COLERAIN
EST. 1794

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting
Tuesday, May 19, 2015 - 7:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

1. Meeting called to order.
   Pledge of Allegiance.
   Roll Call.

2. Approval of Minutes: Tuesday, April 28, 2015.

3. Public Address: None.

4. Final Development Plans:
   A. ZA2011-04 – Huntington Bank, Northgate Mall (Minor Amendment).

5. Public Hearings: None.

6. Informal Concept Review:
   A. 3541 and 3551 Banning Rd. – R-6 Residential to B-1 Neighborhood Business District.

7. Old Business: None.

8. New Business: None.

9. Administration: None.

10. Announcements: None.

11. Next Meeting: June 16, 2015.

12. Adjournment.

COLERAIN
EST. 1794
DEPARTMENT OF
PLANNING & ZONING
4200 SPRINGDALE ROAD
COLERAIN TOWNSHIP, OHIO 45251

STAFF REPORT: **MINOR MODIFICATION TO FINAL DEVELOPMENT PLAN**
CASE #: ZA 2011-04
HUNTINGTON BANK
NORTHGATE MALL
MAY 19, 2015

PREPARED BY: JULIA BRODSKY

PROJECT SUMMARY: The applicant proposes to construct a 3,180 SF new branch bank office on a previously approved undeveloped pad in outlot #2 at Northgate Mall on Colerain Avenue.

PROJECT HISTORY: Preliminary Development Plan | Trustees: Approved September 13, 2011

Final Development Plan | Zoning Commission: Approved November 20, 2012

OTHER AGENCY REPORTS: The Final Development Plan was reviewed by all required agencies in 2012. A new review of the Minor Modification has been sent to all required agencies.

The Hamilton County Engineer:

1. No landscaping, screening or obstructions shall be permitted in the public right-of-way.

2. Grading within the right-of-way must conform to the most appropriate Hamilton County typical section. Any grading plan having an effect on the public right-of-way must be reviewed and approved by the Hamilton County Engineer's Office. Right-of-way clearing and grading must occur during the initial phase of construction to facilitate utility relocation operations.

3. Colerain Avenue is a State Route and as such the Ohio Department of Transportation must be contacted for their comments.

The Hamilton County Engineer:

1. This project must submit for an Earthwork Permit from the Hamilton County Soil and Water Conservation District.

Ohio Department of Transportation:

1. No additional comments for the site since direct access to the parcel is not from Colerain (US 27).

REVIEW OF FDP: LANDSCAPING Findings:

Streetscape Buffer:

- Applicant proposes a curved 15' streetscape buffer along Colerain Avenue where 15' is required.
- Applicant proposes 5 shade trees in the streetscape buffer on Colerain Avenue where 5 are required.
- Applicant proposes that the five Shademaster Honeylocust trees planted in the sreetscape buffer to be 2" DBH where a minimum of 2.5" DBH is required.
- As part of the landscaping requirement in the streetscape buffer, the applicant proposes stone mulch to line up against the ROW (details shown on plan).
- The Zoning Resolution states that shrubs and hedges shall be planted at a minimum height of 36", however the applicant does not specify the height at time of planting for various shrubs proposed, only the height at maturity.

Parking Area:

- Per Section 14.6.1 of the Zoning Resolution, a minimum of 15% of the parking area shall be landscaped. The applicant proposes 4,462 SF of the parking area to be landscaped when only 3475.9 SF is required.
- Applicant proposes a minimum width of 9' landscaped islands in the parking area where a minimum width of 9' is required.

- Applicant proposes 8 trees in the parking area where 6.3 trees are required.
- Applicant proposes 20 shrubs where 18.8 are required.

REVIEW OF FDP: LIGHTING

Findings:

- Applicant proposes a maximum average illumination across the property of 7.1 fc where the maximum average permitted is not more than 2.0 fc.
- The Zoning Resolution requires light posts to not exceed a height of 24' for cut-off fixtures. It is not clear from the plans, the proposed height intended.

REVIEW OF FDP: SIGNAGE

Findings:

- Applicant proposes a 6'X8'1" illuminated monument sign to be placed on the south-east portion of the lot.
- Wall signage proposed:

North Elevation SF	East Elevation SF	South Elevation SF	West Elevation SF
38.4 SF	**38.4 SF**	**38.4 SF**	**29.4 SF**

- Wall signage permitted: Per the Zoning Resolution Section 15.8.2 (D)(1) - Wall signs may be permitted at a ratio of 1.0 SF for each lineal foot of building frontage.

North Elevation SF	East Elevation SF	South Elevation SF	West Elevation SF
0 SF	**51.11 SF**	**74.8 SF**	**0 SF**

- Directional signage is proposed throughout the site for navigation of vehicles.

REVIEW OF FDP: PARKING

Findings:

- Applicant proposes 47 parking spaces where only 13 spaces are permitted.
- Section 13.3.4(A)(2) states that an applicant may provide additional spaces but shall be required to provide a minimum of 20 percent landscaping coverage within the parking area. The applicant meets that requirement with 4,462 SF proposed when 4,634.6 SF would be required.
- Applicant proposes 24' drive aisles where 24' is required.
- Applicant proposes 9' X 18' parking stall where 9' X 19' is required.
- Zoning Resolution Section 13.5.1 requires 4 stacking spaces per drive thru lane to be provided for financial institutions. Applicant meets that requirement.
- Stacking spaces shall be a minimum of 10' by 20' in size. The applicant only proposes lanes to be a width of 9'.

REVIEW OF FDP: OTHER CONSIDERATIONS

Findings:

- Impervious Surface Ratio - The proposed site has an ISR of 60% where the maximum ISR is 75%.
- Dumpsters - Applicant proposes a dumpster enclosure on the south-east side of the property located in the "Service Patio".

RECOMMENDATION:

Staff recommends **APPROVAL** of this Minor Modification to a Final Development Plan with the following conditions and variances:

Conditions

1. Applicant shall state the height and/or DBH of all proposed shrubs and trees at the time of planting and must be within the guidelines of the zoning resolution as it states in Section 14.4.4 - Landscaping Materials.
2. Applicant shall adjust the lighting levels proposed to meet the maximum average of 2.0 fc permitted across the property.
3. Applicant shall identify the height of the light poles proposed and to not exceed a height of 24'.
4. Wall signage shall only be permitted on the east and south elevation.
5. Parking stalls shall be adjusted to meet the 9' X 19' requirement per Section 13.4.3 or the resolution.

Huntington

March 3, 2015

Mr. Geoff Milz
Colerain Township
4200 Springdale Rd.
Colerain Township, OH 45251

RE: Huntington Bank – Northgate Mall

Dear Mr. Milz:

We are requesting consideration of a Minor Amendment to the Final Development Plan for outlot #2 at Northgate Mall on Colerain Avenue. We propose to build a new branch bank office for Huntington Bank on this 1 acre site.

Proposed changes to the previously approved Final Development Plan include reducing the building footprint from approximately 3,000 sf to 2,793 sf; utilizing drive-thru kiosks with partial canopies in place of drive-thru lanes under a full building canopy; reducing the proposed number of parking spaces from 65 stalls to 47 stalls; and reconfiguring parking, drive aisles, drainage improvements, and utilities based on building footprint changes. The branch will be a +/-2793 SF one-story building w/ [3] drive-thru kiosks. The building materials consist of stacked stone + EIFS veneer w/ aluminum storefront + sun control canopies. The building design slopes from front [entry] to back w/ white TPO roof material with perimeter parapets. The site will be developed and landscaped per Township and Northgate Mall Zoning Resolution No. 55-11 requirements and will have approximately 47 parking spaces and 41% green space.

Enclosed please find the following information:

1. Application for Minor Amendment to Final Development Plan, signed
2. Ten (10) 24"x36" Site, Landscape, Lighting, and Building plans
3. Ten (10) 11"x17" Site, Landscape, Lighting and Building plans
4. Ten (10) 11"x17" Color Landscape, Signage & Building Elevations
5. Application Fee of $550.00

Thank you for your assistance and please contact me should you need any additional information.

HUNTINGTON NATIONAL BANK
Sincerely;

Jeff Stogner

Jeff Stogner

Member FDIC ® and Huntington® are federally registered service marks of Huntington Bancshares Incorporated.

APPLICATION FOR MINOR AMENDMENT TO
FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251
(513) 385-7505

RECEIVED
MAR 03 2015
COLERAIN ZONING

Case No.: ZA 2011-04 **Date Filed**

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: ____ Parcels: 510-0103-0246-00

Name of Owner: Huntington National Bank

Address: 37 West Broad Street

City: Columbus State: Ohio Zip: 43215

Name of Project Site: Huntington Bank - Northgate Mall

Brief description of change:

Revised building, parking lot layout, landscaping, and site lighting

Name of Applicant: Jeff Stogner

Telephone No.: 614.679.0918 Email Address: jeff.stogner@huntington.com

Address: 37 West Broad St City: Columbus State: OH Zip: 43215

Signature:

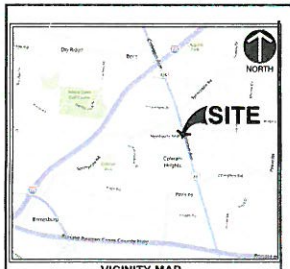
Jeff Stogner Date: 2/25/15

Please check one: X Owner ____ Agent ____ Lessee

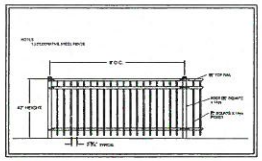
Filing fee shall accompany the application. Make check payable to: ***Colerain Township Board of Trustees***. THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

SITE LAYOUT PLAN NOTES

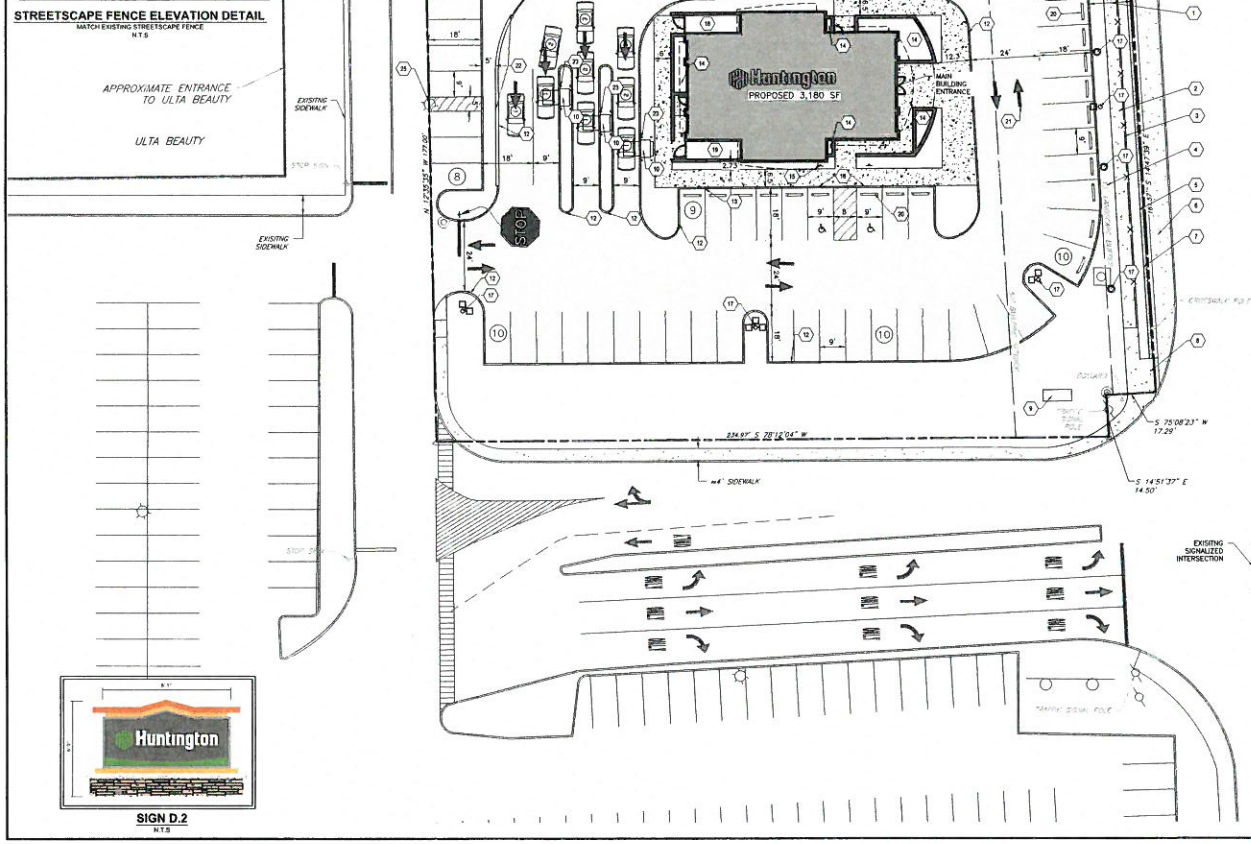
1. STREETSCAPE BUFFER PER APPROVED MASTERPLAN
2. PROPOSED STREETSCAPE SIDEWALK
3. PROPOSED STREETSCAPE FENCE (SEE DETAIL)
4. PROPOSED STREETSCAPE PLANTING BED
5. EXISTING GUARDRAIL TO BE REMOVED
6. EXISTING SIDEWALK
7. EXISTING CONCRETE RETAINING WALL
8. REMOVE ONE AND A HALF 12" HIGH SECTION (12 LF) OF RETAINING WALL TO ACCOMMODATE SIDEWALK CONNECTION
9. PROPOSED 5'x6' STACKED STONE BASE MONUMENT SIGN PER APPROVED SIGNAGE PLAN (SEE DETAIL)
10. HUNTINGTON BANK DRIVE-UP KIOSK. SEE SIGN PLANS FOR DETAILS
11. NOT USED
12. TYPE 6 CONCRETE CURB
13. CONCRETE CURB AND SIDEWALK
14. LANDSCAPE PLANTER
15. "ACCESSIBLE PARKING" SIGNS. PROVIDE STRIPED AISLES
16. FLUSH CURB
17. SITE LIGHT LOCATION SHOWN FOR REFERENCE ONLY. SEE SITE LIGHTING PLAN FOR DETAILS.
18. SERVICE PATIO
19. EQUIPMENT PATIO
20. PRECAST CONCRETE WHEEL STOP
21. DIRECTIONAL PAVEMENT MARKINGS
22. RETAINING WALL
23. PIPE BOLLARD
24. EXISTING PARKING STALLS TO REMAIN
25. EXISTING LIGHT POLE TO REMAIN
26. EXISTING PARKING STALLS TO BE RESTRIPED



