



BEAVERCREEK PLANNING COMMISSION
Regular Meeting – August 5, 2020, 6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. June 3, 2020
- V. PUBLIC HEARINGS
 - A. PC 20-7 ASRA, Swift Coffee Drive-Thru (Withdrawn by applicant.)
 - B. PC 20-8, Zoning Code- Chicken Text Amendment
 - C. PC 20-6 ASRA, Dayton-Xenia Marathon Food Mart
- VI. SUBDIVISIONS
 - A. S-20-5, Violette Plat
 - B. S-20-6, Alpha School House Plat
 - C. S-20-7, WesBanco Subdivision
- VII. DISCUSSION ITEM
 - A. Land Use Plan Amendment- BCGolf Limited Partnership
- VIII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, June 3, 2020

PRESENT: Mr. Hight, Mr. Loftis, Mr. Meyer, Mr. Self, Mr. Shrider

ABSENT: None

Vice Chairman Loftis called the meeting to order followed by roll call.

Mr. Hight MOVED approval of the agenda with the modification of moving IV. Reorganization below VI. Public Hearings. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

Mr. Shrider MOVED approval of the March 4, 2020 minutes. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 13-5 Amendment 5/20, Germany Lane Development

Clerk Gillaugh read the notice of public hearing on an application filed by John Kopilchack, 3500 Pentagon Blvd., Ste. 500, Beavercreek, OH 45431. The application requests approval of an amendment to add multi-family and student housing as permitted uses to PUD 13-5. The properties are located on the southwest corner of Germany Lane and Wynkoop Court further described as Book 1, Page 9, Parcels 83, 85, 86, 87, 88, 89, 90, and 91 on the Greene County Property Tax Atlas.

Jared Barnett, Mills Development, explained they are in the process of acquiring 4 acres along Germany Lane. He said they looked at the existing zoning of the site and stated they are really looking to develop this as an office development. Mr. Barnett said they wanted to identify possible uses if that did not come to fruition, and explained one idea that has been considered is multi-family/student housing. He stated given they felt it made sense they wanted to add it to the existing zoning prior to purchasing the land.

Mr. Burkett summarized the staff report dated May 29, 2020, which stated the applicant is requesting to include additional uses to the existing 4.15-acre PUD. He discussed the location of the property, the existing permitted uses, the Zink Road extension to Germany Lane, the surrounding properties' zoning districts, and the Land Use Plan designation. Staff recommended approval of the case with four conditions.

Mr. Self arrived at the meeting at 6:10 p.m.

There being no public input, the public hearing was closed.

Mr. Self did not see where this would cause a traffic problem if it were developed as multi-family, and did not feel it was moving away from the spirit of the Land Use Plan.

Mr. Loftis MOVED to approve PUD 13-5 Amendment 5/20 with four conditions:

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1. All conditions of PUD 13-5 remain in full force and effect except where modified herein.
2. The following uses shall be included to the permitted uses in PUD 13-5:
 - High Density Residential – up to 9.5 du/ac
 - Dormitories associated with an institution of higher learning
3. This amendment is contingent on the approval of PC 20-3 Land Use Plan Amendment. Should the amendment to the Land Use Plan not be approved with this area being designated as either Regional Commercial or High Density Residential, then this amendment is null and void.
4. Planning Commission finds the proposed changes are compatible with the Land Use Plan for this particular development based on several factors, including, but not limited to the property's location, and surrounding uses.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 5-0.

Z-20-1, Franks Rezoning, R-1A to A-1

Clerk Gillaugh read the notice of public hearing on an application filed by Richard Franks, 1820 Maple Lane, Beavercreek, OH 45432. The application requests the rezoning of 6.283 acres of land from R-1A One-Family Residential District to A-1 Agricultural District. The property is located on the east side of Maple Lane approximately 200 feet north of the intersection of Maple Lane and Hohl Road. The property is further described as Book 5, Page 9, Parcel 33 on the Greene County Property Tax Atlas.

Richard Franks, stated they purchased the approximately 6-acre lot about eight years ago. He said they cleared out the middle of the lot and built a home. He explained he had to seek a variance 4 years ago when he built the accessory structure because of the height restriction. Mr. Franks stated he is most likely going to have a couple more issues in regards to the City Code R-1A District, so he felt this was a good time to request the property be rezoned. He explained his property on two sides is abutting a park, and that his son has shown some interest in have an agricultural animal in the future.

Mr. Burkett summarized the staff report dated May 29, 2020, stating the applicant is requesting approval to rezone 6.28 acres from R-1A to A-1, Agricultural. He discussed the location of the property, the surrounding properties' zoning districts, the Land Use Plan designation, and what is permitted in an A-1 District versus a residential lot. Staff recommended approval of the case.

In written input, a letter was received by Daniel Reeves, 1848 Maple Lane, supporting the proposed rezoning.

There being no further public input, the public hearing was closed.

Mr. Loftis asked where the surrounding A-1 properties are located. Mr. Burkett explained it is the properties to the east. Mr. Loftis questioned what the limit was for accessory structures for A-1 Districts. Mr. Burkett explained there are no square footage requirements, but there are setback requirements he would have to meet.

Mr. Hight said he understood why he was requesting the rezoning of the property, but it does seem to fit more into the variance category. Mr. Burkett explained variances cannot be granted on the use, and if they wanted agricultural animals it would have to be rezoned. Mr. Hight and Mr. Burkett discussed what could happen with the property in the future if it was rezoned.

Mr. Self believed the main reason for the rezoning request was to be able to fence off the border with the park effectively. He said he did not have a concern with this since it is downzoning.

Mr. Loftis asked how it would change the property tax evaluation. Mr. Burkett explained it would not change because the County taxes is based on the use.

Mr. Shrider MOVED to approve Z-20-1. Motion was seconded by Mr. Meyer. Motion PASSED by a roll call vote of 4-1. (Loftis)

PC 20-5 ASRA, WesBanco Bank

Clerk Gillaugh read the notice of public hearing on an application filed by Chris Humphrey, 4495 Millwater Drive, Powell, OH 43065. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.298 acres of land to construct a 1-story retail banking office building. The property is located at 1243 North Fairfield Road further described as Book 5, Page 5, Parcel 99 on the Greene County Property Tax Atlas.

Chris Humphrey, architect for the project, stated WesBanco would like to improve their physical representation in Beavercreek by constructing a new bank north of the existing Frisch's. He explained it is about a 1.3-acre lot, and they are proposing approximately a 2,600 square foot bank with two lanes of drive-thru services. Mr. Humphrey discussed the parking requirements and the access road connection to the south. He said they do meet the setback and landscaping requirements. Mr. Humphrey explained they are being asked by the City to turn their lights down to 25% after business hours, and asked that they not have to do that because this is a bank and they do have an ATM which is a 24/7 service in which they feel the lighting is crucial for the security. He discussed the building design and materials, and said they are in agreement with the conditions in the resolution other than the lighting which he previously mentioned.

Ms. Pereira summarized the staff report dated May 28, 2020, which stated the applicant is requesting approval to build an approximate 2,600 square foot bank to be located at

1243 North Fairfield Road. She explained the property does fall within an Planned Development Area (PDA) within our Dayton-Xenia Corridor Overlay District on the Land Use Plan, and as part of that PDA area the project is subject to ASRA process. Ms. Pereira discussed the lot under discussion, what currently exists on the property, the building materials, the access points to the site, the parking requirements, and the landscaping and screening requirements. She explained the condition regarding the lighting, and said they did go back and look at other bank locations and said they did still require the lighting be reduced after business hours with the exception of those around the ATM, so she recommended modifying Condition #13. Ms. Pereira reviewed the signage requirements, and recommended approval of the case with 19 conditions with the modification made to Condition #13.

There being no public input, the public hearing was closed.

Mr. Shrider referred to the flow of traffic around the site, and asked if the parking spaces in the rear of the site were primarily for employee parking. Mr. Humphrey those spots will be for employees.

Mr. Loftis was in agreement with the suggestion staff made regarding the lighting condition.

Mr. Self asked if it was a drive-up ATM within the drive-thru lanes. Mr. Humphrey said it would be in the first drive-thru lane. Mr. Self asked about the four-sided architecture condition, and Ms. Pereira explained it was not needed because the drawings show it will be four-sided. Mr. Self questioned if there would be any roof-mounted units that would need to be screened. Ms. Pereira stated there is a condition that covers the screening of rooftop units or ground-mounted units. Mr. Self stated the dumpster was cleverly hidden, so they did not need to look at that. Mr. Self asked where the water drained from the detention pond. Ms. Pereira assumed it drained down to the creek, and said the Engineering Department will review the plans and approve them before any permits are issued. Mr. Self didn't have an issue with the lighting around the ATM being left on, but felt they should add another sentence saying the lighting needed to be shielded so there is no spillover into the adjacent properties to the west.

Mr. Loftis MOVED to approve PC 20-5 ASRA with 19 conditions, modifying Condition #19:

1. The approved plans for this development shall be the plans stamped "Received May 27, 2020", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received May 27, 2020" except where modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning

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Department prior to the execution of the required Development Agreement and the release of a zoning permit.

4. Prior to the issuance of a zoning permit, all structures including houses, accessory buildings, paved areas and the like shall be completely demolished and removed from the site. A demolition permit shall be required from the City and County prior to any demo work being performed.
5. All existing curb cuts and driveway aprons in front of North Fairfield Road shall be removed and replaced with new curb and gutter. This shall be shown on the final construction drawing, to be reviewed and approved by the Engineering Department prior to the release of a final subdivision.
6. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
7. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
8. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
9. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
10. Gutters, downspouts and roof access ladders shall not be visible on any elevation of the building. They shall be internally mounted. Thru-wall scuppers are permitted.
11. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
12. All Signage shall comply with the Zoning Code for B-2 district with the exception of allowing one additional sign on the south elevation. The final location and size shall be reviewed and approved by the Planning Department prior to the issuance of any sign permits.
 - Raceways shall be prohibited.
 - No temporary signage shall be permitted.

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- The ground sign shall be constructed with a masonry base and wrap, to match the materials used to construct the building.
13. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department.
- Maximum mounting height for any parking fixture shall be 16 feet, and no pole shall be located in the paved area of the parking field.
 - Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing with the exception of the lighting around the ATM which shall be shielded to prevent spillover to the adjacent properties.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
15. A final subdivision must be approved by Planning Commission and recorded prior to the release of a zoning permit for the building. The final subdivision shall include a 25-foot wide public access and construction easement from the entry point to the northern property line.
16. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.
17. No outdoor speakers shall be permitted with the exception of teller speakers within the drive-thru.
18. The construction hours for any exterior work shall be limited to 7am-7pm Monday through Saturday.
19. Orange fencing delineating the 25-foot tree preservation area and grading limit shall be installed prior to the removal of any vegetation or structures on the property.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 5-0.

PUD 88-21 MOD 5/20, Major, Raising Cane's Chicken Finger's

Clerk Gillaugh read the notice of public hearing on an application filed by Kayla Holbrook, 1062 Ridge Street, Columbus, OH 43215. The application requests a major modification to the specific site plan to allow for the construction of a 3,152 square foot restaurant located at 2755 Fairfield Commons Boulevard. The property is further described as Book 4, Page 3, Parcel 64 on the Greene County Property Tax Atlas.

Kayla Holbrook, OLIO Development Group, stated they are proposing to demolish the existing Verizon Wireless store at the mall and build a Raising Cane's. She explained this would be the first time in Ohio building in the same municipality twice. Ms. Holbrook said the design has been updated since they built the previous restaurant.

Ms. Pereira summarized the staff report dated May 27, 2020, which stated the applicant is proposing to construct approximately a 3,100 square foot restaurant to be located within the Mall at Fairfield Commons development. She discussed the location of the property, and explained the existing Verizon Wireless store is moving to the old IHOP site, so the building will be demolished and a new Raising Cane's is proposed to be constructed. Ms. Pereira said the PUD does permit the use of a restaurant with a drive-thru, and discussed the building designs and materials. She reviewed the location of the access point, the proposed sidewalks, the drive-thru stacking requirements, the parking requirements, the lighting requirements, and the signage requirements. Staff recommended approval of the case with 14 conditions.

There being no public input, the public hearing was closed.

Mr. Shrider was concerned about the location of the crosswalk because there is not a stop sign on the mall entry. Ms. Pereira explained it is close and is why she put a condition in the resolution requiring the neon green signage and for that area to primarily be staff parking.

Mr. Hight liked the stacking, but was concerned about the potential of backups at the exit access since it would be shared access by Panera Bread and Raising Cane's. Ms. Pereira stated there was a little bit of concern, but felt it would be alleviated by Raising Cane's double drive-thru the way they have it is a plus. She also believed with Panera not being fast food that it will help.

Mr. Self asked if the patio was going to be a summertime only patio. Ms. Holbrook said it would most likely be used in the summer only, but would not be closed off.

Mr. Hight MOVED to approve PUD 88-21 MOD 5/20 with 14 conditions:

1. The approved site plans for this development shall be the plans stamped "Received May 26, 2020", except as modified herein.
2. The approved architectural elevations for this development shall be the plans stamped "May 26, 2020", except as modified herein.
3. A PUD agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to the release of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the

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requirements of the City's landscaping and screening regulations.

4. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project.
5. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting
6. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department.
 - a. Poles shall match the height of the adjacent development to the east and must have full cut off fixtures.
 - b. No light poles may be located within the parking lot.
7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building.
 - a. Any dumpster enclosure shall be constructed of materials architecturally compatible with the building and have a closable, lockable gate.
 - b. The final design of the dumpster enclosure shall be reviewed and approved by the Planning and Zoning Department prior to the issuance of any zoning permits.
8. The building exteriors shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning Department or, if required, by the City Council and/or Planning Commission.
9. Any proposed gutters and downspouts shall be internally mounted.
10. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
11. Employee parking shall be designated in the off-site parking area across the ring road.
12. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
13. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beavercreek Police Department shall be addressed prior to

the issuance of any zoning permits for the project.

14. Signage shall be permitted on the north, south, and west elevations and shall be limited to 50 square feet, per elevation.
 - a. The mural shall be additionally permitted on the north elevation, shall be limited to 140 square feet, and must be removed if Raising Cane's vacates the building.
 - b. The ground sign shall be limited to 30 square feet per sign face and 6.2 feet in height. An additional preview board and menu board shall also be permitted.
 - c. No temporary signs of any kind are permitted in this PUD.

Motion was seconded by Mr. Shrider. Motion PASSED by a roll call vote of 5-0.

PC 20-4, Zoning Code Changes

Clerk Gillaugh read the notice of public hearing for the purpose of reviewing an update to the Zoning Code.

Ms. Pereira explained at the last Planning Commission meeting they reviewed some changes of the Zoning Code, but since that time there had been more changes so staff decided to add those changes and present it again to Planning Commission. She explained the case had not made it to City Council for approval. Ms. Pereira discussed the previous proposed changes. She explained the additional changes was to modify the definition of "Addition", add language regarding covered porches on accessory structures, and she discussed several proposed changes to Chapter 158.105, Fences. Staff recommended approval of the case.

There being no public input, the public hearing was closed.

Mr. Self referenced the five-foot fence requirement, and asked if it could be built around the perimeter of the lot or just around the pool. Ms. Pereira said it could be built anywhere on a property.

Mr. Shrider MOVED to approve PC-20-4. Motion was seconded by Mr. Meyer. Motion PASSED by a roll call vote of 5-0.

REORGANIZATION

Chairman

Mr. Loftis nominated Mr. Self as chairman. Motion was seconded by Mr. Shrider. Mr. Self was appointed chairman by unanimous voice vote.

Vice Chairman

Mr. Hight nominated Mr. Loftis as vice chairman. Motion was seconded by Mr. Shrider. Mr. Loftis was appointed vice chairman by unanimous voice vote.

SUBDIVISIONS

S-20-4, Darst Road Medical

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Ms. Pereira summarized the staff report dated May 29, 2020, on a request by Jake Riley, Agent of the Owner, 3176 Kettering Boulevard, Moraine, OH 45439. The applicant is requesting approval of a final subdivision for 1.817 acres of land one lot south of the intersection of Darst Road and Indian Ripple Road. Staff recommended approval of the case with four conditions.

Mr. Loftis MOVED to approve S-20-4 with four conditions:

1. The approved record plan shall be the plan stamped "Received May 7, 2020", except as modified below.
2. All conditions for approval of PC 20-2 shall remain in full force and effect.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Beavercreek Fire Dept., and Greene County Sanitary Engineering Department shall be satisfied prior to release of the record plan for recording.
4. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.

Motion was seconded by Mr. Shrider. Motion PASSED by a roll call vote of 5-0.

ADJOURNMENT

Mr. Loftis MOVED adjournment at 7:18 p.m., seconded by Mr. Self. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: August 5, 2020	Reference Topic: PC 20-8 Zoning Code Change Request
Agenda Reference No.	

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

We received an application requesting that Planning Commission consider an amendment to the Zoning Code, which allows for the keeping of chickens in residential districts. This issue has been brought forward as part of zoning code changes in 2012 and 2016, but was removed from each of the corresponding Ordinances.

Included in the proposed Resolution of Approval, is a condition that is written in ~~red~~ font which adds a 1-year Sunset provision. This language was included in the 2012 and 2016 version of the proposed changes, but the applicant has requested that it not be included in this application. If recommending approval, Planning Commission may re-instate the provision, or may keep it out.

STAFF RECOMMENDATION:

Should Planning Commission choose to recommend approval of the applicant's request, staff has included recommended language to be adopted as part of the attached resolution of approval. Staff has also included a resolution of disapproval should Planning Commission choose to recommend denial of the applicant's request.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to approve, modify, disapprove, or table either of these resolutions.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
August 5, 2020

RE: PC 20-8 Beaver Creek
Zoning Code Updates

WHEREAS, the City of Beaver Creek Planning Commission has determined it necessary to make certain corrections and additions to the Beaver Creek Zoning Code; and

WHEREAS, public hearing was held on August 5, 2020 by the Beaver Creek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beaver Creek City Council:

SECTION I

The City of Beaver Creek Planning Commission recommends to City Council adoption of the amendment to the Zoning Code as attached in "Exhibit A" July 29, 2020.

