



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Site Plan Review/Development Plan Review

Name(s) of Applicant: John Lucas - K4 Architecture

Address: 555 Gest St.

Cincinnati, OH 45203

Telephone Number: (513) 455-5000

Name(s) of Owner: Christian Family Credit Union
(if different from applicant)

Owner's Address: 431 Ohio Pike, Suite 100

Cincinnati, OH 45255

Property Address: Lot 38 on Chamber Drive, Milford, OH 45150

Zoning District: B-3 with PD Overlay Property Size (sq. ft or acres): 2.0631 acres

Proposed Building Size (sq. ft.): 5,170 SF Number of Parking Spaces: 31

Check all that are included in site plan package:

- Site Layout X
- Utilities X
- Grading & Drainage X
- Lighting X
- Landscaping X
- Other X - Building Elevations/Renderings

Fee: < 1 acre = \$300
 1-10 acres = \$500
 > 10 acres = \$700
 Fee Received _____

(Office Use)
Application Checked _____



City of Milford

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745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Conditional Use

Name(s) of Applicant: John Lucas - K4 Architecture

Address: 555 Gest St.

Cincinnati, OH 45203

Telephone Number: (513) 455-5000

Name(s) of Owner: Christian Family Credit Union
(if different from applicant)

Owner's Address: 431 Ohio Pike, Suite 100

Cincinnati, OH 45255

Property Address (if assigned): Lot 38 on Chamber Drive, Milford, OH 45150

Property Parcel ID number: 21-07-36.-120

Zoning of Property: B-3 with PD Overlay

Proposed Use: A new credit union facility with a drive-through

Lot Size: 2.0631 acres

Provide a brief statement explaining how the proposed Conditional Use relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed use is in conformity with good zoning practice (use a separate sheet if necessary):

It is of K4 Architecture's professional opinion that a drive-through facility on this site is

consistent with the intent and existing function of Chamber Drive. This proposed drive-

through facility is arranged in a manner that poses no hazard to the health, safety, or welfare

of the public. Additionally, the proposed site design complies with the specific standards for

a drive-through conditional use as set forth in the Milford Zoning Ordinance in section

1195.05-M.

Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

(Office Use)
Application checked _____

Fee received _____

OEPA WATER QUALITY VOLUME
for CHRISTIAN FAMILY CREDIT UNION

Date; July 7, 2020
Job No.: 20-0259

Area draining into BMP= 1.68 Ac.

Fraction impervious surface, $i = 0.61$

$R_v = 0.599 + 0.05 + 0.9i$
 $P = 0.90$ inch precipitation depth

$WQ_v = R_v * P * A / 12$

$WQ_v = 0.60 * 0.90 * 1.68 / 12 = 0.08$ acre feet or **3,288 CF**

Sediment Storage (+20%)= **3,945 CF**

Drawdown Time= 48 hours

Maximum Release Rate= **0.04 cfs**

Extended Detention Minimum Drawdown Times:
Dry Extended Detention Basin = 48 hours.
All others = 24 hours.



POST DEVELOPED COMPOSITE 'C'

IMP. = 0.85AC @ 0.95
 PELV = 0.83 @ 0.25

$$'C' = (0.95)(0.85) + (0.25)(0.83)$$

1.68

= 0.61

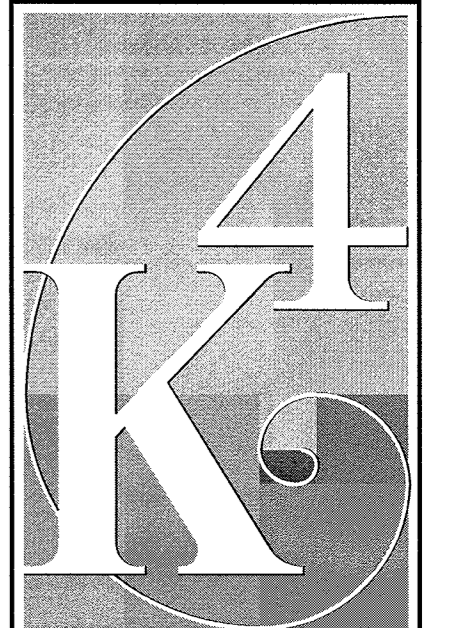


STORM SEWER DESIGN CHRISTIAN FAMILY CREDIT 20-0259

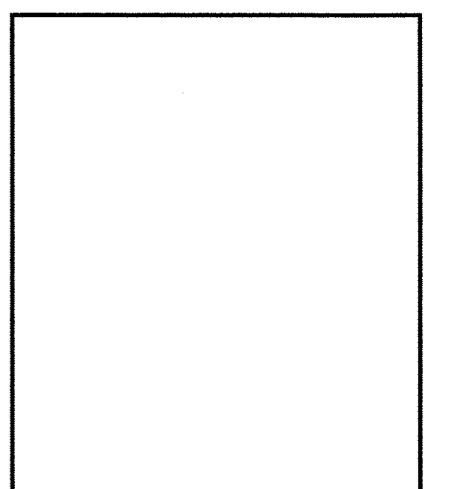
Time Min.	From	To	Dist. ft.	I ₁₀ = 170(I _c + 23)	Area (Acres)	Inc.	Total	Runoff Q ft ³ /s	Polyethylene Pipe		Vel. ft/s	Time Min.	Q ₁₀₀ ft ³ /s	H from Inv. ft	
									n = 0.012	Size in.					
5.00	CB100	CB101	149.48	0.61	6.07		0.21	0.78	1.00	12	3.86	4.91	0.51	1.03	0.572
5.00	CB200	CB201	143.00	0.61	6.07		0.26	0.96	0.50	12	2.73	3.47	0.69	1.28	0.611
5.69	CB201	CB202	28.71	0.61	5.93	0.15	0.41	1.48	0.50	12	2.73	3.47	0.14	1.98	0.765
5.82	CB202	CB203	90.67	0.61	5.90	0.05	0.46	1.65	1.00	12	3.86	4.91	0.31	2.21	0.831
6.13	CB203	CB101	77.97	0.61	5.84	0.22	0.68	2.42	1.00	12	3.86	4.91	0.26	3.24	1.211
6.40	CB101	HW102	85.04	0.61	5.78		0.89	3.14	1.30	12	4.40	5.60	0.25	4.21	1.700



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 File Location: F:\P\2020\2020\2020\2020.dwg Plot Date: Jul. 13, 2020 10:57am

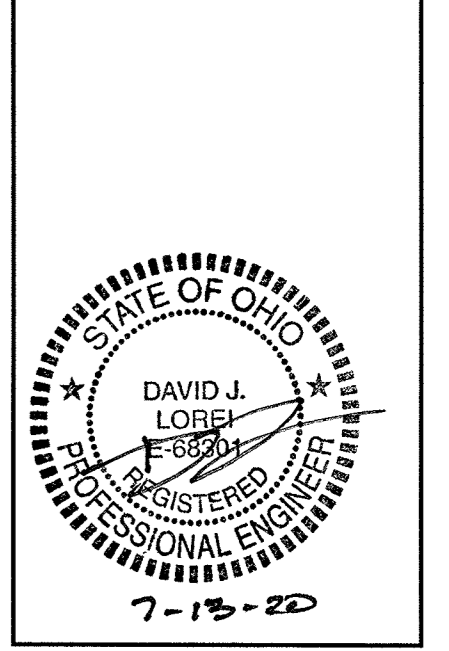


ARCHITECTURE + DESIGN
 555 GEST STREET
 CINCINNATI, OHIO 45203
 TEL: (513) 455-5000
 FAX: (513) 455-5008
 WWW.KAARCHITECTURE.COM
 EMAIL: INFO@KAARCHITECTURE.COM



