



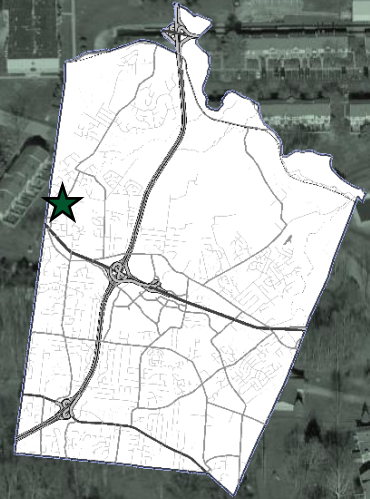
UNION TOWNSHIP

BOARD OF TRUSTEES | DECEMBER 9TH, 2025 MEETING

ZONE MAP AMENDMENT & CONCEPT PLAN

APPLICANT: Marian Development Group

LOCATION: 4662 & 4676 Beechwood Road



Department of Planning & Zoning | www.utclermont.gov | 513-753-2300 | 4350 Aicholtz Rd

STAFF REPORT: Case # 3-25-Z

NATURE OF REQUEST

The Owner / Applicant is requesting the Zoning Commission to consider a Zoning Map Amendment (and Concept Plan) to rezone the subject properties (referenced below) from Single-Family Detached Residential (R-2) to Planned Development (PD)—for the purposes establishing an institutional use involving a one-hundred and eighteen (118) unit assisted senior-living facility.

LOCATION

The subject properties, 4662 Beechwood Road (Auditor Parcel ID # 413111A023., owned by Charter Commercial, LLC) and 4676 Beechwood Road (Parcel ID # 413111A092., owned by Kadijah Brubaker)—are located directly northeast of the intersection of Beechwood Road and Old Beechwood Road. Altogether, these properties equate to slightly more than a four and a half-acre (+/- 4.58 AC) site.

ZONING

The subject properties are zoned Single-Family Detached Residential (R-2)—with all adjoining properties to the north, south, east, and west zoned Single-Family Detached Residential (R-1) and (R-2). *Please note: The adjacent properties to the north and east—which consist of Single-Family Detached Residential (R-2) Zoning—equate to (approximately) eighty acres (80 AC) of medium to high-density multi-family residential uses. These properties, if developed under the current rules and regulations, would likely be zoned as either Planned Multi-Family Residential (R-3) or Single Family Variable Structure Residential (R-4).*

RELATIONSHIP TO THE HORIZON 2030: COMPREHENSIVE LAND USE PLAN

The Horizon 2030 Union Township Comprehensive Land Use Plan indicates that the subject property is not located within a designated Focus Area Corridor, and as such, makes no specific recommendations regarding land use patterns or policy guidelines for this particular area. Although the proposed project is considered more of an institutional use than a multi-family use, it is similar in nature and is not out of character with the adjacent existing multi-family / high density residential uses (to the immediate north and east) or the commercial and mixed uses in the nearby Mt. Carmel Business Focus Area Corridor (between 500'-800' south of the site).

As indicated in the Horizon 2030 Union Township Comprehensive Land Use Plan, the 50+ Age demographic is increasing within the Township as these generations age in place. *According to the ACS 2023 5-Year Estimates, thirty-six percent (36%) of the Township's population is in within the fifty and older (50+) age cohort. By 2030, a majority of the baby-boomer generation will be entering the sixty-five and older (65+) cohort—so the percentage of the Township's population that are in this age group is expected to continue to rise.* Developments which allow for an aging population, such as the proposed "Vivera Summerside", provide a location and an affordable opportunity / alternative for Township residents to continue to age in place (or in close proximity) to their community.

RELATIONSHIP TO THE UNION TOWNSHIP ZONING RESOLUTION

Please refer to Article 6, Sections 680-684 and 687 of the Union Township Zoning Resolution with respect to “PD” Planned Development District regulations:

680. “PD” Planned Development District.

The “PD” District’s purpose is to provide sites for business or mixed business/residential developments at appropriate locations in relation to existing and potential land uses; to afford an attractive setting for developments; and to harmonize proposed developments with surrounding land uses. These regulations are established pursuant to authorization under Ohio Revised Code Chapter 519 (2001), as amended, for townships to adopt Planned-unit Development zoning.

681. Regulation Conflict.

If a conflict arises between these “PD” regulations or an approved “PD” plan and other sections of this resolution, the “PD” regulations and approved plan shall prevail for land zoned Planned Development District.

682. Approved Plan Governs Use.

Land use for any property in the “PD” District shall be consistent with the use, design, and details contained in the approved “PD” plan for that property and any conditions of approval. Other applicable regulations from this resolution, such as nuisance regulations, also apply to “PD” property. Pursuant to an approved plan, allowed uses in the “PD” District may include those stated in the “B-1” and “M-1” Districts, or substantially similar uses as determined by the Zoning Commission and Board of Trustees. Integrated residential use with commercial development may be considered for approval in the “PD” District, with residential density not to exceed that of the “R-1” District.

683. Procedure to Rezone Property to “PD.”

1. The property owner may submit an application for a zone change to “PD” Planned Development District to the Union Township Planning & Zoning Department. The application shall contain fifteen (15) copies of the completed form, attachments, a site plan conforming to the “site plan requirements” below, and the required fee.
2. The application shall be processed in accordance with Ohio Revised Code Chapter 519 (2001), as amended.

684. “PD” Plan Requirements.

1. All site plans shall contain the elements stated in Section 1131. In addition, the following shall be included on the plan:
 - a. Building lot area coverage percentage.
 - b. Residential density, if applicable.
 - c. Detailed description of façade materials for all proposed structures.
2. The site plan shall contain on the cover the following signature lines to be signed by the property owner and Planning & Zoning Director before a zoning certificate is issued...
3. A separate landscaping page shall be included in the plan, illustrating the following:
 - a. Landscaping over ten percent of the lot area. Detention/retention areas are not considered part of the ten percent requirement.
 - b. Location and description of landscape plantings, groundcover, and specific treatment of any other open spaces
 - c. A ten-foot landscaped buffer yard along any public right-of-way or private street easement. A continuous three-foot grass (or other plant covered) berm or continuous row of three-foot-tall (at planting) shrubs, setback at least three feet from the right-of-way or easement line, shall be provided within the buffer yard.
 - d. A twenty-foot landscaped buffer yard along any adjoining residential zone. The buffer yard must also contain one of the following screening mechanisms:
 - (1) A continuous wood privacy fence at least six feet high and at least one tree four feet tall (at planting) spaced every ten feet on the neighbor’s side of the fence; or
 - (2) A continuous row of evergreens at least six feet tall (at planting), spaced no more than five feet; or
 - (3) A continuous grass (or other plant covered) berm at least five feet tall and at least one tree four feet tall (at planting) spaced every ten feet along the berm crest.
 - (4) If existing natural vegetation is proposed as screening, the landscape plan must provide detail of existing conditions sufficient to show screening equivalent to the above exists, and with sufficient detail for future zoning enforcement purposes.

- e. Buffer yards must be landscaped and may not contain any other uses. Landscaped detention/retention may be placed in the buffer yard provided it does not interfere with the adjoining property.
- f. In addition to the ten percent general landscaping requirement, internal planting islands equal to five percent of the entire parking lot area shall be placed within parking lots. The islands shall be dispersed so to break up the pavement expanse. Internal planting islands shall be curbed, and contain a minimum area of one hundred twenty square feet and eight feet of width. At least one shade-type tree a minimum of eight feet tall at installation shall be included for each two hundred square feet of internal planting area. Developments with twenty or fewer total parking spaces are exempt from this requirement.

687. Supplemental Provisions.

1. Signage shall be consistent with the nature and scope of the development exclusive of Article 9.
2. Buffer yards, screening, landscaping, vegetation, and all other plan elements shall be in place by the time the Union Township Planning & Zoning Department issues a certificate of occupancy, or at such time as construction substantially ceases, whichever occurs first.
3. The failure to maintain open spaces, hard surfaces, and landscaping in good condition is a violation of the "PD" plan.
4. Forty feet of right-of-way shall be dedicated for all properties fronting on public streets. The forty feet of right-of-way is "half" right-of-way, i.e., measured from the center of the road. By specific motion, the Zoning Commission or Board of Trustees may exempt a development from this requirement if appropriate. If total right-of-way equals eighty feet or more, no additional right-of-way shall be required unless necessary for special circumstances or improvements.
5. Prior to issuance of a zoning certificate, the property owner shall provide to the Planning & Zoning Department copies of executed and recorded cross easements to all adjoining property owners that share a common street frontage (public or private) with the "PD" property. The cross easements shall allow, at a minimum, use by automobile and delivery vehicle traffic. The general location of the cross connections shall be shown on the "PD" plan. By specific motion, the Zoning Commission or Board of Trustees may waive this requirement if appropriate. The requirement is waived automatically if a publicly dedicated frontage road serves both the development and adjoining properties.
6. Prior to issuance of a zoning certificate, the Applicant shall record all necessary plats consolidating, dividing, and dedicating right-of-way consistent with the boundaries represented on the "PD" plan and/or conditions or approval.
7. Any exterior pole lighting, canopy lighting, or similar lighting shall be flat lens design and shielded so that all light is down directed. Sag lens lighting is prohibited. Where the "PD" property adjoins or is within one hundred fifty feet of a residential zone, lighting shall be directed away from the residential property. Any building mounted lighting shall contain shields directing lighting downward preventing spillover onto adjoining property. If within fifty feet of a residential zone, building mounted lighting facing the residential property (other than recessed soffit mounted lights) shall be installed no higher than four feet from grade.
8. Parking requirements shall comply with Article 8, Off-Street Parking and Loading Regulations, unless otherwise modified in the plan. A justification note shall accompany any modification on the plan.
9. Building lot area coverage may not exceed thirty-five percent and building height may not exceed seventy-five feet.
10. Minimum building separation shall be maintained in accordance with fire and building codes. The number of buildings per lot, minimum setbacks (except for residential and right-of-way buffer yards), and minimum lot size are otherwise variable for the "PD" District.
11. The Applicant shall make available in advance of any hearing by the Zoning Commission the results of any site distance or traffic study requested by the Clermont County Engineer. The Applicant shall also provide confirmation from the appropriate governmental agency showing resolution of any issues raised pertaining to the development. Failure to provide this information in adequate time or advance review by Zoning Commission members may be grounds for denial of the application.
12. The standards and conditions stated in these regulations are minimums. The Planning & Zoning Director, Zoning Commission, and Board of Trustees may impose higher standards if warranted based upon the unique circumstances of a given development.
13. No construction shall proceed prior to the issuance of a zoning certificate. No property shall be used or occupied prior to issuance of a certificate of occupancy endorsement from the Union Township Planning & Zoning Department.
14. The Board of Zoning Appeals is without authority to alter or amend "PD" plans.

BACKGROUND

Both of the properties involved appear to have been zoned Single-Family Detached Residential (R-2) since the Township Zoning Map and its associated districts were initially adopted. *No cases or prior applications involving these properties were found by staff.* Both properties have been used for single-family residential uses in the past; however, the property at 4662 Beechwood appears to have been vacant for the past ~5 years.

STAFF REVIEW & ANALYSIS

The proposed development—which, as noted earlier involves the establishment of a 118-unit affordable assisted senior-living facility (that would be fully staffed)—would have a 29,820-square foot footprint. *The overall peak height of the building would be 55'-2", which is approximately 20 feet higher than the height permitted in the adjacent Single-Family Detached Residential (R-1) and (R-2) zoned properties (but is less next to the existing high-density residential to the north).* All of the proposed units would be studio and one-bedroom units. Amenities would include community dining, community television rooms, a theater room, fitness center and other recreation facilities, terrace and patio areas, landscaped garden area, on-site medical office, beauty salon/barber shop, and laundry facilities. *The proposed structure meets all of the setback requirements, with the closest setback being the 23'-5" front (western) setback from the (new, proposed increased) right-of-way of Beechwood Road.* The proposed structure would be ~55 feet from the southern property line, ~95 feet from the eastern property line, and ~176 feet from the northern property line.

A review of the proposed development indicates that the plan results in positive redevelopment of a site, consistent with the adopted land use plan recommendations near this area. The developer proposes a visually appealing residential structure, comprised primarily of brick face and fiber cement lap siding, with some other accent materials throughout the main structure. Adequate landscaping and screening plans have been provided (and updated on 11/11/25), with new landscaping surrounding the site as well as serving as a buffer between the proposed parking area (on the north portion of the property) and Beechwood Road. For the stormwater management, the Applicant is proposing underground detention.

The site is intended to be accessed by a single access point—to be reviewed and approved by the County Engineer's Office—with the traffic impact expected to be minimal, as the residents at this type of facility *"rarely drive, often preferring to use the facility's shuttle system..."* and with other traffic being limited to employees and visitors (and with the number of parking spaces on the site limited to 60 total spaces). Further, the development would dedicate land and/or additional easement area or ROW to accomplish any transportation improvements that may be required now, or in the future,

adjacent to the site. In addition, a new sidewalk would be added along the entire frontage associated with the property on Beechwood Road.

There is approximately 1.99 acres of open space proposed, out of the ~4-acre consolidated site (that will be developed outside of the new road right-of-way area to be dedicated). The building footprint will occupy approximately 17.04% of the reconfigured site. The proposed dumpster is located along the southern portion of the building site, approximately 55 feet from the southern property line, and would be well screened (and consist of block or brick facades or materials). A lighting plan has not been provided at this time; however, all proposed lighting would need to be downward directed and shielded and be dark sky compliant. Monument signage is proposed for this site—and would be limited in height to staff's recommendations (if allowed).

ZONING COMMISSION RECOMMENDATION:

The Union Township Zoning Commission met on November 19, 2025 to review this request for a zoning map amendment. At that time, the Zoning Commission voted (unanimously) to approve of the Applicants' request to the Board of Trustees, with respect to a rezone of the subject property from Single-Family Detached Residential (R-2) to Planned Development (PD). The recommended modifications to this proposal forwarded to the Board of Trustees are as noted below, consistent with staff's recommended modifications in its report. *Please refer to the "DRAFT MOTION FOR CASE # 3-25-Z", which is included as an attachment to the end of this report.

DRAFT MOTION FOR CASE # 3-25-Z

Union Township Zoning Commission – November 19, 2025

Motion from Mr. Louis:

Regarding case #3-25-Z, Applicant Marian Development Group, Parcel #s 41311A023. and 41311A092., the Zoning Commission finds that the submitted concept PD application zone change request is consistent with the Horizon 2030 Land Use Plan. But does not meet all the requirements of the plan development application requirements of the PD District plan. Therefore, this commission recommends the submitted plan be approved contingent upon adherence to the noted modifications as specified in this motion. All required supplemental information and plan modifications must be completed and submitted to the planning director no later than one week prior to the trustees hearing of this case. Finding of fact, the subject parcel is not located within any of the special development focus districts defined in the Horizon 2030 Land Use Plan.

Second fact, the proposed plan development is directly adjacent to single story R2 single Family housing on the North and South sides. Single story R1 single family housing is directly across Beechwood Road to the West. Two story condominiums are directly to the East. The applicant has proposed a four-story flat roof building at a height of 55 feet. However, PD district regulations require developments be in harmony with surrounding land uses. *The additional (Board) modifications are as follows: To maintain harmony with the surrounding housing, the maximum height of the building shall be 35 feet, and traditional pitched roofing shall be used instead of the proposed flat roof. All recommended modifications listed on page six and seven of the staff report are (also) included in this motion.*

RECOMMENDED MODIFICATIONS

If the Zoning Commission should choose to forward a favorable recommendation of this request, staff recommends that these additional items be adequately addressed prior to any Final Action by the Township:

- 1) The Applicants would need to address any concerns of the County Engineer (regarding access points and proposed road designs), Clermont County's Soil and Water Conservation District, Clermont County Water & Sewer District, Clermont County Building Department (including stormwater management), the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) Staff recommends that existing vegetation be preserved along the southern and eastern property lines, to the extent possible. Additionally, staff recommends a berm along Beechwood Road—particularly between the proposed building and the road (and adjacent, existing residential uses).
- 3) The Applicant may need to remove or relocate the six (6) parking spaces located to the west, in close-proximity to the access point, off of Beechwood Road—particularly if Beechwood Road needs to be widened in the future or if deceleration lanes or a turn lane becomes necessary.
- 4) A final signage plan would ultimately need to be submitted, along with the necessary application and supporting documentation for a zoning permit (for all signage). This is an item that can be addressed administratively by staff.

- 5) The Applicant would need to provide a lighting / photometric plan for the proposed site would need to be submitted. All lighting would need to be noted as “inward or downward directed and shielded, dark-sky compliant” and of sufficient intensity to illuminate without projecting onto the adjoining residential property (i.e. less than or equal to 1.0-foot candle at the property lines and road right-of-way). *Details / specs of proposed lighting must be provided; however, this is an item that can be addressed administratively by staff.
- 6) The Applicant would ultimately need to provide a new survey and legal description for the property to be consolidated.
- 7) As of November 13th, 2025, there are several other administrative items related to the Formal Plan requirements / submission checklist set forth in Article 11, Section 1131 as well as Article 6, Section 684 of the Union Township Zoning Resolution that would also ultimately need to be addressed prior to final approval by Department staff.

ACTION REQUIRED

In accordance with Sections 680-687 of the Zoning Resolution, the Board of Trustees’ role in this process is to either enter a motion to recommend approval, approval with some modification(s), or denial of the Applicant’s request to rezone the subject property, as submitted —*and / or with any further modifications as deemed appropriate.*

Application to the
UNION TOWNSHIP
ZONING COMMISSION
4350 Aicholtz Road
Cincinnati, OH 45245
(513) 753-2300

Case# _____
Date _____

APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.
PLEASE SUBMIT 15 COPIES OF THE APPLICATION & ALL SUPPORTING DOCUMENTS (ORIGINAL SET + 14)

I. PROPERTY INFORMATION

Property located at* 4662-4676 Beechwood Drive, Cincinnati, Ohio 45244

*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 413111A023 - -

Additional parcel numbers (if applicable)* 413111A092

*If rezoned, all parcels comprising the development must be consolidated before a zoning certificate will be issued.

II. APPLICANT INFORMATION

A. Name* Marian Development Group Phone (502) 297-8130

Mailing Address 11701 Commonwealth Drive, Louisville, KY 40299

*Applicant must be the owner or lessee of the property (R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person Michael A. Huber, Esq. Phone (513) 639-9212

Company Dinsmore & Shohl, LLP

Relationship to Applicant Attorney

Mailing Address 255 E. Fifth Street, Suite 1900, Cincinnati, OH 45202

III. AMENDMENT INFORMATION

A. If the amendment proposes to alter the text of the Zoning Resolution, attach:

1. Typed description of why the amendment is appropriate.
2. Typed copy of the text as it would appear in the Resolution (also identifying

stricken language).

3. Application fee as established by the Township Trustees.

B. **If the amendment proposes to alter the zoning map, attach:**

- 1. List, for each parcel to be rezoned, the owner's name as it appears on the Clermont County auditor's current tax list, the Clermont County auditor's tax parcel number, and the property address. *See attached plans.*
- 2. List of adjacent property owners (see attached form). *Enclosed.*
- 3. Photocopy of tax map with subject property highlighted. *Enclosed.*
- 4. Legal description of property (see deed). *Enclosed.*
- 5. Development plans. *Enclosed.*
- 6. Application fee as established by the Township Trustees. *Enclosed.*

IV. SUPPORTING INFORMATION

A. Existing Zoning District R-2 Single Family
Existing Land Use 413111A023 is vacant; 413111A092 is a single-family residence
Proposed Zoning District PD
Proposed Land Use Institutional (affordable assisted senior living)

B. Does the proposed zoning district conform to the Union Township Land Development Plan?
x* YES NO

**Property is not located within any Focus Area under the Township's Comprehensive Plan.*

C. If the proposed zoning district **DOES NOT** conform to the Union Township Land Development Plan, what physical, social, economic, and/or other changes have occurred that were not anticipated when the Union Township Land Development Plan was adopted? (Attach factual data to support the arguments).

See attached Narrative Letter.

- D. How is the proposed zoning district appropriate considering surrounding zoning and land use?

See attached narrative letter.

V. AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.

KESR
Applicant*

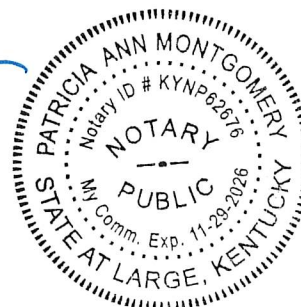
*If the property is owned by a corporation or partnership, signator must be an authorized officer or partner.

STATE OF KENTUCKY
COUNTY OF Jackson

Subscribed and sworn to before me this 22 day of Oct, of this year 2025

Patricia Ann Montgomery
Notary Public

My commission expires 11.29.26



VI. ADJACENT PROPERTY OWNERS

The following are the individuals, entities, or corporations and their mailing addresses as they appear in the county auditor's tax list as owners of property adjacent to the subject property. **Adjacent property owners include those across streets and touching the property in any manner.** (Use additional sheets if necessary).

