

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8564 FAX

ZONING COMMISSION APPLICATION			
FEES:			
ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER
2022-17MA
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 4650 East Galbraith Road, Cincinnati, OH ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Well Path Landlord, LLC	4500 Dorr Street	Toledo	OH	43615	646.677.8772
CONTRACTOR TBD					
DESIGNER TBD					
APPLICANT Landmark Recovery of Louisville, LLC	720 Cool Springs Blvd, Suite 500	Franklin	TN	37206	615.961.1413
APPLICANTS E-MAIL ADDRESS c/o Michelle Lubbert	michelle.lubbert@landmarkrecovery.com				

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____
 PUD I PUD II LASR
 MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD
 MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Please see attached letter of intent.

5. SQUARE FEET: 65,000 6. USE: Hospital 7. HEIGHT: _____
 8. EST. START DATE: _____ 9. EST. FINISH DATE: _____ 10. # OF SIGNS: _____

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Michelle Lubbert 11/17/2022
 APPLICANT'S SIGNATURE DATE
Mehil Chaudhri 11/16/2022
 PROPERTY OWNER'S SIGNATURE DATE



LANDMARK RECOVERY

November 17, 2022

Mr. Skylor Miller
Planning & Zoning Administrator
Sycamore Township
8540 Kenwood Road
Sycamore Township, Ohio 45236

RE: Major Adjustment to the PUD for 4650 E. Galbraith Road Cincinnati, OH 45236

Dear Mr. Miller,

This letter, along with the enclosed application and requested documentation, shall serve as a request for a Major Adjustment to the previously approved Planned Unit Development for the property located at 4650 East Galbraith Road, Cincinnati, OH 45236 (“**Property**”), submitted by prospective lessee, Landmark Recovery (“**Applicant**”). The plan was initially adopted by the Hamilton County Commissioners in February of 1997 (HCC Resolution No. 97-1).

I. General Background

- 1.1 **The Property** – The Property is comprised of approximately 3.58 acres and is legally described on **Exhibit A** attached hereto.
- 1.2 **Existing Use** – The Property is currently being occupied by Carriage Court of Kenwood and operated as a 119-bed assisted living facility, as permitted under HCC Resolution No. 97-1.
- 1.3 **Zoning History** – Recent zoning history is provided as follows:
 - (a) **First Submittal (Application for Major Adjustment – Case No 2022-11MA)** – Applicant submitted its first Application for a Major Adjustment to an Existing PUD on July 18, 2022, proposing to convert the existing use to a 136-bed inpatient/outpatient substance use disorder treatment facility, most closely classified as a hospital under the Resolution. This application included a request for a parking variance to deviate from the required one parking space per bed, for a number of reasons, but primarily because Applicant’s patients are not permitted to leave vehicles on site and the existing parking can accommodate Applicant’s peak staff counts with parking spaces to spare.
 - (i) **Staff Report** – Your first Staff Report was provided to Applicant on August 5, 2022, and acknowledged Applicant’s proposed use as most consistent with the characteristics of a hospital under the Sycamore Township Zoning Resolution (“**Resolution**”), and being consistent with the current land use plan. However, the report recommended denial, stating that a hardship does not exist to approve the requested variance,

nor is there “sufficient open space for meaningful expansion of the parking area.”

- (ii) Hearing – A hearing was held before the Sycamore Township Zoning Commission (“**Commission**”) on August 8, 2022. The Commission expressed concerns about additional parking for Applicant’s intensive outpatient program, and the hearing was eventually continued to allow for Applicant to supplement and amend its application.

- (b) Second Submittal (Supplement to Application) – Applicant submitted a supplement to its application on August 31, 2022, now proposing to convert the existing use to a 160-bed inpatient substance use disorder treatment facility and excluding intensive outpatient programming. Excluding its intensive outpatient program would permit the increased bed count since it would not result in a significant increase in peak staff numbers. Applicant expanded on its parking variance request to include an analysis under the “practical difficulties” standard that Ohio courts have acknowledged as the approval standard for area variances of this nature. It also provided parking calculations under “group home” and “nursing and convalescent home” uses with an explanation as to why the proposed use is consistent with those uses in terms of parking requirements. In addition to excluding IOP, Applicant also provided a letter of intent from an adjacent property owner offering to permit Applicant to use nine of their parking spaces which were not being used.
 - (i) Staff Report – Your second Staff Report was provided to Applicant on September 12, 2022, and stated “Putting aside the issue of appropriateness of this [nursing/convalescent home] definition, the parking standard would still indicate a significant deficit in required parking...” even though the deficit was less than 25% which is a reduction permitted under Section 21-5.1(b) of the Resolution. The report recommended denial, stating that a hardship does not exist, and clearly failed to consider the practical difficulties standard outlined in Applicant’s supplemental analysis. Additionally, the report explained that adjacent properties do not have parking spaces in excess of required standards for a shared parking arrangement, even though the adjacent PUD, as provided to Applicant, did not address parking requirements.
 - (ii) Hearing – The continued hearing was held on September 12, 2022, before the Commission. Although the Commission expressed an acknowledgement for the need of Applicant’s services in the area, the Commission voted 3-0 in favor of denial, based solely on concerns regarding adequate parking.

- (c) Third Submittal (Request for Reasonable Accommodations) – Applicant submitted a second supplement to its application on September 27, 2022, which included a proposal to expand the on-site parking count to 85 spaces and a request for reasonable accommodations under the Americans with Disabilities Act

(“**ADA**”). Accordingly, Applicant requested a reasonable accommodation to be permitted to follow the parking requirements of a nursing/convalescent home, so that it would comply with the 25% parking reduction authorized as a permitted variance under Section 21-5.1(b) of the Resolution.

- (i) Staff Report – Your third and final Staff Report was provided to Applicant on October 4, 2022, and again recommended denial based on an inaccurate reading of Applicant’s reasonable accommodation request, stating that Applicant has provided no justification for utilizing the nursing home parking standard, when the uses are “fundamentally different.” Applicant was requesting to follow the parking standards of a nursing home and provided several reasons why it should not adhere to traditional hospital standards but is more in line with a nursing home, primarily due to the fact that Applicant’s patients do not have vehicles on site, similar to a nursing home. If Applicant was asking to be classified as a nursing home, there would be no need for a Major Adjustment to the PUD, because there would be no change in use. The report went on to state that an accommodation was already being provided in classifying Applicant as a hospital as opposed to a halfway house which would require even more parking. However, this was not even a request made by Applicant, because it had always been the Township’s position that Applicant’s use is most similar to a hospital as defined in the Resolution. Ultimately, the report once again recommended denial.
- (ii) Hearing – The final hearing on Applicant’s request for a Major Adjustment to an Existing PUD took place on October 4, 2022, before the Sycamore Township Board of Trustees (“**Board**”). The Board denied Applicant’s reasonable accommodation request without providing an explanation as to why the request resulted in ‘a fundamental alteration in the nature of a program’ or imposed ‘undue financial and administrative burdens’ and voted 3-0 in favor of denial of the Major Adjustment.

1.4 Applicable Code Provisions – The Property is currently located in a Specific Plan District (“**S-PUD**”), specifically in a DD Planned Multiple Residence District. Additionally, the Property is located in a Special Public Interest - Suburban Center/Corridor (SPI-SC) Overlay. Applicant requests a Major Adjustment to the existing PUD, in accordance with Table 3-2 of Article 3 of the Resolution, which expressly permits a hospital use in the DD District. The general standards for PUD plan approval are listed in Section 18-7 of the Resolution.

1.5 Applicant’s Proposed Use – Applicant is a privately funded, family-owned organization, currently operating 14 facilities located in Kentucky, Nevada, Indiana, Oklahoma, Tennessee, Michigan and Ohio and specializes in providing top quality inpatient residential services and programs for those affected by alcohol and drug addiction as well as co-occurring mental health conditions. Applicant proposes to convert the Property to a 132-bed inpatient-only substance use disorder treatment facility (“**Proposed Use**”), serving both male and female patients, which is substantially similar to a hospital use and

therefore permitted as a substantially similar use under Section 23-5 of the Resolution. The Resolution defines “hospital” as *“an institution providing health services and medical or surgical care to persons, primarily temporary in-patients, with illness, disease, injury, deformity, or other physical or mental condition, and including as an integral part of the institution related facilities such as laboratories, out-patient facilities or training facilities and does not include institutions for the permanent care of, or occupation by, the poor, infirm, incurable or insane.”* As indicated in prior zoning hearings, per Sycamore Township, Applicant’s Proposed Use would be labeled as a hospital because it: i) is an institution that provides health/medical services to those with the illness of addiction; ii) works with both laboratory and pharmaceutical vendors to provide 24-hour nursing care, routine nursing assessment and monitoring, and administration of controlled substances; iii) administers routine medications to patients which require immediate assessments and follow-up from both registered nurses and licensed practitioners (such as Suboxone, Ativan, and Valium); iv) provides acute nursing assessments in routine intervals to monitor patient’s detox Responses (alcohol detox assessments, benzodiazepine detox assessments); v) provides fully trained and certified nurses/providers who can provide Emergency Medical Care (Advanced Cardiac Life Support care) with fully-functional Crash Carts that contain cardiac, respiratory, and metabolic emergent medications, including airway monitoring; and vi) patients are not under Applicant’s permanent care or for those are who considered “incurable”.

This facility will offer a full continuum of care through a range of services and programs in clinical service levels consisting of medical detoxification and residential treatment. Patients will reside in Applicant’s facility on a voluntary basis. The average duration of a patient’s stay is between 28-35 days. Applicant will treat addictions to alcohol, prescription drugs and illicit drugs at this facility. Patients will be pre-screened and must complete the admissions process prior to arriving to the facility at a scheduled date and time to ensure that they meet Applicant’s patient standards.

Applicant’s treatment programs are personalized using staff’s evaluation of each individual patient. Upon admission, staff will perform a comprehensive history and physical exam on each patient. Further, within 24 hours of admittance, the intake clinician or primary addiction counselor will complete a biopsychosocial evaluation, and using the results, in conjunction with information learned from the comprehensive history assessment and physical exam, will compile a Master Treatment Plan for the duration of the patient’s stay. Among the resources Applicant’s staff will use during the course of treatment are behavioral therapy, SMART Recovery therapy, psychotherapy, art therapy, and a sobriety-focused curriculum.

The Property is ideally suited for the Proposed Use. The existing facility (with interior renovations) provides a private setting in an ideal location, near other medical uses. Applicant proposes to maintain virtually all of the original footprint of the existing building (as reflected on the ALTA Survey attached hereto as **Exhibit B**) and to complete interior renovations in order to make cosmetic changes, provide an appropriate site layout in accordance with state law governing alcoholism and substance use disorder treatment facilities, and to comply with requisite fire and building codes.

The facility will be fully renovated and converted to accommodate 132 inpatient beds in total, as reflected on Applicant’s Proposed Conceptual Design attached hereto as **Exhibit C**. The proposed design for the first floor of the facility will include a central dining room, a commercial kitchen, multi-purpose rooms, meeting rooms for staff and office space. Floors two and three of the facility will contain all patient rooms and a majority of the dedicated group therapy rooms and lounge areas. All rooms used for detoxification will be located closest to nurse’s stations and dedicated to those patients undergoing medically managed detoxification. Clinical office space will be located throughout the facility. Applicant considers exercise to be a key component of successful treatment for addiction. As such, the facility will have confined recreational areas, inside and outside, to allow for physical activities.

The facility will be licensed by the Division of Alcoholism and Substance Abuse of the Ohio Mental Health and Addiction Services Department to provide substance use disorder residential treatment and withdrawal management, in accordance with Chapter 5122-30 of the Ohio Administrative Code and Sections 5119.34 and 5119.36 of the Ohio Revised Code. Relevant licensing provisions are summarized and attached hereto as **Exhibit D**. As with all of Applicant’s existing facilities, the proposed facility will become accredited by the Joint Commission on Accreditation of Health Care Organizations (JCAHO), which is only attainable after a facility has been opened. A summary of the applicable Joint Commission standards that Applicant must comply with is attached hereto as **Exhibit E**. Applicant’s level of care will be provided in accordance with that specified in the American Society of Addiction Medicine’s (ASAM) Patient Placement Criteria. Applicant will comply with all requirements articulated within the appropriate provisions of the Ohio Revised Code, the Ohio Administrative Code and the Joint Commission on Accreditation of Health Care Organizations.

Applicant has additionally provided a portfolio of its 14 existing facilities that are currently in operation as well as facilities expected to open in 2023, which is attached hereto as **Exhibit F**. Note that in many of these jurisdictions, Applicant’s Proposed Use is classified as a hospital use.

II. Submission Materials

Along with the filing of its Zoning Commission Application for a Major Adjustment to a PUD and this Letter of Intent, and in support thereof and of all standards applicable to a Major Adjustment and PUD approval, Applicant submits and incorporates herein the following required attachments and supplemental materials:

Exhibit A	Legal Description of Property
Exhibit B	ALTA Survey (dated 06/30/22)
Exhibit C	Proposed Conceptual Design (will provide by 11/17)
Exhibit D	Summary of Ohio Licensing Criteria and Standards
Exhibit E	Summary of Applicable Joint Commission Standards
Exhibit F	Portfolio of Applicant’s Existing and Future Facilities
Exhibit G	Zoning Plat (dated 10/13/05)
Exhibit H	Site Plan Prepared by MSP Designs

Exhibit I	Site Plan with Impervious Surface Ratio Calculations
Exhibit J	Landscaping Plan (will provide by 11/17)
Exhibit K	Photometric Plan (will provide by 11/17)
Exhibit L	Presentation for Plan Commission Hearing (will provide by 11/17)

III. Criteria

General Standards for PUD Plan Approval. Section 18-7 of the Resolution sets forth the criteria for granting a PUD adjustment, stating:

In determining whether a PUD Plan filed pursuant to this Chapter shall be approved or recommended for approval, the Administrative Official, the Sycamore Township Zoning Commission, and the Board of Township Trustees shall apply the following general standards:

(a) **Compliance with this Zoning Resolution and with the purposes of the Zone District in which the proposed use and development is to be located;**

The Property is currently located in a S-PUD, specifically in a DD Planned Multiple Residence District. Per Section 7-2.1, the purpose of S-PUDs is to encourage innovative design and efficiency in the use of land resources and utilities on sites where, at the election of the property owner, a legally binding and unified plan for the specific use and specific development of the tract assures a harmonious relationship with existing and potential development of the surrounding property. S-PUDs enable property to be developed under flexible standards based on public review and legislative approval of a comprehensive site plan without the need to conform to uniform zoning requirements of traditional zoning districts.

The Proposed Use is consistent with the existing and potential development of the surrounding properties (as further explained below). Upon approval of Applicant's request for a Major Adjustment, Applicant intends to comply with all applicable zoning regulations as indicated by the issuance of a Zoning Certificate.

(b) **Applicability of and consistency with adopted objectives and policies of the Township related to land use and township plans duly adopted by the Sycamore Township Zoning Commission;**

The adopted land use plan calls for the Property to be used as office space, and the Proposed Use as a hospital under the Resolution is not in conflict with the plan, but rather is consistent with the land use plan and zoning district provisions as a permitted use in the DD District. This was acknowledged by the Township in Applicant's prior application (Case No. 2022-11MA).

(c) **Compatibility with surrounding land uses;**

According to the Zoning Plat attached hereto as **Exhibit G**, current adjoining property uses and corresponding zoning districts are:

Location	Zoning District	Existing Use
North	DD-Planned Multi-Residence District	Residential Apartment Complex
East	OO-Planned Office District	Medical Offices
South	OO-Planned Office District	Business and Medical Offices
West	OO-Planned Office District	Medical Offices

The adjacent properties consist primarily of medical offices and other medical-related uses. Therefore, the Proposed Use is aligned with the character of the immediate area and compatible with surrounding land uses, which has transformed into a business/medical district, primarily containing medical-related uses, including Jewish Hospital, Jewish Hospital Medical Building, Cincinnati General Surgeons, Mercy Health – The Heart Institute, Kenwood Surgery Center and Kenwood Breast Surgery Center, to name a few.

- (d) **Whether the size and physical features of the project area enable adequate protection of surrounding property and orderly and coordinated improvement of property in the vicinity of the site;**

A site plan prepared by MSP Designs is attached hereto as **Exhibit H** and reflects Applicant’s proposal to install an additional 69 parking spaces on-site, which is an increase in over 100% of the existing 63 spaces. Additional information regarding new ISR calculations for the new proposal is also included on the site plan attached hereto as **Exhibit I**. This proposal will permit Applicant to comply with the parking requirement of one parking space per bed for a hospital use under the Resolution. The Property contains adequate space to successfully complete the proposed addition in compliance with the appropriate provisions of the Resolution. Ingress and egress can be made directly to the Property from East Galbraith Road. Additionally, the adjacent properties are protected from significant disruption by suitable landscaping buffers. Applicant would ensure that the proposed improvement would be completed in a timely, orderly and minimally disruptive fashion.

- (e) **Whether the proposed phasing of the development is appropriate, and the development can be substantially completed within the period of time specified in the schedule of development submitted by the applicant;**

Pending approval of Applicant’s request herein, the proposed improvement would be completed within a reasonable timeframe as specified by Applicant in future plans accordingly.

- (f) **Whether the proposed development is served adequately and efficiently by essential public facilities and services which are in existence or are planned;**

The Proposed Use will increase minimally in scale from the existing use (119 beds to 132 beds), thereby resulting in marginal, if any, negative impact to the Township's public facilities and services. Applicant strives to work in conjunction with local hospital systems, particularly their emergency rooms and holding-for-transfer beds and to help alleviate some of the strain on the hospital workforce and physical and financial resources as it relates to substance use disorder withdrawals and related symptoms that can be better managed by Applicant's detoxification and residential treatment programs. Additionally, it is Applicant's policy to contact the facility's contracted medical transportation provider in non-emergent situations where a patient may require a higher level of care, eliminating the need for emergency ambulance utilization by Applicant. Patients in need of a higher level of care will only be transported by ambulance in situations where they are experiencing a life-threatening emergency or are presenting signs and symptoms beyond the facility's scope and practice. Applicant does not accept walk-in patients, so patients would be required to complete the pre-admission screening process prior to arriving at the facility at a scheduled date and time. This pre-admission screening process also helps to ensure that the need for emergency transfer via local ambulance is held to a minimum.

