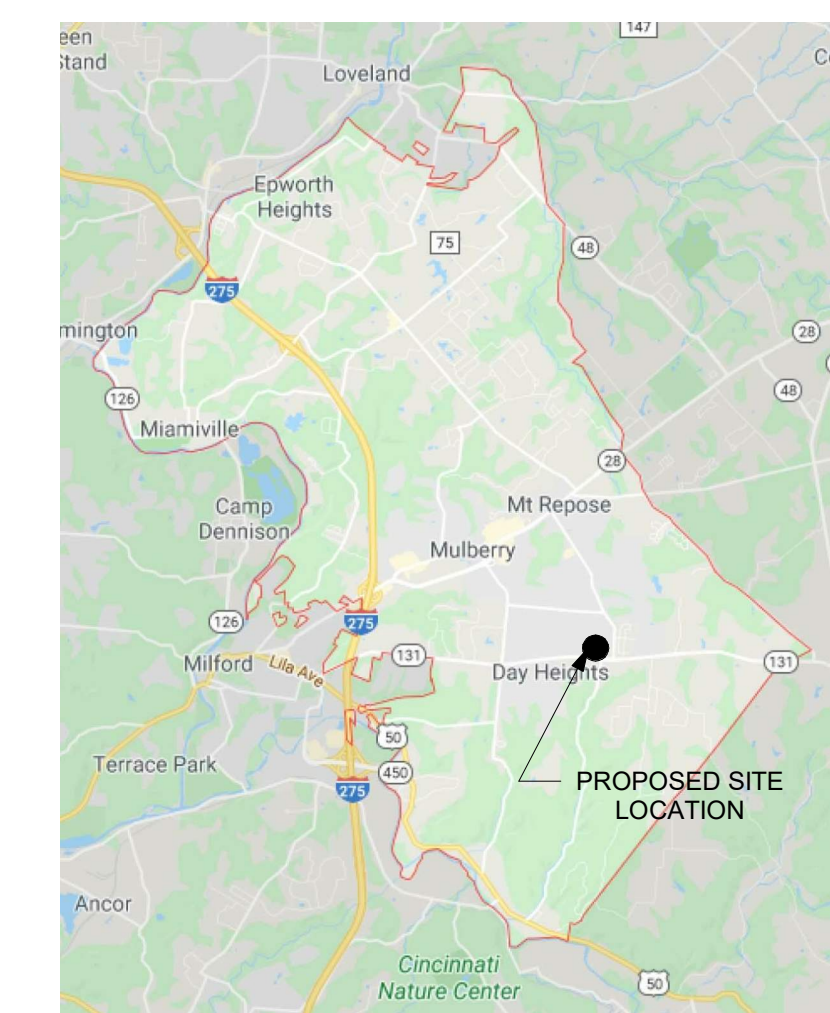
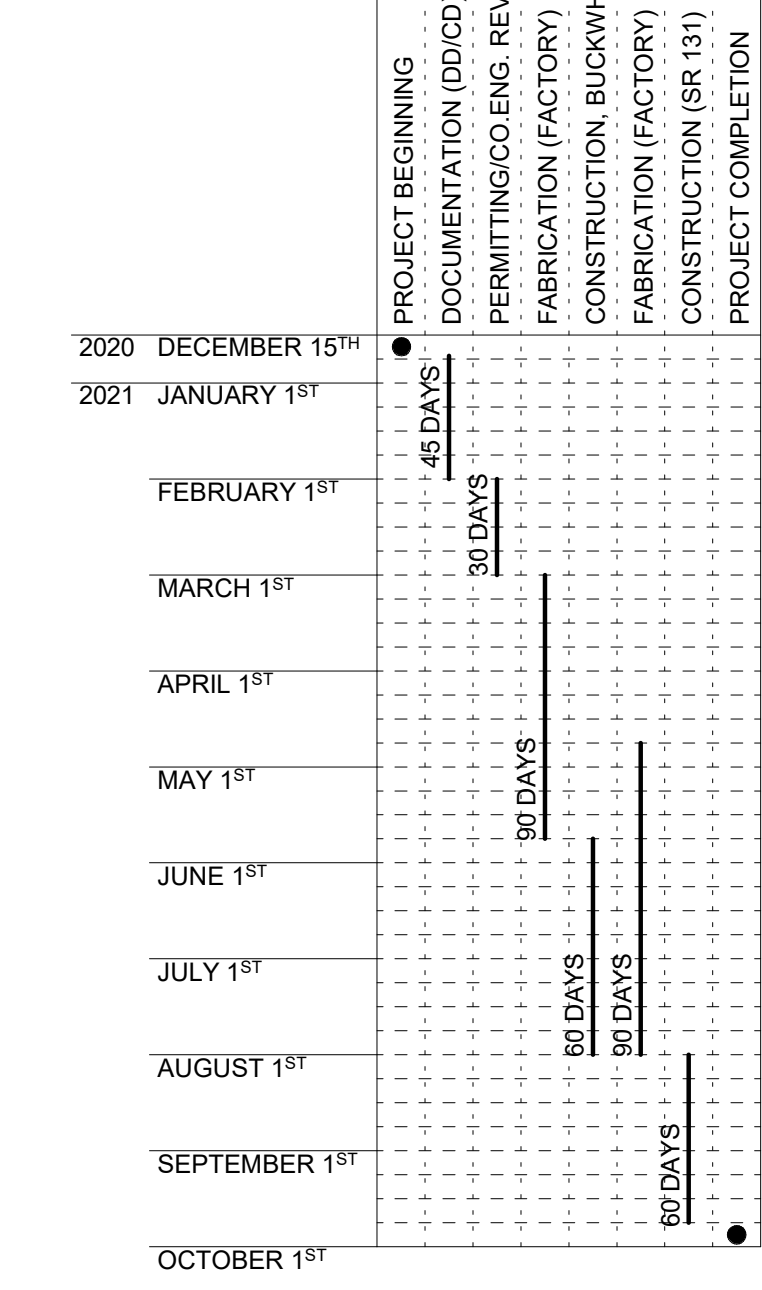


