

BOARD OF TRUSTEES

Nicholas J. Kelly
Allen M. Freeman
Peter J. Kambelos, MD

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Pierce Township Board of Zoning Appeals Hearing
950 Locust Corner Road
Monday February 28, 2022
5:00 pm.

Agenda

- I. Call to Order: Ryan Holte, BZA Chair
 - II. Roll Call: Ms. Holman _____ Mr. Sander _____ Mr. Holte _____ Mr. Lembke _____ Ms. Spitzmiller _____ Mr. Heyse _____ Mr. Buhr _____
 - III. Pledge of Allegiance
 - IV. Review and Approval of: Hearing Minutes from November 16, 2021. (Correction of condition)
 - V. Review and Approval of: Hearing Minutes from December 20, 2021.
 - VI. **Oath taken by all attendees and staff wishing to speak during these hearings**
 - a. Staff presentation
 - b. Applicant presentation
 - c. Discussion by the Board
 - d. Open public comment
 - e. Motion to close public comment
 - f. Additional discussion by the Board
 - g. Motion to approve/deny/approve with modification(s)
 - VII. New Business (Public Hearings):
 - 1) Case BZA2022-001: An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Automotive Service Facility uses in the General Business District (GB) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct a Jiffy Lube Automotive Service Facility.
 - VIII. Other business:
 - IX. Adjournment
- Next Meeting: as needed

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Board of Zoning Appeals
Meeting Minutes
Case #CUP2021-010
November 16th, 2021

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:30pm, on Tuesday November 16th, 2021, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL

Chair Gregg Gentile called the meeting to order. Board members answering roll call Mr. Robert Sander, Ms. Lynn Holman, Mr. Gregg Gentile, and Mr. John Buhr. Township personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator.

PLEDGE OF ALLEGIANCE

Chair Gregg Gentile led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM OCTOBER 7, 2021 MEETING

Ms. Holman requested a correction be made to the meeting closure section.

OATH TAKEN BY ATTENDEES

Chair Gregg Gentile administered the oath to attendees.

NEW BUSINESS

CASE #CUP2021-010 100 E MAIN STREET

Chair Gregg Gentile opened the continued hearing on case #CUP2021-010 100 E Main Street.

STAFF REPORT FOR CASE #CUP2021-010 100 E MAIN STREET

Mr. McCarthy presented his staff report for BZA case #CUP2021-010. An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Automotive Body Repair uses in the Amelia Suburban Business District (AS) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct a 45' X 56' pole building in the rear yard for use as a body shop, an expansion of the existing body shop use.

PRESENTATION FROM APPLICANT

Mr. Tim Back gave his testimony about why he is requesting a Conditional Use Permit

The board talked the about a driveway to the building, adding slats to the fencing east/west, and landscaping

PUBLIC COMMENT

Mr. Buhr made a motion, seconded by Mr. Sander to open the public hearing on case #CUP2021-010.

Roll call on motion: Mr. Gentile, yea; Mr. Sander, yea; and Mr. Buhr, yea; Ms. Holman, yea.
Motion passes.

None

MOTION

Ms. Holman made a motion, seconded by Mr. Buhr to close the public hearing on case #CUP2021-010.

Roll call on motion: Mr. Gentile, yea; Mr. Sander, yea; and Mr. Buhr, yea; Ms. Holman, yea.
Motion passes.

Mr. Buhr made a motion, seconded by Mr. Sander to approve variance requested for case #CUP2021-010, agreeing with all staff's comments with the addition of slats along both the Eastern and Western fence lines.

Roll call on motion: Mr. Gentile, yea; Mr. Sander, yea; and Mr. Buhr, yea; Ms. Holman, yea.
Motion passes.

ATTESTED;

The foregoing minutes were approved as modified by the Pierce Township Board of Zoning Appeals on February 28, 2022.

Ryan Holte, Chairman

Date

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Board of Zoning Appeals
Meeting Minutes
CASE# VC2021-011
December 20, 2021

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:00pm, on Tuesday December 20, 2021, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL

Acting Chair Ryan Holte called the meeting to order. Board members answering roll call Mr. Ray Lembke, Mr. Fred Heyse, Mr. Bob Sander, Ms. Lynn Holman, Mr. Ryan Holte, and Ms. Linda Spitzmiller. Township personnel who were also present: Ms. Loretta Rokey, Township Administrator.

PLEDGE OF ALLEGIANCE

Acting Chair Ryan Holte led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM AUGUST 10, 2021 MEETING

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the minutes of the August 4, 2021 hearing as presented. Roll call on motion: Mr. Lembke, yea; Mr. Heyse, yea; Mr. Sander, yea; Ms. Holman, yea; Mr. Holte, yea; Ms. Spitzmiller, yea.

APPROVAL OF MINUTES FROM OCTOBER 7, 2021 MEETING

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the minutes of the August 4, 2021 hearing as presented. Roll call on motion: Mr. Lembke, abstain; Mr. Heyse, abstain; Mr. Sander, yea; Ms. Holman, yea; Mr. Holte, yea; Ms. Spitzmiller, yea.

OATH TAKEN BY ATTENDEES

Acting Chair Ryan Holte administered the oath to attendees.

APPOINTMENTS

CHAIR PERSON

Mr. Lembke nominated Mr. Holte (current Vice Chair) to transition to the position of Chair Person. This nomination was seconded by Ms. Holman.

With no other nominations, Mr. Lembke made a motion appoint Mr. Holte to Chair Person. This motion was seconded by Mr. Heyse.

All agreed, motion carried

VICE CHAIR PERSON

Mr. Holte nominated Ms. Holman to the position of Vice Chair. This nomination was seconded by Mr. Lembke.

With no other nominations, Mr. Holte made a motion to appoint Ms. Holman to Vice Chair Person. This motion was seconded by Mr. Lembke.

All agreed, motion carried

NEW BUSINESS

CASE #VC2021-011 3176 JENNY LIND ROAD

Acting Chair Ryan Holte opened the hearing on case #VC2021-011 3176 Jenny Lind Road.

STAFF REPORT FOR CASE #VC2021-011 3176 JENNY LIND ROAD

Ms. Rokey presented a staff report that had been compiled by Mr. Eddie McCarthy (Planning & Zoning Administrator) for BZA case #VC2021-011. An application for one (1) dimensional variance(s), from Pierce Township Zoning Resolution, 4.05-1 "Swimming pools are to be located in the rear yard", to install a 648 sq. ft accessory structure (swimming pool) outside of the rear yard.

PRESENTATION FROM APPLICANT

Mr. Watkins gave his testimony about why he is requesting a dimensional variance to build a swimming pool outside of the rear yard.

The board talked the about any possibility of repositioning the pool on the lot, visibility of the pool from the road, and details of the house.

Mr. Heyse verified that a fence would be included with the pool. Followed by Mr. Lembke, who asked if Mr. Watkins had spoken to his neighbors. Mr. Watkins confirmed he spoke with 3 of the 6 neighbors including the Behymers. Mr. Watkins confirmed that the pool would not be visible to any neighbors. Additionally, Mr. Lembke noted that this case had similarities to prior approved cases in which topological issues required pool construction in the side yard. Lastly, it was noted that the pool was not visible from neighboring properties.

PUBLIC COMMENT

Acting Chair Ryan Holte opened public comments on case #VC2021-011 3176 Jenny Lind Road.

None

MOTION

Mr. Lembke made a motion, seconded by Mr. Heyse to approve the application with the following conditions:

- 1) The applicant must comply with all federal, state, local, and staff conditions and regulations.

All agreed, motion carried

ADJOURNMENT

At 6:30 PM, Mr. Lembke made a motion to adjourn seconded by Mr. Heyse
Roll call on Motion: Roll call on motion: All yeas.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on February 28th, 2022.

Ryan Holte, Chairman

Date

**Pierce Township
Board of Zoning Appeals
February 28, 2022
Case Number: BZA2022-001**

Conditional Use Permit: 1365 SR 125 (Jiffy Lube)

Summary: An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Automotive Service Facility uses in the General Business District (GB) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct a Jiffy Lube Automotive Service Facility.

Owner: A1 Leasing and Sales, LLC

Applicant: Jiffy Lube C/O John Marth

Property Location: 1365 SR 125 Township, Ohio 45102, Parcel #282807A018.

Property Profile:

Acreage: .76 acres

Current Use: Commercial (Auto-washing Facility)

Zoning: General Business District (GB)

Land Use: Business Corridor

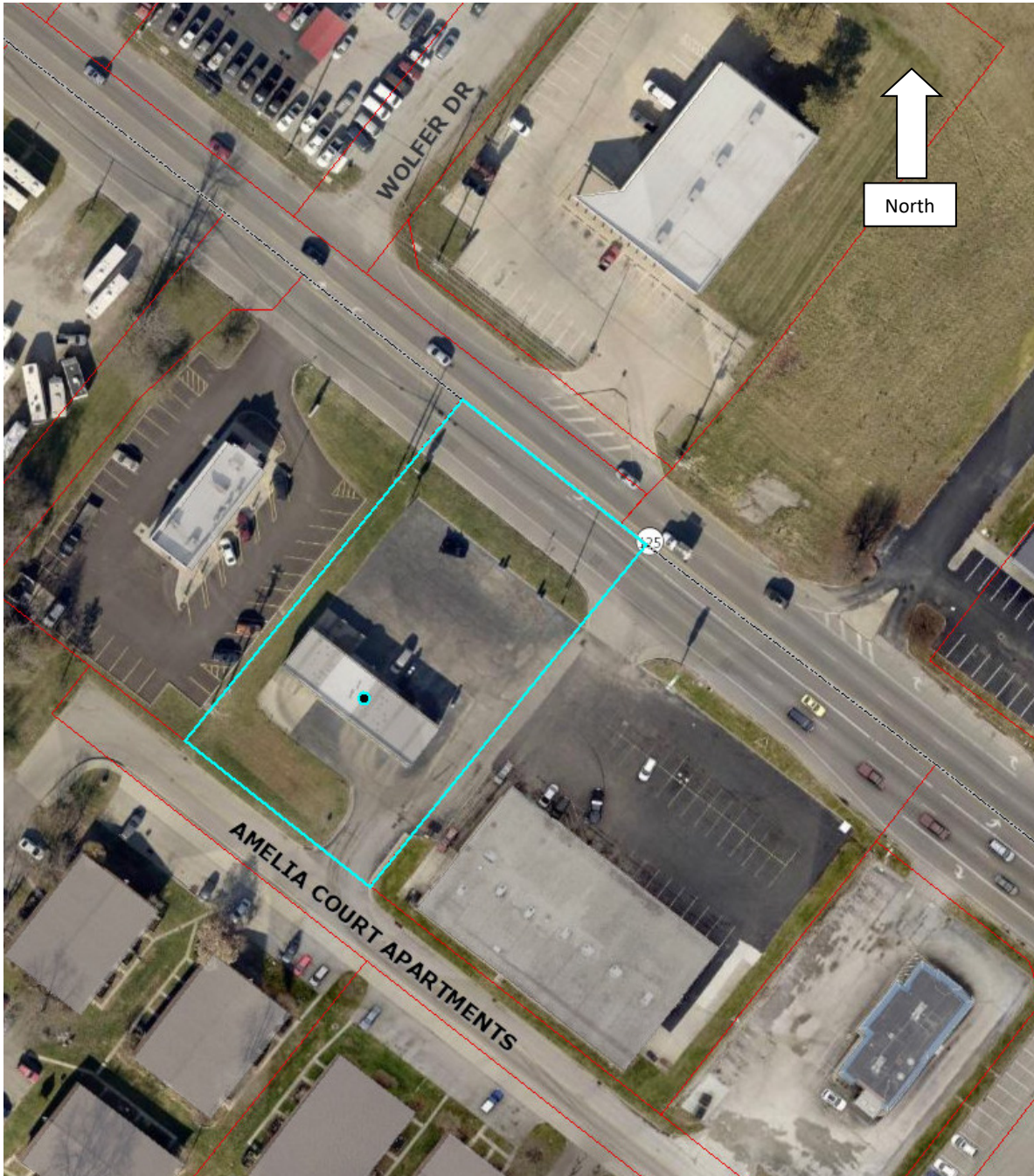
Proposed Structure Use: Automotive Service Facility

