



REGULAR MEETING OF THE ZONING COMMISSION

Monday, April 8, 2024 – 6:00 PM

1. Meeting Called to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 2-20-2024
5. Public Address
6. **Final Development Plan** None.
7. **Public Hearings**
 - a. CZC-24-2: Zoning Map Amendment Requiring a Preliminary Development Plan for 9328 Pippin Rd.
8. Informal Concept Review None.
9. Old Business None.
10. New Business - Seeking guidance from the Zoning Commission regarding potential recognition of legal non-conforming status for daycare at 9959 Arborwood Drive
11. Administration
12. Announcements
13. Next Meeting: 5-21-2024
14. Adjournment

PUBLIC HEARINGS

Department: Planning & Zoning
Department Director: Justin Becker, Planner

Strategic Plan Goal:

CZC-24-2: Zoning Map Amendment Requiring a Preliminary Development Plan for 9328 Pippin Rd.

Staff Recommends Approval Based on the Colerain Township Comprehensive Plan and Colerain Township Zoning Resolution.

Rationale:

Strategic Goal #2: Continue to Provide High Quality Safety Services

**APPLICATION FOR ZONE MAP AMENDMENT
REQUIRING A PRELIMINARY DEVELOPMENT PLAN
or MAJOR AMENDMENT TO A FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251**

Case No.: ZA Date Filed: 2/8/2024

Date of Preliminary Hearing (if applicable): _____

Request Change from: R-6 to: PD-M

Township: Colerain Book: 13746 Page: 3051 Parcels: 051000530404, 051000530405, 051000530406, 051000510397, and 051000510398

Physical location of property (address or brief description if no address assigned):

Approx. 12.7 +/- acres located at 9328 Pippin Road, Colerain Township, Hamilton County, OH 45231

Name of Applicant: Charles E. Baverman III, Esq.

Telephone No.: 513-977-8351 Email Address: charles.baverman@dinsmore.com

Address: 255 E. Fifth Street, Suite 1900

City: Cincinnati State: OH Zip: 45202

*Name of Owner(s): Jill R. Morris

Telephone No.: _____ Email Address: JLLMRRS@yahoo.com

Address: 5365 Camelot Dr., #42

City: Hamilton State: OH Zip: 45014

Name, address and parcel number of each property owner of record within the proposed amendment area:

Attached as part of Addendum "A".

Signatures:

Applicant:  Date: 2/8/24

*Owner: See enclosed authorization letter Date: _____

*Owner: _____ Date: _____

Filing fees shall accompany the application. Make check payable to: **Colerain Township Board of Trustees.**

Filing fee: _____ Legal notices: _____ Cert. Mail: _____ TOTAL: _____

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.

*Although the Applicant need not be the same as the Owner(s), the Owner(s) shall co-sign for an amendment.



**Submission Requirements
for Amendment to the Colerain Township Zone Map
and Preliminary Development Plan
or Major Amendment to a Final Development Plan**

For office use only:

Case #:

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

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

- ☒ Application letter signed by the property owner, describing the proposed zone change and project. (15 copies)
- ☒ Completed application form.
- ☒ Application fee.
- ☒ Legal description of the property.
- ☒ Names and addresses of property owners adjacent to the subject property.
- ☒ Hamilton County Public Works and SDS applications. (2 copies)
- ☒ Letter confirming conceptual approval of sewer from MSD or OEPA as applicable.

Drawing Copies required: All Civil Drawings are attached as part of Addendum "B".

Eight (8) full size copies of the drawings listed below, signed and stamped by registered professional preparer. These should be folded to 8.5" x 11", with title block visible.

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

Site Drawing(s) shall include:

- ☐ Vicinity map.
- ☐ Existing property lines, dimensions, and orientations.
- ☐ Parcel IDs and names of property owners adjacent to the subject property.
- ☐ Adjacent streets and rights-of-way.
- ☐ Existing and proposed zoning district boundaries.
- ☐ Existing buildings and structures on property and on adjacent property within 50 feet of property line.
- ☐ Proposed new construction and site work.
- ☐ Equipment, outbuildings, dumpster locations, etc. that will be visible on the site.
- ☐ Proposed demolition of existing buildings, pavement, fencing, etc.
- ☐ Total gross and net acreage of the site and square footage of existing and proposed buildings.
- ☐ Existing flood plain elevation.
- ☐ Proposed flood plain drainage and control measures.
- ☐ Dimensions for setbacks, rights-of-way, easements, and other site restrictions.
- ☐ Parking and loading configuration, including calculation of total spaces, criteria used to determine total needed, pavement detail, curb location, curb detail, and aisle and stall dimensions.
- ☐ Watershed details for site and within 200 feet around site. Include GPM calculations for expected runoff for 5, 10, and 50 year storms.
- ☐ Proposed site drainage, including water retention/detention and sedimentation control measures.
- ☐ Building downspouts and storm sewer sizes and locations.
- ☐ Existing site contours (5' minimum) and proposed grading plan.
- ☐ Impervious surface ratio (for non-single family projects).
- ☐ Location(s) of any existing and proposed ground signage.

Building Drawing(s) shall include: All Architectural Drawings are attached as part of Addendum "C".

- ☐ A building plan for each building, showing the interior layout of the building and overall dimensions.
- ☐ Exterior elevations shall show all major mechanical equipment, satellite dishes, etc. that will be located on the exterior of the building and the method(s) of screening these items.

(over)

- ☐ Exterior elevations of all sides of proposed new construction (including significant renovation). Building materials should be noted. (For additions to existing buildings, sufficient portions of the existing building shall be shown in elevation to convey an understanding of the relationship between new construction and existing.
- ☐ A roof plan shall be submitted if any major items of equipment are to be located on the roof. (Drawings, photographs, and/or manufacturer's literature may be required to convey the size and character of these items.)

Landscape Drawing(s) shall include:

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

Lighting and Signage Drawing(s) shall include:

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

Checklist completed by: Michael A. Huber, Esq.
(print or type name)

Signature: 

Phone/email: michael.huber@dinsmore.com; 513-600-4787

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

<i>For Office Use Only:</i>
Preapplication Conference:
Fees Paid:
RPC meeting:
Zoning Commission:
Trustees Hearing:

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Addendum “A”

Addendum A includes the following application materials:

1. Application Letter (including photographs of similar Marian products);
2. Owner Certification;
3. Legal Description of subject property;
4. Names and addresses of 200’ adjacent owners;
5. Evidence of Hamilton County Public Works and SDS Applications; and
6. Letter confirming conceptual approval of sewer from MSD/OEPA.

February 8, 2024

Colerain Township Zoning Commission
4200 Springdale Road
Cincinnati, Ohio 45231

RE: 9328 Pippin Road, Colerain Township, Hamilton County, Ohio 45231

**Supplement to Application for a Zone Map Amendment Requiring a
Preliminary Development Plan**

Zoning Commission Members:

This letter accompanies a Zoning Map Amendment and Preliminary Development Plan application that I submit on behalf of my client, Marian Development Group (“MDG”). MDG proposes to develop an affordable assisted living and memory care community for senior residents on an approximately 12.7 acre assemblage of parcels located at 9328 Pippin Road in Colerain Township (the “Township”), Hamilton County, Ohio Auditor’s parcel nos. 510-0051-0397-00, 510-0051-0398-00, 510-0053-0404-00, 510-0053-0405-00 and 510-0053-0406-00 (collectively, the “Property”). In order to facilitate this development, MDG proposes to re-zone the Property from R-6 Urban Residential (“R-6”) to Mixed-Use Planned Development (“PD-M”) and has prepared a preliminary development plan for the project, which is enclosed herewith. This letter will explain MDG’s proposed development and the rationale for the proposed zone change.

Community Overview

MDG’s proposed development will include 118 studio and one-bedroom dwelling units in a single, four-story building consisting of approximately 100,853 square feet. This community will be known as Vivera Northbrook, will be owned and operated by Vivera Senior Living of Northbrook, LLC, an affiliate of MDG, and will be operated by Priority Life Care (“PLC”), an experienced senior living community management entity. The Vivera Northbrook community will provide numerous amenities for its residents including community dining, community television rooms, a theater room, fitness center and other recreation facilities, terrace and patio areas,

landscaped garden area, outdoor walking/jogging paths with seating areas, beauty salon/barber shop, laundry facilities and an onsite community manager.

The Vivera Northbrook building will have a wood frame construction with brick and fiber cement siding exterior finishes. The building design will be substantially similar to a community MDG recently developed in the Louisville metropolitan area known as Vivera Jeffersonville. Photographs of the Vivera Jeffersonville community are included with this application for reference.

PLC will provide supportive services to seniors in the Vivera Northbrook community, allowing them to age in place in a pleasant environment. These services will include assistance with bathing, grooming, dressing, toileting, personal hygiene, ambulating, meals, shopping, medication delivery and reminders, transportation, housekeeping and laundry. Memory care services are also anticipated to be provided by PLC within a dedicated wing of the building, pending receipt of regulatory approval.

Seniors whose income is at or below 60% of the Area Median Income will be eligible for occupancy in the Vivera Northbrook community.

Site Overview

The Property is bordered by business uses to the north, including an auto body shop and a church. To the south and east are single family residential uses and Phippen Road abuts the Property to the west. The Vivera Northbrook community will be developed on the approximately 7.07-acre northeastern portion of the Property. A riverine area runs along the southern portion of the site and will be used for stormwater detention. This portion of the Property is also heavily wooded, which MDG intends to preserve as a vegetative buffer. The proposed location of the building on the Property is intentional and intended to maximize the setbacks, screening and buffering between the building and the nearby residential community.

MDG is not currently proposing to develop the southwestern portion of the Property, which will remain open for future development.

Rational for Planned Development District

A re-zoning of the Property as a PD-M is necessary to facilitate the development and operation of the Vivera Northbrook community. Neither the Property's current zoning classification, R-6 Urban Residential, nor any other traditional zoning district established in the Colerain Township Zoning Resolution (the "Resolution") permit institutional housing uses at a density sufficient to accommodate a development of this nature. A re-zoning of the Property to PD-M is therefore the only mechanism available to facilitate the development of the Vivera Northbrook community on the Property.

Consistency with Comprehensive Plan; Positive Community Impact

In the Imagine Colerain 2021 Comprehensive Plan (the “Comprehensive Plan”) the Property is identified for both multifamily residential and development use as well as neighborhood center use. This aligns well with MDG’s proposed use of the Property for seniors housing within a multi-unit building. In particular, the Comprehensive Plan states that one purpose of multifamily residential and development use is to provide a transition between single-family residential and other types of development. The proposed Vivera Northbrook community would serve as an excellent transitional buffer between the business uses located north of the Property and the single family residential neighborhoods to the south and east of the Property.

The Housing Analysis section of the Comprehensive Plan also articulates a clear need for the development of more seniors housing in the Township. The findings of the Housing Analysis acknowledge that historic and demographic trends point toward an aging resident population in need of more housing types so that residents can age in place. Strategies to increase density are recommended by the findings as a potential solution.

The Housing Analysis further provides a number of goals and strategies/initiatives to achieve those goals that would be supported by MDG’s proposed development:

Goal: Encourage the development of quality housing as a continuum to attract, retain, and serve residents across a range of incomes, ages, and needs.

Initiatives/Strategies:

- Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.
- Protect vulnerable residents while preserving and developing long-term affordability.

Goal: Encourage the development of a variety of housing styles and densities, where appropriate, to fill housing gaps and ensure all residents have access to housing.

Initiatives/Strategies:

- Promote an appropriate diversity of housing types throughout Colerain Township to provide housing which accommodates the needs of all residents.
- Seek to develop a variety of housing types, where appropriate, including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multigenerational families.
- Ensure all new multi-family construction is high-quality and utilizes development forms that properly integrate with the character and form of the surrounding areas.

The Township could clearly further the aforementioned goals of its Comprehensive Plan and grow the housing options available to Township residents by approving MDG’s proposed senior living development on the Property.

Low Impact on Surrounding Properties and Public Services

Senior living communities as a category are low intensity properties that contain fewer residents than do traditional multifamily communities of a similar unit count. Furthermore, senior living uses are among the lowest traffic generating uses per Institute of Traffic Engineers' Trip Generation Manual, 11th Edition, 2021 data. The proposed development will also not adversely impact local schools because school-age children would not reside in the facility.

Positive Economic Impact

MDG expects to invest approximately Fifty Million Dollars (\$50,000,000) in the development of the Vivera Northbrook community. The positive economic impact of such an investment in the Township would be significant, both in the general of additional property tax revenues and in the creation of jobs, without adversely impacting the surrounding properties or public services as mentioned above. This community is also expected to employ approximately fifty-five (55) persons, most of whom will or currently do reside in the surrounding area. The creation of these jobs in the Township will further enhance the social and economic impact of the proposed development by financially empowering existing Township residents who themselves will provide an economic benefit to the Township.

