



TRUSTEE MEETING AGENDA 6/2/2021

6:30 PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the tapes as the Official Minutes of the May 19, 2021 Township Trustee Meeting
- Bills before the Board

Public Comments

Public Hearing

- St. Zachary's Haven PUD Stage 1 Rezoning
- Truckbase, LLC Site Plan Review

Human Resources

New Business

- Resolution 21-0602: Adopting International Fire Code into Hamilton Township Fire Code
- Resolution 21-0602A: Abatement for Junk & Debris at 736 Fosters-Maineville Road

Fiscal Officer's Report

Administrator's Report

Trustee Comments

Executive Session

Adjournment

The agenda is to give an idea of the various discussions before the Board. The time and order of Agenda items is subject to change in order to maintain efficiency and timeliness of the meetings. Citizens may address the Board under the Public Comment section of the agenda.

The following guidelines protect your rights as well as those of others:

1. *Speakers must state their name and full address for the record.*
2. *The Board Chair will recognize each speaker, and only one person may speak at a time.*
3. *Speakers will address any and all comments to the Board of Trustees and Fiscal Officer. The Board may request further information from staff at their discretion.*
4. *Anyone who willfully disrupts a Board meeting may be barred from speaking further, or may be removed from the meeting and detained by officers of the Hamilton Township Police Department. (ORC 505.09; ORC 2917.12)*

HAMILTON TOWNSHIP ADMINISTRATION

Darryl Cordrey – *Board Chair*

Joe Rozzi – *Trustee*

Mark Sousa – *Trustee*

Kurt Weber - *Fiscal Officer*

7780 South State Route 48
Maineville, Ohio 45039
Phone: (513) 683-8520

Township Administrator

Brent Centers
(513) 239-2372

Police Department

Scott Hughes – *Police Chief*
Phone: (513) 683-0538

Fire and Emergency Services

Brian Reese – *Fire Chief*
7684 South State Route 48
Maineville, Ohio 45039
Phone: (513) 683-1622

Public Works

Kenny Hickey – *Director*
Phone: (513) 683-5320

Assist. Fiscal Officer

Ellen Horman
Phone: (513) 239-2377

Human Resources

Kellie Krieger
Phone: (513) 239-2384

Economic Development and Zoning

Alex Kraemer
Phone: (513) 239-2376

Community Development Coordinator

Nicole Early
(513) 683-5360

Hamilton Township Trustee Meeting

May 19, 2021

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:30 p.m. Mr. Cordrey, Mr. Rozzi, and Mr. Sousa were present.

The *Pledge of Allegiance* was recited by all.

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the May 5, 2021 Trustee Meeting.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve the bills as presented to the Board.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

Presentations

Mr. Centers asked Mr. Yoder to join the Trustees in front of the dais where he was presented with a Proclamation honoring him for his exemplary work.

Mr. Yoder stated that he was with the Frost Brown Todd Law Firm and recently moved to Bricker and Eckler with 3 of his closest colleagues. For a lawyer to transition to a different firm is a really big deal and he dropped the bomb two weeks ago that he was moving and asked everyone to move with him and now he's won an award! He thanked everyone and expressed his appreciation.

Next, Chief Hughes formally introduced the four officers that we hired in 2020: Josh Clift, Dan Perry, Luke Ratliff and Alex Stephens. Following each of their introductions, a pinning ceremony took place along with the official, public swearing in.

Chief Hughes also recognized the promotion from officer to Sergeant for Rich Smith. Sgt. Smith has been with our department for 17 years and is instrumental in many activities and programs for our Police Department. His son pinned on his Sergeant's badge.

Next, Chief Reese invited Megan Haas forward. She joined our department, part time in 2017 as a Firefighter/EMT and was promoted to a Full Time Firefighter/Paramedic in 2020. Chief Reese officially swore her in.

Chief Reese spoke about Josh Myers and Justin Cormany's promotions next. Mr. Cormany was hired full time with Hamilton Township Fire in 2007. He took the Lieutenants process in 2019 and was promoted from Lieutenant to Captain in 2020. Mr. Myers joined our department part time in 2014 and was hired full time in 2019. He was promoted to Lieutenant in 2020. Both Officers have done an amazing job and their crew speaks highly of them. Chief Reese pinned their badges on them, and family members were invited to place their collar brass on them.

Lastly, Chief Reese asked Jason Jewett to step before the audience. Mr. Jewett has an extensive history in public safety. He came to us from Milford where he had been a shift Captain for 5 years. Before that he was Assistant Chief for 9 years with Wayne Township in Clermont County. Mr. Jewett wears many hats in the fire industry. This year he joined Hamilton Township as our Assistant Fire Chief and we are happy to have him. Chief Reese pinned the badge on Mr. Jewett and his wife came forward to pin his collar brass.

All individuals were applauded by the audience.

Mr. Cordrey called a brief recess.

Public Comments

Mr. Cordrey called the meeting back to order and opened the floor to public comments at 7:24 pm.

No comments were made, therefor Mr. Cordrey closed the floor to public comments at 7:24 pm.

New Business

-Resolution 21-0519: Intent to Award Resolution for Baxter Road project

This is a Resolution authorizing the award of contract to Fillmore Construction, LLC for the Baxter Road culvert #146-0.25 Replacement Project. The Township placed a 'request for bid' for the Baxter Road Culvert replacement project, which was advertised from April 18, 2021 - May 2, 2021. The Township received five bids and is recommending Fillmore Construction, LLC based on the competitive bidding process, price, reputation, and background check. The budget impact for this project is \$56,637.50.

Mr. Centers explained that we have a culvert project out on Baxter Rd. The replacement will occur in July. The process involves putting a request for bids out which we did. We budgeted

\$130,000 for the project and the lowest and best bid came in at \$56,637.50. It is a one way in, one way out street and it will be closed. We will contact the residents by going door-to-door and we will also be hosting a meeting with the County Engineer's office to learn exactly what is happening on their road. We have contacted the garbage company and the postal service. In the case of an emergency, we will fill the gap to make it accessible for the emergency vehicles. All mitigations are taken into consideration.

Mr. Cordrey asked how these residents will leave their homes?

Mr. Centers stated that they will not. This road will be shut down for the whole day, 2 separate periods of time. It will be open by the end of both of those days but for 2 different days/ a normal workday, the road will be closed.

Mr. Rozzi asked if they will be two consecutive days?

Mr. Centers stated that they will not. The material will be placed, and it needs to set so then a few days later it will close again so they can do the final setting.

Mr. Hickey stated that we will make sure the road standards will be met.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0519.

Roll call as follows:	Mark Sousa	Yes
	Darryl Cordrey	Yes
	Joe Rozzi	Yes

Work Session

-Signs in 'Right of Way' text amendment.

Mr. Yoder mentioned that we have previously had a work session on this, and Ms. Carly Sherman is present to answer any questions as our "sign expert". Based on the feedback from the last meeting, they made some language change suggestions for the Board to review.

Mr. Centers stated that we believe the proposed language is what the Trustees were looking for, but we did not want to put it into a resolution without their review. If they are happy with the changes, then we will put it into a resolution for the next meeting.

Mr. Cordrey asked if we the offenses were 'per sign' or per day?

Ms. Sherman stated that we are trying to enforce the number of signs so she would view it as a per sign offense to try to minimize the number of signs placed in the public right of way.

Mr. Centers added that we cannot treat any signs different whether they are yard sale signs or commercial advertisement signs. To ensure that residents can still advertise for personal use, we could initiate a warning system.

Ms. Sherman stated that for any zoning violation the Board has the option to send a warning letter first if they wish. These fines are all flexible. The only thing that is not is that the max fine is \$500 per offense. Another option for a warning is that we could remove the signs and discard them which is something that people notice; with the zoning text amendment people will realize that the township reserves the right to do that with respect to signs. The next time you find a sign of theirs in a public right of way, they would then be fined based on this enforcement.

Mr. Sousa asked what the process is for our volume offenders?

Ms. Sherman stated that each offense is a misdemeanor offense so it would have to go through the criminal prosecution process. The prosecutor will be made aware that we are serious about these enforcement issues.

Mr. Sousa asked if Mr. Kraemer has any thoughts or concerns about this?

Mr. Kraemer stated that he does not. We will be very strict on this. For example, our Zoning Inspector removed several signs today alone, and within a few hours there were a large amount placed right back out in the right of way.

Mr. Yoder pointed out that since this is a zoning amendment, it will go through the zoning process and go before RPC first, then to our Zoning Commission for review and then before the Board of Trustees for a final vote. Due to this process, we are months away from enforcement.

Fiscal Report

Fiscal Officer Mr. Kurt Weber gave the report for April stating that Ms. Horman does a great job preparing these reports! We are 33% thru the year. Expenditures are at 32%; around \$4 million of our \$12.6 million budget. We did receive our 1st settlement draw which equaled approximately \$5.1 million or 55% of our expected amount. We have received approximately 51% of our budgeted revenue. Mr. Weber mentioned that our private audit is progressing, and it is close to being finished.

Administrator's Report

Mr. Centers mentioned that Hamilton Township was highlighted on the Willie Cunningham Show for the efforts put forth in the officer involved incident that occurred.

Next, Mr. Centers announced that last week was Police week and this week is a shared recognition week for EMS and Public Works.

Mr. Centers reminded everyone that the 22/3 viaduct will be closed June 7th for approximately 50 days which takes us to July 27th. More details will be released as they come available.

Mr. Weber commented on this topic as a representative of the Warren County Engineer's Office stating that they are doing a traffic detour for Old 3C. He cautioned residents to expect long delays and reminded everyone that the bike trail will also be closed during the bridge work.

Mr. Centers next mentioned that after conversations with the County, Hamilton Township will now be one of the first to receive road resurfacing instead of one of the last like prior years. The road work will be after school lets out but will begin early summer so we will push information out as we receive it.

Lastly, Mr. Centers recognized Mr. Hickey for completing his Public Sector Leadership class from Xavier University. He has been attending this class for the last few months and it is a huge accomplishment.

Trustee Comments

Mr. Sousa thanked the Mannocho family for the organization of collecting items for the Police Department. He also spoke about his recent experiences with shadowing each of our departments and mentioned the work that they truly face on a day-to-day basis.

Mr. Rozzi also touched on the passion that our employees have for their jobs and helping their community.

Mr. Cordrey commented on the meeting attendance and how great it was to have the turn out that we had tonight. He reminded everyone that Touch-a-Truck will be held on June 19th from 10am-2pm. Lastly, he congratulated the graduating classes of 2021.

Executive Session

Mr. Cordrey made a motion with a second from Mr. Rozzi to enter into Executive Session at 7:58 pm in reference to O.R.C. 121.22 (G) (1) to consider the appointment, employment, or compensation of a public employee or official.

Roll call as follows: Darryl Cordrey Yes
Joe Rozzi Yes
Mark Sousa Yes

Mr. Cordrey made a motion with a second from Mr. Rozzi to come out of Executive Session at 9:00 pm.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

New Business

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the salary adjustments as proposed.

Roll call as follows: Darryl Cordrey Yes
Joe Rozzi Yes
Mark Sousa Yes

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0519A: to enter contract with Ben Yoder and Bricker and Eckler for legal services.

Roll call as follows: Mark Sousa Yes
Joe Rozzi Yes
Darryl Cordrey Yes

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 9:01 pm.

Roll call as follows: Joe Rozzi Yes
Darryl Cordrey Yes
Mark Sousa Yes

The HAMILTON TOWNSHIP TRUSTEES PUBLIC HEARING

Stage 1 PUD Rezoning

St. Zachary's Haven

June 2, 2021 at 6:30 PM

- Owner:** Maureen & Robert Sharib, 3364 State Route 22 & 3, Morrow, OH 45152
- Applicant:** Donna Pike, 6761 Adena Circle, Maineville, OH 45039
- Spokesperson:** Donna Pike
- Location:** 3364 State Route 22 & 3, Morrow, OH 45152
- Size:** 12.13 acres
- Zoning:** M-2 Heavy Industrial Zone
- Request:** PUD Stage 1 Rezoning approval from M-2 Heavy Industrial with Residential Dwelling to R-3 PUD Multi-Family Residential to operate a recover facility.
- History:** This property has been zoned M-2 Heavy Industrial since the creation of the first *Hamilton Township Zoning Code* in 1972. It was likely zoned M-2 due to the surrounding gravel pit uses that are also M-2. The Future Land Use Map (FLUM) calls for this site to be B-2 General Business in the future, likely due to the surrounding M-2 zone and proximity with the Village of Morrow downtown and the B-2 General Business District across State Route 22 & 3 in front of the Villages of Hopewell Valley Subdivision.
- Project Summary:** The Owner and Applicant seek approval for rezoning from M-2 Heavy Industrial with a Residential Dwelling and Residential Use currently to R-3 Multi-Family PUD for a recovery facility.
- Project Description:** St. Zachary's Haven Mission House will be a faith-based healing farm and residence facility (with 6-12 months residency) and our guests will need to be sober 60 days prior to entry to the facility.

This is a facility to assist those struggling with addiction to transition: to work with their hands (farming, animal husbandry, carpentry, etc.); to build spiritual, emotional, and physical roots to help them grow; and learn how to transition into life.

This will not be a detox or treatment facility but a safe place of healing and restoration for our guests to transition into mainstream life.

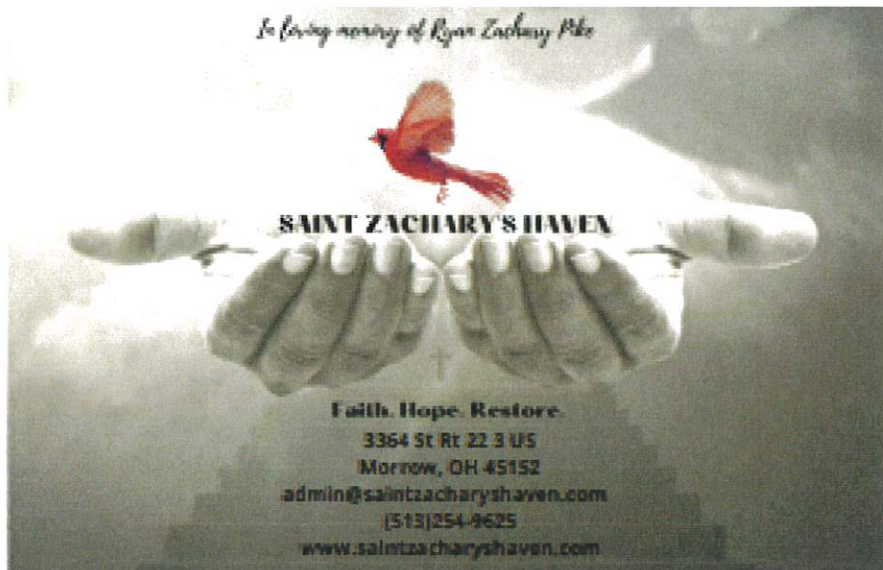
Zoning Commission Recommendation – APPROVAL of the rezoning request to amend the M-2 Heavy Industrial District to R-3 PUD, subject to the following conditions:

1. Compliance with the Warren County Regional Planning Commission conditions.
2. Compliance with all Warren County partner organization conditions.
3. Compliance with ODOT conditions.
4. Compliance with any Ohio EPA conditions.