VICINITY MAP
N.T.S



STREETSCAPE FENCE ELEVATION DETAIL
MATCH EXISTING STREETSCAPE FENCE
N.T.S



ZONING SUMMARY:

EXISTING ZONING:	PD-B PLANNED BUSINESS DISTRICT
BUILDING SETBACK:	50'
LANDSCAPE BUFFER (FROM R.O.W.):	15'
TOTAL BUILDING FOOTPRINT:	3,180 SF
MAX. BUILDING FOOTPRINT ALLOWED (25% OF PROPERTY):	11,120 SF
PROPOSED SITE:	
TOTAL SITE AREA:	43,758 SF (1.005 AC.)
BLDG AREA :	3,180 SF
PAVEMENT, PARKING, SIDEWALKS:	23,173 SF
GREEN SPACE AREA (EXCLUDING PEDESTRIAN WALKWAYS)	17,576 SF
OPEN SPACE AREA (INCLUDING OPEN AREAS AND PEDESTRIAN WALKWAYS):	20,967 SF
PERCENT GREEN SPACE	40%
MIN. GREEN SPACE REQUIRED:	25%
PERCENT OPEN SPACE	48%
MIN. OPEN SPACE REQUIRED:	15%
PROPOSED BUILDING:	
MAIN HEIGHT:	24'-0"
MAX. HEIGHT ALLOWED:	45'-0"
PARKING SUMMARY:	
REQUIRED:	
4 STALLS/1000 SF (BANK):	13 STALLS
STALL SIZE:	9' x 19'
PROVIDED:	
REGULAR STALLS:	45 STALLS
HANDICAP ACCESSIBLE:	2 STALLS
TOTAL STALLS:	47 STALLS
STALL SIZE:	9' x 18'

LEGEND

- PROPERTY BOUNDARY
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING GUARDAIL
- EXISTING CONTOUR
- EXISTING RIGHT OF WAY
- EXISTING SIGN
- BUILDING SETBACK LINE
- SF — PROPOSED SILT FENCE
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED FENCE
- PROPOSED PARKING STALL COUNT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT

SIGN D.2
N.T.S

FINAL DEVELOPMENT PLAN

NORTH
SCALE IN FEET
0 20 40

Civil & Environmental Consultants, Inc.
5899 Montgomery Blvd. - Cincinnati, OH 45150
513-985-9250 : 800-759-3515
www.cecinc.com

DRAWING ISSUE & REVISION STATUS		
Mark	Date Issued	Description
1	3/3/2015	COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN
2	4/30/2015	COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN

Huntington

Retail Bank Office
Northgate Mall
Colerain, Ohio

junto

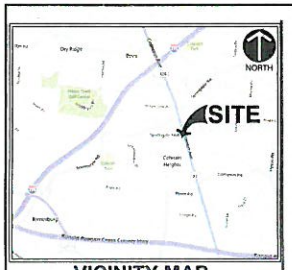
STATE OF OHIO
MATTHEW D. GRAMZA
E-67146
REGISTERED
PROFESSIONAL ENGINEER

PROJECT # : CEC 150-231
DRAWN BY : ADL
CHK'D BY : ASR

SITE LAYOUT PLAN

C200

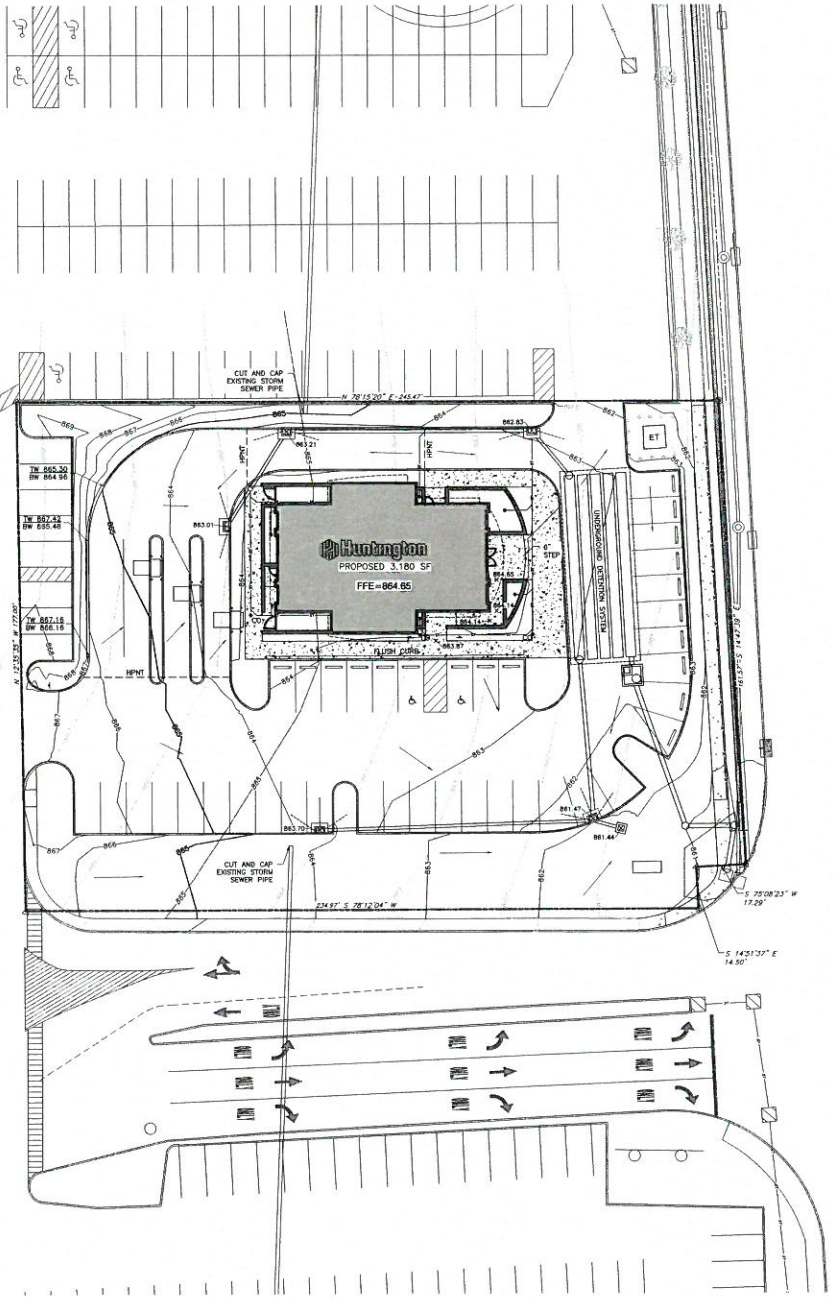
NOTICE: As an instrument of service, this Drawing is the property of the Architect and may be used only for this Project. Modifications to this Drawing may be made only by the Architect.



VICINITY MAP
N.T.S

APPROXIMATE ENTRANCE TO ULTA BEAUTY

ULTA BEAUTY



COLERAIN AVENUE-S.R.27 (R.O.W. VARIES)

MALL DRIVE (60' R.O.W.)

EXISTING LEGEND:

DESCRIPTION	DESCRIPTION
EXISTING SIDEWALK	GUARDRAIL
SIGN	

PROPOSED LEGEND:

DESCRIPTION	DESCRIPTION
SIDEWALK	STORM CLEANOUT
CURB INLET	ROOF DRAIN
EXISTING CONTOUR	STORM LINE
PROPOSED CONTOUR	PROP. TOP OF WALL
PROP. PAVEMENT ELEV.	PROP. BOTTOM OF WALL
PROP. FLOW DIRECTION	

FINAL DEVELOPMENT PLAN

NORTH

SCALE IN FEET
0 20 40

Ohio Utilities Protection Services
Call 811 before you dig
Call Toll Free 800-362-2764

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

Civil & Environmental Consultants, Inc.
5500 Montclair Blvd. - Cincinnati, OH 45150
513-985-9226 - 800-759-5814
www.cecinc.com

DRAWING ISSUE & REVISION STATUS

Mark	Date Issued	Description
1	3/2/2015	COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN
2	4/20/2015	COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN

Huntington

Retail Bank Office
Northgate Mall
Colerain, Ohio

junto

STATE OF OHIO
MATTHEW D. GRAMZA
E-67146
REGISTERED PROFESSIONAL ENGINEER

PROJECT # : CEC 150-231
DRAWN BY : ADL
CHKD BY : ASR

GRADING PLAN

C300

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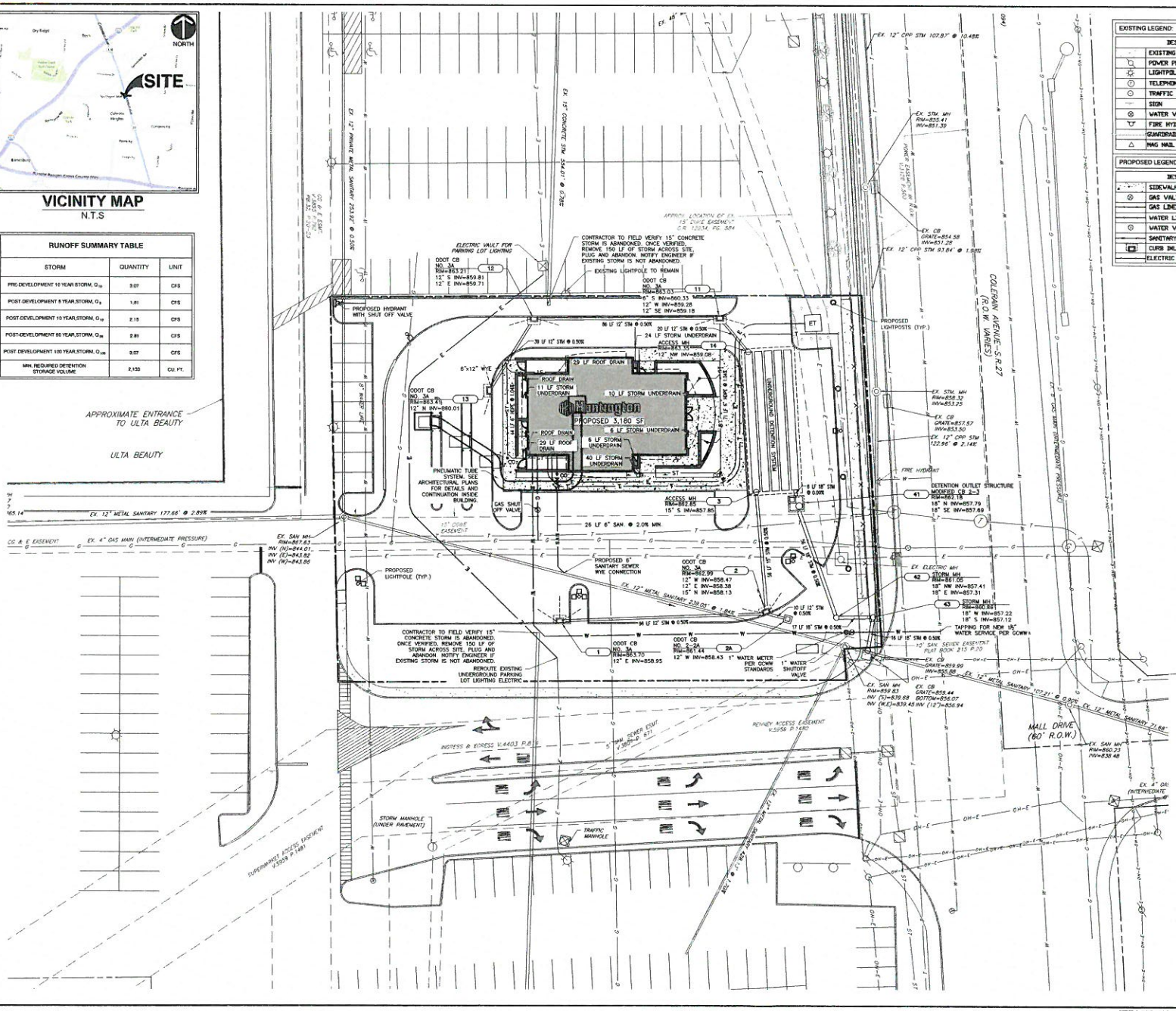
VICINITY MAP
N.T.S