Conclusion

As explained above, a Vivera Northbrook community is an ideal use for the Property that will have a positive economic impact for the Township, will not unduly burden public services and will enhance the quality of life available to Township residents as they age. We respectfully request approval of this Application so as to facilitate the development of this exciting project.

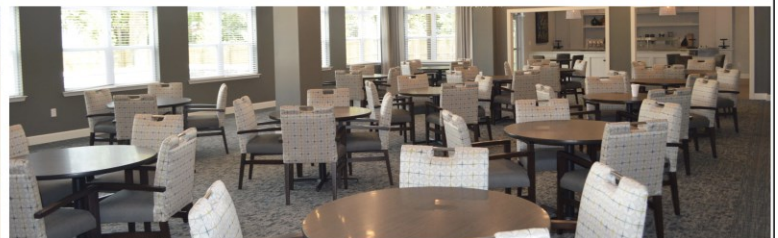
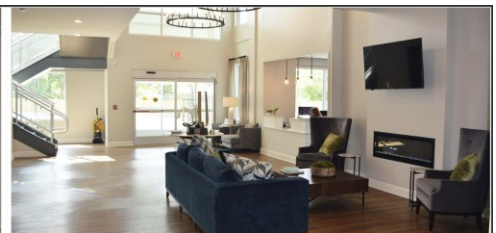
Very Truly Yours,



Charles E. Baverman III

CEB/JAW
Enclosures
#41820899v1

Photo Examples of Other Marian Development Products









CERTIFICATION OF OWNER

The undersigned, being first duly cautioned and sworn, says as follows:

I, **Jill R. Morris**, ("Owner"), being duly sworn, depose and say that I am the owner of the property located at 9328 Pippin Road, Colerain, Hamilton County, OH 45231, identified as Parcel ID No's 051000530404, 051000530405, 051000530406, 051000510397 and 051000510398 (the "Property"). Owner hereby authorizes The Marian Group, Dinsmore & Shohl LLP, Kimley-Horn and Associates, Inc., and their respective agents and representatives to apply for and obtain any such zoning, site plan, building, and environmental approvals and permits as may be required in connection with The Marian Group's, and/or its affiliates', intended use of the Property.

OWNER:

Jill R. Morris
Jill R. Morris

STATE OF OHIO)
COUNTY OF Butler) SS:

Sworn to, acknowledged and subscribed to me in my presence this 16 day of February, 2024, by Jill R. Morris.



JULIA ARRATIA
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

[Signature]
Notary Public, State of OHIO.
My Commission Expires: May 18th, 2025

41739143.1

EXHIBIT A

Parcel I: Situate in Section 3, Town 2, Entire Range 1, Miami Purchase, Colerain Township, Hamilton County, Ohio, being part of Lot 5 of R.S. Compton's Estate Subdivision, recorded in Plat Book 4, page 68, and more particularly described as follows:

Beginning at a concrete monument in the South line of Adams Road at the northeast corner of Lot 1 Schon's First Subdivision as recorded in Plat Book 66, page 19, Hamilton County, Ohio Plat Records; thence North 4 degrees East 30 feet to the center line of Adams Road for the place of beginning; thence South 85 degrees 00' East along the center line of Adams Road 175 feet to a point; thence South 4 degrees West 180 feet to an iron pipe; thence North 85 degrees West 175 feet to a point in the East line of Lot 1 of Schon's First Subdivision; thence North 4 degrees East 180 feet along the East line of Schon's Subdivision, to the center line of Adams Road and the place of beginning.

✓ Auditor's Parcel #510-51-396.

Being part of the same premises described in Official Record 4151, page 1246, Hamilton County, Ohio Recorder's Office.

Parcel II: Situated in Section 3, Town 2, Entire Range 1, Colerain Township, and being part of Lot #7 R.S. Compton's Estate Subdivision as recorded in Plat Book 4, page 68, Recorder's Office, and more particularly described as follows:

Beginning at a point in the center line of Pippin Road, South 4 degrees 00' West 74.17 feet from the South line of Lot #9 Schon's First Subdivision recorded in Plat Book 66, page 19, extended West to the center line of Pippin Road; thence South 89 degrees 30' East 1275 feet, more or less, to the point of intersection with the North line of Lot 2 of Evergreen Park, Block "A" Subdivision recorded in Plat Book 112, pages 63 and 64 Recorder's Office; thence South 68 degrees West along the North line of said Lots 2, 3 4 and 5 of said Subdivision, 261.35 feet to the northwest corner of Block "A"; thence South 68 degrees West 33.32 feet along the North line of Lot 8 of Evergreen Park Subdivision, Block "B" recorded in Plat Book 114, pages 87 and 88, Recorder's Office; thence South 17 degrees 11' West along the northwest line of said Lot 8, 94.94 feet to the northeast corner of Lot 9 of said Subdivision; thence along the North line of said subdivision, North 86 degrees 43' 30" West 537.92 feet to the northwest corner of Lot 16 of said Subdivision; thence South 3 degrees 16' 30" West along the West line of said Subdivision 350.69 feet to the southwest corner of Lot 18 of said Subdivision; thence North 89 degrees 30' West 430.22 feet to a point in the center line of Pippin Road; thence North 1 degree 43' East 572.22 feet to the place of beginning.

ST ST ST
Auditor's Parcel Nos. 510-53-404, 405, & 406.

Being part of the same premises described in Official Record 41551, page 1246, Hamilton County, Ohio Recorder's Office.

**DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER**

Tax Map - 9/5/1803

CAGIS - _____

Parcel III: Situate in Section 3, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio, and being part of Compton Estates Subdivision, Block "B" Part 2 recorded in Plat Book 91. Page 80, Recorder's Office and more particularly described as follows:

Beginning at a point in the center line of Pippin Road, South 4 degrees West 668.33 feet from the intersection of the center line of Pippin Road with the center line of Adams Road, said point also being at the intersection of the South line of Lot 9 Schon's First Subdivision as recorded in Plat Book 66, page 19, Recorder's Office, extended North 85 degrees West, 30 feet to the center line of Pippin Road; thence South 4 degrees West along the center line of Pippin Road, 74.17 feet to a point; thence South 89 degrees 30' East, 981.69 feet to the southwest corner of Lot 292 Compton Estates, Block "B" Part 4 as recorded in Plat Book 93, page 75, Recorder's Office; thence North 5 degrees 15' East along the West line of Lots 292, 293, 294 and 295, 254.57 feet to a point in the West line of lot 295; thence North 85 degrees West 531.85 feet to a point in the East line of Lot 7 Schon's First Subdivision s recorded in Plat Book 66, page 19, Recorder's Office; thence South 4 degrees West along the East line of Lots 7, 8 and 9 of Schon's First Subdivision, 182.33 feet, more or less to the southeast corner of Lot 9 of Schon's First Subdivision; thence North 85 degrees West 465.25 feet along the South line of Lot 9 of Schon's First Subdivision and said South line extended West to intersect with the center line of Pippin Road and the place of beginning.

Auditor's Parcel Nos. 510-51-397 & 398

Known as 9328 Pippin Road, Cincinnati, Ohio 45231

Being part of the premises described in Official Record 4151, page 1246, Hamilton County, Ohio Recorder's Office.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 9/5/1802

CAGIS - _____

Names and Addresses of Property Owners Adjacent to Subject Property

Parcel ID	Owner Name	Street Address	Tax Mailing Address
51000530404	MORRIS JILL R	9328 PIPPIN RD	5365 CAMELOT DR #42 HAMILTON OH 45014
51000540159	CLEMENT JOSIE A	9255 PIPPIN RD	9255 PIPPIN RD CINCINNATI OH 45231
51000530403	MCDERMOTT DAVID & DEBORAH	9254 PIPPIN RD	9254 PIPPIN RD CINCINNATI OH 45231
51000540156	CLEMENT JOSIE A	9255 PIPPIN RD	9255 PIPPIN RD CINCINNATI OH 45231
51000540155	CLEMENT JOSIE A	9255 PIPPIN RD	9255 PIPPIN RD CINCINNATI OH 45231
51000540154	CUX CUX JUA ALFRED & TOMASA POROJ CHAN	9321 PIPPIN RD	9321 PIPPIN RD CINCINNATI OH 45231
51000540153	AVM INVESTMENTS INC	9323 PIPPIN RD	9228 KENWOOD RD CINCINNATI OH 45242
51000530397	SFR WORKFORCE OWNER LLC	9234 PIPPIN RD	401 E JACKSON ST SUITE 3000 TAMPA FL 33602
51000510397	MORRIS JILL R	9370 PIPPIN RD	5365 CAMELOT DR #42 HAMILTON OH 45014
51000540151	VANN DALTON T	9353 PIPPIN RD	9353 PIPPIN RD CINCINNATI OH 45231
51000540150	VANN DALTON T	Libra Ln	3001 HACKBERRY RD IRVING TX 750630156
51000220072	HAMILTON COUNTY BOARD OF COMMRS	2600 CIVIC CENTER DR	138 E COURT ST ROOM 603 CINCINNATI OH 45202
51000520015	VANN DALTON T	9371 PIPPIN RD	9353 PIPPIN RD CINCINNATI OH 45231
51000510395	FRANKLIN MICHAEL R	9330 PIPPIN RD	9330 PIPPIN RD CINCINNATI OH 45231
51000540152	TOICH JOHN WALTER & RHONDA CAROL MOELLER	9325 PIPPIN RD	9325 PIPPIN RD CINCINNATI OH 452312836
51000510394	FRANKLIN MICHAEL R	9330 PIPPIN RD	9330 PIPPIN RD CINCINNATI OH 45231
51000520595	NORTHBROOK LLC	9391 PIPPIN RD	11492 COLERAIN AVE CINCINNATI OH 45252
51000530389	NEWLAND KEITH M & JOSIE L COFFEY	2696 MONETTE CT	3001 HACKBERRY RD IRVING TX 750630156
51000530388	WESSELS BRANDYN M	2688 MONETTE CT	3001 HACKBERRY RD IRVING TX 750630156
51000530511	HELTON HERBERT M & CAROLE J	2691 TOBERMORY CT	2691 TOBERMORY CT CINCINNATI OH 452312822
51000530510	MCMILLAN PAMELA	2699 TOBERMORY CT	3001 HACKBERRY RD IRVING TX 750630156
51000530390	HOLLINGSWORTH JULIA MARGARET & WALTER LEE HOLLINGSWORTH III	2706 MONETTE CT	2706 MONETTE CT CINCINNATI OH 45231
51000530387	CALDWELL NICHOLE & SEAN LEIGH	2680 MONETTE CT	3001 HACKBERRY RD IRVING TX 750630156
51000530512	SCHNUR FRANK J & PATRICIA	2683 TOBERMORY CT	2683 TOBERMORY CT CINCINNATI OH 452312822

