

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

Tuesday, September 20, 2016 - 6:00 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: July 19, 2016 meeting.
3. Public Address: None.
4. Final Development Plan:
A. ZA2014-09 – Chick-fil-A, 9470 Colerain Ave – Minor Modification to FDP.
5. Public Hearings: None.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: None.
9. Administration: None.
10. Announcements: None.
11. Next Meeting: October 18, 2016.
12. Adjournment.

RECEIVED

AUG 19 2016

COLERAIN ZONING

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

Case No.: ZA 2014-09 Date Filed: 8/19/16

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

Township: Colerain Book: 510 Page: 0103 Parcels: 0251

Name of Owner: Persea Acquisitions LLC

Address: 10250 Constellation Blvd, #2700

City: Los Angeles State: CA Zip: 90067

Name of Project Site: Chick-fil-A

Brief description of change: Revised signage and parking. New monument sign.
Additional sign on south elevation. Revise sign on north elevation to match south
elevation. Revise parking layout reduces parking from 25 to 20 spaces.

Name of Applicant: Paul Plattner, Senior Vice President

Telephone No.: (513) 721-4200 Email Address: paul.plattner@colliers.com

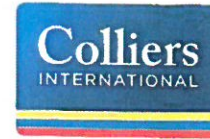
Address: Colliers International, City: Cincinnati State: OH Zip: 45202
Walnut Street, Suite 1200

Signature:

 Date: 8/19/16

Please check one: ☐ 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.



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AUG 19 2016

August 8, 2016

COLERAIN ZONING

Jenna M. LeCount, AICP
Director

Colerain Township
Building, Planning & Zoning
4200 Springdale Road
Colerain Township, Ohio 45251-1419

**RE: Chick-fil-A, 9496 Colerain Avenue
Book 510, Page 0103, Parcel 0251
Minor Modification to Final Development Plan**

Dear Ms. LeCount:

At this time, Persea Acquisitions LLC, represented by Colliers International, is requesting a minor modification to the Final Development Plan for the Chick-fil-A located at the southeast corner of Colerain Avenue and Mall Drive.

The site signage will be modified as follows. A new 48-square foot monument sign will be installed at the southwest corner of the site along the Colerain Avenue frontage. New building signs, both 38 square feet in area, will be installed at the north and south faces of the building. The existing sign of 16 square feet on the north face of the building will be replaced by the new signage.

The parking layout will be modified as follows. The row of parking immediately west of the building will be removed to allow for two lanes of drive thru queueing and a thru lane. The accessible parking will be shifted to the north side of the building. A ramp and striped crosswalk will be added to accommodate this.

The parking modification results in a reduction in the parking count from 30 to 20 spaces on the Chick-fil-A parcel. The parcel is a portion of the larger Colerain Commons shopping center development (under single ownership). The short form lease agreement indicates that parking easement rights are blanket in nature, thus allowing access to as many parking stalls as necessary off the site. Colerain Township has accepted the agreement. It is attached for reference.

The owner, Persea, understands and accepts the modifications to the signage and parking configuration of the development.

Thank you for your consideration. Please contact me with any questions.

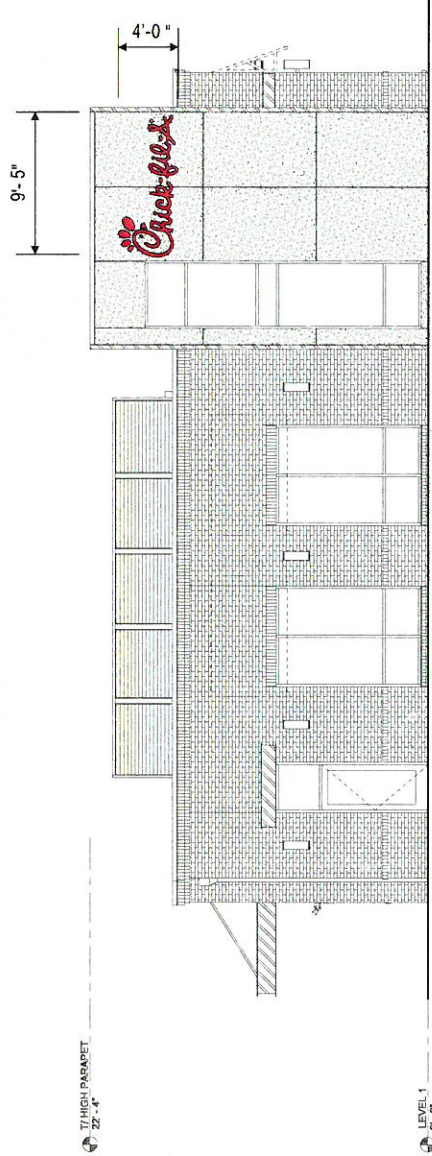
Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Plattner".

Paul M. Plattner, CPM
Senior Vice President | Cincinnati
Real Estate Management Services



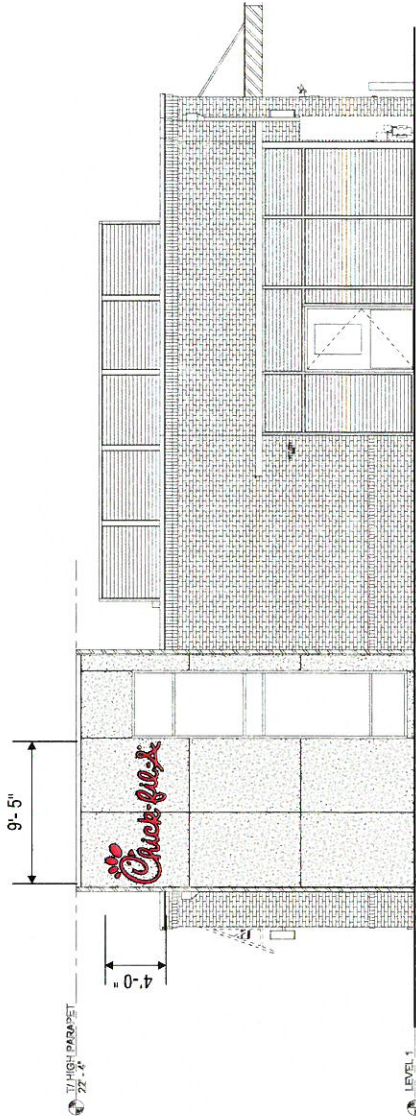
1/2" HIGH PARAPET
22'-4"