1. Name Meyer, Jacob Michael Parcel ID# 413111A071
Mailing Address 4686 Beechwood Road, Cincinnati, OH 45224
2. Brookstone Condo Common Area Parcel ID# 416104A00CA
Aston Road, Cincinnati, OH 45224
3. Brookstone Condo Common Area Parcel ID# 416104D00CA
Dartmouth Circle, Cincinnati, OH 45224
4. Pirman, Jane S. Parcel ID# 414140.010
477 Tecumseh Drive, Cincinnati, OH 45224
5. Meyer, Rich & Mary Parcel ID# 414140.009
473 Tecumseh Drive, Cincinnati, OH 45224
6. Arnett, Herschel & Judith Parcel ID# 414140.008
469 Tecumseh Drive, Cincinnati, OH 45224
7. Burris Max L & Wanda Sue Parcel ID# 414140.007
463 Tecumseh Drive, Cincinnati, OH 45224
8. Grimmeissen, John J & Nina M Parcel ID# 414140.006
459 Tecumseh Drive, Cincinnati, OH 45224
9. Trester Juliann L Parcel ID# 414140.005
455 Tecumseh Drive, Cincinnati, OH 45224
10. Blair Collins Heather & Collins Steven D Parcel ID# 414139.011
4665 Beechwood Road, Cincinnati, OH 45224
11. Manley James Sr. & James R. Jr. Parcel ID# 414139.012
4667 Beechwood Road, Cincinnati, OH 45224
12. Pierce Stewart M & Musselman Annaliese Parcel ID# 414139.013
4669 Beechwood Road, Cincinnati, OH 45224
13. Smith Charles H Jr & Connie S Parcel ID# 414139.014
4673 Beechwood Road, Cincinnati, OH 45224
14. Laird James A 414139.015
4677 Beechwood Road, Cincinnati, OH 45224

The undersigned, owner of the certain real property described in the attached Exhibit A (the "Property"), does hereby appoint and expressly grant full authority to **MARIAN DEVELOPMENT GROUP, LLC**, a Kentucky limited liability company, to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with certain zoning applications affecting the Property, which applications will be filed with Union Township, Ohio to effectuate a rezoning of the Property.

OWNER:

Kadijah D. Brubaker

STATE OF OHIO)
COUNTY OF Hamilton) SS:

The foregoing instrument was acknowledged before me this 20 day of October, 2025, by Kadijah Brubaker.

Notary Public
My commission expires: 10/12/26



SIARA WINGER
Notary Public
State of Ohio
My Comm. Expires
October 12, 2026

EXHIBIT A

Legal Description

Situated in Union Township, Clermont County, Ohio and in Carrington's Military Survey No. 2434 and being more particularly described as follows:

Beginning at a point in Beechwood Road, said point being S. 85 degrees 21 minutes E. 616.54 feet and N. 32 degrees 15 minutes 00 seconds E. 359.75 feet from the centerline intersection of Beechwood Road and Mt. Carmel Road; thence, with said Beechwood Road, N. 32 degrees 15 minutes 00 seconds E. 149.28 feet to the southwest corner of Ronald and Juanita Newberry; thence, with the line of said Newberry, S. 73 degrees 47 minutes 00 seconds E. 369.80 feet passing a spike in Beechwood Road at 11.54 feet to a stone corner to Brookstone Condominium; thence with the line of said Brookstone Condominium, S. 2 degrees 17 minutes 16 seconds W. 224.80 feet to an iron pin; thence with severance lines, N. 45 degrees 17 minutes 20 seconds W. 219.15 feet to an iron pin; N. 89 degrees 54 minutes 36 seconds W. 43.29 feet to an iron pin and N. 78 degrees 11 minutes 32 seconds W. 231.64 feet to the place of beginning and containing 1.358 acres of land subject to legal highways and easements of record.

The above described real estate was conveyed to Clyde Vernon Boehm Jr. aka Clyde V. Boehm Jr. by deed found in Volume 655, page 264 of the Clermont County Deed Records, and is a part of the same premises conveyed as recorded in Deed Book 558 page 51 of the Clermont County Deed Records.

Being the result of a survey and plat dated November, 1980, made by George M. Carter, P.S., Ohio Reg. No. 5210.

Tax Parcel No. 413111A092 (4676 Beechwood Road)

AUTHORIZATION OF AGENT FORM

The undersigned, owner of the certain real property described in the attached Exhibit A (the "Property"), does hereby appoint and expressly grant full authority to **MARIAN DEVELOPMENT GROUP, LLC**, a Kentucky limited liability company, to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with certain zoning applications affecting the Property, which applications will be filed with Union Township, Ohio to effectuate a rezoning of the Property.

This instrument has been executed this 20 day of October, 2025.

OWNER:

CHARTER COMMERCIAL, LLC,
a Kentucky limited liability company

By: Patrick Manger
Name: Patrick Manger
Its: President

STATE OF Kentucky)
~~Ohio~~) SS:
COUNTY OF Kenton)

The foregoing instrument was acknowledged before me this 20th day of October, 2025, by Patrick Manger, the President of CHARTER COMMERCIAL, LLC, a Kentucky limited liability company, on behalf of said company.

Paul J. Darpel
Notary Public

My commission expires: Nov 23, 2025

PAUL J. DARPEL
NOTARY PUBLIC
STATE AT LARGE
COM. EXP: NOV 23, 2025
NOTARY NO: KY 39576

EXHIBIT A

Legal Description

Situated in the County of Clermont, Township of Union, and State of Ohio, and being a part of Carrington Survey No. 2434, described as follows:

Beginning at a point in Beechwood Road, said point being S. 85°21' E. 616.54 feet from the centerline intersection of Beechwood Road and Mt. Carmel Road; thence, with the said Beechwood Road, N. 32°15'00" E. 359.75 feet; thence, S. 78°11'32" E. 231.64 feet passing iron pins in line to an iron pin; thence, S. 89°54'36" E. 43.29 feet to an iron pin; thence, S. 45°17'20" E. 219.15 feet to an iron pin in the line of Brookstone Condominium; thence, with the line of said Brookstone Condominium, S. 2°17'16" W. 130.66 feet to a stone; thence, with the line of Mt. Carmel Heights Subdivision, N. 87°23'15" W. 613.16 feet to the place of beginning, and CONTAINING 3.220 acres of land subject to legal highways and easements of record.

Being the result of a survey and plat dated November, 1980, made by George M. Carter, P.S., Ohio Registered Surveyor No. S-5210.

Being the residue of a certain 4.57 acres conveyed to Clyde V. Boehm and Naomi Boehm by deed found in Volume 398, page 108 of the Clermont County Deed Records, and transferred by Affidavit found in Volume 558, page 51 of the Clermont County Deed Records, saving and excepting the lands conveyed by deed found in Volume 655, page 264 of the Clermont County Deed Records.

Also, being the property conveyed to Clyde V. Boehm as evidenced by Certificate of Transfer found of record in Volume 804, page 249 and further conveyed to Clyde Boehm by deed found in Volume 804, page 251, references being to the Clermont County Official Records. The said

Clyde V. Boehm and Clyde Boehm mentioned in this paragraph being one and the same person as Clyde V. Boehm, Jr. and Clyde Vernon Boehm, Jr.

SUBJECT TO real estate taxes for the year 2020 and thereafter, and subject to all legal highways, easements and restrictions of record.

Tax Parcel No. 413111A023 (4662 Beechwood Road)

LEGAL DESCRIPTIONS

Situated in the County of Clermont, Township of Union, and State of Ohio, and being a part of Carrington Survey No. 2434, described as follows:

Beginning at a point in Beechwood Road, said point being S. 85°21' E. 616.54 feet from the centerline intersection of Beechwood Road and Mt. Carmel Road; thence, with the said Beechwood Road, N. 32°15'00" E. 359.75 feet; thence, S. 78°11'32" E. 231.64 feet passing iron pins in line to an iron pin; thence, S. 89°54'36" E. 43.29 feet to an iron pin; thence, S. 45°17'20" E. 219.15 feet to an iron pin in the line of Brookstone Condominium; thence, with the line of said Brookstone Condominium, S. 2°17'16" W. 130.66 feet to a stone; thence, with the line of Mt. Carmel Heights Subdivision, N. 87°23'15" W. 613.16 feet to the place of beginning, and CONTAINING 3.220 acres of land subject to legal highways and easements of record.

Being the result of a survey and plat dated November, 1980, made by George M. Carter, P.S., Ohio Registered Surveyor No. S-5210.

Being the residue of a certain 4.57 acres conveyed to Clyde V. Boehm and Naomi Boehm by deed found in Volume 398, page 108 of the Clermont County Deed Records, and transferred by Affidavit found in Volume 558, page 51 of the Clermont County Deed Records, saving and excepting the lands conveyed by deed found in Volume 655, page 264 of the Clermont County Deed Records.

Also, being the property conveyed to Clyde V. Boehm as evidenced by Certificate of Transfer found of record in Volume 804, page 249 and further conveyed to Clyde Boehm by deed found in Volume 804, page 251, references being to the Clermont County Official Records. The said

Clyde V. Boehm and Clyde Boehm mentioned in this paragraph being one and the same person as Clyde V. Boehm, Jr. and Clyde Vernon Boehm, Jr.

SUBJECT TO real estate taxes for the year 2020 and thereafter, and subject to all legal highways, easements and restrictions of record.

Tax Parcel No. 413111A023 (4662 Beechwood Road)

WITNESS her hand on the 22nd day of April, 2020.

Situated in Union Township, Clermont County, Ohio and in Carrington's Military Survey No. 2434 and being more particularly described as follows:

Beginning at a point in Beechwood Road, said point being S. 85 degrees 21 minutes E. 616.54 feet and N. 32 degrees 15 minutes 00 seconds E. 359.75 feet from the centerline intersection of Beechwood Road and Mt. Carmel Road; thence, with said Beechwood Road, N. 32 degrees 15 minutes 00 seconds E. 149.28 feet to the southwest corner of Ronald and Juanita Newberry; thence, with the line of said Newberry, S. 73 degrees 47 minutes 00 seconds E. 369.80 feet passing a spike in Beechwood Road at 11.54 feet to a stone corner to Brookstone Condominium; thence with the line of said Brookstone Condominium, S. 2 degrees 17 minutes 16 seconds W. 224.80 feet to an iron pin; thence with severance lines, N. 45 degrees 17 minutes 20 seconds W. 219.15 feet to an iron pin; N. 89 degrees 54 minutes 36 seconds W. 43.29 feet to an iron pin and N. 78 degrees 11 minutes 32 seconds W. 231.64 feet to the place of beginning and containing 1.358 acres of land subject to legal highways and easements of record.

The above described real estate was conveyed to Clyde Vernon Boehm Jr. aka Clyde V. Boehm Jr. by deed found in Volume 655, page 264 of the Clermont County Deed Records, and is a part of the same premises conveyed as recorded in Deed Book 558 page 51 of the Clermont County Deed Records.

Being the result of a survey and plat dated November, 1980, made by George M. Carter, P.S., Ohio Reg. No. 5210.

Tax Parcel No. 413111A092 (4676 Beechwood Road)



Legal Counsel.

DINSMORE & SHOHL LLP
255 E. Fifth St., Suite 1900
Cincinnati, OH 45202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) · (502) 540-2382 (fax)
Clifford.Ashburner@Dinsmore.com

October 22, 2025

Union Township Zoning Commission
c/o: Mark McCormack
4350 Aicholtz Road
Cincinnati, OH 45242

Re: Narrative Letter – PD Rezoning Application

**4662-4676 Beechwood Drive, Union Township (the “Township”), Ohio,
Clermont County Auditor’s Parcel ID No’s 413111A023 & 413111A092
(collectively, the “Property”)**

To Whom It May Concern:

This letter accompanies an Application to the Union Township Zoning Commission (the “Commission”) submitted on behalf of our client, Marian Development Group (“Marian”). Marian proposes to re-zone the Property to the “PD” Planned Development District to develop the Property for institutional use as a 118-unit affordable assisted senior living facility (the “Development”), as set forth in the application and associated documents that accompany this letter (collectively, the “Application”).

This letter will explain Marian’s proposed re-zoning of the Property to permit the Development, as reflected in the Application.

Developer Overview

At its core, Marian is a team of thinkers, developers, and builders striving to improve the communities in which they develop. Marian’s mission is to create quality multi-family and senior living options for its residents, and they strive to ensure that every development they undertake embodies Marian’s Core Values: Purpose Driven, Innovation, Compassion, and Teamwork.

As rental rates continue to rise across the country, more seniors are in urgent need of affordable housing than ever before. Marian has a rich history of developing high-end, beautiful developments that any senior would be happy to call home and any child would be proud to place their parents in. Over the last twenty years, Marian has developed

dozens of developments utilizing tools like 4% and 9% affordable housing tax credits, low-income housing tax credits (LIHTCs) and Medicare/Medicaid waivers. As a vertically integrated company, Marian guides its developments from inception through construction completion and beyond as the primary overseer of the contractors, architects, engineers, property managers and various other stakeholders associated with each development. Upon completion, Marian partners with the top operators in the senior living space to ensure that the communities that they build feature top of market facilities, care and lifestyle.

Recognizing a significant need for affordable assisted living in the Midwest, Marian launched the Vivera line of affordable assisted living facilities in 2021 with the opening of Vivera Columbus in Columbus, Indiana. As populations age, many seniors are forced to decide between living at home alone or moving into a traditional senior home not in their community, even if neither outcome sounds particularly pleasant. Vivera provides seniors the best of both worlds: giving them the independence of living alone while also providing access to much-needed affordable medical and communal resources. A Vivera community allows seniors to transition to a safe and community-driven environment and allows their families the peace of mind of knowing that they have the daily support they need. The affordability aspect of a Vivera community ensures that no senior citizen is limited by their financial situation when it comes to being able to age into a top-of-the-line facility located within their community.

Development Overview

Marian's proposed development will include 118 studio and one-bedroom dwelling units in a single, four-story building. This community will be known as Vivera Summerside, will be owned by Vivera Summerside, LLC, an affiliate of Marian, and will be operated by Gardant Management Solutions ("Gardant"), an experienced and respected senior living community management organization. The Township's Zoning Resolution (the "Code") does not currently contain a definition for senior assisted living, so the next closed existing use classification would be multi-family housing. Please note, however, that the Development will not be able to operate as anything other than senior assisted living due to the OFHA funding involved and the manner in which the Development has been built to accommodate seniors (e.g., ADA accessibility, in-unit kitchenettes (microwave and mini-fridge), centralized common areas, secured units, etc.).

Vivera communities are indistinguishable from market-rate assisted living facilities. The Vivera Summerside community will provide numerous amenities for its residents including community dining, community television rooms, a theater room, fitness center and other recreation facilities, terrace and patio areas, landscaped garden area, on-site medical office, beauty salon/barber shop, and laundry facilities. Vivera Summerside will also be fully staffed. The building design will be attractive, including a high level of interior and exterior design. For reference, the Property will be substantially like the community Marian recently developed in the Louisville metropolitan area known as Vivera Jeffersonville. Photographs of the Vivera Jeffersonville community have been enclosed

with the application to give the Commission an understanding of the quality of the development that Marian is proposing.

Gardant will provide supportive services to seniors in the Vivera Summerside community, allowing them to age in a pleasant, communal environment. These services include assistance with bathing, grooming, dressing, toileting, personal hygiene, ambulating, meals, shopping, medication delivery and reminders, transportation, housekeeping and laundry. Memory care services are also anticipated to be provided by Gardant within a dedicated wing of the building, pending receipt of regulatory approval.

Seniors whose income is at or below 60% of the Area Median Income will be eligible for occupancy in the Vivera Summerside community, in addition to those individuals qualifying for a Medicare waiver.

As part of the Development, Marian is actively working with the Township's Fire Department to draft and enter into an agreement ensuring that the Development will not have a detrimental impact on emergency services. Marian and Gardant are top of the market operators who are happy to provide assurances to emergency services as to the level of care to be received at Vivera Summerside. The Marian-Fire Department Agreement will be discussed and agreed to by the applicable parties during the application process.

Property and Surrounding Area

The Property is comprised of two separate tax parcels, both zoned "R-2" Single Family Detached Residential. The portion of the Property comprised of PIN 413111A023. is currently vacant, while the portion of the Property comprised of PIN 413111A092 is occupied with a single-family residence, which will be removed prior to the commencement of construction on the Development.

The adjacent properties to the north, south and east are also zoned "R-2", with the properties located across Beechwood Drive to the west being zoned "R-1" Single Family Detached Residential. The properties to the north, west and south are occupied by single-family residences, while the properties to the east are occupied by the Brookstone Condominium complex.

Recognizing that there are single-family homes adjacent to the Development, Marian has taken steps to ensure that any impact of the Development on adjacent properties is minimized. Such measures include:

- Placing parking along the northern portion of the Property to direct cars away from the homes on Tecumseh Drive, limiting the amount of light and noise resulting from onsite circulation;
- Moving the building nearly sixty (60) feet away from the southern property owners to mitigate the impact of the building on sight lines; and

- Including a twenty (20) foot landscape buffer featuring a dense layer of tree coverage to mitigate the view of the building to adjacent property owners and help ensure privacy.

The Development's use for institutional purposes as an affordable senior living facility does not provide the type of traffic, school, light and noise impact that a traditional multi-family use brings. Marian's residents rarely drive, often preferring to use the facility's shuttle system. Seniors bring no children, and do not place any burden on the local utilities or transit systems. Instead, Marian's elderly residents are people from the surrounding area – most of Marian's residents come from a 3-5 mile radius of the subject development – who are looking to age in place in an affordable assisted living facility. And Vivera communities also engage with the surrounding neighborhoods, maintaining and creating new ties to area residents, churches, and schools for the mutual benefit of residents and the community.

Comprehensive Plan Compliance

In 2013, the Township enacted *Horizon 3030: Comprehensive Land Use Plan* (the "Plan") setting out the Township's goals and objectives for guiding planning in the Township. Though the Property is not located in any of the Focus Areas identified in the Plan, the Development serves numerous other goals and objectives stated therein.

i. Senior Citizens and Housing

The Plan identifies an important fact about the Township: there is a large share of the population that is getting older. Notably, the Plan found that residents aged 60 to 64 years increased in population by 88.75% between 2000 – 2010. Given that the Plan was enacted in 2013, those individuals are now in their 70's and early 80's. This is the exact population that the Development will serve. Through the Development, the senior residents who cannot afford a market rate assisted living facility are getting the opportunity to age in place in the Township. This is a benefit not only to those seniors and their families, but to current and future residents of the Township who can backfill the homes left behind.

As stated in the Plan, "A maturing community must remain open to facilitating housing and development strategies aimed at enhancing mobility, and access to alternative modes of transportation." By approving the Application, the Commission will be serving this goal of the Plan by providing affordable senior housing that allows residents to age in place in the Township.

ii. Other Goals

Aside from providing a critical institutional use for a large contingent of Township residents, the Development serves multiple other goals and observations from the Plans. Below are goals and objectives outlined in the Plan, along with Marian's comments on how the Development complies with same:

- ***Encouraging the use of creative site design that fosters and facilitates infill development;*** As stated above, the Property is mostly vacant, meaning that this Development will serve to infill existing land with a critically needed institutional use.
- ***Continue patterns of high-quality residential growth consistent with the character of the Township;*** Marian's development will be of a quality typically seen in high-end, market rate senior facilities, continuing the pattern of high-quality residential growth seen in the Township.
- ***Access points are to be consolidated to a single point of ingress/egress onto existing streets;*** As seen in the plans, there will be a single point of ingress/egress along Beechwood Road, further limiting what is already a low traffic generating use.
- ***Multimodal transportation initiatives are of equal importance to the success of the overall transportation network.*** All Vivera facilities provide onsite transportation to residents, meaning that the Development will have its own transportation system to lessen the burden on existing networks.

In summation, senior housing is critically needed in the Township, and what Marian is offering via the Development not only provides that use, but complies with many of the important objectives outlined in the Plan.

Economic Impact

In addition to the positive impact the Development will have on local seniors, the Development is financially beneficial to the Township. Marian projects that the Development will begin in the second quarter of 2026, with anticipated completion occurring in the fourth quarter of 2027. The Development is expected to create around 100 construction jobs and approximately 35 new, full-time equivalent roles, including administrative, nursing and programmatic jobs. Overall, Marian expects to invest \$45,000,000.00 into this Development, with much of the positive impact being experienced by the local community. Given this level of investment, Marian is motivated to own and operate the Development for the long term, ensuring that the quality of the Development and the services provided at Vivera Summerside will not deteriorate in the future.

Conclusion

As explained above, the re-zoning of the Property to PD to permit the development of the Property for institutional purposes as an affordable assisted living facility is an appropriate use of the Property that complies with the Plan. The Development will have a positive economic impact for the Township and will enhance the quality of life available to current

and future Township residents. We respectfully request approval of this application to facilitate the development of this exciting Development.

