



BEAVERCREEK PLANNING COMMISSION
Regular Meeting – January 4, 2017, 7:00 p.m.
LOCATION: Beavercreek Senior Center
3868 Dayton-Xenia Road

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. December 8, 2016
- V. PUBLIC HEARINGS
 - A. PUD 06-3 SSP #3, First & Main Beavercreek
 - B. PUD 91-2 SSP #7, Clover Senior Residential Community
- VI. DECISION ITEMS
 - A. PUD 95-5 MOD 12/16, Minor, Harris Periodontics
- VII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, December 8, 2016

PRESENT: Mr. Archibald, Mr. Curran, Mr. Self

ABSENT: Mr. Loftis

Chairman Self called the meeting to order followed by roll call.

Mr. Archibald MOVED to excuse Mr. Loftis from the meeting. Motion was seconded by Mr. Curran and PASSED by majority voice vote.

Mr. Archibald MOVED approval of the agenda. Motion was seconded by Mr. Curran and PASSED by majority voice vote.

Mr. Archibald MOVED approval of the November 2, 2016 minutes. Motion was seconded by Mr. Curran and PASSED by majority voice vote.

PUBLIC HEARINGS

PC 16-5 ASRA & CU, Harbor Chase of Beavercreek

Clerk Gillaugh read the notice of public hearing on an application filed by CD-HRA (Beavercreek) LLC, 2240 Blake Street, Ste. 200, Denver, Colorado 80205. The applicant requests an Administrative Site Plan Review and Approval (ASRA) and a Conditional Use Approval to allow for the construction of an assisted living/memory care facility on approximately 7 acres. The property is located on the south side of Indian Ripple Road approximately 600 feet east of the intersection of Sylvania Drive and Indian Ripple Road. The properties are further described as Book 3, Page 10, Parcel 177 and 178 on the Greene County Property Tax Atlas.

Charlie Jennings, Harbor Retirement Associates, gave a presentation about who Harbor Retirement Associates are, why they are choosing to locate a facility in Beavercreek, and what a typical Harbor Chase Community looks like.

Andrew Alden, EUA Architects, stated they are proposing 64 assisted living units and 46 memory care units. He discussed the location of the site, the wetlands on the southern portion of the property, the buffer requirements, the floorplan, the building materials, and showed a video of what the project will look like.

Mr. Burkett summarized the staff report dated December 1, 2016, which stated the applicant is requesting approval of a detailed site plan for a 125,300 square foot assisted living/memory care facility on 7 acres. He discussed the location of the site, the zoning district of the property and the surrounding properties, the access points, the dumpster location, the landscape plan, the proposed ground sign, and several conditions listed in the resolution. Staff recommended approval of the ASRA case with 19 conditions and three conditions for the Conditional Use.

BEAVERCREEK PLANNING COMMISSION, 12/8/16

Mr. Self asked if staff could explain what an ASRA was. Mr. Burkett explained it stands for an Administrative Site Plan Review and Approval process, and said if it falls within a Planned Development Area on the Land Use Plan or it falls within the Indian Ripple Road or Dayton-Xenia Road Planning Area then it goes through the ASRA process. He explained what is reviewed, and that ASRA cases require a public hearing so there can be input from citizens. Mr. Self discussed the corridor studies that were done on Indian Ripple Road and Dayton-Xenia Road, and why it was done.

In public input, Theresa Sturgill, 4202 Indian Ripple Road, stated they attended the October 9th meeting at the Vineyard and it was made known to them that this was coming through no matter what they did. She had enough faith in Beaver Creek that it listens to its citizens. Ms. Sturgill stated she was against the request, and thought the project was gorgeous but felt it did not fit on the highway. She explained she called eight facilities, and there is no promise that an Alzheimer's patient will not get out on this business highway. Ms. Sturgill explained after the meeting on October 9th, there was an article published about sexual predators in these types of facilities right here in the area. She said the legislator is working in the State of Ohio to combat the problem with sexual predators, and she did not want a facility across the street that would be harboring sexual predators. Ms. Sturgill was concerned about the runoff getting into the wetlands, and felt the active wetlands needed to be recognized and maintained. She said they seem to work well with office developments in the area, and wanted something that is the least intrusive which she felt was an office use. Ms. Sturgill said when there were discussions about the corridor study there was mention of office space. She stated the highway was busy during the day and night and said she is against the development.

In written input, a letter of support was submitted by Dave & Kate Berie, 100 Aberdeen Village Drive.

Mr. Curran said there is about three acres of wetlands in the southern portion of the property, and asked if the trees in the area will be checked so they are not all lost. Mr. Burkett explained when they have areas like this around the City, they encourage people to stay out of them and leave them as is. Ralph Terbrueggen, Minnik & Smith Group, stated the drainage from the building and parking lot will be directed to the north to the detention basin. He said from his view of the site the wetland area appears viable and green, and he does not see a lot of dead trees. Mr. Curran stated he just wanted the area to remain viable. Mr. Terbrueggen explained it was their intention to leave it as it is and for it to continue to grow.

Mr. Archibald stated Ohio EPA has a procedure in place to mitigate any construction surrounding wetlands, and questioned if they have applied for permits or if a permit is required for mitigating any impact to the wetlands. Mr. Terbrueggen explained their wetland scientist has walked the site, and they are not disturbing the wetlands so they will not have to apply for a permit. Mr. Archibald and Mr. Burkett discussed the parking requirements and how staff calculated the total required.

Mr. Archibald asked if they had the calculations on how many more vehicles were going to use Indian Ripple Road if this project is developed. Greg Mutter, Confluent Development, stated they conducted a traffic study and senior living communities typically generate a lot less traffic than any other development. He explained their study looked at the overall number of trips a day and number at peak times. Mr. Mutter showed a chart and discussed the findings. Mr. Archibald asked what the percentage was of residents that would be driving. Mr. Jennings said overall it is probably less than 2%, and many who have a car do not drive them. He explained the vast majority of people coming and going are families and associates working. Mr. Archibald asked what a typical client was that they would cater to. Mr. Jennings said average age is around 85 years old, predominately women, and they are starting to see more married couples now. He stated it is a private pay community, and the average stay is about two years. Mr. Archibald asked what the cost would be for someone to stay in their facility. Mr. Jennings explained they base their rates off the two existing competitors in the market, and if it doesn't work economically with those numbers then it doesn't make sense for them to develop. Mr. Archibald asked what has been their experience with residents escaping the facility. Mr. Jennings explained the citizen had a valid concern and he would never promise anyone that no resident is ever going to get out of their community because they do, but the reality is they are much safer and secure with them in an environment that is specifically designed for them.

Mr. Self asked if there was a turn lane at Woodcroft. Mr. Burkett said yes. Mr. Self asked if there would be some striping so people would be able to see they could turn left into the site. Mr. Burkett explained there will have to be some re-striping done in that area. Mr. Self questioned if there had been any investigation on line-of-sight from the backyards of the adjacent houses since this is a two-story building. Mr. Burkett explained the structure is 31 feet tall and will have pitched roof, and said there will be 150 feet of trees between the structure and the houses. He said they may be able to see a little bit of the structure, but the trees will create a buffer. Mr. Curran said that is what his concern was if all the trees died. Mr. Burkett explained there was some language in the Landscape Manual that they may be able to fall back on if there was a mass die-out of the trees. Mr. Self referred to the handicap spaces on the site, and questioned if they should put three spaces in the front and two in the back since they are going to have a lot more visitors. Mr. Jennings said they would consider that. Mr. Self asked if the ground sign would cause a line-of-sight issue. Mr. Burkett said no because there is already a sidewalk there, and staff would review the location before a permit is released.

Mr. Self asked if they would have 15 passenger vans, and if so where were they going to park them. Mr. Jennings said they will have one 16 passenger bus, and they have not identified any specific spot for it. Mr. Self thought maybe a condition should be added that the bus be parked in the rear of the lot unless it is being used. Mr. Self asked if they were a single level of care, assisted living/memory care only. Mr. Jennings said yes. Mr. Self explained what the requirements are in the Zoning Code regarding runoff.

Ms. Sturgill referred to the condition regarding the hours and days of construction, and felt that Saturday should be removed. Mr. Self said they could discuss it.

Mr. Self asked if they wanted to change the hours of construction. Mr. Burkett stated the language is standard, and would hate to lose a whole day if they remove Saturday completely. Mr. Self thought they could just move the time back a little bit on Saturday. Mr. Burkett suggested moving it to 9 AM on Saturday. Mr. Self thought the applicant and staff could work together on the handicap parking spaces. Mr. Burkett stated if they wanted to add the condition regarding the bus parking, he suggested adding it to the Conditional Use resolution.

Mr. Archibald MOVED to approve PC 16-5 ASRA with 19 conditions, modifying Condition #14:

1. The approved site plans for this development shall be the plans stamped "Received November 22, 2016", except as modified herein.
2. The approved architectural elevations for this development shall be the plans stamped "Received November 11, 2016", except as modified herein.
3. 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 any zoning permit for this project. The 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 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 requirements of the City's landscaping and screening regulations.
4. 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.
5. The ground sign, which shall include a minimum 1-foot tall, brick and/or stone base, shall be a maximum of 6 feet tall and have a sign face of up to 25 square feet. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign.
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. No pole shall be located in the paved area of the parking field and all fixtures shall be full cutoff fixtures. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code.
7. All trash collection containers shall be screened from view and enclosed within a

BEAVERCREEK PLANNING COMMISSION,12/8/16

permanent dumpster enclosure or stored completely within the building. Any dumpster enclosure shall be constructed of materials architecturally compatible with the building and have a closable, lockable gate. 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. No portion of the building may be occupied for the first time or reoccupied later until and unless an application for a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the Certificate of Use Compliance has been approved and issued by the City.
10. All gutters and downspouts shall be painted to match the color of the surrounding building material.
11. 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.
12. All service doors and man-doors shall be painted to match the surrounding materials of the building.
13. 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.
14. Exterior construction hours shall be limited to 7:00 am to 7:00 pm, Monday thru Friday, and 9:00 am to 7:00 pm on Saturday.
15. Final drainage calculations shall be approved by the City Engineer prior to the release of any zoning permits for this project.
16. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beaver Creek Police Department shall be addressed prior to the issuance of any zoning permits for the project.
17. A Final Subdivision shall be approved by the Planning Commission and all necessary bonds and fees shall be paid prior to the release of a zoning permit for any building in this development. The final subdivision shall show a cross access easement and construction easement to the western property, as generally depicted

in Exhibit A.

18. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained. Prior to any grading of the site, the applicant shall install orange fencing establishing the extent of the grading area in order to protect the wooded and wetland areas to the south, as generally depicted in Exhibit B.
19. Prior to the release of a zoning permit for this project, the applicant shall be required to submit a street sweeping bond for the purpose, but not sole purpose, of ensuring that Indian Ripple Road is kept free of dirt, mud and construction debris. This bond shall be refundable upon completion of the project.

Motion was seconded by Mr. Curran. Motion PASSED by a roll call vote of 3-0. (Loftis absent)

Mr. Curran MOVED to approve PC 16-5 CU with four conditions, modifying Condition #4:

1. A Certificate of Use Compliance shall be required by the Planning and Zoning Department prior to the occupancy of any structure.
2. Prior to the issuance of any zoning permit for the development, all comments and concerns of the Planning and Zoning Department, the City Engineer, and Fire Department shall be addressed and satisfied.
3. No temporary signage shall be permitted for this conditional use.
4. The facility owned vehicles shall be parked to the rear of the principal structure.

Motion was seconded by Mr. Archibald. Motion PASSED by a roll call vote of 3-0. (Loftis absent)

PC 16-6 ASRA, Raising Cane's Chicken Fingers

Clerk Gillaugh read the notice of public hearing on an application filed by Amanda Zook, 1062 Ridge Street, Columbus, OH 43215. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.0 acre of land to construct a new 3,576 square foot restaurant. The property is located on the east side of North Fairfield Road approximately 175 feet south of the intersection of North Fairfield and Kemp Roads. The property is further described as Book 4, Page 8, part of Parcel 186 on the Greene County Property Tax Atlas.

Amanda Zook, Real Estate Project Manager for Raising Canes, discussed their vision, their brand and quality statement, and their community involvement. She showed the

location of the site, and discussed the landscaping, trash pickup, and overall cleanliness of the site. She explained they have an internal grease collection system so no grease is stored outside.

Drew Gatliff, MA Architects, stated they wanted to make sure their building fit into the community. He said they do have prototypes, but they modify them so they fit within the community. Mr. Gatliff discussed the materials and the mural on the building.

Ms. Pereira summarized the staff report dated November 28, 2016, which stated the applicant is requesting to construct a 3,576 square foot restaurant known as Raising Cane's Chicken Fingers. Ms. Pereira discussed the location of the property, the architectural elevations, the access and transportation improvements, the parking requirements, and the proposed signage. Staff recommended approval of the case with 18 conditions.

In public input, Lawrence Coffman, 2195 Prudence Drive, was concerned with the height of the building. He said when the gas station was constructed they placed a mound, which they said was temporary, behind his property that he would like to have moved so it is 30 feet away from his property line. He said his yard is wet most of the year, and there is an artisan well where they are proposing the access road. Mr. Coffman asked if they were going to construct another retention pond that would create more mosquitoes. Mr. Self asked if it was going to be a retention or detention pond. Ms. Pereira stated it was going to be a detention pond so it will be dry. Mr. Self said there is a mound behind his property. Ms. Pereira explained they built a landscape/screening mound. Mr. Coffman said he wanted the mound changed and a vinyl fence.

James Lucente, 2169 Prudence Drive, stated when he purchased his property he knew the land adjacent to the rear of his property would be developed, however, he was hoping it would be office or something other than fast food restaurants. He believed if this restaurant was built it would create a chain of them to be constructed along North Fairfield Road with the access road being built behind them. Mr. Lucente stated it is going to cause a lot of traffic and lights in his back yard and house. He said he had to have his shed ten feet away from the fence line, but then he hears businesses are allowed to build right up to the property line. Mr. Lucente believed North Fairfield Road is the gateway to the mall, and thought a medical facility or condos would be a lot more attractive than fast food restaurants. He asked about the barriers, and was told when they build Speedway they would put landscaping in. Mr. Lucente suggested they put trees 12 to 15 feet high, and was told from the City they cannot do that because the trees would die. He said a person could go to a nursery and buy that tall of a tree and they would probably guarantee it. Mr. Lucente asked about the lighting and traffic barrier, and thought they were going to have to do something more than just face the lighting away like they did at Speedway. He said he was told no dumpsters would be emptied before 7:30 am, and he knows he has heard them at 5 and 6 in the morning. Mr. Lucente believed the parking and traffic were going to be a mess, and thought they should be required to put nicer landscaping in. He also would like to see a nice fence or

a large mound like on the other side of Kemp Road with trees on it. Mr. Lucente thought the City could do a lot better with the land than use it for fast food restaurants.

Mike Abel, 2092 Avon Drive, stated he was concerned about the quality of life going down because of the increase of traffic, lights, and noise. He was really concerned about the traffic because North Fairfield Road is a very busy road, and the intersections were the highest in crashes in the City. Mr. Abel thought the access road may help it a little bit, but didn't feel it would be enough. He was concerned they are trying to develop the area even more, and said there are already a lot of restaurants closed in Beavercreek. Mr. Abel thought they needed a little more planning on how to develop Beavercreek because he believed the City is starting to get too many of the same type of developments. He was concerned the property values would go down in the area.

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

Mr. Archibald referred to the access road, and asked if it is not part of the plan for this application. Ms. Pereira said it is not, but staff would make sure it is bonded before any permits would be released for this project. Mr. Archibald asked if all of the access road will be completed. Ms. Pereira said the entire access road will need to be completed along with the widening of Kemp Road and North Fairfield Road. Mr. Archibald stated the lot to the south looks to be about an acre lot and questioned if that is the plan for the land to the south of the access road also. Ms. Pereira said staff has been talking with numerous people with different interests in the property, and the latest was for an assisted living facility. He said the property is currently zoned B-2. Mr. Archibald said that would allow a lot of uses for the property. Ms. Pereira explained if anything would happen to the land to the south or the east there would be a 50-foot buffer required. She said the mound is not very large now, and said if something would come in they would require the mound be built up to six feet with trees on it. Mr. Archibald asked if the City had required the mound to be put in there. Ms. Pereira said no because the houses are at least 400 feet away. Mr. Archibald questioned if it was close to the eastern property line. Ms. Pereira said it does go along the property line. Mr. Archibald asked why a sign was not permitted to be located on the eastern elevation. Ms. Pereira said typically staff does not allow signs on the backs of buildings, and said this is not the front of their building. He felt they should be allowed signage on that side of the building.

Mr. Curran said pending a traffic light being available, he suggested a right turn in/right turn out of the access road to North Fairfield Road. He said he noticed they have a left turn onto North Fairfield Road and thought it would be very dangerous with no light there. Ms. Pereira explained the Engineer did not have an issue with it. There was a discussion about other locations where they have the same situation. Ms. Pereira stated they will be required to widen North Fairfield Road to accommodate turn lanes.

Mr. Self asked since the access road will be built to City standards if it will be a public road. Ms. Pereira said it will not be a public street, and meant it will meet the requirements of what the Engineering will require. Mr. Self questioned if it will be better

paved than what is across the street. Ms. Pereira said yes. Mr. Self understood the concern of neighbors as to how this property would develop, and there are a lot of things that are not appropriate for it particularly towards the residential properties. He believed there are developments that could go into the backside of this, the eastern side that would not be nearly as intensive as what goes on the front along North Fairfield Road. Mr. Self thought the property had enough depth that they could put office or assisted living or something that is much more compatible abutting to the residential properties. He said they will also look very closely at setbacks between this parcel and residential properties, as well as screening and mounding. Mr. Self wanted to make sure Speedway put in all the landscaping that was required, and they did not have any dead trees. Ms. Pereira said they have, and they will have a re-inspection after two years.

Mr. Archibald referred to the eastern elevation, and asked if the City ever allowed signage on four sides of a building. Ms. Pereira said typically no. Mr. Self questioned if they need the signage on the side that backs up to Speedway. Ms. Zook explained how originally they were going to have access through the Speedway lot, but that has since been changed and they didn't think about changing the signage. Ms. Pereira questioned if the Commission was thinking to allow signage on all sides of the building or to have them remove the sign from the north elevation and allow it on the east elevation. Mr. Archibald thought the signage on the north elevation will be a waste because it is not going to be seen. Mr. Gatliff said the sign will be able to be seen driving south on North Fairfield Road. Ms. Zook said they are willing to release the north elevation if they could have it on the east elevation. Ms. Pereira said Condition #5 will need to be modified to permit signage on the south, west and east elevations.

Mr. Curran MOVED to approved PC 16-6 ASRA with 18 conditions, modifying Condition #5:

1. The approved site plans for this development shall be the plans stamped "Received November 30, 2016", except as modified herein.
2. The approved architectural elevations for this development shall be the plans stamped "Received November 30, 2016", except as modified herein.
3. 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 any zoning permit for this project. The 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 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 requirements of the City's landscaping and screening regulations.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased

BEAVERCREEK PLANNING COMMISSION, 12/8/16

materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.

5. Signage shall be permitted on the south, west and east elevations and shall be limited to one sign, not to exceed 40 square feet, per elevation. The mural shall be additionally permitted on the west elevation and shall be limited to 84 square feet and must be removed if Raising Cane's vacates the building. The ground sign shall be limited to 30 square feet per sign face and 6.2 feet in height.
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. No pole shall be located in the paved area of the parking field and all fixtures shall be full cutoff fixtures. Maximum mounting height for any parking lot light fixture shall be 16 feet.
7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any dumpster enclosure shall be constructed of materials architecturally compatible with the building and have a closable, lockable gate. 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. All service doors and man-doors shall be painted to match the surrounding materials of the building.
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. Final drainage calculations shall be approved by the City Engineer prior to the release of any zoning permits for this project.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beaver Creek Police Department shall be addressed prior to the

issuance of any zoning permits for the project.

15. A Final Subdivision shall be approved by the Planning Commission and all necessary bonds and fees shall be paid prior to the release of a zoning permit for any building in this development.
16. Impact fees must be paid for the project as directed by the City Manager and the City Engineer.
17. The design and location of the access road shall be reviewed and approved by the City Engineer and must be bonded prior to the release of any zoning permits for the Raising Cane's restaurant.
18. Construction drawings showing left turn lanes into the site at North Fairfield Road and Kemp Road will be required to be approved and bonded by the Engineering Department prior to the release of a record plan.

Motion was seconded by Mr. Archibald. Motion PASSED by a roll call vote of 3-0. (Loftis absent)

SUBDIVISIONS

S-16-6, Cottages of Beavercreek

Ms. Pereira summarized the staff report dated December 1, 2016 on a request by Charles H. Simms, 2785 Orchard Run Road, Dayton, OH 45449. The applicant is requesting approval of a final subdivision for 20.047 acres of land, recently re-zoned to a Residential Planned Unit Development in order to accommodate the first phase of the Cottages of Beavercreek. Staff recommended approval of the case with three conditions.

Mr. Archibald asked where the location of the emergency access would be on the plan. Ms. Pereira showed the plan, and said it should be on Quill Road to the north. Mr. Archibald questioned if the plan needs to be updated before they approve it. Ms. Pereira said no, the condition covers the access and the plan will need to be updated before it is recorded, and staff has notified the Engineer that it needs to be shown on the plan. Mr. Archibald asked if there was an easement for Quill Road to the south. Ms. Pereira said there doesn't need to be an easement because it is going to be a public road.

Mr. Self asked if each of the lots will contain a structure that has more than one condo on it. Ms. Pereira explained each lot will be a separate condo, and said the condo developments are broken up this way. She said typically it is done after the fact, and is done for tax purposes.

Mr. Curran asked how many units were originally proposed and what was actually approved. Mr. Burkett believed it was originally in the 90's and he ended up with approximately 84 units.

Mr. Archibald said since they are condos they are buying the building and the land. Mr. Burkett said they own the land under the building and the building.

Mr. Archibald MOVED to approve S-16-6 with three conditions:

1. The approved record plan shall be the plan stamped "Received November 14, 2016", except as modified below.
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.

Motion was seconded by Mr. Curran. Motion PASSED by a roll call vote of 3-0. (Loftis absent)

ADJOURNMENT

Mr. Archibald MOVED adjournment at 9:17 p.m., seconded by Mr. Curran. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk

Dave & Kate Berie
100 Aberdeen Village Drive
Beavercreek, Ohio 45430

City of Beavercreek
1368 Research Park Drive
Beavercreek, OH 45432

To Whom It May Concern Planning and Zoning:

We have reviewed the plan for the Harbor Chase development and are in support of their development of 7 acres to be used as a senior assisted-living community. I think this is a good use of the property and one that fits in with our residential development across the street. The architectural styling of this development would be a nice fit for our community.

Thank you for considering our input in this matter.

Dave & Kate Berie

Handwritten signatures of Kate Berie and Dave Berie. The signature for Kate Berie is written in a cursive style, and the signature for Dave Berie is also in cursive, appearing below the first signature.

