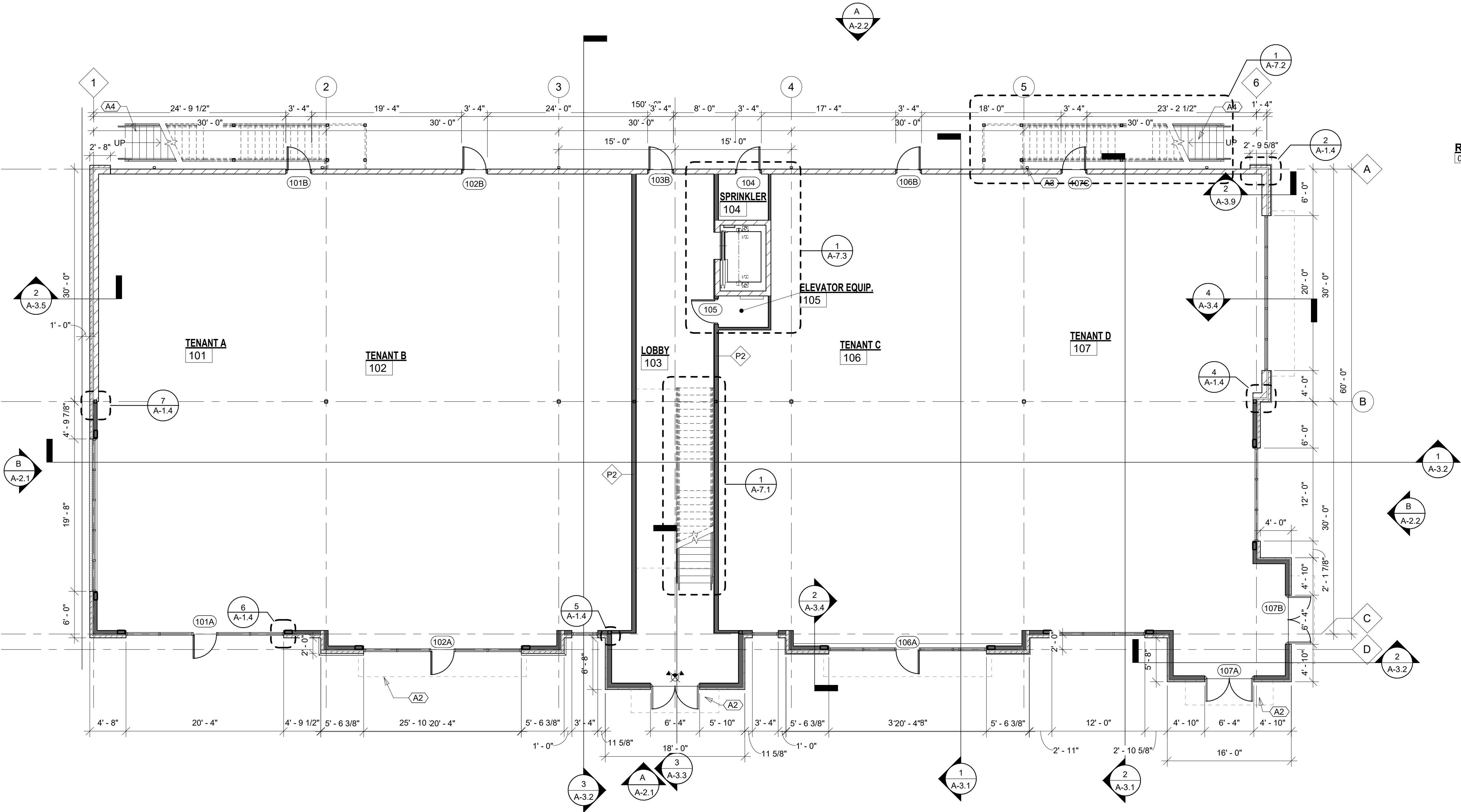
ISSUED		
#	DATE	DESCRIPTION
A	12/10/24	ZONING REVIEW
DRAWN BY: RZ		
JOB NO.: 24144		
TITLE:		
RENDERING & FINISH MATERIALS		

FLOOR PLAN KEYNOTES	
#	DESCRIPTION
A2	CANOPY ABOVE
A3	PRE-FIN 3"x4" DOWNSPOUT
A4	EXTERIOR METAL EGRESS STAIRS, BY OTHERS

FLOOR PLAN LEGEND

- GENERAL NOTES:
1. ALL DIMENSIONS AT NEW CONSTRUCTION ARE TO FACE OF FINISHED PARTITION, UNLESS NOTED OTHERWISE

- 8" CMU WALL
- NEW PARTITION
- NEW OR RELOCATED DOOR AND FRAME- REFER TO DOOR SCHEDULE
- DOOR NUMBER
- ROOM NAME
- ROOM NAME AND NUMBER
- WINDOW TAG, SEE SHEET A-5.1
- PARTITION TYPE
- FIRE EXTINGUISHER WITH HANDLE AT 4'-0" A.F.F. - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR



1 FIRST FLOOR PLAN

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

PLAN NORTH

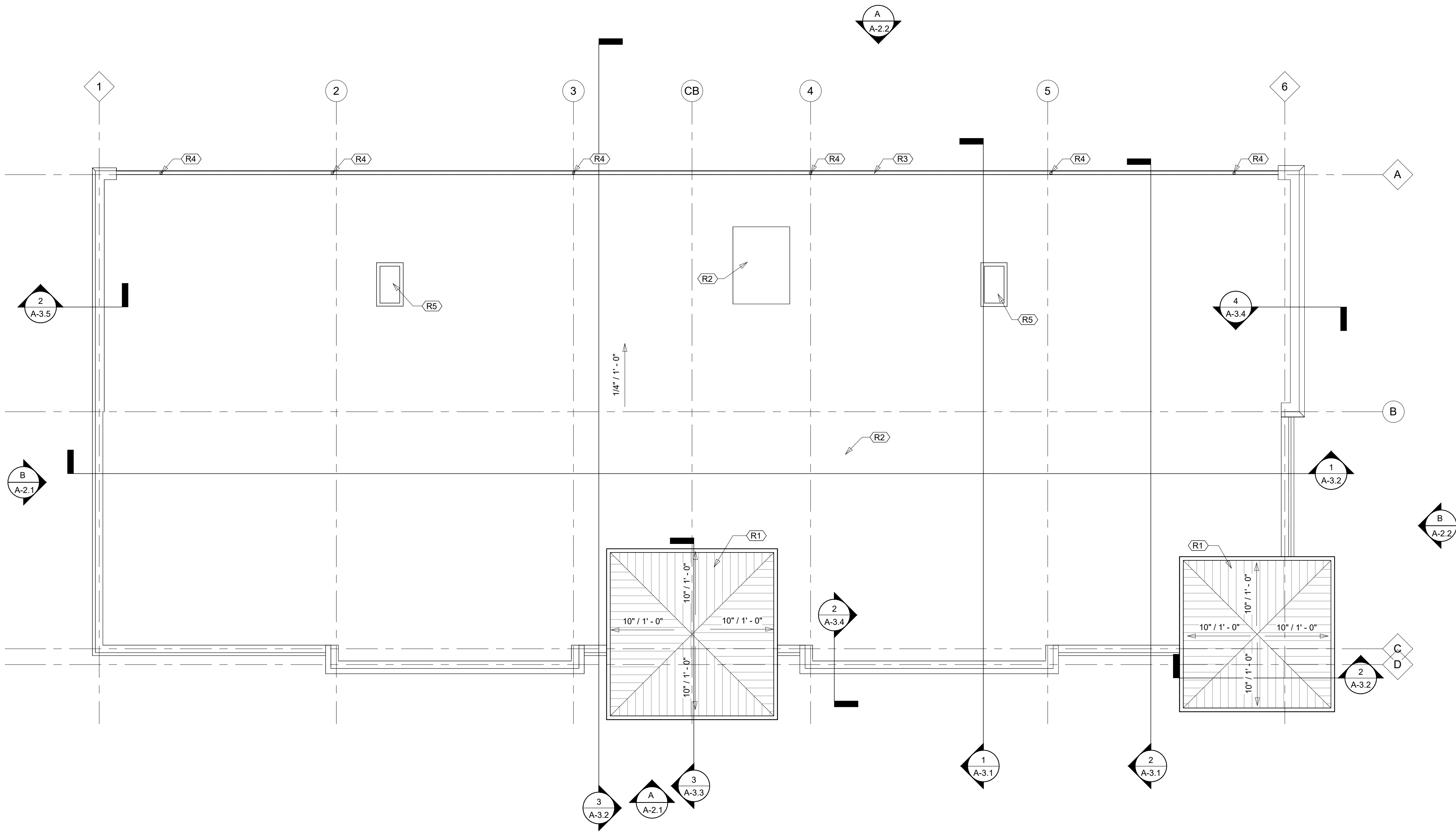
THE COVE
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ISSUED	
#	DATE DESCRIPTION
A	12/10/24 ZONING REVIEW
DRAWN BY: RZ	
JOB NO.: 24144	
TITLE:	
FIRST FLOOR PLAN	

SHEET NO:

