



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – December 10, 2019

The Board met in regular session pursuant to adjournment of the December 3, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

- 19-1664 A resolution was adopted to approve lateral transfer of Katie Pyle from the position of Screener III to Foster Care Adoption Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 19-1665 A resolution was adopted to authorize the internal posting of the “Screener I or II” positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 19-1666 A resolution was adopted to accept resignation of Brittney Yost, Foster Care Adoption Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division, effective December 19, 2019.
Vote: Unanimous
- 19-1667 A resolution was adopted to rescind Resolution #19-1589 which accepted the resignation of Kassidy Vernon, Water and Sewer Utility Clerk I, with in the Warren County Water and Sewer Department. Vote: Unanimous
- 19-1668 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Ila Hartrum within the Warren County Water and Sewer Department. Vote: Unanimous

- 19-1669 A resolution was adopted to approve promotion of Alan Higgins from the Building and Electrical Inspector II to Building and Electrical Inspector III within the Building and Zoning Department. Vote: Unanimous
- 19-1670 A resolution was adopted to approve full-time hours for Jessica Anderson, Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 19-1671 A resolution was adopted to hire Elizabeth Loesch as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 19-1672 A resolution was adopted to hire Devin Carr as Customer Advocate I within OhioMeansJobs Warren County. Vote: Unanimous
- 19-1673 A resolution was adopted to approve notice of intent to award bid to Queen City Mechanicals, Inc. for the Carlisle Area Lift Station Upgrades – Phase I – Fairview and Jill Lift Stations Project. Vote: Unanimous
- 19-1674 A resolution was adopted to advertise for bids for the re-bid of the Lily Drive Bridge #1023-0.17 Replacement Project. Vote: Unanimous
- 19-1675 A resolution was adopted to approve change order No. 4 to the contract with Layne Christensen Company for the construction of the RAR Water Treatment Plant Filter Rehabilitation Project, Purchase Order No. 19000245.
Vote: Unanimous
- 19-1676 A resolution was adopted to authorize Warren County Administrator, on behalf of the County Commissioners, to sign PDC Pricing Agreement with Priority Dispatch. Vote: Unanimous
- 19-1677 A resolution was adopted to approve and authorize Warren County Grants Director to sign the Reduce Stigma of Addiction Grant Contract by and between the Interact for Health Foundation and the Funders Response to Heroin Epidemic and the Warren County Board of Commissioners. Vote: Unanimous
- 19-1678 A resolution was adopted to authorize Tiffany Zindel, County Administrator, to sign CORSA application for property and casualty coverage policy period effective May 1, 2020. Vote: Unanimous
- 19-1679 A resolution was adopted to acknowledge execution by the County Administrator of change order No 3,4 and 5 to the guaranteed Maximum Price Agreement with the construction manager at risk Granger Construction Company for the new jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous

MINUTES
DECEMBER 10, 2019
PAGE 3

- 19-1680 A resolution was adopted to authorize President of the Board to sign permit Application from the Ohio Department of Commerce, Division of Liquor Control for a fundraising event at the Warren County Fairgrounds. Vote: Unanimous
- 19-1682 A resolution was adopted to approve and enter into Amendment No. 5 to the Intergovernmental Agreement between this Board and the Warren County Transportation Improvement District, designating a change in funding amounts for projects. Vote: Unanimous
- 19-1683 A resolution was adopted to enter into agreement with ARIN (American Registry for Internet Numbers) on behalf of Warren County Telecommunications. Vote: Unanimous
- 19-1684 A resolution was adopted to enter into Master Software Agreement with Idera, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 19-1685 A resolution was adopted to approve and enter into a Service Agreement with Affordable Language Services on behalf of Warren County Department of Children Services. Vote: Unanimous
- 19-1686 A resolution was adopted to approve and enter into a Lease Agreement with the Warren County Soil & Water Conservation District. Vote: Unanimous
- 19-1687 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Christopher A. Eppich and Beth A. Stammen-Eppich for the Bridge Scour Repair project on Waynesville Road. Vote: Unanimous
- 19-1688 A resolution was adopted to acknowledge receipt of November 2019 Financial Statement. Vote: Unanimous
- 19-1689 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-1690 A resolution was adopted to approve street and appurtenances (including sidewalks) bond reduction for M/I Homes of Cincinnati, LLC for completion of improvements in Hudson Hills, Section 3, Block "C" situated in Deerfield Township. Vote: Unanimous
- 19-1691 A resolution was adopted to approve an appropriation decrease within Prosecutor's Crime Victim Grant Fund 2245. Vote: Unanimous
- 19-1692 A resolution was adopted to approve cash advance from County General Fund #1101 into the CCMEP/TANF Fund #2254. Vote: Unanimous
- 19-1693 A resolution was adopted to accept Amended Certificate for Funds 2201, 2207, 2223, 2224, 2227, 2228, 2233, 2243, and 2246. Vote: Unanimous

MINUTES
DECEMBER 10, 2019
PAGE 4

- 19-1694 A resolution was adopted to accept an Amended Certificate and approve a supplemental appropriation for Lodging Tax Fund #2231. Vote: Unanimous
- 19-1695 A resolution was adopted to approve supplemental appropriation into Water Revenue Fund 5510. Vote: Unanimous
- 19-1696 A resolution was adopted to approve an operational transfer from Commissioners Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 19-1697 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Emergency Services Fund #11012850. Vote: Unanimous
- 19-1698 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Sheriff's Office – Corrections Fund #11012210. Vote: Unanimous
- 19-1699 A resolution was adopted to approve appropriation adjustments within Board of Elections Fund #11011300. Vote: Unanimous
- 19-1700 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #11011600. Vote: Unanimous
- 19-1701 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 19-1702 A resolution was adopted to approve appropriation adjustment within the Coroner's Fund #11012100. Vote: Unanimous
- 19-1703 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Funds 11012200 and 11012210. Vote: Unanimous
- 19-1704 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 19-1705 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Fund #4492. Vote: Unanimous
- 19-1706 A resolution was adopted to approve appropriation adjustments within Engineer's Office Fund #2202. Vote: Unanimous
- 19-1707 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous

- 19-1708 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 19-1709 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund No. 5510. Vote: Unanimous
- 19-1710 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #5590. Vote: Unanimous
- 19-1711 A resolution was adopted to approve appropriation adjustment within Warren County Garage Fund #6619. Vote: Unanimous
- 19-1712 A resolution was adopted to approve Site Plan Review application of Cincinnati Zoological Society relative to an outdoor education facility in Turtlecreek Township. Vote: Unanimous
- 19-1713 A resolution was adopted to approve Site Plan Review application of Cincinnati Zoological Society relative to the development of a solar array in Turtlecreek Township. Vote: Unanimous
- 19-1715 A resolution was adopted to authorize Tiffany Zindel, County Administrator, to sign letter to the County Risk Sharing Authority (CORSA) pertaining to renewal notification requirements. Vote: Unanimous
- 19-1714 A resolution was adopted to continue the Stage 2 PUD for Miami Valley Gaming in Turtlecreek Township. Vote: Unanimous
- 19-1716 A resolution was adopted to approve supplemental appropriation into Workers Comp Fund #6636. Vote: Unanimous
- 19-1717 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, December 12, 2019. Vote: Unanimous
- 19-1718 A resolution was adopted to authorize President of the Board to submit letter to the U.S. Secretary of State relative to local involvement in resettlement pursuant to executive order 13888. Vote: Mr. Grossmann – yea, Mr. Young – nay, Mrs. Jones – yea.

DISCUSSIONS

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

ADMINISTRATIVE HEARING

SITE PLAN REVIEW APPLICATION OF CINCINNATI ZOOLOGICAL SOCIETY
RELATIVE TO AN OUTDOOR EDUCATION FACILITY IN TURTLECREEK TOWNSHIP

The Board met this 10th day of December 2019, in the Commissioners' Meeting Room, to consider the site plan review application of the Cincinnati Zoological Society relative to the development of an outdoor education facility in Turtlecreek Township.

Commissioner Jones opened the hearing by requesting the Clerk to confirm the dates advertised and notices sent relative to notifications of the administrative hearing and administered the oath to those desiring to give testimony during the hearing.

Michelle Tegtmeier, Chief Zoning Official, presented the attached PowerPoint presentation reviewing the size, location, current zoning, existing land use and site plan reviewed. She then discussed the review criteria and comments and concerns from various departments and officials concerned. Upon further discussion, she stated her recommendation to approve the site plan review application subject to eight conditions.

Mike Fischer, Cincinnati Zoological Society, presented the attached PowerPoint reviewed the property and the plans for the future.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #19-1712) to approve the site plan review application subject to eight conditions.

ADMINISTRATIVE HEARING

SITE PLAN REVIEW APPLICATION OF CINCINNATI ZOOLOGICAL SOCIETY
RELATIVE TO THE DEVELOPMENT OF A SOLAR ARRAY
IN TURTLECREEK TOWNSHIP

The Board met this 10th day of December 2019, in the Commissioners' Meeting Room, to consider the site plan review application of the Cincinnati Zoological Society relative to the development of a solar array in Turtlecreek Township.

Commissioner Jones opened the hearing by requesting the Clerk to confirm the dates advertised and notices sent relative to notifications of the administrative hearing and administered the oath to those desiring to give testimony during the hearing.

Michelle Tegtmeier, Chief Zoning Official, presented the attached PowerPoint presentation reviewing the size, location, current zoning, existing land use and site plan reviewed. She then discussed the review criteria and comments and concerns from various departments and officials concerned. Upon further discussion, she stated her recommendation to approve the site plan review application subject to seven conditions.

Mike Fischer, Cincinnati Zoological Society, presented the attached PowerPoint reviewed the property and the plans for the future.

Commissioner Young questioned what the goal is for the zoo to develop the solar array.

Mr. Fischer explained that this project is a long term endowment for the zoo. He explained that it will allow them to use the money generated from the solar array to finance the outdoor education center along with future projects at this site. He then explained that he has met with the adjacent property owners on numerous occasions and will be maintaining a significant buffer on Nickel Road in order to help with neighbor concerns.

Tad Buffenbarger, Hamilton Road resident, questioned how the solar array will affect wildlife.

Mr. Fischer stated that every study shows the impact is 0 to negligible.

Jean Benning, Nickel Road resident, stated she is pleased with the zoo's proposed developments and questioned the hunting on the property relative to safety concerns for the hunters.

Mr. Fischer stated they have allowed hunting on the property for a long time. He stated they have an application process that is required to be followed and they plan to continue that practice.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #19-1713) to approve the site plan review application subject to seven conditions.

ADMINISTRATIVE HEARING

REVISED STAGE 2 PUD FOR MIAMI VALLEY GAMING
IN TURTLECREEK TOWNSHIP

The administrative hearing to consider the Revised Stage 2 PUD for Miami Valley Gaming in Turtlecreek Township was convened this 10th day of December 2019, in the Commissioners' Meeting Room.

Commissioner Jones opened the hearing by requesting the Clerk to identify what documents have been filed in the matter and when and how notice of this hearing was given. She then administered the oath to those desiring to give testimony during the hearing.

Ryan Cook, Regional Planning Commission (RPC), presented the attached PowerPoint reviewing the application that includes the development of a hotel, parking garage, gaming expansion, and restaurant. He then presented the RPC recommendation to approve the Revised Stage 2 PUD subject to 13 conditions.

Dominic Mancini, Miami Valley Gaming, presented the attached exterior signage package and requested the Board consider approving the signage as part of today's administrative hearing.

Mike Timpko, Woolpert, stated they are currently in process of conducting the traffic information study as well as working with Butler and Warren County on water and sanitary sewer. He then stated the intent to meet all recommended conditions. He then stated his desire to ensure that valet parking is conserved in the count of spaces relative to the minimum required 3500 spaces.

Commissioner Jones questioned if the gambling will be confined to the gaming area or will be done in the hotel.

It was stated that gambling will be in the gaming area, not within the hotel.

There was discussion relative to the proposed signage as presented by Mr. Timpko.

Mr. Timpko requested the Board approve the signage proposal subject to final review of the Regional Planning Commission.

Stan Williams, Regional Planning Commission, discussed the PUD standards as compared to the standards in the Rural Zoning Code.

Commissioner Young stated his concern relative to the side facing Otterbein not being "lit up like a Christmas tree" with the LED building faced signage.

Michelle Tegtmeier, Chief Zoning Official, stated this would be the first wall signage at that height in Warren County should the Board approve.

There was discussion relative to the desire of the Board to know where the requested signage falls outside the standard zoning code.

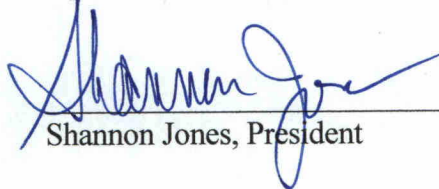
It was determined that everything within the proposed project is in line with original approvals and/or standards except the LED board sign at the top of the buildings.

Commissioner Young stated those types of signage are very common place except in Warren County and stated his concern with changing the character of our county.

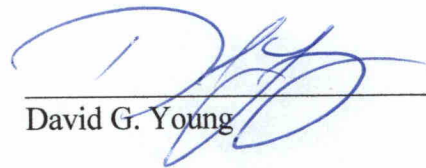
There was discussion relative to the signage proposal and the Board stated they are not prepared to make a decision today on LED signage.

There was discussion relative to the ability to only approve a portion of the project today and upon recommendation of legal counsel, the Board resolved (Resolution #19-1714) to continue the administrative hearing to December 17, 2019, at 9:30 a.m.

Upon motion the meeting was adjourned.



Shannon Jones, President



David G. Young

Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on December 10, 2019, in compliance with Section 121.22 O.R.C.



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

CASE #	104-2019 SP	
APPLICANT/OWNER AGENT	CINCINNATI ZOOLOGICAL SOCIETY	
TOWNSHIP	TURTLECREEK	
PROPERTY LOCATION	ADDRESS	2210 Mason Montgomery Road
	PIN	12-27-100-005-0 12-27-300-003-0
PROPERTY SIZE	346.58 ACRES	

**FUTURE LAND USE MAP
DESIGNATION (FLUM)**

PUBLIC RECREATION

CURRENT ZONING DISTRICT

PR- PUBLIC RECREATION ZONE

EXISTING LAND USE

VACANT / AGRICULTURAL

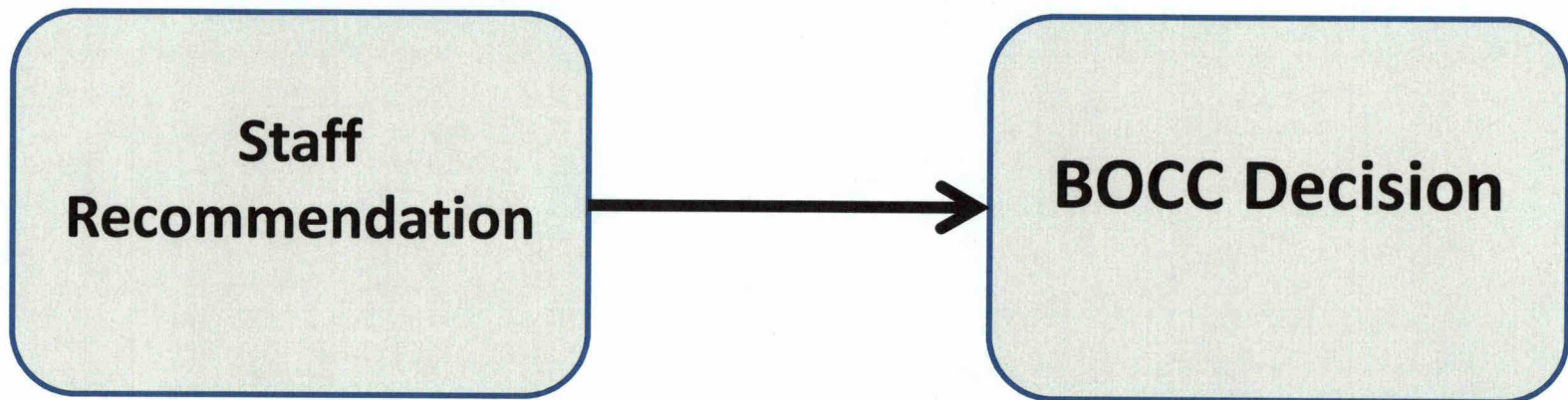
SITE PLAN REQUESTED

**OUTDOOR EDUCATIONAL
FACILITY, A TRIAL SYSTEM AND
SUPERVISED CAMPING AREA.**

ISSUE FOR CONSIDERATION

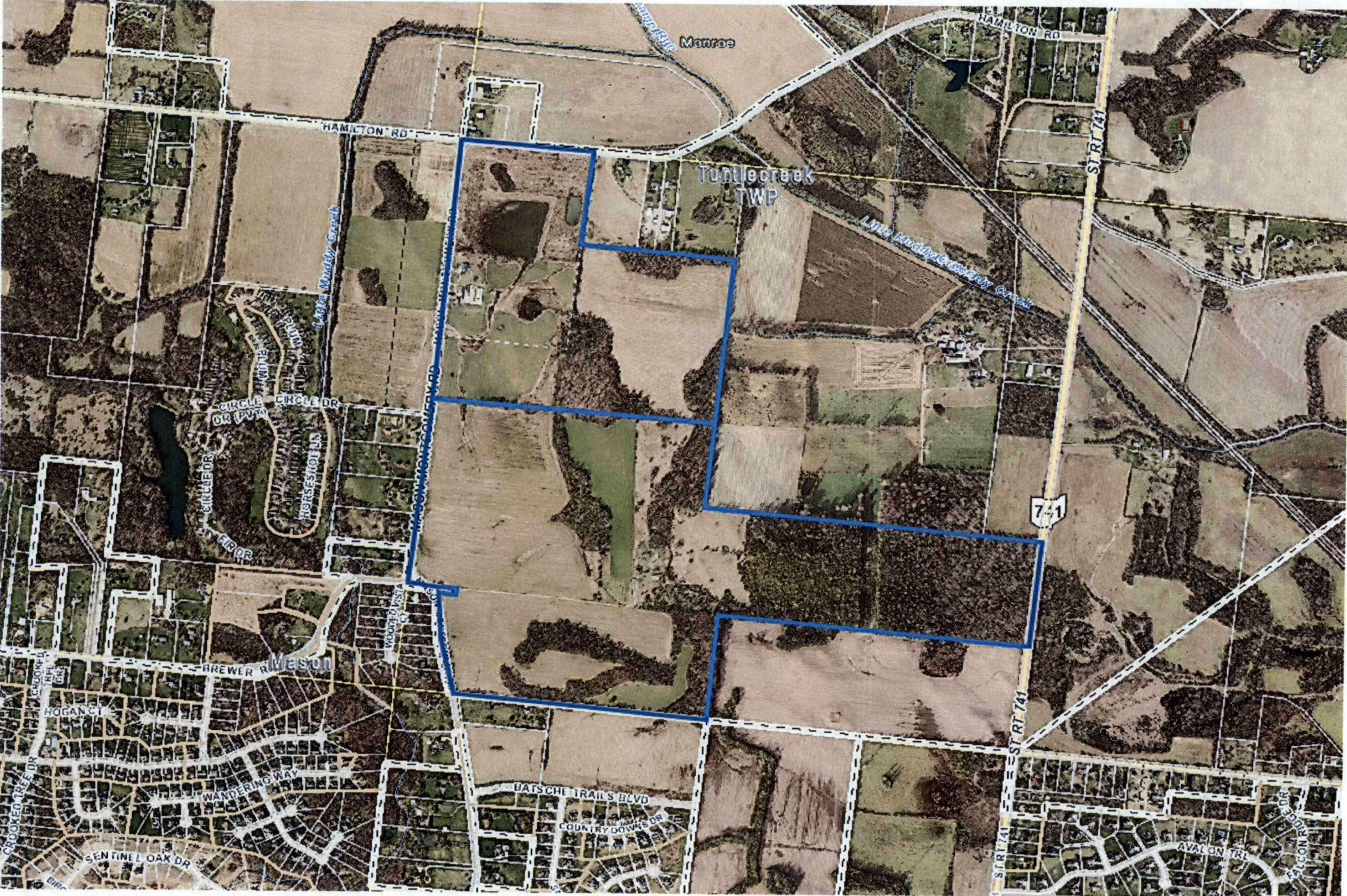
**COMPLIANCE WITH SEC. 1.303
SPR FOR OUTDOOR EDUCATION**

