APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Dave & Buster's
2. Location of Project Lot 4 Florence Heights
3. Total Acreage of Site 9.91 acres
4. Current Zoning of Site C2
5. Proposed Zoning (Classification being requested) C2 - no change
6. Proposed Uses (please specify each use) full service restaurant with interactive entertainment and licensing for beer/wine/liquor
   Requesting approval for special blue lighting and for signage on the entry canopy below the structure roof.
7. Names of Applicant(s) Dave + Buster's, Inc.
   Phone No. 214.904.2259 Fax No. 214.357.1536 E-Mail Lisa_Warren@DaveandBusters.com
8. Address of Applicant(s) 2481 Manana DR Dallas, TX 75220
   Attn: Legal Department
   City State Zip
9. Name of Property Owner(s) Same as above - see Purchase Agreement
   Phone No. Fax No. E-Mail
10. Address of Property Owner(s)
    City State Zip
11. Proposed Building Intensities (please specify) 30,000 SF now with the opportunity for future expansion. 9.91 acres
12. Are there any existing buildings on the site? No
    How many? N/A
13. Deed Book Page No. Group No.
14. Are you also applying for: See Purchase Agreement Attached
    N/A Conditional Use Permit
    N/A Dimensional Variance
15. Have you submitted a Concept Development Plan? N/A
16. Have you had a pre-application meeting with BCPC Staff? Yes, 10/22/14
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

    ____ Boone County Water District
    X Florence Public Services Dept.
    ____ Duke Energy
    ____ Sanitation District #1
    ____ Cincinnati Bell
    ____ Owen Electric Cooperative, Inc.
    X Boone County Public Works Department
    ____ Kentucky Transportation Cabinet
    ____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

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69801
OCT 28 2014
BOONE COUNTY
PLANNING COMMISSION

(over)

__X__ Boone County Building Department
__X__ Northern Kentucky Health District
_____ USDA NRCS/Boone County Conservation District
_____ KY Division of Water
_____ Local School District
_____ Local Fire District
_____ Other:_____

18. Project Jurisdiction/Location
_____ Unincorporated Boone County
__X__ Florence
_____ Walton
_____ Union

19. **ORIGINAL Property Owner's Signature**_____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature_____
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 10/28/14
2. Review Fee $2,480.20 R#69801
3. Check what has been submitted:
✓ Application
✓ Fee
_____ Legal Description
_____ Concept Development Plan
✓ Address of Adjoining Property Owners
10 Number of Copies of Plan Received**
4. _____ Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer KELLY WALL
6. Committee Chairman JANET KRCHEY
7. Scheduled Public Hearing Date 12/3/14
8. Boone County Planning Commission Action:
_____ **Approval**
✓ **Approval with Conditions** 1/7/15
_____ **Denial**
_____ **Resolution #**
9. Other:_____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page

NOTE: **An application consists of all fees paid in full, submitted drawings and a completed application form.**

EXHIBIT
"A"

STAFF REPORT

Request of **Dave and Buster's Inc. (owner by contract)** for a Zoning Map Amendment for a Special Sign District for a 9.91 acre site (Lot 4, Florence Heights Subdivision) located along the south and west sides of the Heights Boulevard extension (currently under construction), approximately 1,330 feet east/southeast of the Heights Boulevard/Mall Road intersection, approximately 335 feet southeast of the property at 828 Heights Boulevard, and approximately 290 feet north of the property at 8072, 8074, 8076, 8078, and 8080 US 42, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage.

December 3, 2014

PROPOSAL

This proposal is for a Zoning Map Amendment for a Special Sign District for a 9.91 acre lot that is located on the extension of Heights Boulevard in Florence. The Heights Boulevard extension is currently under construction. The site is in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone and is proposed to be developed with a 30,000 square foot combination restaurant and entertainment center (Dave and Buster's).

The purpose of the Special Sign District is to allow the following two types of signs which are not permitted under the normal requirements of Article 34 "Signs" of the Boone County Zoning Regulations.

1. A "Dave & Buster's" individual channel letter sign (blue) is proposed to be mounted on the roof of the entry canopy on the front of the building. While mounted on the roof of the canopy, this sign would be lower than the top of the parapet on the adjoining part of the main building. Section 3402 "General Requirements for All Signs and Districts," #3 states "no part of any sign (permanent or temporary) may be placed on or above the roof or parapet."

2. Two wall areas on each of three different building elevations are proposed to be illuminated with blue lighting (six blue illuminated areas total). The blue lighting is proposed to be cast on wall areas that would be clad in a limestone type tile. Colored lighting is considered to be signage per the definition of "sign" in Article 40. The maximum permitted sign areas allowed by Section 3413.1 "Building Mounted Signs" are proposed to be exceeded on each of the three facades with the blue lighting. Also, direct illumination with colored lighting is not among the types of building mounted signs permitted by the Mall Road Overlay Sign District (Section 3440).

The following is an outline of the proposed sign areas and the amounts permitted under the normal code requirements*.

Front Facade

Permitted: 428.34 square feet (214.17 lf of building frontage X 2).

Proposed: Dave and Buster's round logo at 144 square feet, Dave and Buster's channel letter canopy sign at 116.5 square feet, and two blue illuminated wall areas at 365 square feet each (730 sf). The total proposed sign area on this facade is 990.5 square feet.

Left (South) Side

Permitted: 157 square feet (157 lf of building frontage, including a jogged offset, X 1).

Proposed: Dave and Buster's round logo at 144 square feet, one blue illuminated wall area at 298 square feet, and a second blue illuminated wall area at 1,853 square feet. The total proposed sign area on this facade is 2,295 square feet.

Right (North) Side

Permitted: 157 square feet (157 lf of building frontage, including a jogged offset, X 1).

Proposed: Dave and Buster's round logo at 144 square feet, one blue illuminated wall area at 212 square feet, and a second blue illuminated wall area at 1,965 square feet. The total proposed sign area on this facade is 2,321 square feet.

*The round logo signs are 144 square feet each based on the measurement method in Section 3403 of the zoning regulations, and contain 113 square feet each when measured as a circle. The size figures for the blue illuminated wall areas were provided by the project architect.

The parapet areas will be illuminated with warm, white light from LED fixtures that are concealed from view - this is considered architectural lighting versus signage in context of the zoning regulations. The application materials, including details for the various signs and the light fixtures, are attached.

SITE HISTORY

The Mall Road District Study, which established the C-2/PD/MR zone for the property, was adopted by the Florence City Council on 3/13/12.

The Zoning Administrator determination which approved the overall Florence Heights Subdivision development for the "short" review process per the Mall Road District Study was issued on 2/13/14.

A Zoning Map Amendment for a Special Sign District for the overall Florence Heights Subdivision was conditionally approved by the Florence City Council on 7/1/14. This Special Sign District includes several freestanding signs around the subdivision on which multiple lots could advertise (including the Dave and Buster's lot), but did not include any provisions for building mounted signs. Additionally, it did not limit or prohibit any normally permitted freestanding/monument sign on the Dave and Buster's lot.

Preliminary Plat and Improvement Plan applications were approved by the Boone County Planning Commission for the Florence Heights Subdivision on 7/30/14.

A Major Site Plan was submitted for the Dave and Buster's development on 11/12/14.

ADJACENT LAND USES AND ZONING

The land uses and zoning adjoining the subject site include the following:

A. A large big box retailer (Costco) is approved for the lot to the north and church in a converted big box store is located to the northwest (C-2/PD/MR).

B. A large home improvement store (Menard's) is approved for the lot to the immediate west (C-2/PD/MR).

C. A City owned storm water area and Rosetta Creek are located to the immediate south (C-2/PD/MR), and a restaurant, multi-tenant commercial building, and an automotive repair facility are located further to the south along the north side of US 42 (C-2 and C-3).

D. The Heights Boulevard extension and I-71/75 are located to the west.

SITE CHARACTERISTICS

The subject lot contains 9.91 acres and has approximately 1,200 feet of frontage along the Heights Boulevard extension. The site is currently vacant and is being prepared as a building site along with the construction of the subdivision improvements for Florence Heights Subdivision.

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's Future Land Use Map designates the site as "Commercial." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to the proposal and/or general area ("2. Houston-Donaldson/Mall Road, pg. 167).

A. The Mall Road area was recommended (through the 2002 Mall Road Corridor Study) to become a new urbanism corridor. The current planning effort for the area, the Mall Road District Study, calls for a dense, well designed, urban style of development that should occur over time. Residential development may be a part of this urban area, but should be located to minimize noise impacts from the interstate and airport. The entire area of Steinberg Drive, Rosetta Drive, Connector Drive, and the I-75 Mall Road ramps should be planned in detail to provide mixed use development that includes a good road connection and traffic circulation between the Pleasant Valley Road corridor and I-75. Regionally-oriented growth should be confined to Mall Road and Houston Road, and should not expand on to U.S. 42, KY 18 or Hopeful Church Road. However, the highway-scaled, automobile-oriented appearance of this growth should be minimized through the provision of pedestrian improvements, smaller facilities within outlots in conjunction with larger strip-style centers, multiple, scattered parking areas in lieu of large central parking areas, and street trees along Mall Road. This growth should also include multi-modal transportation amenities, an idea which has been furthered by TANK's proposed transit hub at a site on the west side of Mall Rd.

B. Regionally-oriented commercial development should be confined to Mall Road and the Houston Road area. A large tract of land with commercial and residential potential is only partially developed on Mall Road. This property, referred to as the Berkshire Farm, should be developed in a cohesive planned manner, both internally and as it relates to other developments in the area. Ingress to the site should be encouraged primarily from Mall Road, with access from U.S. 42 limited to right-turn-in only. To maintain the ease of traffic on Mall Road, frontage roads, common

parking areas, and shared curb cuts should occur in the undeveloped areas. The visual appearance of commercial areas in general, and of Mall Road in particular, should be enhanced through the design of buildings, landscaping, signs, and arrangement of buildings. Attention to aesthetic impacts of proposed developments should be part of all phases of the review process. The Mall Road District Study recommends a new direction for Mall Road that included the potential for more entertainment uses, high rise condominium, mixed use, and residential development. This is currently being implemented as part of the Mall Road District Study.

The Land Use Element's Future Land Use Development Guidelines provide the following general comments that relate to the proposal.

A. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention ("Design, Signs, and Historic Preservation," pg. 164).

The Business Activity Element makes the following statements regarding the overall area ("Recommended Areas of Commercial Activity," pp. 67 and 68).

A. The City of Florence was the main sponsor of the Mall Road Corridor Study in 2002-2003. This study examined the market conditions for Mall Road, and developed a strategic plan based on demographic characteristics of the trade area, competition, and traffic patterns. The plan includes traffic improvements, bike and pedestrian improvements, parking lot design, street furniture, tree plantings, signage recommendations, design standards, remedies for unsightly features, and drafted model changes to the zoning ordinance for the corridor. The overall goal of the study was to re-design Northern Kentucky's largest commercial area into a strong mixed use, urban community with extensive new commercial, office, entertainment, and residential development. A major component of the plan is to develop new urban buildings within the existing large parking lots and implement a grid street system to create a dense, active, successful, focal point for Northern Kentucky. In order to begin implementation, the City of Florence has moved ahead with the hiring of an Economic Development Coordinator, and has conducted meetings with area property owners and developers to begin implementation of the Master Plan. The City of Florence has requested the Planning Commission to a land use and zoning study. The Mall Road District is expected to be completed in 2011. It will include a series of recommendations involving land use, zoning, transportation, pedestrian access, parking, design review, signage, and business incentives.

The 2010 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements.

A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).

B. Development issues shall be viewed in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged within appropriately planned and designed neighborhood developments ("Overall," Objective 2).

C. Proper design principles shall be applied in development ("Overall," Objective 3).

D. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).

E. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe and effective access and ample parking spaces ("Business Activity," Commercial [Retail and Office] Objective 1).

SPECIAL SIGN DISTRICT REGULATIONS

Special Sign Districts are authorized under Section 3440 of the Boone County Zoning Regulations. For reference purposes, this text states the following:

> The legislative bodies, upon recommendation of the Planning Commission, may establish special sign districts to insure proper development of special areas of the County. Also, the majority of sign users within a district may petition the Planning Commission to establish standards and procedures for signs within their district for recommendations to the appropriate legislative unit. The creation of a special sign district shall be in conformance with Article 3 of this order. Applications for such Special Sign Districts shall include, at a minimum, the following criteria: objectives of the District; boundaries, sign types (height, materials, total sign area); sign locations; administration of District; illustrations and elevations; and, relationship to Comprehensive Plan. A map of all special sign districts shall be maintained in the Planning Commission offices.
>
> The effect of a special sign district shall be to modify according to standards established by the Commission the requirements, regulations, and the procedures for signs in the area included as part of the district. The purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve

county-wide policies for growth and development. The special sign district regulations may provide for the creation of a sign review board to review and approve proposals for the construction or erection of signs in the district. Except where certain duties are assigned to a sign review board, the Zoning Administrator shall be responsible for enforcing the regulations and requirements established in the special sign district.

STAFF COMMENTS

1. COMPREHENSIVE PLAN AND STATUTORY FINDINGS

The governing bodies need to determine whether the proposal is in agreement with the 2010 Boone County Comprehensive Plan. As stated above, the 2010 Boone County Comprehensive Plan's Future Land Use Map designates the site as "Commercial ." This designation is described as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

In addition to discussing the overall area and the Mall Road District Study, the Land Use Element specifically mentions the Berkshire property, which is the parent tract of the Dave and Buster's lot, and design related issues including signage ("2. Houston-Donaldson/Mall Road, pg. 167). In this regard, the Element states:

> A large tract of land with commercial and residential potential is only partially developed on Mall Road. This property, referred to as the Berkshire Farm, should be developed in a cohesive planned manner, both internally and as it relates to other developments in the area. Ingress to the site should be encouraged primarily from Mall Road, with access from U.S. 42 limited to right-turn-in only. To maintain the ease of traffic on Mall Road, frontage roads, common parking areas, and shared curb cuts should occur in the undeveloped areas. The visual appearance of commercial areas in general, and of Mall Road in particular, should be enhanced through the design of buildings, landscaping, signs, and arrangement of buildings. Attention to aesthetic impacts of proposed developments should be part of all phases of the review process.

The Mall Road District Study is also mentioned in the Business Activity Element text quoted above ("Recommended Areas of Commercial Activity," pp. 67 and 68).

Signage and related issues are discussed in the Land Use Element's Future Land Use Development Guidelines and the Goals and Objectives. The Guidelines state "developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the

development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention" ("Design, Signs, and Historic Preservation," pg. 164). In a more general sense, the Goals and Objectives state "proper design principles shall be applied in development" ("Overall," Objective 3).

The governing bodies will also need to consider the alternate statutory findings for the requested zone change of whether the current zoning is inappropriate and the proposed zoning is appropriate, and whether there have been changes of an economic, physical, or social nature not anticipated in the comprehensive plan that substantially alter the area's character.

2. MALL ROAD DISTRICT STUDY AND PLANNED DEVELOPMENT REQUIREMENTS

The Mall Road District Study "Plan Recommendations Report" includes several provisions that relate to the proposal and can be used for guidance. The opening paragraph of the Mall Road Overlay Sign District text (pg. 5.1 of the Study and Section 3440 of the zoning regulations) states "the purpose of the sign district is to promote the mixed-use district that is visualized by the study with high quality construction materials and to follow the recommendations of the 2005 Boone County Comprehensive Plan. The Land Use Element found in the 2005 Comprehensive Plan states that 'the minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor'."

Relative to overall design, the opening paragraph of Chapter 4 "Design Requirements" of the Mall Road District Study "Plan Recommendations Report" (pg. 4.1) states "the design requirements are intended to create structures which are visually interesting and substantive, have 'timeless' aesthetic characteristics, and which are adaptable over time. They are also intended to help establish more 'urban' aesthetic qualities and human scale in the context of a regional, suburban shopping district, and establish design consistency without replication between sites."

The Design Requirements in Chapter 4 have specific color requirements for exterior building materials. The "Exterior Wall Colors" section (pg. 4.2) states "exterior walls shall primarily use colors which are reflective of rich, natural tones such as those in the red, red-brown/terra cotta, brown, clay, beige/tan/blond, mustard, and/or warm gray ranges. White or exceptionally dark colors are not permitted. Other colors may used for trim and detailing." The blue wall illumination would essentially be an exterior wall color during nighttime hours. Blue range colors are not specified in the permitted colors for exterior walls, but they could be used "for trim and detailing" under the normal requirements. From

a technical standpoint, the blue illuminated wall areas are considered signage under the base zoning regulations and the Mall Road Overlay Sign District requirements do not specify acceptable or unacceptable colors for building mounted signs.

The Mall Road Overlay Sign District does allow some latitude for restaurants and entertainment uses (night clubs and live performance venues) relative to neon and LED accent banding. In this regard the text (pg. 5.5 of the Study and Section 3440 of the zoning regulations) states that they "shall be allowed to have neon or L.E.D. accent banding along cornice lines and main entrances. The accent banding shall not be treated as one of the three permitted sign areas on a primary or secondary facade but the sign area shall be factored into the total square footage that is permitted on a given facade. The neon or L.E.D. banding shall be limited to 2 inches in height." Dave and Buster's falls under the restaurant category. The key to this text is that neon and LED banding is permitted as an additional sign area(s), however, the total geometric sign area on a given elevation, including the banding, must still be within the prescribed size limits.

Article 15 "Planned Development District" of the zoning regulations has several provisions that deal with signage. First, Section 1500 "Intent" states that the "Planned Development zone promotes, provides, and creates," among other things, "a signage package that emphasizes consistency and the minimal use of signs."

Second, Section 1514 "Planned Development Criteria," #9 "Signage," states "a consistent signage theme shall be provided within a planned development. Building mounted signs shall be the predominate signage on the project site. Freestanding signs shall be monument style and of a limited size and height. Signage shall visually correlate to the planned architectural theme by the use of consistent design details, materials, and colors. The use of signage design guidelines is required for multi-phased projects." The first paragraph of Section 1514 states "the Concept Development Plan shall fulfill the following criteria unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal."

The governing bodies should consider how these various requirements work together as a whole in context of the current proposal, with the understanding that there is not a precise "fit" with the blue illuminated wall areas.

3. OTHER ISSUES

A. Section 3440 "Special Sign Districts" of the zoning regulations states that "the purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development." As a comparison, a Special Sign District was conditionally approved to allow green

architectural lighting for the Holiday Inn on Freedom Way in 2010. The illuminated wall areas are confined to a few columns of light on one facade and are much more limited than the Dave and Buster's proposal. The Committee Report with the conditions of approval is attached for reference.

B. The back of the main parapet extension with the Dave and Buster's round logo sign on the front facade is shown being illuminated with the blue lighting on the nighttime elevation drawing, but unlike the other blue illuminated wall areas, no area calculations were provided and it is not indicated on the key plan. The applicant should state whether or not this area is proposed to be illuminated with the blue lighting as shown on the drawing.

C. The size (116.5 sf) and type (individual channel letters) of sign that is proposed to be mounted on the canopy roof is permitted by Mall Road Overlay Sign District. The issue with this sign under the normal requirements is that it is proposed to be placed on the roof of the canopy. The top of this sign would be lower than the parapet line on the adjoining part of the main building.

D. For informational purposes, no on-site freestanding/monument sign has been proposed to date.

CONCLUSION

The Boone County Planning Commission and the Florence City Council need to evaluate the application in terms of the three criteria necessary for approving a Zoning Map Amendment as stated in Article 3 "Amendment" of the Boone County Zoning Regulations, Section 1514 "Planned Development Criteria" and Section 3440 "Special Sign Districts" of the zoning regulations, the 2010 Boone County Comprehensive Plan, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,

Kevin T. Wall, AICP
Director, Zoning Services

Attachments:

- Aerial Photograph with Zoning
- 2035 Future Land Use Map Excerpt
- 5/5/10 Committee Report for 42 Lodging, LLC Special Sign District
- Application Materials

Zoning

www.boonecountygis.com



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0 140 280 560 840 1,120 Feet

1 inch = 283 feet

N W E S

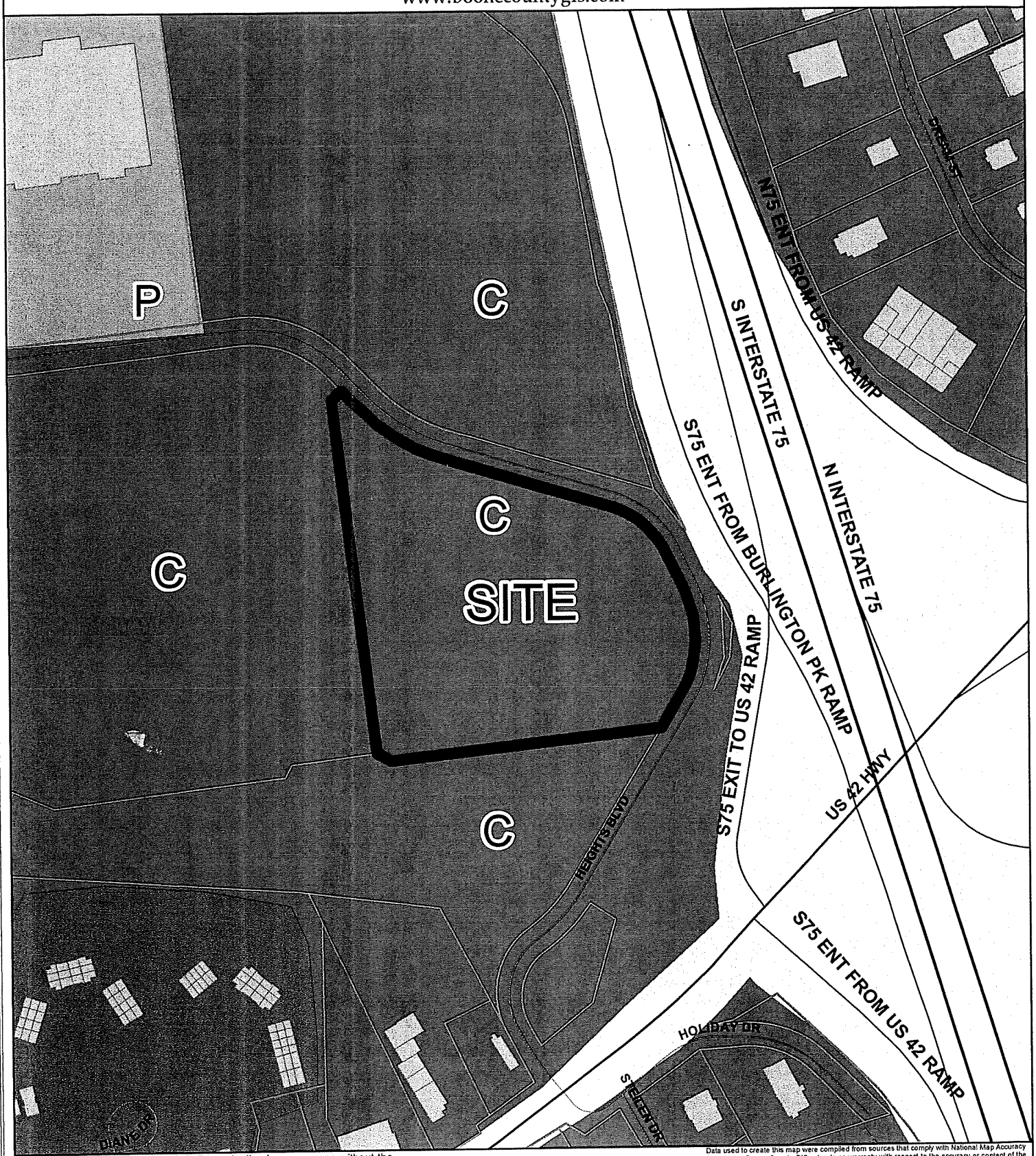
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (ile).mxd

Future Land Use

www.boonecountygis.com



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0 140 280 560 840 1,120 Feet

1 inch = 283 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (lite).mxd

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: May 5, 2010

RE: Request of **42 Lodging, LLC (applicant)** for **Todd Worley (owner)** for a Zoning Map Amendment for a Special Sign District for a 3.05 acre site located at 7905 Freedom Way, Florence, Kentucky (Holiday Inn). The request is for a Special Sign District in a Commercial Services/Planned Development (C-3/PD) zone to allow alternative signage.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions:

FINDINGS OF FACT

1. The Committee has concluded that the proposed Concept Development Plan is in agreement with the Comprehensive Plan due to the following reasons.

   A. The Future Land Use Map designates this site as "Commercial." This designation is described as "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." The proposal is to create a Special Sign District to allow alternative signage in the form of the Holiday Inn logo flag and accent up-lighting.

2. The Committee has concluded that the provisions stated in the Special Sign District, coupled with the agreed conditions, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations as well as the Plan Concepts chapter of the Central Florence Strategic Plan.

3. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 Boone County Comprehensive Plan and Article 15 "Planned Development District" of the Boone County Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The property owner agrees that the proposed lighting "height" will not exceed the height of the roofline.

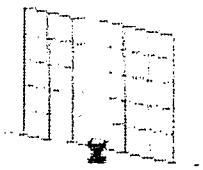
2. The property owner agrees that the Masque II option from the Photometric Data exhibit (attached) will be used.

3. The property owner agrees that the up-lighting will be a constant beam of light and at no time will the up-lighting ever flash, blink, pulsate, etc.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

Photometric Data

Narrow Wash



Mosque I
70W CMH (T-4, G8.5)
Narrow Wash (NW)
Beam Angle: 10°
Field Angle: 27°
Initial Lamp Lumens: 6,400
Offset: 6 Inches
Aiming Angle: 0°

Multiples (T-4, G8.5 Lamps)
20W CMH 1,700 Lumens X 0.27
35W CMH 3,400 Lumens X 0.53
70W CMH 6,400 Lumens X 1.0

Mosque II
150W CMH (T-6, G12)
Narrow Wash (NW)
Beam Angle: 10°
Field Angle: 27°
Initial Lamp Lumens: 14,000
Offset: 9 Inches
Aiming Angle: 0°

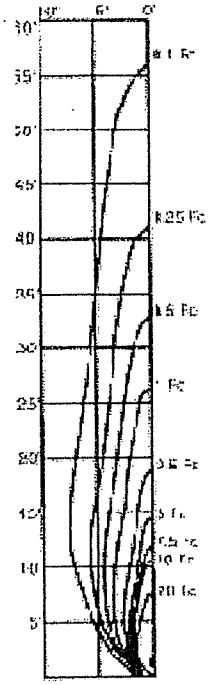
Multipliers (T-6 G12 Lamps):
70W CMH 6,000 Lumens X 0.47
100W CMH 9,000 Lumens X 0.64
150W CMH 14,000 Lumens X 1.0

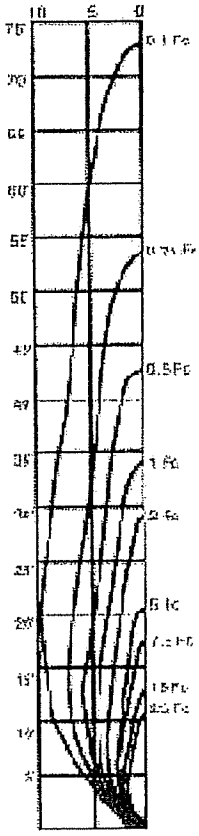
Mosque III
150W MH (ED-17, Med)
Narrow Wash (NW)
Beam Angle: 11°
Field Angle: 34°
Initial Lamp Lumens 14,000
Offset: 6 Inches
Aiming Angle: 0°

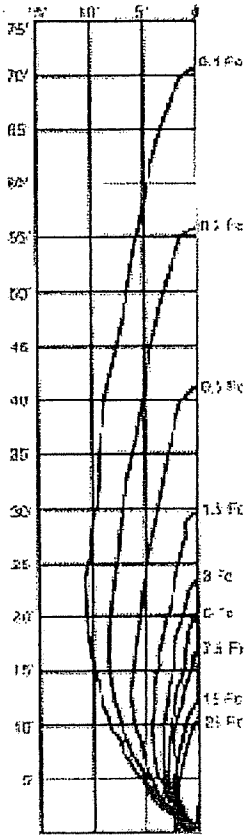
Multipliers (ED-17, Med Lamps):
70W CMH 6,200 Lumens X 0.44
100W CMH 9,200 Lumens X 0.66
150W CMH 14,000 Lumens X 1.0

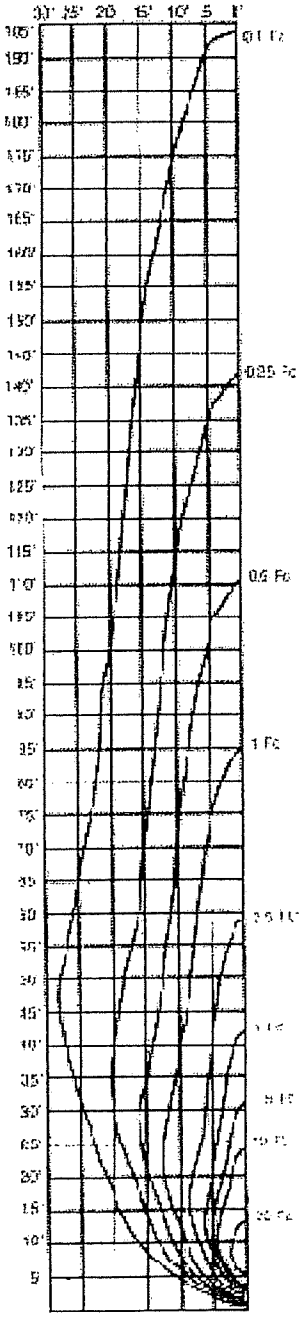
Mosque IV
400W MH (ED-28, Mog Base)
Narrow Wash (NW)
Beam Angle: 10°
Field Angle: 27°
Initial Lamp Lumens: 40,000
Offset: 18 Inches
Aiming Angle: 0°

Multipliers (ED-28 & T-15 Lamps) :
250W MH 20,000 Lumens X 0.58
400W MH 40,000 Lumens X 1.0
Multipliers (ET-18 Lamps):
250W MH 22,000 Lumens X 0.55
400W MH 36,000 Lumens X 1.0









All photometry is performed by an independent test laboratory.

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

Please email All comments and notices and Action to michelew@ldreeves.com

Michele Wright
102 Trout Lily Dr.
Covington, VA 24426

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Dave & Buster's
2. Location of Project Lot 4 Florence Heights
3. Total Acreage of Site 9.91 acres
4. Current Zoning of Site C2
5. Proposed Zoning (Classification being requested) C2 - no change
6. Proposed Uses (please specify each use) full service restaurant with interactive entertainment and licensing for beer/wine/liquor
   Requesting approval for special blue lighting and for signage on the entry canopy below the structure roof.
7. Names of Applicant(s) Dave & Buster's, Inc.
   Phone No. 214.904.2259 Fax No. 214.357.1536 E-Mail Lisa_Warren@DaveandBusters.com
8. Address of Applicant(s) 2481 Manana DR Dallas, TX 75220
   Attn: Legal Department
   City State Zip
9. Name of Property Owner(s) Same as above - see Purchase Agreement
   Phone No. Fax No. E-Mail
10. Address of Property Owner(s)
    City State Zip
11. Proposed Building Intensities (please specify) 30,000 SF now with the opportunity for future expansion. 9.91 acres
12. Are there any existing buildings on the site? No
    How many? N/A
13. Deed Book Page No. Group No.
14. Are you also applying for: See Purchase Agreement Attached
    N/A Conditional Use Permit
    N/A Dimensional Variance
15. Have you submitted a Concept Development Plan? N/A
16. Have you had a pre-application meeting with BCPC Staff? Yes, 10/22/14
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

    ____ Boone County Water District
    X Florence Public Services Dept.
    ____ Duke Energy
    ____ Sanitation District #1
    ____ Cincinnati Bell
    ____ Owen Electric Cooperative, Inc.
    X Boone County Public Works Department
    ____ Kentucky Transportation Cabinet
    ____ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

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OCT 28 2014
BOONE COUNTY
PLANNING COMMISSION

(over)

__X__ Boone County Building Department
__X__ Northern Kentucky Health District
_____ USDA NRCS/Boone County Conservation District
_____ KY Division of Water
_____ Local School District
_____ Local Fire District
_____ Other:_____

18. Project Jurisdiction/Location
_____ Unincorporated Boone County _____ Walton
__X__ Florence _____ Union

19. **ORIGINAL Property Owner's Signature** [signature]
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature [signature]
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B (To be completed by BCPC Staff)

1. Date Received 10/28/14
2. Review Fee $2,480.20 R#69801
3. Check what has been submitted:
✓ Application
✓ Fee
_____ Legal Description
_____ Concept Development Plan
✓ Address of Adjoining Property Owners
10 Number of Copies of Plan Received**
4. _____ Date Application is **Administratively Complete** as Defined in KRS 100.211
5. Staff Reviewer KELLY WALL
6. Committee Chairman_____
7. Scheduled Public Hearing Date 12/3/14
8. Boone County Planning Commission Action:
_____ **Approval**
_____ **Approval with Conditions**
_____ **Denial** _____ **Resolution #**
9. Other:_____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page

NOTE: **An application consists of all fees paid in full, submitted drawings and a completed application form.**

LDRA

L.D. REEVES & ASSOCIATES, INC.

October 27, 2014

RECEIVED
OCT 28 2014
BOONE COUNTY
PLANNING COMMISSION

Boone County Planning
Attention Mr. Kevin Wall
2950 Washington St., Room 317
Burlington KY 41005

Dear Kevin:

The enclosed Zoning Map Amendment Application package to create a Special Sign District for the proposed Dave & Buster's on lot 4 of the Florence Heights development is being submitted for consideration by the Planning Commission and City Council.

