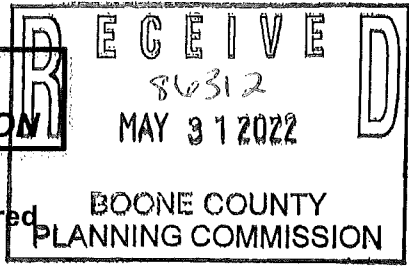


**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
- Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Freddy's Steakburgers

3. Location of Project: in parking lot of Meijer (4990 Houston Rd.)

4. Total Acreage of Project: 0.93 acres 1.01 acres

5. Current Zoning of Property: O-2/C-2/PD/HDO/CD

6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): _____

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No

If yes, indicate the name of the study: Houston-Donaldson Study

8. Proposed Use(s) (specify each use):

Restaurant with Drive Thru.

9. Proposed Building Intensities (specify for each building):

~~2444 sf~~ restaurant, 56 inside seats, 22 outside +/-
2,494 sf

10. Have you submitted a Concept Development Plan: Yes No

11. Are you applying for any of the following (check all that apply):

Conditional Use Permit Variance

12. Current Owner: Meijer Stores Limited Partnership

Address: 2929 Walker Ave. NW

Grand Rapids Michigan 49544

City State Zip Code

Phone Number: 616-791-3909 Fax Number: _____

Email: Matt.Levitt@meijer.com

13. Applicant: Plaza Street Partners EVANS Engineering

Jevans@evans-eng.net 4240 Airport Rd
Suite 211 Cincinnati, OH
45227

2400 W. 75th St. Suite 220

Address: _____

Prairie Village

Kansas

66208

City

State

Zip Code

Phone Number: 816-718-1887 Fax Number: _____

Email: ~~lbracke@plazastreetpartners.com~~ LBracke@plazastreetpartners.com Landon Brack

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____ One (Meijer Store)

15. Deed Book: 793 Page Number: 603 Group Number: 2033B

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- Boone County Building Department
- Boone County Public Works Department
- Boone County Water District
- Cincinnati Bell
- Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport)
- Duke Energy
- Florence Public Services Department
- Kentucky Division of Water
- Kentucky Transportation Cabinet
- Local Fire District
- Local School District
- Northern Kentucky Health Department
- Owen Cooperative Electric, Inc.
- Sanitation District No. 1
- USDA NRCS/Boone County Conservation District
- Other: _____

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 9/19/2022 JLB

ORIGINAL Property Owner's Signature: Matthew Linn, PE MGR.
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Jonathan Evans for Jonathan Evans
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

EXHIBIT

“A”

STAFF REPORT

#1

Request of **Evans Engineering, for Plaza Street Partners (applicant)** for **Meijer Stores Limited Partnership (owner)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 1 acre area located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road, and being part of the property at 4990 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment (this issue was deferred at the Planning Commission's July 6, 2022 meeting).

August 17, 2022

REQUEST

- A. The request is for a Change to an Approved Concept Development Plan for an approximate 1 acre area located at 4990 Houston Road. The proposal is to construct a 3,027 square foot eating and drinking establishment.

SITE HISTORY

- 1990 A Concept Development Plan was conditionally approved for the overall Houston Lakes development, calling for a retail center and several out lots for development.
- 1992 A Change in an Approved Concept Development Plan was approved changing the previously approved retail center to a Meijer store.
- 2019 A Change in an Approved Concept Development Plan was approved for an electric charging station facility to be constructed within the Meijer parking lot.
- 2020 A Change in an Approved Concept Development Plan was approved for a 123 room hotel to be developed east of the Meijer store.

APPLICABLE REGULATIONS

- A. Section 1517 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone (also called a Utilization of an Underlying Zone Within a Planned Development@), then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.
- B. Section 1021.1 of the Boone County Zoning Regulations states that all principally permitted uses in a C-1 district are permitted within the C-2 district. Section 1011.2 of the

Boone County Zoning Regulations identifies eating and drinking establishments as a permitted use within the C-1 district.

SITE CHARACTERISTICS

- A. The approximate 1 acre site is located to the south and west sides of Meijer Drive, northeast of the Meijer store.
- B. The site is occupied by vacant land, forty (40) striped off-street parking spaces, and a drive aisle.
- C. Access to the site is currently provided from private driveways as part of the Meijer parking lot.
- D. Topography, the site is relatively flat, with the exception of a berm in the center of the site.
- E. The site is located within the 55 Day/Night Noise Level of the Greater Cincinnati/Northern Kentucky International Airport.

ADJACENT LAND USES AND ZONES

- North: Parking lot (O-2/C-2/PD/HDO)
- South: Hilton Garden Inn (O-2/C-2/PD/HDO)
- East: Best Buy (O-2/C-2/PD/HDO)
- West: Parking lot and retail center (O-2/C-2/PD/HDO)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County – Plan 2040 “2040 Future Land Use Plan” designates the site for Commercial uses, which is described as “retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.”
- B. The following Our Boone County – Plan 2040 Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Employment opportunities for a highly skilled and educated workforce shall be encouraged

and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

Development of mixed use designed to lessen vehicle travel shall be encouraged (Transportation Goal A, Objective 8).

C. The following are excerpts from Our Boone County B Plan 2040:

1. A substantial portion of this section is located within the 2013 Houston-Donaldson Study area and has excellent development and/or redevelopment opportunity due to its high visibility from and easy access to 1-75. Existing parcels should be developed/redeveloped to be aesthetically harmonious with existing surrounding land uses and cleaned up environmentally as much as is needed for new development (Area 14, Florence Commercial, pg. 125).
2. Regionally-oriented growth should be confined to Mall Road and Houston Road, and should not expand onto 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 outlets in conjunction with larger strip-style centers, multiple, scattered parking areas in lieu of large central parking areas, and street trees along Mall Road (Area 14, Florence Commercial, pg. 126).
3. Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads (Area 14, Florence Commercial, pg. 126).
4. 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 (Area 14,

Florence Commercial, pg. 126).

5. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined (Utilization of Existing Vegetation and Topography, pg. 95).
6. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Buffering, pg. 95).
7. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses" (Landscaping, pg. 96).
8. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterial or collector streets should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial street system. Connections between and within commercial and industrial developments allow for more efficient provision of transit service (Access Management, pg. 96).
9. 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 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. Utility lines should be placed underground wherever possible, and junction boxes screened from public view (Design, Signs, and Cultural Resource Preservation, pg. 97).

- D. Meijer Drive is a city maintained local street providing for two-way traffic within two driving lanes (one lane in each direction). A sidewalk is provided along the north and east sides of the roadway.

RELATIONSHIP TO THE HOUSTON-DONALDSON STUDY

- A. The site is within "Subarea Four" as outlined in the Houston-Donaldson Study. The recommendations for this subarea are summarized as follows:
1. Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive.
 2. Existing office and retail structures on Meijer Drive be either completed or occupied.
 3. That redevelopment in Subarea Four aesthetically fit in with the existing land uses.
- B. The following Goals and Objectives are stated for Subarea Four:
1. Goal: Maintain the successful business climate of the Subarea.
Objectives:
 - a. Continue to consistently apply the Design Standards for future development and/or redevelopment.
 - b. Continue to support the Commercial and Office uses and zoning classifications in future editions Boone County Zoning Ordinance and future editions of the Boone County Comprehensive Plan and its Future Land Use map.
 2. Goal: Enhance the non-motorized system in the South Entrance Subarea.
Objectives:
 - a. Disconnects in the sidewalk network within the Subarea should be filled in.
 - b. Redvelopments in the Subarea should incorporate new internal sidewalks that connect to the Subarea's sidewalk system.
 3. Goal: Protect the integrity of the Gunpowder Creek Watershed.
Objectives:
 - a. Use future development and/or redevelopment of properties in the Subarea for opportunities to apply efforts to improve quality and quantity of stormwater runoff.

- C. The following site design and architectural design review requirements from the Houston- Donaldson Study apply to the proposed application (pp. 53-56):
1. Site Arrangement - The plan shows that more than 22% of the site is in the form of green space and that a 20' wide street frontage buffer is being provided along Meijer Drive.
 2. Pedestrian Facilities - Pedestrian connections are shown to Meijer's. Outdoor fixed seating will need to be provided near the main building entrance.
 3. Relationship to Neighboring Structures - Building design shall correlate to adjoining structures, and those in the same overall center or subdivision if applicable, through the use of comparable and compatible facade composition, materials, colors, roof forms, and stylistic or thematic traits.
 4. Massing and Proportions - The overall three dimensional envelope of the building shall be proportionate in terms of length, width, and height. Individual components on building facades, such as windows, doors, projections, placement of design details, and changes in footprint, rooflines and forms, materials, and colors, shall also be proportionate to one another and balanced on the overall structure. Three dimensional relief may be added with the provision of projections such as covered walkways/arcades, canopies, and simple fabric awnings, and/or by providing jogs or breaks in the building footprint.
 5. Facade Composition and Detailing - Facades shall be designed to have a defined base, mid section, and top or cap. This can be accomplished by differentiating the material, finish, and/or color of the lower portion of the exterior wall along the foundation (or entire ground floor for multi-story buildings) from the upper portion of the wall.
 6. Building Materials - The primary exterior wall materials shall include brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance. These materials shall have an integral color. Architectural grade metals such as Alucobond type products are also permitted. Glass curtain walls used in conjunction with these materials are also permitted. Other materials such as EIFS/stucco, wood or cement board siding, glass block, and precast concrete may be used for trim, detailing, and incidental or secondary wall areas. EIFS/stucco and precast concrete wall panels with a similar light texture finish may be used as a primary building material for industrial buildings which are larger than 100,000 square feet and not located along collector or arterial roadways, and may be used on rear facades which are not subject to public view for other structures.
 7. Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, slate, or standing seam metal. Other types of decorative metal roofing can be evaluated on a case-by-case basis and approved if they are integral to the overall design of the structure.
 8. Building Material Colors - 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 be used for trim and detailing. The color of pitched roof materials shall complement, yet contrast with the exterior wall materials. Color schemes shall use at least two colors to highlight building features and details, create contrast, and to avoid monotony and starkness in the overall building design. A consistent color scheme shall be provided on all facades so that the appearance of a rear or service side of the building is minimized.

9. Roof Types and Shapes - Parapet design which have a defined cornice line and pitched roofs are permitted. Pitched roof forms shall appear complete and symmetrical when viewed from public vantage points. Mansard or other "stage set" designs are not permitted.
10. Screening, Accessory Structures, and Retaining Walls:
 - a. All mechanical equipment shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, "stage set" style mechanical equipment screens or mansards are not permitted. Roof mounted equipment on flat roofed buildings shall be painted to match the roof surface material if it is visible from adjoining sites or roadways that are at a higher elevation. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.
 - b. Garbage storage areas and accessory structures shall be placed in the side or rear yard only, excluding corner side yards. Garbage storage areas shall be enclosed per the requirements of Section 3151 of the zoning regulations. Additionally, garbage enclosure structures and accessory structures shall be constructed with the same materials, colors, and design detailing as the principal building

D. The Houston-Donaldson Study contains its own Special Sign Regulations and a commercial outlot is allowed the following signage:

1. An 8' tall, 24 square foot monument sign.
2. Two building mounted signs. The permitted size of these signs is two (2) square feet for each lineal foot of the building width on which the sign is to be mounted but shall not exceed two hundred (200) square feet in area.

STAFF COMMENTS

A. The submitted Concept Development Plan indicates the following:

1. Construction of a 3,027 square foot restaurant.
2. Provision for 32 parking spaces.
3. Provision for a two drive through lanes with one pick-up window.
4. Provision for a dumpster enclosure.
5. Provision for utilities.
6. Provision for landscaping.
7. Provision for indoor and outdoor seating.
8. Access via the internal Meijer parking lot.
9. Building materials of predominantly brick and EIFS.

B. The following table provides a parking space analysis of the Meijer development area:

Meijer Parking Analysis - Current Conditions	
Spaces In Meijer Lot	979
Spaces Added For Tesla Charging Stations	12
Spaces Used For Meijer cart Corrals	(30)
Spaces Removed For Hilton Garden Inn	(169)
Spaces Added For Hilton Garden Inn	119
TOTAL SPACES	911
Meijer Required Parking	
3 spaces per 1,000 sq. ft. GFA (231,739 sq. ft./1,000)*3	695
Hilton Garden Inn Required Parking	
1 space/room + 1 space/2 employees (123 rooms + 11 employees/2)	129
TOTAL REQUIRED PARKING SPACES	824
Freddy's Development	
Spaces Removed For Freddy's	(40)
Spaces Added For Freddy's	32
TOTAL SPACES	903

C. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations, and offers the following (some of these requirements can be adjusted by the Planning Commission and City of Florence pursuant to the Planned Development (PD) regulations):

1. Section 1514.1 of the Boone County Zoning Regulations states Planned Developments shall generally have a mixed use orientation and shall have a pedestrian orientation, where it is possible to live, work, shop, and play in the same immediate vicinity without a required dependence on the automobile.

The applicant is proposing an eating and drinking establishment with no sidewalk connections to adjacent developments.

2. Section 1514.2 of the Boone County Zoning Regulations states that measures

shall be taken to assure compatibility of land uses within a planned development itself and adjacent sites. Such measures may include the provisions of buffer zones, common open space areas and landscape features, transitional land uses, or a mixed-use development in which no specific type of land use is dominate. When applicable, the design methods recommended in the "Development Layout, Lot Sizes, and Setbacks" section of the Comprehensive Plan's Land Use Element shall be employed. Compatibility measures/mitigation measures shall exceed the usual minimum standards of this order when needed to address impacts of the proposed development.

Insufficient information has been submitted to determine compliance with this requirement.

3. Section 1514.3 of the Boone County Zoning Regulations states that useable open space(s), in an amount over and above setback and buffer yard areas and open areas required by the underlying zone, shall be provided. These spaces may be provided in the form of parks, plazas, arcades, commons, trails, sports courts or other athletic and recreational areas, outdoor areas for the display of sculptural elements, etc. Land reservations for community facilities may be considered in lieu of useable open space. The use of single loaded streets to provide multi-purpose paths, park areas, or to protect stream corridors, may be proposed for this purpose. Open Space areas are encouraged to have street frontage and visibility. Any site proposed to be publicly dedicated or donated for park or open space purposes shall comply with the appropriate legislative body's requirements for acceptance of such dedications or donations

Insufficient information has been submitted to determine compliance with this requirement.

4. Section 1514.7 of the Boone County Zoning Regulations states that a consistent architectural theme shall be provided in planned developments. The theme shall largely use traditional, regionally influenced architectural forms and elements and shall allow variations within it. Traditional styles such as Georgian, Federal, I-House, Cape Cod, Craftsman, Tudor, Queen Anne, Italianate, early 20th century commercial structures, and local farm structures may be used as models. Contemporary or transitional styles of comparable quality may also be considered. The architectural theme shall also relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic.

Insufficient information has been submitted to determine compliance with this requirement.

5. Section 1514.8 of the Boone County Zoning Regulations states that the predominant building materials shall have a solid appearance, such as could be achieved with brick, stone, and architectural grade cast concrete products designed to replicate natural materials. Roof designs shall have a finished appearance through the use of three dimensional pitched roof forms with architectural grade roofing and/or the use of defined parapets with cornice lines. Long building facades and roof planes shall be interrupted through the use of three

dimensional jogs in the building footprint and secondary roof forms such as hips, dormers, and gables. Such buildings shall include architectural detailing for cosmetic enhancement, largely use natural colors, and use a consistent design treatment on all facades. The use of architectural guidelines or building prototypes is required for all multi-phased projects. Developments should be mixed-use in character with multi-level buildings where commercial services are proposed. Walkability must be planned for when locating commercial and residential uses in proximity to each other. Office and residential uses are strongly advocated above commercial uses in business districts to decrease dependence on the automobile.

Insufficient information has been submitted to determine compliance with this requirement.

6. Sections 3155.4 of the Boone County Zoning Regulations states that drive-through lanes, windows, canopies, or other structures, shall be located at the side or rear of the principal structure only and shall not directly adjoin street frontages which abut the front yard or corner side yard.

The submitted plan indicates that the drive-through lane will be located in the front yard, directly adjoining Meijer Drive.

7. Section 3321 of the Boone County Zoning Regulations states that when a sidewalk is used as the wheel stop and overhang for a parking stall, the width of the sidewalk shall be no less than six (6) feet.

The submitted plan indicates that the width of the sidewalk, adjacent to off-street parking spaces, will be five (5) feet.

8. Section 3325 of the Boone County Zoning Regulations provides for minimum parking space requirements for eating and drinking establishments.

Insufficient information has been submitted to determine compliance with this requirement.

9. Section 3645 of the Boone County Zoning Regulations requires a Buffer Yard A, having a minimum width of ten (10) feet, along the perimeter of the site.

The submitted plan indicates that there will be a minimum buffer yard width of six (6) feet along the southeast side of the site.

10. Article 36 of the Boone County Zoning Regulations provides for required buffer yard screening. The following table summarizes the required amount of perimeter screening and the amount of perimeter screening that is indicated on the submitted plan:

	REQUIRED	PROPOSED
Meijer Drive	9 trees (C)	0 trees (C)
	or	or
	6 trees (A, B, D)	3 trees (A, B)
	and	and
	27 shrubs (E)	0 shrubs (E)
	or	or
	14 shrubs (C)	0 shrubs (C)

	REQUIRED	PROPOSED
Private Drive North	4 trees (C)	0 trees (C)
	or	or
	2 trees (A, B, D)	2 trees (A)
	and	and
	19 shrubs (E)	0 shrubs (E)
	or	or
	10 shrubs (C)	0 shrubs (C)

	REQUIRED	PROPOSED
Private Drive South	11 trees (C)	0 trees (C)
	or	or
	7 trees (A, B, D)	2 trees (A, B)
	and	and
	63 shrubs (E)	0 shrubs (E)
	or	or
	32 shrubs (C)	0 shrubs (C)

	REQUIRED	PROPOSED
West Property Line	11 trees (C)	0 trees (C)
	or	or
	7 trees (A, B, D)	3 trees (A, B)
	and	and
	65 shrubs (E)	0 shrubs (E)
	or	or
	33 shrubs (C)	31 shrubs (C)

D. Staff has reviewed the submitted Concept Development Plan against the 2013 Houston-Donaldson Study, and offers the following:

1. Development Design Requirement 2 states that a minimum of 22 percent of the overall site area shall be devoted to landscaping as permanent green space.

Insufficient information has been submitted to determine compliance with this requirement.

2. Development Design Requirement 3 states that each development or land use within the Study Area shall provide pedestrian sidewalk connections to other developments, recreation and public or civic facilities, and public open space areas, if appropriate.

Insufficient information has been submitted to determine compliance with this requirement.

3. Development Design Requirement 6 states that all utility lines shall be placed underground.

Insufficient information has been submitted to determine compliance with this requirement.

4. Architectural Design Review Requirement 2 states that building design shall correlate to adjoining structures, and those in the same overall center or subdivision if applicable, through the use of comparable and compatible facade composition, materials, colors, roof forms, and stylistic or thematic traits.

Insufficient information has been submitted to determine compliance with this requirement.

5. Architectural Design Review Requirement 6 states that the primary exterior wall materials shall include brick, architectural grade CMU, stone, tile, or concrete which is formed to have a highly textured, fluted, or unit masonry appearance.

The submitted plan indicates that a predominant building material is EIFS.

6. Architectural Design Review Requirement 9 requires all mechanical equipment to be screened.

The submitted plan indicates that mechanical equipment will be exposed on the building's east building façade.

7. The Houston-Donaldson Special Sign Regulations allow building mounted signage on a maximum of two (2) building elevations.

The submitted plan indicates that a building mounted sign will be installed on the building's west building façade. The submitted plan also indicates that distinctive canopies will be installed on three building elevations. These canopies constitute building mounted signage.

E. Staff sent out an Agency Memo to the City of Florence.

1. Josh Hunt replied:

- a. The dumpster location appears that a garbage truck would have to drive opposite of the drive through rotation to enter it or they would be backing into the private road that goes in front of Meijer, I do not think it's in a good location.
- b. Please provide a dumpster detail.
- c. Please provide a breakdown of exterior building material finishes.
- d. Please provide drive thru peak period counts.
- e. Please provide menu board/awning details.
- f. Will there be a monument sign.
- g. The demolition plan does not indicate if the existing light poles will be removed. Indicate the intentions for the light poles, if they are removed will they be relocated or will a different style light pole be installed?
- h. On Sheet MB the North elevation shows a tank light structure next to the gas meter, what is it? Should it be screened?

STAFF CONCERNS

A. The following list provides a summary of those requirements that are being requested to be waived/alterd using the PD district regulations:

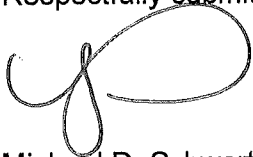
1. Locating the drive-through within the front yard, directly adjoining Meijer Drive.
2. Reducing the width of a sidewalk that adjoins an off-street parking area from six

3. (6) feet to five (5) feet.
Reducing the Buffer Yard A width from ten (10) feet to six (6) feet along the southeast side of the site.
 4. Reducing the amount of required buffer yard plant material.
- B. The original submission provided for a single drive-through lane and a bypass lane. The revised plan provides for two drive-through lanes within the originally submitted pavement areas. This creates a situation where the bypass lane will begin after the ordering stations. The applicant should address whether this will create a hazardous or confusing driving pattern.
- C. The revised plan indicates that there will be stacking for seven (7) cars between the ordering stations and the pick-up window. The revised plan also indicates that there will be stacking for five (5) cars between the entry drive aisle and the ordering stations. The applicant should provide internal documentation justifying that the stacking of five (5) cars will be sufficient for their facility.
- D. The Planned Development (PD) regulations include a set of criteria that is to be used to evaluate the appropriateness of proposed developments. The applicant should address how their proposal meets these criteria.
- E. Access to the site is proposed from the Meijer parking lot. The applicant should address whether access easements exist or will be provided.
- F. The applicant should address whether a shared parking agreement will be necessary between the proposed use and the existing Meijer development.

CONCLUSION

The Boone County Planning Commission and the Florence City Council need to evaluate the application in terms of the Comprehensive Plan, 2013 Houston-Donaldson Study, Article 15 "Planned Development District" of the Boone County Zoning Regulations, 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,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

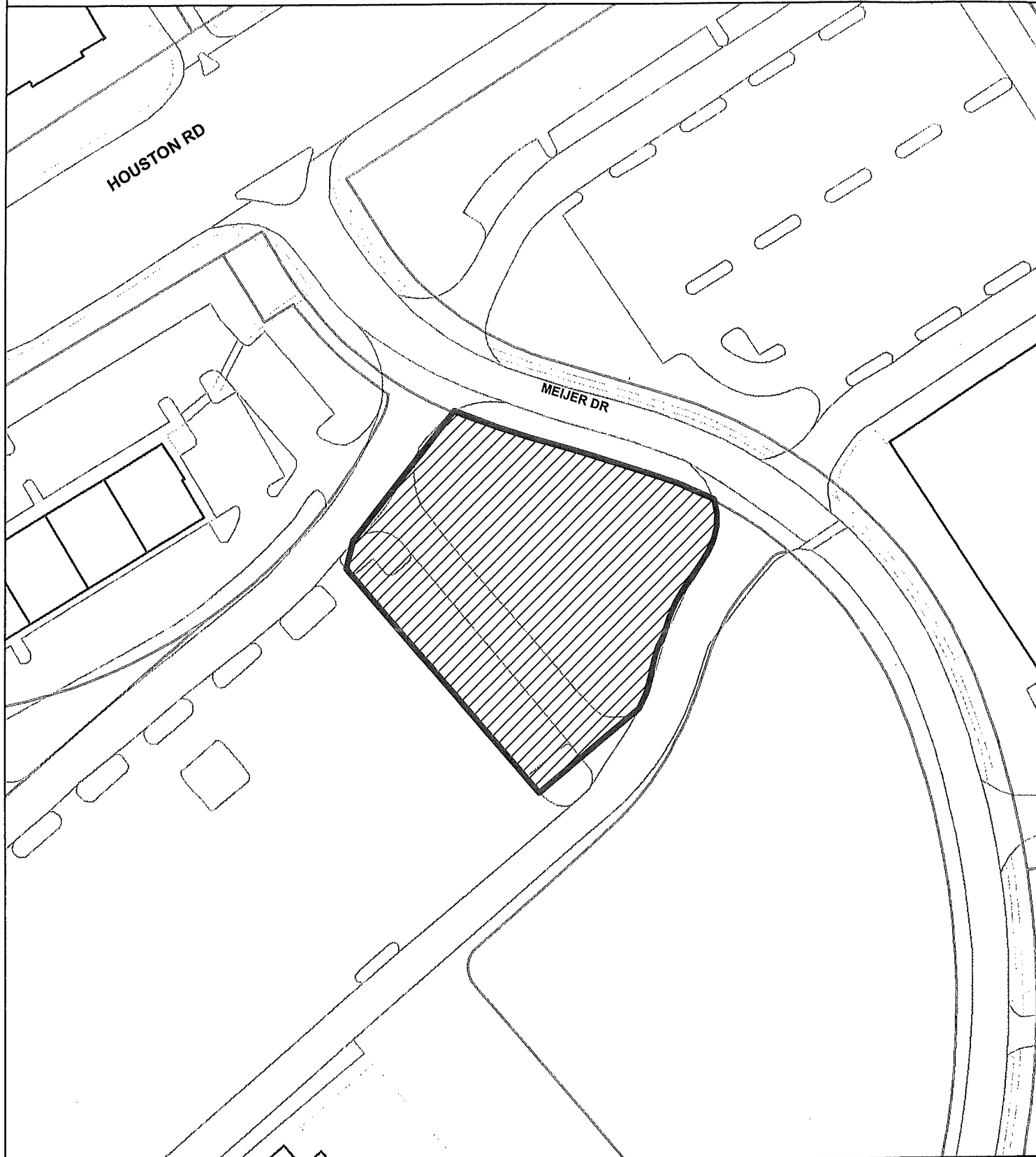
Attachments:

- *Vicinity Map
- *Aerial Map

- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Noise Contour Map
- *Concept Plan
- *1990 Concept Plan
- *1993 Concept Plan
- *2019 Concept Plan
- *2020 Concept Plan
- *Application
- *Concept Development Plan
- *Email from Josh Hunt, dated June 1, 2022
- *Concept Development Plan (Revised)

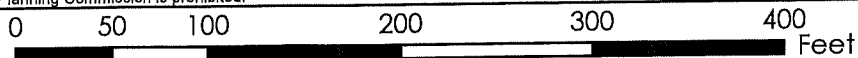
Vicinity Map

www.boonecountygis.com



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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2021

Boone County GIS
ArcMap Document: *.mxd

Aerial Map

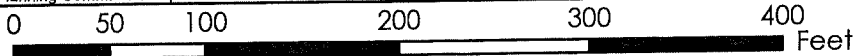
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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2021

Map File: 1.mxd
ArcMap Document: *.mxd

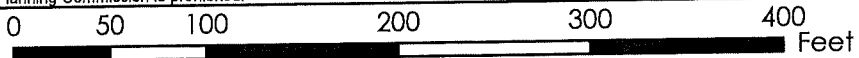
Topographical Map

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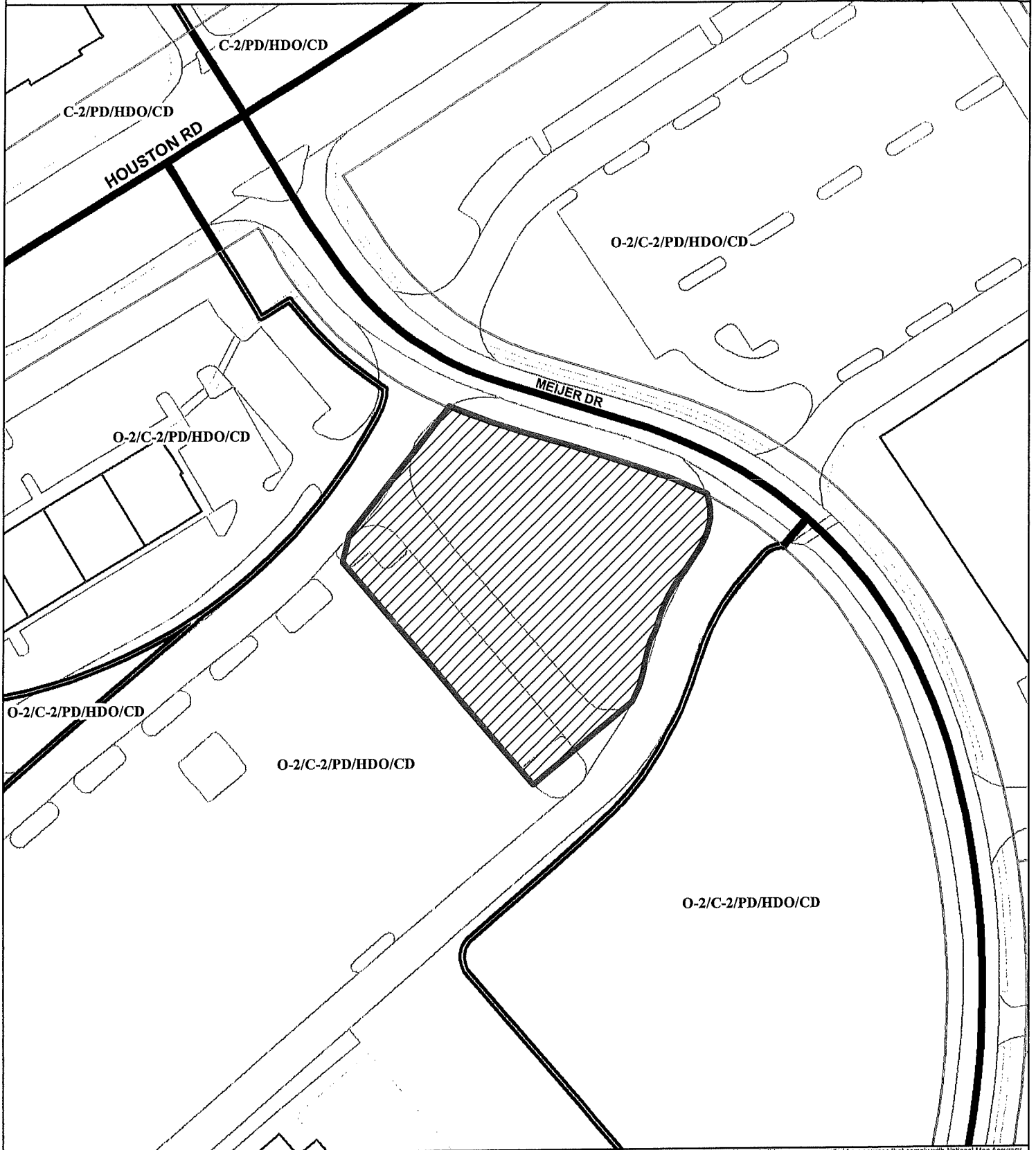