Site Plan Review Process



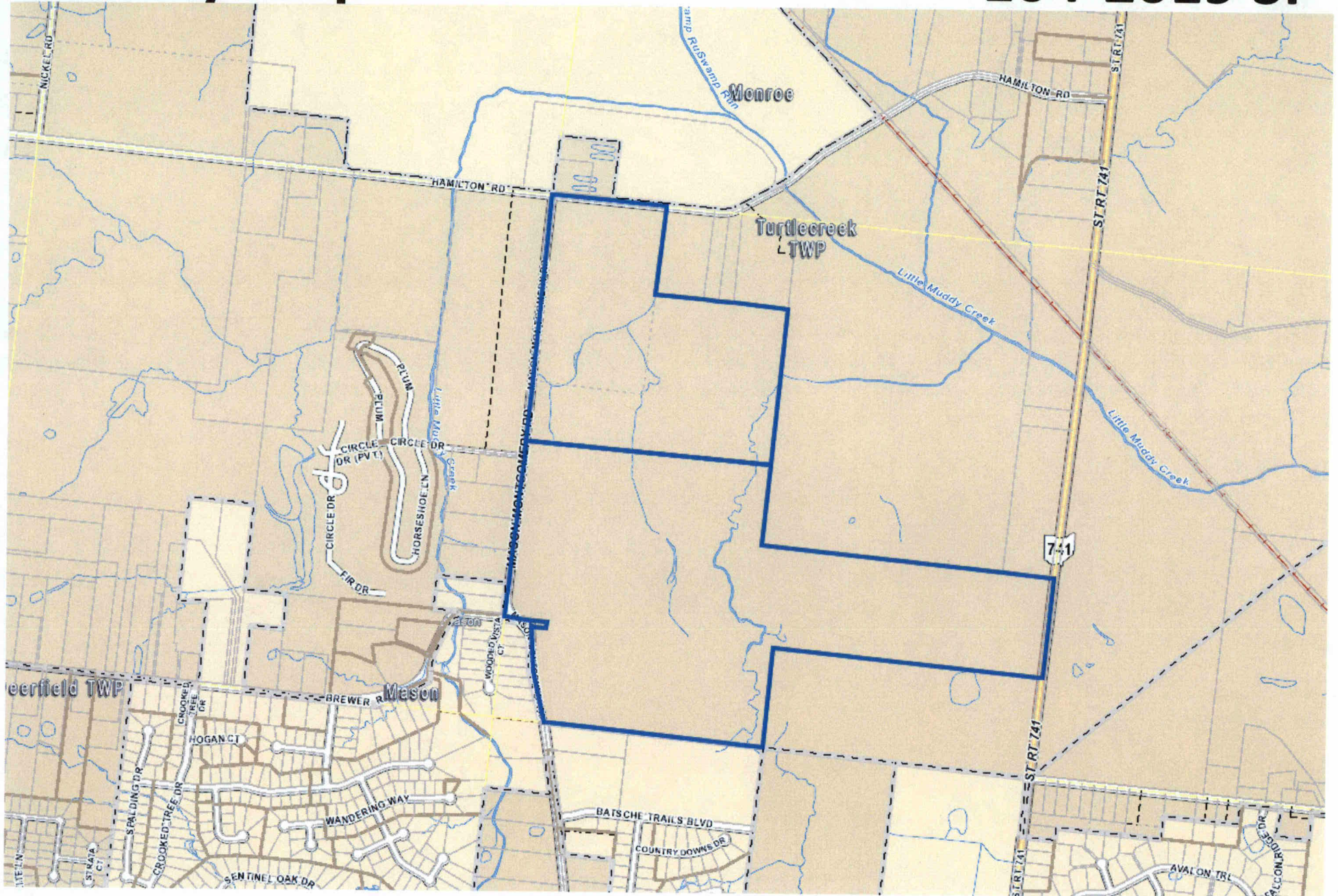
Aerial Map

104-2019 SP

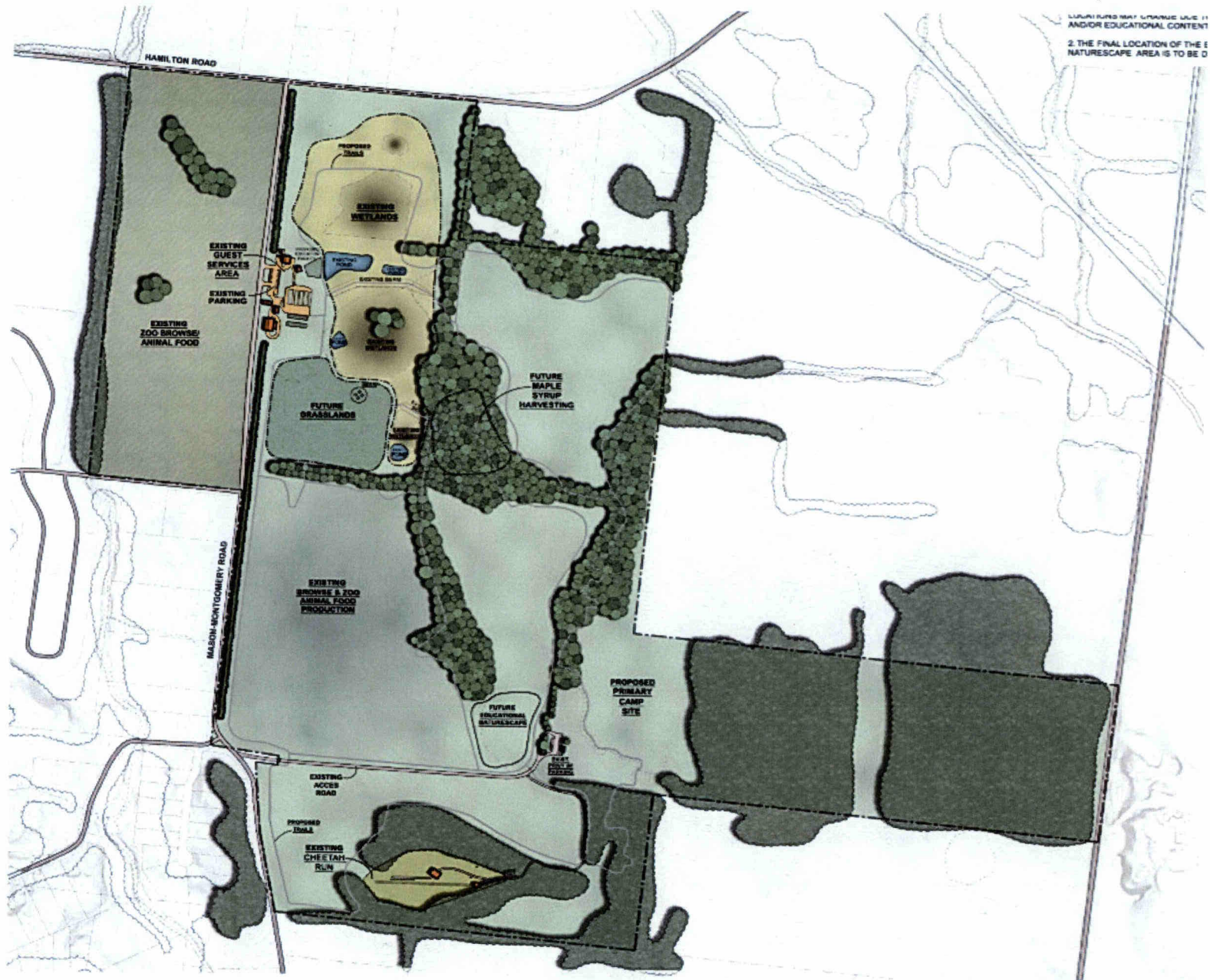


Vicinity Map

104-2019 SP

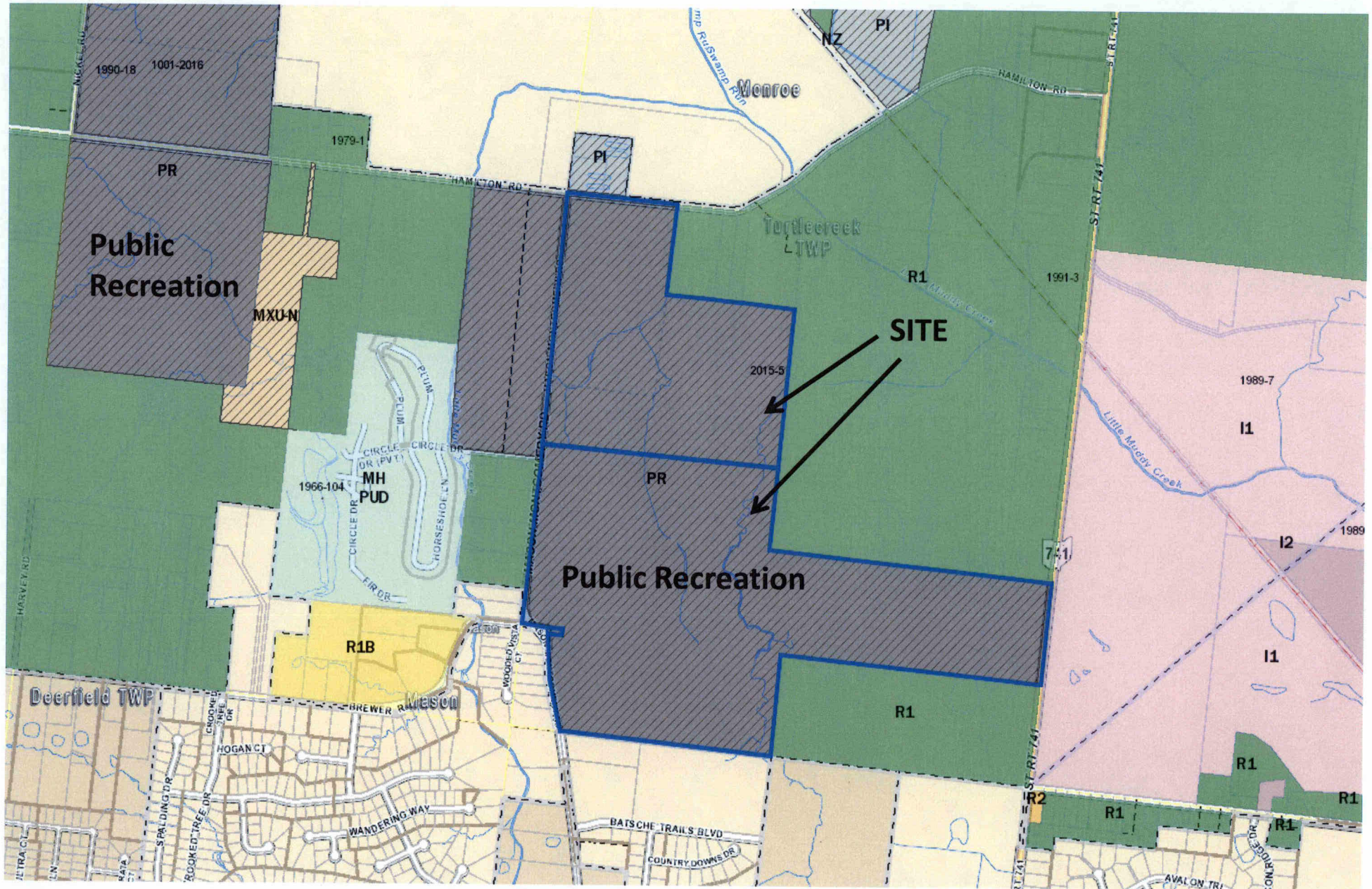


Proposed Master Plan



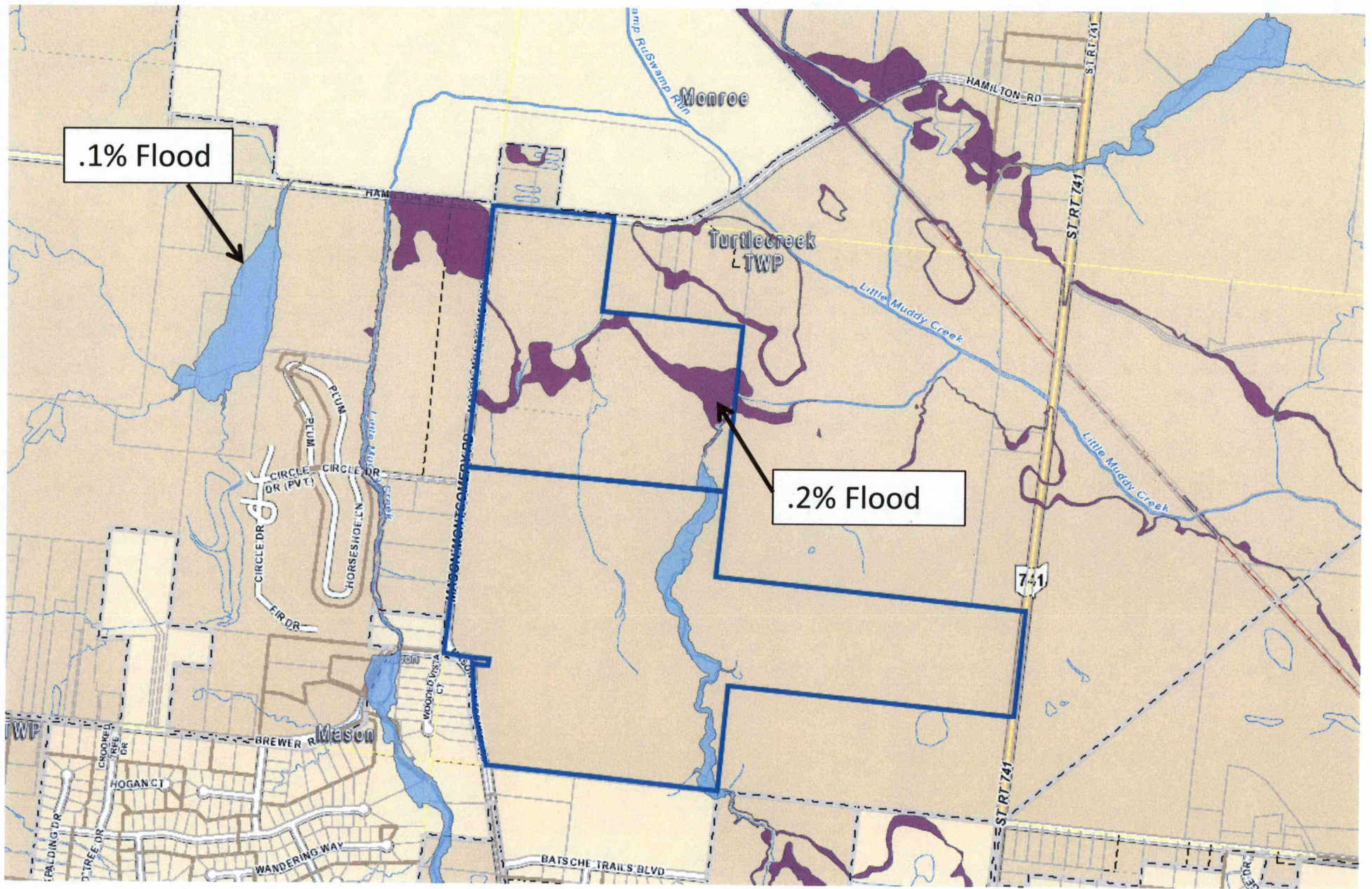
ZONING MAP

104-2019 SP

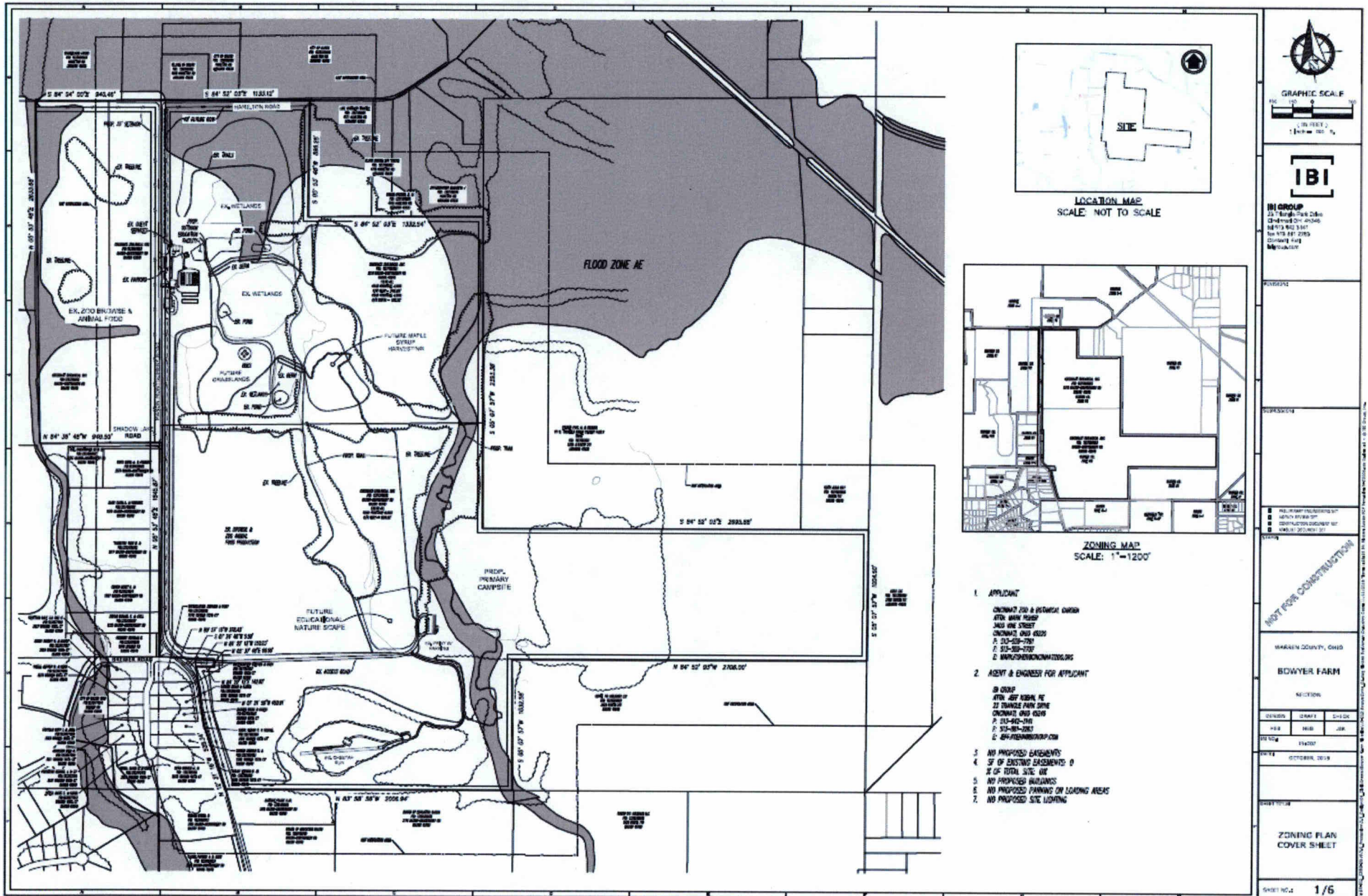


FLOOD MAP

104-2019 SP

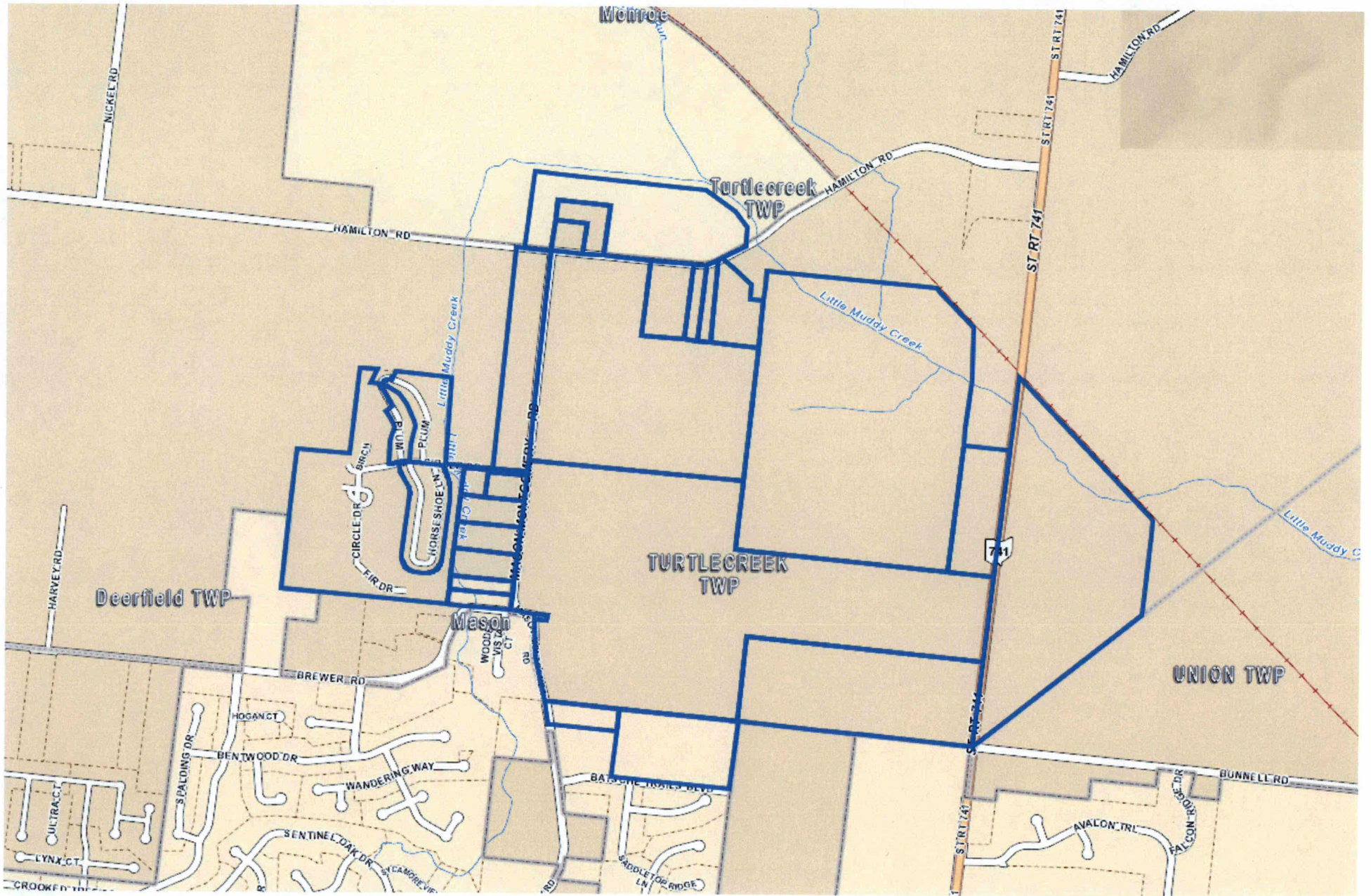


Supplied Flood Map w/ Proposed Trail System.



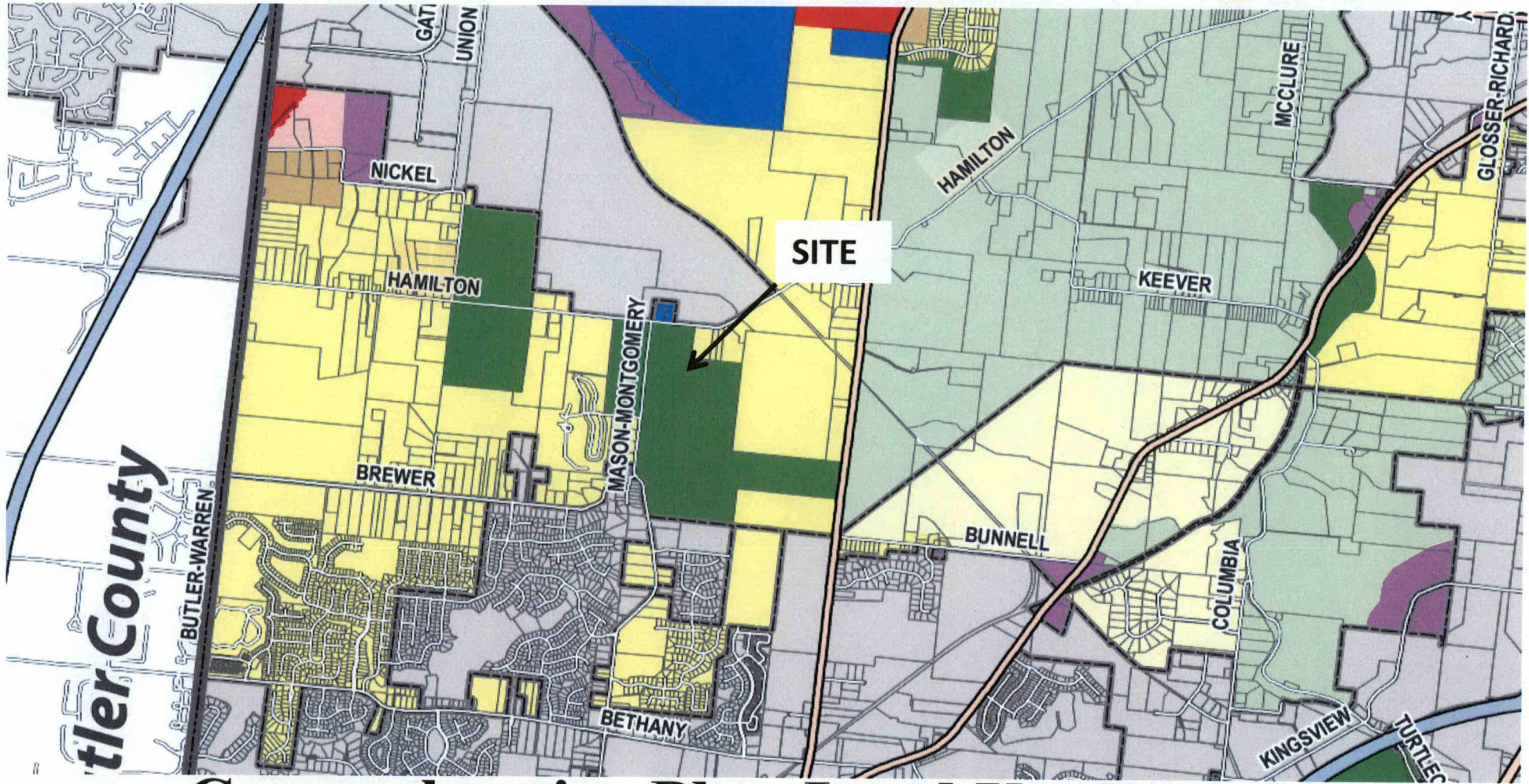
NOTIFICATION MAP

104-2019 SP



Legend

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



Comprehensive Plan-Land Use Element

SUMMARY OF APPLICATION:

The Cincinnati Zoo & Botanical Garden proposes the construction of the following:

1. an outdoor education facility
2. a trail system
3. a supervised camping area managed by the CZBG Education Department.

ANALYSIS OF ZONING:

North	“PI”	PUBLIC INSTUTION
East	“R1”	SINGLE FAMILY RESIDENTIAL ZONE (2-ACRE DENSITY)
South	“PR”	PUBLIC RECREATION ZONE
West	“PR”	PUBLIC RECREATION ZONE

REVIEWING DEPARTMENTS :

Site Plans were circulated to the:

- Warren County Engineer
- Warren County Water & Sewer Department
- Warren County Soil & Water Conservation
- Warren County RPC
- Turtlecreek Township Trustees & Fire Department
- Warren County Combined Health District
- Warren County Building Department
- Warren County Sheriff

**ZONING INSPECTORS REVIEW
OF THE W. C. CODE STANDARDS :**

1. Compliance with the Warren County Rural Zoning Code Standards for Site Plan Review Section 1.303 and Public Recreation Section 2.408
2. Site Plan Review for a outdoor education area, a trail system and supervised camping area for the “PR” zoned property.

Site Plan Review 1.303

1.303.6 Review Criteria: The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. Factors to be considered include those in Section 1.303.1, and the following additional criteria:

- (A) **Adequacy of Information and Compliance with Zoning Code:**
- (B) **Design Layout Sufficiency and Sensitivity:**
- (C) **Design Character, Operational Compatibility, and Coordination:**
- (D) **Preservation of Significant Features:**
- (E) **Pedestrian Access and Circulation:**
- (F) **Vehicular Access and Circulation Streets:**
- (G) **Parking and Loading:**
- (H) **Landscaping and Screening:**
- (I) **Exterior Lighting:**
- (J) **Signage:**
- (K) **Public Service Impact:**
- (L) **Stormwater Drainage Stormwater Management Plan:**
- (M) **Soil Erosion and Sediment Control:**
- (N) **Emergency Access and Service Facilities and Public Safety:**
- (O) **Building Design:**
- (P) **Compliance with Public Health and Safety:**

Department Comment / Concerns:

Warren County Engineers Office- They will be subject to access permits to construct driveways and permits for storm water facilities if analysis shows a need.

Warren County Building Department- has no issues as long as all permits are properly obtained. Including a flood development permit and understanding any work within a FEMA designated flood zone must meet the Warren County Flood Reduction Regulations.

Warren County Board of Health- asked the applicant to provide a checklist of the documentation the health district will have to review prior to licensing the proposed private campground as a resident camp. The vault privies will fall under the jurisdiction of the Ohio Environmental Protection Agency.