SECTION II

1. The approved Zoning Code shall be amended as described in "Exhibit A" dated July 29, 2020.

SECTION III

These papers relating to the Zoning Code changes shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED: August 5, 2020

VOTING FOR ADOPTION:
VOTING AGAINST:
ABSENT:

Chairman

Attest:

EXHIBIT A

§ 158.123 KEEPING OF CHICKENS IN RESIDENTIAL DISTRICTS.

The keeping of chickens (*Gallus gallus domesticus*) is prohibited in the City of Beavercreek, except where an *AGRICULTURAL ACTIVITY* is permitted, or on properties used for one-family residential purposes under the following conditions:

(A) *General Regulation.*

(1) *Maximum number of chickens.* The maximum number of chickens shall be based on the following lot sizes:

(a) Lots less than 15,000 square feet shall not be permitted to keep or house chickens

(b) Lots that are 15,000 square feet or greater shall be permitted a maximum of six (6) chickens.

(c) Chickens shall not be permitted on multi-family or two-family residentially zoned properties.

(2) *Roosters.* Roosters shall not be permitted to be housed or kept on any residentially zoned property within the City.

(3) *Containment of Chicken.* Chickens shall be kept contained within a pen, coop or within a fenced in rear yard at all times. The minimum height of a fence for the containment of chickens shall be 48".

(4) *Chicken pens or chicken coops.* The chicken pen or chicken coop shall conform to the following standards:

(a) Coops or pens must be constructed of a solid wood, composite or vinyl material and be constructed so as to prevent rodents, wild birds, predators, dogs, and cats from accessing feed and the chickens.

(b) Coops or pens shall only be permitted in the rear yard of the property, completely to the rear of the primary structure.

(c) Coops or pens may not be located any closer than twenty (20) feet from any property line of an adjacent property.

(d) Coops or pens must be kept clean, dry, odor-free and free from accumulated manure. Any stored manure must be kept in a fully enclosed structure or container.

(5) *Processing of Chicken.* Chickens shall not be permitted to be slaughtered in ordinary public view.

(6) *Nuisances.* Odors from chickens, chicken manure, or other chicken-related substances shall not be perceptible at the property boundaries. The property owner and/or chicken owner shall take all necessary action to reduce the attraction of predators and rodents and the potential infestation of insects, predators and parasites that may result in unhealthy conditions to human habitation. Should said infestation occur, the chickens and/or parasites and insects may be removed by the City, through the Greene County animal control officer, or other designee, and the cost of the same shall be borne by the property owner and/or chicken owner.

EXHIBIT A

(B) *Permits required.*

(1) An accessory structure permit is required prior to the construction of the chicken coop and shall count toward the maximum allowed square footage of accessory structures in a residential district, as defined in 158.104 (E) (1).

(2) Prior to the introduction of chickens on the property, the property owner or his designee must apply for, and receive a separate Keeping of Chickens in a Residential District permit.

(a) *Revocation of Permit.* The Keeping of Chickens in a Residential District permit may be revoked by the City where it is deemed there is a risk to public health or safety, or for any violations of or failure to comply with any of the provisions of this section. Should the Keeping of Chickens in a Residential District permit be revoked, all chickens shall be removed from the property in a timely manner.

~~(C) *Sunset Provision.* These regulations are temporary and are considered be valid for one year from the date it becomes effective. City Council shall re-evaluate these regulations and could make changes that could include the repealing of this subsection of the Zoning Code and requiring the removal of all previously approved chickens. Persons applying for a permit to keep chicken within the first year shall be made aware, as stated on the permit, that they may have to remove the chickens should council choose not to renew these regulations after the one year period.~~

(C) *Violations.* Any property containing chickens which fails to meet the requirements of this section shall be deemed to be in violation of this section and of the Zoning Code.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
August 5, 2020

RE: PC 20-8 Beaver Creek
Zoning Code Updates

WHEREAS, the City of Beaver Creek Planning Commission has determined it necessary to make certain corrections and additions to the Beaver Creek Zoning Code; and

WHEREAS, public hearing was held on August 5, 2020 by the Beaver Creek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beaver Creek City Council:

SECTION I

The City of Beaver Creek Planning Commission recommends to City Council disapproval of adoption of the amendment to the Zoning Code as written in attached "Exhibit A" July 29, 2020.

SECTION II

1. The approved Zoning Code shall be not be amended by the proposed Chicken in Residential Districts language as described in "Exhibit A" dated July 29, 2020.

SECTION III

These papers relating to the Zoning Code changes shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED: August 5, 2020

VOTING FOR ADOPTION:
VOTING AGAINST:
ABSENT:

Chairman

Attest:

City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

I am writing to express my support in the rezoning effort which would allow backyard chickens on Beavercreek city residential properties. The ability to own chickens would enable Beavercreek residents to live more sustainably, be more self-sufficient, and feel more connected to nature and our community amongst many other positives. Some of the benefits include, but are not limited to, the following:

- Chickens provide insect control, disease prevention, excellent fertilizer, and consume food waste that would end up in landfills.
- Citizens would be more self-reliant citizens and not as dependent on commercial egg producers
- Chickens would receive better care and a better life than on commercial egg farms
- Children could participate in 4H projects with chickens
- Chickens are also great pets who recognize their owners and enjoy being petted and hugged. They can be trained and learn tricks.
- It would help people feel a stronger connection to nature, their property, and the community. Chickens are a great way to unplug from modern pressures and get back to a simpler way of life.

After experiencing the supply chain interruptions during the COVID-19 pandemic, myself and other residents have become more conscience of what we can do at home to become more self-reliant. By having the ability to own chickens we would better be able to provide for our families in times where commercial retailers and suppliers cannot.

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I appreciate your consideration of this matter and hope the citizens of Beavercreek can experience the joys of chicken ownership soon.

Sincerely,



RECEIVED

JUL 15 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



City Beavercreek
1368 Research Park Drive
Beavercreek, Ohio 45432

July 6, 2020

Dear City Council Member,

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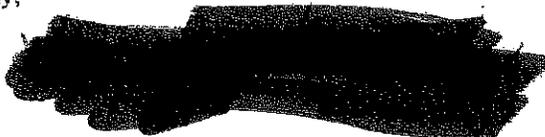
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JUL 06 2020

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PLANNING DEPARTMENT

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1368 Research Park Drive
Beavercreek, Ohio 45432

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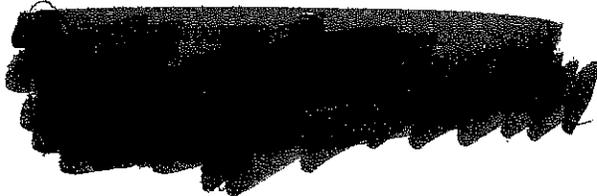
Many of Beavercreek's citizens moved to this city to escape congested, land-locked cities and towns in the Dayton area. Beavercreek is a relaxed, family-oriented community and this is incredibly appealing to many of its residents. Chickens, though obviously not strictly a rural animal, provide residents with another way to enjoy the land and lifestyle, which they moved to Beavercreek to experience. They provide a connection to the land and memories that residents cherish from their own childhood and long to share with their children and grandchildren.

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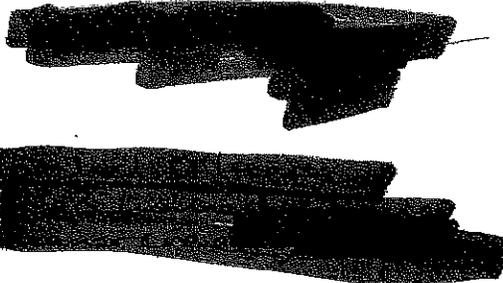
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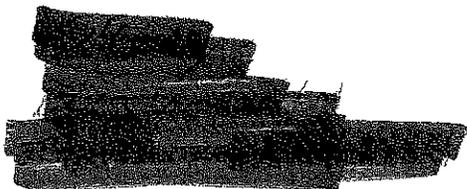
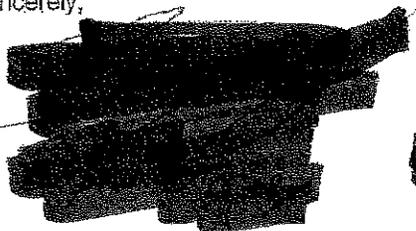
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CITY OF BEAVERCREEK
COUNCIL MEETING

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1368 Research Park Drive
Beavercreek, Ohio 45432

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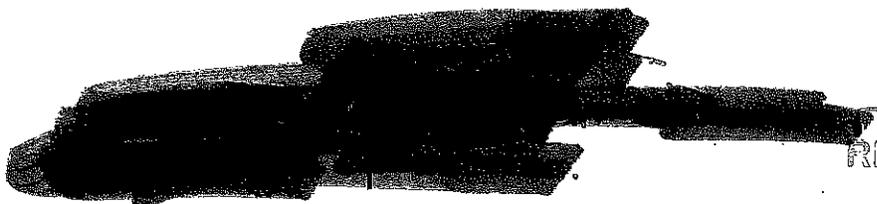
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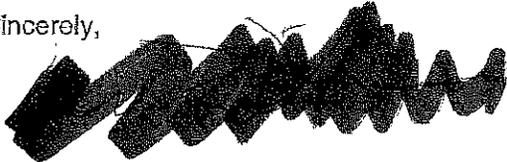
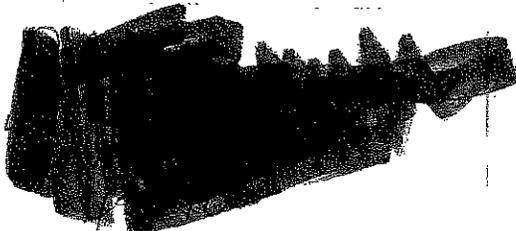
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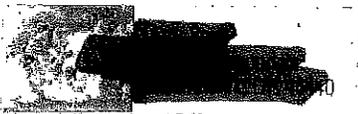
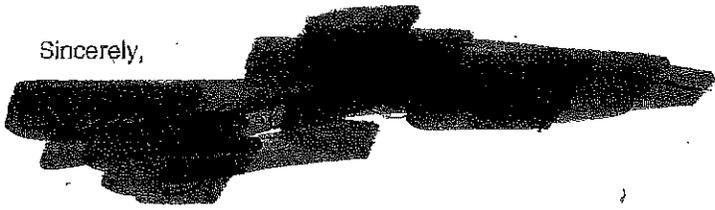
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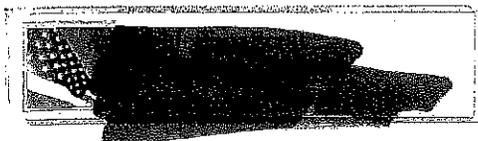
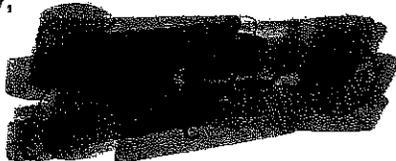
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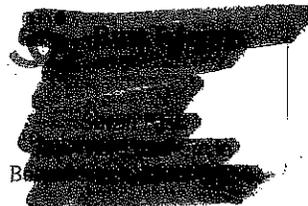
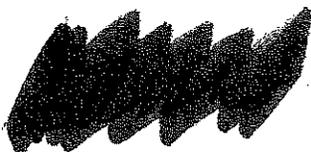
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1368 Research Park Drive
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- Chickens provide excellent fertilizer for home gardening, and consume food waste
- Children could participate in 4H projects with chickens
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After experiencing supply chain interruptions during the COVID-19 pandemic, I have become more conscious of what we can do at home to become more self-reliant. By owning chickens we would better be able to provide for our families when commercial retailers and suppliers cannot.

I still have pleasant memories of gathering eggs from my family's hens as a young child, and I would appreciate the opportunity to give my children that type of opportunity. I speak from experience when I state that raising chickens is not a noxious activity, but completely normal and acceptable.

Sincerely,

[Redacted signature and address]

RECEIVED

JUL 08 2020

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[Redacted signature]

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CITY OF BEAVERCREEK

COLLIN

REGUL

HOME & FAMILY (/HOME-FAMILY/)

Your Home



Backyard Chicken Ownership Booming During Pandemic

Rental options make it even easier to raise a flock and get fresh eggs

by Karen Doll, [AARP \(https://www.aarp.org\)](https://www.aarp.org), July 8, 2020 | Comments: 6



ADAMKAZ/GETTY IMAGES

[En español \(/espanol/hogar-familia/casa-jardin/info-2020/criar-gallinas-en-el-patio.html?intcmp=AE-HOME-TOESP-TOGL\)](#) | High school teacher Patty McDermott was already an avid gardener and beekeeper when she decided to add chickens to the mix during the [coronavirus \(/health/conditions-treatments/info-2020/coronavirus-facts.html\)](#) quarantine.

McDermott, 55, of Pittsburgh, rented five juvenile chickens plus a coop from a Pennsylvania-based company called Rent The Chicken. She named each of the hens, including her pudgy Buff Orpington, after one of her five grandchildren and sends the kids daily videos of “their” chicken. Unexpectedly, the feathered fowl have provided a fun bonding opportunity with her grandchildren. The fresh eggs are a bonus.

"They are our ...[COVID entertainment \(/home-family/your-home/info-2020/share-stay-at-home-stories.html\)](/home-family/your-home/info-2020/share-stay-at-home-stories.html)," McDermott says. "It keeps my grandkids busy watching the videos."

As social distancing continues, more people like McDermott are opting for backyard chicken ownership, even in cities and suburbs. They get healthier, tastier eggs with bright yellow yolks. According to a [2007 Mother Earth News study \(https://www.motherearthnews.com/real-food/free-range-eggs-zmaz07onzgoe#:~:text=That%E2%80%99s%20the%20conclusion%20we%20have,1%2F3%20less%20choles](https://www.motherearthnews.com/real-food/free-range-eggs-zmaz07onzgoe#:~:text=That%E2%80%99s%20the%20conclusion%20we%20have,1%2F3%20less%20choles): free-range eggs contain a third less cholesterol and a quarter less saturated fat — as well as more vitamin A and E, beta-carotene and omega-3 fatty acids — than grocery store eggs.

The birds also provide companionship. Chickens are intelligent, sociable creatures who can form strong bonds with humans. Plus, a growing number of chicken rental businesses make it easier than ever to try out backyard chickens in order to see if the pastime works for you.



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<https://appsec.aarp.org/mem/join?campaignID=UBJFARTL&intcmp=DSO-MEM-ARTL-JOIN>

Get instant access to discounts, programs, services, and the information you need to benefit every area of your life.

Do some prep work

Start by familiarizing yourself with poultry-keeping ordinances in your area. You can find these online or by calling your local government agency. Most areas allow at least three hens, but some don't permit the noisier roosters. Fortunately, hens don't need a rooster to lay eggs.

Second, share your backyard chicken plan with your neighbors. While you typically don't need their permission, it's always a good idea to have their blessing.

Third, do some research, which includes talking to more experienced chicken keepers. Fresh Eggs Daily's [Beginner's Guide to Raising Backyard Chickens \(https://www.fresheggdaily.blog/2020/03/the-beginners-guide-to-raising-backyard.html\)](https://www.fresheggdaily.blog/2020/03/the-beginners-guide-to-raising-backyard.html) is a great place to start. Make sure to consider your overall budget and what your lifestyle looks like both pre- and post-pandemic.

Consider rental chickens

Renting chickens is a good way to get in on the backyard chicken-keeping trend without the stress of a long-term commitment.

Chicken rental businesses are booming. Jenn Tompkins, owner of Rent The Chicken, says many of her locations sold out this year, in part due to quarantining. "There was a big influx," she said. "Because people were at home, they now had time for chickens."

Companies like [RentACoop](https://www.rentacoop.com/) (<https://www.rentacoop.com/>) and [Rent The Chicken](http://www.rentthechicken.com/) (<http://www.rentthechicken.com/>), which deliver to locations across the country and in Canada, provide you with two to four egg-laying hens, a portable coop, feed, a feeder and waterer, and a handy guide for beginners. Rental periods vary from four weeks to six months and cost between \$250 and \$500. If you find yourself smitten with your new feathered friends, you can often purchase them, and your rental fee may go toward the total purchase price. You can even add more chickens or upgrade your coop for an extra fee.



SOLSTOCK/GETTY IMAGES

Plan your ideal first flock

First, consider whether you'd prefer day-old chicks or started pullets (hens 15 to 22 weeks old). Chicks offer more variety, are less expensive per bird and let you begin bonding from day one. However, chicks will need [special housing](https://www.fresheggdaily.blog/2018/02/beginners-guide-to-getting-started.html) (<https://www.fresheggdaily.blog/2018/02/beginners-guide-to-getting-started.html>), feed and a heat source. Hens usually begin laying at 18 to 24 weeks, so if you want eggs right away, started pullets are a good option. But you'll need a coop that is ready to go and properly equipped.

A hen typically lays an egg every 25 hours, but production is dependent on factors including temperature, breed, diet and environment.

An all-female flock of three to six birds is an ideal way to start. Gentle, friendly breeds such as Buff Orpington, Golden Comet, Silkie and Barred Plymouth Rock make excellent companions.

"I love the Black Australorp," says Lisa Steele, a fifth-generation chicken keeper and author of *Fresh Eggs Daily: Raising Happy, Healthy, Chickens Naturally*. "They're calm and docile, cold-hardy, and [are] great layers of large brown eggs."

Shopping for chickens

Hatcheries are some of the best places to get chickens. Many, such as the [Meyer Hatchery](https://www.meyerhatchery.com/) (<https://www.meyerhatchery.com/>) and [Cackle Hatchery](https://www.cacklehatchery.com/) (<https://www.cacklehatchery.com/>), are family-owned by veteran chicken keepers. They have decades of experience and a wide variety of breeds, and are rooting for you to succeed. Keep in mind that most hatcheries are swamped right now and rapidly selling out of popular breeds, so you'll want to place your order soon.

Be sure to carefully read each hatchery's order policy. Some offer small orders, while others require a minimum of 15 birds. If you're local, you can pick up your birds. If not, birds are packaged with care and sent through the mail, typically arriving at your area post office within two days of hatching. A postal clerk will call you when they arrive. Some other good options are local farm supply stores and fellow chicken keepers.