Boone County GIS - Putting Northern Kentucky on the Map



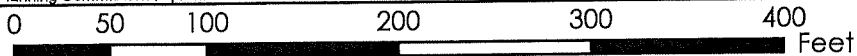
Zoning Map

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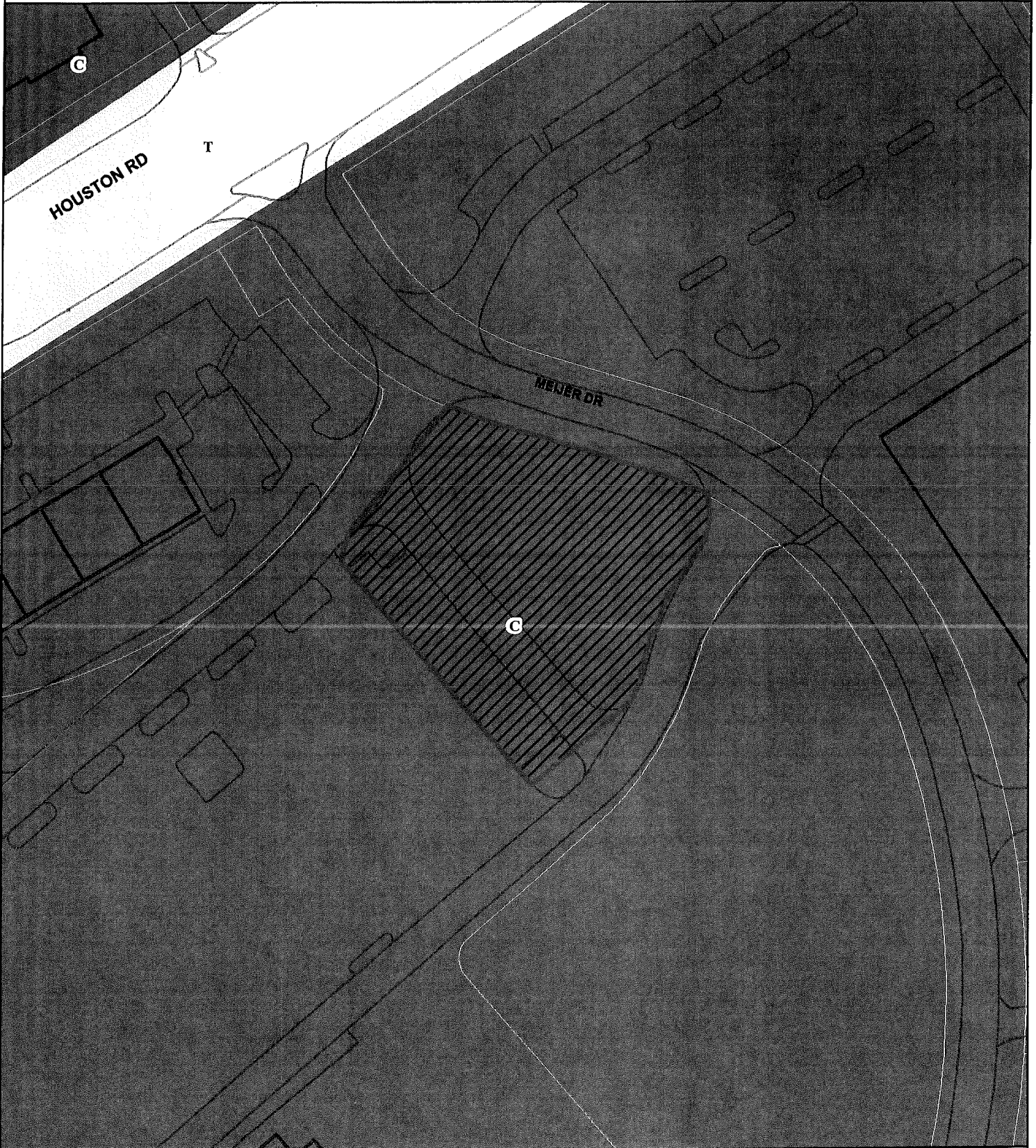
Boone County GIS

Map Created: xx/xx/2021

State Plane 12 units by North NAD 83 1199
ArcMap Document *.mxd

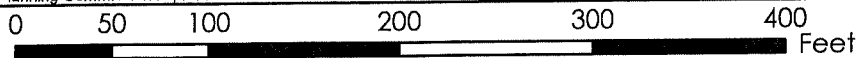
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

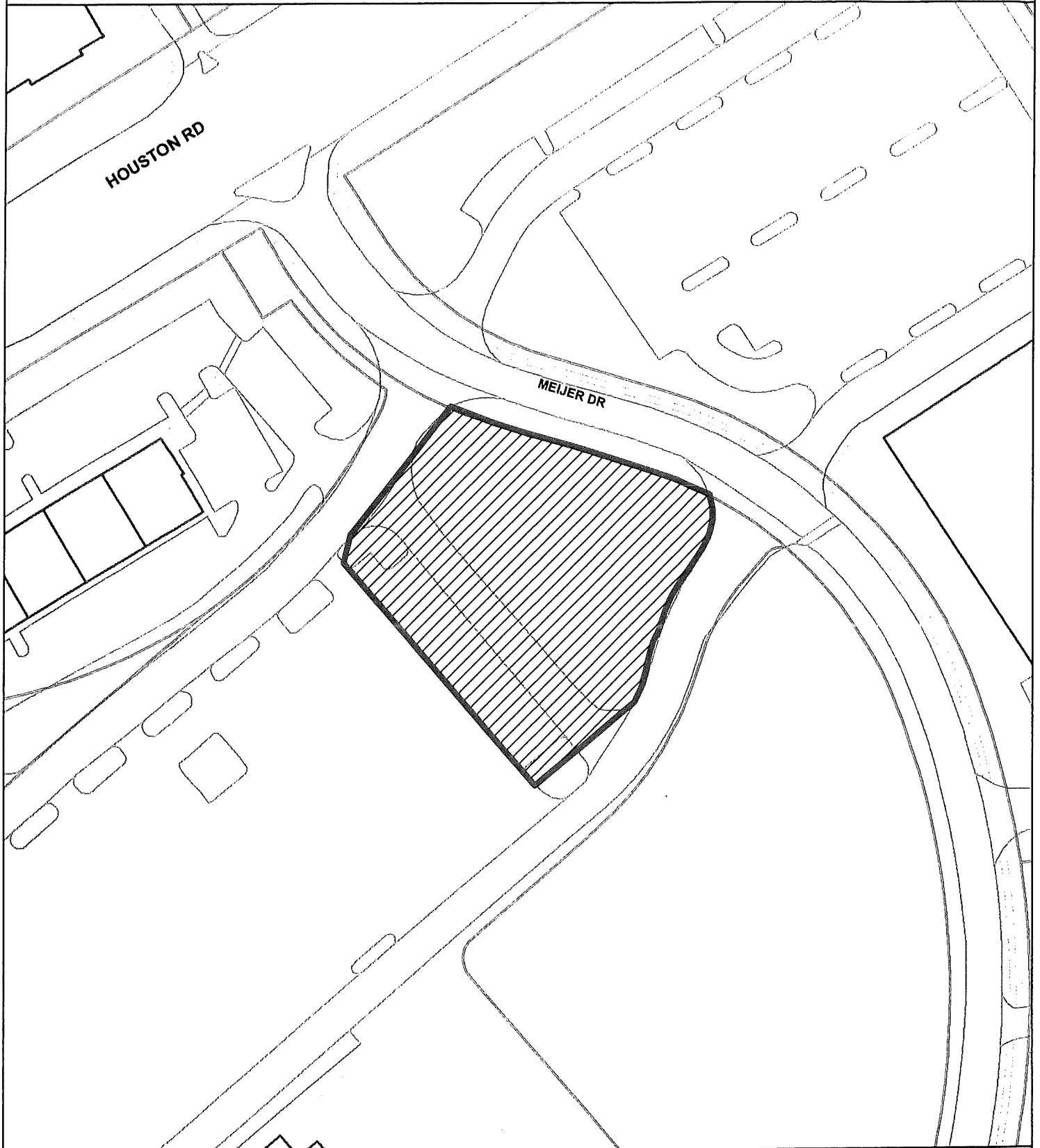


Map Created: xx/xx/2021

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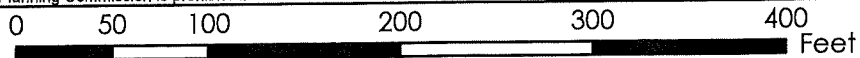
Noise Contour Map

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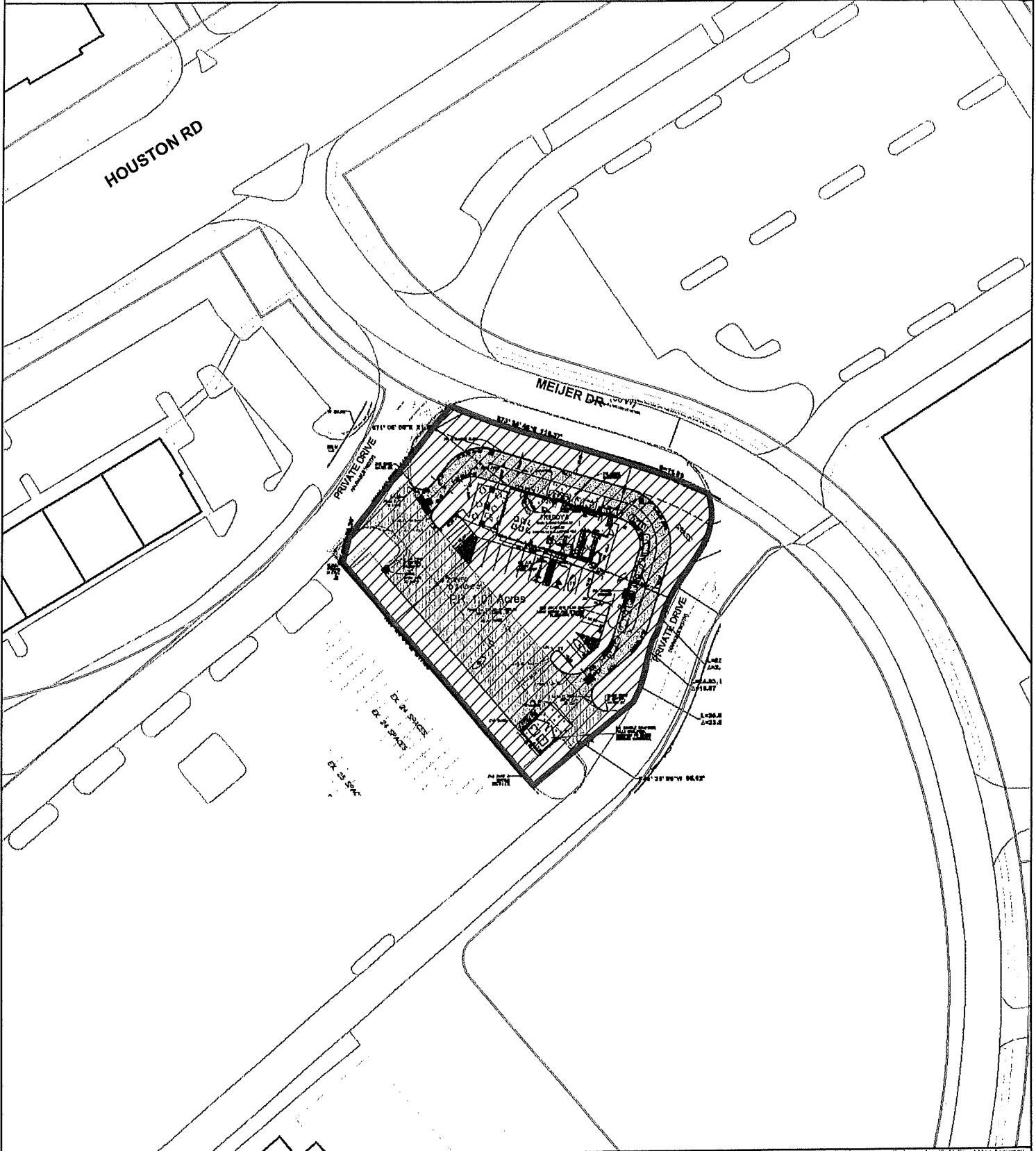


Boone County GIS



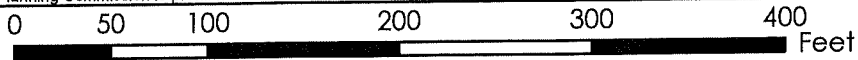
Concept Plan Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

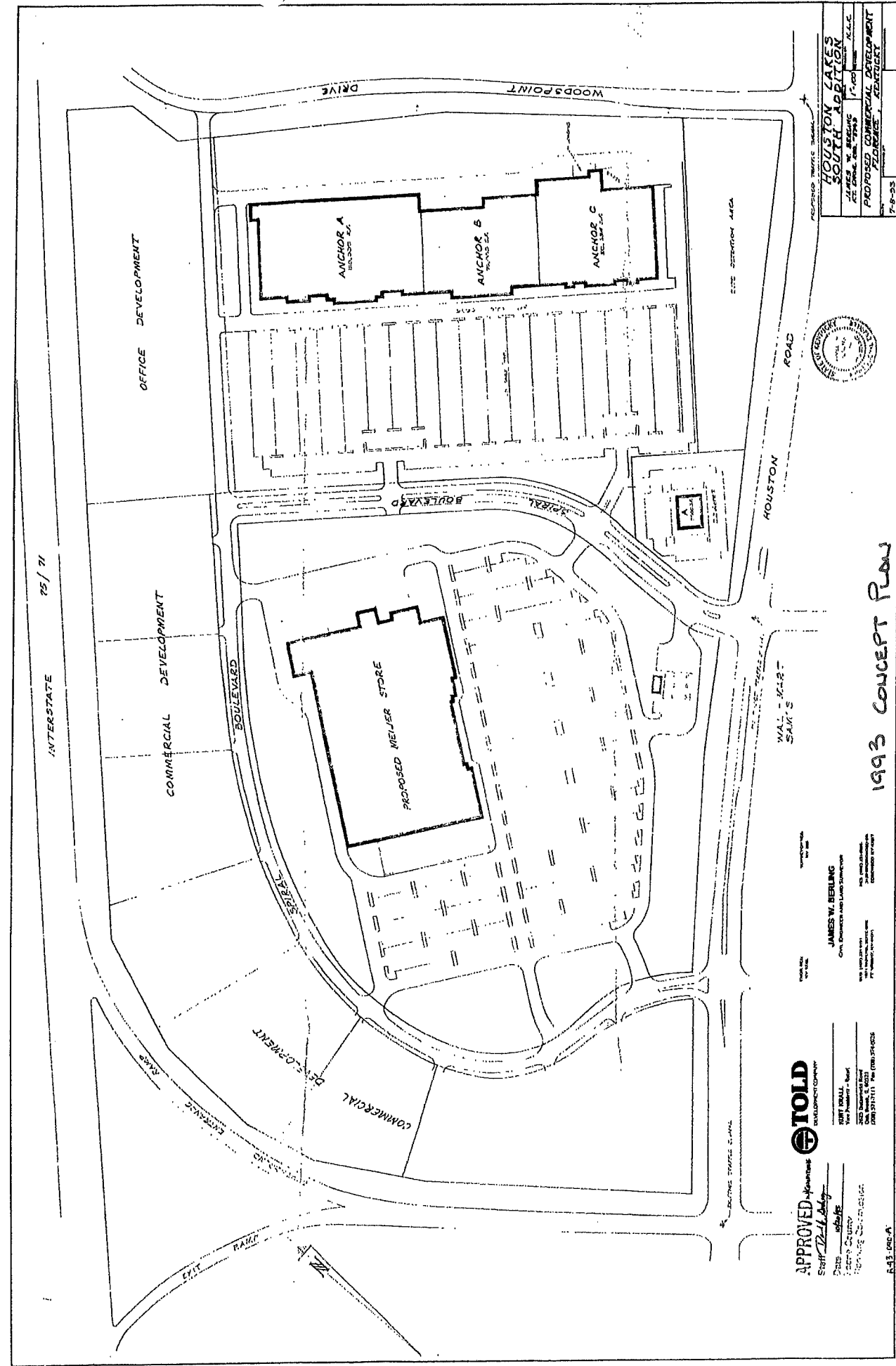


1 inch = 100 feet



Boone County GIS





HOUSTON LAKES SOUTH ADDITION
 JAMES W. BERLING
 17-100
 PROPOSED COMMERCIAL DEVELOPMENT
 7-8-93



1993 CONCEPT PLAN


JAMES W. BERLING
 Civil Engineer and Land Surveyor
 No. 17-100
 State of Texas
 License No. 17-100



TOLD
 DEVELOPMENT COMPANY
 10000
 200
 200

APPROVED
 Staff
 Date
 Project
 Planning

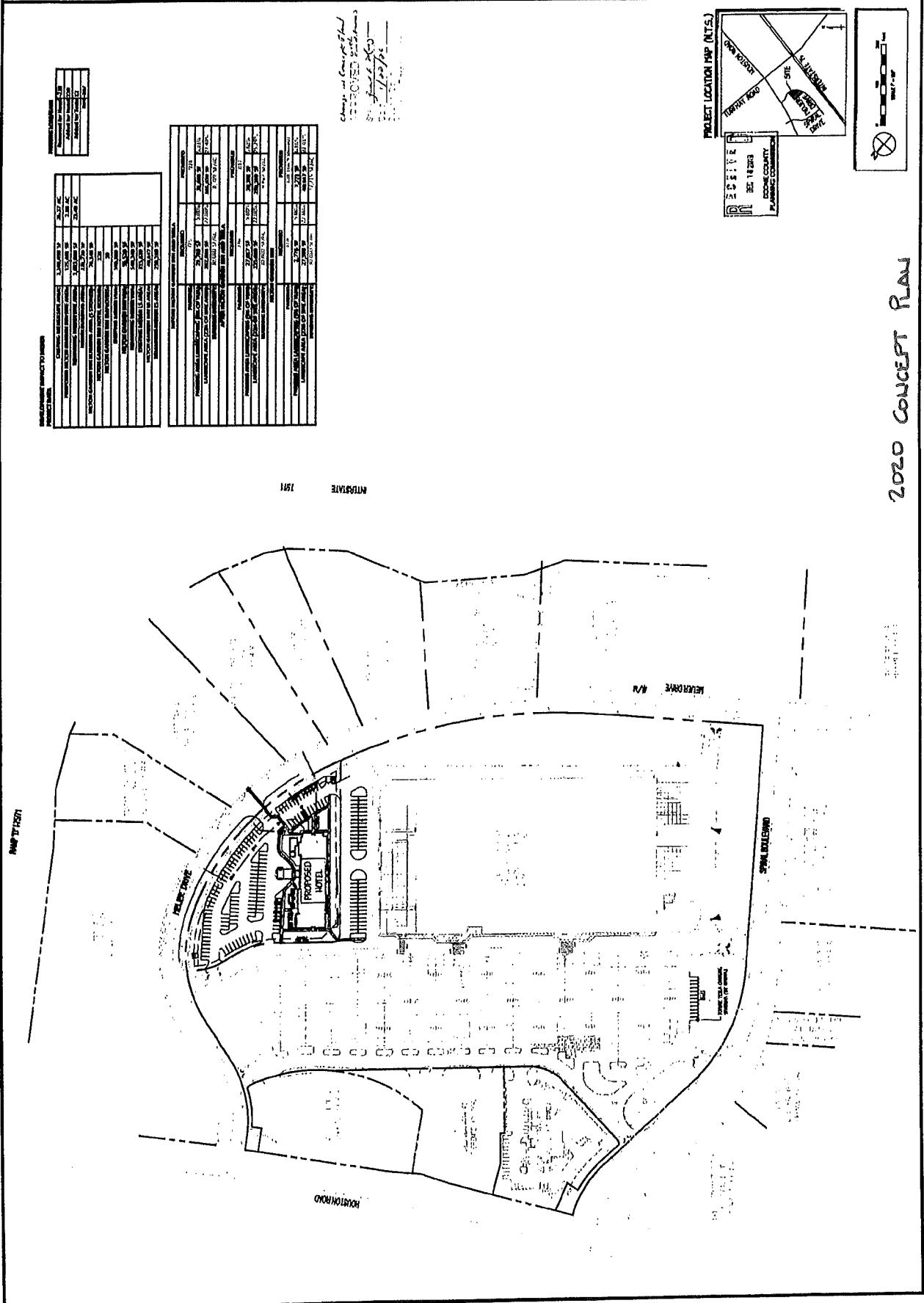
R-13, sec. A



Hilton Garden Inn
HILTON GARDEN INN
HELEN DRIVE
FLORENCE, KENTUCKY

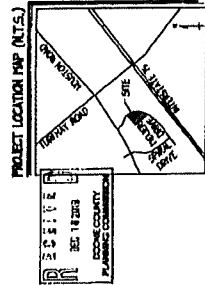
PROJECT HOTEL
CHART
DATE: 10/10/12
DRAWN BY: [Name]
CHECKED BY: [Name]

1 OF 2
SHEET



1981

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENT
1	PROPOSED HOTEL	10,000	0.23	2.3
2	PARKING	15,000	0.34	3.7
3	LANDSCAPING	5,000	0.11	1.1
4	DRIVEWAYS	2,000	0.05	0.5
5	UTILITIES	1,000	0.02	0.2
6	OPEN SPACE	100,000	2.28	22.8
7	TOTAL	133,000	3.03	30.3



2020 CONCEPT PLAN

**CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
86312
MAY 31 2022
BOONE COUNTY
PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Type of review (check one):
 - Concept Development Plan (includes Utilization of an Underlying Zone in a Planned Development)
 - Change in an Approved Concept Development Plan
 - Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)
 - Long Range Planning Committee Review (as stated in the Union Town Plan)
 - Zone Change Committee Review of previously approved Concept Development Plan Conditions or Zoning Map Amendment Conditions
 - Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)
 - Zoning Administrator Review (as stated in the Mall Road District Study)
 - Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Freddy's Steakburgers
3. Location of Project: in parking lot of Meijer (4990 Houston Rd.)
4. Total Acreage of Project: 0.93 acres 1.01 acres
5. Current Zoning of Property: O-2/C-2/PD/HDO/CD
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): _____

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission Yes No
 If yes, indicate the name of the study: Houston-Donaldson Study
8. Proposed Use(s) (specify each use):
Restaurant with Drive Thru.

9. Proposed Building Intensities (specify for each building):
~~2411 sq ft~~ restaurant, 56 inside seats, 22 outside +/-
2,494 sf

10. Have you submitted a Concept Development Plan: Yes No
11. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
12. Current Owner: Meijer Stores Limited Partnership

- Address: 2929 Walker Ave. NW

<u>Grand Rapids</u>	<u>Michigan</u>	<u>49544</u>
City	State	Zip Code

- Phone Number: 616-791-3909 Fax Number: _____
- Email: Matt.Levitt@meijer.com

13. Applicant: Plaza Street Partners Evans Engineering

Jevans@evans-eng.net
4240 Airport Rd
Suite 211 Cincinnati, OH
45227

2400 W. 75th St. Suite 220

Address: _____
Prairie Village Kansas 66208
City State Zip Code

Phone Number: 816-718-1887 Fax Number: _____

Email: ~~LBrack@~~plazastreetpartners.com Landon Brack
LBrack@

14. Are there any existing buildings on the site: Yes No
If yes, indicate how many: _____ One (Meijer Store)

15. 793 603 2033B
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: Yes No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- Boone County Building Department
- Boone County Public Works Department
- Boone County Water District
- Cincinnati Bell
- Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport)
- Duke Energy
- Florence Public Services Department
- Kentucky Division of Water
- Kentucky Transportation Cabinet
- Local Fire District
- Local School District
- Northern Kentucky Health Department
- Owen Cooperative Electric, Inc.
- Sanitation District No. 1
- USDA NRCS/Boone County Conservation District
- Other: _____

18. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

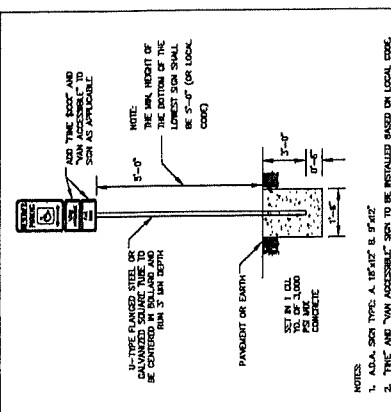
19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 9/19/2022 JLB

ORIGINAL Property Owner's Signature: Matthew Linn, PCE MGR.
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

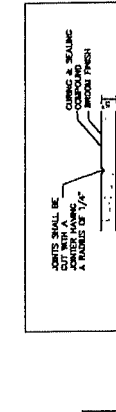
ORIGINAL Applicant's Signature: Jonathan Evans for Jonathan Evans
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

NO.	DATE	BY	NO. & DESCRIPTION



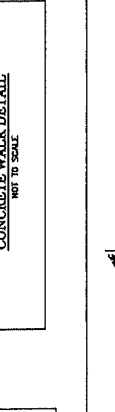
ADA PARKING SIGN DETAIL
NOT TO SCALE

NOTES:
1. SIGN SHALL BE TYPE "A" SIGNPOST & "P" SIGN
2. SIGNPOST SHALL BE 1/2" DIA. STEEL ROD WITH 1/2" DIA. SLEEVE TUBE TO BE CONTINUED THROUGH THE SIGN TO THE BOTTOM OF THE SIGNPOST
3. ALL SIGNS SHALL COMPLY WITH U.S. INSTALLATIONS MANUAL OF MANUFACTURER'S INSTRUCTIONS. LOCAL CODES AND AS CORRECTED, MUST BE POSTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS



CONCRETE WALK AND CURB DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX.
2. EXPANSION JOINTS 30' O.C. MAX.
3. CONCRETE SHALL BE 4000 PSI AC.



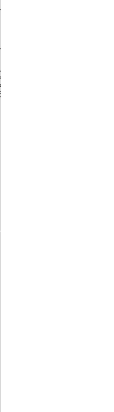
DEPRESSED CURB RAMP & PARKING STRIP DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX.
2. EXPANSION JOINTS 30' O.C. MAX.
3. CONCRETE SHALL BE 4000 PSI AC.