NORTH ELEVATION

SCALE - 1/8" = 1'-0"

1/2" HIGH PARAPET
22'-4"



SOUTH ELEVATION

SCALE - 1/8" = 1'-0"



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.daytonsigns.com

S08A

BUILDING ELEVATIONS

DRAWING FILE - CFA-COLUMBIA, OH SIGNAGE.DWG

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY: BEN HOLLAND
ACCOUNT REP: BEN HOLLAND
DRAWING DATE: SEPTEMBER 3, 2014
REVISION DATE: OCTOBER 13, 2015

STORE NUMBER
L03532

STORE ADDRESS
CHICK-FIL-A
COLERAIN AVENUE
COLERAIN, OH (CINCINNATI)

BUILDING
ELEVATIONS

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SPECIFICATIONS

CABINET
ALUMINUM CABINET HAS EXTRUDED ALUMINUM FRAME
CHICK-FIL-A ICON
ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL
FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY
HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY
ON 8" CENTERS.
MASONRY WORK AND
CONCRETE PAD FOR MASONRY
WORK IS FURNISHED BY
THE GENERAL CONTRACTOR
SIGN FOUNDATION IS FURNISHED
BY CLAYTON SIGNS, INC.

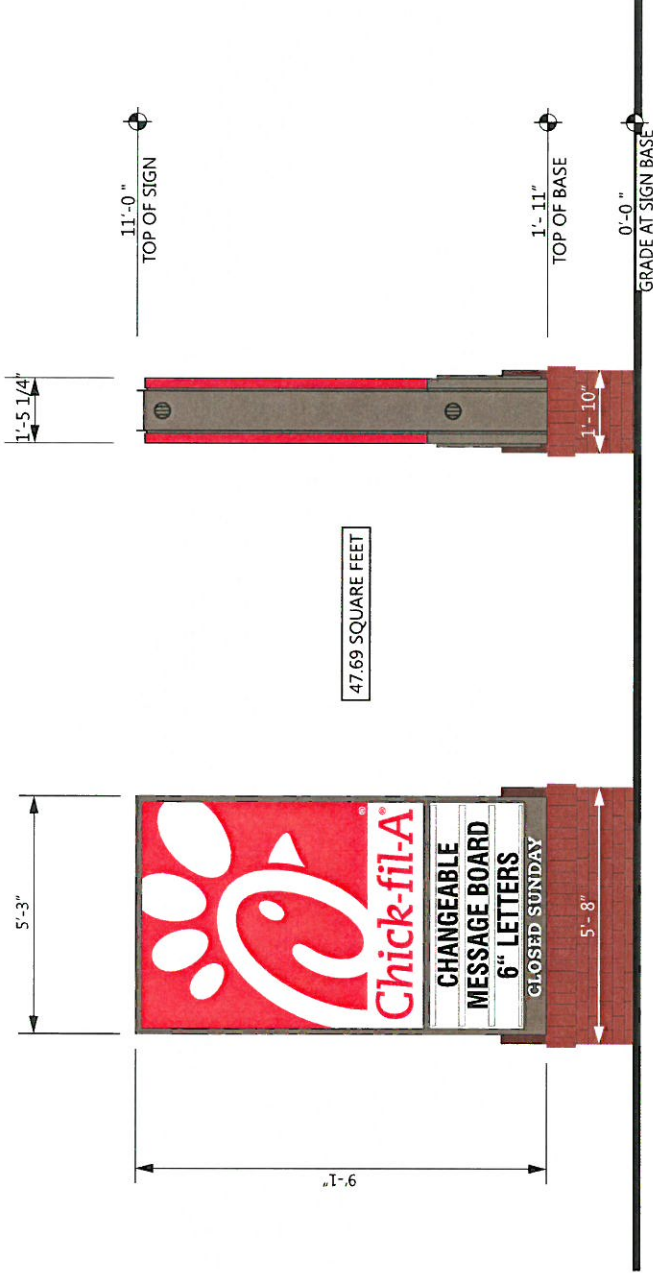
ARLON 230-53 CARDINAL RED

WHITE LEXAN

ARLON CAST FLEX 10 FLEX MATERIAL

PAINTED DARK BRONZE

MASONRY TO MATCH BUILDING



SEE ENGINEER STAMPED DRAWING
FOR FOUNDATION DETAILS

ELEVATION

SCALE - 3/8" = 1'-0"

END VIEW

SCALE - 3/8" = 1'-0"



5198 North Lake Drive
Lake City, GA 30760
404.361.3800
www.claytonsigns.com

SIGN TYPE
3.4

LED-ILLUMINATED CHANNEL LETTER WALL SIGN
DRAWING FILE - CFA - COLEMAN, OH SIGNAGE CORP.