Years ago, award-winning chef Rick Moonen, 63, of Las Vegas, admired a friend's chickens and recently decided to get his own. Named after the characters in the long-running Golden Girls TV series, Moonen's three Polish chickens — Rose, Sophia and Dorothy — have a lot of personality.

"We're about a week away from when they might just jump into our laps," Moonen says. "That's when you fall in love with them — when they just want to cuddle up with you."

More on Home and Family

- [5 ways to spruce up your outdoor decor \(/home-family/your-home/info-2020/outdoor-decor-tips.html\)](/home-family/your-home/info-2020/outdoor-decor-tips.html)
- [Grow herbs, vegetables and more while stuck at home \(/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html\)](/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html)
- [Keep your hands busy with crochet, macramé or rattan \(/home-family/your-home/info-2020/craft-ideas.html\)](/home-family/your-home/info-2020/craft-ideas.html)

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 Comments: 6 | [ADD YOURS](#)





A Cut Flower Garden Delivers Bouquets to Brighten Your Home

Grow blooms to decorate any space and to share with friends

by Debbie Carlson, [AARP \(https://www.aarp.org\)](https://www.aarp.org), June 30, 2020 |  Comments: 0

 Woman in her garden cutting flowers

GETTY IMAGES

[En español \(/espanol/hogar-familia/casa-jardin/info-2020/cultivar-flores-para-hacer-buques.html?intcmp=AE-HOME-TOESP-TOGL\)](/espanol/hogar-familia/casa-jardin/info-2020/cultivar-flores-para-hacer-buques.html?intcmp=AE-HOME-TOESP-TOGL). | Flowers cheer up a home's interior and are an instant mood-lifter. But even better than going out to buy a bouquet, is growing the blooms yourself.

With a little planning, the right plant selection and care, there's still time to create a beautiful cut flower garden for yourself this summer and maybe for a neighbor or friend who could use a pick-me-up. With people feeling socially distant and sometimes isolated at home due to COVID-19 (/health/conditions-treatments/info-2020/coronavirus-facts.html), flowers can be a touchstone, says LaManda Joy, founder of City Grange in Chicago, an education-based garden center.

"Nature and flowers remind us that there's some things that will always happen ... there's some continuity to life," she says. "That process of nurturing something is so healing for people.... We think we're nurturing the garden, but the garden really nurtures us."

Invest in flower power

Flowers make excellent gifts, and leaving a bouquet of homegrown flowers on a friend or neighbor's porch brings instant cheer. A 2010 Rutgers University study on mood showed flowers have both an immediate and longer-lasting positive impact than other popular thank-you gifts, such as a fruit basket or a candle.

Joy says the act of giving is rewarding for both the giver and receiver. She recalls giving an older neighbor who was sheltering-in-place a pot of flowers this spring, putting them on the neighbor's front porch. "She saw them, opened the door and she was just so grateful," Joy says.

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What to plant

It's getting late to start most plants from seed, but bright, multicolored zinnias, which often come in a variety of vivid fuchsias and reds, are still an option, says Melinda Myers, author of more than 20 gardening books. From seed to bloom, zinnias are ready in eight weeks and gardeners can plant seeds where spring plants are fading or sow them in a vacant space.

Buying established plants will get the cut flower garden going immediately, especially if you buy annuals that are already blooming. Kathie Hayden, manager of plant information service at the Chicago Botanic Garden, says easy-to-grow annuals such as low-maintenance cosmos, cheery purple gomphrena, celosia, blue salvia and taller varieties of pom-pom-shaped ageratum are all good for cutting and should be available in multiplant packs in local garden centers.

Joy recommends sunny black-eyed Susans, bachelor buttons, giant marigolds and sunflowers for cutting purposes. Her tip for sunflowers is to seek the single-stemmed version that are pollen-less, if possible, as sunflower pollen can be a bit messy.

Perennial plants, which return each year, are another option for cut flower gardens. Native coneflowers, goldenrod and asters are good choices, as are some grasses for bouquet accent pieces, such as purple fountain grass, millet and Northern sea oats.

The pandemic has increased interest in gardening since many people are staying home, so garden centers may not always have all the usual plants in stock, Myers says. She recommends keeping in touch to find out when shipments arrive.

Plant care tips

To establish plants in their new homes, water at least weekly, and occasionally use a basic, organic fertilizer to encourage blooms.

Match the plant to your garden's condition, putting sun-loving flowers where they can catch all-day rays, while planting those that tolerate some shade in areas that get mixed light. Most flowers prefer sun, but they will still bloom in light shade, Joy says, though they may not be as prolific.

If you have a lot of deeply shady spots, forgo blossoms that need all-day sun and consider flowering plants like delicate toad lilies and black snakeroot, Hayden says. Myers points out that colorful coleus has beautiful leaves, while hardy, shade-loving hostas have flowers and leaves that can be used in bouquets.

 Home style bouquet with garden flowers.

GETTY IMAGES

Making arrangements

Cut blooms often to encourage new flower formation and deadhead spent blooms that remain on the plant. The best time of day to harvest flowers is in the morning when they are full of moisture. Select flowers just as the petals start to unfold to last longest in a vase.

The prettiest bouquets have a mix of flowers and greenery. To save money, consider small additions from [common houseplants \(/home-family/your-home/info-2019/houseplants-health.html\)](/home-family/your-home/info-2019/houseplants-health.html), like a sprig of ivy or prayer plant, Myer says. To add structure and scent to a bouquet, consider herbs and vegetables, such as dill, basil, lavender or rosemary, Joy adds.

"Swiss chard has very pretty, heavy, shiny, crinkly leaves and the stems come in all sorts of really incredible colors. Kale is also pretty, like a purple kale," Joy says.

Newly cut flowers can last seven to 10 days with frequent water changes.

"Flowers are great any time," she says, "especially now that there's so much uncertainty in the world."

More on Home and Family

- [5 ways to spruce up your outdoor decor \(/home-family/your-home/info-2020/outdoor-decor-tips.html\)](/home-family/your-home/info-2020/outdoor-decor-tips.html)
- [Grow herbs, vegetables and more while stuck at home \(/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html\)](/home-family/your-home/info-2020/coronavirus-gardening-health-stress.html)
- [Find the right tools for gardening \(/home-family/your-home/info-2019/get-started-gardening.html\)](/home-family/your-home/info-2019/get-started-gardening.html)

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**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: August 5, 2020	Reference Topic: PC 20-6 ASRA
Agenda Reference No.:	Dayton-Xenia Marathon Food Mart

ACTION REQUESTED		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other _____

REQUEST BY APPLICANT:

The applicant is requesting Administrative Site Plan Review and Approval (ASRA) to allow for the construction of a 6,900 square foot two-tenant building and gas station at 3810 Dayton-Xenia Road.

STAFF RECOMMENDATION:

Staff is recommending approval of this ASRA as outlined in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, approval with conditions, disapproval, or tabling of this application.

Pereira

CITY OF BEAVERCREEK STAFF REPORT

July 29, 2020

PROJECT: Dayton-Xenia Marathon Food Mart

CASE NO.: PC 20-6 ASRA

APPLICANT: N & G Takhar
4365 Lisa Drive
Tipp City OH 45371

REQUEST

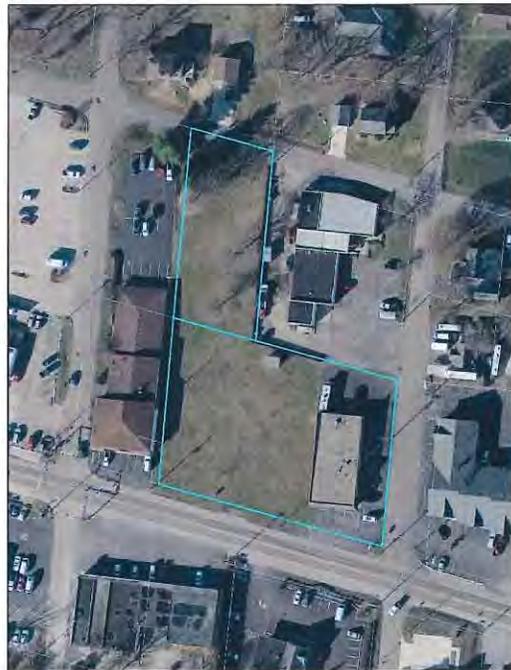
The applicant is requesting Administrative Site Plan Review and Approval (ASRA) to allow for the construction of a 6,900 square foot two-tenant building and gas station at 3810 Dayton-Xenia Road.

ANALYSIS

This property falls within the Dayton-Xenia Corridor Planning Area overlay district on the City's Land Use Plan. As a corridor planning area, this property is subject to the Administrative Site Plan Review and Approval process. The ASRA process involves two public hearings, with Planning Commission making a recommendation to City Council, and City Council making a decision for or against approval.

Existing Conditions

The proposed location currently consists of two lots. The lot at the intersection of Dayton-Xenia Road and North Central Drive contains a former bar, which is now vacant and a small accessory structure. The rear lot, along Southview Street is vacant. All existing structures and paved areas will be removed as part of this proposal.



Zoning and Surrounding Uses

The property is currently zoned B-2, Community Business, and will remain as such. A gas station and convenience store are permitted uses within the B-2 zoning district. The surrounding uses are as follows:



Direction	Surrounding Zoning	Surrounding Use
North	B-2	Contractor Sales/Service
South	B-2	Vehicle Repair
East	B-2	Retail/Office
West	B-2	Machine Shop

Building Setbacks and Buffers

In B-2 zoning districts, the minimum yard requirements are as follows:

Yard Requirements	
Front Yard	70 feet from property line, unless City Engineer has established all needed ROW has been acquired, if so, then 40'
Rear Yard	30 feet from rear property line.
Side Yard	15 on each side.

As shown in the attached plans, the proposed site plan shows the building being located approximately 106 feet from the front property line, 15 feet from the side property line, and 66 feet from the rear property (measured to the intersection of the northern and western property lines per corner lot regulations). The building meets all setback requirements for the B-2 zoning district. The canopy is not required to meet those same setbacks.

Building Design

The applicant proposes to construct a 19-foot tall building, well below the maximum building height in a B-2 district of 35 feet. The 6,868 square foot building is 60 feet long and 115 feet wide. It will be a two tenant building containing the Marathon food mart at 4,168 square feet and an additional tenant space at 2,700 square feet. The majority of the structure will be comprised of brick with EIFS accents as shown in the attached architectural renderings and photographs.

Staff does have some concern with the massing of solid brick on the rear elevation, and the applicant has agreed to inlay “windows” of the lighter colored brick to add some architectural interest to that north side of the building.

The gas station piers will require, as part of the conditions of approval, to be constructed of brick to match the building as has been required with other recent gas station submissions.

Transportation Improvements and Parking

As noted on the proposed site plan, the applicant is proposing to have two access points to the site. The access off North Central will be 24 feet wide and 125 feet from the Dayton-Xenia Road intersection. The access point off Dayton-Xenia will be 36 feet wide in order to accommodate fuel and delivery vehicles, and will be approximately 90 feet from the intersection and directly across from the Murphy’s Auto Care access Point.

Vehicle service stations are required to have one off-street parking space for each 100 square feet of floor area, plus one for each employee on the largest shift. Based on the proposed building and the definition of net floor area (as defined in the Zoning Code in 158.114 (S)) just the food mart portion of the building will require 15 spaces. The applicant has stated that there will be no more than 2 employees on the largest shift which will require an additional 2 spaces, for 17 required spaces. This proposal shows 27 spaces, which leaves 10 spaces for the remaining tenant space.

The applicant has been made aware that a new tenant may require some additional parking, depending on the use, and that certain uses (like restaurants) may not be feasible. A condition of approval has been added to the resolution requiring a Certificate of Use Compliance be approved by staff prior to the second tenant space being occupied. Issuance of that certificate will be contingent on meeting the zoning code’s off street parking requirements.

Screening, Landscaping and Open Space

The attached plans call for the use of shade trees and ornamental trees and various grasses and shrubs to add to the overall attractiveness of the site. The landscape plan calls for the existing mature trees at the rear of the property to remain. The code requires at least 25% of the property be open space or pervious surface. This application exceeds that requirement.

Stormwater Management

The applicant is proposing to construct a stormwater detention (dry) pond on the rear lot along Southview Street, as shown on the preliminary stormwater detention plans. All stormwater detention calculations and detention plans shall be reviewed and approved by the Engineering Department prior to the release of a zoning permit for this site.

Lighting

All light poles will be required to be located within landscape or terminal islands and must be full cut off fixtures. A final photometric plan displaying zero foot-candles at the Southview Street property line will also be required prior to the release of a zoning permit, and a condition of approval will state that lighting be reduced to 25% at closing.

Signage

The applicant is proposing an approximately 35 square foot per sign face ground sign that will be required to be mounted on a brick base at least one foot tall. Canopy price signs are also being proposed as shown in the attached sign package and will only be permitted to be located on the east and west elevations. Any wall signage on the building will adhere to the B-2 standards for signage. Temporary signage of any kind shall not be permitted within this development, and any window signage may not occupy more than 50% of each window.

Utilities

Water and sewer will be available to the property.

Recommendation

Based on the analysis, staff is recommending approval of this request as outlined in the attached resolution.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
August 5, 2020

RE: PC 20-6 Dayton-Xenia
Marathon Food Mart ASRA

WHEREAS, N&G Takhar, 4365 Lisa Drive, Tipp City, OH 45371, has filed an application requesting approval of an ASRA Detailed Site Plan for the Dayton-Xenia Marathon Food Mart to be located at 3810 Dayton-Xenia Road; and

WHEREAS, public hearing was held on August 5, 2020 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this ASRA Detailed Site Plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this ASRA Detailed Site Plan.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beavercreek City Council:

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this ASRA Detailed Site Plan for the Dayton-Xenia Marathon Food Mart with the following conditions and requirements.

SECTION II

1. The approved plans for this development shall be the plans stamped "Received July 30, 2020", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received July 1, 2020" except where modified herein.
3. The approved building colors shall be similar to those depicted in the photographs stamped "Received July 30, 2020".
 - The rear (north) elevation of the building shall incorporate lighter

brick inlays to mimic windows. Final approval of the north elevation shall be given by Planning Department staff prior to the release of a zoning permit.

- The material within the dormers shall consist of either EIFS, HardiePlank, or similar materials.
4. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit.
 5. Prior to the issuance of a zoning permit, all structures including accessory buildings, paved areas and the like shall be completely demolished and removed from the site. A demolition permit shall be required from the City and County prior to any demo work being performed.
 6. All existing curb cuts and driveway aprons on Dayton-Xenia Road and N. Central Drive shall be removed and replaced with new curb and gutter. This shall be shown on the final construction drawing, to be reviewed and approved by the Engineering Department prior to the release of the zoning permit.
 7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
 8. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
 9. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
 10. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
 11. Gutters and downspouts shall be the same color as the abutting surface.
 12. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
 13. All Signage shall comply with the Zoning Code for B-2 district with the exception of the ground sign. The final location and size of all signs shall be reviewed and approved

by the Planning Department prior to the issuance of any sign permits.

- Raceways shall be prohibited.
- No temporary signage shall be permitted.
- The ground sign shall be no larger than 36 square feet per side and no taller than 6.1 feet and shall be constructed with a masonry base to match the materials used to construct the building.
- Canopy signage as shown in the rendering stamped received "July 30, 2020" shall only be permitted on the east and west elevations of the canopy.

14. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department.

- No pole shall be located in the paved area of the parking field.
- All lights shall be full cut off fixtures.
- Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

15. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.

16. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.

17. No outdoor speakers shall be permitted with the exception of speaker communication between gas pumps and the cashier.

18. The outdoor display of goods or merchandise shall be prohibited with the exception of an ice cooler and propane cage.

19. A certificate of use compliance shall be required prior to the occupancy of the second tenant space. The issuance of the certificate shall be contingent on their being adequate parking for the proposed use, as outlined in the City of Beavercreek Zoning Code Off Street Parking.

20. A replat shall be required, combining the two properties and specifying a detention easement over the detention pond area, prior to the release of a zoning permit.