A-1.1

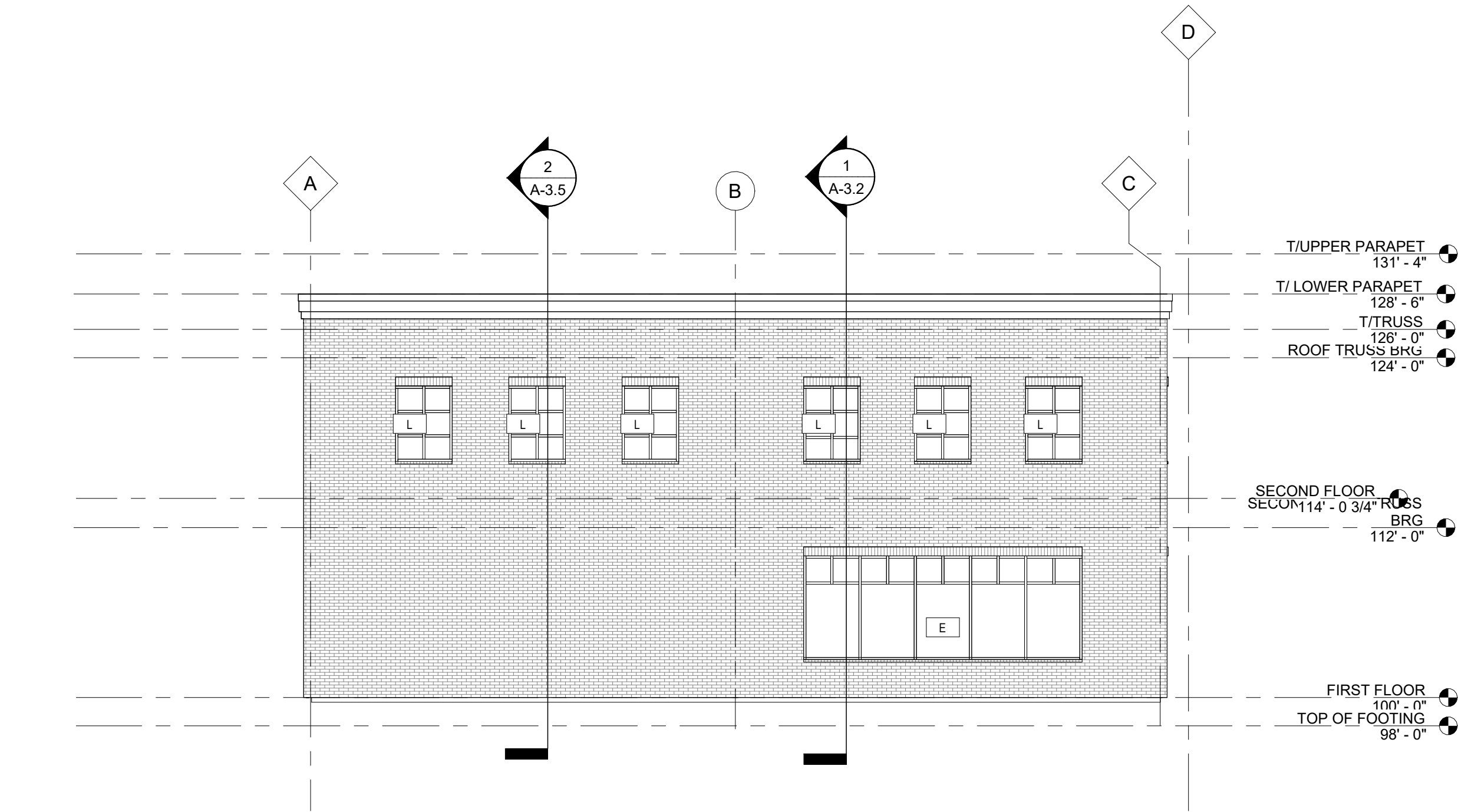
ROOF PLAN KEYNOTES	
#	DESCRIPTION
R1	STANDING SEAM METAL ROOF
R2	MEMBRANE ROOF
R3	PRE-FIN 6"x6" BOX GUTTER
R4	PRE-FIN 3"x4" DOWNSPOUT
R5	MECHANICAL SHAFT BELOW



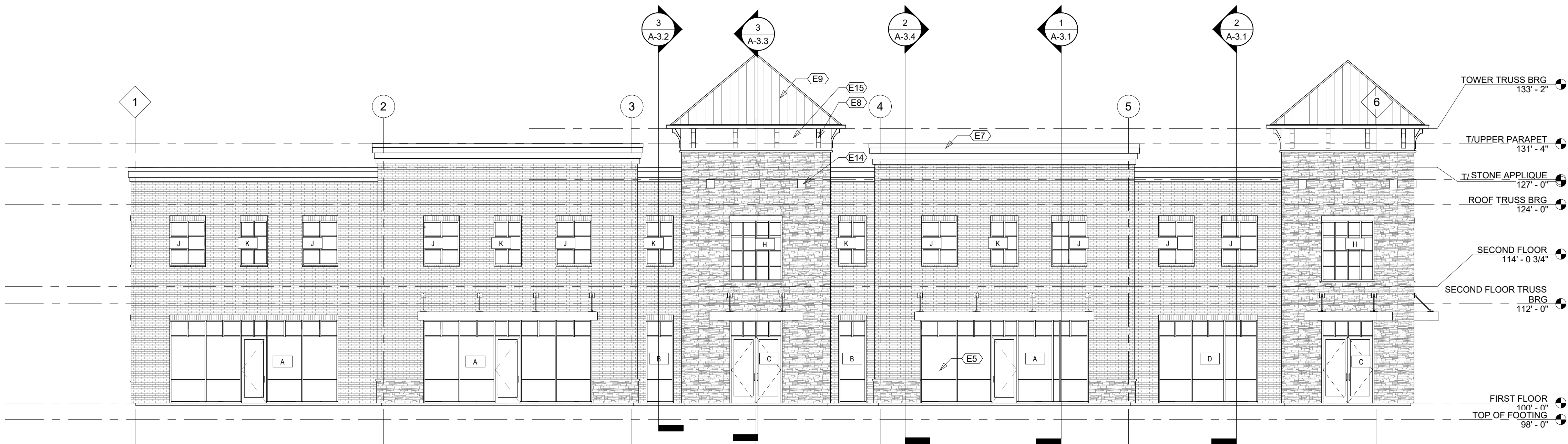
1 ROOF PLAN

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

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"

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:		
ELEVATIONS		

SHEET NO:
A-2.1



4375 FERGUSON DRIVE
CINCINNATI, OH 45245

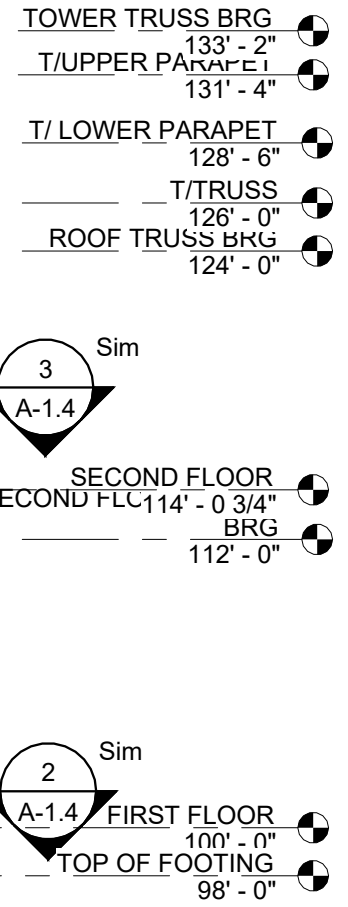
ISSUED		
#	DATE	DESCRIPTION
A	12/10/24	ZONING REVIEW

DRAWN BY:	RZ
JOB NO.:	24144

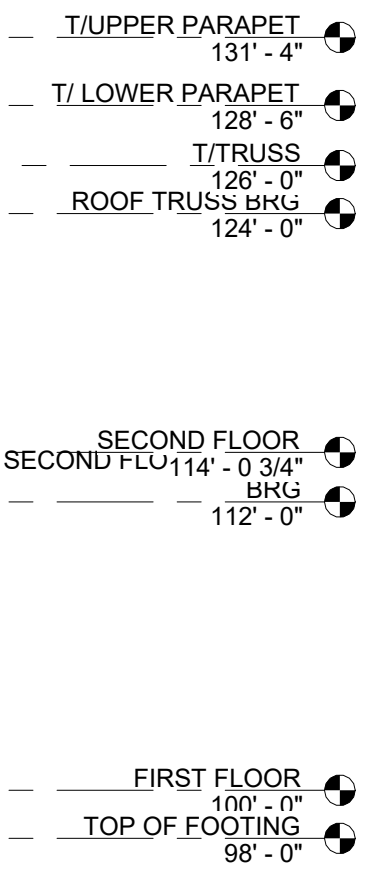
TITLE:
ELEVATIONS

SHEET NO:

A-2.2



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



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

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF UNION TWP. SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE FERGUSON DR. AND/OR EASTGATE BLVD., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM CLERMONT COUNTY.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE ([HTTP://WWW.AGRI.OHIO.GOV/EAB/](http://www.agri.ohio.gov/EAB/)).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT TO BE GUARANTEED OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. BY LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT OHIO811.ORG, 8-1-1 OR 1-800-362-2764 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS (EXCLUDING WEEKENDS AND LEGAL HOLIDAYS) BEFORE BEGINNING ANY DIGGING.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONELL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL OF BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS. (SEE DETAIL SHEET).

DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL

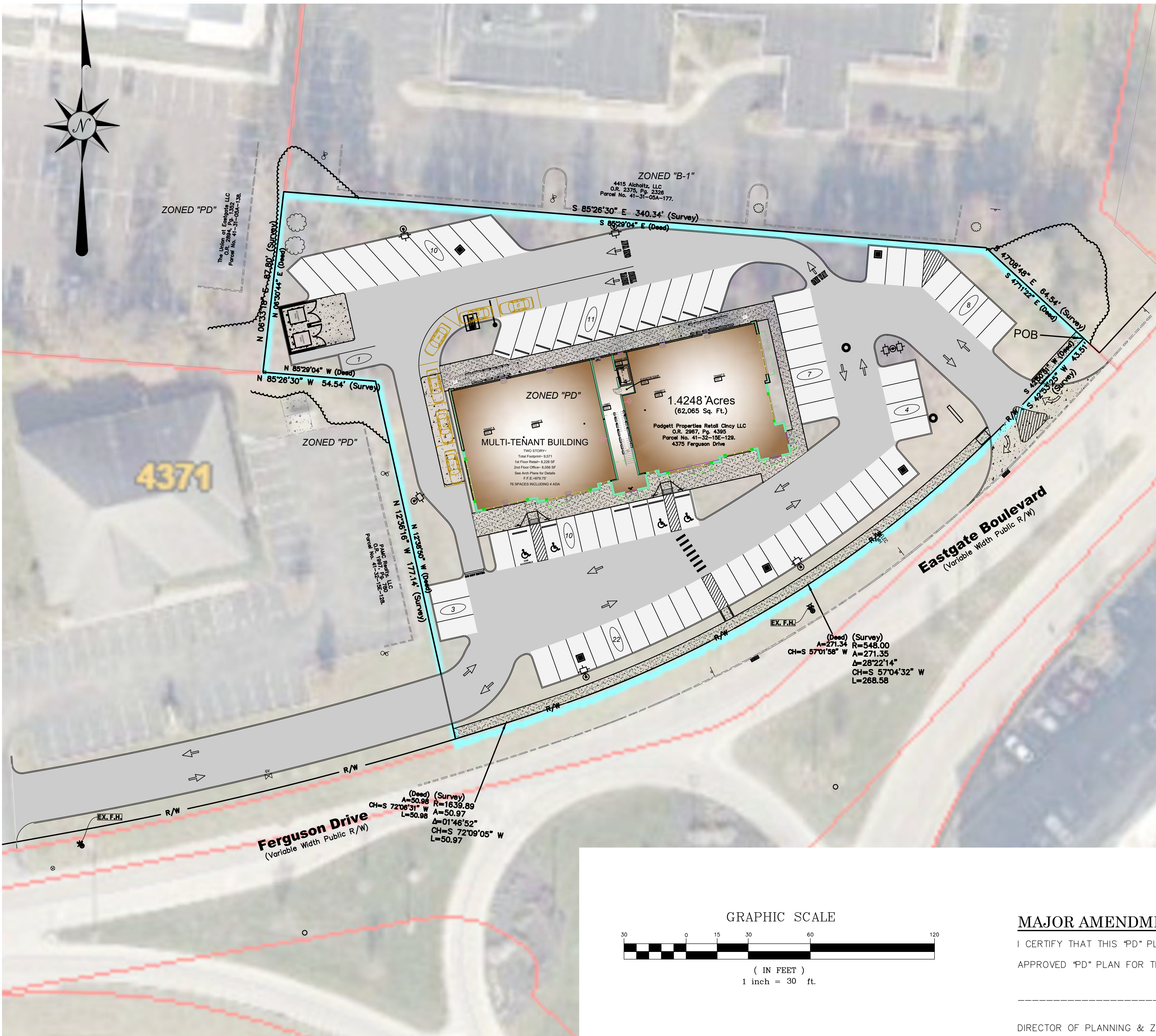


PLANS FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING KNOWN AS:

MAJOR AMENDMENT TO PD 17-86-Z

THE COVE

4375 FERGUSON DR., CLERMONT COUNTY, OHIO
NOV, 2024



DEPARTMENT/ UTILITY TABLE:

UNION TOWNSHIP PLANNING &
ZONING DEPARTMENT
4350 AICHOLTZ ROAD
CINCINNATI, OH 45245
TEL: (513)-753-2300

CLERMONT COUNTY ENGINEER
2381 CLERMONT CENTER DR.
BATAVIA, OH 45103
TEL: (513)-732-8857

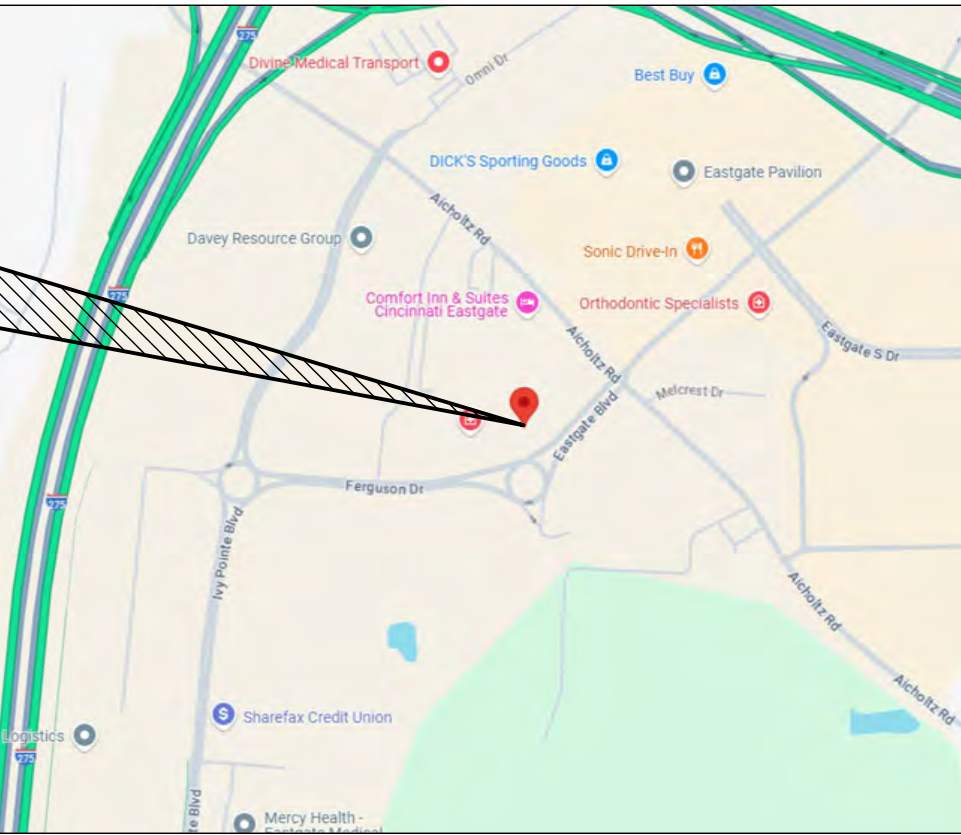
DUKE ENERGY (GAS)
PHILLIP GOETZ
TEL: 513-401-0046

CLERMONT COUNTY BUILDING DEPT
2275 BAUER RD.
BATAVIA, OH 45103
TEL: 513-732-7213

CLERMONT COUNTY WATER/SEWER
4400 HASKELL LN.
BATAVIA, OH 45103
TEL: (513)-732-8864

DUKE ENERGY (ELECTRIC)
BEN ZOKY
TEL: 513-287-5253

PROPOSED SITE



LOCATION MAP

OWNER:

PADGETT PROPERTIES RETAIL CINCY LLC

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BERDING SURVEYING
741 MAIN STREET
MILFORD, OH 45150
(513)-831-5505
GERRY BERDING, P.S.

INDEX:

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION PLAN
- C-3.1 UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
- C-5.1 SWPPP NOTES & DETAILS

STANDARD DRAWINGS:

THE FOLLOWING ODOT AND LOCAL STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- CB-2-2A, 2-2B, 2-2C (7-16-2021) CATCH BASINS NOs 2-2A, B & C
- CB-2-3, 2-4 (7-16-2021) CATCH BASINS NO's 2-3 & 2-4
- CB-2-5, 2-6 (7-16-2021) CATCH BASINS NO's 2-5 & 2-6
- CB 3 (7-16-2021) CATCH BASIN NO. 3
- CB 3A (7-16-2021) CATCH BASIN NO. 3A
- MH 3 (7-16-2021) MANHOLE NO. 3
- BP-7.1 (7-17-2020) NEW CURB RAMPS
- HW-2.1 (7-20-2018) HALF-HEIGHT HEADWALLS

MAJOR AMENDMENT TO PD 17-86-Z:

I CERTIFY THAT THIS "PD" PLAN MEETS THE REQUIREMENTS SET BY UNION TOWNSHIP AND IS THE APPROVED "PD" PLAN FOR THIS PROPERTY.

_____(DATE)

DIRECTOR OF PLANNING & ZONING

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREIN AND ADOPT THIS "PD" PLAN AS MY DEVELOPMENT FOR THE PROPERTY. I MUST OBTAIN A ZONING CERTIFICATE PRIOR TO CONSTRUCTION.

_____(DATE)

_____(PRINT NAME)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. & DESCRIPTION

BY

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



THE COVE
TITLE SHEET & GENERAL
NOTES

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


SCALE: HORIZ. VERT.
1"=30' N/A

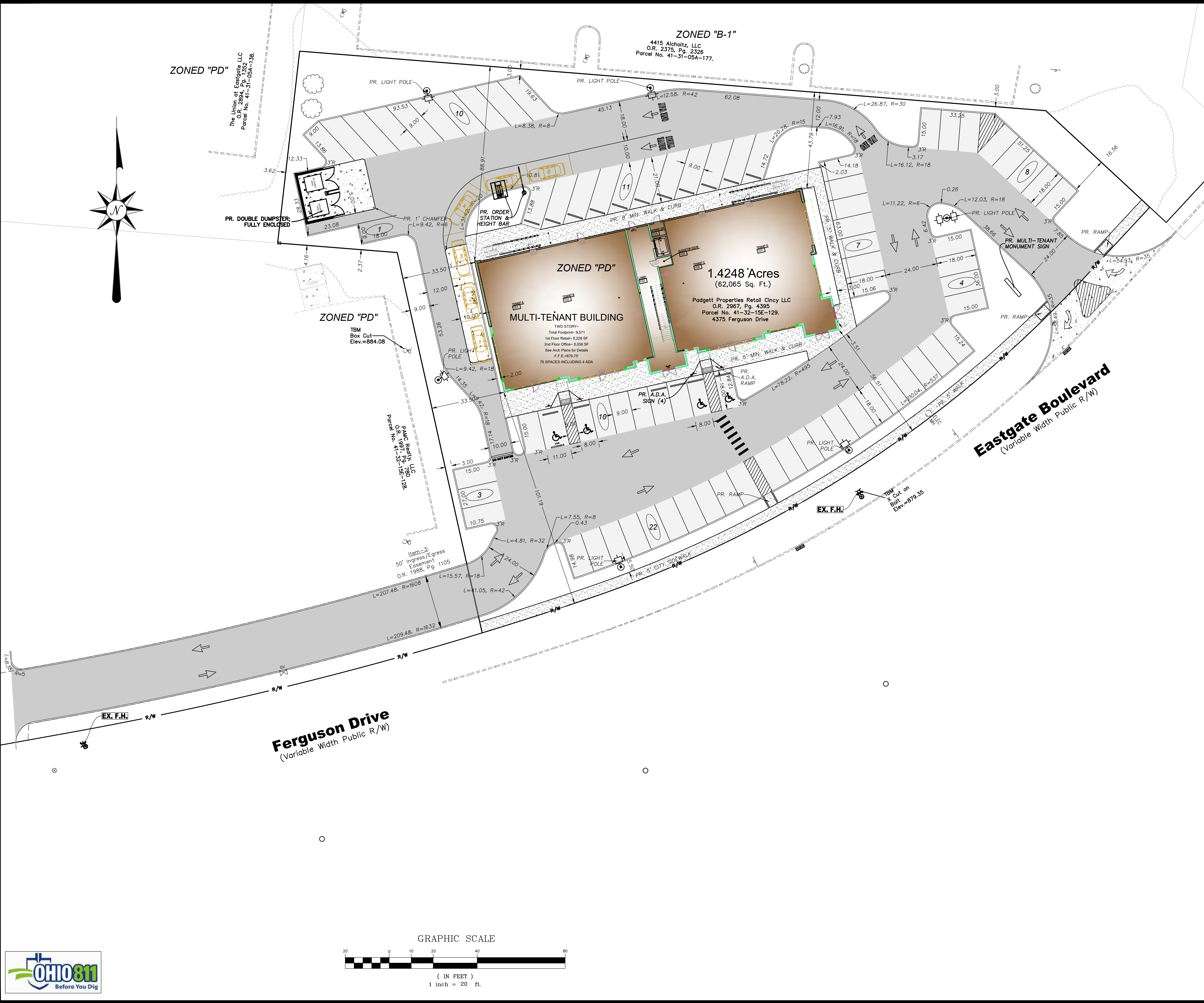
JOB NO. 24-136
DATE Dec. 12, 2024

SHEET NO.

