



BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO
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TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – September 8, 2016

The Board met in regular session pursuant to adjournment of the September 6, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 16-1424 A resolution was adopted to designate Family and Medical Leave of Absence to Jessica Stohlman, Custodial Worker I, within the Department of Facilities Management. Vote: Unanimous
- 16-1425 A resolution was adopted to designate Family and Medical Leave of Absence to Deborah Griffith, Administrative Assistant, within the Telecommunications Department. Vote: Unanimous
- 16-1426 A resolution was adopted to approve the transfer of Taylor Bishop from Sewer Collection Worker III position to the position of Wastewater Treatment Plant Operator I within the Water and Sewer Department. Vote: Unanimous
- 16-1427 A resolution was adopted to authorize the posting of the “Sewer Collections Worker I or II” position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a).
Vote: Unanimous
- 16-1428 A resolution was adopted to approve end of 180-Day Probationary Period and approve a pay increase for Laura Oeder, Cashier/Receptionist, within the Building and Zoning Department. Vote: Unanimous

MINUTES
SEPTEMBER 8, 2016
PAGE 2

- 16-1429 A resolution was adopted to approve a pay increase for Erin Caito within the Warren County Department of Emergency Services. Vote: Unanimous
- 16-1430 A resolution was adopted to determine the necessity for certain road improvement projects for public use without charge where special assessments are not to be levied or collected. Vote: Unanimous
- 16-1431 A resolution was adopted to approve an emergency repair to the in-line chlorine analyzer at the Richard A. Renneker Water Treatment Plant Lab. Vote: Unanimous
- 16-1432 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-1433 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-1434 A resolution was adopted to approve appropriation adjustment within Juvenile Court Reclaim Grant Fund #247. Vote: Unanimous
- 16-1435 A resolution was adopted to approve a cash advance and operational transfer from General Fund #101 into Fund #479 Airport Construction and supplemental appropriation into Fund#479 Airport Construction. Vote: Unanimous
- 16-1436 A resolution was adopted to approve supplemental appropriation within Facilities Management Fund #494. Vote: Unanimous
- 16-1437 A resolution was adopted to approve appropriation adjustments within Prosecutor's Office Funds #101-1150 and #271. Vote: Unanimous
- 16-1438 A resolution was adopted to approve appropriation adjustment from Board of Elections Fund #101-1302 into #101-1300. Vote: Unanimous
- 16-1439 A resolution was adopted to approve appropriation adjustment within County Garage Fund #101-1620. Vote: Unanimous
- 16-1440 A resolution was adopted to approve appropriation adjustments within Juvenile Court Fund #101-1240. Vote: Unanimous
- 16-1441 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund No. 510. Vote: Unanimous
- 16-1442 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1443 A resolution was adopted to approve modifications to the text amendments for the Highland Development Partners PUD requesting to allow secondary dwelling units on 7 of the 43 lots within the Development in Union Township. Vote: Unanimous

- 16-1444 A resolution was adopted to approve a modification of the site plan review application of Lecil G. Townsend/Dollar General proposing to locate on the south side of State Route 122 between Bechtel Drive and Shaker Road in Franklin Township, Warren County, Ohio subject to certain conditions. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

PUBLIC HEARING

CONTINUATION TO CONSIDER TEXT AMENDMENTS TO THE HIGHLAND DEVELOPMENT PARTNERS PUD TO CONSIDER THE REQUEST TO ALLOW SECONDARY DWELLING UNITS ON 7 OF THE 43 PROPOSED LOTS IN UNION TOWNSHIP

This Board met this 8th day of September 2016, in the Commissioners' Meeting Room, to reconvene the public hearing to consider text amendment to the Highland Development Partners PUD to consider allowing secondary dwelling units on 7 of the 43 proposed lots in Union Township.

Michael Yetter, Zoning Supervisor, stated that the previous public hearing was continued in order for the Assistant Prosecutor to provide amendments to conditions to reflect the Board's concerns relative to the renting or leasing of the properties.

Mr. Yetter then stated that the applicant has reviewed and approved the proposed conditions and has requested the Board to approve the proposed text amendments.

Upon further discussion, the Board resolved (Resolution #16-1443) to approve text amendments to the Highland Development Partners PUD to allowing secondary dwelling units on 7 of the 43 proposed lots in Union Township subject to certain conditions.

ADMINISTRATIVE HEARING

CONTINUATION OF THE SITE PLAN REVIEW APPLICATION OF LECIL G.
TOWNSEND/DOLLAR GENERAL (CASE #102-2016 SP) IN FRANKLIN TOWNSHIP

This Board met the 16th day of August 2016, and again this 8th day of September 2016, in the Commissioners' Meeting Room to consider the site plan review application submitted by Lecil G. Townsend/Dollar General proposing to locate on the south side of State Route 122 between Bechtel Drive and Shaker Road in Franklin Township, Warren County, Ohio.

Commissioner Grossmann opened the meeting by requesting the Clerk to state when the property was posted with signage and where to get additional information as well as when written notices were sent to the applicant and all owners of property within 500 feet of the parcel lines of the site subject to this hearing.

Tina Osborne, Clerk of Commissioners, stated that the property was posted on July 8, 2016, and notices were mailed via regular US Mail to the applicant and adjacent property owners on July 21, 2016.

Commissioner Grossmann then administered the oath to all those desiring to give testimony at today's hearing.

Michael Yetter, Zoning Supervisor, presented the attached PowerPoint presentation showing the applicant, property location and size, Future Land Use Map, current zoning, existing land use and the site plan requested. He then reviewed the proposed building size, landscaping and fencing.

Mr. Yetter then stated that the Regional Planning Commission staff and Zoning Staff have recommended approval with nine recommended conditions.

There was discussion relative to the recommendation to replace the proposed building design with one that is harmonious in character with the surrounding area with regard to scale, mass and orientation.

Mr. Yetter stated his opinion that they meet the requirements needed for approval of the site plan if they comply with the nine recommended conditions. He then stated his concern relative to condition #1 – the look of the building. He then reviewed various Dollar General building pictures he found on the internet as well as photographs from surrounding area stores.

He then presented the recommended conditions of approval to the Board.

Bob Gage, GBT Realty representing Dollar General, stated his agreement to the conditions of approval including the façade of the building being brick on three sides.

Commissioner South stated her appreciation to his agreement to the change. She then stated that the original proposed building is not attractive.

Commissioner Grossmann stated his opinion that the building with full brick on three sides with raised, stucco top that included a change in elevation on each end is what should be constructed.

Mr. Gage stated he is in agreement to construct the building façade that the Board desires.

There being no others present to give testimony in support of this site plan review application, Commissioner Grossmann opened the hearing to those opposed.

Vincy Baskey, owner of Hunter IGA Express and area property owner, stated his concern relative to the access road his business is required to utilize due to traffic concerns. He stated his concern with safety and the number of accidents at Robinson Vail Road. He then stated the concern with this property being permitted direct access off of SR 122.

The Board explained to Mr. Baskey that the access would be a decision for Ohio Department of Transportation (ODOT) as this Board does not have jurisdiction to address that concern.

Commissioner South suggested to Mr. Baskey that he contact the County Engineer to request his assistance in working with ODOT regarding that matter.

Bruce McGary, Assistant Prosecutor, reviewed the criteria that the Board is charged with determining relative to the site plan review process.

Jennifer Gillespi, Beatrice Drive resident, stated her concern with property values due to the location of this development, her concern with the increase in traffic and the type of clientele that shops at these types of stores.

Crystal Horton, Wilson Farms Drive resident, stated she is not in favor of the development and feels the developer needs to "step up" and make this store look appealing to the neighborhood and also be required to maintain the landscaping and not just install it for compliance.

James Smith, Wilson Farms Subdivision resident, questioned why they could not just testify that they didn't want a Dollar General store in their neighborhood.

