

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

Tuesday, April 18, 2017 - 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: March 21, 2017 meeting.
3. Public Address: None.
4. Final Development Plan: ZA2016-08 Raising Cane's Chicken Fingers.
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: May 16, 2017.
12. Adjournment.



Final Development Plan

ZA2016-08 Raising Cane's

9879 Colerain Avenue

April 18, 2017

Prepared By: Jenna M. LeCount, AICP

Director of Planning & Zoning

PROJECT SUMMARY:

The applicant proposed to redevelop a portion of a previously existing Preliminary Development Plan by demolishing the existing Long John Silver's fast food restaurant building and redeveloping the property for a new restaurant use. The redevelopment area is approximately 1.3 acres and includes the previously developed Valvoline Oil Change location immediately to the north of the proposed construction of the 3,392 SF Raising Cane's building. The proposed redevelopment portion of the existing Preliminary Development Plan was approximately 0.73 acres. The applicant is now requesting approval of the Final Development Plan for the 0.73 acre parcel located at 9879 Colerain Avenue.

PROJECT HISTORY:

- Approval of Zone Change (from B-2 and R-4 to PD-B) | Board of Trustees: September 11, 2007
- Final Development Plan | Township Zoning Commission: Approved October 16, 2007
- Preliminary Development Plan | Board of Trustees: Approved February 14, 2017

SITE DESCRIPTION:

The entire development includes two parcels of land totaling 1.3 acres. The development currently contains an operating Valvoline Oil Change location and a vacant Long John Silver's Restaurant. The entire site is zoned PD-B Planned Use Business and sits at the entrance to the Stone Creek Towne Center PD-B district which is a major retail center for Colerain Township.

The parcel proposed for Final Development Plan approval currently contains an outdated 2,300 SF drive thru restaurant with approximately 33 parking spaces and a poor circulation pattern which includes an exit only access point measuring approximately 60 feet from the intersection of Haverkos Court and Colerain Avenue. The existing building measures an approximate 30 foot setback from the Colerain Avenue Right-of-Way. The site contains one non-conforming free standing sign which is less than 3 feet from the Right-of-Way.

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a 3,392 SF Raising Canes drive thru restaurant location with parking, landscaping and signs. The applicant is proposing to complete the sidewalk gaps found along Colerain Avenue and Haverkos Court. The overall impervious area of the site will be decreased and more landscaping will be added to the site.

The Preliminary Development Plan for this site was approved in February 2017 and the details of that plan are replicated within this Final Development Plan proposal. This includes 34 parking spaces located behind the building (from Colerain Avenue) with the building situated toward the front of the site. The Preliminary Development Plan approval granted a variance from the Colerain Avenue front yard setback of 50 feet to 40 feet. This was a miscalculation by staff and the setback variance should be at 35 feet from the Right-of-Way. The proposed building location in the Final Development Plan is exactly the same as was proposed in the Preliminary Development Plan.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The site is located within the Comprehensive Plan Character Area 5: Colerain Avenue, which is described by the Colerain Avenue vision statement as an area that will continue to see signs of reinvestment and redevelopment and will be a quality commercial corridor for the region. It is the intention of the Township to 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. The Comprehensive Plan identified that curb appeal continues to be an issue for many who would like to see new, lower signage, more greenspace and landscaping and improved appearances in older buildings. The Plan also notes that a key element in the future of Colerain Township will be encouraging the full redevelopment of underutilized sites and working with property owners to improve the appearance of their sites.

In addition, the Comprehensive Plan map identifies the site as commercial, and land use guidelines for Colerain Avenue further identify the area as appropriate for general commercial and office uses. The proposed redevelopment of this site is in conformance with the Comprehensive Plan.

CONFORMANCE WITH ZONING RESOLUTION:

The proposed Final Development Plan is in conformance with the conditions and variances granted during the Preliminary Development Plan and meets the minimum standards of the Colerain Township Zoning Resolution and the "PD-B" Planned Development Business District with the following exceptions:

1. ***The Preliminary Development Plan*** approval indicated that the front yard setback along Colerain Avenue should be 40 feet. The Final Development Plan application indicates that exact same building location as proposed in the Preliminary Development Plan approvals process which has a setback of 35 feet, not the 40 originally indicated by Staff.
2. ***Section 12.9.4 Lighting Standards*** indicated that all outdoor lighting shall be designed, located, and mounted at heights of no greater than 12 feet above grade for non-cutoff

- lights and 24 feet above grade for cutoff lights. The applicant's photometric plan indicates six cutoff lights at a height of 27.5 feet above grade.
3. **Section 12.11.1 Architectural Standards** indicates that all roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetration, shall be located on the rear elevations or screened with a parapet wall having a 3-dimensional cornice treatment so as to have a minimal visual impact as seen from a public street. It appears that some rooftop mechanicals may not be screened from view of the public right-of-way by the parapet wall.
 4. **Section 14.6.2 Landscape Island Locations** indicates that landscape islands shall be located at the end of each parking row with a minimum size of 135 square feet for single loaded parking rows, and a minimum of 270 square feet for double loaded rows. The applicant has indicated no landscape island where two rows of 5 spaces are located at the Haverkos Ct entrance to the site. And two landscape islands for single row parking at a square footage of only 85 square feet each.
 5. **Section 14.6.3 Planting Requirements** indicates that planting shall be provided at a rate of 2 trees and 6 shrubs per 15 parking spaces or fraction thereof, each individual landscaped island shall include a minimum of 1 tree and 2 shrubs, trees should be of a variety to provide the shade canopy and have a clear trunk height of at least 6 feet.
 6. **Section 14.4.4 Landscaping Materials** indicates that shrubs and hedges should be at least 36 inches in height at the time of planting. The applicant indicates varying heights that do not reach this minimum.
 7. **Section 15.8.3 Signs Permitted in "PD-B" District** indicates that wall signs may be permitted at a ratio of 1.0 SF for each lineal foot of building frontage, that the maximum height of any wall sign measured from the bottom of the sign to the top of the sign, shall be 4 feet in height, the total sign area of all wall signs on a single building frontage shall not exceed 150 SF, and buildings located on a corner lot may be permitted to have wall signs on each frontage.
 - The applicant has indicated signage totaling 144 SF on the East, Colerain Ave facing elevation of the building which measures 42 lineal feet in length. This is achieved with two signs; one measures 32 SF above the main customer entryway and the second measures 112 SF with a height of 8 feet. This is 102 SF above the total signage allowed for this elevation of the building
 - The applicant has indicated one 32 SF sign located on the South, Haverkos Ct facing elevation of the building where 96 SF would be allowed.
 - The applicant has indicated one 32 SF sign located on the North, non-Right-of-Way facing elevation of the building where no signage would be allowed because this elevation is not facing a Right-of-Way.

STAFF ANALYSIS:

The proposed development generally integrates well into the planned district and surrounding retail destination. The proposed Final Development Plan is in conformance with the design and intent of the approved Preliminary Development Plan. The addition of a new, architectural pleasing building with landscaping, added green space, and less impervious surface helps to enhance the overall appearance of this location.

RECOMMENDATION:

APPROVAL subject to the following conditions and variances:

Conditions:

1. That the applicant comply with the lighting height restrictions described in Section 12.9.4 Lighting Standards so that cutoff lighting not exceed 24 feet above grade.
2. Section 12.11.1 Architectural Standards – that the applicant comply with the standards of the Roof Penetration and Equipment standards to screen from the public right-of-way.
3. Section 14.4.4 Landscaping Materials – That the applicant comply with the standards of this section with respect to installation height of trees, shrubs, and hedges.
4. Section 14.6.3 Planting Requirements – that the applicant comply with the standards of this section with respect to number and location of trees and shrubs within landscaped islands.
5. Section 15.8.3 Signs – that the applicant comply with the maximum SF allowance for signage on the right-of-way facing elevations of the building. These two elevations would allow for a total of 106 SF of signage. Each elevation drawing indicated a 32 SF sign, leaving 74 SF for an additional sign.

Variances:

1. That a variance be granted from Section 8.2 to allow for a front yard building setback of 35 feet from the Colerain Avenue Right-of-Way.
2. That a variance be granted from Section 14.6.2 and 14.6.3 to forego the landscape island requirement at the end of each parking row with a minimum size of 270 square feet for double loaded rows and to forego the planting requirements within this island.
3. That a variance be granted from Section 14.6.2 to reduce the required square footage for landscape islands at the end of single loaded parking rows to 85 square feet.
4. That a variance be granted from Section 15.8.3 to permit signs to be placed on multiple sides of the building including the North elevation of the building at 32 SF of signage area.
5. That a variance be granted from Section 15.8.3 to permit a sign on the eastern elevation of the building with a height of greater than 4 feet.
6. That a variance be granted from Section 15.8.3 to allow the combined allowable SF of signage for Right-of-Way facing building frontage to be used on either of the ROW facing facades (106 SF total signage for both sides of the building combined).



**Application/Submission Requirements
Colerain Township Zoning Commission
for Final Development Plan**

For office use only:

Case #:

See Zoning Resolution Section 4.3 for full description of the FDP review process. For questions, clarification, and confirmation of meeting times, please call the Colerain Township Planning & Zoning Department at (513) 385-7505.

All required items must be submitted by the published deadline for the desired Zoning Commission meeting.

NAME OF PROJECT: RAISING CANE'S CHICKEN FINGERS

PROPERTY ADDRESS: 9871 COLERAIN AVE, CINCINNATI, OH 45251

- ☐ Application letter signed by the applicant, describing conformance with the approved zone change resolution and preliminary plan. (10 copies)
- ☐ Application fee
- ☐ Performance bond for landscaping and/or storm drainage facilities (if applicable)

Drawing Copies required:

Ten (10) full size copies of the drawings listed below, signed and stamped by registered professional preparer. These should be folded to 8.5" x 11", with title block visible.

Ten (10) 11" x 17" copies of the drawings listed below.

Digital version REQUIRED for each of the drawings listed below, in JPEG or PDF format (use colors readable on white background), on CD. To email, contact the Planning & Zoning Dept. for contact: 513-385-7505.

Site Drawing(s) shall include:

- | | |
|--|--|
| <input type="checkbox"/> Property lines, dimensions, and orientations. | <input type="checkbox"/> Parking and loading configuration, including calculation of total spaces, criteria used to determine total needed, pavement detail, curb location, curb detail, and aisle and stall dimensions. |
| <input type="checkbox"/> Adjacent streets and rights-of-way. | <input type="checkbox"/> Existing site contours (5' minimum) and proposed grading plan. |
| <input type="checkbox"/> Proposed new construction and site work. | <input type="checkbox"/> Impervious surface ratio (for non-single family projects). |
| <input type="checkbox"/> Equipment, outbuildings, dumpster locations, etc. that will be visible on the site. | <input type="checkbox"/> Location(s) of any proposed ground signage. |
| <input type="checkbox"/> Total gross and net acreage of the site and square footage of proposed buildings. | <input type="checkbox"/> All restrictive covenants required by the zone change and preliminary development plan Resolution adopted by the Colerain Township Board of Trustees. |
| <input type="checkbox"/> Proposed flood plain drainage and control measures. | <input type="checkbox"/> Other applicable conditions and/or restrictive covenants. |
| <input type="checkbox"/> Watershed details for site and within 200 feet around site. Include GPM calculations for expected runoff for 5, 10, and 50 year storms. | <input type="checkbox"/> Deed of Acceptance signed by owners. (After approval).* |
| <input type="checkbox"/> Proposed site drainage, including water retention/detention and sedimentation control measures. | <input type="checkbox"/> Declaration of Condominium (if applicable). |
| <input type="checkbox"/> Building downspouts and storm sewer sizes and locations. | |
| <input type="checkbox"/> Legal descriptions for easements and other site restrictions. | |
| <input type="checkbox"/> Setbacks and rights-of-way. | |

***AFTER FDP IS APPROVED, FINAL SITE PLAN MUST BE SUBMITTED LISTING DATE OF APPROVAL AND CONDITIONS.**

Landscape Drawing(s) shall include:

- ☐ Clearing limits and existing plant material that is to remain, including an indication of the size of all major trees, shrubs, etc. Existing trees of four-inch caliper and greater must be shown if subject to removal. (Size and extent may be conveyed by photograph.)
- ☐ Proposed new landscaping including notation indicating size and species of all new plants.
- ☐ Existing landscaping on adjacent properties must be indicated if it influences the landscape planning for the site under construction (may be conveyed by photograph).

Building Drawing(s) shall include:

- ☐ A building plan for each building, showing the interior layout of the building and overall dimensions.
- ☐ Exterior elevations shall show all major mechanical equipment, satellite dishes, etc. that will be located on the exterior of the building and the method(s) of screening these items.
- ☐ Exterior elevations of all sides of proposed new construction (including significant renovation). Building materials should be noted. (For additions to existing buildings, sufficient portions of the existing building shall be shown in elevation to convey an understanding of the relationship between new construction and existing.
- ☐ A roof plan shall be submitted if any major items of equipment are to be located on the roof. (Drawings, photographs, and/or manufacturer's literature may be required to convey the size and character of these items.)

Lighting and Signage Drawing(s) shall include:

- ☐ Text, color, dimensions, character, and location of all existing and proposed signage. (Building mounted signage may be shown on the building elevations.)
- ☐ Location, dimensions, details and specifications for exterior lights, including type of standards and radius of lights.
- ☐ Photometric chart showing intensity in footcandles across the site and at property lines.

APPLICANT: AMADEUS ESCUDERO

ADDRESS: 775 YARD ST, SUITE 325, COLUMBUS, OH 43212

TELEPHONE NO./EMAIL: 614-389-0927; amadeusc@ma-architects.com

Checklist completed by: AMADEUS ESCUDERO
(print or type name)

Signature: [Signature] 02/21/17

For Office Use Only:
Fees Paid:
CD enclosed:
Performance Bond Paid:
Zoning Commission:

GENERAL NOTES:

THE OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, AND THE CURRENT "RULES AND REGULATIONS" OF COLERAIN TWP. AND/OR HAMILTON COUNTY SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

WHERE PLANS REFER TO CONTRACTOR, IT MAY MEAN SUBCONTRACTOR AT THE GENERAL CONTRACTOR'S DISCRETION.

ALL WORK IN THE HAVERKOS CT. RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM ODOT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK. USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS, IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO 105.16 AND 105.17.

REMOVE OR SAVE ALL TREES, SHRUBS, AND PLANTS AS DESIGNATED ON THE PLANS. PRESERVE ALL VEGETATION AND OBJECTS NOT DESIGNATED FOR REMOVAL. PAINT CUT OR SCARRED SURFACES OF TREES OR SHRUBS SELECTED FOR RETENTION ACCORDING TO 666.04. IN ORDER TO RETARD AND PREVENT THE SPREAD OF THE EMERALD ASH BORER, LIMIT THE MOVEMENT OF REGULATED ARTICLES ACCORDING TO OHIO ADMINISTRATIVE CODE 901:5-56. OBSERVE REQUIREMENTS FOR HANDLING AND TRANSPORTING OF REGULATED ARTICLES IN QUARANTINED AREAS AS DEFINED BY THE OHIO DEPARTMENT OF AGRICULTURE (HTTP://WWW.AGR.OHIO.GOV/EAB/).

ALL EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPPP PLAN AND LOCAL AND OHIO EPA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS AND REPORTING AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT. CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE OWNER AND KEEP COPY ON FILE.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. HIS WORK, THE CONTRACTOR IS DIRECTED TO CONTACT THE OHIO UTILITY PROTECTION, INC. AT 1 (800) 362-2764 AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF OPERATIONS OF THE CONTRACTOR, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURVEYING AND CONSTRUCTION STAKING REQUIRED FOR SITEWORK IN THIS PACKAGE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL RESTRICT ALL CONSTRUCTION ACTIVITIES TO THE PROJECT SITE AND EXISTING RIGHTS-OF-WAY. CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

ACCESS TO ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.

ANY STORM PIPES DAMAGED DURING CONSTRUCTION SHALL EITHER BE RESTORED TO ITS ORIGINAL CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION AS DIRECTED OR APPROVED BY THE OWNER.

ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

ALL MANHOLES, FIRE HYDRANTS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE CONTRACTOR'S EXPENSE.

GRANULAR BACKFILL SHALL BE REQUIRED IN ALL TRENCHED IN AREAS OF EXISTING PAVEMENT. FILL IN PROPOSED PAVEMENT OR BUILDING PAD AREAS SHALL BE COMPACTED TO THE PROJECT'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND FIELD PERSONNEL APPROVAL.

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER. PROPOSED STORM SEWERS "PR. STM" SHALL BE PVC-SDR 35/ HIGH DENSITY POLYETHYLENE (HDPE), PER ODOT 707.33/ OR REINFORCED CONCRETE PIPE, PER ODOT ITEM 706.02, CLASS IV. ALL STORM SHALL BE INSTALLED PER ODOT ITEM 611.10, TYPE A (CULVERTS) AND TYPE B (STORM/SANITARY UNDER PAVEMENT).

611.06 BEDDING. TYPE 1 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 6 INCHES (150 MM) BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. COMPACT THE BEDDING ACCORDING TO 611.06.

USE TYPE 1 BEDDING FOR 706.05, OR 706.051 AND 706.052 ON SLAB BOTTOMS, OR CORRUGATED INVERT PLATES.

TYPE 2 BEDDING CONSISTS OF STRUCTURAL BACKFILL EXTENDING AT LEAST 3 INCHES (75 MM) FOR ALL 706 RIGID PIPE CONDUITS AND 6 INCHES (150 MM) FOR ALL OTHER CONDUITS BELOW THE BOTTOM OF THE CONDUIT FOR THE FULL WIDTH OF THE TRENCH. EXTEND THE BEDDING UP AROUND THE PIPE FOR A DEPTH OF NOT LESS THAN 30 PERCENT OF THE RISE OF THE CONDUIT. SHAPE THE BEDDING TO FIT THE CONDUIT WITH RECESSES SHAPED TO RECEIVE THE BELL-AND-SPIGOT PIPE. LEAVE THE BEDDING BELOW THE MIDDLE ONE-THIRD OF THE PIPE SPAN UNCOMPACTED. COMPACT THE REMAINING BEDDING ACCORDING TO 611.06.