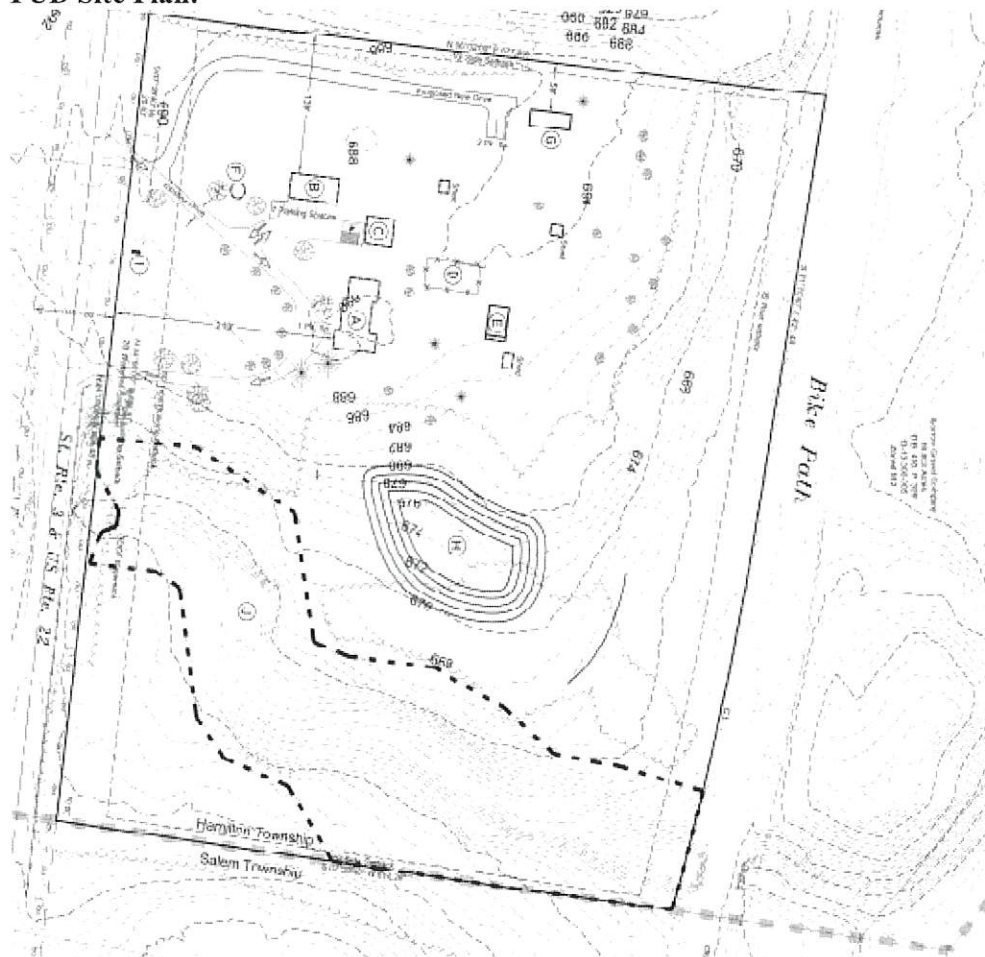
Site Aerial:



Logo and Business Card:

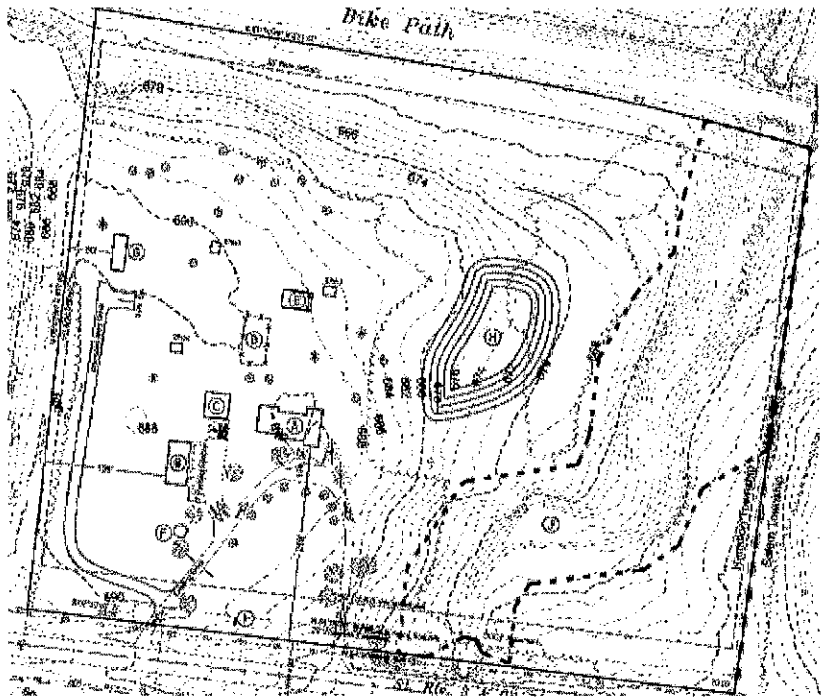


PUD Site Plan:



Saint Zachary's Haven

Site Plan
 Military Survey #520
 Hamilton Township
 Warren County, Ohio
 12,223 Acres
 April 2021

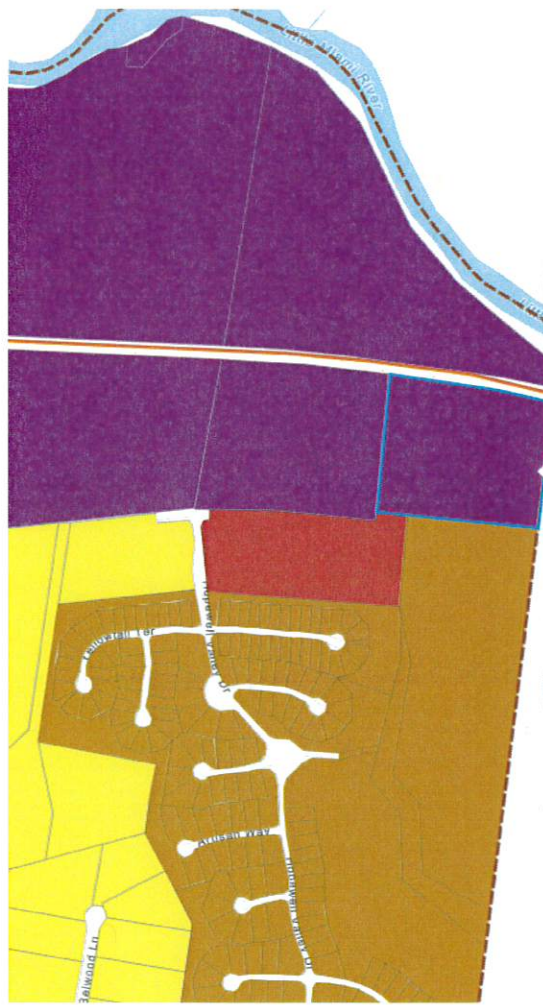


- ① Existing House - Proposed Six Bedrooms
- ② Existing 24' x 48' Garage
- ③ Existing 27' x 37' Office
- ④ Existing Swimming Pool
- ⑤ Existing Barn to be replaced with proposed 30' x 30' Pole Barn
- ⑥ Existing Gazebo
- ⑦ Proposed 20' x 40' Retreat House - 1 bedroom
- ⑧ Future Pond
- ⑨ Proposed Sign
- ⑩ Proposed Open Space

Current Zoning: M-2 Heavy Industrial

North: M-2 Heavy Industrial
 South: R-3 Multi-Family Residence
 East: Salem Township & Village of Morrow
 West: M-2 Heavy Industrial

Zoning Map:



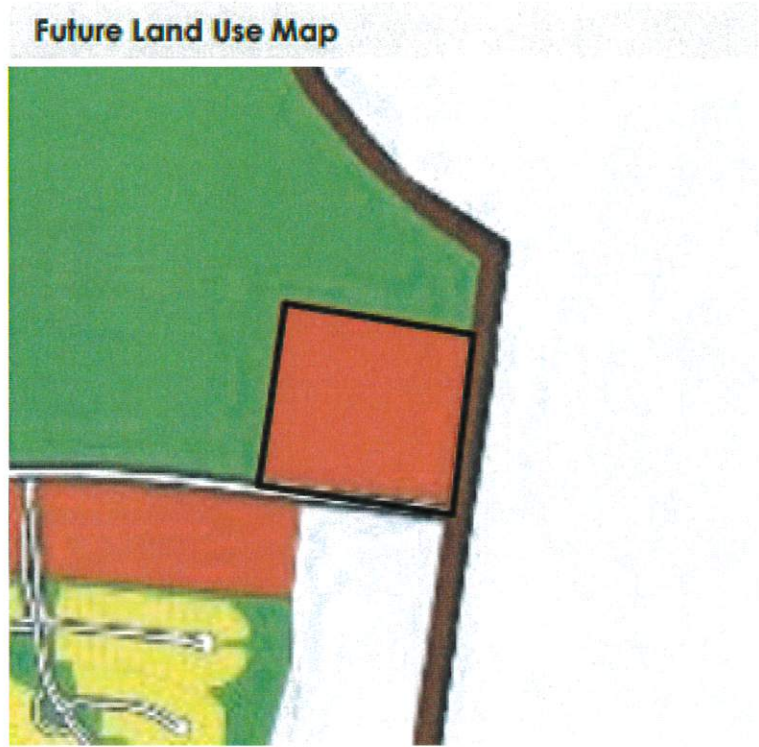
2020 Zoning (New)	
Parcel Number	13133000060
Zoning 2020	M-2
PUD (Yes/No)	NO
Owner Name	SHARIB MAUREEN & ROBERT
Address 1	3364 ROUTE 22 & 3
Address 2	MORROW 45152
School District	LITTLE MIAMI LSD
Prop. Description	
Subdivision	
Lot Number	
Book	3297
Page	345
Zoom to	

2020 Zoning (New)

- A-1 Agricultural
- B-1 Neighborhood Business Zone
- B-2 General Business Zone
- Multiple (Check)
- M-1 Light Industry Zone
- M-2 Heavy Industry Zone
- M-H Mobile Home Park Zone
- R-1 Single Family Residence Zone
- R-2 Two Family Residence Zone
- R-3 Multi-Family Residence Zone
- R-4 Urban Residence Zone
- T-C Trailer Camp Zone

Future Land Use Map (FLUM) Zoning:

The Hamilton Township Future Land Use Map designated this site as B-2, General Business Commercial. The proposed use of the land would be significantly less intense than what the Land Use Plan calls for.



PUD Sketch Plan Review Criteria:

F. Review Criteria for PUD Sketch Plan

The following criteria shall be used in recommendations and decisions regarding the PUD sketch plan:

- (1) The PUD sketch plan is consistent with the intent and purposes of the zoning code to promote public health, safety, morals, community stability and the general welfare of Hamilton Township.
- (2) The PUD sketch plan is consistent with the Hamilton Township Land Use Plan and Warren County Thoroughfare Plan.
- (3) The uses proposed will not be detrimental to the present surrounding uses or to the uses authorized under the zoning code for the surrounding real estate, and will be harmoniously related to the surrounding area.
- (4) The PUD sketch plan provides adequate safeguards to protect the general public, owners, and occupants of nearby real estate from nuisances, noise, air pollution, water pollution, soil pollution, visual blight or any other environmental contamination.
- (5) The uses proposed will not be detrimental to existing and potential future surrounding uses and will be harmoniously related to the surrounding area.
- (6) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the township, and the zoning commission and trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate better traffic flow between individual developments in conjunction with the Warren County Engineer's Office.
- (7) The minimum common open space areas have been designated in accordance with the provisions of this chapter. The PUD sketch plan shall provide for the preservation of as many trees as practicable.
- (8) The PUD sketch plan may vary from the requirements of the zoning code upon approval by the board of township trustees of the sketch plan.

RPC Recommendation – APPROVAL with the following conditions:

At its meeting on April 22, 2021 the Warren County Regional Planning Commission (RPC) Executive Committee voted, with a vote of 13 aye, 0 no, and 1 abstain, to recommend approval of the St. Zachary's Haven PUD Stage 1 rezoning, subject to the following conditions:

1. The development shall comply with The Hamilton Township Zoning Code and the PUD Standards provided in Exhibit A.
2. The existing on-site septic system shall be reviewed by the Warren County Health Department to ensure the proposed use can be supported. Any improvements deemed necessary shall be done to the satisfaction of the Warren County Health Department or Ohio EPA.
3. The applicant shall notify the Ohio Department of Transportation of the proposed change in use for the property and confirm the two access points are suitable for the operation.
4. The applicant shall submit all certifications and State Licenses needed to operate the facility at PUD Stage 3.
5. The internal vehicle circulation shall be reviewed and approved by the Warren County Engineer's Office.

Warren County Engineer's Office Conditions

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3, staff will contact Warren County Engineer's Office to confirm internal vehicle circulation.

Ohio Department of Transportation

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3, staff will contact ODOT to notify of the proposed change in use and two access points for the site.

Warren County Soil & Water Conservation District

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3, staff will contact Warren County Water & Sewer Department regarding this project.

Warren County Water & Sewer Department

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3, staff will contact Warren County Water & Sewer Department regarding this project.

Warren County Health Department and/or Ohio EPA

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3, staff will contact Warren County Health Department and the Ohio EPA to ensure septic system use on-site can be supported.

Staff Recommendation – APPROVAL of the rezoning request to amend the M-2 Heavy Industrial District to R-3 PUD, subject to the following conditions:

5. Compliance with the Warren County Regional Planning Commission conditions.
6. Compliance with all Warren County partner organization conditions.
7. Compliance with ODOT conditions.
8. Compliance with any Ohio EPA conditions.

Appendix A: St. Zachary's Haven PUD Standards and Policies

SECTION 1. APPLICABILITY:

Unless otherwise stated, development within St. Zachary Haven PUD shall be governed entirely by these provisions and the provisions of the Hamilton Township, Warren County, Ohio, Zoning Code which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Hamilton Township Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

SECTION 2. PERMITTED USES:

A. The following principal land uses are permitted by-right:

Dwelling, Single-Family	Recovery Housing
Bed and Breakfast	Adult Group Home or Large Residential Facility
Office	Caretaker Dwelling

B. The following accessory uses are permitted by-right:

Agriculture – Raising of Crops	Agriculture – Raising of Livestock
Accessory Structures associated with a permitted use	Accessory Dwelling Unit

C. Accessory Structures: Accessory structures shall conform to Hamilton Township Zoning Code, Section 4.9. Accessory Use and Structure Regulations.

D. Multiple Principal Uses are permitted on a single lot.

SECTION 3. PROHIBITED USES:

All uses not identified in Section 2 are prohibited.

SECTION 4. DEFINITIONS: Unless specified, the definition of all terms shall be the same as the definition set forth in the Hamilton Township Zoning Resolution in effect at the time of zoning permit application.

A. **Recovery Housing:** Housing for individuals recovering from alcoholism or drug addiction that provides an alcohol and drug-free living environment, peer support, assistance with obtaining alcohol and drug addiction services, and other alcoholism and drug addiction recovery assistance.

This use may be conducted in a group living arrangement (combines living quarters with centralized dining services, shared living spaces, and access to social and recreational activities) for people who have graduated from drug and alcohol programs. The use includes support services, such as but not limited to housing, food, habilitation¹, staff support, professional services, and any related support services necessary to ensure the health, safety, and welfare of the individual receiving the services.

SECTION. 5 DENSITY:

Section 5.5. Density:

The maximum number of Recovery Housing residential structures (structures for a dwelling) is limited to two structures and the maximum number of clients per structure is limited to 12 clients. The limit of two Recovery Housing residential structures excludes Dwelling, Single-Family; Caretaker Dwelling; and Accessory Dwelling Units.

SECTION 6. PARKING REQUIREMENTS:

A. Minimum Number of Parking Spaces:

1. Recovery Housing: One parking space per unit.
2. All other uses: Per Hamilton Township Zoning Resolution.

SECTION 7. SIGNAGE:

Signage shall be a 4' x 4' monument sign and shall not be internally illuminated.

Entrance & Exit signage shall be compliant with ODOT and Hamilton Township.

SECTION 8. HOURS OF OPERATION:

Business hours: 8:30 AM – 5:00 PM (Monday -Friday)

Staff on site: 24 hours

Visitation Hours: Sat and Sun 9AM- 3PM

¹ Habilitation refers to a process aimed at helping individuals with disabilities attain, keep, or improve skills and functioning for daily living.

Sewer Issue:

From Warren County Water & Sewer Department on May 19th, 2021:

“St. Zachary's Haven at 3364 SR 22/3 in Hamilton Twp. is requesting sewer service to parcel #13133000060. The property is located in the Hamilton Twp. Urban Service Boundary and would receive service by connection to the public sewer at Kibbey and Pike Street. This sewer was installed as part of the Morrow Roachester Sewer Service Area Improvement Project. The Water & Sewer Department is seeking an opinion on our response to the property owner.”

Applicant is working with Villages of Hopewell Valley Section E/Valley View on possible sewer connection as well:

“Good morning Donna,

The attachment is a pdf of the concept.