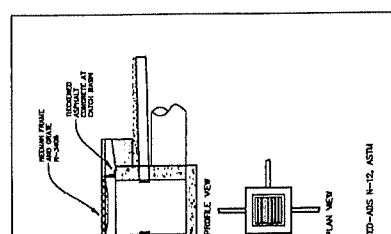
18" STRAIGHT CURB
NOT TO SCALE

NOTES:
1. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)
2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



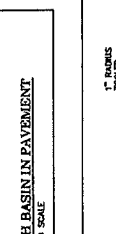
CURB RAMP DETAIL (NOT MET ADA)
NOT TO SCALE

NOTES:
1. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)
2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



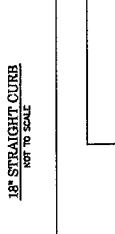
DETAIL AT CATCH BASIN IN PAVEMENT
NOT TO SCALE

NOTES:
1. PIPE TO BE HOPE SLOTTED-ABS 14"-12" ASTM F481 (OR EQUIV.)
2. SLOPE PIPE AND THROTTLE BOTTOM FOR POSITIVE DRAINAGE TO INLET-SEE RECOMMENDATIONS
3. WRAP EACH SLOTTED PIPE IN FILTER SOCK
4. FRAME AND GRATE SHALL BE HEAVY IR-3000 (HEAVY DUTY FRAME AND GRATE)
5. FRAME AND GRATE SHALL BE HEAVY IR-3000 (HEAVY DUTY FRAME AND GRATE)
6. HOLE FOR FINER DRAIN SHALL BE SEALED WITH WATERPROOF GROUT



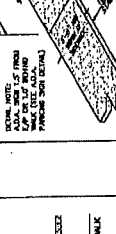
RESURFACING ASPHALT PAVING DETAIL
NOT TO SCALE

NOTES:
1. ASPHALT SURFACE COURSE (ONLY AS NOTED)
2. ASPHALT SURFACE COURSE (ONLY AS NOTED)
3. EXISTING GRAVEL OR ASPHALT DRIVE (THICKNESS VARIES)



HEAVY DUTY ASPHALT PAVING
NOT TO SCALE

NOTES:
1. 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (441 & 441), 100% 1/2"
2. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"
3. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"



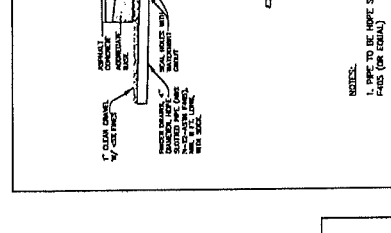
MEDIUM DUTY ASPHALT PAVING
NOT TO SCALE

NOTES:
1. 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (441 & 441), 100% 1/2"
2. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"
3. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"



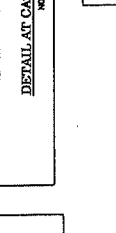
INTEGRAL WALK AND CURB
NOT TO SCALE

NOTES:
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2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



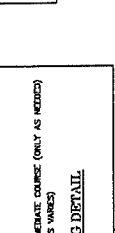
CONCRETE PAVING DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX (EACH DIRECTION)
2. 4000 PSI AC
3. CONCRETE SHALL BE CLASS C 4000 PSI AC



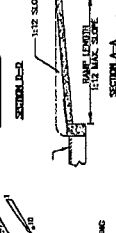
REINFORCING ASPHALT DETAIL
NOT TO SCALE

NOTES:
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2. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"
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CURB RAMP DETAIL (NOT MET ADA)
NOT TO SCALE

NOTES:
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2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



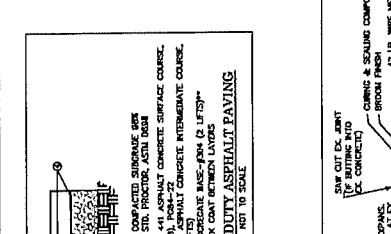
DEPRESSED CURB RAMP & PARKING STRIP DETAIL
NOT TO SCALE

NOTES:
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2. EXPANSION JOINTS 30' O.C. MAX.
3. CONCRETE SHALL BE 4000 PSI AC.



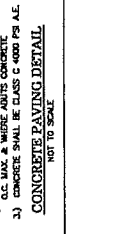
18" STRAIGHT CURB
NOT TO SCALE

NOTES:
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2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



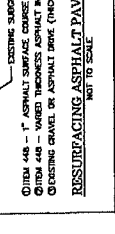
CONCRETE PAVING DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX (EACH DIRECTION)
2. 4000 PSI AC
3. CONCRETE SHALL BE CLASS C 4000 PSI AC



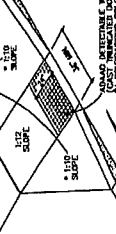
REINFORCING ASPHALT DETAIL
NOT TO SCALE

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3. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"



CURB RAMP DETAIL (NOT MET ADA)
NOT TO SCALE

NOTES:
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2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



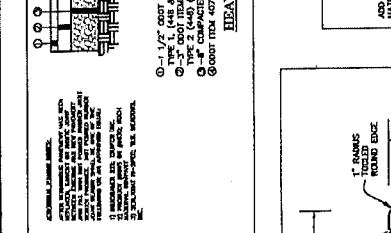
DEPRESSED CURB RAMP & PARKING STRIP DETAIL
NOT TO SCALE

NOTES:
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2. EXPANSION JOINTS 30' O.C. MAX.
3. CONCRETE SHALL BE 4000 PSI AC.



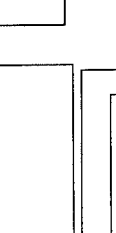
18" STRAIGHT CURB
NOT TO SCALE

NOTES:
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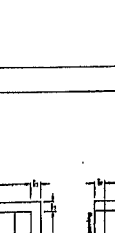
CONCRETE PAVING DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX (EACH DIRECTION)
2. 4000 PSI AC
3. CONCRETE SHALL BE CLASS C 4000 PSI AC



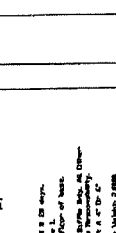
REINFORCING ASPHALT DETAIL
NOT TO SCALE

NOTES:
1. 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (441 & 441), 100% 1/2"
2. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"
3. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"



CURB RAMP DETAIL (NOT MET ADA)
NOT TO SCALE

NOTES:
1. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)
2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



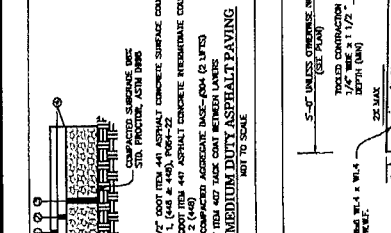
DEPRESSED CURB RAMP & PARKING STRIP DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX.
2. EXPANSION JOINTS 30' O.C. MAX.
3. CONCRETE SHALL BE 4000 PSI AC.



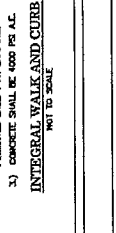
18" STRAIGHT CURB
NOT TO SCALE

NOTES:
1. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)
2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



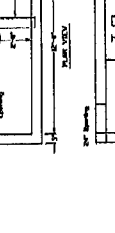
CONCRETE PAVING DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX (EACH DIRECTION)
2. 4000 PSI AC
3. CONCRETE SHALL BE CLASS C 4000 PSI AC



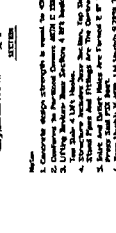
REINFORCING ASPHALT DETAIL
NOT TO SCALE

NOTES:
1. 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (441 & 441), 100% 1/2"
2. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"
3. 1/2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (441) & 1/2"



CURB RAMP DETAIL (NOT MET ADA)
NOT TO SCALE

NOTES:
1. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)
2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)



DEPRESSED CURB RAMP & PARKING STRIP DETAIL
NOT TO SCALE

NOTES:
1. CONTROL JOINTS 3' O.C. MAX.
2. EXPANSION JOINTS 30' O.C. MAX.
3. CONCRETE SHALL BE 4000 PSI AC.



18" STRAIGHT CURB
NOT TO SCALE

NOTES:
1. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)
2. 1" RIBSING TO BE TYPED TO MATCH EXISTING CURB (ALTERNATE)

EVANS ENGINEERING
6150 HIGHWAY 101, SUITE 211
CINCINNATI, OHIO 45244
(513) 241-2100

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EVANS ENGINEERING
6150 HIGHWAY 101, SUITE 211
CINCINNATI, OHIO 45244
(513) 241-2100

PRELIMINARY
FOR CITY COMMISSION

DATE	BY	NO. OF REVISIONS

EVANS ENGINEERING
4340 AIRPORT ROAD, SUITE 311
CINCINNATI, OHIO 45224
(513) 251-4150

EXISTING CONDITIONS & DEMO PLAN
HUBBARD'S FROZEN CUSTARD
MUELER DR.
CITY OF CINCINNATI, MOON TOWN, KY

SCALE: HORIZ. 1"=50' VERT. 1"=5' M/A
DATE: 02-20-08
JOB NO.: 08-001
SHEET NO.: C-2

EXISTING CONDITION NOTES:

1. EXISTING CONDITIONS FOR THE PROPERTY IS "AS-BUILT". ANY STRUCTURE, CONSTRUCTION, OR DEMOLITION SHALL BE SUBJECT TO THE CITY OF CINCINNATI'S ZONING ORDINANCES.
2. THIS SHALL BE COMMERCIAL AND IS UNRESTRICTED TO BE COMPATIBLE WITH EXISTING ZONING.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
5. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
6. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
7. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
8. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
9. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.
10. ALL EXISTING UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL UTILITIES SHALL BE LOCATED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES. ALL UTILITIES SHALL BE PROTECTED BY A LICENSED CONTRACTOR AND BE PROTECTED AT ALL TIMES.

LEGEND-PROP. FEATURES

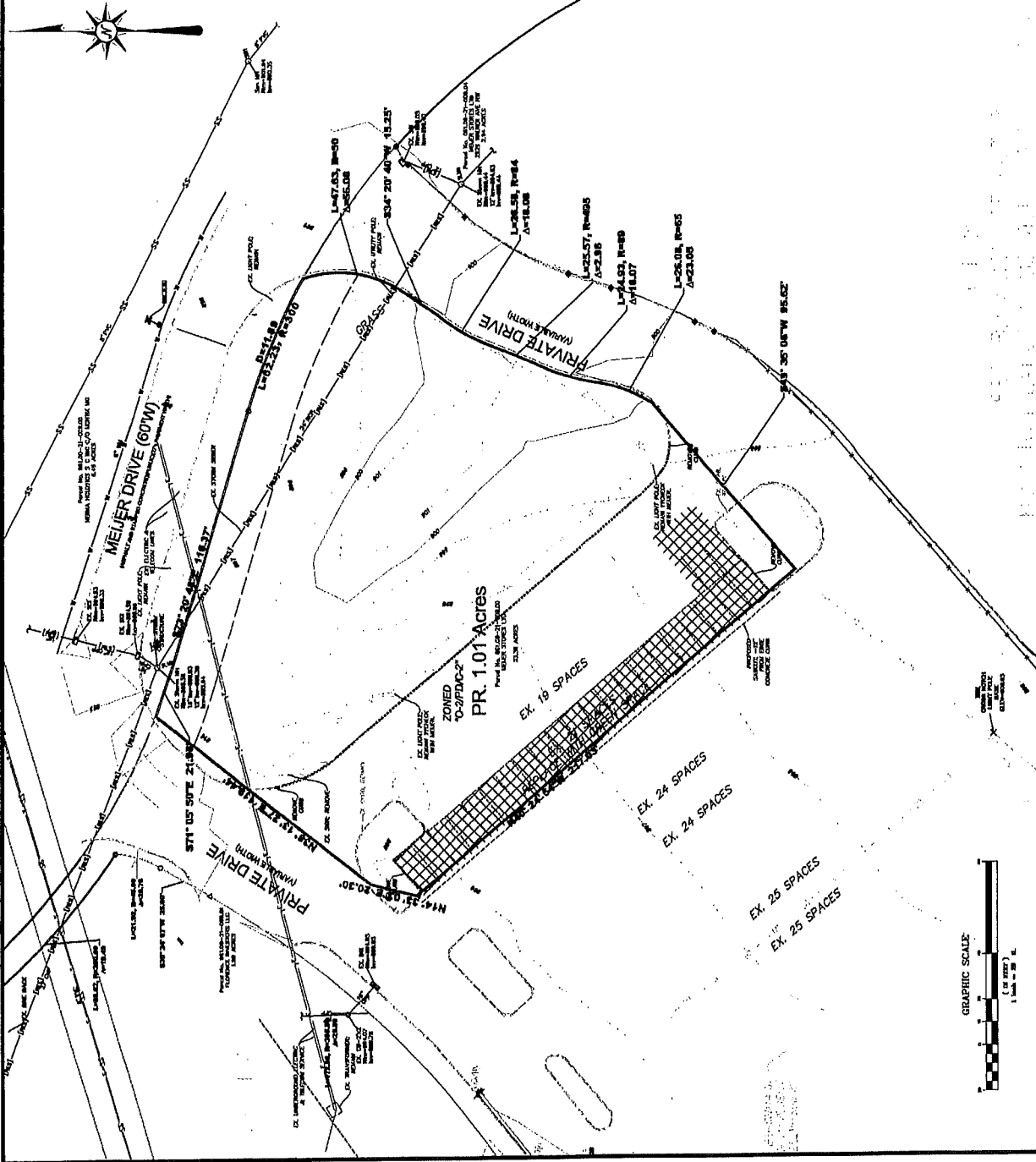
EXISTING: PRESERVE/REMOVE

EXISTING: PRESERVE/REMOVE

CALL BEFORE YOU DIG "BLVD."

BEFORE ANY CONSTRUCTION SHALL BE MADE, THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED BY A LICENSED CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CINCINNATI AND THE STATE OF OHIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CINCINNATI AND THE STATE OF OHIO.

WE DEMONSTRATE SPECIAL CONTRACT LINES, ALL APPLICABLE UTILITIES ARE SHOWN.



EVANS ENGINEERING
4340 AIRPORT ROAD, SUITE 311
CINCINNATI, OHIO 45224
(513) 251-4150

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
4440 ALPHEG ROAD, SUITE 211
CINCINNATI, OHIO 45228
(619) 281-2158



SITE DIMENSION PLAN
FREDDY'S IRONN GRIND
MEIJER DR.
CITY OF FRANKLIN, MOON COUNTY, KY

SCALE	1"=50'
DATE	JAN. 6, 2022
PROJECT NO.	22-101
DATE	JAN. 6, 2022

SHEET NO.

C-3

- LEGEND-PROP. FEATURES**
- LIGHT DUTY ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - PAVEMENT REFERENCE
 - NEW AREA AND EXISTING CONCRETE PAVEMENT
 - NEW AREA AND EXISTING GRAVEL PAVE.
 - NEW AREA AND EXISTING GRAVEL PAVE.

SEE LAYOUT FOR ALL NOTES. ALL AREAS WITH PAVED OR GRAVEL ARE TO BE CHECKED WITH EXISTING FIELD SURVEYING DATA.

PARKING TABLE

PROPOSED PARKING	20
ADJ. ACCESSIBLE	2
TOTAL PARKING	22 SPACES (MIN. 21, 10)

IMPERVIOUS SURFACE RATIO:
LOT SIZE = 4,200 SF (1.11 ACRES)
IMPERVIOUS SURFACE = 1,600 SF
PERVIOUS SURFACE = 2,600 SF

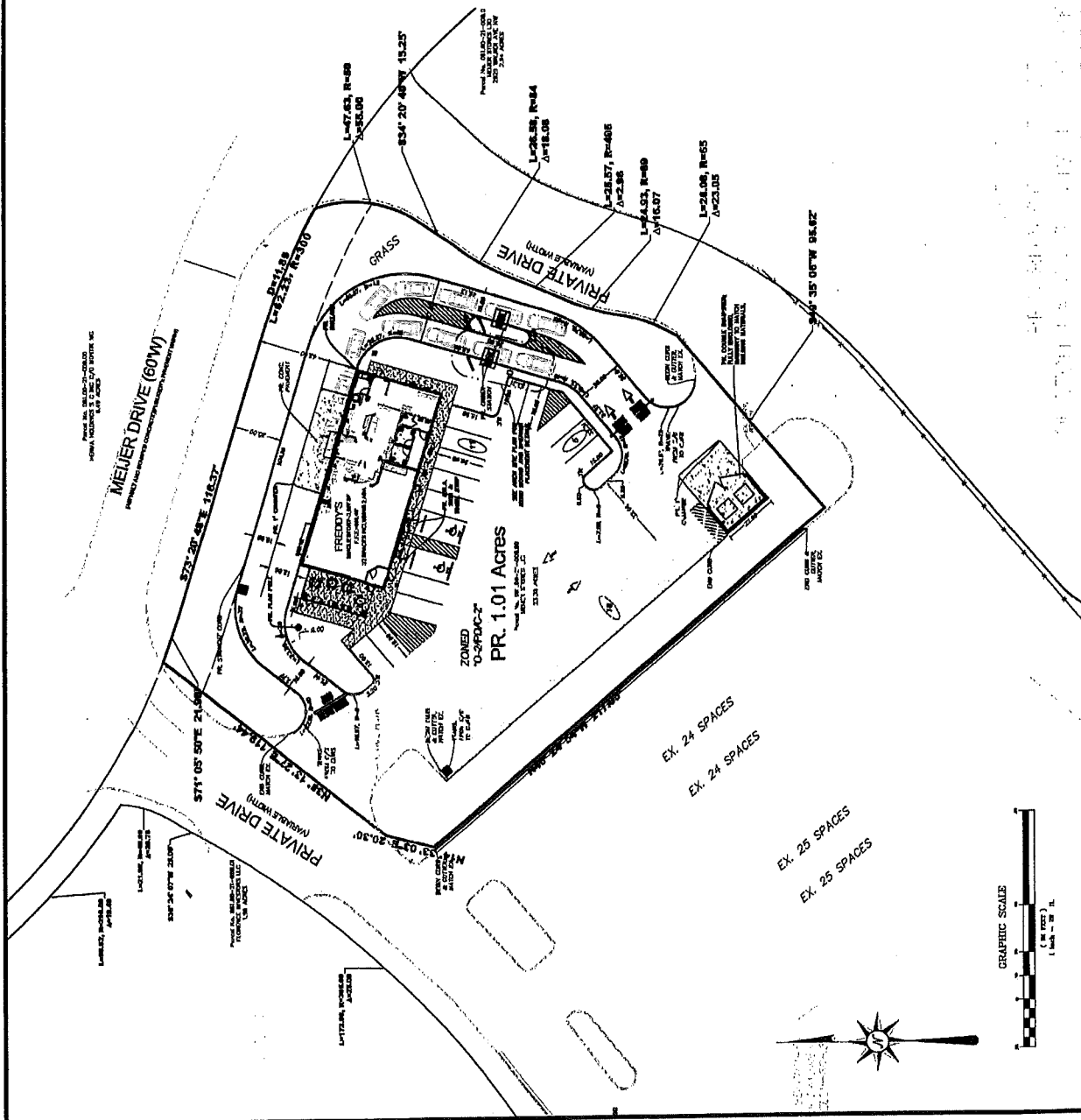
NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) CODES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOIL AND FOUNDATION CODE (ISFC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREENING CODE (IGC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE (IAMC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COMMUNITY DEVELOPMENT AND HOUSING CODE (ICDHC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL DESIGN AND CONSTRUCTION CODE (IEDCC).



*** CALL BEFORE YOU DIG * BUILD ***
BEFORE YOU BEGIN ANY CONSTRUCTION PROJECT, YOU MUST CALL THE UTILITY LOCATOR SERVICE AT 1-800-4-A-DIG (4364) TO LOCATE ALL UTILITIES IN THE AREA. FAILURE TO DO SO MAY RESULT IN DAMAGE TO UTILITIES, PERSONAL INJURY, AND PROPERTY DAMAGE. CALLING BEFORE YOU DIG IS THE RESPONSIBILITY OF THE CONTRACTOR. CALLING BEFORE YOU DIG IS A REQUIREMENT OF THE KY CONSTRUCTION CODE.

NO EXISTING UTILITIES SHOWN. ALL UTILITIES LOCATED BY FIELD SURVEY.
ALL UTILITIES TO BE LOCATED BY FIELD SURVEY.
ALL UTILITIES TO BE LOCATED BY FIELD SURVEY.
ALL UTILITIES TO BE LOCATED BY FIELD SURVEY.



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	NO. & DESCRIPTION

EVANS ENGINEERING
420 AIRPORT ROAD, SUITE 211
ORIGINIUM, OHIO 45228
(513) 251-1155



UTILITY SERVICE PLAN
FREDDY'S frozen custard
MUDEN DR.
CITY OF FLORENCE, KNOX COUNTY, KY

SCALE	DATE	BY
1"=50'	11-10-11	MVA

SHEET NO.
C-3.1

LEGEND-PROP. FEATURES

- 1. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF FLORENCE, KY
- 3. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 4. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 5. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 6. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 7. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 8. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 9. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING
- 10. PROPOSED SERVICE WITHIN SERVICE (S.W.) SERVICE AREAS, 2" DIA. TYPE K COPING

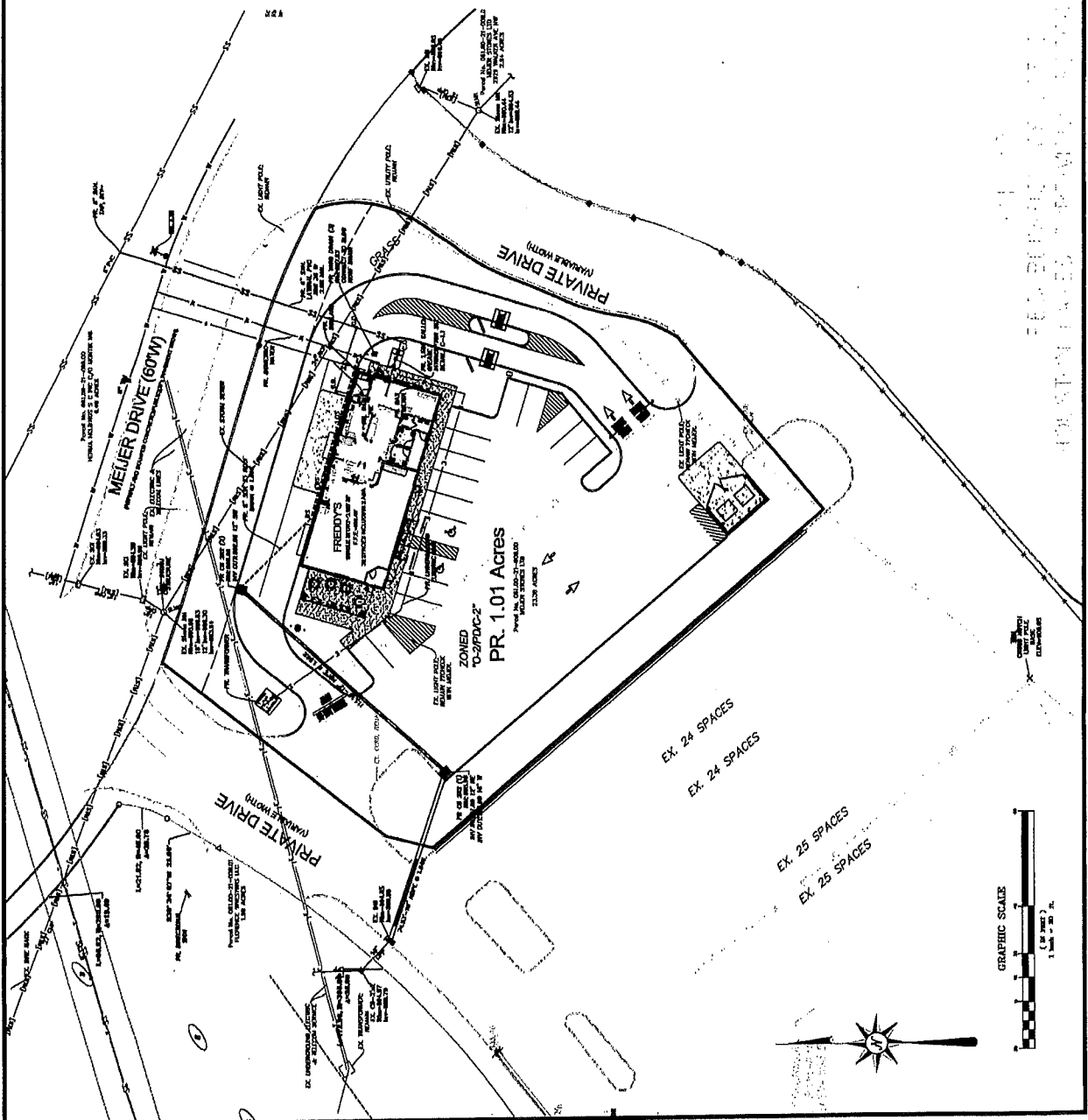
UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE SERVICE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF FLORENCE, KY AND THE KY DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (KDOT) PRIOR TO THE START OF WORK.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE SERVICE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF FLORENCE, KY AND THE KY DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (KDOT) PRIOR TO THE START OF WORK.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE SERVICE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF FLORENCE, KY AND THE KY DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (KDOT) PRIOR TO THE START OF WORK.
4. THE COST OF ALL UTILITY TIES AND CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE SERVICE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE CITY OF FLORENCE, KY AND THE KY DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (KDOT) PRIOR TO THE START OF WORK.
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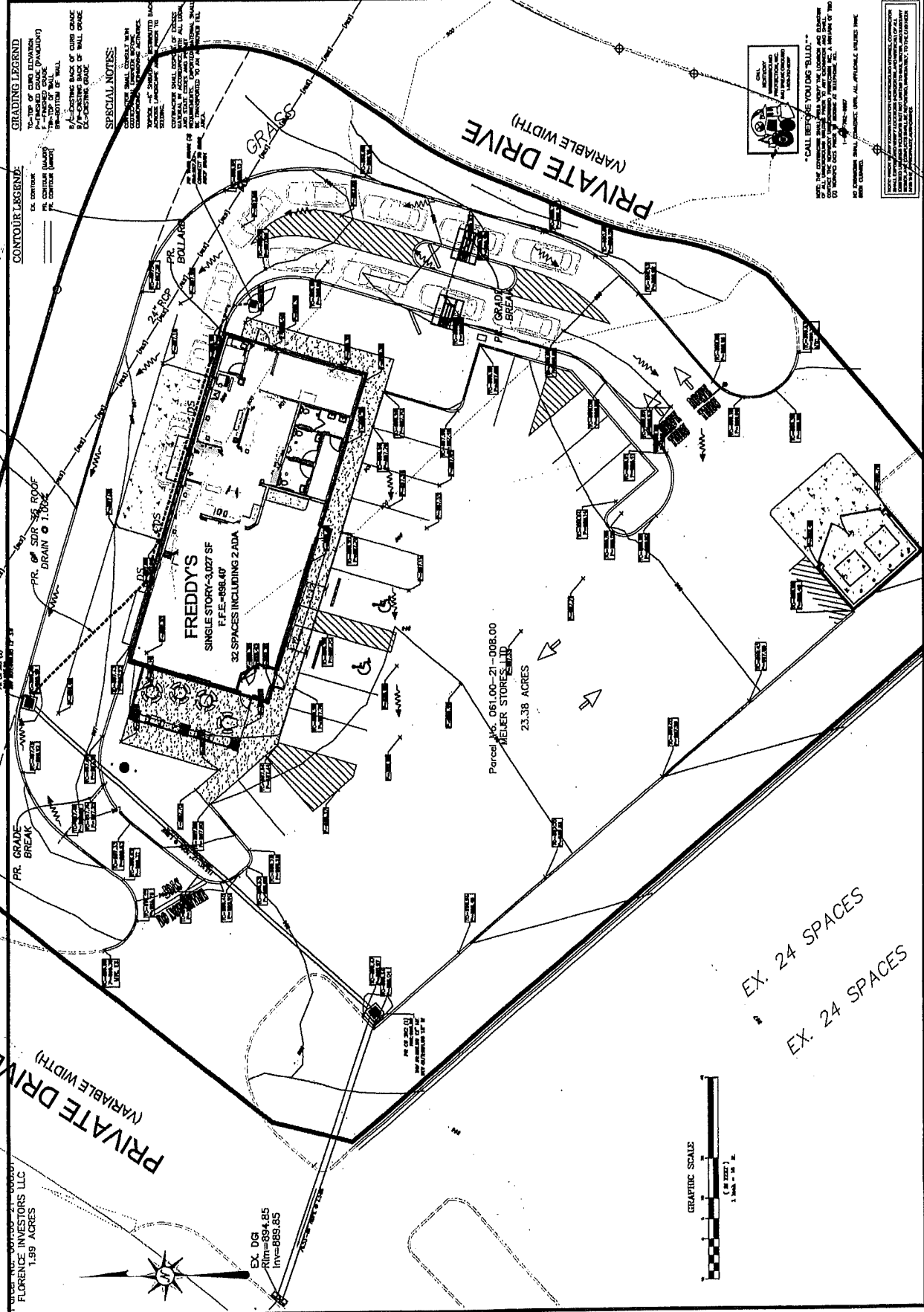


***CALL BEFORE YOU DIG * BUILD ***
BEFORE YOU START ANY EXCAVATION, DRILLING, OR OTHER WORK THAT MAY DISTURB UNDERGROUND UTILITIES, YOU MUST CALL THE KY DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY (KDOT) AT 1-800-4-A-DIG (1-800-426-3446) TO OBTAIN A UTILITY LOCATOR SERVICE. FAILURE TO CALL BEFORE YOU DIG IS A VIOLATION OF KY LAW AND MAY RESULT IN FINES AND PENALTIES.

