

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

Monday, February 10, 2020

7:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk
Kevin Serna*

Call To Order

Time In: _____

Declaring A Quorum (Roll Call)

Bill Christensen Brad Richey Mike Vasko Kevin Serna
Joe Wildenthaler Joe Donahue Mark Caulk

Excused: _____ Motion By: _____

Second By: _____ Vote: _____

Approval of Minutes

January 13, 2020 Planning and Zoning Commission Meeting Minutes

Motion By: _____ 2nd By: _____ Vote: _____

Public Comment

*Discussion of issues unrelated to agenda items.
Time limit of four minutes per speaker*

Public Oath

Administration of an oath by the Commission Chair to anyone who will speak at the meeting.

Public Hearings

VA-20-001

Property Owner: Winchester Office Park LLC
Applicant: Deno Duros
Location: PID 184-003366 (1.27 acres in the Winchester Office Park.)
Request: Variance to Chapter 1185.03 to reduce the minimum number of parking spaces.

Motion to close Public Hearing By: _____

2nd By: _____ Vote: _____

Motion By: _____ 2nd By: _____

Vote: _____

Conditions: _____

SDP-19-011

Property Owner: Winchester Office Park LLC
Applicant: Deno Duros
Location: PID 184-003366 (1.27 acres in the Winchester Office Park.)
Request: Site Development Plan for a 16,500 speculative office building.

Motion By: _____ 2nd By: _____

Vote: _____

Conditions: _____

FDP-20-001

Property Owner: Meijer Stores Limited Partnership
Applicant: Brexton Construction
Location: PID 042-0389000
Request: Final Development Plan for a 6,620 sq. ft. Shooters Sports Grill

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

ZM-20-001

Property Owner: Winchester Office Park LLC
Applicant: Deno Duros
Location: PID 184-003366 (1.27 acres in the Winchester Office Park.)
Request: Rezone a portion of the property from General Commercial to Planned Commercial District.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Old Business

New Business

Adjournment

Motion by: _____ *2nd by:* _____ *Vote:* _____

Time Out: _____

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Minutes

Monday, January 13, 2020

7:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk
Kevin Serna*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Joe Donahue, seconded by Brad Richey that Mark Caulk be excused.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Excused: 1 - Caulk

Approval of Minutes

December 9, 2019 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Kevin Serna, that the December 9, 2019 Minutes be approved.

The motion carried by the following vote:

Yes: 5 – Vasko, Wildenthaler, Donahue, Serna & Christensen

Excused: 1 - Richey

Election of Officers 2020

A motion was made by Brad Richey, seconded by Joe Wildenthaler to appoint Bill Christensen as Chairman. The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

A motion was made by Brad Richey, seconded by Kevin Serna to appoint Mike Vasko as Vice-Chairman. The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

A motion was made by Brad Richey, seconded by Joe Wildenthaler to appoint Joe Donahue as Secretary. The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Public Comment

Public Oath

Public Hearings

VA-19-029

Property Owner: Central Ohio Transit Authority
 Applicant: Lee Beckman – Buckeye Investments LLC
 Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
 Request: Variance to Chapter 1199.06(b) to exceed the maximum site lighting intensity.

Mr. Moore presented the application for Lee Beckman for property located at Parcel ID 184-003361. The property owner is requesting approval for a variance from chapter 1199.06 of the Commercial Development Standards to allow for the canopy area for the detached fueling center to exceed the maximum 20 foot candle lighting intensity.

Staff discussed that the canopy as proposed features 18 canopy LED fixtures at 13,251 lumens. This equates to 1.5 fixtures per fueling pump station with the proposed lighting layout. The light levels under the canopy have an average of 24.9 foot candles and a maximum of 35 foot candles. Zoning requires the average intensity for lighting to be between 1 to 3 foot candles and the maximum intensity to be no greater than 20 foot candles.

Staff notes that Special circumstances and conditions do not exist. The applicant is requesting to increase the light levels under the gas canopy to be over 800% brighter than the average intensity and 175% brighter than the maximum intensity permitted. The applicant notes that the Conditional Use for a Convenience Market requires this site related variance for the function of that use. However, the applicant has not been able to substantiate how brighter site lighting is directly related to create a special circumstance that is not applicable to other structures or lands in the same zoning district. The applicant notes that without a variance safety is a concern. However, they have not been able to provide data on how safety will be compromised by meeting code required light levels.

The applicant discusses that the canopy lighting drops down to be 6 or less foot candles outside the shadow of the canopy. However, the applicant does not take into consideration that the site lighting is visible from the ground to the source of the light 16 feet above grade for anyone looking into the direction of the light source. The canopy lighting would affect the visual view of many properties surrounding the site creating unwanted and unpermitted light pollution.

Staff recommends that Variance Application #VA-19-029 be denied as presented. The applicant proposing to have the fuel canopy light levels far exceed the average light intensity and maximum light intensity permitted within the zoning district. The applicant should adjust the canopy lighting to be within the maximum 20 foot candle intensity permitted.

Mr. Donahue asked staff if the average as shown is 24.9 foot candles and the allowable is 20 foot candles. Staff indicated that the average allowable is between 1-3 foot candles for the entire site with a maximum anywhere at 20. The applicant has divided the lighting plan into two areas, one for the parking lot and another for the canopy. With the division the parking lot meets the

lighting requirements but the area directly under and around the canopy exceeds the lighting levels with a max at 35 foot candles.

Mr. Richey asked staff if they knew what the lighting levels were on fueling centers that have the new led fixtures under the canopies. Staff indicated that they did not have those figures as the other fueling centers were constructed prior to 2012 when the regulation for light levels took into effect.

Mr. Wildenthaler asked staff about the lighting levels on neighboring properties such as Jeff Wyler and the COTA site. Staff indicated that COTA meets the lighting levels as defined in our code because it is within the same zoning district as this proposed site. The Jeff Wyler property is within a different zoning district where parking lot light levels are regulated with just a minimum intensity and not a maximum intensity so theirs are greater than what would be permitted on the subject property.

Mr. Serna asked staff what another new gas station would be requesting for light levels. Staff stated that Friendship Kitchen originally requested the canopy to be at 45 foot candles but they lowered it to 35 foot candles to be closer to the maximum. The LED fixture that they chose is within the 5,000k light range which outputs a bright blueish white light that throws more foot candles at the ground.

Lee Beckman stated that their typical light levels are at 5,000k. The range of lighting is typically around 45 to 57 foot candles. However, they have adjusted this site to 35 to get closer to code requirements while still providing lighting that creates a safe environment.

Mr. Beckman further indicated that the BP in Canal Winchester is between 45 and 60 foot candles under their canopy. This gives you an idea of a typical fuel station. To reduce the canopy area to 20 foot candles would make it difficult for people to read the warnings on the fuel dispensers. For the new person who is just learning to fuel being able to read the operations are important.

Mr. Beckman commented that the LED lighting technology has changed the way fuel center lighting is done. With the new systems the lights are flushed mounted in the canopy and do not hang down to minimize light spillage. The edge of the canopy is also dropped down to reduce the 90 degree glare from the led fixture. Limiting the concerns with the glare and brightness of the fixtures is a priority while allowing for the lighting to be sufficient at the dispensers.

Mr. Wildenthaler asked the applicant if he is confident that as proposed the resident that came in last month and discussed their specific concerns with the

site lighting would not see a glare from this light canopy. The applicant indicated there would be no glare, only an illuminated area on the pavement.

Mr. Wildenthaler asked the applicant if they reduced the number of light fixtures from 18 to 12 what would the effect be on the foot candle measurement. The applicant indicated that reducing the number of lights would result in hot spots on the pavement where there would be areas that would be brighter than what is shown now to get the proper lighting. By providing more lights with less power you get a more even light source on the ground.

Mr. Richey asked the applicant if they could hit the code requirement with the same number of lights shown just by dialing back the intensity they put out. The applicant affirmed. Richey discussed that the question is not whether they can meet the lighting requirement or not, it's the success of the business at night if patrons do not go to the fuel center with lower lighting levels.

Mr. Christensen opened up the Public Hearing.

A motion was made by Mr. Vasko, seconded by Mr. Richey that the Public Hearing be closed.

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Mr. Donahue cautioned setting a precedent with the zoning variance but with the given application and location there is less concern.

Mr. Wildenthaler commented his one concern he heard from the public dealt with sight lighting.

Mr. Donahue asked staff if the variance could be approved and site lighting dimmed later. Staff discussed that the variance is for the life of the property so if the gas station never gets constructed the next applicant would be granted the brighter sight lighting.

Mr. Wildenthaler stated he would like to see the dimmer lights. Staff discussed that one option is to build the facility at the 20 foot candles and if there is an issue they come back and apply for the variance once you can visually see the difference.

Mr. Richey asked the commission if the concern is the maximum point in the center of the canopy at 35 or is it to be at 20 foot candles which is the average for the site that is permitted.

Staff stated that the recommendation from staff is to get the maximum foot candle to be at 20.

A motion was made by Joe Donahue, seconded by Brad Richey that Variance #VA-19-029 be approved as presented.

The motion failed by the following vote:

Yes: 2 – Donahue & Serna

No: 4 – Richey, Christensen, Wildenthaler & Vasko

SDP-19-011

Property Owner: Central Ohio Transit Authority
Applicant: Lee Beckman – Buckeye Investments LLC
Location: PID 184-003361 (1.57 acres on the south side of Trillium Ave.)
Request: Site Development Plan for a 5,230 sq. ft. Convenience Market and Detached Fueling Station.

Mr. Moore presented the application for Lee Beckman for property located at 184-003361. The applicant is requesting approval for a Site Development Plan for a 5,230 sq. ft. Convenience Market and Detached Fueling Station. A Conditional Use approval was issued for the plans during the October 2019 Planning and Zoning Meeting. Since that time the applicant has received several variance approvals for the site layout.

The subject property consists of 1.57 acres located to the southeast of Trillium Ave and Gender Road. The subject property is zoned General Commercial and is one of the two outlots identified in the COTA park and ride development. The applicant is requesting the property be used as a Friendship Kitchen convenience market and fuel center. The property is proposed to include a 5,356 sq. ft. convenience market, 21 parking stalls, and 12 fueling stations at 6 pumps under a detached canopy. The subject site is a corner lot which has frontage on both Trillium Ave and Gender Road.

The site has two access points on Trillium Ave. The first is a right-in 122 feet away from Gender Road and the second is a 35 foot wide full access drive on the east property line. Parking is provided on three sides of the building with 10 parking stalls on the north side of the building.

The applicant has performed a tree survey on the site to identify the number of existing trees that will be removed for the project. Based on the tree replacement schedule in the zoning code, the applicant is required to plant 60 trees on site due to the number and size of the trees being removed. An additional 10 trees are required to be planted based on the size of the building and number of parking stalls, for a total of 70 trees. The applicant is proposing

to plant 34 out of the 70 trees on site and utilizing the payment in-lieu-of planting for the additional 36 trees.

The lighting plan shows 9 parking lot lights with a historic bell shaped fixture at 17 feet tall. The building lighting features 7 wall mounted fixtures under the metal awnings that shine on the pavement around the facility and 3 flood mounted wall fixtures to the rear of the building. The canopy features 18 led fixtures that shine down onto the fuel station area.

The applicant is proposing an 80.65 sq. ft. by 11.5 foot tall Complex Identification/Fuel Price Freestanding Sign. The Fuel Price Sign is approximately 52.9 sq. ft. and the COTA outlot identification is 22.36. The sign is proposed to be 33 feet away from Trillium Ave and Gender Road. The Complex Identification sign is proposed to be an aluminum cabinet with push thru acrylic logo's and lettering on a solid brick base.

The building shows wall signage on the north, east and west elevations over the entryways for facility identification. The north elevation features an additional sign to the right of the entry doors with a brand name tag line in a glass case. The fuel canopy has signage on all four elevations. The building signage meets the requirements of Chapter 1189.

Sanitary sewer and Water service is available from public lines that run along Trillium Avenue. The storm sewer system designed with the COTA development was sized to handle both outparcel A and B developments. The plans for the fuel station show the storm system tying into the COTA site.

The Commercial Development standards require that exterior walls be composed of 80% natural materials with brick or stone as the predominant material. The proposed elevations meet this requirement. The Development Standards require the building to have four sided architecture. The standards also require that for every 100 ft. of elevation width, each side and rear elevation must have 2 design elements and the front must have 3 design elements. Each elevation is less than 100 ft., the proposed plans meet the requirement.

The Commercial Development Standards require that the building feature 40% window glass between 2 and 10 feet on the North and West Elevation. Both elevations meet the 40% requirement. The applicant is proposing for the west elevation to have frosted glass on the windows. Per Chapter 1199.03(d) of the Zoning Code states "Frosted glass may be permitted in some cases, subject to the approval of the Planning and Zoning Commission."

The mechanical units on the roof are proposed to be screened by horizontal ribbed abs material finished in a dark bronze. The dumpster screen to the rear of the site is proposed to be screened by a brick enclosure with a wooden gate.

The fuel canopy is proposed to match the architecture of the building with brick columns to an upper canopy. The upper portion of the canopy does not state what material it is to be constructed from but features a flat roof with internally illuminated signage on all four elevations.

Staff has worked with the applicant on multiple revisions to the plans and recommends that the application for a Site Development Plan be approved with the following conditions:

1. The applicant reduces the fuel canopy light levels to be within the maximum 20 foot candle light intensity permitted by code.
2. The applicant does not have any exterior product storage or displays on site (i.e. windshield wiper fluid, fire wood, ice machine, propane tank, etc.).
3. The applicant does not have any temporary product signage or digital product message boards at the gas pump locations.

Mr. Vasko asked if the western façade has any bollards or curbing to separate the entry elevation from the pavement. Staff indicated the plans are unclear but based on the rest site plan it probably has curbing like the rest of the elevation.

Randy Schaffer representing the project noted that the western elevation will have curbing but the entry will be at grade. The color renderings are incorrect in terms of bollard placement. The site plan has the correct bollard placement. The building will also feature rooftop mechanical unit screens.

Mr. Beckman addressed the staff comment on the exterior products noting that there would not be any one site. With the message boards on the gas pumps, Mr. Beckman asked if an 8.5x11 pump topper sign is what is mentioned with staff condition number 3. Staff affirmed that the pump topper sign would not be permitted signage.

Mr. Beckman verbally agreed to conditions number 2 and 3.

Mr. Vasko asked the applicant about condition number 1 to have the canopy lighting to be at the maximum 20 foot candles. The applicant indicated that they thought it was covered in the variance denial. Mr. Beckman stated they have the ability to meet the requirements with the same installation but they would like the ability that if the lighting is not working out to apply again for a new variance to turn the site lighting up.

Mr. Schaffer asked the commission if the commission needs to hear the variance application prior to adjusting any site lighting in the future. The commission affirmed.

A motion was made by Joe Donahue, seconded by Kevin Serna that Site Development Plan #SDP-19-011 be approved with the following conditions:

- 1. The applicant reduces the fuel canopy light levels to be within the maximum 20 foot candle light intensity permitted by code.**
- 2. The applicant does not have any exterior product storage or displays on site (i.e. windshield wiper fluid, fire wood, ice machine, propane tank, etc.).**
- 3. The applicant does not have any temporary product signage or digital product message boards at the gas pump locations.**

The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Old Business

Staff discussed with the commission the breakdown of number and types of applications that were reviewed during the 2019 year.

New Business

Adjournment

Time Out: 8:01 pm

A motion was made by Mike Vasko, seconded by Joe Wildenthaler, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Vasko, Wildenthaler, Donahue, Richey, Serna & Christensen

Date

Bill Christensen - Chairman

Joe Donahue - Secretary

**Variance #VA-20-001
Winchester Office Park**

Owner: Winchester Office Park, LLC
Applicant: Deno Duros
Location: PID 184-003366
Existing Zoning: GC (General Commercial)
Request: Variance to Chapter 1185.03 to reduce the number of parking spaces required.

Location and Surrounding Land Uses

The subject property consists of 2.68 acres zoned GC (General Commercial) located south of Winchester Blvd. To the north consists of Winchester Office Park phases 1 and 2. Property to the east is a 1.69 acre parcel with Primrose Daycare zoned PCD (Planned Commercial District). Property to the south consists of the development site for Fairfield Inn on 2.28 acres zoned GC . Property to the west is 13 acres of undeveloped land zoned GC.

Analysis

Phases 1 and 2 of the development include two (2) 7,000 sq. ft. multi-tenant office buildings with 70 parking spaces. The proposed site plan for phase 3 calls for the construction of a final building to the rear of the site at 16,500 sq. ft. The final phase will add an additional 47 parking spaces, completing the shared lot. Chapter 1183 of the zoning code requires 153 parking spaces based on the 30,500 sq. ft. of building coverage. The completed parking lot will provide 117 spaces.

The applicant is requesting a variance construct 117 parking stalls out of the 153 required. Justification being that the total number of code required parking stalls far exceeds the owners need for parking.

The breakdown of the parking stalls required based on the buildings use type is listed below.

Code Requirements	Total
Business and Professional Office: 1 Space per 200 sq. ft.	30,500 sq. ft.
Total Parking Spaces Required	153
Total Parking Spaces Being Provided	117

Criteria For Approval

- (a) That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district.
- (b) That a literal interpretation of the provisions of this Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this Zoning Code.
- (c) That the special conditions and circumstances do not result from the actions of the applicant..
- (d) That the granting of the variance will not confer on the applicant any undue privilege that is denied

by this Zoning Code to other lands or structures in the same zoning district.

- (e) That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
- (f) That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations.
- (g) That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district.

Staff Recommendation

Staff recommends that the variance application VA-20-001 be approved as presented. The applicant has developed a multi-unit office complex with a shared central parking lot. The parking lot was designed to fit the final built-out needs. The applicant controls the 2 acre parcel next door and could potentially add an additional phase of buildings, which could further increase the size of the lot if found necessary.



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

VARIANCE APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name Winchester Office Park, LLC

Address 3962 Jack Pot Road, Grove City, Ohio 43213

Daytime Phone 614-937-6200

Email Viren217@gmail.com

APPLICANT

Name Deno Duros

Address 6680 Perimeter Drive, Dublin, Ohio 43017

Daytime Phone 614-792-8330

Email affapp@midohio.twcbc.com

Address of Subject Property 6355 Winchester Boulevard, Canal Winchester, Ohio 43110

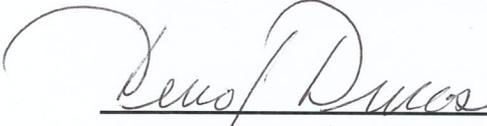
Current Zoning PUD

Variance Request to Section 1185.03 schedule of paring spaces

Requested Variance Reduction in required number of parking spaces.

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.


Property Owner's or Authorize Agent' Signature

1/22/2020
Date

DO NOT WRITE BELOW THIS LINE

Date Received: ___/___/___

Fee: \$ _____
Paid

Historic District: ___ Yes ___ No

Preservation District: ___ Yes ___ No

Date of Action: ___/___/___

Application ___ No

Expiration Date: ___/___/___

Approved: ___ Yes

___ Yes, with conditions

Tracking Number: VA - _____

6680 Perimeter Drive
Dublin, OH 43017
January 28, 2020

RE: Winchester Office Park
6355 Winchester Boulevard Square
Canal Winchester, OH 43110

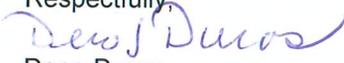
Andrew Moore
Planning and Zoning Administrator
City of Canal Winchester
36 South High Street
Canal Winchester, Ohio 43110
Phone: 614-837-7501
Fax: 614-837-0145

Dear Mr. Moore,

I have written this letter to address the parking variance. In the original proposal we had 4 buildings. We did not know what the final parking count requirement was going to be based on what tenants signed leases for the buildings. Based on the tenants who have signed the leases we feel the parking is adequate. The parcel to the west is also under the same ownership. If parking is an issue, parking could be expanded onto the adjacent site.

We are proposing the same number of parking spaces we originally proposed. This building combines building 3 and 4 from the original scheme. Based on my experience and the current tenants I believe the number of parking spaces is adequate.

Respectfully,


Deno Duros

**Site Development Plan #SDP-20-001
Winchester Office Park, Phase 3**

Owner: Winchester Office Park, LLC
Applicant: Deno Duros
Location: PID 184-003366
Existing Zoning: GC (General Commercial)
Request: Site Development Plan approval for 16,500 sq. ft. speculative office building.

Location and Surrounding Land Uses

The subject property consists of 2.68 acres zoned GC (General Commercial) located south of Winchester Blvd. To the north consists of Winchester Office Park phases 1 and 2. Property to the east is a 1.69 acre parcel with Primrose Daycare zoned PCD (Planned Commercial District). Property to the south consists of the development site for Fairfield Inn on 2.28 acres zoned GC . Property to the west is 13 acres of undeveloped land zoned GC.

Setbacks

The proposed structure has the following minimum setbacks:

- Front Yard Build-To Line: 25'
- Side Yard: 20'
- Rear Yard: 25'

The frontage of the site has phases 1 and 2 constructed along the required build-to line, meeting the requirement for the site setbacks.

Parking and Access

The site will be accessed from Winchester Blvd off a shared access drive for both the Winchester Office Park complex and the Fairfield Inn Hotel. The applicant received approval for Phase 1 in November 2017 and Phase 2 in November of 2018 which approved the two (2) 7,000 sq. ft. office buildings to the north of the site. Phase 3 is proposed to add a third building at 16,500 sq. ft. to the rear of the site. With the final building the shared parking lot will be completed with an additional 47 spaces, putting the total number of parking spaces at 117. A pedestrian access sidewalk connecting the front door and side door to a sidewalk along Winchester Blvd. has been provided

- Per Section 1185.03 of the Zoning Code, parking shall be provided at 5 spaces per 1,000 sq. ft. of gross floor area, setting the minimum amount of parking spaces provided at 153. The applicant is requesting a variance to reduce the minimum for the complex to 117.

Utilities

- Sanitary Sewer is provided from a service lateral to Winchester Blvd.
- A public water main was constructed along the shared access drive to the hotel. Phase 3 will tie into that public main with a service lateral.

- Storm Water for the entire Winchester Office Park and Fairfield Inn site is located to the west with a regional wet detention system.

Landscaping and Lighting

The proposed landscaping plan shows the planting schedule for Phase 3. This plan calls for heavily landscape beds around the building and trees in the landscape islands. The applicant is showing 24 trees on site, meeting the landscape requirements for building and parking.

The applicant has provided a site lighting plan that meets the standards in chapter 1199.06. Decorative light fixtures and poles have been provided. The proposed pole height is 16 feet, the code states that parking lots with over 30 parking spaces shall allow pole heights up to thirty (30'-0") feet in height. The photometric plan for the parking lot also meets the requirements of Chapter 1199.06.

Signage

The applicant has submitted that the building will have wall signage available on the north elevation. The north elevation will have the availability for up to three (3) signage locations above the entryways at 38 sq. ft. per entry. The applicant has also submitted to staff the internal signage requirements for the buildings so that all phasing's have consistent signage.

Elevations

The applicant has provided elevations of the proposed 16,500 sq. ft. building for Phase 3. This building will match the previously approved buildings in Phase 1 & 2. Chapter 1199.03(c) of the Commercial Development standards require that exterior walls be composed of 80% natural materials with brick or stone as the predominant material. The proposed elevations meet this requirement.