Regarding possible stormwater or infrastructure concerns, Applicant provided notice to Hamilton County Project Engineer, Mohammed Islam, who did not express any immediate concerns with the proposal. Regarding traffic and road maintenance concerns, Applicant provided notice to Hamilton County Traffic Engineer, Jeff Newby, who provided the following comments:

- (i) No landscaping, screening or obstructions shall be permitted in the public right-of-way.
- (ii) Locations of driveways and movements from said locations shall be consistent with the Hamilton County Access Management Regulations.
- (iii) No landscaping, screening or obstructions shall be permitted in the public right-of-way.
- (iv) A right of way use permit must be obtained from this office prior to any work being started.

Upon approval of its request herein, Applicant would comply with all necessary requirements. Lastly, with respect to fire regulations, notice was provided to Sycamore Township Fire Inspector, Doug Morath, who followed up with questions regarding demo and construction work, exit door hardware, corridor fire doors, and other egress and controlled access related hardware as our renovation work will be on the interior of the building. Upon approval of the Proposed Use, Applicant will submit for a building permit and provide finalized conceptual drawings to ensure that it is compliant with all applicable codes and regulations. Adequate utilities, access roads, drainage and other necessary facilities exist on the Property. The existing infrastructure and improvements are sufficient to serve

the existing use and would be sufficient for the Proposed Use, considering the residential nature of Applicant's Proposed Use and the fact that the proposed bed count of 132 is not a significant increase from the existing bed count of 119.

- (g) **Whether significant scenic or historic features, as identified in plans duly adopted by the Sycamore Township Zoning Commission, are adequately conserved;**

Applicant is not aware of any scenic or historical features on the Property as identified in plans duly adopted by the Commission. However, if Applicant hereafter becomes aware of any scenic or historical features on the Property, Applicant will ensure that these features are adequately conserved.

- (h) **Whether modifications of the zoning or other regulations are warranted by the innovative design of the development plan;**

Applicant is not aware of any modifications of the zoning resolution or other regulations that are warranted by the innovative design of the development plan, and accordingly, this is not applicable. However, if Applicant hereafter becomes aware of warranted modifications, Applicant reserves the right to supplement its application.

- (i) **The adequacy of proposed pedestrian circulation system to insulate pedestrian circulation from vehicular movement;**

Applicant's proposal to include additional parking allows for adequate pedestrian circulation systems to effectively insulate pedestrian circulation from vehicular movement. Per Section 12-2.4, Applicant will submit a finalized plan reflecting the off-street parking expansion with its application for a Zoning Certificate to the Administrative Official to review for compliance with applicable regulations. The finalized parking plan will show the number of parking spaces, the arrangement of parking aisles, the location of driveway entrances, provisions for vehicular and pedestrian circulation, the location or typical location of sidewalks, wheel stops, lighting and curbs on or adjacent to the property, the location of utilities, barriers, shelters, and signs, the location of landscaped areas and the types and location of vegetation to be planted in them, typical cross sections of pavement, stormwater drainage facilities, and any other relevant information requested by the Administrative Official.

- (j) **The adequacy of the provisions for visual and acoustical privacy.**

Installation and maintenance of buffer areas and landscaping in accordance with the standards and requirements contained in Chapters 12 and 14 of the Resolution respectively, if any, will be adhered to by Applicant to ensure the visual and acoustical privacy of both the Applicant and adjoining property owners and to protect, preserve and promote the character and value of surrounding

neighborhoods as well as to promote the public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, and artificial light glare. Per Section 14-4, a plan would be submitted with the application for Zoning Certificate to the Administrative Official for review for compliance with applicable regulations. A landscaping plan reflecting existing and proposed landscaping is attached hereto as **Exhibit J**. A photometric plan reflecting the lighting level overview is attached hereto as **Exhibit K**.

IV. Other Information

- 4.1 Community Objectives – The Proposed Use will also help to achieve the economic development goals of Sycamore Township, that being to develop and promote opportunities for business retention, expansion, development and redevelopment, consistent with the goal of maximizing economic development while maintaining the Township’s residential character. Accordingly, the Proposed Use will provide an estimated 100 jobs to the community, with an estimated average salary between \$55,000 and \$65,000.
- 4.2 Facility Security – It is important to note that the Proposed Use and operation would adhere to all operating standards for Applicant’s existing 14 facilities, which are secured with state-of-the art equipment, including card-only access, delayed egress door alarms and staff and video monitored interior and exterior cameras. Additionally, Applicant’s programs and facility-specific operations are subject to regulation by the State of Ohio, as well as annual auditing by The Joint Commission, which is the basis of an objective evaluation process that can help health care organizations such as Landmark Recovery, measure, assess, and continuously improve performance and safety measures. For accreditation, The Joint Commission standard EC.01.01.01 EP 5 requires behavioral health organizations such as Applicant to develop a security management plan based on the facility’s circumstances, which would include how the security risks will be assessed and mitigated and how the facility will be secured.

V. Conclusion

Ultimately, the Proposed Use is consistent with the current land use plan. The requested use as a hospital is permitted within this district and is very much aligned with the character of the immediate area and adjacent properties, consisting primarily of various medical uses. Further, Applicant has shown that it has met all standards governing review and approval of the requested Major Adjustment of the existing PUD, and therefore Applicants request should be approved accordingly.

Sincerely,

Michelle Lubbert

Michelle Lubbert for Applicant, Landmark Recovery

EXHIBIT A

Legal Description of Property

EXHIBIT "A"

Legal Description

Parcel One

Situated in Sycamore Township, Section 14, Town 4, Entire Range 1, Miami Purchase, Hamilton County, Ohio, and being more particularly described as follows:

Commencing as the southeast corner of Section 14; thence North 85° 30' 00" West, along the South line of Section 14 and the centerline of Galbraith Road, 964.54 feet; thence departing the said South line of Section 14 and the centerline of Galbraith Road, North 02° 50' 00" East, 50.02 feet to the North line of Galbraith Road and the real point of beginning of the tract herein described; thence along the said North line of Galbraith Road, North 85° 30' 00" West, 300.00 feet; thence departing said North line of Galbraith Road, North 02° 50' 00" East, parallel to the East line of said Section 14, 519.98 feet to an iron pin; thence South 85° 30' 00" East, parallel to the South line of said Section 14, 300.00 feet to an iron pin; thence South 02° 50' 00" West, parallel to the East line of the said Section 14, 519.98 feet to the point of beginning.

The above-described tract contains approximately 3.580 acres of land.

PPN: 600-0202-0378

Parcels Two and Three

Together with appurtenant easement rights of ingress and egress for the benefit of Parcel One, as created by First Amended and Restated Easement Agreement for access and signage by and between RACF, LLC Jewish Health System, Inc., Duke Realty Limited Partnership and Circle Housing Limited Partnership, filed June 1, 2003, and recorded in O.R. 9299, Page 4856, of the Hamilton County Records.

EXHIBIT B

ALTA Survey

Exhibit "B" ALTA Survey

1 TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Hamilton, State of Ohio, and is described as follows:

Parcel 1
Situated in Sycamore Township, Section 14, Town 4, Entire Range 1, Miami Purchase, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at the Southeast corner of Section 14, Thence North 85° 30' 00" West along the South line of Section 14 and the centerline of Galbraith Road, 864.54 feet, Thence departing the said South line of Section 14 and the centerline of Galbraith Road, North 02° 50' 00" East, 50.02 feet to the North line of Galbraith Road and the east point of beginning of the tract herein described; Thence along the said North line of Galbraith Road, North 85° 30' 00" West, 300.00 feet; Thence departing said North line of Galbraith Road, North 02° 50' 00" East, parallel to the East line of said Section 14, 519.98 feet to an iron pin; Thence South 85° 30' 00" East parallel to the South line of said Section 14, 300.00 feet to an iron pin; Thence South 02° 50' 00" West parallel to the East line of the said Section 14, 519.98 feet to the point of beginning. The above described tract contains 1.580 acres of land, more or less.

Parcel 2
Together with appurtenant easement rights of ingress and egress for the benefit of Parcel One, as created by First Amended and Restated Easement Agreement for access and egress by and between RACI, LLC, Jewish Health System, Inc., Duke Realty Limited Partnership and Circle Housing Limited Partnership, filed June 16, 2023, and recorded in O.R. 9299, Page 4856, of the Hamilton County Records.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-113322501H, DATED AND EFFECTIVE DATE OF JUNE 13, 2022, SAID COMMITMENT HAS NO ISSUE DATE.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-113322501H, EFFECTIVE DATE 06/13/2022, WITH NO ISSUE DATE.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

1. Matters disclosed by the plot recorded in **Plot Book 268, Page 43**; and in **Plot Book 246, Page 82** of Hamilton County Records. **(AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN)**
2. Grant from Matthew J. Schrand and Mary G. Schrand to The Cincinnati Gas & Electric Company recorded April 11, 1949 by **Book 2758, Page 88** of Hamilton County Records. **(EASEMENT LIES WITHIN SUBURBY & GALBRAITH ROAD RIGHT OF WAY AND DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTED AND SHOWN)**
3. Easement and Covenant regarding annexation contained in the deed from Matthew J. Schrand and Mary G. Schrand to Bernard C. Stillmeyer and Mural B. Stillmeyer recorded July 26, 1980 by **Book 2638, Page 8** of Hamilton County Records. **(AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE)**
4. Right of Way from Lena F. Richard and Joe G. Richard to The Cincinnati Gas & Electric Company recorded April 24, 1951 by **Book 2628, Page 88** of Hamilton County Records. **(EASEMENT IS ILLEGIBLE, AFFECTS ON SUBJECT PROPERTY, IF ANY, CANNOT BE DETERMINED)**
5. Grant to The Cincinnati Gas & Electric Company, filed for record April 24, 1951 and recorded in **Volume 2628, Page 23** of Hamilton County Records. **(EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY)**
6. Grant from Silvanus Presbyterian Church to The Cincinnati Gas & Electric Company recorded December 11, 1949 by **Book 2758, Page 282** of Hamilton County Records. **(EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY)**
7. Easement Agreement between New RACI, LLC, Jewish Health System, Inc. and Duke Realty Limited Partnership, disclosed by instrument recorded December 6, 2021 in **OE 8276, Page 838** of Hamilton County Records. First Amended and Restated Easement Agreement, filed for record June 16, 2023 and recorded in **OE 8280, Page 4856** of Hamilton County Records. **(AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN)**
8. Deed of Easement from W-Kenwood, LLC to The Board of Commissioners, Hamilton County, Ohio recorded June 5, 2022 by **OE 8288, Page 1423** of Hamilton County Records. **(EASEMENT BLANKET HAS EXPired AND NO LONGER AFFECTS THE SUBJECT PROPERTY, NOT PLOTTED AND SHOWN)**

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

8 ZONING INFORMATION

ZONING INFORMATION IS NOT PROVIDED.

5 FLOOD INFORMATION

By scaling and graphic plotting only, the subject property lies within Zone "X" of the Flood Insurance Rate Map for Hamilton County, Ohio, Community-Based or Map Number: 5061622342, having an effective date of 02/16/12. No field survey was performed to determine this Zone and an Elevation Certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Relevant zones are defined on said map as follows:
ZONE "X" = Area determined to be outside the 0.2% annual chance floodplain.

4 SURVEYOR CERTIFICATION

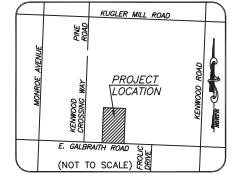
To: First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19 and 20(c). Graphically depict in relation to the subject tract or property any office easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A", of Table A thereof. The fieldwork was completed on 06/30/2025.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

Jaym M. Bernard
Ohio Registered Professional Surveyor No. 8351
Expires December 31, 2023
Ohio License No. 03373

16 VICINITY MAP



11 SURVEYOR'S NOTES

1. This survey is based on information shown on a title report prepared by First American Title Insurance Company, Commitment No. 3020-113322501H, effective date 06/13/2022, with no issue date and all Schedule B exceptions in said title report have been addressed. The surveyor did not obtain this property and has relied on said title report for all matters of record.
2. Subject property has access to E. Galbraith Road, a public right-of-way, via Access Easement recorded in O.R. 8762, Page 4263 and O.R. 9299, Page 4856.
3. There is no observable evidence of earth moving work, or building construction.
4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
5. All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above-ground, visible evidence, unless another source of information is specifically referenced hereon.
6. All rebar set are 30" x 5/8" rebar with a yellow plastic cap marked "D BERNARD P.S. 8351".
7. This survey does not provide a determination or opinion concerning the location or existence of faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
8. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade of said point. This point represents the height of the structure as observed from ground level.
9. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
10. The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
11. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.
12. All Reciprocal Easement Agreements ("REAs") that have been reported by the title report provided have been denoted on the survey and are shown hereon. The limits of any office appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown hereon.
13. Unless shown otherwise the surveyed boundary shown hereon are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.

KEY TO ALTA-SURVEY

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 CLIENT INFORMATION BOX
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:



3550 W. Robinson Street, Third Floor
Normal, Oklahoma 73072
Main Office Phone No. 405-253-2444
Cds.solutions@firstam.com
Toll Free: 888.457.7878

Drawn By:	JMT	Date:	
Surveyor:		Revision:	
Ref. No.:	22-06-0119	Date:	
Approved By:	DMB	Revision:	
Field Date:	06-30-22	Date:	
Scale:	1" = 30'	Revision:	

Prepared For:

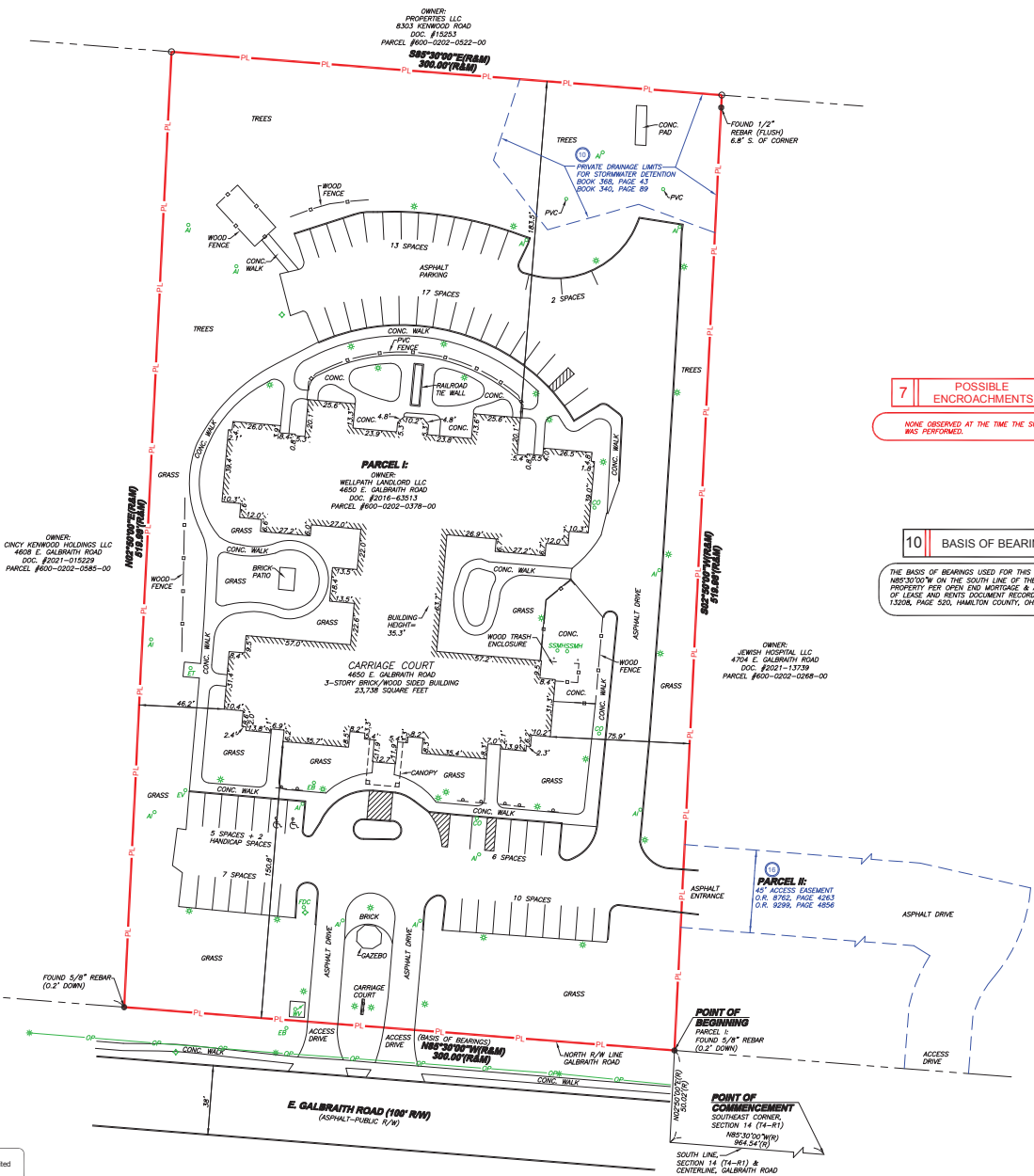
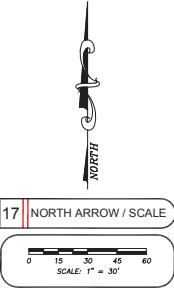
APN #600-0202-0378-00

20 PROJECT ADDRESS

4850 E. Galbraith Road
Cincinnati, Ohio 45236

Project Name:
LMR East Galbraith Rd - Cincinnati OH
CDS Project Number:
22-06-0119

- 9 LEGEND**
- 30"x5/8" REBAR SET W/CONC (UNLESS OTHERWISE NOTED)
 - MONUMENT FOUND
 - ◆ UTILITY POLE
 - ★ LIGHT POLE
 - ▲ AREA VALVE
 - ⊕ STREET/TRAFFIC SIGN
 - WOOD FENCE
 - ET6 ELECTRIC TRANSFORMER
 - CLEARDIRT
 - BILLIARD
 - HANDICAPPED PARKING STALL
 - R/W RIGHT OF WAY
 - PL PROPERTY LINE
 - CONC. CONCRETE
 - OVERHEAD UTILITY LINE
 - EB ELECTRICAL BOX
 - SSM SANITARY SEWER MANHOLE
 - BS BUSINESS SIGN
 - PVC POLYETHYLENE CHLORIDE PIPE
 - (R) RECORDED
 - (M) MEASURED
 - FIRE HYDRANT
 - WATER LINE VALVE
 - WATER VAULT
 - ELECTRICAL VAULT
 - FIRE DEPARTMENT CONNECTION



12 PARKING INFORMATION

60 REGULAR STRIPED SPACES
2 HANDICAPPED STRIPED SPACES
62 TOTAL STRIPED SPACES

13 LAND AREA

3,580 ACRES OR
155,928 SQUARE FEET

14 BUILDING AREA

23,738 SQUARE FEET
(SEE NOTE 9)

15 BUILDING HEIGHT

35.3 FEET
(SEE NOTE 8)

7 POSSIBLE ENCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED.

10 BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS SURVEY WAS N85°30'00\"/>

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2007 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2007)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Cds.solutions@tristram.com
Toll Free: 888.457.7878

Prepared For:

APN #600-0202-0378-00

20 PROJECT ADDRESS

4850 E. Galbraith Road
Cincinnati, Ohio 45236

Project Name:
LMR East Galbraith Rd - Cincinnati OH
CDS Project Number:
22-06-0119

EXHIBIT C

Proposed Conceptual Design

EXHIBIT D

Summary of Ohio Licensing Criteria and Standards

EXHIBIT "D"

Licensing for SUD Residential Treatment Facilities

Substance Use Disorder (SUD) residential treatment facilities are regulated by the Department of Mental Health and Addiction Services of the State of Ohio, which is governed by [Chapter 5122](#) of the Ohio Administrative Code and [Chapter 5119](#) of the Ohio Revised Code. Chapter 5122-30 of the Ohio Administrative Code and Sections 5119.34 and 5119.36 of the Ohio Revised Code regulate licensing of Residential Facilities.