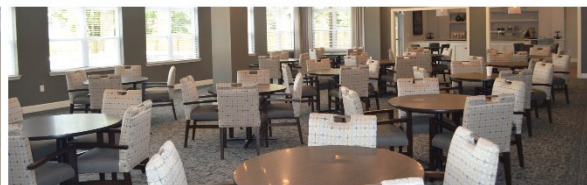
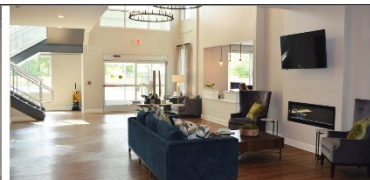
Very Truly Yours,

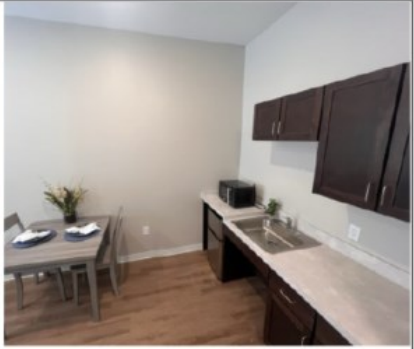


Clifford H. Ashburner
Attorney for Marian Development Group

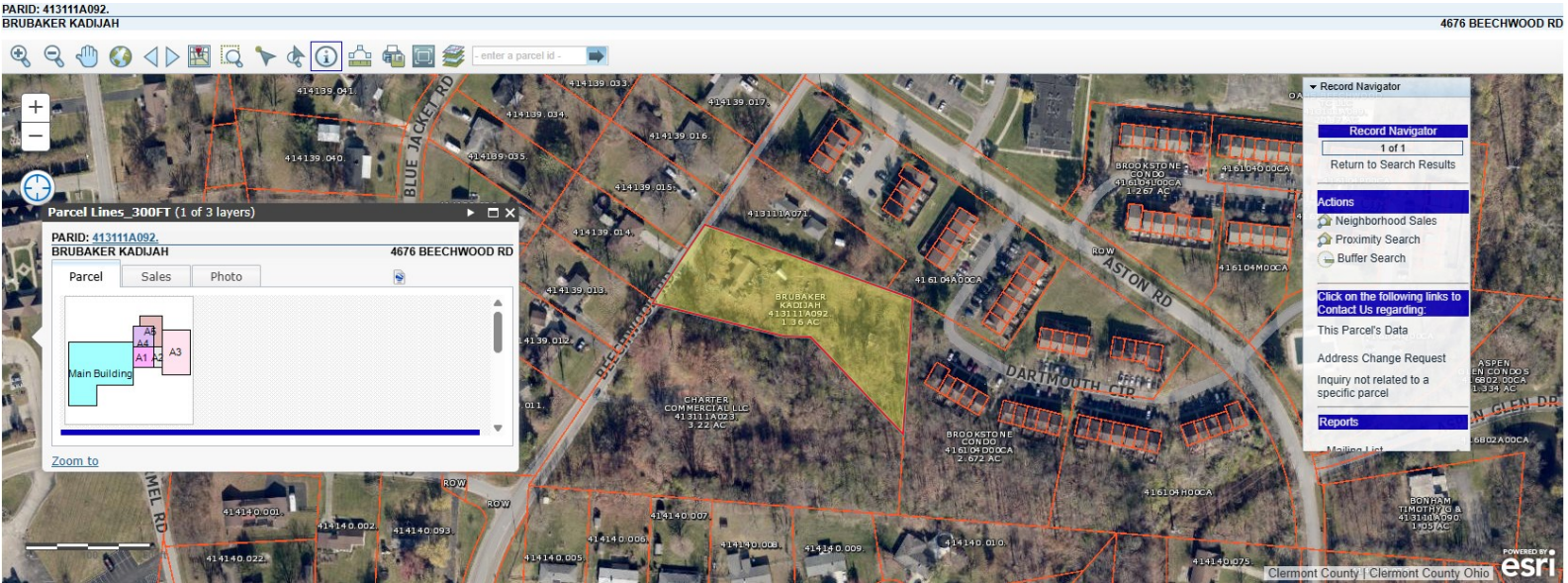
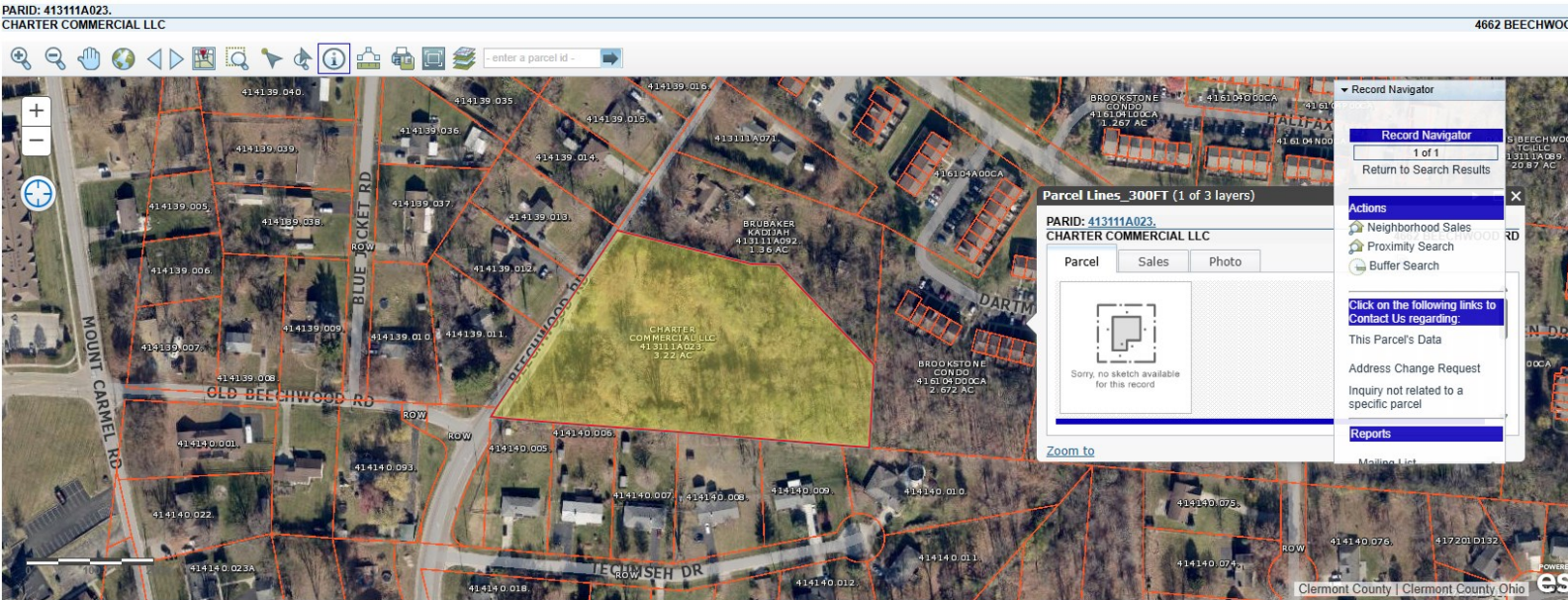
CHA/MAH
enclosures
65108512

Sample Pictures from Viverra Jeffersonville (Jeffersonville, IN)





TAX MAPS



GENERAL NOTES

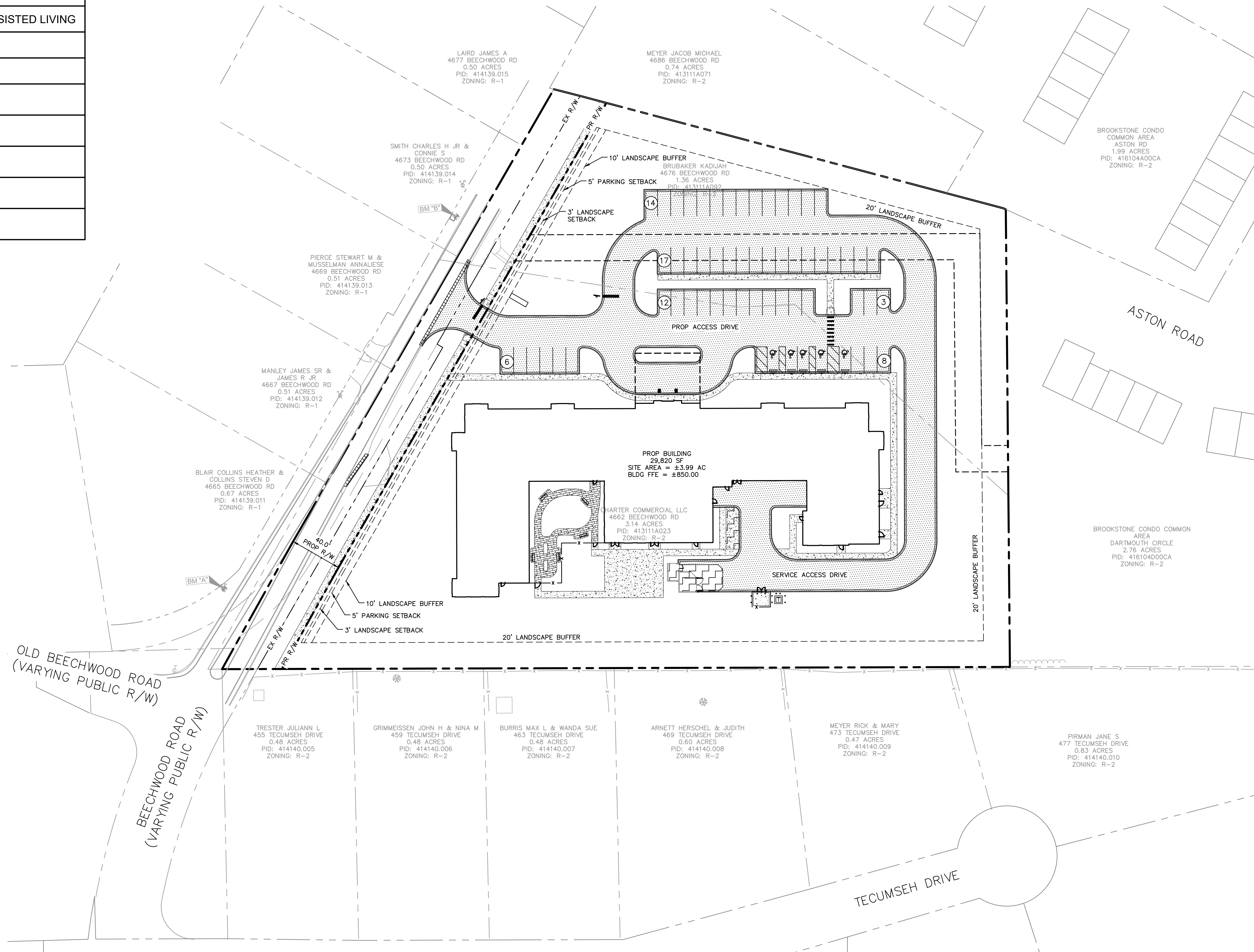
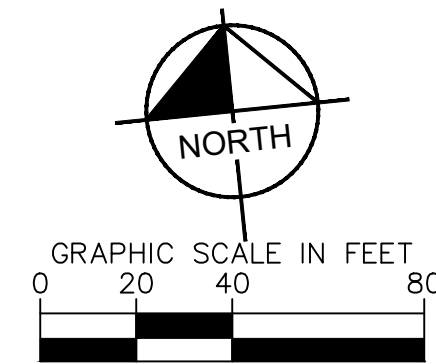
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR LIGHTING AT THE EDGE OF ANY ADJACENT ROADWAY AND/ OR PROPERTY LINES ADJOINING RESIDENTIAL USES MUST BE LESS THAN OR EQUAL TO 0.5-FOOT CANDLE(S) PER UNION TOWNSHIP ZONING CODE 672(2)(F).
8. ALL EXTERIOR LIGHTING AT THE EDGE OF ANY ADJACENT ROADWAY AND/ OR PROPERTY LINES ADJOINING RESIDENTIAL USES MUST BE DOWNWARD-DIRECTED, FULLY SHIELDED, AND DARK-SKY COMPLIANT PER UNION TOWNSHIP ZONING CODE 672(2)(F).

SITE DATA	
JURISDICTION	UNION TOWNSHIP
EXISTING ZONING	R-2, RESIDENTIAL
PROPOSED ZONING	PD, PLANNED DEVELOPMENT
USE	INSTITUTIONAL - AFFORDABLE ASSISTED LIVING
SITE AREA	±3.99 AC.
BUILDING AREA	29,820 S.F.
BUILDING HEIGHT	4 STORIES
UNIT/BED COUNT	118
BUILDING LOT AREA COVERAGE	±17.04%
OPEN SPACE	±1.99 AC
PARKING PROVIDED	60 SPACES

SETBACK DATA		
	REQUIRED	PROVIDED
WEST PARKING SETBACK	5 FEET	24.7 FEET
	REQUIRED	PROVIDED
NORTH LANDSCAPE BUFFER	20 FEET	20.0 FEET
WEST LANDSCAPE BUFFER	10 FEET	23.6 FEET
SOUTH LANDSCAPE BUFFER	20 FEET	54.9 FEET
EAST LANDSCAPE BUFFER	20 FEET	55.3 FEET

LEGEND

- | | | | |
|--|--|---|---|
|  | EXISTING PROPERTY LINE |  | PEDESTRIAN PAVER (SEE DETAIL, SHEET 24) |
|  EX R/W | EXISTING RIGHT OF WAY |  | PROPOSED SIDEWALK (SEE DETAIL, SHEET 24) |
|  PR R/W | PROPOSED RIGHT OF WAY |  | PROPOSED ASPHALT PAVEMENT (SEE DETAIL, SHEET 24) |
|  | EXISTING EASEMENT |  | PROPOSED HEAVY DUTY CONCRETE PAVEMENT
(SEE DETAIL, SHEET 24) |
|  | EXISTING PAVEMENT |  | PROPOSED OWS & GT CONCRETE PAVEMENT W/ REBAR (SEE
PAVEMENT DETAIL PER GREASE TRAP SPECIFICATIONS BY
OTHERS. CONTRACTOR TO VERIFY PAVEMENT DESIGN AND
LOCATION OF IMPLEMENTATION WITH ENGINEER PRIOR TO
ORDERING MATERIALS.) |
|  | PROPOSED BUILDING SETBACK |  | PROPOSED STANDARD DUTY ASPHALT PAVEMENT (TO MATCH EX
BEECHWOOD RD SECTIONS. CONTRACTOR TO FIELD VERIFY
PAVEMENT SECTION THICKNESS PRIOR TO ORDERING
MATERIALS.) |
|  | PROPOSED CURB & GUTTER
(SEE DETAIL, SHEET 24) | | |
|  | PROPOSED FLUSH CURB | | |
|  | PROPOSED FENCE | | |
|  | PROPOSED ADA PARKING (SEE DETAIL, SHEET 24) | | |
|  | PROPOSED TRANSFORMER (BY OTHERS) | | |

[illegible]

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	WDS
DRAWN BY:	KKB
CHECKED BY:	WDS

MARIAN

OVERALL SITE PLAN

VIVERA
SUMMERSIDE
4662 BEECHWOOD ROAD
UNION TOWNSHIP, OH 45244

ORIGINAL ISSUE: 10/17/2025
KHA PROJECT NO. 190304008
SHEET NUMBER

C3.0

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR LIGHTING AT THE EDGE OF ANY ADJACENT ROADWAY AND/ OR PROPERTY LINES ADJOINING RESIDENTIAL USES MUST BE LESS THAN OR EQUAL TO 0.5-FOOT CANDLE(S) PER UNION TOWNSHIP ZONING CODE 672(2)(F).
8. ALL EXTERIOR LIGHTING AT THE EDGE OF ANY ADJACENT ROADWAY AND/ OR PROPERTY LINES ADJOINING RESIDENTIAL USES MUST BE DOWNWARD-DIRECTED, FULLY SHIELDED, AND DARK-SKY COMPLIANT PER UNION TOWNSHIP ZONING CODE 672(2)(F).

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING PAVEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED CURB & GUTTER (SEE DETAIL, SHEET 24)
	PROPOSED FLUSH CURB
	PROPOSED FENCE

PROPOSED ADA PARKING (SEE DETAIL, SHEET 24)

PROPOSED TRANSFORMER (BY OTHERS)

PEDESTRIAN PAVER (SEE DETAIL, SHEET 24)

PROPOSED SIDEWALK (SEE DETAIL, SHEET 24)

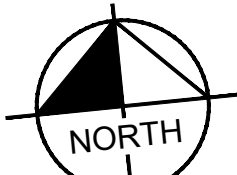
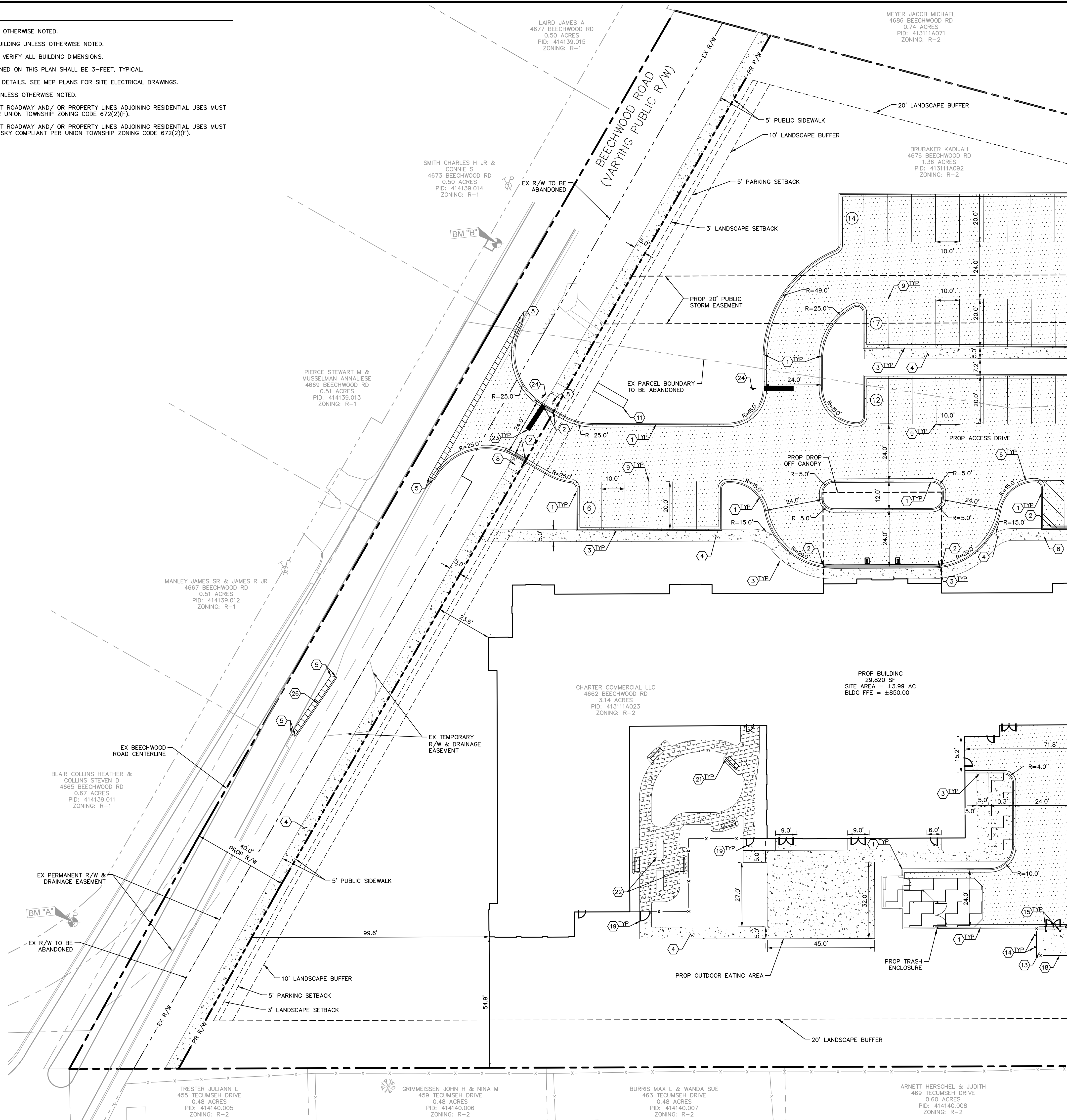
PROPOSED ASPHALT PAVEMENT (SEE DETAIL, SHEET 24)

PROPOSED HEAVY DUTY CONCRETE PAVEMENT
(SEE DETAIL, SHEET 24)

PROPOSED OWS & GT CONCRETE PAVEMENT W/ REBAR (SEE PAVEMENT DETAIL PER GREASE TRAP SPECIFICATIONS BY OTHERS. CONTRACTOR TO VERIFY PAVEMENT DESIGN AND LOCATION OF IMPLEMENTATION WITH ENGINEER PRIOR TO ORDERING MATERIALS)

PROPOSED STANDARD DUTY ASPHALT PAVEMENT (TO MATCH EX
BEECHWOOD RD SECTIONS. CONTRACTOR TO FIELD VERIFY
PAVEMENT SECTION THICKNESS PRIOR TO ORDERING
MATERIALS.)