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED:

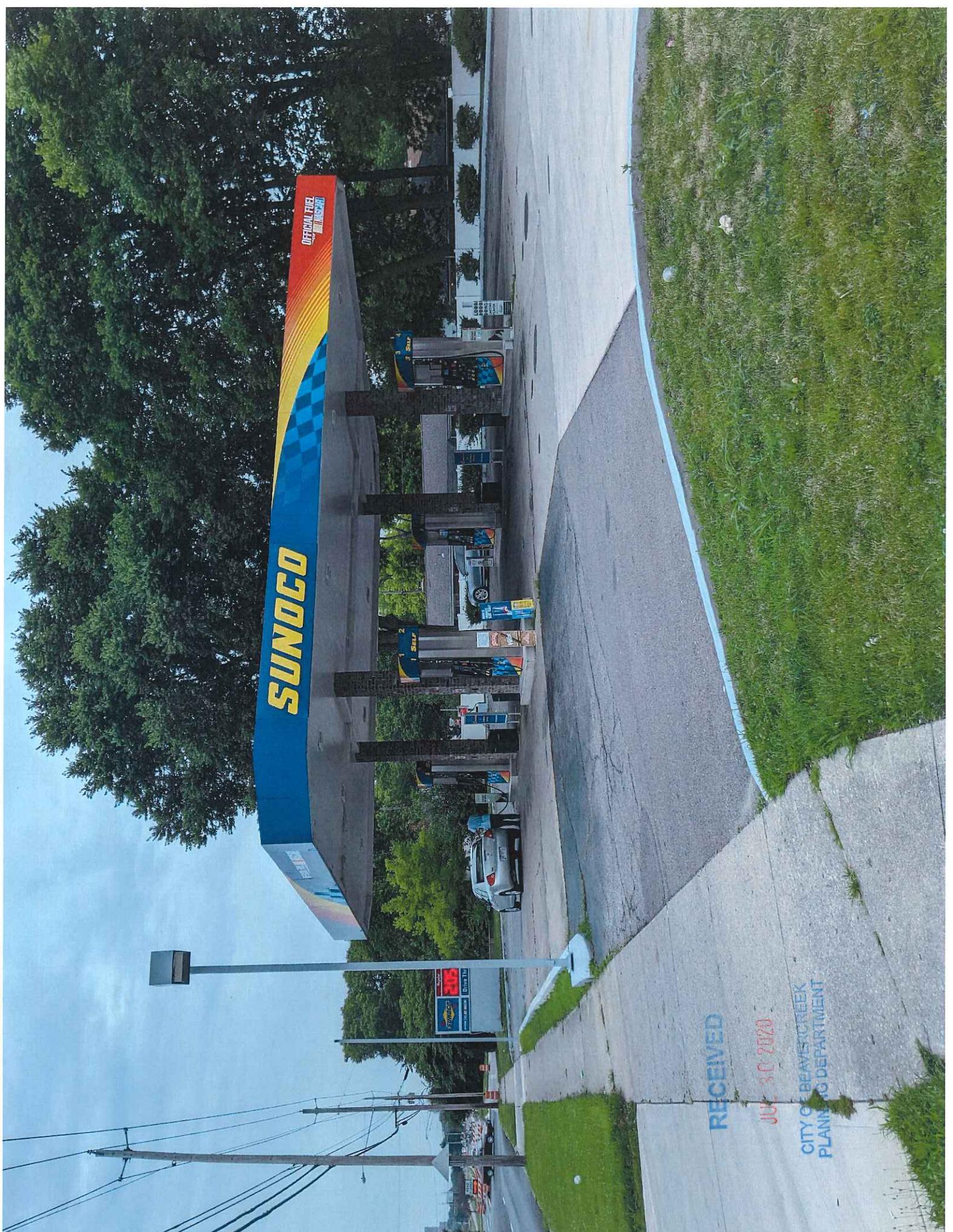
VOTING FOR ADOPTION:

VOTING AGAINST: None

ABSENT: None

Chairman

Attest:



SUNOCO

OFFICIAL FUEL FOR NASCAR

3 Self

2 Self

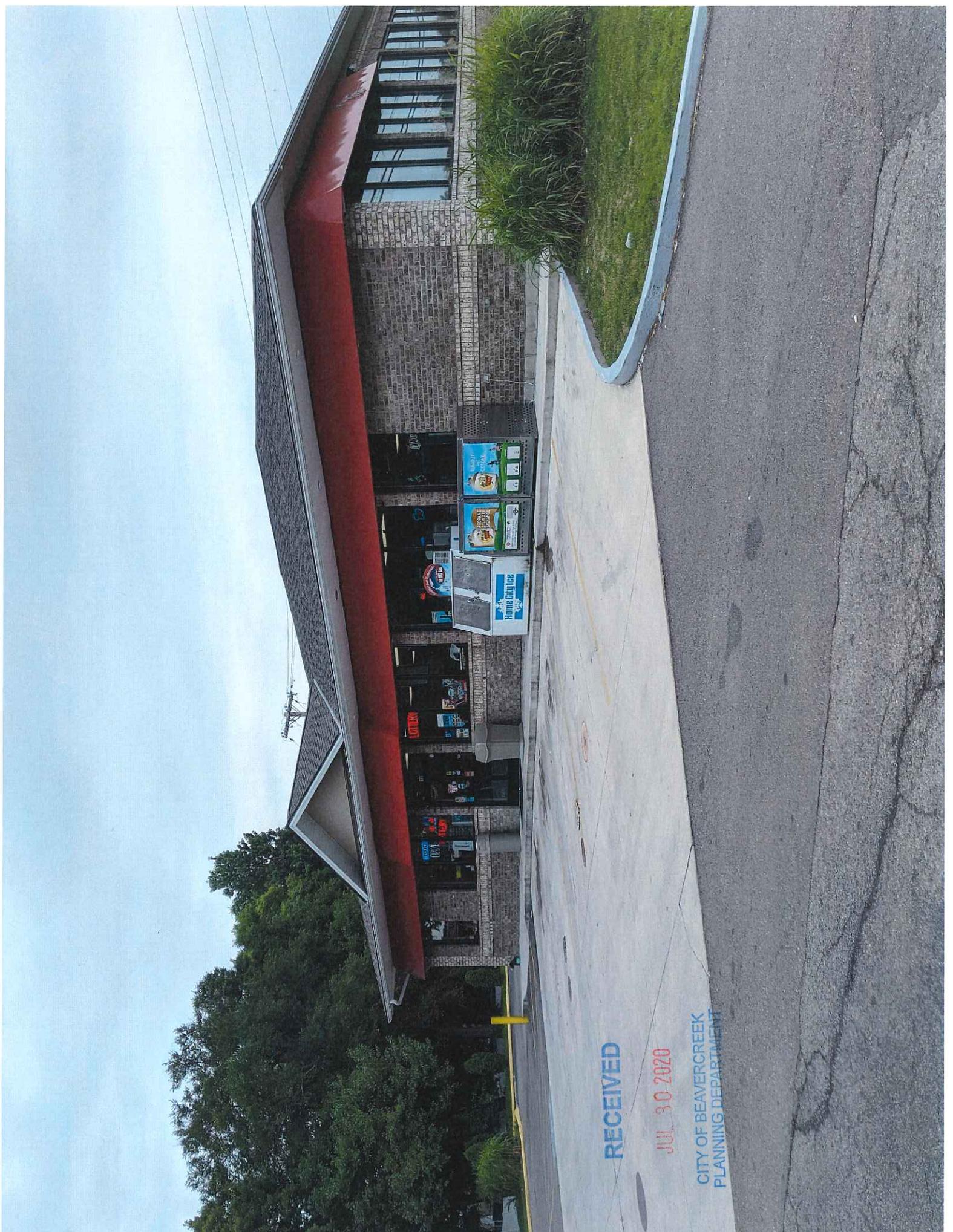
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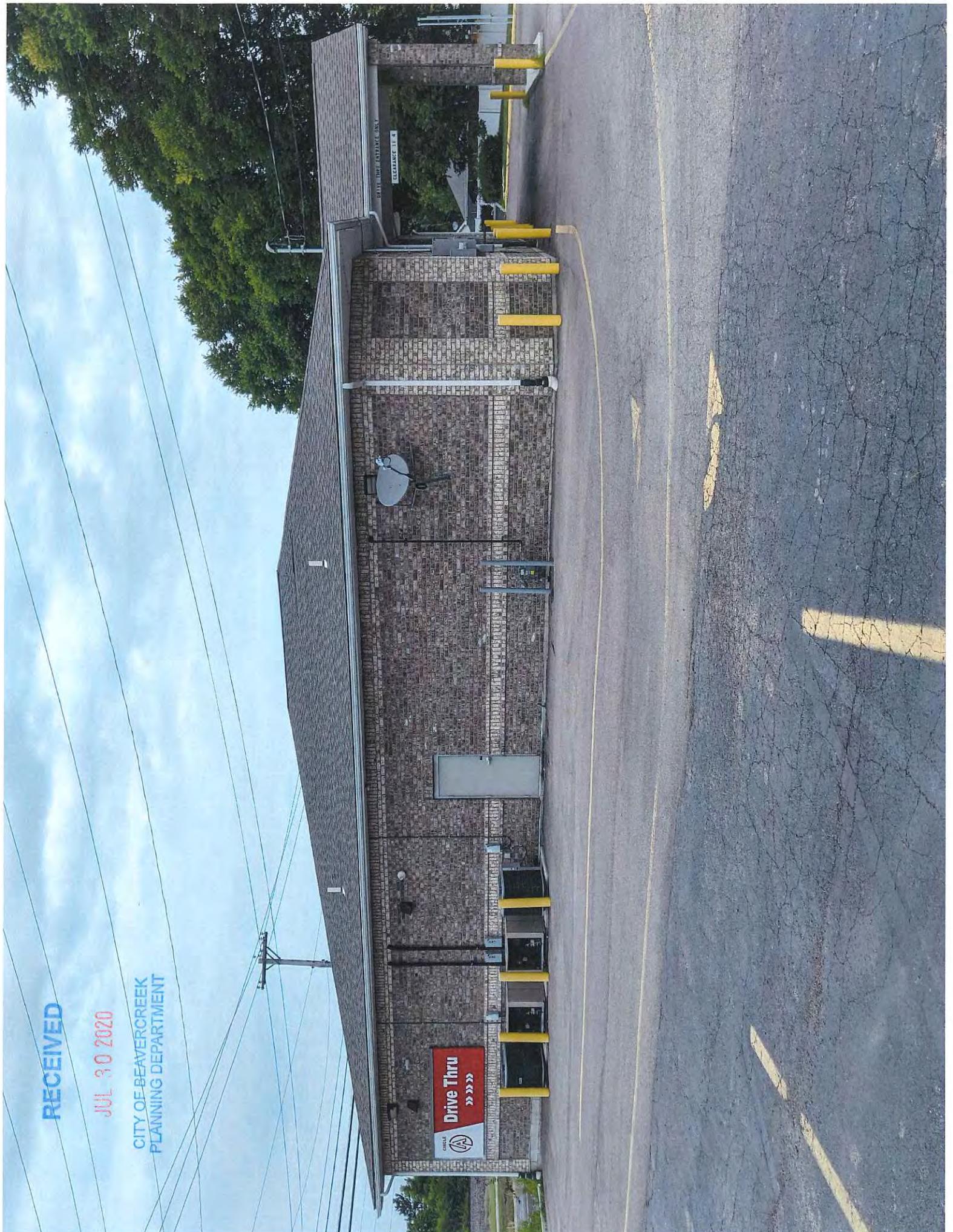
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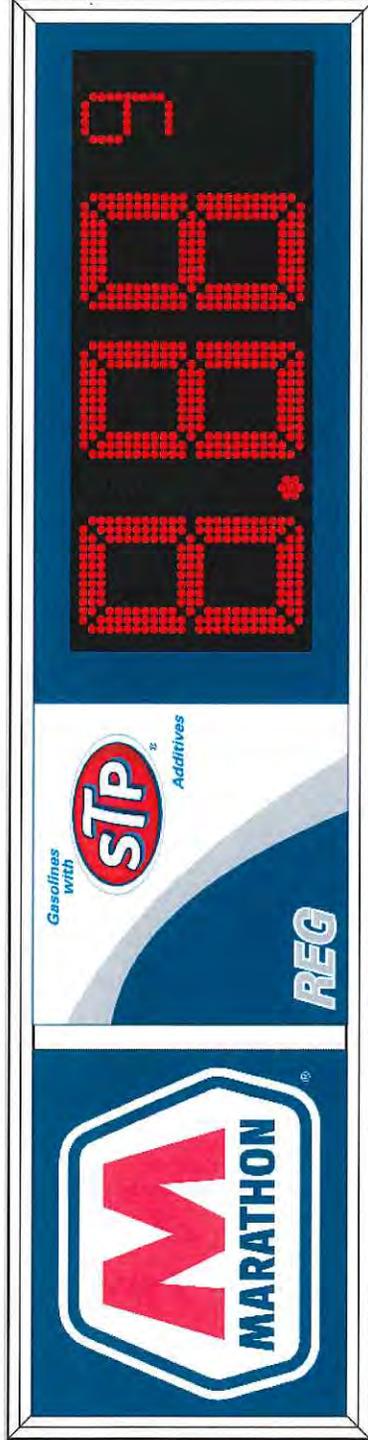
Chassis Size: 30"H X 117"W X 6"D
 Area: 24.38 SQ. FT
 Standard Windload
 Chassis Color: Sky White

Light Strips Draw: 0.67 Amps
 Light Strips Circuits: 1

Total Circuits Recommended: 1

Detail 1, Logo Face
 Marathon, Flat Embossed Face
 VO: 25.625"H X 29.6875"W

Detail 2, LD4 Digits
 VO: 25.625"H X 80.9375"W
 LED Priceline 1 : Red 18"



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CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

Wall_Mount_Sign 1.1.81717



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Customer: Marathon	Description: LD45, MA 30X117 SF1P18R S2
Project No: E003106L4	Scale: N/A
Date: 8/25/2017 11:18:36 AM	Drawn By: Clinton Benson
Location & Site No:	Version: 1

Please read carefully, check appropriate Sketch OK as is New Sketch Required
 box and fax back to Everbrite:

SIGNATURE _____ DATE _____



Center Pole Sign - Double Face
 Chassis Size: 61.375" H X 84" W X 8" D
 Area: 35.8 SQ FT
 Standard Windload
 Chassis Color: Sky White

Light Strips Draw: 2.6 Amps
 Light Strips Circuits: 1

LED(Pricelines/EMC) Draw: 1 Amps
 LED Circuits: 1

Total Circuits Recommended: 2

Detail 1, Logo Face
 Marathon, Flat Embossed Face
 VO: 57"H X 38.8125"W

Detail 2, LD4 Digits
 VO: 57"H X 38.8125"W
 LED Priceline 1 : Red 12"
 LED Priceline 2 : Green 12"

Est. Crated Weight: 536 pounds
 Crate HxLxW: 67X91x21"

Everbrite_Center_Pole_Sign 1.4.72220



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Customer: Marathon		Description:	
Project No: PP433932A	Scale: N/A		
Date: 7/24/2020 11:39:47 AM	Drawn By: Amanda Wittbrot		
Location & Site No: MA3825DADR, 3825 DAYTON XENIA RD, BEAVERCREEK, OH,		Version: 1	

Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
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GENERAL NOTES:

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

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

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

ALL WORK IN THE DAYTON-XENIA RD., N. LONGVIEW ST., SOUTHVIEW ST., AND/OR N. CENTRAL DR., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF BEAVERCREEK ENGINEER'S OFFICE AND/OR ODOT.

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

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

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

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901-5-36. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (<http://www.agri.ohio.gov/EAB/>).

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

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

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

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

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

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

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

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

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

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

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

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

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. 51M" SHALL BE PVC-SDR 35 / HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33 / OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

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

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

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 8 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

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

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

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

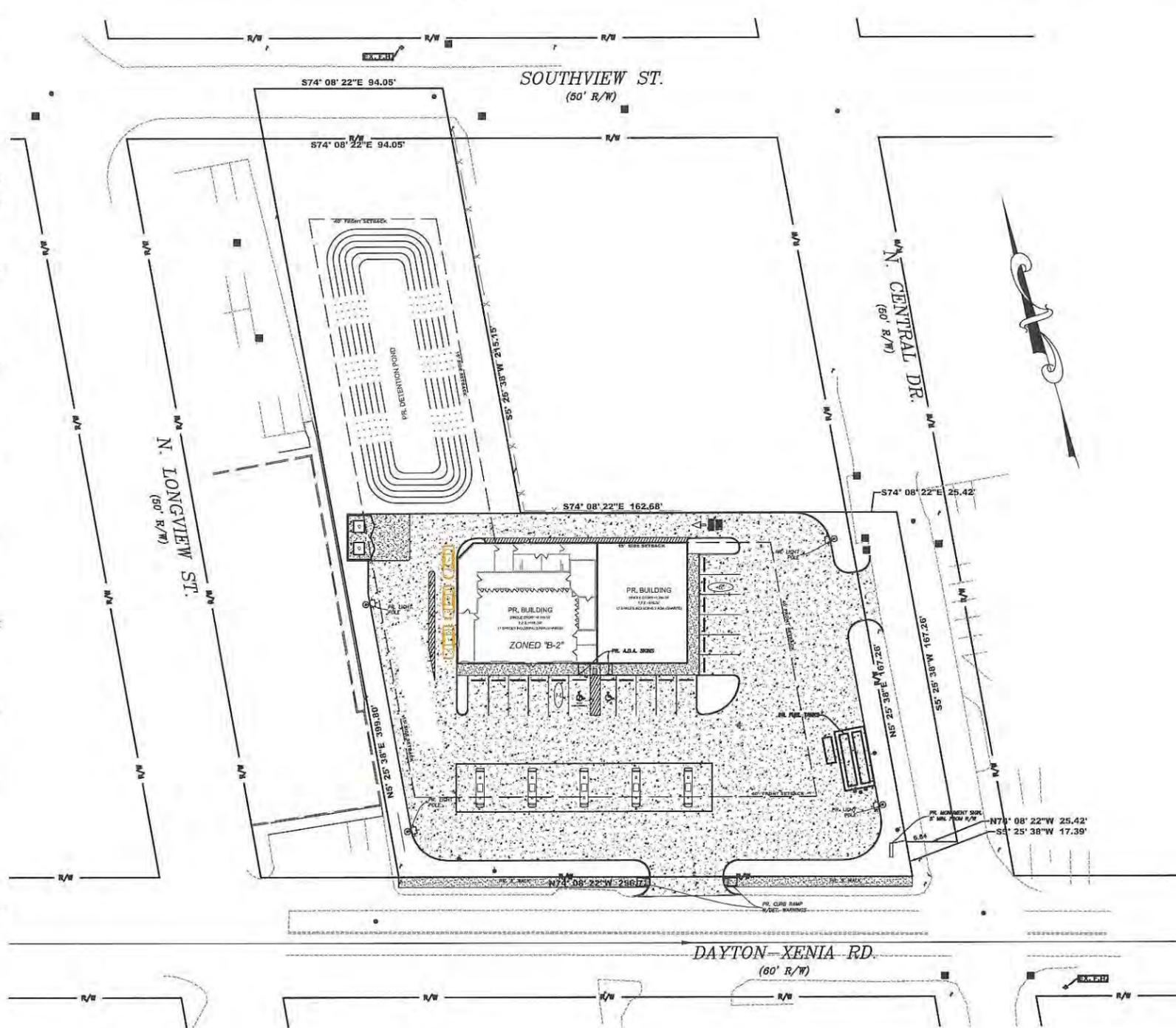
CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS. (SEE DETAIL SHEET). DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

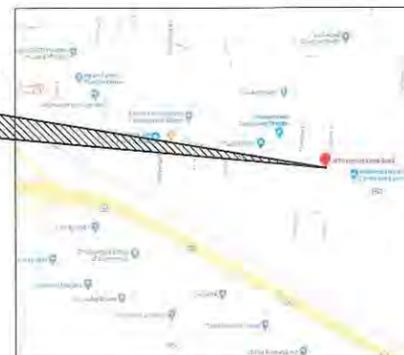
SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL.