Process of Licensure or Certification and Accreditation (5122-30-04 OAC and 5119.36 ORC)

- Certification is obtained by submission of an application to the Department of Mental Health and Addiction Services. An on-site survey may occur. Full certification is up to three years.
- In lieu of a determination by the director of the Department of Mental Health and Addiction Services of whether the alcohol and drug addiction services of a community addiction services provider satisfy the standards for certification, the director shall accept appropriate accreditation from any of the following national accrediting organizations as evidence that the applicant satisfies the standards for certification: (1) The Joint Commission; (2) The Commission on Accreditation of Rehabilitation Facilities; (3) The Council on Accreditation; or (4) Other behavioral health accreditation as determined by the director. Certification may then be issued without further evaluation of services.
- Even with deemed status, the director may still conduct additional reviews.
- As of September 29, 2019, the following types of addiction services (among others) require certification by the Department of Mental Health and Addiction Services:
 - Withdrawal management addiction services provided in a setting other than an acute care hospital.
 - Addiction services provided in a residential treatment setting.

Staffing (5122-30-20 and 5122-30-21 OAC)

- All providers should align staffing requirements with ASAM requirements, and services should only be provided and supervised by staff who are qualified. Providers shall receive on-going training.

Placement (5122-27-03 OAC)

- For residential facilities, an assessment is a clinical evaluation of a person which is individualized and age, gender, and culturally appropriate. When the assessment is to be provided to a client it should start prior to the initiation of other services, except for emergency situations. Initial and comprehensive assessments shall be completed according to prevailing standards of care as defined by the Joint Commission, the Commission on Accreditation of Rehabilitation Facilities, the Council on Accreditation, or other entities as designated by the director.

- For addiction treatment services in a residential setting, all aspects of services should be in accordance with ASAM level 3 requirements and associated sub-levels. This includes admission, continued stay, discharge, and referral to other levels of care.

Treatment and Discharge Planning and Aftercare Services (5122-30-32 OAC)

- Each resident must have an individualized treatment plan (ITP), with an initial plan developed within 7 days of assessment. A complete ITP must be completed within 30 days, with updates made at least every 90 days or more frequently if clinically indicated.
- For addiction treatment services in a residential setting, discharge planning is required. In the case of transfer, follow-up communications with client and the service provider to which client is referred are required, and these contacts shall be documented in the resident's record.

Treatment Services (5122-29-09 OAC)

- Providers of addiction treatment services in a residential setting shall provide, in addition to the required ASAM level of care: food for client; the opportunity for clients to get eight hours of sleep per night; and services in facilities that are clean, safe, and therapeutic.
- Providers shall promote interpersonal and group living skills.
- Residents shall be connected to resources for education, job training, job interviews, employment stabilization and obtaining alternative living arrangements.

Resident Rights and Safety Standards (5122-30-17 and 5122-30-22.1 OAC)

- The operator shall develop an incident reporting system to include a mechanism for the review and analysis of all reportable incidents such that clinical and administrative activities are undertaken to identify, evaluate, and reduce risk to residents, staff, and visitors.
- The use of seclusion, mechanical restraint, and physical restraint, including transitional hold, shall not be permitted in any facility, except a class one facility (class one facilities provide accommodations, supervision, personal care services, and mental health services for one or more unrelated adults with mental illness or one or more unrelated children or adolescents with severe emotional disturbances) and in accordance with specific requirements in the regulations.
- Each facility shall have the following: a written resident rights policy that lists all of the resident rights; a written resident grievance procedure, written in a manner that residents can understand and which allows for reasonable accommodation for residents with disabilities; and a policy for maintaining for at least three years from resolution, records of residents.
- Each resident has rights to file a grievance and to be free from restraint or seclusion unless there is imminent risk of physical harm to self or others.

Quality Assurance or Improvement (5119.61 ORC)

- Providers shall establish a planned, systematic, organization-wide approach to performance improvement that is both collaborative and interdisciplinary. It is important that each provider measure the performance processes which support care and establish a method of data collection and analysis in order to identify areas of needed improvement and develop and

implement improvement plans which support achieving performance targets, client satisfaction, and positive client outcomes.

- The provider shall collect and analyze data as required by its accrediting body, if applicable, or for a provider without behavioral health accreditation, at least annually.

Governance (5122-30-19 OAC)

- Each provider shall have a leadership structure. The leadership structure shall identify who is responsible for governance; provider administration; and the provision of services.
- Each provider which is not a corporation for non-profit shall have a written description of its governance structure and identify whether the owner shall assume sole responsibility whether the provider is governed by a governing body, board of directors, or other governance body.

Special Populations (5119.17 ORC)

- The department of mental health and addiction services shall give priority to developing, and promptly shall develop, with available public and private resources a program that does all of the following:
 - Provides a manner of identifying the aggregate number of pregnant women in this state who are addicted to a drug of abuse;
 - Provides for an effective means of intervention to eliminate the addiction of pregnant women to drugs of abuse prior to the birth of their children;
 - Gives priority to the treatment of pregnant women addicted to drugs of abuse, including by requiring community addiction services providers that receive public funds to give priority to pregnant women referred for treatment;
 - Provides for the continued monitoring of women who were addicted to a drug of abuse during their pregnancies, after the birth of their children, and for the availability of treatment and rehabilitation for those women;
 - Provides a manner of determining the aggregate number of children who are born in this state to women who are addicted, at the time of birth, to a drug of abuse, and of children who are born in this state with an addiction to or a dependency on a drug of abuse;
 - Provides for the continued monitoring of children who are born in this state to women who are addicted, at the time of birth, to a drug of abuse, or who are born in this state with an addiction to or dependency on a drug of abuse, after their birth; and
 - Provides for the treatment and rehabilitation of any child who is born to a woman who is addicted, at the time of birth, to a drug of abuse, and of any child who is born with an addiction to or dependency on a drug of abuse.

EXHIBIT E

Summary of Applicable Joint Commission Standards

EXHIBIT "E"

The Joint Commission Standards for Behavioral Health Care and Human Services Accreditation

The following standards must be complied with in order for Applicant to receive Joint Commission accreditation:

Chapter: Accreditation Participation Requirements

- APR.01.01.01: The organization submits information to The Joint Commission as required.
- APR.01.02.01: The organization provides accurate information throughout the accreditation process.
- APR.01.03.01: The organization reports any changes in the information provided in the application for accreditation and any changes made between surveys.
- APR.02.01.01: The organization permits the performance of a survey at The Joint Commission's discretion.
- APR.05.01.01: The organization allows The Joint Commission to review the results of external evaluations from publicly recognized bodies.
- APR.06.01.01: Applicants and accredited organizations do not use Joint Commission employees to provide accreditation-related services.
- APR.07.01.01: The organization accepts the presence of Joint Commission surveyor management staff or a Board of Commissioners member in the role of observer of an on-site survey.
- APR.08.01.01: The organization accurately represents its accreditation status and the programs and services to which Joint Commission accreditation applies.
- APR.09.01.01: The organization notifies the public it serves about how to contact its organization management and The Joint Commission to report concerns about safety of the individual served and quality of care.
- APR.09.02.01: Any person who provides care, treatment, or services can report concerns about safety or the quality of care to The Joint Commission without retaliatory action from the organization.
- APR.09.03.01: The organization is truthful and accurate when describing information in its Quality Report to the public.
- APR.09.04.01 The organization provides care, treatment, services, and an environment that pose no risk of an "Immediate Threat to Health or Safety".

Chapter: Care, Treatment, and Services

- CTS.01.01.01: The organization accepts for care, treatment, or services only those individuals whose identified care, treatment, or service needs it can meet. Note 1: For opioid treatment programs: If an individual eligible for treatment applies for admission to a comprehensive maintenance treatment program but cannot be placed within 14 days in a program that is within a reasonable geographic area, an opioid treatment program's program sponsor may place the individual in interim maintenance treatment.

Note 2: For opioid treatment programs: There may be individuals in special populations who have a history of opioid use but are not currently physiologically dependent. Federal regulations waive the one-year history of addiction for these special populations, because these individuals are susceptible to relapse to opioid addiction, leading to high-risk behaviors with potentially life-threatening consequences. These populations include the following: - Persons recently released from a penal institution- Persons recently discharged from a chronic care facility- Pregnant patients- Previously treated patients.

- CTS.01.02.01: An organization that maintains waiting lists manages them in accordance with established organizational procedure and law and regulation.
- CTS.01.03.01: The organization develops a preliminary plan for care, treatment, or services, when needed.
- CTS.01.04.01: For organizations that serve adults with serious mental illness: The organization supports the adult's decisions (psychiatric advance directive) about how care, treatment, or services are to be delivered during times when the adult is unable to make such decisions.
- CTS.02.01.02: The organization has a screening procedure for the early detection of risk of imminent harm to self or others.
- CTS.02.01.03: The organization performs screenings and assessments as defined by the organization's policy.
- CTS.02.01.05: For organizations providing care, treatment, or services in a non-24-hour settings: The organization implements a written process requiring a physical health screening to determine the individual's need for a medical history and physical examination. Note 1: This standard does not apply to traditional, or treatment foster care. Note 2: If the organization conducts a physical examination on all individuals served, it is in compliance with this standard.
- CTS.02.01.06: For organizations providing residential care: The organization screens all individuals served to determine the individual's need for a medical history and physical examination. Note 1: This standard does not apply to traditional, or treatment foster care or emergency shelters. (For more information, refer to Standard CTS.02.04.01) Note 2: If the organization conducts a physical examination on all individuals served, it is in compliance with this standard. Note 3: "Residential care" includes residential settings, group home settings, and 24-hour therapeutic schools.
- CTS.02.01.09: The organization screens all individuals served for physical pain.
- CTS.02.01.11: The organization screens all individuals served for their nutritional status.
- CTS.02.01.13: As relevant to the needs, preferences, interests, and goals of the individual served, the organization screens for the educational status of the individual served.
- CTS.02.01.15: As relevant to care, treatment, or services, the organization screens for the legal issues of the individual served.
- CTS.02.01.17: Relevant to the needs, preferences, interests, and goals of the individual served, the organization screens for the vocational status of the individual served.
- CTS.02.02.01: The organization collects assessment data on each individual served.

- CTS.02.02.05: The organization identifies individuals who may have experienced trauma, abuse, neglect, or exploitation.
- CTS.02.02.07: The organization reassesses individuals served, as needed. Note: The scope and intensity of any further assessments are based on the individual's functioning; the setting; the individual's preferences for care, treatment, or services; and the individual's response to care, treatment, or services provided. Each individual may be reassessed for many reasons, including the following: -To evaluate their response to care, treatment, or services- To respond to a significant change in status and/or diagnosis or condition- To satisfy legal or regulatory requirements- To meet time intervals specified by the organization- To meet time intervals determined by the course of the individual's care, treatment, or services.
- CTS.02.02.09: The organization has a process to provide medical histories, physical examinations, and diagnostic and laboratory tests.
- CTS.02.03.07: For organizations providing care, treatment, or services to individuals with addictions: The assessment includes the individual's history of addictive behaviors.
- CTS.02.03.13: For organizations providing care, treatment, or services to individuals with addictions: The individual served is placed in the appropriate level of care.
- CTS.02.03.15: For organizations providing care, treatment, or services to individuals with addictions: The organization uses drug testing to promote safety and quality of care.
- CTS.03.01.01: The organization bases the planned care, treatment, or services on the needs, strengths, preferences, and goals of the individual served. Note: For opioid treatment programs: Methadone has well-documented effects on several systems, including the respiratory, nervous, and cardiac systems, and the liver. In addition, many medications including methadone can act to increase the QT interval on an electrocardiogram and potentially lead to torsades de pointes, a potentially life-threatening cardiac arrhythmia. Therefore, it is important for the program physician to consider all of the medications the patient is currently taking (including actual versus prescribed doses, illicit drugs, medically active adulterants potentially present in illicit substances, and medically active over the counter or natural remedies). Given consideration of this information, the program physician can determine whether the treatment drug will be methadone, buprenorphine, or another medication and whether the treatment indicated for the patient is induction, detoxification, or maintenance.
- CTS.03.01.03: The organization has a plan for care, treatment, or services that reflects the assessed needs, strengths, preferences, and goals of the individual served.
- CTS.03.01.05: The plan for care, treatment, or services addresses the family's involvement.
- CTS.03.01.07: When individuals served need additional care, treatment, or services not offered by the organization, referrals are made and documented in the clinical/ case record.
- CTS.03.01.09: The organization assesses the outcomes of care, treatment, or services to the individual served.
- CTS.04.01.01: The organization coordinates the care, treatment, or services provided to an individual served as part of the plan for care, treatment, or services and in a manner consistent with the organization's scope of care, treatment, or services.

- CTS.04.01.03: The individual served receives education and training specific to the individual's needs and abilities consistent with the care, treatment, or services provided.
- CTS.04.03.15: For 24-hour settings: In accordance with the needs of the individual served, good standards of personal hygiene and grooming are taught and maintained, particularly bathing, caring for hair and nails, and using the toilet, with due regard for privacy.
- CTS.04.03.17: For organizations that use activity therapies: Activity therapies that are used to support achievement of a specific goal(s) are incorporated into the plan for care, treatment, or services.
- CTS.04.03.19: For 24-hour settings: The organization provides recreational and diversional activities.
- CTS.04.03.21: For organizations that use animal-assisted therapy: The therapy is provided safely and in accordance with the individual's plan of care, treatment, or services.
- CTS.04.03.33: For organizations providing food services: The organization has a process for preparing and/ or distributing food and nutrition products.
- CTS.04.03.35: The organization responds to medical emergencies according to organization policy and procedures.
- CTS.04.03.37: For child welfare: The program delivers care, treatment, or services according to law and regulation.
- CTS.05.01.01: The organization prohibits the use of any procedure that physically harms or is a psychological risk to the individual served.
- CTS.05.02.01: For organizations that use exclusionary time-out: Time-out behavioral reasons is provided safely and based on the needs of the individual served.
- CTS.05.03.01: For organizations that use level systems: Level systems that apply to a group are individualized.
- CTS.05.04.01: For organizations that use individualized behavioral contingencies: Individualized behavioral contingencies are used in accordance with a process established by care, treatment, or services leaders.
- CTS.05.04.03: For organizations that use individualized behavioral contingencies: Individuals served and, as appropriate, their families participate in selecting the individualized behavioral contingencies used for the individual.
- CTS.05.04.05: For organizations that use individual behavioral contingencies are based on an assessment of the individual served and the target behavior.
- CTS.05.04.07: For organizations that use individualized behavioral contingencies: Individualized behavioral contingencies support the acquisition and reinforcement of adaptive/ replacement behaviors.
- CTS.05.04.09: For organizations that use individualized behavioral contingencies: An individualized behavioral contingencies plan is aligned with the needs of the individual served and assessment results and is documented in the clinical/case record in accordance with the organization's policy.
- CTS.05.04.11: For organizations that use individualized behavioral contingencies: Each individualized behavioral contingencies plan that includes the use of aversive

contingencies is reviewed and approved by both a clinical leader and a person external to the organization.

- CTS.05.04.13: For organizations that use individualized behavioral contingencies: Qualified and competent staff design and review the individualized behavioral contingencies plans.
- CTS.05.04.15: For organizations that use individualized behavioral contingencies: Staff involved in implementing the individualized behavioral contingencies plan are trained, competent, and supervised.
- CTS.05.04.17: For organizations that use behavioral contingencies: The organization collects and analyzes data about the individual's behavioral contingencies in order to monitor and improve the use of behavioral contingencies.
- CTS.05.06.01: For organizations that use restraint or seclusion: The leaders establish and communicate the organization's philosophy on restraint and seclusion to all staff with direct care responsibility.
- CTS.05.06.03: For organizations that use restraint or seclusion: Staffing and assignments are set to minimize circumstances that give rise to restraint or seclusion use and to maximize safety when restraint or seclusion is used.
- CTS.05.06.05: For organizations that use restraint or seclusion: Staff are trained and competent to minimize the use of restraint and seclusion and, when use is indicated, to use restraint or seclusion safely.
- CTS.05.06.07: For organizations that use restraint or seclusion: The initial assessment of each individual at admission or intake assists in obtaining information about the individual that could help minimize the use of restraint or seclusion.
- CTS.05.06.09: For organizations that use restraint or seclusion: Nonphysical techniques are the preferred intervention in managing behaviors of individuals served.
- CTS.05.06.11: For organizations that use restraint or seclusion: Restraint or seclusion is limited to emergencies in which there is an imminent risk of an individual served physically harming self, staff, or others, and when nonphysical interventions would not be effective.
- CTS.05.06.13: For organizations that use restraint or seclusion: A licensed independent practitioner orders the use of restraint or seclusion.
- CTS.05.06.15: For organizations that use restraint or seclusion: The family of the individual served is notified promptly of the use of restraint or seclusion.
- CTS.05.06.17: For organizations that use restraint or seclusion: A licensed independent practitioner sees and evaluates the individual in restraint or seclusion in person.
- CTS.05.06.19: For organizations that use restraint or seclusion: Written and verbal orders for initial and continuing use of restraint and seclusion are time limited.
- CTS.05.06.21: For organizations that use restraint or seclusion: Individuals in restraint or seclusion are regularly re-evaluated.
- CTS.05.06.23: For organizations that use restraint or seclusion: Clinical leaders are told of individuals who experience extended or multiple episodes of restraint or seclusion.
- CTS.05.06.25: For organizations that use restraint or seclusion: Individuals in restraint or seclusion are assessed and assisted.