Founded in 1982 and headquartered in Dallas Texas, Dave & Buster's Entertainment, Inc. is the parent company of Dave & Buster's, Inc. They are an owner and operator of 70 venues in North America that combine dining and entertainment opportunities for customers to "Eat Drink Play and Watch" all in one location.

Dave & Buster's offers a full menu of "Fun American New Gourmet" entrees and appetizers, a full selection of alcoholic and non-alcoholic beverages, and an extensive assortment of entertainment attractions centered around playing games and watching live sports and other televised events. Currently, there are restaurants in 27 states and Canada.

We understand the application for a Special Sign District is required because a determination and interpretation on 10/22/14 of the County Ordinance for property zoned C2 and located in the Mall Road Study District identified particular blue lighting on the elevations as signage. The attractive blue lighting communicates the Dave & Buster's brand personality. The brand color is eye catching, fun, and conveys excitement. Illuminated during the evening hours of operation, the blue color sets the stage for this vibrant entertainment venue. This submission includes lighting fixture specifications, illumination details and color elevations for both night and day views.

Additionally, the application for a Special Sign District is required because a determination and interpretation on 10/22/14 of the County Ordinance for property zoned C2 and located in the Mall Road Study District identified a particular sign letterset as a roof sign. This sign is comprised of 3" deep facelit channel letters 48" in height and it is located on the primary entrance canopy 2'10" below the parapet. The letters simply read Dave & Buster's, and are illuminated with energy efficient cool white LEDs. The Dave & Buster's sign plan and color elevations are included in this submission package for Selected "draft" civil drawings are also submitted for the site overview.

The fee of $2,480.20 quoted by your office 10/22/14 will arrive under separate cover on Tuesday. We look forward to staff input and meeting with the Commission and the Council as we progress to a favorable decision leading to a successful new business.

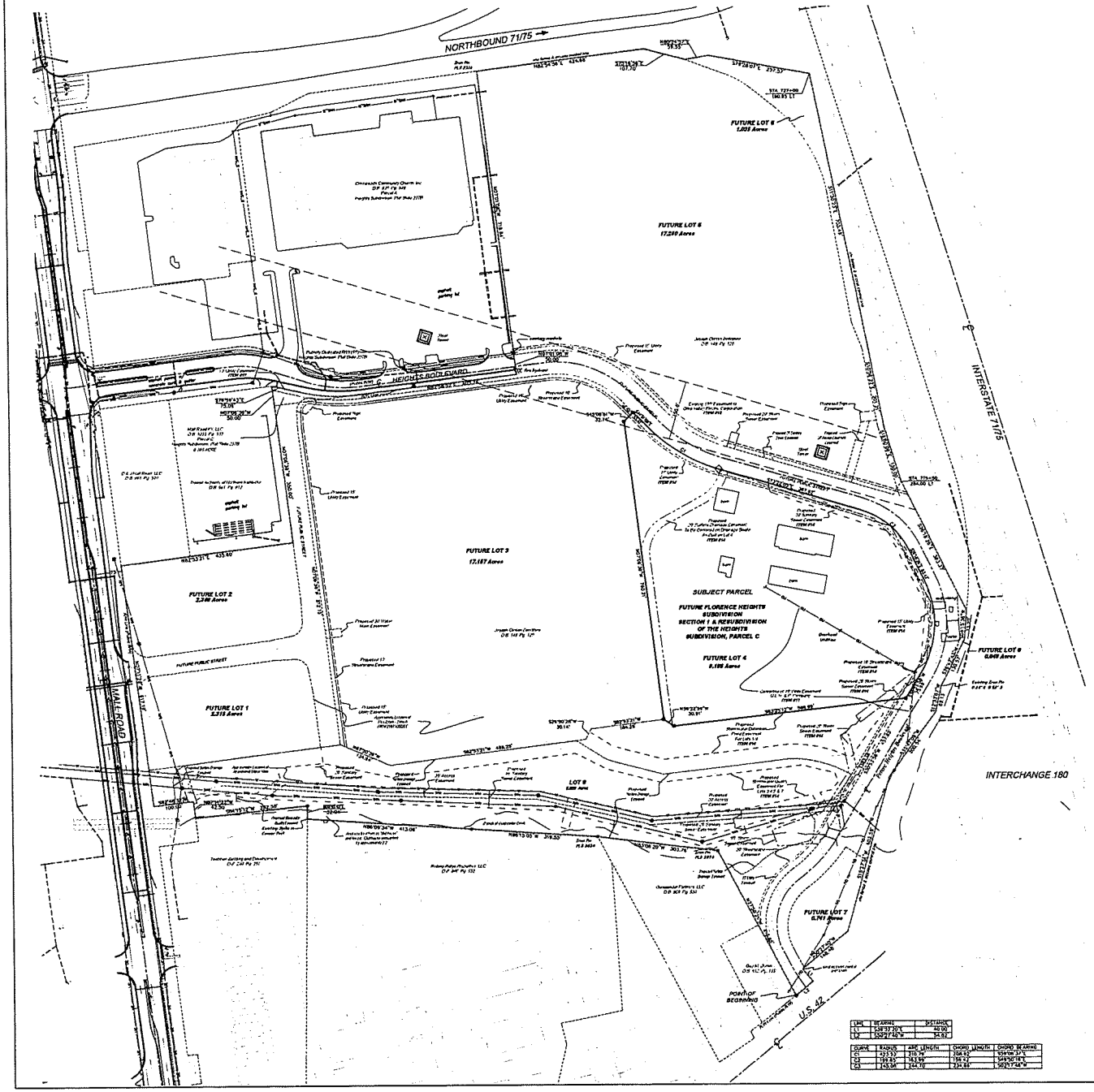
Yours truly,

Michele C. Wright
On behalf of Dave & Buster's

102 Trout Lily Drive Covington VA 24426 Phone: 540.969.8221 Fax: 877.274.0926 www.ldreeves.com

ALTA/ACSM LAND TITLE SURVEY
PORTION OF
8100 US HIGHWAY 42
FLORENCE, KENTUCKY

August 27, 2014 Scale: 1" = 100'



LINE	BEARING	DISTANCE
L1	S34°37'30"E	42.00
L2	S39°27'48"W	54.82

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	473.31'	310.79'	305.32'	S39°06'18"E
C2	199.93'	143.99'	156.72'	S49°06'18"E
C3	145.04'	144.70'	139.88'	S63°17'48"W

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects
499 Buckner Road • Erlanger, Kentucky • 41018
PH (859) 727-2755 • FAX (859) 727-2637 • www.vioxviox.com

Client:
Anchor Acquisitions, Ltd.
128 E. 2nd Street
Covington, KY 41011

Owner:
Joseph Bertolone
7414 US 42
Florence, KY 41042

Commonwealth Land Title Insurance Company
Commitment No. 01047009-3
Schedule B - Section 2
EXCEPTIONS

10. Terms and conditions of Lease between Joseph Cleves Developer Co. and Cincinnati Bell Telephone Company dated December 1, 1999 and recorded in Deed Book 1199, Page 1 in the Boone County Kentucky Clerk's Records. (Affects Subject Property)

11. Terms and conditions of Lease between Joseph Cleves Developer Co. and Cincinnati Bell Telephone Company dated December 1, 1999 and recorded in Deed Book 1199, Page 1 in the Boone County Kentucky Clerk's Records. (Affects Subject Property)

12. 152 square foot right of way easement to the Ohio Valley Electric Corporation as set forth in Deed Book 109 Page 64 Boone County Kentucky Clerk's Records. (Affects as shown)

13. Covenants of Land Use Restriction (Site Plan) as set forth in MBK1291 Page 442. May be subject to site plan approval conditions. Copy of site plan not provided.

14. Building setback, easements and covenants as shown on the plat of Florence Heights Subdivision, Section 1 and Resubdivision of the Heights Subdivision, Parcel C as shown on Plat Slide ___ Boone County Kentucky Clerk's Records. (Affects as shown)

15. Encumbrances, conditions and restrictions of easements created under the Construction Easement and Reciprocal Easement Agreement as set forth in WC ___ Page ___ Boone County Kentucky Clerk's Records.

Surveyors Certificate

To: Assured Owners Real Value, Commonwealth Land Title Insurance Agency, and Do-it-S CLOSERS, INC. at Mountain Investment Bank

This is to certify that this survey is true and the survey was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 7a, 7b, 7c, 8, 9, 10, 11, 13, 14, 16, 17, 18, & 19 of Table A thereof. The field work was completed on July 11, 2014.

Date of Plat: August 27, 2014

Surveyor: Christopher R. Lampton

Surveyor Signature: _____

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat as depicted by this plat was done by persons under my direct supervision by the method of transition by use of total station instrument. The unadjusted error of closure was of order [ ] ft (or) unknown or indicated. The survey of all land herein is an actual [ ] or approximate [ ] survey and complies with 201 KAR 18:150.

_____
P.L.S. 3357 DATE

Commonwealth Land Title Insurance Company
Commitment No. 01047009-3
Legal Description

EXHIBIT "A"

Situated in the Commonwealth of Kentucky, County of Boone, and
Being all of Lot 6 of Florence Heights Subdivision, Section 1, and Resubdivision of the Heights Subdivision, Parcel C, as shown on Plat Slide of the Boone County Clerk's records at Burlington, Kentucky.

PIDN: _____
Group No. _____

Flood Certificate

The Property described on this Survey lies within Zone "X" of Flood Insurance Rate Map No. 21015C0225C bearing an effective date of June 4, 2007.

BENCHMARKS USED FOR THIS SURVEY

Horizontal & vertical control was established by real time kinematic GPS using KYTC Virtual Reference Station via cell phone.

Horizontal Control = NAD 83 (2007)
KY S.P.C.S.-North Zone
U.S. Feet
Vertical Control = NAVD 88
U.S. Feet

LEGEND

- EXISTING IRON PIN
- SET 1/2" REBAR AND CAP STAMPED "PLS 3357"
- SET MAG SPIKE
- SET MAG NAIL & WASHER STAMPED "PLS 3357"
- FENCE, OR REMNANTS THEREOF
- CATCH BASIN
- GAS VALVE
- LIGHT POLE
- FIRE HYDRANT
- POLE
- SANITARY MANHOLE
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- UTILITY LINE
- WATER MAIN

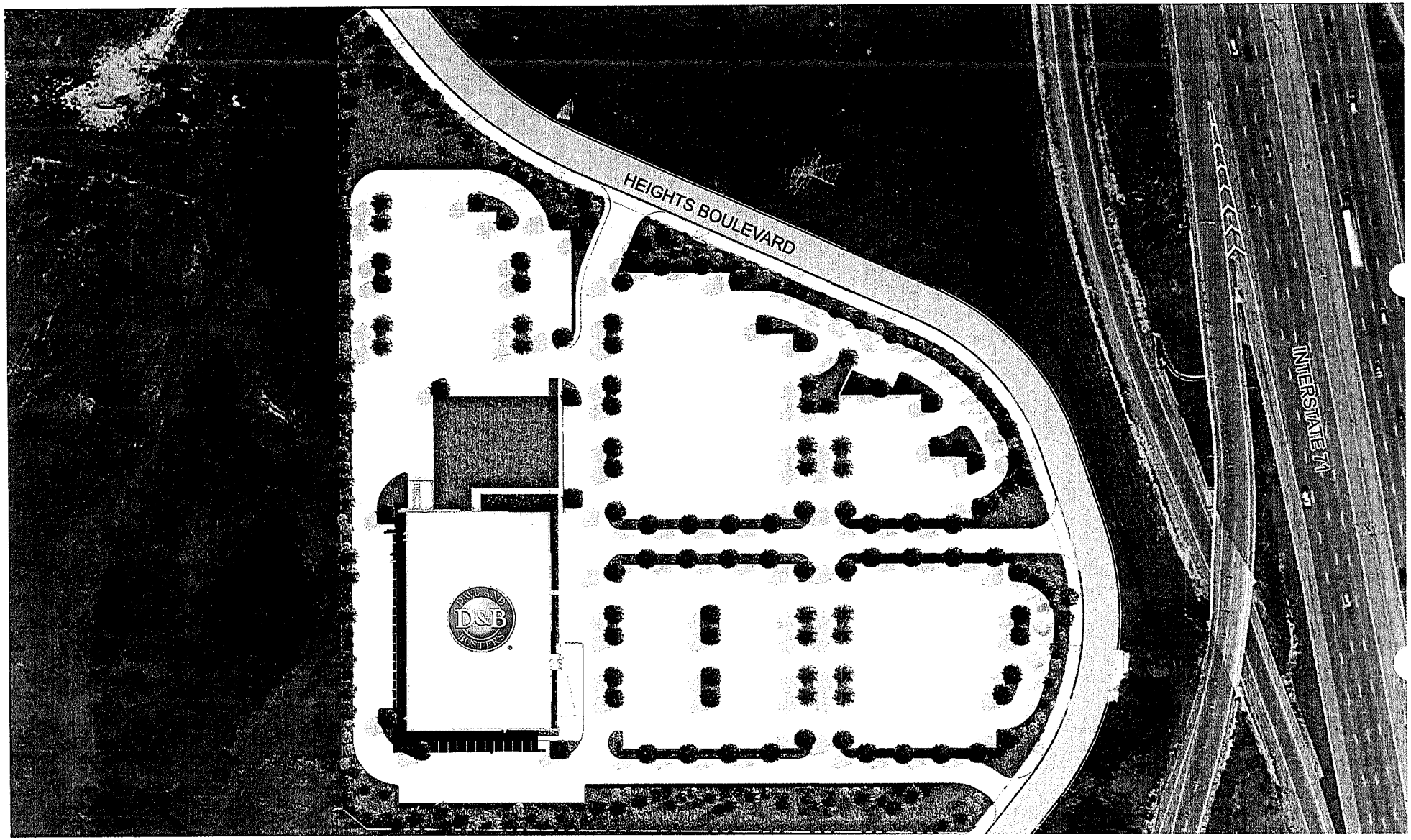
100 0 50 100 200 400

Zoning Information
C-2/PD/MR

EXISTING ZONING DISTRICT	MAXIMUM FAR ALLOWED	MAXIMUM USE OF DISTRICT	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MINIMUM HEIGHT	MINIMUM YARD SETBACKS FRONT	REAR	SIDE
C-2	4.0 D.U./AC	70 ACRES	5 ACRES	150'	45'	50'	25'	15'

Please refer to the Boone County Zoning Regulations for the Mall Road Overlay District (MR) restrictions and further design guidelines.

DAVE & BUSTER'S
FLORENCE HEIGHTS
PREPARED FOR
DAVE & BUSTER'S
BOONE COUNTY KENTUCKY
SHEET NUMBER C-200
SITE PLAN
KHA PROJECT 147458001
DATE 10/9/2014
SCALE AS SHOWN
DESIGNED BR DBO
DRAWN BY ESW
CHECKED BR JOP
DATE
JOHN G. PERRY, P.E.
KENTUCKY LICENSE NUMBER 19026
DATE
UDONSED MOTTSSOVAL
Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
6525 LOVER PARK DRIVE, SUITE 117, MEMPHIS TN 38115
PHONE: 901-374-9108
WWW.KIMLEY-HORN.COM
No. REVISIONS DATE BY
SITE DATA
PARCEL ID NO. 062064640.00
PROPOSED LOT AREA: 406,242 S.F. 9.33 AC.
SITE COVERAGE: PROVIDED
BUILDING AREA: 30,000 S.F. 4.84 AC. 7.37%
IMPERVIOUS AREA: 287,448 S.F. (6.60 AC) 70.74%
LANDSCAPE AREA: 118,794 S.F. (2.73 AC) 29.26%
PARKING SUMMARY: REQUIRED PROVIDED
STANDARD 344 344
HANDICAPPED 8 8
TOTAL 352 352
PARKING CALCULATION:
1 SPACE PER 4 PERSONS AT MAXIMUM OCCUPANCY
11,250 SF DINING/BAR/ARCADE @ 1 SPACE/45 SF/STANDARD = 250 SPACES/STANDARD
11,250 SF DINING/BAR/ARCADE @ 1 SPACE/60 SF/HANDICAP = 188 SPACES/HANDICAP
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
DRAFT Plan
Currently revising to respond to preliminary comments 10/22/14.
EXISTING STEEL TOWER
PROPERTY LINE
HEIGHTS BOULEVARD
10,000 SF FUTURE EXPANSION
PROPOSED DAVE & BUSTER'S 30,000 SF
Plotted: 21 Oct 2014 By: Lagoulis, Dorothea
K:\LVSB_LOCAL\147458001_Dorothea\Florence - Florence, KY\CAD\Plan Sheets\C-200 SITE PLAN.dwg
The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

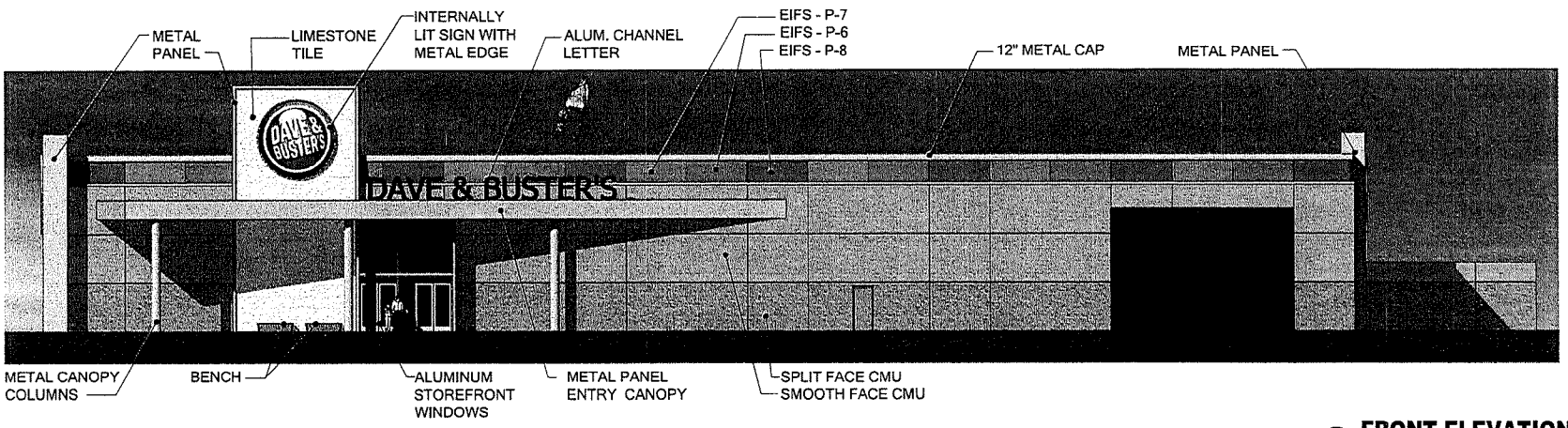


Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972 335 3580

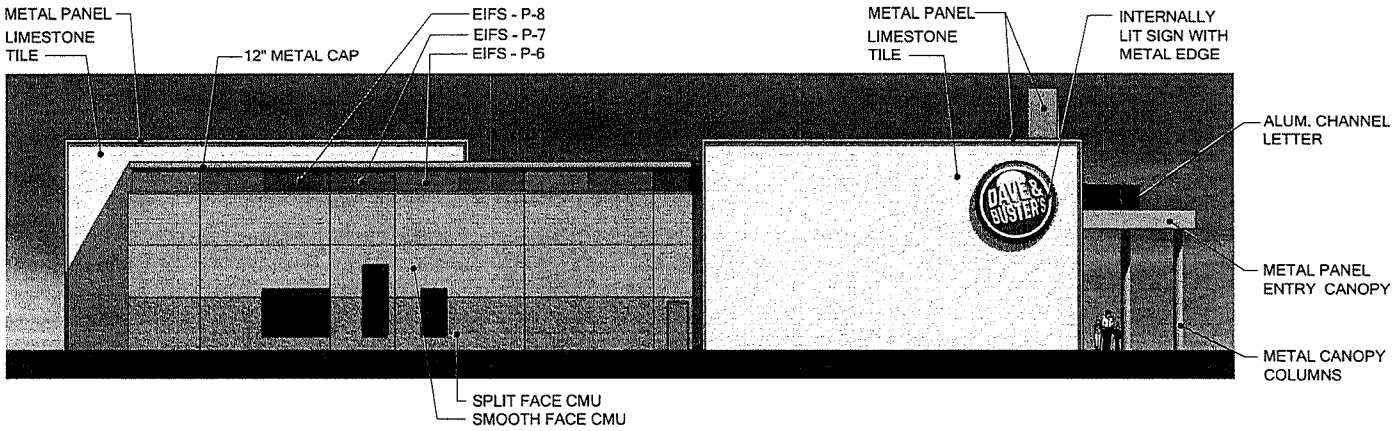
SCALE: 1" = 40'-0"

DAVE AND BUSTERS

FLORENCE, KENTUCKY
OCTOBER 21, 2014



1 FRONT ELEVATION
NOT TO SCALE

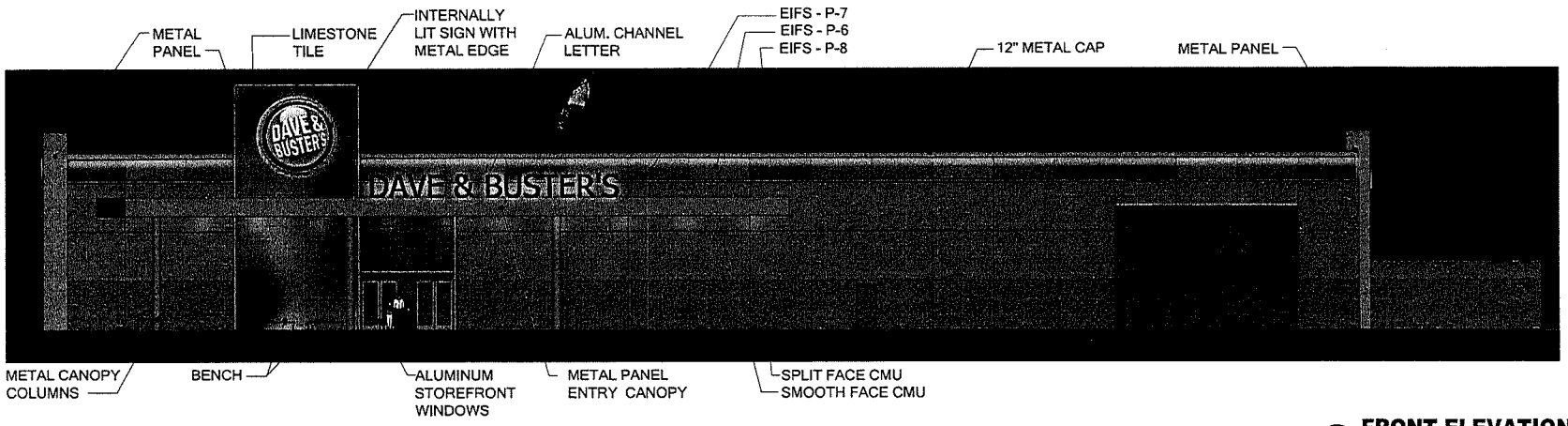


2 LEFT ELEVATION
NOT TO SCALE

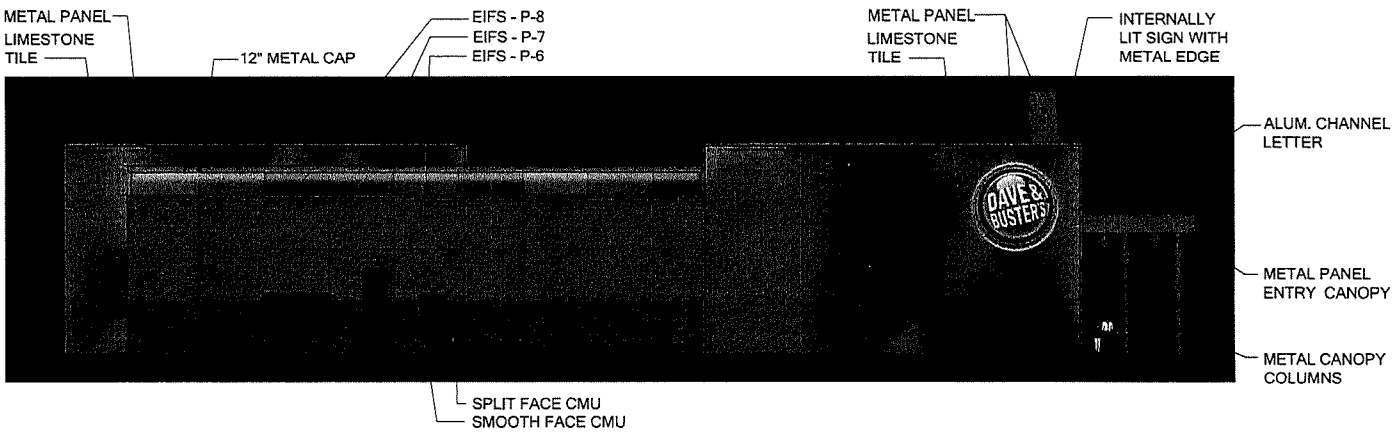
DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (DAY)
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



1 FRONT ELEVATION
NOT TO SCALE

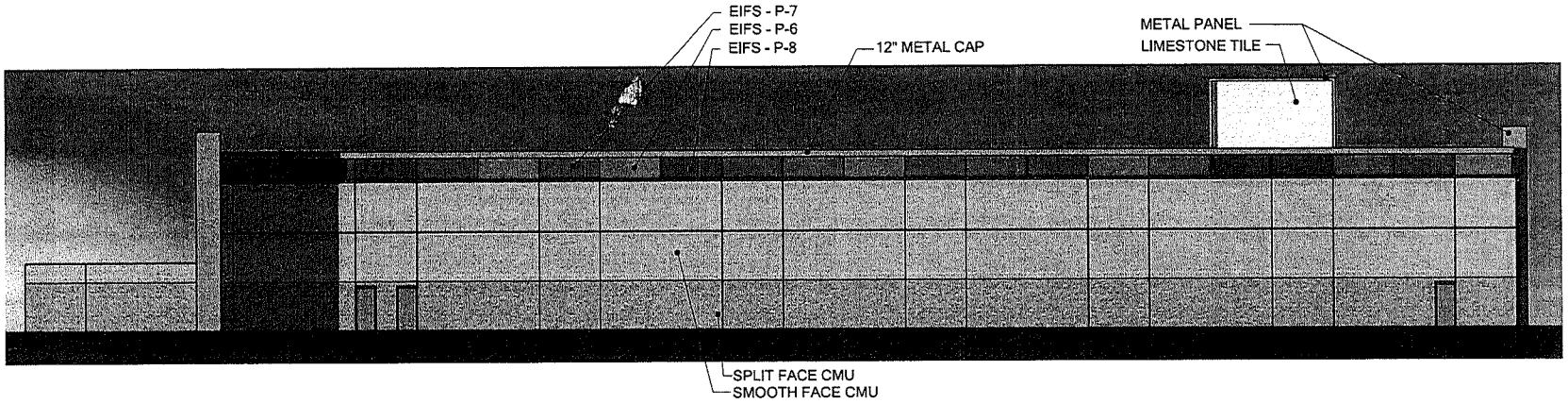


2 LEFT ELEVATION
NOT TO SCALE

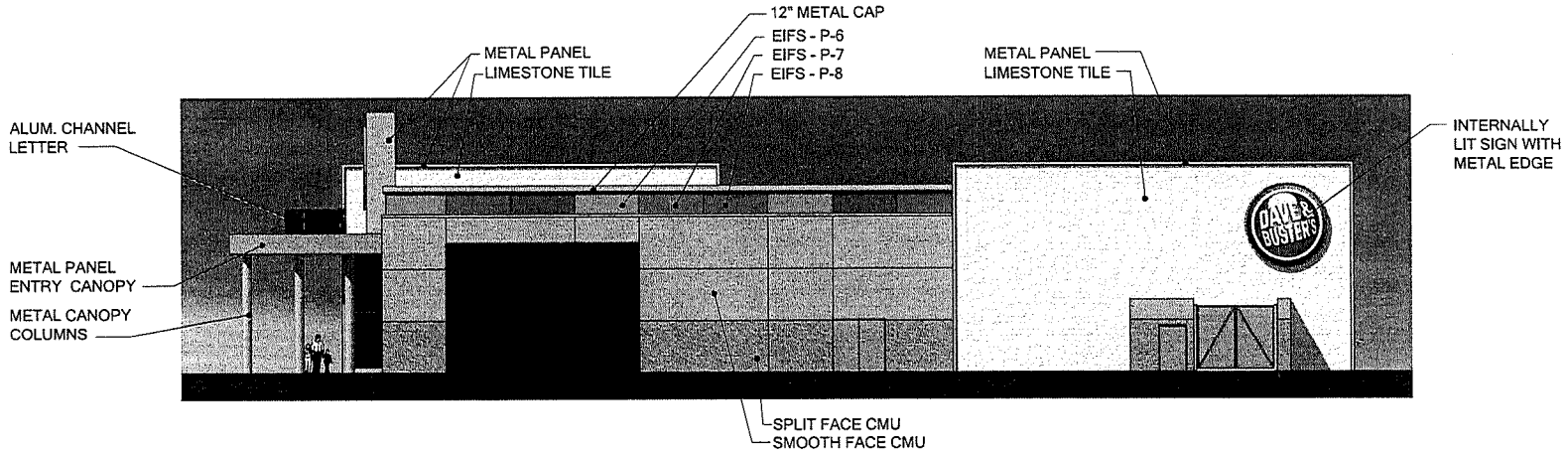
DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (NIGHT)
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



3 REAR ELEVATION
NOT TO SCALE

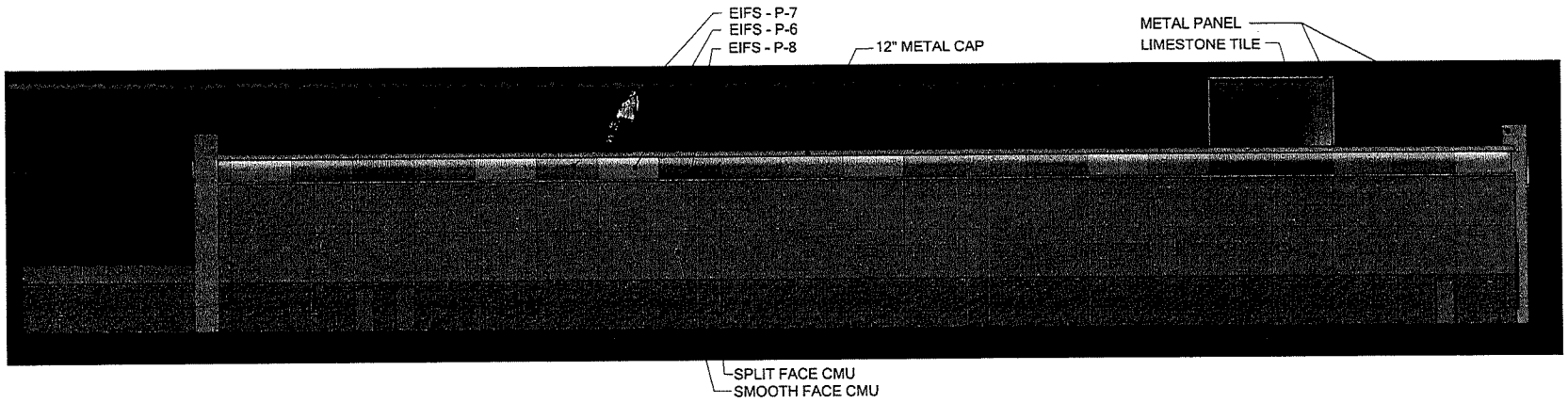


4 RIGHT ELEVATION
NOT TO SCALE

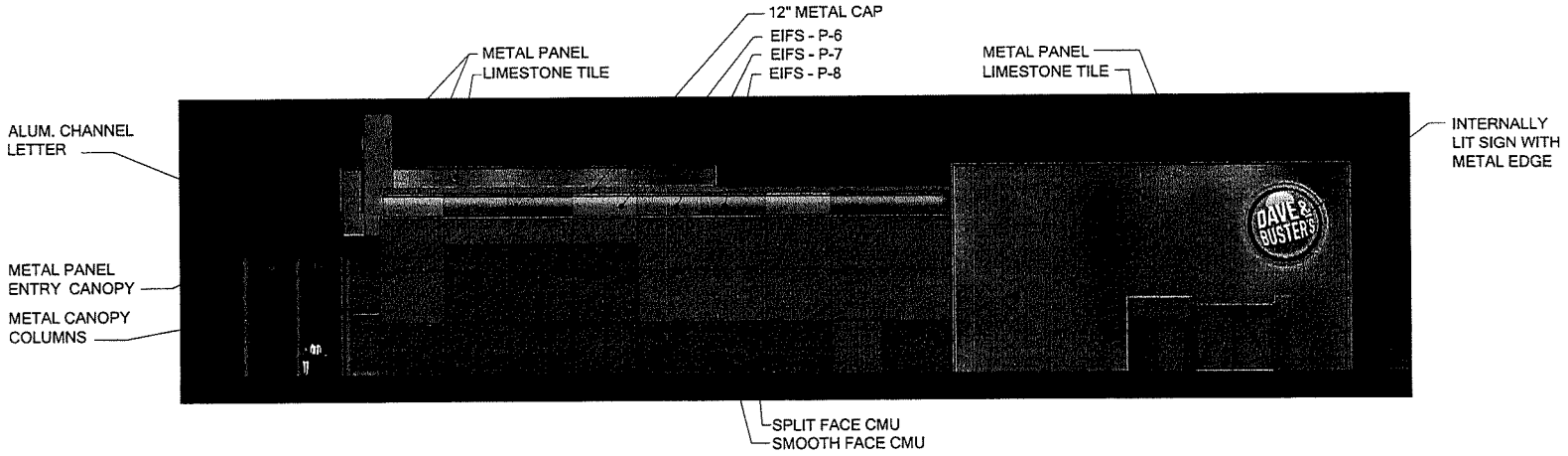
DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (DAY)
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