PLANS FOR THE CONSTRUCTION OF A NEW GAS STATION KNOWN AS:
GAS STATION - BEAVERCREEK

3810 DAYTON XENIA RD., CITY OF BEAVERCREEK, GREENE COUNTY, OHIO
JUNE, 2020



PROPOSED SITE



LOCATION MAP

OWNER:

FJM COMMERCIAL INVESTMENTS LLC
4150 KEMP RD
DAYTON OH 45431

CIVIL ENGINEERING: SURVEYING:

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

BAUMANN LAND SURVEY, INC.
P.O. BOX 14834
CINCINNATI, OHIO 45250
(513)-860-3999
TOM BAUMANN, P.S.

INDEX:

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

RECEIVED

JUL 30 2020

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

STANDARD DRAWINGS:

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

- CB 1.1 (7-19-2019) CATCH BASINS Nos 2-2A & B
- CB 1.2 (1-15-2016) CATCH BASINS Nos 2-3 & 2-4
- CB 2.2 (7-20-2018) CATCH BASIN NO. 3A
- MH 1.2 (1-15-2016) MANHOLE NO. 3
- BP-7.1 (7-20-2018) NEW CURB RAMPS WITH TRUNCATED DOMES

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

DEPARTMENT/ UTILITY TABLE:

WATER/SANITARY SEWER
GREENE COUNTY SANITARY ENGINEERING
MARISSA RAGLIN
667 DAYTON-XENIA RD.
XENIA, OHIO 45385
TEL: 937-562-7461

CITY OF BEAVERCREEK
PLANNING AND DEVELOPMENT
JEFFREY M. McGRATH
1368 RESEARCH PARK DR.
BEAVERCREEK, OHIO 45432
TEL: 937-427-5512

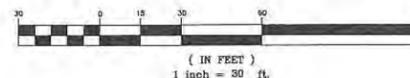
GREENE COUNTY COMBINED HEALTH
360 WILSON DR.
XENIA, OHIO 45385
TEL: 937-347-5600

STORM SEWER
CITY OF BEAVERCREEK ENGINEER
JEFF MOORMAN, P.E.
1368 RESEARCH PARK DR.
BEAVERCREEK, OHIO 45432
TEL: 937-427-5513

ELECTRIC
DAYTON POWER & LIGHT (DP&L)
JEFF MOORMAN, P.E.
1368 RESEARCH PARK DR.
DAYTON, OH 45439
937-331-4860
CONSTRUCTION.CONTROL@AES.COM

VECTREN ENERGY OF OHIO (GAS)
335 E. DAYTON YELLOW SPRINGS RD.
FAIRBORN, OH 45324
TEL: 937-312-2580
BUVOLPATT@VECTREN.COM

GRAPHIC SCALE



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REVISIONS	NO. & DESCRIPTION	DATE

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

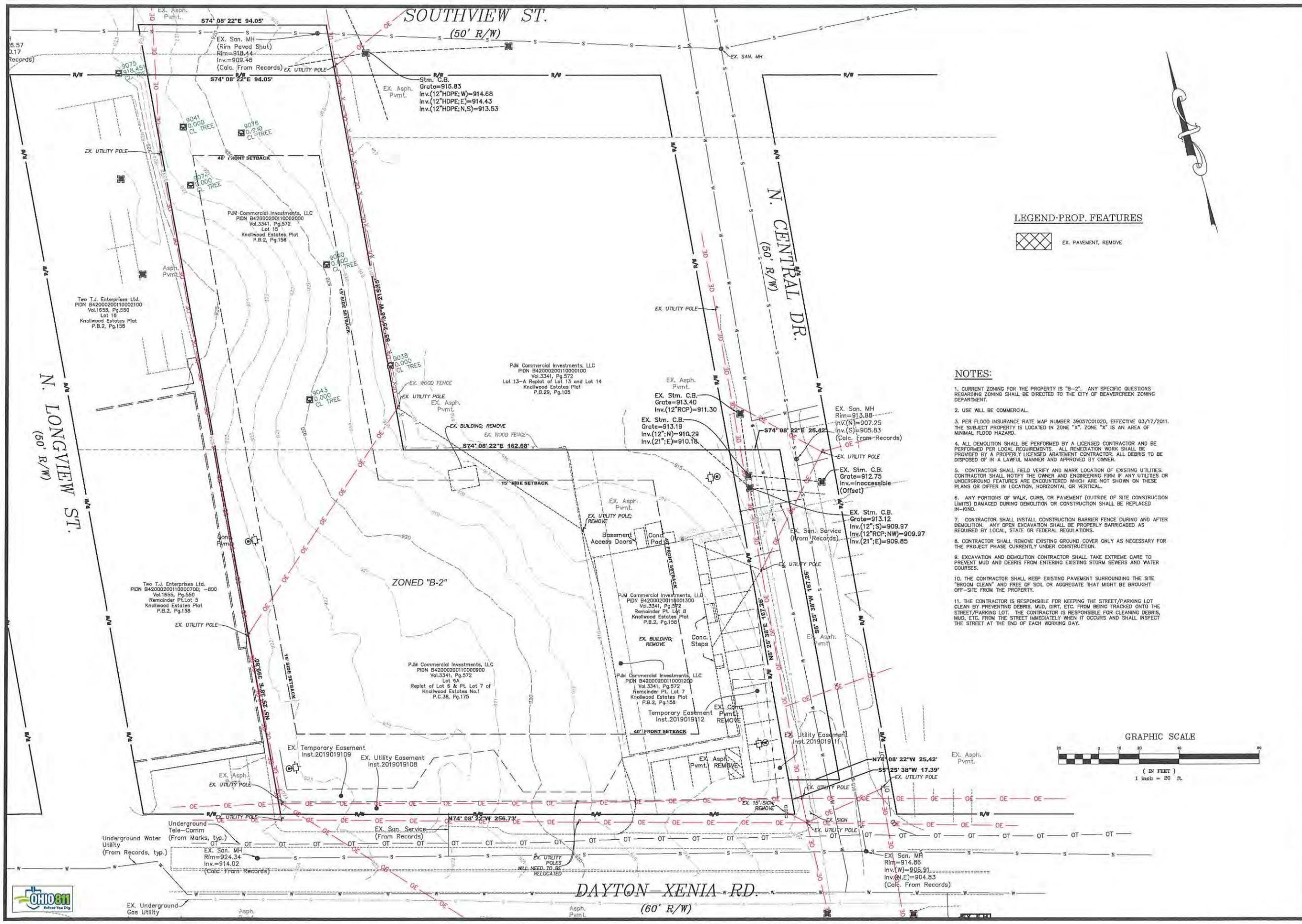


GAS STATION - BEAVERCREEK
TITLE SHEET & GENERAL
NOTES
3810 DAYTON XENIA RD.,
THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB NO.	20-141	
DATE	Jul. 29, 2020	

SHEET NO.
C-1





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REVISIONS	NO. & DESCRIPTION
DATE	BY

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CINCINNATI, OHIO 45226
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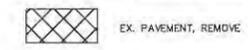
GAS STATION - BEAVERCREEK
EXISTING CONDITIONS & DEMO PLAN
3810 DAYTON XENIA RD.,
THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	20-141	
DATE	Jul. 29, 2020	

SHEET NO.

C-2

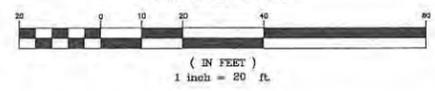
LEGEND-PROP. FEATURES

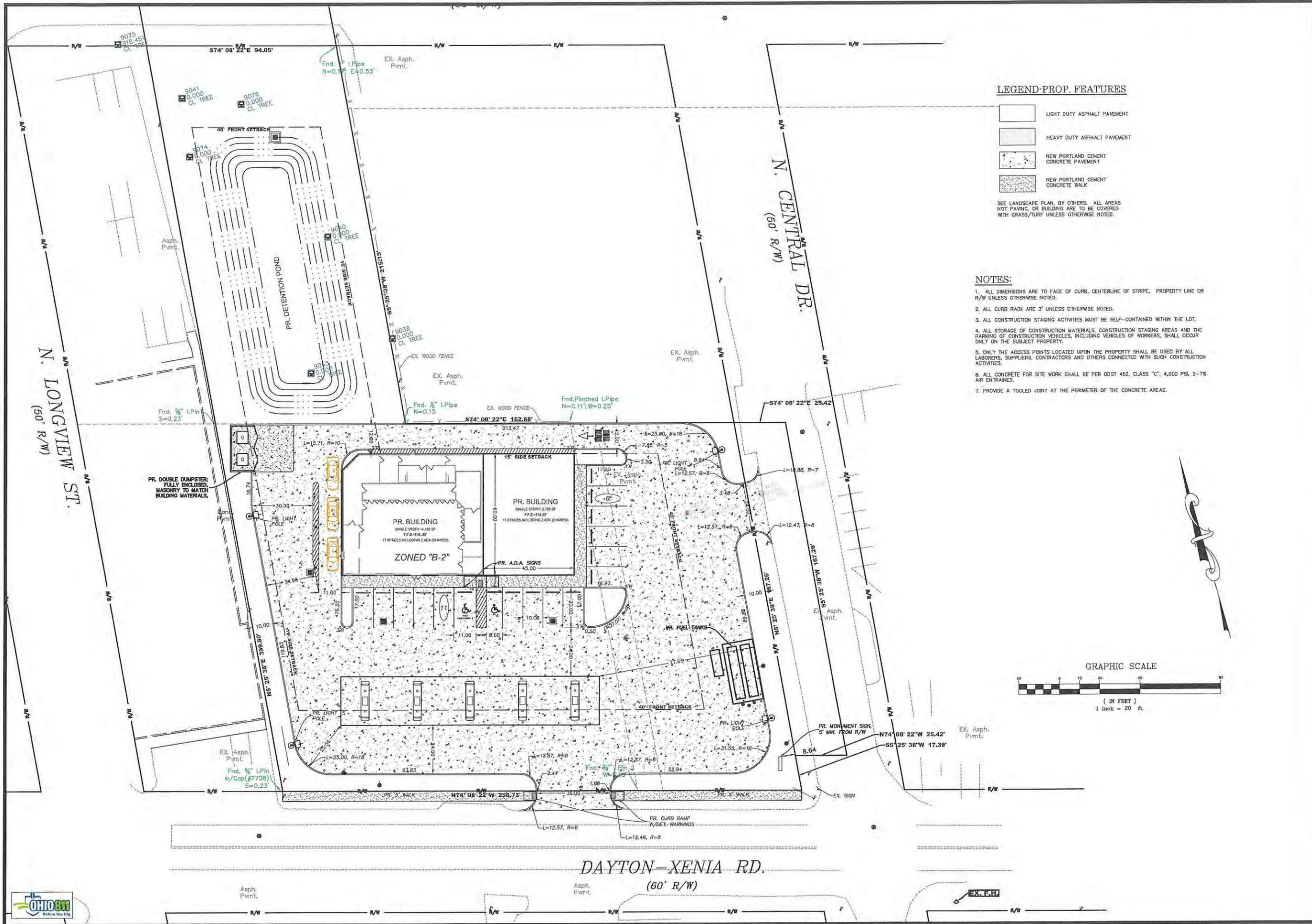


NOTES:

- CURRENT ZONING FOR THE PROPERTY IS "B-2". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE CITY OF BEAVERCREEK ZONING DEPARTMENT.
- USE WILL BE COMMERCIAL.
- PER FLOOD INSURANCE RATE MAP NUMBER 39057001020, EFFECTIVE 03/17/2011, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
- ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
- CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
- ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
- CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
- THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

GRAPHIC SCALE





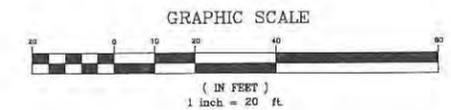
LEGEND-PROP. FEATURES

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

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

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER 000T 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE AREAS.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

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CINCINNATI, OHIO 45226
(513) 321-2168



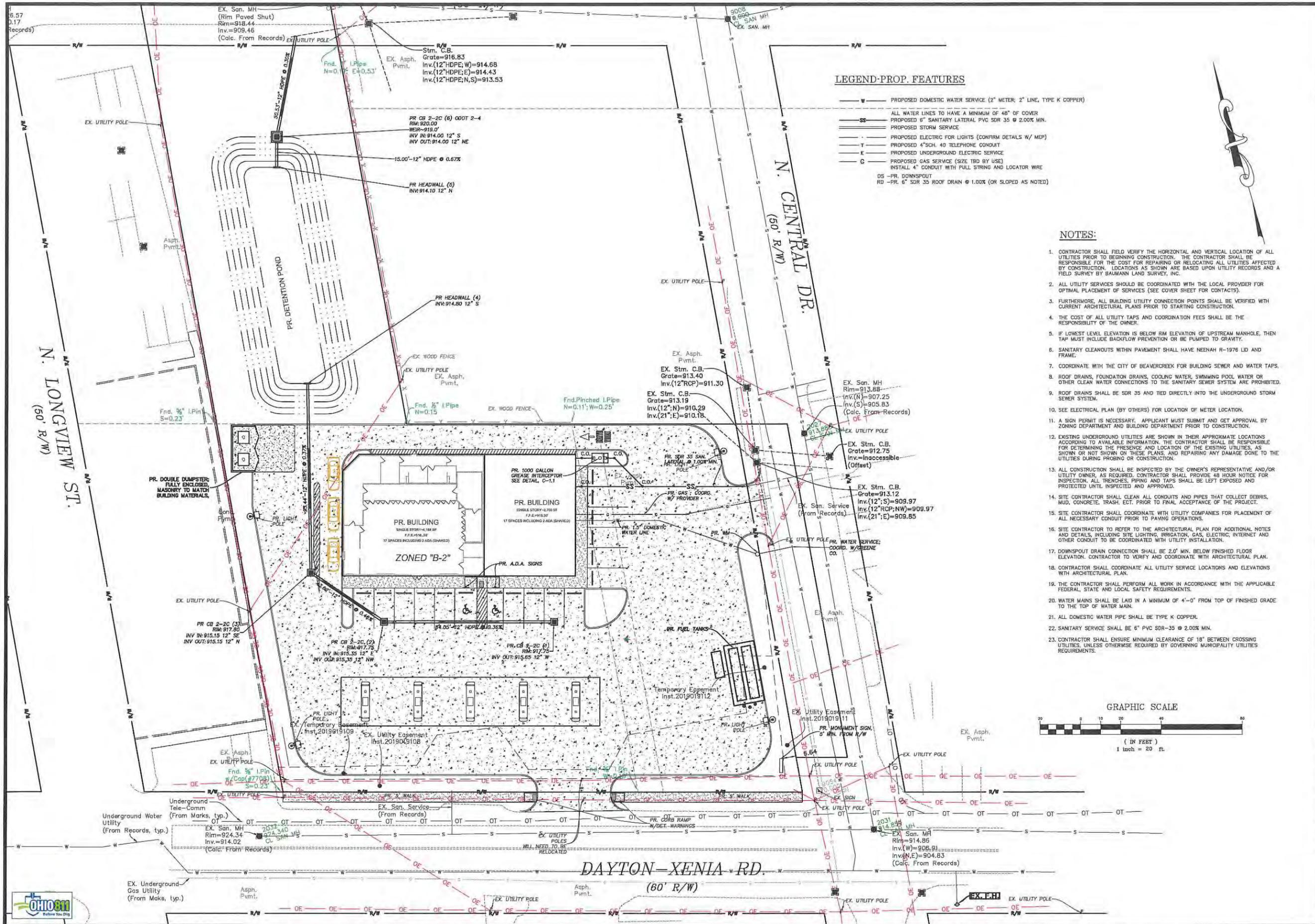
GAS STATION - BEAVERCREEK
SITE DIMENSION PLAN
3810 DAYTON XENIA RD.,
THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	20-141	
DATE	Jul. 29, 2020	

SHEET NO.

C-3





PRELIMINARY
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REVISIONS	NO.	DESCRIPTION
DATE	BY	

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



GAS STATION - BEAVERCREEK
UTILITY SERVICE PLAN
 3810 DAYTON XENIA RD.,
 THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	20-141	
DATE	Jul. 29, 2020	

SHEET NO.
C-3.1



EROSION AND SEDIMENT CONTROL NOTES:

- PRE-CONSTRUCTION:**
- THE CONTRACTOR SHALL NOTIFY THE GREENE COUNTY ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.
 - THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
 - THE REQUIRED PRE-CONSTRUCTION MEETING
 - FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
 - PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
 - PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
 - PRIOR TO FINAL ACCEPTANCE
 - A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.
 - THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.
 - THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
 - THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVE UPON REQUEST.

- SAFETY:**
- THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.
 - WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCE SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
 - STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PAVES CONSTRUCTED AT THE TIME OF EACH PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.
 - STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

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

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

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

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

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

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

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

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

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

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

TEMPORARY & PERMANENT STABILIZATION:

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

- ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.

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

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

- WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 13 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.

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

- TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

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

- FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY (20) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.
 - ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.
- OTHER:**
- NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.
 - SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.
 - SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
 - ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STRIP-STEP GRADING, GRUBBING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.
 - AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.
 - CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

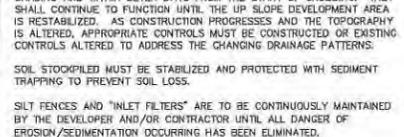
ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

- UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.
- THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH000004-AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
- CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
- SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP-SLOPE DEVELOPMENT AREA IS REESTABLISHED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.
- SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.
- SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 609, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."
- EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
- THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.
- THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.
- UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.
- DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

SPECIAL NOTES:

- DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.
- AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND THREE (3) CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.
- DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.
- DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.