C-1



<p style="text-align: center;"> PRELIMINARY NOT FOR CONSTRUCTION </p>											
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REVISIONS											
DATE	BY	NO. & DESCRIPTION									
<div style="text-align: center;">  <p> EVANS ENGINEERING 4240 AIRPORT ROAD, SUITE 211 CINCINNATI, OHIO 45226 (513) 321-2168 </p> </div>											
<div style="text-align: center;"> <p>THE COVE</p> <p>EXISTING CONDITIONS & DEMO PLAN</p> <p>4375 FERGUSON DR., UNION TWP., CLERMONT COUNTY, OHIO</p> </div>											
SCALE:	HORIZ.	VERT.									
	1"=20'	N/A									
JOB NO.	24-136										
DATE	Dec. 12, 2024										
SHEET NO.											
C-2											



LEGEND-PROP. FEATURES

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

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 ACRES)
IMPERVIOUS AREA =	49,483 SF
PERVIOUS AREA=	12,582 SF
ISR=	0.80

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, 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 DRIVE.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION
BY	
DATE	

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

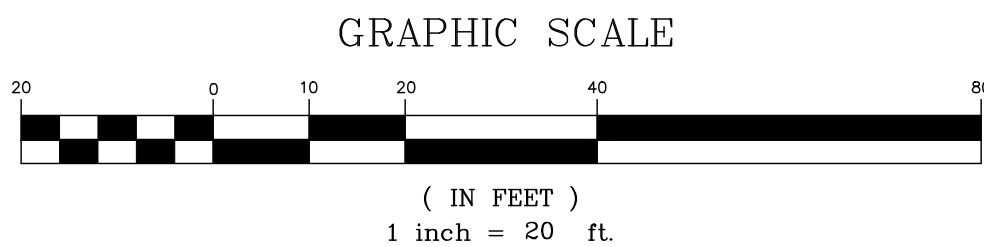


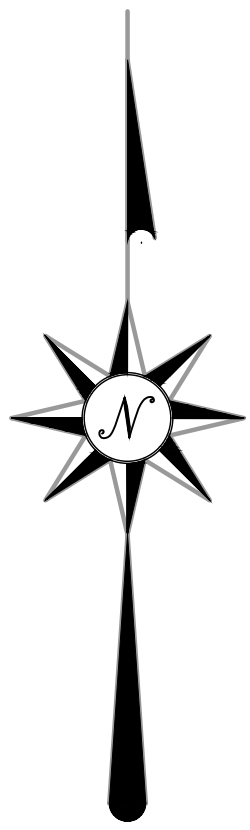
THE COVE
SITE DIMENSION PLAN
4375 FERGUSON DR.,
UNION TWP., CLERMONT COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	24-136	
DATE	Dec. 12, 2024	

SHEET NO.

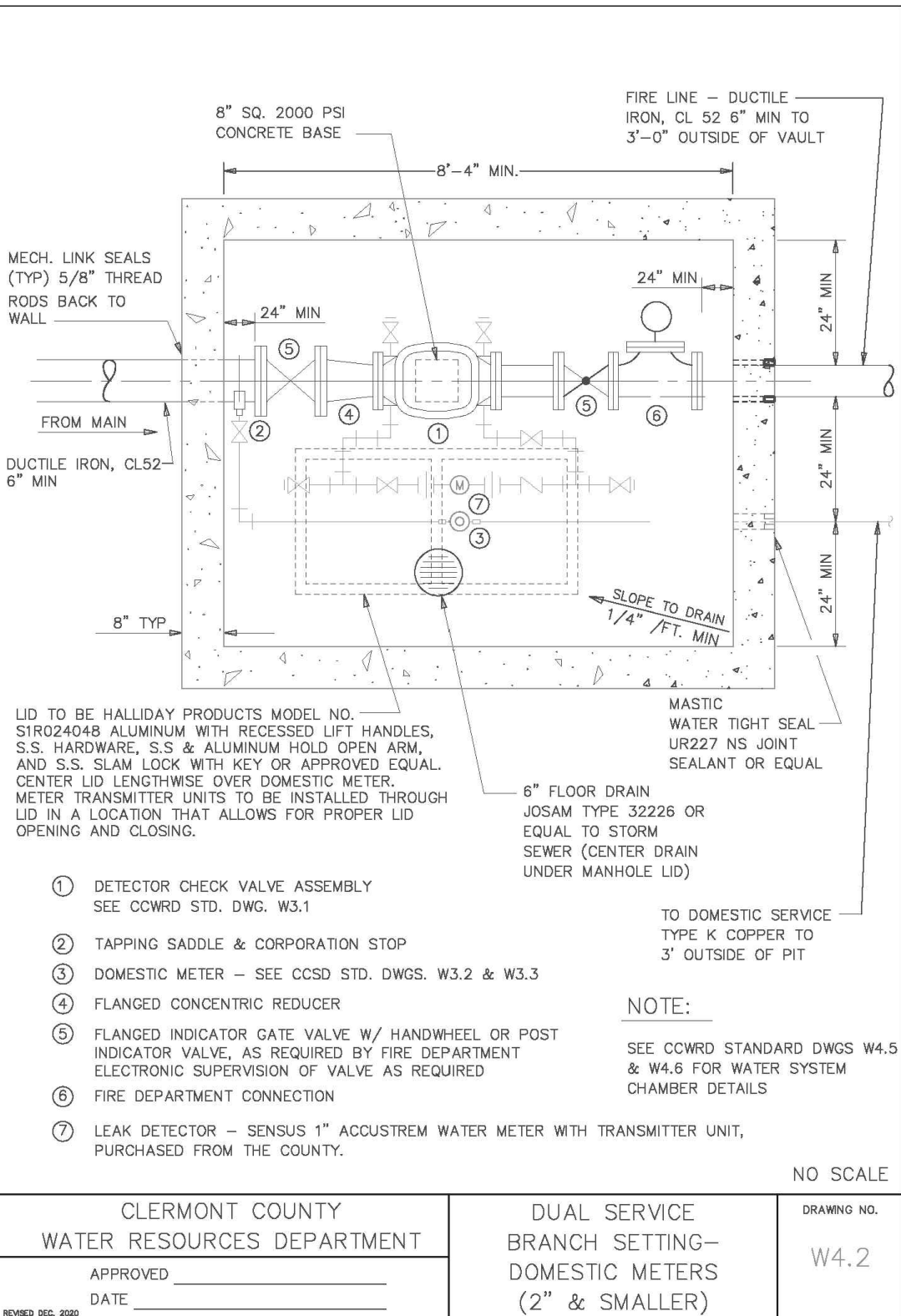
C-3





The Union of Eastgate LLC
O.R. 2894, 41-31-05A-138
Parcel No. 41-31-05A-138

4415 Aicholtz, LLC
O.R. 2375, Pg. 2326
Parcel No. 41-31-05A-177.



Ferguson Drive
(Variable Width Public R/W)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND-PROP. FEATURES

- W — PROPOSED DOMESTIC WATER SERVICE (2" METER; 2" LINE, TYPE K COPPER THROUGH VAULT)
- PROPOSED FIRE LINE (6" LINE, DUCTILE IRON THROUGH VAULT; TYPE C-900 AFTER 3' PAST VAULT)
- SS — PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN.
- PROPOSED STORM SEWER
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- G — PROPOSED GAS SERVICE (SIZE TBD BY USE)
- INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE (IF NEEDED FOR TIMING SEE NOTE 24 BELOW)
- DS — PR. DOWNSPOUT
- RD — PR. 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)

UTILITY NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND A FIELD SURVEY BY BERING SURVEYING.
- ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
- FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION.
- THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
- SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
- COORDINATE WITH CLERMONT WATER FOR BUILDING SEWER AND WATER TAPS.
- ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
- SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER LOCATION.
- A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
- SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ECT. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
- CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
- WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
- ALL DOMESTIC WATER PIPE SHALL BE TYPE K COPPER.
- SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
- CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS.
- GAS SERVICE TO BE INSTALLED BY DUKE ENERGY, FROM MAIN TO METER SETTING. IF CONTRACTOR ELECTS TO PAVE OR COVER AREA BEFORE SERVICE INSTALLED, CONTRACTOR SHALL INSTALL 4" OR 6" PVC WITH PULL STRING SO DUKE CAN PULL LINE THROUGH CONDUIT. COORDINATE WITH DUKE ENERGY BEFORE COMMENCING WORK.
- THE OWNER WILL BE RESPONSIBLE TO RUN THE LINE TO THE WATER MAIN TAP, OBTAIN THE WORK PERMIT FROM ODOT, AND RESTORE PAVEMENT AS NEEDED.

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EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