NO LOCATIONS SHALL BE CHANGED UNLESS ALL APPLICABLE CHANGES ARE MADE TO THE PLAN.



GRAPHIC SCALE
1" = 50'



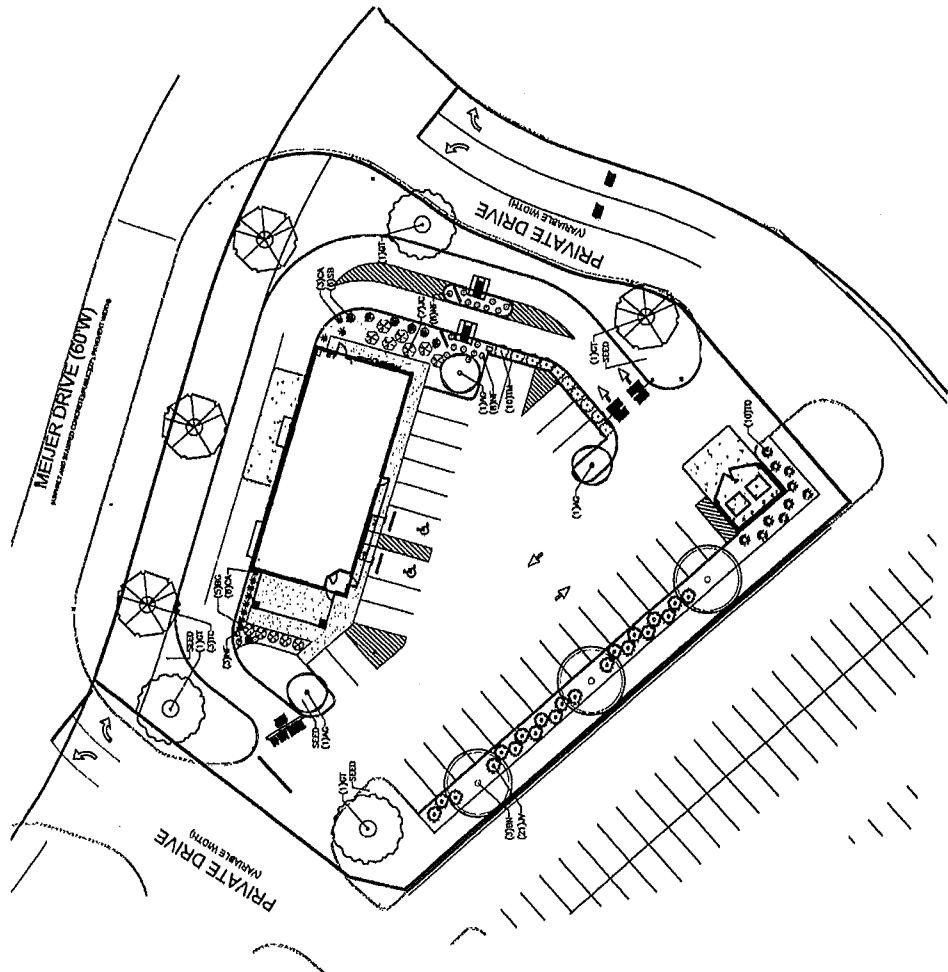
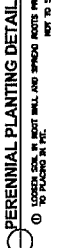
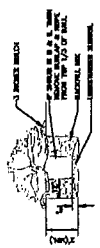
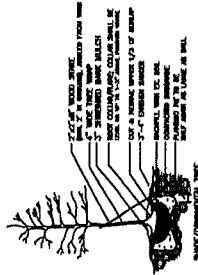
2LV
 Landscape Architecture
 1818 Thompson Avenue
 Louisville, KY 40203
 www.2lvlandscape.com

LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD
AND STEAKBURGERS
 MEYER DRIVE
 CITY OF FLORENCE, BOONE COUNTY, KY

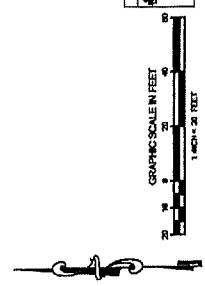
DATE: JULY 11, 2022
 PROJECT NO.: 2022-04
 DRAWING NO.: KTD
 SCALE: 1" = 20'
 SHEET: 1-1

LANDSCAPE NOTES:

1. ALL TREE AND SHRUB PLANTINGS ARE TO BE PLANTED AT THE END OF THE PLANTING SEASON. PLANTINGS SHOULD BE PLANTED AT THE END OF THE PLANTING SEASON. PLANTINGS SHOULD BE PLANTED AT THE END OF THE PLANTING SEASON.
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ITEM NO.	QUANTITY	DESCRIPTION	DATE	STATUS
1	1	PLANTING	07/11/2022	PLANNED
2	1	PLANTING	07/11/2022	PLANNED
3	1	PLANTING	07/11/2022	PLANNED
4	1	PLANTING	07/11/2022	PLANNED
5	1	PLANTING	07/11/2022	PLANNED
6	1	PLANTING	07/11/2022	PLANNED
7	1	PLANTING	07/11/2022	PLANNED
8	1	PLANTING	07/11/2022	PLANNED
9	1	PLANTING	07/11/2022	PLANNED
10	1	PLANTING	07/11/2022	PLANNED
11	1	PLANTING	07/11/2022	PLANNED
12	1	PLANTING	07/11/2022	PLANNED
13	1	PLANTING	07/11/2022	PLANNED
14	1	PLANTING	07/11/2022	PLANNED
15	1	PLANTING	07/11/2022	PLANNED
16	1	PLANTING	07/11/2022	PLANNED
17	1	PLANTING	07/11/2022	PLANNED
18	1	PLANTING	07/11/2022	PLANNED
19	1	PLANTING	07/11/2022	PLANNED
20	1	PLANTING	07/11/2022	PLANNED



UNDERGROUND UTILITIES
 ALL UTILITIES SHOWN ARE APPROXIMATE
 LOCATIONS. VERIFY ALL UTILITIES
 BEFORE ANY CONSTRUCTION.
 8" DIA. WATER MAIN
 4" DIA. SEWER MAIN

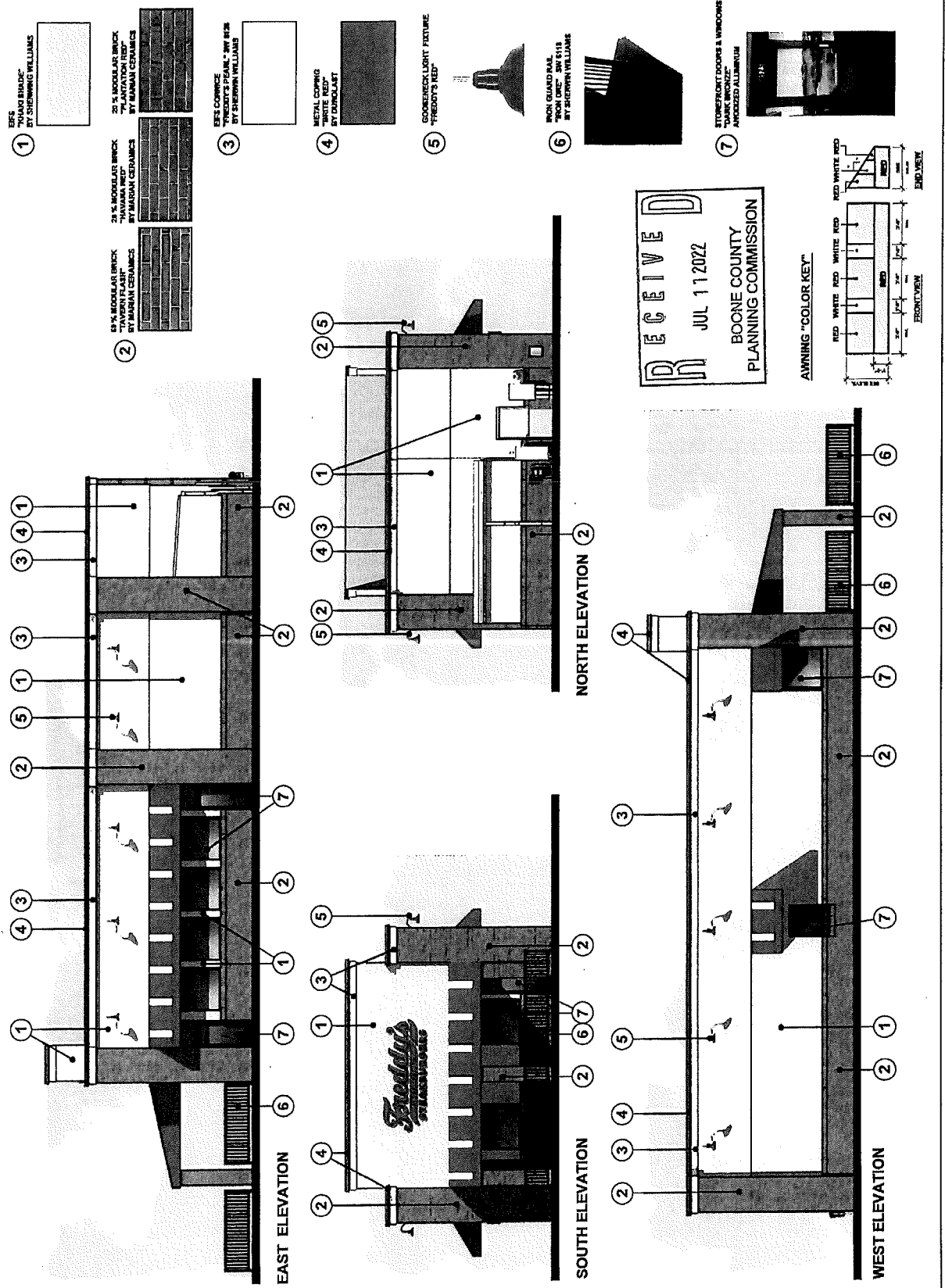


FREDDY'S FROZEN CUSTARD & STEAKBURGERS
 4990 HOUSTON ROAD
 FLORENCE, KY 41042

DAN WINTER
 ARCHITECT
 1025 EAST STREET
 WRIGHTS, KY 40394
 502-338-2745
 FAX 502-338-2746

MATERIAL BOARD

DATE	4/8/2022
DRAWN BY	MB
CHECKED BY	MB
SHEET NO.	MB



① FRANG BRICK
 BY SHERWIN WILLIAMS

② 24% MOULDED BRICK
 "HAWAIIAN RED"
 BY MARIANI CERAMICS

③ METAL CORNICE
 "FRANCIS'S DESIGN," SW 6128
 BY SHERWIN WILLIAMS

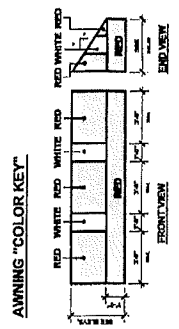
④ METAL CORNICE
 "WHITE RED"
 BY DUNOLAST

⑤ GOOSENECK LIGHT FIXTURE
 "FREDDY'S KEE"

⑥ IRON GUARD RAIL
 "IRON RED," SW 6118
 BY SHERWIN WILLIAMS

⑦ STURGEON LIGHT FIXTURES & WINDOW
 "TAVEN FLAIRT"
 APPROXIMATED ALUMINUM

RECEIVED
 JUL 11 2022
 BOONE COUNTY
 PLANNING COMMISSION



EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: September 7, 2022

RE: Request of Evans Engineering, for Plaza Street Partners (applicant) for Meijer Stores Limited Partnership (owner) for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 1 acre area located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road, and being part of the property at 4990 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment (this issue was deferred at the Planning Commission's July 6, 2022 meeting).

REMARKS:

1. 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 finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Change in an Approved Concept Development Plan based on the following findings of fact:

FINDINGS OF FACT:

1. The Committee concluded the request is in agreement with the Boone County Comprehensive Plan for the following reasons:
 - a. The 2040 Future Land Use Map designates the site for Commercial (C) uses. This future land use classification is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc." (pg. 98).
 - b. The Land Use Element contains the following passages:
 - (1) "A substantial portion of this section is located within the 2013 Houston-Donaldson Study area and has excellent development and/or redevelopment opportunity due to its high visibility from and easy access to 1-75. Existing parcels should be developed/redeveloped to be aesthetically harmonious with existing surrounding land uses and cleaned up environmentally as much as is needed for new development" (Florence Commercial Area, pp. 125-126).
 - (2) "Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-

oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads" (Area 14, Florence Commercial, pg. 126).

2. The proposal is in agreement with the following Goals and Objectives:
 - a. Boone County Businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal 8).
 - b. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy, Goal B, Objective 1).
 - c. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy, Goal B, Objective 3).

3. The Committee concluded the request is in agreement with the Houston-Donaldson Study for the following reasons:
 - a. The proposal is in general agreement with the following recommendations and Goals and Objectives:
 - (1) Future development and/or redevelopment in Subarea Four should be of commercial or office type land uses and not of light industrial or residential uses, except for the light industrial area on Spiral Drive (Subarea 4 Recommendation, pg. 33).
 - (2) Maintain the successful business climate of the Subarea (Goal A, pg. 44).
 - (3) Continue to consistently apply the Design Standards for future development and/or redevelopment (Goal A, Objective 1).
 - (4) Redevelopments in the Subarea should incorporate new internal sidewalks that connect to the Subarea's sidewalk system (Goal B, Objective 2).
 - b. The submitted plans and attached conditions show the development will be in compliance with the site arrangement, pedestrian facilities, facade composition, and screening requirements from the Houston-Donaldson Study (Site Design and Architectural Design Review Requirements, pp. 53-57).

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

Freddy's

September 7, 2022

Page 3

4. The Committee concluded the request proposal is in agreement with the pedestrian orientation, compatibility of uses, landscaping, and signage Planned Development Standards found in Section 1514 of the Boone County Zoning Regulations.
5. The Committee concluded the attached conditions are necessary to achieve consistency with the Our Boone County Plan 2040. The Committee 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 the conditions:

CONDITIONS:

1. Development shall be consistent with the submitted Concept Development Plan unless modified by other conditions below.
2. All mechanical equipment and CO2 tanks, whether roof or ground mounted, shall be screened from view by a parapet or a solid wall that is the same material(s) and color as the wall that it is attached to or a solid fence that is of the same color as the wall that it is attached to.
3. Any sidewalk that is adjacent to off-street parking spaces shall have a minimum width of six (6) feet.
4. An access easement shall be recorded to allow access to the site from the Meijer property.
5. If any of the existing light poles are to be removed and replaced, they shall be the same or similar to the light poles within the Meijer parking lot.
6. The site shall be provided with the required amount of off-street parking.
7. The required plant material shall be provided along the perimeter of the site.
8. The building material(s) and color(s), including the awnings, shall be reviewed and approved through the Planning Commission's Technical/Design Review Committee process.

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.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE


TO: Boone County Planning Commission
FROM: Janet Kegley, Chairwoman
DATE: August 24, 2022

**CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman,
Michael Schwartz, Staff**

1. Request of **Evans Engineering, for Plaza Street Partners (applicant) for Meijer Stores Limited Partnership (owner)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 1 acre area located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road, and being part of the property at 4990 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment.

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.



Janet Kegley (Chairwoman)
For Project ____ Absent ____
Against Project ____

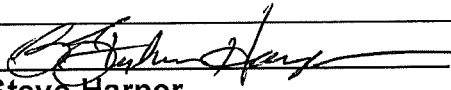
Corrin Gulick
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Rick Lunnemann
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

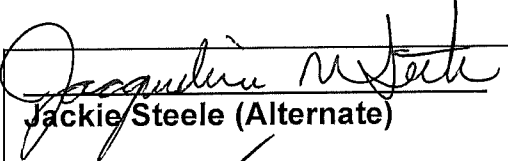
Randy Bessler (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Kim Patton
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____

Steve Turner (Alternate)
For Project ____ Absent ____
Against Project ____
Abstain ____ Deferred ____



Steve Harper
For Project Absent ____
Against Project ____
Abstain ____ Deferred ____



Jackie Steele (Alternate)
For Project Absent ____
Against Project ____
Abstain ____

TOTAL: ____ DEFERRED 3 FOR PROJECT ____ ABSENT
 0 AGAINST PROJECT ____ ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
PUBLIC HEARINGS
AUGUST 17, 2022
7:30 P.M.**

Secretary/Treasurer Jackie Steele opened the Public Hearing at 7:30 p.m. and welcomed the audience to the Planning Commission's August 17, 2022 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Ms. Corrin Gulick
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Secretary/Treasurer Steele introduced the first item on the Agenda.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Michael Schwartz, Staff

1. Request of **Evans Engineering, for Plaza Street Partners (applicant)** for **Meijer Stores Limited Partnership (owner)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 1 acre area located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road, and being part of the property at 4990 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment.

Mr. Kevin P. Costello, AICP, Executive Director, announced that the Public Hearing for Item #3 has been postponed. It will be rescheduled in October.

Staff Member, Michael Schwartz, referred to his PowerPoint presentation. The site is approximately 1 acre in area. It is located near Meijer's, Hilton Garden Inn and Best Buy. The site is located in Subarea #4 of the Houston-Donaldson Study, which recommends the site for commercial uses. Pages 5-8 of the Staff Report include the pertinent sections from the Houston-Donaldson Study. Mr. Schwartz showed the original Concept Development Plan of the overall subdivision from 1990, 1993 (Meijer), 2019 (Tesla) and 2020 (Hilton Garden Inn). Mr. Schwartz showed the building elevation of the Hilton Garden Inn as it relates to the building design with correlating structures. The site is currently vacant and has 40 parking spaces. He showed photographs of the site and adjoining properties. The current zoning of the site is O-2/C-2/PD/HDO and eating and drinking establishments are a permitted use in the C-2 underlying zone. The site is flat except for slight berm. The 2040 Future Land Use Map designates the site as Commercial (C). Pages 2-5 of the Staff Report identify sections of the Comprehensive Plan that are pertinent. Meijer Drive is a city owned and maintained street. The site is located in the 55 DNL noise contour. Mr. Schwartz showed a drawing of the original submission. The scale of the building has increased and the applicant has added a second drive-thru lane. The applicant is proposing a 3,027 square foot restaurant with 32 parking spaces and, 2 drive-thru lanes with one pickup window. Access is through the internal Meijer parking lot. Page 8 of the Staff Report provides a summary of the parking requirements. Pages 9-12 of the Staff Report provides an analysis of the Comprehensive Plan, the Zoning Regulations and the requirements of the Houston-Donaldson Study. A separate landscaping plan has been submitted. Page 13 of the Staff Report includes a list of Staff Concerns. It also gives a summary of the modifications that are being requested under the planned development requirements – the location of the drive-thru in the front yard, a reduction of the width of a sidewalk from 6 feet to 5 feet, a reduction of the buffer width from 10 feet to 6 feet and also the amount of plant material. Other issues include the need for access easements and shared parking agreements with neighboring properties. Mr. Schwartz showed a series of building elevations. There is a requirement that the facades be predominantly brick and EIFS should be used as a secondary material or trim. The lighter tan areas are EIFS. It is a significant amount. Mr. Schwartz showed a comparison slide between the proposed building and the Hilton Garden Inn. Striped canopies are being proposed. Are they considered signs?

Secretary/Treasurer Steele asked if the parking on the side is owned by Meijer? Mr. Schwartz showed what would be owned by Freddy's and by Meijer. There is a landscape buffer between the two parking areas. The proposed 32 parking spaces are part of the Freddy's site. Mr. Schwartz stated that he didn't know their seating capacity to see if 32 parking spaces was sufficient or not. That is what the shared parking agreement would offer.

Mrs. Kegley asked if it was a stripe on the awning? Mr. Schwartz responded that he thought it was a stripe.

Secretary/Treasurer Steele asked if the applicant was present and wanted to proceed with their presentation?

Mr. Jonathan Evans, Evans Engineering, stated that he was representing Plaza Street Partners (Applicant). Plaza Street Partners helps franchises with designing and processing development projects. Freddy's has restaurants in Ohio. The restaurant will be owned and operated by DJ Steakburgers. The 1 acre lot would be purchased for the restaurant. The site will have cross access easements. There will not be shared parking agreements. The 32 spaces will be sufficient for the restaurant. They can do a 6 foot wide sidewalk. They can also make the buffer 10 feet wide and put more plant material in it. The site works well in terms of visibility from Houston Road. The pickup window needs to be on the north side of the site or closer to Meijer Drive. The double drive thru lanes will be used during peak time only. One lane will be closed down during off peak times. About 95% of the time, the restaurant operates with a single drive thru lane. The striped awnings are part of their brand. They usually have other items on the building – an ice cream cone and other food items lettering. That has all been removed from the proposed building.

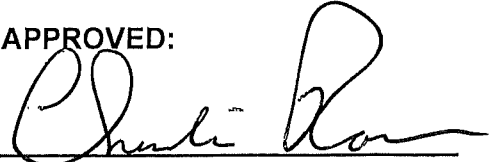
Mrs. Kegley asked the applicant to bring an alternative to EIFS to the Committee meeting. Mr. Evans responded that the alternate is to do all brick, which is expensive. They have done all brick buildings and a mix of stone and brick at other locations.

Mr. Lunnemann agreed with Mrs. Kegley as the project needs a reduction of EIFS material. Again, it could be a mixture of stone and brick.

Secretary/Treasurer Steele asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no further questions or comments, Secretary/Treasurer Steele announced that the Committee Meeting for this item will be on August 24, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on September 7, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Secretary/Treasurer Steele closed the Public Hearing at 7:50 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
PUBLIC HEARINGS
AUGUST 17, 2022
7:30 P.M.**

Secretary/Treasurer Jackie Steele opened the Public Hearing at 7:30 p.m. and welcomed the audience to the Planning Commission's August 17, 2022 Public Hearing.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Bob Schwenke
Mrs. Jackie Steele
Mr. Tom Szurlinski
Mr. Steve Turner
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Ms. Corrin Gulick
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services

Secretary/Treasurer Steele introduced the first item on the Agenda.

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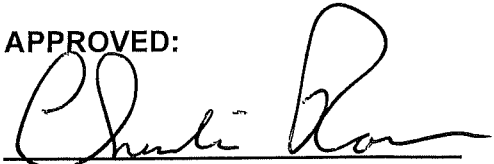
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Secretary/Treasurer Steele asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no further questions or comments, Secretary/Treasurer Steele announced that the Committee Meeting for this item will be on August 24, 2022 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on September 7, 2022 at 7:00 p.m. in the Fiscal Courtroom. The Secretary/Treasurer Steele closed the Public Hearing at 7:50 p.m.

APPROVED:



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
SEPTEMBER 7, 2022
7:00 P.M.**

Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's September 7, 2022 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick
Mr. Steve Harper
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Kim Patton, Vice Chairman
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mr. Tom Szurlinski
Mr. Steve Turner, Temporary Presiding Officer
Mr. Kenny Vaught

COMMISSION MEMBERS NOT PRESENT:

Mrs. Jackie Steele, Secretary/Treasurer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mrs. Alaina Hagenseker, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the August 17, 2022 Business Meeting. Chairman Rolfsen asked if there were any other comments or corrections?

Mr. Patton moved to approve the Minutes as presented. Mr. Harper seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between August 4, 2022 and September 7, 2022.

EXPENSES:

Accounting Fees	\$ 9,716.64
Attorney Fees	6,400.00
Auto Expense	81.87
Consultant/Professional Svcs Fees	2,580.00
Filing Fees (CLURS)	850.00
GIS Operations	24,870.00
Legal Ads/Recruitment	280.04
Miscellaneous Expense	1,664.79
Office & Board Meeting Supplies	793.90
Office Equipment / Expense	304.06
Postage Expense	1,005.00
Printing/Pub/Dues/Subscriptions	438.48
Professional Development	<u>1,280.00</u>

TOTAL: \$ 50,264.78

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 8,319.98
Health/Dental/Life/LTD	14,086.63
Retirement – BCPC Portion	24,309.35
Salaries – Staff Expenses	113,723.82
Salaries – BCPC & BOA	<u>1,910.00</u>

TOTAL: \$162,349.68

GRAND TOTAL: \$212,614.46

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Kegley seconded the motion and it carried unanimously.

ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Todd Morgan, Staff

1. Request of **NorthPoint Development, per Mark Gloyeske (developer) for Greenfield Farm Inc., per James Dressman (owner)** a Zoning Map Amendment from Agricultural Estate (A-2) to Industrial One (I-1) for an approximate 209 acre area located on the west side of Dixie Highway, south of the property at 11765 Dixie Highway and north of the properties at 12097 and 12119 Dixie Highway, and on the north side of Chambers Road at the northeast quadrant of the Chambers Road/I-75 overpass, and to the north, northeast, and west of the property at 262 Chambers Road, and south of the property at 60 Logistics Boulevard, Boone County, Kentucky. The request is for a zone change to allow a subdivision for warehousing, distribution, manufacturing, light industrial, and office/warehouse uses.

Chairman Rolfsen announced that this request has been withdrawn by the applicant. No further action or comment will occur.

ZONING MAP AMENDMENT, Steve Harper, Chairman, Alaina Hagenseker, Staff

2. Request of **Arteno's Advanced Irrigation, LLC, per Jon Arteno (owner/developer)** for a Zoning Map Amendment from Rural Suburban (RS) district to Urban Agricultural Estate (A-2) district for an approximate 2.9 acre area located approximately 250 feet east of Limaburg Road, between Conner Road and Youell Road, approximately 350 feet south of Conner Road, and having a Parcel Identification Numbers (PIDN) of 048.00-00-006.03, Boone County, Kentucky. The request is for a zone change to allow the retail sale of farm and garden supplies and agriculture related equipment.

Staff Member, Alaina Hagenseker, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee also waived the frontage landscaping requirement since there is very little frontage on a public road. The Committee Members present at the Committee Meeting voted unanimously to approve the request. The applicant has signed the condition letter.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Jon Arteno stated that he appreciated the Committee's work to wrap up the details. The driveway will be a minimum of 15 feet. The conditions are fine.

Mr. Harper moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Schwenke seconded the motion and it passed unanimously.

CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman
Michael Schwartz, Staff

3. Request of **Evans Engineering, for Plaza Street Partners (applicant) for Meijer Stores Limited Partnership (owner)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial two/Planned Development/Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 1 acre area located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road, and being part of the property at 4990 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request with Mrs. Kegley, Mr. Harper and Mrs. Steele voting in favor of the request. The condition letter has been signed by the property owner and the applicant.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Mr. Jonathan Evans, Evans Engineering, stated that they were agreeable to the conditions and he was available to answer any questions.

Seeing no one else, Chairman Rolfsen asked if there was a motion to proceed? **Mrs. Kegley moved to approve the Request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions. Mrs. Clark seconded the motion.**

Chairman Rolfsen asked about the proposed business. Mr. Evans replied that it is Freddie's Frozen Custard and Steakburgers. The owner is DJ Steakburgers. The business is based out of Wichita, Kansas and they already have a presence in Cincinnati.

Chairman Rolfsen asked for a vote on the original motion made by Mrs. Kegley and seconded by Mrs. Clark. The motion passed unanimously.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN, AND
CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Michael Schwartz, Staff

4. Request of **BRG Realty Group LLC, per Robert Croswell (applicant) for Hebron Fire Protection District, per Frank Tepe (owner)** for a Zoning Map Amendment/Change of Concept Development Plan from Public Facility (PF) district to Commercial Two/Planned Development (C-2/PD) district for an approximate 0.63 acre area located in the southwest portion of the property at 3120 North Bend Road, Boone County, Kentucky and a request of **BRG Realty Group LLC, per Robert Croswell (applicant) for Mary Ann Wolfe Trust (owner)** for a Concept Development Plan for an approximate 16 acre area located at the northeast corner of the intersection of North Bend Road with Cougar Path, Boone County, Kentucky. The request is for a zone change/change of concept plan and

concept plan to allow 264 apartment units within 11 buildings, commercial outlots, and a new public street between North Bend Road and Limaburg Road.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions (see Committee Report). The Committee Members present at the Committee Meeting voted unanimously to approve the request with Mrs. Kegley, Mr. Harper and Mrs. Steele voting in favor of the request. The condition letter has been signed by the property owners and the developer.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Mr. Jim Parsons, representing BRG Realty Group, LLC, stated that they have signed off on all the conditions and he is available to answer any questions. In addition, he met with the adjoining property owner after the Public Hearing to address his concerns and they have been resolved.

Seeing no one else, Chairman Rolfsen asked if there was a motion to proceed? **Mrs. Kegley moved to approve the Request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Harper seconded the motion.**

Chairman Rolfsen asked about the height of the buildings? Mr. Schwartz responded that all but one of the buildings will be 3 stories high. The building closest to Mr. Crane's property, or Building #1, will be 2 stories high. Mr. Schwartz showed the location of the new public street.

Ms. Gulick asked if the site was in the Airport Noise Contour? Mr. Schwartz replied only a small portion on the southern side of the property.

