

Site Plan Review Application City of Monroe, Ohio

Please complete the following information along with submission of the required site plan review contents as outlined in Code Chapter 1236:

Date: 12-17-07

Name of company/applicant: Rockies Express Pipeline LLC

Address: 940A Science Blvd.
Columbus, OH. 43230

Project address: Address will need to be assigned

Contact person: Ken Jones, Permit Supervisor

Phone number: 614-328-2070 / 866-566-0066 Fax number: 614-328-2060

Proposed Use (be specific): Installation/Construction of a compressor site and electrical sub station.

Please check all of the following that apply:

Is this application for a commercial development?
an industrial development?
a parking lot development?
an expansion to an existing structure?

Will there be connections above or below ground within the City of Monroe's right-of-way? Yes
If yes, where are these proposed? Permanent Access Road - Greentree Rd

What is the current zoning of the property? (H-I) Heavy Industrial

What is the total lot area of the proposed development? 23.120 Acres

What is the estimated completion date of the project? December 2008

What is the estimated value (\$) of the proposed real property improvements? 33 Million

Will there be any requests for Board of Zoning Appeals actions associated with this proposed development? (i.e. variance) No If yes, please describe in detail:

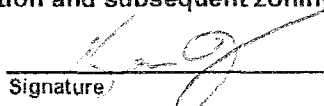
Fee Schedule

A fee of twenty-five dollars (\$25.00) shall accompany each site plan review application at the time of submission. Prior to the issuance of a permit, applicant will be required to pay the required portion of the review fees associated with this application. A complete schedule of review fees is located on the reverse side of this page.

I certify that the following information including attachments is correct to the best of my knowledge. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this site plan review application and subsequent zoning permit.