THE COVER
UTILITY SERVICE PLAN
4375 FERGUSON DR.,
UNION TWP., CLERMONT COUNTY, OHIO

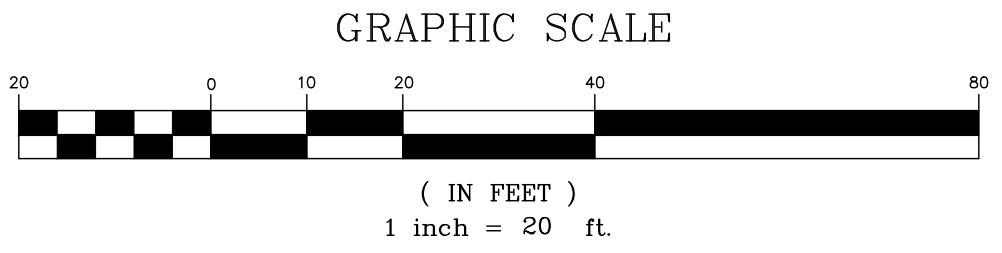
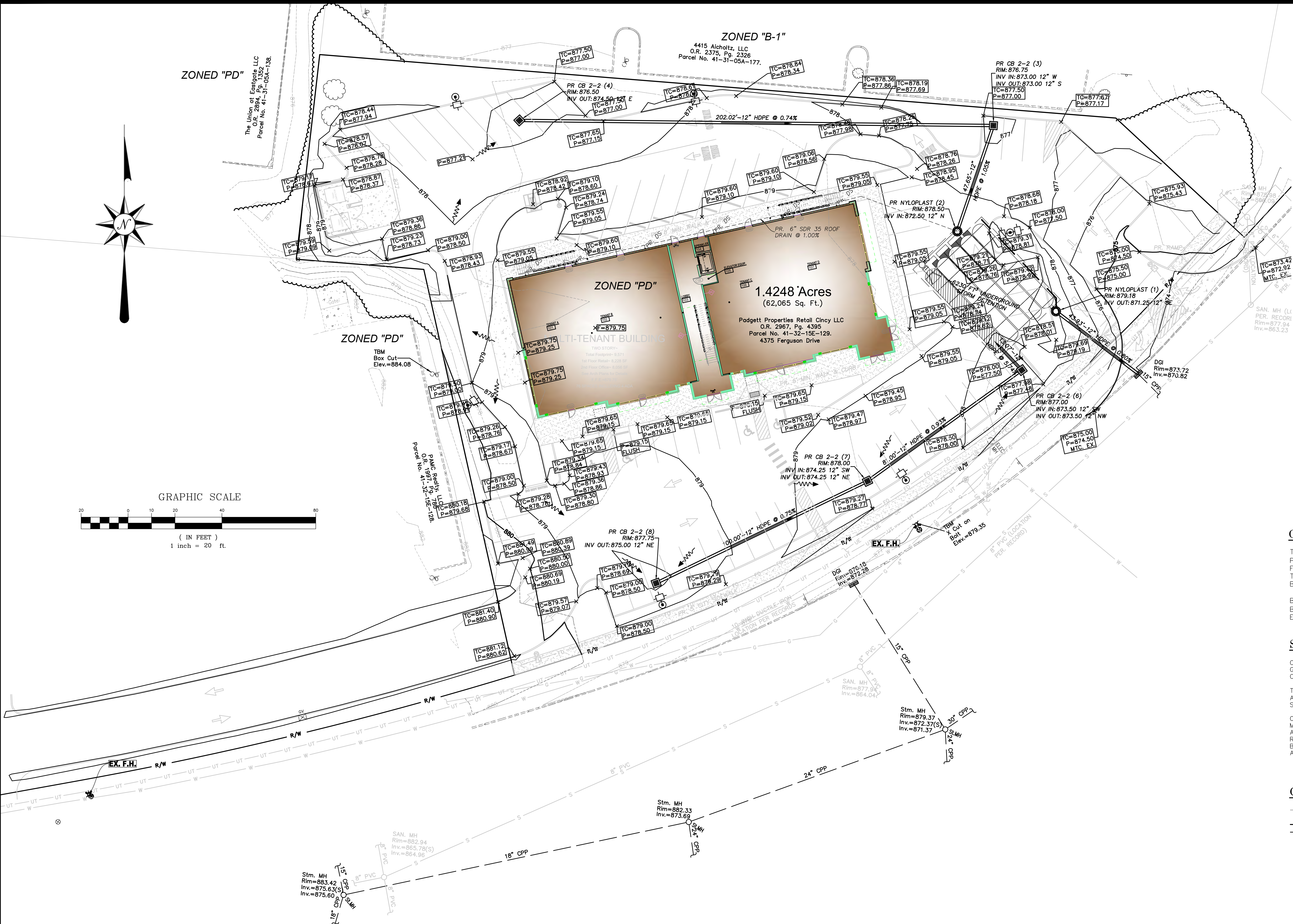
SCALE: HORIZ. VERT.
1"=20' N/A

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

SHEET NO.

C-3.1





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
- EX.=EXISTING GRADE

SPECIAL NOTES:

- CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.
- TOPSOIL ~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 AREA.

CONTOUR LEGEND:

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

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

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	24-136	
DATE	Dec. 12, 2024	

SHEET NO.



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 BEST MANAGEMENT PRACTICES TO PREVENT 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 MANAGING 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 CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND 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 NON DRAINING 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 IDE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED 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.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.

33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.

34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.

35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROWING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.

36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.

37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH OHIO REVISED CODE, CHAPTER 3714.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH000005--"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS RESTABILIZED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

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 LOT ONTO STREETS.

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.

THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.



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

1.1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
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SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	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

2-1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWNVEITCH	0.25 LBS
	3. TALL FESCUE	0.50 LBS
	3. FLATFEEA	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 HYDROSEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (1/4) OF 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 SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

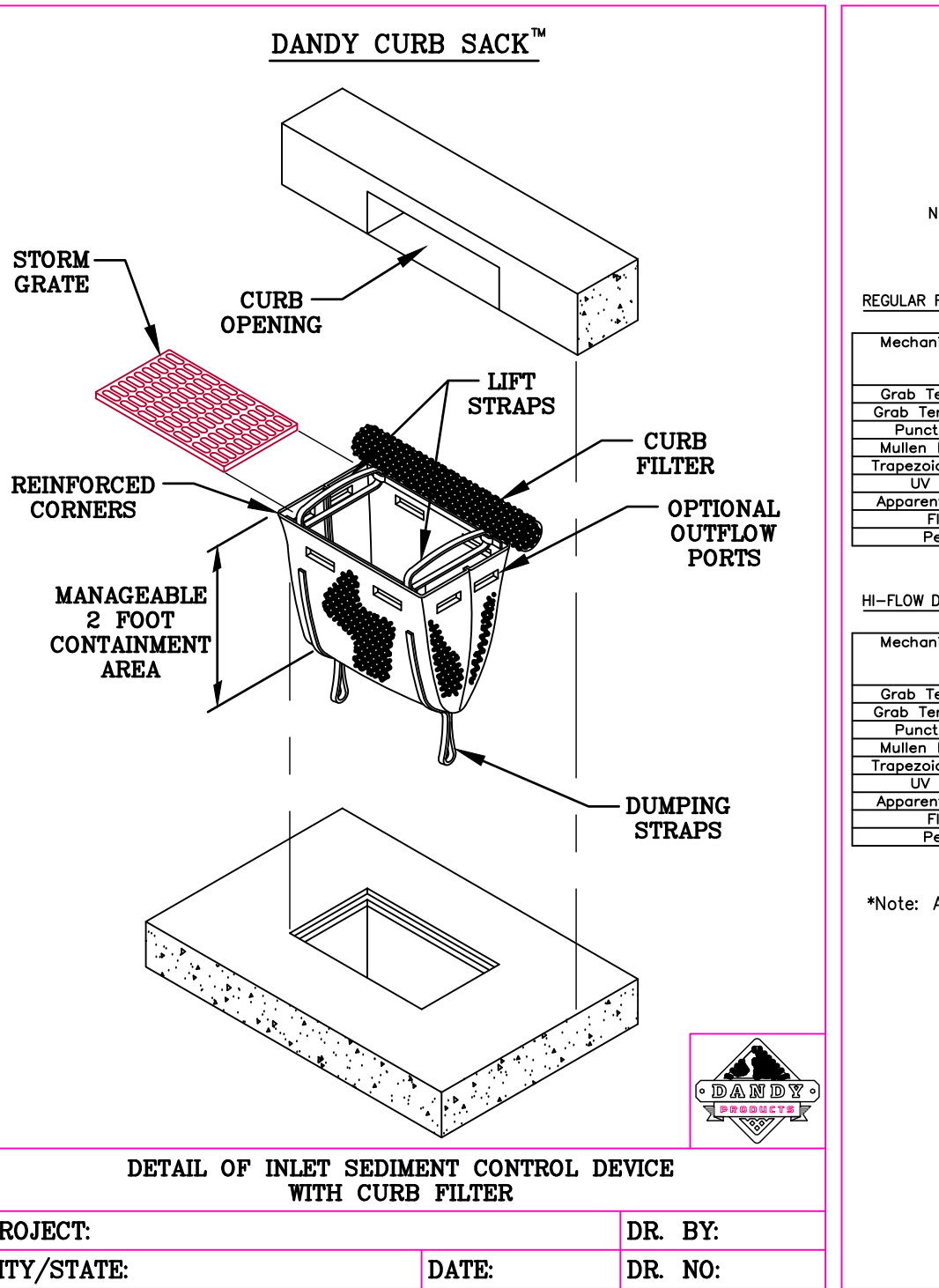
DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

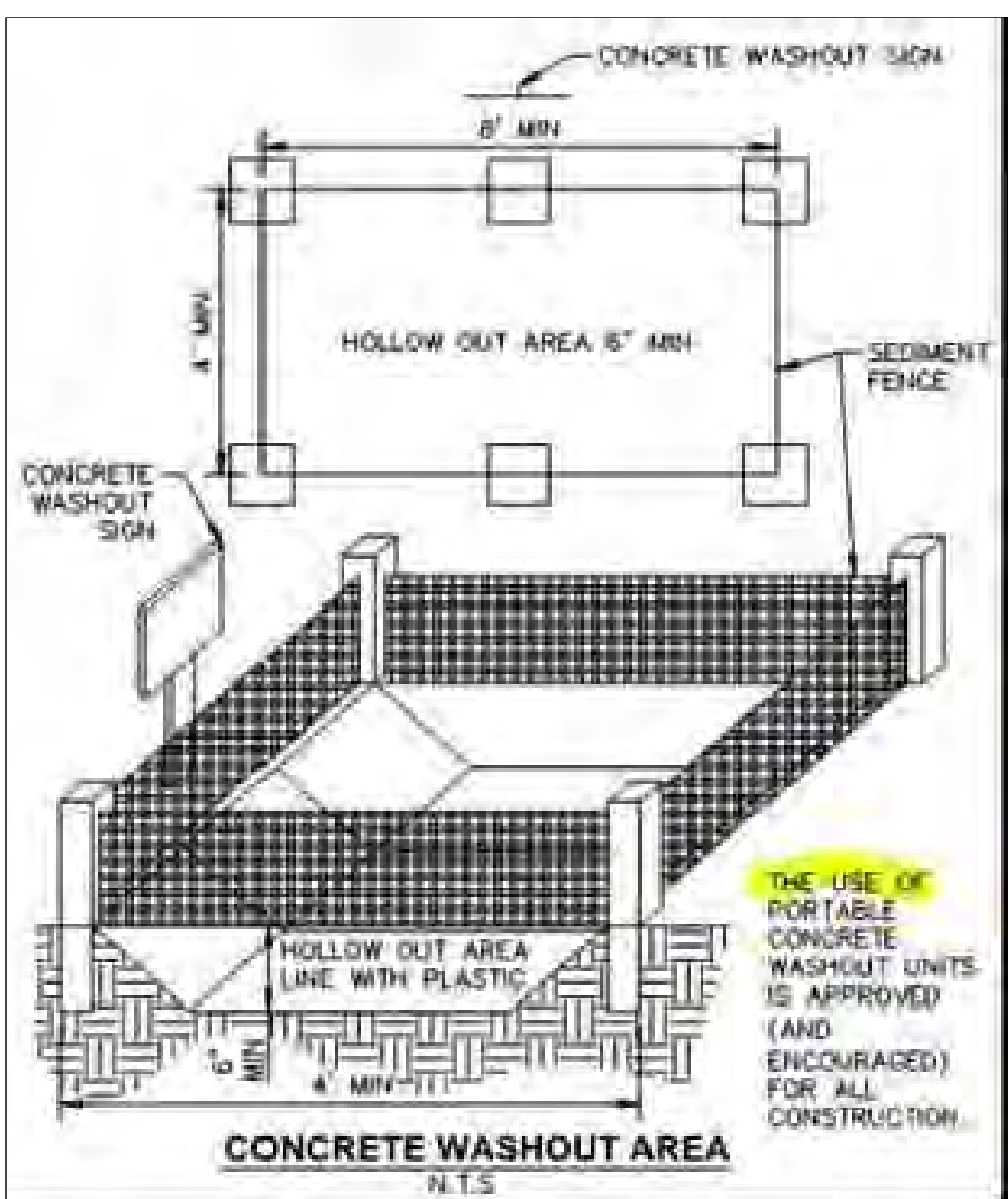
Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will lie dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of a stream and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed areas within 50 feet of a stream and not at final grade	Within two days of the most recent disturbance if the area will lie dormant for more than 14 days
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of a stream	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