- 1 CONCRETE CURB & GUTTER (SEE DETAIL, SHEET 24)
- 2 DEPRESSED CURB (SEE DETAIL, SHEET 24)
- 3 INTEGRAL CURB (SEE DETAIL, SHEET 24)
- 4 CONCRETE SIDEWALK, TYP. (SEE DETAIL, SHEET 24)
- 5 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 6 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAIL, SHEET 24)
- 7 ACCESSIBLE PARKING SIGN, TYP. (SEE DETAIL, SHEET 24)
- 8 ACCESSIBLE RAMP (SEE DETAIL, SHEET 24)
- 9 4" WIDE PAINTED SOLID WHITE LINE, TYP.
- 10 TRANSFORMER & 9'x17" CONCRETE PAD (BY OTHERS)
- 11 MONUMENT OR PYLON SIGN (VIA ALLOWANCES, PLEASE SEE VOLUME 1 SPECIFICATIONS, BY OTHERS)
- 12 WHEEL STOP (SEE DETAIL, SHEET 24)
- 13 GENERATOR PAD (BY OTHERS)
- 14 BOLLARD (SEE DETAIL, SHEET 24)
- 15 REMOVABLE BOLLARD (SEE DETAIL, SHEET 24)
- 16 6' WOODEN PRIVACY FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 17 4' WOODEN SPLIT RAIL FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 18 6' WOODEN FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 19 GATE (SEE ARCHITECTURAL PLANS FOR DETAILS, BY OTHERS)
- 20 LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS, BY OTHERS)
- 21 BENCH (PLEASE SEE FF&E PLANS, BY OTHERS, FOR DETAIL)
- 22 PLANTER (PLEASE SEE FF&E PLANS, BY OTHERS, FOR DETAIL)
- 23 STOP BAR, TYP. (SEE DETAIL, SHEET 24)
- 24 STOP SIGN, TYP. (SEE DETAIL, SHEET 24)
- 25 CROSSWALK (SEE DETAIL, SHEET 24)
- 26 BARRIER CURB (SEE DETAIL, SHEET 24)



GRAPHIC SCALE IN FEET

[illegible]

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	WDS
DRAWN BY:	KKB
CHECKED BY:	WDS

MARIAN

SITE PLAN

VIVERA
SUMMERSIDE

4662 BEECHWOOD ROAD
NION TOWNSHIP, OH 45244

ORIGINAL ISSUE:

KHA PROJECT NO

SHEET NUMBER

C3.1

Nov 13, 2025 8:43am
 SITE PLAN
 Typ_OHAZ.DWG
 Drawing Name: K:\CJB_LDE\VV1903290408_Monro_Union_Typ_OHAZ.DWG
 This document contains the conceptual and designs presented herein, as an instrument of service, is intended only for the use of the client and its authorized representatives. It is not to be used for any other purpose without the prior written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

GENERAL NOTES

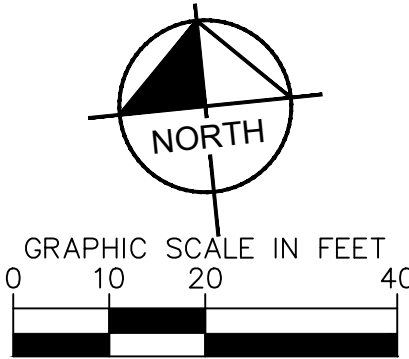
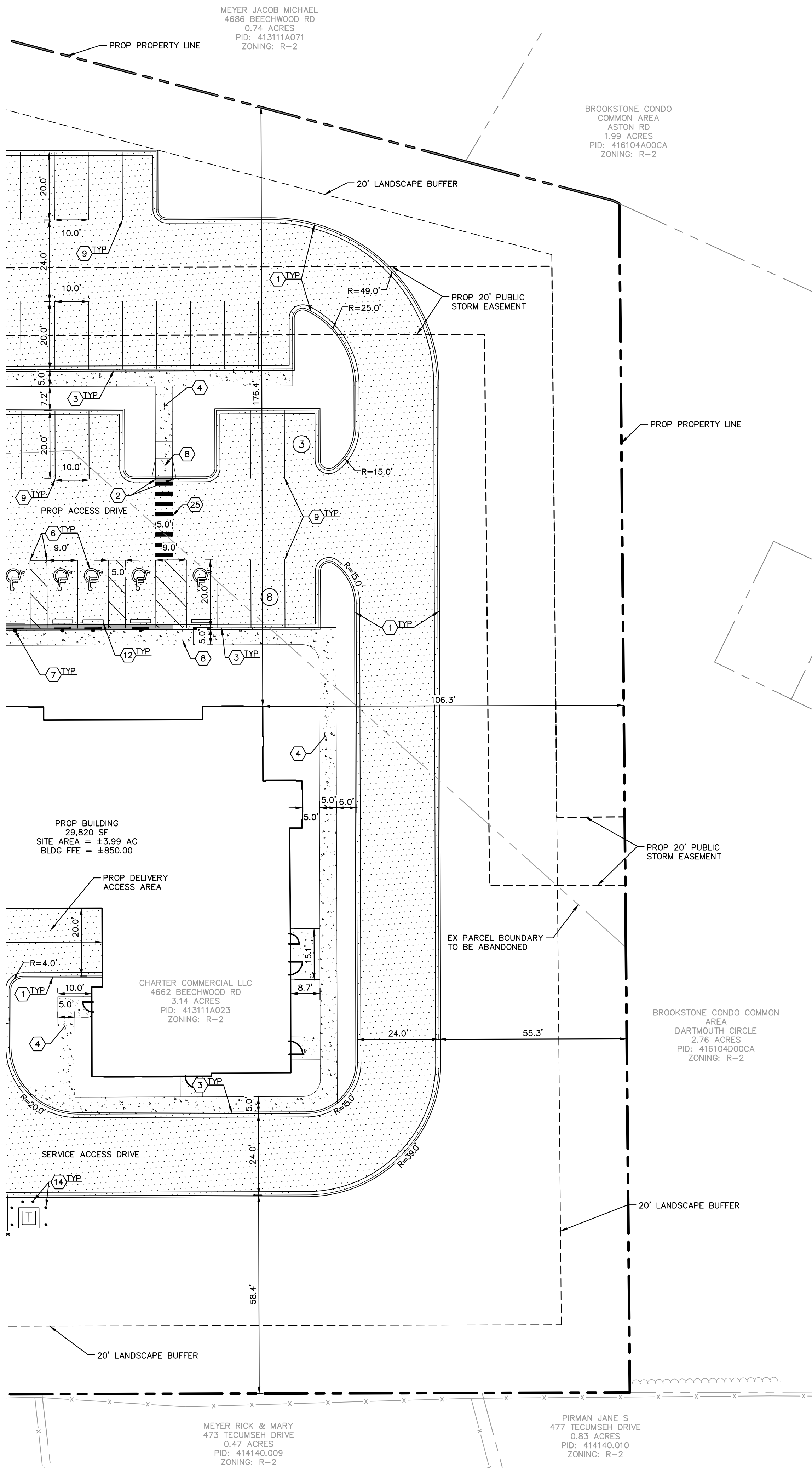
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR LIGHTING AT THE EDGE OF ANY ADJACENT ROADWAY AND/ OR PROPERTY LINES ADJOINING RESIDENTIAL USES MUST BE LESS THAN OR EQUAL TO 0.5-FOOT CANDLE(S) PER UNION TOWNSHIP ZONING CODE 672(2)(F).
8. ALL EXTERIOR LIGHTING AT THE EDGE OF ANY ADJACENT ROADWAY AND/ OR PROPERTY LINES ADJOINING RESIDENTIAL USES MUST BE DOWNWARD-DIRECTED, FULLY SHIELDED, AND DARK-SKY COMPLIANT PER UNION TOWNSHIP ZONING CODE 672(2)(F).

LEGEND

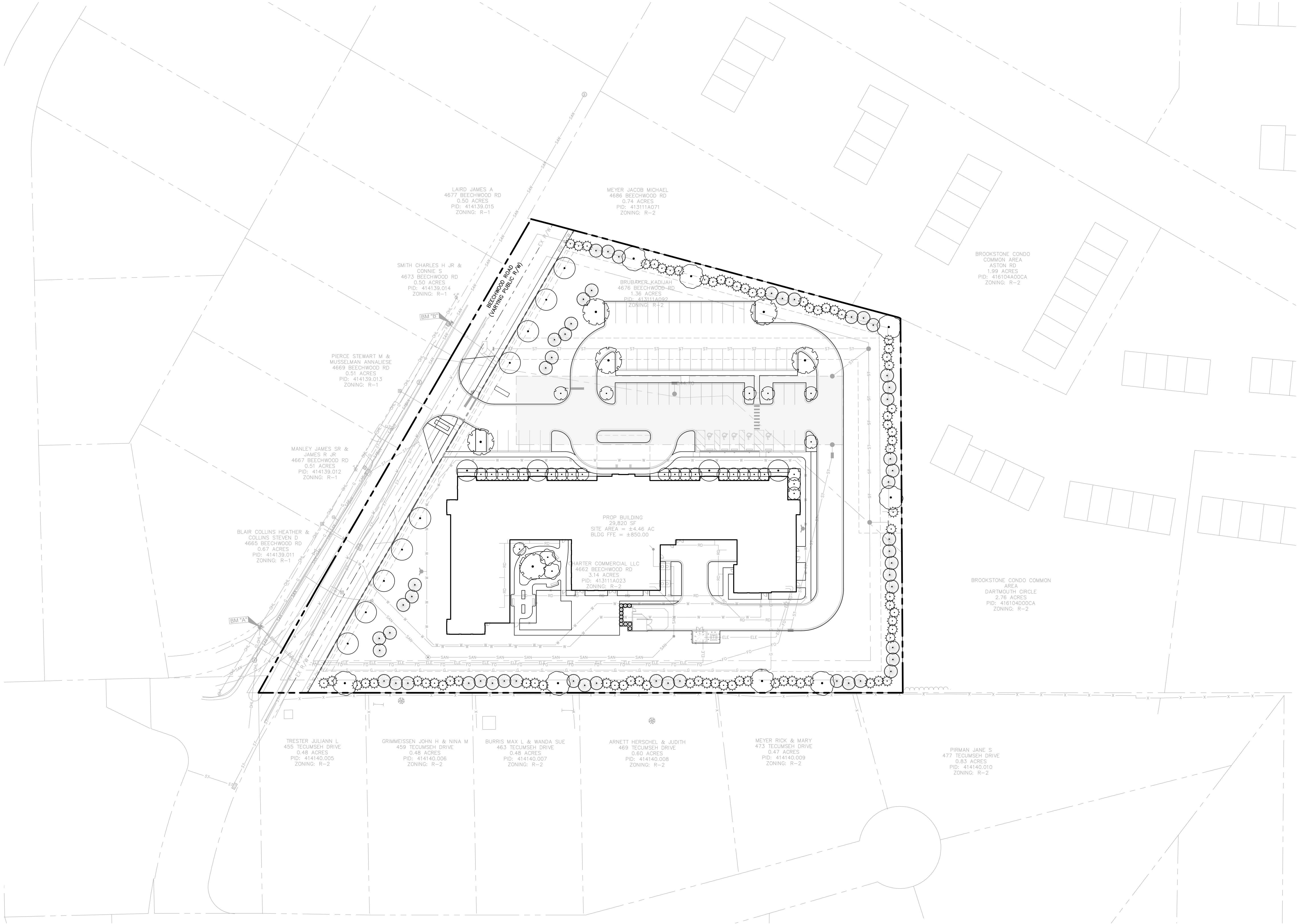
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING PAVEMENT
	PROPOSED BUILDING SETBACK
	PROPOSED CURB & GUTTER (SEE DETAIL, SHEET 24)
	PROPOSED FLUSH CURB
	PROPOSED FENCE
	PROPOSED ADA PARKING (SEE DETAIL, SHEET 24)
	PROPOSED TRANSFORMER (BY OTHERS)
	PEDESTRIAN PAVER (SEE DETAIL, SHEET 24)
	PROPOSED SIDEWALK (SEE DETAIL, SHEET 24)
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL, SHEET 24)
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET 24)
	PROPOSED DWS & GT CONCRETE PAVEMENT W/ REBAR (SEE DETAIL, SHEET 24) PROPOSED DETAIL PER GREASE TRAP SPECIFICATIONS BY OTHERS. CONTRACTOR TO VERIFY PAVEMENT DESIGN AND LOCATION OF IMPLEMENTATION WITH ENGINEER PRIOR TO ORDERING MATERIALS.)
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT (TO MATCH EX BEECHWOOD RD SECTIONS. CONTRACTOR TO FIELD VERIFY PAVEMENT SECTION THICKNESS PRIOR TO ORDERING MATERIALS.)

KEY NOTES

- 1 CONCRETE CURB & GUTTER (SEE DETAIL, SHEET 24)
- 2 DEPRESSED CURB (SEE DETAIL, SHEET 24)
- 3 INTEGRAL CURB (SEE DETAIL, SHEET 24)
- 4 CONCRETE SIDEWALK, TYP. (SEE DETAIL, SHEET 24)
- 5 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 6 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAIL, SHEET 24)
- 7 ACCESSIBLE PARKING SIGN, TYP. (SEE DETAIL, SHEET 24)
- 8 ACCESSIBLE RAMP (SEE DETAIL, SHEET 24)
- 9 4" WIDE PAINTED SOLID WHITE LINE, TYP.
- 10 TRANSFORMER & 9"x17" CONCRETE PAD (BY OTHERS)
- 11 MONUMENT OR PYLON SIGN (VIA ALLOWANCES, PLEASE SEE VOLUME 1 SPECIFICATIONS, BY OTHERS)
- 12 WHEEL STOP (SEE DETAIL, SHEET 24)
- 13 GENERATOR PAD (BY OTHERS)
- 14 BOLLARD (SEE DETAIL, SHEET 24)
- 15 REMOVABLE BOLLARD (SEE DETAIL, SHEET 24)
- 16 6' WOODEN PRIVACY FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 17 4' WOODEN SPLIT RAIL FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 18 6' WOODEN FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 19 GATE (SEE ARCHITECTURAL PLANS FOR DETAILS, BY OTHERS)
- 20 LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS, BY OTHERS)
- 21 BENCH (PLEASE SEE FF&E PLANS, BY OTHERS, FOR DETAIL)
- 22 PLANTER (PLEASE SEE FF&E PLANS, BY OTHERS, FOR DETAIL)
- 23 STOP BAR, TYP. (SEE DETAIL, SHEET 24)
- 24 STOP SIGN, TYP. (SEE DETAIL, SHEET 24)
- 25 CROSSWALK (SEE DETAIL, SHEET 24)
- 26 BARRIER CURB (SEE DETAIL, SHEET 24)

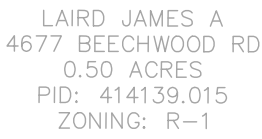
[illegible]

Drawing name: K:\GEB_LDEV\190304008_Marian_Union_Twp_OA\2_Design\PlanSheets\Final Construction & Improvement Plans\LANDSCAPE PLAN.dwg OVERALL Nov 10, 2025 4:36pm by: KrcBielecki
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VIVERA SUMMERSIDE 4662 BEECHWOOD ROAD UNION TOWNSHIP, OH 45244		OVERALL LANDSCAPE PLAN		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200, COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM		No. _____		DATE _____		BY _____	
ORIGINAL ISSUE: 10/17/2025		KHA PROJECT NO. 190304008		SHEET NUMBER L1.0		AS NOTED DESIGNED BY: WDS DRAWN BY: KKB CHECKED BY: WDS		REVISIONS			

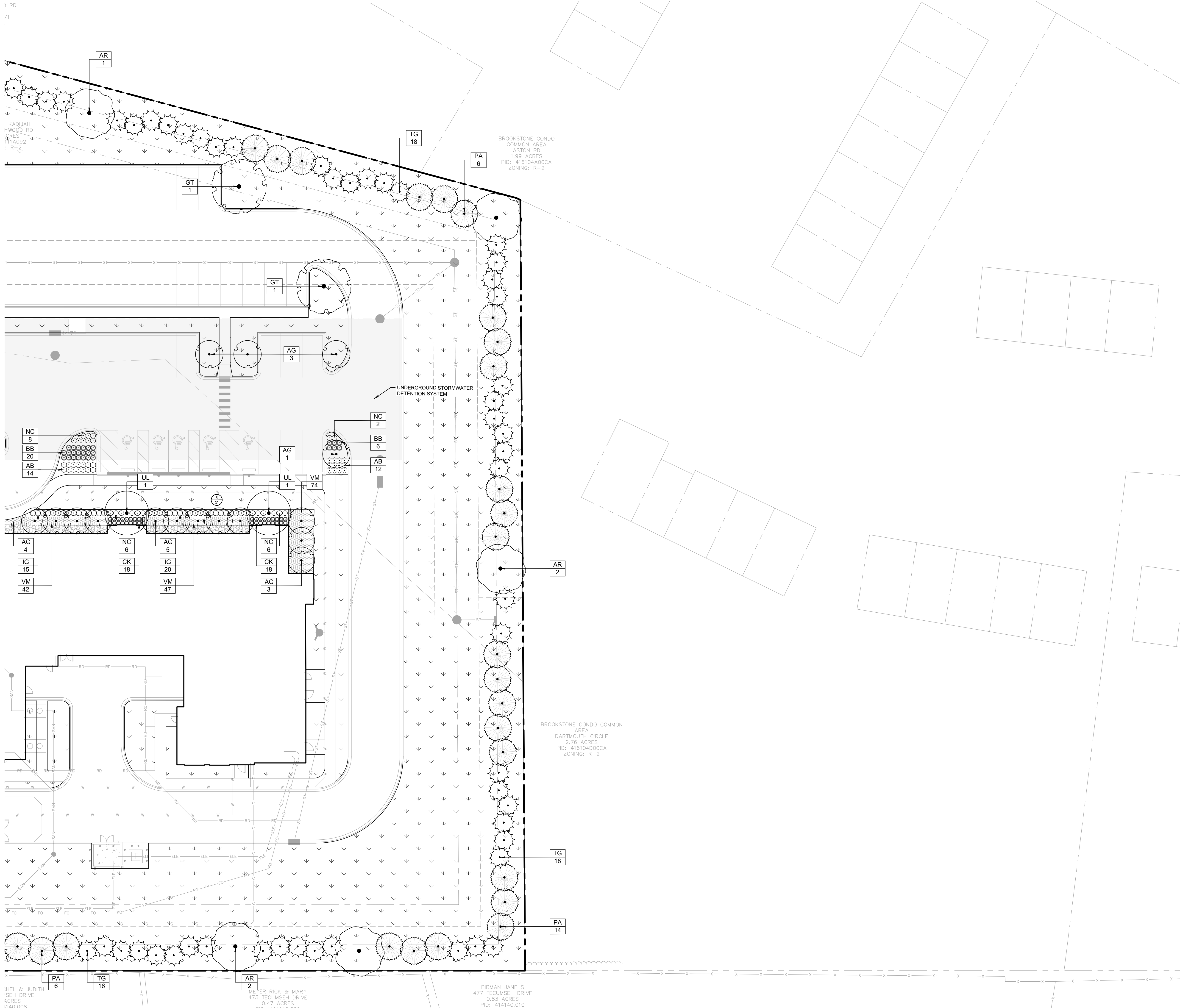
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



4686 BEECHWOOD
0.74 ACRES
PID: 413111A0
ZONING: R-2

LANDSCAPE LEGEND [SEE SHT. 30 FOR COMPLETE LIST OF PLANTINGS.]			
KEY	DESCRIPTION	COMMON NAME	SIZE / CONDITION
DECIDUOUS TREES			
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL / B&B
GT	GLEDITSIA TRICANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL / B&B
UL	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2" CAL B&B
EVERGREEN TREES			
PA	PICEA ABIES	NORWAY SPRUCE	6' HT. / B&B
TG	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT. / B&B
TE	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN 'ARBORVITAE	6' HT. / B&B
ORNAMENTAL TREES			
AG	AMELANCHIER X GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL / B&B
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	2" CAL / B&B
DECIDUOUS SHRUBS			
AB	ARONIA MELANOCARPA 'UCCONAM166'	LOW SHAPE HEDGER BLACK CHOKEBERRY	24" HT. / #3 CONT.
HJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME PANICLE HYDRANGEA	24" HT. / #3 CONT.
HQ	HYDRANGEA PANICULATA 'BULK'	QUICK FIRE HYDRANGEA	24" HT. #3 CONT.
RC	RHODODENDRON CALENDULACEUM	FLAME AZALEA	24" HT. / #3 CONT.
EVERGREEN SHRUBS			
IG	ILEX GLABRA 'STRONG BOX'	STRONG BOX INKBERRY HOLLY	24" HT. / B&B.
JO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN RED CEDAR	24" HT. / B&B.
PERENNIALS			
NC	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 GAL.
ORNAMENTAL GRASSES AND TURF MIXES			
BB	BOULETELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.
CK	CAKAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.
PF	PANICUM VIRGATUM 'HALF PINT'	HALF PINT SWITCH GRASS	1 GAL.
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.
VM	VINCA MAJOR	PERWINKLE	1 QT.
	N/A	TURF TYPE TALL FESCUE	SEED
	N/A	RIVER ROCK STONE MULCH	1-1.5" STONE DIA.
NOTES			
1.	APPLY TURF SEED TO LIMITS OF CONSTRUCTION DISTURBANCE.		

Drawing name: K:\GIB_LDEV\190304008_Vivera_Marian_Union_Twp_Oh\2 Design\PlanSheets\Final Construction & Improvement Plans\LANDSCAPE PLAN.dwg LA PLAN 2 Nov 10, 2025 4:36pm by KiraBielecki
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND [SEE SHT. 30 FOR COMPLETE LIST OF PLANTINGS.]			
KEY	DESCRIPTION	COMMON NAME	SIZE / CONDITION
DECIDUOUS TREES			
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL. / B&B
GT	GLEDTISIA TRICANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL. / B&B
UL	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2" CAL. / B&B
EVERGREEN TREES			
PA	PICEA ABIES	NORWAY SPRUCE	6' HT. / B&B
TG	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT. / B&B
TE	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HT. / B&B
ORNAMENTAL TREES			
AG	AMELANCHIER X GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL. / B&B
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	2" CAL. / B&B
DECIDUOUS SHRUBS			
AB	ARONIA MELANOCARPA 'UCCONNAM166'	LOW SCAPE HEDGER BLACK CHOKEBERRY	24" HT. / #3 CONT.
HJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME PANICLE HYDRANGEA	24" HT. / #3 CONT.
HQ	HYDRANGEA PANICULATA 'BULK'	QUICK FIRE HYDRANGEA	24" HT. / #3 CONT.
RC	RHODODENDRON CALENDULACEUM	FLAME AZALEA	24" HT. / #3 CONT.
EVERGREEN SHRUBS			
IG	ILEX GLABRA 'STRONG BOX'	STRONG BOX INKBERRY HOLLY	24" HT. / B&B
JO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN RED CEDAR	24" HT. / B&B
PERENNIALS			
NC	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 GAL.
ORNAMENTAL GRASSES AND TURF MIXES			
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.
CK	CAKAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.
PF	PANICUM VIRGATUM 'HALF PINT'	HALF PINT SWITCH GRASS	1 GAL.
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.
VM	VINCA MAJOR	PERIWINKLE	1 QT.
	N/A	TURF TYPE TALL FESCUE	SEED
	N/A	RIVER ROCK STONE MULCH	1-1.5" STONE DIA.
NOTES			
1.	APPLY TURF SEED TO LIMITS OF CONSTRUCTION DISTURBANCE.		