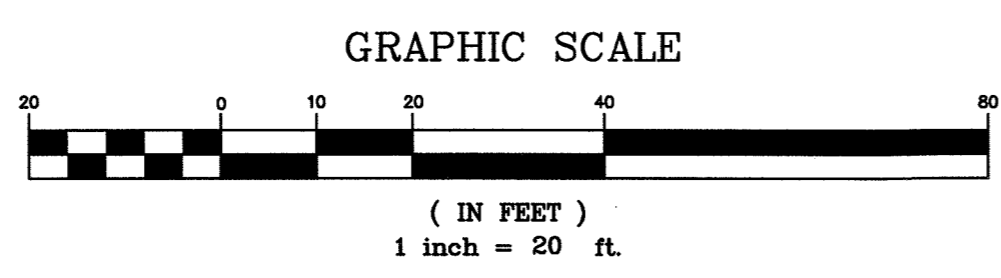
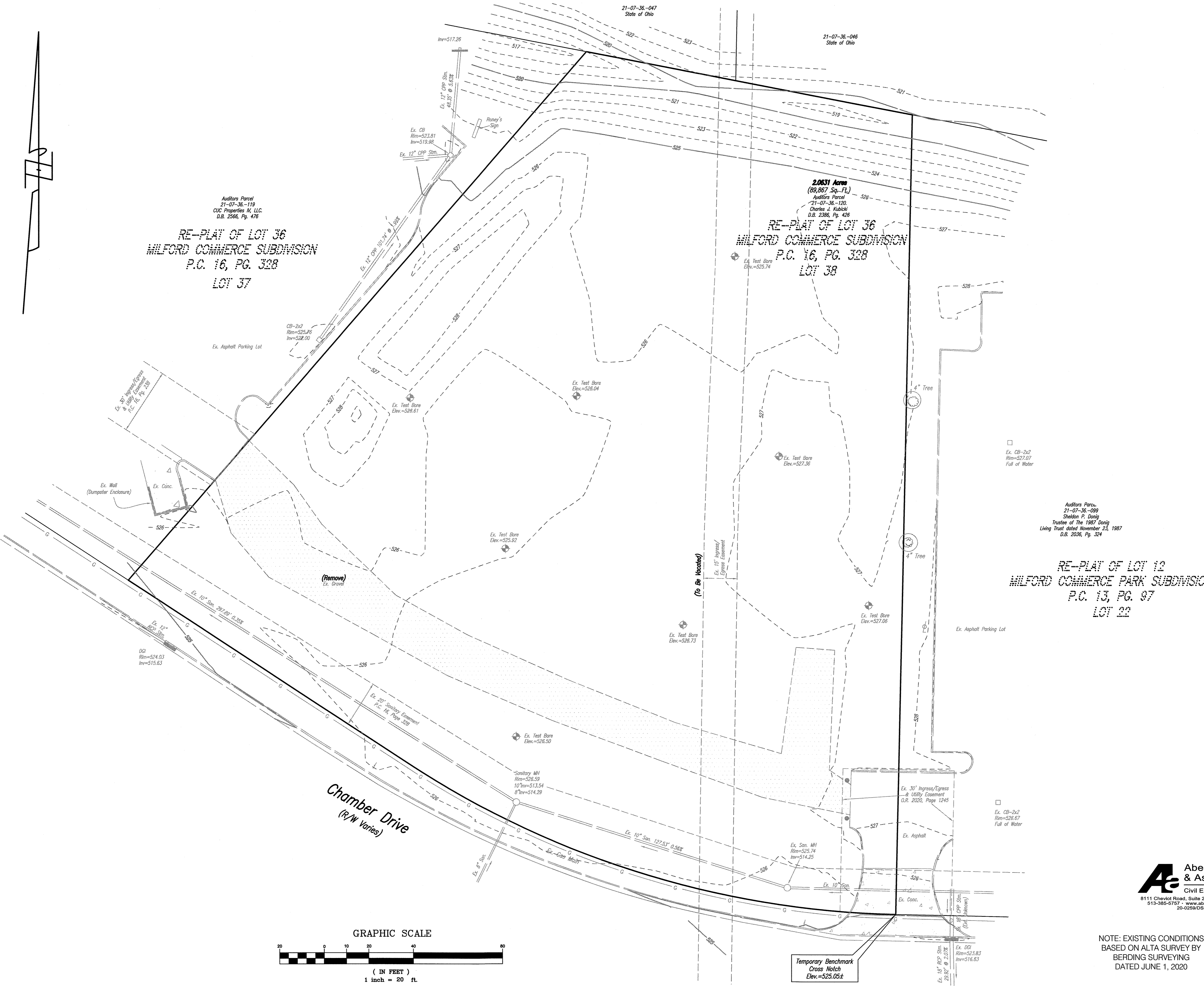
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REVISIONS / SUBMISSIONS		
NO.	DESCRIPTION	DATE



EX. CONDITIONS DEMOLITION PLAN

DRAWN BY: D.L.
 SCALE: 1" = 20'
 JOB NO.: 20-0259



Ae **Abercrombie & Associates, Inc.**
 Civil Engineering + Surveying
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 513-385-6767 • www.abercrombie-associates.com
 20-0259/DSGN/DL-STPL

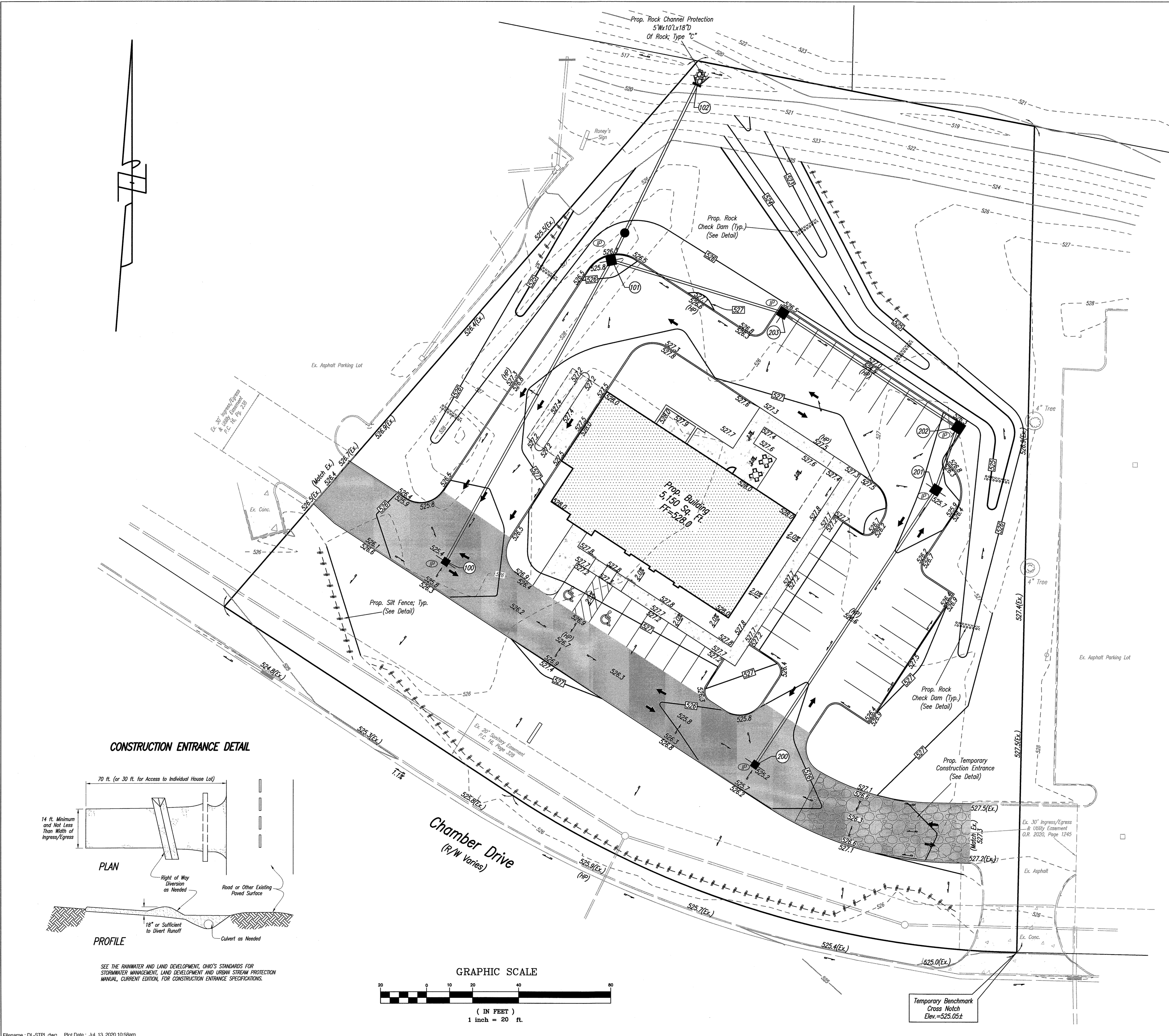
NOTE: EXISTING CONDITIONS
 BASED ON ALTA SURVEY BY
 BERDING SURVEYING
 DATED JUNE 1, 2020