USE TYPE 2 BEDDING FOR TYPES A, B, C, AND D CONDUITS EXCEPT FOR LONG SPAN STRUCTURES AND FOR CONDUITS THAT REQUIRE TYPE 3 BEDDING.

COMPACTED FILLS SHALL BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO TRENCHING FOR PLACEMENT OF SEWER. ALL FILLS SHALL BE INSPECTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER, OR PER GOVERNING AGENCIES APPROVAL.

CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING ODOT ITEM 706.13, 711.13, 711.30, OR 711.31.

CATCH BASINS LOCATED IN PAVEMENT AREAS SHALL HAVE FINGER DRAINS, (SEE DETAIL SHEET).

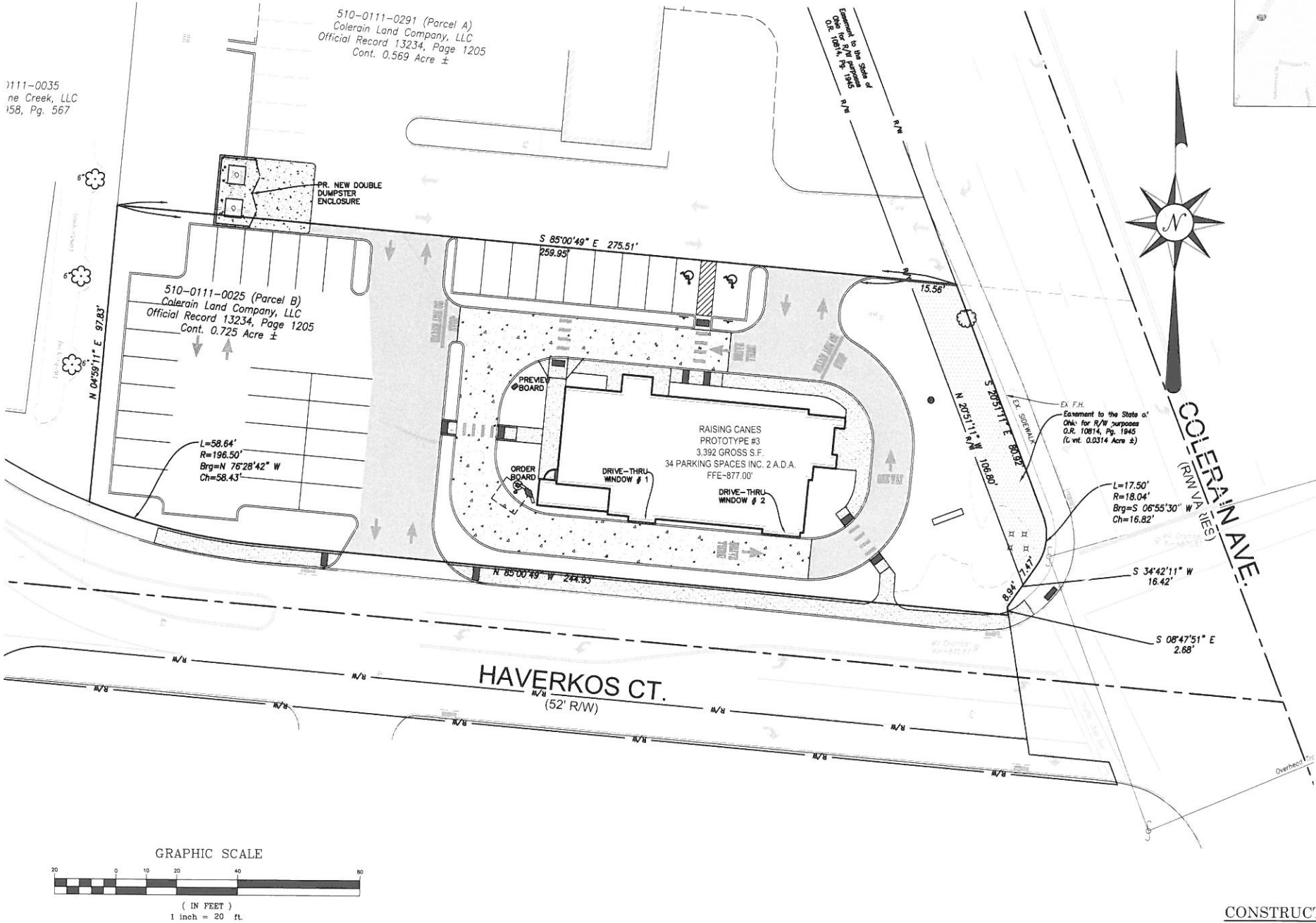
DISTANCES LISTED ON THE PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

EXCAVATION/FILL:

SITE BUILDING PAD EXCAVATION AND EMBANKMENT SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION AND APPROVAL.

PLANS FOR THE CONSTRUCTION OF A RESTAURANT FOR:
RAISING CANE'S - COLERAIN

9869 COLERAIN AVE., CINCINNATI, OHIO 45251
JANUARY, 2017



DEPARTMENT/ UTILITY TABLE:

CINCINNATI WATER WORKS
4747 SPRING GROVE AVE.
CINCINNATI, OH 45232
TEL: 513-591-7700

DUKE ENERGY
59 CALDWELL DRIVE
CINCINNATI, OHIO 45216
TEL: 513-287-4319

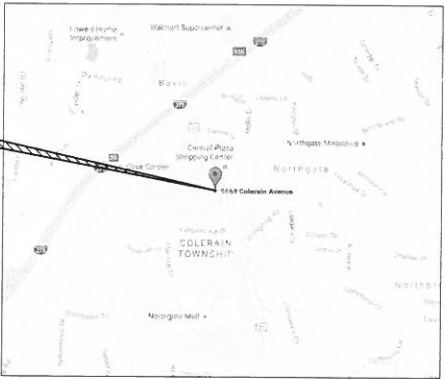
CINCINNATI BELL TELEPHONE
221 E. FOURTH ST., 343-300
CINCINNATI, OH 45202
TEL: 513-397-9900

TIME WARNER CABLE
11252 CORNELL PARK DR.
CINCINNATI, OH 45242
TEL: 513-469-1112

COLERAIN TWP. PLANNING DEPARTMENT
4200 SPRINGDALE RD.
COLERAIN TOWNSHIP, OHIO 45251
JENNA LeCOURT
TEL: 513-923-5012

METRO. SEWER DISTRICT OF GREATER CINCINNATI (MSD)
ROB KERN
1600 GEST STREET
CINCINNATI, OHIO 45204
TEL: 513-244-5588

PROPOSED
SITE



LOCATION MAP

APPLICANT:

RAISING CANE'S OF OHIO
MS. AMANDA ZOOK
CORC LIMITED
1062 RIDGE STREET
COLUMBUS, OH 43215

CIVIL ENGINEERING:

EVANS ENGINEERING
4240 AIRPORT RD., SUITE 108
CINCINNATI, OHIO 45226
513-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

LAND CONSULTANTS
314 FRONT STREET
LAWRENCEBURG, IN. 47025
TEL: 812-537-2145

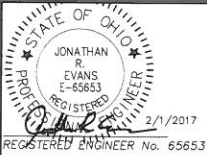
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- C-4.1 DETENTION DETAILS
- C-5 STORMWATER POLLUTION PREVENTION PLAN (SWPPP), NOTES & DETAILS

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. DEMOLITION OF EXISTING FEATURES. (DEMOLITION UNDER SEP. PERMIT)
5. INSTALL STORMWATER MANAGEMENT SYSTEMS.
6. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
7. SITE CONSTRUCTION.
8. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



REVISIONS

NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
ATTN: JONATHAN R. EVANS, P.E.



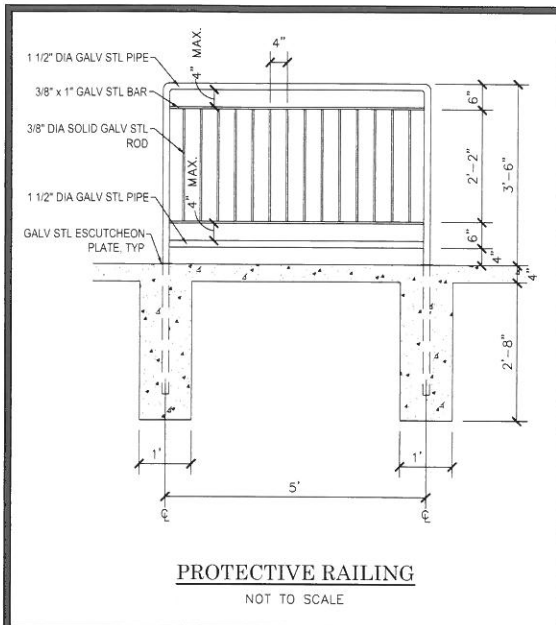
TITLE SHEET & GENERAL
NOTES

9869 COLERAIN AVE.
COLERAIN TWP., HAMILTON COUNTY, OHIO

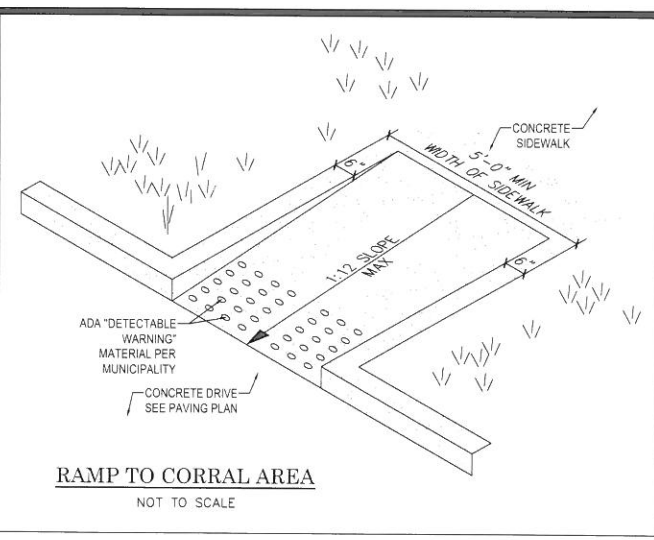
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	1"=20'	N/A
JOB NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.

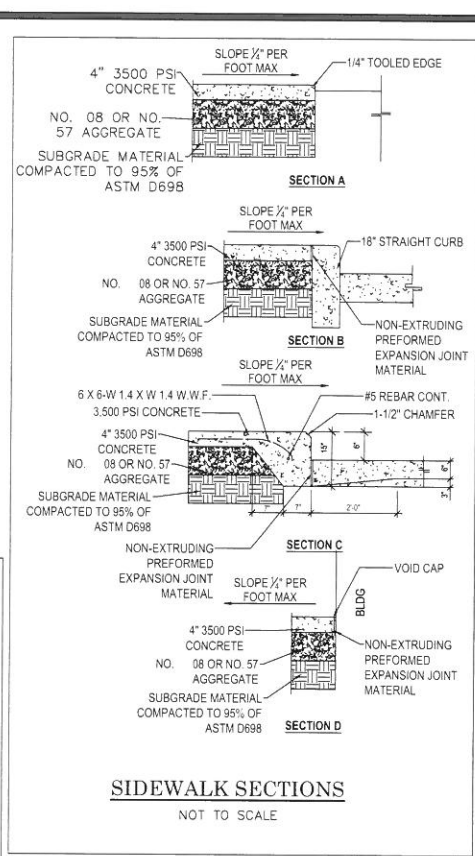
C-1



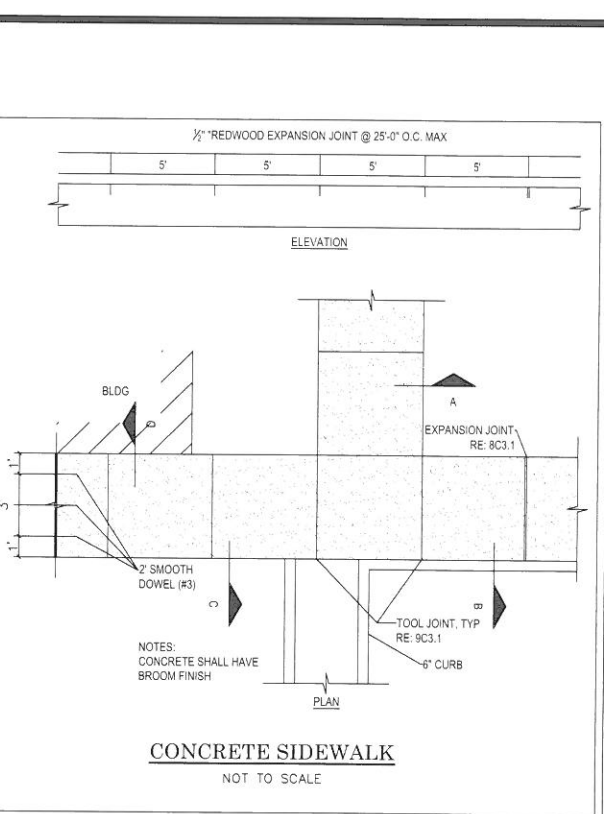
PROTECTIVE RAILING
NOT TO SCALE



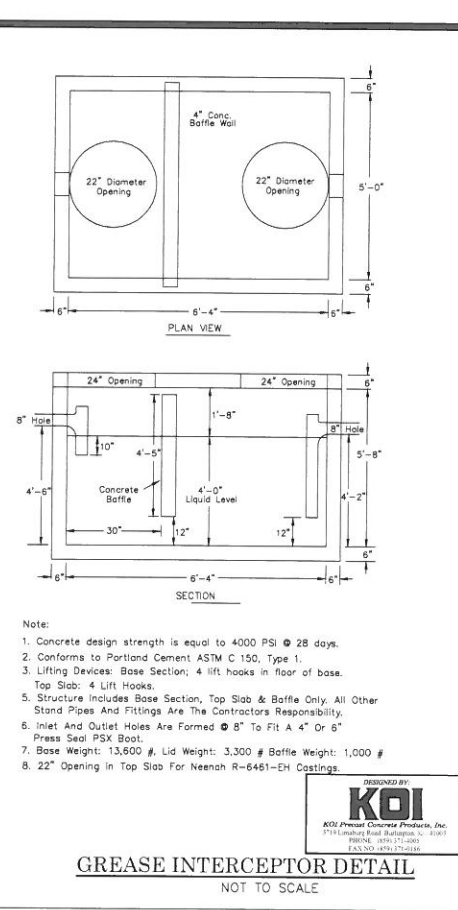
RAMP TO CORRAL AREA
NOT TO SCALE



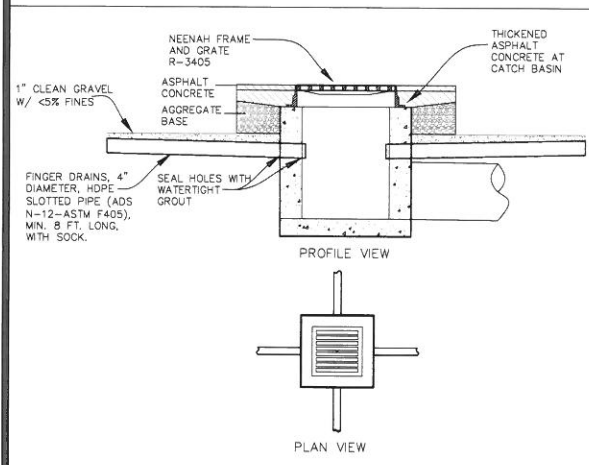
SIDEWALK SECTIONS
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

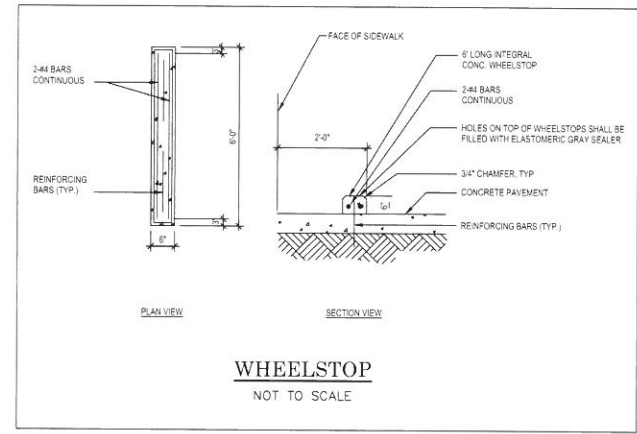


GREASE INTERCEPTOR DETAIL
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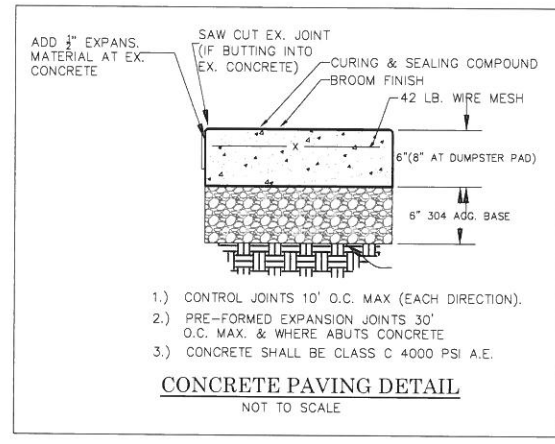


- NOTES:**
- PIPE TO BE HDPE SLOTTED-ADS N-12, ASTM F405 (OR EQUAL)
 - SLOPE PIPE AND TRENCH BOTTOM FOR POSITIVE DRAINAGE TO INLET-2% RECOMMENDED.
 - WRAP EACH SLOTTED PIPE IN FILTER SOCK.
 - FRAME AND GRATE SHALL BE NEENAH R-3405. (HEAVY DUTY FRAME AND GRATE)
 - FINGER DRAIN TO BE OMITTED WHEN THERE IS A CONFLICT BETWEEN INLET/OUTLET PIPE ELEVATIONS AND FINGER DRAIN.
 - HOLE FOR FINGER DRAIN SHALL BE SEALED WITH WATERTIGHT GROUT.

