



PLAN DETAILED REPORT P-2020-0023 FOR CITY OF CENTERVILLE

Plan Type: Planning Commission or BAR Review	Project:	App Date: 09/23/2020
Work Class: Major Site Plan	District:	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: 09/23/2020
Valuation: \$0.00	Assigned To: Mark Yandrick	Approval Expire Date: 09/23/2021

Description: Tire Discounters - Cosmetic upkeep and approximate 680 square foot enclosure constructed adjacent and attached to the existing building and an approximate 360 square foot remote dumpster enclosure with a 270 square foot concrete apron to be constructed in place of two (2) existing parking spaces on-site. ONLINE APPLICATION

Parcel: L49000100010000600 Main	Address: 4465 Feedwire Rd Centerville, OH 45459 Main	Zone:
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Applicant
 Michael Chandler
 4820 Glenway Avenue
 Cincinnati, OH 45238
 Business: 5133047196

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003208	Planning - Major Site Plan Fee	\$400.00	\$400.00
Total for Invoice INV-00003208		\$400.00	\$400.00
Grand Total for Plan		\$400.00	\$400.00



LEESMAN ENGINEERING & ASSOCIATES

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone: 513-417-0420 ♦ Email: sjleesman@yahoo.com

September 21, 2020

Centerville Municipal Building
Planning Department
100 W Spring Valley Road
Centerville, OH 45458

RE: Tire Discounters
4465 Feedwire Road
Sugar Creek Township, OH 45440

To whom it may concern,

The attached plans are being submitted on behalf of our client, Tire Discounters, for Major Site Plan submission and review. Aside from cosmetic upkeep which is outlined on the Architectural Elevations, the extent of the proposed development and construction associated with this submittal includes an approximate 680 square foot enclosure constructed adjacent and attached to the existing building and an approximate 360 square foot remote dumpster enclosure with a 270 square foot concrete apron to be constructed in place of two (2) existing parking spaces on-site.

The attached enclosure will be constructed of masonry units, be 9'-0" in height, and have three (3) metal doors painted to match the color of the masonry. This attached enclosure will be utilized as an area for three (3) tire storage units that can be secured and accessed only by Tire Discounters. The proposed location of the attached enclosure is shown on both the Site Plan and Architectural Elevations included with this submittal. Orientation, dimensions, and materials are shown on the Architectural Elevations.

The proposed remote dumpster enclosure will also be constructed of masonry units to match the proposed attached enclosure at the building, be 7'-1" in height, and have a metal gate painted to match the color of the masonry. The proposed location of the remote dumpster enclosure is shown on the Site Plan included with this submittal. Orientation, dimensions, and materials are shown on the Architectural Elevations.

Sincerely,

Michael Chandler
Project Manager
Leesman Engineering & Assoc.
4820 Glenway Avenue
Cincinnati, OH 45238
(513) 304-7196

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND INSPECTIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF CENTERVILLE AND ODOT DETAILS AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

UTILITY NOTES

- VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM.
- TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE KTC ITEM PARKING LOT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, AASHTO M248 TYPE 1 4" STRIPE WIDTH, COLOR: WHITE.
- EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) TO BE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
CITY OF CENTERVILLE IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- SEWAGE PIPE TO BE AS INDICATED: POLYVINYL CHLORIDE PIPE (PVC) ASTM D3034, SDR 35, GASKETED JOINTS ONLY. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- PRECAST MANHOLES SHALL CONFORM TO ASTM C478, WITH PROVISION FOR RUBBER GASKET JOINTS. STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF ODOT.
- PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES
 - SANITARY MAIN = 4'-0"
 - WATER MAINS = 4'-0"
 - STORM WATER LINES = 2'-0"
 - GAS & ELECTRIC = 2'-0"

UTILITY CONTACTS:

ELECTRIC
DAYTON POWER AND ELECTRIC
800-424-5578

WATER & SEWER
MONTGOMERY COUNTY WATER SERVICES
937 781-2628

GAS
VECTREN GAS COMPANY
1 800 227-1376

FIBER OPTICS
CITY OF CENTERVILLE
937-428-4782

STORM WATER
CITY OF CENTERVILLE
937-428-4782

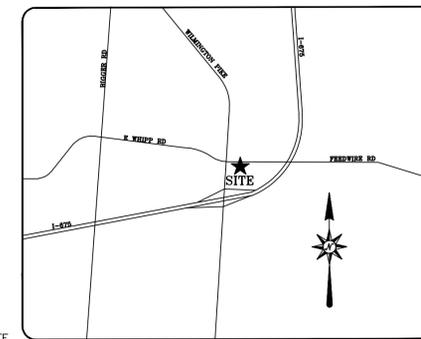
CITY OF CENTERVILLE NOTES

- A right of way permit and inspections from the City of Centerville Public Works Department are required for all work within the public right of way or public easements. Call (937) 428-4782 at least 24 hours prior to commencing any work in the right of way.
- Contractor shall notify the City of Centerville Public Works Department prior to any earth disturbing activity so that inspection of erosion control measures can be performed.
- The owner and contractor bear sole responsibility for compliance with the approved plans, field inspection and quality of work.

Acceptance of Plans

The City of Centerville Public Works Department hereby accepts these plans for construction, as being in general compliance with plan preparation requirements of this government in regards to Public Works Department responsibilities. Responsibility for the completeness and accuracy of the plans and related designs resides with the Engineer and the Engineering Firm of Record.

City of Centerville _____ Date _____



VICINITY MAP

PROJECT ADDRESS

4465 FEEDWIRE RD
SUGARCREEK TOWNSHIP, OH 45440

PROJECT DATA

SUGARCREEK CROSSINGS - LOT 3 - FEEDWIRE RD
PARCEL L4900010001000600
TOTAL SITE AREA = 1.494 ACRES
EXISTING ZONING = B-PD (BUSINESS PLANNED DEVELOPMENT)

BUILDING SETBACK REQUIREMENTS

FRONT YARD = 50'
SIDE YARD = 35'
REAR YARD = 35'
MAXIMUM BUILDING HEIGHT: 45'

PARKING/PAVEMENT SETBACK REQUIREMENTS

FRONT YARD = 20'
SIDE YARD = 20'
REAR YARD = 20'

EXISTING BUILDING FOOTPRINT = 5,790 SF
PROPOSED BUILDING FOOTPRINT = 6,471 SF
MAX. LOT COVERAGE (BUILDING): 50%
PROPOSED F.A.R. = 9.94%
MAX. BUILDING HEIGHT = 45'
EXISTING BUILDING HEIGHT = 20'-10"

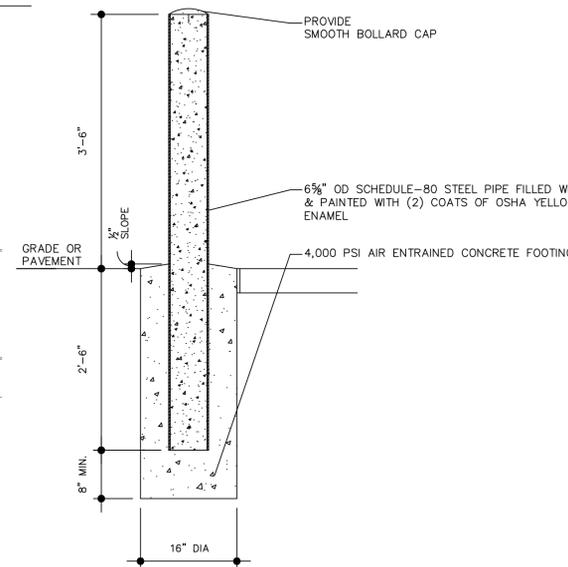
PARKING

VEHICLE REPAIR: 2 SPACES / SERVICE BAY
+ EMPLOYEE PARKING
8 EMPLOYEE PARKING BAYS = 16 SPACES
10 EMPLOYEES PER SHIFT = 10 SPACES

VEHICLE REPAIR ESTABLISHMENTS
TOTAL SPACES PROVIDED = 43 SPACES (2 HANDICAP)

FLOOD DATA

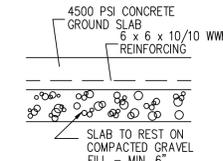
MAP NUMBER: 39057C0115D
COMMUNITY NUMBER: 390408
PANEL 0115D
ZONE X
EFFECTIVE DATE: MARCH 17, 2011



TYPICAL PIPE BOLLARD DETAIL

NOT TO SCALE

12
C302



CONCRETE WORK/DUMPSTER PAD

N.T.S.