Turtlecreek Township Trustees and Fire Chief- would like to request that there be Identifying Marks on the trails for location purpose for emergency response.

Warren County Soil & Water- No comments pertaining to the sediment and erosion control regulations of Warren Co or concerns of the existing natural resources on the property. The owner has done a fine job of designing around certain natural resources and catering the layout of the solar panels to the existing natural resources. If the future construction were to disturb over 1 acre of land, an earth disturbing permit would be required through Warren Co SWCD.

RPC Comments:

1. Compliance with the standards of the Warren County Rural Zoning Code.
2. Prior to BOCC review the applicant shall submit a revised site plan that documents the nature of the campsite that explains the following:
 - Scheduling of the use of the campsite (public, or private).
 - Length of stay.
 - Size and boundaries of the camping area.
 - Number of campsites.
 - Camping accessories such as grills, and fire pits.
 - Type of camping (primitive, tents, cabins, RV's, etc)
 - Facilities associated with the campsite (restrooms, showers, parking, etc.)
 - The plan identifies the primary campsite area. Indicate where the secondary campsite area will be located if it is planned.
3. Maintain the existing tree line between the campsite and the adjoining property to the north and east. Enhance the perimeter buffer with landscaping (buffer area between campsite and adjoining properties).

RPC Comments:

4. Prior to BOCC review the applicant shall submit a revised site plan that documents the nature of the Educational Facility that explains the following:
 - Uses: Indoor/Outdoor. Private or Public.
 - Signage, lighting, fencing, and landscaping if planned.
 - Hours of operation.

5. Prior to BOCC review the applicant shall submit a revised site plan that documents the nature of the trail network including but limited to the following:
 - Width of the improved trail surface
 - Material used for the trail
 - Type of trail (Equestrian, Walking, Multi-purpose, etc.)

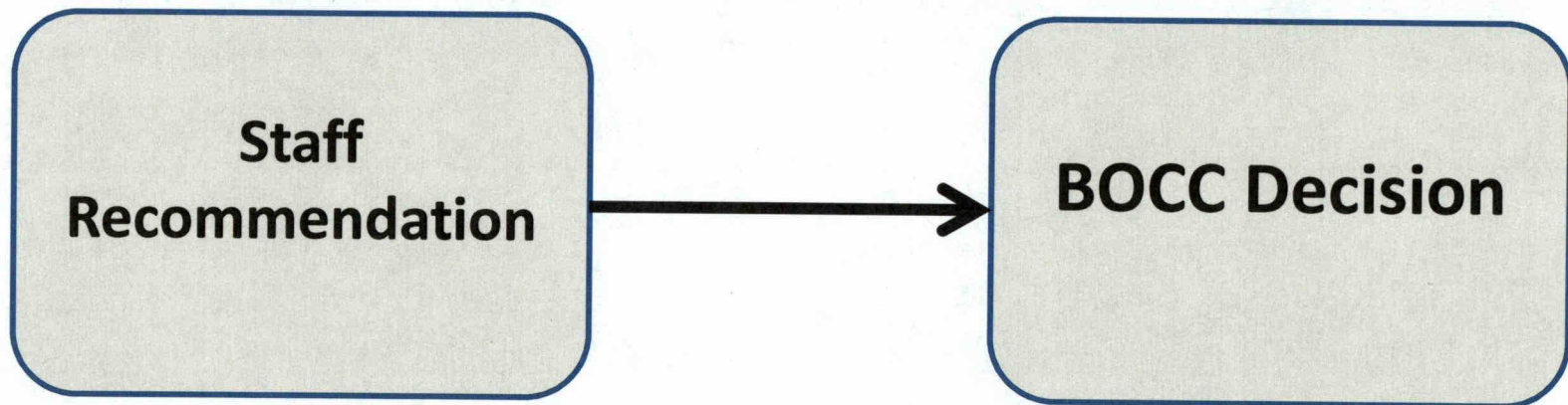
6. Prior to BOCC review, the applicant shall determine, with the Warren County Combined Health Department, the agency responsible for review of the campsite facility (Warren County Combined Health Department, or the State Department of Health). The applicant shall receive certification from the appropriate agency prior to the zoning permit application.

STAFF RECOMMENDATIONS

Approve the site plan for the proposed development subject to the following conditions:

1. Any access and storm water facilities permits shall be completed with the WC Engineer Office.
2. If required, properly obtained all development permits within a FEMA designated flood zone per the Warren County Flood Reduction Regulations.
3. Supply the Warren County Combined Health District required documentation to review prior to licensing the proposed private campground as a resident camp.
4. As requested by the Turtlecreek Township Trustees and Fire Chief- place Identifying Marks on the trails for location purpose for emergency response, markers do not require zoning permits.
5. Signage shall comply with Warren County Zoning Code Article 3, Chapter 6;
6. All exterior lighting shall meet the requirements of Zoning Code Article 3, Chapter 5;
7. All service structures will be screened from view per Zoning Code Article 3 Chapter 4;
8. Maintain the existing tree line between the campsite and the adjoining property to the north and east Article 3, chapter 2.

Site Plan Review Process



CASE #

105-2019 SP

**APPLICANT/OWNER
AGENT**

**CINCINNATI ZOOLOGICAL
SOCIETY**

TOWNSHIP

TURTLECREEK

PROPERTY LOCATION

ADDRESS

**5709 and 5922
Hamilton Road**

PIN

**12-33-100-001-0
12-34-300-001-0**

PROPERTY SIZE

233.56 ACRES

**FUTURE LAND USE MAP
DESIGNATION (FLUM)**

PUBLIC RECREATION

CURRENT ZONING DISTRICT

PR- PUBLIC RECREATION ZONE

EXISTING LAND USE

VACANT / AGRICULTURAL

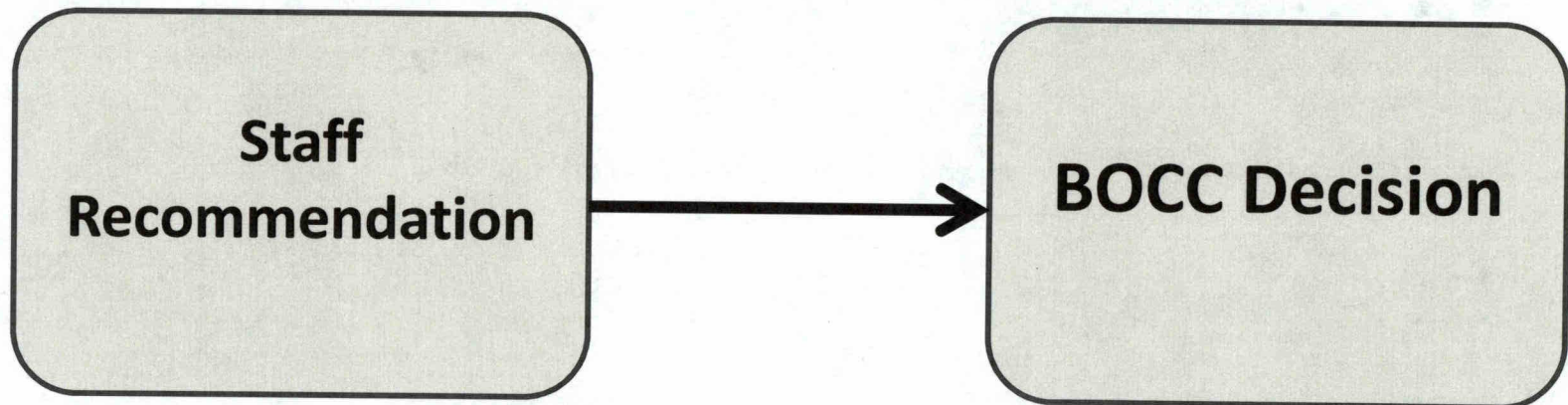
SITE PLAN REQUESTED

SOLAR ARRAY

ISSUE FOR CONSIDERATION

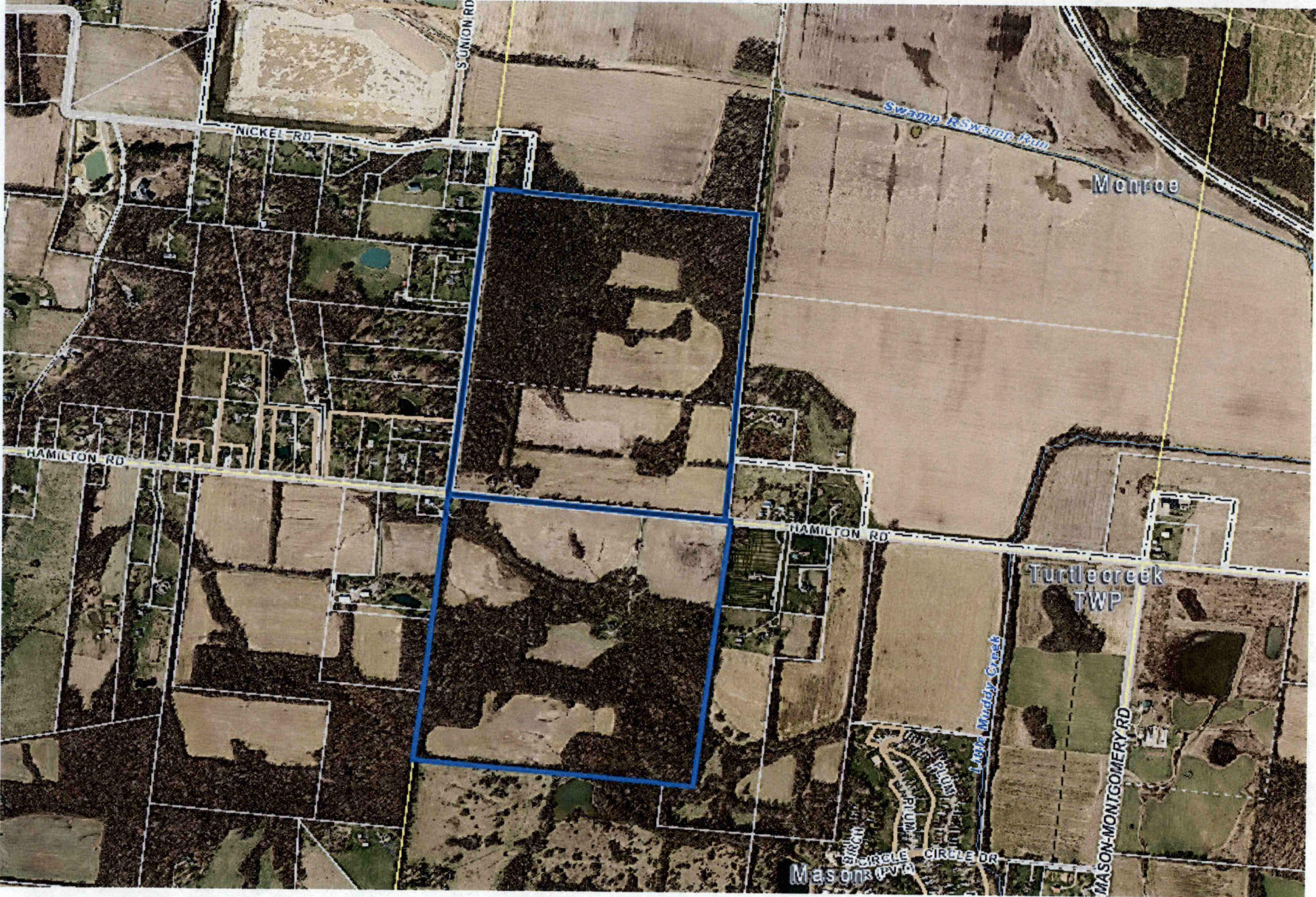
**COMPLIANCE WITH SEC. 1.303
SPR FOR SOLAR ARRAY**

