



PUD Application Sycamore Township



10808 Montgomery Road Site Development

Architecture – Engineering
Interior Architecture - Planning

Kiley & Associates Architecture, Inc.

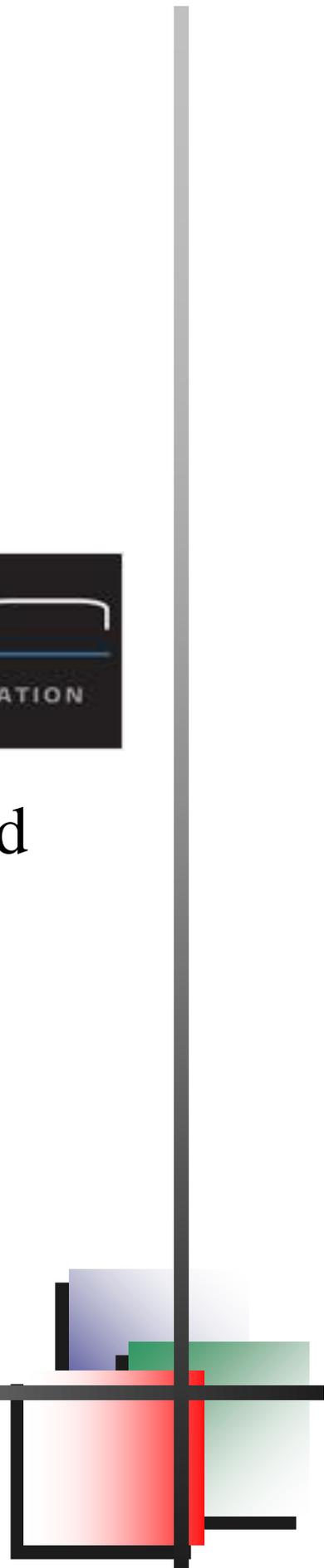
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About Hanson

Hanson AV has been in business since 1999. The business was founded with a passion for excellence in Two Channel Hi-Fi Audio, Home Theater and Home Automation products along with the quality services to achieve superior solutions for your home and business. Our staff researches and tests products from the finest manufacturers in the world and carefully select only those that meet our high standards of quality and performance. We enjoy working with companies that are as passionate about their products as we are and form close direct working relationships with them.

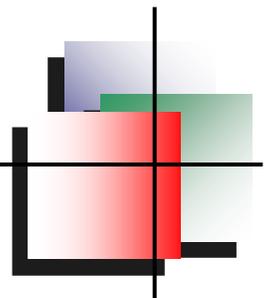
We also believe in helping customer purchase rather than sell products and services. This consultative approach is why we have established a world class, nationally recognized showroom that allows our customers to audition and try products, comparing alternatives in a variety of listening/viewing rooms to help ensure the right selection is made.

Once a customer has made their selection, our design and installation teams work to implement it to not only meet, but many times exceed their expectations.

Our focus market area is an 8 hour drive of Dayton but we do business across the US and have clients in many countries around the world. We are proud members of CEDIA, Chamber of Commerce, Home Builders Association and the Better Business Bureau where we have an A+ rating.

Item #2:

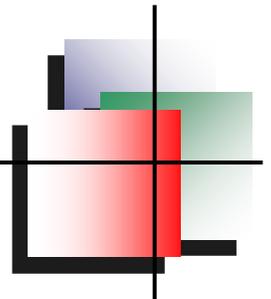
Statement of Intent and company profile





The proposed site consists of a “building pad” which is 0.2007 acres of a previously developed PUD site that was 2.4385 acres.

The surrounding areas to the to the North, West, and South consist of commercial uses. The area to the east is existing single family housing. When this site was originally re-developed this building pad was prepared for a restaurant or retail use which is what is being proposed.



Restaurant to the North



Commercial NE



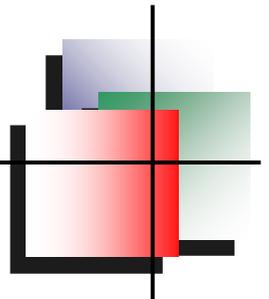
Residential to the East



Commercial SW



Multi-tenant building to the South





The purpose of sharing Hanson's Dayton, Ohio location is to share the success of the juxtaposition of these two architectural styles. Both businesses are highly successful and they are vastly different in design concepts.

This is ironically similar to the proposed location on Montgomery Road, Eddie Merlot's design offers many of the same design concepts as Hanson's neighbor in Dayton, Ohio.

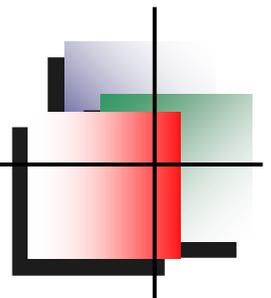
The neighboring businesses consist of a vast array of business types and architectural styles. This proposed project will enhance the architectural "flavor" of the community.