Commissioner Grossmann explained the law relative to the site plan review process and that this property is properly zoned for the use they desire to develop.

Mr. Smith then stated his concern relative to light pollution, noise, sidewalks and traffic.

Catherine Lindon, Gateway Lane resident, stated her desire for the residents to have a say in what the development will look like.

Mr. Gage testified that studies have shown that ten cars per hour is what is typical of these stores. He stated that they are designed to capture the traffic already on the right. He stated that all

lighting for the development will be pointed down as they are not permitted to illuminate anything outside of the property. He stated his agreement to construct the building façade that the Board desires and that the development will have an irrigation system installed to maintain the landscaping.

Mr. Gage stated that all employees are locally hired and are a part of the community.

At Commissioner Grossmann's request, Mr. Gage reviewed all documents submitted for the Board to rely upon in making their decision.

Commissioner Grossmann then asked the applicant the following questions:

- (i) did this Board deny you the opportunity to present your position, arguments and contentions; Mr. Gage answered no.
- (ii) did this Board deny you the right to offer and examine witnesses and present evidence in support into the record; Mr. Gage answered no.
- (iii) did this Board deny you the right to cross-examine witnesses in opposition; Mr. Gage answered no.
- (iv) did this Board deny you the opportunity to offer evidence to refute evidence or testimony offered in opposition; Mr. Gage answered no.
- (v) did this Board refuse or fail to compel any witnesses' appearance or evidence at your request; Mr. Gage answered no.

Upon further discussion, on motion, the public hearing was closed.

Commissioner South stated that this is an allowable use under the current zoning. She then reviewed modifications to the proposed conditions.

Upon further discussion, the Board resolved (Resolution #16-1444) to approve the site plan review application of Lecil G. Townsend/Dollar General proposing to locate on the south side of State Route 122 between Bechtel Drive and Shaker Road in Franklin Township, Warren County, Ohio subject to the following conditions:

- (1) Replace the proposed building design with one that is harmonious in character with the surrounding area with regard to scale, mass, and orientation: full brick on three sides with a raised stucco top that includes a change in elevation on each end, as referenced in the picture attached hereto and made a part hereof.;
- (2) Signage shall comply with Warren County Rural Zoning Code Article 3, Chapter 6;

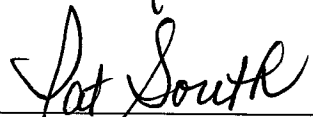
- (3) All exterior lighting shall meet the requirements of Warren County Rural Zoning Code Article 3, Chapter 5;
- (4) The existing line of trees inside the eastern boundary shall remain as part of the required buffer screening, and landscaping shall be equipped with an irrigation system;
- (5) The S.R. 122 driveway intersection design, location, and construction shall be to the permitting satisfaction of ODOT.
- (6) The shared driveway access easement for the abutting property to the west shall be provided as shown on the plan;
- (7) Storm water management shall be to the satisfaction of the Warren County Engineer's Office;
- (8) A walkway shall be installed along the site frontage as required per Article 3 Section 3.303(B).
- (9) Creation of the lot for the site shall be submitted and processed in accordance with the Warren County Subdivision Regulations prior to commencing development construction activities on the site.

Upon motion the meeting was adjourned.

David G. Young, President




Tom Grossmann



Pat Arnold South

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on September 8, 2016, in compliance with Section 121.22 O.R.C.



Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

Case No.	102-2016 SP	
<u>Applicant/Owner</u> <u>Agent</u>	Lecil G. Townsend Dollar General	
Township	Franklin	
Property Location	Address	State Route 122 (no address)
	PIN	08-21-300-064-0
Property Size	1.2811 acres 242 feet of road frontage	
Future Land Use Map (FLUM) Designation	Commercial	
Current Zoning District	“B2 ” Community Commercial Businesses Zone	
Existing Land Use	Residential/Agricultural	
Site Plan Requested	Development of 1.25 acres for construction of a Dollar General Store	
Issue for consideration	Compliance with Sections 1.303 (Site Plan Review) and 2.303 Commercial & Industrial Zoning Standards	

Aerial Map

101-2016

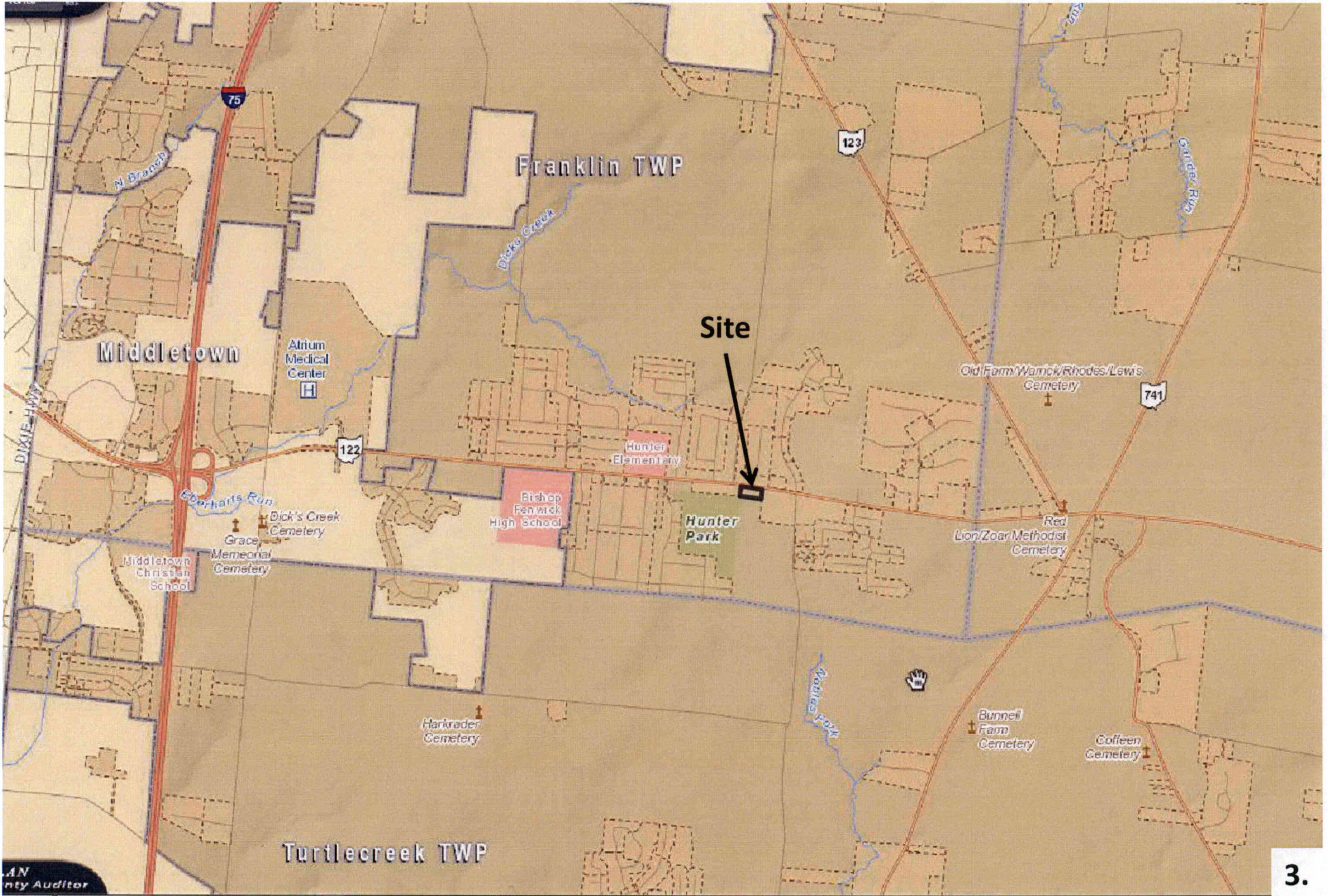
Franklin Twsp.