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

Meeting Date: January 4, 2017	Reference Topic PUD 06-3, SSP #3
Agenda Reference No.	First & Main Beaver creek

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 approval of a specific site plan within PUD 06-3, which is located on Grange Hall Road between Pentagon Blvd. and Kemp Road, approximately 200 feet south of Lujon Drive. Specifically the request is to allow for the construction of an 80 unit, 76,000 square foot assisted living/memory care facility on a little more than 12 acres.

STAFF RECOMMENDATION:

Staff is recommending approval of this PUD Specific Site Plan as outlined in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, disapproval, modification or table the attached application for further review.

Burkett

CITY OF BEAVERCREEK STAFF REPORT

December 30, 2016

PROJECT: First and Main Beavercreek

CASE NO.: PUD 06-3 SSP#3

APPLICANT: Granger Group
C/O Greg Markvlower
2221 Health Drive SW
Suite 2200
Wyoming, OH 49519

REQUEST

The applicant is requesting approval of a specific site plan within PUD 06-3, which is located on Grange Hall Road between Pentagon Blvd. and Kemp Road, approximately 200 feet south of Lujon Drive. Specifically the request is to allow for the construction of an 80 unit, 76,000 square foot assisted living/memory care facility on a little more than 12 acres.

ANALYSIS

Existing Site Conditions

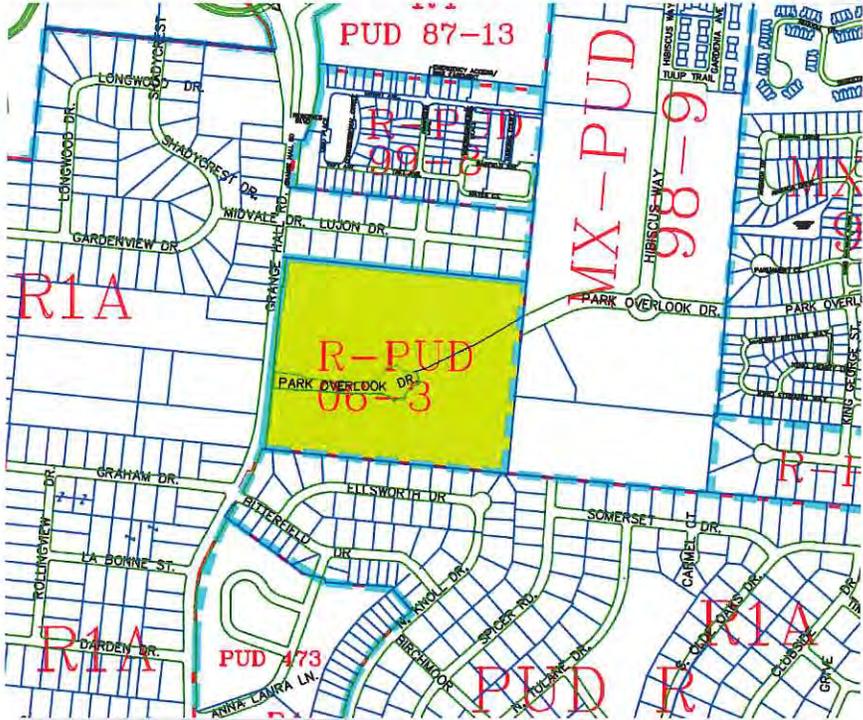
The southern portion of the PUD is mostly vacant, consisting of open fields and woods as well as a detention pond, as shown on the aerial below. The aerial shows Park Overlook Drive as unfinished, however, it has since been completed, with sidewalks, curbs and gutters on both sides. The southwest corner of the property



contains an older house, currently being utilized as a rental. The applicant intends to demo the house as part of the construction process of the proposed assisted living/memory care facility.

Surrounding Zoning and Uses

As Planning Commission may recall, an amendment to this PUD was recently heard by Planning Commission, which ultimately was recommended for approval to City Council. The amendment case specifically allowed for the construction of an 80-bed assisted living/memory care facility on the south side of Park Overlook in this PUD. The amendment case is still being considered by City Council, therefore Staff has added a condition to the proposed Resolution which states that approval is contingent on the amendment case being approved.



The surrounding zoning and uses are as follows:

Direction	Surrounding Zoning	Surrounding Use
North	R-PUD 06-3; R-1A	Skilled Nursing Home; Single Family Residential
South	R PUD 471,472	Single Family Residential
West	R-1A	Large Lot Single Family Residential
East	MX-PUD 98-9	High Density Residential, City Nature Preserve

Building Design

The proposed 76,000 square foot building is two-story, 27 feet to the top of the parapet wall. It will be approximately 400 feet long and 200 feet wide. The majority of the building will be constructed from brown and beige brick, with EIFS accent features throughout. The front (north side) of the building will have a covered drop-off area. The proposed building shows architectural features carried over to all four sides of the building. Architecturally, the building has similar characteristics as the Lofts of Willow Creek/Lofts 2.

Setbacks and Buffers

When this PUD was amended in late 2016, there was a 50-foot buffer established along the southern property line, as well as along Grange Hall Road. As evident in the proposed site plan, no encroachment within these 50-foot buffers has been proposed.

The proposed building will be set back 73 feet from Park Overlook Drive, 74 feet from the southern property line, 156 feet from Grange Hall Road and over 700 feet from the eastern property line. Staff has no concerns with the proposed placement of the building.

Access and Transportation Improvements

The proposed site plan shows a solitary access point to the site, just off an access drive south of the round-about on Park Overlook Drive. The parking areas for the proposed site are to the north and east of the building, and a one-way access drive is to the west and south of the proposed building, as required by the Fire Department.

Parking

The applicant has provided 39 off-street parking spaces, including six handicap off-street parking spaces with the proposed site plan. Per guidelines set forth in the Zoning Code, Assisted living/memory care facilities should provide a minimum of one off-street parking space for every four units, plus one off-street parking space for each employee on the largest shift. Per the site plan, there is a total of 80 units, which calls for 20 off-street parking spaces. Per the applicant, the assisted living facility will have 16 employees on the largest shift. In total, they are required to provide 36 off-street spaces, which they exceed. ADA minimum guidelines require two handicap designated spaces for parking lots of this size, which they also exceed with six.

Utilities

Water and sewer services are available to this site.

Stormwater Management

Prior to the release of a zoning permit for this application, all concerns and requirements for stormwater management of the City Engineering Department will be addressed and satisfied. They propose to modify and utilize the existing detention pond that is to the southwest of the proposed building.

Screening, Landscaping and Open Space

Staff is pleased with the overall landscape plan for the site. The shown evergreen trees, shade trees, shrubs and decorative plants will add to the general attractiveness of the site. The plans shows two rows of 6-foot evergreen trees to be installed along the southern property line that will help soften the proposed building from the neighbors to the south. Staff has added a condition in the proposed Resolution that requires all existing trees on site that are within the “wooded area to remain” portion of the landscape plan tot remain unless their removal is specifically approved by the Planning Department, and that the final landscape plan should incorporate the existing trees as well. The intent is to ensure that the mature trees and extra screening on site are not removed unless absolutely necessary.

Lighting

The lighting plan in your packet shows the use of various sizes of mounted decorative light fixtures, wall lighting, recessed canopy lighting, and LED light bollards throughout the site, the tallest of which is 16 feet tall, all to be located outside of the parking fields. Staff has no concerns with the proposed lighting plan as submitted.

Signage

The applicant has not included plans for ground signage at this time. The applicant shall submit plans for any future signage, to the Planning Department for review and approval prior to the issuance of a permit for any sign on the site. A condition has been added that they shall be allowed one permanent ground sign associated with this project, and that it shall be located on a stone base, and shall be no more than 32 square feet per sign face and a maximum of 5 feet tall.

Construction Hours

Being in the vicinity of residential, staff has added a condition that outdoor construction shall be limited from Monday thru Saturday 7:00 am to 7:00 pm. This won't preclude indoor work such as HVAC, electrical, plumbing, etc. from occurring outside of those parameters once they get the building under roof and enclosed.

RECOMMENDATION

Based on this analysis, staff recommends approval of this request subject to the conditions outlined in the attached resolution.

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 4, 2017

RE: PUD 06-3, SSP #3
First & Main Beavercreek

WHEREAS, the Granger Group c/o Greg Markluer, 2221 Health Drive SW, Suite 2200, Wyoming OH 49519, agent for the property owner, has filed an application requesting approval of a specific site plan to allow the construction of 80 assisted living/memory care units to be constructed on 12.27 acres on property located on the southeast corner of Park Overlook Drive and Grange Hall Road, further described as Book 1, Page 11, Parcel 67 on the property tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on January 4, 2017 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 specific site plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for specific site plan approval as per Section 158.066 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this portion of the specific site plan.

NOW, THEREFORE BE IT RESOLVED,

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this specific site plan for First and Main Beavercreek, PUD 06-3, Specific Site Plan #3 with the following conditions and requirements.

SECTION II

1. The approved site plan shall be the plans dated "Received December 27, 2016" except as modified herein.

2. The approved architectural elevations shall be the plans dated "Received December 1, 2016" except as modified herein.
3. A PUD Agreement must be signed by the owner and a bond or letter of credit for the 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.
4. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building.
5. Prior to any grading on site, the applicant shall install a temporary grading limit fence, around areas labeled as "wooded areas to be preserved" on the landscape plan. If any landscaping or grading is disturbed outside of the grading limit, the applicant shall submit and received approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release or reduction of any landscaping bonds.
6. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
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 installed, within three months weather permitting.
8. 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.
9. Prior to the issuance of a zoning permit, final cut sheet details, showing the design of wall pack or sconce lighting, and photometric plans for lighting of the buildings and site shall be reviewed and approved by the Planning Department.
10. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to submission of application for final subdivision and must be approved prior to the issuance of a site-grading permit.

11. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of any zoning permits for this project.
12. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plan for recording.
13. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements if required by the City Engineer.
14. The outdoor construction hours shall be limited to 7:00 AM to 7:00 PM, Monday thru Saturday.
15. Prior to the release of the record plan, park fees shall be paid in-lieu of dedication of parkland as determined at the subdivision stage.
16. The approval of this request is contingent upon the associated PUD 06-3 AMEND 9/16 being approved and becoming effective. Should PUD 06-3 AMEND 9/16 be disapproved, this site plan shall be null and void.
17. There shall be a limit of one ground sign, which shall include a minimum 1-foot tall, brick and/or stone base, shall be a maximum of 5 feet tall and have a sign face of up to 32 square feet. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign.

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 the case to City Council for further determination as required by law.

ADOPTED: January 4, 2017

VOTING FOR ADOPTION:

VOTING AGAINST:

RECUSED:

Chairman

Attest:

PUD 06-3 SSP #3 First and Main Resolution

**FIRST AND MAIN
AT BEAVERCREEK**
**GRANGER
GROUP**
Park Overlook Drive

LANDSCAPE REQUIREMENTS

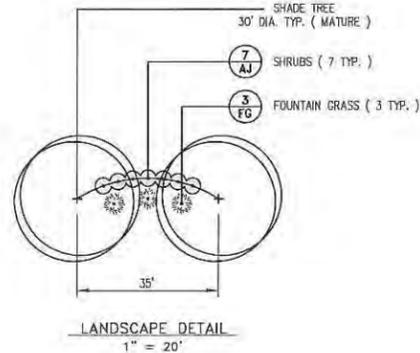
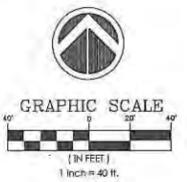
PARKING AREA = 26,070 S.F. 4% REQUIRED = 1,050 S.F. LANDSCAPING SHOWN = 1,750 S.F.
GREEN SPACE = 37,880 S.F. 1 SHADE TREE PER 2,500 S.F. REQUIRED = 16 SHADE TREES SHOWN = 19 (15 SHADE TREES (9 ORNAMENTAL TREES))

MATERIALS LIST

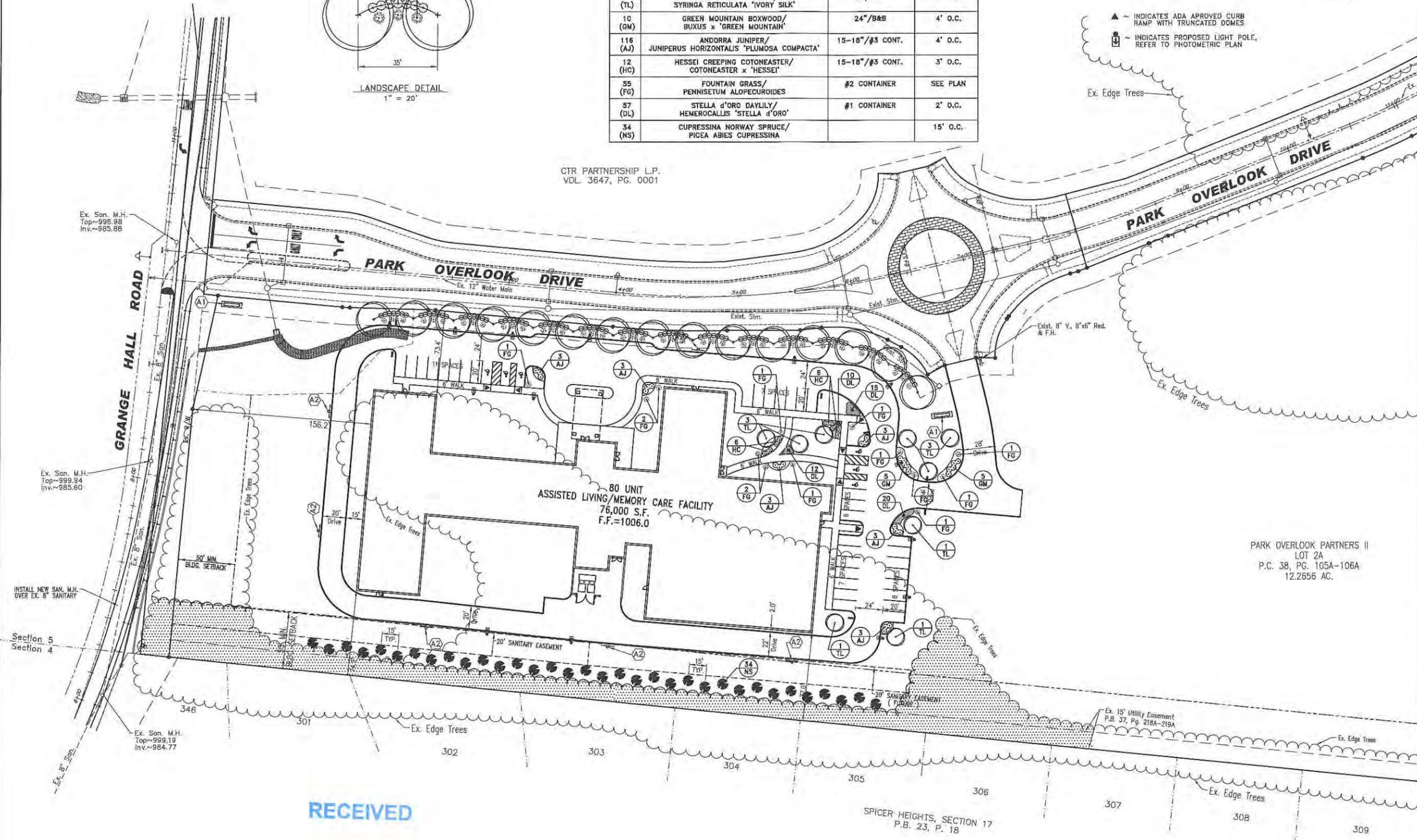
QTY.	COMMON NAME/BOTANICAL NAME	SIZE/SPECS	SPACING
9 (TL)	IVORY SILK TREE LILAC/ SYRINGA RETICULATA 'IVORY SILK'	2"/B&B	35' O.C.
10 (GM)	GREEN MOUNTAIN BOXWOOD/ BUXUS x 'GREEN MOUNTAIN'	24"/B&B	4' O.C.
116 (AJ)	ANDORRA JUNIPER/ JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	15-18"/#3 CONT.	4' O.C.
12 (HC)	HESSEI CREEPING COTONEASTER/ COTONEASTER x 'HESSEI'	15-18"/#3 CONT.	3' O.C.
55 (FG)	FOUNTAIN GRASS/ PENNISETUM ALOPECUROIDES	#2 CONTAINER	SEE PLAN
57 (DL)	STELLA d'ORO DAYLILY/ HEMEROCALLIS 'STELLA d'ORO'	#1 CONTAINER	2' O.C.
34 (NS)	CUPRESSINA NORWAY SPRUCE/ PICEA ABIES CUPRESSINA		15' O.C.

LEGEND

- INDICATES PROPOSED DIRECTIONAL SIGN, REFER TO SIGN VENDOR FOR EXACT TYPE AND LOCATION
- INDICATES PROPOSED ENTRY SIGN, REFER TO SIGN VENDOR FOR EXACT TYPE AND LOCATION
- INDICATES "FIRE LANE- NO PARKING" SIGN.
- INDICATES ADA APPROVED CURB RAMP WITH TRUNCATED DOMES
- INDICATES PROPOSED LIGHT POLE, REFER TO PHOTOMETRIC PLAN



CTR PARTNERSHIP L.P.
VOL. 3647, PG. 0001



ENGINEER:

REINKE GROUP
959 Congress Park Drive
Dayton, OH 45459
(800) 407-5405

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying

**2 WORKING DAYS
BEFORE YOU DIG**

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

DEVELOPER:

GRANGER GROUP
2221 HEALTH DRIVE SW
SUITE 2200
WYOMING, OH.
49519

REVISIONS:

DESIGNED BY: _____
DRAWING BY: TTL
DATE: December 22, 2016

JOB NUMBER: _____
TITLE: LANDSCAPE PLAN

SHEET NUMBER: 1
COMMENTS: _____

RECEIVED
DEC 27 2016
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

SOLID STATE AREA LIGHTING

VIPER-R SERIES-LED

SPECIFICATIONS

FINISHING
Heavy cast low copper aluminum assembly (A356 alloy, $\le 2\%$ copper) with four cast arms continuously welded to a central mounting hub. Optical compartment is accessed through the hinged top. Mounting hub slip fits a pole flange and is secured by 8 stainless steel hex socket recessed cap screws. Minimum wall thickness is .188". All exposed hardware is stainless steel. Internal protected hardware is electro-zinc plated.

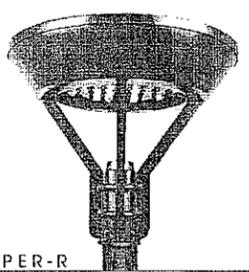
VIPER-R OPTICAL MODULE
Low copper A356 alloy ($\le 2\%$ copper) cast aluminum housing, integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protect emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module, one from 0° - 50°, one from 50° - 65°, one from 65° - 72"). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of malleable black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are curved to produce IES Type II, III, IV and VBA distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cond. lens module and drivers are field replaceable.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

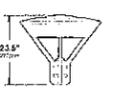
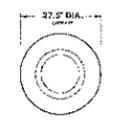
LED DRIVERS
UL and EUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60Hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 40V of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step ion phosphate pretreatment for protection and paint adhesion, 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME _____
FIXTURE TYPE _____

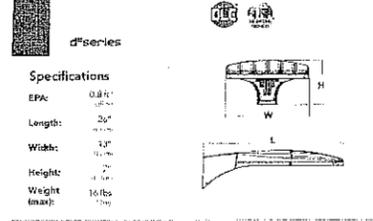


VIPER-R FITTER PENDING



U.S. ARCHITECTURAL LIGHTING
2013179
U.S. ARCHITECTURAL LIGHTING

D-Series Size 0 LED Area Luminaire



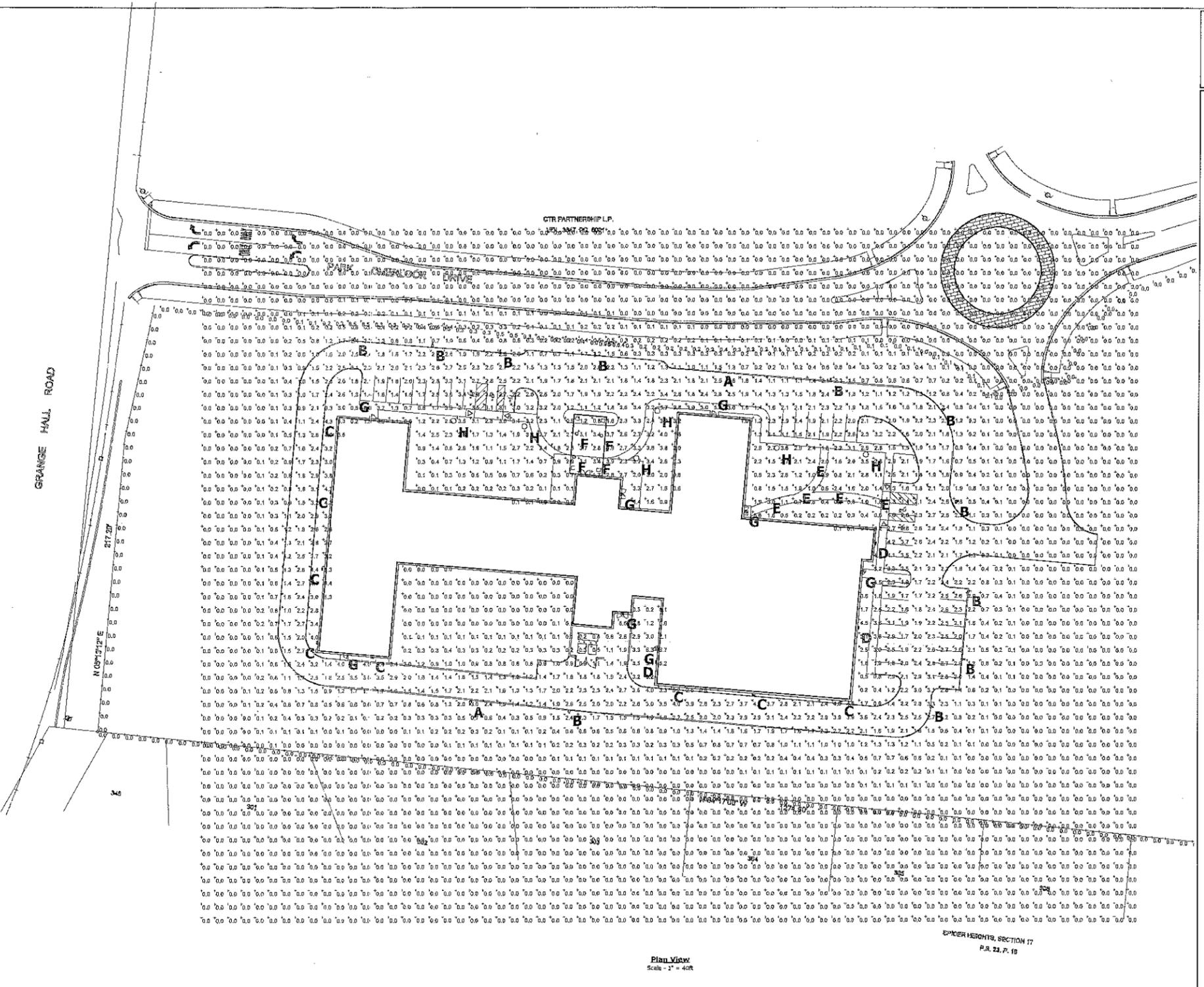
Specifications

EPA:	0.8"
Length:	24"
Width:	12"
Height:	4"
Weight (max):	16 lbs

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0

Part No.	Part Description	QTY	Part No.	Part Description	QTY	Part No.	Part Description	QTY
DSX0	DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0	1	DSX0	DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0	1	DSX0	DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0	1



