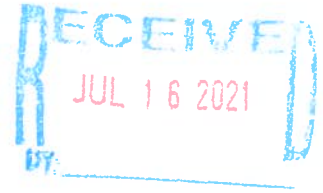


**J. D. Stine, P.E. & Associates, Inc.**  
**Consulting Engineers**  
**109 S. Main St.**  
**Bethel, OH 45103**  
**(513) 734-4333**



July 16, 2021

Anderson Township Planning & Zoning  
7850 Five Mile rd.  
Anderson Township, OH 45230

Attn: Paul Drury, Director

RE: Anderson Park District  
Johnson Hills Park-2021 Parking Lot Expansion  
7950 Bridle Road

Dear Mr. Drury:

We are submitting plans for the construction of a new 42 space parking lot along with 6 additional spaces adjacent to the existing parking lot for Conditional Use approval. Please note the following comments which demonstrate compliance with Section 5.4, Table 5.14 of the Township Zoning Resolution:

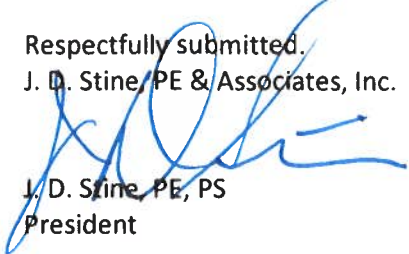
1. The parking lot and added spaces are located as close to the existing parking for the park as feasible and are situated as far from the nearest adjoining residence as possible. In addition, the elevation of the parking area is well below that of the residence. Therefore, the impact on the neighborhood is minimized. The entire parking area is well off Bridle Road.
2. During construction, the Park District will endeavor to minimize dust and noise except during normal working hours and on weekdays. Subsequent to completion, the parking areas will be fully paved to eliminate dust. Disturbed areas will be reseeded, and trees and landscaping will be installed.
3. There are existing trees which shall remain along the parking and on the hillside to the south of the new lot. The existing wooded portion of the park is within about 30-35 feet of the parking lot. Additional landscaping will also be installed by the Park District as shown on the plans.
4. The only signage installed will be signs to designate handicapped parking spaces if required by code.
5. No exterior lighting is planned at this time, but there could be future security lighting which will be directed inwards towards the lots and away from adjacent residences.
6. To ensure security, the Park District contracts with the Hamilton County Sheriff's Department for a full time Deputy. The Park District also pays Special Deputies with the Hamilton County Sheriff's Department to patrol during busy times of the year. In addition to the Sheriff's patrols, the Park District also has paid staff that checks and maintains the Park daily.

7. The Park District has monthly public meetings where neighborhood residents can address the Park Board with any concerns. The Park District also maintains a normal business hours office at 6915 Beechmont Ave. for public participation.
8. The Park refuse is collected by Rumpke Waste Removal weekly.
9. The additional spaces planned are necessitated by the increased use of the park and to avoid parking in grassed areas. The entire park contains 140+ acres and the existing and new parking will occupy less than 1 acre or less than 0.7% of the total area.

Please review and advise.

Respectfully submitted,

J. D. Stine, PE & Associates, Inc.



J. D. Stine, PE, PS  
President

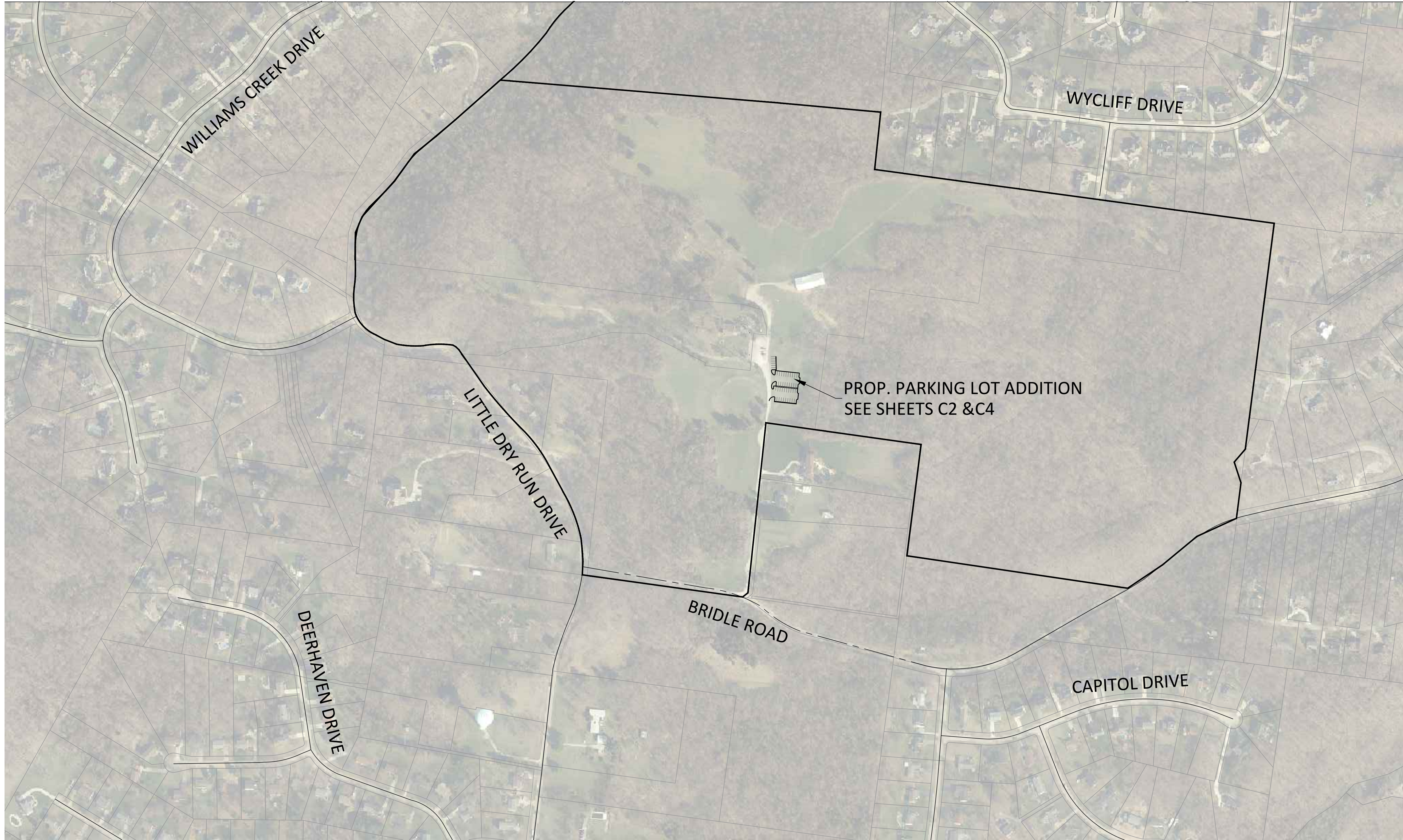
Encl.

Cc. w/ encl. Anderson Park District c/o Mike Smith





Issue/Revision	No.	Date



**JOHNSON HILL PARK  
 PARKING LOT EXPANSION**  
 MILITARY SURVEY NO. 1126  
 ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

Sheet Title

**LOCATION MAP**

Project Number 17599.10  
 Drawing Scale AS NOTED  
 Sheet Number C2  
 File Number 17599





