RUNOFF SUMMARY TABLE		
STORM	QUANTITY	UNIT
PRE-DEVELOPMENT 10 YEAR STORM, Q_{10}	3.07	CFS
POST-DEVELOPMENT 5 YEAR STORM, Q_5	1.81	CFS
POST-DEVELOPMENT 10 YEAR STORM, Q_{10}	2.15	CFS
POST-DEVELOPMENT 50 YEAR STORM, Q_{50}	2.91	CFS
POST-DEVELOPMENT 100 YEAR STORM, Q_{100}	3.07	CFS
MIN. REQUIRED DETENTION STORAGE VOLUME	2,133	CU. FT.



EXISTING LEGEND:			
	DESCRIPTION		DESCRIPTION
	EXISTING SIDEWALK		SANITARY MANHOLE
	POWER POLE		STORM MANHOLE
	LIGHTPOLE		CURB INLET
	TELEPHONE MANHOLE		INLET
	TRAFFIC MANHOLE		GAS MANHOLE
	SIGN		GAS VALVE
	WATER VALVE		OVERHEAD ELECTRIC LINE
	FIRE HYDRANT		UNDERGROUND TELEPHONE
	GUARDRAIL		WATER LINE
	MAG NAIL SET		GAS LINE

PROPOSED LEGEND:			
	DESCRIPTION		DESCRIPTION
	SIDEWALK	CO	STORM CLEANOUT
	GAS VALVE	CO	SANITARY CLEANOUT
	GAS LINE		ROOF DRAIN
	WATER LINE		STORM LINE
	WATER VALVE		LIGHTPOLE (TYP.)
	SANITARY LINE		LIGHTPOLE DOUBLE (TYP.)
	CURB INLET		LIGHTPOST
	ELECTRIC LINE		UNDERGROUND TELEPHONE

UTILITY CONTACTS

SANITARY SEWER SERVICE:

METROPOLITAN SEWER DISTRICT
1600 GEST STREET
CINCINNATI, OH 45204
JEFF ZISTLER
(513) 287-1429

WATER SERVICE:

CINCINNATI WATERWORKS
4747 SPRING GROVE AVE
CINCINNATI, OH 45232
TODD REUTELSCHOFER
(513) 591-7854

STORM WATER FACILITIES:

HAMILTON COUNTY PUBLIC WORKS
800 COUNTY ADMINISTRATION BUILDING
138 E. COURT STREET
CINCINNATI, OHIO 45204
JIM WELBER
(513) 946-4753

TELEPHONE SERVICE:

CINCINNATI BELL
221 EAST FORTH STREET - ROOM 403
CINCINNATI, OHIO 45201
BILL SAVITS
(513) 397-9848

ELECTRIC SERVICE:
GAS SERVICE:

DUKE ENERGY
5445 AUDRO DRIVE
CINCINNATI, OHIO 45247
DAVID COMPTON
(513) 287-1429

FINAL DEVELOPMENT PLAN

Civil & Environmental Consultants, Inc.
5899 Montclair Blvd. - Cincinnati, OH 45150
513-985-0256 - 800-759-5614
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2	4/3/2015	COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN

Huntington
Retail Bank Office
Northgate Mall
Colerain, Ohio

junto ARCHITECTURE

STATE OF OHIO
MATTHEW D. GRAMZA
E-67146
REGISTERED PROFESSIONAL ENGINEER

PROJECT # : CEC 150-231
DRAWN BY : ADL
CHKD BY : ASR

UTILITY PLAN

C500

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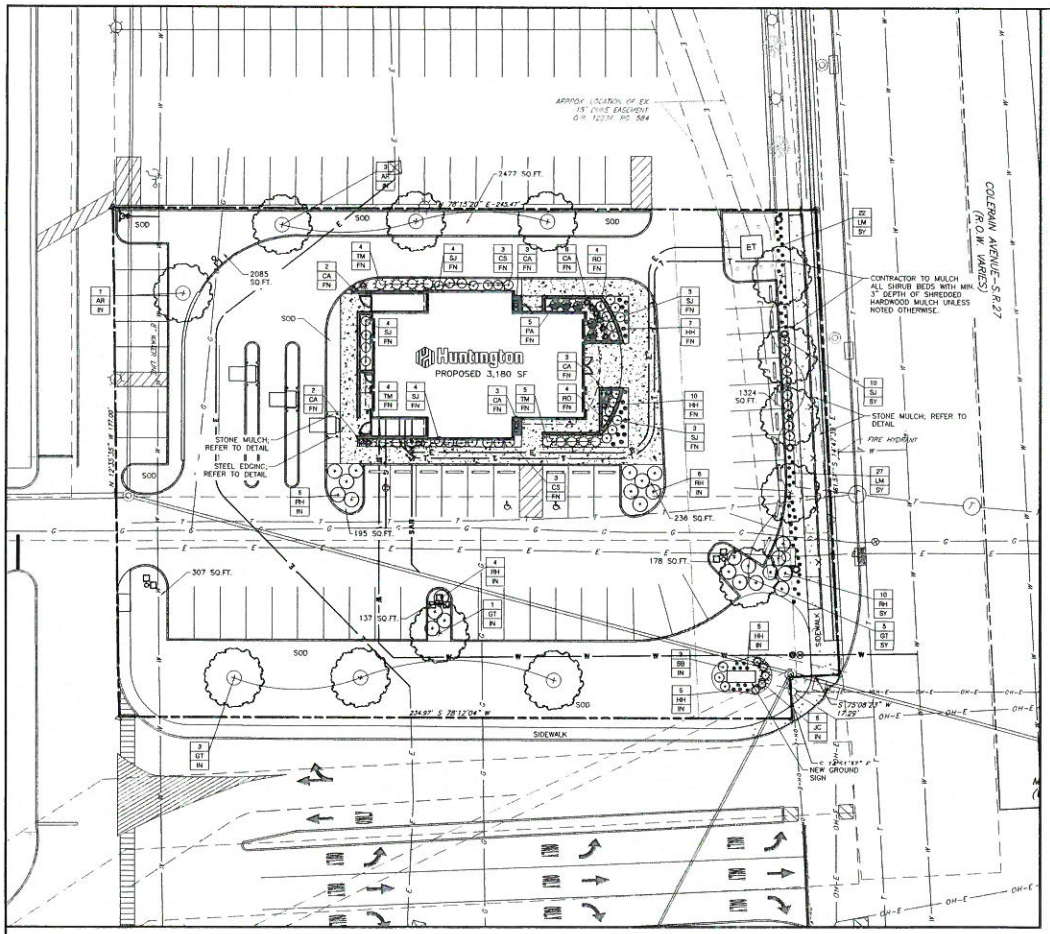


OVERALL PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE CONT.	REMARKS	HEIGHT AT MATURITY / SPREAD AT MATURITY
	AR	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2-1/2" Cal. B & B	Deciduous Tree	40'-50' / 30'-50'
	CA	19	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	12"-18" No. 1 Cont.	Ornamental Grass	3' / 3'
	CS	6	Cheiranthus x cupaniis 'Texas Scarlet'	Texas Scarlet Flowering Quince	15"-18" No. 7 Cont.	Deciduous Shrub	2'-3' / 3'-4'
	GT	9	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" Cal. B & B	Deciduous Tree	50' / 50'
	HH	27	Hemerocallis spp. 'Mini Stella'	Mini Stella Daylily	12" No. 2 Cont.	Perennial	18" / 18" Space 18" O.C.
	JC	5	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	12"-15" No. 5 Cont.	Evergreen Shrub	2'-3' / 4'-5'
	LM	49	Liriope muscari 'Big Blue'	Big Blue Liriope	12" No. 2 Cont.	Perennial	18" / 18" Space 18" O.C.
	PA	5	Picea abies 'Nidiformis'	Bird's nest Spruce	12"-15" No. 7 Cont.	Evergreen Shrub	2' / 2'-3'
	RH	25	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18"-24" No. 7 Cont.	Deciduous Shrub	2'-3' / 4'-6'
	RO	8	Rosa spp. 'Nearly Wild'	Nearly Wild Shrub Rose	18"-24" No. 7 Cont.	Deciduous Shrub	3'-4' / 4'-5'
	SB	3	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	18"-24" No. 5 Cont.	Deciduous Shrub	2'-3' / 3'-4'
	SJ	28	Spiraea japonica 'Walbumo'	Magic Carpet Spiraea	12"-15" No. 5 Cont.	Deciduous Shrub	2'-3' / 3'-4'
	TM	13	Taxus x media 'Densiformis'	Dwarf Yew	18"-24" No. 5 Cont.	Evergreen Shrub	4'-5' / 4'-5'

SYMBOL	DESCRIPTION
SY	STREETSCAPE BUFFER REQUIREMENTS
IN	INTERIOR PARKING LOT REQUIREMENTS
FN	FOUNDATION PLANTINGS

1	PLANT QUANTITY
AQ	PLANT TYPE
PL	REQ. LOCATION

'SY'- STREETSCAPE BUFFER YARD PLANTING REQUIREMENTS

(MIN. 15' WIDE BUFFER YARD REQUIRED)
(1 TREE PER 35 LF ALONG STREET FRONTAGE REQUIRED LANDSCAPING)
(MIN. 10 SQ.FT. REQUIRED FOR EVERY 100 SQ.FT. OF STREETSCAPE BUFFER REQUIRED)

SYMBOL	STREET FRONTAGE	NUMBER OF REQUIRED TREES	NUMBER OF PROVIDED TREES	BUFFER SQ.FT. REQUIRED	BUFFER SQ.FT. PROVIDED
	162 LF	4.62	5	55.5	55.5

'IN'- INTERIOR PARKING LOT PLANTING REQUIREMENTS

(15% OF TOTAL PARKING LOT THAT MUST HAVE REQUIRED LANDSCAPE AREA)
(2 TREES AND 6 SHRUBS PER 15 SPACES REQUIRED)

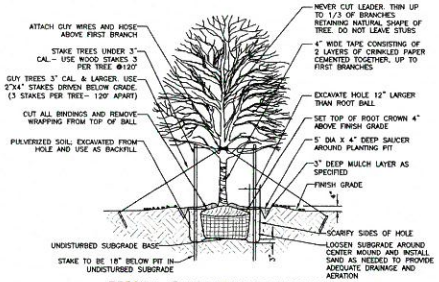
SYMBOL	NUMBER OF PARKING SPACES	NUMBER OF REQUIRED TREES	NUMBER OF PROVIDED TREES	NUMBER OF REQUIRED SHRUBS	NUMBER OF PROVIDED SHRUBS
	47	6.266	8	18.799	20
	PARKING AREA	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA		
	23,173 SQ.FT.	3,475.9 SQ.FT.	4,462 SQ.FT.		

