



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: DER Development Co LLC / Hank Roe

Address: 750 US Highway 50
Milford, OH 45150

Telephone Number: 513-967-7779 hroe@derdevelopment.com

Name(s) of Owner: Beauty Ridge LLC / Hank Roe
(if different from applicant)

Owner's Address: 750 US Highway 50
Milford, OH 45150

Property Address: 5 Water Street
PARID's: 210709A006P (0.45 Ac); Vacated R/W (0.0766 Ac)

Zoning District: B-2 Downtown Mixed Use District;
OMO, Old Mill Overlay Property Size (sq. ft or acres): 0.53 Acres (once consolidated)

Floors 1-3 total
Proposed Building Size (sq. ft.): 17,365 SF Number of Parking Spaces: 27
Lower Level Parking 5,345 SF; 1st Floor 5,471; 2nd Floor 5,947 SF; 3rd Floor 5,947 SF

Check all that are included in site plan package:

Site Layout X
Utilities X
Grading & Drainage X
Lighting
Landscaping
Other X - architectural elevations; rendering; shell floor plans

(Office Use)
Application Checked

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



DER DEVELOPMENT CO. LLC
750 US Hwy 50
Milford, Ohio 45150-9702

PH. 513 831.7766
info@derdevelopment.com
www.derdevelopment.com
FAX 513 831.7968

July 12, 2019

City of Milford
Attn: Ms. Pam Holbrook, Zoning Administrator
745 Center Street
Milford, OH 45150

RE: Written Project Description Report
River Roe – Shell & Site Development
5 Water Street

Dear Ms. Holbrook:

As per 1167.08 Application Requirements, the following is the Written Project Description Report for the referenced OMO Site Plan application.

As per the previously issued Demolition Certificate of Appropriateness, the former 5 Water Street garage & gas station building structure was razed in March, 2019.

This Site Plan Application is focusing only on the shell construction of a three-story, mixed use building being titled River Roe. No specific businesses or use operational details are known at this point as no leases have been executed, therefore this application is strictly for the building shell & overall site development.

SITE & BUILDING DESIGN NARRATIVE

The finished space of River Roe, the proposed three-story mixed-use development, will be approximately 17,365 sf. River Roe will include a first floor retail / restaurant space featuring outdoor patio spaces on the south and west elevations. The second and third floors are proposed office spaces that will also feature small balcony spaces on the west elevation. A 5,345 sf lower level is being built to maximize onsite parking as well as provide small secure storage and mechanical equipment areas. No rooftop gathering space is being considered at this time.

The architectural design of River Roe was commissioned to dovetail into the charm of the downtown mixed-use district. A radial east elevation with round stone columns flank the main entrance to the building, which is approached by a set of concrete stairs that are required due to existing grades. The exteriors of the building include smooth stone cladding generally from the Water Street level up to the second floor, where the masonry façade transitions to brick veneer with projecting masonry columns and detailed brickwork around openings. A decorative cornice highlights the roof parapet level. Window and door fenestrations are shown on all floor levels primarily as prefinished aluminum storefront systems, but also include stained wood at the first floor entrances. Awnings are shown over the south first floor windows to further accent the most visible elevation of the building and to help mitigate south/west sun exposure from radiating the building interior.



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The proposed grade level south patio facing Water/Mill/US 50 will accommodate exterior dining space for a possible, and preferred, first floor restaurant use. A fountain is also being proposed to further accentuate the outdoor experience while concurrently restoring the water feature concept that glorified this same Mill & Water intersection approximately a century ago.

Onsite parking is being provided to the maximum available counts. In addition to nine (9) lower level parking spaces, eighteen (18) are also shown on the surface parking lot for a total of twenty-seven (27). The surface parking area will also contain a masonry enclosure to screen the trash container. Additionally, as indicated on the site layout plan, there are three (3) parking stalls that will be used exclusively by the neighboring 19 Water St building and are not being considered in the total parking counts.

River Roe is poised to significantly improve the western Milford gateway, the viewshed of vehicular and pedestrian traffic over the bridge as well as recreational traffic in the Little Miami River and along the bike trail. We are excited to start a major bookend to Milford's entrance and continue the renaissance currently being enjoyed in Milford.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Wm Hank Roe'.

Wm Hank Roe
Project Manager



Bearings:
Based on Survey by Lonsdale
dated Jan. 1984
TL10-81

Vertical Datum:
Based on NAVD83 as
Established by CDOT WIS GPS
Observations.

LEGEND

- SLIM STORM MANHOLE
- SMH SHAWNY MANHOLE
- TELEPHONE MANHOLE
- MANHOLE, TYPE AS LISTED
- CLEANOUT
- GAS METER
- GAS VALVE
- GAS BOX
- ELECTRIC BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- DOUBLE GRATE INLET
- SINGLE GRATE INLET
- POLE ANCHOR
- TRAFFIC POLE
- LIGHT POLE
- UTILITY POLE
- TRAFFIC BOX
- SIGN
- YARD LIGHT
- R-W LIMITED ACCESS
- OVERHANG
- OVERHEAD UTILITY
- FENCE
- TRAFFIC SIGNAL LINE UNDERGROUND
- GAS LINE
- GAS LINE PER RECORD
- UNDERGROUND TELEPHONE PER RECORD
- WATERLINE