- CTS.05.06.27: For organizations that use restraint or seclusion: Individuals in restraint or seclusion are monitored.
- CTS.05.06.29: For organizations that use restraint or seclusion: Restraint and seclusion use are discontinued when the individual served meets the behavior criteria for their discontinuation.
- CTS.05.06.31: For organizations that use restraint or seclusion: The individual served and staff participate in a debriefing about the restraint or seclusion episode.
- CTS.05.06.33: For organizations that use restraint or seclusion: The organization collects data on the use of restraint and seclusion.
- CTS.05.06.35: For organizations that use restraint or seclusion: Organization policies and procedures address prevention of restraint and seclusion and, when employed, guide their use.
- CTS.06.02.01: Continuity of care, treatment, or services is maintained when an individual served is transferred or after discharge/termination of care, treatment, or services.
- CTS.06.02.03: When an individual is transferred or discharged or when care, treatment, or services are terminated, the organization bases the decision on the assessed needs of the individual and the organization's capabilities.
- CTS.06.02.05: Pertinent information related to care, treatment, or services is exchanged with other providers when an individual served is transferred or discharged or when care, treatment, or services are terminated.
- CTS.06.03.01: For organizations that provide care treatment, or services to young adults with life transition needs: The organization assists young adults with their life transitions in accordance with their needs.

Chapter: Emergency Management

- EM.01.01.01: The organization engages in planning activities prior to developing its Emergency Management Plan.
- EM.02.01.01: The organization has an Emergency Management Plan.
- EM.02.02.01: As part of its Emergency Management Plan, the organization prepares for how it will communicate during emergencies.
- EM.02.02.03: As part of its Emergency Management Plan, the organization prepares for how it will manage resources and assets during emergencies.
- EM.02.02.05: As part of its Emergency Management Plan, the organization prepares for how it will manage security and safety during an emergency.
- EM.02.02.07: As part of its Emergency Management Plan, the organization prepares for how it will manage staff during an emergency.
- EM.02.02.11: As part of its Emergency Management Plan, the organization prepares for how it will manage individuals it serves in the event of an emergency.
- EM.03.01.03: The organization evaluated the effectiveness of its Emergency Management Plan.

Chapter: Environment of Care

- EC.02.04.03: The organization inspects, tests, and maintains medical equipment.

- EC.02.05.01: The organization manages risks associated with its utility systems.
- EC.02.06.01: The organization establishes and maintains a safe, functional environment.
- EC.02.06.05: The organization manages its space during demolition, renovation, or new construction.
- EC.03.01.01: Staff are familiar with their roles and responsibilities

Chapter: Human Resource Management

- HRM.01.01.01: The organization develops written job descriptions.
- HRM.01.01.03: The organization determines how staff function within the organization.
- HRM.01.02.01: The organization verifies and evaluates staff qualifications.
- HRM.01.03.01: The organization provides orientation to staff.
- HRM.01.04.01: Staff are supervised effectively.
- HRM.01.05.01: Staff participate in education and training.
- HRM.01.06.01: Staff are competent to perform their job duties and responsibilities.
- HRM.01.06.03: Staff who assess individuals with substance abuse, dependence, and other addictive behaviors and who plan services for and deliver services to these individuals have specific competencies.
- HRM.01.07.01: The organization evaluates staff performance.

Chapter: Infection Prevention & Control

- IC.01.01.01: The organization identifies the individual(s) responsible for managing infection prevention and control.
- IC.01.02.01: Organization leaders allocate needed resources for infection prevention and control activities.
- IC.01.03.01: The organization identifies risk for acquiring and spreading infections.
- IC.01.04.01: Based on the priority risk(s), the organization sets goals to minimize the possibility of spreading infections.
- IC.01.05.01: The organization has an infection prevention and control plan.
- IC.01.06.01: The organization prepares to respond to an increased number of infectious individuals.
- IC.02.01.01: The organization implements its infection prevention and control plan.
- IC.02.02.01: The organization reduces the risk of infections associated with medical supplies and devices.
- IC.02.03.01: The organization works to prevent the spread of infectious disease among individuals served and staff.
- IC.02.04.01: The organization facilitates staff receiving the influenza vaccination.
- IC.03.01.01: The organization evaluates the effectiveness of its infection prevention and control plan.

Chapter: Information Management

- IM.01.01.01: The organization plans for managing information.
- IM.01.01.03: The organization plans for continuity of its information management processes.
- IM.02.01.01: The organization protects the privacy of clinical/case information.

- IM.02.01.03: The organization maintains the security and integrity of an individual's clinical/case information.
- IM.02.02.01: The organization effectively manages the collection of clinical/ case information.
- IM.02.02.03: The organization retrieves, disseminates, and transmits clinical/case information in useful formats.
- IM.03.01.01: Knowledge-based information resources are available, current, and authoritative.

Chapter: Leadership

- LD.01.01.01: The organization has a leadership structure.
- LD.01.03.01: Governance is ultimately accountable for the safety and quality of care, treatment, or services.
- LD.01.04.01: A chief executive manages the organization.
- LD.01.07.01: Leaders have the knowledge needed for their roles in the organization or they seek guidance to fulfill their roles.
- LD.02.01.01: The mission, vision, and goals of the organization support the safety and quality of care, treatment, or services.
- LD.02.03.01: Leaders regularly communicate with each other on issues of safety and quality.
- LD.03.01.01: Leaders create and maintain a culture of safety and quality throughout the organization.
- LD.03.02.01: The organization uses data and information to guide decisions and to understand variation in the performance of processes supporting safety and quality.
- LD.03.03.01: Leaders use organization wide planning to establish structures and processes that focus on safety and quality.
- LD.03.04.01: The organization communicates information related to safety and quality to those who need it, including staff, individuals served, families, and external interested parties.
- LD.03.05.01: Leaders manage change to improve the performance of the organization.
- LD.03.06.01: Those who work in the organization are focused on improving safety and quality.
- LD.03.07.01: Leaders establish priorities for performance improvement.
- LD.03.08.01: New or modified services or processes are well designed.
- LD.03.09.01: The organization has an organization wide, integrated safety program for individuals served.
- LD.04.01.01: The organization complies with law and regulation.
- LD.04.01.03: The organization develops an annual operating budget and, when needed, a long-term capital expenditure plan.
- LD.04.01.05: The organization effectively manages its programs or services.
- LD.04.01.07: The organization has policies and procedures that guide and support care, treatment, or services.
- LD.04.01.11: The organization makes space and equipment available as needed for the provision of care, treatment, or services.

- LD.04.02.01: The leaders address any conflict of interest involving staff that affects or has the potential to affect the safety or quality of care, treatment, or services.
- LD.04.02.03: Ethical principles guide the organization's business practices.
- LD.04.03.01: The organization provides services that meet needs of the individual served.
- LD.04.03.05: Services are defined through the collaboration of the organization's leaders with leaders of the various communities served by the organization and other external organizations.
- LD.04.03.07: Individuals with comparable needs receive the same standard of care, treatment, or services throughout the organization.
- LD.04.03.08: Reducing health care disparities for the individuals served by the organization is a quality and safety priority.
- LD.04.03.09: Care, treatment, or services provided through contractual agreement are provided safely and effectively.

Chapter: Life Safety

- LS.01.01.01: The organization designs and manages the physical environment to comply with the Life Safety Code.
- LS.01.02.01: The organization protects occupants during periods when the Life Safety Code is not met or during periods of construction.
- LS.02.01.10: Building and fire protection features are designed and maintained to minimize the effects of fire, smoke, and heat.
- LS.02.01.20: The organization maintains the integrity of the means of egress.
- LS.02.01.30: The organization provides and maintains building features to protect individuals from the hazards of fire and smoke.
- LS.02.01.34: The organization provides and maintains fire alarm systems.
- LS.02.01.35: The organization provides and maintains systems for extinguishing fires.
- LS.02.01.40: The organization provides and maintains special features to protect individuals from the hazards of fire and smoke.
- LS.02.01.50: The organization provides and maintains building services to protect individuals from the hazards of fire and smoke.
- LS.02.01.70: The organization provides and maintains operating features that conform to fire and smoke prevention requirements.
- LS.04.01.20: The organization maintains the integrity of the means of escape.
- LS.04.01.30: The organization maintains and protects vertical openings, fire alarm systems, and separation of sleeping rooms.
- LS.04.01.50: The organization provides and maintains building services to protect individuals from the hazards of fire and smoke.
- LS.04.02.20: The organization maintains the integrity of the means of egress.
- LS.04.02.50: The organization provides and maintains building services that protect individuals from the hazards of fire and smoke. (For 17 or more individuals)
- LS.05.01.10: Building and fire protection features are designed and maintained to minimize the effects of fire, smoke, and heat.
- LS.05.01.20: The organization maintains the integrity of the means of egress.

- LS.05.01.30: The organization provides and maintains building features to protect individuals from the hazards of fire and smoke.
- LS.05.01.34: The organization provides and maintains fire alarm systems.
- LS.05.01.35: The organization provides and maintains equipment for extinguishing fires.

Chapter: Medication Management

- MM.01.01.01: The organization plans its medication management processes.
- MM.01.01.03: The organization safely manages high-alert and hazardous medications.
- MM.03.01.01: The organization safely stores medications.
- MM.03.01.03: The organization safely manages emergency medications and supplies.
- MM.04.01.01: Medication orders are clear and accurate.
- MM.05.01.07: The organization safely prepares medications for administration.
- MM.05.01.09: Medications are labeled.
- MM.05.01.15: For organizations that do not operate a pharmacy but administer medications. The organization safely obtains prescribed medications.
- MM.06.01.01: The organization safely administers medications.
- MM.07.01.01: The organization monitors individuals served to determine the effects of their medication(s).
- MM.08.01.01: The organization evaluates the effectiveness of its medication management system.

Chapter: National Patient Safety Goals

- NPSG.01.01.01: Use at least two identifiers when providing care, treatment, or services.
- NPSG.03.06.01: Maintain and communicate accurate medication information for the individual served.
- NPSG.07.01.01: Comply with either the current Centers for Disease Control and Prevention (CDC) hand hygiene guidelines and/or the current World Health Organization (WHO) hand hygiene guidelines.
- NPSG.15.01.01: Reduce the risk for suicide.

Chapter: Performance Improvement

- PI.01.01.01: The organization collects data to monitor its performance.
- PI.02.01.01: The organization has a performance improvement plan.
- PI.03.01.01: the organization compiles and analyzes data.
- PI.04.01.01: The organization improves performance.

Chapter: Record of Care, Treatment, and Services

- RC.01.01.01: The organization maintains complete and accurate clinical/ case records.
- RC.01.02.01: Entries in the clinical/case record are authenticated.
- RC.01.03.01: Documentation in the clinical/case record is entered in a timely manner.
- RC.01.04.01: The organization audits its clinical/case records.
- RC.01.05.01: The organization retains its clinical/case record.

- RC.02.01.01: The clinical/ case record contains information that reflects the care, treatment, or services provided to the individual served.
- RC.02.01.05: The clinical/ case record contains documentation of the use of restraint and/ or seclusion and documentation of physical holding of a child or youth.
- RC.02.03.08: Qualified staff receive and record verbal orders.
- RC.02.04.01: The clinical/ case record of the individual served contains discharge information.

Chapter Rights and Responsibilities of the Individual

- RI.01.01.01: The organization respects the rights of the individual served.
- RI.01.01.03: The organization respects the right of the individual served to receive information in a manner the individual understands.
- RI.01.02.01: The organization respects the right of the individual served to collaborate in decisions about their care, treatment, or services.
- RI.01.03.01: The organization honors the right of the individual served to give or withhold informed consent.
- RI.01.03.05: The organization protects the individual served and respects the individual's rights during research, investigation, and clinical trials.
- RI.01.04.01: The organization respects the right of the individual served to receive information about the staff responsible for the individual's care, treatment, or services.
- RI.01.06.03: The individual served has the right to be free from neglect; exploitation; and verbal, mental, physical, and sexual abuse.
- RI.01.06.05: The individual served has the right to an environment that preserves dignity and contributes to a positive self-image.
- RI.01.06.07: Individuals served have a right to exercise citizenship privileges.
- RI.01.07.01: The individual served, and their family have the right to have complaints reviewed by the organization.
- RI.01.07.03: The individual served has the right to access protective and advocacy services.
- RI.01.07.07: The organization protects the rights of individuals served who work for or on behalf of the organization.

Chapter: Waived Testing

- WT.01.01.01: Policies and procedures for waived tests are established, current, approved, and readily available.
- WT.02.01.01: The person from the organization whose name appears on the Clinical Laboratory Improvement Amendments of 1988 certificate identifies the staff responsible for performing and supervising waived testing.
- WT.03.01.01: Staff performing waived tests are competent.
- WT.04.01.01: The organization performs quality control checks for waived testing on each procedure.
- WT.05.01.01: The organization maintains records for waived testing.

EXHIBIT F

Portfolio of Applicant's Existing and Future Facilities



PROPERTY PORTFOLIO



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LANDMARK RECOVERY OF DENVER

ADDRESS	2000 South Blackhawk St. Aurora, Colorado 80014
DATE OPENED	7/19/2022
NUMBER OF BEDS	80
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	MU-OI Mixed Use Office/ Institutional District - Hospital
ORDINANCE DEFINITION	An establishment or facility providing health services, primarily for in patients and medical or surgical care of the sick or injured, including related facilities such as laboratories, out-patient facilities, training facilities, central service facilities, and accessory staff offices.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 10/04/2022
THE JOINT COMMISSION ACCREDITATION	Appendix C



LANDMARK RECOVERY OF INDIANAPOLIS

ADDRESS	6330 Digital Way Indianapolis, Indiana 46278
DATE OPENED	10/02/2020
NUMBER OF BEDS	72
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	CS Commercial - Substance Use Treatment Facility
ORDINANCE DEFINITION	A facility, the primary function of which is to administer or dispense a schedule II controlled substance (as listed under IC 35-48-2-6(b) or (c)) to a narcotic addict for maintenance or detoxification treatment. This definition does not include a methadone clinic or treatment facility.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 9/08/2020
THE JOINT COMMISSION ACCREDITATION	Appendix C



LANDMARK RECOVERY OF KNOXVILLE

ADDRESS	1016 IC King Rd, Seymour, TN 37865
DATE OPENED	6/21/2022
NUMBER OF BEDS	48
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	R-1 Low Density Residential
ORDINANCE DEFINITION	Resident facilities with special services, treatment, or supervision
ZONING VERIFICATION	Alternate Verification - By Right, Minutes, Etc.
LICENSING REFERENCE	Date of Last Renewal 10/01/2022
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LANDMARK RECOVERY OF LAS VEGAS

ADDRESS	3371 N Buffalo Dr Las Vegas, NV 89129
DATE OPENED	12/15/2020
NUMBER OF BEDS	64
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	C-1 Limited Commercial - Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse
ORDINANCE DEFINITION	Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 1/1/2022
THE JOINT COMMISSION ACCREDITATION	Appendix C



LANDMARK RECOVERY OF LOUISVILLE

ADDRESS	4112 Fern Valley Road A Louisville, Kentucky 40217
DATE OPENED	1/27/2016
NUMBER OF BEDS	64
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	EZ1 Enterprise Zone - Hospital
ORDINANCE DEFINITION	A facility licensed and regulated by the Commonwealth of Kentucky, which provides diagnosis, acute and post-acute care and treatment of illness, injury, abnormality or pregnancy. Such facilities usually include clinical laboratory services, X-ray services, surgery, obstetric care, etc. This term includes the following types of facilities: mental institutions and sanitariums; mental health receiving centers; and detoxification centers.
ZONING VERIFICATION	Alternate Verification - By Right, Minutes, Etc.
LICENSING REFERENCE	Date of Last Renewal 11/02/2022
THE JOINT COMMISSION ACCREDITATION	Appendix C



LANDMARK RECOVERY OF OKLAHOMA CITY

ADDRESS	4825 NW St Oklahoma City, OK 73127
DATE OPENED	10/16/2018
NUMBER OF BEDS	60
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	C3 Community Commercial - Low Impact Institutional: Residential-Oriented
ORDINANCE DEFINITION	Public, quasi-public or private residential facilities, which because of the nature and scale of their program, are compatible in a residential setting. Individual residents may occupy the facility on a permanent or temporary basis. Residents may be in need of special care, supervision or treatment, and may be handicapped, aged, disabled or undergoing rehabilitation. Residents may be assigned to facilities by a court, but not as a result of being adjudicated criminal, delinquent or mentally ill. Typical uses include group homes for the mentally or physically handicapped.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 3/27/2020
THE JOINT COMMISSON ACCREDIDATION	Appendix C



LANDMARK RECOVERY OF WESTERN MICHIGAN

ADDRESS	393 E Roosevelt Ave Battle Creek, MI 49017
DATE OPENED	10/18/2022
NUMBER OF BEDS	60
FACILITY TYPE	Commercial/Self-Pay
ZONING CLASSIFICATION	MFR- Transitional and Supportive Residential Housing Facilities
ORDINANCE DEFINITION	A residential housing facility that is specifically established for persons seeking a place which provides onsite (and/ or offsite) transitional and/ or supportive services. The defining characteristics of this facility is that the residents be members of a target population that may be persons with low incomes who have one or more disabilities; that the facility provides a temporary, short- or long-term housing opportunity; and, that all residents within the facility share a bond and related purpose which may be associated with on-site or off-site services. Examples of target populations include: adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Examples of shared bond of related services may be consist of recovering alcoholic, drug addiction, etc. This housing City of Battle Creek Zoning Ordinance November 24, 2020 24 facility is not a State Licensed Residential Facility, Adult Foster Care, Group Home, or Rooming or Boarding House.
ZONING VERIFICATION	Alternate Verification - By Right, Minutes, Etc.
LICENSING REFERENCE	10/5/2022
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PRAXIS OF CARMEL BY LANDMARK RECOVERY

ADDRESS	13594 North Meridian Street Carmel, Indiana 46032
DATE OPENED	8/01/2018
NUMBER OF BEDS	48
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	MC Meridian Corridor- Hospital
ORDINANCE DEFINITION	An establishment for humans providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured. Hospital includes sanitariums.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 3/12/2020
THE JOINT COMMISSION ACCREDITATION	Appendix C