STATE OF OHIO
DANIEL A. BIER
LANDSCAPE ARCHITECT
LA 2201604

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

MARIAN

VIVERA SUMMERSIDE
4662 BEECHWOOD ROAD
UNION TOWNSHIP, OH 45244

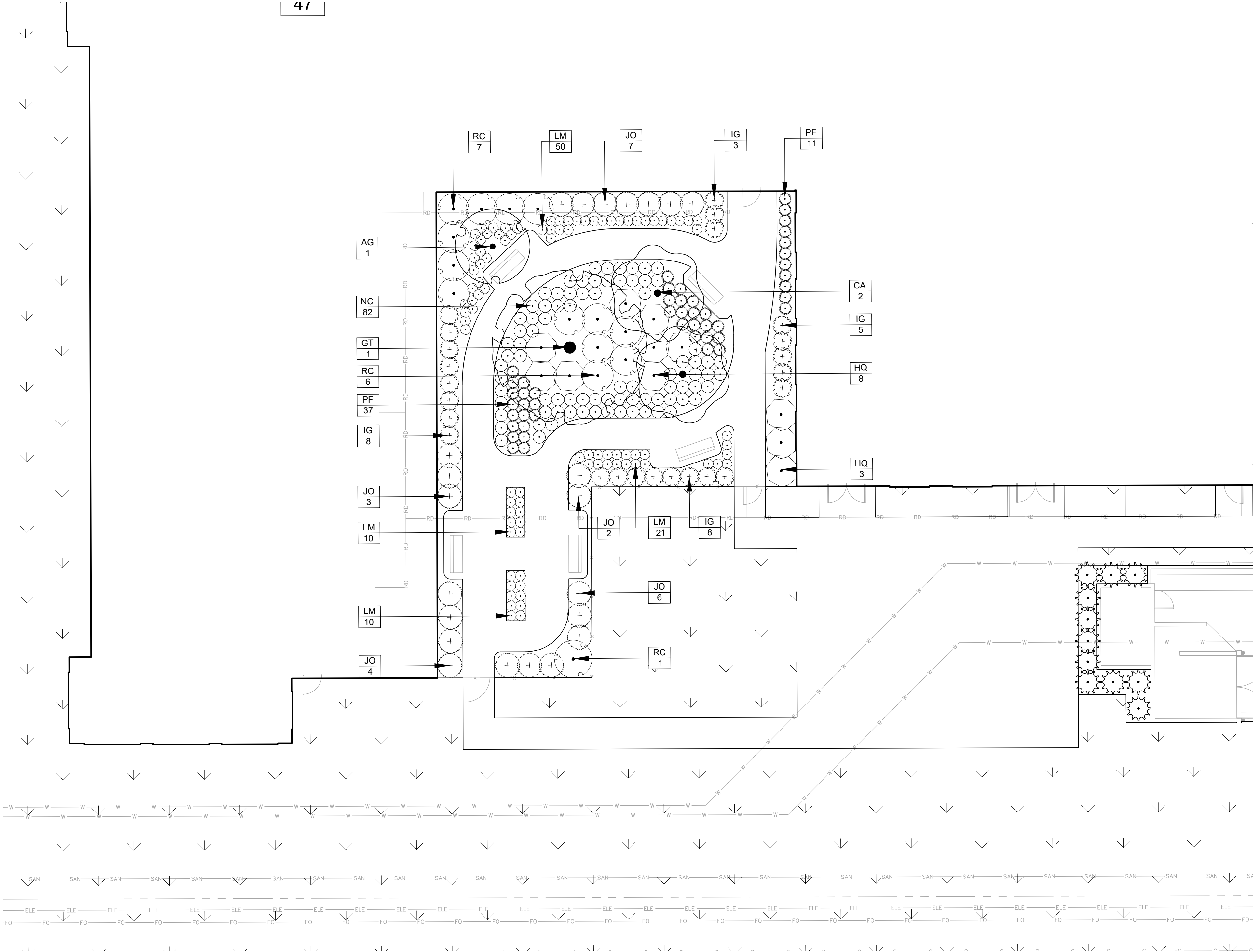
ORIGINAL ISSUE:
10/17/2025
KHA PROJECT NO.
190304008
SHEET NUMBER
L1.2

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: KKB
CHECKED BY: WDS

REVISIONS
No. DATE BY

Drawing name: K:\GEB_LDEV\190304008_Marian_Union_Twp_OA\2_Design\CAD\PlanSheets\Final Construction & Improvement Plans\LANDSCAPE PLAN.dwg COURTYARD ENLARGEMENT Nov 10, 2025 4:36pm by: KrcBaleski

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND [SEE SHT. 30 FOR COMPLETE LIST OF PLANTINGS.]			
KEY	DESCRIPTION	COMMON NAME	SIZE / CONDITION
DECIDUOUS TREES			
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL. / B&B
GT	GLEDTISIA TRICANTHOS INERMIS	THORNLESS HONEY LOCUST	2" CAL. / B&B
UL	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2" CAL. / B&B
EVERGREEN TREES			
PA	PICEA ABIES	NORWAY SPRUCE	6' HT. / B&B
TG	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT. / B&B
TE	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HT. / B&B
ORNAMENTAL TREES			
AG	AMELANCHIER X GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL. / B&B
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	2" CAL. / B&B
DECIDUOUS SHRUBS			
AB	ARONIA MELANOCARPA 'UCCONNAM166'	LOW SCAPE HEDGER BLACK CHOKEBERRY	24" HT. / #3 CONT.
HJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME PANICLE HYDRANGEA	24" HT. / #3 CONT.
HQ	HYDRANGEA PANICULATA 'BULK'	QUICK FIRE HYDRANGEA	24" HT. / #3 CONT.
RC	RHODODENDRON CALENDULACEUM	FLAME AZALEA	24" HT. / #3 CONT.
EVERGREEN SHRUBS			
IG	ILEX GLABRA 'STRONG BOX'	STRONG BOX INKBERRY HOLLY	24" HT. / B&B.
JO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN RED CEDAR	24" HT. / B&B.
PERENNIALS			
NC	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 GAL.
ORNAMENTAL GRASSES AND TURF MIXES			
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.
CK	CAKAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.
PF	PANICUM VIRGATUM 'HALF PINT'	HALF PINT SWITCH GRASS	1 GAL.
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.
VM	VINCA MAJOR	PERIWINKLE	1 QT.
	N/A	TURF TYPE TALL FESCUE	SEED
	N/A	RIVER ROCK STONE MULCH	1-1.5" STONE DIA.
NOTES			
1.	APPLY TURF SEED TO LIMITS OF CONSTRUCTION DISTURBANCE.		

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: KKB
CHECKED BY: WDS





VIVERA
SUMMERSIDE
4662 BEECHWOOD ROAD
UNION TOWNSHIP, OH 45244

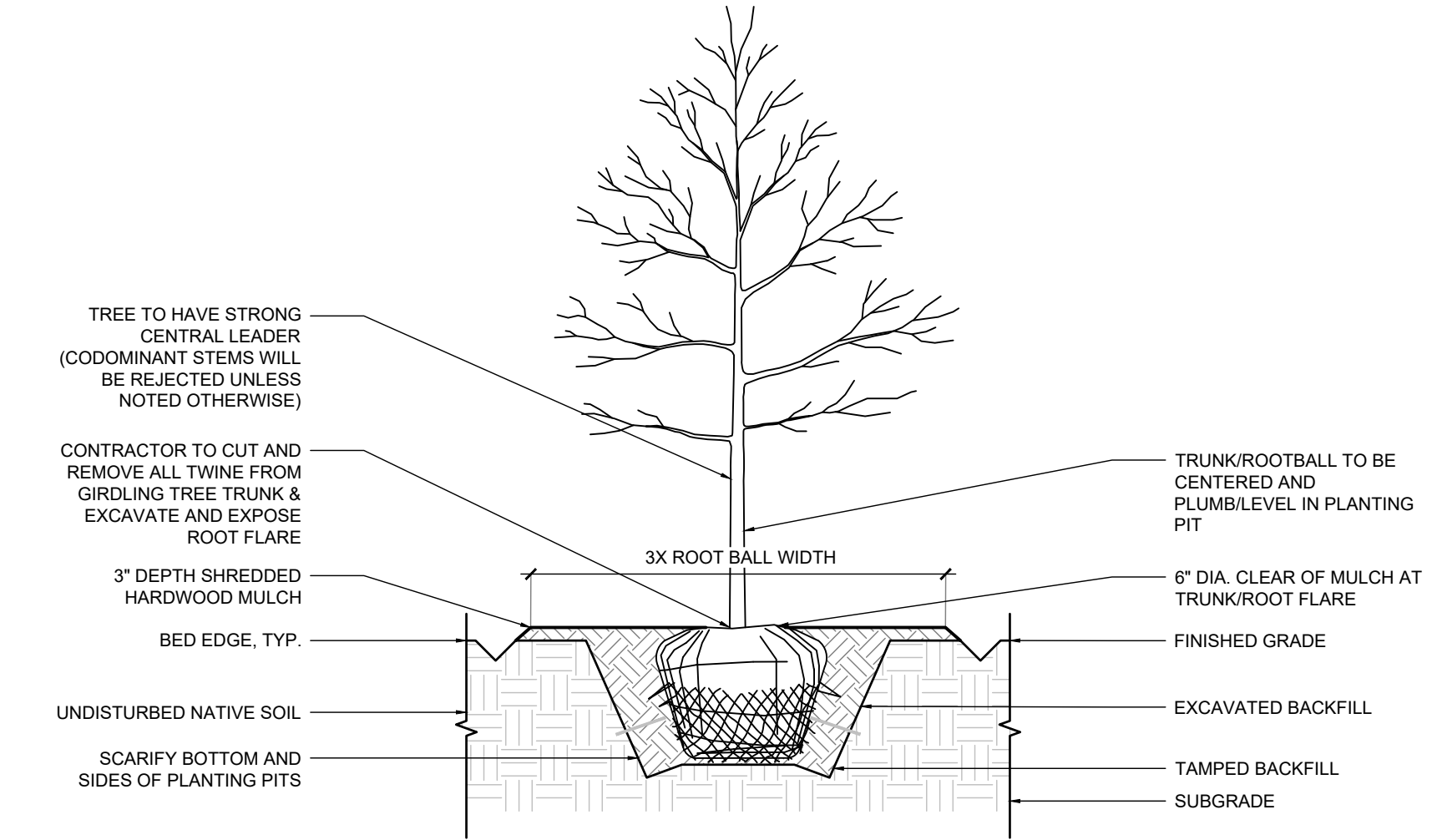
COURTYARD
ENLARGEMENT

ORIGINAL ISSUE:
10/17/2025
KHA PROJECT NO.
190304008
SHEET NUMBER
L1.3

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

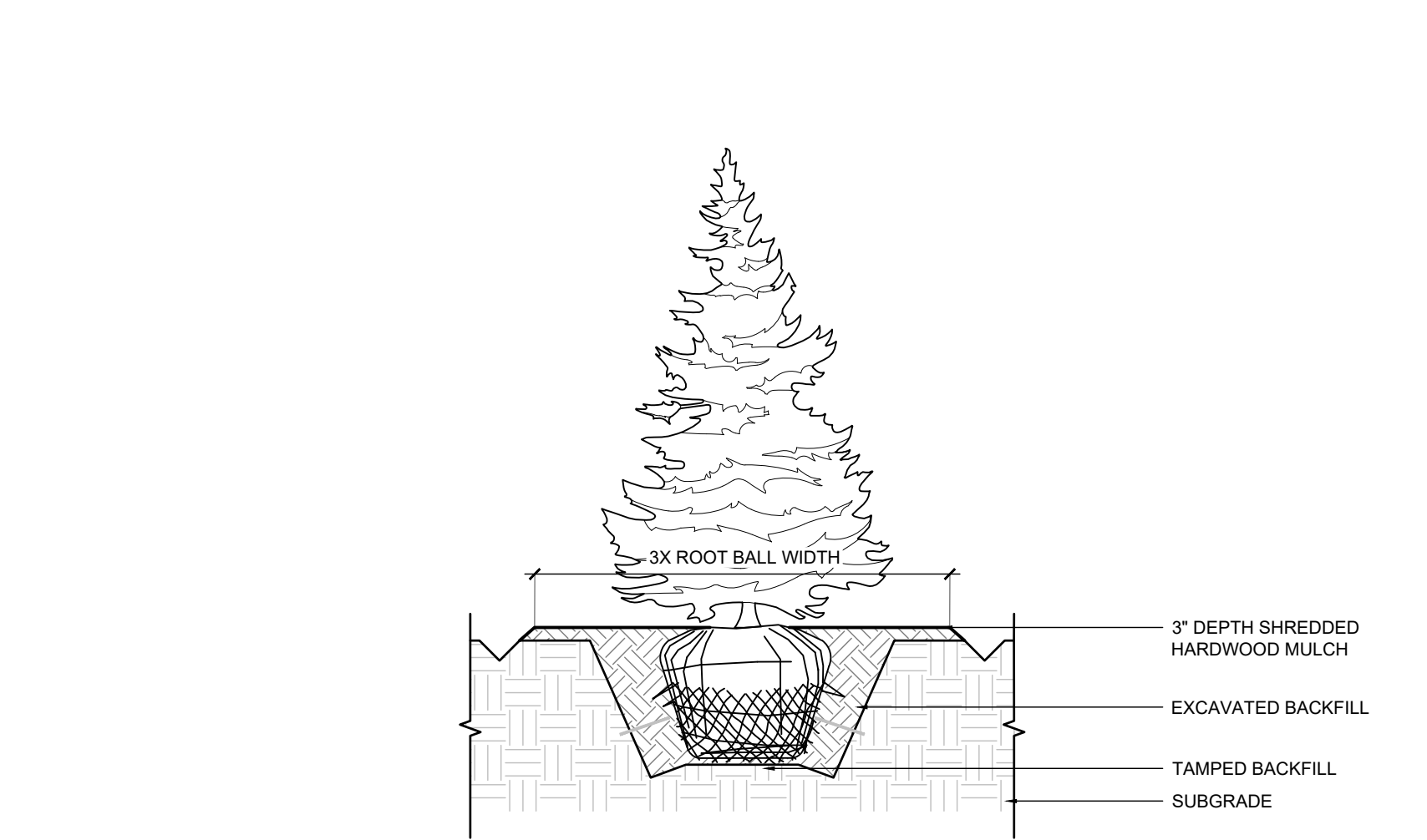
No. _____
REVISIONS
DATE _____ BY _____

Drawing name: K:\CLB_LIVE\190304008-Marian_Union_Twp_OA\12-Design\Plant\Sheets\Final Construction & Improvement Plans\LANDSCAPE PLAN.dwg DETAILS Nov 10, 2025 4:36pm by KiraBielecki
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



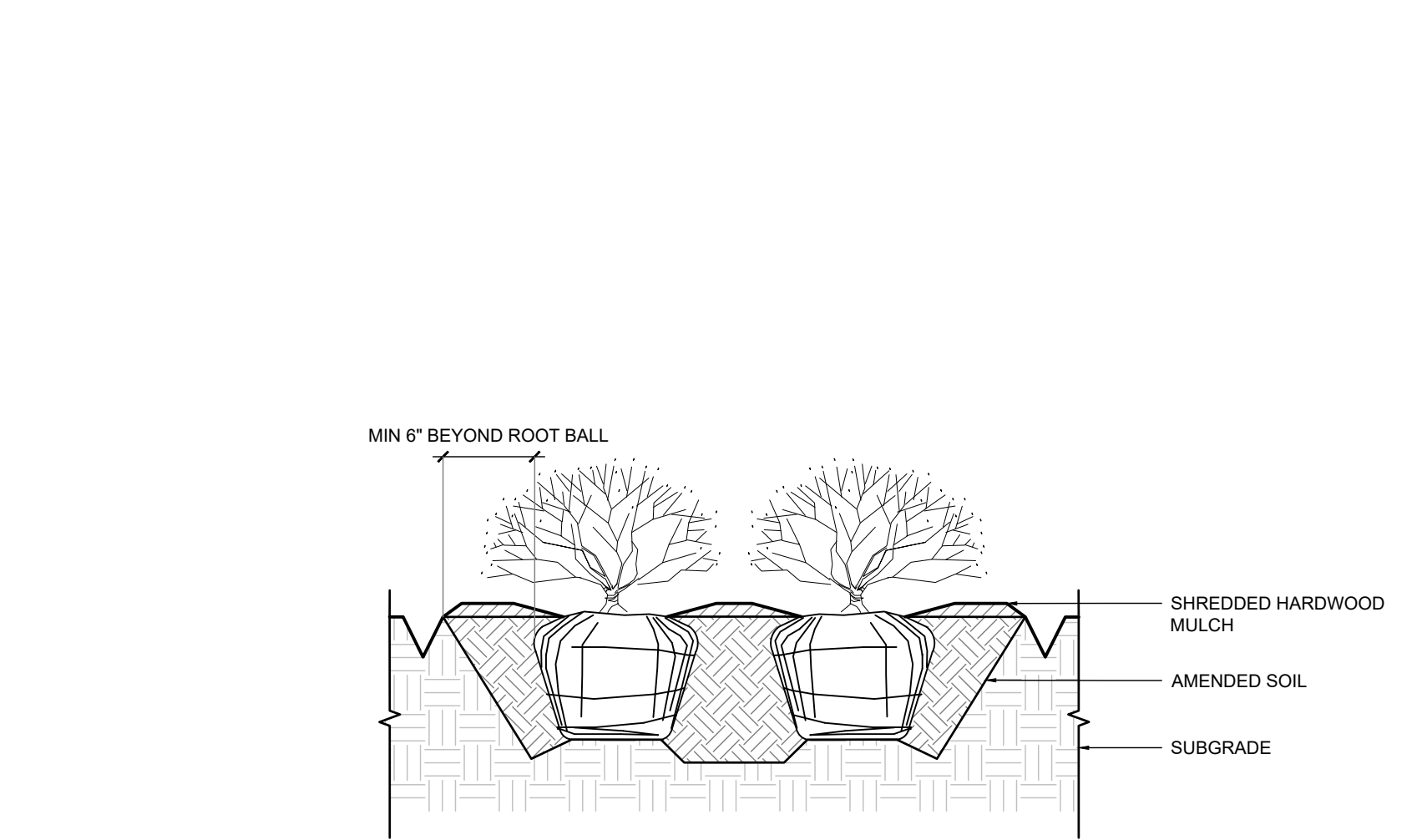
1 DECIDUOUS TREE PLANTING
1' 2' 4'

TYPICAL SECTION



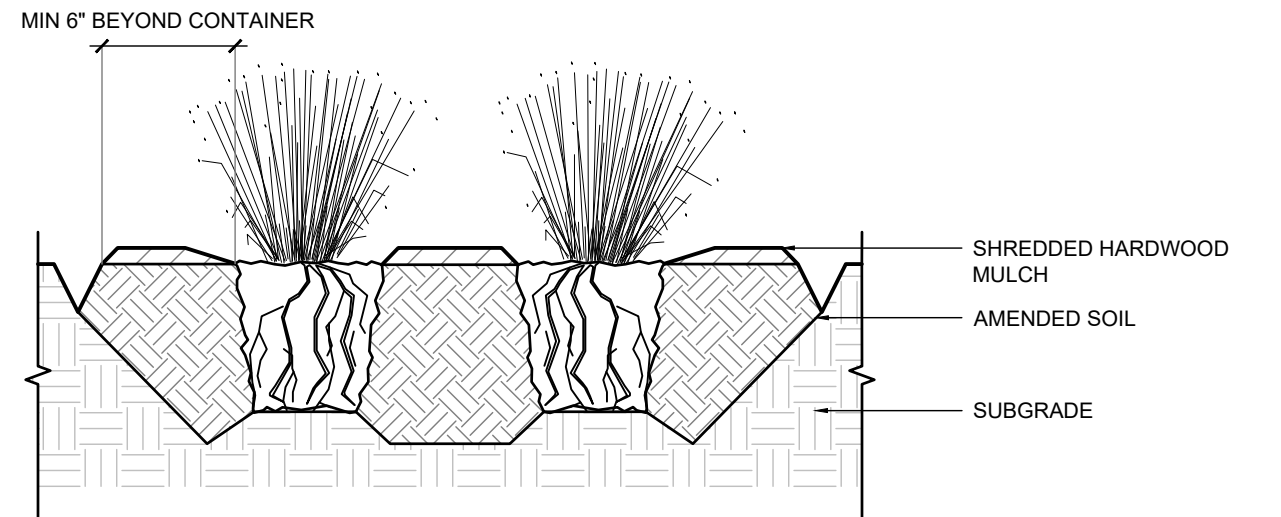
2 EVERGREEN TREE PLANTING
1' 2' 4'