Site Plan Review Process



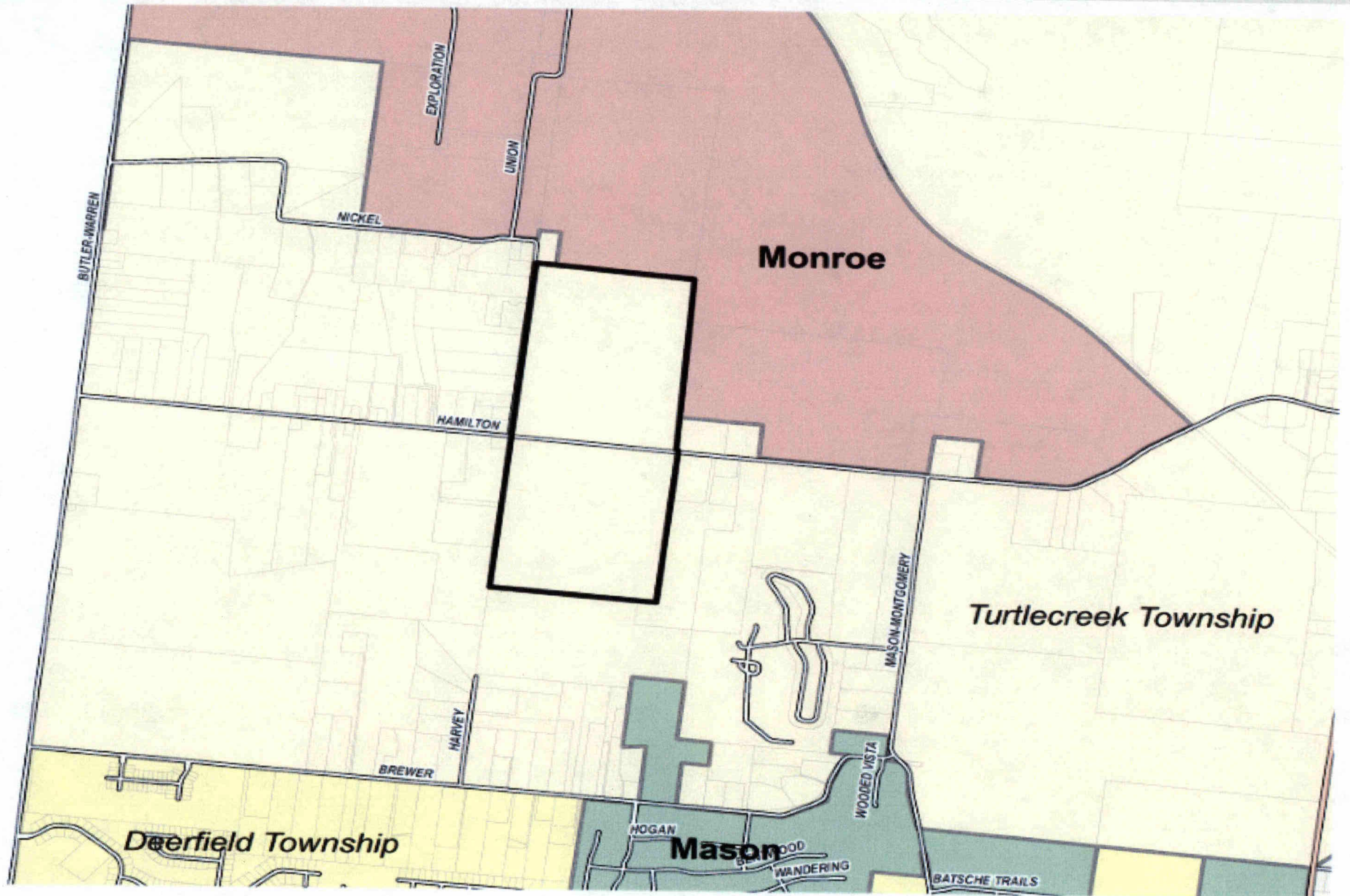
Aerial Map

105-2019



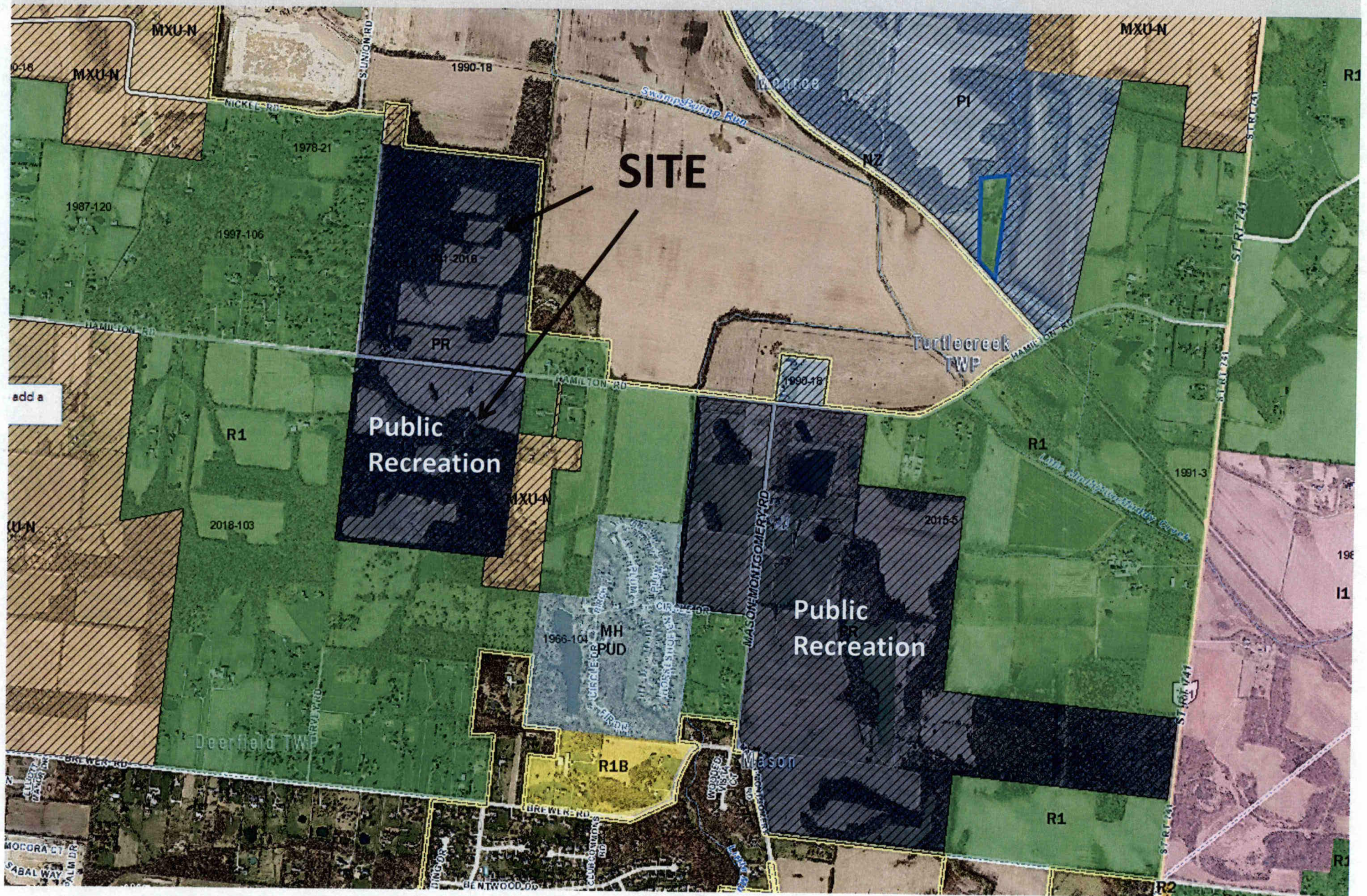
Vicinity Map

105-2019



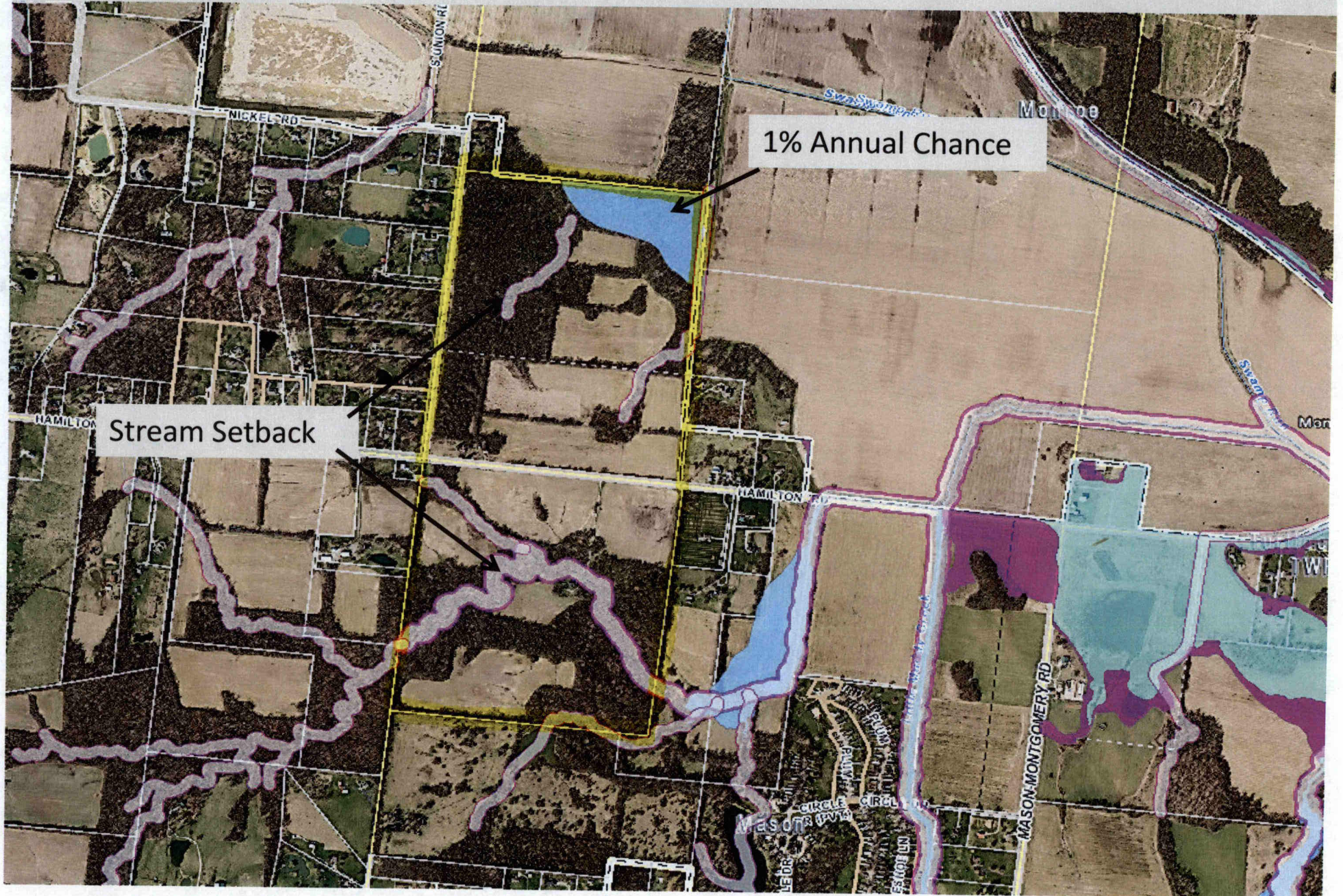
ZONING MAP

105-2019



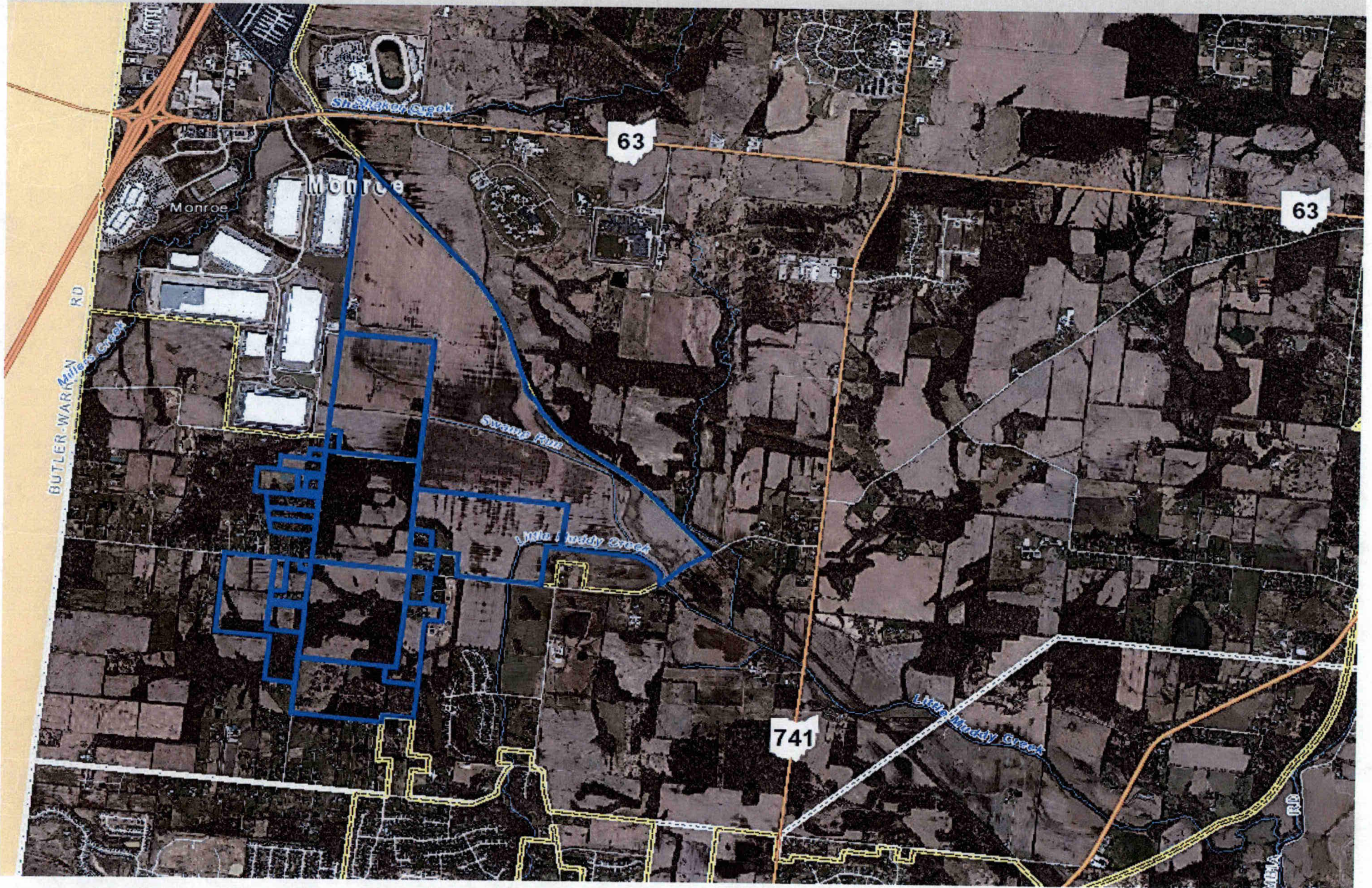
FLOOD MAP

105-2019



NOTIFICATION MAP

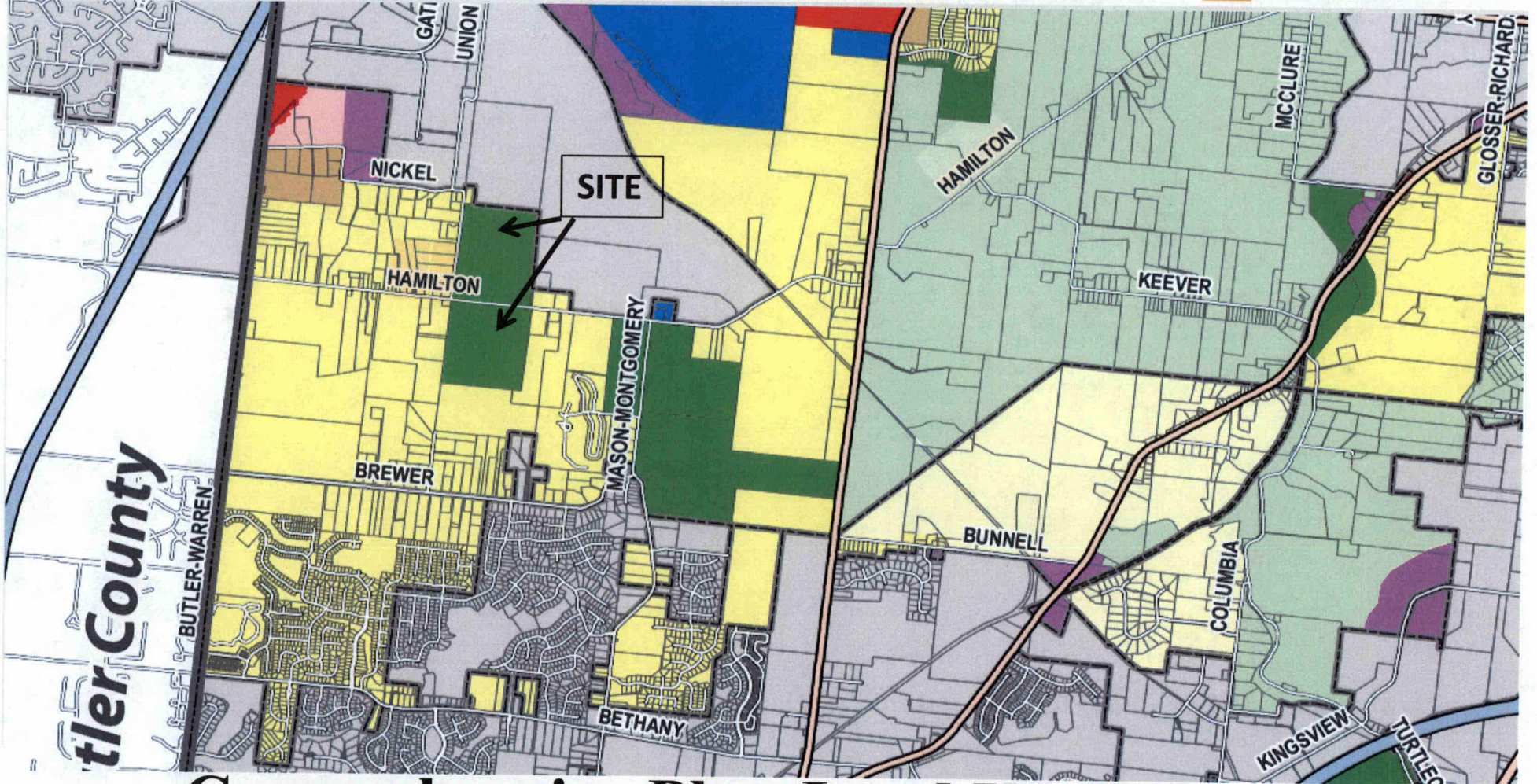
105-2019



Legend

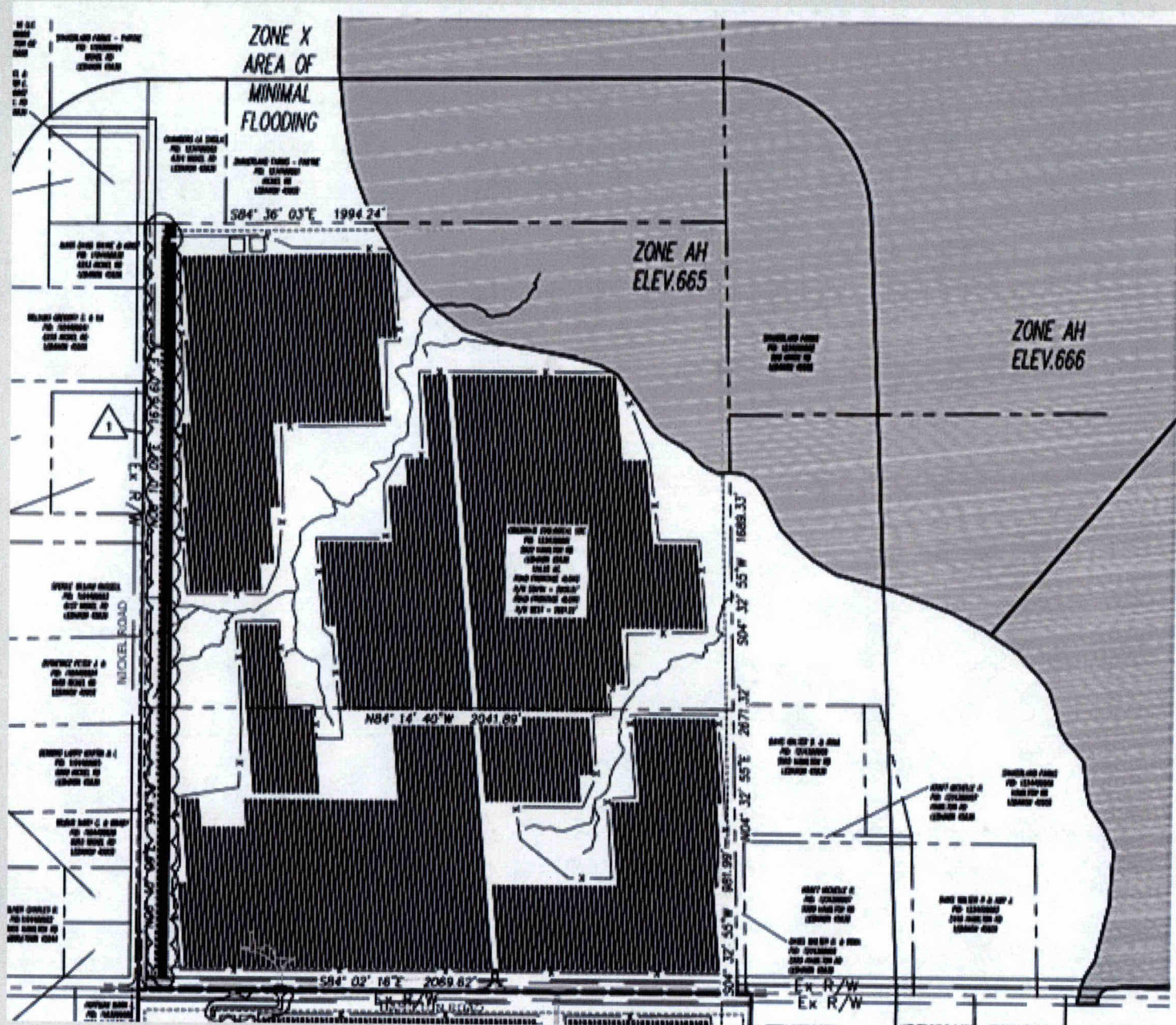
- | | | | | |
|------------------------|--------------------------------|---|--|---------------------------------------|
| County Boundaries | Future Land Uses | Public-Semi-Public | Office Park | Salem Township Additional Uses |
| Political Subdivisions | Agricultural-Rural Residential | Parks and Recreational-Open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

PROPOSED M

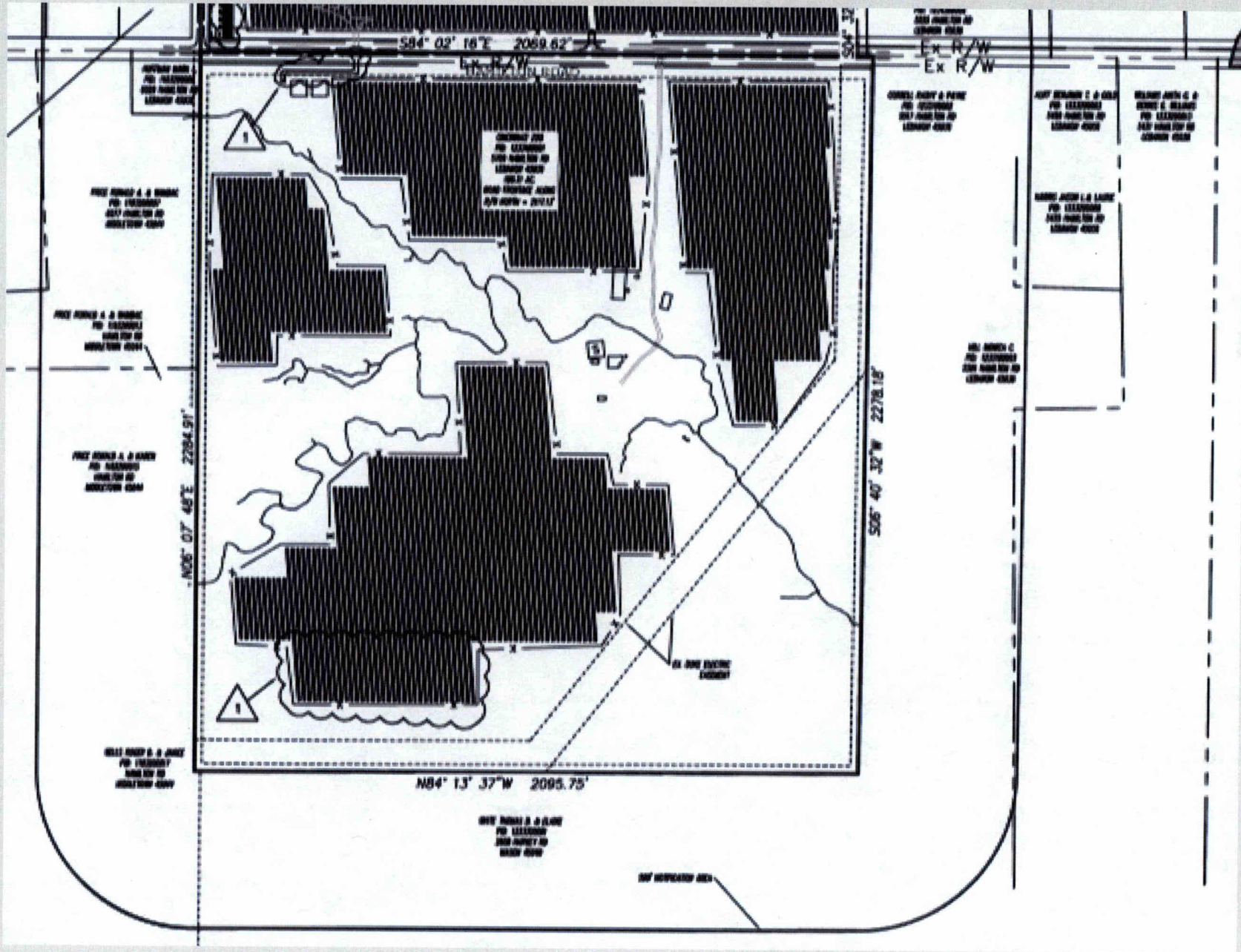


Comprehensive Plan-Land Use Element

PROVIDED SITE PLAN- North Side of Hamilton Road



PROVIDED SITE PLAN- South Side of Hamilton Road



SUMMARY OF APPLICATION:

The Cincinnati Zoo & Botanical Garden proposes construction of a solar array for 5709 and 5922 Hamilton Road.

ANALYSIS OF ZONING:

North	“Light Industrial”	City of Monroe
East	“R1”	SINGLE FAMILY RESIDENTIAL ZONE (2-ACRE DENSITY)
South	“R1”	SINGLE FAMILY RESIDENTIAL ZONE (2-ACRE DENSITY)
West	“R1”	SINGLE FAMILY RESIDENTIAL ZONE (2-ACRE DENSITY)

REVIEWING DEPARTMENTS :

Site Plans were circulated to the

- Warren County Engineer
- Warren County Water & Sewer Department
- Warren County Soil & Water Conservation
- Warren County RPC
- Turtlecreek Township Trustees & Fire Department
- Warren County Combined Health District
- Warren County Building Department
- Warren County Sheriff

**ZONING INSPECTORS REVIEW
OF THE W. C. CODE STANDARDS :**

1. Compliance with the Warren County Rural Zoning Code Standards for Site Plan Review Section 1.303 and Public Recreation Section 2.408 and Solar Energy System Section 3.102.10
2. Site Plan Review for a solar array for the “PR” zoned property.

Site Plan Review 1.303

1.303.6 Review Criteria: The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. Factors to be considered include those in Section 1.303.1, and the following additional criteria:

- (A) **Adequacy of Information and Compliance with Zoning Code:**
- (B) **Design Layout Sufficiency and Sensitivity:**
- (C) **Design Character, Operational Compatibility, and Coordination:**
- (D) **Preservation of Significant Features:**
- (E) **Pedestrian Access and Circulation:**
- (F) **Vehicular Access and Circulation Streets:**
- (G) **Parking and Loading:**
- (H) **Landscaping and Screening:**
- (I) **Exterior Lighting:**
- (J) **Signage:**
- (K) **Public Service Impact:**
- (L) **Stormwater Drainage Stormwater Management Plan:**
- (M) **Soil Erosion and Sediment Control:**
- (N) **Emergency Access and Service Facilities and Public Safety:**
- (O) **Building Design:**
- (P) **Compliance with Public Health and Safety:**

Department Comment / Concerns:

Warren County Board of Health- Our records indicate that there is an existing household sewage treatment system located at 5709 Hamilton Road and an abandoned system at 5922 Hamilton Road. Additionally, there are records of private water systems at both properties. If there are systems that will continue to be used a property addition inspection must be conducted by the health district to ensure that the solar arrays will not impact the existing sewage treatment system. If the systems will no longer be used the sewage treatment system for 5709 Hamilton Road must be abandoned in accordance with Ohio Administrative Code Chapter 3701-29 and the private water systems must be sealed/abandoned in accordance with Ohio Administrative Code Chapter 370128.

Department Comment / Concerns:

Warren County Engineers Office- they will be subject to access permits to construct driveways and permits for storm water facilities if analysis shows a need.

Warren County Building Department has no issues as long as all permits are properly obtained. Including a flood development permit and understanding any work within a FEMA designated flood zone must meet the Warren County Flood Reduction Regulations.

Turtlecreek Township Trustees and Fire Chief have no comments or concerns regarding the site plan.

Warren County Sheriff's Office had no comment.

Warren County Soil & Water- no comments pertaining to the sediment and erosion control regulations of Warren Co or concerns of the existing natural resources on the property. The owner has done a fine job of working with the existing natural resources and catering the use to those items. If the future construction were to disturb over 1 acre of land, an earth disturbing permit would be required through Warren Co SWCD.

RPC Recommendations:

Approve the site plan for the proposed solar array facility subject to the following conditions:

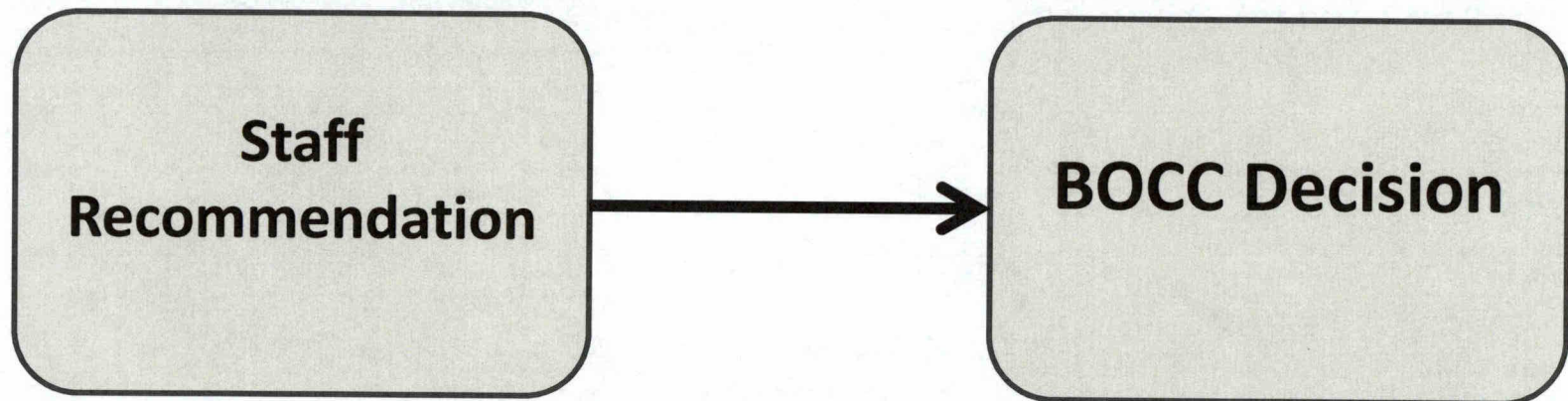
1. Compliance with the standards of the Warren County Rural Zoning Code.
2. Revise site plan to include where the solar panel inverters and maintenance facilities are located.
3. Identify internal circulation, in particular where creeks and streams traverse.
4. Submit a landscaping plan that complies with the requirements of Article 3, Chapter 4 of the Warren County Rural Zoning Code, including the following requirements:
 - A.) Section 3.405 (A) Streetscape Buffer to be applied along both Hamilton Road and Nickel Road
 - B.) Section 3.405 (B) Lot Perimeter Buffer. A buffer type “D” is required along all perimeters, except adjacent to the City of Monroe. A buffer type “A” is required adjacent to the “L-1” Zoning District (North Boundary) and a buffer type “D” is required adjacent to the “A1” Zoning District (Eastern Boundary).

STAFF RECOMMENDATIONS

Approve the site plan for the proposed development subject to the following conditions:

1. Any working private water or sewage treatment systems require an inspection conducted by the health district to ensure that the solar arrays will not impact the existing system. If the systems will no longer be used they must be abandoned or sealed per the Ohio Administrative Code.
2. Any access and storm water facilities permits shall be completed with the Warren County Engineers Office.
3. If required, properly obtained all development permits within a FEMA designated flood zone per the Warren County Flood Reduction Regulations.
4. Signage shall comply with Warren County Zoning Code Article 3, Chapter 6;
5. Exterior lighting shall meet the requirements of Zoning Code Article 3, Chapter 5;
6. All service structures will be screened from view per Zoning Code Article 3 Chapter 4;
7. The current natural buffer to be maintained and streetscape trees are required at a rate of one (1) tree per forty (40) feet of frontage with a minimum of one (1) tree per parcel (per Section 3.405 Buffering and Screening Requirements.)