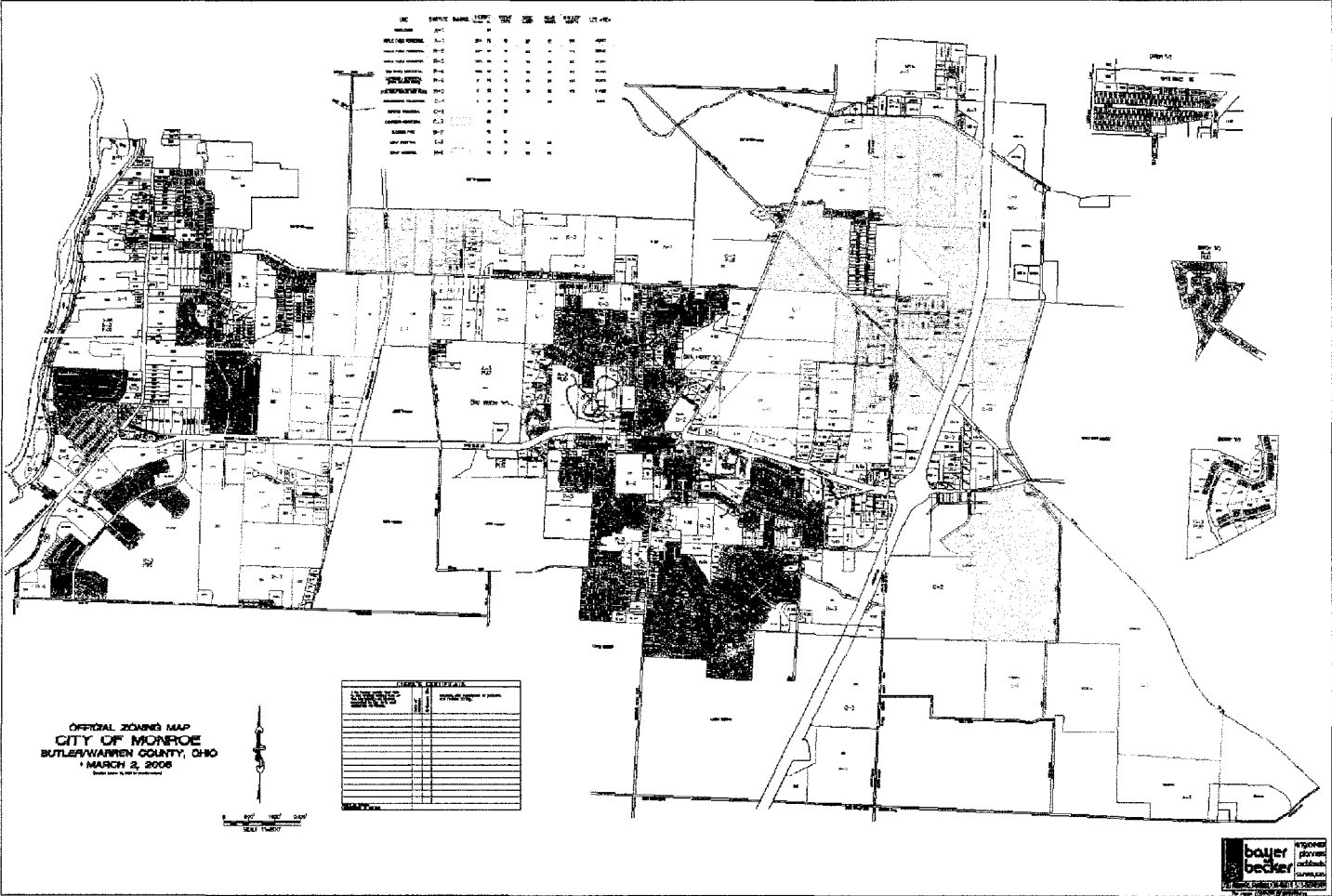
Ken Jones, Permit Supervisor

Printed name and title


Signature

12-17-07

Date





December 3, 2007

LEGAL DESCRIPTION
23.120 ACRES
PROPOSED HAMILTON COMPRESSOR SITE

Situated in Section 1, Town 2, Range 4, Turtlecreek Township, City of Monroe, Warren County, Ohio and being part of the 64.172 acre parcel conveyed to Berns Greenhouse & Garden Center, Inc. in O.R. 708 Page 624 and being more particularly described as follows:

Commencing at the northwest corner of Section 1;

Thence along the north line of Section 1, S86°36'24"E a distance of 2685.45 feet;

Thence S01°35'36"W a distance of 911.26 feet to a railroad spike found in the centerline of Greentree Road, said point being the northwest corner of the above referenced 64.172 acre parcel:

Thence along the west line of said 64.172 acre parcel, S01°47'04"W a distance of 2082.94 feet to a 5/8" iron pin set at the True Point of Beginning;

Thence along a line through said parcel, S87°28'21"E, passing a 5/8" iron pin set in the westerly limited access right-of-way line of Interstate Route 75 at 813.45 feet, a total distance of 1012.16 feet to a point in the east line of said 64.172 acre parcel, being in the easterly half of I-75;

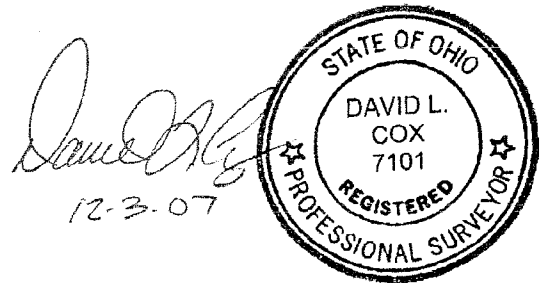
Thence along the easterly line of said 64.172 acre parcel, S02°21'43"W a distance of 1000.00 feet to the southeast corner of said 64.172 acre parcel;

Thence along the south line of said parcel, being in part along the north line of an 85.4858 acre parcel conveyed to Benedict Commercial Properties - IX, LLC in O.R. 3776 Page 289, N87°28'21"W, passing the westerly limited access right-of-way line of Interstate Route 75 at 197.99 feet and a 1/2" iron pin found at 228.67 feet, a total distance of 1002.08 feet to the southwest corner of said 64.172 acre parcel;

Thence along the west line of said parcel, being the east line of a 90.263 acre parcel conveyed to Jay and Helen Real Estate, LLC in O.R. 3807 Page 248, N01°47'04"E, passing a fence corner post found at 31.62 feet, a total distance of 1000.08 feet to the Point of Beginning, containing 23.120 acres more or less and being subject to easements, restrictions, and rights-of-way of record.

Bearings are based on the west line of the subject property being N01°47'04"E as determined by U.T.M. Zone 16 North coordinates per control data provided by others.

The above description is based on a field survey made by Kleingers & Associates Inc. under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 in November, 2007. Said survey is recorded in Volume _____ Page _____ of the Warren County Engineers Record of Land Surveys.





December 3, 2007

**LEGAL DESCRIPTION
ACCESS EASEMENT
PROPOSED HAMILTON COMPRESSOR SITE**

Situated in Section 1, Town 2, Range 4, Turtlecreek Township, City of Monroe, Warren County, Ohio and being part of the 64.172 acre parcel conveyed to Berns Greenhouse & Garden Center, Inc. in O.R. 708 Page 624 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Greentree Road, said point being the northwest corner of the above referenced 64.172 acre parcel:

Thence along the centerline of Greentree Road and the north line of said parcel, S54°53'24"E a distance of 130.76 feet;

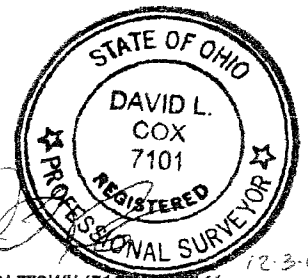
Thence leaving the centerline of Greentree Road and along lines through said 64.172 acre parcel, the following three courses:

- 1.) S22°35'12"W a distance of 124.82 feet;
- 2.) S22°07'53"W a distance of 100.47 feet;
- 3.) S01°47'04"W a distance of 1800.60 feet to a point in the north line of a proposed 23.120 acre parcel;

Thence along the north line of said parcel, N87°28'21"W a distance of 30.00 feet to the northwest corner of said proposed parcel, said point being in the west line of said 64.172 acre parcel;

Thence along the west line of said parcel, N01°47'04"E a distance of 2082.94 feet to the Point of Beginning.