- PAVERS
- GRAVEL
- CONCRETE
- BUILDING
- WALL
- PLANTER
- TREE

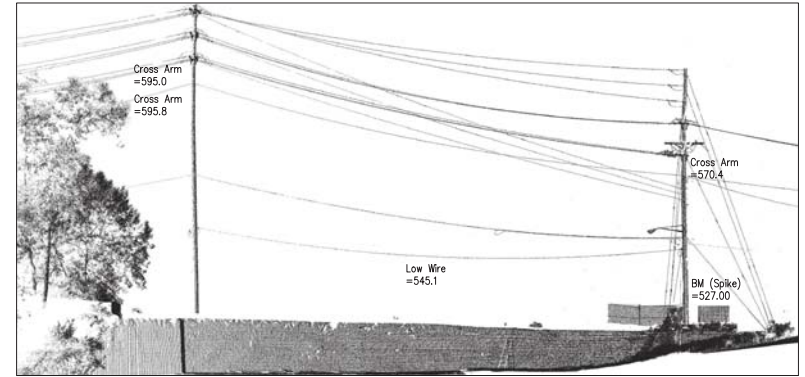
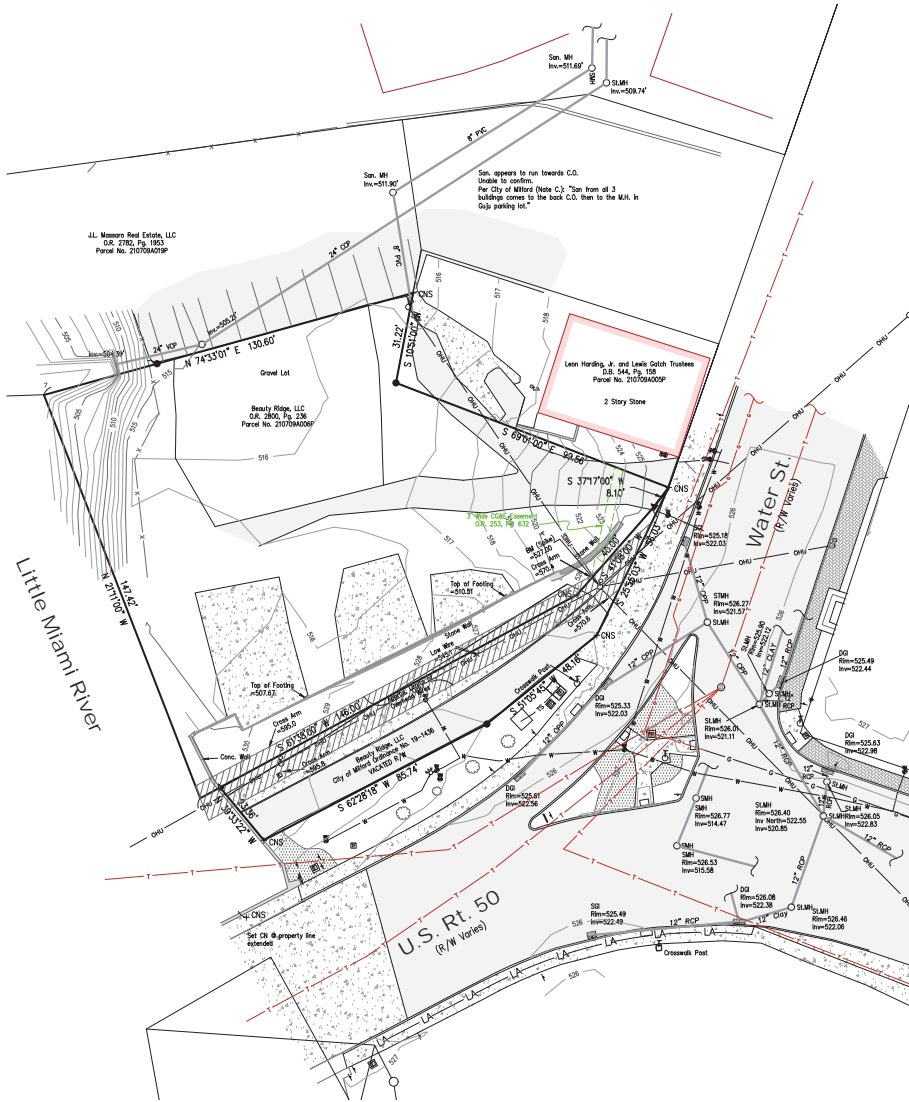
Survey Reference:

* Survey by

* Details of record as shown herein.

- Indicates set Cross Hatch
- Indicates existing Cross Hatch
- Indicates existing Concrete Monument
- Indicates existing Fence Post
- Indicates existing Stone
- Indicates existing Spikes, Pins, or May Nail
- Indicates Set May Nail, unless noted otherwise
- Indicates set 5/8" x 30" Iron Pin and Cap
- Indicates existing Iron Pin
- Indicates existing Pipe

Monument Legend



Point Cloud of Overhead Utilities
(Looking North from U.S. 50 into the Site)

A design ticket requesting utility records and field markings for this site was placed with the Ohio Utilities Protection Service (OUPS) on (fill in date). The location of markings which were present at the time of the field survey and provided in response to the OUPS request are denoted as such. Underground utilities noted as being per record are shown based on our interpretation of the records that were provided by the Utility Companies who responded to the OUPS request for records. Berding Surveying cannot verify the accuracy of the records provided.