51000530386	FOXX KENNETH JEROME JR	2670 MONETTE CT	3001 HACKBERRY RD IRVING TX 750630156
51000530391	AREND MICHAEL S & SHERRY L	2714 MONETTE CT	3001 HACKBERRY RD IRVING TX 750630156
51000530509	MEFFORD CURTIS EUGENE	2698 TOBERMORY CT	2698 TOBERMORY CT CINCINNATI OH 452312822
51000530368	ALEXANDER DOROTHY M	2689 MONETTE CT	2689 MONETTE CT CINCINNATI OH 452312831
51000530369	MONDAY CAREY L	2679 MONETTE CT	3001 HACKBERRY RD IRVING TX 750630156
51000530508	MCCLAIN DONALD L & SUSAN L	2688 TOBERMORY CT	2688 TOBERMORY CT CINCINNATI OH 452312822
51000530507	JONES VALERIE A & ANTHONY A	2680 TOBERMORY CT	3001 HACKBERRY RD IRVING TX 750630156
51000530506	JONES VALERIE A & ANTHONY A	2680 TOBERMORY CT	3001 HACKBERRY RD IRVING TX 750630156
51000530505	BAGGETT DARLENA	2670 TOBERMORY CT	901 CORPORATE CENTER DR POMONA CA 91768
51000530504	CONREX ML SMA 2019-01 OPERATING COMAPNY LLC	2662 TOBERMORY CT	997 MORRISON DR SUITE 402 CHARLESTON SC 29403
51000530503	MORGAN CIARA C	2652 TOBERMORY CT	3001 HACKBERRY RD IRVING TX 750630156
51000530501	SUBBA BOM & & DANALD	2634 TOBERMORY CT	3001 HACKBERRY RD IRVING TX 750630156
51000530502	KROLLMAN DAWN	2644 TOBERMORY CT	2644 TOBERMORY CT CINCINNATI OH 45231
51000530500	CSMA FT LLC C/O RYAN LLC	2626 TOBERMORY CT	1850 PARKWAY PL SUITE 900 MARIETTA GA 300678261
51000530499	OWENS MCCLAIR ROBIN R	2616 TOBERMORY CT	2616 TOBERMORY CT CINCINNATI OH 45231
51000530498	JACKSON DELROY L & BARBARA J	606 TOBERMORY CT	1 HOME CAMPUS DES MOINES IA 503280001
51000530489	GREGORY RICHARD H II	9277 COMSTOCK DR	1 HOME CAMPUS DES MOINES IA 503280001
51000530488	LEIVA CARLOS	9285 COMSTOCK DR	9285 COMSTOCK DR CINCINNATI OH 45231
51000530486	WRIGHT DONTA D & APRYL D	9303 COMSTOCK DR	3001 HACKBERRY RD IRVING TX 750630156
51000510473	VB ONE LLC	9404 RIDGEMOOR AVE	3500 PARK CENTER DR STE 100
51000510474	BERRY DAVID H & BARBARA J	9403 RIDGEMOOR AVE	9403 RIDGEMOOR AVE CINCINNATI OH 452312840
51000530485	UPSHAW PATRICIA	9311 COMSTOCK DR	3001 HACKBERRY RD IRVING TX 750630156
51000510472	SMITH SARAH L & ROBERT S PITTMAN	9416 RIDGEMOOR AVE	3001 HACKBERRY RD IRVING TX 750630156
51000530487	VB ONE LLC	9293 COMSTOCK DR	3500 PARK CENTER DR STE 100 DAYTON OH 45414
51000530208	MEDER JACOB	2547 GARRISON DR	3001 HACKBERRY RD IRVING TX 750630156
51000510475	CRENSHAW JAMES IRA	9413 RIDGEMOOR AVE	3001 HACKBERRY RD IRVING TX 750630156
51000530207	KLEMS MICHAEL L & MICHELLE	2548 GARRISON DR	2548 GARRISON DR CINCINNATI OH 452312861
51000530209	HAGL KYLIE R & JULIA M	2539 GARRISON DR	3001 HACKBERRY RD IRVING TX 750630156

51000530255	OVERMAN DAVID S	9315 COMSTOCK DR	3001 HACKBERRY RD IRVING TX 750630156
51000510471	REECE LAKETTA	9428 RIDGEMOOR AVE	3001 HACKBERRY RD IRVING TX 750630156
51000510476	HENDERSON LASHONDA R	9423 RIDGEMOOR AVE	3001 HACKBERRY RD IRVING TX 750630156
51000510477	BOWMAN PAUL B	9435 RIDGEMOOR AVE	3001 HACKBERRY RD IRVING TX 750630156
51000510470	PIERCE KIMBERLY P	9440 RIDGEMOOR AVE	3001 HACKBERRY RD IRVING TX 750630156
51000510398	MORRIS JILL R	2651 ADAMS RD	5365 CAMELOT DR #42 HAMILTON OH 45014
51000530406	MORRIS JILL R	9328 PIPPIN RD	5365 CAMELOT DR #42 HAMILTON OH 45014
51000530405	MORRIS JILL R	9328 PIPPIN RD	5365 CAMELOT DR #42 HAMILTON OH 45014
51000510495	HIGHVIEW CHRISTIAN CHURCH C/O RICHARD HUEGEL	2651 ADAMS RD	2651 ADAMS RD CINCINNATI OH 45231
51000510478	IRVIN SYNORA R	9447 RIDGEMOOR AVE	213 JOLIET AVE CINCINNATI OH 45215
51000510482	MCCLAIN SANDRA L	2623 TAMPICO DR	3001 HACKBERRY RD IRVING TX 750630156
51000510479	BRYANT DERRICK TR	9457 RIDGEMOOR AVE	PO BOX 18488 FAIRFIELD OH 45018
51000510481	MUNOZ CHEYENNE	2613 TAMPICO DR	3001 HACKBERRY RD IRVING TX 750630156
51000510480	TURNER MICHELLE L	2603 TAMPICO DR	3001 HACKBERRY RD IRVING TX 750630156
51000510494	HIGHVIEW CHRISTIAN CHURCH C/O RICHARD HUEGEL	2683 ADAMS RD	2651 ADAMS RD CINCINNATI OH 45231
51000510393	NORTHBROOK LLC	9334 PIPPIN RD	11492 COLERAIN AVE CINCINNATI OH 45252
51000510500	NORTHBROOK LLC	9334 PIPPIN RD	11492 COLERAIN AVE CINCINNATI OH 45252
51000510391	DLCT LIMITED	9408 PIPPIN RD	PO BOX 531391 CINCINNATI OH 45253
51000510392	SCHOFIELD DAVID LEE	9394 PIPPIN RD	9394 PIPPIN RD CINCINNATI OH 45231



HAMILTON COUNTY
Planning +
Development

Storm Water Drainage System Application

Hamilton county Planning & Development
138 East Court Street RM 801 - Cincinnati, Ohio 45202
Phone 513-946-4550
Fax 513-946-4744

1. Applicant to complete all applicable spaces on this form.

Date: 2/7/2024

Identification	Name	Street Address	City	State	Zip	Phone	Email Address
Owner or Developer:	The Marian Group	1801 Payne St	Louisville	KY	40206	502-297-8130	jon@themariangroup.com
Contractor:							
Engineer	Kimley-Horn	7965 N High St	Columbus	OH	43235	614-454-6698	bill.skebba@kimley-horn.com

2. Project Information:

Project Title: Viverra Northbrook

A unique name to identify your project

Township: Colerain

Project Address: Pippin Road, Cincinnati, Ohio 45231

3. Check Applicable Box:

Type of Project	Concept Review	Improvement Plan* Review
Subdivision:		
Frontage Subdivision:		
Commercial/Industrial:	X	
Building Permit:		
Other:		
*Improvement plans are detailed construction drawings.		

4. The owner of the development and undersigned do hereby covenant and agree to comply with all the laws of the State of Ohio and the regulations of the County of Hamilton pertaining to storm water management, and that said construction will be in accordance with plans and specifications submitted herewith and certify that the information and statement given on this application are true.

Jacob L Brown, Marian Development Group

Print Your Name & Company name

Signature

Date



HAMILTON COUNTY EARTHWORK APPLICATION

Hamilton County Soil & Water Conservation District
1325 E Kemper Rd, Suite 115, Cincinnati, OH 45246
ph (513) 772-7645 / fax (513) 772-7656
earthworkpermits@hamilton-co.org

APPLICATION NO.

DO NOT WRITE IN THIS SPACE

1. INSTRUCTIONS: Legibly complete all applicable sections of this form. Depths of excavation and fill refer to mass earthwork sections and should not include excavations or backfill for footings / foundations. Slopes are expressed in terms of ratio: horizontal to vertical (e.g. 3H:1V), and/or as a percentage. Earthwork quantities and import/export information should refer to mass earthwork quantities, not including aggregate for backfill and/or road base, or other construction materials. **Use "?" if unknown, or describe on back.**

DATE OF SUBMITTAL: 2/7/2024

PROJECT DESCRIPTION: Senior living facility

A) Owner The Marian Group			Phone: 502-297-8130	
Street Address: 1801 Payne St		City: Louisville	State: KY	Zip: 40206
Email: jon@themariangroup.com				
B) Developer The Marian Group			Phone: 502-297-8130	
Street Address: 1801 Payne St		City: Louisville	State: KY	Zip: 40206
Email: jon@themariangroup.com				
C) Applicant Kimley-Horn			Phone: 614-454-6698	
Street Address: 7965 N High Street, Suite 200		City: Columbus	State: OH	Zip: 43235
Email: bill.skebba@kimley-horn.com				
D) Contractor			Phone:	
Street Address:		City:	State:	Zip:
Email:				

2. PROJECT INFORMATION:

Is disturbed area greater than one (1) acre? ☐ NO ☒ YES If YES, what is total acreage disturbed: TBD
Project Title: Vivera Northbrook Address: Pippin Road, Cincinnati, Ohio 45321 Municipality / Twp: Colerain
Name of Subdivision or Common Plan of Development (If Applicable):

3. EARTHWORK INFORMATION: (Complete parts A, B, C) --OR-- Initial here _____ for NO EARTHWORK REQUIRED (Proceed to Section 4)

A. EXCAVATION

1. Maximum depth of **Excavation**: TBD ft
2. Volume of **Excavation** (cubic yards): TBD CY
3. Existing Maximum Slope of Area to be **Excavated**: TBD H:V
4. Proposed Maximum Slope of Area to be **Excavated**: TBD H:V

B. FILL

1. Maximum depth of **Fill**: TBD ft
2. Volume of **Fill** (cubic yards): TBD CY
3. Existing Maximum Slope of Area to be **Filled**: TBD H:V
4. Proposed Maximum Slope of Area to be **Filled**: TBD H:V

C. Will **EXPORT** or **IMPORT** be required: ☐ NO ☐ YES

If YES: Volume: TBD CY ☐ Export ☐ Import (Select One)

Location of Borrow or Export site: TBD

4. THE OWNER OF THE DEVELOPMENT, AND/OR UNDERSIGNED AS AGENT FOR THE OWNER, DO HEREBY COVENANT AND AGREE TO COMPLY WITH ALL LAWS OF THE STATE OF OHIO AND THE REGULATIONS OF THE COUNTY OF HAMILTON, PERTAINING TO EARTHWORK, AND INCLUDING SEDIMENT AND EROSION CONTROL, AND THAT THE SAID CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith, AND CERTIFY THAT THE INFORMATION AND STATEMENT GIVEN ON THIS APPLICATION ARE TRUE.

APPLICATION BY: Kimley-Horn

EMAIL: bill.skebba@kimley-horn.com

SIGNATURE: 

TELEPHONE: 614-454-6698

PLEASE DO NOT WRITE BELOW THIS LINE

revn 1/19

EXEMPT

PERMIT REQUIRED

DATE

INITIALS

PRINT

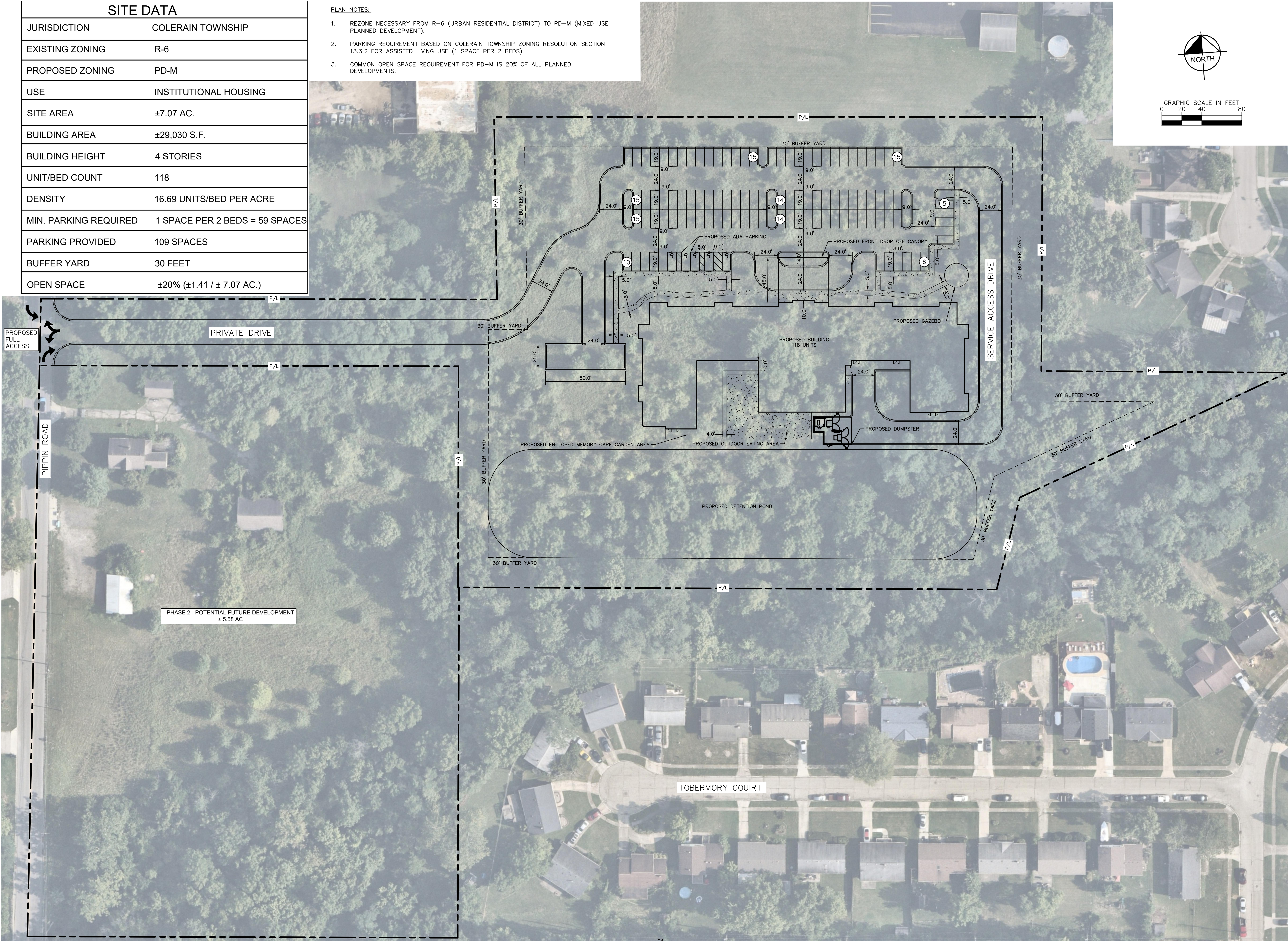
Addendum “B”