Prepared By: Eddie F. McCarthy, Planning and Zoning Administrator

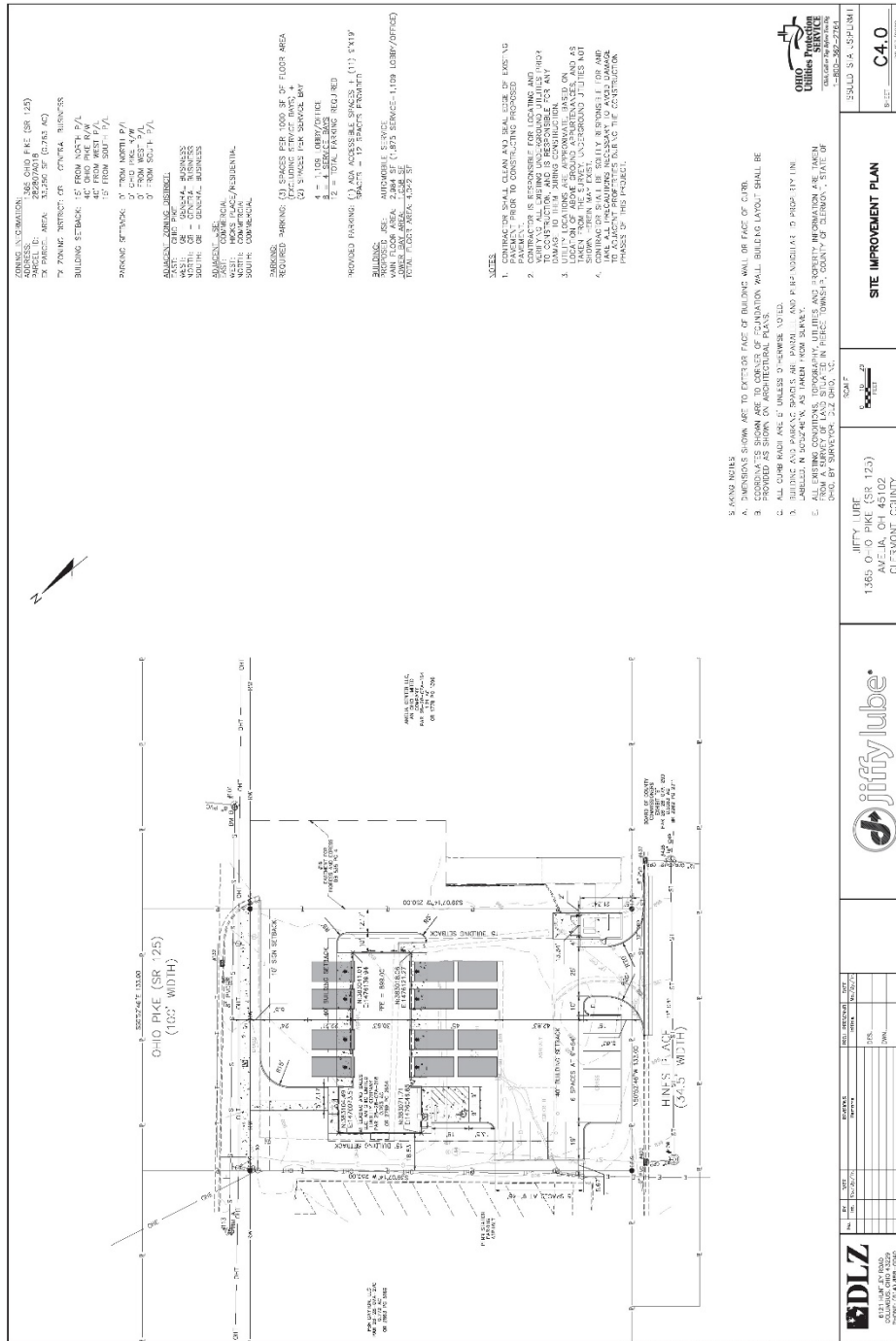
Action Required: The BZA shall make a decision on the variance application in accordance with 3.09: Conditional Use Permits

Pierce Township
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Aerial



Pierce Township
 Board of Zoning Appeals
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ZONING INFORMATION:
 1. ZONING DISTRICT: SR 125 (SR 125)
 2. PARCEL AREA: 33,396 SF (0.765 AC)
 3. TRACT: 285,000 B
 4. ZONING DISTRICT: SR 125 (SR 125)
 5. ZONING DISTRICT: SR 125 (SR 125)
 6. ZONING DISTRICT: SR 125 (SR 125)
 7. ZONING DISTRICT: SR 125 (SR 125)
 8. ZONING DISTRICT: SR 125 (SR 125)
 9. ZONING DISTRICT: SR 125 (SR 125)
 10. ZONING DISTRICT: SR 125 (SR 125)

REQUIRED PARKING (1) SPACES PER 1000 SF OF FLOOR AREA
 1. FROM NORTH SIDE
 2. FROM WEST SIDE
 3. FROM SOUTH SIDE
 4. FROM EAST SIDE

REQUIRED PARKING (1) SPACES PER 1000 SF OF FLOOR AREA
 1. FROM NORTH SIDE
 2. FROM WEST SIDE
 3. FROM SOUTH SIDE
 4. FROM EAST SIDE

REQUIRED PARKING (1) SPACES PER 1000 SF OF FLOOR AREA
 1. FROM NORTH SIDE
 2. FROM WEST SIDE
 3. FROM SOUTH SIDE
 4. FROM EAST SIDE

NOTES:
 1. CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING PAVEMENT PRIOR TO CONSTRUCTING PROPOSED DRIVEWAY.
 2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
 3. UTILITIES LOCATIONS ARE APPROXIMATE, BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 4. ALL MEASUREMENTS NECESSARY TO AVOID DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING THIS PROJECT.

SCALE: AS SHOWN
 NORTH ARROW
 DATE: 02/28/22
 DRAWN BY: JEFFREY L. BROWN
 CHECKED BY: JEFFREY L. BROWN
 PROJECT NO.: 2022-001

				JIFFY LUBE 1365 OLD PIKE (SR 125) AVON, OH 45102 GEIVONT COUNTY		SITE IMPROVEMENT PLAN	
2500 S.R. 125 (SR 125) B-101 B-102		2500 S.R. 125 (SR 125) B-101 B-102		2500 S.R. 125 (SR 125) B-101 B-102		2500 S.R. 125 (SR 125) B-101 B-102	

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Staff has reviewed the proposal (2/23/2022 Plan Set) in accordance with 3.09 D).

- 1) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in the land use tables herein.
Staff Comment: Compliant

- 2) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.
Staff Comment: Staff recommends landscaping along the southern yard ensure that the residential use (Amelia Court Apartments) will be properly buffered.

See 10.05 4) B) In lieu of fence, wall, or earth mound/berm, an applicant may provide a natural buffer of the following:
(i) Eight evergreen trees, planted in an offset manner to provide a solid buffer for every 80 lineal feet of lot line requiring a buffer; and
(ii) Twelve shrubs for 75 lineal feet of lot line requiring a buffer

- 3) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.
Staff Comment: The site will be compliant, per staff's conditions.

- 4) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.
Staff Comment: It is recommended that the applicant provide clarity on the process for disposal of automotive by-products and protocols in place to prevent ground contamination etc.

- 5) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.
Staff Comment: Compliant

**Pierce Township
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- 6) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff Comment: Compliant
- 7) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
Staff Comment: Generally compliant. See 4) above
- 8) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. *Staff Comment: Compliant. The applicant is not proposing a new entrance. Suzanne Ender (ODOT) and Doug Royer (Clermont County Engineer) has been advised of the project. Staff advises that confirmation regarding access be obtained. The applicant has been asked to provide pea hour traffic information.*
- 9) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
Staff Comment: Compliant
- 10) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.
Staff Comment: Sufficient

**Pierce Township
Board of Zoning Appeals
February 28, 2022
Case Number: BZA2022-001**

- 11) Adequate Landscaping and screening is provided, as required under Article 10.
Staff Comment: Sufficient

- 12) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.
Staff Comment: Compliant.

- 13) Any other supplementary requirements as prescribed by the board.
Staff Comment: N/A

Adjacent Uses and Impact

South: Amelia Court Apartments

Impact Analysis: The proposed structure appears to be proposed approximately 140' from the nearest apartment structure. Landscaping/Buffering should provide an aesthetic improvement and help buffer some of the noise generated by the site. (See condition below)

East: Amelia Center Retail Center

Impact Analysis: The impact anticipated to the Amelia Center pertains primarily to the existing drive entrance on SR 125. Utilizing this entrance as a shared ingress/egress is advisable.

North: Vacant Thrift Store

Impact Analysis: The proposed structure will not adversely impact the properties to the North.

West: Penn Station Restaurant

Impact Analysis: No impact anticipated. A stub linkage to this site is advisable to aid in reducing traffic volumes on SR 125.

