



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 27, 2026

GOSHEN TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. ZC2026-010

REPORT DATE: 2026-10-23

APPLICANT:

McBride Dale Clarion
5721 Dragon Way, Suite 300
Cincinnati, OH 45227

PROPERTY OWNER:

Vancouver Homes, Inc.
10369 Cones Rd.
Loveland, OH 45140

PARCEL ID:

PIN 112203B047

ADDRESS OF REQUEST:

1540 State Route 28, Loveland, OH 45140

REQUEST:

Requesting to amend the zoning designation of the subject property parcel (PIN 112203B047) consisting of +/- 163.3821 acres zoned “PD-M”, Planned Development - Mixed District and “SR 28 PDO” State Route 28 Planned Development Overlay District, for the purpose of developing +/- 18.15 acres of the Eagles Nest Planned Development with a new Marketplace Kroger proposed for the site containing 99,915 square feet. A future potential development of approximately 30,000 square feet is located adjacent to the east side of the store. A total of 552 parking spaces are provided primarily to the south of the store with access aisles running north/south. The parking field would have three points of access on Windhaven Drive (private) to the south, and three points of access to Eagles Nest Boulevard (public) to the east. A two-lane pharmacy pickup, with a bypass lane, is located on the south end of the west elevation. A total of 24 online shopping pick-up spaces are located at the north end of the west elevation. Three loading spaces are located on the north side of the building along with the internal compactor. Outdoor display of plants, seasonal items, etc. are located on the front of the store. In addition to the Kroger store, a fuel center is also proposed for the southwest corner of the Kroger parcel. The fuel center will have nine pump islands (18 dispensing positions) covered by a canopy. An approximately 200 square foot kiosk will be located on the south edge of the canopy for the use of Kroger associates.

ZONING:

The existing zoning for the subject property is “PD-M”, Planned Development - Mixed District and “SR 28 PDO” State Route 28 Planned Development Overlay District. The surrounding properties consist of “PD-B” Planned Development Business District, “M-2” Heavy Manufacturing District, “M-1” Light Manufacturing District, “B-2” General Business District, “R-T” Mobile Home Park, “R-3” Moderate-Density Residential District, and “R-1” Agricultural and Rural District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Goshen Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently a golf course with surrounding land uses including Industrial, Commercial, and Residential Uses with a variety of densities. There is also a soccer complex currently planned directly adjacent to the west of the subject property.

HISTORY:

August 26, 2025	-	Zoning Map Amendment - ZC-2025-006
June 23, 2026	-	Eagles Nest Design Plan
September 16, 2026	-	Eagles Nest Construction Plan

CONTENTS OF REPORT:

Exhibit A: Township Application and Project Narrative
Exhibit B: Parcel Map
Exhibit C: Zoning Map
Exhibit D: Proposal Map
Exhibit E: Portion of the Goshen
Township Growth Management Plan

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Goshen Township Zoning Resolution Article 6 “Planned Development Districts” details the purpose, types, and standards of a Planned Development (PD). This Planned Development includes Commercial and Residential uses with a variety of land uses surrounding the subject property. The Goshen Township Land Use Plan identifies the area as “Commercial”, which defines typical uses as “Retail (grocery, discount stores, shops, restaurants)” with design standards specified as large building setbacks, parking in front, and driveways with access management. The Goshen Township Growth Management Plan (2000) identifies the surrounding areas as “Commercial” and “Commerce & Industry”. With the subject property being along a major corridor - SR 28 – identified as a major growth corridor in Goshen Township’s “State Route 28 Corridor Development Plan” (2023) - the proposed development can be considered compatible to surrounding properties and provides the Township with diverse Economic Development opportunities.

A SEGMENT OF THE GOSHEN TOWNSHIP ZONING RESOLUTION:

Goshen Township Zoning Resolution Article 6: Planned Development Districts

6.01 ESTABLISHMENT AND PURPOSE OF PLANNED DEVELOPMENT DISTRICTS

(A) Overall Purpose

In order to fully provide for the purpose and intent of this resolution as outlined in Section 1.01: Purpose, while also providing for some level of flexibility in meeting the standards established within the resolution, Goshen Township has established options for planned development districts. The overall purpose for these districts is to encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and building of all types of development. Regulations set forth in this article are adopted to accommodate unified planning and development that are consistent with existing established land use patterns in Goshen Township. The township's character is related to the physical attributes of the township, including its land use patterns and natural resources. The planned development districts are intended to achieve the following land use objectives:

- (1) Provide for a variety of housing options and lot sizes to promote the planning of a development that is more sensitive to the protection of open spaces and accommodation for all demographics in Goshen Township;*
- (2) Encourage the protection of open space by permitting developments with a range of densities that also provide open space, consistent with the open space character of the surrounding area;*
- (3) Permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible open space and recreation areas; and the creation of functional and interesting activity areas;*
- (4) Promote economical and efficient use of land and reduce infrastructure costs through unified development;*
- (5) Respect the character of surrounding developments by providing appropriate buffers as a transition to higher density uses;*
- (6) Provide for flexibility in situations where existing development, subdivided lots, or base zoning district requirements may limit the potential for future development; and*
- (7) Provide a higher level of design review to ensure attractive, well-planned developments and eliminate the barriers to creative and sensitive design that may exist when attempting to comply with conventional district standards and subdivision rules.*

SITE ACCESS:

Major access point proposed off State Route 28 with additional Right-in/Right-out and connections to Fay Road and Charles Snider Road. Access to Kroger will come from Eagles Nest Boulevard.

DEVELOPMENT CHARACTER:

This proposal is compatible with the 2026 Goshen Township Land Use Plan, the 2000 Growth Management Plan, State Route 28 Corridor Development Plan, and Zoning Resolution. The surrounding area is residential, commercial, and industrial, and includes lots of varying sizes.

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

Engineer's Office Comments:

- An updated Traffic Impact Study may be required if additional commercial development is expected to increase the trips generated at the peak hour exceeding 100 trips and could have a detrimental impact to the functionality of adjacent roadways. ODOT should also be consulted regarding potential impacts to SR 28. Once completed, the study should be submitted to the Engineer's office for review.

Water Resources Department Comments:

- Water Resources Department should be consulted to confirm additional sewer capacity is available based on additional development.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Goshen Township Zoning Map Amendment Case ZC2026-010 and its request to amend the zoning designation of the subject property parcel (PIN 112203B047) consisting of +/- 163.3821 acres zoned "PD-M", Planned Development - Mixed District and "SR 28 PDO" State Route 28 Planned Development Overlay District, for the purpose of developing +/- 18.15 acres of the Eagles Nest Planned Development with a new Marketplace Kroger proposed for the site containing 99,915 square feet. A future potential development of approximately 30,000 square feet is located adjacent to the east side of the store. In addition to the Kroger store, a fuel center is also proposed for the southwest corner of the Kroger parcel. The fuel center will have nine pump islands (18 dispensing positions) covered by a canopy. An approximately 200 square foot kiosk will be located on the south edge of the canopy for the use of Kroger associates.

After reviewing the application and relevant documents, staff has determined that the application is in alignment with the surrounding land uses and the Goshen Township Land Use Plan, Growth Management Plan, State Route 28 Corridor Development Plan, Goshen Strategic Planning Summary, and Zoning Resolution. The PD application meets the objectives for planned developments as stated in Article 6 of the Goshen Township Zoning Resolution.