Vivera Northbrook PDP Civil Engineering Package

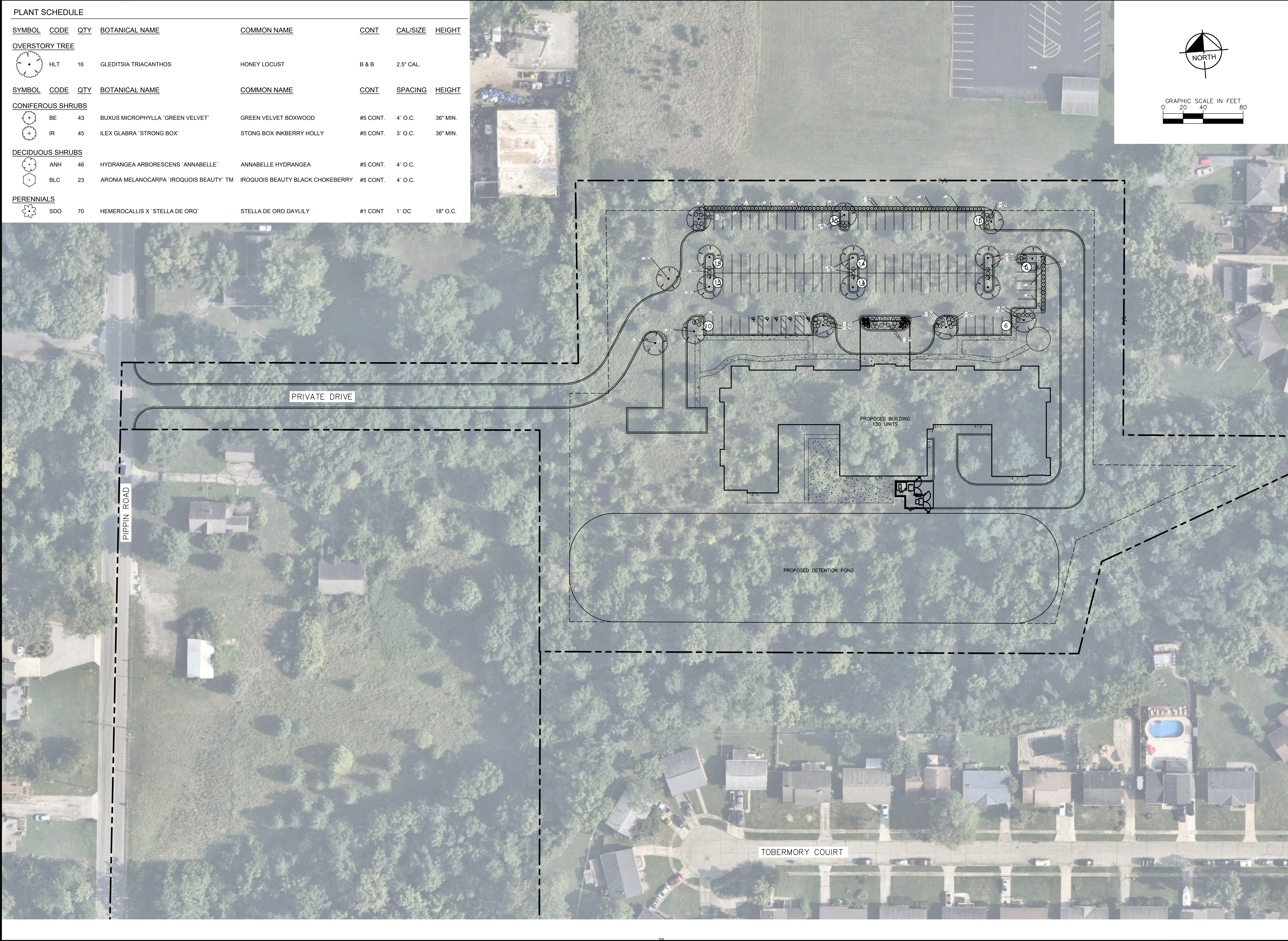
See attached.

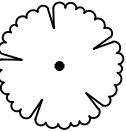
SITE DATA	
JURISDICTION	COLERAIN TOWNSHIP
EXISTING ZONING	R-6
PROPOSED ZONING	PD-M
USE	INSTITUTIONAL HOUSING
SITE AREA	±7.07 AC.
BUILDING AREA	±29,030 S.F.
BUILDING HEIGHT	4 STORIES
UNIT/BED COUNT	118
DENSITY	16.69 UNITS/BED PER ACRE
MIN. PARKING REQUIRED	1 SPACE PER 2 BEDS = 59 SPACES
PARKING PROVIDED	109 SPACES
BUFFER YARD	30 FEET
OPEN SPACE	±20% (±1.41 / ± 7.07 AC.)

- PLAN NOTES:
1. REZONE NECESSARY FROM R-6 (URBAN RESIDENTIAL DISTRICT) TO PD-M (MIXED USE PLANNED DEVELOPMENT).
 2. PARKING REQUIREMENT BASED ON COLERAIN TOWNSHIP ZONING RESOLUTION SECTION 13.3.2 FOR ASSISTED LIVING USE (1 SPACE PER 2 BEDS).
 3. COMMON OPEN SPACE REQUIREMENT FOR PD-M IS 20% OF ALL PLANNED DEVELOPMENTS.



Drawing name: K:\CLB_LDEV\190304000_Marian_CoveredTwp_OH\2_Design\CAD\Exhibits\Marian_Preliminary Development Plan_Landscape.dwg Layout1 Feb 07, 2024 4:59pm by annamohar



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
OVERSTORY TREE							
	HLT	16	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B & B	2.5" CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
CONIFEROUS SHRUBS							
	BE	43	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#5 CONT.	4' O.C.	36" MIN.
	IR	45	ILEX GLABRA 'STRONG BOX'	STONG BOX INKBERRY HOLLY	#5 CONT.	3' O.C.	36" MIN.
DECIDUOUS SHRUBS							
	ANH	46	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.	
	BLC	23	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4' O.C.	
PERENNIALS							
	SDO	70	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	1' OC	18" O.C.

ORIGINAL ISSUE:
2/7/24

KHA PROJECT NO.
190304000

SHEET NUMBER

VIVERA

PIPPIN ROAD
COLERAIN TOWNSHIP
CINCINNATI, OHIO 45231

MARIAN

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED

DESIGNED BY: ACM

DRAWN BY: ACM

CHECKED BY: MCS

REVISIONS

DATE

BY

Drawing name: K:\CLE_DEV\190304000_Marian_Colera\Twp_24\2 Design\CAD\Exhibits\Marian Preliminary Development Plan Landscape.dwg Layout1 (1) Feb 07, 2024 5:12pm by: amamohar

LANDSCAPE REQUIREMNTS		
PER "COLERAIN TOWNSHIP" ZONING RESOLUTION		
CODE	REQUIREMENTS	PROVIDED
LOT BUFFERS 14.5.2	30' Buffer 6' Ht fence, wall mound, or berm 3 evergreen trees per 60 LF of lot line 6 shrubs per 60 LF of lot line OR 8 evergreen trees per 80 LF of buffer 12 shrubs per 75 LF of buffer	
	North: 30' Buffer 470 LF 470 LF/80LF = 5.875 * 8 = 47 evergreen trees 470 LF/75LF = 6.267 * 12 = 76 shrubs AND 537 LF 537LF/80LF=6.7125 * 8 = 54 evergreen trees 537LF/75LF = 7.16*12 = 86	North: Existing vegetation to be substituted for buffer
	East: 30' Buffer 352 LF 352LF/80LF = 4.4*8 = 36 evergreen trees 352LF/75LF = 4.693*12 = 57 Shrubs AND 900 LF 900LF/80LF = 11.25*8 = 90 evergreen trees 900LF/75LF = 12*12 = 144 shrubs	East: Existing vegitation to be substituted for buffer
	South: 30' Buffer 430 LF 430LF/80LF= 5.375 * 8 = 43 evergreen trees 430LF/75LF = 5.73 * 12 = 70 shrubs AND 538 LF 538LF/80LF =6.725 * 8 = 54 evergreen trees 538LF/75LF = 7.173*12 = 87 shrubs	South: Exsiting vegetation to be substituted for buffer
MINIMUM LANDSCAPE REQUIREMENTS PARKING AREAS 14.6.1	West: 30' Buffer 182 LF 182LF/80LF = 2.275*8 = 19 evergreen trees 182LF/75LF=2.427*12=30 shrubs	West: Existing vegetation to be substituted for buffer
	15% of parking area shall be landscaped	15% of parking area shall be landscaped
PARKING LOT PLANTING REQUIREMENTS 14.6.3	No more than 15 spaces shall be located in a continuous row without being interrupted by a landscape island	No more than 15 spaces shall be located in a continuous row without being interrupted by a landscape island
	2 trees per 15 parking spaces 6 shrubs per 15 parking spaces 113 spaces 113 / 15 =7.533 7.533* 2 = 16 trees 7.533*6 = 46 shrubs	16 trees 46 provided
PARKING SETBACK REQUIREMENTS 13.4.1	all off street parking adjacent to a residential zoning district shall be screened on any side that faces or adjoins.	
	Evergreen hedge 4'HT	Evergreen hedge 4'HT

VIVERA

PIPPIN ROAD

COLERAIN TOWNSHIP

CINCINNATI, OHIO 45231

ORIGINAL ISSUE:

2/7/24

KHA PROJECT NO.

190304000

SHEET NUMBER

SCALE:

AS NOTED

DESIGNED BY:

ACM

DRAWN BY:

ACM

CHECKED BY:

MCS

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,

COLUMBUS, OH 43235

614.447.3339

WWW.KIMLEY-HORN.COM

MARIAN

REVISIONS

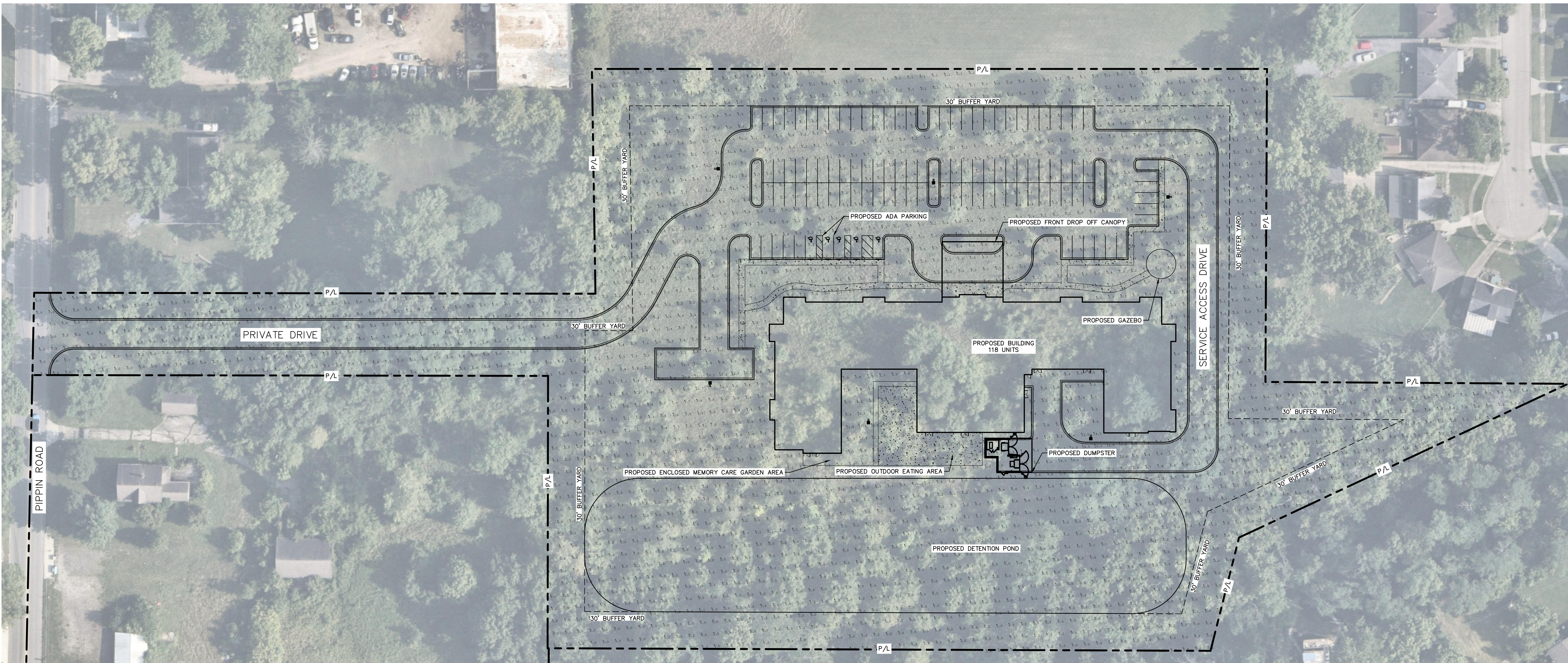
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VLX Array LED Specifications



