

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Board of Zoning Appeals
Cc: Kathleen Kuns
From: Eric Wagner
Date: 3/10/23
Re: Conditional Use request for St. George Coptic Orthodox Church at 4860 Waterville-Monclova Rd.

Miller Diversified Construction who is the agent for the property owner St. George Coptic Orthodox Church is requesting a Conditional Use at 4860 Waterville-Monclova Rd.

Application Conditional Use

<u>Applicant Name:</u> <u>St. George Coptic Orthodox Church</u>	<u>Miller Diversified Construction</u>
Address: <u>4860 Waterville Monclova Rd</u>	<u>(Agent) 1656 Henthorne Drive, Suite 100</u>
<u>Street</u> <u>Monclova 43542</u>	<u>Street</u> <u>Maumee 43537</u>
<u>City</u> <u>Zip</u>	<u>City</u> <u>Zip</u>

I or we, the undersigned, owners (leasee) of the following described property, do hereby request the Board of Zoning Appeals to consider a Conditional Use under Zoning District classification: A/R of said property.

Legal Description: PROPERTY IN NORTHWEST QUARTER SECTION OF SECTION 8 AND SOUTHWEST QUARTER SECTION OF SECTION 5 IN TOWN 1, UNITED STATES RESERVE OF 12 MILES SQUARE IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO.
PROPERTY IDs: 3805208, 3805265, 3810561, 3810564
INFORMATION TAKEN FROM BOUNDARY SURVEY PERFORMED BY POGGEMEYER DESIGN GROUP, A KLEINFELDER COMPANY, PROJECT NO.: 804300-00013, DATED 12/16/2021.


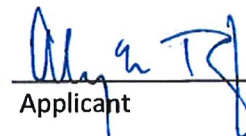
Address: 4860 Waterville Monclova Rd, Monclova, OH 43542

Zoning Classification:

	<u>Current</u>	<u>Proposed</u>
<u>Land Use:</u>	<u>A/R</u> <u>A/R and Church</u>	<u>A/R</u> <u>A/R and Church</u>
<u>Building Use:</u>	<u>Church</u>	<u>Church</u>

Attachments: Site Plan showing lot(s) and building(s) size, location, setbacks, drives, structures, and natural features.

I hereby certify that the application is complete with attachments.

	<u>3-22-23</u>		<u>3/22/23</u>
Zoning Administrator	Date	Applicant	Date

MONCLOVA TOWNSHIP
Maintenance Department
Doug Holland, Supervisor

Date Submitted: 3/9/2023

To: Eric Wagner, Zoning Administrator

Subject Address: 4860 Waterville Monclova Rd.

Type of request:

- Appeal or Variance
- Change to a PUD
- Conditional Use Permit
- Exception
- Site Plan Review
- Temporary Use Permit
- Text Amendment
- Zoning Change Request

Comments:

- I have no comments at this time
- Need Additional Information
- Please note the following:



Monclova Township Zoning

4335 Albon Road P.O. Box 63 Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

www.monclovatwp.org

March 9, 2023

Doug Holland
Monclova Township Maintenance Supervisor
4650 Keener Rd.
Monclova, Ohio 43542

REF: Conditional Use request for St. George Coptic Orthodox Church at 4860 Waterville-Monclova Rd.

Dear Mr. Holland,

Miller Diversified Construction who is the agent for the property owner St. George Coptic Orthodox Church is requesting a Conditional Use at 4860 Waterville-Monclova Rd.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Wagner".

Eric Wagner
Zoning Administrator
Monclova Township



Fire Chief
Kevin D. Bernhard

MONCLOVA TOWNSHIP FIRE/RESCUE

Fire Prevention Bureau
4395 Albon Road Monclova, Ohio 43542
Office: 419-865-9423 Fax:419-865-8481
www.monclovatwp.org

March 3, 2023

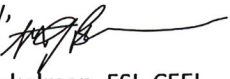
Mr. Eric Wagner,
Monclova Township Zoning Administrator
4335 Albon Rd
Monclova, Ohio 43542

REF: Conditional Use Request, St. George Coptic Orthodox Church 4860 Waterville-Monclova Road(Monclova Twp.)OH

Mr. Wagner,

I have received your request for review of a Conditional Use at 4860 Waterville-Monclova Road, Monclova Township, Ohio. Plans were submitted by Miller Diversified which were developed by DesignTeam of Ohio, LLC. These said plans were identified as A-100, A-200, A-201, A-300, A-301, A-302, A-303, & A-500. After reviewing this matter, the Fire Department has no comment regarding approval or disapproval of this Conditional Use. This Bureau will require additional reviews in the future of this project.

Sincerely,


Scott Bockelman, FSI, CFEI
Captain- Fire Prevention Bureau
Monclova Township Fire Department

Cc: Kevin Bernhard, Fire Chief
Matthew Homik, Assistant Fire Chief
Harold Grim, Township Administrator



Monclova Township Zoning

4335 Albon Road P.O. Box 63 Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

www.monclovatwp.org

March 2, 2023

Scott Bockelman
Captain, Fire Prevention Bureau
4395 Albon Rd.
Monclova, Ohio 43542

REF: Conditional Use request for St. George Coptic Orthodox Church at 4860 Waterville- Monclova Rd.

Dear Captain Bockelman,

Miller Diversified Construction who is the agent for the property owner St. George Coptic Orthodox Church is requesting a Conditional Use at 4860 Waterville-Monclova Rd.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Wagner".

Eric Wagner
Zoning Administrator
Monclova Township



Auditor **Property Search** County Website Contact Us

Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

PARCEL ID: 3805265
MARKET AREA: 9001C
ST GEORGE COPTIC ORTHODOXCHURCH INC
TAX YEAR: 2023

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Permits

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro # Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

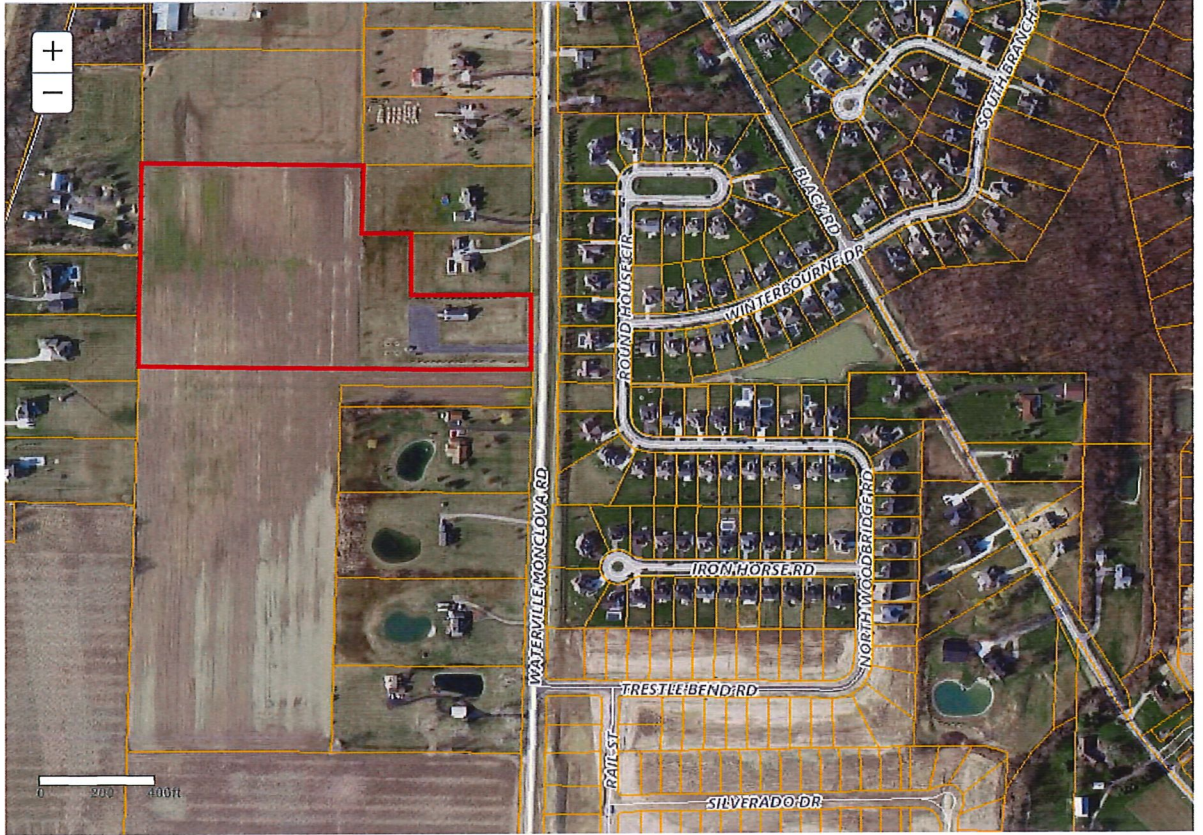
Photos

Sketch

Manufactured Home (MH_OH)

Manufactured Home (MH_EQ)

BOR/Appeals

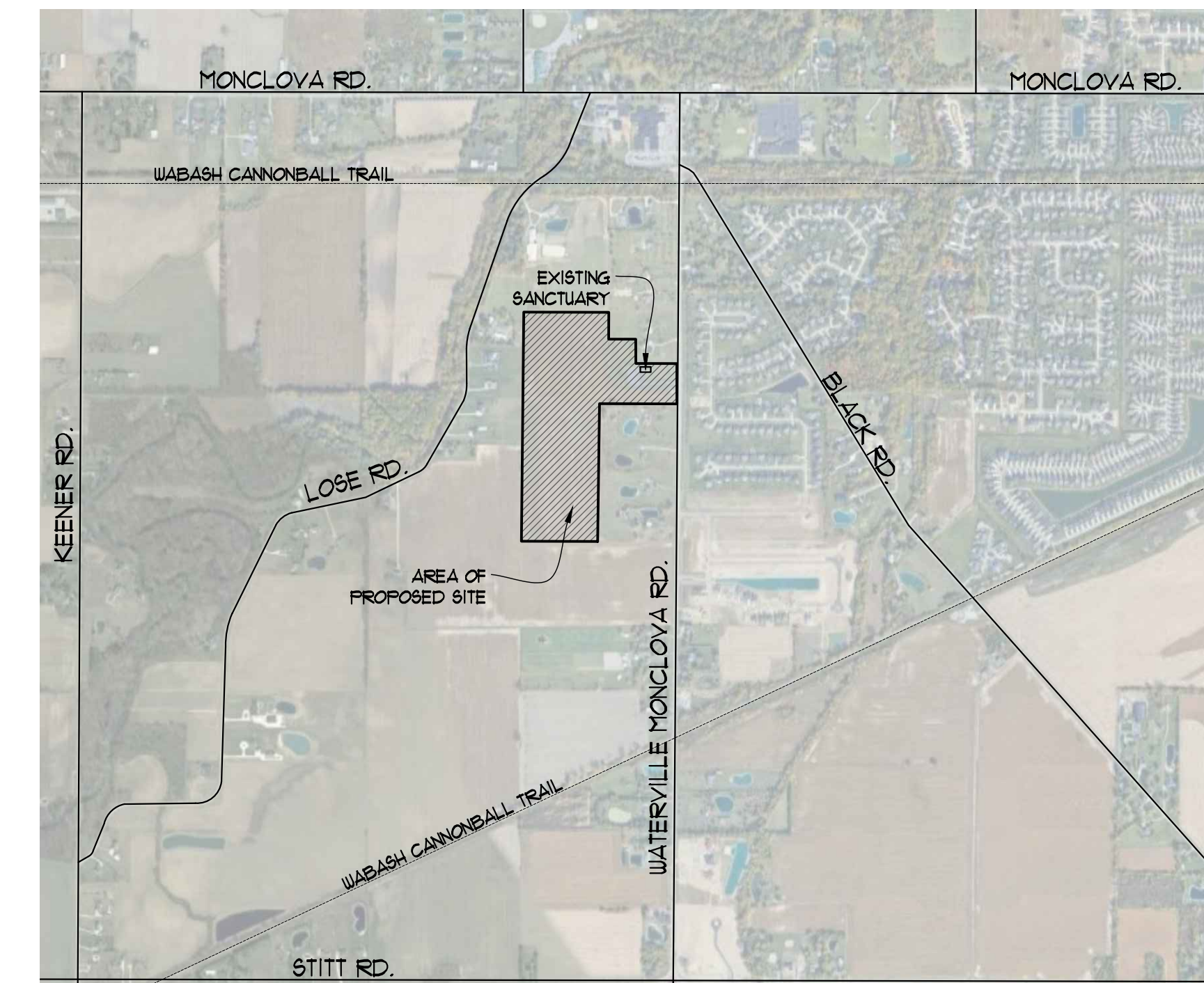


ST. GEORGE COPTIC ORTHODOX MASTER PLAN CONDITIONAL LAND USE & SITE PLAN APPROVAL

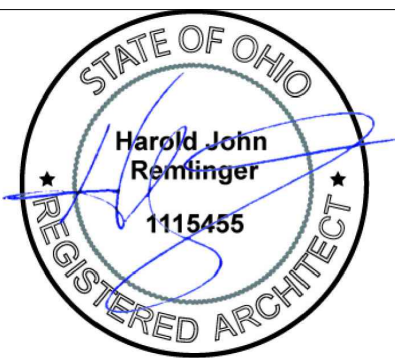
4860 WATERVILLE - MONCLOVA ROAD
MONCLOVA, OH 43542



CONCEPTUAL RENDERING OF EXTERIOR PHASE 1 & PHASE 2
NOT TO SCALE



LOCATION MAP
N.T.S.



Designed/Drawn	JA/HJR
Checked/Approved	HJR
Job #	373-2021
File	ST GEORGE MASTER PLAN CD_01

Date/Revisions	Issue for
06/27/2022	CLIENT REVIEW MEETING
07/12/2022	PRELIM CLIENT REVIEW
07/14/2022	CLIENT REVIEW
08/15/2022	CLIENT REVIEW
02/24/2023	CONDITIONAL LAND USE

BUILDING DATA:	
ZONED:	A/R AGRICULTURE/ RESIDENTIAL
CONSTRUCTION TYPE:	II-B, 5
USE GROUP:	A-3
GOVERNING BUILDING CODE:	OHIO BUILDING CODE 2017
BUILDING AREA:	<p>PHASE 1 GROSS BUILDING AREA:</p> <p>EXISTING: 7,916 SQ. FT. PHASE 1A: 5,033 SQ. FT. PHASE 1B: 4,138 SQ. FT. PHASE 1C: 1,395 SQ. FT.</p> <p>TOTAL PHASE 1 PROPOSED NEW BUILDING AREA: 11,567 SQ. FT. PROPOSED COVERED OUTDOOR TERRACE: 1592 SQ. FT. TOTAL GROSS BUILDING AREA: 21,638 SQ. FT.</p> <p>PHASE 2 GROSS BUILDING AREA:</p> <p>TOTAL PHASE 2 PROPOSED NEW BUILDING AREA: 10,307 SQ. FT. TOTAL GROSS BUILDING AREA: 31,945 SQ. FT.</p>
PARKING REQUIREMENTS:	<p>PHASE 1 PARKING REQUIREMENTS: 213 LINEAR FEET FEU LENGTH/18' = 142 OCCUPANTS 142 OCCUPANTS/5 = 29 SPACES</p> <p>REQUIRED: PROPOSED: 29 SPACES 34 SPACES</p> <p>PHASE 2 PARKING REQUIREMENTS: 600-800 OCCUPANT ALLOWANCE 800 OCCUPANTS/5 = 160 SPACES</p> <p>REQUIRED: PROPOSED PHASE 2: PROPOSED PHASE 1: 160 SPACES 138 SPACES 110 SPACES</p>
FIRE SUPPRESSION:	PARTIAL SPRINKLED - REFER TO PHASE 1 PLAN

LEGAL DESCRIPTION	
PROPERTY IN NORTHWEST QUARTER SECTION 8 AND SOUTHWEST QUARTER SECTION 9 IN TOWN 1 UNITED STATES RESERVE OF 12 MILES SQUARE IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO	
PROPERTY ID#:	38025108 38025165 3802561 3802564
INFORMATION TAKEN FROM BOUNDARY SURVEY PERFORMED BY FOGGEMEYER DESIGN GROUP, A KLEINFELDER COMPANY, PROJECT NO: 804320-00013, DATED 11/06/2021	

DIRECTORY			
CLIENT	FR. JOHN SEIF ST. GEORGE COPTIC ORTHODOX CHURCH, INC.	4860 WATERVILLE-MONCLOVA RD. MONCLOVA, OH 43542	(410) 868-0379
ARCHITECT	HAROLD J. REMLINGER AIA, LEED AP DESIGNTEAM PLUS, LLC	975 E. MAPLE RD, SUITE 210 BIRMINGHAM, MI 48009	(248) 559-1000
CONSTRUCTION MANAGER	KURT MILLER MILLER DIVERSIFIED CONSTRUCTION	1656 HENTHORNE DR, SUITE 100 MAJESSE, OH 43531	(419) 867-9119 x104
CIVIL ENGINEER	PATRICK WILLIAMS NOWAK & FRAUS ENGINEERS	46111 WOODWARD AVENUE PONTIAC, MI 48342	(248) 332-7931
LAND SURVEYOR	STEVEN D. CODER, PS NOWAK & FRAUS ENGINEERS	46111 WOODWARD AVENUE PONTIAC, MI 48342	(248) 332-7931
LANDSCAPE ARCHITECT	GEORGE OSTROWSKI NOWAK & FRAUS ENGINEERS	46111 WOODWARD AVENUE PONTIAC, MI 48342	(248) 332-7931
LIGHTING CONSULTANT	BRITTANI DAVIS GASSER BUSH ASSOCIATES	30984 INDUSTRIAL ROAD, LIVONIA, MI 48150	(248) 938-1422

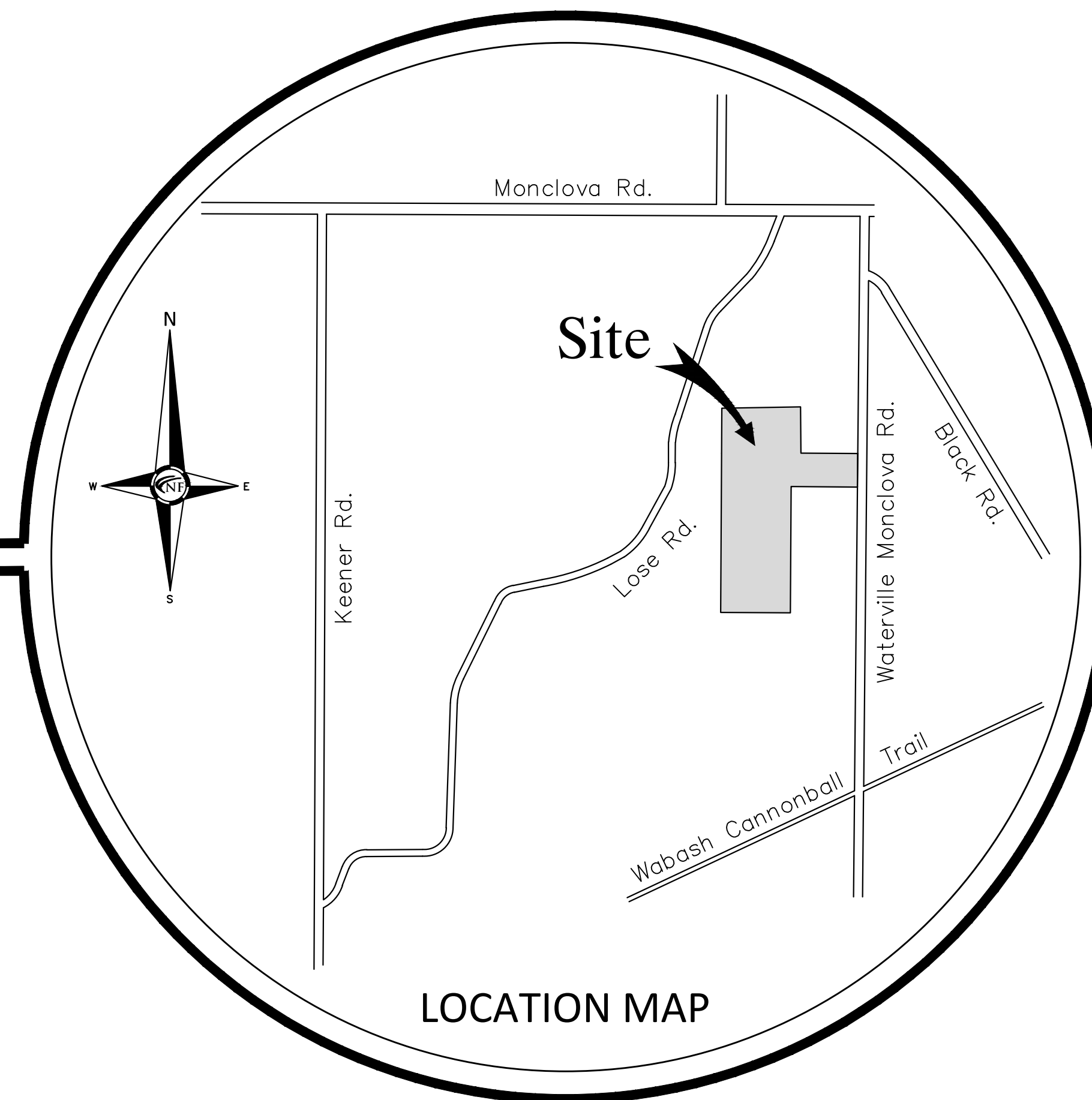
ABBREVIATIONS:

1. V.I.F. - VERIFY IN FIELD	15. MAT'L - MATERIAL
2. O.C. - ON CENTER	16. REQ'D. - REQUIRED
3. U.O.N. - UNLESS OTHERWISE NOTED	17. MFR - MANUFACTURER
4. S4V - STAIN AND VARNISH	18. WD. - WOOD
5. PTD. - PAINTED	19. EXT'G. - EXISTING
6. V.T.O. - VENT TO OUTSIDE	20. MTD. - MOUNTED
7. U.S. - UNDERSIDE	21. STD. - STANDARD
8. AFF. - ABOVE FINISH FLOOR	22. ABV. - ABOVE
9. TYP. - TYPICAL	23. EP. - ELECTRICAL PANEL
10. H. - HIGH (HEIGHT)	24. MT. - MARBLE THRESHOLD
11. N.T.S. - NOT TO SCALE	25. T & B - TOP AND BOTTOM
12. T.M.E. - TO MATCH EXISTING	26. P.T. - PRESSURE TREATED
13. L. - LONG (LENGTH)	27. V.W.O. - VERIFY WITH OWNER
14. W. - WIDE (WIDTH)	28. C.T. - CERAMIC TILE
	29. N.I.C. - NOT IN CONTRACT

TABLE OF CONTENTS:

A-100	GENERAL NOTES
SP-0	CIVIL COVER SHEET
1 OF 1	BOUNDARY SURVEY
1 OF 1	TOPOGRAPHIC SURVEY
SP-2	OVERALL SITE PLAN/PHASING PLAN
SP-3	GENERAL SITE PLAN
SP-3A	GENERAL SITE PLAN
SP-4	ENGINEERING SITE PLAN
SP-4A	ENGINEERING SITE PLAN
1 OF 3	SITE PHOTOMETRY PLAN
2 OF 3	SITE PHOTOMETRY PLAN
3 OF 3	SITE PHOTOMETRY SPECIFICATIONS
L1	OVERALL LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
A-200	PHASE I DIMENSIONED FLOOR PLAN
A-201	PHASE II DIMENSIONED FLOOR PLAN
A-300	PHASE I EXTERIOR ELEVATIONS
A-301	PHASE I EXTERIOR ELEVATIONS
A-302	PHASE II EXTERIOR ELEVATIONS
A-303	PHASE II EXTERIOR ELEVATIONS
A-500	CONCEPTUAL RENDERINGS

Monclova Township, Lucas County, Ohio SITE PLAN DOCUMENTS



LOCATION MAP

Project Name

St. George Coptic Orthodox Church

SHEET INDEX

SP-0 Cover Sheet
Boundary Survey
Topographic Survey
SP-2 Overall Site / Phasing Plan
SP-3 Dimensional Site Plan
SP-3a Dimensional Site Plan
SP-4 Engineering Site Plan
SP-4a Engineering Site Plan

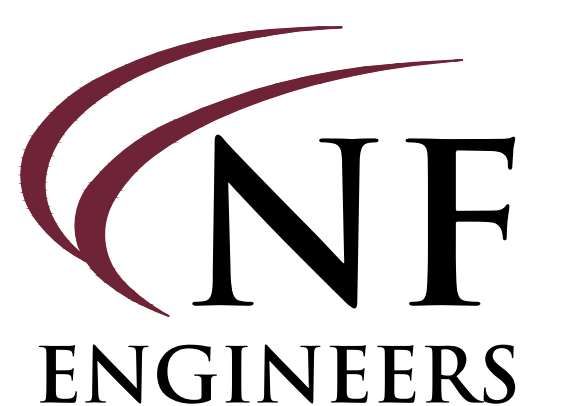
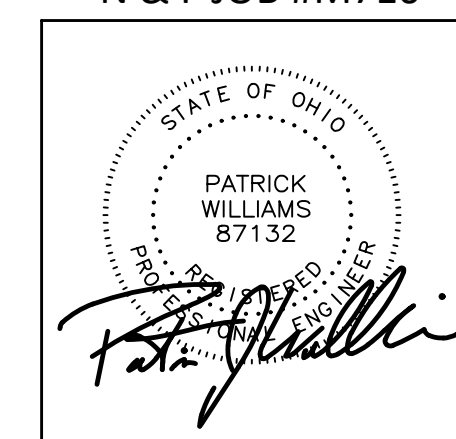
Photometric Plans

L1 Overall Landscape Plan
L2 Landscape Plan
L3 Landscape Plan

REVISIONS:
02-24-23 CONDITIONAL USE SET



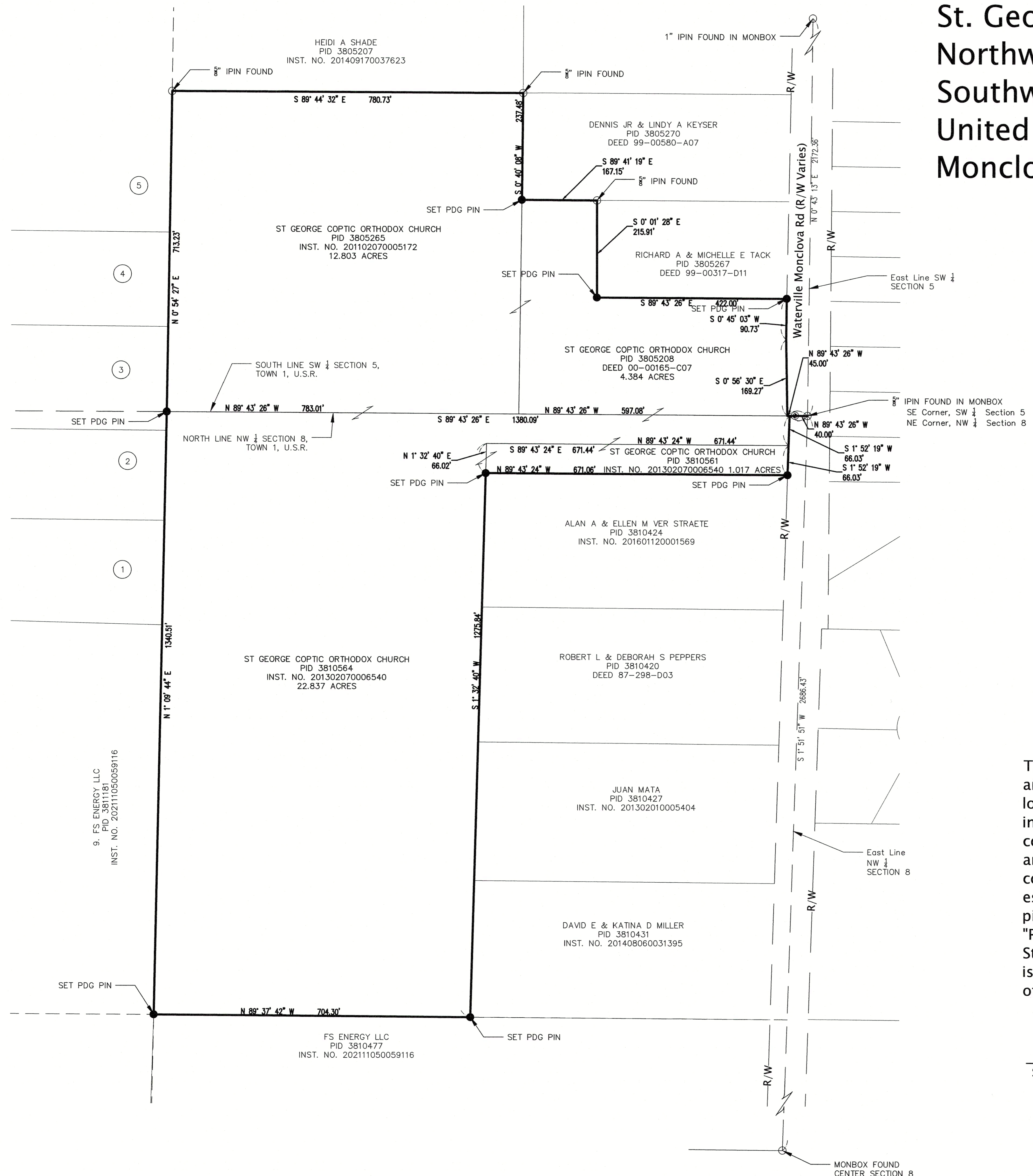
N & F JOB #M710



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER, ARCHITECT, OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT, SURVEYOR.



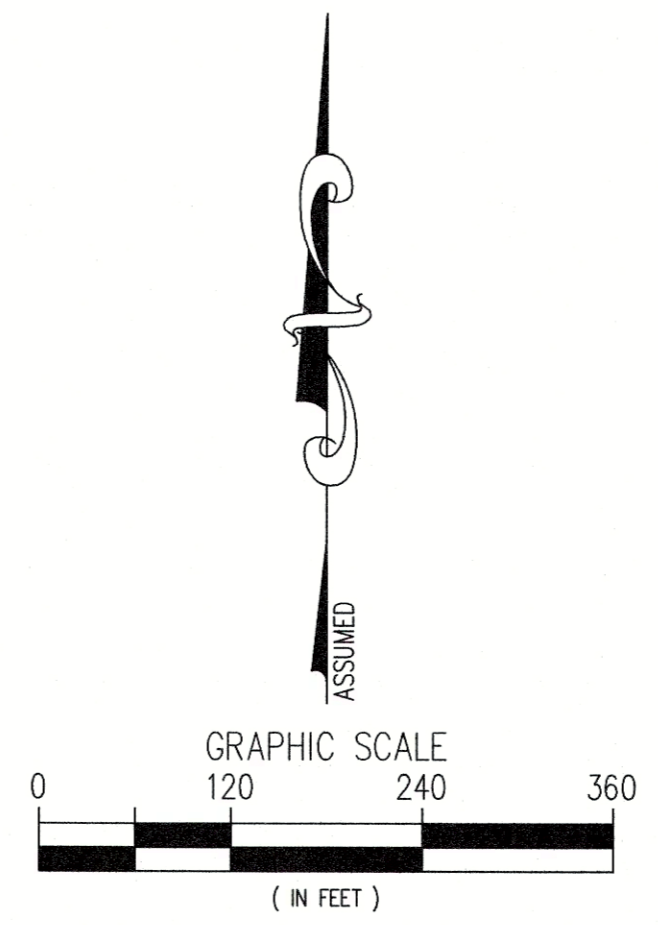
St. George Coptic Orthodox Church property in Northwest Quarter Section of Section 8 and Southwest Quarter Section of Section 5 in Town 1, United States Reserve of 12 Miles Square in Monclova Township, Lucas County, Ohio

POGEMEYER DESIGN GROUP
A KLEINFELDER COMPANY
1168 NORTH MAIN STREET
BOWLING GREEN, OH 43402
PH: (419) 352-7537

3810564 = 22.837 ACRES
3805265 = 12.803 ACRES
3805208 = 4.384 ACRES
3810561 = 1.017 ACRES
41.041 ACRES TOTAL

Adjoiners

- ① NICHOLAS R & JENNIFER A DRENNAN
PID 3805479
INST. NO. 201503100009016
- ② JOHN M & TERESA M ERNSTHAUSEN
PID 3805476
INST. NO. 201308200044210
- ③ BRIAN J & STEPHANIE K FUNKHOUSER
PID 3805478
INST. NO. 201604080013168
- ④ JON B & KELLY M DOVE TRUSTEES
PID 3805477
INST. NO. 201702210007274
- ⑤ CANDACE A HELMINIAK
PID 3805475
INST. NO. 202012070055359



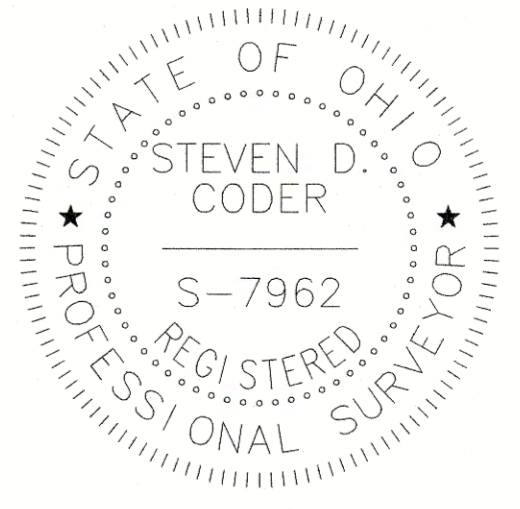
Legend of Symbols

- Found and held Monumentation as noted
- Set Monumentation as noted

Certification

This survey was performed under my supervision. Field measurements and evidence was collected in June of 2021. Property lines shown are located from deeds on record. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenant, ownership title evidence, or any other facts that an accurate and current title search may disclose unless noted. This survey conforms to the minimum standards for boundary surveys as established under the Ohio administrative code chapter 4733-37. PDG pins set are 5/ 8 inch x 0 inch iron pins with yellow cap stamped "POGEMEYER DESIGN GROUP SURVEY MARKER". Basis of bearing; from State Plane Co-ordinates; Ohio VRS, 3401 Ohio north, adj.2011. Closure is greater than 1:10,000. All information is true and correct to the best of my knowledge.

Steven D. Coder 12-08-2021
Steven D. Coder PS #7962 (Ohio)



ST. GEORGE COPTIC ORTHODOX CHURCH
4860 WATERVILLE MONCOLOVA RD.
MONCLOVA, OH 43542

BOUNDARY SURVEY

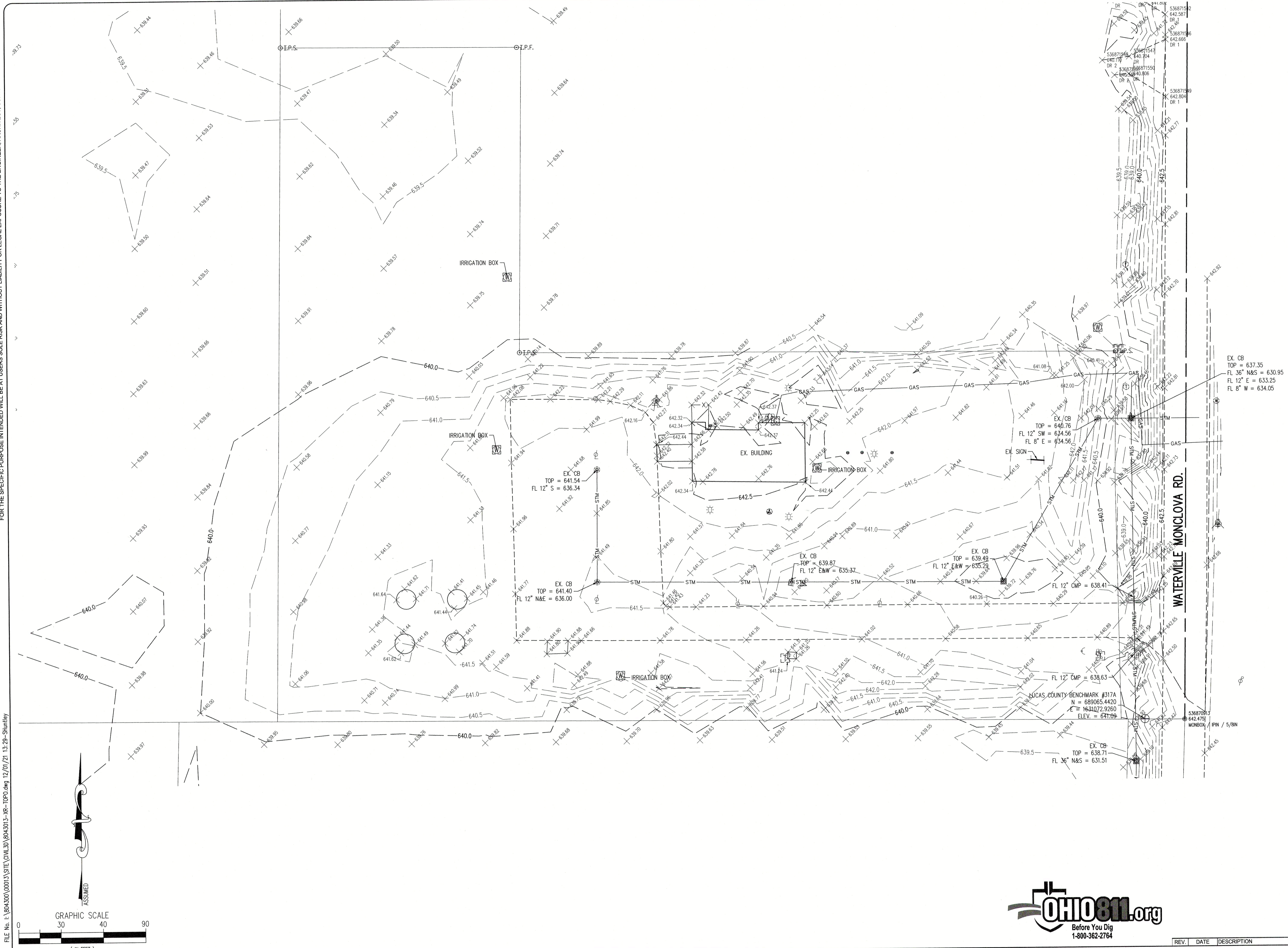
DRAWN BY: **HAC** CHECKED BY: **SDC**

DATE: **12/06/2021**

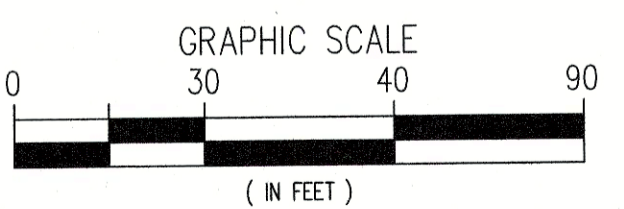
PROJECT NUMBER: **804300-0013**

REV.	DATE	DESCRIPTION

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS
 OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER, ARCHITECT, OR SURVEYOR
 FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USERS SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER, ARCHITECT, SURVEYOR.



FILE No. I:\804300\00013\SITE\CVIL\30\8043013-RR-TOPD.dwg 12/01/21 15:28 - Shurtliff



© 2021 Poggemeyer Design Group



REV.	DATE	DESCRIPTION

**POGGE MEYER
 DESIGN GROUP**
 A KLEINFELDER COMPANY
 1168 NORTH MAIN STREET
 BOWLING GREEN, OH 43402
 PH: (419) 352-7537

**ST. GEORGE COPTIC ORTHODOX CHURCH
 4860 WATERVILLE MONCLOVA RD.
 MONCLOVA, OH 43542**

TOPOGRAPHIC SURVEY

DRAWN BY: **SRH**
 CHECKED BY: **SPS**

DATE: **12/01/2021**

PROJECT NUMBER: **804300-00013**

EX. CB
 TOP = 637.35
 FL 36" N&S = 630.95
 FL 12" E = 633.25
 FL 8" W = 634.05

EX. CB
 TOP = 640.76
 FL 12" SW = 634.56
 FL 8" E = 634.56

EX. CB
 TOP = 641.54
 FL 12" S = 636.34

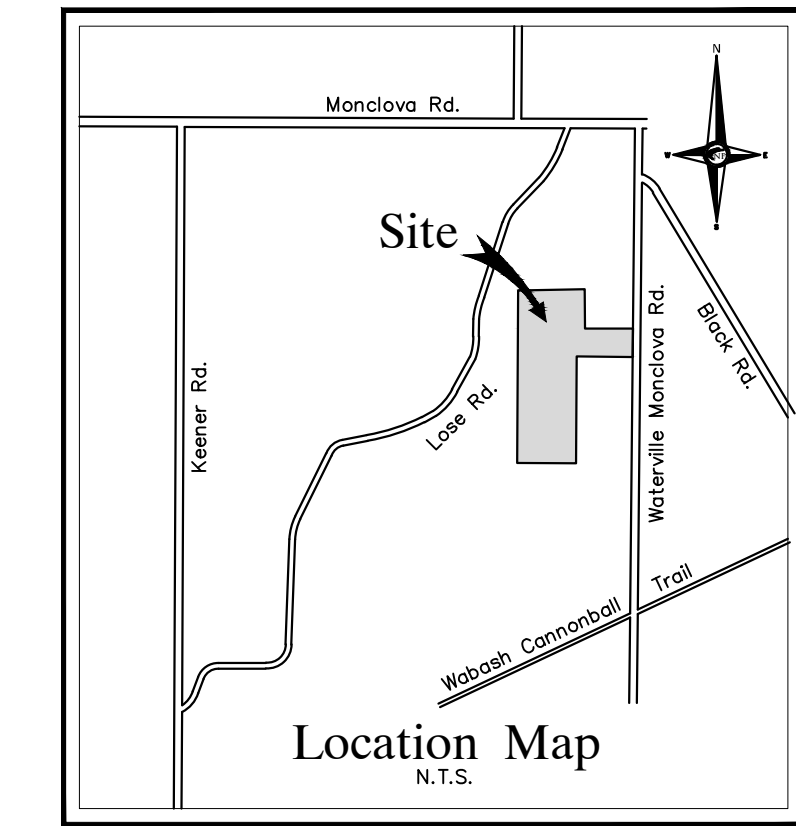
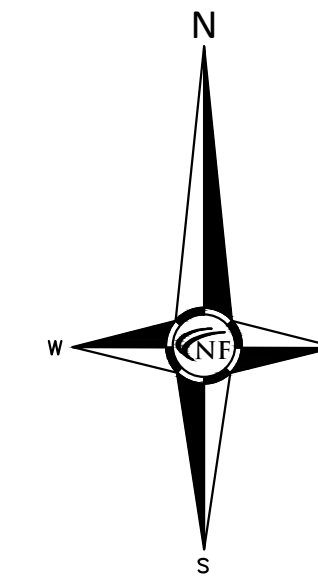
EX. CB
 TOP = 641.40
 FL 12" N&E = 636.00

EX. CB
 TOP = 639.87
 FL 12" E&W = 635.37

EX. CB
 TOP = 639.49
 FL 12" E&W = 635.29

LUCAS COUNTY BENCHMARK #317A
 N = 689065.4420
 E = 1631072.9260
 ELEV. = 641.09

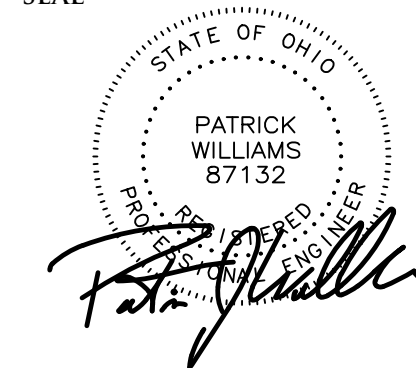
EX. CB
 TOP = 638.71
 FL 36" N&S = 631.51