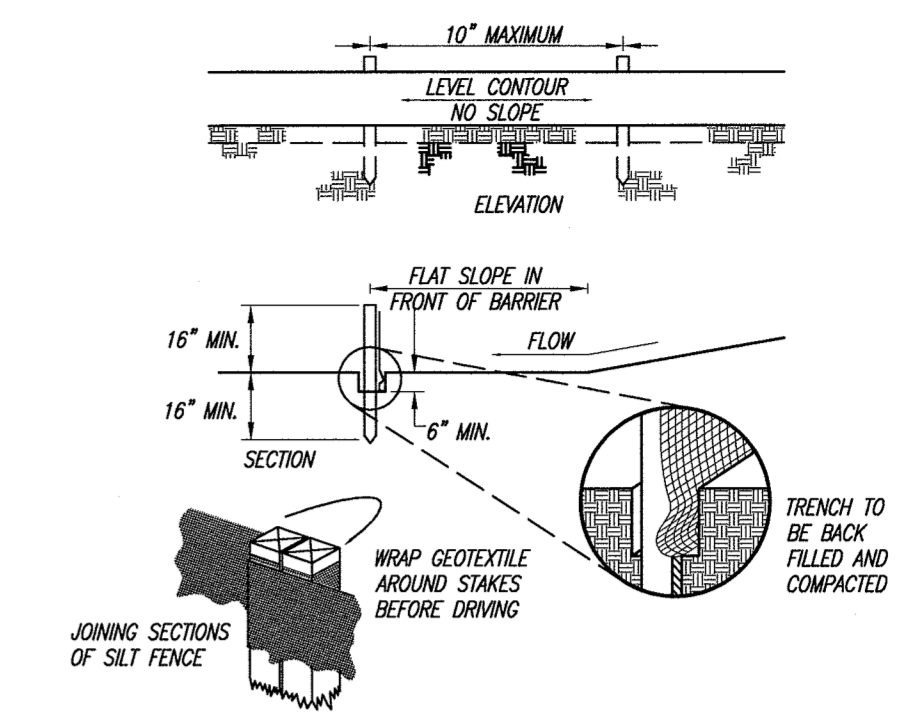
Temporary Benchmark
 Cross Notch
 Elev. = 525.05±

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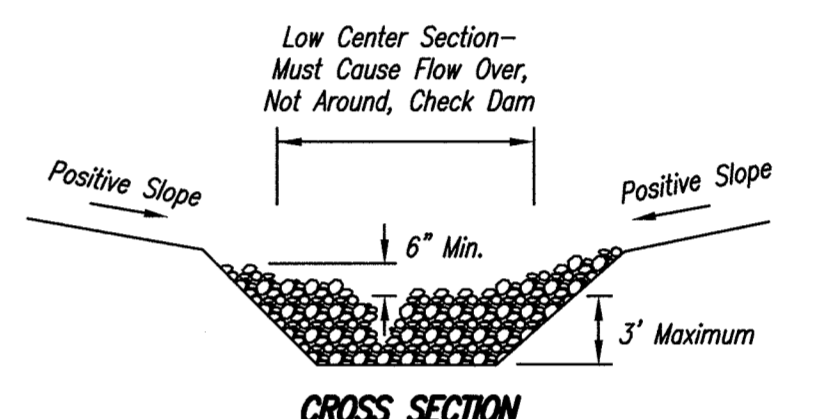
SPECIFICATIONS FOR SILT FENCE



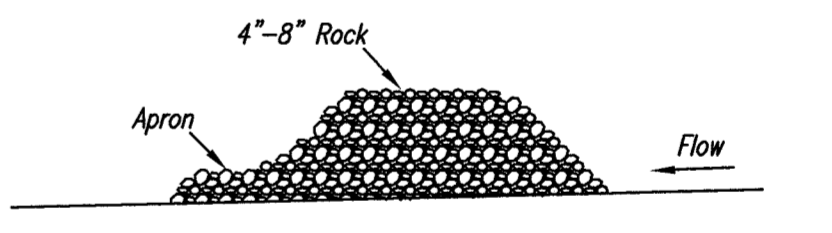
SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

Ⓟ DENOTES "FLEXSTORM" INLET FILTER TO BE INSTALLED & MAINTAINED DURING CONSTRUCTION; SEE DETAIL.

CHECK DAM

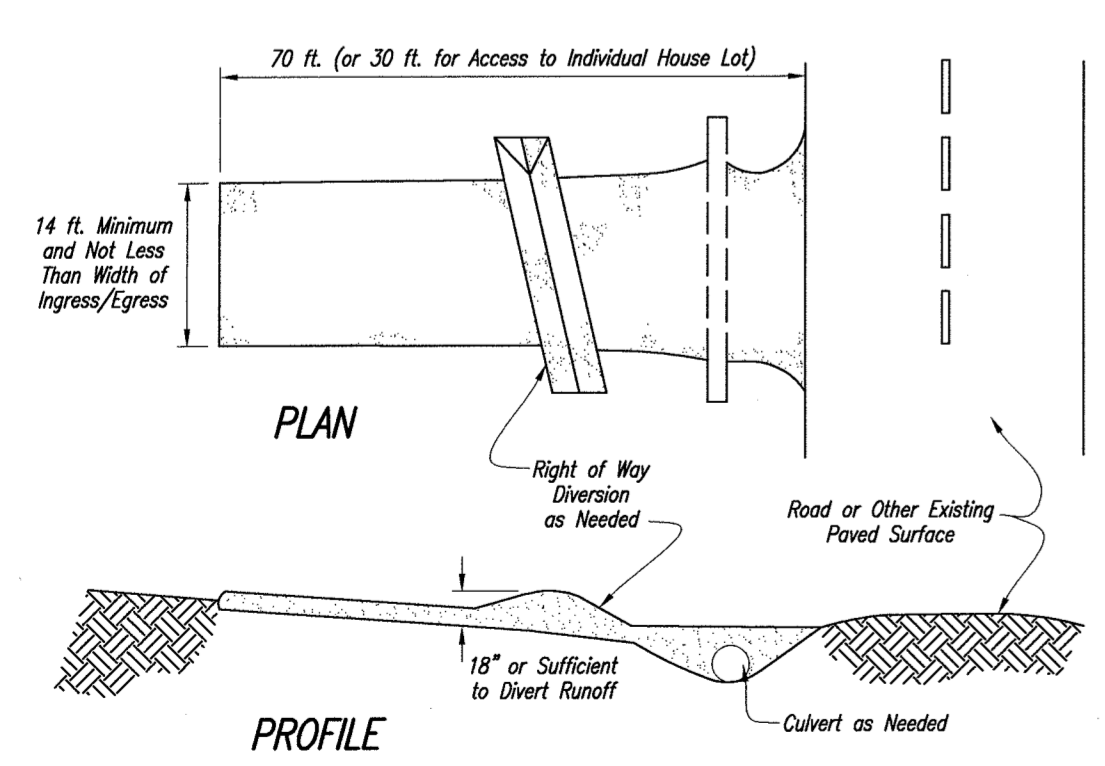


1. The Check Dam Shall Be Constructed Of 4"-8" Diameter Stone, Placed So That It Completely Covers The Width Of The Channel. ODOT Type D Stone Is Acceptable, But Should Be Underlain With A Gravel Filter Consisting Of ODOT No. 3 Or 4 Suitable Filter Fabric.
2. The Maximum Height Of Check Dam Shall Not Exceed 3 Feet.
3. The Midpoint Of The Rock Check Dam Shall Be A Minimum Of 6 Inches Lower Than The Sides In Order To Direct Across The Center And Away From The Channel Sides.
4. The Base Of The Check Dam Shall Be Entrenched Approximately 6 Inches.
5. Spacing Of Check Dams Shall Be In A Manner Such That The Toe Of The Upstream Dam Is At The Same Elevation As The Top Of The Downstream Dam.