Project Name:

Control Number: AREA-VLX-1-AR-10_25_22

Type:

The new **VLX Array LED** Series offers clean, functional styling that is defined by its sleek-low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED Arrays performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy toolless access for mounting and maintenance.

The LED Array light assembly comes with 192 LED Arrays, with lumen packages ranging from 36,000-70,000 lumens. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

The **VLX Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VLX-1	T1 Type 1	55L	3K 3000K	UNV 120/277V	AM Arm Mount	GY Gray	PCR-120 PCR-208 PCR-240 PCR-277 PCR-347 PCR-480 PCR-480 Protocol & Receptacle	RPP3 RPP4 RPP5 RPP6 RPP7 RPP8 RPP9 RPP10 RPP11 RPP12 RPP13 RPP14 RPP15 RPP16 RPP17 RPP18 RPP19 RPP20 RPP21 RPP22 RPP23 RPP24 RPP25 RPP26 RPP27 RPP28 RPP29 RPP30 RPP31 RPP32 RPP33 RPP34 RPP35 RPP36 RPP37 RPP38 RPP39 RPP40 RPP41 RPP42 RPP43 RPP44 RPP45 RPP46 RPP47 RPP48 RPP49 RPP50 RPP51 RPP52 RPP53 RPP54 RPP55 RPP56 RPP57 RPP58 RPP59 RPP60 RPP61 RPP62 RPP63 RPP64 RPP65 RPP66 RPP67 RPP68 RPP69 RPP70 RPP71 RPP72 RPP73 RPP74 RPP75 RPP76 RPP77 RPP78 RPP79 RPP80 RPP81 RPP82 RPP83 RPP84 RPP85 RPP86 RPP87 RPP88 RPP89 RPP90 RPP91 RPP92 RPP93 RPP94 RPP95 RPP96 RPP97 RPP98 RPP99 RPP100
	T2 Type 2	60L	4K 4000K	8 94V	WM Wall Mount	SL Silver Metallic	UPMA-S Universal Pole Mount Adaptor	UPMA-R Universal Round Pole Mount Adaptor
	T3 Type 3	65L	5K 5000K	5 48V		BK Black	INPER 3.5" x 7" x 1" IP65 Receptacle with 3" x 7" x 1" IP65	UPMA-S Universal Pole Mount Adaptor
	T3L Type 3 Long	75L				SBK Smooth Black	DIM 0-10V Dimming Driver	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4					WH White	WSC-8 Wider Series 8" Mounting Height	ROT-R Rotated Optics Right Side
	T4A Type 4 Automotive					SWH Smooth White	ROT-L Rotated Optics Left Side	CLS Back Side Cut-Off Lower Shield
	T4L Type 4 Long					TSLR Type 5 Long Round	WSC-20 Wider Series 20" Mounting Height	ROT-L Rotated Optics Left Side
	T5 Type 5					TSLR Type 5 Long Square	WSC-40 Wider Series 40" Mounting Height	CLS Back Side Cut-Off Lower Shield
	T5L Type 5 Long					TSSR Type 5 Short Round	WVC Wireless Controls	
	T5SR Type 5 Short						CC Custom Color	

VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. 0

CRCA8R22-03

Features & Specifications

Heat Sink

- Die cast aluminum heat sink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

- Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management

- The VLX Array series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LED's life when it reaches 70 percent of its initial output. The VLX Array series LEDs have been determined to last 90,000+ hours in 25° C environments when driven at 1400 mA.

Optical System

- The highest lumen output LED Arrays are utilized in the VLX Array series. IES distribution Types I, II, III, IV, IVA, VLR, VLS, and VSR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology

- 4 Diodes now replace a single LED chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty).
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrocoat applied, thermoset polyester powder coat finish, with a minimum of 0.5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for ten (10) years.

VLX ARRAY - ELECTRICAL LOAD (A)							
Ordering Nomenclature	System Watts	120	208	240	277	347	480
VLX-1-TSL5-55L	368	3.23	1.87	1.62	1.40	1.12	0.81
VLX-1-TSL5-60L	444	3.70	2.13	1.85	1.60	1.28	0.93
VLX-1-TSL5-70L	501	4.16	2.41	2.09	1.81	1.44	1.04
VLX-1-TSL5-75L	565	4.71	2.72	2.35	2.04	1.63	1.18

19645 Rancho Wiley - Rancho Dominguez, CA 90220 - Phone: 310 512 6480 Fax 310 512 6488
www.visionairighting.com

VL-PA-ING-001-F37

REV. 0

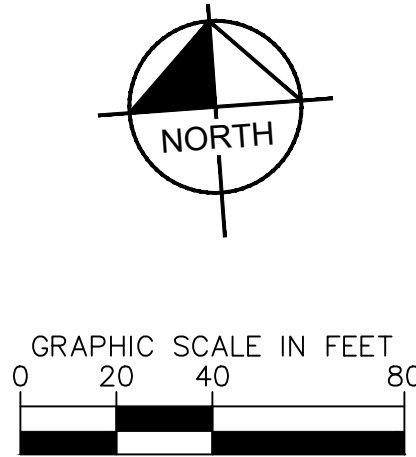
CRCA8R22-03

SITE LIGHTING FIXTURE SCHEDULE						
QUANTITY	LAMP	WATTS	MOUNTING HEIGHT	MANUFACTURER	CATALOG NO.	DESCRIPTION
6	LED	285	20 FEET	VISIONAIRE	VLX-1-T3-12BLC-7-4K-UNV-AM-BK-PCR120	LED POLE MOUNTED FIXTURE WITH T3-3 DISTRIBUTION, MOUNTED ON A 20' TALL POLE.

SITE STATISTICS					
DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.95	20.8	0.0	86:1	30:1
PARKING LOT	1.72	20.0	0.1	200:1	17:1

NOTES

- ALL PHOTOMETRIC DATA IS TAKEN SHOWING HORIZONTAL FOOT CANDLES AT 10 FT.



Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

AS NOTED

DESIGNED BY: ACM

DRAWN BY: ACM

CHECKED BY: MCS

No.

REVISIONS

DATE

BY

MARIAN

PHOTOMETRIC PLAN

VIVERA

PIPPIN ROAD
COLERAIN TOWNSHIP
CINCINNATI, OHIO 45231

ORIGINAL ISSUE:
2/5/24

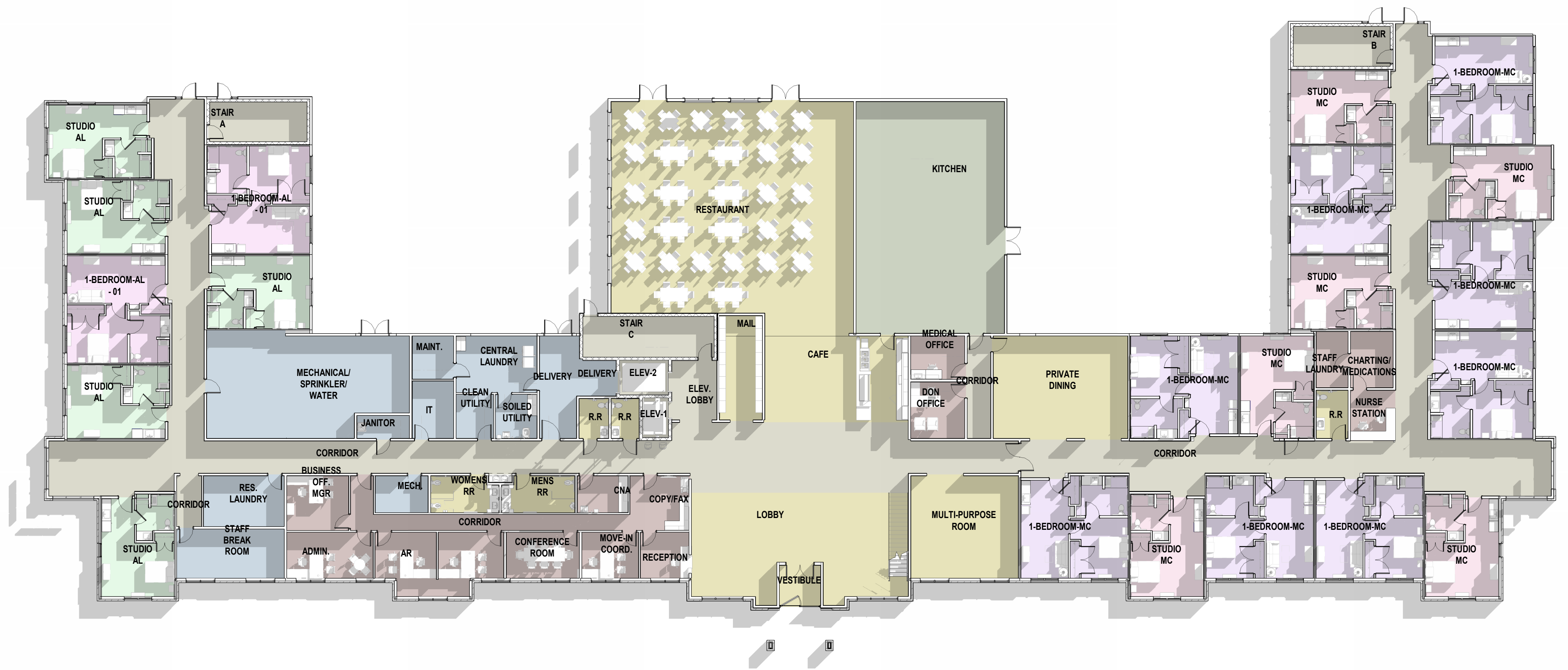
KHA PROJECT NO.
190304000

SHEET NUMBER

Addendum “C”

Vivera Northbrook PDP Architectural Package

See attached.