**Pierce Township
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Staff Recommendation and Board of Zoning Appeals Decision:

Staff recommends that the Board of Zoning Appeals consider approval of the application in accordance with 3.09: Conditional Use Permit, contingent upon the following:

1. Rear yard must comply with 10.05 4) B) In lieu of fence, wall, or earth mound/berm, an applicant may provide a natural buffer of the following:
 - (i) Eight evergreen trees, planted in an offset manner to provide a solid buffer for every 80 lineal feet of lot line requiring a buffer; and
 - (ii) Twelve shrubs for 75 lineal feet of lot line requiring a buffer
2. Confirmation from the Clermont County Engineer and/or ODOT that the access is sufficient.
3. Front yard plantings; 3 canopy trees with 1.5” caliper minimum.
4. A 24’ wide cross access easement to be provided connecting the western (Penn Station parking lot) to the subject site. (Shapefile to be provided to staff).
5. The applicant must comply with all federal, state and local regulations.

**Pierce Township
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Determination(s):

C) Conditional Use Permit Procedure.

1) Step 1 – Application

(a) The Board of Zoning Appeals shall hold a public hearing within a reasonable time after the receipt of the application.

2) Step 2 – Public Hearing

(a) Before holding the public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation within the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Conditional Use.

(b) Before holding the public hearing, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals or designee, by first class mail, at least ten (10) days before the day of the hearing to the parties in interest including the owners of property contiguous to and directly across the street from the applicant's property. The applicant shall provide a list of such property owners and one set of pre-addressed, letter size envelopes, provided with sufficient postage, which shall be used by the Board of Zoning Appeals' Secretary to notify property owners. The notice shall contain the same information as required of notices published in newspapers.

3) Step 3 - Decision

(a) Within a reasonable time after the hearing, the Board of Zoning Appeals shall either approve, approve with supplementary conditions, or disapprove the application as presented. If the Board of Zoning Appeals disapproves the application the applicant may seek relief through the Court of Common Pleas.

D) General Standards Applicable to Consideration of Conditional Use Permit Applications.

In reviewing the applications for conditional use permits, the Board of Zoning Appeals shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

Pierce Township
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February 28, 2022
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- 14) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in land use Table 19.02-01 and Table 19.04-01 herein.
- 15) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.
- 16) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.
- 17) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.
- 18) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.
- 19) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- 20) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- 21) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- 22) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 23) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.
- 24) Adequate Landscaping and screening is provided, as required under Article 10.
- 25) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.
- 26) Any other supplementary requirements as prescribed by the board.

**Pierce Township
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E) Expiration of Conditional Uses.

1) A Conditional Use Permit shall be deemed to authorize only one particular Conditional Use. The Conditional Use Permit shall automatically expire if, for any reason, the Conditional Use shall cease for more than six (6) continuous months, or construction is not initiated within six (6) months from the date of approval.

2) Once a conditional use expires, the owner or applicant must reapply for a new conditional use permit consistent with the procedure and standards provided for in this Article.

BOARD OF TRUSTEES
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PIERCE TOWNSHIP ZONING OFFICE

Conditional Use
Permit (CUP)

Application No. BZA 2022-001

\$400.00 fee filed
With Zoning Inspector

On 01/25/2022
CH 237638

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. Jiffy Lube C/O John Marth (representing Guggenheim Development Services, LLC)
Name

3000 Internet Blvd, Suite 570, Frisco, TX 75034

(214) 782-4013

Address

Phone Number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Conditional Use Permit (CUP) for:

The parcel located at 1365 State Route 125 (PID 282807A018)

Existing automotive washing facility structure will be demolished and replaced with a

new automotive service facility (oil change establishment)

2. Applicant is John Marth (representing Guggenheim Development Services, LLC)
Capacity in which you appear

Of the property which is the subject of this appeal. Such property is located on the South
North, South, East, West

Side of State Route 125 and is known as No. 511
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

0.763 acre tract, part of Baylor's Military Survey No. 511 (Virginia Military Survey)

3. Statement/Narrative as it pertains to Article 3.09 of the Zoning Resolution indicating the applicant's position as to why this CUP may be granted: _____

The existing business on this parcel is an automotive oriented use providing car wash services. The proposed project is another automotive oriented business performing oil changes and other light vehicle maintenance. Surrounding properties are mostly commercial with multi-family to the southwest across Hicks Place. Jiffy Lube operates during normal business hours from 8-6. All business is conducted indoors thereby reducing noise levels and odors. Jiffy Lube does not utilize parking lot lights unless required therefore light levels on the property will be at a minimum and not disturb adjoining property.

4. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property:

Owner: Autozone Development Corporation
Location: 1362 State Route 125
Mailing: Autozone #1722
C/O Prop Mgmt Dept 8088
PO Box 2198
Memphis TN 38101

Owner: PSR Dayton LLC
Location: 1363 State Route 125
Mailing: PSR Dayton LLC
8280 Montgomery Road
Suite 306
Cincinnati, OH 45236

Owner: Board Of County Commissioners
Of Clermont County
Location: State Route 125
Mailing: Board Of County Commissioners
Of Clermont County
101 East Main Street
Batavia Oh 45103

Owner : 13 Amelia Olive Branch LLC
Location: 13 Amelia Olive Branch Rd
Mailing: 13 Amelia Olive Branch LLC
1219 State Route 28
Milford OH 45150

Owner: Amelia Apartments LLC
Location: 1381 State Route 125
Mailing: Amelia Apartments LLC
1381 West Ohio Pike
Amelia OH 45102

Owner: Amelia Center LLC
Location: 1369 State Route 125
Mailing: Amelia Center LLC
1644 E Kemper Road Suite 1
Cincinnati OH 45246

5. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes _____ No X if yes, please explain: _____

6. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes _____ No X if yes, what are they?

7. Is there any petition pending to change the zoning regulations affecting these premises?

Yes _____ No X proposed change. _____

8. Has any previous application or appeal been filed in connection with these premises?

Yes _____ No X if yes, when? _____

9. Attach a plot layout, floor plan and or architectural drawings as necessary drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

10. Submit nine (9) copies of the foregoing materials to the Pierce Township Planning and Zoning Office.

11. As owner(s) of the property located at 1365 State Route 125, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are relate to the application filed with the Board of Zoning Appeals.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

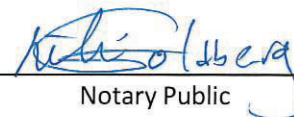
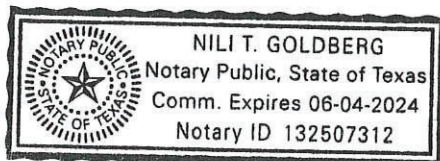


Owner

Subscribed and sworn to be me this 10th day of January

2022.

My commission expires 06-04-2024, 2024.


Notary Public

ALTA/NSPS LAND TITLE SURVEY

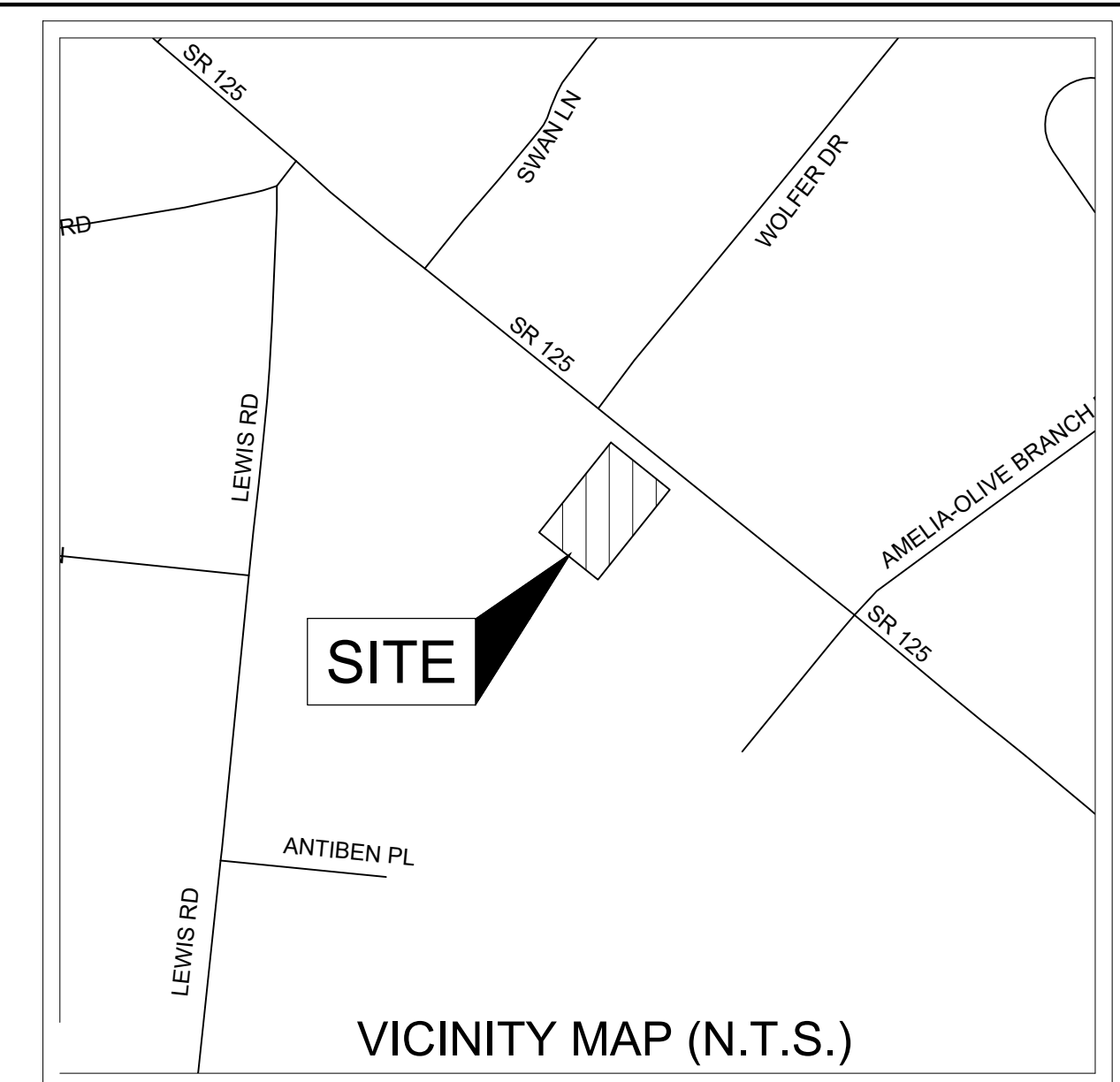
1365 STATE ROUTE 125, AMELIA, OHIO 45102

0.763 ACRES

PART OF BAYLOR'S MILITARY SURVEY

NO. 511 (VIRGINIA MILITARY SURVEY)

PIERCE TOWNSHIP, CLERMONT COUNTY, STATE OF OHIO



NOTES PER TITLE COMMITMENT:
THE FOLLOWING ITEM NUMBERS ARE PER SCHEDULE B - PART II (EXCEPTIONS) OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER C21100028 WITH AN EFFECTIVE DATE OF OCTOBER 20, 2021 AT 6:00 AM. ENCUMBRANCES RECORDED AFTER THIS DATE ARE NOT SHOWN ON THIS SURVEY.