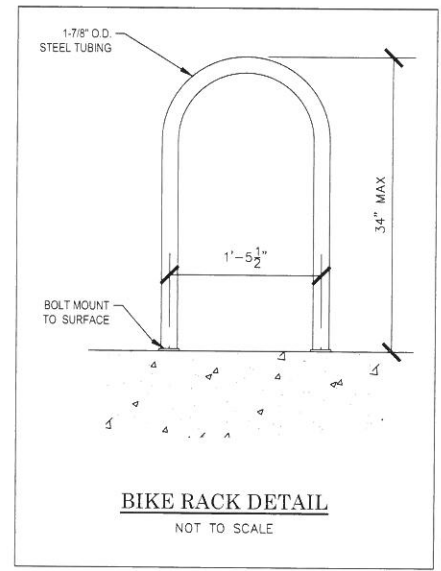
DETAIL AT CATCH BASIN IN PAVEMENT
NOT TO SCALE



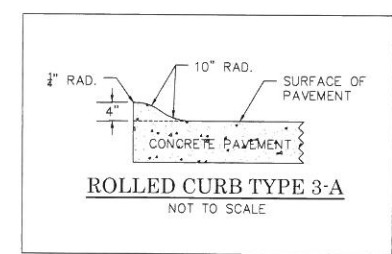
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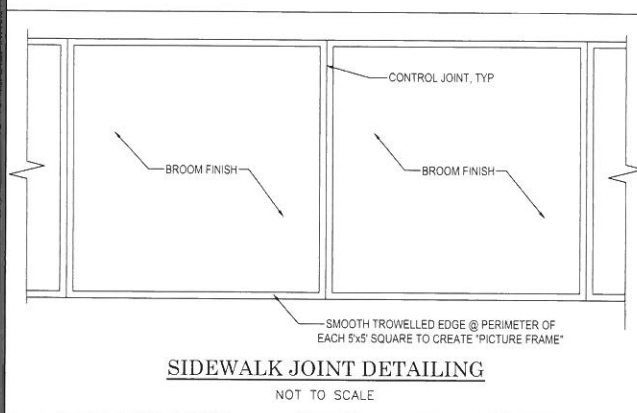
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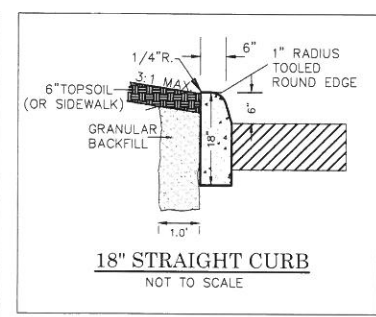
BIKE RACK DETAIL
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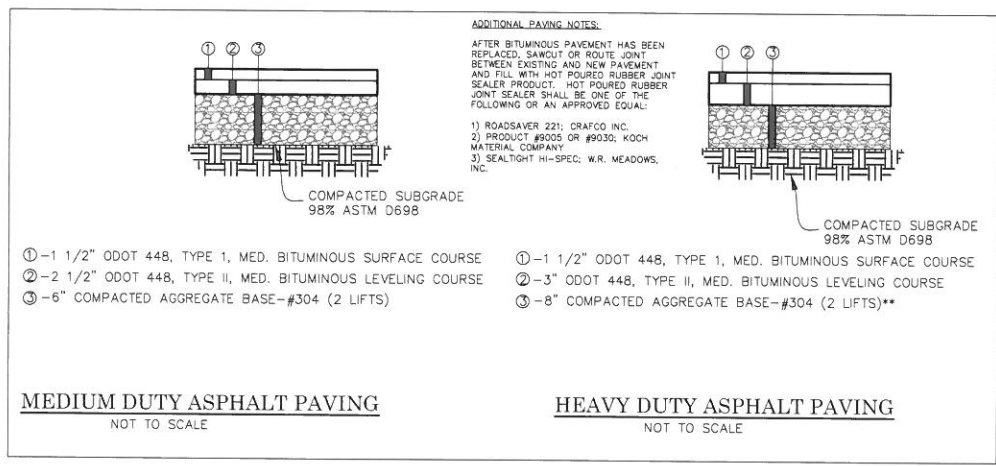
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NOT TO SCALE



SIDEWALK JOINT DETAILING
NOT TO SCALE

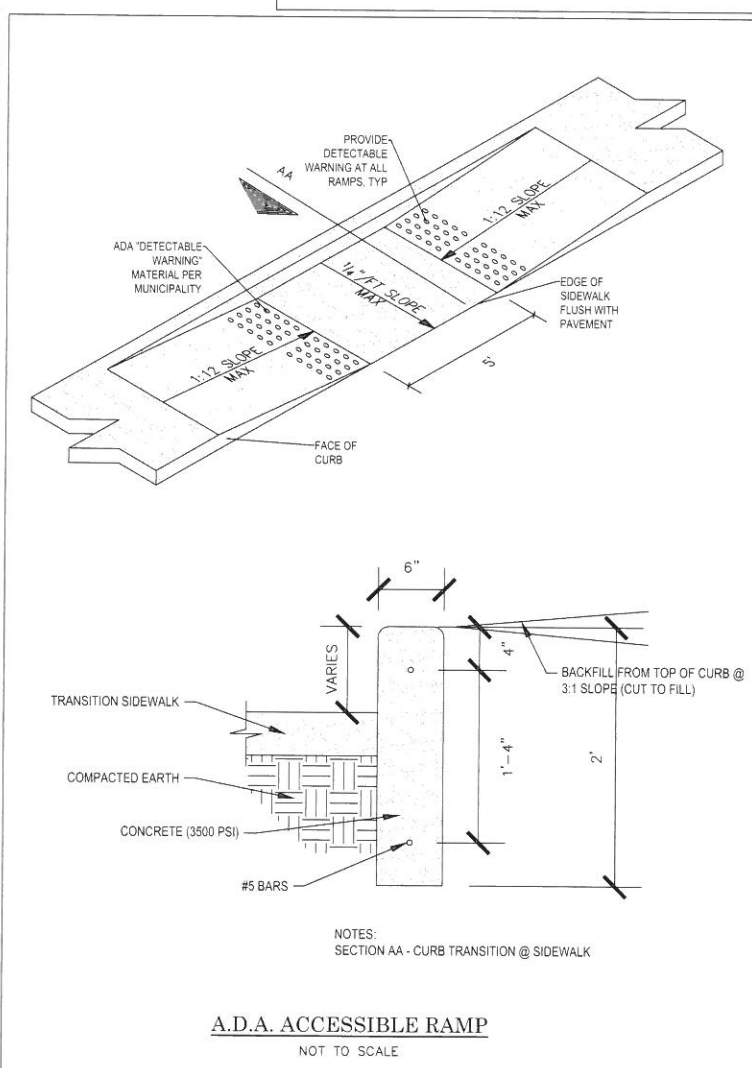


18\"/>



MEDIUM DUTY ASPHALT PAVING
NOT TO SCALE

HEAVY DUTY ASPHALT PAVING
NOT TO SCALE

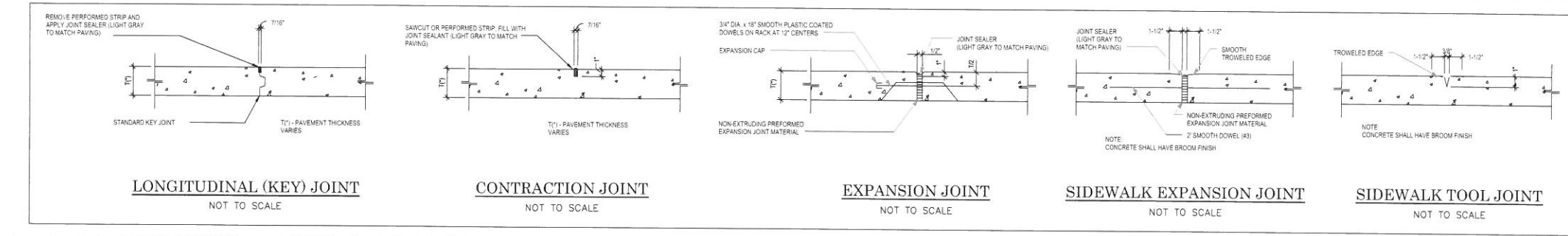
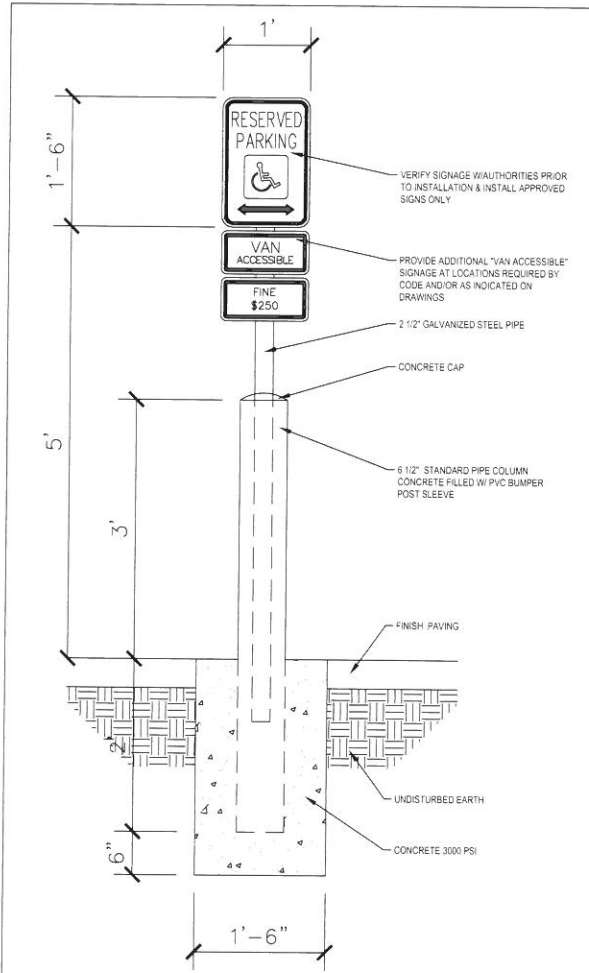
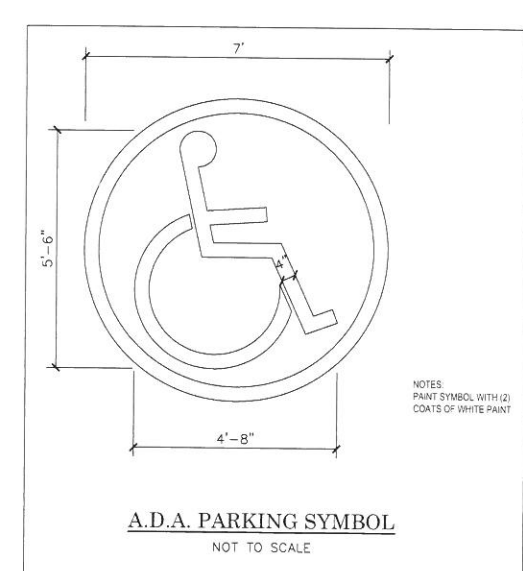
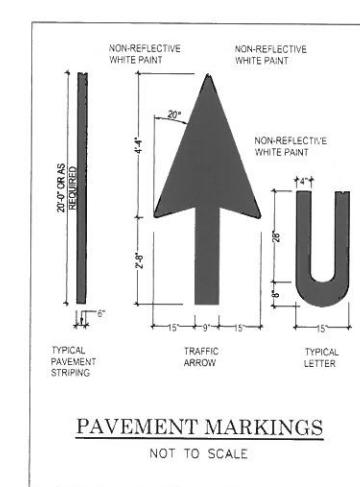
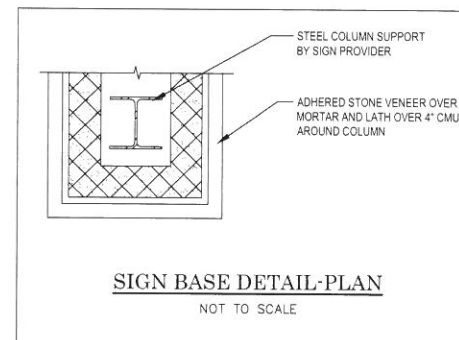
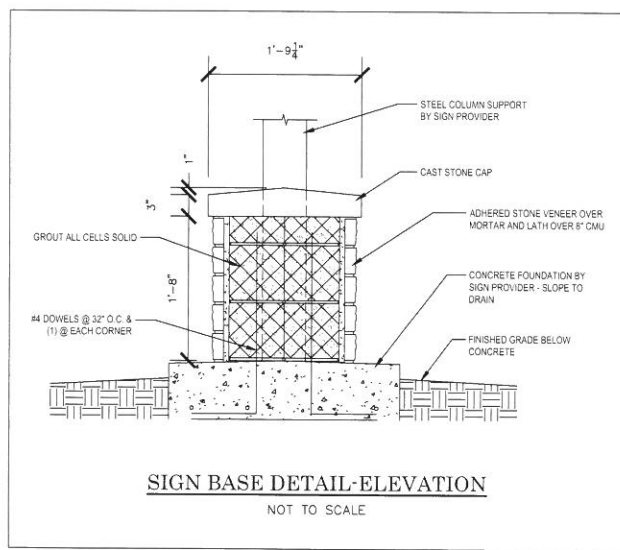
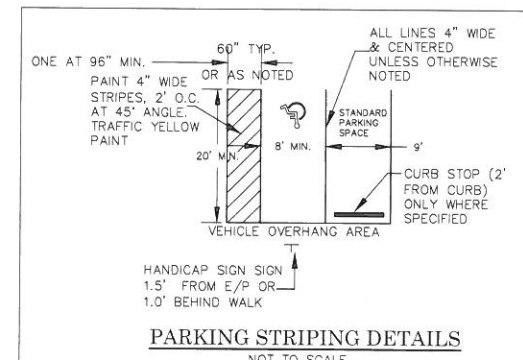
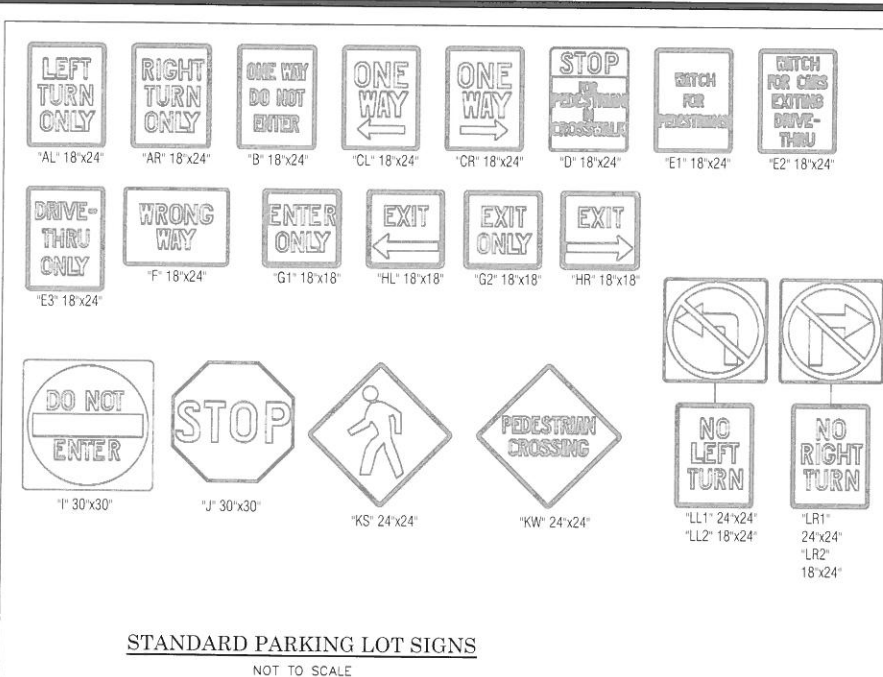
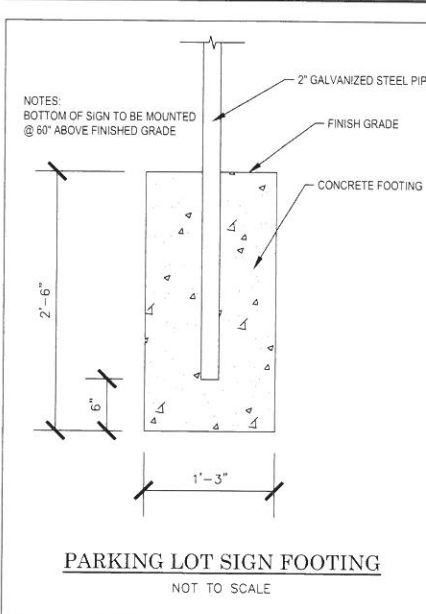
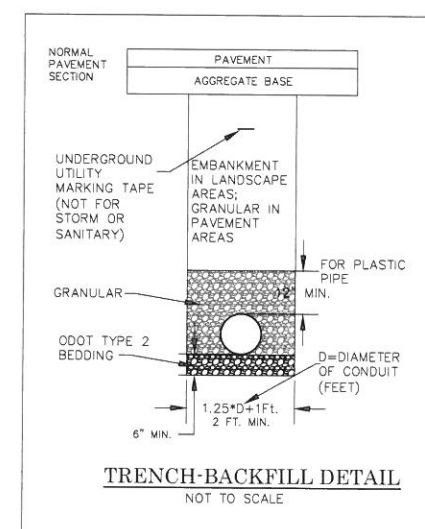
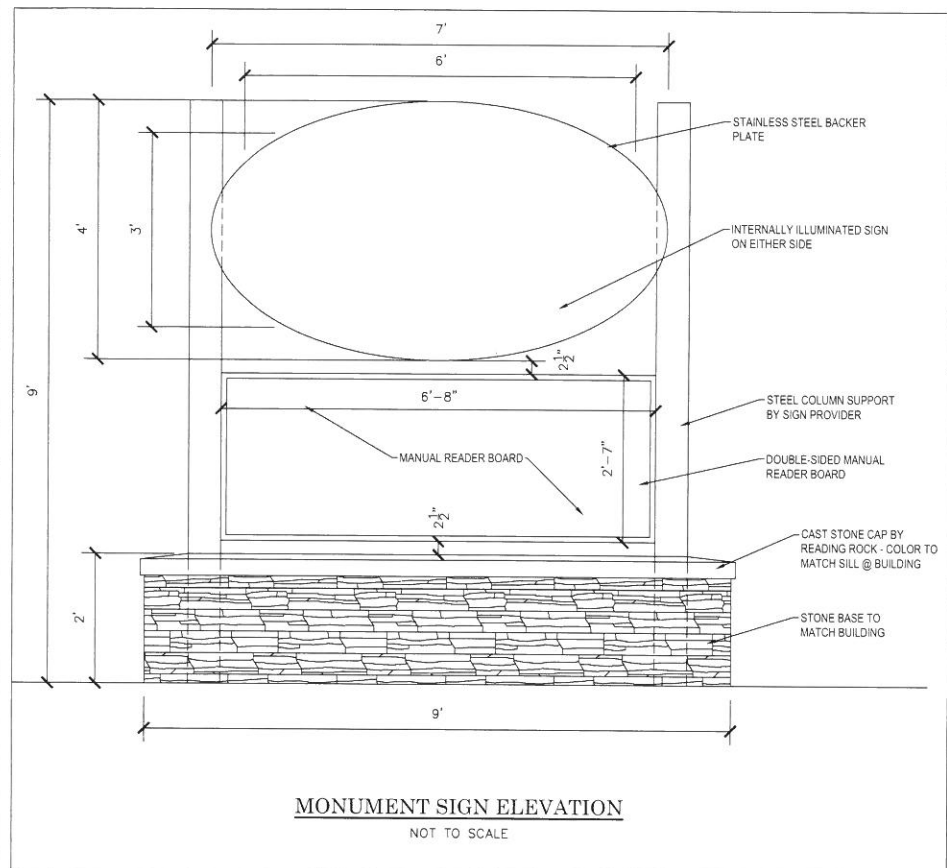


A.D.A. ACCESSIBLE RAMP
NOT TO SCALE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
ATTN: JONATHAN R. EVANS, P.E.