NF
ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM

SEAL



PROJECT
 St. George Coptic
 Orthodox Church

CLIENT
 St. George Coptic
 Orthodox Church

PROJECT LOCATION
 Monctova Township,
 Lucas County, Ohio

SHEET
 Overall Site / Phasing Plan



DATE ISSUED/REVISED
 02-24-23 CONDITIONAL USE SET

DRAWN BY:
 A. Eizember

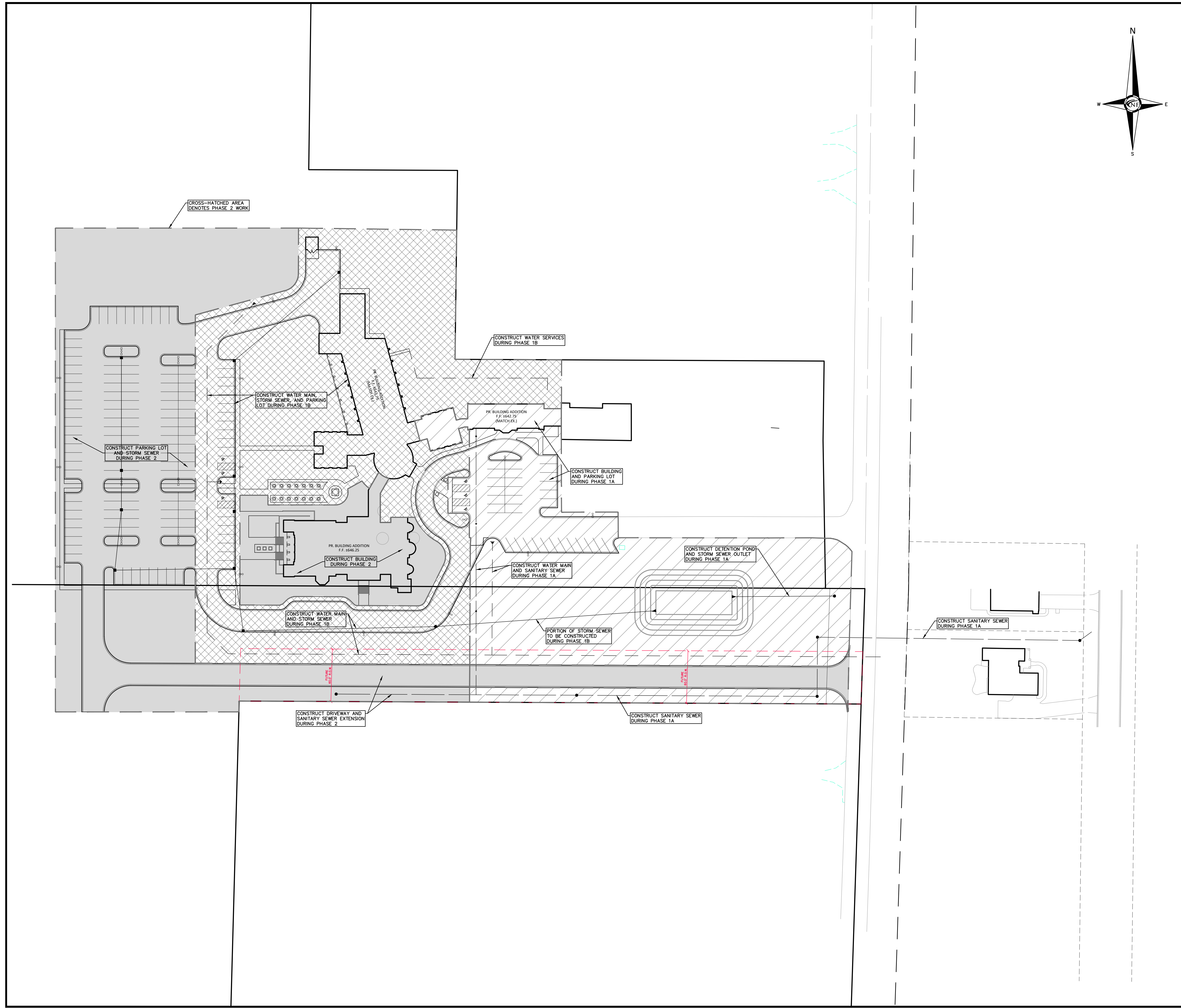
DESIGNED BY:
 A. Eizember

APPROVED BY:
 P. Williams

DATE:
 February 24, 2023

SCALE: 1" = 50'

NFE JOB NO. SHEET NO.
M710 SP-2



PHASING LEGEND	
	PHASE 1A
	PHASE 1B
	PHASE 2

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	GUY POLE
	C.O.
	HYDRANT
	INLET
	MANHOLE
	GATE VALVE
	C.B.
	MANHOLE
	PROPOSED LIGHT POLE
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN

CROSS-HATCHED AREA
 DENOTES PHASE 2 WORK

CONSTRUCT WATER SERVICES
 DURING PHASE 1B

CONSTRUCT WATER MAIN,
 STORM SEWER, AND PARKING
 LOT DURING PHASE 1B

CONSTRUCT PARKING LOT
 AND STORM SEWER
 DURING PHASE 2

PR. BUILDING ADDITION
 F.F. 1642.75
 (MATCH) (S)

CONSTRUCT BUILDING
 AND PARKING LOT
 DURING PHASE 1A

PR. BUILDING ADDITION
 F.F. 1646.25

CONSTRUCT BUILDING
 DURING PHASE 2

CONSTRUCT WATER MAIN
 AND SANITARY SEWER
 DURING PHASE 1A

CONSTRUCT DETENTION POND
 AND STORM SEWER OUTLET
 DURING PHASE 1A

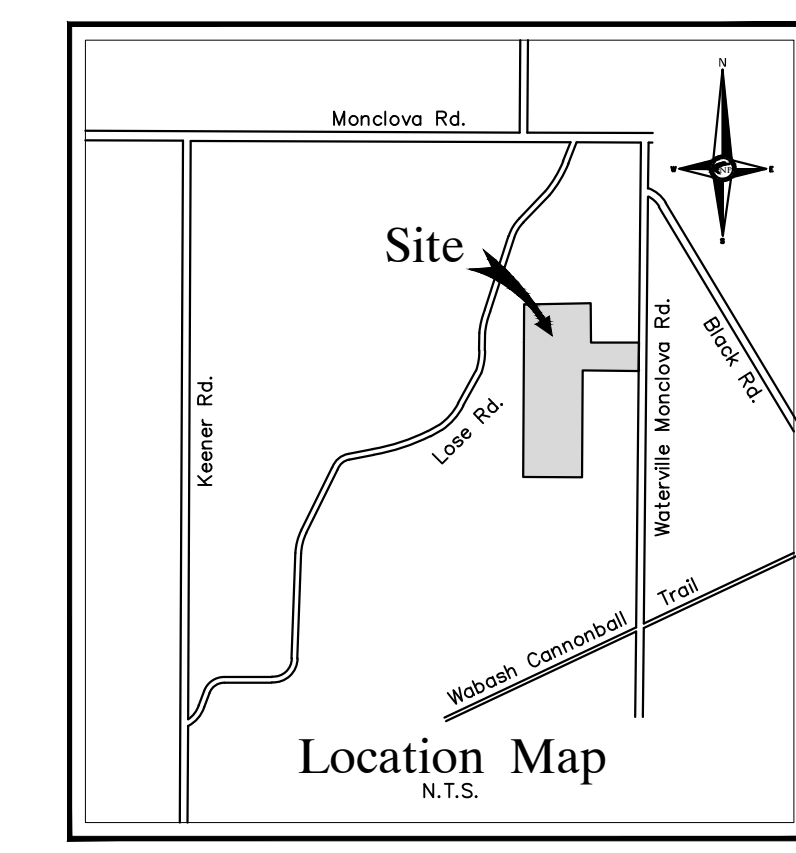
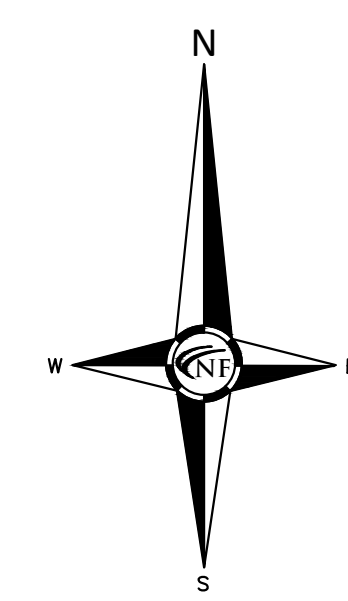
CONSTRUCT WATER MAIN
 AND STORM SEWER
 DURING PHASE 1B

PORTION OF STORM SEWER
 TO BE CONSTRUCTED
 DURING PHASE 1B

CONSTRUCT SANITARY SEWER
 DURING PHASE 1A

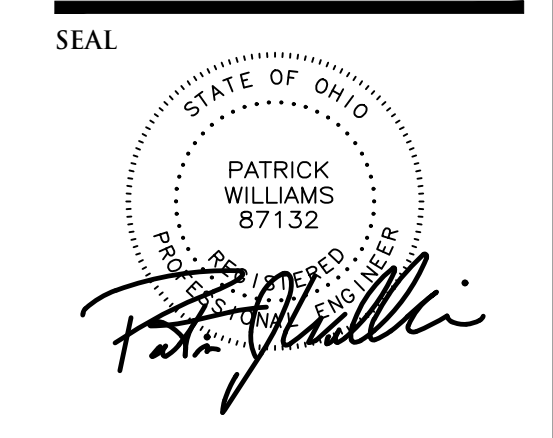
CONSTRUCT DRIVEWAY AND
 SANITARY SEWER EXTENSION
 DURING PHASE 2

CONSTRUCT SANITARY SEWER
 DURING PHASE 1A



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM



PROJECT
 St. George Coptic Orthodox Church

CLIENT
 St. George Coptic Orthodox Church

PROJECT LOCATION
 Monclova Township,
 Lucas County, Ohio

SHEET
 General Site Plan



DATE ISSUED/REVISED
 02-24-23 CONDITIONAL USE SET

DRAWN BY:
 A. Eizember

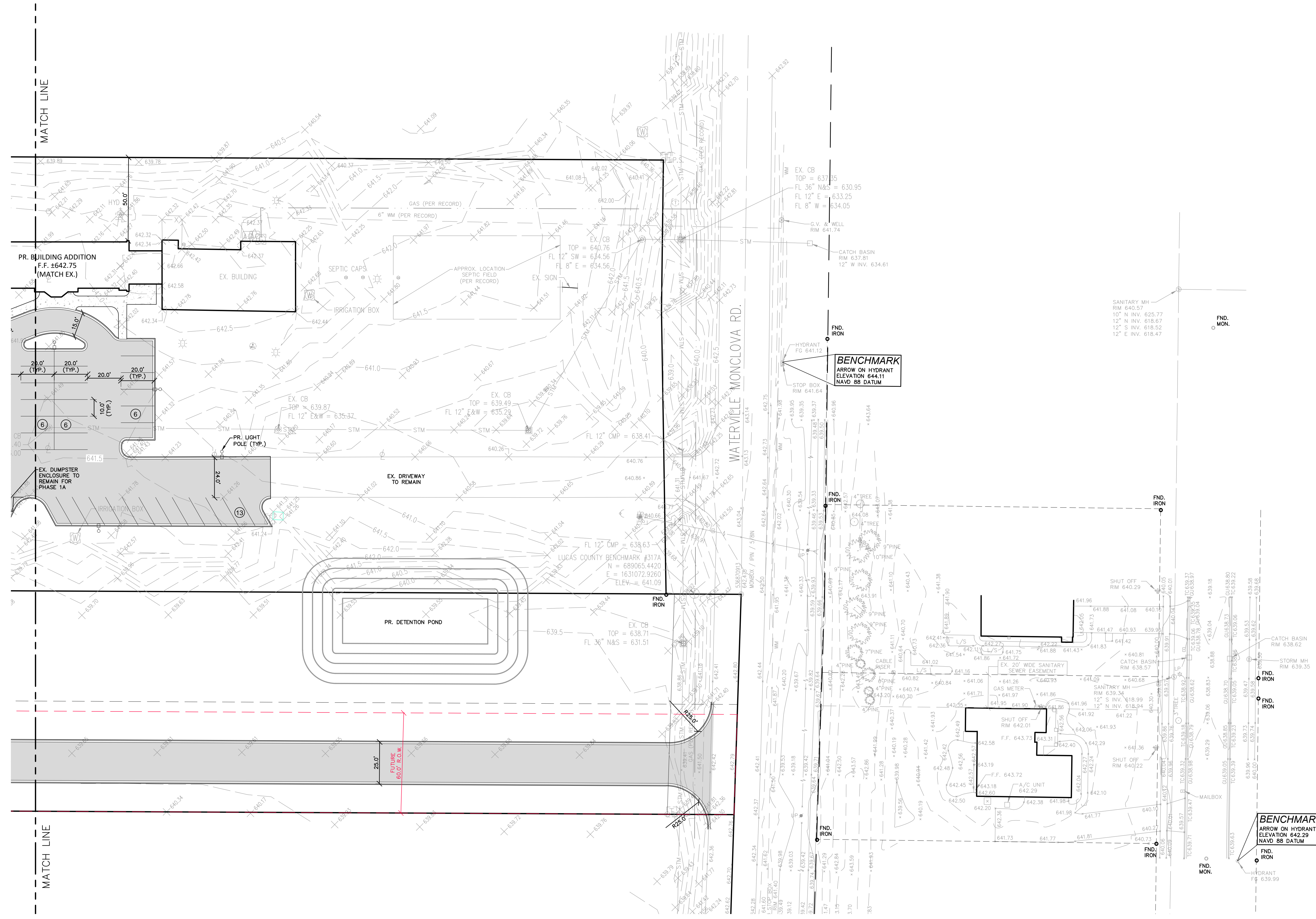
DESIGNED BY:
 A. Eizember

APPROVED BY:
 P. Williams

DATE:
 February 24, 2023

SCALE: 1" = 30'
 30 15 0 15 30 45

NFE JOB NO. SHEET NO.
 M710 SP-3



PAVING LEGEND

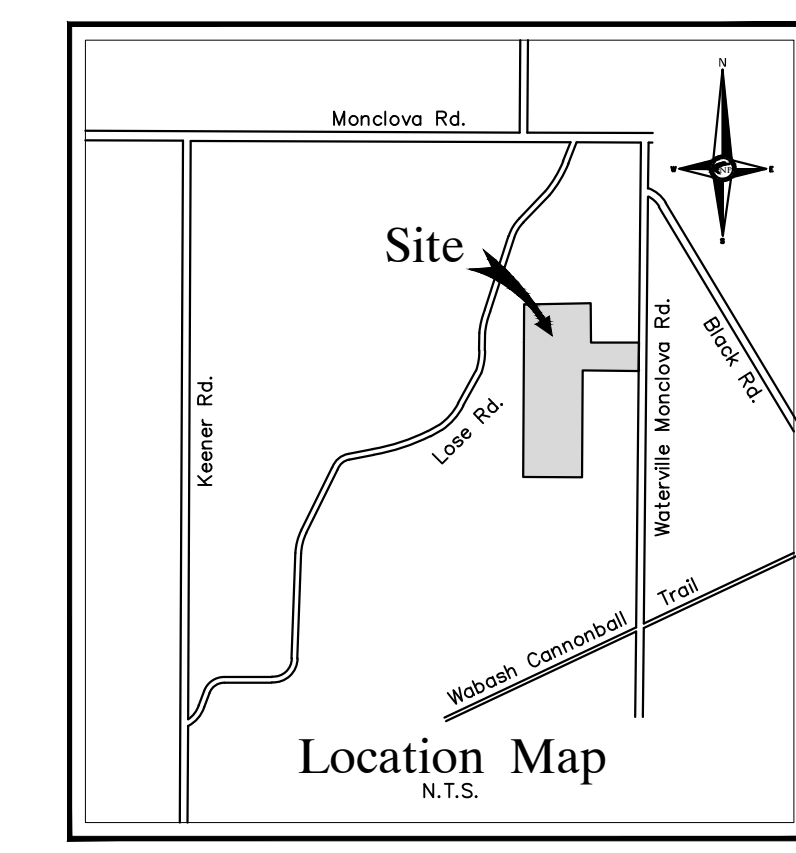
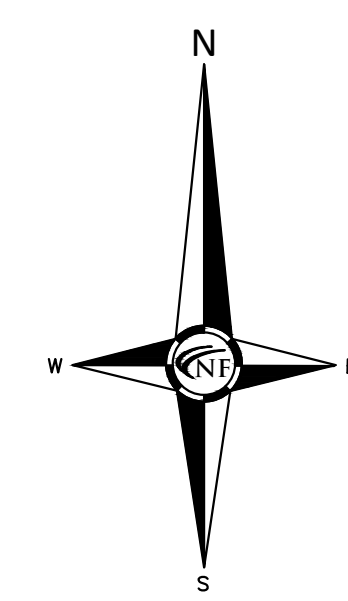
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		

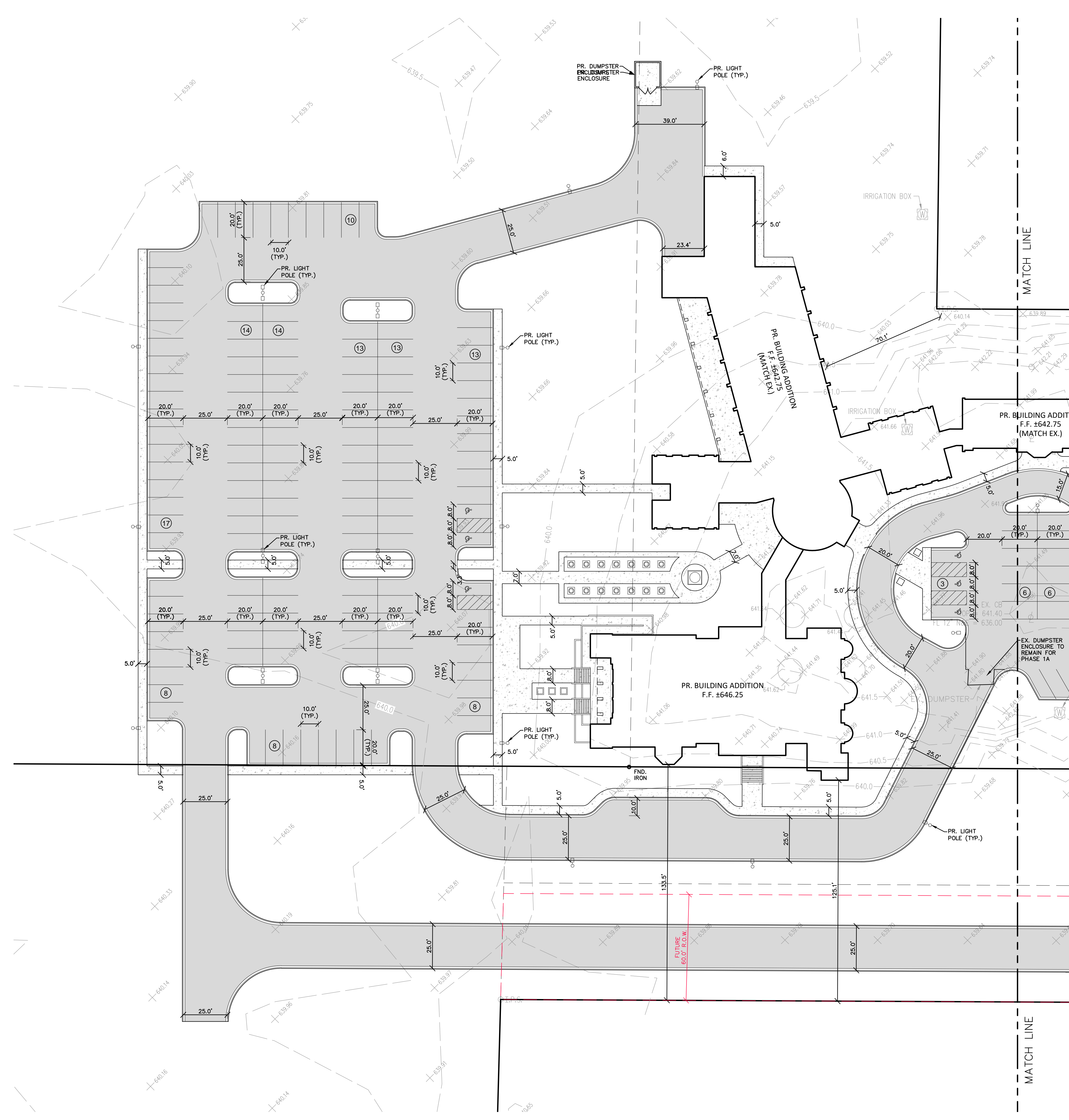
BENCHMARK
 ARROW ON HYDRANT
 ELEVATION 642.29
 NAVD 88 DATUM

BENCHMARK
 ARROW ON HYDRANT
 ELEVATION 644.11
 NAVD 88 DATUM



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM



PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	QUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	C.O.		OVERHEAD LINES
	MANHOLE		LIGHT POLE
	HYDRANT		SIGN
	GATE VALVE		EXISTING GAS MAIN
	INLET		PR. SANITARY SEWER
	C.B.		PR. WATER MAIN
	MANHOLE		PR. STORM SEWER
			PR. R. Y. CATCH BASIN
			PROPOSED LIGHT POLE