ITEM 15 - RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD NOVEMBER 15, 1996, IN OR VOLUME 838, PAGE 4, OF THE CLERMONT COUNTY, OHIO RECORDS. ADJACENT TO SUBJECT PARCEL AND SHOWN HEREON.

ITEM 16 - RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD NOVEMBER 15, 1996, IN OR VOLUME 838, PAGE 4, OF THE CLERMONT COUNTY, OHIO RECORDS. ADJACENT TO SUBJECT PARCEL AND SHOWN HEREON.

ZONING INFORMATION:
ADDRESS: 1365 OHIO PIKE (SR 125)
PARCEL ID: 28-28-07A-018
EX PARCEL AREA: 33,250 SF (0.763 AC)

EX ZONING DISTRICT: GB - GENERAL BUSINESS

BUILDING SETBACK: 15' FROM NORTH P/L
40' OHIO PIKE R/W
40' FROM WEST P/L
15' FROM SOUTH P/L

PARKING SETBACK: 0' FROM NORTH P/L
0' OHIO PIKE R/W
0' FROM WEST P/L
0' FROM SOUTH P/L

ADJACENT ZONING DISTRICT:
EAST: OHIO PIKE
WEST: GB - GENERAL BUSINESS
NORTH: GB - GENERAL BUSINESS
SOUTH: GB - GENERAL BUSINESS

ADJACENT USE:
EAST: COMMERCIAL
WEST: HICKS PLACE/RESIDENTIAL
NORTH: COMMERCIAL
SOUTH: COMMERCIAL

PARKING:
REQUIRED PARKING:
(3) SPACES PER 1000 SF OF FLOOR AREA (EXCLUDING SERVICE BAYS) + (2) SPACES PER SERVICE BAY

4 = 1,109 LOBBY/OFFICE
8 = 4 SERVICE BAYS
12 = TOTAL PARKING REQUIRED

PROVIDED PARKING:
(1) ADA ACCESSIBLE SPACES + (11) 9'X19' SPACES = 12 SPACES PROVIDED

BUILDING:
PROPOSED USE: AUTOMOBILE SERVICE
MAIN FLOOR AREA: 2,984 SF (1,875 SERVICE+1,109 LOBBY/OFFICE)
LOWER BAY AREA: 1,058 SF
TOTAL FLOOR AREA: 4,042 SF

STORM AND SANITARY INVERT INFORMATION:

#101 (SANITARY MANHOLE)
RIM EL=897.86
INV 8" PVC NW (TO #113)=891.23
INV 8" PVC NE=891.16
OFF JOB SITE

#113 (SANITARY MANHOLE)
RIM EL=902.20
INV 8" PVC SE (TO #101)=895.55

#132 (CURB INLET)
RIM EL=898.93

#404 (CURB INLET)
RIM EL=896.79
INV 12" CPP E (TO #507)=893.49
INV 12" CPP SE (TO #437)=893.44
INV 8" PVC NW=893.64

#423 (CURB INLET)
RIM EL=898.94
INV 6" PVC NW=895.84
INV 8" PVC NE=897.19
297 WATER SEPARATOR
INV 12" CPP SW (TO #429)=895.69

#429 (STORM MANHOLE)
RIM EL=899.34
INV 12" CPP NE (TO #423)=894.84
INV 12" CPP SE (TO #436)=894.79

#436 (STORM MANHOLE)
RIM EL=895.52
INV 12" CPP NW (TO #429)=890.67
INV 12" CPP NE (TO #437)=890.67
INV 18" CMP SE=890.32
OFF JOB SITE
INV 12" CPP SW=892.22
OFF JOB SITE

#437 (CURB INLET)
RIM EL=895.19
INV 12" CPP NW (TO #404)=891.94
INV 6" PVC NW=892.19
TOE DRAIN
INV 12" CPP SW (TO #436)=891.79

#507 (SQUARE CATCH BASIN)
RIM EL=897.39
INV 12" CPP W (TO #404)=894.49

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39025C0240 G, WITH AN EFFECTIVE DATE OF MARCH 16, 2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTERLINE OF OHIO PIKE (STATE ROUTE 125) WITH A BEARING OF SOUTH 50° 52' 46" EAST, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN OCTOBER, 2021 AND ARE BASED THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011).

SEWER AND UTILITY NOTES

SUBSURFACE UTILITIES SHOWN ARE BASED UPON PHYSICAL MARKINGS PROVIDED BY INDIVIDUAL UTILITY OWNERS PURSUANT TO A LOCATE REQUEST MADE TO THE OHIO UTILITIES PROTECTION SERVICE (OUPS) ON 10/18/2021, AND FILED AS TICKET NUMBER B129101246-00B.

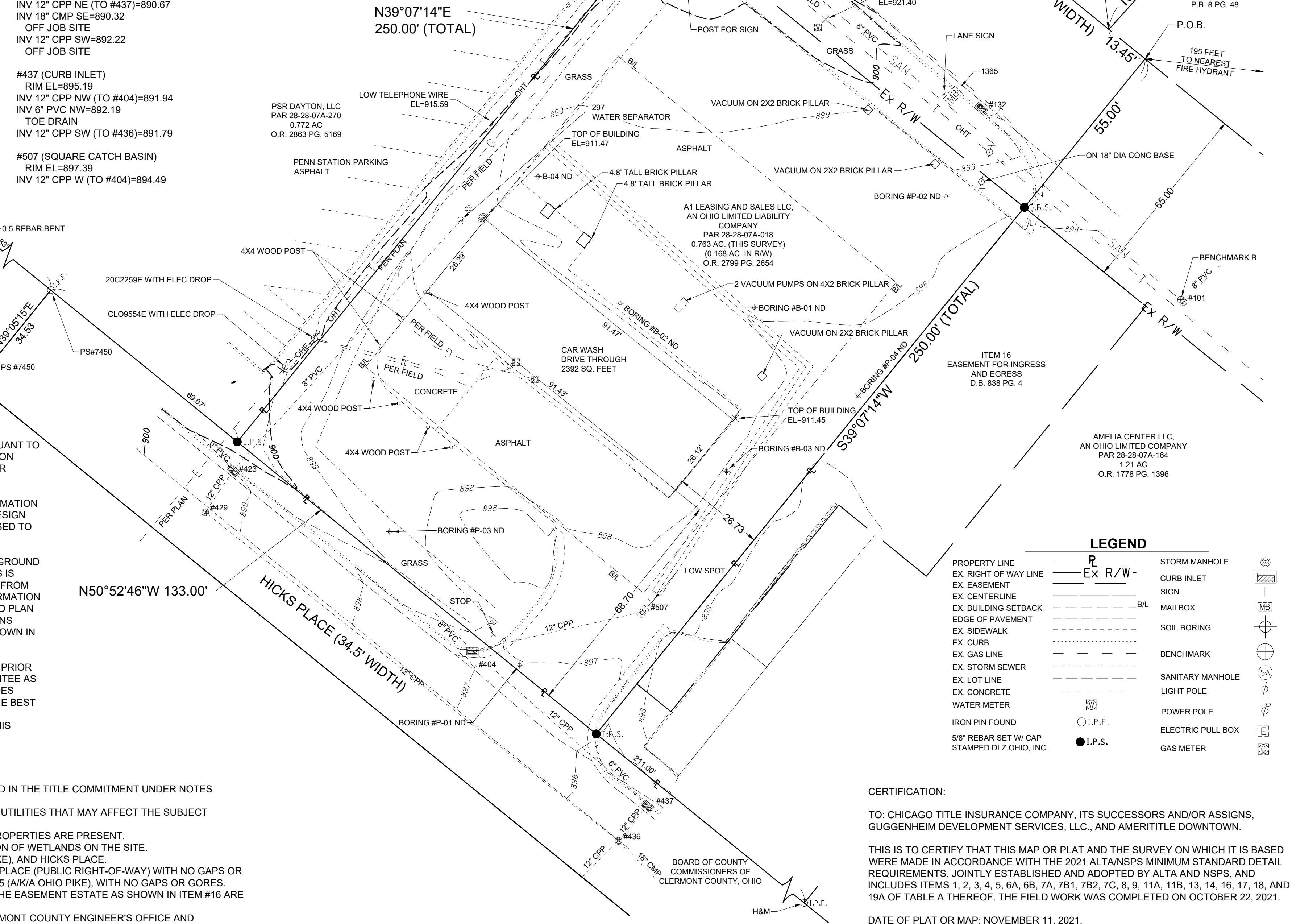
WHERE LINES WERE NOT PHYSICALLY MARKED, PLAN INFORMATION RECEIVED FROM UTILITY OWNERS IN RESPONSE TO OUPS DESIGN TICKET NUMBER B129101242-00B FILED ON 10/18/2021 WAS USED TO SUPPLEMENT FIELD EVIDENCE.

DRAINAGE AND SANITARY STRUCTURES WERE LOCATED AT GROUND LEVEL ONLY. INVERT INFORMATION FOR THESE STRUCTURES IS BASED ON ABOVE GROUND FIELD MEASUREMENTS AND NOT FROM ACTUALLY ENTERING THE STRUCTURES. CONNECTION INFORMATION IS BASED ON FIELD JUDGEMENTS AND VERIFIED BY PROVIDED PLAN INFORMATION IF POSSIBLE. WHERE STRUCTURE CONNECTIONS WERE NOT KNOWN OR WERE UNOBTAINABLE, A "STUB" IS SHOWN IN THE DIRECTION OF THE VISIBLE PIPE.

ALL SUBSURFACE INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE UTILITY DATA AS SHOWN, BUT DOES CERTIFY THAT THE INFORMATION SHOWN IS CORRECT TO THE BEST OF THEIR KNOWLEDGE BASED ON FIELD EVIDENCE AND THE INFORMATION AVAILABLE AT THE TIME OF SUBMISSION OF THIS DRAWING.