**REQUESTED ZONING VARIANCES**

ISSUE	ZONING REQUIREMENT	REQUESTED VARIANCE	NOTES
USE	B-1	B-2, CONDITIONAL	SELF-STORAGE IS A CONDITIONAL USE OF B-2
SIDEWALKS	PROVIDE	OMIT	AT SR 131: GRADE IS CHALLENGING; EXISTING SIDEWALK IS NON-CONTINUOUS AT BUCKWHEAT; CONTINUOUS SIDEWALK EXISTS ON EAST SIDE OF ROAD
PEDESTRIAN WALKWAYS (TO CUSTOMER ENTRANCE)	PROVIDE	OMIT	PROPOSED BUILDINGS ARE NOT ACCESSED FROM SIDEWALK.
VEHICLE AND TRAILER STORAGE	FULLY ENCLOSED	REDUCED	EXISTING USAGE INCLUDES EXTENSIVE AND TRAILER STORAGE. PROPOSAL REMOVES VEHICLE STORAGE VISIBLE FROM SR 131
SETBACKS: SR 131 STREET FRONT SIDE YARD (W) SIDE YARD (E) REAR (N)	110' FROM ROAD CL 10', NO SCREENING	REQ. MET REQ. MET REQ. MET	PRIMARY ARTERIAL ROAD
BUCKWHEAT STREET FRONT SIDE YARD (S) REAR (W) SIDE YARD (N)	90' FROM ROAD CL 10', NO SCREENING 50' PER 11.03 D1, WITH SCREENING	REQ. MET REQ. MET REQ. MET	COLLECTOR ROAD 11.03 D1 OVERRIDES THE 35' REQ. IN THE "AREA, BULK AND YARD REQ. IN THE B-2 GEN. BUS. DIS. CHART". (ZONING CHAP. 11, PAGE 6)
SCREENING	*A SOLID FENCE OR WALL AT LEAST 6' HIGH WITH LAND-SCAPING PLACED ON THE OUTSIDE OF THE FENCE* (11.03 D1)	SCREEN AND ORNAMENTAL FENCES AS SHOWN	SEE DRAWINGS
PARKING	UNSPECIFIED; CLOSEST USE IS: WAREHOUSING, 1 SPOT/2000 S.F.	NO NEW DEDICATED PARKING	EXISTING OFFICE INCLUDES 8 PARKING SPACES; PROPOSED EXPANSION IS ACCESSED AND USED BY PROPOSED DRIVE; NO NEW PARKING IS REQUIRED.

**PRELIMINARY PROJECT SCHEDULE**



1 Site - Full Site  
1" = 60'-0"

**GRAPHIC LEGEND**

- PROPERTY LINES
- TOPOGRAPHY LINES, 2' ELEVATIONS
- CENTER LINE OF ROADS
- RIGHT OF WAY
- EXISTING FOLIAGE
- PROPOSED FOLIAGE; SEE ENLARGED PLANS FOR SPECIES AND SPECIFICATIONS

**PROJECT NOTES**

- STORMWATER MANAGEMENT CONSISTS OF SURFACE DRAINAGE ALONG EXISTING WATERSHEDS.
- SO THAT SAFE NIGHTTIME ACTIVITY CAN OCCUR, ATTACHED TO THE NEW BUILDING WALLS, ALL NEW SITE LIGHTING WILL CONSIST OF WALL-MOUNTED DOWNWARD-FACING LIGHTING. ALL LIGHT WILL BE CONTAINED WITHIN THE LIMITS OF THE SUBJECT PROPERTY AS REQUIRED BY THE MIAMI TOWNSHIP ZONING RESOLUTION.
- EXISTING OUTDOOR VEHICLE STORAGE VISIBLE AT STATE ROUTE 131 TO BE REMOVED. AN OUTDOOR VEHICLE STORAGE LOT WILL REMAIN BEHIND 1366 AND 1368 SR 131.
- GATES ARE TO BE PROVIDED WITH KNOX KEY ACTIVATION SWITCHES.
- KNOX BOXES WITH KEYS TO ALL COMMON BUILDING SPACES ARE TO BE PROVIDED.
- AN ELEVATOR ACCESS KEY IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS.
- IF REQUIRED BY MIAMI TWP. BZA, CONSOLIDATION OF PARCELS INTO A SINGLE PARCEL WILL BE PURSUED BY OWNER.
- TRIM AND DETAILING FOR FAUX BRICK, METAL PANEL, AND ROOF SYSTEMS TO FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
- AS PART OF ENERGY EFFICIENT DESIGN, SOLAR PANELS WILL BE MOUNTED ON NEW BUILDING ROOF-TOPS.
- SR 131 STRUCTURE IS DESIGNED WITH 3 STORIES. FINAL LAYOUT MAY BE REDUCED TO A MINIMUM OF 2 STORIES. ARCHITECTURAL CONFIGURATION OF 2 STORY SCHEME ELIMINATES 2ND FLOOR OF 3 STORY SCHEME, AND 3RD FLOOR (TREATMENTS AND PENETRATION) IS LOWERED 10' (1 FLOOR). IF SR 131 STRUCTURE IS REVISED TO 2-STORIES, ON THE SR 131 SIDE OF THE BUILDING, THE WALL PACK LIGHT FIXTURES WILL BE REPOSITIONED SO AS TO PRESERVE THE WINDOW ELEMENT OF THE BUILDING AS SHOWN IN THE PLAN DATED 9/21/2020.

**CODE SUMMARY**

The SR 131 Proposed Storage Building will be fully sprinklered. Sprinklering will be omitted if building design is reduced to 2 stories. The Buckwheat Rd. Proposed Storage Building will not be sprinklered.