CAUTION:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORDED AND ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBTAINED OR RECORDS PROVIDED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
OHIO UTILITIES PROTECTION SERVICES
CALL 8-1-1 OR TOLL FREE: 1-800-362-3784

OCCUPATION
As Shown On Plat

Topographic Survey

DER

Water Street

Job Name

City of Milford
Clermont County, Ohio

Site Location

TMS GJB 1" = 20'

Drawn By Checked By Drawing Scale

09/28/2018 18121

Issue Date

Project Number



Berding Surveying

GPS Surveying • 3D Laser Scanning

741 Main Street | Milford, OH 45150 | www.berdingsurveying.com

513.821.6761 fax | 513.821.5885 tel

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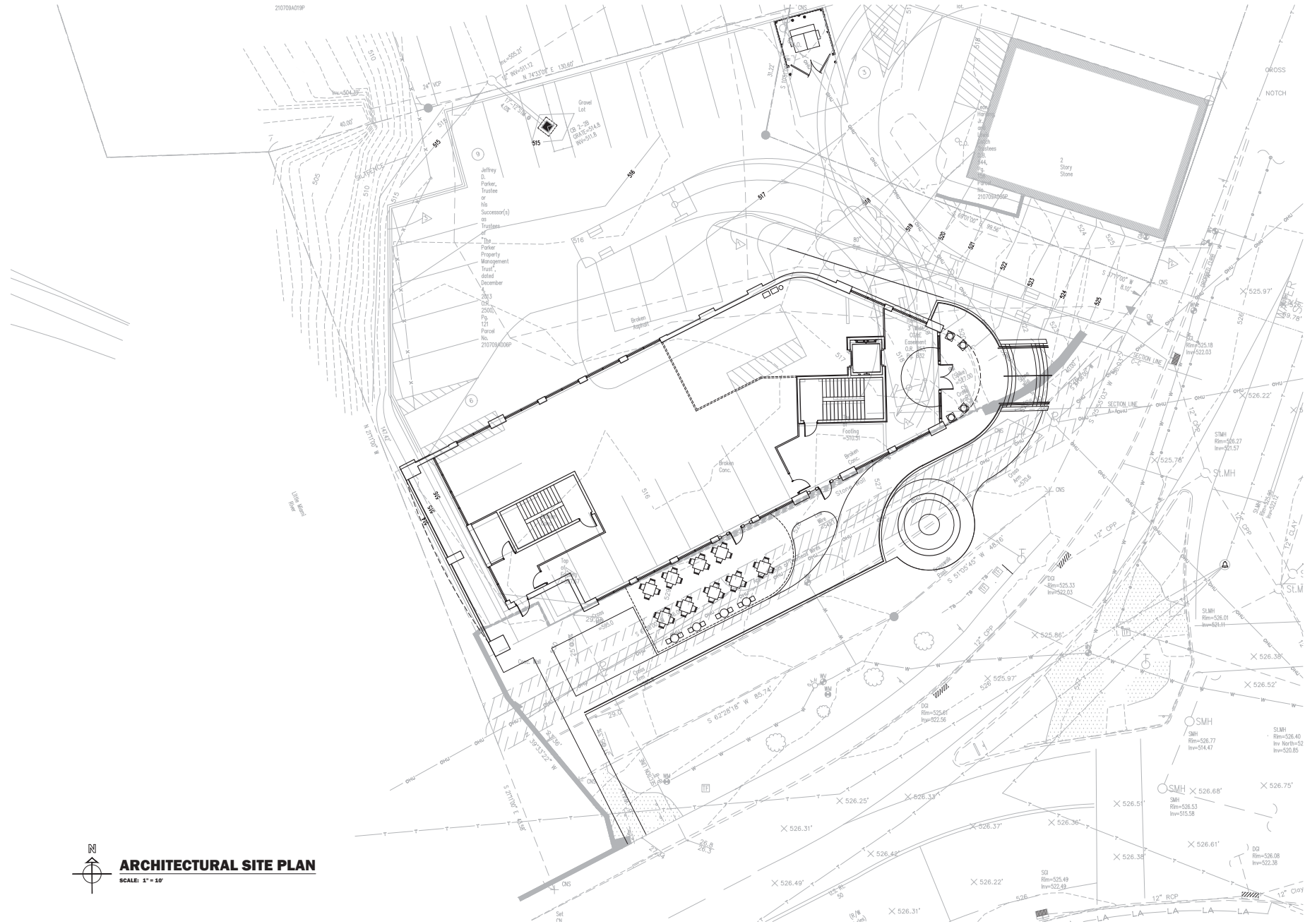
5/30/19 expanded topo @ storm outfall
3/26/19 revised topo post bldg. demo

Revisions



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'



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KBA Incorporated ARCHITECTS
CINCINNATI OHIO

29 HIGH STREET
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SHEET CONTENTS:

ARCHITECTURAL SITE PLAN

DER

DER DEVELOPMENT COMPANY, LLC

Proposed:

RIVER ROE

5 Water Street

Milford, Ohio 45150

REV. DATE CKD

Drawn By: _____ Checked: _____

Preliminary
Not For
Construction

Date: _____ Job No: **AS1**

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SHEET CONTENTS:

LOWER LEVEL PLAN
FIRST FLOOR PLAN



Proposed:
RIVER ROE
5 Water Street
Milford, Ohio 45150

REV. DATE CKD

Drawn By: Checked:

Preliminary
Not For
Construction

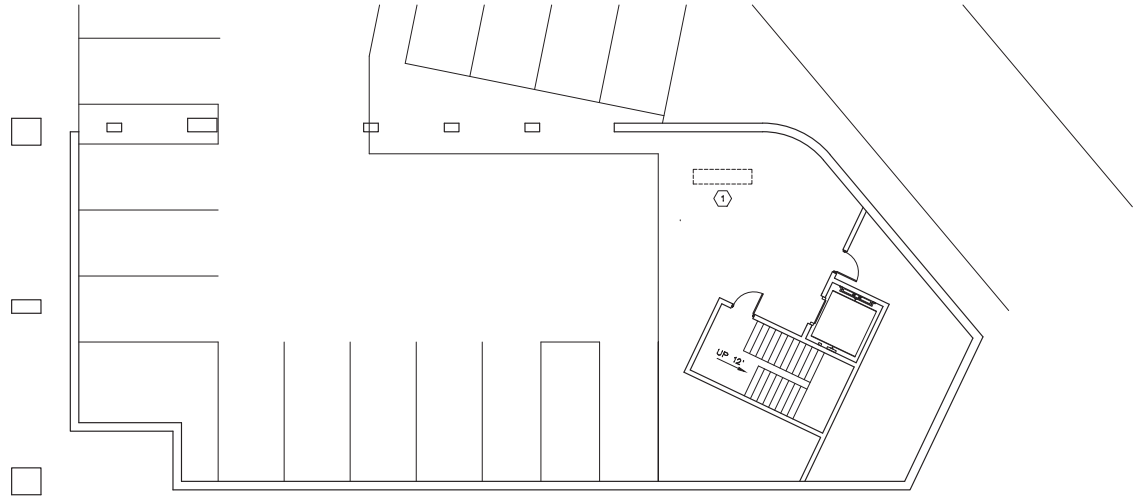
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of

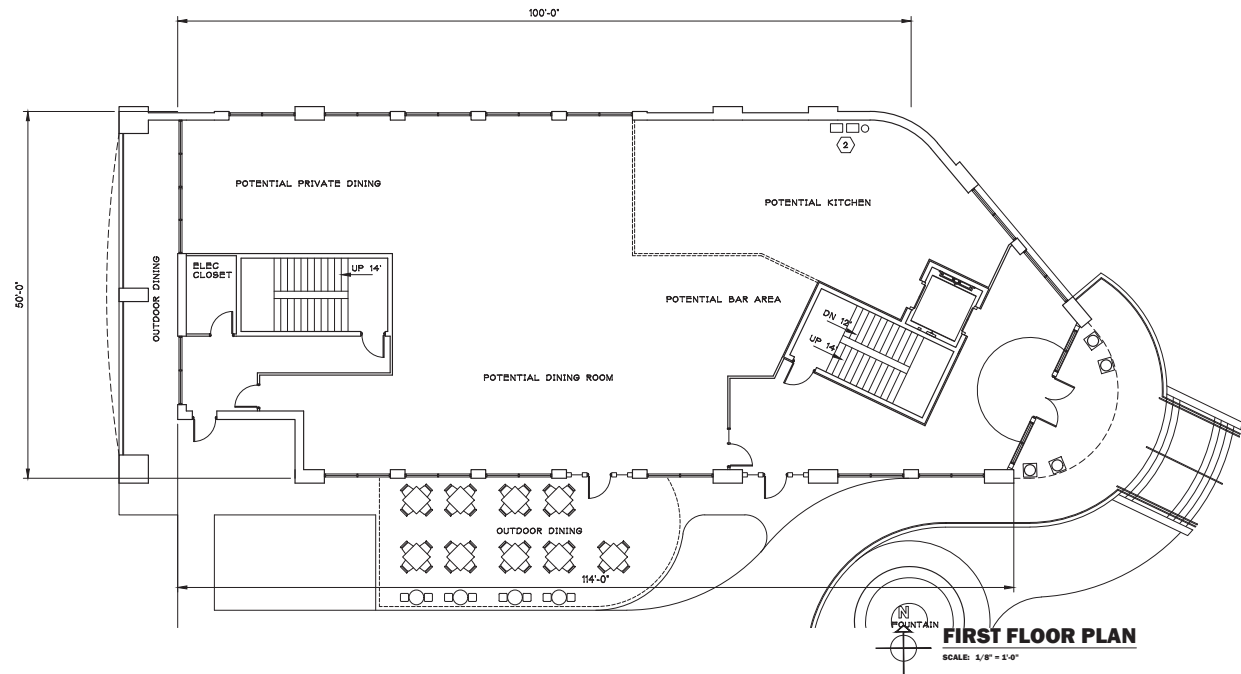
KEY NOTES:

- 1 BIKE RACK
- 2 CREATE CHASE FOR FUTURE GREASE HOOD THROUGH ROOF.
- 3 ROOF HATCH AND LADDER
- 4 HVAC CHASE. SIZE TO BE DETERMINE.
- 5 POTENTIAL DEMISING WALL.