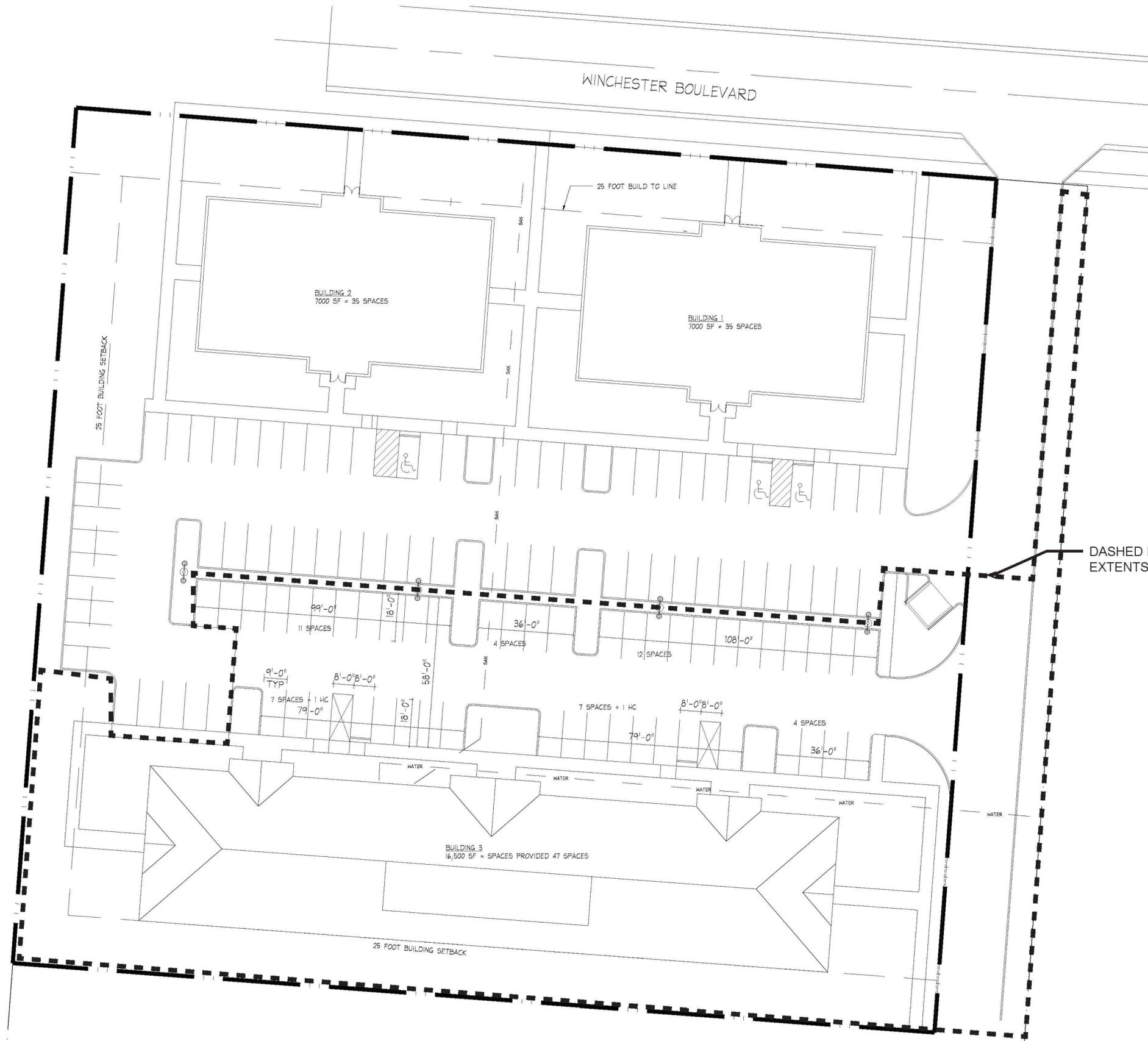
Chapter 1199.03(a) of the Commercial Development Standards require the building to have four-sided architecture. The standards also require that for every 100 ft. of elevation width, each side and rear elevation must have 2 design elements and the front must have 3 design elements, along with building articulation. Each elevation meets this requirement with the four sided entry features, multiple gables on the north and south elevations, stone water table and façade changes to the rear.

Chapter 1199.03(d) of the Commercial Development Standards require that the building have 40% window glass between 2' and 10' in height on the front elevation of the building. The front elevation has 42% window glass meeting this requirement.

Chapter 1199.06(a) of the Commercial Development Standards require that building wall lighting must be decorative fixtures. The fixtures shown by the applicant meet this requirement.

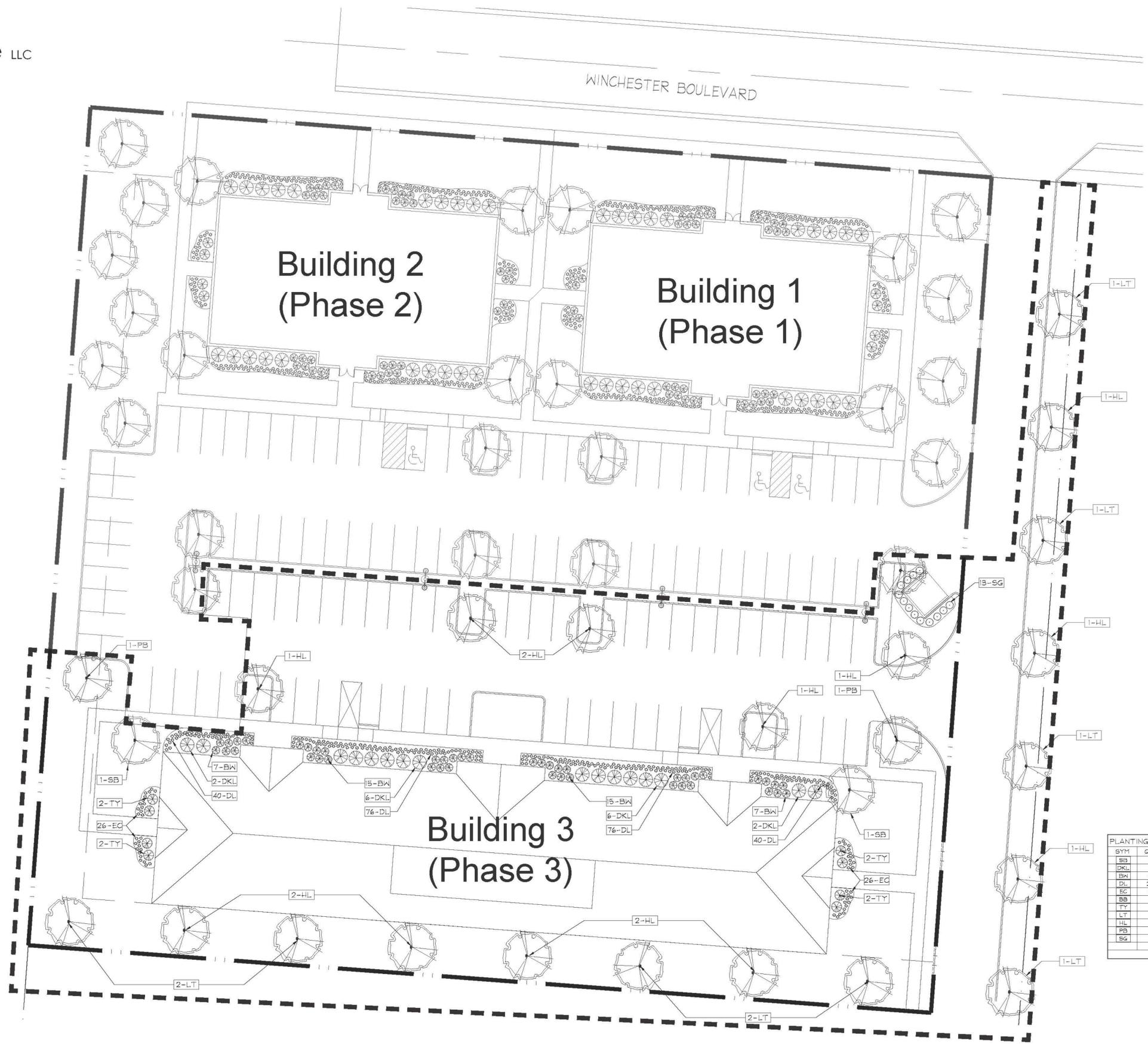
Staff Recommendation

Staff is recommending that the site development plan is approved as presented.



(Building 3, Phase 3)
WINCHESTER OFFICE PARK
WINCHESTER BOULEVARD
CANAL WINCHESTER, OHIO 43110
20 January 2020

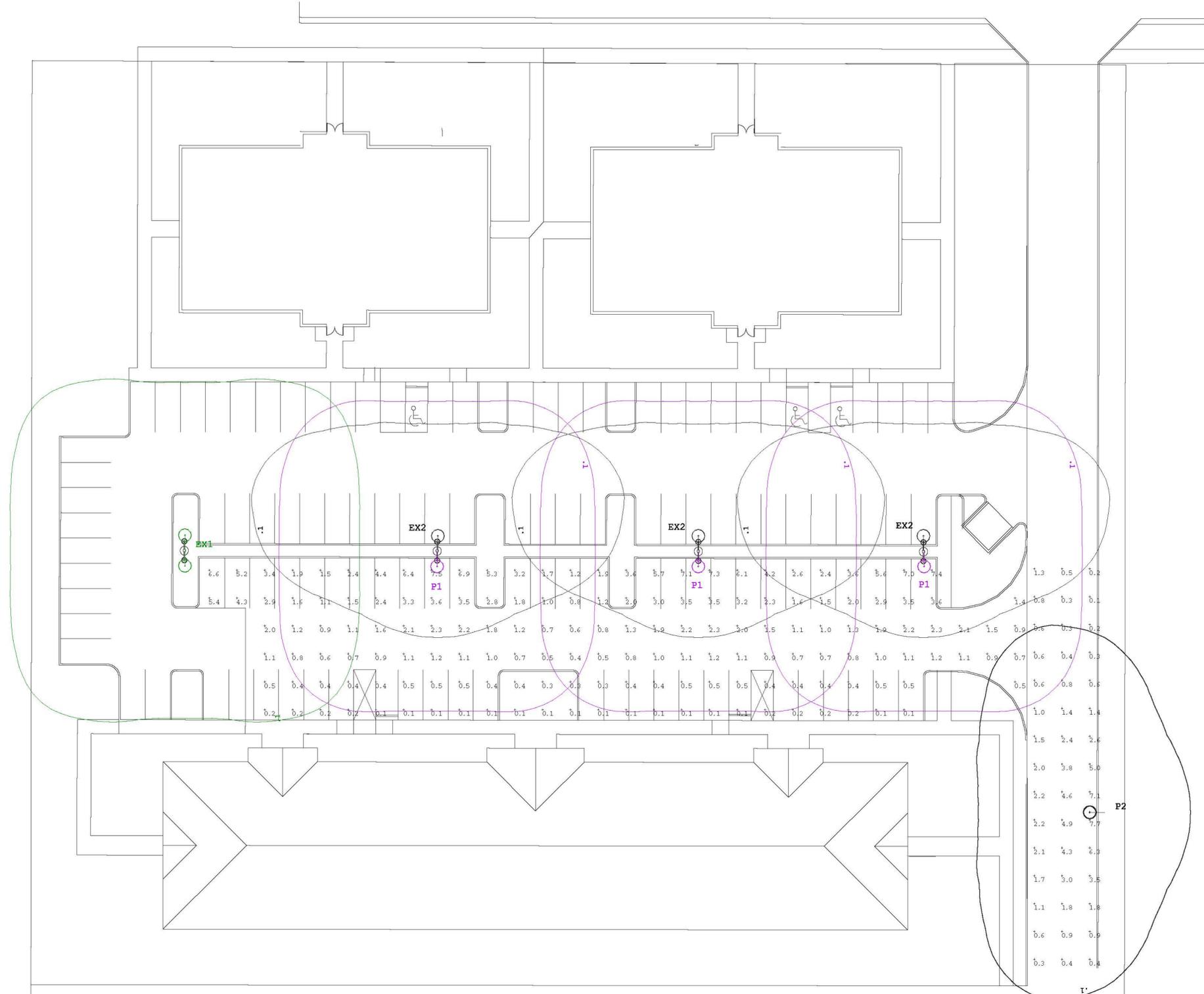




SYM	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.
SB	2	SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	2' GAL.	B # B
DKL	16	DWARF KOREAN LILAC	Syringa mayeri 'Pallasi'	5 GALLON	POTTED
BW	44	BOXWOOD	Buxus 'Green Gem'	3 GALLON	POTTED
DL	232	DAYLILY	Hemerocallis x 'Stella de Oro'	1 GALLON	POTTED
EG	52	EVERGREEN GROUNDCOVER	Vinca minor	NA	FLAT
BB	0	BARBERRY	Berberis thunbergii 'Crimson Pygmy'	3 GALLON	POTTED
TY	8	TAXUS, YEW	Taxus x media 'Densaformis'	5 GALLON	POTTED
LT	6	LINDEN	Tilia	2' GAL.	B # B
HL	12	THORNLESS HONEY LOCUST	Gleditsia triacanthos var. inermis 'skyline'	2' CAL.	B # B
PB	2	PAPER BIRCH	Betulaceae papyrifera	2' CAL.	B # B
SG	18	SAWGRASS	Cladium mariscoides	2 GALLON	POTTED

(Building 3, Phase 3)
WINCHESTER OFFICE PARK
WINCHESTER BOULEVARD
CANAL WINCHESTER, OHIO 43110
20 January 2020





DECORATIVE PARKING LOT LIGHT
ANP LIGHTING
BELLA VISTA
BVB09-H
ARCHITECTURAL BRONZE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename
⊙	3	P1	SINGLE	N.A.	0.850	ANP EVA01-P117LD4MT540K at 16' AFG	EVA01-P117LD4MT540K.IES
⊙	1	P2	SINGLE	N.A.	0.850	ANP EVA01-P117LD4MT340K at 16' AFG	EVA01-P117LD4MT340K.IES
⊙	1	EX1	BACK-BACK	N.A.	0.850	Existing ANP Fixture at 16' AFG	EVA01-P117LD4MT540K.IES
⊙	3	EX2	SINGLE	N.A.	0.850	Existing ANP Fixture at 16' AFG	EVA01-P117LD4MT340K.IES

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Driveway	Illuminance	Fc	1.92	7.7	0.1	19.20	77.00	
Parking	Illuminance	Fc	1.73	7.5	0.1	17.30	75.00	

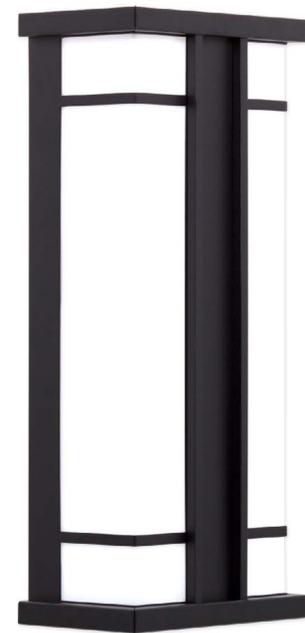
1193.03. C BUILDING DESIGN (MATERIAL PERCENTAGES)							
ELEVATION	AREA (ENTIRE WALL)	GLAZING	BALANCE	"NATURAL MATERIALS"	"NEW MATERIALS"	% "NATURAL MATERIALS"	% "NEW MATERIALS"
NORTH	3782	1148	2634	2157	477	82%	18%
SOUTH	3305	675	2630	2630	0	100%	0%
EAST	812	240	572	471	101	82%	18%
WEST	812	240	572	471	101	82%	18%

NORTH ELEVATION % GLAZING BETWEEN 2 AND 10 FEET			
AREA OF ENTIRE WALL	GLAZING	PERCENTAGE GLAZING	
2412	1022	42%	

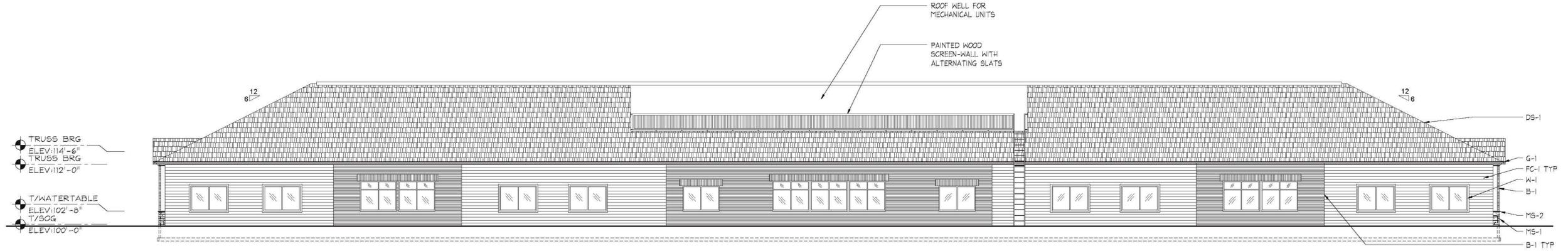
EXTERIOR FINISH SCHEDULE				
FINISH	MATERIAL	MANUFACTURER	COLOR	FINISH
DS-1	DIMENSIONAL SHINGLES	TAMKO	WEATHERED WOOD	
B-1	BRICK	TRIANGLE BRICK	OXFORD	
E-1	EIFS		PRIMED	
FT-1	FIBER CEMENT TRIM	JAMES HARDI	PAINT PT-1	
FC-1	FIBER CEMENT SIDING	JAMES HARDI	PRIMED	
MS-1	MANUFACTURED STONE VENEER	DUTCH QUALITY STONE	GREAT LAKES LIMESTONE	
MS-2	MANUFACTURED STONE VENEER - ACCESSORY	DUTCH QUALITY	WATERTABLE PROFILE	
PT-1	PAINT	SHERWIN WILLIAMS	SW 7675 "SEALSKIN"	MATCH EXISTING BUILDINGS



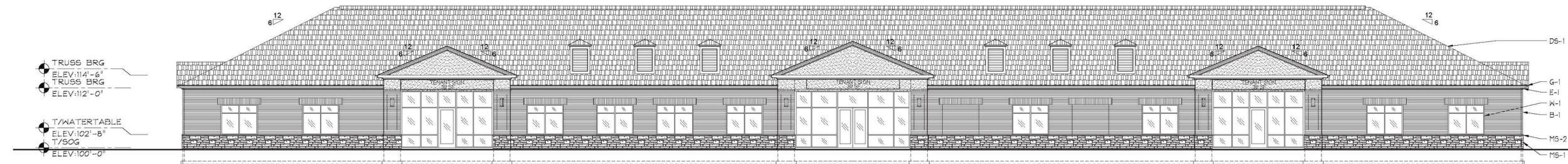
C EAST & WEST ELEVATION
SCALE: 3/32" = 1'-0"



DECORATIVE WALL SCONCE
TERON LIGHTING
ALLEGRO W
TEXTURED BRONZE



B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



A NORTH ELEVATION
SCALE: 3/32" = 1'-0"

(Building 3, Phase 3)
WINCHESTER OFFICE PARK
WINCHESTER BOULEVARD
CANAL WINCHESTER, OHIO 43110
20 January 2020

**Final Development Plan #FDP-20-001
Shooters Sports Grill**

Owner: Meijer Stores Limited Partnership
Applicant: Shooters Franchise OH 5, LLC
Location: Outlot 3 of Meijer Outparcels (PID 042-389000)
Existing Zoning: PID (Planned Industrial District)
Proposed Use: New 6,620 sq. ft. Shooters Sports Grill Restaurant

Location and Surrounding Land Uses

The subject property is zoned PID (Planned Industrial District) and consists 1.99 acres (Outlot 3) in front of the Meijer store located at 8300 Diley Road. Outparcels to the north and south are part of the Meijer Planned District zoned PID. Property to the east is the Meijer Store, zoned PID. Property to the west is the Diley Medical Center zoned PCD (Planned Commercial District).

Setbacks

Building Setback

- Diley Road: 50' Build-to line
- Side Yard: 25'
- Rear Yard 25'

Parking Setback

- Diley Road: 50'
- North Setback: 20'
- South Setback: 10'
- East Setback: 20'

Analysis

The subject property is zoned PID (Planned Industrial District) and is subject to the Meijer Outparcel Development Pattern Book that was approved by City Council with ORD-74-06 on September 5, 2006. The outparcel development pattern book set a standard for building orientation and design, site layout, landscaping standards and signage regulations. The development was designed with the intent of all buildings to face outwardly and not internally to the development with a cohesive architectural design and enhanced landscape requirements.

The building being proposed for outlot 3 is a standalone restaurant consisting of approximately 6,620 sq. ft. The restaurant is positioned to face both Diley Road and to the North with dual entryways. The facility also features an 890 sq. ft. patio on the front of the building facing Diley Road.

Access and parking

The subject site is accessed from Road 'B' of the Meijer development with a single curb cut internal to the development. The site plan shows a total of 84 parking spaces to be provided on the north and east ends of the proposed building. The Meijer development text prohibits any pavement between the building and Diley Road.

The Meijer outparcel development pattern book indicates that building entries shall be convenient for parking but also acknowledge the importance of the public realm. The subject site has an entry facing both Diley Road and the parking areas to the north, meeting this requirement.

Additionally, the development standards require the site design to accommodate vehicular and pedestrian circulation that minimizes conflict and each structure must create a pedestrian connection to the circulation systems of the surrounding development. The applicant is showing a 5 foot concrete walk connecting the building to the existing asphalt multi-use path along Diley Road and a 5 foot concrete sidewalk around the east and north of the site.

Utilities

- Sanitary sewer service to the site is provided to the east with an 8" main that serves the development.
- Water service is provided by extending the 8" public water main from the north to the south, completing the loop for the outparcels 3-5.
- Storm Water is provided from an existing 30" pipe to the south of the site that will connect the storm water for outparcels 3-5 to the detention basin to the south. The applicant is showing connecting their internal stormwater with a series of pipes to the development main storm line.

The outparcel development pattern book discusses that all service areas, storage areas and refuse enclosures shall be screened from public view (all roads), and screened from adjacent sites and be constructed with decorative construction materials on all four sides. All utilities are to be screened by landscape or buildings to the extent allowable.

- The dumpster enclosure is proposed to be an 8 foot three sided brick enclosure with metal gate screened to the south by arborvitae.
- The electric transformer is on the west side of the building adjacent to the cooler. Staff recommends that the transformer be relocated to be behind the 3 arborvitae located to the south of the transformer.

Landscaping and Lighting

The Meijer outparcel development pattern book discusses that the landscaping shall blend with the area and shall be provided at the base of buildings to anchor them to the surrounding environment. Trees shall be used through paved areas to reduce heat build-up and glare and dense landscaping and architectural treatments shall be used to screen storage areas, trash enclosures, utility cabinets, and other similar elements.

The development pattern book requires the interior landscaping area shall be a minimum of 10% of the total area of the parking lot pavement and shall be used to visually break up the pavement, provide runoff filtration and provide landscaping walking paths between parking lots and the building. All parking areas are to be screened from all roads with evergreen or deciduous hedge with a minimum 18" installation and maintained at a 4 foot height. The hedges can be staggered or broken up by masonry columns or trees to prevent monotony.

Parking lots shall incorporate 1 tree island per 6 parking spaces with a minimum of 1 shade tree per island. Islands must be a minimum of 8 feet curb-face to curb-face and no less than 100 square feet. Each tree within the island must be able to mature to a canopy of 20 feet minimum. The applicant is showing 16 trees around the parking lot meeting this requirement.

The building is required to provide a minimum planting width of 3 feet adjacent to the building with multi-stemmed ornamental trees, shrubs, perennial flowers and ground cover, consisting of no less than 40% of the building perimeter. The building perimeter landscaping meets this requirement.

The proposed lighting plan features nine (9) parking lot lights that are proposed to be a max 16 foot tall with a decorative bell shaped fixture. The proposed lighting meets the specs of the outparcel development book.

Architecture

The Meijer outparcel development pattern book requires that similar colors, materials and textures of the buildings need to match that of the Meijer store. Details and features on the Meijer building should be incorporated to the smaller scale of the outparcel developments. All sides of the buildings shall express a consistent architectural detail and character.

The outparcel development pattern book states that buildings shall be designed to reduce their visual impact and provide a human scale by installing elements such as planters and site walls, architectural wainscot treatments, pronounced eaves and cornices, subtle changes in color and texture and breaking down buildings into distinct masses while providing covered pedestrian frontages and recessed entries. The development pattern book prohibits gradation in paint color, extended bands of vibrant or contrasting colors/logos, long uninterrupted expanses of glass and floor to ceiling glass storefront treatments.

Buildings with flat roofs are required to have the integration of strong cornice lines. All flat roofs shall be required to have a parapet and or means of screening all rooftop mechanical equipment. The proposed building has a flat roof and the applicant indicates that it will meet the screening requirements with a metal HVAC screening.

All buildings are required to be traditional and natural in appearance such as brick, precast stone, wood and glass. No less than 60% of each façade shall be brick or stone. The proposed building is comprised of brick, stone and Eifs and meets the 60% brick requirement.

The street frontage of the building walls shall be no less than 40% window glass. The applicant is proposing 46.3% window glass on the Diley Road elevation.

Signage

The Meijer Outparcel Development Text has the following signage regulations:

1. When multiple corporations share one site, signs shall be integrated as one (1) unit to create shared identity for the property to the extent permitted by the ordinance or be located and or designed as a package.
2. Wall signs shall be composed of individual letters.
 - a. Back lit or indirectly lit individual letters are generally desirable.
 - b. Internally illuminated signs are prohibited.
 - c. Visible raceways and transformers for individual letters are not permitted.

- d. Wall sign character height is max 24 inches.
- e. Wall signs shall not exceed 1 square foot per linear foot of building frontage of the individual business. No individual sign shall exceed 200 sq. ft.
3. One wall sign per individual tenant frontage. Corner lots shall be allowed two (2) wall signs, one facing each roadway.
4. No roof signs. No signs with animation. No banners as permanent signs.
5. Each tenant may have a projecting sign not to exceed 4 sq. ft.
6. No monument signs permitted for the outlots.