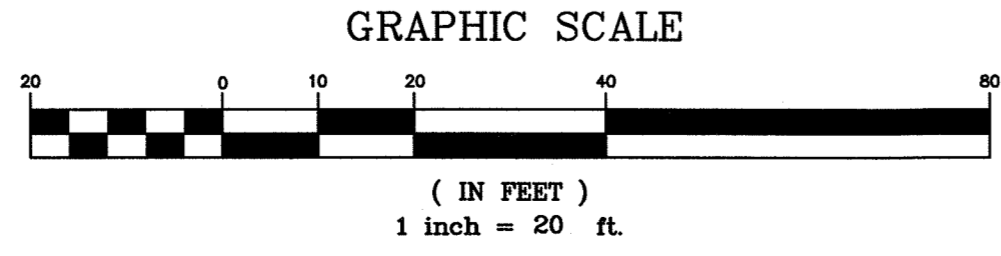


6. A Splash Apron Shall Be Constructed Where The Check Dams Are Expected To Be In Use For An Extended Period Of Time, A Stone Apron Shall Be Constructed Immediately Downstream Of The Check Dam To Prevent Flows From Undercutting The Structure. The Apron Should Be 6 Inches Thick And Its Length Two Times The Height Of The Dam.
7. Stone Placement Shall Be Performed Either By Hand Or Mechanically As Long As The Center Of Check Dam Is Lower Than The Sides And Extends Across Entire Channel.
8. Side Slopes Shall Be A Minimum Of 2:1.

CONSTRUCTION ENTRANCE DETAIL



SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR CONSTRUCTION ENTRANCE SPECIFICATIONS.



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REVISIONS / SUBMISSIONS		
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STATE OF OHIO
DAVID J. LOBEI
REGISTERED PROFESSIONAL ENGINEER
7-13-20

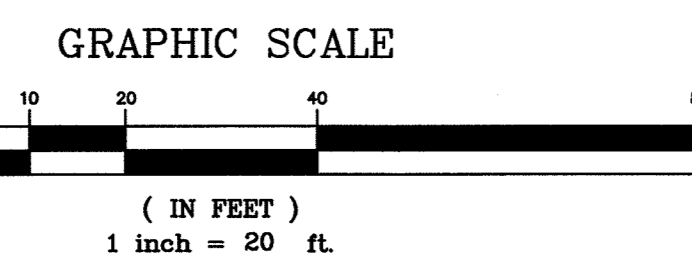
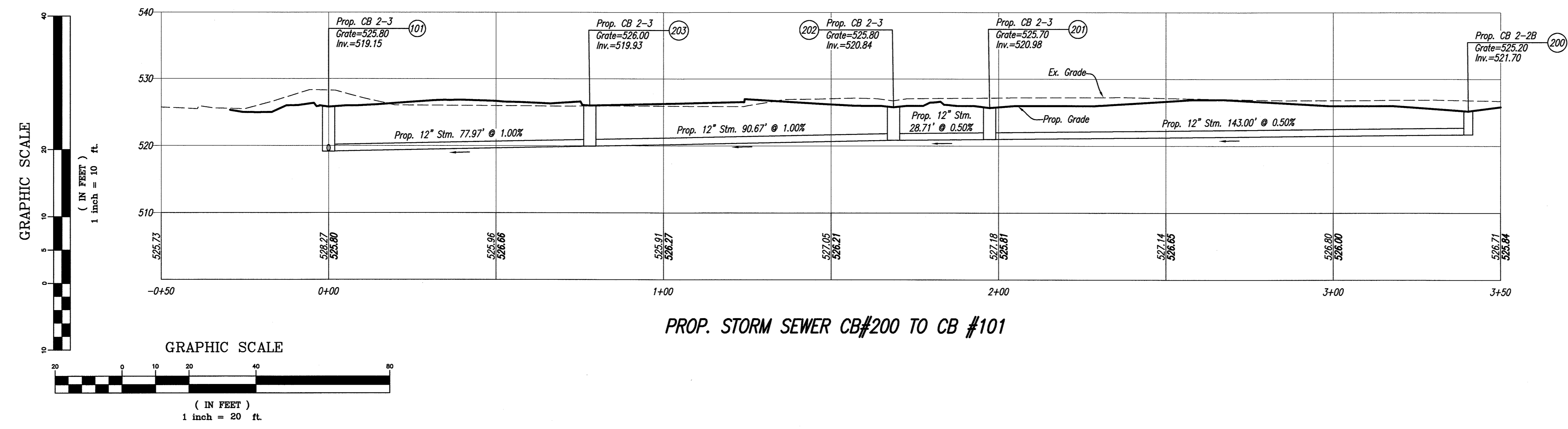
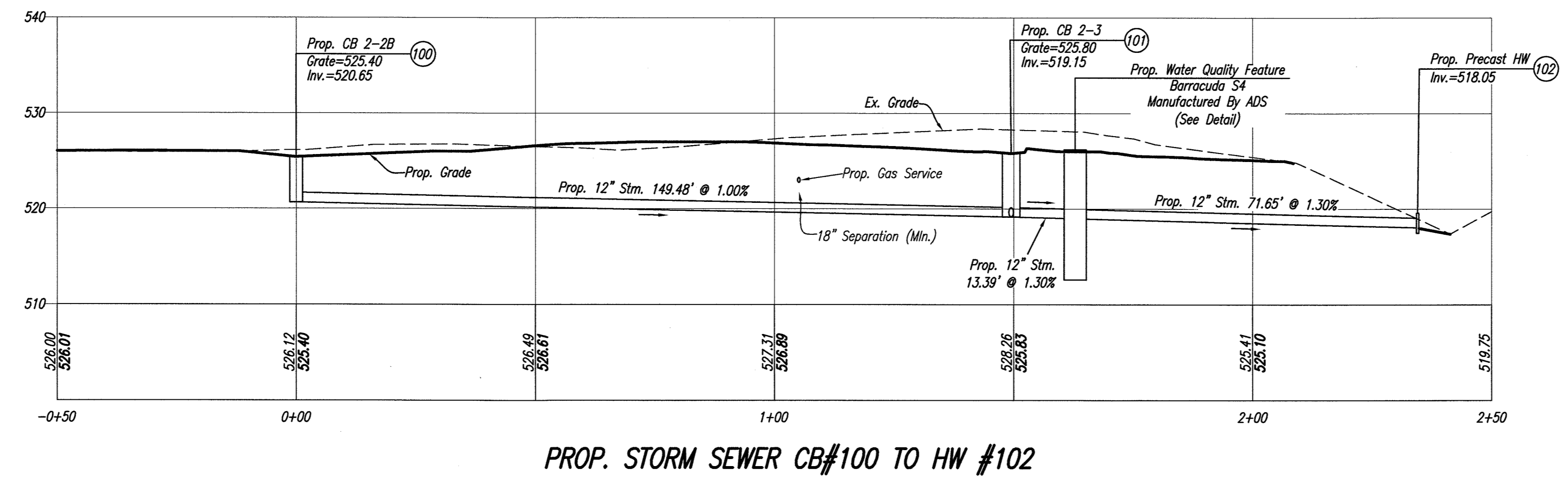
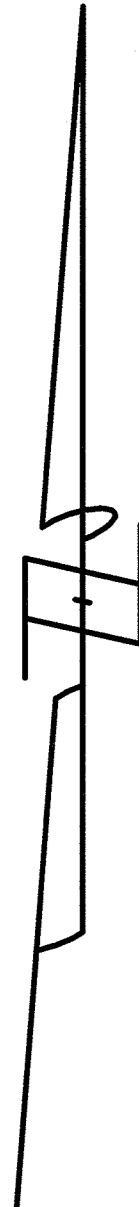
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GRADING PLAN

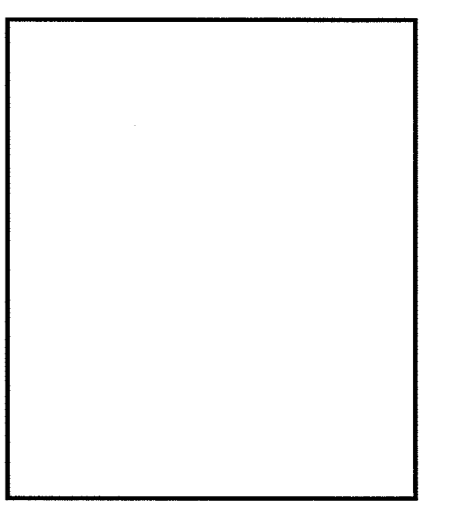
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SCALE: 1" = 20'
JOB NO.: 20-0259