Mr. Szurlinski expressed a concern about having a proper access for the fire department. Mr. Schwartz replied that the Hebron Fire Department noted that the proposed public road will provide greater access – additional lanes at the KY 237 access and a new access to Limaburg Road. That is why there is a condition for a Traffic Study to include additional turn lanes to allow for emergency vehicles to navigate the intersection.

Mr. Anthony Scheben, Hebron Fire Chief, expressed a huge concern to get in and out. There will be additional traffic advisories located along the route. They have traffic control devices that control the traffic signal. The current access is not owned by the Fire Department. They hope to build an emergency through lane. Also, the connection to Limaburg Road will provide better access to the school complex.

Mrs. Clark asked about the status of the Traffic Study? Mr. Parsons replied that it has been completed and has been submitted to the State and County. The State will require a northbound right turning lane on KY 237. Mrs. Clark asked about the school impact? Mr. Parsons replied that he presented evidence at the Public Hearing and at the Committee meeting that the number of children is small compared to a single-family subdivision. There are no 3 bedroom apartments. It will put a very limited demand on the school system. The project will have a very minimal impact on the school system.

Chairman Rolfsen asked for a vote on the original motion made by Mrs. Kegley and seconded by Mr. Harper. The motion passed unanimously.

NEW BUSINESS

ZONING MAP AMENDMENT, Michael Schwartz, Staff

5. Request of **Corporex Parks of Kentucky, Inc., per Nicole Chimento and Thomas Banta (owner/developer)** for a Zoning Map Amendment from Rural Suburban (RS) district to Urban Residential Three/Planned Development (UR-3/PD) district for an approximate 8.3 acre area located at 3337, 3339, 3341, 3343, 3347, and 3351 Mineola Pike, 3340 Booneland Trail, and part of 3336 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a multi-family residential development (this issue was deferred from August 17, 2022).

ZONING MAP AMENDMENT, Alaina Hagenseker, Staff

6. Request of **Tanenbaums LLC, per Damian Tanenbaum (applicant/owner)** for a Zoning Map Amendment from Commercial One (C-1) to Industrial One (I-1) for an approximate 0.4 acre area located at 11568 Dixie Highway, Boone County, Kentucky. The submitted Concept Development Plan includes the property located at 11564 Dixie Highway, which is currently zoned Industrial One (I-1). The request is for a zone change to allow a fitness club, warehouse space, and retail space.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

7. Request of **Christopher J. Kiely and Laura VanRijswijck Kiely (applicants/owners)** for a Zoning Map Amendment from Graves Road-Residential (GR-R) to Suburban Residential One (SR-1) for an approximate 1.4 acre area located at 2250 Williams Road, Boone County, Kentucky. The request is for a zone change to revert the property back to the SR-1 district with no other improvements.

ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT, Todd Morgan, Staff

8. Request of **Frost Brown Todd LLC, per Tanner Nichols (applicant) for Perfetti Van Melle USA Inc, per Holly Ingram (owner)** for a Zoning Map Amendment for a Special Sign District for an approximate 25.7 acre site located at 3645 Turfway Road/1 Van Melle Lane, Boone County, Kentucky. The request is for a Special Sign District to allow free standing and building mounted signage in an Industrial One/Planned Development/Houston-Donaldson Study Corridor Overlay (I-1/PD/HDO) district.

ZONING MAP AMENDMENT, Todd Morgan, Staff

9. Request of **Viox and Viox, per Megan de Sola (applicant) for Our Lady of Good Counsel Church and Home Sweet Home Trust (owners)** for a Zoning Map Amendment from Suburban Residential One (SR-1) to Public Facilities (PF)

for an approximate 9.1 acre area located at 404 Beaver Road, 430 Beaver Road, 438 Beaver Road, 11972 Skyway Drive, 11982 Skyway Drive, 11990 Skyway Drive, 11991 Skyway Drive, 11977 Skyway Drive, the property with the following Property Identification Number (PIDN): 077.00-03-007.01, and the right-of-way of Skyway Drive, Boone County, Kentucky and a Request of **Viox and Viox per Megan de Sola (applicant) for Our Lady of Good Counsel Church (owner)** for a Change of Concept Development Plan in a Public Facilities (PF) district for an approximate 13.8 acre area located at 472 Beaver Road, Walton, Kentucky. The request is for a zone change and change of concept development plan to allow the construction of a school building, field house, and a storage barn, use of the existing church, use of existing single-family residential dwellings for church related purposes, and the redesign of parking areas and access drives.

Mr. Vaught moved to schedule the Public Hearings for Items #5, #6, #7, #8 and #9 on October 5, 2022 at 7:30p.m. in the Fiscal Courtroom. Mr. Goetting seconded the motion and it passed unanimously.

H. Executive Director's Report: Kevin P. Costello
No Report

I. Committee Reports:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)
No Report

J. Chairman's Report: Charlie Rolfsen
No Report

K. OKI Report: Kim Patton
No Report

L. Other:

M. Adjournment:

There being no further business to come before the Planning Commission, **Mrs. Gulick** moved to adjourn the meeting. **Mr. Patton** seconded the motion and it passed unanimously. The meeting was adjourned at 7:28 P.M.

APPROVED

Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

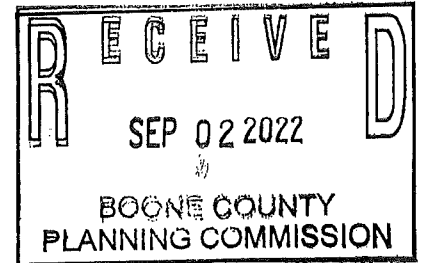
www.boonecountyky.org/pc
www.boonecountygis.com

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

August 25, 2022

Jonathan Evans
Evans Engineering
4240 Airport Road, Suite 211
Cincinnati, Ohio 45226



RE: Request of **Evans Engineering, for Plaza Street Partners (applicant)** for **Meijer Stores Limited Partnership (owner)** for a Change in an Approved Concept Development Plan in an Office Two/Commercial Two/Planned Development/ Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 1 acre area located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road, and being part of the property at 4990 Houston Road, Florence, Kentucky. The request is for a Change in an Approved Concept Development Plan for an eating and drinking establishment (this issue was deferred at the Planning Commission's July 6, 2022 meeting).

Dear Mr. Evans:

The following represents the recommended condition of approval for the above referenced application as discussed by the Planning Commission's Zone Change/Concept Plan Committee at their August 24, 2022 meeting. If the property owner and developer agrees to the condition, 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, September 2, 2022.

CONDITIONS

1. Development shall be consistent with the submitted Concept Development Plan unless modified by other conditions below.
2. All mechanical equipment and CO2 tanks, whether roof or ground mounted, shall be screened from view by a parapet or a solid wall that is the same material(s) and color as the wall that it is attached to or a solid fence that is of the same color as the wall that it is attached to.
3. Any sidewalk that is adjacent to off-street parking spaces shall have a minimum width of six (6) feet.

4. An access easement shall be recorded to allow access to the site from the Meijer property.
5. If any of the existing light poles are to be removed and replaced, they shall be the same or similar to the light poles within the Meijer parking lot.
6. The site shall be provided with the required amount of off-street parking.
7. The required plant material shall be provided along the perimeter of the site.
8. The building material(s) and color(s), including the awnings, shall be reviewed and approved through the Planning Commission's Technical/Design Review Committee process.

Sincerely,

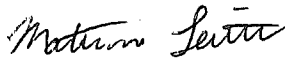


Michael D. Schwartz
Director, Zoning Services

MDS/ss

AGREEMENT

We, the property owners/developer of the approximate 51 acre site located at the intersection of Richwood Road with Grand National Boulevard, Boone County, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment.



Matthew Levert, Real Estate Manager
Meijer Stores Limited Partnership (Owner)

8/24/22

Date



Plaza Street Partners (Developer)

8/25/22

Date

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-22-22**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN AN OFFICE TWO/COMMERCIAL TWO / PLANNED DEVELOPMENT / HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY (O-2/C-2/PD/HDO) DISTRICT FOR AN APPROXIMATE 1 ACRE SITE LOCATED ALONG THE SOUTH AND WEST SIDES OF MEIJER DRIVE, BETWEEN HOUSTON ROAD AND SPIRAL BOULEVARD, APPROXIMATELY 300 FEET SOUTHEAST OF HOUSTON ROAD AND BEING PART OF THE PROPERTY AT 4990 HOUSTON ROAD, FLORENCE, KENTUCKY, TO ALLOW AN EATING AND DRINKING ESTABLISHMENT. (FREDDY'S STEAKBURGERS)

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 by Resolution No. R-22-023-A recommended approval for a change in an approved Concept Development Plan, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, 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 request of Evans Engineering, for Plaza Street Partners (Applicant) for Meijer Stores Limited Partnership (Owner) for a change in an approved Concept Development Plan in an Office Two/ Commercial Two/ Planned Development/ Houston-Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) District for an approximate 1 acre site located along the south and west sides of Meijer Drive, between Houston Road and Spiral Boulevard, approximately 300 feet southeast of Houston Road and being part of the property at 4990 Houston Road, Florence, Kentucky, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this change in the Concept Development Plan for this subject property.

SECTION II

The approval of this change to the Concept Development Plan is granted subject to the terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if

fully set out, this recommendation being in the form of Resolution No. R-22-023-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-22-023-A, marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this change in the Concept Development Plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved Concept Development Plan for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

SECTION V

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 16th DAY OF October, 2022.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 1 DAY OF November, 2022.

APPROVED:

Diane E. Whalen
Diane E. Whalen, Mayor

ATTEST:

Melissa Kramer
Melissa Kramer, City Clerk



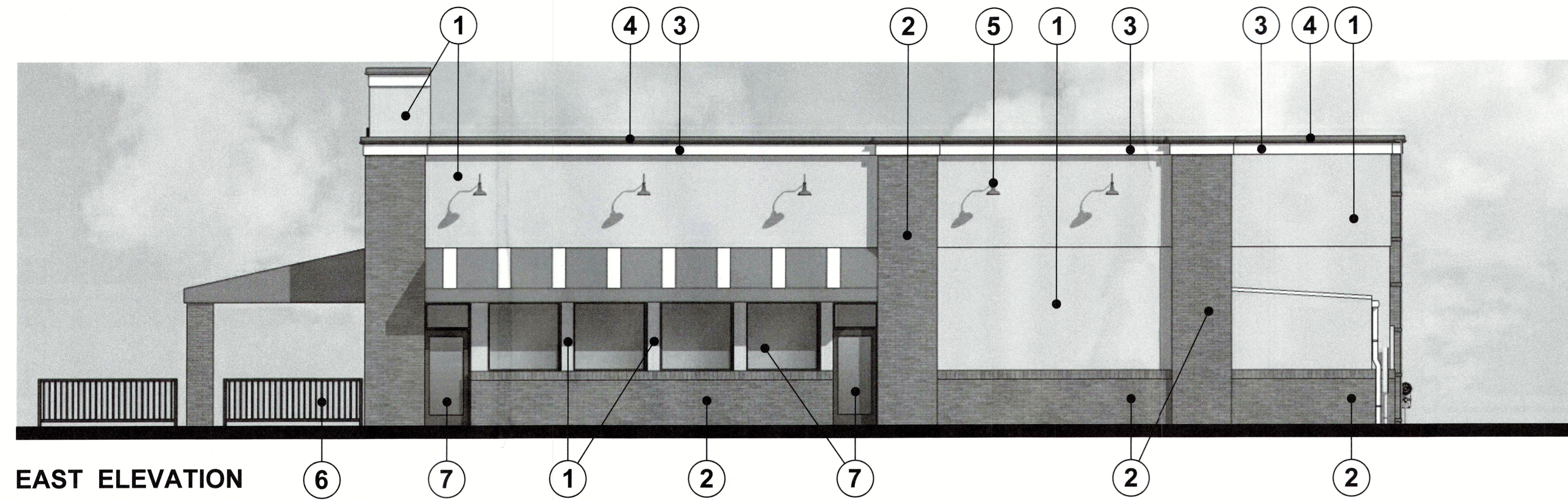
THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF DAN WINTER ARCHITECT AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.
DAN WINTER, ARCHITECT

FREDDY'S FROZEN CUSTARD & STEAKBURGERS
4990 HOUSTON ROAD
FLORENCE, KY 41042

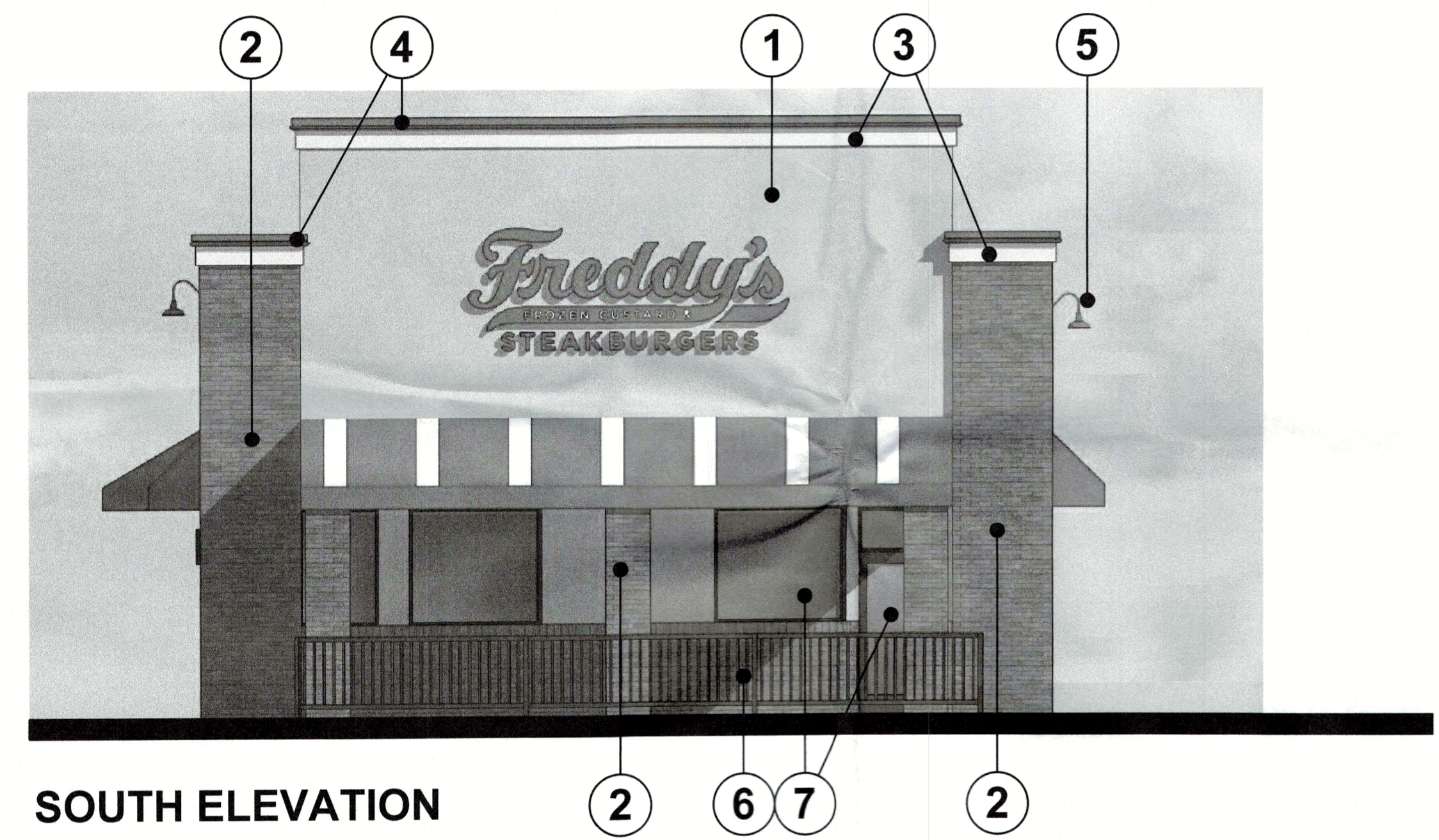
DAN WINTER ARCHITECT
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

MATERIAL BOARD

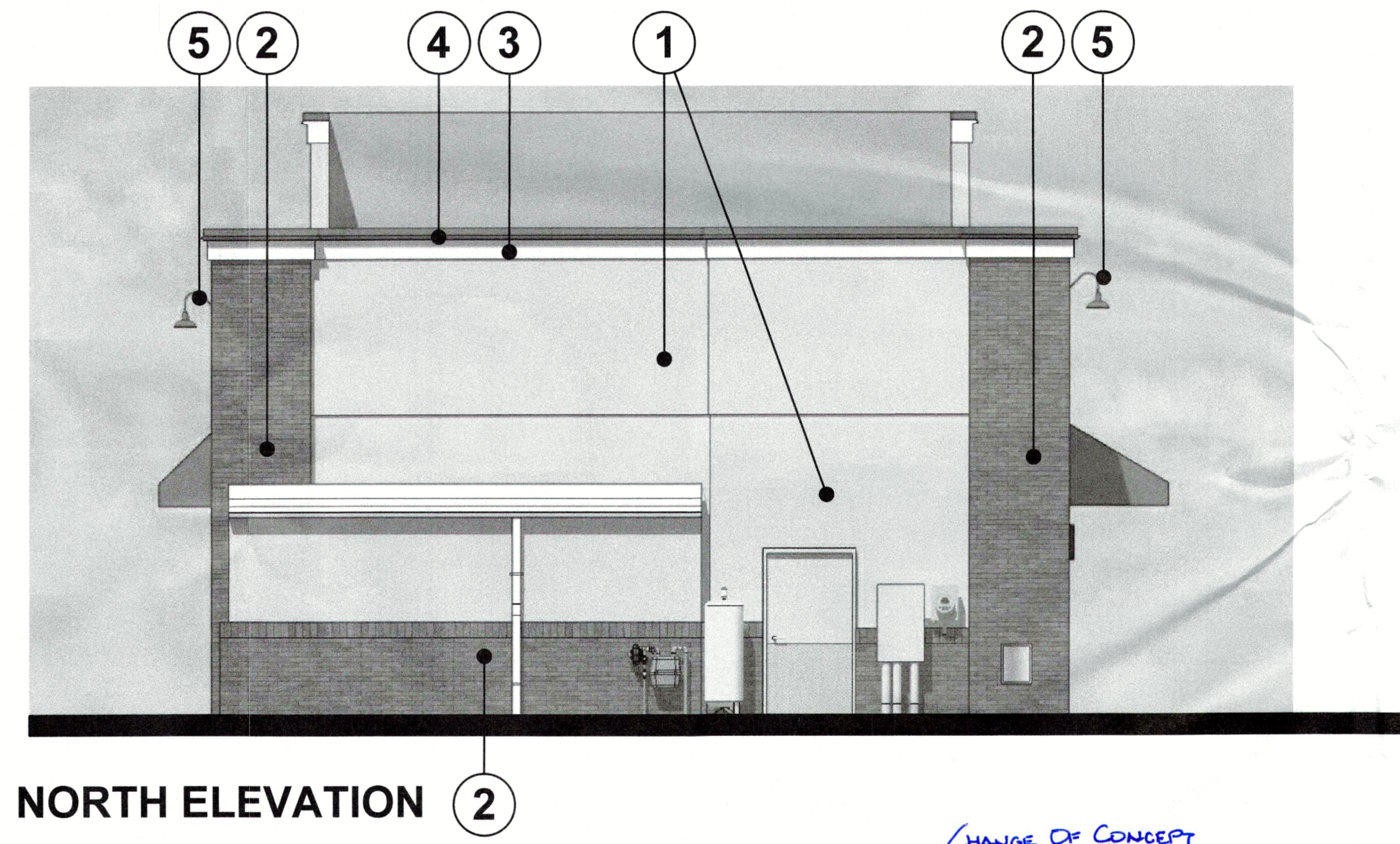
DATE	4/8/2022
DRAWN BY:	VI
CHECKED BY:	RB
SHEET NO.	MB



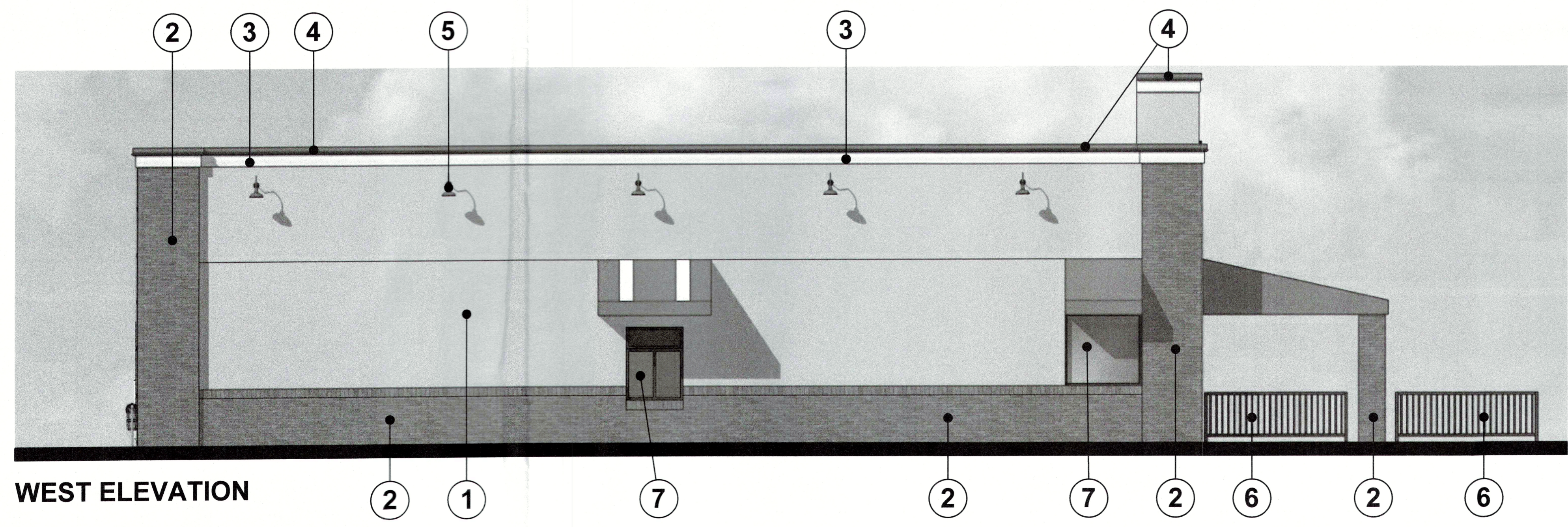
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

1 EIFS "KHAKI SHADE" BY SHERWIN WILLIAMS

2 60% MODULAR BRICK "TAVERN FLASH" BY MARIAN CERAMICS
20% MODULAR BRICK "HAVANA RED" BY MARIAN CERAMICS
20% MODULAR BRICK "PLANTATION RED" BY MARIAN CERAMICS

3 EIFS CORNICE "FREDDY'S PEARL" SW 6126 BY SHERWIN WILLIAMS

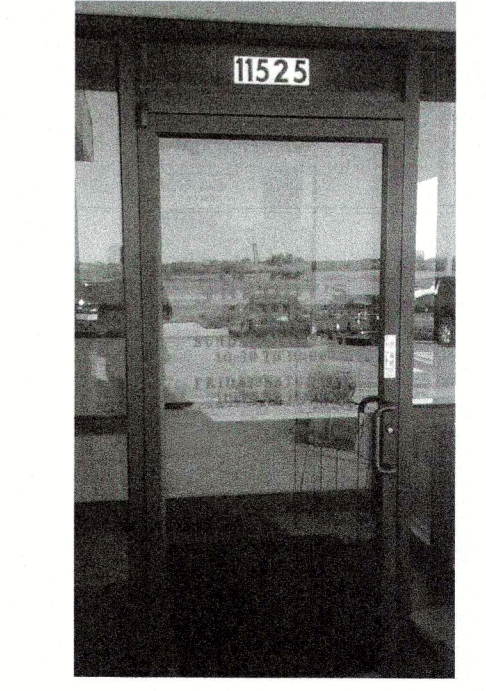
4 METAL COPING "BRITE RED" BY DUROLAST

5 GOOSENECK LIGHT FIXTURE "FREDDY'S RED"

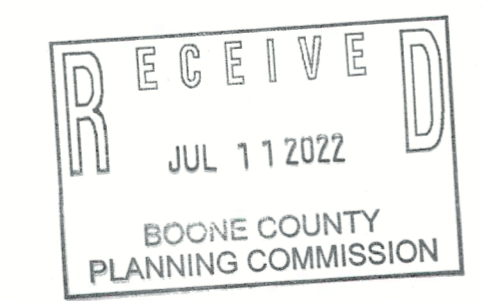
6 IRON GUARD RAIL "IRON ORE" SW 6118 BY SHERWIN WILLIAMS



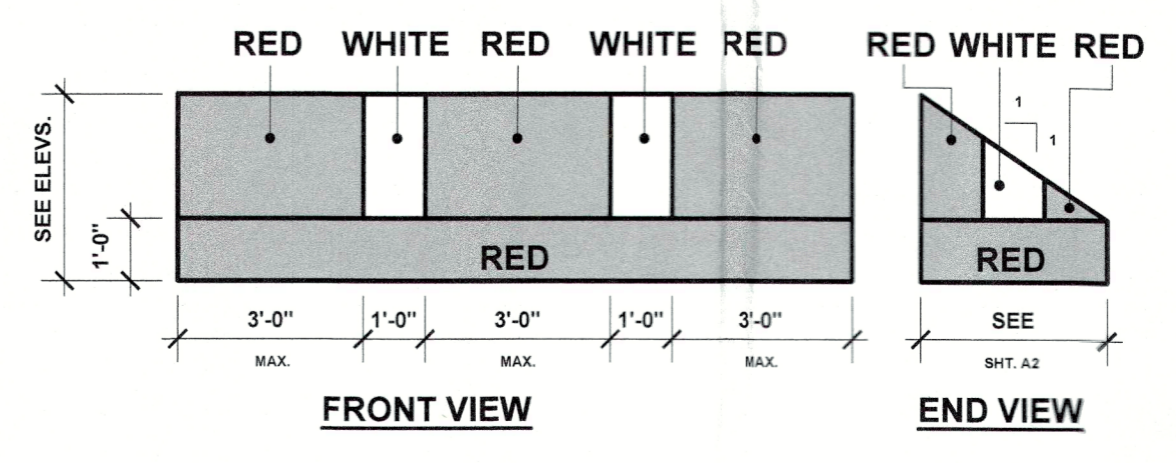
7 STOREFRONT DOORS & WINDOWS "DARK BRONZE" ANODIZED ALUMINUM



CHANGE OF CONCEPT
DEVELOPMENT PLAN
APPROVED with Conditions
Staff M. Schwartz
Date 9/7/2022
Boone County
Planning Commission



AWNING "COLOR KEY"



GENERAL NOTES:

THE KENTUCKY TRANSPORTATION CABINET'S "CONSTRUCTION AND MATERIAL SPECIFICATIONS", CURRENT EDITION, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN, UNLESS OTHERWISE NOTED.

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

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

ALL WORK IN MEIJER DR., RIGHT OF WAY, INCLUDING UTILITY CUTS/TAPS WILL NEED A PERMIT FROM THE CITY OF FLORENCE OR BOONE COUNTY.

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

ITEM 201: CLEARING AND GRUBBING: THIS WORK CONSISTS OF CLEARING, GRUBBING, SCALPING, REMOVING TREES AND STUMPS, AND REMOVING ALL VEGETATION AND CONSTRUCTION DEBRIS FROM THE LIMITS SHOWN ON THE PLANS, EXCEPT SUCH OBJECTS THAT ARE TO REMAIN OR ARE TO BE REMOVED ACCORDING TO OTHER ITEMS OF WORK.

USE REMOVED OR EXCAVATED MATERIALS IN THE WORK WHEN THE MATERIAL CONFORMS TO THE SPECIFICATIONS; IF NOT THEN RECYCLE, OR DISPOSE OF THE MATERIAL ACCORDING TO LOCAL AND STATE STANDARDS.

THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED THROUGH INFORMATION PROVIDED BY THE VARIOUS UTILITY OWNERS AND BY FIELD SURVEY, BUT ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION, TO DETERMINE THE ACTUAL FIELD LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES IMPACTING HIS WORK. THE CONTRACTOR IS DIRECTED TO CONTACT KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. AT 1 (800) 752-6007 AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

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

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

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

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

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

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

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

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

STORM SEWERS AND STRUCTURES:

ALL PROPOSED STORM SEWERS AND STRUCTURES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. SUPPLY PIPE OF THE REQUIRED SIZE OR ONE SIZE LARGER, PROPOSED STORM SEWERS "PR. STM" SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), PER KTC 701.02.01.

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

BEDDING 701.02.04: USE NO. 8 AGGREGATE, NO. 9-M AGGREGATE OR FINE AGGREGATE CONFORMING TO KTC 804.08.