GENERAL LANDSCAPE NOTES:

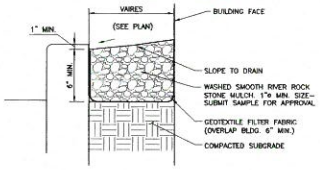
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK. ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

ZONING SUMMARY:

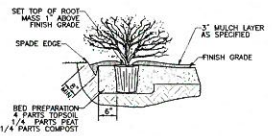
EXISTING ZONING:	PD-B PLANNED BUSINESS DISTRICT
BUILDING SETBACK:	50'
LANDSCAPE BUFFER (FROM R.O.W.):	15'
TOTAL BUILDING FOOTPRINT:	3,180 SF
MAX. BUILDING FOOTPRINT ALLOWED (25% OF PROPERTY):	11,120 SF
PROPOSED SITE:	
TOTAL SITE AREA:	43,758 SF (1.005 AC.)
BLDG AREA :	3,180 SF
PAVEMENT, PARKING, SIDEWALKS:	23,173 SF
GREEN SPACE AREA (EXCLUDING PEDESTRIAN WALKWAYS)	17,576 SF
OPEN SPACE AREA (INCLUDING OPEN AREAS AND PEDESTRIAN WALKWAYS):	20,967 SF
PERCENT GREEN SPACE	40%
MIN. GREEN SPACE REQUIRED:	25%
PERCENT OPEN SPACE	48%
MIN. OPEN SPACE REQUIRED:	15%
PROPOSED BUILDING:	
MAIN HEIGHT:	24'-0"
MAX. HEIGHT ALLOWED:	45'-0"
PARKING SUMMARY:	
REQUIRED:	
4 STALLS/1000 SF (BANK):	13 STALLS
STALL SIZE:	9' x 19'
PROVIDED:	
REGULAR STALLS:	45 STALLS
HANDICAP ACCESSIBLE:	2 STALLS
TOTAL STALLS:	47 STALLS
STALL SIZE:	9' x 18'



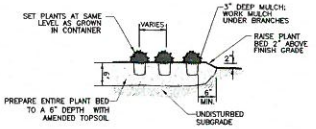
DETAIL 1 - SHADE TREE PLANTING DETAIL
NOT TO SCALE



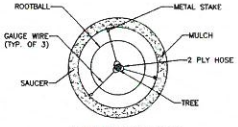
DETAIL 4 - STONE MULCH DETAIL
NOT TO SCALE



DETAIL 3 - SHRUB/ SMALL TREE PLANTING DETAIL
NOT TO SCALE



DETAIL 2 - ORNAMENTAL GRASS/ PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



NOTE: LOCATE 1 STAKE DIRECTLY SOUTHWEST OF TREE TRUNK

DETAIL 3 - TREE STAKING DETAIL
NOT TO SCALE

SCALE IN FEET
0 20' 40'

811 Know what's below. Call before you dig.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

FEA
Civil & Environmental Consultants, Inc.
5899 Montclair Blvd. - Cincinnati, OH 45150
513-985-0226 - 800-759-0514
www.ceciinc.com

DRAWING ISSUE & REVISION STATUS

Mark	Date	Issue
		COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN
1	3/3/2015	COLERAIN TOWNSHIP ZONING FINAL DEVELOPMENT PLAN
2	4/28/2015	

Huntington
Retail Bank Office
Northgate Mall
Colerain, Ohio

junto ARCHITECTURE

STATE OF OHIO
MATTHEW D. GRAMZA
E-67146
REGISTERED PROFESSIONAL ENGINEER

PROJECT # : CEC 150-231
DRAWN BY : ADL
CHKD BY : ASR

LANDSCAPE PLAN

C700

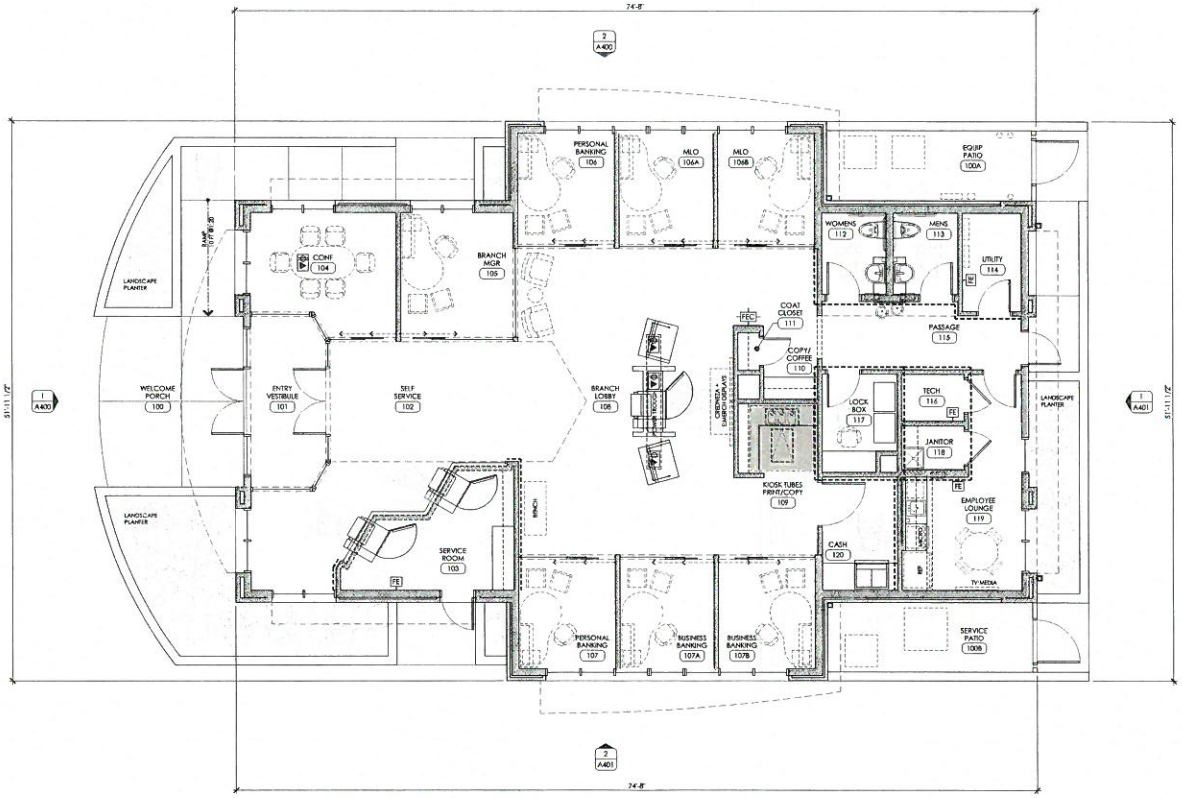
NOTICE: As an instrument of service, this Drawing is the property of the Architect and may be used only for this Project. Modifications to this Drawing may be made only by the Architect.

Huntington

- PROPOSED NEW HUNTINGTON BANK -

COLERAIN TOWNSHIP, OHIO

CEC



1 3/16"=1'-0" **REFERENCE FLOOR PLAN : LEVEL ONE**

junto DESIGN STUDIO
ARCHITECTURE INTERIOR DESIGN

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Tampa, Florida 33602 **USA**
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Client Information:

Huntington National Bank
37 West Broad Street
Columbus, Ohio 43215

Project | Location Information:

Architecture for:
HNB :: HUB Northgate Mall
9501 Colerain Avenue
Cincinnati, Ohio 45251

Consultant Information:

Additional Information:

No.	Phase Description	Date
1	Approval Docs	03.03.2015
2	Permit Docs	05.01.2015

No.	Revision Description	Date

Professional Seal:
PRELIMINARY DOCUMENT : N.F.C.

STATE OF OHIO
JOHN R. MISTRETTA
13190014
REGISTERED ARCHITECT

John A. Mistretta AR13160014

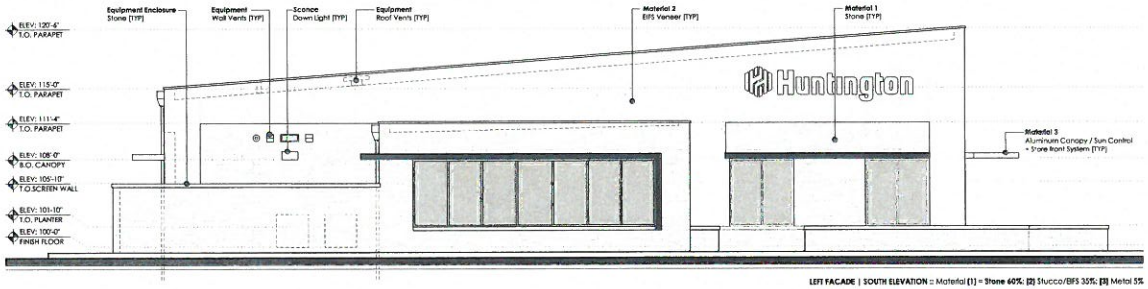
Project Number:
14.403.02

Sheet Title:
REFERENCE FLOOR PLAN
LEVEL ONE

Original size is 24"x36". Copy Reductions N.T.S.

Sheet Number:
A301

PRELIMINARY DOCUMENT : **NOT FOR CONSTRUCTION [N.F.C.]**



LEFT FACADE | SOUTH ELEVATION :: Material **(1) = Stone 60%; (2)** Stucco/EIFS 35%; **(3)** Metal 5%

2 | 3/16"=1'-0" | **EXTERIOR ELEVATION :: LEFT FACADE**

FRONT FACADE | (ENTRY) EAST ELEVATION :: Material **(1) = Stone 60%; (2)** Stucco/EIFS 35%; **(3)** Metal 5%

1 | 3/16"=1'-0" | **EXTERIOR ELEVATION :: FRONT FACADE**

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37 West Broad Street
Columbus, Ohio 43215

Project | Location Information:

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9501 Colerain Avenue
Cincinnati, Ohio 45251

Consultant Information:

Additional Information:

No.	Phase Description	Date
1	Approval Docs	03.03.2015
2	Permit Docs	05.01.2015

No.	Revision Description	Date

Professional Seal:
PRELIMINARY DOCUMENT : N.F.C.

John A. Mistretta AR1316014

Project Number: 14.403.02

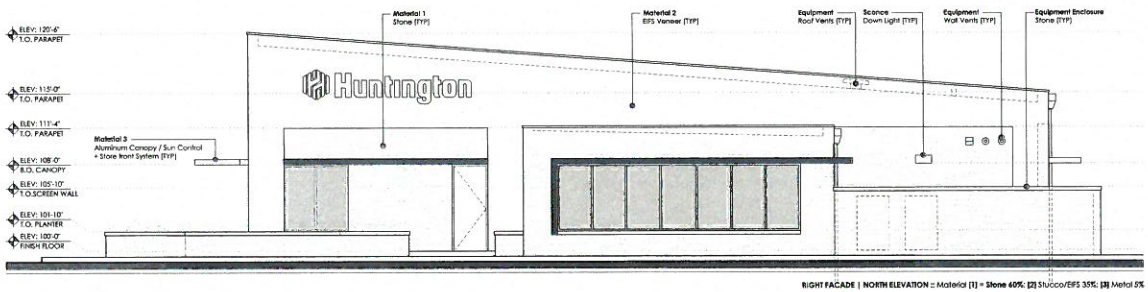
Sheet Title:
EXTERIOR ELEVATIONS

Original size: 24"x36", Copy Reduction 11"x17"

Sheet Number:

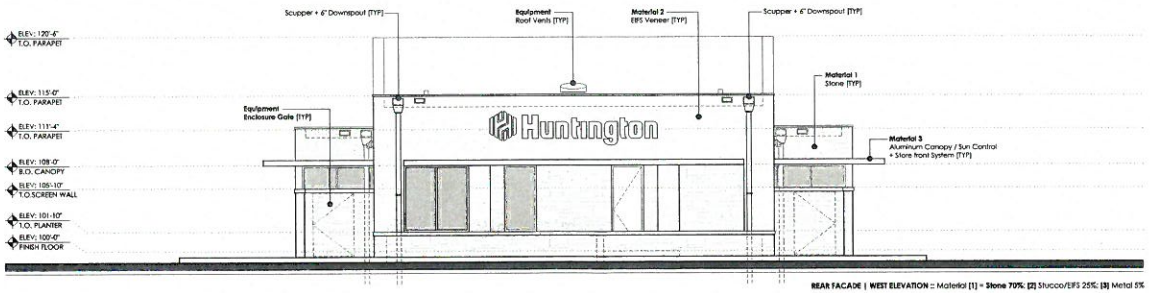
A400

PRELIMINARY DOCUMENT : **NOT FOR CONSTRUCTION [N.F.C.]**



RIGHT FACADE | NORTH ELEVATION :: Material [1] = Stone 60%; [2] Stucco/EIFS 35%; [3] Metal 5%

2 | 3/16"=1'-0" | **EXTERIOR ELEVATION :: RIGHT FACADE**



REAR FACADE | WEST ELEVATION :: Material [1] = Stone 70%; [2] Stucco/EIFS 25%; [3] Metal 5%

1 | 3/16"=1'-0" | **EXTERIOR ELEVATION :: REAR FACADE**

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Client Information:

Huntington National Bank
37 West Broad Street
Columbus, Ohio 43215

Project | Location Information:

Architecture for:
HNB :: HUB Northgate Mall
9501 Colerain Avenue
Cincinnati, Ohio 45251

Consultant Information:

Additional Information:

No.	Phase Description	Date
1	Approval Docs	03.03.2015
2	Permit Docs	05.01.2015

No.	Revision Description	Date

Professional Seal:
PRELIMINARY DOCUMENT : N.F.C.