Plan View Scale = 1" = 40'

GENERAL NOTE
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT-GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
EAST PARKING AREA	X	2.3 fc	4.1 fc	1.1 fc	3.7:1	2.1:1	0.6:1
NORTH PARKING/ DRIVE AREA	X	2.1 fc	3.9 fc	1.1 fc	3.5:1	1.9:1	0.5:1
PROPERTY LINE	+	0.0 fc	0.7 fc	0.0 fc	N/A	N/A	0.0:1
SOUTH/ WEST DRIVE	X	2.4 fc	4.6 fc	1.2 fc	3.8:1	2.0:1	0.5:1

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
A	A	2	Lithonia Lighting	DSX0 LED 20C 1000 40K T3M MVOLT HS	DSX0 LED WITH 20 LEDs @1000 mA, 4000K, LED Type 2 Medium Optics with HOUSE-SIDE SHIELD	LED	1	DSX0_LED_20C_1000_40K_T3M_MVOLT_HS.ies	6137	0.9	72	16'-0"
B	B	11	Lithonia Lighting	DSX0 LED 20C 1000 40K T3M MVOLT HS	DSX0 LED WITH 20 LEDs @1000 mA, 4000K, LED Type Forward Throw Medium Optics with HOUSE-SIDE SHIELD	LED	1	DSX0_LED_20C_1000_40K_T3M_MVOLT_HS.ies	6205	0.9	72	16'-0"
C	C	8	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT.ies	7372	0.9	73.2	12'-0"
D	D	3	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT HS	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T3M_MVOLT_HS.ies	7711	0.9	73.2	12'-0"
E	E	5	BEGA	77743	LED bollards with unshielded light downlight.	LED	1	77743.ies	728	0.9	13	3'-0"
F	F	4	Atlantic Lighting	LED6WD-SV111-35K-6LED10-CL	RECESSED wide distribution LED 6" open downlight.	LED	1	ATL61511 (6).ies	1100	0.9	14.7	12'-0"
G	G	8	Lithonia Lighting	WST LED P1 40K VF MVOLT	WST LED, Performance package L, 4000 K, LED visual cutoff forward throw, MVOLT	LED	1	WST_LED_P1_40K_VF_MVOLT.ies	1639	0.9	12	9'-0"
H	H	6	SUN VALLEY LIGHTING	VPR-R-V-525-64VLED-NW-525	VIPER-R SERIES-LED, CAST METAL POST TOP FITTER AND UPPER HOUSING WITH CAST-ROSET METAL FRAME. Type: V optics.	LED	64	VPR-R-V-525-64VLED-NW-525.ies	117	0.9	101.4	13'-0"



BEAVER CREEK PHOTOMETRIC SITE PLAN PREPARED FOR: HOBBS & BLACK GASSER BUSH ASSOCIATES WWW.GASSERBUSH.COM

00C-012816
Designer: LLB/AAM
Date: 11/28/2016
Scale: Not to Scale
Drawing No: #16-64B23-V1
1 of 1



SIDE ELEVATION
SCALE - 1/16" = 1'-0"



SIDE ELEVATION
SCALE - 1/16" = 1'-0"

RECEIVED

DEC 01 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



FRONT ELEVATION
SCALE - 1/16" = 1'-0"



REAR ELEVATION
SCALE - 1/16" = 1'-0"

RECEIVED

DEC 01 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



RECEIVED

DEC 30 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



RECEIVED

DEC 30 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



RECEIVED

DEC 30 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

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

Meeting Date: January 4, 2017	Reference Topic R-PUD 91-2 , SSP #7
Agenda Reference No.	Clover Senior Residential Community

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 specific site plan approval for a 120,000 square foot multi-family residential structure that will have 100 units, on approximately 14.9 acres. Per the applicant, they will be limiting this apartment complex to a 55+ older population. The project is proposed within the recently rezoned residential portion PUD 91-2 Shoppes at Fairfield Commons located on the north side of Lakeview Drive, approximately 300 feet west of the intersection of Edge Water Drive and Lakeview Drive.

STAFF RECOMMENDATION:

Staff is recommending approval of this PUD Specific Site Plan as outlined in the attached Resolution.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to recommend approval, disapproval, modification or table the attached application for further review.

Burkett

CITY OF BEAVERCREEK STAFF REPORT

December 30, 2016

PROJECT: Clover Senior Residential Community

CASE NO.: R-PUD 91-2 SSP#7

APPLICANT: Clover Communities Beaver creek LLC
C/O Anne McBride
348 Harris Hill Road
Williamsville, NY 14221

REQUEST

The applicant is requesting specific site plan approval for a 120,000 square foot multi-family residential structure that will have 100 units, on approximately 14.9 acres. Per the applicant, they will be limiting this apartment complex to a 55+ older population. The project is proposed within the recently rezoned residential portion PUD 91-2 Shoppes at Fairfield Commons located on the north side of Lakeview Drive, approximately 300 feet west of the intersection of Edge Water Drive and Lakeview Drive.

ANALYSIS

Existing Site Conditions

As noted on the aerial photo to the right, the site is currently vacant of any structures. However, there are two storm water retention ponds on the southern portion of the PUD, just to the north of Lakeview Drive. These storm water retention ponds are being used by the shopping center to the west, and will service the proposed apartments. In addition to the two ponds, the 14.9 acres is partially wooded and

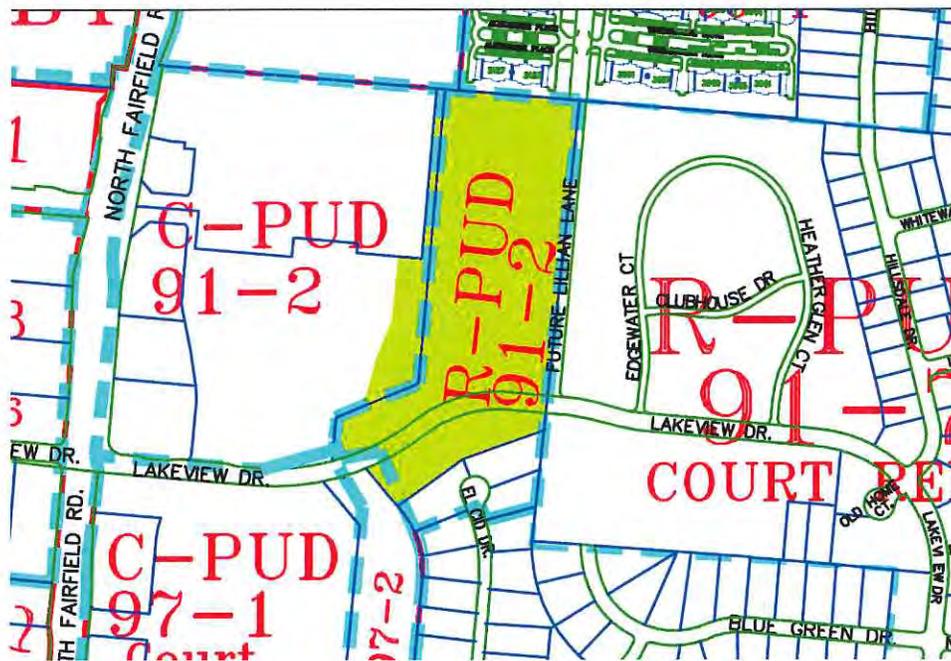


contains some wetlands. The site was designed so as to not do any construction within the wetlands on the site.

Zoning

The original Planned Unit Development was approved in 1991 and included 31.332 acres of land to be rezoned to a C-PUD and 16.514 acres of land to be rezoned to an R-PUD. Recently the commercial portion of this PUD has seen an influx of commercial activity, including the recently constructed IHOP and Hobby Lobby. To the east of the approved Hobby Lobby, is a large earthen mound and 1.65 acres of vacant land to the east of the mound.

In 2015, City Council approved an Ordinance extending the conditions of the existing R-PUD 91-2 to the 1.65 acre remnant of the C-PUD, and established that up to 100 units are permitted within this zoning district, which is what the applicant is asking for. This application is in compliance with the PUD zoning regulations.



The surrounding zoning and uses are as follows:

Direction	Surrounding Zoning	Surrounding Use
North	R-PUD 96-1	Multi-Family Medium Density Residential
South	R-1A	Single Family Residential
East	R PUD 91-7	Multi-Family Medium Density Residential
West	C-PUD 91-2	Multi-Tenant and Large Box Retail

Building Design

The proposed building will be three stories tall, 320 feet long (north/south) and 245 feet wide (east/west). The building is proposed to be constructed of a combination of beige and brown cement board siding and white aluminum fascia and accent features. On each end of the building there will be a decorative faux stone veneer accent tower. The roof will be constructed of grey asphalt shingles. Staff has added a condition that the downspouts be painted to match the adjacent cement board siding.

To the west and the north of the principle structure are four proposed detached garages. Each of the four detached garages will have 10 parking spaces, as well as 10 individual storage units on the rear of each of the buildings. The garages will be single story, and be constructed of the same cement board and asphalt shingles as the principle structure.

Access and Transportation Improvements

The applicant will be constructing about 1,000 feet of the Lillian Lane extension as a part of this development connecting to the southern terminus of the existing Lillian Lane. The applicant has proposed a solitary access point on Lillian Lane. Once in the development, there is two way circular vehicular access around the entire building. Sidewalks are proposed in and around the site, as well as an extension to the proposed sidewalks on the future Lillian Lane. All sidewalk and street trees, as shown in the proposed landscape plan will be installed along the newly constructed roadway.

Parking

The applicant is providing 115 parking stalls for the 100 residential units in the development. Senior housing facilities are required to have two parking spaces for each three units, plus one for each employee on the largest shift and one space for each community vehicle parked on the site, which equates to 69 spaces.

$100 \div 3 \times 2 = 66 \text{ spaces} + 2 \text{ employees on largest shift (per applicant)} + 1 \text{ vehicles (per applicant)} = 69 \text{ spaces}$

The 115 parking spaces comprises of 40 within detached garages and 75 surface parking stalls are shown on the proposed plan, of which, six spaces are specifically designated for handicapped parking. ADA minimum guidelines for a parking lot of this size requires at least five be handicap designated, which they have exceeded.

Utilities

Water and sewer services are available to this site.

Stormwater Management

The applicant is proposing to utilize two existing large retention ponds on the site that are in a location that will add to the overall aesthetic quality of the project and along Lakeview Drive. The ponds are currently wet ponds and a condition has been added that fountains and/or other aeration and water circulation devices are in place and maintained in a working manner. All concerns of the City Engineer regarding stormwater management shall be addressed prior to the release of a permit for the principle structure.

Landscaping

Included in your packet is a proposed landscape plan. The proposed plan shows the inclusion of several species of shade trees, as well as decorative shrubs and perennials to be used around the perimeter of the buildings as well as throughout the site. The landscaping on site will be attractive and enhance the overall aesthetics of the site.

Lighting

Included in your packet is a photometric plan that shows the use of 16-foot light poles. Staff has added a condition that the final fixtures to be reviewed and approved prior to the release of a permit, that they be full cut-off fixtures, and that they are to be located outside of any paved parking areas.

Signage

The applicant has not included plans for ground signage at this time. The applicant shall submit plans for any future signage, to the Planning Department for review and approval prior to the issuance of a permit for any sign on the site. A condition has been added that they shall be allowed one permanent ground sign associated with this project, and that it shall be located on a stone base, and shall be no more than 32 square feet per sign face and a maximum of 5 feet tall.

Construction Hours

Being in the vicinity of residential, staff has added a condition that outdoor construction shall be limited from Monday thru Saturday 7:00 am to 7:00 pm. This won't preclude indoor work such as HVAC, electrical, plumbing, etc. from occurring outside of those parameters once they get the building under roof.

RECOMMENDATION

Based on this analysis, staff recommends approval of this request subject to the conditions outlined in the attached resolution.

Project Description

Clover Senior Residential Development

Lakeview Drive, Beavercreek, Ohio

Clover has obtained an option to purchase 12.459 +/- acres of vacant property located on Lakeview Drive, west of Edgewater Drive, contained in Parcels B42000400060005600 and B42000400060011800. The property is currently zoned Residential Planned Unit Development District (91.2). Clover is requesting consideration of the Specific Site Plan for the development to allow for the construction of 100 senior residences as approved with the Residential PUD.

Clover Construction Management, which is based in Williamsville, New York, is a company that specializes in developing housing opportunities for the senior population and has existing projects or developments under construction in a variety of states including New York, Connecticut, Pennsylvania, and Ohio. With sites currently underway in Cincinnati, Hamilton, and Fairfield, Clover has identified a need for market rate senior housing in Beavercreek. The typical Clover resident comes from a five mile radius of the development. They are seniors who want to remain in their community close to family, friends, religious places of worship, and medical providers, but who no longer want the responsibility of living in their own home or condominium.

The 12.5 +/- acre site is proposed to be developed with 100 age restricted residences which would include 96 two-bedroom units and 4 one-bedroom units. Each unit in the 3-story building will feature a full kitchen complete with all stainless steel appliances and a breakfast bar. Access to a private patio or balcony is available to every residence. The sprinklered units, which will only be available to those 55 years of age and older, will also feature safety pull cords in bathrooms and bedrooms, and can be converted to be handicapped accessible. To assure residents' security, the front desk will be staffed from 9:00 AM to 5:00 PM, Monday through Friday. After that time a pass key will be required to enter the building which will also have a TV-monitored entry system. In addition, Maintenance Staff is on call 24 hours a day, seven days a week.

The development will have a community room on the first floor that will feature a kitchen, library, and sitting area with a common patio area adjacent. The second level will have a community family room and the beauty salon while the third floor is the location of the game room. In addition to each unit having laundry facilities, a central laundry facility is also available along with trash collection. Planned activities for Clover residents will include trips and outings, parties, movie nights, and other social activities. Water, heat, and cable are included in the monthly rent which is anticipated to range from \$995.00 to \$1,150.00 per month, depending on the unit selected.



Planning • Zoning • Development Services

The building will be a 3-story wood framed structure. The facades are designed to provide aesthetically pleasant residential proportions rather than an institutional feel. They boast a combination of Hardiplank siding and cultured stone done in complementary color schemes. With contrasting, multi-sized gables interplaying with the apartment patios, a pleasant texture to the facades avoids the flat institution feel of some developments. Along with warm multi-colored siding, the facades are complemented with double-hung windows, many of which are accented with decorative shutters done in a contrasting color. Although the main roof is a 5:12 pitch, gables with a 12:12 pitch are added to emphasize the residential nature of the facility. They are highlighted with an accent colored board and batten siding to add to the texture of the building. Half-round windows and decorative railings highlight the main entrance for ease of access and the building is topped off with pitched roofs covered in architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents.

As part of the development, Lillian Lane will be extended from its current terminus, south to Lakeview Drive. The single point of access for the development will come from the Lillian Lane extension. A total of 75 surface parking spaces and an additional 40 garage spaces will serve the development, for a total of 115 parking spaces. Clover's experience in senior housing has taught them that the typical Clover resident has one vehicle with a few couples still having two cars. Parking has been placed around the building to make it convenient to the residents. Senior housing developments are low volume traffic generators compared to other residential uses. Lighting for the development is designed to create a secure environment using residential coach style fixtures mounted at 15 feet. Light trespass from the site will not be an issue as indicated on the photometric plan.

The site will be landscaped incorporating a wide variety of deciduous and nondeciduous trees, shrubs and perennials. A mixture of maple, red bud, hackberry, honey locust, magnolia and oak trees will supplement the existing mature trees on the site. The entranceway and the perimeter of the building will be landscaped using a mixture of bayberry, boxwood, juniper, viburnum, spirea and yew shrubs accented with roses and other flowering perennials. The proposed ground mounted sign will also be incorporated into a landscape bed.

Clover is confident that the site on Lakeview Drive is an excellent location for independent senior housing. Given the surrounding zoning and land uses, Clover believes that the proposed senior residential community is appropriately located to services that senior residents might utilize, while providing a transitional use from the adjacent commercial development to the west. We believe that the proposed Clover development is consistent with the intent of the approved Residential Planned Unit Development. Consideration of the Specific Site Plan is respectfully requested.



Planning • Zoning • Development Services

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 4, 2017

RE: PUD 91-2, SSP #7
Clover Senior Residential
Community

WHEREAS, the Clover Communities Beaver creek LLC., 348 Harris Hill Road, Williamsville NY 14221, agent for the property owner, has filed an application requesting approval of a specific site plan to allow the construction of a 100-unit senior residential development to be constructed on 14.947 acres on property located on the north side of Lakeview Drive, approximately 300 feet from the intersection of Edge Water Drive and Lakeview Drive, further described as Book 4 Page 6, Parcel 68 on the property tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on January 4, 2017 by the Beaver creek 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 specific site plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for specific site plan approval as per Section 158.066 of the Zoning Code; and

WHEREAS, the Beaver creek Planning Commission is taking administrative action in approving this portion of the specific site plan.

NOW, THEREFORE BE IT RESOLVED,

SECTION I

The Beaver creek Planning Commission recommends to Beaver creek City Council approval of this specific site plan for the Clover Senior Residential Community, PUD 91-2, Specific Site Plan #7 with the following conditions and requirements.

SECTION II

1. The approved site plan and landscape plan shall be those plans dated "Received December 28, 2016" except as modified herein.

2. The approved architectural elevations shall be those plans dated "Received December 1, 2016" except as modified herein.
3. A PUD Agreement must be signed by the owner and a bond or letter of credit for 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.
4. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and release of any zoning permits for Clover Senior Residential Community.
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. 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.
7. Prior to the issuance of any zoning permits, 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 (including the concrete base), and no pole shall be located in the paved area of the parking field. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code, including full cut-off fixtures.
8. The building exterior of any of the structures 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. No temporary signs of any kind are permitted unless otherwise approved by the Planning Department and/or Planning Commission.
10. Material and color samples shall be submitted to the Planning Department for review and approval prior to the issuance of any zoning permits.
11. All downspouts shall be painted to match the color of the adjacent siding.

12. Final drainage calculations shall be approved by the City Engineer prior to the release of any zoning permits.
13. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and met prior to the release of any zoning permits.
14. The outdoor construction hours shall be limited to 7:00 am to 7:00 pm, Monday thru Saturday.
15. Stop bars and/or stop signs shall be installed and maintained by the property owner throughout the parking lot in locations to be approved by the Planning and Engineering Departments.
16. Any portion of the site disturbed by grading and on which no construction occurs within three months after completion of the site grading shall be planted with appropriate ground cover and properly maintained.
17. Pad mounted mechanical and HVAC equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
18. All trash collection containers shall be enclosed within the building or screened from view and enclosed within a permanent gated dumpster enclosure. Any dumpster enclosure shall be constructed with material to match the building.
19. Prior to the release of any zoning permits, park fees shall be paid in-lieu of dedication of parkland.
20. Aeration and water circulation devices and/or fountains are required to be installed into the existing retention pond(s) and shall be maintained by the owner, developer, or the condo association in perpetuity.
21. Prior to the release of any zoning permits, impact fees shall be paid.
22. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of any zoning permits for this project.
23. There shall be a limit of one ground sign, which shall include a minimum 1-foot tall, brick and/or stone base, shall be a maximum of 5 feet tall and have a sign face of up to 32 square feet. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign.

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 the case to City Council for further determination as required by law.

ADOPTED: January 4, 2017

VOTING FOR ADOPTION:

VOTING AGAINST:

RECUSED:

Chairman

Attest:

PUD 91-2 SSP #7 Clover Senior Resolution

COVER SHEET SITE PLANS FOR CLOVER COMMUNITIES BEAVERCREEK, LLC. LAKEVIEW DRIVE & LILLIAN LANE CITY OF BEAVERCREEK GREENE COUNTY, OHIO



THOMAS
GRAHAM
ASSOCIATES, INC.

- Engineers
- Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: DEC. 5, 2016

Scale: 1" = 40'

Job No: 8012

Revisions

No.	Date



SITE MAP

NOT TO SCALE

SHEET INDEX

SHEET 1	C 0.1	COVER SHEET
SHEET 2	C 1.0	SITE LAYOUT PLAN
SHEET 3	C 2.0	SITE GRADING PLAN
SHEET 4	C 3.0	SITE UTILITY PLAN
SHEET 5	LS1	LANDSCAPE PLAN
SHEET 6	LS2	LANDSCAPE PLAN
SHEET 7	L1	LIGHTING PLAN

ZONING

EXISTING & PROPOSED: RESIDENTIAL PLANNED UNIT DEVELOPMENT 91.2

DEVELOPER

CLOVER COMMUNITIES BEAVERCREEK, LLC.
348 HARRIS HILL ROAD
WITHAMSVILLE, NEW YORK 14221

ENGINEER/SURVEYOR

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: TIM GREIVE, P.E.
(513) 521-4760
FAX (513) 521-2439

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES



NON-MEMBERS MUST BE CALLED DIRECTLY

RECEIVED

DEC 28 2016

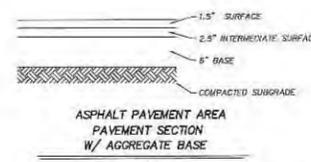
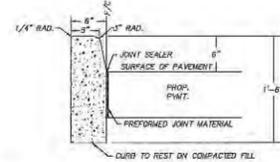
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Drawn By: J.KAFFENBERGER

Sheet **C1.0**
SHEET 1 OF 7

Job No: 8012-16

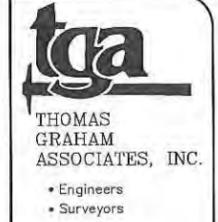
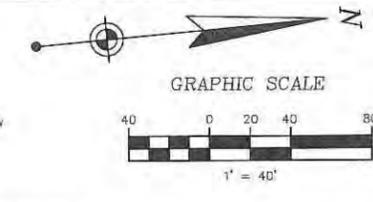
ACAD FILENAME: 8012_CLOVER_BEAVERCREEK_STUDY.DWG



N.T.S.
NOTE: TACK COAT: APPLY WHEN OVERLAYING EXISTING PAVEMENT, ON ADJACENT HORIZONTAL SURFACES SUCH AS CURBS, AND BETWEEN BASE AND SURFACE COURSES WHEN THE TWO COURSES ARE NOT INSTALLED IN A CONTINUOUS INSTALLATION.