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION

1. IDENTIFY YOUR FRAME SIZE AND SIZE

STYLE	FRAME SIZE AND SIZE	Frame P/N
Small Round (up to 30" dia grates (A) only)	6" x 6"	6290D
Med Round (24" x 30" dia grates (A) up to 25" dia openings (B))	6" x 8"	6290D
Large Round (24" x 30" dia grates (A) up to 30" dia openings (B))	6" x 10"	6290D
Med Rect (24" x 30" dia grates (A) up to 25" dia openings (B))	6" x 8"	6290E
Small Rect / Square (up to 14" (B) x 14" (B) openings or 6" (B) perimeter)	6" x 6"	6290S
Med Rect / Square (up to 24" (B) x 24" (B) openings or 36" perimeter)	6" x 8"	6290S
Large Rect / Square (up to 36" (B) x 36" (B) openings or 120" perimeter)	6" x 10"	6290S
Med Rect / Square (up to 24" (B) x 24" (B) openings)	6" x 8"	6290S
Small Rect / Square (up to 14" (B) x 14" (B) openings)	6" x 6"	6290S
Med Rect / Square (up to 24" (B) x 24" (B) openings)	6" x 8"	6290S
Large Rect / Square (up to 36" (B) x 36" (B) openings)	6" x 10"	6290S
Med Rect / Square (up to 24" (B) x 24" (B) openings)	6" x 8"	6290S
Small Rect / Square (up to 14" (B) x 14" (B) openings)	6" x 6"	6290S

2. SELECT YOUR BAG PAST NUMBER

Flexstorm Filter Bags	12" (600P)	18" (600P)	Clean Water Flow (CWF) (3.5 gpm)	Max A.O.S. (6.5 gpm)
IX Standard Water Bag	1X	1X	200	40
II-120" Non-Resour Bag	1	1.5	105	25

