



Victor A. Green
Mayor

Darryl K. Kenning
City Manager

City of Centerville

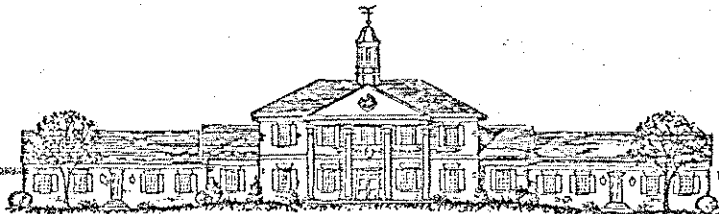
100 W. Spring Valley Rd.
Centerville, Ohio 45459

January 26, 1979

TO: Centerville Planning Commission
FROM: Alan C. Schwab, Planner *acs*
SUBJECT: Final Review of the Centerville High School Site Plan

After careful study of the Centerville High School site plan submitted to the Planning Department by the Centerville School District, I recommend disapproval of the site plan unless the following conditions are satisfied:

1. The site plan is amended to show a direct access road from the High School Stadium to Clio Road in accordance with the recommendations of the City Planning and Engineering Departments, the Greene-Montgomery County Transportation Coordinating Committee, the Ralph Woolpert Company (the School District's traffic consultant), and the Washington Township Fire Department.
2. Construction of the direct access road from the stadium to Clio Road is completed before an occupancy permit for the stadium is granted.
3. A pedestrian gate and walkway access with steps to the playing field level are provided along the south fence line at Eccles Place.
4. Construction of 1,800 on-site parking spaces is completed (1,160 paved and 640 grass with gravel subbase) before an occupancy permit for the stadium is granted.



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5. An acceptable parking plan is submitted and approved by the Planning Commission to accommodate the estimated 1,000 additional cars that a capacity crowd will generate that cannot be accommodated within the 1,800 parking spaces provided on the school site.
6. A manual traffic control plan be submitted and approved by the Planning Commission with a breakdown of the number of personnel each governmental agency is responsible for providing and the duties and qualifications of each person needed.
7. The site plan is amended to eliminate the conflict of the existing 48" storm sewer line shown located underneath a proposed building.
8. The site plan is amended to eliminate the erection of the buildings over the Montgomery County Sanitary Sewer and Water Department easements.
9. The proposed signage is amended to comply with the Centerville Sign Ordinance for schools:
 - A. Construction sign (50 sq. ft. total area with a maximum of 4 sq. ft. per contractor).
 - B. Identification sign for the site (32 sq. ft. per face and 64 sq. ft. total sign area).
 - C. Directional signs (2 sq. ft. per face).
 - D. Only signage not visible from off the school property are exempt from these requirements.
10. The City Engineer certify to the Planning Commission that the following drainage conditions are satisfactory:
 - A. The size of the retention basin in the vicinity of the south property line is adequate to perform its function of silt control during construction.
 - B. The design of the non-paved parking is adequate for both parking and water retention.
 - C. The southern slope of the two playing fields located on the southwest corner of the property does not present a flood hazard to the adjacent property owners.
11. The site plan is amended to show a continuous 8 ft. high chain link fence to be constructed from the southwest corner of the property to join the proposed fencing at Judson Road.
12. The site plan is amended to include visual screening of approximately 6 ft. in height along all property lines that abutt residential uses.

13. The City Engineer certify that the non-paved emergency roadway connecting to Judson Road is constructed to specifications that will support an 18 ton fire truck during wet conditions.
14. The site plan be amended to show a non-paved clearly defined roadway network that provides emergency access to each of the playing fields. The roadway specifications must be capable of supporting a 6 ton ambulance during wet conditions.

ACS:cjm

cc: ✓Centerville City Council
✓Darryl K. Kenning
✓Karl M. Schab
✓Members of School Board
✓Dr. Sid Roach
✓Dr. Donald Overly
✓Washington Twp. Trustees
✓Evelyn List
✓Bill Johnson
✓Larry Anderson
✓Don Ernst
✓Del Tickel
✓Douglas McLean
✓Leonard Dickey
✓Clifford Conneighton
✓Transportation Coordinating Committee
✓Montgomery County Planning Commission
✓Montgomery County Engineer

3/31/81

John Tate