EXISTING CONDITIONS LEGEND

- INDICATES EX. GAS VALVE BOX
- INDICATES EX. FIRE HYDRANT
- INDICATES EX. WATER VALVE BOX
- INDICATES EX. FIRE METER BOX
- INDICATES EX. FIRE DEPARTMENT CONNECTION
- INDICATES EX. POST INDICATOR VALVE
- INDICATES EX. UNDERGROUND WATER
- INDICATES EX. UNDERGROUND GAS
- INDICATES EX. OVERHEAD ELECTRIC WIRE
- INDICATES EX. OVERHEAD WIRE
- INDICATES EX. OVERHEAD TELEPHONE, ELECTRIC CABLE WIRE
- INDICATES EX. OVERHEAD TELEPHONE & ELECTRIC WIRE
- INDICATES EX. GUY WIRE
- INDICATES EX. DOUBLE ORATE INLET
- INDICATES EX. INLET (2'x2')
- INDICATES EX. CONTOURS



803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: DEC. 28, 2016
Scale: 1" = 40'
Job No: 8012

Revisions	
No.	Date

OPEN PARKING SPACES = 75 INCLUDING 5 ACCESSIBLE SPACES
GARAGE SPACES = 40
TOTAL PARKING = 115

- LEGEND**
- INDICATES ASPHALT PAVEMENT AREA (SEE PAVEMENT SECTION DETAIL THIS SHEET)
 - INDICATES CONCRETE PAVEMENT
 - R=25.0' INDICATES RADIUS DIMENSION
 - R=25.0' F/C INDICATES RADIUS DIMENSION @ FACE OF CURB
 - ODOT TYPE 6 CONCRETE CURB (SEE THIS SHEET FOR DETAIL)

N 05°13'22" E 150.26'
(TYPE 6 CURB)
NOT TO SCALE
DUST-IN-PLACE CONCRETE CURB
PROVIDE EXPANSION JOINTS @
25'-0" O.C. WALK & @ CURVES,
TANGENTS & CORNERS.

PART OF LOT 8T OF
RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 338 PG. 62A-64A
BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE
CHARLES J. LOFINO GRANDCHILDREN'S TRUST
B42000400060011800
1.9830 ACRES

PART OF LOT 8T OF
RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 338 PG. 62A-64A
BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE
CHARLES J. LOFINO GRANDCHILDREN'S TRUST
B42000400060011800
1.5384 ACRES

LAKEVIEW DRIVE
MICHAEL D. LOFINO, TRUSTEE
B42000400060005600
7 ACRES

L=320.24'
R=770.00'
Δ 23°49'46"
BRG=S 63°32'56" W
C LEN=317.94'

L=325.71'
R=428.13'
Δ 43°35'20"
BRG=S 73°25'44" W
C LEN=317.91'

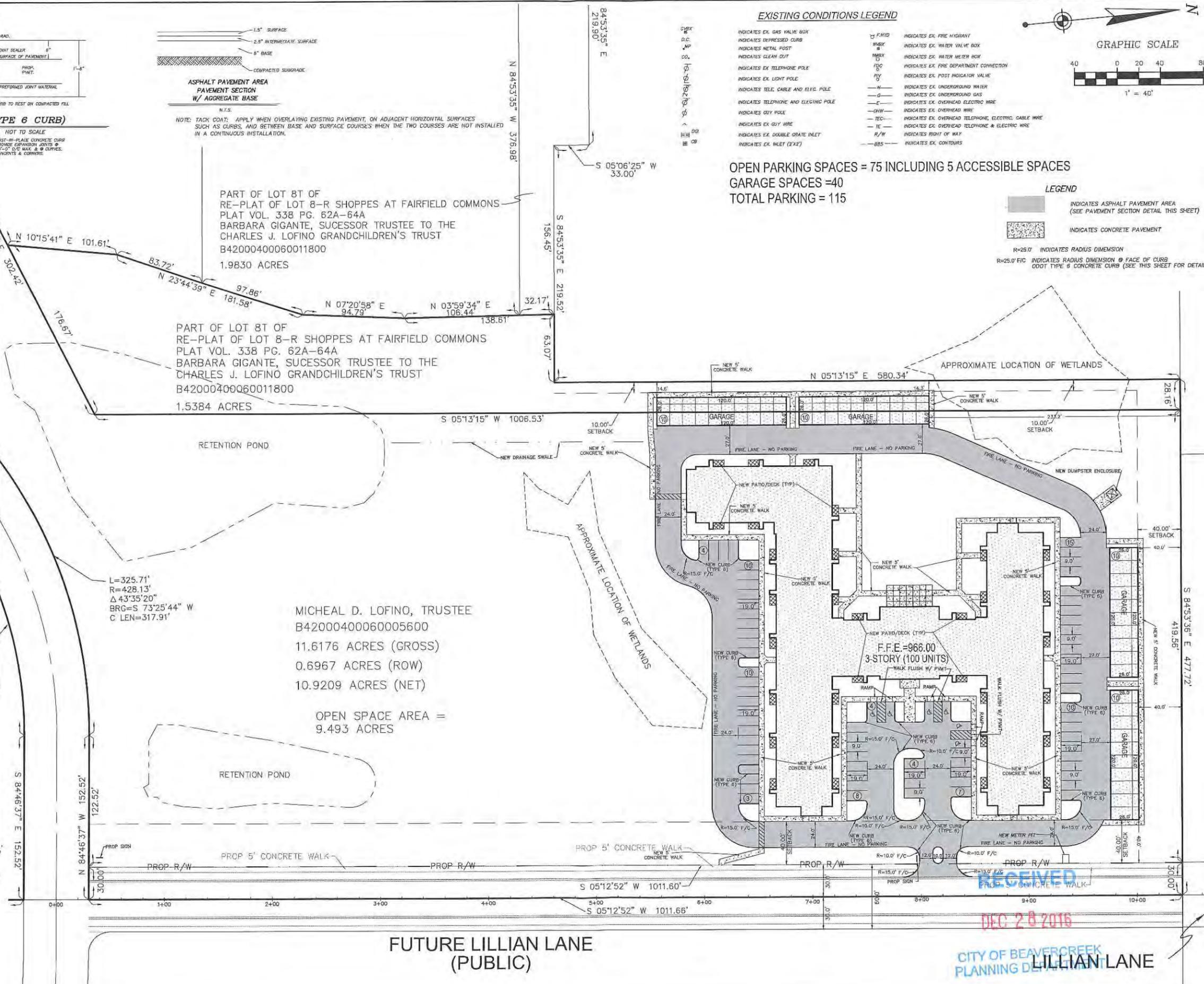
L=280.07'
R=368.13'
Δ 43°35'22"
BRG=N 73°25'44" E
C LEN=273.36'

MICHAEL D. LOFINO, TRUSTEE
B42000400060005600
11.6176 ACRES (GROSS)
0.6967 ACRES (ROW)
10.9209 ACRES (NET)

OPEN SPACE AREA =
9.493 ACRES

The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
Ohio Utilities Protection Service
Call 811
before you dig
NON-MEMBERS MUST BE CALLED DIRECTLY



DEVELOPER
CLOVER COMMUNITIES BEAVERCREEK, LLC.
348 HARRIS HILL ROAD
WITHAMSVILLE, NEW YORK 14221

SITE LAYOUT PLAN
CLOVER COMMUNITIES BEAVERCREEK, LLC.
LAKEVIEW DRIVE & LILLIAN LANE
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

**FUTURE LILLIAN LANE
(PUBLIC)**

RECEIVED
DEC 28 2016
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Drawn By: J.KAFFENBERGER
Sheet **C1.0**
SHEET 2 OF 7
Job No: 8012-16

ACAD FILENAME: 8012_CLOVER_BEAVERCREEK_STUDY.DWG

55-47 FAIRFIELD COMMONS
VOL. 338 PG. 412 426-432

N 05°13'22" E
150.26'

L=320.24'
R=770.00'
Δ 23°49'46"
BRG=S 63°32'56" W
C LEN=317.94'

LAKEVIEW DRIVE
MICHEAL D. LOFINO, TRUSTEE
B42000400060005600
7 ACRES

L=280.07'
R=368.13'
Δ 43°35'22"
BRG=N 73°25'44" E
C LEN=273.36'

S 63°33'25" W
284.74'

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
Ohio Utilities Protection Service
Call 811
before you dig
NON-MEMBERS MUST BE CALLED DIRECTLY

PROPOSED CONDITIONS LEGEND

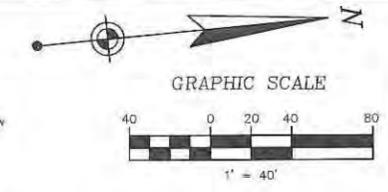
- 966 — INDICATES PROPOSED CONTOURS
- [966.00] + INDICATES PROPOSED ASPHALT GRADES ELEVATIONS SHOWN IN DRIVEWAY/PARKING AREAS REPRESENT TOP OF PAVEMENT
- INDICATES PROPOSED DRAINAGE FLOW ROUTE

EXISTING CONDITIONS LEGEND

- 965 — INDICATES EXISTING CONTOUR ELEVATIONS

EXISTING CONDITIONS LEGEND

- INDICATES EX. GAS VALVE BOX
- INDICATES DEPRESSED CURB
- INDICATES METAL POST
- INDICATES CLEAF OUT
- INDICATES EX. TELEPHONE POLE
- INDICATES EX. LIGHT POLE
- INDICATES TELE. CABLE AND ELEC. POLE
- INDICATES EX. TELEPHONE AND ELECTRIC POLE
- INDICATES GUY POLE
- INDICATES EX. GUY WIRE
- INDICATES EX. DOUBLE GRATE INLET
- INDICATES EX. INLET (2X2)
- INDICATES EX. FIRE HYDRANT
- INDICATES EX. WATER VALVE BOX
- INDICATES EX. WATER METER BOX
- INDICATES EX. FIRE DEPARTMENT CONNECTION
- INDICATES EX. POST INDICATOR VALVE
- INDICATES EX. UNDERGROUND WATER
- INDICATES EX. UNDERGROUND GAS
- INDICATES EX. OVERHEAD ELECTRIC WIRE
- INDICATES EX. OVERHEAD WIRE
- INDICATES EX. OVERHEAD TELEPHONE, ELECTRIC, CABLE WIRE
- INDICATES EX. OVERHEAD TELEPHONE & ELECTRIC WIRE
- INDICATES EX. RIGHT OF WAY
- INDICATES EX. CONTOURS



OPEN PARKING SPACES = 75 INCLUDING 5 ACCESSIBLE SPACES
GARAGE SPACES = 40
TOTAL PARKING = 115

PART OF LOT 8T OF RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS PLAT VOL. 338 PG. 62A-64A BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE CHARLES J. LOFINO GRANDCHILDREN'S TRUST B42000400060011800

1.9830 ACRES
N 23°44'39" E 181.58'
N 07°20'58" E 94.79'
N 08°29'34" E 106.44'
138.61'
32.17'
63.07'
PART OF LOT 8T OF RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS PLAT VOL. 338 PG. 62A-64A BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE CHARLES J. LOFINO GRANDCHILDREN'S TRUST B42000400060011800

RETENTION POND

MICHEAL D. LOFINO, TRUSTEE
B42000400060005600
11.6176 ACRES (GROSS)
0.6967 ACRES (ROW)
10.9209 ACRES (NET)

OPEN SPACE AREA = 9.493 ACRES

RETENTION POND

PROP 5' CONCRETE WALK
PROP R/W
S 05°12'52" W 1011.60'
S 05°12'52" W 1011.66'

FUTURE LILLIAN LANE (PUBLIC)

DEC 28 2016
LILLIAN LANE
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

tga
THOMAS GRAHAM ASSOCIATES, INC.
Engineers
Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: DEC. 28, 2016
Scale: 1" = 40'
Job No: 8012

Revisions	
No.	Date

DEVELOPER
CLOVER COMMUNITIES BEAVERCREEK, LLC.
348 HARRIS HILL ROAD
WITHAMSVILLE, NEW YORK 14221

DEVELOPER
CLOVER COMMUNITIES BEAVERCREEK, LLC.
LAKEVIEW DRIVE & LILLIAN LANE
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

Drawn By: J.KAFFENBERGER
Sheet **C2.0**
SHEET 3 OF 7
Job No: 8012-16

ACAD FILENAME: 8012_CLOVER_BEAVERCREEK_STUDY.DWG

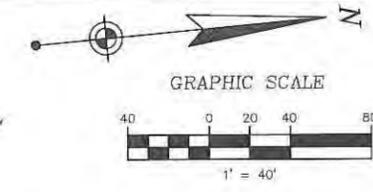
RE-PLAT OF LOT 8T OF
 RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
 PLAT VOL. 338 PG. 62A-64A

PROPOSED CONDITIONS LEGEND
 SS INDICATES 8" SANITARY SEWER
 FIRE INDICATES NEW 6" FIRE LINE (CONFIRM WITH MEP)
 DOM INDICATES NEW 3" DOMESTIC WATER LINE (CONFIRM WITH MEP)
 W INDICATES NEW 6" WATER LINE

EXISTING CONDITIONS LEGEND

INDICATES EX. GAS VALVE BOX
 INDICATES DEPRESSION CURB
 INDICATES METAL POST
 INDICATES CLEAN OUT
 INDICATES EX. TELEPHONE POLE
 INDICATES EX. LIGHT POLE
 INDICATES TELE. CABLE AND ELEC. POLE
 INDICATES TELEPHONE AND ELECTRIC POLE
 INDICATES EX. GUY POLE
 INDICATES EX. GUY WIRE
 INDICATES EX. DRAIN INLET
 INDICATES EX. INLET (2'X2')

INDICATES EX. FIRE HYDRANT
 INDICATES EX. WATER VALVE BOX
 INDICATES EX. WATER METER BOX
 INDICATES EX. FIRE DEPARTMENT CONNECTION
 INDICATES EX. POST INDICATOR VALVE
 INDICATES EX. UNDERGROUND WATER
 INDICATES EX. UNDERGROUND GAS
 INDICATES EX. OVERHEAD ELECTRIC WIRE
 INDICATES EX. OVERHEAD WIRE
 INDICATES EX. OVERHEAD TELEPHONE, ELECTRIC, CABLE WIRE
 INDICATES EX. OVERHEAD TELEPHONE & ELECTRIC WIRE
 INDICATES EX. RIGHT OF WAY
 INDICATES EX. CONTOURS



OPEN PARKING SPACES = 75 INCLUDING 5 ACCESSIBLE SPACES
 GARAGE SPACES = 40
 TOTAL PARKING = 115

PART OF LOT 8T OF
 RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
 PLAT VOL. 338 PG. 62A-64A
 BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE
 CHARLES J. LOFINO GRANDCHILDREN'S TRUST
 B42000400060011800
 1.9830 ACRES

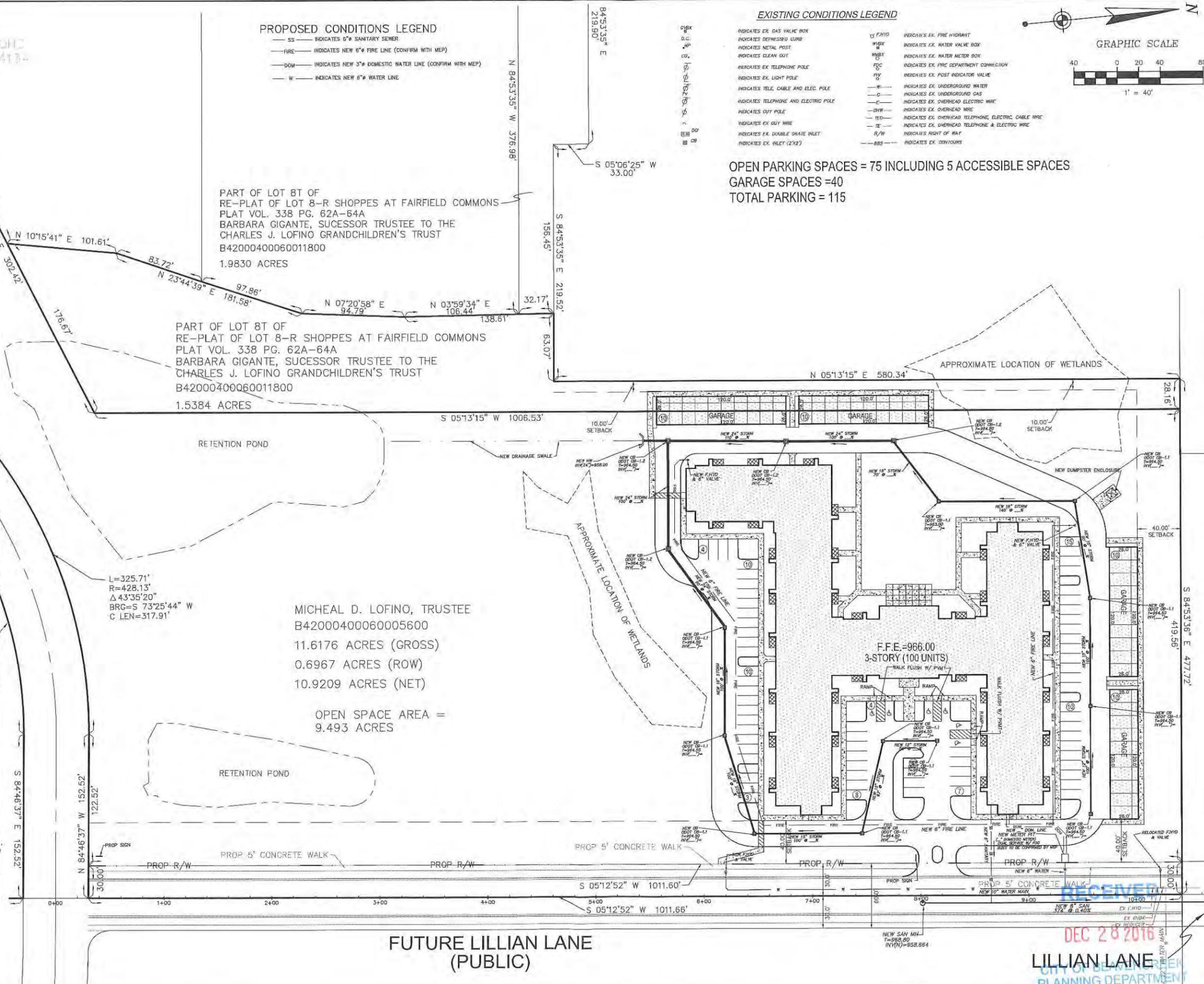
PART OF LOT 8T OF
 RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
 PLAT VOL. 338 PG. 62A-64A
 BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE
 CHARLES J. LOFINO GRANDCHILDREN'S TRUST
 B42000400060011800
 1.5384 ACRES

MICHEAL D. LOFINO, TRUSTEE
 B42000400060005600
 11.6176 ACRES (GROSS)
 0.6967 ACRES (ROW)
 10.9209 ACRES (NET)

OPEN SPACE AREA =
 9.493 ACRES

LAKEVIEW DRIVE
 MICHEAL D. LOFINO, TRUSTEE
 B42000400060005600
 7 ACRES

The utility information shown on this plot,
 prepared by Thomas Graham Associates, Inc.,
 was obtained from existing records. It is the
 contractor's responsibility to verify their
 existence and location, and to contact the
 appropriate utility company for field locations.



tga
 THOMAS
 GRAHAM
 ASSOCIATES, INC.
 • Engineers
 • Surveyors

803 Compton Road
 Cincinnati, Ohio 45231
 513-521-4760
 Fax # 521-2439

Date: DEC. 28, 2016
 Scale: 1" = 40'
 Job No: 8012

Revisions

DEVELOPER
 CLOVER COMMUNITIES BEAVERCREEK, LLC.
 348 HARRIS HILL ROAD
 WITHAMSVILLE, NEW YORK 14221

SITE UTILITY PLAN
 CLOVER COMMUNITIES BEAVERCREEK, LLC.
 LAKEVIEW DRIVE & LILLIAN LANE
 CITY OF BEAVERCREEK
 GREENE COUNTY, OHIO

ACAD FILENAME: 8012_CLOVER_BEAVERCREEK_STUDY.DWG

**FUTURE LILLIAN LANE
 (PUBLIC)**

RECEIVED
 DEC 28 2016
 LILLIAN LANE
 CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

Drawn By: J.KAFFENBERGER
 Sheet C3.0
 SHEET 4 OF 7
 Job No: 8012-16

Plant Schedule

Trees		Botanical Name	Size	Qty.	Cond.	Remarks	Spacing	Height	Spread
AC AU	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2" cal.	10	B&B	Headed to 6'	As shown	40'-60'	40'-50'
AC KA	Karpick Red Maple	Acer rubrum 'Karpick'	2" cal.	4	B&B	Headed to 6'	As shown	30'-40'	20'
AC OG	October Glory Maple	Acer rubrum 'October Glory'	2" cal.	7	B&B	Headed to 6'	As shown	50'	35'-40'
CE FP	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	1 1/2" cal.	3	B&B	Headed to 6'	As shown	20'-30'	20'-30'
CO PP	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	2" cal.	6	B&B	Headed to 6'	As shown	40'-60'	40'-60'
GL SK	Skyline Honeylocust	Gleditsia inaequalis inermis 'Skyline'	2" cal.	9	B&B	Headed to 6'	As shown	45'	40'-45'
MA BE	Betty Magnolia	Magnolia x Betty	1 1/2" cal.	4	B&B	Clump Form	As shown	10'	8'
QU BI	Swamp White Oak	Quercus bicolor	2" cal.	6	B&B	Headed to 6'	As shown	50'-60'	50'-60'
QU CO	Scarlet Oak	Quercus coccinea	2" cal.	7	B&B	Headed to 6'	As shown	50'-60'	45'-60'
QU SH	Shumard Oak	Quercus shumardii	2" cal.	6	B&B	Headed to 6'	As shown	55-80	40-50

Shrubs		Botanical Name	Size	Qty.	Cond.	Remarks	Spacing	Height	Spread
AR AM	Autumn Magic Black Chokeberry	Amnion melanocarpa 'Autumn Magic'	3 gal.	31	Cont.	Min. ht at installation 24"	As shown	4'-6"	4'-6"
BE AN	Cimmon Pygmy Barberry	Berberis thunbergii 'Atropuxea Nana'	3 gal.	8	Cont.		As shown	2'	2-3
BU GV	Green Velvet Boxwood	Buxus x 'Green Velvet'	3 gal.	23	Cont.	Min. ht at installation 24"	As shown	3'-4"	3'-4"
CO AP	Cranberry Cotoneaster	Cotoneaster apiculata	3 gal.	37	Cont.	Min. ht at installation 24"	As shown	3'	3'-6"
FO MA	Mt. Airy Fothergilla	Fothergilla gardenii 'Mt. Airy'	3 gal.	30	Cont.	Min. ht at installation 24"	As shown	2'-3"	2'-4"
IT HG	Henry's Gamet Sweetspire	Itea virginica 'Henry's Gamet'	3 gal.	3	Cont.	Min. ht at installation 24"	As shown	3'-4"	4'-6"
IT LH	Little Henry Dwarf Sweetspire	Itea virginica 'Spirch' Plant Patent #10,988	3 gal.	22	Cont.	Min. ht at installation 24"	As shown	2'-3"	2'-3"
JU BP	Blue Pacific Juniper	Juniperus conferta 'Blue Pacific'	3 gal.	29	Cont.		As shown	12"	3'-6"
JU PR	Dwarf Japanese Garden Juniper	Juniperus procumbens 'Nana'	3 gal.	58	Cont.		As shown	12"	4'-8"
JU WB	Wichita Blue Juniper	Juniperus scopulorum	3 gal.	10	Cont.	Min. ht at installation 24"	As shown	6'-10"	4'-6"
MY PE	Northern Bayberry	Myrica pensylvanica	3 gal.	8	Cont.	Min. ht at installation 24"	As shown	6'-8"	6'-8"
RO KO	Knock Out Rose	Rosa 'Knock Out'	3 gal.	24	Cont.	Min. ht at installation 24"	As shown	3'-4"	3'-4"
SP FL	Fire Light Spiraea	Spiraea x 'Fire Light'	3 gal.	25	Cont.	Min. ht at installation 24"	As shown	2'-3"	3'-4"
SP MC	Magie Carpet Spiraea	Spiraea japonica 'Magie Carpet'	3 gal.	35	Cont.		As shown	1.5'-2'	2'-3"
TA EV	Everlow Yew	Taxus x media 'Everlow'	3 gal.	22	Cont.		As shown	1.5'-2'	4'-5"
TA SE	Sebian Yew	Taxus x media 'Sebian'	3 gal.	26	Cont.	Min. ht at installation 24"	As shown	3'-4"	4'-5"
VI PO	Popcorn Viburnum	Viburnum plicatum f. plicatum 'Popcorn'	3 gal.	62	Cont.	Min. ht at installation 24"	As shown	6'-8"	6'-8"
WE DH	Dark Horse Weigela	Weigela 'Dark Horse'	3 gal.	89	Cont.		As shown	1'-2'	2'-3"

Perennials, Groundcovers, and Grasses		Botanical Name	Size	Qty.	Cond.	Remarks	Spacing	Height	Spread
LI BB	Big Blue Lily Turf	Liriope muscari 'Big Blue'	1 gal.	11	Cont.		As shown	12'-15"	2'
LI VA	Variegated Lily Turf	Liriope muscari 'Variegata'	1 gal.	93	Cont.		As shown	6'-12"	2'
NE WL	Walker's Low Catmint	Nepeta racemosa 'Walker's Low'	1 gal.	50	Cont.		As shown	24'-30"	30'-36"

SITE DEVELOPMENT TABULATION:

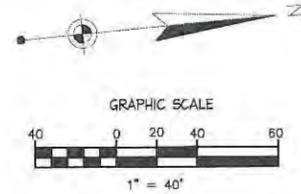
OVERALL 14,236 AC.
 IMPERVIOUS SURFACE 2,919
 WETLANDS/PONDS 1,740
 R/W LANDSCAPE STRIP 0.127

TOTAL OPEN GREEN SPACE 9,450 AC.