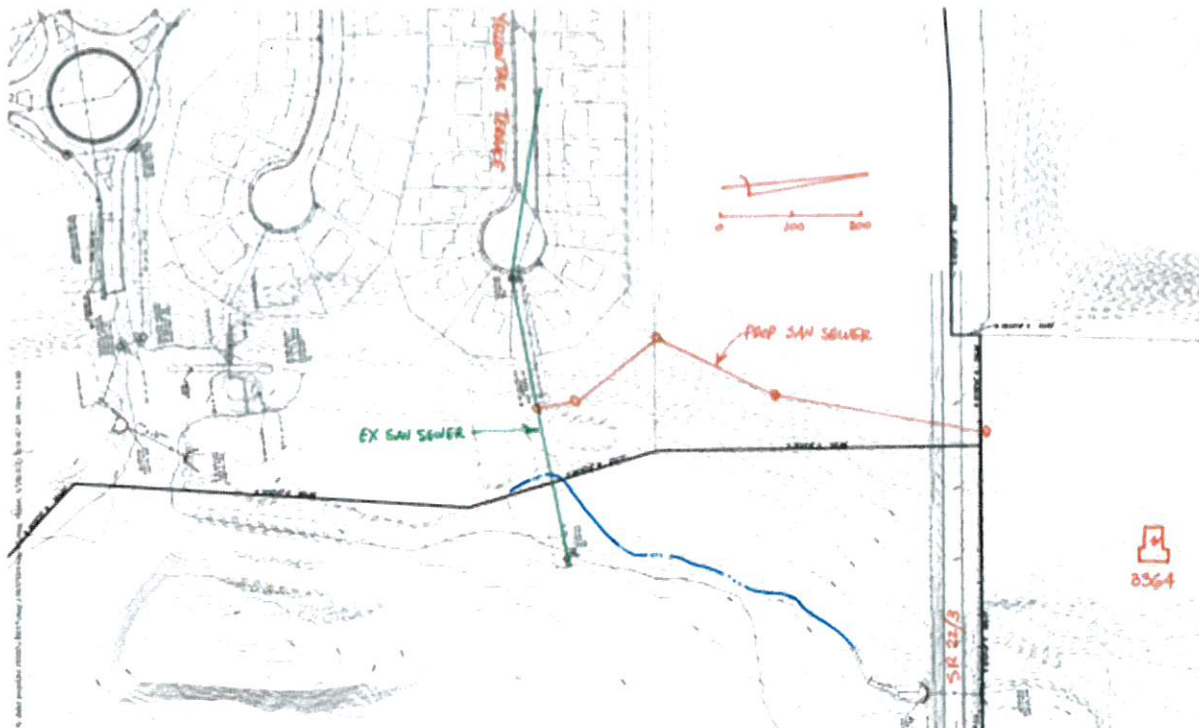
If this is satisfactory to you, you are welcome to share with Chris Brausch when requesting sewer availability.

You are welcome to contact me at 513-260-2362 if you have questions.

Thank you.

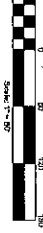
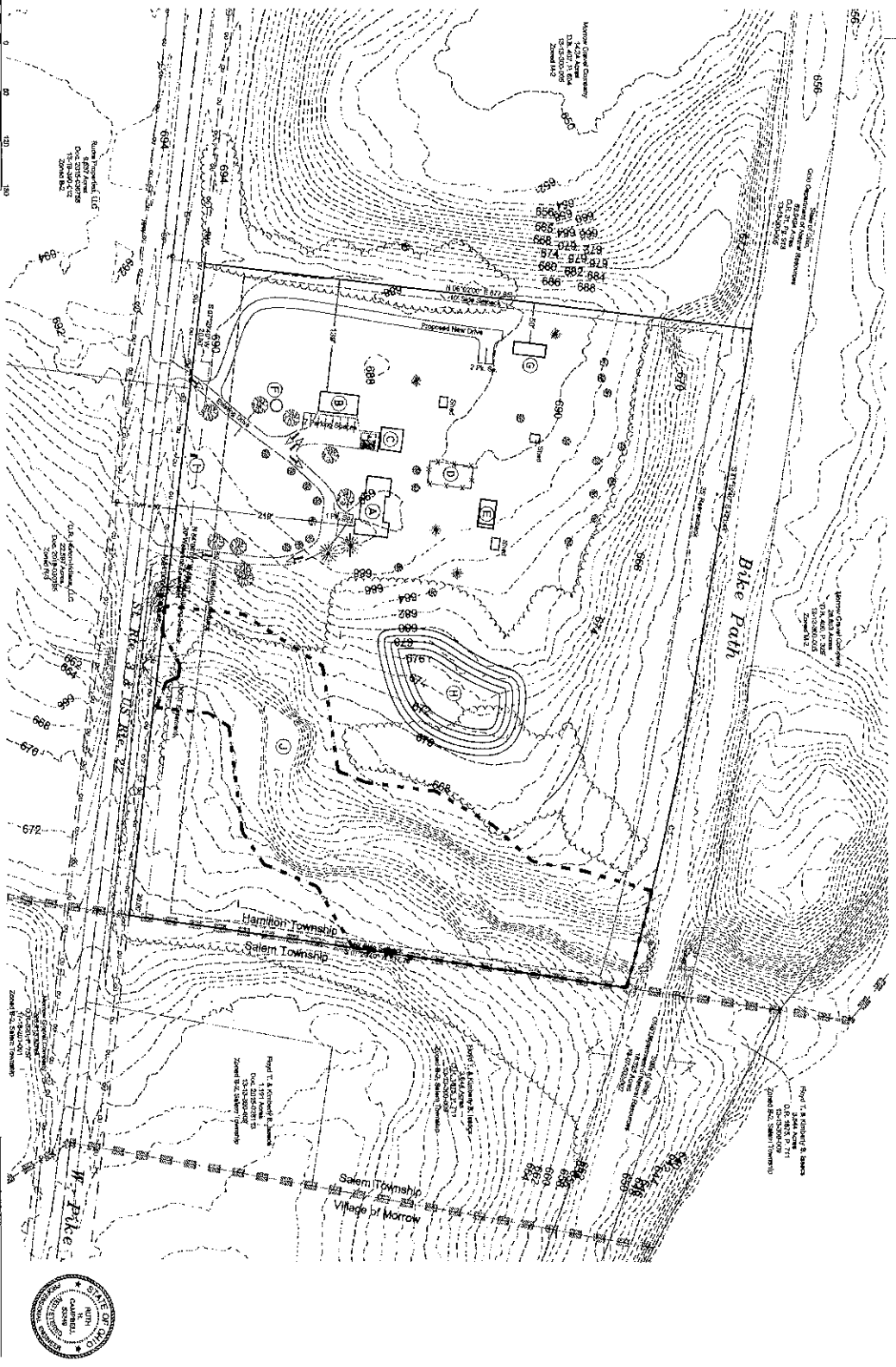
Best regards,

Rich (Arnold, MSP)”



Saint Zachary's Haven

Site Plan
 Military Survey #520
 Hamilton Township
 Warren County, Ohio
 12.223 Acres April 2021

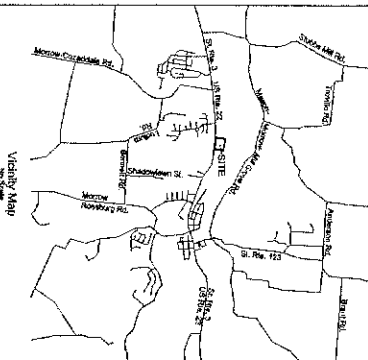


Site Plan

NUMBER	DATE	BY	REVISION
1	04/20/21	RHC	Initial Design
2	04/20/21	RHC	Final Design

Prepared by: RHC
 Checked by: RHC
 Date: 04/20/21
 Project: Saint Zachary's Haven

WYCO CONSULTING, INC.
 10 Stead Drive
 Franklin, Ohio 45005
 937-745-9826



- Legend**
- 1. Proposed Structure
 - 2. Existing Structure
 - 3. Proposed Parking
 - 4. Existing Parking
 - 5. Proposed Driveway
 - 6. Existing Driveway
 - 7. Proposed Utility
 - 8. Existing Utility
 - 9. Proposed Easement
 - 10. Existing Easement
 - 11. Proposed Right-of-Way
 - 12. Existing Right-of-Way
 - 13. Proposed Boundary
 - 14. Existing Boundary
 - 15. Proposed Contour
 - 16. Existing Contour
 - 17. Proposed Spot Elevation
 - 18. Existing Spot Elevation
 - 19. Proposed Spot Elevation
 - 20. Existing Spot Elevation

- Notes**
1. Structure:
 - A. Existing House - Proposed Site Expansion
 - B. Existing 20' x 40' Garage
 - C. Existing 20' x 20' Garage
 - D. Existing 20' x 20' Garage
 - E. Existing 20' x 20' Garage
 - F. Existing 20' x 20' Garage
 - G. Existing 20' x 20' Garage
 - H. Existing 20' x 20' Garage
 - I. Existing 20' x 20' Garage
 2. Parking:
 - A. Proposed 20' x 20' Parking
 - B. Proposed 20' x 20' Parking
 - C. Proposed 20' x 20' Parking
 - D. Proposed 20' x 20' Parking
 - E. Proposed 20' x 20' Parking
 - F. Proposed 20' x 20' Parking
 - G. Proposed 20' x 20' Parking
 - H. Proposed 20' x 20' Parking
 - I. Proposed 20' x 20' Parking
 3. Driveway:
 - A. Proposed Driveway
 - B. Proposed Driveway
 - C. Proposed Driveway
 - D. Proposed Driveway
 - E. Proposed Driveway
 - F. Proposed Driveway
 - G. Proposed Driveway
 - H. Proposed Driveway
 - I. Proposed Driveway
 4. Easement:
 - A. Proposed Easement
 - B. Proposed Easement
 - C. Proposed Easement
 - D. Proposed Easement
 - E. Proposed Easement
 - F. Proposed Easement
 - G. Proposed Easement
 - H. Proposed Easement
 - I. Proposed Easement
 5. Utility:
 - A. Proposed Utility
 - B. Proposed Utility
 - C. Proposed Utility
 - D. Proposed Utility
 - E. Proposed Utility
 - F. Proposed Utility
 - G. Proposed Utility
 - H. Proposed Utility
 - I. Proposed Utility
 6. Right-of-Way:
 - A. Proposed Right-of-Way
 - B. Proposed Right-of-Way
 - C. Proposed Right-of-Way
 - D. Proposed Right-of-Way
 - E. Proposed Right-of-Way
 - F. Proposed Right-of-Way
 - G. Proposed Right-of-Way
 - H. Proposed Right-of-Way
 - I. Proposed Right-of-Way
 7. Boundary:
 - A. Proposed Boundary
 - B. Proposed Boundary
 - C. Proposed Boundary
 - D. Proposed Boundary
 - E. Proposed Boundary
 - F. Proposed Boundary
 - G. Proposed Boundary
 - H. Proposed Boundary
 - I. Proposed Boundary
 8. Contour:
 - A. Proposed Contour
 - B. Proposed Contour
 - C. Proposed Contour
 - D. Proposed Contour
 - E. Proposed Contour
 - F. Proposed Contour
 - G. Proposed Contour
 - H. Proposed Contour
 - I. Proposed Contour
 9. Spot Elevation:
 - A. Proposed Spot Elevation
 - B. Proposed Spot Elevation
 - C. Proposed Spot Elevation
 - D. Proposed Spot Elevation
 - E. Proposed Spot Elevation
 - F. Proposed Spot Elevation
 - G. Proposed Spot Elevation
 - H. Proposed Spot Elevation
 - I. Proposed Spot Elevation

The HAMILTON TOWNSHIP TRUSTEES PUBLIC HEARING

Site Plan Review: Truckbase, LLC

537 Grandin Rd., Maineville, OH 45039

June 2, 2021 6:30PM

- Owner:** TO ME NA, LLC
- Applicant:** Alisher Jumaev, Owner of Truckbase, LLC
- Spokesperson:** Alisher Jumaev, Truckbase; Tom Shumaker &/or Christian Stone, Cincinnati Commercial Contracting (CCC)
- Location:** 50 Hildebrant Dr, Maineville, Ohio 45039
- Size:** 11.36 acres
- Zoning:** M-1 Light Industry District
- Request:** Site Plan Review to change uses from vacant industrial land to a trucking cleaning, storage and staging facility.
- History:** The property is zoned M-1 Light Industry District and was previously the parking lot for the old SUMCO silicon wafer manufacturing facility from approximately 1989 to 2007.
- Project Summary:** The Applicant seeks approval of a Site Plan Review for approximately 11 acres at the Little Miami Industrial Park for the headquarters of "Truckbase, LLC."

Project Description: The proposed development consists of a 720 square foot office building to house the headquarters of the expanding Truckbase, LLC business. There are future expansion plans for Truckbase at this site including an 1,800 SF expansion of the office building that will include a truck wash for washing trucks. Additionally, the applicant would like to utilize the existing remaining pole barn building in the rear of the lot (approximately 13,000 SF), however, the applicant will need to work with the Fire Inspector prior to any utilization of that space due to previous fires and lack of maintenance.

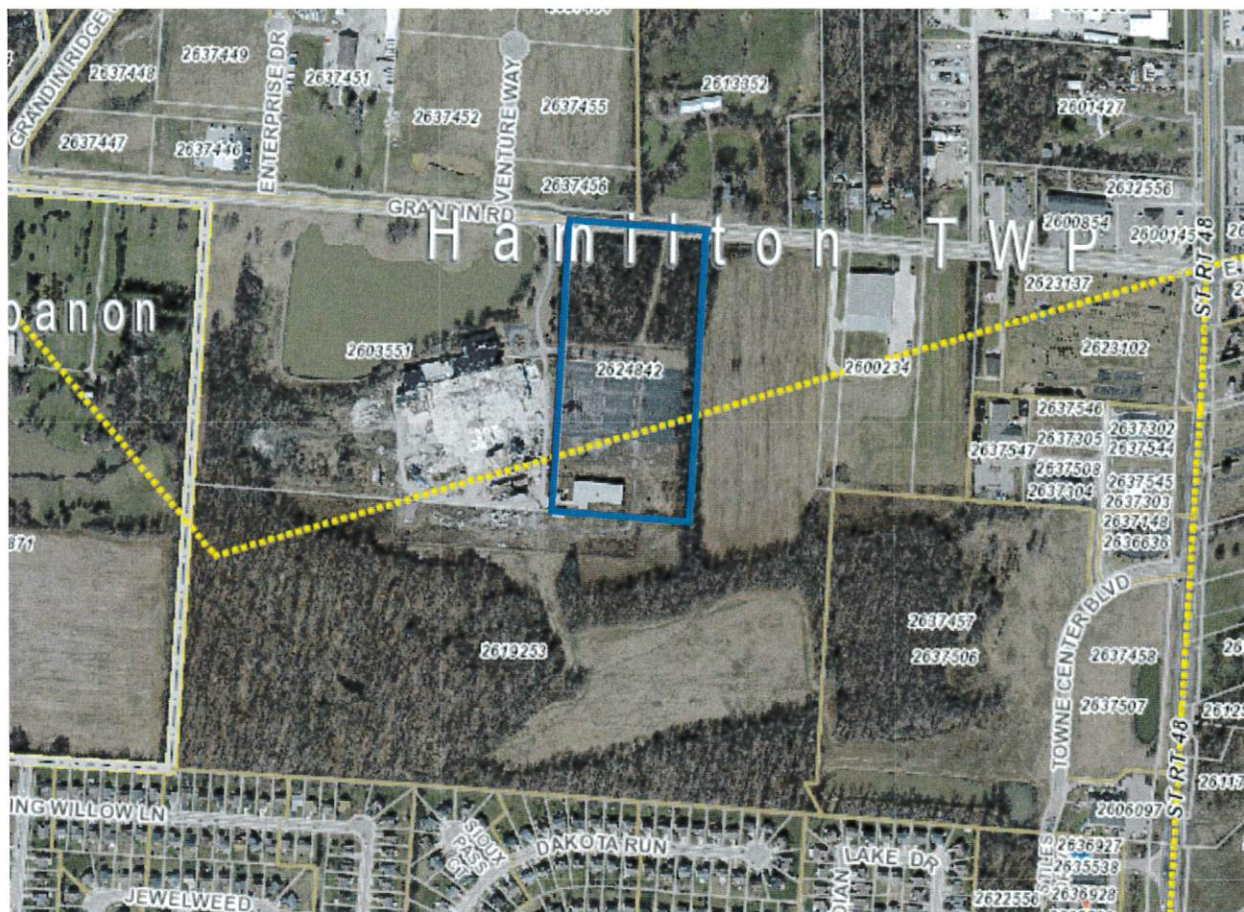
All truck access will continue through the current main entrance and exit on Grandin Road via an access easement agreement with the owner of Little Miami Industrial Park (LMIP). Staff has observed this access occurring on site.

Truckbase, LLC will continue to utilize the existing parking lot on site to store trucks.

Water and Sewer is available for the property, available at Grandin Road.

For future industrial park planning purposes, the proposed future public road will still be maintained to the East and South of this site. This road will bring utilities into the heart of the Little Miami Industrial Park.