SITE CONSTRUCTION DETAILS
9869 COLERAIN AVE., COLERAIN TWP.,
HAMILTON COUNTY, OHIO

RAISING CANES		
SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB NO.	16-157	
DATE	Feb. 1, 2017	
SHEET NO.		
C-1.1		



EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
(513) 321-2173 FAX
ATTN: JONATHAN R. EVANS, P.E.

SITE CONSTRUCTION DETAILS

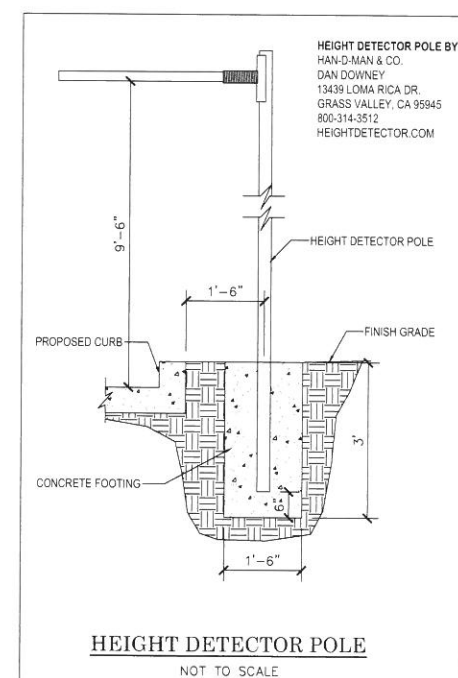
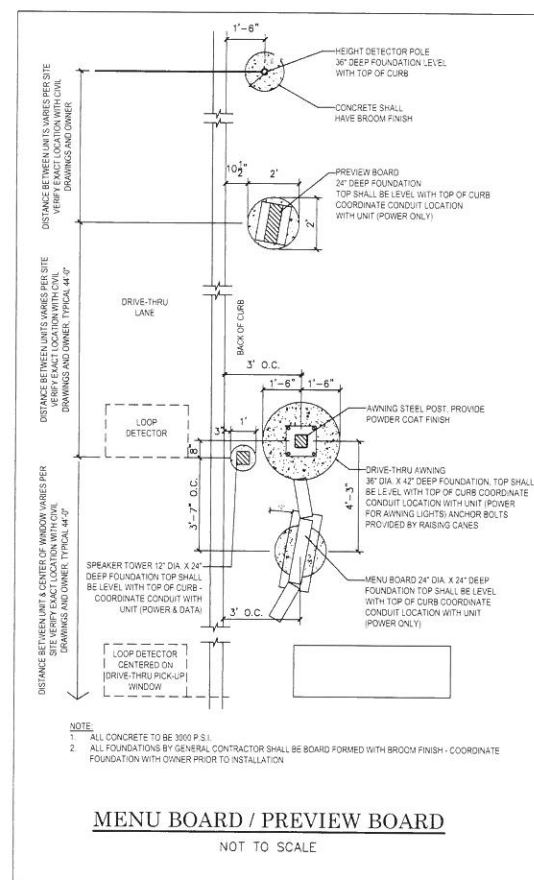
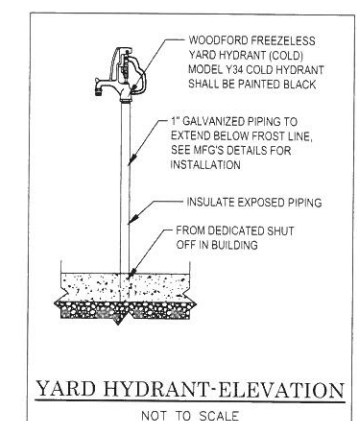
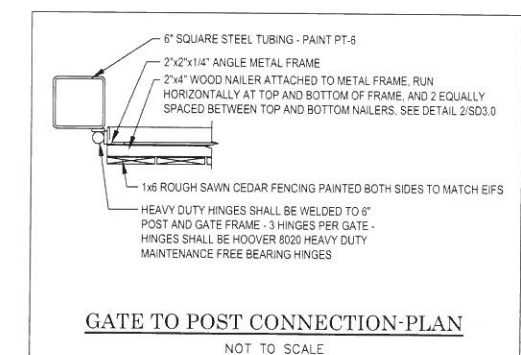
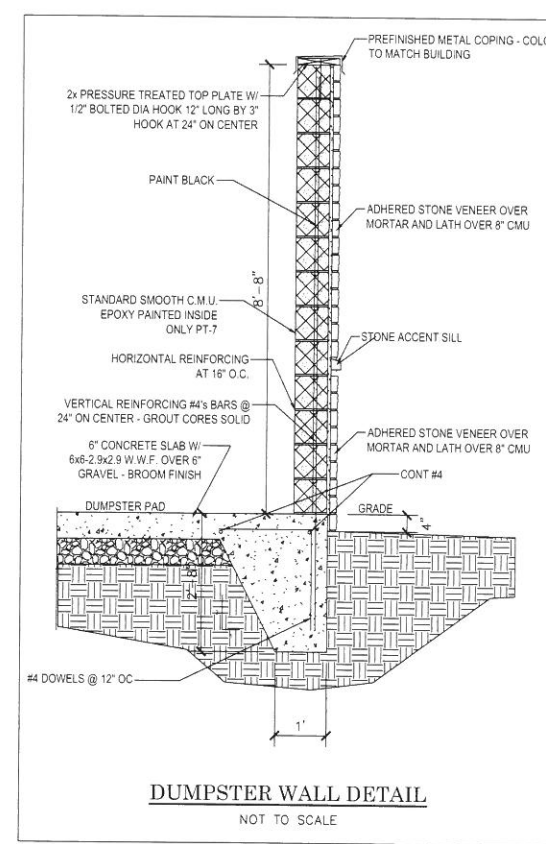
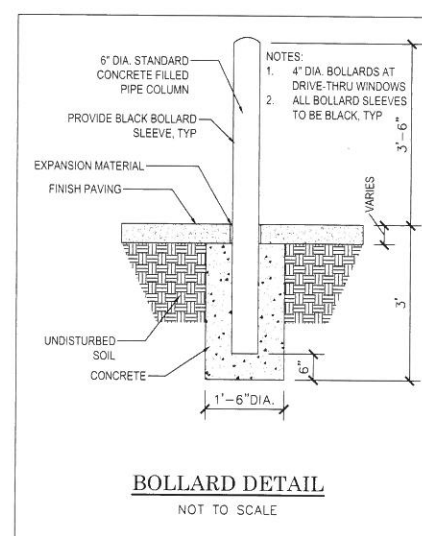
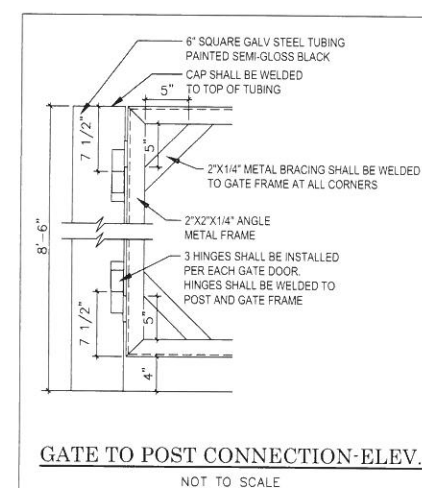
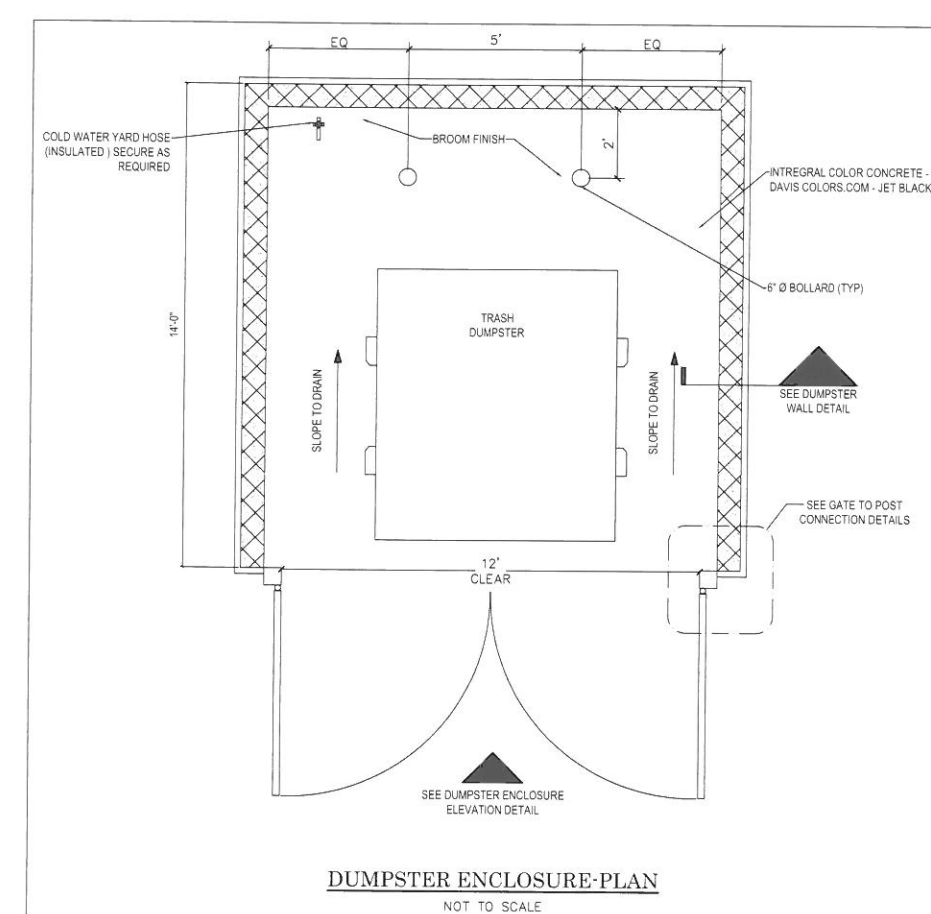
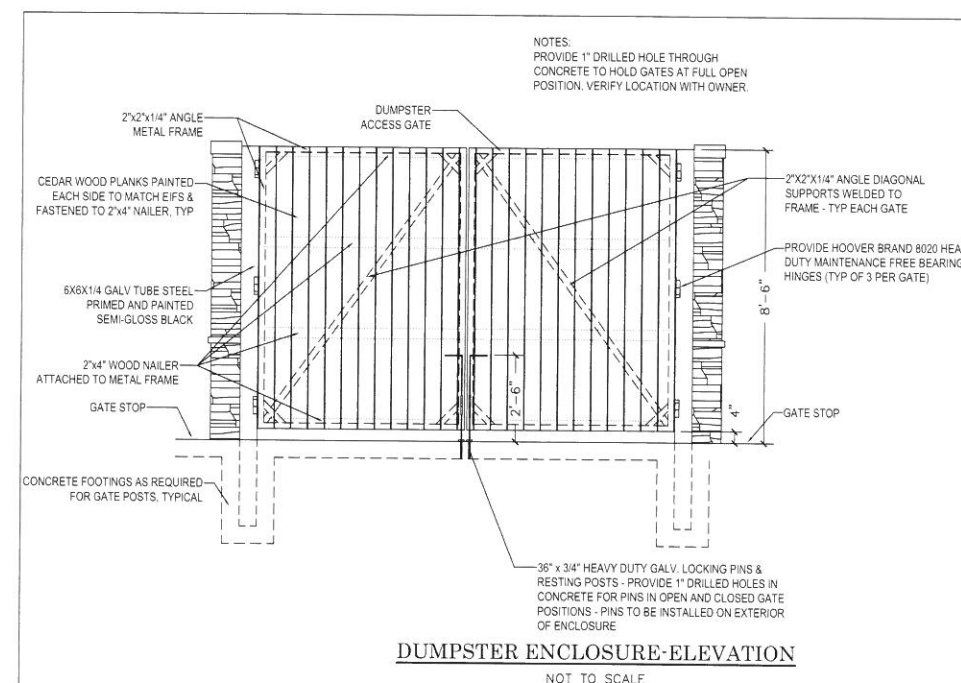
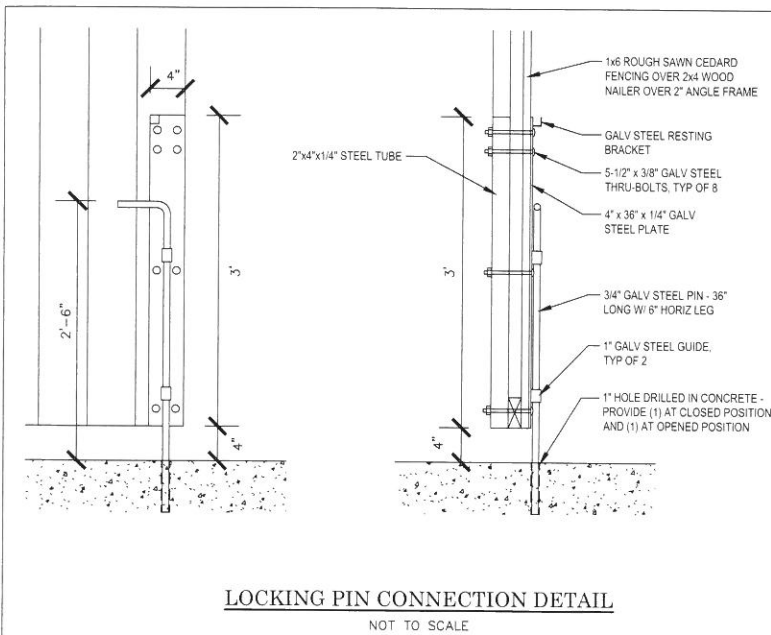
9809 COLERAIN AVE., COLERAIN TWP.,
HAMILTON COUNTY, OHIO

SCALE	HORIZ	VERT
	N/A	N/A

JOB NO.	16-157
DATE	Feb. 1, 2017

SHEET NO.

C-1.2



STATE OF OHIO
JONATHAN R. EVANS
E-65653
REGISTERED PROFESSIONAL ENGINEER
2/1/2017
REGISTERED ENGINEER No. 65653

[illegible]

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
(513) 321-2173 FAX
ATTN: JONATHAN R. EVANS, P.E.

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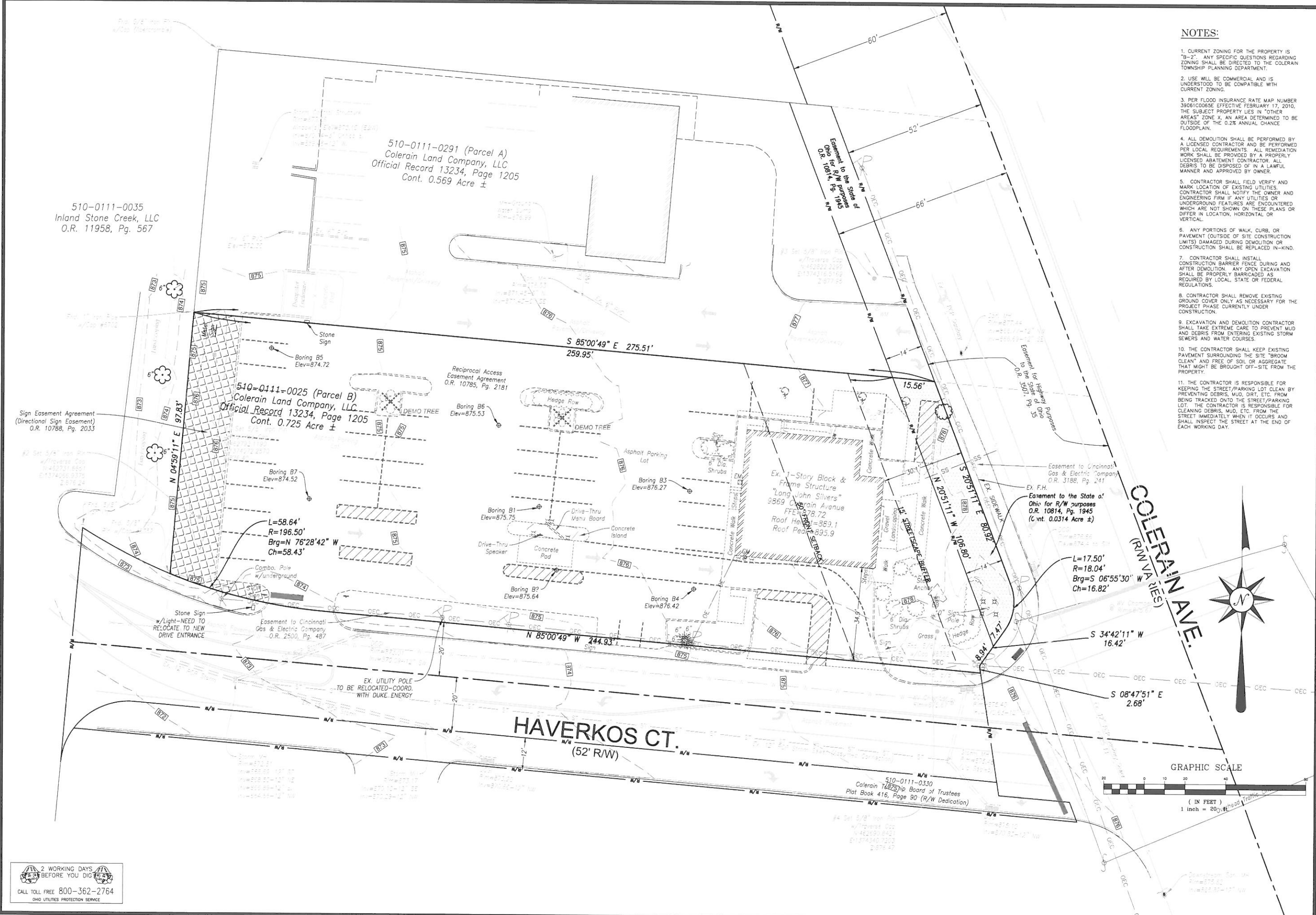
SITE CONSTRUCTION DETAILS

9869 COLERAIN AVE., COLERAIN TWP.,

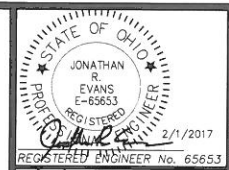
SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB. NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.