PRAXIS OF CLEVELAND BY LANDMARK RECOVERY

ADDRESS	19350 Euclid Avenue Euclid, OH 44117
DATE OPENED	10/19/2021
NUMBER OF BEDS	60
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	CI Campus Institutional - Hospital
ORDINANCE DEFINITION	A general hospital or special hospital devoted to gynecology and obstetrics which is accredited as a hospital.
ZONING VERIFICATION	Alternate Verification - By Right, Minutes, Etc.
LICENSING REFERENCE	Date of Last Renewal 4/22/2021
THE JOINT COMMISSION ACCREDITATION	Appendix C



PRAXIS OF FORT WAYNE BY LANDMARK RECOVERY

ADDRESS	1529 W Lancaster St Bluffton, Indiana 46714
DATE OPENED	12/21/2021
NUMBER OF BEDS	90
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	R-3 - Group Home
ORDINANCE DEFINITION	A residential structure housing multiple individuals that share common areas of the structure and that share certain residential expenses. For the purposes of this ordinance, residential drug and alcohol rehab facilities shall be considered group homes.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 11/30/2021
THE JOINT COMMISSION ACCREDITATION	Appendix C



PRAXIS OF LOUISVILLE BY LANDMARK RECOVERY

ADDRESS	4418 Malcolm Ave Louisville, Kentucky 40215
DATE OPENED	5/28/2022
NUMBER OF BEDS	38
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	R-5 - Hospital
ORDINANCE DEFINITION	A facility licensed and regulated by the Commonwealth of Kentucky, which provides diagnosis, acute and post-acute care and treatment of illness, injury, abnormality or pregnancy. Such facilities usually include clinical laboratory services, X-ray services, surgery, obstetric care, etc. This term includes the following types of facilities: mental institutions and sanitariums; mental health receiving centers; and detoxification centers.
ZONING VERIFICATION	Alternate Verification - By Right, Minutes, Etc.
LICENSING REFERENCE	Date of Last Renewal 7/1/2022
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PRAXIS OF NORFOLK BY LANDMARK RECOVERY

ADDRESS	1516 Harmon St Norfolk, VA 23518
DATE OPENED	9/20/2022
NUMBER OF BEDS	60
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	MF-NS Multi Family Neighborhood Scale - Residential Re-entry Facility
ORDINANCE DEFINITION	A short-term residential facility that prepares inmates for re-entry into the community through educational and vocational training, substance abuse treatment, health and wellness programs, or family counseling.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 9/27/2022
THE JOINT COMMISSION ACCREDITATION	Appendix C



PRAXIS OF SOUTH BEND BY LANDMARK RECOVERY	
ADDRESS	60257 Bodnar Blvd Mishawaka, Indiana 46541
DATE OPENED	8/16/2022
NUMBER OF BEDS	160
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	R, A - Group Residence
ORDINANCE DEFINITION	A residential facility which, in addition to providing food and shelter, may also provide some combination of personal care, social services, counseling services or transportation to residents. GROUP RESIDENCES would include halfway houses, work release houses, student housing or any other similar form of residential facility for individuals who do not qualify as a family or any other form of residential facility expressly provided for in this ordinance.
ZONING VERIFICATION	Alternate Verification - By Right, Minutes, Etc.
LICENSING REFERENCE	Date of Last Renewal 5/31/2022
THE JOINT COMMISSION ACCREDITATION	Appendix C



PRAXIS OF THE FIRELANDS BY LANDMARK RECOVERY

ADDRESS	725 Wessor Ave Willard, OH 44890
DATE OPENED	1/19/2022
NUMBER OF BEDS	48
FACILITY TYPE	Medicaid/Praxis
ZONING CLASSIFICATION	I-2 Heavy Industrial
ORDINANCE DEFINITION	Defined as Hospital with no further stipulations.
ZONING VERIFICATION	Appendix B
LICENSING REFERENCE	Date of Last Renewal 7/9/2021
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APPENDIX A



APPENDIX A - Proposed New Facilities 2023

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PRAXIS OF LADOGA BY LANDMARK RECOVERY

ADDRESS	8506 South Academy Way, Ladoga, IN 47954
ESTIMATED OPENING DATE	1/10/2023
NUMBER OF BEDS	64
FACILITY TYPE	Medicaid/Praxis

LANDMARK RECOVERY OF COLUMBUS

ADDRESS	690 Cooper Road, Westerville, OH 43081
ESTIMATED OPENING DATE	2/14/2023
NUMBER OF BEDS	128
FACILITY TYPE	Commercial/Self-Pay

PRAXIS OF NORTHERN VIRGINIA BY LANDMARK RECOVERY

ADDRESS	42 Mitchell Avenue, Warsaw, VA 22572
ESTIMATED OPENING DATE	3/14/2023
NUMBER OF BEDS	72
FACILITY TYPE	Medicaid/Praxis

LANDMARK RECOVERY OF BOSTON

ADDRESS	785 Main Street, Concord, MA 01742
ESTIMATED OPENING DATE	3/28/2023
NUMBER OF BEDS	111
FACILITY TYPE	Commercial/Self-Pay



LANDMARK RECOVERY OF MILWAUKEE	
ADDRESS	5015 S. 110 th Street, Greenfield, WI 53228
ESTIMATED OPENING DATE	4/11/2023
NUMBER OF BEDS	80
FACILITY TYPE	Commercial/Self-Pay

PRAXIS OF COLUMBUS BY LANDMARK RECOVERY	
ADDRESS	717 S. Walnut Street, Marysville, OH 43040
ESTIMATED OPENING DATE	4/25/2023
NUMBER OF BEDS	60
FACILITY TYPE	Medicaid/Praxis

PRAXIS OF EASTERN OHIO BY LANDMARK RECOVERY	
ADDRESS	200 School Street, Wintersville, OH 43953
ESTIMATED OPENING DATE	5/9/2023
NUMBER OF BEDS	80
FACILITY TYPE	Medicaid/Praxis

PRAXIS OF LOUISVILLE BY LANDMARK RECOVERY	
ADDRESS	8311 Preston Highway, Louisville, KY 40219
ESTIMATED OPENING DATE	5/23/2023
NUMBER OF BEDS	56
FACILITY TYPE	Medicaid/Praxis



LANDMARK RECOVERY OF COLORADO SPRINGS

ADDRESS	4185 Briargate Parkway, Colorado Springs, CO 80920
ESTIMATED OPENING DATE	6/13/2023
NUMBER OF BEDS	80
FACILITY TYPE	Commercial/Self-Pay

LANDMARK RECOVERY OF PENSACOLA

ADDRESS	3428 Gulf Breeze Pkwy, Gulf Breeze, FL 32563
ESTIMATED OPENING DATE	6/27/2023
NUMBER OF BEDS	60
FACILITY TYPE	Commercial/Self-Pay

LANDMARK RECOVERY OF NEW LONDON

ADDRESS	89 Viets Street, New London, CT 06320
ESTIMATED OPENING DATE	7/11/2023
NUMBER OF BEDS	48
FACILITY TYPE	Commercial/Self-Pay

LANDMARK RECOVERY OF RICHMOND

ADDRESS	300 Gateway Centre Parkway, Richmond, VA 23235
ESTIMATED OPENING DATE	8/22/2023
NUMBER OF BEDS	60
FACILITY TYPE	Commercial/Self-Pay



LANDMARK RECOVERY OF CINCINNATI	
ADDRESS	4650 E Galbraith Road, Cincinnati, OH 45236
ESTIMATED OPENING DATE	9/12/2023
NUMBER OF BEDS	160
FACILITY TYPE	Commercial/Self-Pay

LANDMARK RECOVERY OF CLEVELAND	
ADDRESS	12340 Bass Lake Road, Chardon, OH 44024
ESTIMATED OPENING DATE	9/26/2023
NUMBER OF BEDS	60
FACILITY TYPE	Commercial/Self-Pay

LANDMARK RECOVERY OF FORT MYERS	
ADDRESS	1896 Park Meadows Drive, Fort Myers, FL 33907
ESTIMATED OPENING DATE	10/10/2023
NUMBER OF BEDS	49
FACILITY TYPE	Commercial/Self-Pay

LANDMARK RECOVERY OF LITTLE ROCK	
ADDRESS	12 Hospital Drive, Morrilton, AR 72110
ESTIMATED OPENING DATE	10/24/2023
NUMBER OF BEDS	75
FACILITY TYPE	Commercial/Self-Pay



PRAXIS OF ELIZABETHTOWN BY LANDMARK RECOVERY	
ADDRESS	1117 Woodland Drive, Elizabethtown, KY 42701
ESTIMATED OPENING DATE	11/14/2023
NUMBER OF BEDS	60
FACILITY TYPE	Medicaid/Praxis

PRAXIS OF PHILADELPHIA BY LANDMARK RECOVERY	
ADDRESS	3905 W Ford Road, Philadelphia, PA 19131
ESTIMATED OPENING DATE	11/28/2023
NUMBER OF BEDS	190
FACILITY TYPE	Medicaid/Praxis

LANDMARK RECOVERY OF PHILADELPHIA	
ADDRESS	3905 W Ford Road, Philadelphia, PA 19131
ESTIMATED OPENING DATE	12/12/2023
NUMBER OF BEDS	120
FACILITY TYPE	Commercial/Self-Pay

PRAXIS OF COLORADO SPRINGS BY LANDMARK RECOVERY	
ADDRESS	3625 Parkmoor Village Drive, Colorado Springs, CO 80917
ESTIMATED OPENING DATE	12/27/2023
NUMBER OF BEDS	120
FACILITY TYPE	Medicaid/Praxis



APPENDIX B



APPENDIX B - Zoning Verification Letters

Aurora, CO • 26

Marion County, IN • 27

Las Vegas, NV • 28

Carmel, IN • 29

Bluffton, IN • 31

Norfolk, VA • 32

Willard, OH • 33

Baltimore, MD • 34

Greenfield, WI • 35

Seven Fields, PA • 36

Lewisville, TX • 37

Chardon, OH • 44

Warsaw, VA • 45

Westerville, OH • 46

Elizabethtown, KY • 47

Lincoln Park, MI • 48

Irving, TX • 50



SUD – Substance Use Disorder State Licensure Program

ZONING DEPARTMENT - Zoning Use Confirmation - Sign off for Local Authorities

SECTION A: TO BE COMPLETED BY THE APPLICANT

PURPOSE OF THE APPLICATION: Initial Application
 Renewal Application
 Modification – Change in location

Type of Substance Use Disorder services being provided: Residential / Transitional Outpatient Day Treatment

SECTION B: TO BE COMPLETED BY THE APPLICANT – PHYSICAL SITE LOCATION

Current Name of Agency: Landmark Recovery of Colorado, LLC
 Address: 2000, 2010, 2020 S Blackhawk St
 City: Aurora Zip: 80014 County: Arapahoe
 Name of Contact Person for any questions: CJ Boyle
 Phone: 617-502-5892 Fax: _____

SECTION C: TO BE COMPLETED BY THE CITY/COUNTY ZONING DEPARTMENT

(this section must be filled out by the proper authority to be considered a valid document)

Zoning Department having jurisdiction: _____
 The above named facility meets the requirements of the local authority having jurisdiction for the occupancy based on work outlined above. (If “no”, please explain on a separate attachment) YES NO

Signature: Rachid Rabbaa Date: 10/06/2021
 Printed Name: Rachid Rabbaa Title: Planner I
 Address: 15151 E Alameda Parkway St 2300 City: Aurora, CO Zip: 80012

Wjm

(6)

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN
APPROVAL

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-614, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: See Exhibit "A" attached.

Statement of COMMITMENTS:

METROPOLITAN
DEVELOPMENT COMMISSION
PETITIONER'S EXHIBIT
NO. ~~022~~ 1
CAUSE NO. 03-ZON-067 Ann Abel
SECRETARY
DATE 6-12-03

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "B".

2. Commitments concerning the Use or Development of Real Estate made in connection with rezoning entered into in Docket No. 98-Z-233 shall remain in full force and effect with respect to the Real Estate and are hereby affirmed in all respects, except to the extent modified hereby.

3. No enlargement or expansion of the building initially constructed on the real estate for use by Forest Health shall involve a building addition having a height greater than the height of the building as initially constructed as an in-patient surgery center, nor shall additional stories be added in the future to the existing building.

4. At least ten (10) business days (Monday through Friday, excluding national holidays) prior to filing with the Department of Metropolitan Development, notice of any request (together with a copy of any plans to be submitted therewith) for Administrator approval respecting development of the Real Estate which is required [(whether by these Commitments, the Commitments entered into in Docket No. 98-Z-233, or by applicable Ordinance)] prior to issuance of an Improvement location permit, shall be sent by first class United States mail postage prepaid to the President of the Pike Township Residents Association, Inc., at the address specified in the then current records of the Department of Metropolitan Development.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owner or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

SCANNED



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

**DEPARTMENT
OF PLANNING**

SETH T. FLOYD
*Director of
Community Development*

CITY HALL

495 S. MAIN STREET
LAS VEGAS, NV 89101
702.229.4830 | VOICE
711 | TTY



May 18, 2022

Landmark Recovery
C/o: Clifford Boyle
3351 North Buffalo Drive
Las Vegas, NV 89129

RE: 3351 North Buffalo Drive (100407-ZVL)

Mr. Boyle,

This letter is in response to a request for zoning verification on property located at 3351 North Buffalo Drive in Las Vegas, NV with Assessor's Parcel Number of 138-09-801-024. The subject property is zoned U (Undeveloped). The subject parcel is also located in the Lone Mountain Area of the Las Vegas 2050 Master Plan: <https://www.lasvegasnevada.gov/Business/Planning-Zoning/Master-Special-Area-Plans-Archive>. The subject parcel also is located in the Airport Overlay District (200 feet). An existing non-conforming Convalescent Care Facility that does voluntary drug and alcohol detox and rehab, and does not qualify as a Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse, is present at the site and is allowed to continue pursuant to LVMC Title 19.14.

The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property. The U (Undeveloped) District is consistent with the policies of the Neighborhood Mixed Use Center (NMX-U) category of the General Plan.

A detailed listing of the permissible uses and all applicable requirements for the U (Undeveloped) Zone are located in Title 19 ("Unified Development Code") of the Las Vegas Municipal Code. The Unified Development Code may be found on the City of Las Vegas website: <https://www.lasvegasnevada.gov/Business/Planning-Zoning/Zoning-Code>.

Reclassification of Property (Z-0120-97) and Special Use Permit (U-0125-97) were approved on January 26, 1998; Vacation (VAC-0004-98) was approved on April 13, 1998; Parcel Map (PM-0020-98) was recorded on October 26, 1998; Special Use Permit and Site Development Plan Review (U-0158-98) was approved on February 8, 1999; Review of Conditions [Z-0120-97(1)], [U-0125-97(1)], [U-0158-98(1)] were approved on June 19, 2002; Site Development Plan Review (SDR-75108) was approved on December 10, 2018 and General Plan Amendment (21-0029-GPA1) was approved on June 2, 2021. Documents related to these cases, including approval letters, plans, meeting minutes, etc., may be found on the City of Las Vegas website at: <http://www5.lasvegasnevada.gov/sirepub/home.aspx>. If you are unable to retrieve the files at this location, you may submit a public records request: <http://www.lasvegasnevada.gov/recordsrequest>.

The department is unable to provide you with a statement as to whether or not this property conforms to current City codes. If a use or building is nonconforming, then Title 19.14 grants certain rights to the owner, which are addressed in Sections 19.14.040 and 19.14.050.

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, information regarding City code violations on the subject property you may submit a public records request form: <http://www.lasvegasnevada.gov/recordsrequest>.

If you have any questions concerning this matter, please contact me at (702) 229-6711.

Sincerely,

John Grider
Planner I
Department of Planning

100407-ZVL
05/18/2022



City of Carmel

May 23, 2019

Original via Fed Ex
via Email: whitney.myers@pzi.com

Whitney Myers
Planning and Zoning Resources Company
1300 S. Meridian Ave, Suite 400
Oklahoma City, OK 73108

Re: Zoning Letter for Landmark Recovery (Lot 2 in Meridian North Medical Subdivision)
13594 (13590) N. Meridian Street, Carmel, Indiana 46032
Tax Parcel ID # 17-09-25-00-00-001.101

To Whom It May Concern,

The City of Carmel is responsible for enforcement of building codes, zoning ordinances, and similar codes or ordinances related to residential and commercial development in the City of Carmel and Clay Township in Hamilton County, Indiana. In response to your request for information regarding the above-referenced property, the Carmel Planning/Zoning Department presents the following:

The site is zoned MC/Meridian Corridor.

The adjacent property zoning designations are R1/Residential to the north, and MC/Meridian Corridor to the south, west, and west.

This site is not part of a PUD/Planned Unit Development.

The site is not subject to an Overlay District.

The subject property is currently regulated by sections 2.39-2.40 of the [UDO](#) – Unified Development Ordinance.

According to the zoning ordinance and regulations of this district, the use of the subject property is a Permitted use by right.

The subject structure was developed in accordance with previous zoning code requirements. And if there are any deviations from the current ordinance, it is considered grandfathered/legally non-conforming. Up until a year or so ago, the site was zoned B5/Business and US 31 Corridor Overlay.

Information regarding variances, special permits/exceptions, ordinance or conditions can be found on laser fiche online. Relevant Plan Commission docket numbers are listed below, with hyperlinks to Laser Fiche online:

- Docket no. 60-96 DP/ADLS – Beeson Aesthetic Surgery Institute:
<http://cocdocs.carmel.in.gov/WebLink/Browse.aspx?id=929763&dbid=0&repo=CityofCarmel>
- Docket nos. 59-03 PP and 60-03 SP – Primary Plat and Secondary Plat:
<http://cocdocs.carmel.in.gov/WebLink/Browse.aspx?id=287898&dbid=0&repo=CityofCarmel>
- Docket no. 18090014 SP (pending) -
<http://cocdocs.carmel.in.gov/WebLink/Browse.aspx?id=1558409&dbid=0&repo=CityofCarmel>

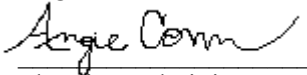
To the best of my knowledge, there are no unresolved zoning code violations, nor any building code violations. However, there is a pending replat, Docket No. 18090014 SP/Replat, and we are waiting on the petitioner to finalize that.

The subject property was subject to a site plan approval process. A copy of the approved site plan is attached.

In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in the current form. Please see [UDO](#) Section 8.07 for the regulations regarding that.

This information was researched on May 22, 2019, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours. If you have any questions or require more information, please contact us at (317) 571-2417 or visit the City of Carmel website at www.carmeldocs.com.