3 REAR ELEVATION
NOT TO SCALE

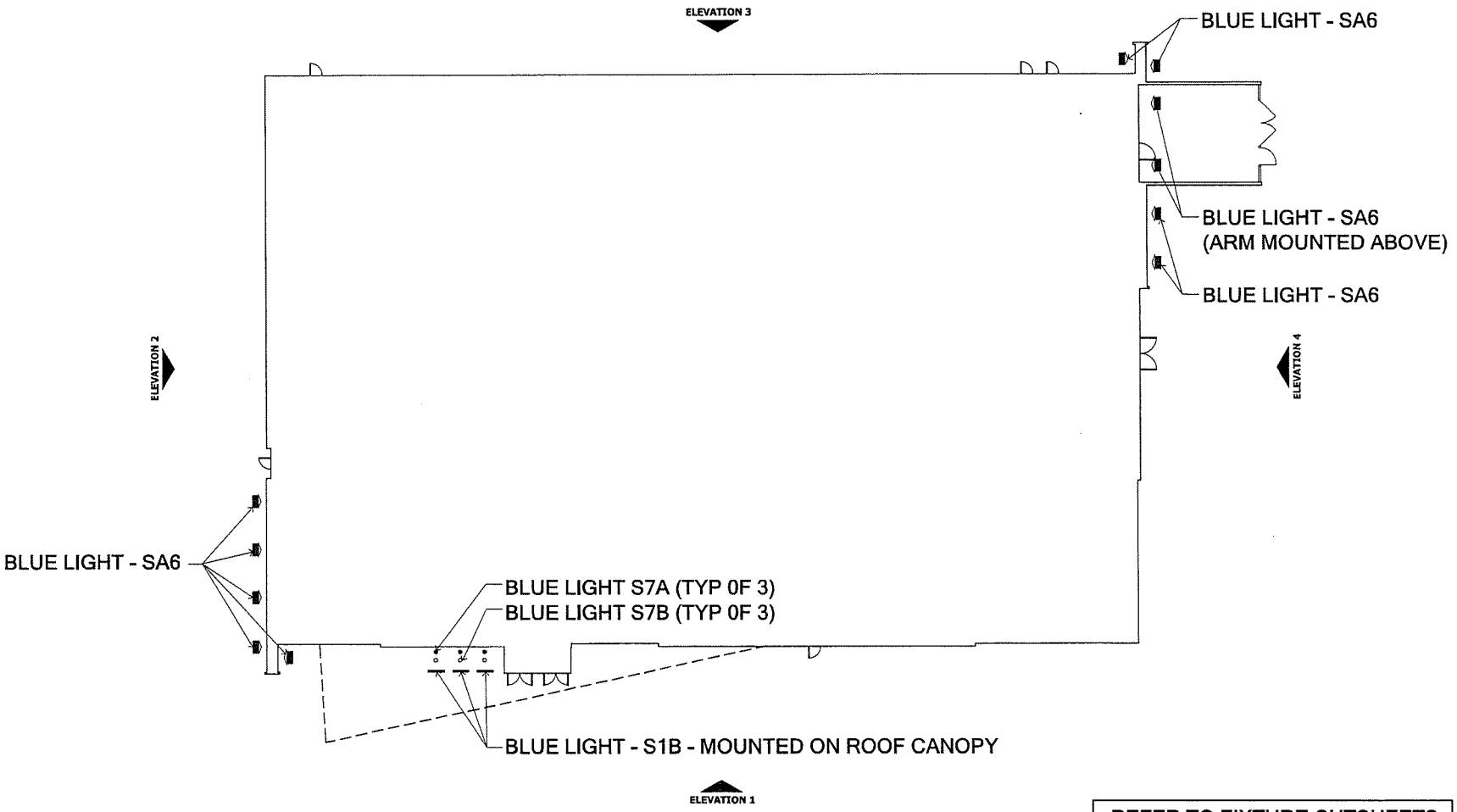


4 RIGHT ELEVATION
NOT TO SCALE

DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (NIGHT)
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young

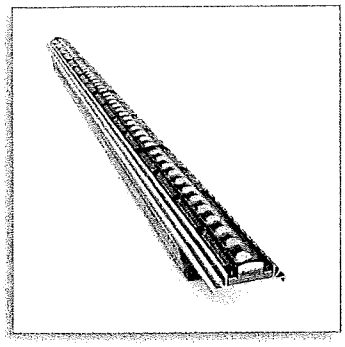


REFER TO FIXTURE CUTSHEETS

DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

BLUE LIGHTS LOCATION PLAN
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



Date: _____ Type: TYPE S1B

Firm Name: _____

Project: _____

eColor Graze MX Powercore

Premium linear exterior LED wall grazing fixture with solid color light

Features the most light output in our line of solid color LED grazing fixtures, for high-intensity multi-story façade and surface illumination. Low-profile housing, connectorized cabling, a universal power input range, and direct line-voltage operation make fixtures easy to install and operate.

- Red, Green, Blue, and Amber fixtures available in four standard lengths and five standard beam angles.
- Superior beam quality offers striation-free saturation for several feet from fixture placement with no visible light scalloping between fixtures.
- Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Constant torque locking hinges offer simple and consistent position control from various angles.
- Accepts a power input range of 100 – 277 VAC for consistent installation in any location.

For detailed product information, please refer to the eColor Graze Powercore Family Product Guide at www.philipscolorkinetics.com/ls/essentialcolor/ecolorgrazemxpowercore/

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)
Output	Beam Angle	9° x 9° / 10° x 60° / 15° x 30° / 30° x 60° / 60° x 30°			
	Color	Red / Green / Blue / Amber			
Electrical	Input Voltage	100 – 277 VAC, auto-switching, 50 / 60 Hz			
	Power Consumption	15 W	30 W	45 W	60 W
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers*			
Physical	Dimensions *(Height x Width x Depth)*	2.7 x 12 x 2.8 in (69 x 305 x 71 mm)	2.7 x 24 x 2.8 in (69 x 610 x 71 mm)	2.7 x 36 x 2.8 in (69 x 914 x 71 mm)	2.7 x 48 x 2.8 in (69 x 1219 x 71 mm)
	Weight	2.1 lb (1.0 kg)	4.6 lb (2.1 kg)	7.1 lb (3.2 kg)	9.3 lb (4.2 kg)
	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Multi-positional, constant torque locking hinges			
	Temperature	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage			
	Humidity	0 – 95%, non-condensing			
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/			
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, PSE, C-Tick			
	Environment	Dry / Damp / Wet Location, IP66			

* Refer to www.philipscolorkinetics.com/support/appnotes/ for more information.

FIXTURE S1B IS MOUNTED ABOVE CANOPY ROOF. UP LIGHT FOR ENTRANCE TOWER.

PHILIPS

TYPE S1B

Fixtures

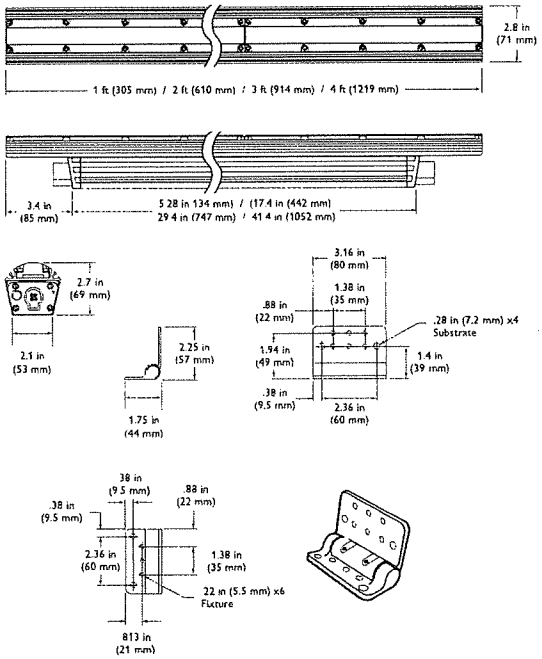
Item	Beam Angle	Red		Green		Blue		Amber	
		Item Number	Philips 12NC	Item Number	Philips 12NC	Item Number	Philips 12NC	Item Number	Philips 12NC
eColor Graze MX Powercore 1 ft (305 mm)	9° x 9°	223-000080-00	910503703146	223-000080-01	910503703390	223-000080-02	910503703391	223-000080-03	910503703392
	10° x 60°	223-000080-04	910503703393	223-000080-05	910503703394	223-000080-06	910503703395	223-000080-07	910503703396
	15° x 30°	223-000080-08	910503703397	223-000080-09	910503703398	223-000080-10	910503703399	223-000080-11	910503703401
	30° x 60°	223-000080-12	910503703402	223-000080-13	910503703403	223-000080-14	910503703404	223-000080-15	910503703405
	60° x 30°	223-000080-16	910503703406	223-000080-17	910503703407	223-000080-18	910503703408	223-000080-19	910503703409
	90° x 90°	223-000080-20	910503703410	223-000080-21	910503703411	223-000080-22	910503703412	223-000080-23	910503703413
eColor Graze MX Powercore 2 ft (610 mm)	10° x 60°	223-000080-24	910503703414	223-000080-25	910503703415	223-000080-26	910503703416	223-000080-27	910503703417
	15° x 30°	223-000080-28	910503703418	223-000080-29	910503703419	223-000080-30	910503703420	223-000080-31	910503703421
	30° x 60°	223-000080-32	910503703422	223-000080-33	910503703423	223-000080-34	910503703424	223-000080-35	910503703425
	60° x 30°	223-000080-36	910503703426	223-000080-37	910503703427	223-000080-38	910503703428	223-000080-39	910503703429
eColor Graze MX Powercore 3 ft (914 mm)	9° x 9°	223-000080-40	910503703430	223-000080-41	910503703431	223-000080-42	910503703432	223-000080-43	910503703433
	10° x 60°	223-000080-44	910503703434	223-000080-45	910503703435	223-000080-46	910503703436	223-000080-47	910503703437
	15° x 30°	223-000080-48	910503703438	223-000080-49	910503703439	223-000080-50	910503703440	223-000080-51	910503703441
	30° x 60°	223-000080-52	910503703442	223-000080-53	910503703443	223-000080-54	910503703444	223-000080-55	910503703445
	60° x 30°	223-000080-56	910503703446	223-000080-57	910503703447	223-000080-58	910503703448	223-000080-59	910503703449
eColor Graze MX Powercore 4 ft (1219 mm)	9° x 9°	223-000080-60	910503703450	223-000080-61	910503703451	223-000080-62	910503703452	223-000080-63	910503703453
	10° x 60°	223-000080-64	910503703454	223-000080-65	910503703455	223-000080-66	910503703456	223-000080-67	910503703457
	15° x 30°	223-000080-68	910503703458	223-000080-69	910503703459	223-000080-70	910503703460	223-000080-71	910503703461
	30° x 60°	223-000080-72	910503703462	223-000080-73	910503703463	223-000080-74	910503703464	223-000080-75	910503703465
	60° x 30°	223-000080-76	910503703466	223-000080-77	910503703467	223-000080-78	910503703468	223-000080-79	910503703469

Use Item Number when ordering in North America.

Accessories

Item	Type	Size	Item Number	Philips 12NC
Leader Cable with Terminator	UL / cUL	10 ft (3.0 m)	108-000056-03	910503704071
		50 ft (15.2 m)	108-000056-00	910503703138
	CE / PSE	10 ft (3.0 m)	108-000056-04	910503704072
		50 ft (15.2 m)	108-000056-01	910503704069
Jumper Cable		End-to-End	108-000057-00	910503703139
	UL / cUL	1 ft (305 mm)	108-000057-03	910503704076
		5 ft (1.5 m)	108-000057-06	910503704079
		10 ft (3.0 m)	108-000057-09	910503704082
	CE / PSE	End-to-End	108-000057-01	910503704074
		1 ft (305 mm)	108-000057-04	910503704077
		5 ft (1.5 m)	108-000057-07	910503704080
		10 ft (3.0 m)	108-000057-10	910503704083
Glare Shield		1 ft (305 mm)	120-000081-00	910503700745
		2 ft (610 mm)	120-000081-01	910503700746
		3 ft (914 mm)	120-000081-02	910503700747
		4 ft (1219 mm)	120-000081-03	910503700748
Additional Terminators		Quantity 10	120-000157-00	910503703142
Additional Hinge		Quantity 1	120-000098-00	910503700772

Dimensions



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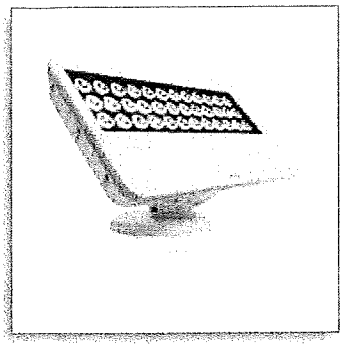
DAS-000116-01 R00 04-13

TYPE S6A

Date: _____ Type: _____

Firm Name: _____

Project: _____

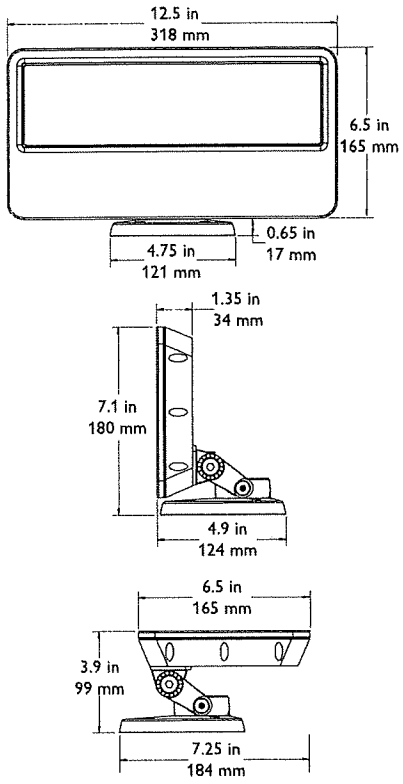


eColor Blast Powercore

The world's leading exterior LED wash fixture with solid color light

eColor Blast Powercore is an LED lighting fixture providing a high-intensity wash of colored light while offering superior energy efficiency. Rated for outdoor use, eColor Blast Powercore offers the efficiency and cost-effectiveness of Powercore technology in a rugged die-cast aluminum housing. eColor Blast Powercore is ideal for applications as diverse as highlighting architectural features, lighting signage, and accent lighting in retail and other interior spaces.

- Integrates patented Powercore technology — Powercore technology rapidly, efficiently, and accurately controls power output to eColor Blast Powercore fixtures directly from line voltage, supporting long fixture runs and eliminating the need for external power supplies. Contractor-friendly installation using standard mounting and wiring dramatically simplifies installation and helps lower total system cost.
- Extremely low-maintenance operation — With long useful source life, eColor Blast Powercore can significantly reduce or eliminate maintenance problems, allowing the use of colored lighting in spaces where lamp maintenance may be impossible. For example, you can effectively highlight building features from positions accessible only by crane.
- Versatile lighting options — eColor Blast Powercore is available in solid red, green, blue, and amber, and four beam angles: 23° and 36° for soft edges, 86° with no optic for uniformly washing façades, and 10° for extended light projection. Rugged die-cast aluminum housing is available in white or black.
- Flexible light positioning — Fixtures can be mounted to a junction box on a wall, ceiling, or floor for maximum flexibility. Locking base swivel offers friction-free rotation of up to 350°, and 110° fixture tilting provides quick fixture positioning without special tools.



- Support for multiple voltages — Accepts power input of 100, 120, 240, and 277 VAC, allowing installation and operation from line voltage in a variety of locations.
- Outdoor rated — Fully sealed for maximum fixture life, fixtures meet or exceed specifications for use in wet locations.
- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.

For detailed product information, please refer to the eColor Blast Product Guide at www.philipscolorkinetics.com/ls/essentialcolor/ecolorblastp/

S6A MOUNTED AT GRADE "FIN WALL" UP LIGHT.

S6A ARM MOUNTED AT COMPACTOR ENCLOSURE.

PHILIPS

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	Details
Output	Beam Angle	10° / 23° / 36° / 86°
Electrical	Input Voltage	100 / 120 / 240 / 277 VAC, auto-switching, 50 / 60 Hz
	Power Consumption	50 W maximum at full output, steady state
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers*
Physical	Dimensions *(Height x Width x Depth)*	7.1 x 12.5 x 4.9 in (180 x 318 x 124 mm)
	Weight	6.4 lb (2.9 kg)
	Housing	Die-cast aluminium, powder-coated finish
	Lens	Clear tempered glass (10° and 86°) Frosted tempered glass (23° and 36°)
	Fixture Connections	6 ft (1.8 m) unified power / data cable
	Temperature Ranges	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage
	Humidity	0 – 95%, non-condensing
Certification and Safety	Certification	UL / cUL, FCC Class B, CE
	Environment	Dry / Damp / Wet Location, IP66

* See www.philipscolorkinetics.com/support/appnotes/ for specific details.

E *For help estimating the light output and distribution of eColor lighting fixtures, please contact Philips Color Kinetics Applications Engineering Services at support@colorkinetics.com.*

OPTIBIN™ CK TECHNOLOGY | POWERCORE™ CK TECHNOLOGY | DIMAND™ CK TECHNOLOGY

Accessories

* Intended for use with Blast fixtures with 10° clear lens

Item	Tyoe	Item Number	Philips 12NC
Accessory Holders	White	120-000070-00	910503702864
	Black	120-000070-01	910503702863
Top Hats	White	120-000005-03	910503702847
	Black	120-000005-04	910503702848
Half Top Hats	White	120-000009-03	910503702843
	Black	120-000009-04	910503702844
Egg Crate Louvers	White	120-000015-03	910503702851
	Black	120-000015-04	910503702852
Barndoors	White	120-000019-03	910503702855
	Black	120-000019-04	910503702856
Horizontal Glass Spread Lens*	36° (ribs out) / 50° (ribs in)	120-000025-00	910503703897
Horizontal / Vertical Glass Spread Lens*	40°	120-000025-01	910503703898

Use Item Number when ordering in North America.

Fixtures

Item	Housing	Beam Angle	Item Number	Philips 12NC
Red UL / cUL / CE	White	86° (no optic)	223-000011-30	910503702425
		36° (frosted lens)	223-000011-28	910503702423
		23° (frosted lens)	223-000011-26	910503702421
		10° (clear lens)	223-000011-24	910503702419
	Black	86° (no optic)	223-000011-31	910503702426
		36° (frosted lens)	223-000011-29	910503702424
		23° (frosted lens)	223-000011-27	910503702422
		10° (clear lens)	223-000011-25	910503702420
Green UL / cUL / CE	White	86° (no optic)	223-000011-14	910503702409
		36° (frosted lens)	223-000011-12	910503702407
		23° (frosted lens)	223-000011-10	910503702405
		10° (clear lens)	223-000011-08	910503702403
	Black	86° (no optic)	223-000011-15	910503702410
		36° (frosted lens)	223-000011-13	910503702408
		23° (frosted lens)	223-000011-11	910503702406
		10° (clear lens)	223-000011-09	910503702404
Blue UL / cUL / CE	White	86° (no optic)	223-000011-06	910503702401
		36° (frosted lens)	223-000011-04	910503702398
		23° (frosted lens)	223-000011-02	910503702396
		10° (clear lens)	223-000011-00	910503702328
	Black	86° (no optic)	223-000011-07	910503702402
		36° (frosted lens)	223-000011-05	910503702399
		23° (frosted lens)	223-000011-03	910503702397
		10° (clear lens)	223-000011-01	910503702395
Amber UL / cUL / CE	White	86° (no optic)	223-000011-22	910503702417
		36° (frosted lens)	223-000011-20	910503702415
		23° (frosted lens)	223-000011-18	910503702413
		10° (clear lens)	223-000011-16	910503702411
	Black	86° (no optic)	223-000011-23	910503702418
		36° (frosted lens)	223-000011-21	910503702416
		23° (frosted lens)	223-000011-19	910503702414
		10° (clear lens)	223-000011-17	910503702412

Use Item Number when ordering in North America.

Philips Color Kinetics
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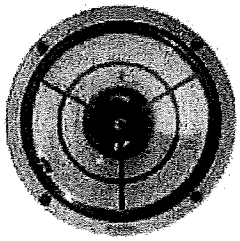
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DAS-000094-01 R02 07-12

PRODUCT INFORMATION

PDX10

Paradox™ 10" Architectural In-Grade



Intended Use
Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for uplighting architectural and landscape features. These units can be flush-mounted into a variety of substrates or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

Construction
Door material: Die-cast bronze or stainless steel.

Housing: Compression-molded polyester with patent-pending internal direct-access junction box for through-branch wiring. Internal junction box provides 44 cubic inches volume to ensure proper seal during installation. The housing is U.V. stabilized, impact- and corrosion-resistant for use in all types of environments. The housing has a sidecar configuration and houses the lamp and power module components as well as the lens/door finishing sections.

Lens/seal: Tempered clear flat borosilicate glass. The patent-pending door/lens seal uses proprietary bezel edge technology to secure the assembly to the housing. Four captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

Optics
Reflector (non-reflectorized lamps): High-purity anodized specular or semi-specular materials in various distributions provide maximum performance and uniformity. Lamps can be aimed 15° from vertical and rotated 360°. All configurations available with indexed and locking components to allow re-lamping and maintenance without re-aiming.

Electrical
Conduit entry: Two molded 3/4" NPT side entries standard; bottom hubs are molded with a 3/4" NPT membrane knockout.

Ballast: Integrally mounted modular ballast package, prewired with quick connectors for easy installation and maintenance. Ballasts are rated for low starting temperatures. High power factor magnetic ballasts standard; electronic ballasts also available.

Listings
U.L., C.U.L.

ORDERING INFORMATION

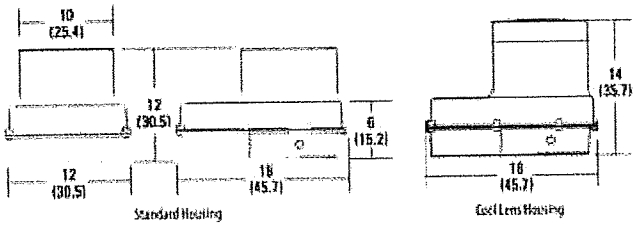
Example: PDX10 B 35CMT6 120 NSP FLC 34S RG LPI

Series[14]		Material		Lamp type								Voltage	Distribution	
PDX10	In-grade	SS	Stainless steel	Incandescent[1]								120	NSP	Narrow spot[11]
PDX10CL	In-grade with cool lens	BSS	Brushed stainless steel[2]	P30SOI	PAR30, medium							208	SP	Spot
		B	Bronze	P38100I	PAR38, medium							220	NFL	Narrow flood
				P3075I	PAR30, medium							240	MFL	Medium flood
				P38150I	PAR38, medium							277	WFL	Wide flood
				100Q	T4, mini can							347	FL	Flood
				150Q	T4, mini can							MV02T[3]	WWD	Wall wash distribution
				Fluorescent[4,5]										
				18TRT	Triple tube, GX24q2									
				26TRT	Triple tube, GX24q3									
				32TRT	Triple tube, GX24q3									
				42TRT	Triple tube, GX24q3									
				Metal halide										
				35CMT4	T4, G8.5[7]									
				70CMT4	T4, G8.5[7]									
				P3035CM	PAR30 medium[8]									
				P3070CM	PAR30 medium[8]									
				R11135CM	GX8.5[9]									
				R11170CM	GX8.5[9]									
				35CMT6	T6, G-12[7]									
				70CMT6	T6, G-12									
				150CMT6	T6, G-12[7]									
				50M	E17, medium[9]									
				70M	E17, medium									
				70CM	E17, medium									
				100M	E17, medium									
				100CM	E17, medium									
				150M	E17, medium[9]									
				150CM	E17, medium[9]									
				P3870M	PAR38, medium[10]									
				P3870CM	PAR38, medium[10]									
				P38100M	PAR38, medium[10]									
				P38100CM	PAR38, medium[10]									
				High pressure sodium										
				50S	E17, medium[9]									
				70S	E17, medium									
				100S	E17, medium									
				150S	E17, medium									

Lens		Conduit entry		Options				Lamped	
FLC	Flat lens clear	34S	Two 3/4" NPT side (standard)	Internal accessories		External accessories		LPI	Lamp included
FLCAS	Flat lens clear, anti-slip[6]			IHL	Internal honeycomb louver	RG	Decorative rock guard		
FLCSR	Flat lens frosted, slip resistant[6]			ISS	Internal source shield[1]	Fusing			
				WWL	Wall wash internal louver[3]	SF	Single fuse[12]		
				LSF	Linear spread filter	DF	Double fuse[13]		
				CFAMB	Color filter amber	Ballast			
				CFBLU	Color filter blue	GEB	Electronic ballast[4]		
				CFGRN	Color filter green				
				CFRED	Color filter red				

ADDITIONAL INFORMATION For additional product information, visit www.hydrel.com.

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Notes
1. Incandescent models are available with 120V only.
2. 220V not available.
3. Available with MV02T only.
4. If GEB and MHB lamp source are chosen, use MV02T.
5. Available with E17, T6 and T4 Lamps in NSP distribution only. Not valid with WWD.
6. Available only with WWD distributions or THT lamps.
7. 35CMT4 or 70CMT4 only valid with MV02T and GEB.
8. Not available with decorative rock guard.
9. Available only in MFL, WWD or WFL light distribution.
10. PAR38 lamps only available with SP or FL distributions.
11. NSP only valid with T4 or T6 lamps.
12. SF is available only with 120V, 277V or 347V on HID.
13. DF is available only with 208V, 220V or 240V on HID.
14. For lens load ratings, slip resistance and temperatures, see page 655.

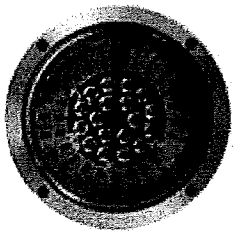
S7A AND S7B AT GRADE RECESSED. ENTRANCE TOWER UP LIGHT BELOW CANOPY.

PRODUCT INFORMATION

Sealed In-Grade

PDX10

Paradox™ 10" Architectural In-Grade Monochromatic LED



Intended Use
Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for uplighting architectural and landscape features. These units can be flush-mounted into a variety of substrates or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

Construction
Door material: Die-cast bronze or stainless steel.

Housing: Compression-molded polyester with patent-pending internal direct-access junction box for through-branch wiring. Internal junction box provides 44 cubic inches volume to ensure proper seal during installation. The housing is U.V. stabilized, impact- and corrosion-resistant for use in all types of environments. The housing has a sidecast configuration and houses the lamp and power module components as well as the lens/door framing section.

Optics
Lens/seal: Tempered clear flat borosilicate glass. The patent-pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Four captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

Electrical
LED type: 22W Monochromatic or color changing.

Conduit entry: Two molded 3/4" NPT side entries standard; bottom hubs are molded with a 3/4" NPT membrane knockout.

Power module: Integrally mounted modular LED driver, prewired with quick connectors for easy installation and maintenance.
Control: Standard DMX512, 3-channels per fixture: Red, Green, Blue or 4.

Communication to fixture: DMX512 direct.

Listings
U.L. C.U.L.

LED Visit www.hydrel.com for color changing LED specifications.

ORDERING INFORMATION

Example: PDX10 SS 22LED CLW MVOLT SP FLC 34S IHL LPI

Series[4]	Material	Lamp type	LED color	Voltage	Distribution	Lens
PDX10	SS Stainless steel	22LED 22W	CLW Cool white	120[2]	SP Spot, clear flat lens	FLC Flat lens clear
	BSS Brushed stainless steel[1]		CLWHO Cool white, high output	MVOLT	MFL Medium flood, clear flat lens	FLCAS Flat lens clear, anti slip[3]
	B Bronze		WWW Warm white		WFL Wide flood, clear flat lens	FLSR Flat lens frosted, slip resistant[1]
			AMB Amber		LSD Linear spread distribution, clear flat lens	
			BLU Blue			
			GRN Green			
			RED Red			
			RBL Royal blue			

Conduit entry
34S Two 3/4" NPT side (standard)

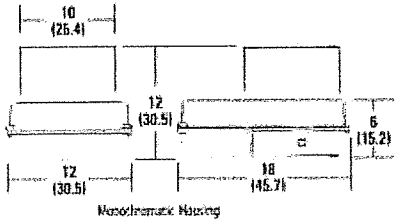
Options
Internal accessories
IHL Internal honeycomb louver
External accessories
RG Decorative rock guard
Ballast
LDIM 0-10V dimming[3]

Lamped
LPI Lamp included

ADDITIONAL INFORMATION

For additional product information, visit www.hydrel.com.

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Monochromatic Housing

Notes
1 Not available with RG option.
2 Only valid with LDIM.
3 Only valid with 120V.
4 For lens load ratings, slip resistance and temperatures, see page 655.

HYDREL
An AcuityBrands Company

SUITABLE FOR WET LOCATIONS *IP67*

PARADOX 10

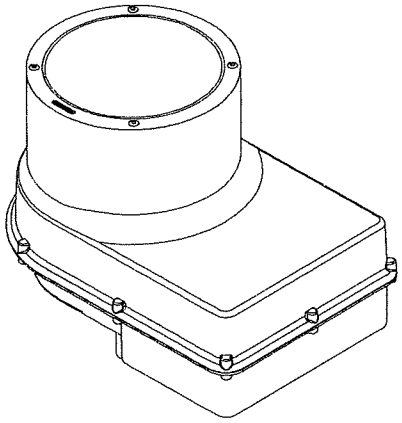
19W LED MONOCHROMATIC 10" ARCHITECTURAL IN-GRADE

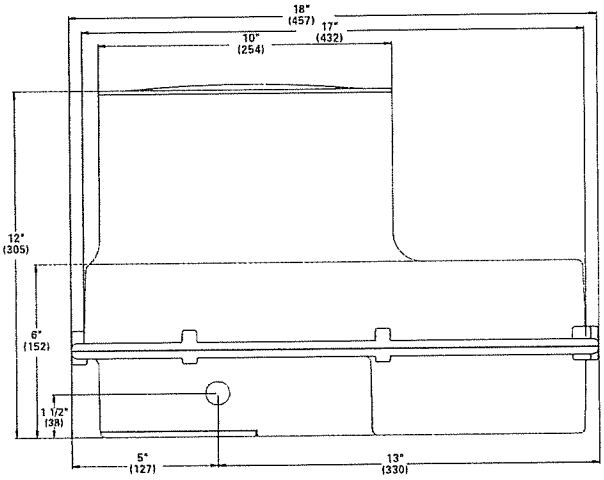
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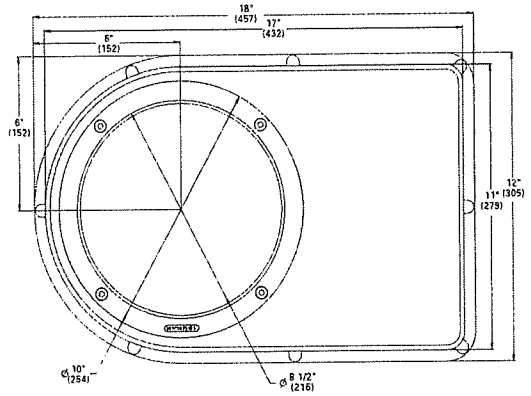
PART NUMBER

MODEL	MATERIAL	LAMP TYPE	VOLTAGE	DISTRIBUTION

LENS	CONDUIT	ACCESSORIES	LAMP	OPTIONS	LISTING







APPROVALS

DESCRIPTION:

Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for up lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

SPECIFICATIONS:

DOOR MATERIAL: Die cast bronze or stainless steel.

HOUSING: Compression molded polyester with patent pending internal direct access junction box for through-branch wiring. Internal junction box provides 44in^3 volume to ensure proper seal during installation. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments. The housing has a side-car configuration and houses the lamp and power module components as well as the lens/door finishing section.

LED TYPE: Monochromatic LEDs, 19W, 18 chip.

VOLTAGE: See Ordering Guide.

LIGHT DISTRIBUTION: See Ordering Guide. LED module has 15° of internal tilt and 360° of rotation.

LENS/SEAL: Tempered clear flat borosilicate glass. The patent pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Four captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

CONDUIT ENTRIES: Two molded ¾" NPT side entries standard, bottom hubs are molded with a ¾" NPT membrane knockout.

POWER MODULE: Integrally mounted modular LED driver, prewired with quick connectors for easy installation and maintenance.

ACCESSORIES: See Ordering Guide.

FINISH: Natural bronze, stainless steel or stainless steel with a brushed finish.

LISTING: U.L., C.U.L

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PDX10_LED_Monochromatic

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

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TYPE S7B

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IP67

PDX10 LED MONOCHROMATIC ORDERING INFORMATION

50/60 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.

