

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting **Tuesday, July 21, 2015 - 7:00 p.m.**

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

- Meeting called to order.
 Pledge of Allegiance.
 Roll Call.
- 2. Approval of Minutes: Tuesday, May 19, 2015.
- 3. Public Address: None.
- 4. Final Development Plan:
 - A. 11-88 Speedway, 11620 Hamilton Ave Minor Modification to FDP (addition).
- 5. Public Hearings: None.
- 6. Informal Concept Review:
 - A. 11184 Colerain Ave. B-3 Commerce District to R-1Rural Residential District or R-2 Estate Residential District.
 - B. 2668 Springdale Ave. R-6 Urban Residential District to PD-B Business Planned Development.
- 7. Old Business: None.
- 8. New Business:
 - A. Initiation of Text Amendments Addition of Alternative Financial Service Provider language to the zoning code.
- 9. Administration: None.
- 10. Announcements: None.
- 11. Next Meeting: Tuesday August 18, 2015.
- 12. Adjournment.



STAFF REPORT:

MINOR MODIFICATION FINAL DEVELOPMENT

CASE #: ZA 11-88

SPEEDWAY

11620 HAMILTON AVE

JULY 21, 2015

PREPARED BY:

EMI RANDALL, DIREC BUILDING, PLANNING

ZONING

PROJECT The applicant proposes to add a 58 SF building addition to the front of the existing conve SUMMARY: building to serve as a beer cave. The beer cave will protrude from the front wall into the flower bed. In addition, exterior upgrades are proposed, including an interior remodel as replacement of gas tanks, lines, and dispensers on the site. Exterior upgrades will require replacement of some concrete and a new overlay of asphalt on the site.

HISTORY:

- PROJECT Approval of Zone Change (from "A" Residence and "B-2" Residence to "EE" Planned Business | Rural Zoning Commission: March 22nd, 1989
 - Final Development Plan | Zoning Commission: Approved June 15, 1989

REVIEW OF FDP: Zoning: The existing convenience store is a permitted use within the PD-B zoning distric

CONSIDERATIONS: Building: The existing building is 3,794 SF and an addition 58 SF of building is proposed of 3,852 SF of building. There are no restrictions on building size associated with the preapproved FDP or the PD-B zoning district.

> Site: The applicant proposes no changes to the circulation on the site, ingress, egress and landscape/open space areas.

Parking: The applicant is proposing an increase in parking spaces from 16 to 20. The par requirement for automotive fuel sales is 4 per 1,000 SF of floor area plus 1 space per fuel section 13.3.2 of the zoning resolution). Therefore, the addition of 4 parking spaces brin closer to the current standard, which would be 21 spaces (15 for floor area, plus 6 for pur

Landscaping: The applicant proposes to remove the raised landscape bed on the west sid building, where the beer cave addition will extend out from the building. All other existi landscaping will remain. The applicant proposes to replace any landscape material that damaged due to the gas tank replacement.

Signage: The applicant proposes face changes to several existing signs. No new signs are requested.

RECOMMENDATION: Staff recommends approval of the Minor Modification to the FDP

on to Plan
LAN
3
TOR OF
i &
nience store
existing
nd
l Retail
1 Retail
t.
for a total
viously
king
pump (per
gs the site mps).
e of the
ng nay be
nay be
peing

REMODEL - STORE #9693

11620 HAMILTON AVE. HAMILTON COUNTY CINCINNATI, OHIO 45231

OWNER AND PROJECT MANAGEMENT:

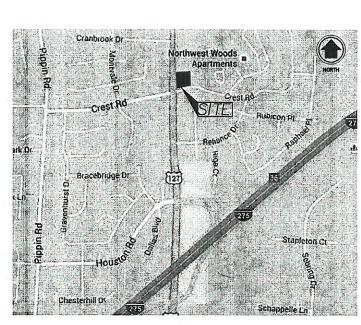
Speedway

500 SPEEDWAY DRIVE ENON, OH 45323 937-864-3000

ENGINEERING

IBI GROUP

23 TRIANGLE PARK DRIVE SUITE 2300 CINCINNATI, OH 45246 513-942-3141



LAT: 39°17'34" LON: 84'33'50"

			MASTER LEGEND		
/XX	CODED NOTE	þ	EXISTING LIGHT POLE	STM	PROPOSED STORM SEWER
XXX.XX	PROPOSED PAVEMENT ELEVATION	φ	EXISTING UTILITY POLE w/ STREET LIGHT		PROPOSED SANITARY SEWER
EX.=XXX	EXISTING PAVEMENT ELEVATION (CONTRACTOR TO FIELD VERIFY)	φ	EXISTING TRAFFIC POLE		PROPOSED SANITARY SERVICE
	PROPOSED MANHOLE		EXISTING STORM CATCH BASINS	w	PROPOSED WATER SERVICE
	PROPOSED STORM INLET	W	EXISTING WATER BOX	G	PROPOSED GAS SERVICE
	PROPOSED OUTLET CONTROL STRUCTURE	2	EXISTING MAIL BOX	T	PROPOSED TELEPHONE SERVICE
	PROPOSED STORM WATER BMP SEDIMENT REMOVAL SYSTEM	\Box	EXISTING TRAFFIC SIGNAL HEAD	ε	PROPOSED ELECTRIC SERVICE
	PROPOSED HEADWALL	\bigoplus	EXISTING TRAFFIC BOX		EXISTING STORM
88	PROPOSED ROCK CHANNEL PROTECTION	P	EXISTING BOLLARD	w	EXISTING WATER
	PROPOSED CONCRETE TRANSFORMER PAD	₩	EXISTING YARD LIGHT	G	EXISTING GAS
• •	PROPOSED GREASE TRAP	þ	EXISTING SIGN		EXISTING TELEPHONE
AR	PROPOSED AIR MACHINE	AC	EXISTING AC UNIT	Е	EXISTING ELECTRIC
ES	PROPOSED EMERGENCY SHUTOFF SWITCH	S	EXISTING SANITARY MANHOLE	xxx.x	PROPOSED CONTOUR
⊕ -□	PROPOSED LIGHTPOLE	(1)	EXISTING CLEANOUT	xxx.x	EXISTING CONTOUR
\ll	PROPOSED SECURITY CAMERA	G	EXISTING GAS METER		PAVEMENT CROWN LINE
0	PROPOSED BOLLARD		EXISTING SHRUB		PAVEMENT SWALE LINE
	IRON PIN (FOUND)	0	EXISTING TREE		existing tree line
			ECEIVED		existing overhead line

JUN 0 2 2015

COLERAIN ZONING

FILE COPY

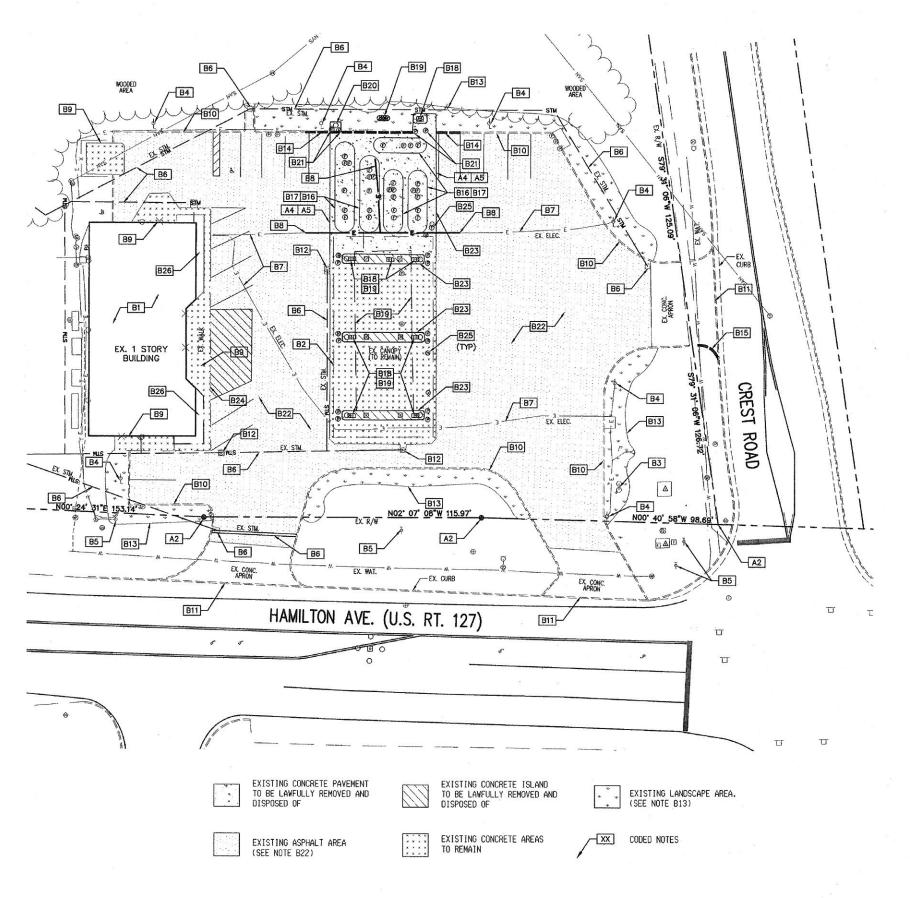




IBI

Speedway





SITE PREPARATION/DEMOLITION

- A. GENERAL NOTES
- CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UNFORESEEN CONDITIONS.
- THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
- IF DAMFGED AS A RESULT OF THIS CONTRACT, ANY ITEMS TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE BARRIERS, PERIMETER FENCING, PARTITIONS, PLANKING, BRACING, SHORING, LIGHTS, AND SIGNS AS NECESSARY TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
- CONTRACTOR SHALL EXERCISE CARE TO PREVENT DUST, VIBRATION, SETTLEMENT, OR OTHER IMPACT TO ADJACENT PROFERTY.
- B. KEY NOTE:
- EXISTING (1) BUILDING TO REMAIN.
- 2. EXISTING (1) CANOPY TO REMAIN.
- EXISTING (1) I.D. SIGN TO REMAIN.
- EXISTING (7) LIGHT POLES TO REMAIN.
- 5. EXISTING (4) UTILITY POLES TO REMAIN.
- 6. EXISTING STORM PIPES AND STRUCTURES TO REMAIN.
- 7. EXISTING UNDERGROUND ELECTRIC TO BE REMAIN
- 8. EXISTING (94 L.P.) UNDERGROUND ELECTRIC TO BE REMOVED AND RELOCATED. CONTRACTOR TO COORDINATED THE REMOVAL/REPLACEMENT OF ELECTRIC LINE SO AS NOT TO INTERFERE WITH THE INSTALLATION OF THE PROPOSED PRODUCT TANKS & PIPING.
- EXISTING CONCRETE WALK/PAD/RAMP TO REMAIN.
- 0. EXISTING CURB TO REMAIN.
- 11. EXISTING (3) CONCRETE DRIVE APPROACH TO REMAIN.
- PROTECT EXISTING STRUCTURES TO REMAIN DURING CONSTRUCTION. (CLEAN-OUTS, CATCH BASINS, ETC.)
- EXISTING LANDSCAPING TO REMAIN EXCEPT FOR AREAS AFFECTED BY THE INSTALLATION OF THE PROPOSED PRODUCT TANK. SEE SHEET 9693-LP1.
- 14. REMOVE 54 L.F. OF EXISTING CURB.
- REMOVE 10 L.F. OF EXISTING CURB IN RIGHT OF WAY.
- 16. REMOVE AND DISPOSE OF (1) 12,000 GALLON, (1) 10,000, (2) 8,000 GALLON & (1) 4,000 GALLON EXISTING FIBERGLASS TANKS.
- 17. REFER TO "SCOPE OF WORK REMOVAL OF UNDERGROUND STORAGE TANK, UNDERGROUND PIPING, HOISTS, AND/OR DISPENSER DISPOSAL" (UST REMOVAL SOW).
- REMOVE (8) EXISTING DISPENSERS AND CONTACT MAINTENANCE SUPERVISOR FOR DISPOSITION. DRAIN ALL GASOLINE, REMOVE HOSES AND RISERS FROM DISPENSERS AND FLUG OPPRINES TO PREVENT LEARAGE OF GASOLINE.
- 19. REMOVE ALL PRODUCT PIPING, VENT LINES AND RISERS, AND ISLANDS.
- 20. REMOVE AND RESET EX. AIR MACHINE. SEE SHEET 9693 FOR FINAL LOCATION.
- 21. REMOVE (4) EX. BOLLARDS.
- 22. EXISTING PAVEMENT TO BE MILLED AND RESURFACED. ALL DAMAGED ASPHALT AREAS SHALL BE REMOVED AND REPLACED WITH NEW BASE AND TOPCOAT. SEE DETAIL SHEET STD-CP-1.
- 23. SAW CUT, REMOVE AND PROPERLY DISPOSE OF CONCRETE NECESSARY FOR CONSTRUCTION ACTIVITIES. ALL MATERIALS REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OF OFF SITE AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 1'-0" OF THE FRONT FACE OF EXISTING SIDEWALK TO BE SAW-CUT, REMOVED, AND REPAIRED.
- 25. CONTRACTOR SHALL MAINTAIN ALL EXISTING MONITORING WELLS IF POSSIBLE. ANY MONITORING WELLS THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE APANDONED PER STATE REQUIREMENTS. CONTRACTOR WILL COORDINATE WORK WITH OWNER'S ENVIRONMENTAL CONTRACTOR.
- REMOVE FLOWER BEDS FROM FRONT OF BUILDING.



IBI

DEFINING THE CITIES OF TOMORROW

Triangle Park Drive, Suite 230 Cincinnati, OH 45246 Contact: Jeff Koehn 513-942-3141 ext. 232 Fax: 513-881-2263 www.ibigroup.com



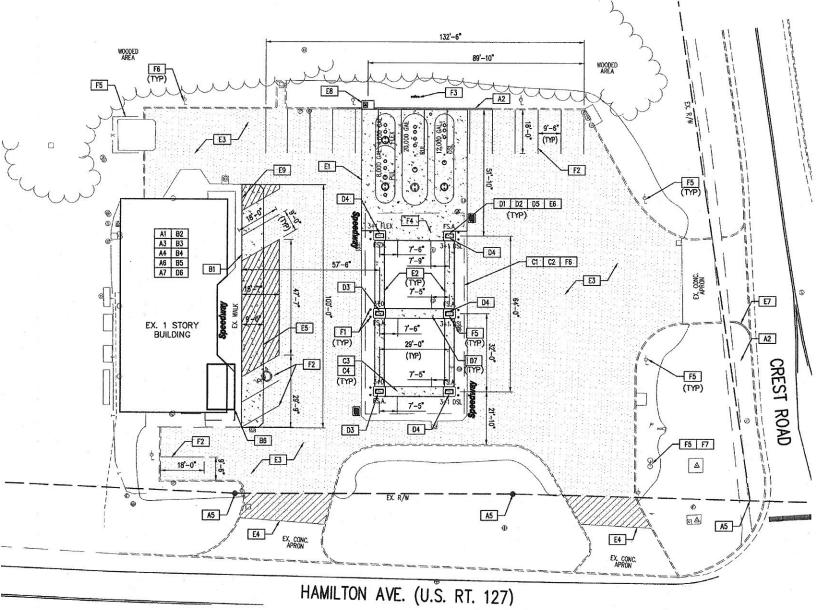


DEMOLITION PLAN
REMODEL
11820 HAMILTON AVE.
HAMILTON COUNTY
CINCINIVATI, OHIO

PRELIMINARY ENGINEERING SET CASHIC ROLL SET CHARLES CONTROL OF CHARLES SET CHARLES CONTROL OF CONTROL OF CHARLES CONTROL OF CONTROL OF CHARLES CONTROL OF CHARLES CONTROL OF CO

DGNR. H. BOWEN 05/29/2015
P.MGR. M. MURRAY 06/01/2015
RVMR. J. COUCH ----

9693-CD



PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

PROPOSED ASPHALT PAVEMENT

IN RIGHT-OF-WAY

CODED NOTES

XX

EX.	SITE AREA =	123,505 SF.	2.835 AC.
EX.	BUILDING AREA =	3794 SF.	0.086 AC.
PR.	BUILDING AREA =	58 SF.	0.001 AC.
EX.	PARKING SPACES =	16	
PR.	PARKING SPACES =	20	
EX.	PERVIOUS AREA =	91,103 SF.	2.091 AC.
EX.	IMPERVIOUS AREA =	32,402 SF.	0.744 AC.
PR.	PERVIOUS AREA =	91,049 SF	2.090 AC.
PR.	IMPERVIOUS AREA =	32,456 SF	0.745 AC.