3. CREATE YOUR FLEXSTORM "LET FILTER" NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

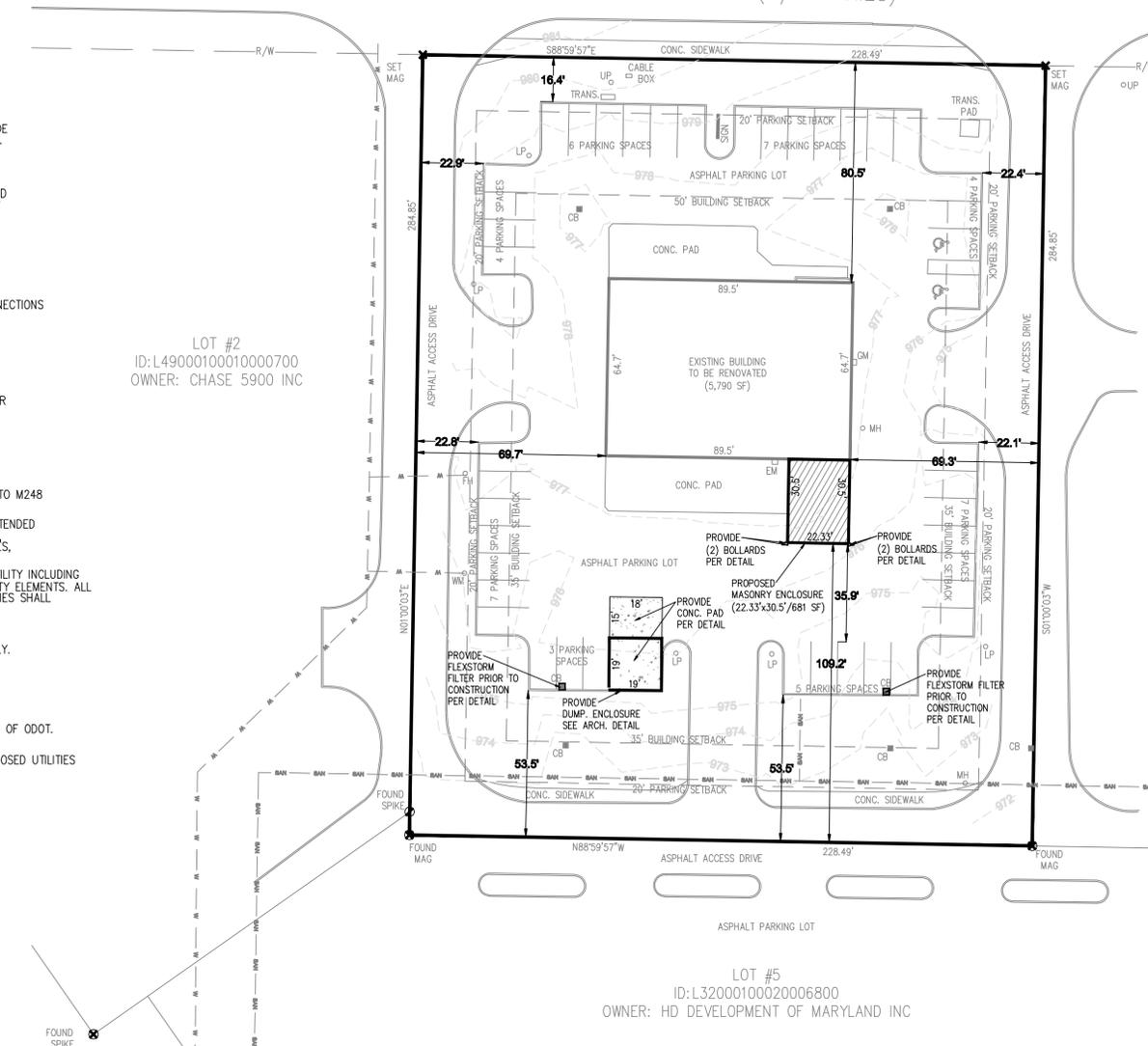
NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

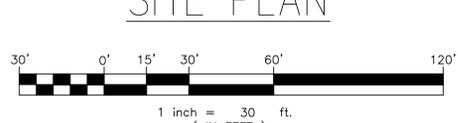
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADE, INC.
WWW.INLETFILTERS.COM
(800) 387-8888 PH
(937) 385-3477 FX
info@inletfilters.com

IPP Flexstorm Specifications A

FEEDWIRE RD (R/W VARIES)