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY: BEN HOLIDAY
ACCOUNT REP: BEN HOLIDAY
DRAWING DATE: SEPTEMBER 3, 2014
REVISION DATE: OCTOBER 13, 2015

STORE NUMBER
L03532

STORE ADDRESS
CHICK-FIL-A
COLEMAN AVENUE
COLEMAN, OH (CINCINNATI)

LOCATION
A

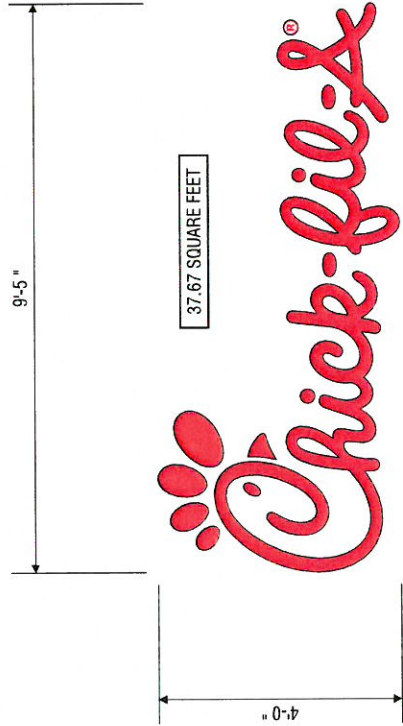
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SPECIFICATIONS

CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP

ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE

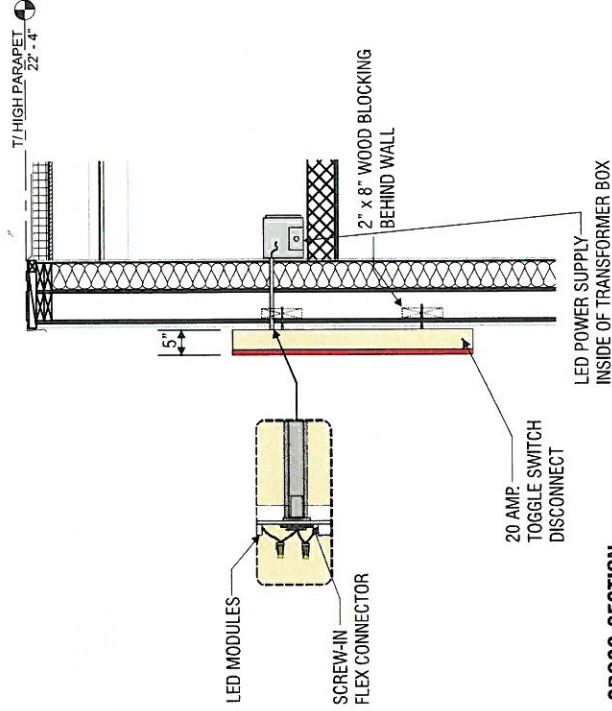


ELEVATION

SCALE - 1/2" = 1'-0"

CROSS-SECTION

SCALE - 1/2" = 1'-0"





UL LISTED

CHANNEL LETTERS (RED ILLUMINATION)

LEDS ARE 2793 RED ACRYLIC
POWER SUPPLY IS 2793 RED ACRYLIC
BE 125 TO 600 POWER SUPPLY

WET LOCATION

THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE, THROUGH APPROPRIATE LOCAL CODES. THE FOLLOWING PHOTO IS REPRESENTATIVE OF THE SIGN.



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.dorsonsigs.com

SIGN TYPE
3.4

LED-ILLUMINATED CHANNEL LETTER WALL SIGN

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY BEN HOLLAND
ACCOUNT REP. BEN HOLLAND
DRAWING DATE SEPTEMBER 3, 2014
REVISION DATE OCTOBER 13, 2015

STORE NUMBER
L03532

STORE ADDRESS
CHICK-FIL-A
COLERAIN AVENUE
COLERAIN, OH (CONCINATI)

LOCATION
B,D

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AUG 19 2016
COLERAIN ZONING

Proposed Chick-Fil-A - Colerain Township, Hamilton County, Ohio
Shopping Center Parking Analysis
Colerain Commons - Southeast Intersection of Colerain Avenue and Mall Avenue
5/11/2016