1 Schematic Floor Plan- Level 01
SD101 1/16" = 1'-0"



2 Schematic Floor Plan- Level 02
SD101 1/16" = 1'-0"

Gross Building Area		
Name	Area	
LEVEL 1 AREA	28,795.08 SF	
LEVEL 2 AREA	23,247.57 SF	
LEVEL 3 AREA	24,405.42 SF	
LEVEL 4 AREA	24,405.42 SF	
Grand total: 4	100,853.49 SF	

Room Schedule - Units		
Name	Count	Area
Units - 1 Bedroom AL		
1-BEDROOM-AL - 01	59	514.15 SF
1-BEDROOM-AL - 02	4	533.03 SF
Units - 1 Bedroom MC		
1-BEDROOM-MC	8	514.15 SF
Units - Studio AL		
STUDIO AL	44	349.33 SF
Units - Studio MC		
STUDIO MC	6	349.33 SF
Grand total: 121		

- Department Legend
- Administration
 - Circulation
 - Common Areas
 - Food Preparation/ Service Area
 - Support Areas
 - Units - 1 Bedroom AL
 - Units - 1 Bedroom MC
 - Units - Studio AL
 - Units - Studio MC

Architect of Record



2330 frankfort avenue
louisville, kentucky 40206
tel.: 502.589.8007
www.studioaarch.com

Design Architect



Consultants



1801 Payne St. Louisville, KY
40206

Client

Project Name

Vivera - Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

No.	Description	Date

SCHEMATIC PLAN

Project number 23-MR-06
Date January 26, 2024

SD101

Scale 1/16" = 1'-0"

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jordan@studioaarch.com



Department Legend

- Circulation
- Common Areas
- Support Areas
- Units - 1 Bedroom AL
- Units - Studio AL

1 Schematic Floor Plan- Level 03
SD102 1/16" = 1'-0"



Department Legend

- Circulation
- Common Areas
- Support Areas
- Units - 1 Bedroom AL
- Units - Studio AL

2 Schematic Floor Plan- Level 04
SD102 1/16" = 1'-0"

Gross Building Area		
Name	Area	
LEVEL 1 AREA	28,795.08 SF	
LEVEL 2 AREA	23,247.57 SF	
LEVEL 3 AREA	24,405.42 SF	
LEVEL 4 AREA	24,405.42 SF	
Grand total: 4	100,853.49 SF	

Room Schedule - Units		
Name	Count	Area
Units - 1 Bedroom AL		
1-BEDROOM-AL - 01	59	514.15 SF
1-BEDROOM-AL - 02	4	533.03 SF
Units - 1 Bedroom MC		
1-BEDROOM-MC	8	514.15 SF
Units - Studio AL		
STUDIO AL	44	349.33 SF
Units - Studio MC		
STUDIO MC	6	349.33 SF
Grand total: 121		

Architect of Record



2330 frankfort avenue
louisville, kentucky 40206
tel.: 502.589.8007
www.studioaarch.com

Design Architect



Consultants

Client



1801 Payne St. Louisville, KY
40206

Project Name

Vivera - Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

No.	Description	Date

SCHEMATIC PLAN

Project number 23-MR-06
Date January 26, 2024

SD102

Scale 1/16" = 1'-0"

23-MR-06-Vivera-Northbrook-SD102.dwg
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wbcs\jason@wbcs.com



1 Schematic Elevation - Front
SD201 1" = 10'-0"



2 Schematic Elevation - Left
SD201 1" = 10'-0"

Architect of Record



2330 frankfort avenue
louisville, kentucky 40206
tel.: 502.589.8007
www.studioarch.com

Design Architect



Consultants

Client



1801 Payne St. Louisville, KY
40206

Project Name

Vivera -
Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

No.	Description	Date

SCHEMATIC
ELEVATIONS

Project number 23-MR-06

Date January 26, 2024

SD201

Scale 1" = 10'-0"



1	3D View 01
SD202	



3	3D View 02
SD202	



2330 frankfort avenue
Louisville, kentucky 40206
tel.: 502.589.8007
www.studioaarch.com



11 Payne St, Louisville, KY
40206

Vivera -
Northbrook

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

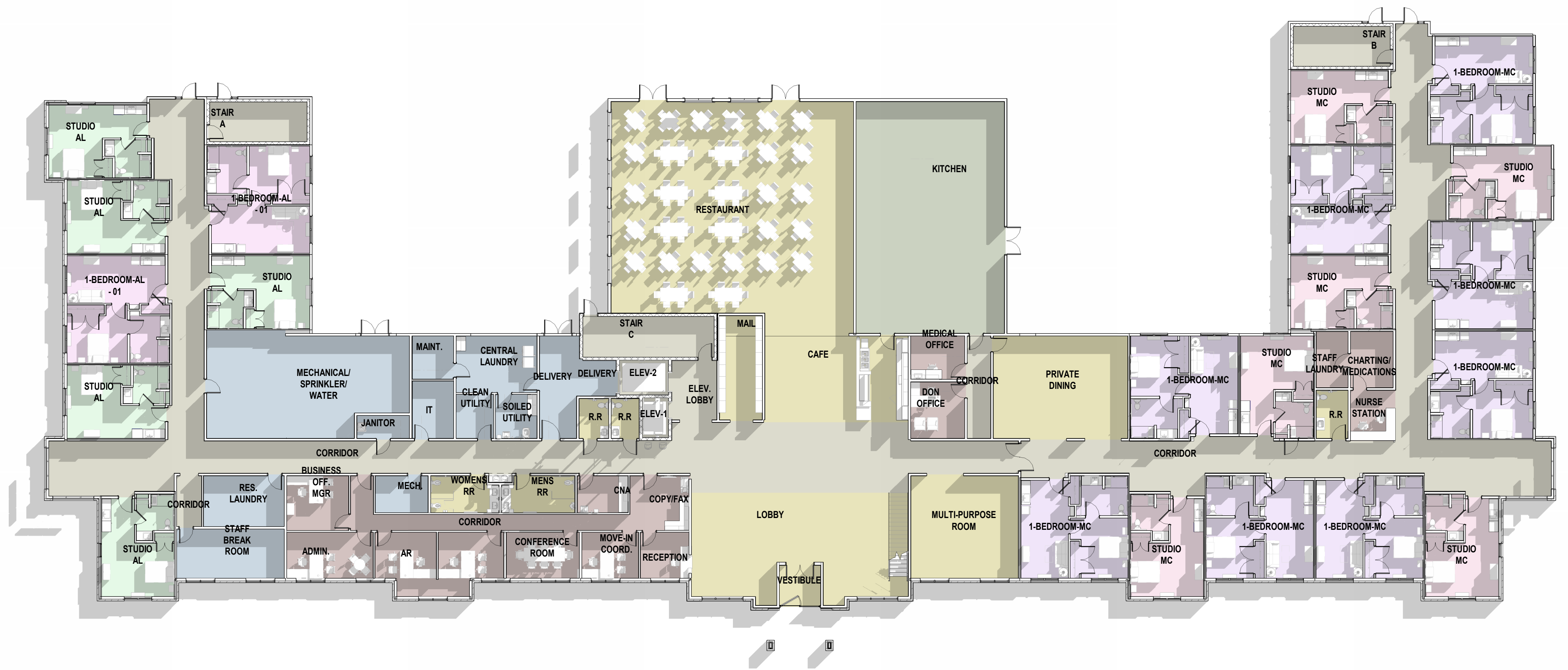
[illegible]SCHEMATIC
ELEVATIONS

Project number	23-MR-0
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ate January 26, 202

SD202

scale



1 Schematic Floor Plan- Level 01
SD101 1/16" = 1'-0"



2 Schematic Floor Plan- Level 02
SD101 1/16" = 1'-0"

Gross Building Area		
Name	Area	
LEVEL 1 AREA	28,795.08 SF	
LEVEL 2 AREA	23,247.57 SF	
LEVEL 3 AREA	24,405.42 SF	
LEVEL 4 AREA	24,405.42 SF	
Grand total: 4	100,853.49 SF	

Room Schedule - Units		
Name	Count	Area
Units - 1 Bedroom AL		
1-BEDROOM-AL - 01	59	514.15 SF
1-BEDROOM-AL - 02	4	533.03 SF
Units - 1 Bedroom MC		
1-BEDROOM-MC	8	514.15 SF
Units - Studio AL		
STUDIO AL	44	349.33 SF
Units - Studio MC		
STUDIO MC	6	349.33 SF
Grand total: 121		

Department Legend

- Administration
- Circulation
- Common Areas
- Food Preparation/ Service Area
- Support Areas
- Units - 1 Bedroom AL
- Units - 1 Bedroom MC
- Units - Studio AL
- Units - Studio MC

Department Legend

- Circulation
- Common Areas
- Support Areas
- Units - 1 Bedroom AL
- Units - Studio AL

Architect of Record

2330 frankfort avenue
louisville, kentucky 40206
tel.: 502.589.8007
www.studioaarch.com

Design Architect

Consultants

Client

1801 Payne St. Louisville, KY
40206

Project Name

Vivera - Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET		
Revisions		
No.	Description	Date

SCHEMATIC PLAN

Project number 23-MR-06
Date January 26, 2024

SD101

Scale 1/16" = 1'-0"



Department Legend

- Circulation
- Common Areas
- Support Areas
- Units - 1 Bedroom AL
- Units - Studio AL

1 Schematic Floor Plan- Level 03
SD102 1/16" = 1'-0"



Department Legend

- Circulation
- Common Areas
- Support Areas
- Units - 1 Bedroom AL
- Units - Studio AL

2 Schematic Floor Plan- Level 04
SD102 1/16" = 1'-0"

Gross Building Area		
Name	Area	
LEVEL 1 AREA	28,795.08 SF	
LEVEL 2 AREA	23,247.57 SF	
LEVEL 3 AREA	24,405.42 SF	
LEVEL 4 AREA	24,405.42 SF	
Grand total: 4	100,853.49 SF	

Room Schedule - Units		
Name	Count	Area
Units - 1 Bedroom AL		
1-BEDROOM-AL - 01	59	514.15 SF
1-BEDROOM-AL - 02	4	533.03 SF
Units - 1 Bedroom MC		
1-BEDROOM-MC	8	514.15 SF
Units - Studio AL		
STUDIO AL	44	349.33 SF
Units - Studio MC		
STUDIO MC	6	349.33 SF
Grand total: 121		

Architect of Record



STUDIO A

2330 frankfort avenue
louisville, kentucky 40206
tel.: 502.589.8007
www.studioaarch.com

Design Architect



Consultants

Client



MARIAN

1801 Payne St. Louisville, KY 40206

Project Name

Vivera - Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

No.	Description	Date

SCHEMATIC PLAN

Project number 23-MR-06
Date January 26, 2024

SD102

Scale 1/16" = 1'-0"

1/20/2023 10:12 AM
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1 Schematic Elevation - Front
SD201 1" = 10'-0"



2 Schematic Elevation - Left
SD201 1" = 10'-0"

Architect of Record



Design Architect



Consultants

Client



1801 Payne St. Louisville, KY 40206

Project Name

Vivera - Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

No.	Description	Date

SCHEMATIC ELEVATIONS

Project number 23-MR-06

Date January 26, 2024

SD201

Scale 1" = 10'-0"