Occupancy Classification: **S1 (Moderate Hazard Storage) IIB (SR 131), IIB NS (Buckwheat Rd.)**

Construction Type: **S**

Allowable Building Height, per table 504.3:	Constr. IIB	IIB NS
75' above grade plane		55' above grade plane

Allowable # of Stories Above Grade Plane, per table 504.4	Constr. IIB	IIB NS
S-1	3	2

Summary:  
 Building Height Limit: 75/55' (OBC); 45' (MIAMI TWP. ZONING)  
 Building Height Proposed, SR 131: 32'  
 Building Height Proposed Buckwheat Rd.: 28'-3"  
 Building Area Limit: 48,582.5 s.f.  
 Building Area Proposed, SR 131: 14,400 s.f./floor, 43,200 s.f. total  
 Building Area Proposed, Buckwheat Rd.: 8,640 s.f./floor, 17,280 s.f. total

Automatic Sprinklering, per 902.3.9  
 \*Group S-1. An automatic sprinkler system shall be provided throughout...S-1 occupancy where...fire area exceeds 12,000 square feet\*, and,  
 \*The combined area of all Group S-1 fire areas on all floors...exceeds 24,000 square feet.\*

3 Hour fire walls shall be provided such that no fire area in either building exceeds 12,000 s.f., nor the sum of stacked fire areas on multiple floors exceed 24,000 s.f.

**Cherokee Self Storage, Milford Facility Expansion**

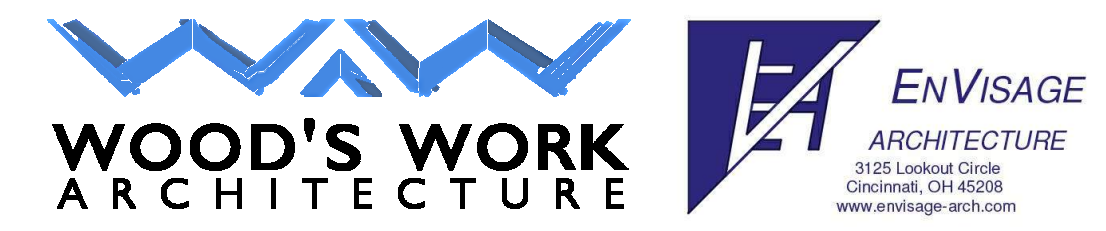
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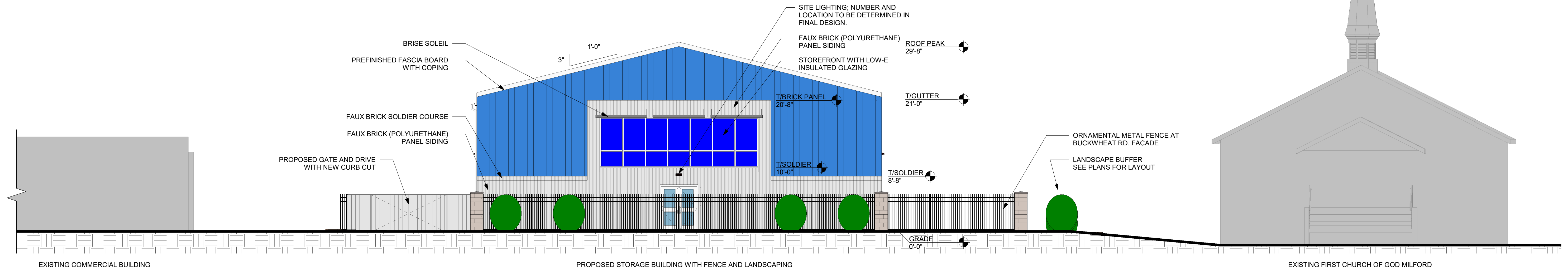