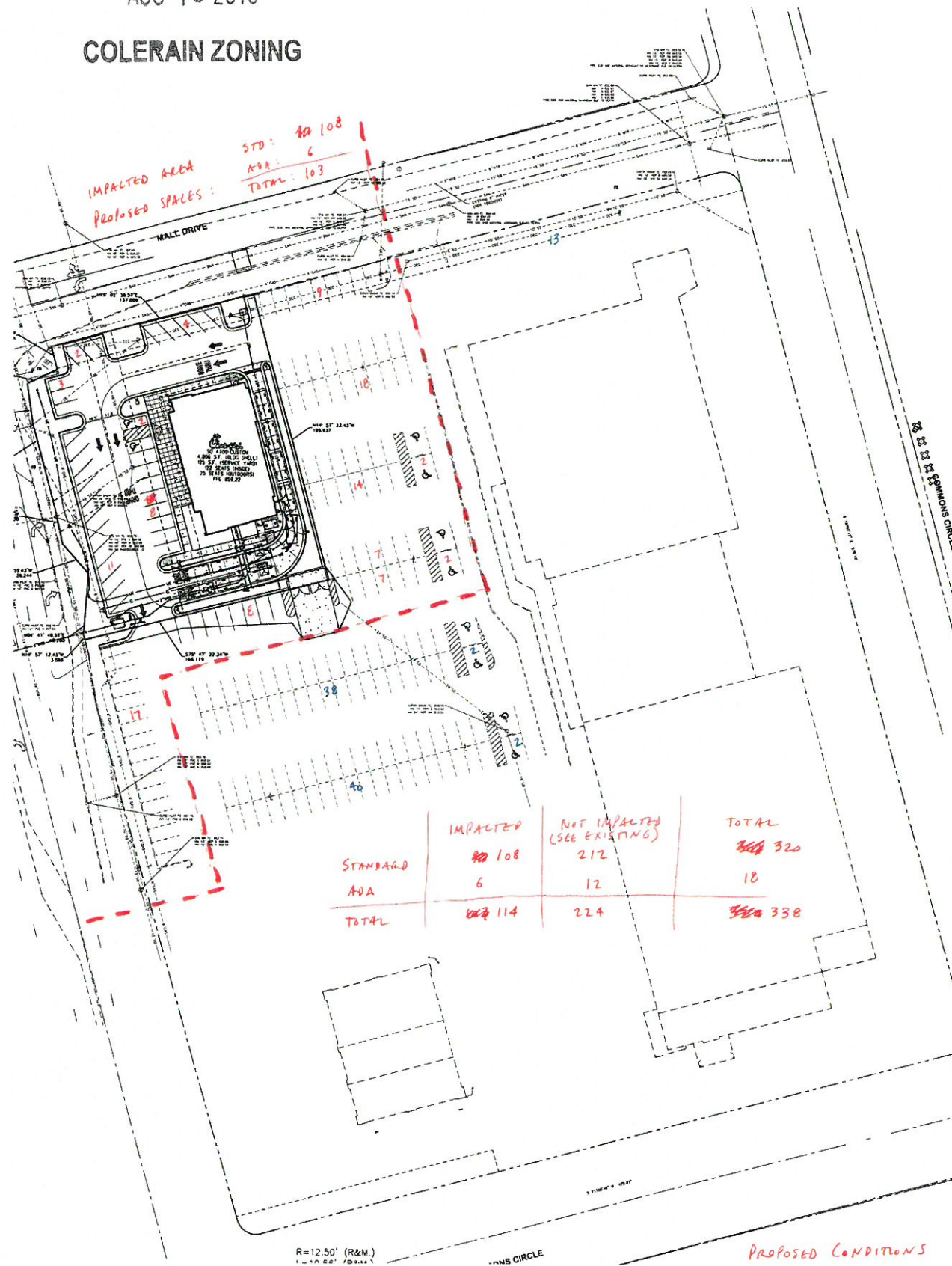
FACILITY DESCRIPTION	SALES AREA ZONE (SF)	OFFICE AREA ZONE (SF)	STORAGE AREA (SF) (See Note 3.)	MECHANICAL AREA (SF) (See Note 3.)	FACILITY TOTAL AREA (SF)	ZONES PERMITTED TO BE EXCLUDED (See Note 3.)		ACTUAL AREA TO BE EXCLUDED			REQUIRED PARKING (DEDUCTING EXCLUDED AREAS)			ADDITIONAL 10% REDUCTION (See Note 4.)	
						AREA (SF)	% OF FACILITY AREA	AREA PERMITTED TO BE EXCLUDED (SF)	TOTAL AREA MINUS EXCLUDED AREA (SF)	REDUCED AREA (%)	ZONING REQUIRED SPACES PER 1000 SF	TOTAL REQUIRED SPACES	WHOLE SPACES REQUIRED	TOTAL SPACES REQUIRED	TOTAL WHOLE SPACES REQUIRED
U.S. BANK #2459	1232	442	0	124	1798	124	7%	124	1674	7%	4	6,70	7	6.03	7
T-MOBILE	1454	221	0	124	1799	124	7%	124	1675	7%	4	6,70	7	6.03	7
CHIPOTLE #0526	1782	233	0	585	2600	585	23%	390	2210	15%	15	33.15	34	29.84	30
STUDIO VAPES COLERAIN	929	808	0	138	1875	138	7%	138	1737	7%	4	6,95	7	6.25	7
FITNESS & SPORTS CLUB LLC	18702	2595	4515	0	25812	4515	17%	3871.8	21940	15%	5	109.70	110	98.73	99
SHOE CARNIVAL #154	10047	809	800	85	11741	885	8%	885	10856	8%	4	43.42	44	39.08	40
JACKS PETS	5400	180	1025	0	6605	1025	16%	990.75	5614	15%	4	22.46	23	20.21	21
ALDI INC. OHIO #55	10050	845	4987	962	16844	5949	35%	2526.6	14317	15%	4	57.27	58	51.54	52
CHICK-FIL-A	4012	208		580	4800	580	12%	580	4220	12%	15	63.30	64	56.97	57
TOTAL	53,608	6,341	11,327	2,598	73874	13925			64244		TOTAL	350	354	315	320
PERCENTAGE	73%	9%	15%	4%	100%										

- NOTES:
- 1) In post-developed conditions, there are 338 spaces, including 18 accessible spaces.
 - 2) Unless otherwise specifically noted, all square footage-based parking standards shall be computed on the basis of gross floor area of all floors in a non-residential building.
 - 3) Up to 15 percent of the gross floor area may be excluded from the above calculation if the area is used for storage, loading, unloading, or for mechanical equipment.
 - 4) An applicant may provide a number of spaces equal to the number of required spaces or up to 10 percent fewer as of right.

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COLERAIN ZONING





STAFF REPORT: **FINAL DEVELOPMENT PLAN
MINOR AMENDMENT
CASE #: ZA2014-09
CHICK-FIL-A
9470 COLERAIN AVENUE**

SEPTEMBER 20, 2016

PREPARED BY: **JENNA M. LECOUNT, AICP
DIRECTOR OF BUILDING,
PLANNING & ZONING**

PROJECT SUMMARY: The applicant proposes a Minor Amendment to the Chick-fil-A Final Development Plan to modify drive thru layout by reducing the number of parking spaces, to modify signage, and to modify the location of lighting and landscaping.

PROJECT HISTORY: Final Development Plan was approved March 17, 2015 with three conditions. The project has since been built and Chick-fil-A opened for business in April of 2016. A Minor Modification to alleviate circulation issues was approved by the Zoning Commission on May 17, 2016.

