



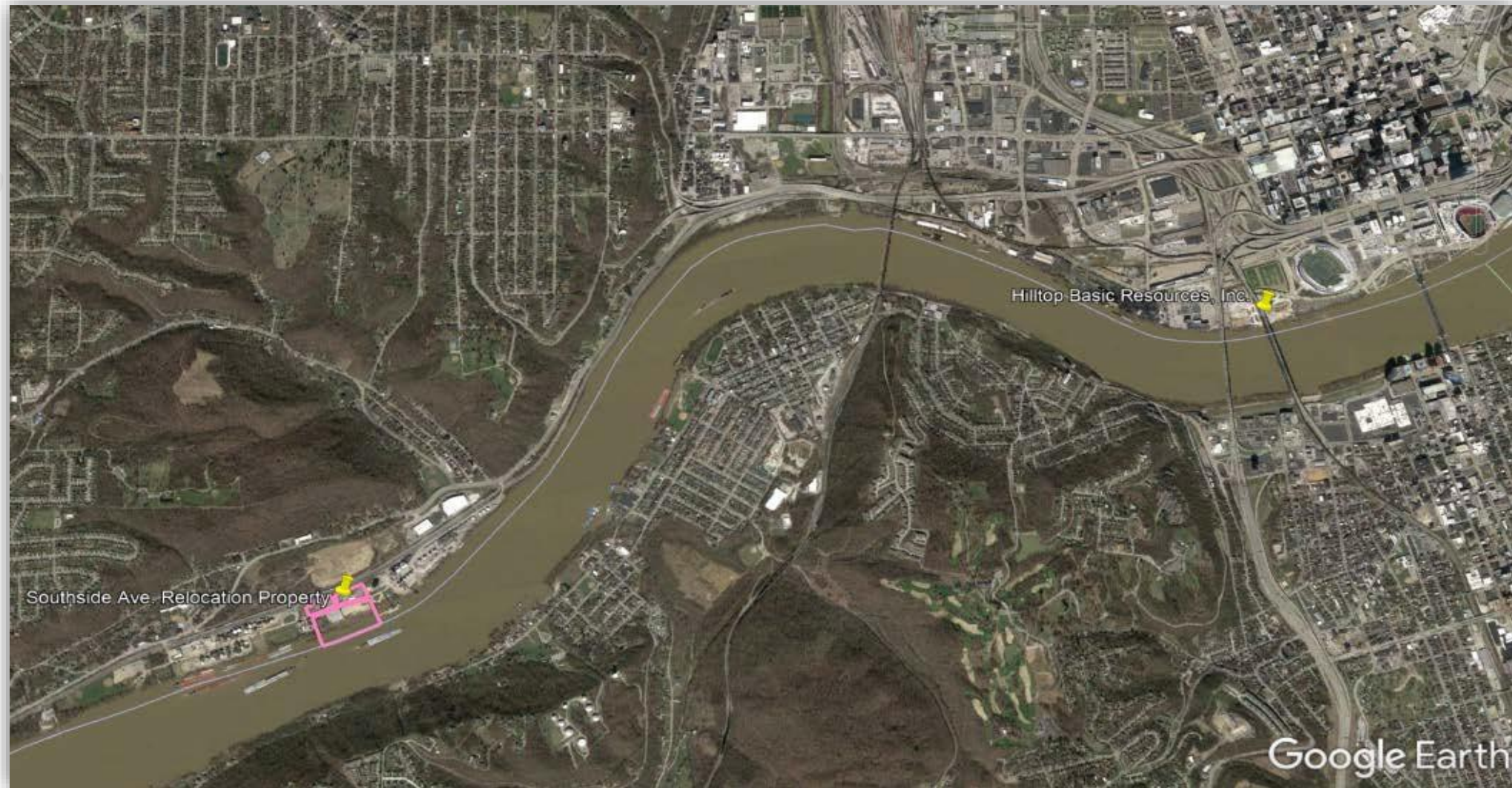
Relocation of Central  
Riverfront Operations and  
Vacation of Southside  
Place and Mississippi  
Street



- Founded in Cincinnati, Ohio in 1941
- Family-Owned
- Celebrating 82 years in 2023
- Employs 165 in Cincinnati and Northern Kentucky area
- Today Hilltop owns and operates three quarries, three distribution terminals and three Ready Mixed Concrete plants, including the largest concrete plant in the region



















## Proposed Sale of City-owned Property in Riverside



# Surrounding Property Owners Hilltop Basic Resources



## Legend


- Central Railroad Co. of Indiana
- Baltimore & Ohio Railroad Co.
- Conrail

- 400 foot Radius from west end of Mississippi Street
- 1,000 foot Radius from west end of Mississippi Street
- ~400 foot Radius from Hilltop Site
- ~1,000 foot Radius from Hilltop Site

200ft 400ft







The vacation of the two paper streets, that don't appear to have ever been used as actual streets, has been reviewed in two City Manager Coordinated Reviews in which all City Departments had the opportunity to comment. While a few Departments offered conditions, with which Hilltop will comply, no Department objected.











Upriver Unloading




















The site plan, including the outdoor storage of aggregates, has been approved by the Zoning Hearing Examiner.