The applicants signage drawings show an internally illuminated cabinet box sign that does not meet criteria 2a or 2b of the above signage restrictions. Staff is recommending that the applicant revise the sign drawings to comply with the development text.

Staff Recommendation

Staff recommends that Final Development Plan application FDP-20-001 be approved with the following conditions:

1. The electric transformer be screened on three sides by the arborvitae shown on the plan.
2. The wall signage be amended to meet the development text.



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

DEVELOPMENT PLAN APPLICATION

_____ Preliminary X Final

rev. 09/24/2013

PROPERTY OWNER

Name Shooters Franchise OH 5, LLC

Address _____

Daytime Phone 614-419-5021 Email hedge43@gmail.com

APPLICANT

Name Leesman Engineering and Associates - Tim Dwyer

Address 4820 Glenway Avenue

Daytime Phone 513-702-0571 Email email@leesmanengineering.com

Address/Location of Subject Property Meijer Store #246 - Outlot 3

Tax Parcel ID (not yet created) Current Zoning Planned Industrial Acreage 1.99

Attach a current survey (within 2 years) of the subject property and all supporting materials as required by Chapter 1141 and Chapter 1173 as applicable (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Property Owner's or Authorize Agent's Signature

1-8-2020

Date

DO NOT WRITE BELOW THIS LINE

Date Received: ___/___/___

Fee: \$ _____
Paid

Historic District: ___ Yes ___ No

Preservation District: ___ Yes ___ No

Date of Action: ___/___/___

Application ___ No

Expiration Date: ___/___/___

Approved: ___ Yes

___ Yes, with conditions

Tracking Number: PDP - _____



LEESMAN ENGINEERING & ASSOCIATES

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone 513-417-0420 ♦

Email: email@leesmanengineering.com

OUTLOT 3

1.989 ACRES

VILLAGE OF CANAL WINCHESTER, FAIRFIELD COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET AND CITY OF CANAL WINCHESTER, BEING IN SECTION 28, TOWNSHIP 15, RANGE 20, CONGRESS LANDS, BEING PART OF THE 56.115 ACRE TRACT OF LAND CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 1459, PAGE 766, RECORDER'S OFFICE, FAIRFIELD COUNTY OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX FOUND WITH A 3/4-INCH SOLID IRON PIPE, 36 INCHES LONG WITH AN ALUMINUM CAP INSCRIBED TRUCCO CONSTRUCTION ODOT C/L P.S. 7961, IN THE CENTERLINE OF DILEY ROAD AT THE NORTHWESTERLY CORNER OF SAID SECTION 28, THE SAME BEING THE NORTHEASTERLY CORNER OF SECTION 29, THE SOUTHEASTERLY CORNER OF SECTION 20; THENCE S 04°42'50" W, WITH THE CENTERLINE OF SAID DILEY ROAD, THE WESTERLY LINE OF SAID SECTION 28, A DISTANCE OF 284.41 FEET TO A POINT;

THENCE WITH THE COMMON PROPERTY LINE OF A 0.066 ACRE TRACT CONVEYED AS PARCEL 46-WDV TO BOARD OF FAIRFIELD COUNTY COMMISSIONERS BY DEED OF RECORD IN OFFICIAL RECORD 1180, PAGE 977, AND A 0.879 ACRE TRACT CONVEYED AS PARCEL 40-WDV TO BOARD OF FAIRFIELD COUNTY COMMISSIONERS BY DEED OF RECORD IN OFFICIAL RECORD 1324, PAGE 81, S 87°21'47"E 65.56 FEET TO A SET IRON PIN AND CAP #8352 AND THE TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING SEVEN (7) COURSES;

- 1) S87°21'47"E A DISTANCE OF 16.63 FEET TO A SET IRON PIN AND CAP #8352;
- 2) N22°15'01"E A DISTANCE OF 34.64 FEET TO A SET IRON PIN AND CAP #8352;
- 3) S85°14'15"E A DISTANCE OF 303.70 FEET TO A SET IRON PIN AND CAP #8352;
- 4) S16°32'12"E A DISTANCE OF 33.09 FEET TO A SET IRON PIN AND CAP #8352;
- 5) S04°45'45"W A DISTANCE OF 226.08 FEET TO A SET IRON PIN AND CAP #8352;
- 6) N85°14'35"W A DISTANCE OF 338.18 FEET TO A SET IRON PIN AND CAP #8352;
- 7) N03°35'30"E A DISTANCE OF 223.33 FEET TO A SET IRON PIN AND CAP #8352 TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.989 ACRES, MORE OR LESS SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINING IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STEVEN J. LEESMAN OHIO LICENSE #8352 ON AUGUST 16, 2019 WITH BEARINGS BASED UPON LEGAL DESCRIPTION OF OFFICIAL RECORD 1459, PAGE 766, RECORDER'S OFFICE, FAIRFIELD COUNTY OHIO. ALL PINS SET ARE 5/8" X 36" WITH CAP S.J. LEESMAN WITH CAP #8352.

STEVEN J. LEESMAN
OH#8352

DATE

SHOOTERS SPORTS GRILL

XXXX DILEY ROAD
CANAL WINCHESTER, OHIO 43110

LOT DATA

OUTLOT - MELJER CANAL WINCHESTER, OHIO
PARCEL ID: _____
ZONING - PLANNED INDUSTRIAL

SITE DATA

USES
PROPOSED USE: RESTAURANT
HOURS OF OPERATION: 11am - 1am (SUNDAY TO THURSDAY)
11am - 2:30am (FRIDAY & SATURDAY)

PROPOSED BUILDING:
FLOOR AREA: 7,510 SF (INCLUDING PATIO)

F.A.R. CALCULATION
F.A.R. = 7,510 SQ. FT. / 86,637 SQ. FT. = 8.7%

SETBACK REQUIREMENTS- MELJER SETBACKS
BUILDING
FRONT: 50' (WEST) *BUILD-TO LINE
SIDE: 40' (NORTH)
SIDE: 25' (SOUTH)
REAR: 25' (EAST)

PARKING ANALYSIS

USE: RESTAURANT
PARKING REQUIRED:
REQ(MIN): 1 PER EACH (100) SQUARE FEET OF FLOOR AREA (INCLUDING PATIO)
MINIMUM = 7,510/100 = 76 SPACES
REQ(MAX): (125% x FLOOR AREA)/100
MAXIMUM = 9,387/100 = 94 SPACES

PARKING PROVIDED:

TOTAL PARKING: 86 SPACES
REQUIRED ADA ACCESSIBLE: 4 SPACES (1 VAN & 3 CAR)
PROVIDED ADA ACCESSIBLE: 4 SPACES

FLOOD DATA

MAP NUMBER: NO FEMA FLOOD ZONE STUDY
COMMUNITY NUMBER: 390169
PANEL -
ZONE X
MAP REVISED: NO FLOOD MAP AVAILABLE

ISR CALCULATIONS:

PROPOSED LOT - 1.99 ACRES (86,637 SQ. FT.)
PROPOSED IMPERVIOUS AREA= 48,128 SQ. FT.
ISR= 55.6% IMPERVIOUS

DISTURBED AREA:
1.70 ACRES (ON-SITE)

VICINITY MAP: N.T.S.



OWNER/DEVELOPER:

SHOOTERS FRANCHISE OH 5, LLC
(614) 419-5021
hedge43@gmail.com

PREPARER/ENGINEER:

LEESMAN ENGINEERING & ASSOC.
ENGINEER: STEVEN J. LEESMAN, PE E-60565
PREPARER: MICHAEL CHANDLER
4820 GLENWAY AVE
CINCINNATI, OHIO 45238
PH: 513-304-7196

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

WATER & SANITARY SEWER
CITY OF CANAL WINCHESTER
WATER TREATMENT FACILITY
223 N HIGH STREET
CANAL WINCHESTER, OHIO 43110

STORM
CITY OF CANAL WINCHESTER
PUBLIC SERVICES
400 ASHBROOK RD
CANAL WINCHESTER, OHIO 43110
614-834-5111

GAS
NORTHEAST OHIO NATURAL GAS
5640 LANCASTER-NEWARK RD NE
PLEASANTVILLE, OH 43148
800-237-2099

ELECTRIC
SOUTH CENTRAL POWER CO
110 DANVILLE PIKE
HILLSBORO, OH 45133
800-282-5064

CABLE
ATT & SPECTRUM

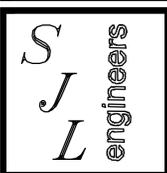
DRAWING INDEX

SHT #	DESCRIPTION	DATE
T 1	TITLE SHEET / DESIGN CRITERIA / VICINITY MAP	25 NOV. 2019
ALTA	EXISTING CONDITIONS / ALTA SURVEY	18 OCT. 2019
C 1	DEMOLITION AND EPSC PHASE 1	25 NOV. 2019
C 2	EPSC PHASE 2	25 NOV. 2019
C 3	SITE PLAN	25 NOV. 2019
C 4	GRADING PLAN	25 NOV. 2019
C 4.1	STORM SEWER PLAN	25 NOV. 2019
C 5	UTILITY PLAN	25 NOV. 2019
	SITE LIGHTING PLAN	5 DEC. 2019
C 6	DETAIL PAGE	25 NOV. 2019
C 7	DETAIL PAGE	25 NOV. 2019
634859	CONTECH CS-5 WATER QUALITY UNIT DETAIL	5 DEC. 2019
L 1	LANDSCAPE PLAN	5 DEC. 2019
L 2	LANDSCAPE PLAN	5 DEC. 2019

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



SHOOTERS SPORTS GRILL
 XXXX DILEY ROAD
 CANAL WINCHESTER, OHIO 43110
 LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE

TITLE SHEET

PROJ. NO: SSG-CW
DATE: 11/25/19
DRAWN: MDC
CHECKED: SJL

DRAWING NO.

T1

The undersigned hereby certifies, as of SEPTEMBER 9, 2019 to

and its successors, nominees and assigns as follows:

- a) I have surveyed, on the ground in accordance with the minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys as jointly established and adopted by the American Land Title Association and American Congress on Surveying & Mapping and National Society of Professional Surveyors, 2016 and this meets the requirements for an urban survey as defined therein, the property legally described hereof and that said legal description is correct, complete and accurate.
- b) The boundaries of the property as depicted in the plat were established by actual field measurements and the pins, monuments or other markers were set or found as shown.
- c) The size, dimensions and locations of all of the boundaries of the property, buildings, structures, fences and party walls and other improvements, recorded and visible unrecorded easements, streets, signs, drainage ditches, roads, railroads, streams, means of public access, rights of way, utility lines and connections, and set-back lines which affect the property are correctly and accurately shown hereon.
- d) All encroachments, overlaps or overhangs on easements, adjoining property, streets or alleys by any of said buildings, structures or other improvements, are as shown on the drawing. There are no encroachments, no overlaps or overhangs on said property by buildings, structures or other improvements situated on adjoining property and r/w except as shown.
- e) This plat correctly shows (i) the courses and measured distances of the exterior property lines of the property and any easements located on or affecting the property; (ii) the scale, north direction, the beginning point and point of reference from which the property is measured, the width of the streets on which the said property abuts, the lot and block number shown on any map or plat to which reference is made in the legal description of the property, together with the recording references for said map or plat; (iii) the address of the property; (iv) the location and number of parking spaces and the total area of the property in acres and square feet and any easements located on or affecting the property; (v) the dimensions of all buildings on the property at ground surface level and the distance therefrom to the nearest facing exterior property lines; and (vi) names of adjoining owners.
- f) The property lines shown as surveyed and described on the plat is contiguous along its entire boundaries and is not enclosed within the perimeters thereof.
- g) The dimensions shown hereon are expressed in feet and decimal part thereof.
- h) All bearings are related to an assumed meridian and are intended to indicate angles only.
- i) All parcels are contiguous with each other and there are no gaps or gores between or among parcels.
- j) A physical examination of the property reveals no apparent use of the property for pathways, driveways or roadways for which there are not recorded easements nor for solid waste dump, sump, sanitary land fill, drilling, excavating, building, street or sidewalk construction or repairs, or any changes in street right-of-way lines, either completed or proposed, nor does it serve adjoining property for drainage, ingress, egress or any other purpose.
- k) The property has direct frontage to a dedicated, complete and accepted public street maintained by governmental authority know as DILEY ROAD with NO DIRECT ACCESS. Access is being provided via common access drive and easement on and along the NORTHERN property line of subject property. Shared-Access Drive is UNNAMED.
- l) The property does NOT lie within a flood plain. NO FEMA FLOOD MAP AVAILABLE.
- m) A physical examination of the property does not reveal evidence of cemeteries.
- n) There are no parking restrictions on said property.
- o) No portion of the property lies within a federally designated wetlands protection area as determined by the maps of the Army Corps of Engineers, nor within any designated flood hazard area as determined by the U.S. Department of Housing and Urban Development, the Federal Emergency Management Agency or other federal, state or local government entity.
- p) There was NO evidence of building construction during survey.

PROPERTY INFORMATION

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE BEARING OF NORTH 04°42'50" EAST FOR THE CENTERLINE OF DILEY ROAD AS SHOWN ON THE DEED TO MEIJER STORES LIMITED PARTNERSHIP OF RECORD IN O.R. 1459, PG. 766 OF THE FAIRFIELD COUNTY, OHIO RECORDER'S OFFICE.

FLOOD DATA

MAP NUMBER : NO FEMA FLOOD ZONE STUDY
 COMMUNITY NUMBER: 390169
 PANEL -
 ZONE X
 MAP REVISED: NO FLOOD MAP AVAILABLE

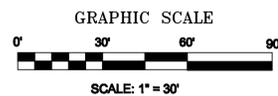
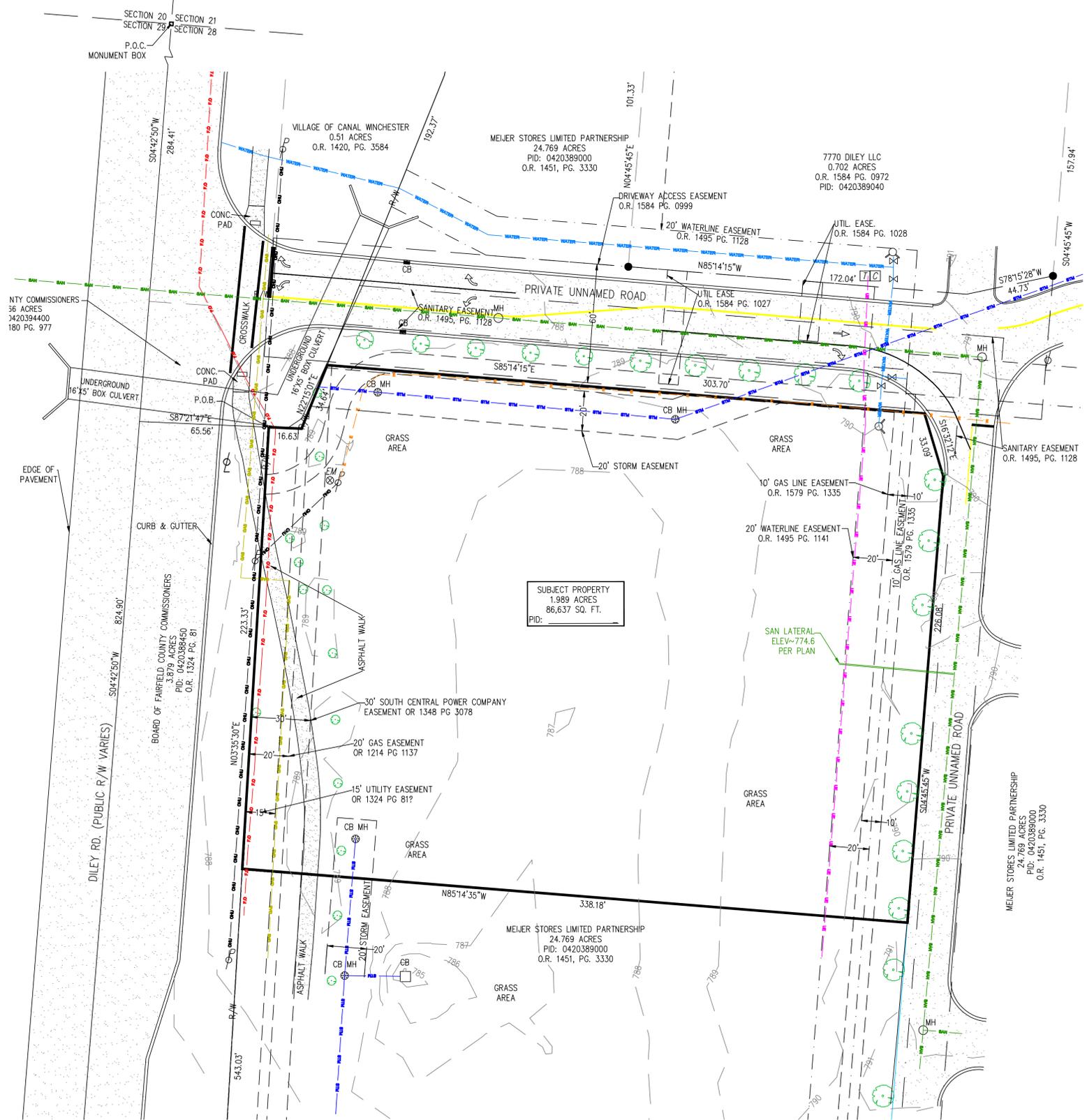
ENCROACHMENT NOTES

DRAWING NOTES

- 1) ALL UTILITIES ARE SHOWN BY VISUAL INSPECTION OF THE SITE OR MARKINGS ON THE GROUND BY OTHERS.
- 2) FROM OBSERVED EVIDENCE AS SHOWN HEREON, GAS, ELECTRIC, STORM, SANITARY SEWER, AND TELEPHONE ARE AVAILABLE FOR THE SUBJECT PROPERTY.
- 3) DATE OF TITLE COMMITMENT: -----

LEGEND

- | | |
|----------------|-------------------|
| ● FOUND I.P. | CB CATCH BASIN |
| ✕ FOUND C.N. | MH MAN HOLE |
| ⊕ LIGHT POLE | EM ELECTRIC METER |
| ⊙ GAS VALVE | ⊠ CABLE BOX |
| ⊙ FIRE HYDRANT | ⊠ TELEPHONE BOX |
| ⊙ WATER VALVE | |

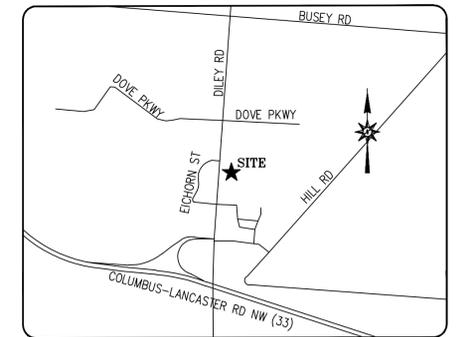


LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

DRAWING DATA	REVISIONS	
	DATE	BY
SCALE: 1"=30'		
DRAWN BY: BRR		
CHECKED BY:		
DWG. No.:		

LEGAL DESCRIPTION

SCH. B II ITEMS. COMMITMENT NO. 000



VICINITY MAP
N.T.S.

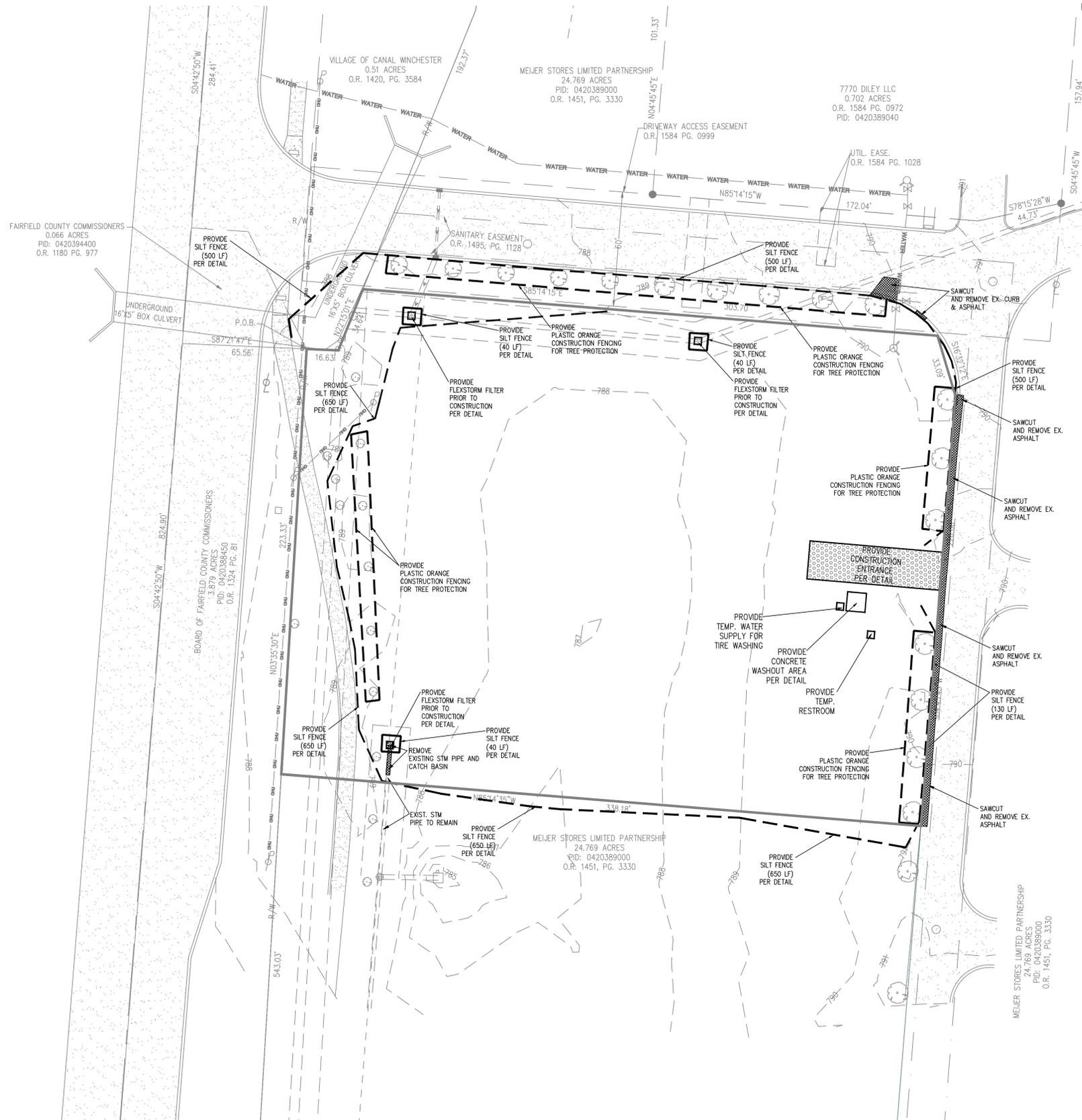
ALTA/NSPS LAND TITLE SURVEY

Date of PLAT/MAP: SEPTEMBER 9, 2019



PRELIMINARY

Steven J. Leesman, Leesman Engineering & Associates
 Registered Land Surveyor
 Reg. No. 8352
 State of Ohio
 Date of survey: AUGUST 26, 2019
 Contact info: email@leesmanengineering.com



DEMOLITION NOTES

- 1) ALL EXISTING UTILITIES ARE SHOWN PER PLANS PROVIDED BY OWNER AND UTILITY DEPARTMENTS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF CONSTRUCTION.
- 2) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND CLERMONT COUNTY STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER ACTIVITY HAS CEASED.

SITE DEMOLITION NOTES:

1. EXISTING TREES ALONG PERIMETER OF SITE TO REMAIN. CONTRACTOR TO LOCATE PROPOSED SIDEWALK AND NOTIFY DESIGN ENGINEER OF CONFLICTS (IF ANY).