Site Plan Review Process



Cincinnati Zoo & Botanical Garden

Kathy Newton



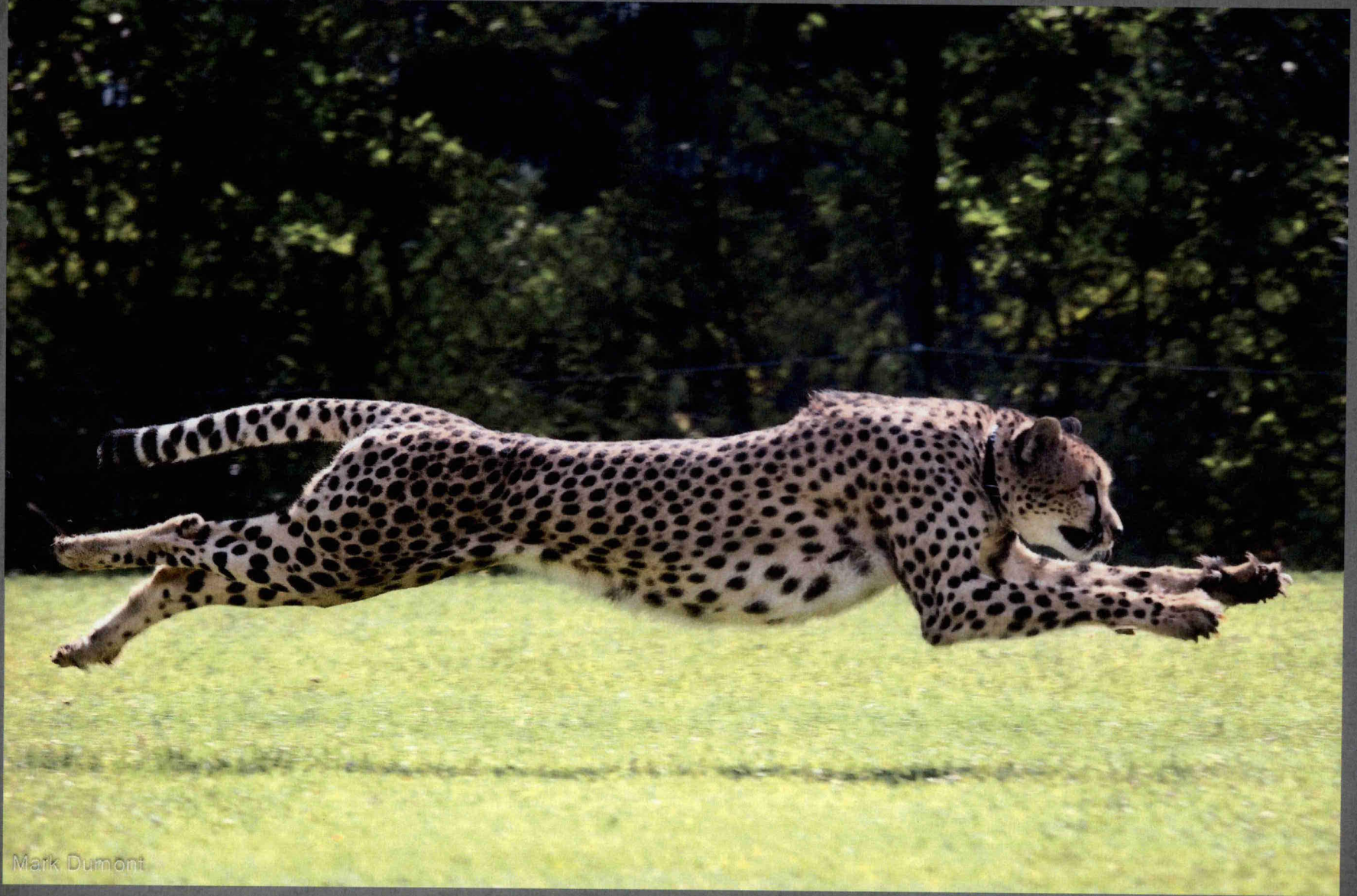












Mark Dumont





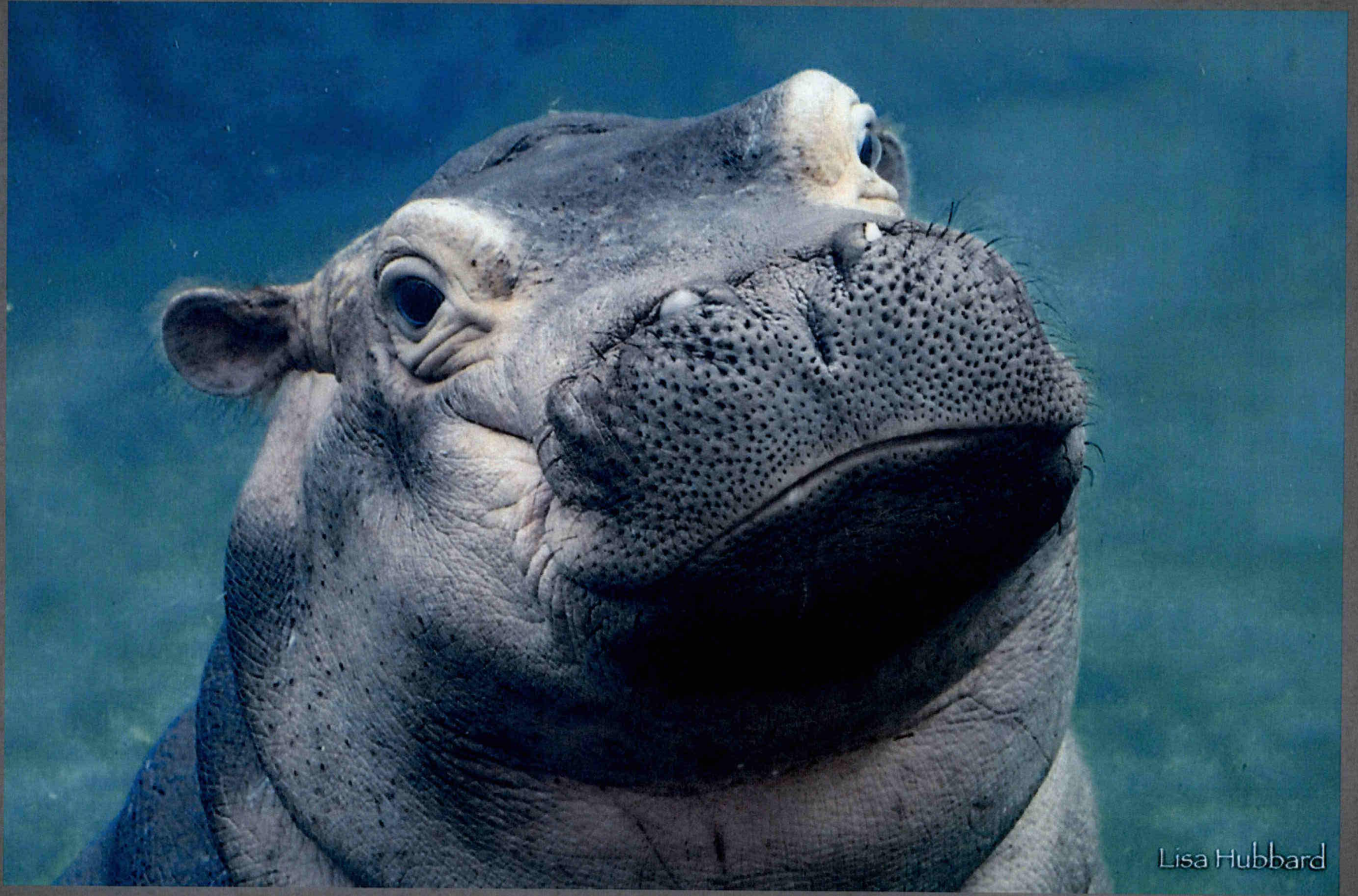




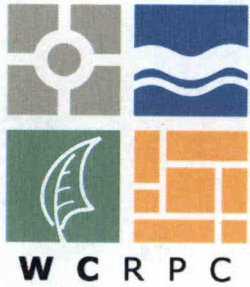








Lisa Hubbard



Miami Valley Gaming

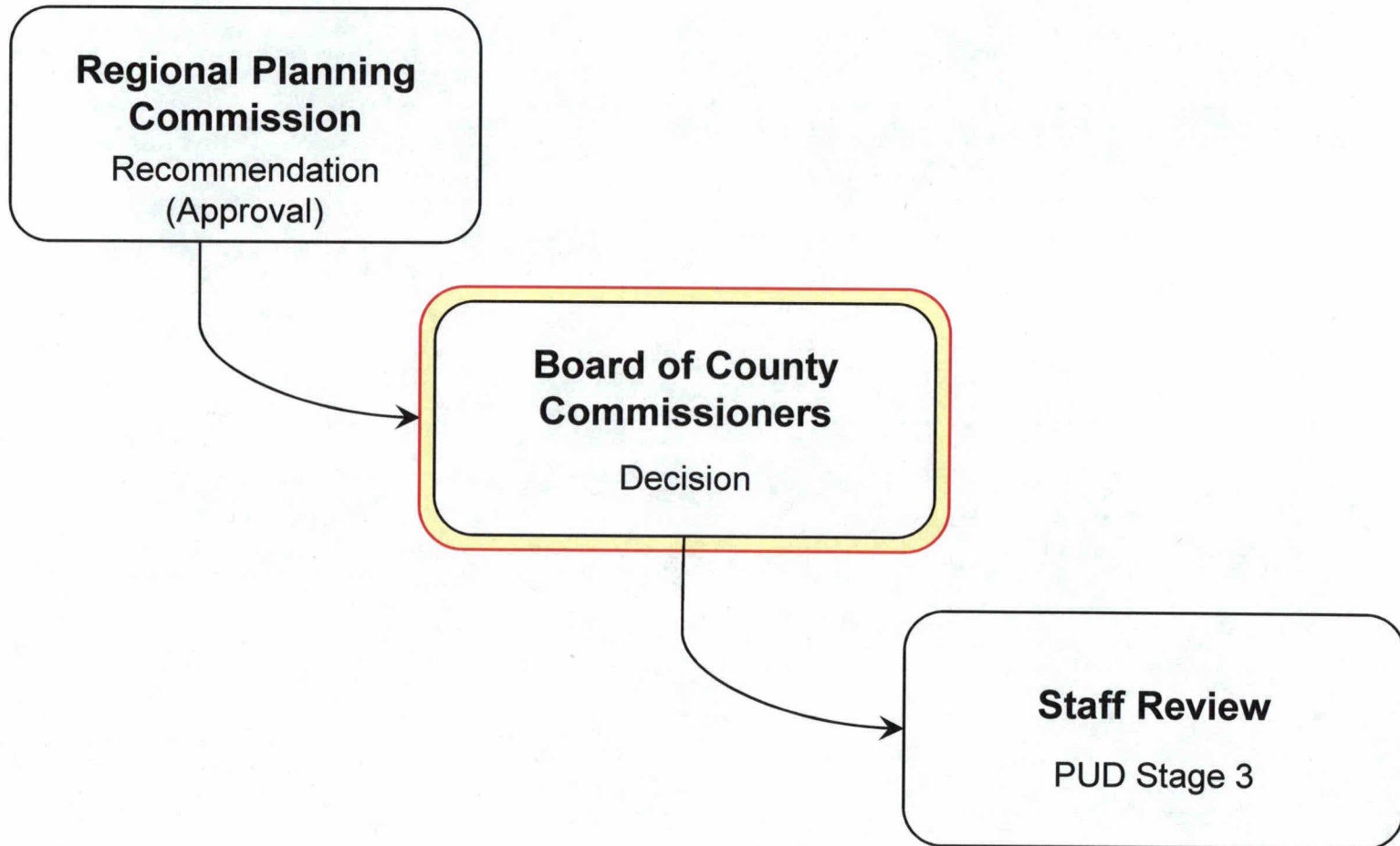
Revised PUD Stage 2

Turtlecreek Township

Board of County Commissioners

December 10, 2019

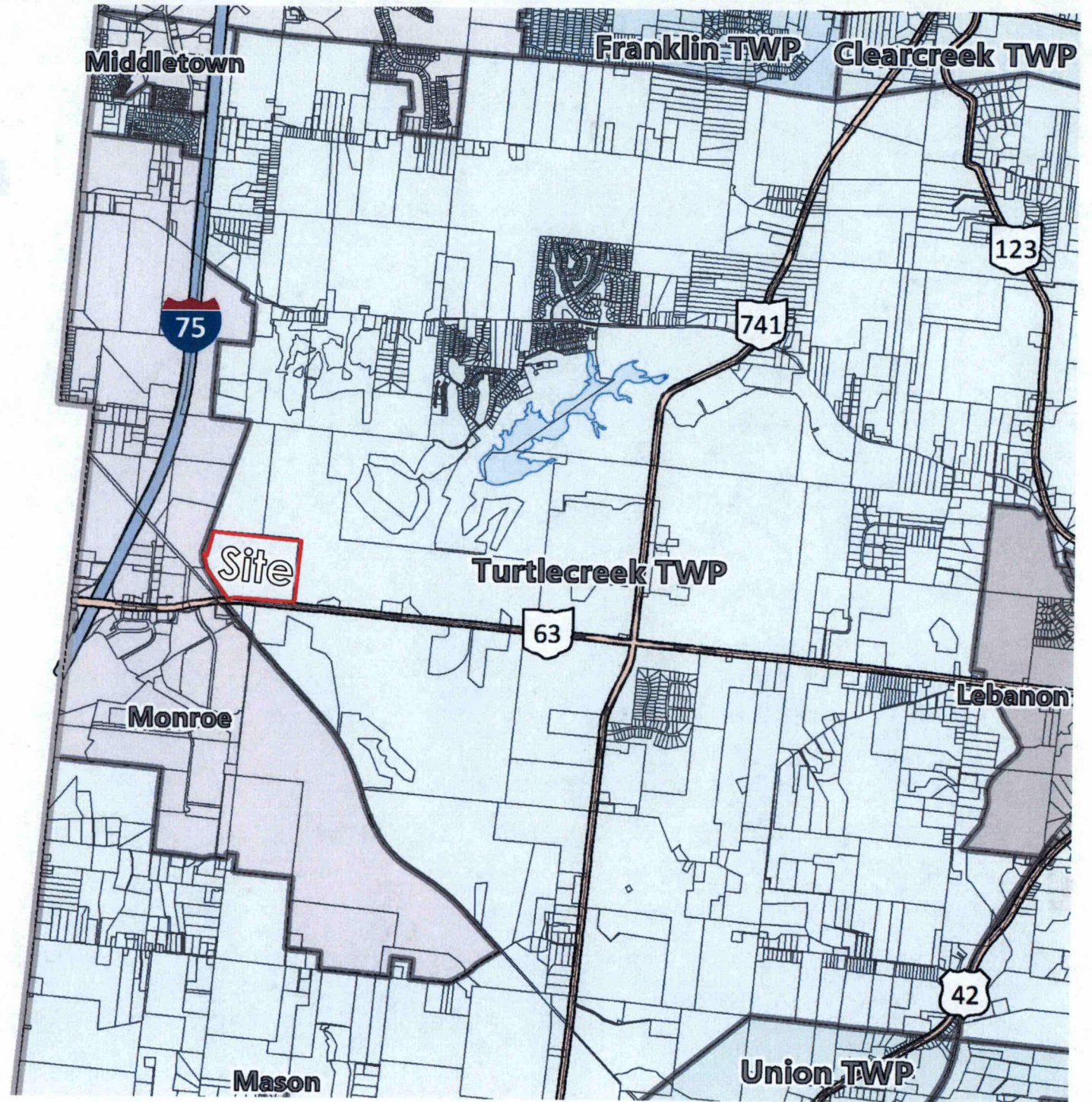
PUD Stage 2 Process



Project Information

Applicant	Mike Timko
Engineer	Woolpert
Site Area	119.99 acres
Address	600 State Route 63
Zoning Classification	Mixed Use PUD – Interstate Overlay

Vicinity



Timeline

2012 - Interstate Overlay District

NOV. 13 BOCC - Approval of PUD Stage 2 Standards

2018

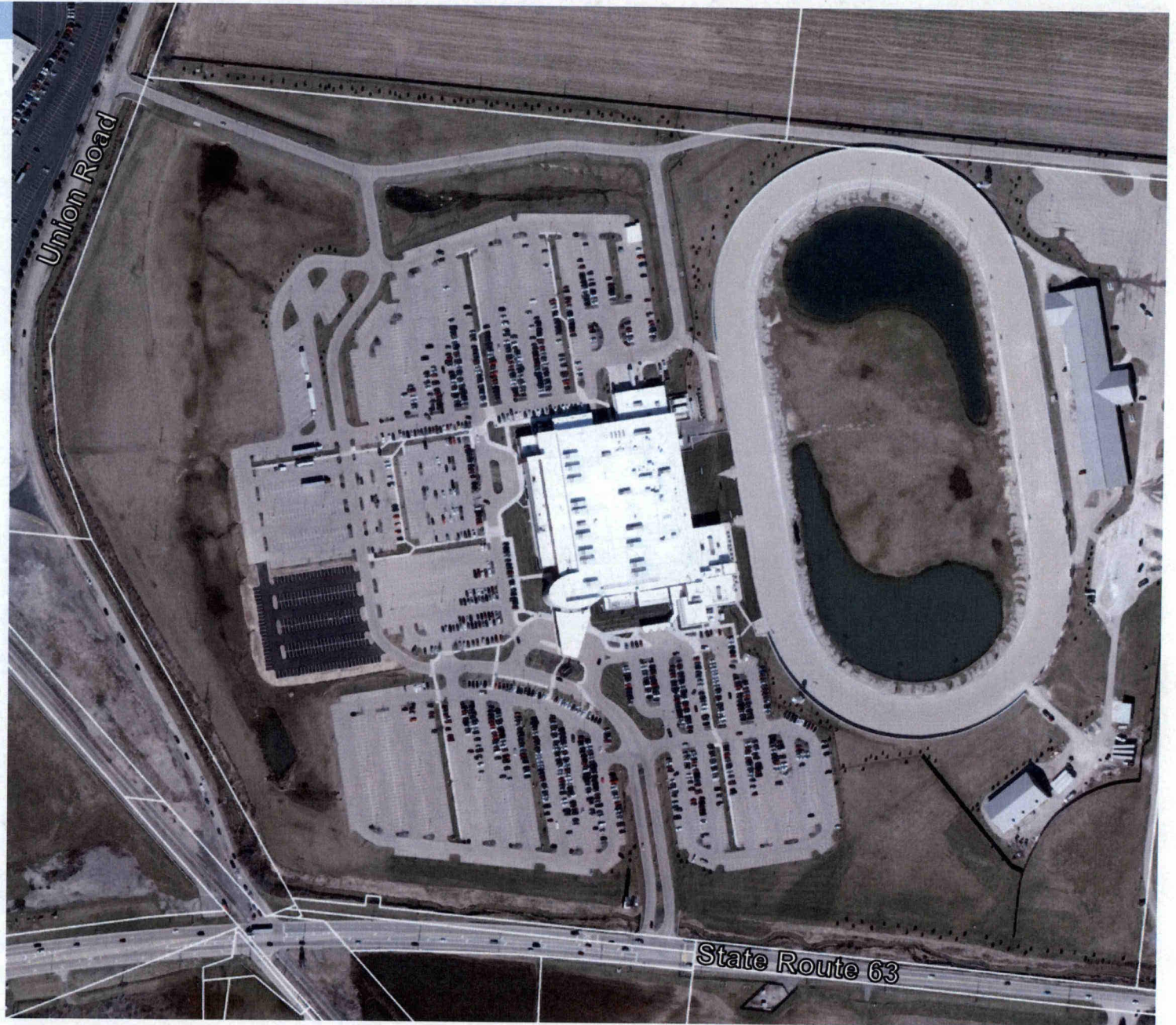
OCT. 25 RPC Recommends Approval PUD Stage 2

NOV. 13 BOCC - Approval of Revised PUD Stage 2

JULY 28 RPC Staff Approval PUD Stage 3

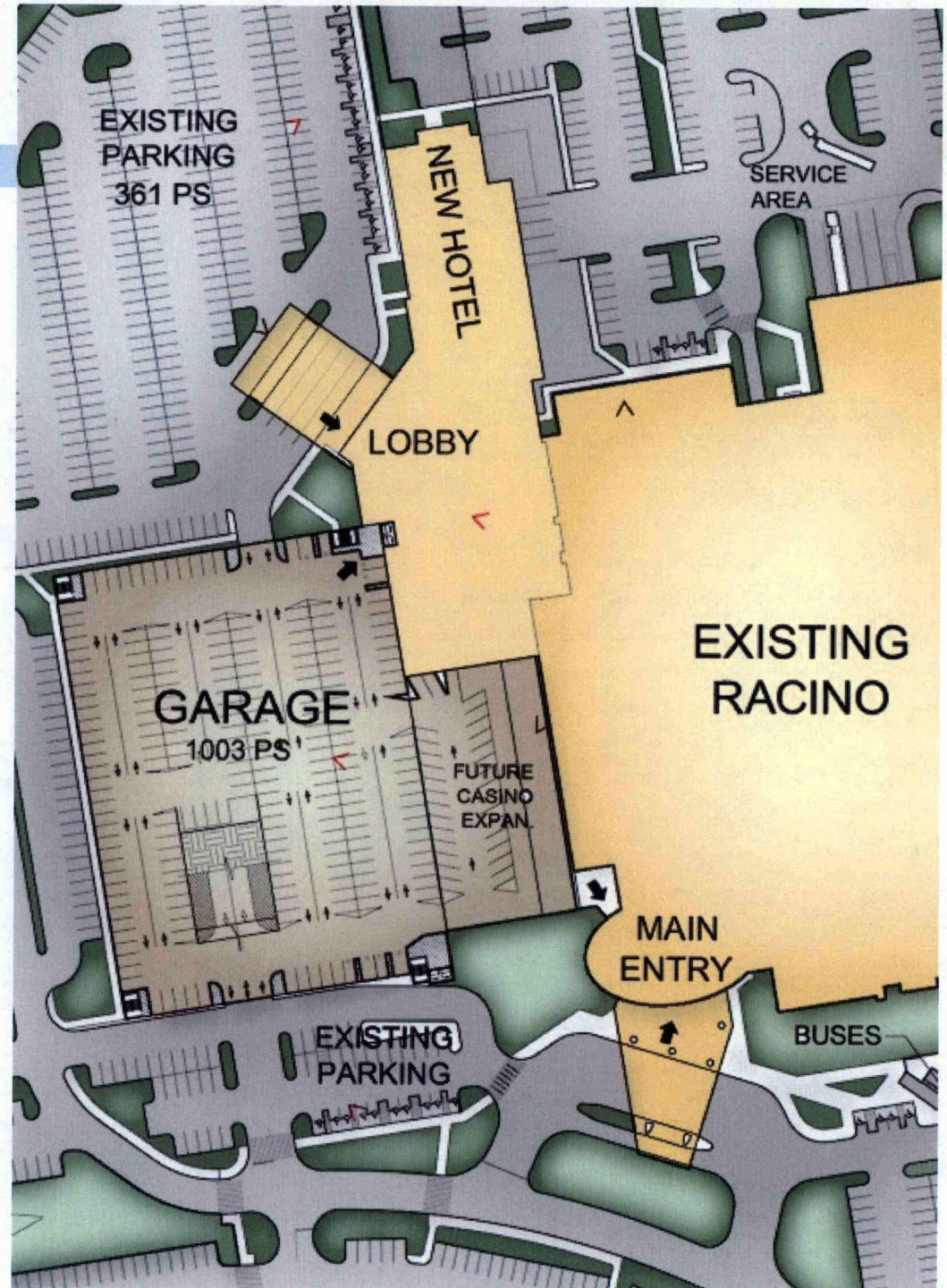
Site

- Racino & track
- Main entrance off SR 63



Proposal

- **Building:** 187,538 SF
- **Hotel:**
 - Height: 160 ft.
 - Stories: 11
 - Rooms: 194
- **Gaming Expansion:** 12,003 SF
- **Restaurant:** 7,500 SF
- **Parking Garage:** 1,000 Spaces



Revised PUD Development Standards

Structures:

- Elevations on structure height within one hundred (100) feet of the property line shall not exceed sixty (60) feet.
- Beyond one hundred (100) feet from the property line the building heights are limited to no more than 10% increase in the proposed height of one hundred sixty (160) feet.



Proposal

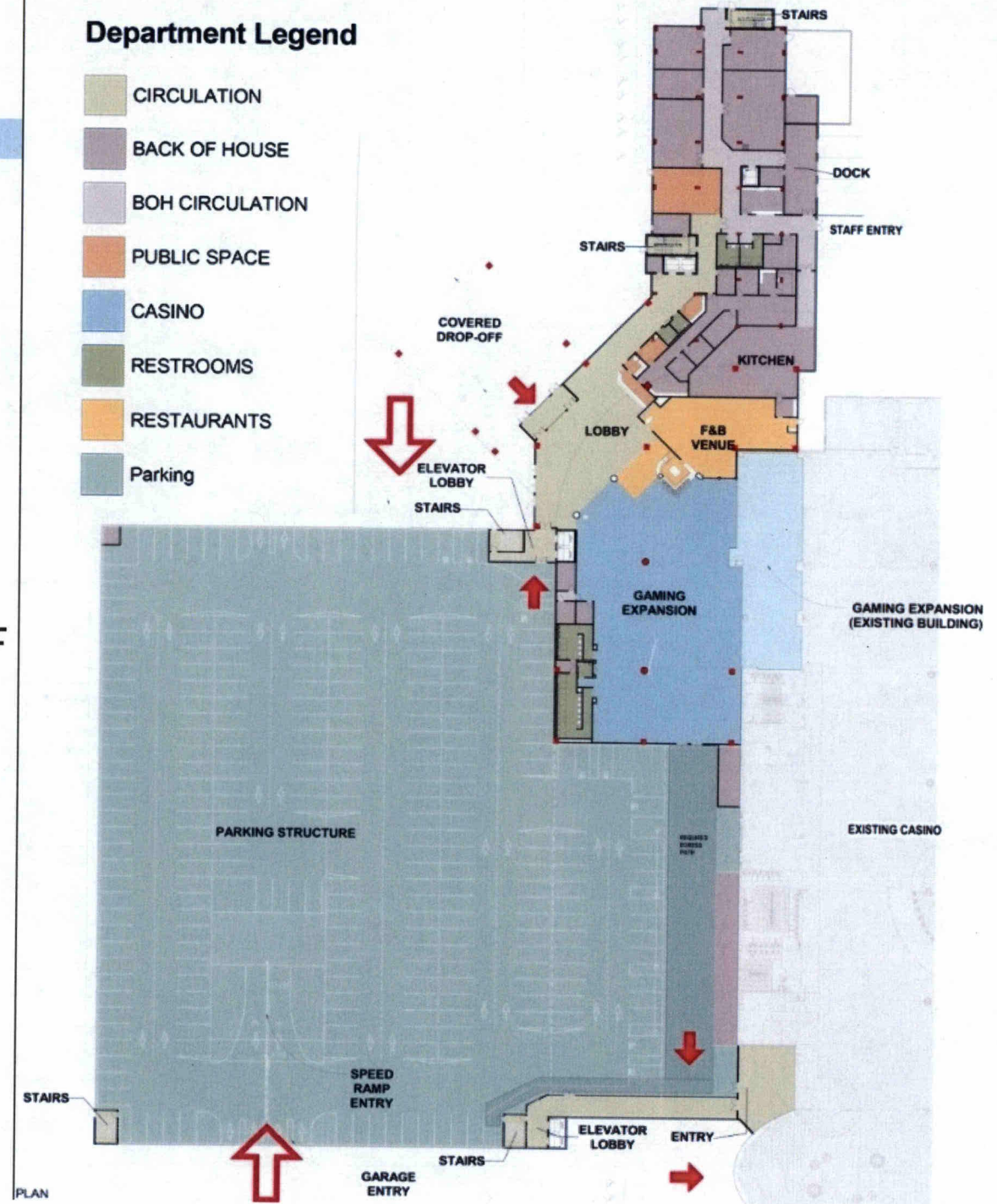
Majority Hotel Uses:

- Rooms
- Lobby & Restrooms
- Operations

Gaming Expansion: 12,003 SF

Restaurant: 7,500 SF

Permitted in current PUD

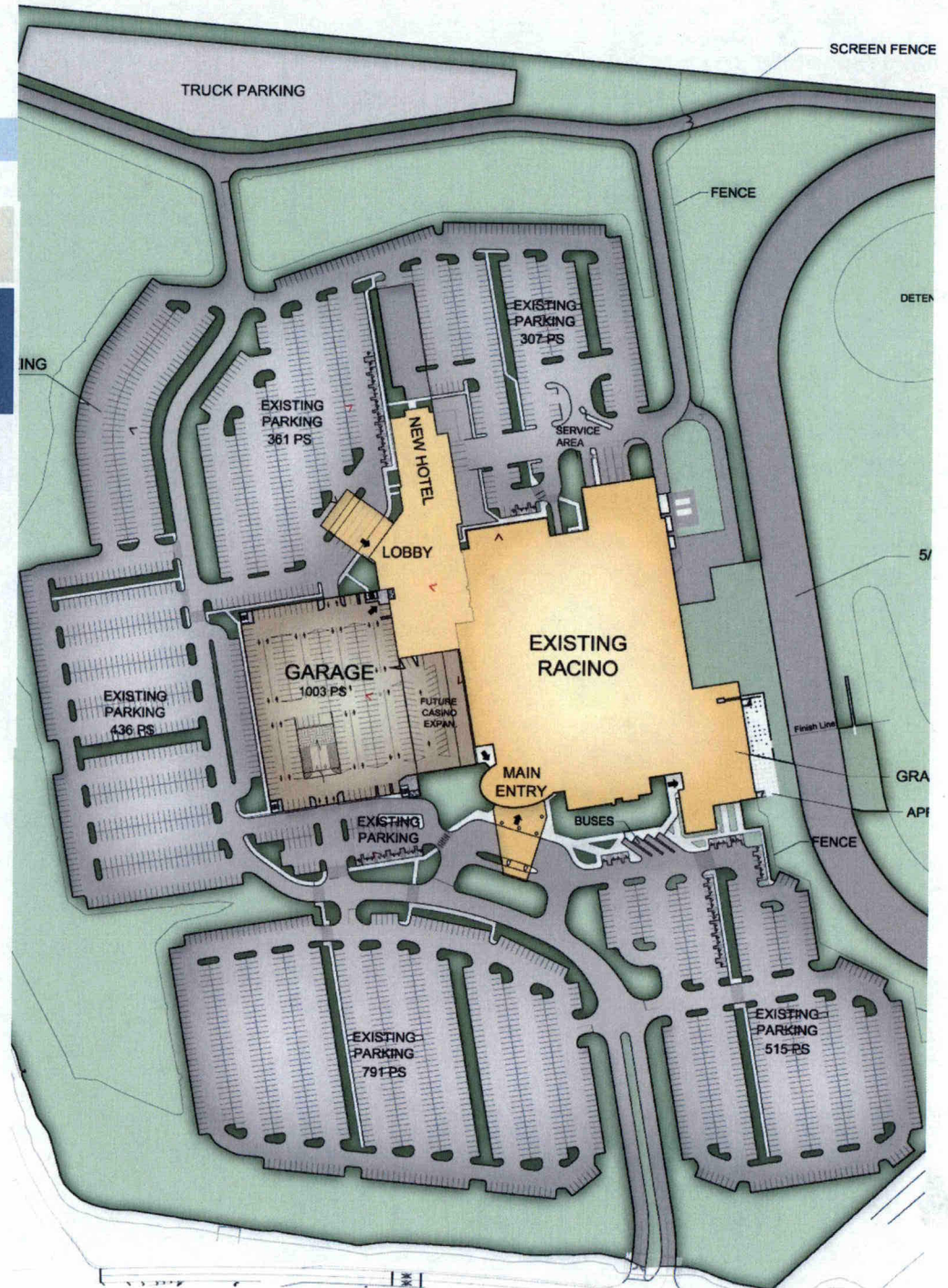


Parking

TABLE 1

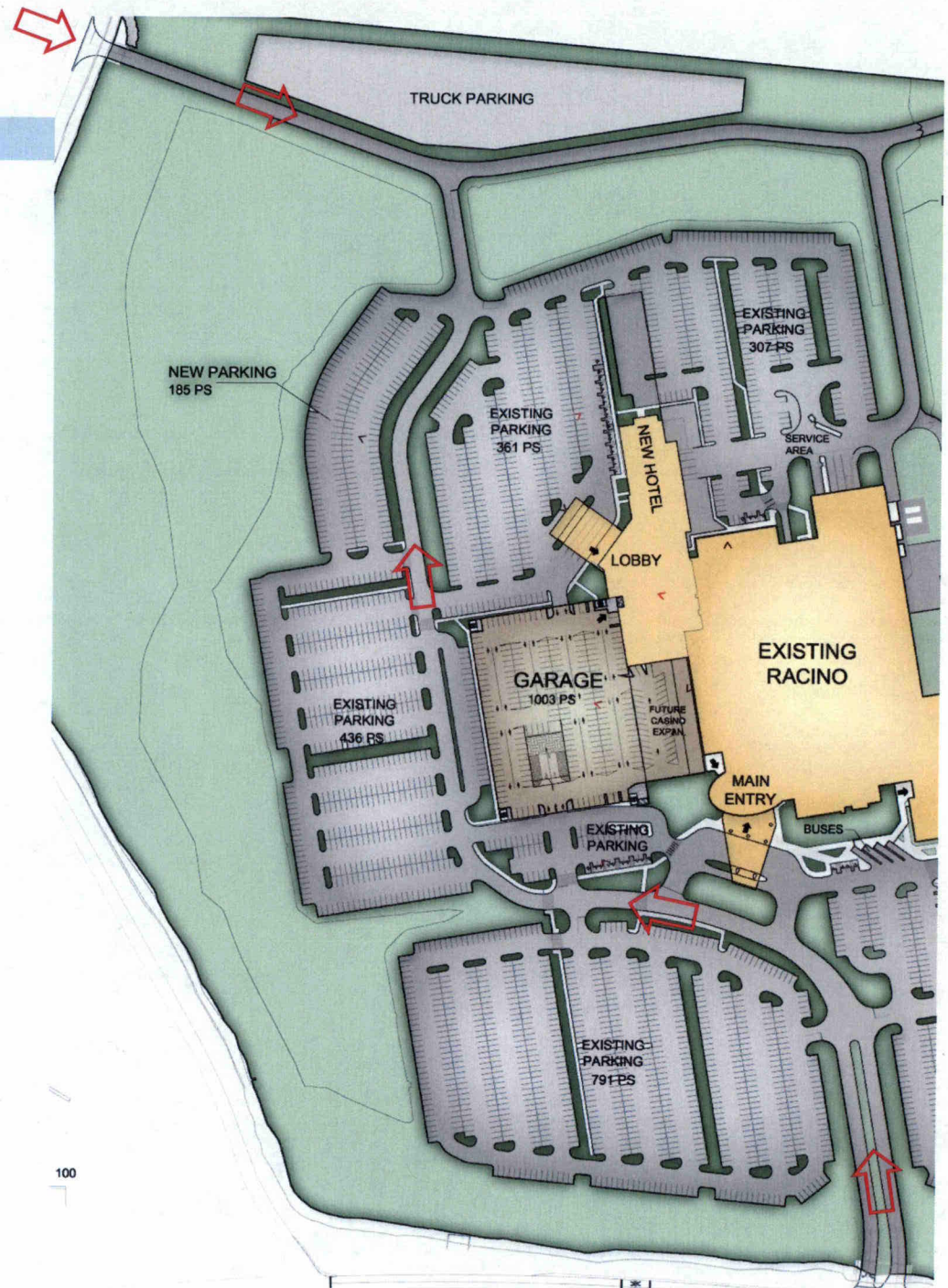
PARKING	SURFACE	GARAGE	SPACES
EXISTING	3,093	0	3,093
REMOVED	803	0	803
ADDED	441	1,025	1,466
TOTAL	2,731	1,025	3,756

- **Parking Spaces:**
minimum: 3,000 3,500+
- Valet parking garage spaces:
8 feet wide by 18 feet long.
- Retain open parking spaces
at a minimum of 3,500.



Circulation

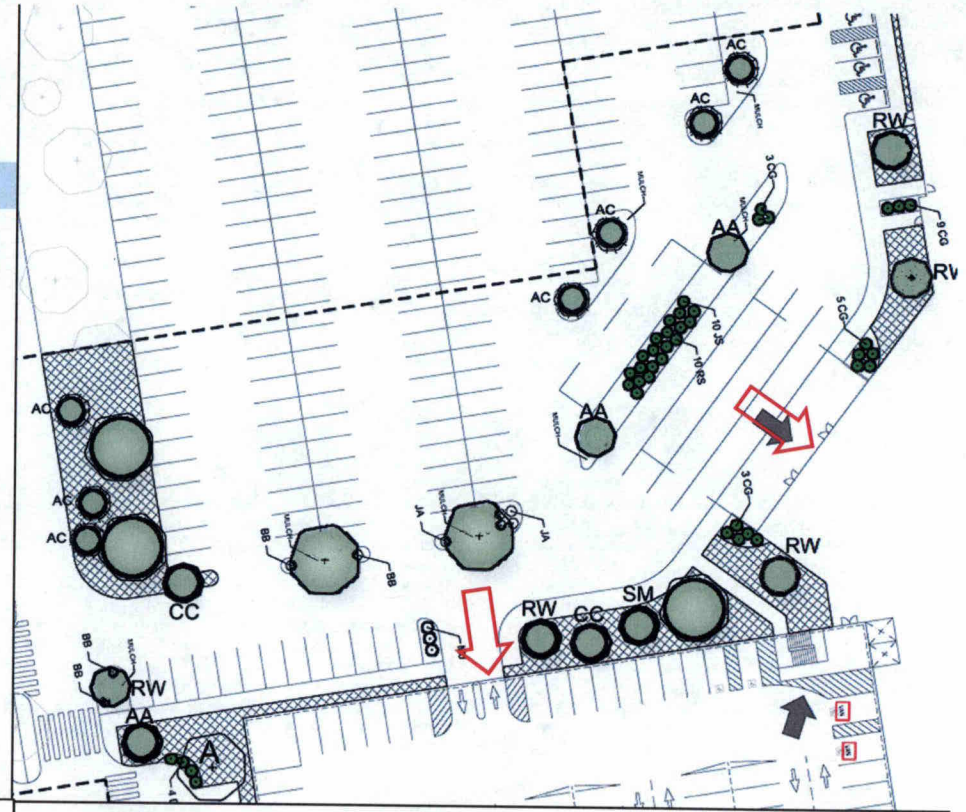
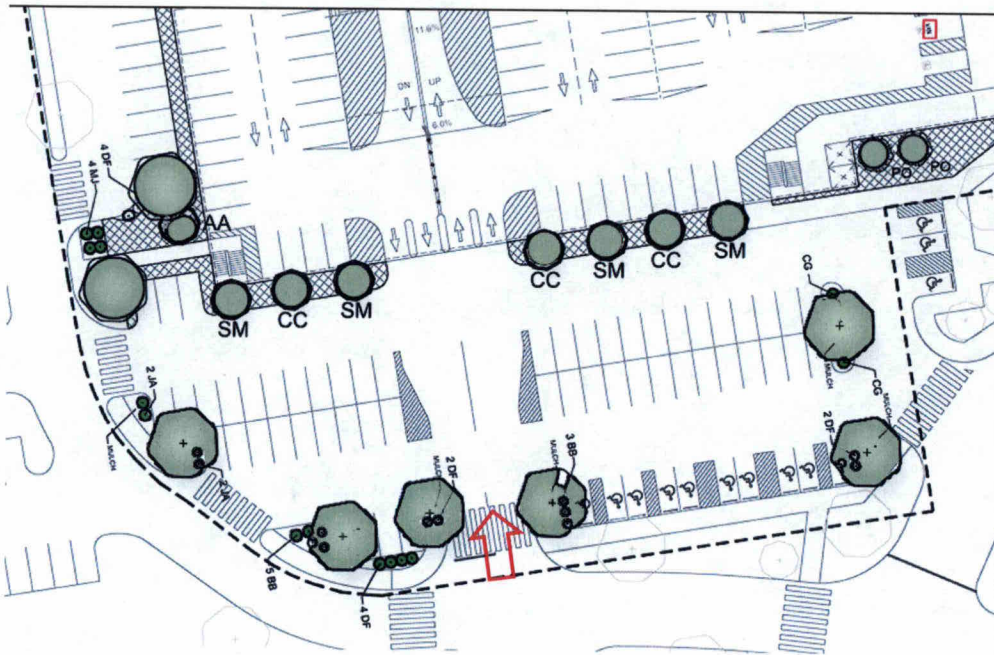
- **SR 63: Main Entrance**
- **Union Road: Secondary Entrance**
- **Primary Drive:**
Linking both entrances and parking
- **Prior to Zoning Permit approval:**
ODOT/WCEO approved TIS



Landscaping

Landscaped islands required to be well distributed throughout parking areas.

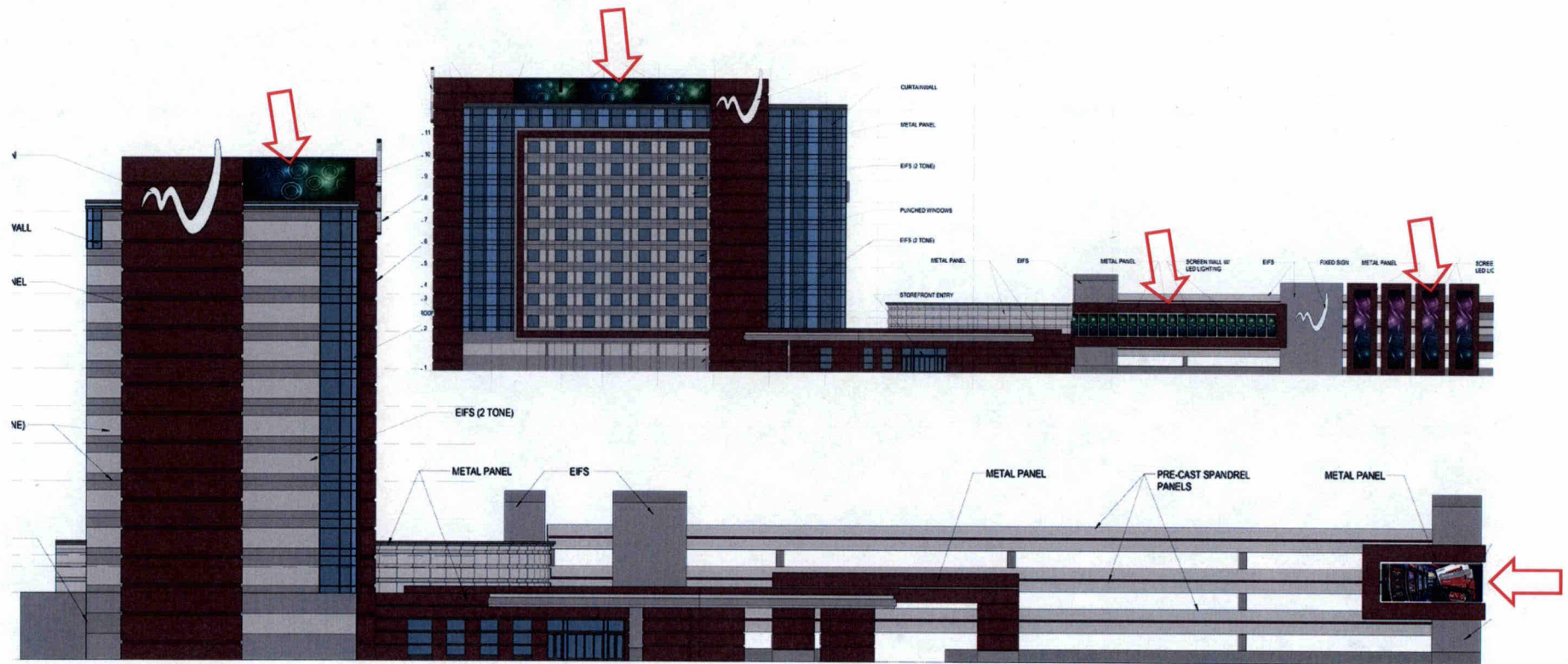
- **New Hotel Entrance:**
Shrubs, trees, and color
- **Parking Garage: North Entrance**
Trees and grass



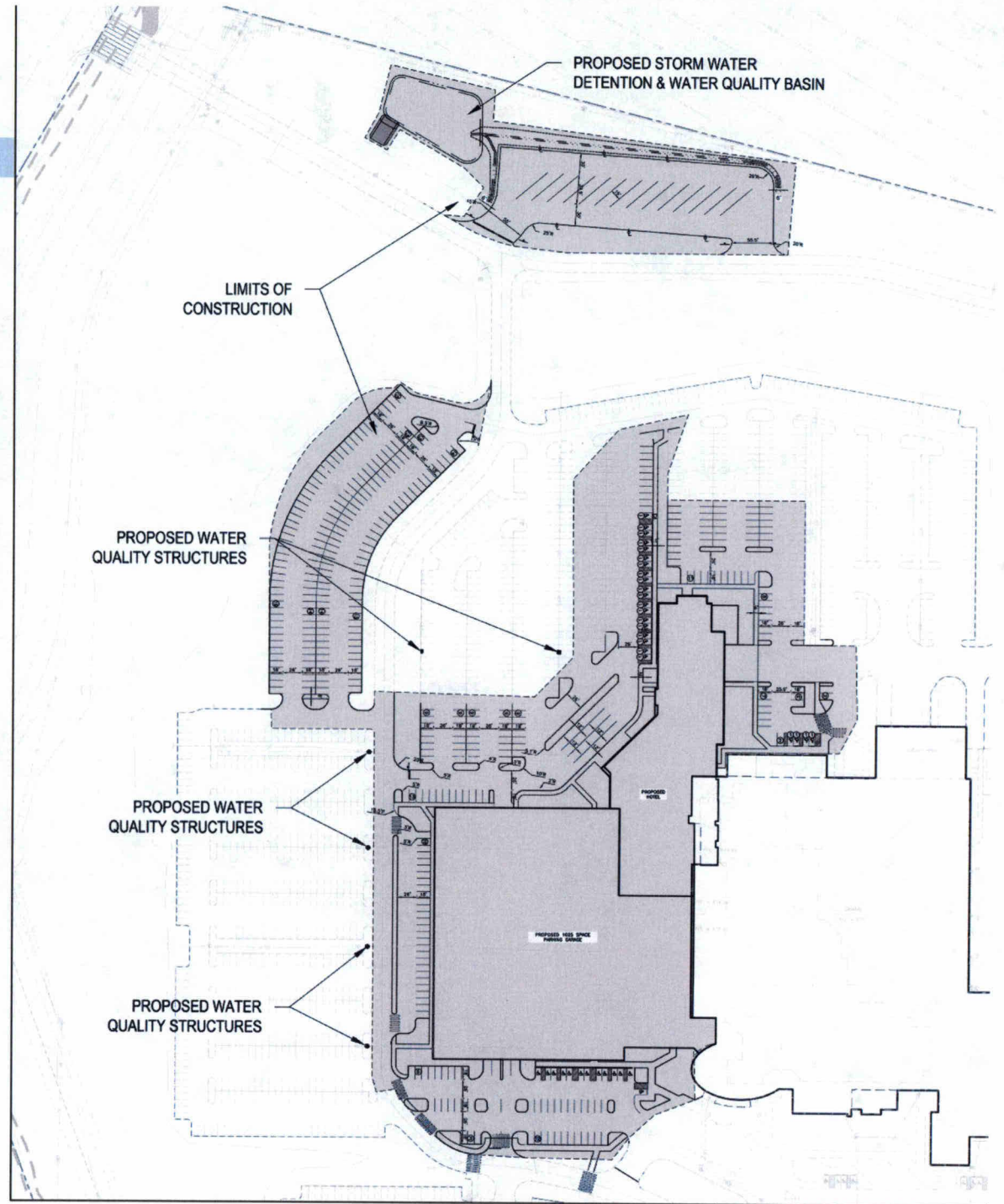
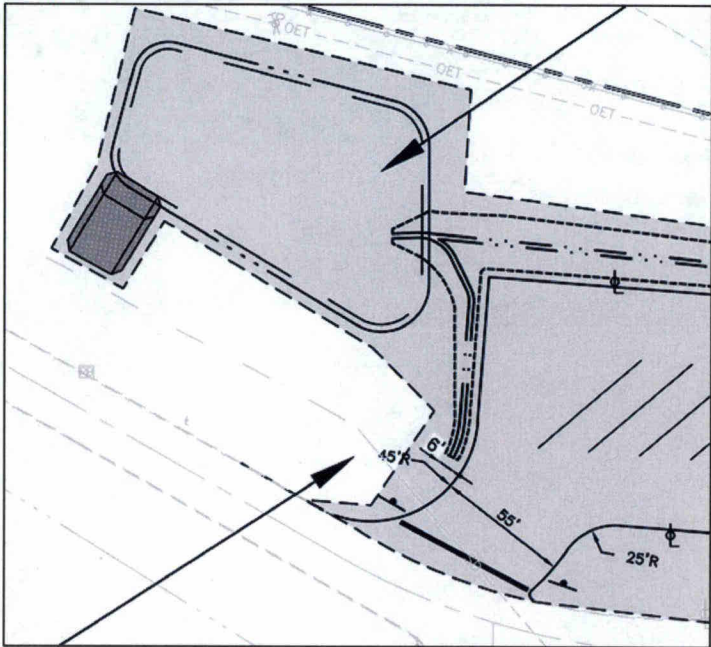
- **Parking Garage: South Entrance**
Trees and grass

Signage

- A concept of the building signage on the building elevations.
- A detailed signage plan will need to be submitted before BOCC review and approval.



Stormwater



Impervious Surface

Condition #3:

The development's impervious surface ratio does not exceed **fifty percent** and that development of the site complies with applicable requirements of the Ground Water Protection Overlay (Warren County Rural Zoning Code: Article 2, Chapter 6, section 2.601).

RPC Executive Committee recommends keeping the ratio at 50%.

RPC Recommendation

Approve Revised PUD Stage 2 - Preliminary Site Plan for Miami Valley Gaming & Racing PUD within the Interstate Overlay District in Turtlecreek Township, subject to the following conditions:

4. The design and architecture of additional structures/buildings (including signage) are limited to approval by the Board of County Commissioners (BOCC). The applicant shall submit a comprehensive sign plan for BOCC PUD Stage 2 review and approval.

8. Prior to Zoning Permit approval, the applicant/developer shall submit an Ohio Department of Transportation (ODOT) approved Traffic Impact Analysis that has been reviewed by the Warren County Engineer's Office, the City of Monroe, and, as applicable, in conjunction with the Turtlecreek Township Fire Rescue District.

RPC Recommendation

Approve Revised PUD Stage 2 - Preliminary Site Plan for Miami Valley Gaming & Racing PUD within the Interstate Overlay District in Turtlecreek Township, subject to the following conditions:

12. The height of structures shall comply with the height indicated on the approved site plan (Sheet PUD 500) within a 10% margin. A change to the building height beyond this standard requires PUD Stage 2 review and comments from the Turtlecreek Township Fire Department.
13. Prior to PUD Stage 3 conformation of sewer capacity from Butler County Environmental Services should be received in the form of a letter.

Sign Standards

New Hotel Tower Signage

(2) Face-illuminated MV Swoosh logos/signs (22'-10" H.) on North and West elevations, 457.5 sq. ft. each, 915 sq. ft. total.

(1) Illuminated LED Display wrapping the Northwest corner of the tower, programmable with words and pictures, totaling 1,307.5 sq. ft.

Sign Standards

New Parking Garage Signage

- (1) Face-illuminated MV Swoosh logo/sign (22'-10" H) on West elevation, 457.5 sq. ft.

- (4) Illuminated LED Vertical Displays on the West elevation, programmable with words and pictures, 270.3 sq. ft. each, 1,081.2 sq. ft. total.

- (1) Face-illuminated Miami Valley Gaming Logo sign (6'-8" H. overall/48" H. letters) at entrance portal on South elevation, 219 sq. ft.

Sign Standards

New Parking Garage Signage

(2) Back/Halo-illuminated Parking Entrance ID signs (30" H. letters) on North and South elevations, 38.7 sq. ft. each, 77.4 sq. ft. total.

RELOCATED - (2) Illuminated LED display boards (both relocated from the West elevation of the existing building) on Northwest (flat) and Southeast (wraps corner) corners of the garage, programmable with words and pictures, 265.3 sq. ft. and 361.5 sq. ft. respectively, 626.8 sq. ft. total.