Item #2:

The Hanson Image:



**Contemporary Exterior Design
Dayton, Ohio Location**





Hanson's focus is on technology; therefore, their building design is focused on a contemporary and edgy design concept which mimics their business of cutting edge audio and video along with building automation. K&A Architecture designed Hanson's Dayton, Ohio location. This project was an existing building which we expanded and renovated to bring the Owner's vision to reality. This location is directly adjacent to a high end Jewelry store with an architectural design which would be best described as "Mediterranean".

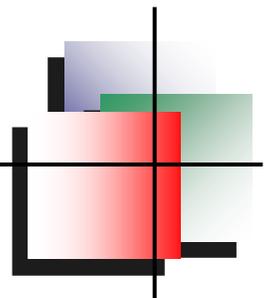
These two very different architectural designs have proven to be quite successful for both companies and creates true diversity within the architectural community.

Item #2:

The Hanson Image:



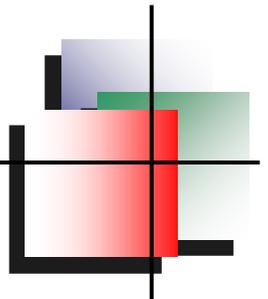
**Contemporary Exterior Design
Dayton, Ohio Location**





Item #2:
Hanson' Interior...

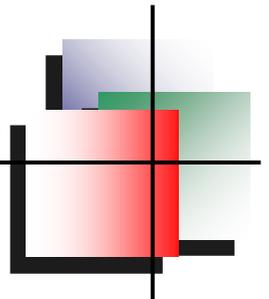
a sampling of home installation ideas





Item #2:
Hanson's Products... Audio/Video

Electronics, Furniture, Headphones, Screens, Home Automation, Speakers, Lighting and Surveillance, and much more.



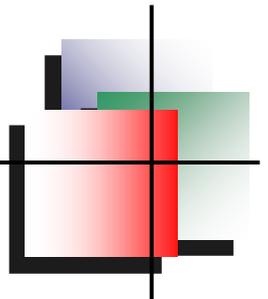


The proposed site is an existing plat, refer to the attached:

ALTA Survey prepared by JMA Consultants, Inc., sealed by surveyor Edwin L. Paul # 7214



**Item #3:
Zoning Plat**

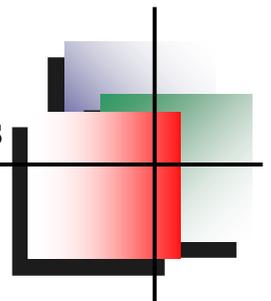


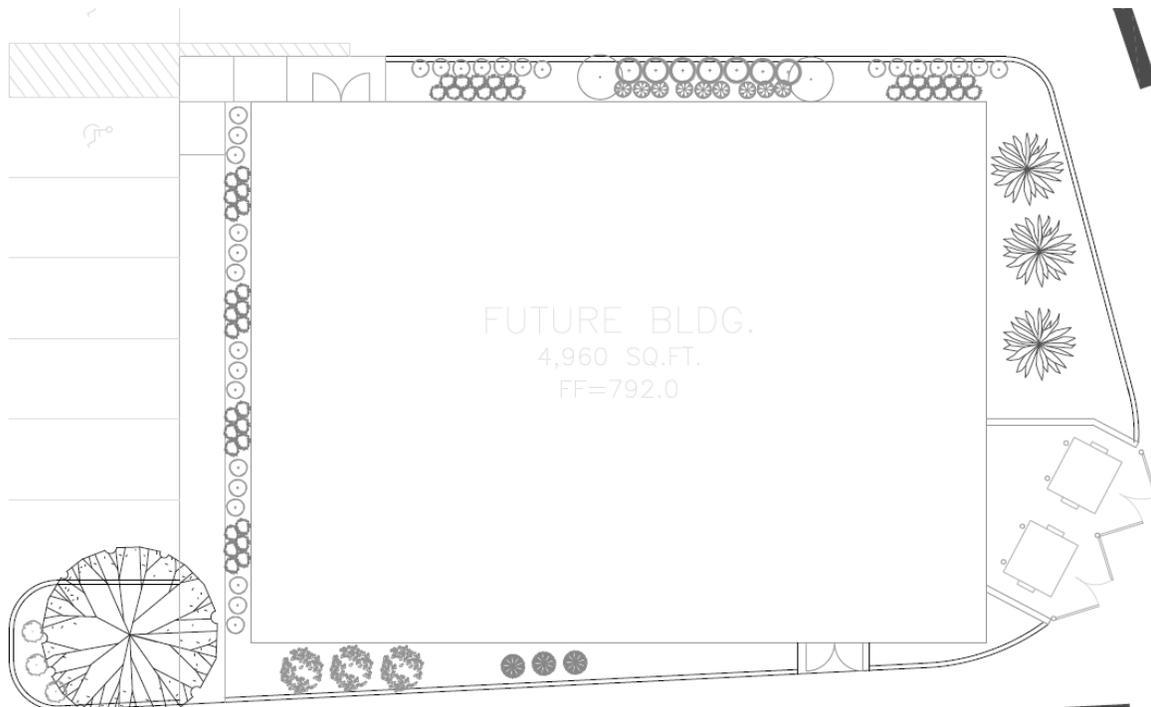


Copies of the existing landscaping plans for the development have been provided as originally submitted and approved:

Site Landscape Plan as prepared by Rob Richter Landscaping, Inc. and Eddie Merlot's landscape plan as prepared by The Landplan Group, LLC.