EROSION CONTROL NOTES

- 1) ALL AREAS THAT ARE UNPROTECTED SHALL BE SEEDDED IN A TIMELY MANNER. NO UNPROTECTED AREA SHALL BE LEFT UNSEEDDED FOR MORE THAN 14 DAYS.
- 2) USE TEMPORARY SEEDING AND/OR VEGETATION TO PROTECT AREAS THAT ARE BARE SOIL
- 3) USE OF SPRINKLERS OVER DRY SOIL TO KEEP DUST TO A MINIMUM.
- 4) NO WORK SHALL COMMENCE UNTIL ALL SEDIMENT AND EROSION PROTECTION MEASURES HAVE BEEN INSTALLED AND INSPECTED.
- 5) ALL SEDIMENT AND EROSION MEASURES ARE TO BE INSPECTED ON A REGULAR BASIS, IF AT ANY TIME THESE MEASURES ARE TO FAIL THE CONTRACTOR IS TO REPAIR IMMEDIATELY.
- 6) UPON COMPLETION OF GRADING A MINIMUM OF 4 INCHES OF TOPSOIL IS TO BE PLACED OVER GRASSED AREAS. FINAL GRASS SEEDING IS TO BE PER LANDSCAPE ARCHITECT PLAN.
- 7) WHEN PROJECT IS COMPLETE AND INSPECTED THE EROSION CONTROL MEASURES ARE TO BE REMOVED AND SEEDDED PER LANDSCAPE PLAN FINAL SEEDING CHART.
- 8) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND FUELING EQUIPMENT. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
- 9) STEEP SLOPES (35% GRADE OR GREATER) SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.

EPSC PHASING

1. INSTALL CONSTRUCTION ENTRANCE & TEMP. RESTROOM
2. INSTALL SILT FENCE
3. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS
4. INSTALL CONC. WASHOUT
5. BEGIN GRADING AND CONSTRUCTION OF STORM DRAINAGE
6. INSTALL INLET PROTECTION ON EACH STRUCTURE AS CONSTRUCTED
7. TEMPORARY SEED AND STRAW DISTURBED AREAS
8. COMPLETE CONSTRUCTION
9. PERMANENT SEED AND STRAW ENTIRE SITE
10. REMOVE SILT FENCE AND INLET PROTECTION ON STRUCTURES

EROSION CONTROL SCHEDULE

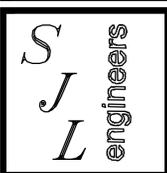
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3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



SHOOTERS SPORTS GRILL
XXXX DILEY ROAD
CANAL WINCHESTER, OHIO 43110
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



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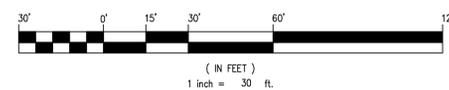
EPSC & DEMO PLAN

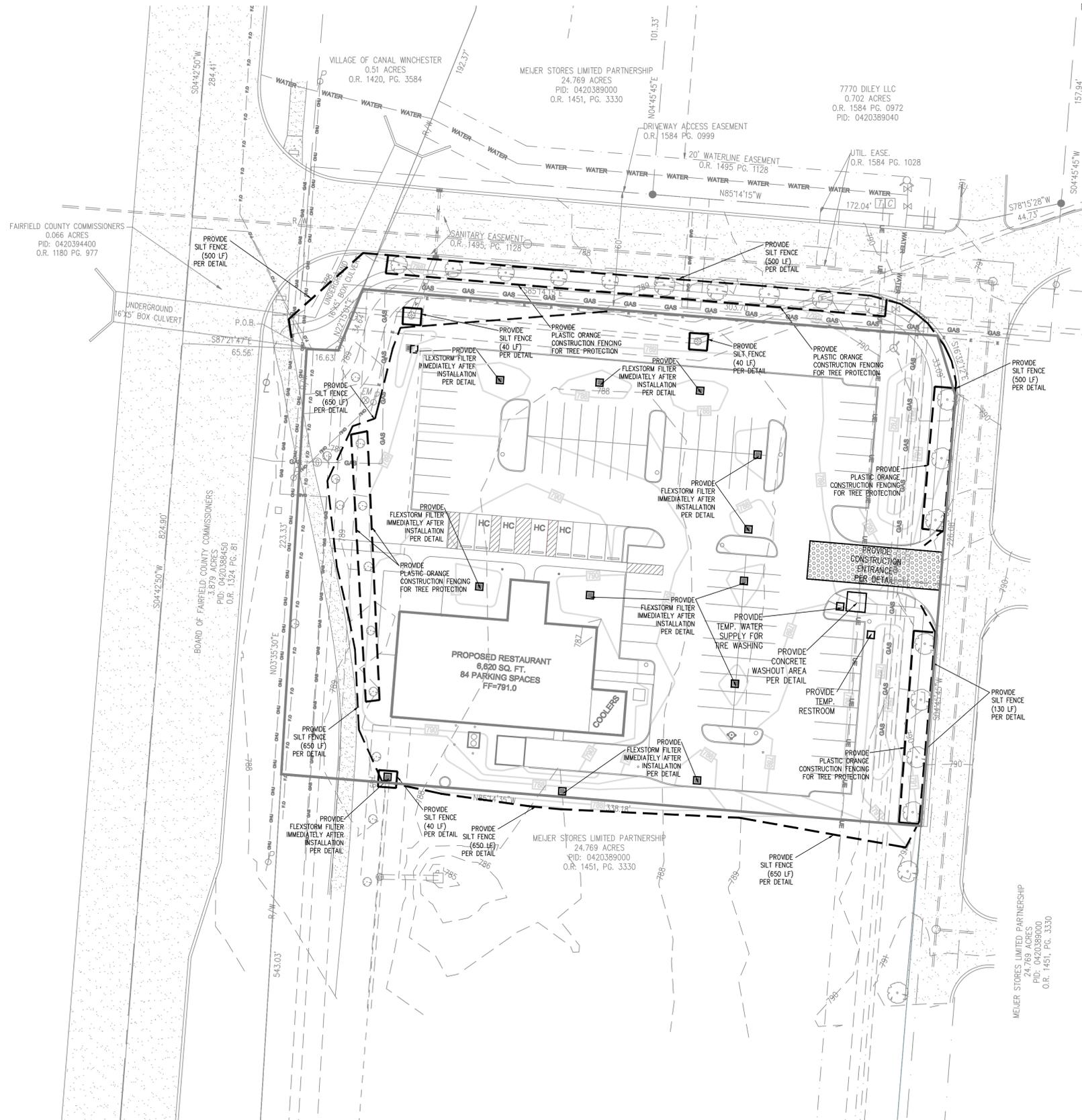
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C1

EPSC & DEMO PLAN





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EROSION CONTROL NOTES

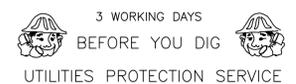
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EROSION CONTROL SCHEDULE

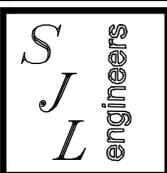
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LEEBMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING & ASSOC.
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



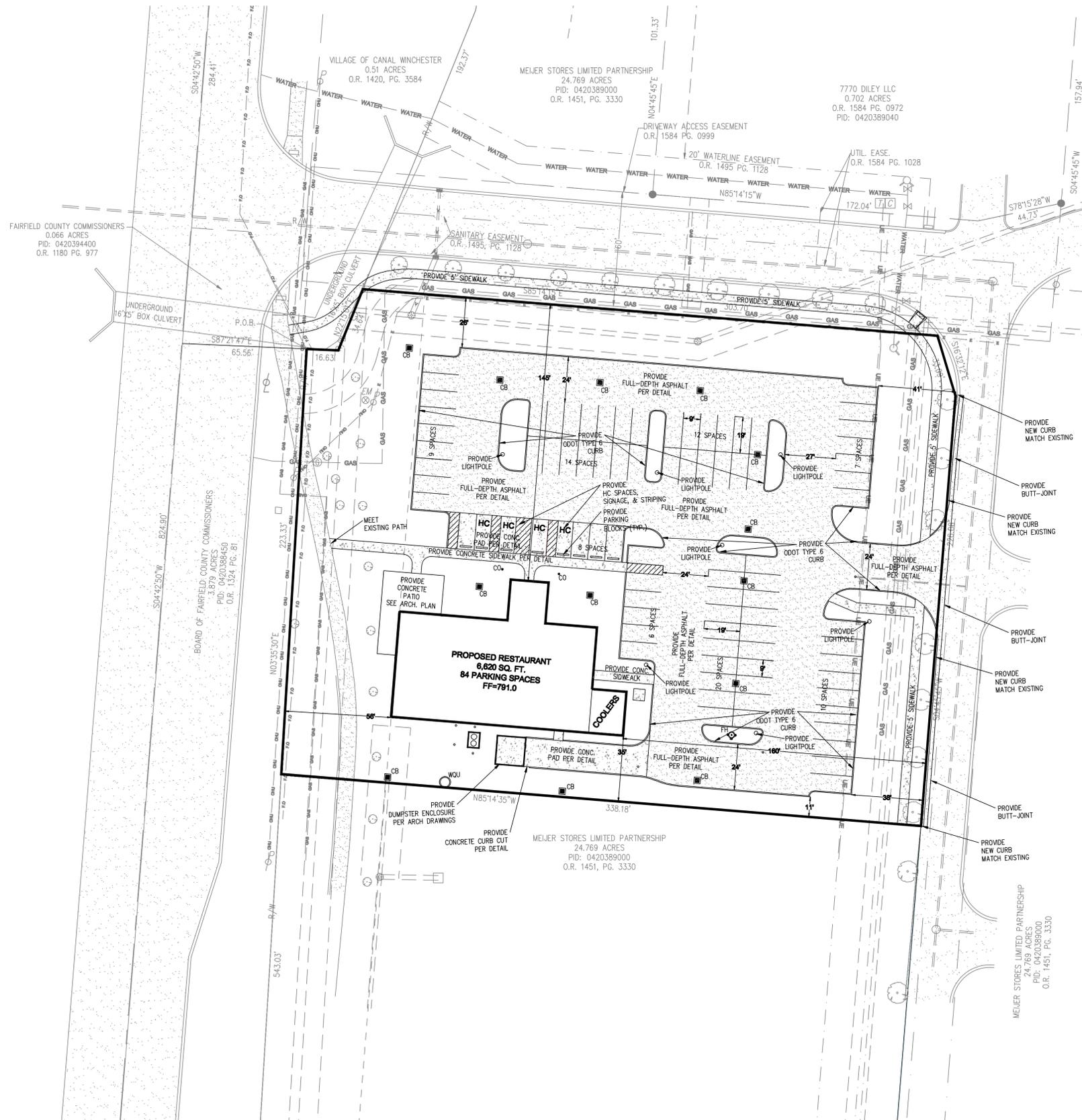
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EPSC-PHASE 2

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C2



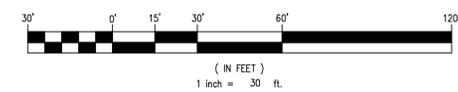
CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
3. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
4. CLERMONT COUNTY WATER AND SEWER DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL UTILITY CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
6. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH DEPARTMENT OF PUBLIC WORKS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.
8. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (10') TEN FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.
9. ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.
10. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.
11. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
12. ALL EASEMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
13. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

GENERAL NOTE

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE AND UNDERGROUND UTILITIES. THIS PROJECT INCLUDING ALL OVERHEAD.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
6. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
7. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
8. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
9. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH VILLAGE OF AMELIA AND ODOT DETAILS AND SPECIFICATIONS.
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
11. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS
12. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED

SITE PLAN

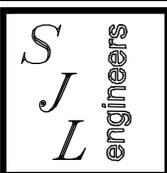


3 WORKING DAYS
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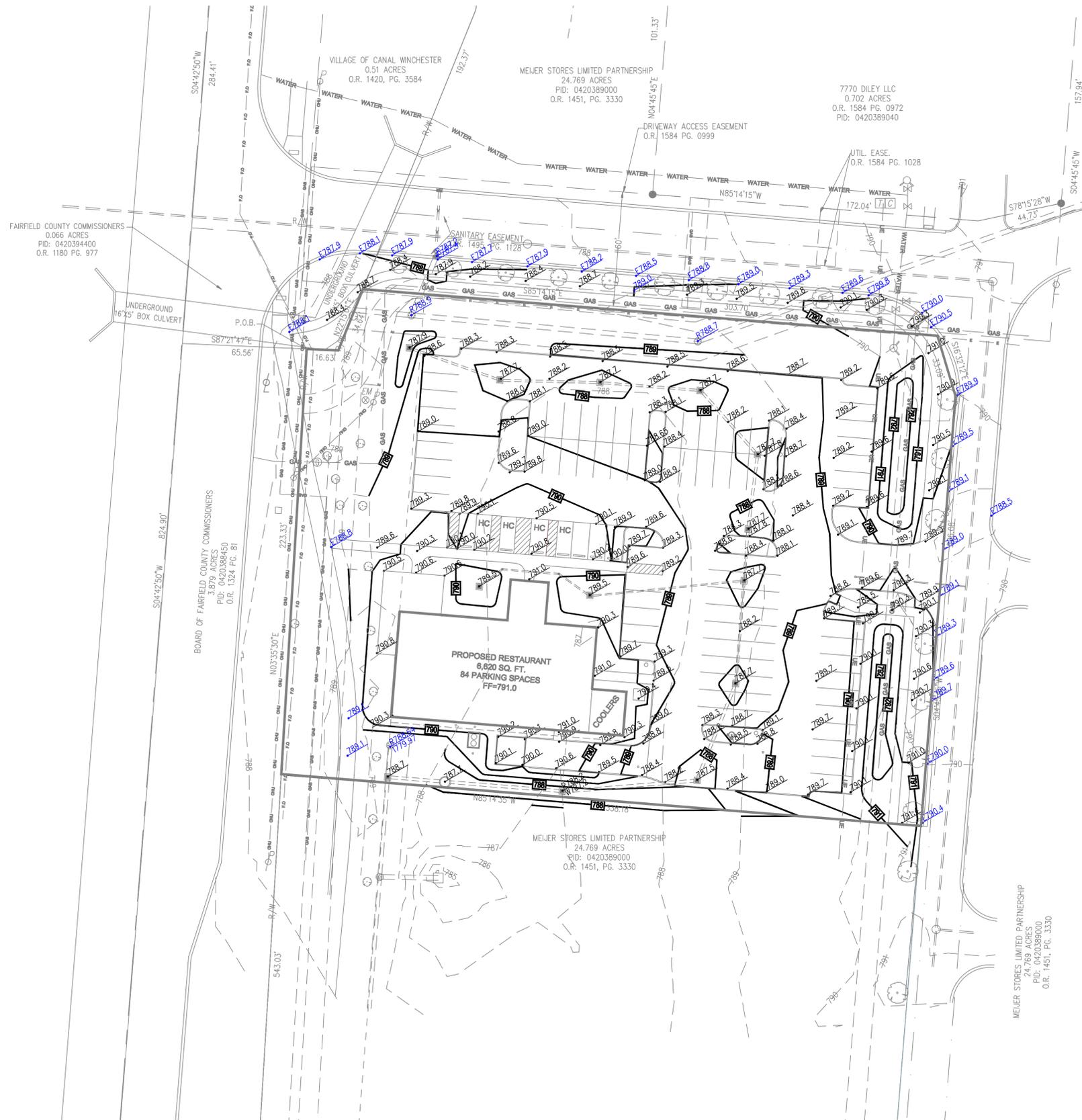


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SITE PLAN	
PROJ. NO. SSG-CW	DATE 11/25/19
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C3



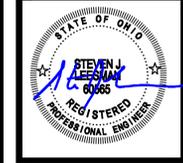
TEMPORARY SEEDING			
SPECIES	SEEDING RATE		SEEDING DATES
	LB./AC.	LB./1000 sq.ft.	
OATS	4 BUSHEL	3	MARCH 1 TO AUGUST 15
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
RYE	2 BUSHEL	3	AUGUST 16 TO NOVEMBER 1
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
WHEAT	2 BUSHEL	3	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	

USE MULCH ONLY, SOODING PRACTICES NOVEMBER 1 TO SPRING SEEDING
OR DORMANT SEEDING
NOTE: OTHER

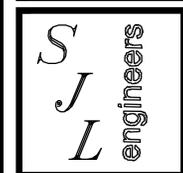
PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB./AC.	LB./1000 sq.ft.	
GENERAL USE			
CREeping RED FESCUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	20-40	1	
CROWN VETCH TALL FESCUE	10-20	1/4-1/2	DO NOT SEED LATER THAN AUGUST
FLAT PEA TALL FESCUE	20	1/2	DO NOT SEED LATER THAN AUGUST
ROAD DITCHES AND SWALES			
TALL FESCUE	40	1	
DWARF FESCUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREeping RED FESCUE	60	1 1/2	FOR SHADED AREAS

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

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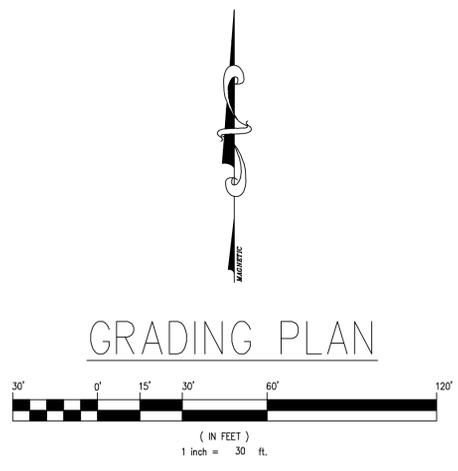


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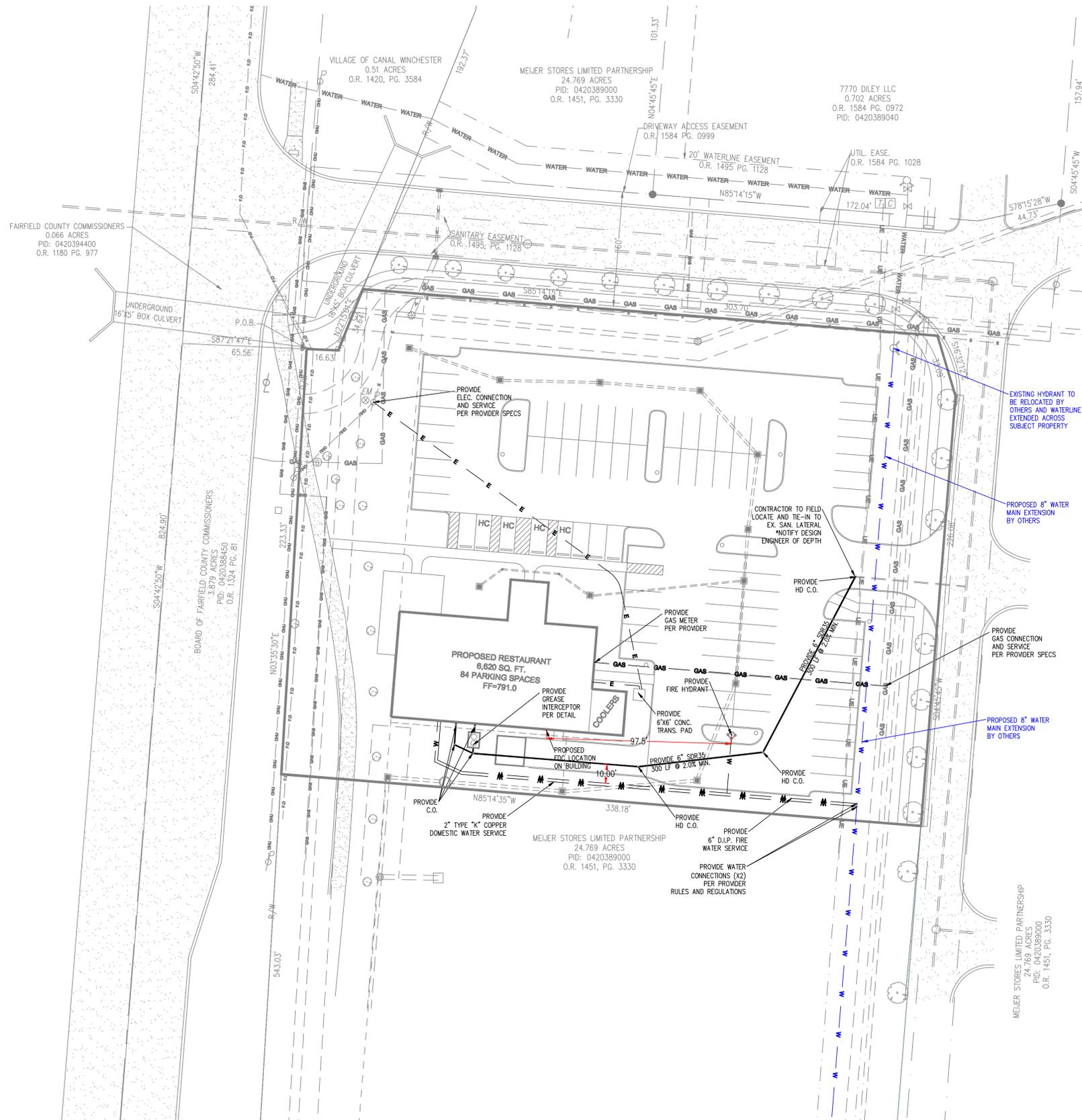


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GRADING PLAN	
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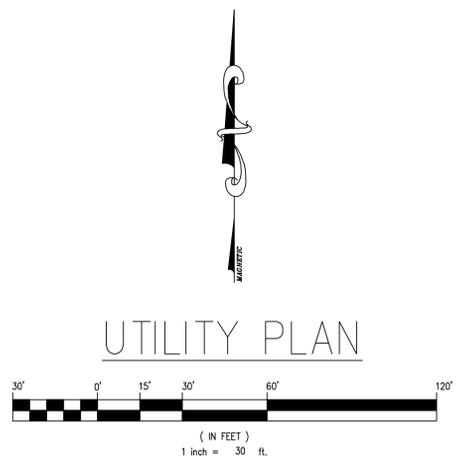


UTILITY NOTES:

- A. VERIFY EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 - B. ROOF DOWN SPOUTS FROM THE PROPOSED BUILDING ARE TO DRAIN INTO STORM SEWER SYSTEM. CONNECTION TO SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
 - C. TRAFFIC MARKING PAINT IN RIGHT-OF-WAY SHALL BE ODOT ITEM 644 THERMOPLASTIC. PARKING LOT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, AASHTO M248 TYPE 1 4" STRIPE WIDTH, COLOR: WHITE.
 - D. EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLUSH WITH GRADE (CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- CITY OF CANAL WINCHESTER/LOCAL UTILITY PROVIDER IS NOT RESPONSIBLE FOR ADJUSTING ANY UTILITY INCLUDING WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, OR STORM UTILITY ELEMENTS. ALL ITEMS THAT REQUIRE ADJUSTMENTS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF OWNER.
- E. SEWER PIPE TO BE AS INDICATED: POLYVINYL CHLORIDE PIPE (PVC) ASTM D3034, SDR 35, GASKETED JOINTS ONLY. MINIMUM SLOPE OF 2.0% ON ALL SEWAGE PIPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - F. PRECAST MANHOLES SHALL CONFORM TO ASTM C478, WITH PROVISION FOR RUBBER GASKET JOINTS. STRUCTURES SHALL COMPLY WITH SPECIFICATIONS AND STANDARDS OF ODOT.
 - G. PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES.
 1. SANITARY MAIN = 4'-0"
 2. WATER MAINS = 4'-0"
 3. STORM WATER LINES = 2'-0"
 4. GAS & ELECTRIC = 2'-0"

IRRIGATION NOTE:

- A. AN IRRIGATION PLAN AND SYSTEM ARE REQUIRED FOR THIS SITE. CONTRACTOR TO SUPPLY DESIGN TO ENGINEER PRIOR TO INSTALLATION FOR REVIEW.

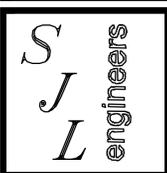


UTILITY PLAN

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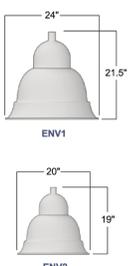


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UTILITY PLAN	
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AVPL ENV - Architectural Bell Luminaire



Description
 Decorative architectural design provides a unique lighting solution for a variety of applications. The ENV series by AV Poles and Lighting is ideal for commercial, municipal, and design build lighting applications.

Features

- Spun Aluminum construction
- Stainless Steel hardware
- Dark Sky/ Full Cutoff
- IP67 rated modules - 5 year warranty
- Up to 130+ Lumens Per Watt output
- Low maintenance cost with lifetime >54,000 hrs
- Multiple lighting distribution options with optical lens transmittance up to 98%.
- Multiple LED modules can easily be connected in series
- TGIC thermoseal polyester powder coat finish is electrostatically applied at a 3.0 mil nominal thickness. A five stage metal pre-treatment process and sealer provide maximum corrosion resistance. The powder coat cost is billed in excess of 400 degrees for supreme endurance.