1 3D View 01
SD202



3 3D View 02
SD202

Architect of Record



Design Architect



Consultants

Client



1801 Payne St. Louisville, KY
40206

Project Name

Vivera -
Northbrook

Seal

NOVEMBER 24, 2020

CONSTRUCTION SET

Revisions

No.	Description	Date

SCHEMATIC
ELEVATIONS

Project number 23-MR-06
Date January 26, 2024

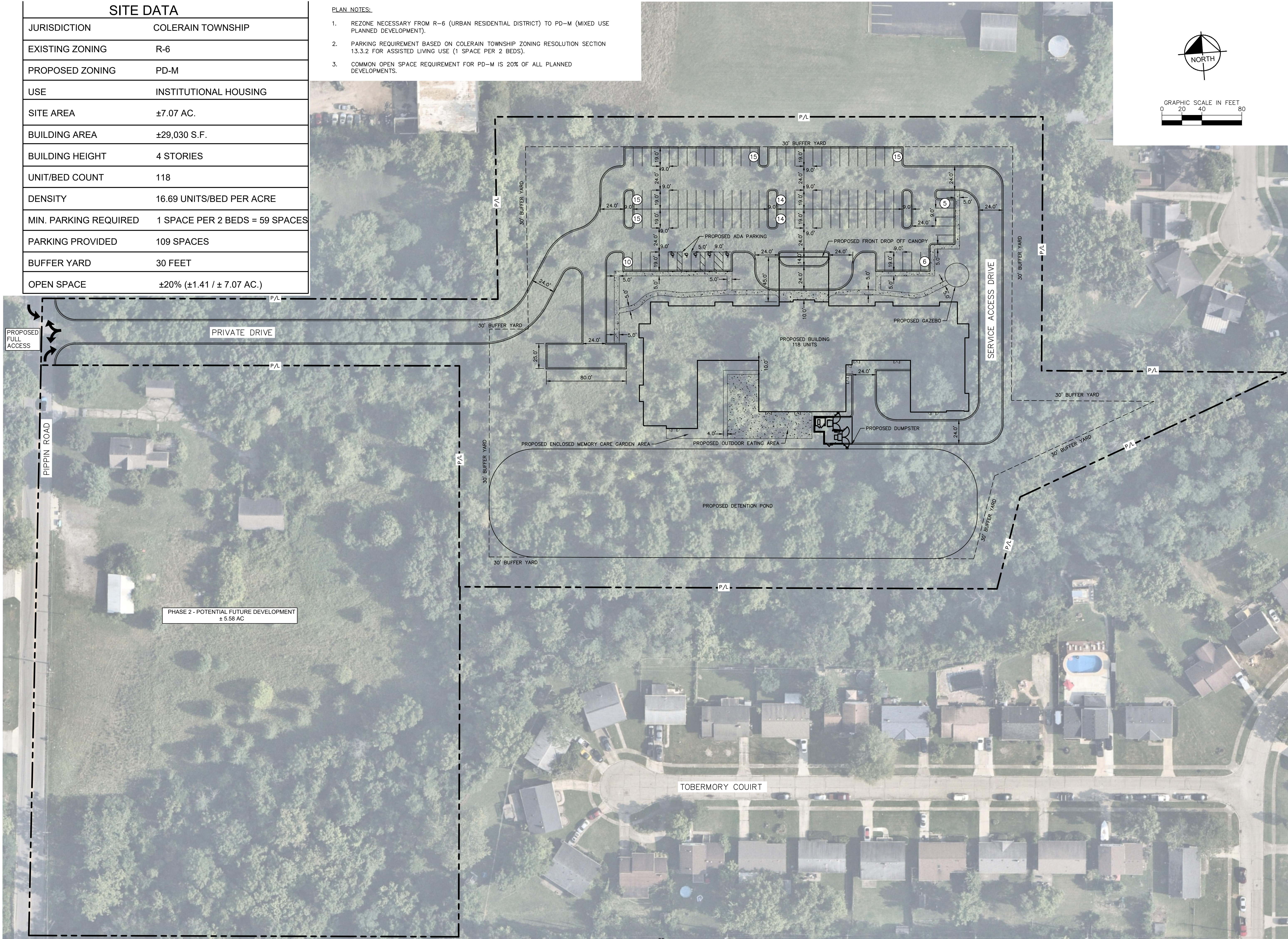
SD202

Scale

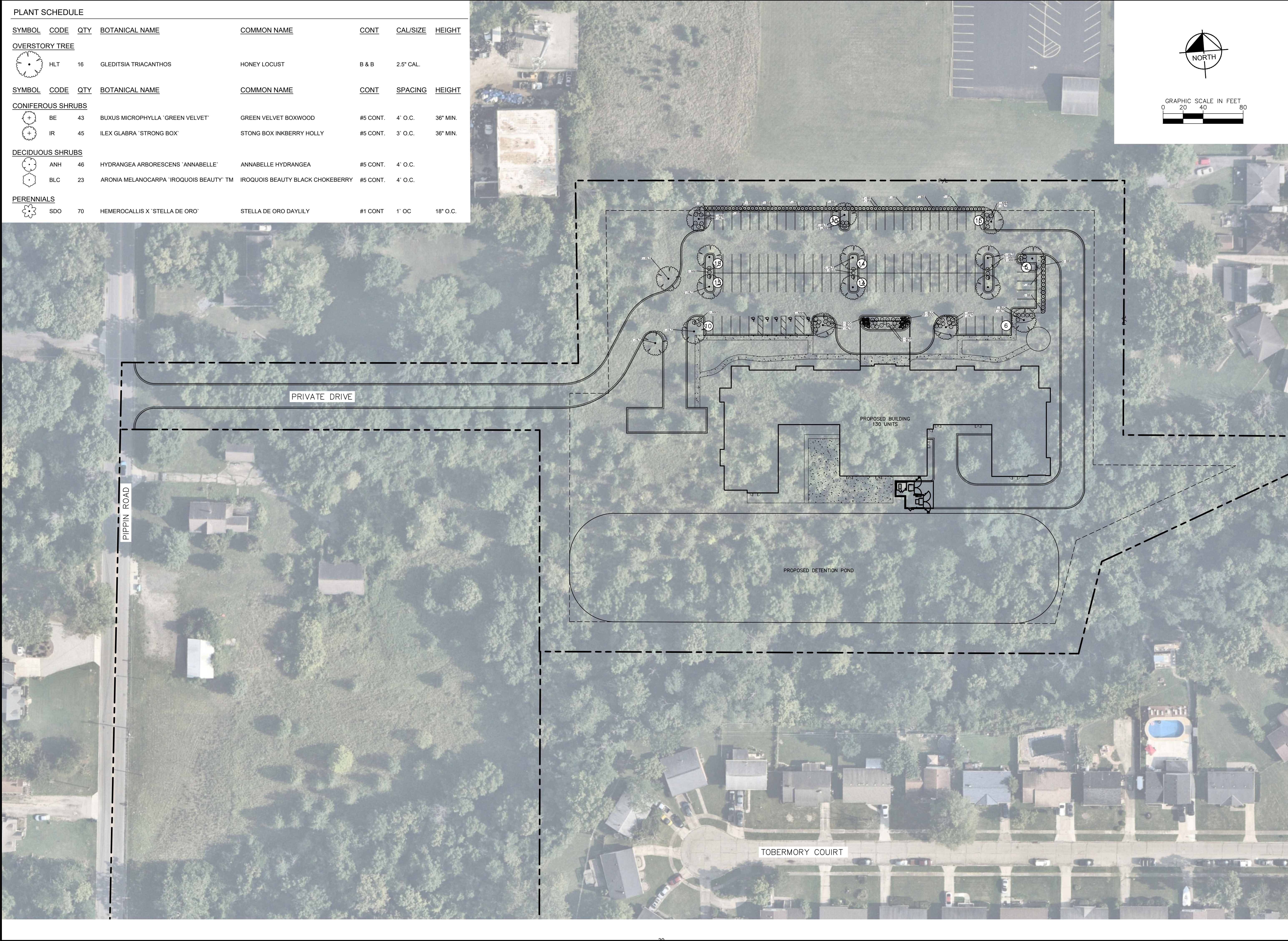
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V:\2023\23-MR-06 Vivera Northbrook\23-MR-06_Vivera Northbrook\23-MR-06_Vivera Northbrook.dwg
User: jason@studioarch.com

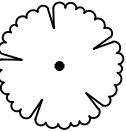
SITE DATA	
JURISDICTION	COLERAIN TOWNSHIP
EXISTING ZONING	R-6
PROPOSED ZONING	PD-M
USE	INSTITUTIONAL HOUSING
SITE AREA	±7.07 AC.
BUILDING AREA	±29,030 S.F.
BUILDING HEIGHT	4 STORIES
UNIT/BED COUNT	118
DENSITY	16.69 UNITS/BED PER ACRE
MIN. PARKING REQUIRED	1 SPACE PER 2 BEDS = 59 SPACES
PARKING PROVIDED	109 SPACES
BUFFER YARD	30 FEET
OPEN SPACE	±20% (±1.41 / ± 7.07 AC.)

- PLAN NOTES:
1. REZONE NECESSARY FROM R-6 (URBAN RESIDENTIAL DISTRICT) TO PD-M (MIXED USE PLANNED DEVELOPMENT).
 2. PARKING REQUIREMENT BASED ON COLERAIN TOWNSHIP ZONING RESOLUTION SECTION 13.3.2 FOR ASSISTED LIVING USE (1 SPACE PER 2 BEDS).
 3. COMMON OPEN SPACE REQUIREMENT FOR PD-M IS 20% OF ALL PLANNED DEVELOPMENTS.



Drawing name: K:\CLB_LDEV\190304000_Marian_CoveredTwp_OH\2_Design\CAD\Exhibits\Marian_Preliminary_Development_Plan_Landscape.dwg Layout1 Feb 07, 2024 4:59pm by annamohar



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
OVERSTORY TREE							
	HLT	16	GLEDITSIA TRIACANTHOS	HONEY LOCUST	B & B	2.5" CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT
CONIFEROUS SHRUBS							
	BE	43	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#5 CONT.	4' O.C.	36" MIN.
	IR	45	ILEX GLABRA 'STRONG BOX'	STONG BOX INKBERRY HOLLY	#5 CONT.	3' O.C.	36" MIN.
DECIDUOUS SHRUBS							
	ANH	46	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.	
	BLC	23	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.	4' O.C.	
PERENNIALS							
	SDO	70	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	1' OC	18" O.C.

ORIGINAL ISSUE:
2/7/24

KHA PROJECT NO.
190304000

SHEET NUMBER

VIVERA

PIPPIN ROAD
COLERAIN TOWNSHIP
CINCINNATI, OHIO 45231

MARIAN

Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED

DESIGNED BY: ACM

DRAWN BY: ACM

CHECKED BY: MCS

No.

REVISIONS

DATE

BY

30

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 CALCULATING 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 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GRIDLING 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 SUBSANT, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STUMPS 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 SUBSANT 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 ("WILT-PRUF" 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 FIBERS 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.

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 LIMESTONE AND LIMESTONE 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 LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CANNOT 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 ON-SITE 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 FOREMAN.

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 HARDCAPE 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 WILLS 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. FOR ALL OTHER PLANT OPENINGS, MEET MINIMUM SPECIFICATION FOR SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INCOCULATION.

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. AT LEAST 50% OF BURLAP AND WIRE CAGE TO BE REMOVED FROM ROOT BALL.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOODY AND 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 SPECIFICATION FOR SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. IF GREATER, CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF 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-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

O. EDGING

n. CONTRACTOR SHALL INSTALL 4"x2" 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, "ROUND-UP", 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

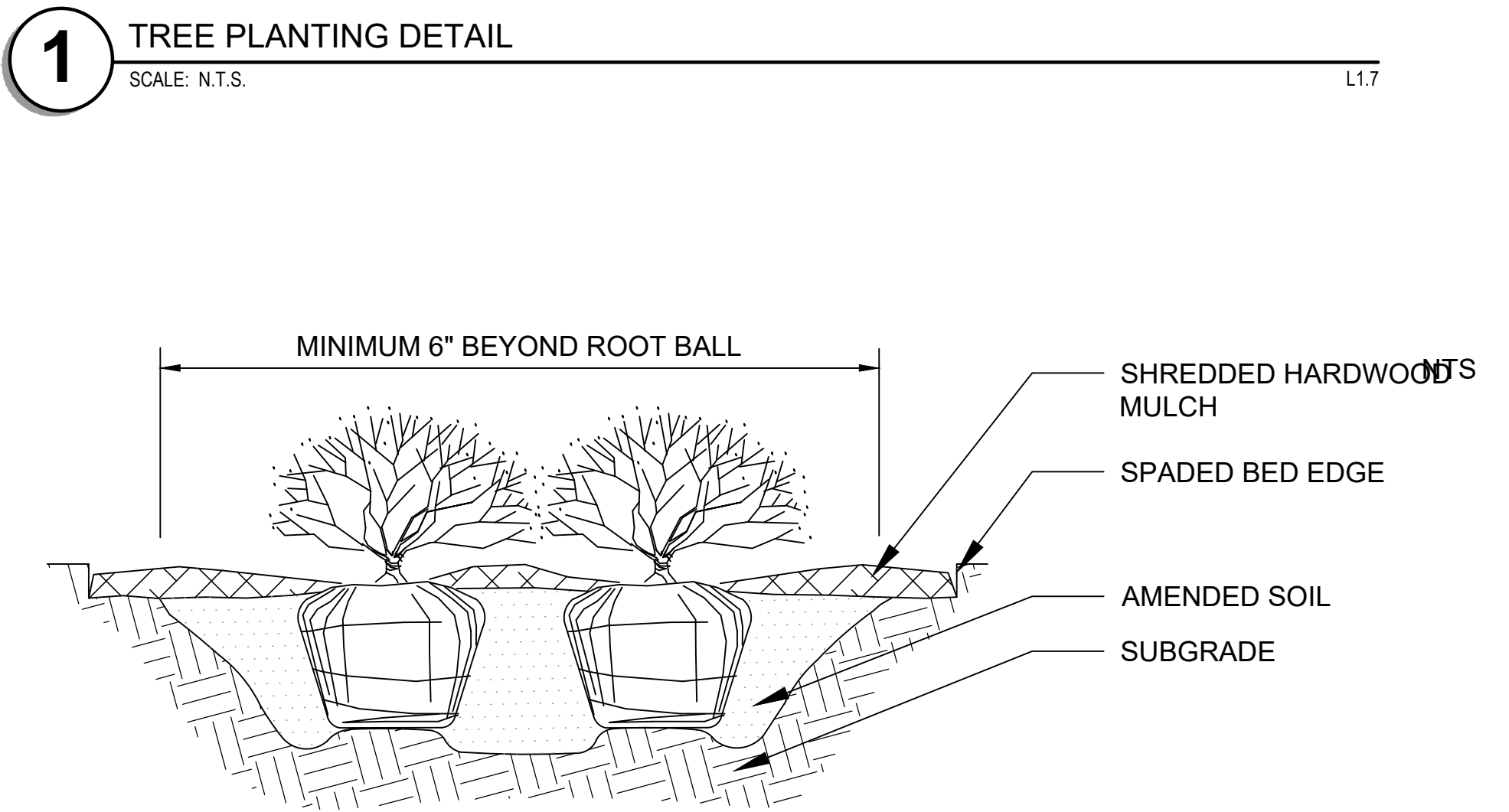
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING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