Copies of the original engineering plans as prepared by Burkhardt Engineering Company.





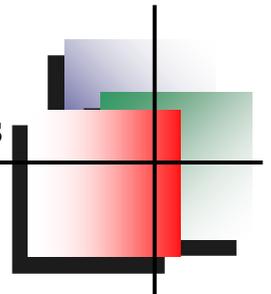
Copies of the proposed building layout and landscaping plans for the this project have been provided.

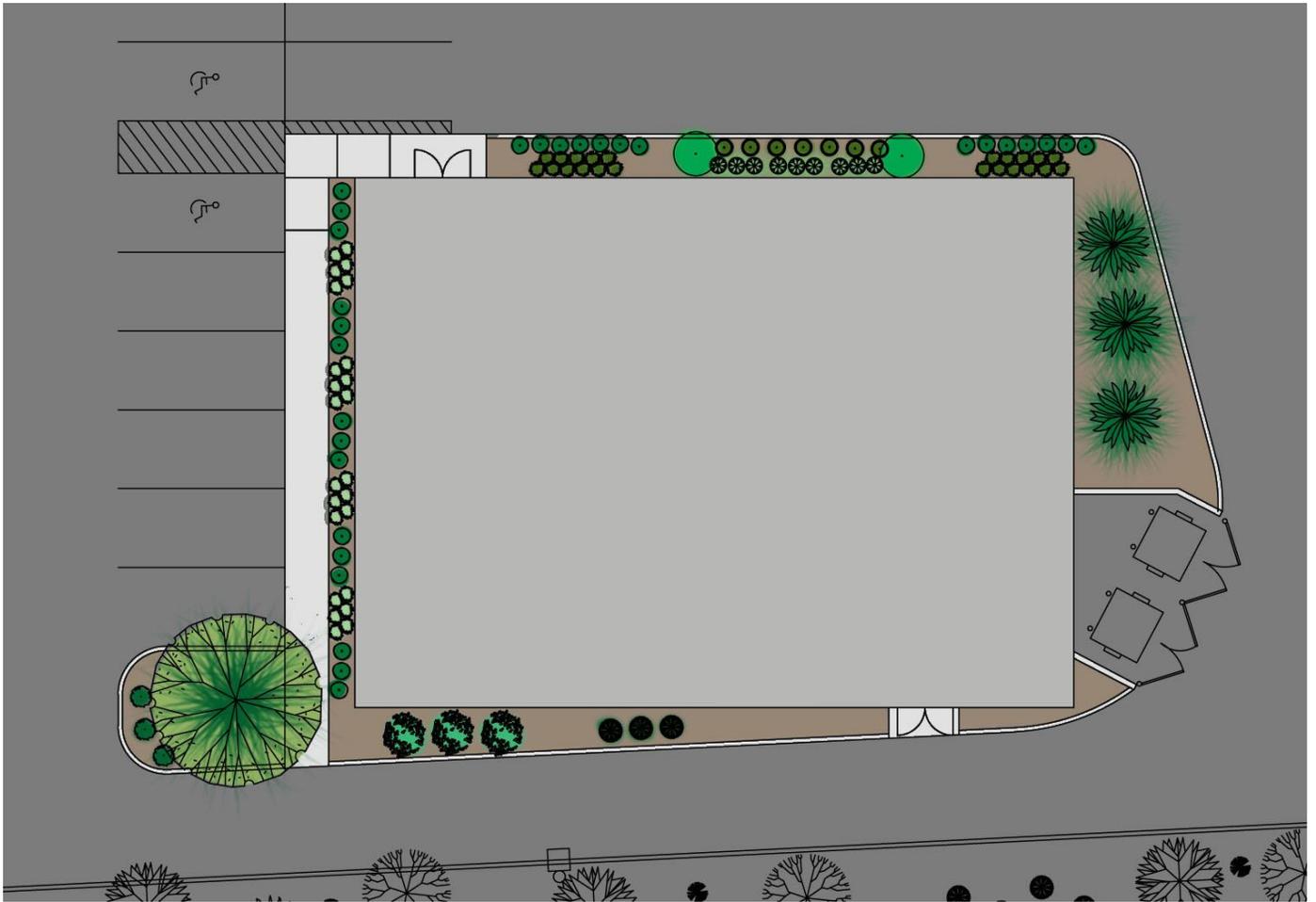
The parking and curbing was all installed during the original development of this site. All utilities were “stubbed into this building pad and storm water management for the entire site was also addressed during the original development of the site. The original approval documents as prepared by Burkhardt Engineering Company have been provided for reference.

Parking and access to this site is addressed through easements and agreements with the Owner of the development. 148 parking spaces currently exist. The required total parking spaces would be:

Eddie Merlot: 69

Hanson: 20





Copies of the proposed site layout for this building are being provided. This drawing shows in color the nature of the building located on this site and the landscaping that is proposed.