TYPICAL SECTION



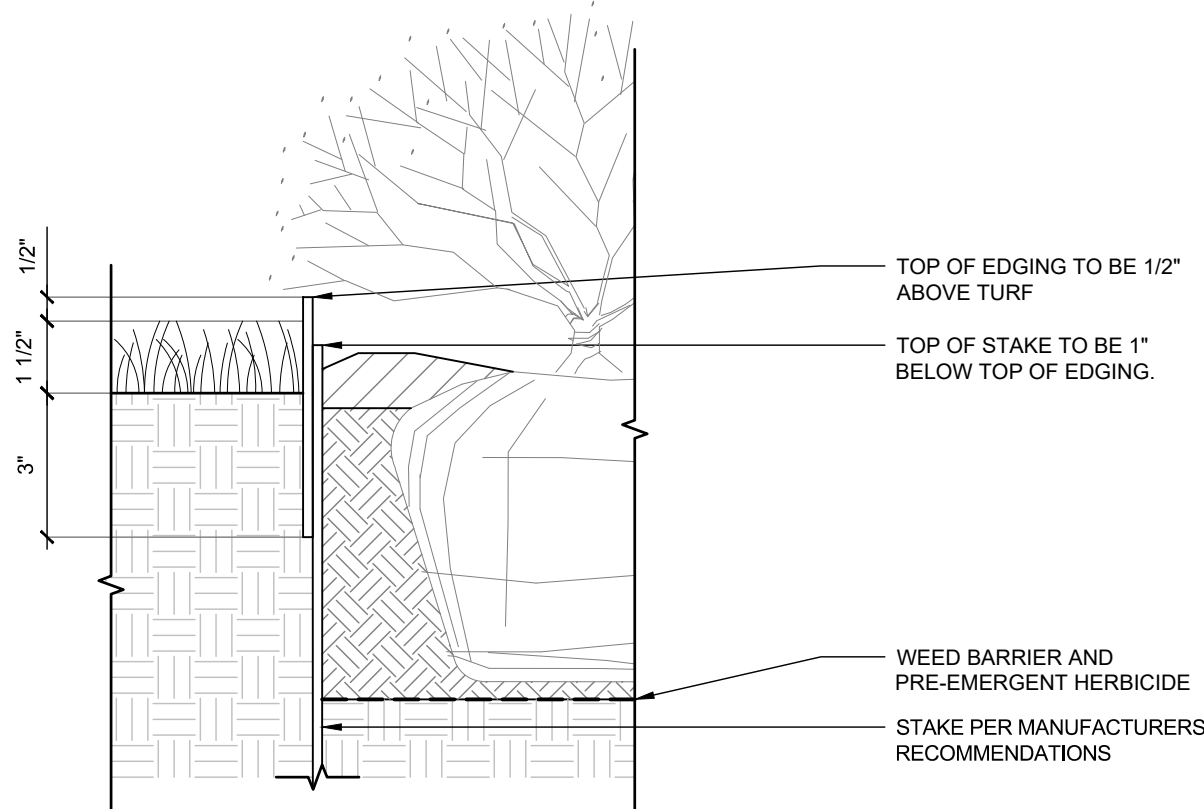
3 SHRUB PLANTING
1' 2' 4'

TYPICAL SECTION



4 ORNAMENTAL GRASS PLANTING
1' 2' 4'

TYPICAL SECTION



5 METAL BED EDGING - BED EDGE
1' 2' 4' 8"

TYPICAL SECTION

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE
SHADE TREES						
	AR	8	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	2" CAL MIN.
	GT	6	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B & B	2" CAL MIN.
	UL	13	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL MIN.
EVERGREEN TREES						
	PA	53	PICEA ABIES	NORWAY SPRUCE	B & B	6' HT MIN
	TG	76	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	6' HT MIN
	TE	11	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B & B	6' HT MIN
ORNAMENTAL TREES						
	AG	28	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL MIN
	CA	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	B & B	2" CAL MIN
DECIDUOUS SHRUBS						
	AB	52	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER® BLACK CHOKEBERRY	#3 CONT.	24" MIN.
	HJ	15	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	#3 CONT.	24" MIN.
	HQ	11	HYDRANGEA PANICULATA 'BULK'	QUICK FIRE HYDRANGEA	#3 CONT.	24" MIN.
	RC	14	RHODODENDRON CALENDULACEUM	FLAME AZALEA	#3 CONT.	24" MIN.
EVERGREEN SHRUBS						
	IG	94	ILEX GLABRA 'STRONG BOX'	STRONG BOX INKBERRY HOLLY	B & B	24" MIN.
	JO	22	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	B & B	24" MIN.
ORNAMENTAL GRASSES						
	BB	65	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	N/A
	CK	96	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	N/A
	PF	48	PANICUM VIRGATUM 'HALF PINT'	HALF PINT SWITCH GRASS	1 GAL.	N/A
PERENNIALS						
	NC	161	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 QT.	N/A
GROUND COVERS						
	LM	91	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 QT.	N/A
	VM	268	VINCA MAJOR	PERIWINKLE	1 QT.	N/A

6 PLANT SCHEDULE

UNION TOWNSHIP CODE LANDSCAPE REQUIREMENTS		
ZONE: PD (PLANNED DEVELOPMENT DISTRICT)		
ZONING ORDINANCE	REQUIRED	PROPOSED
684.3 PD Plan Requirements - Landscaping.		
a. Landscaping over ten percent (10%) of the lot area	194,206 SF Lot Area 194206*10% = 19,421 SF Landscape Area Required	Provided
d. A twenty (20') foot landscaped buffer yard along any adjoining residential zone	Screening of residentially zoned adjacent property Required	Provided
f. Internal planting islands equal to five percent (5%) of the entire parking lot area shall be placed within parking lots. At least one (1) shade-type tree a minimum of eight (8') feet tall at installation shall be included for each two hundred (200) square feet of internal planting area.	30,992 SF Parking Area 30992*5% = 1550 SF Islands Required 1550/200 = 7.7 = 8 Trees Required	Provided

7 CODE TABLE

REVISIONS

DATE

BY

No.

Kimley»Horn

© 2025, KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: WDS

DRAWN BY: KKB

CHECKED BY: WDS

STATE OF OHIO

DANIEL A. BIER

LA 2201604

REGISTERED LANDSCAPE ARCHITECT

MARIAN

LANDSCAPE DETAILS

VIVERA SUMMERSIDE

4662 BEECHWOOD ROAD

UNION TOWNSHIP, OH 45244

ORIGINAL ISSUE:

10/17/2025

KHA PROJECT NO.

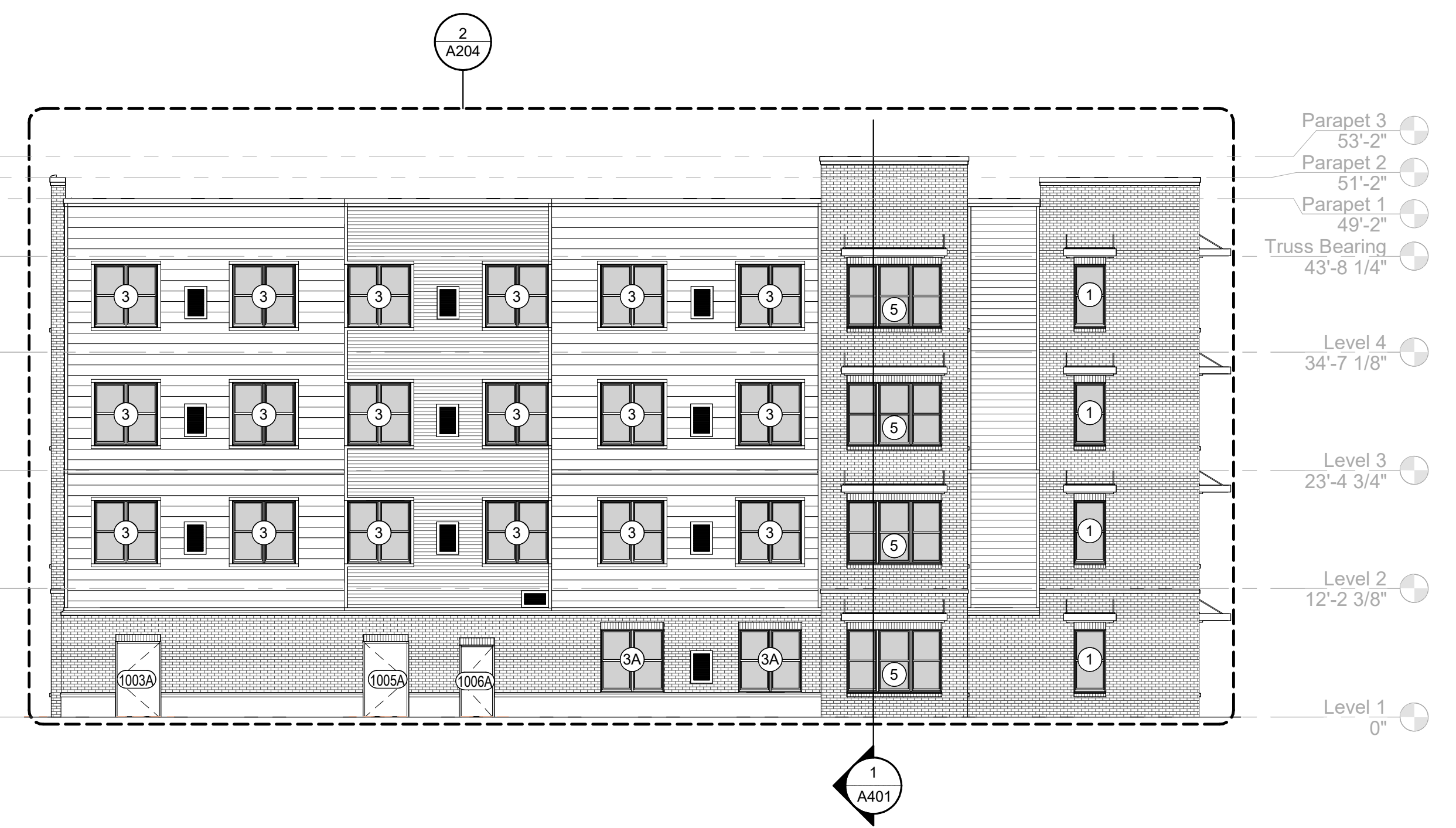
190304008

SHEET NUMBER

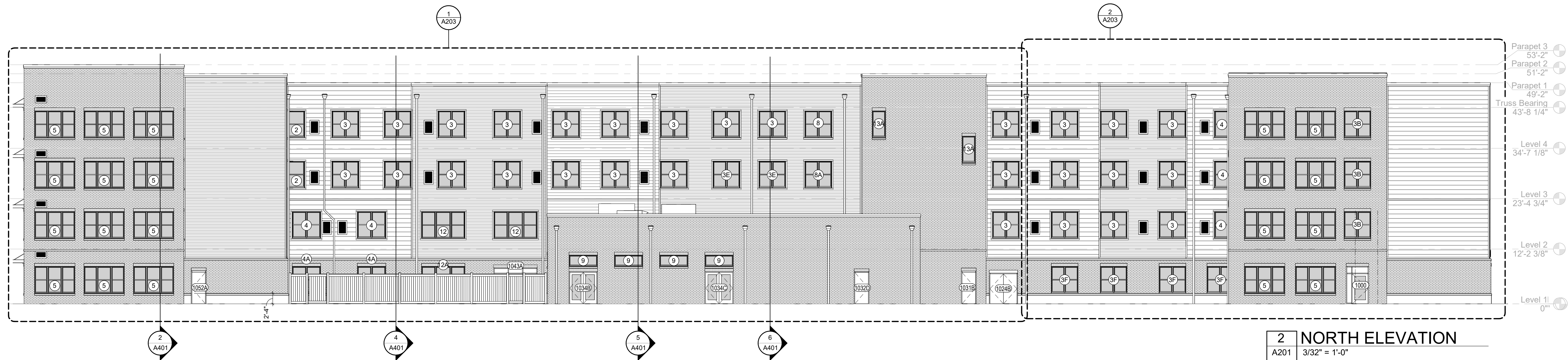
L1.5



3 WEST ELEVATION
A201 3/32" = 1'-0"



4 EAST ELEVATION
A201 3/32" = 1'-0"



2 NORTH ELEVATION
A201 3/32" = 1'-0"



1 SOUTH ELEVATION
A201 3/32" = 1'-0"

Architect of Record



2330 frankfort avenue
louisville, kentucky 40206
tel: 502.589.8007
www.studioarch.com
FIRM.00276630

Design Architect



Consultants

Client



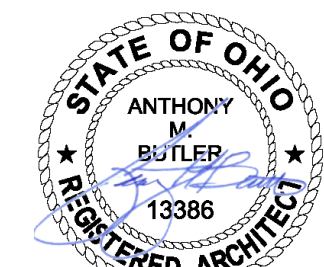
11701 Commonwealth Dr.
Louisville, KY 40299

Project Name

Vivera -
Summerside

4662 BEECHWOOD ROAD
CINCINNATI, OH 45244

Seal



Exp 12.31.2025

Bid Set

Revisions

No.	Description	Date

EXTERIOR
ELEVATIONS

Project number 25-MR-08
Date 10/29/25

A201

Scale 3/32" = 1'-0"

Exterior Finish Schedule			
Material	Manufacturer	Color	Notes
Gutters / Downspouts / Conductor Heads	-	Match Adjacent Surfaces	Pre-finished
Membrane Roofing	-	White	-
Face brick, Color 1, TYP.	Meridian Brick - Terre Haute Architectural Series	Steel	
Face Brick, Color 2, TYP.	Meridian Brick - Terre Haute Architectural Series	Domino	
Cast Stone Veneer & Sills, TYP.	Amiscraft	Light Gray	
12" Fiber Cement Lap Siding, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
8" Fiber Cement Lap Siding, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
4" Fiber Cement Lap Siding, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
5/4 x 4 Fiber Cement Trim, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
12" Fiber Cement Lap Siding, Color 4, TYP.	James Hardie	Pearl Gray	Textured Siding
8" Fiber Cement Lap Siding, Color 4, TYP.	James Hardie	Pearl Gray	Textured Siding
4" Fiber Cement Lap Siding, Color 4, TYP.	James Hardie	Pearl Gray	Textured Siding
Fiber Cement Panels, Color 5, TYP.	James Hardie	Arctic White	Textured Siding
Vinyl Windows	-	White	-
VTAC Louvers	-	White	-
Miscellaneous Flashing & Coping	-	Match Adjacent Surfaces	Pre-finished
Sealants	-	Match Adjacent Surfaces	-
Exterior Storefront Doors & Frames	-	White	Pre-finished
Sunshades	Mapes Canopies	Anodized Aluminum	Pre-finished
Wall Mounted Exhaust Caps and Mechanical Intake Vents	-	Match Adjacent Surfaces	Pre-finished
Suspended Linear Metal Ceiling	Armstrong	White	Pre-finished

Notes:
A. Provide sealant between dissimilar materials. Where a specific detail for a condition is indicated, follow instructions of the specific detail in lieu of generic requirements.



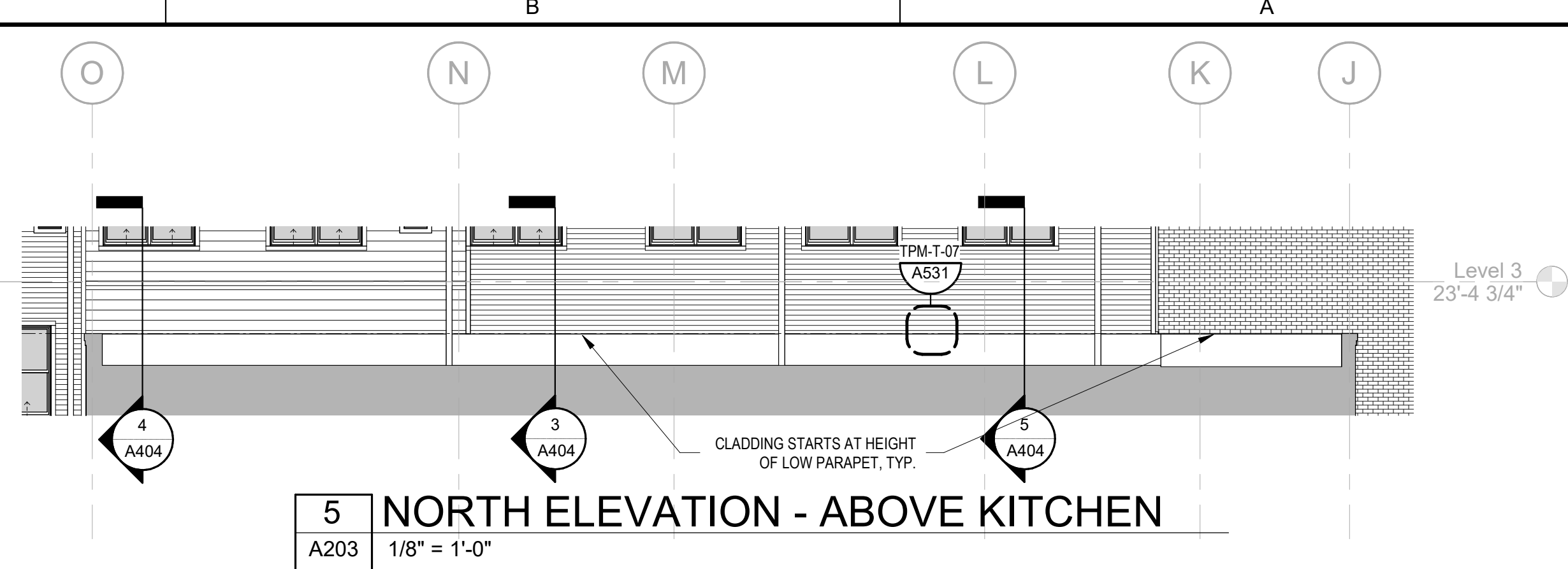
2 SOUTH ELEVATION - AREA B
A202 1/8" = 1'-0"



3 PARTIAL ELEVATION F
A202 1/8" = 1'-0"

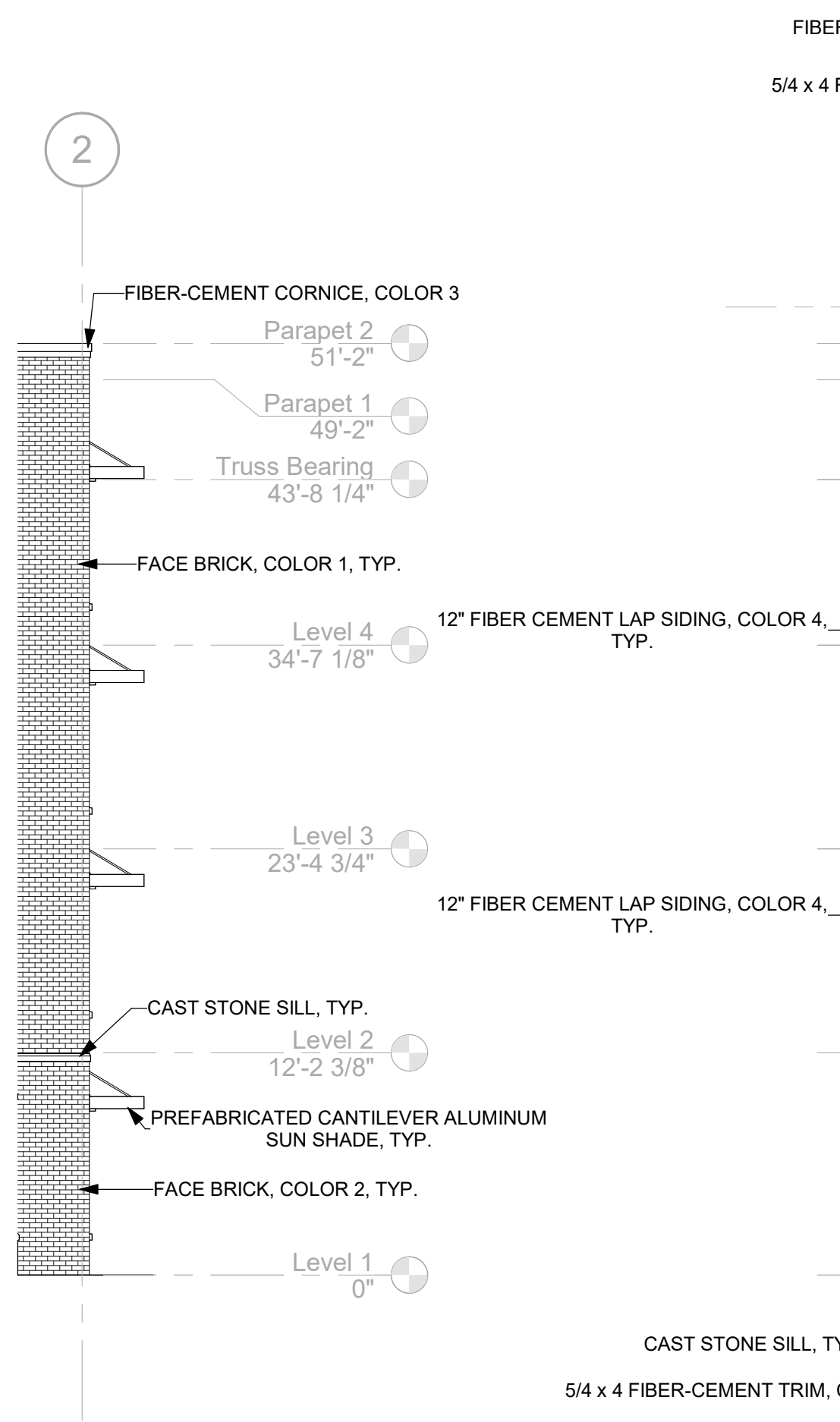
1 SOUTH ELEVATION - AREA A
A202 1/8" = 1'-0"