Site Aerial:



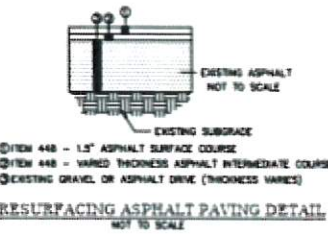
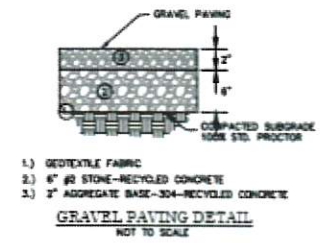
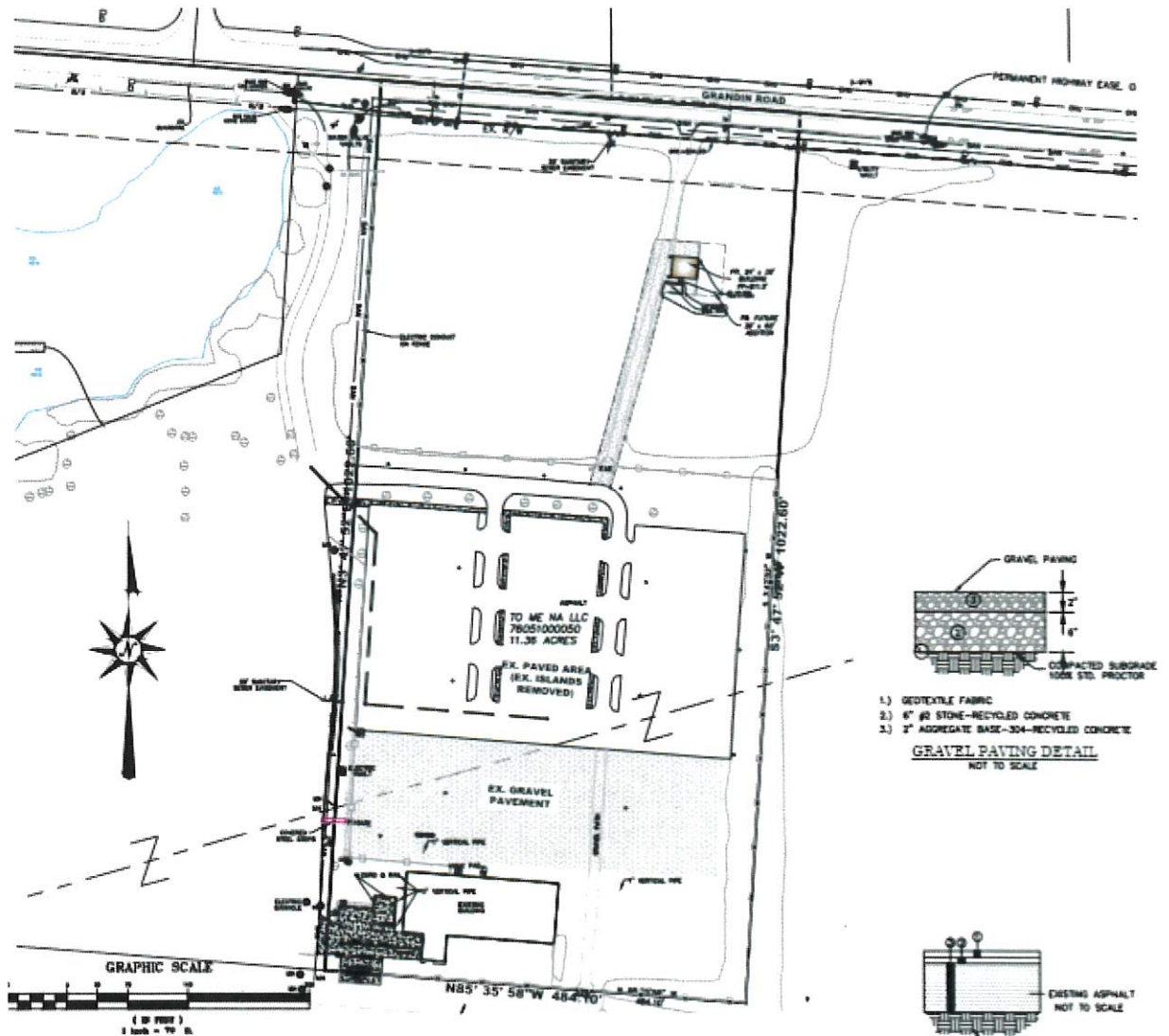
Site Plan Summary:

PLANS FOR THE CONSTRUCTION OF A NEW COMMERCIAL DEVELOPMENT KNOWN AS

TRUCKBASE

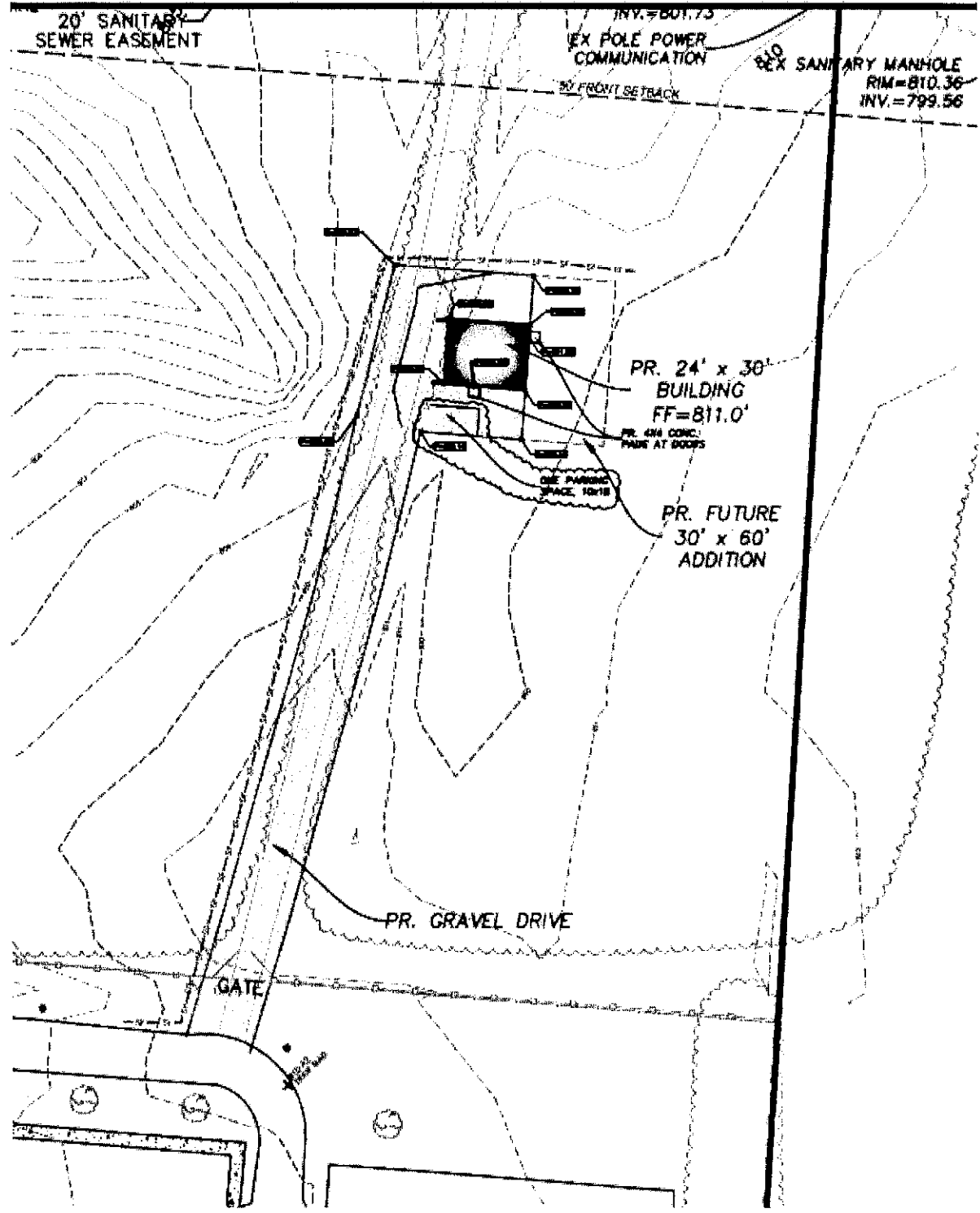
GRANDIN RD., WARREN COUNTY, OHIO
APRIL 2001

PROPOSED SITE

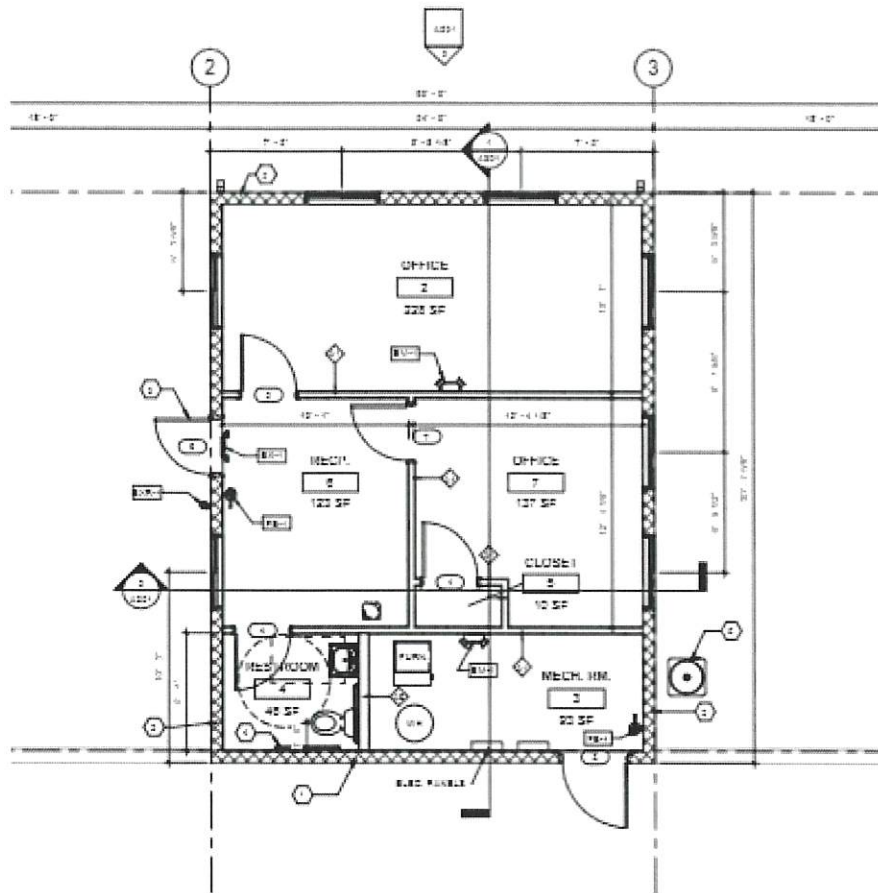


DEPARTMENT/UTILITY TABLE:

HAMILTON TOWNSHIP ZONING 7780 SOUTH STATE ROUTE 48 HAMILTON TOWNSHIP, OHIO 45039 ALEX WRAEMER TEL: 513-883-8020	DUKE ENERGY-ELEC NICE 513-808-0122	WARREN COUNTY WATER & SEWER 408 JUSTICE DRIVE LEBANON, OH 45036 TEL: 513-885-2945
WARREN COUNTY BUILDING & ZONING 408 JUSTICE DRIVE LEBANON, OH 45036 BUILDING INSPECTION ROOM 167 ZONING ROOM 170 BUILDING TEL: 513-885-1280 ZONING TEL: 513-885-1284	DUKE ENERGY-GAS HARRIS 513-287-1484	WARREN COUNTY ENGINEER - STORMWATER 210 W MAIN STREET LEBANON, OH 45036 TEL: 513-885-3309



Proposed Building: 720 SF Office Building, with Future 1,800 SF Addition for future truckwash



Zoning Requirements:

The Hamilton Township Zoning Code (HTZC Table 4-2: Permitted Use Table) allows Truck Terminal and Warehousing, Distribution or Storage Facility in the M-1 Light Industry District.

USE P = Permitted Use PS=Permitted Use with Use-Specific Standards C = Conditional Use	ZONING DISTRICTS										ADDITIONAL REQUIREMENTS
	R-1	R-2	R-3	R-4	M-H	T-C	B-1	B-2	M-1	M-2	
Truck Terminal									P	P	
Warehousing, Distribution or Storage Facility								P	P	P	

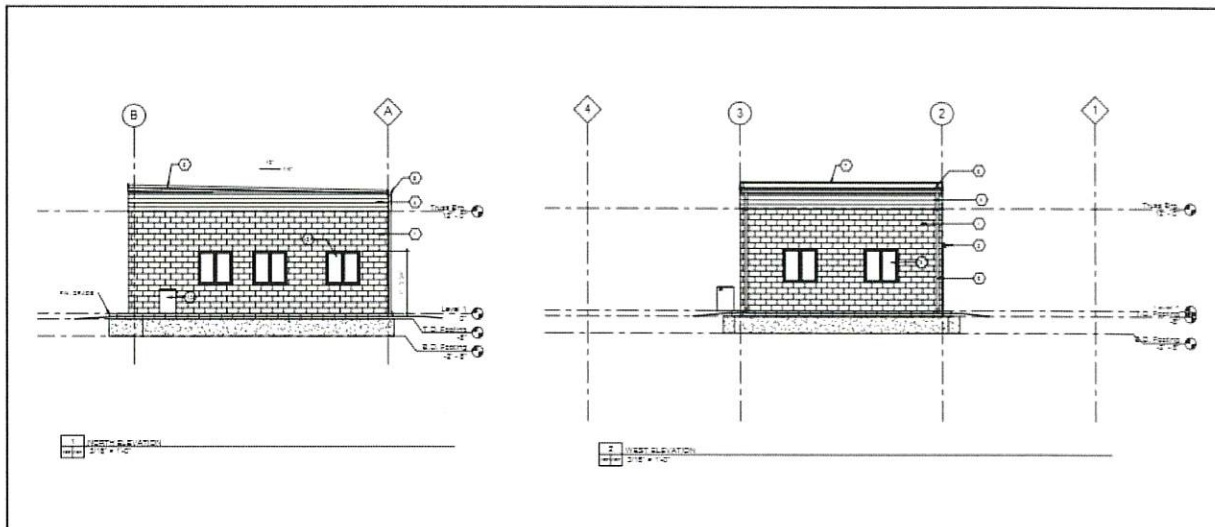
The *HTZC* does not contain any use-specific regulations for Truck Terminals or Warehousing, Distribution or Storage Facilities.

TABLE 6-2: SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONING DISTRICTS

DISTRICT	MINIMUM REQUIRED:			FRONT YARD (FEET)	MINIMUM SETBACKS:				MAXIMUM BUILDING HEIGHT (STORIES/ FEET)
	LOT AREA (SQUARE FEET)	LOT WIDTH AT BUILDING LINE (FEET)	WIDTH OF STREET FRONTAGE (FEET)		MINIMUM SIDE YARD SETBACK (FEET)		MINIMUM REAR YARD SETBACK (FEET)		
					ADJACENT TO A NONRESIDENTIAL DISTRICT	ADJACENT TO A RESIDENTIAL DISTRICT [1]	ADJACENT TO A NONRESIDENTIAL DISTRICT	ADJACENT TO A RESIDENTIAL DISTRICT [1]	
B-1 Neighborhood Business District	43,560	100	50	50	0	50/20	10	50/20	2½; 35
B-2 General Business District	43,560	100	50	50	0	50/20	0	50/20	None [2]
M-1 Light Industry District	43,560	100	50	50	0	50/20	0	50/20	None [2]
M-2 Heavy Industry District Uses Permitted In Other Districts	43,560	100	50	50	0	50/20	0	50/20	None [2]

Architecture:

The Hamilton Township zoning inspector shall review and make decisions on architectural features in accordance with the guidelines and standards set forth in *HTZC Section 6.4*. The proposed facade for both the retail building and apartment building is a combination of brick, stone and stucco. The Applicant has provided the following examples to demonstrate the proposed look and feel of the buildings:



Parking:

Chapter 7 of the *HTZC* outlines rules on parking, loading and circulation that shall be followed.

Table 7-1 sets the required number of parking spaces for Truck Terminal to refer to Section 7.4.2.D, which allows the Zoning Director discretion to apply the minimum parking standard to the most similar use. The Zoning Director has determined the most similar use is Warehousing, Distribution & Storage Facility Uses and the standard is 1 space per 2 employees.

The Applicant is proposing 2 total parking spaces for the 720 SF Office Building (including 1 handicapped accessible spaces).

USE P = Permitted Use PS=Permitted Use with Use-Specific Standards C = Conditional Use	ZONING DISTRICTS										ADDITIONAL REQUIREMENTS
	R-1	R-2	R-3	R-4	M-H	T-C	B-1	B-2	M-1	M-2	

Truck Terminal	See Section 7.4.2.D
Warehousing, Distribution or Storage Facility	1.0 space per 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used

D. Uses With Variable Parking Demand Characteristics and Unlisted Uses

For some listed uses, Table 7-1 refers to this subsection because the use has widely varying parking and loading demand characteristics, making it difficult to establish a single appropriate off-street parking or loading standard. On receiving an application proposing such a use, or proposing a use not expressly listed in Table 7-1, the zoning inspector is authorized to:

- (1) Apply the minimum off-street parking space requirement specified in Table 7-1 for the listed use that is deemed most similar to the proposed use; or
- (2) Establish the minimum off-street parking space requirement by reference to standard parking resources published by the National Parking Association or the American Planning Association; or
- (3) Establish the minimum off-street parking space requirement based on a parking demand study prepared by the applicant that estimates parking demand based on the recommendations of the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data, and that includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

Landscaping: Landscaping for any development shall comply with HTZC *Chapter 8: Landscaping Regulations*.