STABILIZED CONSTRUCTION ENTRANCE



TEMPORARY AND PERMANENT SEEDING:

- 1.1 SEEDING PREPARATION**
- LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.
 - FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-18 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.
- 1.2 SEEDING**
- 1. TEMPORARY SEEDING MIXTURE**

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

 - 2. PERMANENT SEEDING MIXTURE**

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE 0.5 LBS	0.25 LBS
	2. DOMESTIC RYEGRASS	0.25 LBS
	3. KENTUCKY BLUEGRASS	0.25 LBS
2-1 SEEDING FOR STEEP BANKS OR CUTS	1. TALL FESCUE	1 LBS
	2. CROWNVECH	0.25 LBS
	3. TALL FESCUE	0.50 LBS
2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES	1. TALL FESCUE	1 LBS
	2. WHEAT	3 LBS
	3. TALL FESCUE	0.50 LBS

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will be dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of surface water of the site and not at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

TEMPORARY STABILIZATION

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

CONSTRUCTION SEQUENCE:

- THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:
- CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
 - INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
 - GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
 - INSTALL STORMWATER MANAGEMENT SYSTEMS, INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
 - TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
 - GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
 - INSTALLATION OF ALL UTILITIES.
 - SITE CONSTRUCTION.
 - FINAL GRADING, STABILIZATION, AND LANDSCAPING.
 - REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

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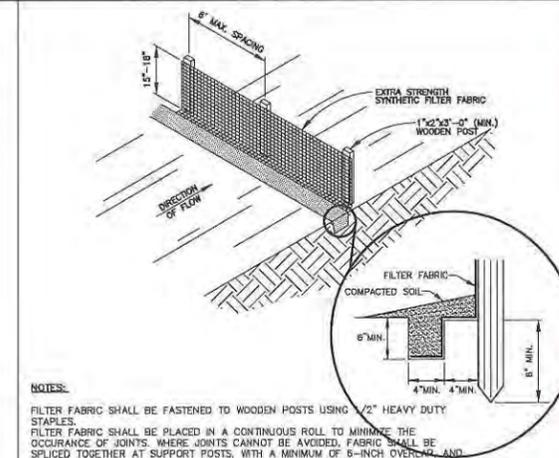
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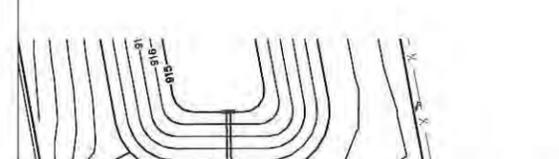
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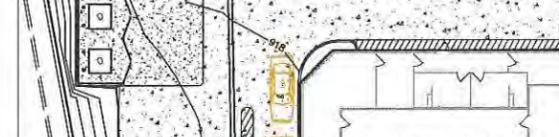
SILT FENCE (SF) DETAIL
NO SCALE

- NOTES:**
- FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.
 - FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPUNCE TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

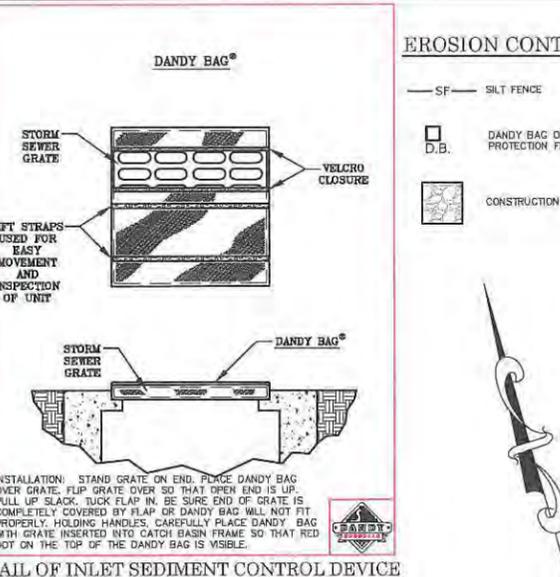
DETAIL OF INLET SEDIMENT CONTROL DEVICE



DANDY BAG (DB)



DAYTON-XENIA RD.



EROSION CONTROL LEGEND

- SF SILT FENCE
- D.B. DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
- CONSTRUCTION ENTRANCE

DAYTON-XENIA RD.



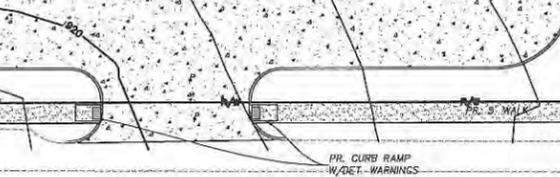
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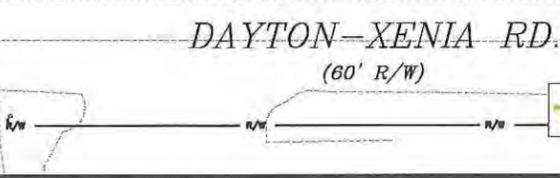
DAYTON-XENIA RD.



DAYTON-XENIA RD.



DAYTON-XENIA RD.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	NO. & DESCRIPTION
DATE	BY

EVANS ENGINEERING

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

STORMWATER POLLUTION PREVENTION PLAN, NOTES & DETAILS

3810 DAYTON XENIA RD.,
THE CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

GAS STATION - BEAVERCREEK

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

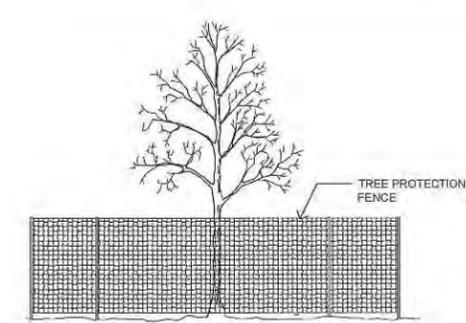
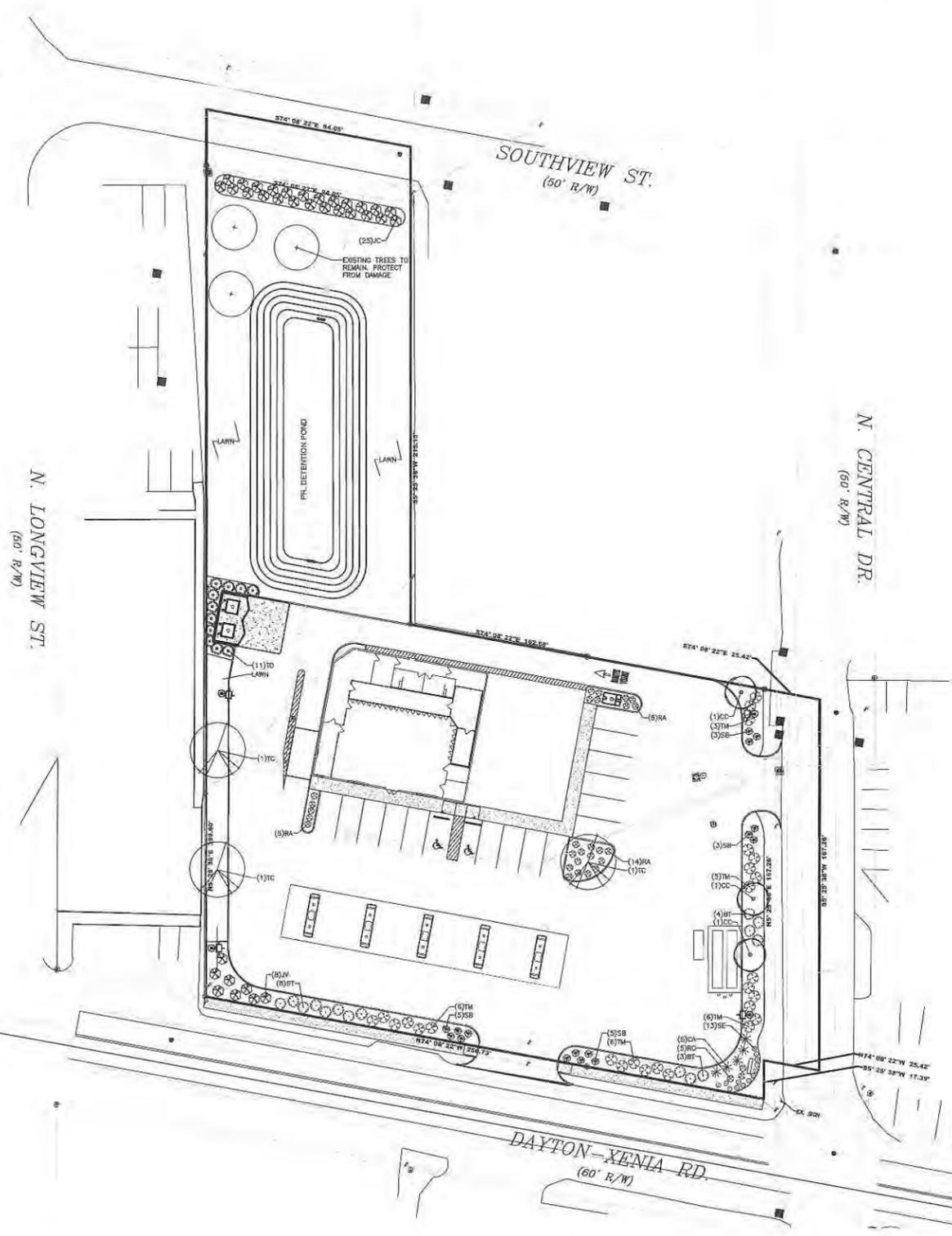
JOB NO. 20-141

DATE Jul. 29, 2020

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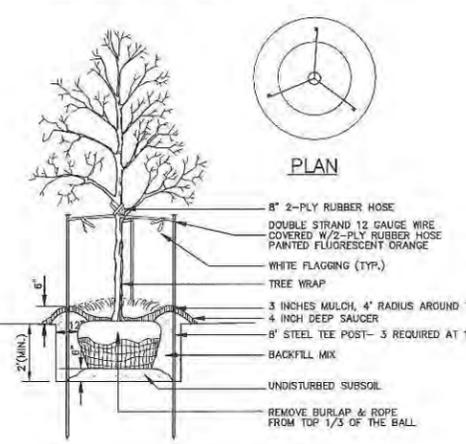
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OHIO Before You Dig

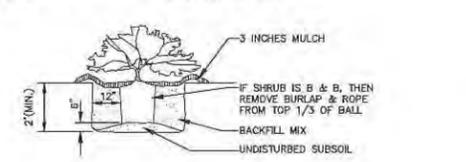


TREE PROTECTION
NOT TO SCALE

- ① TREE PROTECTION FENCE MUST BE A MINIMUM OF 4' TALL AND CONSTRUCTED OF ORANGE PLASTIC DURABLE MATERIAL MOUNTED ON DURABLE STEEL POSTS APPROXIMATELY 8"-0" O.C. MAX.
- ② TREE PROTECTION FENCING SHALL BE ERECTED BEYOND THE DRIPLINE PRIOR TO START OF CONSTRUCTION.



TREE PLANTING
NOT TO SCALE



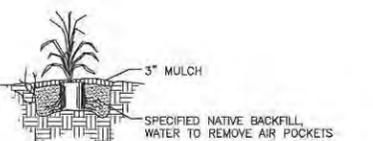
SHRUB PLANTING
NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. IT IS THE CONTRACTORS OPINION WHETHER TO STAKE OR NOT A TREE. BUT IT IS THE CONTRACTORS RESPONSIBILITY TO ASSURE PLANTS REMAIN IN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK* REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.

PERMANENT SEEDING

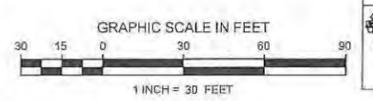
- (1) ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- (2) TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING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



PERENNIAL PLANTING DETAIL
NOT TO SCALE

- ① LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY/ORNAMENTAL TREES						
TC	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	B&B	Straight Central Leader
CC	3	Cercis canadensis	Red Bud	1.5" cal.	B&B	
SHRUBS						
BT	15	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	24" ht.	#3 cont.	
CA	5	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#2 cont.	
JC	25	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" ht.	B&B	
JV	8	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" ht.	B&B	
RA	27	Rhus aromatica 'Gro Low'	Gro Low Sumac		#3 cont.	
RO	3	Rosa 'Pink Drift'	Pink Drift Rose		#2 cont.	
SB	18	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	24" ht.	B&B	
TM	26	Taxus x media 'Densaformis'	Densaformis Yew	24" ht.	B&B	
TO	11	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	4' ht.	B&B	
PERENNIALS/GROUNDCOVERS						
SE	13	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop		#1 cont.	



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

REVISION NUMBER: DATE:

2K L A
2K Landscape Architecture, LLC
2700
Cincinnati, Ohio 45218
513.226.8372
www.2kLandscapeArchitecture.com

LANDSCAPE PLAN
GAS STATION
BEAVERCREEK, OH
3810 DAYTON XENIA RD.,
CITY OF BEAVERCREEK, GREENE COUNTY, OHIO

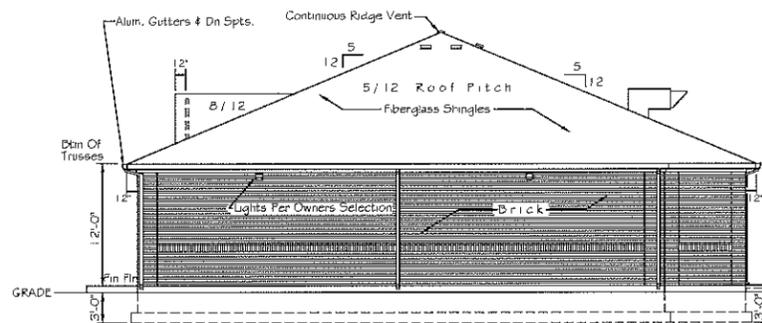
OWNER:

PROJECT NO.: 2020-25

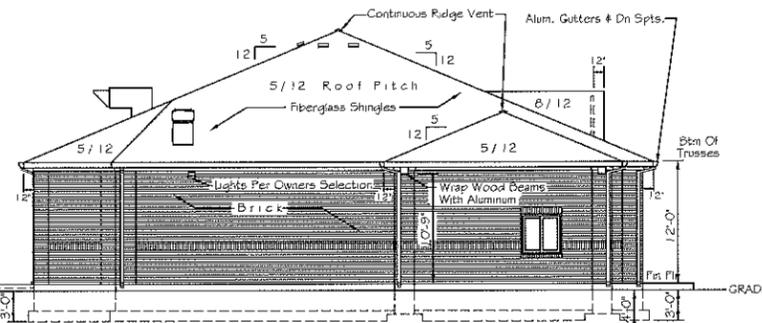
DATE: July 30, 2020
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 30'

SHEET:

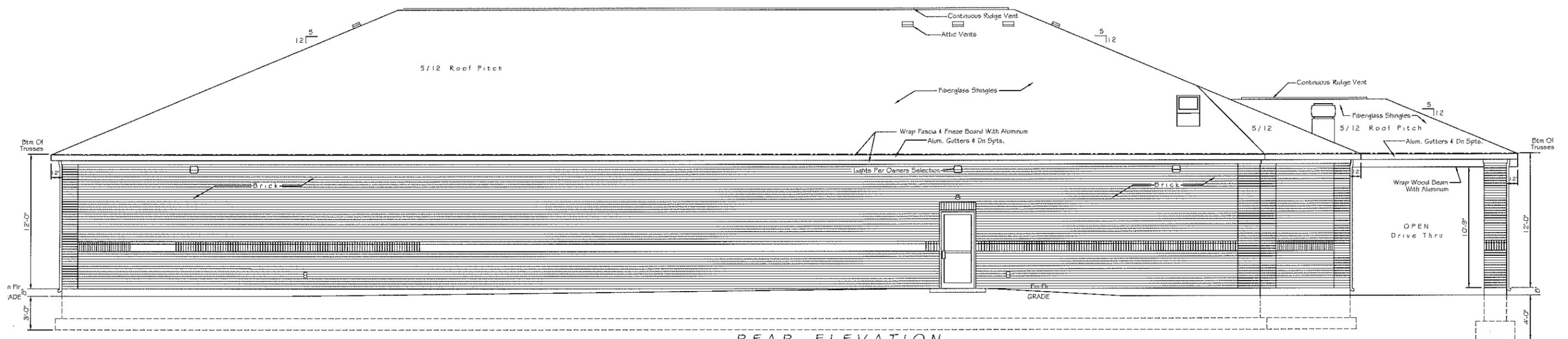
L1.0



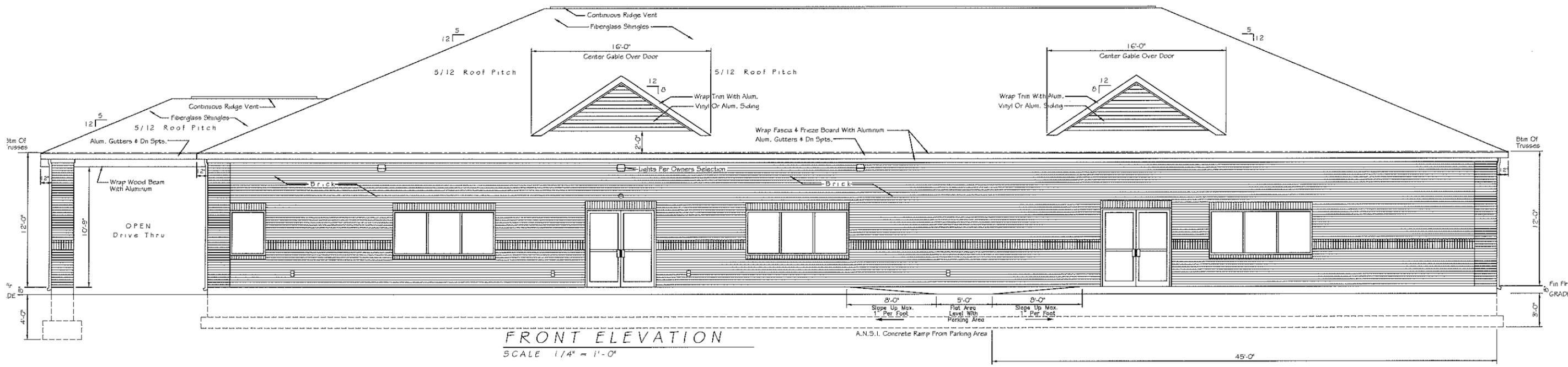
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