Revisions		
No.	Description	Date



Exterior Finish Schedule			
Material	Manufacturer	Color	Notes
Gutters / Downspouts / Conductor Heads	-	Match Adjacent Surfaces	Pre-finished
Membrane Roofing	-	White	-
Face brick, Color 1, TYP.	Meridian Brick - Terre Haute Architectural Series	Steel	-
Face Brick, Color 2, TYP.	Meridian Brick - Terre Haute Architectural Series	Domino	-
Cast Stone Veneer & Sills, TYP.	Artiscraft	Light Gray	-
12" Fiber Cement Lap Siding, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
8" Fiber Cement Lap Siding, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
4" Fiber Cement Lap Siding, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
5/4 x 4 Fiber Cement Trim, Color 3, TYP.	James Hardie	Arctic White	Textured Siding
12" Fiber Cement Lap Siding, Color 4, TYP.	James Hardie	Pearl Gray	Textured Siding
8" Fiber Cement Lap Siding, Color 4, TYP.	James Hardie	Pearl Gray	Textured Siding
4" Fiber Cement Lap Siding, Color 4, TYP.	James Hardie	Pearl Gray	Textured Siding
Fiber Cement Panels, Color 5, TYP.	James Hardie	Arctic White	Textured Siding
Vinyl Windows	-	White	-
VTAC Louvers	-	White	-
Miscellaneous Flashing & Coping	-	Match Adjacent Surfaces	Pre-finished
Sealants	-	Match Adjacent Surfaces	-
Exterior Storefront Doors & Frames	-	White	Pre-finished
Sunshades	Mapes Canopies	Anodized Aluminum	Pre-finished
Wall Mounted Exhaust Caps and Mechanical Intake Vents	-	Match Adjacent Surfaces	Pre-finished
Suspended Linear Metal Ceiling	Armstrong	White	Pre-finished

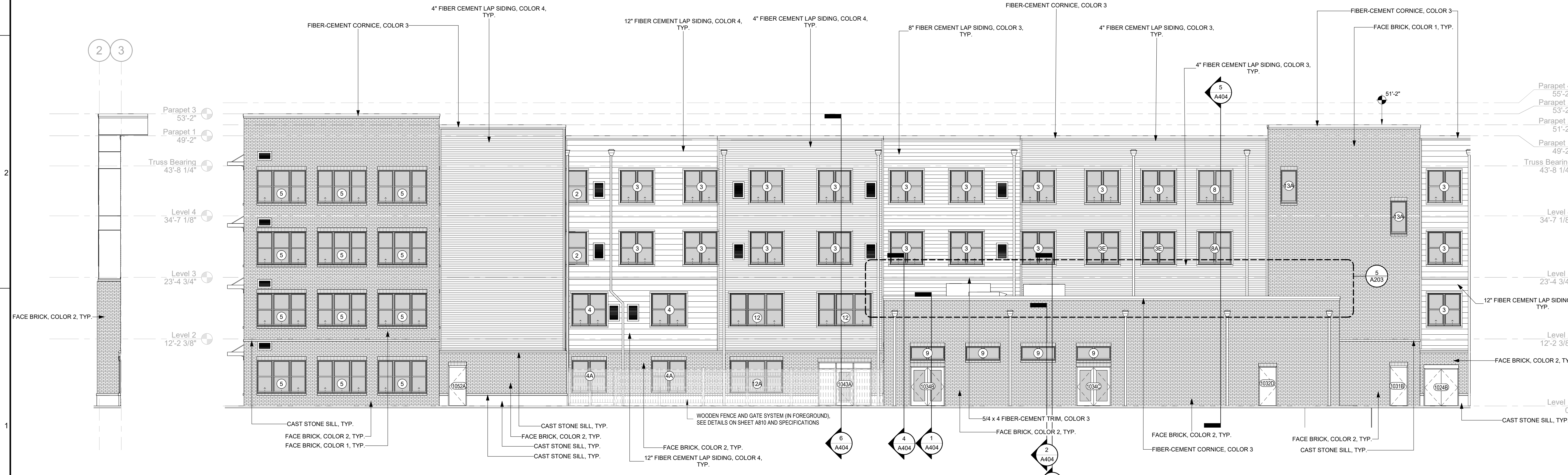
Notes:
A. Provide sealant between dissimilar materials. Where a specific detail for a condition is indicated, follow Instructions of the specific detail in lieu of generic requirements.



4 PARTIAL ELEVATION B
A203 1/8" = 1'-0"



2 NORTH ELEVATION - AREA B
A203 1/8" = 1'-0"



3 PARTIAL ELEVATION A
A203 1/8" = 1'-0"

1 NORTH ELEVATION - AREA A
A203 1/8" = 1'-0"

Architect of Record

STUDIO A
2330 frankfort avenue
louisville, kentucky 40206
tel.: 502.589.5007
www.studioarch.com
FIRM.00276630

Design Architect

wbcS
ARCHITECTURE

Consultants

MARIAN
11701 Commonwealth Dr.
Louisville, KY 40299

Client

**Vivera -
Summerside**

Project Name

4662 BEECHWOOD ROAD
CINCINNATI, OH 45244

Seal

Bid Set

Revisions

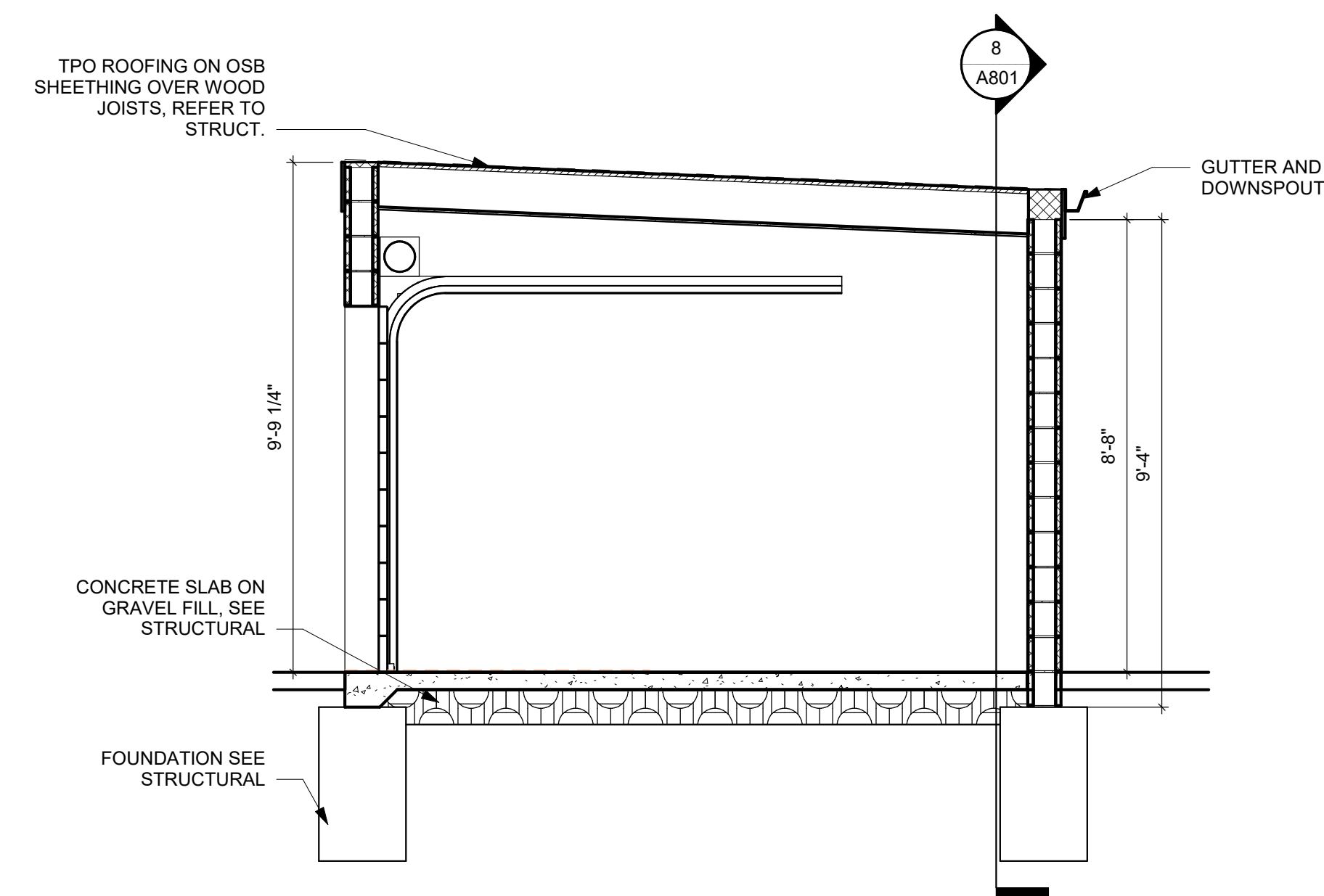
No.	Description	Date

PARTIAL
EXTERIOR
ELEVATIONS -
NORTH

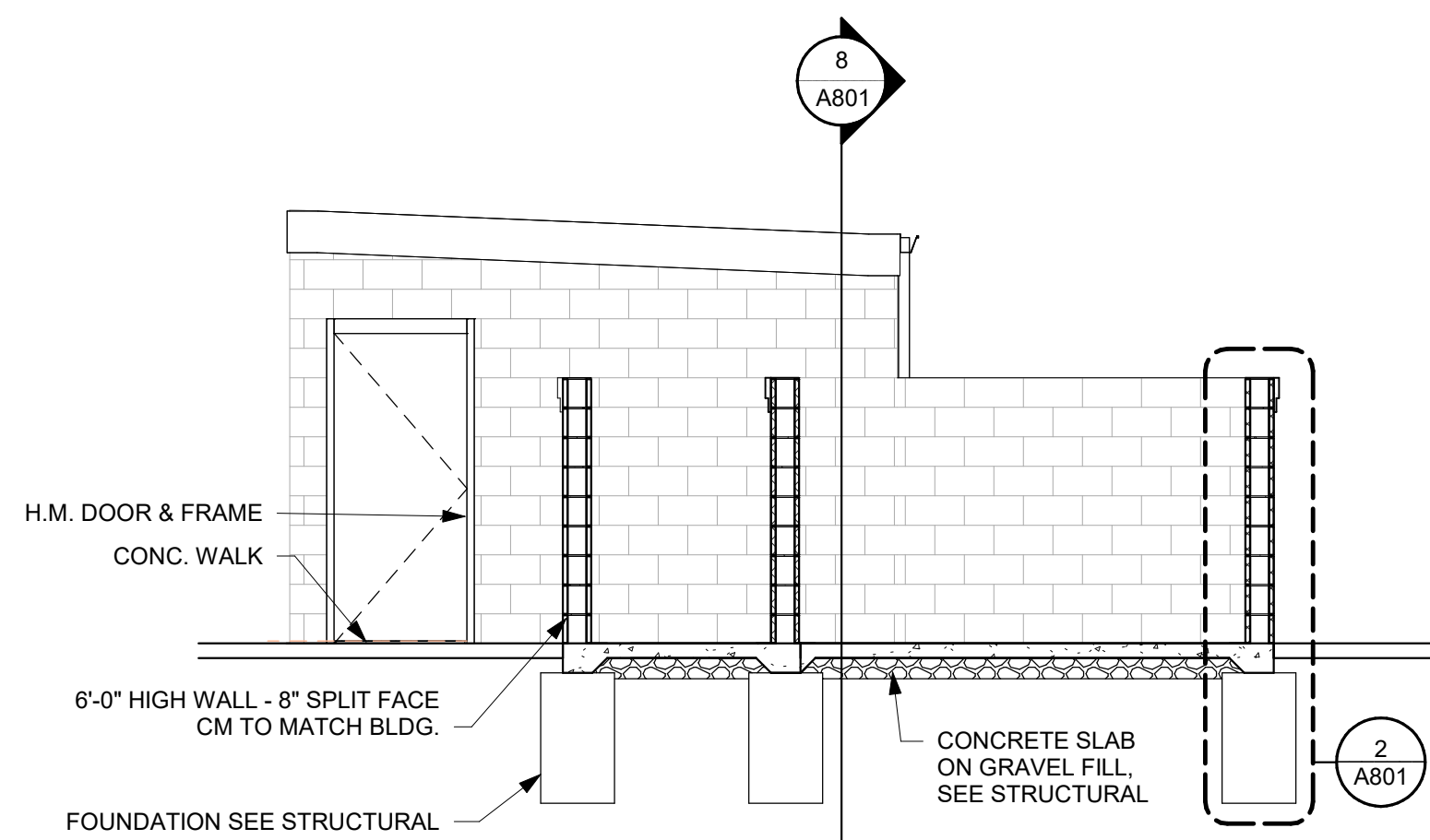
Project number 25-MR-08
Date 10/29/25

A203

Scale 1/8" = 1'-0"

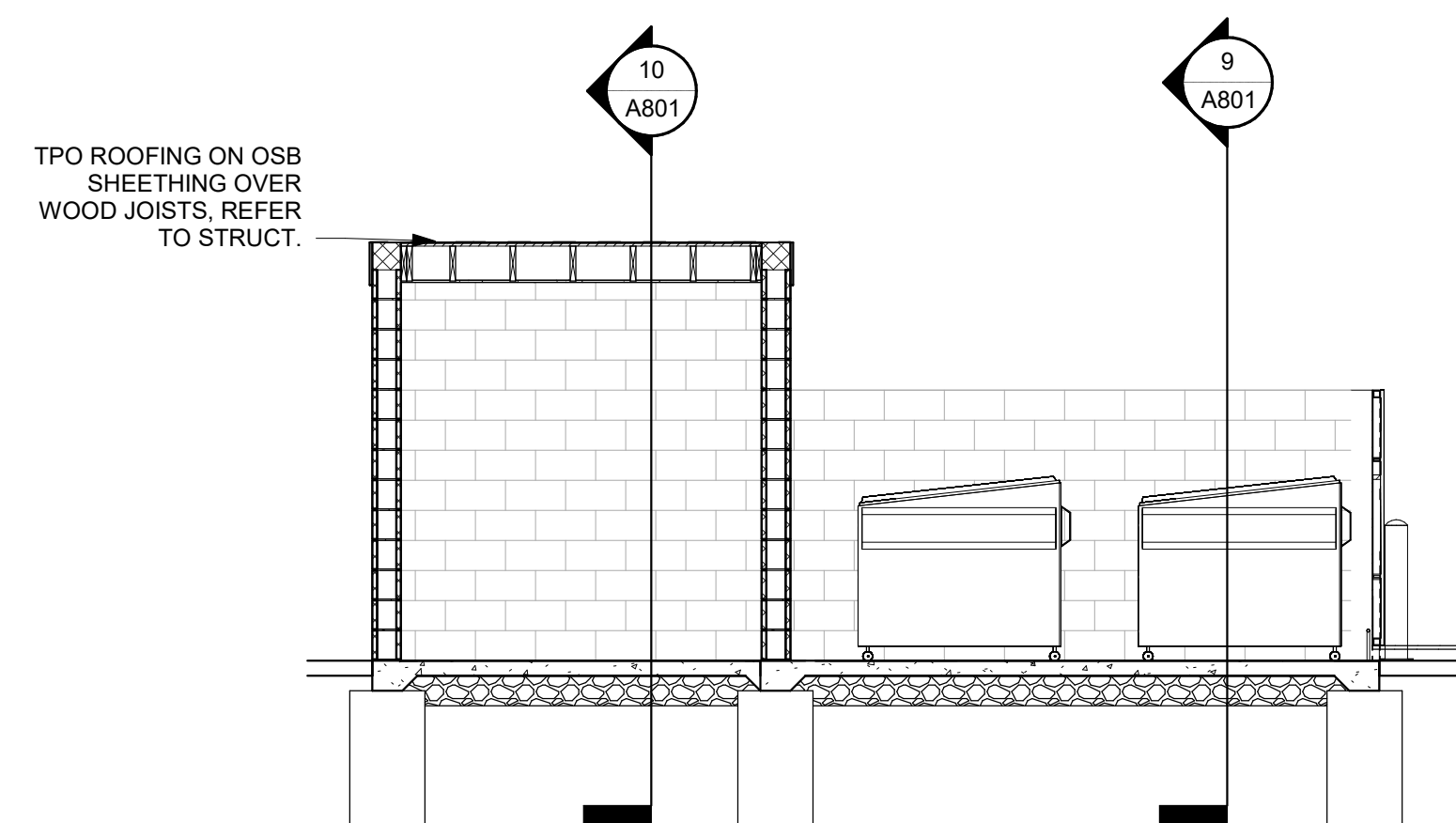


10	DUMPSTER SECTION 3
A801	3/8" = 1'-0"

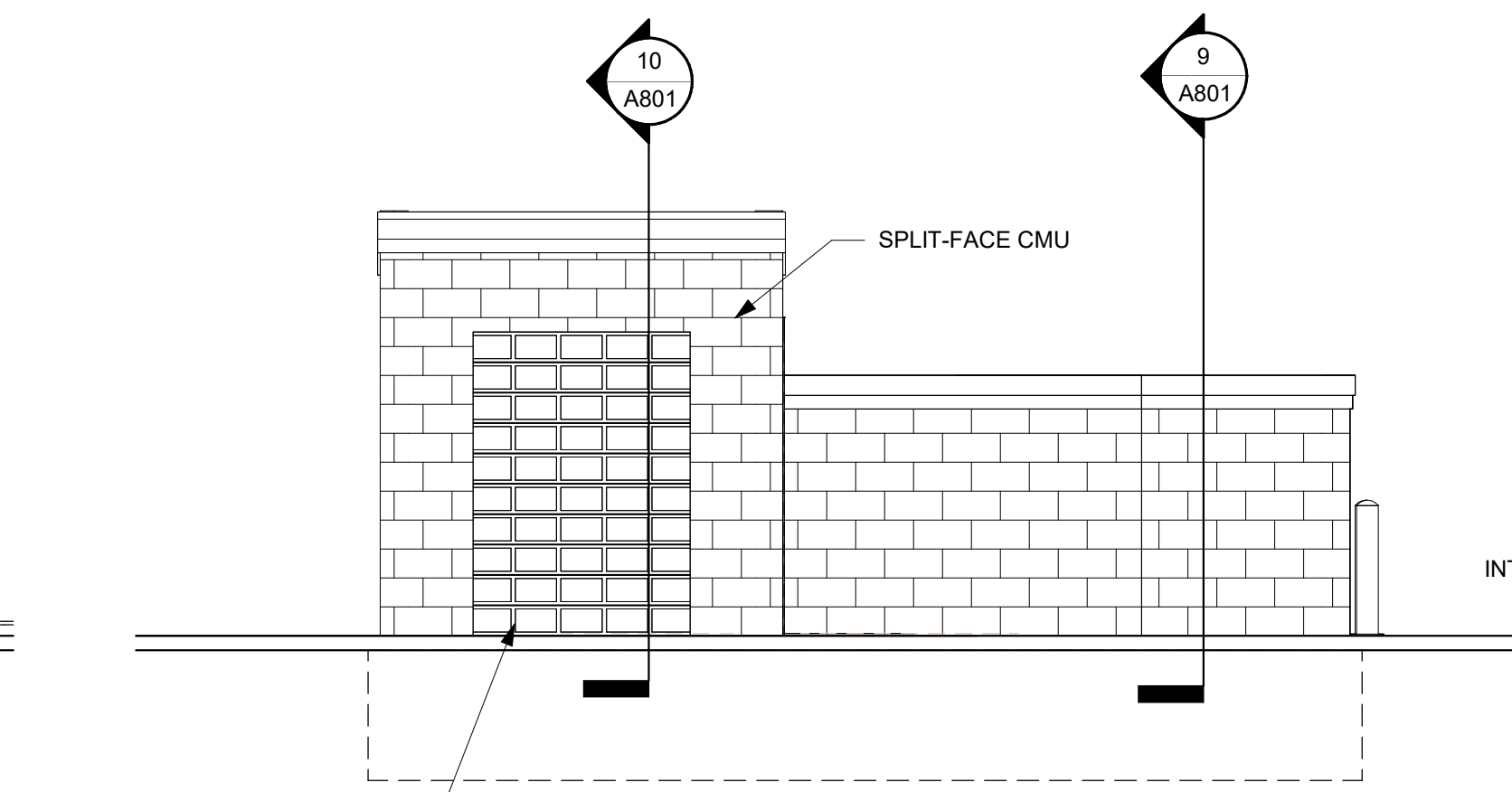


9	DUMPSTER SECTION 2
A801	1/4" = 1'-0"

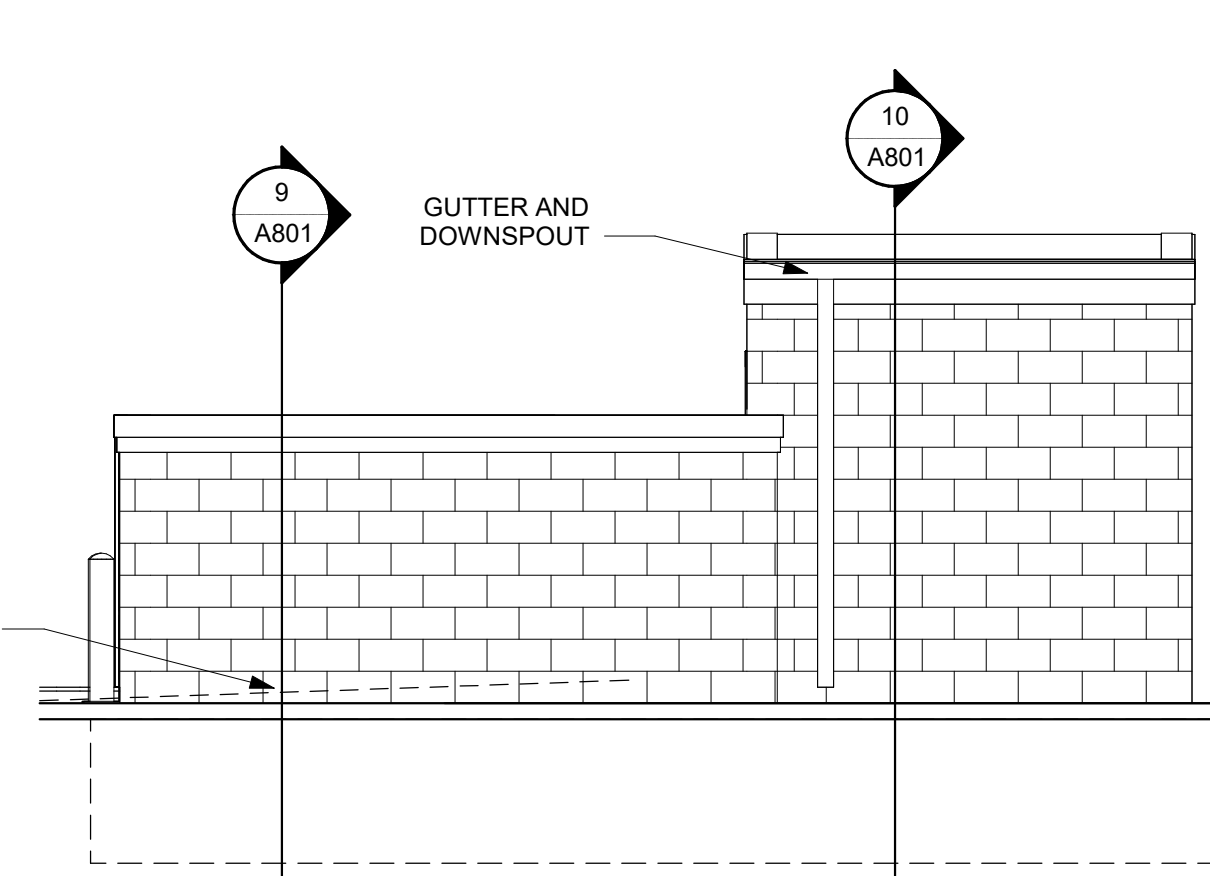
Exterior Finish Schedule Trash Enclosure			
Material	Manufacturer	Color	Notes
Split face Concrete Block	-	Gray	-
Aluminum Coping & Aluminum Wrap	-	Light Gray	Pre-finished
Overhead Door	-	Gray	Pre-finished
Hollow Metal Door and Frame	-	Gray	Pre-finished
Gutters & Downspouts	-	Gray	Pre-finished
Miscellaneous Flashing & Coping	-	Gray	Pre-finished
Sealants	-	Match Adjacent Surfaces	-
Bollards	-	Gray	-
Trash Enclosure Gates/Frames/Guard Rails	-	Gray	-
Notes: A. Provide sealant between dissimilar materials. Where a specific detail for a condition is indicated, follow instructions of the specific detail in lieu of generic requirements.			