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PROFILES

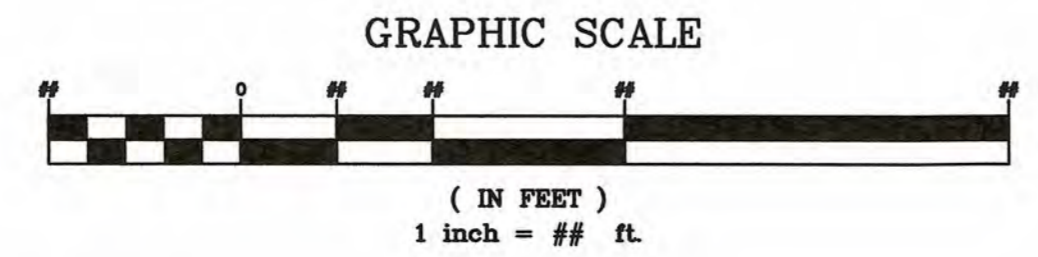
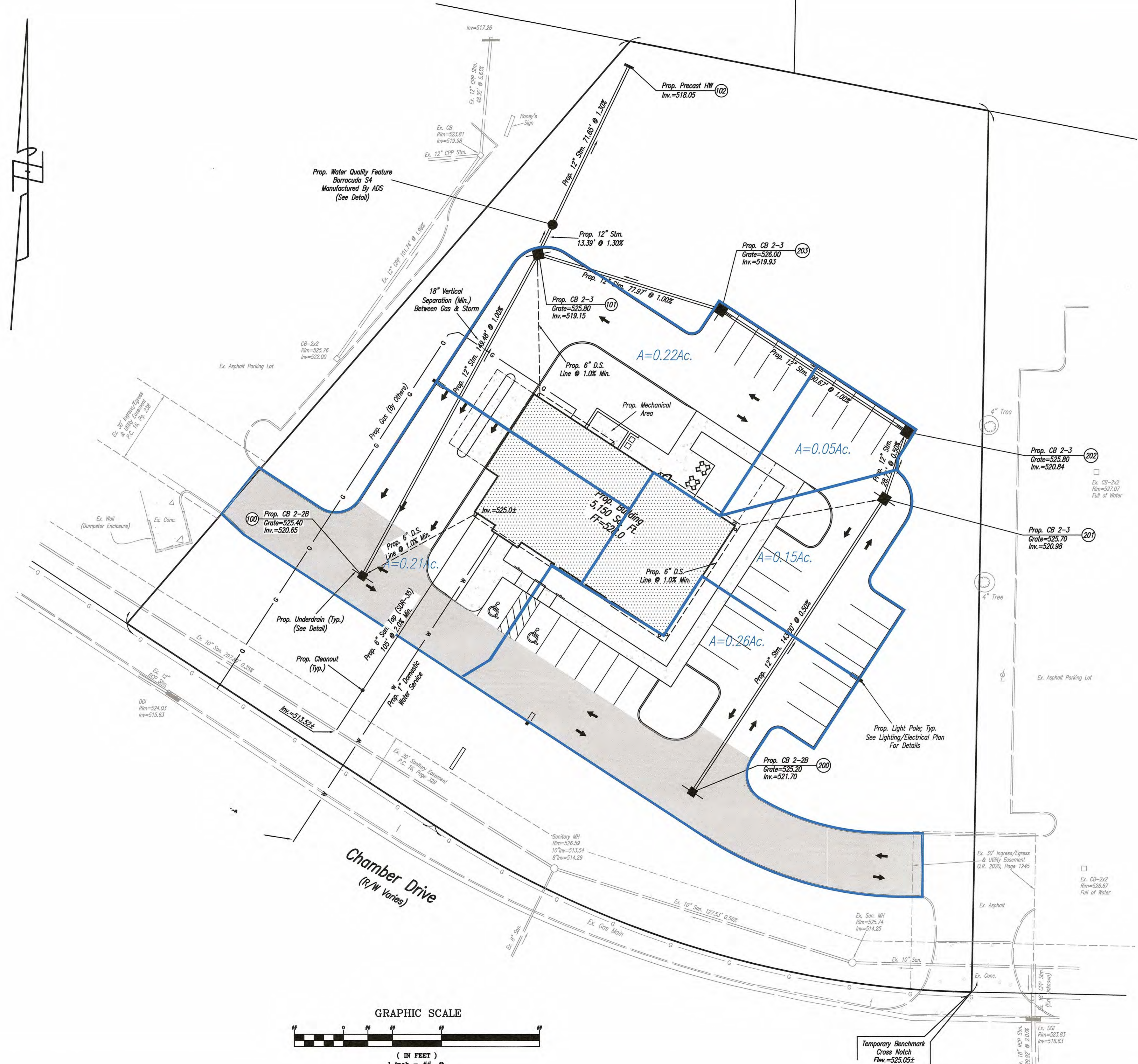
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6 of 6

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		07/13/20

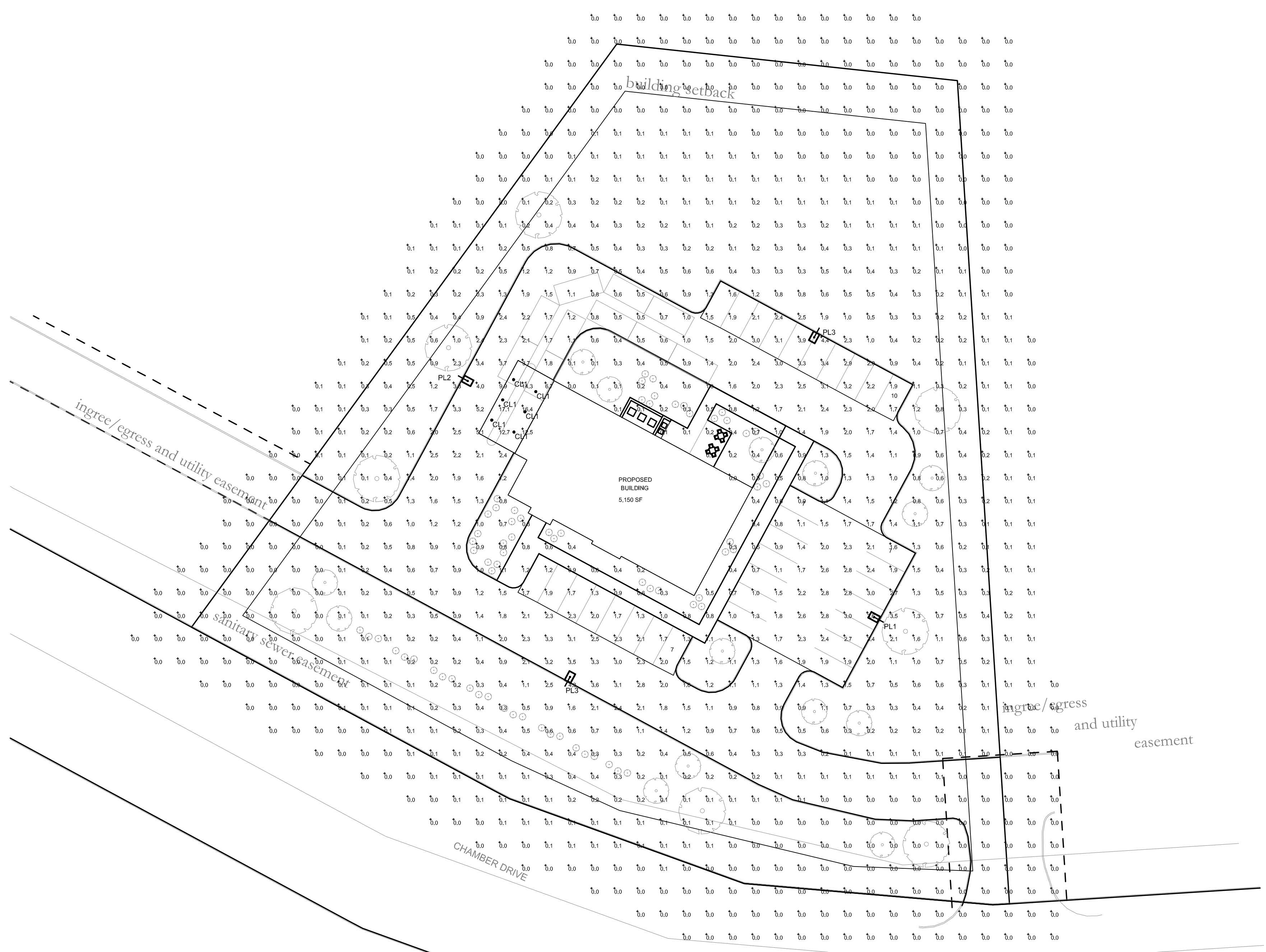
DRAINAGE MAP

DRAWN BY: D.L.
SCALE: 1" = 20'
JOB NO.: 20-0259

Luminaire Schedule						
Project: United Methodist Bank - Site						
Symbol	Qty	Label	Arrangement	LF	Description	Units
○	1	CL1	SINGLE	0.90	LORONA LED 4015 LORAN LES MOULT OUTD	1732
○	1	PL1	SINGLE	0.90	LORONA DSXO LED PF 40K T3M MOULT SPA FINISH SSS 20 4C DM10AS FINISH	166
○	1	PL2	SINGLE	0.90	LORONA DSXO LED PF 40K T3M MOULT SPA FINISH SSS 20 4C DM10AS FINISH	166
○	2	PL3	SINGLE	0.90	LORONA DSXO LED PF 40K T3M MOULT SPA FINISH SSS 20 4C DM10AS FINISH	332