FEMA MAP INFO .: THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP PANEL No. 47149C0145H, DATED JANUARY 5, 2007. ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN".

A. GENERAL NOTES

- 1. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS
- 2. RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION
- SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
- 4. TURNOVER MANUAL:
- ON THE DAY OF THE "TURNOVER" THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR
- 6. FOR COMPLETE ZONING INFORMATION, SEE SHEET 9693-TP TOPOGRAPHIC SUVEY.
- 1 7. FOR COMPLETE BOUNDARY INFORMATION, SEE SHEET 9693-TP TOPOGRAPHIC SURVEY
- B. BUILDING DETAILS
- 1. PAINT THE ENTIRE VERTICAL FACE OF THE SIDEWALK HIGHWAY YELLOW (1600014) INCLUDING 4" ONTO THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDICAP RAMPS OR ADJACENT TO NON-PAVED SURFACES.
- INSTALL AND COMMISSION OWNER FURNISHED CPI DISPENSER AND CANOPY LIGHTING CONTROL SYSTEM.
- 3. INSTALL AND COMMISSION OWNER PURNISHED LOW VOLTAGE DISCONNECT EQUIPMENT FOR DISPENSER CONTROLS AND EQUIPMENT PER STANDARD DRAWING #STD-E1-2.
- RE-USE EXISTING CIRCUITS FOR DISPENSERS AND RE-USE EXISTING CIRCUITS FOR SUBMERSIBLE PUMP.
- CONTRACTOR TO SUPPLY MATERIALS AND LABOR TO PAINT BUILDING PER PAINT SCHEDULE AND SPECIFICATIONS. CONFIRM REQUIREMENTS WITH OWNER'S REPRESENTATIVE. (SEE SHEET 9693-CS)
- 6. FOR BUILDING EXPANSION, SEE ARCHITECTURAL PLANS.
- C. CANOPY DETAILS
- CONTRACTOR TO POWER WASH EXISTING CANOPY FASCIA PRIOR TO APPLICATION OF NEW GRAPHICS. COORDINATE POWER WASHING WITH OWNER'S GRAPHICS VENDOR.
- CONTRACTOR TO REMOVE ALL EXISTING BANNER TRACKS, SIGNS, SECURITY CAMERAS, AND OTHER WALL OR FASCIA MOUNTED BOULPMENT PRIOR TO POWER WASHING, SURFACE PREPARATION OR PAINTING. REINSTALL ALL EQUIPMENT UNLESS OTHERWISE DIRECTE
- 3. INSTALL (6) CANOPY COLUMN SHROUD DECALS/SIGNS, (20) LANE IDENTIFIERS: (12) LANE NUMBERS, (6) DIESEL, (2) PLEX.
- 4. CONTRACTOR TO SET (6) NEW WINDSHIELD SERVICE CABINETS AT CORRECT HEIGHT PER
- D. DISPENSER DETAILS
- 1. THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1)
 THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL DISPENSER CALIBRATIONS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SCREENS AN FACTORY FILTERS AND INSTALL NEW FILTERS (MODEL NOTED BELOW), FURNISHED BY OWNER. INSTALLATION DATES SHALL BE CLEARLY MARKED ON FILTER BY CONTRACTOR. FILTER MODELS ARE (A) AUTO: PETROCLEAR 40510A (B) AUTO-DSL AND K-1:
 PETROCLEAR 40510W (C) E85: CIMTEK 70991 (D) HIGHPLOW DSL: PETROCLEAR 51110W. SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABRIS.
- 2. THE CONTRACTOR SHALL COMPLETE THE GILBARCO PROVIDED FORM "A" PRIOR TO START-UP. THE 0.1 TEST MUST BE COMPLETED YIA THE ATC FROM TO PENING FUEL SALES. FORMS "B" AND "C" SHALL BE COMPLETED BY GILBARCO'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS

TR IP	GILBARCO ASC RESPONSIBILITIES				
1	PREP DISPENSERS FOR CONTRACTOR TO PURGE				
2	REVIEW CONTRACTOR'S PURGE WORK				
	REVIEW CONTRACTOR'S COMPLETED GILBARCO FORM "A"	-			
	COMPLETE FORM "B" AND FORM "C" (PRE POS INTEGRATION)	-			
3	COMPLETE FORM "B" AND FORM "C" (POST POS INTEGRATION)				
4	OPENING DAY SUPPORT (SPEEDWAY REQUIREMENT)				

3. INSTALL (2) NEW GILBARCO 3 PRODUCT (3+0) HIGH HOSE DISPENSER WITH CARD READER. INSTALL (4) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S. "A") OF DISPENSERS SHALL BE AS SHOWN.

- 4. INSTALL (4) NEW GILBARCO 4 PRODUCT (3+1) HIGH HOSE DISPENSER WITH CARD READER, INSTALL (8) HOSES, NOZZLES, SMIVELS AND BREAKAMAY FOR ROLINE
 DISPENSERS, (6) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR DIESEL DISPENSERS
 AND (2) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR PLEX DISPENSER, PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S. "A") OF DISPENSERS SHALL BE AS SHOWN
- INSTALL NEW (1) 1" AND (2) 3/4" CONDUITS FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR FOR-2R/DATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER SUMP SENSOR. OTHER 3/4" (UNDUIT TO BE USED FOR INTERCOM AND APPLAUSE MEDIA SYSTEM. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS
- 6. INSTALL 3-M INTERCOM SYSTEM PER DIRECTION OF OWNER'S REPRESENTATIVE AND STANDARD DRAWING #STD-ET-S1.
- E. PAVING DETAILS
- 1. CONSTRUCT NEW (HIGH STRENGTH) CONCRETE TANK 3LAB PER DRAWINGS STD-PO-4.1
- PATCH TRENCHES IN NORMAL STRENGTH CONCRETE FREAS WITH 5" THICK CONCRETE. BACKFILL MATERIAL SHALL MATCH EXISTING BACKFILL PER DIRECTION OF OWNER'S REPRESENTATIVE. REMOVE AND REPLACE PAVEMENT ADJACENT TO TRENCH AS NECESSARY O MEET ANGLE OF REPOSE OF TRENCH WALL AND FROURE COMPLETE BACKFILL AND COMPACTION, SEE STANDARD DRAWING #STD-CP-1 FOR DETAILS.
- 3. FOR ALL DAMAGED ASPHALT AREAS, INSTALL NORM, STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE FER PAYEMENT SECTION STD-CP-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT 10R ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS. AREAS THAT DO NOT REQUIRE A FULL DEPTH REPLACEMENT SHALL BE MILLED AND RESURFACED PER STANDARD DRAWING : ID-CP-1
- 4. REPAIR/REPLACE ASPHALT PAVEMENT IN RIGHT-OF-WAY PER STATE AND OR LOCAL
- 5. CONSTRUCT A 9' WIDE NORMAL STRENGTH CONCRETE SLAB ON BUILDING FRONT PARKING AREAS AS SHOWN ON PLOT PLAN.
- 6. INSTALL (6) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 5' X 13' ISLAND FORM
- 7. CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUITER MAY BE USED IF ALLOWED BY
- 8. INSTALL CONCRETE SLAB FOR AIR MACHINE PER DEAWING STD-QS-1. INSTALL (1) 3/4" CONDUIT AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. VERIFY
- 9. PIN AND REPOUR FACE OF SIDEWALK 1'-0"
- F. YARD AREA DETAILS
- SUPPLY AND INSTALL (12) 6" BOLLARDS PER DETAIL ON DRAWING STD-QS-1. PAINT ALL 6" BOLLARDS RED PER OWNER'S SPECIFICATIONS.
- 2. PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL SIGNAGE PER APPLICABLE CODES. PAINT ALL OTHER PARKING STRIPES YELLOW.
- 3. INSTALL 3" PVC PIPE TO HOLD TANK STICK PER CHNER'S REPRESENTATIVE.
- 4. PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S) (1 MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK FILL OPENINGS
- 5. CONTRACTOR TO SUPPLY MATERIALS AND LABOR TO PAINT DUMPSTER ENCLOSURE, (6) CANOPY COLUMNS, (8) LIGHT POLES, SIGNAGE POLES AND FRAMES PER PAINT SCHEDULE AND SPECIFICATIONS. CONFIRM REQUIRE MENTS WITH OWNER'S
- 6. ALL CANOPY, BUILDING SOFFIT, AND SITE LIGHT FIXTURES TO BE REPLACED WITH LED LIGHTING. LIGHT SURVEY TO BE COORDINATED BY CONTRACTOR
- 7. EXISTING ID SIGN SHALL BE CLEANED AND RECEIVE NEW FACES, LAMPS, BALLASTS, [UPGRADED TO LED PRICER PANELS] AND PAINT TO THE EXTENT ALLOWED BY THE SIGN



BI

DEFINING THE CITIES OF TOMORROW

Triangle Park Drive, Suite 23 Cincinnati, OH 45246 Contact: Jeff Koehn 513-942-3141 ext. 232 Fax: 513-881-2263 www.ibigroup.com



REMODEL 11620 HAMILTON AVE. HAMILTON COUNTY CINCINNATI, OHIO PLAN **PLOT**

PRELIMINARY ENGINEERING SET AGENCY REVIEW SET CONSTRUCTION DOCUMENT SE AS-BUILT DOCUMENT SET STORE OR BLDG NO. 9693

DESIGN TEAM DGNR. H. BOWEN 05/29/2015 P.MGR. M. MURRAY 06/01/2015 J. COUCH

9693-CS

SPEEDWAY EXTERIOR PAINTING SCHEDULE

SUBSTRATE METAL BOLLARDS
METAL STRUCTURAL BUILDING COLUMNS
METAL SIGN POLES AND FRAMES
METAL AREA LIGHT POLES
METAL STRUCTURAL CANOPY COLUMNS
METAL EXTERIOR DOORS GRAY COLOR SCHEME
METAL EXTERIOR DOORS MOCHA COLOR SCHEME
METAL EXTERIOR DOORS S.A. REMODELS ONLY
GUTTERS & DOWNSPOUTING GRAY COLOR SCHEME
GUTTERS & DOWNSPOUTING GRAY COLOR SCHEME
GUTTERS & DOWNSPOUTING GRAY & MOCHA COLOR SCHEMES
GUTTERS & DOWNSPOUTING MOCHA COLOR SCHEME
METAL CANOPY DECKING
STANDING SEAM METAL ROOF OPTION 1
STANDING SEAM METAL ROOF OPTION 2
MASONRY BUILDING BLOCK PREVIOUSLY PAINTED
MASONRY BUILDING BLOCK PREVIOUSLY PAINTED
GLAZED MASONRY BUILDING BLOCK
METAL TRASH ENCLOSURE GRAY COLOR SCHEME
METAL TRASH ENCLOSURE MOCHA COLOR SCHEME
DISPENSER ISLAND AND CONCRETE CURBING OPTION 1
DISPENSER ISLAND AND CONCRETE CURBING OPTION 2
WOOD SIDING & TRIM
PARKING LOT STRIPING (NON-ADA)-ONLY WHEN REQUIRED. PARKING LOT STRIPING (ADA) STANDARD

PARKING LOT STRIPING & CURB

(NON ADA)-STANDARD

PRIMER PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT PRO-CRYL B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT DTM BONDING PRIMER B66A50 2.0 - 5.0 MILS DFT DTM BONDING PRIMER B66A50 COLOR: OFF-WHITE 2.0 - 5.0 MILS DFT MACROPOXY 920 PREPRIME B58T101, B58V10 OOF OPTION COLOR: AMBER 1.5 - 2.0 MILS DFT PRO-CRYL, B66-310 COLOR: 2.0 - 4.0 MILS DFT SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT SHER-CRYL, B66W351

COLOR: SW6067 MOCHA 2.5 - 4.0 MILS DFT BOND-PLEX ACRYLIC, B71W211 COLOR: WHITE 2.0 - 4.0 MILS DFT

PRO-CRYL, B66-310 COLOR: OFF-WHITE 2.0 - 4.0 MILS DFT PRO-CRYL, B66-310 COLOR: 2.0 - 4.0 MILS DFT KEM KROMIK UNIVERSAL PRIMER B50 SERIES COLOR 3.0 - 4.0 MILS DFT DTM ACRYLIC PRIMER-FINISH

B66W1 WHITE 2.5 - 4.0 MILS DFT

A-100 EXTERIOR OIL PRIMER Y24W20 COLOR: WHITE 1.5 - 2.0 MILS DFT NOT REQUIRED

NOT REQUIRED

NOT REQUIRED NOT REQUIRED

INTERMEDIATE

SHER-CRYL, B66R38

2.5 - 4.0 MILS DFT

SHER-CRYL, B66R38

2.5 - 4.0 MILS DFT

SHER-CRYL, B66W351

SHER-CRYL, B66W351

2.5 - 4.0 MILS DFT

SATIN BRONZETONE

2.5 - 4.0 MILS DFT

SHER-CRYL, B66W351

SHER-CRYL, B66W351

2.5 - 4.0 MILS DFT

NOT REQUIRED

COLOR: VERIFY

3.0 - 6.0 MILS DFT

VERIFY 2.0 - 4.0 MILS DFT

SW2128 LIGHT GRAY

2.5 - 4.0 MILS DFT

2.5 - 4.0 MILS DFT

INDUSTRIAL ENAMEL

2.0 - 4.0 MILS DFT

SHER-CRYL, B66W351

COLOR: VERIFY 2.5 - 4.0 MILS DFT

NOT REQUIRED

NOT REQUIRED

SW2120 STEELY 2.5 - 4.0 MILS DFT

B54 SERIES

SHER-CRYL, B66W351

NOT REQUIRED

NOT REQUIRED

2.5 - 4.0 MILS DFT

SHER-CRYL, CLEAR BASE

COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT

COLOR: SW2128 LIGHT GRAY

SHER-CRYL, B66W351 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT

COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT

ACROLON 218 HS, B65W650

HYDROGLOSS, B65W181 COLOR:

SHER-CRYL, B66W351 COLOR:

COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT

SHER-CRYL, CLEAR BASE COLOR:

COLOR: SW2120 STEELY GRAY

SHER-CRYL, B66W351 COLOR:

SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE

COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT

SHER-CRYL, B66R38 COLOR: SW4081 SAFETY RED

COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT

SHER-CRYL CLEAR BASE

COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT

COLOR: SW2128 LIGHT GRAY

SHER-CRYL, CLEAR BASE COLOR:

SHER-CRYL B66R38 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT SHER-CRYL, B66R38 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT SHER-CRYL, B66R38 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT SHER-CRYL, CLEAR BASE 2.5 - 4.0 MILS DFT

TOPCOAT

SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT

SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT SHER-CRYL CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT

SHER-CRYL, B66W351 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT

SHER-CRYL, B66W351 COLOR: SW4081 SAFETY RED 2.5 - 4.0 MILS DFT

SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT SHER-CRYL, B66W311 COLOR: SW7006 EXTRA WHITE 2.5 - 4.0 MILS DFT ACROLON 218 HS, B65W650 COLOR: VERIFY 3.0 - 6.0 MILS DFT