C-1.3



- NOTES:**
1. CURRENT ZONING FOR THE PROPERTY IS "B-2". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE COLERAIN TOWNSHIP PLANNING DEPARTMENT.
 2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
 3. PER FLOOD INSURANCE RATE MAP NUMBER 39061C0065E EFFECTIVE FEBRUARY 17, 2010, THE SUBJECT PROPERTY LIES IN "OTHER AREAS" ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
 5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
 6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
 7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
 8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
 9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
 10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
 11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.



REVISIONS	
NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
ATTN: JONATHAN R. EVANS, P.E.



EXISTING CONDITIONS & DEMO PLAN
9869 COLERAIN AVE.
COLERAIN TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ	VERT.
	1"=20'	N/A
JOB. NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.

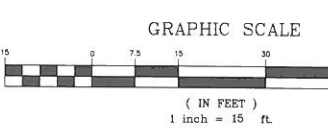
C-2



510-0111-0035
Inland Stone Creek, LLC
O.R. 11958, Pg. 567

510-0111-0291 (Parcel A)
Colerain Land Company, LLC
Official Record 13234, Page 1205
Cont. 0.569 Acre ±

510-0111-0025 (Parcel B)
Colerain Land Company, LLC
Official Record 13234, Page 1205
Cont. 0.725 Acre ±



PARKING TABLE:

PROPOSED PARKING=	32
ADA ACCESSIBLE =	2
TOTAL PARKING	34 SPACES (MIN. 9'x18'-code)

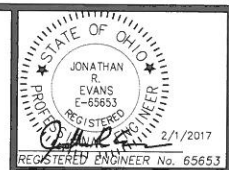
MINIMUM 5 CARS STACK FOR DRIVE THRU (PER CODE)

IMPERVIOUS SURFACE RATIO (W/VALVOLINE):

CUMM. LOT SIZE =	53,468 SF (1.23 ACRES)-EXCL. R/W
IMPERVIOUS AREA =	39,609 SF (74.1%)
PERVIOUS AREA =	13,859 SF (25.9%)
ISR=	74%

LEGEND-PROP. FEATURES

	HEAVY DUTY ASPHALT PAVEMENT
	MEDIUM DUTY ASPHALT PAVEMENT
	NEW PORTLAND CEMENT CONCRETE PAVEMENT
	NEW PORTLAND CEMENT CONCRETE WALK



REVISIONS

NO.	DESCRIPTION	DATE	BY

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
(513) 321-2173 FAX
ATTN: JONATHAN R. EVANS, P.E.



SITE DIMENSION PLAN
9869 COLERAIN AVE.
COLERAIN TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=15'	N/A
JOB. NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.

C-3



NOTES:

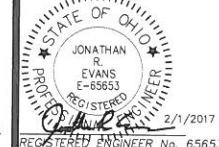
- CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST FOR REPAIRING OR RELOCATING ALL UTILITIES AFFECTED BY CONSTRUCTION. LOCATIONS AS SHOWN ARE BASED UPON UTILITY RECORDS AND FIELD SURVEY BY LAND CONSULTANTS, NOVEMBER 2016.
- ALL UTILITY SERVICES SHOULD BE COORDINATED WITH THE LOCAL PROVIDER FOR OPTIMAL PLACEMENT OF SERVICES (SEE COVER SHEET FOR CONTACTS).
DUKE ENERGY-GAS/ELECTRIC
CINCINNATI BELL TELEPHONE-TELEPHONE
METROPOLITAN SEWER DISTRICT-SEWER
GREATER CINCINNATI WATER WORKS-WATER
- FURTHERMORE, ALL BUILDING UTILITY CONNECTION POINTS SHALL BE VERIFIED WITH CURRENT ARCHITECTURAL AND M.E.P. PLANS PRIOR TO STARTING CONSTRUCTION.
- THE COST OF ALL UTILITY TAPS AND COORDINATION FEES SHALL BE THE RESPONSIBILITY OF THE OWNER.
- IF LOWEST LEVEL ELEVATION IS BELOW RIM ELEVATION OF UPSTREAM MANHOLE, THEN TAP MUST INCLUDE BACKFLOW PREVENTION OR BE PUMPED TO GRAVITY.
- SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE NEENAH R-1976 LID AND FRAME.
- COORDINATE WITH GCMW FOR BUILDING WATER TAP.
- ROOF DRAINS, FOUNDATION DRAINS, COOLING WATER, SWIMMING POOL WATER OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- ROOF DRAINS SHALL BE SDR 35 AND TIED DIRECTLY INTO THE UNDERGROUND STORM SEWER SYSTEM.
- SEE ELECTRICAL PLAN (BY OTHERS) FOR LOCATION OF METER PAKS.
- A SIGN PERMIT IS NECESSARY. APPLICANT MUST SUBMIT AND GET APPROVAL BY ZONING DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES, AS SHOWN OR NOT SHOWN ON THESE PLANS, AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND/OR UTILITY OWNER, AS REQUIRED. CONTRACTOR SHALL PROVIDE 48 HOUR NOTICE FOR INSPECTION. ALL TRENCHES, PIPING AND TAPS SHALL BE LEFT EXPOSED AND PROTECTED UNTIL INSPECTED AND APPROVED.
- SITE CONTRACTOR SHALL CLEAN ALL CONDUITS AND PIPES THAT COLLECT DEBRIS, MUD, CONCRETE, TRASH, ETC. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT OF ALL NECESSARY CONDUIT PRIOR TO PAVING OPERATIONS.
- SITE CONTRACTOR TO REFER TO THE ARCHITECTURAL PLAN FOR ADDITIONAL NOTES AND DETAILS, INCLUDING SITE LIGHTING, IRRIGATION, GAS, ELECTRIC, INTERNET AND OTHER CONDUIT TO BE COORDINATED WITH UTILITY INSTALLATION.
- DOWNSPOUT DRAIN CONNECTION SHALL BE 2.0' MIN. BELOW FINISHED FLOOR ELEVATION. CONTRACTOR TO VERIFY AND COORDINATE WITH ARCHITECTURAL PLAN.
- CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLAN.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS.
- WATER MAINS SHALL BE LAID IN A MINIMUM OF 4'-0" FROM TOP OF FINISHED GRADE TO THE TOP OF WATER MAIN.
- DOMESTIC WATER PIPE FROM MAIN TO METER SHALL BE COPPER TUBING, TYPE K, PLASTIC PIPING, 200-250 PSI CAN BE USED FROM 3' OUTSIDE METER TO BUILDING.
- WATER PIPE FROM MAIN TO METER SHALL BE INSTALLED PER GREENE CO. SANITARY REQUIREMENTS. SERVICE LINES SHALL BE RUN AT MINIMUM SLOPE OF 1/4" PER FOOT.
- SANITARY SERVICE SHALL BE 6" PVC SDR-35 @ 2.00% MIN.
- BUILDING MUST BE UNDER ROOF PRIOR TO SANITARY SERVICE CONNECTION.
- CONTRACTOR SHALL ENSURE MINIMUM CLEARANCE OF 18" BETWEEN CROSSING UTILITIES, UNLESS OTHERWISE REQUIRED BY GOVERNING MUNICIPALITY UTILITIES REQUIREMENTS.

510-0111-0035
Inland Stone Creek, LLC
O.R. 11958, Pg. 567

510-0111-0291 (Parcel A)
Colerain Land Company, LLC
Official Record 13234, Page 1205
Cont. 0.569 Acre ±

LEGEND-PROP. FEATURES

- EXISTING 8" PVC SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC SERVICE
- PROPOSED DOMESTIC WATER SERVICE (2" LINE)
- ALL WATER LINES TO HAVE A MINIMUM OF 42" OF COVER
- PROPOSED 6" SANITARY LATERAL PVC SDR 35 @ 2.00% MIN. BACKFLOW PREVENTION REQUIRED
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED UNDERGROUND TELEPHONE SERVICE
- PROPOSED GAS SERVICE (SIZE TBD BY USE)
- INSTALL 4" CONDUIT WITH PULL STRING AND LOCATOR WIRE
- DS -PR DOWNSPOUT
- RD -PR 6" SDR 35 ROOF DRAIN @ 1.00% (OR SLOPED AS NOTED)



REVISIONS	NO. & DESCRIPTION	DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
ATTN: JONATHAN R. EVANS, P.E.

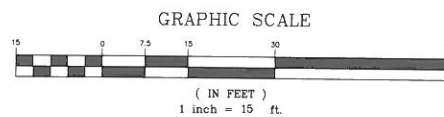
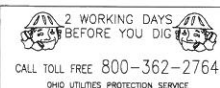


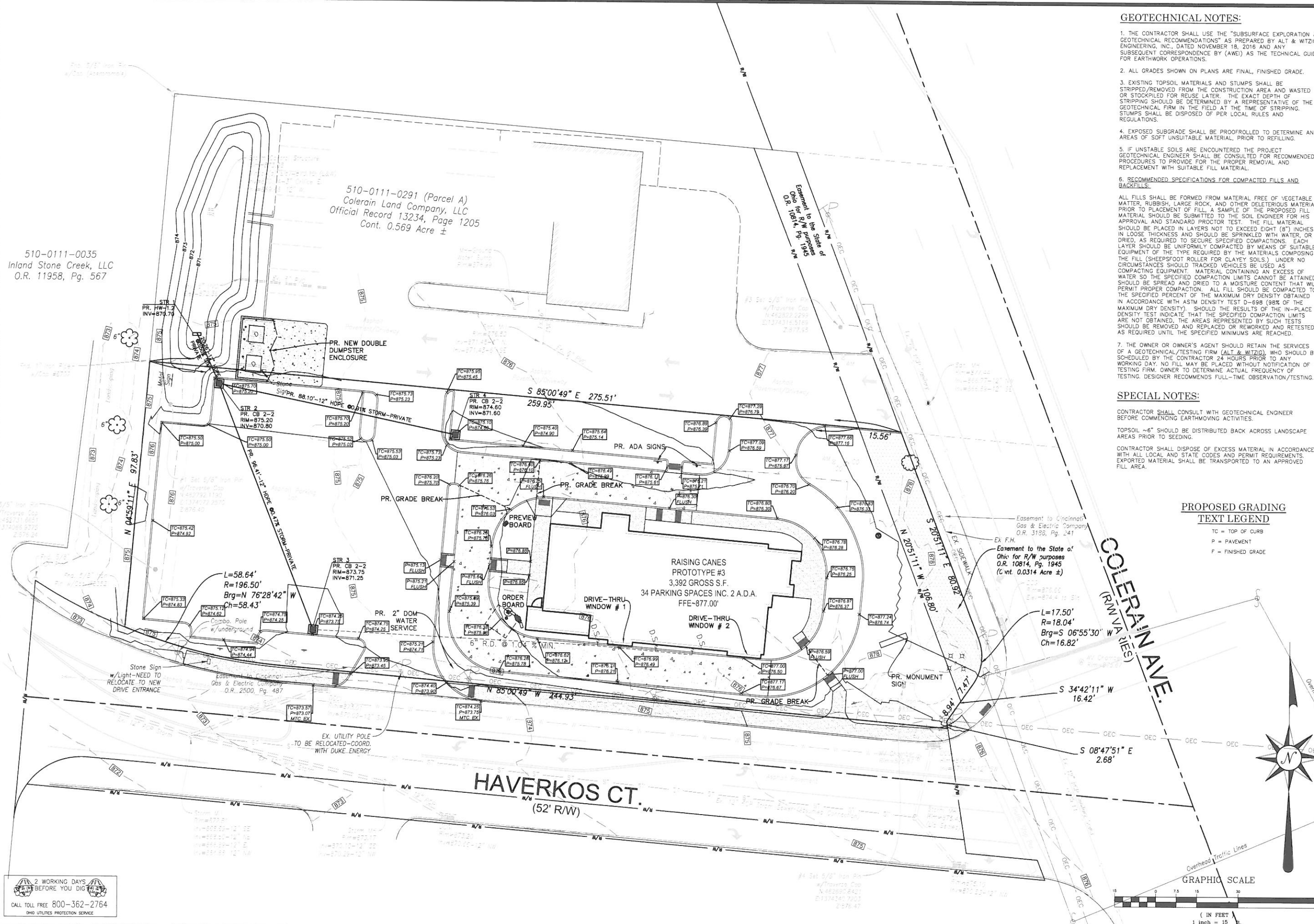
UTILITY SERVICE PLAN
9869 COLERAIN AVE.
COLERAIN TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=15'	N/A
JOB NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.

C-3.1





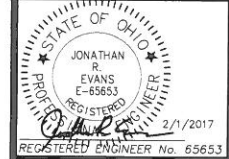
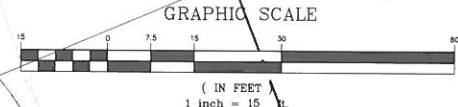
- GEOTECHNICAL NOTES:**
1. THE CONTRACTOR SHALL USE THE "SUBSURFACE EXPLORATION & GEOTECHNICAL RECOMMENDATIONS" AS PREPARED BY ALT & WITZIG ENGINEERING, INC., DATED NOVEMBER 18, 2016 AND ANY SUBSEQUENT CORRESPONDENCE BY (AWEI) AS THE TECHNICAL GUIDE FOR EARTHWORK OPERATIONS.
 2. ALL GRADES SHOWN ON PLANS ARE FINAL, FINISHED GRADE.
 3. EXISTING TOPSOIL MATERIALS AND STUMPS SHALL BE STRIPPED/REMOVED FROM THE CONSTRUCTION AREA AND WASTED OR STOCKPILED FOR REUSE LATER. THE EXACT DEPTH OF STRIPPING SHOULD BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL FIRM IN THE FIELD AT THE TIME OF STRIPPING. STUMPS SHALL BE DISPOSED OF PER LOCAL RULES AND REGULATIONS.
 4. EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETERMINE ANY AREAS OF SOFT UNSUITABLE MATERIAL, PRIOR TO REFILLING.
 5. IF UNSTABLE SOILS ARE ENCOUNTERED THE PROJECT GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR RECOMMENDED PROCEDURES TO PROVIDE FOR THE PROPER REMOVAL AND REPLACEMENT WITH SUITABLE FILL MATERIAL.
 6. RECOMMENDED SPECIFICATIONS FOR COMPACTED FILLS AND BACKFILLS:
ALL FILLS SHALL BE FORMED FROM MATERIAL FREE OF VEGETABLE MATTER, RUBBISH, LARGES ROCK, AND OTHER DELETERIOUS MATERIAL. PRIOR TO PLACEMENT OF FILL, A SAMPLE OF THE PROPOSED FILL MATERIAL SHOULD BE SUBMITTED TO THE SOIL ENGINEER FOR HIS APPROVAL AND STANDARD PROCTOR TEST. THE FILL MATERIAL SHOULD BE PLACED IN LAYERS NOT TO EXCEED EIGHT (8") INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER, OR DRIED, AS REQUIRED TO SECURE SPECIFIED COMPACTIONS. EACH LAYER SHOULD BE UNIFORMLY COMPACTED BY MEANS OF SUITABLE EQUIPMENT OF THE TYPE REQUIRED BY THE MATERIALS COMPOSING THE FILL (SHEEPSFOOT ROLLER FOR CLAYEY SOILS.) UNDER NO CIRCUMSTANCES SHOULD TRACKED VEHICLES BE USED AS COMPACTING EQUIPMENT. MATERIAL CONTAINING AN EXCESS OF WATER SO THE SPECIFIED COMPACTION LIMITS CANNOT BE ATTAINED SHOULD BE SPREAD AND DRIED TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION. ALL FILL SHOULD BE COMPACTIONED TO THE SPECIFIED PERCENT OF THE MAXIMUM DRY DENSITY OBTAINED IN ACCORDANCE WITH ASTM DENSITY TEST D-698 (98% OF THE MAXIMUM DRY DENSITY). SHOULD THE RESULTS OF THE IN-PLACE DENSITY TEST INDICATE THAT THE SPECIFIED COMPACTION LIMITS ARE NOT OBTAINED, THE AREAS REPRESENTED BY SUCH TESTS SHOULD BE REMOVED AND REPLACED OR REWORKED AND RETESTED AS REQUIRED UNTIL THE SPECIFIED MINIMUMS ARE REACHED.
 7. THE OWNER OR OWNER'S AGENT SHOULD RETAIN THE SERVICES OF A GEOTECHNICAL/TESTING FIRM (ALT & WITZIG), WHO SHOULD BE SCHEDULED BY THE CONTRACTOR 24 HOURS PRIOR TO ANY WORKING DAY. NO FILL MAY BE PLACED WITHOUT NOTIFICATION OF TESTING FIRM. OWNER TO DETERMINE ACTUAL FREQUENCY OF TESTING. DESIGNER RECOMMENDS FULL-TIME OBSERVATION/TESTING.