Calculation Summary						
Project: United Methodist Bank - Site						
Label	CalcType	Units	Avg	Max	Min	Max/Min
CalcPa taken Overall	Maintenance	FC	0.65	17.1	0.0	N/A
SiteArea - Canopy	Maintenance	FC	11.28	17.1	0.7	2.05
SiteArea - East Parking Lot	Maintenance	FC	1.97	3.0	0.7	2.81
SiteArea - North Parking Lot	Maintenance	FC	2.62	4.4	1.5	2.93
SiteArea - South Parking Lot	Maintenance	FC	1.75	2.3	1.2	1.92

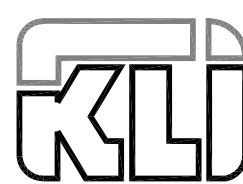
NOTES:
 TYPE CL1 - FIXTURES ARE MOUNTED AT 11'-0" A.F.G.
 TYPE PL1, PL2, & PL3 - FIXTURES ARE MOUNTED AT 23'-0" A.F.G. (20'-0" POLE & 3'-0" BASE)



Disclaimer:
 AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENLYTE for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

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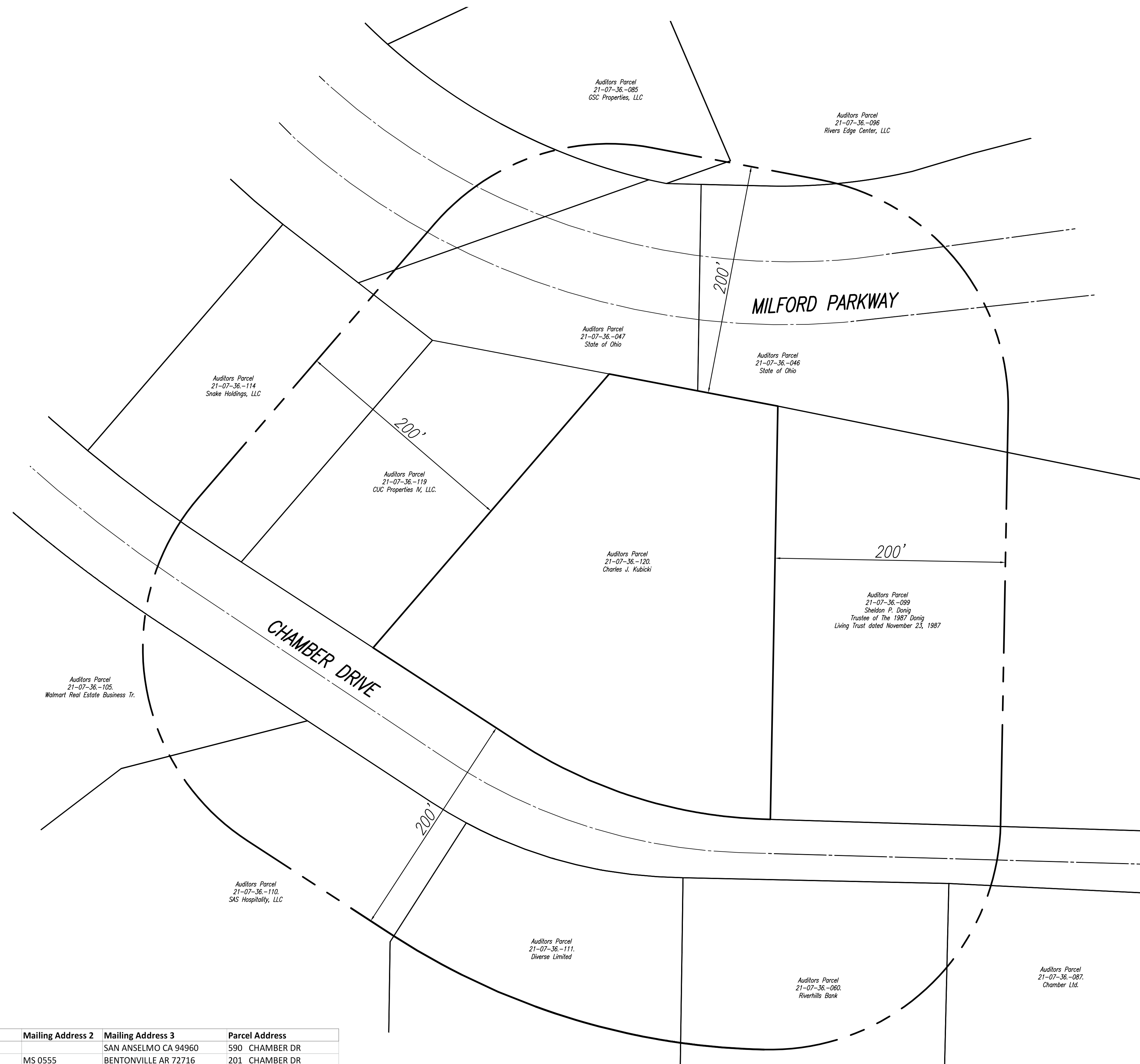
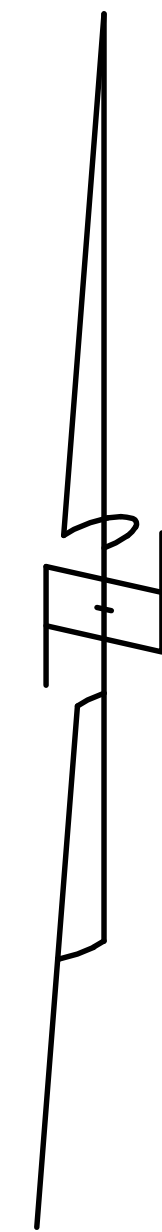
Design Criteria			
DESIGN FILE:	UM_bank_site.agi	FITTURE LAYOUT IS BASED ON A 0.90LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.	
MINIMUM:	AVE./MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE
MAXIMUM:	MAX/AVE:		
AVERAGE:	MAX/MIN:		



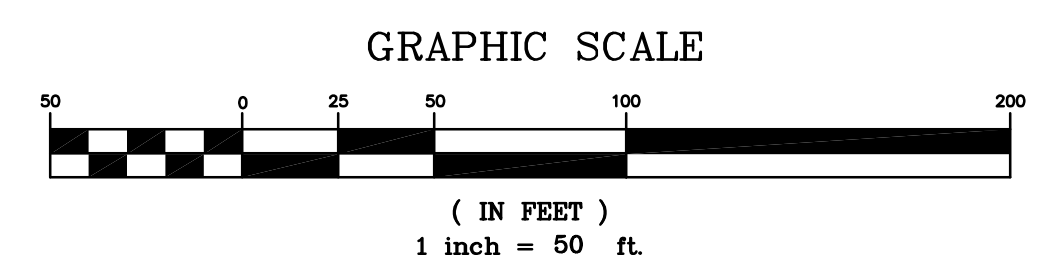
King Lighting, Inc.
 26 Spiral Drive
 Florence, Kentucky 41042
 (859) 261-5511 Fax (859) 261-2228
 www.king-lighting.com

Lighting Calculations for
 United Methodist Bank - Site

LIGHTING SITE PLAN	SCALE 1"=30'-0"	DESIGNER JJ	CHECKED JJ	DATE 07/07/20	SHEET E1
--------------------	-----------------	-------------	------------	---------------	----------



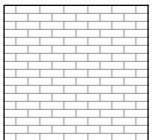
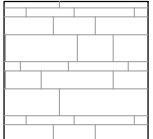
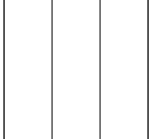