The above description was prepared by Kleingers & Associates Inc. under the direction of David L. Cox, Ohio Professional Surveyor No. 7101 in November, 2007.



060672_Berns Property_ Revised Access Easement.doc

6305 CENTRE PARK DRIVE WEST CHESTER, OH 45069 (513) 779-7851 FAX (513) 779-7852 MIDDLETOWN (513) 428-4541

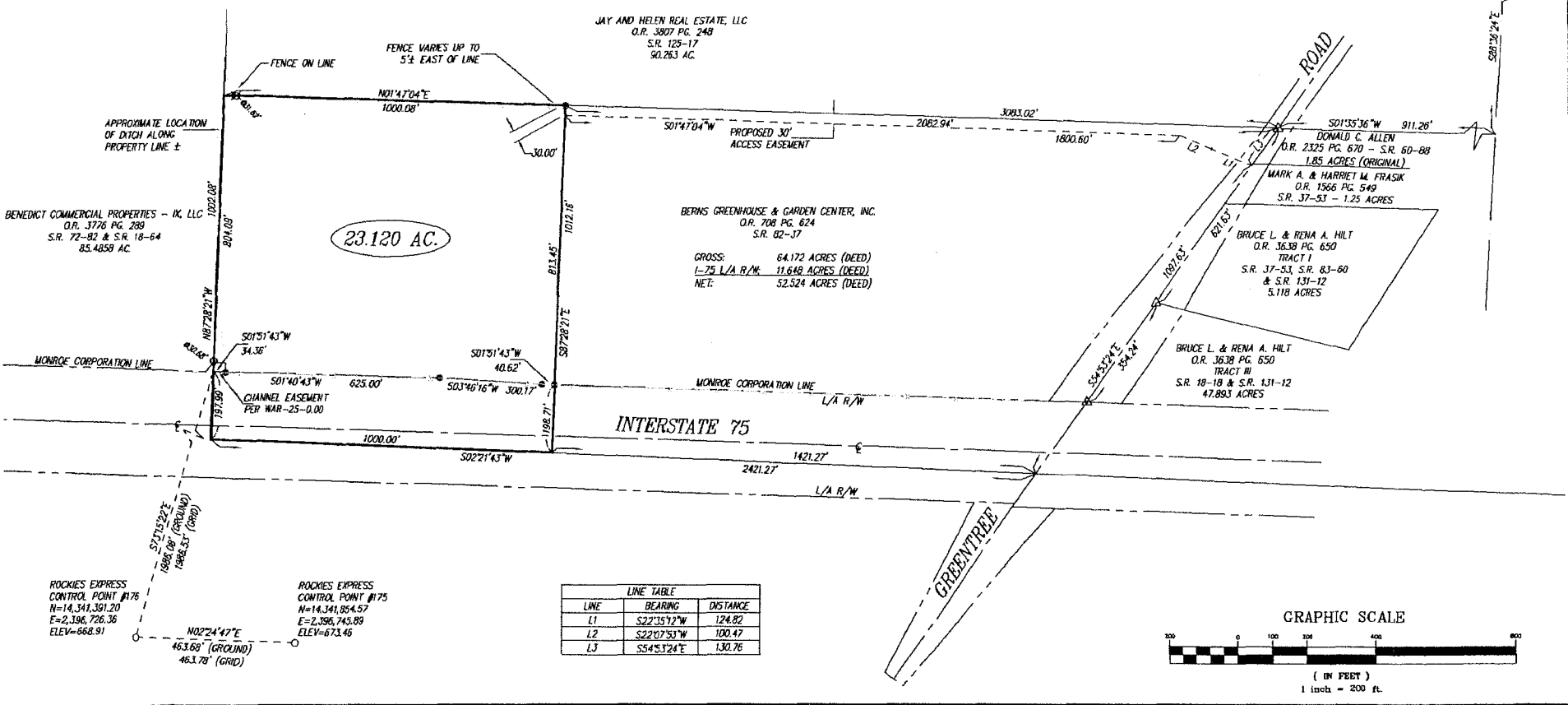
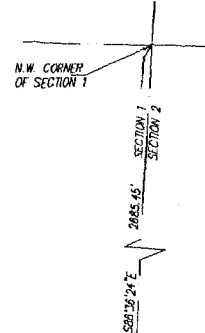
670 L LAKEVIEW PLAZA BLVD COLUMBUS, OH 43085 (614) 985-5970 FAX (614) 985-5971

LEGEND

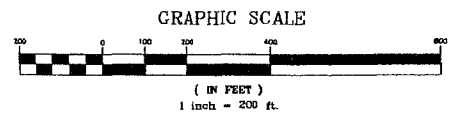
- 5/8" IRON PIN SET W/O CAP STAMPED "KLEINGERS"
- ⊗ FENCE POST FOUND
- ⊕ MAG NAIL FOUND
- △ RAILROAD SPIKE FOUND
- 1/2" IRON PIN FOUND
- FENCELINE