CONFORMANCE WITH COMPREHENSIVE PLAN: The site is located in Character Area 5: Colerain Avenue of the Colerain Township Comprehensive Plan. The Comprehensive Plan’s vision for the area is that “Colerain Avenue will continue to see signs of reinvestment and redevelopment and will be a quality commercial corridor for the region. Investments from the Township, such as tax-increment financing, and property owners along this corridor will, in the long term, help stabilize and improve this important commercial center. The Township will take steps to work with property owners to help improve the curb appeal that will benefit both the value of property and the Township overall. Colerain Avenue will encompass a mixture of large scale and small-scale retail and office space with the creation of a town center that will create a positive identity for Colerain Township.” This property is more specifically located within the “Commercial Corridor” use group of the comprehensive plan.

CONFORMANCE WITH ZONING RESOLUTION: The proposed minor modification to the Chick-fil-A Final Development Plan includes the following change:

Modification of the drive thru layout for the addition of a new drive thru lane. This lane addition requires the removal of ten parking spaces in the overall plan, the movement of one light fixture, and the removal of a landscaped island. The applicant has included detailed parking analysis and shared parking agreement with the landlord which indicate that these additional ten parking spaces can be absorbed into shared spaces on the surrounding shopping center property. A photometric plan was submitted indicating that the movement of one light fixture does not have any significant impact on the overall site. With the removal of a landscape island to accommodate the new drive thru lane, several landscape changes were made. The impact of these changes are listed in the table below.

A new signage package was also included with this request. The proposed signage would not typically need review by this board, except that in the April 17, 2015 meeting to approve the Final Development Plan, a condition was placed upon this applicant that “No additional freestanding signage shall be added to the site”. This signage includes a free standing monument sign to be located on the Colerain Avenue frontage of the

property, a replacement of the wall signage currently located on the north façade of the building, and the addition of a wall sign located on the south façade of the building. The signage request for a wall sign on the south façade of the building was not allowed by the zoning code at the time of the FDP approval. Since that time, the Zoning Resolution has been modified to include Section 15.8.3 (5) which allows for wall signage on the facades of buildings which are immediately adjacent to and facing a primary entry drive.

Landscaping Proposed Changes			
Category	Approved April 2015 (FDP)	Proposed September 2016 (Minor Modification)	Impact
Shade Trees	7	7	No Change
Ornamental/Evergreen Trees	12	12	No Change
Shrubs	121	129	8
Ornamental Grasses	38	41	3
Groundcover	21	23	2
Perennial/Annual Color	156	110	-46
Sod	2500 SF	2200 SF	- 300 SF

The proposed minor modification meets the requirements of the Colerain Township Zoning Resolution except for in the following areas. Variances are being requested to accommodate for these items.

1. Section 8.3 Site Development Standards indicates that the maximum lot coverage by all impervious surfaces should be no more than 75%. The minor modification plan indicates that the total impervious surface ration will increase from 80.0% to 81.9%.
2. Section 13.3.2 Required Number of Spaces requires that a Restaurant have 15 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater. This would require 73 spaces. The minor modification request indicates a reduction from 30 (existing) spaces to 20 spaces in the new parking layout. The applicant has entered into a Shared Parking Agreement with the property landlord. This agreement indicates a blanket sharing of spaces throughout the commercial center and a representative of the Landlord has provided a letter indicating their awareness of the additional parking space absorption into the commercial complex. Per Section 13.4.7 (B) (2) h.) Shared parking shall not account for more than 50 percent of the optimal required parking spaces as established in Section 13.3 (Required Parking Spaces).

STAFF ANALYSIS:

Since the opening of this Chick-fil-A location in April 2016, the site has seen significant challenges with the approved parking arrangement from the Final Development Plan. This minor modification request is the applicant’s second attempt to alleviate significant circulation, movement, and safety concerns within their parking area. In addition to the shared parking agreement letter referenced above, and a detailed parking analysis conducted by Doug Leining (Engineer with Woolpert), Chief Mark Denney with the Colerain Township Police Department has provided the Director of Planning & Zoning with a memo detailing the additional burden placed on the safety of individuals on the Chick-fil-A site since the business’s opening in April 2016.

Additionally, signage for the business was limited through this Zoning Commission upon initial approval of the Final Development Plan. The intention at that time was for this applicant to utilize the existing non-conforming tenant signage structure located at the northwest corner of the property. However, tenant panel agreement discussions have since failed with the shopping complex owner, thus leaving Chick-fil-A without