GENERAL NOTES:

- THIS SURVEY REPRESENTS ALL THE EASEMENTS LISTED IN THE TITLE COMMITMENT UNDER NOTES ABOVE THAT MAY AFFECT THE SUBJECT PARCEL.
- THIS SURVEY MAY NOT SHOW ALL THE UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
- NO PARTY WALLS WITH THE RESPECT TO ADJOINING PROPERTIES ARE PRESENT.
- THERE IS NO OBSERVED EVIDENCE OF ANY DELINEATION OF WETLANDS ON THE SITE.
- SUBJECT PREMISES ABUTS STATE ROUTE 125 (OHIO PIKE), AND HICKS PLACE.
- SUBJECT PREMISES HAS (A) DIRECT ACCESS TO HICKS PLACE (PUBLIC RIGHT-OF-WAY) WITH NO GAPS OR GORES, AND (B) INDIRECT ACCESS TO STATE ROUTE 125 (A/K/A OHIO PIKE), WITH NO GAPS OR GORES.
- FEE SIMPLE ESTATE OF THE SUBJECT PREMISES AND THE EASEMENT ESTATE AS SHOWN IN ITEM #16 ARE CONTIGUOUS WITH NO GAPS OR GORES.
- ALL RECORD INFORMATION OBTAINED FROM THE CLERMONT COUNTY ENGINEER'S OFFICE AND CLERMONT COUNTY RECORDER'S OFFICE.
PERTINENT DOCUMENTS:
PREVIOUS SURVEYS
RECORDED DEEDS AS SHOWN ON SURVEY
- NO OBSERVABLE PARKING SPACES AT TIME OF SURVEY
NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY.
- THE BOUNDARY DIMENSIONS OF THE SUBJECT PARCEL FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FEET WITH NO GAPS OR GORES.



BENCHMARKS (NAVD 88 VERTICAL DATUM):

BENCHMARK "A", ELEV. = 901.13
"X" ON THE WEST OF THE RIM OF THE SANITARY MANHOLE BETWEEN PENN STATION AND CAR WASH

BENCHMARK "B", ELEV. = 897.85
"X" ON THE NORTH OF THE RIM OF THE SANITARY MANHOLE SOUTH OF THE DRIVE TO THE CARWASH

LEGEND

PROPERTY LINE	— P —	STORM MANHOLE	⊙
EX. RIGHT OF WAY LINE	— Ex R/W —	CURB INLET	⊞
EX. EASEMENT	---	SIGN	⊞
EX. CENTERLINE	---	MAILBOX	⊞
EX. BUILDING SETBACK	---	SOIL BORING	⊞
EDGE OF PAVEMENT	---	BENCHMARK	⊕
EX. SIDEWALK	---	SANITARY MANHOLE	⊞
EX. CURB	---	LIGHT POLE	⊞
EX. GAS LINE	---	POWER POLE	⊞
EX. STORM SEWER	---	ELECTRIC PULL BOX	⊞
EX. LOT LINE	---	GAS METER	⊞
EX. CONCRETE	---		
WATER METER	⊞		
IRON PIN FOUND	⊞		
5/8" REBAR SET W/ CAP	⊞		
STAMPED DLZ OHIO, INC.	⊞		

CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, GUGGENHEIM DEVELOPMENT SERVICES, LLC., AND AMERTITLE DOWNTOWN.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7B2, 7C, 8, 9, 11A, 11B, 13, 14, 16, 17, 18, AND 19A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2021.

DATE OF PLAT OR MAP: NOVEMBER 11, 2021.

DLZ CORPORATION, INC.

PRELIMINARY

JOEL D. DOUGLAS, P.S. DATE
S-8563

SCHEDULE "A" LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF CLERMONT IN THE STATE OF OHIO AND IN THE TOWNSHIP OF PIERCE: SITUATED IN BAYLOR'S MILITARY SURVEY NO. 511, PIERCE TOWNSHIP, CLERMONT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF STATE ROUTE 125 (OHIO PIKE), SOUTH 52 DEG. 30' 00" EAST, A DISTANCE OF 894.00 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF LEWIS ROAD;

THENCE FROM THE PLACE OF BEGINNING, CONTINUING WITH SAID CENTERLINE OF STATE ROUTE 125 (OHIO PIKE), SOUTH 52 DEG. 30' 00" EAST, A DISTANCE OF 133.00 FEET;

THENCE SOUTH 37 DEG. 30' 00" WEST, PASSING AN EXISTING IRON PIN AT 55.00 FEET, A TOTAL DISTANCE OF 250.00 FEET TO AN IRON PIN;

THENCE NORTH 52 DEG. 30' 00" WEST, A DISTANCE OF 133.00 FEET TO AN IRON PIN;

THENCE NORTH 37 DEG. 30' 00" EAST, PASSING AN IRON PIN AT 195.00 FEET, A TOTAL DISTANCE OF 250.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.763 ACRES. BASED ON A SURVEY BY RICHARD J. BRAUSCH, REG. NO. 6678, DATED SEPTEMBER 1995.

DESCRIPTION THIS SURVEY:

SITUATED IN THE STATE OF OHIO, COUNTY OF CLERMONT, TOWNSHIP OF PIERCE, AND PART OF BAYLOR'S MILITARY SURVEY NO 511 (VIRGINIA MILITARY SURVEY), BEING A 0.763 ACRE TRACT CONVEYED TO A1 LEASING AND SALES LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 2799, PAGE 2654 (ALL DOCUMENT REFERENCES BEING FROM THE CLERMONT COUNTY RECORDERS OFFICE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWESTERLY CORNER OF LOT 46 OF THE EDGAR H. FISCUS FARM SUBDIVISION REPLAT OF LOT 44 AND 45 OF EDGAR H. FISCUS FARM SUBDIVISION, SHOWN IN PLAT BOOK 8 PAGE 48, ON THE CENTERLINE OF OHIO PIKE (STATE ROUTE 125) (100 FEET IN WIDTH), BEING REFERENCED BY A 5/8 INCH REBAR FOUND WITH AN UNREADABLE CAP BEARING NORTH 42° 15' 04" EAST A DISTANCE OF 47.42 FEET;

THENCE SOUTH 50° 52' 46" EAST A DISTANCE OF 13.45 FEET, ON THE CENTERLINE OF SAID OHIO PIKE, TO A POINT AT THE CORNER COMMON TO THE 0.763 ACRE TRACT AND A 1.21 ACRE TRACT CONVEYED TO AMELIA CENTER LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 1778, PAGE 1396, AND THE TRUE POINT OF BEGINNING OF THE TRACT HERE IN DESCRIBED:

THENCE SOUTH 39° 07' 14" WEST A DISTANCE OF 250.00 FEET, ALONG THE LINE COMMON TO THE 0.763 AND 1.21 ACRE TRACTS, TO A 5/8 INCH REBAR SET (PASSING A 5/8 INCH REBAR SET AT 55.00 FEET ON THE SOUTHERLY RIGHT OF WAY LINE OF OHIO PIKE) ON THE NORTH LINE OF A 0.5983 ACRE TRACT CONVEYED TO BOARD OF COUNTY COMMISSIONERS OF CLERMONT COUNTY, OHIO, BY DEED OF RECORD IN DEED BOOK 2262 PAGE 2305.

THENCE NORTH 50° 52' 46" WEST A DISTANCE OF 133.00 FEET, ALONG THE LINE COMMON TO THE 0.763 AND 0.5983 ACRE TRACTS, TO A 5/8 INCH REBAR SET ON THE CORNER COMMON TO THE 0.763 ACRE TRACT AND A 0.772 ACRE TRACT CONVEYED TO PSR DAYTON, LLC BY DEED OF RECORD IN OFFICIAL RECORD 2863, PAGE 5169;

THENCE NORTH 39° 07' 14" EAST A DISTANCE OF 250.00 FEET, ALONG THE LINE COMMON TO THE 0.763 AND 0.772 ACRE TRACTS, TO A POINT ON THE CENTERLINE OF OHIO PIKE AND THE CORNER COMMON TO SAID 0.763 AND 0.772 ACRE TRACTS (PASSING A 5/8 INCH REBAR SET AT 195.00 FEET ON THE SOUTHERLY RIGHT OF WAY LINE OF OHIO PIKE);

THENCE SOUTH 50° 52' 46" EAST A DISTANCE OF 133.00 FEET, ON THE CENTERLINE OF OHIO PIKE, TO THE TRUE POINT OF BEGINNING, CONTAINING 0.763 ACRES, MORE OR LESS, OF WHICH THE PRESENT ROAD OCCUPIES 0.168 ACRES.

WHERE DESCRIBED, ALL 5/8 INCH REBAR SET ARE 30 INCHES LONG WITH A PLASTIC YELLOW CAP STAMPED "DLZ OHIO, INC."

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE CENTERLINE OF OHIO PIKE (STATE ROUTE 125) WITH A BEARING OF SOUTH 50° 52' 46" EAST, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN OCTOBER, 2021 AND ARE BASED THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011).

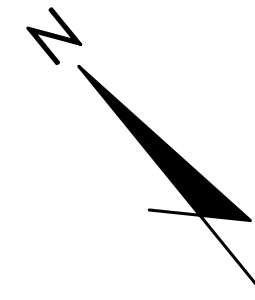
THE ABOVE DESCRIBED REAL ESTATE IS ALL OF THE SAME PREMISES AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2799, PAGE 2654 OF THE CLERMONT COUNTY, OHIO DEED RECORDS AND IDENTIFIED AS PARCEL NO. 28-28-07A-018 ON THE TAX MAPS OF SAID COUNTY.

BEING THE RESULT OF A SURVEY AND PLAT DATED NOVEMBER 11, 2021, PERFORMED UNDER THE DIRECT SUPERVISION OF JOEL D. DOUGLAS, P.S., OHIO REG. NO. 8563.