EXAMPLE:

PDX10 B 18LED RED 120 SP FLC 34S LPI

***Model**
- ☐ **PDX10**

***LED Type**
- ☐ **18LED** 18 Chip LED array

***Voltage**
- ☐ **MVOLT**
- ☐ **120**[2]

***Lens**
- ☐ **FLC** Flat lens clear
- ☐ **FLCAS**[1] Flat Lens Clear, Anti-Slip
- ☐ **FLCSR**[1] Flat Lens Frosted, Slip Resistant

Accessories

Internal
- ☐ **IHL** Internal honeycomb louver

External
- ☐ **RG** Decorative Rock guard

***Lamp**
- ☐ **LPI** Lamp Included

***Door Material**
- ☐ **SS** Stainless Steel
- ☐ **BSS**[1] Brushed Stainless Steel
- ☐ **B** Bronze

***LED Color**
- ☐ **WHT30K** White
- ☐ **WHT41K** White
- ☐ **WHT53K** White
- ☐ **AMB** Amber
- ☐ **BLU** Blue
- ☐ **GRN** Green
- ☐ **RED** Red

***Light Distribution**
- ☐ **SP** Spot,
- ☐ **NFL** Narrow flood
- ☐ **MFL** Medium flood
- ☐ **FL** Flood
- ☐ **WFL** Wide flood
- ☐ **VWFL** Very wide flood
- ☐ **LSD** Linear Spread Distribution

***Conduit Entries**
- ☐ **34S** Two 3/4" NPT Side (Standard)

Options
- ☐ **LDIM**[3] 0-10V Dimming

Listing
- ☐ **IEC** International Electrotechnical Commission.

***Required Categories**

Notes:
1. Not available with Decorative Rock Guard.
2. Only valid if LDIM chosen.
3. LDIM only valid with 120 volt.

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PDX10_LED_Monochromatic

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TYPE S7B

HYDREL

An AcuityBrands Company

PDX10 18LED

LIGHT ENGINE	REBEL	REBEL	REBEL	REBEL	REBEL	REBEL
KELVIN TEMP	3000K	4100K	5300K			
MH EQUIVALENT	100W	150W	150W			
NUMBER OF LEDs	18	18	18			
DRIVE CURRENT	350mA	350mA	350mA			
INITIAL LUMENS[2]	690	1150	1150			
INPUT WATTS	19.2	19.2	19.2			
LUMENS PER WATT	35.9	59.9	59.9			
CRI	85	70	70			

LED LIFE: L70/50,000 HOURS

OPERATING TEMPERATURE: -30°C THROUGH 40°C

All Photometry is run to LM79 standards

Photometry available at www.hydrel.com

Notes:

* MH Equivalencies are approximate and vary by distribution.

[2] Initial Lumens will vary depending on distribution, consult individual IES files for exact data.

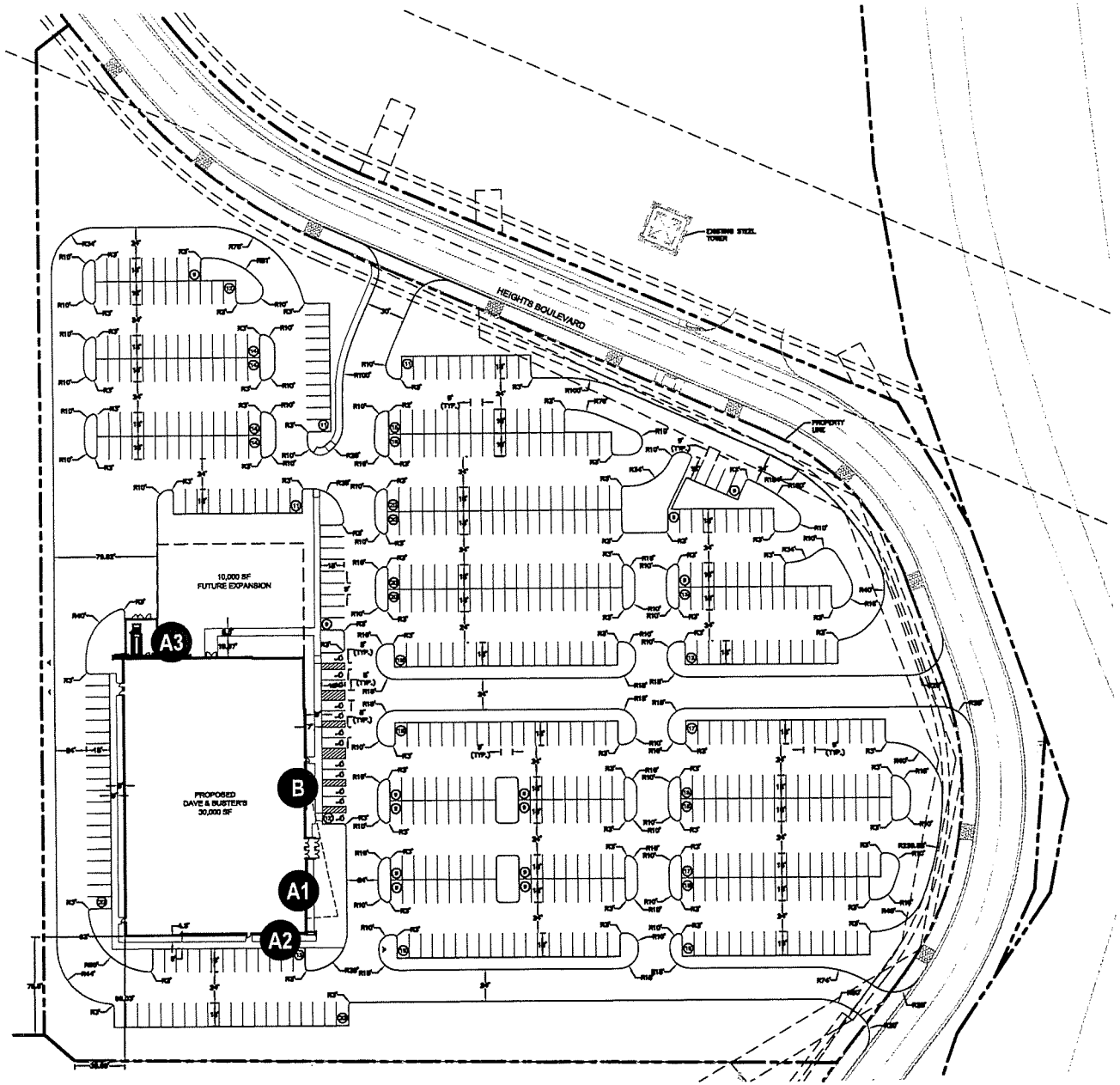
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PDX10_LED_Monochromatic

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SITE PLAN
SCALE

DAVE & BUSTER'S

Client
DAVE & BUSTER'S

Design #
C141953R5

Sheet 1 of 5

Address
FflorENCE, KY

Account Rep. J MUELLER

Designer K ERICKSEN

Date 09/12/2014

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Revision / Date

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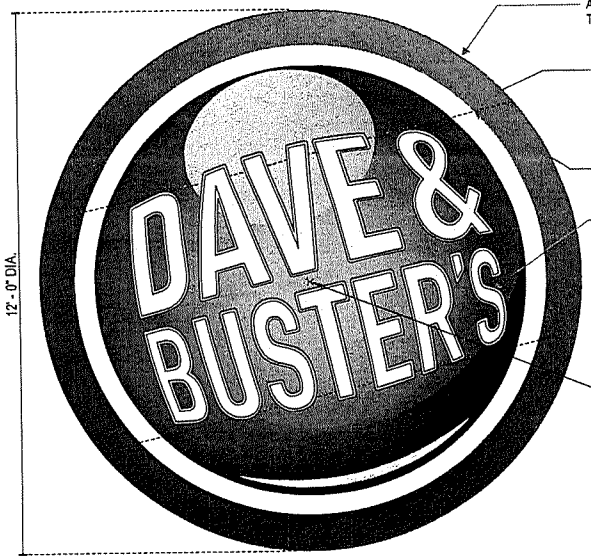
R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET). REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ALUMINUM CABINET W/ BLEED RETAINER PAINTED TO MATCH CHROME

EXTEND BLUE GRADIENT TO CUT SIZE
WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC).
NOTE: NO DROP SHADOW ON LETTERS BECAUSE CH. LETTERS ARE DIMENSIONAL.

ILLUMINATE W/ 7100K WHITE LED MODULES & REMOTE POWER SUPPLIES.

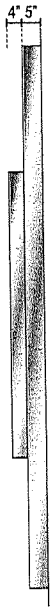
SUGGESTED SEAMS IN VINYL (BEHIND COPY)

4" DEEP FABRICATED ALUMINUM LETTERS WITH 7328 WHITE ACRYLIC FACES MOUNTED FLUSH TO CABINET FACE.

PAINT RETURNS TO MATCH CHROME.

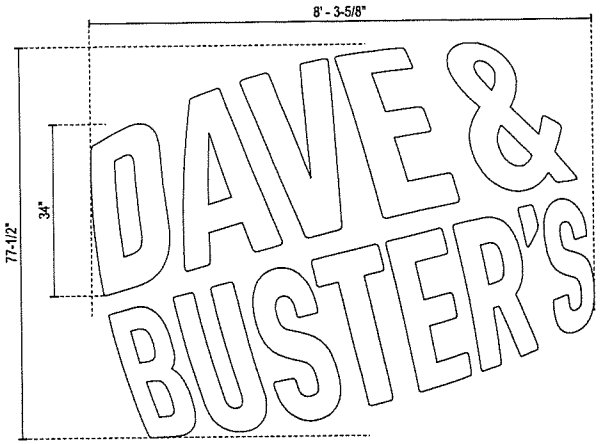
INTERNALLY ILLUMINATE WITH 7100K WHITE LED'S. LOCATE POWER SUPPLIES INSIDE BACKGROUND.

GC TO STUB OUT FLEX CONDUIT IN CENTER OF SIGN

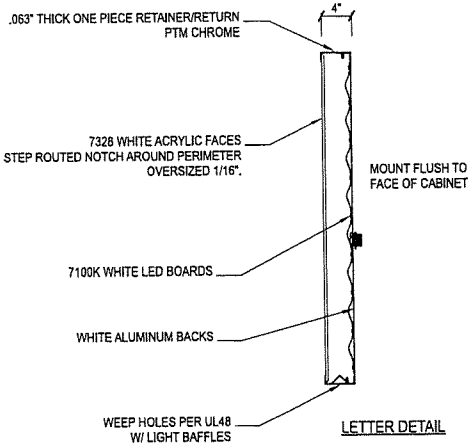


END VIEW

A1 A2 A3 EXTERIOR S/F LOGO — 113 SQ. FT. [PERIMETER]
SCALE 3/8" = 1' - 0"



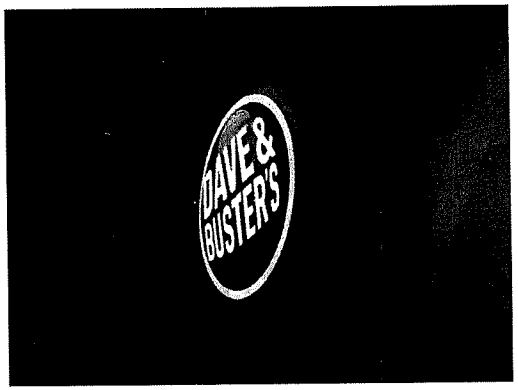
LETTER DIMENSIONS
SCALE: 1/2" = 1' - 0"



LETTER DETAIL



EXAMPLE 1



EXAMPLE 2

PRELIMINARY EXHIBIT
ALL DIMENSIONS MUST BE VERIFIED PRIOR TO MANUFACTURE

DAVE & BUSTER'S

Client DAVE & BUSTER'S
Design # C141953R5
Sheet 4 of 5
Address FLORENCE, KY
Account Rep. J MUELLER
Designer K ERICKSEN
Date 09/12/2014

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R4:ES:10/24/14: ADD SITE PLAN. REVISE SIGNS (A1,A2,A3). REMOVE SIGNS (C1 & C2).

R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET), REVISE TO CHROME RETURNS (A), ADD NIGHT RENDERINGS.

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



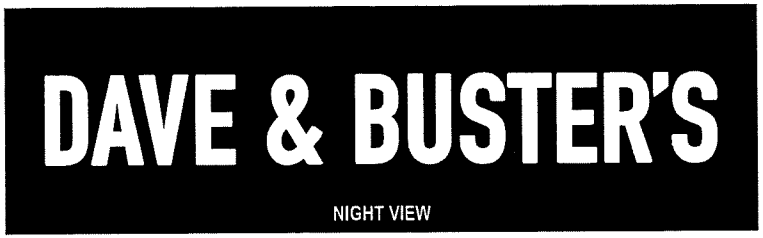
B FACE-LIT CHANNEL LETTERS (FOR CANOPY APPLICATIONS) 116.5 SQ. FT.

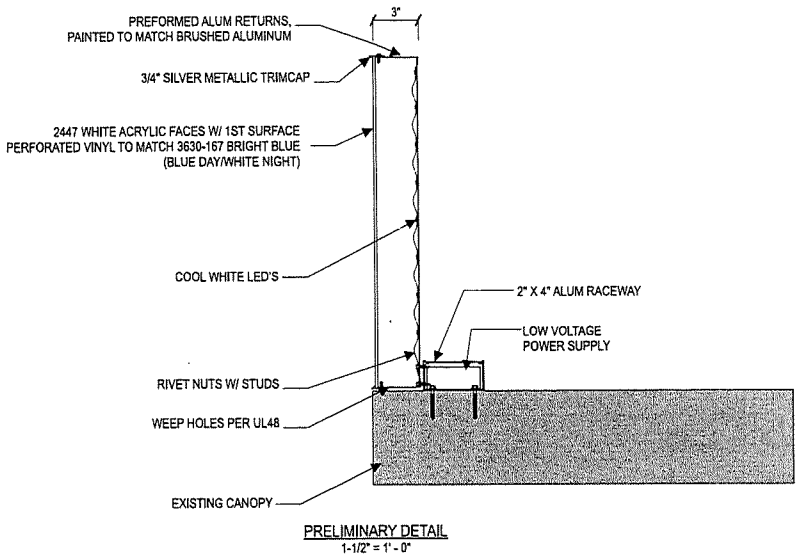
SCALE 1/4"=1'-0"

3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.

2447 WHITE ACRYLIC FACES W/ 1ST SURFACE
PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE
(BLUE DAY/WHITE NIGHT)
ILLUMINATE W/ COOL WHITE LEDS.

2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.





PRELIMINARY DETAIL
1-1/2" = 1' - 0"

PRELIMINARY EXHIBIT
ALL DIMENSIONS MUST BE
VERIFIED PRIOR TO MANUFACTURE

DAVE & BUSTER'S

Client DAVE & BUSTER'S
Design # C141953R5
Sheet 5 of 5
Address FLORENCE, KY
Account Rep. J MUELLER
Designer K ERICKSEN
Date 09/12/2014

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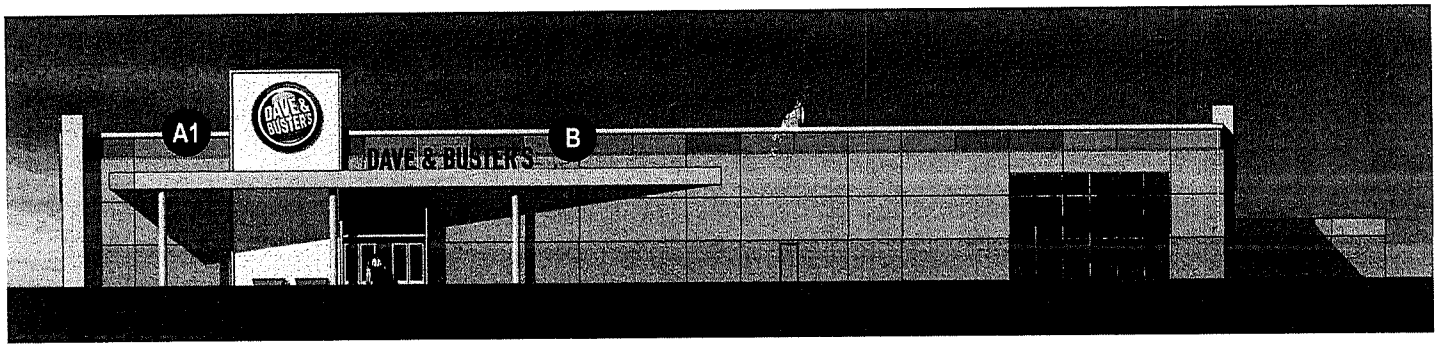
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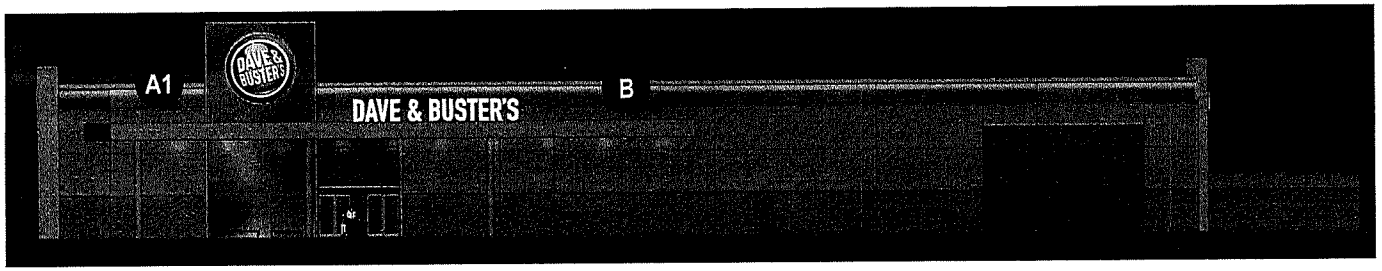
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION FRONT [DAY]
SCALE 3/64" = 1' - 0"



ELEVATION FRONT [NIGHT]
SCALE 3/64" = 1' - 0"

Client
DAVE & BUSTER'S

Design #
C1419538R5

Sheet 2 of 5

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Account Rep. J MUELLER

Designer K ERICKSEN

Date 09/12/2014

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Landlord	

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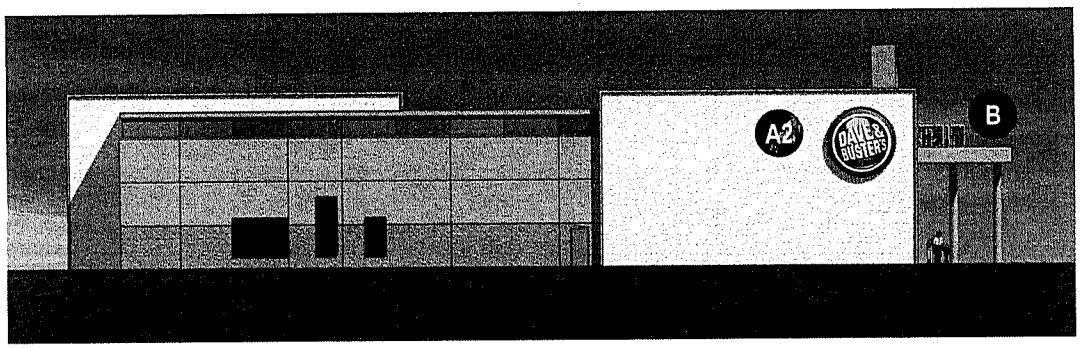
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Davenport, FL 33837
863-476-1180 Fax 863-424-1180

Georgia
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Dawsonville, GA 30534
678-725-8552 Fax 210-349-8724

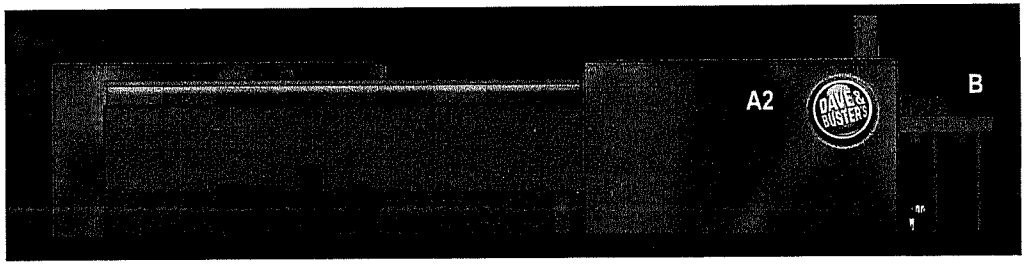
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361-643-3599 Fax 361-643-9533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION LEFT [DAY]
SCALE 3/64" = 1' - 0"



ELEVATION LEFT [NIGHT]
SCALE 3/64" = 1' - 0"

Client
DAVE & BUSTER'S
Design #
C141953R5
Sheet 2 of 5
Address
FLORENCE, KY
Account Rep. J MUELLER
Designer K ERICKSEN
Date 09/12/2014

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Client	
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Art	
Engineering	
Landlord	

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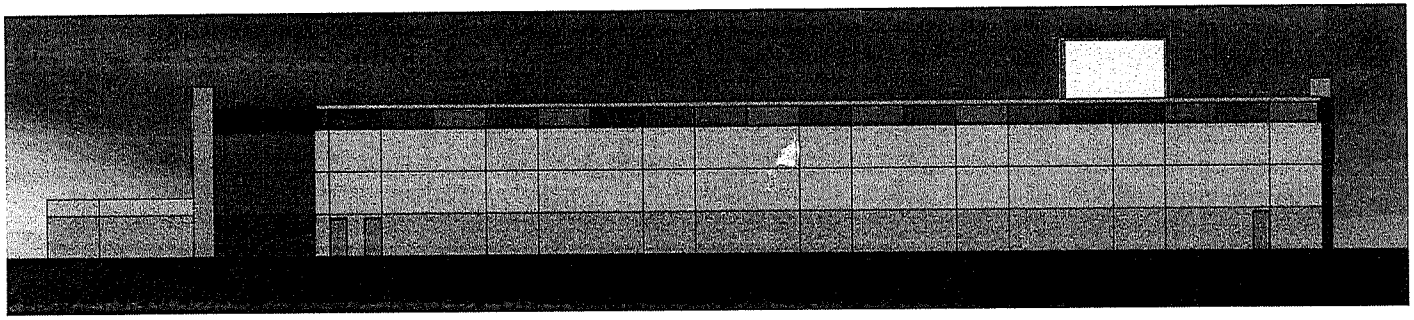
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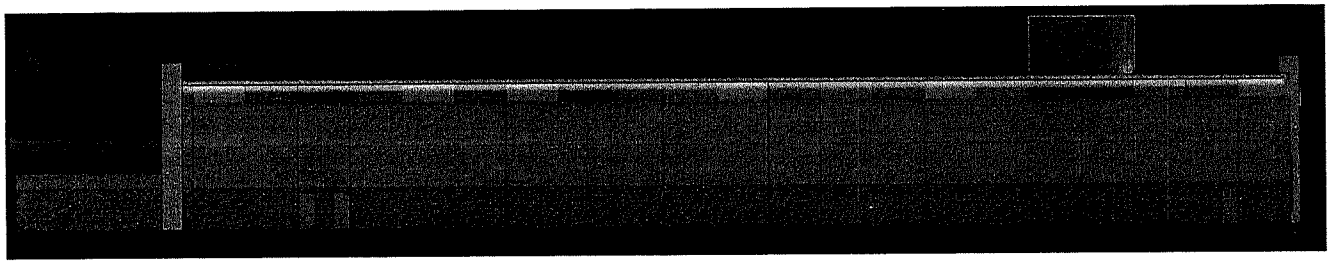
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION REAR [DAY]
SCALE 3/32" = 1' - 0"



ELEVATION REAR [NIGHT]
SCALE 3/32" = 1' - 0"

Client
DAVE & BUSTER'S

Design #
C141953R5

Sheet 3 of 5

Address
FLORENCE, KY

Account Rep. J MUELLER

Designer K ERICKSEN

Date 09/12/2014

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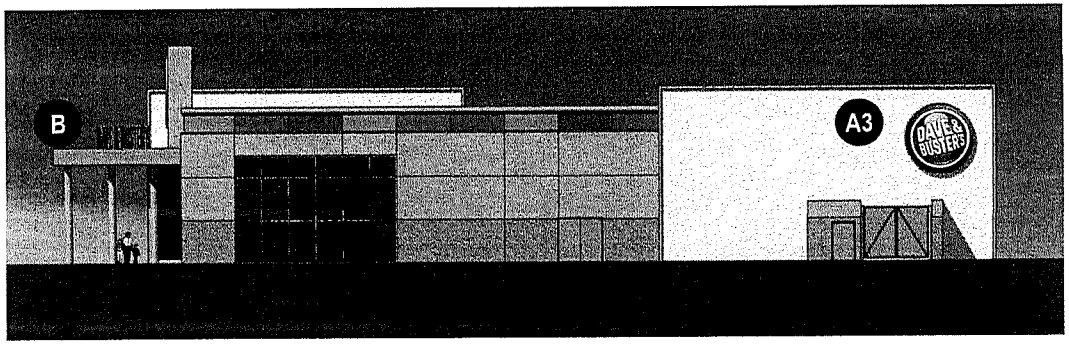
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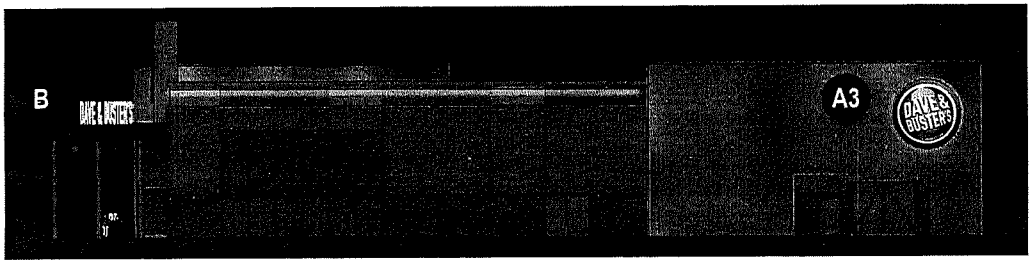
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION RIGHT [DAY]
SCALE 3/32" = 1' - 0"



ELEVATION RIGHT [NIGHT]
SCALE 3/32" = 1' - 0"

DAVE & BUSTER'S

Client
DAVE & BUSTER'S

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Sheet 3 of 5

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Designer K ERICKSEN

Date 09/12/2014

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R2:KE:10/20/2014:UPDATE ELEVATIONS, CHANGE B TO CANOPY STYLE

R3:ACG:10/23/14: REVISE TO RAISED CL SIGN (A1, A2, A3).

R4:ES:10/24/14: ADD SITE PLAN. REVISE SIGNS (A1,A2,A3). REMOVE SIGNS (C1 & C2).

R5:ACG:10/24/14, REVISE TO 5" DEPTH (CABINET). REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

Chandler Signs
Brand Image Begins Here
chandlersigns.com

National Headquarters 3201 Manor Way Dallas, TX 75270 214-902-2000 Fax 214-

West Coast 1255 Park Center Drive, Unit C Vista, CA 92081 760-907-7033 Fax 760-967-7033

San Antonio 17319 San Pedro Ave., Ste. #200 San Antonio, TX 78232 210-349-3994 Fax 210-349-8724

Northeast US 953 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3075 Fax 502-412-9013

Florida 2584 Sand Hill Point Circle Suwanee, FL 30097 863-420-1158 Fax 863-424-1183

Georgia 37 Waterford Park Court Douglasville, GA 30134 678-772-4252 Fax 210-349-8724

South Texas PO Box 125, 206 Doral Drive Portland, TX 78374 361-643-5395 Fax 361-643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

EXHIBIT
"B"

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: January 7, 2015

RE: Request of **Dave and Buster's Inc. (owner by contract)** for a Zoning Map Amendment for a Special Sign District for a 9.91 acre site (Lot 4, Florence Heights Subdivision) located along the south and west sides of the Heights Boulevard extension (currently under construction), approximately 1,330 feet east/southeast of the Heights Boulevard/Mall Road intersection, approximately 335 feet southeast of the property at 828 Heights Boulevard, and approximately 290 feet north of the property at 8072, 8074, 8076, 8078, and 8080 US 42, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage.

REMARKS:

We, the Committee, recommend approval of the above referenced request based on the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. Section 3400 "Intent" of the Boone County Zoning Regulations states that part of the purpose of Article 34 "Signs" is "to encourage the innovative use of design through Special Sign Districts." Section 3440 "Special Sign Districts" states "the purpose of the district shall be to respond to the special circumstances of development, renewal, redevelopment, or rehabilitation of areas of the County and to better achieve county-wide policies for growth and development."

   The Special Sign District was requested to allow a channel letter sign to be mounted on the roof of a building mounted entry canopy, and to allow two wall areas on each of three different building elevations to be illuminated with blue lighting (six blue illuminated wall areas total). It is the Committee's conclusion that the sign mounted on the roof of the canopy is reasonable because it will be lower than the top of the parapet on the adjoining part of the main building, and it will be more effective at its' proposed location versus being mounted on the exterior facade over the main doorway. In short, the sign placement is more responsive to the building design than could be achieved under the normal code requirements.

   The Committee has also concluded that the blue illuminated wall areas respond to the special circumstances of the development, as the blue lighting will serve as an architectural enhancement for defined areas of the building versus act as signage in

a conventional sense. The blue wall illumination does not include any graphics or verbiage. The Committee has also concluded that both the sign mounted on the canopy roof and the blue illuminated wall areas will be compatible with both the subject property and surrounding properties, and will not create an overwhelming appearance.

2. The Committee has concluded that the proposal meets the basic intent of the Mall Road Overlay Sign District in Section 3440 of the zoning regulations. This District permits restaurants and entertainment uses (night clubs and live performance venues) to have neon or L.E.D. accent banding along cornice lines and main entrances, and does not treat this accent banding as one of the three permitted sign areas on a primary or secondary facade. This type of accent banding is treated as one of the three permitted sign areas for other uses in this District. While such accent banding is not proposed for the Dave and Buster's facility, the proposed blue illuminated wall areas follow the same concept by permitting a form of colored illumination to highlight or emphasize a restaurant/entertainment use.

3. The Committee has concluded that the Special Sign District is in agreement with the 2010 Boone County Comprehensive Plan. The Comprehensive Plan's Future Land Use Development Guidelines ("Design, Signs, and Historic Preservation," pg. 164) state "developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention." The Goals and Objectives state "proper design principles shall be applied in development" ("Overall," Objective 3) and "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas" ("Business Activity," Goal).

   When considering these statements, it is the Committee's conclusion that the proposed Special Sign District is in agreement with the Comprehensive Plan based on the reasons outlined in Sections 1 and 2 above. It is the Committee's conclusion that the proposed Special Sign District also fulfills the applicable sections of Article 15 "Planned Development District" based on these same reasons. Specific sections of Article 15 are discussed in the Staff Report for this request.

4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2010 Boone County Comprehensive Plan, Article 15 of the Boone County Zoning Regulations, and Section 3440 of the zoning regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The proposal (channel letter sign on the entry canopy roof and blue illuminated wall areas) will follow all plans, stipulations, and representations made in the application materials including but not limited to placement, sizes, dimensions, and technical lighting information.

2. The blue wall illumination shall be confined to the limestone tile wall areas shown on the submitted elevations.

3. The blue wall illumination will be turned off within one (1) hour after the close of business each night.

4. The lighting for the blue wall illumination shall be kept at a constant level and will not flash, blink, move, pulsate, etc.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change Committee Vote.

COMMISSION MEMBERS PRESENT:

Mr. Ben Brandstetter
Mr. Greg Breetz
Mr. Kim Bunger
Mr. Mark Hicks
Mrs. Janet Kegley
Mr. Jim Longano
Mr. Don McMillian
Ms. Lisa Reeves
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Randy Bessler
Mr. Mike Ford, Vice Chairman
Mr. Charlie Reynolds
Ms. Susan Schultz

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director Zoning Services

ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT- Janet Kegley, Chairwoman, Kevin Wall, Staff

2. Request of **Dave and Buster's Inc. (owner by contract)** for a Zoning Map Amendment for a Special Sign District for a 9.91 acre site (Lot 4, Florence Heights Subdivision) located along the south and west sides of the Heights Boulevard extension (currently under construction), approximately 1,330 feet east/southeast of the Heights Boulevard/Mall Road intersection, approximately 335 feet southeast of the property at 828 Heights Boulevard, and approximately 290 feet north of the property at 8072, 8074, 8076, 8078, and 8080 US 42, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage.

Staff Member, Kevin Wall, presented the Staff Report, which included a Powerpoint presentation (see Staff Report). The request involves establishing a Special Sign District. The site is located in the Florence Heights Subdivision and will be a Dave and Buster's. The site faces the freeway. Mr. Wall stated that the Future Land Use Map designates the site for Commercial (C) purposes. He showed a layout of the proposed Dave and Buster's building. The building sits opposite of the freeway. The proposal involves 2 different signs that are outside of the normal signage requirements. The first sign is a conventional sign and the second sign involves blue lighting that illuminates exterior wall areas. The proposed Dave and Buster's building mounted sign is not normally permitted because it is placed on a roof. It will be located on the roof of a canopy. The wall areas are made with limestone type tile. The color of the tiles will be warm gray when they are not illuminated. Two wall areas on each of the 3 facades will be illuminated for a total of 6 areas. It is very similar to the Holiday Inn in Florence and the Holiday Inn Express in Richwood. Mr. Wall showed some examples of the proposed lighting as well as some photographs of the surrounding properties.

In terms of Staff comments, Mr. Wall included references from the Comprehensive Plan, the Mall Road District Study and sections from the zoning regulations (Articles 15 & 34). Mr. Wall noted that the Mall Road District Study allows more latitude for LED lighting and neon banding for restaurants and entertainment type uses. It gives a little more of the Vegas atmosphere for specific uses. Information related to the Holiday Inn Special Sign District is included in the Staff Report. This relates to certain conditions for colored lighting images such as prohibiting pulsating and not going above the roof lines. Mr. Wall questioned whether it was the applicant's intent to light the back of the building or the tower section? The canopy roof sign will be channel letters. It is not extended beyond the main roof. Because the blue lighting is considered signage, figures are included in the Staff Report. The amount of sign area is substantially more of what is normally permitted.