LOWER LEVEL PLAN

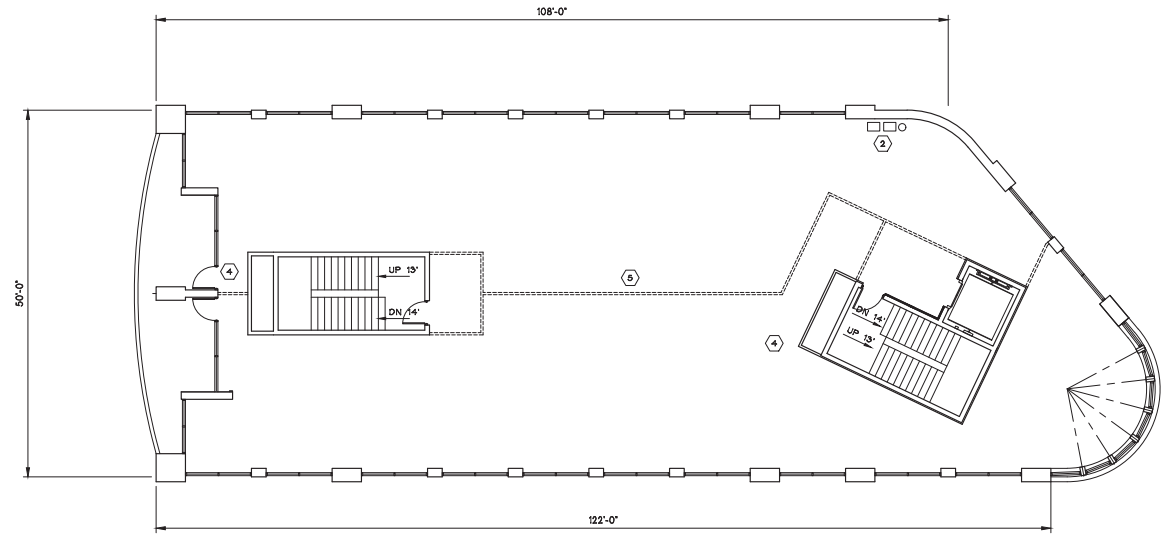
SCALE: 1/8" = 1'-0"



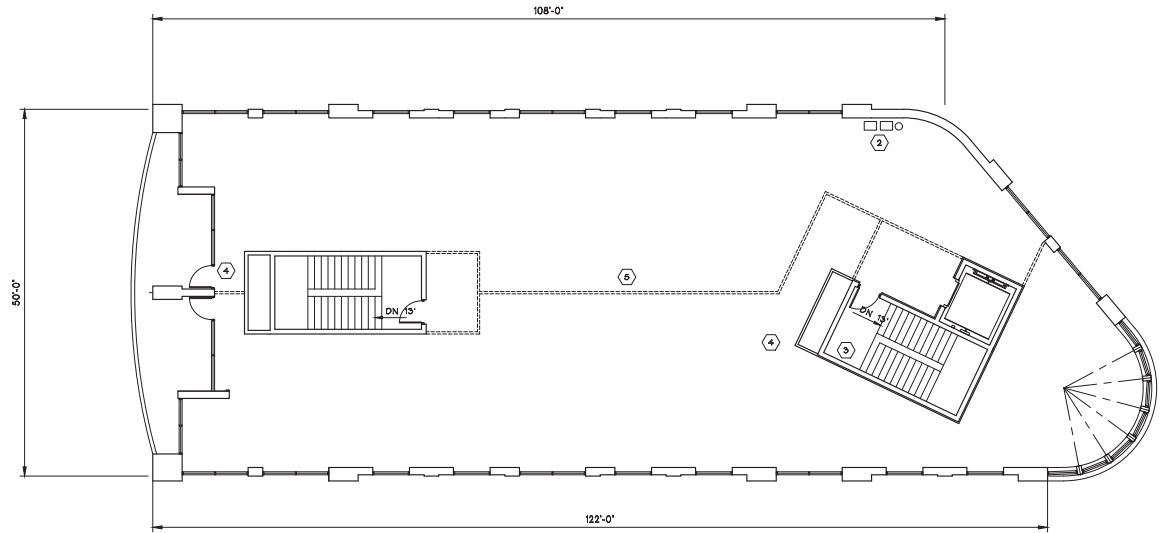
FIRST FLOOR PLAN

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

- KEY NOTES:**
- 1 BIKE RACK
 - 2 CREATE CHASE FOR FUTURE GREASE HOOD THROUGH ROOF.
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SHEET CONTENTS:

SECOND FLOOR PLAN
THIRD FLOOR PLAN



Proposed:
RIVER ROE
5 Water Street
Milford, Ohio 45150

REV. DATE CKD

Drawn By: Checked:

Preliminary
Not For
Construction

Date: Job No:

A1.1

of



SOUTH ELEVATION

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

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SHEET CONTENTS:

SOUTH ELEVATION

DER
DER DEVELOPMENT COMPANY, LLC

Proposed:
RIVER ROE
5 Water Street
Milford, Ohio 45150

REV. DATE CKD

Drawn By: Checked:

Preliminary
Not For
Construction

Date: Job No:

A2

of



WEST ELEVATION

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



NORTH ELEVATION

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

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SHEET CONTENTS:

NORTH ELEVATION
WEST ELEVATION

DER
DER DEVELOPMENT COMPANY, LLC

Proposed:
RIVER ROE
5 Water Street
Milford, Ohio 45150

REV. DATE CKD

Drawn By: Checked:

Preliminary
Not For
Construction

Date: Job No:

A2.1

of

GENERAL NOTES

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED BY ROBERTS ENGINEERING, INC. ALTERATION OF THIS DOCUMENT BY ANY PARTY OTHER THAN ROBERTS ENGINEERING, INC. IS A VIOLATION OF LAW THAT WILL BE PROSECUTED TO ITS FULLEST EXTENT.

THE TOPOGRAPHIC AND/OR BOUNDARY SURVEY INFORMATION CONTAINED IN THESE PLANS WAS PROVIDED BY BERDING SURVEYING, INC.

THE CITY OF MILFORD STREET DESIGN AND CONSTRUCTION STANDARDS AND/OR THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS APPLY TO THIS PROJECT AS INDICATED ON THE PLANS AND IN THESE NOTES.