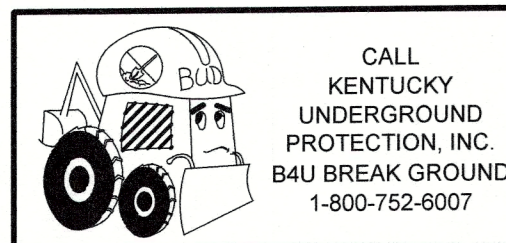
CATCH BASINS AND/OR MANHOLES OVER 4 FEET SHALL BE FURNISHED WITH STEPS, MEETING KTC ITEM 710.02.14

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

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

EXCAVATION/FILL:

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



*** CALL BEFORE YOU DIG "B.U.D." ***

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE KENTUCKY UNDERGROUND PROTECTION INC. A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT TELEPHONE NO.

1-800-752-6007

NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

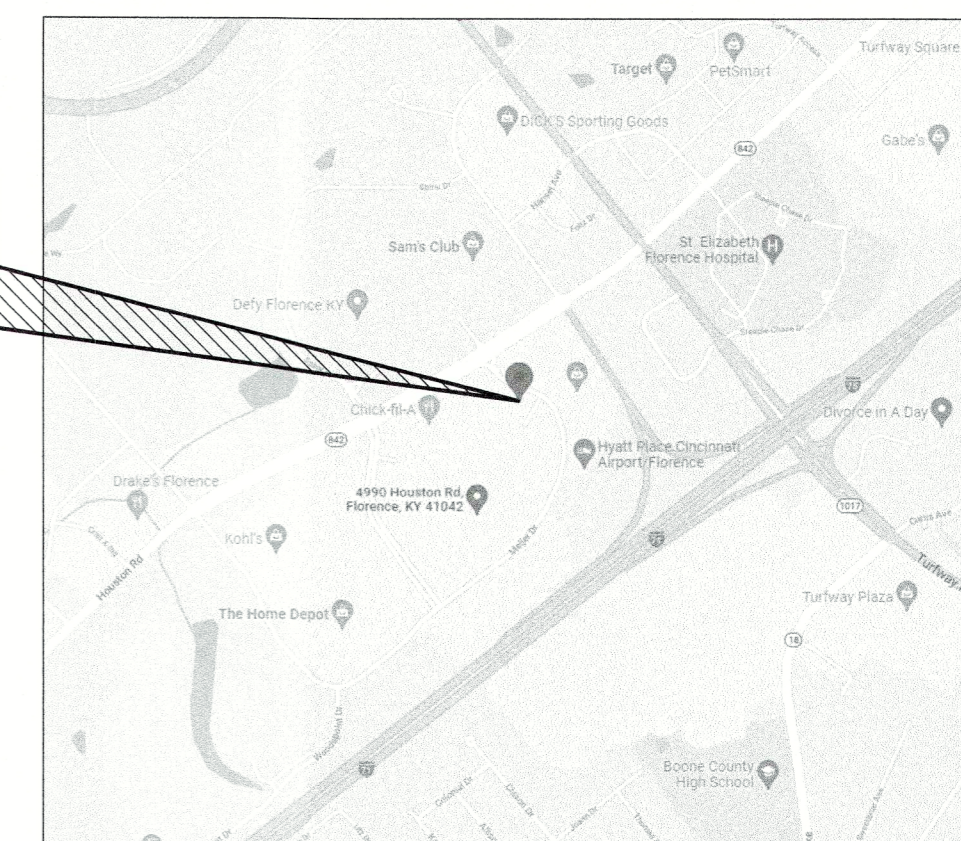
NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

PLANS FOR THE CONSTRUCTION OF A NEW RESTAURANT KNOWN AS:
FREDDY'S FROZEN CUSTARD

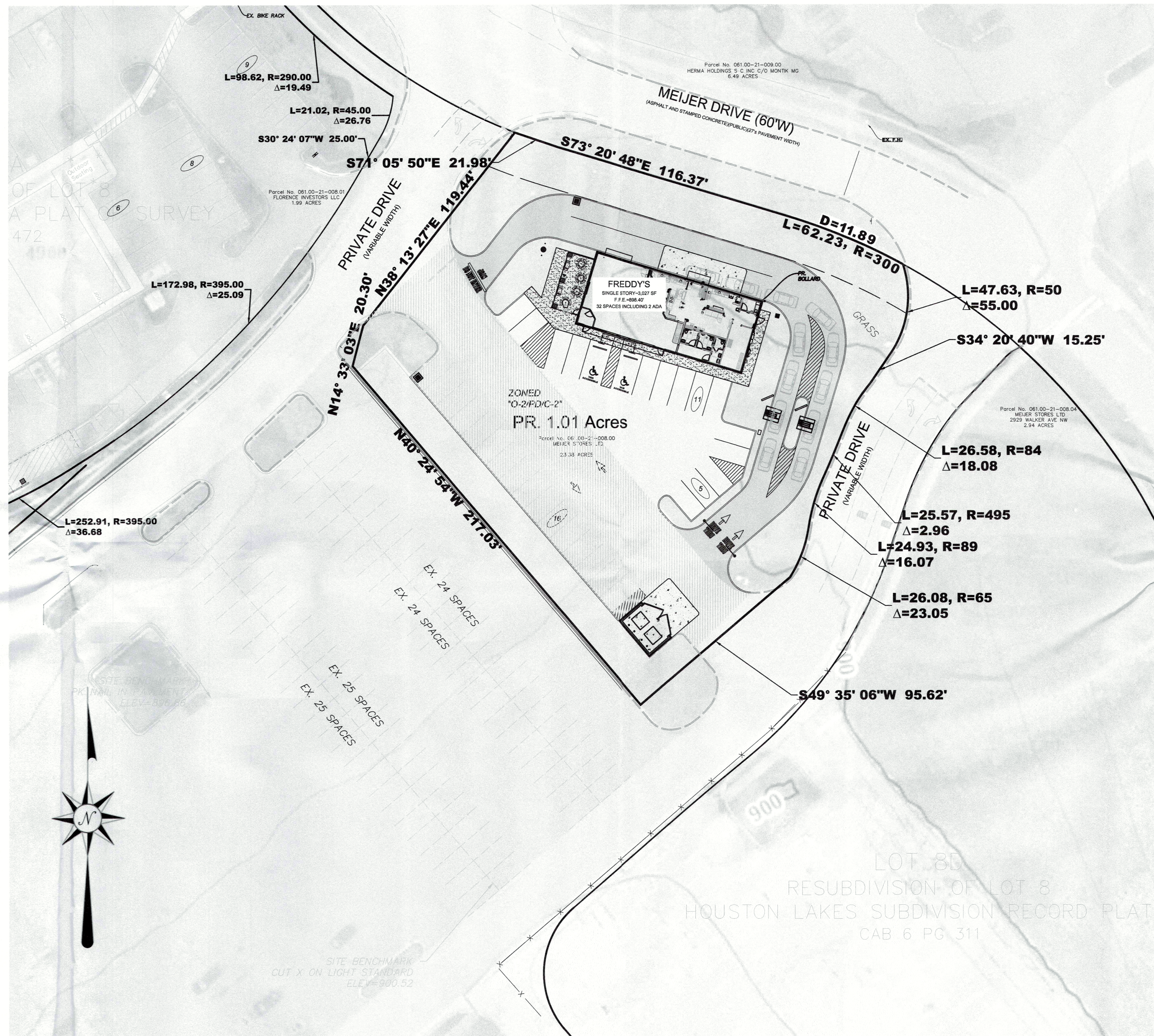
MEIJER DR., CITY OF FLORENCE, BOONE COUNTY, KY

MAY, 2022

PROPOSED SITE



LOCATION MAP



OWNER:

MEIJER STORES LTD
2929 WALKER AVE NW
GRAND RAPIDS, MI 49544

CIVIL ENGINEERING:

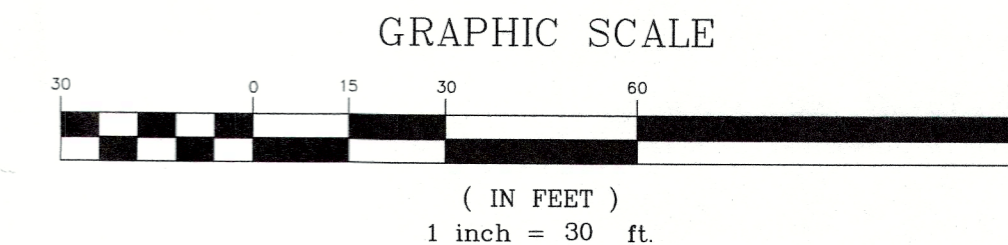
EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:

BERDING SURVEYING
741 MAIN STREET
MILFORD, OH 45150
GERRY BERDING, P.S.
513-831-5505

INDEX:

- C-1 TITLE SHEET & GENERAL NOTES
- C-1.1 SITE CONSTRUCTION DETAILS
- C-2 EXISTING CONDITIONS & DEMO PLAN
- C-3 SITE DIMENSION PLAN
- C-3.1 UTILITY SERVICE PLAN
- C-4 GRADING PLAN
- C-5 STORMWATER POLLUTION PREVENTION PLAN



CONSTRUCTION SEQUENCE:

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

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

DEPARTMENT/ UTILITY TABLE:

BOONE COUNTY BUILDING DEPARTMENT ROOM 312 PO BOX 960 2950 WASHINGTON STREET BURLINGTON KY 41005 TEL: 859-334-2218	FLORENCE GOVERNMENT CENTER, PUBLIC SERVICES 8100 EWING BOULEVARD FLORENCE, KY 41042 TEL: 859-647-5416	BOONE COUNTY PUBLIC WORKS DEPARTMENT 5645 IDLEWILD ROAD BURLINGTON KY 41005 TEL: 859-334-3600
DUKE ENERGY (ELECTRIC) ROB MILLER TEL: 859-534-4383	DUKE ENERGY (GAS) WADE BEGLY TEL: 859-534-4453	

**PRELIMINARY
NOT FOR CONSTRUCTION**

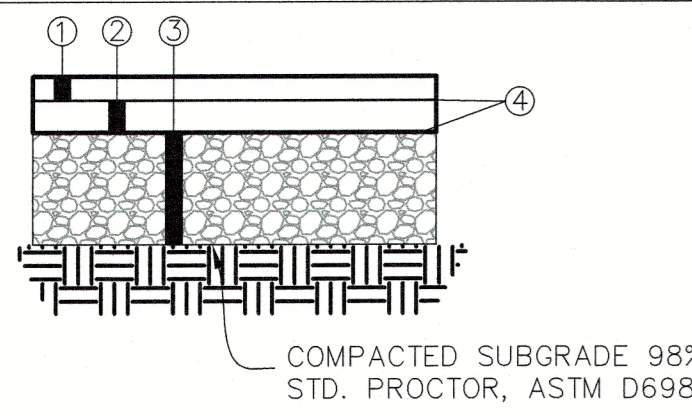
REVISIONS	NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

FREDDY'S FROZEN CUSTARD
TITLE SHEET & GENERAL NOTES
MEIJER DR.,
CITY OF FLORENCE, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB NO.	22-101	
DATE	Jul. 8, 2022	

SHEET NO.
C-1

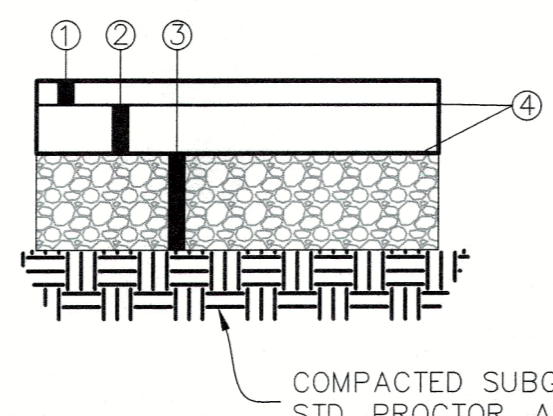


ADDITIONAL PAVING NOTES:
 AFTER BITUMINOUS PAVEMENT HAS BEEN REPLACED, SAWCUT OR ROUTE JOINT BETWEEN EXISTING AND NEW PAVEMENT AND FILL WITH HOT POURED RUBBER JOINT SEALER PRODUCT. HOT POURED RUBBER JOINT SEALER SHALL BE ONE OF THE FOLLOWING OR AN APPROVED EQUAL:

- 1) ROADSAVER 221; CRAFCO INC.
- 2) PRODUCT #9005 OR #9030; KOCH MATERIAL COMPANY
- 3) SEALTIGHT HI-SPEC; W.R. MEADOWS, INC.

- ① - 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22
- ② - 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448)
- ③ - 6" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)
- ④ ODOT ITEM 407 TACK COAT BETWEEN LAYERS

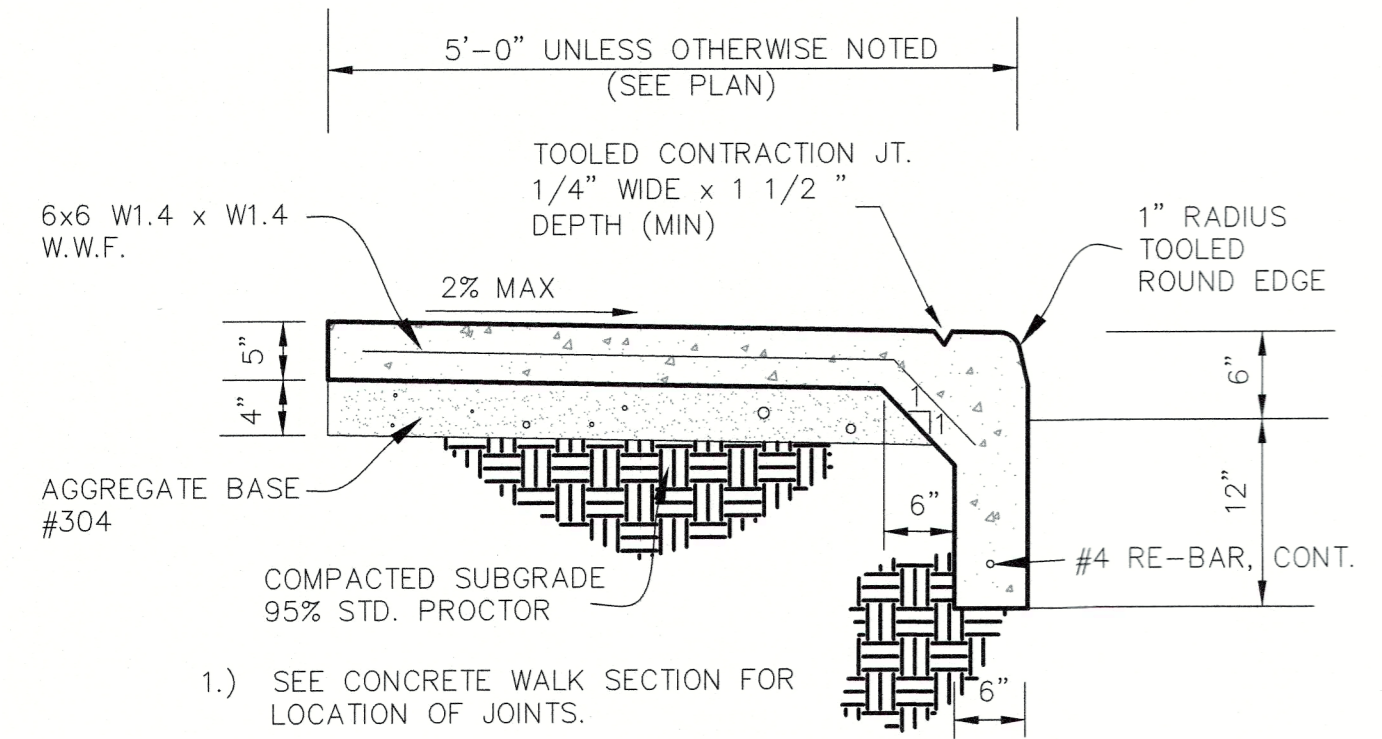
MEDIUM DUTY ASPHALT PAVING
 NOT TO SCALE



COMPACTED SUBGRADE 98% STD. PROCTOR, ASTM D698

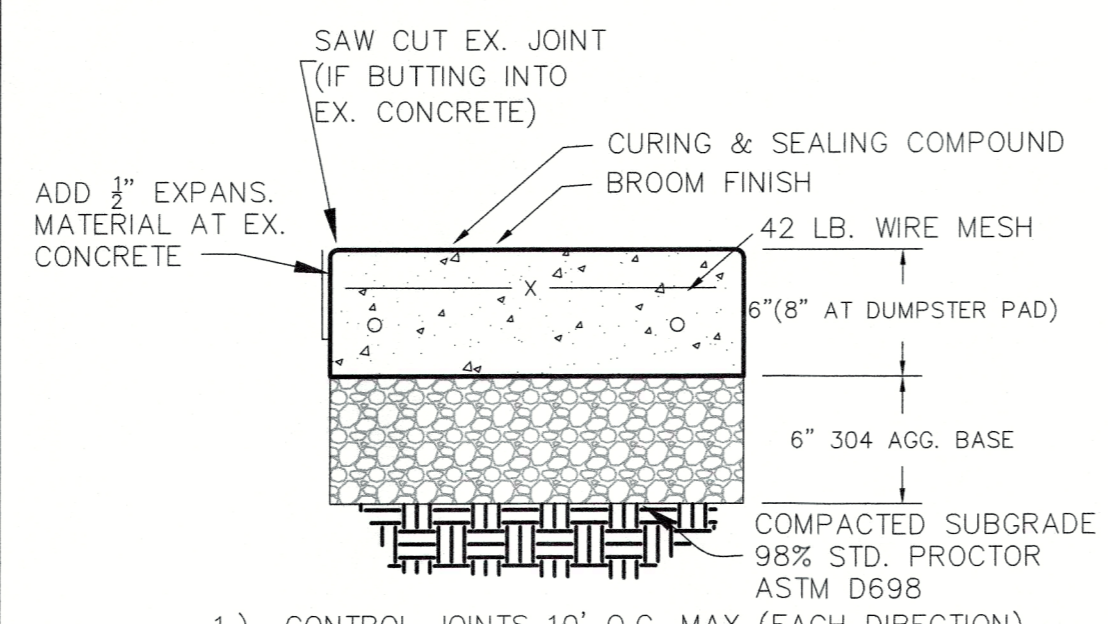
- ① - 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (446 & 448), PG64-22
- ② - 3" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448) (2 LIFTS)
- ③ - 8" COMPACTED AGGREGATE BASE-#304 (2 LIFTS)**
- ④ ODOT ITEM 407 TACK COAT BETWEEN LAYERS

HEAVY DUTY ASPHALT PAVING
 NOT TO SCALE



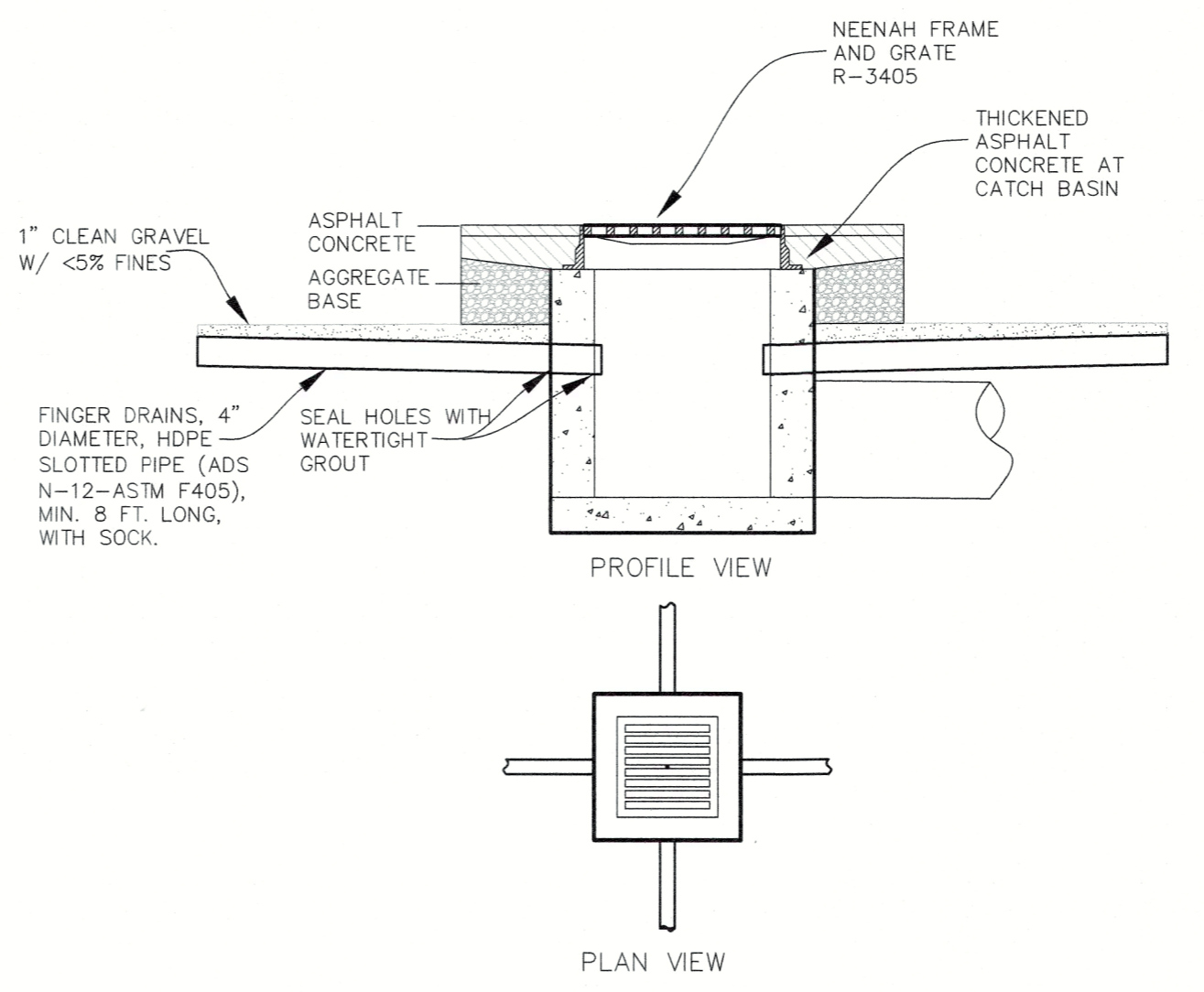
- 1.) SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
- 2.) FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXP. JTS.
- 3.) CONCRETE SHALL BE 4000 PSI A.E.

INTEGRAL WALK AND CURB
 NOT TO SCALE



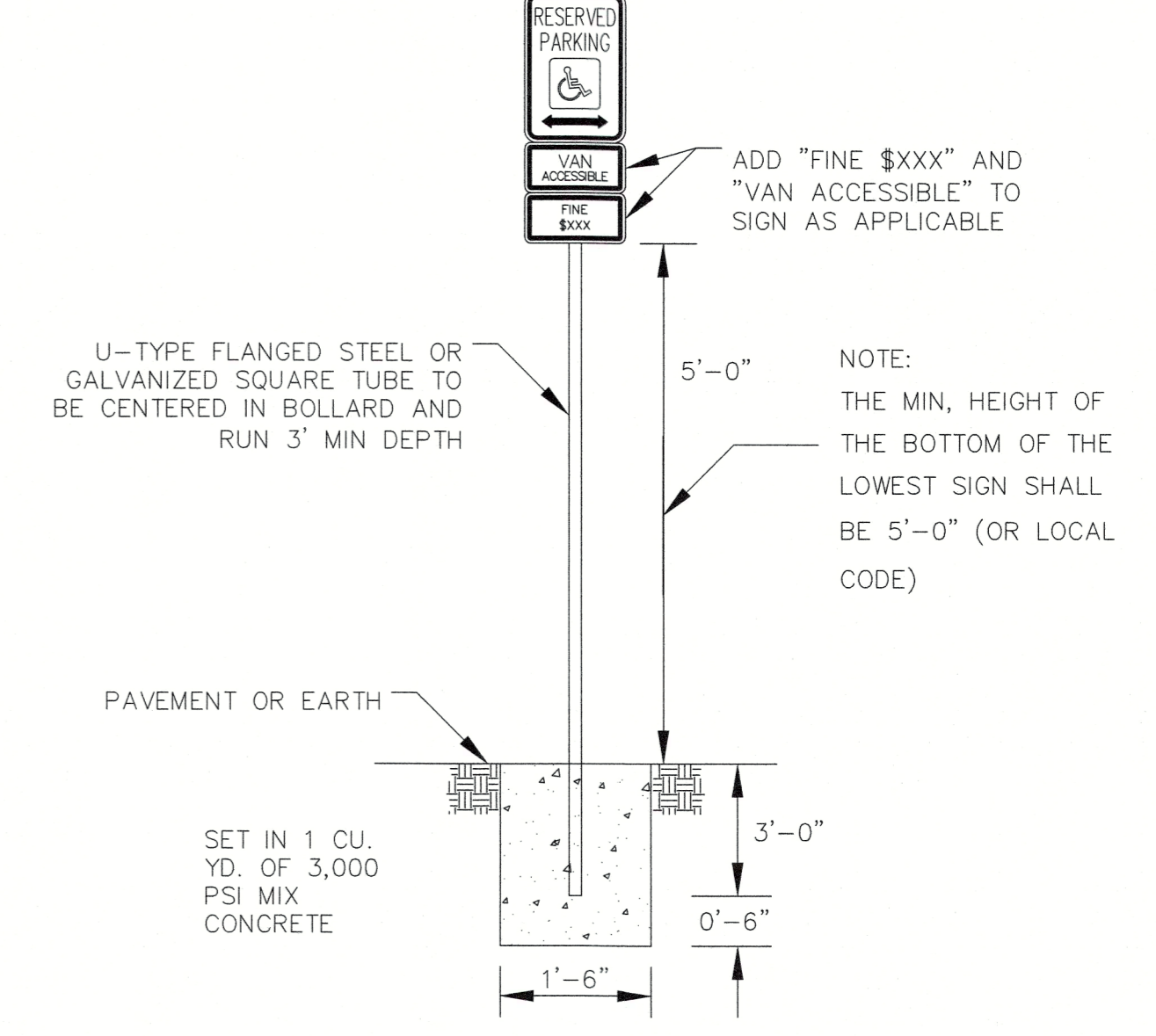
- 1.) CONTROL JOINTS 10' O.C. MAX (EACH DIRECTION).
- 2.) PRE-FORMED EXPANSION JOINTS 30' O.C. MAX. & WHERE ABUTS CONCRETE
- 3.) CONCRETE SHALL BE CLASS C 4000 PSI A.E.