Chairman Rolfsen asked if the applicant was ready to proceed with their presentation?

Ms. Michelle Wright, CD Reeves Associates, representing Dave and Buster's Entertainment Inc. explained that Dave and Buster's started in Dallas, Texas in 1982. They have extensive experience in the restaurant industry. They have 70 locations in over 25 states. They employ over 8,000 employees. She stated that their core customer group are families and adults between the ages of 21-54. What draws people to Dave and Buster's is quality food, drink items

and an extensive array of interactive entertainment ranging from traditional billiards and carnival style games to newer gaming of virtual reality. They also have screens for sporting events.

Mr. Philip Kemery, Irving, Texas, stated that he spent the last several months working with Mr. Wall to meet the Mall Road District Study requirements. The daytime images of the building comply with those requirements. The back of the building will not have the blue lighting. The other 3 walls will have the blue lighting. Mr. Kemery explained that they are using the lighting as an enhancement to the building architecture and not as a sign. At night, the blue lighting provides a cohesiveness and pulls the building together. It gives the building an identity. It matches the blue in the logo. The proposed Dave and Buster's sign on the canopy needs to be pulled away from the main building in order for it to be seen. If it was against the main building, it would be difficult to see as you approach the building. It is still not silhouette against the sky. At night, the back of it is not lit. It will be silhouetted against the building wall. There is 3.5 feet of wall above the sign. It was noted that the color handout distributed to the Board Members matches the black and white drawings in the Staff Report.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request? Seeing no one, Chairman Rolfsen asked if the Board Members had any questions or comments about the signage approved for the overall development?

Mr. Bunger asked the Staff to provide information about other signage approved for the overall development at the Committee Meeting. Mr. Wall replied that he does not believe that any sign permits have been issued for the Florence Heights Subdivision. A Special Sign District was approved for the overall subdivision. It is mostly entry and directional signage. It doesn't affect building mounted signage.

Mrs. Kegley asked how many lights are being used for the blue wash? Mr. Kemery responded that there are 2 lights side by side. There is over spray. They want to limit the blue to the white areas only. One light is for the lower portion of the building and the other is for the upper portion. The photometrics for the lighting goes from edge to edge and top to top of the white surfaces. They are spaced four feet apart along the bottom of the white surfaces and on the tower. Mrs. Kegley stated that the Holiday Inn had a "V" effect. Mr. Kemery replied there could be a scalloping effect.

Mr. McMillian asked if they had live entertainment? Ms. Wright stated there are no live bands or dancing. The entertainment is interactive games. In response to a question from Chairman Rolfsen, Ms. Wright noted that it will be the first Dave & Buster's in Kentucky. Mr. McMillian asked if there was a fee to get into the facility? Ms. Wright replied no but you may need tickets or coins to play the games. There is no cover charge to get into the restaurant.

Mr. Reynolds asked how many Dave and Buster's are in Cincinnati? Ms. Wright replied one at Tri-County. Mr. Bunger asked if the design of the existing Dave and Buster's in Cincinnati is similar to what is proposed? Ms. Wright responded that it is an older one and the proposed design has only been used for a year and a half. Mr. Costello stated that he thought that the existing building was a retrofit.

Mr. Bunger asked if the applicant could provide information about the brightness of the lighting? Ms. Wright replied they have a significant amount of information about the fixtures and maximum illumination.

Chairman Rolfsen asked what is the anticipated completion date for the project? Ms. Wright responded that it depends on various plan reviews and approvals. There is extensive grading work occurring on the site. Dave and Buster's is currently under contract to purchase lot 4. They are not open 24 hours a day. Their typical hours are Sunday through Thursday, 11:00 a.m. to midnight and Friday and Saturday, 11:00 a.m. to 2:00 a.m.

Mr. Longano asked if there was any landscaping contemplated near the 3 blue walls. Mr. Kemery replied there is low landscaping planned around the building.

Mrs. Kegley asked if the blue walls stay lit all night? Mr. Kemery stated that he couldn't answer the question tonight.

Mr. Bunger inquired about the back side of the building and the appearance of a long blank wall. Could landscaping be installed? Ms. Wright replied that the Dave and Buster's rear wall will be oriented towards Menards delivery and storage area. It will not be a typical customer pathway or view.

There being no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 17, 2014 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on January 7, 2015 at 7:00 P.M. Chairman Rolfsen closed the Public Hearing at 8:20 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director

Exhibit 1 - Dave and Buster's Florence, Kentucky packet of drawings

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: December 17, 2014

RE: **ZONING MAP AMENDMENT FOR SPECIAL SIGN DISTRICT- Janet Kegley, Chairwoman, Kevin Wall, Staff**

2. Request of **Dave and Buster's Inc. (owner by contract)** for a Zoning Map Amendment for a Special Sign District for a 9.91 acre site (Lot 4, Florence Heights Subdivision) located along the south and west sides of the Heights Boulevard extension (currently under construction), approximately 1,330 feet east/southeast of the Heights Boulevard/Mall Road intersection, approximately 335 feet southeast of the property at 828 Heights Boulevard, and approximately 290 feet north of the property at 8072, 8074, 8076, 8078, and 8080 US 42, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Randy Bessler

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Janet Kegley, Chairwoman

For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Ben Brandstetter

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Charlie Reynolds (Alternate)

For Project ____ Absent ____
Against Project ____

Kim Bunger

For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Jim Longano (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Greg Breetz

For Project ✓ Absent ____
Against Project ____
Abstain ____ Deferred ____

Mark Hicks (Alternate)

For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

TOTAL: ____DEFERRED ____ FOR PROJECT ____ ABSENT

____ AGAINST PROJECT ____ ABSTAIN

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org

December 18, 2014

Ms. Lisa Warren
Dave and Buster's
2481 Manana Drive
Dallas, TX 75220

RE: Recommended Conditions of Approval for Dave and Buster's Zoning Map Amendment for a Special Sign District, Lot 4, Florence Heights Subdivision, Florence, Kentucky

Dear Ms. Warren:

The following represents the conditions of approval for the above referenced application as discussed by the Planning Commission's Zone Change Committee at their December 17, 2014 meeting. If you, as the authorized representative of the property owner, agree to these conditions, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office by Friday, January 2, 2015.

CONDITIONS

1. The proposal (channel letter sign on the entry canopy roof and blue illuminated wall areas) will follow all plans, stipulations, and representations made in the application materials including but not limited to placement, sizes, dimensions, and technical lighting information.

2. The blue wall illumination shall be confined to the limestone tile wall areas shown on the submitted elevations.

3. The blue wall illumination will be turned off within one (1) hour after the close of business each night.

4. The lighting for the blue wall illumination shall be kept at a constant level and will not flash, blink, move, pulsate, etc.

Sincerely,

Kevin T. Wall, AICP
Director, Zoning Services

KTW/vlm

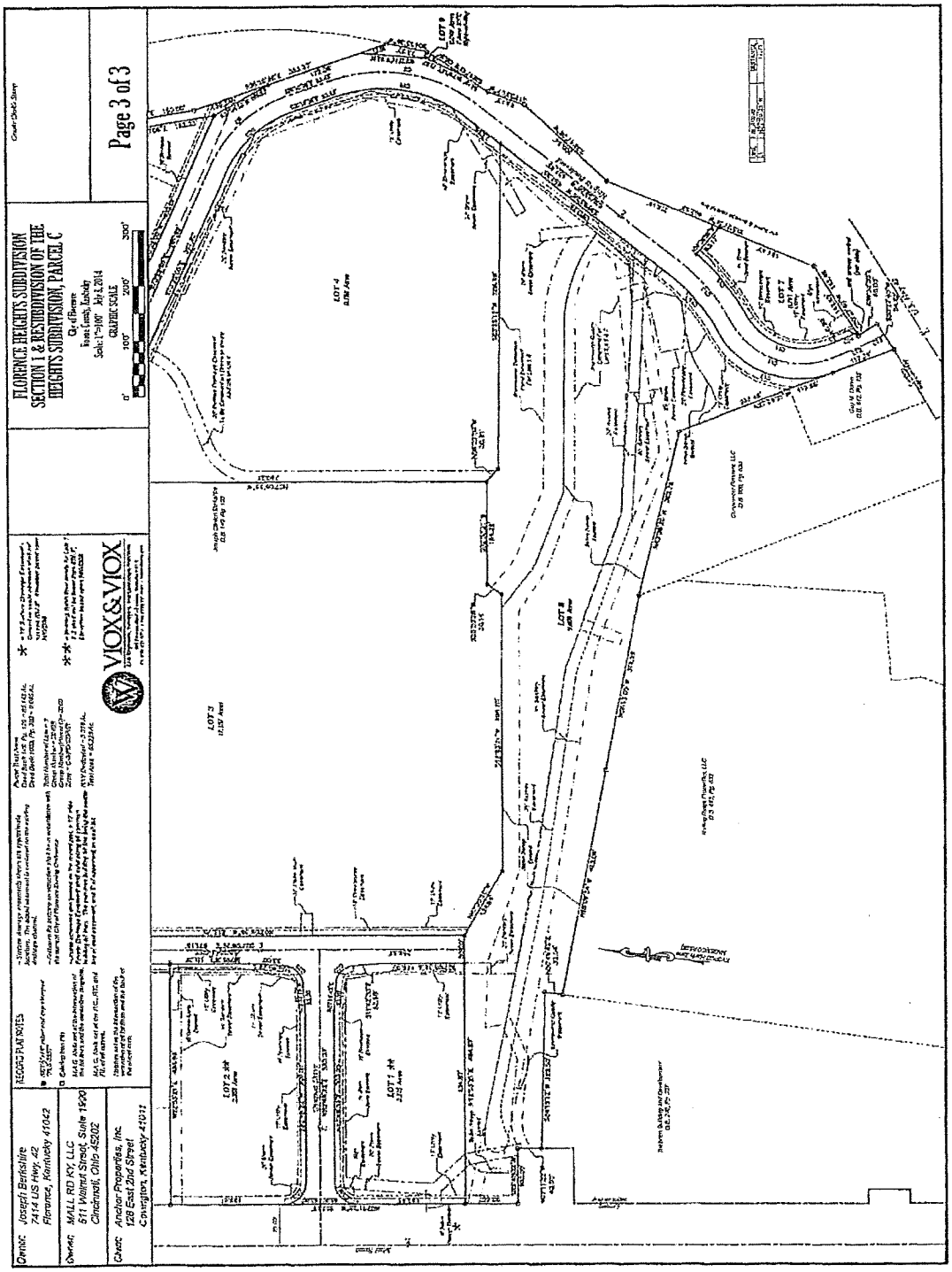
AGREEMENT

I, the authorized representative of the property owner of Lot 4, Florence Heights Subdivision, Florence, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment for a Special Sign District application.

1/5/15

Lisa Warren, VP Development Services — Date
Dave and Buster's
Authorized Representative for Property Owner

Exhibit B


Page 3 of 3
FLORENCE HEIGHTS SUBDIVISION
SECTION 1 & RESUBDIVISION OF THE
HEIGHTS SUBDIVISION, PARCEL C
GRAPHIC SCALE
Scale: 1"=100' - My 8, 2014
VIOX&VIOX
Owner: Joseph Berkshire
7414 US Hwy. 42
Florence, Kentucky 41042
Owner: MALL RD KY, LLC
811 Walnut Street, Suite 1900
Cincinnati, Ohio 45202
Owner: Anchor Properties, Inc.
128 East 2nd Street
Covington, Kentucky 41011
RECORD PLAT NOTES
LOT 1 AM
LOT 2 AM
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

ORDINANCE NO. O-3-15

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE FOR A 9.91 ACRE SITE (LOT 4, FLORENCE HEIGHTS SUBDIVISION) GENERALLY LOCATED ALONG THE SOUTH AND WEST SIDES OF THE HEIGHTS BOULEVARD EXTENSION (CURRENTLY UNDER CONSTRUCTION), APPROXIMATELY 1,330 FEET EAST/SOUTHEAST OF THE HEIGHTS BOULEVARD/MALL ROAD INTERSECTION, APPROXIMATELY 335 FEET SOUTHEAST OF THE PROPERTY AT 828 HEIGHTS BOULEVARD, AND APPROXIMATELY 290 FEET NORTH OF THE PROPERTY AT 8072, 8074, 8076, 8078 AND 8080 U.S. 42, FLORENCE, KENTUCKY, TO ALLOW ALTERNATIVE SIGNAGE. (DAVE AND BUSTER'S INC. PROPERTY)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission has recommended approval of a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage, for a 9.91 acre site (Lot 4, Florence Heights Subdivision) generally located along the south and west sides of the Heights Boulevard Extension (currently under construction), approximately 1,330 feet east/southeast of the Heights Boulevard/Mall Road Intersection, approximately 335 feet southeast of the property at 828 Heights Boulevard, and approximately 290 feet north of the property at 8072, 8074, 8076, 8078 and 8080 U.S. 42, Florence, Kentucky, and

WHEREAS, the recommendations for approval of the Boone County Planning Commission are based upon certain findings and conditions attached to its Resolution of Recommendation, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY AS FOLLOWS:

SECTION I

That the zoning map amendment to establish a Special Sign District for property zoned Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) for the 9.91 acre site (Lot 4, Florence Heights Subdivision) generally located along the south and west sides of the Heights Boulevard Extension (currently under construction), approximately 1,330 feet east/southeast of the Heights Boulevard/Mall Road Intersection, approximately 335 feet southeast of the property at 828 Heights Boulevard, and approximately 290 feet north of the property at 8072, 8074, 8076, 8078 and 8080 U.S. 42, Florence, Kentucky, shall be and is hereby approved.

The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment for this subject property.

SECTION II

This approval of this zoning map amendment and the Special Sign District is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-15-002-A of the Boone County Planning Commission along with the referenced Exhibits to that Resolution.

SECTION III

This approval is granted based upon the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the committee report of that Commission, which is attached and part of the Commission's Resolution No. R-15-002-A, marked Exhibit "B", and incorporated herein as if fully set out.

SECTION IV

If this approval for this zoning map amendment shall be held invalid, in whole or in part, by any Court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance and this particular zone change approval.

SECTION V

Publication of this Ordinance is hereby to be by summary publication in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF February, 2015.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 17th DAY OF February, 2015.

APPROVED:

Diane E. Whalen
MAYOR

ATTEST:

CITY CLERK

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: **REPORT AND RECOMMENDATION - REQUEST OF DAVE AND BUSTER'S INC. (OWNER BY CONTRACT) FOR A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT FOR A 9.91 ACRE SITE (LOT 4, FLORENCE HEIGHTS SUBDIVISION) GENERALLY LOCATED ALONG THE SOUTH AND WEST SIDES OF THE HEIGHTS BOULEVARD EXTENSION (CURRENTLY UNDER CONSTRUCTION), APPROXIMATELY 1,330 FEET EAST/SOUTHEAST OF THE HEIGHTS BOULEVARD/MALL ROAD INTERSECTION, APPROXIMATELY 335 FEET SOUTHEAST OF THE PROPERTY AT 828 HEIGHTS BOULEVARD, AND APPROXIMATELY 290 FEET NORTH OF THE PROPERTY AT 8072, 8074, 8076, 8078 AND 8080 U.S. 42, FLORENCE, KENTUCKY, IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE TO ALLOW ALTERNATIVE SIGNAGE.**

The Committee met in a regular meeting on February 9, 2015, at the Florence Government Center Building to consider Resolution No. R-15-002-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exits for an additional hearing before the City Council.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and

b. That the recommendation of approval from the Boone County Planning Commission be affirmed, and the request described above be approved.

MEMBERS OF THE COMMITTEE:

JULIE METZGER AUBUCHON

GARY B. WINN

CITY OF FLORENCE, KENTUCKY
SUMMARY OF ORDINANCE NO. O-3-15

The City of Florence, Kentucky, enacted on second reading Ordinance No. on February 17, 2015. The title of this Ordinance is as follows:

ORDINANCE NO. O-3-15

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE FOR A 9.91 ACRE SITE (LOT 4, FLORENCE HEIGHTS SUBDIVISION) GENERALLY LOCATED ALONG THE SOUTH AND WEST SIDES OF THE HEIGHTS BOULEVARD EXTENSION (CURRENTLY UNDER CONSTRUCTION), APPROXIMATELY 1,330 FEET EAST/SOUTHEAST OF THE HEIGHTS BOULEVARD/MALL ROAD INTERSECTION, APPROXIMATELY 335 FEET SOUTHEAST OF THE PROPERTY AT 828 HEIGHTS BOULEVARD, AND APPROXIMATELY 290 FEET NORTH OF THE PROPERTY AT 8072, 8074, 8076, 8078 AND 8080 U.S. 42, FLORENCE, KENTUCKY, TO ALLOW ALTERNATIVE SIGNAGE. (DAVE AND BUSTER'S INC. PROPERTY)

The effect of this Ordinance is to allow a zoning map amendment for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone, which would allow alternative signage. This Ordinance does not change the zoning of the site, but approves a zoning map amendment for a Special Sign District based on its current zoning.

The full text of Ordinance No. O-3-15, including its Exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Boulevard, Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. and that it has been prepared by me on the 6th day of February, 2015, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.

HUGH O. SKEES
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Boulevard, P.O. Box 756
Florence, Kentucky 41022-0756
(859) 371-7407

LDRA

L.D. REEVES & ASSOCIATES, INC.

APPROVED
Staff
Date 1/7/15
Boone County
Planning Commission
*WITH CONDITIONS

RECEIVED
OCT 28 2014
BOONE COUNTY
PLANNING COMMISSION

October 27, 2014

Boone County Planning
Attention Mr. Kevin Wall
2950 Washington St., Room 317
Burlington KY 41005

Dear Kevin:

The enclosed Zoning Map Amendment Application package to create a Special Sign District for the proposed Dave & Buster's on lot 4 of the Florence Heights development is being submitted for consideration by the Planning Commission and City Council.

Founded in 1982 and headquartered in Dallas Texas, Dave & Buster's Entertainment, Inc. is the parent company of Dave & Buster's, Inc. They are an owner and operator of 70 venues in North America that combine dining and entertainment opportunities for customers to "Eat Drink Play and Watch" all in one location.

Dave & Buster's offers a full menu of "Fun American New Gourmet" entrees and appetizers, a full selection of alcoholic and non-alcoholic beverages, and an extensive assortment of entertainment attractions centered around playing games and watching live sports and other televised events. Currently, there are restaurants in 27 states and Canada.

We understand the application for a Special Sign District is required because a determination and interpretation on 10/22/14 of the County Ordinance for property zoned C2 and located in the Mall Road Study District identified particular blue lighting on the elevations as signage. The attractive blue lighting communicates the Dave & Buster's brand personality. The brand color is eye catching, fun, and conveys excitement. Illuminated during the evening hours of operation, the blue color sets the stage for this vibrant entertainment venue. This submission includes lighting fixture specifications, illumination details and color elevations for both night and day views.

Additionally, the application for a Special Sign District is required because a determination and interpretation on 10/22/14 of the County Ordinance for property zoned C2 and located in the Mall Road Study District identified a particular sign letterset as a roof sign. This sign is comprised of 3" deep facelit channel letters 48" in height and it is located on the primary entrance canopy 2'10" below the parapet. The letters simply read Dave & Buster's, and are illuminated with energy efficient cool white LEDs. The Dave & Buster's sign plan and color elevations are included in this submission package for Selected "draft" civil drawings are also submitted for the site overview.

The fee of $2,480.20 quoted by your office 10/22/14 will arrive under separate cover on Tuesday. We look forward to staff input and meeting with the Commission and the Council as we progress to a favorable decision leading to a successful new business.

Yours truly,

Michele C. Wright
On behalf of Dave & Buster's

102 Trout Lily Drive Covington VA 24426 Phone: 540.969.8221 Fax: 877.274.0926 www.ldreeves.com

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

FIVE (5) COPIES OF SUBMITTED DRAWINGS ARE REQUIRED
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project Dave & Buster's
2. Location of Project Lot 4 Florence Heights
3. Total Acreage of Site 9.19 acres
4. Current Zoning of Site C2
5. Proposed Zoning (Classification being requested) C2 - no change
6. Proposed Uses (please specify each use) full service restaurant with interactive entertainment and licensing for beer/wine/liquor
   Requesting approval for special blue lighting and for signage on the entry canopy below the structure roof.
7. Names of Applicant(s) Dave & Buster's, Inc.
   Phone No. 214.904.2259 Fax No. 214.357.1536 E-Mail Lisa_Warren@DaveandBusters.com
8. Address of Applicant(s) 2481 Manana DR Dallas, TX 75220
   Attn: Legal Department
   City State Zip
9. Name of Property Owner(s) Same as above - see Purchase Agreement
   Phone No. Fax No. E-Mail
10. Address of Property Owner(s)
    City State Zip
11. Proposed Building Intensities (please specify) 30,000 SF now with the opportunity for future expansion. 9.19 acres
12. Are there any existing buildings on the site? No
    How many? N/A
13. Deed Book Page No. Group No.
14. Are you also applying for:
    N/A Conditional Use Permit
    N/A Dimensional Variance
    See Purchase Agreement Attached
15. Have you submitted a Concept Development Plan? N/A
16. Have you had a pre-application meeting with BCPC Staff? Yes, 10/22/14
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

    ___ Boone County Water District
    X Florence Public Services Dept.
    ___ Duke Energy
    ___ Sanitation District #1
    ___ Cincinnati Bell
    ___ Owen Electric Cooperative, Inc.
    X Boone County Public Works Department
    ___ Kentucky Transportation Cabinet
    ___ Cincinnati/N. KY International Airport (KY Airport Zoning Commission for height restrictions near the airport)

(over)



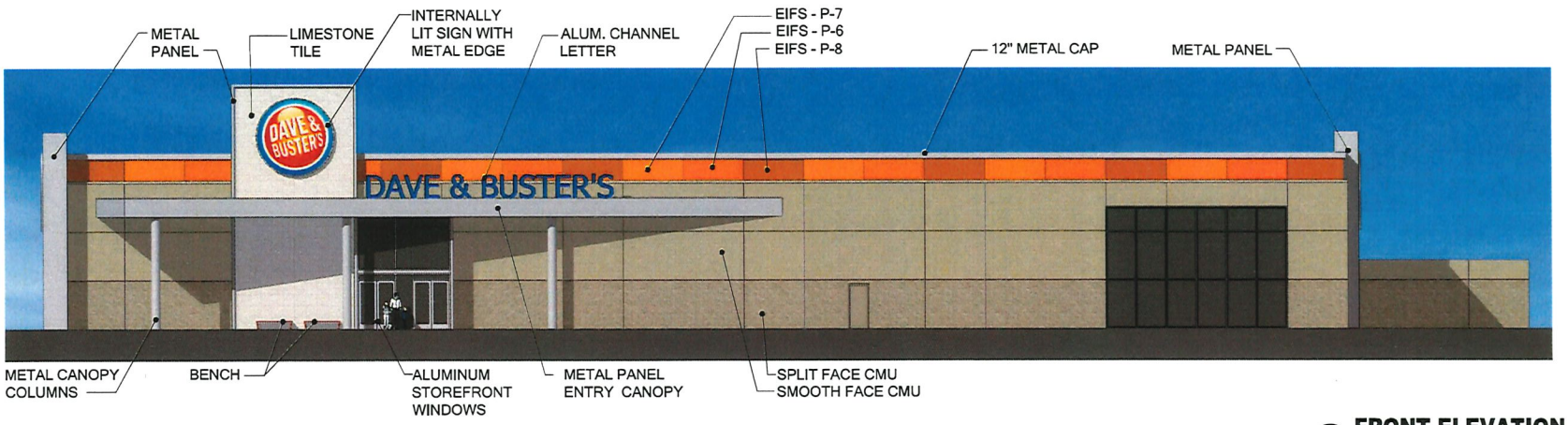
Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972 335 3580

SCALE: 1" = 40'-0"

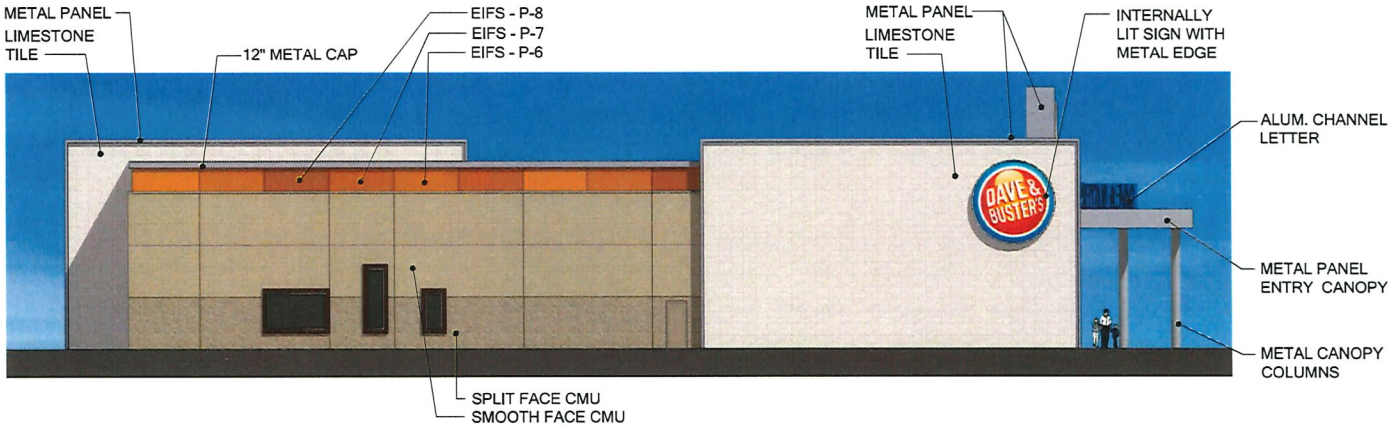
DAVE AND BUSTERS

FLORENCE, KENTUCKY

OCTOBER 21, 2014



1 FRONT ELEVATION
NOT TO SCALE

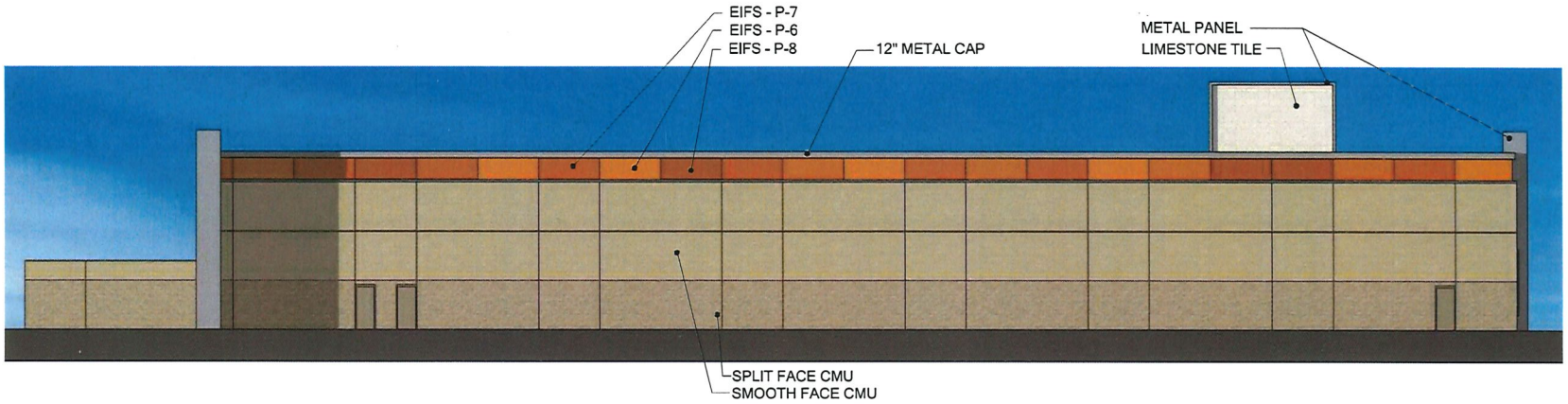


2 LEFT ELEVATION
NOT TO SCALE

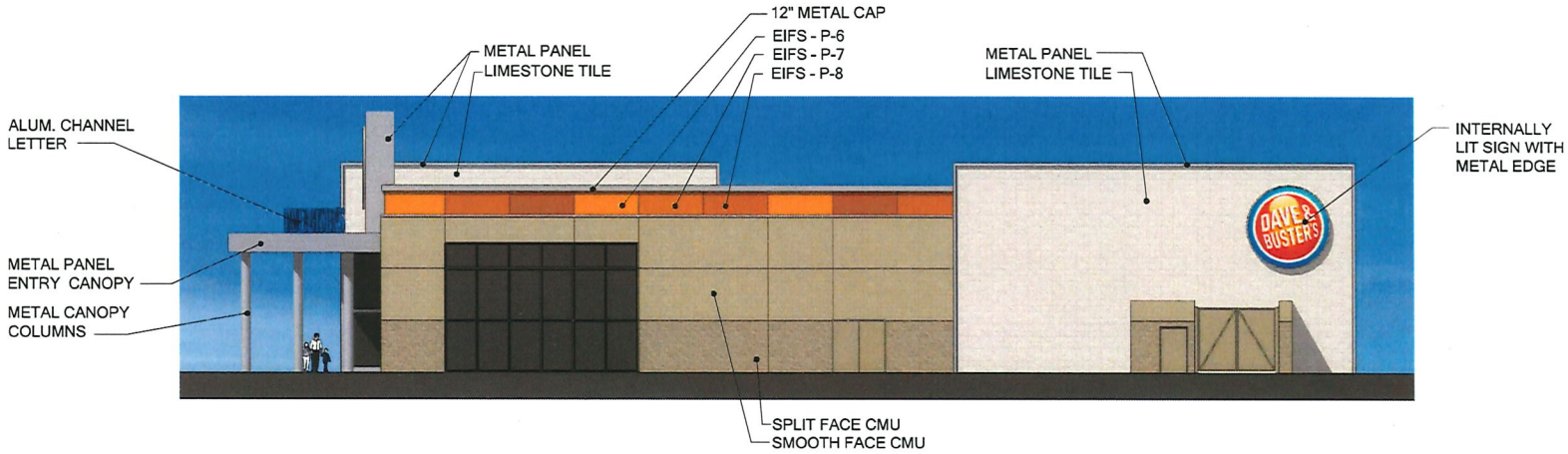
DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (DAY)
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



3 REAR ELEVATION
NOT TO SCALE

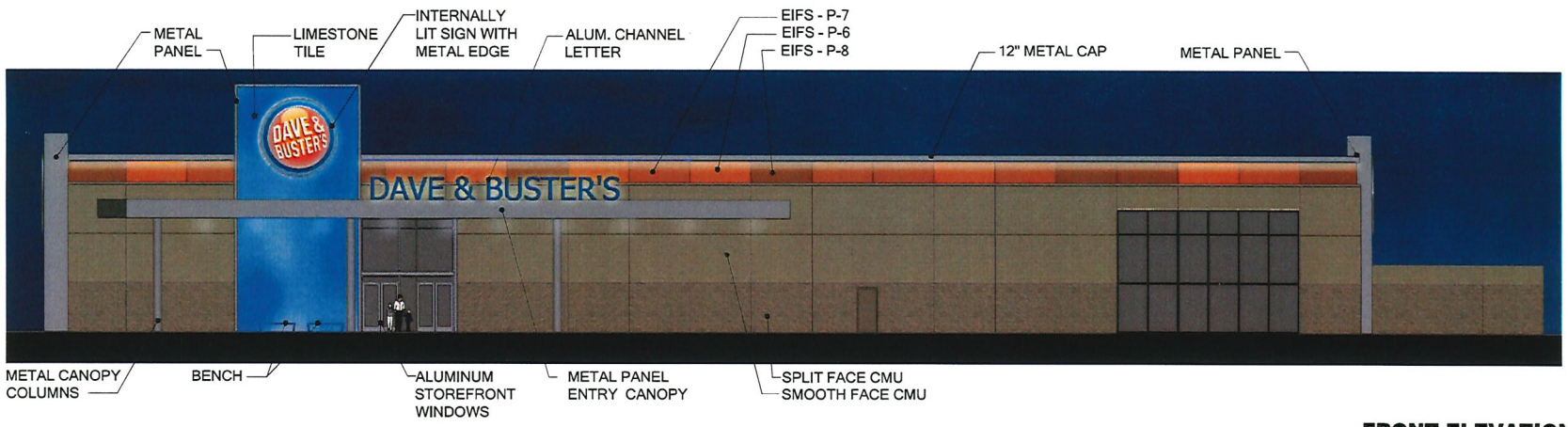


4 RIGHT ELEVATION
NOT TO SCALE

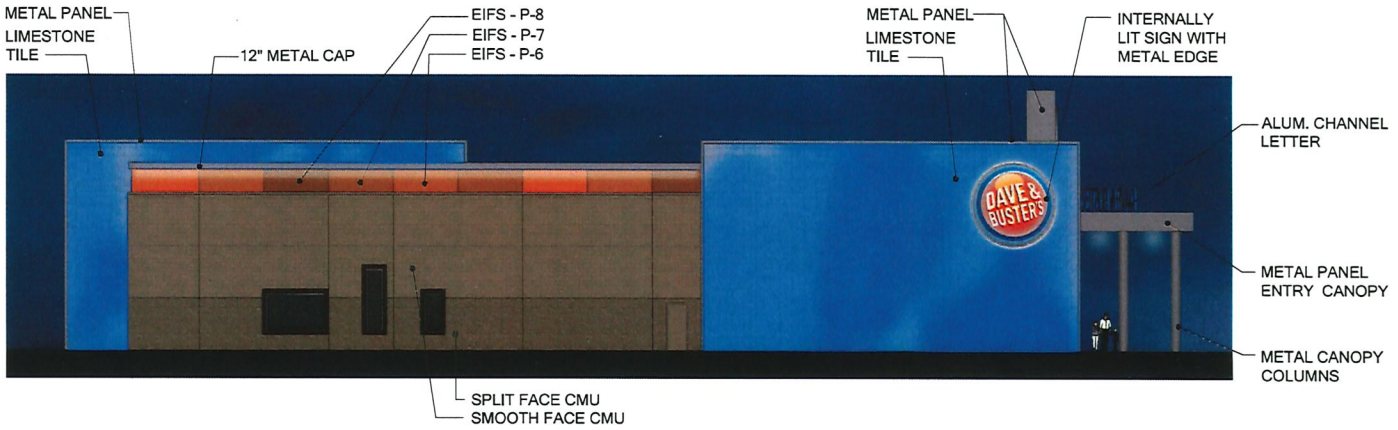
DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (DAY)
SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