- SPECIAL NOTES:**
- CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER BEFORE COMMENCING EARTHMOVING ACTIVITIES.
- TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK ACROSS LANDSCAPE AREAS PRIOR TO SEEDING.
- CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

**PROPOSED GRADING
TEXT LEGEND**

TC = TOP OF CURB
P = PAVEMENT
F = FINISHED GRADE

**COLERAIN AVE.
(R/MVA LINES)**



REVISIONS	
NO.	DESCRIPTION
DATE	BY

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
(513) 321-2173 FAX
ATTN: JONATHAN R. EVANS, P.E.

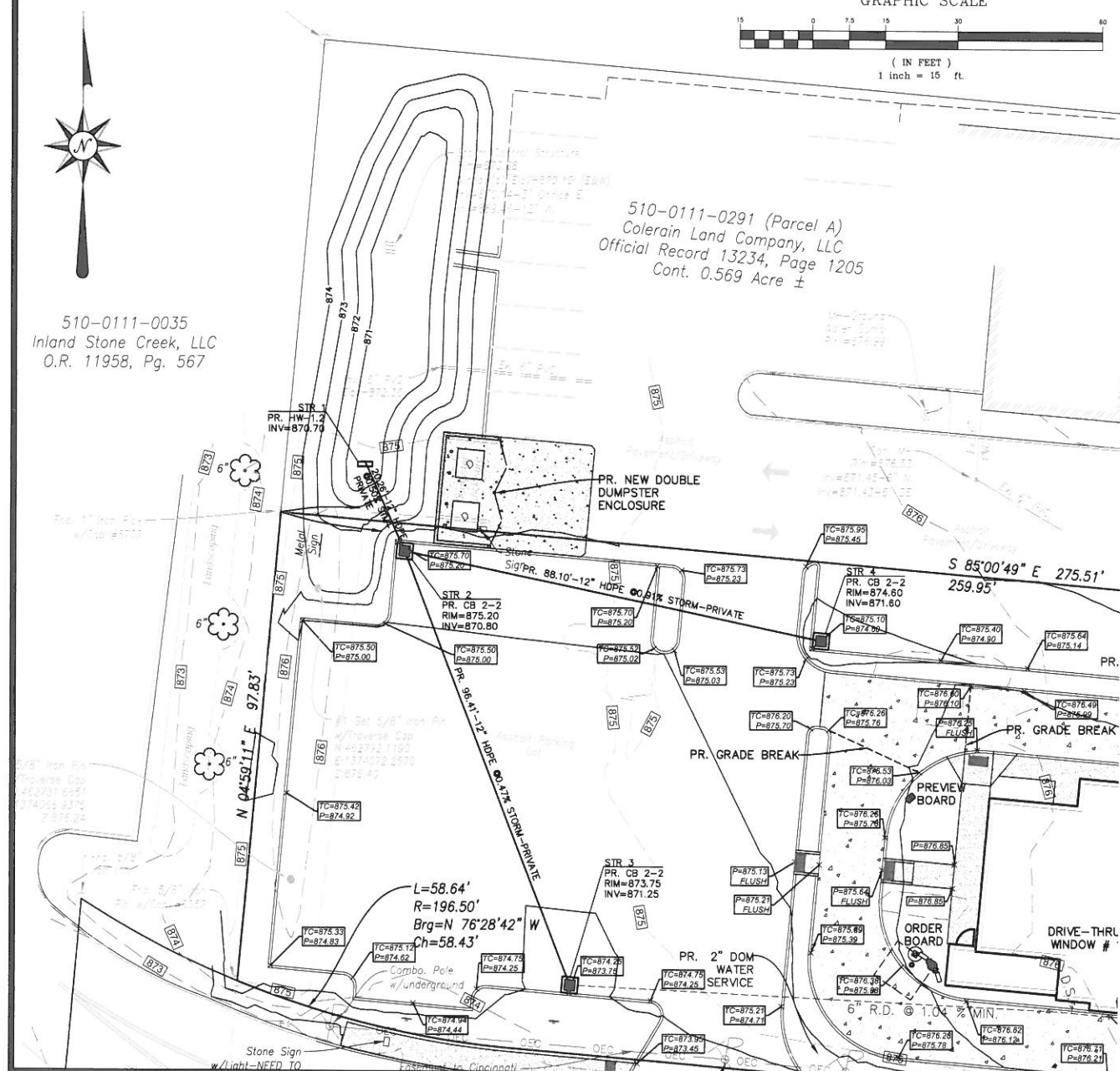
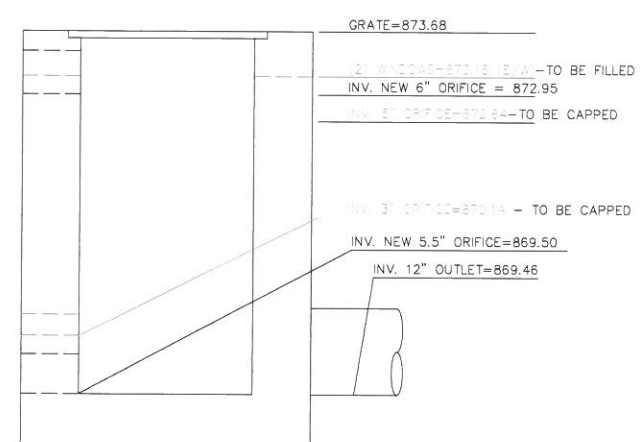
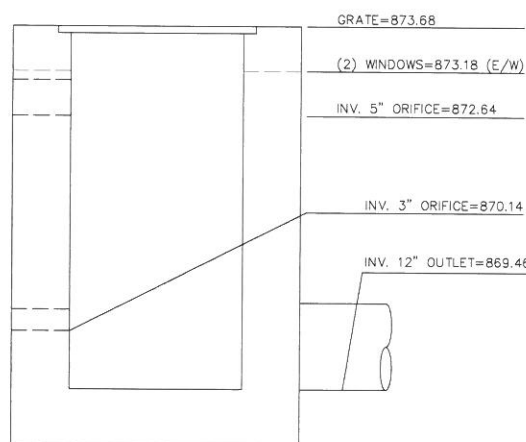
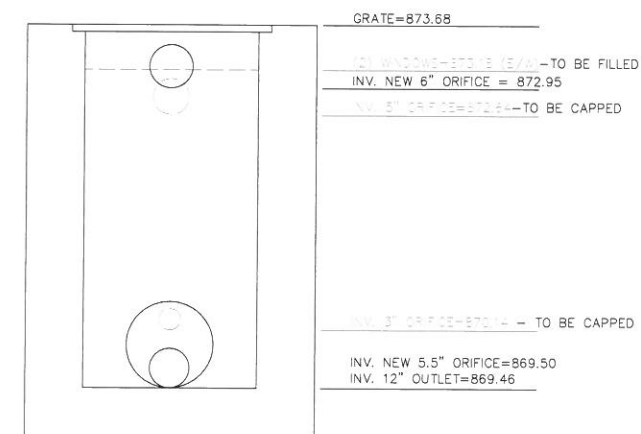
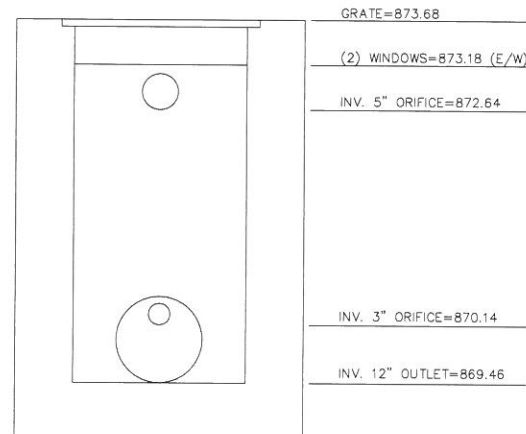
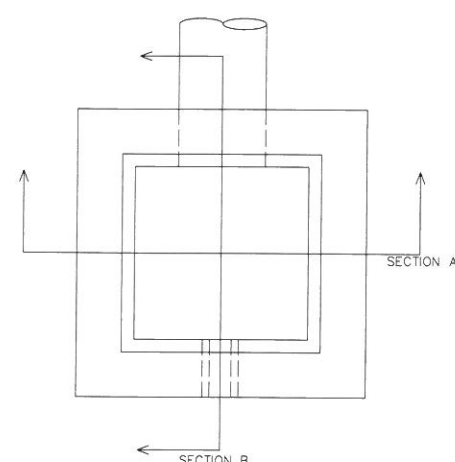
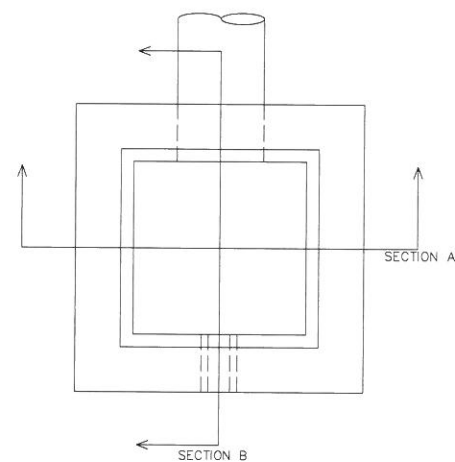
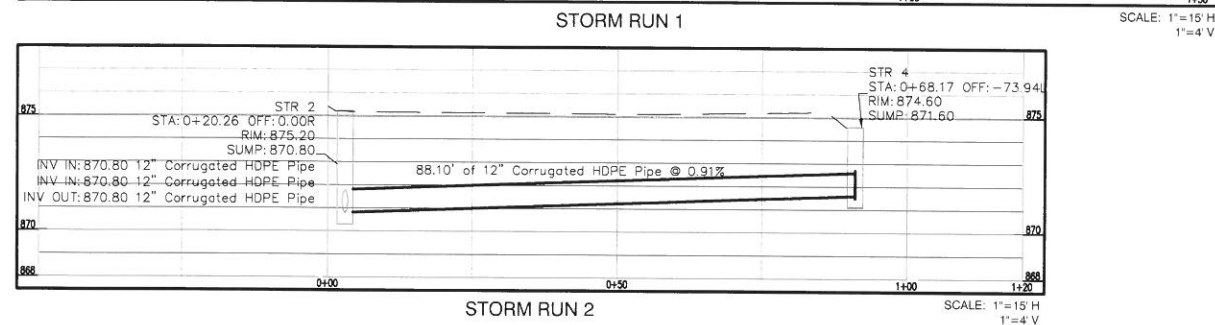


GRADING PLAN
9869 COLERAIN AVE.
COLERAIN TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=15'	N/A
JOB NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.
C-4

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



EROSION AND SEDIMENT CONTROL NOTES:

PRE-CONSTRUCTION:

1. THE CONTRACTOR SHALL NOTIFY THE COLERAIN TWP. ENGINEER AT LEAST FIVE (5) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES AND, UNLESS WAIVED BY THE LOCAL AUTHORITY, WILL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES FROM THE LOCAL AUTHORITY.
2. THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY BY TELEPHONE AT THE FOLLOWING POINTS:
 - A. THE REQUIRED PRE-CONSTRUCTION MEETING
 - B. FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
 - C. PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE
 - D. PRIOR TO REMOVAL OF ALL SEDIMENT CONTROL DEVICES
 - E. PRIOR TO FINAL ACCEPTANCE
3. A COPY OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND CONSTRUCTION SEQUENCE AND SHALL HAVE THEM INSPECTED AND APPROVED BY A LOCAL AUTHORITY REPRESENTATIVE PRIOR TO BEGINNING ANY OTHER LAND DISTURBANCES.
5. THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE AN EROSION OR SEDIMENT CONTROL MEASURE WITHOUT PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE.
6. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE LOCAL AUTHORITY BEFORE ANY CHANGES TO THE SEDIMENT CONTROL PLAN AND/OR SEQUENCE OF CONSTRUCTION ARE IMPLEMENTED UNLESS IMMEDIATE ACTION IS NECESSARY. IN THIS CASE, THE CONTRACTOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
7. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY ARE REMOVED WITH PRIOR PERMISSION FROM A LOCAL AUTHORITY REPRESENTATIVE. THE CONTRACTOR SHALL KEEP WRITTEN RECORDS OF ALL SEDIMENT AND EROSION CONTROL INSPECTIONS AND MAINTENANCE FOR THE DURATION OF THE PROJECT. THIS INFORMATION MUST BE MADE AVAILABLE TO A LOCAL AUTHORITY REPRESENTATIVES UPON REQUEST.

SAFETY:

8. THE LOCAL AUTHORITY SITE REPRESENTATIVE ALWAYS HAS THE OPTION OF REQUIRING ADDITIONAL SAFETY OR SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY.
9. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST FORTY TWO (42) INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN EIGHT (8) FEET, HAVE MESH OPENINGS NO GREATER THAN TWO (2) INCHES IN WIDTH AND FOUR (4) INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
10. STORM DRAIN INLETS IN NON-SUMP AREAS SHALL HAVE TEMPORARY ASPHALT PADS CONSTRUCTED AT THE TIME OF BASE PAVING TO DIRECT GUTTER FLOW INTO THE INLETS TO AVOID SURCHARGING AND OVERFLOW OF INLETS IN SUMP AREAS.
11. STOCKPILE SLOPES SHALL NOT BE STEEPER THAN 2:1.

STABILIZED CONSTRUCTION ENTRANCE:

12. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY USING A STREET SWEEPER OR SCRAPER. DEBRIS SHALL NOT BE WASHED OFF PAVED SURFACES OR INTO STORM DRAINS.

13. CONSTRUCTION ENTRANCES SHOULD NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES. VEHICLES THAT ENTER AND LEAVE THE SITE SHALL BE RESTRICTED FROM MUDDY AREAS OR CLEANED BEFORE LEAVING SITE.

SEDIMENT TRAPS AND BASINS:

14. SEDIMENT TRAPS OR BASINS ARE NOT PERMITTED WITHIN TWENTY (20) FEET OR AND EXISTING OR PROPOSED FOUNDATION OR TRAFFIC AREA. NO STRUCTURE MAY BE CONSTRUCTED WITHIN TWENTY (20) FEET OF AN ACTIVE SEDIMENT TRAP OR BASIN.
15. SEDIMENT TRAPS AND BASINS MUST HAVE STABLE INFLOW AND OUTFLOW POINTS SO THAT WATER CAN DISCHARGE WITHOUT CAUSING EROSION.
16. SEDIMENT BASINS/TRAPS SHALL NOT BE GREATER THAN FOUR (4) FEET IN DEPTH.
17. SEDIMENT MUST BE CLEANED, AND THE TRAP/BASIN RESTORED TO ITS ORIGINAL DIMENSIONS, WHEN ACCUMULATION REACHES A HEIGHT HALF-WAY UP TO THE TOP OF THE DESIGNED HOLDING AREA.
18. SEDIMENT REMOVED FROM TRAPS AND BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
19. WHEN PUMPING SEDIMENT LOADED WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM, STABLE GROUND SURFACE, OR RELEASE FROM THE SITE.
20. SEDIMENT BASINS MUST BE REMOVED WITHIN THIRTY SIX (36) MONTHS AFTER THEIR CONSTRUCTION.
21. OHIO DAM SAFETY LAWS APPLY TO BASINS LARGER THAN FIFTEEN (15) ACRE-FEET (24,000 CY) AS MEASURED TO THE TOP OF THE HOLDING AREA.

TEMPORARY & PERMANENT STABILIZATION:

22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.
23. ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.
26. WHEN THE PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY MARCH 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.
27. PERMANENT SWALES OR OTHER POINTS OF CONCENTRATED WATER FLOW SHALL BE STABILIZED WITH SOD OR SEED WITH AN APPROVED EROSION CONTROL MATTING, RIP-RAP, OR BY OTHER APPROVED STABILIZATION MEASURES WITHIN TWO (2) DAYS OF ACHIEVING FINAL GRADE.
28. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.
29. STORMWATER MANAGEMENT STRUCTURES, USED TEMPORARILY FOR SEDIMENT CONTROL, SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS.

30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.

31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.

OTHER:

32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.
33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.
34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.
36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.
37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH0000004-"AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.

SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. SEDIMENT BASINS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED PRIOR TO GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UP-SLOPE DEVELOPMENT AREA IS REESTABLISHED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.

SOIL STOCKPILED MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING TO PREVENT SOIL LOSS.

SILT FENCES AND "INLET FILTERS" ARE TO BE CONTINUOUSLY MAINTAINED BY THE DEVELOPER AND/OR CONTRACTOR UNTIL ALL DANGER OF EROSION/SEDIMENTATION OCCURRING HAS BEEN ELIMINATED.

ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDING AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATION ITEM 659, AND PER TABLE LISTED ON THIS SHEET "STABILIZATION."

EXCAVATION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.

THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE OUTLOT ONTO NEUER PROPERTY.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

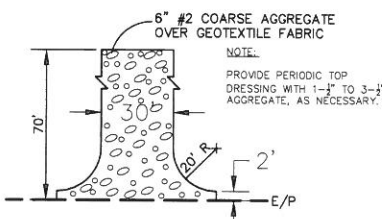
THE DEVELOPER AND/OR CONTRACTOR SHALL PERFORM REGULAR STREET SWEEPING TO MINIMIZE SEDIMENTS TO THE PROPOSED STORM SEWER SYSTEM.

UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

DUMPSTERS AND PORT-O-LETS ARE NOT TO BE CLOSER THAN 20' FROM THE PROPERTY LINES.

SPECIAL NOTES:

1. DURING CONSTRUCTION, THE PROPERTY MUST HAVE A MINIMUM TWENTY (20) FOOT WIDE CONSTRUCTION ENTRANCE MAINTAINED OF STONE MATERIAL.
2. AT THE CONSTRUCTION ENTRANCE TO THE PROPERTY, THERE MUST BE A WATER SOURCE AND TREES OF CONSTRUCTION VEHICLES MUST BE RINSED TO MINIMIZE ANY DIRT WHICH WOULD MIGRATE FROM THE PROPERTY.
3. DURING CONSTRUCTION, DEBRIS MUST BE REMOVED AS APPROPRIATE, BUT AT LEAST WEEKLY.
4. DURING CONSTRUCTION, EROSION CONTROL MUST BE MAINTAINED ON THE PROPERTY INCLUDING PERIMETER CONTROL, E.G. STRAW BALE BARRIERS, EROSION FENCING, ETC.