GUGGENHEIM DEVELOPMENT SERVICES, LLC.
ALTA/NSPS LAND TITLE SURVEY

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ZONING INFORMATION:
 ADDRESS: 1365 OHIO PIKE (SR 125)
 PARCEL ID: 282807A018
 EX PARCEL AREA: 33,250 SF (0.763 AC)
 EX ZONING DISTRICT: GB - GENERAL BUSINESS
 BUILDING SETBACK: 15' FROM NORTH P/L
 40' OHIO PIKE R/W
 40' FROM WEST P/L
 15' FROM SOUTH P/L

PARKING SETBACK: 0' FROM NORTH P/L
 0' OHIO PIKE R/W
 0' FROM WEST P/L
 0' FROM SOUTH P/L

ADJACENT ZONING DISTRICT:
 EAST: OHIO PIKE
 WEST: GB - GENERAL BUSINESS
 NORTH: GB - GENERAL BUSINESS
 SOUTH: GB - GENERAL BUSINESS

ADJACENT USE:
 EAST: COMMERCIAL
 WEST: HICKS PLACE/RESIDENTIAL
 NORTH: COMMERCIAL
 SOUTH: COMMERCIAL

PARKING:
 REQUIRED PARKING: (3) SPACES PER 1000 SF OF FLOOR AREA
 (EXCLUDING SERVICE BAYS) +
 (2) SPACES PER SERVICE BAY

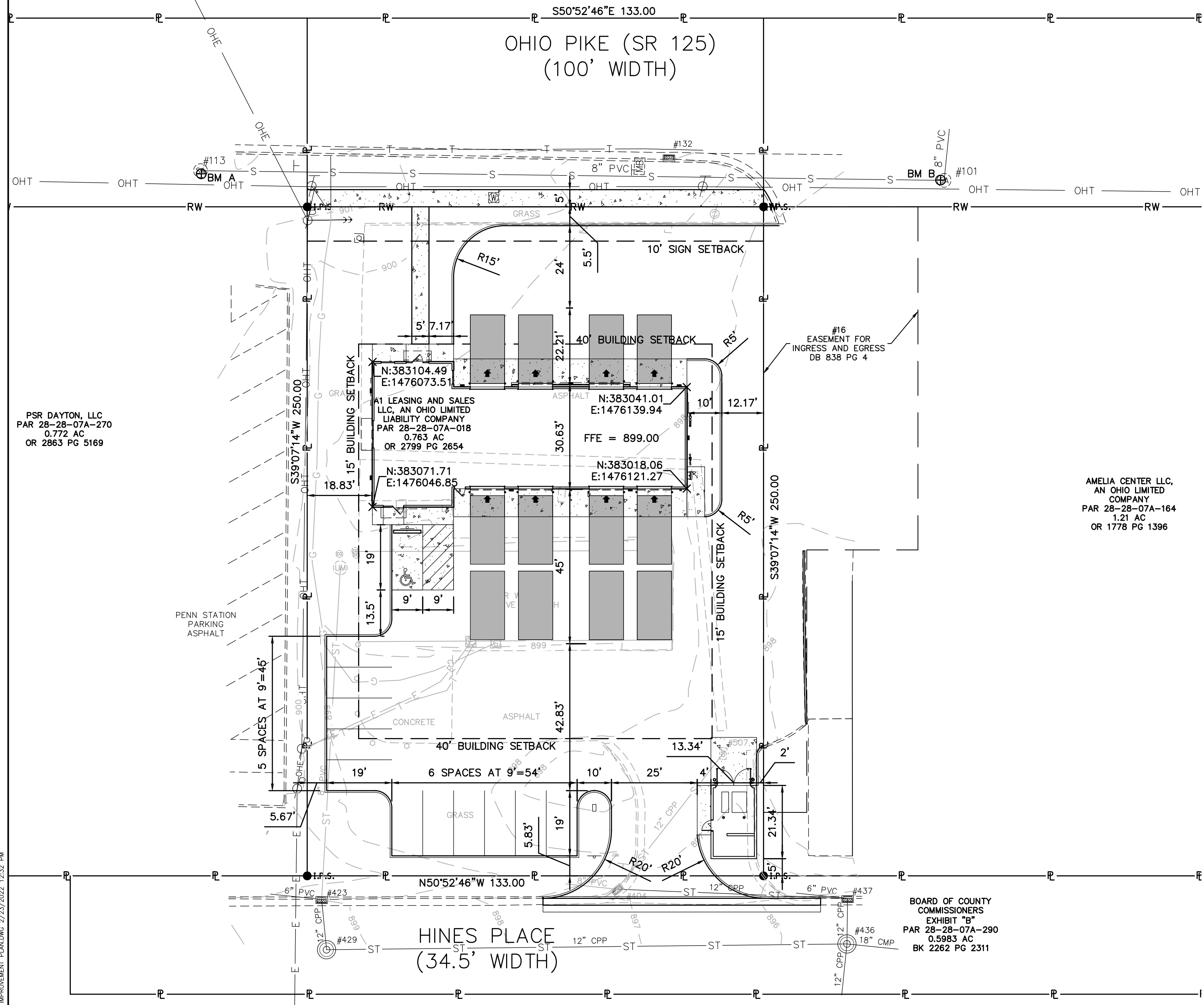
4 = 1,109 LOBBY/OFFICE
 8 = 4 SERVICE BAYS
 12 = TOTAL PARKING REQUIRED

PROVIDED PARKING: (1) ADA ACCESSIBLE SPACES + (11) 9'X19'
 SPACES = 12 SPACES PROVIDED

BUILDING:
 PROPOSED USE: AUTOMOBILE SERVICE
 MAIN FLOOR AREA: 2,984 SF (1,875 SERVICE+1,109 LOBBY/OFFICE)
 LOWER BAY AREA: 1,058 SF
 TOTAL FLOOR AREA: 4,042 SF

NOTES

- CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING PAVEMENT PRIOR TO CONSTRUCTING PROPOSED PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM THE SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.



PSR DAYTON, LLC
 PAR 28-28-07A-270
 0.772 AC
 OR 2863 PG 5169

AMELIA CENTER LLC,
 AN OHIO LIMITED
 COMPANY
 PAR 28-28-07A-164
 1.21 AC
 OR 1778 PG 1396

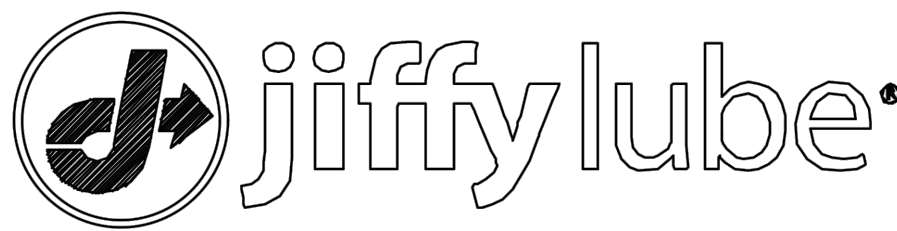
BOARD OF COUNTY
 COMMISSIONERS
 EXHIBIT "B"
 PAR 28-28-07A-290
 0.5983 AC
 BK 2262 PG 2311

STAKING NOTES

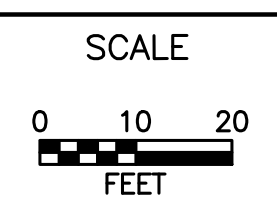
- DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF BUILDING WALL OR FACE OF CURB.
- COORDINATES SHOWN ARE TO CORNER OF FOUNDATION WALL. BUILDING LAYOUT SHALL BE PROVIDED AS SHOWN ON ARCHITECTURAL PLANS.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
- BUILDING AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, N 50°52'46"W, AS TAKEN FROM SURVEY.
- ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN PIERCE TOWNSHIP, COUNTY OF CLERMONT, STATE OF OHIO, BY SURVEYOR: DLZ OHIO, INC.



No.	BY	DATE	REVISIONS	PROJ. PERSONNEL	
				Initials	DATE
			Remarks		Mo./Dy./Yr.
				DES.	
				DWN.	
				CKD.	



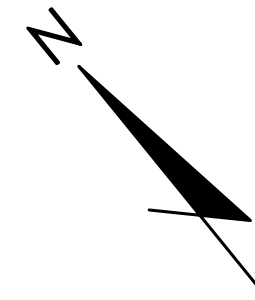
JIFFY LUBE
 1365 OHIO PIKE (SR 125)
 AMELIA, OH 45102
 CLERMONT COUNTY



SITE IMPROVEMENT PLAN

ISSUED STATUS: PERMIT
 SHEET **C4.0**
 DATE ISSUED: 02/23/2022
 Mo./Dy./Yr.

REN WHITE, P.E. \PROJECTS\2021\2121\62559.dwg - AMELIA, OH - CONSTRUCTION\DWG\SHEET IMPROVEMENT PLAN.DWG 2/23/2022 10:32 PM

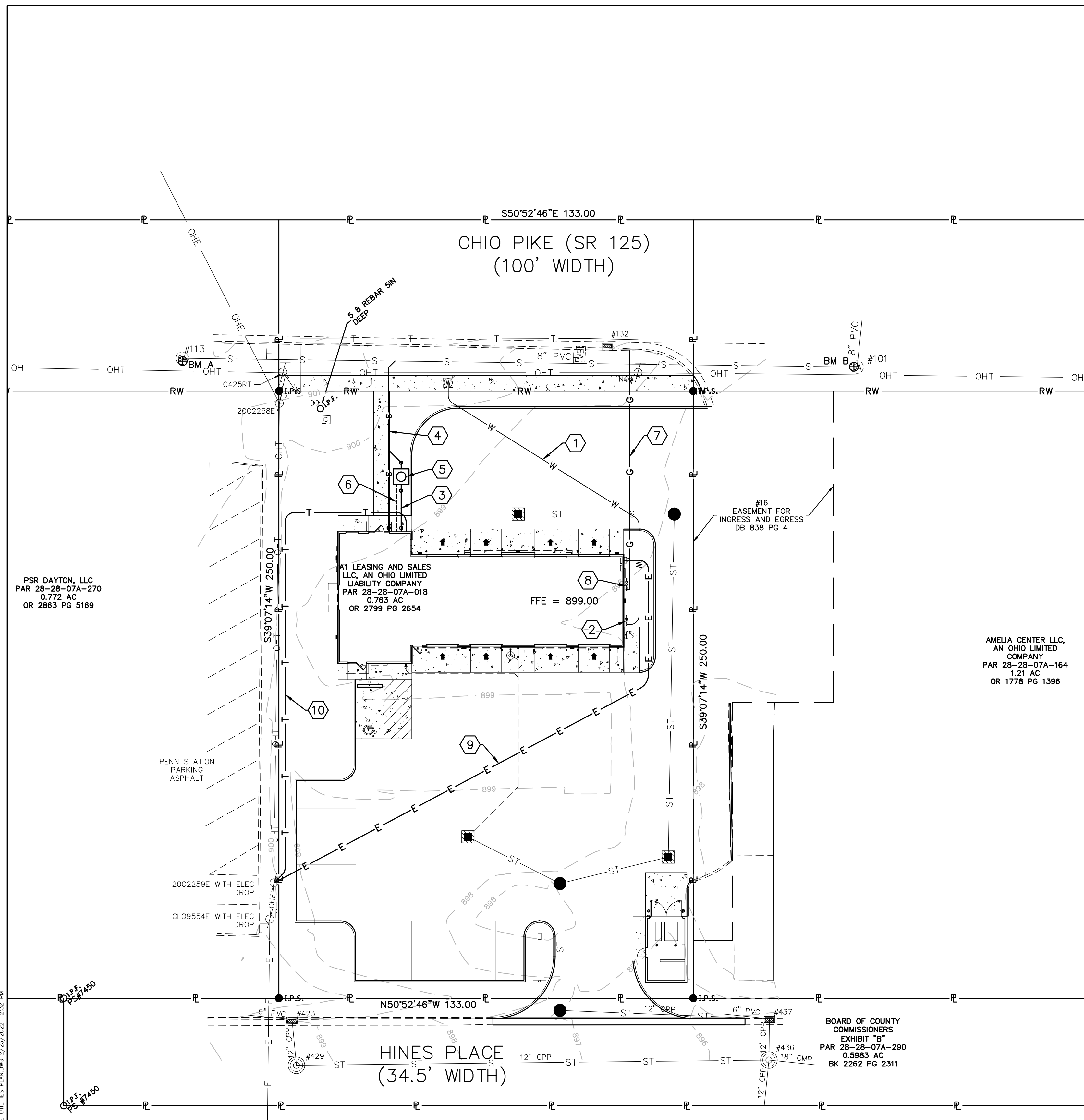


KEYED NOTES (X)

1. PROPOSED 2" COMBINED DOMESTIC AND IRRIGATION WATER SERVICE.
2. PROPOSED WATER METER.
3. PROPOSED 4" OIL WASTE LINE.
4. PROPOSED 6" SANITARY SEWER LATERAL.
5. PROPOSED 300 GALLON OIL/WATER SEPARATOR.
6. PROPOSED 3" VENT PIPE.
7. PROPOSED NATURAL GAS SERVICE.
8. PROPOSED NATURAL GAS METER.
9. PROPOSED UNDERGROUND ELECTRIC SERVICE.
10. PROPOSED TELEPHONE SERVICE.