TABLE 8-3: MINIMUM INTERIOR SITE LANDSCAPING REQUIREMENTS

PROPOSED USE	MINIMUM LANDSCAPING REQUIREMENT
All uses in residential districts, excluding lots used for single family and two family dwellings	One tree per 500 square feet, or fraction thereof, of building ground floor area for all structures; each tree shall have a minimum of 2" caliper.
All uses in business districts	One tree per 500 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.
All uses in industrial districts	Three trees per 1,000 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.
NOTES: Trees planted to satisfy perimeter, vehicular use area perimeter, and interior vehicular use area landscaping requirements may be counted towards the requirements of this section.	

TABLE 8-4: TYPE AND WIDTH OF PERIMETER BUFFER REQUIRED

PROPOSED USE	ADJACENT TO (AVERAGE WIDTH – BUFFER TYPE)[1]			
	RESIDENTIAL DISTRICT	BUSINESS DISTRICT	INDUSTRIAL DISTRICT	FREEWAY, ARTERIAL OR COLLECTOR STREET RIGHT-OF-WAY [2]
Single Family Residence [3]	None	None	None	None
Recorded Residential Subdivision	None	10 feet – Buffer "A"	20 feet – Buffer "C"	50 feet – Buffer "D"
Mobile Home Park	10 feet – Buffer "A"	None	None	10 feet – Buffer "E"
Institutional Use	10 feet – Buffer "B"	None	None	10 feet – Buffer "E"
Business District	10 feet – Buffer "B"	None	15 feet – Buffer "B"	10 feet – Buffer "E"
Industrial District	20 feet – Buffer "C"	15 feet – Buffer "B"	None	10 feet – Buffer "E"
Railroad	20 feet – Buffer "E"	20 feet – Buffer "E"	20 feet – Buffer "E"	None
Utility Substation, Junk Yard, Landfill, Sewage Plant, or Similar Use	50 feet – Buffer "D"	50 feet – Buffer "D"	50 feet – Buffer "D"	50 feet – Buffer "D"
NOTES: [1] The first number listed is the minimum average width of the buffer area, with no width being less than 3 feet. The second is the type of buffer required. Materials required for each buffer type are established in Table 8-5 . [2] In business and industrial districts, the right-of-way buffer requirement shall only apply when adjacent to freeway or arterial street rights-of-way that prohibit driveways. [3] This use is individual single family residences that are not part of a subdivision.				

8.5.3. Vehicular Use Area Perimeter Buffer Requirements

A. Applicability

The provisions of this section shall apply to vehicular use areas containing five or more parking spaces.

B. Perimeter Buffer Requirements

- (1) Landscape planting shall be provided along the perimeter of vehicular use areas as established in [Table 8-5: Minimum Requirements for Buffer Types](#).
- (2) These requirements may be counted towards the property perimeter requirements as set forth in [Table 8-4: Type and Width of Perimeter Buffer Required](#), where perimeter buffer areas are also applicable.

TABLE 8-7: VEHICULAR USE AREA PERIMETER LANDSCAPING REQUIREMENTS

VEHICULAR USE AREA LOCATION [1]	AVERAGE BUFFER WIDTH [2]	MINIMUM PLANT MATERIALS [3]
A vehicular use area adjacent to any property in any district.	10' adjacent to portion of vehicular use area that faces adjacent property; 4' minimum distance to all trees from the edge of the paving where vehicles overhang.	1 tree per 40' of linear boundary, or fraction thereof. Trees shall be from Group A, B, or C; and a continuous planting, hedge, fence, wall or earth mound with an average height of 3'.
A vehicular use area in any district is adjacent to any public right-of-way or private street. [2]	10' adjacent to portion of vehicular use area that faces public right-of-way or private street; 4' minimum distance to all trees from the edge of the paving where vehicles overhang.	1 tree per 40' of frontage, or fraction thereof; trees shall be from Group A or B. And a continuous planting, hedge, fence, wall or earth mound with an average height of 3'.
Any vehicular use area in an automotive sales or rental use, or truck, trailer, or farm implement sales or service use.	10' adjacent to portion of vehicular use area that faces public right-of-way or private street; 4' minimum distance to all trees from the edge of the paving where vehicles overhang.	1 tree per 30' of frontage, or fraction thereof; trees shall be from Group A or B and shall be a minimum 3" caliper along the entire street frontage. And a continuous planting, hedge, fence, wall or earth mound with an average height of 3' along at least 75% of the street frontage. The remaining street frontage, not to exceed 25%, shall include plantings a minimum of 1' high. [4]

- C. In addition to the requirements shown in [Table 8-7: Vehicular Use Area Perimeter Landscaping Requirements](#), parking lots shall have a perimeter buffer zone with a minimum width of 6.5 feet containing evergreen plant material that will achieve an effective, dense screen of a height of at least three feet at the time of installation. Perimeter buffer zone shall also contain deciduous trees.

8.5.4. Interior Vehicular Use Area Landscape Requirements

A. Applicability

Vehicular use areas on a parcel of two acres or more in any business or industrial district, and for a nonresidential use or multi-family dwelling use in residential district, shall provide interior landscaping as required by this section. No interior landscaping shall be required within a service or storage area.

B. Landscape Requirements

- (1) For each 100 square feet or fraction thereof of vehicular use area, at least five square feet of landscaping area shall be provided.
 - (2) The required amount of landscaping area shall be provided in peninsular or island type areas within the vehicular use area.
 - (3) Peninsular or island type areas shall contain well drained un-compacted soils.
 - (4) The minimum permitted landscape area shall be 64 square feet.
 - (5) A minimum of four feet shall be provided from the edge of pavement where vehicles overhang to all trees.
-
- (6) **Maximum Contiguous Area**
In order to encourage the required landscape areas to be properly dispersed:
 - (a) No individual landscape area shall be larger than 350 square feet in size in parking areas less than 30,000 square feet; and
 - (b) No individual area shall be larger than 1,500 square feet in parking areas over 30,000 square feet.
 - (c) In both cases, a minimum of four feet shall be provided from the edge of pavement where vehicles overhang to all trees.
 - (d) Individual landscape areas larger than the sizes specified above are permitted as long as such area is in excess of the required minimum total interior vehicular landscape area required by [Section 8.5.4.B\(1\)](#).
 - (7) **Minimum Tree Planting Requirement**
 - (a) One large tree from Group A or B shall be planted for each 5,000 square feet, or fraction thereof, of vehicular use area. These trees shall be located within the required interior landscape areas.
 - (i) Two small trees may be substituted for one large tree.
 - (ii) One and one-half medium trees may be substituted for one large tree.
 - (b) The area not covered by the canopy of the tree, but within an interior landscape area, shall be covered by shrubs, grass, ground cover, landscape gravel, or mulch.

Lighting: A lighting plan shall be submitted that meets the *Hamilton Township Zoning Code*.

Signage: All signage would be reviewed by staff and approved via a Zoning Certificate.

Partner Organization Comments:

Warren County Soil & Water Conservation District Comments:

- Still in staff review due to recent staff resignation and training for that position.
- Applicant will be required to obtain an Earth Disturbing Permit from Soil & Water Conservation District prior to starting any construction on site. The Director anticipates review will be completed within a week from now.

Warren County Water & Sewer Department Comments:

- Staff is not aware of any comments at this time.

Warren County Engineer's Office:

- Warren County Engineer's Office will require an Access Permit application.

Warren County Regional Planning Commission:

- WCRPC raised a question about this site being listed as a "PUD" on the Township zoning map; Staff has tried to find where this site was designated as a PUD and cannot locate any documentation. Therefore, staff is considering this an error and moving forward with Site Plan Review for an industrial use in an industrial park.

Staff Recommendation:

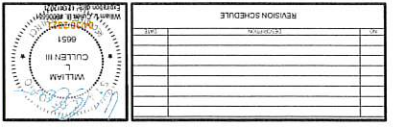
Staff recommends the approval of the Site Plan for Truckbase, LLC at the Little Miami Industrial Park (LMIP) with the following conditions:

- 1) The applicant work with the Hamilton Township Fire Department on future plans for a new fire hydrant (in Phase 2 of Truckbase's expansion plans) to be built within 250 feet of the proposed office building and truck wash addition.**
- 2) A Lighting Plan be submitted that meets the requirements of *HTZC Ch. 6.3.3*.**
- 3) Meet the requirements of all Warren County partner organizations**

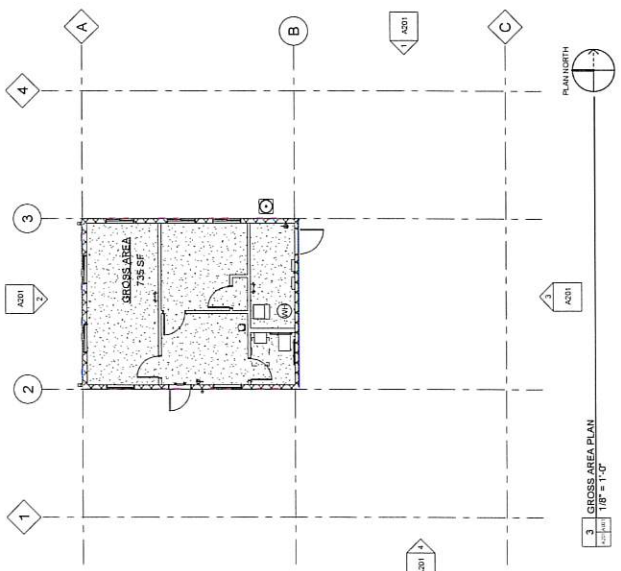
ABBREVIATION LEGEND

ACRUSH	ACROUSTICAL	INSEL	INSULATION
ADD	ADDITIVES/FLOOR	JAV	JACOBY
AUT	AUTOMATIC	LAM	LAMINATE
AUT	AUTOMATIC	LOCAL	LOCAL BUILDING CODES
ALUM	ALUMINUM	L.L.	LANGLORD
AMP	AMPERE	LVL	LAMINATED VENEER LUMBER
APPROX	APPROXIMATE	MD	MASONRY OPENING
BLK	BLOCK	MAX	MAXIMUM
BOT	BOTTOM	MCH	MECHANICAL
BRG	BRASS	MFG	MANUFACTURER(S) (S)
BTC	BRITISH THERMAL UNITS	MNS	MEMBRANE
C	CLEAR	OP	OPENING
C.C.	CASER OPENING	MTL	METAL
C.T.	CERAMIC TILE	N.E.C.	NATIONAL ELECTRICAL CODE
CLG	CEILING	N.I.C.	NOT IN CONTRACT
CLO	CLOSET	N.I.R.	NOT INCLUDED IN REMODEL
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONT	CONTINUOUS	O.C.	ON CENTER
DET	DETAIL (S)	OPNS	OPENING
DM	DIMENSION (S)	O.D.	OUTSIDE DIAMETER
DN	DOWN	P.V.C.	POLYVINYL CHLORIDE
ELEV	ELEVATION	PL	PLASTER
EQU	EQUAL	R	RISER RADIUS
EXH	EXHAUST	REDD	REQUIRED
EXT	EXTERIOR	S.S.	STAINLESS STEEL
EXHST	EXHAUSTING	SCHED	SCHEDULE
EXPAN	EXPANSION	SHT	SHEET
FD	FLOOR DRAIN	SM	SMALL
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATIONS
FIN	FINISH	SUP	SUPPLY
F.V.	FIBERGLASS	SUP	SUPPLEMENTED
GA	GAGE	TEN	TENANT
GALV	GALVANIZED	TOIL	TOILET
GYP	GYP(SUM)	TYP	TYPICAL
GWB	GYP(SUM) WALL BOARD	U.N.O	UNLESS NOTED OTHERWISE
HDW	HARDWARE	V.C.T	VINYL COMPOSITION TILE
HW	HOT WATER	W	WITH
HW	HEADIT	WC	WATER CLOSET
ID	INSIDE DIAMETER	WH	WATER HEATER

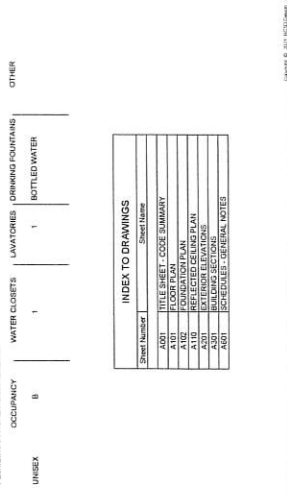
PROPOSED OFFICES FOR:
TRUCKBASE, INC.
TRUCKWASH AND OFFICE FACILITY
 GRANDIN ROAD
 HAMILTON TWP, OHIO 45039
 WARREN COUNTY, OHIO 45039



BUILDING CODE SUMMARY:
 TRUCKBASE, INC. GRANDIN ROAD HAMILTON TWP, OHIO 45039
 NAME OF PROJECT: TRUCKBASE, INC. GRANDIN ROAD HAMILTON TWP, OHIO 45039
 PROPOSED USE: 91 BUSINESS - OFFICES. FUTURE TRUCK WASH IS OUTLINED ON PLANS. TO BE LIMITED TO 3000 SQ FT.
 APPLICABLE CODES:
 2017 OHIO BUILDING CODE
 2017 OHIO MECHANICAL CODE
 2017 OHIO ELECTRICAL CODE
 2017 NFPA 70, NATIONAL ELECTRICAL CODE
 2017 NFPA 70, NATIONAL FIRE ALARM AND SIGNALING CODE
 2016 NFPA 72, STANDARD INSTALLATION OF SPRINKLER SYSTEMS 1NF & 130
 2016 NFPA 72, NATIONAL FIRE ALARM CODE
MINIMUM OCCUPANCY: THIS BUILDING SECTION 103.03 FOR NON-SEPARATED OCCUPANCIES. PRE-SEPARATION IS NOT REQUIRED BETWEEN THE PRIMARY OCCUPANCIES (B & S-1) EXCEPT AS REQUIRED BY OTHER CODE PROVISIONS.
BUILDING OCCUPANCIES: B- BUSINESS; S-1 - STORAGE
USE GROUPS:
 ALLOWABLE AREA: 171, 800 SF
 TYPE OF CONSTRUCTION: 413 SF
 PRE-ENGINEERED METAL BUILDING WITH EXTERIOR LOAD BEARING WALLS
FIRE PROTECTION:
 ROOF CONSTRUCTION: 0 HR
 EXTERIOR BEARING WALLS: 0 HR
 INTERIOR BEARING WALLS: 0 HR
 INTERIOR NON-BEARING WALLS & PARTITIONS: 0 HR
 NO FIRE EXTINGUISHERS PROVIDED THROUGHOUT BUILDING. SEE PLANS.
EXIT REQUIREMENTS:
 EXIT PROVIDED: 1. PER OBC 1009.2.1
 EXIT WIDTH: 44"
DESIGNED SUBMITTALS:
 THE FOLLOWING SUBMITTALS ARE TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION OR INSTALLATION. THE GENERAL CONTRACTOR IS TO DETERMINE ALL REQUIREMENTS THROUGH THE FINAL APPROVAL AND ISSUANCE OF PERMIT.
NUMBER OF EXITS OR EXIT ACCESS DOORS REQUIRED:
EXIT ACCESS TRAVEL DISTANCE: 207 FOR B, S-1 OCCUPANCY PER OBC TABLE 1037.2 FOR NON-SPRINKLERED BUILDINGS. THE DISTANCE FROM ANYWHERE IN THE BUILDING TO AN EXIT DISCHARGE IS LESS THAN 50 FEET.
COMMON PATH OF TRAVEL:
CONFORM TO THE REQUIREMENTS:
 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT PER 2017 OBC TABLE 1004.1.2
 1. BUSINESS: 100 SQ FEET PER OCCUPANT
 100 GROSS + 413 SF / 100 = 5.13 OCC