STATE OF OHIO
JOHN R. MISTRETTA
13316014
REGISTERED ARCHITECT

John A. Mistretta AR13160l4

Project Number: 14.403.02

Sheet Title: EXTERIOR ELEVATIONS

Original size = 24"x36" Copy Reductions N.T.S.

Sheet Number: A401

PRELIMINARY DOCUMENT : **NOT FOR CONSTRUCTION [N.F.C.]**

[HUB] PROTOTYPE 1

NEIGHBORHOOD MATERIAL[S]

DETERMINE MODULAR ORIENTATION

Raised Entry Patio + Planters
Huntington Accent Canopy Arc
"OCR" Pods transform HUB to SPOKE
Visor Orientation + Horizontal Extension

DETERMINE NEIGHBORHOOD MATERIALS

Primary Taupe "CHASSIS" Form
Select **Accent Material** for "OCR POD" + "Welcome Porch" element[s] to compliment to neighborhood aesthetic and/or local DRC approval requirements.

ACCENT MATERIAL
Stacked Stone Veneer

JUNTO ARCHITECTS, INTERIOR DESIGN + BRANDING
101 South Franklin Street : Suite 203 | Tampa, Florida 33602 **USA**
mail : info@**junto**ds.com | web : www.**junto**ds.com

HUNTINGTON NATIONAL BANK [HNB] Schematic Design Prototype
NOT FOR CONSTRUCTION Original Document Size 11x17
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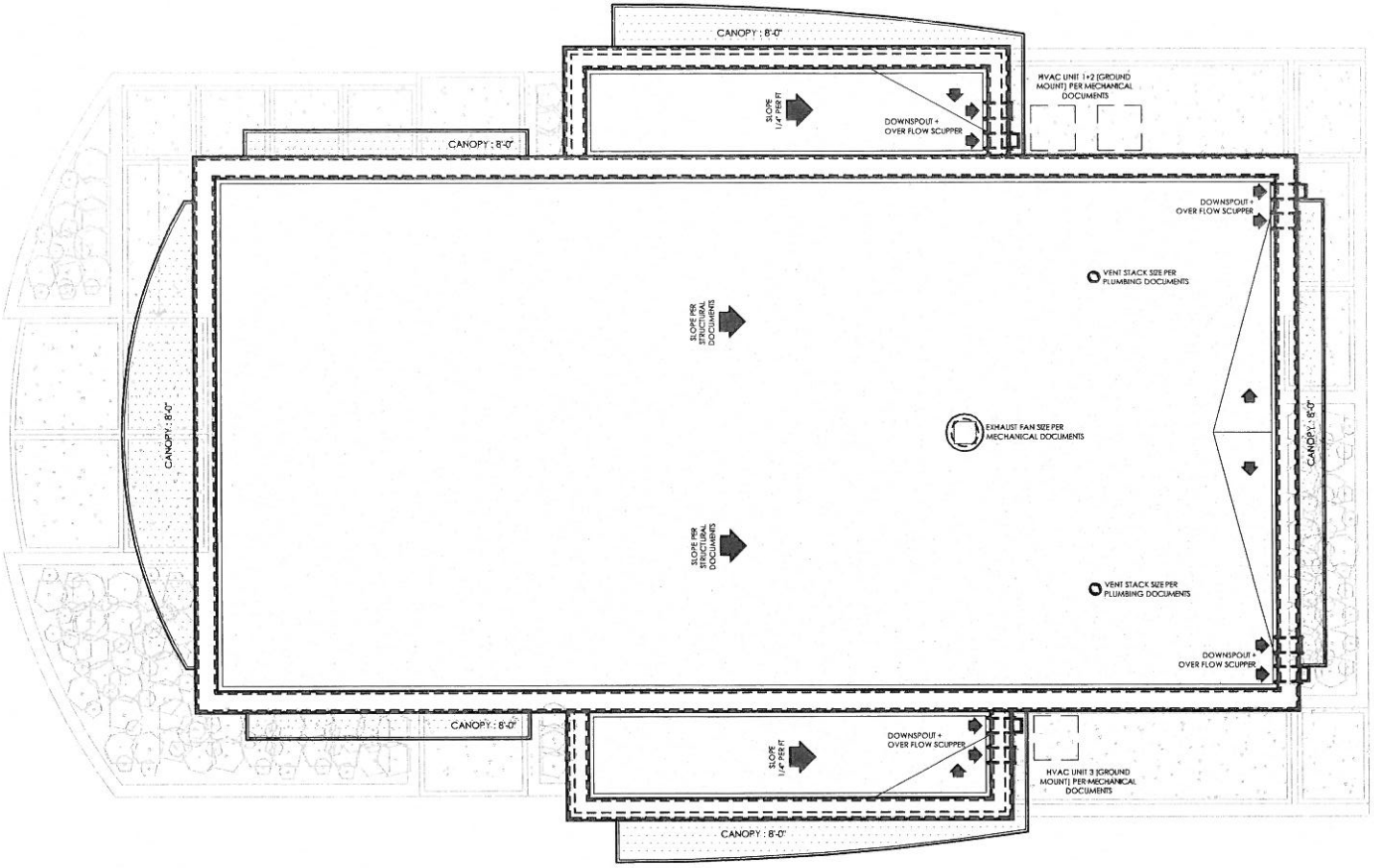


Note | Reference : Schematic Design NOT for Construction

BUILDING AREA = 3,180 GSF

JUNTO Design Studio : Architecture + Interior Design

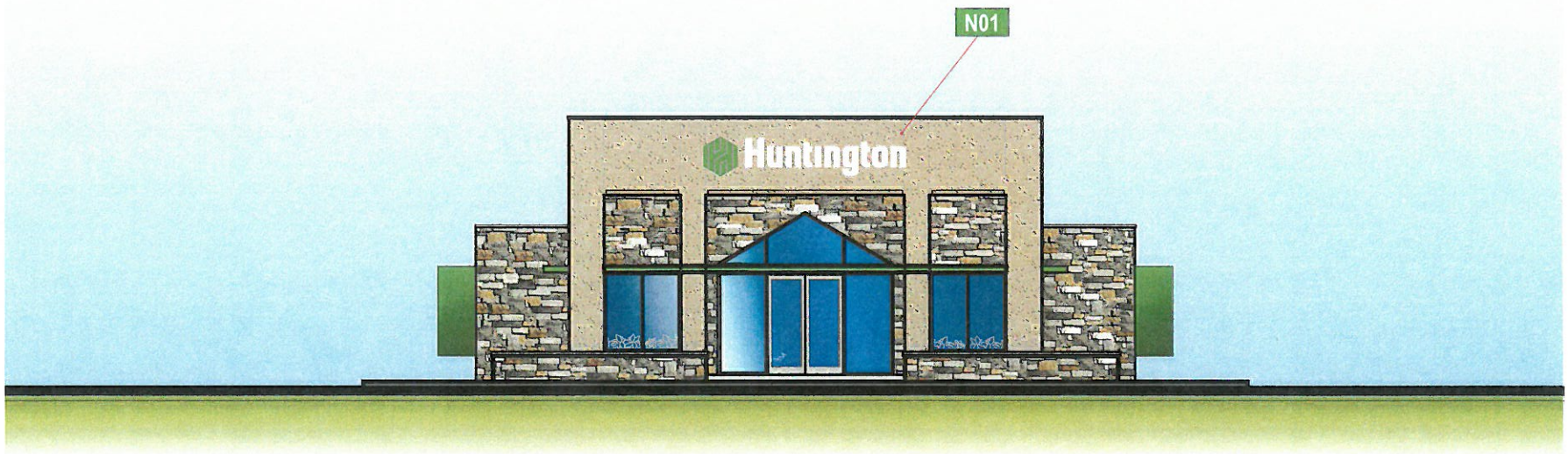
HUNTINGTON BANK :: Northgate [HUB]

Date : 04.14.2015 | Scale : 3/32"=1'-0"

SRP.01

Schematic Roof Plan v4

N01 HNT.CLW_24 24"h Ill T/W Wht Chnl Ltrs w/Grn Logo 2' 8-5/8"oah x 14' 1-1/2"oal (38.4 SF)



Front (Entry) Elevation

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington	RJW	02.26.15
ADDRESS		DWG NUM
HNT_NB29 Northgate Mall 9501 Colerain Ave Cincinnati, OH 45251		A22739
		SHEET
		1

DATE	REVISION	BY
03.02.15	Elevations revised. Revised N09	AFR

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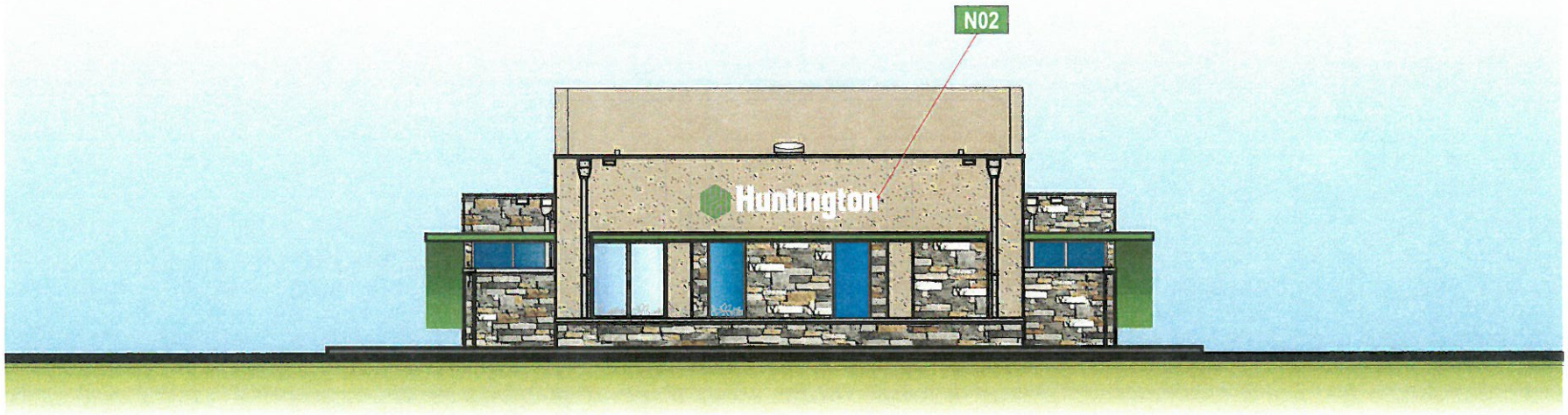
N02 HNT.CLW_21 21"h III T/W Wht Chnl Ltrs w/Grn Log o 2' 4-1/2"oah x 12' 4-1/4"oal (29.4 SF)



Rear Elevation

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Huntington	RJW	02.26.15
ADDRESS		DWG NUM
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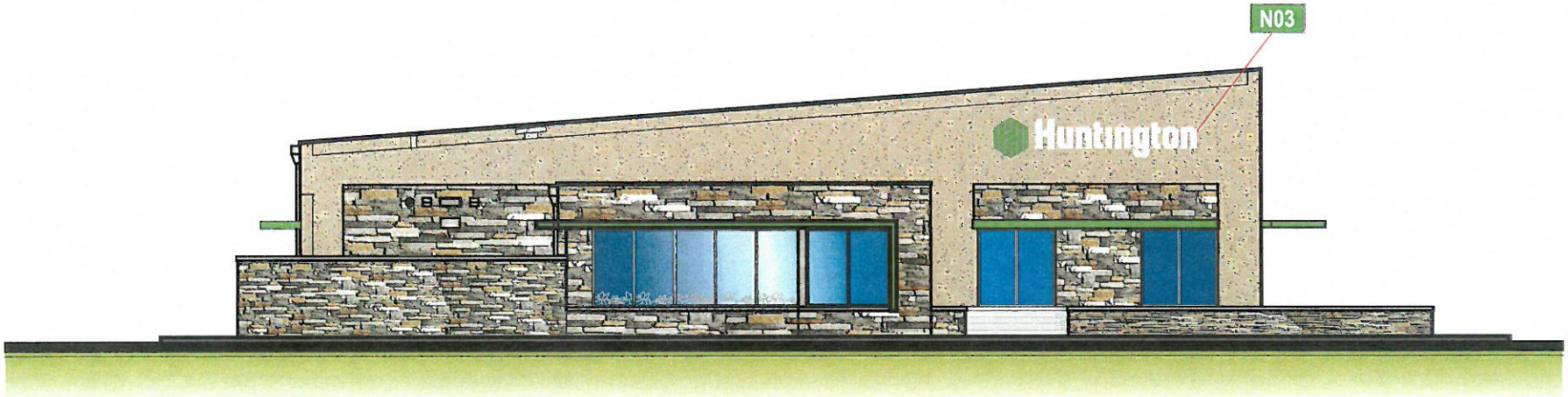
N03 HNT.CLW_24 24"h Ill T/W Wht Chnl Ltrs w/Gm Logo 2' 8-5/8"oah x 14' 1-1/2"oal (38.4 SF)