NOTES

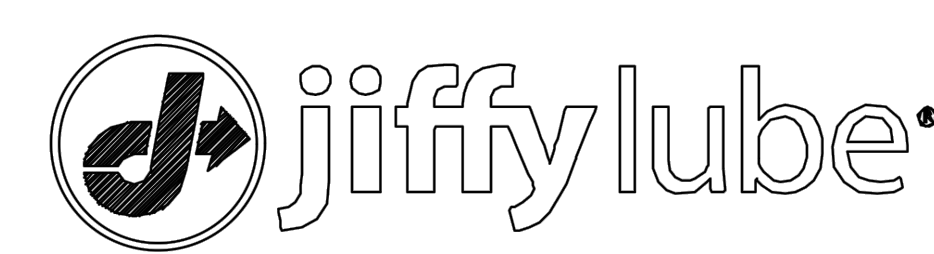
1. PROPOSED UTILITIES ARE BASED UPON STANDARD PROTOTYPE LOCATIONS..



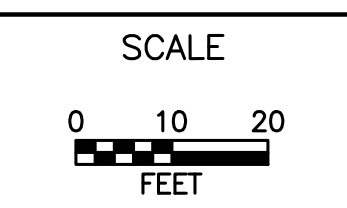
KEN WHITE, P.E. \PROJECTS\2021\2121\625509.dwg - AMELIA, OH - CONSTRUCTION\DWG\SHEET FILES\SITE UTILITIES PLAN\DWG 2/23/2022 12:32 PM



No.	BY	DATE	REVISIONS	PROJ. PERSONNEL	
				Initials	DATE
			Remarks		
				DES.	
				DWN.	
				CKD.	



JIFFY LUBE
1365 OHIO PIKE (SR 125)
AMELIA, OH 45102
CLERMONT COUNTY



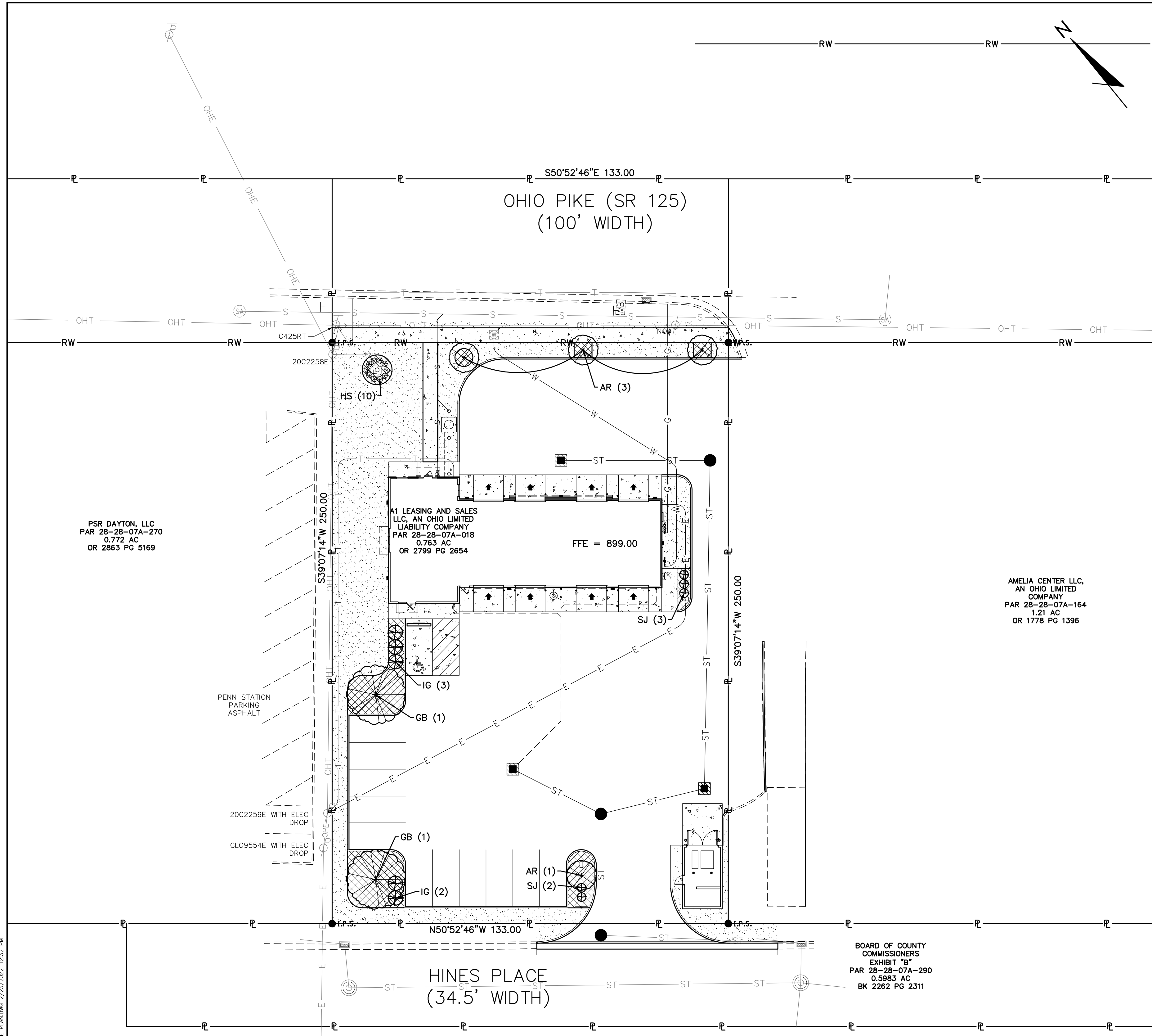
SITE UTILITIES PLAN



ISSUED STATUS: PERMIT

SHEET **C6.0**

DATE ISSUED: 02/23/2022
Mo./Dy./Yr.



GENERAL NOTES

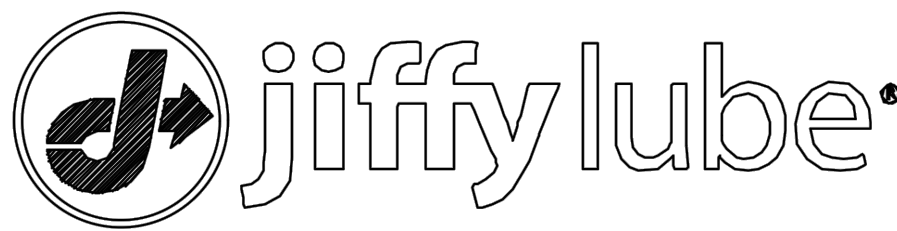
- A. CONTRACTOR TO FIELD LOCATE (STAKE AND MARK) PLANT LOCATIONS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION. THE ENGINEER RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT LOCATIONS AS MAY BE NECESSARY.
- B. SOD ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION/INSTALLATION ACTIVITIES IN ACCORDANCE WITH ODOT ITEM 660. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS OR PAVING SHALL BE SODDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- C. CLEAR AND GRUB ALL AREAS DESIGNATED FOR PROPOSED PLANTING/IMPROVEMENTS AS NECESSARY TO INSTALL PROPOSED LAWN AND/OR PLANTINGS.
- D. UTILITIES SHOWN ARE APPROXIMATE, FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF LANDSCAPING ACTIVITIES.
- E. DECIDUOUS SHADE TREES WILL HAVE UNIFORM CROWN AND FORM AND BE EVENLY LIMBED TO A MINIMUM HEIGHT ABOVE GRADE OF 6'-0", UNLESS OTHERWISE SPECIFIED.
- F. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH. TREES IN LAWN AREA SHALL HAVE 3" DIA. MULCH RING. EXISTING PLANTING BEDS SHALL BE RE-MULCHED WITH NEW MATERIAL.
- G. PROVIDE MIN. 4" TOPSOIL AT ALL AREAS TO BE SODDED AND PROVIDE MIN. 12" TOPSOIL AT ALL PLANTING BEDS PER ODOT ITEM 659.
- H. ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF A.N.A. STANDARDS FOR NURSERY STOCK.
- I. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.
- J. LAWNS SHALL BE PERMANENTLY SODDED PER ODOT ITEM 660 WITH FERTILIZER AND LIME APPLIED PER ODOT ITEM 659 REGARDLESS OF SLOPE. TEMPORARY SEEDING, IF REQUIRED, SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.
- K. TWO LAYERS OF ULTRA-VIOLET LIGHT RESISTANT WEED BARRIER MADE FROM FIBERGLASS SHALL BE PLACED UNDER ALL PLANTING BEDS, INCLUDING EXISTING, PRIOR TO MULCHING.
- L. ALL PLANTING BEDS SHALL BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. LAWN AREAS SHALL BE FREE OF STONES GREATER THAN 2".
- M. ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES AND OTHER NON-BIODEGRADABLE MATERIALS.
- N. PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE-OFFS". DRAWING PREVAILS OVER WRITTEN QUANTITIES.
- O. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF FINAL INSTALLATION BY THE CITY.
- P. SEE LANDSCAPE DETAILS SHEET FOR ALL PLANTING DETAILS.