PROJECT OWNER: KARI SHANKER  
 P.O. BOX 385  
 MILFORD, OH 45150

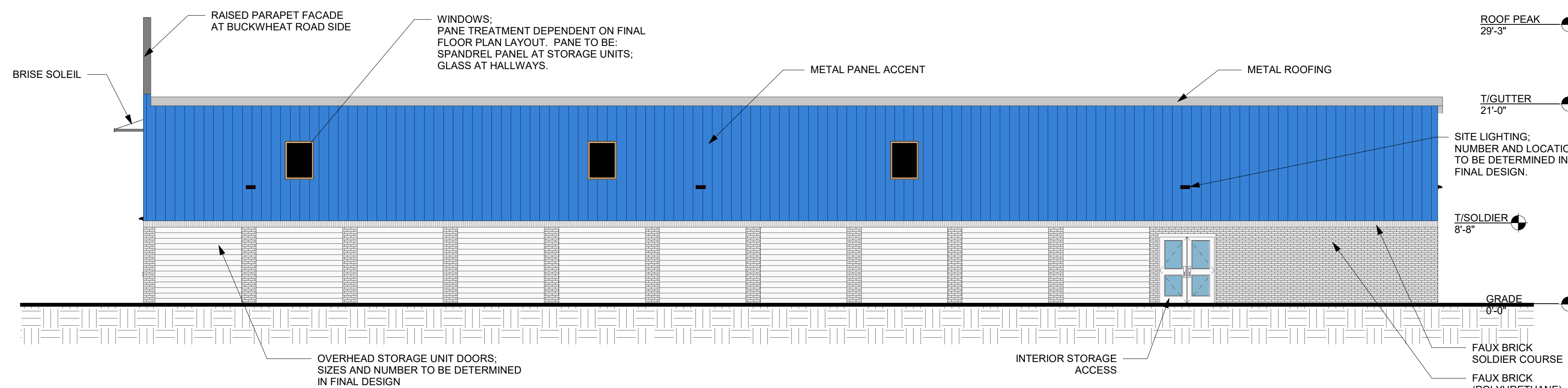
ARCHITECT: SARAH KLEINER  
 3125 LOOKOUT CIRCLE  
 CINCINNATI OH 45208



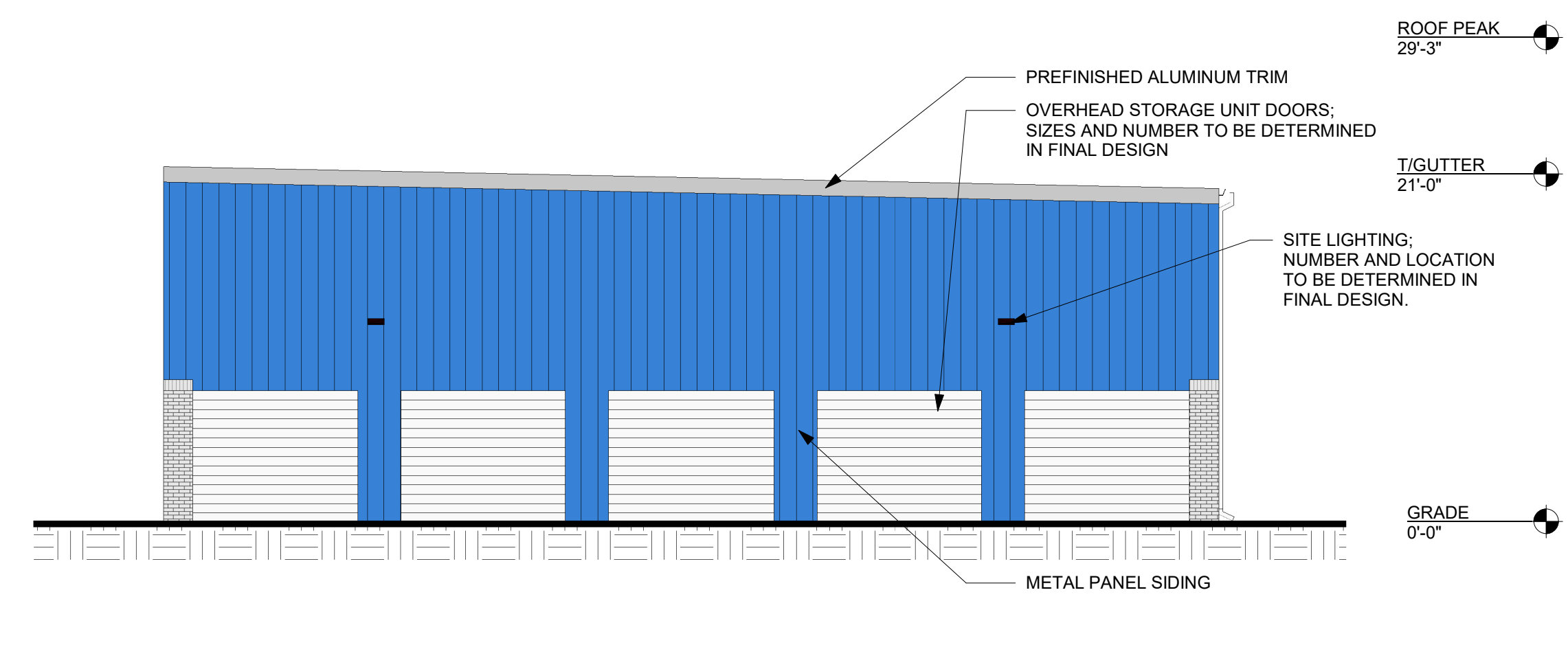




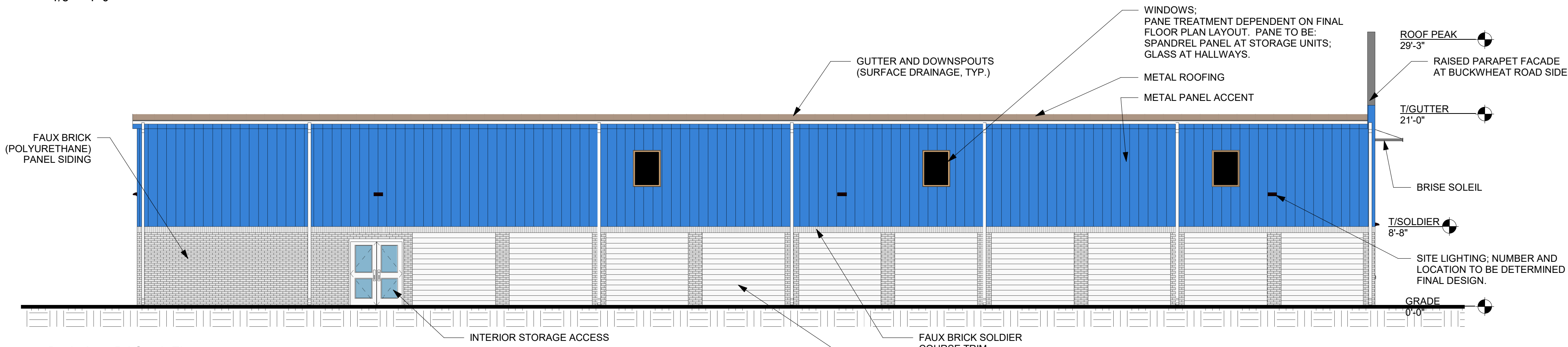
8 Buckwheat Rd Front Elev  
1/8" = 1'-0"