Vicinity Map

101-2016

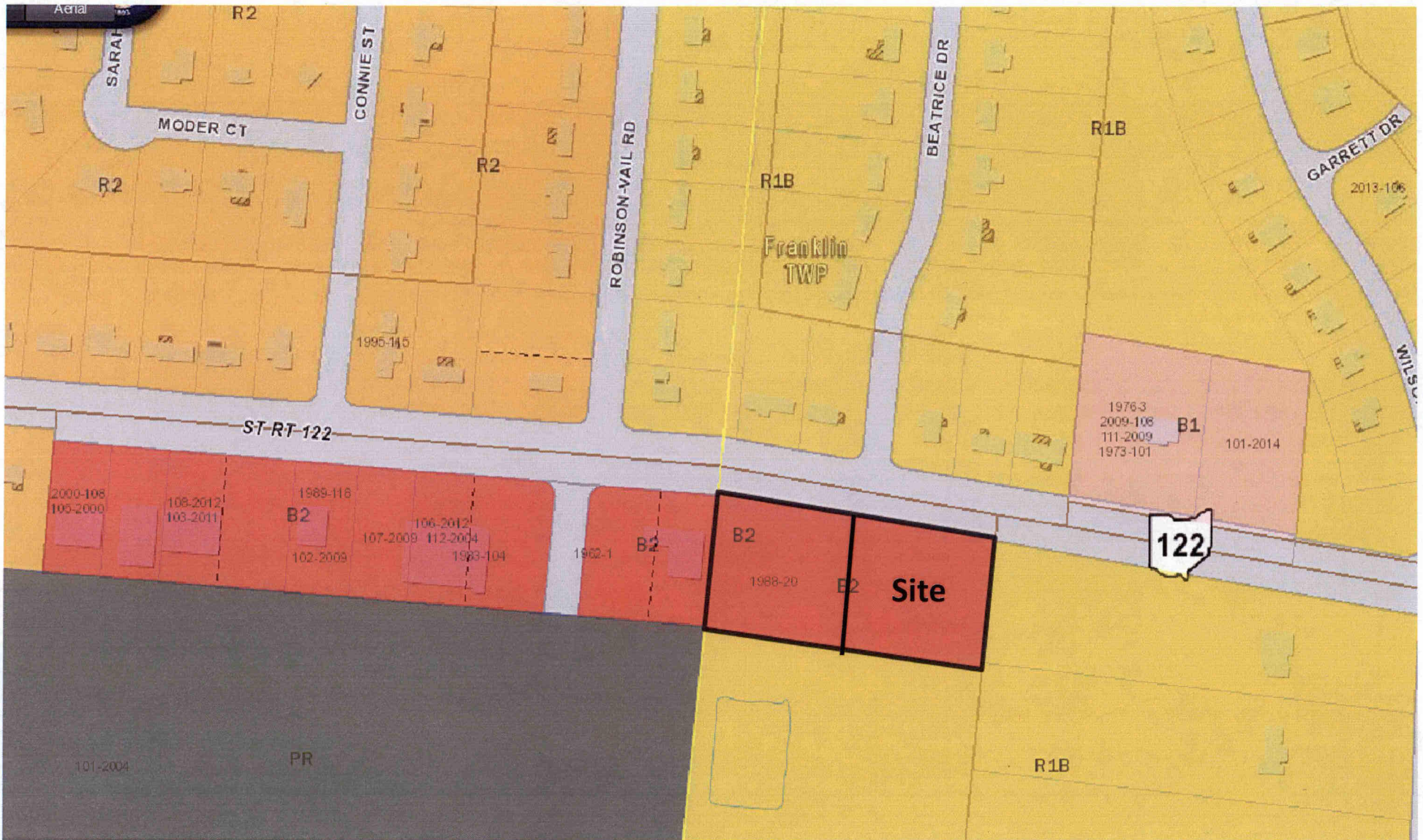
Franklin Twsp.



Zoning Map

101-2016

Franklin Twp.