EROSION CONTROL

TEMPORARY EROSION, MUD AND DEBRIS CONTROL SHALL BE PROVIDED IN STRICT ACCORDANCE WITH SECTION 600 OF THE CITY OF MILFORD STORMWATER MANAGEMENT AND SEDIMENT CONTROL REGULATIONS AND AS INDICATED IN THE PLANS. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE COMMENCEMENT OF ANY GRADING OPERATIONS THAT WOULD PERMIT SEDIMENTATION OR DEBRIS TO MIGRATE OFF-SITE OR FROM BEING DEPOSITED ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE DEVELOPMENT.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SECTION 630.2-2 OF THE CLERMONT COUNTY WMSC REGULATIONS.

IN ADDITION TO ANY TEMPORARY EROSION, MUD AND DEBRIS CONTROL DETAILS AND NOTES SHOWN ON THE PLANS, THE CONTRACTOR SHALL APPLY TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY UTILIZE ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS.

THE CONTRACTOR SHALL CONTINUALLY MONITOR THE EFFECTIVENESS OF THE EROSION CONTROL AND MAKE ANY AND ALL NECESSARY ADJUSTMENTS TO ASSURE ITS EFFECTIVENESS.

UNDERGROUND UTILITIES

THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND/OR AS OBTAINED FROM THE UTILITY COMPANIES AS REQUIRED BY SECTION 153.64 OF THE O.R.C. THE EXACT LOCATION OF AND TYPES OF UTILITIES ON OR ADJACENT TO THE PROJECT SHALL BE DETERMINED BY CONTRACTOR NOTIFICATION OF THE UNITED UTILITIES PROTECTION SERVICE PRIOR TO BEGINNING ANY EXCAVATION.

THE PROPOSED BUILDING(S) SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM UNTIL UNDER ROOF. 24 HOUR NOTICE TO THE CITY OF MILFORD IS REQUIRED FOR SANITARY SEWER LATERAL INSPECTION.

UTILITY OWNERSHIP

ELEC.: DUKE ENERGY
92 SOUTH FOURTH ST.
BATON, OH 45101
(513) 287-5604

TELE: CINCINNATI BELL
201 EAST FOURTH ST.
CINCINNATI, OH 45202
(513) 397-3104

SEWER & CITY OF MILFORD
745 CENTER STREET
MILFORD, OH 45150
(513) 248-5080

CABLE: TIME WARNER CABLE
11252 CORNELL PARK DRIVE
CINCINNATI, OH 45242
(513) 489-5892

UNDERGROUND UTILITIES

CONTACT BOTH SERVICES

CALL TWO WORKING DAYS

BEFORE YOU DIG

CALL

1-800-362-2764

(TOLL FREE)

OHIO UTILITIES PROTECTION SERVICE

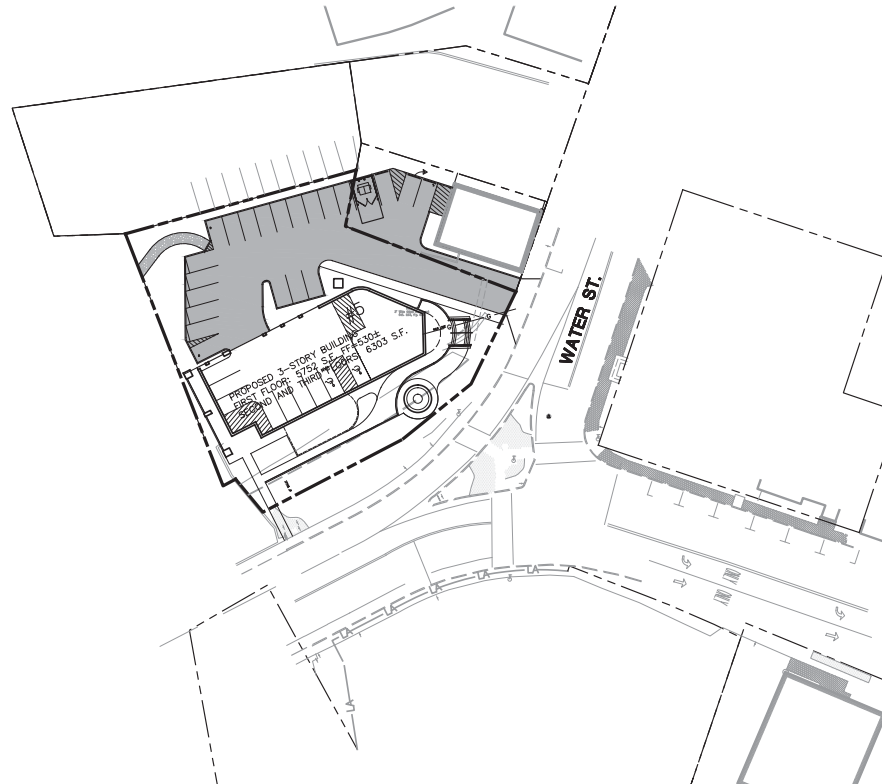
NON-MEMBERS

MUST BE CALLED DIRECTLY

OIL & GAS PRODUCERS UNDERGROUND

PROTECTION SERVICE CALL 1-800-925-0988

RIVER ROE
5 WATER STREET
CITY OF MILFORD, OHIO



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SHEET CONTENTS:

TITLE & NOTES



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INCORPORATED

802 LILA AVE., MILFORD, OHIO 45150
PHONE: (513) 831-6868 FAX: (513) 831-6864

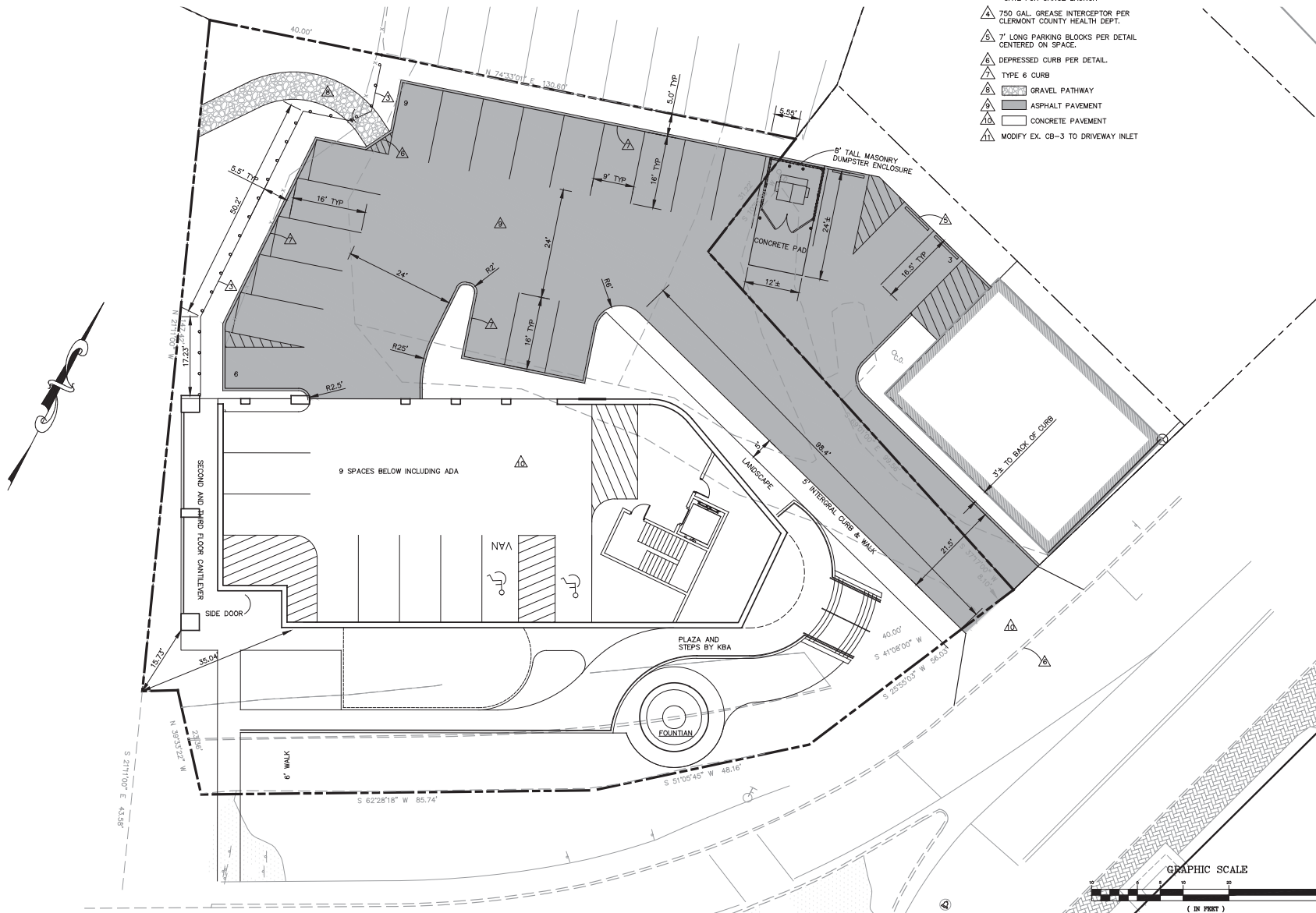
PROPOSED:
RIVER ROE
5 WATER STREET
MILFORD, OHIO 45150

REV. DATE CK'D

Drawn By: RRS Checked: RWR

Preliminary
Not For
Construction

Date: 7/02/19 Job No: 1674.00



NUMBERED NOTES

- 1 SEE SHEET 3 FOR PROFILE
- 2 MATCH EXISTING GRADE
- 3 RAIL & POST DECORATIVE FENCE WITH GATE FOR CANOE LAUNCH
- 4 750 GAL. GREASE INTERCEPTOR PER CLEVELAND COUNTY HEALTH DEPT.
- 5 7' LONG PARKING BLOCKS PER DETAIL CENTERED ON SPACE
- 6 DEPRESSED CURB PER DETAIL
- 7 TYPE 6 CURB
- 8 GRAVEL PATHWAY
- 9 ASPHALT PAVEMENT
- 10 CONCRETE PAVEMENT
- 11 MODIFY EX. CB-3 TO DRIVEWAY INLET

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CINCINNATI OHIO

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SHEET CONTENTS:
DIMENSION PLAN

DER
DER DEVELOPMENT COMPANY, LLC

ROBERTS
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802 LILA AVE., MILFORD, OHIO 45150
PHONE: (513) 831-6868 FAX: (513) 831-6864