SEAL

STATE OF OHIO
 PATRICK WILLIAMS
 87132

Patrick Williams

PROJECT
 St. George Coptic Orthodox Church

CLIENT
 St. George Coptic Orthodox Church

PROJECT LOCATION
 Monclova Township,
 Lucas County, Ohio

SHEET
 General Site Plan



DATE ISSUED/REVISED
 02-24-23 CONDITIONAL USE SET

DRAWN BY:
 A. Eizember

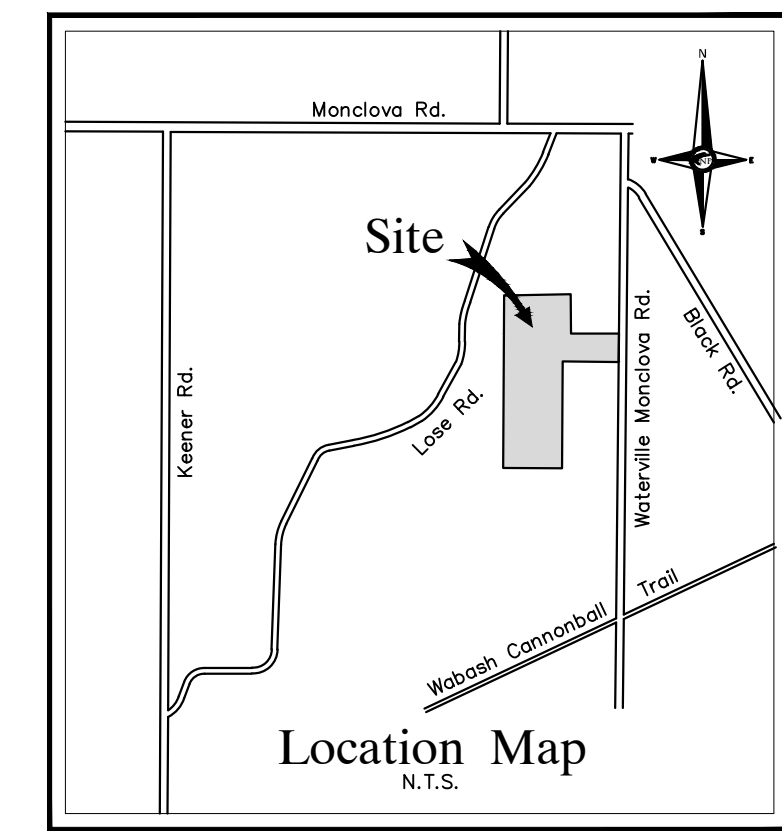
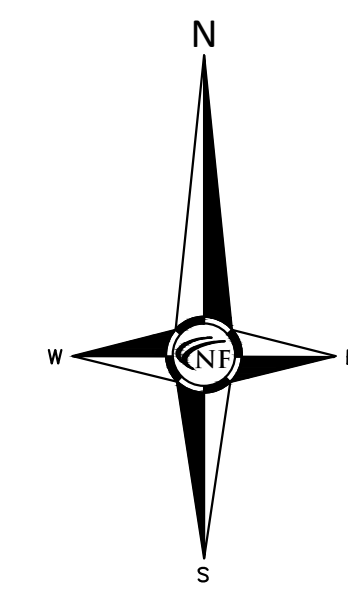
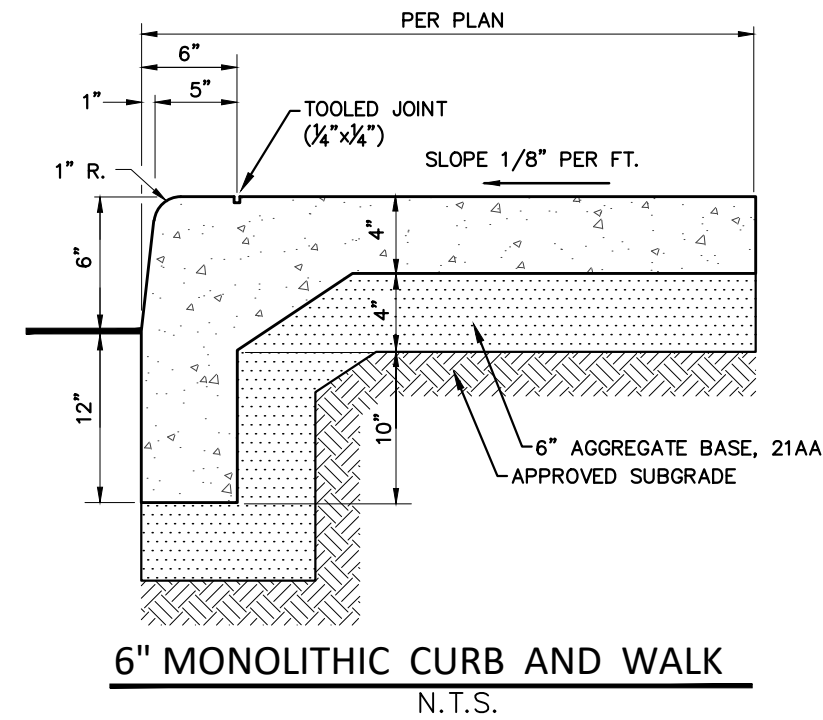
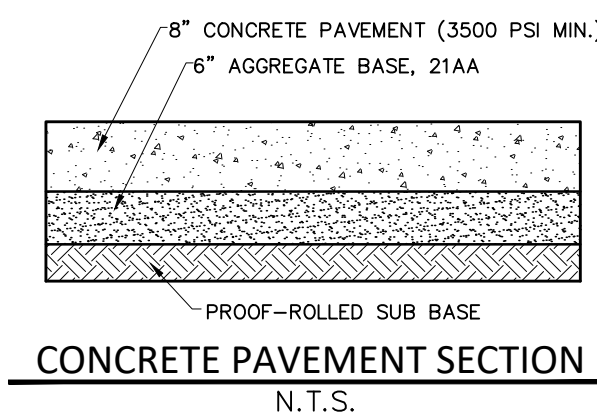
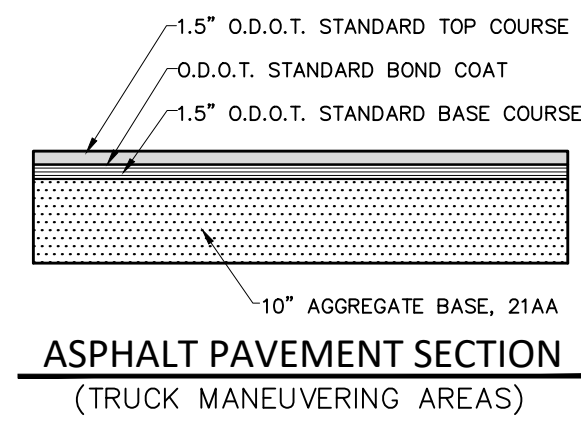
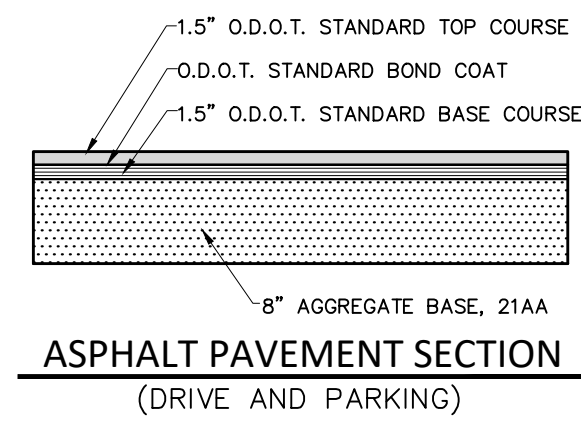
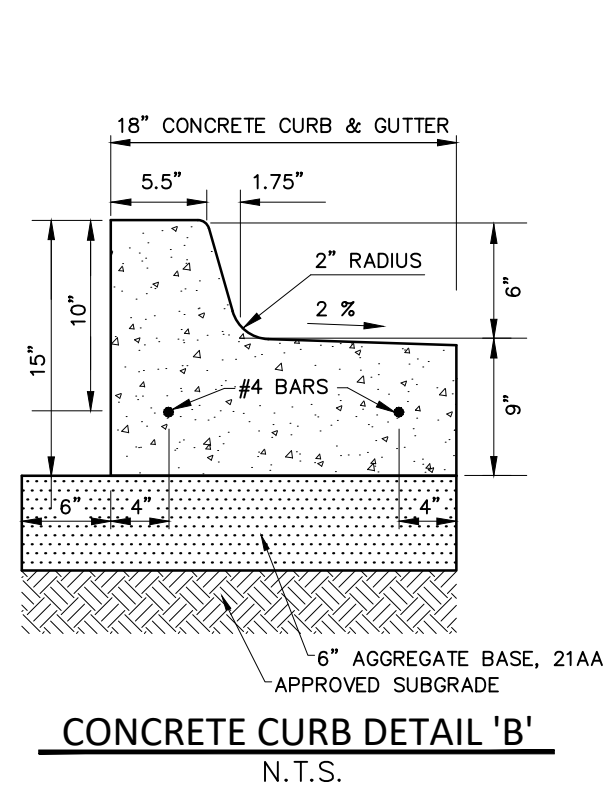
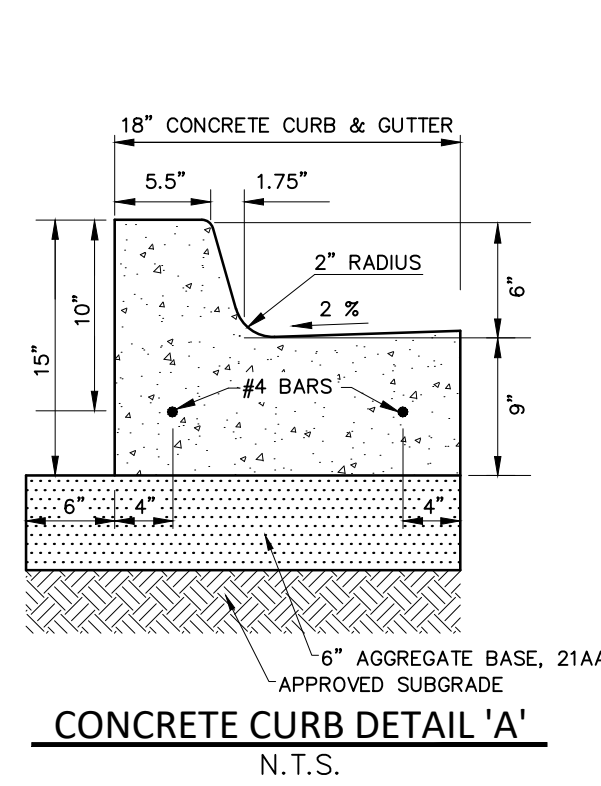
DESIGNED BY:
 A. Eizember

APPROVED BY:
 P. Williams

DATE:
 February 24, 2023

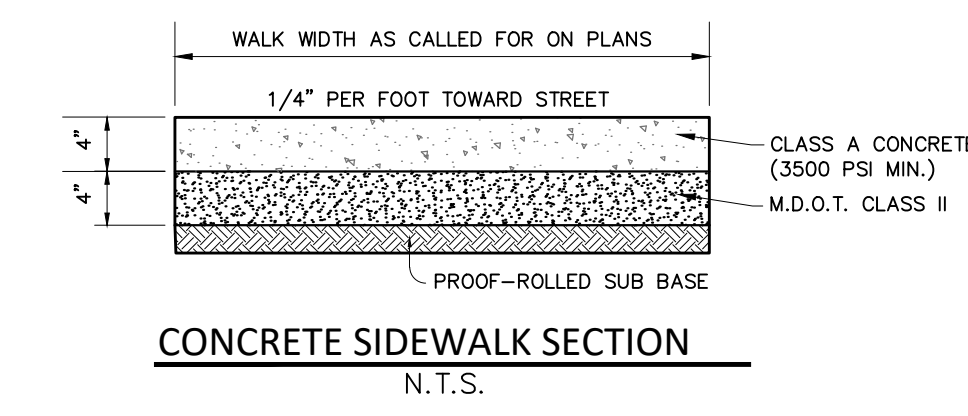
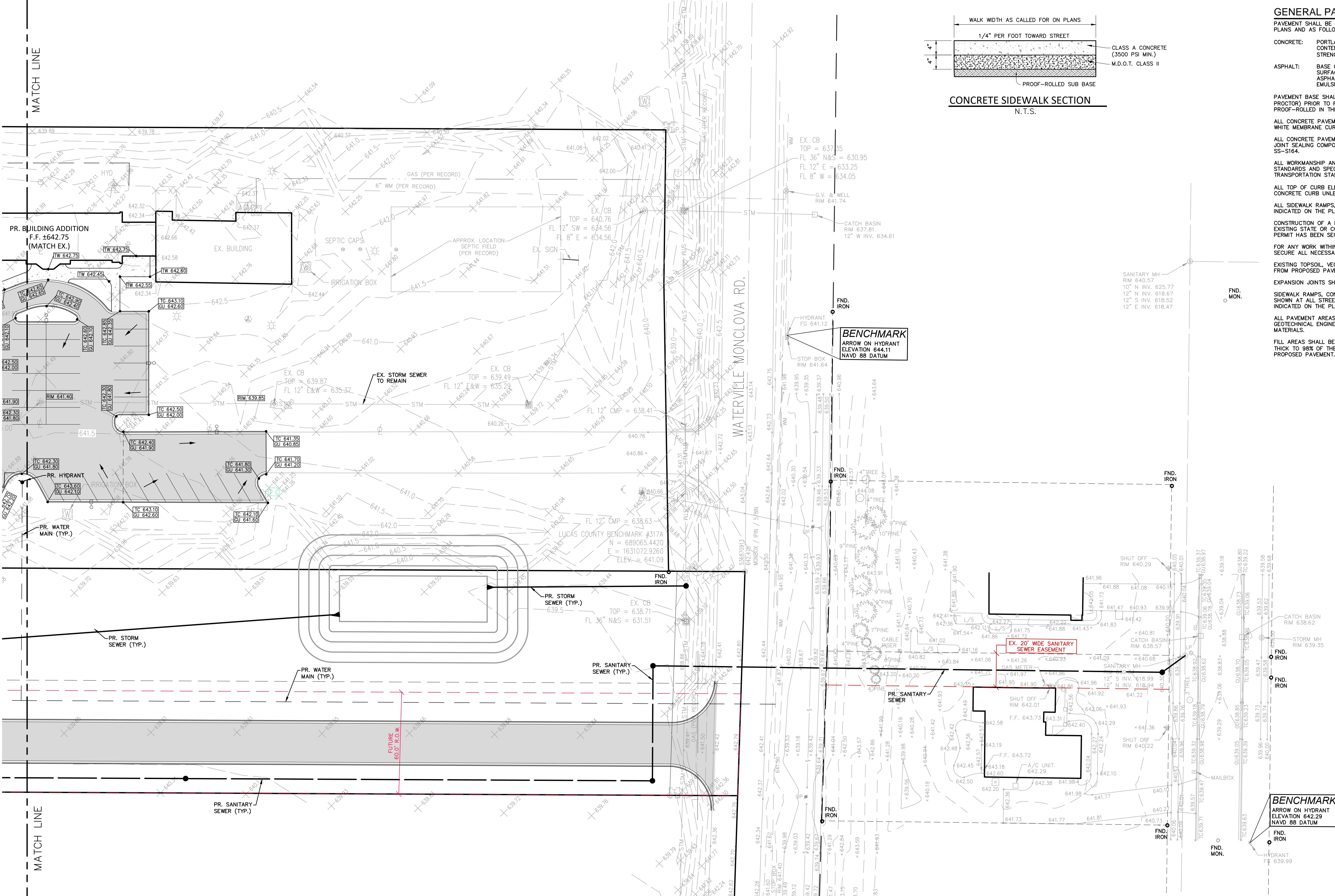
SCALE: 1" = 30'

NFE JOB NO. M710 SHEET NO. SP-3a



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA 4E1, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA 5E1, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED 3" ON 8" ASPHALT
	PROPOSED 3" ON 10" ASPHALT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

SEAL

STATE OF OHIO
 PATRICK WILLIAMS
 87132

PROJECT
 St. George Coptic Orthodox Church

CLIENT
 St. George Coptic Orthodox Church

PROJECT LOCATION
 Monclova Township, Lucas County, Ohio

SHEET
 Engineering Site Plan

DATE ISSUED/REVISED
 02-24-23 CONDITIONAL USE SET

DRAWN BY:
 A. Eizember

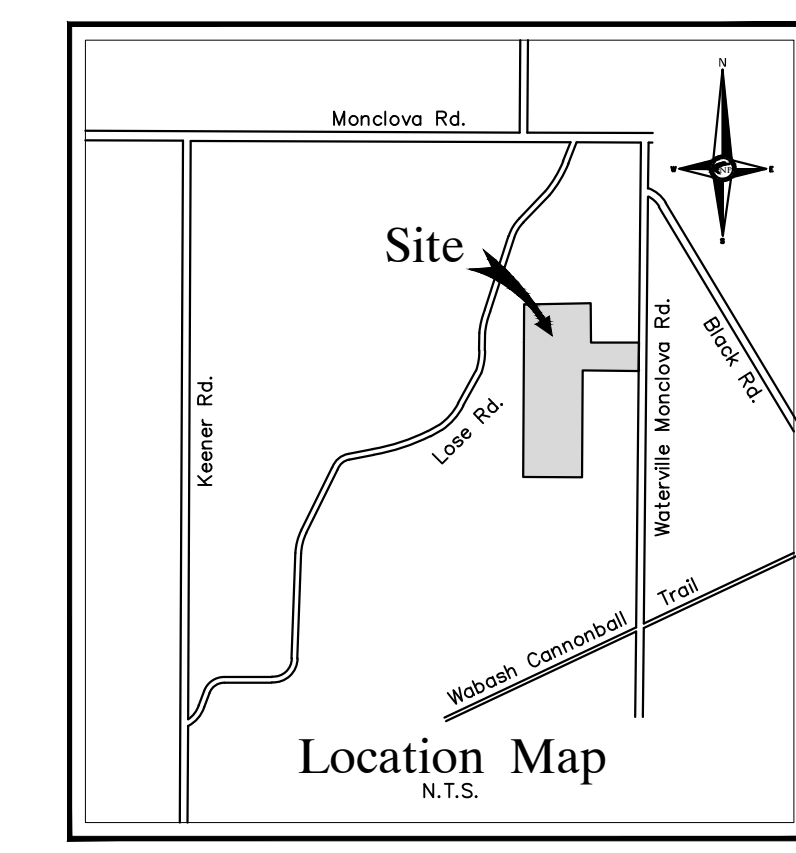
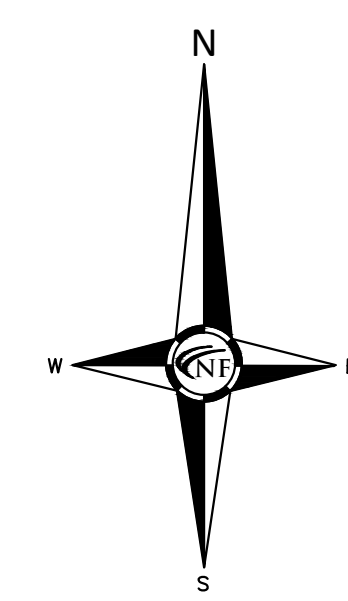
DESIGNED BY:
 A. Eizember

APPROVED BY:
 P. Williams

DATE:
 February 24, 2023

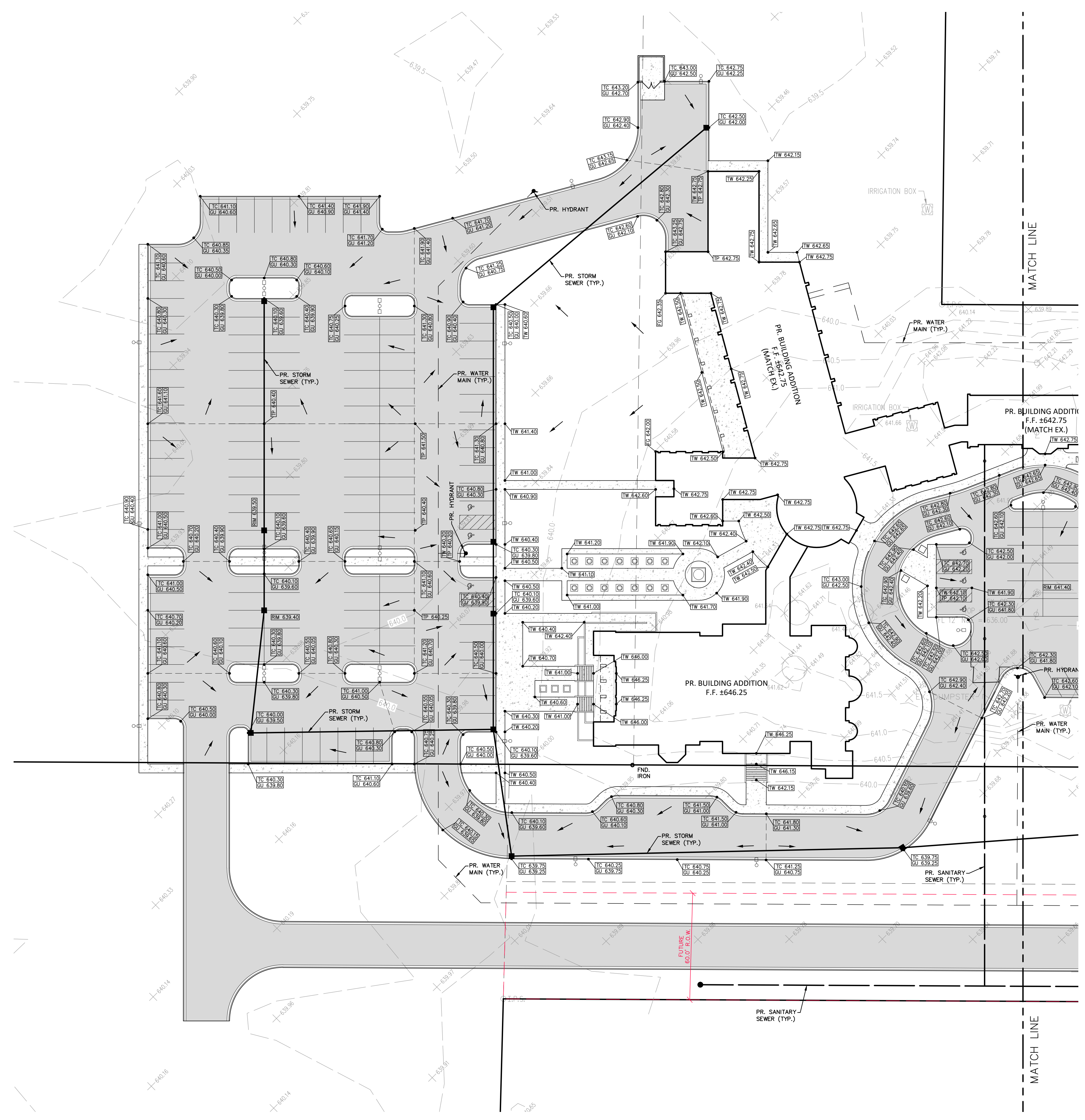
SCALE: 1" = 30'

NFE JOB NO. M710 SHEET NO. SP-4



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM



PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED 3" ON 8" ASPHALT
	PROPOSED 3" ON 10" ASPHALT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	MANHOLE		PR. WATER MAIN
	HYDRANT		PR. STORM SEWER
	INLET		PR. R. Y. CATCH BASIN
	C.B.		PROPOSED LIGHT POLE
	MANHOLE		

SEAL

STATE OF OHIO
 PATRICK WILLIAMS
 87132

Patrick Williams

PROJECT
 St. George Coptic Orthodox Church

CLIENT
 St. George Coptic Orthodox Church

PROJECT LOCATION
 Monctova Township, Lucas County, Ohio

SHEET
 Engineering Site Plan



DATE ISSUED/REVISED
 02-24-23 CONDITIONAL USE SET

DRAWN BY:
 A. Eizember

DESIGNED BY:
 A. Eizember

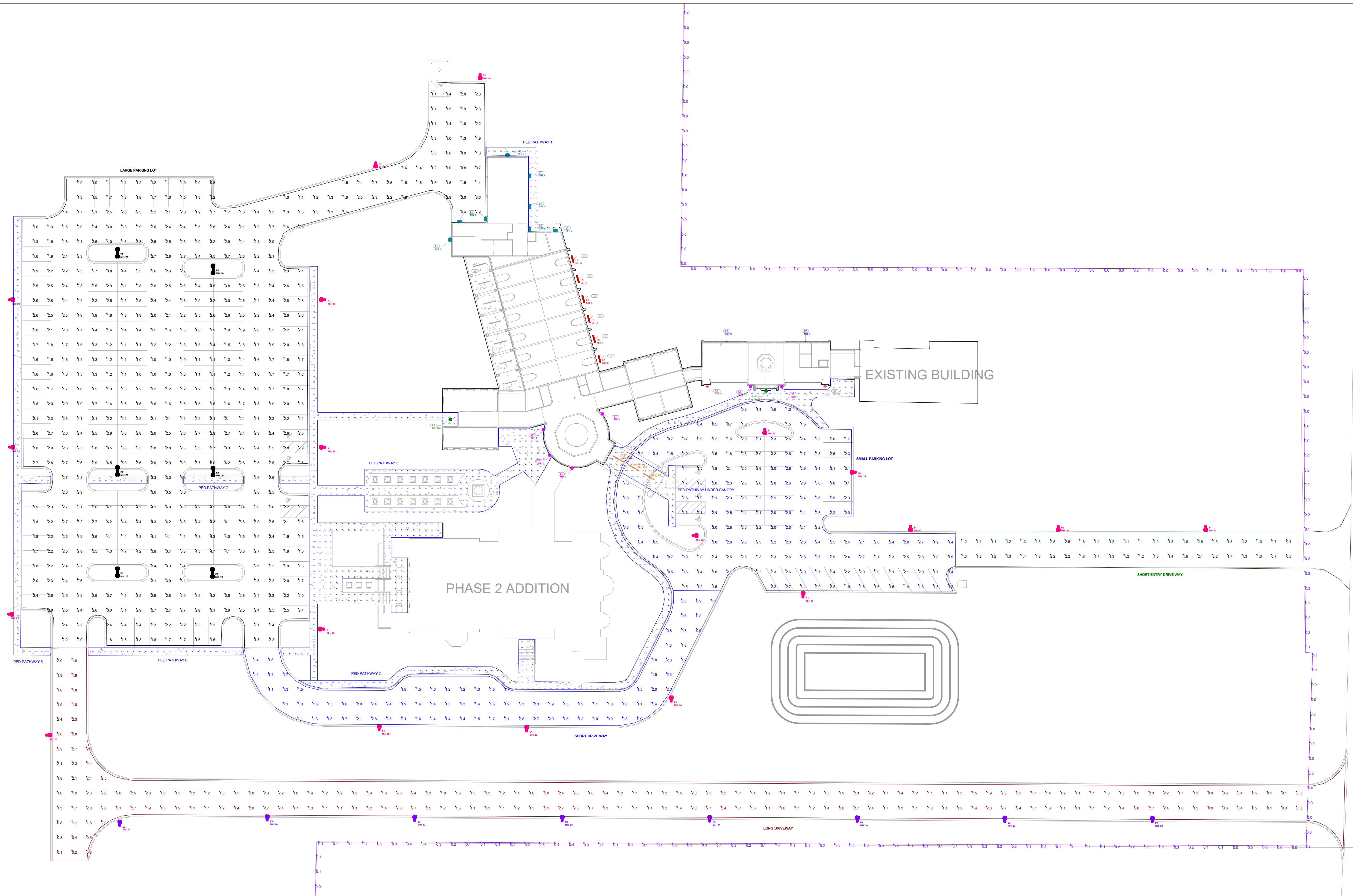
APPROVED BY:
 P. Williams

DATE:
 February 24, 2023

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.
 M710 SP-4a



PLAN VIEW: NOT TO SCALE

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0", FOOD SERVICE AREA AT: 2' - 6", TREES SHOWN AT BOTTOM OF LEAVES
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS.
 THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.
 ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