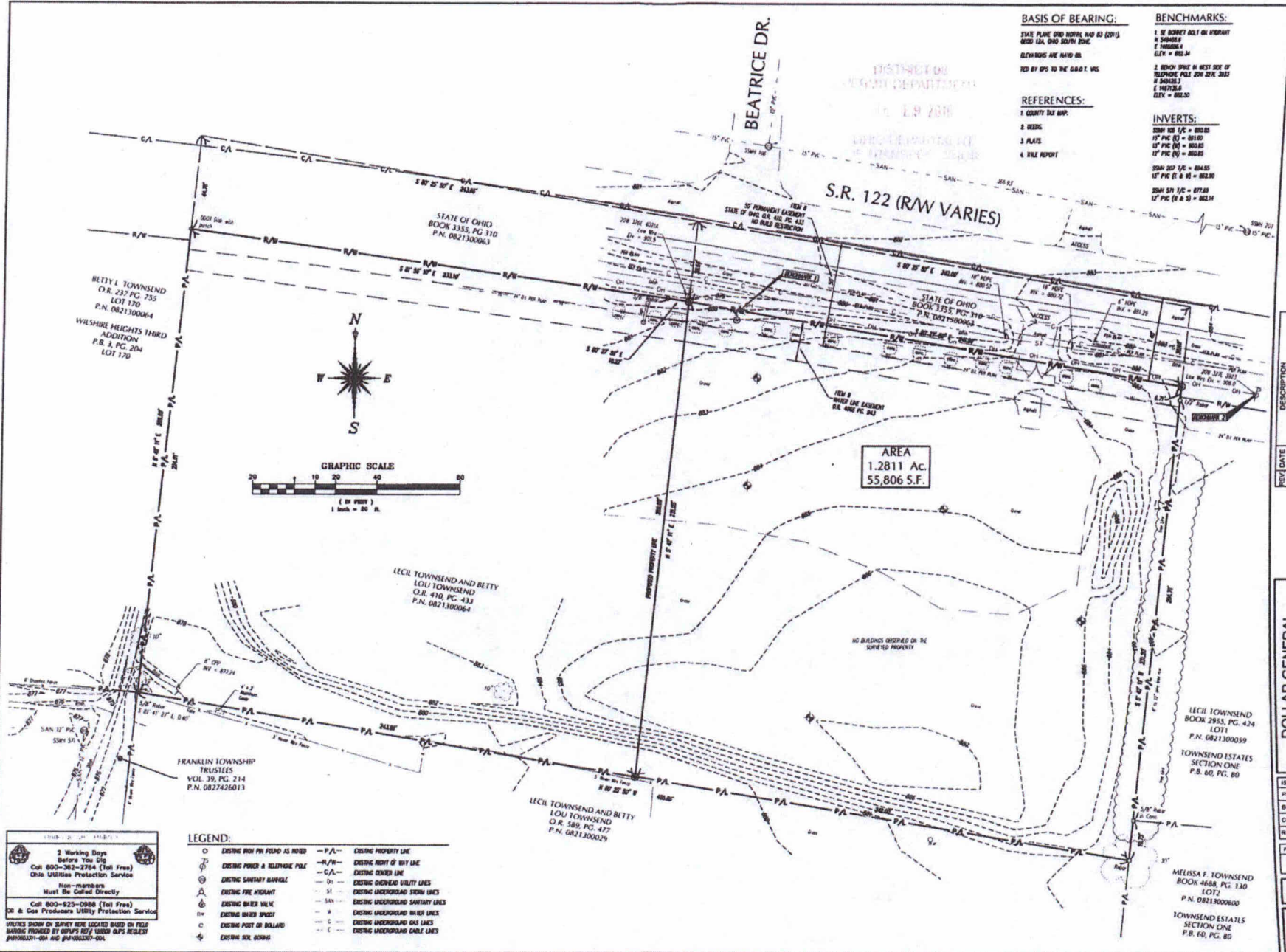
NO FLOODPLAIN OR STREAM PROTECTION CONCERNS

Legend

- | | | | | |
|------------------------|--------------------------------|-------------------------------------------|--------------------------------------------|---------------------------------------|
| County Boundaries | Future Land Uses | Public-Semi-Public | Office Park | Salem Township Additional Uses |
| Political Subdivisions | Agricultural-Rural Residential | Parks and Recreational-Open Space | Regional Highway Commercial | Mixed Use Light Industrial/Office |
| Parcels | Commercial | Single Family Residential | Town Center Mixed Use | Mixed Use |
| Lakes and Rivers | Industrial | Deerfield Township Character Areas | Clearcreek Township Additional Uses | Union Township Additional Uses |
| Municipalities | Mixed-Use Neighborhood | Low Density Rural Neighborhoods | Township Residential | Low Density Residential |
| | Multi-Family Residential | Medium Density Rural Neighborhoods | Hamilton Township Additional Uses | Wayne Township Additional Uses |
| | Office | Neighborhood Mixed Use | Rural Residential | Mixed Use Commercial/Industrial |
| | Protection Area | Neighborhoods | Single Family Residential | Mixed Use Residential |



Comprehensive Plan-Land Use Element



BASIS OF BEARING:
STATE PLANE GRID NORTH AND SD (2011)
MERCATOR, OHIO SOUTH ZONE
ELEVATIONS ARE NAVD 83
RED BY GPS TO THE GRID T. WGS

REFERENCES:
1. COUNTY TAX MAP
2. DEEDS
3. PLATS
4. WALK REPORT

BENCHMARKS:
1. SE CORNER BOLT ON HYDRANT
N 89°00'00" E
E 100.00'
ELEV. = 802.34
2. BENCH. SPICE IN WEST SIDE OF
TELEPHONE POLE 200' 21" E
E 100.00'
ELEV. = 802.30

INVERTS:
200' 21" E = 802.30
15' P.C. E = 801.40
15' P.C. W = 800.85
15' P.C. S = 800.85
200' 21" E = 802.30
15' P.C. E & W = 802.30
200' 21" E = 802.30
15' P.C. E & W = 802.34

REV	DATE	DESCRIPTION

DOLLAR GENERAL
S.R. 122
FRANKLIN, OHIO 45005

ALTAINSPS
LAND TITLE SURVEY

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	ISSUANCE
SM	JK
JOB NO. 2016066.11	
2 of 2	

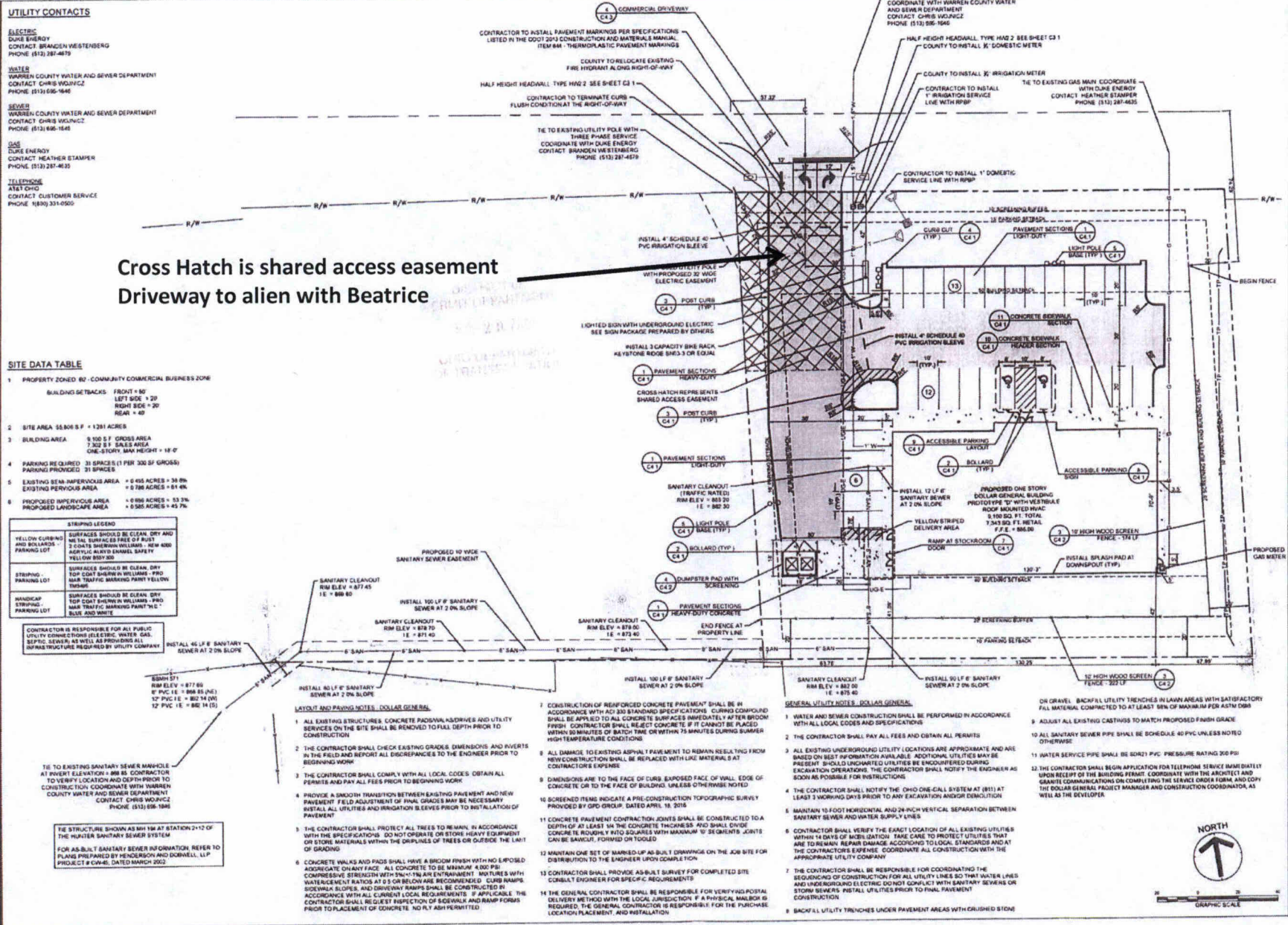
LEICHL TOWNSHIP
BOOK 2955, PG. 424
LOT 1
P.N. 0821300059

TOWNSHIP ESTATES
SECTION ONE
P.B. 60, PG. 80

MELISSA F. TOWNSEND
BOOK 4688, PG. 130
LOT 2
P.N. 0821300060

TOWNSHIP ESTATES
SECTION ONE
P.B. 60, PG. 80

9,100 sq. ft. building with 7,343 sq. ft. of retail area



UTILITY CONTACTS

ELECTRIC
DUKE ENERGY
CONTACT: BRADEN HESTENBERG
PHONE: (513) 287-4679

WATER
WARREN COUNTY WATER AND SEWER DEPARTMENT
CONTACT: CHRIS WOLFCEZ
PHONE: (513) 696-1646

SEWER
WARREN COUNTY WATER AND SEWER DEPARTMENT
CONTACT: CHRIS WOLFCEZ
PHONE: (513) 696-1646

GAS
DUKE ENERGY
CONTACT: HEATHER STAMPER
PHONE: (513) 287-4633

TELEPHONE
ATAE CO-OP
CONTACT: CUSTOMER SERVICE
PHONE: (618) 331-0500

**Cross Hatch is shared access easement
Driveway to alien with Beatrice**

SITE DATA TABLE

1. PROPERTY ZONED BY: COMMUNITY COMMERCIAL BUSINESS ZONE

BUILDING setbacks: FRONT = 5'
LEFT SIDE = 20'
RIGHT SIDE = 20'
REAR = 40'