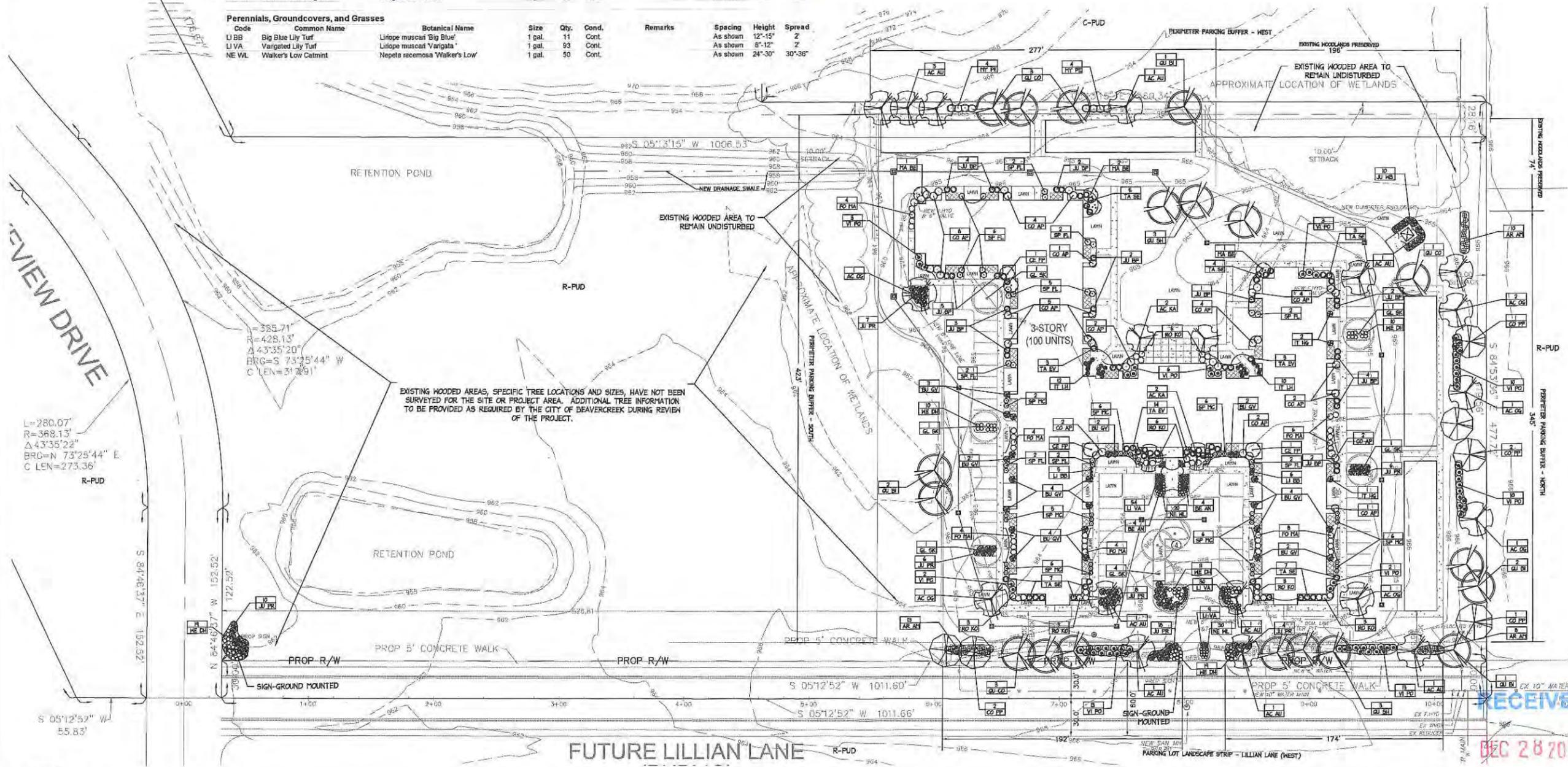
PARKING LOT AREA CALCULATION 55,370 SF
 PARKING LOT INTERIOR LANDSCAPE REQUIREMENT:
 REQUIRED: 2,215 SF (4%)
 PROVIDED: 5,759 SF (10.2%)



DATE: DECEMBER 26, 2016
 EXPIRES: DECEMBER 31, 2018



+320.24'
 =770.00'
 23'49"46"
 RG=S 63°32'56" W
 LEN=317.94'



EXISTING WOODED AREAS, SPECIFIC TREE LOCATIONS AND SIZES, HAVE NOT BEEN SURVEYED FOR THE SITE OR PROJECT AREA. ADDITIONAL TREE INFORMATION TO BE PROVIDED AS REQUIRED BY THE CITY OF BEAVERCREEK DURING REVIEW OF THE PROJECT.

JACOBS
 1880 WAYCROSS ROAD
 CINCINNATI, OHIO 45240
 PH 513-596-7915
 FAX 513-596-7639
 WWW.JACOBS.COM

Date: DEC. 28, 2016
 Scale: 1" = 40'
 Job No: 8012 (TGA)

Revisions	
No.	Date

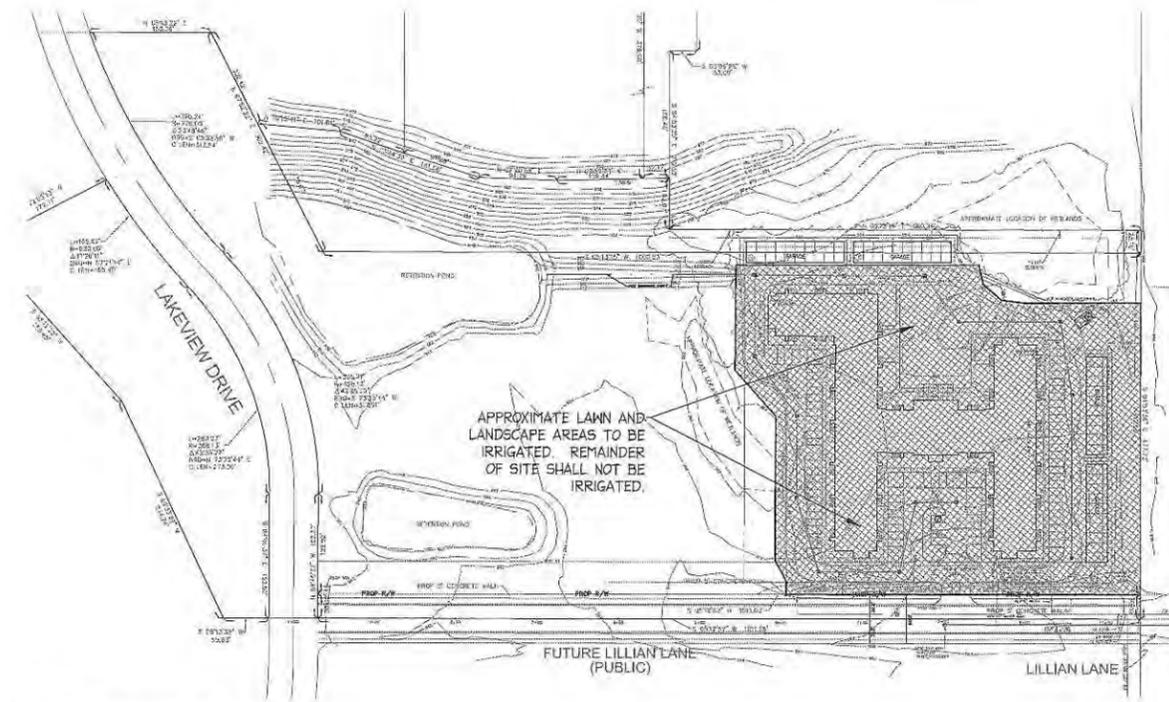
LANDSCAPE PLAN
 CLOVER COMMUNITIES BEAVERCREEK, LLC
 LAKEVIEW DRIVE & LILLIAN LANE
 CITY OF BEAVERCREEK
 GREENE COUNTY, OHIO

DEVELOPER
 CLOVER RESIDENTIAL DEVELOPMENT
 345 HARRIS HILL ROAD
 WITHAMSVILLE, NEW YORK 14221

Drawn By:
 Sheet **LS1**
 SHEET 5 OF 7
 Job No: 8012-16 (TGA)

LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

RECEIVED
 DEC 28 2016
 CITY OF BEAVERCREEK
 PLANNING DEPARTMENT



DATE: DECEMBER 28, 2016
EXPIRES: DECEMBER 31, 2018

JACOBS
1880 MAYCROSS ROAD
CINCINNATI, OHIO 45240
PH 513-595-7915
FAX 513-595-7839
WWW.JACOBS.COM

Date: DEC. 28, 2016
Scale: AS NOTED
Job No: 8012 (TGA)

Revisions	
No.	Date

A / LS2 IRRIGATION AREA
SCALE: 1" = 100'-0"

Parking Lot Landscape Strip:
Lillian Lane 365 feet (400' - 34' driveway)

Plant Material	Required	Provided	Comment
Width	10'	15'	
Shade Trees (for Option 2)	11	11	Option 2: Provide berm that is a minimum 2.5' higher than parking lot
-1 Tree per 35' frontage			
Shrubs (for Option 2)	53	54	
-5 Shrubs per 35' frontage			

Perimeter Parking:
North Property Line 420 feet (346' + 74')

Plant Material	Required	Provided	Comment
Width	10' (for 346') and 25' (for 74')	35' (for 346') and 123' min. (for 74')	
Shade Trees	10 (for 346')	10	Request Planning Commission waive landscape requirement for 74'. Plant material is not required for the 74' because existing woodlands shall be preserved.
-1 Tree per 35' frontage			
Shrubs	30 (for 346')	30	Request Planning Commission waive landscape requirement for 74'. Plant material is not required for the 74' because existing woodlands shall be preserved.
-3 Shrubs per 35' frontage			

West Property Line 473 feet (277' + 196')

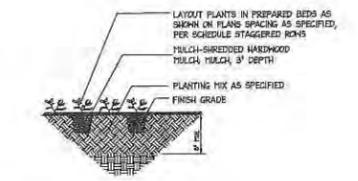
Plant Material	Required	Provided	Comment
Width	10' (for 277') and 25' (for 196')	10' and 65' to 85'	
Shade Trees	8 (for 277')	8	Request Planning Commission waive landscape requirement for 196'. Plant material is not required for the 196' because existing woodlands shall be preserved.
-1 Tree per 35' frontage			
Shrubs	24 (for 277')	24	Request Planning Commission waive landscape requirement for 196'. Plant material is not required for the 196' because existing woodlands shall be preserved.
-3 Shrubs per 35' frontage			

South Property Line 423 feet

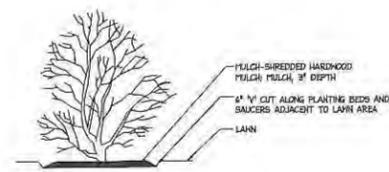
Plant Material	Required	Provided	Comment
Width	25'	576' (minimum)	With the preservation of woodlands
Shade Trees	13	0	Request Planning Commission waive landscape requirement for the 423'. Plant material is not required for the 423' because existing woodlands shall be preserved.
-1 Tree per 35' frontage			
Shrubs	37	0	Request Planning Commission waive landscape requirement for the 423'. Plant material is not required for the 423' because existing woodlands shall be preserved.
-3 Shrubs per 35' frontage			

Sign Landscape:
Entrance Drive at Lillian Lane and Intersection Lillian Lane and Lakeview Drive

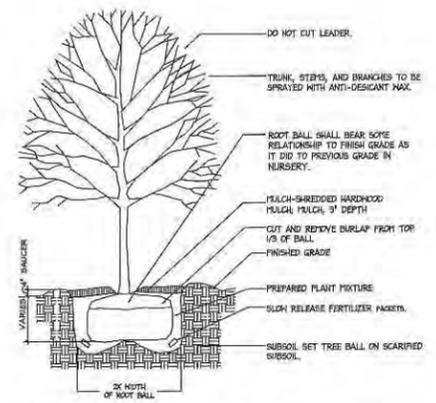
Plant Material	Required	Provided	Comment
Landscape bed size	Equal to sign square footage: Proposed sign is 188sf	400 sf	
Landscape material	Shrubs, flowers and or ground cover	29 shrubs	



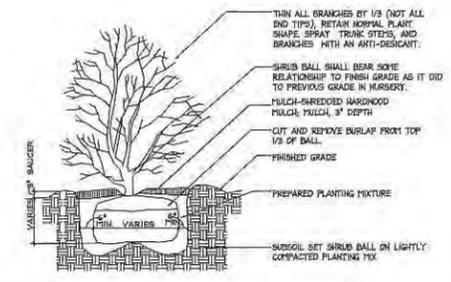
PERENNIAL & GROUND COVER PLANTING DETAIL



MULCH BED EDGE DETAIL



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

B / LS2 LANDSCAPE REQUIREMENTS
SCALE: NO SCALE

C / LS2 PLANTING DETAILS
SCALE: NO SCALE

LANDSCAPE PLAN
CLOVER COMMUNITIES BEAVERCREEK, LLC
LAKEVIEW DRIVE + LILLIAN LANE
CITY OF BEAVERCREEK
GREENE COUNTY, OHIO

DEVELOPER
CLOVER RESIDENTIAL DEVELOPMENT
346 HARRIS HILL ROAD
WITHAMSVILLE, NEW YORK 14221

RECEIVED

DEC 28 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Drawn By:
Sheet **LS2**
SHEET 6 OF 7
Job No: 8012-16 (TGA)

American Revolution Series 247 and 247 CutOff
55-150W HPS, 100-170W MH

PRODUCT OVERVIEW

Features:
 - One-piece aluminum housing and base for long life performance
 - Die-cast copper base TLL optical assembly for more precise light distribution
 - Optical assembly designed for maximum performance
 - Rugged hood and captive screw cap for quick, easy access to electrical and optical area for maintenance or cleaning
 - Standard 2-1/2" x 4" D.D.
 - 60° beam angle
 - All electrical components warranted by American Electric Lighting
 - 5-year warranty
 - Available with ANSI C136.2, C136.15, C136.15 (Type A or B), C136.16 (Type A or B)
 - Suitable for -30°C (-22°F) to 40°C (104°F)

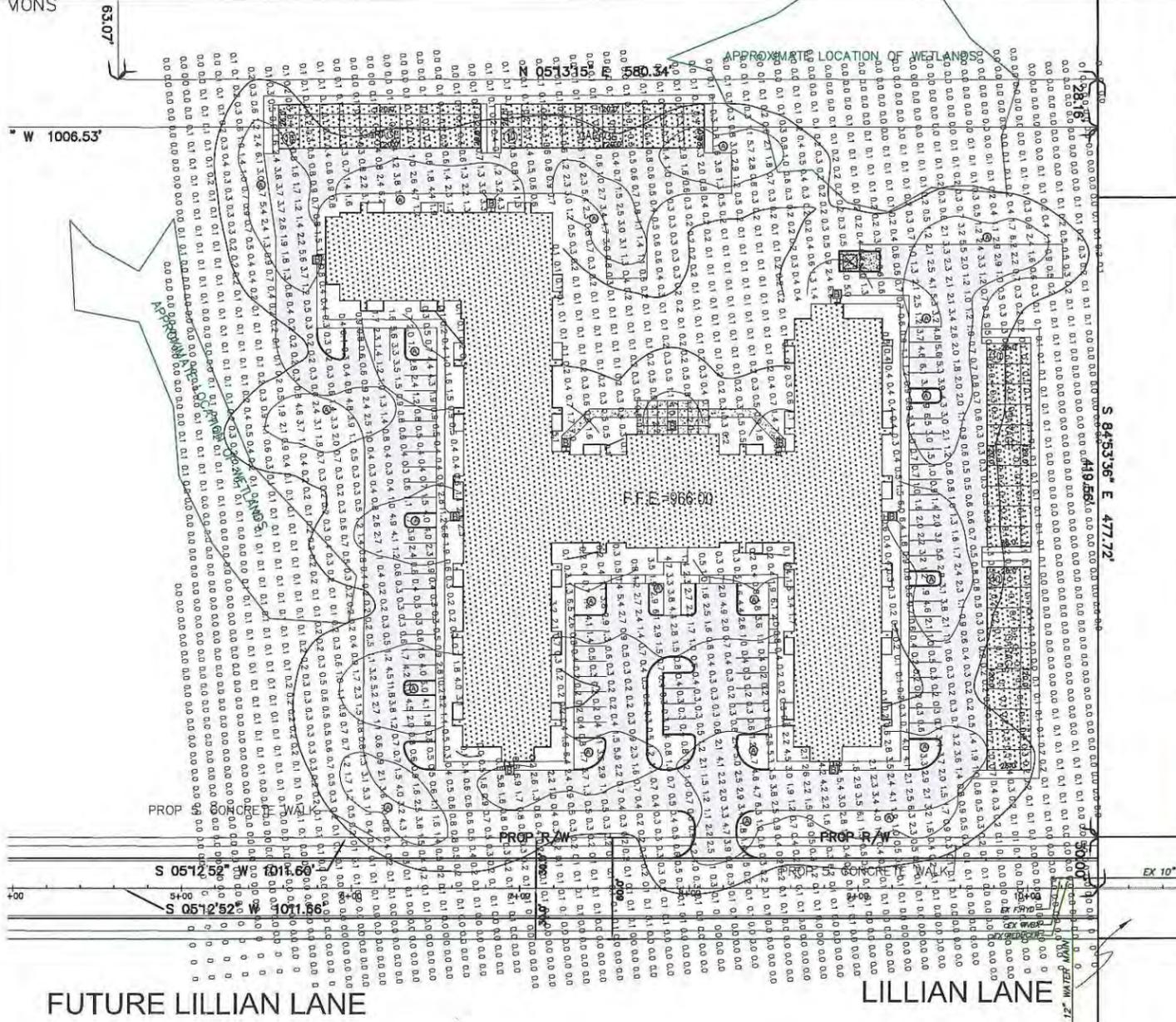
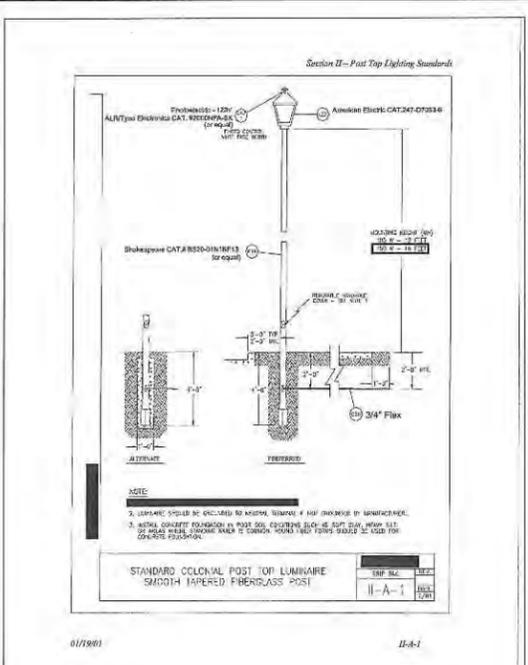
Applications:
 - Walkways
 - Pathways
 - Parks

Dimensions:
 - 18" (457mm) width
 - 23" (584mm) height

WARRANTY COLLECTION CATALOG NUMBERS

Series 247
 247 150 RM 120 R3 AY
 247 155 RM 120 R3 AY
 247 155 RM 120 R5 AY
 247 155 RM 120 R5 AY
 Series 247 CutOff
 247 150 RM 120 RZ FC TL
 247 155 RM 120 RZ FC TL

Standard Porch/Lantern Post for Luminaire
 SMO014 (FIBERGLASS POST)



TU Teron Lighting
ARCHITECTURAL OUTDOOR

CALCUTTA

FEATURES:
 - Polycarbonate Housing of Textured Bronze Finish
 - Cast Aluminum Base Feet
 - Insect Screen Mesh Polycarbonate Lens
 - Aluminum Removable Reflector
 - Fully Gasketed Closure
 - Mounts Directly to 1/2" Junction Box (By Others)
 - Gasketed Base Not Included
 - Lamp Included
 - Electronic Ballast per CSA Listed With Luminaire For Ballastless

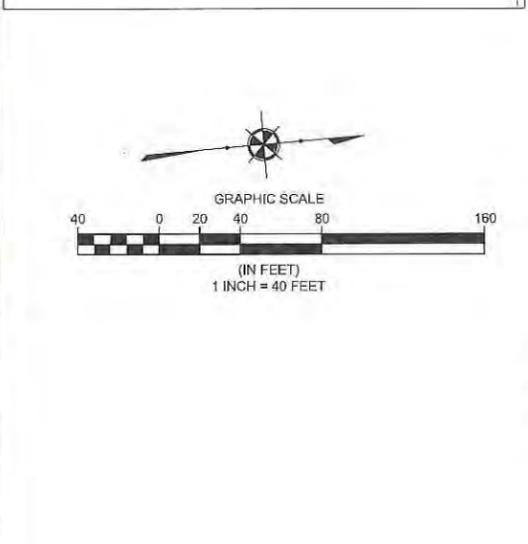
0.50" Conduit Entries
 One on Bottom of Fixture and One on Back of Housing

GRAPHIC SCALE
 1 INCH = 40 FEET

REPLACEMENT PARTS

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Calcutta	CA150 (1) 150W HPS CA150 (2) 150W HPS CA150 (1) 170W HPS	120V - 120V HPS 120V - 170W HPS (2) 120V HPS 170V - 170W HPS (2) 170V HPS	None Available	None Available	None Available
	CA150 (1) 150W HPS CA150 (2) 150W HPS CA150 (1) 170W HPS CA150 (2) 170W HPS	FLUORESCENT (2) 170V - Electronic CFL 170V - Electronic CFL 170V - Electronic CFL	None Available	None Available	None Available

NOTES:
 *Fluorescent Only



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE	QUANTITY
Light Pole	○	(1) ONE 150-WATT HIGH PRESSURE SODIUM, LU-150	150 Watt HPS Mounted at 16 H	ELECTRONIC	POLE	American Electric Lighting, 247 155 R3 AY	120V 1P 2W	3/1/2008 2/23/2012 ACQUITY BRANDS LIGHTING CONYERS LAB 247 SERIES 150W HPS TYPE 3, MED SEMICUTOFF TYPE III, MEDIUM, SEMICUTOFF 0 HIGH PRESSURE SODIUM 150 15000 Pole Series 247 - American Revolution Spec 7003-6330-4401-3-247-0404742697 www.lithonics.com/4aud/tes/tes.csp?file=Decorative Post Top 57	22
Wall Pack	◻	(1) LAMP CODE : 582 LU70/MED	Teron Lighting - Calcutta Bronze	ELECTRONIC	WALL	TERON LIGHTING INC - FAIRFIELD, OH CATALOG NO. : CALCUTTA 95092702	120V 1P 2W	70W CLEAR B17 HPS LAMP WALL MOUNT LUMINAIRE MATTE FINISH REFLECTOR w/PRISMATIC ACRYLIC DIFFUSER RESULTS DERIVED FROM CONTENT OF MANUFACTURERS IES FILE	10

REV. No. _____ DATE _____ BY _____

KEVIN T. HOFFMAN
 PROFESSIONAL ENGINEER
 REG. NO. 6483

DATE: 12/7/16
 SCALE: HOR. 1"=40'
 VERT. N/A
 FOLDER: Site Plan
 FILENAME: Photometrics
 TAB: 01-Photometrics
 DRAWN: KTH

NOTE: STANDARD PORCH/LANTERN LIGHTS TO BE INSTALLED ON FRONT & REAR OF GARAGES (SEE ARCH). LIGHTS NOT INCLUDED IN PHOTOMETRICS SINCE PHOTOMETRIC .IES FILES ARE NOT PROVIDED BY MANUFACTURERS FOR STANDARD HOUSE LIGHTING.