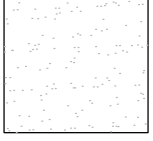
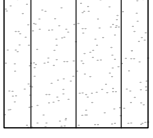
Parid	Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3	Parcel Address
210736.099.	DONIG SHELDON P TRS ET AL	340 LAUREL AVE		SAN ANSELMO CA 94960	590 CHAMBER DR
210736.105.	WALMART REAL ESTATE BUSINESS TR	PO BOX 8050	MS 0555	BENTONVILLE AR 72716	201 CHAMBER DR
210736.046.	STATE OF OHIO	25 S FRONT STREET		COLUMBUS OH 43215	ROUND BOTTOM RD
210736.047.	STATE OF OHIO	25 S FRONT STREET		COLUMBUS OH 43215	ROUND BOTTOM RD
210736.060.	RIVERHILLS BANK	553 CHAMBER DRIVE		MILFORD OH 45150	553 CHAMBER DR
210736.111.	DIVERSE LIMITED	PO BOX 549		DORSET VT 05251	501 507 CHAMBER DR
210736.119.	CUC PROPERTIES IV LLC	7175 EAST KEMPER RD		CINCINNATI OH 45249-1028	314 CHAMBER DR
210736.120.	KUBICKI CHARLES J	7175 EAST KEMPER RD		CINCINNATI OH 45249	CHAMBER DR
210736.085.	GSC PROPERTIES LLC	650 LUKEN PARK DR		CINCINNATI OH 45226	85 RIVERS EDGE DR
210736.087.	CHAMBER LTD	575 CHAMBER DR		MILFORD OH 45150	575 CHAMBER DR
210736.114.	SNAKE HOLDINGS LLC	7426 BRIDGE POINT PASS		CINCINNATI OH 45248	300 CHAMBER DR
210736.096.	RIVERS EDGE CENTER LLC	45 FAIRFIELD AVENUE	STE 200	BELLEVUE KY 41073	175 217 RIVERS EDGE DR
210736.110.	SAS HOSPITALITY LLC	301 OLD BANK RD		MILFORD OH 45150	CHAMBER DR



Date	710-20	Drawn By	J.C.	Checked By	D.L.
Scale	1" = 50'				
REVISIONS	DSCM J.C.-OWNERS				
Sheet Title	ADJACENT PROPERTY OWNERS				
Project Title	CHRISTIAN FAMILY CREDIT UNION MILFORD COMMERCE PARK CITY OF MILFORD CLERMONT COUNTY, OHIO				
Company	Abercrombie & Associates, Inc. Civil Engineering + Surveying 8111 Chestnut Road, Suite 200 Cincinnati, Ohio 45247 www.abercrombie-associates.com				
Job No.	20-0259				1

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EXTERIOR MATERIAL SELECTIONS:

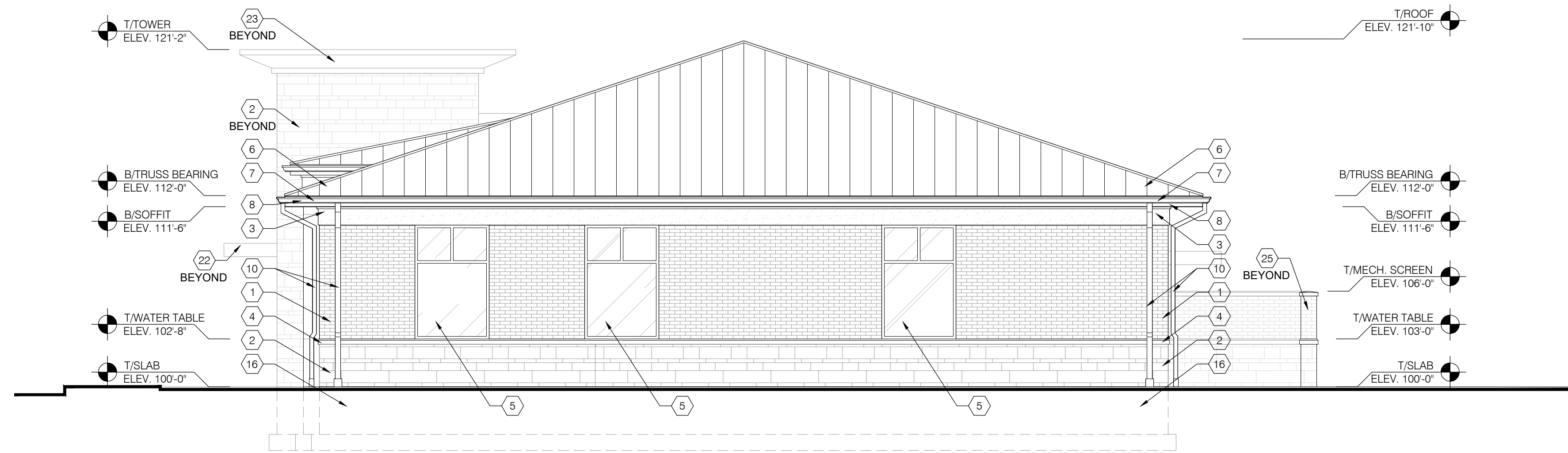
-  BRICK VENEER
-  STONE VENEER
-  STANDING SEAM METAL ROOFING OR ASPHALT SHINGLE ROOFING
-  STOREFRONT GLASS
-  EIFS (COLOR TBD)
-  PREFINISHED METAL PANEL SYSTEM

GENERAL NOTES:

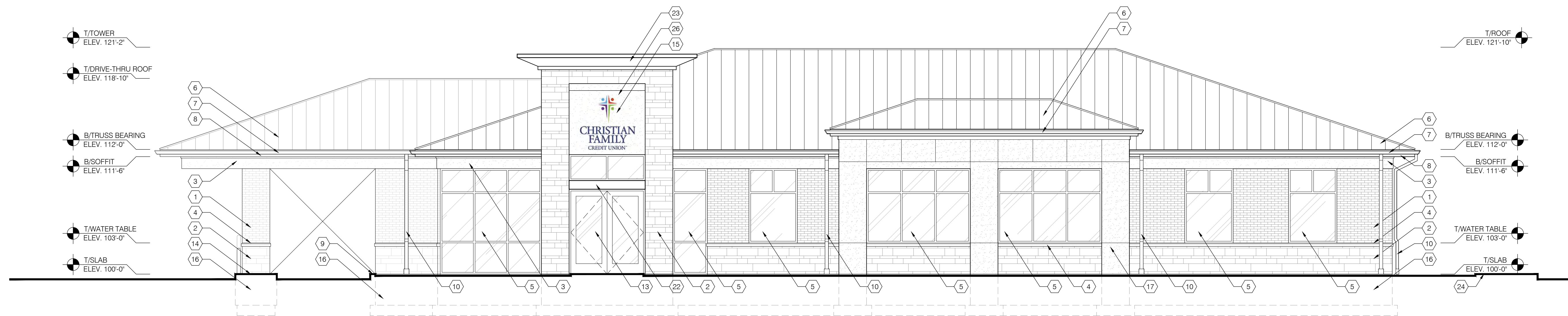
- A. CONTROL JOINTS IN E.I.F.S. TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- B. TIE ALL DOWNSPOUTS INTO PVC BOOT. TIE PVC BOOT INTO UNDERGROUND STORMWATER MANAGEMENT SYSTEM. REFER TO CIVIL DRAWINGS.