2. SITE AREA: 56,908 S.F. + 1.291 ACRES

3. BUILDING AREA: 9,100 S.F. GROSS AREA
7,343 S.F. SALES AREA
ONE-STORY, BAY HEIGHT = 12' 0"

4. PARKING REQUIRED: 31 SPACES (1 PER 300 S.F. GROSS)
PARKING PROVIDED: 31 SPACES

5. EXISTING SEMI-IMPERVIOUS AREA = 0.455 ACRES = 39.8%

EXISTING PAVED AREA = 0.786 ACRES = 61.4%

PROPOSED IMPERVIOUS AREA = 0.886 ACRES = 53.2%

PROPOSED LANDSCAPE AREA = 0.805 ACRES = 45.7%

STRIPING LEGEND

YELLOW CURBING AND BOLLARDS
PARKING LOT

STRIPING - PARKING LOT

HANDICAP STRIPING - PARKING LOT

CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER, ETC.) AS WELL AS ANY INFRASTRUCTURE REQUIRED BY UTILITY COMPANY

INSTALL 48" DIA. SANS AT STATION 2+12.02

INSTALL 60" DIA. SANS AT STATION 2+12.02

INSTALL 48" DIA. SANS AT STATION 2+12.02

INSTALL 60" DIA. SANS AT STATION 2+12.02

THE STRUCTURE SHOWN AS BUILT SHALL BE IN ACCORDANCE WITH THE HUNTER SANITARY SEWER SYSTEM PLAN PREPARED BY HENDERSON AND DONWELL, LLP PROJECT #C2.1, DATED MARCH 2002.

CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 309 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.

LAYOUT AND PAVING NOTES - DOLLAR GENERAL

1. ALL EXISTING STRUCTURES (CONCRETE PAVEMENT DRIVEWAYS AND UTILITY SERVICES) ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADERS, DIMENSIONS AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINISH GRADIES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION BELIEVES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE CANOPES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE FINISH FACE. ALL CONCRETE TO BE MINIMUM 4000 PSI COMpressive STRENGTH WITH 2% MIN AIR ENTRAINMENT. MIXTURES WITH WATER-CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMP, SIDEWALK BOLLARDS, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS IF APPLICABLE. THE CONTRACTOR SHALL REGULATE IN SLOPE OF SIDEWALK AND RAMPS FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH PERMITTED.
7. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 309 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
8. ALL DAMAGED TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH EQUAL MATERIALS AT CONTRACTOR'S EXPENSE.
9. DIMENSIONS ARE TO THE FACE OF CURB EXPOSED FACE OF WALL. EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
10. SCREENED ITEMS INDICATE A PRELIMINARY CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY OJO GROUP, DATED APRIL 18, 2018.
11. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS AND SHALL DIVIDE CONCRETE PANELS INTO SQUARES WITH MAXIMUM 50' SEGMENTS. JOINTS CAN BE SAWN, FORMED OR TOOLED.
12. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWING ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION, PLACEMENT, AND INSTALLATION.

GENERAL UTILITY NOTES - DOLLAR GENERAL

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNEXPECTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE OHIO ONE-CALL SYSTEM AT (811) AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10 FOOT HORIZONTAL AND 24 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICE LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR OR REPLACE TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINISH PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CHASTISED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN MANY AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FURNISH GRADE.
10. ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
11. WATER SERVICE PIPE SHALL BE SDR21 PVC PRESSURE RATING 200 PSI.
12. THE CONTRACTOR SHALL BEGIN APPLICATION FOR TELEPHONE SERVICE IMMEDIATELY UPON RECEIPT OF THE BUILDING PERMIT. COORDINATE WITH THE ARCHITECT AND GRANT COMMUNICATIONS ON COMPLETING THE SERVICE ORDER FORM, AND COPY THE DOLLAR GENERAL PROJECT MANAGER AND CONSTRUCTION COORDINATOR AS WELL AS THE DEVELOPER.



**Design Services
For The Built
Environment**

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fall Leasdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

GRESHAM SMITH AND PARTNERS
1102 Nashville City Center
211 Union Street
Nashville, TN 37203
615-259-2175
www.gsmwp.com



FRANKLIN DOHP, LLC

9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

BY 122 AT BEATRICE DRIVE
FRANKLIN, OHIO 43002

Revision

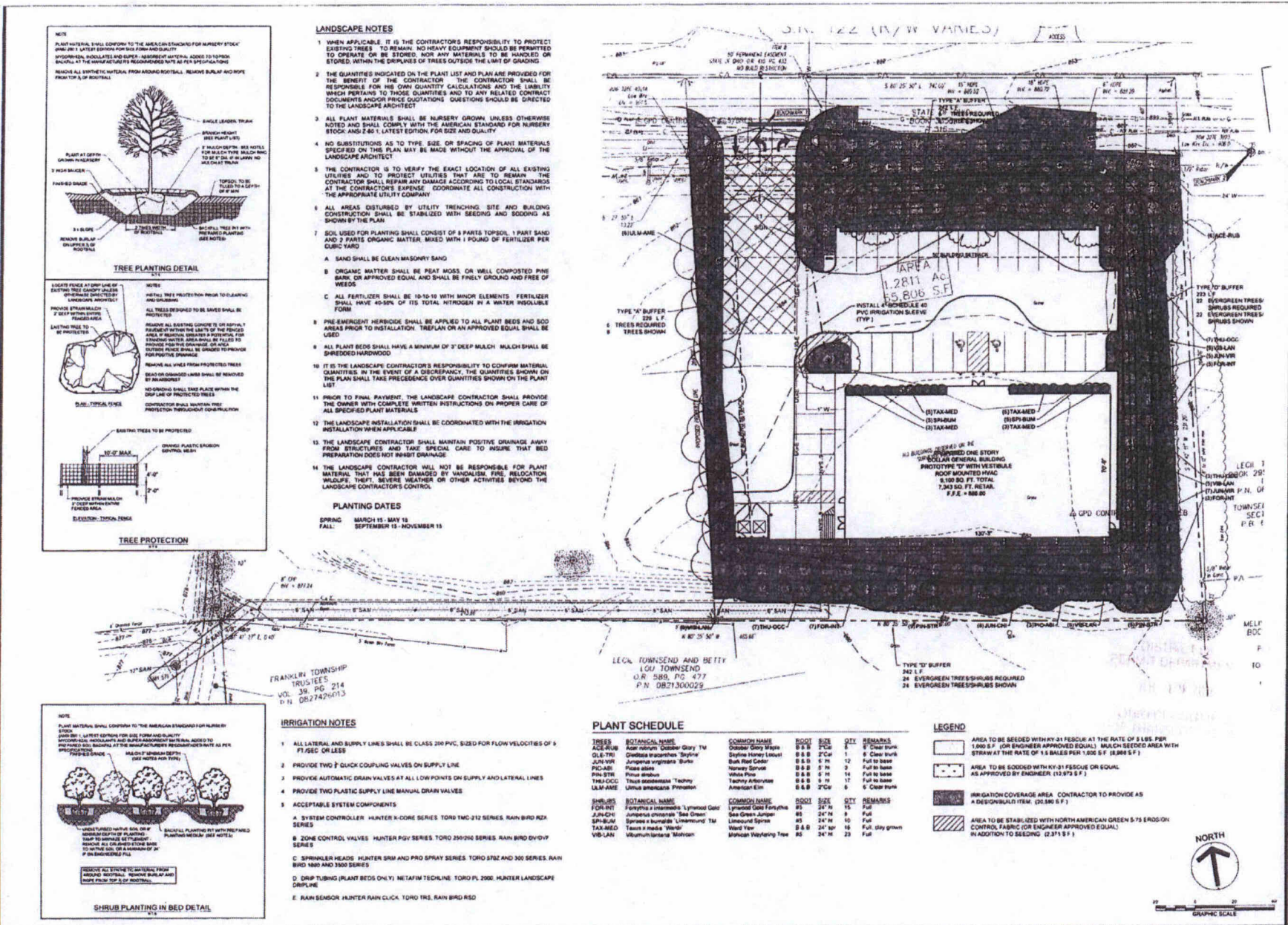
No.	Date	Description

SITE LAYOUT & UTILITY PLAN

C2.1

PROJECT NUMBER
DATE: 2018

Landscaping variance granted by the BZA 20' Buffer Type D in lieu of 50' including a 10' solid fence (Cs.# 2016-103)