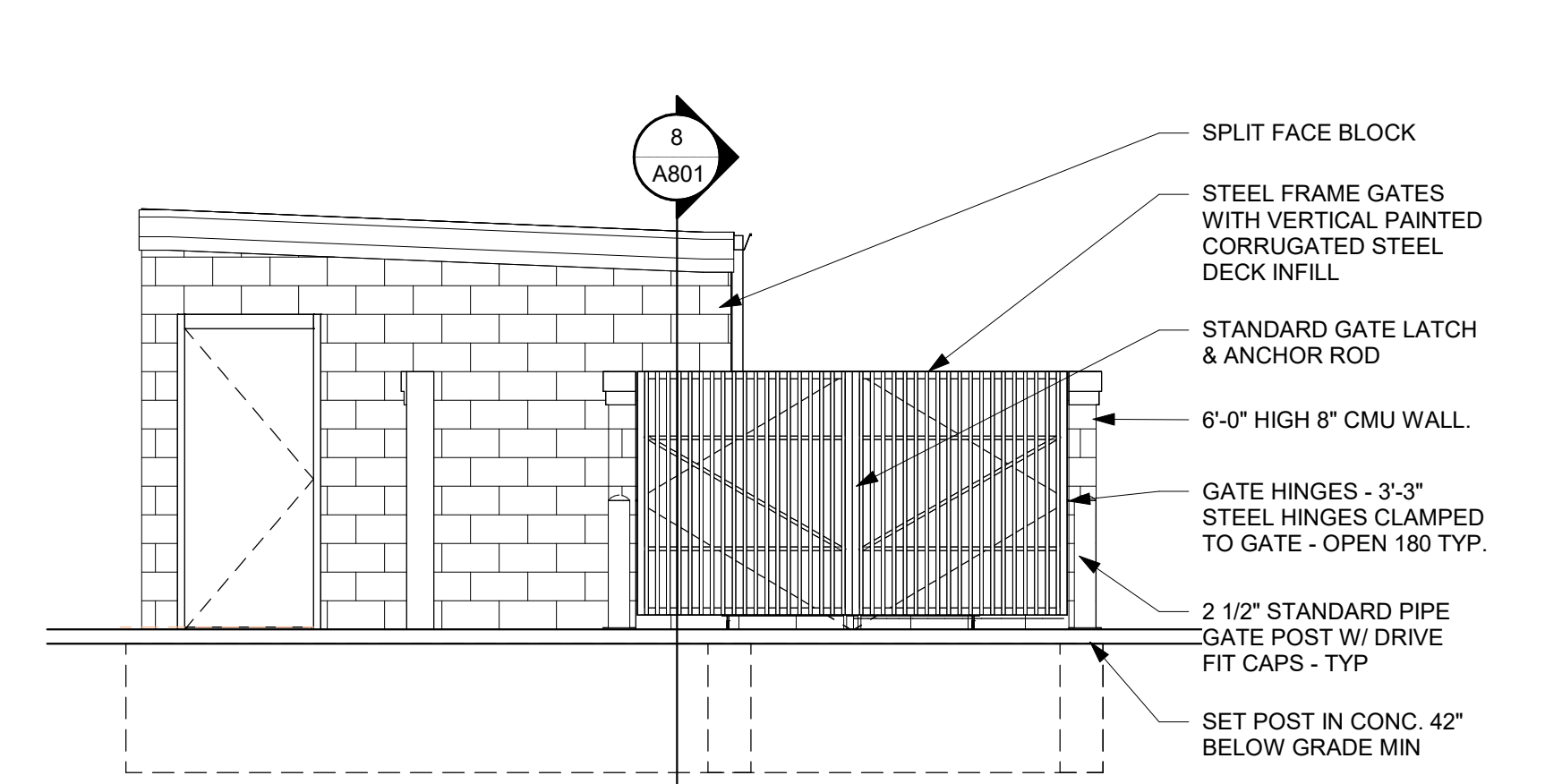
8	DUMPSTER SECTION 1
A801	1/4" = 1'-0"



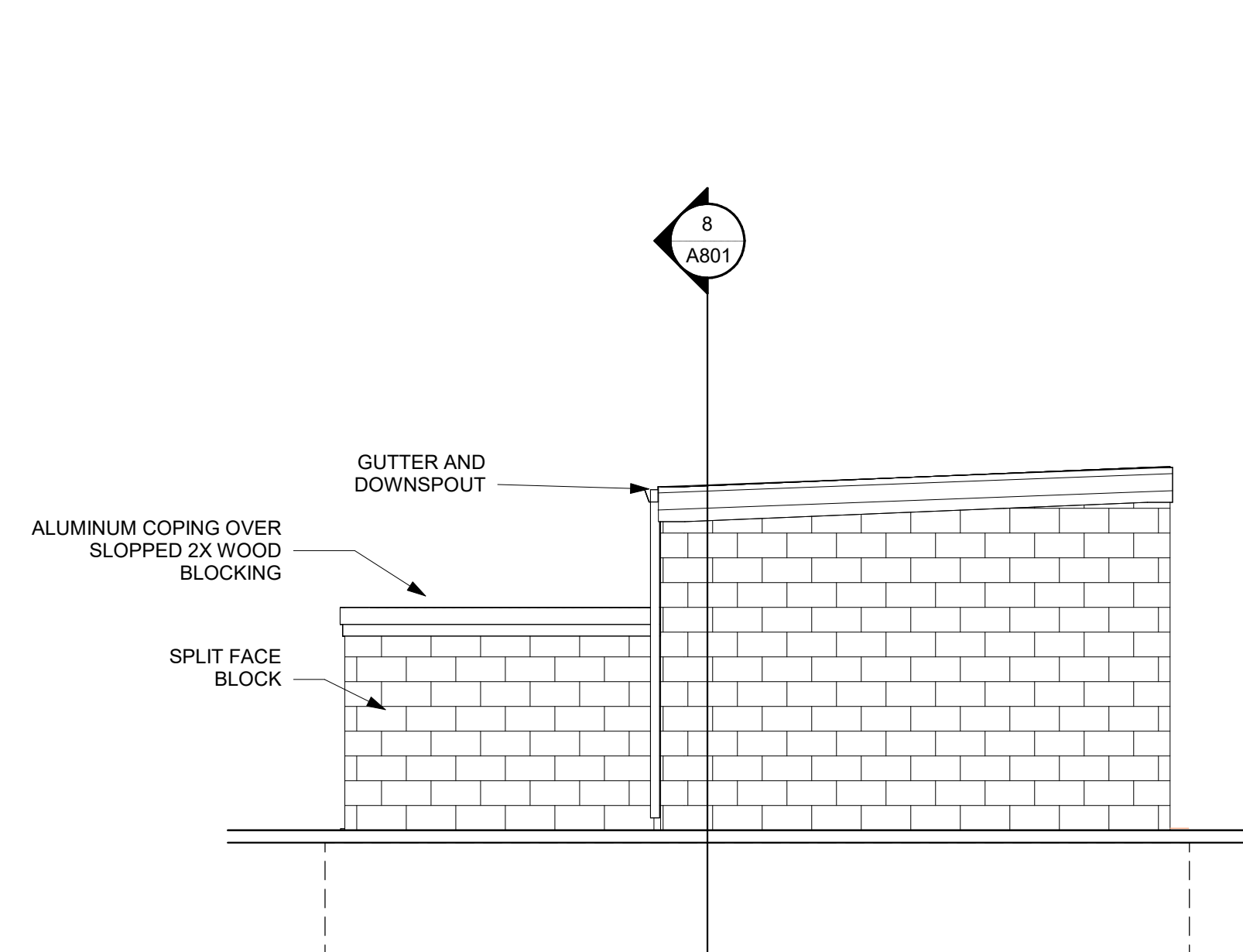
7	Dumpster Left Elevation
A801	1 1/4" = 1'-0"



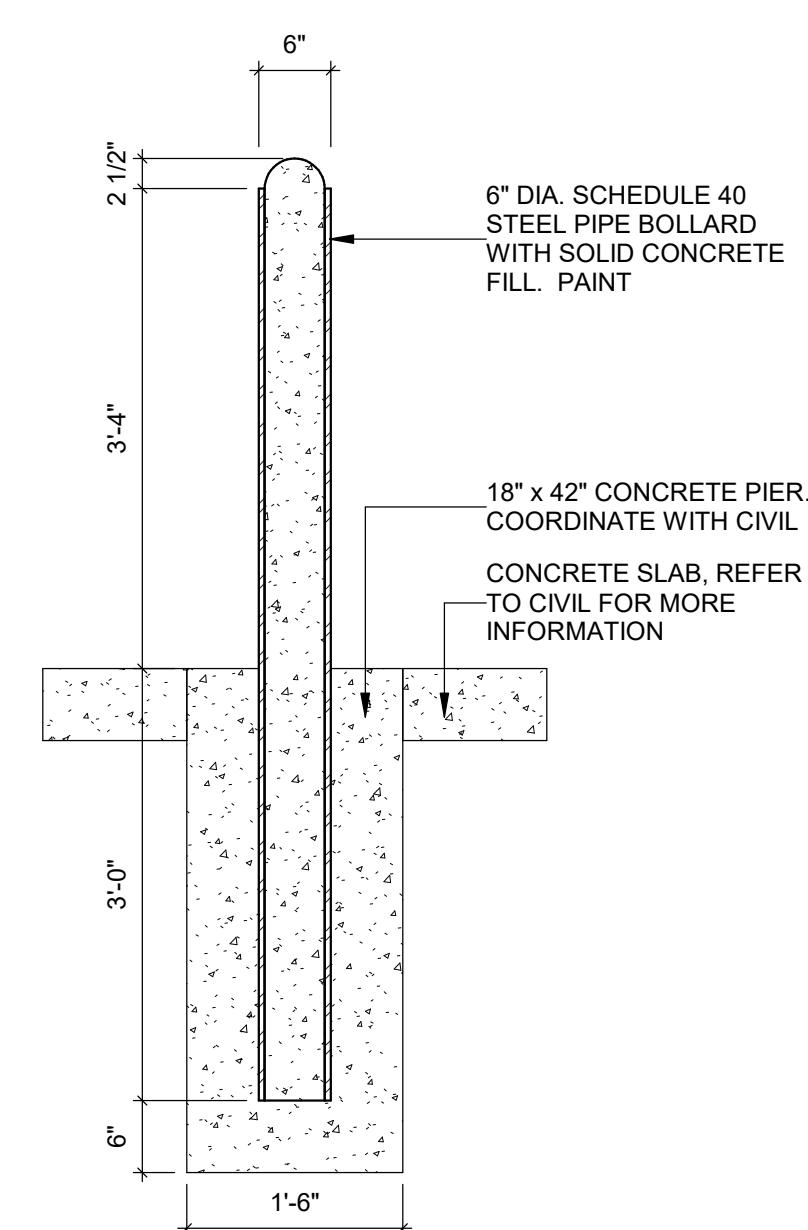
6	Dumpster Right Elevation
A801	1 1/4" = 1'-0"



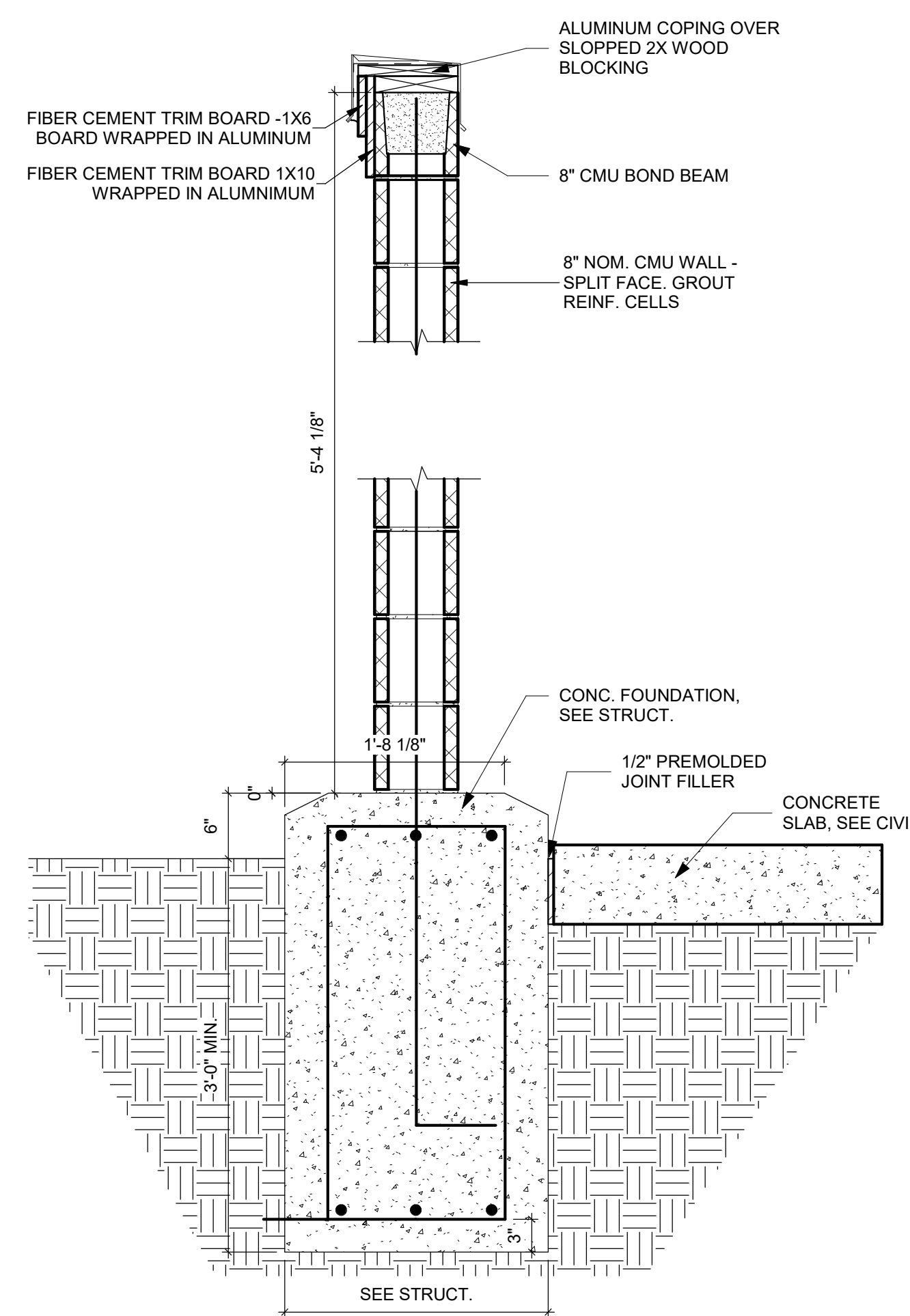
5	Dumpster Front Elevation
A801	1/4" = 1'-0"



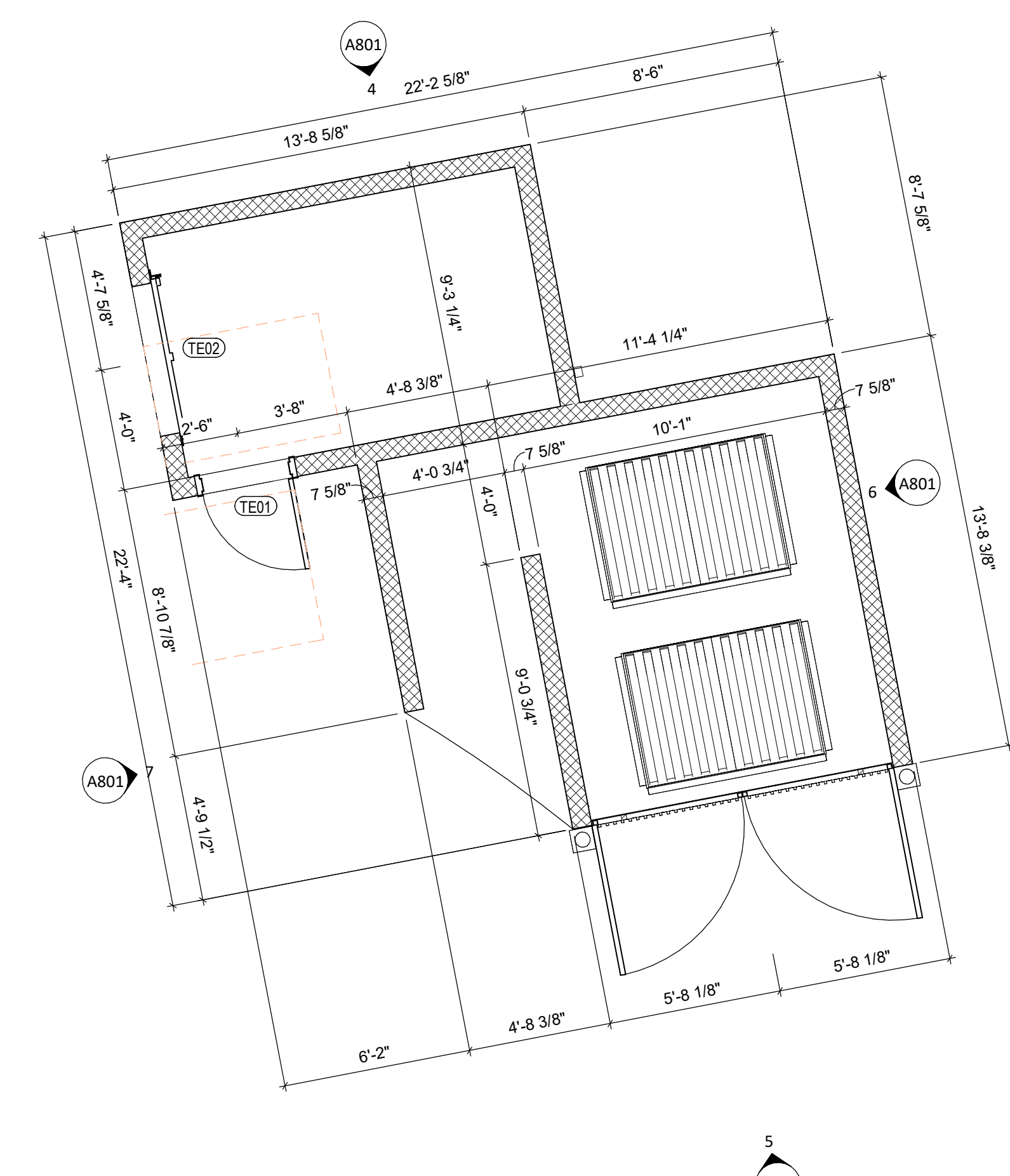
4	Dumpster Rear Elevation
A801	1/4" = 1'-0"



3	PIPE BOLLARD
A801	3/4" = 1'-0"



2	TRASH ENCLOSURE SECTION W/O BRICK
A801	1" = 1'-0"



1	LEVEL 1 - TRASH ENCLOSURE
A801	1/4" = 1'-0"



2330 frankfort avenue
Louisville, kentucky 40206
tel.: 502.589.8007
www.studioaarch.com
FIRM.00276630

Design Architect



Consultants

Client



1701 Commonwealth Dr.
Louisville, KY 40299

Project Name

Vivera - Fairfield

SLOCUM AVE. & W. 7TH AVE.
LANCASTER, OH 43130

Seal



Exp 12.31.2025

80% OHFA Set

Revisions

[illegible]

TRASH
ENCLOSURE
DETAILS

Project number	25-MR-04
Date	06/16/2025

A801

scale	As indicated
-------	--------------