- THESE CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.
 THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.
 - UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.
 - FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
 - THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 - MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

St George Church_V1 #23-11175.AGI

Gasser Bush Associates / Applications

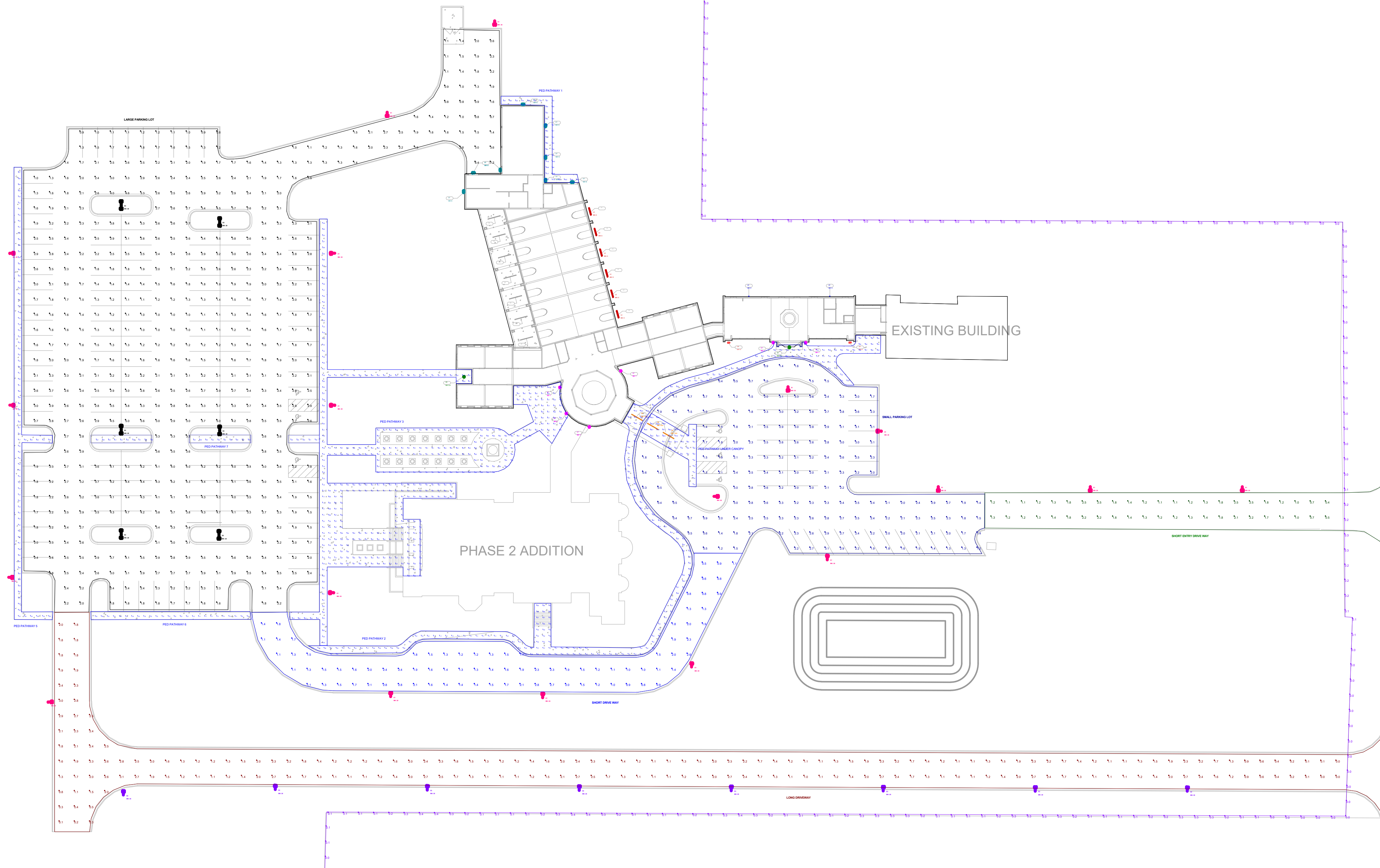
www.gasserbush.com

Designer: JC3

Date: 1/30/2023

Scale: NOT TO SCALE





Label	Symbol	Qty	Manufacturer	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts
L3	[Symbol]	6	LUMENPULSE L3	LOG HO-100_277-48-30K-WW(X)F-NO	0.900	3348	61.2
L4	[Symbol]	2	LUMENPULSE L4	LOG HO-100_277-12-30K-WW(X)F-NO	0.900	835	15.3
L1	[Symbol]	8	LITHONIA L1	DSXW1 LED 10C 1000 30K T4M MVOLT	0.900	3534	38.8
L2	[Symbol]	2	BEGA L2	22261	0.900	362	6
L6	[Symbol]	6	LUMENWERX L6	VIAWET-TMG+HLO-LED-80-1000-30-4FT	0.900	3880	47.06
L5	[Symbol]	2	BEGA L5	24404K3	0.900	977	12
L7	[Symbol]	6	SISTEMALUX L7	S_1810W_3000K	0.900	569	14.63
E2	[Symbol]	6	LITHONIA E2	DSX0 LED P5 30K 70CRI T4M	0.900	11773	90.12
E3	[Symbol]	8	LITHONIA E3	DSX0 LED P5 30K 70CRI T4M HS	0.900	10128	90.12
E1	[Symbol]	19	LITHONIA E1	DSX0 LED P5 30K 70CRI T4M	0.900	11773	90.12

Description	Avg fc	Max fc	Min fc	Avg/Min (:1)	Max/Min (:1)
LARGE PARKING LOT	2.34	7.2	0.7	3.34	10.29
LONG DRIVEWAY	1.58	3.1	0.0	N.A.	N.A.
PED PATHWAY 1	7.27	13.4	2.6	2.80	5.15
PED PATHWAY 2	2.21	25.7	0.2	11.05	128.50
PED PATHWAY 3	0.70	21.3	0.0	N.A.	N.A.
PED PATHWAY 5	1.82	3.0	0.7	2.60	4.29
PED PATHWAY 6	1.28	1.6	1.1	1.16	1.45
PED PATHWAY 7	3.85	5.4	1.9	2.03	2.84
PED PATHWAY UNDER CANOPY	13.04	31.4	1.2	10.87	26.17
PROPERTY LINE	0.06	0.4	0.0	N.A.	N.A.
SHORT DRIVE WAY	1.54	2.8	0.5	3.08	5.60
SHORT ENTRY DRIVE WAY	1.46	2.5	0.4	3.65	6.25
SMALL PARKING LOT	2.11	7.9	0.3	7.03	26.33

PLAN VIEW: NOT TO SCALE

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0", FOOD SERVICE AREA AT: 2' - 6", TREES SHOWN AT BOTTOM OF LEAVES
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS.
 THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.
 ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY.
 THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.
 - UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.
 - FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
 - THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 - MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

St George Church_V1 #23-11175.AGI

Gasser Bush Associates / Applications











www.gasserbush.com

Designer: JC3

Date: 1/30/2023

Scale: NOT TO SCALE



Label	Symbol	Qty	Manufacturer	Catalog Number	Light Loss Factor	Lumens Per Lamp	Watts
L3		6	LUMENPULSE L3	LOG HO-100_277-48-30K-WW(X)F-NO	0.900	3348	61.2
L4		2	LUMENPULSE L4	LOG HO-100_277-12-30K-WW(X)F-NO	0.900	835	15.3
L1		8	LITHONIA L1	DSXW1 LED 10C 1000 30K T4M MVOLT	0.900	3534	38.8
L2		2	BEGA L2	22261	0.900	362	6
L6		6	LUMENWERX L6	VIAWET-TMG+HLO-LED-80-1000-30-4FT	0.900	3880	47.06
L5		2	BEGA L5	24404K3	0.900	977	12
L7		6	SISTEMALUX L7	S_1810W_3000K	0.900	569	14.63
E2		6	LITHONIA E2	DSX0 LED P5 30K 70CRI T4M	0.900	11773	90.12
E3		8	LITHONIA E3	DSX0 LED P5 30K 70CRI T4M HS	0.900	10128	90.12
E1		19	LITHONIA E1	DSX0 LED P5 30K 70CRI T4M	0.900	11773	90.12

SPECIFICATION ATTACHED AS SEPARATE PDF'S

Smart Commercial Pole Base Housing | Intelligent Pole Base

Consider including one or more Intelligent Pole Bases on your site to future proof for EV Charging stations.



SPECIFICATION SHEETS

GENERAL NOTE
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0". FOOD SERVICE AREA AT: 2' - 6". TREES SHOWN AT BOTTOM OF LEAVES
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.
 - UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.
 - FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.
 - THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 - MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

St George Church_V1 #23-11175.AGI

Gasser Bush Associates / Applications

www.gasserbush.com

Designer: JC3

Date: 1/30/2023

Scale: NOT TO SCALE



SEAL

PROJECT
 St. George Coptic
 Orthodox Church

CLIENT
 St. George Coptic
 Orthodox Church

PROJECT LOCATION
 Monclova Township,
 Lucas County, Ohio

SHEET
 Overall Landscape Plan



REVISIONS
 02/24/23 CONDITIONAL USE

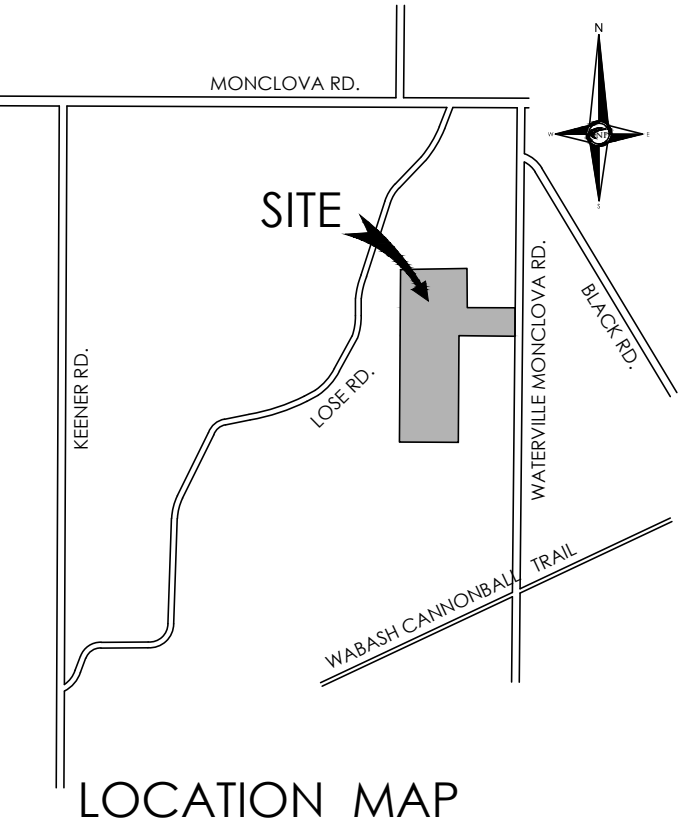
DRAWN BY:
 G. Ostrowski
 DESIGNED BY:
 G. Ostrowski
 APPROVED BY:
 G. Ostrowski
 DATE:
 01-10-2023

SCALE: 1" = 40'
 NFE JOB NO. M710 SHEET NO. L1

PLANT SCHEDULE - PHASES I & II

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AA	8	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AR	7	Acer rubrum 'Frank Jr.' Northpointe Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
BN*	10	Betula nigra River Birch	1 1/2" HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
CC	3	Carpinus caroliniana American Hornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	16	Picea glauca 'Densata' Black Hills Spruce	8" HT	SEE PLAN	B&B	FULL TO GROUND
PP	8	Picea pungens Colorado Green Spruce	8" HT	SEE PLAN	B&B	FULL TO GROUND
PS	12	Prunus sargentii 'Pink Flair' Pink Flair Flowering Cherry	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PM	21	Pseudotsuga menziesii Douglas Fir	8" HT	SEE PLAN	B&B	FULL TO GROUND
TA	9	Tilia americana 'Continental Appeal' Continental Appeal Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
AM	22	Aronia melanocarpa Black Chokeberry	5 GAL	5' OC	CONT	
CS	18	Cornus sericea 'Boyley' Boyley Red Twig Dogwood	5 GAL	5' OC	CONT	
EA	28	Eurythmum alatum Burning Bush	42-48" HT	5' OC	CONT	MAINTAIN AT 48" HEDGE
JS	82	Juniperus chinensis 'Spartan' Spartan Juniper	5" HT	3' OC	B&B	
GROUNDCOVERS/PERENNIALS						
AT	12	Asclepias tuberosa var. interior Butterfly Milkweed	2 GAL	24" OC	CONT	
HS	56	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	
LS	752	Lilium spicata Creeping Lilyturf	1 GAL	15" OC	CONT	TRIANGULAR SPACING
PV	29	Panicum virgatum 'Northwind' Northwind Switchgrass	3 GAL	30" OC	CONT	
SH	2,730	Sporobolus heterostachys 'Tara' Tara Dwarf Prairie Dropseed	1 GAL	24" OC	CONT	TRIANGULAR SPACING

* NOTE: CLUMP FORM OF TREE, IS SOLD BY HEIGHT IN NURSERIES, 1 1/2" HT IS EQUIVALENT TO 3" CALIPER TREE



LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: R-A, SUBURBAN RESIDENTIAL DISTRICT
 EXISTING SITE AREA: 1,795,843.51 S.F. OR 41.23 ACRES

ADJACENT TO R.O.W.
 15' WIDE, 1 DECIDUOUS TREE (3") AND 2 (6") EVERGREEN TREE PER 50 L.F.
 REQUIRED:
 392 L.F. OF FRONTAGE / 50 L.F. = 7.84 OR 8 DECIDUOUS TREES
 392 L.F. OF FRONTAGE / 50 L.F. X 2 = 15.68 OR 16 EVERGREEN TREES
 PROVIDED: 8 DECIDUOUS TREES, 16 EVERGREEN TREES

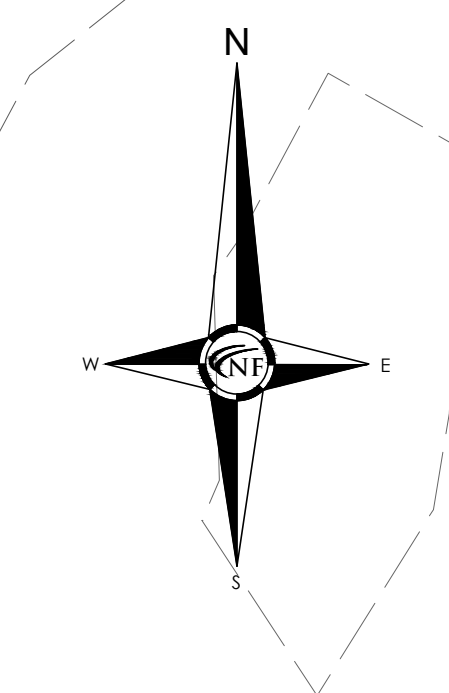
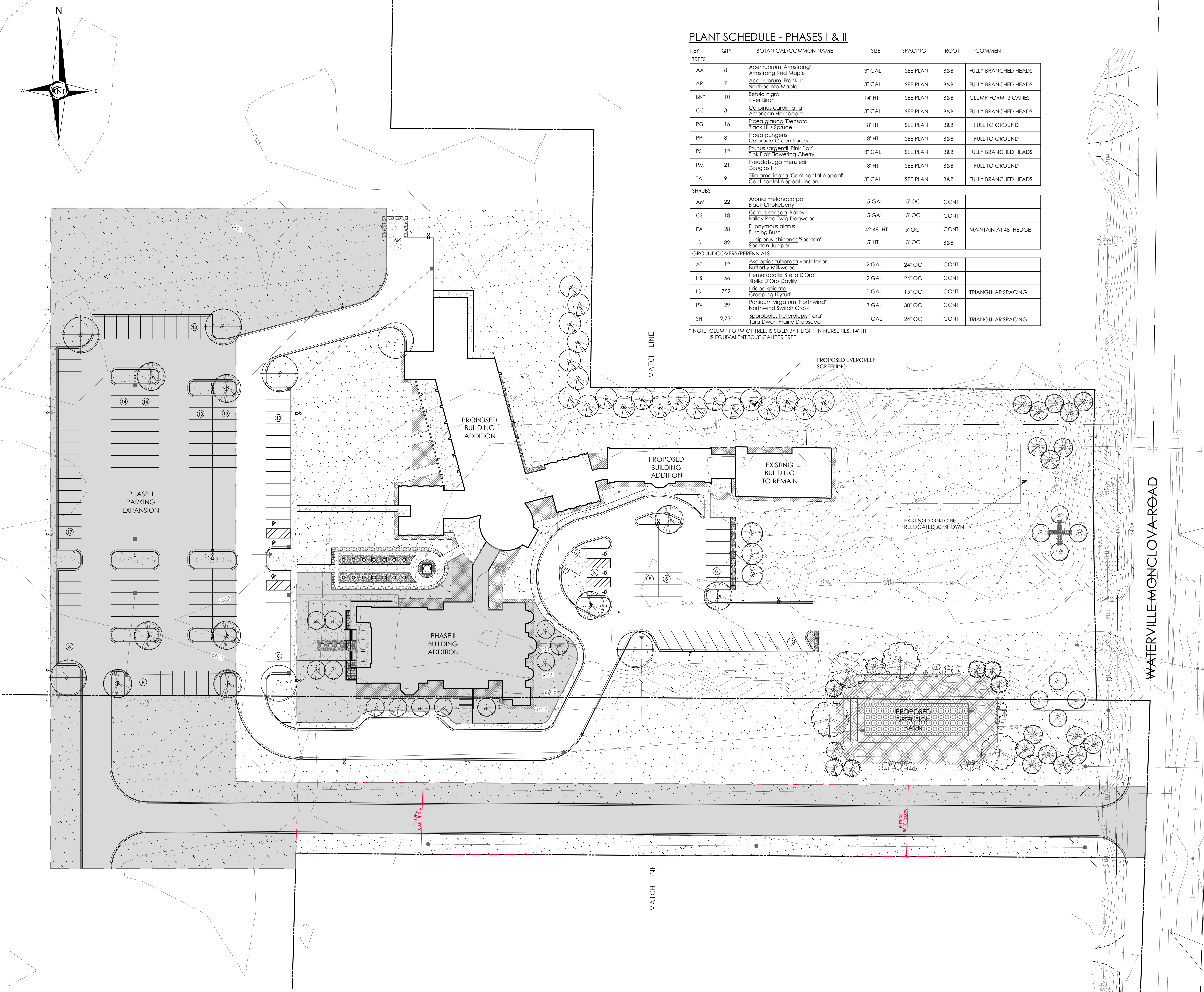
PARKING LOT LANDSCAPE REQUIREMENTS PER PERMETER
 1 TREE PER 50 S.F., AND 4' HT HEDGE ADJACENT TO PARKING
 129.03 L.F. / 50 L.F. = 2.58 OR 3 TREES REQUIRED PLUS 4' HT EVERGREEN HEDGE
 PROVIDED: 3 TREES PLUS HEDGE

PARKING INTERIOR
 172 SPACES PROVIDED REQUIRES 10% LANDSCAPE AREA
 114,154.17 S.F. X 10% = 11,415.42 S.F. REQUIRED
 11,415.42 S.F. / 3,000 = 3.8 OR 4 TREES REQUIRED
 AREA PROVIDED: 11,458.33 S.F.
 TREES PROVIDED: 14 TREES, 7 IN PHASE I