DOLLAR GENERAL

REV.	DATE	DESCRIPTION

DOLLAR GENERAL
SR 122 AT BEATRICE DRIVE
FRANKLIN, OH 45005

EXTERIOR ELEVATIONS & FINISH SCHEDULE

ISSUED FOR:	
PERMIT:	07.14.16
BID:	07.14.16
CONSTRUCTION:	
RECORD:	

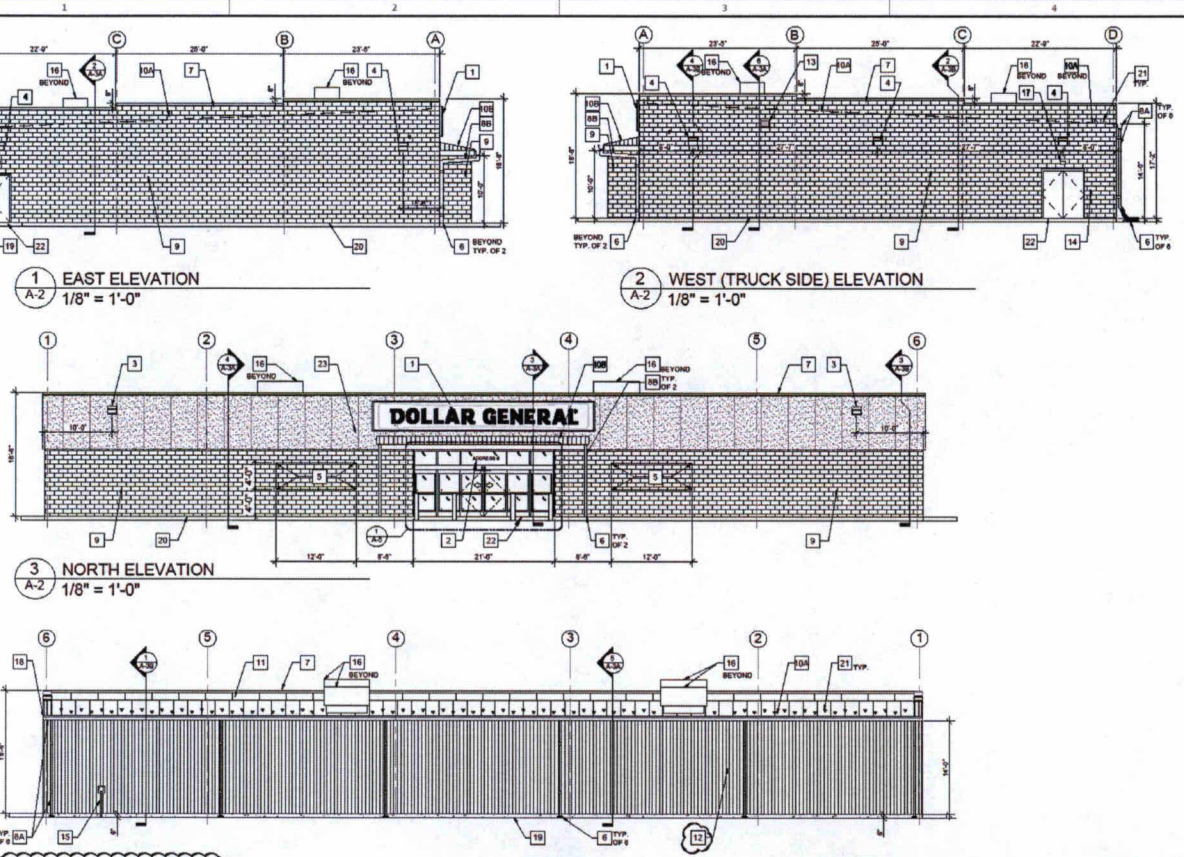
PROJECT NUMBER:	
MAR:	COL:

JOB NO.
2016066.11

A-2

- ### ELEVATION KEYED NOTES
- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
 - ADDRESS ABOVE DOOR MOUNTED ON CENTER PANE OF GLASS. ADDRESS TO BE 1/2" TYP. CIVIL NUMBERS. COLOR: BLACK FINNITE OUTLINE.
 - WALL PACK: 1/4" A.F.F. TO TOP OF WALL PACK. REFER TO E-2 FOR ADDITIONAL INFORMATION.
 - WALL PACK: 1/2" A.F.F. TO TOP OF WALL PACK. REFER TO E-2 FOR ADDITIONAL INFORMATION.
 - 1/2" DIAMETER x 4" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND SPOT INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.
 - DOWNPOUT TIED INTO STORM SYSTEM. REFER TO CIVIL DRAWINGS.
 - METAL COPING / TRIM / FLASHING - REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - GUTTER AND DOWNPOUT (MAIN). PROVIDE ADEQUATE STRAPPING TO STRUCTURE. REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - GUTTER AND DOWNPOUT (CANOPY). PROVIDE ADEQUATE STRAPPING TO STRUCTURE. REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - 4" SPLIT FACE CONCRETE MASONRY UNIT. REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - STANDING SEAM METAL ROOF. REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - STANDING SEAM METAL ROOF. REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - METAL FASCIA PANELS. REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - METAL WALL PANELS PROVIDE TAMPER RESISTANT FASTENERS BELOW 2'-0" A.F.F. REFER TO EXTERIOR FINISH SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.
 - VENT FOR BATHROOM EXHAUST. REFER TO M1 FOR ADDITIONAL INFORMATION.
 - DOOR BUZZER. REFER TO E-1 FOR ADDITIONAL INFORMATION.
 - ELECTRIC METER. REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
 - HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M-1 FOR MORE INFORMATION.
 - OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOOR @ 8' 6" A.F.F.
 - MINIMUM GAVE HEIGHT IS 1/4" A.F.F.
 - FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
 - HARD SURFACE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 2" BELOW FINISHED FLOOR AT PAVED AREAS.
 - PRE-FINISHED METAL BUILDING ICE GUARD. FULL LENGTH. TO BE INSTALLED BY S.C.
 - SLOPE CONCRETE AT ENTRANCE AND EXIT LOCATION.
 - VARCO PRUDEN TEXTURE CLAD METAL PANEL (PAINTED). REFER TO EXTERIOR FINISH TABLE FOR ADDITIONAL INFORMATION.
 - GAS METER

- ### GENERAL NOTES
- G.C. TO CALK AND SEAL ALL PENETRATIONS.
 - G.C. TO CALK ALL DISJUNGER MATERIALS AND GAPS.
 - G.C. TO INSTALL ADDRESS NUMBERS ON TRANSCOM GLASS ABOVE MAIN DOOR ENTRY.
 - G.C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. SURFACE OR FLUSH MOUNT.