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT BEING N01°47'04"E AS DETERMINED BY U.T.M. ZONE 16 NORTH COORDINATES, AS PER CONTROL PROVIDED BY OTHERS.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. SOURCE DOCUMENTS AS NOTED.
4. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°35'72\"W	124.82
L2	S22°07'53\"W	100.47
L3	S54°5'24\"E	130.76



REVISIONS	

BOUNDARY SURVEY
23.120 ACRES
SECTION 1, TOWN 2, RANGE 4
TURTLECREEK TOWNSHIP CITY OF MONROE
WARREN COUNTY, OHIO
FOR: ROCKIES EXPRESS

SCALE: 1"=200'
 DATE: 12/3/07
 DRAWN: DKY
 DESIGNED:
 CHECKED:
 JOB NO.: 060672VS000

Page
1
 OF
1

KLEINGERS & ASSOCIATES
 ENGINEERS AND SURVEYORS
 6505 Centre Park Drive West Chester, OH 45069
 (513) 779-2851 Fax: (513) 779-7952

Warren County, Ohio

T 2 R 4, SEC. 1

OH-WA-005.000

INTERSTATE HIGHWAY 75

RELAY POINT 02 - FOR EAST SIDE

GREEN TREE ROAD

OH-WA-004.000


30' ACCESS ROAD

OH-WA-003.000

ISSUED FOR PERMITS
12/10/07

SCALE: AS SHOWN

ISSUED FOR PERMITS										
A	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY
REVISIONS					REVISIONS					

 Alliance Engineering
A Wood Group Company



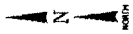
HAMILTON STATION 913
SITE LAYOUT

DATE	BY	DATE	BY
TITLE			
REFERENCE DRAWINGS			

W.D.	DATE	REV. NO.	DATE
PRELIMINARY		CONTRACTOR JOB # 10000400	
APPROVED FOR CONSTRUCTION			

DATE	BY	DATE	BY
FILE NO. HAMILTON			

Warren County, Ohio
T2 R4, SEC. 1



GH-WA-005.000

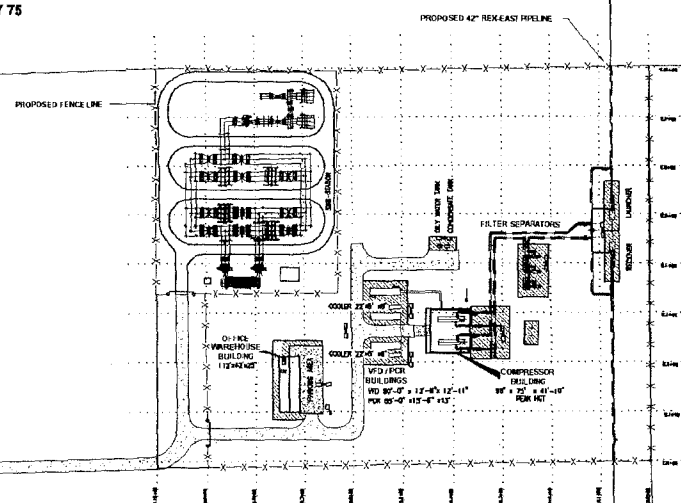
INTERSTATE HIGHWAY 75

GH-WA-004.000

GREEN TREE ROAD

30' ACCESS ROAD


GH-WA-003.000



ISSUED FOR PERMITS
12/10/07

THIS DRAWING IS ACCORDANCE WITH RULE 6A-0107
ART. 6 OF THE PUBLIC UTILITIES CODE, AS AMENDED
AND DOES NOT CONSTITUTE AN OFFICIAL RECORD
DRAWING UNLESS SO INDICATED.