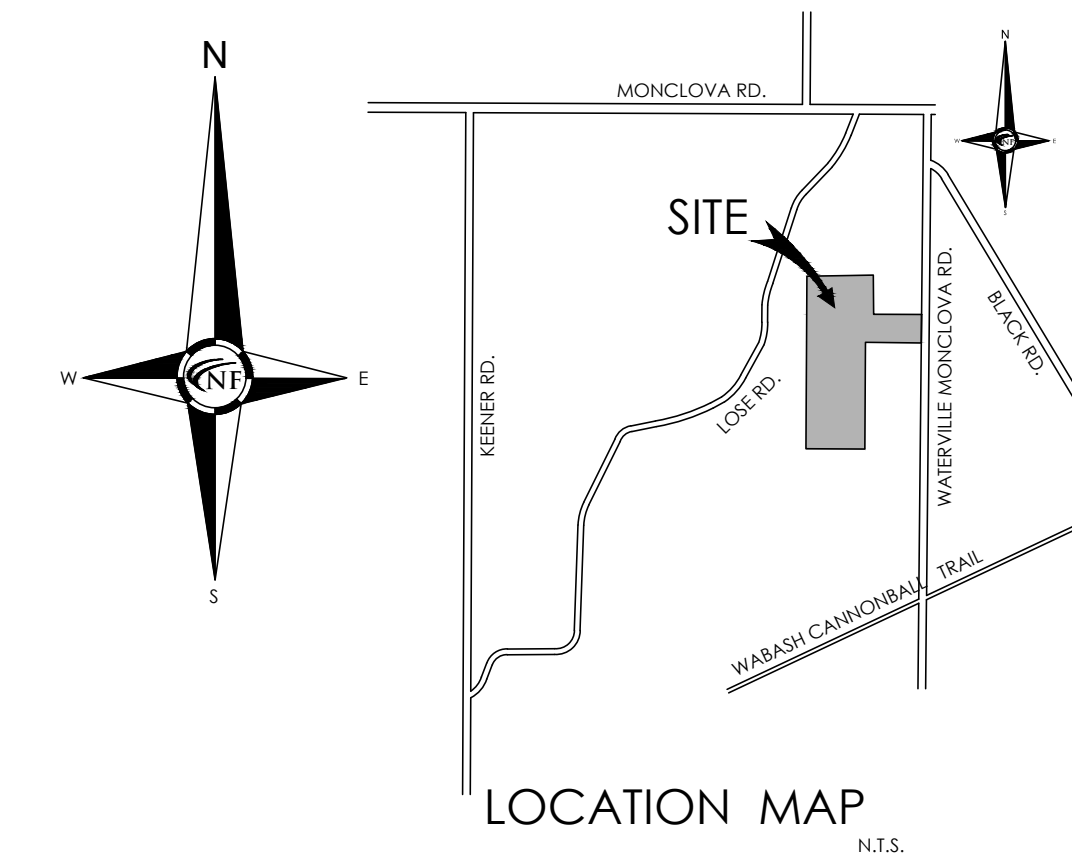
DETENTION BASIN LANDSCAPE
 2 EVERGREEN TREES, 1 SHADE TREE AND 10 LARGE SHRUBS
 PER 100 L.F. OF POND PERIMETER
 POND PERIMETER: 386 L.F.
 REQUIRED:
 386 L.F. / 100 X 2 = 7.72 OR 8 EVERGREEN TREES
 386 L.F. / 100 X 3.84 OR 4 CANOPY TREES
 386 L.F. / 100 X 10 = 3.86 OR 39 SHRUBS
 PROVIDED:
 4 CANOPY TREES, 8 EVERGREEN TREES, AND 40 SHRUBS

BENCHMARK
 ARROW ON HYDRANT
 ELEVATION 644.11
 NAVD 88 DATUM

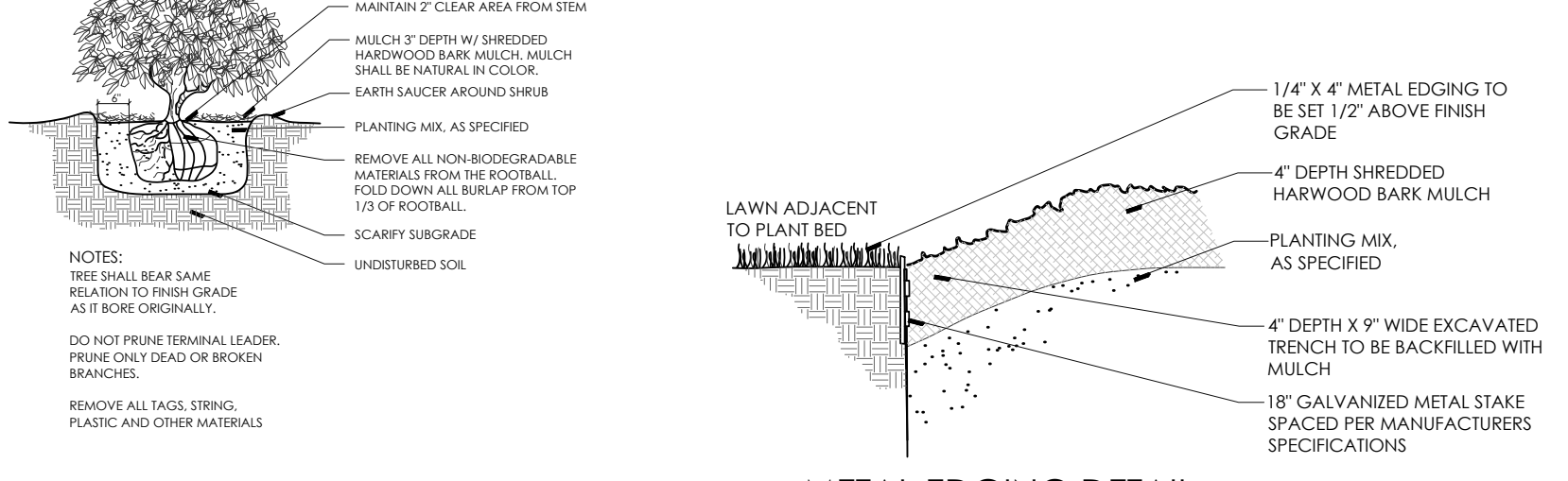
BENCHMARK
 ARROW ON HYDRANT
 ELEVATION 643.83
 NAVD 88 DATUM



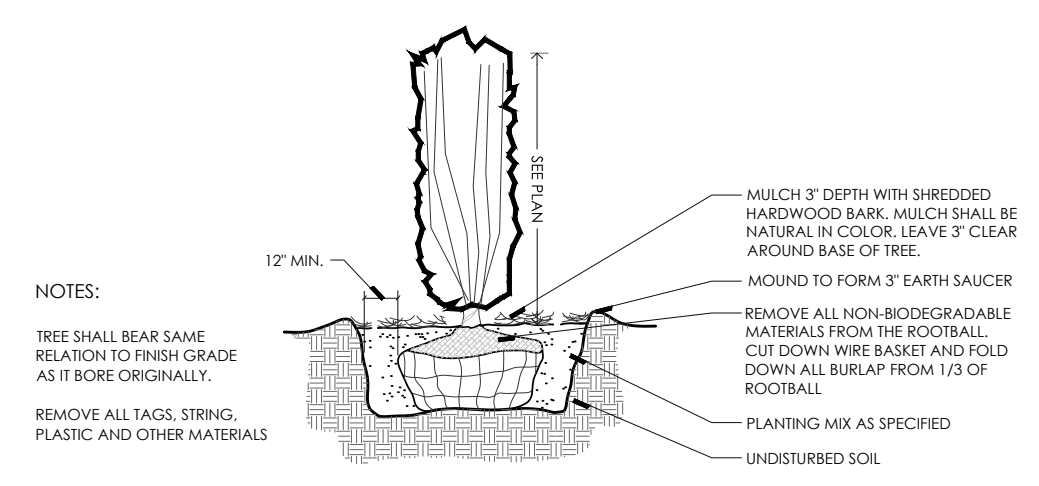
W:\CS00\2000 Rev\0000\ELN\M710\Office\Drawings\M710_L1.dwg, 2/20/2023 12:08 PM



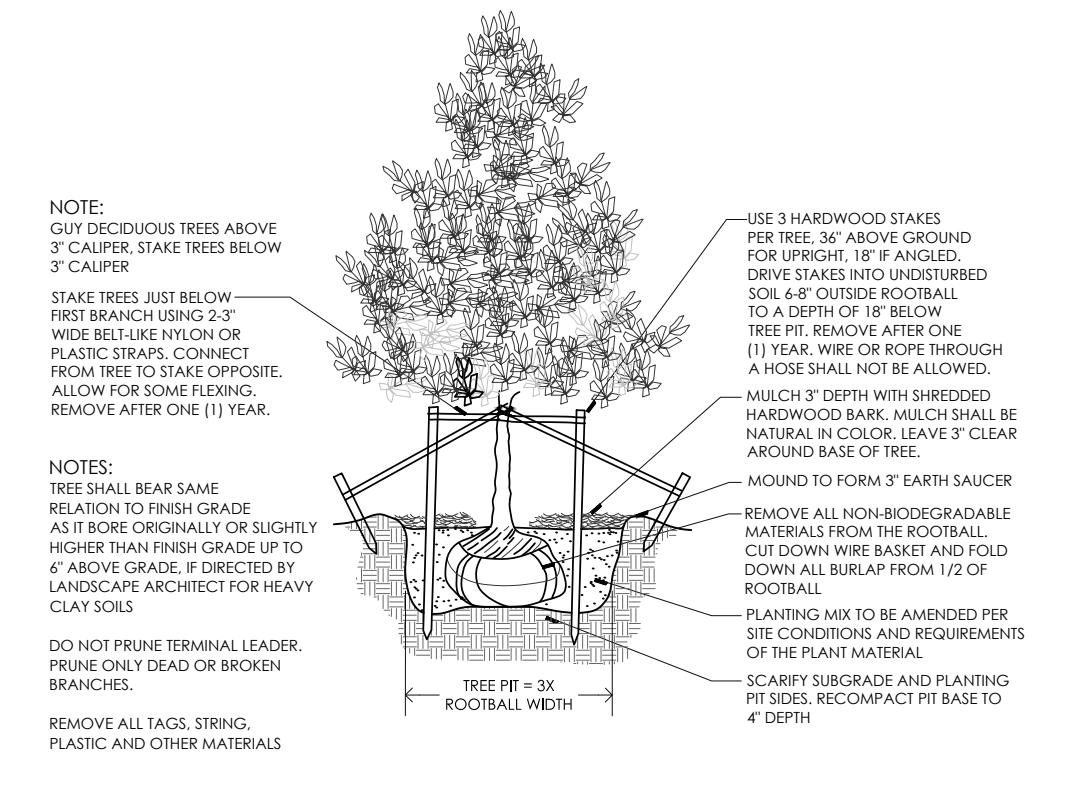
HEDGE PLANTING DETAIL



METAL EDGING DETAIL



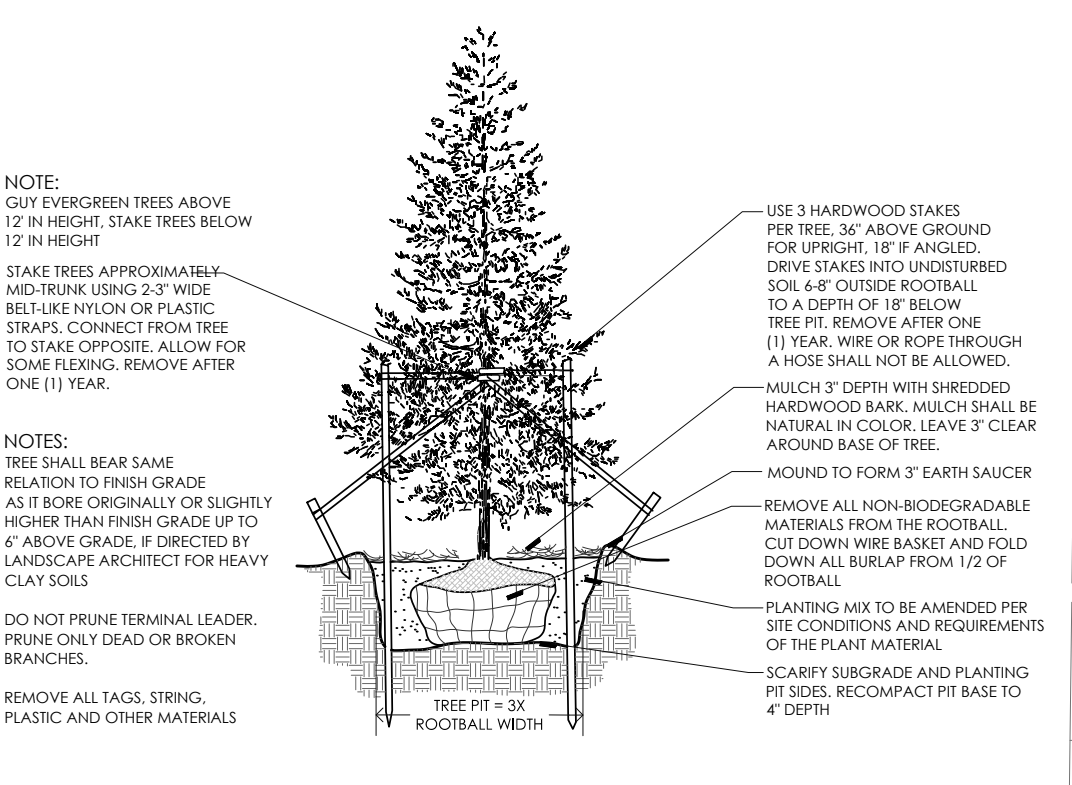
UPRIGHT EVERGREEN SHRUB PLANTING DETAIL



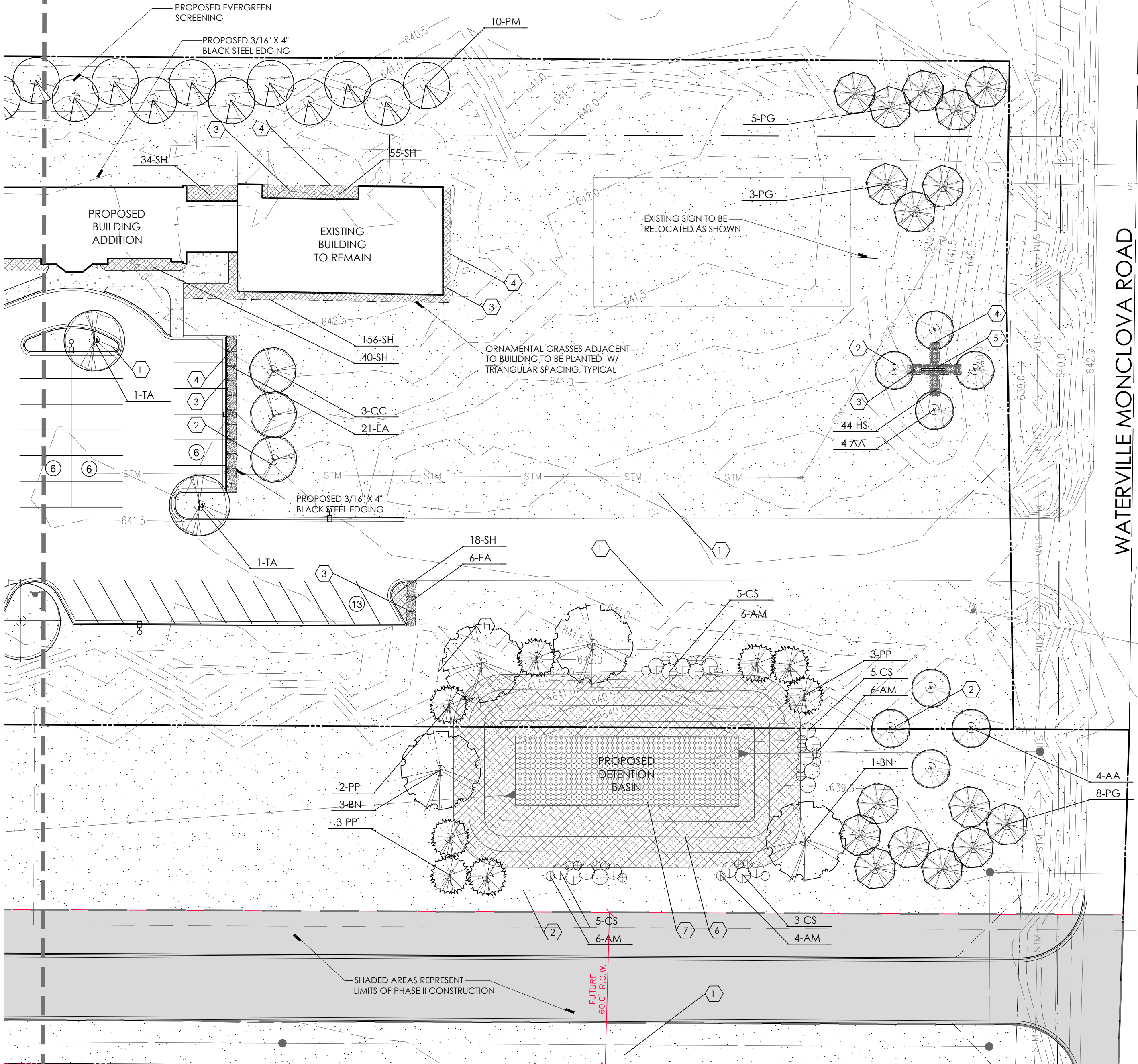
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



BENCHMARK
ARROW ON HYDRANT
ELEVATION: 644.11
NAVD 88 DATUM

- KEY LEGEND**
- 1 LAWN RESTORATION W/ HYDROSEED AND MULCH
 - 2 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
 - 3 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
 - 4 3/16" X 4" METAL EDGING ON BEDS, STAKED PER MANUFACTURER
 - 5 PROPOSED SIGN LOCATION
 - 6 SEDGE BANK SEED MIX OR EQUAL, SOWN AT A RATE OF 40 LBS/ACRE
 - 7 DETENTION BASIN FLOOR SEED MIX OR EQUAL, SOWN AT A RATE OF 40 LBS/ACRE

SEdge BANK SEED MIX

*CONTAINS 10 NATIVE GRASSES AND 2 TEMPORARY GRASSES

30% NATIVE GRASSES	70% TEMPORARY GRASSES
COSMOS SEDGE	SEED OATS
FRINGED SEDGE	AMERICAN SLOUGH GRASS
LIRD SEDGE	ANNUAL RYE
FOX SEDGE	
CREeping SPIKE RUSH	
FOWL MANNA GRASS	
COMMON RUSH	
HANDSTEM BULRUSH	
GREEN BULRUSH	
WOOL GRASS	
SOFT STEM BULRUSH	
GIANT BUR REED	

RECOMMENDED SEEDING RATE: 40 LBS/ACRE

SEED MIX AVAILABLE:
NATIVESCAPE, LLC
PO BOX 122
MANCHESTER, MI 48158
T 517.456.9696

DETENTION BASIN FLOOR MIX

*CONTAINS AT LEAST 12 WILDFLOWERS AND 4 GRASSES

WILDFLOWERS	NATIVE GRASSES
NEW ENGLAND ASTER	BIG BLUESTEM
PALE INDIAN PLANTAIN	CANADA WILD RYE
JOE PYE WEED	DARK GREEN BULRUSH
BONASET	INDIAN GRASS
OX EYE SUNFLOWER	PRAIRIE CORD GRASS
DENSE BLAZINGSTAR	WETLAND SEDGES
GREAT BLUE LOBELIA	
CARDINAL FLOWER	TEMPORARY GRASSES
GREEN-HEADED CONEFLOWER	SEED OATS
BLACK-EYED SUSAN	ANNUAL RYE
CURPLANT	WINTER WHEAT
OHIO GOLDENROD	AMERICAN SLOUGH GRASS
BLUE VERVAIN	
CULVER'S ROOT	
IRONWEED	
YELLOW CONEFLOWER	

RECOMMENDED SEEDING RATE: 40 LBS/ACRE

SEED MIX AVAILABLE:
NATIVESCAPE, LLC
PO BOX 122
MANCHESTER, MI 48158
T 517.456.9696

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLANS AND PLANT LIST, THE PLANT SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIGHER PHASES OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES AND SHALL NOTIFY ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- PLANTS SHALL BE FULLY ESTABLISHED AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO FURNISH A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR WILL SUPPLY FRESH GRADE AND LOCATIONS AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 1" IN LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF STUMPS, FOREIGN MATERIAL, AND STONE.
- SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATE.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 75% SCREENED TOPSOIL, 10% SAND, AND 1/3 "DAIRY DOZ" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 2" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GREEN-COVER PLANTINGS. MULCH SHALL BE FREE FROM FERUS AND FOREIGN MATERIAL, AND BEES ON INCONSISTENT SIZE.
- NO SUBSTITUTION OR CHANGE OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATION.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOIL (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIVES. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIVES, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.

BENCHMARK
ARROW ON HYDRANT
ELEVATION: 642.29
NAVD 88 DATUM

GENERAL SEED NOTE:

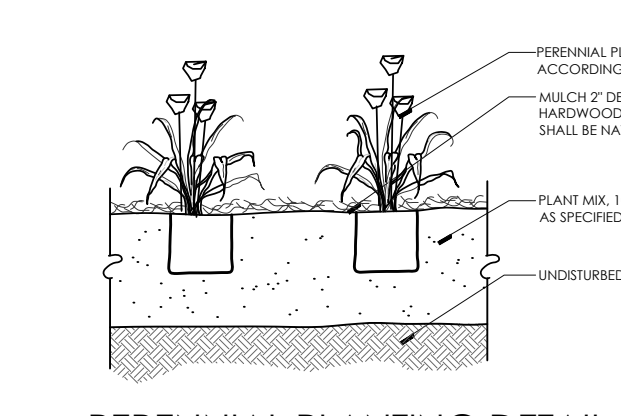
ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) - IN AREAS SUBJECT TO EROSION, SEEDS LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.

SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15

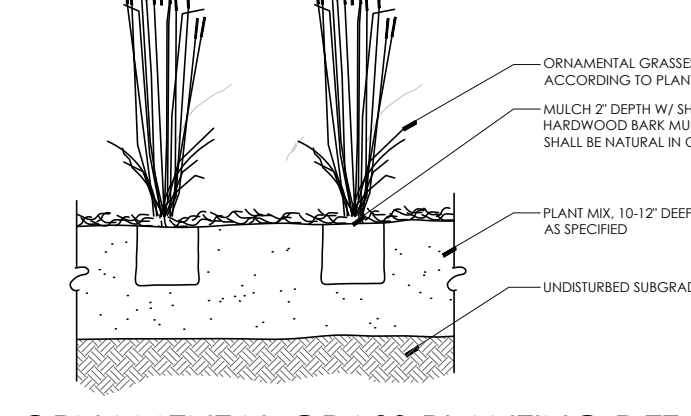
TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE

MIX IS COMPOSED OF:
30% NITE HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% ABRIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS



PERENNIAL PLANTING DETAIL



ORNAMENTAL GRASS PLANTING DETAIL

SEAL

PROJECT
St. George Coptic
Orthodox Church

CLIENT
St. George Coptic
Orthodox Church

PROJECT LOCATION
Monclova Township,
Lucas County, Ohio

SHEET
Landscape Plan

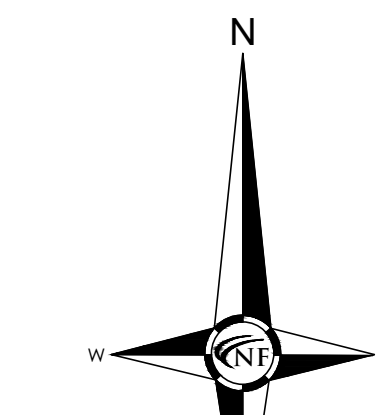


REVISIONS
02/24/23 CONDITIONAL USE

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
01-10-2023

SCALE: 1" = 30'

NFE JOB NO. M710 SHEET NO. L2

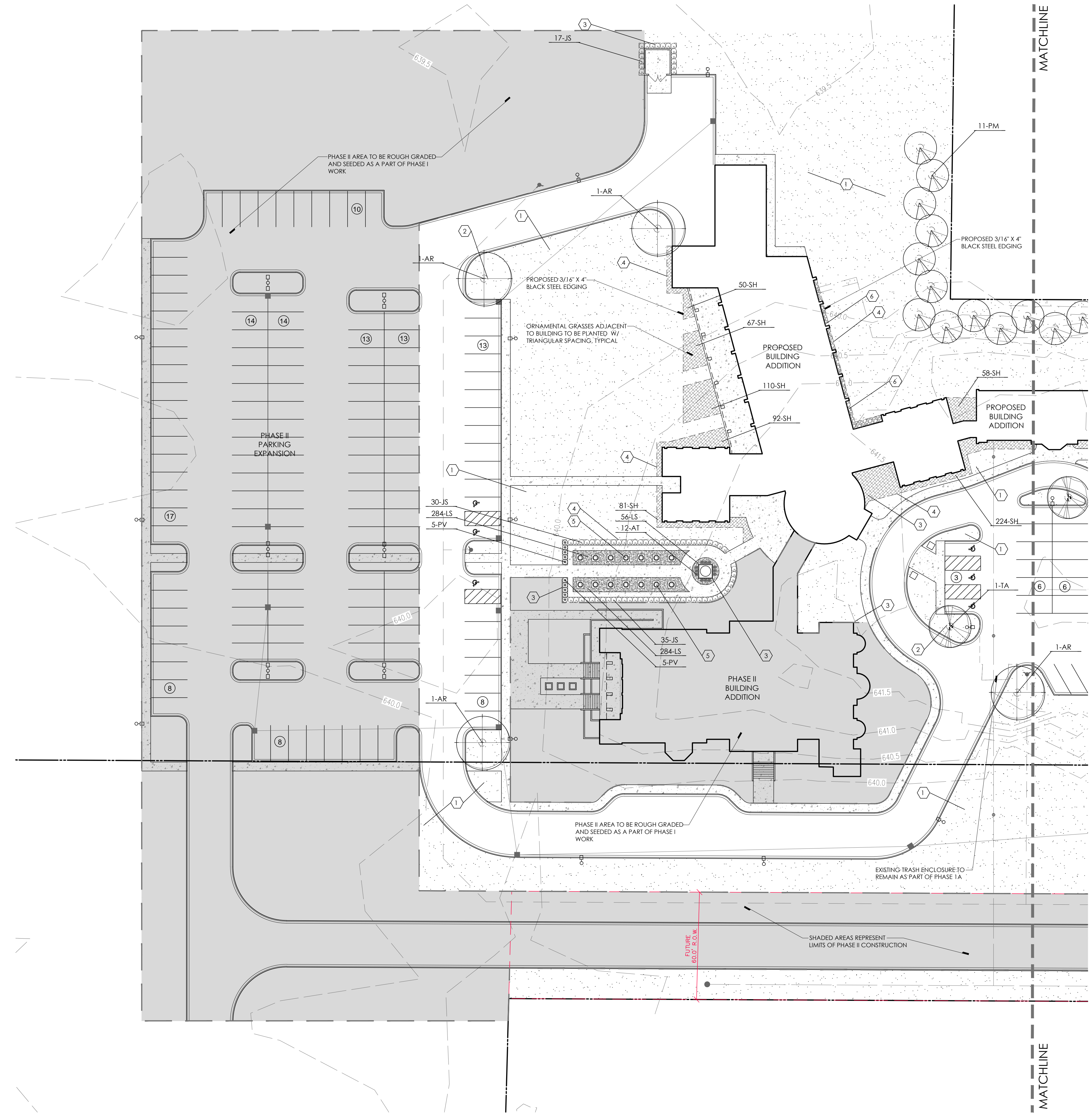


PLANT SCHEDULE - PHASE 1 ONLY

KEY	QTY	BOTANICAL/Common NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AA	8	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AR	4	Acer rubrum 'Frank Jr.' Nortrpointe Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
BN	10	Betula nigra River Birch	1 1/2" HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
CC	3	Cornus caroliniana American Hornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	16	Picea glauca 'Denata' Black Hills Spruce	8" HT	SEE PLAN	B&B	FULL TO GROUND
PP	8	Picea pungens Colorado Green Spruce	8" HT	SEE PLAN	B&B	FULL TO GROUND
PM	21	Pseudotsuga menziesii Douglas Fir	8" HT	SEE PLAN	B&B	FULL TO GROUND
TA	3	Tilia americana 'Continental Appeal' Continental Appeal Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
AM	22	Aronia melanocarpa Black Chokeberry	5 GAL	3" OC	CONT	
CS	18	Cornus sericea 'Baileyi' Bailey Red Twig Dogwood	5 GAL	5" OC	CONT	
EA	28	Euroynchos alatus Burning Bush	42-48" HT	5" OC	CONT	MAINTAIN AT 48" HEDGE
JS	82	Juniperus chinensis 'Spartan' Spartan Juniper	5" HT	3" OC	B&B	
GROUNDCOVERS/PERENNIALS						
AT	12	Asclepias tuberosa var. interior Butterfly Milkweed	2 GAL	24" OC	CONT	
HS	44	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	
LS	624	Lilippe spicata Creeping Lilyturf	1 GAL	15" OC	CONT	TRIANGULAR SPACING
PV	10	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	
SH	1,710	Sporobolus heterolepis 'Tara' Tara Dwarf Prairie Dropseed	1 GAL	24" OC	CONT	TRIANGULAR SPACING

IRRIGATION NOTE:
 ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W., SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM OR HAVE READILY AVAILABLE ACCESS TO POTABLE WATER FROM IRRIGATION.

- KEY LEGEND**
- ① LAWN RESTORATION W/ HYDROSEED AND MULCH
 - ② 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
 - ③ 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
 - ④ 3/16" X 4" METAL EDGING ON BEDS, STAKED PER MANUFACTURER
 - ⑤ PROPOSED STATUARY BY OTHERS
 - ⑥ 3/4" TO 1-1/2" DIA WASHED STONE, 3-4" DEPTH



SEAL

PROJECT
 St. George Coptic Orthodox Church

CLIENT
 St. George Coptic Orthodox Church

PROJECT LOCATION
 Monclova Township, Lucas County, Ohio

SHEET
 Landscape Plan



REVISIONS

02/24/23	CONDITIONAL USE

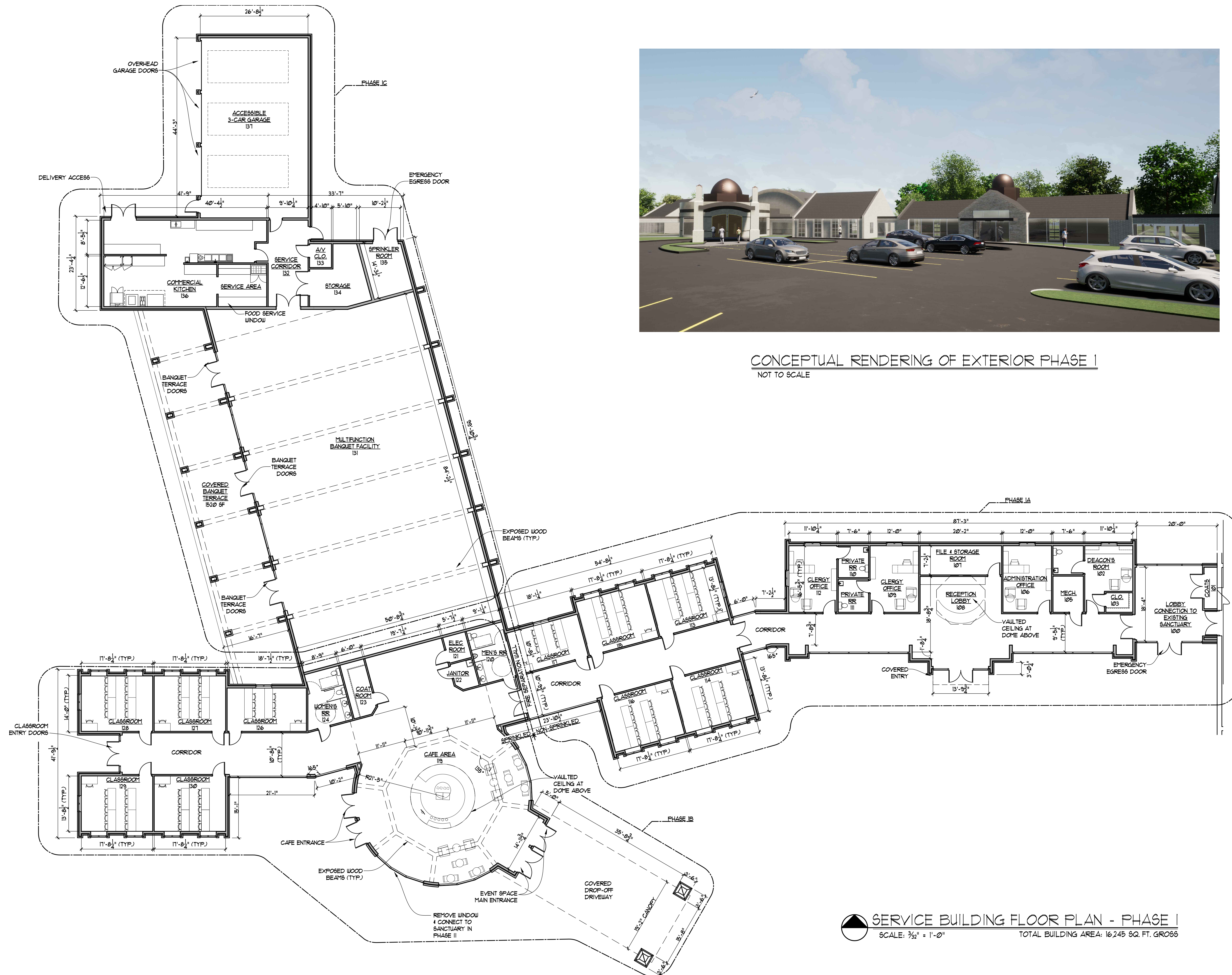
DRAWN BY:
 G. Ostrowski
DESIGNED BY:
 G. Ostrowski
APPROVED BY:
 G. Ostrowski
DATE:
 01-10-2023

SCALE: 1" = 30'

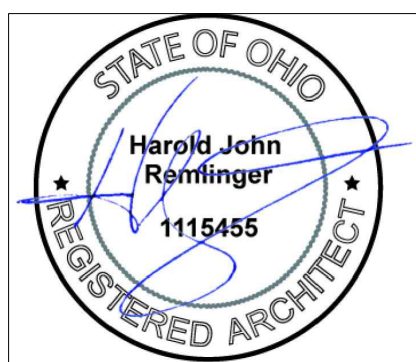
W:\CS00\0001\Drawings\0001\FILES\010\Office_Landscape\M710_L3.dwg, 2/20/2023 10:27 PM



CONCEPTUAL RENDERING OF EXTERIOR PHASE I
NOT TO SCALE



SERVICE BUILDING FLOOR PLAN - PHASE I
SCALE: 3/32" = 1'-0"
TOTAL BUILDING AREA: 16,245 SQ. FT. GROSS



DesignTeam+
of Ohio, LLC

975 E. Maple Road, Suite 210
Birmingham, Michigan 48009
P: 248. 559. 1000

info@designteamplus.com

Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Project

**ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN**

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Designed/Drawn JAJ/HJR

Checked/Approved HJR

Job # 373-2021

File: ST GEORGE MASTER PLAN CD_0

Date/Revisions Issue for

06/27/2022 CLIENT REVIEW MEETING

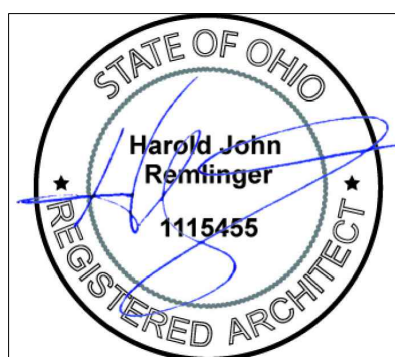
07/12/2022 PRELIM CLIENT REVIEW

07/14/2022 CLIENT REVIEW

08/15/2022 CLIENT REVIEW

02/24/2023 CONDITIONAL LAND USE

COPYRIGHT © 2023
DesignTeam Plus of Ohio, LLC.
ALL RIGHTS RESERVED.
This Document and the subject
matter contained therein is
proprietary and is not to be used or
reproduced without the written
permission of DesignTeam Plus of Ohio, LLC.
SHEET:



DesignTeam+
of Ohio, LLC

975 E. Maple Road, Suite 210
Birmingham, Michigan 48009
P: 248. 559. 1000

info@designteamplus.com

Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Project

**ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN**

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Designed/Drawn JAJ/HJR

Checked/Approved HJR

Job # 373-2021

File: ST GEORGE MASTER PLAN CD_01

Date/Revisions Issue for

06/27/2022 CLIENT REVIEW MEETING

07/12/2022 PRELIM CLIENT REVIEW

07/14/2022 CLIENT REVIEW

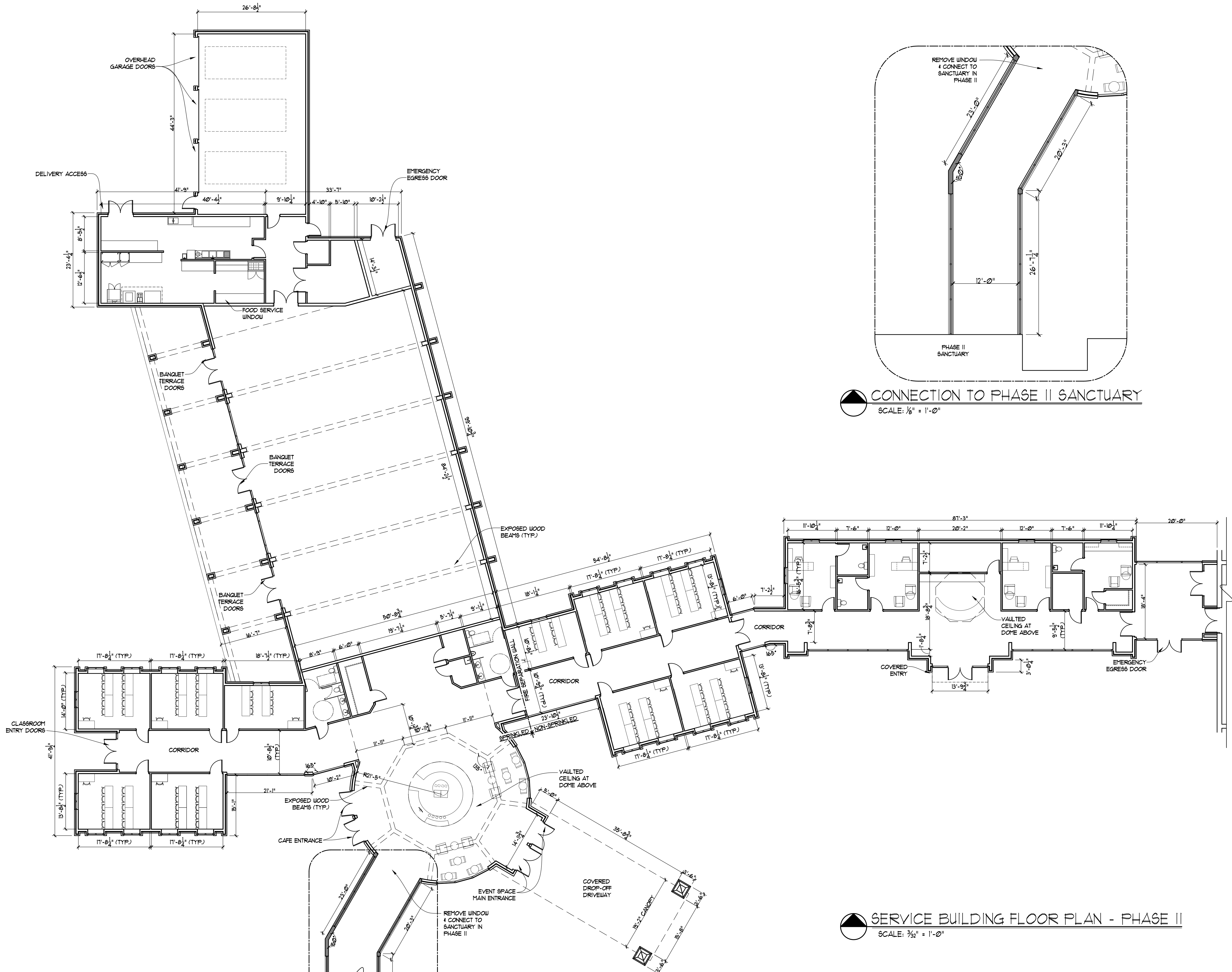
08/15/2022 CLIENT REVIEW

02/24/2023 CONDITIONAL LAND USE

COPYRIGHT © 2023
DesignTeam Plus of Ohio, LLC.
ALL RIGHTS RESERVED
This Document and the subject
matter contained therein is
proprietary and is not to be used or
reproduced without the written
permission of DesignTeam Plus of Ohio, LLC.

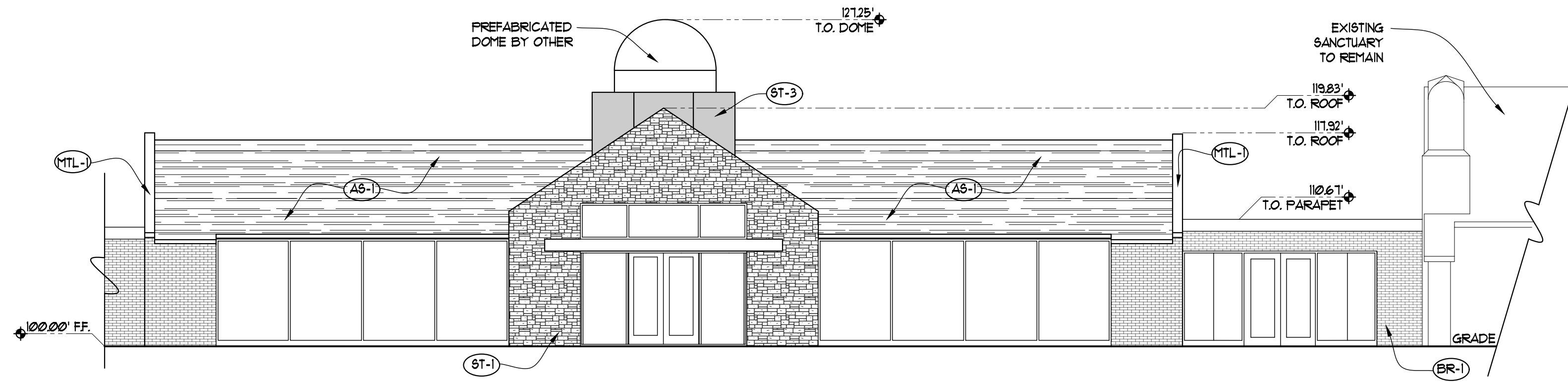
SHEET:

A-201



CONNECTION TO PHASE II SANCTUARY
SCALE: 1/8" = 1'-0"

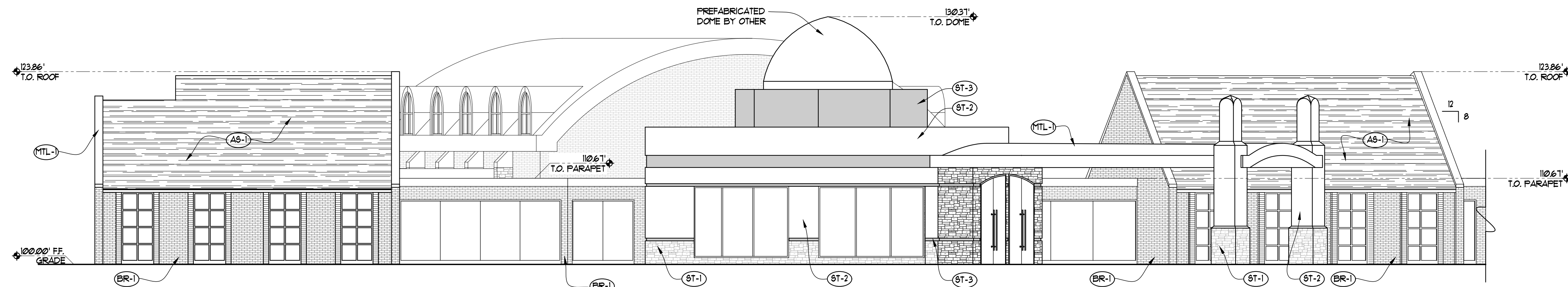
SERVICE BUILDING FLOOR PLAN - PHASE II
SCALE: 3/32" = 1'-0"



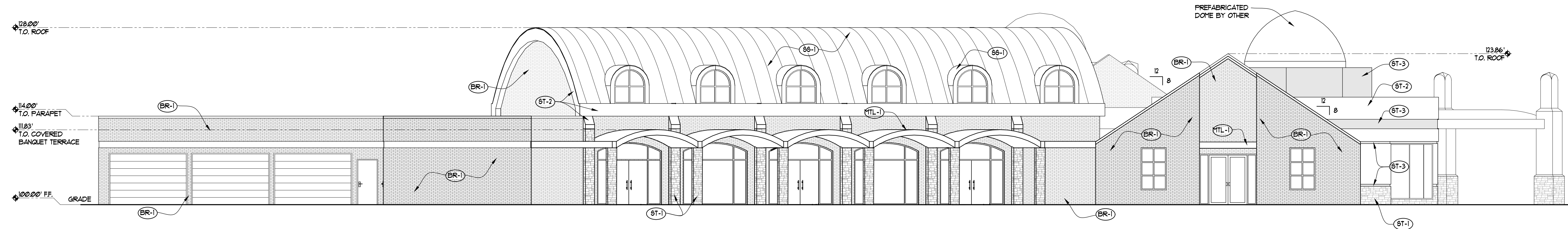
SOUTH ELEVATION - PHASE I
SCALE: 1/8" = 1'-0"

EXTERIOR

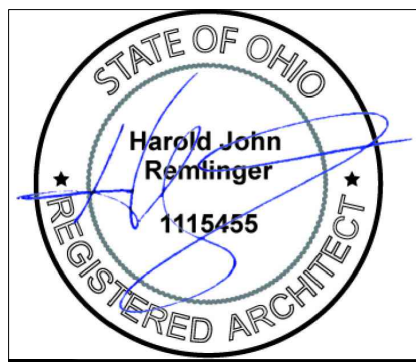
BR-1	Manufacturer: Belden Brick Company Style: Modular Alaska Dart-Tex Color #: White Color #: 23-03 Representative: Tyler Mehl, Brick Tech Architectural Rep. Contact: P: 248-548-0777 E: tmehl@bricktech.com
ST-1	Manufacturer: Buechel Stone Corp Style: Dimensional Full Veneer Color #: Jute Cloth Tailored Blend Representative: Kim Meredith Rep. Contact: P: 920.539.2767 E: kmeredith@buechelstone.com
ST-2	Manufacturer: Smooth Limestone Style: or EIFS (Stoherm ci xps lotusan water managed eifs system w/ limestone finish - stone 10) Color #: Representative: Rep. Contact:
ST-3	Manufacturer: Smooth Limestone Style: or EIFS (Stoherm ci xps lotusan water managed eifs system w/ limestone finish - stone 10) Color #: Representative: Rep. Contact:
AS-1	Manufacturer: CertainTeed Style: Northgate ClimateFlex Color #: Max Def Moire Black Representative: Tracy Boisselle Rep. Contact: P: 419-343-0660 E: Tracy.L.Boisselle@saint-gobain.com
SS-1	Manufacturer: Atas International, Inc. Style: Curved 1" Field-Lok Color #: Matte Black Representative: Brent Meyers Rep. Contact: P: 734-249-0869 E: bmeyers@atas.com
MTL-1	Manufacturer: Standard Exterior Brake Metal Style: Color #: Black Representative: Rep. Contact:



SOUTH ELEVATION - PHASE I
SCALE: 1/8" = 1'-0"



WEST ELEVATION - PHASE I
SCALE: 1/8" = 1'-0"



Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Project

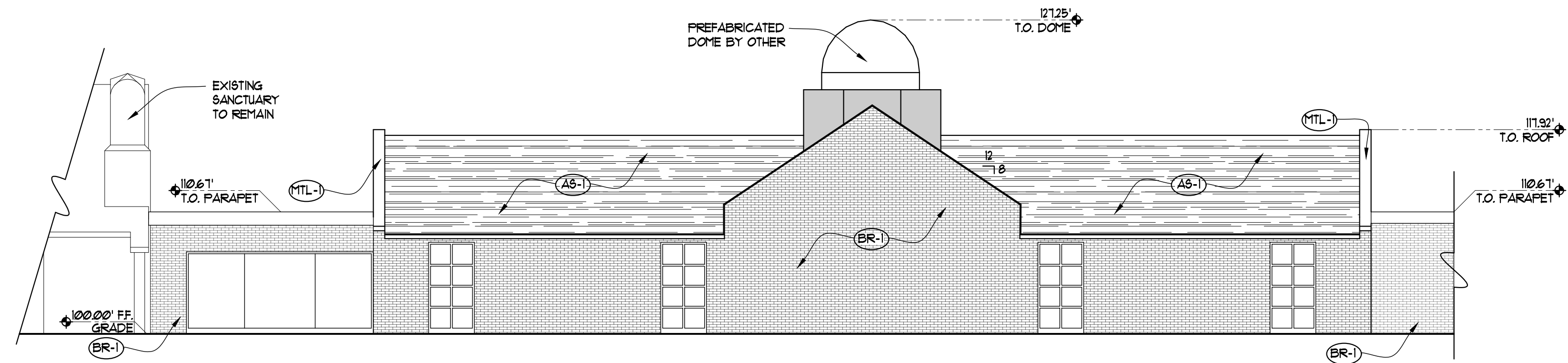
**ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN**

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

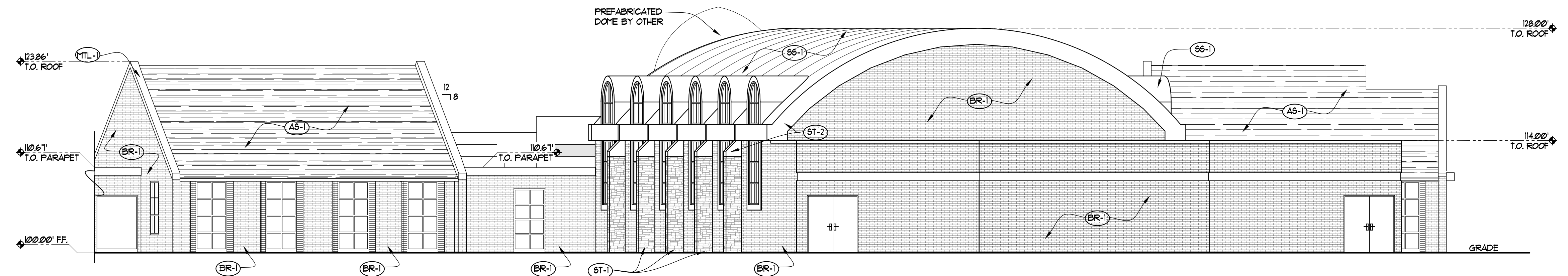
Designed/Drawn	JAJ/HJR
Checked/Approved	HJR
Job #	373-2021
File	ST GEORGE MASTER PLAN CD_01

Date/Revisions	Issue for
06/27/2022	CLIENT REVIEW MEETING
07/12/2022	PRELIM CLIENT REVIEW
07/14/2022	CLIENT REVIEW
08/15/2022	CLIENT REVIEW
02/24/2023	CONDITIONAL LAND USE

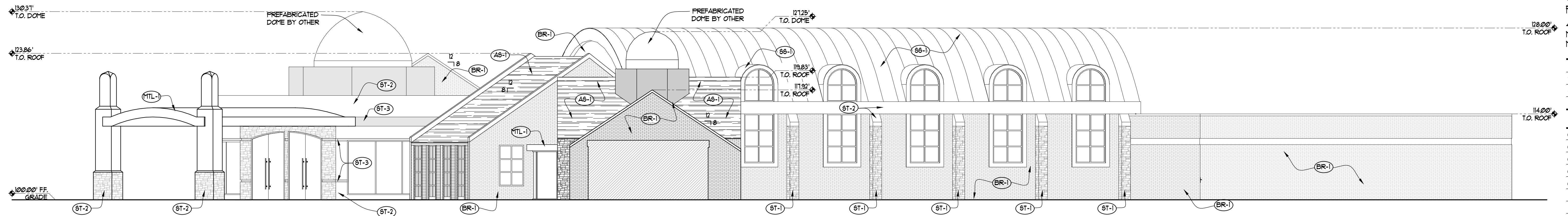
NOTE:
FINISHES TO BE SELECTED UPON CLU/SPA APPROVAL
AND DEVELOPMENT OF DESIGN PACKAGE.



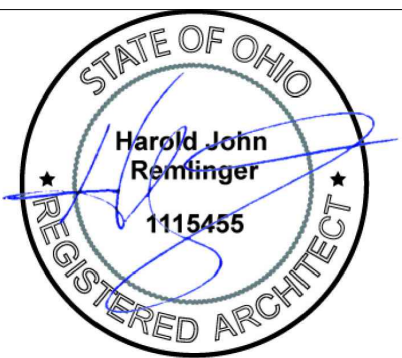
NORTH ELEVATION - PHASE I
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PHASE I
SCALE: 1/8" = 1'-0"



EAST ELEVATION - PHASE I
SCALE: 1/8" = 1'-0"



DesignTeam+
of Ohio, LLC

975 E. Maple Road, Suite 210
Birmingham, Michigan 48009
P: 248. 559. 1000

info@designteamplus.com

Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Project

ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Designed/Drawn JAJ/HJR

Checked/Approved HJR

Job # 373-2021

File: ST GEORGE MASTER PLAN CD_01

Date/Revisions Issue for

06/27/2022 CLIENT REVIEW MEETING

07/12/2022 PRELIM CLIENT REVIEW

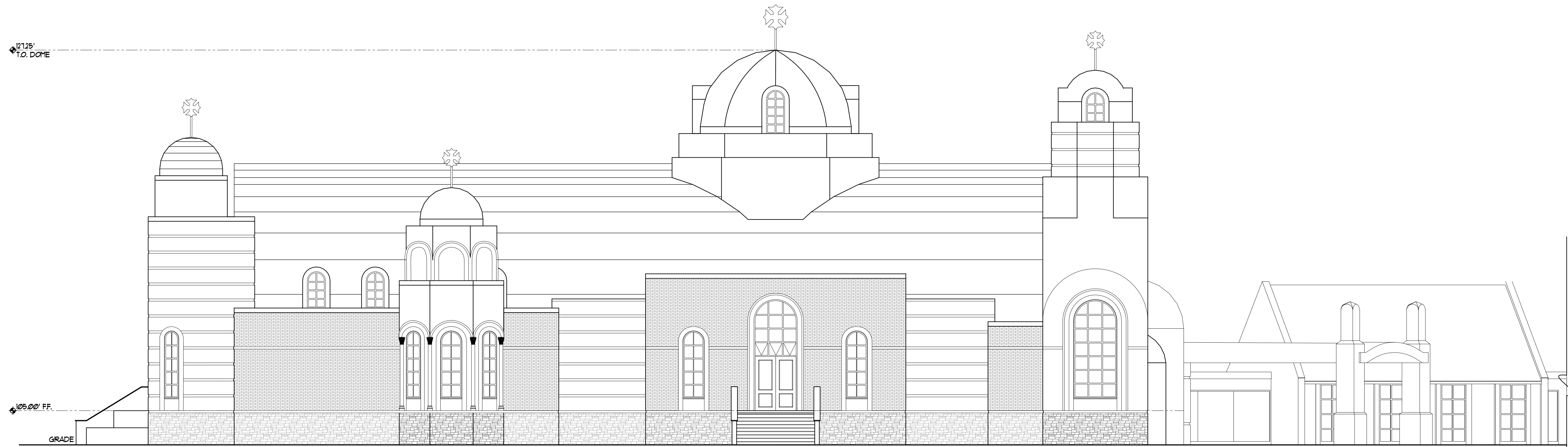
07/14/2022 CLIENT REVIEW

08/15/2022 CLIENT REVIEW

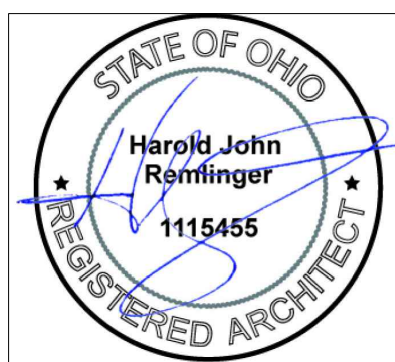
02/24/2023 CONDITIONAL LAND USE

NOTE:
FINISHES TO BE SELECTED UPON CLU/SPA APPROVAL
AND DEVELOPMENT OF DESIGN PACKAGE.

COPYRIGHT © 2023
DesignTeam Plus of Ohio, LLC.
ALL RIGHTS RESERVED
This Document and the subject
matter contained therein is
proprietary and is not to be used or
reproduced without the written
permission of DesignTeam Plus of Ohio, LLC.
SHEET:



SOUTH ELEVATION - PHASE 2
SCALE: 1/8" = 1'-0"



DesignTeam+
of Ohio, LLC

975 E. Maple Road, Suite 210
Birmingham, Michigan 48009
P: 248. 559. 1000

info@designteamplus.com

Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

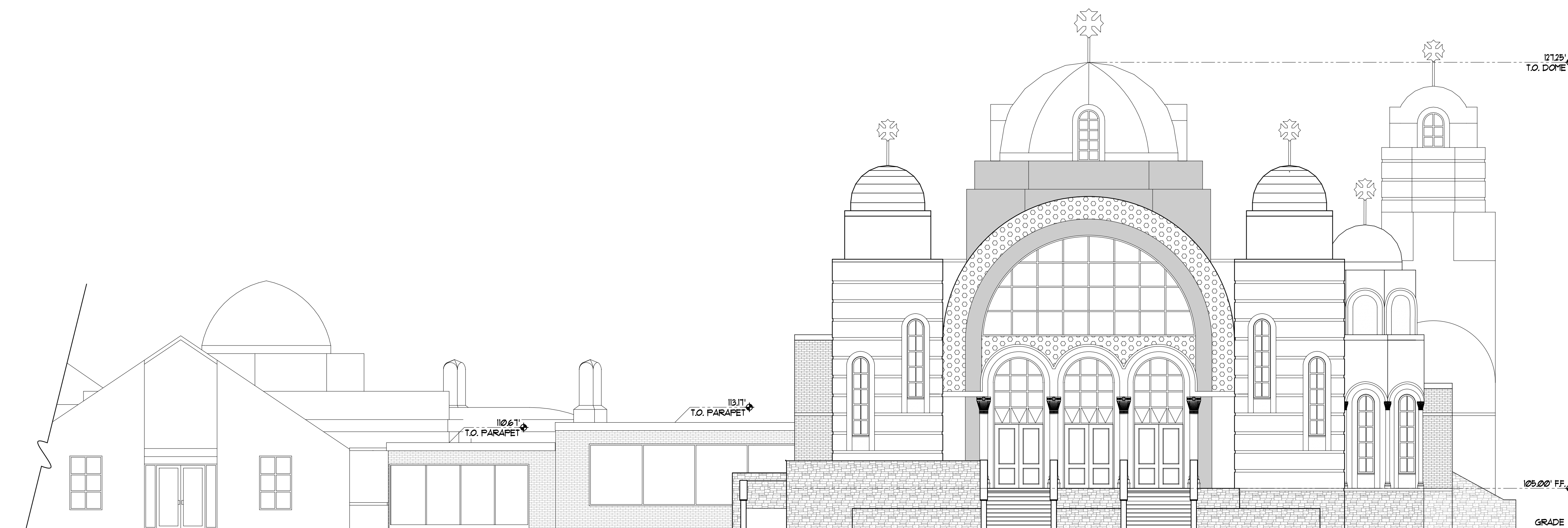
Project

**ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN**

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Designed/Drawn	JAR/HJR
Checked/Approved	HJR
Job #	373-2021
File	ST GEORGE MASTER PLAN CD_01

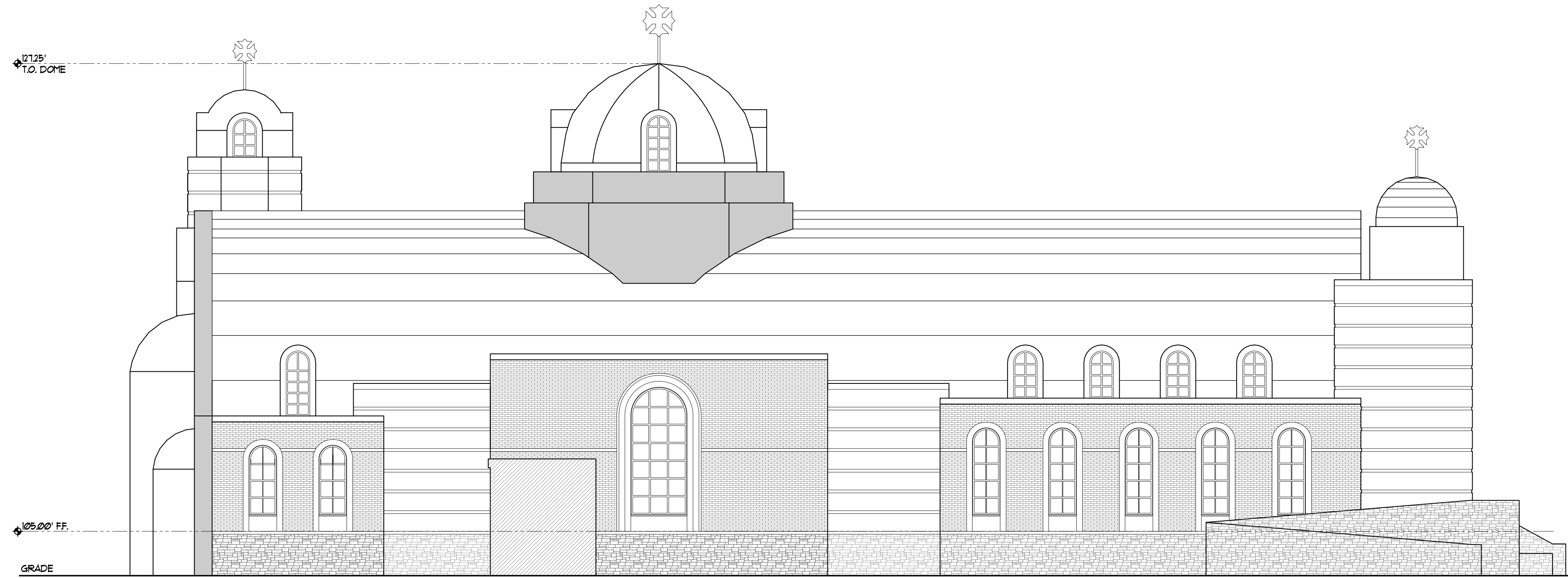
Date/Revisions	Issue for
06/27/2022	CLIENT REVIEW MEETING
07/12/2022	PRELIM CLIENT REVIEW
07/14/2022	CLIENT REVIEW
08/15/2022	CLIENT REVIEW
02/24/2023	CONDITIONAL LAND USE



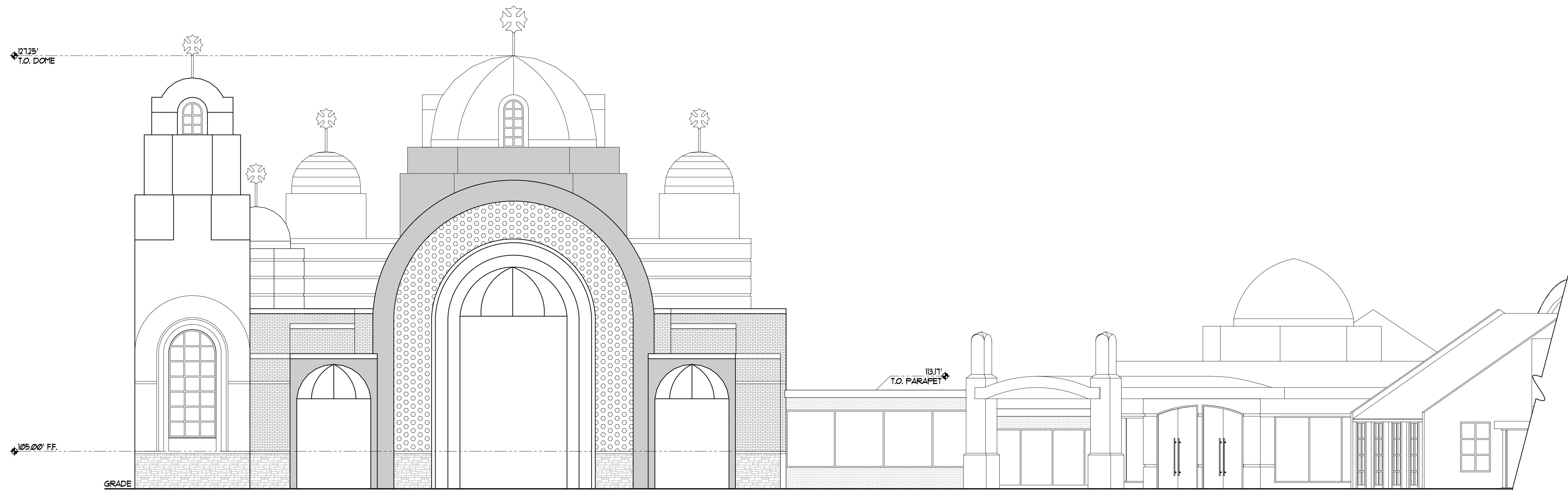
WEST ELEVATION - PHASE 2
SCALE: 1/8" = 1'-0"

NOTE:
FINISHES TO BE SELECTED UPON CLU/SFA APPROVAL
AND DEVELOPMENT OF DESIGN PACKAGE.

COPYRIGHT 2023
DesignTeam Plus of Ohio, LLC.
ALL RIGHTS RESERVED
This Document and the subject
matter contained therein is
proprietary and is not to be used or
reproduced without the written
permission of DesignTeam Plus of Ohio, LLC.
SHEET:

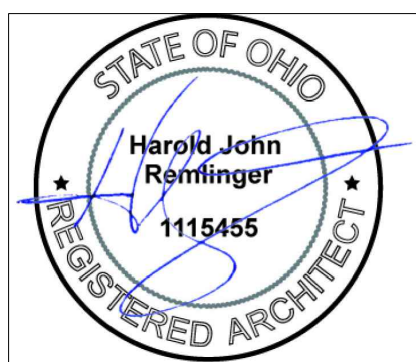


NORTH ELEVATION - PHASE 2
SCALE: 1/8" = 1'-0"



EAST ELEVATION - PHASE 2
SCALE: 1/8" = 1'-0"

NOTE:
FINISHES TO BE SELECTED UPON CLU/SPA APPROVAL
AND DEVELOPMENT OF DESIGN PACKAGE.



DesignTeam+
of Ohio, LLC

975 E. Maple Road, Suite 210
Birmingham, Michigan 48009
P: 248. 559. 1000

info@designteamplus.com

Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Project

**ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN**

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Designed/Drawn	JA/HJR
Checked/Approved	HJR
Job #	373-2021
File	ST GEORGE MASTER PLAN CD_01

Date/Revisions	Issue for
06/27/2022	CLIENT REVIEW MEETING
07/12/2022	PRELIM CLIENT REVIEW
07/14/2022	CLIENT REVIEW
08/15/2022	CLIENT REVIEW
02/24/2023	CONDITIONAL LAND USE

COPYRIGHT © 2023
DesignTeam Plus of Ohio, LLC.
ALL RIGHTS RESERVED
This Document and the subject
matter contained therein is
proprietary and is not to be used or
reproduced without the written
permission of DesignTeam Plus of Ohio, LLC.
SHEET:



CONCEPTUAL RENDERING OF INTERIOR MULTIPURPOSE AREA PHASE 1
NOT TO SCALE



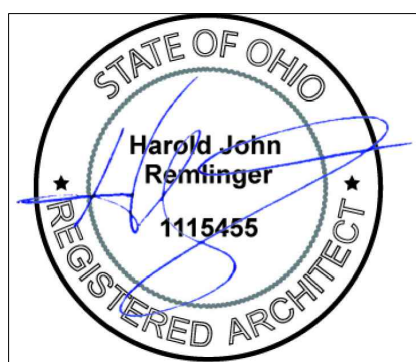
CONCEPTUAL RENDERING OF EXTERIOR PHASE 1
NOT TO SCALE



CONCEPTUAL RENDERING OF EXTERIOR PHASE 1 & PHASE 2
NOT TO SCALE



CONCEPTUAL RENDERING OF EXTERIOR PHASE 1 & PHASE 2
NOT TO SCALE



DesignTeam +
of Ohio, LLC

975 E. Maple Road, Suite 210
Birmingham, Michigan 48009
P: 248. 559. 1000

info@designteamplus.com

Client

FR. JOHN SEIF
ST. GEORGE COPTIC
ORTHODOX CHURCH, INC.

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Project

ST. GEORGE COPTIC
ORTHODOX MASTER
PLAN

4860 WATERVILLE-
MONCLOVA ROAD,
MONCLOVA, OH 43542

Designed/Drawn	JAJ/HJR
Checked/Approved	HJR
Job #	373-2021
File	ST GEORGE MASTER PLAN CD_01

Date/Revisions	Issue for
06/27/2022	CLIENT REVIEW MEETING
07/12/2022	PRELIM CLIENT REVIEW
07/14/2022	CLIENT REVIEW
08/15/2022	CLIENT REVIEW
02/24/2023	CONDITIONAL LAND USE

COPYRIGHT © 2023
DesignTeam Plus of Ohio, LLC.
ALL RIGHTS RESERVED
This Document and the subject
matter contained therein is
proprietary and is not to be used or
reproduced without the written
permission of DesignTeam Plus of Ohio, LLC.

SHEET:

A-500