BUILDING CODE SUMMARY:
 TRUCKBASE, INC. GRANDIN ROAD HAMILTON TWP, OHIO 45039
 NAME OF PROJECT: TRUCKBASE, INC. GRANDIN ROAD HAMILTON TWP, OHIO 45039
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 2017 OHIO ELECTRICAL CODE
 2017 NFPA 70, NATIONAL ELECTRICAL CODE
 2017 NFPA 70, NATIONAL FIRE ALARM AND SIGNALING CODE
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FIRE PROTECTION:
 ROOF CONSTRUCTION: 0 HR
 EXTERIOR BEARING WALLS: 0 HR
 INTERIOR BEARING WALLS: 0 HR
 INTERIOR NON-BEARING WALLS & PARTITIONS: 0 HR
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EXIT REQUIREMENTS:
 EXIT PROVIDED: 1. PER OBC 1009.2.1
 EXIT WIDTH: 44"
DESIGNED SUBMITTALS:
 THE FOLLOWING SUBMITTALS ARE TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION OR INSTALLATION. THE GENERAL CONTRACTOR IS TO DETERMINE ALL REQUIREMENTS THROUGH THE FINAL APPROVAL AND ISSUANCE OF PERMIT.
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EXIT ACCESS TRAVEL DISTANCE: 207 FOR B, S-1 OCCUPANCY PER OBC TABLE 1037.2 FOR NON-SPRINKLERED BUILDINGS. THE DISTANCE FROM ANYWHERE IN THE BUILDING TO AN EXIT DISCHARGE IS LESS THAN 50 FEET.
COMMON PATH OF TRAVEL:
CONFORM TO THE REQUIREMENTS:
 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT PER 2017 OBC TABLE 1004.1.2
 1. BUSINESS: 100 SQ FEET PER OCCUPANT
 100 GROSS + 413 SF / 100 = 5.13 OCC



INDEX TO DRAWINGS

Sheet Number	Sheet Name
A001	TITLE SHEET - CODE SUMMARY
A100	CONSTRUCTION PLAN
A105	MECHANICAL PLAN
A110	ELECTRICAL PLAN
A115	REFLECTED CEILING PLAN
A200	MECHANICAL SCHEDULES
A205	ELECTRICAL SCHEDULES
A210	BUILDING SECTIONS
A215	SCHEDULES - GENERAL NOTES

TITLE SHEET - CODE SUMMARY

Project Number: 20237
 Name: TRUCKBASE, INC.
 Date: 08/20/21
 Drawn By: [Name]
 Checked By: [Name]

A001

PROPOSED TRUCK WASH OFFICES FOR:
TRUCKBASE, INC.
 GRANDIN ROAD TRUCK WASH FACILITY
 GRANDIN ROAD
 HAMILTON TWP, OHIO 45039
 WARREN COUNTY, OHIO 45039

NO.	REVISION	KEYNOTE TEXT
1	REVISED	ADDITIONAL MEASUREMENTS
2	REVISED	ADDITIONAL MEASUREMENTS
3	REVISED	ADDITIONAL MEASUREMENTS
4	REVISED	ADDITIONAL MEASUREMENTS
5	REVISED	ADDITIONAL MEASUREMENTS

NO.	REVISION	KEYNOTE TEXT
1	REVISED	ADDITIONAL MEASUREMENTS
2	REVISED	ADDITIONAL MEASUREMENTS
3	REVISED	ADDITIONAL MEASUREMENTS
4	REVISED	ADDITIONAL MEASUREMENTS
5	REVISED	ADDITIONAL MEASUREMENTS

NO.	REVISION	KEYNOTE TEXT
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4	REVISED	ADDITIONAL MEASUREMENTS
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4	REVISED	ADDITIONAL MEASUREMENTS
5	REVISED	ADDITIONAL MEASUREMENTS

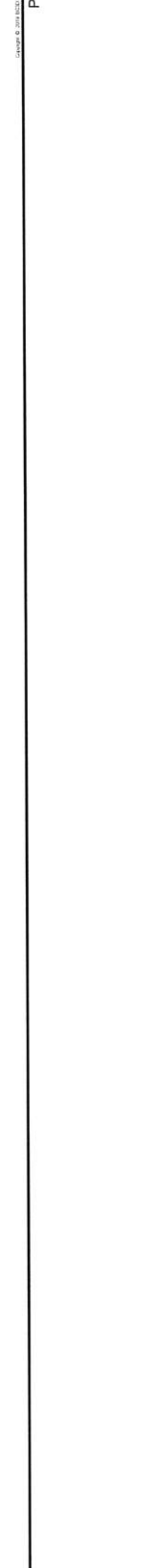
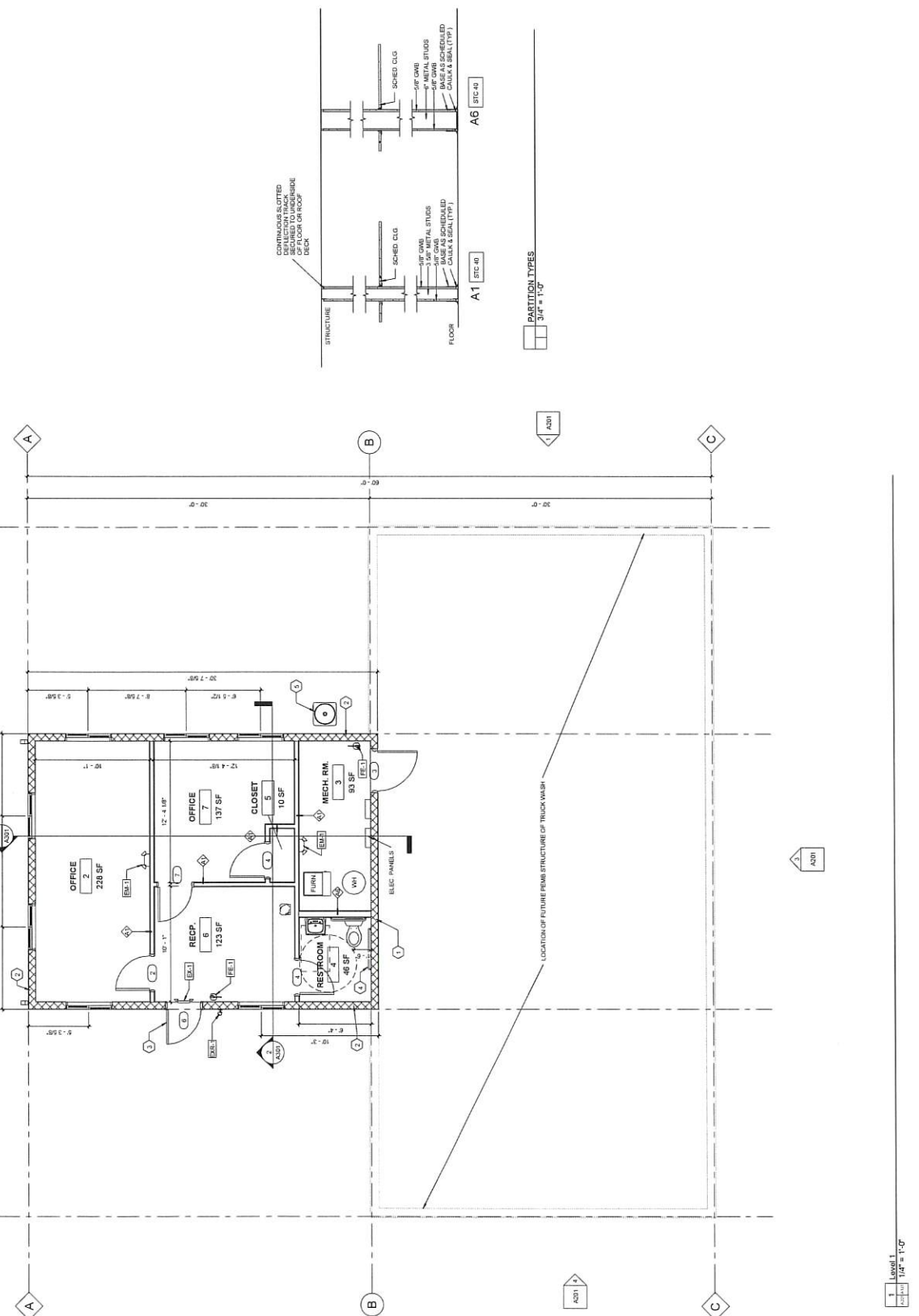
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2	REVISED	ADDITIONAL MEASUREMENTS
3	REVISED	ADDITIONAL MEASUREMENTS
4	REVISED	ADDITIONAL MEASUREMENTS
5	REVISED	ADDITIONAL MEASUREMENTS

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4	REVISED	ADDITIONAL MEASUREMENTS
5	REVISED	ADDITIONAL MEASUREMENTS



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2	REVISED	ADDITIONAL MEASUREMENTS
3	REVISED	ADDITIONAL MEASUREMENTS
4	REVISED	ADDITIONAL MEASUREMENTS
5	REVISED	ADDITIONAL MEASUREMENTS

PROPOSED TRUCK WASH OFFICES FOR:
TRUCKBASE, INC.
 GRANDIN ROAD TRUCK WASH FACILITY
 GRANDIN ROAD, OHIO 45039
 WARREN COUNTY

PROJECT NUMBER: 2027
 DATE: 02/20/19
 CHECKED BY: JAC
 SHEET: 1 OF 2
A101
 FLOOR PLAN



BLANKENHORN ARCHITECTS
2000 S STATE ROUTE 123
MARIETTA, OHIO 45750
PH: (614) 844-5446
FAX: (614) 844-5448
www.blckhgn.com



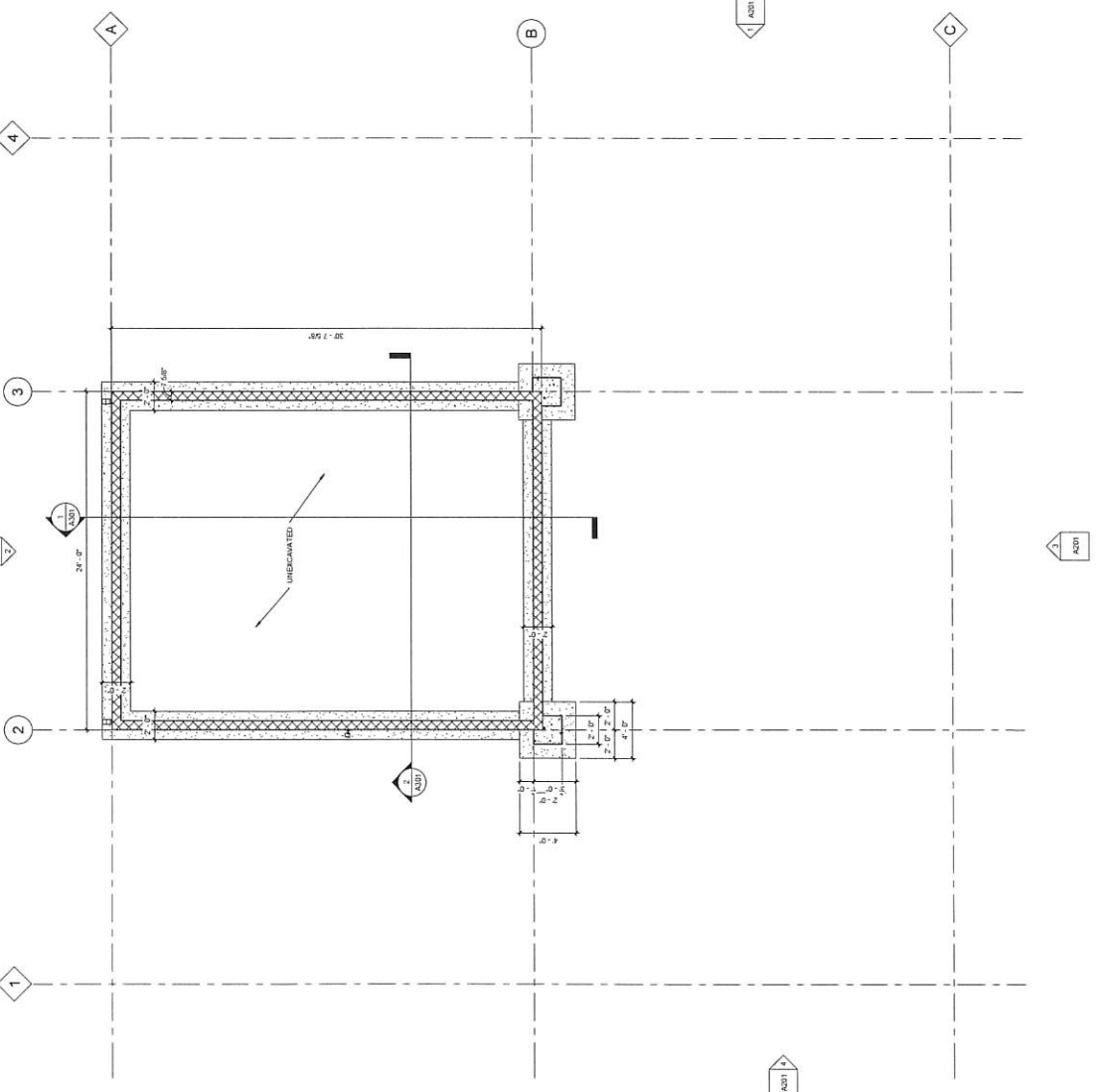
REVISION SCHEDULE	
NO.	DESCRIPTION

PROPOSED TRUCK WASH OFFICES FOR:
TRUCKBASE, INC.
GRANDIN ROAD TRUCK WASH FACILITY
HARLTON TWP, OHIO 45039
WARREN COUNTY
GRANDIN ROAD

PROJECT NUMBER	2037
DRAWN BY	ADP
CHECKED BY	ADP
CONCRETE	15
A102	

Key	Value

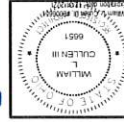
Keynote Legend
separate text



1 FOUNDATION PLAN
1/4" = 1'-0"



BCD DESIGN ARCHITECTS
 2065 STATE ROUTE 123
 10000
 HAMILTON TWP, OHIO 45039
 513.934.5433
 www.bcd4design.com



NO.	DESCRIPTION	DATE

PROPOSED TRUCK WASH OFFICES FOR:
TRUCKBASE, INC.
 GRANIN ROAD TRUCK WASH FACILITY
 GRANIN ROAD
 HAMILTON TWP, OHIO 45039
 WARREN COUNTY

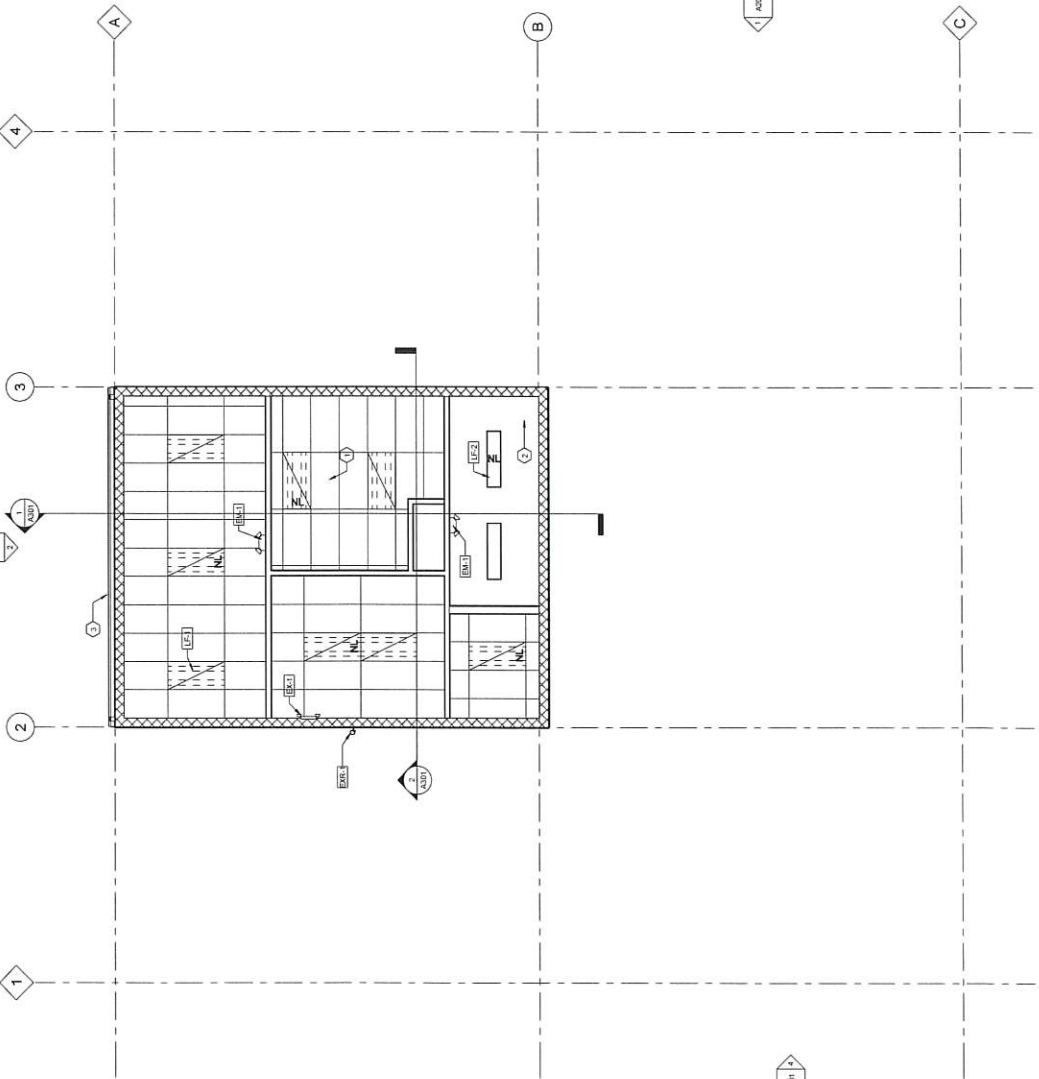
REFLECTED CEILING PLAN

Project Number	20237
Project Name	TRUCKBASE
Client	TRUCKBASE
Checked By	WJC
Date	12