CONCRETE PAVING DETAIL
 NOT TO SCALE



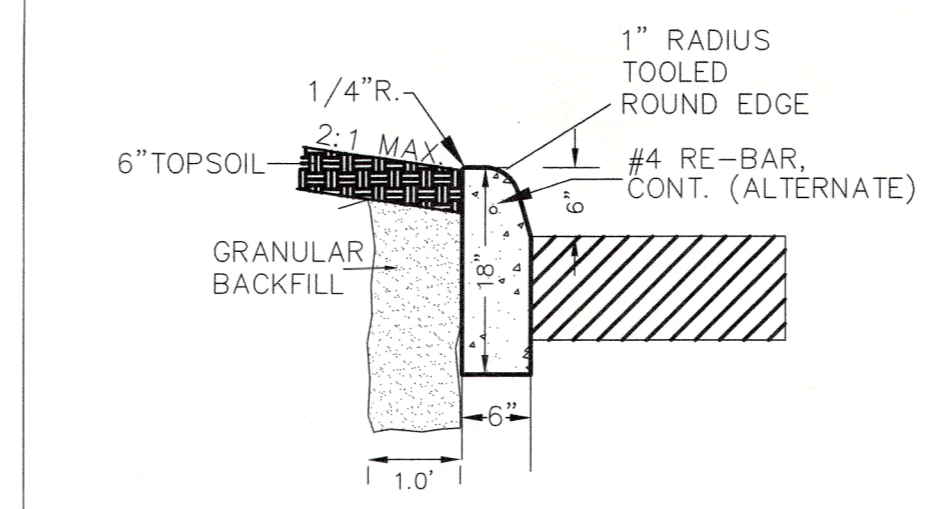
- NOTES:**
1. PIPE TO BE HDPE SLOTTED-ADS N-12, ASTM F405 (OR EQUAL)
 2. SLOPE PIPE AND TRENCH BOTTOM FOR POSITIVE DRAINAGE TO INLET-2% RECOMMENDED.
 3. WRAP EACH SLOTTED PIPE IN FILTER SOCK.
 4. FRAME AND GRATE SHALL BE NEENAH R-3405. (HEAVY DUTY FRAME AND GRATE)
 5. FINGER DRAIN TO BE OMITTED WHEN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

DETAIL AT CATCH BASIN IN PAVEMENT
 NOT TO SCALE

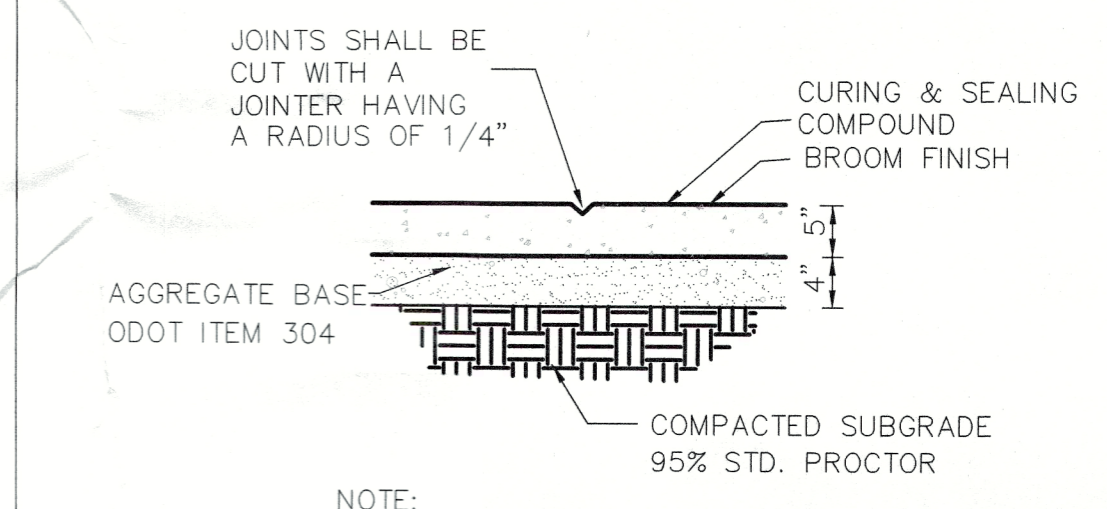


- NOTES:**
1. A.D.A. SIGN TYPE: A. 18"x12" B. 9"x12"
 2. "FINE" AND "VAN ACCESSIBLE" SIGN TO BE INSTALLED BASED ON LOCAL CODE.
 3. ALL SIGNS SHALL COMPLY WITH U.S. ADMINISTRATIONS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," LOCAL CODES AND AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

ADA PARKING SIGN DETAIL
 NOT TO SCALE

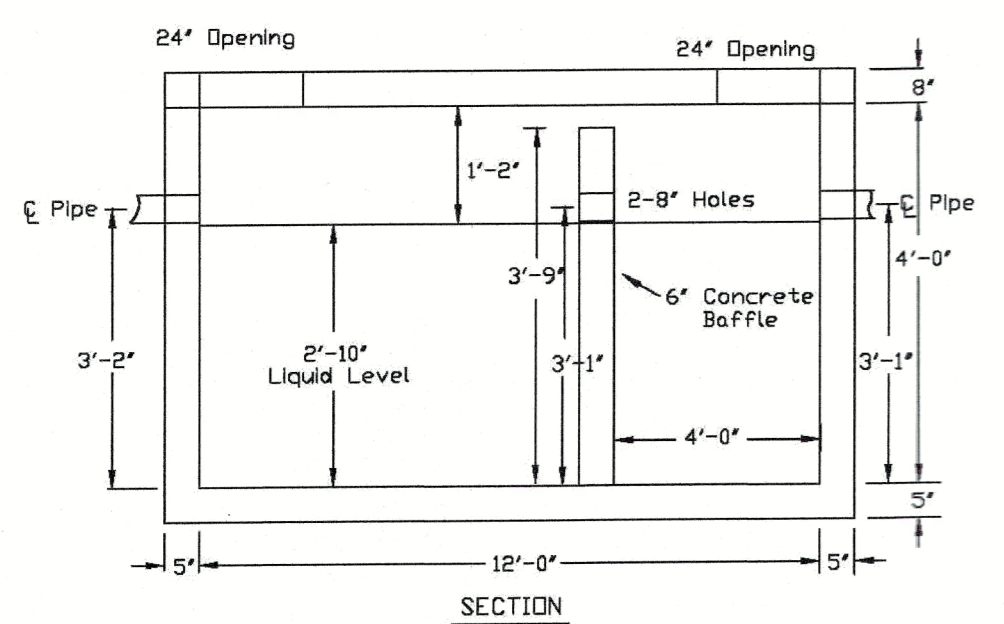
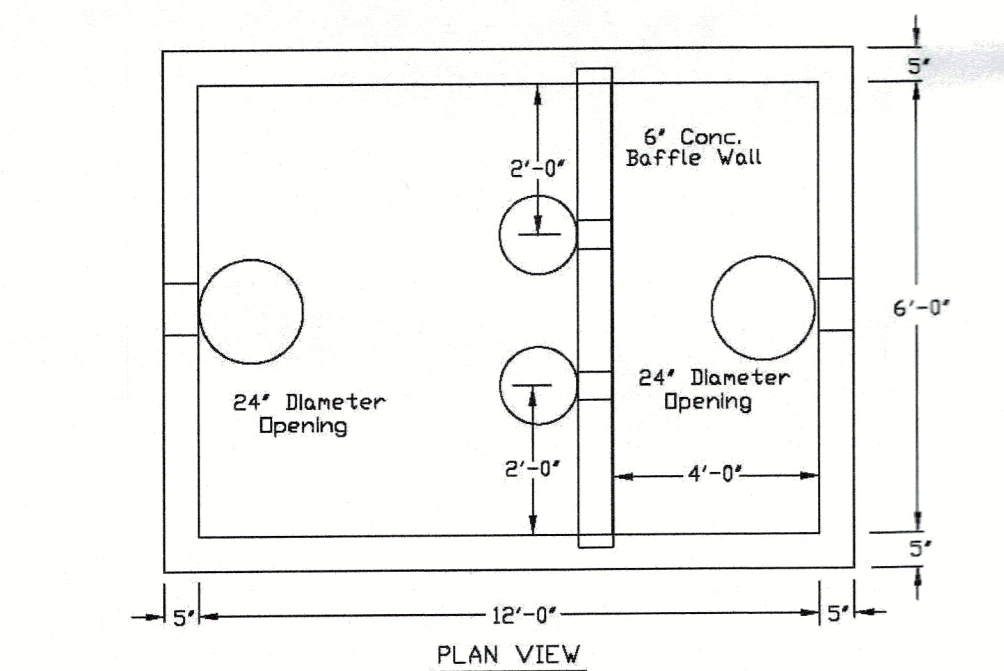


18" STRAIGHT CURB
 NOT TO SCALE



- NOTE:**
- 1.) CONTROL JOINTS 5' O.C. MAX.
 - 2.) EXPANSION JOINTS 30' O.C. MAX.
 - 3.) CONCRETE SHALL BE 4000 PSI A.E.

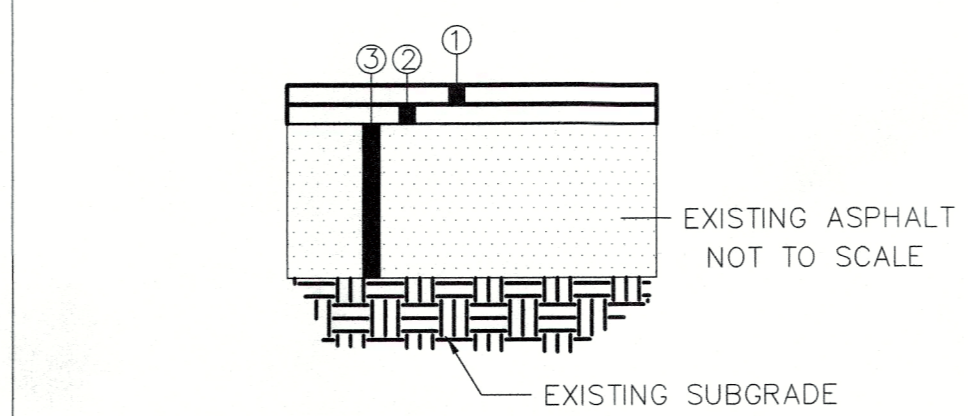
CONCRETE WALK DETAIL
 NOT TO SCALE



- Note:**
1. Concrete design strength is equal to 4500 PSI @ 28 days.
 2. Conforms to Portland Cement ASTM C 150, Type 1.
 3. Lifting Devices: Base Section; 4 lift hooks in floor of base. Top Slab; 4 Lift Hooks.
 4. Structure Includes Base Section, Top Slab & Baffle Only. All Other Stand Pipes And Fittings Are The Contractors Responsibility.
 5. Inlet And Outlet Holes Are Formed @ 8" To Fit A 4" Dr 6" Press Seal PSX Boot.
 6. Base Weight: 16,400#, Lid Weight: 9,785# Baffle Weight: 2,000#

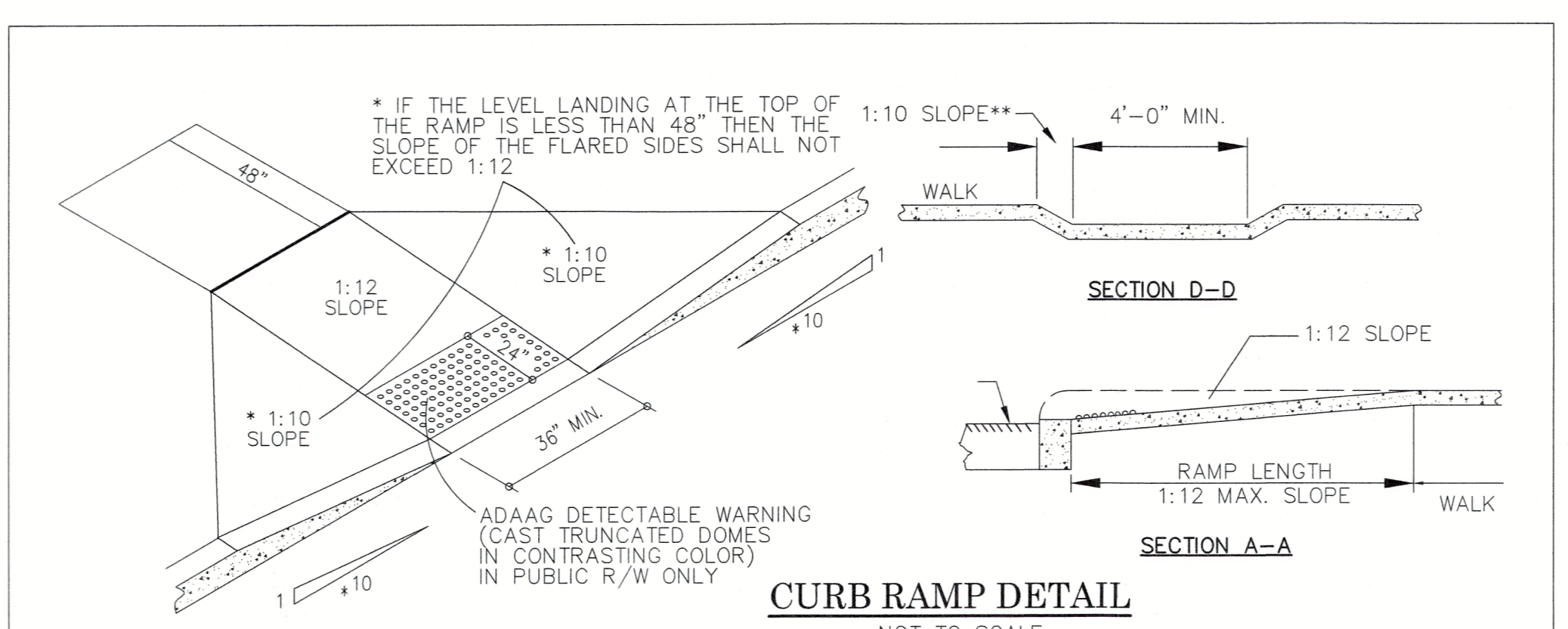
Sheet 1/1

METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI 1500 GALLON GREASE TRAP

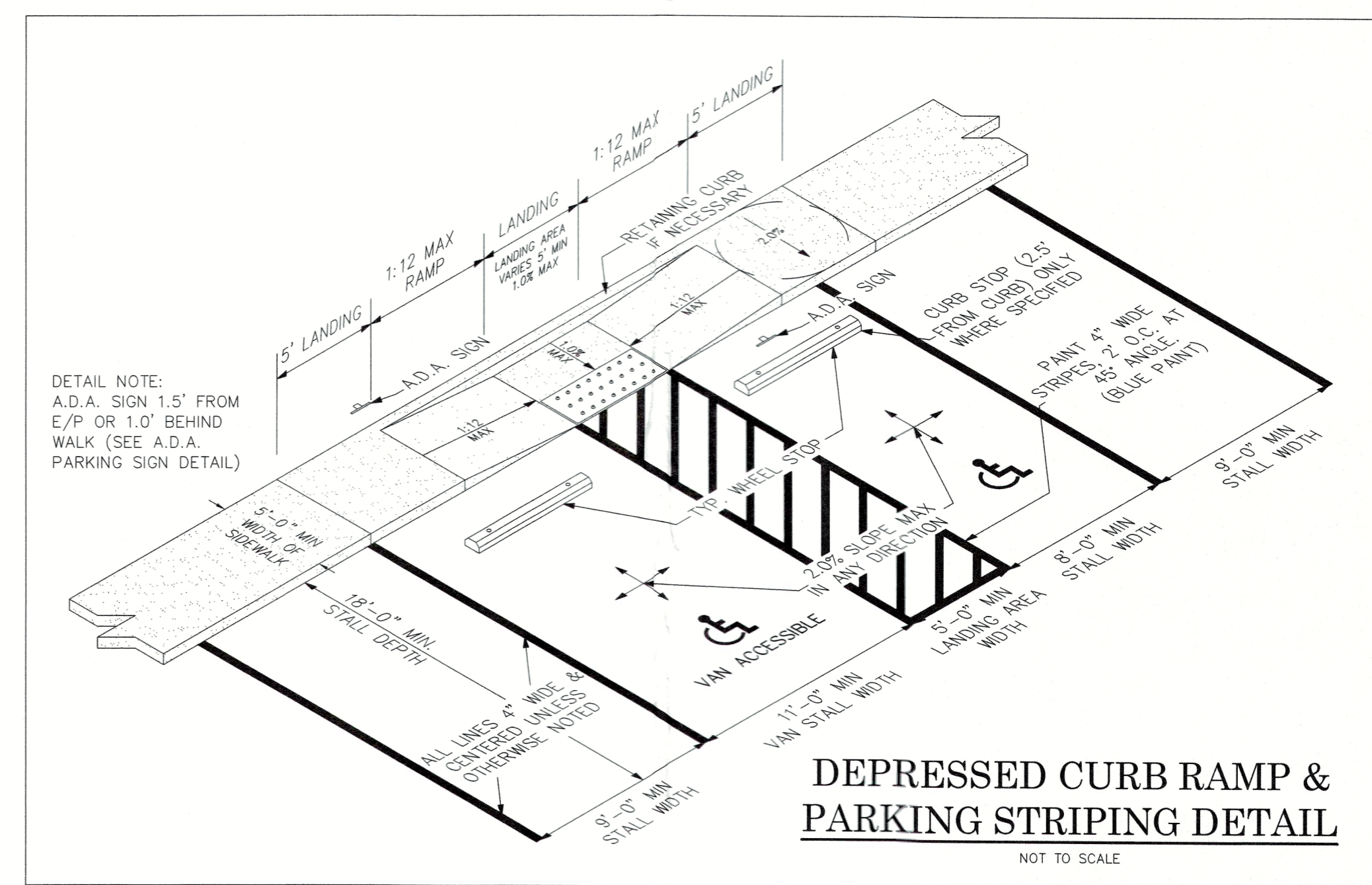


- ① ITEM 448 - 1" ASPHALT SURFACE COURSE
- ② ITEM 448 - VARIED THICKNESS ASPHALT INTERMEDIATE COURSE (ONLY AS NEEDED)
- ③ EXISTING GRAVEL OR ASPHALT DRIVE (THICKNESS VARIES)

RESURFACING ASPHALT PAVING DETAIL
 NOT TO SCALE



CURB RAMP DETAIL
 NOT TO SCALE (MUST MEET A.D.A.)



DETAIL NOTE:
 A.D.A. SIGN 1.5' FROM E/P OR 1.0' BEHIND WALK (SEE A.D.A. PARKING SIGN DETAIL)

DEPRESSED CURB RAMP & PARKING STRIPING DETAIL
 NOT TO SCALE

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS	NO.	DESCRIPTION
BY		
DATE		

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168



FREDDY'S FROZEN CUSTARD
SITE CONSTRUCTION DETAILS
 MEDLER DR.,
 CITY OF FLORENCE, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	N/A	N/A
JOB NO.	22-101	
DATE	Jul. 8, 2022	

SHEET NO.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168

FREDDY'S FROZEN CUSTARD
SITE DIMENSION PLAN
MEIJER DR.,
CITY OF FLORENCE, BOONE COUNTY, KY

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB NO.	22-101	
DATE	Jul. 8, 2022	
SHEET NO.		
C-3		

LEGEND-PROP. FEATURES

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PAVEMENT RESURFACE
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW PORTLAND CEMENT CONCRETE WALK

SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

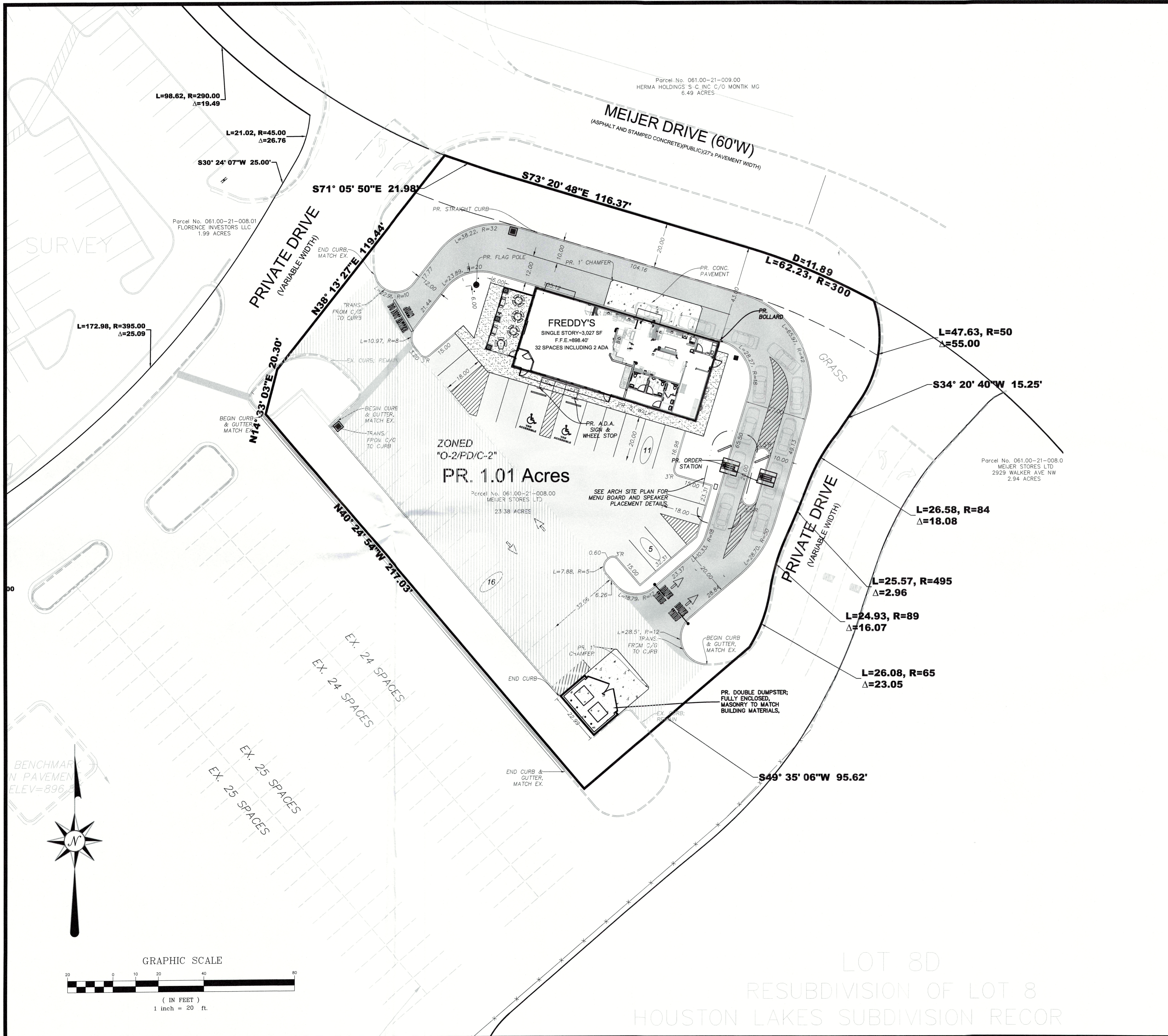
PROPOSED PARKING=	30
ADA ACCESSIBLE =	2
TOTAL PARKING	32 SPACES (MIN. 9' X 18')

IMPERVIOUS SURFACE RATIO:

LOT SIZE =	44,201 SF (1.01 ACRES)
IMPERVIOUS AREA =	28,573 SF
PERVIOUS AREA=	15,628 SF
ISR=	0.65

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING VEHICLES OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.
7. PROVIDE A TOOLED JOINT AT THE PERIMETER OF THE CONCRETE DRIVE.



Parcel No. 061.00-21-009.00
HERMA HOLDINGS S.C. INC C/O MONTIK MG
6.49 ACRES

L=98.62, R=290.00
Δ=19.49

L=21.02, R=45.00
Δ=26.76

S30° 24' 07" W 25.00'

Parcel No. 061.00-21-008.01
FLORENCE INVESTORS LLC
1.99 ACRES

L=172.98, R=395.00
Δ=25.09

MEIJER DRIVE (60'W)
(ASPHALT AND STAMPED CONCRETE)(PUBLIC)(27'± PAVEMENT WIDTH)

PRIVATE DRIVE
(VARIABLE WIDTH)

S71° 05' 50" E 21.98'

S73° 20' 48" E 116.37'

N38° 13' 27" E 119.44'

N14° 33' 03" E 20.30'

N40° 24' 54" W 217.03'

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EROSION AND SEDIMENT CONTROL NOTES:

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

- OTHER:**
30. FOR FINISHED GRADING, THE CONTRACTOR SHALL PROVIDE ADEQUATE GRADIENTS TO PREVENT WATER FROM PONDING FOR MORE THAN TWENTY FOUR (24) HOURS AFTER THE END OF A RAINFALL EVENT. DRAINAGE COURSES AND SWALE FLOW AREAS MAY TAKE AS LONG AS FORTY EIGHT (48) HOURS AFTER THE END OF A RAINFALL EVENT TO DRAIN. AREAS DESIGNED TO HAVE STANDING WATER (I.E. RETENTION PONDS) DO NOT HAVE TO MEET THIS REQUIREMENT.
 31. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED.
 32. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY CONTROL MEASURES TO PREVENT THE DISCHARGE OF POLLUTANTS TO THE DRAINAGE SYSTEM OF THE SITE OR SURFACE WATERS. UNDER NO CIRCUMSTANCE SHALL CONCRETE TRUCKS WASH OUT DIRECTLY INTO A DRAINAGE CHANNEL, STORM SEWER OR SURFACE WATER.
 33. SEDIMENT MUST BE CLEANED FROM SILT FENCES AND MULCH BERMS WHEN ACCUMULATION REACHES A HEIGHT OF HALF-WAY UP TO THE TOP OF THE FENCE/BERM.
 34. SEDIMENT REMOVED FROM SILT FENCES AND MULCH BERMS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR VEGETATION PRESERVATION AREA.
 35. ALL SLOPES STEEPER THAN 3:1 REQUIRED GRADE TREATMENT, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION.
 36. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF TWO (2) TO FOUR (4) INCHES PRIOR TO SEEDING.
 37. CONSTRUCTION AND DEMOLITION DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE STATUTES.

ADDITIONAL STORMWATER POLLUTION PREVENTION NOTES:

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

THE DEVELOPER AND CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS SET FORTH IN THE OHIO EPA PERMIT NO. OH0000005 - AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)."

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

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

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

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

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

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

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

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

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

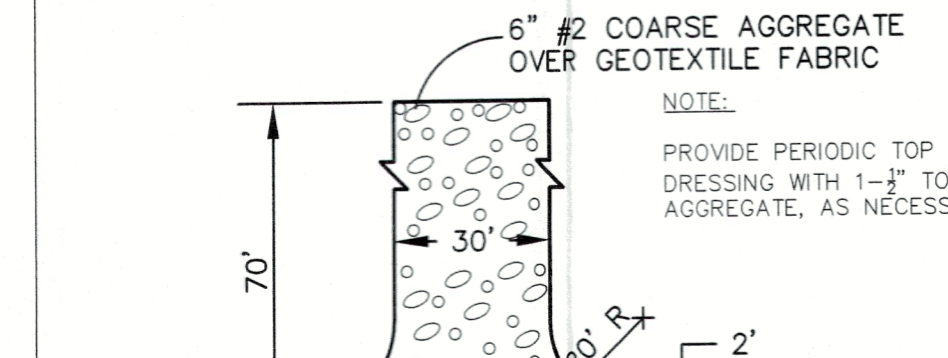
UPON REQUEST OF THE OHIO EPA, OR LOCAL JURISDICTION, THE CONTRACTOR SHALL PROVIDE ALL NPDES PERMIT REPORTS AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL ALLOW THE OHIO EPA, OR LOCAL JURISDICTION, TO ENTER THE SITE TO INSPECT AND MONITOR ALL EROSION CONTROL MEASURES.

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

SPECIAL NOTES:

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

- TEMPORARY & PERMANENT STABILIZATION:**
22. ALL CRITICAL SLOPES (3:1 OR STEEPER) SHALL BE STABILIZED WITH SOD OR SEED AS SOON AS POSSIBLE BUT NO LATER THAN SEVEN (7) CALENDAR DAYS AFTER ACHIEVING FINAL GRADE.
 23. ALL AREAS NOT DRAINING TO A FUNCTIONING SEDIMENT BASIN MUST BE FINAL GRADED AND STABILIZED WITH SOD OR SEED WITHIN SEVEN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
 24. ALL AREAS WITHIN FIFTY (50) FEET OF A STREAM MUST BE STABILIZED WITHIN TWO (2) CALENDAR DAYS OF ACHIEVING FINAL GRADE.
 25. ALL AREAS THAT ARE TO REMAIN IDLE, INCLUDING STOCK PILES, FOR FOURTEEN (14) CALENDAR DAYS MUST BE STABILIZED WITH SEED OR SOD.



STABILIZED CONSTRUCTION ENTRANCE
(ONLY IF NECESSARY)
NO SCALE

TEMPORARY AND PERMANENT SEEDING:

1.1 SEEDBED PREPARATION

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

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

1.2 SEEDING

1. TEMPORARY SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING AND SUMMER	1. OATS	3 LBS
	2. PEREN. RYEGRASS	1 LBS
	3. TALL FESCUE	1 LBS
FALL	1. PEREN. RYEGRASS	1 LBS
	2. RYE	3 LBS
	3. WHEAT	3 LBS
	4. TALL FESCUE	1 LBS

2. PERMANENT SEEDING MIXTURE

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. CREEPING RED FESCUE 0.5 LBS	0.25 LBS
	DOMESTIC RYEGRASS 0.25 LBS	0.25 LBS
	KENTUCKY BLUEGRASS 0.25 LBS	0.25 LBS
2-1 SEEDING FOR STEEP BANKS OR CUTS	2. TALL FESCUE	1 LBS
	3. DWARF FESCUE	1 LBS
	4. TALL FESCUE	0.50 LBS

2-2 SEEDING FOR WATERWAYS AND ROAD DITCHES

SEEDING PERIOD	TYPE	RATE (1000 SF)
SPRING, SUMMER, AND FALL	1. TALL FESCUE	1 LBS
	2. CROWN VETCH	0.25 LBS
	TALL FESCUE	0.50 LBS
2-1 SEEDING FOR STEEP BANKS OR CUTS	3. FLATPEA	0.50 LBS
	TALL FESCUE	0.50 LBS

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

TEMPORARY AND PERMANENT SEEDING (CONT.)