HYDROGLOSS, B65W181 COLOR:

VERIFY 2.0 - 4.0 MILS DFT SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT SHER-CRYL B66W351 2.5 - 4.0 MILS DFT SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT SHER-CRYL, B66W351 COLOR: SW2128 LIGHT GRAY 2.5 - 4.0 MILS DFT SHER-CRYL, CLEAR BASE COLOR: SATIN BRONZETONE 2.5 - 4.0 MILS DFT INDUSTRIAL ENAMEL B54 SERIES COLOR: SW2120 STEELY GRAY 2.0 - 4.0 MILS DET SHER-CRYL, B66W351 COLOR: SW2120 STEELY 2.5 - 4.0 MILS DFT

SHER-CRYL, B66W351

SHERLINER AEROSOL SPRAY COLOR: HIGHWAY WHITE 1600006

SHERLINER AEROSOL SPRAY COLOR: ADA HANDICAP BLUE

SHERLINER AEROSOL SPRAY COLOR: HIGHWAY YELLOW

COLOR: VERIFY 2.5 - 4.0 MILS DFT

1600022



DEFINING THE CITIES OF TOMORROW

Triangle Park Drive, Suite 230 Cincinnati, OH 45246 Contact: Jeff Koehn 513-942-3141 ext. 232 Fax: 513-881-2263 www.ibigroup.com





SCHEDULE
SCHEDULE
REMODEL
11620 HAMILTON AVE.
HAMILTON COUNTY
CINCINNATI, OHIO K

■ PRELIMINARY ENGINEERING SET

AGENCY REVIEW SET

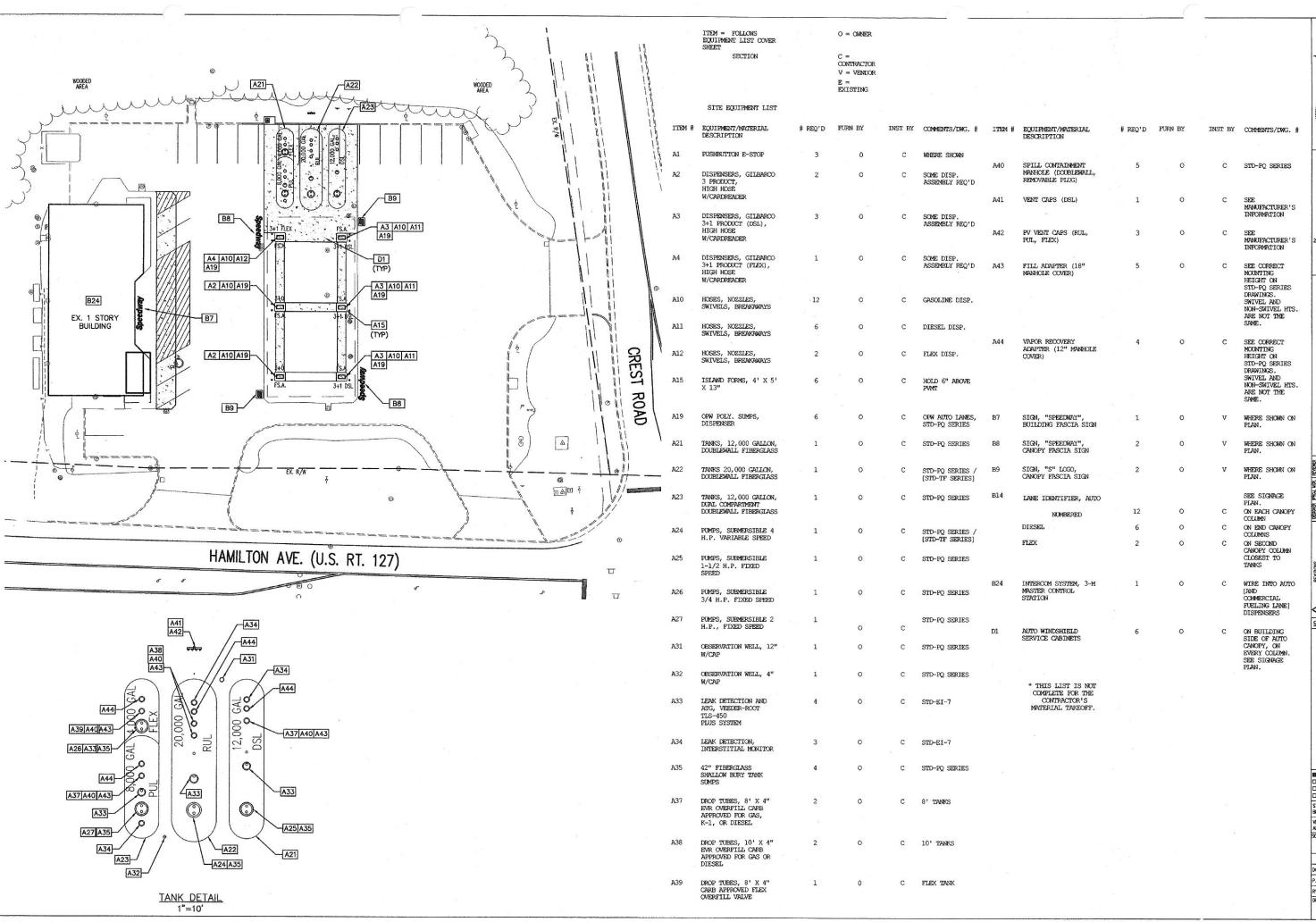
CONSTRUCTION DOCUMENT SET

AS-BUILT DOCUMENT SET

STORE OR BLDG NO. 9693 VERSION OR AFE NO.

DATE DESIGN TEAM DGNR. H. 80WEN 05/29/2015 P.MGR. M. MURRAY 05/01/2015 J. COUCH

9693-CS1





IBI

DEFINING THE CITIES OF TOMORROW

Friangle Park Drive, Suite 230 Cincinnati, OH 45246 Contact: Jeff Koehn 513-942-3141 ext. 232 Fax: 513-881-2263 www.lbigroup.com

реедма

PLAN

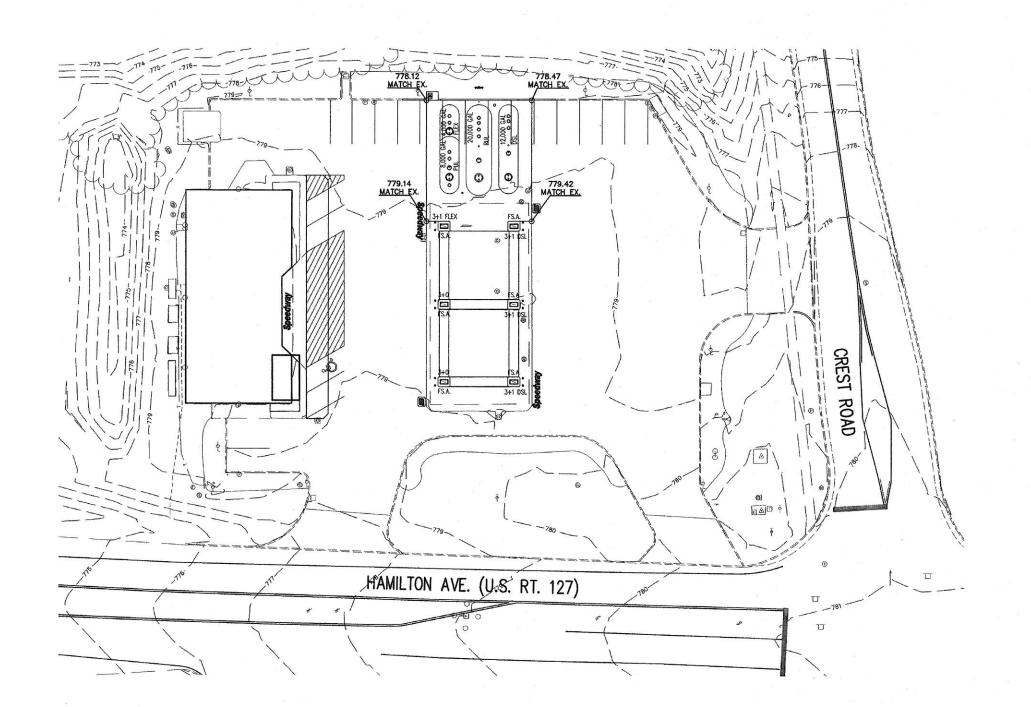
REMODEL 11620 HAMILTON AVE. HAMILTON COUNTY CINCINNATI, OHIO EQUIPMENT

世 $\overline{\Omega}$ III PRELIMINARY ENGINEERING SET CONSTRUCTION DOCUMENT SET

AS-BUILT DOCUMENT SET STORE OR BLDG NO. 9693

DESIGN TEAM DATE DGNR. H. BOWEN 05/29/2015 P.MGR. M. MURRAY 05/01/2015 T CONCH

9693-QS





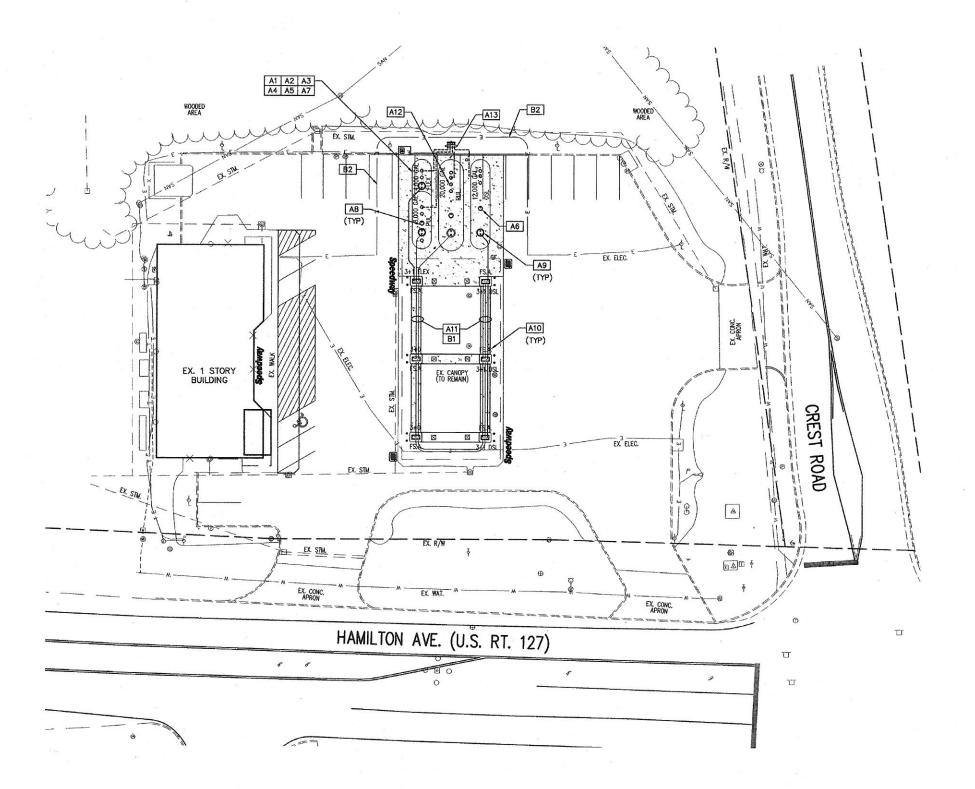
IBI

DEFINING THE CITIES OF TOMORROW

GRADING PLAN
REMODEL
11620 HAMILTON COUNTY
CINCINNATI, OHIO

■ PRELIMINARY ENGINEERING SET
□ AGENCY REVIEW SET
□ CONSTRUCTION DOCUMENT SET
□ AS-BUILT DOCUMENT SET 9693

9693-CG



- A. TANKS AND PRODUCT PIPING DETAILS
- ALL NEW INSTALLATIONS AND MODIFICATIONS TO THE UNDERGROUND STORAGE TANK SYSTEM SHALL COMPLY WITH PEI RP100-05, PEI RP300-09, API RP1615 AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- 2. TANKS SHALL BE ANCHORED PER STANDARD DRAWING STD-PQ-5.
- . BID AS ALTERNATE A: SHEET PILE TANK HOLE AND FLOAT NEW TANKS INTO PLACE.
- BID AS ALTERNATE B: SUPPLY AND INSTALL FILTER FABRIC LINER IN NEW TANK HOLE AND PRODUCT PIPING TRENCHES.
- 5. BALLAST TANKS TO 90% FULL WITH CLEAN WATER. AFTER THE TANKS HAVE BEEN PROPERLY COVERED BY OVERBURDEN AND BEFORE PRODUCT IS DELLVERED, THE CONTRACTOR SHALL REMOVE ALL WATER. COORDINATE WITH CAMER'S REPRESENTATIVE FOR DELIVERY OF PRODUCT. ANY WATER REMAINING IN TANKS AFTER PRODUCT DELIVERY SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- 5. PRIME AND PAINT FILL, VAPOR RECOVERY, AND OBSERVATION WELL MANNOLE COVERS AND RIMS PER COLOR CODE IN SPECIFICATIONS. ANY MANNOLES OR STREET BOXES NOT COLOR SPECIFIED SHALL BE PRIMED AND PAINTED DARK GREY #430C PER SPECIFICATIONS.
- INSTALL TANK CÓNDUIT FROM TANK TO DISPENSER ELECTRICAL EQUIPMENT INSIDE BUILDING PER STD-PQ SERIES DRAWINGS AND MANUFACTURER'S INSTRUCTIONS.
- INSTALL VEEDER ROOT LINE LEAK DETECTION AND ATG SYSTEM, RELATED MANHOLES, CONDUITS, AND JUNCTION BOXES PER DRAWING STD-EI-7 AND MANUFACTURER'S INSTRUCTIONS. INSTALL TANK INTERSTITIAL SENSORS FURNISHED BY CAMPR.
- 9. INSTALL TANK SUMP SENSORS FURNISHED BY OWNER.
- PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S. "A") OF DISPENSERS SHALL BE AS SHOWN. PIPING AND CONDUIT LOCATION AND SPACING UNDER DISPENSERS SHALL BE PER STD-PQ SERIES DRAWINGS.
- 11. INSTALL 2" COAXIAL FLEXIBLE PRODUCT PIPING (OFW FLEX LOOP SYSTEM) WITHIN 4" ACCESS/CONTAINMENT PIPE PER MANUFACTURER'S RECOMMENDATIONS AND SERIES STD-PQ DRAWINGS. THE PIPE, APPURTENANCES (INCLUDING BUILHEAD ENTRY FITTINGS), AND MISC. MATERIALS NECESSARY TO ASSEMBLE SYSTEM SHALL BE OWNER SUPPLIED.
- 12. INSTALL A SECOND FILL PIPE ON 20,000 GALLON TANKS PER DETAILS ON THE STD-PQ SERIES DRAWINGS.
- 13. SUPPLY AND INSTALL 2" SINGLEWALL FIBERCIASS VENT LINES AND RELATED EQUIPMENT. CONTRACTOR TO LOCATE VENT STACKS A MINIMUM OF 10' AWAY FROM ELECTRICAL EQUIPMENT AND EXISTING BUILDING
- B. UTILITIES
- VERIFY ALL SERVICE UTILITY ROUTINGS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. VERIFY ALL UTILITY CLEARANCES ARE MAINTAINED PER LOCAL CODE.
- . CONTRACTOR TO FURNISH AND REPLACE 154 L.F. OF NEW CONDUIT & WIRING FOR EXISTING LIGHT POLE.