1 FRONT ELEVATION
NOT TO SCALE



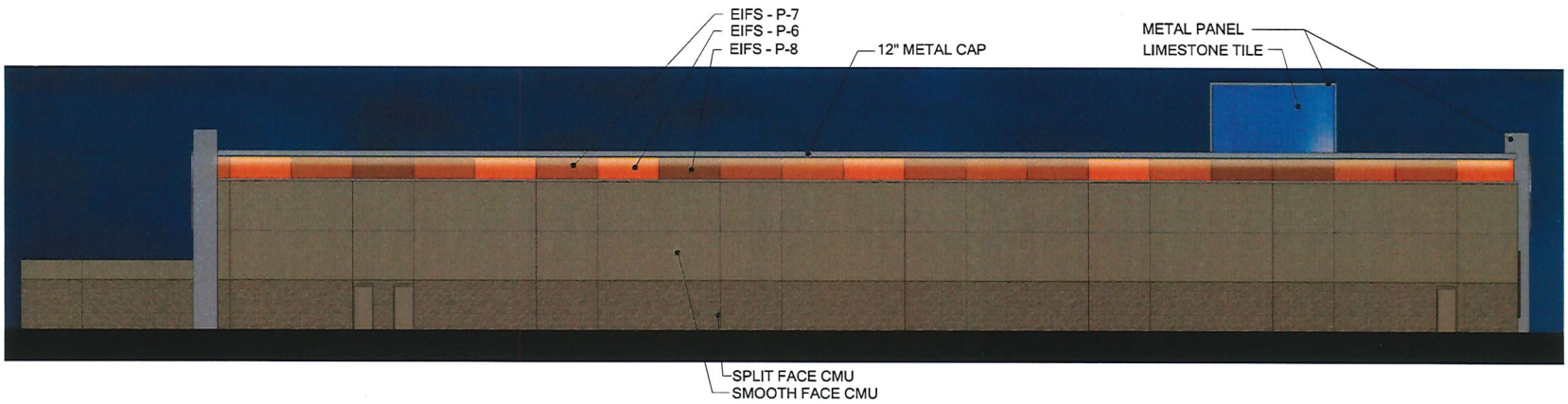
2 LEFT ELEVATION
NOT TO SCALE

DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

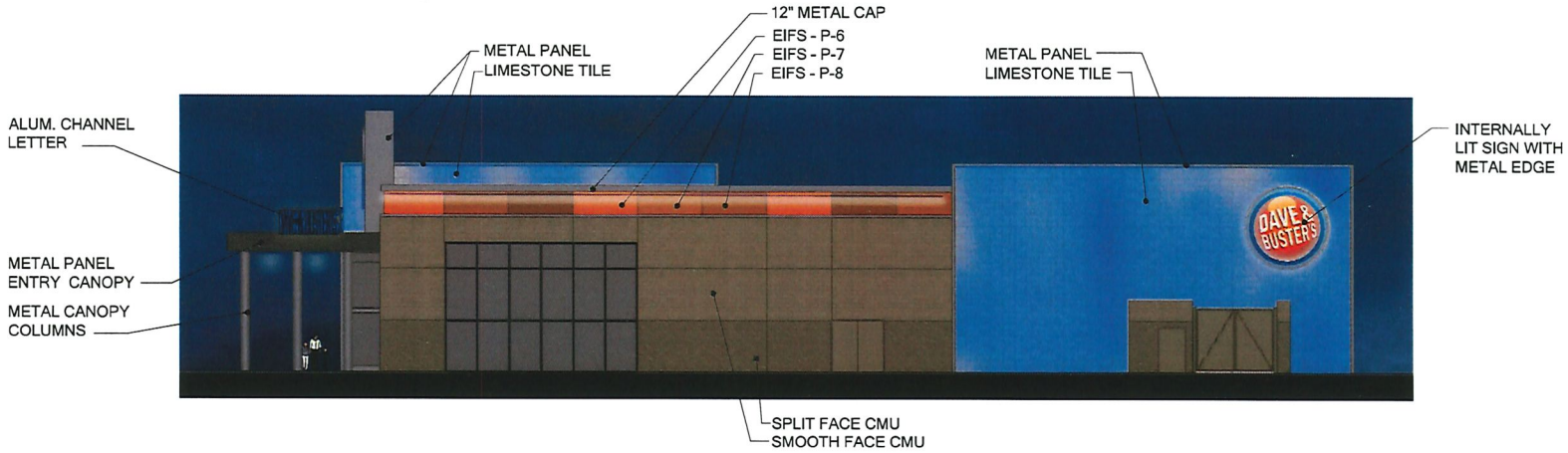
EXTERIOR ELEVATIONS (NIGHT)

SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



3 REAR ELEVATION
NOT TO SCALE



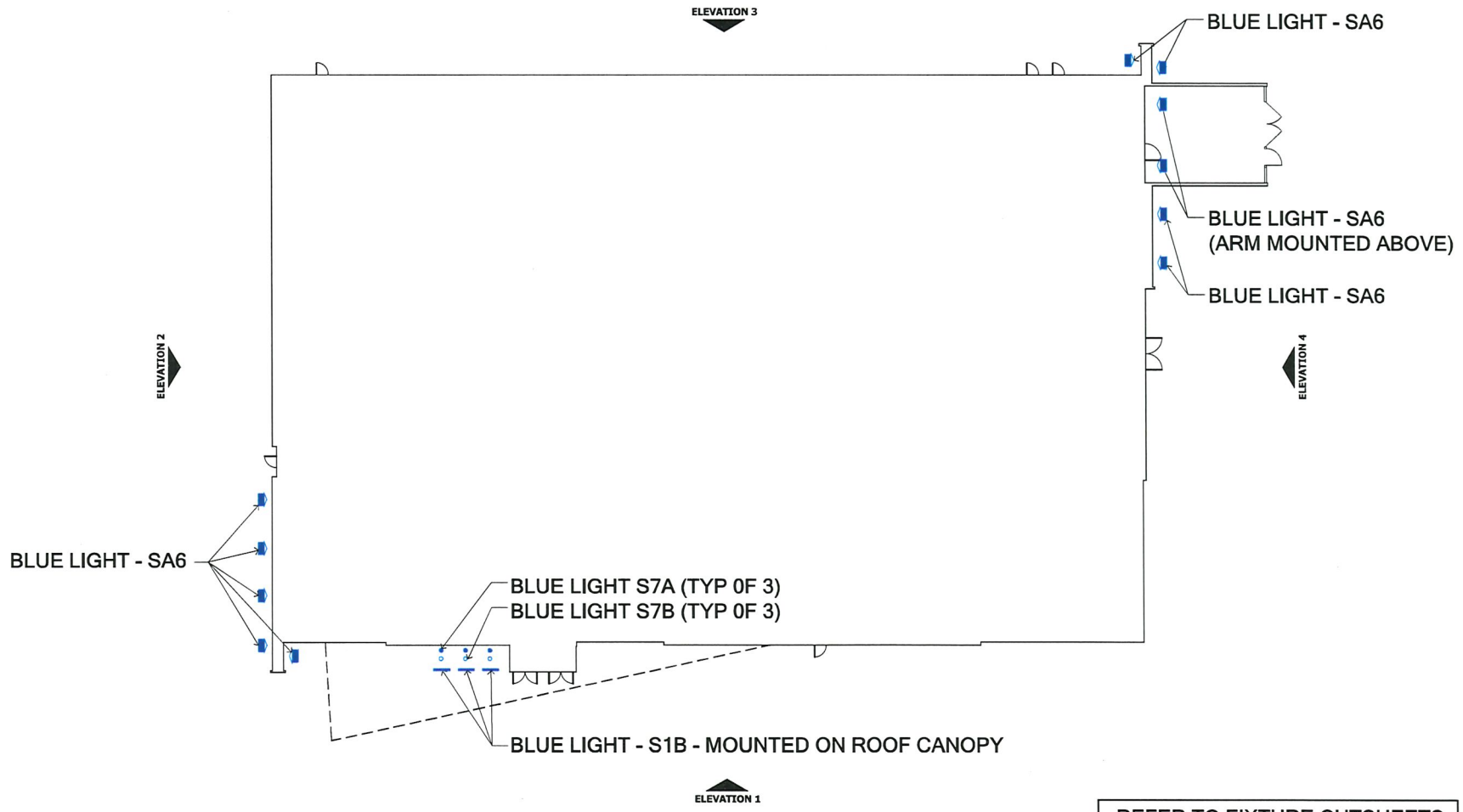
4 RIGHT ELEVATION
NOT TO SCALE

DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

EXTERIOR ELEVATIONS (NIGHT)

SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



REFER TO FIXTURE CUTSHEETS

DAVE & BUSTER'S
FLORENCE HEIGHTS
FLORENCE, KY

BLUE LIGHTS LOCATION PLAN

SPECIAL SIGN DISTRICT
24 OCTOBER, 2014

linear!
the architecture of Kemery Brundige and Young



Date: _____ Type: TYPE S1B

Firm Name: _____

Project: _____

eColor Graze MX Powercore

Premium linear exterior LED wall grazing fixture with solid color light

Features the most light output in our line of solid color LED grazing fixtures, for high-intensity multi-story façade and surface illumination. Low-profile housing, connectorized cabling, a universal power input range, and direct line-voltage operation make fixtures easy to install and operate.

- Red, Green, Blue, and Amber fixtures available in four standard lengths and five standard beam angles.
- Superior beam quality offers striation-free saturation for several feet from fixture placement with no visible light scalloping between fixtures.
- Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Constant torque locking hinges offer simple and consistent position control from various angles.
- Accepts a power input range of 100 – 277 VAC for consistent installation in any location.

For detailed product information, please refer to the eColor Graze Powercore Family Product Guide at www.philipscolorkinetics.com/ls/essentialcolor/ecolorgrazemxpowercore/

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	1 ft (305 mm)	2 ft (610 mm)	3 ft (914 mm)	4 ft (1219 mm)
Output	Beam Angle	9° x 9° / 10° x 60° / 15° x 30° / 30° x 60° / 60° x 30°			
	Color	Red / Green / Blue / Amber			
Electrical	Input Voltage	100 – 277 VAC, auto-switching, 50 / 60 Hz			
	Power Consumption	15 W	30 W	45 W	60 W
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers*			
Physical	Dimensions *(Height x Width x Depth)*	2.7 x 12 x 2.8 in (69 x 305 x 71 mm)	2.7 x 24 x 2.8 in (69 x 610 x 71 mm)	2.7 x 36 x 2.8 in (69 x 914 x 71 mm)	2.7 x 48 x 2.8 in (69 x 1219 x 71 mm)
	Weight	2.1 lb (1.0 kg)	4.6 lb (2.1 kg)	7.1 lb (3.2 kg)	9.3 lb (4.2 kg)
	Housing	Extruded anodized aluminum			
	Lens	Clear polycarbonate			
	Fixture Connectors	Integral male / female waterproof connectors			
	Mounting	Multi-positional, constant torque locking hinges			
	Temperature	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage			
	Humidity	0 – 95%, non-condensing			
	Fixture Run Lengths	To calculate fixture run lengths and total power consumption for your specific installation, download the Configuration Calculator from www.philipscolorkinetics.com/support/install_tool/			
Certification and Safety	Certification	UL / cUL, FCC Class A, CE, PSE, C-Tick			
	Environment	Dry / Damp / Wet Location, IP66			

* Refer to www.philipscolorkinetics.com/support/appnotes/ for more information.

FIXTURE S1B IS MOUNTED ABOVE CANOPY ROOF. UP LIGHT FOR ENTRANCE TOWER.

PHILIPS

TYPE S1B

Fixtures

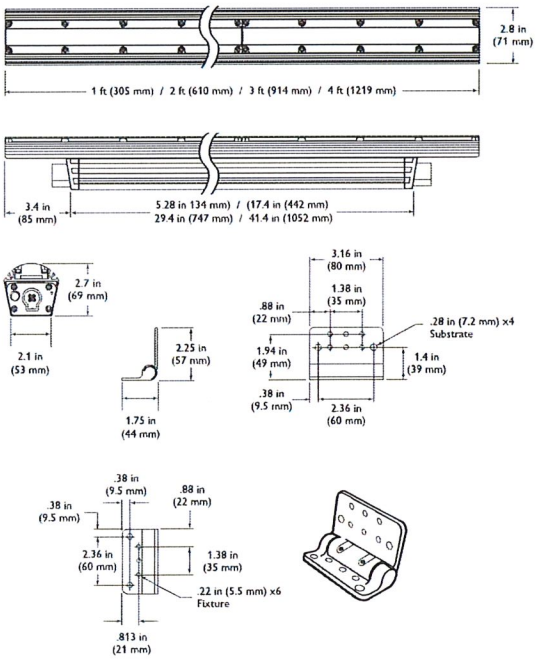
Item	Beam Angle	Red		Green		Blue		Amber	
		Item Number	Philips 12NC	Item Number	Philips 12NC	Item Number	Philips 12NC	Item Number	Philips 12NC
eColor Graze MX Powercore 1 ft (305 mm)	9° x 9°	223-000080-00	910503703146	223-000080-01	910503703390	223-000080-02	910503703391	223-000080-03	910503703392
	10° x 60°	223-000080-04	910503703393	223-000080-05	910503703394	223-000080-06	910503703395	223-000080-07	910503703396
	15° x 30°	223-000080-08	910503703397	223-000080-09	910503703398	223-000080-10	910503703399	223-000080-11	910503703401
	30° x 60°	223-000080-12	910503703402	223-000080-13	910503703403	223-000080-14	910503703404	223-000080-15	910503703405
	60° x 30°	223-000080-16	910503703406	223-000080-17	910503703407	223-000080-18	910503703408	223-000080-19	910503703409
eColor Graze MX Powercore 2 ft (610 mm)	90° x 90°	223-000080-20	910503703410	223-000080-21	910503703411	223-000080-22	910503703412	223-000080-23	910503703413
	10° x 60°	223-000080-24	910503703414	223-000080-25	910503703415	223-000080-26	910503703416	223-000080-27	910503703417
	15° x 30°	223-000080-28	910503703418	223-000080-29	910503703419	223-000080-30	910503703420	223-000080-31	910503703421
	30° x 60°	223-000080-32	910503703422	223-000080-33	910503703423	223-000080-34	910503703424	223-000080-35	910503703425
	60° x 30°	223-000080-36	910503703426	223-000080-37	910503703427	223-000080-38	910503703428	223-000080-39	910503703429
eColor Graze MX Powercore 3 ft (914 mm)	9° x 9°	223-000080-40	910503703430	223-000080-41	910503703431	223-000080-42	910503703432	223-000080-43	910503703433
	10° x 60°	223-000080-44	910503703434	223-000080-45	910503703435	223-000080-46	910503703436	223-000080-47	910503703437
	15° x 30°	223-000080-48	910503703438	223-000080-49	910503703439	223-000080-50	910503703440	223-000080-51	910503703441
	30° x 60°	223-000080-52	910503703442	223-000080-53	910503703443	223-000080-54	910503703444	223-000080-55	910503703445
	60° x 30°	223-000080-56	910503703446	223-000080-57	910503703447	223-000080-58	910503703448	223-000080-59	910503703449
eColor Graze MX Powercore 4 ft (1219 mm)	9° x 9°	223-000080-60	910503703450	223-000080-61	910503703451	223-000080-62	910503703452	223-000080-63	910503703453
	10° x 60°	223-000080-64	910503703454	223-000080-65	910503703455	223-000080-66	910503703456	223-000080-67	910503703457
	15° x 30°	223-000080-68	910503703458	223-000080-69	910503703459	223-000080-70	910503703460	223-000080-71	910503703461
	30° x 60°	223-000080-72	910503703462	223-000080-73	910503703463	223-000080-74	910503703464	223-000080-75	910503703465
	60° x 30°	223-000080-76	910503703466	223-000080-77	910503703467	223-000080-78	910503703468	223-000080-79	910503703469

Use Item Number when ordering in North America.

Accessories

Item	Type	Size	Item Number	Philips 12NC
Leader Cable with Terminator	UL / cUL	10 ft (3.0 m)	108-000056-03	910503704071
		50 ft (15.2 m)	108-000056-00	910503703138
	CE / PSE	10 ft (3.0 m)	108-000056-04	910503704072
		50 ft (15.2 m)	108-000056-01	910503704069
Jumper Cable	UL / cUL	End-to-End	108-000057-00	910503703139
		1 ft (305 mm)	108-000057-03	910503704076
		5 ft (1.5 m)	108-000057-06	910503704079
		10 ft (3.0 m)	108-000057-09	910503704082
	CE / PSE	End-to-End	108-000057-01	910503704074
		1 ft (305 mm)	108-000057-04	910503704077
		5 ft (1.5 m)	108-000057-07	910503704080
		10 ft (3.0 m)	108-000057-10	910503704083
Glare Shield		1 ft (305 mm)	120-000081-00	910503700745
		2 ft (610 mm)	120-000081-01	910503700746
		3 ft (914 mm)	120-000081-02	910503700747
		4 ft (1219 mm)	120-000081-03	910503700748
Additional Terminators		Quantity 10	120-000157-00	910503703142
Additional Hinge		Quantity 1	120-000098-00	910503700772

Dimensions



Philips Color Kinetics
3 Burlington Woods Drive
Burlington, Massachusetts 01803 USA
Tel 888.385.5742
Tel 617.423.9999
Fax 617.423.9998
www.philipscolorkinetics.com

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DAS-000116-01 R00 04-13

TYPE S6A

Date: _____ Type: _____

Firm Name: _____

Project: _____

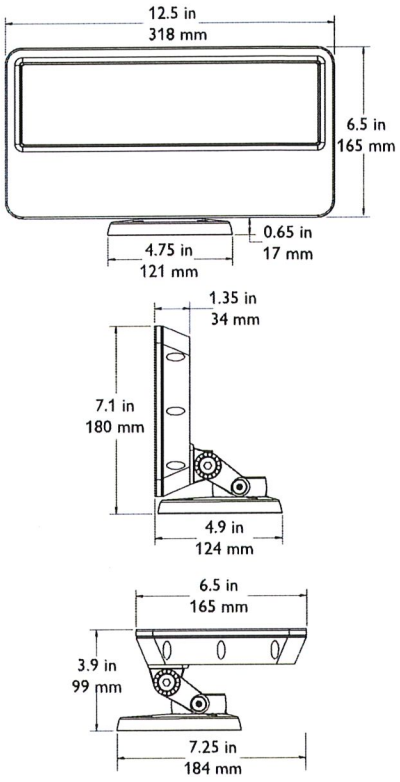


eColor Blast Powercore

The world's leading exterior LED wash fixture with solid color light

eColor Blast Powercore is an LED lighting fixture providing a high-intensity wash of colored light while offering superior energy efficiency. Rated for outdoor use, eColor Blast Powercore offers the efficiency and cost-effectiveness of Powercore technology in a rugged die-cast aluminum housing. eColor Blast Powercore is ideal for applications as diverse as highlighting architectural features, lighting signage, and accent lighting in retail and other interior spaces.

- Integrates patented Powercore technology — Powercore technology rapidly, efficiently, and accurately controls power output to eColor Blast Powercore fixtures directly from line voltage, supporting long fixture runs and eliminating the need for external power supplies. Contractor-friendly installation using standard mounting and wiring dramatically simplifies installation and helps lower total system cost.
- Extremely low-maintenance operation — With long useful source life, eColor Blast Powercore can significantly reduce or eliminate maintenance problems, allowing the use of colored lighting in spaces where lamp maintenance may be impossible. For example, you can effectively highlight building features from positions accessible only by crane.
- Versatile lighting options — eColor Blast Powercore is available in solid red, green, blue, and amber, and four beam angles: 23° and 36° for soft edges, 86° with no optic for uniformly washing façades, and 10° for extended light projection. Rugged die-cast aluminum housing is available in white or black.
- Flexible light positioning — Fixtures can be mounted to a junction box on a wall, ceiling, or floor for maximum flexibility. Locking base swivel offers friction-free rotation of up to 350°, and 110° fixture tilting provides quick fixture positioning without special tools.



- Support for multiple voltages — Accepts power input of 100, 120, 240, and 277 VAC, allowing installation and operation from line voltage in a variety of locations.
- Outdoor rated — Fully sealed for maximum fixture life, fixtures meet or exceed specifications for use in wet locations.
- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.

For detailed product information, please refer to the eColor Blast Product Guide at www.philipscolorkinetics.com/ls/essentialcolor/ecolorblastp/

S6A MOUNTED AT GRADE "FIN WALL" UP LIGHT.

S6A ARM MOUNTED AT COMPACTOR ENCLOSURE.

PHILIPS

Specifications

Due to continuous improvements and innovations, specifications may change without notice.

Item	Specification	Details
Output	Beam Angle	10° / 23° / 36° / 86°
Electrical	Input Voltage	100 / 120 / 240 / 277 VAC, auto-switching, 50 / 60 Hz
	Power Consumption	50 W maximum at full output, steady state
Control	Dimming	Compatible with selected commercially available reverse-phase ELV-type dimmers*
Physical	Dimensions *(Height x Width x Depth)*	7.1 x 12.5 x 4.9 in (180 x 318 x 124 mm)
	Weight	6.4 lb (2.9 kg)
	Housing	Die-cast aluminium, powder-coated finish
	Lens	Clear tempered glass (10° and 86°) Frosted tempered glass (23° and 36°)
	Fixture Connections	6 ft (1.8 m) unified power / data cable
	Temperature Ranges	-40° – 122° F (-40° – 50° C) Operating -4° – 122° F (-20° – 50° C) Startup -40° – 176° F (-40° – 80° C) Storage
	Humidity	0 – 95%, non-condensing
Certification and Safety	Certification	UL / cUL, FCC Class B, CE
	Environment	Dry / Damp / Wet Location, IP66

* See www.philipscolorkinetics.com/support/appnotes/ for specific details.

OPTIBIN® CK TECHNOLOGY | POWERCORE® CK TECHNOLOGY | DIMAND® CK TECHNOLOGY

Accessories

* Intended for use with Blast fixtures with 10° clear lens

Item	Tyoe	Item Number	Philips 12NC
Accessory Holders	White	120-000070-00	910503702864
	Black	120-000070-01	910503702863
Top Hats	White	120-000005-03	910503702847
	Black	120-000005-04	910503702848
Half Top Hats	White	120-000009-03	910503702843
	Black	120-000009-04	910503702844
Egg Crate Louvers	White	120-000015-03	910503702851
	Black	120-000015-04	910503702852
Barndoors	White	120-000019-03	910503702855
	Black	120-000019-04	910503702856
Horizontal Glass Spread Lens*	36° (ribs out) / 50° (ribs in)	120-000025-00	910503703897
Horizontal / Vertical Glass Spread Lens*	40°	120-000025-01	910503703898

Use Item Number when ordering in North America.

E For help estimating the light output and distribution of eColor lighting fixtures, please contact Philips Color Kinetics Applications Engineering Services at support@colorkinetics.com.

Fixtures

Item	Housing	Beam Angle	Item Number	Philips 12NC
Red UL / cUL / CE	White	86° (no optic)	223-000011-30	910503702425
		36° (frosted lens)	223-000011-28	910503702423
		23° (frosted lens)	223-000011-26	910503702421
		10° (clear lens)	223-000011-24	910503702419
	Black	86° (no optic)	223-000011-31	910503702426
		36° (frosted lens)	223-000011-29	910503702424
		23° (frosted lens)	223-000011-27	910503702422
		10° (clear lens)	223-000011-25	910503702420
Green UL / cUL / CE	White	86° (no optic)	223-000011-14	910503702409
		36° (frosted lens)	223-000011-12	910503702407
		23° (frosted lens)	223-000011-10	910503702405
		10° (clear lens)	223-000011-08	910503702403
	Black	86° (no optic)	223-000011-15	910503702410
		36° (frosted lens)	223-000011-13	910503702408
		23° (frosted lens)	223-000011-11	910503702406
		10° (clear lens)	223-000011-09	910503702404
Blue UL / cUL / CE	White	86° (no optic)	223-000011-06	910503702401
		36° (frosted lens)	223-000011-04	910503702398
		23° (frosted lens)	223-000011-02	910503702396
		10° (clear lens)	223-000011-00	910503702328
	Black	86° (no optic)	223-000011-07	910503702402
		36° (frosted lens)	223-000011-05	910503702399
		23° (frosted lens)	223-000011-03	910503702397
		10° (clear lens)	223-000011-01	910503702395
Amber UL / cUL / CE	White	86° (no optic)	223-000011-22	910503702417
		36° (frosted lens)	223-000011-20	910503702415
		23° (frosted lens)	223-000011-18	910503702413
		10° (clear lens)	223-000011-16	910503702411
	Black	86° (no optic)	223-000011-23	910503702418
		36° (frosted lens)	223-000011-21	910503702416
		23° (frosted lens)	223-000011-19	910503702414
		10° (clear lens)	223-000011-17	910503702412

Use Item Number when ordering in North America.

Philips Color Kinetics
3 Burlington Woods Drive
Burlington, Massachusetts 01803 USA
Tel 888.385.5742
Tel 617.423.9999
Fax 617.423.9998
www.philipscolorkinetics.com

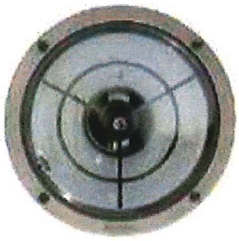
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DAS-000094-01 R02 07-12

TYPE S7A

PDX10

Paradox™ 10" Architectural In-Grade



Intended Use
Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for uplighting architectural and landscape features. These units can be flush-mounted into a variety of substrates or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

Construction
Door material: Die-cast bronze or stainless steel.

Housing: Compression-molded polyester with patent-pending internal direct-access junction box for through-branch wiring. Internal junction box provides 44 cubic inches volume to ensure proper seal during installation. The housing is U.V. stabilized, impact- and corrosion-resistant for use in all types of environments. The housing has a sidecar configuration and houses the lamp and power module components as well as the lens/door finishing section.

Lens/seal: Tempered clear flat borosilicate glass. The patent-pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Four captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

Optics
Reflector (non-reflectorized lamps): High-purity anodized specular or semi-specular materials in various distributions provide maximum performance and uniformity. Lamps can be aimed 15° from vertical and rotated 360°. All configurations available with indexed and locking components to allow re-lamping and maintenance without re-aiming.

Electrical
Conduit entry: Two molded 3/4" NPT side entries standard; bottom hubs are molded with a 3/4" NPT membrane knockout.

Ballast: Integrally mounted modular ballast package, prewired with quick connectors for easy installation and maintenance. Ballasts are rated for low starting temperatures. High power factor magnetic ballasts standard; electronic ballasts also available.

Listings
U.L., C.U.L.

ORDERING INFORMATION

Example: PDX10 B 35CMT6 120 NSP FLC 34S RG LPI

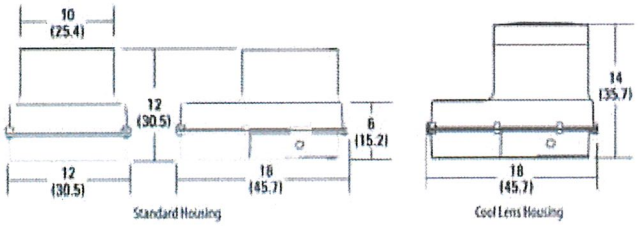
Series[14]		Material		Lamp type								Voltage	Distribution	
PDX10	In-grade	SS	Stainless steel	Incandescent[1]		Metal halide		50M	E17, medium[2]	High pressure sodium		120	NSP	Narrow spot[11]
PDX10CL	In-grade with cool lens	BSS	Brushed stainless steel[8]	P30S0I	PAR30, medium	35CMT4	T4, G8.5[5]	70M	E17, medium	50S	E17, medium[2]	208	SP	Spot
		B	Bronze	P38100I	PAR38, medium	70CMT4	T4, G8.5[5]	70CM	E17, medium	70S	E17, medium	220	NFL	Narrow flood
				P30751	PAR30, medium	P3035CM	PAR30 medium[2]	100M	E17, medium	100S	E17, medium	240	MFL	Medium flood
				P38150I	PAR38, medium	P3070CM	PAR30 medium[2]	100CM	E17, medium	150S	E17, medium	277	WFL	Wide flood
				100Q	T4, mini can			150M	E17, medium[2]			347	FL	Flood
				150Q	T4, mini can	R11135CM	GX8.5[5]	150CM	E17, medium[2]			MVOLT[4]	WWD	Wall wash distribution
				Fluorescent[5,6]		R11170CM	GX8.5[5]	P3870M	PAR38, medium[7,9]					
				18TRT	Triple tube, GX24q2	35CMT6	T6, G-12[5]	P3870CM	PAR38, medium[9]					
				26TRT	Triple tube, GX24q3	70CMT6	T6, G-12	P38100M	PAR38, medium[7,9]					
				32TRT	Triple tube, GX24q3	150CMT6	T6, G-12[5]	P38100CM	PAR38, medium[9]					
				42TRT	Triple tube, GX24q3									

Lens		Conduit entry		Options				Lamped	
FLC	Flat lens clear	34S	Two 3/4" NPT side (standard)	Internal accessories		External accessories		LPI	Lamp included
FLCAS	Flat lens clear, anti slip[3]			IHL	Internal honeycomb louver	RG	Decorative rock guard		
FLCSR	Flat lens frosted, slip resistant[3]			ISS	Internal source shield[1]	Fusing			
				WWL	Wall wash internal louver[4]	SF	Single fuse[12]		
				LSF	Linear spread filter	DF	Double fuse[13]		
				CFAMB	Color filter amber	Ballast			
				CFBLU	Color filter blue	GEB	Electronic ballast[7]		
				CFGRN	Color filter green				
				CFRED	Color filter red				

ADDITIONAL INFORMATION

For additional product information, visit www.hydrel.com.

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Notes
1. Incandescent models are available with 120V only.
2. 220V not available.
3. Available with MVOLT only.
4. If GEB and HID lamp source are chosen, use MVOLT.
5. Available with E17, T6 and T4 lamps in NSP distribution only. Not valid with WWD.
6. Available only with WWD distributions or TRT lamps.
7. 35CMT4 or 70CMT4 only valid with MVOLT and GEB.
8. Not available with decorative rock guard.
9. Available only in MFL, WWD or WFL light distribution.
10. PAR38 lamps only available with SP or FL distributions.
11. NSP only valid with T4 or T6 lamps.
12. SF is available only with 120V, 277V or 347V on HID.
13. DF is available only with 208V, 220V or 240V on HID.
14. For lens load ratings, slip resistance and temperatures, see page 655.

S7A AND S7B AT GRADE RECESSED. ENTRANCE TOWER UP LIGHT BELOW CANOPY.

TYPE S7A

PRODUCT INFORMATION

Sealed In-Grade

PDX10

Paradox™ 10" Architectural In-Grade Monochromatic LED



Intended Use
Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for uplighting architectural and landscape features. These units can be flush-mounted into a variety of substrates or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

Construction
Door material: Die-cast bronze or stainless steel.

Housing: Compression-molded polyester with patent-pending internal direct-access junction box for through-branch wiring. Internal junction box provides 44 cubic inches volume to ensure proper seal during installation. The housing is U.V. stabilized, impact- and corrosion-resistant for use in all types of environments. The housing has a sidecar configuration and houses the lamp and power module components as well as the lens/door finishing section.

Optics
Lens/seal: Tempered clear flat borosilicate glass. The patent-pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Four captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

Electrical
LED type: 22W Monochromatic or color changing.

Conduit entry: Two molded 3/4" NPT side entries standard; bottom hubs are molded with a 3/4" NPT membrane knockout.

Power module: Integrally mounted modular LED driver, prewired with quick connectors for easy installation and maintenance. Control: Standard DMX512. 3-channels per fixture: Red, Green, Blue or 4.

Communication to fixture: DMX512 direct.

Listings
U.L., C.U.L.

LED Visit www.hydrel.com for color changing LED specifications.

ORDERING INFORMATION

Example: PDX10 SS 22LED CLW MVOLT SP FLC 34S IHL LPI

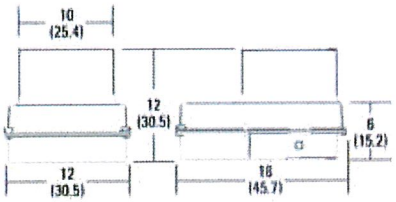
Series[4]	Material	Lamp type	LED color	Voltage	Distribution	Lens
PDX10	SS Stainless steel	22LED 22W	CLW Cool white	120[2]	SP Spot, clear flat lens	FLC Flat lens clear
	BSS Brushed stainless steel[1]		CLWHO Cool white, high output	MVOLT	MFL Medium flood, clear flat lens	FLCAS Flat lens clear, anti slip[3]
	B Bronze		WMW Warm white		WFL Wide flood, clear flat lens	FLSR Flat lens frosted, slip resistant[3]
			AMB Amber		LSD Linear spread distribution, clear flat lens	
			BLU Blue			
			GRN Green			
			RED Red			
			RBL Royal blue			

Conduit entry	Options	Lamped
34S Two 3/4" NPT side (standard)	Internal accessories IHL Internal honeycomb louver External accessories RG Decorative rock guard Ballast LDIM 0-10V dimming[1]	LPI Lamp included

ADDITIONAL INFORMATION

For additional product information, visit www.hydrel.com.