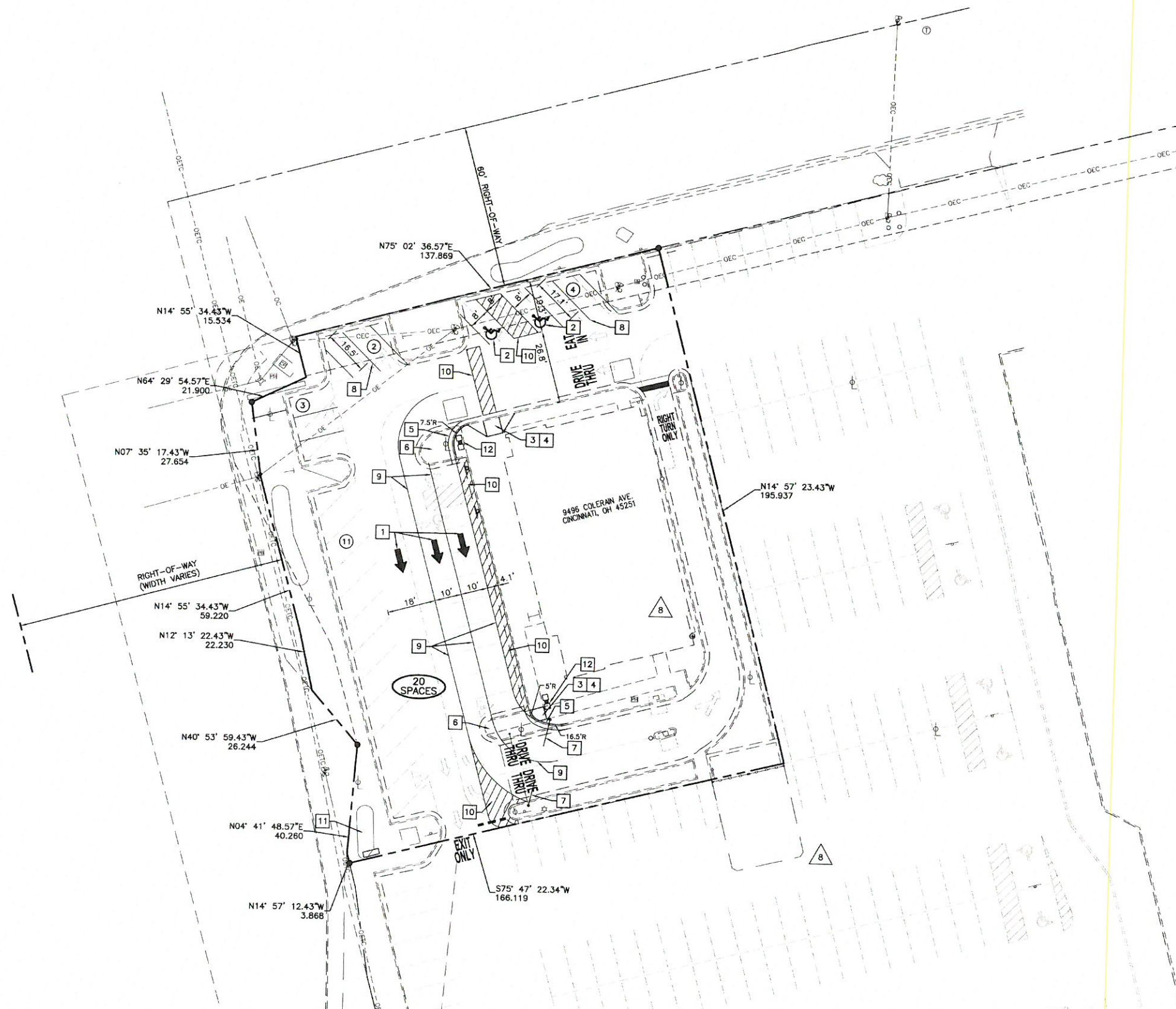
proper and fair identification along this portion of Colerain Avenue.

RECOMMENDATION:

APPROVAL of the minor modification to the Final Development Plan subject to the following CONDITIONS and VARIANCES:

- 1. That the ground/monument sign be no more than ten feet in total height above grade, including the base of the structure.
- 2. That an updated landscape plan include the replacement of 46 perennial/annual color plantings.
- 3. Variance from Section 8.3 Site Development Standards, to accommodate for the increased Impervious Surface Ratio from 80.0% to 81.9%
- 4. Variance from Section 13.3 and Section 13.4.7 to provide for 20 total parking spaces on the site. The removal of 10 spaces is to be covered in the applicants shared parking agreement with the shopping center owner.

Layout Tab Name: C-2.0 01-3532-C-2.0-SIT, Images: , Xrefs: 74768-p.dwg, 74768-TBLK.dwg, 074768-TBLK - FDP.dwg
Last Saved By: jlening, 8/8/2016 10:15:07 AM
G:\DE\Glen\Chick-Fil-A\Colerain\74768-SIT.dwg Plotted By: jlening Date Plotted: August 10, 2016 9:25:43 AM



SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 PAINTED ACCESSIBLE PARKING SYMBOL, TRAFFIC YELLOW PAINT
- 3 ACCESSIBLE RAMP WITH FLARED SIDES
- 4 TRUNCATED DOMES
- 5 24\"/>

SITE PLAN LEGEND

- INDICATES PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHT POLE
- PARKING COUNT

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE.
2. ALL PAVEMENT MARKING SHALL BE WHITE IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND LOCAL MUNICIPAL CODES.
4. FRONT YARD BUILDING SETBACK IS NOT SPECIFIED FOR PD-B ZONING. WORST CASE FOR BUSINESS ZONING DISTRICTS B-1, B-2 AND B-3 IS 50'.
5. ALL ROOF TOP MECHANICALS WILL BE SCREENED FROM VIEW.

SITE DATA

SITE AREA: 0.71 ACRES (31,039 S.F.)

CURRENT ZONING: PD-B

EXISTING LANDSCAPE AREA: 760 S.F. (2.4%)

PARKING DATA:
18 REGULAR SPACES PROVIDED
2 ACCESSIBLE SPACES PROVIDED
20 PARKING SPACES PROVIDED

REQUIRED PARKING:
PARKING SPACES REQUIRED:
GROSS FLOOR AREA = 4,806 SF x 15 SPACES/1000 SF =>
72 PARKING SPACES REQUIRED (52 SHARED SPACES)

PROPOSED BUILDING AREA:
4,806 S.F. (15.5%)
FLOOR AREA RATIO = 0.15

PROPOSED PAVEMENT AREA:
20,606 S.F. (66.4%)

PROPOSED LANDSCAPE AREA:
5,627 S.F. (18.1%)

PROPOSED IMPERVIOUS RATIO:
81.9%

RECEIVED

AUG 11 2016

COLERAIN ZONING

Ohio Utilities Protection Service

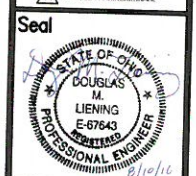
Call 811
before you dig

0 20 40 60
GRAPHIC SCALE IN FEET



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:	Mark	Date	By
1	Mark	Date	By
2	Mark	Date	By
3	Mark	Date	By
4	Mark	Date	By
5	Mark	Date	By
6	Mark	Date	By
7	Mark	Date	By
8	Mark	Date	By
9	Mark	Date	By
10	Mark	Date	By
11	Mark	Date	By
12	Mark	Date	By