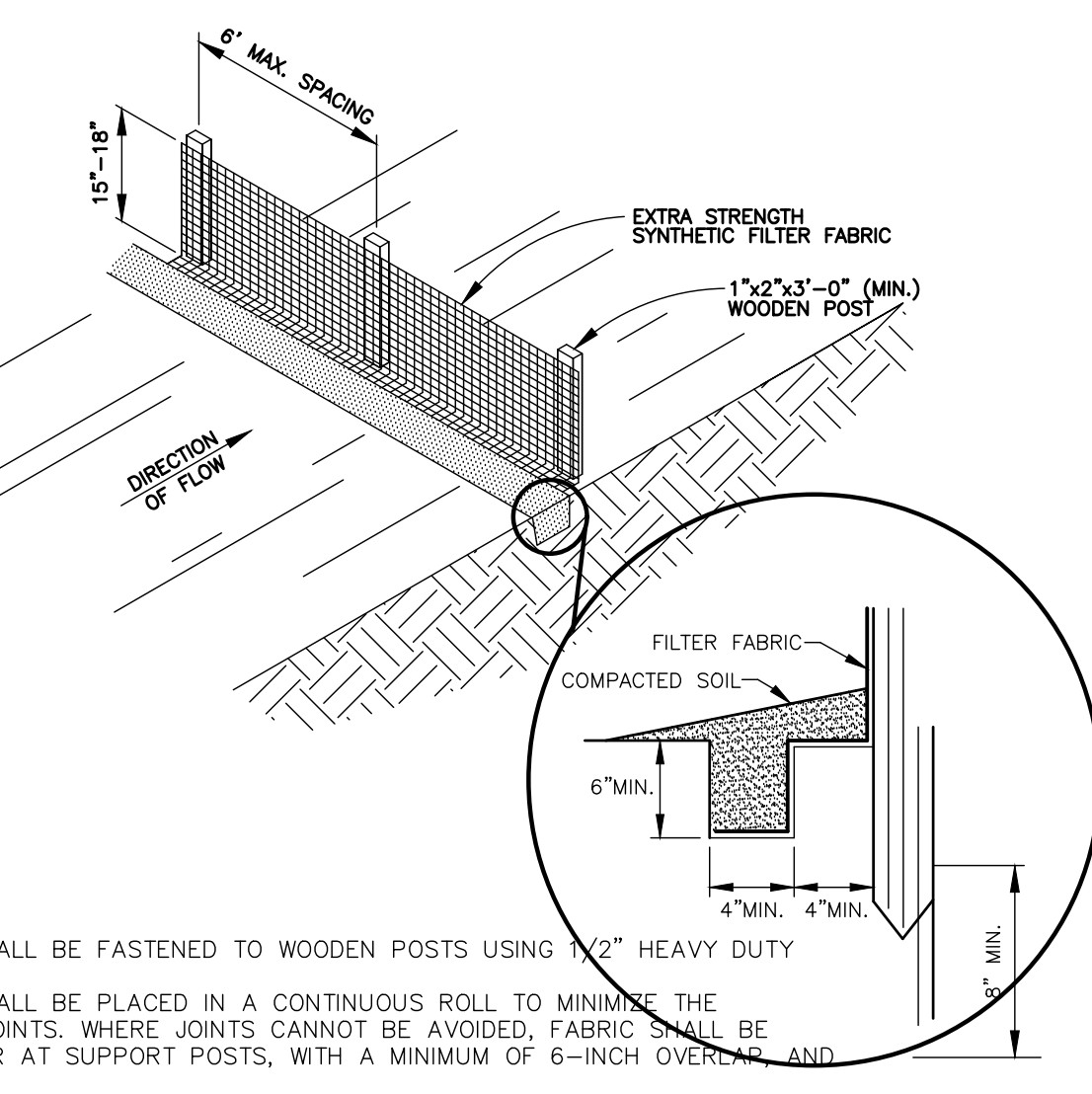
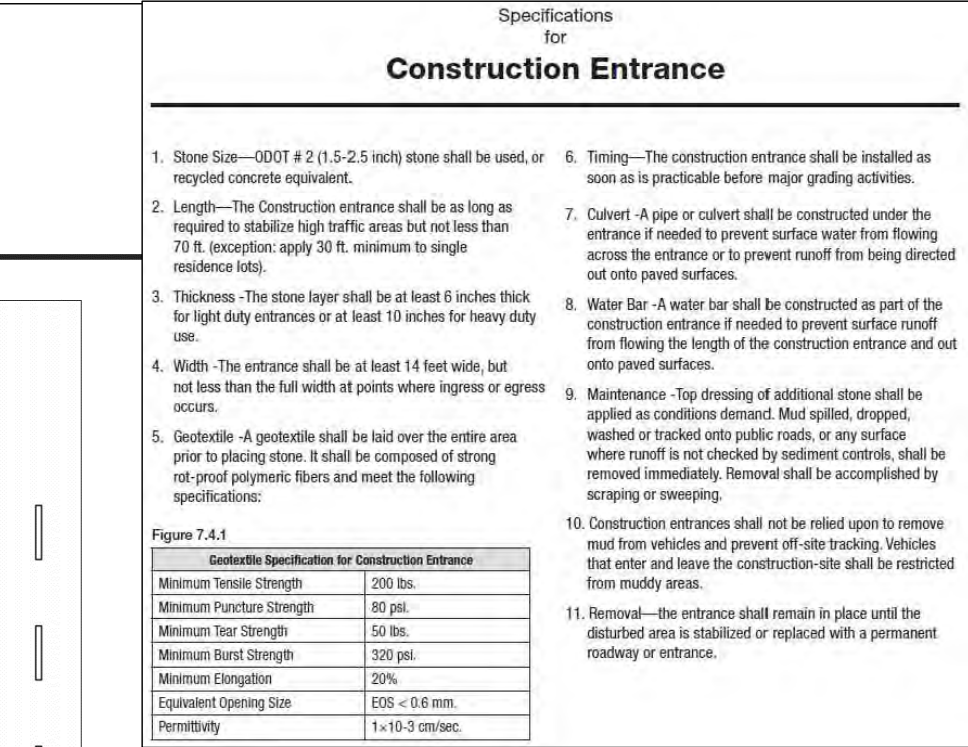
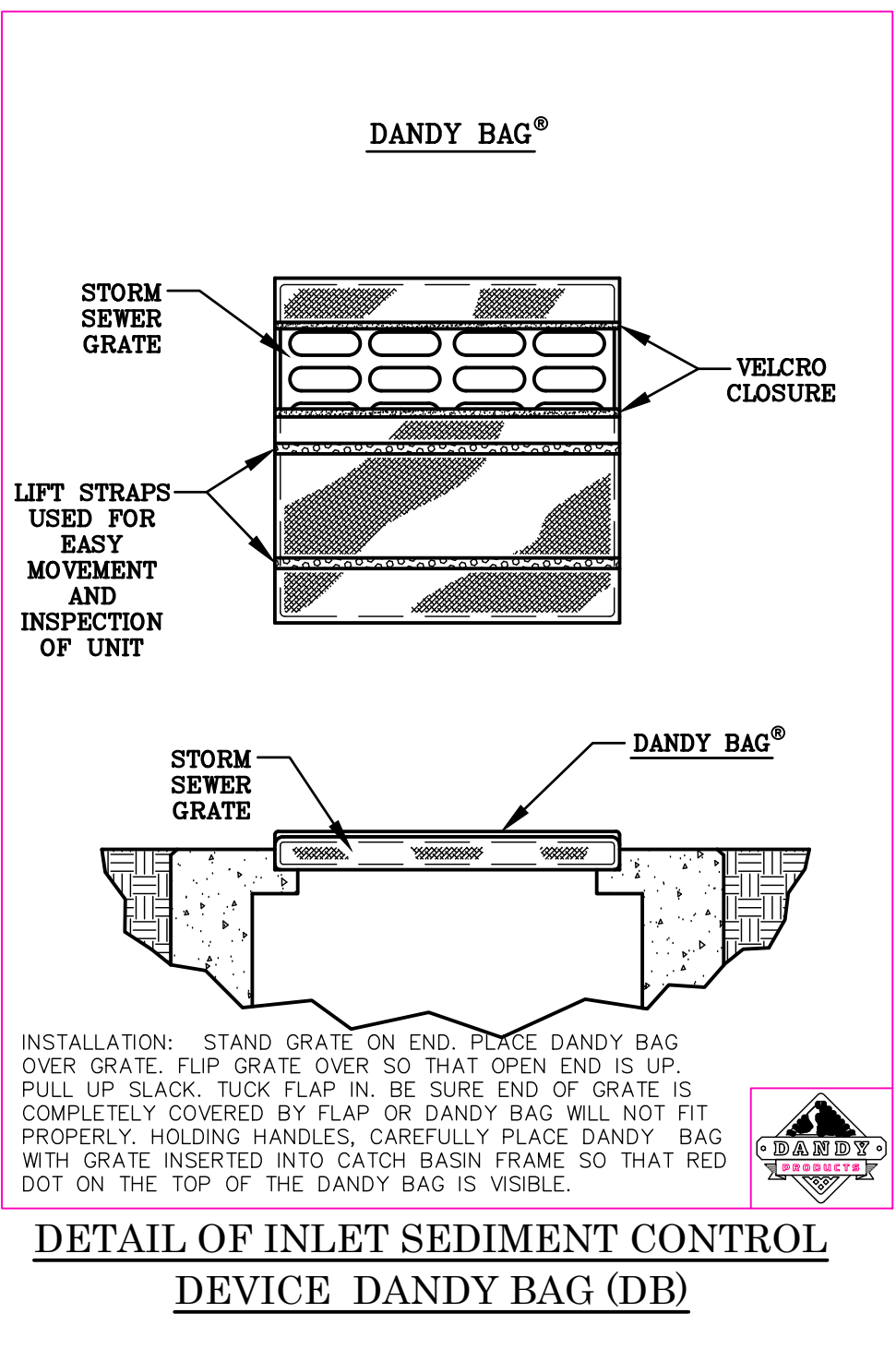
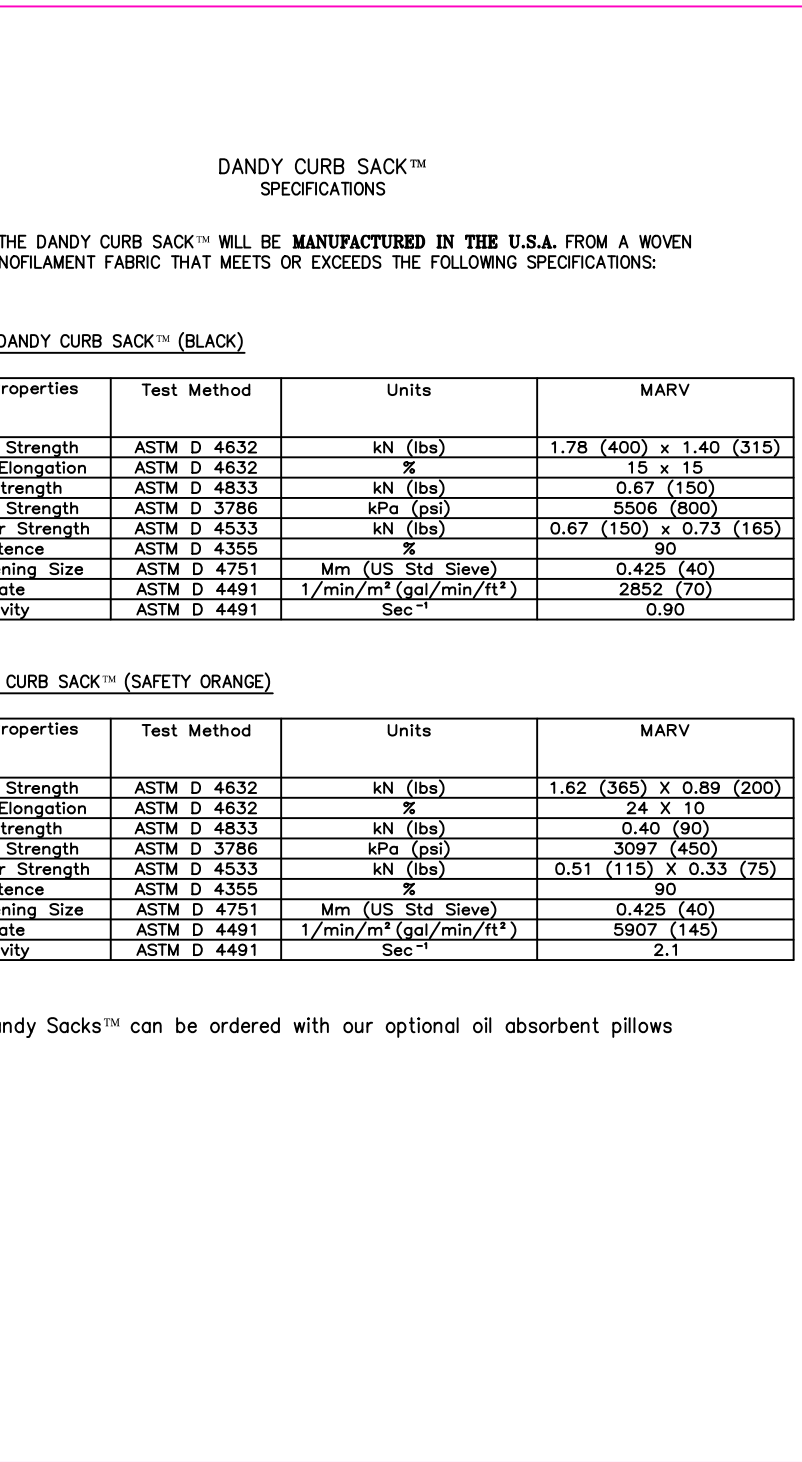


DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY CURB FILER BAG



CONSTRUCTION SEQUENCE:

Stage	Actions
Mark off set aside areas	1. Fence naturally vegetated areas and the dripline of trees that will be maintained and protected during construction.
Install initial sediment and erosion controls	2. Install appropriate sediment controls to protect downstream and adjacent areas. These are to be installed prior to grading and construction begins and includes practices such as sediment traps, sediment barriers(silt fence, filter socks and berms) and protection of catch basins with inlet protection.
Prepare site and construct improvements	3. Install stone construction entrance prior to general grading or excavation or delivery of materials.
	4. Remove topsoil and stockpile, seeding stockpile immediately upon completion. Install sediment controls as necessary.
	5. Grade site or excavate building foundation or basement.
	6. Temporary seed rough graded areas and maintain or repair sediment controls as needed. Maintenance includes the removal of sediment from streets and sediment controls.
	7. Construct the building and site improvements.
Final grading and stabilization	8. Complete land grading and shaping. Soils shall be roughly graded, followed by the spreading and grading of topsoil. Installation of roof drains and other drains to stable outlets should be completed at this time.
	9. Establish permanent vegetation. After reaching final grade elevations and leveling of topsoil, bare soils shall be stabilized with seed and mulch, sod or other permanent landscaping materials.
	10. Remove temporary sediment control practices once vegetation is established.



SILT FENCE (SF) DETAIL NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. & DESCRIPTION

BY

DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



THE COVE
SWPPP NOTES & DETAILS
4375 FERGUSON DR.,
UNION TWP., CLERMONT COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	N/A	N/A

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

SHEET NO.

C-5.1

Luminaire Schedule								
Project: The Cove - Site								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	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	Max/Min	
CalcPts taken Overall	Illuminance	Fc	1.19	4.1	0.0	N.A.	N.A.	
StatArea - North Parking Lot	Illuminance	Fc	2.08	4.1	1.0	2.08	4.10	
StatArea - South Parking Lot	Illuminance	Fc	2.01	4.1	0.5	4.02	8.20	

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



Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENLYTE for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