PIPING AND UTILITIES BY PIPING AND UTILITIES BY PIPING AND UTILITIES BY THE PIPING AND AND COUNTY CINCINNATI, OHIO

■ PRELIMINARY ENGINEERING SET

□ AGENCY REVIEW SET

□ CONSTRUCTION DOCUMENT SET

□ AS-BUILT DOCUMENT SET

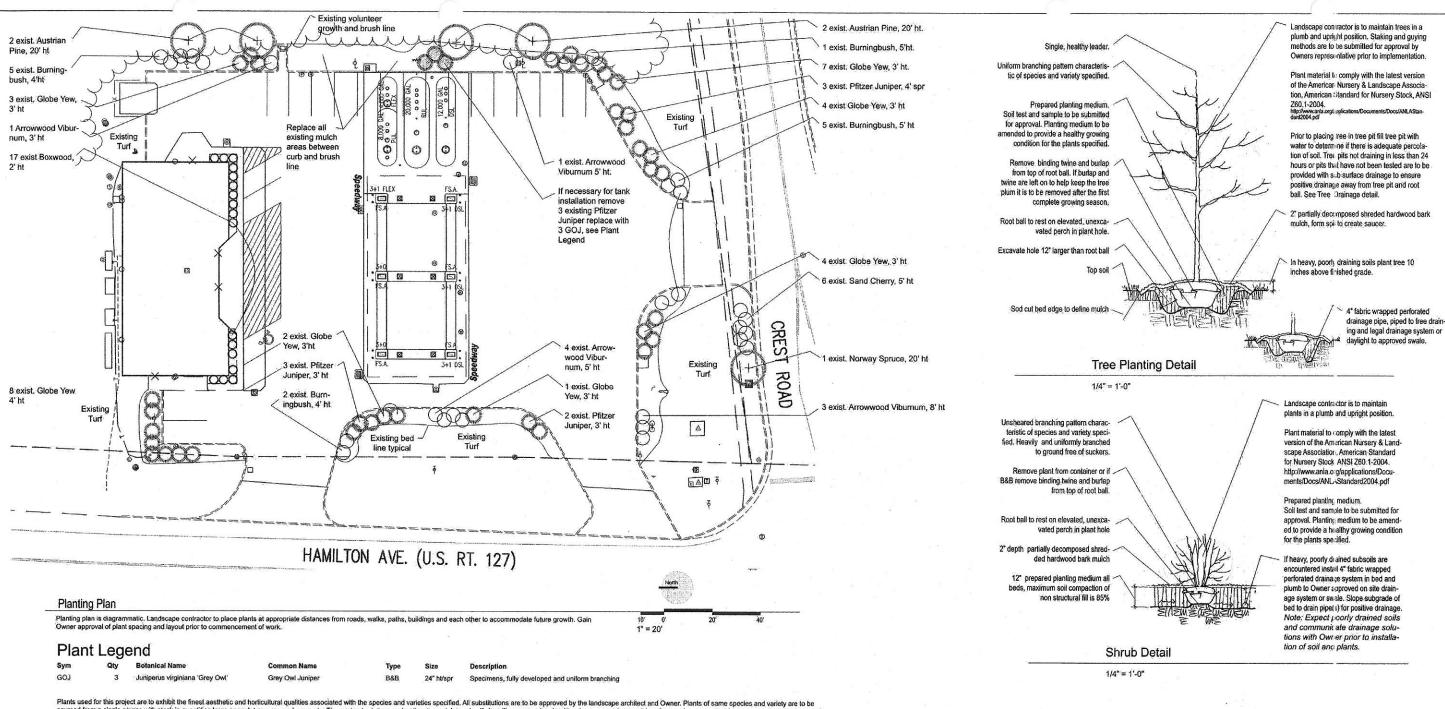
STORE CR BLDG NO. 9693

VERSION OR AFE NO. SCALE 9 20

CALE 0 20' $1^{\circ} = 20'$ DESIGN TEAM DA'

DGNR. H. BOWEN 05/29/20
P.MGR. M. MURRAY 05/01/20
RVWR. J. COUCH ----

9693-CU



sourced from a single source with stock in quantities large enough to secure replacements. The contractor is to examine the site and determine if site will accommodate healthy vigorous growing conditions for the plants specified, Bring to the Owners atter site conditions are encountered that do not meet the horticultural requirements associated with a successful landscape installation prior to installation.

General Notes

- Contractor shall obtain all necessary permits for construction of this
- Contractor is responsible for verifying or surveying the site to determine
- Contractor shall adhere to all applicable codes, regulations, guidelines Contractor shall provide Owner with current certificates of tiability insur-
- ance, current workman's compensation certificates including Subcontrac-tors and proof of bonding that the Project may require. Contractor is to provide estimates as required to successfully implement
- this design and communicate understanding of the full scope of work
- proposed by the Owner in entirety or in phases.

 Contractor shall report to the Owner any discrepancy between site conditions, the survey and the design. Work shall stop in the area of the discrepancy and will not commence until discrepancy has been re
- Contractor to provide all labor, materials and equipment as necessary to successfully implement this project in a timely manner and budget as ted with the Owner
- tractor to submit at Owners request a list all Subcontractors working on the project, along with a description of the work they are to perform. Locate and protect all existing public or private, below and above grade

- utilities and services. Notify local utility projection agency or the individual utility companies to mark utility locations prior to all excavations.
- 10. Use proper shoring for large excavations. Contractor is responsible for xcavations engineering and safety. Properly cover and/or secure all xcavations during construction and when unattended to maintain a safe
- 11. Store all flammable and otherwise hazardous materials in locked storage units away from public access in accordance with local and national
- 12. Keep the site clear and free of all obstacles and debris, maintaining full and safe access to site and surrounding structures at all times.

 13. Legally dispose of all waste material off site.
- All materials to be approved by Owner via signed submittal, unless otherwise requested by the Owner.
 Subsurface and finished grades to provide positive drainage away from all buildings, structures, planting areas and stand alone plants into natural
- or man-made drainage ways. This includes during construction.

 Verify all layout dimensions and grading elevations on site prior to instal-lation of work to assure conformity with design intent and provide positive
- drainage away from built improvem 17 Protect all existing and new structures and site improvements from dam-
- All existing trees to be preserved and protected unless otherwise noted Consult Owner's prior to adjusting existing grade within drip line of trees

- Contractor is responsible for general maintenance of construction site, weeding, watering, pest and disease control during construction and for a
- period of one month after substantial completion.

 All materials, equipment and labor to be warranted for a period of one year following Owner agreed completion date. Any materials or workman-ship falling below the specified standards herein and/or locally accepted standards if unspecified will be replaced or reworked until it meets the standard and is approved by the Owner.
- 21. Provide temporary sediment and erosion control to prevent sittation of drainage structures, natural waterways and neighboring properties in ac-cordance with local and state codes using industry best practices.

Construction Notes

- The goal of this planting is to establish a healthy, sustainable and vital cape true to the specified plants natural character, habit and/o
- intended purpose.

 All work to be verified on site with existing conditions: Final layouts to be clearly identified by staking or marking and approved by Owner prior to installation of construction improvements.
- Compaction and Drainage This planting is being installed on a new construction site, expect over compacted and poor draining subsoils. Soil compaction and drainage problems encountered through testing plant pits as described in the details are to be reported to the Owner prior to plant-

- ing plants.

 6. Plants are to be selected at the nursery of origin by the project landscape contractor.

 A single source supplier for each plant specified is required. Contractor
- is to ensure availability of replacement slock from same source or risk replacing all plants to match new source. Plant characteristics shown in contractor submitted sample photos shall apply to all plants of same specification. Plants brought to the site not
- matching the sample photo are subject to immediate rejection.

 Photo approval is for form, shape and appearance of plant only, and is
- not to be construed as verification of health. The contractor remains required to verify horticultural condition of the plants purchased and supply only healthy vigorous plants. Plants not exhibiting healthy vigorous grov equal to the season of planting are subject to rejection.
- 10. Quantities shown are estimated. Contractor is responsible for verifying their own quantities as required to implement the design intent sho
- Repellious planting and mass planting groups to align with adjacent geometries conforming to the lines and layout of the building, roads and other structures they are intended to relate to.
 Hedge material to be equally spaced, in straight unwavering rows, con-
- forming and parallel to adjacent edges and geometries.

 13. Turf Soil Rough grade subsoil to accommodate a minimum of four (4) inches of redistributed or purchased topsoil for areas supporting turf.

- Scarify subsoil prior to placement of topsoil. Work subsoil and topsoil in optimal moisture conditions to create required horticultural growing nedium; never work when wet or powdery
- Beds Remove all topsoil from areas to be graded and stock pile. Rough grade subsoil to accommodate a minimum of twelve (12) inches of redis-tributed or purchased topsoil for areas supporting bed plants. Scanify and or loosen subsoil prior to placement of topsoil. Work subsoil and topsoil in optimal moisture conditions to create required horticultural growing
- medium; never work when well or dry.

 15. Topsoil Amend existing or purchase topsoil to provide a well draining planting medium that meets the optimum growing requirements of the
- Test sub surface for adequate percolation. Provide sub surface drainage as approved by Owner in beds and free pits not completely percolated in a 24 hour period.
- Minimum finished slope on all paved surfaces to be 1.5% or as specified on civil grading plan. Minimum finished slope on all lawn areas and planting beds to be 2%.
- 18. All existing trees to be saved and projected unless otherwise noted.
- Obtain Owner consent prior to cut or fill within drip-line of existing trees.

 Contractor is to evaluate the suitability of specified plant material to determine if the specified plants, their known horticultural needs and int they are being placed will establish a healthy vigorou Amend soils and drainage as required to meet horticultural.

equirements, including but not limited to pH, nutrients, micro nutrients, composition, organic content, etc., or Recommend alternative plants that will be more suited to the

- existing conditions and accomplish the same or similar design goals

 The goal is to meet the specific horticultural needs of the speci-
- The goal is to meet this specific noticulural precision gives specified plants or provide alternatives for Owner approval.

 Use plants suited to the existing conditions of the site, that accurately represent the natural character and form of the variety and species chosen and when paired or in a hedge use plants that are matching, uniform in
- size, branching and shape. 21. Determine suitability of plants relative to local deer population, nuisance
- grazing and other pests.

Turf (if areas are disturbed)

- In (in areas are disturbed).
 All turf to be seeded for furf type tall fescue at a rate of 10tbs/1000sf; provide soil stabilization and seed mulch as required for germination. Bare areas to be reseeded until 100% establishment of turf. a. Establish lawn in all areas not shown as planting. Bed lines to
- be approved prior to seeding.

 Turf Seed: "Team Mates" Item #019873, Turf Type Tall Fescue Mixture; John Deere Landscapes, 653 Mt. Moriah Drive, Cincinnati, OH 45245. 513-943-0940, or as approved by Owner.

- Pre-bid and pre- onstruction meetings are recor
- ed for fully under landing the design intent.

 Contractor is responsible to meet the design intent and s encouraged to arrange periodic meetings with Owne and/or Landscapa Architect to understand intent
- Contractor is responsible to establish a client meeting schedule that works with Owners Rep





IBI

DEFINING THE CITIES OF TOMORROW

Triangle Park Drive, Suite 2 Cincinnati, OH 45246 Contact: Jeff Koehn 513-942-3141 ext. 232 Fax: 513-881-2263

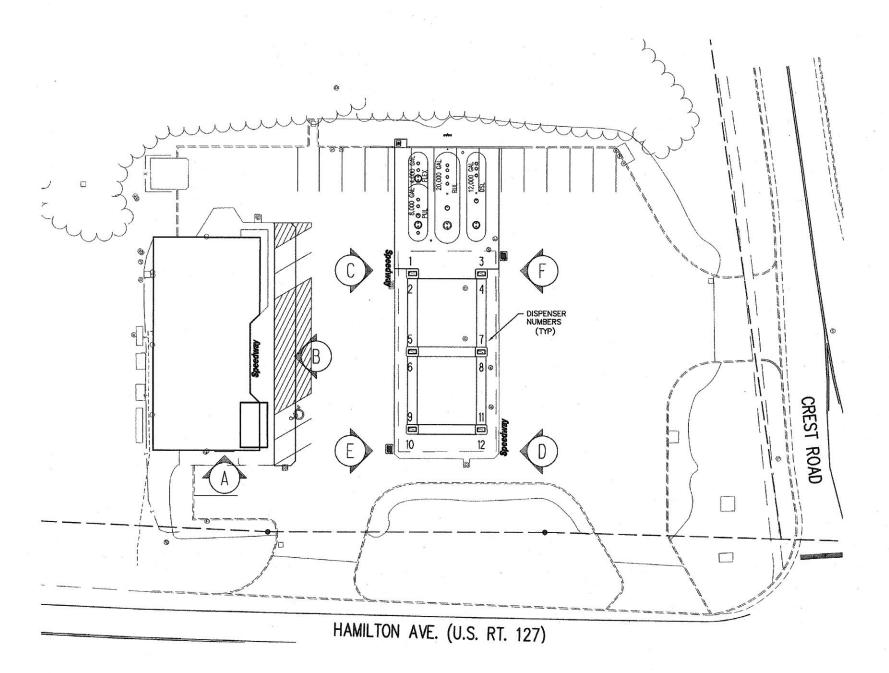
beedway

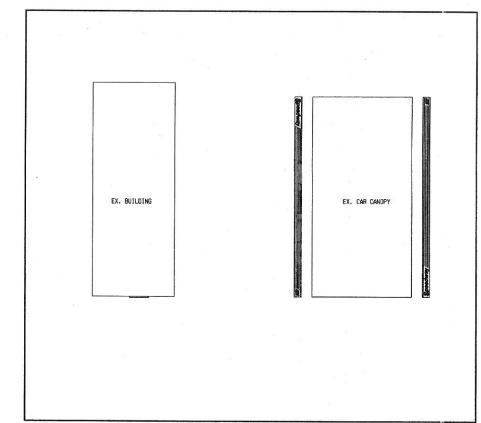
PLAN REMODEL 11620 HAMILTON AVE. HAMILTON COUNTY CINCINNATI, OHIO LANDSCAPE

III PRELIMINARY ENGINEERING SET ☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET 9693 STORE OR BLDG NO. VERSION OR ----

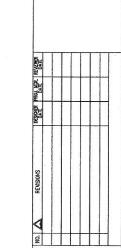
DESIGN TEAM DATE DIGNR. H. BOWEN XX/XX/XX P.MGR. M. MURRAY xx/xx/xx RVWR. J. COUCH

9693-LP1

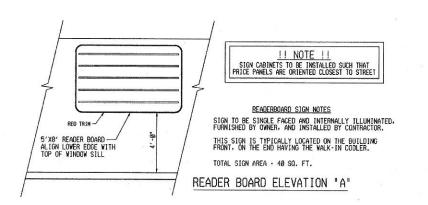


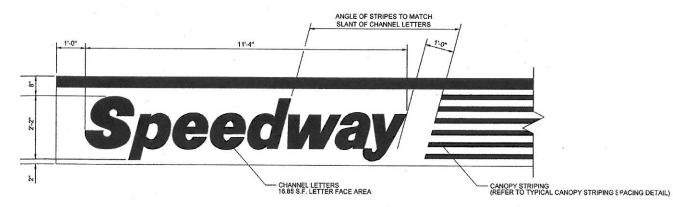


HAMILTON AVE.