RECEIVED
 DEC 28 2016
 CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

SENIOR APARTMENTS
 LAKEVIEW & LILLIAN LANE
 CITY OF BEAVERCREEK - GREENE COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

PHOTOMETRIC LIGHTING PLAN

CONTRACT No. 16324

SHEET PL1 OF PL1

LAKEVIEW

LOT 8S OF
RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 338 PG. 62A-64A

LOT 8 OF
RE-PLAT OF LOT 2 SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 35 PG. 337A&B-336B

LOT 2 OF
SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 30 PG. 412 A&B-413A

LOT 11 OF
RE-PLAT OF LOT 8-R
SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 338 PG. 62A-64A

PART OF LOT 8T OF
RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 338 PG. 62A-64A
BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE
CHARLES J. LOFINO GRANDCHILDREN'S TRUST
B42000400060011800
1.9830 ACRES

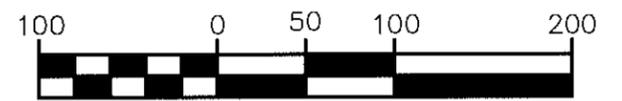
PART OF LOT 8T OF
RE-PLAT OF LOT 8-R SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 338 PG. 62A-64A
BARBARA GIGANTE, SUCCESSOR TRUSTEE TO THE
CHARLES J. LOFINO GRANDCHILDREN'S TRUST
B42000400060011800
1.5384 ACRES

MICHEAL D. LOFINO, TRUSTEE
B42000400060005600
11.6176 ACRES (GROSS)
0.6967 ACRES (ROW)
10.9209 ACRES (NET)

OPEN SPACE AREA =
9.493 ACRES



GRAPHIC SCALE



1' = 100'

LOT 1 OF
SHOPPES AT FAIRFIELD COMMONS
PLAT VOL. 30 PG. 412 A&B-413A

EXHIBIT

CLOVER COMMUNITIES BEAVERCREEK, LLC.

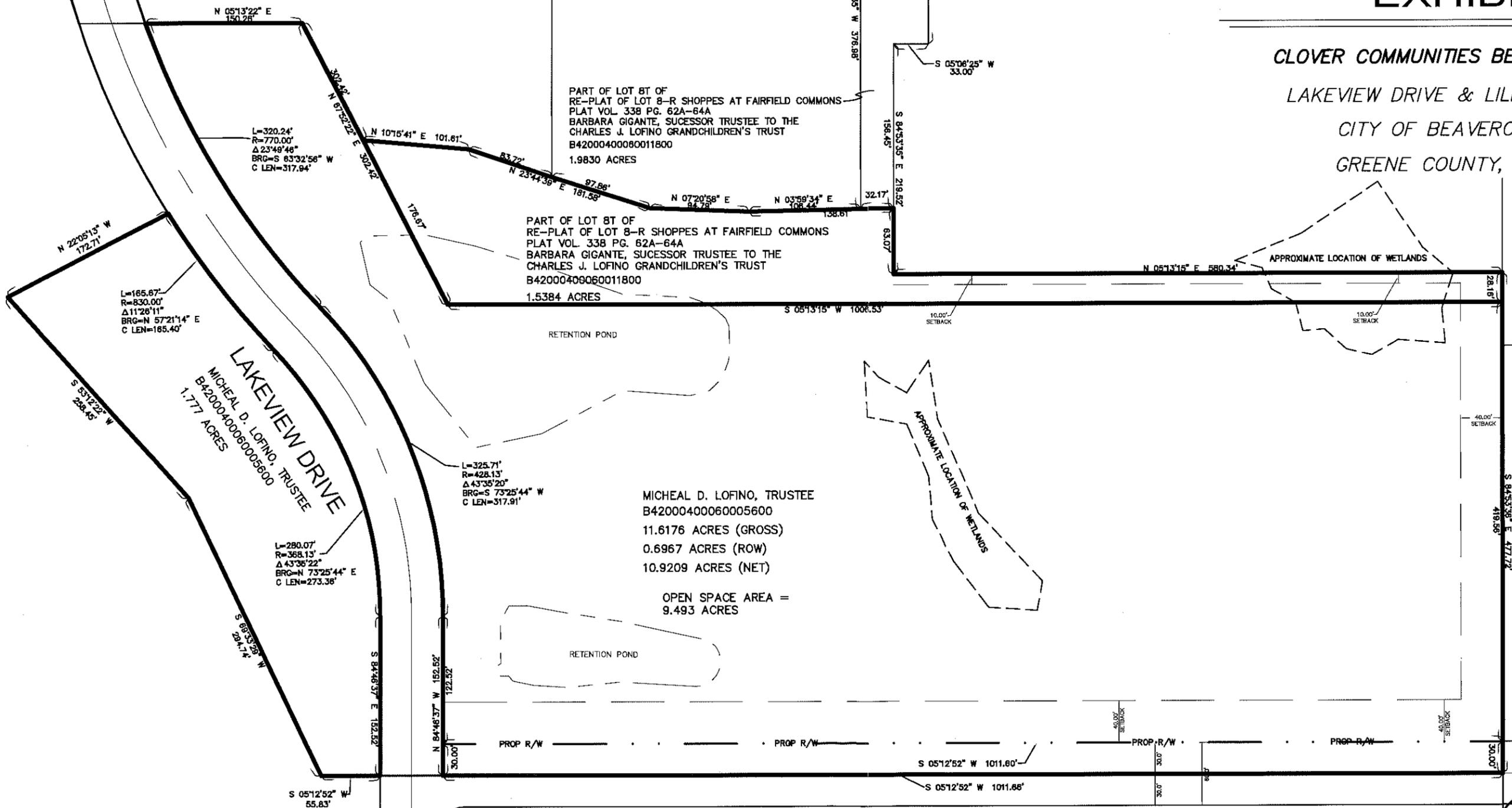
LAKEVIEW DRIVE & LILLIAN LANE

CITY OF BEAVERCREEK

GREENE COUNTY, OHIO

APPROXIMATE LOCATION OF WETLANDS

Graphic
Showing
14.9 acres
associated
with this
application



FUTURE LILLIAN LANE
(PUBLIC)

LILLIAN LANE

RECEIVED

DEC 30 2016

CITY OF BEAVERCREEK
PLANNING DEPARTMENT



1 AERIAL PERSPECTIVE
SCALE: NTD



2 EAST ELEVATION
SCALE: NTD

HARDPLANK SIDING COLOR #2

CULTURED STONE VENEER



3 NORTH ELEVATION
SCALE: NTD

HARDPLANK SIDING COLOR #1



4 SOUTH ELEVATION
SCALE: NTD

1x6 TRIM

1x4 TRIM



5 WEST ELEVATION
SCALE: NTD

HARDPLANK SIDING COLOR #1

HARDPLANK SIDING COLOR #2

BEAVERCREEK SENIOR HOUSING

BEAVERCREEK, OH

#216067
12/13/16



30 NORTH FOREST RD.
HILLIANDSVILLE, NEW YORK 14221
(716) 631-9949 / (716) 631-0021 F
www.MussachioArchitects.com

© 2013 MUSSACHIO ARCHITECTS P.C.

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

Meeting Date: January 4, 2017 Agenda Reference No.	Reference Topic PUD 95-5, MOD 12/16 (minor) Harris Periodontics
---	---

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 approval of a minor modification to allow for the construction of a 2,934 square foot addition to the existing practice located at 1205 Meadow Bridge Drive.

STAFF RECOMMENDATION:

Staff is recommending approval of this Minor Modification as outlined in the attached Staff Report.

PROCEDURAL OPTIONS FOLLOWING ACTION:

The Planning Commission may choose to approve, disapprove, modify or table the attached application for further review.

Pereira

CITY OF BEAVERCREEK STAFF REPORT

December 29, 2016

PROJECT: Harris Periodontics & Implant Dentistry

CASE: C-PUD 95-5 MOD 12/16 (Minor)

APPLICANT: Ralph Cooper, PCA Architecture
1881 Dixie Highway, Suite 130
Ft. Wright, KY 41011

REQUEST

The applicant is requesting approval of a minor modification to the PUD in order to construct a 2,934 square foot addition to the existing building located at 1205 Meadow Bridge Drive.

ANALYSIS

The property in this request currently contains a 2,730 square foot building and a 19 space parking lot that is home to Harris Periodontics & Implant Dentistry. The applicant is proposing to increase the size of the existing practice by constructing an addition that would bring the total size of the building to 5,664 square feet.

The architectural renderings show that the new expansion will match, in style and materials, the existing building which consists of stone, masonry, and fiber cement board and will blend architecturally with the surrounding buildings within this PUD.



The parking requirement for this type of use is outlined in the zoning code as three spaces for every examination or treatment room, plus one space for each employee on the largest shift. The proposed plans show six new treatment rooms in addition to the six currently located in the

existing building. The applicant has indicated that there are 12 employees on the largest shift which would bring the total required number of spaces to 48. The expansion of the parking area brings the total spaces being proposed to 24. The applicant has provided a four week parking survey, included in this packet, demonstrating that there is only a need for the 24 spaces. Because this office is for “specialized dentistry” the applicant argues that many of the examination rooms will be utilized for post-op recovery and other uses for patients currently undergoing treatments, not for additional patients.

RECOMMENDATION

Should the Planning Commission chose to allow the reduction in parking, staff recommends approval of this request subject to the following conditions:

1. This request shall be bound by all prior conditions of PUD 95-5, except as modified herein.
2. The approved plans for this project shall be the plans stamped “Received December 5, 2016” except as modified herein.
3. A commercial zoning permit must be approved by the Planning and Zoning Department prior to the start of construction.
4. All concerns and comments of the Planning and Zoning Department and City Engineer, shall be addressed and satisfied prior to release of a zoning permit.



HARRIS PERIODONTICS & IMPLANT DENTISTRY

Ryan G. Harris, DMD, MS
Tiffany A. Harris, DMD, MS
Michael E. Poth, DDS, MS

Diplomates, American Board of Periodontology

April 14, 2016

Mr. Jeff McGrath
Planning Director
1368 Research Park Drive
Beavercreek, OH 45432

1205 Meadow Bridge Drive
Beavercreek, Ohio 45434
Office: 937-426-5411
Fax: 937-426-9765
www.harrisperio.com

The Fountains Office Park
5138 Cedar Village Drive
Mason, Ohio 45040
Office: 513-336-8100
Fax: 513-336-8101
www.harrisperio.com

Dear Jeff,

Thank you so much for taking the time to talk with us about our plans to expand our Beavercreek practice. I would like to take the opportunity to familiarize you with how our practice works and explain why we will not need the additional parking that was recommended on the first draft. We are also looking at the plans and will be making changes that will reflect fewer Exam Rooms than originally planned.

In the Beavercreek office, Harris Periodontics & Implant Dentistry hours are 9:00 am to 4:00 pm on Tuesdays. I have attached copies of our schedule so that you can get a feel for how many patients are in the office at any given time. There are two columns for each doctor and one is for procedures and the other is the post-op column. The procedure column does actually represent the amount of time we anticipate the patient will be in the office. The post op appointments are scheduled for 1 hour, however, the patient will probably be there 15 to 20 minutes on average. Most of the post op appointments are just a quick check to make sure the patient is healing well or for suture removal. So, for example, the schedule for Tuesday, March 1, 2016 shows Dr. Poth seeing 4 patients in his procedure column and he has 3 post op appointments from 9:00 am to 4:00 pm. Dr. Harris also saw 4 patients in procedure column and had 5 post op patients during the same time frame.

Dr. Cooper's practice hours on Tuesdays in the Beavercreek office are 8:00 am – 5:00 pm. Her schedules are also attached for your review. Her practice schedules differently, but you can see the number of patients and the amount of time that she anticipates that each patient will be in the office. So on March 1 2016, there were 17 patients scheduled from 8:00 am – 4:00 pm.

As you recommended, we did a parking survey on Tuesdays to make sure that we would have adequate parking for patients and staff when the expansion was complete. I have included the spread sheet showing the dates, times and open parking spaces for your review.

Once you have had an opportunity to review the information, I am hoping that we can schedule another phone call with Ralph Cooper and Jim Shumate to get your recommendations on parking and get the office project back on track. I am sincerely appreciative of your advice and willingness to help guide us to a successful expansion of our Beavercreek office. I look forward to talking with you soon.

Sincerely,



Carol Kennedy
Practice Manager

CC: Mr. Ralph Cooper
Mr. Jim Shumate

Date	Time	Open Parking Spaces
3/8/2016	9:00 AM	11
3/8/2016	10:00 AM	11
3/8/2016	11:00 AM	11
3/8/2016	12:00 PM	16
3/8/2016	1:00 PM	9
3/8/2016	2:00 PM	Missed Count
3/8/2016	3:00 PM	10
3/8/2016	4:00 PM	11
3/15/2016	9:00 AM	6
3/15/2016	10:00 AM	5
3/15/2016	11:00 AM	6
3/15/2016	12:00 PM	Missed Count
3/15/2016	1:00 PM	8
3/15/2016	2:00 PM	8
3/15/2016	3:00 PM	7
3/15/2016	4:00 PM	9
3/22/2016	9:00 AM	9
3/22/2016	10:00 AM	9
3/22/2016	11:00 AM	11
3/22/2016	12:00 PM	15
3/22/2016	1:00 PM	Missed Count
3/22/2016	2:00 PM	4
3/22/2016	3:00 PM	1
3/22/2016	4:00 PM	7
3/29/2016	9:00 AM	6
3/29/2016	10:00 AM	Missed Count
3/29/2016	11:00 AM	Missed Count
3/29/2016	12:00 PM	14
3/29/2016	1:00 PM	7
3/29/2016	2:00 PM	7
3/29/2016	3:00 PM	7
3/29/2016	4:00 PM	9

2/26/2016

Schedule for Tuesday, March 08, 2016

[2,534 / 00]

10:39 AM

OP3 Inpatient	Dr. Mike Pugh	Dr. Mike Pugh	OP3 Dr. Tiffany	OP4 Dr. Tiffany Pugh	OP4 Dr. Ryan	OP4 Dr. Ryan Pugh	OP4 Dr. Ryan Pugh
9 AM	Emergency Room	Emergency Room					
10 AM	Emergency Room	Emergency Room					
11 AM	Emergency Room	Emergency Room					
12 PM	Emergency Room	Emergency Room					
1 PM	Emergency Room	Emergency Room					
2 PM	Emergency Room	Emergency Room					
3 PM	Emergency Room	Emergency Room					
4 PM	Emergency Room	Emergency Room					
5 PM	Emergency Room	Emergency Room					
6 PM	Emergency Room	Emergency Room					
7 PM	Emergency Room	Emergency Room					
8 PM	Emergency Room	Emergency Room					
9 PM	Emergency Room	Emergency Room					
10 PM	Emergency Room	Emergency Room					
11 PM	Emergency Room	Emergency Room					
12 AM	Emergency Room	Emergency Room					

2/26/2016

Schedule for Tuesday, March 22, 2016

[9,682 / 00]

10:39 AM

	OP3 hygiene	Dr. Mike Poth	Dr. Mike PO	OPS Dr. Tiffany	OP4 Dr. Tiffany PO	OP6 Dr. Ryan	OP-7 Dr. Ryan PO	OP8 Dr. Fogarty
9 AM		? GENZI(3), HIMPRE(3), IMPOS(3), H: (937) 426-0551 C: (937) 426-1857	? H: (937) H: 848-7098 C: (937) 212-4847 W: (937) 713-6651 Michael Poth, DDS, MS			? H: (904) H: EMD(29-30), ALLOD(29-30), EMD(3-4), ALLOD(3-4), H: (239) 989-3591 Ryan G Harris, DMD, MS	? H: (904) 234-7753 Ryan G Harris, DMD, MS	
10		H Eval full mouth peno - SRP over 10 years ago H: (937) 364-2885 Michael Poth, DDS, MS	H: (937) 546-0352 C: (937) 545-6035 Michael Poth, DDS, MS				H: (937) 361-3022 C: (937) 361-3022 W: (937) 485-	
20		LUNCH	LUNCH					
30		LUNCH	LUNCH					
40		LUNCH	LUNCH					
50		LUNCH	LUNCH					
11								
10								
20								
30								
40								
50								
12 PM								
10								
20								
30								
40								
50								
1								
00								
10								
20								
30								
40								
50								
2								
00								
10								
20								
30								
40								
50								
3								
00								
10								
20								
30								
40								
50								
4								
00								
10								
20								
30								
40								
50								
5								
00								

Ryan to check on
Cathy Donaldson in
Dr. Cooper chair

LUNCH W/DR. ANGY
MOUNIR - NEW DOC
REPLACED DR.
JAMES BREISCH

LUNCH W/DR. ANGY
MOUNIR - NEW DOC
REPLACED DR.
JAMES BREISCH

H Eval for
frenectomy, 10
yr old. Request
late day
H: (937)
995-2447

H: (937)
902-3263
W: (937)
534-8265

H Call in PO meds
H W/ATTVAN to
Kroger Breek
H: (937)
750-1400 C:

H: (937)
902-3263
W: (937)
534-8265

2/26/2016

Schedule for Tuesday, March 29, 2016

[10,520 / 00]

10:39 AM

Time	Dr. Mike Pugh	Dr. Mike Pugh	Dr. Terry	Dr. Terry	Dr. Ryan	Dr. Ryan	Dr. Terry
9:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						
10:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						
11:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						
12:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						
1:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						
2:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						
3:00	IN (No Cash) CASH/24-25 ALLOWED ALLOWED H: (907) M: (907) M: (907) M: (907) M: (907)						

2/26/2016

Schedule for Thursday, March 10, 2016

[6,776 / 00]

10:40 AM

9	OP3 Inpatient	Dr. Mike Pugh	Dr. Mike PO	OP5 Dr. Tiffany	OP4 Dr. Tiffany PO	OP6 Dr. Ryan	OP7 Dr. Ryan PO	OP8 Dr. Fugarty
9:00								
9:15								
9:30								
9:45								
10:00								
10:15								
10:30								
10:45								
11:00								
11:15								
11:30								
11:45								
12:00	LUNCH							
12:15	LUNCH							
12:30	LUNCH							
12:45								
1:00								
1:15								
1:30								
1:45								
2:00								
2:15								
2:30								
2:45								
3:00								
3:15								
3:30								
3:45								
4:00								
4:15								
4:30								
4:45								
5:00								
5:15								
5:30								
5:45								
6:00								

7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

7
 End of
 implants -
 making lunch
 light and
 home, no
 medication
 10:00-10:30
 7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

7
 1. STAFF PO needs
 RESTAKE
 ANTIMOCTIC 3
 DAVIS PUGH
 10/15/16

Daily Appointments

Tuesday 03/01/2016

Dr. Cooper

Hygiene

Operator 2

Operator 3

Time	Operator 2	Operator 3
8am		
:10		NP- [REDACTED]
:20		M
:30		CmpEx
:40		\$89.00
:50		ref'd by doctor Walters across the seat. also has a tooth on a
9am	PerEx, Pro, Other drugs/meds check pocketing #18/19 \$158.00 HYG (DOC)	NP- [REDACTED] CmpEx, PA, PA+ \$150.00 2nd opinion on bridge DDS Brandi Barton, Vandalia, 898-8798 sb requested x-rays
:10		
:20		
:30		
:40		
:50		
10am	PerEx, 4BW, Pro, #2-SilFlu, #6-SilFlu, #9-SilFlu, #11-SilFlu, #14-SilFlu risk for class V decay \$392.00	Chris #5-OD-C2(P), #18-O-A1, #31-O-A1, #31-SilFlu decalcifications \$629.00
:10		
:20		
:30		
:40		
:50		
11am	RX for magic mouthwash today, per husband request also any other Rx needed today with refills. JJ	NP- [REDACTED] DentEx \$59.00 denture old and worn Dr. Coyne ref'd her to Dr. Cooper PT CAME TO WORNG OFFICE
:10		
:20		
:30		
:40		
:50		
12pm		
:10		
:20		
:30		
:40		
:50		
1pm		
:10		
:20		
:30		
:40		
:50		
2pm	#6-SilFlu, MI PASTE, MI PASTE erosion, compromised crown margins. Watch 2-B \$88.00	BitguaDeli Lab Received History of bisphosp Lab Received
:10		
:20		
:30		
:40		
:50		
3pm	PerEx, 4BW, Pro perio, # 30 D \$202.00 HYG (DOC)	#22-DentAttach, #22-PrefabAbut, #27-DentAttach, #27-PrefabAbut, L-RelMandDntChair, DentAdj TempMaxFlip, LimEx \$846.00 DOC (HYG) ALLERGIC to adhesive tape DentDeliv
:10		
:20		
:30		
:40		
:50		
4pm		
:10		
:20		
:30		
:40		
:50		