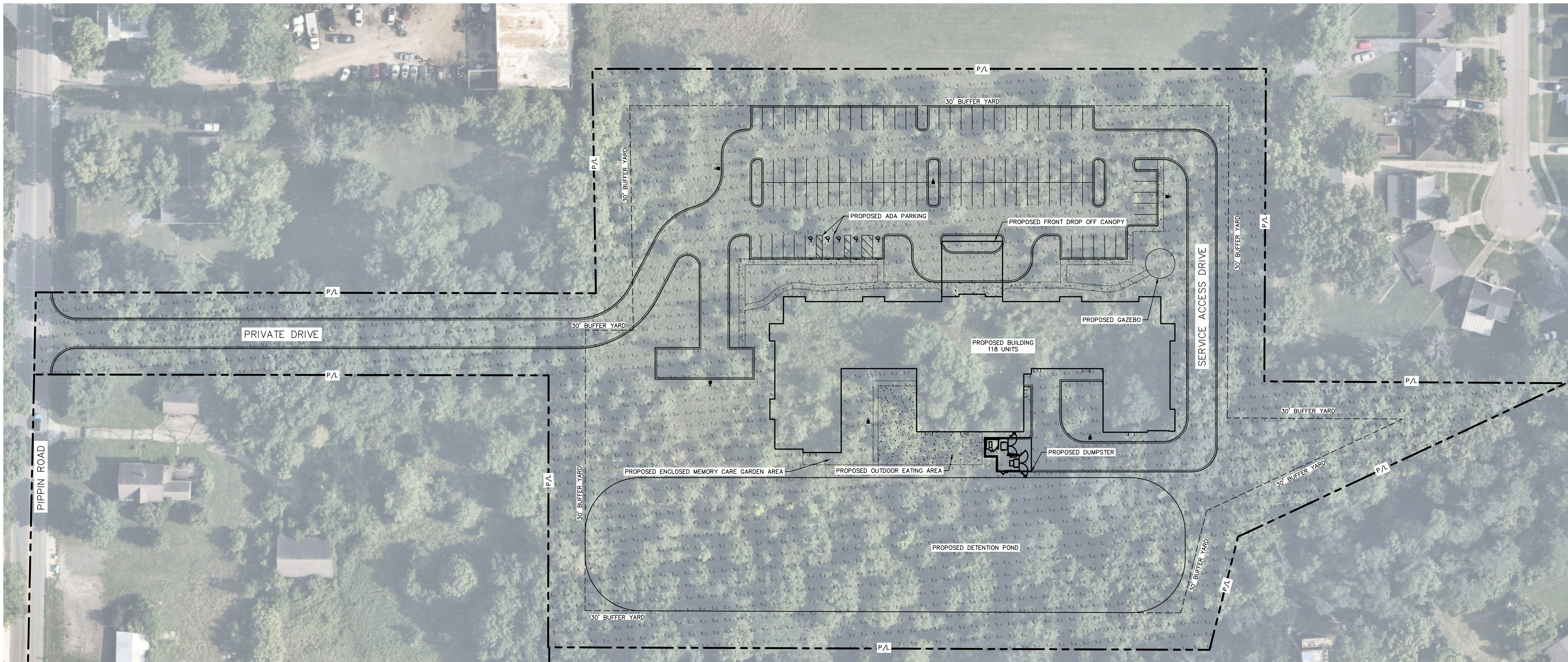


1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (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.

LANDSCAPE REQUIREMNTS		
PER "COLERAIN TOWNSHIP" ZONING RESOLUTION		
CODE	REQUIREMENTS	PROVIDED
LOT BUFFERS 14.5.2	30' Buffer 6' Ht fence, wall mound, or berm 3 evergreen trees per 60 LF of lot line 6 shrubs per 60 LF of lot line OR 8 evergreen trees per 80 LF of buffer 12 shrubs per 75 LF of buffer	
	North: 30' Buffer 470 LF 470 LF/80LF = 5.875 * 8 = 47 evergreen trees 470 LF/75LF = 6.267 * 12 = 76 shrubs AND 537 LF 537LF/80LF=6.7125 * 8 = 54 evergreen trees 537LF/75LF = 7.16*12 = 86	North: Existing vegetation to be substituted for buffer
	East: 30' Buffer 352 LF 352LF/80LF = 4.4*8 = 36 evergreen trees 352LF/75LF = 4.693*12 = 57 Shrubs AND 900 LF 900LF/80LF = 11.25*8 = 90 evergreen trees 900LF/75LF = 12*12 = 144 shrubs	East: Existing vegitation to be substituted for buffer
	South: 30' Buffer 430 LF 430LF/80LF= 5.375 * 8 = 43 evergreen trees 430LF/75LF = 5.73 * 12 = 70 shrubs AND 538 LF 538LF/80LF =6.725 * 8 = 54 evergreen trees 538LF/75LF = 7.173*12 = 87 shrubs	South: Exsiting vegetation to be substituted for buffer
MINIMUM LANDSCAPE REQUIREMENTS PARKING AREAS 14.6.1	West: 30' Buffer 182 LF 182LF/80LF = 2.275*8 = 19 evergreen trees 182LF/75LF=2.427*12=30 shrubs	West: Existing vegetation to be substituted for buffer
	15% of parking area shall be landscaped	15% of parking area shall be landscaped
PARKING LOT PLANTING REQUIREMENTS 14.6.3	No more than 15 spaces shall be located in a continuous row without being interrupted by a landscape island	No more than 15 spaces shall be located in a continuous row without being interrupted by a landscape island
	2 trees per 15 parking spaces 6 shrubs per 15 parking spaces 113 spaces 113 / 15 =7.533 7.533* 2 = 16 trees 7.533*6 = 46 shrubs	16 trees 46 provided
PARKING SETBACK REQUIREMENTS 13.4.1	all off street parking adjacent to a residential zoning district shall be screened on any side that faces or adjoins. Evergreen hedge 4'HT	Evergreen hedge 4'HT

VIVERA PIPPIN ROAD COLERAIN TOWNSHIP CINCINNATI, OHIO 45231		ORIGINAL ISSUE: 2/7/24		KHA PROJECT NO. 190304000		SHEET NUMBER							
		SCALE: AS NOTED DESIGNED BY: ACM DRAWN BY: ACM CHECKED BY: MCS		 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200, COLUMBUS, OH 43235 (614) 881-3000 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	

Drawing name: K:\CB_LDEV\190304000_Marian_Colrain\Top_OH_V2_Design\CAD\Exhibits\Marian_Photometric_Plan.dwg Layout1 Feb 07, 2024 3:57pm by: Aec-Brown



VLX Array LED Specifications



Project Name:

Control Number: AREA-VLX-1-AR-10_25_22

Type:

The new **VLX Array LED** Series offers clean, functional styling that is defined by its sleek-low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED Arrays performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings. Easy toolless access for mounting and maintenance.

The LED Array light assembly comes with 192 LED Arrays, with lumen packages ranging from 36,000-70,000 lumens. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

The **VLX Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VLX-1	T1 Type 1	55L	3K 3000K	UNV 120/277V	AM Arm Mount	GY Gray	PCR-120 PCR-208 PCR-240 PCR-277 PCR-347 PCR-480 PCR-480 Protocol & Receptacle	RPP3 RPP4 RPP5 RPP6 RPP7 RPP8 RPP9 RPP10 RPP11 RPP12 RPP13 RPP14 RPP15 RPP16 RPP17 RPP18 RPP19 RPP20 RPP21 RPP22 RPP23 RPP24 RPP25 RPP26 RPP27 RPP28 RPP29 RPP30 RPP31 RPP32 RPP33 RPP34 RPP35 RPP36 RPP37 RPP38 RPP39 RPP40 RPP41 RPP42 RPP43 RPP44 RPP45 RPP46 RPP47 RPP48 RPP49 RPP50 RPP51 RPP52 RPP53 RPP54 RPP55 RPP56 RPP57 RPP58 RPP59 RPP60 RPP61 RPP62 RPP63 RPP64 RPP65 RPP66 RPP67 RPP68 RPP69 RPP70 RPP71 RPP72 RPP73 RPP74 RPP75 RPP76 RPP77 RPP78 RPP79 RPP80 RPP81 RPP82 RPP83 RPP84 RPP85 RPP86 RPP87 RPP88 RPP89 RPP90 RPP91 RPP92 RPP93 RPP94 RPP95 RPP96 RPP97 RPP98 RPP99 RPP100
	T2 Type 2	60L	4K 4000K	8 947V	WM Wall Mount	SL Silver Metallic	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T3 Type 3	65L	5K 5000K	5 480V		BK Black	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T3L Type 3 Long	75L				SBK Smooth Black	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T4 Type 4					WH White	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T4A Type 4 Automotive					SWH Smooth White	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T4L Type 4 Long					BZ Bronze	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T5LR Type 5 Long Round					GP Graphite	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T5LS Type 5 Long Square					CC Custom Color	UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter
	T5SR Type 5 Short Round						UPMA-S Universal Pole Mount Adapter	UPMA-R Universal Round Pole Mount Adapter

VISIONAIRE LIGHTING

VL-PA-ING-001-F37

REV. 0

CRCA8R22-03

Features & Specifications

Heat Sink

- Die cast aluminum heat sink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

- Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Thermal Management

- The VLX Array series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LED's life when it reaches 70 percent of its initial output. The VLX Array series LEDs have been determined to last 90,000+ hours in 25° C environments when driven at 1400 mA.

Optical System

- The highest lumen output LED Arrays are utilized in the VLX Array series. IES distribution Types I, II, III, IV, IVA, VLR, VLS, and VSR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

New LED Array Technology

- 4 Diodes now replace a single LED chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty).
- More LEDs at a lower drive current provides a more comfortable visual effect.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrocoat applied, thermoset polyester powder coat finish, with a minimum of 0.5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for ten (10) years.

VLX ARRAY - ELECTRICAL LOAD (A)									
Ordering Nomenclature	System Watts	120	208	240	277	347	480		
VLX-1-T5LS-55L	388	3.23	1.87	1.62	1.40	1.12	0.81		
VLX-1-T5LS-60L	444	3.70	2.13	1.85	1.60	1.28	0.93		
VLX-1-T5LS-70L	501	4.16	2.41	2.09	1.81	1.44	1.04		
VLX-1-T5LS-75L	565	4.71	2.72	2.35	2.04	1.63	1.18		

19645 Rancho Wiley - Rancho Dominguez, CA 90220 - Phone: 310 512 6480 Fax: 310 512 6488
www.visionairighting.com

VL-PA-ING-001-F37

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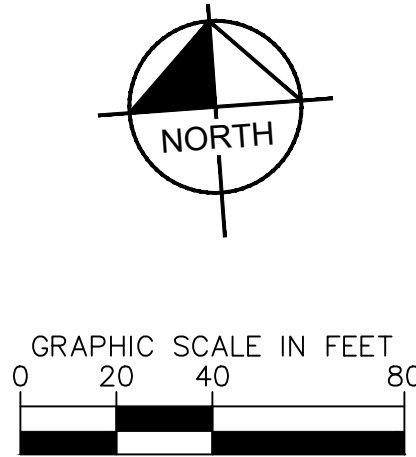
CRCA8R22-03

SITE LIGHTING FIXTURE SCHEDULE						
QUANTITY	LAMP	WATTS	MOUNTING HEIGHT	MANUFACTURER	CATALOG NO.	DESCRIPTION
6	LED	285	20 FEET	VISIONAIRE	VLX-1-T3-12BLC-7-4K-UNV-AM-BK-PCR120	LED POLE MOUNTED FIXTURE WITH T3-3 DISTRIBUTION, MOUNTED ON A 20' TALL POLE.

SITE STATISTICS					
DESCRIPTION	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
OVERALL	0.95	20.8	0.0	86:1	30:1
PARKING LOT	1.72	20.0	0.1	200:1	17:1

NOTES

- ALL PHOTOMETRIC DATA IS TAKEN SHOWING HORIZONTAL FOOT CANDLES AT 10 FT.



Kimley»Horn

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7965 N. HIGH STREET, SUITE 200,
COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: ACM

DRAWN BY: ACM

CHECKED BY: MCS

No.

REVISIONS

DATE

BY

MARIAN

PHOTOMETRIC PLAN

VIVERA

PIPPIN ROAD
COLERAIN TOWNSHIP
CINCINNATI, OHIO 45231

ORIGINAL ISSUE:
2/5/24

KHA PROJECT NO.
190304000

SHEET NUMBER