Sign Standards

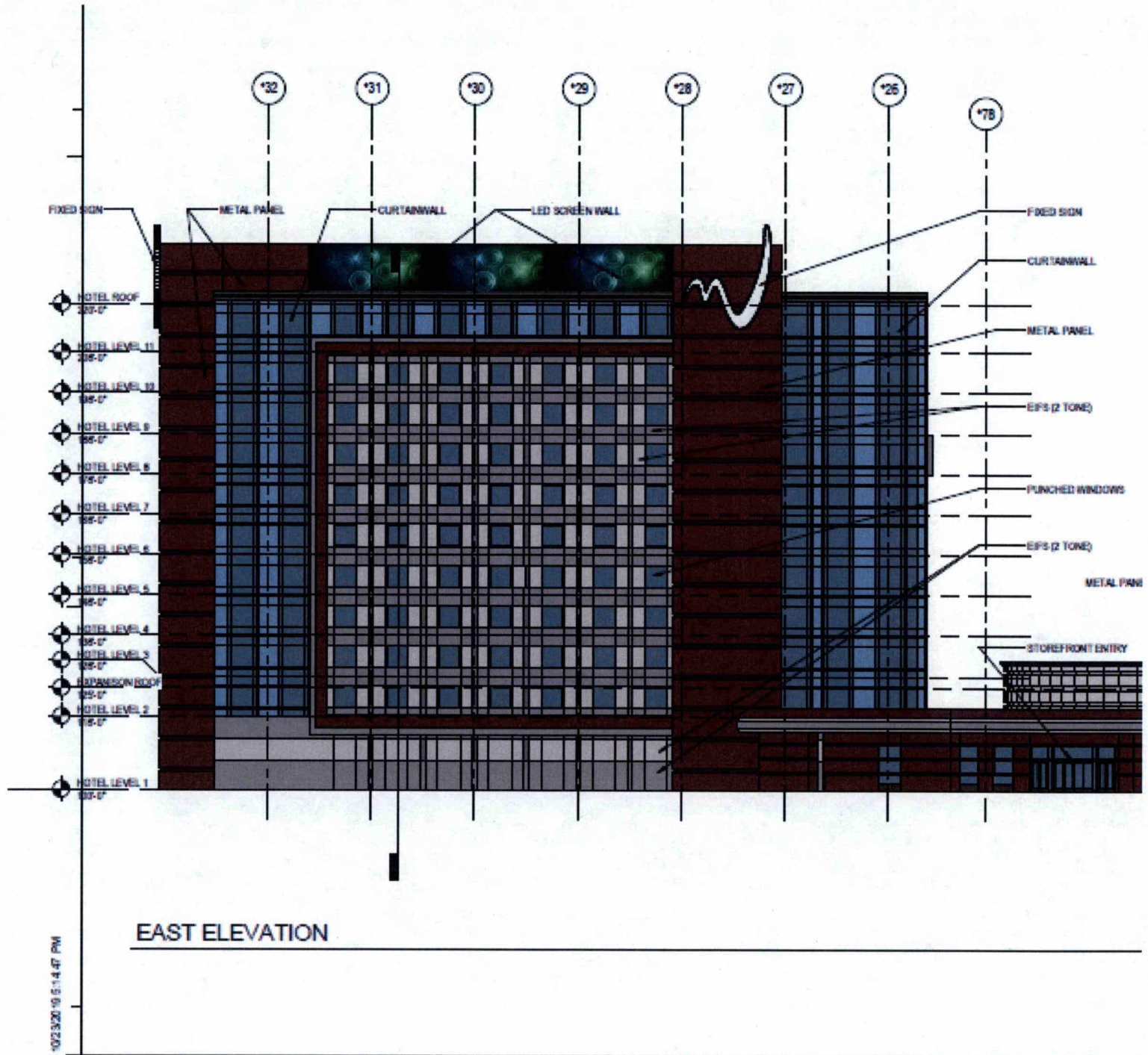
Porte Cochere

(3) Face-illuminated Lane ID cabinet signs (5" H. letters) at South edge of Porte Cochere, 4 sq. ft each, 12 sq. ft. total.

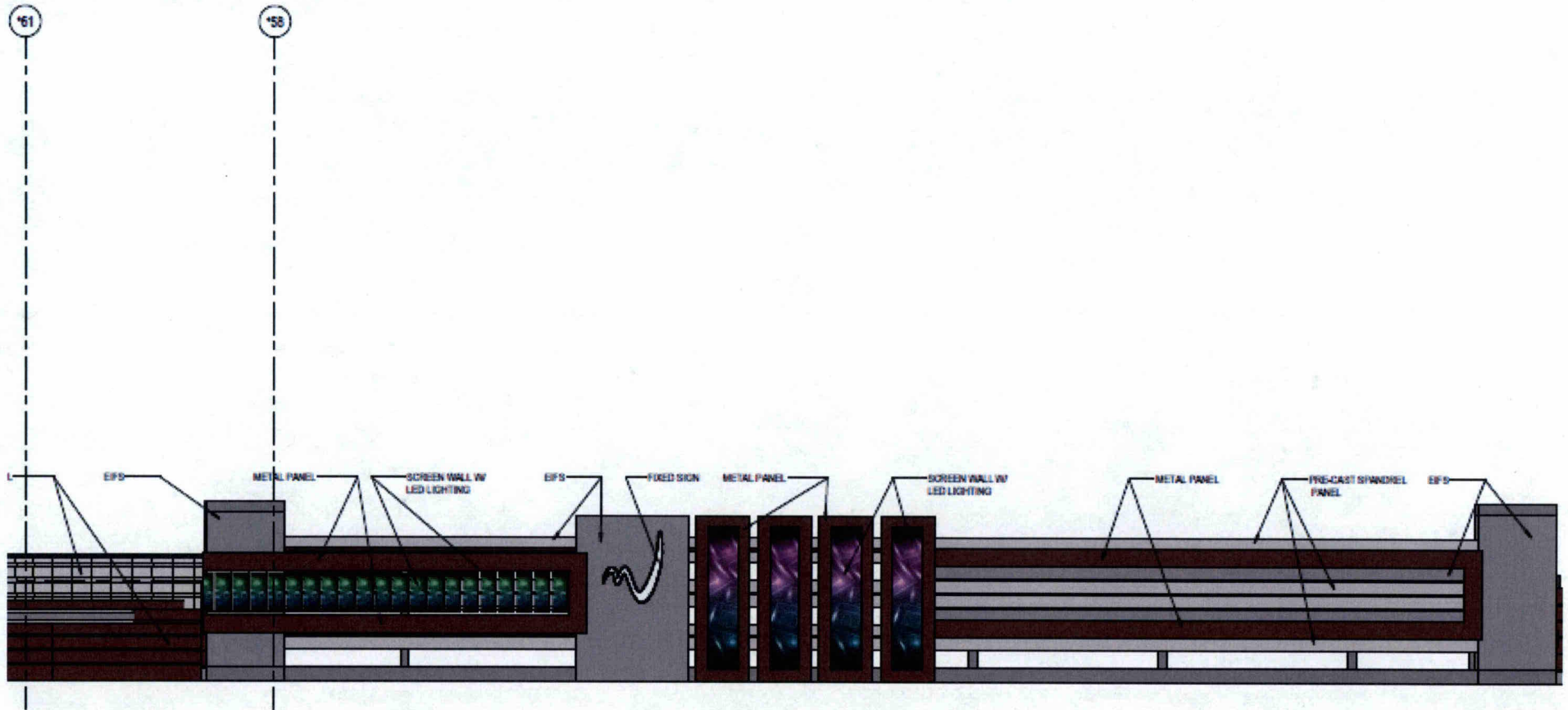
Signs



Signs



Signs



MVG - Miami Valley Gaming
 STAGE 2 SUBMITTAL - SUPPLEMENTAL INFO

Date: 12/10/2019

Grace #: 82400



BUILDING SIGNAGE SCHEDULE

Line #	ID	Location	Location 2	Description	Message	Sign Area (SF)	Cap Height** (FT-IN)	Status	Sign Type	Notes
Existing Signage to Remain*										
1	(x)-ID1-1	Exterior	Existing	ID Signage	Miami Valley Gaming	238	3'-0"	Existing to remain	Channel Letter, Face Lit	Cap height per sign package (VIF)
2	(x)-ID1-2	Exterior	Existing	ID Signage	Miami Valley Gaming	494	5'-0"	Existing to remain	Channel Letter, Face Lit	Cap height per sign package (VIF)
3	(x)-ID2-1	Exterior	Existing	ID Signage	Miami Valley Raceway with "M" Logo	366	N/A	Existing to remain	Channel Letter, Face Lit	Cap height not known
5	(x)-ID2-2	Exterior	Existing	ID Signage	Miami Valley Gaming with "M" Logo	287	3'-0"	Existing to remain	Channel Letter, Face Lit	Cap height per sign package (VIF)
Subtotal (existing to remain)						1,385				
Existing Signage Relocated or Demo*										
6	(x)-D1	Exterior	Existing	LED Display	N/A	361.5	N/A	Relocate to New Garage	LED Display	
7	(x)-D2	Exterior	Existing	LED Display	N/A	265.3	N/A	Relocate to New Garage	LED Display	
Subtotal (relo or demo)						2,299				
New Signage										
8	IDX1-1	Exterior	Building	Building ID	"M" Logo/Letterform	457.5	22'-10"	New	Channel Letter, Face Lit	
9	IDX1-2	Exterior	Building	Building ID	"M" Logo/Letterform	457.5	22'-10"	New	Channel Letter, Face Lit	
10	IDX1-3	Exterior	Building	Building ID	"M" Logo/Letterform	457.5	22'-10"	New	Channel Letter, Face Lit	
11	IDX3-1	Exterior	Building	Building ID @ Garage	Miami Valley Gaming	219	4'-0"	New	Channel Letter, Face Lit	
12	P1-1	Exterior	Garage	Garage ID	Parking	38.7	2'-6"	New	Channel Letter, Back/Halo-Lit	
13	P1-2	Exterior	Garage	Garage ID	Parking	38.7	2'-6"	New	Channel Letter, Back/Halo-Lit	
14	DX1-1A/B	Exterior	Building	LED Display, Wraps Corner	N/A	1,308	N/A	New	LED Display	
15	DX2-1	Exterior	Garage	LED Display, Relo Existing	N/A	265.3	N/A	Relocated from Existing Building	LED Display	
16	DX3-1	Exterior	Garage	LED Display, Relo Existing, Wraps Corner	N/A	361.5	N/A	Relocated from Existing Building	LED Display	
17	DX4-1	Exterior	Garage	LED Display, Vertical	N/A	270.3	N/A	New	LED Display	
18	DX4-2	Exterior	Garage	LED Display, Vertical	N/A	270.3	N/A	New	LED Display	
19	DX4-3	Exterior	Garage	LED Display, Vertical	N/A	270.3	N/A	New	LED Display	
20	DX4-4	Exterior	Garage	LED Display, Vertical	N/A	270.3	N/A	New	LED Display	
21	OPX-1	Exterior	Porte Cochere	Lane ID Signs	Thru Traffic/Drop Off/Valet	12	5"	New	Cabinet Sign, Face Lit Letters	(3) signs total, 4 SF each
Subtotal (new)						4,697				
Total (new and existing to remain)						6,082				

* ALL EXISTING SIGN SQUARE FOOTAGES ARE ESTIMATED FROM A COMBINATION OF SITE PHOTOS, SCALE ELEVATIONS AND SIGNAGE CONCEPT DRAWINGS.

** LETTER HEIGHT MEASURED TO FIRST CAPITAL LETTER or OVERALL SYMBOL HEIGHT

This Presentation Created for



SITE SIGNAGE PACKAGE

Schematic Design

2743Scott

Gable.

PROJECT INFORMATION

OWNER CONTACT

SIGNAGE & GRAPHICS

MIAMI VALLEY GAMING
6000 SR 63
LEBANON, OH 45036

CITY, STATE

PROJECT NAME:

MIAMI VALLEY GAMING
LEBANON, OH 45036

VICINITY MAP



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
MIAMI VALLEY GAMING
ORDER TITLE:
SIGN PACKAGE

CITY: LEBANON	COUNTY: WARREN
STATE: OH	CODE ZIP: 45036

DRAWING DATE: 11/8/19	GABLE REP: MB	PROJECT MGR.: XX
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ENGINEER OF RECORD SEAL:

ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

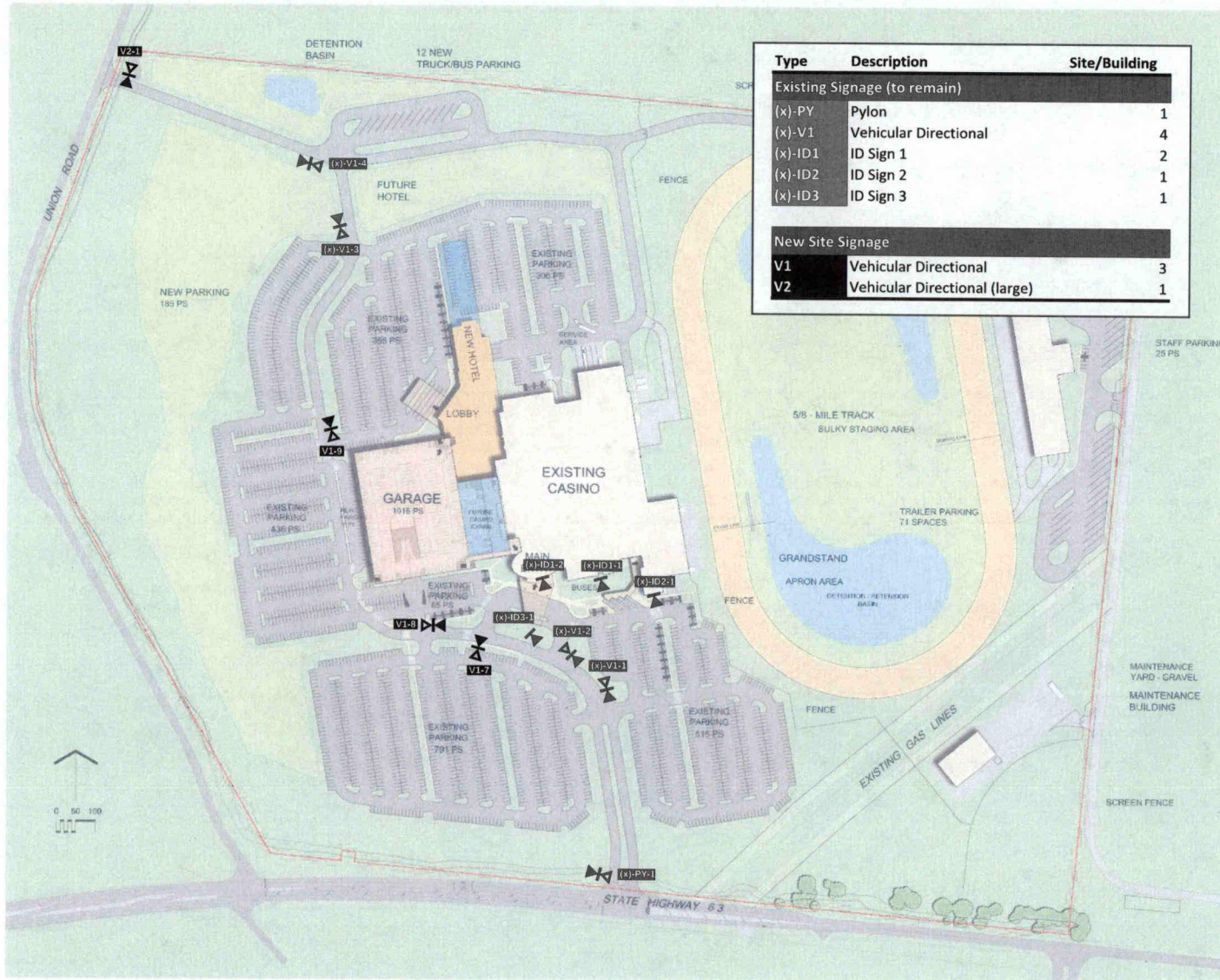
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PRODUCT TYPE:
PROJECT INFORMATION

DRAWING TYPE:
CONCEPT

PROJECT NO.	TASK NO.	QTY.
82400-1		SEE LAYOUT
DWG. NO.	SHEET	
2743Scott	G100	

PROJECT SITE PLAN



Type	Description	Site/Building
Existing Signage (to remain)		
(x)-PY	Pylon	1
(x)-V1	Vehicular Directional	4
(x)-ID1	ID Sign 1	2
(x)-ID2	ID Sign 2	1
(x)-ID3	ID Sign 3	1
New Site Signage		
V1	Vehicular Directional	3
V2	Vehicular Directional (large)	1



A VISUAL SOLUTIONS COMPANY.
 7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 800.854.0568

PROJECT TITLE: MIAMI VALLEY GAMING		
ORDER TITLE: SIGN PACKAGE		
CITY: LEBANON	COUNTY: WARREN	
STATE: OH	CODE ZIP: 45036	
DRAWING DATE: 11/8/19	GABLE REP: MB	PROJECT MGR.: XX

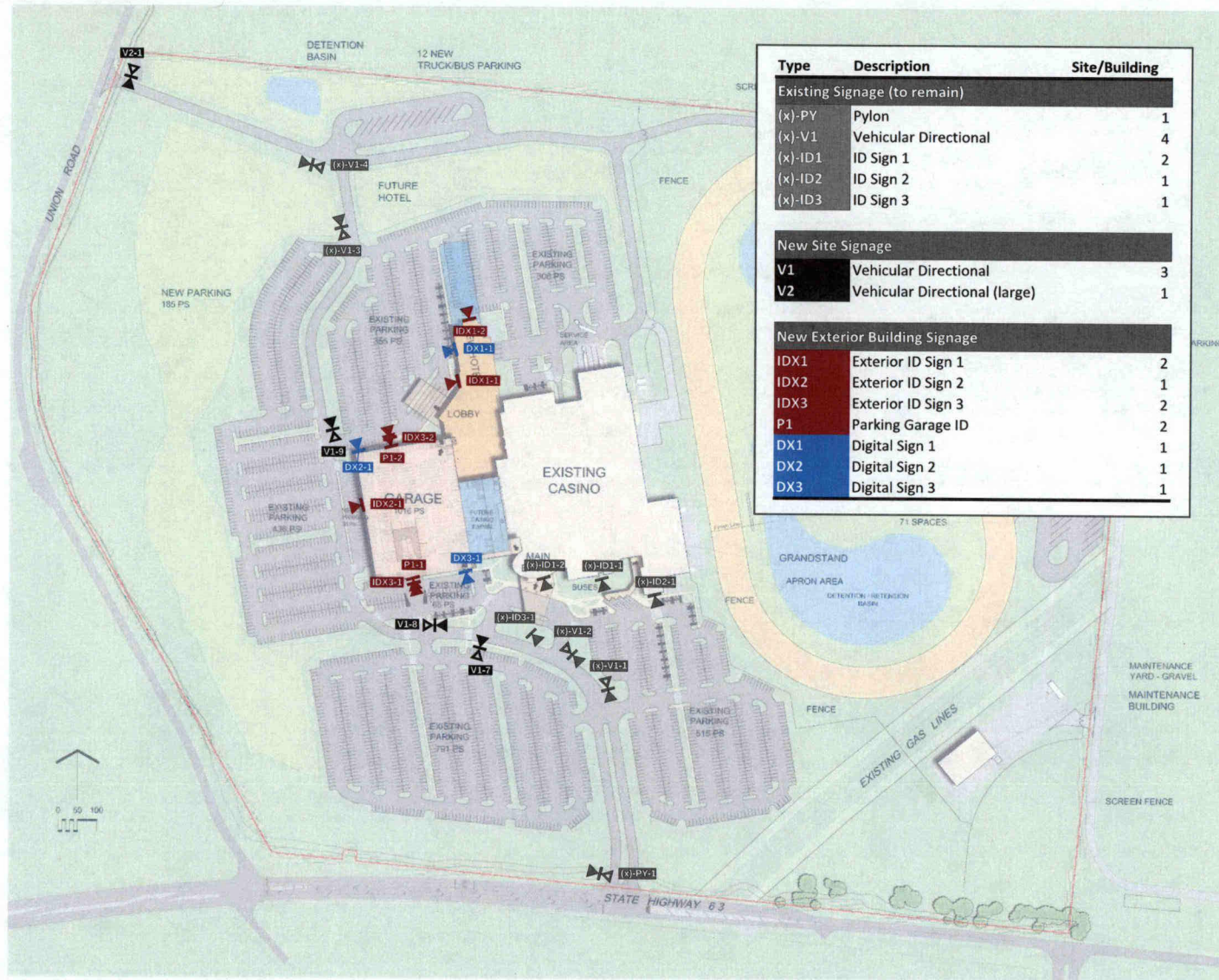
ENGINEER OF RECORD SEAL:

ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE: PROJECT SITE PLAN		
DRAWING TYPE: CONCEPT		
PROJECT NO.: 82400-1	TASK NO.:	QTY.: SEE LAYOUT
DWG. NO.: 2743Scott	SHEET: G101	



Type	Description	Site/Building
Existing Signage (to remain)		
(x)-PY	Pylon	1
(x)-V1	Vehicular Directional	4
(x)-ID1	ID Sign 1	2
(x)-ID2	ID Sign 2	1
(x)-ID3	ID Sign 3	1
New Site Signage		
V1	Vehicular Directional	3
V2	Vehicular Directional (large)	1
New Exterior Building Signage		
IDX1	Exterior ID Sign 1	2
IDX2	Exterior ID Sign 2	1
IDX3	Exterior ID Sign 3	2
P1	Parking Garage ID	2
DX1	Digital Sign 1	1
DX2	Digital Sign 2	1
DX3	Digital Sign 3	1

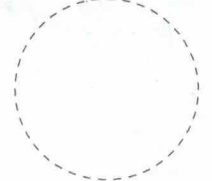


A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: MIAMI VALLEY GAMING		
ORDER TITLE: SIGN PACKAGE		
CITY: LEBANON	COUNTY: WARREN	
STATE: OH	CODE ZIP: 45036	
DRAWING DATE: 11/8/19	GABLE REP: MB	PROJECT MGR.: XX

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
PROJECT SITE PLAN

DRAWING TYPE: CONCEPT		
PROJECT NO.: 82400-1	TASK NO.:	QTY.: SEE LAYOUT
DWG. NO.: 2743Scott	SHEET: G102	

PROJECT MATERIALS & FINISHES

MATERIAL CODE & SAMPLE

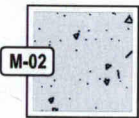
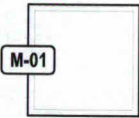
MATERIAL CALL OUT

FINISH CODE & SAMPLE

FINISH COLOR MATCH

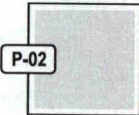
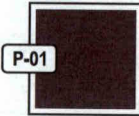
VINYL CODE & SAMPLE

FINISH COLOR MATCH



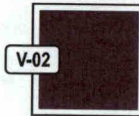
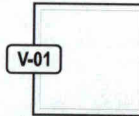
ALUMINUM W/ PAINT FINISH

CONCRETE BASE/MOW PAD



BURGUNDY TO MATCH EXISTING SIGNAGE
CM# TBD

LIGHT TAUPE TO MATCH EXISTING SIGNAGE
CM# TBD



3M OPAQUE WHITE VINYL

3M OPAQUE VINYL PAINTED TO MATCH EXISTING SIGNS



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
MIAMI VALLEY GAMING

ORDER TITLE:
SIGN PACKAGE

CITY LEBANON	COUNTY WARREN
-----------------	------------------

STATE OH	CODE ZIP 45036
-------------	-------------------

DRAWING DATE 11/8/19	GABLE REP MB	PROJECT MGR. XX
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ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
PROJECT FINISHES

DRAWING TYPE:
CONCEPT

PROJECT NO.	TASK NO.	QTY.
82400-1		SEE LAYOUT

DWG. NO.	SHEET
2743Scott	G103

V-1 VEHICULAR DIRECTIONAL

GENERAL NOTES:

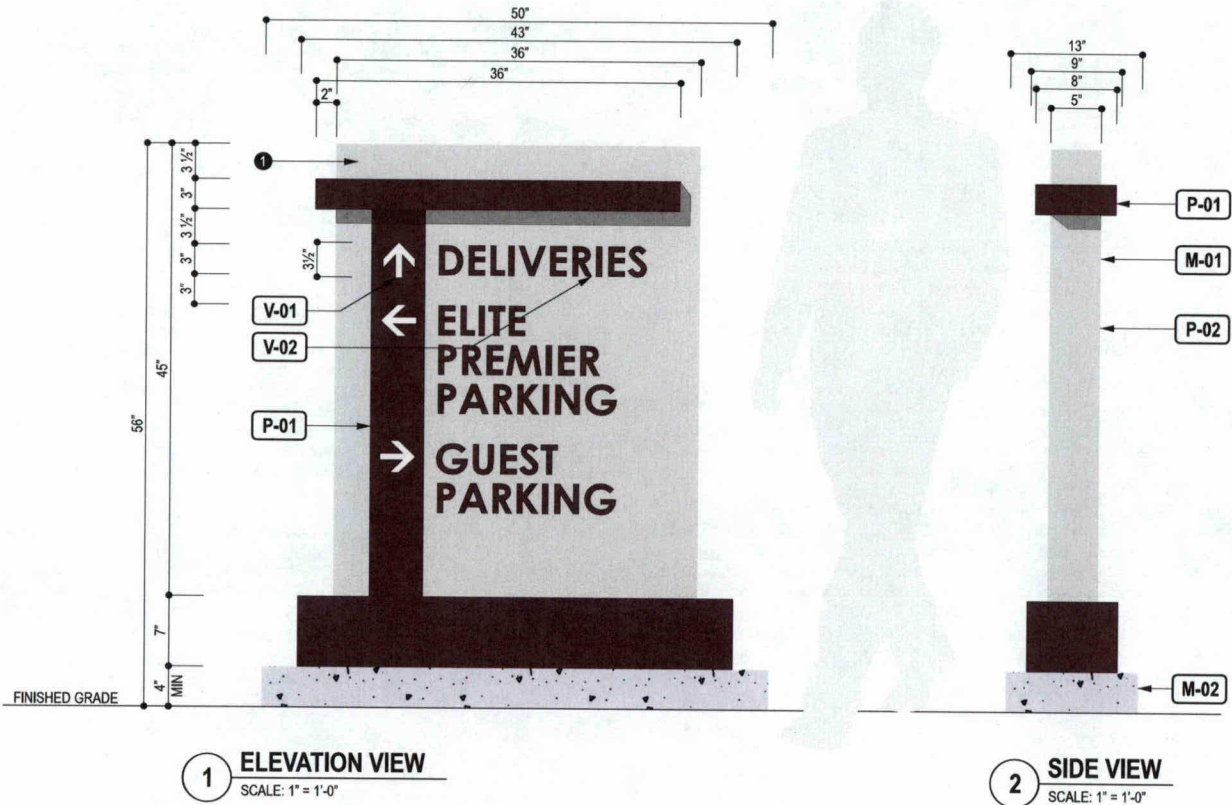
ILLUMINATED: NO
S/F OR D/F: S/F AND D/F

SURVEY REQUIRED TO CONFIRM ALL MEASUREMENTS,
MATERIALS AND COLORS

MESSAGING SHOWN IS FOR REPRESENTATION ONLY,
REFER TO MESSAGE SCHEDULES FOR
LOCATION-SPECIFIC MESSAGING

NOTES:

- 1 NON ILLUMINATED WAYFINDING DIRECTIONALS
ALUMINUM FABRICATED CABINETS WITH
APPLIED VINYL GRAPHICS



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: MIAMI VALLEY GAMING		
ORDER TITLE: SIGN PACKAGE		
CITY LEBANON	COUNTY WARREN	
STATE OH	CODE ZIP 45036	
DRAWING DATE 11/8/19	GABLE REP MB	PROJECT MGR. XX

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
VEHICULAR DIRECTIONAL

DRAWING TYPE: CONCEPT		
PROJECT NO. 82400-1	TASK NO.	QTY. SEE LAYOUT
DWG. NO. 2743Scott	SHEET V1	

V-2 VEHICULAR DIRECTIONAL

GENERAL NOTES:

ILLUMINATED: NO
S/F OR D/F: S/F AND D/F

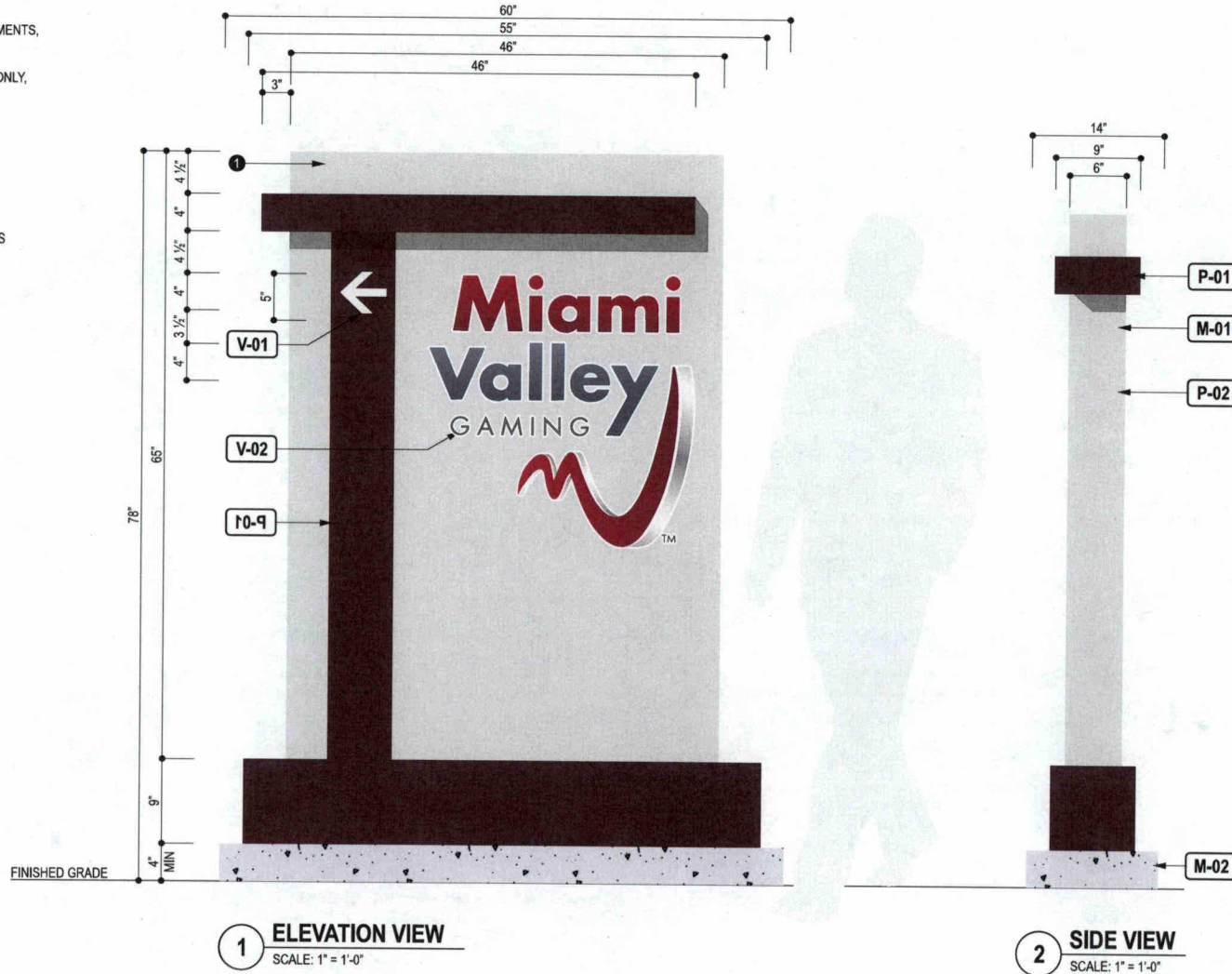
SURVEY REQUIRED TO CONFIRM ALL MEASUREMENTS,
MATERIALS AND COLORS

MESSAGING SHOWN IS FOR REPRESENTATION ONLY,
REFER TO MESSAGE SCHEDULES FOR
LOCATION-SPECIFIC MESSAGING

VECTOR LOGO TO BE SUPPLIED BY CLIENT

1 NOTES:

NON ILLUMINATED WAYFINDING DIRECTIONALS
ALUMINUM FABRICATED CABINETS WITH
APPLIED VINYL GRAPHICS



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
MIAMI VALLEY GAMING

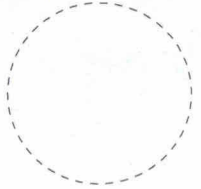
ORDER TITLE:
SIGN PACKAGE

CITY LEBANON COUNTY WARREN

STATE OH CODE ZIP 45036

DRAWING DATE 11/8/19 GABLE REP MB PROJECT MGR. XX

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY

NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
VEHICULAR DIRECTIONAL (LG)

DRAWING TYPE:
CONCEPT

PROJECT NO.	TASK NO.	QTY.
82400-1		SEE LAYOUT
DWG. NO.	SHEET	
2743Scott	V2	



HOTEL & GAMING EXPANSION
DESIGN DEVELOPMENT PROGRESS
December 06, 2019

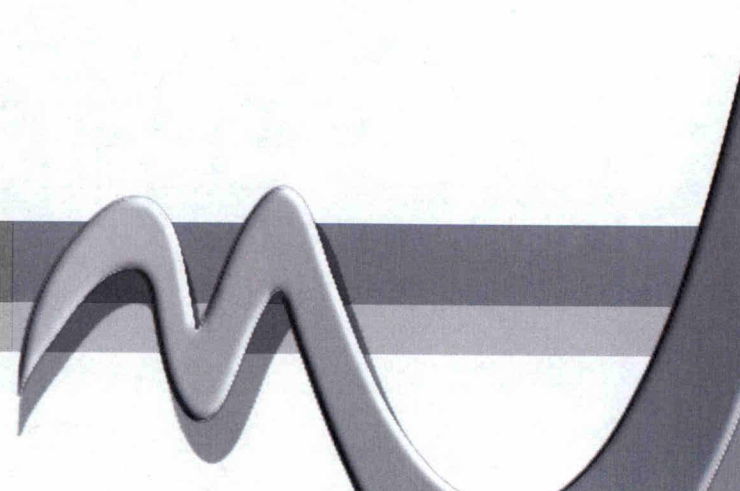


Meeting Goal – Review Schedule, Design Development Progress

1. Schedule
 - PUD Stage 3 Meeting - 12/10/19
 - CM Meeting - 12/10/19
 - Design Development
 - Model Guest Rooms Package
2. Engineering Site Visit
 - Structural
 - Mechanical/Plumbing
 - Electrical
 - IT/Low Voltage/Security
3. Signage/AV Site Visit
4. Design Development Progress
 - Lobby and Bar
 - Guest Rooms
 - Restaurant
5. Model Guest Room Package

MEETING AGENDA

12/06/2019



Site Design Schedule

12/10 PUD Stage 3 Board of County Commissioners Meeting
12/20 Issue Construction Documents – Demo Grading
1/24 Issue Construction Documents – Site Utilities and Foundations

Hotel, Casino and Garage Design Schedule

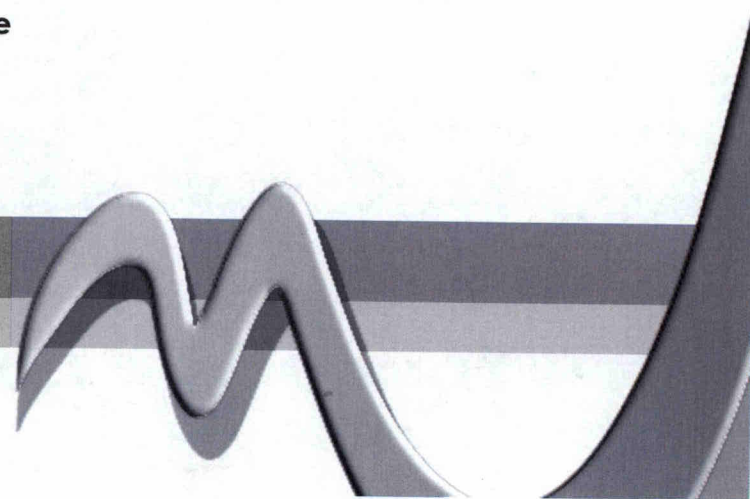
11/11 - 12/23 Design Development
12/16 Design Team QAQC Progress Print
12/23 Issue Design Development
12/26 - 1/9 DD Cost Validation and Review (Concurrent with Start of CD)
12/26 - 3/6 Construction Documents
1/31 Issue 50% CD's
1/31 - 2/14 50% CD Cost Validation and Review (Concurrent with CD)
2/26 Design Team QAQC Progress Print
3/6 Issue Construction Documents for Bid / Permit

Model Guestroom Package Design Schedule

12/2 - 1/3 DD and CD's
12/20 Design Team QAQC Progress Print
1/3 Issue Construction Documents

SCHEDULE

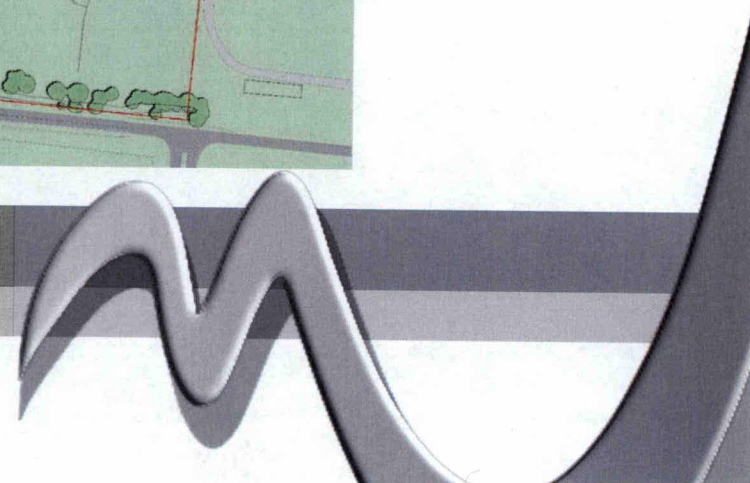
12/06/2019





SITE PLAN

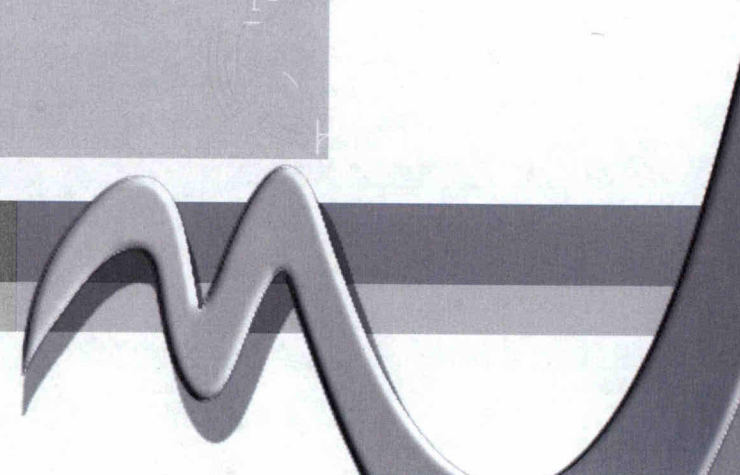
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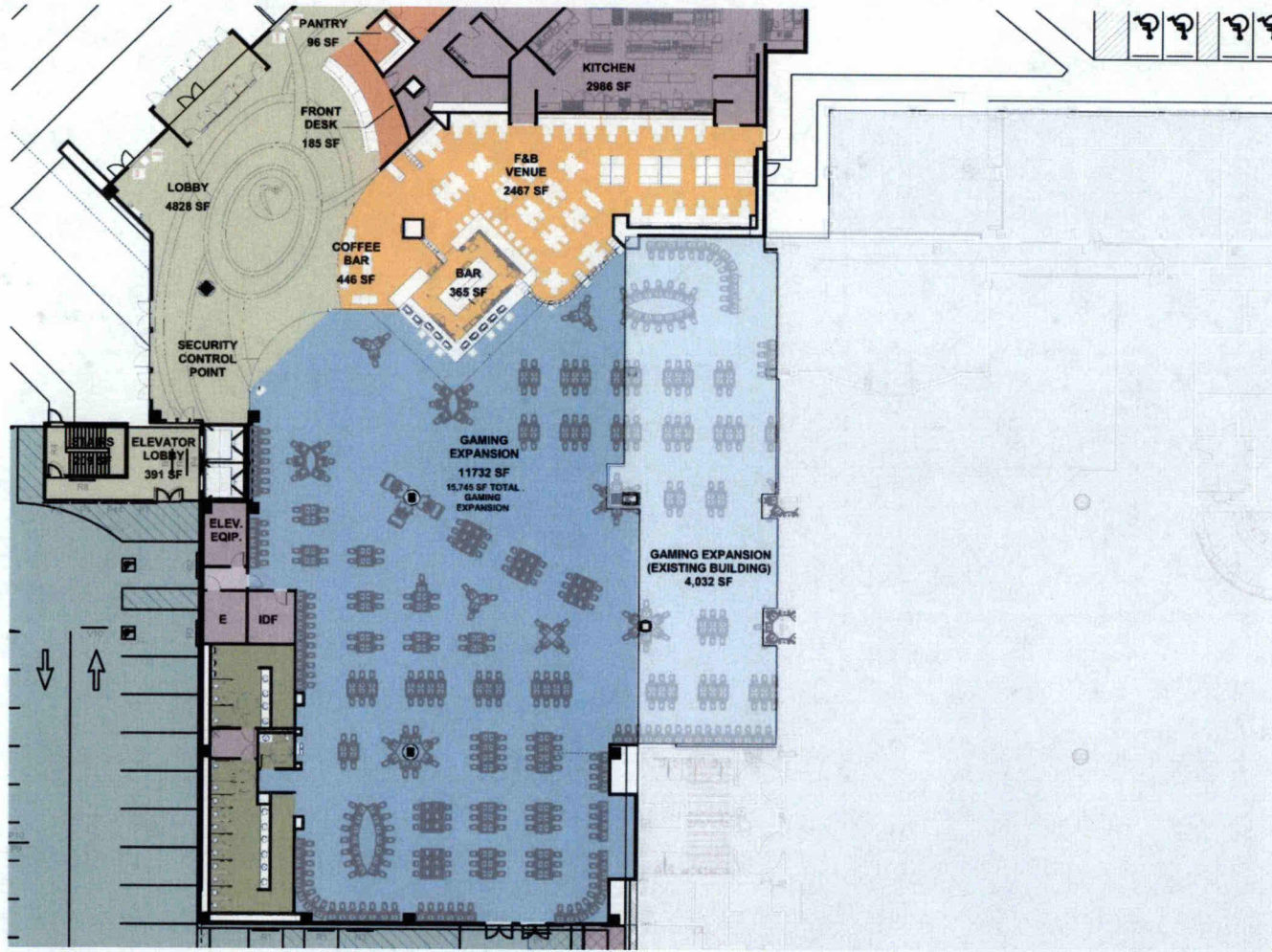




CASINO FLOOR PLAN

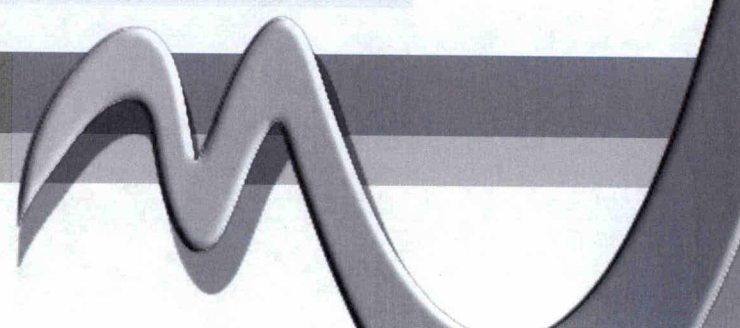
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STRUCTURAL COORDINATION

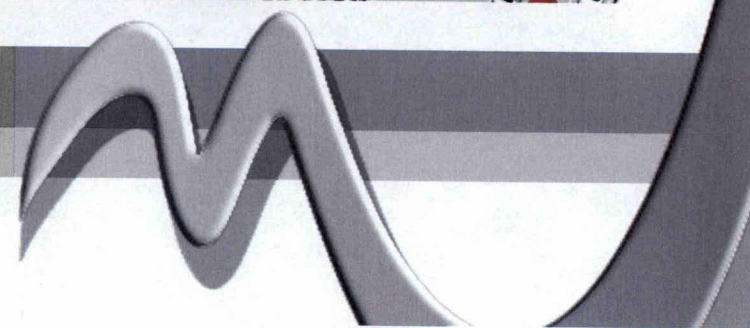
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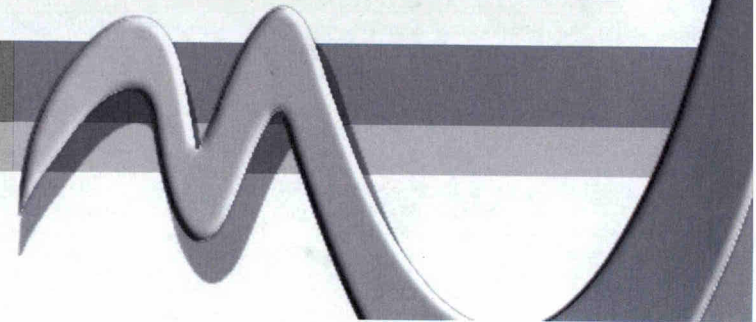
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EXTERIOR VIEW SIGNAGE

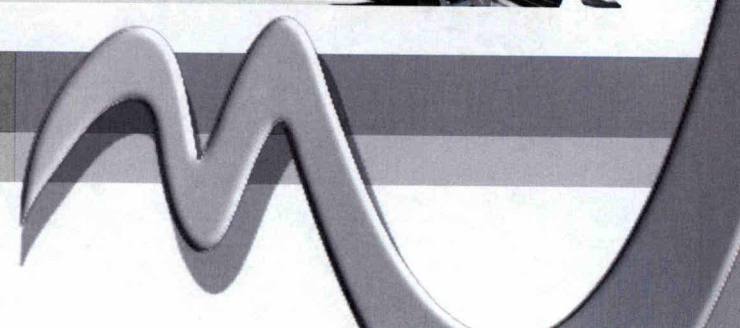
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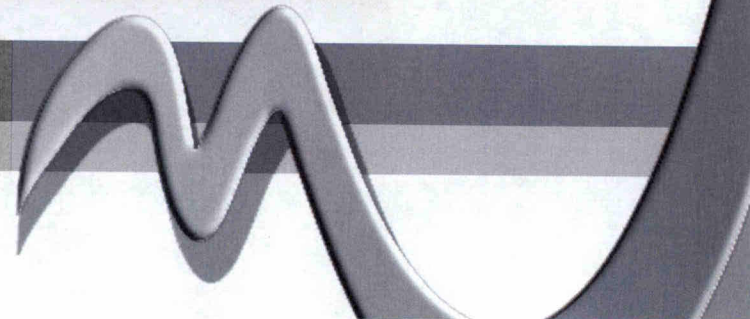
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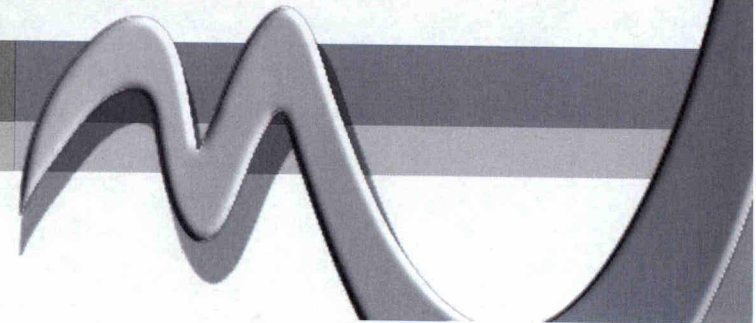
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EXTERIOR VIEW SIGNAGE

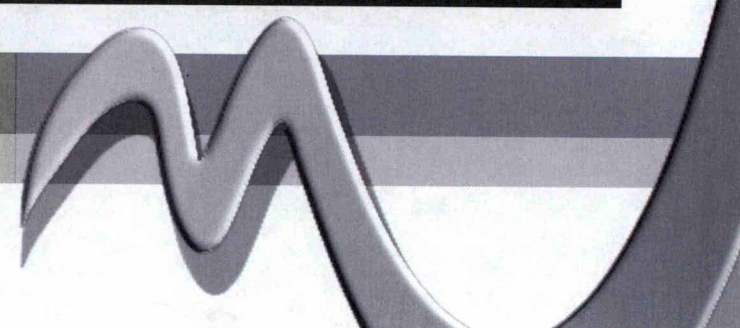
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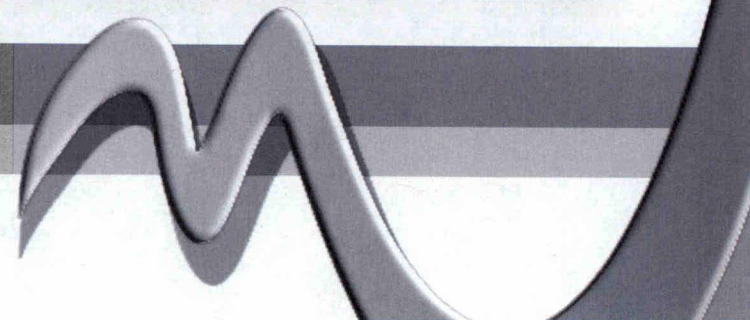
12/06/2019





EXTERIOR VIEW SIGNAGE

12/06/2019





EXTERIOR VIEW SIGNAGE

12/06/2019