NO.	DATE	BY	DESCRIPTION
1	12/10/07	CM	ISSUED FOR PERMITS
REVISIONS			

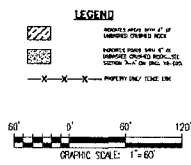
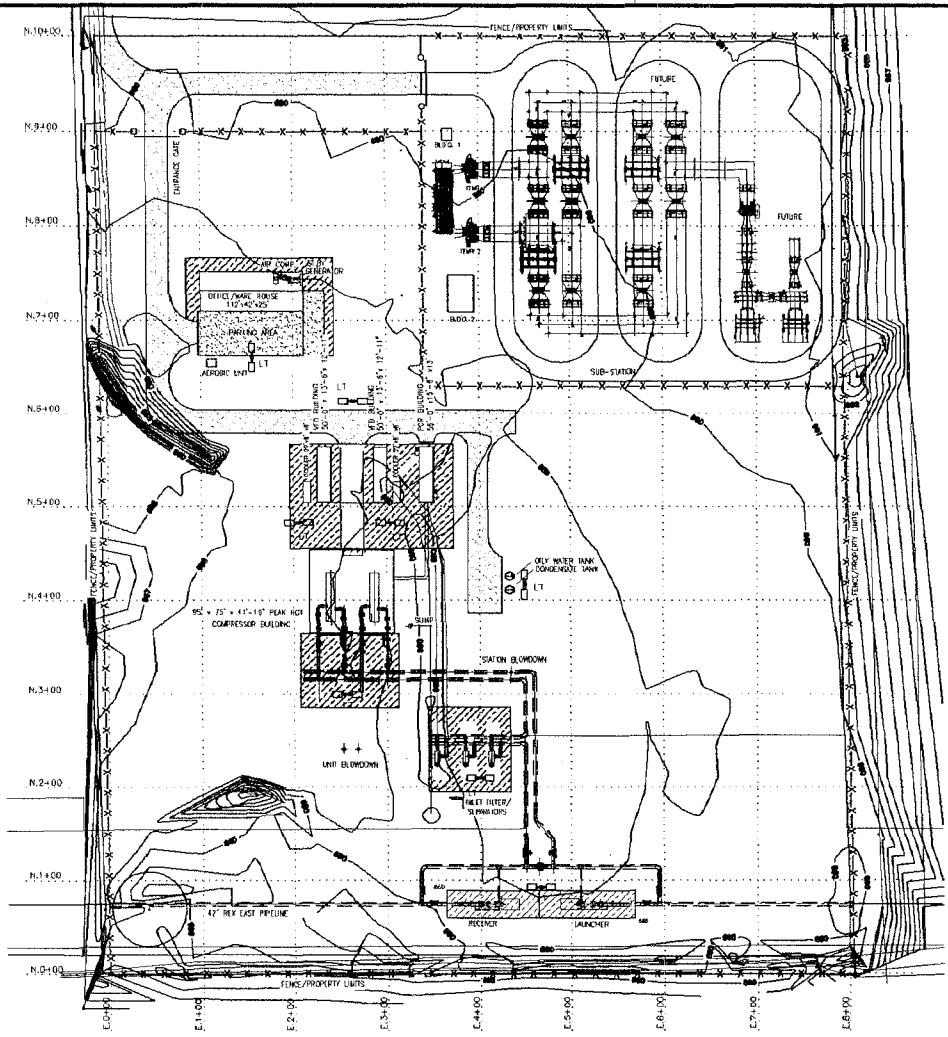

Alliance Engineering
 A Wood Group Company



NO.	DATE	ISS. NO.
PRELIMINARY		
APPROVED FOR CONSTRUCTION		CONTRACTOR JOB # 10600400

**HAMILTON STATION 913
SITE LAYOUT**

DATE	12/20/07
SCALE	
PROJECT ENG. / PROJECT MGR.	
FILE NO.	HAMILTON




REVISIONS BY ACCORDANCE WITH THE 4th EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE 2002 EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, 10th EDITION.

NO.	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
A	11/19/03	BC	ISSUED FOR UTILITY CO INFO			
B	12/1/03	BC	REVISED TO SHOW CHANGES			
C	12/1/03	BC	REVISED TO SHOW CHANGES			


Alliance Engineering
 A Wood Group Company

NO.	DATE	DESCRIPTION


Rockies Express Pipeline

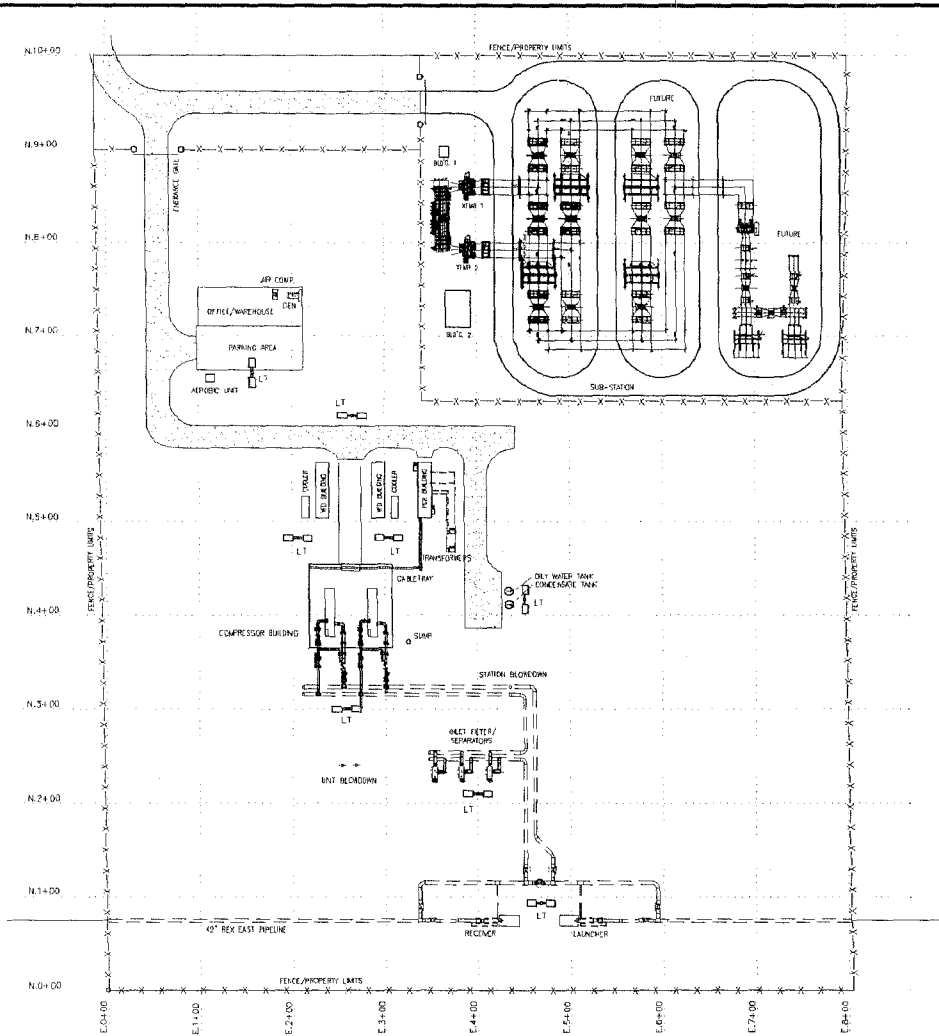
W.D.	DATE	APP. W.D.