5 Buckwheat Rd North Elev  
1/8" = 1'-0"



7 Buckwheat Rd West (Back) Elev  
1/8" = 1'-0"



6 Buckwheat Rd South Elev  
1/8" = 1'-0"



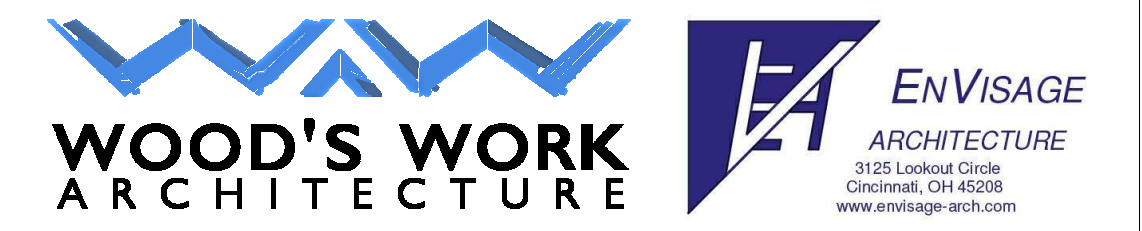
REYNAERS HORIZONTAL SUNSHADE MODEL BS-30, WITH FIXED LOUVERS, OR SIMILAR

1 Brise Soleil - Basis of Design

# Cherokee Self Storage, Milford Facility Expansion

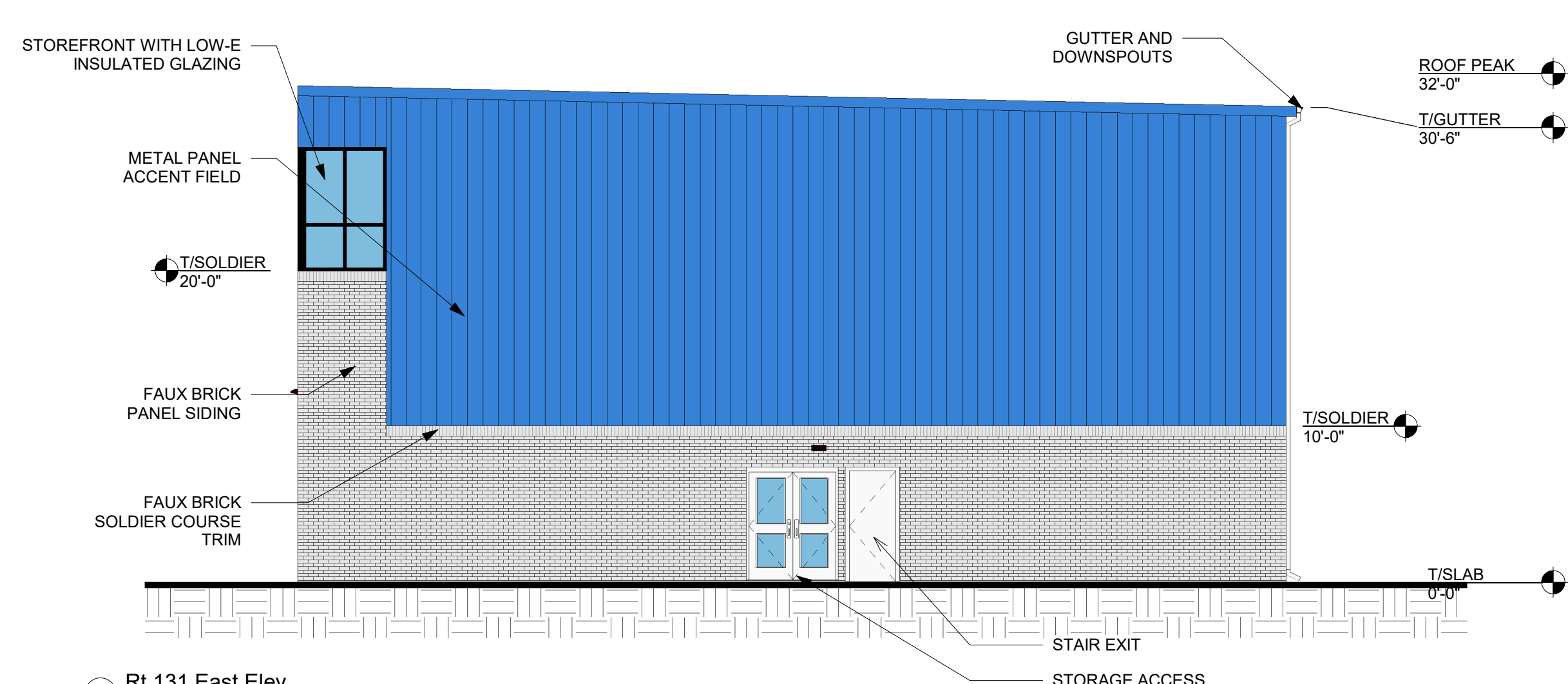
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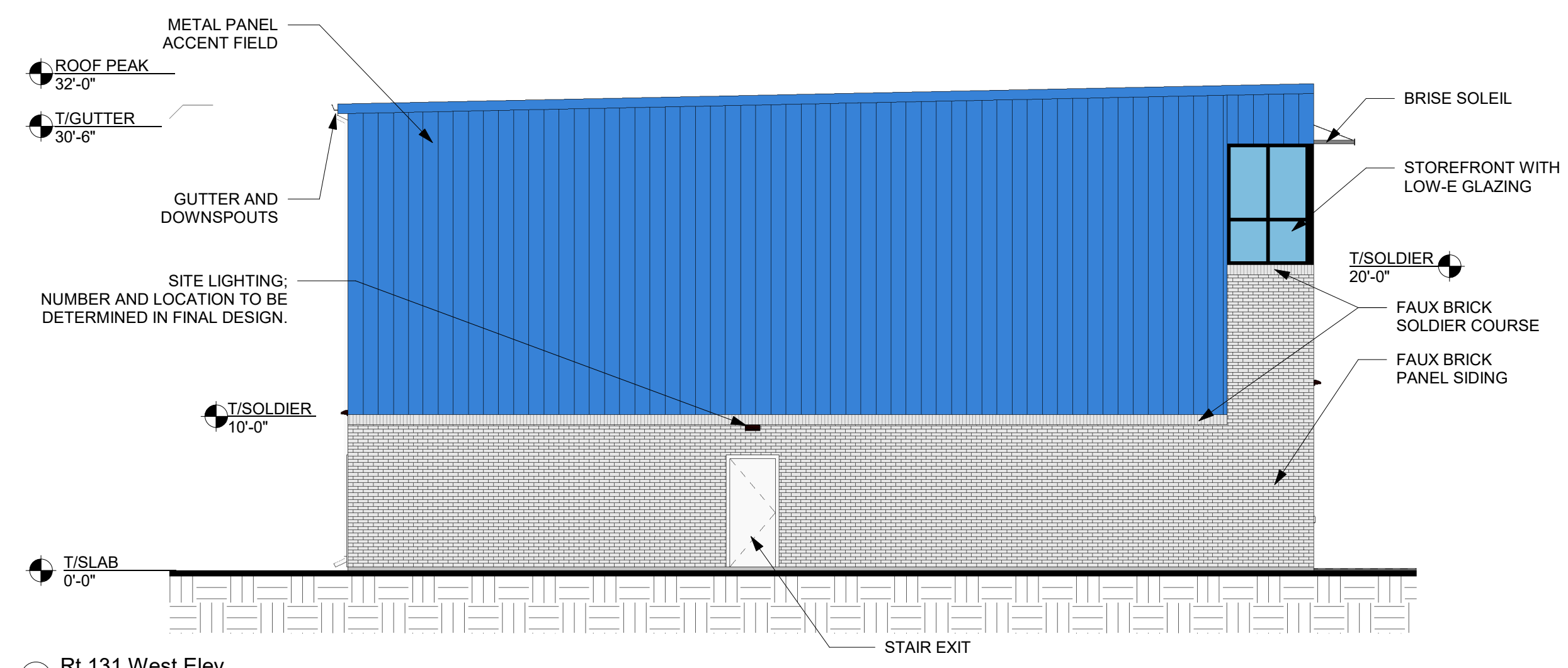