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



Monochromatic Housing

Notes
1. Not available with RG option.
2. Only valid with LDIM.
3. Only valid with 120V.
4. For lens load ratings, slip resistance and temperatures, see page 655.

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SUITABLE FOR WET LOCATIONS *IP67*

PARADOX 10

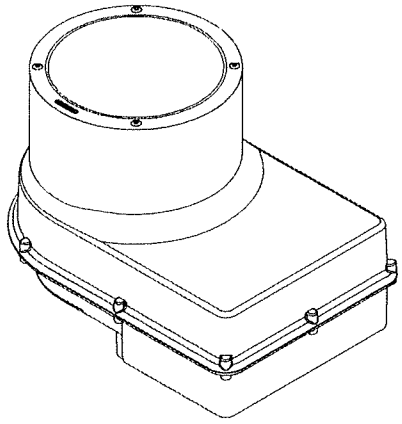
19W LED MONOCHROMATIC 10" ARCHITECTURAL IN-GRADE

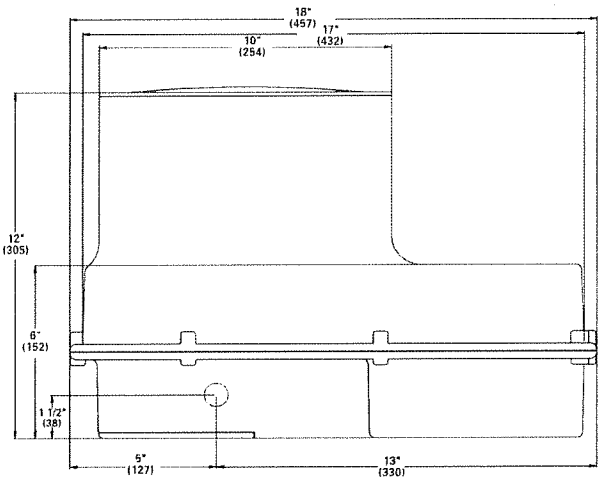
TYPE	JOB NAME

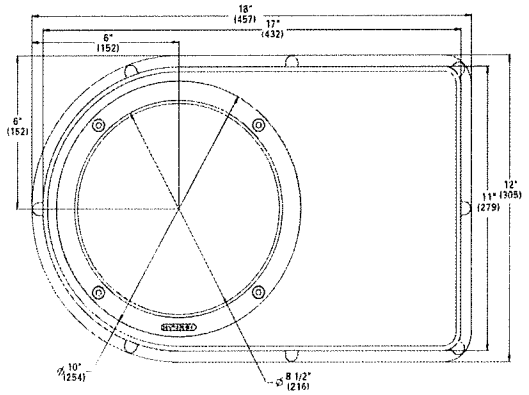
PART NUMBER

	MODEL	MATERIAL	LAMP TYPE	VOLTAGE	DISTRIBUTION

LENS	CONDUIT	ACCESSORIES	LAMP	OPTIONS	LISTING







APPROVALS

DESCRIPTION:

Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for up lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

SPECIFICATIONS:

DOOR MATERIAL: Die cast bronze or stainless steel.

HOUSING: Compression molded polyester with patent pending internal direct access junction box for through-branch wiring. Internal junction box provides 44in³ volume to ensure proper seal during installation. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments. The housing has a side-car configuration and houses the lamp and power module components as well as the lens/door finishing section.

LED TYPE: Monochromatic LEDs, 19W, 18 chip.

VOLTAGE: See Ordering Guide.

LIGHT DISTRIBUTION: See Ordering Guide. LED module has 15° of internal tilt and 360° of rotation.

LENS/SEAL: Tempered clear flat borosilicate glass. The patent pending door/lens seal uses proprietary knife edge technology to secure the assembly to the housing. Four captive screws hold the assembly in place. The lens is notched to provide maximum aperture opening.

CONDUIT ENTRIES: Two molded ¾" NPT side entries standard, bottom hubs are molded with a ¾" NPT membrane knockout.

POWER MODULE: Integrally mounted modular LED driver, prewired with quick connectors for easy installation and maintenance.

ACCESSORIES: See Ordering Guide.

FINISH: Natural bronze, stainless steel or stainless steel with a brushed finish.

LISTING: U.L., C.U.L

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9/27/12
PDX10_LED_Monochromatic

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

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Phone: 866.533.9901 | Fax: 866.533.5291
www.hydrel.com

TYPE S7B

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IP67

PDX10 LED MONOCHROMATIC ORDERING INFORMATION

50/60 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.											

EXAMPLE:

PDX10 B 18LED RED 120 SP FLC 34S LPI

***Model**
- ☐ **PDX10**

***LED Type**
- ☐ **18LED** 18 Chip LED array

***Voltage**
- ☐ **MVOLT**
- ☐ **120**[2]

***Lens**
- ☐ **FLC** Flat lens clear
- ☐ **FLCAS**[1] Flat Lens Clear, Anti-Slip
- ☐ **FLCSR**[1] Flat Lens Frosted, Slip Resistant

Accessories

Internal
- ☐ **IHL** Internal honeycomb louver

External
- ☐ **RG** Decorative Rock guard

***Lamp**
- ☐ **LPI** Lamp Included

***Door Material**
- ☐ **SS** Stainless Steel
- ☐ **BSS**[1] Brushed Stainless Steel
- ☐ **B** Bronze

***LED Color**
- ☐ **WHT30K** White
- ☐ **WHT41K** White
- ☐ **WHT53K** White
- ☐ **AMB** Amber
- ☐ **BLU** Blue
- ☐ **GRN** Green
- ☐ **RED** Red

***Light Distribution**
- ☐ **SP** Spot,
- ☐ **NFL** Narrow flood
- ☐ **MFL** Medium flood
- ☐ **FL** Flood
- ☐ **WFL** Wide flood
- ☐ **VWFL** Very wide flood
- ☐ **LSD** Linear Spread Distribution

***Conduit Entries**
- ☐ **34S** Two 3/4" NPT Side (Standard)

Options
- ☐ **LDIM**[3] 0-10V Dimming

Listing
- ☐ **IEC** International Electrotechnical Commission.

***Required Categories**

Notes:
1. Not available with Decorative Rock Guard.
2. Only valid if LDIM chosen.
3. LDIM only valid with 120 volt.

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PDX10_LED_Monochromatic

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www.hydrel.com

TYPE S7B

HYDREL

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PDX10 18LED

LIGHT ENGINE	REBEL	REBEL	REBEL	REBEL	REBEL	REBEL
KELVIN TEMP	3000K	4100K	5300K			
MH EQUIVALENT	100W	150W	150W			
NUMBER OF LEDs	18	18	18			
DRIVE CURRENT	350mA	350mA	350mA			
INITIAL LUMENS[2]	690	1150	1150			
INPUT WATTS	19.2	19.2	19.2			
LUMENS PER WATT	35.9	59.9	59.9			
CRI	85	70	70			

LED LIFE: L70/50,000 HOURS

OPERATING TEMPERATURE: -30°C THROUGH 40°C

All Photometry is run to LM79 standards

Photometry available at www.hydrel.com

Notes:

* MH Equivalencies are approximate and vary by distribution.

[2] Initial Lumens will vary depending on distribution, consult individual IES files for exact data.

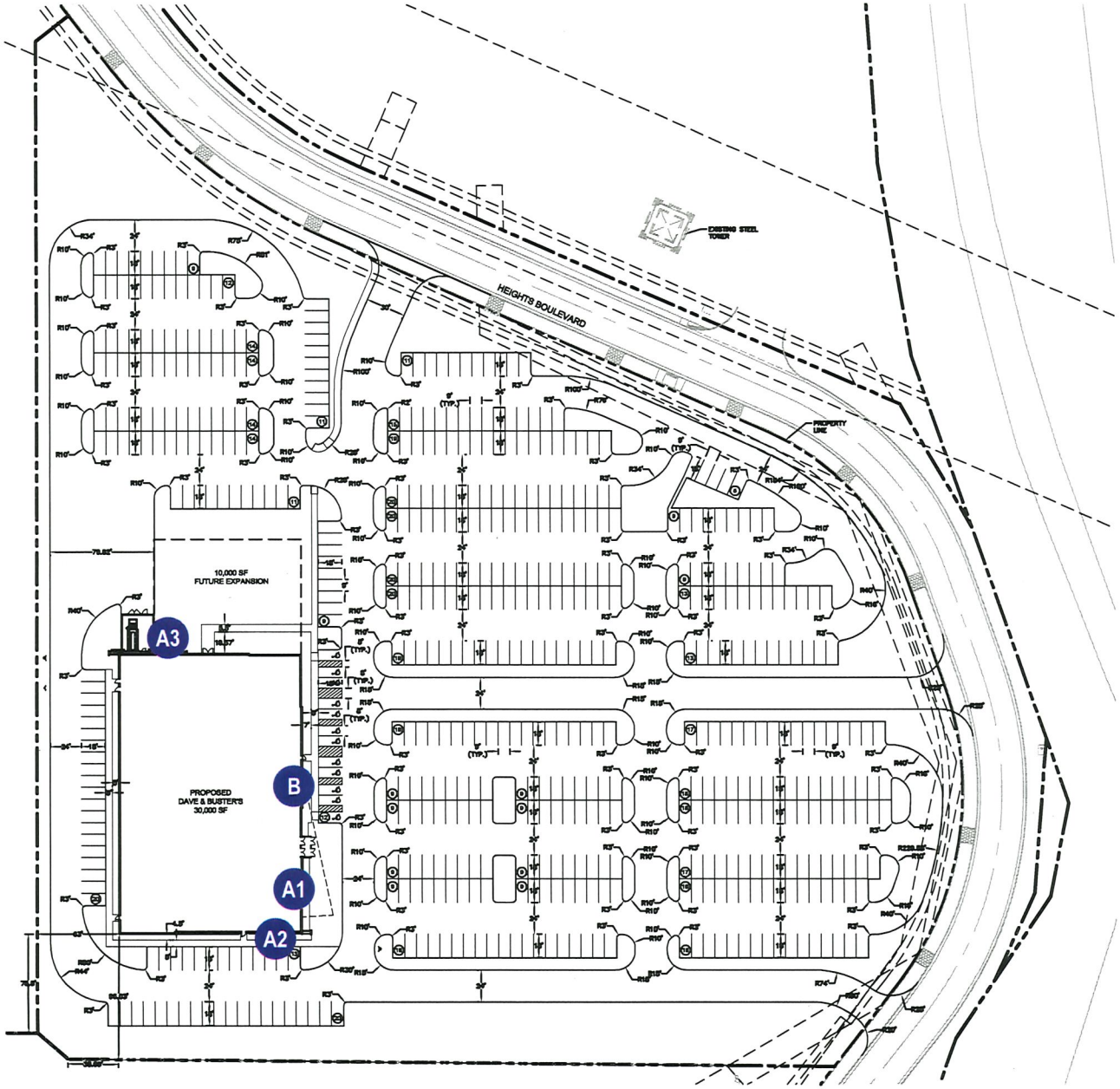
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9/27/12

PDX10_LED_Monochromatic

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Fax: 866.533.5291
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SITE PLAN
SCALE

DAVE & BUSTER'S

Client	DAVE & BUSTER'S
Design #	C141953R5
Sheet	1 of 5
Address	FLORENCE, KY
Account Rep.	J MUELLER
Designer	K ERICKSEN
Date	09/12/2014

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R2:KE:10/20/2014:UPDATE ELEVATIONS. CHANGE B TO CANOPY STYLE

R3:ACG:10/23/14: REVISE TO RAISED CL SIGN (A1, A2, A3).

R4:ES:10/24/14: ADD SITE PLAN. REVISE SIGNS (A1,A2,A3). REMOVE SIGNS (C1 & C2).

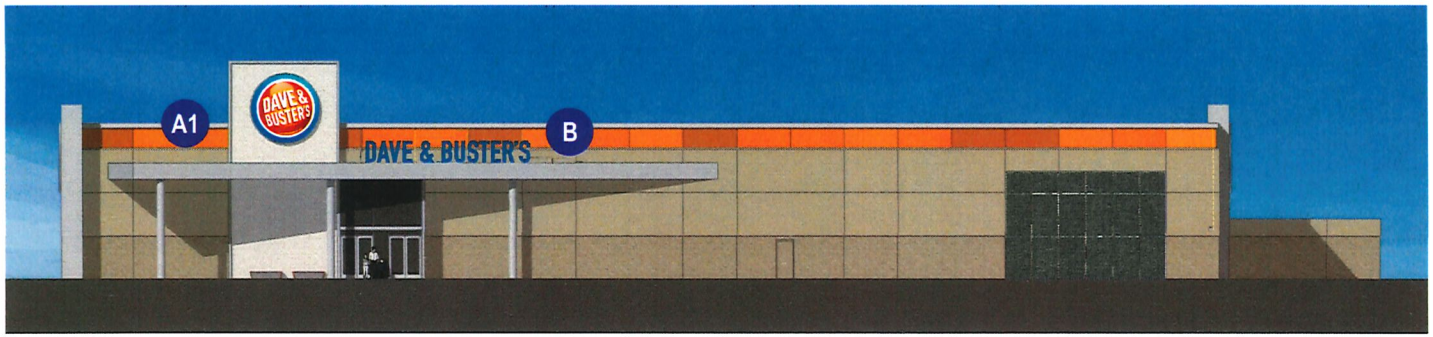
R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET). REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

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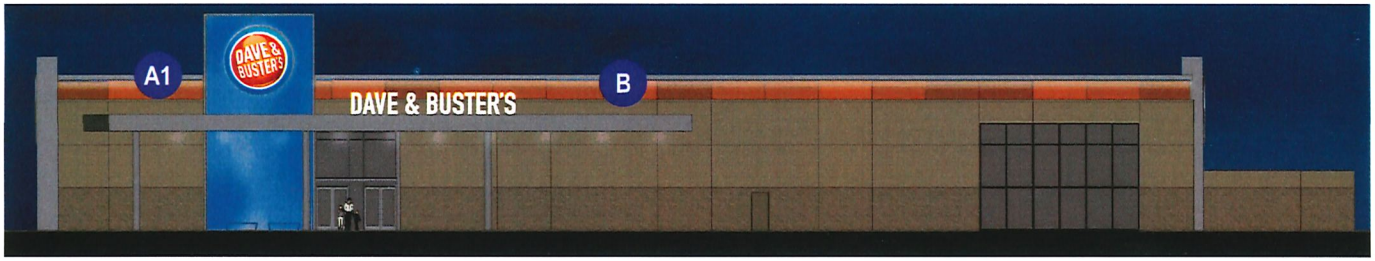
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West Coast — 1255 Park Center Drive, Unit C, Vista, CA 92081, 760-957-7000 Fax 760-957-7023
San Antonio — 17319 San Pedro Ave., Ste. #200, San Antonio, TX 78232, 210-349-3884 Fax: 210-349-8724
Northeast US — 950 Stadler Avenue, Suite 200, Louisville, KY 40214, 502-479-3075 Fax 502-412-3013
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Georgia — 37 Waterfront Port Court, Dawsonville, GA 30534, 678-725-8552 Fax 210-349-8724
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION FRONT [DAY]
SCALE 3/64" = 1' - 0"



ELEVATION FRONT [NIGHT]
SCALE 3/64" = 1' - 0"

Client
DAVE & BUSTER'S
Design #
C141953R5
Sheet 2 of 5
Address
FLORENCE, KY
Account Rep. J MUELLER
Designer K ERICKSEN
Date 09/12/2014

Approval / Date

Client	
Sales	
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Revision / Date

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R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET), REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

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Northeast US	950 Blaker Avenue, Suite 200 Louisville, KY 40204 502-479-3373 Fax 502-412-3013
Florida	2584 Sand Hill Plant Circle Davenport, FL 33837 863-420-1160 Fax 863-424-1163
Georgia	37 Waterfront Port Court Dawsonville, GA 30534 678-725-4552 Fax 210-349-8724
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FINAL ELECTRICAL CONNECTION BY CUSTOMER



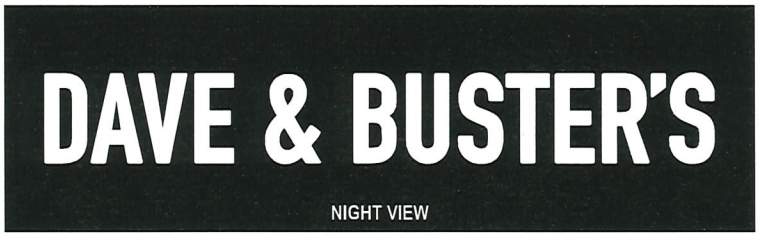
B FACE-LIT CHANNEL LETTERS (FOR CANOPY APPLICATIONS) 116.5 SQ. FT.

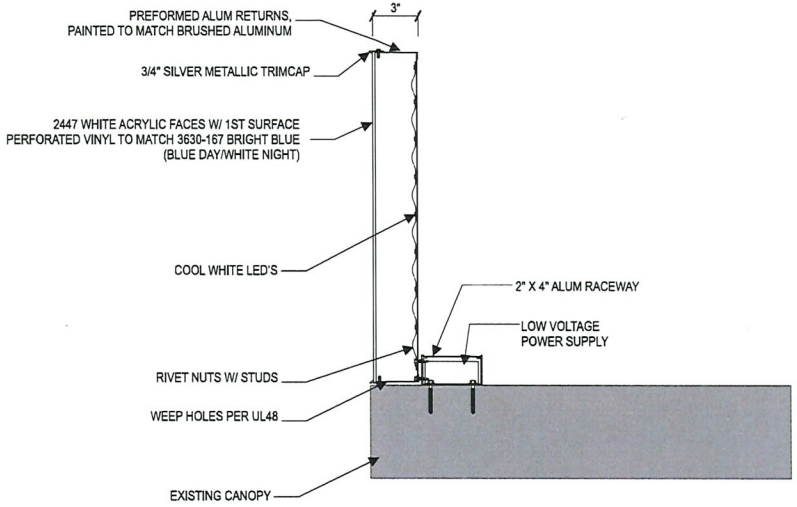
SCALE 1/4"=1'-0"

3" DEEP FACELIT CHANNEL LETTERS. ALUMINUM RETURNS PTM BRUSHED ALUMINUM.

2447 WHITE ACRYLIC FACES W/ 1ST SURFACE
PERFORATED VINYL TO MATCH 3630-167 BRIGHT BLUE
(BLUE DAY/WHITE NIGHT)
ILLUMINATE W/ COOL WHITE LEDS.

2" X 4" ALUMINUM RACEWAY PAINTED TO MATCH BRUSHED ALUMINUM. RACEWAY TO HOUSE POWER SUPPLIES AND PROVIDE FOR MOUNTING LETTERS TO EXISTING CANOPY.





PRELIMINARY DETAIL
1-1/2" = 1' - 0"

PRELIMINARY EXHIBIT
ALL DIMENSIONS MUST BE VERIFIED PRIOR TO MANUFACTURE

Client
DAVE & BUSTER'S

Design #
C141953R5

Sheet 5 of 5

Address
FflorENCE, KY

Account Rep. J MUELLER

Designer K ERICKSEN

Date 09/12/2014

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

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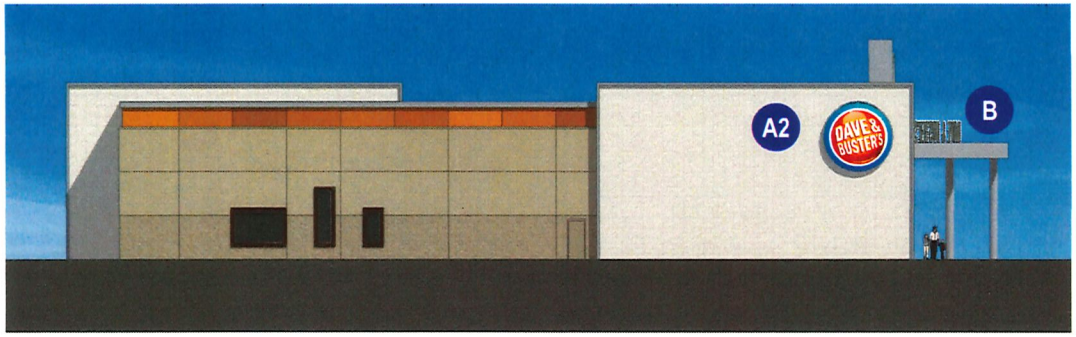
R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET). REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

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chandlersigns.com

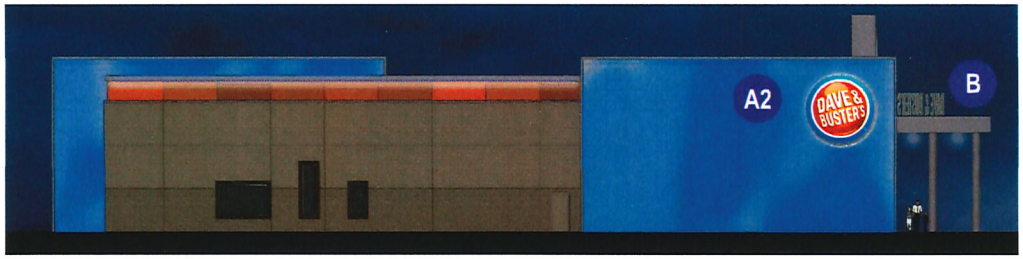
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West Coast	1355 Park Center Drive, Unit C Vista, CA 92081 760-967-7333 Fax 760-967-7033
San Antonio	17319 San Pedro Ave, Ste. #200 San Antonio, TX 78232 210-349-3804 Fax: 210-349-8724
Northeast US	960 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3373 Fax 502-412-3013
Florida	2144 Sand Hill Point Circle Davenport, FL 33837 863-439-1160 Fax 863-424-1160
Georgia	37 Waterfront Port Court Dawsonville, GA 30534 678-725-8552 Fax 210-349-8724
South Texas	PO. Box 125, 298 Dana Drive Portland, TX 78374 361-563-5399 Fax 361-643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION LEFT [DAY]
SCALE 3/64" = 1' - 0"



ELEVATION LEFT [NIGHT]
SCALE 3/64" = 1' - 0"

Client
DAVE & BUSTER'S

Design #
C141953R5

Sheet 2 of 5

Address
FLORENCE, KY

Account Rep. J MUELLER

Designer K ERICKSEN

Date 09/12/2014

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R2:KE:10/20/2014:UPDATE ELEVATIONS, CHANGE B TO CANOPY STYLE

R3:ACG:10/23/14: REVISE TO RAISED CL SIGN (A1, A2, A3).

R4:ES:10/24/14: ADD SITE PLAN. REVISE SIGNS (A1,A2,A3). REMOVE SIGNS (C1 & C2).

R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET). REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

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National Headquarters 3291 Marsh Way Dallas TX 75220 214-902-2000 Fax 214-902-2044

West Coast 1335 Park Center Drive, Unit C Vista, CA 92081 760-967-7000 Fax 760-967-7005

San Antonio 17319 San Pedro Ave. Ste. #200 San Antonio, TX 78232 210-349-3804 Fax 210-349-8724

Northeast US 953 Blade Avenue, Suite 200 Louisville, KY 40204 502-479-3075 Fax 502-412-9013

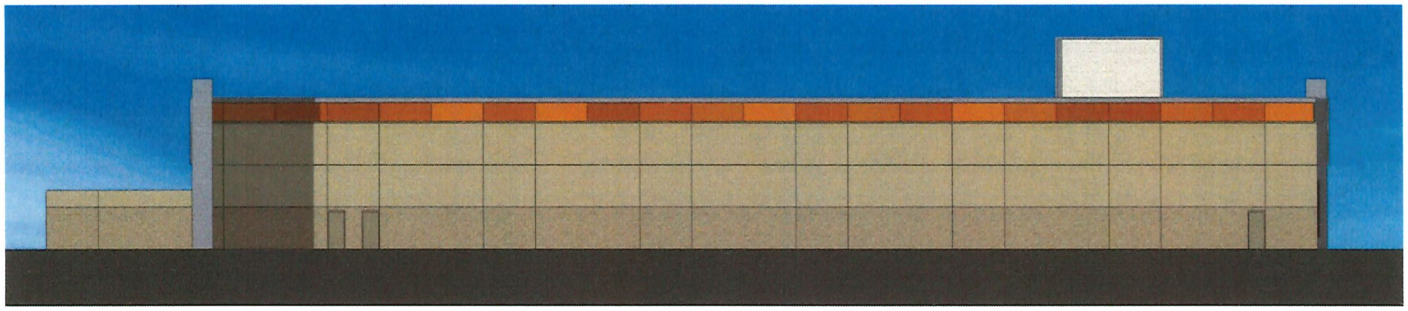
Florida 2584 Sand Hill Point Circle Davenport, FL 33837 863-420-1160 Fax 863-424-1163

Georgia 37 Waterfront Port Court Dawsonville, GA 30534 678-725-8552 Fax 210-349-8724

South Texas PO. Box 125, 208 Doral Drive Portland, TX 78374 361-563-3393 Fax 361-643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION REAR [DAY]
SCALE 3/32" = 1' - 0"



ELEVATION REAR [NIGHT]
SCALE 3/32" = 1' - 0"

Client
DAVE & BUSTER'S

Design #
C141953R5

Sheet 3 of 5

Address
FLORENCE, KY

Account Rep. J MUELLER

Designer K ERICKSEN

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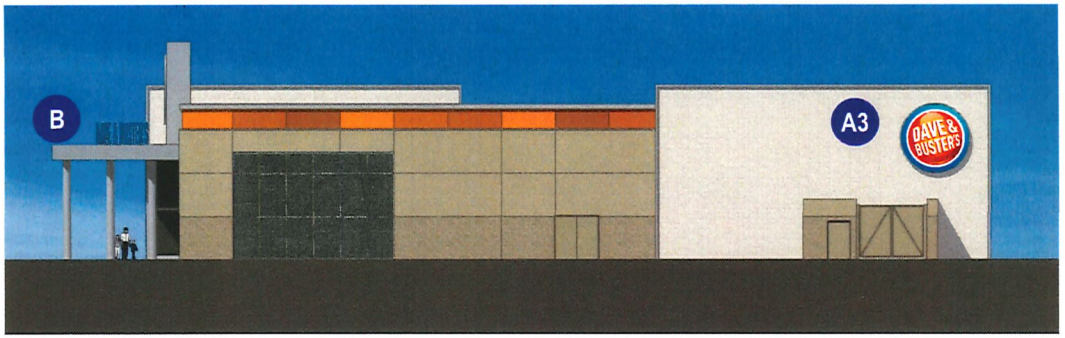
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West Coast	1333 Park Center Drive, Unit C Vista, CA 92081 760-957-7000 Fax 760-957-7033
San Antonio	17310 San Pedro Ave, Ste. #200 San Antonio, TX 78232 210-349-3894 Fax 210-349-8724
Northeast US	965 Baxter Avenue, Suite 230 Louisville, KY 40204 502-479-2079 Fax 502-412-0013
Florida	2584 Sand Hill Plant Circle Davenport, FL 33837 863-420-1160 Fax 863-424-1162
Georgia	37 Waterfront Port Court Dawsonville, GA 30534 678-725-8552 Fax 210-349-8724
South Texas	PO Box 125, 208 Dona Dove Portland, TX 78374 361-563-5393 Fax 361-643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ELEVATION RIGHT [DAY]
SCALE 3/32" = 1' - 0"



ELEVATION RIGHT [NIGHT]
SCALE 3/32" = 1' - 0"

Client
DAVE & BUSTER'S

Design #
C141953R5

Sheet 3 of 5

Address
FLORENCE, KY

Account Rep. J MUELLER

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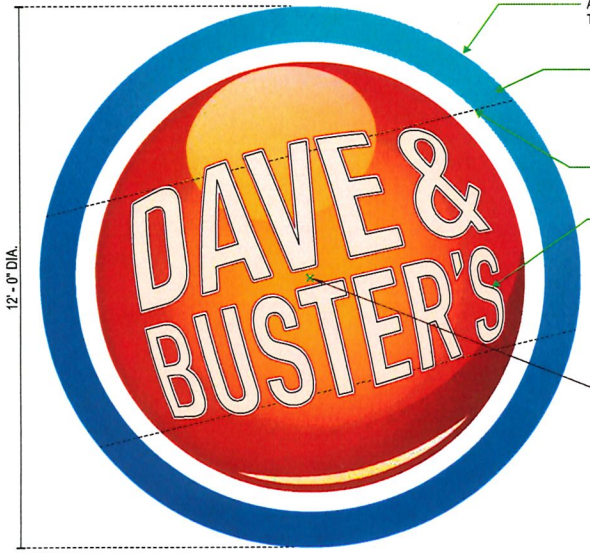
R5:ACG:10/24/14: REVISE TO 5" DEPTH (CABINET), REVISE TO CHROME RETURNS (A); ADD NIGHT RENDERINGS.

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West Coast	1355 Park Center Drive, Unit C Vista, CA 92081 760-967-7000 Fax 760-967-7003
San Antonio	17319 San Pedro Ave, Ste. #200 San Antonio, TX 78232 210-349-3804 Fax: 210-349-8724
Northeast US	960 Baxter Avenue, Suite 230 Louisville, KY 40204 502-479-3073 Fax 502-412-3013
Florida	2144 Sand Hill Point Circle Davenport, FL 33837 863-420-1100 Fax 863-424-1163
Georgia	37 Waterfront Port Court Dawsonville, GA 30534 678-725-6552 Fax 210-349-8724
South Texas	PO. Box 125, 206 Dora Drive Portland, TX 78374 361-563-5590 Fax 361-643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



ALUMINUM CABINET W/ BLEED RETAINER PAINTED TO MATCH CHROME

EXTEND BLUE GRADIENT TO CUT SIZE

WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC).
NOTE: NO DROP SHADOW ON LETTERS BECAUSE CH. LETTERS ARE DIMENSIONAL.

ILLUMINATE W/ 7100K WHITE LED MODULES & REMOTE POWER SUPPLIES.

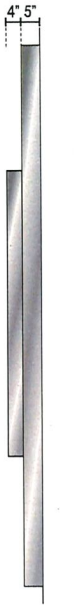
SUGGESTED SEAMS IN VINYL (BEHIND COPY)

4" DEEP FABRICATED ALUMINUM LETTERS WITH 7328 WHITE ACRYLIC FACES MOUNTED FLUSH TO CABINET FACE.

PAINT RETURNS TO MATCH CHROME.

INTERNALLY ILLUMINATE WITH 7100K WHITE LED'S. LOCATE POWER SUPPLIES INSIDE BACKGROUND.