# Hilltop Central Riverfront Concrete Operations

## Environmental Practices

### **Permits required for operation:**

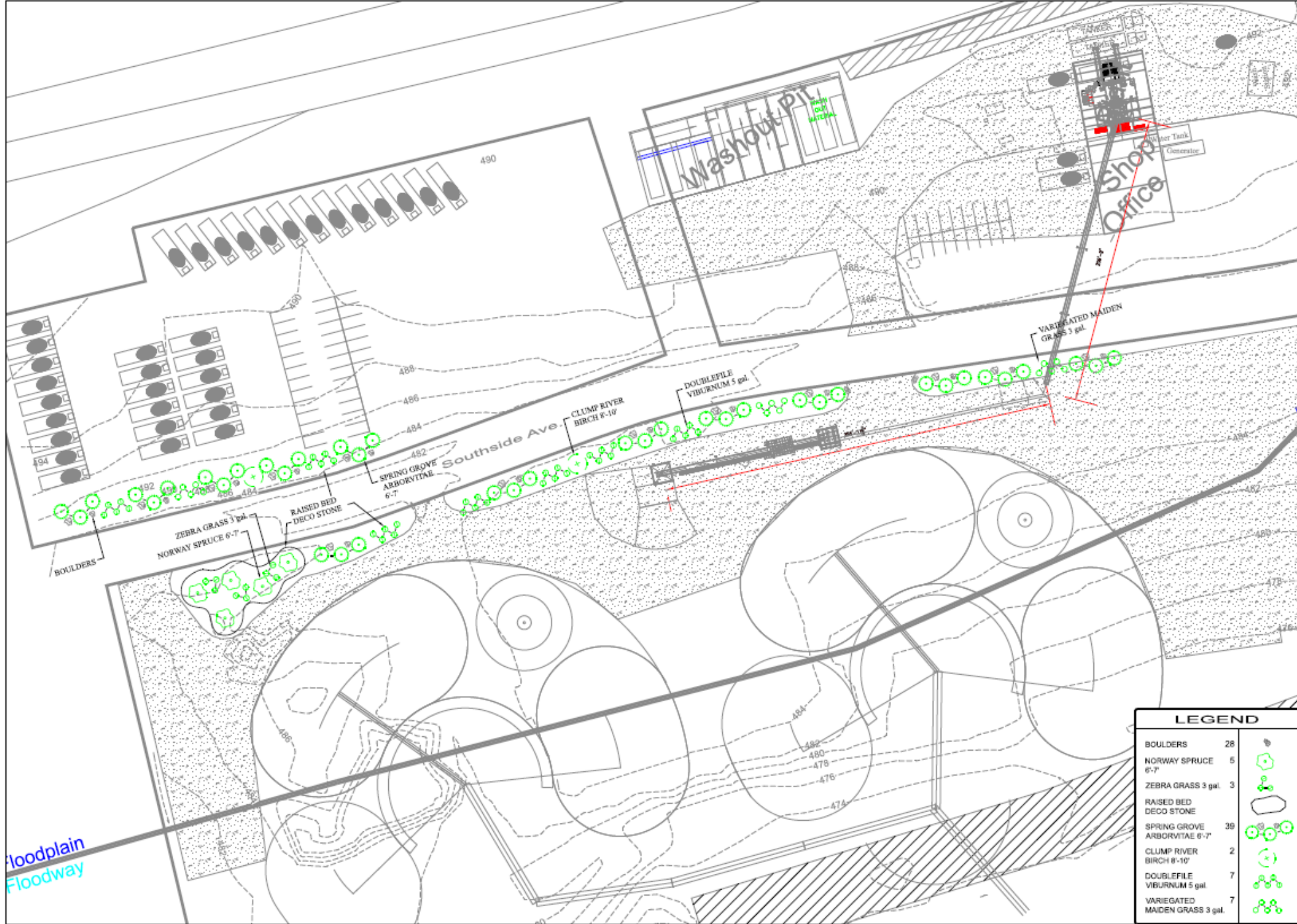
- Air Quality Permits- Ohio EPA and Southwest Ohio Air Quality Agency
  - Concrete Plant
  - Conveyors
  - Aggregate Stockpiles
  - Roadways
- Water Quality Permit- Ohio EPA
- U.S. Army Corps of Engineers Permit
- SERC – State Emergency Response Commission (Ohio EPA)

### **Air Best Management Practices:**

- Fully enclosed plant with dust collectors
- Wet suppression methods at transfer points
- Paved roadways and traffic areas
- Street sweeper dust collector
- Site layout- limited handling of materials

### **Water Best Management Practices:**

- Site Design- Control Water Flow
- Recycle Waters
- Secondary Containment of Pollutants and Chemicals
- Spill Prevention, Control, and Countermeasure Plan



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

**HILTOP CONCRETE**  
SOUTHSIDE AVE.

6777 East Miami River Road, Cleveland, Ohio 44130  
Ph: (513) 353-3189 Fax: (513) 353-0123

**Durbin**  
Nursery &  
Landscaping, Inc.

| LEGEND                         |    |
|--------------------------------|----|
| BOULDERS                       | 28 |
| NORWAY SPRUCE 6-7'             | 5  |
| ZEBRA GRASS 3 gal.             | 3  |
| RAISED BED DECO STONE          |    |
| SPRING GROVE ARBORVITAE 6-7'   | 39 |
| CLUMP RIVER BIRCH 8-10'        | 2  |
| DOUBLEFILE VIBURNUM 5 gal.     | 7  |
| VARIEGATED MAIDEN GRASS 3 gal. | 7  |

|                           |
|---------------------------|
| DRAWN<br><b>J. Durbin</b> |
| CHECKED                   |
| DATE<br><b>3-20-23</b>    |
| SCALE<br><b>1" = 30'</b>  |
| JOB NO.                   |
| SHEET<br><b>L1</b>        |





Relocation of Central Riverfront  
Operations and Vacation of Southside  
Place and Mississippi Street