3 Rt 131 South Elev  
1/8" = 1'-0"



1 Rt 131 East Elev  
1/8" = 1'-0"

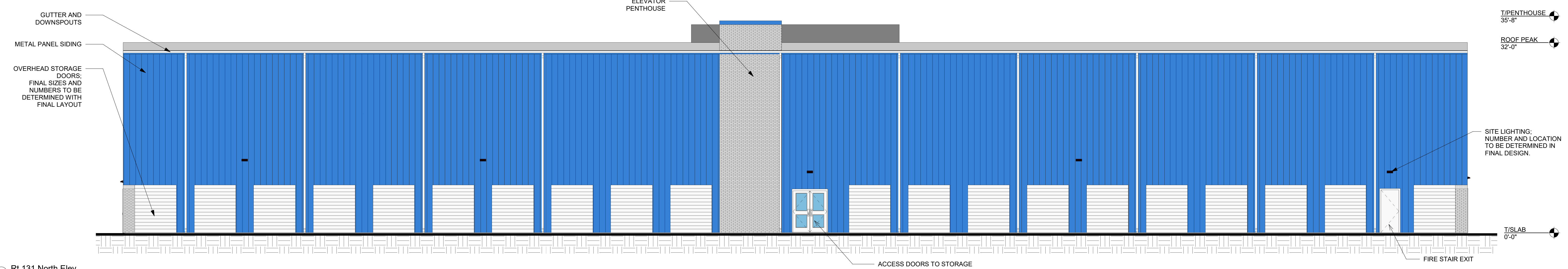


4 Rt 131 West Elev  
1/8" = 1'-0"



REYNAERS HORIZONTAL SUNSHADE MODEL BS-30, WITH FIXED LOUVERS, OR SIMILAR

5 Brise Soleil - Basis of Design

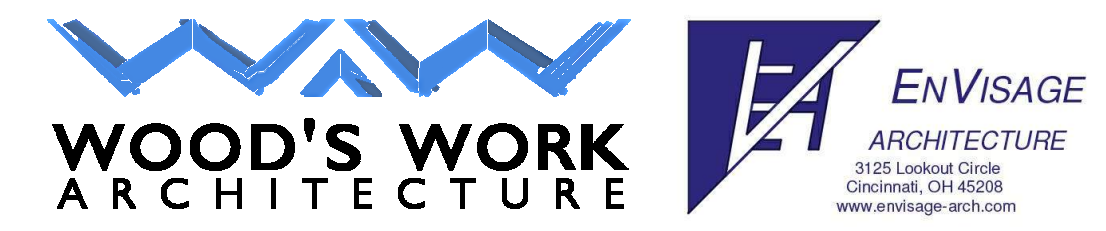


2 Rt 131 North Elev  
1/8" = 1'-0"