SITE PLAN



NO.	DESCRIPTION	AND/OR ISSUES	BY	DATE

STATE OF OHIO
LeeSman
REGISTERED PROFESSIONAL ENGINEER
60565

TIRE DISCOUNTERS
4465 FEEDWIRE RD, SUGARCREEK TOWNSHIP, OH 45440

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

S J L engineers

DRAWING TITLE
SITE DEVELOPMENT PLAN

DRAWING NO.
C1

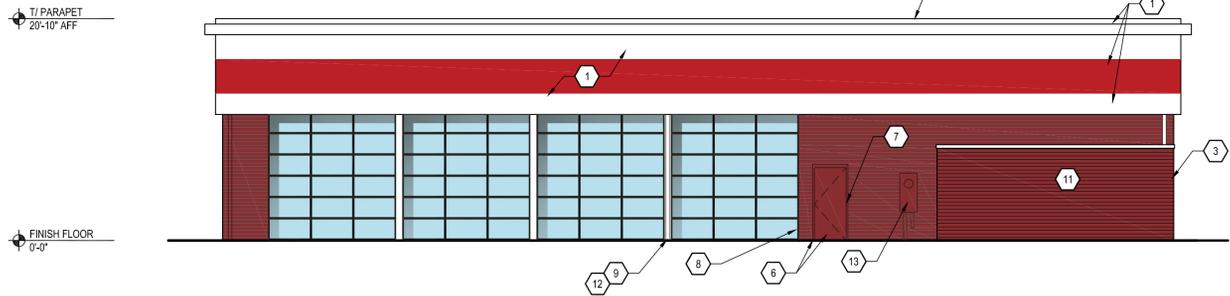
PROJ. NO. DATE
TD SC TWP 9/21/20

DRAWN CHECKED
MDC SUL

2 WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION SERVICE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

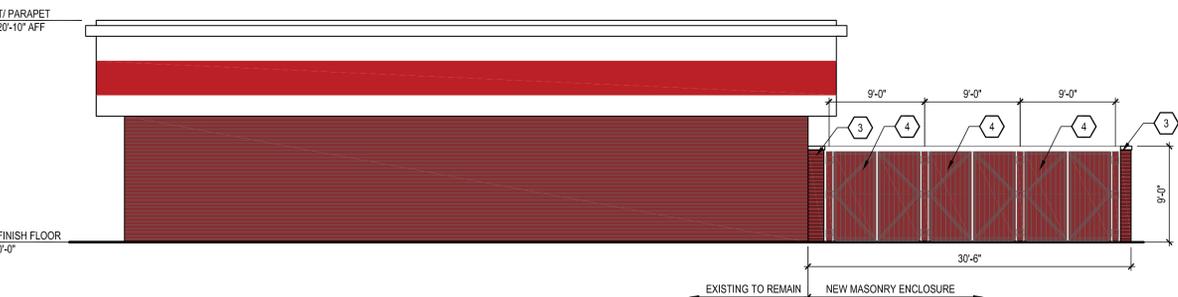
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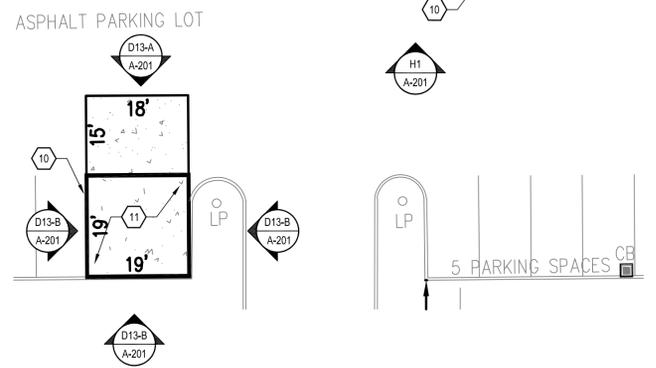
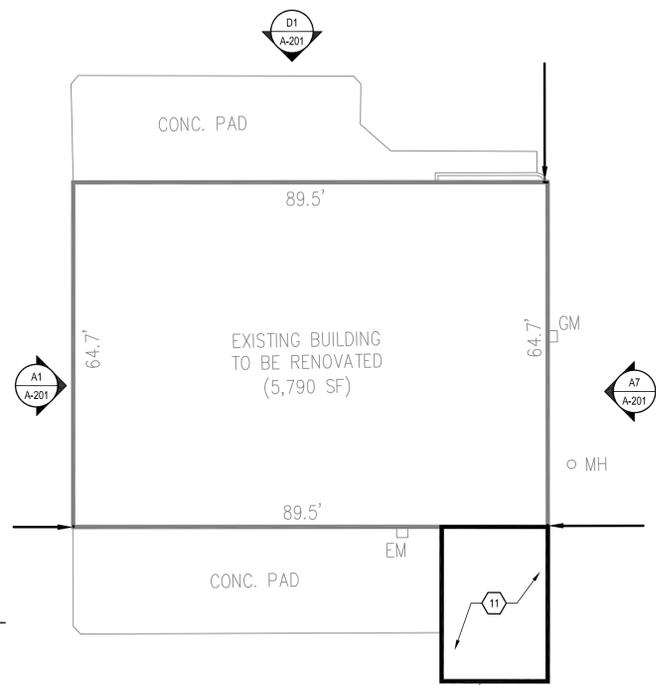
H1 Exterior Elevation
A-201 SCALE: 1/8" = 1'-0"



E9 Exterior Elevation
A-201 SCALE: 1/8" = 1'-0"



A1 Exterior Elevation
A-201 SCALE: 1/8" = 1'-0"



E9 SITE PLAN
A-201 SCALE: 1/8" = 1'-0"