PRE-ENGINEERED METAL BUILDING NOTES

METAL BUILDING NOTES:

- THE PRE-MANUFACTURED METAL BUILDING STRUCTURE, CONCRETE FOUNDATION, AND INTERIOR CONCRETE SLAB SHALL BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE STANDARDS. IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE 2011 EDITION OF THE AISI BUILDING CODE.
- THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY, AND ERECTION OF THE COMPLETE STRUCTURAL STEEL FRAMING AND EXTERIOR SKIN PACKAGE. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.
- THE FRONT FASCIA SHALL HAVE (3) 1/2" PURLINS MOUNTED VERTICALLY SO THAT THE 1/2" FACE IS AGAINST THE BUILDING METAL SKIN. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED 16" APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.

ROOF NOTES:

- METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONGOLOID.
- ROOF PANELS TO BE A MINIMUM 24 GAUGE.
- METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING SURF ROOF.
- CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.

PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDING SYSTEMS	STAR BUILDING SYSTEMS	NUCOR BUILDING SYSTEMS	160 RISE STEEL BUILDINGS, INC.	CHIEF BOX DOORS
ATTN: DAVID TROST (201) 984-5277 dtrostm@vp.com	ATTN: JEFF BROWN (800) 804-8889	ATTN: BOB BURST (313) 624-8460 (202) 533-7891	ATTN: KEVIN BURKE (800) 633-3378	ATTN: ERIN SULLIVAN (330) 354-4028 (330) 350-8789	
EXTERIOR FINISHES					
EXTERIOR FINISHES ARE TO MATCH OR BE SQUARE TO VP METAL BUILDING SYSTEMS FINISH SELECTION.					
GUTTERS & DOWNPOUTS - MAIN BA	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE
GUTTERS & DOWNPOUTS - CANOPY SB	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE
SIDE AND REAR METAL WALL PANELS & TRIM	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE
BACKSPOUNTS & SASHENESS SET COOKS	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE
EXTERIOR OF DOORS TO BE PAINTED. REFER TO DOOR SCHEDULE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE	COOL DRINK BRONZE
ARCHITECTURAL SLOTT AT BUILDING FACADE SHOULD BE PRE-FINISHED OR PAINTED 2 COATS LOW VOC MASONRY COATING (ADHESIVE SERIES) SEE EXTERIOR FINISH SCHEDULE	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305
BUILDING FASCIA PANEL	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305
VARCO STOREFRONT SYSTEM	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305
STANDING SEAM METAL ROOF PANELS MAIN - 15'	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305
STANDING SEAM METAL ROOF PANELS CANOPY - 10'	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305
VARCO PRUDEN TEXTURE CLAD METAL PANEL (PAINTED) - KEYNOTE K2	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305	RENNICK BEIGE - SW2305

Drawing Name: C:\01\2016066.11\PERMITS\DWG\BSP116_A2_EXTERIOR ELEVATIONS.DWG
Project #: 2016066

SUMMARY OF APPLICATION:

The applicant plans to develop the property consisting of 1.2811 acres with a 9,000 sq. ft. retail building for a Dollar General Store.

ANALYSIS OF ZONING:

North	“R1B”,	Single-Family Residential (1-acre density)
West	“B2”	Community Commercial Businesses Zone
South	“R1B”,	Single-Family Residential (1-acre density)
East	“R1B”	Single-Family Residential (1-acre density)

REVIEWING DEPARTMENTS :

Site Plans were circulated to the Warren County Engineer, Warren County Soil & Water Conservation, Warren County Regional Planning Commission, Franklin Township Trustees and Fire Department, Warren County Combined Health District, Warren County Water & Sewer, and Warren County Sheriff

ZONING INSPECTORS REVIEW

OF W. C. CODE STANDARDS :

1. Compliance with the Warren County Rural Zoning Code Standards for Site Plan Review Section 1.303 and Commercial Business and Service Uses Section 3.206.
2. We are here to discuss a Site Plan Review for a “Retail Small Scale Development” located in a “B2” zoning district.

Review Process Per the W.C. Rural Zoning Code

- 1. Reviewed By RPC Staff with 9 recommendations**
- 2. Revisions by applicant 8-12-16**

The following are Gresham, Smith and Partners' responses to your comments from a letter from Robert Ware to you dated August 1, 2016, regarding the project named above.

1. Comment: Replace the proposed building design with one that is harmonious in character with the surrounding area with regard to scale, mass, and orientation;

Response: The building will have masonry on three (3) sides with metal panels on the rear. The rear yard is screened with a 10' high fence and plant material. Revised building elevations are attached.
2. Comment: Revise the signage to be compliant with Zoning Code Article 3, Chapter 6;

Response: Signage has been revised to meet the ordinance, detail attached.
3. Comment: All exterior lighting inclusive of sign illumination shall meet the requirements of Zoning Code Article 3, Chapter 5;

Response: Lighting Plan attached.
4. Comment: The existing line of trees inside the eastern boundary shall remain as part of the required buffer screen;

Response: Existing trees along eastern boundary will remain.

5. Comment: The S.R. 122 driveway intersection design, location, and construction shall be to the permitting satisfaction of ODOT.

Response: ODOT approved permit is attached.

6. Comment: The shared driveway access easement for the abutting property to the west shall be provided as shown on the plan;

Response: The shared driveway easement will remain and be dedicated when the subdivision plat is recorded.

7. Comment: Stormwater management shall be to the satisfaction of the Warren County Engineer's Office;

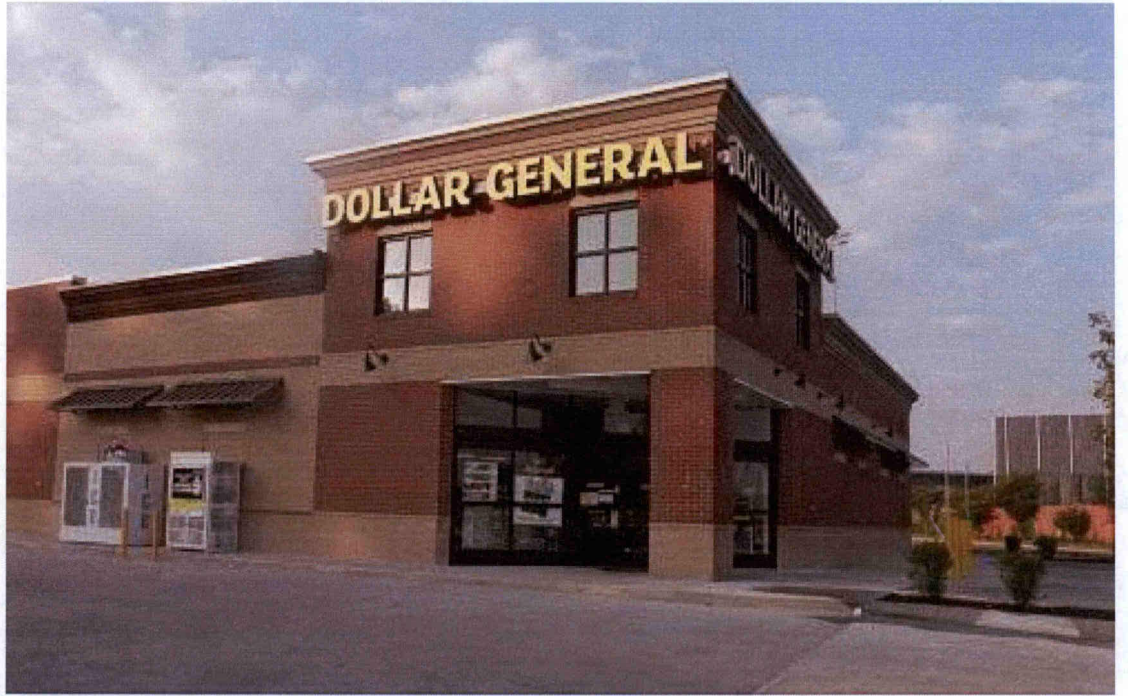
Response: Warren County Engineer has approved stormwater management plan.