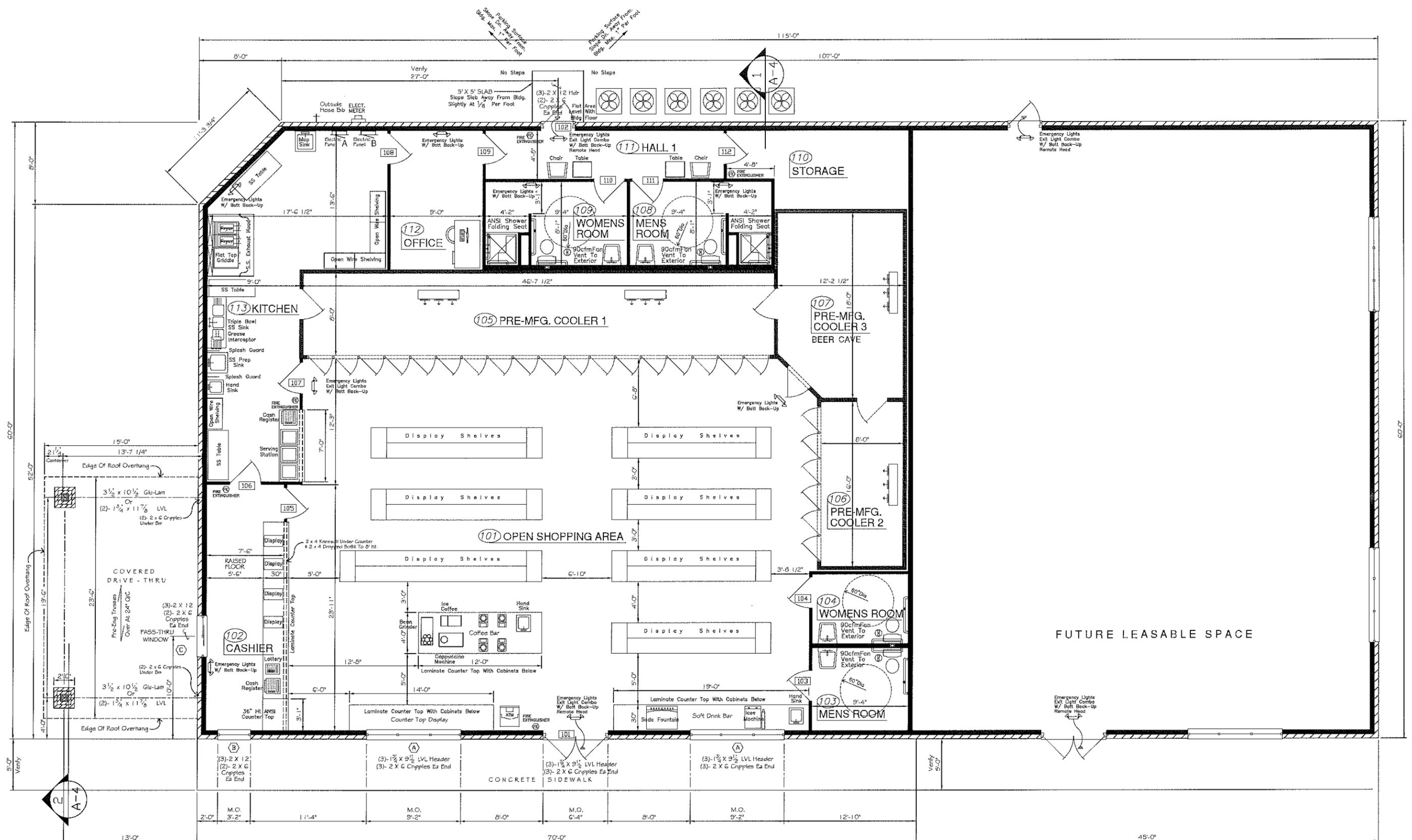
LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



FLOOR PLAN
 SCALE 1/4" = 1'-0" 4,136 SQ. FT.

July 28, 2020

**STAFF REPORT
Final Subdivision
Violette Plat
CASE NO. S 20-5**

I. APPLICANT: Kyle Bentley Violette
1653 Stedman Lane
Beavercreek OH 45432

**ENGINEER/
SURVEYOR:** Thomas K. Marsh
8529 Byers Rd.
Miamisburg OH 45342



II. NATURE OF REQUEST

The applicant is requesting approval of a final subdivision for 2.2954 acres of land north of the intersection of Stedman Lane and Dayton-Xenia Road.

III. DISCUSSION

The property is currently an approximately 2.3 acre, un-platted single parcel, which the applicant is proposing to split into two separate lots. The current zoning is one family residential and both new lots will meet the R-1A requirements regarding size and frontage. Lot 1, which will be vacant for the time being will consist of approximately 1.2 acres. Lot 2, which contains the existing house will be approximately 1.08 acres.

Because a new residential lot is being created the City's subdivision regulations require that park fees be paid for that new lot.

Comment sheets were routed to the area agencies, including City and County departments commonly included in reviewing proposed plans during the review process. All agencies recommended approval or approval with conditions.

IV. RECOMMENDATION

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan:

1. The approved record plan shall be the plan stamped "Received July1, 2020".
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.
4. Park Fees shall be required to be paid prior to the release of the record plan for recording.

DEDICATION AND EASEMENTS:

WE THE UNDERSIGNED, BEING THE LANDOWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SITUATED IN SECTION 9, TOWN 2, RANGE 7, CITY OF BEAVERCREEK, GREENE COUNTY, OHIO, CONTAINING 2.2954 ACRES AND BEING ALL OF A 2.295 ACRES (BY DEED) PARCEL CONVEYED TO KYLE BENTLEY VIOLETTE AND JEANETTE GWYNNE VIOLETTE BY O.R. 3656, PAGE 367 OF THE DEED RECORDS OF GREENE COUNTY, OHIO, AND DEED RECORDS OF GREENE COUNTY, OHIO, AND DEDICATE THE STREETS AND RESERVE THE EASEMENTS AS SHOWN FOR THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

THERE IS HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO ALL GOVERNMENTAL AUTHORITIES TO ENTER UPON ALL LOTS IN PERFORMANCE OF THEIR GOVERNMENTAL DUTIES.

SIGNED AND ACKNOWLEDGED:

OWNERS:
 BY: *Kyle Bentley Violette* KYLE BENTLEY VIOLETTE
 BY: *Jeanette Gwynne Violette* JEANETTE GWYNNE VIOLETTE

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS 1 DAY OF July, 2020 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, KYLE BENTLEY VIOLETTE AND JEANETTE GWYNNE VIOLETTE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS OWNER.

[Signature]
 NOTARY PUBLIC



SAMANTHA JANE GILLILAND
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 12-05-2023

LIENHOLDER ACKNOWLEDGEMENT:

BY: _____

STATE OF OHIO

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2020 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE PERSONALLY CAME, _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THERE VOLUNTARY ACT AND AS LIENHOLDERS.

NOTARY PUBLIC

DEED REFERENCE:

SITUATED IN SECTION 9, TOWN 2, RANGE 7, CITY OF BEAVERCREEK, GREENE COUNTY, OHIO, CONTAINING 2.2954 ACRES AND BEING ALL OF A 2.295 ACRES (BY DEED) PARCEL CONVEYED TO KYLE BENTLEY VIOLETTE AND JEANETTE GWYNNE VIOLETTE BY O.R. 3656, PAGE 367 OF THE DEED RECORDS OF GREENE COUNTY, OHIO,

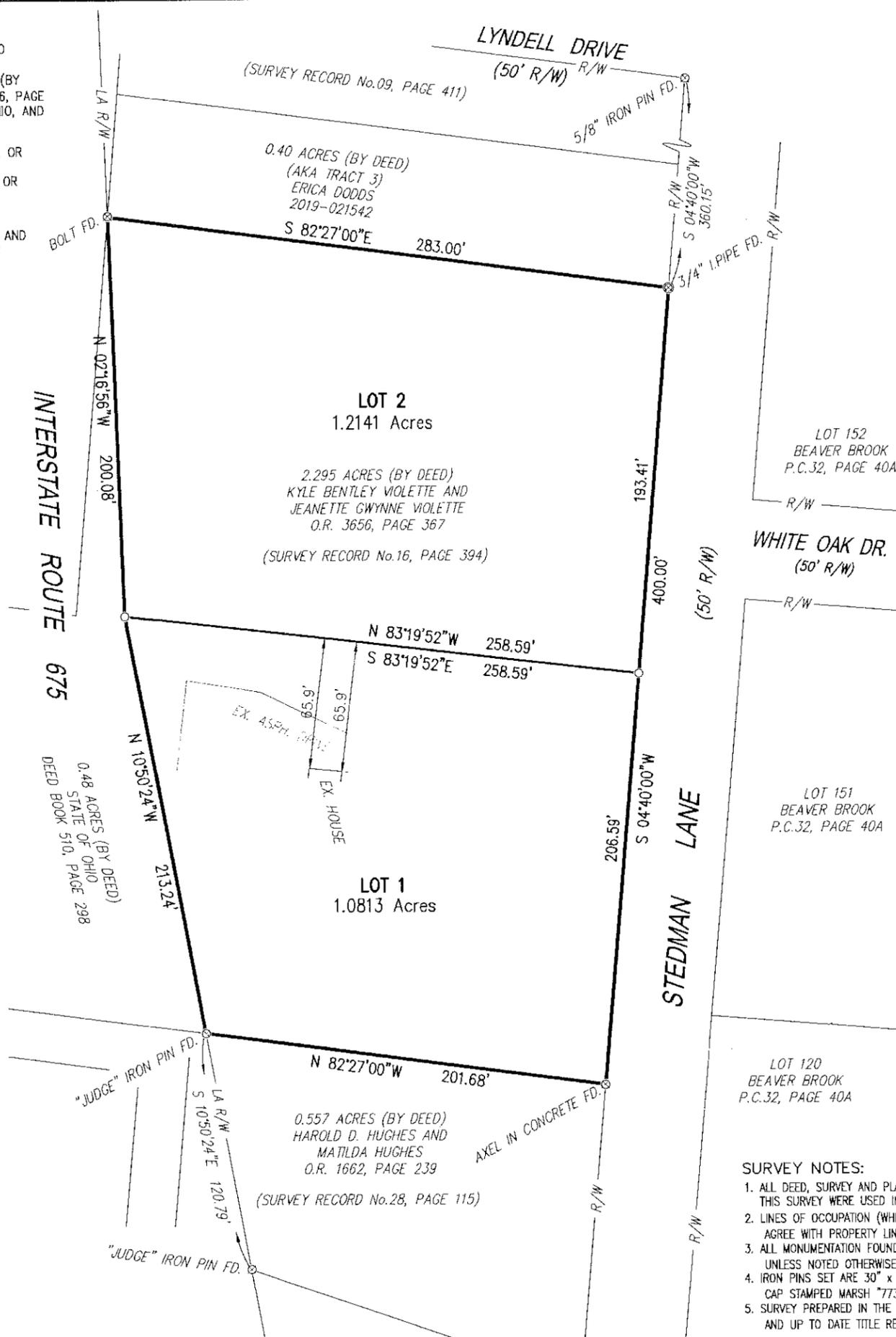
CERTIFICATION

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE SET ONCE CONSTRUCTION IS COMPLETE AS SHOWN, IN ACCORDANCE WITH MINIMUM STATE STANDARDS FOR BOUNDARY SURVEYS. CURVED DISTANCES ARE MEASURED ON THE ARC.

McDougall - Morsh Land Surveyors

BY: _____
 THOMAS K. MARSH, P.S. No. 7735

DATE: _____

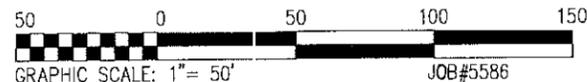


RECORD PLAN
Violette Plat

LOCATED IN
 Section 9, Town 2, Range 7
 City of Beavercreek
 Montgomery County, Ohio
 Containing 2.2954 Acres
 JUNE 2020

Prepared by:
McDougall - Marsh
 Land Surveyors
 8529 Byers Road, Miamisburg, Ohio 45342
 Tel: 937-847-2680 - Fax 937-847-2670
 www.mcdougallmarsh.com

Bearings based on the west right of way line of Stedman Lane as recorded in Survey Record No.16, Page 364, of the Survey Records of Greene County, Ohio, (S 04°40'00"W)



Monument Legend

- ⊗ Indicates 5/8" iron pin found
- Indicates 5/8" iron pin set
- ⊙ Indicates Iron Pipe found
- △ Indicates MAG nail found
- △ Indicates MAG nail set

References:

DEED: 2.295 ACRES (BY DEED) - KYLE BENTLEY VIOLETTE AND JEANETTE GWYNNE VIOLETTE / O.R. 3656, PAGE 367

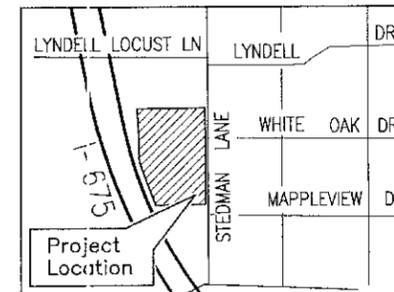
APPROVAL: CITY OF BEAVERCREEK

This Plat approved by the City of Beavercreek, Ohio on this ____ day of _____, 2020.

Planning Director _____ Chairman, Planning Commission

SURVEY NOTES:

1. ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN IT'S PERFORMANCE.
2. LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
3. ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
4. IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED MARSH "7735"
5. SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.



Vicinity Map
 No Scale

July 28, 2020

**STAFF REPORT
Final Subdivision
Alpha School House
CASE NO. S 20-6**

I. APPLICANT: Mary Lou Hopun
889 Alpha Rd.
Beavercreek OH 45434

**ENGINEER/
SURVEYOR:** Mitch Cosler
545 Hilltop Road
Xenia OH 45434

II. NATURE OF REQUEST

The applicant is requesting approval of a final subdivision for approximately 2.8 acres of land at the intersections of Dayton Xenia Road, Alpha Road, and Whitey Marshall Drive.



III. DISCUSSION

The property within this application is currently comprised of two parcels totaling 2.839 acres of unplatted land. The applicant is proposing to split the properties into three separate lots. Lot 1, will have frontage along Whitey Marshall Drive and will be approximately 0.54 acres. It will contain one single family residential structure and one accessory structure. The western portion of Lot 1 is located within the 1% floodplain. Lot 2 will have frontage along Alpha Road and Whitey Marshall Drive and will be 0.46 acres. The existing brick house will remain on Lot 2. Lot 3 will consist of 0.880 acres and is currently vacant. The western portion of Lot 3 is also located within the regulatory floodplain. 0.930 acres will be dedicated to the City for right-of-way along Alpha Road, Dayton-Xenia Road, and Whitey Marshall Drive.

Because a new residential lot is being created the City's subdivision regulations require that park fees be paid for that new lot.

Comment sheets were routed to the area agencies, including City and County departments commonly included in reviewing proposed plans during the review process. All agencies recommended approval or approval with conditions.

IV. RECOMMENDATION

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan:

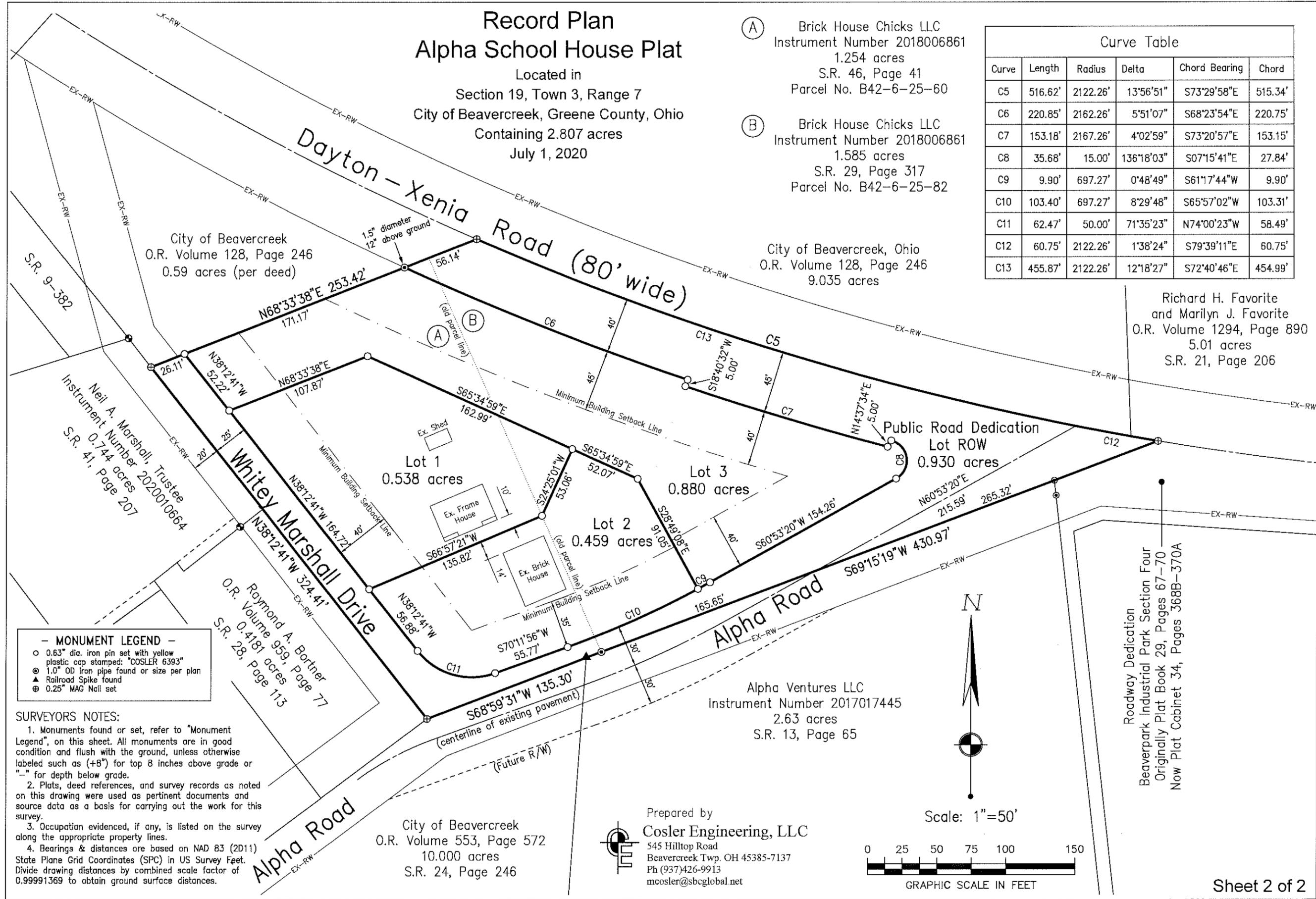
1. The approved record plan shall be the plan stamped "Received July 14, 2020".
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.
4. Park fees shall be required to be paid prior to the release of the record plan.