1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

WOOLPERT

ISSUED FOR CONSTRUCTION 07/20/15

STORE #3532
COLERAIN TOWNSHIP
FSU

9470 COLERAIN AVENUE
CINCINNATI
OHIO

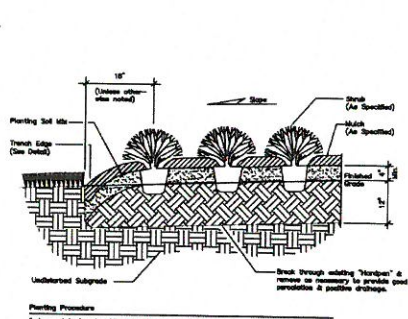
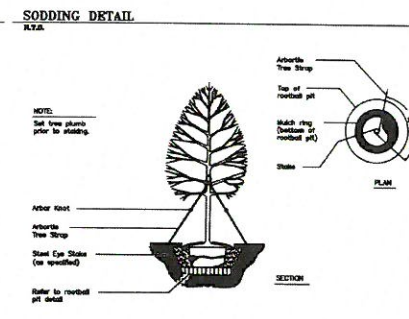
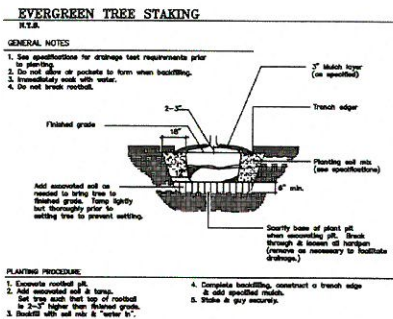
SHEET TITLE
SITE PLAN

VERSION: V8.7
ISSUE DATE: 7-2014

Job No. : 074768
Store : 3532
Date : 03.26.15
Drawn By : TPS
Checked By: JLG

Sheet

C-2.0



LANDSCAPE NOTES

PER COORDINATION WITH THE COLERAIN TOWNSHIP ZONING COMMISSION, THE FOLLOWING REQUIREMENTS HAVE BEEN ADOPTED:

MALL DRIVE: 5 ORNAMENTAL TREES (TO
EXTEND EASTWARD PAST EAST
LEASE LOT LINE TO
ACCOMMODATE)
205 SF OF LANDSCAPED AREA

MALL DRIVE: 5 ORNAMENTAL TREES
214 SF OF LANDSCAPED AREA

TWO (2) TREES AND SIX (6) SHRUBS PER FIFTEEN (15) PARKING SPACES (ONE (1) TREE AND TWO (2) SHRUBS PER ISLAND MINIMUM)

PROVIDED:

5 CANOPY TREES
82 SHRUBS

THE COLERAIN AVENUE LANDSCAPE ISLAND SHALL CONTAIN ONE (1) TREE AND TWO (2) SHRUBS. THE MALL DRIVE LANDSCAPE ISLANDS SHALL CONTAIN NO TREES, AS AN EXISTING GAS AND ELECTRIC EASEMENT IS LOCATED ACROSS BOTH ISLANDS. SHRUBBERY SHALL BE PLACED IN EACH ISLAND.

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE
OR EQUAL

10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR
EQUAL












98% PURITY AND 85% GERMINATION

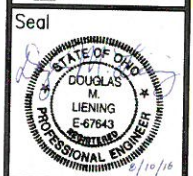
95% WEED FREE


* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

1. LOCATION AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS DONE. IF A WRITTEN NOTICE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS OF WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. ALL ANNUAL AND PERENNIAL BEDS TO BE FILLED TO A MINIMUM DEPTH OF 18 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANT BEDS WITH 2 INCH DEPTH OF BARK MINI NUGGETS.
6. PLANTING HOLES TO BE 2 INCHES IN DIA. AND 1/2 TWICE THE WIDTH AND 5-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
7. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX)
8. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
9. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOIL.
10. SOIL TO BE DELIVERED FRESH (NOT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
11. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
12. ALL PARKING ISLANDS TO BE BERMED UP 8"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
13. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK AND THE TESTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
14. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
16. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
17. STAKE ALL TREES.
18. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.



Revisions:		
Mark	Date	By
	10/20/2014	W. J. MONTAGNA
Mark	Date	By
	10/20/2014	W. J. MONTAGNA
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	10/20/2014	W. J. MONTAGNA
Mark	Date	By
	10/20/2014	W. J. MONTAGNA