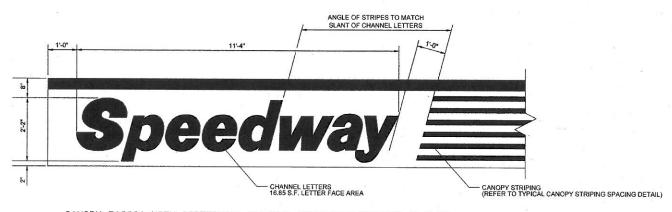


	☐ CONSTRUCTION DOCUMENT SET ☐ AS-BUILT DOCUMENT SET				
	STORE OR BLDG NO.	9693			
REA	VERSION OR AFE NO.				
SF S SF	SCALE 0	1" = 20'			
85 SF	DESIGN TE	DATE			

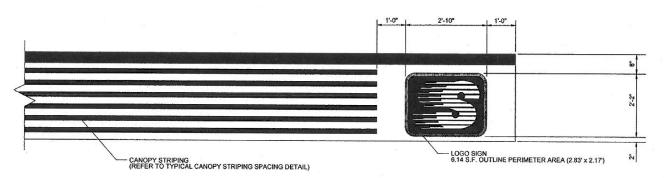




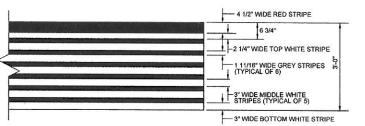
BUILDING FRONT WITH "SPEEDWAY" CHANNEL LETTERS ELEVATION "B"



CANOPY FASCIA WITH 'SPEEDWAY' CHANNEL LETTERS ELEVATION 'C & D'

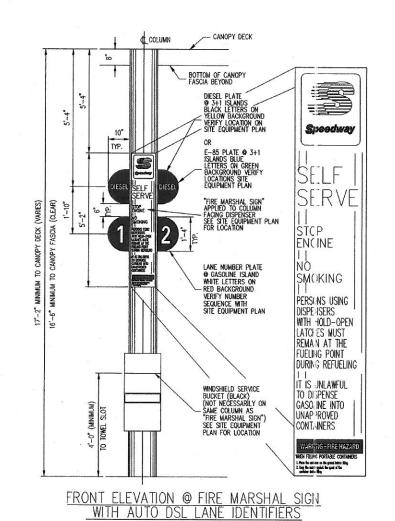


CANOPY FASCIA ELEVATION 'E & F'



	The state of the s
TYPICAL CANOPY STRIPI	NG SPACING DETAIL

ITEM		FURNISHED BY:	INSTALLED BY:	REMARKS
CANOPY FASCIA STRIPES		ν	٧	
DISPENSER DECALS		γ	0	
FIRE MARSHAL SIGN		0	C	SEE SITE EQU. PLAN
LANE NUMBER PLATES	*(4*	0	0	SEE SITE EQU. PLAN
BUILDING READERBOARD		0	C	
CANOPY FASCIA SIGNS		٧	C	ELECTRICAL BY CONTRACTOR
BUILDING ADDRESS NUMERALS		0	C	





IBI

DEFINING THE CITIES OF TOMORROW

23 Triangle Park Drive, Suite 230 Cincinnati, OH 45246 Contact: Jeff Koehn 513-942-3141 ext. 232 Fay: 513-881-2263

Speedway
Persed By:
Speedway
Engineering and Construction Dept.

REVENER		used ray.
PROL MOR.		of Speedy
OCSIGNER		and is not consent of
REMSTONS		ng is the property of Speedway luced without expressed written
4		This drawl or reprod
9		
S	1	

SIGNAGE PLAN DETAILS
REMODEL
11620 HAMILTON AVE.
HAMILTON COUNTY
CINCINNATI, OHIO

■ PRELIMINARY ENGINEERING SET
□ ACENCY REMEW SET
□ CONSTRUCTION DOCUMENT SET
□ AS-BUILT DOCUMENT SET
STORE OR
BUILD NO.
VERSION OR
AFE NO.

AFE NO.

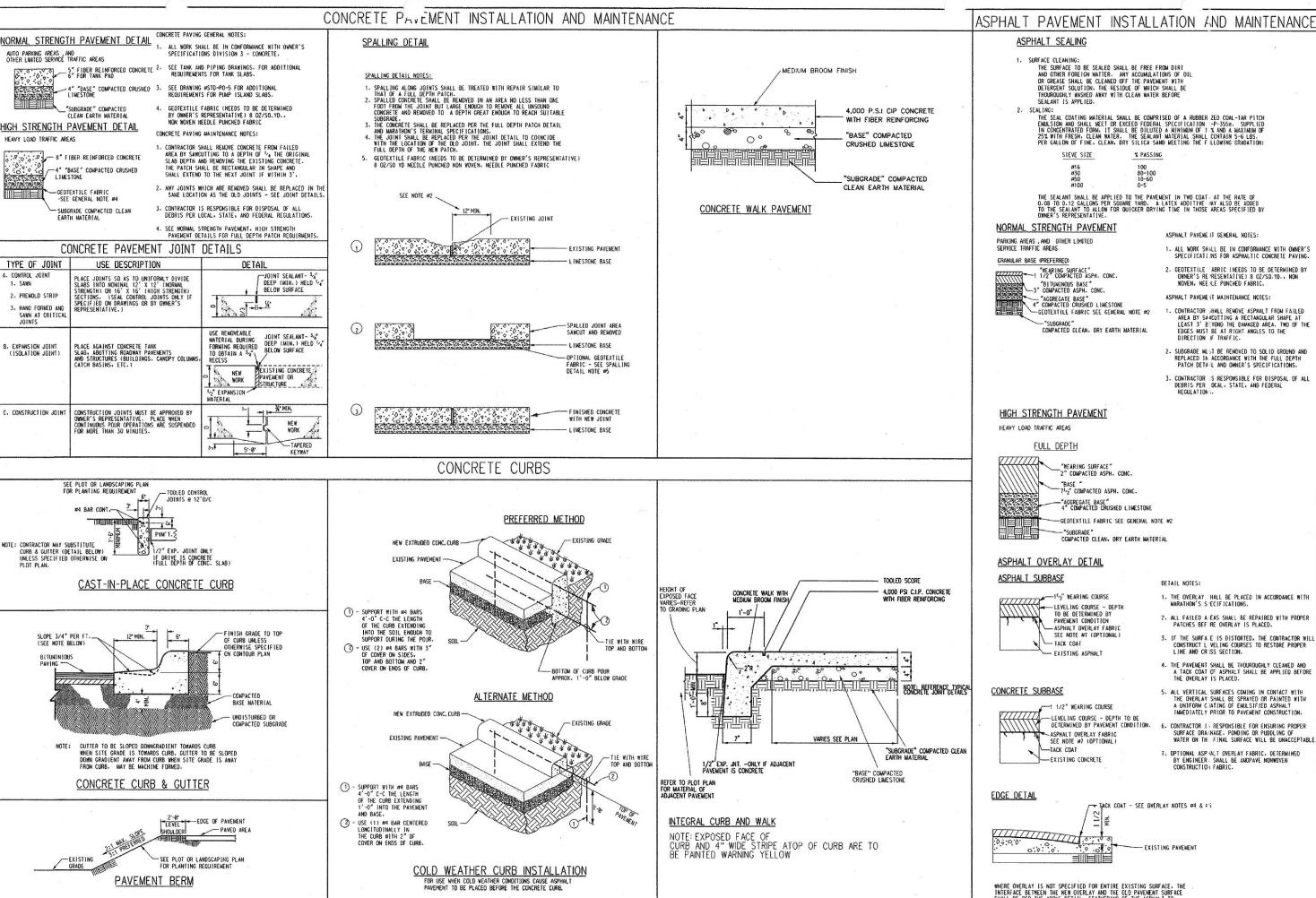
SCALE O N/A

DESIGN TEAM DATE

DCNR. H. BOWEN 05/28/2015

P.MOR. M. MURRAY 06/01/2015

RVWR. J. COUCH --DRWG. NO.
9693-SS1



ASPHALT PAVEMENT INSTALLATION AND MAINTENANCE

ASPHALT PAVEME IT GENERAL NOTES:

- OWNER'S REPRESENTATIVE) 8 0Z/SQ.YQ., NON WOVEN, NEE LE PUNCHED FABRIC.

- CONTRACTOR SHALL REMOVE ASPHALT FROM FAILED AREA BY SAVCUTTING A RECTANGULAR SHAPE AT LEAST 3" ENVOWO THE DAMAGED AREA. TWO OF THE EDGES MUST BE AT RIGHT ANGLES TO THE DIRECTION OF TRAFFIC.
- 2. SUBGRADE MUST BE REMOVED TO SOLID GROUND AND REPLACED IN ACCORDANCE WITH THE FULL DEPTH PATCH DETAIL AND OWNER'S SPECIFICATIONS.
- 3. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS PER OCAL, STATE, AND FEDERAL

- 1. THE OVERLAY HALL BE PLACED IN ACCORDANCE WITH MARATHON'S S'ECIFICATIONS.
- 2. ALL FAILED A EAS SHALL BE REPAIRED WITH PROPER PATCHES BEF RE OVERLAY IS PLACED.
- 4. THE PAVEMENT SHALL BE THOUROUGHLY CLEANED AND A TACK COAT OF ASPMALT SHALL BE APPLIED BEFORE THE OVERLAY IS PLACED.
- THE OVERLAY SHALL BE SPRAYED OR PAINTED WITH A UNIFORM COATING OF EMULSIFIED ASPHALT IMMEDIATELY PRIOR TO PAVEMENT CONSTRUCTION.
- CONTRACTOR 15 RESPONSIBLE FOR ENSURING PROPER SURFACE DRAINAGE. PONDING OR PUDDLING OF WATER ON THE FINAL SURFACE WILL BE UNACCEPTABLE.
- 7. OPTIONAL ASPHALT OVERLAY FABRIC, DETERMINED BY ENGINEER, SHALL BE AMODAVE NONWOVEN CONSTRUCTION FABRIC.

WHERE OVERLAY IS NOT SPECIFIED FOR ENTIRE EXISTING SURFACE. THE INTERFACE BETWEEN THE MEW OVERLAY AND THE GLO PAVEMENT SURFACE SHALL BE PER THE ABOVE DETAIL. FEATHERING OF THE ASPHALT TO MEET THE EXISTING PAVEMENT WILL NOT BE ACCEPTABLE.







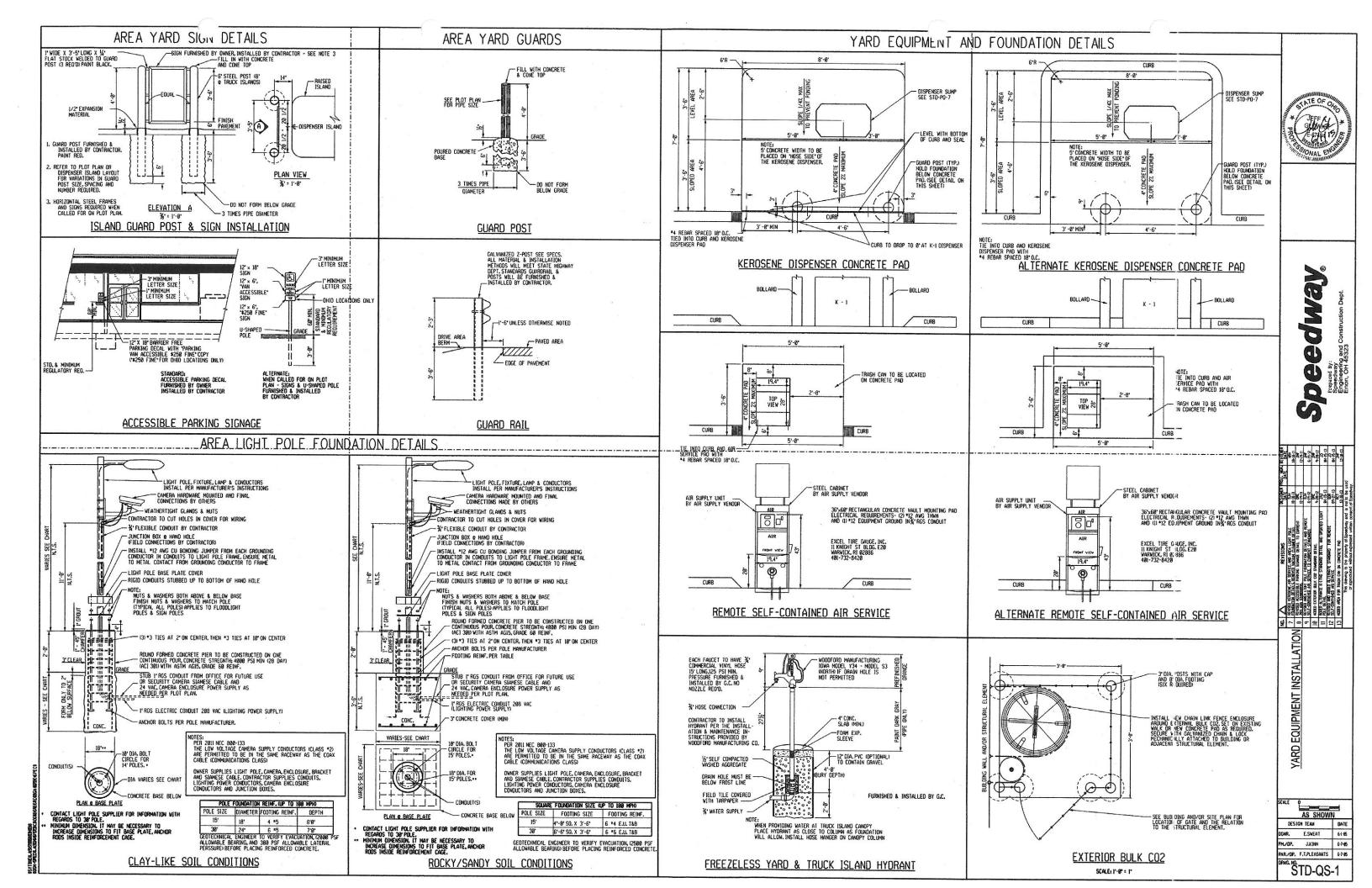
DETAIL

CURBING ∞ಶ

STORE OR BLDG NO.

DESIGN TEAM DGNR. K.SPRINGER 11-2-84 L.D.LOCKE

11-2-84 RVWR. F.T.PLEASANTS 11-2-84 STD-CP-1



DRAINAGE & UTILITY DETAILS STANDARD CAST IRON NEENAH FOUNDRY COMPANY RATED FOR HEA DUTY SERVICE FRAME AND COVER MUST BE MARKED APPROPRIATELY SANITARY OR STORM MAX. 4 COURSES OF PRECAST-ADJUSTING RINGS AS REQUIRED PRECAST CATCH BASIN UNIT SEE SIZE TABLE BELOW S" A8" DIA. NIN. FOR PIPE UP TO 24" ALL HOLES IN PRECAST SECTIONS OUE TO FORMING TO BE PLUGGED WITH HYDRALIC CEMENT PIPE INVERT ELEVATION SEE PIPING PLAN INVERT ELEVATION SEE PIPING PLAN SUMP MUST BE CLEAN AT ACCEPTANCE OF PROJECT

GEOTEXTILE FABRIC SPECIFICATIONS

- 6. PIPE SHALL BE LAID FROM THE LOWER ELEVATION TO THE HIGHER ELEVATION.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINING YORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 9. SEE DRAWING . STD-SB-1 FOR CAMPY DOWNSPOUT DRAIN DETAILS.