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

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

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

2. DORMANT SEEDING

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

B. PERMANENT SEEDING- SEEDINGS SHOULD NOT BE PLANTED FROM OCTOBER 1 THROUGH NOVEMBER 30. THE FOLLOWING METHODS MAY BE USED TO MAKE A "DORMANT SEEDING":

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

3. MULCHING

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

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

C. MULCH ANCHORING METHODS:

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

4. IRRIGATION

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

STABILIZATION:

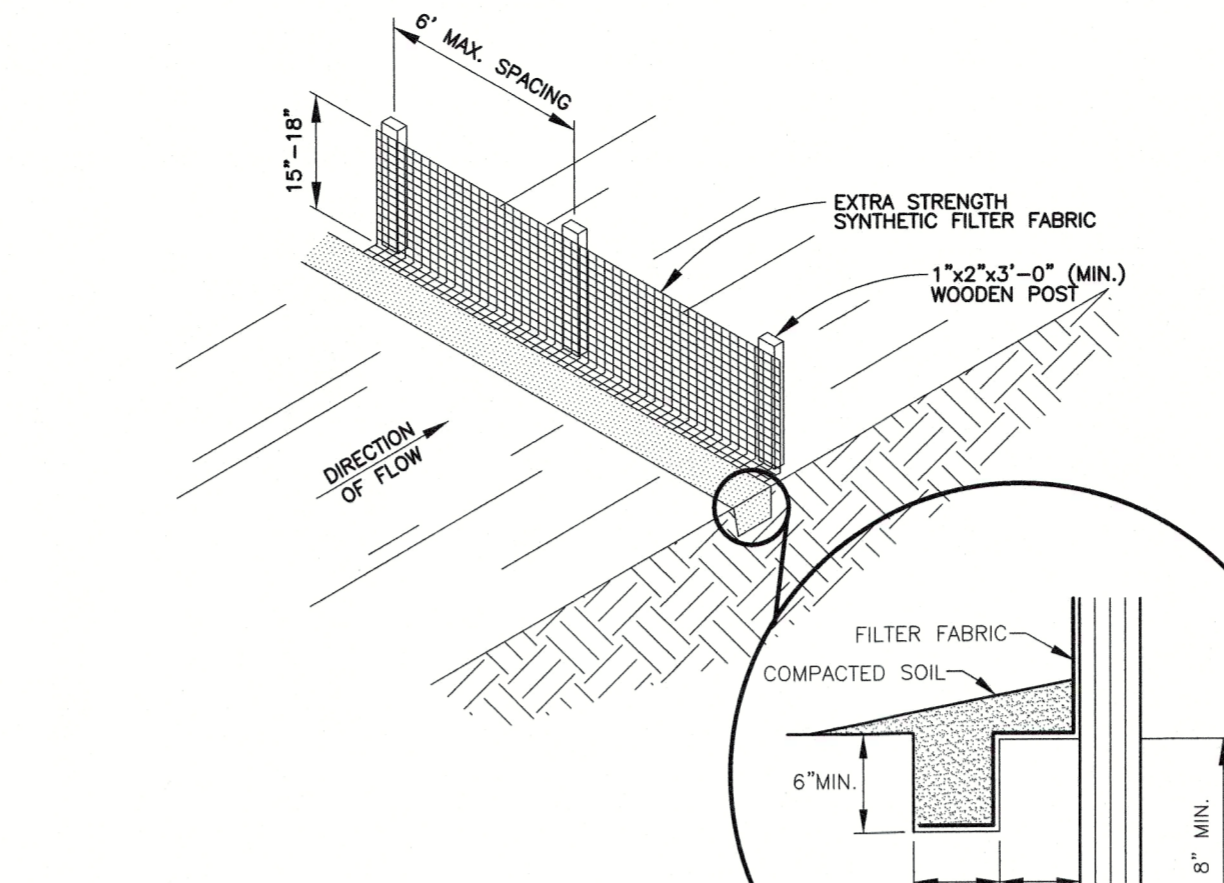
DISTURBED AREAS MUST BE STABILIZED AS FOLLOWS:

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

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

CONSTRUCTION SEQUENCE:

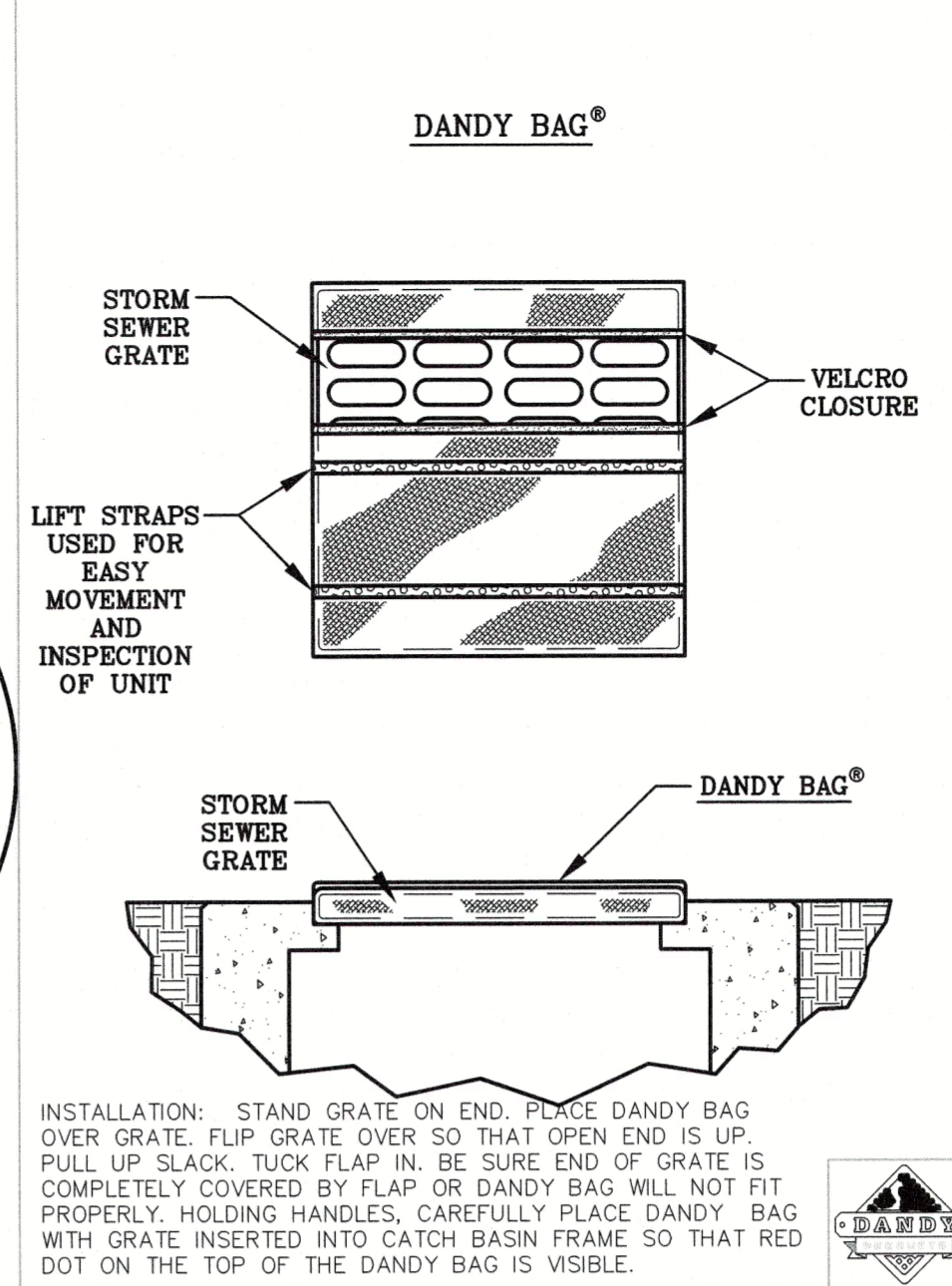
- THE CONSTRUCTION SEQUENCING FOR SITE WORK SHOULD BE SIMILAR IN NATURE TO THE FOLLOWING:
1. CLEARING AND GRUBBING FOR THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
 2. INSTALL EROSION AND SEDIMENT PERIMETER CONTROL MEASURES.
 3. GRADING AND STRIPPING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



NOTES:

FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS USING 1/2" HEAVY DUTY STAPLES. FILTER FABRIC SHALL BE PLACED IN A CONTINUOUS ROLL TO MINIMIZE THE OCCURRENCE OF JOINTS. WHERE JOINTS CANNOT BE AVOIDED, FABRIC SHALL BE SPICED TOGETHER AT SUPPORT POSTS, WITH A MINIMUM OF 6-INCH OVERLAP, AND SECURELY SEALED.

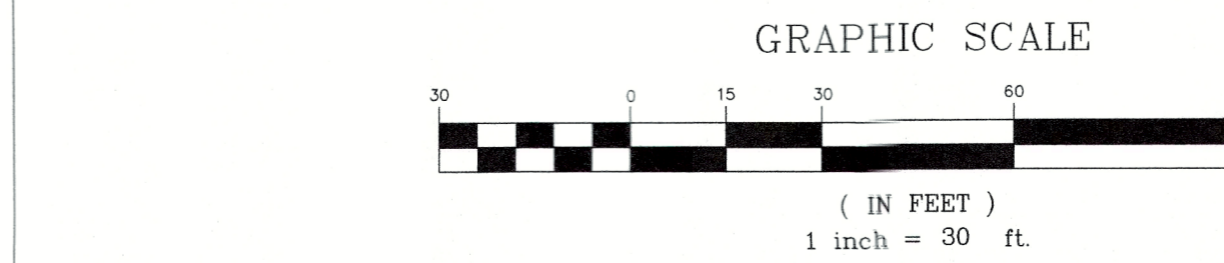
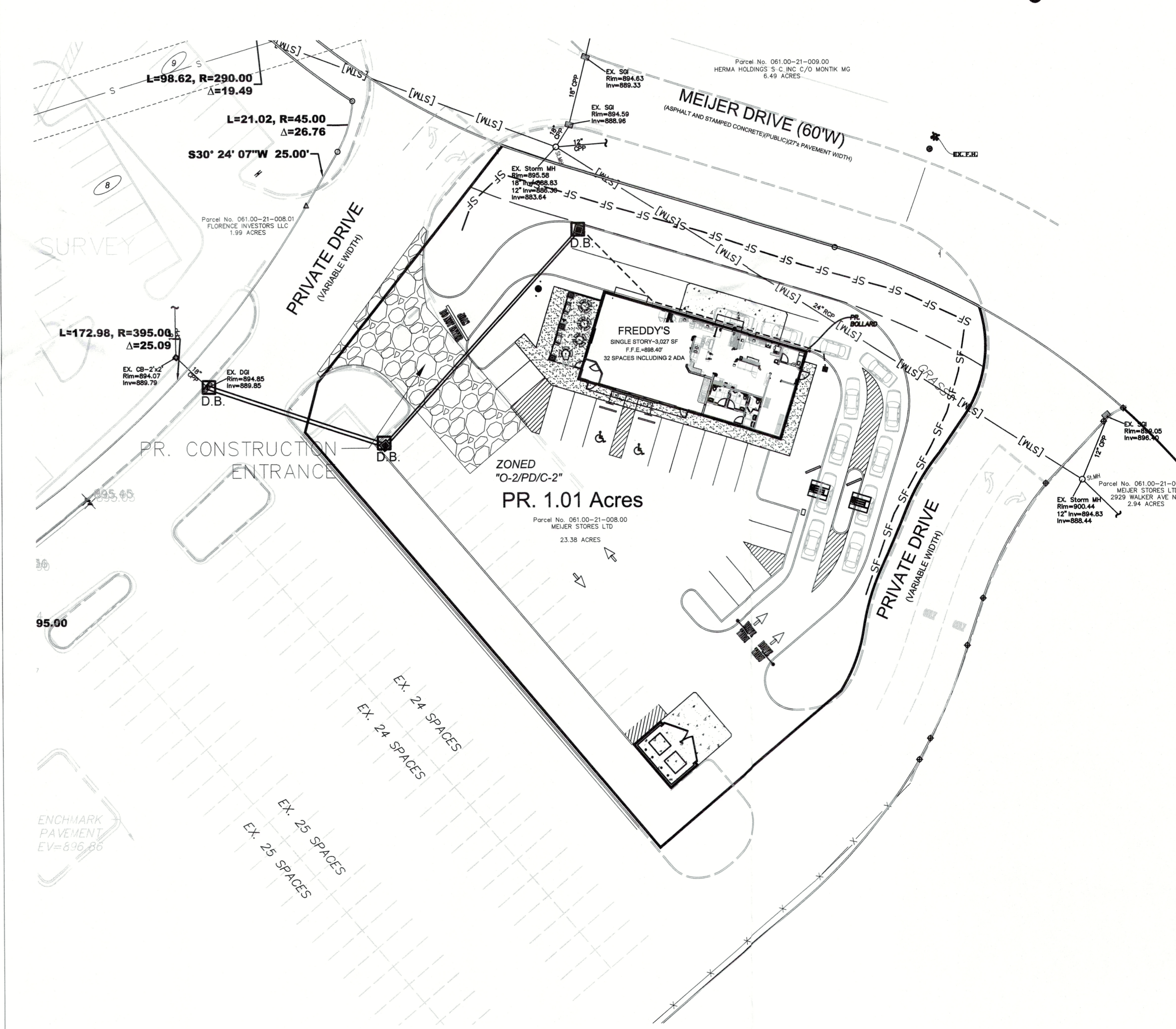
SILT FENCE (SF) DETAIL
NO SCALE



DETAIL OF INLET SEDIMENT CONTROL DEVICE
DANDY BAG (DB)

EROSION CONTROL LEGEND

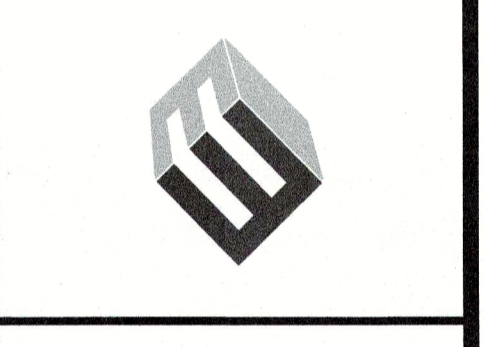
- SF — SILT FENCE
- D.B. DANDY BAG OR APPROVED EQUAL INLET PROTECTION FILTER
- [Symbol] CONSTRUCTION ENTRANCE



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	NO. & DESCRIPTION
BY	
DATE	

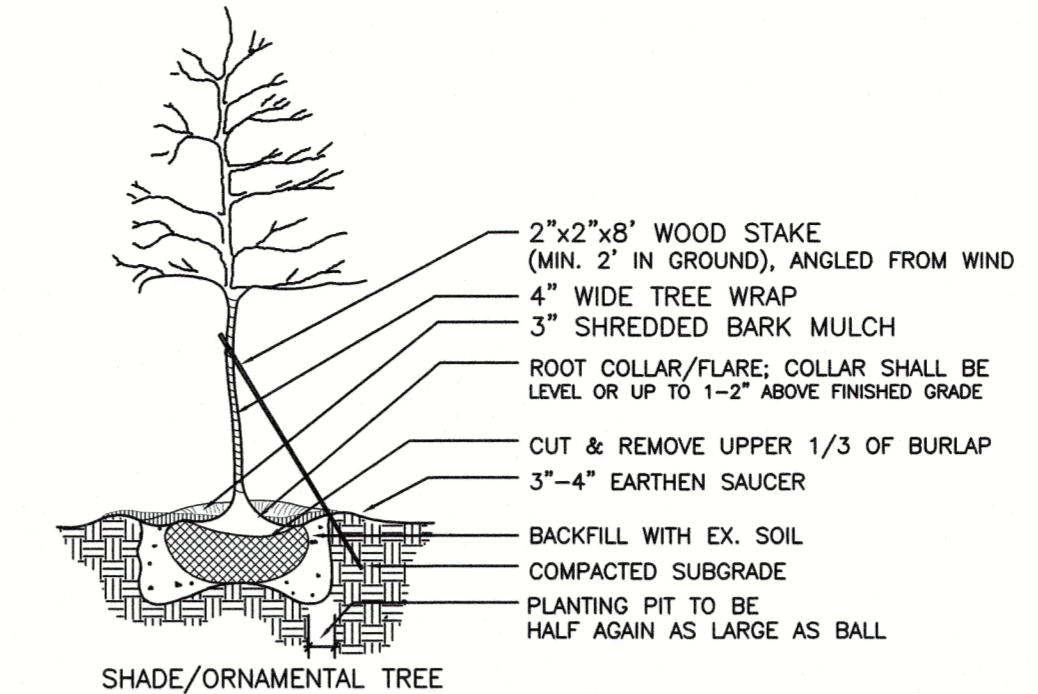
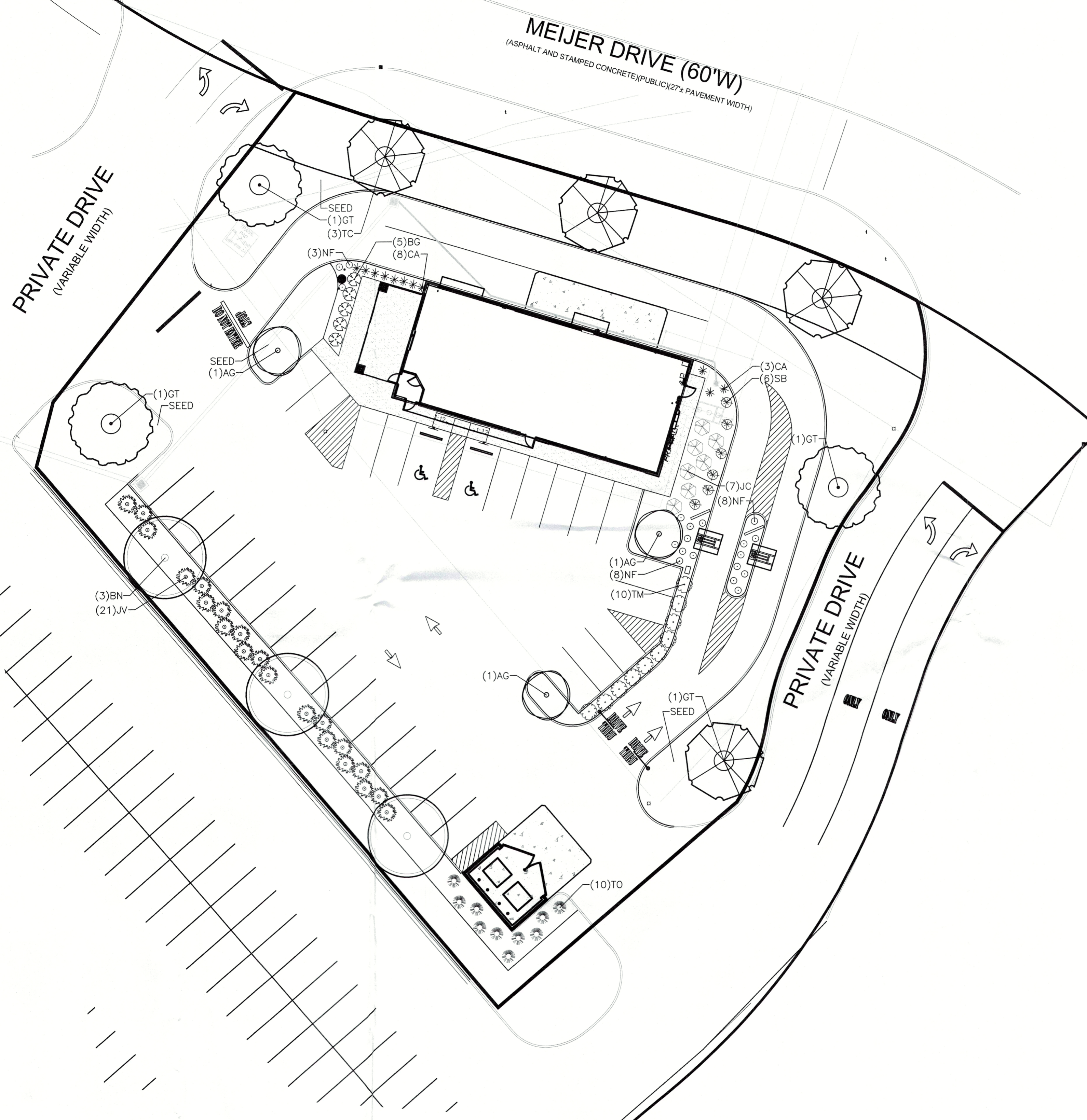
EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



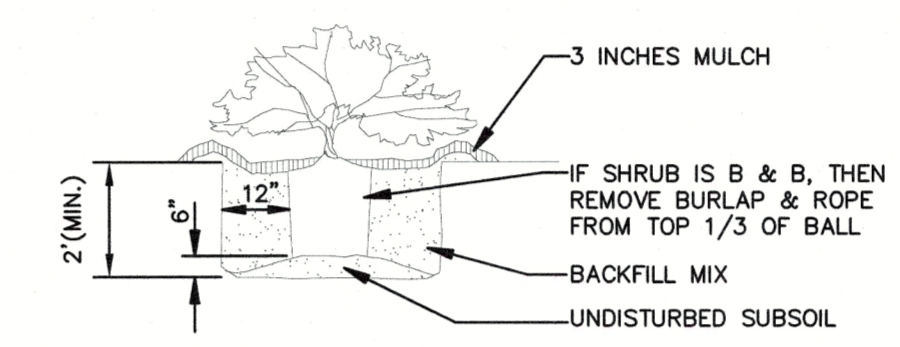
FREDDY'S FROZEN CUSTARD
STORMWATER POLLUTION PREVENTION PLAN
MEIER DR.,
CITY OF FLORENCE, BOONE COUNTY, KY.

SCALE:	HORIZ.	VERT.
	1"=30'	N/A
JOB. NO.	22-101	
DATE	Jul. 8, 2022	

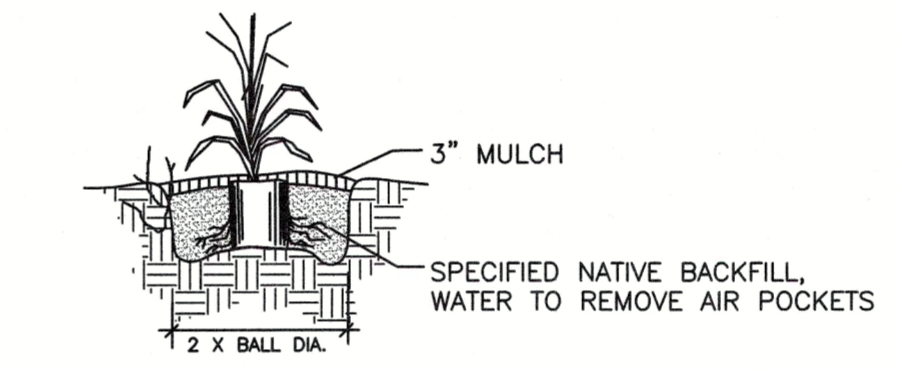
SHEET NO.
C-5



TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE

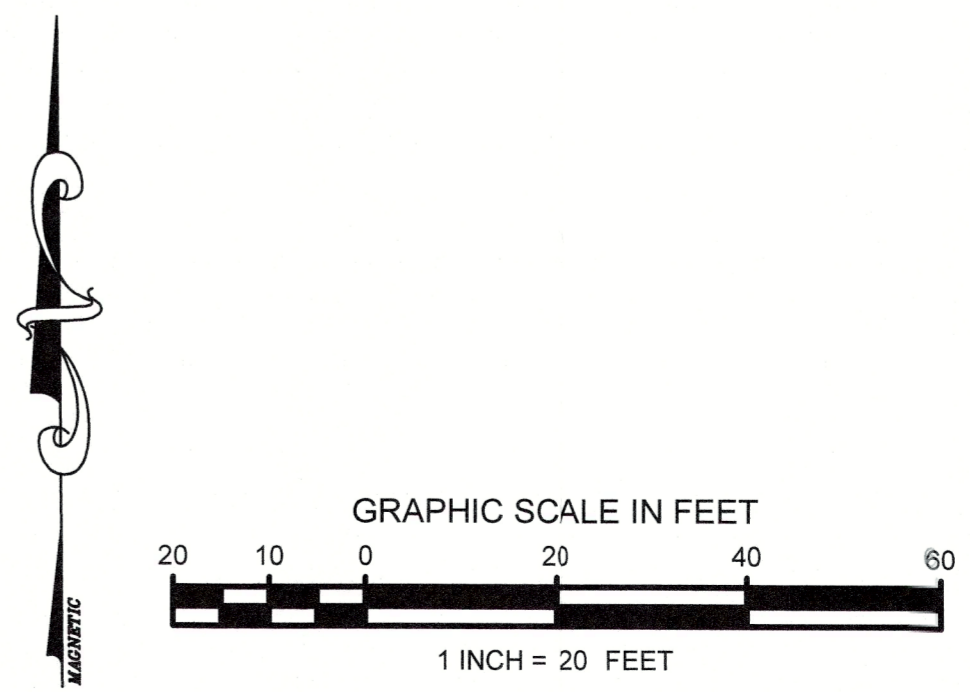
① LOOSEN SOIL IN ROOT BALL AND SPREAD ROOTS PRIOR TO PLACING IN PIT.

- LANDSCAPE NOTES:**
- ALL TREE AND SHRUB PLANTING BEDS TO RECEIVE A MINIMUM OF 6" OF PREMIUM SOIL MIX. TOPSOIL MIX FOR PROPOSED PLANTING BEDS TO CONSIST OF:
 - 50% SCREENED TOPSOIL (OR APPROVED ON-SITE TOPSOIL)
 - 25% SAND
 - 25% LEAF HUMUS
 - ALL PLANTING BEDS LOCATED IN GREENBELT (AREA FROM BACK OF CURB TO PROPERTY LINE) TO BE A MINIMUM 12" HIGH MOUNDED BED.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
 - IT IS THE CONTRACTOR'S OPINION WHETHER TO STAKE OR NOT A TREE, BUT IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
 - WHERE SHOWN ON PLANS PLANTING BEDS TO HAVE A MINIMUM OF 3" DEEP DOUBLE SHREDDED DARK HARDWOOD BARK MULCH.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ANY CHANGES TO THE APPROVED LANDSCAPING PLAN SHALL BE APPROVED BY PLANNING AND ZONING DIRECTOR.
 - ALL SHRUBS SHALL BE AT LEAST 24 INCHES TALL AT THE TIME OF PLANTING AS NOTED ON THE LANDSCAPE SCHEDULE.
 - REMOVE AND REPLACE DEAD PLANT MATERIAL AND APPLY APPROPRIATE HERBICIDES/PRETTICIDES AS REQUIRED. THE LANDSCAPE BEDS ARE TO BE KEPT FREE OF WEEDS AND THE MULCH WITHIN THE BEDS IS TO BE SEASONALLY REPLACED AND MAINTAINED. PLANT REPLACEMENT SHALL OCCUR WITHIN 30 DAYS AFTER PLANT(S) DIE, PROVIDED THAT IN THE EVENT THE PLANT(S) DIE DURING THE PERIOD OF OCTOBER-FEBRUARY, PLANT REPLACEMENT SHALL OCCUR NO LATER THAN THE IMMEDIATELY FOLLOWING MONTH OF APRIL AND MUST CONFORM TO THE APPROVED LANDSCAPE PLAN. IF PLANTINGS ARE NOT REPLACED OR MAINTAINED AS STATED ABOVE WITHIN 30 DAYS OF WRITTEN NOTICE BY THE CITY, THE CITY WILL CONTRACT THE WORK AND ASSESS THE COST OF THE WORK PLUS \$100 ADMINISTRATIVE FEE AS A UEN ON THE OWNER'S PROPERTY TAXES IN ACCORDANCE WITH STANDARD PROPERTY MAINTENANCE PROCEDURES ADOPTED BY THE CITY.

PERMANENT SEEDING

- ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- SEED MIX AS FOLLOWS (OR APPROVED EQUAL):
 - 45% KENTUCKY BLUEGRASS
 - 40% PERENNIAL RYEGRASS
 - 15% PENNLAWN RED FESCUE
- ALL LAWN AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL.
- PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.
- ALL LAWN AREAS TO RECEIVE STARTER FERTILIZER OF 20-26-6.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY TREES						
BN	3	Betula Nigra 'Dura Heat'	River Birch	6' ht.	B&B	Clump
GT	4	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.0" cal.	B&B	Straight Central Leader
TC	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.0" cal.	B&B	Straight Central Leader
ORNAMENTAL / EVERGREEN TREES						
AG	3	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	B&B	SINGLE STEM
SHRUBS						
BG	5	Buxus x 'Green Mountain'	Green Mountain Boxwood	24"	B&B	
SB	6	Spirea x bumalda 'Goldflame'	Goldflame Spirea	24"	B&B	
JC	7	Juniperus chinensis 'Sea Green'	Sea Green Chinese Juniper	24"	B&B	
JV	21	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	B&B	
TM	10	Taxus x media 'Densiformis'	Densiformis Yew	24"	B&B	
TO	10	Thuja occidentalis 'Emerald'	Emerald Green Arborvitae	4' ht.	B&B	
PERENNIALS / GROUNDCOVERS						
CA	11	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		#3 cont.	
NF	19	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint		#1 cont.	



UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE

REVISION NUMBER:	DATE:	REMARKS:

2 K LA
2K Landscape Architecture
3234 Harvest Avenue
Cincinnati, Ohio 45213
513.226.8972
www.2klandscapearchitecture.com

LANDSCAPE PLAN
FREDDY'S FROZEN CUSTARD AND STEAKBURGERS
MEIJER DRIVE
CITY OF FLORENCE, BOONE COUNTY, KY

OWNER:
PROJECT NO.: 2022-26

DATE: JULY 11, 2022
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 20'

SHEET:
L-1