STABILIZED CONSTRUCTION ENTRANCE (ONLY IF NECESSARY) NO SCALE

TEMPORARY AND PERMANENT SEEDING:

1.1. SEEDBED PREPARATION:

A. LIME (IN LIEU OF A SOIL TEST RECOMMENDATION) ON ACID SOIL (pH=5.5 OR LESS) AND SUBSOIL AT A RATE OF 100 POUNDS PER 1000 SF, OR TWO (2) TONS PER ACRE OF AGRICULTURAL GROUND LIMESTONE.

B. FERTILIZER (IN LIEU OF A SOILS TEST RECOMMENDATION) SHALL BE APPLIED AT A RATE OF 12-15 POUNDS (25 POUNDS FOR PERMANENT SEEDING) PER 1000 SF OF 10-10-10 OR 12-12-12 ANALYSIS OR EQUIVALENT.

1.2. SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD TYPE RATE (1000 SF)

SPRING AND SUMMER 1. OATS 3 LBS
2. PEREN. RYEGRASS 1 LBS
3. TALL FESCUE 1 LBS

FALL 1. PEREN. RYEGRASS 1 LBS
2. RYE 3 LBS
3. WHEAT 3 LBS
4. TALL FESCUE 1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD TYPE RATE (1000 SF)

SPRING, SUMMER, AND FALL 1. CREEPING RED FESCUE 0.5 LBS
2. DOMESTIC RYEGRASS 0.25 LBS
3. KENTUCKY BLUEGRASS 0.25 LBS
4. TALL FESCUE 1 LBS
5. DWARF FESCUE 1 LBS

2-1 SEEDING FOR STEEP BANKS OR CUTS

SPRING, SUMMER, AND FALL 1. TALL FESCUE 1 LBS
2. CROWN VETCH 0.25 LBS
3. TALL FESCUE 0.50 LBS
4. FLAT PEA 0.50 LBS
5. TALL FESCUE 0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SPRING, SUMMER AND FALL 1. TALL FESCUE 1 LBS

- A. APPLY THE SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER (SLURRY MAY INCLUDE SEED AND FERTILIZER) PREFERABLY ON A FIRM, MOIST SEEDBED. SEED WHEAT OR RYE NO DEEPER THAN ONE (1) INCH. SEED RYEGRASS NO DEEPER THAN ONE QUARTER (1/4) OF AN INCH.

TEMPORARY AND PERMANENT SEEDING (CONT.)

C. WHEN FEASIBLE, EXCEPT WHERE A CULTIPACKER TYPE SEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A CULTIPACKER, ROLLER, OR LIGHT DRAG. ON SLOPING LAND SEEDING OPERATIONS SHOULD BE ON THE CONTOUR WHEREVER POSSIBLE.

D. OTHER SEEDING SPECIES MAY BE SUBSTITUTED FOR THESE MIXTURES.

E. THESE SEEDING RATES NEED TO BE INCREASED TWO TO THREE TIMES IF THEY ARE TO BE USED AS A LARK.

2. DORMANT SEEDING

A. TEMPORARY SEEDING-AFTER NOVEMBER 1, USE MULCH ONLY.

B. PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 20. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":

1. FROM OCT. 1 THROUGH NOV. 20, PREPARE THE SEEDBED, ADD THE REQUIRED AMOUNTS OF LIME AND FERTILIZER, THEN MULCH AND ANCHOR. AFTER NOV. 20, AND BEFORE MARCH 15, BROADCAST THE SELECTED SEED MIXTURE. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

2. FROM NOV. 20 THROUGH MARCH 15, WHEN SOIL CONDITIONS PERMIT, PREPARE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED SEED MIXTURE, AND MULCH AND ANCHOR. INCREASE THE SEEDING RATES BY 50% FOR THIS TYPE OF SEEDING.

3. MULCHING

A. MULCH SHALL CONSIST OF SMALL GRAIN STRAW (PREFERABLY WHEAT OR RYE) AND SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE OR 100 POUNDS PER 1000 SF.

B. SPREAD THE MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED.

C. MULCH ANCHORING METHODS:

1. MECHANICAL- USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH INTO THE SOIL.
2. ASPHALT EMULSION-APPLY AT THE RATE OF 160 GALLONS PER ACRE INTO THE MULCH AS IT IS BEING APPLIED.
3. MULCH NETTING-USE ACCORDING TO THE MANUF. RECOMMENDATIONS.

4. IRRIGATION

SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.

STABILIZATION:

DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

PERMANENT STABILIZATION

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will be dormant for one year or more	Within seven days of the most recent disturbance
Any area within 50 feet of surface water of the state and at final grade	Within two days of reaching final grade
All other areas at final grade	Within seven days of reaching final grade within that area

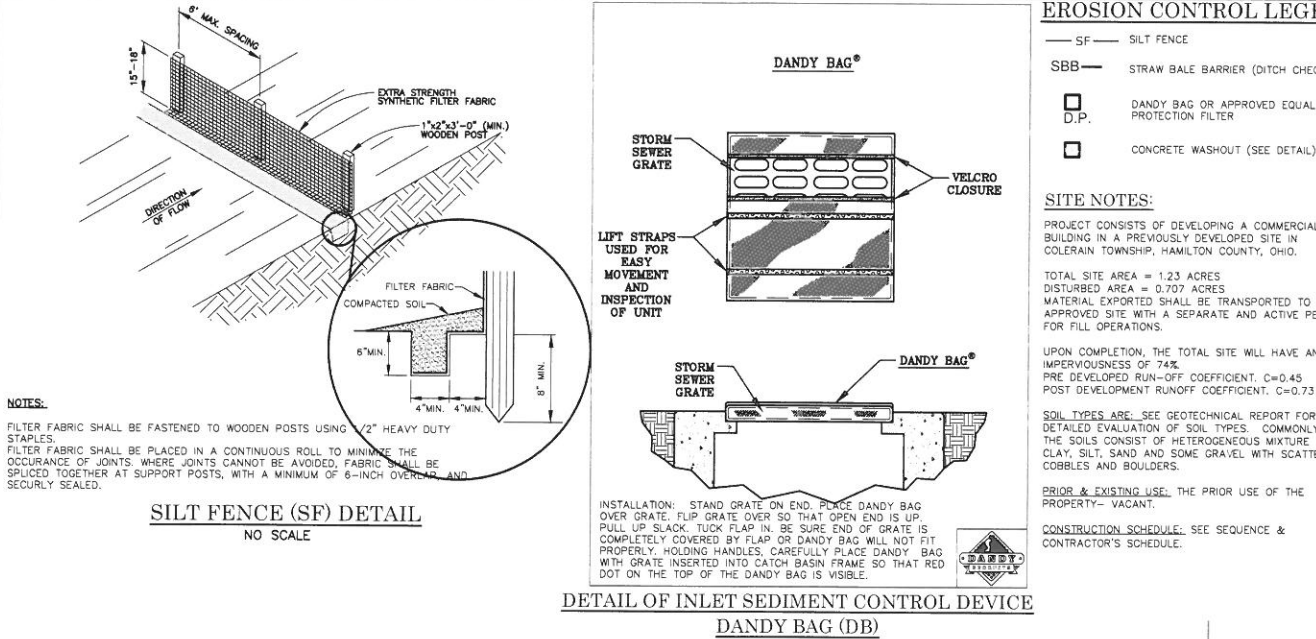
TEMPORARY STABILIZATION

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed area within 50 feet of surface water of the state and not at final grade	Within two days of the most recent disturbance (if the area will be dormant for more than 14 days)
For all construction activities, any disturbed areas that will be dormant for more than 14 days but less than one year, and not within 50 feet of surface water of the state	Within seven days of the most recent disturbance within the area
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

CONSTRUCTION SEQUENCE:

THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:

1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
3. GRADING AND STRIPPING OF THE REMAINING AREAS OF THE DEVELOPMENT SITE OR PROJECT AREA.
4. INSTALL STORMWATER MANAGEMENT SYSTEMS, INLET FILTERS SHALL BE INSTALLED CONCURRENTLY WITH THE CONSTRUCTION OF THE STRUCTURE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND UPSTREAM AREAS HAVE BEEN STABILIZED.
5. TEMPORARY VEGETATIVE STABILIZATION OR EROSION AND SEDIMENT CONTROL MEASURES.
6. GRADING OF ROADS, STREETS, OR PARKING AREAS, ETC.
7. INSTALLATION OF ALL UTILITIES.
8. SITE CONSTRUCTION.
9. FINAL GRADING, STABILIZATION, AND LANDSCAPING.
10. REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.



NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES.

FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURANCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP AND SECURELY SEALED.

SILT FENCE (SF) DETAIL NO SCALE

DETAIL OF INLET SEDIMENT CONTROL DEVICE DANDY BAG (DB)

EROSION CONTROL LEGEND

- SF — SILT FENCE
SBB — STRAW BALE BARRIER (DITCH CHECK)
D.P. — DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
□ — CONCRETE WASHOUT (SEE DETAIL)

SITE NOTES:

PROJECT CONSISTS OF DEVELOPING A COMMERCIAL BUILDING IN A PREVIOUSLY DEVELOPED SITE IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO.

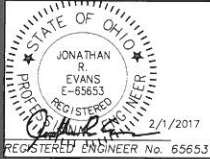
TOTAL SITE AREA = 1.23 ACRES
DISTURBED AREA = 0.707 ACRES
MATERIAL EXPORTED SHALL BE TRANSPORTED TO AN APPROVED SITE WITH A SEPARATE AND ACTIVE PERMIT FOR FILL OPERATIONS.

UPON COMPLETION, THE TOTAL SITE WILL HAVE AN IMPERVIOUSNESS OF 74%
PRE DEVELOPED RUN-OFF COEFFICIENT, C=0.45
POST DEVELOPMENT RUNOFF COEFFICIENT, C=0.73

SOIL TYPES ARE: SEE GEOTECHNICAL REPORT FOR DETAILED EVALUATION OF SOIL TYPES. COMMONLY, THE SOILS CONSIST OF HETEROGENEOUS MIXTURE OF CLAY, SILT, SAND AND SOME GRAVEL WITH SCATTERED COBBLES AND BOULDERS.

PRIOR & EXISTING USE: THE PRIOR USE OF THE PROPERTY - VACANT.

CONSTRUCTION SCHEDULE: SEE SEQUENCE & CONTRACTOR'S SCHEDULE.



REVISIONS

NO. & DESCRIPTION	DATE

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 108
CINCINNATI, OHIO 45226
(513) 321-2168
ATTN: JONATHAN R. EVANS, P.E.

STORM WATER POLLUTION PREVENTION PLAN & NOTES

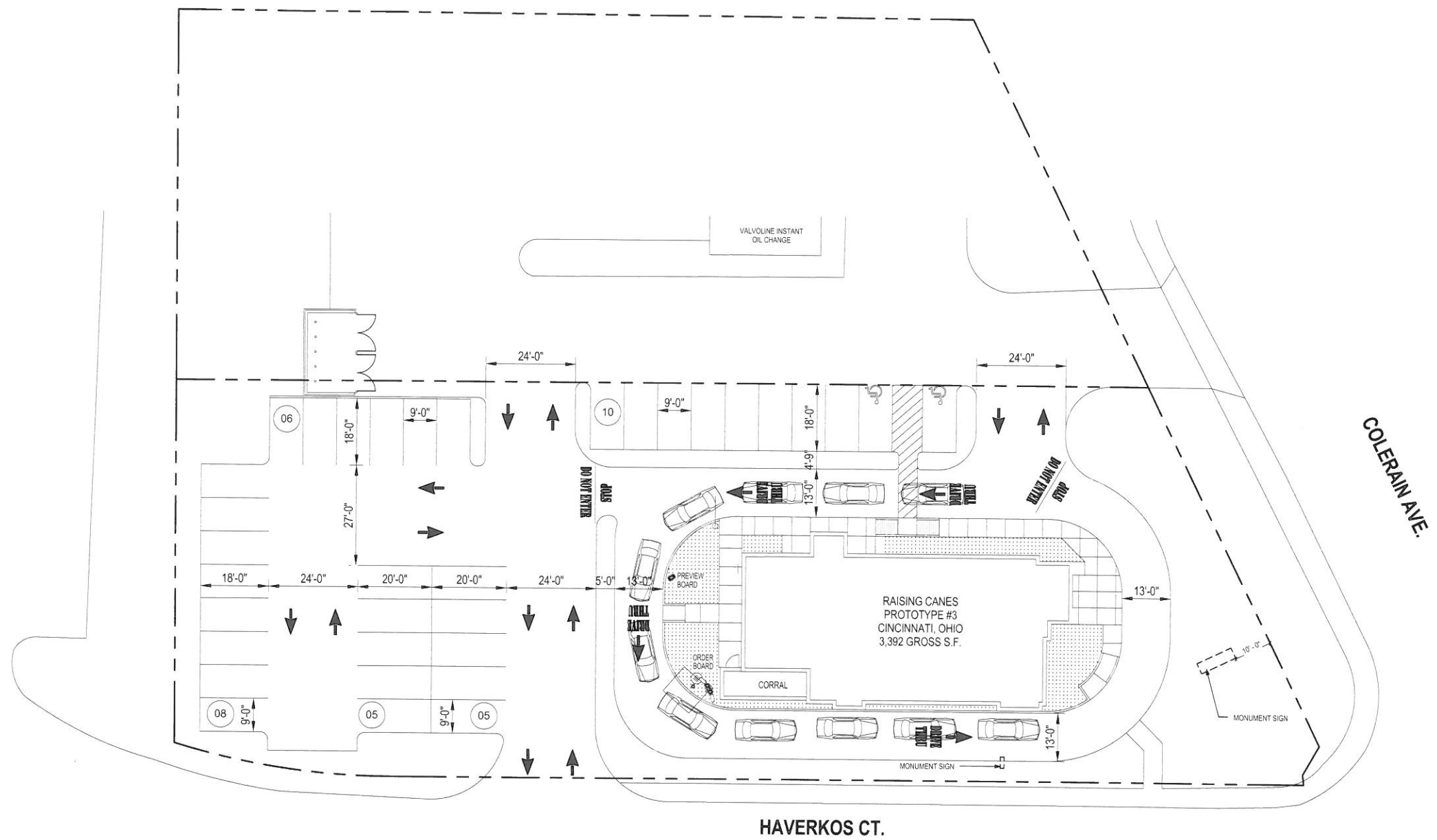
9869 COLERAIN AVE.
COLERAIN TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB NO.	16-157	
DATE	Feb. 1, 2017	

SHEET NO.

C-5





architectural site plan
1/16" = 1'-0"

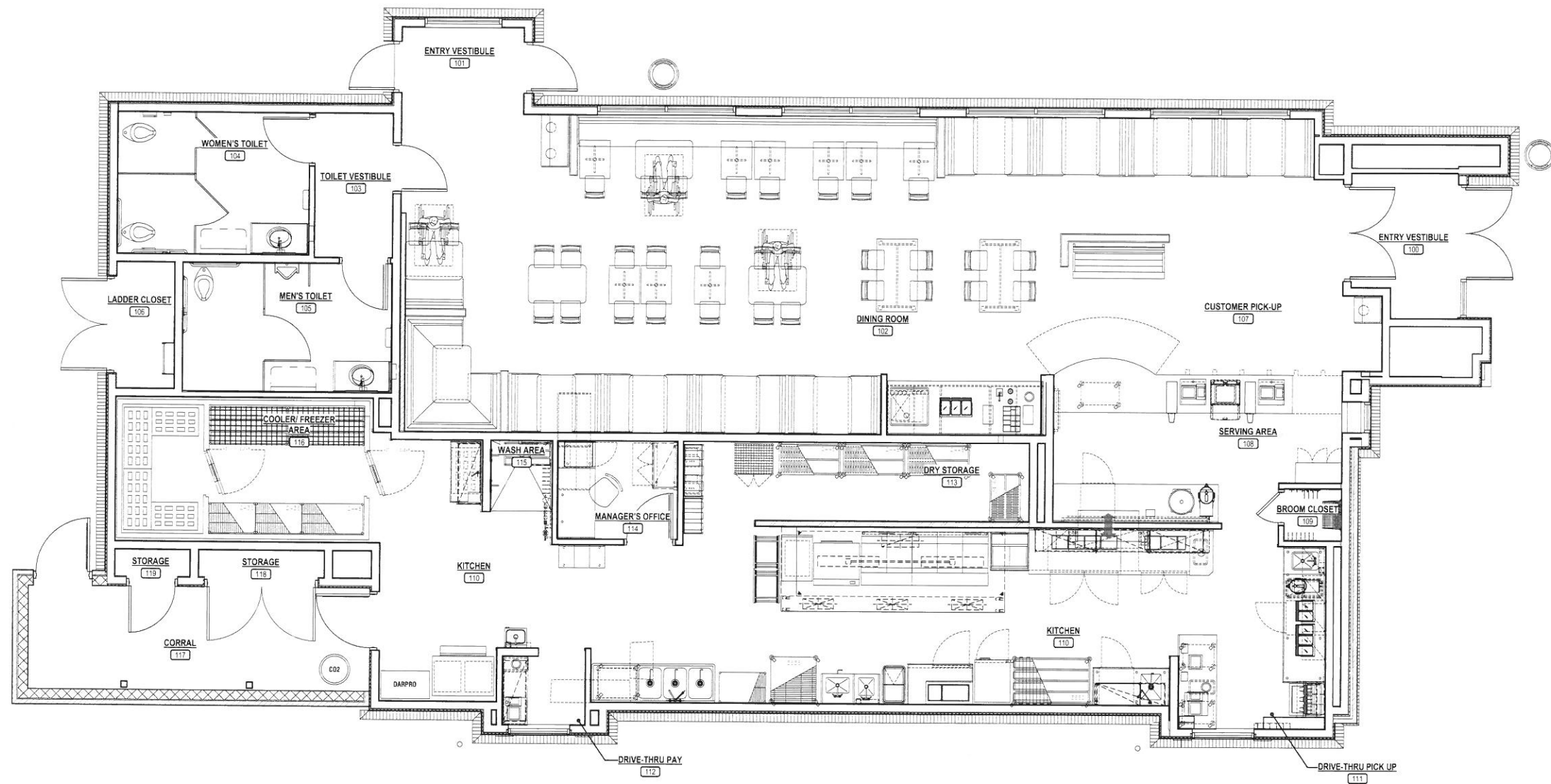


Raising Cane's Chicken Fingers

site plan

ma architects

15324
02/21/17
Z1.0



floor plan
1/4" = 1'-0"