Left Elevation

PHILADELPHIASIGN
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TITLE	DWG BY	DATE	DATE	REVISION	BY
Huntington	RJW	02.26.15	03.02.15	Elevations revised. Revised N09	AFR
ADDRESS: HNT_NB29 Northgate Mall, 9501 Colerain Ave, Cincinnati, OH 45251		DWG NUM: A22739			
		SHEET: 3			

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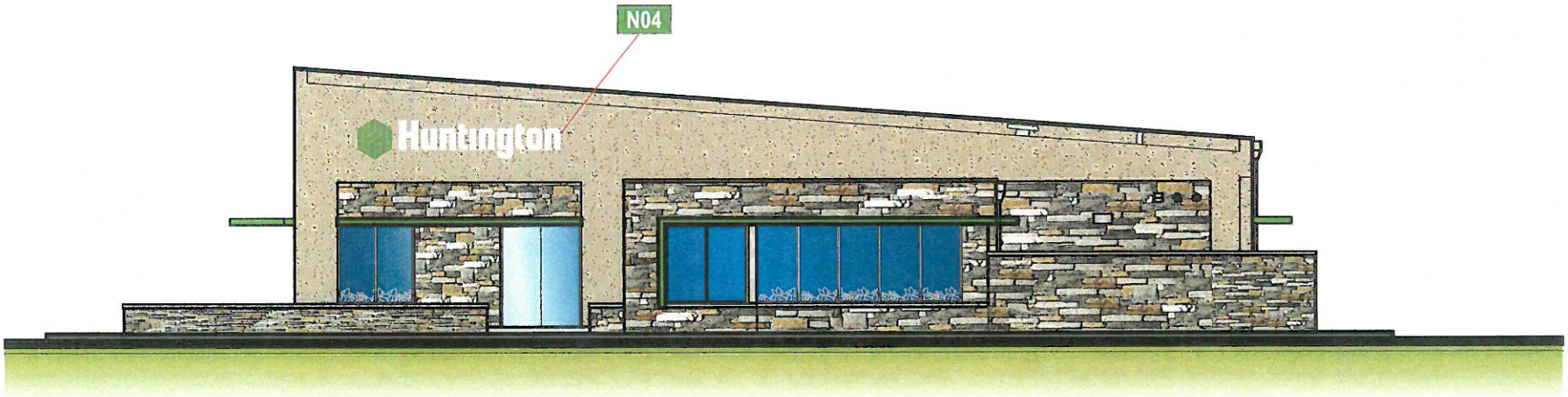
N04 HNT.CLW_24 24"h Ill T/W Wht Chnl Ltrs w/Gm Logo 2' 8-5/8"oah x 14' 1-1/2"oal (38.4 SF)



Right Elevation

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TITLE	DWG BY	DATE
Huntington	RJW	02.26.15
ADDRESS		DWG NUM
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		SHEET
		4

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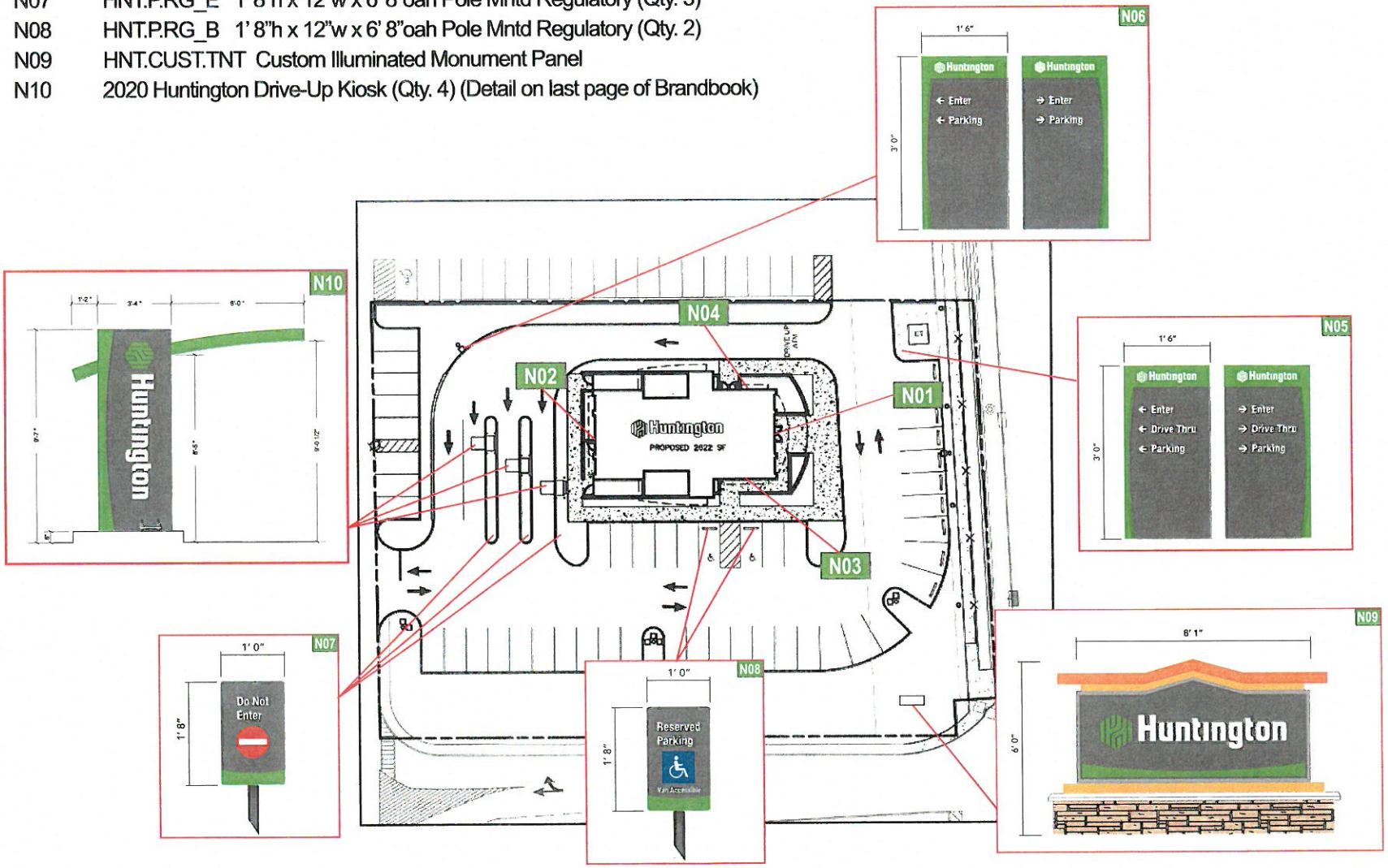
N05, N06 HNT.DIR_3 2' 6'h x 1' 3"w Non-Ill Branded Directional (3 SF)
N07 HNT.P.RG_E 1' 8"h x 12"w x 6' 8"oah Pole Mntd Regulatory (Qty. 3)
N08 HNT.P.RG_B 1' 8"h x 12"w x 6' 8"oah Pole Mntd Regulatory (Qty. 2)
N09 HNT.CUST.TNT Custom Illuminated Monument Panel
N10 2020 Huntington Drive-Up Kiosk (Qty. 4) (Detail on last page of Brandbook)



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Huntington	RJW	02.26.15
ADDRESS		DWG NUM
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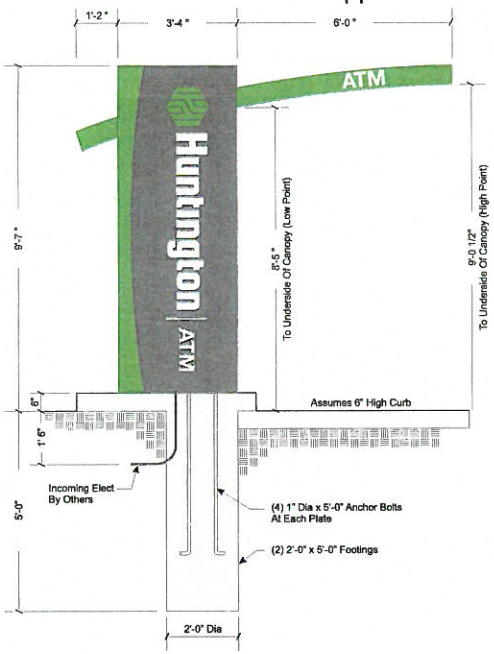
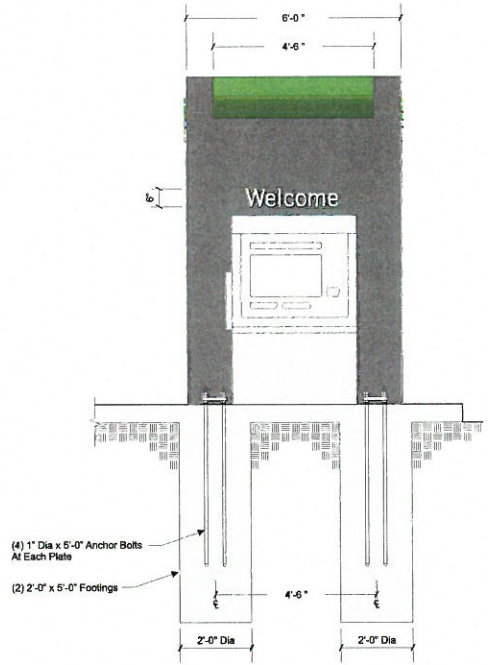
2020 Kiosk #1

Left - Approach

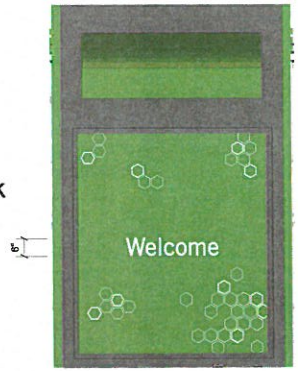


Front



Right - Exit

Back



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

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Huntington	RJW	02.26.15
ADDRESS		DWG NUM
HNT_NB29 Northgate Mall 9501 Colerain Ave Cincinnati, OH 45251		A22739
		SHEET
		6

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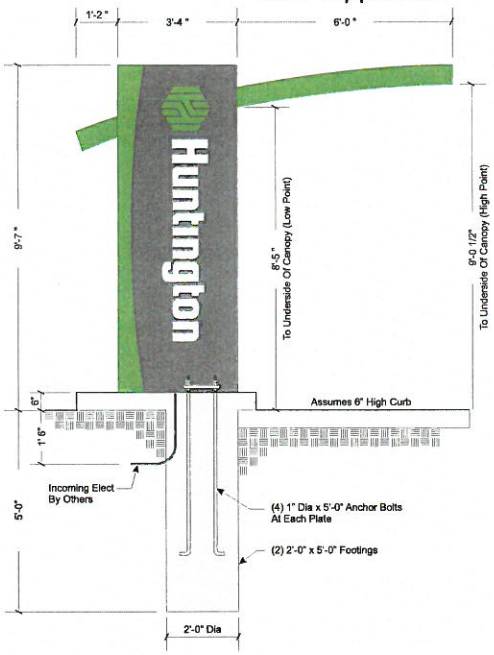
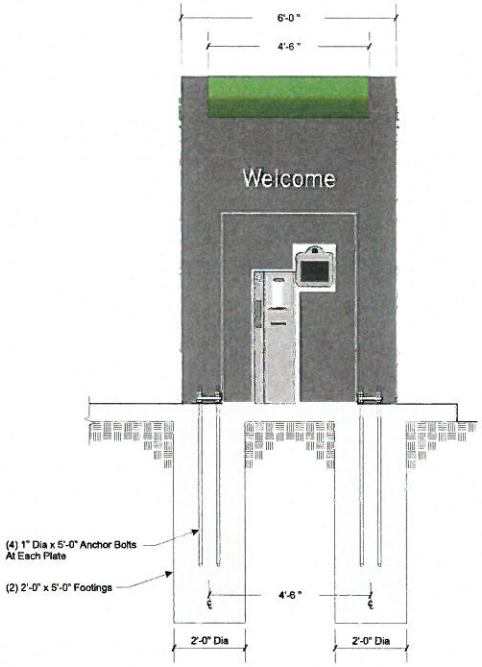
2020 Kiosk #2

Left - Approach

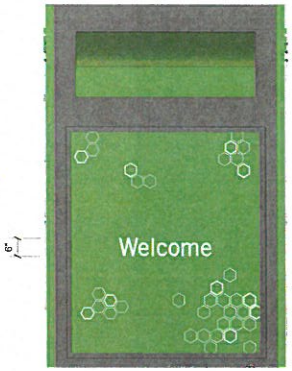


Front



Right - Exit

Back



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE	DATE	REVISION	BY
Huntington	RJW	02.26.15	03.02.15	Elevations revised. Revised N09	AFR
ADDRESS: HNT_NB29 Northgate Mall, 9501 Colerain Ave, Cincinnati, OH 45251		DWG NUM: A22739			
		SHEET: 7			