 **WOOLPERT**

1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

ISSUED FOR CONSTRUCTION 07/20/15

STORE #3532
COLERAIN TOWNSHIP
FSU

9470 COLERAIN AVENUE
CINCINNATI
OHIO

SHEET TITLE
LANDSCAPE
PLAN

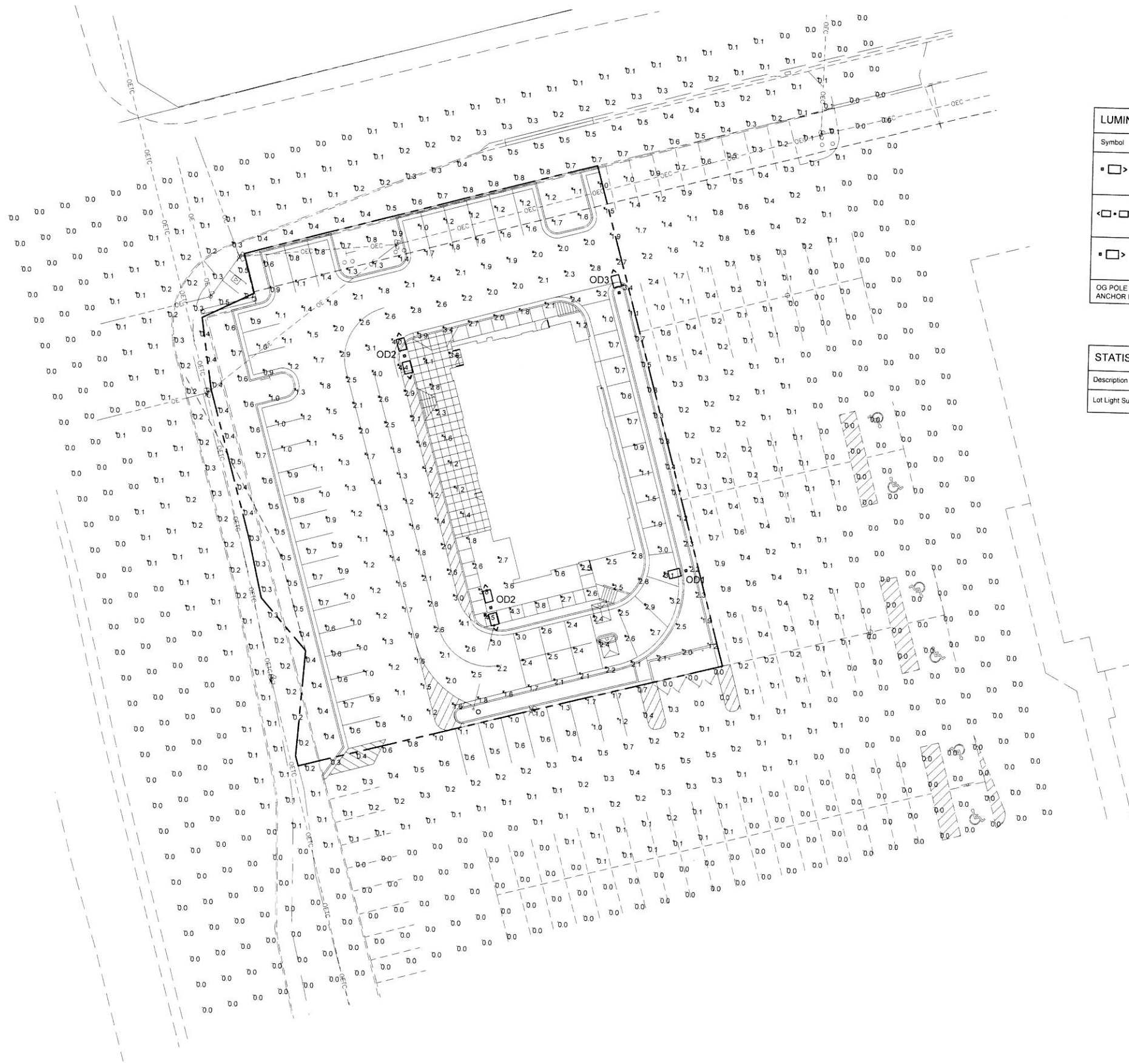
VERSION: V8.7
ISSUE DATE: 7-2014

Job No. : 074768
Store : 3532
Date : 03.26.15
Drawn By : TPS
Checked By: JLG
Sheet

Ohio Utilities Protection Service
Call 811
before you dig



L-1.0 |

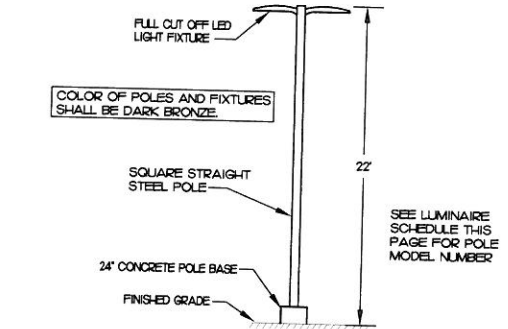


1 PHOTOMETRIC PLAN

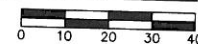
SCALE: 1"=20'-0"

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF Watts
□	OD1	1	LITHONIA DSX0 LED 40C 1000 40K T3M MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, @ 1000mA	LED	Absolute	0.94 138
◁ □ ▷	OD2	2	LITHONIA DSX0 LED 40C 1000 40K T3M MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, @ 1000mA	LED	Absolute	0.94 276
□	OD3	1	LITHONIA DSX0 LED 40C 1000 40K T4M MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T4M OPTIC, 4000K, @ 1000mA	LED	Absolute	0.94 138
OG POLE SHALL BE A 20' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-20-5C-DM19/28-BC-NACF-DOB. ANCHOR BOLT SET, MODEL #ABSS-5.							

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot Light Summary	X	1.7 fc	4.5 fc	0.4 fc	11.3:1	3.4:1



2 SITE LIGHTING POLE DETAIL
NOT TO SCALE



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia
30349-2998

Revisions:		
Mark	Date	By
△	08/8/2016	REVISED PARKING/SCENES
△		
△		
△		
△		
△		
△		
△		
△		
△		



8-8-16
Kurzynske & Associates
CONSULTING ENGINEERS
825 Third Avenue, South
Nashville, Tennessee 37210
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mtk@kurzynske.com

I HEREBY CERTIFY THAT THESE PLANS
HAVE BEEN PREPARED UNDER MY
SUPERVISION AND THAT TO THE BEST
OF MY KNOWLEDGE, THE SAME
COMPLY WITH ALL RULES,
REGULATIONS AND ORDINANCES OF
GOVERNMENT RELATING TO
STRUCTURES AND BUILDINGS.

STORE:
9496 Colerain Ave.
Cincinnati, OH 45251

03532
S13 CUSTOM

SHEET TITLE
**PHOTOMETRIC
PLAN**

VERSION:
ISSUE DATE: **03/18/15**

Job No: **CF1450**

Store: **03532**

Date: **08/8/16**

Drawn By: **BS**

Checked By: **MK**

Sheet

ES2.I