Sincerely,
Angie Conn, AICP

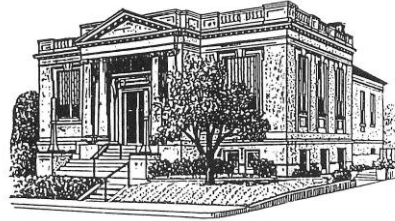


Planning Administrator
City of Carmel, Dept. of Community Services
1 Civic Square, Carmel, IN 46032
aconn@carmel.in.gov
317-571-2417

WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



Date: March 4, 2021

To: Landmark Recovery
Attn: Ed Huminick

Re: Zoning Verification for Parcel ID 90-05-32-400-009.000-011 (1529 W Lancaster, Bluffton, IN 46714)

The above-mentioned property is zoned R-3. That would allow for a substance abuse recovery facility to be located and ran on the property. Please let us know if there is anything else needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Lautzenheiser Jr.".

Michael W. Lautzenheiser Jr., AICP
Wells County, IN
APC Director / GIS Manager
wcapc@wellscounty.org

January 30, 2019

Lisa M. Murphy
Willcox & Savage
440 Monticello Avenue, Suite 2200
Norfolk, VA 23510

Zoning Determination Letter

RE: 1516 Harmon Street, Norfolk, Virginia ("Property")

Dear Mrs. Murphy:

This letter is in response to your new inquiry dated January 22, 2019. According to City records and research, the Property has operated as a Nursing Home since 1965. In accordance with the *Norfolk Zoning Ordinance (Zoning Ordinance)*, if the Nursing Home, a legally nonconforming use, is discontinued for a period of two years or if any building or structure housing a legally established nonconforming use is structurally altered, reconstructed, moved, or destroyed, then the nonconforming use shall be considered abandoned, and it shall not be continued.

The *Zoning Ordinance* defines a Nursing Home as:

An establishment licensed by the Commonwealth of Virginia providing comprehensive medical and nursing services for chronically ill, disabled, or convalescent patients who require supervised care on a 24-hour-a-day basis, regardless of age. The use includes facilities providing subacute level nursing care and restorative care. Accessory uses may include dining rooms and recreation and physical therapy facilities for residents, and offices and storage facilities for professional and supervisory staff. This use does not include congregate housing, group home, or group home for the handicapped, or hospitals, where more acute and specialized medical care is provided.

The proposed use as a Detoxification and Residential Substance Abuse Recovery Facility (Detoxification Facility) is not a defined use in the *Zoning Ordinance*. However, based on the description provided in the new letter, supervision is provided 24 hours a day although patients do not need 24-hour doctor care. Patients are also administered oral medications and will have stays up to 45 days as they receive treatments and are under the program.

Based on the information made available to the Zoning Administrator, the proposed Detoxification Facility provides residential and medical/nursing services for patients that are housed on-site. After reviewing the new proposal stating how the use will be operated at the Property (attached), the Zoning Administrator has determined that the proposed Detoxification

Facility is consistent with the existing legally nonconforming Nursing Home use at 1516 Harmon Street and is permitted to operate at the location so long as the legal non-conforming use is not ceased for more than two years and meets the requirements of 6.2 "Nonconforming Uses" (attached). No outpatient services or services that provide for only the detoxification and release of the client are permitted at this location. This letter supersedes the previous Zoning Determination dated November 16, 2018.

Please note that you are entitled to appeal this determination. However, such appeal must be filed within 30 days and any interpretation shall be final and unappealable if not appealed within 30 days. The fee for any appeal is \$270 and additional information, including forms for noting an appeal, are available in the offices of the Department of City Planning located in the City Hall Building, 5th Floor, Suite 508, 810 Union Street, Norfolk, Virginia, 23510. This notice is provided to you in accordance with section 15.2-2311(A) of the Code of Virginia.

If you have any questions regarding this determination, please contact me at 757-664-4752 or at robert.tajan@norfolk.gov.

Sincerely,



Robert Tajan, AICP, CFM
City of Norfolk Zoning Administrator
Department of City Planning



Adam Melita
City of Norfolk — Deputy City Attorney

cc:

Property Owner
Mcap Legion, LLC
PO Box 2064
Charlottesville, VA 22902-2064

Lisa M. Murphy
(757) 628-5540
lmurphy@wilsav.com

81884.001

January 22, 2019

Mr. Robert Tajan, AICP, CFM
City of Norfolk, Zoning Administrator
Department of Planning – Land Use Services
810 Union Street, Suite 508
Norfolk, Virginia 23510

Revised Zoning Determination Request
1516 Harmon Street, Norfolk, VA

Dear Mr. Tajan:

As a follow-up to our discussion prior to the Board of Zoning Appeals Hearing last week, enclosed you will find a revised zoning determination request for the referenced property, which no longer includes the provision of out-patient services.

Please do not hesitate to call or email me should you have any questions regarding our revised request for a zoning determination. With kind regards, I am

Very truly yours,



Lisa M. Murphy

LMM:dd1
Enclosures

cc: Mr. Cliff Boyle (via email)(w/encls.)
Mr. Bill Giovannucci (via email)(w/encls.)
Steven W. Blaine, Esq. (via email)(w/encls.)

Reply to Norfolk Office

440 MONTIGELLO AVENUE SUITE 2200 NORFOLK, VA 23510 757.628.5500 FACSIMILE 757.628.5566
222 CENTRAL PARK AVENUE SUITE 1500 VIRGINIA BEACH, VIRGINIA 23462 757.628.5600 FACSIMILE 757.628.5659

WWW.WILLCOXANDSAVAGE.COM

I-1585069.1

CITY OF WILLARD



PUBLIC WORKS OFFICE

August 20, 2021

Mr. H. Chris Kang, Esq.
Landmark Recovery
720 Cool Springs Blvd.
Suite 500
Franklin, TN 37067

RE: 725 Wessor Drive, Willard, Ohio

Dear Mr. Kang,

Based upon Landmark Recovery's reported use as "Group Home", the City of Willard recognizes this as a Permitted Use under the City of Willard's Codified Ordinances Planning and Zoning Section 1147.11 R-4 Multiple-Family Residence District. As the previous use was also "Group Home", no Change of Use Permit is required.

If you have any questions or would like to talk further about this, please give me a call at (419) 935-6555.

Thank you,

A handwritten signature in black ink, appearing to read "James Pomerich". The signature is fluid and cursive, with a large initial "J" and "P".

James Pomerich
Public Works Director



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

June 09, 2022

Landmark Recovery
Attn: Michelle Lubbert, Esq.
720 Cool Springs Blvd., Suite 500
Franklin, TN 37067

RE: Zoning Verification Letter
3855 Greenspring Avenue

To Whom It May Concern:

This letter is in response to your request for zoning verification concerning the above referenced property.

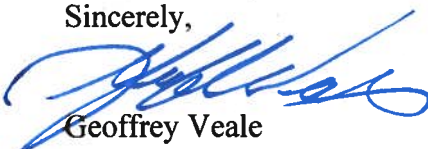
The subject property is located in a Hospital Campus District. H Hospital Campus Zoning Districts are intended to address the special needs and impacts of large-scale, multi-functional hospitals and medical campuses, including hospital-related and supports service uses, such as offices and commercial uses. These Districts provide a set of base district regulations that offers a certain intensity of development by right. They also provide an allowance for a General Development Plan, which must be approved by ordinance, that allows for flexibility in the development and expansion of the hospital campus above the base district regulations. Hospitals are a permitted use in this district. The property is also part of the Childrens Hospital Planned Unit Development (PUD) per Mayor and City Council Ordinance No. 87-1158 and subject to the provisions contained therein.

Our records reflect no current or pending zoning violations with respect to this property.

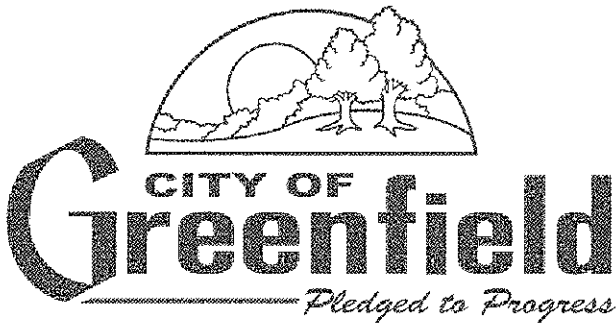
Please be advised the Zoning Office does not provide copies of permits, drawings, approvals, resolutions, ordinances, or notices of violation. A records request may be made separately to the Department of Housing and Community Development Public Information Officer using this link. <https://dhcd.baltimorecity.gov/m/news/public-info-request>

Should you have any additional questions regarding this matter, please contact the Office of the Zoning Administrator at (410) 396-4126.

Sincerely,



Geoffrey Veale
Zoning Administrator



September 17, 2013

Health Care REIT, Inc.
4500 Dorr Street
Toledo, OH 43615-4040

RE: 5015-17 S. 110th Street, Greenfield, WI

Ladies and Gentlemen:

I am the duly appointed Zoning Administrator and Community Development Manager for the City of Greenfield, WI (the "City"), and am responsible for the enforcement of the zoning laws (the "Zoning Code") of the City. From a land use perspective, I am familiar with the Kindred Hospital as it is currently known at 5015-17 S. 110th Street. When this building was constructed in 1989, it was for an 80-bed psychiatric hospital facility initially known as Community Psychiatric Hospital with some medical offices located at 5015-17 S. 110th Street, Greenfield, WI (the "Facility"). Although I started with the City in 1997, I'm not familiar with how this facility has evolved over the past 24 years to know if the bed count and range of treatments are still the same as in 1989. However, based upon my review of the Zoning Code, and the other records applicable to the Facility, including information from Vibra Healthcare, I hereby certify the following:

1. Use: The Facility is currently zoned "PUD-Commercial 2" under the Zoning Code. The use and operation of the Facility as a long-term care hospital with approx. 62 beds is a permitted use in such zone. The Facility is not a nonconforming use. No special use permits, conditional use permits, variances or exceptions have been granted nor are needed to use the Facility as an 62-bed long term care hospital facility. The Facility is not located in any special districts such as historical districts or overlay districts.
2. Dimensional Requirements: The Facility is in compliance with all dimensional requirements, including, but not limited to, minimum lot area, height limitations, maximum floor area ratio and setback requirements.
3. Parking and Loading Requirements: The Facility is in compliance with all parking and loading requirements, including number of spaces, handicapped spaces, subcompact spaces, and dimensions of spaces.



September 29, 2022

Landmark Recovery
720 Cool Springs Blvd
Suite 500
Franklin TN, 37067
Attn: Michelle Lubbert

Ms. Lubbert,

The Address of 500 Seven Fields Blvd located in Adams Township PA is in the Route 228 Overlay Zoning District.

Hospitals and outpatient medical facilities are permitted uses in this Zoning District. Adams Township recognizes inpatient treatment facilities as a hospital.

Please feel free to contact me with any further questions.

Sincerely

A handwritten signature in blue ink that reads "Mike Knox".

Mike Knox
Adams Township Code Enforcement Officer



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

November 7, 2022

VIA EMAIL: Robert.madden@landmarkrecovery.com

Landmark Recovery
Attn: Robert Madden
One Derby Street, Suite 206
Hingham, MA 02043

**RE: ZONING VERIFICATION LETTER
400 HIGHLAND DRIVE (R197409)
LEWISVILLE, DENTON COUNTY, TEXAS**

This is to confirm that the above-referenced property, is zoned Medical District (MD). The MD zoning classification in the City of Lewisville Zoning Ordinance allows for hospitals, clinics, related medical offices, day care centers, laboratories, and uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all City Ordinances. The use of this property for an institution for care of alcoholic, narcotic, or psychiatric patients is a permitted use under such zoning classification.

The above-referenced property is not part of an overlay district and is not a Planned Unit Development. The adjacent properties to the west and south is zoned Light Industrial District (LI).

To the best of my knowledge, the above referenced property conformed to all City of Lewisville Zoning Ordinances and Regulations at the time of platting and development. Information regarding code violations, certificate of occupancy, signage, and permits shall be obtained from the Building Inspection Division at 972-219-3470. For additional information regarding non-conformity, special exceptions, and parking requirements please contact the Planning Division at 972-219-3455. I have enclosed the MD district regulations and the Site Plan for your information. Please contact our Engineering Division, at 972-219-3490 for any additional information regarding the Engineering Site Plan.

Please let me know if I can be of further assistance.

Sincerely,

Jonathan Beckham, AICP
Senior Planner
(972) 219-5003

Enclosure: Medical District Regulations
Engineering Site Plan

SECTION 17-20. - "MD" MEDICAL DISTRICT REGULATIONS

- (a) *Use.* A building or premise shall be used only for the following purposes:
- (1) Day nursery or day care center.
 - (2) Nursing home or convalescent home.
 - (3) Assisted living or independent living units, limited to persons age 55 and above and including programs such as on-site meals, on-site doctor visits, medication management, organized fitness programs, housekeeping services, laundry services, craft and game programs, transportation to doctors and shopping, beauty and barber services, on-site entertainment and similar activities for senior citizens.
 - (4) Institution for care of alcoholic, narcotic, or psychiatric patients.
 - (5) Clinic: medical, dental or optical.
 - (6) Laboratory: medical, dental or optical.
 - (7) Laboratory: scientific research or testing.
 - (8) Retail sales and services for medical appliances.
 - (9) Florist.
 - (10) Drug store or pharmacy.
 - (11) Optical sales and service.
 - (12) Offices: medical, dental or optical.
 - (13) Hospital.
 - (14) Church worship facilities.
 - (15) Buildings and uses owned or operated by public governmental agencies.
 - (16) Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.
 - (17) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
 - (18) Accessory buildings and uses customarily incidental to any of the above uses, provided that such not be objectionable because of odor, smoke, dust, noise, vibration or similar nuisance.
 - (19) Private Utility Plants or Sub-stations (including alternative energy) (SUP required).
 - (20) Gas and oil drilling accessory uses (SUP required).
 - (21) Cemetery, columbarium, mausoleum and accessory uses (SUP required).
 - (22) Chapter 748 Operation (SUP required).
- (b) *Height.* The maximum height for the main buildings shall not exceed one hundred (100) feet. In no event, however, shall the portion of a building located within one hundred fifty (150) feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.
- (c) *Area.*
- (1) *Size of yards.*
 - a. *Front yard.* There shall be a front yard having a minimum depth of twenty-five (25) feet. No parking, storage or similar use shall be allowed in required front yards in district "MD", except that automobile parking will be permitted in such yards if separated by at least twenty-five (25) feet from any residential district.
 - b. *Side yard.* There shall be a minimum side yard of ten (10) feet on each side of the lot or tract on which any single building or building complex is constructed.
 - c. *Rear yard.* No rear yard is required except, that a rear yard of not less than twenty-five (25) feet in depth shall be provided upon that portion of a lot abutting or across a rear street from a residential district, except that such yard requirement shall not apply where the property in the residential district also backs up to the rear street. The required rear yard shall be waived when a screening device is installed in accordance with the city's general development ordinance. The building itself can serve as a portion of the screening device when that portion of the building exterior is constructed of the same materials as the screening device.

(2) *Reserved.*

ENGINEERING SITE PLAN FOR HEARTHSTONE AT LEWISVILLE

CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

OWNER

HEARTHSTONE ASSISTED LIVING, INC.

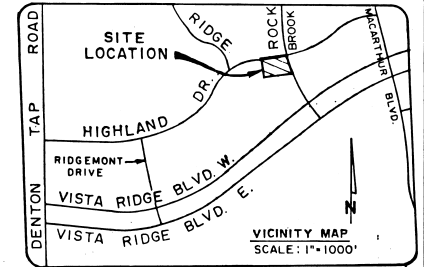
3040 POST OAK BLVD., SUITE 750 HOUSTON, TEXAS
(281) 633-3366 77056

CONTACT PERSON: ELIZABETH MASON
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 VILLAGE CREEK DR., SUITE 200 (972) 931-0694
PLANO, TEXAS 75093

CONTACT PERSON: GUILLERMO JUAREZ



APPROVED FOR CONSTRUCTION		
	DATE	SIGNATURE
PLANNING & ZONING	12-5-97	<i>Jana M. Spivey</i>
ENGINEERING	12-8-97	<i>John A. Dowdey</i>
BUILDING INSPECTION	12/8/97	<i>Frank L. Bell</i>
FIRE PREVENTION	12/8/97	<i>Chris Jones</i>
PUBLIC SERVICES		
PARKS & LEISURE		
TEXAS N.M. POWER CO.		
DENTON COUNTY CO-OP		
GENERAL TELEPHONE	12-8-97	<i>Don Bowles</i>
SOUTHWESTERN BELL		
LONE STAR GAS	12/8/97	<i>Jan Stiller</i>
PARAGON CABLE		
TEXAS WASTE MNGT.		