NOTES THIS DRAWING:

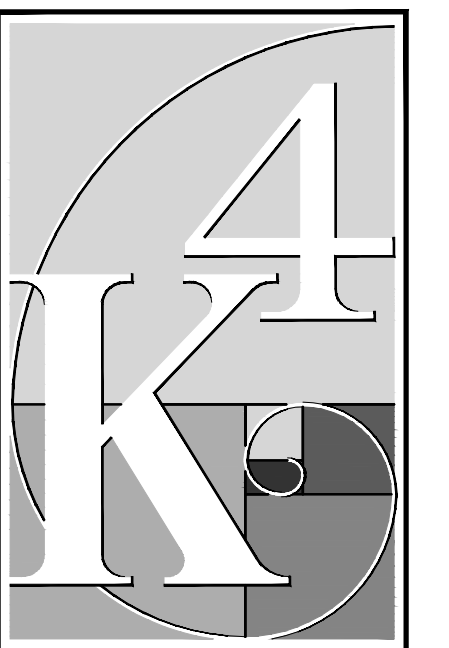
1. BRICK VENEER.
2. CULTURED STONE VENEER.
3. EIFS.
4. PRECAST CONCRETE WATER TABLE.
5. ALUMINUM STOREFRONT SYSTEM.
6. STANDING SEAM METAL ROOFING OR ASPHALT SHINGLE ROOFING.
7. PREFINISHED 5" K" STYLE SEAMLESS GUTTER.
8. PREFINISHED ALUMINUM CLAD GUTTER BOARD.
9. CONCRETE CURB.
10. 3"x4" PREFINISHED ALUMINUM DOWNSPOUT.
11. REMOTE TELLER SYSTEM.
12. 4" DIA. 45" TALL GALVANIZED METAL BOLLARD, FILLED WITH CONCRETE. BOLLARD COVERS PROVIDED.
13. PREFINISHED ALUMINUM STOREFRONT ENTRANCE SYSTEM.
14. CONCRETE ISLAND.
15. SIGNAGE BY OWNER.
16. CONCRETE FOOTINGS AND FOUNDATION.
17. PREFINISHED METAL PANEL SYSTEM.
18. 4" DIA. 30" TALL GALVANIZED METAL BOLLARD, FILLED WITH CONCRETE. BOLLARD COVERS PROVIDED.
19. PRECAST CONCRETE CAP.
20. NIGHT-DROP.
21. ATM.
22. PREFINISHED COMPOSITE METAL CANOPY SYSTEM.
23. PREFINISHED COMPOSITE METAL COPING.
24. CONCRETE WALK.
25. MECHANICAL SCREEN.
26. EIFS SIGN BACKDROP.



EAST ELEVATION
 2
 A401 SCALE: 3/16"=1'-0"



SOUTH ELEVATION
 1
 A401 SCALE: 3/16"=1'-0"



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EXTERIOR ELEVATIONS

DRAWN BY: JLMJK/BB
 SCALE: AS NOTED
 JOB NO.: 20-2010

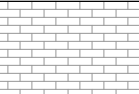

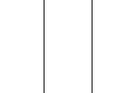


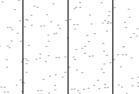
A401

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File Location : X:\2020 Projects\2020 K4 Architecture\20-2010 United Methodist Financial Credit Union\Arch\

Filename : 20-2010 A401 - Elevations.dwg Plot Date : Jul 09 2020 3:00pm

EXTERIOR MATERIAL SELECTIONS:

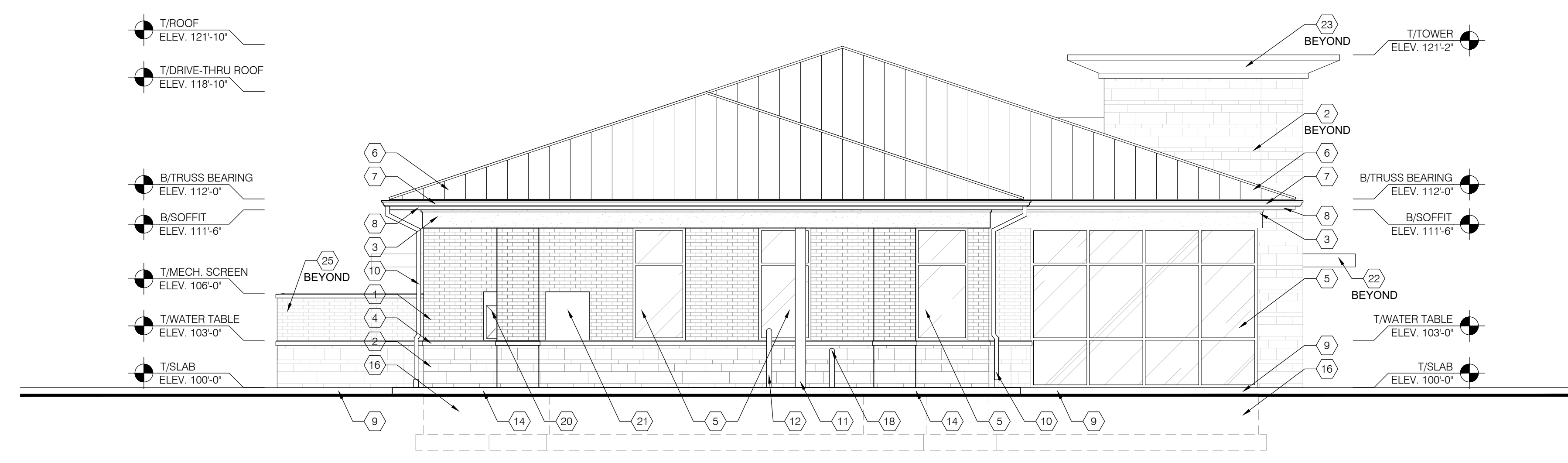
-  BRICK VENEER
-  STONE VENEER
-  STANDING SEAM METAL ROOFING OR ASPHALT SHINGLE ROOFING
-  STOREFRONT GLASS
-  EIFS (COLOR TBD)
-  PREFINISHED METAL PANEL SYSTEM

GENERAL NOTES:

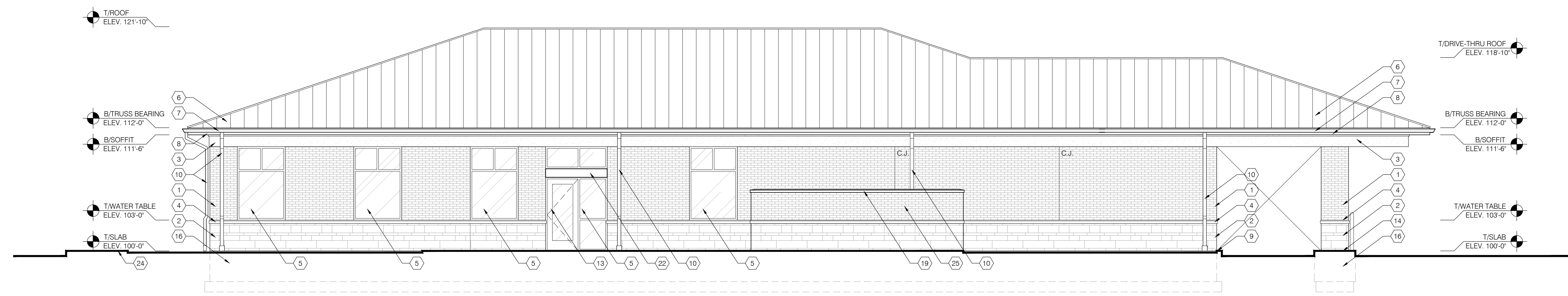
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NOTES THIS DRAWING:

- 1. BRICK VENEER.
- 2. CULTURED STONE VENEER.
- 3. EIFS.
- 4. PRECAST CONCRETE WATER TABLE.
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- 24. CONCRETE WALK.
- 25. MECHANICAL SCREEN.
- 26. EIFS SIGN BACKDROP.



2
A402
WEST ELEVATION
SCALE: 3/16"=1'-0"




1
A402
NORTH ELEVATION
SCALE: 3/16"=1'-0"



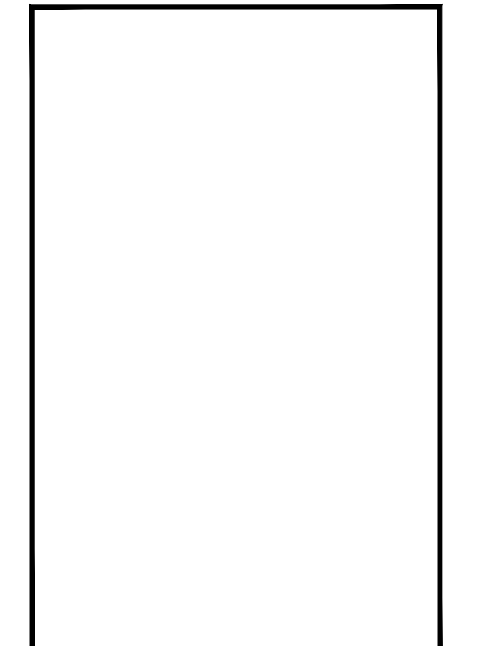
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NO.	DESCRIPTION



EXTERIOR ELEVATIONS

DRAWN BY: JL/MJK/BB
SCALE: AS NOTED
JOB NO.: 20-2010

A402



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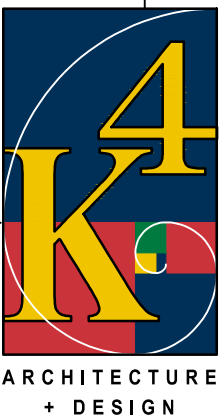
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