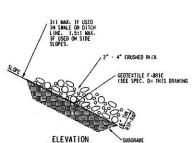
MINIMUM DEPTH OF BURY:

SIDEWALLS MAY HAVE 2" THICK KNOCK-OUT RECESS

PIPE SLOPES

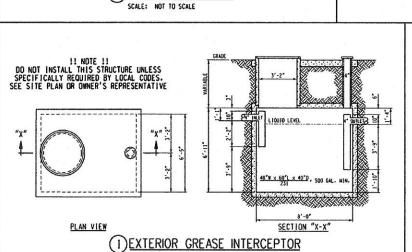
		MINIMUM PIE	PE SLOPES (%)		MAXIMUM PIPE	SLOPES (%)	
	TYPE OF PIPE and in VALUES			TYPE OF PIPE and "n" VALUES			
Pipe liometer inches)	POLY-VYNYL CHLORIDE (PVC) 0.010	SMOOTH LINED CORRUGATED HDPE 0-012	REINFORCED CONCRETE (RCP) & DUCTILE IRON (DIP) 0.013	POLY-VYINTL CHLORIDE (PVC) 0-010	SMOOTH LINED CORRUGATED HDPE 0.012	REINFORCED CONCRETE (RCP) & BUCTILE IRON (DIP 0.013	
4	0.81	1.44	1.69	8-98	15.96	18.73	
6	0.47	0.84	0.98	5.23	9.30	10.91	
8	0.32	0.57	0.61	3.56	6.33	7.43	
10	0.24	0.42	0.50	2.65	4.70	5.52	
12	0.19	0.33	0.39	2.08	3.69	4.33	
15	0.14	0.25	0.29	1.54	2.74	3.22	
18	0.11	0.19	0.23	1.21	2.15	2.52	
21	0.09	0.16	0.18	0.98	1.75	2.05	
24	0.07	0.13	0.15	0.82	1.46	1,72	
27	0.06	0.11	0.13	0.70	1.25	1,47	
30	0.06	0.10	0.11	0.61	1.09	1.28	
36	0.04	0.08	0.09	0.48	0.85	1.00	
48	0.03	0.05	0.06	0.33	0.58	0.68	
60	0.02	0.04	0.05	0.24	0.43	0.61	

Speedway



NOTE: AT PIPE OUTLETS RIP-RAP SIZE 4-6" SHALL BE PLACED 2" THICK AS SHOWN ON THE PLANS. A GEOTEXTILE FABRIC SHALL & PLACED PRIOR TO PLACING THE RIP-RAP.

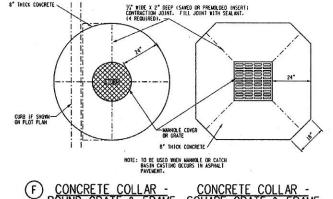
(H) RIP-RAP SPECIFICATIONS

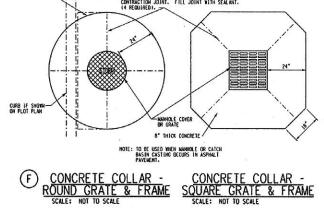


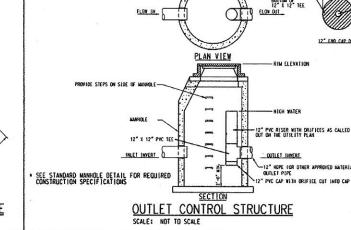
MARHOLES SHOWN ON THE PLOT OR PIPING PLAN SHALL BE PRECAST CONCRETE AND CONSTRUCTED OF MATERIALS AND IN A MANNER MEETING THE SPECIFICATIONS OF ASTM C-478 AND THE PUBLIC AUTHORITY HAVING JURISDICTION.

SEE GRADING AND/OR PIPING PLAN FOR TOP AND INVERT ELEVATIONS. SIZE AND ARRANGEMENT OF INVEST/OUTLET PIPING.

IMEN SPECIFIED ON THE PLAMS, AN EXTERIOR "DROP" MANHOLE SHALL BE CONSTRUCTED PER LOCAL SPECIFICATIONS. (A) STANDARD MANHOLE





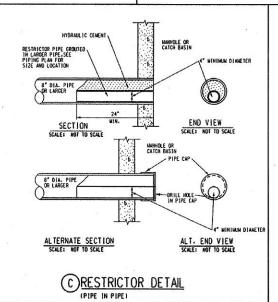


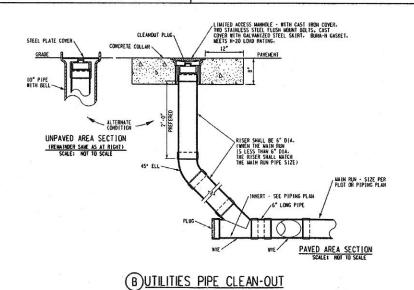
THE PRECAST CATCH BASIN UNIT SHALL COMFORM TO THE APPLICABLE STANDARD STATE D.D.T. SPECIFICATIONS. THE UNIT SHALL BE PROPERLY BEINFORCED TO PREVENT DAMAGE OUR ING TRANSPORT AND INSTALLATION.

(D)STANDARD DUTY CATCH BASIN

TO BE USED IN NORMAL STRENGTH PAVEMENT AREAS ONLY

Ser e	PAVEMENT D D	SELECTED BACKFILL (CRUSSHED STONE IN PAVED AREA, CLEAN SOIL FILL IN UNPAVED AREA.)
		HIS.
72 PIPE DIA.		12.
<u>-</u> L		1/4" - 3/4" COMPACTED STONE PLACED IN 4" LAYERS 1/2 PIPE DIA. 6" MIN.
	SECTION SCALE: NOT TO SCALE	



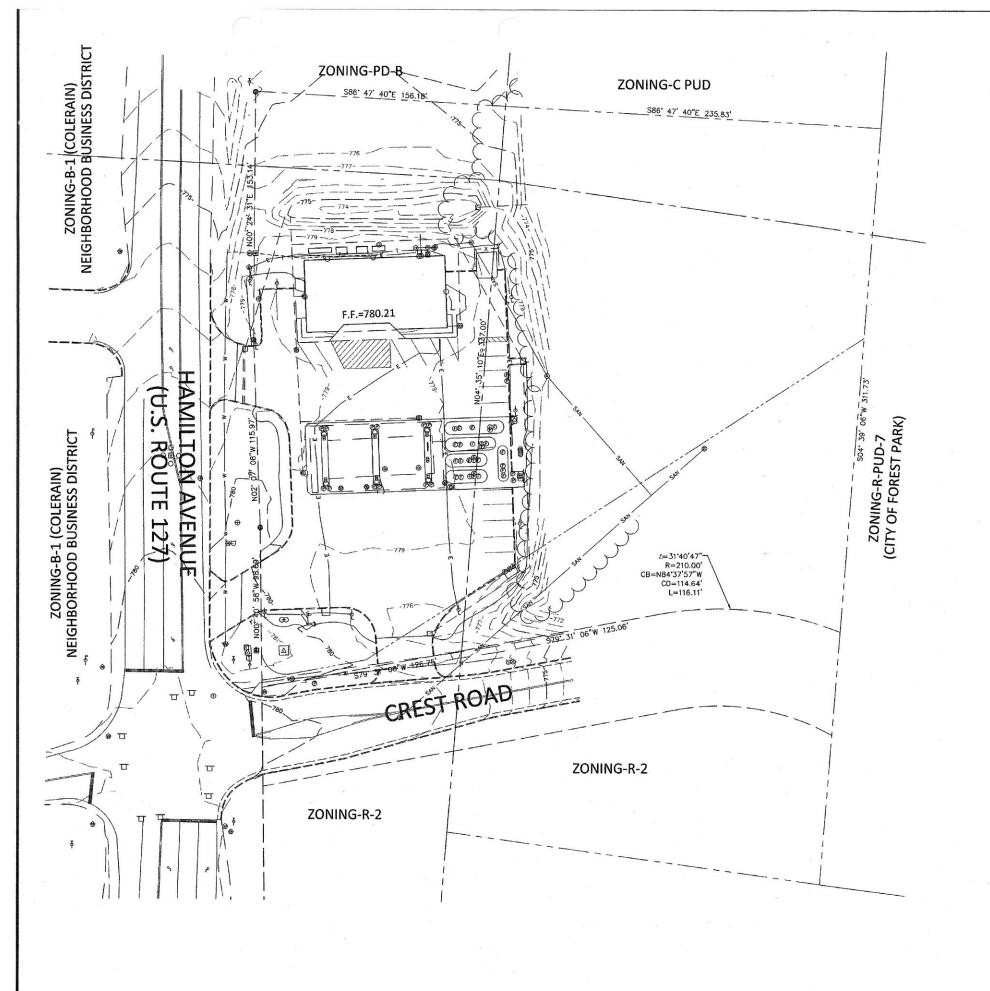


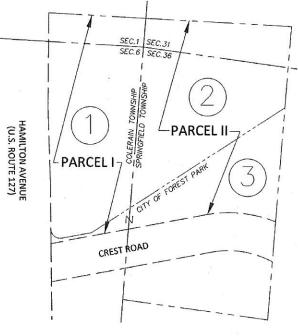
TYPE OF PIPE	"n" VALUES	SIZES PERMITTED	SEVICE AND USE	PIPE SPECIFICATION	INSTALLATION SPECIFICATION	JOINT SPECIFICATION	PREMIUM JOINTS (SEE NOTE +4)
POLY-VINYL CHLORIDE (PVC)	0.01	4" - 6"	SANITARY SEWER	ASTM D-3034 SDR 35	ASTM D-2321 STANDARD PRACTICE FOR	ASTM D-3212 STANDARD SPEC FICATION FOR JOINTS FOR DRAIN	ASTM F-477 ELASTOMERIC SEALS FOR
	5	8" - 12"	STORM DRAINAGE	FOR TYPE PSM PVC THERMOPLE	INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE CLASS I BEDDING FOR PAVED AREAS	AND SEVER PLANTIC PIPES USING FLEXIBLE ELASTOMERIC STALS	JOINING PLASTIC PIPE (OIL RESISTANT) HIGH NITRILE (NOR). EPICHLOROHYDRIN (ECO). NEOPRENE (CR). POLYSULFIDE (T), OR FLUORO ELASTOMER (FPM)
REINFORCED CONCRETE (RCP)	0.013	12" DIA. AND LARGER	STORM DRAINAGE	ASTN C-76 CLASS 3. WALL B- TONGUE AND GROOVE	CLASS B BEDDING FOR PAVED AREAS	BITUMINOUS MASTIC	ASTN C-443 STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR
				STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE	WHEN OUTLETTING TO SURFACE GRADE FLARED END SECTION MUST BE USED		CONCRETE SEWER AND CULVERT PIPE, USING RUBBER GASKETS (OIL RESISTANT)
SMOOTH LINED CORRUGATED HOPE N-12 BY ADVANCED DRAINAGE SYSTEMS (800) 733-9554	0.012	8" AND LARGER	STORM DRAINAGE	AASHTO N294-S	ASTM 0-2321 CLASS I BEDDING FOR PAVED AREAS	STANDARD COUPLERS (PRO LINX) USE GASKET IN FIME SOILS	PVC DOUBLE BELL COUPLES WITH GASKET (PRO LINK 10.8) AVAILABLE THROUGH 24"
SMOBTH LINED CORRUGATED HOPE SURE-LOK BY HANCOR (800) 537-9520	0.012	12" AND LARGER	STORM DRAINAGE	AASHTO M294-S	ASTM D-2321 CLASS 1 BEDDING FOR PAVED AREAS	BELL & SPIGOI WITH CASKET (SURE-LOXI)	BELL & SPIGOT WITH POLYISOPRENE GASKET (SURE-LOK 10.8) AYAILABLE THROUGH 30"
DUCTILE IRON (D))	0.012	4" - 12"	SPECIAL	ASTM A-746 CLASS 50 STAMBARD SPECIFICATION FOR DUCTILE IRON GRAVITY SEVER PIPE	TYPE 5 BEDDING FOR PAYED AREAS	RUBBER GASKET COMPRESSION TYPE JOINT	GASKET TO BE OIL RESISTANT NITRILE-BUTADIENE (NBR
POLYETHYLENE (PE)	0.010	4" - 6"	UNDERDRAINS AND SEPTIC DISPOSAL FIELDS ONLY	ASTM F-405 STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE TUBING AND FITTINGS	SEE UNGERDRAIN DETAIL	STANDARD COUP INGS	N/A

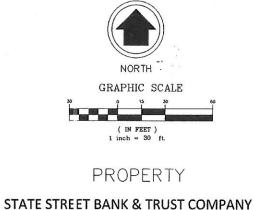
DESIG	N TEAM	DATE
DCHR.	E-SWEAT	11-14-06
PM./OP.	J.KINN	11-14-06
RVR./DP.	D.ERFORD	11-14-06

TYPICAL SERVICE STATION DRAINAGE & UTILITY DETAILS & SPECIFICATION

(B)PIPE BEDDING







OF CONNECTICUT

OF CONNECTICUT
REGISTERED LAND CERTIFICATE NO. 148472
PARCEL I - 1.1402 ACRES
PARCEL II - 1.6952 ACRES

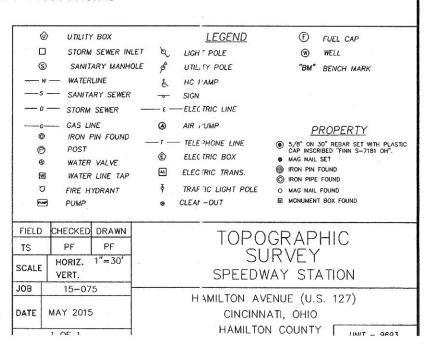
BEARING BASE

BEARINGS WERE DERIVED FROM HAMILTON COUNTY CONTROL MONUMENTS NO. 8037 & NO. 8224.

ZONING MAP N.T.S.

- STATE STREET BANK & TRUST
 PARCEL NO. 510-0021-0380
 ZONING COLERAIN TOWNSHIP PD-B
 (BUSINESS PLANNED UNIT DEVELOPMENT DISTRICT)
- STATE STREET BANK & TRUST
 PARCEL NO. 590-0400-0024
 ZONING SPRINGFIELD TOWNSHIP C PUD
 (COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT)
- STATE STREET BANK & TRUST
 PARCEL NO. 591-0A25-0002
 ZONING CITY OF FOREST PARK R2
 (ONE FAMILY RESIDENTIAL DISTRICT)

TOTAL AREA = 123,505 S.F. ~ 2.8354 ACRES



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: (e/30/2015
Request Change From B3 To R1/R2?
Land Use Map Designation: Pamed Much Use 8 Area: ~ 33.685 acres
Applicant: TERRY HAIR RESIDENTIA- Telephone No.: (513) 907-2705
Address: 5240 PARKSINE CT & City, State, Zip: HAMILTON, OH 45011
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. 11184 Culerain Ave Regland Cout # 240482 2.
3.
Location of property in accordance with County Auditor's Records:
Township: Colerain Book: 510 Page: Parcel No.(s):
Physical location of property:
ACCOSS FROM COLERAN TWP COMMUNICATION CONTER NUMBER RIVER
KOND along OLD COLERASIN
My (our) interest in the property included in the request is:
Owner Agent Lessee Optionee
Applicant Signature:
Address: 5240 PARKSIDIE CT HAMILTON, OH 45011 Telephone No. 513 907 - 2705
No filing fee is required for this informal concept plan review application.
Submit 12 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan with elevations.