Daily Appointments

Tuesday 03/08/2016

Hygiene

Operator 2

Operator 3

	Hygiene		Operator 3
8am :10 :20 :30 :40 :50	<p>██████████</p> <p>PerEx, Pro check crown margins \$138.00 HYG (DOC)</p>		<p>██████████</p> <p>DentAdj \$0.00 AddrNote: Husband - David #29 5368 DOC</p>
9am :10 :20 :30 :40 :50	<p>██████████</p> <p>PerEx, Pro, 4BW check gums, check # 30 \$202.00 HYG (DOC)</p>	<p>██████████</p> <p>#15-AllCerCrn check crown margins \$1,467.00 DOC</p>	
10am :10 :20 :30 :40 :50	<p>██████████</p> <p>DentAdj \$0.00</p>		<p>██████████</p> <p>#18-CrCrnSeat, #19-CrCrnSeat \$0.00 AddrNote: Lon Barnes - Mother DOC</p>
11am :10 :20 :30 :40 :50		<p>██████████</p> <p>OcclAdjCp \$413.00 DOC</p>	<p>██████████</p> <p>Lab Received Premed WhitDeliv \$0.00</p>
12pm :10 :20 :30 :40 :50			
1pm :10 :20 :30 :40 :50	<p>██████████</p> <p>#7-SilFlu, #8-SilFlu, #9-SilFlu, #10-SilFlu, #11-SilFlu erosion compromised crown margins Watch 2-B \$190.00</p>	<p>██████████</p> <p>DentAdj \$0.00 DOC (HYG)</p>	<p>██████████</p> <p>DentEx \$59.00 advised pt of how Dr. Cooper's billing works with INS, she has Aetna. was referred by Dr. Hart</p>
2pm :10 :20 :30 :40 :50	<p>██████████</p> <p>PerEx, 4BW, Pro, WATCH # 14M \$230.00 pt called to make cleaning apptmt, he now has Anthem</p>	<p>Power Block</p>	<p>██████████</p> <p>v-carries risk \$0.00 Try in 1, sb DOC</p>
3pm :10 :20 :30 :40 :50			<p>██████████</p> <p>DentAdj \$0.00 AddrNote: contact person is maria metavia (Niece) 513-255-4704</p>
4pm :10 :20 :30 :40 :50		<p>██████████</p> <p>\$0.00 NPAW AddrNote: Amy brother DOC (DOC)</p>	

Daily Appointments

Tuesday 03/15/2016

Hygiene

Operator 2

Operator 3

8am :10 :20 :30 :40 :50	[REDACTED] PerEx, Pro, 4BW staining \$202.00 HYG (DOC)			8am :10 :20 :30 :40 :50
9am :10 :20 :30 :40 :50	[REDACTED] S PerEx, Pro check for sub gals # 26 \$138.00 HYG (DOC)			9am :10 :20 :30 :40 :50
10am :10 :20 :30 :40 :50	[REDACTED] PerEx, Pro, 4BW check old fillings \$202.00 HYG (DOC)	Power Block		10am :10 :20 :30 :40 :50
11am :10 :20 :30 :40 :50				11am :10 :20 :30 :40 :50
12pm :10 :20 :30 :40 :50				12pm :10 :20 :30 :40 :50
1pm :10 :20 :30 :40 :50			[REDACTED] PostOp \$0.00 DOC	1pm :10 :20 :30 :40 :50
2pm :10 :20 :30 :40 :50		Power Block		2pm :10 :20 :30 :40 :50
3pm :10 :20 :30 :40 :50	[REDACTED] PerEx, Pro check old fillings \$138.00 HYG (DOC)			3pm :10 :20 :30 :40 :50
4pm :10 :20 :30 :40 :50	[REDACTED] PerEx, Pro CHECK ON GUMS \$138.00 HYG (DOC)			4pm :10 :20 :30 :40 :50

Daily Appointments

Tuesday 03/22/2016

Hygiene

Operator 2

Operator 3

Time	Operator 2	Operator 3
8am :10 :20 :30 :40 :50	<p>██████████ PerEx, Pro needs osseous surgery # 19 needs crown \$138.00</p>	
9am :10 :20 :30 :40 :50	<p>██████████ PerEx, Pro, 4BW check slight open margin # 30 \$202.00 HYG (DOC)</p>	
10am :10 :20 :30 :40 :50	<p>██████████ PerEx, Pro WATCH 1-0 \$138.00 DOC (HYG)</p>	Power Block
11am :10 :20 :30 :40 :50		
12pm :10 :20 :30 :40 :50		
1pm :10 :20 :30 :40 :50	<p>██████████ PerEx, Pro watch # 6 \$138.00 HYG (DOC)</p>	
2pm :10 :20 :30 :40 :50	<p>██████████ PerEx, 4BW, Pro fractured # 4 \$202.00 HARRIS TO TAKE A LOOK LOWER LEFT JJ</p>	Power Block
3pm :10 :20 :30 :40 :50	<p>██████████ PerEx, Pro check for decay \$138.00 HYG (DOC)</p>	
4pm :10 :20 :30 :40 :50	<p>██████████ PerEx, Pro check # 27 M \$138.00 HYG (DOC)</p>	

Daily Appointments

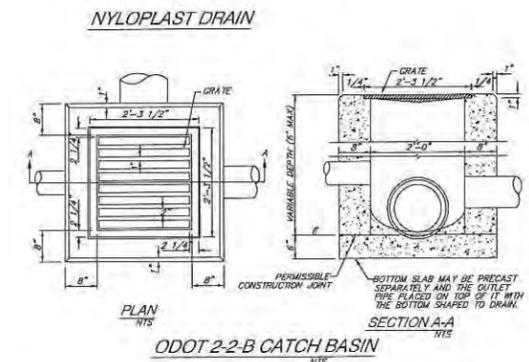
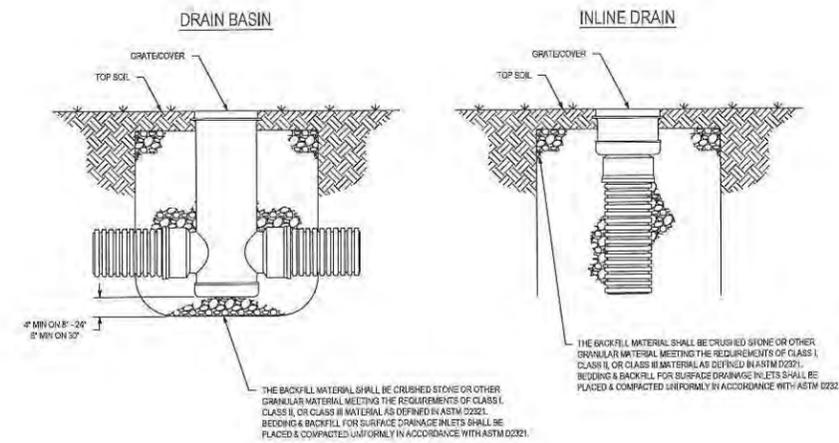
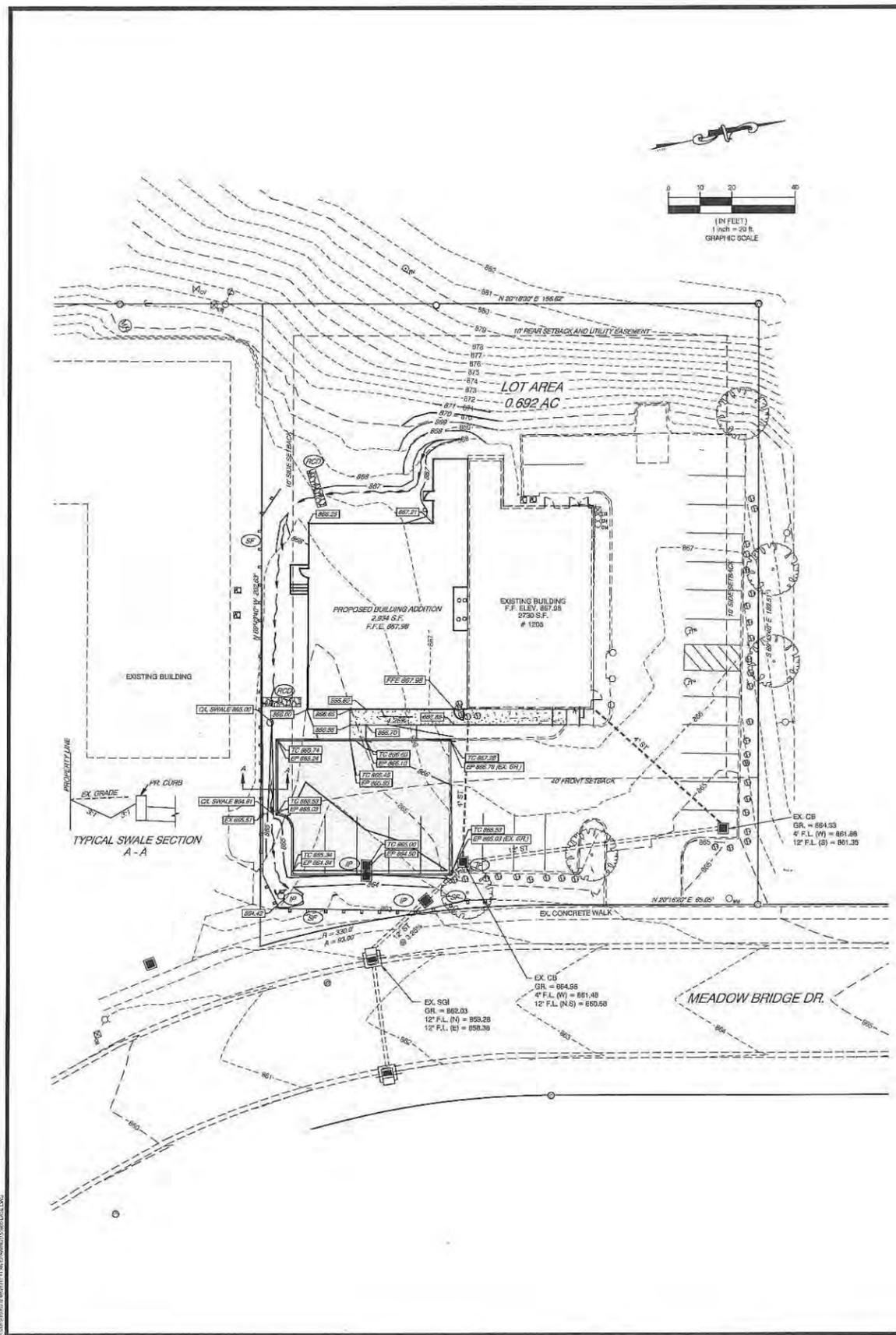
Tuesday 03/29/2016

Hygiene

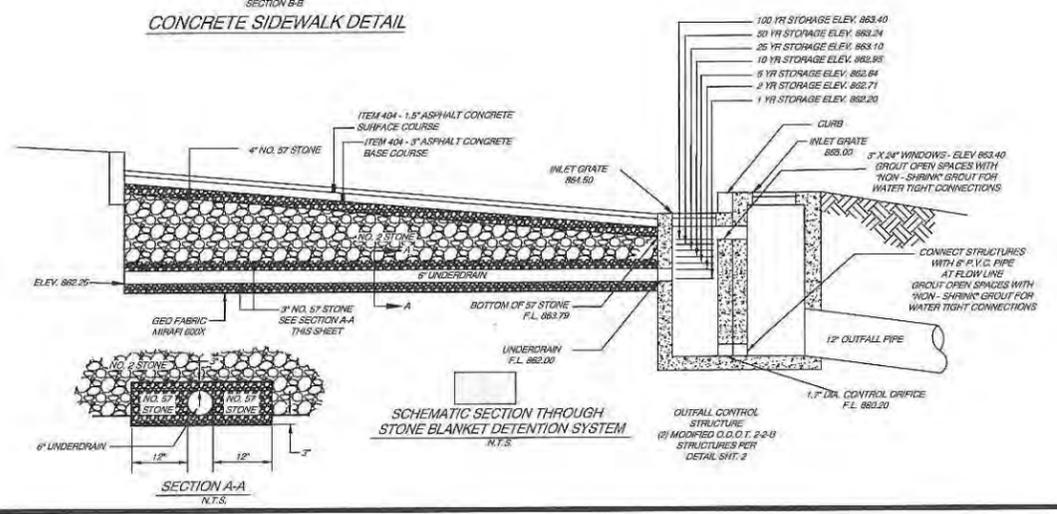
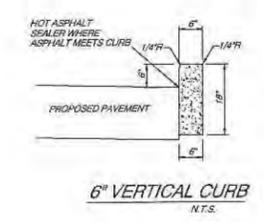
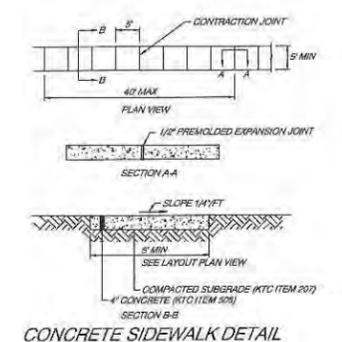
Operator 2

Operator 3

Time	Patient / Procedure	Operator	Room
8am	[REDACTED]		
:10	PerEx, Pro, 4BW		
:20	check # 4 D		
:30	\$202.00		
:40	HYG (DOC)		
:50			
9am	[REDACTED]		
:10	PerEx, Pro		
:20	watch restoration # 32 M		
:30	\$138.00		
:40	HYG (HYG)		
:50			
10am	[REDACTED]		Power Block
:10	PerEx, Pro		
:20	check # 4 15 L 20 F		
:30	\$138.00		
:40	HYG (DOC)		
:50			
11am	[REDACTED]		
:10	PerEx, Pro		
:20	broken clip		
:30	\$138.00		
:40	HYG (DOC)		
:50			
12pm			
:10			
:20			
:30			
:40			
:50			
1pm			
:10			
:20			
:30			
:40			
:50			
2pm			Power Block
:10			
:20			
:30			
:40			
:50			
3pm			
:10			
:20			
:30			
:40			
:50			
4pm	[REDACTED]		
:10	PerEx, Pro		
:20	watch for bulbous gingiva		
:30	\$138.00		
:40	HYG (DOC)		
:50			



S.W.P.P. LEGEND



© 2016 CT CONSULTANTS

STATE OF OHIO
JAMES M. SHUMATE
E-63504
Professional Seal

DRAWING TITLE: GRADING, DRAINAGE AND S.W.P.P. PLAN

PROJECT TITLE: HARRIS DENTAL CENTER
1205 MEADOW BRIDGE DRIVE
BEAVERCREEK
GREENE COUNTY, OHIO

NO.	DATE	BY	DESCRIPTION

SCALE: 1" = 20'

DATE: 11-22-16

DRAWN BY: EODS

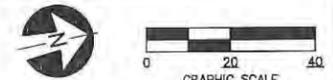
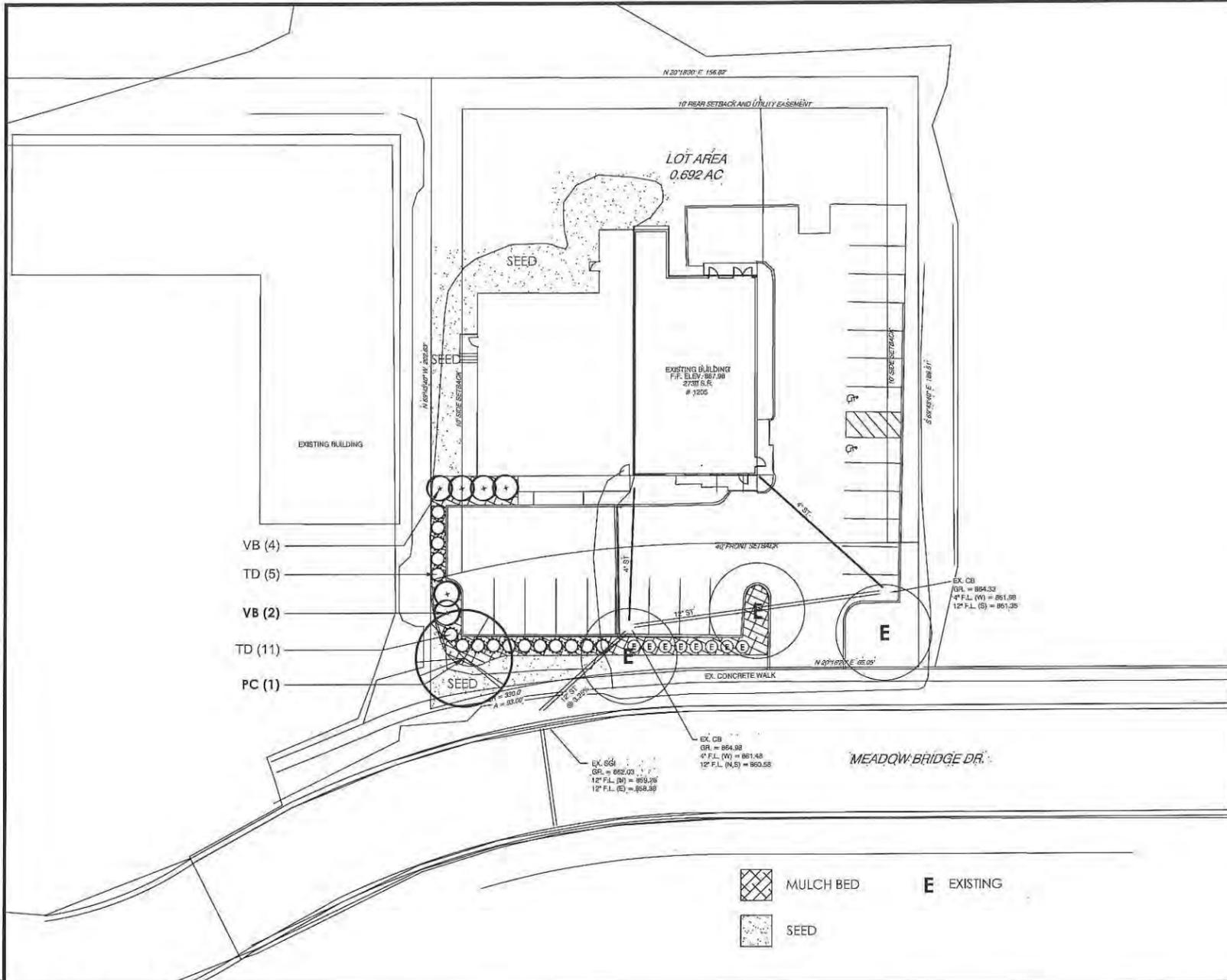
PROJECT MGR: JSHU

PROJ. NO.: 150860

FLAT FILE

DRAWING NO.: C2

SHEET 2 OF 3



2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE
800-362-2764 or 811
OHIO UTILITIES PROTECTION SERVICE

NOTE:
BASE AND/OR SURVEY PROVIDED BY CT CONSULTANTS.
THE SURVEY OR BASE PLAN INFORMATION IS ACCORDING TO THE BEST INFORMATION AVAILABLE. NOTIFY OUPS 48 HOURS PRIOR TO CONSTRUCTION TO FIELD LOCATE UTILITIES.

LOCAL NURSURIES:

BROWN & SONS NURSRIES
11506 N DAYTON GREENVILLE PIKE
BROOKVILLE, OH 45309
937-834-5826

THE SIEBENTHALER COMPANY
2074 BEAVER VALLEY RD
DAYTON, OH 45434
937-427-4110

STUDEBAKER NURSRIES, INC.
11140 MILTON CARLISLE ROAD
NEW CARLISLE, OH 45344
800-845-0584

- LANDSCAPE CONSTRUCTION GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AS REQUIRED FOR PROJECT IMPLEMENTATION. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS APPLICABLE TO THE EXECUTION OF THIS PROJECT. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO LIABILITY FOR THE MISMANAGEMENT OF CONSTRUCTION.
 - CONTRACTOR SHALL KEEP ALL ORIGINAL PERMITS ON-SITE AT ALL TIMES.
 - CONTRACTOR IS RESPONSIBLE FOR BECOMING TOTALLY FAMILIAR WITH THE SITE PRIOR TO CONSTRUCTION OR ESTIMATING.
 - ALL WORK IS TO BE COMPLETED PER DRAWINGS AND SPECIFICATIONS. MINOR VARIATIONS DUE TO SITE DISCREPANCIES WILL BE ACCEPTED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - DIMENSIONS AND QUANTITIES ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE, DETAILS AND ENLARGEMENTS OVER SITE PLANS, AND CALLOUTS OVER KEYS AND SCHEDULES. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL MATERIALS AND SYMBOLS ARE ACCOUNTED FOR AND ARE CONSISTENT WITH MATERIAL SCHEDULES. IF DISCREPANCIES ARE DETECTED IN THESE PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF WATER AND ELECTRICAL HOOKUPS INCLUDING IRRIGATION AND LIGHTING.
 - CONTRACTOR IS TO MAINTAIN ALL EROSION CONTROL DEVICES REQUIRED BY LOCAL AUTHORITIES WITHIN THE PROJECT LIMITS UNTIL PROJECT ACCEPTANCE.
 - THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES AND LIGHTS AT ALL OPEN EXCAVATIONS AS REQUIRED BY THE LOCAL AUTHORITIES.
 - CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ELECTRONIC FILES FOR ASSISTANCE IN FIELD LAYOUT AND CONTROL AVAILABLE FROM TOPOS STUDIO 937-469-4409.
 - CONTRACTOR SHALL CONTACT OHIO UTILITIES PROTECTION SERVICE (OUPS) A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION OPERATIONS. OUPS CAN BE CONTACTED BY DIALING 811, OR 1-800-362-2764.
 - DO NOT REMOVE ANYTHING THAT MAY COMPROMISE EXISTING UTILITIES OR STRUCTURES. IF ANY REMOVALS NOTED ON THE PLAN PUT STRUCTURES, UTILITIES, OR THE PUBLIC AT RISK, CONTACT THE LANDSCAPE ARCHITECT.
 - AFTER PROJECT HAS BEEN AWARDED TO THE CONTRACTOR, THE CONTRACTOR, OWNER, AND LANDSCAPE ARCHITECT SHALL CONDUCT A PRE-CONSTRUCTION MEETING TO ENSURE A CLEAR UNDERSTANDING OF THE INTENDED DESIGN AND IMPLEMENTATION OF THE PROJECT.
 - PROJECT COMPLETION: CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL REVIEW OF THE PROJECT, UPON COMPLETION, WITH THE LANDSCAPE ARCHITECT TO ANSWER QUESTIONS, PROVIDE WRITTEN CARE INSTRUCTIONS FOR NEW PLANTINGS AND TURF, AND ENSURE THAT ALL SPECIFICATIONS HAVE BEEN MET.