- KEY NOTES**
1. REPAINT EXISTING FACADE, INCLUDING TIRE DISCOUNTER PAINTED SIGNAGE. COLOR AND SIZE TO MATCH EXISTING
 2. REMOVE AND REINSTALL COPING AS NEEDED TO INSTALL NEW ROOF MEMBRANE
 3. REMOVE EXISTING DUMPSTER ENCLOSURE AND CONC PAD AND CONSTRUCT NEW MASONRY ENCLOSURE AND CONC PAD FOR TIRE STORAGE UNITS
 4. NEW METAL GATE AT EACH STORAGE UNIT, PAINTED TO MATCH MASONRY
 5. NEW METAL GATE AT NEW DUMPSTER ENCLOSURE. PAINTED TO MATCH MASONRY
 6. REPAINT MAN DOOR TO MATCH EXISTING
 7. PROVIDE NEW LATCH PROTECTION HARDWARE AT MAN DOOR.
 8. REPAINT OVERHEAD DOOR TRIM TO MATCH EXISTING; TYPICAL.
 9. REPAINT ALL BOLLARDS TO MATCH EXISTING; TYPICAL.
 10. NEW CONC PAD AND MASONRY DUMPSTER ENCLOSURE.
 11. PAINT INTERIOR FACE OF CMU OF TRASH STORAGE UNIT ENCLOSURES TO MATCH EXISTING
 12. REPAINT EXISTING DOWNSPOUTS; TYPICAL
 13. PROTECT EXISTING ELECTRICAL METER BOX FROM DAMAGE

FINISH SCHEDULE

TRASH GATE & TRASH ENCLOSURE WALL COPING

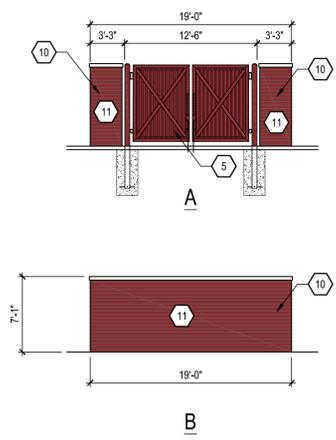
- CUSTOM PAINT; COLOR AS SELECTED BY ARCHITECT

BOLLARDS

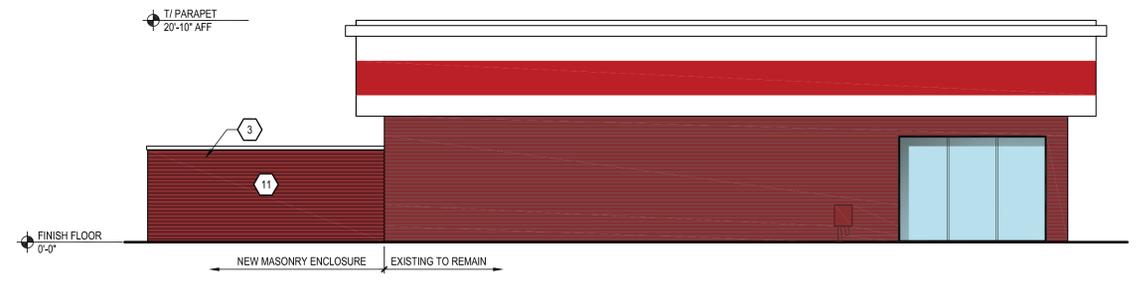
- SAFETY RED

SEALANTS

- MASONRY: MATCH ADJACENT BRICK



D13 NEW DUMPSTER ENCLOSURE
A-201 SCALE: 1/8" = 1'-0"



A7 Exterior Elevation
A-201 SCALE: 1/8" = 1'-0"



TIRE DISCOUNTERS - SUGAR CREEK
JDL WARM CONSTRUCTION
4465 FEEDWIRE ROAD
DAYTON, OHIO 45440
PROJECT NO: 17010

ISSUANCES

08.21.20 - ZONING ELEVATIONS

OPEN ARCHITECTURE, INC.

NOT FOR CONSTRUCTION

Colored Elevations
Site Plan

DRAWN BY: E.Claus
REVIEWED BY: T.Dwyer

A-201

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15