

**PLEASE PROVIDE TEN COPIES OF THIS FORM AND ALL MATERIALS**

I. PROPERTY INFORMATION

Address Joseph Drive

Tax Parcel Number (PIN#) A0300025000094

II. PROPERTY OWNER INFORMATION

Property Owner Name Lorven Menards LLC

Contact person who is a regular employee or officer of property owner

Contact person phone \_\_\_\_\_

Mailing Address 7106 Corporate Way  
Dayton, OH 45459

III. APPLICANT INFORMATION (if same as property owner, check here \_\_\_\_\_ and skip to next section)

Applicant Contact Person Michael Chandler Phone 513-304-7196

Company Leesman Engineering + Assoc.


Relationship to Owner Design Engineer (for Proposed Buyer/Developer)

Mailing Address 4820 Glenway Ave.  
Cincinnati, OH 45238

IV. PLEASE ATTACH A PAGE DESCRIBING THE PROPOSED PLAN

V. PLEASE ATTACH WRITTEN AUTHORIZATION FROM THE OFFICES OF THE BUTLER COUNTY ENGINEER; AND THE BUTLER COUNTY WATER AND SEWER DISTRICT CONFIRMING THAT THE AMENDMENTS CONFORM TO THEIR REGULATIONS

I hereby request the above Final Planned Unit Development Plan governing this property. I certify that I am duly authorized by the property owner to submit this application.

 Michael Chandler  
Applicant Signature Print name



## LEESMAN ENGINEERING & ASSOCIATES

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone: 513-417-0420 ♦ Email: [sjleesman@yahoo.com](mailto:sjleesman@yahoo.com)

October 22, 2021

Fairfield Township, OH  
Zoning Department  
6032 Morris Road  
Hamilton, OH 45011

Mr. Chuck Goins,

This application is for a proposed multi-tenant commercial building to be constructed on a Mendard's outlot on Joseph Drive (PID A0300025000094). The proposed building will be approximately 9,400 sf and have a parking lot with approximately 49 available parking spaces. One of the proposed tenants will be a Tropical Smoothie restaurant, and the remaining tenant spaces are to be determined. There will be a fenced-in outdoor seating area along the front of the building. There will also be a drive-thru lane on the south building elevation facing Joseph Drive. Stormwater will be routed via a proposed underground storm sewer pipe network to existing storm sewer improvements near the site and ultimately to a regional detention pond originally designed and constructed to accommodate a site of this design.

Sincerely,

Michael Chandler, P.E.  
Project Engineer  
Leesman Engineering & Assoc.  
4820 Glenway Avenue  
Cincinnati, OH 45238  
(513) 304-7196  
[email@leesmanengineering.com](mailto:email@leesmanengineering.com)