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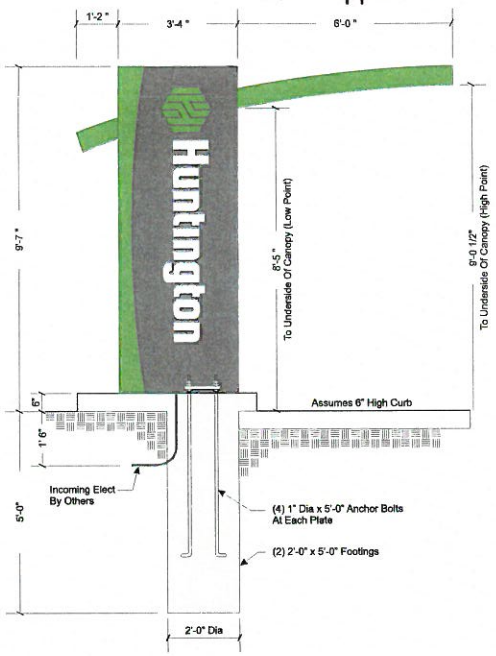
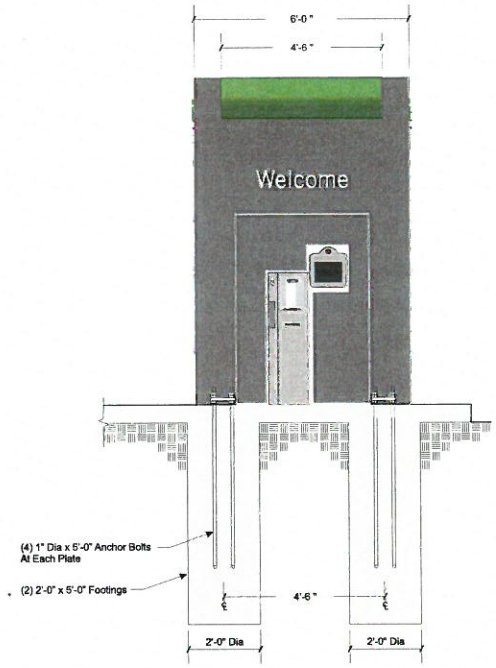
2020 Kiosk #3

Left - Approach

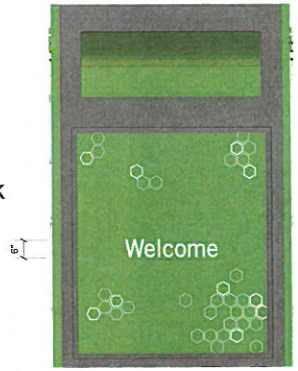


Front



Right - Exit

Back



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TITLE	DWG BY	DATE	DATE	REVISION	BY
Huntington	RJW	02.26.15	03.02.15	Elevations revised. Revised 03.09	AFR
ADDRESS: HNT_NB29 Northgate Mall, 9501 Colerain Ave, Cincinnati, OH 45251		DWG NUM: A22739			
		SHEET: 8			

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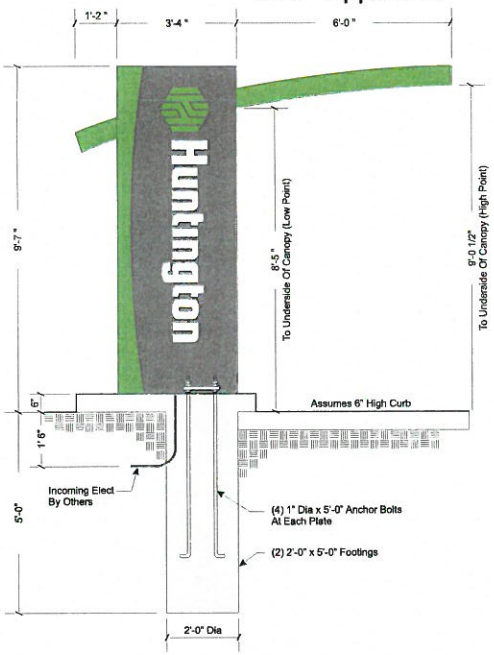
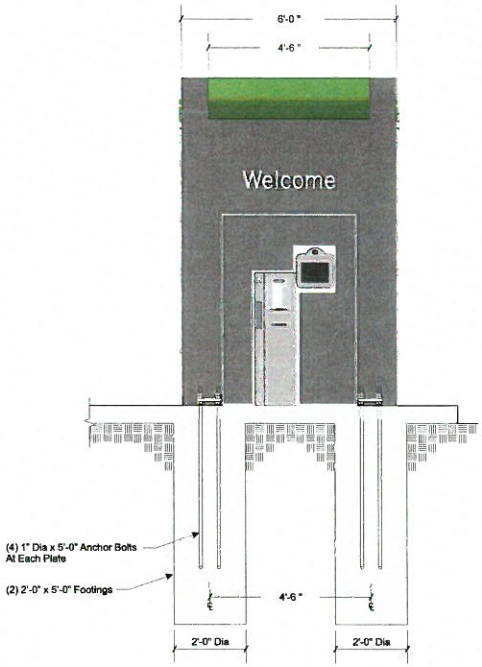
2020 Kiosk #4

Left - Approach

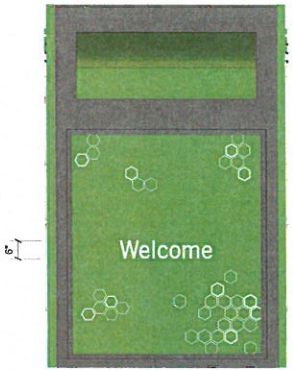


Front



Right - Exit

Back



NOTE:
"Welcome" copy to be on southern-most kiosk ONLY

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TITLE	DWG BY	DATE
Huntington	RJW	02.26.15
ADDRESS		DWG NUM
HNT_NB29 Northgate Mall 9501 Colerain Ave Cincinnati, OH 45251		A22739
		SHEET 9

DATE	REVISION	BY
03.02.15	Elevations revised. Revised N09	AFR

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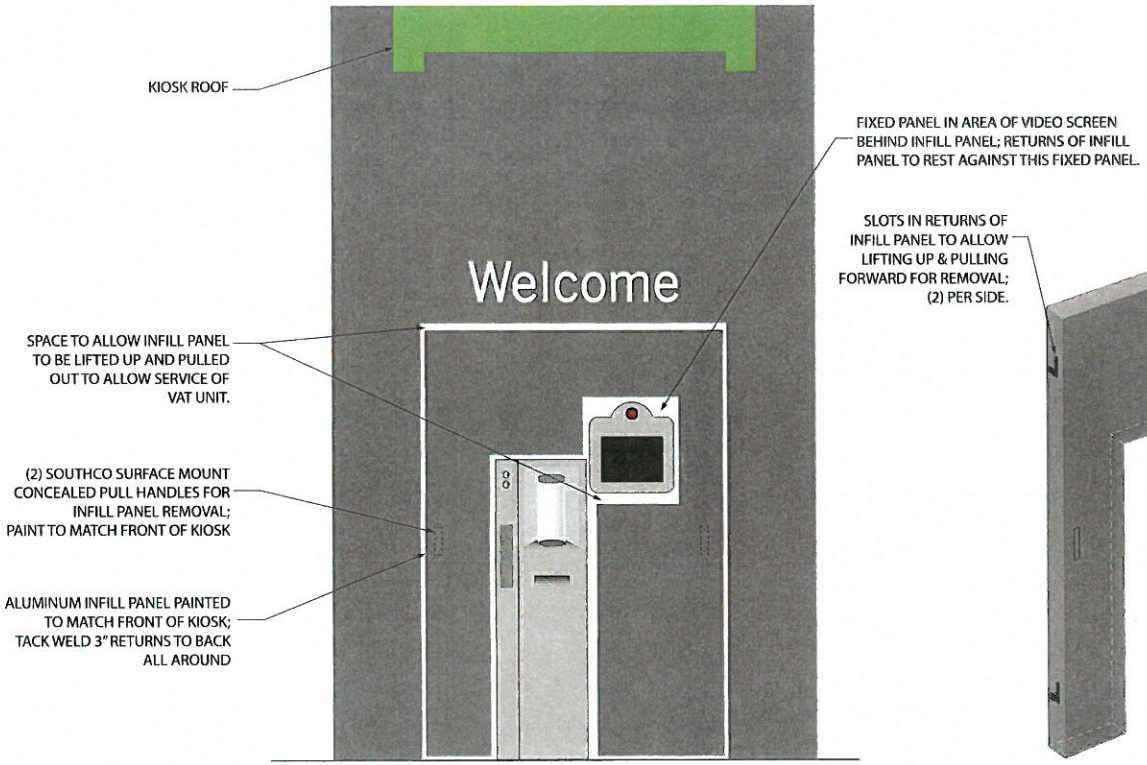
INFILL PANEL

NOTE: EXACT POSITIONING ANGLE OF VIDEO SCREEN NEEDED PRIOR TO INFILL PANEL FABRICATION!



FRONT ELEVATION
SCALE: ½" = 1' 0"

INFILL PANEL (Front View)
NTS

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington	RJW	02.26.15
ADDRESS		DWG NUM
HNT_NB29 Northgate Mall 9501 Colerain Ave Cincinnati, OH 45251		A22739
		SHEET
		10

DATE	REVISION	BY
03.02.15	Elevations revised. Revised N09	AFR

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LIGHTING FIXTURE SCHEDULE

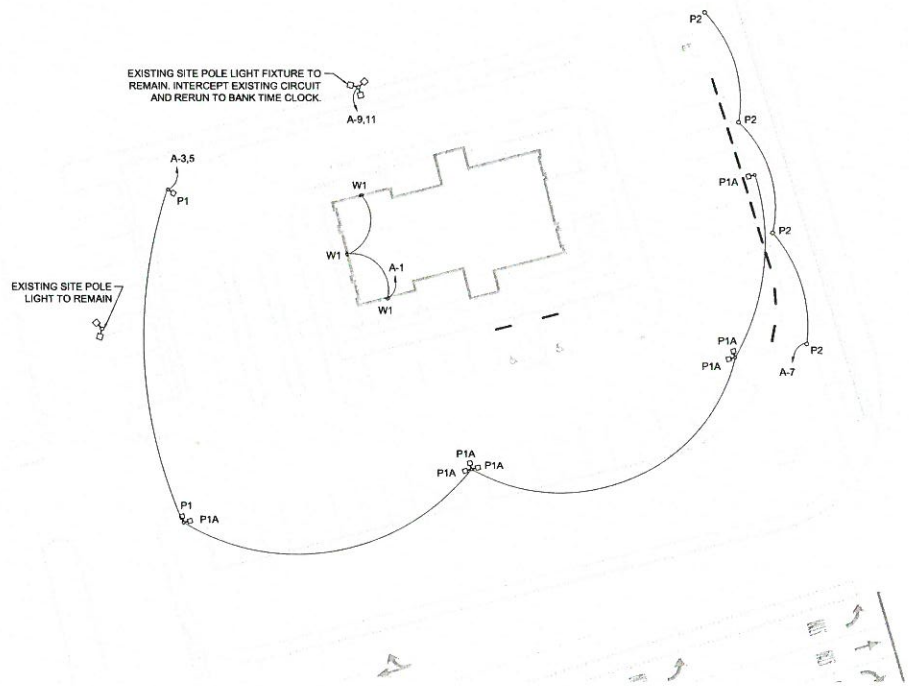
PLAN MARK	MANUFACTURER/MODEL	LAMP DATA **	NO	WATTS	LAMP TYPE	DECRIPTION	REMARKS	TOTAL WATTS PER FIXTURE
P1	VISIONAIRE/AME-2-T3-144LC-5-5K-UNV-BOAM	LED	1	238	238W LED/19365 LUMEN/5000K	LED SITE POLE LIGHT	PROVIDE WITH 25' SQUARE POLE AND CONCRETE BASE.	238
P1A	VISIONAIRE/AME-2-T4-144LC-5-5K-UNV-BOAM	LED	1	238	238W LED/21734 LUMEN/5000K	LED SITE POLE LIGHT	PROVIDE WITH 25' SQUARE POLE AND CONCRETE BASE.	238
P2	VISIONAIRE/N2SL-HTL1CP-T5-84LC-3-35K-UNV-PT	LED	1	92	92W LED/8411 LUMEN/3500K	LED SITE POST-TOP LIGHT	MATCH WITH EXISTING STREETSCAPE FIXTURES. COORDINATE FINAL LOCATIONS, SPACING AND POLE HEIGHT WITH AUTHORITY HAVING JURISDICTION.	138
W1	WSRLED-3-10A700-40K-SR3-MVOLT-ELCW	LED	1	47	47W LED/4097 LUMEN/4000K	LED WALL PACK	MOUNTING 11' AFG. EMEGENCY BATTERY BACKUP.	47

NOTES FOR LIGHTING FIXTURE SCHEDULE:

** LAMPS: I-INCANDESCENT; F-FLUORESCENT; CF - COMPACT FLUORESCENT; MV-MERCURY VAPOR; MH-METAL HALIDE; Q-QUARTZ; HPS-HIGH PRESSURE SODIUM; H-HALOGEN; L-LED

FEEDER SCHEDULE

CIRCUIT	# OF SETS	CONDUCTORS NUMBER	CONDUCTORS SIZE	GROUND SIZE	CONDUIT SIZE	REMARKS
A-1	1	2	#12	#12	3/4"	
A-3,5	1	3	#10	#10	1-1/2"	ADDITIONAL SWITCHED LINE
A-7	1	2	#10	#10	1-1/2"	
A-9,11	1	3	#10	#10	1-1/2"	INTERCEPT EXISTING CIRCUIT



1 1/20"=1'-0" SITE LIGHTING PLAN

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Client Information:
Huntington National Bank
37 West Broad Street
Columbus, Ohio 43215

Project / Location Information:
Architecture for:
HNB :: SPOKE Northgate Mall
Colerain Ave.
Northgate, Ohio

Consultant Information:
ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

Additional Information:

No.	Phase Description	Date
1	Submittal	03.02.2015

No.	Revision Description	Date

Professional Seal:
STATE OF OHIO MICHAEL R. MORELLI E-77471 REGISTERED PROFESSIONAL ENGINEER

MICHAEL R. MORELLI E-77471

Project Number:

Sheet Title:
SITE LIGHTING PLAN

Original size is 24"x36". Copy Reductions N.T.S.