CONTRACTOR JOB # 10600400

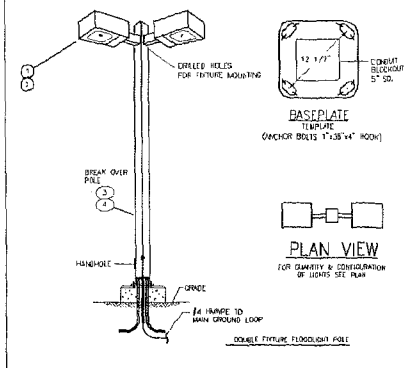
**HAMILTON STA 913
PLOT PLAN**

NO.	DATE	DESCRIPTION

FILE NO. **913-600-001**




ITEM	QUANTITY	DESCRIPTION
1	2	12x11, 450W, HPS, WARM FOR 4\"/>
2	2	REPLACEMENT LAMP, HPS, MIDDLE BAY, (L&R)
3	1	SQUARE FLARED STEEL POLE, 10\"/>
4	1	10\"/>




**ISSUED FOR PERMITS
12/10/07**

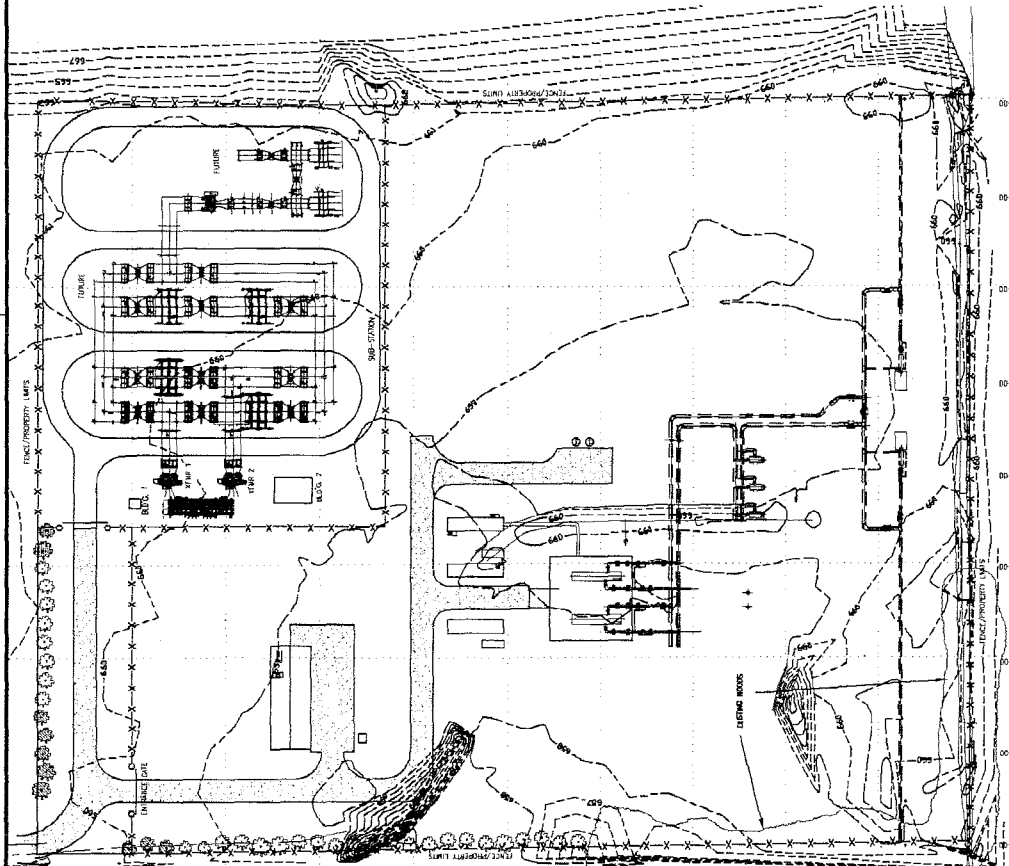
DESIGNED BY: ALLIANCE ENGINEERING, 12/10/07
CHECKED BY: J. WOOD, 12/10/07
DATE: 12/10/07