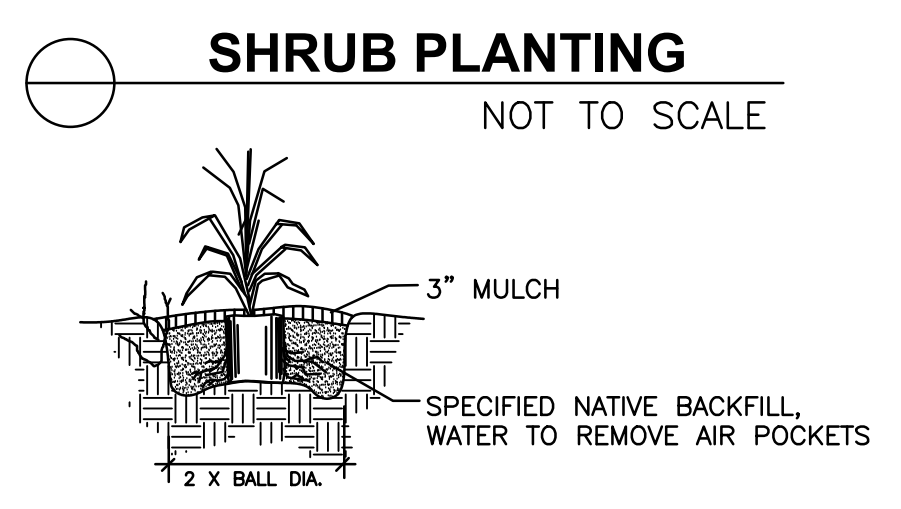
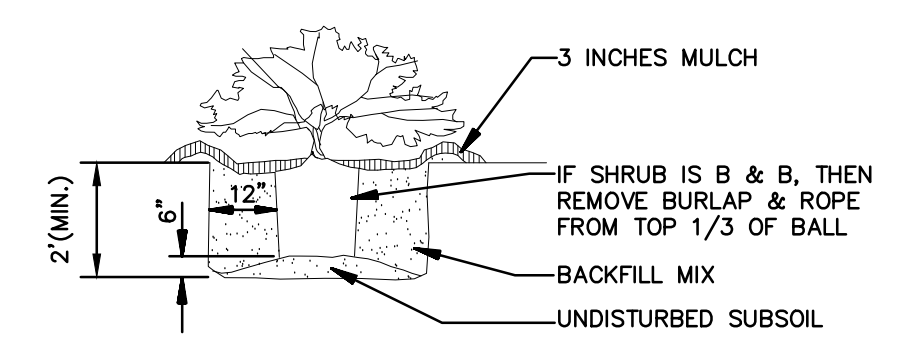
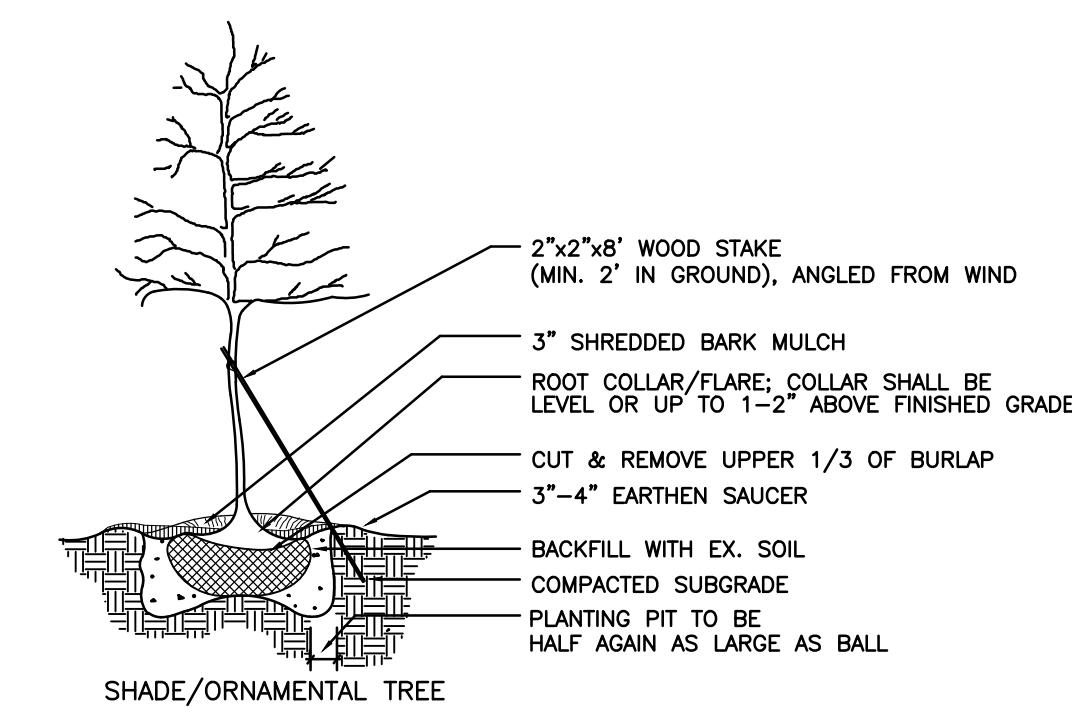
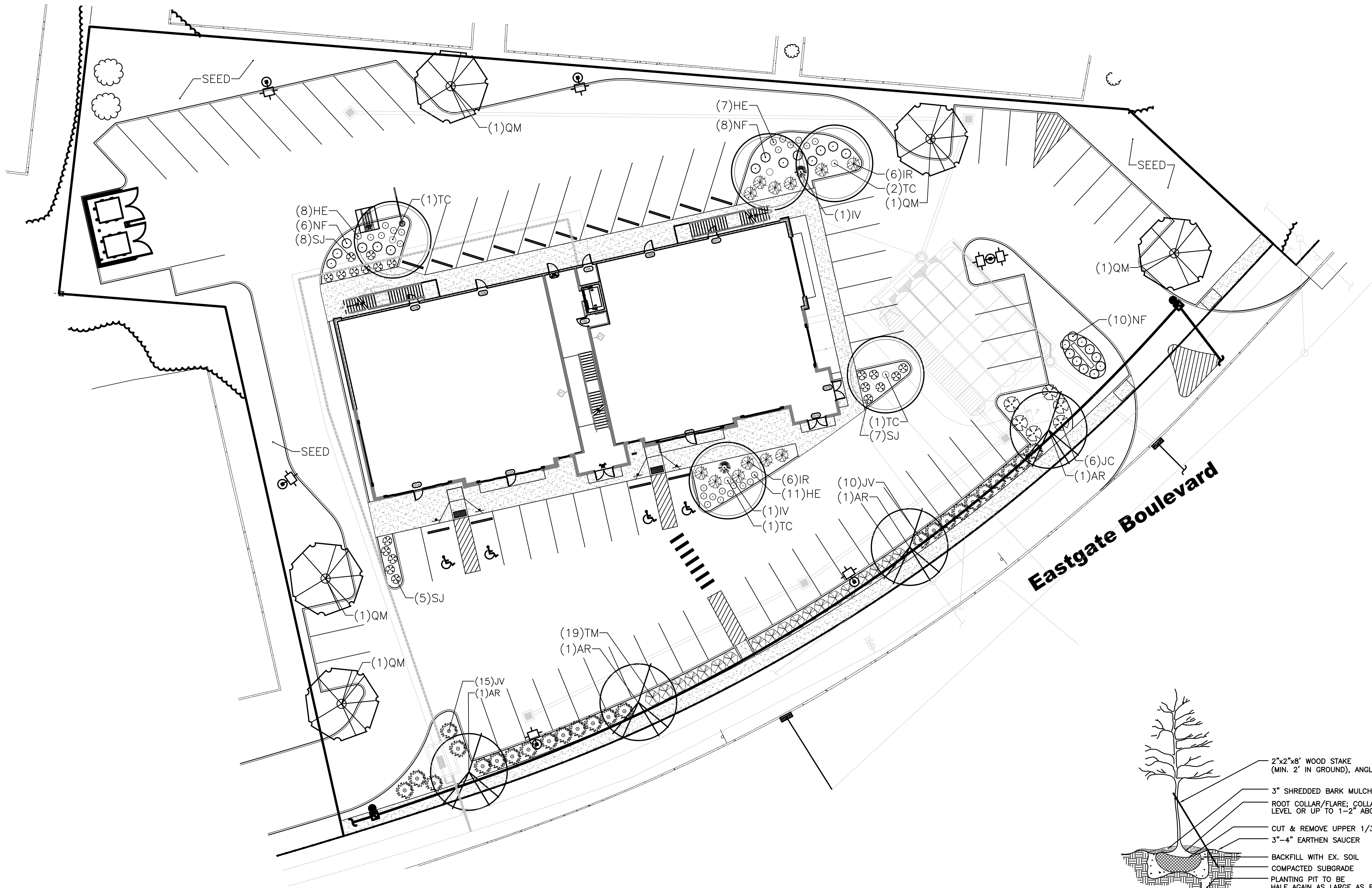
IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

THIS DOCUMENT IS THE PRODUCT 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.agi		FIXTURE LAYOUT IS BASED ON A 0.90LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.	
MINIMUM: MAXIMUM: AVERAGE:	AVE./MIN: 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.

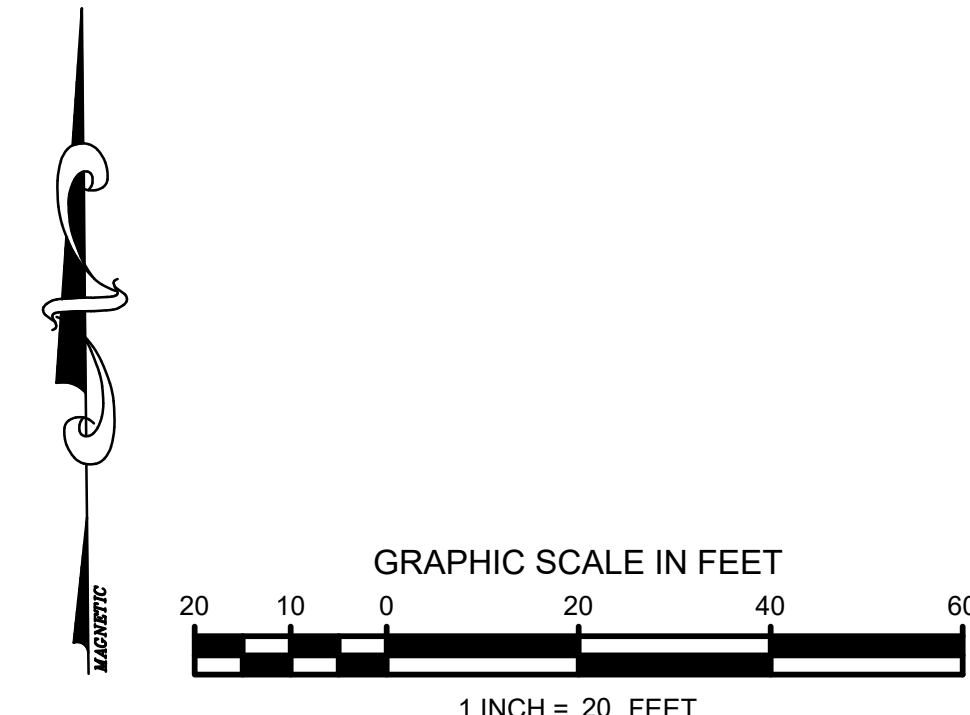
King Lighting, Inc.
700 West Pete Ross Way - Suite 215
Cincinnati, OH 45203
(859) 261-5511 Fax (859) 261-2228
www.king-lighting.com

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



LANDSCAPE REQUIREMENTS			REQUIRED	PROPOSED
OVERALL LANDSCAPING			LANDSCAPING OVER 10% OF THE LOT AREA. (LOT = 62,060 SF, 6,260 SF OF LANDSCAPING REQUIRED)	12,800 SF PROVIDED
PARKING LOT LANDSCAPING			INTERNAL PLANTING ISLANDS EQUAL TO 5% OF THE ENTIRE PARKING LOT AREA SHALL BE PLACED WITHIN PARKING LOTS. AT LEAST ONE SHADE-TYPE TREE A MINIMUM OF 8' TALL AT INSTALLATION SHALL BE INCLUDED FOR EACH 200 SQ.FT. OF INTERNAL PLANTING AREA. (PARKING AREA = 34,200 SF, 1,710 SF OF ISLANDS REQUIRED)	2,500 SF OF PLANTING ISLANDS PROVIDED
PUBLIC RIGHT-OF-WAY LANDSCAPING			A CONTINUOUS ROW OF 3' TALL (AT PLANTING) SHRUBS ALONG ANY PUBLIC RIGHT-OF-WAY OR PRIVATE STREET EASEMENT	3' ROW OF SHRUBS PROPOSED

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY TREES						
AR	4	Acer rubrum 'October Glory'	October Glory Maple	8' ht.	B&B	Straight Central Leader
TC	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	8' ht.	B&B	Straight Central Leader
QM	5	Quercus muehlenbergii	Chinkapin Oak	8' ht.	B&B	Straight Central Leader
SHRUBS						
IV	2	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry Holly		#3 CONT.	
IR	12	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry Holly		#3 CONT.	
JC	6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" ht.	B&B	
JV	25	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	36" ht.	B&B	
SJ	20	Spirea japonica 'Magic Carpet'	Magic Carpet Jap. Spirea		#3 CONT.	
TM	19	Taxus x media 'Densiformis'	Densiformis Yew	36" ht.	B&B	
PERENNIALS						
HE	26	Hemerocallis 'Pardon Me'	Pardon Me Daylily		#1 CONT.	
NF	24	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint		#2 CONT.	



UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

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 ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL 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 PROMPTLY 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 CONSTITUTE 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.

PERMANENT SEEDING

- ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.
- TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.
- PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.

REVISION NUMBER	DATE	REMARKS

2K LA
2K Landscape Architecture
3234 Harvest Avenue
Columbus, Ohio 43213
614.228.8372
www.2KLandscapeArchitecture.com

LANDSCAPE PLAN
THE COVE
4375 FERGUSON DRIVE
UNION TWP., CLERMONT COUNTY, OHIO

OWNER:
PROJECT NO.:

DATE: DECEMBER 11, 2024
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 20'

SHEET:
L-1

**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

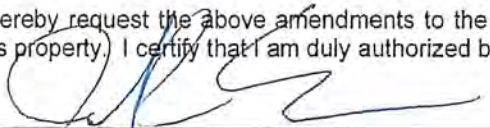
Mailing Address 4240 Airport Rd.
Cincinnati, Ohio 45226

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

Jonathan Evans
Print name

QUESTIONS? PLEASE CALL THE PLANNING & ZONING DEPARTMENT AT (513) 753-2300

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.