8. Comment: A walkway shall be installed along the site frontage as required per Article 3 Section 3.303(B).

Response: A 5' sidewalk has been added to the plans.

9. Comment: Creation of the lot for the site shall be submitted and processed in accordance with the Warren County Subdivision Regulations prior to commencing development construction activities on the site.

Response: Subdivision plat has been reviewed by County staff, we need zoning certificate before plat can get recorded.

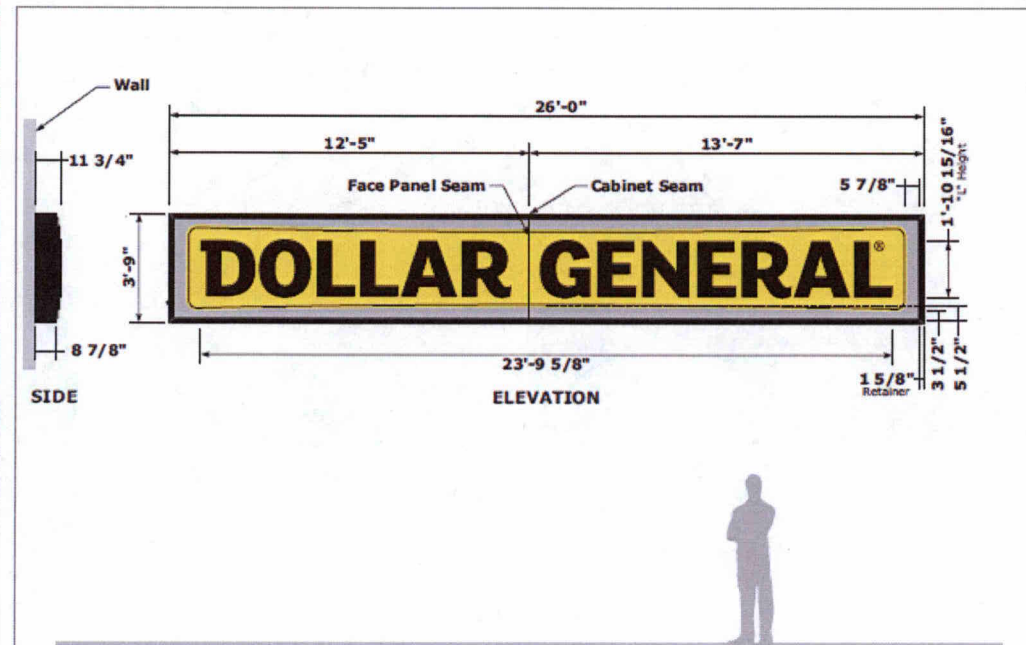








Franklin, Ohio Location



.150" clear UV polycarbonate (Spartech) pan formed face with Black copy over Spraylat C8-2633 Yellow on PMS Cool Gray 5 background. Cabinet to be painted Satin Black.

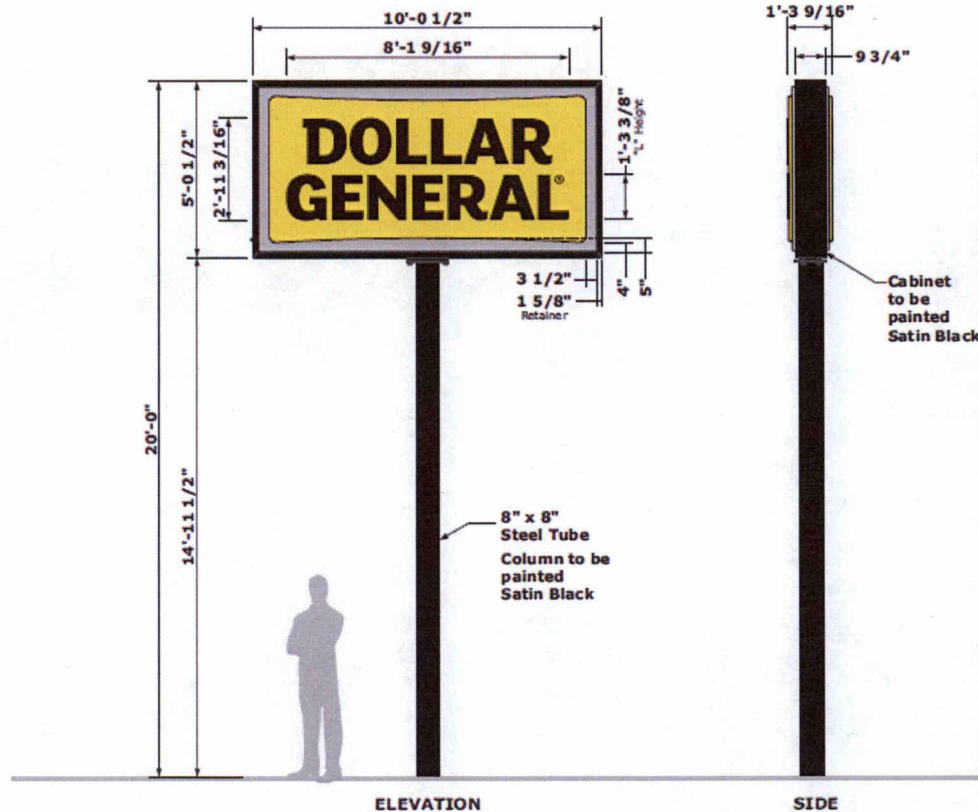
SQUARE FOOTAGE		COLOR SPECIFICATIONS	
ACTUAL	97.50 sq. ft.	Yellow:	match Spraylat C8-2633
		Brushed Aluminum:	match Spraylat RM-171
		Black (Copy):	match Spraylat Black
		Satin Black (Metal):	match Black Polyurethane
		Cool Gray:	match PMS Cool Gray 5
		Rock Bottom Gray:	match Sherwin Williams SW7062
		Green:	match PMS 366C

	File Name: Dollar_General_Cdsheets 2013	135 SOUTH DAVID LANE KNOXVILLE, TN 37922 OFFICE: 865-539-4001 FAX: 865-539-0851 WWW.LINKENGR.COM	
	Project #: 13-0181		Page 11 of 33
	Date: 04/12/2013		Approved By:
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DOLLAR GENERAL

5'-0 1/2" x 10'-0 1/2" PYLON

P50



SQUARE FOOTAGE		COLOR SPECIFICATIONS	
ACTUAL	50.63 sq. ft.	Yellow:	match Spraylat C8-2633
		Brushed Aluminum:	match Spraylat FM-171
		Black (Copy):	match Spraylat Black
		Satin Black (Metal):	match Black Polyurethane
		Cool Gray:	match PMS Cool Gray 5
		Rock Bottom Gray:	match Sherwin Williams SW7062
		Green:	match PMS 369C

	File Name: Dollar General Cutsheets 2013	<p>135 SOUTH DAVID LANE KNOXVILLE, TN 37922 Office: 665-539-4001 Fax: 665-539-0851 WWW.LINKENGR.COM</p>	
	Project #: 13-0181		Page 5 of 33
	Date: 04/12/2013		
	Approved By:		

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Case No.	102-2016 SP	
<u>Applicant/Owner</u> <u>Agent</u>	Lecil G. Townsend Dollar General	
Township	Franklin	
Property Location	Address	State Route 122 (no address)
	PIN	08-21-300-064-0
Property Size	1.25 acres 242 feet of road frontage	
Future Land Use Map (FLUM) Designation	Commercial	
Current Zoning District	“B2 ” Community Commercial Businesses Zone	
Existing Land Use	Residential/Agricultural	
Site Plan Requested	Development of 1.25 acres for construction of a Dollar General Store	
Issue for consideration	Compliance with Sections 1.303 (Site Plan Review) and 2.303 Commercial & Industrial Zoning Standards	