NO.	DATE	BY	DESCRIPTION


Alliance Engineering
 A Wood Group Company



ELECTRICAL LIGHTING PLAN		HAMILTON STATION 913	
DATE	12/10/07	PROJECT NO.	10800400
BY	J. WOOD	SCALE	AS SHOWN



- LEGEND**
-  WHITE PINES-43
 -  SHRUB SPECIES-61
 -  COLORED SPRUCES-43



LANDSCAPE PLAN
HAMILTON STA 913
 PROJECT NO. 913-200-003

Rochester Express Piping
 PRELIMINARY
 APPROVED FOR
 CONSTRUCTION

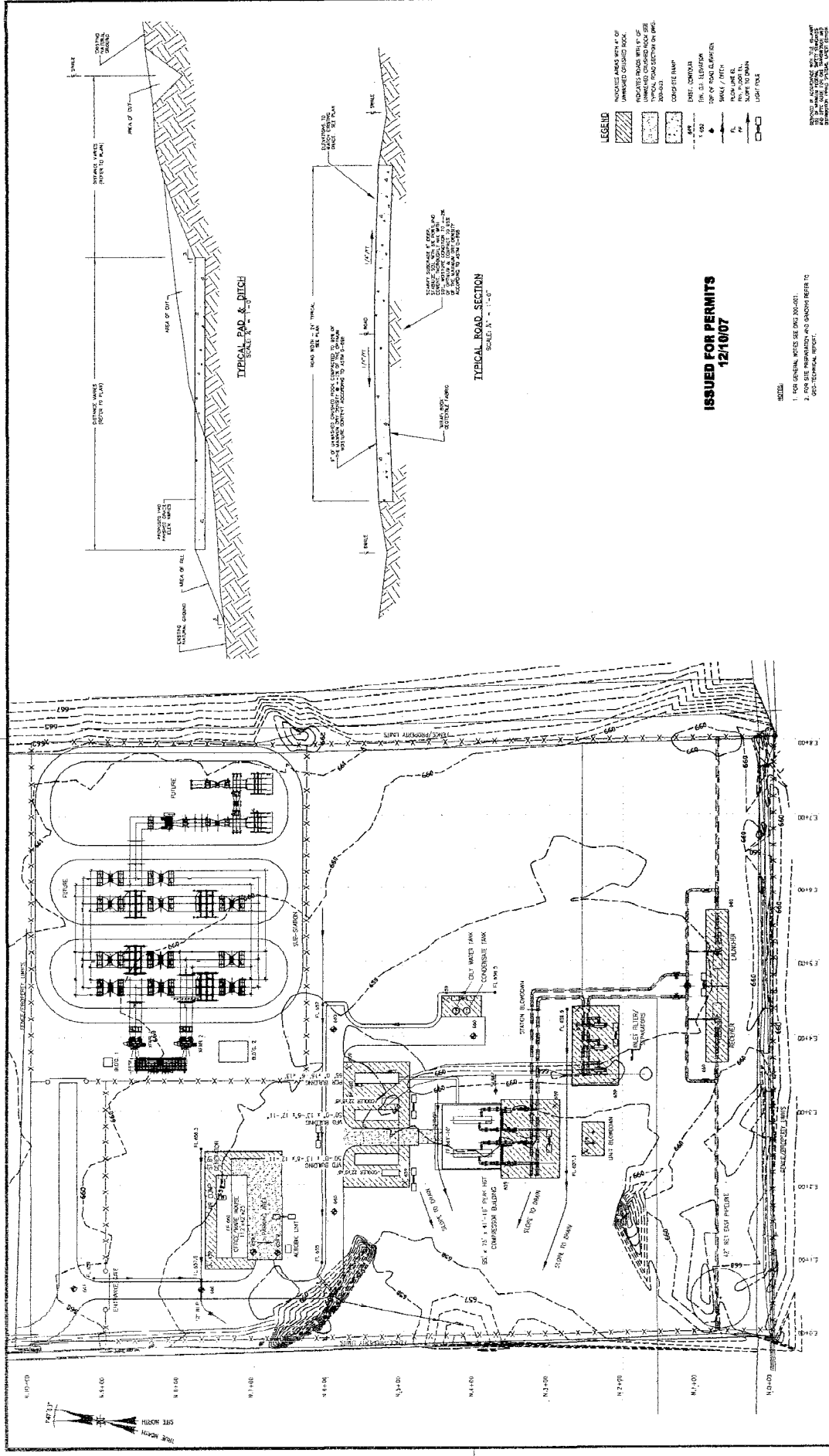
Alliance Engineering
 A Wood Group Company

REVISIONS

NO.	DATE	BY	CHK'D BY	DESCRIPTION

REFERENCE DRAWINGS

NO.	TITLE



**ISSUED FOR PERMITS
12/10/07**

- NOTES**
- FOR GENERAL NOTES SEE SHEET 913-001
 - FOR SITE PREPARATION AND STANDARD REFER TO SPECIFICATION REPORT.