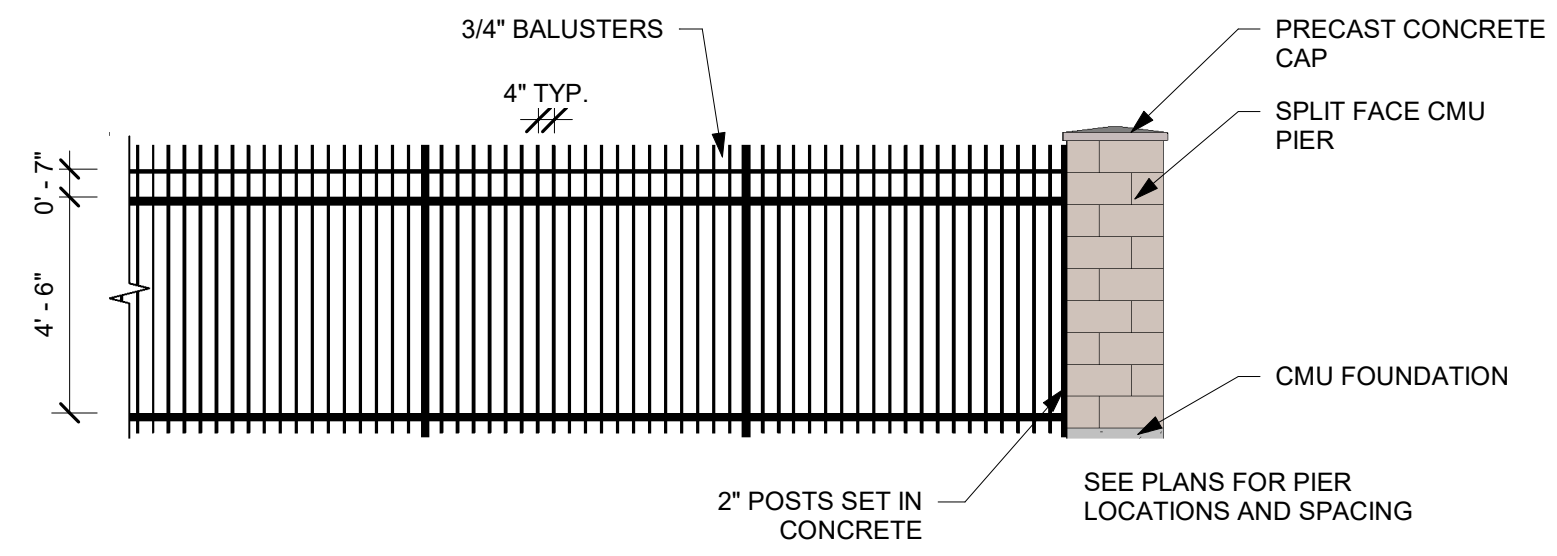
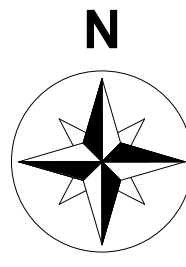
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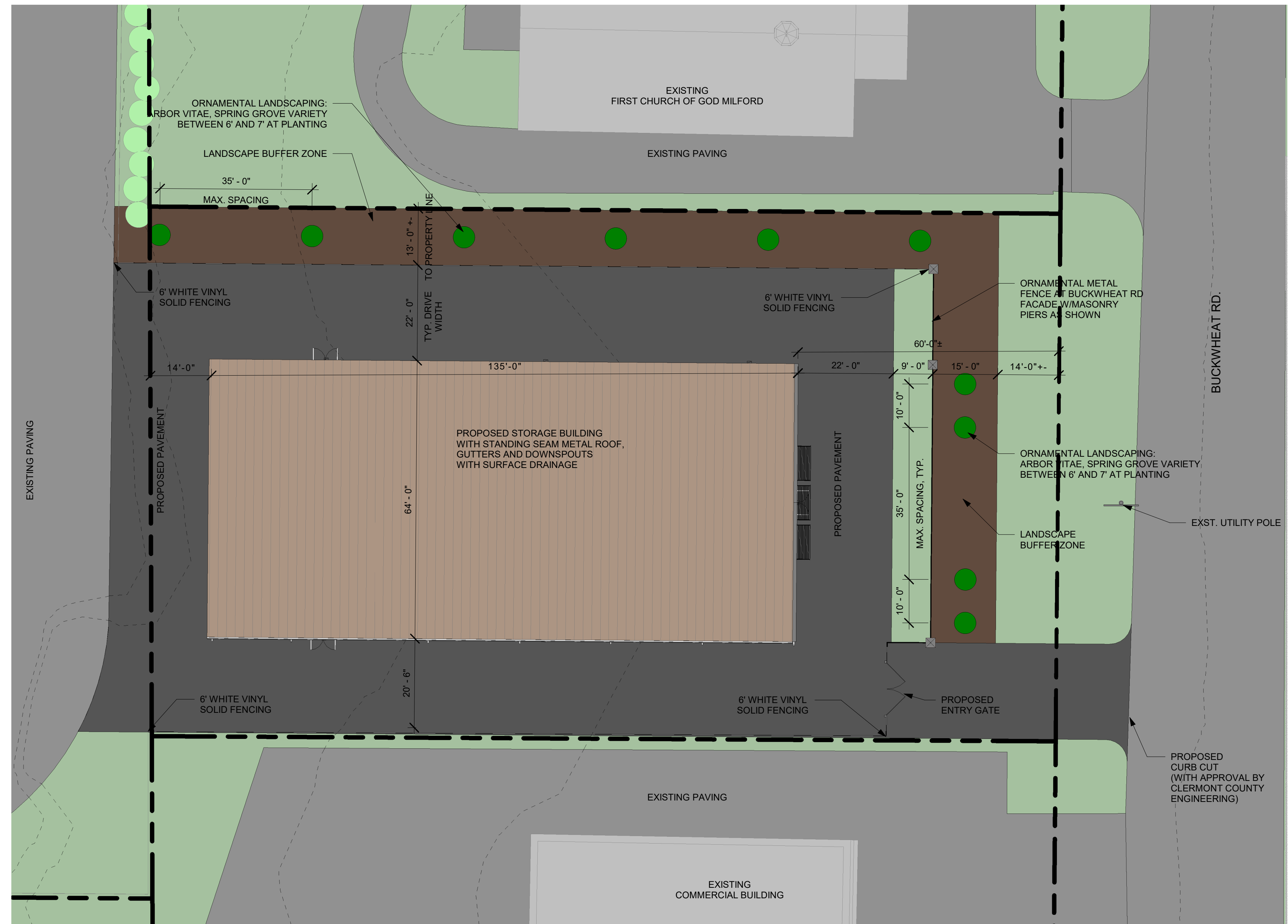
② Ornamental Fence Detail BW  
1/4" = 1'-0"



6' WHITE VINYL FENCE



Arbor Vitae - Spring Grove

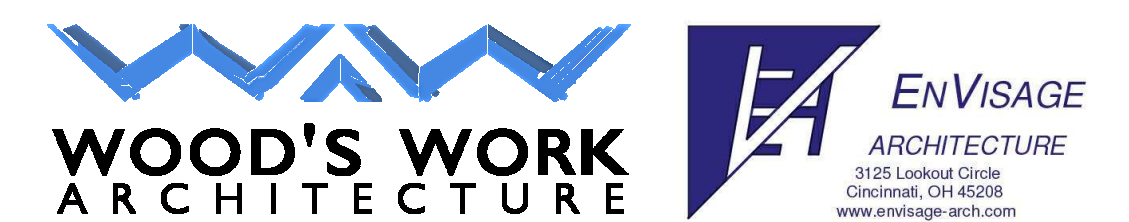


① Site - Buckwheat Site  
1/16" = 1'-0"