GC TO STUB OUT FLEX CONDUIT IN CENTER OF SIGN



END VIEW

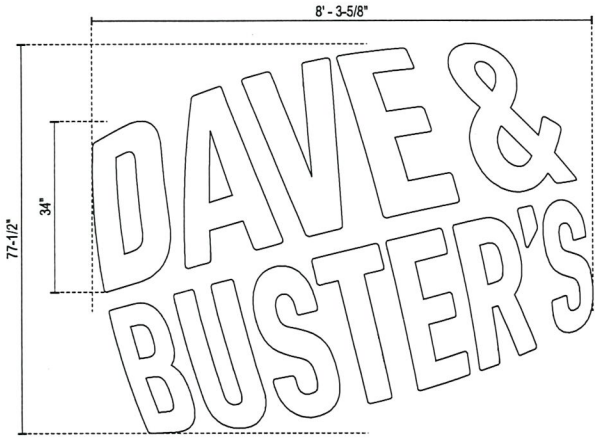


EXAMPLE 1

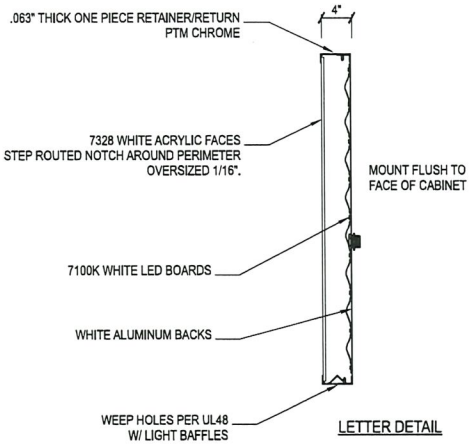


EXAMPLE 2

A1 A2 A3 EXTERIOR S/F LOGO — 113 SQ. FT. [PERIMETER]
SCALE 3/8" = 1' - 0"



LETTER DIMENSIONS
SCALE: 1/2" = 1' - 0"



LETTER DETAIL

PRELIMINARY EXHIBIT
ALL DIMENSIONS MUST BE VERIFIED PRIOR TO MANUFACTURE

Client
DAVE & BUSTER'S
Design #
C141953R5
Sheet 4 of 5
Address
FLORENCE, KY
Account Rep. J MUELLER
Designer K ERICKSEN
Date 09/12/2014

Approval / Date

Client	
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Chandler Signs
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National Headquarters	3291 Marvin Way Dallas,TX 75220 214-902-2000 Fax: 214-902-2044
West Coast	1333 Park Center Drive, Unit C Vista, CA 92081 760-967-7333 Fax 760-967-7333
San Antonio	17310 San Pedro Ave, Ste. #200 San Antonio, TX 78232 210-349-2894 Fax: 210-349-8724
Northeast US	960 Baxter Avenue, Suite 200 Louisville, KY 40204 502-479-3273 Fax 502-412-9013
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 863-438-1160 Fax 863-424-1160
Georgia	37 Waterfront Part Court Dawsonville, GA 30534 678-725-4552 Fax 210-349-8724
South Texas	PO. Box 125, 208 Drew Drive Portland, TX 78374 361-563-5393 Fax. 361-643-8533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

PHOTO EXAMPLES

NOT SPECIFIC

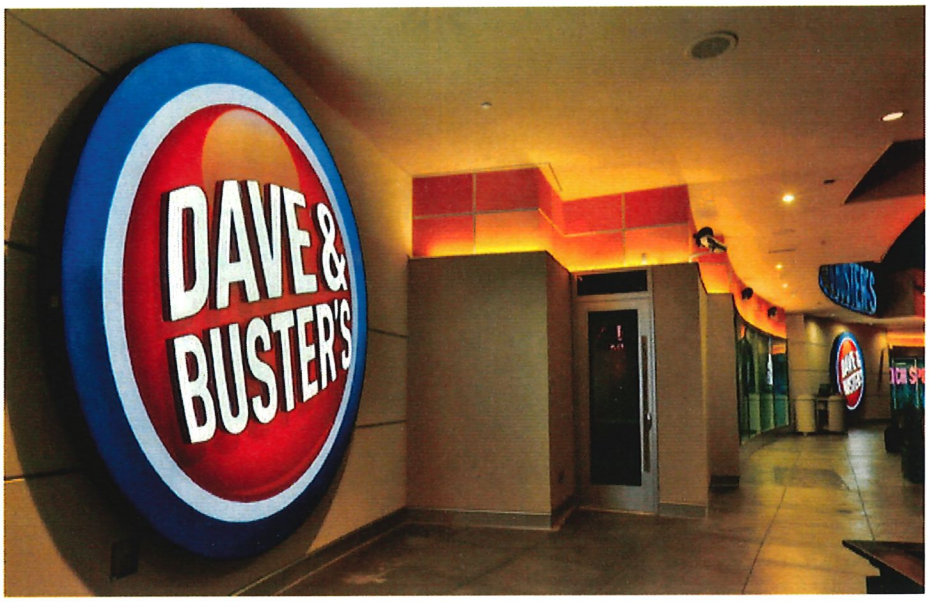
TO THIS SITE


DAVE &
BUSTER'S
EAT PLAY
WATCH SPORTS


EAT DRINK PLAY


DAVE &
BUSTER'S


DAVE &
BUSTER'S


DAVE &
BUSTER'S


DAVE & BUSTER'S



ALTA/ACSM LAND TITLE SURVEY
PORTION OF
8100 US HIGHWAY 42
FLORENCE, KENTUCKY

August 27, 2014 Scale: 1" = 100'

VIOX&VIOX
Civil Engineers, Surveyors, and Landscape Architects

Client:
Anchor Advantage, Ltd
129 E. 2nd Street
Covington, KY 41011

Owner:
Joseph Berkshire
7414 US-42
Florence, KY 41042

Commonwealth Land Title Insurance Company
Commitment No. 01047009-3
Schedule B - Section 2
EXCEPTIONS

11. Together with and subject to easement for the decline of agricultural drainage runoff for the benefit of subject property as set forth in Easement Deed (T.A.D.) Page 91, Boone County, Kentucky Clerk's Records. (Blanket in nature, cannot be plotted. Parcel involved is Heights Act Heights Subdivision. Does not affect subject property.

12. 16' easement for utility purposes to the Union Light, Heat and Power Company as set forth in Misc Instrument Book 14, Page 90, Boone County, Kentucky Clerk's Records. Plotted as shown.

13. 150' easement for utility purposes to the Union Valley Corporation as set forth in Deed Book 106, Page 91, Boone County, Kentucky Clerk's Records. Plotted as shown.

14. Certificate of Land Use Restriction (Site Plan) as set forth in MCT 01 Page 412. Was be advised to site plan approval conditions. Does not affect your subject parcel.

15. Building setbacks, restrictions and easements as shown on the plat of Florence Heights Subdivision, Section 1, and Resubdivision of the Heights Subdivision, Parcel C, as shown on Plat Slide ___, Boone County, Kentucky Clerk's Records. Plotted as shown.

16. Covenants, conditions and restrictions and easements created under the Construction, Operation and Reciprocal Easement Agreement as set forth in MC ___ Page ___, Boone County, Kentucky Clerk's Records.

Surveyors Certificate

To Joseph Clarke Berkshire, Commonwealth Land Title Insurance Agency, and Diane E. Dudley Inc., a Missouri corporation:

This is to certify that this Plat or Map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a,7(a), (b), (c), 8, 9, 10, 11, 13, 16, 17, 18, 19 of Table A thereof. The field work was completed on July 17, 2013.

Date of Plat: August 27, 2014

Surveyor: Gregory S. Lawson

Surveyor Signature: _____

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the notes depicted on this plat were done by me/under my direct supervision or by the method of research have as with submitted. The unadjusted error of closure was at least 1:27,270 and was not adjusted. The survey as shown hereon is an Urban Survey and the errors and omissions in said survey meet all the specifications of this class and comply with 201 KAR 18:150.

PLS No. 3357 DATE

Commonwealth Land Title Insurance Company
Commitment No. 01047009-3
Legal Description

EXHIBIT "A"

Situated in the Commonwealth of Kentucky, County of Boone, and Being all of Lot 4 of Florence Heights Subdivision, Section 1, and Resubdivision of the Heights Subdivision, Parcel C, as shown on Plat Slide of the Boone County Clerk's records at Burlington, Kentucky.

PIN: _____
Deed No. _____

Flood Certificate

The Property described on this Survey lies within Zone "X" of Flood Insurance Rate Map No. 21015C0220C bearing an effective date of June 4, 2007.

BENCHMARKS USED FOR THIS SURVEY

Horizontal & vertical control was established by real time kinematic GPS using KYTC Virtual Reference Station via cell phone.

Horizontal Control = NAD 83 (2007)
KY S P C Z North Zone
U.S. Feet
Vertical Control = NAVD 88
U.S. Feet

LEGEND

- EXISTING IRON PIN
- SET 1/2" REBAR AND CAP STAMPED "PLS 3357"
- SET MAG SPIKE
- SET MAG NAIL & WASHER STAMPED "PLS 3357"
- FENCE OR REMNANTS THEREOF
- CATCH BASIN
- GAS VALVE
- LIGHT POLE
- FIRE HYDRANT
- POLE
- SANITARY MANHOLE
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- UTILITY LINE
- WATER MAIN

100 0 50 100 200 400

Zoning Information
C-2/PD/MR

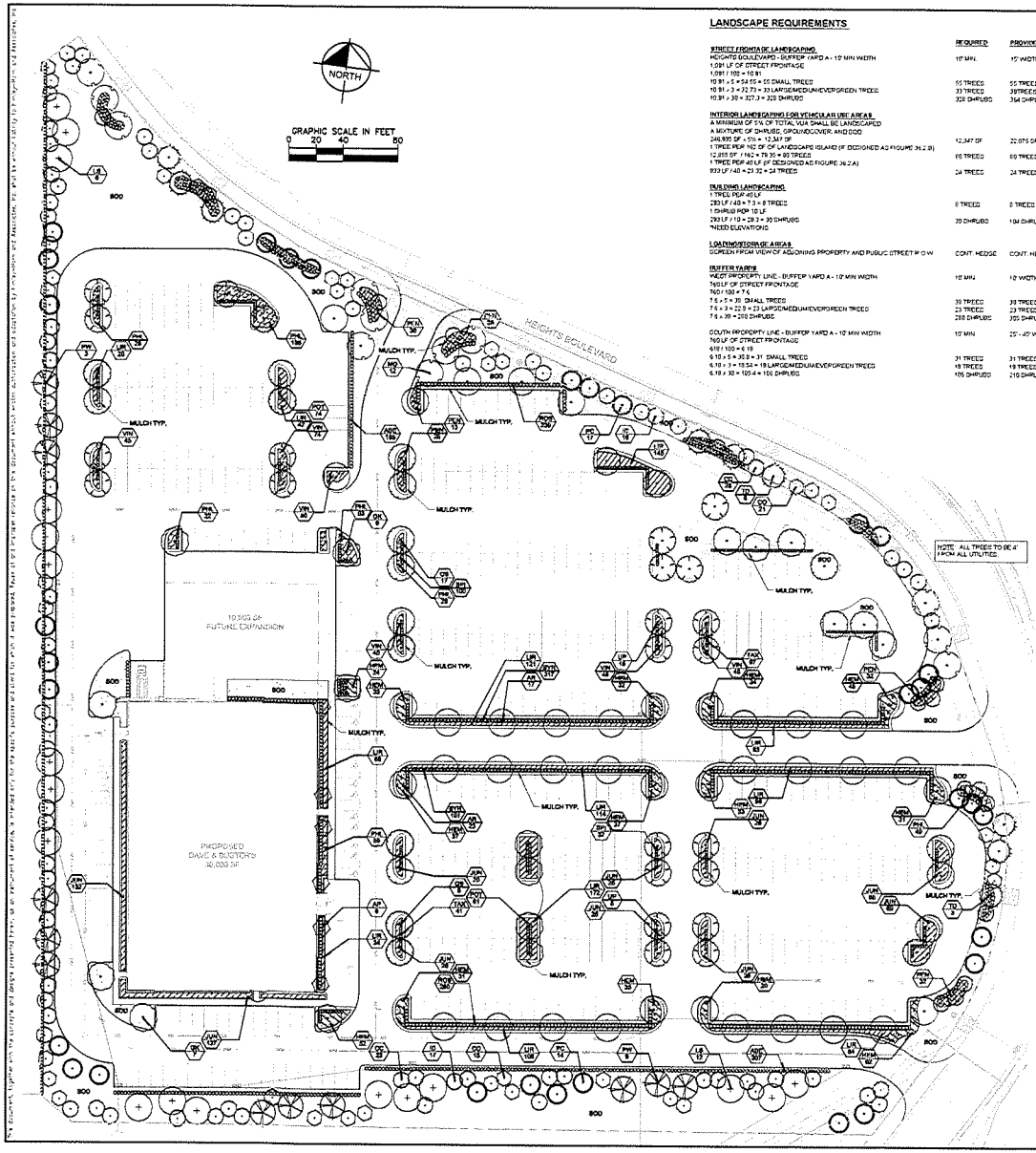
UNDERLYING ZONING DISTRICT	MAXIMUM RETAIL HEIGHT	MINIMUM SIZE OF DISTRICT	MINIMUM LOT SIZE	MINIMUM FRONTAGE	MAXIMUM % OF LOT	MINIMUM YARD DIMENSIONS (FEET) FRONT	REAR	SIDE
C-2	10 STORIES	3 ACRES	1 ACRE	150'	85	100'	25'	10'

Please refer to the Boone County Zoning Regulations for the Mall Road Overlay District (MRD) requirements and further design guidelines.

Line	Bearing	Distance
L1	N 34°07'29" W	40.00'
L2	S 40°27'45" W	54.83'

Curve	Radius	Arc Length	Chord Length	Chord Bearing
C1	243.00'	178.78'	174.81'	S 69°34'10" W
C2	189.00'	163.99'	158.92'	S 64°50'01" E
C3	243.00'	244.70'	234.64'	S 04°46'14" W

DAVE & BUSTER'S
FLORENCE HEIGHTS
PREPARED FOR
DAVE & BUSTER'S
SITE PLAN
BOONE COUNTY KENTUCKY
SHEET NUMBER C-200
PHASE PROJECT 147456001
DATE 10/9/2014
SCALE AS SHOWN
DESIGNED BY CBC
DRAWN BY ESW
CHECKED BY JCP
DATE
LICENSED PROFESSIONAL ENGINEER 19026
JOHN C. FIERS, P.E.
Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
6640 Telsta Drive, Suite 112, Evansville, IN 47715
PHONE: 812-424-8159
WWW.KIMLEY-HORN.COM
NO. REVISIONS DATE BY
SITE DATA
PARCEL NO 062 00 00 004.01
PROPOSED USE RESTAURANT 9.19 AC
PROPOSED LOT AREA 400,240 S.F.
SITE COVERAGE
BUILDING AREA 50,000 S.F. (1.15 AC) 12.5%
PAVEMENT AREA 271,445 S.F. (6.23 AC) 67.8%
LANDSCAPE AREA 112,795 S.F. (2.59 AC) 28.18%
PARKING
REQUIRED
STANDARD SPACES 125
HANDICAP SPACES 5
TOTAL 130
PARKING CALCULATION
1 SPACE PER 100 SQ FT GFA RESTAURANT = 1 SPACE PER 3 SEATS RESTAURANT = 100% ADDITIONAL ALLOWANCE = 11 SPACES
14,000 SF = 140 SPACES / 3 = 380 SEATS + 380 = 760 SEATS
DRAFT Plan
Currently revising to respond to preliminary comments 10/22/14.
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
EXISTING STEEL TOWER
PROPERTY LINE
HEIGHTS BOULEVARD
10,000 SF FUTURE EXPANSION
PROPOSED DAVE & BUSTERS 30,000 SF



LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPING		
HEIGHTS BOULEVARD - BUFFER YARD A - 10' MIN WIDTH	10' MIN.	15' WIDTH
1,091 LF OF STREET FRONTAGE		
1,091 / 100 = 10.91		
10.91 x 5 = 54.55 = 55 SMALL TREES	55 TREES	55 TREES
10.91 x 3 = 32.73 = 33 LARGE/MEDIUM/EVERGREEN TREES	33 TREES	39TREES
10.91 x 30 = 327.3 = 328 SHRUBS	328 SHRUBS	364 SHRUBS
INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS		
A MINIMUM OF 5% OF TOTAL VUA SHALL BE LANDSCAPED		
A MIXTURE OF SHRUBS, GROUNDCOVER, AND SOD		
246,930 SF - 10% = 12,347 SF	12,347 SF	22,075 SF
1 TREE PER 150 SF OF LANDSCAPE ISLAND (IF DESIGNED AS FIGURE 36.2 B)		
12,855 SF / 150 = 79.35 = 80 TREES	80 TREES	80 TREES
1 TREE PER 40 LF OF DESIGNED AS FIGURE 36.2 A)		
932 LF / 40 = 23.32 = 24 TREES	24 TREES	24 TREES
BUILDING LANDSCAPING		
1 TREE PER 40 LF		
293 LF / 40 = 7.3 = 8 TREES	8 TREES	8 TREES
1 SHRUB PER 10 LF		
293 LF / 10 = 29.3 = 30 SHRUBS	30 SHRUBS	194 SHRUBS
*NEED ELEVATIONS		
LOADING/STORAGE AREAS		
SCREEN FROM VIEW OF ADJOINING PROPERTY AND PUBLIC STREET R.O.W.	CONT. HEDGE	CONT. HEDGE
BUFFER YARDS		
WEST PROPERTY LINE - BUFFER YARD A - 10' MIN WIDTH	10' MIN.	10' WIDTH
760 LF OF STREET FRONTAGE		
760 / 100 = 7.6		
7.6 x 5 = 38 SMALL TREES	38 TREES	38 TREES
7.6 x 3 = 22.8 = 23 LARGE/MEDIUM/EVERGREEN TREES	23 TREES	23 TREES
7.6 x 30 = 228 SHRUBS	228 SHRUBS	305 SHRUBS
SOUTH PROPERTY LINE - BUFFER YARD A - 10' MIN WIDTH	10' MIN.	25' - 45' WIDTH
760 LF OF STREET FRONTAGE		
610 / 100 = 6.10		
6.10 x 5 = 30.5 = 31 SMALL TREES	31 TREES	31 TREES
6.10 x 3 = 18.30 = 19 LARGE/MEDIUM/EVERGREEN TREES	19 TREES	19 TREES
6.10 x 30 = 183.4 = 100 SHRUBS	183 SHRUBS	219 SHRUBS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	AP	6	Acer palmatum / Japanese Maple	2" cal, 8' ht, 4' spr.	Full, With Character
	AR	40	Acer rubrum / Red Maple	3" cal, 12' ht, 5' spr	Full, Straight, Single Leader
	CC	62	Cercis canadensis / Eastern Redbud	2" cal, 8' ht, 4' spr	Full, Straight, Single Leader
	CO	36	Cephalanthus occidentalis / Buttonbush	2" cal, 8' ht, 4' spr	Full, Straight, Single Leader
	GK	13	Gymnocladus dioica / Kentucky Coffee Tree	3" cal, 12' ht, 5' spr	Full, Straight, Single Leader
	IO	30	Ilex decidua / Possumhaw Holly	2" cal, 8' ht, 4' spr	Full, Multi-Trunk
	LS	18	Liquidambar styraciflua / American Sweet Gum	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	MG	12	Magnolia grandiflora / Southern Magnolia	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	PC	31	Picea pungens / Colorado Spruce	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	PW	12	Pinus alba / White Pine	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	QS	29	Quercus shumardii / Shumard Red Oak	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	TD	9	Taxodium distichum / Bald Cypress	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	UP	24	Ulmus parvifolia / Lacebark Elm	3" cal, 10' ht, 5' spr	Full, Straight, Single Leader
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**REMARKS**
	ABE	662	Abelia x grandiflora / Glossy Abelia	30" ht, 24" spr, 30" oc	Full, 5 gallon min.
	POT	135	Potentilla fruticosa / Bush Cinquefoil	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	ROS	499	Rosa x "Knockout" TM / Rose	30" ht, 24" spr, 30" oc	Full, 5 gallon min.
	SPI	132	Spiraea x bumalda "Anthony Waterer" / Anthony Waterer Spiraea	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
	SYR	478	Syringa microphylla "Superba" / Littleleaf Lilac	30" ht, 24" spr, 30" oc	Full, 5 gallon min.
	TAX	106	Taxus baccata / English Yew	24" ht, 18" spr, 24" oc	Full, 5 gallon min.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**	**SPACING**	**REMARKS**
	HEM	898	Hemerocallis x "Astro Gold" / Dwarf Evergreen Day Lily	Install	24" o.c.	Full, 1 gallon min.
	JUN	659	Juniperus horizontalis "Blue Rug" / Blue Rug Juniper	Install	24" o.c.	Full, 1 gallon min.
	LIR	1,586	Liriope pigantea / Giant Liriope	Install	24" o.c.	Full, 1 gallon min.
	PEN	174	Pennisetum alopecuroides "Hameln" / Hameln Dwarf Fountain Grass	Install	30" o.c.	Full, 1 gallon min.
	PHL	379	Phlox subulata / Moss Phlox	Install	24" o.c.	Full, 1 gallon min.
	VIN	304	Vinca minor / Common Periwinkle	Install	18" o.c.	Full, 1 gallon min.
MISC	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SPECIFICATIONS**		
	SOD	TBD	Poa pratensis / Kentucky Bluegrass	Solid, sand filled joints, rolled, 100% weed, pest, disease free.		
	MULCH	TBD	Hardwood	3" depth, water - dark brown, all trees with in sod areas shall receive a 4' ht diameter mulch ring		

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR SOD IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES. METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY SPECIFIED SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE CHANGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE, OR THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING PLANTING SOD BACKFILL AS SPECIFIED IN SPECIFICATIONS. INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 3" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6-MILS, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

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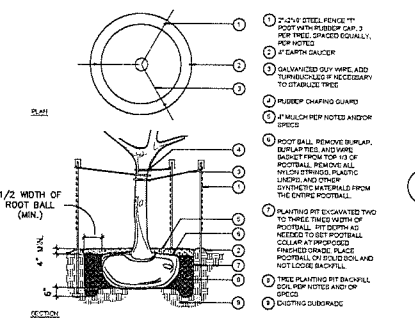
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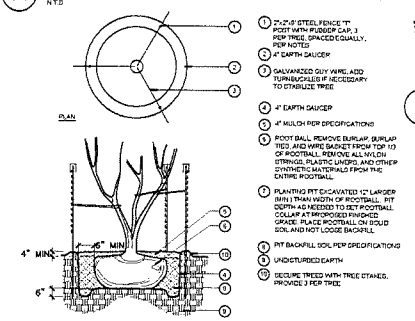
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PREPARED FOR
DAVE & BUSTER'S
BOONE COUNTY KENTUCKY

LANDSCAPE PLAN

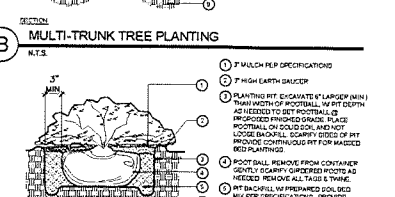
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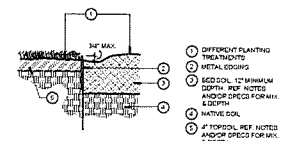
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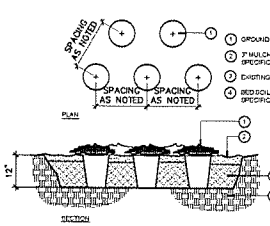
B MULTI-TRUNK TREE PLANTING
N.T.S.



C SHRUB PLANTING
N.T.S.



D STEEL EDGING
N.T.S.



E GROUNDCOVER PLANTING
N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A SCOPE OF WORK:

1 THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND PERFORMING OTHER APPURTENANT OPERATIONS REQUIRED FOR THE COMPLETION OF PLANTING AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

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

B PROTECTION OF EXISTING STRUCTURES:

ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED, SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS STANDING OUTSIDE THE LIMITS, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP LINE OR WITHIN THE SPREAD OF THE BRANCHES, OR THROW OF ITS TRUNK), MATERIALS WITHIN THE DRIP LINE OR WITHIN THE MATERIALS SHALL BE DAMAGED BEFORE THE MULCH WILL DAMAGE ANY PLANT. TREES FALLS OR DAMAGED SO THAT THEY ARE BECOMING HAZARDOUS OR UNSIGHTLY SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR OF SUCH REPLACED EQUIVALENTS EQUIVALENT CALIPER INCH ON ALL DISCARDED TREES FROM INCHES OR LESS IN DIAMETER, AND THEN TWENTY (20) INCH OR MORE IN DIAMETER, AT A POINT 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 INCHES IN CALIPER

G MATERIALS

1. GENERAL

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

MATERIALS	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING RULES AND STANDARDS AS STATED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE HARDY AND FREE FROM DISEASE, INSECTS, EGGS, LARVAE AND INFESTATIONS OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SPALL MAKE AVOIDANCE ROOT SYSTEMS. THE ESTOP PLANTING PATTERN SHALL BE LIMP AND NOT STIFF. ALL PLANTS SHALL BE WELL FURNISHED, SUBJECT TO APPROVAL BY THE OWNER WHICH ANY OR GARMENTS ARE IDENTIFIED FROM THE PLANT LIST. THE PLANTS FURNISHED SHALL BE NORMAL FOR THEIR VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR IMMEDIATELY ON TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT WAIVER THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING THE PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS, OR VARIETY. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. ALL PLANTS SUBJECT TO INSPECTION SHALL BE SUBMITTED A MINIMUM OF THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

L TOPSOIL

1 ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.6 PERCENT, FREE FROM SUBSOIL, VIRGIN CHEMICAL WEEDS, LITTER, SOD, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, BRUSH, HEAVIER SOILS, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE UNSIGHTLY, TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

2 SALVAGED OR EXISTING TOPSOIL WHERE SUITABLE TOPSOIL STOCKPILED ON SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS AND OTHER EXTRANEOUS OBJECTS HARMFUL TO PLANT GROWTH.

3 VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED.

4 IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
1. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST EIGHTEEN INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SIMPLE LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC GAS LINE (S) AND LAMP (S), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MARK AND PROTECT EXISTING UTILITIES.

5 SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED PLANT ROCK AND LARGE ROCK SURFACE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO PROPER FINISHED GRADE WITH CLEAN TOPSOIL FROM EXCAVATION OF SURFACE OR IMPORTED TOPSOIL. IF UNFROZEN OR OTHER READY SITE CONDITIONS OCCUR IN PLANTED AREAS AT DEPTH OF 3" OR LESS EXCAVATION IN SITE, CONTRACTOR AND PUNCTURE DRAINAGE CANNOT BE ACHIEVED. LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING OF TREE THAT ADDRESSES POOR DRAINAGE

E ORGANIC SOIL AMENDMENTS

1 MANURE, WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOD, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH

2 PEAT MOSS, AS DEFINED BY ASTM D2607, PASSING A ONE INCH SIEVE AND SHREDDED

3 COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND HUMUS, WELL-MIXED SOIL

4 PECAN HULLS: COMPOSTED PECAN HULLS FROM LOCAL SOURCE

5 BIOSOLIDS: USE GRADE 1 CONTAINING LOW, IF PATHOGEN LEVELS.

6 WORM CASTINGS: EARTHWORM

G INORGANIC SOIL AMENDMENTS

1 LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENCE WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO 60 SIEVE.

2 SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MINIMUM OF 60 PERCENT PASSING NO 40 SIEVE.

3 IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 19 PERCENT SULFUR

4 AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

5 SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS

H PLANTING SOIL MIX

1 PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 25 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS. PER PLANTING DETAILS. (NOT MIND FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OR ASSUMED AS SHOWN ON GRADING PLAN

2 SODDED AREA TOPSOIL

ALL SOD AREAS TO RECEIVE 4" DEPTH OF PREPARED TOPSOIL IMPORTED INSTALLATION TOPSOIL SHALL BE FREE OF PLANTS, PLANT PARTS, OR BRICKS, CONCRETE, ASHES, OR OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN NO STONES LARGER THAN 1" IN ANY DIMENSION, AND NOT MORE THAN 5% OF STONES 1" TO 2" IN ANY DIMENSION. TOPSOIL SHALL BE FREE OF PLANTS AND PLANT PARTS OF BERMUDA GRASS, NUTSEDGE, KUDZU, BRIAR, JOHNSONGRASS, HORSETAILS, OR OTHER NOXIOUS PLANTS OR THEIR VEGETATIVE PARTS. TOPSOIL SHALL NOT BE USED WHILE IN A MUDDY OR FROZEN CONDITION. TOPSOIL SHALL HAVE ORGANIC MATTER CONTENT OF NOT LESS THAN 4 PERCENT, NOR MORE THAN 20 PERCENT BY DRY WEIGHT. SUBMIT SAMPLES AS REQUIRED FOR APPROVAL BY OWNER.

I WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN VIABLE GROWTH OF PLANTS AND SHALL NOT CONTAIN MINERALS OR CHEMICALS IN QUANTITIES HARMFUL TO PLANTS WHEN USED AS RECOMMENDED. THE CONTRACTOR SHALL OBTAIN WATER FROM SOURCES AVAILABLE FROM THE OWNER. IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR IT'S USE. IN NO WAY THANKS NOTICE, SPRINKLER SYSTEM, IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER

J COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE OF UNIFORM COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZER MIXES SHALL BE USED AND APPLIED AT RATES AS INDICATED BY MANUFACTURERS SPECIFICATIONS:

1. 5-10-5 LBS AND THREE - MILLION/SHIFT, OR APPROVED EQUAL
2. AMMONIUM SULFATE - 21% NITROGEN (20.5% NH4) 24-0-0
3. 500 - 5-10-5 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" SLOW RELEASE PLANTING TABLETS (A TABLE FORMULA, 21-GRAM (+0.5 GRAM). THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K MULCH

MULCH MATERIALS SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTHS OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L DIGGING AND HANDLING

1 PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. WATER AND PROTECT BY HEELING-IN, IF PLANTS ARE NOT PLANTED WITHIN THREE (3) HOURS AFTER DELIVERY TO THE SITE. PLANTS TRANSPORTED MORE THAN TEN (10) MILES OR MORE, BUT NOT PLANTED WITHIN THREE (3) HOURS AFTER DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT "PINCHTRAC" (OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2 BALLED AND BURLAPPED PLANTS (B&B) 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 BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3 PLANTS WRAPPED FOR IN THE PLANT LIST SHALL BE DUG WITH BEAT ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SIZE FOR EACH SIZE OF PLANT AS GIVEN IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT BEFORE PLANTING AND PRIOR TO PLANTING

4 EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR UNDERGROUND ELEMENTS, FOOTINGS AND PREPARED SUB-BASES.

M CONTAINER GROWN STOCK

1 ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANT (AND 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 ANY ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER FOR A PERIOD LONG ENOUGH FOR THE NEW ROOTS TO HAVE GROWN SUFFICIENTLY SO THAT THE MOST WOODY WILL BE TAUTLY SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER IN WHICH IT WAS GROWN. STOCK SHALL NOT BE HANDLED BY THE STEMS.

3 PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4 SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL OR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT

N COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF WOODY PLANTS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED PREMIUM GROWN WHEN THEY HAVE BEEN TRANSPLANTED AND GROWN IN A NURSERY FOR ONE YEAR UNDER CONDITIONS CONSISTENT WITH CULTURAL PRACTICES FOR A NURSERY OF TWO (2) GROWING SEASONS, AND HAVE ATTAINED GOOD ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES ARE GIVEN AS A COURTESY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. SHOULD A DISCREPANCY OCCUR BETWEEN THE GROSS MATERIALS DISPLAYED, THE QUANTITY OF THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

Q FINE GRADING

1 FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISH GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED TO LINES, ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2 THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADED UP TO FINAL FINISHED GRADE ALLOWING FOR FINISHED SOD OR SEED AND/OR MULCH OF 0" ITH THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH RIPPER, AND REMOVE FROM THE PROPERTY ALL DEBRIS AND EXCESS SOIL WITHIN THE SITE

3 ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AWAY FROM ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R PLANTING PROCEDURES

1 CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CULTIVATE UNDER WORK AND DISMANTLING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATERIAL ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANTING BEDS. THE SUBMATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL TREATMENT, HE MAY WISH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO IS TO RELIEVE PLANTING SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR THE RESPONSIBILITY OF THE CONTRACTOR.

2 VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SIMPLE LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC GAS LINE (S) AND LAMP (S), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MARK AND PROTECT EXISTING UTILITIES.

3 SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED PLANT ROCK AND LARGE ROCK SURFACE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO PROPER FINISHED GRADE WITH CLEAN TOPSOIL FROM EXCAVATION OF SURFACE OR IMPORTED TOPSOIL. IF UNFROZEN OR OTHER READY SITE CONDITIONS OCCUR IN PLANTED AREAS AT DEPTH OF 3" OR LESS EXCAVATION IN SITE, CONTRACTOR AND PUNCTURE DRAINAGE CANNOT BE ACHIEVED. LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING OF TREE THAT ADDRESSES POOR DRAINAGE

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

S GENERAL

1 GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL ORDINANCES GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UNDER MATERIAL AT THE SITE OF SETTING. THOROUGHLY WATER AND PROPERLY MAINTAIN UNTIL PLANTED. PLANTS SHALL NOT BE MORE UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, UNDER MANNER METHOD, CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

2 THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK, TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION HEADS AND PLANTS.

3 ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH AS CLEARANCE WITH THE VISA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN AND AS DIRECTED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION NOT AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING OF TREE THAT ADDRESSES THIS CONDITION. 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 PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. WHERE SETTING SHALL BE ASSIGNED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED

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

5 SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTIONS OF THESE SPECIFICATIONS. IN ADDITION EACH PLANTING PIT SHALL BE FILLED WITH 21 GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 5 GAL. PLANT
- FOUR (4) TABLETS PER 15 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER ½" OF TRUNK CALIPER

10 TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SIGHTLY HIGHER LEVEL THAT AFTER SETTLEMENT, THE PLANT GROWING STEM OR TRUNK SHALL BE TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT OR TRENCH, WITH ROOTS SPREAD NATURALLY. SOIL SHALL BE WATER FILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER TO FILL VOIDS.

11 FILL HOSE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOILS SATURATED. TO DO THIS, FILL HOSE WITH WATER AND ALLOW TO SOAK APPROXIMATELY TWO (2) HOURS BEFORE PLANTING. 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. FILL ONLY WITH MIXTURE. ALL PLANTS SHALL BE PLUMB AND SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDER BENEATH.

12 PRUNING: EACH PLANT SHALL BE PRUNED AT THE TIME SUCH THE NATURAL CHARACTER OF THE PLANT AS SHOWN IN THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13 SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. SHAPE AREAS TO CONFORM TO THE PLANTING SOIL MIX AS SPECIFIED IN THESE NOTES. SPRINKLER SYSTEM, IF INSTALLED, MUST BE INSTALLED AND TESTED PRIOR TO PLANTING.

14 TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREE'S IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR OR SUBCONTRACTOR DOES NOT HAVE THE EXPERIENCE AND SKILL TO DO THE GUYING AND BRACING, THE WORK SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREE CAUSE DOWN AND DAMAGE PERSON OR PROPERTY.

15 MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SAUCER AND BED, GROWING COVER AND SINE SOLID AND TREE PIT

16 HERBICIDES, WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER IN "KNOWN-UP" SHALL BE APPLIED BY WATER CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SHOT APPLICATIONS PER MANUFACTURER'S SPECIFICATIONS AND SPECIFICATIONS. IMMEDIATELY PRIOR TO FINAL INSPECTION, THE ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S LAWN SODDING

1 THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PROVIDE A GRASS LAWN ACCEPTABLE TO THE OWNER

2 LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY WEEDS, GRASS, WEED SEED, AND DEBRIS, AND THEN SHALL BE GRADED TO AN EVEN SURFACE. THE WHOLE SHAL