- LAYOUT, DIMENSIONING & QUANTITIES**
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND QUANTITIES ON SITE. TOPOS STUDIO ASSUMES NO LIABILITY FOR THE MISMANAGEMENT OF ESTIMATING PRACTICES.
 - WRITTEN DIMENSIONS ARE BASED ON BUILDING FOUNDATION, BACK OF CURB, OR EDGE OF PAVEMENT AND ARE IN FEET.
 - OBJECTS NOTED AS "O.C." (ON CENTER) SHALL BE SPACED ACCORDING TO THE NOTED O.C. DIMENSION.

- SITE PREPARATION AND DEMOLITION**
- CONTRACTOR SHALL REMOVE AND STOCKPILE ALL ITEMS AS NOTED ON PLAN.
 - IF ADDITIONAL REMOVALS ARE NECESSARY FOR PROJECT SUCCESS, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE EXECUTION OF THE ADDITIONAL REMOVALS.
 - ADDITIONAL DO NOT REMOVE ANYTHING THAT MAY COMPROMISE EXISTING UTILITIES OR STRUCTURES. IF ANY REMOVALS NOTED ON THE PLAN PUT STRUCTURES, UTILITIES, OR THE PUBLIC AT RISK, CONTACT THE ENGINEER.

- PLANT BED PREPARATION AND PLANT INSTALLATION**
- ALL PLANTING BEDS SHALL BE PREPARED FOR PLANTS BY REMOVING ALL EXISTING TURF, GRAVEL AND OTHER DEBRIS AND DISPOSING PROHS DEBRIS IN AN ENVIRONMENTALLY RESPONSIBLE MANNER. CONTRACTOR SHALL ADD A MINIMUM OF 2 INCHES OF LEAF MULCH AND ROTO-TILL LEAF MULCH INTO EXISTING TOPSOIL. REMOVE AS MUCH GRAVEL AND OTHER DEBRIS FROM EXISTING TOPSOIL AS POSSIBLE.
 - IF SOIL ANALYSIS REVEALS THE SOIL REQUIRES AMENDMENTS OR REPLACEMENT, CONTRACTOR SHALL FOLLOW ALL SOIL AMENDMENT RECOMMENDATIONS BASED ON THE SOIL ANALYSIS. AN UNSPECIFIED SOIL USE, ONCE SOIL HAS BEEN PROPERLY AMENDED AND PREPARED, CONTRACTOR SHALL NOTIFY THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW OF PLANT STOCK, AND APPROVAL OF BED PREPARATION AND SOIL AMENDMENTS.
 - AFTER OWNER APPROVAL OF PLANT STOCK AND BED PREPARATION CONTRACTOR MAY INSTALL PLANTINGS ACCORDING TO THE STANDARDS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE SPECIFICATIONS FOUND HEREIN.
 - AFTER PLANTS HAVE BEEN PLANT INSTALLED, PRIOR TO MULCH PLACEMENT OR WATERING, CONTRACTOR SHALL PLACE A PRE-EMERGENT HERBICIDE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - AFTER MULCH PLACEMENT AND CLEANUP, CONTRACTOR SHALL THEN WATER PLANTS IN TO ACHIEVE THOROUGH ROOT TO SOIL CONTACT. SEE MULCH NOTES FOR MULCH SPECIFICATIONS.

- MULCH**
- PROVIDE MULCH THAT CONSISTS OF SHREDDED BARK AND SHREDDED WOOD FREE OF SOIL, ROCKS, WEEDS, DEBRIS, RUBBISH, OR ENVIRONMENTALLY HAZARDOUS MATERIALS. WOOD PALETTES, TREATED LUMBER, WOOD CHIPS, AND OTHER TYPES OF NON-ORGANIC MATERIALS ARE NOT AN ACCEPTABLE MULCH MEDIUM. THE LENGTH OF ANY INDIVIDUAL COMPONENTS CANNOT EXCEED 2 INCHES. THIS MAY BE CALLED TRIPLE SHREDDED. ENSURE THAT AT LEAST 75 PERCENT OF THE MULCH CAN PASS THROUGH A 1-INCH SCREEN. LANDSCAPE MULCH MAY CONTAIN UP TO 50 PERCENT SHREDDED WOOD. ENSURE MULCH HAS BEEN AGED AT LEAST ONE YEAR BEFORE INSTALLATION.
 - MULCH COLOR SHALL BE BLACK DYED.
 - MULCH BEDS SHALL BE EDGED AGAINST OTHER TYPES OF GROUND COVER AREAS SUCH AS GRAVEL OR LAWN. LAWN EDGES SHALL BE EDGED USING A SPADE AND LINES SHALL BE CLEARLY DEFINED WHEN FINISHED.
 - SPREAD MULCH IN PLANT BED AREAS WITH A 2 TO 3 INCH LAYER OF LANDSCAPE MULCH UNIFORM IN TEXTURE AND SIZE. DO NOT PLACE MULCH IN DIRECT CONTACT WITH THE TRUNKS OF ANY TREES. RAKE AND SMOOTH ALL PLANTING BEDS UPON COMPLETION OF THE WORK.
- GRAVEL BEDS**
- GRAVEL BEDS SHALL BE EDGED USING AN APPROVED STEEL EDGING ACCORDING TO THE GRAVEL BED CONSTRUCTION & EDGE DETAIL IN THE LANDSCAPE DETAILS. STEEL EDGING SHALL BE PLACED ANYWHERE THAT GRAVEL MEETS A DIFFERENT GROUND COVER. STEEL EDGING IS NOT NECESSARY AGAINST HARDSCAPE OR CONSTRUCTED EDGES SUCH AS CURBS, SIDEWALKS, OR BUILDING FOUNDATIONS. FILTER FABRIC SHALL BE PLACED BETWEEN SOIL AND GRAVEL IN ALL GRAVEL BEDS.

NOTES CONTINUED ON NEXT SHEET...

PLANT MATERIAL SCHEDULE

KEY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	CONDITION
TREES						
PC	SHADE	<i>Pyrus calleryana</i> 'Cleveland Select'	Cleveland Select Flowering Pear	2.5" CAL. MIN	1	B&B
SHRUBS						
TM	EVGR	<i>Taxus x media</i> 'Densiformis'	Dense Yew	24" HGT. MIN	16	#5 CONTAINER
VB	SHRUB	<i>Viburnum burkwoodii</i>	Burkwood Viburnum	24" HGT. MIN	6	#5 CONTAINER

TOPOS
STUDIO

7966 Clio Road
Centerville, OH 45459
937-469-4409

CT Consultants
engineers | architects | planners

201 Chamber Center Drive, First Floor, KY 40117
Phone: 853-523-0544 • Fax: 853-523-0551 • www.ctconsultants.com



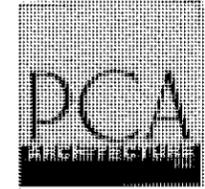
PRELIMINARY
NOT
RELEASED FOR
CONSTRUCTION

LANDSCAPE PLAN
HARRIS DENTAL CENTER
1205 MEADOW BRIDGE DRIVE
BEAVERCREEK
GREENE COUNTY, OHIO

NO.	DATE	BY	DESCRIPTION

SCALE: 11-22-16
DRAWN BY: AC
PROJECT MGR: CP
PROJECT NO.: 150860
FLAT FILE
DRAWING NO.: L-1
SHEET 1 OF 2

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE, P.A.C. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.A.C. COPYRIGHT 1986-2016. PCA ARCHITECTURE, P.A.C. ALL RIGHTS RESERVED.



1641 DIXIE HIGHWAY - SUITE 130
 FT. WRIGHT, KY 41011
 P: 502.431.8512 F: 502.431.8511

CONSTRUCTION NOTES 00000-000

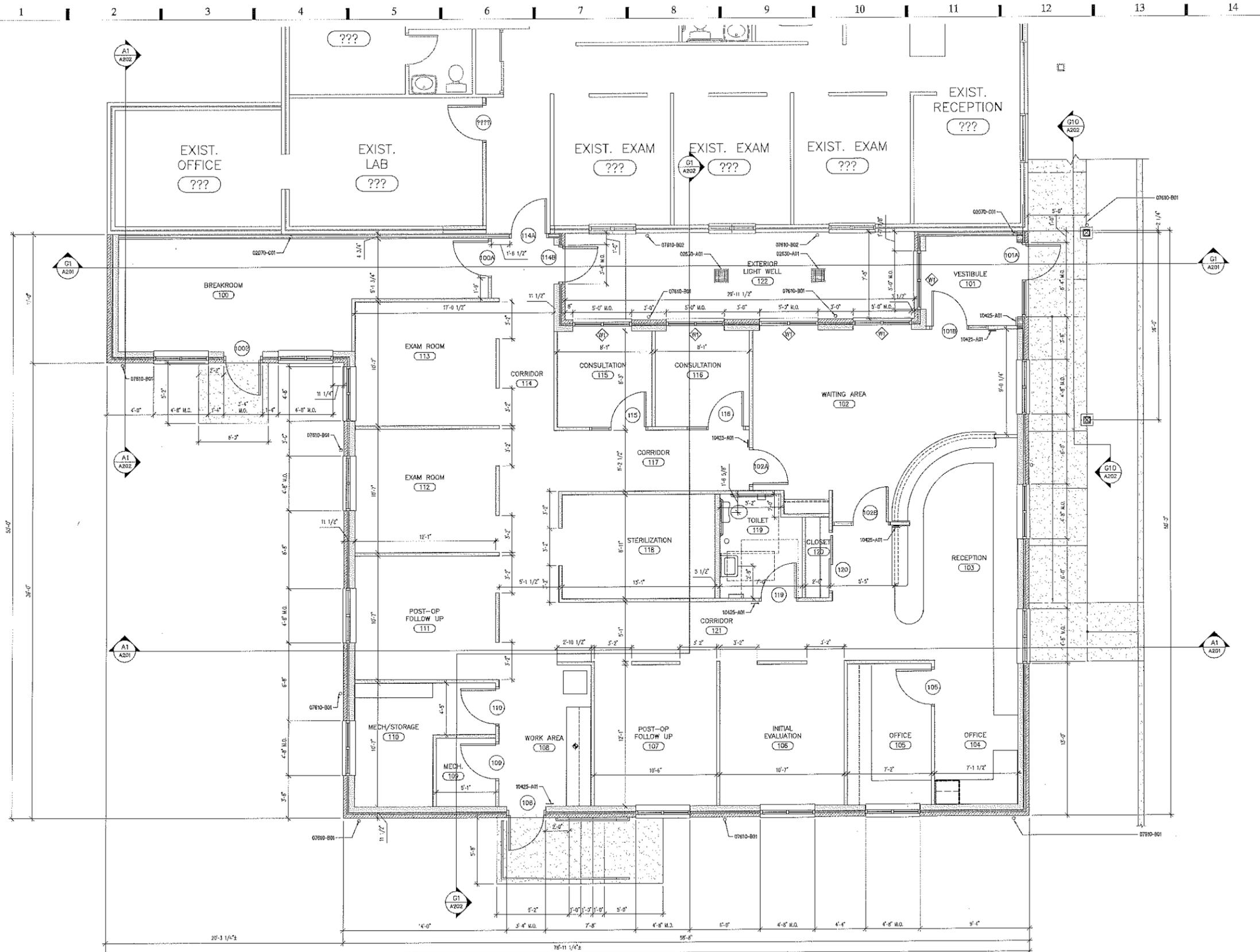
PUD MODIFICATION 2016.11.22

ADDITION
 TO
**HARRIS PERIODONTICS
 & IMPLANT DENTISTRY**
 1205 Meadow Bridge Drive
 Beavercreek, OH 45434

ENLARGED FLOOR PLAN

2016.008

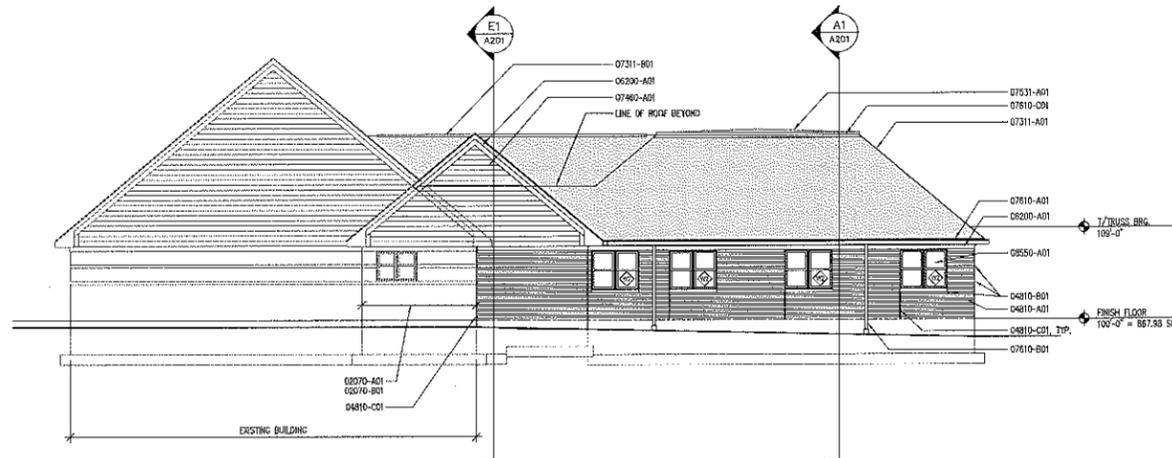
A102



A1 ENLARGED FLOOR PLAN

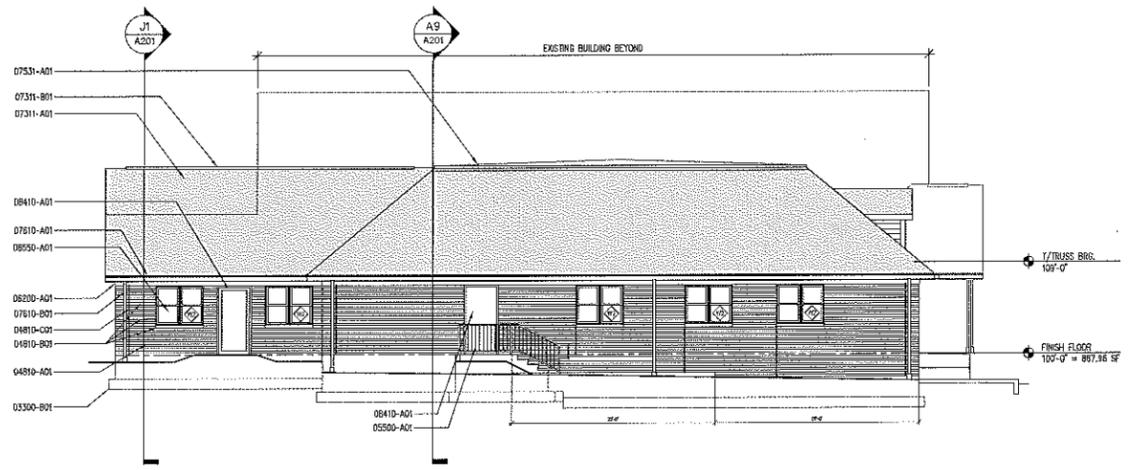
SCALE: 1/4" = 1'-0"

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE, P.A.C. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.A.C. COPYRIGHT 2016. PCA ARCHITECTURE, P.A.C. ALL RIGHTS RESERVED.



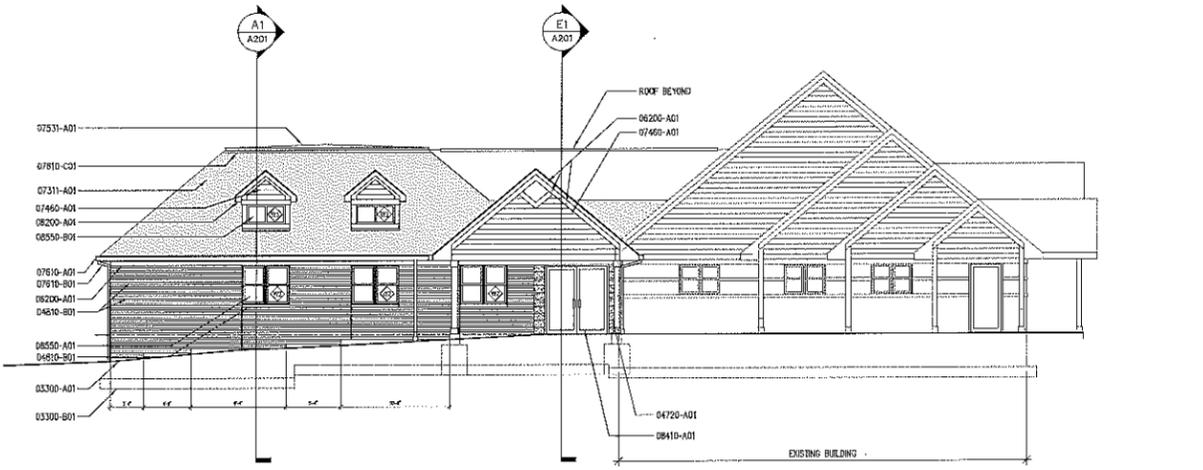
J1 NORTH ELEVATION

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



E1 WEST ELEVATION

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

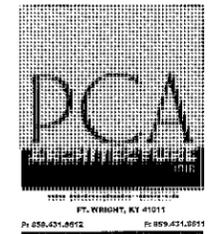


A1 SOUTH ELEVATION

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

CONSTRUCTION NOTES 00000-000

- 02070 SELECTIVE DEMOLITION
- 02070-A01 Remove existing siding as required to install new siding.
- 02070-B01 Remove existing trim as required to install new trim.
- 02070-C01 Remove existing downspout and cap connection to existing storm drainage system.
- 02630 STORM DRAINAGE
- 02630-A01 Yard drain. Tie into storm drainage system.
- 03300 CAST IN PLACE CONCRETE
- 03300-A01 Concrete foundation
- 03300-B01 Concrete footing
- 04720 CAST STONE
- 04720-A01 Architectural precast concrete. Color as selected by the Owner. (RockCast Architectural PreCast or equal)
- 04810 UNIT MASONRY ASSEMBLIES
- 04810-A01 Face brick and mortar to match existing.
- 04810-B01 Rowlock course to match existing - pull 1/2" from face of building.
- 04810-C01 3/8" Expansion joint with backing rod and polyurethane caulking.
- 05500 MISCELLANEOUS METALS
- 05500-A01 Galvanized, primed, and painted metal guard and railings.
- 06200 FINISH CARPENTRY
- 06200-A01 Primed and painted redwood trim
- 06200
- 07311 FIBERGLASS SHINGLES
- 07311-A01 30-year fiberglass dimensional shingle to match existing. Install over Grace Ice & Water Shield.
- 07311-B01 Shingle over ridge vent (Air Vent Inc. or approved equal)
- 07460 SIDING
- 07460-A01 Primed and painted fiber-cement siding. Profile and color to patch existing.
- 07531 EPDM SINGLE-PLY MEMBRANE ROOFING
- 07531-A01 .060 Single-ply EPDM membrane roofing. Provide 20-year complete system warranty.
- 07610 SHEET METAL FLASHING AND TRIM
- 07610-A01 Primed and painted 24 gauge galvanized gutter to match existing.
- 07610-B01 Primed and painted 24 gauge galvanized downspout with support brackets at 4'-0" center to center to match existing. Tie downspouts into underground storm drainage system.
- 07610-B02 Provide new downspout and storm drainage system tie-in at existing gutter. See Drawing Note No. 07610-B01 for additional information.
- 07610-C01 Prefinished 24 gauge metal trim.
- DIVISION 08
- 08100-A01 HOLLOW METAL DOOR AND FRAME
- 08110-A01 Primed and painted hollow metal door and frame.
- 08100-B01 Hollow metal door. Galvanized and insulated at exterior locations.
- 08100-C01 Hollow metal door with insulated, tempered glazing. Door shall be galvanized and insulated at exterior locations.
- 08100-D01 Hollow metal door frame - Galvanized and insulated at exterior locations.
- 08211 FLUSH WOOD DOORS
- 08211-A01 Flush panel, solid core wood birch door - Prime and paint.
- 08211-B01 Full-light wood birch door with tempered glass - Prime and paint.
- 08410 ALUMINUM ENTRANCE AND STOREFRONTS
- 08410-A01 Anodized aluminum, thermally-broken, storefront entrance system with low-e, argon filled, insulated glass. Provide tempered glass where required by governing codes and authorities. Anodized finish as selected by the Owner. (Kawneer 450 or approved equal).
- 08410-B01 Anodized aluminum, thermally-broken, door with low-e, argon filled, insulated glass. Provide tempered glass where required by governing codes and authorities. Anodized finish as selected by the Owner. (Kawneer 450 or approved equal).
- 08410-C01 Anodized aluminum, thermally-broken, storefront window system with low-e, argon filled, insulated glass. Provide tempered glass where required by governing codes and authorities. Anodized finish as selected by the Owner. (Kawneer 450 or approved equal).
- 08550 METAL CLAD WOOD WINDOWS
- 08550-A01 Prefinished aluminum-clad, double-hung, wood window. Provide jamb extenders as required for wall width. Prime and paint interior wood. Provide painted wood trim and stool.
- 08550-B01 Prefinished aluminum-clad, fixed wood window. Provide frosted glass on the interior side of windows (Marvin or approved equal).
- 08800 GLAZING
- 08800-A01 1/2" tempered glass.
- DIVISION 10
- 10425 SIGNAGE
- 10425-A01 8" x 8" ADA compliant sign. See Signage Schedule on Drawing No. G101 for wording.



PUD MODIFICATION 2016.11.22

ADDITION TO
HARRIS PERIODONTICS & IMPLANT DENTISTRY
 1205 Meadow Bridge Drive
 Beavercreek, OH 45434

ELEVATIONS

2016.008

A200

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF PCA ARCHITECTURE, P.S.C. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF PCA ARCHITECTURE, P.S.C. COPYRIGHT 1988-2016. PCA ARCHITECTURE, P.S.C. ALL RIGHTS RESERVED.



H1 SOUTH-EAST CORNER



H4 SOUTH-EAST CORNER



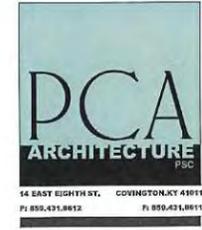
H6 SOUTH ELEVATION



H9 SOUTH ELEVATION



H12 WEST ELEVATION



NOTE:
THESE PHOTOGRAPHS ARE OF THE
EXISTING BUILDING. THE PROPOSED
ADDITION WILL UTILIZE MATERIAL
AND COLORS TO MATCH THE
EXISTING.

PUD MODIFICATION 2016.11.22

ADDITION
TO
HARRIS PERIODONTICS
& IMPLANT DENTISTRY
1205 Meadow Bridge Drive
Beavercreek, OH 45434

EXISTING BUILDING
PHOTOGRAPHS

2016-008

EXIST



A1 WEST ELEVATION



A5 EAST ELEVATION



A10 EAST ELEVATION