Ordering Information

Luminaire	Lamp Type	Volts	Mounting	Finish	Options
AVPL ENV1	700mA LED 35W 71W 105W 135W 1A	120	Wall Mount	Dark Bronze	Optical
AVPL ENV2	700mA LED 35W 71W 105W 135W 1A	208	1-.....	Black	House Side Sheet
	Lumen Output (4K)	240	2-90.....	White	Electrical
	Type II	277	2-180.....	Grey	15-20kV Surge Protector
	Type III	MT	3-90.....	Green	9-10V Dimmable Driver(s)
	Type IV		3-120.....		Photo Cell + Voltage
	Type V		4-90.....		High/Low Dimming for Hardened Building or Non-Hardened Modern Setting
	Color Temp	120-277 Voltage Sensing			
	3000K Warm				
	4000K Neutral				
	5000K Cool				

120-277 Voltage Sensing
 = LED Only

16' MOUNTING HEIGHT

S04°42'50"W 824.90'

N03°35'30"E 223.33'

BOARD OF FAIRFIELD COUNTY COMMISSIONERS
 3.879 ACRES
 PID: 042038450
 O.R. 1324 PG. 81

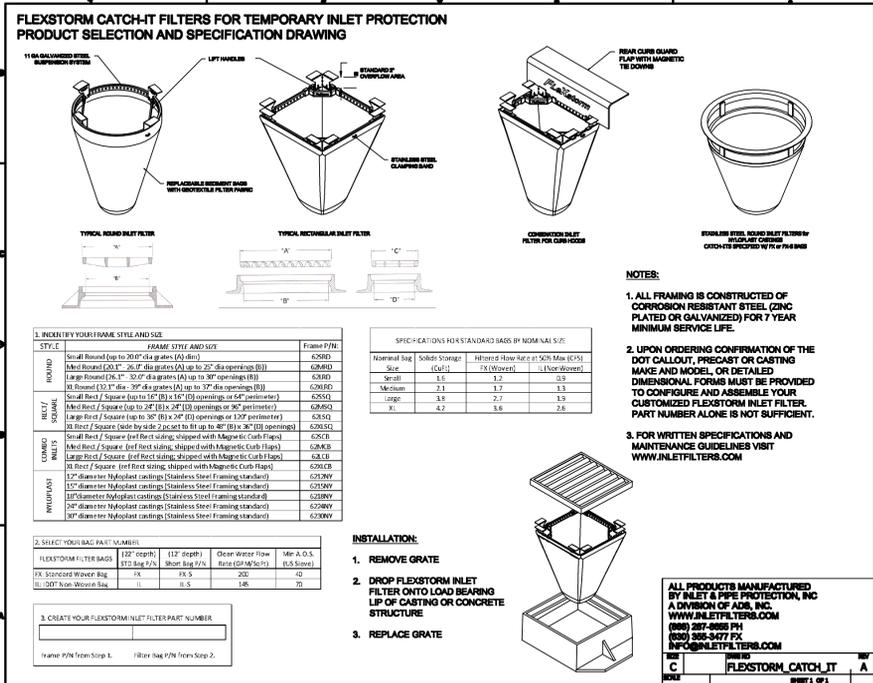
Luminaire parts list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Eye Lighting International of North America	Post-top retrofit kit installed in Lexalite 424 Lindy reference housing	LEX-37WH433-830-HWD-XXXX-UNV-X	1xNine white LED arrays, three boards with three LED arrays and clear plastic optics each	1000 lm	0.91	12 W	15
2	AV POLES & LIGHTING	AVPL-CL-S-3-IV-700mA-105W-4K		1xLUMILEDS LUXEON Mx 3 MODULES WITH 4 LEDS PER MODULE 105W PER MODULE 700mA DRIVE CURRENT TYPE IV MEDIUM	8762 lm	0.91	71 W	9

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Calculation surface	Perpendicular illuminance	0.006 fc	7.96 fc	0.96 fc	163.2	1360



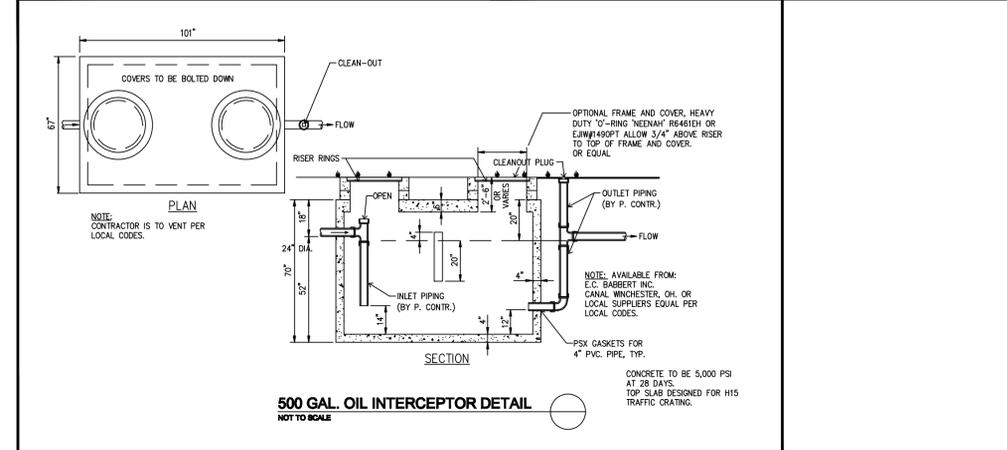
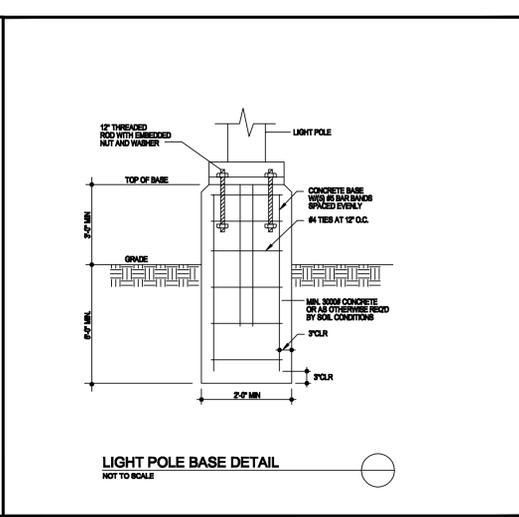
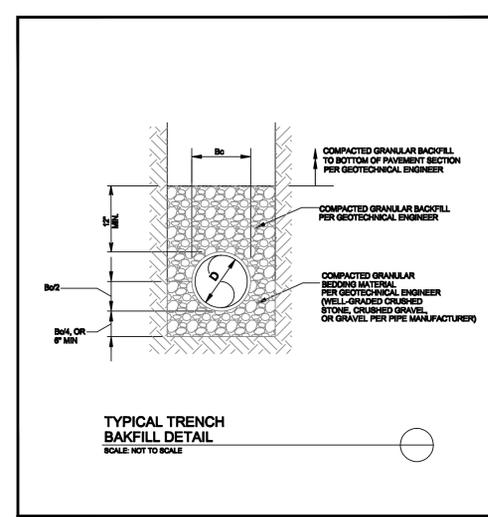
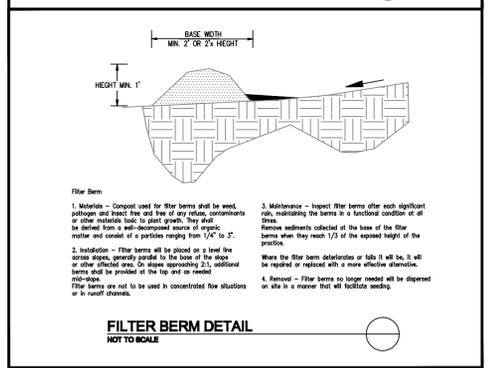
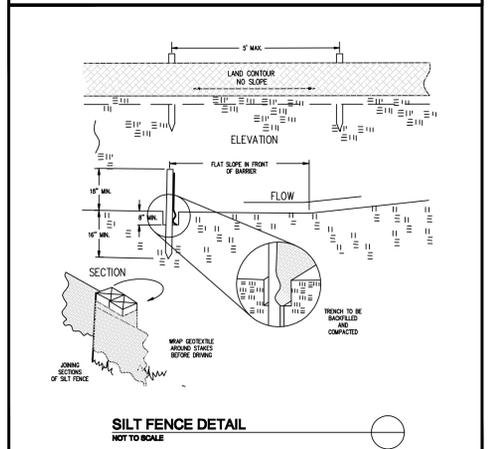
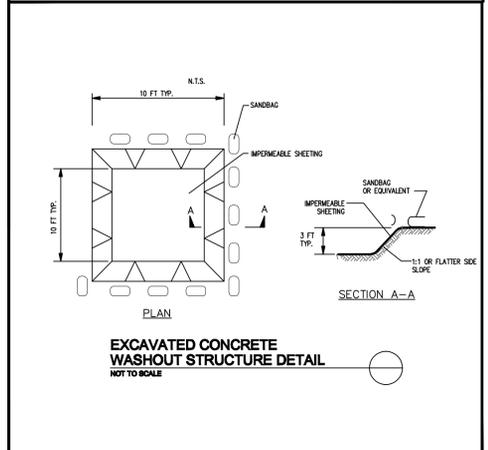
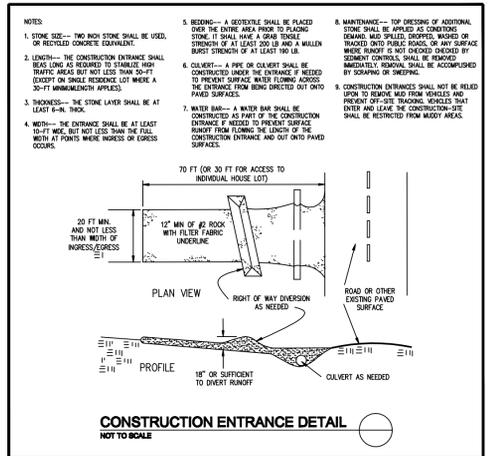
Shooters Canal Winchester



FLEXSTORM FILTER DETAIL
NOT TO SCALE

EPSC DETAILS

N.T.S.



UTILITY DETAILS

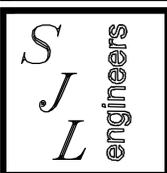
N.T.S.

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		



SHOOTERS SPORTS GRILL
3000 DILEY ROAD
CANAL WINCHESTER, OHIO 43110

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

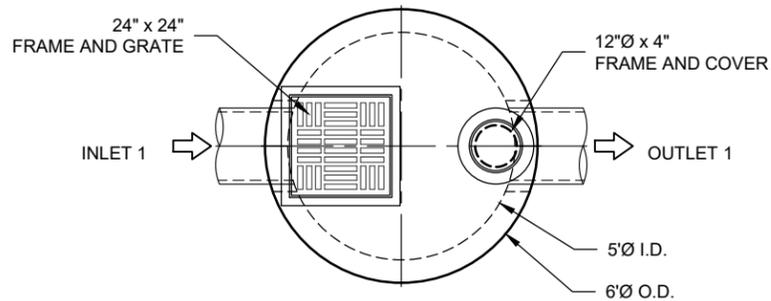


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DETAILS	
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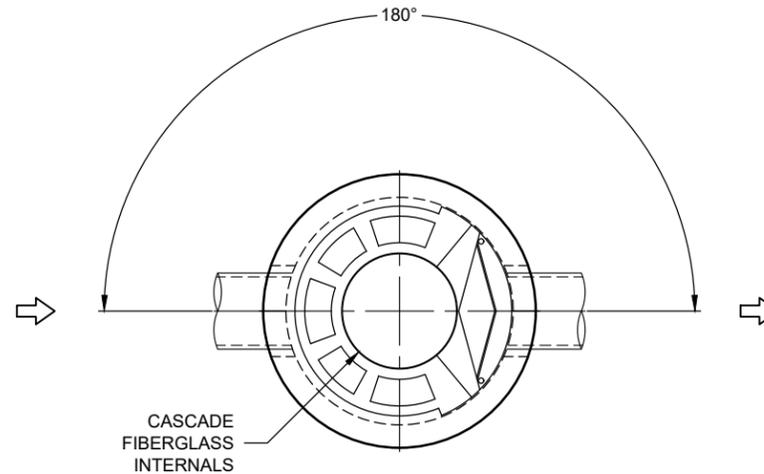
DRAWING NO.
C6

3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

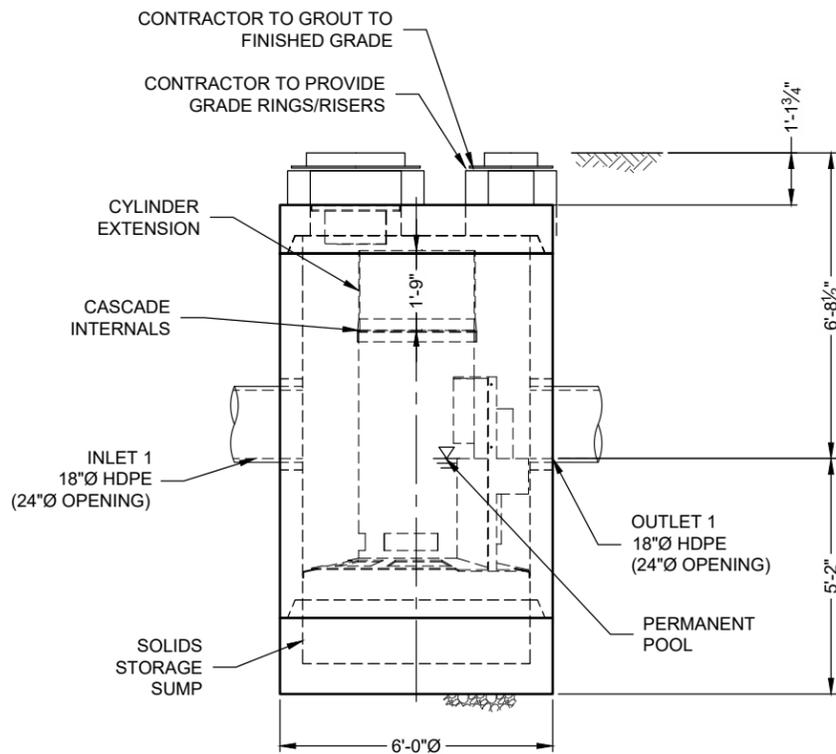
I:\MERLIN\PROJECT\ACTIVE\634859\634859-10-CASCADE\DRAWINGS\634859-10-CS-5-CONFAB.DWG 12/5/2019 1:28 PM



PLAN VIEW
(INTERNALS NOT SHOWN)



SECTION FOR PIPE ORIENTATION
(TOP SLAB NOT SHOWN)



ELEVATION VIEW

RIM ELEV. 787.70+/-

TOP OF SYSTEM
ELEV. 786.55'

INLET 1 INVERT
ELEV. 780.99'
OUTLET 1 INVERT
ELEV. 780.99'

OUTSIDE BOTTOM
ELEV. 775.82'

MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	CS-5 FIBERGLASS CYLINDER INSERT, STD.	CONTECH
4	CS-5 ALUMINUM INSTALLATION BRACKET	CONTECH
1	CS-5 FIBERGLASS CYLINDER EXTENSION, 1 FT.	CONTRACTOR
1	24" INLET TRAY	CONTRACTOR
1	SEALANT FOR JOINTS	CONTRACTOR
1	24" x 24" FRAME & GRATE, EJ#45624050A01, OR EQUIV.	CONTRACTOR
1	12"Ø x 4" FRAME & COVER, EJ#41610201, OR EQUIV.	CONTRACTOR

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 10500 LBS.
OF 3 PIECES

MAXIMUM FOOTPRINT = 6'Ø

CONTECH
PROPOSAL
DRAWING

NCI
LAYOUT 1A

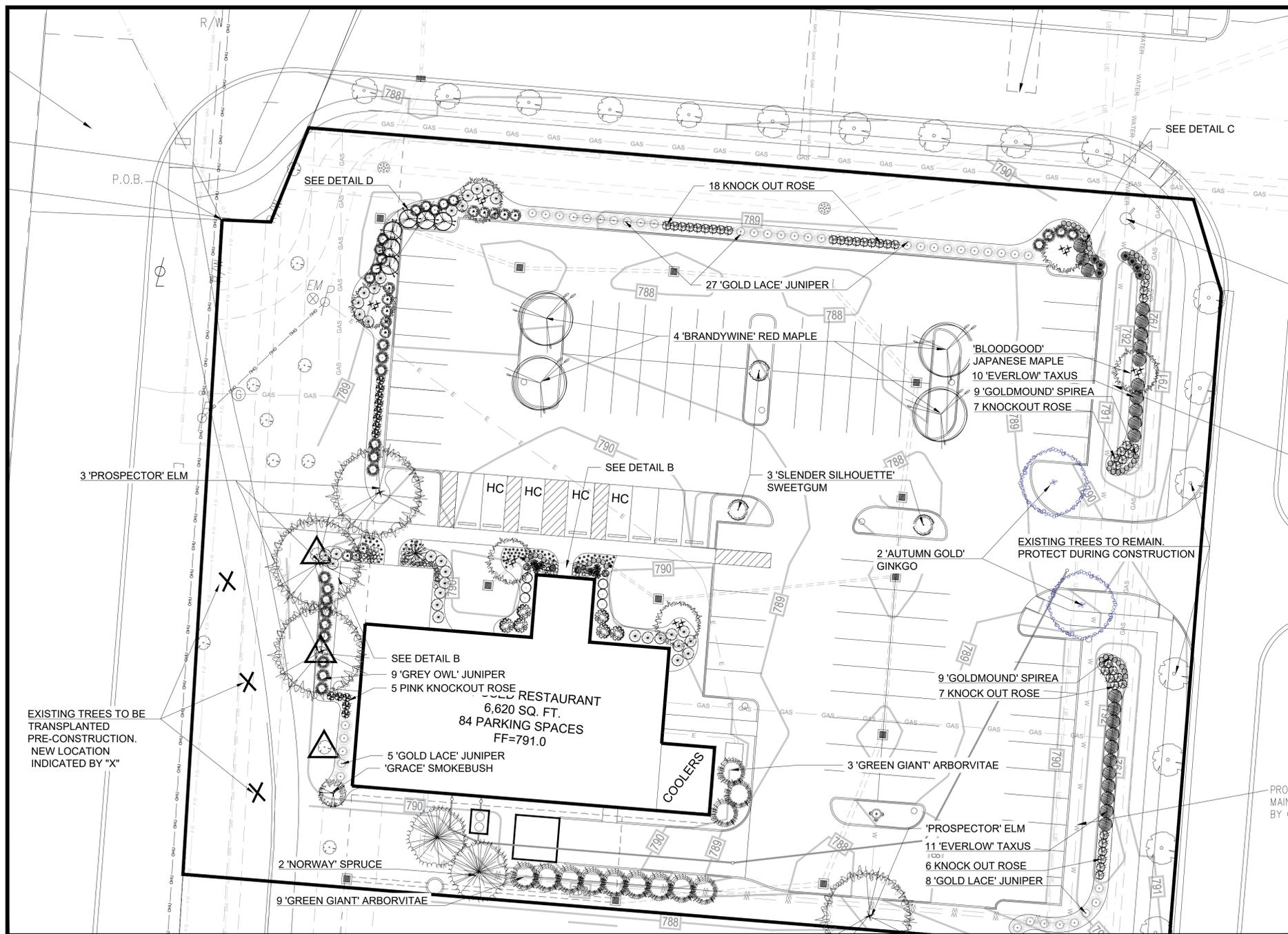
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MARK	DATE	REVISION DESCRIPTION	BY

CS-5 - 634859-10
SHOOTERS SPORTS GRILL - CANAL
WINCHESTER, OH
CANAL WINCHESTER, OH

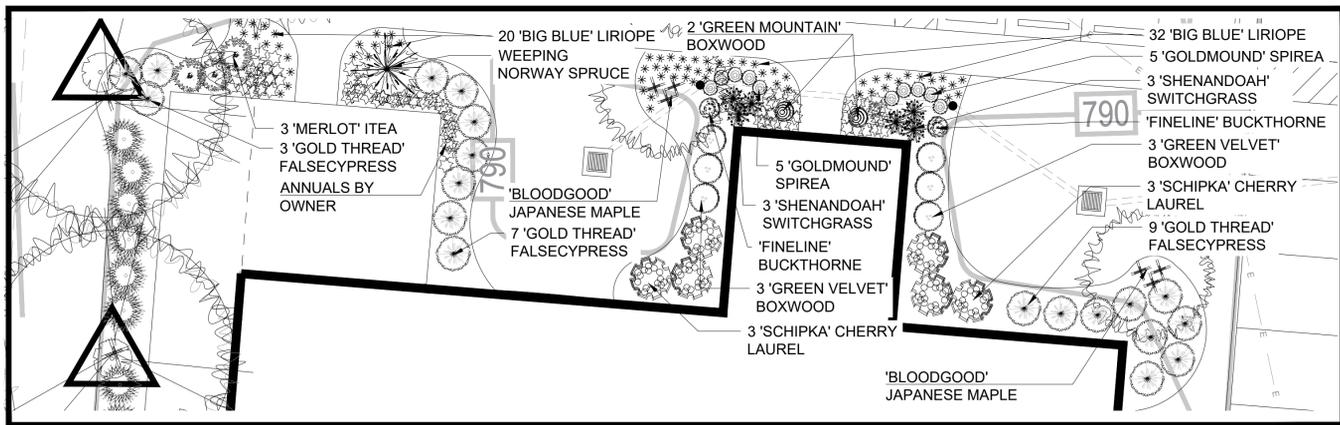
CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
7037 Ridge Road, Hanover, MD 21076
410-796-5505 866-376-8511 FAX
CASCADE separator™

DATE: 12/05/19	
DESIGNED: MAK	DRAWN: MAK
CHECKED: MAK	APPROVED: MAK
PROJECT No.: 634859	SEQUENCE No.: 10
SHEET: 1 OF 1	



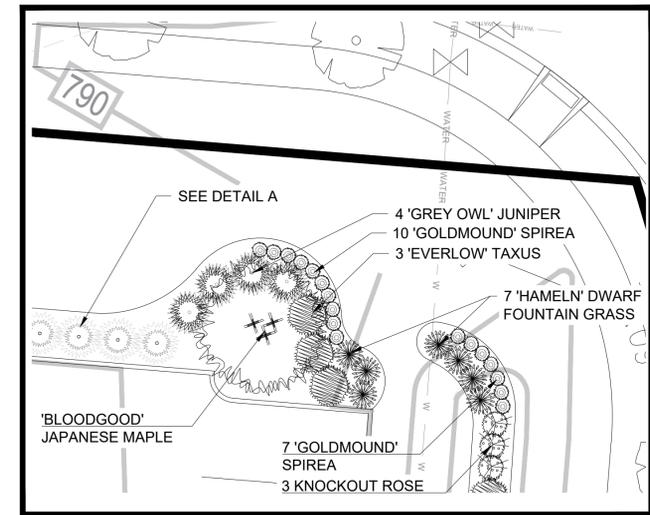
A PLAN: VUA LANDSCAPE AND BUFFER PLANTING

1"=20'-0"



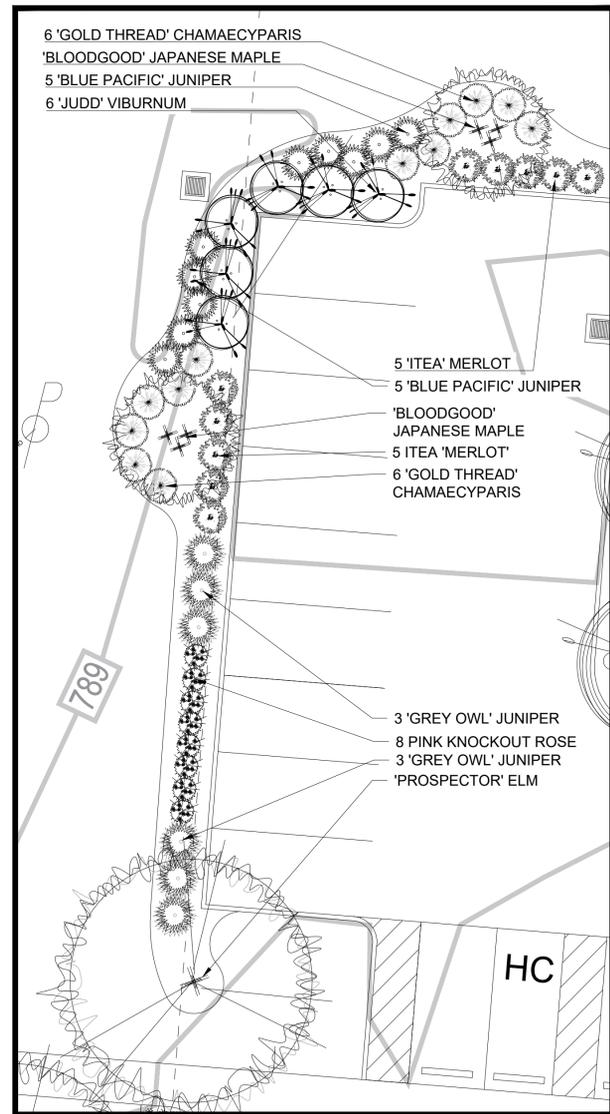
B PLAN: BUILDING LANDSCAPE

1"=10'-0"



C PLAN: BUFFER PLANTING

1"=10'-0"



D PLAN: BUFFER PLANTING

1"=10'-0"

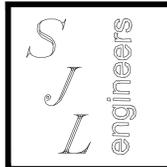
SEED AND STRAW ALL DISTURBED AREAS

△ TRANSPLANT

NO.	DESCRIPTION	BY	DATE



SHOOTERS SPORTS GRILL
 XXXX DILEY ROAD
 CANAL WINCHESTER, OHIO 43110
LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513.417-0420



DRAWING TITLE

LANDSCAPE PLAN

PROJ. NO.	DATE
SSG-CW	12.15.19
DRAWN	CHECKED
JT	GAF

DRAWING NO.

L1 of 2

SPECIFICATIONS

GENERAL PLANTING NOTES

- *CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK
- *PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK"
- *FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- *PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- *IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
- *LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- *LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- *TOPSOIL SHALL BE ASTM D 5268, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- *COMPOST SHALL BE WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- *FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.

PREPARATION AND PLANTING

- *LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- *PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- *PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- *LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- *TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

- *ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
 - LOOSEN SUBGRADE TO A DEPTH OF 4 - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
 - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - EDGE BEDS 3 - 4" DEEP (SEE DETAIL).
- ADDITIONAL PREPARATION FOR PERENNIAL BEDS:
 - PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE, DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS, 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.

- *ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO-TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT)
- *AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURER'S SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

Type of Plants Normal Planting Dates

- Non-Container Grown, Deciduous October 1 to April 1
- Non-Container Grown, Other October 1 to May 1
- Non-Container Grown, Other October 1 to May 1
- Container Grown, All Year-Round, if suitable precautions are taken to protect the stock from extremes of moisture and temperature, if there is a doubt, obtain a variance or a performance bond

ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OH OR KY DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS". IN THE EVENT OF A CONFLICT THE MORE STRINGENT STANDARD SHALL APPLY.

- *NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
- *NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
- *ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW-RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
- *IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
- *ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- *IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS, TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
 - REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- *CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIAL.
- *CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- *WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
- *SERVICES PROVIDED BY WARRANTY SHALL INCLUDE:
 - MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
 - IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
 - REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
- *WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
- PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
- *TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
- *SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- *RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- *PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
- *PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER.
- *SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
- *SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

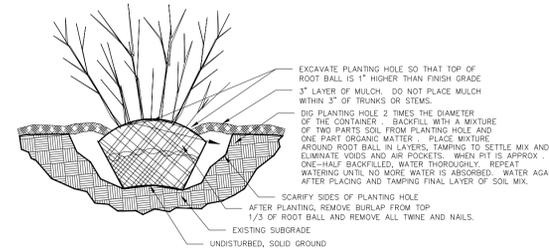
MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3" DEPTH

- PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS:
- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
 - DYED BROWN MULCH DOUBLE SHREDDED
 - DOUBLE SHREDDED HARDWOOD BLEND
 - CYPRESS MULCH
 - MINI PINE NUGGET
 - MINI PINE FINES
 - PINE STRAW
 - PREMIUM WOOD CHIP
 - WOOD CHIP

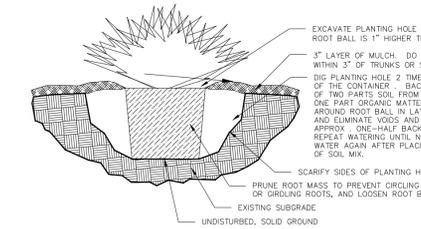
PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED _____ CUBIC YARDS

PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED _____ CUBIC YARDS

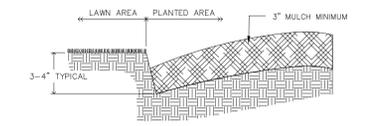
PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDED _____ CUBIC YARDS



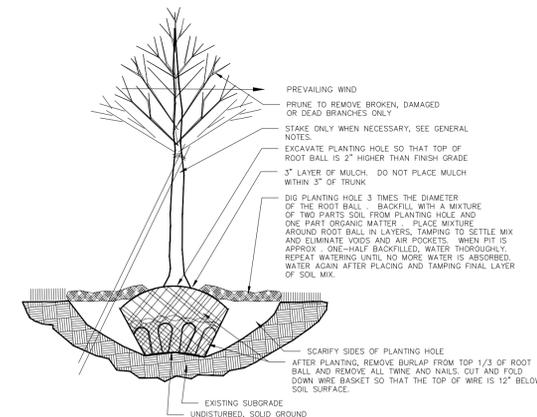
PLANTING DETAIL : BALLED AND BURLAPPED SHRUB
NOT TO SCALE



PLANTING DETAIL : CONTAINERIZED PLANTS
NOT TO SCALE



PLANTING DETAIL : BED EDGE
NOT TO SCALE



PLANTING DETAIL : BALLED AND BURLAPPED TREE
NOT TO SCALE

SHOOTERS CANAL WINCHESTER

PLANT KEY

12.15.19

QNT	SIZE	COMMON	BOTANICAL
4	2 in	Brandywine Red Maple	Acer rubrum 'Brandywine'
2	2 in	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'
3	2 in	Sweetgum slender silhouette	Liquidambar styraciflua 'Slender Silhouette'
4	2 in	Prospector Elm	Ulmus wilsoniana 'Prospector'
6	1.5"	Japanese Bloodgood Maple	Acer palmatum 'Bloodgood'
2	5'	Norway Spruce	Picea abies
1	6'-7'	Norway Weeping Spruce	Picea abies var. pendula
12	5'	Green Giant Arborvitae	Thuja plicata 'Green Giant'
1	5 gal	Grace Smokebush	Cotinus coggygria 'Grace'
13	18"	Merlot Itea	Itea virginica 'Merlot'
2	5 gal	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'
13	18"	Double Knock Out Rose	Rosa 'Double Knock Out'
41	18"	Knock Out Rose	Rosa 'Knock Out'
45	18"	Gold Mound Spirea	Spiraea japonica 'Gold Mound'
6	5 gal	Judd Viburnum	Viburnum x Judd
2	24 in	Green Mountain Boxwood	Buxus x 'Green Mountain'
6	15-18 in	Green Velvet Boxwood	Buxus x 'Green Velvet'
31	18"	Gold Thread Falsecypress	Chamaecyparis pisifera 'Filifera Aurea'
40	18"	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
10	3 gal	Blue Pacific Juniper	Juniperus conferta 'Blue Pacific'
19	18"	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
6	3 gal	Otto Luyken Cherrylaurel	Prunus laocerasus 'Otoot Luyken'
24	18"	Dense Yew	Taxus x media 'Densiformis'
6	3 gal	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'
7	2 gal	Hamelin Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelin'
67	1 gal	Big Blue Lily Turf	Liriope muscari 'Big Blue'

NO.	DESCRIPTION	BY	DATE



SHOOTERS SPORTS GRILL
XXXX DILEY ROAD
CANAL WINCHESTER, OHIO 43110

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513.417-0420



DRAWING TITLE

LANDSCAPE PLAN

PROJ. NO.	DATE
SSG-CW	12.15.19
DRAWN	CHECKED
JT	GAF

DRAWING NO.

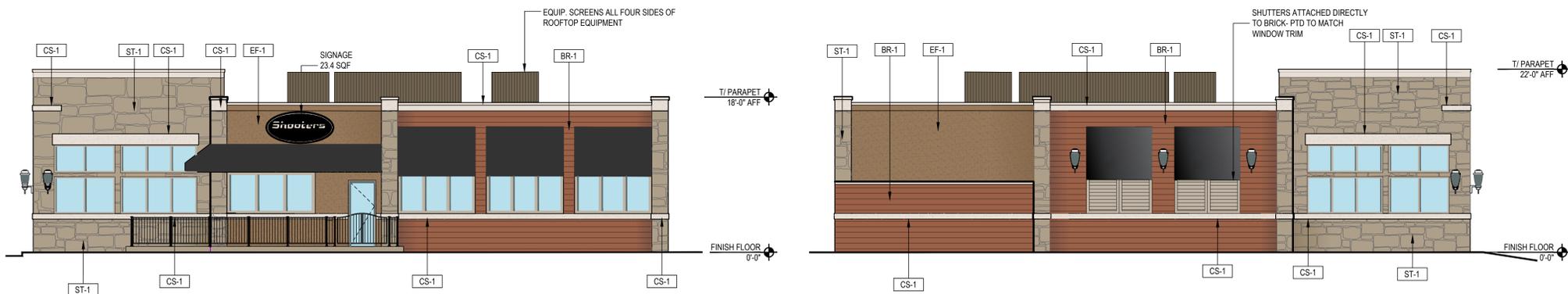
L2 of 2



H1 SIDE ELEVATION- LEFT
SCALE: 1/8" = 1'-0"



D1 SIDE ELEVATION- RIGHT
SCALE: 1/8" = 1'-0"



A1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

A7 REAR ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL SQUARE FOOTAGE CHART

Elevation	Total Square Footage	Brick/Stone	EIFS	Glass
LEFT ELEVATION	2062 SQF	1408.18 SQF = 68.29%	236.5 SQF = 11.2%	446 SQF = 21.6%
FRONT ELEVATION	1451 SQF	886 SQF = 61%	243.3 SQF = 17%	321.7 SQF = 22.3%
RIGHT ELEVATION	2019 SQF	1174 SQF = 58.14%	571 SQF = 28.2%	213 SQF = 10.5%
REAR ELEVATION	1477.4 SQF	1154.54 SQF = 78%	209 SQF = 14.2%	113.6 SQF = 7.6%

FINISH SCHEDULE

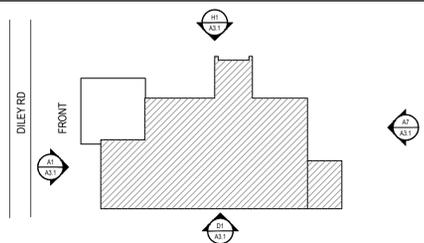
- BR-1** GLEN-GERY MEDALIA COLLECTION ROSEWOOD "MODULAR" (3 COURSES =8")
• COLOR: DARK RED TO BROWN
- EF-1** EXTERIOR INSULATION AND FINISH SYSTEM: DRYVIT OR EQUAL
• SAND FINISH TO BE APPROVED BY OWNER/ARCHITECT
• COLOR TO MATCH BRICK
- CS-1** CAST STONE
GLEN-GERY LANDMARK STONE OR EQUAL
• COLOR: BUFF
• METAL CAP TO MATCH STONE COLOR
• SAMPLE TO BE APPROVED BY OWNER/ARCHITECT
- ST-1** CULTURED STONE:
GLEN-GERY LANDMARK STONE OR LOCAL EQUAL
• GLENRIDGE ASHFORD
• COLOR: TAN/BROWN TO BE APPROVED BY OWNER/ARCHITECT

NOTE: FOR CORNER CONDITIONS- USE PRE MANUFACTURED CORNER PEICES

EXTERIOR LIGHTING SCHEDULE

- EXTERIOR WALL SCONCE
MANUF: KICHLER TOWNHOUSE BLACK 27" H OUTDOOR
SCONCE, SIZE: 27"H X 9 1/2" X 10 1/2"
- ARCHITECTURAL WALL PACK
MANUF: ECONOLIGHT, LED FULL CUT OFF
E-WP503

KEY PLAN



ROOFTOP EQUIPMENT SCREENS



SHOOTERS SPORTS GRILL
8300 MEIJER DR
CANAL WINCHESTER
OH

PROJECT NO: 19025

ISSUANCES

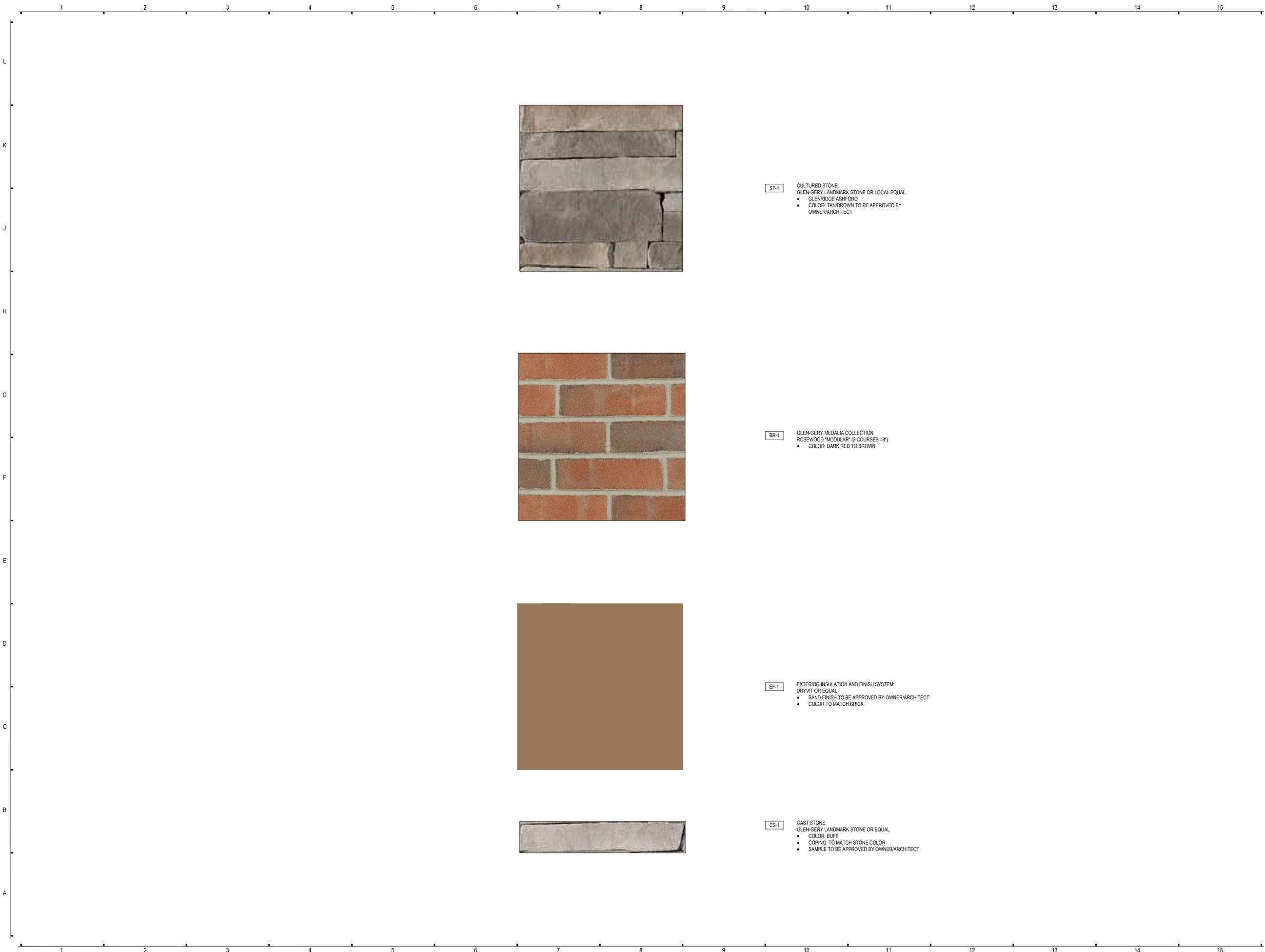
Date	Description
01-31-2020	ZONING

OPEN ARCHITECTURE, INC.

EXTERIOR ELEVATIONS

DRAWN BY: OA
REVIEWED BY: GK

ZE-1



ST-1 CULTURED STONE:
 GLEN-GERY LANDMARK STONE OR LOCAL EQUAL
 • GLENRIDGE ASHFORD
 • COLOR: TAN/BROWN TO BE APPROVED BY OWNER/ARCHITECT



BR-1 GLEN-GERY MEDALIA COLLECTION
 ROSEWOOD "MODULAR" (3 COURSES -8")
 • COLOR: DARK RED TO BROWN



EF-1 EXTERIOR INSULATION AND FINISH SYSTEM:
 DRYVIT OR EQUAL
 • SAND FINISH TO BE APPROVED BY OWNER/ARCHITECT
 • COLOR TO MATCH BRICK



CS-1 CAST STONE
 GLEN-GERY LANDMARK STONE OR EQUAL
 • COLOR: BUFF
 • COPING TO MATCH STONE COLOR
 • SAMPLE TO BE APPROVED BY OWNER/ARCHITECT



SHOOTERS SPORTS GRILL

8300 MEYER DR
 CANAL WINCHESTER
 OH

PROJECT NO: 19025

ISSUANCES

01-31-2020 - ZONING

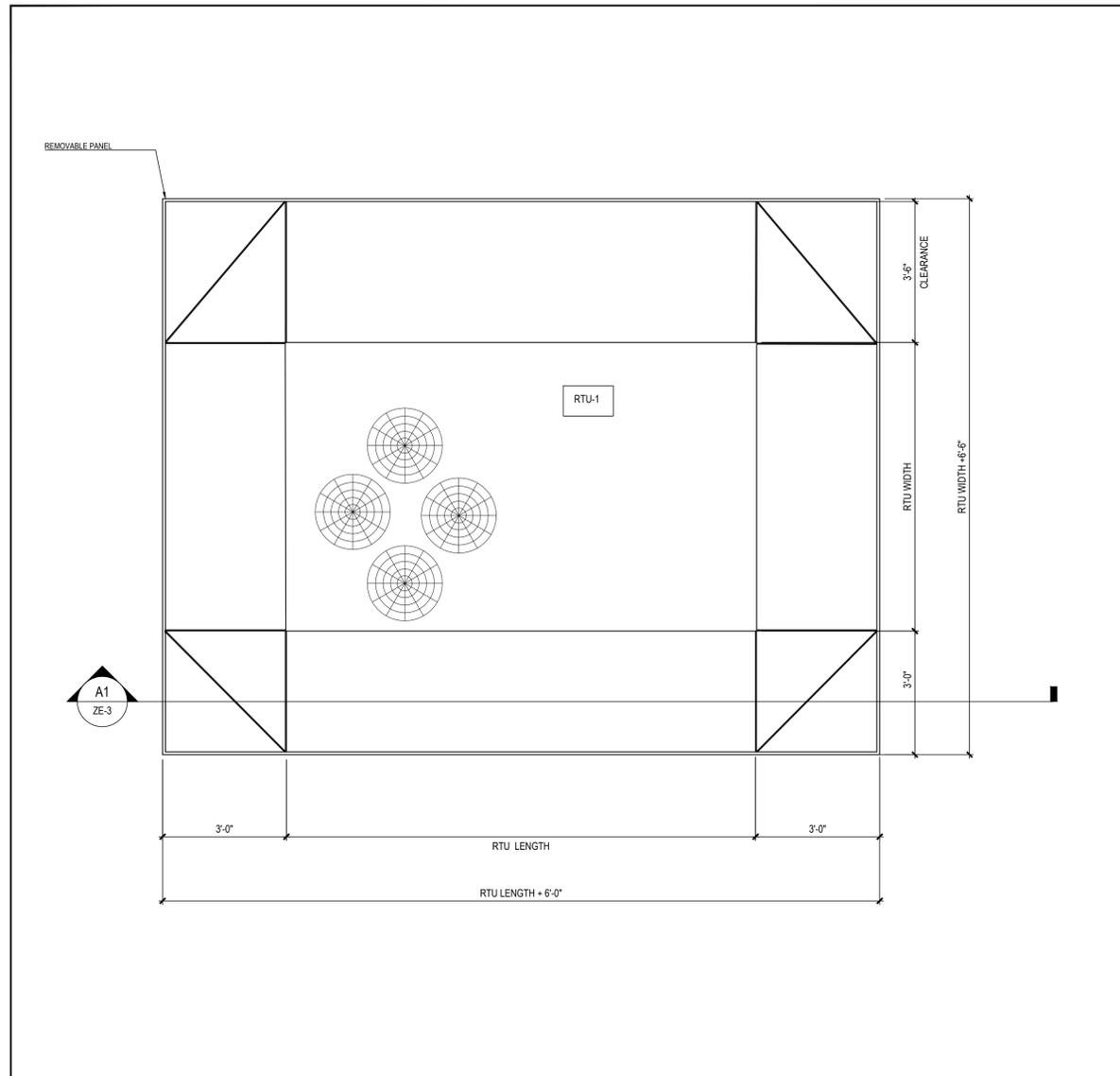
OPEN ARCHITECTURE, INC.

EXTERIOR MATERIALS

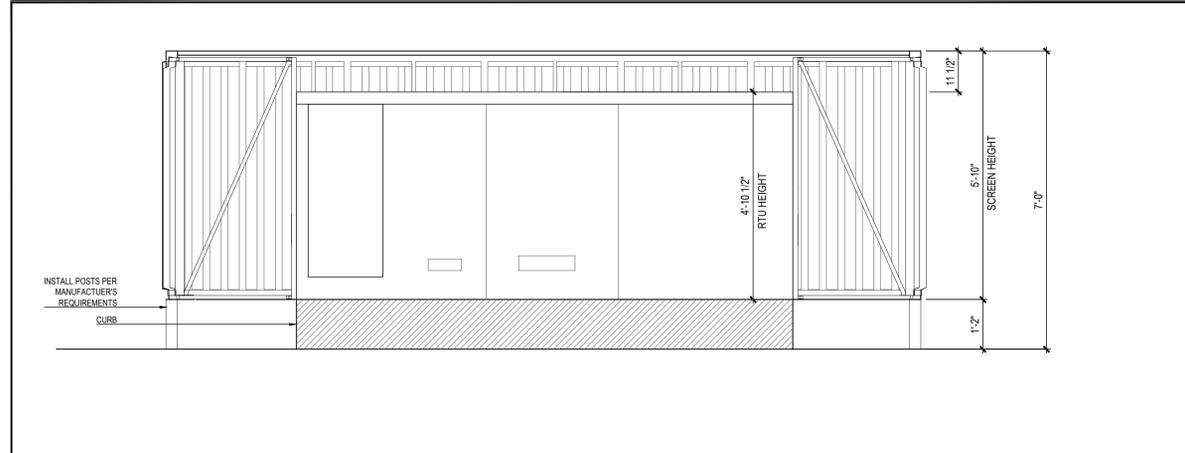
DRAWN BY: OA
 REVIEWED BY: GK

ZE-2

TYPICAL RTU SCREENING APPLICATION



D1 Screen Plan
SCALE: 1/2" = 1'-0"



A1 Screen Section
SCALE: 1/2" = 1'-0"



SHOOTERS SPORTS GRILL

8300 MEYER DR
CANAL WINCHESTER
OH

PROJECT NO: 19025

ISSUANCES

01-31-2020 - ZONING

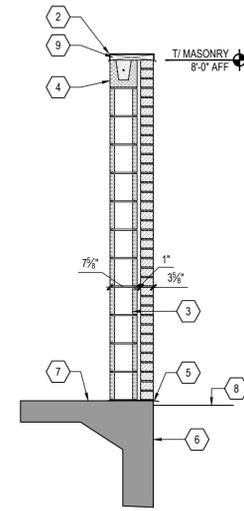
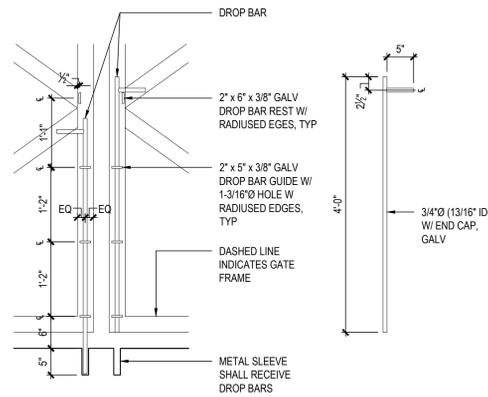
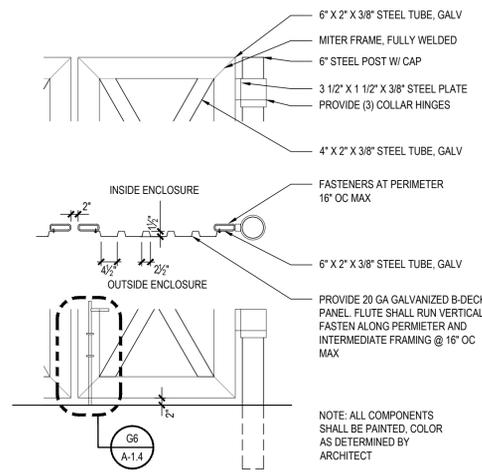
OPEN ARCHITECTURE, INC.

SCREEN DRAWINGS

DRAWN BY: OA
REVIEWED BY: GK

ZE-3

GATE HARDWARE:
 A. PROVIDE (2) 1-3/8" INDUSTRIAL DROP BARS, (2) 1-5/8" GUIDES & ALL REQUIRED NUTS & BOLTS. DRILL CONCRETE TO RECEIVE METAL SLEEVE. METAL SLEEVE TO ACCOMMODATE INDUSTRIAL DROP BARS. CONTACT EME FENCE CO. (513)231-7640
 B. (3) ROTATING STEEL COLLAR TO FIT AROUND PIPE - FILL CAVITY WITH HEAVY DUTY GREASE. POST AND COLLAR TO BE PAINTED
 C. EVERBOLT HEAVY DUTY GATE FLUID CATCH MODEL #20474
 COLOR: BLACK



GENERAL NOTES

- SEE FOUNDATION PLAN FOR FOUNDATION WALLS AND FOOTINGS LAYOUT AND CONCRETE SLAB RELATED INFORMATION
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- REFER TO CIVIL DRAWINGS FOR COORDINATION AND PLACEMENT

KEY NOTES

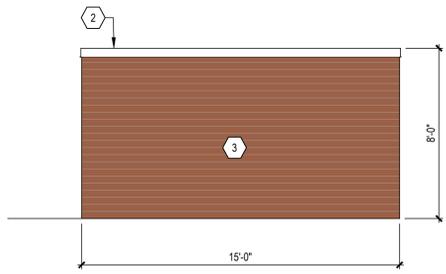
- TRASH ENCLOSURE W/ METAL GATE. GATE AND POSTS PAINTED TO MATCH BRICK. REFER TO DETAIL G1/A-1.4.
- METAL COPING, PAINTED TO MATCH ADJACENT BRICK
- 8" CONCRETE BLOCK WITH 1" AIRSPACE AND 3-5/8" FACE BRICK. REFER TO SECTION G10/A-1.4 FOR DETAILS.
- CONTINUOUS BOND BEAM- REFER TO STRUCTURAL
- "BLOK-FLASH" THRU WALL MASONRY FLASHING SYSTEM AS SHOWN AND AS INDICATED IN DRAWINGS AND SPECIFICATIONS.
- FOUNDATION- REFER TO STRUCTURAL
- CONCRETE FLOOR SLAB- REFER TO STRUCTURAL
- GRADE- REFER TO CIVIL DRAWINGS
- PRESSURE TREATED SOLID WOOD BLOCKING

NOTE:
 REMOTE DUMPSTER
 LOCATION. REFER TO CIVIL
 DRAWINGS FOR LOCATION

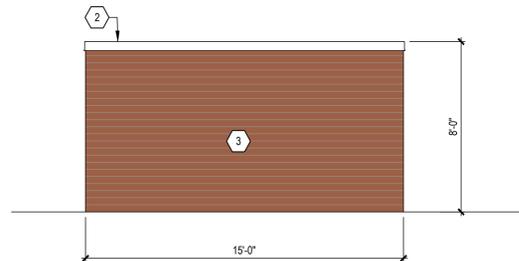
G1
 SCALE: 1/2" = 1'-0"
Dumpster Enclosure Gate Detail

G6
 SCALE: 3/4" = 1'-0"
Cane Bolt Detail

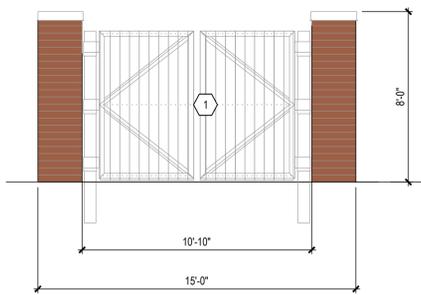
G10
 SCALE: 1/2" = 1'-0"
Wall Section



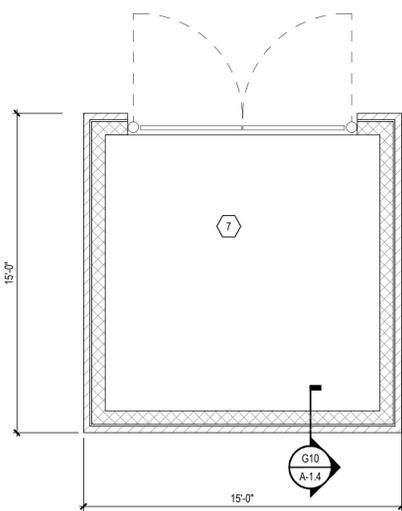
D1
 SCALE: 1/4" = 1'-0"
Dumpster Side Elevation Left/Right



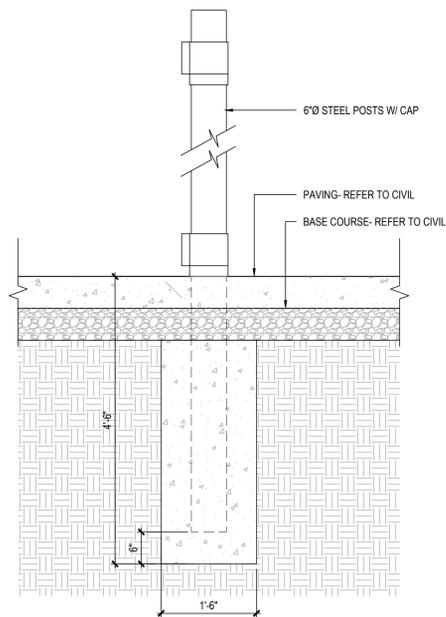
D5
 SCALE: 1/4" = 1'-0"
Dumpster Rear Elevation



A1
 SCALE: 1/4" = 1'-0"
Dumpster-Front



A5
 SCALE: 1/4" = 1'-0"
Dumpster Plan



A10
 SCALE: 3/4" = 1'-0"
Steel Posts



SHOOTERS SPORTS GRILL
 8300 MEIJER DR
 CANAL WINCHESTER
 OH

PROJECT NO: 19025

ISSUANCES

01-31-2020 - ZONING

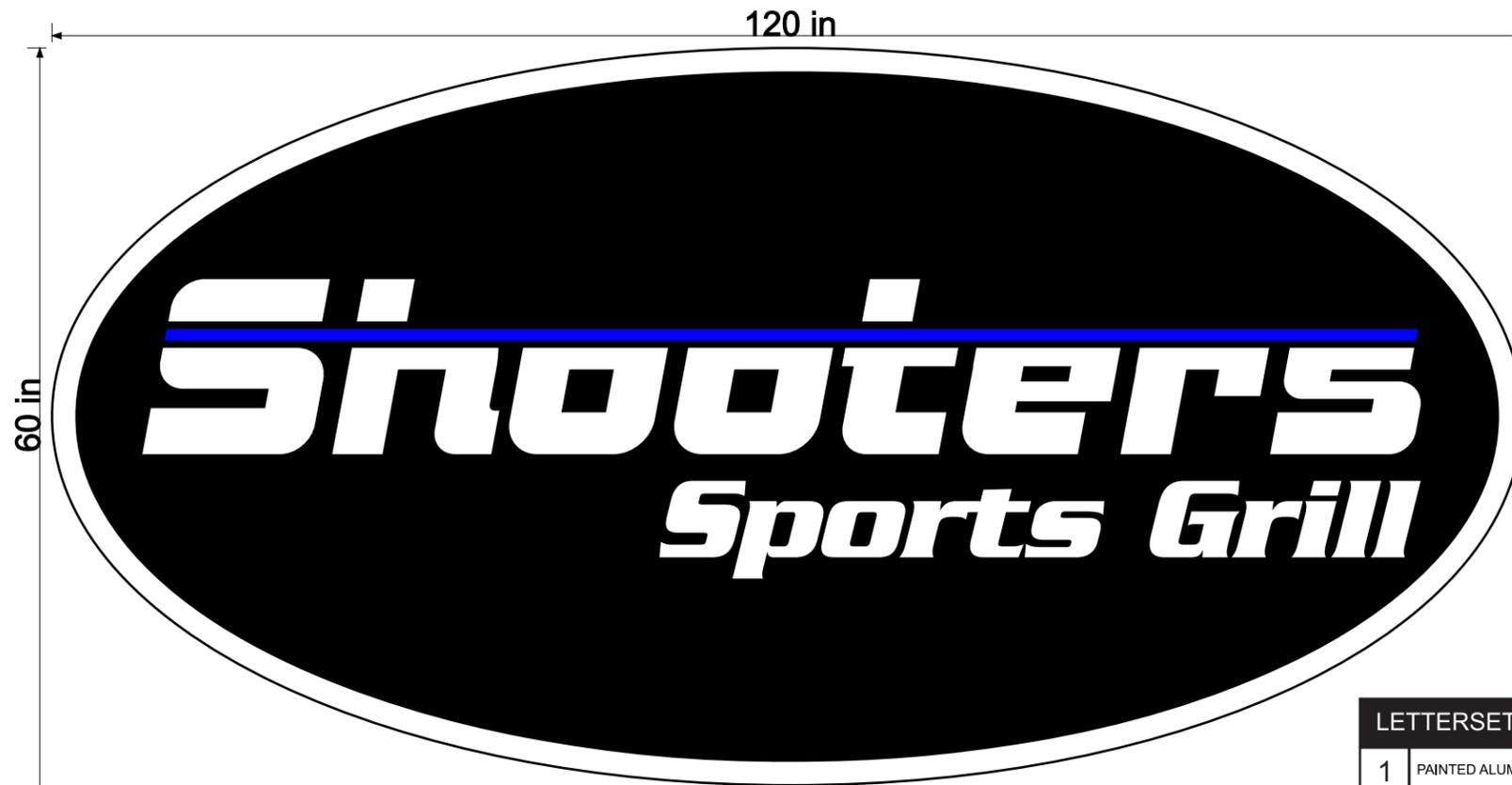
OPEN ARCHITECTURE, INC.

ENLARGED DUMPSTER PLAN AND DETAILS

DRAWN BY: SP

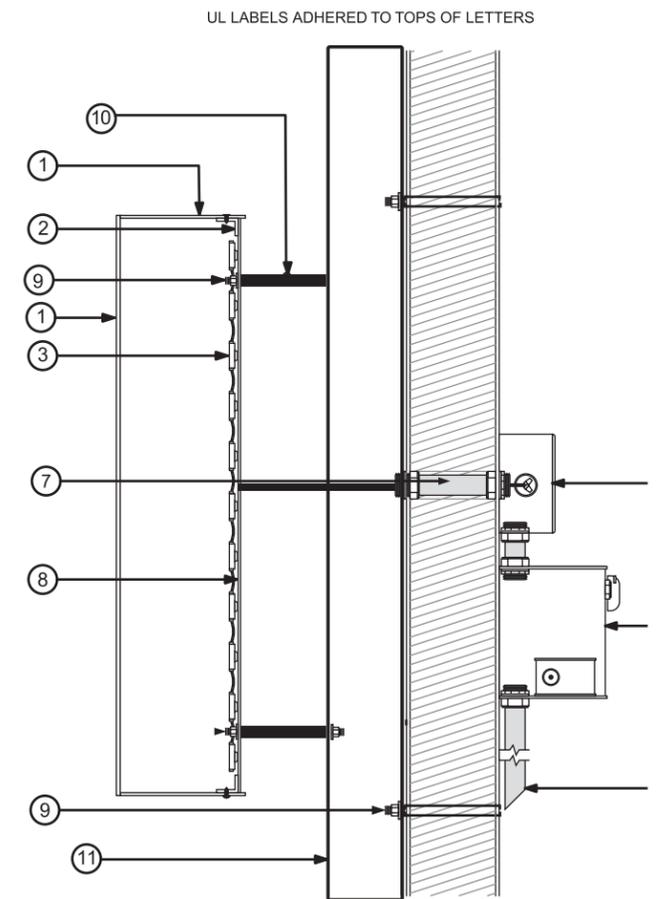
REVIEWED BY: ERC/KCB

ZE-4



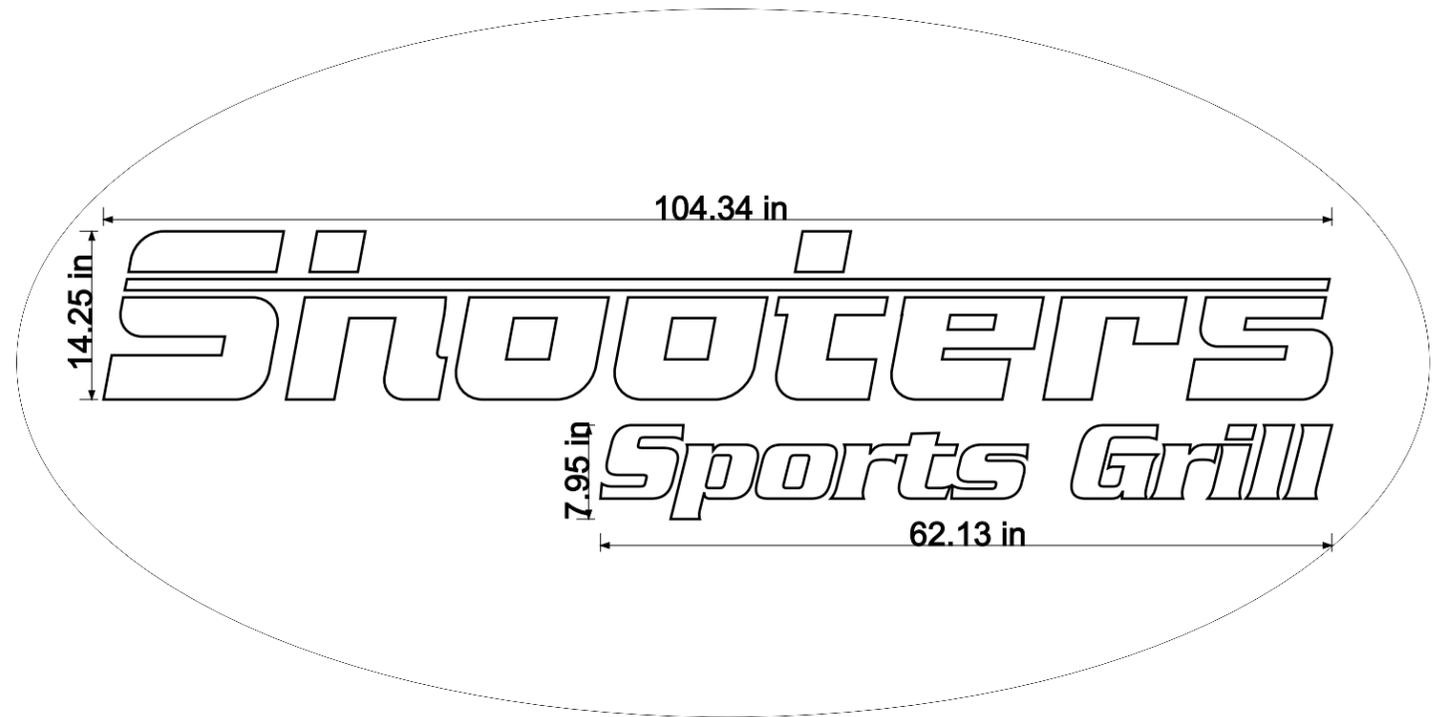
building left

LETTERSET SPECIFICATIONS	
1	PAINTED ALUMINUM 3" RETURN AND FACE
2	BACKER MOUNTING CLIP: L-CLIP RIVETED TO BACKER
3	LED UNITS (WHITE)
4	UL LISTED HOUSING SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
5	UL LISTED HOUSING CONTAINING POWERSUPPLY* DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
6	PRIMARY POWER CIRCUIT (PROVIDED BY OTHERS) TO BE PLACED WITHING 3 FT OF SIGN
7	CONDUIT: SECONDARY ELECTRIC RUN
8	CLEAR BACKER: MODUALES MOUNTED DIRECT
9	MOUNTING HARDARE : VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
10	1-1/2" BLACK SPACERS
11	2" METAL BACKER



BP HALO LIT LETTER SECAION
SCALE: NTS

building left

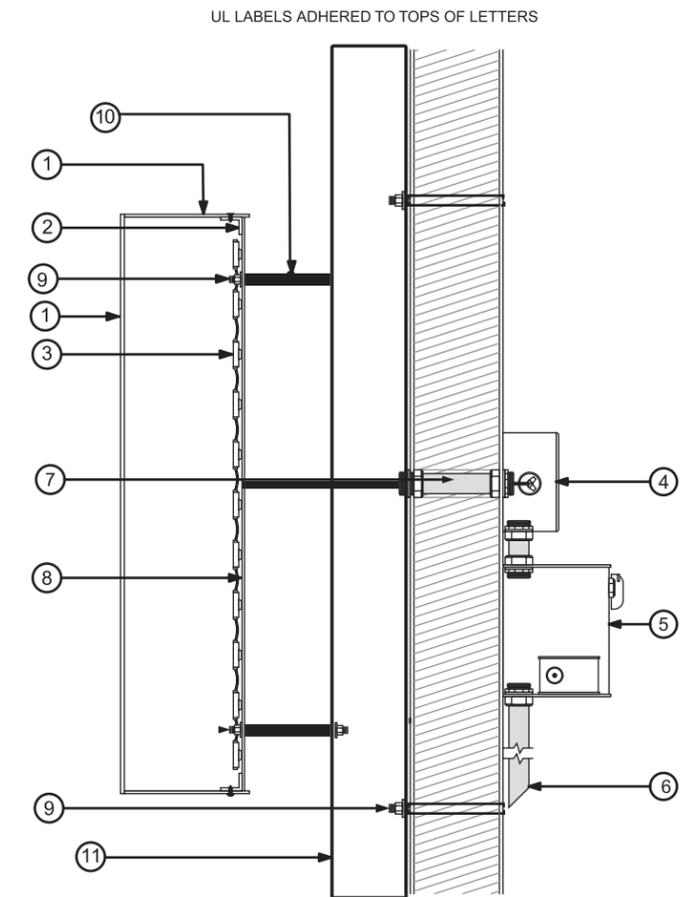


HALO LIT LETTERING AND BORDER



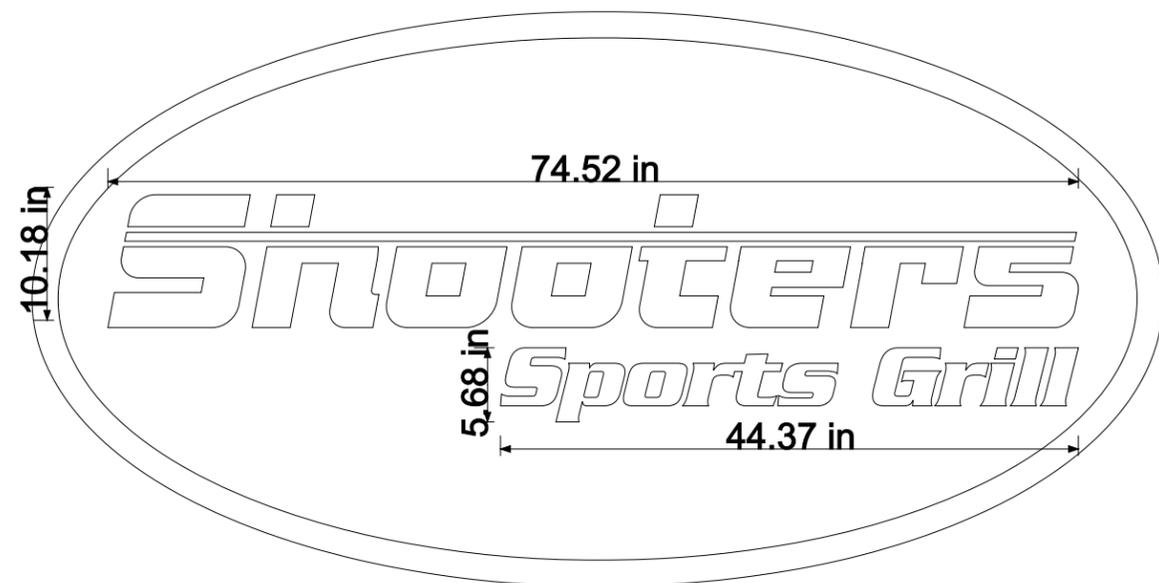
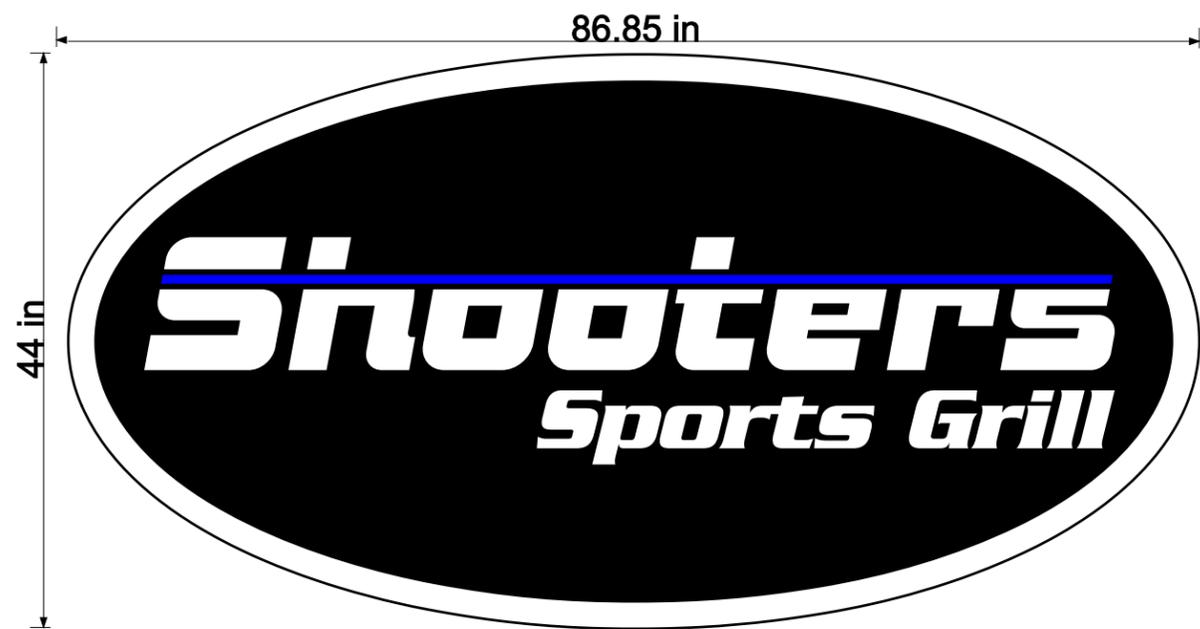
building front

LETTERSET SPECIFICATIONS	
1	PAINTED ALUMINUM 3" RETURN AND FACE
2	BACKER MOUNTING CLIP: L- CLIP RIVETED TO BACKER
3	LED UNITS (WHITE)
4	UL LISTED HOUSING SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
5	UL LISTED HOUSING CONTAINING POWERSUPPLY* DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
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8	CLEAR BACKER: MODUALES MOUNTED DIRECT
9	MOUNTING HARDARE : VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
10	1-1/2" BLACK SPACERS
11	2" METAL BACKER



BP HALO LIT LETTER SECACTION
SCALE: N.T.S.

building front



HALO LIT LETTERING AND BOARDER

Townhouse 1 Light Wall Light Black

9788BK (Black)

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____



Certifications/Qualifications

Location Rating	CSA UL Listed Wet
	www.kichler.com/warranty

Dimensions

Base Backplate	4.50 X 5.25
Extension	6.50"
Weight	2.15 LBS
Height from center of Wall opening (Spec Sheet)	2.75"
Height	11.75"
Width	6.50"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	2.15 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	100W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	9788BK
Finish	Black
Style	Traditional
UPC	783927165846

Specifications

Diffuser Description	Clear Beveled
Material	CAST ALUMINUM

Additional Finishes



Black



Tannery Bronze

Kichler

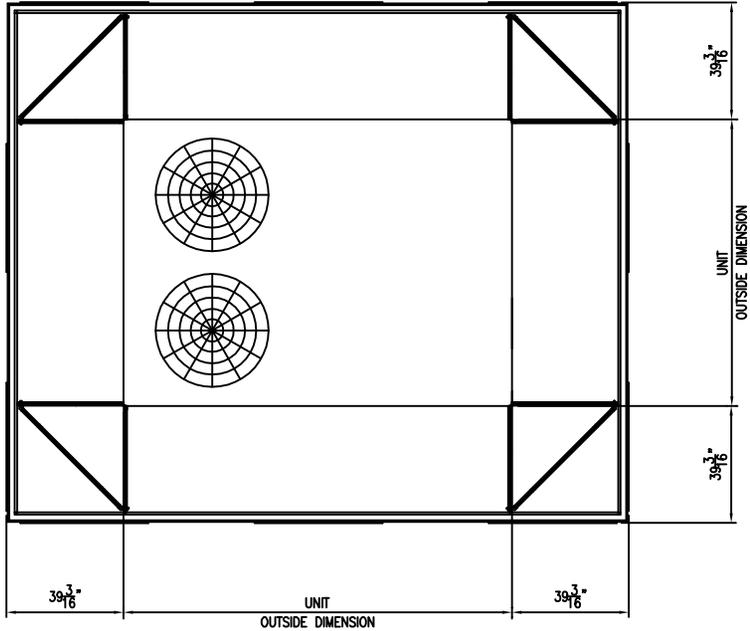
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
 Toll free: 866.558.5706 or kichler.com

Notes:

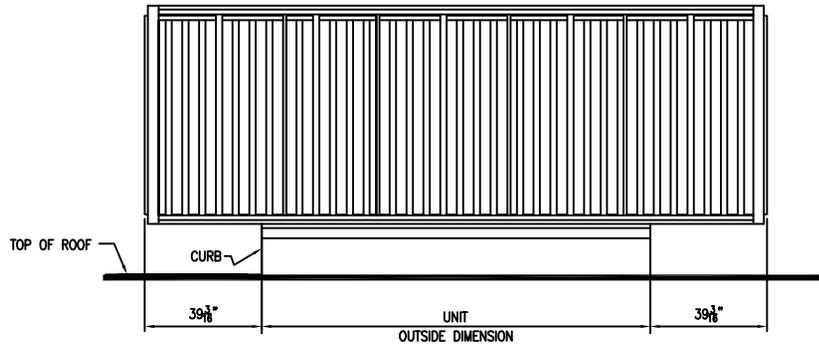
- 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
- 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®

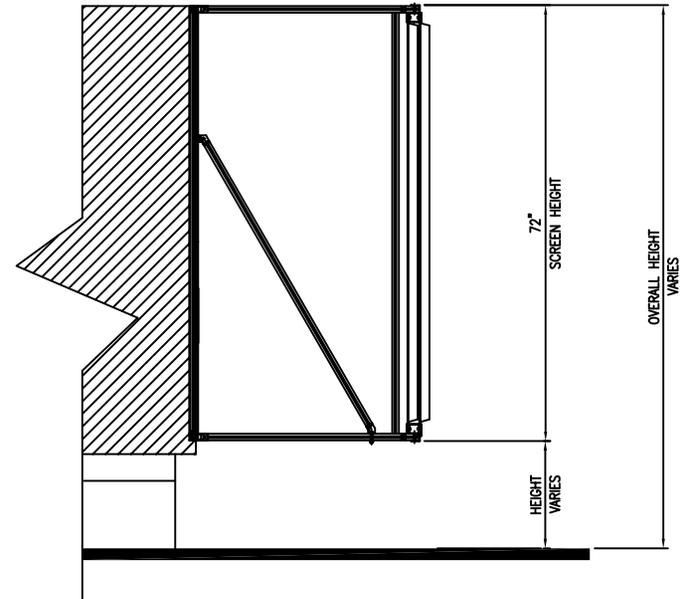
70" VERTICAL STYLE ENVISOR
FOOTPRINT



70" VERTICAL STYLE ENVISOR
ELEVATION



70" VERTICAL STYLE ENVISOR
SECTION



NOTE: The Screen System shown corresponds to a typical construction of the Envisor 70" Vertical Style using Flat Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

cityscapes
architectural innovations

4200 LYMAN COURT
HILLIARD, OH (614) 850-2549

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PROJECT DESCRIPTION ENVISOR 70" VERTICAL STYLE		REVISION REF.# AND DATE		SCALE 3/16" = 1'
PROJECT DESCRIPTION GENERAL SPECIFICATIONS		PAS 02/05/04		SHEET 1 OF 1
CLIENT	CONTACT PERSON	WORK ORDER #		DRAWN BY PAS CHECKED BY
ADDRESS	CITY	STATE	ZIP	DATE FILE CREATED 02/05/04
JOBSITE LOCATION				DWG FILE # 100039
ADDRESS	CITY	STATE	ZIP	



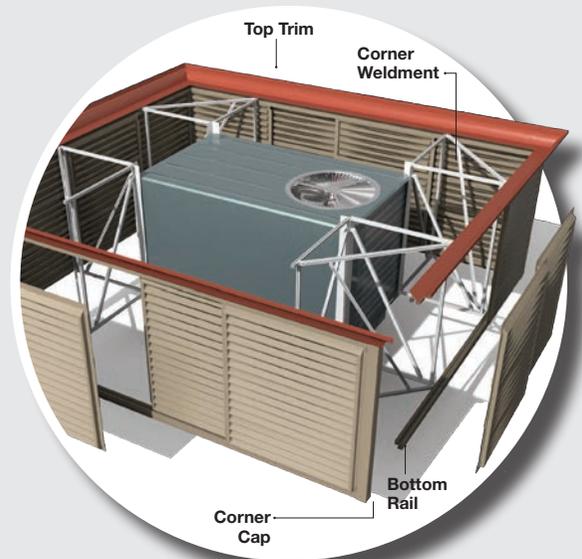
REGIONAL GROCERY CHAIN
• 52"/35" Stacked Louver & 52" Louver
• Color: Rancho Red

envisor[®]

Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

cityscapes[®]
architectural innovations



COMMERCIAL OFFICE SPACE

- 52" Louver panel with Band style top trim
- Color: Almond

**THE LEADING ROOF
SCREEN CHOICE OF
ARCHITECTS, BUILDING
OWNERS AND
CONTRACTORS FOR
MORE THAN 20 YEARS.**



CHURCH OFFICE

- 52" Louver panel with Cove top trim
- Color: Custom color match



NATIONAL RETAILER

- 70" Louver panel with Step 2 top trim
- Color: Alabaster

DESIGN OPTIONS

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted option is also available. Screen heights are available to shield virtually anything you desire.

VERTICAL



Available in ABS or metal

CANTED



Available in ABS only

POST MOUNT



Available in ABS or metal

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP[®]



LOUVER



HORIZONTAL RIB



BRICK



PAN



FOREST



BATTEN



7.2 RIB



VERTICAL RIB

METAL



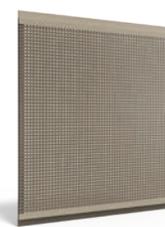
7.2 RIB



PAN



7.2 RIB VERTICAL

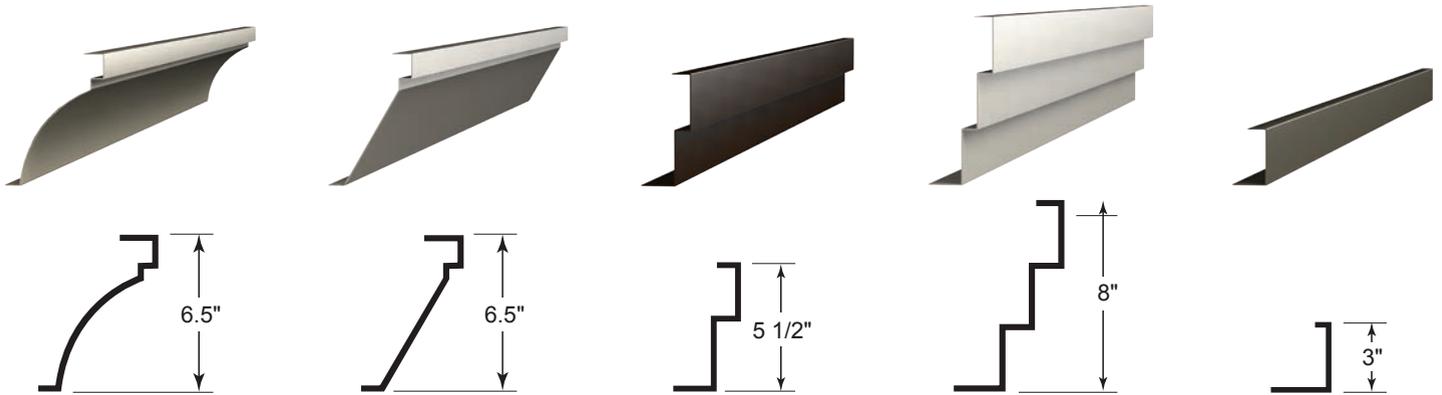


PERFORATED METAL

Don't see a panel that fits your project?
Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.



Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

Speak to a project manager about our Envisor accessories, including lighting kits and more.

**Zoning Amendment #ZM-20-001
Winchester Office Park**

Owner: Winchester Office Park, LLC
Applicant: Deno Duros
Property Location: PID 184-003366
Existing Zoning: GC (General Commercial)
Proposed Zoning: PCD (Planned Commercial District)
Proposed Use: 16,500 square feet office building

Location

The subject property consists of 2.68 acres zoned GC (General Commercial) and PDC (Planned Commercial District) located south of Winchester Blvd. To the north consists of Winchester Office Park phases 1 and 2. Property to the east is a 1.69-acre parcel with Primrose Daycare zoned PCD (Planned Commercial District). Property to the south consists of the development site for Fairfield Inn on 2.28 acres zoned GC. Property to the west is 13 acres of undeveloped land zoned GC.

Request

The applicant is requesting to rezone a 1.279 acre portion of the existing parcel from GC (General Commercial) to PCD (Planned Commercial District). The area to be rezoned is the rear portion of the parcel with dimensions of 155.5 feet by 358.53 feet. The parcel would be incorporated into the adjacent 9.225-acre PCD district which is subject to Ordinance 112-96 and the associated Winchester Investment Company development text.

Criteria for (Zoning Amendment) Review

All rezoning activities must be consistent with the adopted comprehensive plan. The following factors shall also be considered:

- (a) Compatibility of the proposed amendment to adjacent land use, adjacent zoning and to appropriate plans for the area, including but not limited to the comprehensive plan.

The proposed zoning district of Planned Commercial District is appropriate for the professional nature of the Winchester Office Park. Permitted uses with the existing Winchester Investment Company development text permit all uses permitted in the NC, GC, and SO zoning districts, which are appropriate for the professional nature of the surrounding commercial, office, and hotel uses.

- (b) Relationship of the proposed amendment to access and traffic flow and utility services including sanitary sewer, water, and storm drainage, as outlined in the transportation thoroughfare plan, comprehensive plan and/or other adopted plans for the area.

Amending the site from GC to PCD will have no impact on site utilities or traffic. The site can be developed at the same intensity within either zoning district. There are adequate public utilities available to the site and the property owner designed Winchester Office Park to accommodate an office building of this size. The office building proposed for the site will share a private access drive from Winchester Blvd.

and will share parking with the existing office buildings within the Winchester Office Park.

- (c) Relationship of the proposed amendment to the public health, safety, convenience, comfort, prosperity and general welfare, including impact on infrastructure and municipal services.

The amendment from GC to PCD of this 1.279 acres will have no negative impacts for public health, safety, convenience, comfort, prosperity and general welfare.

- (d) Relationship of the proposed use to the adequacy of available services and to general expansion plans and planned capital improvements.

The proposed rezoning of this 1.279 acres will have no additional impacts on the adequacy of available services. The site as GC site would be entitled to the same size and intensity of use. The only change is in permitted uses within the office building.

Analysis

The existing Winchester Investment Company development text is attached. The proposed rezoning of the 1.279 acres would be subject to the zoning standards set forth in the Winchester Investment Company development text as set by Ordinance 112-96 adopted on October 7, 1997.

Rezoning the site to PCD will allow uses that are currently permitted in the SO (Suburban Office District). The proposed 16,500 square foot office building has a potential tenant The Learning Spectrum, a school for children with autism and related special needs. Schools are a permitted use in the SO district, but not within the existing GC district. Rezoning to the PCD district with the associated and adjacent Winchester Investment Company text will allow for the proposed tenant to operate within the proposed 16,500 square foot building while allowing for maximum flexibility long term for future tenancy of the space for office and professional uses to match the adjacent Winchester Office Park.

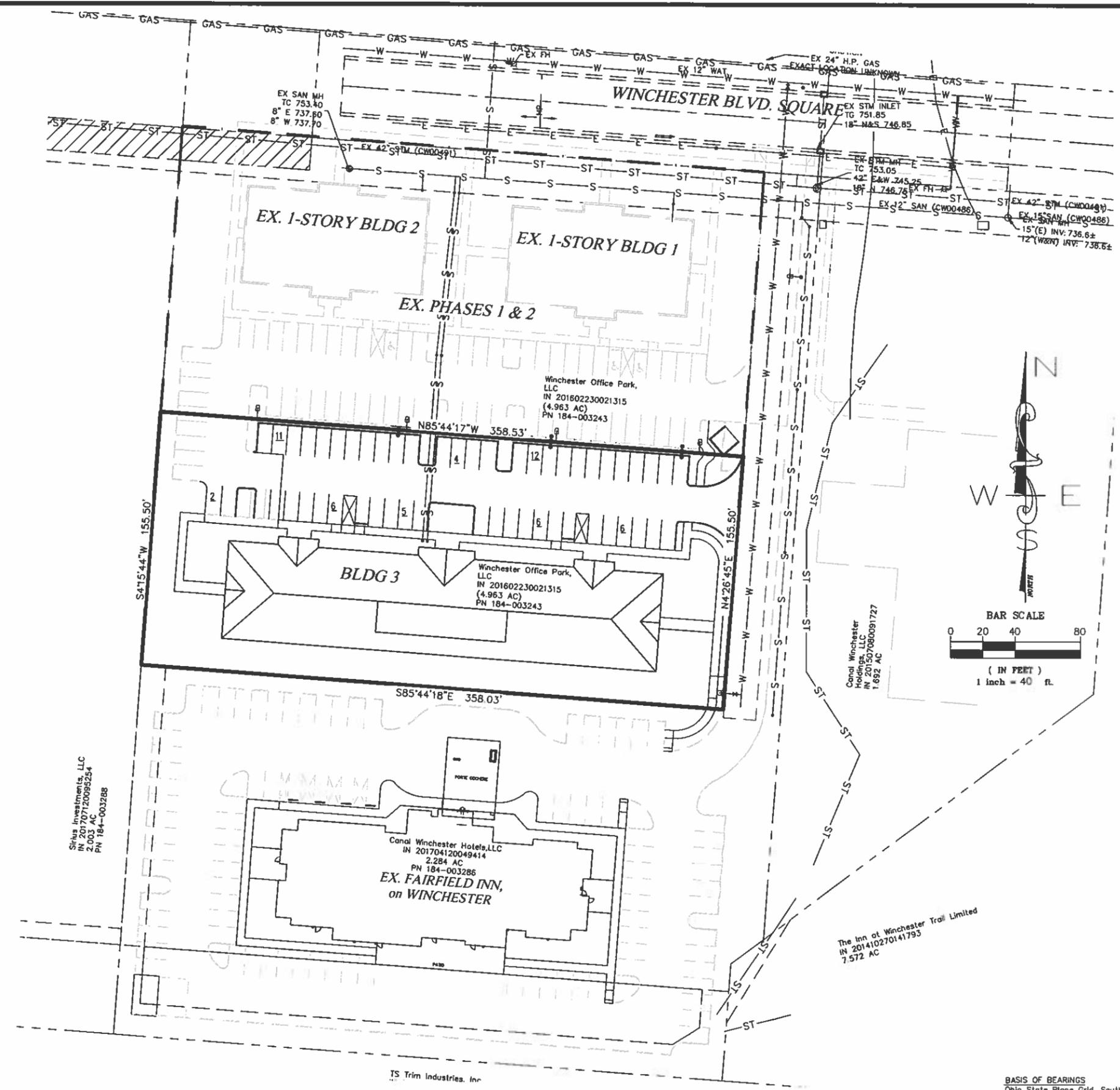
Staff Recommendation

Staff is recommending that Planning and Zoning Commission recommend approval of the proposed rezoning of 1.279-acre parcel from GC (General Commercial) to PCD (Planned Commercial District) with the development text adopted by Ordinance 112-96.

SITE PLAN

CANAL WINCHESTER
BUILDING 3

REZONE NEW BUILDING TO PCD



Winchester Office Park, LLC
IN 201602230021315
(4.963 AC)
PN 184-003243

Winchester Office Park, LLC
IN 201602230021315
(4.963 AC)
PN 184-003243

Canal Winchester Hotels, LLC
IN 201704120049414
2.284 AC
PN 184-003286
**EX. FAIRFIELD INN,
on WINCHESTER**

Canal Winchester
Hotels, LLC
IN 201507080091727
1.692 AC

The Inn of Winchester Trail Limited
IN 201410270141793
7.572 AC

Sirus Investments, LLC
IN 201707120095254
2.003 AC
PN 184-003288

TS Trim Industries, Inc.

LEGEND
 Area to be Rezoned

BASIS OF BEARINGS
Ohio State Plane Grid, South Zone, NAD83(2011)

WILLIS ENGINEERING & SURVEYING
12512 West Bank Dr.
Millsport, OH 43046
740-739-4030

DEVELOPMENT PLAN TEXT
FOR
20 ACRE PARCEL OF PROPERTY
OWNED BY
WINCHESTER INVESTMENT COMPANY
CANAL WINCHESTER, OHIO

OWNER:

WINCHESTER INVESTMENT COMPANY
c/o ROBERT S. WOOD
299 NORTH TRINE STREET
CANAL WINCHESTER, OH 43110
PHONE: (614) 837-2797

ENGINEER:

EMH&T, INC.
c/o DAVE TYNDALL
170 MILL STREET
GAHANNA, OH 43230
PHONE: (614) 471-5150

MAY 8, 1995

DEVELOPMENT PLAN TEXT

Introduction:

The property owners, Winchester Investment Company, have requested the rezoning of approximately twenty (20) acres to PCD (Planned Commercial District). The twenty acre parcel is part of a larger parcel that is presently zoned LM (Limited Manufacturing).

Location:

The parcel is located on the West side of Gender Road North of the Ohio and Indiana Railroad and South of Winchester Boulevard, now under construction.

Permitted Uses:

All of the uses permitted in the Neighborhood Commercial District (NC), General Commercial District (GC) and Suburban Office and Institution District (SO) of zoning ordinance 48 - 90 adopted 6/18/90 as amended through 1/6/93, except the following: Commercial Kennels, Secondhand Stores, Churches, Re-upholstery and Furniture Repair, Automobile Parking and Dance Halls, Residential.

Survey Maps:

A survey map was included with the original application filed with the Village on 1/6/95.

Storm Water Drainage:

Refer to Exhibit "A" attached. The preliminary engineering plan shows the general intent and feasibility of the proposed project. The property owners and Village Administration including the Village Engineer, have agreed to a phased development, so far as storm drainage is concerned as follows: Two and one half lots on the North side of the project will drain into the storm sewer on the South side of Winchester Boulevard. Two of the remaining five remaining lots fronting Gender Road and North of the proposed new street can be developed with temporary drainage directly into Tussing Bachman ditch, via storm drainage lines that would terminate at the last manhole in the Southwest corner of the development. The owners agree to commence the construction of a permanent storm retention basin and have it ready for use, before completion of any other building projects in the development; other than the ones listed above, but in any case, complete the permanent storm retention basin no later than 9/1/96.

Soil Types:

Refer to Exhibit "B" attached.

Easements:

There presently exists a thirty (30) foot easement for roadway purposes, West of the Center line of Gender Road and running the entire width of the frontage. The property owners agree to the granting of an additional thirty (30) foot easement for the future widening of Gender Road. The property owners are agreeable to and would prefer to handle the transaction by transfer of ownership by deed rather than easements.

Sub - Areas (cont.):

intent of the property owners to develop the property by sub-areas as shown on Exhibit "C".

The division of the property into sub-areas also addresses the concern expressed by Village Administration, that the uses permitted on the Northern portion of the property be compatible with Winchester Square Shopping Center.

Landscaping:

The proposed final development plan will comply with the Village of Canal Winchester Zoning Ordinance 48 - 90 as amended on 1/6/93 for the individual lot and parking lot landscaping and screening requirements. The landscaping along the Gender Road frontage will be similar in character (number, size and location) to the landscaping at Winchester Square Shopping Center that fronts on Gender Road.

Utilities:

Final design of the utilities (sanitary, storm, water and street lighting) will be completed with the submission of the engineering plans for the development and approval from the Village Engineer. Individual lots will be designed in phases based on the current market demands and will be approved on a lot by lot basis. All dumpsters will be enclosed as required by the Village of Canal Winchester Zoning ordinance 48 - 90 amended 1/6/93. The street lighting for the dedicated streets will be the same as those approved for the South side of Winchester Boulevard.

Exterior Building Standards:

- (A) Walls - All exterior walls of buildings are to be hard surface masonry, such as face brick, split faced block, fluted block and scored block, except stucco, drivit and like materials may be used as accents, providing total square footage of accent material does not exceed twenty percent (20%) of gross exterior building wall square footage.
- (B) Roof - All roofs are to be of dimensional shingles, standing seam metal, slate or simulated slate except flat roofs will be approved - if roof top equipment is properly screened on the front and both sides.
- (C) Miscellaneous - All trim, materials such as fascias, coping and soffits will be of prefinished material.

Signage:

See Exhibit "D" attached.

Development Schedule:

The project development will be constructed in three (3) phases covering eighteen (18) months each. The first and second phases will consist of approximately three (3) lots each. Phase Three will consist of the remaining eight (8) lots. The property owners however, reserves the right to develop the entire project or any number of phases at one time.

Preparation of Development Plan:

The development plan and engineering have been prepared by Dave Tyndall of EMH&T, Inc., of 170 Mill Street, Gahanna, Ohio 43230. Phone: (614) 471-5150.

Development Standards:

It is the intent of the property owners that the development on the tract will be of high quality and conform to all the standards established for the uses permitted within a Planned Commercial District (PCD) of zoning ordinance 48 - 90, adopted 6/18/90 and amended through 1/6/93.

Building:

The uses set forth in the final development plan have no maximum lot coverage or size, however, they must provide for adequate yard space as follows.

- (A) Front Yard set back shall be the average of the existing adjacent commercial structures on the same side of the street facing thereon unless said distance is greater than fifty (50) feet. If the distance is greater than fifty (50) feet, the maximum set back shall be fifty (50) feet.
- (B) Side Yard set back shall be a minimum of twenty (20) feet including those areas needed for open services and/or loading areas.
- (C) Rear Yard set back shall be a minimum of twenty five (25) feet.

Buildings shall not exceed the height of forty (40) feet and/or three (3) stories. Refer to Exhibit "A" for examples of proposed location of said uses and lot sizes.

Parking:

The proposed final development plan will comply with the Village of Canal Winchester Zoning Ordinance 48 - 90 as amended on 1/6/93, Section 80.55 Off-Street Parking And Loading for the required number of spaces and parking lot layout standards. However, two vehicular access points will be allowable per lot even if those access points may or may not comply with the access point spacing requirements as stated in 80.55.05 Access Drive (b) spacing (1). A detailed parking lot layout will be submitted to the Village for each individual lot at the time of their individual site plan approval.

Traffic Study:

A fairly complete traffic study was made by the Village Traffic Engineer prior to the concept plan hearing. Rather than duplicate what has already been completed, the property owners agree, subject to the approval of estimates in advance, to reimburse the Village for expenditures they might incur in developing any additional traffic information that is needed relating to this rezoning and development.

Sub - Areas:

Refer to Exhibit "C" attached. This sub-area map was developed in response to the concern expressed about the excess traffic that might be encountered during peak hours if too many high intensity traffic generating businesses were allowed to develop near the new proposed intersection with Gender Road. It will be the

Economic Impact:

The property has been zoned either Limited Manufacturing (LM) or a similar zoning for over thirty one (31) years. The property has been available for purchase during that entire time period without a single sale being completed. The development of the Winchester Square Shopping Center to the immediate North has brought about numerous inquiries in regards to the availability of the frontage on Gender Road for Commercial use, because of the limited number of outlots available on the shopping center property.

In view of the facts stated above, it is the belief of the property owners that the rezoning of the twenty (20) acre parcel to a Planned Commercial District (PCD), would allow for a much more rapid development of the land. This would be of benefit to both the Village of Canal Winchester and the Canal Winchester Local School District in the way of increased real estate and personal property taxes, as well as income tax revenues.

In addition to a more rapid development, the investment per acre for commercial businesses is greater than for industrial development, although the income tax revenues from wages would not be as positive, however, that revenue stream would come on line quicker with commercial development.