A110

Scale: 1/4" = 1'-0"

Key	Keynote Text
1	SUSPENDED DATA COORDINATE CEILING SYSTEM
2	2" ALUM. GUTTER WITH 2" ALUM. DOWNSPOUT TO SPASHBOARDS
3	2" ALUM. GUTTER WITH 2" ALUM. DOWNSPOUT TO SPASHBOARDS



REFLECTED CEILING PLAN
 1/4" = 1'-0"



BCH DESIGN ARCHITECTS
 3000 S. STATE ROUTE 129
 HAMILTON TWP., OHIO 45039
 513.344.5333
 FAX 513.344.5326
 www.bcdesign.com



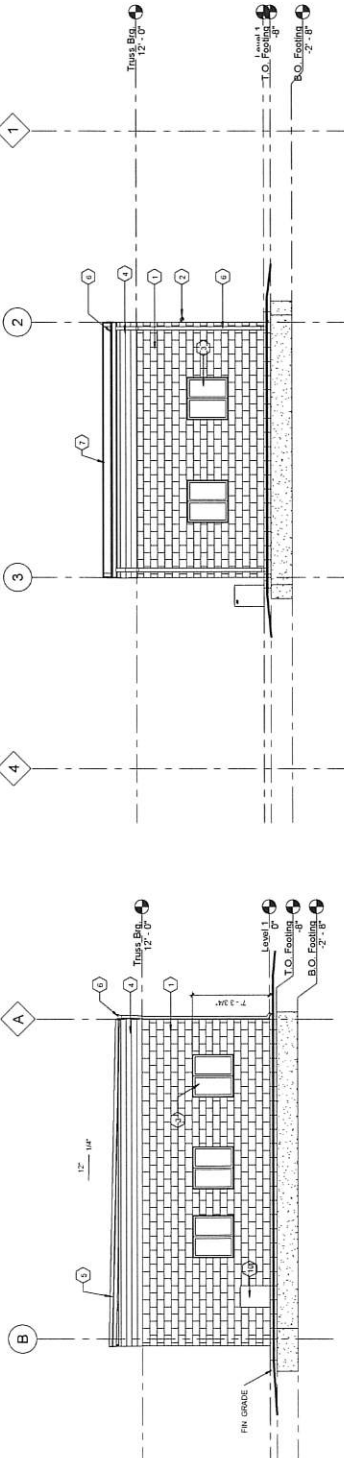
NO.	DESCRIPTION
1	
2	
3	

REGION SCHEDULE	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

PROPOSED TRUCK WASH OFFICES FOR:
TRUCKBASE, INC.
 GRANDIN ROAD TRUCK WASH FACILITY
 HAMILTON TWP., OHIO 45039
 WARREN COUNTY

EXTERNAL ELEVATIONS	
Project Number	23037
Date	10/07/23
Drawn By	WAC
Checked By	WAC
Scale	1/8" = 1'-0"
Sheet No.	A201

No.	Keynote Legend	Keynote Text
1		
2		
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14		
15		
16		



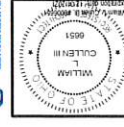
KEYNOTE LEGEND

1. CONCRETE
2. CONCRETE WITH REINFORCING BARS
3. EXTERIOR FINISH
4. ALUMINUM SLIDING GLASS THERMAL BREAK WINDOWS
5. 2" POLYURETHANE INSULATION
6. 1/2" GYP BOARD
7. 5/8" RIGID POLYSTYRENE INSULATION
8. 2" ALUM. DUTLER W/ ZEP ALUM. DOWNSPOUTS TO 4" DIA. DOWNSPOUT
9. 2" POLYURETHANE INSULATION
10. 1/2" GYP BOARD
11. INSULATION AT EXTERIOR DOOR AND THERMAL BREAK FRAME
12. 2" POLYURETHANE INSULATION
13. 1/2" GYP BOARD
14. 1" RIGID POLYSTYRENE INSULATION
15. 1/2" GYP BOARD
16. 2" POLYURETHANE INSULATION
17. 1/2" GYP BOARD
18. 1" RIGID POLYSTYRENE INSULATION
19. 1/2" GYP BOARD
20. 2" POLYURETHANE INSULATION
21. 1/2" GYP BOARD
22. 1" RIGID POLYSTYRENE INSULATION
23. 1/2" GYP BOARD
24. 2" POLYURETHANE INSULATION
25. 1/2" GYP BOARD
26. 1" RIGID POLYSTYRENE INSULATION
27. 1/2" GYP BOARD
28. 2" POLYURETHANE INSULATION
29. 1/2" GYP BOARD
30. 1" RIGID POLYSTYRENE INSULATION
31. 1/2" GYP BOARD
32. 2" POLYURETHANE INSULATION
33. 1/2" GYP BOARD
34. 1" RIGID POLYSTYRENE INSULATION
35. 1/2" GYP BOARD
36. 2" POLYURETHANE INSULATION
37. 1/2" GYP BOARD
38. 1" RIGID POLYSTYRENE INSULATION
39. 1/2" GYP BOARD
40. 2" POLYURETHANE INSULATION
41. 1/2" GYP BOARD
42. 1" RIGID POLYSTYRENE INSULATION
43. 1/2" GYP BOARD
44. 2" POLYURETHANE INSULATION
45. 1/2" GYP BOARD
46. 1" RIGID POLYSTYRENE INSULATION
47. 1/2" GYP BOARD
48. 2" POLYURETHANE INSULATION
49. 1/2" GYP BOARD
50. 1" RIGID POLYSTYRENE INSULATION
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56. 2" POLYURETHANE INSULATION
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63. 1/2" GYP BOARD
64. 2" POLYURETHANE INSULATION
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85. 1/2" GYP BOARD
86. 1" RIGID POLYSTYRENE INSULATION
87. 1/2" GYP BOARD
88. 2" POLYURETHANE INSULATION
89. 1/2" GYP BOARD
90. 1" RIGID POLYSTYRENE INSULATION
91. 1/2" GYP BOARD
92. 2" POLYURETHANE INSULATION
93. 1/2" GYP BOARD
94. 1" RIGID POLYSTYRENE INSULATION
95. 1/2" GYP BOARD
96. 2" POLYURETHANE INSULATION
97. 1/2" GYP BOARD
98. 1" RIGID POLYSTYRENE INSULATION
99. 1/2" GYP BOARD
100. 2" POLYURETHANE INSULATION

3/16" = 1'-0"



BOON KOSHER - ARCHITECTS
 3066 S. STATE ROUTE 120
 HAMILTON TWP, OHIO 45039
 513.934.5200
 FAX 513.934.5356
 www.bcdohio.com

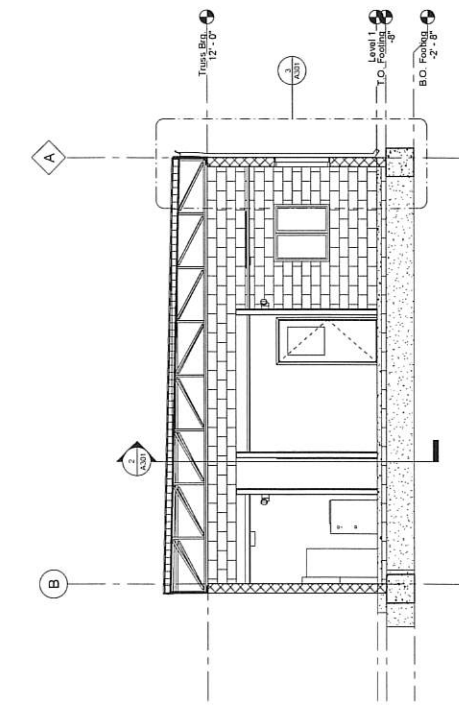
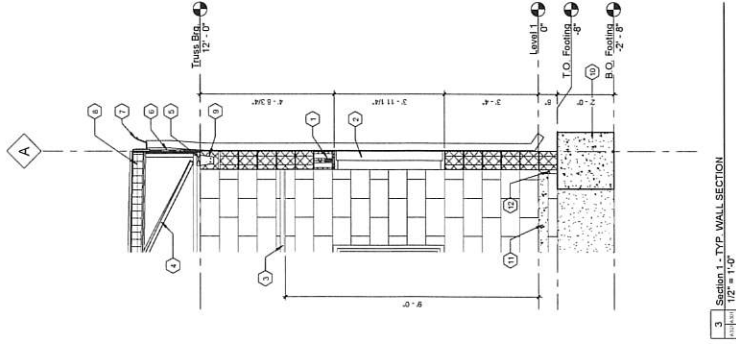


NO.	REVISION	DESCRIPTION

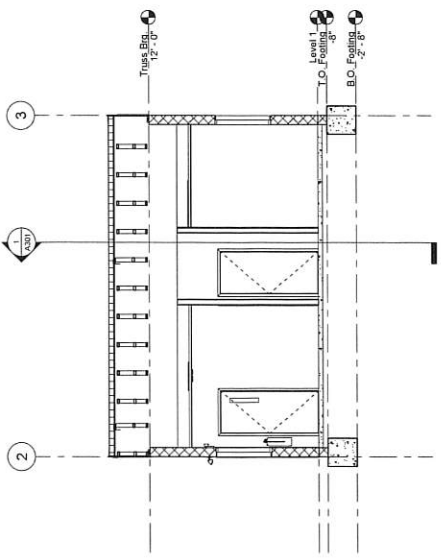
PROPOSED TRUCK WASH OFFICES FOR:
TRUCKBASE, INC.
 GRANDIN ROAD TRUCK WASH FACILITY
 GRANDIN ROAD
 HAMILTON TWP, OHIO 45039
 WARREN COUNTY

BUILDING SECTIONS	
Project Number	20217
Drawn By	CHRYSTAL
Checked By	MS
Scale	AS SHOWN
Sheet	2 of 2
Block	A301

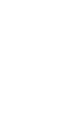
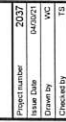
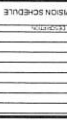
Key	Symbol	Keynote Text
1		1. SINGLE VERTICAL HATCHING REFER TO STRUCTURAL DWG'S
2		2. ALUMINUM BLENDING GLASS THERMAL BREAK
3		3. 2" POLYURETHANE INSULATION WITH THERMAL BREAK
4		4. SUSPENDED 2X4 ACoustICAL CEILING
5		5. 2X6 WOOD ROOF SUPPORT TOP CHORD TRUSSES
6		6. 6" P.F.T. TRUSS BEARINGS SILL PLATE
7		7. 2X6 WOOD ROOF SUPPORT TOP CHORD TRUSSES
8		8. 2X6 WOOD ROOF SUPPORT TOP CHORD TRUSSES
9		9. 8" CMU BOND BEAM WITH REINFORCING BARS AND 1" GYPSUM BOARD INSULATION OVER AIR EXT. GRADE FLYWOOD ROOF
10		10. REBAR STRUCTURAL DRAWINGS FOR FOOTING
11		11. REBAR STRUCTURAL DRAWINGS FOR FOOTING
12		12. PERMITS



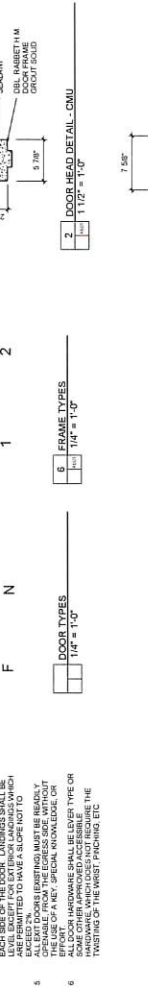
1 Section 1
 1/4" = 1'-0"



2 Section 2
 1/4" = 1'-0"



Door Number	Type	Width	Height	Material	Finish	Hardware	Frame	Comments
ADD 114" X 7'-0"	0	1'-0"	7'-0"	1 1/4"				
ADD 114" X 7'-0"	1	1'-0"	7'-0"	1 1/4"				
ADD 114" X 7'-0"	2	1'-0"	7'-0"	1 1/4"				
ADD 114" X 7'-0"	3	1'-0"	7'-0"	1 1/4"				
ADD 114" X 7'-0"	4	1'-0"	7'-0"	1 1/4"				
ADD 114" X 7'-0"	5	1'-0"	7'-0"	1 1/4"				
ADD 114" X 7'-0"	6	1'-0"	7'-0"	1 1/4"				



DOOR/LANDSCAPE NOTES:

- ALL NEW Y-INSTALLED INTERIOR OFFICE DOORS SHALL BE HOLLOW METAL WITH HOLLOW METAL THRESHOLD AT ALL BEAMS OF EXISTING DOORS.
- THRESHOLD AT ALL BEAMS OF EXISTING DOORS CHANGED TO 1/2\"/>

INTERNAL WALL CEILING FINISHES:

USE GROUP "B"

EXIT ENCLOSURES CLASS A
ROOMS AND ENCLOSED SPACES CLASS C

USE GROUP "S" 1"

EXIT ENCLOSURES CLASS B
ROOMS AND ENCLOSED SPACES CLASS C

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Wet Wall	Soak Wall	Wet Wall	Wet Wall	Comments
2	OFFICE	CARPET TILE	WALL COAT	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	
3	OFFICE	CARPET TILE	WALL COAT	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	
4	OFFICE	CARPET TILE	WALL COAT	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	
5	OFFICE	CARPET TILE	WALL COAT	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	
6	OFFICE	CARPET TILE	WALL COAT	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	
7	OFFICE	CARPET TILE	WALL COAT	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	PAINTED CMU	

GENERAL CONSTRUCTION NOTES:

GENERAL NOTES AND SPECIFICATIONS

The architect is responsible for the work shown on the drawings, based on field conditions. Any site or conditions that may cause the contractor to vary from the drawings shall be analyzed and approved by the architect. The contractor shall be responsible for the accuracy of the drawings. The contractor shall be responsible for the accuracy of the drawings. The contractor shall be responsible for the accuracy of the drawings.