(over)

To: Colerain Township Zoning Commission

From: Terry & Elizabeth Hair

Re: 33.685 Acre Property in Northern Colerain Township

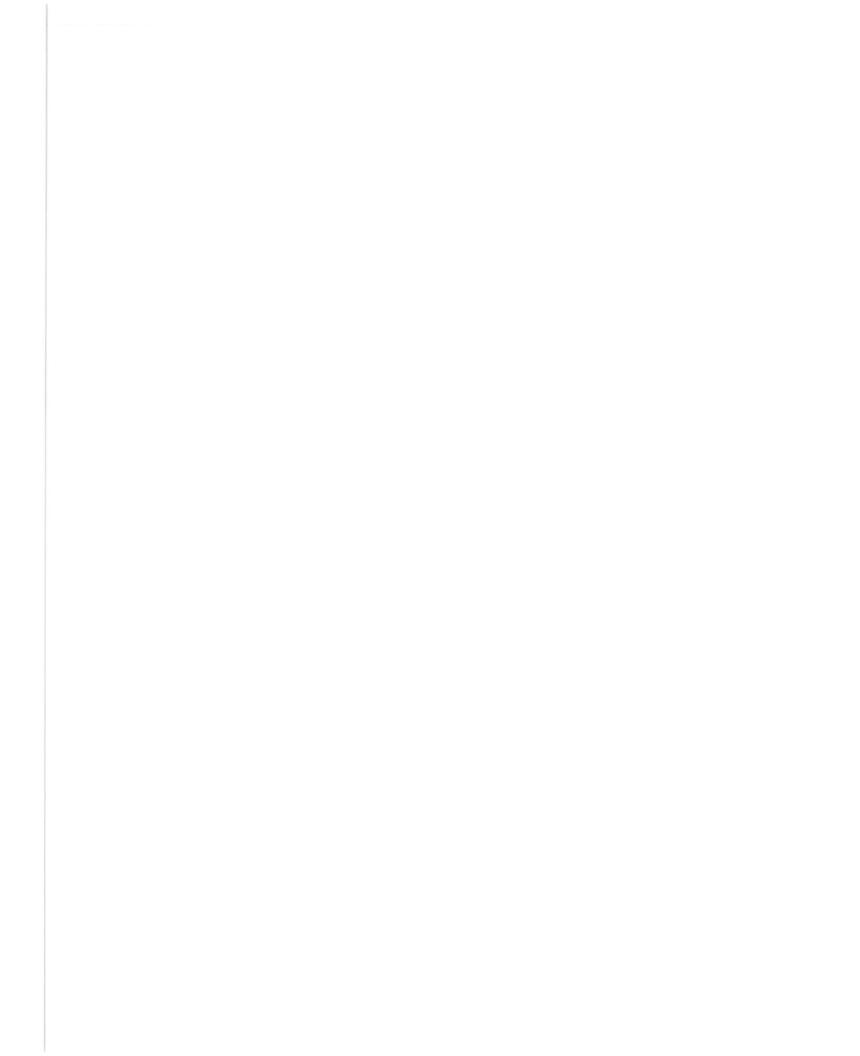
Dear Zoning Commission, my wife and I are currently under contract to purchase a 33.685 acre parcel of land located along Old Colerain Avenue near the intersection of East Miami River Road. This parcel of land is currently owned by the Procter and Gamble Company and is being split off of the former MVIC property located immediately to the west/southwest. The property is largely wooded with an approximate 11 acre agricultural field which continues to be farmed. It is our intention to purchase the property and work on it over a period of a few years to prepare it for building a future residence for ourselves likely on the southeastern portion of the property. However, the exact location of the future residence and any possible outbuilding(s) for garage/storage is not yet known.

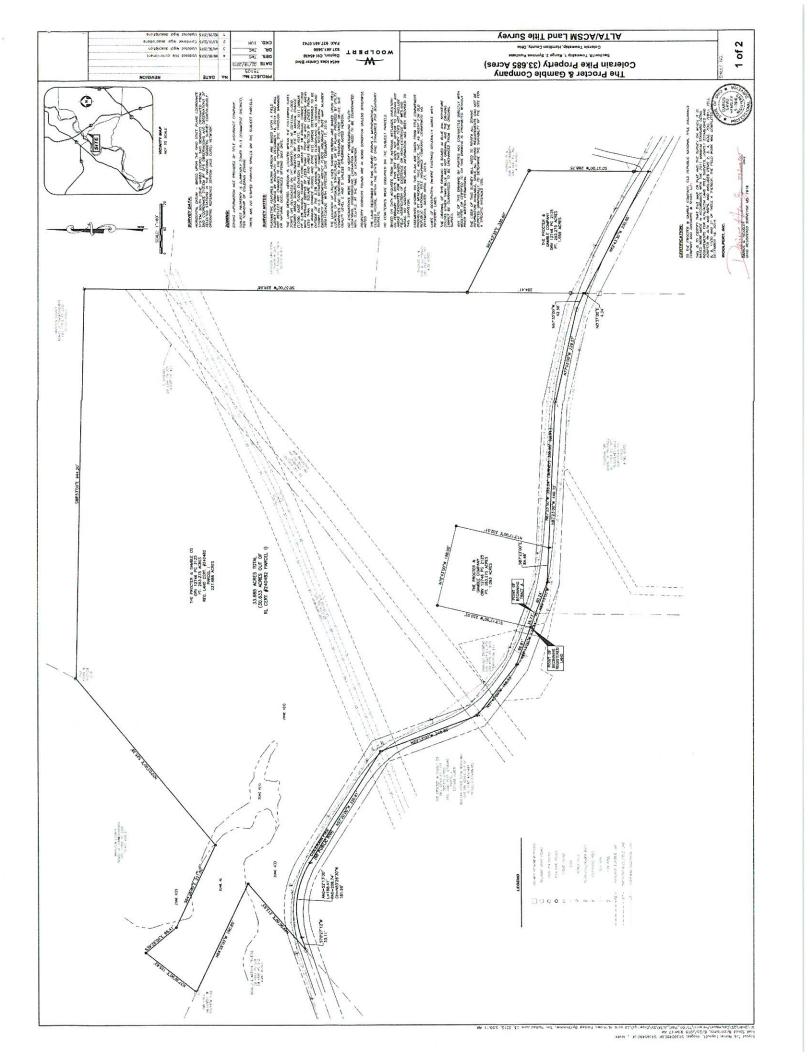
Our intent in meeting with the commission is to discuss and understand from the commission the following four items; 1) are there any property use restrictions that you may be aware of, 2) does our proposed use of the property conflict with any proposed/future vision that the Zoning Commission may have for this property/area, 3) to insure that the building of a residential structure and any storage buildings would be approved by the commission in the future and 4) what are the current and/or future utility services that are available to the property.

We look forward to speaking to the commission regarding this property.

Sincerely,

Terry & Elizabeth Hair



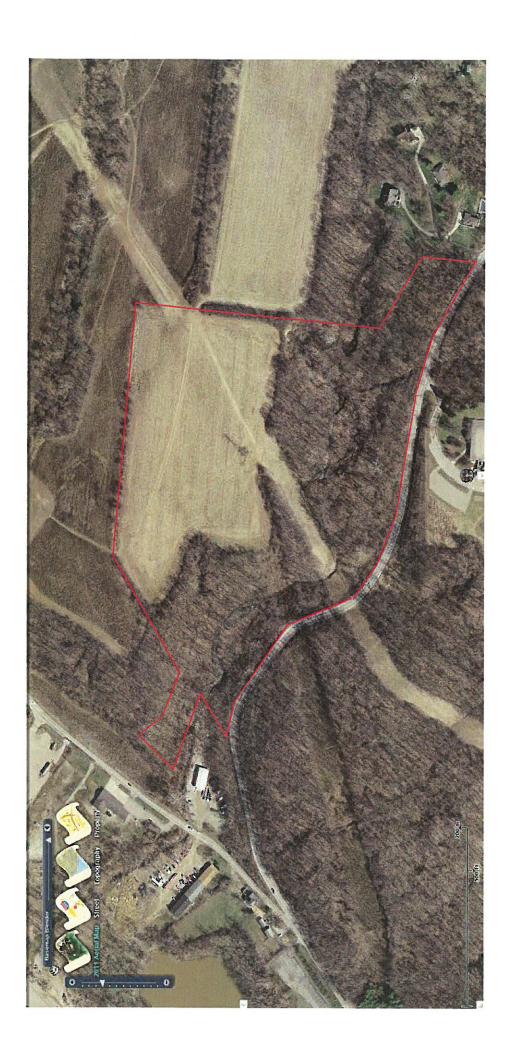


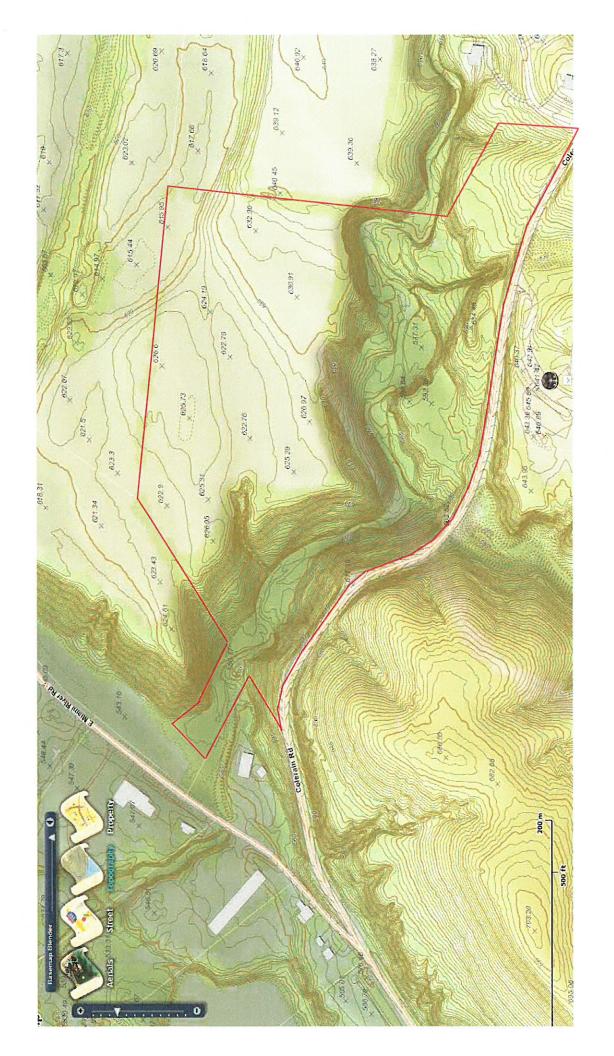
sunqiyasap (pday) quriye/ya i	ALTA/ACSM Land Title Survey	
EXX: 337.461.0743 CKD, 20H 2 DJ/55/2015 Combined ego; SearchStons	Colorain Township, Hamilton County, Dhio	
MOOLPERT 937-461-5660 DR, TMC 3 ps/30/2015 (Specific legal description		4
Darton, OH 45430 Libraria to 191/20/15 (192/2015 Updated bid examplement	Section 19, Township 1, Range 2, Symmes Purcluse	g c
4454 idea Conter Blvd DATE 02//8/2015	Colerain Pike Property (33.685 Acres)	F 0
SOIS	The Procter & Gamble Company	i i

The control of the co

THE CONTRIBUTION OF THE CO

Pres SET and SVV - Walke, 200 to Library, Attis A. Ancisis and the hartest was set and set of the s







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: 6-25-2015
Request Change From R. 6 To FD-B
Land Use Map Designation: R-6 Area: 1,25 acres
Applicant: JOHN R GRICK Telephone No.: 513 489 3690 Address: 11309 DEERFERD RD City, State, Zip: CINTI D 45242
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. PATEL PRITESH & NILESHA 4147 SOUTH SHOPE MASON, OH 45040
2.
3.
Location of property in accordance with County Auditor's Records:
Township: Colerain Book: 510 Page: Parcel No.(s): 510-0043-0044-00
Physical location of property:
North east Corner Springdele Rd EP, ppinsed
- 2668 BRZINSPALE 20
My (our) interest in the property included in the request is:
Owner Agent Lessee Optionee
Applicant Signature: Address: 11300 Date 1 22 Rt A5247 Telephone No. A59 31090
No filing fee is required for this informal concept plan review application.
Submit 12 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan with elevations.
(over) JUN 25 2015

COLERAIN ZONING

JOHN R. GRIER, ARCHITECT N.C.A.R.B. CERTIFICATE 11309 DEERFIELD ROAD CINCINNATI, OHIO 45242 PHONE 513-489-3690

June 25, 2015

Colerain Township

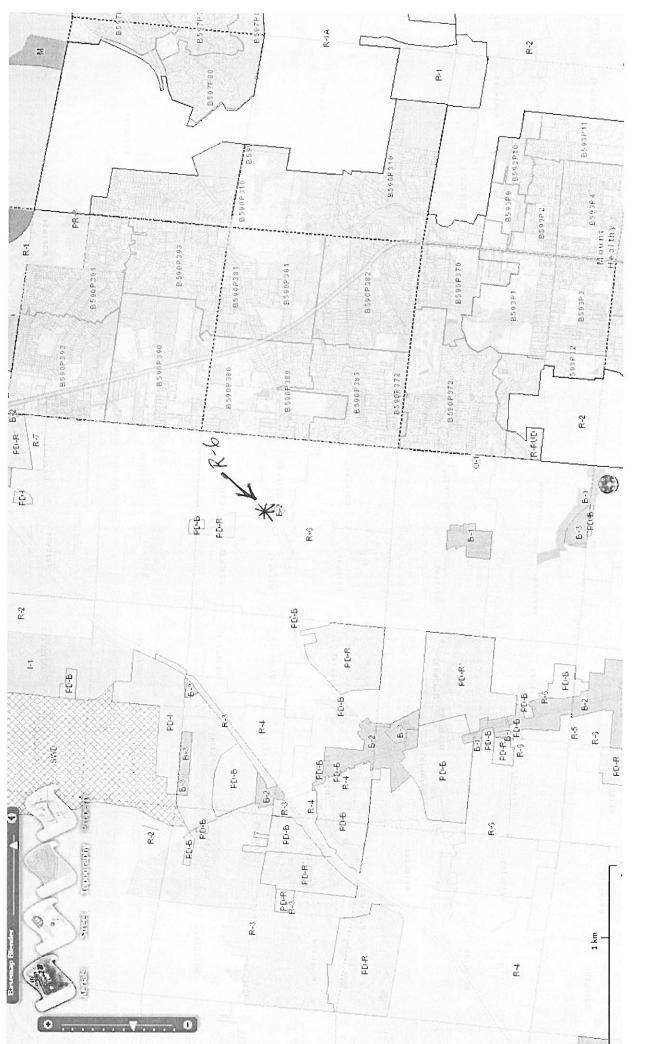
Letter of Intent

RE: 2668 Springdale Road

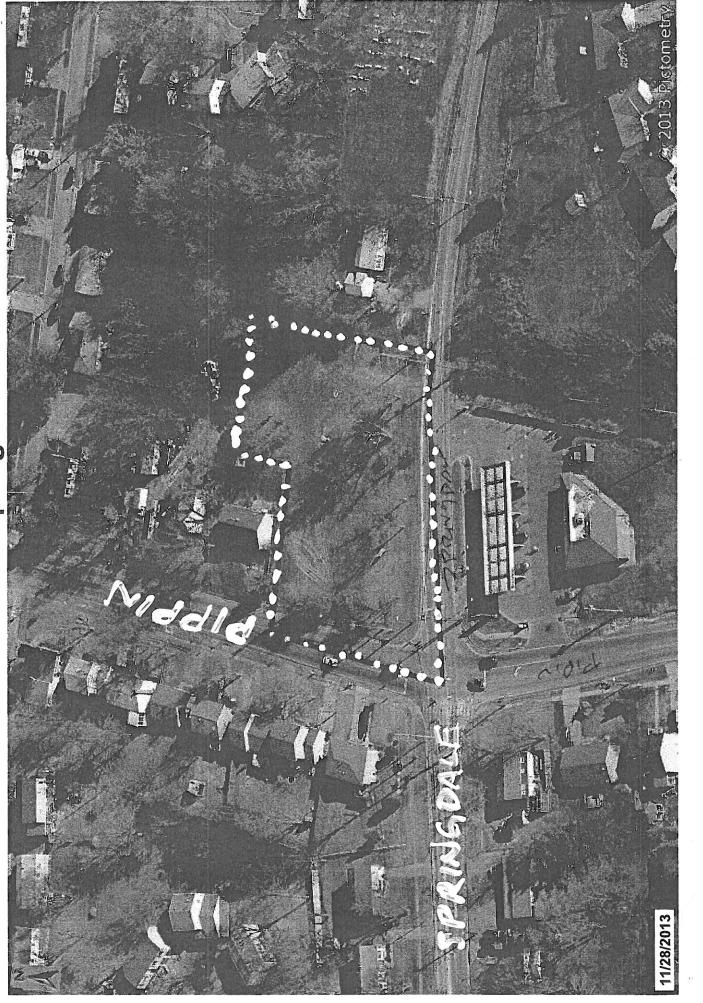
We request consideration to change the present R-6 Zoning to Planned Development PD-B for the following:

- 1. Compatibility: our retail building is one story. We will use a hipped and gable shingled roof to maintain residential style. No rooftop equipment. The exterior walls will be brick or siding similar to neighborhood residences. Windows will only face the street sides. The west and rear walls will not have windows. The footprint is 5375 square feet. A similar use exists on the south side of the Springdale Road. Lighting from the canopy and pole lights will be directed down to cut down on light spillage over to neighbors. Light shall follow the code section 12.9. I believe the gas station/ convenience store to the south of our site is zoned B-2.
- 2. Density: the building and canopy total 7,775 sf. The property contains 41,390 sf. The building coverage is 19% of the site. The impervious surface including structures contain 28,150 sf which is 68% of the site. Required parking for retail commercial users 4 spaces per 1000 sf. Thus our square footage of 5375 sf/ 1000 = 5.375 x 4 spaces = 22 spaces. Not including the gas pump spaces, we have 24 proposed spaces. Also a loading and dumpster space.
- 3. Buffering and landscaping: this zoning requirement shall be followed as carefully as possible. I shall explain our requests to be considered for a Planned Development B. Site plan sheet A1.0 shows the site with setback requirements of 50 feet to the street and 40 feet for residential property. Our gas station/convenience store cannot be operational with the remaining space shaded dark. Site plan sheet A1.1 shows our requested setbacks. The distances are necessary for proper operation. A 6' high solid fencing and intensive planting would be installed and maintained.