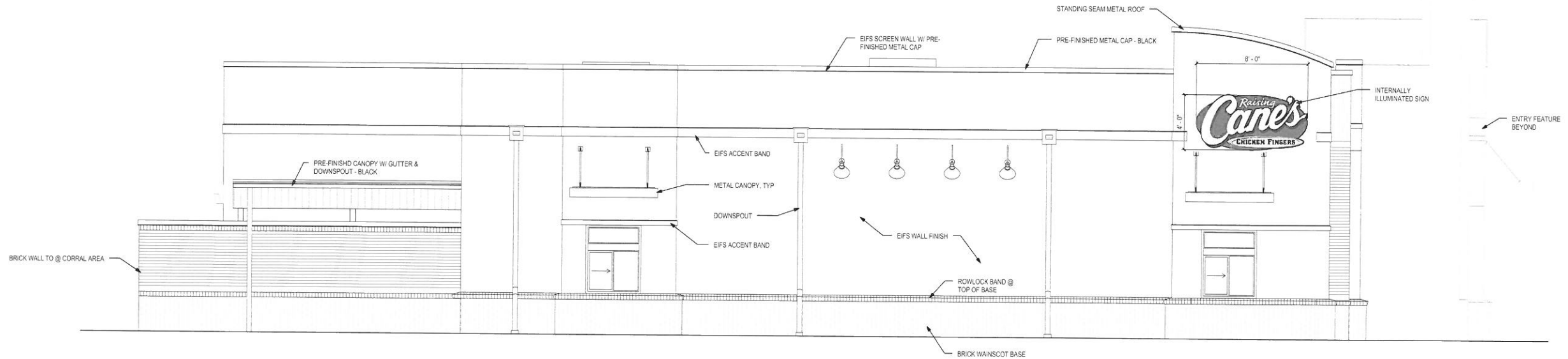


Raising Cane's Chicken Fingers

building plan

m-a architects

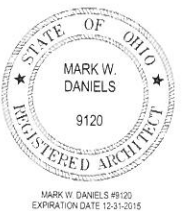
J 15324
J 02/21/16
J Z2.0



drive-thru elevation
1/4" = 1'-0"



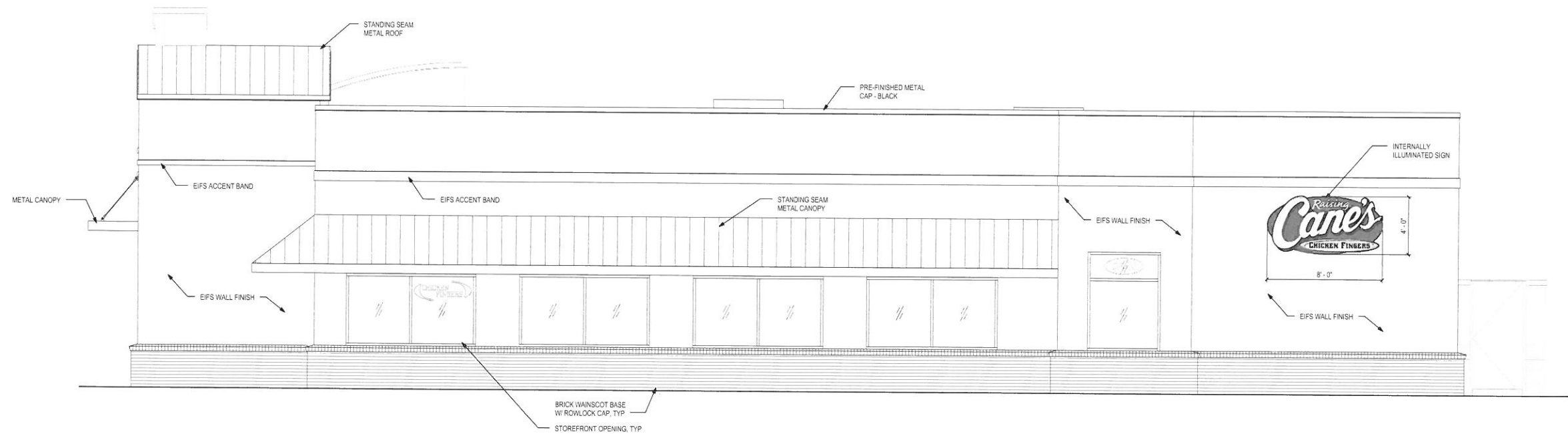
front elevation
1/4" = 1'-0"



Raising Cane's Chicken Fingers elevations

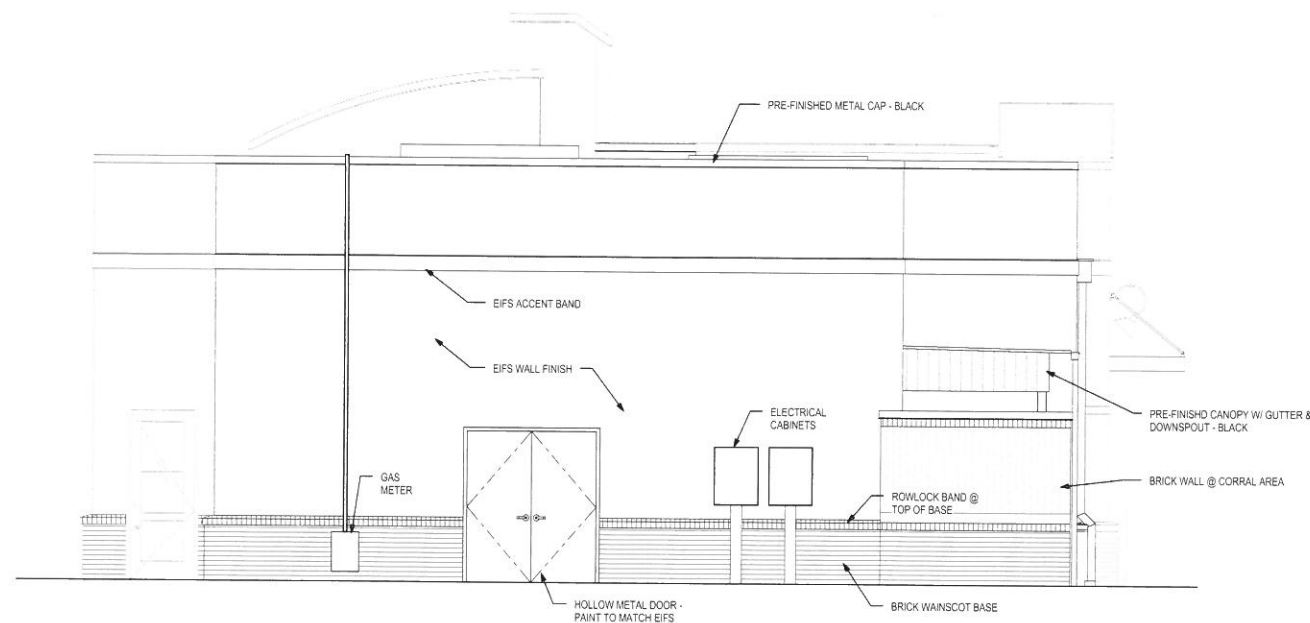
m-a architects

15324
10/25/16
Z4.0



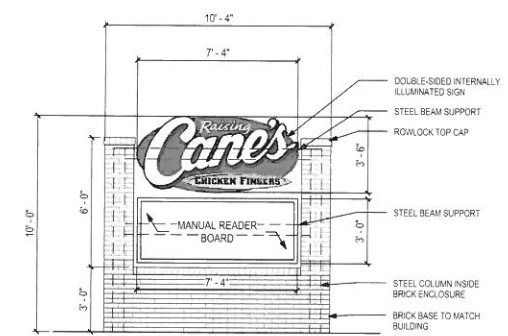
side elevation

1/4" = 1'-0"



rear elevation

1/4" = 1'-0"



monument sign elevation

1/4" = 1'-0"

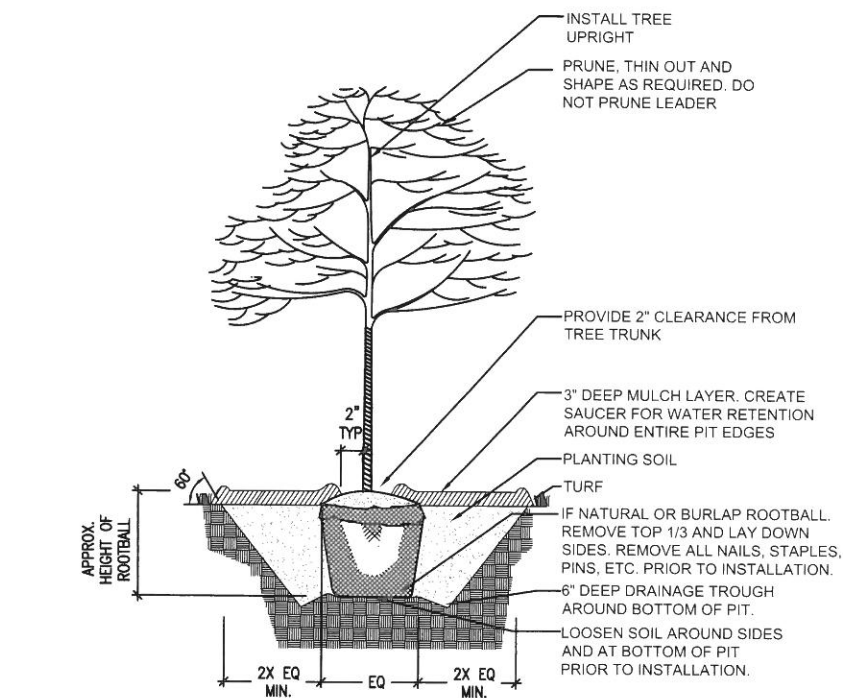


Raising Cane's Chicken Fingers elevations

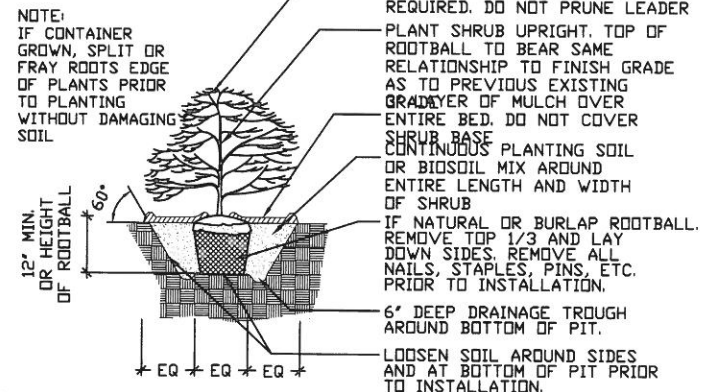
ma architects

15324
02/10/17
Z4.1

510-0111-0291 (Parcel A)
Colerain Land Company, LLC
Official Record 13234, Page 1205
Cont. 0.569 Acre ±



N.T.S.



NTS

TREE6

GROUND COVERS

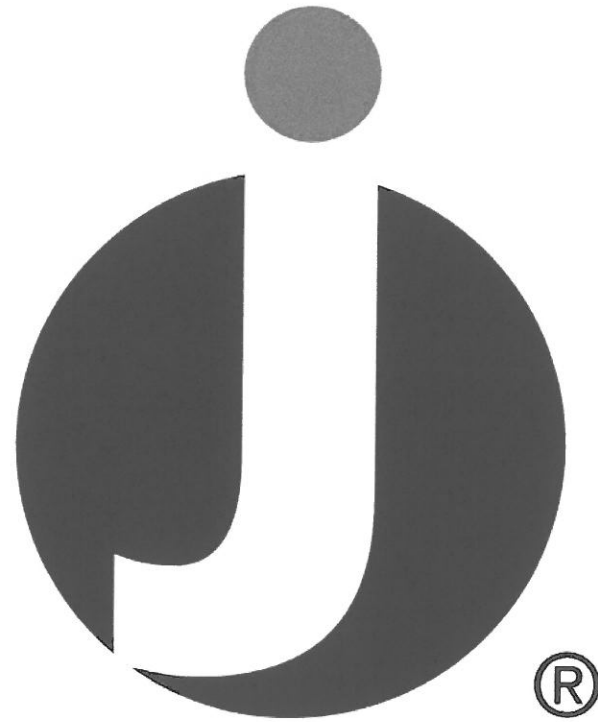
1. The site shall be cleared of all construction debris, and the planting beds shall be prepped with topsoil and organic medium to a minimum depth of 18 inches. (To be performed by others)
2. All beds will have any over poured concrete removed prior to landscape contractor's arrival.
3. Beds to be incorporated with peat moss and organic matter to a depth of 3 inches prior to planting.
4. All plant material shall be subject to approval or rejection by the Landscape Architect or Owner prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
5. All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of girdling roots, sun scald, abrasions, disease, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock.
6. All beds are to be mulched to a depth of 3 inches with dark hardwood mulch after planting is completed.
7. All areas to be planted with turf are to be scarified prior to seeding.
8. All seeded areas are to be covered with a layer of straw and watered prior to completion of landscape installation.
9. All new plantings are to be watered by landscape contractor immediately after installation.
10. Site is to be cleaned each day prior to crew leaving. Site will be kept free of debris and trash.

A circle with a vertical diameter. Two radii are drawn from the top center to the circumference, forming an angle. The angle is labeled with an arc and the letter 'A'.

Date
NOV. 06, 2016

Scale	1" = 20'-0"
Sheet	1 of 1

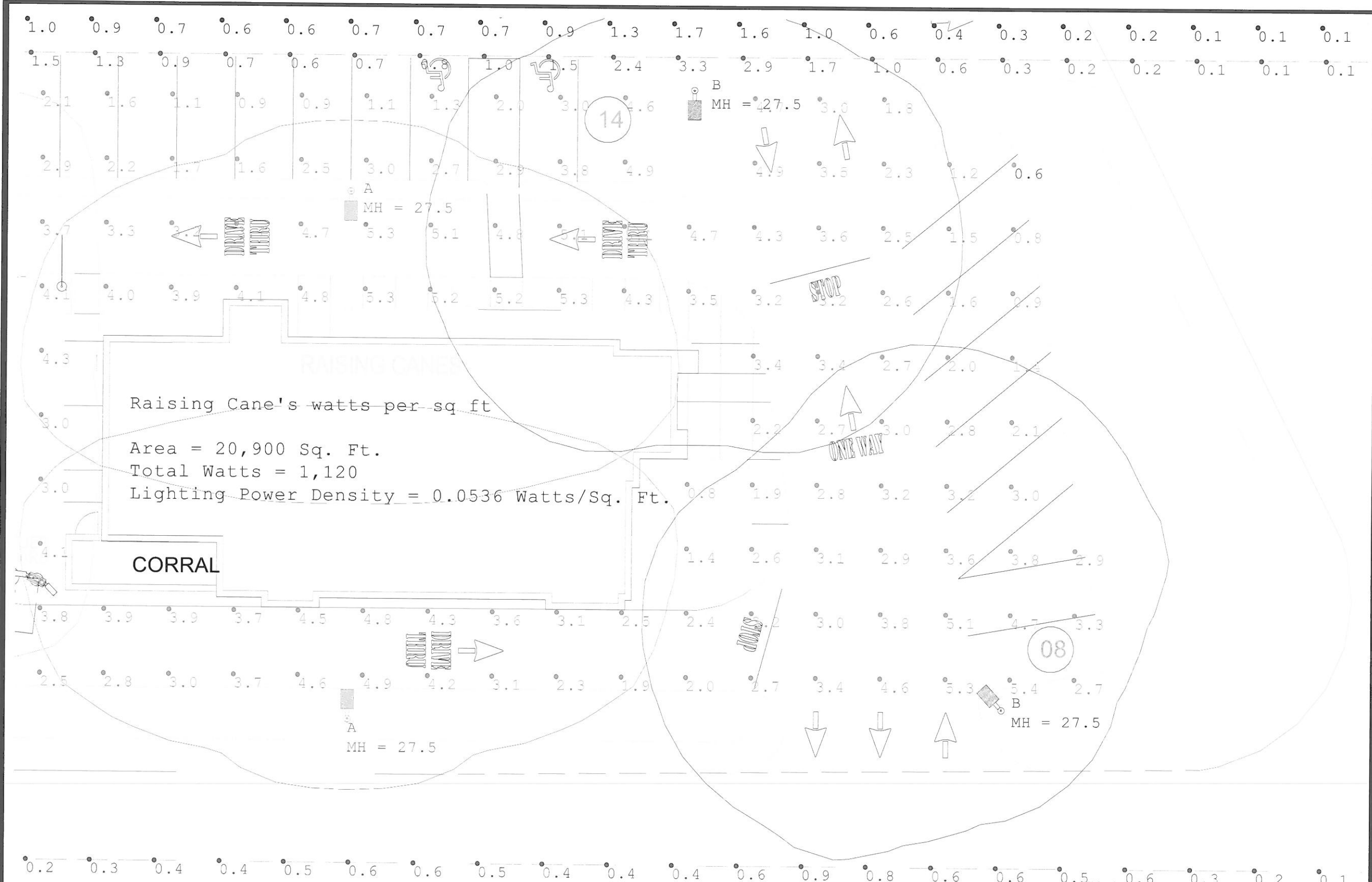




JUNO LIGHTING GROUP

an *AcuityBrands* company

LIGHTING CALCULATION STUDY



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 Des Plaines, IL
 60018
 Tel: 800 367-5866
 email: Luis.Jorge@
 AcuityBrands.com

Client:
 SMART LIGHTING SOLUTIONS
 MR. RANDY PARRISH

Project:
 RAISING CANE'S CINCINNATI OH
 COLERAIN AVENUE
 MAINTAINED HORIZONTAL FC
 SHOWN AT GRADE LEVEL

Scale:
 Date: 10/14/2016
 Project No:
 16-288-SMART1 (5099)
 Drawn by: LJ

The calculation and results thereof, shown in this report, are based on information provided by the customer. The output figures are only as accurate as the input data. Therefore design parameters such as room reflectances, size, mounting height, depreciation factors, orientation and tilt must be verified.
 Juno Lighting Group disclaims all implied warranties with regard to actual installed light levels as compared to those calculated based on inaccurate or incomplete data