LEGEND

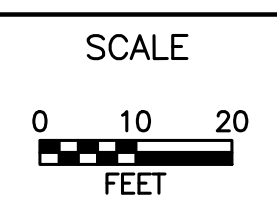
- SOD -
- MULCH -

PLANT SCHEDULE						
DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONTAINER	QUANTITY	SPACING	REMARKS
AR	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	B&B	4	10' O.C. MIN.	2.5" CALIPER
GB	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	B&B	2		2.5" CALIPER
SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	QUANTITY	SPACING	REMARKS
IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	#5	5	5' O.C.	36" HT.
SJ	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	#5	5	3' O.C.	36" HT.
PERENNIALS	BOTANICAL NAME	COMMON NAME	CONTAINER	QUANTITY	SPACING	REMARKS
HS	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1	10	2' O.C.	

No.	BY	DATE	REVISIONS	PROJ. PERSONNEL	
				Initials	DATE
			Remarks		
				DES.	
				DWN.	
				CKD.	



JIFFY LUBE
1365 OHIO PIKE (SR 125)
AMELIA, OH 45102
CLERMONT COUNTY

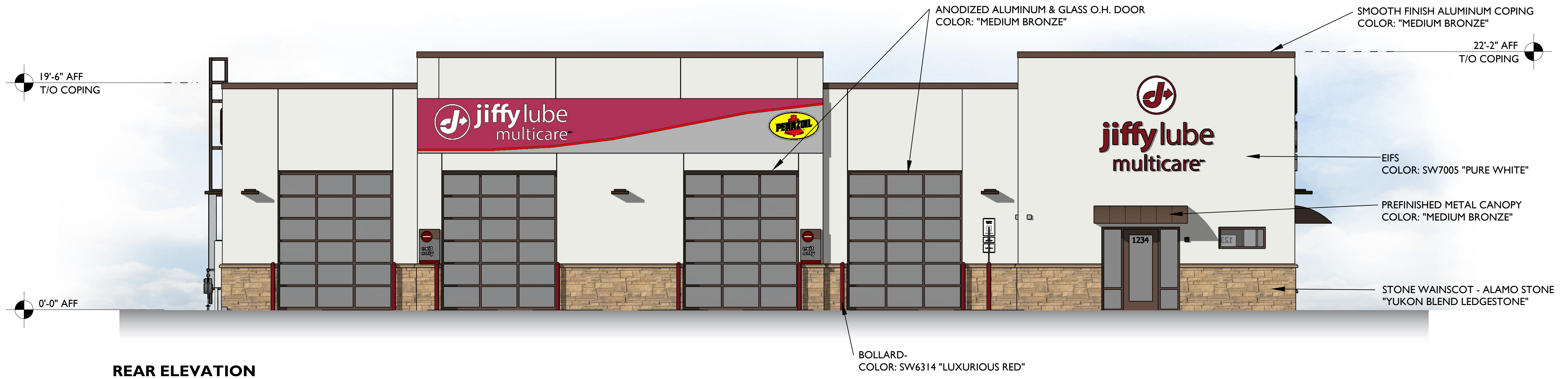


SITE LANDSCAPE PLAN

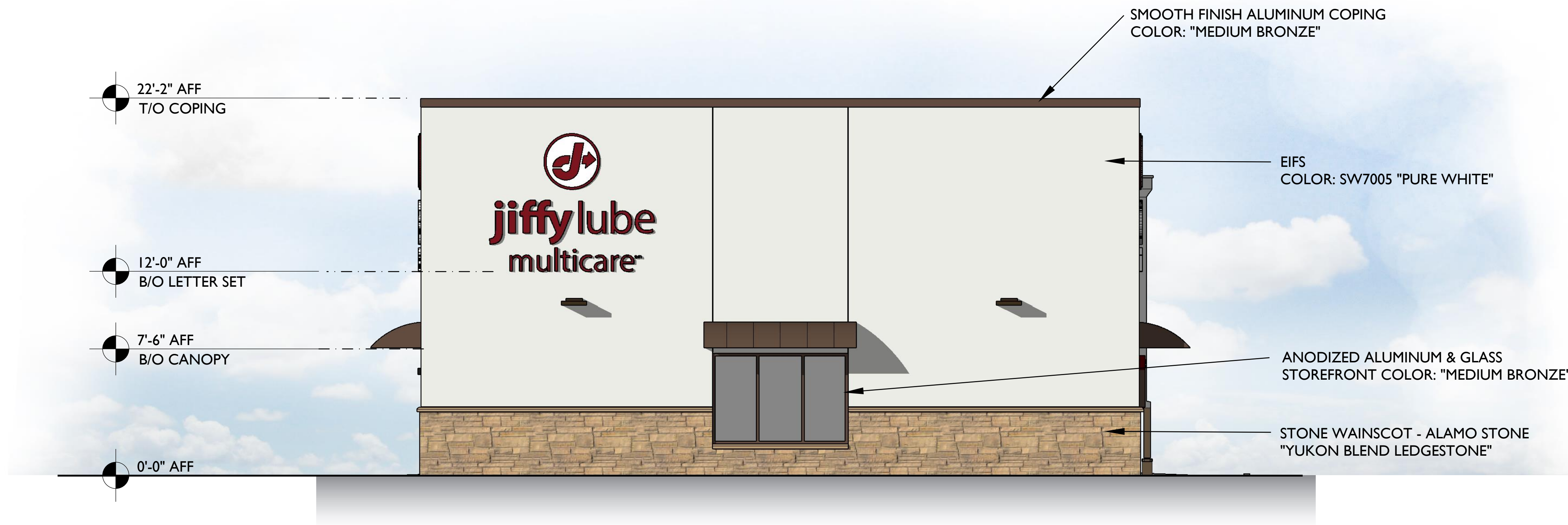


ISSUED STATUS: PERMIT
SHEET **L1.0**
DATE ISSUED: 02/23/2022
Mo./Dy./Yr.

KEN WHITE, P.E. \PROJECTS\2021\2121\625509.dwg - AMELIA, OH - CONSTRUCTORS\LANDSCAPE PLAN\DWG 2/23/2022 12:32 PM



REAR ELEVATION



LEFT ELEVATION



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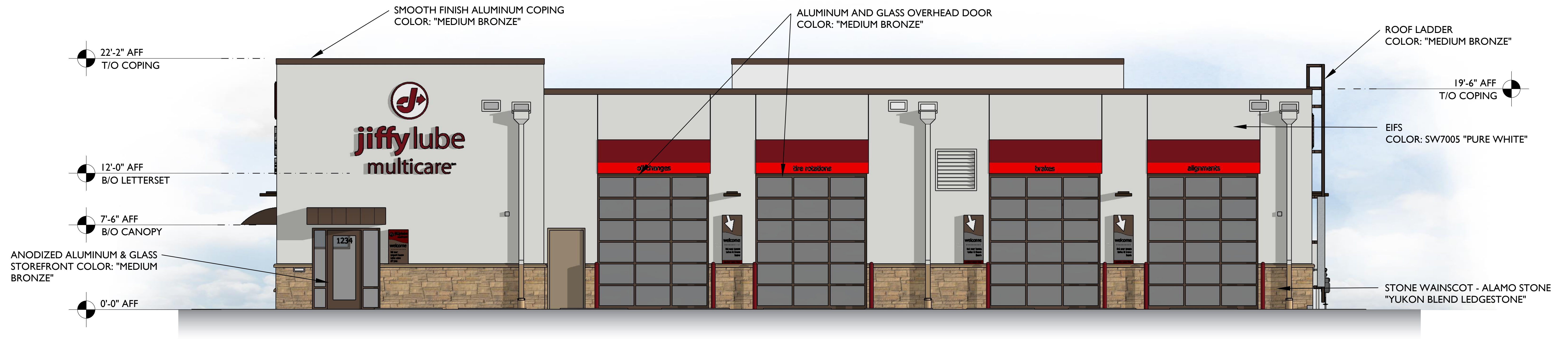


GUGGENHEIM

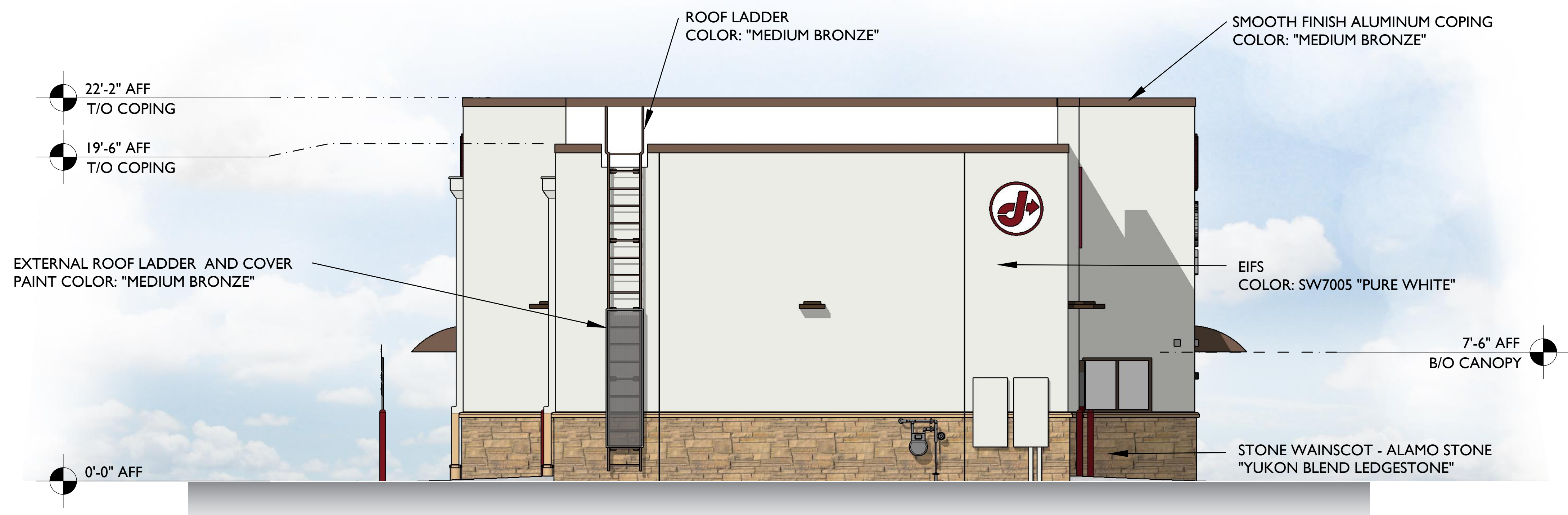
Design Development Plans

Proposed Jiffy Lube Multicare
 1365 Ohio Pike (SR 125)
 Amelia, OH 45102

2/22/2022



FRONT ELEVATION



RIGHT ELEVATION



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