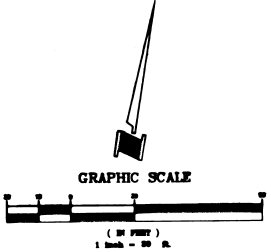
1. HAS THESE PLANS
2. NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LEWISVILLE. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. *John A. Dowdey, Dec 6, 1997*



INDEX	
PLATE	DESCRIPTION
1	COVER SHEET
2-3	FINAL PLAN
4	ENGINEERING SITE PLAN
5	DIMENSIONAL CONTROL PLAN & TRAFFIC CONTROL PLAN
6	PAVING AND GRADING PLAN
7	DRAINAGE AREA MAP & STORM SEWER PLAN
8	PROFILES
9	WATER & SANITARY SEWER PLAN
10	SWPPP
	DETAILS
L 100	LANDSCAPE PLAN

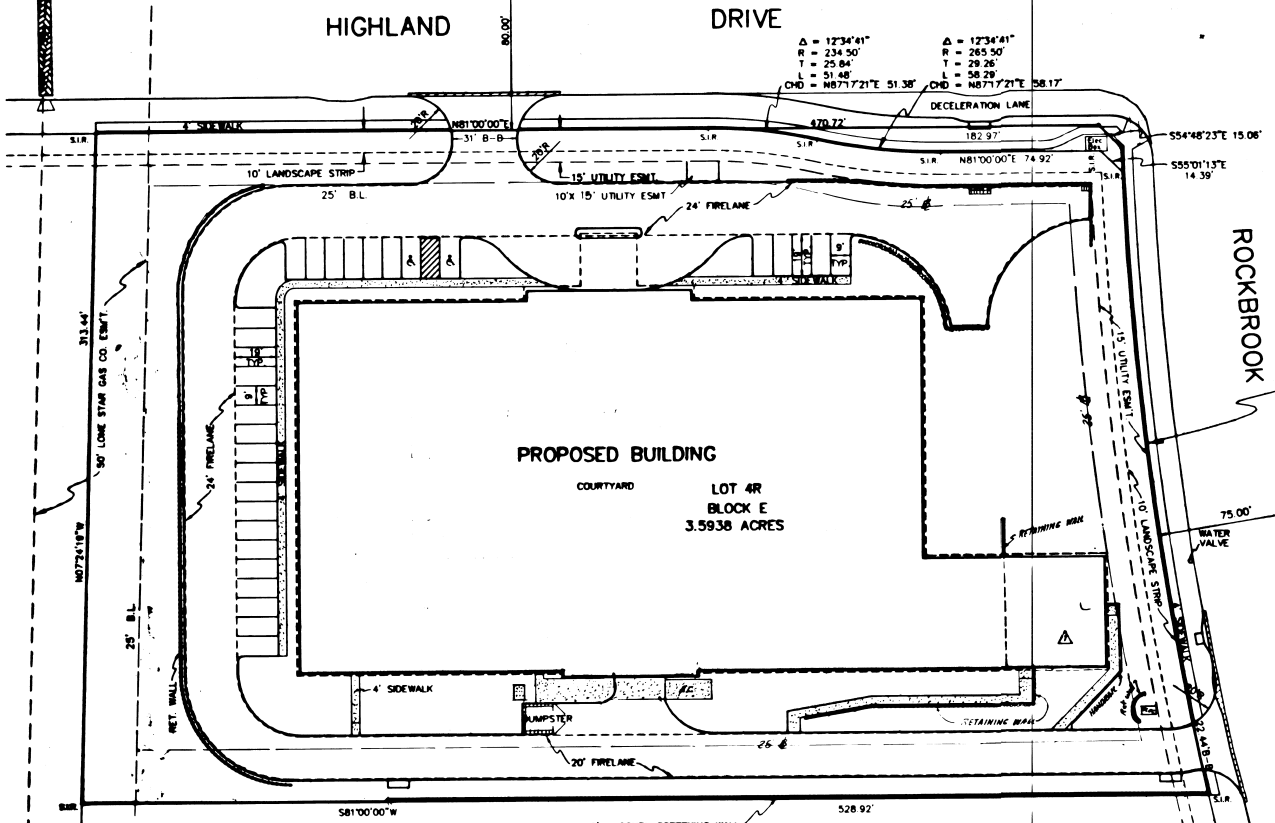
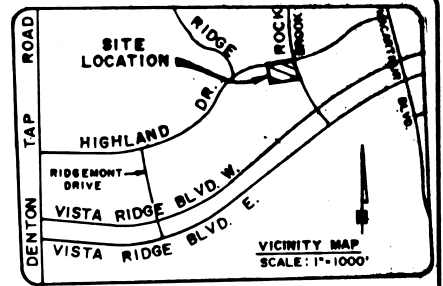
PROJECT #1402

97-036



VISTA RIDGE ESTATES
PHASE I
CAB. L. SL. 211
ZONED R-5

VISTA RIDGE
LOT 1, BLOCK C
CAB. F. SL. 271
ZONED LI



BUILDING	57,940 SQ. FT.
REQUIRED PARKING SPACES	19
REQUIRED H.C. SPACES	1
TOTAL REQUIRED PARKING SPACE	20
PROVIDED PARKING SPACES	29
PROVIDED H.C. SPACES	2
TOTAL PROVIDED PARKING SPACES	31

$\Delta = 1056'33"$
 $R = 1600'92"$
 $T = 153'34"$
 $L = 305'75"$
 $CND = S16'16'43"E 305.28'$

VISTA RIDGE
LOT 1, BLOCK H
CAB. F. SL. 271
ZONED MF-2

VISTA RIDGE
LOT 4-R1 & LOT 4-R2, BLOCK "E"
14.122 ACRES - ZONED MF-2 - 1 LOTS

OWNER
HEARTHSTONE ASSISTED LIVING, INC.
3040 POST OAK BLVD., SUITE 750
HOUSTON, TEXAS 77056
ELIZABETH MASON
(281)633-3305

AS BUILT PLANS
NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF LEWISVILLE. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. *Signature* 05-08-20

BENCHMARK:
T1 CUT @ CENTER OF INLET ON THE EAST SIDE OF ROCKBROOK DR. & 350' SOUTH OF THE INT. OF HIGHLAND DR. AND ROCKBROOK DR.
ELEV. 450.16

T2 CUT @ THE N.E. CURB RETURN OF THE INT. OF HIGHLAND DR. AND RIDGEGATE ROAD.
ELEV. 474.74

6" MASONRY SCREENING WALL
LOT 4
BLOCK E
MF-2

These construction plans were prepared under the responsible supervision of *Signature*, Registered Professional Engineer No. 21433.



NO.	DATE	BY	REVISION
1	3-2-91	SD	Sub. Extension to East Side of Blvd. w/20' easement

ENGINEERING SITE PLAN

SITE PLAN

HEARTHSTONE AT LEWISVILLE

CITY OF LEWISVILLE

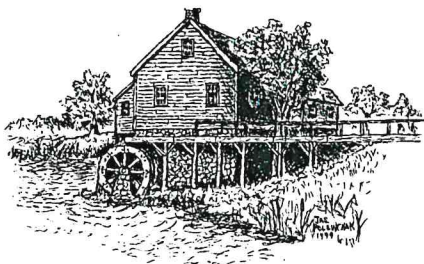
DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 VILLAGE CREEK DR. (214) 831-0884 DALLAS, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
GJ	GJ	WAA	7/97	1" = 30'	87038	4/10

THESE PLANS CAN NOT BE REPRODUCED WITHOUT THE APPROBATION OF Dowdey, Anderson & Assoc.

PROJECT #102



MUNSON TOWNSHIP ZONING

12210 Auburn Road
Chardon OH 44024-9454
(440) 286-9182 FAX (440) 286-1180

July 27, 2022

Landmark Recovery
Attn: Michelle Lubbert
720 Cool Springs Blvd., Suite 500
Franklin, TN 37067

Re: 12340 Bass Lake Road, Chardon OH 44024

Dear Ms. Lubbert,

Per the official zoning map of Munson Township, the property at 12340 Bass Lake Road, Chardon OH 44024, is located in the Institutional District. This property has and continues to operate health care facilities (with no age limitations since sometime in the 1980's) under Township zoning regulations prior to amendments made to the Munson Township Zoning Resolution in 2010. Accordingly, Landmark Recovery proposes to use this property for an inpatient/outpatient substance abuse treatment facility, providing treatment to individuals of all ages in an existing building also previously used as a healthcare facility. Therefore, Munson Township recognizes this proposed use to be grandfathered in, just as the existing and current use of the other healthcare facilities on the property are and have been. Thus, no zoning permit or use variance is required.

Sincerely,


James Herringshaw
Munson Zoning Inspector

JH/pf

Joseph N. Quesenberry
Town Manager

Jula Blackley - Rice
Clerk - Treasurer

Melissa "Missy" Coates
Planning & Community Development

Joanie Kent
Chief of Police

Sands Anderson Law Firm
Town Attorney



COUNCIL MEMBERS

Randall L. Phelps - *Mayor*

Paul G. Yackel - *Vice Mayor*

Ogle E. Forrest, Sr.

Faron H. Hamblin

Rebecca C. Hubert

Jonathan English

Ralph W. Self

Mary Beth Bryant

78 Belle Ville Lane, Warsaw, VA 22572 | P.O. Box 730 | Phone - (804) 333-3737 | <http://www.townofwarsaw.com>

April 26, 2021

Mr. Edward Huminick
Landmark Recovery
4835 E. Cactus Road – Suite 130
Scottsdale, AZ 85254
Via email: ed.huminick@landmarkrecovery.com

Re: 42 Mitchell Avenue – Warsaw, VA
Map #: 16(7)A; Zoning & By Right Use

Dear Mr. Huminick:

This letter will confirm our conversation regarding the property located at 42 Mitchell Avenue in Warsaw, VA.

The subject property is located in the C-2 General Commercial Zone.

Landmark Recovery's proposed use of the property for an "Inpatient Substance Abuse Treatment Facility" to be licensed by the Virginia Department of Behavioral Health and Development Services is an ALLOWED use on the property in the C-2 Zone. This type of use as a "Hospital" (as referenced in our ordinance manual) specializing in substance abuse treatment is a by right use and does not require additional permitting or approval by Town Council or staff.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Coates". The signature is fluid and cursive.

Melissa "Missy" Coates, *Director of Planning & Community Dev.*

CC: Joseph Quesenberry, *Town Manager*



March 4, 2022

Michelle Lubbert, Director of Sourcing and Zoning
Landmark Recovery
720 Cool Springs, Suite 500
Franklin, TN 37067

Subject: Proposed Use and Zoning for 690 Cooper Road, Westerville, OH 43081

Dear Ms. Lubbert:

Based on your March 4, 2022 letter, City staff agrees that Landmark Recovery's proposed use at 690 Cooper Road may proceed through administrative zoning approval.

Upon Landmark Recovery's submission of the requisite building permit applications that comply with the conditions stated in the March 4, 2022 letter, Zoning staff will administratively issue a Zoning Certificate.

If you have any questions or need more information regarding this matter, please do not hesitate to contact me at (614) 901-6658.

Sincerely,

Bassem Bitar

Bassem Bitar, AICP
Planner III

JAMES P. SHAW
DIRECTOR



200 West Dixie Avenue
P.O. Box 550
Elizabethtown, KY 42702
(270) 982-3264

**CITY OF ELIZABETHTOWN
PLANNING AND DEVELOPMENT**

April 20, 2022

Landmark Recovery
Attention: Michelle Lubbert
720 Cool Springs Blvd, Suite 500
Franklin, TN 37067

Re: 1117 Woodland Drive, Elizabethtown, KY 42701

Dear Ms. Lubbert,

Per the official zoning map of the City of Elizabethtown, the property at 1117 Woodland Drive, Elizabethtown, KY 42701 is located in Woodland Corridor District (WCD-1) zoning. Accordingly, based upon Landmark Recovery's proposed use as an inpatient/outpatient substance abuse treatment facility, the City of Elizabethtown recognizes this as a permitted use, as it is substantially similar to a nursing home and a hospital from a land use perspective. Those uses are specifically permitted under the City of Elizabethtown's Zoning Ordinance §2.8.17.1 and the ordinance states that uses substantially similar to those listed are deemed permitted. This use is permitted by right and does not require any additional zoning permits or approvals. An inspection of the building by our commercial building inspector may be necessary prior to occupancy.

Should you have any questions, I can be reached by email at james.shaw@elizabethtownky.gov or by phone at 270-982-5220.

Sincerely,

A handwritten signature in blue ink, appearing to read "James P. Shaw".

James P. Shaw
Director



RE: 26400 Outer Drive, Lincoln Park, MI 48146 - Zoning Question

Elizabeth Gunden <egunden@bria2.com>

Fri 7/22/2022 8:28 AM

To: Kaitlin Baca <kaitlin.baca@landmarkrecovery.com>

Cc: Michelle Lubbert <michelle.lubbert@landmarkrecovery.com>; John Meyers <JMeyers@citylp.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Kaitlin –

You are correct that the site is zoned Regional Business District and that hospitals are permitted by Special Land Use in the district. Because the previous use of the property was also a hospital, there would be no change in use on the site, and the use may remain. If you're planning on making any major improvements to the site or expanding the building, then you would need to go through the Special Land Use and Site Plan Review processes, but if not, you would just need to work with the Building Department for building renovation permits. I have copied the City's Building Official on this response, so please feel free to reach out to him with any questions regarding the building. Please let us know if you have any further questions. Thanks!

Liz Gunden. AICP

Project Planner

Beckett&Raeder, Inc.

Making Great Places for over 50 Years

535 West William St Suite 101

Ann Arbor, MI 48103

Office: 734.663.2622

Direct Line: 734.239.6615

Petoskey, MI 231.347.2523

Traverse City, MI 231.933.8400

Toledo, OH 419.242.3428

Please visit us at www.bria2.com

From: Kaitlin Baca <kaitlin.baca@landmarkrecovery.com>

Sent: Wednesday, July 20, 2022 11:36 AM

To: Elizabeth Gunden <egunden@bria2.com>

Cc: Michelle Lubbert <michelle.lubbert@landmarkrecovery.com>

Subject: Fw: 26400 Outer Drive, Lincoln Park, MI 48146 - Zoning Question

Hi there,

I got your contact information from the municipality's website. Please direct this email to the appropriate party if it is not you. I represent Landmark Recovery of Louisville, LLC, and its affiliates. We develop and operate substance abuse treatment facilities all over the United States. To give a quick overview about us:

- We offer both inpatient and outpatient substance abuse treatment services under the supervision of our medical and clinical team.
- Since our beginning in Louisville, KY, we have grown rapidly over the years thanks to [our approach](#). We are fortunate in that our approach has gathered attention of national banks and publicly traded REITs.
- We are currently on pace to open 30 new facilities by the end of next year!

We are looking at possibly purchasing or leasing the property located at 26400 Outer Drive, Lincoln Park, MI 48146, and I have a few questions related to the applicable zoning ordinance. It looks like your jurisdiction governs zoning for this property, and from my brief research, it is located in an RBD Regional Business District. This district permits hospitals, including animal hospitals and hospitals or sanitariums for the care of contagious acute, mental, drug or liquor addict cases and long term-acute care; and medical clinics; medical office centers; and dental clinics via special approval permit. "Hospital" is defined as:

A building, structure or institution in which sick or injured persons, primarily in-patients, are given medical or surgical treatment, and operating under a license by the State Department of Public Health.

This property was previously used as an acute care hospital. I am wondering if there is an existing special use approval as a hospital and whether that would transfer to the proposed use if classified as the same use under the ordinance? Please advise. I have attached some more information regarding the services we provide for your reference.

If you'd like to discuss further, please feel free to give me a call at the number in my signature block. I look forward to hearing from you!

Best,

Kaitlin

Kaitlin Baca

Sourcing Assistant

CELL 615.270.6057 **ADMISSIONS** 855.950.5035

EMAIL Kaitlin.Baca@LandmarkRecovery.com

ADDRESS 720 Cool springs Blvd. #500 Franklin, TN 37067



The information contained in this transmission may contain privileged and confidential information, including patient information protected by federal and state privacy laws. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you!



November 9, 2022

Robert Madden
One Derby St., STE 206
Hingham, MA 02043

Re: ZVL22-0178 - 2425 Texas Dr., Irving, TX (DCAD #321759500A0010000)

To Whom It May Concern:

The above referenced property within the City of Irving, Texas, as shown on the attached map, is currently zoned, to the best of our knowledge, **S-P-2 (C-O) "Generalized Site Plan – Commercial Office" and Assisted Living Facility Uses** per Ordinance No. 7295, approved by the Irving City Council on July 23, 1998, per zoning case #4819. A summary of the C-O zoning district requirements and copies of the adopting ordinance and site plan are included with this letter.

Per the applicant's request, **the Behavioral Health use is an in-patient medical facility which is categorized as Assisted Living and permitted in this zoning district.**

Additionally, the property is located within **Subdistrict E of the State Highway 183 Overlay District (Chapter 2.3.4 of the Unified Development Code)**, per Ordinance No. 2011-9244, approved by the Irving City Council on February 3, 2011. **The site plan takes precedence over the overlay district**, followed by the overlay district taking precedence over the base zoning wherever the overlay district standards are more specific or stringent. The overlay district provides for the exclusion of certain uses from and the addition of other uses to the uses allowed by the underlying zoning classification, and contains additional parking, landscaping, screening, lighting and other design requirements. A copy of the overlay district standards is available on the City's [website](#).

No other overlay districts, exceptions or variances apply to this property. Information concerning Certificates of Occupancy may be obtained from the Building Inspection Department at 972-721-2371. Information regarding any code violations may be obtained from the Code Enforcement Department at 972-721-4829.

Although the facts set forth in this letter are believed to be accurate, neither the City nor any of its officers, agents, employees or elected officials warrant, insure or in any way guarantee the accuracy of the matters stated, and no liability is assumed by the City of Irving or any of its officers, agents, employees or elected officials to any other party who might receive the contents of this letter. Please be aware that zoning does not constitute a vested right in the property, and that the zoning and the Zoning Ordinance may be changed by the City Council after public hearings required by State law and City ordinance. **Please note that staff does not verify that the site or the operation of a proposed use complies with all regulations of the approved zoning or with federal, state or local law.** Please contact me at (972) 721-3748 or smartinez@cityofirving.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sabas Martinez", written in a cursive style.

Sabas Martinez
Planner



APPENDIX C



APPENDIX C - The Joint Commission Accreditation

Due to the nature of our growth and national presence, Landmark Recovery operates under several LLC's. The Joint Accreditation Commission Quality Check Reports for all open facilities are divided into three reports.