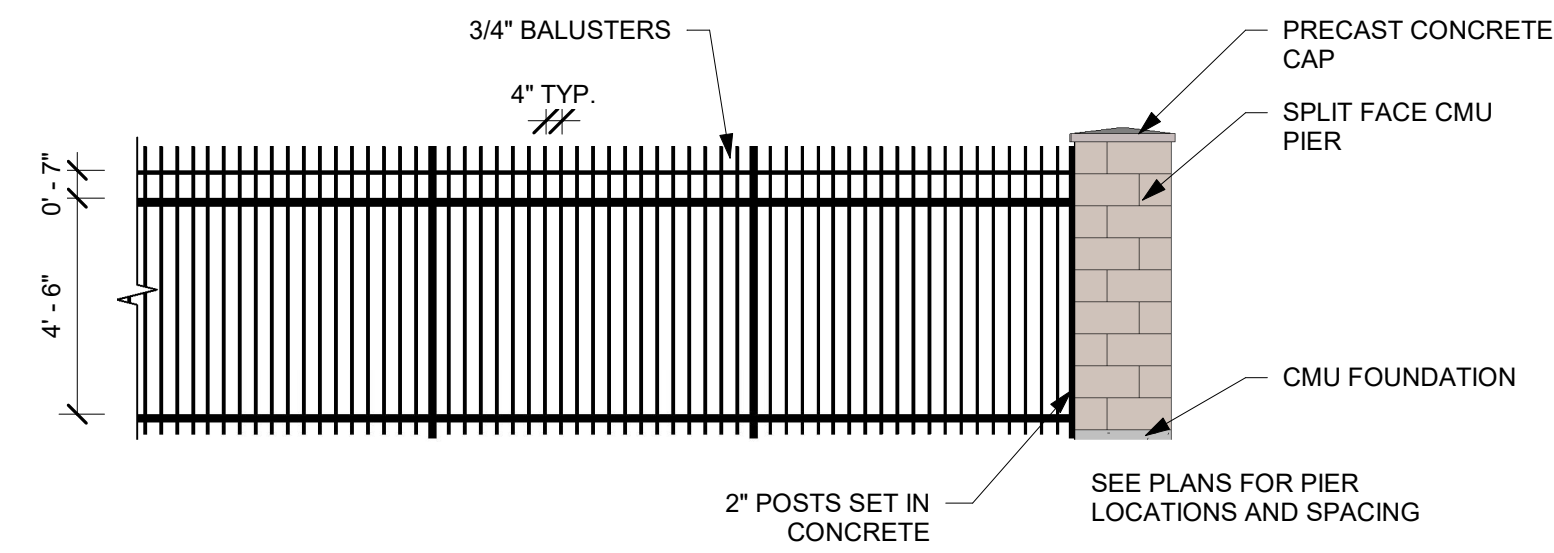
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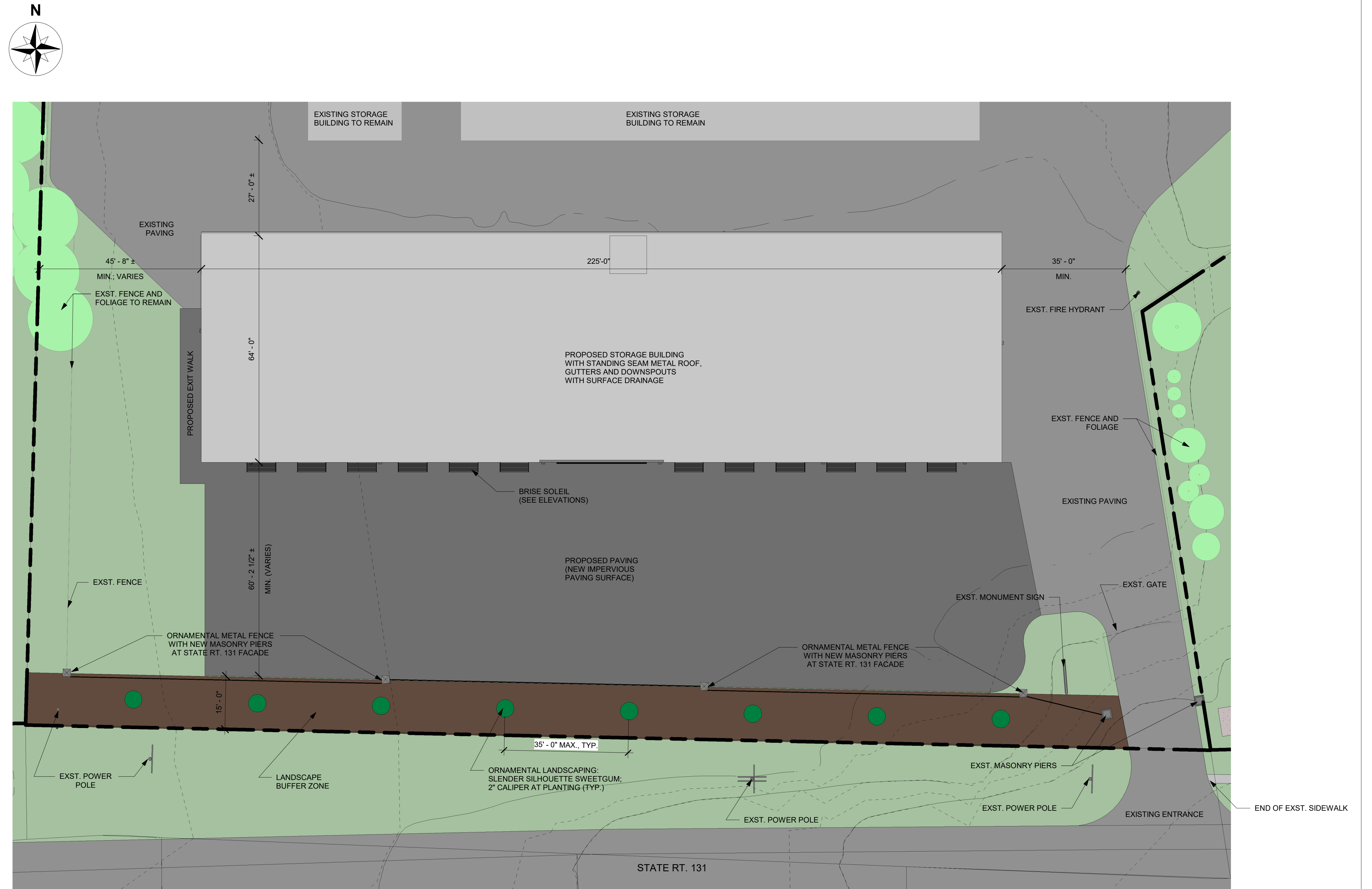




② Ornamental Fence Detail SR 131  
1/4" = 1'-0"



Slender Silhouette Sweetgum Trees



① SR 131 Site  
1/16" = 1'-0"

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