Record Plan Alpha School House Plat

Located in
Section 19, Town 3, Range 7
City of Beavercreek, Greene County, Ohio
Containing 2.807 acres
July 1, 2020

- (A) Brick House Chicks LLC
Instrument Number 2018006861
1.254 acres
S.R. 46, Page 41
Parcel No. B42-6-25-60
- (B) Brick House Chicks LLC
Instrument Number 2018006861
1.585 acres
S.R. 29, Page 317
Parcel No. B42-6-25-82

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord
C5	516.62'	2122.26'	13°56'51"	S73°29'58"E	515.34'
C6	220.85'	2162.26'	5°51'07"	S68°23'54"E	220.75'
C7	153.18'	2167.26'	4°02'59"	S73°20'57"E	153.15'
C8	35.68'	15.00'	136°18'03"	S07°15'41"E	27.84'
C9	9.90'	697.27'	0°48'49"	S61°17'44"W	9.90'
C10	103.40'	697.27'	8°29'48"	S65°57'02"W	103.31'
C11	62.47'	50.00'	71°35'23"	N74°00'23"W	58.49'
C12	60.75'	2122.26'	1°38'24"	S79°39'11"E	60.75'
C13	455.87'	2122.26'	12°18'27"	S72°40'46"E	454.99'



City of Beavercreek
O.R. Volume 128, Page 246
0.59 acres (per deed)

City of Beavercreek, Ohio
O.R. Volume 128, Page 246
9.035 acres

Richard H. Favorite
and Marilyn J. Favorite
O.R. Volume 1294, Page 890
5.01 acres
S.R. 21, Page 206

Neil A. Marshall, Trustee
Instrument Number 2020010664
S.R. 41, Page 207
0.744 acres

Raymond A. Borner
O.R. Volume 959, Page 77
S.R. 28, Page 113
0.4181 acres

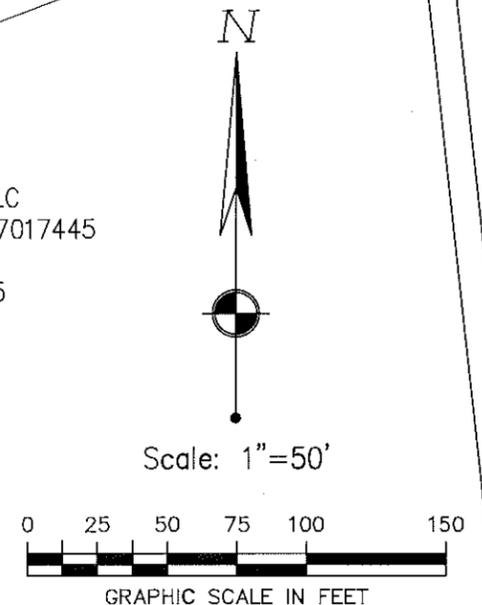
City of Beavercreek
O.R. Volume 553, Page 572
10.000 acres
S.R. 24, Page 246

Alpha Ventures LLC
Instrument Number 2017017445
2.63 acres
S.R. 13, Page 65

- MONUMENT LEGEND**
- 0.63" dia. iron pin set with yellow plastic cap stamped: "COSLER 6393"
 - ⊙ 1.0" OD iron pipe found or size per plan
 - ▲ Railroad Spike found
 - ⊕ 0.25" MAG Nail set

- SURVEYORS NOTES:**
1. Monuments found or set, refer to "Monument Legend", on this sheet. All monuments are in good condition and flush with the ground, unless otherwise labeled such as (+8") for top 8 inches above grade or "-" for depth below grade.
 2. Plats, deed references, and survey records as noted on this drawing were used as pertinent documents and source data as a basis for carrying out the work for this survey.
 3. Occupation evidenced, if any, is listed on the survey along the appropriate property lines.
 4. Bearings & distances are based on NAD 83 (2D11) State Plane Grid Coordinates (SPC) in US Survey Feet. Divide drawing distances by combined scale factor of 0.99991369 to obtain ground surface distances.

Prepared by
Cosler Engineering, LLC
545 Hilltop Road
Beavercreek Twp. OH 45385-7137
Ph (937)426-9913
mcosler@sbcglobal.net



Roadway Dedication
Beavercreek Industrial Park Section Four
Originally Plat Book 29, Pages 67-70
Now Plat Cabinet 34, Pages 368B-370A

July 28, 2020

**STAFF REPORT
Final Subdivision
Wesbanco
CASE NO. S 20-7**

I. APPLICANT: Tom Frost, Wesney Construction
791 Science Blvd.
Gahanna OH 43230

**ENGINEER/
SURVEYOR:** The Kleingers Group
6219 Center Park Drive
West Chester OH 45069

**II. NATURE OF
REQUEST**

The applicant is requesting approval of a final subdivision for 1.298 Acres of land at 1242 North Fairfield Road, currently under construction for the recently approved WesBanco Bank.



III. DISCUSSION

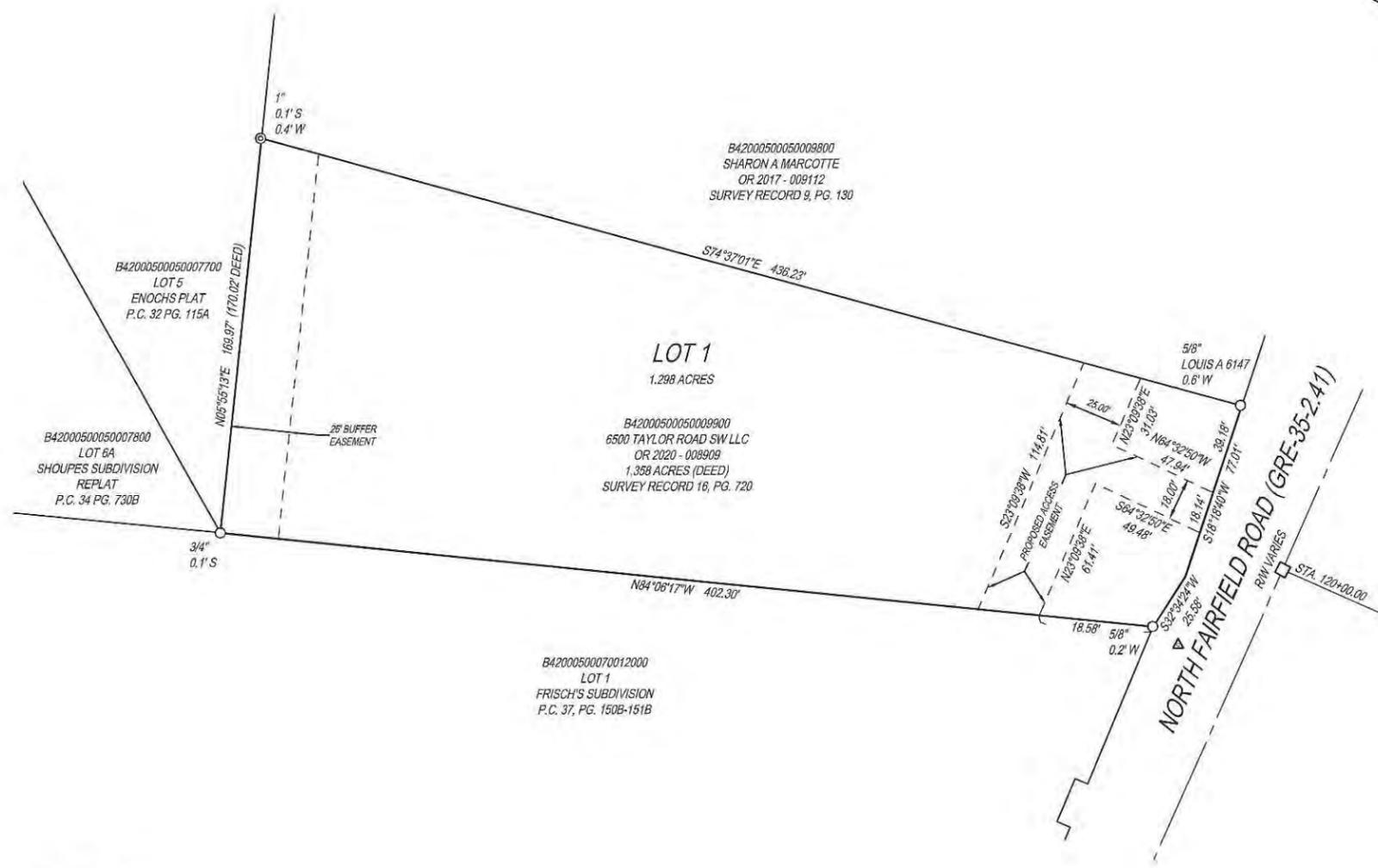
The property received ASRA approval from Planning Commission and City Council in July of 2020. A condition of approval required that a final subdivision be recorded for this un-platted parcel of land. Lot 1 will contain 1.298 acres of land and the proposed plat shows a 25 foot access easement across the front of the property to connect with the existing access easement at the Frisch's property directly south. All right-of-way was previously acquired so no right-of-way dedication is necessary.

Comment sheets were routed to the area agencies, including City and County departments commonly included in reviewing proposed plans during the review process. All agencies recommended approval or approval with conditions.

IV. RECOMMENDATION

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan:

1. The approved record plan shall be the plan stamped "Received July 2, 2020".
2. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.



NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LEGEND

- ⊙ PIPE FOUND (SIZE AS NOTED)
- IRON PIN FOUND (SIZE AS NOTED)
- MONUMENT BOX FOUND
- ▲ MAGNAIL FOUND



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 6219 Centre Park Dr. West Chester, OH 45069 513.779.7851

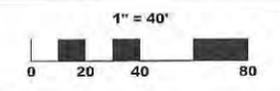


NO.	DATE	DESCRIPTION
1	5-28-2020	RECORD PLAT - KPR

**RECORD PLAT
 WESBANCO
 SUBDIVISION**

SEC 32, TOWN 3N, RANGE 7 M.Rs.
 CITY OF BEAVERCREEK
 GREENE COUNTY, OHIO

PROJECT NO: 200308VRP000
 DATE: 5-28-2020



SHEET NAME:

**WESBANCO
 SUBDIVISION**

SHEET NO.
2 OF 2

**CITY OF BEAVERCREEK
PLANNING COMMISSION
AGENDA ITEM REPORT**

Meeting Date: 8-5-2020	Reference Topic: Land Use Amendment request for BCGolf Limited Partnership
Agenda Reference No.:	

ACTION REQUESTED		
<input type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table _____
<input checked="" type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other _____

REQUEST BY APPLICANT:

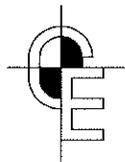
Staff is requesting consent to proceed with a Land Use Plan Amendment for vacant land located on the south side of New Germany-Trebein Road, east of the golf course. The area currently has a designation of Low Density Residential. The request is for a reclassification to Medium Density Residential.

Attached is a letter by representatives of the owners' of the property, as well as a map showing the surrounding development and densities.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Land Use Plan states: "Amendments to the Land Use Plan may be initiated by the Planning Commission and City Council." It goes on to state: "...If Planning Commission elects to consider a Land Use Plan Amendment, a public hearing shall be held at the next regular Planning Commission meeting, following local newspaper publication of notice of public hearing at least ten (10) days prior to the date of the public hearing." This discussion item is being presented to Planning Commission in order for the advertisement for a Land Use Plan Amendment hearing to go forward. An authorization to advertise a public hearing is, by no means, and indication that the Commission would approve such a request.

R. Burkett



Cosler Engineering, LLC
Civil Engineering • Land Surveying

545 Hilltop Road
Beavercreek Twp. OH 45385
Tele (937) 426-9913
mcosler@sbcglobal.net

July 30, 2020

Mr. Randall F. Burkett
Planning and Development Director
City of Beavercreek
1368 Research Park Drive
Beavercreek OH 45432

SUBJECT: Request for Land Use Plan Amendment (LUP)
East 30 acres of LUP Vacant Planning Area 17

Dear Mr. Burkett:

Our client is BCGolf Limited Partnership, owner of said 30 acres. BCGolf respectfully requests the City of Beavercreek Planning Commission consider a Land Use Plan Amendment, for the above reference property. The amendment would for an overall medium density (up to 6.01 du/ac). The overall density of the 30 acres would be limited to a total of 181 residential units.

A market analysis of the housing potential for this property was performed for BCGolf. This analysis concluded that with “the appealing site location, positive demographic trends and current market conditions” a market exists for a mixed-use housing development for this number of residential units. Several considerations supporting the change in density are listed below.

1. Rent affordability is a major factor in development. To balance affordability with the increases in construction and development costs developers have increased density slightly. A historical density of 8–8.5 has moved toward a density of 10. For example, the Waterford complex in Centerville, which opened in 2017, has a density of 9.92 units per acre.
2. There has been a significant change in the nature of/attitude towards housing vs. renting in the area since the land use plan for the area was originally put together in 1994/95.
3. The size, location, and geographic conditions present on the land present a unique opportunity to build an upscale apartment complex that will accommodate the growing population of Beavercreek.
4. With the expansions of WPAFB and the Indu and Raj Soin Medical Center, young professionals whose positions may be more transient in nature will be looking for upscale apartment lifestyles without the complications of ownership.
5. We have a market study that shows there is currently a high occupancy rate for upscale apartments.
6. People are working from home and need a home office more now.

7. The geographic footprint for a one story is the same as a two/three story.
8. We do not believe the project will create over saturation in the area based on our recent market analysis report.

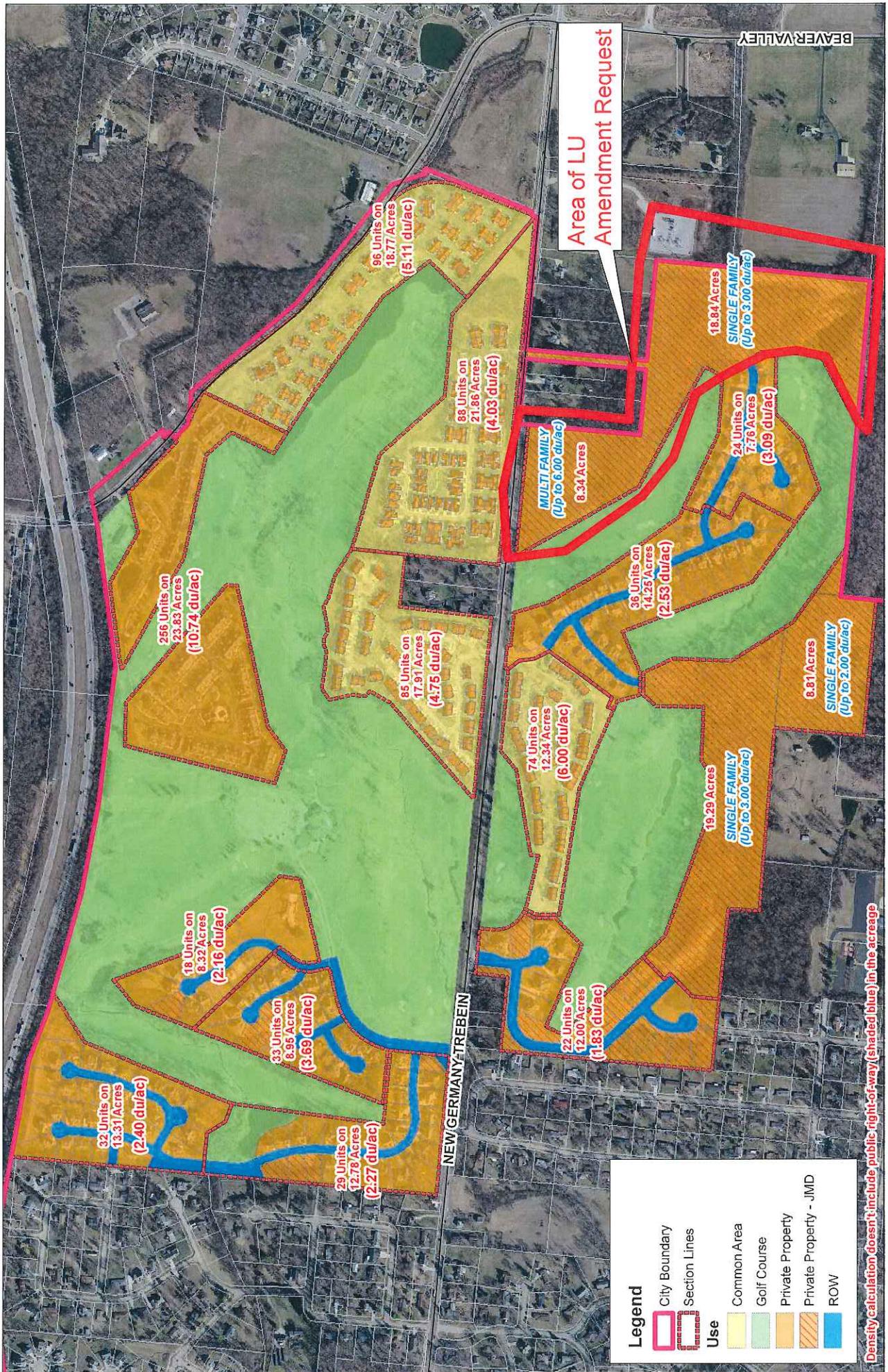
Please let us know if you have any questions or need any additional.

Sincerely yours,
COSLER ENGINEERING, LLC



Mitchell W. Cosler, P.E., P.S.

Copy to: BCGolf Limited Partnership
Cosler project #5073



Legend

- City Boundary
- Section Lines
- Use**
 - Common Area
 - Golf Course
 - Private Property
 - Private Property - JMD
 - ROW

Density calculation doesn't include public right-of-way (shaded blue) in the acreage

BEAVER VALLEY

NEW GERMANY-TREBEIN