SITE PLAN		DATE: 12-10-07	SCALE: AS SHOWN
GRADING AND DRAINAGE		PROJECT: PROJECT NO.	FILE NO.
HAMILTON STA 913		CONTRACTOR: JAS	LOGBOOK
Rockies Express Pipeline		WFO	PRELIMINARY
Alliance Engineering		APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #
A Road Group Company		REFERENCE: DRAWINGS	913-200-002

WFO	PRELIMINARY	DATE: 12/10/07	SCALE: AS SHOWN
APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #	LOGBOOK	913-200-002

WFO	PRELIMINARY	DATE: 12/10/07	SCALE: AS SHOWN
APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #	LOGBOOK	913-200-002

WFO	PRELIMINARY	DATE: 12/10/07	SCALE: AS SHOWN
APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #	LOGBOOK	913-200-002

WFO	PRELIMINARY	DATE: 12/10/07	SCALE: AS SHOWN
APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #	LOGBOOK	913-200-002

WFO	PRELIMINARY	DATE: 12/10/07	SCALE: AS SHOWN
APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #	LOGBOOK	913-200-002

WFO	PRELIMINARY	DATE: 12/10/07	SCALE: AS SHOWN
APPROVED FOR CONSTRUCTION	CONTRACTOR JOB #	LOGBOOK	913-200-002

DATE: 12/10/07 10:53 AM PROJECT: 913-200-002 SHEET: 12/10/07 - DRG.002

Kinder Morgan Compressor Station Sign Plan – Guidelines

All Kinder Morgan compression stations will have signs installed that meet or exceed all federal, state, and local regulations.

Main Gate: (Attachment 1)

A station sign will be installed inside the station fence and located near the main gate. The sign will be approximately 72" wide x 48" high, and will include: name of company; compressor station name and/or number; county; state; and emergency contact information.

Perimeter Fence Signs: (Attachment 2)

All Kinder Morgan compressor stations are required to be fenced and signs posted as per Engineering Standard, Section 26 (Security). Specifically, Engineering Standard E0200 (Compression), Section 26.2.6. states:

Clearly visible "No Trespassing" signs shall be installed facing outward on each side at a minimum of 100-foot intervals on fences and gates along the entire facility perimeter. Wording for "No Trespassing" signs shall be as follows:

NO TRESPASSING

This property is patrolled and under 24-hour surveillance.

Violators will be prosecuted under federal law.

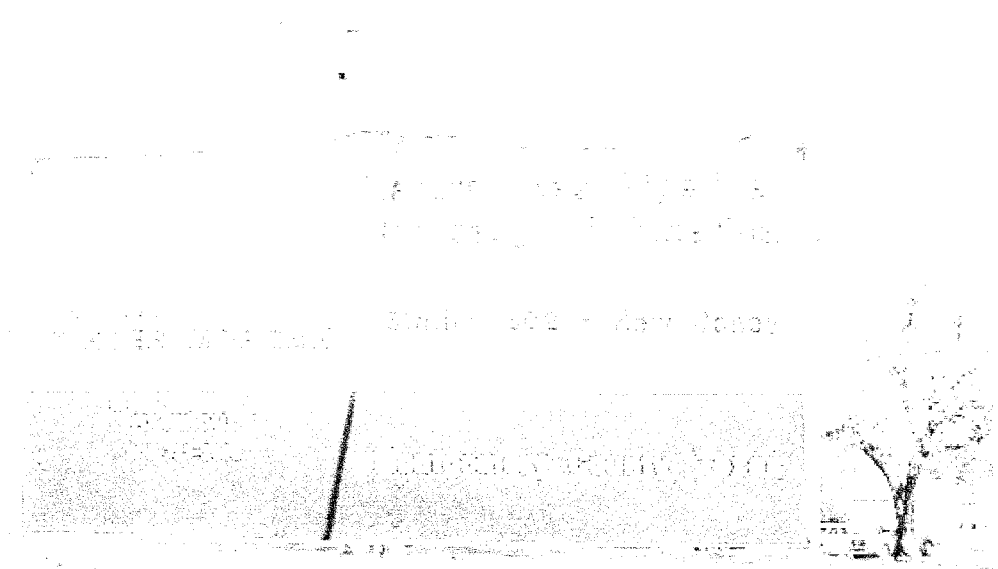
On visitor gates, the following shall be included:

By entering this facility, all visitors consent to a search of their vehicles and property.

In addition to the signs listed above, the pipeline marker signs will be placed at all the compressor stations wherever a pipeline crosses the compressor station fence line, a line marker will be installed as per KM O&M Procedure 205 (Pipeline Markers and Cover).

Note: Examples of signs at a typical Kinder Morgan compressor station are shown on the following pages.

Attachment 1: Typical Main Gate Entrance Sign



Attachment 2: Typical Perimeter Fence Signs