Summary: I realize we are asking for a number of concessions for this zone change. I believe construction of a residence on this corner is not likely. Hopefully other than designating the property as green space our proposal is determined to be a reasonable use for the property. We are requesting planned unit conditions so all concerned would know exactly what the finished project will look like.







2668 Springdale

governmax.com 3.0 Page 1 of 1



Dusty Rhodes, Hamilton County Auditor

Address

Map

Parcel ID

11 1 -> -> 5

Parcel Info

Summary
Residential
Levy Info
Improvements
Commercial
Transfer
Value History
Board of Revision
Payments
Image
Map

Assessment Payoff Property Report CAGIS Online Maps Aerial Imagery

Search By

Parcel ID
Owner
Street Address
Sales
Advanced Search

Site Functions

Comments On Line Help Home Auditor's Home

1

510-0043-0044-00 2668 SPRINGDALE RD

New Map Search

Click Map To:
Zoom In

Zoom Level:

1x ▼

Scale: 1:3,520

Map Layers:

✓ Rivers

✓ Stream

Buildings

√ Condos

✓ Parcels

▼ Fence

☐ Class2 Roads

Class1 Roads

✓ Streets

☑ Driveways

Parking

✓ Sidewalk

▼ Pavement

New Map Search

Index Order Street Address

Map Data provided by the office of Theodore B. Hubba Engineer

Note - A parcel will be outlined if found in the map

<< First < Previous Next > Last >>

Legal disclaimer / Privacy Statement

http://www.hcauditor.org/realestateii/agency/hamilton/hamilton_tab_esrimap.asp?Cmd=F... 10/22/2014



MEMORANDUM

DATE: JULY 21, 2015

TO: COLERAIN TOWNSHIP ZONING COMMISSIONERS

FROM: EMI RANDALL, DIRECTOR OF BUILDING, PLANNING & ZONING

SUBJECT: INITIATION OF TEXT AMENDMENT ADDING LANGUAGE TO ADDRESS ALTERNATIVE FINANCIAL

SERVICE PROVIDERS

SUMMARY

The Colerain Township Board of Trustees approved a one-year moratorium on alternative financial service providers (AFSPs) on Aug. 12, 2014 to allow the township to study the impacts of AFSPs and explore ways to mitigate any negative impacts to the community, including adverse impacts to neighboring property owners and adverse impact on the health, safety, morals and welfare of the township as a whole. After additional study and exploration of options regarding special regulations, staff has drafted a text amendment to the zoning code to specifically address AFSPs.

The draft text amendment would allow for AFSPs as a permitted use within the B-1 zoning district where additional use-specific requirements are met (P^*) . The proposed use-specific requirements for AFSPs include; a restriction on the number of AFSPs permitted to one per 20,000 residents, a restriction on locations within 1,000 ft of another AFSP, and a restriction on locations within 200 ft of a residential zoning district.

PROCESS

Once the Zoning Commission initiates the text amendment, specific changes to zoning code text are sent to Hamilton County Regional Planning Commission for review and comment. With the County Regional Planning Commission's comments and recommendations, the text amendment will then come back to the Zoning Commission for review and recommendation to the Trustees. The Trustees will then vote on the proposed amendment.

REQUESTED MOTION

Move to initiate a text amendment for additional language regarding Alternative Financial Service Providers.

CIAL			
ce			
rs to			
ers study			
g code			
lude; a			
n			
to			
e			
C			
ers.			

Coterain Township Zoning Reschusor

with a focus on employment and commerce rather than the provision of goods and services in a retail setting.

(D) O-1 Office District

The O-1 Office District is intended to create an employment district for the Township where the focus is on office uses and retail commercial uses are permitted in a very restrictive manner as an accessory to a permitted use. This district is also intended to serve as a transitional district between primarily residential and primarily commercial uses.

(E) I-1 Industrial District

The I-1 Industrial District is intended to provide for areas of land where the <u>principal uses</u> are industrial uses that require special buffering and setback regulations to mitigate adverse impacts including noise, odors, and related impacts.

8.2 Permitted Uses

Table 8-1 below sets forth the <u>uses</u> permitted within the relevant <u>zoning district</u>. The abbreviation used in the table have the same meaning as the abbreviations in Section 7.2 (Permitted Uses) of this Resolution.

	T	able 8-1: B	usiness Use '	Table			
<u>Use</u> Zoning Districts						Additional	
P=Permitted Use						Regulations	
P* = Permitted with Conditions	B-1	B-2	B-3	O-1	I-1	Refer to	
C= Conditional Use						Section:	
		Agricu	ıltural Uses				
Agricultural Uses	P*	P*	P*	P*	P*	Section 7.4.2	
		Resid	ential Uses				
Institutional Housing		Р	Р	P		Section 7.4.6	
		Busi	ness Uses				
Alternative Financial Services Providers	P*					Section 8.4.14	
Automotive Body Repair		P*	P		P	Section 8.4.1	
Automotive Fuel Services	P*	P*			P*	Section 8.4.2	
Automotive Sales or Rental		P			P		
Automotive Service		P			Р		
Automotive Wrecking, Salvage, or Junk Facilities					С	Shall comply with ORC requirements	
Banks or Financial Institutions	P	P	P	P			
Banquet Halls		P	P				
Bars and Taverns	P*	P				Section 8.4.3	

Colerain Township Zoning Resolution

- (G) All items for sale must be visibly labeled with prices.
- (H) Soft drinks may be sold for consumption on <u>site</u> by shoppers and vendors. No alcoholic beverages shall be offered for consumption on site.
- (I) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet off of all property lines.
- (J) The market area shall be kept clean of all litter, debris, and refuse. Receptacles shall be provided for shopper use during market hours and shall be removed from the market area and stored in accordance with Article 12.5. At no time, except for scheduled trash pickup, shall any waste receptacles be placed in the front setbacks.
- (K) One main <u>sign</u> advertising the Market may be placed on each <u>street frontage</u> in accordance with the General Sign Standards in §15.5. The <u>signs</u> shall be limited to 6 feet in height and 50 square feet in <u>sign face</u> area. Such sign may be placed no more than 14 days prior to the Market opening day and shall be removed within 7 days after the Market has closed for the season, if applicable.

(Amended 2/8/11)

- **8.4.14** Alternative Financial Services Providers Alternative Financial Services Providers may be permitted in the B-1: Neighborhood Business District when the applicant can demonstrate compliance with the following conditions:
- (A) Any applicant for a zoning certificate which would cause any structure, building or land to be used as an Alternative Financial Services Provider use shall demonstrate that the issuance of the zoning certificate would not increase the number of such Alternative Financial Services Provider establishments operating within the township at that time to be more than one per each twenty thousand (20,000) inhabitants residing in the Township according to the most recent decennial census.
- (B) Any lot containing an Alternative Financial Services Provider shall be located at least 1,000 feet from any lot containing another Alternative Financial Services Provider
- (C) Any lot containing an Alternative Financial Services Provider shall be located at least 200 feet from any lot within a residential zoning district.

- (4) Active Park and Recreational Facility shall mean any park or recreational facility that requires grading of the land, construction of facilities, lighting, or is developed for ball fields, tennis courts, swimming pools, skate parks, disc golf, golf courses and other active sports facilities with the exception of bike and hike trails.
- (5) Adult Family Home shall mean a residence or facility, as defined and regulated in Chapter 3722 of the Ohio Revised Code, which provides accommodations for 3 to 5 unrelated adults and provides supervision and personal care services to at least 3 of the unrelated adults.
- (6) Adult Group Home shall mean a residence or facility, as defined and regulated in Chapter 3722 of the Ohio Revised Code, which provides accommodations for 6 to 16 unrelated adults and provides supervision and personal care services to at least 3 of the unrelated adults.
- (7) **Agricultural Use** shall mean farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of <u>livestock</u>, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, <u>ornamental shrubs</u>, <u>ornamental trees</u>, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.
- (8) **Alley** shall mean a public or private way which affords only secondary means of access to abutting properties.
- (9) Alternative Financial Services Providers shall be defined as <u>check cashing</u> <u>businesses</u>, <u>payday advance or loan businesses</u>, <u>pawn businesses</u>, <u>money transfer businesses</u> or <u>car title loan businesses</u>.
- (10) Animal Unit shall mean a unit of measure used to determine the total number of single, non-domestic animal types or combination of animal types, which are fed, confined, maintained, or stabled for agriculture. One animal unit shall equal one beef feeder/slaughter animal. Other animals have different equivalents as they are larger or smaller and produce different amounts of manure. Therefore one animal unit shall equal =
 - a.) 6 chickens
 - b.) 4 turkeys
 - c.) 0.5 horses
 - d.) 0.5 cow
 - e.) 1 hog
 - f.) 2 sheep

- (32) **Building** shall mean a temporary or permanent <u>structure</u> having a roof supported by walls and which can be used for shelter, business, housing, or enclosure of persons, animals, motor <u>vehicles</u>, boats, recreational vehicles, and other goods.
- (33) Building, Accessory, see Accessory Building
- (34) **Building Height** shall mean the vertical distance of a <u>building</u> as measured pursuant to Section 12.2 (Height Measurement and Requirements).
- (35) **Building, Principal** shall mean the <u>building</u> containing the main or principal uses of the <u>lot</u>.
- (36) **Canopy Tree** shall mean a deciduous tree with an expected height of at least 35 feet at maturity.
- (37) Carport shall mean an area attached to the residential <u>structure</u>, under the roof of the residential structure, and open on not more than three sides, intended and used primarily for the storage of motor <u>vehicles</u> and recreational vehicles. Such structures shall not extend beyond the front line of the primary residential structure
- (38) Car Title Loan Business shall mean an establishment that makes or facilitates short term consumer loans that leverage the equity value of a car or other vehicle as collateral. This excludes state or federally-chartered banks, savings and loan associations, or credit unions engaged primarily in the business of making longer term loans and which make loans that leverage the total equity value of a car or vehicle as collateral.
- (39) **Cellar** shall mean that portion of the <u>building</u> having more than one-half of the floor-to-ceiling height below the average <u>grade</u> of the adjoining ground.
- (40) **Cemetery** shall mean a place for interment of human or animal remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof.
- (41) Check Cashing Business shall mean an establishment that provides or facilitates the provision of an amount of money that is equal to the face of the check or the amount specified in the written authorization for an electric transfer of money, less any fee changed for the transaction, and where there is an agreement not to cash the check or execute an electronic transfer of money for a specified period of time. This definition excludes a state or federally-charted bank, savings and loan association, credit union, pawnshop, grocery store or gas station so long as the gas station does not conduct more than 100 such transactions with in a calendar month.

- d.) The structure was manufactured after January 1, 1995; and
- e.) The <u>structure</u> is not located in a manufactured home park as defined in Section 3733.01 of the Ohio Revised Code.
- (135) **Maximum Extent Feasible** shall mean that no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize the potential harm or adverse impacts have been undertaken. Economic considerations may be taken into consideration.
- (136) **Meteorological Tower** shall mean a facility consisting of a tower and related wind-measuring devices, which is used solely to measure winds preliminary to construction of a small wind energy conversion system. Meteorological Towers shall not be allowed for time periods in excess of six months, and shall be removed prior to the installation of the wind energy conversion system for which they are measuring. A request to install a meteorological tower shall be included in the <u>application</u> to install a small wind energy conversion system.
- (137) **Micro Antenna.** Micro antennas are defined as antennas and transmission facilities only, with no supporting <u>structures</u> other than brackets. Micro antennas shall be equal to or less than 5 feet in height and with an area of not more than 580 square inches.
- (138) **Mineral Extraction** shall mean any artificial or mechanical act by which earth, sand, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or moved and shall include the conditions resulting therefrom, including but not limited to gravel pits and not including the impacts of such operation.
- (139) **Mixed-Use Development** shall mean the <u>development</u> of a <u>lot</u> or <u>structure</u> with 2 or more different <u>uses</u> such as, but not limited to, residential, office, retail, public, or institutional.
- (140) **Mobile Home** shall mean a non self-propelled building unit or assembly of closed construction that is fabricated in an off-site facility, built on a permanent movable chassis which is 8 feet or more in width and 35 feet in length which, when erected on <u>site</u>, has a <u>gross floor area</u> of 320 square feet or more, that is transportable in one or more sections and which does not qualify as a <u>manufactured home</u> or <u>industrialized unit</u>.
- (141) Money Transfer Business shall mean an establishment, other than a bank or financial institution, that engages in or facilitates the transmission of funds to or from a location outside the United States and its territories for a fee.
- (142) **Open Space Residential Development** shall mean a <u>development</u> where the lot sizes and other <u>site development</u> standards are reduced to allow for the preservation of open space.

- (153) Passive Park, Recreational Facility, and Conservation Area shall mean any park or recreational facility where there is no grading of the land, construction of facilities, lighting, or <u>development</u> of ball fields with the exception that passive parks, recreational facilities, and conservation areas may include the <u>development</u> of trails and sidewalks.
- (154) **Payday Advance or Loan Business** shall mean an establishment that makes or facilitates consumer loans, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term or until an applicant's next payday, and then cashed unless the customer repays the loan to reclaim such person's check.
- (155) **Pawn business** shall mean an establishment that makes or facilitates short-term loans collateralized by tangible personal property, such as jewelry, consumer electronics, tools, musical instruments or firearms.
- (156) **Personal Services** shall mean establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal services may include, but are not limited to, laundry and dry-cleaning services, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional services, tanning salons, and portrait studios.
- (157) **Private Drive** shall mean a shared means of vehicular ingress and egress located within an easement of access serving rear or <u>panhandle lots</u>, not dedicated to the County by recorded instrument that is maintained by the party or parties using such private drive for private access.
- (158) **Professional or Business Office** shall mean establishments providing executive, management, administrative, or professional services including, but not limited to, real estate, architecture, legal, travel, medical, dental, employment, advertising, design, engineering, accounting, and similar uses.
- (159) Principal Building see Building, Principal.
- (160) **Rated Nameplate Capacity** shall mean the maximum rated output of electric power production equipment for a small wind energy conversion system. This output is typically specified by the manufactured with a "nameplate" on the equipment.
- (161) **Religious Places of Worship** shall mean an institution that congregations of people regularly attend to participate in or hold religious services, meetings, and other activities, including <u>buildings</u> in which the religious services of any denomination are held.