Quality Report 1 • 54

Quality Report 2 • 60

Quality Report 3 • 64





Organizations that have achieved
The Gold Seal of Approval® from
The Joint Commission®



Quality Report



Landmark Recovery of Louisville, LLC



DBA: Landmark Recovery of Louisville
HCO ID: 597535
4418 Malcolm Ave
Louisville, KY, 40215
(629) 245-0223
www.landmarkrecovery.com

Summary of Quality Information

Accreditation Programs

[View Accreditation History](#)



[Behavioral Health Care and Human Services](#)

Accreditation
Decision
[Accredited](#)

Effective
Date
1/18/2020

Last Full
Survey Date
1/17/2020

Last On-Site
Survey Date
1/17/2020

Sites

Landmark Recovery of Carmel, LLC

DBA: Praxis Recovery of Indianapolis
13594 North Meridian Street
Carmel, IN, 46032

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Carmel, LLC

DBA: Landmark Recovery of Indianapolis
6330 Digital Way
Indianapolis, IN, 46278

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)

- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Carmel, LLC

DBA: Praxis of Fort Wayne
1529 W Lancaster Street
Bluffton, IN, 46714

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Carmel, LLC

DBA: Praxis of South Bend
60257 Bodnar Blvd
Mishawaka, IN, 46544

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Kentucky, LLC

DBA: Landmark Recovery of Louisville Outpatient Services
4112 Fern Valley Rd
Louisville, KY, 40219

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)

Landmark Recovery of Louisville, LLC

DBA: Landmark Recovery of Louisville
4112 Fern Valley Road
Louisville, KY, 40219

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)

- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Louisville, LLC

DBA: Praxis Recovery of Louisville

4418 Malcolm Ave

Louisville, KY, 40215

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Louisville, LLC

DBA: Praxis Recovery of Louisville

4419 LaSalle Avenue

Louisville, KY, 40215

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Norfolk, LLC

DBA: Praxis of Norfolk

1516 Harmon St

Norfolk, VA, 23518

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Ohio, LLC

DBA: Praxis of Columbus

717 S Walnut Street

Marysville, OH, 43040

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)

- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Ohio, LLC

DBA: Landmark Recovery of Pittsburgh
200 School Street
Wintersville, OH, 43953

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Ohio, LLC

DBA: Landmark Recovery of Ohio
19350 Euclid Avenue
Euclid, OH, 44117

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Ohio, LLC

DBA: Praxis Treatment of the Firelands
725 Wessor Ave
Willard, OH, 44890

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

National Patient Safety Goals and National Quality Improvement Goals

Symbol Key

-  This organization achieved the best possible results

- This organization's performance is above the target range/value
- This organization's performance is similar to the target range/value
- This organization's performance is below the target range/value
- This measure is not applicable for this organization
- Not displayed

Measures Footnote Key

1. The measure or measure set was not reported.
2. The measure set does not have an overall result.
3. The number is not enough for comparison purposes.
4. The measure meets the Privacy Disclosure Threshold rule.
5. The organization scored above 90% but was below most other organizations.
6. The measure results are not statistically valid.
7. The measure results are based on a sample of patients.
8. The number of months with measure data is below the reporting requirement.
9. The measure results are temporarily suppressed pending resubmission of updated data.
10. Test Measure: a measure being evaluated for reliability of the individual data elements or awaiting National Quality Forum Endorsement.
11. There were no eligible patients that met the denominator criteria.

The Joint Commission only reports measures endorsed by the [National Quality Forum](#).

* This information can also be viewed at [Hospital Compare](#).

** Indicates per 1000 hours of patient care.

*** The measure was not in effect for this quarter.

---- Null value or data not displayed.

**Behavioral Health Care and
Human Services**

[2020 National Patient
Safety Goals](#)

Nationwide
Comparison:

Statewide
Comparison:

[New Changes to Quarterly Measure](#)

[Download Quarterly Measure Results](#)

* State results are not calculated for the National Patient Safety Goals.



Organizations that have achieved
The Gold Seal of Approval® from
The Joint Commission®



Quality Report



Landmark Recovery of Oklahoma City Ops, LLC



DBA: Landmark Recovery of Oklahoma City
HCO ID: 650583
4825 NW 23rd Street
Oklahoma City, OK, 73127
(405) 594-2492
www.landmarkrecovery.com

Summary of Quality Information

Accreditation Programs

[View Accreditation History](#)



[Behavioral Health Care and Human Services](#)

Accreditation
Decision
[Accredited](#)

Effective
Date
7/9/2020

Last Full
Survey Date
6/12/2020

Last On-Site
Survey Date
6/12/2020

Sites

Landmark Recovery of Ohio, LLC

DBA: Landmark Recovery of Columbus
690 Cooper Road
Westerville, OH, 43081

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Oklahoma City Ops, LLC

DBA: Landmark Recovery of Oklahoma City
4825 NW 23rd Street
Oklahoma City, OK, 73127

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)

- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Tennessee, LLC







DBA: Landmark Recovery of Knoxville
1016 IC King Road
Seymour, TN, 37865

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

National Patient Safety Goals and National Quality Improvement Goals

Symbol Key

-  This organization achieved the best possible results
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** Indicates per 1000 hours of patient care.

*** The measure was not in effect for this quarter.

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New Changes to Quarterly Measure

Download Quarterly Measure Results

* State results are not calculated for the National Patient Safety Goals.



Organizations that have achieved
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The Joint Commission®



Quality Report



Landmark Recovery of Oklahoma City Ops, LLC



DBA: Landmark Recovery of Oklahoma City
HCO ID: 650583
4825 NW 23rd Street
Oklahoma City, OK, 73127
(405) 594-2492
www.landmarkrecovery.com

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[View Accreditation History](#)



[Behavioral Health Care and Human Services](#)

Accreditation
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[Accredited](#)

Effective
Date
7/9/2020

Last Full
Survey Date
6/12/2020

Last On-Site
Survey Date
6/12/2020

Sites

Landmark Recovery of Ohio, LLC

DBA: Landmark Recovery of Columbus
690 Cooper Road
Westerville, OH, 43081

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Oklahoma City Ops, LLC

DBA: Landmark Recovery of Oklahoma City
4825 NW 23rd Street
Oklahoma City, OK, 73127

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)

- Chemical Dependency (Detox/Non-detox - Adult)

Landmark Recovery of Tennessee, LLC







DBA: Landmark Recovery of Knoxville
1016 IC King Road
Seymour, TN, 37865

Available Services

- Addiction Services
- Addiction Services (Non-detox - Adult)
- Chemical Dependency (Day Programs - Adult)
- Chemical Dependency (Residential Care - Adult)
- Chemical Dependency (Partial Hospitalization - Adult)
- Chemical Dependency (Non-detox - Adult)
- Chemical Dependency (Detox/Non-detox - Adult)

National Patient Safety Goals and National Quality Improvement Goals

Symbol Key

-  This organization achieved the best possible results
-  This organization's performance is above the target range/value
-  This organization's performance is similar to the target range/value
-  This organization's performance is below the target range/value
-  This measure is not applicable for this organization
-  Not displayed

Measures Footnote Key

1. The measure or measure set was not reported.
2. The measure set does not have an overall result.
3. The number is not enough for comparison purposes.
4. The measure meets the Privacy Disclosure Threshold rule.
5. The organization scored above 90% but was below most other organizations.
6. The measure results are not statistically valid.
7. The measure results are based on a sample of patients.
8. The number of months with measure data is below the reporting requirement.
9. The measure results are temporarily suppressed pending resubmission of updated data.
10. Test Measure: a measure being evaluated for reliability of the individual data elements or awaiting National Quality Forum Endorsement.
11. There were no eligible patients that met the denominator criteria.

The Joint Commission only reports measures endorsed by the [National Quality Forum](#).

* This information can also be viewed at [Hospital Compare](#).

** Indicates per 1000 hours of patient care.

*** The measure was not in effect for this quarter.

---- Null value or data not displayed.

New Changes to Quarterly Measure

Download Quarterly Measure Results

* State results are not calculated for the National Patient Safety Goals.



APPENDIX D

Newsweek Ranks Landmark Recovery of Louisville as Kentucky's Best Addiction Treatment Center for Second Year in a Row



NEWS PROVIDED BY
Landmark Recovery →
Aug 18, 2022, 15:23 ET

LOUISVILLE, Ky., Aug. 18, 2022 /PRNewswire/ -- Landmark Recovery of Louisville, a family-owned drug and alcohol addiction treatment provider, was ranked Kentucky's top addiction treatment center for the second consecutive year by Newsweek.

Continue Reading



Newsweek Ranks Landmark Recovery of Louisville as Kentucky's Best Addiction Treatment Center for Second Year in a Row.

 Tweet this





Landmark Recovery of Louisville

Landmark Recovery of Louisville, which opened in 2016, was the first of 12 addiction treatment facilities now operated by Landmark Recovery. It includes 64 beds for those in residential treatment and also offers outpatient care and office-based opioid treatment and medical detox. The 32,000-square-foot facility features a gym, basketball court, courtyard along with comfortable accommodations and meeting rooms.

"I am proud to see that Landmark Recovery of Louisville, our first facility, has again been ranked as one of the best addiction treatment centers in the country and the No. 1 in Kentucky," said Matt Boyle, co-founder and CEO of Landmark Recovery. "This ranking is a testament to Landmark's commitment to provide high quality and affordable addiction treatment options. It's also a reflection of our caring staff and the evidence-based programs we've created to help people live beyond addiction."

Newsweek partnered with global market research and data firm Statista to rank the best U.S. treatment facilities focused on addiction. They asked more than 4,000 therapists, counselors, doctors, and administrators who work in addiction treatment to rate the quality of care, service accommodations, amenities, and follow-up care of 330 treatment centers in 25 states. Data

provided by the Substance Abuse and Mental Health Services Administration (SAMHSA) and nine types of accreditations were considered as well. Landmark Recovery of Louisville was awarded the No. 1 ranking in Kentucky, with an overall score of 89.84%.

About Landmark Recovery:

Landmark Recovery, founded in 2016, is an evidence-based addiction recovery organization offering passionate, individualized treatment including detox, residential, intensive outpatient, and partial hospitalization. Landmark serves communities in Colorado, Kentucky, Indiana, Ohio, Oklahoma, Nevada, and Tennessee along with its sister company, Praxis by Landmark Recovery, which serves the Medicaid population. Landmark of Louisville was named the No. 1 Addiction Treatment Center in Kentucky by Newsweek in 2021 and 2022. For more information visit www.landmarkrecovery.com or call 866-504-8545.

Press Contact:

Chrycilis Perry

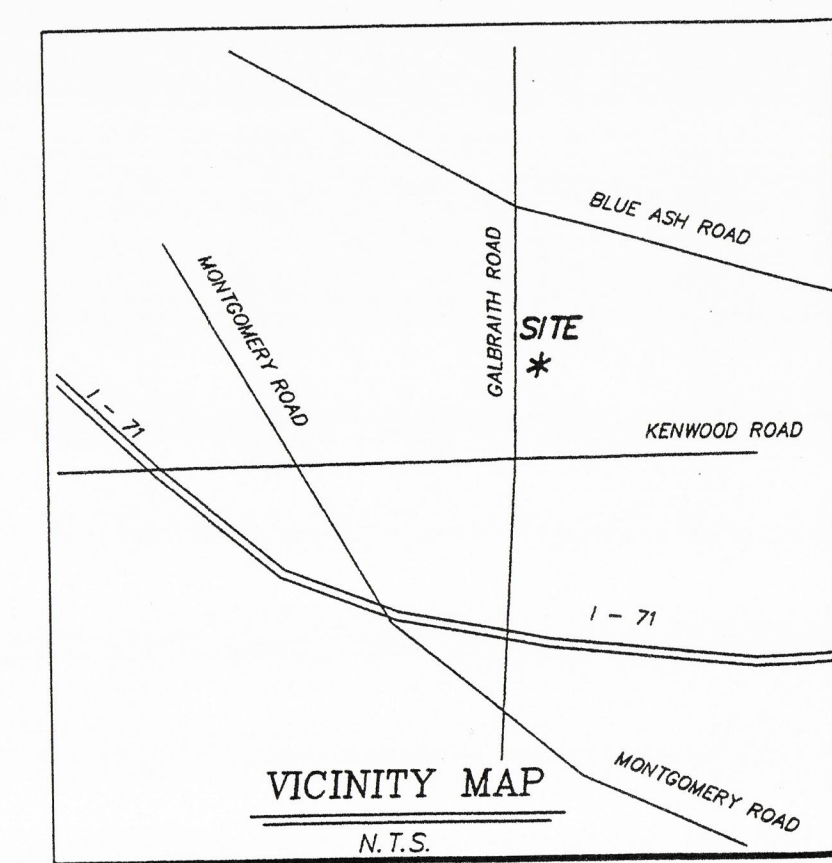
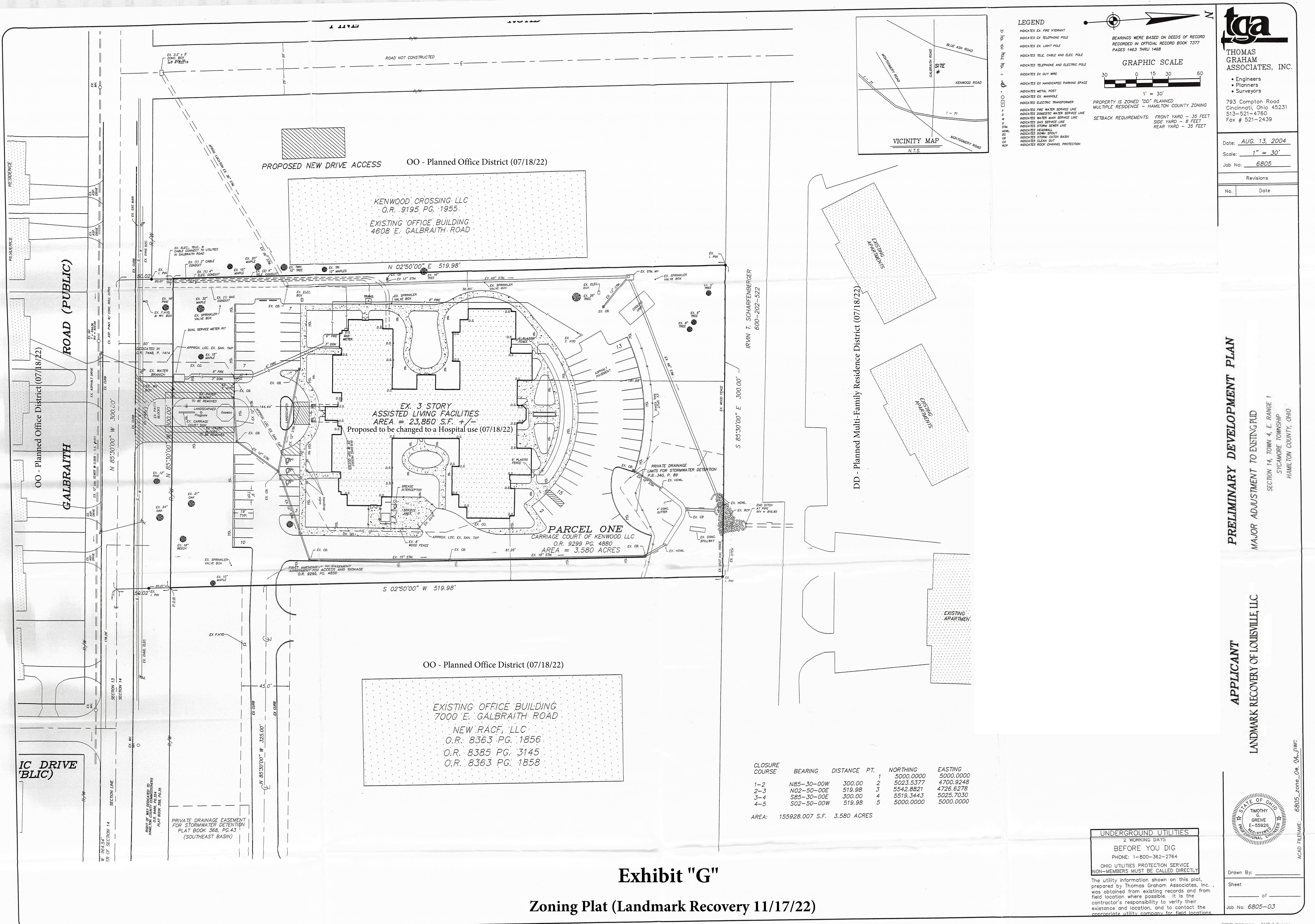
Chrycilis.Perry@LandmarkRecovery.com

(629)-401-9745

SOURCE Landmark Recovery

EXHIBIT G

Zoning Plat



LEGEND

- INDICATES EX. FIRE HYDRANT
- INDICATES EX. TELEPHONE POLE
- INDICATES EX. LIGHT POLE
- INDICATES TELE. CABLE AND ELEC. POLE
- INDICATES EX. GUY WIRE
- INDICATES EX. HANDICAPPED PARKING SPACE
- INDICATES METAL POST
- INDICATES EX. MANHOLE
- INDICATES ELECTRIC TRANSFORMER
- INDICATES FIRE WATER SERVICE LINE
- INDICATES DOMESTIC WATER SERVICE LINE
- INDICATES WATER MAIN SERVICE LINE
- INDICATES GAS SERVICE LINE
- INDICATES STORM SEWER LINE
- INDICATES SEWER MAIN
- INDICATES STORM CATCH BASIN
- INDICATES CLEAN OUT
- INDICATES ROOF CHANNEL PROTECTION

BEARINGS WERE BASED ON DEEDS OF RECORD RECORDED IN OFFICIAL RECORD BOOK 7377 PAGES 1463 THRU 1468

GRAPHIC SCALE

1" = 30'

PROPERTY IS ZONED "DD" PLANNED MULTIPLE RESIDENCE - HAMILTON COUNTY ZONING

SETBACK REQUIREMENTS: FRONT YARD - 35 FEET
SIDE YARD - 8 FEET
REAR YARD - 35 FEET

tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Planners
• Surveyors

793 Compton Road
Cincinnati, Ohio 45231
513-521-4750
Fax # 521-2439

Date: AUG. 13, 2004
Scale: 1" = 30'
Job No.: 6805

Revisions

No.	Date

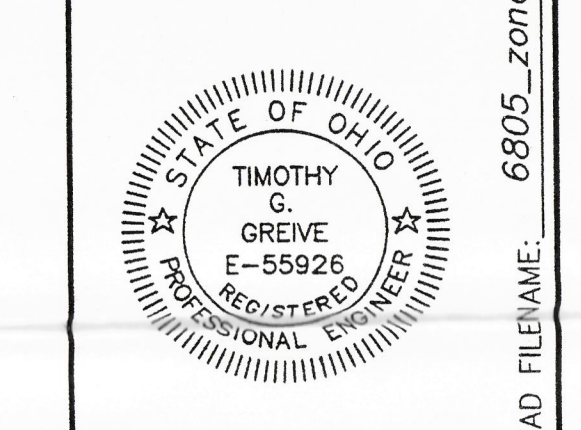
PRELIMINARY DEVELOPMENT PLAN
MAJOR ADJUSTMENT TO EXISTING R/D
SECTION 14, TOWN 4, E. RANGE 1
STAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

APPLICANT
LANDMARK RECOVERY OF LOUISVILLE, LLC

CLOSURE COURSE	BEARING	DISTANCE	PT.	NORTHING	EASTING
1-2	N85-30-00W	300.00	2	5000.0000	5000.0000
2-3	N02-50-00E	519.98	3	5023.5377	4700.9248
3-4	S85-30-00E	300.00	4	5542.8821	4726.6278
4-5	S02-50-00W	519.98	5	5519.3443	5025.7030

AREA: 155928.007 S.F. 3.580 ACRES

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY



Drawn By: _____
Sheet _____ of _____
Job No: 6805-03

Exhibit "G"
Zoning Plat (Landmark Recovery 11/17/22)

EXHIBIT H

Site Plan

EXHIBIT I

Site Plan with Impervious Surface Ratio Calculations

EXHIBIT J

Landscaping Plan

EXHIBIT K

Photometric Plan

