COLERAIN
TOWNSHIP ~ OHIO

TRUSTEES
Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER
Jeffrey D. Baker

ADMINISTRATOR
Jeff Weckbach

Regular Meeting of the Board of Trustees - August 8, 2023

1. **Opening of Meeting**
2. **Executive Session** 6PM
3. **Pledge of Allegiance** 7PM
4. **Meditation (Moment of Silence)**
5. **Approval of Minutes**
6. **Presentations**
7. **Public Hearings**
    a. Public Hearing: ZA2023-09 - Major Modification and Amendment to Case ZA2005-006 PDP/FDP and Zoning Map Amendment from R-3 to PD-B - 10345 & 10329 Colerain Ave.
8. **Citizens Address**
9. **Administrative Reports**
10. **Trustees' Report**
11. **New Business**

Development

a. Resolution Approving or Denying Zoning Commission Case No. ZA2023-09, Major Amendment to PDP/FDP and Map Amendment from R-3 to PD-B - 10345 & 10329 Colerain Avenue

b. Motion to Approve a Revised Colerain Township Planning & Zoning Fee Schedule

c. Motion to set a Public Hearing for August 22, 2023 for Zoning Commission Case ZA2023-10, Text Amendment to Article 5 of the Zoning Resolution re: Violations and Penalties

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

b. Resolution Declaring a Junk Motor Vehicle - 2590 Altura Dr.

Public Services

a. Motion Authorizing Township Administrator to Execute a Contract with Snider Recreation for the Skyline Park Playground installation.

b. Motion Authorizing Township Administrator to Execute an Agreement with Choice One Engineering for Poole Road Sidewalks for $105,753

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Administration

a. Motion Authorizing Township Administrator to Enter into Grant Agreement with Hamilton County for Joseph Road Sidewalk Project for $250,000

b. Resolution Modifying the Organizational Chart

12. Old Business

a. Resolution Adopting Legislative Priorities for 2024-2026

13. Consent Items

a. Contract - The Standard - Supplemental Insurance Grace Period - $0

b. New Hire - Code Enforcement Specialist - Police Department - Nick Hopewell - $21.65

14. Fiscal Office Report

15. Executive Session – if needed

16. Adjournment

PUBLIC HEARINGS

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Public Hearing: ZA2023-09 - Major Modification and Amendment to Case ZA2005-006 PDP/FDP and Zoning Map Amendment from R-3 to PD-B - 10345 & 10329 Colerain Ave.

Recommend holding a public hearing.

Rationale:

The Colerain Township Zoning Commission held a Public Hearing on June 20, 2023 on a Major Modification and Amendment to Case ZA2005-006 PDP/FDP and Zoning Map Amendment from R-3 to PD-B at 10345 & 10329 Colerain Avenue. The Board of Trustees began a Public Hearing on July 11, 2023. Prior to the Board of Trustees' final vote on the Commission's recommendation, the Board must complete the Public Hearing on this proposal.

UNICORP
NATIONAL DEVELOPMENTS, INC.
7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819
Tel: (407) 999-9985 Fax: (407) 999-9961

MEMORANDUM

To: Colerain Township Board of Trustees
4200 Springdale Road
Cincinnati, OH 45251

From: Jay Adams
Unicorp National Developments, Inc.
7940 Via Dellagio Way
Suite 200
Orlando, FL 32819
(321) 945-4505

Date: June 22, 2023

Subject: Request to Postpone Zone Map Amendment & Major Amendment to a Final Development Plan Hearing

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Dear Members of the Colerain Township Board of Trustees,

I hope this letter finds you well. I am writing to formally request a postponement of the Zone Map Amendment & Major Amendment to a Final Development Plan hearing scheduled for July 11th, 2023, to be rescheduled to the August 8th, 2023, hearing date. We believe that this delay will allow us to actively engage with the neighbors in our proposed Wawa development project and address the concerns they have expressed during the Zoning Commission hearing.

Our project aims to contribute to the growth and development of Colerain Township while providing valuable services to the community. However, we understand the importance of open communication and collaboration with our neighbors. We recognize the concerns raised by the residents during the Zoning Commission hearing, and we strongly believe that granting a continuance will allow us the necessary time to address those concerns and present an updated plan that considers the feedback received.

By extending the hearing date, we will be able to conduct additional community meetings and dialogues with the residents of the affected neighborhood. This will allow us to better understand their concerns, answer their questions, and seek mutually agreeable solutions. We are committed to working in collaboration with the community and ensuring that their voices are heard and respected throughout the process.

Furthermore, we are aware of the Township's commitment to transparency and public involvement in land-use decisions. By granting a continuance, it will demonstrate the Township's dedication to upholding these values and fostering a sense of trust and cooperation between the stakeholders involved.

We kindly request that you consider our petition for a postponement of the Zone Map Amendment & Amendment to a Final Development Plan hearing from July 11th to August 8th, 2023. We are confident that this additional time will allow for a more thorough and meaningful engagement process with the community, resulting in a better-informed decision-making process for all parties involved.

Thank you for your attention to this matter. We look forward to your favorable response. Should you require any additional information or need to discuss this matter further, please do not hesitate to contact me at (321) 945-4505 or Jay@unicorp.com

Yours sincerely,

Jay Adams

Staff Report:	Board of Trustees
Case #	ZA2023-09
Request:	Major Modification; & Zoning Map Amendment
Location:	10345 & 10329 Colerain Ave.
Parcel(s):	510-0182-0006-00; & 510-0182-0008-00
Meeting Date:	August 8, 2023
Prepared by:	David Miller Development Director

Zoning Commission, Development Department and Neighborhood Engagement:

On June 20, 2023, the Colerain Township Zoning Commission conducted a public hearing on Case ZA2023-09 and voted 4-1 to recommend DENIAL of the proposed Major Modification / Zoning Map Amendment.

However, since the Zoning Commission meeting, the applicant(s) have engaged with the Colerain Township Development Department staff and conducted a Community Engagement meeting on July 18, 2023 to receive input from neighboring property owners and all other interested parties.

Based upon the input from both meetings, the applicant(s) have submitted a REVISED Preliminary Development Plan to address staff concerns relative to the Colerain Township Zoning Resolution and the Colerain Township Comprehensive Plan.

It is staff's opinion that the revisions made to the plan substantially address the concerns that neighboring property owners and interested parties raised at the Colerain Township Zoning Commission's public hearing, the first Board of Trustee's public hearing and the neighborhood engagement session regarding the proposed use of the site as "Automotive Fuel Services".

Revisions made to the Preliminary Development Plan include:

- Improved site drainage / reduced stormwater runoff onto adjoining properties
- Added landscaping and buffering, expanded setbacks
- Relocated underground storage tanks away from adjoining residences
- Extended the no-disturbance line and additional five feet for the existing vegetation and tree line along southern property line

Applicant / Property Owner:

Jay Adams, with Unicorp National Developments, Inc., representing the property owner(s) Klei 2 Management L.L.C.; AND Klei Family Properties L.L.C.

Proposed Action:

The applicant is requesting:

1. **Major Modification** to Case ZA2005-006 Klei Mowers (10345 Colerain Ave., Parcel 510-0182-0006-00). And
2. A **Zoning Map Amendment** of the property located at 10329 Colerain Ave. Parcel 510-0182-0008-00)
    - **From: "R-3" Suburban- Low Residential District**
    - **To: "PD-B" – Business Planned Development**

to allow a change of permitted use (ZA2005-006 PDP) to construct a new convenience store/gas station (permit the use of the property as "Automotive Fuel Services")

Site Description:

Tract Size:	5.347 AC (4.743; & 0.604)
Frontage:	Approx. 550 feet along Colerain Rd. and Colerain Ave.
Topography:	Mostly flat upon a plateau (see Topo.)
Existing Development:	Klei Mower; Single Family Dwelling (S.F.D.)

Surrounding Conditions:

ZONE		LAND USE
North:	R-3; & R-2	Residential - SFD
South:	R-3; & PD-B*	Residential; Former Gas Station
East:	R-2; & PD-I	Residential; Rumpke HQ
West:	R-3	Residential - SFD

Case Summary:

Colerain Township staff was introduced to the proposed development last November. During a pre-application meeting it was noted that the site was not served by public sanitary sewers, and it is Staff's understanding that an arrangement has been made to extend public sewer service to the proposed site.

Case History:

Case ZA2005-006 Klei Mowers was approved (under the previous version of the Colerain Township Zoning Resolution) per Colerain Township Board of Trustees Resolution 35-05, with sixteen (16) conditions of approval. (See *Res. 35-05*). In 2007, a minor amendment to allow "*for addition of outdoor mulch storage in concrete bins*" was approved.

Staff Findings: (Based on the Applicant's proposed site plan and letter of intent, Staff's interpretation of the Colerain Township Board of Trustees Resolution approving case ZA2005-006, the Colerain Township Zoning Resolution, the Review Criteria, Approval Criteria, and the Colerain Township Comprehensive Plan:

- The submitted REVISED Preliminary Development Plan does meet the purpose of the Planned Development District as stated within §*9.3.1; (A); (C); (D); or (E)*.

- The proposed REVISED Preliminary Development Plan does comply with *§9.3.4 Compliance with Plans*

It is Staff's opinion that the REVISED proposed Major Modification and Zoning Map Amendment of the property to PD-B for the proposed use as "Automotive Fuel Services" aligns with the Colerain Township Zoning Resolution and the Colerain Township Comprehensive Plan, and as such, should be considered for approval by the Colerain Township Board of Trustees.

Staff Recommendation:

Staff recommends for APPROVAL WITH CONDITIONS of the proposed Major Modification, and Zoning Map Amendment. Recommended conditions of approval being as follows:

1. Parcels 510-0182-0006-00, and 510-0182-0008-00 shall be combined prior to the applicant requesting the required Final Inspection performed by the Colerain Township Zoning Administrator prior to Hamilton County Building Department issuing a Certificate of Occupancy.

2. That the Colerain Township Zoning Commission may grant any variance(s) to the Colerain Township Zoning Resolution that the Commission deems are warranted during their meeting held to review the Final Development Plan required for ZA2023-09.

3. That no variance is hereby granted to the requirements listed within *§9.3 "PD" – Planned Development District* of the Colerain Township Zoning Resolution. As such, the only aspect of the submitted Preliminary Development Plan being approved by the Colerain Township Board of Trustees is to allow for the specific use of the property to be permitted as "Automotive Fuel Services", in accordance with *§9.3.5;(A)* of the Colerain Township Zoning Resolution.

Applicable Zoning Regulations (see below):

It is Staff's opinion that the following are the primary Articles of the Colerain Township Comprehensive Plan, and the Colerain Township Zoning Resolution, most relevant to the matters involved in this case:

Colerain Township Comprehensive Plan:

- Economic Development
- Mobility
- Land Use

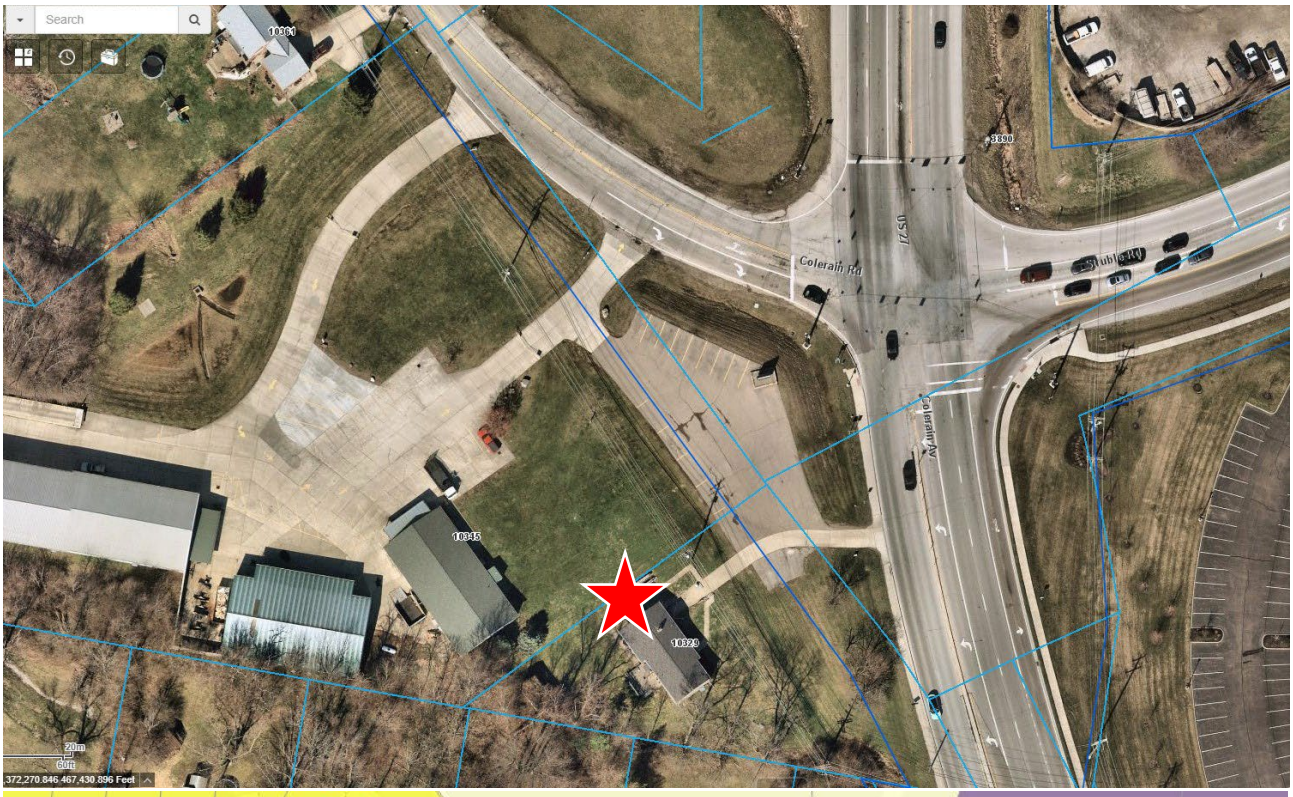
Colerain Township Zoning Resolution:

- §4.3 Text and Map Amendments
- §4.5 Planned Development (PD) District Review
- §8.4.2 Automotive Fuel Services
- §9.3 "PD" – Planned Development District

Respectfully submitted for the Colerain Township Board of Trustee's consideration,

David L Miller

David Miller
Development Director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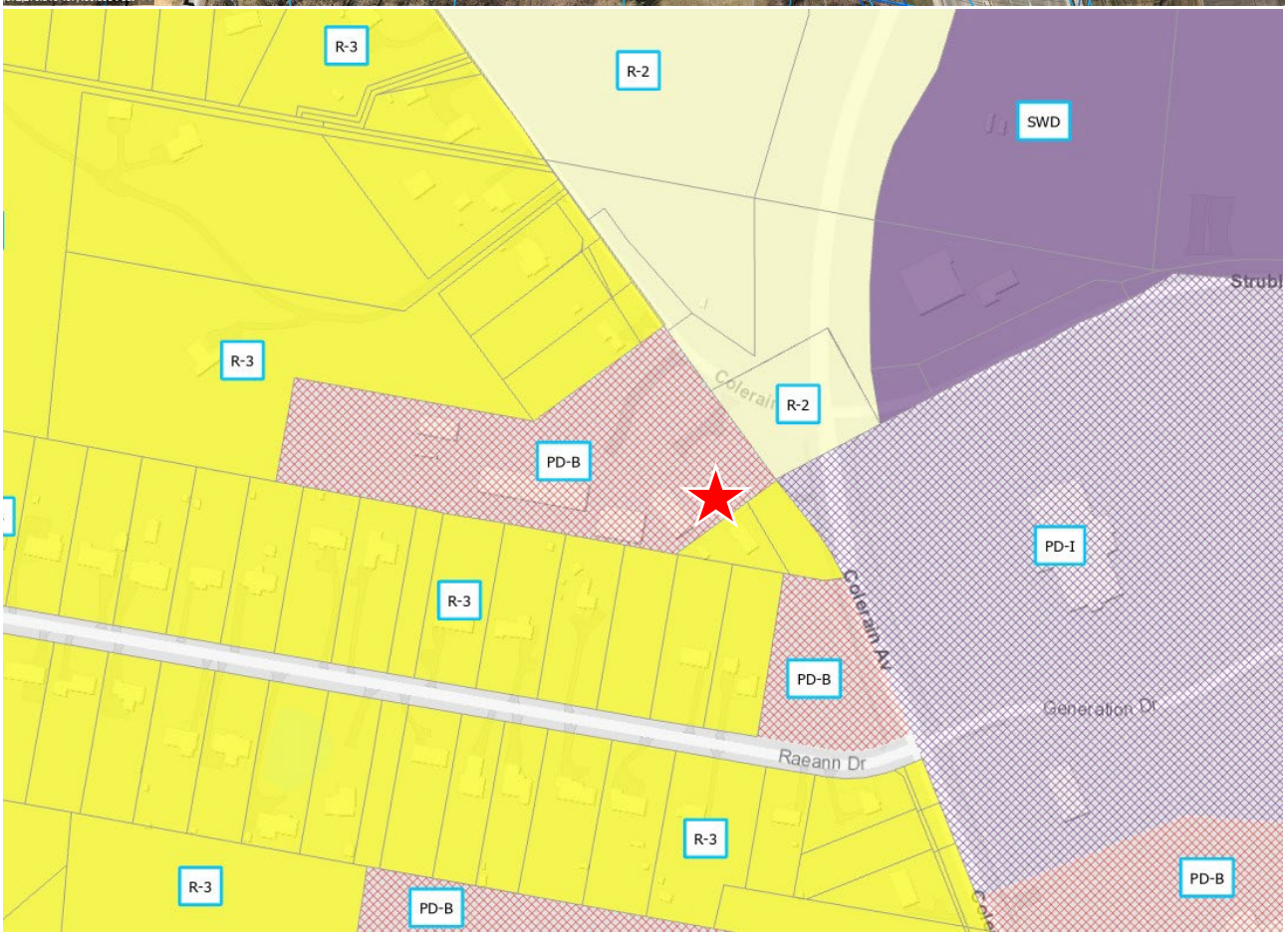
R-3
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PD-B
Coleraine Av
Raeann Dr
Generation Dr
R-3
R-3
PD-B
PD-B

ECONOMIC DEVELOPMENT Analysis

GOALS

5. Establish regulatory framework that fosters a redevelopment and business-friendly environment that benefits Colerain Township and helps us to achieve our broader vision.

OBJECTIVE: **Achieve prosperity by strengthening the economic base of Colerain Township through well-planned development of all business sectors.**

STRATEGIES / INITIATIVES

Update Colerain Township's Zoning Resolution to make development regulations more flexible for projects that align with the Township's overall goals, while also preserving the integrity of the character area in which they reside.

Establish and promote clear incentives to demonstrate the Township is a willing partner in redevelopment for certain types of projects, including:

- Continue to establish TIF Districts and prioritize future locations;
- Work with current and future property owners for the potential of creating BIDs – Business Improvement Districts
- Facade Improvement Program
- Exploration of additional development incentives including tax incentives, density bonuses, reduced and alternative parking requirements, etc. to attract meaningful development.

Use incentives and regulations to direct growth to areas consistent with the proposed Land Use Map that have existing infrastructure capacity including roads, water, wastewater, drainage, and schools.

Evaluate the ability to use Capital Improvement Plan projects to proactively incentivize redevelopment for key areas and sites for Improvements identified within the Township Capital Improvements Plan.

MOBILITY Analysis

OBJECTIVE: Develop a high-quality, fully integrated, highly connected, multi-modal transportation network that provides options that meet the short- and long-term needs of all residents and businesses and also increases system use through service enhancement, improved pedestrian and bicycle linkages, and transportation supportive development patterns.

GOALS

1. Generate fiscally responsible and well-connected growth and development through the use of coordinated Land Use and Transportation Policies.

STRATEGIES / INITIATIVES

Adopt updated land use regulations and policies that:

- Incorporate responsible growth principles which ensure development occurs in a manner that is financially solvent for the Township
- Require integrated development patterns and transportation networks that work together to support mixed-use, pedestrian-friendly communities

Align new transportation improvements and infrastructure in a manner that funnels new development and growth into desired areas of the Township.

Focus on improving Colerain Avenue by implementing the recommendations of the KZF Colerain Corridor Plan. Critical considerations and priorities are as follows:

- Ensure new improvements complement the character and form of the surrounding areas
- Increase the vehicular levels of service throughout the corridor
- Facilitate better access management, including the exploration of alternative traffic patterns that improve both traffic flow and safety
- Increase multi-mobility and transportation options
- Create a welcoming environment that creates a sense of place and identity

Create an Active Transportation Plan that connects residents and visitors to commercial areas and businesses.

Work with the Hamilton County Engineer on updates to the Hamilton County Thoroughfare Plan.

2. Coordinate and partner to create an Integrated Multimodal Transportation Network throughout the Township.

Expand funding options for multi-modal infrastructure, particularly in more densely populated and higher intensity areas of the Township:

- Explore new and long-term funding tools to enable increased investments in mobility projects and services
- Increase the use of TIF for capital improvement projects
- Explore increased budget allocation for capital investment in mobility and increase budgets for maintenance and operations

(continued on next page)

LAND USE Analysis

OBJECTIVE: **Strategically modernize and apply land use designation categories throughout the distinct areas of Colerain Township to prioritize efforts of new opportunities for public/open spaces while focusing attention along Colerain Avenue, Neighborhood Corridors, and regional components.**

GOALS

1. Overall, apply land use designations within Colerain to enhance and connect assets both within the Township's borders and beyond, such as significant public and open spaces, commercial nodes, and unique character areas.

STRATEGIES / INITIATIVES

Strive to connect concentrated, urban populations with the rural, western portion of the Township while preserving its rural charm by requiring lower residential densities and protecting hillsides.

Define major development areas and nodes of activity within Colerain's various character areas and recommend land uses that provide for a seamless transition between varying densities.

Explore more opportunities for parks/greenspace (regional assets) and utilize existing greenspaces as a buffer between low-density neighborhoods and high-density development patterns; identify opportunities to create a larger connected network of greenspace, both locally and regionally.

Coordinate with neighboring municipalities to align vision and ensure compatibility in bordering land uses.

2. Prioritize land uses along Colerain Avenue that will position it as an "urban connector," specifically at major intersections and nodes of activity.

Access Management needs to continue being a focus along the entire corridor as Colerain redevelops over time. Access roads to other non-Colerain Avenue arteries will alleviate some of the traffic along the corridor.

Colerain Avenue is important from both a local perspective as well as a regional perspective and development patterns should reflect this.

Designate opportunities for median greening, shared parking, updated signage regulations and efficient access points. Other items can include traffic calming and beautification efforts.

NORTHERN COLERAIN AVENUE (STRUBLE TO COMPTON):

- If opportunities for residential development are found within this portion of the Corridor, higher densities will be necessary to provide for a wider variety of housing options to attract new residents and to retain those residents who would like to see new choices within their own community. Multi-family residential should be encouraged along this Corridor.
- This portion of the Corridor is very auto oriented with 4 major nodes of mostly retail activity. These nodes of retail activity are not very well connected, even by automobile. The community has specifically identified the need for a better connection between the Stone Creek Towne Center and Kroger/ Northgate Mall.
- Access management should continue to be a focus as the Corridor redevelops over time. Identifying opportunities for median greening as well as shared parking and access as redevelopment occurs, is of top importance. The closure of curb cuts should also be emphasized for all future redevelopments.
- There are opportunities for automobile connectivity just off of Colerain Avenue which should be explored during access management discussions.

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LAND USE Analysis

OBJECTIVE: **Strategically modernize and apply land use designation categories throughout the distinct areas of Colerain Township to prioritize efforts of new opportunities for public/open spaces while focusing attention along Colerain Avenue, Neighborhood Corridors, and regional components.**

GOALS

2. Prioritize land uses along Colerain Avenue that will position it as an "urban connector," specifically at major intersections and nodes of activity.

STRATEGIES / INITIATIVES

- The **Northgate Mall** site is a prime opportunity for larger scale, mixed-use redevelopment within the Township. Its prime location at the intersection of Colerain Avenue and Spring-dale Road, situates it well for a potential transit center that can provide regional bus service to Township residents as well as those who travel through our community on a daily basis to downtown Cincinnati from places such as Hamilton, Oxford, Ross, and Middletown. Additionally, with an existing parking garage, higher density residential could be supported easily. There are multiple connections to the surrounding neighborhoods which could be reestablished for the creation of a much more walkable environment ripe for inclusion of the housing for the "missing middle".
- **Stone Creek Towne Center** is in a prime location to further pedestrian/multi-modal urban connections within the Township. This area is also home to an opportunity to make an automobile connection off of Colerain Avenue, and to the newly developed Kroger complex.

MIDDLE COLERAIN AVE (COMPTON ROAD TO CROSS COUNTY HIGHWAY):

- Re-brand the Colerain Avenue automotive corridor
- Regulate outdoor storage and screening of vehicle inventory
- Continue to enforce sign violations
- This area should be branded for automotive retailers from Compton to Cross County Highway
- A unified streetscape and signage standard should be created and crafted specifically for the automotive businesses within this portion of the corridor
- At every opportunity, the Township should pursue automobile connectivity opportunities off of Colerain Avenue from Compton Road to McGill Lane
- The regulation of outdoor storage of vehicle inventory and screening of vehicle inventory should be a focus of redevelopment and in addition to continued enforcement of sign violations within this portion of the corridor
- Access roads to other non-Colerain arteries will alleviate some of the traffic along the corridor

3. Within each character area, strive for a mixture of uses and density levels that complement each other and the Township as a whole - identify and prioritize Special Neighborhood Centers and Neighborhood Transitional Corridors that may not fall completely under newly redesigned commercial or industrial categories.

GREATER NORTHBROOK:

- Encourage the creation of neighborhood centers and support these community oriented areas with a mix of uses related to the amenities needed within the neighborhood
- Neighborhood oriented small park opportunities should be identified to further the walkable nature of the Northbrook character area
- Enhancing the walkability of this neighborhood beyond its borders should be an important focus of land use activities in the area
- Softening the environment/beautification through property maintenance enforcement and other efforts is important to encouraging the neighborhood to be an attractive and affordable place to live.

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4.2.4 Review Criteria

All applications for a Zoning Certificate shall demonstrate conformity with the provisions of this Zoning Resolution.

4.2.5 Expiration

(A) Construction shall begin within 12 months of issuance of a Zoning Certificate, and the Certificate shall expire 24 months if construction is not completed and a Certificate of Occupancy is issued by the Hamilton County Department of Building Inspections unless an extension is granted by the Township.

(B) Failure to begin construction within 12 months shall result in the expiration of the Zoning Certificate unless the applicant requests and receives an extension from the Zoning Administrator.

(C) Upon expiration of a Zoning Certificate, a new Zoning Certificate application, including all applicable fees, shall be required before construction.

4.3 Text and Map Amendments

4.3.1 Amendment Initiation

Amendments or supplements to the Zoning Resolution may be initiated by:

(A) Motion of the Zoning Commission;

(B) Passage of a resolution by the Board of Township Trustees; or

(C) By the filing of an application by one or more of the owners of property within the area proposed to be changed or affected by the proposed amendment.

If the Board of Township Trustees initiates the amendment, the Board of Trustees shall, upon the passage of such resolution, certify it to the Zoning Commission.

4.3.2 Review Procedure

(A) **Step 1 – Preapplication Conference**

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of a zoning map amendment and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a preapplication conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan or application discussed.

(B) **Step 2 – Application**

(1) Applications for any change of district boundaries, classifications of property as shown on the Zoning Map, or changes to the Resolution Text shall be submitted to the Zoning Commission at the Colerain Township Zoning Department.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. A list of minimum submittal requirements may be adopted by the Board of Township Trustees.

(3) Each application shall be signed by at least one of the owners, or the owners authorized agent of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) Applications for amendments initiated by the Zoning Commission shall be accompanied by the Zoning Commission's motion pertaining to such proposed amendment.

(5) Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property the zoning classification of which is proposed to be changed.

(6) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

(C) **Step 3 – Referral to the Hamilton County Regional Planning Commission**

(1) Within 5 days after the adoption of a motion, certification of a resolution or the filing of an application (Step 2), the Zoning Commission may transmit a copy thereof to the Hamilton County Regional Planning Commission.

(2) The Hamilton County Regional Planning Commission may recommend the approval, approval with modifications, or denial of the proposed amendment and shall submit such recommendation to the Zoning Commission.

(3) Such recommendation may be considered at the public hearing held by the Zoning Commission on such proposed amendment.

(D) **Step 4 – Public Hearing with the Zoning Commission**

(1) Upon adoption of a motion, certification of a resolution, or the filing of an application for an amendment (Step 2), the Zoning Commission shall set a date for a public hearing regarding the proposed amendment.

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step 2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the ORC. In addition to the notification required by the ORC, the Township shall mail notice to all property owners within 200 feet of a property subject to a map amendment at least 10 days prior to the public hearing.

(E) **Step 5 – Recommendation by the Zoning Commission**

Within 30 days after the Zoning Commission's public hearing (Step 4), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit such recommendation together with such application or resolution, the text and map pertaining thereto, and the recommendation of the Hamilton County Regional Planning Commission (if applicable) to the Board of Township Trustees.

(F) **Step 6 – Public Hearing with the Board of Township Trustees**

(1) Upon receipt of the recommendation from the Zoning Commission (Step 5), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the ORC. See Step 4.

(G) **Step 7 – Decision**

Within 20 days after its public hearing (Step 6), the Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission, or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(Amended 10/28/08)

4.3.3 Effective Date and Referendum

Any amendment adopted by the Board of Township Trustees shall become effective in 30 days after the date of such adoption, unless, within 30 days after the adoption of the amendment, there is presented to the Board of Township Trustees a petition, signed by a number of registered electors residing in the unincorporated area of the Township or part of that unincorporated area included in the zoning plan equal to not less than 8 percent of the total vote cast for all candidates for governor in such area at the most recent general election at which a governor was elected, requesting the Board of Township Trustees to submit the amendment to the electors of

such area for approval or rejection at a special election to be held on the day of the next primary or general election. Each part of this petition shall contain the number and the full and correct title, if any, of the zoning amendment resolution, motion, or application, furnishing the name by which the amendment is known and a brief summary of its contents. In addition to meeting the requirements of this Section, each petition shall be governed by the rules specified in Sections 519.12 and 3501.38 of the ORC.

4.3.4 Review Criteria

The following criteria shall be used in decisions regarding zoning amendments:

(A) The amendment is in accordance with the Colerain Township Comprehensive Plan, the Colerain Township Land Use Plan, other adopted plans or policies of the Township, and this Resolution, as adopted by the Board of Township Trustees;

(B) Where more than one zoning district is available to implement the Comprehensive Plan or Land Use designation, the applicant must justify the particular zoning being sought and show that it is best suited for the specific site, based upon the policies of the Colerain Township Comprehensive Plan.

4.4 Appeals, Variances, and Conditional Uses

4.4.1 Review Procedure

The review procedure for appeals, variances and conditional uses shall be as follows:

(A) **Step 1 – Application**

(1) An application for variances, conditional uses, or other review over which the Board of Zoning Appeals has original jurisdiction under Section 3.3 (Board of Zoning Appeals) may be made by any property owner, including an authorized agent, or by a governmental officer, department, board or bureau.

(2) Application for Appeals

a.) An appeal to the Board of Zoning Appeals may be taken by any person aggrieved by a decision of the Zoning Administrator or by any administrative officer of the Township in interpreting or applying the provisions of this Resolution. Such appeal shall be taken within 20 days of the decision in question, by filing with the Zoning Administrator and with the Board of Zoning Appeals, a notice of appeal specifying the grounds thereof.

b.) The Zoning Administrator shall forthwith transmit to the Board of Zoning Appeals all the papers constituting the record upon which the action appealed from was taken.

c.) The filing of an appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Zoning Appeals, after the notice of appeal has been filed, that by reason of facts stated in the Certificate, a stay would cause imminent peril to life or property, in which case the proceedings shall not be stayed other- wise than by a restraining order that may be granted by the Board of Zoning Appeals or by a court of record. Such applications shall be filed with the Zoning Administrator on any applicable forms available at the Township Zoning Office.

(4) The use will not create excessive requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community.

(B) The Board of Zoning Appeals may impose such conditions and restrictions upon the conditional use as the Board of Zoning Appeals may deem necessary to comply with the standards set forth in this Article to reduce or minimize the impact of such use upon other property in the neighborhood and to further the purpose and intent of this Resolution.

4.5 Planned Development (PD) District Review

4.5.1 Planned Development (PD) Initiation

(A) Planned developments may be initiated by the property owner or an agent of the property owner.

(B) In cases where there are multiple property owners involved in the planned development, the application shall include a "consent to rezone" letter from all property owners. Additionally, there shall be a single contact or agent for the property owners who will be responsible for contact with the Township.

4.5.2 Review Procedure

(A) **Step 1 – Preapplication Conference**

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of the planned development and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a preapplication conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan(s) or application(s) discussed.

(B) **Step 2 – Application**

(1) After the preapplication conference with the Colerain Township Zoning Department, the applicant may submit an application for a zoning map amendment to the Township Zoning Office.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. A list of minimum requirements may be adopted by the Board of Township Trustees.

(3) Each application shall be signed by at least one of the owners or the owner's authorized agent, of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property where the zoning classification is proposed to be changed.

(5) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

(6) The applicant shall submit the preliminary development plan simultaneously with the application for a zoning map amendment.

(C) **Step 3 – Submission of the Preliminary Development Plan**

(1) The preliminary development plan shall be submitted in a form and in quantities as prescribed by the Zoning Commission. A list of minimum submittal requirements may be adopted by the Board of Township Trustees.

(2) Preliminary development plans should generally include the following:

a.) Approximate areas and arrangement of the proposed uses and the relationship of abutting land uses and zone districts;

b.) The proposed general location of vehicular circulation;

c.) The proposed treatment of existing topography, drainage ways and tree cover;

d.) The location of schools, parks, community amenities or facilities, if any;

e.) Anticipated time schedule of projected development, if the total landholding is to be developed in stages, or if construction is to extend beyond a 2-year time period;

f.) In the case of a PD-R District, the preliminary development plan shall also include the proposed type of unit, density level, and proposed area setbacks of each residential area, and the type, general location and approximate acreage of the common open space. A description of all other proposed miscellaneous and accessory uses shall also be included;

g.) In the case of a PD-B, PD-I, or PD-M, the preliminary development plan shall identify the principal and accessory types of uses that are to be included in the proposed development, including their approximate location, size, and intensity. The proposed type, general location and approximate acreage of common open space shall also be included; and

h.) Any other information required by the Zoning Commission.

(D) **Step 4 – Referral to the Hamilton County Regional Planning Commission**

(1) Within 5 days after the application (Step 2) and submission of the preliminary development plan (Step 3), the Zoning Commission may transmit a copy thereto to the Hamilton County Regional Planning Commission.

(2) The Hamilton County Regional Planning Commission may recommend the approval, approval with modifications, or denial of the proposed map amendment and preliminary development plan, and shall submit such recommendation to the Zoning Commission.

(3) Such recommendation may be considered at the public hearing held by the Zoning Commission on such proposed amendment and preliminary development plan.

(E) **Step 5 – Public Hearing with the Zoning Commission**

(1) Upon the filing of an application and preliminary development plan for an PD District amendment (Steps 2 and 3), the Zoning Commission shall set a date for a public hearing regarding the proposed amendment and preliminary development plan.

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step 2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the ORC. In addition to the notification required by the ORC, the Township shall mail notice to all property owners within 200 feet of the subject property at least 10 days prior to the public hearing.

(F) **Step 6 – Recommendation by the Zoning Commission**

Within 30 days after the Zoning Commission's public hearing (Step 5), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and preliminary development plan, and submit such recommendation together with such application, preliminary development plan, and recommendation of the Hamilton County Regional Planning Commission (if applicable) to the Board of Township Trustees.

(G) **Step 7 – Public Hearing with the Board of Township Trustees**

(1) Upon receipt of the recommendation from the Zoning Commission (Step 6), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment and preliminary development plan.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the ORC. See Step 5.