Sheet Number:
SE100

Luminaire Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency
	P1	2	VISIONAIRE LIGHTING LLC	AME-2-L-T3-144LC-5-9K	10'SQ. X 12"H. LED LUMINAIRE SEMI-SPECULAR REFLECTOR LEDS WITH OPTIC	1000 PULSE START VERTICAL BASE UP	1	ame_2_L_T3_144LC_5_9K.IES	19512.94	1	238.41	100%
	P1A	7	VISIONAIRE LIGHTING LLC	AME-2-L-T4-144LC-5-9K	10'SQ. X 12"H. LED LUMINAIRE SEMI-SPECULAR REFLECTOR LEDS WITH OPTIC		1	ame_2_L_T4_144LC_5_9K.IES	21717.5	1	238.48	100%
	P2	4	VISIONAIRE LIGHTING, LLC	N2F-HTL1CA	T3-84LC-5-95K	LED	1	N2F-HTL1CA_T3_84LC_5_95K.IES	8668.475	1	134	100%
	W1	3	Lithonia Lighting	WSQ LED 2 10A700/50K SR3 MVOLT	WSQ LED WITH 1 MODULE, 20 LEDs, 700mA DRIVER, 500K COLOR TEMPERATURE, TYPE 3 LENS	LED	1	WSQ_LED_2_10A700_50K_SR3_MVOLT.ies	4355.172	1	47	100%

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
ATM01-5FT		0.7 fc	0.7 fc	0.7 fc	1.0:1	1.0:1	1.0:1
ATM01-10FT		2.7 fc	4.7 fc	0.6 fc	7.8:1	4.5:1	0.6:1
ATM02-5FT		1.8 fc	2.7 fc	0.5 fc	5.4:1	3.2:1	0.6:1
ATM02-10FT		2.8 fc	3.7 fc	0.4 fc	9.3:1	6.8:1	0.8:1
ATM03-5FT		6.8 fc	8.7 fc	0.6 fc	14:1	12:1	0.8:1
ATM03-10FT		1.9 fc	3.7 fc	0.5 fc	7.4:1	3.8:1	0.4:1
Parking Lot		7.1 fc	64.2 fc	0.6 fc	N/A	N/A	0.1:1

1 | 1/20"=1'-0" | **SITE PHOTOMETRIC PLAN**

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Client Information:

Huntington National Bank
37 West Broad Street
Columbus, Ohio 43215

Project | Location Information:

Architecture for:
HNB :: SPOKE
Northgate Mall
Cleveland Ave.
Northgate, Ohio

Consultant Information:

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

Additional Information:

No.	Phase Description	Date
1	Submittal	03.02.2015
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

No.	Revision Description	Date

Professional Seal:

STATE OF OHIO
MICHAEL R. MORELLI
E-77471
REGISTERED PROFESSIONAL ENGINEER

MICHAEL R. MORELLI E-77471

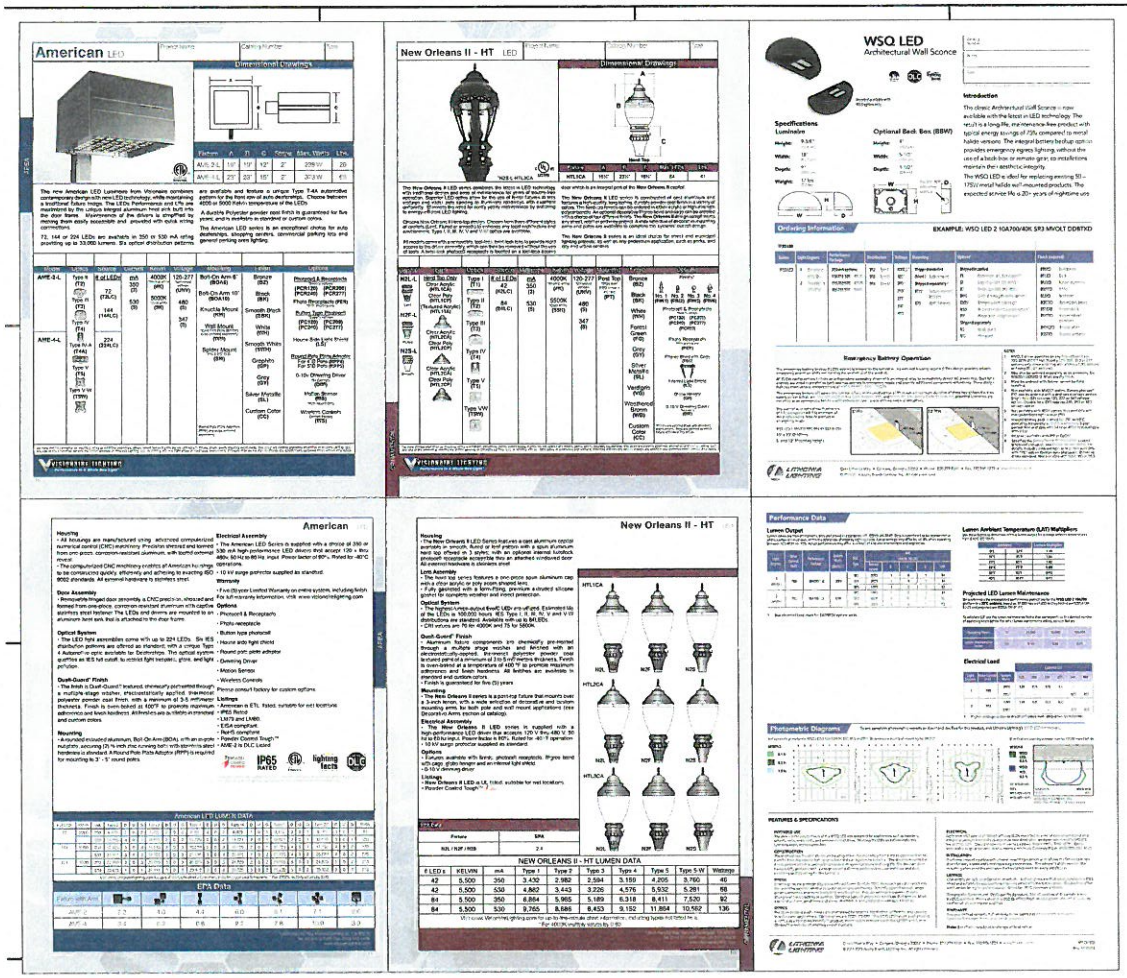
Project Number:

Sheet Title:
SITE PHOTOMETRIC PLAN

Original size is 24"x36". Copy Reductions N.T.S.

Sheet Number:

SE101



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Professional Seal

STATE OF OHIO
MICHAEL R. MORELLI
E-77471
REGISTERED
PROFESSIONAL ENGINEER

MICHAEL R. MORELLI E-77471

Project Number

Sheet Title:
SITE LIGHTING FIXTURES

Original size is 24 x36" Copy/Reductions N.T.S.

Sheet Number:

SE102

APPLICATION FOR INFORMAL CONCEPT PLAN REVIEW
OF A PROPOSED ZONE AMENDMENT

COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD, CINCINNATI OH 45251
(513) 385-7505

Date of Application: 4/10/15

Request Change From RESIDENCE To B-1 / Retail

Land Use Map Designation: _____ Area: _____ acres

Applicant: Rick Davis Telephone No.: 513 615 3407

Address: 5346 Race Rd City, State, Zip: Cinti. OH 45247

Name, address and parcel number of each property owner of record within the area of proposed to be reclassified (use separate sheet if necessary):

1. 3541 051000800108 Rick Davis
2. 3551 051000800344117 Mike Walton
3. _____ _____ _____

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 80 Parcel No.(s): 108, 107

Physical location of property:

3541 Banning Rd
3551 Banning Rd

My (our) interest in the property included in the request is:

Owner X Agent _____ Lessee _____ Optionee _____

Applicant Signature: [signature]

Address: 5346 Race Rd Telephone No. 5136153407

No filing fee is required for this informal concept plan review application.

Submit ~~12~~ 8 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan with elevations.

RECEIVED

(over)

APR 10 2015

COLERAIN ZONING

RECEIVED

APR 10 2015

COLERAIN ZONING

R&K DEVELOPERS, INC

5346 Race Rd.
Cincinnati, OH 45247
Phone/fax 513/574-8345
513/615-3407 mobile
rkdevelopersinc2@gmail.com

April 9, 2015

Colerain Township Zoning Commission

To Whom It May Concern:

This letter is in reference to a request for the application for a zoning change for the property at 3541 Banning Rd. The Parcel number is 051000800108 and also address 3551 parcel 051000800~~344~~107. This request is several fold. First reason is to enlarge the use of our current property and combinr use with 3564 Blue Rock Rd. This would provide more room for staging and parking. At times, it is very tight to get in the property, move around safely, receive deliveries, or even have our dumpsters serviced. The manner in which the property lines lie choke space with relation to the building corners causing accidents and providing hardship. Boundaries that are not straight concentric or contain an element of flow become cumbersome to develop for use, now or in the future. As is the case currently with 3561 the corner lot of Banning and Blue Rock and its relationship with all the adjacent properties along Blue Rock. This would enable future development to "back off" the Blue Rock right of way providing more, safer ingress/egress to the businesses that may occur. The east boundary of the proposal resolution would be straighter, in line, and provide more depth off the Blue Rock thorough fair. Case in point, the way the UDF development on the northeast corner of the same intersection pulled buildings back, reduced density, and provided better flow for people moving about.

The future development of the current B-1 corridor requires a simpler floor plan of building density, and the need for more space providing simple opportunities for safe ingress/egress, buffers, landscape, etc.

The latest road widening and the very near traffic alteration projects slated, necessitates the need to widen the current land use corridor when possible. Blue Rock Rd. is a direct artery to I-275 and as we know, heavily traveled. Residences are no longer fronted and are replaced with businesses which require more area. In keeping this spirit, we feel this area of proposed change is somewhat choked at best.

Our intent is for the current residence at 3541 Banning Rd. to remain rental property for single family use. The goal is to have the structure provide housing to the current business and the same time be buffer to Banning Rd. properties. The property would have ingress/egress capabilities to the current fenced enclosed business property of 3564 and 3570. Traffic is unbearable at the Blue rock/cheviot Rd. traffic light making it sometimes impossible to get out of "treasured Friends" which is the front building to 3564 Blue Rock . That business would then be less interrupted and traffic off the property minimized.

This is a request for a formal discussion of a potential amendment change of the district zoning classification for subject parcels. This hearing request is made by the developer, Rick Davis, as one of the two property owners for the subject property. Property Owners , Mike Walter, and Rick Davis are both in owner's agreement with this request and look forward to this development change. Thank you in advance for your time and consideration.

Sincerely,

Rick Davis R&K

Rick Davis
President R&K Developers Inc.

Mike Walter

Mike Walter
White Oak Mower Shop/ Property owner

LEY RD
BANNING RD
BLUE ROCK RD
3561
3574
3551
3541
3523
3572
3570
3564