PROPOSED:
RIVER ROE
5 WATER STREET
MILFORD, OHIO 45150

REV. DATE CK'D

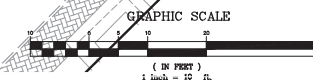
Drawn By: RRS Checked: RWR
JLC

Preliminary
Not For
Construction

Date: 7/02/19 Job No: 1674.00

2

of 5



(200) Ex. STM MH
INV=505.21
12" INV=511.12

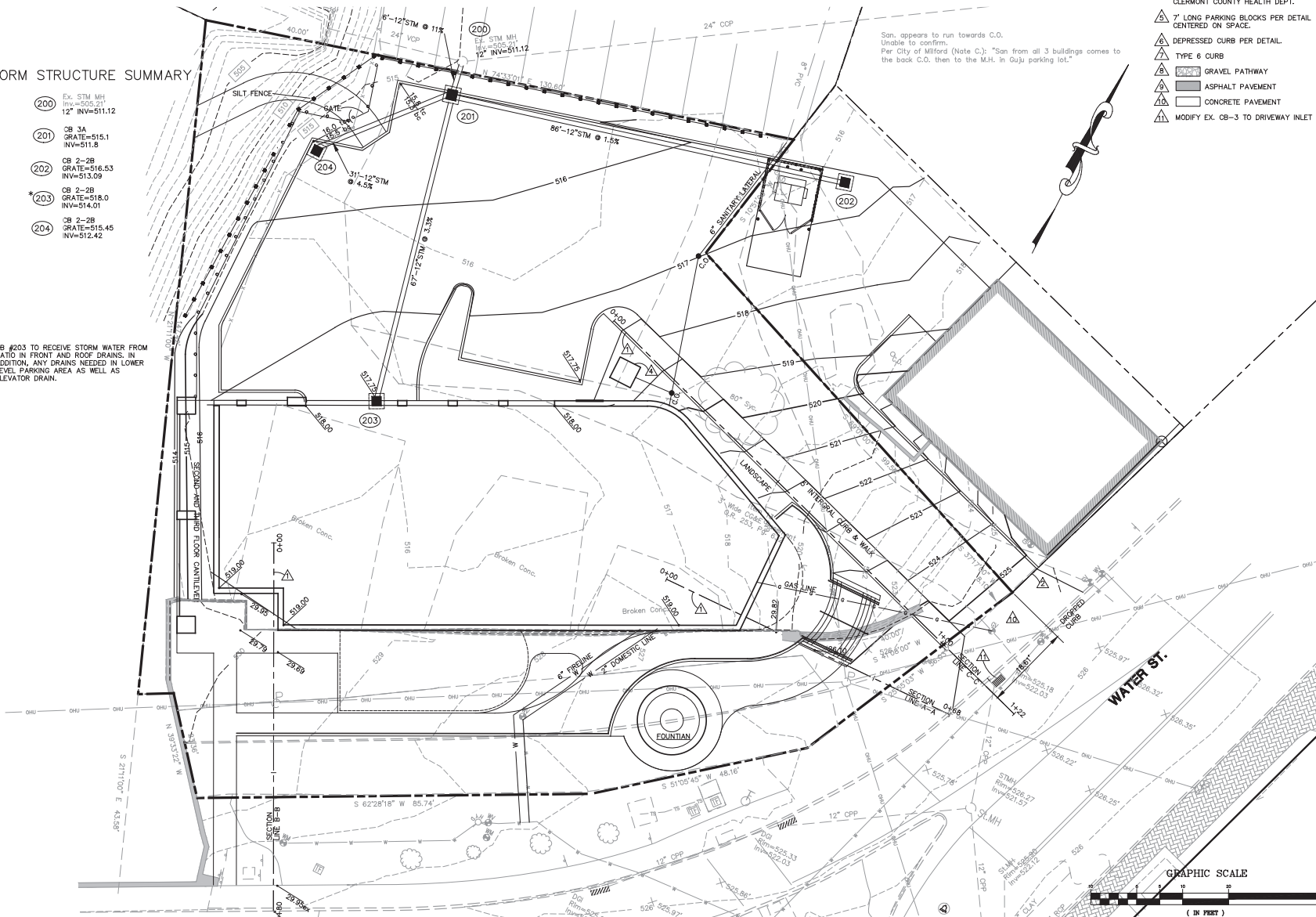
(201) CB 3A
GRATE=515.1
INV=511.8




(202) CB 2-2B
GRATE=516.53
INV=513.09

* (203) CB 2-2B
GRATE=518.0
INV=514.01

(204) CB 2-2B
GRATE=515.45
INV=512.42

*CB #203 TO RECEIVE STORM WATER FROM PATIO IN FRONT AND ROOF DRAINS. IN ADDITION, ANY DRAINS NEEDED IN LOWER LEVEL PARKING AREA AS WELL AS ELEVATOR DRAIN.



- NUMBERED NOTES**
- ① SEE SHEET 3 FOR PROFILE
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 - ⑧  GRAVEL PATHWAY
 - ⑨  ASPHALT PAVEMENT
 - ⑩  CONCRETE PAVEMENT
 - ⑪ MODIFY EC. CB-3 TO DRIVEWAY INLET

K | B | A
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CINCINNATI OMAHA

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Milford, Ohio 45150
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SHEET CONTENTS:
GRADING PLAN



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602 LILA AVE., MILFORD, OHIO 45150
PHONE: (513) 831-6868 FAX: (513) 831-6894

PROPOSED:
RIVER ROE
5 WATER STREET
MILFORD, OHIO 45150

REV. DATE CK'D

Drawn By: RRS Checked: RWR

Preliminary
Not For
Construction

Date: 7/02/19 Job No: 1674.00

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of 5