(H) **Step 8 – Decision on Map Amendment and Preliminary Development Plan**

(1) Within 20 days after its public hearing (Step 7), the Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission, or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(2) Approval of the preliminary development plan shall include density, intensities, land uses and their inter-relationship, design standards, and building location. Location of buildings (if applicable) and uses may be altered slightly due to engineering feasibility which is to be determined in the subsequent preparation of the detailed Final Development Plans.

(3) The Board of Trustee's decision on the zoning map amendment and the preliminary development plan is a legislative action of the Board of Township Trustees and is subject to the same effective date and referendum provisions as set forth in Subsection 4.3.3 (Effective Date and Referendum). After approval of the PD District map amendment and preliminary development plan, and after the subsequent referendum period has ended, the Official Zoning Map shall be changed to reflect this amendment.

(4) Once an amendment to a PD is effective, the application requirements for planned developments in Section 9.3, along with the approved preliminary development plan, and any approved conditions, shall apply to the future development of the property.

(I) **Step 9 – Submission of a Final Development Plan**

(1) Once the PD District and preliminary development plan has been approved by the Board of Township Trustees, the applicant shall proceed with the preparation of the detailed final development plan(s) in whole or in phases.

(2) The final development plan shall be submitted in a form and in quantities as prescribed by the Zoning Commission. A list of minimum submittal requirements may be adopted by the Board of Township Trustees.

(3) The detailed final development plan shall be consistent with the applicable PD requirements in this Resolution and the contents of the approved preliminary development plan. The final development plan shall be prepared by a professional urban planner, engineer, architect or landscape architect.

(4) A final development plan shall include all necessary legal documentation relating to the incorporation of a Homeowner's Association for the purpose of maintaining the specified common open space within all residential planned developments.

(J) **Step 10 – Public Meeting with the Zoning Commission**

(1) The Colerain Township Zoning Department shall study the final development plan and confer with other agencies having jurisdiction as appropriate in the case, to determine general acceptability of the proposal submitted. Staff shall submit written recommendations to the Zoning Commission and the applicant prior to the public meeting held by the Zoning Commission.

(2) Upon receipt of the detailed final development plan and recommendations of staff, the Zoning Commission shall, at a public meeting of the Zoning Commission, study and review the detailed final development plan to determine whether all requirements have been satisfied, and the conditions specified in Subsection 4.5.3 (Approval Criteria) have been met.

(K) **Step 11 – Decision by the Zoning Commission**

Within 30 days of the Zoning Commission's public meeting (Step 10), the Zoning Commission shall decide to approve, approve with modifications, or deny the final development plan.

(Amended 10/28/08)

4.5.3 Approval Criteria

(A) **Approval Criteria for a Preliminary Development Plan**

The following criteria shall serve as conditions that should be satisfied before the approval of the preliminary development plan:

(1) The PD District and preliminary development plan are consistent with the adopted Colerain Township Land Use Plan and Colerain Township Comprehensive Plan;

(2) The proposed uses will have a beneficial effect on the community;

(3) The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.

(4) The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development;

(5) The minimum common open space areas have been designated and shall be duly transferred to a legally established Homeowners Association, where applicable, or have been dedicated to, and accepted by, Colerain Township or another public or quasi-public agency as provided in Subsection 9.3.7 (Common Open Space).

(6) The preliminary development plan is consistent with the intent and purpose of this Resolution and, in particular, the furtherance of the purpose of the PD District as set forth in Section 9.3.1.

(7) The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.

(B) **Approval Criteria for a Final Development Plan**

The following criteria shall serve as conditions that should generally be satisfied before the approval of the final development plan:

(1) Appropriate arrangements with the applicant have been made to ensure the accomplishment of the public improvements and reservation of common open space as indicated on the preliminary development plan and final development plan. If deemed necessary by the Board of Township Trustees during the preliminary development plan approval process, this assurance may require that the Board of Township Trustees require a bond to ensure the successful and proper completion of such improvements.

(2) The proposed detailed final development plan for an individual section of the overall PD District is consistent in contents (building location--as applicable, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved preliminary development plan, the Colerain Township Land Use Plan, and the Colerain Township Comprehensive Plan.

(3) Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained.

(4) That any part of the planned development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Zoning Commission, left in its natural state.

(5) That any exception from the design standards provided in the PD District is warranted by the design and amenities incorporated in the detailed final development plan.

(6) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.

(7) That the detailed final development plan is consistent with the intent and purpose of Article 1 of this Resolution.

(8) The final development plan has been transmitted to all other agencies and departments charged with responsibility of review.

4.5.4 Time Limits

(A) The final development plan shall be submitted within one year after approval of the preliminary development plan, or the approval of the preliminary development plan will expire and the plan will be deemed null and void.

(B) Upon expiration of the preliminary development plan, the property shall still be zoned as a planned development with a voided preliminary development plan. The property owner or authorized agent may submit an application and new preliminary development plan for consideration pursuant to Subsection 4.5.2 (Review Procedure) or an application for a zoning map amendment to another district.

(C) Upon the expiration of the preliminary development plan, the Board of Trustees or the Zoning Commission may initiate a zoning map amendment to change the PD zoning on the property to another district.

(D) If the applicant has not received building permits within one-year of the approval of the final development plan, the final development plan shall be deemed null and void. Upon expiration of the final development plan, the applicant shall have one-year to reapply for a final development plan in accordance with the section or the preliminary development plan will be deemed null and void in accordance with Paragraph (A) above.

(E) The Zoning Commission may authorize an extension of these time limits if good cause is shown for the delay of the final development plan submission.

(F) For phased developments, the Zoning Commission and Board of Township Trustees may approve a phased final development plan schedule as part of the preliminary development plan approval. In such case, the approved time frames shall establish when the approved preliminary plan shall expire.

4.5.5 Effect of a Final Development Plan

(A) The approved final development plan shall be kept on record in the Colerain Township Zoning Department together with all resolutions, applications, plats, plans, and other information regarding the development.

(B) The Resolutions prepared by the Zoning Commission and Board of Township Trustees serve as the official record for the permitted uses and activities which are approved for the property in the planned development.

(C) The use of the planned development property or the location, erection, construction, reconstruction, enlargement, or change of any building or structure in a manner which is not consistent with the final development plan shall be considered a violation of this Resolution and subject to the procedures and penalties specified in Section Article 5 (Violations and Penalties).

4.5.6 Required Conditions for the Issuance of a Zoning Certificate

No Zoning Certificate shall be issued for any property in a PD District and no construction, except preliminary excavation, shall begin until an approved final development plan is in effect for that phase or property. The final development plan becomes effective upon approval of a resolution by the Zoning Commission.

4.5.7 Modifications to Approved Preliminary or Final Development Plans

(A) The following provisions establish the various methods by which an applicant can modify the features of an approved preliminary or final development plan. These provisions shall apply to all Preliminary Development Plans and Final Development Plans approved for developments in PD-R, PD-B, PD-I, and PD-M Districts. For any modifications that are of a technical or engineering nature as determined by the Zoning Administrator or his/her designee, the applicant must submit a report from the appropriate public agency assuring compliance with agency regulations, in addition to meeting the requirements as listed below.

(1) **Administrative Modifications:** The Zoning Administrator or his/her designee has the authority to consider and approve Administrative Modifications to an approved Preliminary or Final Development Plan provided such modifications are limited to altering the location of structures, circulation elements, enlargement or relocation of open space or grading where such alterations will comply with the intent of all regulations as established by the Colerain Township Zoning Resolution and by the approving Resolution for the development as adopted by the Board of Township Trustees. In no case shall a Administrative Modification consist of an increase in impervious surface area, more than a 5% increase or decrease in square footage of buildings, the grading or location of structures over an existing sanitary sewer, or lighting above what is allowed by the Colerain Township Zoning Resolution or by Resolution of the Board of Colerain Township Trustees. Nor shall a Administrative Modification consist of the reduction of open space, landscaping or buffer, or a change of use(s), or increase in signage as originally approved in the Preliminary Development Plan. No modification shall result in a violation of any standard or requirement of this Resolution nor create or extend any previously approved variance.

(2) **Minor Modification:** Any modification to the approved Final Development Plan that fails to meet the requirements set forth in Section 4.5.7(A)1, but does not infringe upon a specific requirement or standard as set forth in the development's approving Resolution is adopted by the Board of Township Trustees shall be considered a Minor Modification to the Final Development Plan. The Colerain Township Zoning Commission, following notice to all property owners whose properties are located within two hundred (200) feet of the legal property boundaries or the subject development, shall hold a meeting within 14 days of said public notice to consider the Minor Modification application. For approval, there shall be findings that an proposed changes to the Plan will be substantial conformance with the intent of the approving Resolution including related conditions as adopted by the Board of Township Trustees. The applicant will be notified by the Zoning Commission's decision within one week from the date of such decision. If the proposed modification has been approved, a new Zoning Certificate shall be issued.

(3) **Major Modification:** If the Zoning Administrator or his/her designee or the Colerain Township Zoning Commission determines that the proposed modification to the approved Preliminary or Final Development Plan does not meet the above requirements, or that the proposal would be in direct conflict with the specific provisions of the approving Resolution as adopted by the Board of Township Trustees, then the proposal will be considered pursuant to the provisions as set for the in Section 519.12 and related sections of the Ohio Revised Code and Section 4.3 of the Colerain Township Zoning Resolution. Any application for a final development plan that occurs more than one year after the effective date of the approving resolution for the site shall be subject to a public hearing and governed by the provisions of law

and this Resolution applicable thereto.

(B) **Review of Minor Modifications**

(1) The Zoning Commission shall be responsible for reviewing and making a decision on minor modifications to an approved preliminary development plan or final development plan.

(2) Such review and decision shall take place at a public hearing of the Zoning Commission and shall not require any additional notice beyond what is required by the Ohio Revised Code for public meetings.

(3) The decision of the Zoning Commission on minor modifications shall be deemed administrative.

(C) **Review of Major Modifications**

Major modifications to an approved preliminary development plan or final development plans shall require a public hearing with the Zoning Commission, and Board of Trustees pursuant to the review procedure established for planned developments.

(D) If a preliminary development plan is amended, any future final development plan shall comply with the amended preliminary development plan.

8.3.2 Access to any lot in a business zoning district through a residential zoning district shall be prohibited unless authorized as a conditional use through the Board of Zoning Appeals.

8.3.3 All mechanical equipment for heating, cooling, air conditioning or similar purposes, which may create either noise or fumes, if not within the main building shall be located at least 100 feet from all property lines within or adjacent to a residential zoning district.

8.3.4 All structures on a lot within any business zoning district, excluding fences, shall be located outside of all setbacks and buffers. *(Amended 11/13/07)*

8.4 Business Use-Specific Regulations

8.4.1 Automotive Body Repair

An automotive body repair use may be permitted in the B-2 District when all activities related to the use are located within a completely enclosed structure.

8.4.2 Automotive Fuel Services

(A) All fuel pumps and service islands shall meet the site development standards of the applicable zoning district.

(B) Where a proposed fuel pump or service island abuts a residential use, the minimum setback shall be 50 feet from the lot line adjacent to the residential district.

(C) The outermost edges of all protective canopies shall comply with all yard requirements of the applicable zoning district

8.4.3 Bars and Taverns

Bars and Taverns may be permitted in the B-1 District when there is a minimum setback of 50 feet from all lot lines that are adjacent to a residential zoning district. Such setback shall apply to all parking areas and structures, except fences.

8.4.4 Commercial Kennels

(A) Private kennels, as defined in Article 16 (Rules of Construction and Definitions) shall be subject to the accessory use regulations of Section 10.2 (Accessory Buildings and Uses) and shall not be required to comply with the provisions of this section. (See also 15.8.1(B))

(B) There shall be a minimum lot area of 5 acres.

(C) All structures except fences, exterior storage, refuse, or supplies shall be setback a minimum of 100 feet from all lot lines.

8.4.5 Contractor or Construction Sales

Contractor or construction sales yard may be permitted in the B-2 District when all activities related to the use are located within a completely enclosed structure.

(B) The approval of a Zoning Certificate or a zoning map amendment for areas that are in a special flood hazard area shall in no way guarantee the approval of a building certificate or approval from the Hamilton County Department of Public Works and any other authority having jurisdiction.

9.3 "PD" – Planned Development District

9.3.1 Purpose

The purpose of the PD Planned Development District is to:

(A) Allow for flexibility in the zoning requirements where the result will be a higher quality development;

(B) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;

(C) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;

(D) Obtain creative and coordinated designs in harmony with surrounding uses and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section; and

(E) Allow for creative development that conforms to the goals and objectives set forth in the Colerain Township Comprehensive Plan.

9.3.2 CUPs and Planned Districts Approved Prior to the Effective Date of this Resolution

Any community unit plans (CUPs) or double letter districts (D-D, E-E, O-O, or F-F) approved prior to the effective date of this Resolution shall continue in accordance with the approved preliminary development plan and final development plans. Modifications, amendments, and expansion of existing planned developments shall be in accordance with Section 4.5 (Planned Development District Review).

9.3.3 Types of Planned Developments

The following are the 4 types of planned developments permitted within Colerain Township, pending approval by the Zoning Commission and the Board of Township Trustees:

(A) "PD-R" – Residential Planned Development

(B) "PD-B" – Business Planned Development

(C) "PD-I" – Industrial Planned Development

(D) "PD-M" – Mixed Use Planned Development

9.3.4 Compliance with Plans

(A) All planned developments approved after the effective date of this Resolution shall comply with the Colerain Township Comprehensive Plan and Colerain Township Land Use Plan including compliance with the permitted uses, densities, intensities, and other recommendations of the plans.

(B) Any variation from the Comprehensive Plan and Land Use Plan shall require an amendment to the applicable plans through review and approval by the Zoning Commission and Trustees.

9.3.5 Permitted Uses

(A) All uses in a PD District must be approved during the review of the preliminary development plan by the Zoning Commission and the Board of Township Trustees pursuant to Section 4.5 (Planned Development District Review).

(B) Table 9-1 illustrates the permitted uses within each PD District.

Table 9-1 Planned Development Use Table

Use	Planned Development Districts			
	PD-R	PD-B	PD-I	PD-M
Uses Permitted in the R-1, R-2, R-3, R-4, R-5, R-6 or R-7 Districts	P			P
Uses Permitted in the B-1, B-2, B-3, or O-1 Districts		P		P
Uses Permitted in the I-1 District			P	

(C) Uses not specifically listed as permitted by these districts may be permitted approved in the preliminary development plan and if it is determined that the uses to be of the same general character as the above permitted uses.

9.3.6 Design Standards

(A) Design standards for area, lot coverage, density, yard requirements, parking, landscaping, and screening for a proposed PD District shall be established in the PD Preliminary development plan by the Zoning Commission and Board of Township Trustees.

(B) Exceptions and variations from the design standards provided by the base zoning districts of this Resolution (e.g., R-1, R-2, B-1, etc.) may, and should be granted by the Zoning Commission and Board of Township Trustees when it is determined that due to certain design elements, natural features, and public amenities, the exceptions are warranted.

(C) Standards for public infrastructure improvements shall be governed by the applicable regulations of the agency with jurisdiction that is charged with the responsibility for review and approval.

9.3.7 Common Open Space

There shall be reserved, within the tract to be developed as a PD, a minimum percentage of land area of the entire tract for use as common open space. The Zoning Commission and Board of Trustees may require additional common open space as warranted by the individual development plan to meet the objectives of this Section. This minimum percentage of land shall be as illustrated in Table 9-2.

Table 9-2 Planned Development Common Open Space Requirements	
PD District	**Common Open Space Requirement**
PD-R	20% common open space for planned developments with all single-family detached dwelling units. 25% common open space for developments that include other residential uses.
PD-B	15% common open space for all planned developments
PD-I	15% common open space for all planned developments
PD-M	20% common open space for all planned developments

(A) Required common open space shall not consist of isolated or fragmented pieces of land that will serve no useful purpose or which will present maintenance difficulties if maintenance is required.

(B) Required common open space may include pedestrian walkways, parkland, open areas, bridle paths, drainage ways and detention basins, swimming pools, clubhouses, tennis courts, golf courses, parking areas for any of the above, and other lands of essentially open or undisturbed or improved character, but shall not include off-street parking areas and street right-of-ways.

(C) **Ownership of Common Open Space**

(1) Ownership of common open space in a PD-R shall be transferred by the developer to a legally established homeowners association, or if accepted, to the Board of Township Trustees, or other public or quasi-public agency.

(2) Common open space that includes a clubhouse, golf course or other recreational facilities may remain in private ownership if approved by the Zoning Commission and Board of Township Trustees.

(3) Common open space in a PD-B, PD-I, or PD-M may also be dedicated to the Township or other public or quasi-public agency, if accepted, pursuant to the above requirements or remain in private ownership, provided that a public easement, as determined necessary by the Zoning Commission and Board of Trustees, is granted and officially recorded on the plat.

9.3.8 Planned Developments Require a District Change

(A) Section 4.5 (Planned Development District Review) establishes the development review procedure for a planned development district which, if approved, will result in a zoning map amendment. Therefore, in addition to all of the specific review procedures and provisions of Section 4.5 (Planned Development District Review), all proposed PD Districts are also subject to the approval criteria set forth in Section 4.3 (Text and Map Amendments).

(B) The preliminary development plan shall be submitted at the time a zoning map amendment is requested from the original zoning district to the new planned development district.

Table 14-1 Required Buffer Yard (Feet)											
Abuts / When	Districts										
	R-1 to R-6	R-7	B-1	B-2	B-3 or PD-I	O-1	I-1	PD-B or PD-M	RF	SWD	ME
R-1 to R-6	0	0	0	0	0	0	0	0	0	0	0
R-7	25	0	0	0	0	0	0	0	25	0	0
B-1	25	20	0	0	0	10	0	0	25	0	0
B-2	40	30	25	0	0	25	0	0	40	0	0
B-3 or PD-I	50	30	25	10	0	25	0	0	50	0	0
O-1	25	25	25	0	0	0	0	0	40	0	0
I-1	100	100	60	40	40	60	0	40	100	0	0
PD-B or PD-M	30	40	30	10	0	25	0	0	50	0	0
RF	25	0	0	0	0	0	0	0	0	0	0
SWD	500	500	100	100	100	100	80	100	500	0	0
ME	500	500	100	100	100	100	80	100	500	0	0

(B) **Planting Requirements for Required Buffers**

(1) Buffers shall include, at a minimum:

a.) A 6-foot high fence or wall or an earth mound/earth berm; and

b.) Three evergreen trees and 6 shrubs for every 60 lineal feet of lot line requiring a buffer.

(2) In lieu of fence, wall, or earth mound/berm, an applicant may provide a natural buffer of the following:

a.) Eight evergreen trees, planted in an offset manner to provide a solid buffer for every 80 lineal feet of lot line requiring a buffer; and

b.) Twelve shrubs for 75 lineal feet of lot line requiring a buffer.

(C) **Buffer Design Standards**

(1) Buffers shall not be located on any portion of an existing, dedicated, or reserved public right-of-way or private ingress/egress easement.

(2) The buffer shall be provided on the lot with the most intense use.

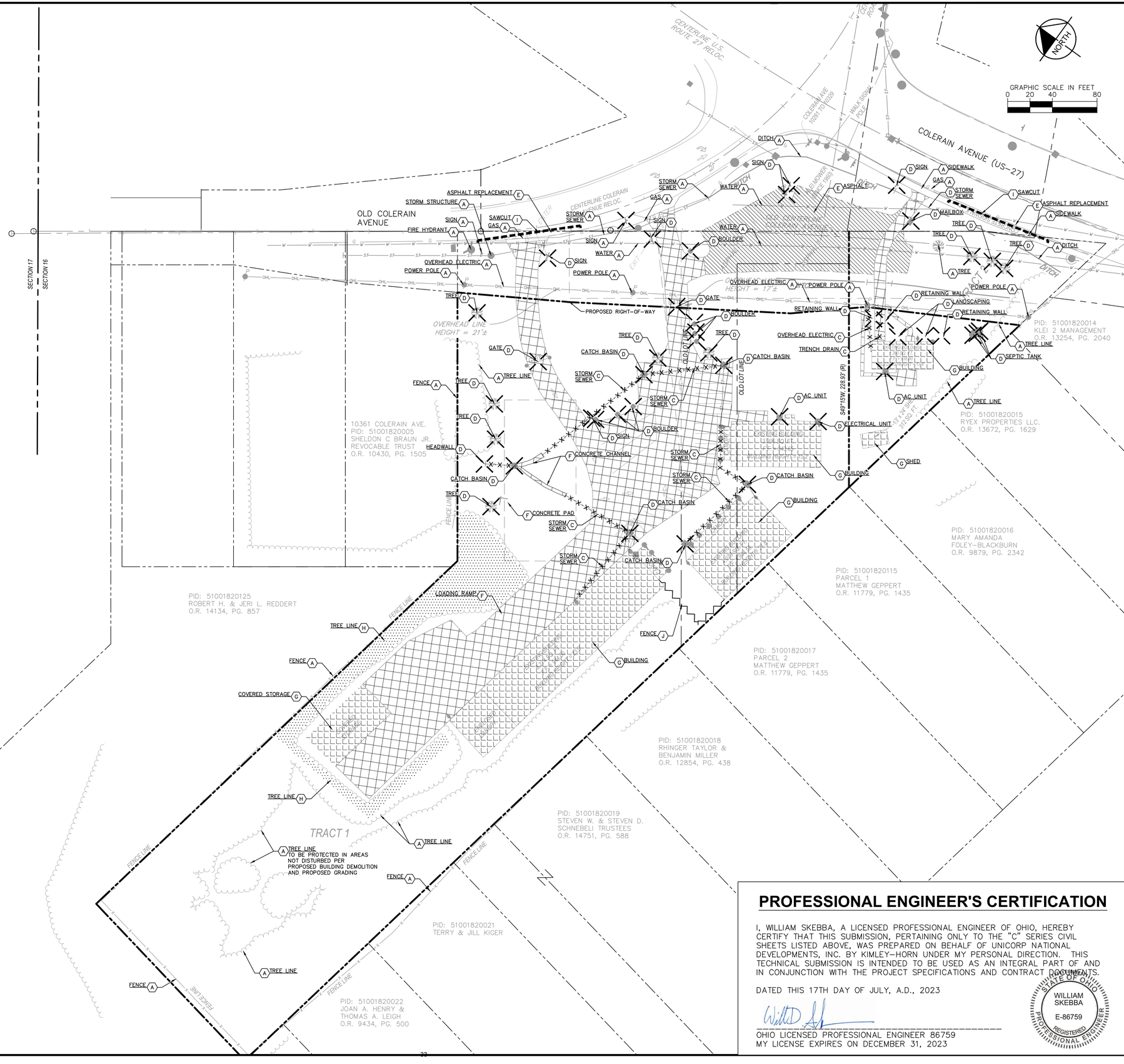
DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING ODOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH CRUSHED AGGREGATE OF MUNICIPALITY STANDARD. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "811" (1-800-362-2764) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE ODOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) TREE/VEGETATION REMOVAL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 17TH DAY OF JULY, A.D., 2023

_____
OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO — WILLIAM SKEBBA — E-86759 — REGISTERED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6949
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

DEMOLITION PLAN

ORIGINAL ISSUE: 7/17/2023
KHA PROJECT NO. 190203001
SHEET NUMBER C1.0

Drawing name: K:\CLB_LBE\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\PlanSheets\Demolition Plan.dwg Layout: Jul 17, 2023 10:30am by: BillSkebba
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Drawing name: K:\CLB_LDEV\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\PlanSheets\Site Plan.dwg Layout: Jul 17, 2023 10:53am by: Bill.Skebba
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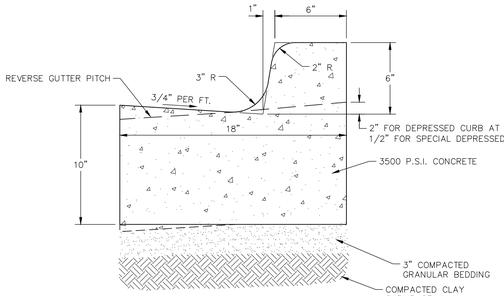
SITE DATA

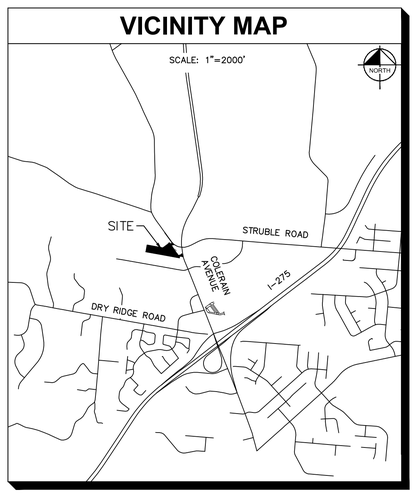
JURISDICTION	COLERAIN TOWNSHIP
EXISTING ZONING	PD-B/R
PROPOSED ZONING	PD-B
SITE AREA	4.50 AC.
IMPERVIOUS RATIO	0.382
PROPOSED BUILDING AREA: EXISTING BUILDING AREA:	5,915 S.F. 0 S.F.
MIN. PARKING REQUIRED	4 PER 1000 SF OF FLOOR AREA + 1 PER FUEL TANK= 28 SPACES
PARKING PROVIDED	57 SPACES
FRONT SETBACK	50 FT (COLERAIN AVE R/W)
SIDE SETBACK	50 FT (ADJACENT TO RESIDENTIAL)
REAR SETBACK	50 FT (ADJACENT TO RESIDENTIAL)
FRONT BUFFER YARD	15 FT
SIDE BUFFER YARD	10 FT
REAR BUFFER YARD	10 FT



NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

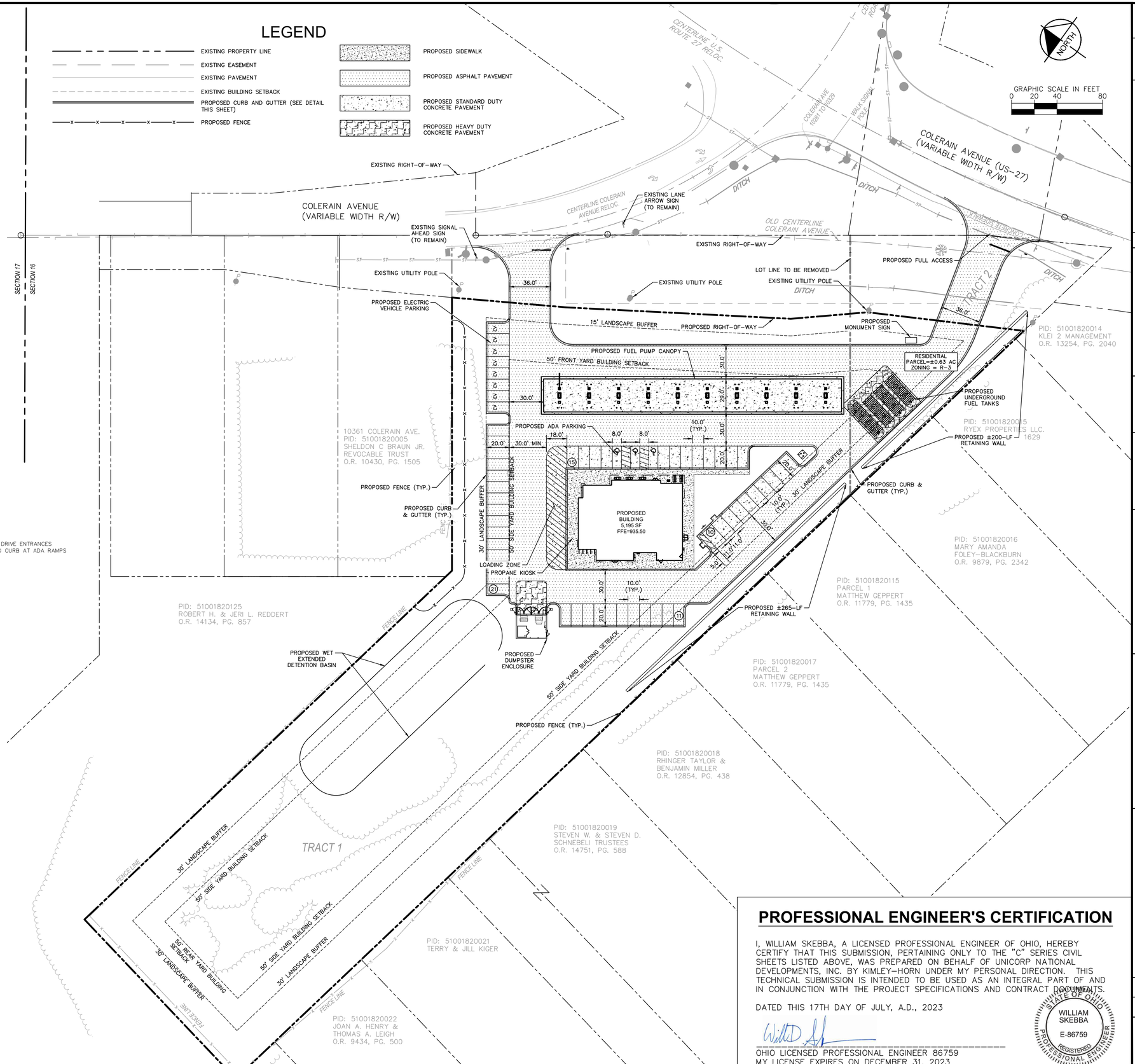
B6.12 CURB & GUTTER
N.T.S.

VICINITY MAP



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING BUILDING SETBACK
- PROPOSED CURB AND GUTTER (SEE DETAIL THIS SHEET)
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT



PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 17TH DAY OF JULY, A.D., 2023

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO — WILLIAM SKEBBA — E-86759 — REGISTERED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

SITE PLAN

ORIGINAL ISSUE: 7/17/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
C2.0

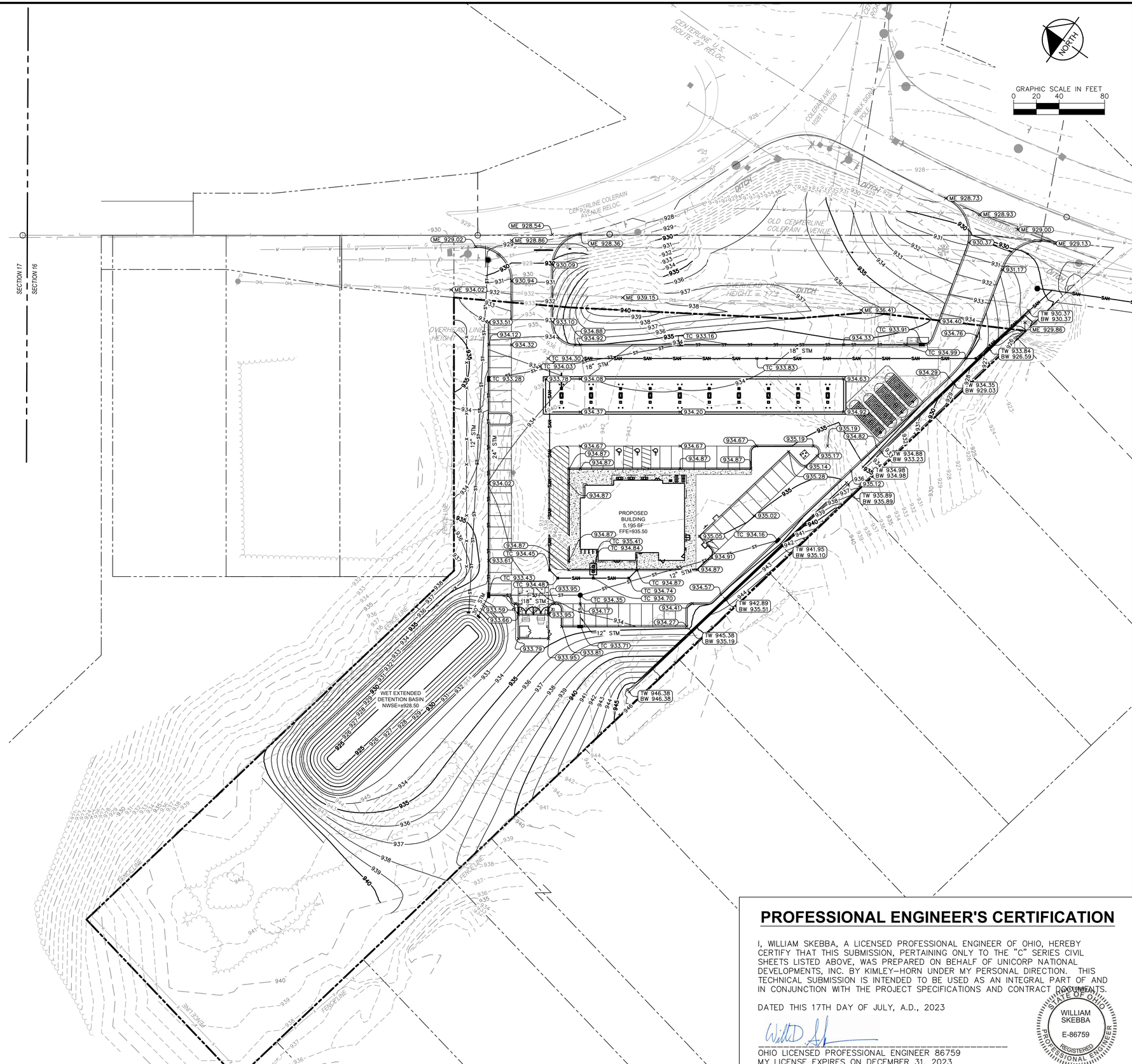
GRADING LEGEND

ME = MATCH ELEVATION
TC = TOP OF CASTING ELEVATION
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL
FFE = FINISHED FLOOR ELEVATION

XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
ST	PROPOSED STORM SEWER LINE
	PROPOSED STORM CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM HEADWALL
	RIP RAP (SEE DETAILS)

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS. UNLESS SHOWN OTHERWISE.