CONCRETE MASONRY:

- Concrete masonry shall be constructed in accordance with the specifications and standards.
- Concrete masonry shall be constructed in accordance with the specifications and standards.
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WOOD FRAMING:

- Wood framing shall be constructed in accordance with the specifications and standards.
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MECHANICAL:

- Mechanical contractor shall design the proper heating, cooling, and ventilation system as required by the specifications and standards.
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ELECTRICAL:

- Electrical contractor shall design the proper electrical system as required by the specifications and standards.
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PLUMBING:

- Plumbing contractor shall design the proper plumbing system as required by the specifications and standards.
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TRUSS DESIGN/INSTALLATION:

- Truss design and installation shall be in accordance with the specifications and standards.
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MECHANICAL:

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EXISTING CONDITION NOTES:

- CURRENT ZONING FOR THE PROPERTY IS "C-2". ANY SPECIFIC REQUIREMENTS REGARDING ZONING SHALL BE DIRECTED TO THE HAMILTON TWP ZONING DEPARTMENT.
- C-2 USE SHALL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED IN THE "AS SHOWN" ZONE. IT IS AN AREA OF MINIMAL FLOOD HAZARD.
- CONTRACTOR SHALL VERIFY AND MARK LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. ANY UTILITIES TO BE REMOVED SHALL BE REMOVED IN A MANUAL MANNER AND APPROVED BY OHIO DEPARTMENT OF PUBLIC SAFETY. ALL UTILITIES WHICH ARE NOT SHOWN ON THESE PLANS OR UTILITIES LOCATIONS ARE ENCOURAGED TO BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE REMOVED SHALL BE REPLACED WITH NEW UTILITIES OF EQUAL OR BETTER QUALITY.
- CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIERS (FENCE DURING AND AFTER CONSTRUCTION) TO PROTECT ALL UTILITIES AND ADJACENT PROPERTIES. ALL BARRIERS SHALL BE PROPERLY BARRICADED AS REQUIRED BY THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

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

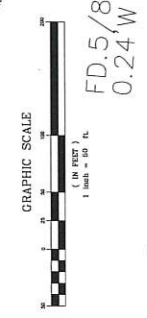
EXISTING CONDITIONS & DEMO PLAN
 TRUCKBASE
 GRANDIN RD.
 HAMILTON TWP, WARREN COUNTY, OHIO

SCALE: 1" = 50' N/A
 JOB NO.: 21-21
 DATE: MAY 18, 2021

SHEET NO. C-2

LEGEND-PROP. FEATURES

REMOVE PAVEMENT/CONCRETE



NO.	DATE	DESCRIPTION

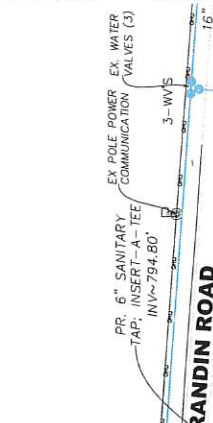
REVISIONS

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

TRUCKSABE
 SITE DIMENSION & UTILITY
 PLAN
 GRANDIN RD.
 HAMILTON TWP, WARREN COUNTY, OHIO

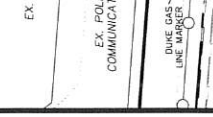
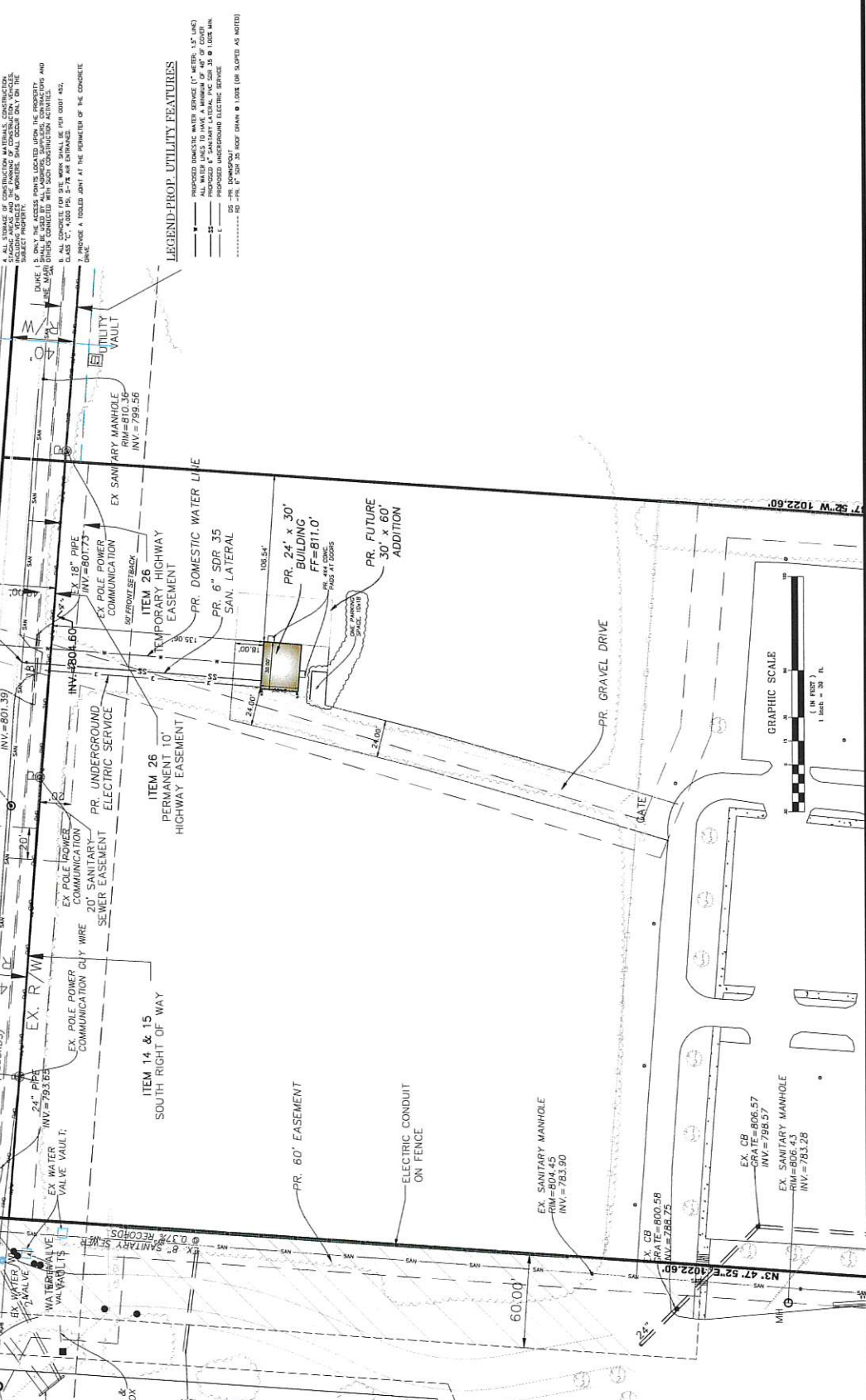
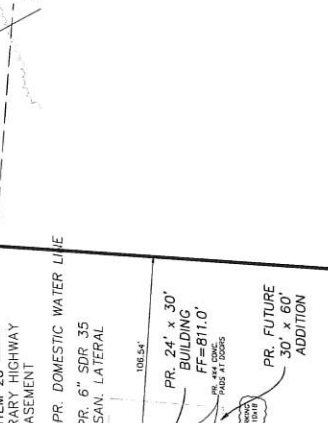
SCALE: HORIZ: 1"=30'
 VERT: 1"=10'
 JOB NO.: 21-121
 DATE: 09/18, 2021
 SHEET NO.:
 C-3

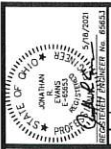
LEGEND-PROP. SITE FEATURES



NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF DRIVE, OR FACE OF STRUCTURE, UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 3. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS SHALL BE TO FACE OF CURB UNLESS NOTED OTHERWISE.

LEGEND-PROP. UTILITY FEATURES





NO.	DATE	DESCRIPTION

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



GRANDIN RD.
 HAMILTON TWP., WARREN COUNTY, OHIO

GRADING PLAN
 TRUCKBASE

SCALE	HORIZ.	VERT.
1"=50'	1"=50'	N/A
DATE	May 18, 2021	

SHEET NO.

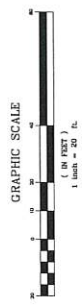
C-4

GRADING LEGEND
 TC=TOP OF CURB ELEVATION
 F=FINISHED GRADE (PAVEMENT)
 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 ANY EXCAVATION OR FILLING OPERATIONS. ALL EXCAVATION AREAS PRIOR TO BEING.
 MATERIALS SHALL BE OF THE BEST AVAILABLE MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL MATERIALS SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:
 --- EX CONTOUR
 --- PR CONTOUR (MAJOR)
 --- PR CONTOUR (MINOR)

EROSION CONTROL LEGEND
 --- SF --- Silt Fence



LEGISLATIVE COVER MEMORANDUM

Introduction: June 2, 2021

Effective Date: Next available date after passage

Agenda Item: **Resolution 21-0602**
A Resolution adopting the International Fire Code appendices as part of the Hamilton Township Fire Code Pursuant to R.C. 505.373

Submitted By: Chief Reese

Scope / Description: This will adopt the following now-current International Fire Code Appendices as part of the Hamilton Township Fire Code, in addition to the provisions of the Ohio Fire Code presently in effect within the Township:

- Appendix B (Fire Flow Requirements for Buildings)
- Appendix C (Fire Hydrant Locations and Distribution)
- Appendix D (Fire Apparatus Access Roads)
- Appendix E (Hazard Categories)
- Appendix F (Hazard Ranking)
- Appendix G (Cryogenic Fluids-Weight and Volume Equivalents)
- Appendix I (Fire Protection Systems – Non-Compliant Conditions)

Budget Impact: N/A

Vote Required for Passage: 2 of 3

The Board of Township Trustees of Hamilton Township, County of Warren, Ohio, met at its regular, 6:30 pm meeting on June 2, 2021, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey – Trustee, Board Chair
Joseph Rozzi – Trustee
Mark Sousa – Trustee

Mr. _____ introduced the following resolution and moved for its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0602**

**A RESOLUTION ADOPTING THE INTERNATIONAL FIRE CODE APPENDICES AS
PART OF THE HAMILTON TOWNSHIP FIRE CODE PURSUANT TO R.C. 505.373**

WHEREAS, Ohio Revised Code 505.373 authorizes a board of township trustees to adopt by incorporation by reference a standard code pertaining to fire, fire hazards, and fire prevention which is prepared and promulgated by a public or private organization that publishes a model or standard code;

WHEREAS, pursuant to Ohio Administrative Code 1301:7-7-01(C), Hamilton Township follows the Ohio Fire Code as its standard code pertaining to fire, fire hazards, and fire prevention;

WHEREAS, the Hamilton Township Board of Trustees recognizes that the safeguarding of life and property from fire and explosion within the Township is essential to the preservation of the public health and safety;

WHEREAS, the Board of Trustees desires to adopt certain Appendices of the current version of the International Fire Code (IFC) as part of the Fire Code presently in effect within the Township; and

WHEREAS, it is the opinion of the Board of Trustees that adoption of the IFC Appendices will be beneficial to the public health, safety, and general welfare of the Township’s residents.

NOW THEREFORE, BE IT RESOLVED, by the Hamilton Township Board of Trustees:

SECTION 1. The Board of Trustees hereby adopts the following now-current IFC Appendices as part of the Hamilton Township Fire Code, in addition to the provisions of the Ohio Fire Code presently in effect within the Township:

- (i) Appendix B (Fire Flow Requirements for Buildings);
- (ii) Appendix C (Fire Hydrant Locations and Distribution);
- (iii) Appendix D (Fire Apparatus Access Roads);
- (iv) Appendix E (Hazard Categories);

- (v) Appendix F (Hazard Ranking);
- (vi) Appendix G (Cryogenic Fluids-Weight and Volume Equivalents); and
- (iv) Appendix I (Fire Protection Systems – Non-Compliant Conditions).

SECTION 2. The Fiscal Officer is hereby directed to post notice of the Township’s adoption of the aforementioned IFC Appendices in accordance with the requirements set forth in R.C. 505.373. The IFC Appendices shall be deemed effective upon the expiration of the notice period provided for under the statute.

BE IT FURTHER RESOLVED, This Resolution shall take effect immediately upon the soonest date permitted by law.

Mr. _____ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey –	Aye _____	Nay _____
Joseph Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 2nd day of June, 2021.

Attest:

Kurt Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt Weber, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Township Trustees of Hamilton Township, County of Warren, Ohio, at its regular meeting on June 2, 2021.

Date: _____

Kurt Weber, *Fiscal Officer*

LEGISLATIVE COVER MEMORANDUM

Introduction: June 2, 2021

Effective Date: Next available date after passage

Agenda Item: **Resolution 21-0602A**
A Resolution providing for and authorizing removal of refuse and debris at specific property in Hamilton Township, declaring a nuisance and declaring an emergency

Submitted By: Alex Kraemer

Scope / Description: This Resolution is for the removal of refuse and debris from private property at the addresses of 736 Fosters-Maineville Road, Loveland, Ohio 45039.

All proper notices have been sent and ignored by the property owner.

Budget Impact: The property owner will be invoiced at the Public Works ‘special duty’ hourly rate for their time cleaning the property.

Vote Required for Passage: 3 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30PM on June 2, 2021 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey - Trustee, *Chair*
Joseph Rozzi – Trustee
Mark Sousa – Trustee

Mr. _____ introduced the following resolution and moved its adoption:

HAMILTON TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION NUMBER 21-0602A

RESOLUTION PROVIDING FOR AND AUTHORIZING REMOVAL OF REFUSE AND DEBRIS AT SPECIFIED PROPERTY IN HAMILTON TOWNSHIP, DECLARING A NUISANCE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code §505.87 provides that a Board of Township Trustees may provide for the abatement and control over the removal of vegetation, garbage, refuse, and other debris from land located in the Township; and

WHEREAS, the Board of Township Trustees of Hamilton Township has determined that the continuing maintenance of vegetation, garbage, refuse, or other debris on the following property in Hamilton Township is a nuisance:

- 736 Fosters-Maineville Rd., Loveland, OH 45140

NOW THEREFORE, Be It Resolved by the Board of Township Trustees, Hamilton Township, Ohio:

Section 1. That the high grass, weeds, garbage, refuse or other debris located on the following property in Hamilton Township is hereby declared to be a nuisance;

- 736 Fosters-Maineville Rd., Loveland, OH 45140

Section 2. Pursuant to O.R.C. §505.87, the owners and lien holders of record for the property shall be properly notified of this action and given seven days to abate the nuisances;

Section 3. In the event the nuisance is not abated within the time period allowed, the Economic Development and Zoning Department of the Township is hereby directed to cause the removal of the high grass, weeds, garbage, refuse or other debris at the following property in Hamilton Township:

- 736 Fosters-Maineville Rd., Loveland, OH 45140

Section 4. The owners of the following properties in Hamilton Township shall be billed for such services and the Fiscal Officer of the Township is directed to place a special assessment on the real estate tax bill of the property if payment is not made within thirty days.

- 736 Fosters-Maineville Rd., Loveland, OH 45140

Section 5. The Trustees of Hamilton Township upon majority vote do hereby authorize the adoption of this resolution upon its first reading.

Section 6. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, and welfare of the Township. The reason for the emergency is to provide for safe and habitable properties in the township.

Mr. _____ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey – Aye _____ Nay _____
Joseph Rozzi– Aye _____ Nay _____
Mark Sousa – Aye _____ Nay _____

Resolution adopted this 2nd day of June, 2021

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt Weber, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on June 2, 2021.

Date: _____

Kurt E. Weber, *Fiscal Officer*



NOTICE OF JUNK VEHICLES AND DEBRIS IN YARD CONSTITUTING A NUISANCE

March 16, 2021

Donata Pittman
736 Foster-Maineville Rd
Maineville, OH 45039

RE: Junk and Debris in Yard Nuisance

Dear, Donata Pittman:

As owner of 736 Foster-Maineville Rd, Maineville, OH 45039 in Hamilton Township, this letter will serve as a 14 DAY NOTICE for removal or storage of the junk and debris located on your property (see attached photos). These vehicles are defined as being junk by Ohio Revised Code section 505.173:

Junk and debris is prohibited by the Hamilton Township Zoning Code:

4.2.3. General Property Maintenance Requirements

B. Yards

*(1) All yards and lots shall be kept free of overgrown grasses, **debris, junk, junk vehicles, and other materials that may cause a fire, health, or safety hazard, or general unsightliness.***

The debris shall be stored inside a garage, pole barn or shed or be placed neatly stacked on the side or rear of the house or accessory structure:

E. Outside Storage of Material in Residential District

No person shall store, collect, leave, deposit, maintain, reserve, put aside for future use, permit, allow in a yard area, in any district, the following, except in a completely enclosed building or structure or neatly stored against the house in the side or rear yard of the property:

- (1) Lumber or other building materials except those related to a project for which a current building permit has been issued and for firewood for the personal use of the resident;*
- (6) Junk, salvage or miscellaneous debris.*

Therefore, we ask that you come into compliance with the Hamilton Township Zoning Code junk and debris within the 14-day time period granted to you in the Ohio Revised Code, Section 505.871. If action is not taken by March 30, 2021, the Hamilton Township Board of Trustees will provide notice via certified mail and remove the junk and debris at your expense.

If you have any questions please feel free to contact me at (513) 683-8520 or by email at akraemer@hamilton-township.org.

Respectfully,

Alexander Kraemer

Director of Economic Development & Zoning
b.w.

7780 South State Route 48 (513) 683-8520 Office
Hamilton Township, OH 45039 (513) 683-4325 Fax
<https://www.hamilton-township.org>









**NOTICE: TOWNSHIP HEARING TO DECLARE YOUR PROPERTY A NUISANCE
AND SCHEDULED ABATEMENT**

May 25, 2021

Donata Pittman
736 Fosters-Maineville Rd
Loveland, Ohio 45140

Re: Notice of Hearing on 736 Fosters-Maineville Road Zoning Abatement

Dear Donata Pittman:

At the June 2, 2021, Hamilton Township Trustee meeting, the Board of Trustees will be determining abatement of junk and debris items on your property at 736 Fosters-Maineville Road, Loveland, Ohio 45140. This is the next step in the abatement process following the Violation Notice Letter send to you on March 16, 2021.

There continues to be a large amount of debris and junk items littered on your property that has been sitting on the site in the driveway and side yard for several months. This debris is causing a fire, health and safety hazard as well as general unsightliness in the neighborhood.

At the June 2, 2021, Trustee Meeting, the Board of Trustees will order the property abated within 1 week. This will involve removing junk items and organizing outdoor items against the side or rear of the house, and bill you for the service. Failure to pay the bill will result in a lien for the amount of the service placed on your property.

Per Ohio Revised Code Section 505.87 Abatement, control, or removal of vegetation, garbage, refuse, and other debris:

(2) If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the board shall provide for the abatement, control, or removal, and any expenses incurred by the board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

Questions or extenuating circumstances regarding this notice may be referred to my attention at the address and phone below.

Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning