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DATED THIS 17TH DAY OF JULY, A.D., 2023

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO
WILLIAM SKEBBA
E-86759
REGISTERED
PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

GRADING & DRAINAGE PLAN

ORIGINAL ISSUE: 7/17/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
C3.0

Drawing name: K:\CLE_LDEV\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\PlanSheets\Storm & Grading Plan.dwg Layout1 Jul 17, 2023 10:53am by: BH.Skebba
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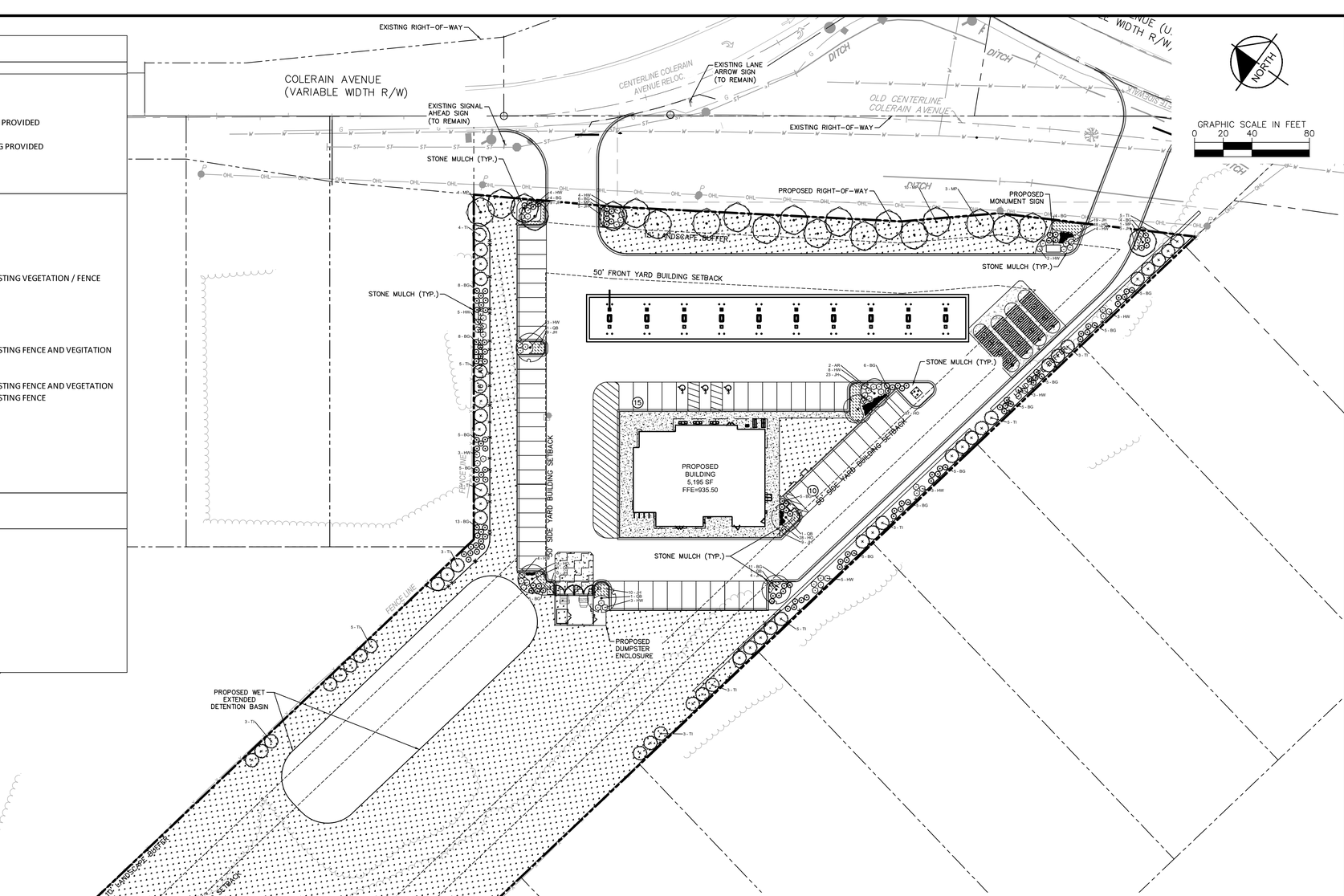
LANDSCAPE REQUIREMNTS PER "COLRAINE TOWNSHIP" CODE OF ORDINANCES		
CODE	REQUIREMENTS	PROVIDED
STREETSCAPE BUFFER 14.5.1	15' STREETSCAPE BUFFER 1 ORNAMENTAL TREE PER 25 LF OF STREET FRONTAGE 10 SF OF LANDSCAPED AREA PER EVERY 100 SF OF STREETSCAPE BUFFER 505 LF / 25 LF = 21 ORNAMENTAL TREES 7575 SF / 100 SF = 76 * 10 = 760 SF OF LANDSCAPED AREA	 21 ORNAMENTAL TREES PROVIDED 760 SF OF LANDSCAPING PROVIDED
LOT BUFFER YARD 14.5.2	10' BUFFER YARD BETWEEN USES 6' HIGH FENCE 3 EVERGREEN TREES AND 6 SHRUBS PER 60 LF OF LOT LINE OR 8 EVERGREEN TREES OFFSET FOR EVERY 80 LF OF LOT LINE 12 SHRUBS FOR EVERY 75 LF OF LOT LINE SOUTH: 955 LF 955 LF / 60 LF = 15.9 * 3 = 48 TREES 955 LF / 60 LF = 15.9 *6 SHRUBS = 96 SHRUBS WEST: 193 LF 193 LF / 60 LF = 3.2 * 3 = 10 TREES 193 LF / 60 LF = 3.2 * 6 = 20 SHRUBS NORTH: 686 LF 686 LF / 60 LF = 11.4 * 3 = 35 TREES 686 LF / 60 LF = 11.4 * 6 = 69 SHRUBS	 SOUTH: 523 LF BUFFERED BY EXISTING VEGETATION / FENCE 532 LF 6' HIGH FENCE 27 TREES PROVIDED 54 SHRUBS PROVIDED WEST: 193 LF BUFFERED BY EXISTING FENCE AND VEGITATION NORTH: 220 LF BUFFERED BY EXISTING FENCE AND VEGETATION 466 LF BUFFERED BY EXISTING FENCE 23 TREES PROVIDED 47 SHRUBS PROVIDED
PARKING LOT INTERIOR LANDSCAPING 14.6.1	15% MINIMUM OF PARKING AREA LANDSCAPED 11381 SF * .15 = 1707 SF	 1707 SF PROVIDED
PARKING LOT ISLANDS 14.6.2	LANDSCAPE ISLANDS SHALL BE LOCATED AT THE END OF EACH PARKING ROW MINIMUM SIZE OF 135 SF 2 TREES ANED 6 SHRUBS PER 15 PARKING SPACES 1 TREE AND 2 SHRUBS PER ISLAND 56 SPACES 56 SPACES / 15 SPACES = 3.7 * 2 = 8 TREES 56 SPACES / 15 SPACES = 3.7 * 6 = 23 SHRUBS	 8 TREES PROVIDED 23 SHRUBS

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)



FOR REFERENCE ONLY

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE
	AR	2	ACER RUBRUM	RED MAPLE	B & B	2.5" CAL MIN
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN
CONIFEROUS TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL/SIZE**
	TI	50	THUJA X `GREEN GIANT`	GREEN GIANT ARBORVITAE	B & B	1.5" CAL MIN
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL/SIZE**
	MP	21	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	HW	54	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	#2 CONT.	2` O.C.
CONIFEROUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	BG	119	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	#2 CONT.	2` O.C.
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	HO	177	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#2 CONT.	6" O.C.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPACING**	
	JH	103	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	36" o.c.	

PROFESSIONAL ENGINEER'S CERTIFICATION

I, CHRISTOPHER M. HICE, A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "L" SERIES LANDSCAPE SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 17TH DAY OF JULY, A.D., 2023

STATE OF OHIO · CHRISTOPHER M. HICE · NO. 1071 · REGISTERED LANDSCAPE ARCHITECT

OHIO LICENSED LANDSCAPE ARCHITECT 1071
MY LICENSE EXPIRES ON DECEMBER 31, 2024

NO.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

LANDSCAPE PLAN

ORIGINAL ISSUE: 7/17/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
L1.0

Drawing name: K:\CLB_LDEV\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\PlanSheets\Landscape Plan.dwg Layout: Jul 17, 2023 12:49pm by: Bill.Skebba
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COLERAIN FUEL STATION
PRELIMINARY ROADWAY IMPROVEMENTS

1 OF 1

Old Colerain
Project area
FOR REFERENCE ONLY
Proposed connection to private service.
SR-27
Proposed public sanitary sewer main extension. Approximately 1,800 LF of sanitary sewer.
Proposed connection to existing Sanitary Sewer main per MSD availability request.
Proposed extension across SR-27.
nearmap

Colerain & Struble Rd.
Colerain Township, OH

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Colerain Township, OH

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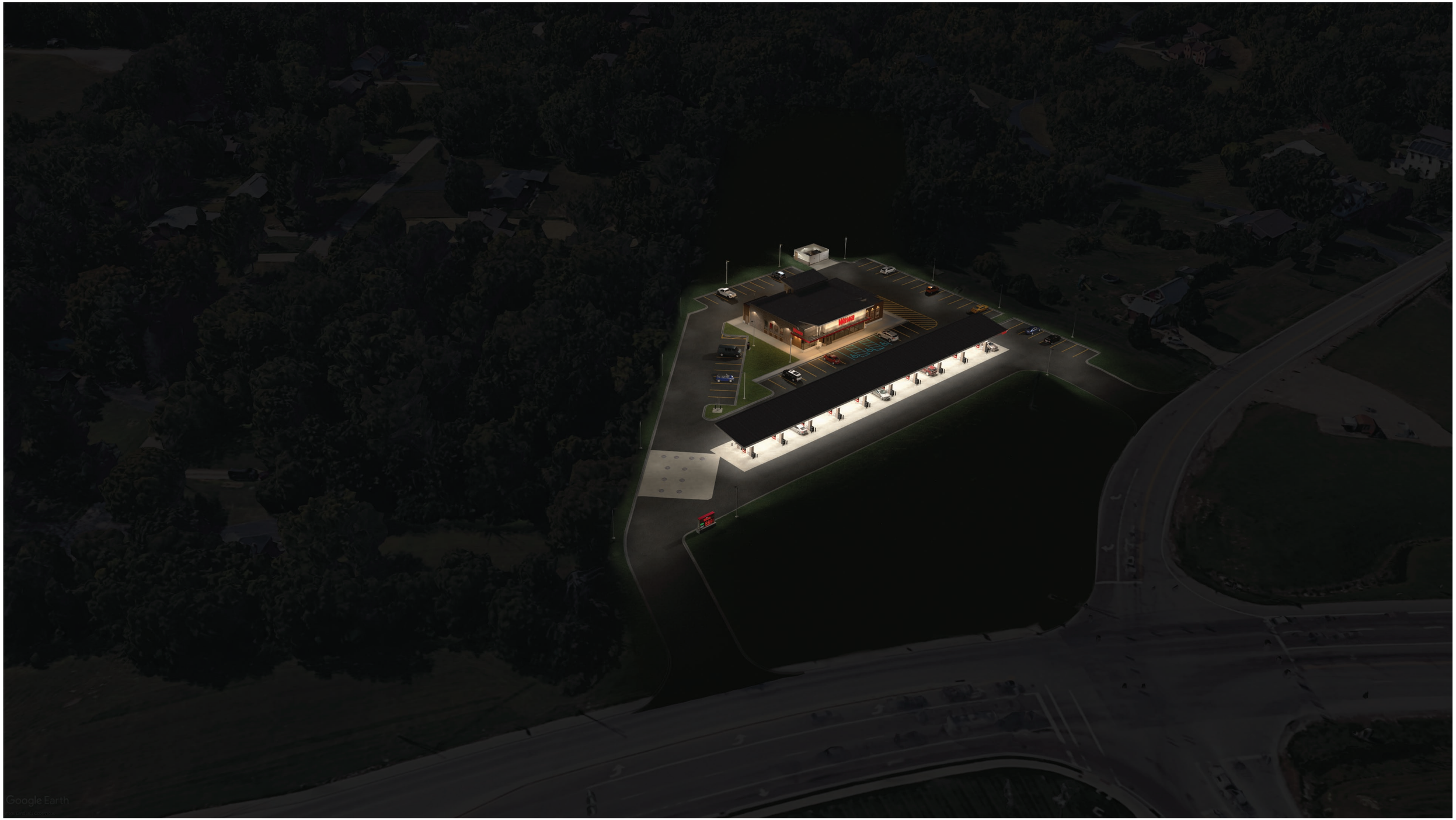

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Colerain Township, OH

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RLA TECHNOLOGY SOLUTIONS

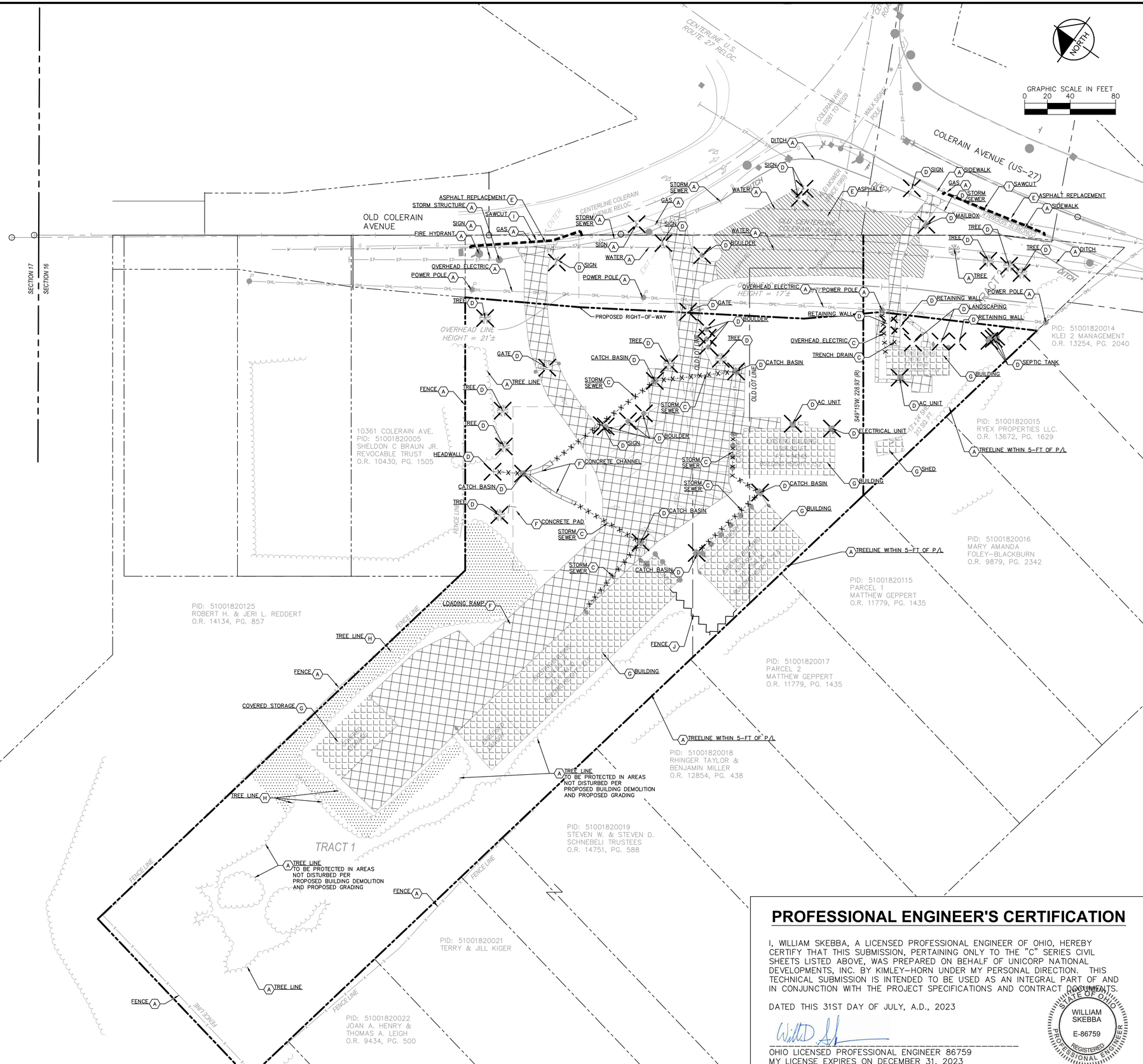
DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING ODOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH CRUSHED AGGREGATE OF MUNICIPALITY STANDARD. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "811" (1-800-362-2764) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE ODOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X·X·X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) TREE/VEGETATION REMOVAL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 31ST DAY OF JULY, A.D., 2023

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO · WILLIAM SKEBBA · E-86759 · REGISTERED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6939
WWW.KLEI-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

DEMOLITION PLAN

ORIGINAL ISSUE: 7/25/2023
KHA PROJECT NO. 190203001
SHEET NUMBER C1.0

Drawing name: K:\CLB_LDEV\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\PlanSheets\Demolition Plan.dwg Layout: Jul 31, 2023 - 3:43pm by: MattShiflett
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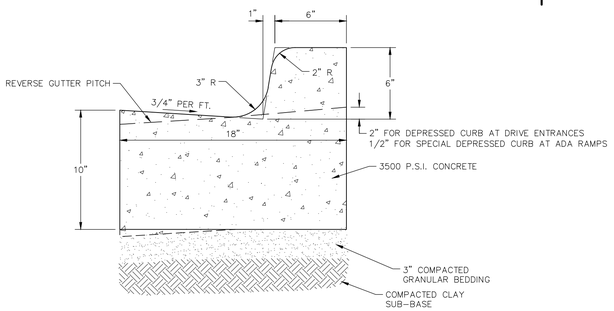
SITE DATA

JURISDICTION	COLERAIN TOWNSHIP
EXISTING ZONING	PD-B/R
PROPOSED ZONING	PD-B
SITE AREA	4.50 AC.
IMPERVIOUS RATIO	0.382
PROPOSED BUILDING AREA: EXISTING BUILDING AREA:	5,915 S.F. 0 S.F.
MIN. PARKING REQUIRED	4 PER 1000 SF OF FLOOR AREA + 1 PER FUEL TANK= 28 SPACES
PARKING PROVIDED	57 SPACES
FRONT SETBACK SIDE SETBACK REAR SETBACK	50 FT (COLERAIN AVE R/W) 50 FT (ADJACENT TO RESIDENTIAL) 50 FT (ADJACENT TO RESIDENTIAL)
FRONT BUFFER YARD SIDE BUFFER YARD REAR BUFFER YARD	15 FT 30 FT 30 FT

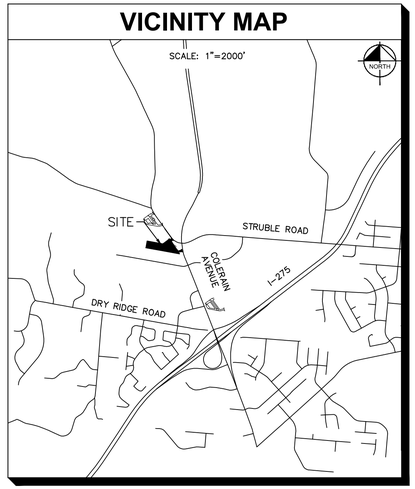


NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

B6.12 CURB & GUTTER

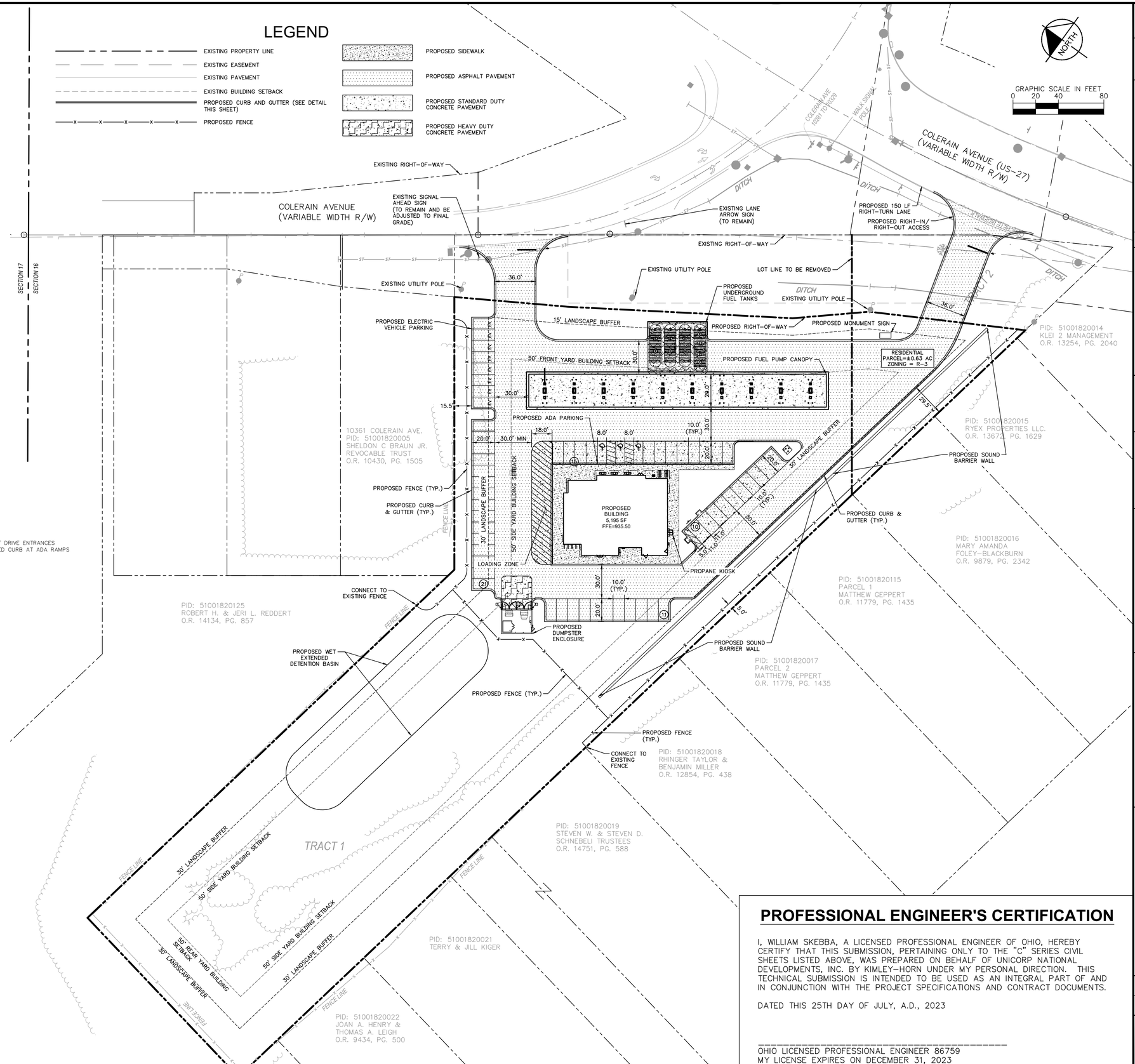
N.T.S.

VICINITY MAP



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PAVEMENT
- EXISTING BUILDING SETBACK
- PROPOSED CURB AND GUTTER (SEE DETAIL THIS SHEET)
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT



PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 25TH DAY OF JULY, A.D., 2023

_____
OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-459-0939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

SITE PLAN

ORIGINAL ISSUE: 7/31/2023
KHA PROJECT NO. 190203001
SHEET NUMBER C2.0

Drawing name: K:\CLB_LBE\190203001_Unicorp_Colerain\wp_CIVL\2 Design\CAD\PlanSheets\Site Plan.dwg Layout: Jul 31, 2023 3:11pm by: AnnaMohler
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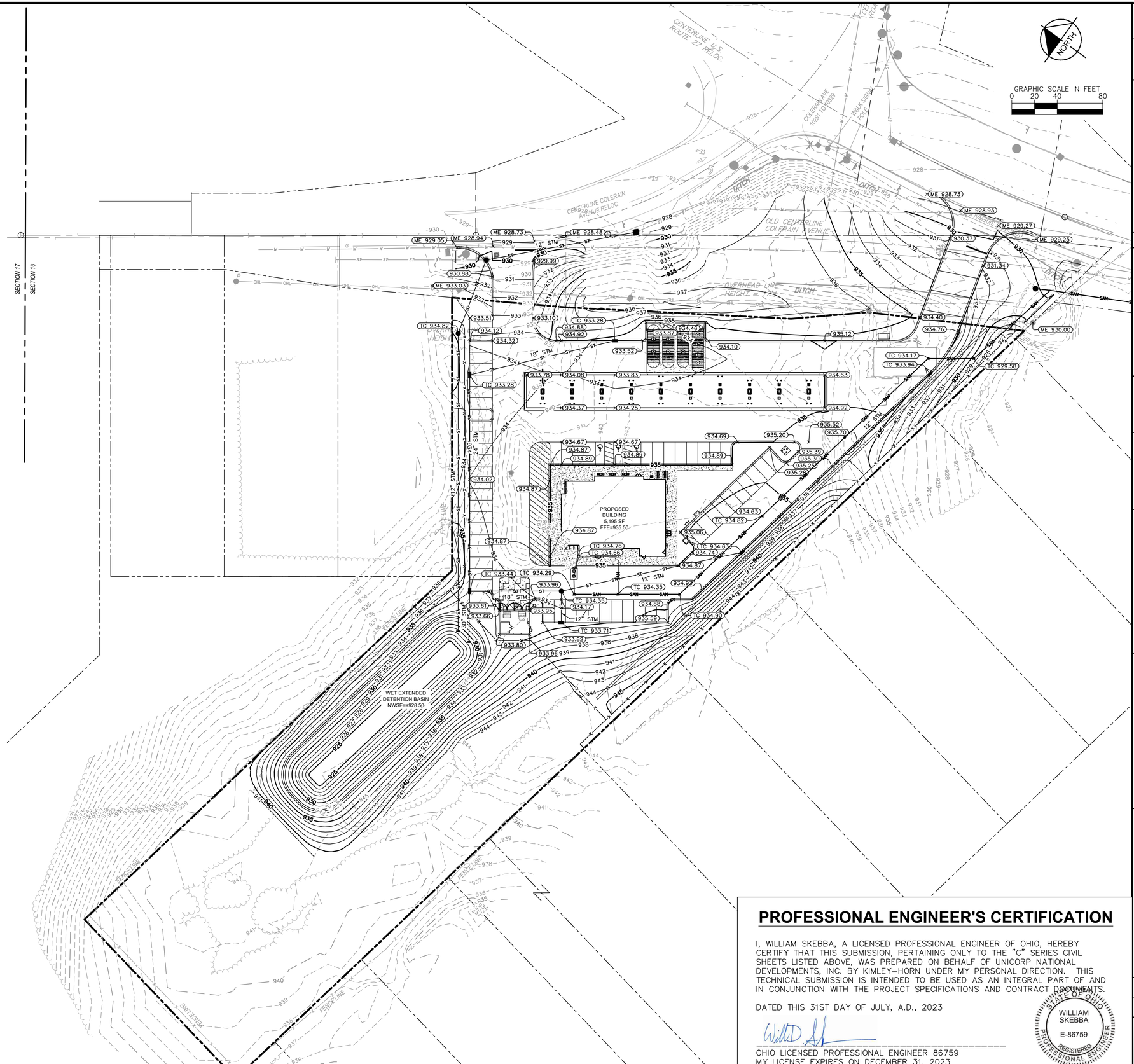
GRADING LEGEND

ME = MATCH ELEVATION
TC = TOP OF CASTING ELEVATION
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL
FFE = FINISHED FLOOR ELEVATION

XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
ST	PROPOSED STORM SEWER LINE
	PROPOSED STORM CATCH BASIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM HEADWALL
	RIP RAP (SEE DETAILS)

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS. UNLESS SHOWN OTHERWISE.



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DATED THIS 31ST DAY OF JULY, A.D., 2023

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO
WILLIAM SKEBBA
E-86759
REGISTERED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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COLUMBUS, OH 43235
PHONE: 614-459-0939
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SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

GRADING & DRAINAGE PLAN

ORIGINAL ISSUE: 7/31/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
C3.0

Drawing name: K:\CIB_LDEV\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\PlanSheets\Storm & Grading Plan.dwg Layout1 Jul 31, 2023 3:34pm by Matt.Shiflett
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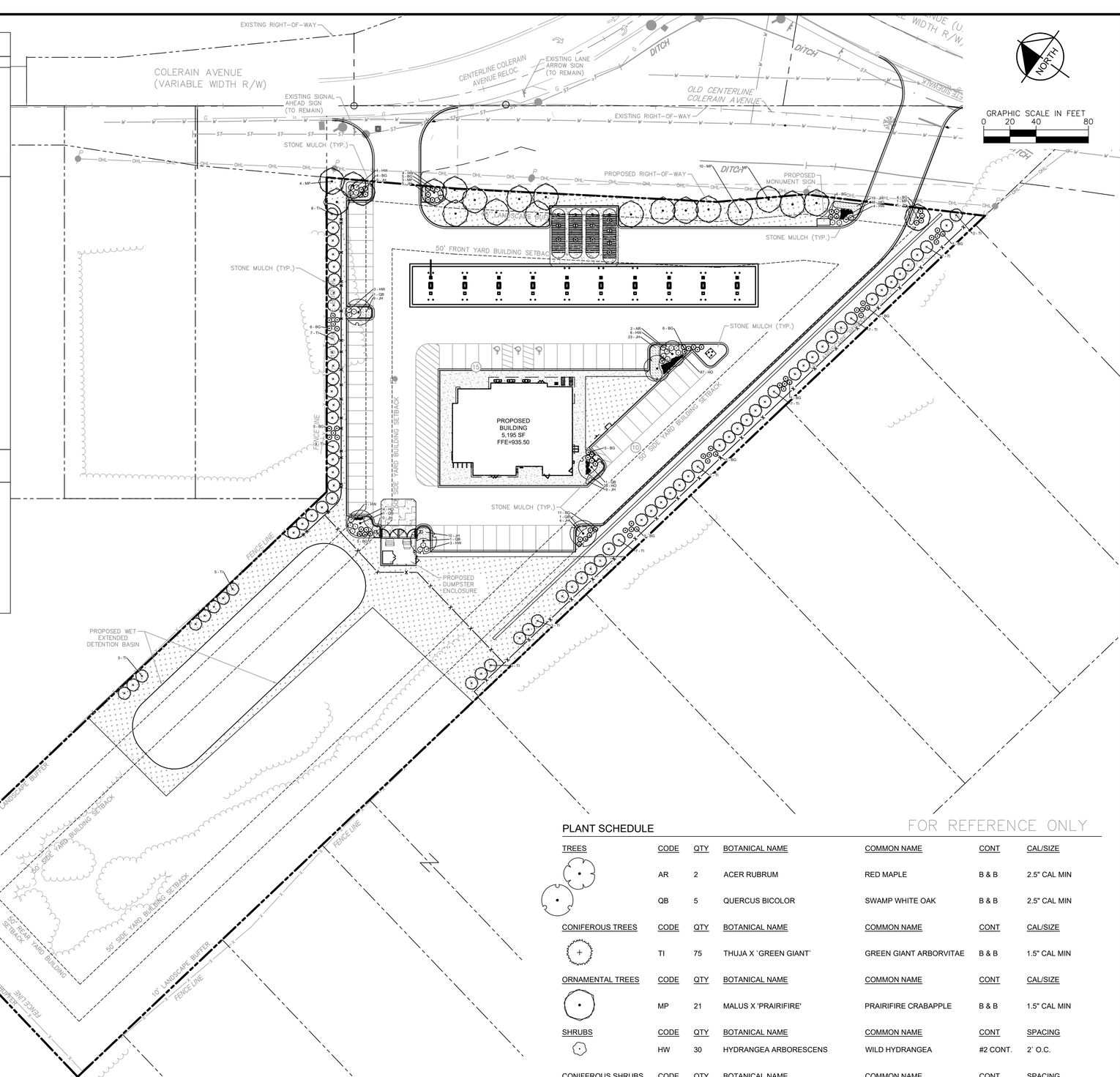
LANDSCAPE REQUIREMNTS PER "COLRAINE TOWNSHIP" CODE OF ORDINANCES		
CODE	REQUIREMENTS	PROVIDED
STREETSCAPE BUFFER 14.5.1	15' STREETSCAPE BUFFER 1 ORNAMENTAL TREE PER 25 LF OF STREET FRONTAGE 10 SF OF LANDSCAPED AREA PER EVERY 100 SF OF STREETSCAPE BUFFER 505 LF / 25 LF = 21 ORNAMENTAL TREES 7575 SF / 100 SF = 76 * 10 = 760 SF OF LANDSCAPED AREA	 21 ORNAMENTAL TREES PROVIDED 760 SF OF LANDSCAPING PROVIDED
LOT BUFFER YARD 14.5.2	10' BUFFER YARD BETWEEN USES 6' HIGH FENCE 3 EVERGREEN TREES AND 6 SHRUBS PER 60 LF OF LOT LINE OR 8 EVERGREEN TREES OFFSET FOR EVERY 80 LF OF LOT LINE 12 SHRUBS FOR EVERY 75 LF OF LOT LINE SOUTH: 955 LF 955 LF / 60 LF = 15.9 * 3 = 48 TREES 955 LF / 60 LF = 15.9 *6 SHRUBS = 96 SHRUBS WEST: 193 LF 193 LF / 60 LF = 3.2 * 3 = 10 TREES 193 LF / 60 LF = 3.2 * 6 = 20 SHRUBS NORTH: 686 LF 686 LF / 60 LF = 11.4 * 3 = 35 TREES 686 LF / 60 LF = 11.4 * 6 = 69 SHRUBS	 SOUTH: 523 LF BUFFERED BY EXISTING VEGETATION / FENCE 532 LF 6' HIGH FENCE 27 TREES PROVIDED 54 SHRUBS PROVIDED WEST: 193 LF BUFFERED BY EXISTING FENCE AND VEGITATION NORTH: 220 LF BUFFERED BY EXISTING FENCE AND VEGETATION 466 LF BUFFERED BY EXISTING FENCE 23 TREES PROVIDED 47 SHRUBS PROVIDED
PARKING LOT INTERIOR LANDSCAPING 14.6.1	15% MINIMUM OF PARKING AREA LANDSCAPED 11381 SF * .15 = 1707 SF	 1707 SF PROVIDED
PARKING LOT ISLANDS 14.6.2	LANDSCAPE ISLANDS SHALL BE LOCATED AT THE END OF EACH PARKING ROW MINIMUM SIZE OF 135 SF 2 TREES ANED 6 SHRUBS PER 15 PARKING SPACES 1 TREE AND 2 SHRUBS PER ISLAND 56 SPACES 56 SPACES / 15 SPACES = 3.7 * 2 = 8 TREES 56 SPACES / 15 SPACES = 3.7 * 6 = 23 SHRUBS	 8 TREES PROVIDED 23 SHRUBS

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)



PLANT SCHEDULE

FOR REFERENCE ONLY

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE
	AR	2	ACER RUBRUM	RED MAPLE	B & B	2.5" CAL MIN
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN
CONIFEROUS TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL/SIZE**
	TI	75	THUJA X `GREEN GIANT`	GREEN GIANT ARBORVITAE	B & B	1.5" CAL MIN
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL/SIZE**
	MP	21	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	HW	30	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	#2 CONT.	2` O.C.
CONIFEROUS SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	BG	75	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	#2 CONT.	2` O.C.
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	HO	177	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#2 CONT.	6" O.C.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPACING**	
	JH	96	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	36" o.c.	

PROFESSIONAL ENGINEER'S CERTIFICATION

I, CHRISTOPHER M. HICE, A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "L" SERIES LANDSCAPE SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 17TH DAY OF JULY, A.D., 2023

STATE OF OHIO · CHRISTOPHER M. HICE · NO. 1071 · REGISTERED LANDSCAPE ARCHITECT

OHIO LICENSED LANDSCAPE ARCHITECT 1071
MY LICENSE EXPIRES ON DECEMBER 31, 2024

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

LANDSCAPE PLAN

ORIGINAL ISSUE: 7/25/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
L1.0

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 7.5, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAR WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL OHIO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

O. EDGING

n. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SEED/SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

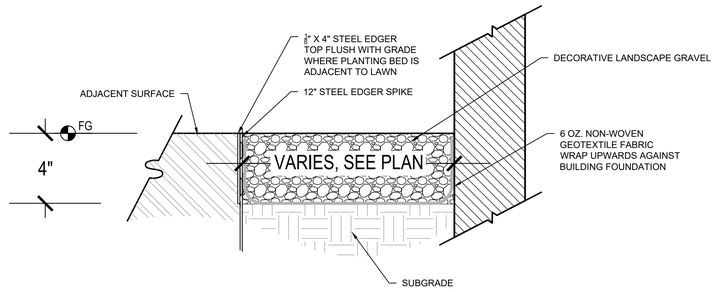
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-459-0939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

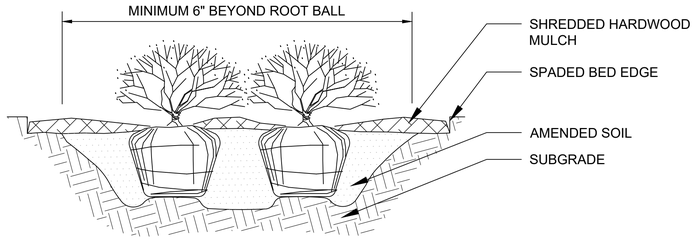
LANDSCAPE DETAILS

ORIGINAL ISSUE: 7/25/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
L1.1



1 METAL BED EDGER

NTS

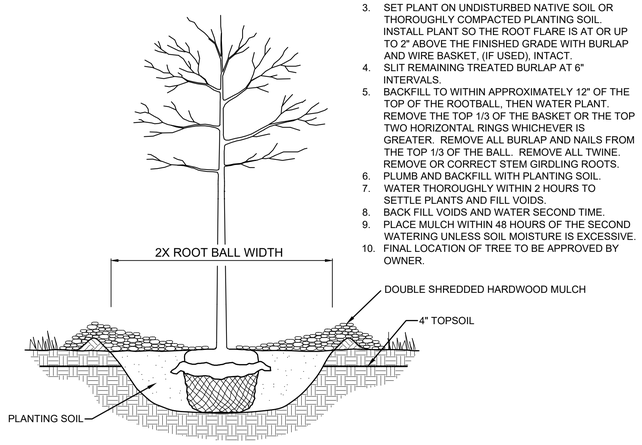


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

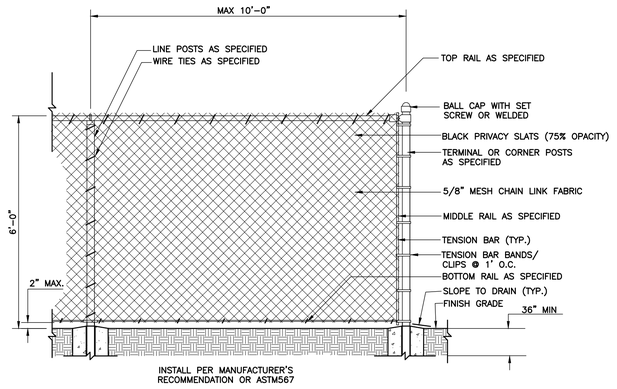
NTS



1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

3 TREE PLANTING DETAIL

SCALE: N.T.S. ###



4 CHAIN LINK FENCE W/ BLACK PRIVACY SLATS DETAIL

SCALE: N.T.S.

Drawing name: C:\Users\KEAGAN~1.PAU\AppData\Local\Temp\AcPublish_25460\Landscape Plan.dwg Layout1 (3) Jul 31, 2023 12:43pm by: Keagan.Pauff
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No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-459-0939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

WAWA
COLERAIN AVE & STRUBLE RD
COLERAIN TOWNSHIP, OHIO 45252

LANDSCAPE DETAILS

ORIGINAL ISSUE: 7/25/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
L1.1

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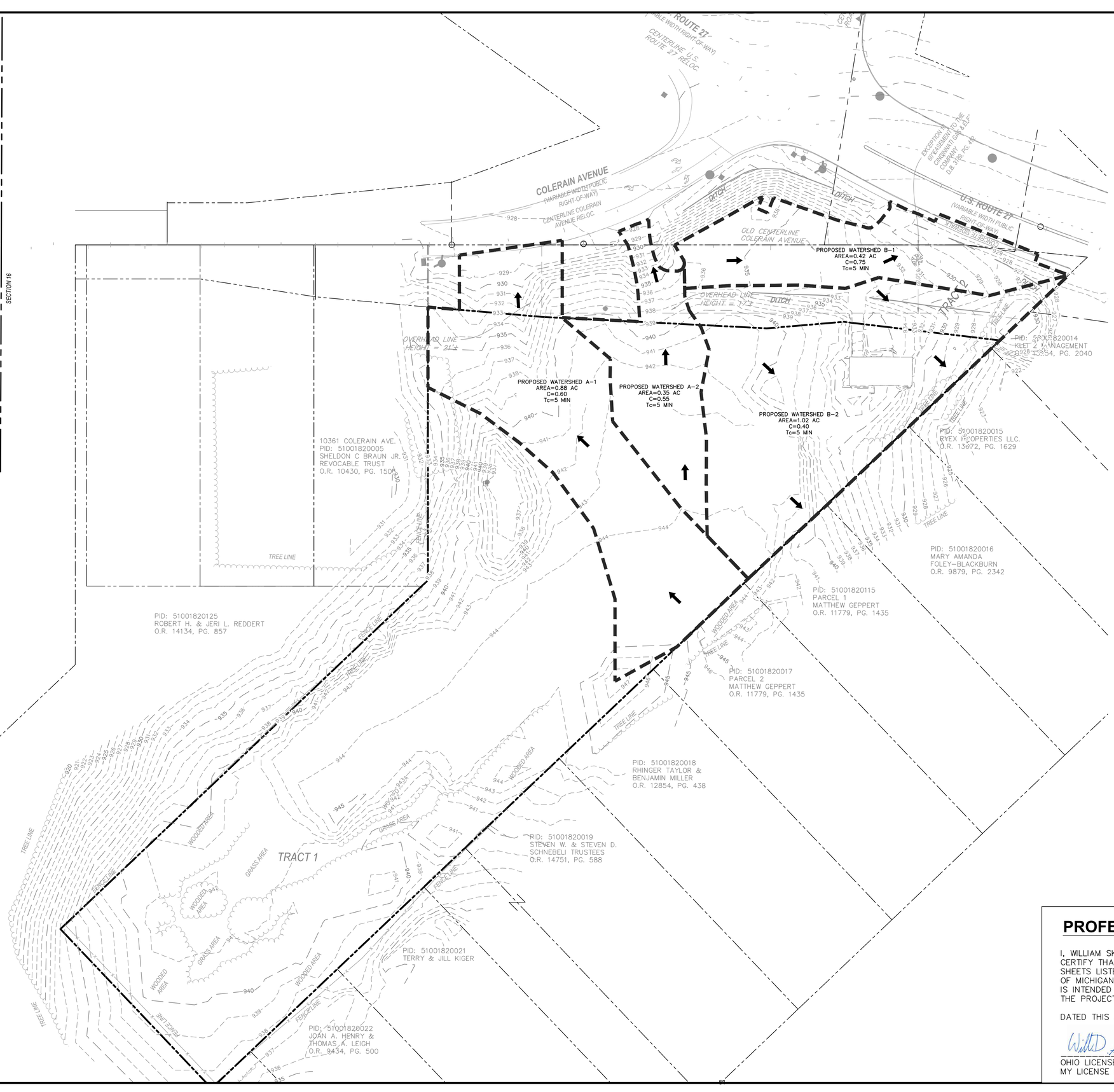

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- EXISTING SITE BOUNDARY
- 740 INDEX CONTOUR
- 738 INTERMEDIATE CONTOUR
- 740 INDEX CONTOUR
- 738 INTERMEDIATE CONTOUR
- WATERSHED BOUNDARY
- RUNOFF DIRECTION ARROW

PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF WAWA BY KIMLEY-HORN OF MICHIGAN, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 31ST DAY OF JULY, A.D., 2023

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO
WILLIAM SKEBBA
E-86759
REGISTERED
PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-846-0939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
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CHECKED BY: WDS

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COLERAIN TOWNSHIP, OHIO 45252

EXISITNG TRIBUTARY AREA MAP

ORIGINAL ISSUE: 7/31/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
C4.1

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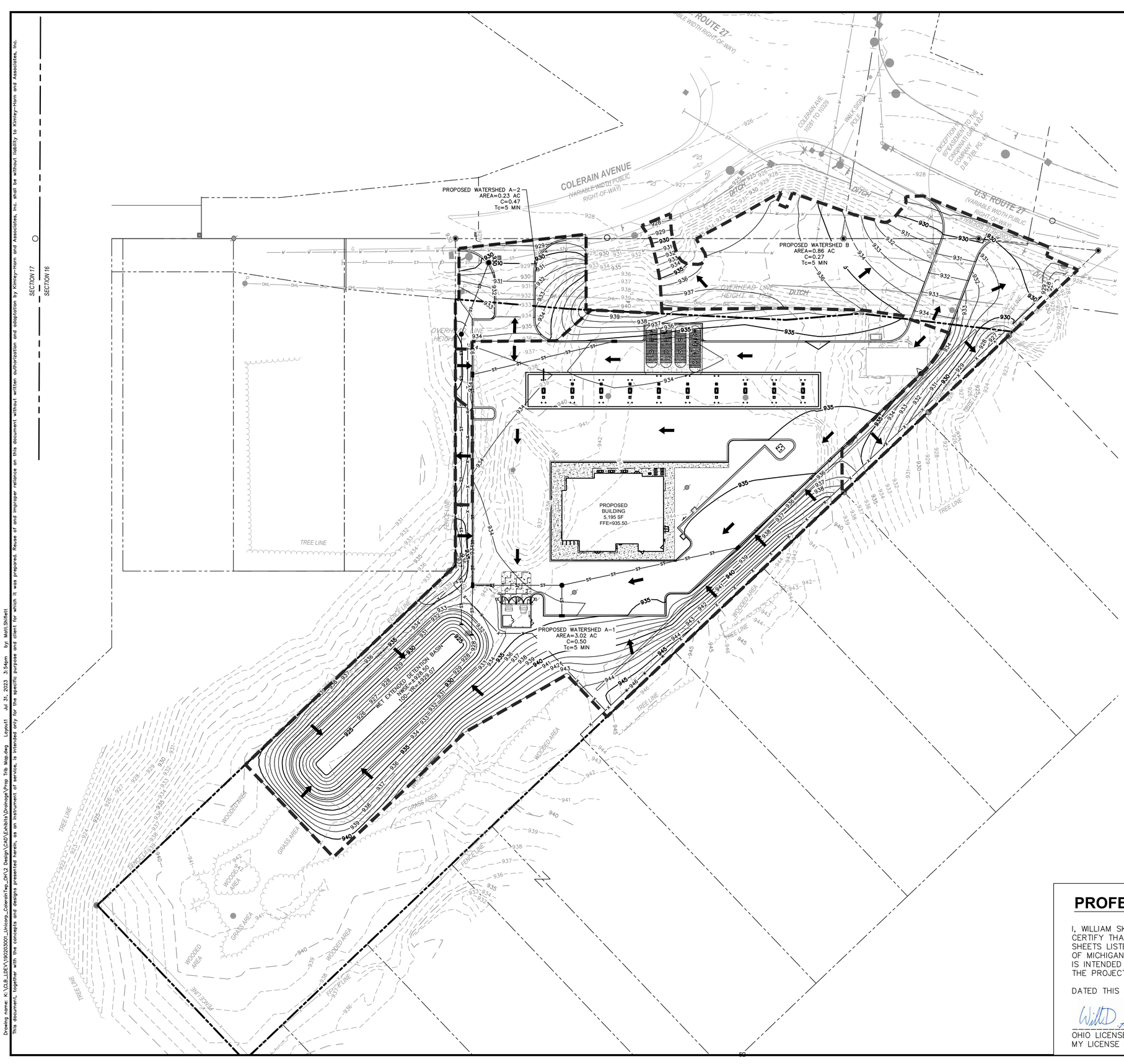
SECTION 17 | SECTION 16



GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- EXISTING SITE BOUNDARY
- 740 INDEX CONTOUR
- 738 INTERMEDIATE CONTOUR
- 740 INDEX CONTOUR
- 738 INTERMEDIATE CONTOUR
- WATERSHED BOUNDARY
- RUNOFF DIRECTION ARROW

Tributary Area A				
Storm Event (YR)	Pre-Developed Peak Flow Rates (CFS)	Allowable Post-Developed Release Rates (CFS)	Post-Developed Peak Flow Rates (CFS)	Basin A Elevation
1	1.60	1.60	0.48	928.80
2	1.83	1.60	0.55	928.85
5	2.08	1.60	0.63	928.89
10	2.31	1.60	0.70	928.93
25	2.50	2.50	0.75	928.97
50	2.97	2.50	0.89	929.05
100	3.07	2.50	0.92	929.07

PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM SKEBBA, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF WAWA BY KIMLEY-HORN OF MICHIGAN, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 31ST DAY OF JULY, A.D., 2023

OHIO LICENSED PROFESSIONAL ENGINEER 86759
MY LICENSE EXPIRES ON DECEMBER 31, 2023

STATE OF OHIO · WILLIAM SKEBBA · E-86759 · REGISTERED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

Kimley»Horn

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COLUMBUS, OH 43235
PHONE: 614-540-6939
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: WDS
DRAWN BY: MCS
CHECKED BY: WDS

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PROPOSED TRIBUTARY AREA MAP

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KHA PROJECT NO. 190203001
SHEET NUMBER
C4.0

Drawing name: K:\CLB_LDC\190203001_Unicorp_ColerainTwp_OH\2 Design\CAD\Exhibits\2023-0717 Wall Exhibit.dwg Layout1 (3) Jul 31, 2023 5:08pm by: AnnaMoiner
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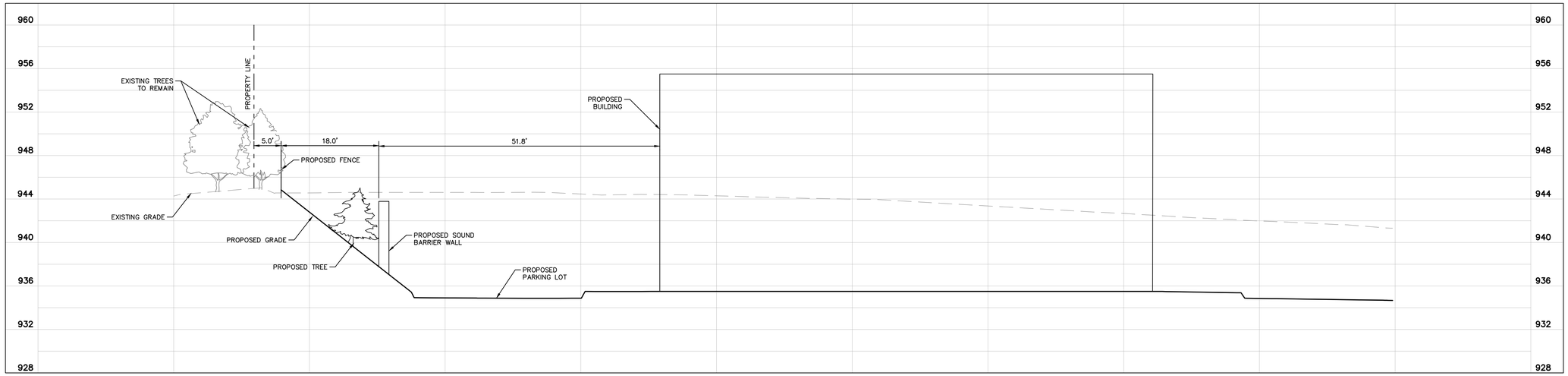
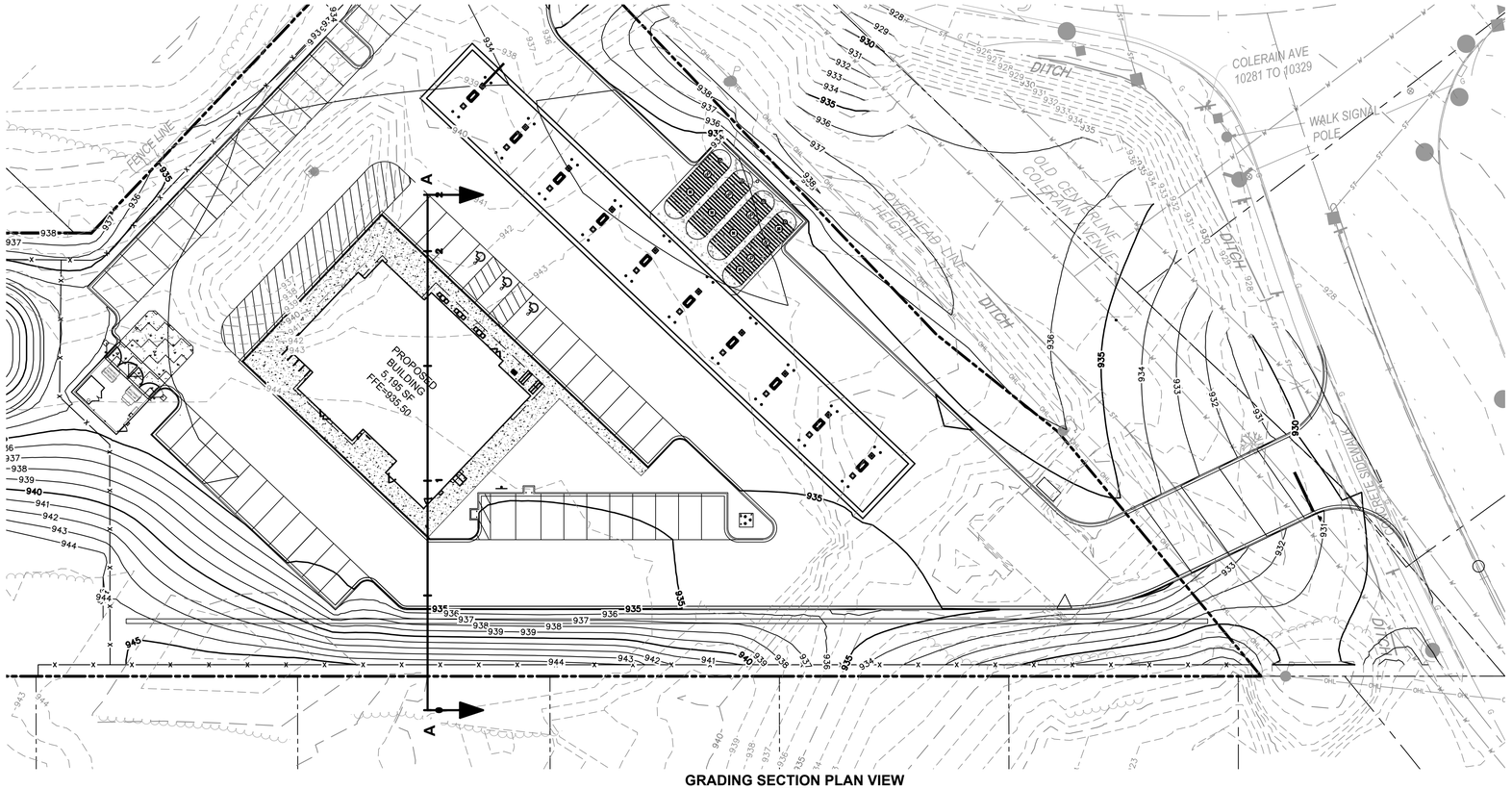


TRANSVERSE GRADING SECTION A-A

H: 1"=30'; V: 1"=3'



GRADING SECTION PLAN VIEW

1"=30'

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WWW.KIMLEY-HORN.COM

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WALL EXHIBIT

ORIGINAL ISSUE: 7/31/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
EX1

Drawing name: K:\CLB_LDC\190203001_Lincoln_Colerain Twp_OH\2 Design\CAD\Exhibits\2023-0717 Wall Exhibit.dwg Layout: Jul 31, 2023, 5:36pm by: Anna.Maher
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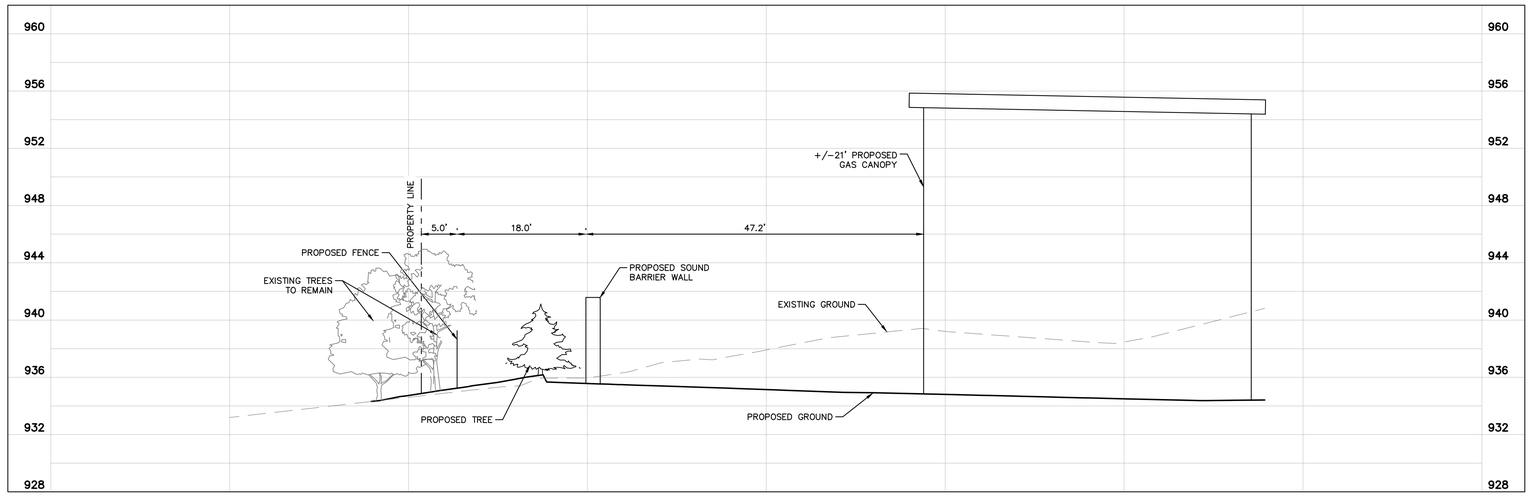

TRANSVERSE GRADING SECTION B-B

H: 1"=30'; V: 1"=3'

GRADING SECTION PLAN VIEW

1"=30'

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WALL EXHIBIT

ORIGINAL ISSUE: 7/31/2023
KHA PROJECT NO. 190203001
SHEET NUMBER
EX2

Sierra Wall System

Oldcastle Infrastructure™
A CRH COMPANY

Supremely Reliable, Unique Aesthetic.

Sierra Wall System
A variety of walls with consistent benefits.

Oldcastle Infrastructure blends old world craftsmanship with modern technology with the Sierra Wall System; a turnkey solution with many design options. Every wall is built with a consistent suite of benefits that ensure cost-effective durability.

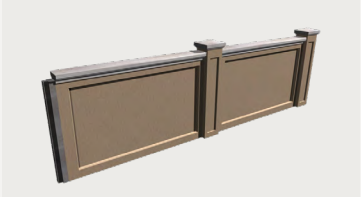
Every Sierra Wall System provides:

- **Privacy**
  Long-lasting protection from unsightly neighboring infrastructure
- **Sound**
  Built in noise-reduction
- **Durability**
  Meeting project site challenges, such as soil retention and flood contaminants
- **Cost Effectiveness**
  Economically fulfilling project site requirements
- **Contracting**
  Proudly serving the residential, commercial, private sector and public works markets

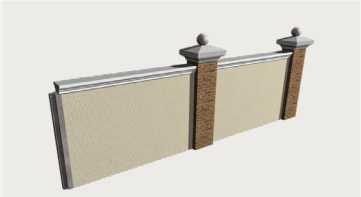
Designed. Transported. Installed.

As a bondable State of California licensed contractor, we provide our clients with complete scopes of work. Forward planning assistance, aesthetic design, structural engineering, foundation construction, panel casting, transportation, erection, final finishing, and painting are all done by our own skilled and experienced staff.

- **Sierra Classic**
  Keeping it simple with standard wall styles for the economical site



- **Sierra Profile**
  Combining aesthetics and pre-engineered functionality for a state-of-the-art wall



- **Sierra Signature**
  Featuring veneered stone and brick finishes to complement the pre-engineered functionality

- **Sierra Add**
  Providing the finishing touch with custom accents to any of our precast wall systems

Finishes & Styles	Classic	Shiplap	Vertical Board	Slumpstone	Grapestone	Horizontal Board	Stamped Adobe	Mediterranean	Skiptrowel	Marque	Lark	Lighthouse	Broadstone	Menlo	Marina	Portola	Bouquet Canyon	Rainbow Sandstone	Flint Stone	River Run Column	Ledgestone Column	Stone Bands	Brick	Halo	Mission
Sierra Classic	■	■	■	■	■	■	■	■	■	■	■														
Sierra Profile												■	■	■	■	■									
Sierra Signature																	■	■	■	■	■	■	■	■	■

This brochure contains a sampling of wall styles, columns and architectural details that we currently provide. We enjoy working with customers to provide unique and individualized projects. Please reach out to discuss the needs for your next project.

Sierra Classic

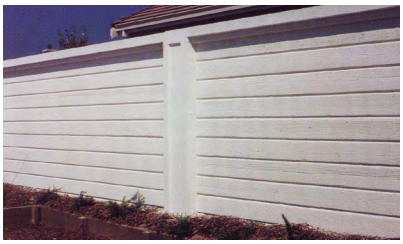
Dependable. Standard. Economical.

The Sierra Classic is strong, durable and always appealing visually. The panels are cast with integral columns and tongue and groove connections. Sierra Classic walls come in any height, with any wall layout, and their panels and columns are cast together.

Stamped Adobe

Classic

Skiptrowel



Horizontal Board

Mediterranean

Shiplap

Vertical Board

Lark

Slumpstone

Grapestone

Marque

Sierra Profile

State-of-the-art aesthetic.

The Sierra Profile offers options for both facia patterns and wall finishes. Each combination can be manufactured to extended lengths to fit any need. The profile features a variety of formliner options, finish options, and length options. The profile has a maximum panel length of 26 feet.

Lighthouse

Marina

Broadstone

Menlo

Portola

Profile Features: Variety of Formliners Options | Variety of Finish Options | Variety of Length Options

Sierra Signature

Premier finishes. Creative designs.

A beautiful variety of aesthetics define the signature line with a choice of veneer options for both walls and columns. The Signature series features brick, stone, column and band options, ensuring a high end look with the functionality of a pre-engineered wall.

Bouquet Canyon

River Run Column

Brick

Rainbow Sandstone

Ledgestone Column

Halo

Flintstone

Stone Bands

Mission

Sierra Add
The finishing touch.

With Sierra Add, you can create an entirely custom look and feel. This line of products includes signage, lighting, entries and tree niches, as well as arches, planters, columns and mailboxes. We provide the features to build your perfect wall.

Signage & Lighting

Arches

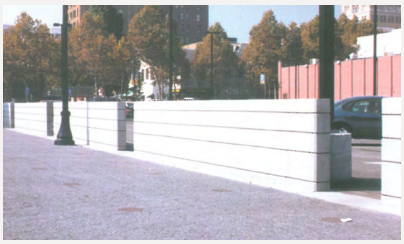
Tree Niches

Sign Plaques

Feature Wall

Curved Entry Walls

Hidden Columns


Redevelopment Walls

Planters

Mailboxes

Retaining Walls

Oldcastle Infrastructure™
A CRH COMPANY

www.oldcastleinfrastructure.com | (888) 965-3227

Trusted partnerships.
Full scale solutions.

The Wawa Story

What is Wawa?

More than a Convenience Store

Known for:

- Family-like atmosphere
- Built-to-order fresh food
- Competitive fuel pricing
- Community devotion
- Emotional connection with customers

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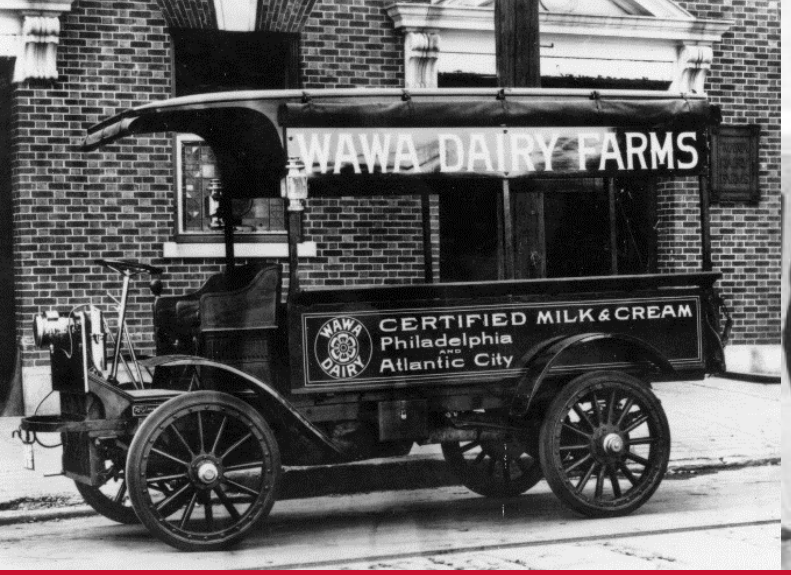
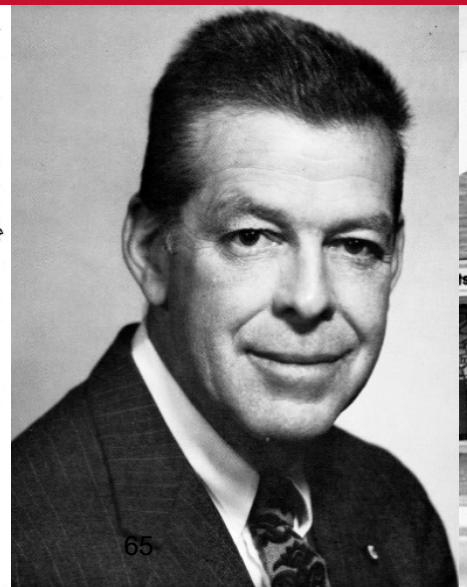
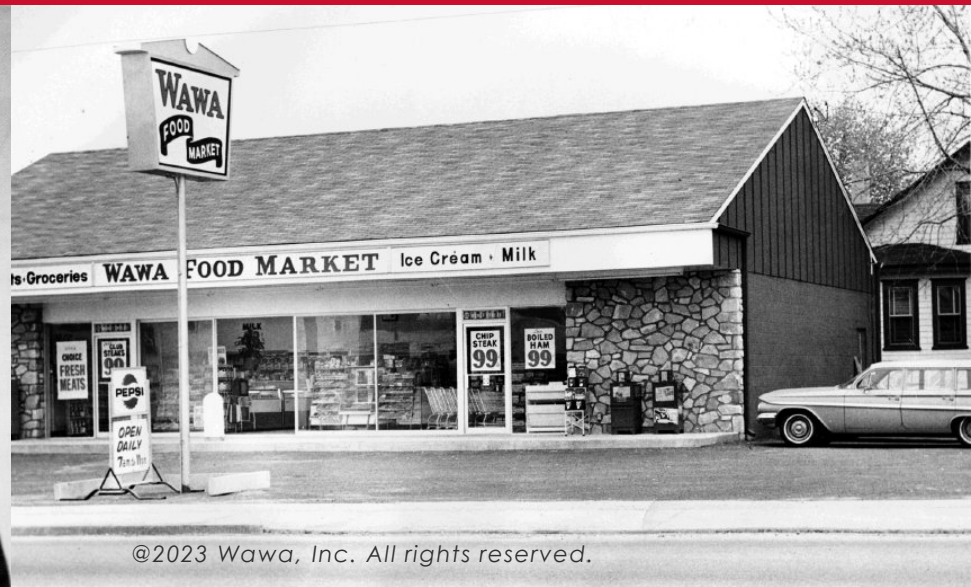


Our History & Culture

We trace our roots back more than 200 years as a Family-Owned Business.





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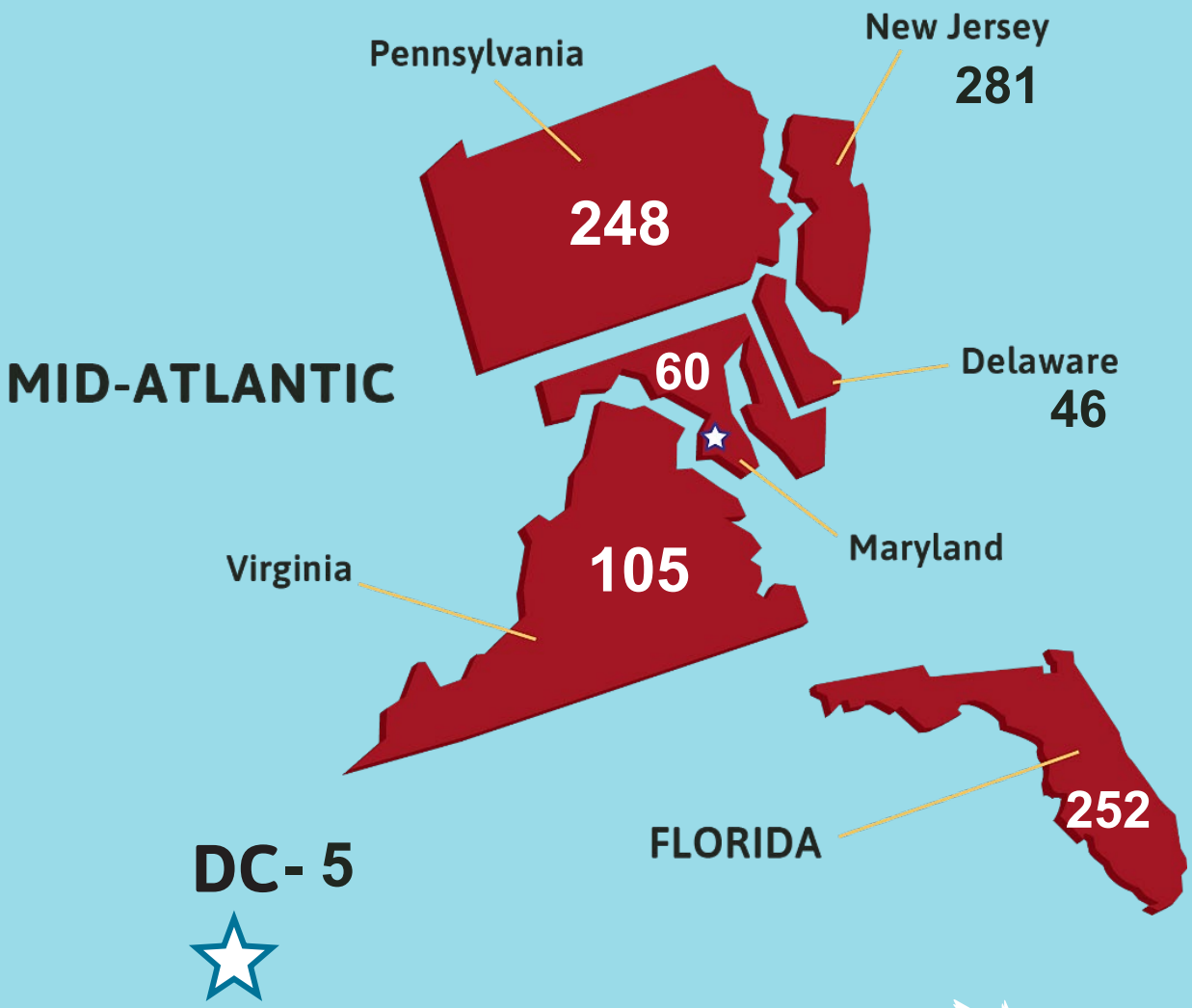
Who Are We Today?

- Strong Personal Connections & Culture continue to define us
- 1,000 stores; 6 states + D.C.
- Privately Held
- 45,000 associates



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OUR PURPOSE

Fulfilling Lives Every Day for our customers, communities and each other

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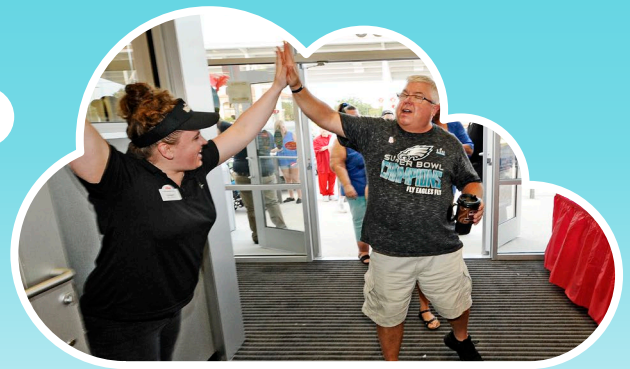
Wawa® Day Brighteners



What We Believe In

SIX CORE VALUES

- Value People
- Delight Customers
- Embrace Change
- Do the Right Thing
- Do Things Right
- Passion for Winning

Our Wawa Culture

- Who We Are
- What We Believe
- How We Work

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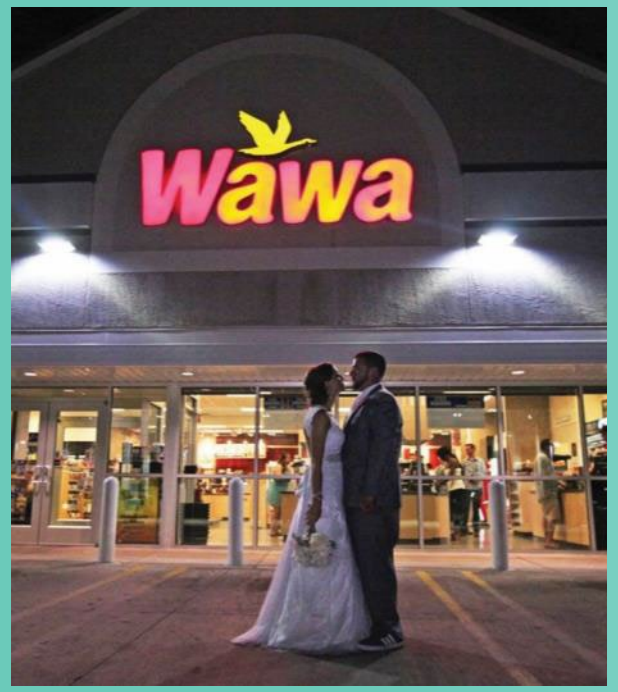
Wawa: A Beloved Brand



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A Day in the Life…

Every Day Wawa Serves:

1.6 million customers

300,000 hoagies

175,000 Sizzlis

500,000 cups of coffee

1 million cold beverages

Every Day at a Wawa More than a Million:

- Doors are held
- Cravings tamed
- Smiles formed
- Lives fulfilled

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Our Community Commitment to our Friends and Neighbors

With every new store we build, we become part of the neighborhood, helping to support and improve the community in many ways.

COMMUNITY INVESTMENT

$6.5 Million

AVERAGE STORE INVESTMENT

$2 Million+
Local Contractor Fees

$250,000
Local Worker Fees

$50,000
Local Landscaper Fees

LOCAL LONG-TERM JOBS

MORE THAN
39%

of the Company is owned by Wawa Associates

40 average long-term retail jobs created with each new store

ASSOCIATE BENEFITS

- Competitive wages
- 401(k) Plan
- Employee Stock Ownership Plan (ESOP)

GIVING BACK THROUGH THE WAWA FOUNDATION

$135 Million+

Contributed by The Wawa Foundation and Wawa since The Foundation's inception in 2014

The Wawa Foundation

Supporting organizations committed to health, hunger and everyday heroes

THE WAWA FOUNDATION NATIONAL PARTNERS

American Red Cross
Children's Miracle Network Hospitals
CHECK-OUT HUNGER
JDRF IMPROVING LIVES. CURING TYPE 1 DIABETES.
LEUKEMIA & LYMPHOMA SOCIETY
LIGHT THE NIGHT
Special Olympics
USO

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CONNECTING THE GOOD
Our Community Commitment & Support

Make In-Kind Donations

Fight Hunger Through The Wawa Food Share Program

Offer Emergency Support

CONVENIENCE & INNOVATION

Fresh Food and Access

Convenience Inside and Out

Delivery and Curbside Services

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Fresh Food & Access

- Delicious, Fresh Menu items around the clock, from breakfast to dinner
- Built to order hoagies, fresh custom-made beverages; dinner menu including burgers and pizza.

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Our Fresh Food & Beverage Experience

Fresh First

- Delicious, Fresh Menu items around the clock, from breakfast to dinner

Built to Order

- Most of our food offerings are available Built-to-Order at the touchscreen. Mix and match tons of delicious ingredients to design your perfect meal, guaranteed to be freshly made and quickly served by our customer service associates.

Ready to Go

- Try one of our famous Sizzli breakfast sandwiches or a stuffed pretzel, or visit the Express Case for salads, wraps, fresh fruits and more.

Fresh Built to Order Beverages

“Restaurant to Go”

STATS:

#6
in the Nation for Brewed Coffee Market Share

#1
in current market for Built to Order Sandwiches & Hoagies

#1
for Breakfast Sandwich share in most markets served

ANNUAL VOLUME:

80 MILLION
Hoagies & sandwiches

175 MILLION
cups of freshly brewed coffee

Wawa Claims, Names 'Fast-Casual-to-Go' Segment

CEO Stoeckel guided by Blue Ocean Strategy

By PAT COBE
CSP Daily News | April 5, 2012

SCOTTSDALE, Ariz.-- Convenience stores have been taking a page or two from the fast-casual playbook for a while now, but Pennsylvania-based c-store chain Wawa is rewriting entire chapters.

As the 592-unit Mid-Atlantic brand expands south into Florida, it has redesigned its prototype, upgraded its menu and ramped up service. The new stores will look and act a lot more like fast-casual concepts than c-stores, explained Wawa CEO and "lead goose" Howard Stoeckel during a packed general session at the recent Restaurant Leadership Conference (RLC). He's using the tagline "fast-casual-to-go" to define this new direction.

Howard Stoeckel

"Wawa has always been viewed as a c-store, but we now want to be viewed as a restaurant that sells gas. We want to be more like you when we grow up," Stoeckel told the audience of restaurant franchisors and franchisees in Scottsdale, Ariz.

Stoeckel's redirection was guided by the principles of Blue Ocean Strategy,

Breakfast, Soups & Sides, Hoagies & Sandwiches, Salads & Wraps

Continued Foodservice Innovation

Our Differentiator continues to be fresh, quality food options

- Grow Dinner Offer (pizza)
- Continue to expand Fresh Beverage Line (Rechargers)
- Balanced Choice Menus
- Wawa Your Way Menus (health & nutrition)
- Catering
- Hoagies, hot foods & more!

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Convenience: Inside & Out

- Food & Fuel convenience
- Value Pricing
- Services: Surcharge-free ATM's; Free air pumps on fuel courts

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Delivery & Curbside Services

Wawa Favorites Accessible without leaving your car or home:

- Curbside Pick-up
- Delivery
- Mobile Order through the Wawa App
- Catering

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Kimley»Horn

COLERAIN FUEL STATION
PRELIMINARY ROADWAY IMPROVEMENTS

1 OF 1

Old Colerain
Project area
FOR REFERENCE ONLY
Proposed connection to private service.
SR-27
Proposed public sanitary sewer main extension. Approximately 1,800 LF of sanitary sewer.
Proposed connection to existing Sanitary Sewer main per MSD availability request.
Proposed extension across SR-27.
nearmap

Colerain & Struble Rd.
Colerain Township, OH

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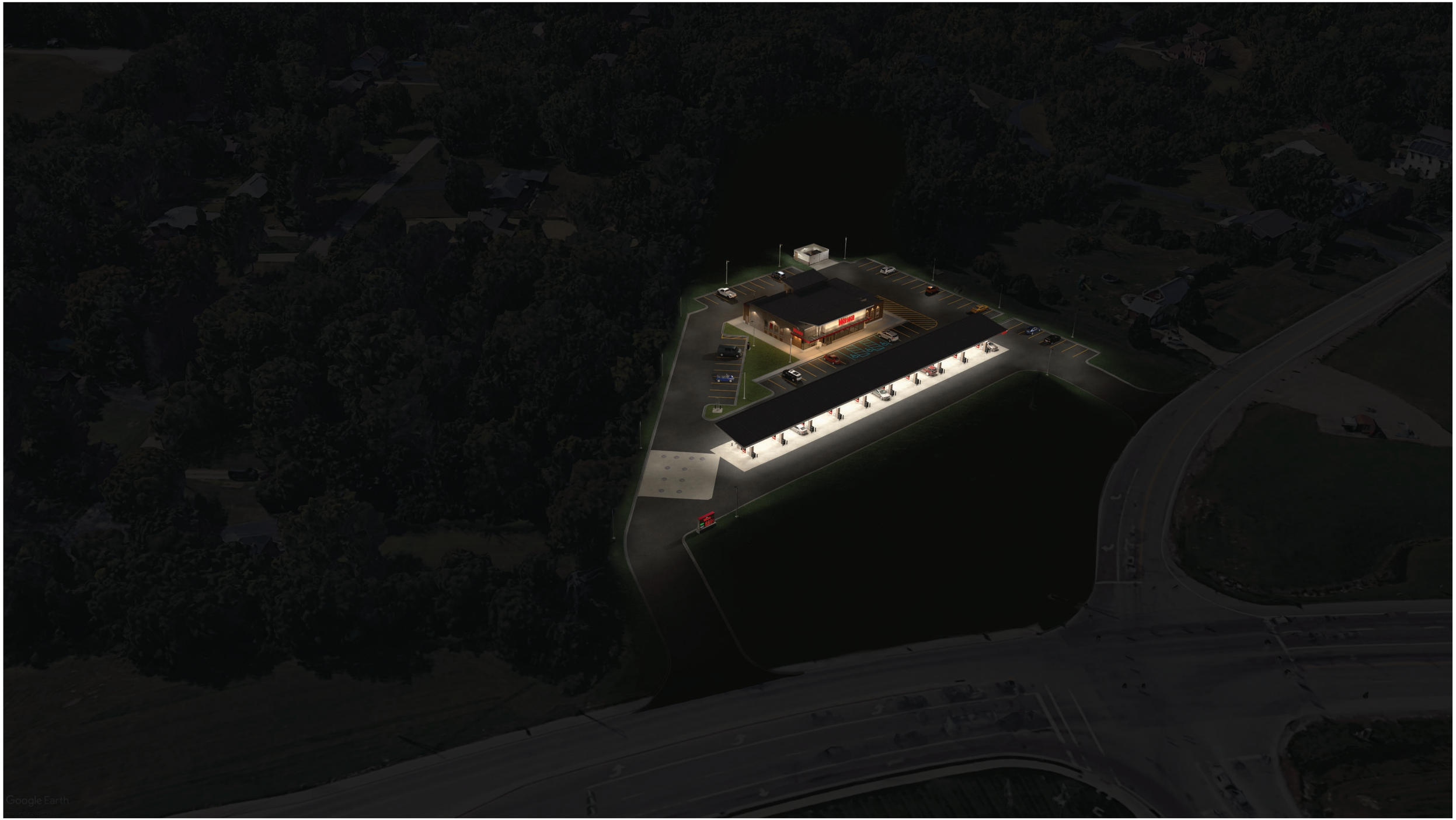

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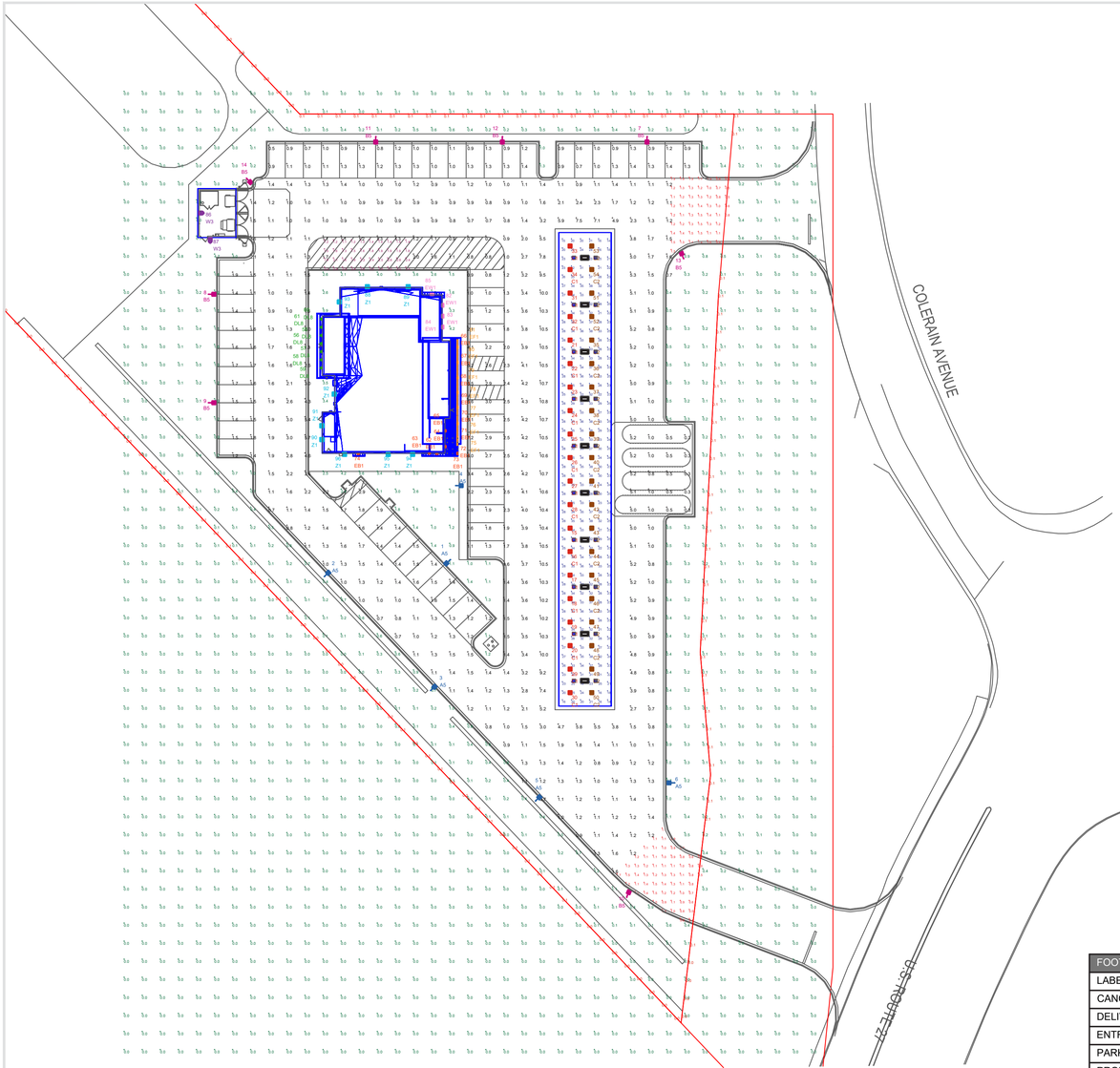

NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES
- ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB

THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A5	20.5
2	A5	20.5
3	A5	20.5
4	A5	20.5
5	A5	20.5
6	A5	20.5
7	B5	20.5
8	B5	20.5
9	B5	20.5
10	B5	20.5
11	B5	20.5
12	B5	20.5
13	B5	20.5
14	B5	20.5
15	C1	18.21
16	C1	18.21
17	C1	18.21
18	C1	18.21
19	C1	18.21
20	C1	18.21
21	C1	18.21
22	C1	18.21
23	C1	18.21
24	C1	18.21
25	C1	18.21
26	C1	18.21
27	C1	18.21
28	C1	18.21
29	C1	18.21
30	C1	18.21
31	C1	18.21
32	C1	18.21
33	C1	18.21
34	C1	18.21
35	C2	16.21
36	C2	16.21
37	C2	16.21
38	C2	16.21
39	C2	16.21
40	C2	16.21
41	C2	16.21
42	C2	16.21
43	C2	16.21
44	C2	16.21
45	C2	16.21
46	C2	16.21
47	C2	16.21
48	C2	16.21

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
49	C2	16.21
50	C2	16.21
51	C2	16.21
52	C2	16.21
53	C2	16.21
54	C2	16.21
55	DL8	11
56	DL8	11
57	DL8	11
58	DL8	11
59	DL8	11
60	DL8	11
61	DL8	11
62	EB1	11
63	EB1	11
64	EB1	11
65	EB1	11
66	EB1	10.5
67	EB1	10.5
68	EB1	10.5
69	EB1	10.5
70	EB1	10.5
71	EB1	10.5
72	EB1	10.5
73	EB1	10.5
74	EB1	14
75	EF1	11.833
76	EF1	11.833
77	EF1	11.833
78	EF1	11.833
79	EF1	11.833
80	EF1	11.833
81	EF1	11.833
82	EW1	14
83	EW1	14
84	EW1	14
85	EW1	14
86	W3	8
87	W3	8
88	Z1	14
89	Z1	14
90	Z1	14
91	Z1	14
92	Z1	14
93	Z1	14
94	Z1	14
95	Z1	14
96	Z1	14

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	28.91	38	14	2.07	2.71
DELIVERY AREA	2.04	3.5	1.1	1.85	3.18
ENTRANCES & EXIT DRIVES	1.09	1.7	0.4	2.73	4.25
PARKING AREA & INTERIOR DRIVE AISLES	2.25	10.8	0.3	7.50	36.00
PROPERTY LINES	0.04	0.1	0.0	N.A.	N.A.
UNDEFINED	0.20	16.6	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	6	A5	SINGLE	2998	1.030	B1-U0-G1	50	300	CREE, INC.	ARE-EDG-3MB-DA-02-E-UL-XX-700-57K
	8	B5	SINGLE	3220	1.030	B1-U0-G1	50	400	CREE, INC.	ARE-EDG-4MB-DA-02-E-UL-XX-700-57K
	20	C2	SINGLE	7597	1.030	B3-U0-G0	68	1360	CREE, INC.	CAN-304-PS-RD-04-E-UL-XX-525-57K
	20	C1	SINGLE	8924	1.030	B3-U0-G1	92	1840	CREE, INC.	CAN-304-SL-RD-04-E-UL-XX-700-57K
	7	DL8	Single	1121	1.000	B1-U0-G0	11.5	80.5	Juno Lighting	2LEDTG2C-830F-WWH w_ 2LEDDRVG2-10-120
	13	EB1	Single	1388	1.000	B1-U1-G0	19	247	WAC Lighting	WP-LED119-30
	7	EF1	SSL-4_1	992	1.000	B1-U1-G0	17.444	488.432	FC Lighting	CVLWET1.5-4-4K-80CRI-1040
	4	EW1	Single	500	1.000	B0-U0-G0	10.5	42	CARIBONI GROUP	WS-W2509-3000K-BZ
	2	W3	SINGLE	1557	1.030	B0-U0-G1	25	50	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K
	9	Z1	Single	3348	1.000	B1-U0-G1	25.4	228.6	COOPER LIGHTING SOLUTIONS - McGRAW-	ISC-SA1B-740-U-SL4-WH

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	LMP	08/02/23	REVISED PER UPDATED SITE PLAN; REDUCED LIGHT AT PROPERTY LINES

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SCALE: 1" = 40'
LAYOUT BY: LMP
DWG SIZE: D
DATE: 05/05/23

PROJECT NAME:
WAWA #7206
COLERAIN, OH
DRAWING NUMBER:
RL-8788-S1-R1

Wawa

	QTY	LABEL	DESCRIPTION
AREA	6	A5	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
	8	B5	ARE-EDG-4MB-DA-02-E-UL-XX-700-57K

	QTY	LABEL	DESCRIPTION
CANOPY	20	C2	CAN-304-PS-RD-04-E-UL-XX-525-57K
	20	C1	CAN-304-SL-RD-04-E-UL-XX-700-57K

	QTY	LABEL	DESCRIPTION
DOWNLIGHT	7	DL8	2LEDTG2C-830F-WWH W_ 2LEDDRVG2-10-120

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	13	EB1	WP-LED119-30

	QTY	LABEL	DESCRIPTION
COVELINE	7	EF1	CVLWET1.5-4-4K-80CRI-1040

ADDITIONAL FIXTURE INFO

THE EDGE® Series

LED Area/Flood Luminaire

Rev. Date: V11 09/07/2021

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K), 80 CRI (3000K), 90 CRI (5000K)

CCT: Turtle-Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/70 years on Colorfast DeltaGuard® finish /1 year on accessories

* See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Bird Spikes
- Set of 4

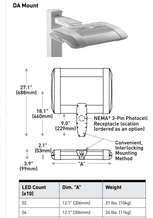
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
- Set of 4
- Four-pack
- Unpainted stainless steel

Shorting Cap
SA-ELCAP

NEMA® 3-Pin Photocell
C-ACC-A-PCELL-NEMA3-LV
- On/off functionality only
- Available with UL voltage only

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	14.1" (357mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions.

Ordering Information

Example: ARE-EDG-3M-AA-12-E-UL-SV-350

					4								
Product	**Optic**		**Mounting***		**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**		**Options**		
ARE-EDG-	2M Type II Medium w/BLS	3MB Type III Medium w/BLS	xMP Type III Medium w/ParFrost	AA Adjustable Arm	02 04 06 08 10 12 14 16	E	UL Universal 120-277V UN Universal 347-480V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA F - Available with 2D, 4E LEDs		DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - 2-pin receptacle if wiring is required for 208V, 240V or 480V (phase to phase) - Refer to PWL spec sheet for availability with Programmable Multi-Level - When code dictates fusing, use time delay fuse **HL HI/Low (Dual Circuit Input)** - Refer to PWL spec sheet for details - Sensor not included **P Photocell** - Refer to PWL spec sheet for availability with PWL options - Compatible with UL voltage only **PWL Programmable Multi-Level, 10-20' Mounting Height** - Refer to PWL spec sheet for details - Intended for downlight applications at 10'-20'		
	3M Type III Medium w/BLS	4MP Type IV Medium w/ParFrost	DA Direct Arm Long								**PWL2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PWL spec sheet for details - Can't exceed specified drive current - Intended for downlight applications **R NEMA® 3-Pin Photocell Receptacle** - 3-pin receptacle per ANSI C136.10 - Compatible with 120V, 208V, 240V or 480V (phase to phase) - Refer to PWL spec sheet for availability with PWL options - When code dictates fusing, use time delay fuse or disconnect or shorting cap by others - Refer to PWL spec sheet for availability with PWL options **SDK 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **4DK 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **5DK 5000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance		
	4M Type IV Medium w/BLS	SA Adjustable Arm + SA-Side Arm - Available with 2D, 4E LEDs											
	5M Type V Medium w/BLS												
FLD-EDG-	25 25° Flood	70 70° Flood	NA Not Available										
	45 45° Flood	SM Side Sign	SA Adjustable Arm + SA-Side Arm - Available with 2D, 4E LEDs										

* Reference DA and pole configuration suitability data beginning on page 12

CREE LIGHTING

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

ADDITIONAL FIXTURE INFO | SLOPE ADAPTER

304 Series™

LED Recessed Canopy Luminaire

Rev. Date: V7 04/05/2021

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weathertight center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is supplied standard with factory applied gasket that provides a tight seal between the housing and canopy deck. Includes luminaire in single or double strip canopies with 16" (406 mm) wide panels. Designed for canopies of 19-22 gauge (maximum 0.064" [1 mm] thickness).
Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

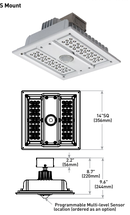
* See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

RS Mount



Weight
22.0 lbs. (9.9kg)

Ordering Information

Example: CAN-304-SM-RS-06-E-UL-SV-350

CAN-304-				E					
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**	
CAN-304-	**SM** Type V Medium **SS** Type V Short Spatial Penetrum Symmetric **SP** Spatial Petroleum	**RS** Recessed Single Stem **RD** Recessed Double Stem	**04** **06**	**E**	**UL** Universal 120-277V **UN** Universal 347-480V	**BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - 2-pin receptacle if wiring is required for 208V, 240V or 480V (phase to phase) - Refer to PWL spec sheet for availability with PWL options - When code dictates fusing, use time delay fuse **PWL1 Programmable Multi-Level, 10-20' Mounting Height** - Refer to PWL spec sheet for details **4DK 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance	

* All LED luminaire requires marked spacing: 48" x 24" x 4" (1,219mm x 610mm x 102mm); 48" (1,219mm) center-to-center of adjacent luminaires, 24" (610mm) luminaire center to side building member, 4" (102mm) top of luminaire to nearest building member

CREE LIGHTING

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

juno

G1.10.4G2

2" IC 600 AND 1000 LUMENS LED ROUND DOWNLIGHT CONE

2LEDTRIM G2 DC

Project:

Fixture Type:

Location:

Contact/Phone:

PRODUCT DESCRIPTION

2 inch aperture recessed downlight is IC rated for insulated or non-insulated applications • Luminaire produces up to 1000 lumens and is available with optical distributions approximating that of 75W MR16 halogen lamps • Low profile form factor allows luminaire to fit in 2 x 6 construction • Designed to provide 50,000 hours of life • 5 year limited warranty on LED Components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

• No harmful ultraviolet or infrared wavelengths
• No lead or mercury, RoHS compliant
• Comparable light output up to a 75W MR16 halogen lamp

PRODUCT SPECIFICATIONS

LED Light Engine Exceptional fixture to fixture color consistency within a 3-step MacAdam ellipse • 2700K, 3000K, 3500K, and 4000K color temperatures are available with 80 CRI or 90 CRI minimum.

Modular Optics Available with field interchangeable optics in 18° Spot, 24° Narrow Flood, or 40° Flood distributions.

Aesthetic Trim Trim features die cast beveled knife edge trim ring for clean ceiling interface available in white, black, satin nickel, or brushed bronze • Spun aluminum reflectors are available in clear, haze, wheat haze, black and white finishes.

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 • Dedicated 120 volt driver (120) is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage dimmers • Universal voltage driver (MVOLT) is dimmable with the use of most 0-10V protocol dimmers • For a list of compatible dimmers, see JUNOCONTROL.com.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels ENERGY STAR® Certified • 90CRI fixtures are certified to the high efficacy requirements of California's T24 JA8-2016 • Meets energy code Air Leakage requirements per ASTM E283 • UL and cUL listed for wet locations • 2NCMSG is compatible with spray foam insulation with an R-value of 3.2 per inch or less.

Junction Box Includes (2) ½" knock-outs equipped with pryout slots • Push-in electrical connectors for field connections.

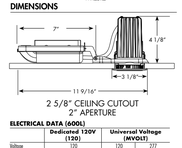
Mounting Remodel style plaster frame installs from below the ceiling and accommodates ceiling thicknesses from ½" to 1" • For thicker ceilings up to 1 ½", order 2ACTA150 • New Construction mounting frame, 2NCMF, is also available with Patented (US Patent D552,969) Real Nail 3® telescoping bar hangers to position fixture and locate wiring prior to ceiling installation • Recommend a minimum of 5 ⅝" cavity depth to install properly • Flexible supply is recommended and non-flexible supply requires 7 ⅛" cavity.

Real Nail 3 Bar Hangers 2NCHSG new construction housing and new construction housing, 2NCMF, compatible with telescoping Real Nail® 3 system which permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings • Design covered under US Patent D.552,969 • 2NCHSG requires 2x8 construction

Specifications subject to change without notice.

Downlight Cone Finishes

DIMENSIONS



ELECTRICAL DATA (600L)

	Dedicated 120V (120)	Universal Voltage (MVOLT)	
Voltage	120	120	277
Input Power	7.5 (±5%)	7.2	7.5 (±5%)
Input Current	.06	.06	.03
Frequency	50/60Hz	50/60Hz	
Power Factor	>0.9	>0.9	>0.9

ELECTRICAL DATA (1000L)

	Dedicated 120V (120)	Universal Voltage (MVOLT)	
Voltage	120	120	277
Input Power	11.5 (±5%)	10.9	11.4 (±5%)
Input Current	.10	.09	.04
Frequency	50/60Hz	50/60Hz	
Power Factor	>0.9	>0.9	>0.9

FIN - model: WP-LED1

Endurance Wallpack

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

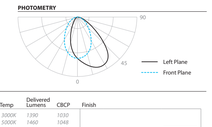
FEATURES

- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-In Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS

Construction: Die-cast aluminum
Power: Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish: Architectural Bronze, Graphite, and White
Standards: IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion: 35%
Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

	Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish	
WP-LED119	19W	39W HID	**30** 3000K **50** 5000K	1390 1460	1030 1048	**aBZ** Architectural Bronze **aGH** Architectural Graphite **aWT** Architectural White	
WP-LED127	27W	70W HID	**30** 3000K **50** 5000K	2073 2135	1461 1467		
WP-LED135	35W	100W HID	**30** 3000K **50** 5000K	2750 2825	1930 1921		

Example: **WP-LED119-50-BZ**

ACCESSORIES

Motion Sensor (120V)	**MS-120-BZ** Bronze **MS-120-GY** Gray **MS-120-WT** White	Photo Sensor (120V)	**PC-120-BZ** Bronze **PC-120-GY** Gray **PC-120-WT** White

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

SSL

solid state luminaires

Date:
Type:
Fixture:
Project:
Approved:

COVELINE WET 1.5

COVELINE WET 1.5 is a powerful and versatile interior / exterior cove luminaire. The **COVELINE WET 1.5** comes in a 1 ft, 4 ft or 8 ft nominal lengths and 37K, 3K, 35K, 4K or 5K color temperatures, as well as static color choices. The housing is constructed of extruded aluminum with tooled end caps and is IP66 rated for interior & exterior use. Features IP65 line voltage Plug N' Play connectors for easy installation. Power supply is integral, no remote driver required. Universal orientation fixture: up, down, horizontal or vertical positioning and 0 optical solutions. Flicker free dimmable to 5% full brightness ELV trailing edge dimming.

SPECIFICATIONS

PHYSICAL					
beam spread	10° | 10° x 40° | 120° | 25° | 30° x 60° | 40° | 80° | 67° x 140° | 21° x 56° asymmetric				
LEDs per foot	14				
lengths/dimensions (LxWxH)	12.25" x 1.77" x 1.9" | 47" x 1.77" x 1.9" | 70.25" x 1.77" x 1.9"				
weight	1.3 lbs				
housing	extruded aluminum housing with moulded end caps				
lens	clear, tempered glass with a frosted edge				
mounting	standard: surface mount bracket with (+/- 45° from center) | optional:ADBW2-90 hat 180° rotation (+/- 90° from center)				
ingress protection	IP66 rated for wet, exterior location (Connectors IP68)				
vibration resistance	compliant with 3G ANSI C136.31				
fixture connections	Twist-lock IP68 rated, CCC				

PERFORMANCE					
color temperature	2700K	3000K	3500K	4000K	5000K
lumen output (per foot)	865 lm	893 lm	925 lm	950 lm	1000 lm
lifetime	> 70,000 hours / L70 or better				
color consistency	3 SDCM / standard: 617M | optional: 90CRI				
operating temperature	-13°F to 104°F (-25°C to 40°C)				
junction temperature	69°C @ Tº 25°C				
warranty	5 year limited warranty (refer to website for details)				

ELECTRICAL	
input voltage	Universal 120-277V AC
power supply	integral Class II, electronic high-power factor > 94% @120V
certification	ETL / cETL listed, CEC Title 24 - JA8 Compliant
standards	UL1598/CSA C22.2 No. 250.0; IESLM-79/LM-80; FCC Part 15
power consumption	9W/ft @ 120V
dimming interface	ELV (reverse phase/trailing edge) ≤ 5%

Due to continuous development and improvements, specifications are subject to change without notice. Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions.

US Commercial Lighting Manufacturer Since 1982

Specification Sheet

THE EDGE® LED Area/Flood Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-4" (76-102mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (120a-200a) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0-10mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	CCT	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA								
02	30K/40K/50K/57K	25	0.21	0.13	0.11	0.10	0.08	0.07
	TRL	19	0.16	0.09	0.08	0.07	0.05	0.04
04	30K/40K/50K/57K	44	0.36	0.23	0.21	0.20	0.15	0.12
	TRL	35	0.29	0.17	0.15	0.13	0.10	0.07
06	30K/40K/50K/57K	66	0.52	0.31	0.28	0.26	0.20	0.15
	TRL	50	0.41	0.24	0.21	0.19	0.14	0.10
08	30K/40K/50K/57K	90	0.75	0.44	0.38	0.34	0.26	0.20
	TRL	68	0.57	0.33	0.28	0.25	0.20	0.14
10	30K/40K/50K/57K	110	0.92	0.53	0.47	0.41	0.32	0.24
	TRL	83	0.69	0.40	0.35	0.30	0.24	0.17
12	30K/40K/50K/57K	130	1.10	0.63	0.55	0.48	0.38	0.28
	TRL	99	0.82	0.48	0.41	0.36	0.28	0.21
14	30K/40K/50K/57K	158	1.32	0.77	0.68	0.62	0.47	0.35
	TRL	120	1.00	0.58	0.50	0.43	0.34	0.25
16	30K/40K/50K/57K	179	1.49	0.87	0.77	0.68	0.53	0.39
	TRL	136	1.13	0.65	0.57	0.49	0.39	0.28
525mA								
02	30K/40K/50K/57K	37	0.30	0.19	0.17	0.14	0.12	0.10
	TRL	70	0.58	0.34	0.31	0.28	0.21	0.16
04	30K/40K/50K/57K	101	0.84	0.49	0.43	0.38	0.30	0.22
08	30K/40K/50K/57K	133	1.13	0.66	0.58	0.51	0.39	0.28
10	30K/40K/50K/57K	171	1.43	0.83	0.74	0.66	0.50	0.38
12	30K/40K/50K/57K	202	1.69	0.98	0.86	0.77	0.59	0.44
14	30K/40K/50K/57K	232	1.94	1.12	0.98	0.87	0.68	0.50
16	30K/40K/50K/57K	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA								
02	30K/40K/50K/57K	50	0.41	0.25	0.22	0.20	0.15	0.12
04	30K/40K/50K/57K	93	0.78	0.46	0.40	0.36	0.27	0.20
06	30K/40K/50K/57K	136	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

THE EDGE® Series Ambient Adjusted Lumen Maintenance†

Ambient	CCT	Initial LMF	25K hr Reported‡ LMF	50K hr Reported‡ LMF	75K hr Reported‡ / Estimated* LMF	100K hr Estimated* LMF
5°C (41°F)	30K/40K/50K/57K	1.04	1.03	1.03	1.03*	1.03
	TRL	1.06	1.06	1.06	1.06*	1.06
10°C (50°F)	30K/40K/50K/57K	1.03	1.02	1.02	1.02*	1.02
	TRL	1.06	1.06	1.06	1.06*	1.06
15°C (59°F)	30K/40K/50K/57K	1.02	1.01	1.01	1.01*	1.01
	TRL	1.03	1.03	1.03	1.03*	1.03
20°C (68°F)	30K/40K/50K/57K	1.01	0.99	0.99	0.99*	0.99
	TRL	1.01	1.01	1.01	1.01*	1.01
25°C (77°F)	30K/40K/50K/57K	1.00	0.98	0.98	0.98*	0.98
	TRL	1.00	1.00	1.00	1.00*	1.00

† Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
‡ In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to the tested duration in the IES LM-80 report for the LED.
* Estimated values are calculated and represent time durations that exceed the to the test duration of the LED.

304 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- RS Mount luminaire housing is constructed from rugged die cast aluminum and incorporates integral, high performance heatsink fins specifically designed for LED canopy applications
- RD Mount luminaire housing is constructed from rugged die cast aluminum and features high performance extruded aluminum heatsinks specifically designed for LED canopy applications
- LED driver is mounted in a sealed weathertight center chamber that allows for access from below the luminaire
- Field adjustable drive current between 350mA, 525mA and 700mA on Non-IC rated luminaires
- Luminaire housing provided with factory applied foam gasket and provides for a watertight seal between luminaire housing and canopy deck
- Mounts directly to the canopy deck and is secured in place with a die cast aluminum trim frame
- RS mount includes integral junction box which allows ease of installation without need to open luminaire
- Suitable for use in single (RS Mount) or double (RD Mount) skin canopies with 14" (406mm) wide panels
- Designed for canopies of 19-22 gauge (maximum 0.040" [1mm] thickness)
- See 228 Series™ canopy luminaires for canopies using 12" (305mm) deck sections
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (120a-200a) for easy power hookup
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Enclosure meets IP66 requirements per IEC 60529
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Please refer to www.designlights.org for most current information
- RoHS Compliant. Consult factory for additional details
- Meets Buy American requirements within ARRA
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA							
04	44	0.39	0.24	0.22	0.21	0.15	0.12
06	69	0.57	0.34	0.30	0.27	0.21	0.16
525mA							
04	71	0.59	0.35	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
700mA							
04	96	0.79	0.46	0.40	0.36	0.28	0.21
06	135	1.14	0.65	0.57	0.50	0.40	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V

304 Series™ Ambient Adjusted Lumen Maintenance†

Ambient	CCT	Initial LMF	25K hr Reported‡ LMF	50K hr Reported‡ LMF	75K hr Reported‡ / Estimated* LMF	100K hr Estimated* LMF
5°C (41°F)	30K/40K/50K/57K	1.04	1.01	0.99	0.98	0.96
	TRL	1.04	1.04	1.04	1.04	1.04
10°C (50°F)	30K/40K/50K/57K	1.03	1.00	0.98	0.97	0.95
	TRL	1.04	1.04	1.04	1.04	1.04
15°C (59°F)	30K/40K/50K/57K	1.02	0.99	0.97	0.96	0.94
	TRL	1.03	1.03	1.03	1.03	1.03
20°C (68°F)	30K/40K/50K/57K	1.01	0.98	0.96	0.95	0.93
	TRL	1.01	1.01	1.01	1.01	1.01
25°C (77°F)	30K/40K/50K/57K	1.00	0.97	0.95	0.94	0.92
	TRL	1.00	1.00	1.00	1.00	1.00

† Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
‡ In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to the tested duration in the IES LM-80 report for the LED.
* Estimated values are calculated and represent time durations that exceed the to the test duration of the LED.

CREE LIGHTING

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juno

G1.10.4G2

2" IC 600 AND 1000 LUMENS LED ROUND DOWNLIGHT CONE

2LEDTRIM G2 DC

ORDERING INFORMATION DRIVER AND TRIM EACH ORDERED SEPARATELY.

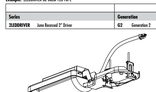
DRIVER:

Example: 2LEDDRVG2 G2 DALI6 120 FBPC

Series	Generation	Lumens	Voltage	Driver
2LEDDRVG2 Juno Recessed 2" Driver	**G2** Generation 2	**DALI6** 600 Nominal Lumens **10LM** 1000 Nominal Lumens	**120** 120V **MVOLT** Multi-Volt (120-277V)	**FBPC** Forward/Reverse Phase Cut **ZT** 0-10V Dimming

Note: 120V must be ordered with FBPC.
MVOLT must be ordered with ZT

Note: Driver assembly only intended for use with Gen2 LED trim modules. Not backward compatible with previous generation.



* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V

TRIM:

Example: 2LEDTRIM

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	4	EW1	WS-W2509-3000K-BZ

WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

Rubix

Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
○ WS-W2509 Single ○ WS-W2510 Double	○ 3000K 90 ○ 3000K 90	16W 30W	805 1385	○ AL Brushed Aluminum ○ BK Black ○ BZ Bronze ○ GM Graphite ○ WT White

Example: **WS-W2509-AL**

DESCRIPTION

Available in single and twin light configurations, this die-cast aluminum LED wall luminaire is Wet Location listed for a broad range of exterior lighting applications. Designed with asquare profile, this version of Rubix mounts upwards or downwards.

FEATURES

- 2509 Single, 2510 Double
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, .0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated: White, Graphite, Bronze, Black, Brushed Aluminum
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	UL, cUL, Wet Location Listed, IP65, Title 24 JA8-2019 Compliant, ADA

FINISHES:

LINE DRAWING:

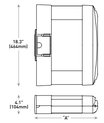
	QTY	LABEL	DESCRIPTION
WALL MOUNTED	2	W3	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K

ADDITIONAL FIXTURE INFO

THE EDGE® Series

LED Security Wall Pack Luminaire

Rev. Date: V8 09/03/2021



Product Description

THE EDGE® wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes lead/debris guard.
Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (4000K & 5700K), 80 CRI (3000K), 90 CRI (5000K)

CCT: Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed		
Bird Spikes BA-BIRDSPK	**Beauty Plate** MW-PLT-SQ – 12" (305mm) Square MW-PLT-LV™ – 12" (305mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** HHR-WLS-SW - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

*Must specify color

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **3M** Type III Medium w/BLS **2S** Type II Short **3SB** Type III Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UN** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-40 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to THDL spec sheet for details - Can't exceed specified drive current - Not available with PML option **F** - Compatible only with 120V, 277V or 347V (phase to neutral) - Fusing (factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to THDL spec sheet for availability with PML options **FD** - When code dictates fusing, use time delay fuse (provided) **P** - Must specify UL or 3k voltage **PML Programmable Multi-Level** - Refer to THDL spec sheet for details - Interested fixtures indications with (P to) **30K 3000K Color Temperature** - Minimum 80 CRI - Color temperature per luminaire **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **50K 5000K Color Temperature** - Minimum 70 CRI - Color temperatures per luminaire **TRL Amber Turtle Friendly LEDs** - Available only with 350mA - Not available with 700mA - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

US- creelighting.com (800) 236-4800
Canada- creelighting-canada.com (800) 473-1234

CREE LIGHTING

THE EDGE® LED Security Wall Pack Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with two copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes lead/debris guard
- Exclusive ColorSeal DeltaGuard® finish features an E-Coat epoxy primer with an ultraviolet powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white available

- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 15V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P or PML option
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information
- Meets Buy American requirements within ARRA
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	CCT	System Watts 120-480V	Total Current (A) 120V	208V	277V	347V	480V
350mA							
02	30K/40K/50K/57K	25	0.21	0.13	0.11	0.10	0.08
	TRL	19	0.16	0.09	0.08	0.07	0.05
04	30K/40K/50K/57K	46	0.36	0.23	0.21	0.20	0.15
	TRL	35	0.29	0.17	0.15	0.13	0.10
06	30K/40K/50K/57K	66	0.52	0.31	0.28	0.24	0.20
	TRL	50	0.41	0.24	0.21	0.18	0.14
08	30K/40K/50K/57K	90	0.75	0.44	0.38	0.34	0.26
	TRL	68	0.57	0.33	0.29	0.25	0.20
10	30K/40K/50K/57K	110	0.92	0.53	0.47	0.41	0.32
	TRL	83	0.69	0.40	0.35	0.30	0.24
12	30K/40K/50K/57K	130	1.10	0.63	0.55	0.48	0.38
	TRL	99	0.82	0.48	0.41	0.36	0.28
525mA							
02	30K/40K/50K/57K	37	0.30	0.19	0.17	0.14	0.12
04	30K/40K/50K/57K	70	0.58	0.34	0.31	0.28	0.21
06	30K/40K/50K/57K	101	0.84	0.49	0.43	0.38	0.30
08	30K/40K/50K/57K	133	1.13	0.66	0.58	0.51	0.39
700mA							
02	30K/40K/50K/57K	50	0.41	0.25	0.22	0.20	0.15
04	30K/40K/50K/57K	93	0.78	0.46	0.40	0.36	0.27
06	30K/40K/50K/57K	134	1.14	0.65	0.57	0.50	0.39

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.

THE EDGE® Series Ambient Adjusted Lumen Maintenance†

Ambient	CCT	Initial LMF	25K hr Reported‡ LMF	50K hr Reported‡ LMF	75K hr Reported‡ / Estimated§ LMF	100K hr Estimated§ LMF
0 °C (41 °F)	30K/40K/50K/57K	1.04	1.03	1.03	1.03§	1.03
	TRL	1.04	1.04	1.04	1.04§	1.04
10 °C (50 °F)	30K/40K/50K/57K	1.03	1.02	1.02	1.02§	1.02
	TRL	1.04	1.04	1.04	1.04§	1.04
15 °C (59 °F)	30K/40K/50K/57K	1.02	1.01	1.01	1.01§	1.01
	TRL	1.03	1.03	1.03	1.03§	1.03
25 °C (68 °F)	30K/40K/50K/57K	1.01	0.99	0.99	0.99§	0.99
	TRL	1.01	1.01	1.01	1.01§	1.01
25 °C (77 °F)	30K/40K/50K/57K	1.00	0.98	0.98	0.98§	0.98
	TRL	1.00	1.00	1.00	1.00§	1.00

† Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient temperatures.

‡ In accordance with IES TM-21. Reported values represent interpolated values based on time durations that are up to the tested duration in the IES LM-80 report for the LED.

§ Estimated values are calculated and represent time durations that exceed the to test duration of the LED.

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CREE LIGHTING

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

Quick Facts

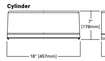
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

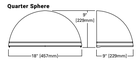
- WaveLinx
- Enlighted

Dimensional Details

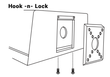
Cylinder



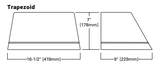
Quarter Sphere



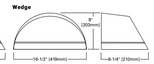
Hook -n- Lock



Trapezoid



Wedge



McGraw-Edison

Impact Elite LED

Ordering Information

SAMPLE NUMBER: **ISC-SA1F-740-U-T3-BZ**

Product Family*	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC–Impact Elite LED Small Cylinder **ISS**–Impact Elite LED Small Quarter Sphere **ISH**–Impact Elite LED Hook-n-Lock **ISW**–Impact Elite LED Small Wedge **SAA-ISC**–Impact Elite LED Small Cylinder Buy American Act Compliant ** **SAA-ISS**–Impact Elite LED Small Quarter Sphere Buy American Act Compliant ** **SAA-ISH**–Impact Elite LED Small Hook-n-Lock Buy American Act Compliant ** **SAA-IST**–Impact Elite LED Small Trapezoid Buy American Act Compliant ** **TAA-IST**–Impact Elite LED Small Trapezoid Trade Agreements Act Compliant ** **SAA-ISW**–Impact Elite LED Small Wedge Buy American Act Compliant ** **TAA-ISW**–Impact Elite LED Small Wedge Trade Agreements Act Compliant **	**SA1**–1 Square	**A**–350mA **B**–525mA **C**–700mA **D**–850mA **E**–1000mA **F**–1200mA †	**727**–727K, 2200K **731**–731K, 2700K **735**–735K, 3500K **740**–740K, 4000K **745**–745K, 4500K **750**–750K, 5000K **757**–757K, 5700K **827**–827K, 2700K **835**–835K, 3500K **840**–840K, 4000K **5000**–5000K ††	**U**–120-277V **H**–347V **J**–120V **K**–208V **L**–240V **M**–277V **N**–347V †	**T1**–Type II **T2**–Type III **T4FT**–Type IV Forward Throw **T4W**–Type IV Wide **SL2**–Type II w/Split Control **SL3**–Type III w/Split Control **SL4**–Type IV Wide w/Split Control **SLL**–90° Split Light Eliminator Left **SLR**–90° Split Light Eliminator Right **RW**–Rectangular Wide Type I	**AP**–Grey **BZ**–Bronze **BK**–Black **PT**–Platinum **SR**–Graphite **SV**–Silver **WH**–White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)*
A–Driver Surge Protection (6kV) Only * **DSC**–Generic DSM UL 1449 Surge Protective Device **CSP**–Battery Pack with Back Box, Cold Weather Rated, CEC compliant * **CSP-SQ**–Battery Pack with Back Box, Cold Weather Rated, CEC compliant * **SSS**–Stainless Steel Universal Side Shield * **DLC**–DLC qualified SKUs ** **LCP**–Light Square Trim Plate Painted to Match Housing **TH**–Tamper Resistant Hardware **HA**–55°C High Ambient * **RA**–50°C High Ambient * **AWD120**–After Hours Dim, 3 Hours, 50% * **AWD347**–After Hours Dim, 3 Hours, 50% * **AWD255**–After Hours Dim, 7 Hours, 50% * **AWD350**–After Hours Dim, 8 Hours, 50% *	**BPC**–Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) **PE7**–NEMA 7-Pin Twistlock Photocontrol Receptacle *,** **SPB1**–Dimming Occupancy Sensor with Bluetooth Interface, 8' Mounting Height *,**,*** **SPB2**–Dimming Occupancy Sensor with Bluetooth Interface, 15'-20' Mounting Height *,**,*** **SPB4**–Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting Height *,**,*** **WLCOM-LXD**–Motion Sensor for Dimming Operation * **LMS-LXD**–Enlighted Motion Sensor, 8' - 15' Mounting Height *,**,*** **LMH-LXD**–Enlighted Wireless Sensor, Narrow Lens for 15'-40' Mounting Height *,**,*** **LPE**–WaveLinx Enabled Module and 7-PIN Receptacle *,** **LPE-LXD**–Enlighted Enabled Module and 7-PIN Receptacle *,** **ZW-SMPD8X8**–WaveLinx Control Module and Wireless Sensor – 7'-20' *,**,*** **ZW-SMPD8X8-LXD**–Enlighted Control Module and Wireless Sensor – 7'-20' *,**,*** **ZW-WSD8X8**–WaveLinx Control Module and L2 Bluetooth Sensor – 7'-20' *,**,*** **ZW-SMPD8X8-DIM**–WaveLinx with DALI Driver and Wireless Sensor – 7'-20' *,**,*** **ZW-SMPD8X8-DIM-LXD**–WaveLinx with DALI Driver and Enlighted Sensor – 7'-20' *,**,*** **ZW-SMPDXX15**–WaveLinx with DALI Driver and Wireless Sensor – 15'-40' *,**,*** **ZW-WSDXX15**–WaveLinx Control Module and L2 Bluetooth Sensor – 15'-40' *,**,*** **ZW-WSDXX-DIM**–WaveLinx with DALI Driver and L2 Bluetooth Sensor – 15'-40' *,**,***	**MA4250**–Shipped Included Mounting Arm **MA4254-KIT**–Throwing Back Box - Impact Elite Trapezoid **MA4255-KIT**–Throwing Back Box - Impact Elite Cylinder **MA4256-KIT**–Throwing Back Box - Impact Elite Quarter Sphere **MA4257-KIT**–Throwing Back Box - Impact Elite Wedge **FSM-100**–Wireless Configuration Tool for Occupancy Sensor **SWPDX**–Wireless Sensor, 7' - 20' Mounting Height *,**,*** **SWPDX-XX**–Wireless Wireless Sensor, 7' - 15' Mounting Height *,**,*** **SWPDX-XX**–Wireless Wireless Sensor, 15' - 40' Mounting Height *,**,***

NOTES
1. Only Energy Star Qualified
2. Not for use with SKC, SMC, SMD, or RW optics. A black trim plate is used when HOS is selected.
3. Requires additional surge module.
4. Not for use with SKC, SMC, SMD, SC or RW).
5. Requires PE.
6. For retrofit applications, PACE Gateway required to enable field configurability. Order WAC PoE and WPOE 120-277V to PoE injected power supply if needed. Gateway not required for WaveLinx Lite Commercial (CC) applications.
7. Not for use with HOS.
8. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 7 per ASTM D1654.
9. Smart device with mobile application required to change system defaults. See controls section for details.
10. Not available with Button Type Photocontrol (BPC). Requires separate 7-pin twistlock photocontrol (ANSI C136.41 or NEMA C136.10 specification). Please refer to the Zhaga Book 18 Implementation website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Not for use with Button Type Photocontrol. Wall separate will be separately analyzed under domestic preference requirements. Consult factory for further information.

Thruway Back Box

Cylinder

Quarter Sphere

Trapezoid

Wedge

Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

Optics

- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

REDLEONARD ASSOCIATES

1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
WAWA #7206
COLERAIN, OH
DRAWING NUMBER:
RL-8788-S1-R1

Wawa

AREA

CANOPY

DOWNLIGHT

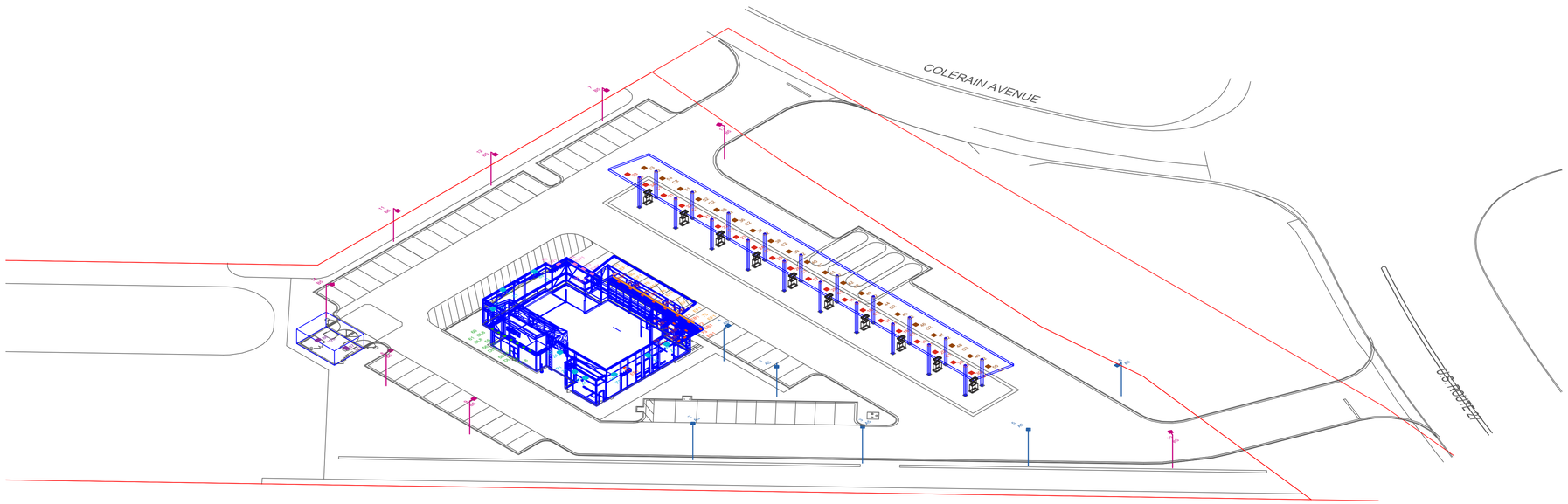
WALL MOUNTED

COVELINE

WALL MOUNTED

WALL MOUNTED

WALL MOUNTED



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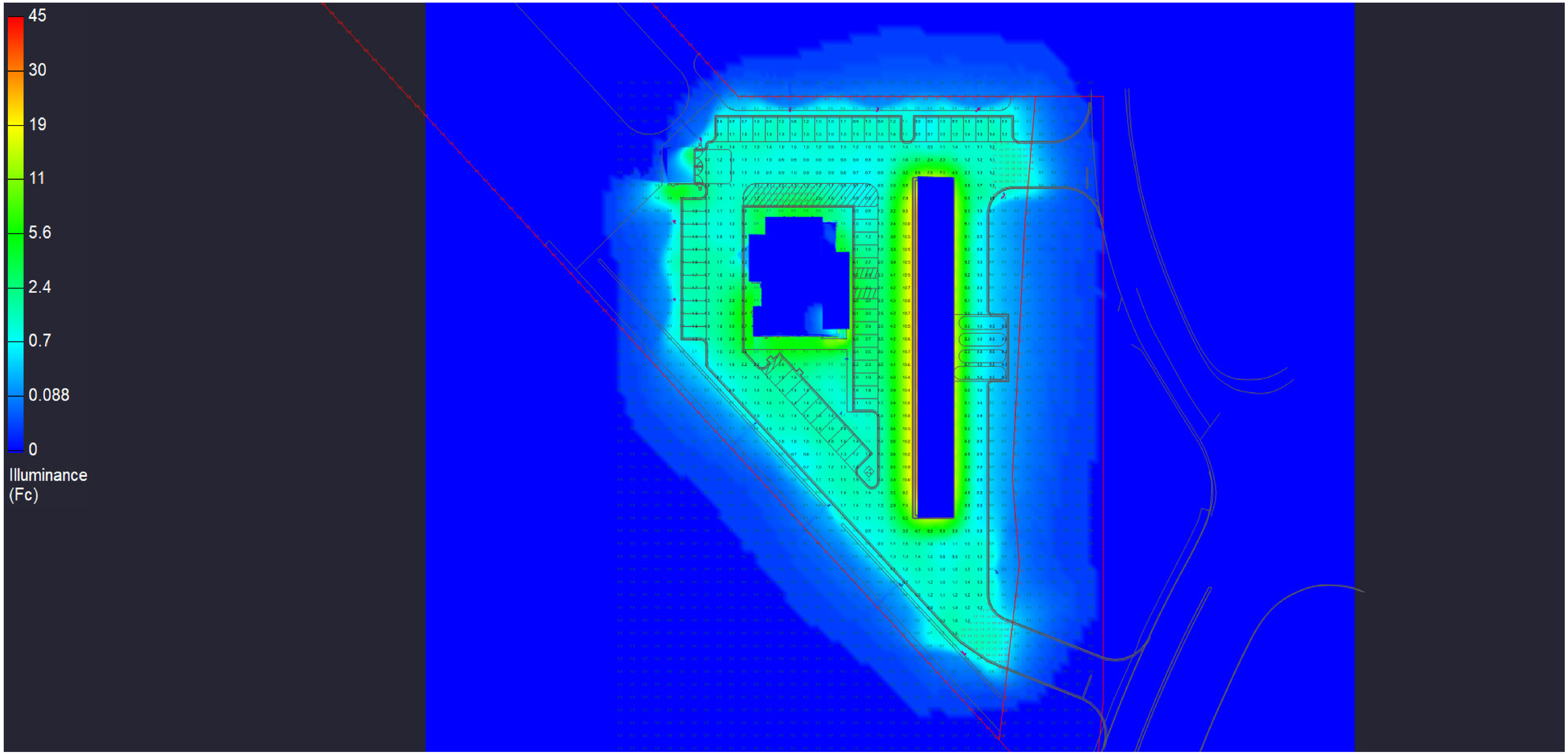
PROJECT NAME:
WAWA #7206
COLERAIN, OH

DRAWING NUMBER:
RL-8788-S1-R1

Wawa



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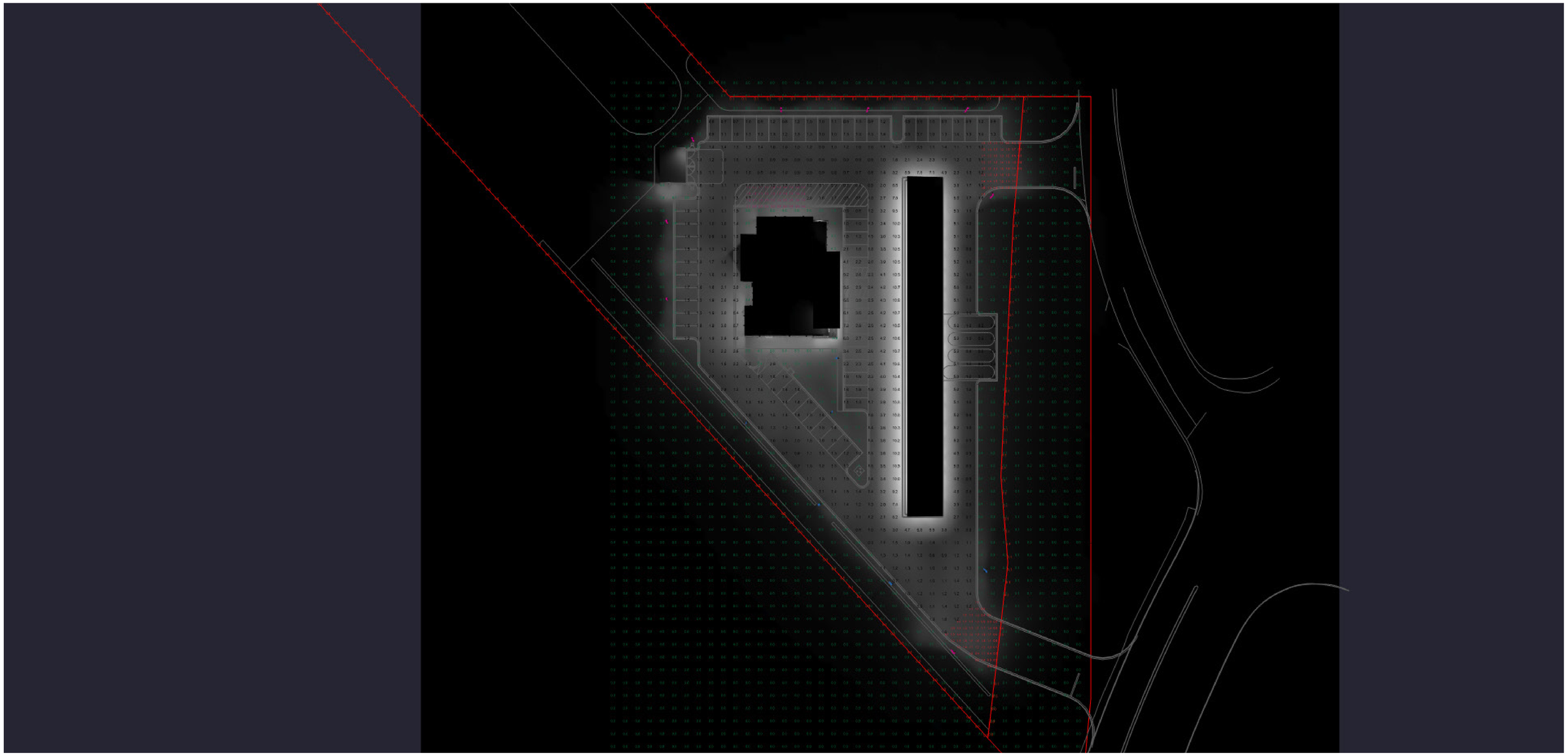

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PROJECT NAME:
WAWA #7206
COLERAIN, OH
DRAWING NUMBER:
RL-8788-S1-R1

Wawa

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Resolution Approving or Denying Zoning Commission Case No. ZA2023-09, Major Amendment to PDP/FDP and Map Amendment from R-3 to PD-B - 10345 & 10329 Colerain Avenue

Recommend ADOPTION of the Resolution.

Rationale:

The Zoning Commission held a public hearing on Case ZA2023-009 on June 20, 2023 and recommended by a 4-1 vote denial of the application for a Major Modification and Zoning Map Amendment. The applicant has subsequently modified its project to substantially address concerns raised at public hearings and neighborhood engagement sessions. The final approval or denial of the application lies with the Board of Trustees after holding its own public hearings and consideration of all documents.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 6:00 p.m., on the 8th day of August, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following Resolution and moved its adoption:

RESOLUTION NO. _____-23

DENIAL OF CASE NO. ZA2023-09, MAJOR MODIFICATION TO CASE ZA2005-006, KLEI MOWERS, 10345 COLERAIN AVENUE, TO PDP/FDP, AND ZONING MAP AMENDMENT TO 10329 COLERAIN AVENUE FROM "R-3" - SUBURBAN-LOW RESIDENTIAL DISTRICT TO "PD-B" - BUSINESS PLANNED DEVELOPMENT

WHEREAS, applicant Jay Adams of Unicorp National Developments, Inc, representative for the property owner(s), Klei 2 Management, LLC and Klei Family Properties, LLC, submitted an application for a Major Modification to Case ZA2005-006, 10345 Colerain Avenue, Parcel 510-0182-0006-00, to the PDP/FDP, and a Zoning Map Amendment for the property located at 10329 Colerain Avenue, Parcel 510-0182-0008-00, from "R-3" - Suburban-Low Residential District to "PD-B" - Planned Development-Business; and,

WHEREAS, the Colerain Township Zoning Commission conducted a public hearing on the application on June 20, 2023, and after staff presentation, applicant presentation, public comments, exhibits, and other materials were submitted, voted 4-1 to recommend **denial** of the request; and,

WHEREAS, the Colerain Township Board of Trustees conducted its public hearings on the case on July 11 and August 8, 2023, and after consideration of the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted __-__ to **deny** the major modification and **deny** the Colerain Township Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio denies the Major Modification and Zoning Map Amendment on the sites in question for the reason that the Major Modification and Zoning Map Amendment would not be in the best interest of the Township and the health, safety, morals and welfare of the public, is not consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is not in keeping with good land use planning; and,

2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms._____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____,

ADOPTED this 8th day of August, 2023.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matt Wahlert, Trustee

ATTEST:

_____
Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

_____
Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Assistant Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of August, 2023.

_____

Jeff Baker
Colerain Township Fiscal Officer

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 6:00 p.m., on the 8th day of August, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following Resolution and moved its adoption:

RESOLUTION NO. _____-23

APPROVAL OF CASE NO. ZA2023-09, MAJOR MODIFICATION TO CASE ZA2005-006, KLEI MOWERS, 10345 COLERAIN AVENUE, TO PDP/FDP, AND ZONING MAP AMENDMENT TO 10329 COLERAIN AVENUE FROM "R-3" - SUBURBAN-LOW RESIDENTIAL DISTRICT TO "PD-B" - BUSINESS PLANNED DEVELOPMENT

WHEREAS, applicant Jay Adams of Unicorp National Developments, Inc, representative for the property owner(s), Klei 2 Management, LLC and Klei Family Properties, LLC, submitted an application for a Major Modification to Case ZA2005-006, 10345 Colerain Avenue, Parcel 510-0182-0006-00, to the PDP/FDP, and a Zoning Map Amendment for the property located at 10329 Colerain Avenue, Parcel 510-0182-0008-00, from "R-3" - Suburban-Low Residential District to "PD-B" - Planned Development-Business; and,

WHEREAS, the Colerain Township Zoning Commission conducted a public hearing on the application on June 20, 2023, and after staff presentation, applicant presentation, public comments, exhibits, and other materials were submitted, voted 4-1 to recommend **denial** of the request; and,

WHEREAS, the Colerain Township Board of Trustees conducted its public hearings on the case on July 11 and August 8, 2023, and after consideration of the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted __-__ to **approve** the major modification and **approve** the Colerain Township Zoning Map Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio approves the change in zoning on the site in question for the reason that the Major Modification and Zoning Map Amendment with the incorporation of the conditions included as Exhibit "A" would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; and,

2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township, to the Hamilton County Recorder, and the Colerain Township Zoning Administrator; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and

5. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms._____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____,

ADOPTED this 8th day of August, 2023.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matt Wahlert, Trustee

ATTEST:

_____
Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

_____
Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Assistant Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of August, 2023.

_____

Jeff Baker
Colerain Township Fiscal Officer

Exhibit “A”

1. Parcels 510-0182-0006-00 and 510-0182-0008-00 shall be combined prior to the applicant requesting the required Final Inspection performed by the Colerain Township Zoning Administrator prior to Hamilton County Building Department issuing a Certificate of Occupancy.

2. That the Colerain Township Zoning Commission may grant any variance(s) to the Colerain Township Zoning Resolution that the Commission deems are warranted during their meeting held to review the Final Development Plan required for ZA2023-09.

3. That no variance is hereby granted to the requirements listed within *§9.3 “PD” – Planned Development District* of the Colerain Township Zoning Resolution. As such, the only aspect of the submitted Preliminary Development Plan being approved by the Colerain Township Board of Trustees is to allow for the specific use of the property to be permitted as “Automotive Fuel Services” in accordance with *§9.3.5;(A)* of the Colerain Township Zoning Resolution.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Motion to Approve a Revised Colerain Township Planning & Zoning Fee Schedule

Recommend ADOPTION of the Motion.

Rationale:

Due to periodic changes to the Zoning Resolution, the Fee Schedule needs to be adjusted to reflect such changes. This update would eliminate two fees from the schedule: lot consolidation fees and high-rise interstate sign fees.

COLERAIN TOWNSHIP ~ OHIO

COLERAIN TOWNSHIP PLANNING & ZONING FEE SCHEDULE

EFFECTIVE 12/14/2022

ZONING CERTIFICATE TYPE	FEE
RESIDENTIAL ZONE DISTRICTS:	
SINGLE FAMILY DWELLING	$350 PER STRUCTURE
MULTI-FAMILY DWELLING	$350 PER STRUCTURE + $50/UNIT
ADDITIONS TO RESIDENTIAL DWELLING	$150
DETACHED GARAGES, SHEDS, ACCESSORY OR TEMPORARY STRUCTURES	$35
SWIMMING POOLS (ABOVE OR BELOW GROUND)	$100
FENCES, DECKS, WALLS, NEW/EXPANDED DRIVEWAYS, ANTENNA TOWERS	$35
ALTERATIONS OR REPAIRS OF DWELLING	$50
HOME OCCUPATIONS, SATELLITE DISHES, OUTDOOR WOOD BOILERS, SOLAR PANELS	$50
BUSINESS ZONE DISTRICTS:	
BUILDINGS:	
5,000 SQUARE FEET OR LESS	$500 PER STRUCTURE
5,001 SQUARE FEET TO 10,000 SQUARE FEET	$600 PER STRUCTURE
10,001 SQARE FEET TO 15,000 SQUARE FEET	$700 PER STRUCTURE
15001 SQUARE FEET TO 20,000 SQUARE FEET	$800 PER STRUCTURE
20,001 SQUARE FEET OR MORE	$1000 PER STRUCTURE
INTERIOR ALTERATIONS/FINISHES OR REPAIRS OF STRUCTURES	$350
BUILDING ADDITIONS	$250
TEMPORARY TENTS, TRAILERS, & STRUCTURES	$100
ACCESSORY STRUCTURES, WALLS, FENCES, DECKS, ANTENNA TOWERS, STATIONS/ALTERNATIVE FUEL STATIONS, MOBILE FOOD SERVICE	$150
SIGNS:	
NEW GROUND & POLE SIGNS	$250
NEW WALL, AWNING, DIRECTIONAL	$150
TEMPORARY SIGN	$50
BILLBOARD	$1500 PER SIDE
~~HIGH RISE INTERSTATE~~	~~$1000 PER SIDE~~
FACE CHANGE	$150 (SINGLE FACE)
MISCELLANEOUS:	
CHANGE OF USE CERTIFICATE	$150
NON-CONFORMING USE CERTIFICATE	$100
~~LOT COMBINATION~~	~~$150~~
LOT SPLIT - MINOR	$150 PER NEW LOT (MINOR)
LOT SPLIT - MAJOR 6-20 NEW LOTS	$1,300 FLAT FEE FOR 6-20 LOTS (MAJOR)
LOT SPLIT - MAJOR OVER 20 NEW LOTS	$65 PER NEW LOT
REVISION TO ZONING CERTIFICATE (WITHIN 90 DAYS)	1/2 ORIGINAL FEE
SMALL CELLULAR TELECOMMUNCATION FACILITIES	$100

ZONING TEXT & MAP AMENDMENTS:

SINGLE FAMILY DISTRICTS	$1,300 + $150 PER ACRE
MULTI-FAMILY DISTRICTS	$1,300 + $150 PER ACRE
BUSINESS DISTRICTS	$1,300 + $150 PER ACRE
"SWD" & "ME" LANDFILL & EXCAVATION DISTRICTS	$1,300 + $150 PER ACRE
"RF" FLOOD PLAIN MANAGEMENT	$300
HILLSIDE DEVELOPMENT OVERLAY DISTRICTS	$1,300 + $150 PER ACRE
ADMINISTRATIVE MODIFICATION	$150
FINAL DEVELOPMENT PLANS AND MINOR MODIFICATIONS	$550
MAJOR MODIFICATIONS TO PD	$1,300
LAND USE MAP CHANGES	$500
OPEN SPACE DEVELOPMENT	$1,300 + $150 PER ACRE
TEXT AMENDMENT	$1,300

*ADJACENT PROPERTY OWNERS, LEGAL NOTICES, AND RECORDING FEES - APPLICANT PAYS ALL CHARGES

BOARD OF ZONING APPEALS:

VARIANCE	$350
COMPATIBLE NON-CONFORMING USE	$400
CONDITIONAL USE	$400
APPEAL OF ZONING ADMINISTRATOR DECISION	$350

*ADJACENT PROPERTY OWNERS AND LEGAL NOTICES - APPLICANT PAYS ALL CHARGES

MISCELLANEOUS FEES:

PLANNING & ZONING DOCUMENTS	10¢ PER PAGE
ZONING MAP (36"X50")	$30
LAND USE MAPS (36"X44")	$30
11"X17" MAPS	$10
PROPERTY OWNER SEARCH/PLAT MAP	$30
ZONING CERTIFICATION/VERIFICATION LETTER	$125

NOTES:

MAKE CHECK PAYABLE TO: COLERAIN TOWNSHIP BOARD OF TRUSTEES
LEGAL NOTICES FOR PUBLIC HEARINGS - ESTIMATED MINIMUM FEE/HEARING: $125.00
ADJACENT PROPERTY OWNERS NOTICES - CURRENT COST FOR USPS 1ST CLASS MAIL
RECORDING FEES - ESTIMATED MINIMUM FEE: SEE HAMILTON COUNTY RECORDING FEE SCHEDULE
ALL FEES ARE NON-REFUNDABLE

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Motion to set a Public Hearing for August 22, 2023 for Zoning Commission Case ZA2023-10, Text Amendment to Article 5 of the Zoning Resolution re: Violations and Penalties

Recommend ADOPTION of the Motion.

Rationale:

The Board of Trustees is required to hold a public hearing for text amendments received from the Zoning Commission before such amendments can be approved.

Receipt of Z.C.'s Recommendation:	Board of Trustees
Case #	ZA2023-10
Request:	Zoning Resolution Text Amendment
Meeting Date:	August 8, 2023
Prepared by:	Jarrod Alig Zoning Administrator

Request:

That the Colerain Township Board of Trustees accepts the following as their receipt of the Colerain Township Zoning Commission's recommendation of APPROVAL *with modifications*, for the proposed Text Amendment which was presented at a public hearing to the Colerain Township Zoning Commission on July 18, 2023, as case ZA2023-10 Text Amendment to *Article 5: Violations and Penalties*.

Furthermore, it is requested that the Colerain Township Board of Trustees would set a date to hold a public hearing on the matter for August 22, 2023.

Respectfully submitted for the Colerain Township Board of Trustees' consideration,

Jarrod Alig
Zoning Administrator

PUBLIC SAFETY

Department: Police

Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring Nuisance and Ordering Abatement
Recommend ADOPTION of the Resolution.

Rationale:
This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

10292 Hawkhurst Dr	510-0043-0370-00
10293 Hawkhurst Dr	510-0043-0334-00
2560 Houston Rd	510-0021-0129-00
8258 Jackies Dr	510-0061-0063-00
11992 Pippin Rd	510-0011-0413-00
8863 Planet Dr	510-0062-0079-00
12120 Stonemill Rd	510-0280-0054-00
2532 Topeka St	510-0051-0328-00
11926 Wincanton Dr	510-0011-0046-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the ____ day of _____, 202_, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

Address	Book-Page-Parcel No.
10292 Hawkhurst Dr	510-0043-0370-00
10293 Hawkhurst Dr	510-0043-0334-00
2560 Houston Rd	510-0021-0129-00
8258 Jackies Dr	510-0061-0063-00
11992 Pippin Rd	510-0011-0413-00
8863 Planet Dr	510-0062-0079-00
12120 Stonemill Rd	510-0280-0054-00
2532 Topeka St	510-0051-0328-00
11926 Wincanton Dr	510-0011-0046-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the

meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;

2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____. seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this ____ day of _____, 202_.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matthew Wahlert, Trustee

ATTEST:

_____
Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

_____
Scott A. Sollmann (0081467)

Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

_____
Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping

Resolution Declaring a Junk Motor Vehicle - 2590 Altura Dr.

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2590 Altura Dr. Cincinnati, OH 45239

1. (N/A) N/A, 2005, GREEN, CHEVY, TRAILBLAZER
2. (OH) HBU2579, 2011, SILVER, CHEVY, TRAVERSE

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the **____** day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2590 Altura Dr. Cincinnati, OH 45239 – Parcel ID 510-0072-0218-00 AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **2590 Altura Dr. Cincinnati, OH 45239 – Parcel ID 510-0072-0218-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

The Board declares the junk motor vehicle located at **2590 Altura Dr. Cincinnati, OH 45239 – Parcel ID 510-0072-0218-00** to be inoperable, extensively damages, and at least three model years old:

A. **(N/A) N/A, 2005, GREEN, CHEVY, TRAILBLAZER**
B. **(OH) HBU2579, 2011, SILVER, CHEVY, TRAVERSE**

1. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

2. The written notice shall contain the following information:

a. A general description of the vehicle to be removed;

b. A statement the Board has determined that the vehicle is a junk motor vehicle.

c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.

d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.

e. A copy of this resolution.

3. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.

4. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.

5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

7. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger_____ and Mr. Wahlert _____

ADOPTED this _____day of _____, 202_.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matthew Wahlert, Trustee

ATTEST:

_____
Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

_____
Scott A. Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

_____
Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SERVICES

Department: Public Services

Department Director: Tiphanie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Invest in our Critical Infrastructures, Facilities, Staff, and Other Assets

Motion Authorizing Township Administrator to Execute a Contract with Snider Recreation for the Skyline Park Playground installation.

Recommend ADOPTION of the Motion.

Rationale:

The Township advertised the bid package for the installation of a playground at Skyline Park and received four (4) responses. Due to the project being funded 100% by a Community Development Block Grant (CDBG) the contract is being awarded to the bid that meets the highest scoring tabulation based on the creativity of the design features for the best possible playground created for a total cost of $73,600.00. The Township advertised the bid and received four (4) responses:

Snider Recreation: 121.4 Points
PES: 103.4 Points
DWA: 93.4 Points
Recreations Outlet: 80.0 Points

Out of a possible 130 points to earn through the scoring, Snider Recreation earned the most with a total of 121.4 points for the highest score. Scoring tabulations can be reviewed on the attached sheet. Hamilton County Community Development was present for the bid openings and participated in the scoring of the bid responses.

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SKYLINE PARK PLAYGROUND PROJECT
SCORING SHEET

Summary of Proposal Scoring

A. Points Awarded to Proposers (max 100 points)					
Criteria	**Maximum Score**	**PES**	**Snider Recreation**	**Recreations Outlet**	**DWA**
Cost of Playground Including Sitework, Installation, Saftey Surfacing and the Variety of Components	20	20	20	20	20
Creative Theme/Style	20	15	20	5	10
Design and Activities Provided	15	15	15	10	10
Community Build Focus	15	0	15	0	0
Completed Packet (see Chart C for details)	10	10	8	5	10
Warranty Period/Longevity/Durability	10	10	10	0	10
Company Experience & References	10	10	10	10	10
Totals	100	80	98	50	70

Scoring Criteria:

Cost of Playground:	Scoring in this category is based on minimum equipment requirements.
Creative Theme/Style:	Scoring in this category is based on Skyline Park Neighborhood demographics and the theme of outer space and appropriate color selection of components.
Design and Activities Provided:	Scoring is based on the number of components and activities incorporated into the overall design of the playground.
Community Build Focus:	Scoring in this category is base on the outlined method of which a community build will be instituted for the project.
Completed Packet:	Scoring in this category will be determined on how complete the packet was assembled according to the "Bid Format" section of the bid package.
Warranty Period/Longevity/Durability:	Scoring for this category is based on the equipment manufacturer's warranty, materials and weather-resistance.
Company Experience & References	Scoring is based on the list of references as provided in the proposer's response.

B. Proposal Pricing Scoring Detail (max 30 points)					
	Proposer Name				
Criteria	**Example**	**PES**	**Snider Recreation**	**Recreations Outle**	**DWA**
Proposers Price in $USD	$ 51,000.00	$ 73,520.00	$ 73,600.00	$ 57,360.69	$ 73,599.99
Lowest Proposers Price	$ 40,000.00	$ 57,360.69	$ 57,360.69	$ 57,360.69	$ 57,360.69
Points = Lowest Price/Proposers Price X 30 Points	23.5	23.4	23.4	30.0	23.4

Provided Proposers have met the minimum requirements of the RFP, the lowest cost proposal will be awarded 30 Points. Each other Proposal is calculated by dividing the lowest cost proposal by the proposal cost then multiplied by 30 points.

C. TOTAL POINTS EARNED (max 130 points - bid awarded to highest total)				
Proposer Name	**A. Proposal Scoring**	**B. Price Scoring**	**TOTAL**	
PES	80	23.4	103.4	2
Snider Recreation	98	23.4	121.4	1
Recreations Outlet	50	30.0	80.0	4
DWA	70	23.4	93.4	3

C. Packet Elements (for "Completed Packet" criteria in Chart A)				
Bid Packet Elements - Completion	**PES**	**Snider Recreation**	**Recreations Outlet**	**DWA**
1. Cover Letter	X	X	X	X
2. Experience with Public Sector AND Community Builds	X	X	X	X
3. Timeline	X	X	X	X
4. List of Key Staff	X	X	X	X
5. Conflicts of Interest	X	-	-	X
6. Design Documentation	X	X	X	X
7. Cost Bid/Fee Structure	X	X	X	X
8. Sample Contract	X	X	-	X
9. Section N – Bid Bond	X	X	X	X
10. Section O - Non-Collusion Affidavit	X	X	X	X
11. Section R - Personal Property Tax Affidavit	X	X	X	X
12. Section T – Bidder's Questionnaire	X	X	X	X
13. Attachment B - CDBG Compliance Documents				
Section 3 Action Plan (Page 8)	X	X	X	X
Subcontractor Approval Request (Page 18)	X	X	-	X
Certification - Federal Lobbying Prohibition Disclosure (Page 19)	X	X	-	X
Verification of Receipt of All Documents (Page 34)	X	-	-	X
Score	16	14	11	16
Grade	100%	88%	69%	100%

10	100%	.16/16
9	94%	.15/16
8	88%	.14/16
7	81%	.13/16
6	75%	.12/16
5	69%	.11/16
4	63%	.10/16
3	56%	.9/16
2	50%	.8/16
1	44%	.7/16
0	38%	.6/16

PUBLIC SERVICES

Department:	Administration
Department Director:	Jeff Weckbach, Township Administrator
Strategic Plan Goal:	Strategic Goal #3: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes Strategic Goal #5: Invest in our Critical Infrastructures, Facilities, Staff, and Other Assets

Motion Authorizing Township Administrator to Execute an Agreement with Choice One Engineering for Poole Road Sidewalks for $105,753

Recommend ADOPTION of the Motion.

Rationale:

The Township was awarded a grant through OKI (Ohio Kentucky Indiana Regional Council of Governments) for the installation of sidewalks on Poole Road. This agreement with Choice One Engineering would provide for all site plans and engineering for this project. The total cost of this agreement is $105,753. When the project is one year away from construction, the Township will apply for grant funding from SORTA/METRO to cover any remaining costs not covered by the OKI grant. The project is expected to begin in 2025.

Choice One Engineering

Date
July 20, 2023

Attention
Jeff Weckbach
Township Administrator
jweckbach@colerain.org

Address
Colerain Township
4200 Springdale Road
Colerain Township, OH 45251

Subject
Agreement for Professional Services
Poole Road Sidewalk (HAM-CR91-1.05-1.43, PID 119068)
HAM-COL-2202

Dear Mr. Weckbach:

Choice One Engineering Corporation appreciates the opportunity to provide services for the Poole Road Sidewalk Project.

This Agreement is by and between Colerain Township, hereinafter referred to as Client, and Choice One Engineering Corporation, hereinafter referred to as Choice One. If everything is acceptable, please execute two originals, keeping one for your files and returning one to Choice One. Choice One will not start work on this Project until the Agreement is signed and received in our office.

This Agreement is subject to the provisions of the following which are attached to and made a part of this Agreement: Scope of Services, Compensation, and Schedule, consisting of 3 pages, ODOT LPA scope consisting of 11 pages, S&ME proposal consisting of 8 pages, Choice One Engineering Corporation Standard Terms & Conditions consisting of three pages.

Authorization by the Client to proceed, whether oral or written, constitutes acceptance of the terms and conditions of this Agreement, without modification, addition, or deletion. Client and Choice One each bind itself and its partners, successors, executors, administrators of this executed Agreement.

Colerain Township

_____
Authorized Signature

_____
Date

Choice One Engineering Corporation

Nicholas J. Selhorst
Nicholas J. Selhorst, P.E., Project Manager

7/20/2023
Date

W. Central Ohio/E. Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S. Ohio/N. Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone

www.CHOICEONEENGINEERING.com

Scope of Services

Project Snapshot

Choice One intends to provide construction plans for the construction of sidewalk on Poole Road in Colerain Township, Ohio.

Project Details

- See attached map for project area. Sidewalk will be added on one side of Poole Road between Cheviot Road and Colerain Avenue. Project length is approximately 2000'.
- Project is being partially funded by an OKI Transportation Alternatives grant.
- Sidewalk will be installed with a 5' typical section and will not be attached to the curb except right at Colerain Avenue. There will be a variable width tree lawn.
- A mid-block crossing with RRFB will be installed at Round Top Road.
- Sidewalk will go through existing driveways at 1.56% max cross slope and then driveways will tie back in with existing material. Drive aprons will be concrete.
- ADA-compliant curb ramps will be installed at all intersections with sidewalk.
- No modifications to traffic signals are anticipated according to the LPA scope.
- No paving work or curb work is included in the project scope other than repair contingencies around curb ramps.
- Ditch calculations in CDSS will be required by ODOT as part of their review.
- Material and construction standards will be covered by general notes and specifications.
- No certified traffic is being required by ODOT.
- It is not anticipated that 1-acre of earth will be disturbed, so a post construction BMP will not be needed for water quality reasons. No NOI will be needed either.
- No street lighting or landscaping will be designed as part of this project.
- Choice One will contact affected utility companies directly to request basemaps to confirm the utilities marked by OUPS. Electric, telephone, cable, and gas will be relocated by the appropriate company, if necessary. Prior to Stage 2 submittal, Choice One will flag potential utility relocations and impacts for Township for discussion.
- Plans will be designed to Ohio Department of Transportation (ODOT) and Hamilton County standards and specifications.
- Maintenance of Traffic will be covered by general notes and ODOT's standard construction drawings. Traffic will be flagged as one lane will need shut down to construct the sidewalk. A detour plan will be provided.
- No geotechnical report is included in this original scope. A geotechnical report will only be needed in areas with retaining walls over 4' tall, and it is unlikely any of those will be needed.
- Environmental document will be done by Choice One subconsultant (S&ME). See attached scope for more details.
- Project will be ODOT Let and designed to full ODOT plan standards (see Volume 3 of the ODOT L&D manual). ODOT will handle all construction bidding procedures.
- No construction administration or observation is included in Choice One's scope. This will be handled by ODOT or a task order consultant hired by ODOT.
- No R/W plans or acquisition are included in this initial scope. Once Stage 1 plans are submitted and the number of parcels is known, an agreement amendment will be sent for that work. The eventual R/W consultant will go under contract with Colerain Township.
- Construction is estimated at approximately $400,000.
- Choice One will conduct services as set forth in the LPA Scope of Services Form from the Scope of Services Meeting on 6/29/2023 (copy attached); and as described further in detail in this agreement, and as defined in the Ohio Department of Transportation's Specifications for Consulting Services, 2019 Edition."

Project Services

1. **Topographic Survey**
    a. Contact Ohio Utilities Protection Service (OUPS) for underground utility locations.
    b. Perform necessary deed and plat research.
    c. Establish horizontal and vertical survey control for the project area based on State Plane coordinates and NAVD 29.
    d. Field reconnaissance and traverse of existing monumentation.
    e. Identify visible features from 50' beyond right-of-way for both sides including utilities and drainage.
    f. Provide path cross-sections every 50', at driveways, and other critical areas.
    g. Inventory manholes and catch basins including type of construction, depth, pipe size, and condition.
    h. Locate underground utilities as marked by the appropriate utility companies.
    i. The location of existing right-of-way lines is anticipated to be a factor for the project design. Boundary resolution of the properties along the route will be completed to show location of existing right-of-way lines and adjacent property lines based on existing monumentation, plats, deeds, and other readily available information.
    j. Provide one (1) foot contour intervals.
    k. Completed topographic survey shall be provided in AutoCAD format.
2. **Environmental Document (by Choice One subconsultant)**
    a. See attached scope from S&ME for specific environmental work based on ODOT's LPA form.
3. **Construction Plans**
    a. Design construction plans to include:
        i. Title Sheet
        ii. Schematic Plan
        iii. Typical Sections
        iv. General Notes and Details
        v. Intersection Details, including Curb Ramps
        vi. Subsummaries
        vii. General Summary and Engineer's Estimate
        viii. Plan and Profile (scale 1" = 20' horizontal, 1" = 5' vertical)
        ix. Cross-Sections (scale 1" = 5' horizontal, 1" = 5' vertical)
        x. Maintenance of Traffic Notes and Details
        xi. Traffic Control Plan
    b. Submit plans to ODOT for Stage 2, 3, and Final Tracings for review and approval.
    c. Provide Engineer's Estimate at Stage 2, 3 and Final Tracings in Estimator format.
    d. CDSS Ditch Calculations. No stormwater BMP will be needed.
    e. Field walk project route prior to Stage 2 plans submittal.
    f. No SWPPP will be provided by Choice One. That will be included as a line item in the bid for the contractor to provide.
    g. Note, Stage 1 submittal will be skipped based on conversations regarding the proposed schedule with ODOT Project Manager Andrea Henderson.

Additional Services

We have the skill, experience, and knowledge to provide additional services as listed below. Additional services will be approved by the Client prior to commencement and will be performed on an hourly basis according to our current Standard Hourly Rate Schedule or a mutually negotiated lump sum fee.

1. Traffic Impact Studies
2. Roadway Design
3. Traffic Signal Design
4. Construction Bidding Procedures
5. Record Drawings

Client Responsibilities

- Payment of all agency-related fees.
- Provide Storm Water Notice of Termination.
- Provide benchmark data, traverse data, and related notes, if available.
- Provide property and/or right-of-way information, if available.
- Provide any available existing plans.
- Execute necessary Work Agreements and Easements.
- Provide timely decisions to keep design work on schedule.
- Assist in utility company coordination.

Compensation & Schedule

Compensation

Lump Sum Fee Schedule	
Topographic Survey	$14,900.00
Environmental Document	$8,953.00
Construction Plans	$81,900.00
Grand Total	**$105,753.00**

Schedule

Choice One will submit Stage 2 plans to ODOT by early 2024 assuming we are authorized by August 2023. Choice One will work with ODOT to shift the milestone dates around in Ellis to accomplish this while still bidding the project in Fiscal Year 2025/2026.

This agreement is valid for 60 days prior to being executed by the Client. After 60 days, Choice One reserves the right to modify the fee and schedule, as necessary.

Revised 12/4/2020

LPA SCOPE OF SERVICES FORM Revised

A. Project Identification

County	HAM	Route	CR 91 (Poole Rd Sidewalk)	Section	1.05-1.43	

Project sponsor / Maintenance responsibility:		Colerain Township	
Local Let		ODOT Let	X
Scope field review:	6/29/2023	Scope meeting:	6/29/2023
Highway Functional Classification	Major Collector		
PID	119068		
Fiscal Year	FY 25 (construction)	Proposed Sale Date	Q4 FY 25

B. Design Standard

AASHTO/ODOT/Hamilton County

C. Project Description

Description of Proposed Improvements:	
Provide a 5 foot wide, non-attached sidewalk along the south side of Poole Road between Cheviot Road and Colerain Avenue with curb ramps at street crossings. Drive aprons within project limits will be replaced, in kind. One rapid flashing beacon assembly will be provided at the Round Top intersection.	

Prior studies / plan (identify):	*Imagine Colerain Comprehensive Plan*
Estimated Project Length: (begin pavement to end pavement including bridge)	*0.38 miles*
Work Length: (including project length & approach work)	0.38 miles

Alignment:	Existing	X	Relocated	
Profile:	Existing	X	New	
Logical Termini: (w/explanation)	Cheviot Road to Colerain Avenue			

D. Typical Sections

Existing:

Width:	Pavement	26’	Graded Shoulder		Treated Shoulder	
R/W	45’					
Bridge:	face to face of rails		or toe to toe of parapets			

Curbs	Yes		No	X (short length of curb near Colerain Ave)
Curb ramps	Yes		No	X (one existing curb ramp at Colerain Ave intersection)

Sidewalks	Yes		No	X	Comment	
Guardrail	Yes		No	X	Type	

Proposed:

Width:	Pavement	Pavement will narrow with prop. curb	Graded Shoulder		Treated Shoulder	
Bridge						

Median:	Yes		No	X	Type	
Curbs:	Yes	X	No		Type	

Curb ramps:	Yes	X	No	New ramps at intersections-ADA compliance is required.

Sidewalks	Yes	X	No		Comment	New 5’ detached walk (5’ buffer)
Guardrail	Yes		No	X	Type	

Supplemental Information

ADT	5,691	Design ADT	
DHV		Certified Traffic	
T24			
Design Speed		Legal Speed	35 mph

Comments:	Design designations required on title sheet. ODOT may have the information, otherwise get growth from OKI.

E. Right-of-Way

Right-of-Way Plan:	Yes	X	No	

Approximate Number of Parcels:	12			
Known relocations:	Yes		No	X

Railroad Involvement:	Yes		No	X		
Railroad Name:						
Encroachments:						
Airway Highway Clearance:	Yes	X	No		Remarks	
Airport Name	TBD Sherriff's Office Helipad 18,000 feet away					
Comments:						

Note: Provide a footprint of proposed and existing right of way limits as soon as available to District Env. Coordinator and District Real Estate Administrator.
Caution: Environmental needs to be clear prior to the beginning of right of way acquisition. A Local, utilizing their own monies, assumes many risks by proceeding with acquisition prior to environmental being cleared. These risks include purchasing r/w that may never be used for the project and purchasing a site that contains the need for a hazardous waste cleanup.

F. Utilities

Aerial:

Phone	Yes	X	No		Name of Company	Altafiber
Cablevision	Yes	X	No		Name of Company	Charter Comm/MCI
Power	Yes	X	No		Name of Company	Duke Energy

Buried:

Phone	Yes		No	X	Name of Company	
Cablevision	Yes		No	X	Name of Company	
Power	Yes		No	X	Name of Company	
Gas	Yes	X	No		Name of Company	Duke Gas
Pipelines:	Yes	X	No		Name of Company	BP Oil

Water	Yes	X	No		Private		Public	X
Sanitary Sewer	Yes	X	No		Private		Public	X
Storm Sewer	Yes	X	No		Private		Public	X

Other	
Comments	

G. Structure Requirements

Existing Structure information:N/A

Structure type:					
Sufficiency Rating:		General Appraisal		Bridge No.	
Structure File No.		Crossing			
Bridge length:					
Number of Spans					
Eligible for the National Historical Register	Yes		No		

Proposed Structure:N/A

New Structure:	Yes			No	
Rehabilitate Existing Bridge	By:				
Structure width:		Structure type:			
Number of spans:					
Beam Type:	Concrete Box		Steel		
Other Design Considerations / Explanation of Change in Line/Grade:					
Guardrail Type:					

H. Design Exception(s) required

Yes		No	X	Explain	Low speeds

I. Traffic Control

Signing:	Yes	X	No		Remarks	
Striping:	Yes	X	No		Remarks	

Lighting:	Yes		No	X	Remarks	Consider lighting at Roundtop (RRFB).
Signals:	Yes		No	X	Remarks	
RPM's:	Yes		No	X	Remarks	

J. Maintenance of Traffic

Detour		Part Width	X
Remarks:			

K. Driveways

Yes	X	No		Type	Replace aprons with concrete; tie in beyond new walk with in-kind material. Residential.

L. Project Funding

Project Cost Estimate	$610,788				
Quantity splits needed in plans to differentiate funding participation:		Yes		No	X
Comments:					
Coordination with Concurrent Projects Required:	Yes		No	X	
Comments:					

Cost Estimates:

	Total Federal Funds	Percent Split	Total Local Funds	Percent Split
PE	$0	0%	$79,000	100%
RIGHT OF WAY	$51,000	50%	$51,000	50%
UTILITIES	$0		$0	
CONSTRUCTION	$195,358	50%	$195,358	50%
CONST ENGINEERING	$19,536	50%	$19,536	50%
TOTAL	$265,894		$344,894	

M. Cost Recovery

Does the LPA intend to recover any Direct Labor Costs associated with this project?	Yes		No	X
Does the LPA intend to recover any Fringe and Overhead Costs associated with this project?	Yes		No	X

What Cost Recovery method does the LPA intend to utilize?

- ☐ 1. No cost recovery of LPA's project direct labor, fringe benefits, or overhead costs.
- ☐ 2. Direct Labor plus indirect costs determined using the Federal De Minimis Indirect Cost Rate[a]
- ☐ 3. Direct Labor plus Approved Fringe Benefit Costs (fringe benefits only)[b], plus indirect costs calculated using the Federal 10% De Minimis Indirect Cost Rate.
- ☐ 4. Direct labor, plus fringe benefits costs calculated using the LPA's ODOT approved Fringe Benefits Rate, plus indirect costs calculated using the LPA's ODOT approved Indirect Cost Rate.

Does the LPA currently have a timekeeping system in place?	Yes		No	
If so, does that system track both payroll and project hours concurrently?	Yes		No	

If different systems, how does the LPA reconcile project hours to payroll?

How often are payroll records prepared?

[a] The De Minimis Indirect Cost Rate is 10 percent of modified total direct costs (MTDC) per 2 CFR §200.414. Regardless of whether the LPA prepares a CAP or uses the 10-percent de minimis rate, LPAs are required to maintain Federally-compliant time-tracking systems. Accordingly, LPAs are permitted to bill for labor costs and associated indirect costs only if such costs are accumulated, tracked, and allocated in accordance with such systems. Before an LPA is eligible to elect the de minimis rate on any project, the LPA's time-tracking system and methods for tracking other project costs must be reviewed and approved by the ODOT Office of External Audits. To obtain this approval, LPAs will be required to complete an Internal Control Questionnaire (ICQ), and LPAs with compliant time-tracking systems will be granted approval (be prequalified) to apply the de minimis rate.

[b] Annually, the LPA shall submit an updated rate for review and approval by the ODOT Office of External Audits.

For employees working on multiple activities, does the LPA track daily time by activity/project on the time sheets? ***(only tracking hours worked on Federal projects is non-compliant. All activity hours must be shown)***	Yes		No	
Does the LPA ensure that timecards are signed by the employee?	Yes		No	

N. Environmental

Scope of the Proposed Action /Involvement with Resources:

These are actions and/or items the District Environmental Staff deems necessary to address as part of the LPA project environmental documentation. This form is not all inclusive, and more items may be required upon initiation of agency coordination and field studies.

	Not required	Required	Responsibility	Due Date
Tentative CE Level ____C2__		**X**	**Colerain Township**	
Purpose and Need Statement	**X**			
Section 106 Scoping Request Form		**X**	**ODOT**	
Cultural Resource Phase 1	**X**			
Cultural Resource Phase II	**X**			
Cultural Resource Mitigation	**X**			
Cultural Resource Section 4(f)	**X**			
Data Recover Plan-Documentation for Consultation	**X**			
Section 4(f)/6(f)-Park/Recreation		**X**	**Colerain Township**	**Determination request form, follow OES guidelines.**
Recreational Boating	**X**			
Level 1 Ecological Survey Report		**X**	**Colerain Township**	**Use eco-exempt form if applicable**
Level 2 Ecological Survey Report	**X**			
Wetland Survey	**X**			
Section 9/Section 10 Stream	**X**			
404 NWP-Army Corps of Engineers	**X**			
404 PCN-Army Corps of Engineers	**X**			
404 Individual Permit-Army Corps of Engineers	**X**			
401 OEPA Certification Application	**X**			

Coast Guard Coordination	**X**			
ODNR Coastal Zone	**X**			
Scenic River	**X**			
Farmland Screening or FCIR		**X**	**Colerain Township**	Follow OES CE guidelines.
Public Involvement		**X**	**Colerain Township**	Letters to adjacent property owners, fire, EMS, local officials
Public Meeting	**X**			
RMR Screening		**X**	**Colerain Township**	Follow OES CE guidelines.
RMR Assessment/Investigation	**X**			
Drinking Water Resources		**X**	**Colerain Township**	Follow OES CE guidelines.
Flood Plain/Flood Way	**X**			
Underserved Populations		**X**	**Colerain Township**	Follow OES CE guidelines.
Noise Study		**X**	**Colerain Township**	Follow OES CE guidelines.
Air Quality Analysis		**X**	**Colerain Township**	Follow OES CE guidelines.

Asbestos Inspection Required:	Yes		No	X
Comment:				

Any Known Environmental Concerns (ex. historic properties on National Register, wetlands, underground storage tanks, stream relocation):

Bat tree clearing restriction dates possible. ROW from park.

O. Roles / Responsibilities

Construction plan development:	LPA or ODOT Prequalified Consultant
Proposal/Specification Development:	ODOT

LPA Agreement:	ODOT/LPA or ODOT Prequalified Consultant
Form and preliminary legislation:	ODOT/LPA or ODOT Prequalified Consultant
Advertising and award of contract:	ODOT
Construction inspection:	ODOT
R/W plan development:	LPA or ODOT Prequalified Consultant
R/W acquisition / appraisals:	LPA or ODOT Prequalified Consultant
Utility Coordination / Relocation:	LPA

P. Field Review

Date:	6/29/2023

O. Attendance

1. Summary

Meeting title	**Poole Road Sidewalks Project**
Attended	11
Start time	6/29/23, 12:55:43 PM
End time	6/29/23, 1:54:27 PM
Meeting duration	58m 44s
Average attendance time	54m 56s

2. Participants

Name	First join	Email
Pankala, Anthony	6/29/23, 12:55:47 PM	Anthony.Pankala@dot.ohio.gov
Maricocchi, Paul	6/29/23, 12:57:19 PM	Paul.Maricocchi@dot.ohio.gov
Miller, Benjamin	6/29/23, 12:57:37 PM	Ben.Miller@dot.ohio.gov
Hetzel, Brianne	6/29/23, 12:58:49 PM	brianne.hetzel@dot.ohio.gov
Wes Wolters	6/29/23, 12:58:58 PM	wjw@choiceoneengineering.com
Jeff Weckbach	6/29/23, 12:58:58 PM	jweckbach@colerain.org
Brehm, Tami	6/29/23, 12:59:02 PM	Tami.Brehm@dot.ohio.gov
Summer Jones	6/29/23, 12:59:14 PM	sjones@oki.org
Henderson, Andrea	6/29/23, 12:59:21 PM	Andrea.Henderson@dot.ohio.gov
Scanlon, Teri	6/29/23, 1:00:22 PM	Teri.Scanlon@dot.ohio.gov
Tiphanie Mays	6/29/23, 1:06:19 PM	tmays@colerain.org

Q. Other Comments

Other Concerns (hydraulics, Geotech, etc.):

Hydraulics: BMPs needed if environmentally disturbed area is greater than 1 acre.
If needed, look into Narrow VFS. Storm sewer and inlet calculations only needed if road
widening or adding curb. Investigation regarding the drainage is recommended. If there isn't
Storm sewer, then there may be cover issues.

County to submit plans, proposal, estimate (PS&E) to the District
County certifies R/W and utility clearance to the District
County submits bid results to District

Schedule Explanation: Authorization to Proceed Start Date is the date that the District submits the programming package to Central Office. Finish Date for said activity is when a state job number has been established. Start Date for Environmental Clearance is normally the same as the date the project has been programmed. Start Date for Stage 2 Review is the date of submission to the District of the preliminary R/W plans. Finished date for said activity is when comments are returned to the LPA. Start Date for R/W Plan Approved is when the District has received final R/W plans and associated documents. Finish Date for said

activity is when the District has approved said plans and associated documents. Start Date for R/W and Utility Clearance is the date that the LPA is authorized to begin acquisition. Finish date for said activity is when the District certifies clearance to FHWA. The LPA should certify R/W and Utility Clearance to the District one month before the R/W and Utility Clearance Finish Date. Start Date for Plan Package to C. O. is the date that the PS&E package leaves the District and the finish date is the day it is logged in at Central Office. One should allow forty-five days from Plan Package to C.O. for PS&E approval and project advertising before the Sale Date. Advertising needs to be three weeks minimum and cannot start until PS&E approval is obtained. Start date for the Award Date is the Sale Date of the project. And the Finish Date for the Award Date is the date the project was awarded. Summary of bid tabs and the identity of the awarded contractor shall be submitted to ODOT no later than one week after the award.

Project Milestone Information

Milestone	Date	Complete	SFY (Qtr)	Construction Duration / Reservo
Initial Project Scope Complete	06/29/2023	✔	2023 (Q4)	
Authorized Design Consultant	08/31/2023		2024 (Q1)	
Stage 1 Plans - Submitted	11/01/2023		2024 (Q2)	
NEPA Start Date	11/30/2023		2024 (Q2)	
Stage 1 Plans - Complete	12/01/2023		2024 (Q2)	
Preliminary R/W Plans - Submitted	01/19/2024		2024 (Q3)	
Preliminary R/W Plans - Approved	02/12/2024		2024 (Q3)	
Stage 2 Plans - Submitted	03/15/2024		2024 (Q3)	
Stage 2 Plans - Complete	04/15/2024		2024 (Q4)	
Compliance R/W Plans Submitted	05/03/2024		2024 (Q4)	
Compliance R/W Plans - Approved	05/20/2024		2024 (Q4)	
District R/W Certification	06/03/2024		2024 (Q4)	
Final R/W Plans & Legals - Approved	06/17/2024		2024 (Q4)	
R/W Authorized	06/28/2024		2024 (Q4)	
Stage 3 Plans - Submitted	07/12/2024		2025 (Q1)	
Stage 3 Plans - Complete	08/12/2024		2025 (Q1)	
Final Tracings - Submitted	10/04/2024		2025 (Q2)	
R/W Acquisition Complete	10/18/2024		2025 (Q2)	
Final Tracings - Complete	11/04/2024		2025 (Q2)	
Plan Package Submitted to District	11/15/2024		2025 (Q2)	
Plan Package Submitted to CO	01/01/2025		2025 (Q3)	
Plan Package Received in C.O.	01/01/2025		2025 (Q3)	
Sale	04/01/2025		2025 (Q4)	
Award	04/01/2025		2025 (Q4)	Reservoir Year:
Begin Construction	06/06/2025		2025 (Q4)	
End Construction	11/14/2025		2026 (Q2)	Estimated: 150

Proposal for Environmental Services
CR91 (Poole Road) Sidewalk, PID No. 119068
Colerain Township, Hamilton County, Ohio
S&ME Proposal No. 23780109

PREPARED FOR:

Choice One Engineering
8956 Glendale Milford Road, Suite 1
Loveland, Ohio 45140

PREPARED BY:

S&ME, Inc.
862 E Crescentville Road
Cincinnati, Ohio 45246

July 19, 2023

July 19, 2023

Choice One Engineering
8956 Glendale Milford Road, Suite 1
Loveland, Ohio 45140

Attention: Mr. Nick Selhorst, PE

Reference: **Proposal for Environmental Services**
CR 91 (Poole Road) Sidewalk, PID No. 119068
Colerain Township, Hamilton County, Ohio
S&ME Proposal No. 23780109

Dear Mr. Selhorst:

S&ME, Inc. (S&ME) appreciates the opportunity to submit this proposal to perform Environmental Services for the referenced project. This proposal describes our understanding of the project, outlines our approach, and presents a schedule and proposed fee for these services. The proposed scope of services and cost estimates are included in the appended sections of this proposal.

If you have any questions regarding the scope of services or if we may be of any further assistance, please contact us.

Sincerely,

S&ME, Inc.

Cody Flynn
Project Scientist

Vincent J Epps, PG
Environmental Operations Manager

Senior reviewed by: Sarah Rowe, PWS.

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Appendices

Appendix I – Task Cost-Plus-Net Fee Spreadsheets

♦ Project Description

Based on information included in the Local Public Agency (LPA) / Colerain Township Scope of Services document (dated December 4, 2020), the CR91 (Poole Road) Sidewalk (PID No. 119068) project (project) will extend along the south side of Poole Road from Cheviot Road to Colerain Avenue in Colerain Township, Hamilton County, Ohio. The estimated project length will be approximately 0.38 mile and includes a five-foot-wide sidewalk with curb ramps at street crossings, drive apron replacements in kind, and one rapid flashing beacon assembly at the Round Top intersection. In accordance with Choice One Engineering's (client's) request on July 13, 2023, S&ME is providing a proposal for the environmental services outlined below.

♦ Scope of Services

Task 2.2.C Level 1 Ecological Survey Report/Ecologically Exempt Form

S&ME will complete the Level 1 Ecological Survey Report (LV1 ESR) following the guidance outlined in the Ohio Department of Transportation (ODOT) Ecological Manual. Additionally, S&ME will follow current ODOT technical guidance pertaining to federal and state-listed species. S&ME will contact the ODOT Office of Environmental Services (OES) for guidance, as needed.

S&ME anticipates completing the following activities for the LV1 ESR:

- Perform a reconnaissance of the project study area and take representative photographs;
- Collect field data on aquatic and terrestrial ecology;
- Identify streams, wetlands, and other jurisdictional surface water features (e.g., ponds, lakes);
- Record the jurisdictional feature boundaries with a Global Positioning System (GPS) unit capable of sub-meter accuracy;
- Review the federally-listed species database and the Ohio Department of Natural Resources (ODNR) – Natural Heritage Database for listed species records;
- Document potential habitat for federal and state-listed species; and,
- Identify potential Indiana bat and northern long-eared bat suitable wooded habitat (SWH) in the project area in accordance with the current technical guidance, including United States Fish and Wildlife Service (USFWS) coordination, if applicable.

The results of the field studies, including delineated jurisdictional features, federal and state-listed species habitat, stream and wetland habitat assessments (if applicable), project mapping, and project photographs will be documented in the LV1 ESR. The LV1 ESR will be completed in EnviroNet for review and agency coordination.

Alternatively, if there are no impacts to ecological resources, S&ME will complete the ODOT ecologically exempt project form and upload the document in EnviroNet.

Task 2.2.D Regulated Materials Review Screening

S&ME will conduct a Regulated Materials Review (RMR) Screening for the project following the current ODOT RMR guidance. The following tasks will be conducted during the RMR:

- Identify the project limits, take, and excavation depth;
- Complete the property inventory for properties within and abutting the project limits;
- Compile the information for each property;
- Assess the current land use for each property utilizing online resources;
- Determine if obvious regulated material (RM) concerns are present for each property utilizing online resources and historical aerial photographs;
- Access the *Ohio Regulated Properties Search (ORPS) Tool* to identify RM sources for properties within or abutting the project limits;
- Assess the Land Use Risk for each property;
- Assess the take and deep excavation for each property;
- Assess the RM impact to the project limits for each property;
- Assess the action result for each property;
- Assess if remote properties are present and if so, complete the ORPS for remote properties; and,
- Provide an opinion if RMR Assessment is required for each property.

The RMR documentation will be uploaded to EnviroNet for review and ODOT coordination.

Task 2.2.F Section 4(f) Determination

S&ME will review available resources to identify Section 4(f) properties near the project area. Section 4(f) properties include publicly-owned park and recreational areas, wildlife and waterfowl refuges, and historic sites (public and private). This information will be uploaded to EnviroNet for review. S&ME will coordinate with ODOT-D8 and OES and provide the requested information in order to identify the appropriate Section 4(f) determination.

Task 3.5.A Categorical Exclusion C2 Documentation

S&ME understands that the project will be completed as a Categorical Exclusion (CE) C2 action. S&ME will complete the C2 documentation in accordance with the current ODOT-OES CE guidance. The methodology and assumptions for the level of effort required for the C2 documentation are described below.

Waterways

S&ME will observe the project area and review topographic maps and county Geographical Information System (GIS) mapping for the presence of surface waters (e.g., streams, reservoirs, lakes, farm ponds, detention basins). The site observations, results of the literature research, and waterway information from the LV1 ESR (or ecological exempt project form, if applicable) will be included in the C2 documentation.

Endangered Species

The results of the LV1 ESR (or ecological exempt project form, if applicable) and endangered species information will be included in the C2 documentation.

Section 4(f)/6(f) Resources

During the site reconnaissance, the project area will be observed for Section 4(f) and 6(f) resources. U.S. Geological Survey (USGS) topographic maps, county GIS mapping, and city/county maps will be reviewed for Section 6(f) resources. Photographic and literature documentation may be included in the C2 documentation if needed. Coordination with Official(s) with Jurisdiction (OWJs) is included in Task 2.2.F above.

Cultural Resources

S&ME understands that ODOT will be completing a Cultural Resources Scoping Request. Results of the Cultural Resources Scoping Request will be included in the C2 documentation..

Hazardous Materials

Information from the RMR Screening will be used to determine the potential for encountering hazardous materials and/or petroleum products and the findings will be included in the C2 documentation. ODOT's concurrence of the RMR Screening results will also be included.

Public Involvement

S&ME understands that the client will provide information/documentation to S&ME on the public involvement/public hearing for the project, and S&ME will not be required to attend public meetings or be responsible for writing and/or distribution of notification letters.

Underserved Populations

S&ME will document potential impacts to Underserved Populations, Environmental Justice Populations, and Title VI Populations using ODOT's online Transportation Improvement Mapping System (TIMS) and information provided by the client. The results will be summarized in the Underserved Populations Documentation Form for C2 Projects, and the form will be uploaded to EnviroNet.

Additional Items

The following items will be evaluated following ODOT guidance, if applicable: air quality; noise; farmland; drinking water resources; and floodplains/flood ways. Applicable ODOT TIMS maps will be uploaded to EnviroNet. Based on the current project scope, it is assumed that the project will be exempt from air and noise analyses. S&ME can provide a proposal for further analyses, if required.

S&ME will complete the C2 documentation on EnviroNet for review and approval.

♦ Excluded Services

Without attempting to be a complete list or description of services or potential services excluded from this proposal and not performed by S&ME, the following services are specifically excluded from this proposal: Clean Water Act (CWA) Section 404/401 waterway permitting; isolated wetland permitting; threatened and endangered species surveys (e.g., mist-net surveys for bats); cultural resources services; payment of fees for mitigation; mitigation design; mitigation monitoring; or, additional surveys or research required by regulatory agencies. S&ME is available to provide a proposal for these additional services, if warranted, based on the findings of the proposed scope of services.

Our services are limited to the scope of services described in this proposal. This scope does not include revisions to the task documentation or reports due to changes in the project site configuration or study area following completion of the tasks. S&ME is available to provide a proposal for additional services, if warranted.

♦ Client Responsibilities

The scope of services, fees, and project schedule presented herein are contingent upon the client fulfilling the following responsibilities:

- Confirm the proposed study area boundary and corridor width;
- Provide notification and access to the project study area and parcels, as required;
- Provide project plans with a project area identified in a modifiable, electronic format such as AutoCAD or Microstation for use in S&ME's reports; and
- Provide any existing environmental reports for the project area.

♦ Project and Task Schedule

S&ME will initiate the environmental services outlined in this proposal upon receipt of formal notice to proceed and necessary plan and profile information. It is anticipated that the schedule for completion of the tasks will vary depending on the progress of the project and coordination with the client and ODOT.

S&ME anticipates completing Tasks 2.2.C and 2.2.D included in this proposal within six weeks upon receipt of written authorization to proceed provided that access to the project site is granted upon authorization. S&ME anticipates completing Task 3.5.A within two to four months following notice to proceed and receipt of the preliminary project plans.

Fees

Based on the information available at the time of this submittal, S&ME estimates that the environmental services can be completed for the following maximum cost-plus-net fees. Spreadsheets summarizing the task fees are included in Appendix I.

Task 2.2.C	Level 1 ESR/Eco Exempt Form	$1,677
Task 2.2.D	RMR Screening	$2,408
Task 2.2.F	Section 4(f) Determination	$624
Task 3.5.A	Categorical Exclusion C2 Documentation	$4,244

It is assumed the scope of services outlined in this proposal would be authorized and work completed in 2023. If authorized after December 2023, S&ME reserves the right to review and, if necessary, modify our cost estimate. Additionally, the cost estimate is based on conducting the scope of services in general accordance with current ODOT requirements and the current proposed design. If requirements change subsequent to this submittal or if the proposed design changes after the tasks have been performed, S&ME may need to revise our cost estimate. Invoices for the services completed will be submitted on a monthly basis and will be due within 30 days of receipt.

Use of Proposal/Reports

S&ME intends to provide the scope of services described in this proposal. The scope of services may not be modified or amended, unless the changes are first agreed to in writing by the client and S&ME. Use of this proposal and corresponding final reports is limited to above-referenced project, ODOT, and the client.

Authorization

If this document meets with your approval, please indicate your acceptance by providing us with a Choice One Engineering Subconsultant Agreement which references this proposal and itemizes the Scope of Services in this proposal for our review and execution. We will then proceed with the performance of the services upon having a fully executed agreement.

Services Choice One Engineering Corporation (Choice One) will perform services for the Project as set forth in the Choice One agreement and in accordance with these Terms & Conditions. Choice One has developed the Project scope of service, schedule, and compensation based on available information and various assumptions. The Client acknowledges that adjustments to the schedule and compensation may be necessary based on the actual circumstances encountered by Choice One in performing their services.

Additional Services The Client and Choice One acknowledge that additional services may be necessary for the Project to address issues that may not be known at Project initiation or that may be required to address circumstances that were not foreseen. In that event, Choice One will notify the Client of the need for additional services and the Client will pay for such additional services at an hourly rate or as agreed to by the Client and Choice One.

Project Requirements The Client will confirm the objectives, requirements, constraints, and criteria for the Project at its inception. If the Client has established design standards, they will be furnished to Choice One at Project inception. Choice One will review the Client design standards and may recommend alternate standards considering the standard of care provision.

Period of Service Choice One will perform the services for the Project with due and reasonable diligence consistent with normal professional practices according to the Project Schedule. Should Choice One discern that the schedule cannot be met for any reason, Choice One will notify the Client as soon as practically possible.

Limitation of Liability In recognition of the relative risks and benefits of the project to both the Client and Choice One, the Client agrees to the fullest extent permitted by law, to limit the liability of Choice One for any and all damages or claim expenses arising out of this agreement, from any and all causes, to $50,000 or the fee realized by Choice One for the Project, whichever is greater.

Compensation In consideration of the services performed by Choice One, the Client will pay Choice One in the manner set forth in the Choice One agreement. The parties acknowledge that terms of compensation are based on an orderly and continuous progress of the Project. Compensation will be reasonably adjusted for delays or extensions of time beyond the control of Choice One.

Payment Terms Choice One will submit monthly invoices for services performed and Client will pay the full invoice amount within thirty (30) calendar days of the invoice date. Invoices will be considered correct if not questioned in writing within ten (10) calendar days of the invoice date. In the event of a disputed or contested billing, only that portion so contested may be withheld from payment, and the undisputed portion will be paid. No interest will accrue on any contested portion of the billing until mutually resolved. Client will exercise reasonableness in contesting any billing or portion thereof. Choice One will be entitled to a 1.5% per month administrative charge in the event of payment delay. Client payment to Choice One is not contingent on arrangement of project financing. Invoice payment delayed beyond sixty (60) calendar days will give Choice One the right to suspend services until payments are current. Nonpayment beyond seventy (70) calendar days will be just cause for termination by Choice One.

Amendment This Agreement may not be amended except in writing and executed by both Choice One and Client. No alterations or modifications to these Terms and Conditions will be effective unless affirmatively contained in the signed amendment.

Assignment Neither party will assign its rights, interests or obligations under the Project without the express written consent of the other party.

Authorized Representatives The officer assigned to the Project by Choice One is the only authorized representative to make decisions or commitments on behalf of Choice One. The Client will designate a representative with similar authority.

Betterment If, due to Choice One's error or omission, any required item or component of the project is omitted from Choice One's construction documents, Choice One will not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the project or otherwise adds value or betterment to the project. In no event will Choice One be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

Buried Utilities Where applicable to the Project, Choice One will conduct research and prepare a plan indicating the locations of underground improvements intended for subsurface penetration with respect to assumed locations of underground improvements. Such services by Choice One will be performed in manner consistent with ordinary standard of care. Client recognizes that the research may not identify all underground improvements and that the information on which Choice One relies may contain errors or may not be complete. The Client agrees to waive all claims and causes of action against Choice One for damages to underground improvements resulting from subsurface penetration locations established by Choice One, except for damages caused by the sole negligence or willful misconduct of Choice One.

Compliance with Laws Choice One will perform its services consistent with normal professional practice and endeavor to incorporate laws, regulations, codes, and standards applicable at the time the work is performed. In the event that standards of practice change during the Project, Choice One will be entitled to additional compensation where additional services are needed to conform to the standard of practice.

Consequential Damages Neither the Client nor Choice One will be liable to the other for any consequential damages regardless of the nature or fault.

Construction Observation, If Applicable Construction observation will consist of visual observation of materials, equipment, or construction services for the purpose of ascertaining that the service is in general conformance with the Contract Documents. Such observation will not be construed as relieving the parties under contract in any way from their obligations and responsibilities under the Contract Documents. Specifically, observation will not require Choice One to assume responsibilities for the means and methods of construction. The Client has not retained Choice One to make detailed inspections or to provide exhaustive or continuous project review and observation services. Choice One does not guarantee the performance of, and will have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any services on the project.

Cost Estimates or Opinions Choice One may prepare cost estimates or opinions for the Project based on historical information that represents the judgment of a qualified professional. The Client and Choice One acknowledge that actual costs may vary from the cost estimates or opinions prepared and that Choice One offers no guarantee related to the Project cost.

Defects in Service The Client will promptly report to Choice One any defects or suspected defects in service. The Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor agreement and will require all subcontracts at any level to contain a like provision. Failure by the Client and Client's contractors and subcontractors to notify Choice One will relieve Choice One of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given when such defects were first discovered.

Delays The services of each task will be considered complete when deliverables for the task have been presented to the Client. Choice One will be entitled to an extension of time and compensation adjustment for any delay beyond Choice One's control.

Design Without Construction Administration The Client acknowledges that there could be misinterpretations of Choice One Design Documents during construction, which could lead to errors and subsequent loss or damage. The Client assumes all responsibility for interpretation of the Contract Documents and for construction observation and the Client waives any claims against Choice One that may be in any way connected hereto.

Dispute Resolution In the event of a dispute between Choice One and Client arising out of or related to this Agreement, the aggrieved party will notify the other party of the dispute within a reasonable time after such dispute arises. If the parties cannot thereafter resolve the dispute, each party will nominate a senior officer of its management to meet to resolve the dispute by direct negotiation. Should such negotiation fail to resolve the dispute, the Client and Choice One agree that all disputes will be submitted to nonbinding mediation unless the parties mutually agree otherwise.

Should such negotiation or mediation fail to resolve the dispute, either party may pursue resolution by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

During the pendency of any dispute, the parties will continue diligently to fulfill their respective obligations hereunder.

Environmental Matters The Client warrants they have disclosed all potential hazardous materials that may be encountered on the Project. In the event unknown hazardous materials are encountered, Choice One will be entitled to additional compensation for appropriate actions to protect the health and safety of its personnel, and for additional services required to comply with applicable laws. The Client will indemnify Choice One from any claim related to hazardous materials encountered on the Project except for those events caused by negligent acts of Choice One.

Governing Law The terms of agreement will be governed by the laws of the state where the services are performed provided that nothing contained herein will be interpreted in such a manner as to render it unenforceable under the laws of the state in which the Project resides.

Hiring of Personnel Client may not directly hire any employee of Choice One. Client agrees that it shall not, directly or indirectly solicit any employee of the Engineer from accepting employment with Client, affiliate companies, or competitors of Engineer.

Information from Other Parties The Client and Choice One acknowledge that Choice One will rely on information furnished by other parties in performing its services under the Project. Choice One will not be liable for any damages that may be incurred by the Client in the use of third party information.

Insurance Choice One will maintain the following insurance and coverage limits during the period of service if such coverage is reasonably available at commercially affordable premium. Upon request, the Client will be named as an additional insured on the Commercial General Liability and Automobile Liability policies.

- Worker's Compensation: As required by applicable state statute
- Commercial General Liability: $1,000,000 per occurrence (bodily injury including death and property damage) $2,000,000 aggregate
- Automobile Liability: $1,000,000 combined single limit for bodily injury and property damage
- Professional Liability: $2,000,000 per claim and $2,000,000 aggregate

The Client will make arrangements for Builder's Risk, Protective Liability, Pollution Prevention, and other specific insurance coverage warranted for the Project in amounts appropriate to the Project value and risks. Choice One will be a named insured on those policies where Choice One may be at risk.

Permits and Approvals Choice One will assist the Client in preparing applications and supporting documents as identified in the scope of services for the Client to secure permits and approvals from agencies having jurisdiction over the Project. Assistance in applying for permit applications by Choice One does not guarantee approval of the permits by the jurisdictional regulatory authorities. The Client agrees to pay all application and review fees.

Reuse of Documents All documents prepared by Choice One pursuant to this Agreement are instruments of service as part of the Project. They are not intended or represented to be suitable for reuse by the Client or others on extensions of the Project or any other project. Any reuse without written verification or adaptation by Choice One for the specific purpose intended will be at the Client's risk and without liability or legal exposure to Choice One. Any verification or adaptation requested by the Client to be performed by Choice One will entitle Choice One to further compensation at rates to be agreed upon by the Client and Choice One.

Safety Choice One will be responsible solely for the safety precautions or programs of its employees and no other party. In no event will Choice One be responsible for construction methods, means, techniques or sequences of construction, which are solely the responsibility of the Contractor.

Severability Any provision of these terms later held to violate any law will be deemed void and all remaining provisions will continue in force. In such event, the Client and Choice One will work in good faith to replace an invalid provision with one that is valid with as close to the original meaning as possible.

Site Access The Client will obtain all necessary approvals for Choice One and subcontractors to access the Project site(s).

Standard of Care Services provided by Choice One will be performed with the care and skill ordinarily exercised by members of the same profession practicing under similar circumstances. The standard of care will exclusively be judged as of the time the services are rendered and not according to later standards.

Survival All provisions of these terms that allocate responsibility or liability between the Client and Choice One will survive the completion or termination of services for the Project.

Suspension of Work The Client may suspend services performed by Choice One with cause upon seven (7) calendar days documented notice. Choice One will submit an invoice for services performed up to the effective date of the work suspension and the Client will pay Choice One all outstanding invoices within fourteen (14) calendar days. Choice One will be entitled to renegotiate the Project schedule and the compensation terms for the Project.

Termination The Client or Choice One may terminate services on the Project upon seven (7) calendar days documented notice in the event of substantial failure by the other party to fulfill its obligations of the terms hereunder. Choice One will submit an invoice for services performed up to the effective date of termination and the Client will pay Choice One all outstanding invoices within fourteen (14) calendar days.

Time Bar To Legal Action All legal actions by either party against the other arising out of or in any way connected with the services to be performed hereunder will be barred and under no circumstances will any such claim be initiated by either party after three (3) years have passed from the date of Choice One's final invoice, unless Choice One's services will be terminated earlier, in which case the date of termination of this Agreement will be used.

Waiver of Rights The failure of either party to enforce any provision of these terms and conditions will not constitute a waiver of such provision nor diminish the right of either party to the remedies of such provision.

ADMINISTRATION

Department:	Administration
Department Director:	Jeff Weckbach, Township Administrator
Strategic Plan Goal:	Strategic Goal #3: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes Strategic Goal #5: Invest in our Critical Infrastructures, Facilities, Staff, and Other Assets Strategic Goal #6: Increase Focus on Economic Development and Township Prosperity

Motion Authorizing Township Administrator to Enter into Grant Agreement with Hamilton County for Joseph Road Sidewalk Project for $250,000

Recommend ADOPTION of the Motion.

Rationale:

Colerain Township applied for a grant from Hamilton County through their Community Revitalization Grant for the Joseph Road sidewalk installation project. The project is anticipated to cost $500,000 and the grant award is for 50% of the cost, $250,000.

Joint Agreement Between the Board of County Commissioners, Hamilton County, Ohio and Colerain Township, Ohio to Administer Community Revitalization Grant Awarded for Infrastructure Improvements Along Joseph Road

This Joint Agreement (the "Agreement") is entered into on _____ day of _____, 2023 ("Effective Date"), by and between the Board of County Commissioners, Hamilton County, Ohio ("County") and Colerain Township, Ohio ("Grantee").

Whereas, the County included the Community Revitalization Grant (CRG) program in its 2023 overall budget to partner with cities, villages, and townships to implement impactful economic and community development projects; and

Whereas, participating local governments applied for funds to implement community and economic development plans, spur other development projects, remove blighted properties or conditions, and/or promote economic development; and

Whereas, the Grantee submitted an application for an economic development project including infrastructure improvements for the Joseph Road Sidewalk Project, further described in Exhibit A (the "Project") and Exhibit B (Grantee's "Application") attached hereto and incorporated herein as part of this Agreement; and

Whereas, the CRG Review Committee recommended funding the Project to the Board of County Commissioners (BOCC).

In consideration of the mutual promises, covenants and agreements contained herein, the sufficiency of which is expressly acknowledged, the parties agree as follows:

1. **Term:** The Grant Term shall commence as of the Effective Date and extend through December 30, 2024 (the "Grant Term") unless the term of this Agreement is modified in writing or the Agreement is terminated in accordance with the provisions hereof.

2. **Grant Agreement and Uses:** Subject to the terms of this Agreement, the County, by and through its Office of Economic Development, hereby grants to the Grantee a one-time grant of money in the amount of Two Hundred and Fifty Thousand Dollars ($250,000) (the "Grant Funds"). The Grant Funds are awarded to the Grantee exclusively to undertake and complete the Project. Any other use of Grant Funds without prior written approval of the County shall be considered a non-allowable expenditure and may be subject to reimbursement of Grant Funds to the County upon a financial audit.

3. **Disbursement**: Upon execution of this Agreement, the County will disburse the Grant Funds on a reimbursement basis. The Grantee shall invoice the County for Grant Funds and provide source documentation on corresponding expenditures in a format acceptable to the County. Source documentation shall include invoices and proof of

payment. The County will make all reasonable efforts to pay such funds to the Grantee within 30 days of receipt of invoice and acceptable source documentation. The Grantee shall not submit invoices more frequently than monthly. Disbursement of Grant Funds is limited to actual costs and expenses the Grantee incurs after the Effective Date for the Project up to the maximum of Two Hundred and Fifty Thousand Dollars ($250,000). Grantee agrees that the Grant Funds are restricted and may only be used for the uses outlined in Exhibit A. Grant Funds disbursed under this Agreement cannot supplant any other funding. Any Grant Funds disbursed to Grantee for ineligible costs or expenses shall be returned to Board, immediately upon request.

4. **Subcontractors:** The Grantee agrees to secure qualified personnel and/or contractors to complete the Project. All personnel performing work on the Project shall be under the direct supervision of the Grantee or the Grantee's contractors. The Grantee agrees to comply with any and all applicable laws governing the selection of contractors under this Agreement.

5. **Competitive Procurement**: The Grantee agrees that the procurement of goods and services utilizing Grant Funds shall be through a competitive procurement process required by the Ohio Revised Code.

6. **Records of Grant Funds and Access**: The Grantee shall maintain full, accurate and complete financial and accounting books, records and reports ("Records") of all direct and indirect uses and expenditures of the Grant Funds consistent with cash basis accounting principles. The Grantee shall keep and preserve all Records for at least three (3) years following the expiration of this Agreement. The County or the County's designated representative, at the County's cost and expense, shall have the right to audit the Records at any time but shall not unreasonably interfere with the Grantee's operations in connection with any such audit.

7. **Reporting**: The Grantee will submit semi-annual progress reports as well as a completion report. The County reserves the right to require the submission of additional reporting as it relates to the activities included in the Project. Such documentation may include, but is not limited to, reports, spreadsheets and databases whether in electronic or paper form. With reasonable promptness, Grantee shall supply County with such reporting and information pertaining to the Project as from time to time may be reasonably requested.

   7.1 Semi-annual reports. On January 31 and July 31 of the year of receiving the Grant Funds, Grantee shall submit a report satisfactory to the County which includes the following information:

   .1 A narrative summary of Project status during the reporting period;
   .2 Amount of Grant Funds obligated and spent; and
   .3 Description of any risks to Project implementation.

7.2 Completion report. By October 30, 2024, Grantee shall submit a completion report which includes the following information:

.1 Project summary;
.2 Impact the Grant Funds made on the Project;
.3 Feedback from businesses on the economic impact of project, including testimonials; and
.4 Total Grant Funds spent.

8. **Adherence to State, Local and Federal Laws, Regulations**: The Grantee shall comply with all federal, state and local laws, rules and regulations applicable to the expenditure of the Grant Funds and the completion of the Project.

9. **Termination:** This Agreement may be terminated by the mutual written agreement of the parties; or by either party upon thirty (30) days written notice to the other in the event of a party's substantial failure to perform in accordance with the terms of this Agreement. Expenditures incurred prior to termination shall be submitted and reimbursed in accordance with the terms of this Agreement.

The terms of this Agreement are hereby agreed to by all parties, as shown by the signatures of representatives of each.

_____ _____

Name Date
Title
Colerain Township

_____ _____

Jeffrey W. Aluotto Date
Hamilton County Administrator
On behalf of Hamilton County Board of County Commissioners

Approved as to form:

DocuSigned by:
Kathryn Casch
E5172C2AA07649B...

7/26/2023

Assistant Prosecuting Attorney Date

Exhibit A
Project Scope and Budget

A. Project Scope

The Grantee will use the Grant Funds to install ADA-compliant sidewalks which will promote economic activity along Joseph Road. The project will promote economic activity and improve pedestrian mobility.

B. Project Budget

Funding Sources:

Hamilton County Community Revitalization Grant - $250,000
Colerain Township - $250,000

Total: $500,000

Funding Uses:

Construction - $377,500
Design and Engineering - $122,500

Total: $500,000

ADMINISTRATION

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #4: Continuously Improve the Operations of the Township

Resolution Modifying the Organizational Chart

Recommend ADOPTION of the Resolution.

Rationale:

This resolution contemplates the following changes in the organizational chart:

- Transition a part-time Code Enforcement Officer to a full-time Code Enforcement Specialist.

With the bankruptcy of ProChamps, staff thoroughly reviewed the feasibility of moving the current Part-Time Code Enforcement Officer into a full-time capacity to monitor and manage vacant property inventory. It was determined that this individual would be taking on this additional task and, therefore, the Township would be able to continue the monitoring of vacant properties internally without disrupting operations and without the need for continuing a third-party agreement with another vendor.

ORGANIZATION CHART

Jeff Baker
FISCAL OFFICER

Jeff Weckbach
ADMINISTRATOR

COMMUNICATIONS SPECIALIST

Tiphanie Mays
ASSISTANT ADMINISTRATOR

Jeff McElravy
ASSISTANT ADMINISTRATOR

Allen Walls
FIRE CHIEF

Ed Cordie
POLICE CHIEF

Tawanna Molter
ASSISTANT PUBLIC SERVICES DIRECTOR

David Miller
DEVELOPMENT DIRECTOR

OFFICE MANAGER
MANAGEMENT ANALYST
HUMAN RESOURCES SPECIALIST

FACILITY MANAGER
- PART-TIME FACILITY MAINTENANCE WORKER
- MAINTENANCE WORKERS (8)
- LITTER PICK UP LABORER (3)

ROADS SUPERVISOR
- MAINTENANCE WORKERS (5)
- SEASONAL PARKS WORKERS (8)
- PART-TIME EVENT SET UP WORKER (2)
- BUS DRIVER

PARKS SUPERVISOR

EVENTS COORDINATOR
- SUMMER CAMP DIRECTOR
- SUMMER CAMP ASST. DIRECTOR
- SUMMER CAMP COUNSELORS (6)

FINANCE SPECIALIST
ACCOUNTING SPECIALISTS (2)
IT DIRECTOR

ZONING ADMINISTRATOR
PLANNER / DEVELOPMENT OFFICER (2)

DIVISION CHIEF PART-TIME (2)
- BATTALION CHIEF SHIFT 1
  - CAPTAINS (2) FULL-TIME
  - LIEUTENANTS (4) FULL-TIME
  - EMT FIREFIGHTERS (19) FULL-TIME
  - EMT/ PARAMEDIC FIREFIGHTERS (8) PART-TIME
- BATTALION CHIEF SHIFT 2
  - CAPTAINS (2) FULL-TIME
  - LIEUTENANTS (4) FULL-TIME
  - EMT FIREFIGHTERS (19) FULL-TIME
  - EMT/ PARAMEDIC FIREFIGHTERS (8) PART-TIME
- BATTALION CHIEF SHIFT 3
  - CAPTAINS (2) FULL-TIME
  - LIEUTENANTS (4) FULL-TIME
  - EMT FIREFIGHTERS (19) FULL-TIME
  - EMT PARAMEDIC FIREFIGHTERS (8) PART-TIME

EMT - PARAMEDIC FIREFIGHTERS (28) PNR PART-TIME

ASSISTANT FIRE CHIEF
- FIRE HYDRANT INSPECTORS (3) SEASONAL

ADMINISTRATIVE ASSISTANT (2)
- CAPTIAN EMS OPERATIONS
  - MEDICAL DIRECTOR
  - EMS COORDINATOR
- CAPTIAN COMMUNITY RISK REDUCTION
  - FIRE INSPECTORS (1) PART-TIME (1) FULL-TIME
  - RESERVIST - PUBLIC EDUCATORS (2) PART-TIME
- CAPTIAN TRAINING & EDUCATION
- VEHICLE FLEET MANAGER
  - FLEET MECHANIC I TECH
  - FLEET MECHANIC II TECH
  - PART-TIME MECHANIC TECH
  - CO-OP MECHANIC

SPECIAL PROJECTS MANAGER

PUBLIC SAFETY ADMIN ASSISTANT

PIO

PATROL COMMANDER
- PATROL SERGEANT
  - OIC (1)
  - POLICE OFFICERS (11)
  - K-9 (1)
- PATROL SERGEANT
  - OIC (1)
  - POLICE OFFICERS (8)
- PATROL SERGEANT
  - OIC (1)
  - POLICE OFFICERS (7)
- PATROL SERGEANT
  - OIC (1)
  - POLICE OFFICERS (10)
  - K-9 (1)
- PATROL SERGEANT
- TRAFFIC SAFETY OFFICER (1)

INVESTIGATIVE SERVICES COMMANDER
- INVESTIVATIVE SERGEANT
  - OIC (1)
  - DETECTIVES (9)

SUPPORT SERVICES COMMANDER
- NWLSD SERGEANT
  - SRO (3)
  - SCHOOL SAFETY OFFICER (3)
- ADMIN SERGEANT
  - CIVILIAN SUPERVISOR (1)
  - CLERKS (5)
  - PART-TIME CLERKS (2)
  - PROPERTY ROOM MANAGER
  - IMPOUND LOT MANAGER
  - ENVIRONMENTAL CRIMES INVESTIGATOR(2)
  - ACCREDITATION MANAGER (1)
  - CODE ENFORCEMENT SPECIALIST (1)
  - CODE ENFORCEMENT OFFICER (1)
  - PT ENVIRONMENT ENFORCEMENT (1)
  - PT CODE ENFORCEMENT (2)

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of August, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION MODIFYING ORGANIZATIONAL CHART AND JOB DESCRIPTIONS

WHEREAS, the Board of Trustees sets the policy direction for Colerain Township employees and residents; and;

WHEREAS, Colerain Township policy 1.3, Colerain Township Employment Process Policy, requires that the organizational chart and roster be formally adopted by the Board of Trustees; and;

WHEREAS, Colerain Township has determined that it is in the best interest of the operation of the organization to make the following changes to the organizational chart:

- Addition of Full-Time Code Enforcement Specialist; and;

WHEREAS, the Township Administrator shall bring forward all new hires to the Board of Trustees as an agenda item, after a formal job offer is made; and;

WHEREAS, attached to this resolution is a copy of all job descriptions for positions in Colerain Township and each job description should mirror a position on the Roster; and;

WHEREAS, any subsequent changes to the organizational chart, roster, or job descriptions shall be brought to the Board of Trustees for formal approval, prior to implementation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. The Township Organizational Chart, Roster, and Job Descriptions be formally adopted by the Board of Trustees; and

2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were

taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

4. That this Resolution shall be effective at the earliest date allowed by law.

Trustee_____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this ____ day of August, 2023.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matthew Wahlert, Trustee

ATTEST:

_____
Jeffrey Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

_____
Scott Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of August, 2023.

_____

Jeffrey Baker
Colerain Township Fiscal Officer

OLD BUSINESS

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal:

Resolution Adopting Legislative Priorities for 2024-2026

Recommend ADOPTION of the Resolution.

Rationale:

The Board of Trustees sets the strategic direction for all of the Township's core work. In order to facilitate particular initiatives for the 2024-2026 Strategic Plan, it is important that the Trustees establish their legislative priorities. On July 11, 2023, the Board of Trustees hosted a Special Meeting to discuss legislative priorities. Based on the feedback from that meeting, staff has drafted the below recommended legislative priorities for consideration:

- Chart a Pathway to Long Term Financial Stability
- Continue to Provide High Quality Safety Services, with an Emphasis on Crime Deterrence and Enhanced Response Times
- Revitalization of the Community through Economic Development, Beautification, and Code Enforcement
- Expand Opportunities for Recreation for all Ages
- Continue to Improve Operations and Operational Efficiency with a Focus on Alternative Service Delivery
- Make Progress on Deferred Maintenance and Reposition Existing Assets, including both Township Buildings and Roads

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of _____, 2023, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION ADOPTING 2024-2026 LEGISLATIVE PRIORITIES

WHEREAS, the Board of Trustees sets the direction for the Township and establishes goals to be achieved by the various departments; and;

WHEREAS, the Board of Trustees gathered feedback from the community on the necessary goals for 2024-2026; and;

WHEREAS, these goals will be incorporated into the Township's 2024-2026 Strategic Plan and Budget; and;

WHEREAS, the various Departments and members of the community will work collaboratively on different initiatives to advance the goals set by the Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. The Board of Trustees formally adopted the below 2024-2026 Legislative Priorities to be incorporated as goals in the 2024-2026 Strategic Plan and Budget Book:

1. Chart a Pathway to Long Term Financial Stability
2. Continue to Provide High Quality Safety Services, with an Emphasis on Crime Deterrence and Enhanced Response Times
3. Revitalization of the Community through Economic Development, Beautification, and Code Enforcement
4. Expand Opportunities for Recreation for all Ages
5. Continue to Improve Operations and Operational Efficiency with a Focus on Alternative Service Delivery
6. Make Progress on Deferred Maintenance and Reposition Existing Assets, including both Township Buildings and Roads; and

2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were

taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That this Resolution shall be effective at the earliest date allowed by law.

Trustee_____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this _____ day of _____, 2023.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matthew Wahlert, Trustee

ATTEST:

_____
Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

_____
Scott Sollmann (0081467)
Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 2023.

_____
Jeff Baker
Colerain Township Fiscal Officer

CONSENT ITEMS

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #4: Continuously Improve the Operations of the Township

Contract - The Standard - Supplemental Insurance Grace Period - $0

Recommend approval of all consent items.

Rationale:

This no cost contract provides an extension of the typical grace period for coverage from 30 days to 60 days. It takes longer to apply the premium for supplemental coverages, since supplemental is processed by a different team.

DocuSign Envelope ID: 22B16146-6CE7-4AB0-9317-91B1E900E313

Request for Group Insurance Amendment

Standard Insurance Company
900 SW Fifth Avenue
Portland, OR 97204-1282

Employee Benefits Consultant: Brent Vogel Jr.
Employee Benefits Service Representative: Tary Paskal-Holbrook
Employee Benefits Sales and Service Office: Cincinnati

Policyholder: Colerain Township
Group Number: 760411

As an authorized representative of the Employer, I request that Standard Insurance Company ("The Standard") amend the above Employer's coverage under the Group Policy to make the following change(s):

Change the Grace Period to 60 days.

I request that the amendment become effective on 08/01/2023. I understand that the amendment will not become effective unless approved and issued by The Standard.

I request that the amendment be approved by The Standard subject to The Standard's usual underwriting requirements, including, if applicable, Evidence of Insurability or a Pre-existing Condition provision.

I understand that the amendment, if approved by The Standard, will be issued in the policy language customarily used by The Standard.

I understand that any increase in Insurance for a Member who is not Actively At Work all day on the Member's last regular work day before the scheduled effective date of the amendment will be deferred until the first day after the Member completes one full day of Active Work.

I request that the amendment, if approved and issued by The Standard, become effective by its terms without any further acceptance by the Employer, and that a copy of this Request for Group Insurance Amendment form be attached to and made a part of the amendment.

Sign Name DocuSigned by: Jeff Weckbach 72BE3965FB27449... Title: Administrator
Authorized Representative

Print Name: Jeff Weckbach Date: 7/23/2023

CONSENT ITEMS

Department: Police

Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #1: Continue to Provide High Quality Safety Services

New Hire - Code Enforcement Specialist - Police Department - Nick Hopewell - $21.65

This is an internal change of personnel from a part-time role to a full-time role. With the loss of a company to handle vacant registries, staff determined that there was a need for additional available hours to handle the workload. Part-time Code Enforcement Specialist Nick Hopewell was determined to be that person to fulfill this need.

The wage for this job is $21.65 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work in his new role on August 9, 2023.

Rationale:

Recommend approval of all consent items.