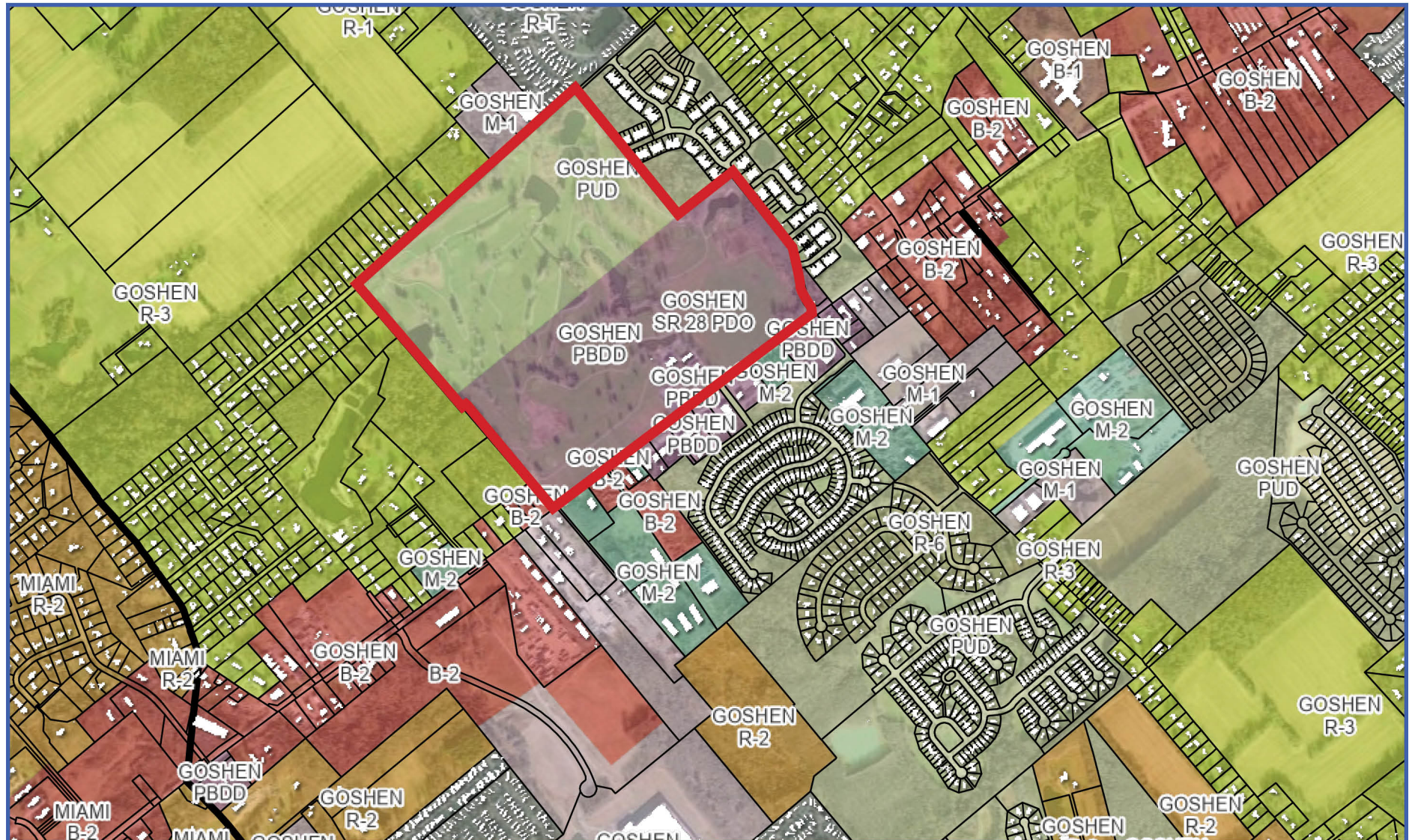
STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH CONDITIONS** of Goshen Township Zoning Map Amendment Case ZC2026-010 and its request to amend the zoning designation of the subject property parcel (PIN 112203B047) consisting of +/- 163.3821 acres zoned “PD-M”, Planned Development - Mixed District and “SR 28 PDO” State Route 28 Planned Development Overlay District, for the purpose of developing +/- 18.15 acres of the Eagles Nest Planned Development

1. Any future development of the site must comply with any and all regulations from Clermont County, Goshen Township, the State of Ohio, or any other applicable agency.

ZONING MAP

ZC-2026-010



PROPERTY INFORMATION

Parcel Numbers: 112203B047

Total Site Area: +/- 163.3821 Acres



PARCEL MAP

ZC-2026-010



PROPERTY INFORMATION

Parcel Numbers: 112203B047

Total Site Area: +/- 163.3821 Acres



September 29, 2026

Mr. John Langenheim
Planning and Zoning Director
Goshen Township
6757 Goshen Road
Goshen, OH 45122

Via Hand Delivery

RE: Kroger / Eagles Nest

Dear John:

As we have discussed, Kroger is applying for Final Development Plan review and approval to locate a Kroger store within the Eagles Nest Planned Unit Development. The proposed store would contain a 99,915 square foot Kroger store and fuel center on 18.15 acres.

Per the requirements of Goshen Township, I am enclosing six sets of the following information, and will also forward a digital copy to you:

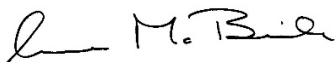
- 1) Zoning Commission Application;
- 2) Project Description;
- 3) Site Plan;
- 4) Utility Plan;
- 5) Grading Plan;
- 6) Landscape Plan;
- 7) Photometric Lighting Plan;
- 8) Sign Details;
- 9) Development Details;
- 10) Building Elevations;
- 11) Outlot Development Standards.

Based on our conversation, I understand that there is no application fee for this review.

It is our understanding that the Goshen Township Zoning Commission will consider this request on November 3, 2026 at 6:30 PM. We will have representatives at the meeting to answer any questions the Commission may have.

Should you have any questions or need additional information, please call me at 513-673-4225. We appreciate your assistance with this development.

Sincerely,



Anne F. McBride, FAICP
AFM/ss

Enclosures
Cc: Kroger Team

#5608

Goshen Township Planning and Zoning Department

Zoning Commission Application

FEE SCHEDULE	
TYPE:	
Minor Adjustment (PD, PUD, PDO)	\$1,200
Major Adjustment (PD, PUD, PDO)	\$1,400
Text Amendment	\$2,000
Zone Change	\$2,000
Architectural Review Board (Appeals)	\$1,200
Site Plan Review	\$500

APPLICATION NUMBER
DO NOT WRITE IN THIS SPACE

Project Address: To Be Determined Eagles Nest Boulevard

NAME	STREET ADDRESS	CITY	ZIP	PHONE	EMAIL
Owner	Vancouver Homes 10369 Cones Road	Loveland	45140		
Contractor	To Be Determined				
Applicant	Anne F. McBride - McBride Dale Clarion 5721 Dragon Way, Suite 300	Cincinnati	45227	513-673-4225	amcbride@mcbriddale.com
Designer	Thomas Graham Associates 803 Compton Road	Cincinnati	45231	513-521-4740	SHT@tgraham.com

State in detail all existing and proposed uses of this building or premises:
 Currently the site is used as a golf course. Kroger is proposing to develop 17.83 acres for a 99,915 square foot grocery store with a fuel center.

Zoning Commission Action Requested (Check all that apply):

Zone Change: From Zone to Zone , PD , PDO , PUD ,
 Minor Adjustment to a PD/PDO/PUD X , Major Adjustment to a PD/PDO/PUD
 Text Amendment
 Square Footage: 99,915 **USE:** Grocery **Height:** Building 38' **of Signs:**
EST. Start Date: 07/2027 **EST Finish Date:** 07/2028

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Goshen Township access to the property for review and inspection related to Zoning Commission Application.

Note: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Joe Walker 9/21/2026 | 9:29:37 AM PDT
 Property Owner Signature Date
 Vancouver Homes

Anne F. McBride 9.28.26
 Applicant Signature Date
 Anne F. McBride - McBride Dale Clarion

**Kroger
Eagles Nest
Goshen Township**

Kroger has obtained an option to develop 18.15 acres of the Eagles Nest Planned Development. The site, which is currently the location of a golf course, is located on the west side of the proposed Eagles Nest Boulevard, which connects to the south with State Route 28.

A new Marketplace Kroger is proposed for the site containing 99,915 square feet. A future potential development of approximately 30,000 square feet is located adjacent to the east side of the store. A total of 552 parking spaces are provided primarily to the south of the store with access aisles running north/south. The parking field would have three points of access on Windhaven Drive (private) to the south, and three points of access to Eagles Nest Boulevard (public) to the east. A two-lane pharmacy pickup, with a bypass lane, is located on the south end of the west elevation. A total of 24 online shopping pick-up spaces are located at the north end of the west elevation. Three loading spaces are located on the north side of the building along with the internal compactor. Outdoor display of plants, seasonal items, etc. are located on the front of the store.

Lighting:

Lighting for the site will be provided using down-directional LED fixtures mounted at twenty-four feet. North and west property lines have light levels of 0.0 footcandles, with limited portions of the east and south property lines having light levels ranging from 0.0 to 0.4 footcandles.

Signage:

Building:

- The front/south elevation of the store will include the following signage:
 - “Kroger Marketplace”: 555 square feet
 - “Pick up Pharmacy Drive Thru”: 95.4 SF
- The west side of the store will have the following identification signage:
 - “Pharmacy Drive Thru”: 28.9 SF
 - “Pick up”: 63.1 SF
 - “Enter / Exit” signs (2.75 & 3.9 SF) are provided on the drive thru canopy.
- The east side of the store, until future development occurs, will have only one “Kroger Marketplace” sign at 407.2 square feet.

Site Signage:

One development sign is proposed at the southwest corner of SR 28 and Eagles Nest Boulevard. The sign would be 98.3 square feet featuring Kroger and fuel pricers, and panels for future outlots in the overall development. The sign would be located in a landscape bed and framed in stone to complement other signs within the Eagles Nest development.

Internal Signage:

To provide for adequate direction and information, Kroger will be locating signage within the parking field whose purpose is to guide customers to the online shopping pick up. Once there, additional signage provides directions on how to obtain their orders. To allow visibility over vehicles, the signs are up to twelve feet tall, with up to twelve square feet of sign area.

Landscape:

Parking Interior Area:

The landscape plan contains a total of 17 landscape islands. Each island contains between 240 and 550 square feet. A total of 59 trees are located in the islands (55 are required). The trees are a mixture of Maple, Oak, and Honey Locust. In addition, 369 shrubs are proposed (368 are required) which are a mixture of deciduous (ie: Spirea) and evergreen (ie: Juniper).

Parking Perimeter:

The parking area is surrounded by a series of landscape areas which contain a mixture of deciduous trees (Oak, Maple, Hornbeam) and evergreen and deciduous shrubs.

West and North Property Lines:

The north property line features a 33-foot-wide buffer with a 3' earthen berm. The buffer area is planted with a mixture of deciduous trees (Oak, Maple, Hornbeam) and non-deciduous trees (Balsam Fir, White Pine, Norway Spruce) and shrubs (Viburnum, Arborvitae).

The west property line, which is not adjacent to residential, offers a 50-foot setback measured from the access drive to the property line.

Fuel Center:

In addition to the Kroger store, a fuel center is also proposed for the southwest corner of the Kroger parcel. The fuel center will have nine pump islands (18 dispensing positions) covered by a canopy. An approximately 200 square foot kiosk will be located on the south edge of the canopy for the use of Kroger associates. A total of six parking spaces will be on the southern portion of the fuel center area along with the proposed waste enclosure. The enclosure will be constructed of materials complimentary to the store / fuel center on three sides, and solid gates on the fourth side (detail provided). Merchandise for sale will be displayed (detail provided) under the canopy, and adjacent to the kiosk in enclosed containers that are locked nightly. A DEF dispenser is located on the south end of the lot between the parking area and waste enclosure (detail provided). Landscaping will surround the fuel site, including a mix of deciduous trees (Maple, Oak, Hornbeam), non-deciduous shrubs (Juniper, Fothergilla) and deciduous shrubs (Spirea, Sumac). Signage for the fuel center will include LED fuel price signs (30.3 SF) on the south and north elevations of the canopy. "Kroger" signs will also be included on those elevations (24.6 SF). The Kroger "cart" logo (7.8 SF) will appear on the west and east canopy elevations, as well as the north and south elevations of the kiosk.

Detention:

Stormwater management is being handled for the Eagles Nest PD by a series of retention basins located throughout the development which are designed to meet the requirements of Clermont County.

Outlot Development:

A series of outlots are proposed for the SR 28 frontage between SR 28 and Windhaven Drive to the north. Additional outlots are to be located adjacent to Eagles Nest Boulevard and north of

Windhaven Drive. These outlots will be submitting for Final Development Plan approval as users are selected. Development will be subject to the proposed Outlot Development Standards which dictate uses, site design, landscaping, etc. and requirements such as the construction of the four-foot tall four rail fence on the SR 28 frontage.

The proposed Kroger development represents an approximate thirty-three-million-dollar investment by Kroger into Goshen Township. The store will provide an updated shopping experience providing more options to their customers who live in Goshen Township. It is anticipated that approximately 200 full and part-time associates will be employed in the new Marketplace store. Favorable consideration of the Kroger Final Development Plan is respectfully requested.

#5608

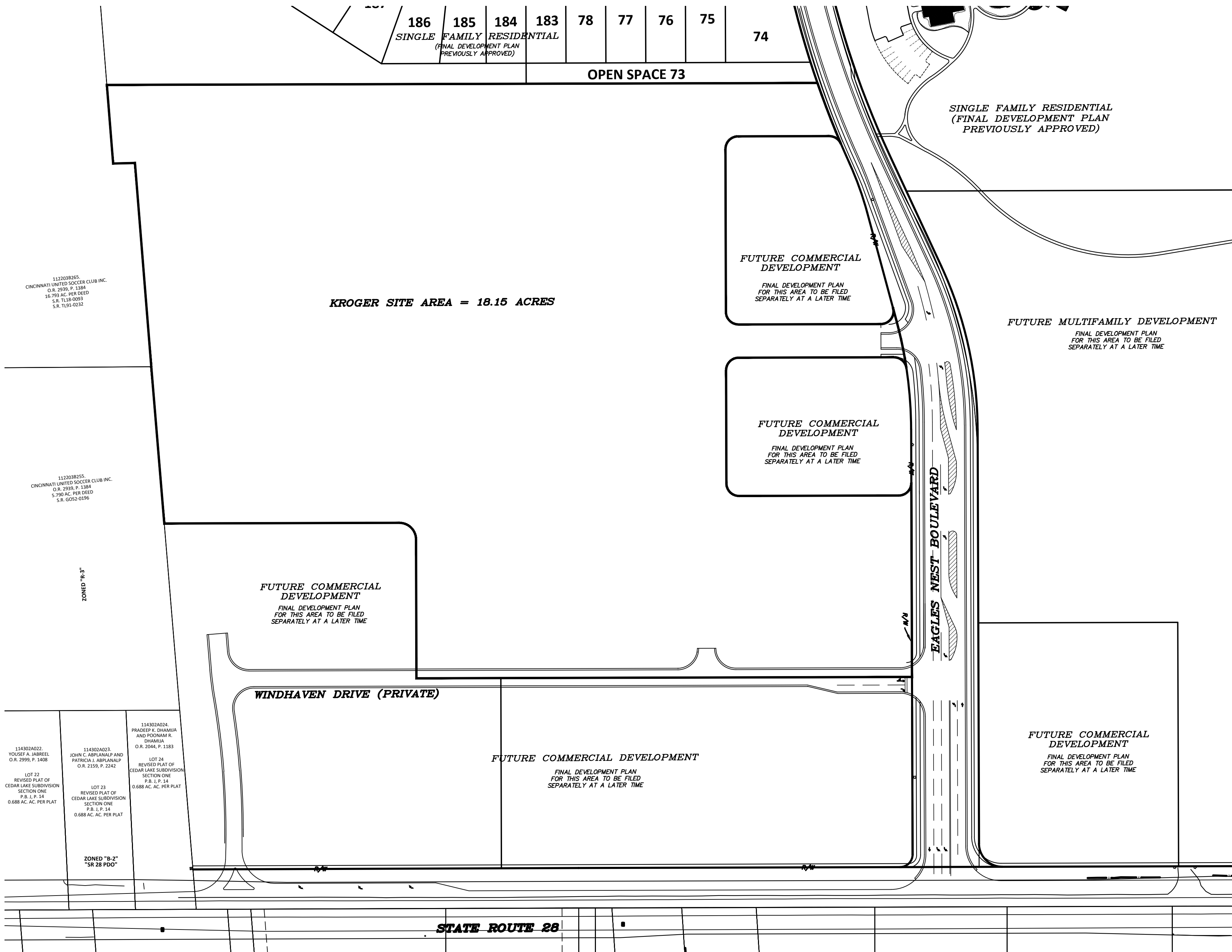
EAGLES NEST

1540 STATE ROUTE 28
CLERMONT COUNTY, OHIO

KROGER FINAL DEVELOPMENT PLAN

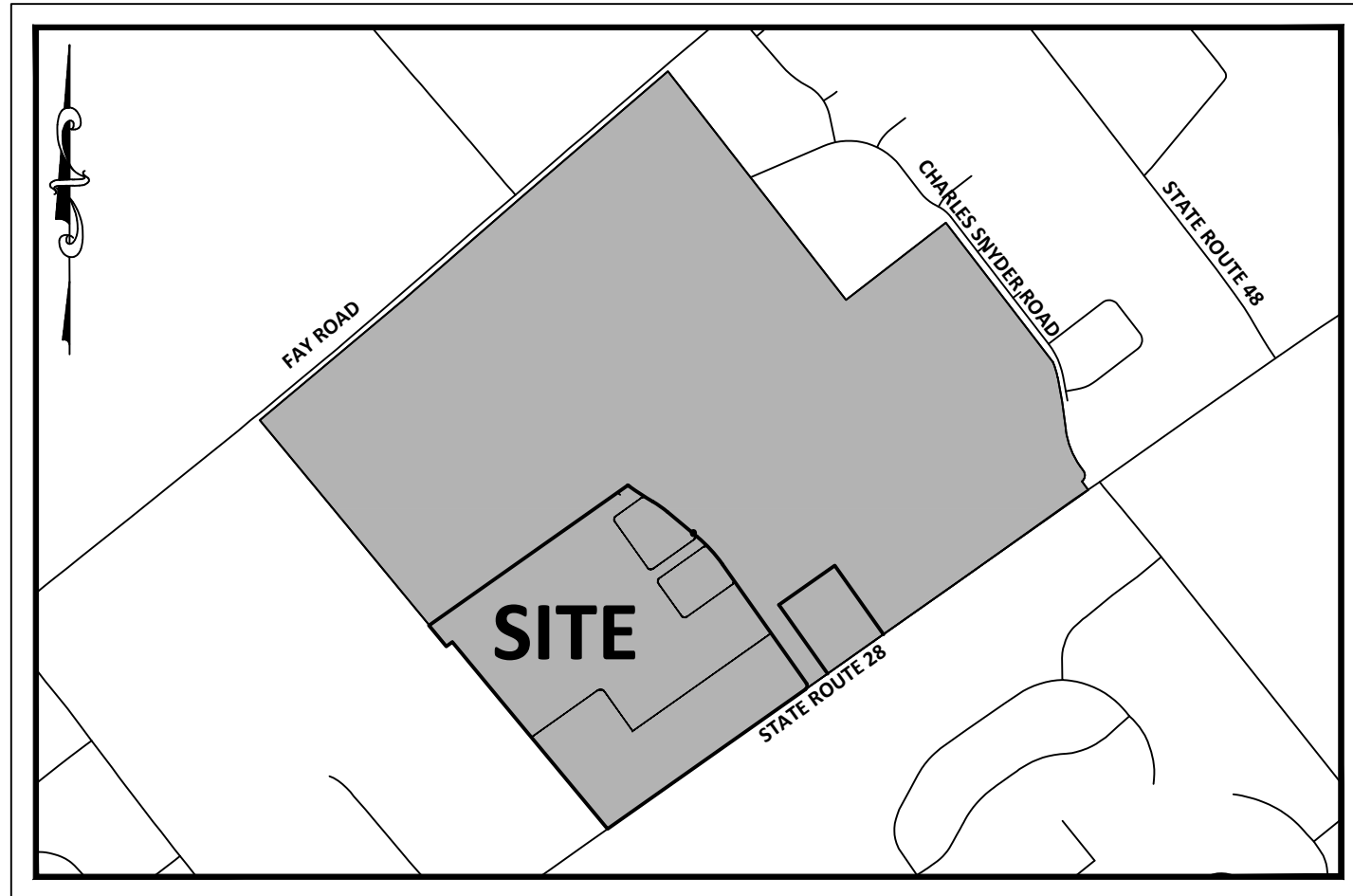
GENERAL NOTES

1. PARCEL DATA:
PARCEL 112203B047, 163.3821 ACRES
2. PROPERTY ADDRESS: 1540 STATE ROUTE 28, LOVELAND, OHIO 45140
3. ZONING DISTRICT: CURRENT - PD-M, PLANNED DEVELOPMENT-MIXED USE DISTRICT
4. ROADWAY IMPROVEMENTS WARRANTED AS A RESULT OF THIS PROJECT SHALL COMPLY WITH THE FINDINGS OF A TRAFFIC IMPACT STUDY AS APPROVED BY THE CLERMONT COUNTY ENGINEER'S OFFICE AND OHIO DEPARTMENT OF TRANSPORTATION.
5. CONTRACTOR TO ACQUIRE A WATER MANAGEMENT AND SEDIMENT CONTROL PERMIT FROM THE CLERMONT COUNTY BUILDING DEPARTMENT BEFORE BEGINNING SITE WORK.
6. EROSION AND SEDIMENTATION CONTROL MEASURES AND SEDIMENTATION BASINS ARE TO BE IN PLACE BEFORE BEGINNING SITE WORK.
7. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS AND EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
8. THE UTILITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. SANITARY SEWERS, WATERLINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS FOR WATER WORKS AND SANITARY SEWER SYSTEMS IN CLERMONT COUNTY. COPIES MAY BE OBTAINED AT CCWRD OFFICE OR WRD.CLERMONTCOUNTYOHIO.GOV.
10. SANITARY SEWER SHALL BE 8" UNLESS NOTED OTHERWISE.
11. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE WITH ASTM C-443 EXCEPT AS NOTED.
12. ALL SANITARY SEWER PIPE TO BE BEDDED WITH GRANULAR BACKFILL A MINIMUM OF 12" ABOVE TOP OF PIPE AND 6" BELOW INVERT OF PIPE.
13. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14. PROPOSED BUILDINGS SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM UNTIL UNDER ROOF. 24 HOUR NOTICE IS REQUIRED TO THE CLERMONT COUNTY WATER RESOURCES DEPARTMENT FOR SANITARY SEWER LATERAL INSPECTION.
15. UNDER OHIO EPA REGULATIONS, NO PHYSICAL CONNECTION CAN BE MADE TO AN EXISTING SANITARY SEWER MAIN UNTIL THE PROJECT HAS BEEN APPROVED BY THE OHIO EPA.
16. INSTALLED WATERLINE PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE APPLICABLE AWWA STANDARD.
17. NEW, CLEANED, AND REPAIRED WATER MAIN PIPING AND MATERIALS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
18. ALL WATER MAINS SHALL MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT GROUND LEVEL AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW. A MINIMUM NORMAL WORKING PRESSURE OF 35 PSI SHALL BE MAINTAINED TO THE CURB STOP DURING NORMAL OPERATING CONDITIONS.
19. WATER LINES SHALL BE C-900 PVC PIPE WITH LOCATOR TAPE IN ACCORDANCE WITH CLERMONT COUNTY STANDARDS.
20. WATER MAIN VALVES SHALL BE M&H OR EQUAL, WITH CAST IRON BOX.
21. VALVES IN ALL DIRECTIONS SHALL BE PROVIDED AT INTERSECTIONS OF WATERLINES.
22. FIRE HYDRANTS SHALL TYPICALLY BE LOCATED ONE FOOT OUTSIDE R/W LINE AND PROVIDED A 10'X15' FIRE HYDRANT EASEMENT. PERMANENT FIRE HYDRANTS SHALL BE PROVIDED AT END OF PHASES. TEMPORARY FIRE HYDRANTS ARE NOT PERMITTED.
23. FOR MAXIMUM 200 PSI PRESSURE ZONES FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION, KENNEDY K-81-D, OR M&H STYLE 129. FOR 250 PSI PRESSURE ZONES FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 OR KENNEDY K-81-AI (350 PSI). FIRE HYDRANTS SHALL BE COMPLETE WITH GATE VALVE AND BOX. HYDRANT SHALL BE SELF-DRAINING TRAFFIC MODEL. FIRE HYDRANTS SHALL BE PAINTED FACTORY RED.
24. WATER LINE TO BE CONSTRUCTED WITH A 4'-0" MINIMUM DEPTH OF COVER. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER LINE AND (SANITARY & STORM SEWER) TO BE 10 FEET AND ALL OTHER UTILITIES TO BE 5 FEET. (SEWER) TO BE 10 FEET AND ALL OTHER UTILITIES TO BE 5 FEET. MINIMUM VERTICAL SEPARATION BETWEEN WATER LINE AND (SANITARY & STORM SEWER) TO BE 18".
25. STORMWATER MANAGEMENT BASINS, AND ALL STORM SEWERS LOCATED OUTSIDE OF EXISTING OR PROPOSED RIGHT-OF-WAY SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A STORMWATER DISTRICT. SUMP DRAIN COLLECTORS LOCATED IN SUMP PUMP DRAIN LINE EASEMENTS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
26. STORMWATER MANAGEMENT FACILITIES ARE EXPECTED TO BE NORMALLY WET PONDS UNLESS GEOTECHNICAL CONDITIONS DICTATE OTHERWISE.
27. DURING SITE CONSTRUCTION, STORMWATER MANAGEMENT PONDS SHALL BE UTILIZED AS TEMPORARY SEDIMENT BASINS.
28. STREETS AND STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS FOR CLERMONT COUNTY, OHIO.
29. ALL STORM SEWER SHALL BE REINFORCED CONCRETE OR THERMOPLASTIC MATERIAL, UNLESS OTHERWISE NOTED, AND ACCEPTABLE TO THE CLERMONT COUNTY ENGINEER.
30. ALL CONSTRUCTION AND PERMANENT STRUCTURES WHICH ARE CONSIDERED PART OF THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL SYSTEM SHALL ADHERE TO THE LATEST ISSUE OF THE "CLERMONT COUNTY WATER MANAGEMENT AND SEDIMENT CONTROL REGULATIONS" AND SHALL BE SUBJECT TO FIELD INSPECTION BY THE CLERMONT COUNTY ENGINEERING DEPARTMENT TO VERIFY COMPLIANCE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY CLERMONT COUNTY DEPENDENT ON SITE CONDITIONS.
31. UNLESS OTHERWISE NOTED, MATERIALS AND SPECIFICATIONS SHALL CONFORM TO THE CONSTRUCTION AND MATERIALS SPECIFICATIONS OF ODOT.
32. BACKFILL FOR UNDERGROUND UTILITIES AT ROAD CROSSINGS AND WITHIN FIVE (5) FEET OF SIDEWALK OR EDGE OF PAVEMENT TO BE GRANULAR MATERIAL OR CONTROLLED FILL. ALL OTHER BACKFILL FOR UNDERGROUND UTILITIES TO BE EXCAVATED MATERIAL. WATERMAIN REQUIRES GRANULAR BACKFILL AROUND AND 12" OVER TOP OF PIPE AND 6" BELOW THE INVERT OF THE PIPE.
33. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO INSTALL, MAINTAIN, AND/OR REMOVE AS REQUIRED, ALL BARRIERS, INLET FILTERS, SEDIMENT BASINS, AND OTHER EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS OR AS NECESSARY TO PREVENT STORM WATER POLLUTION. ALSO INCLUDED IS THE PERFORMANCE AND MAINTENANCE OF A LOG OF INSPECTIONS AS REQUIRED BY THE N.D.E.S. PERMIT. THE INSPECTIONS AND LOG MAINTENANCE SHALL START WITH THE COMMENCEMENT OF THE JOB AND SHALL CONTINUE UNTIL 30 DAYS AFTER INSTALLATION OF THE BASE COURSES OF PAVING. THE LOG SHALL THEN BE TURNED OVER TO THE DEVELOPER OR HIS REPRESENTATIVE.
34. ALL NEW UTILITIES SHALL BE UNDERGROUND.
35. STREET LIGHTING IS PLANNED. DOWNLIGHTING SHALL BE USED IF AVAILABLE.
36. NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.



RESIDENTIAL/COMMERCIAL BUILD-OUT AND PHASING

- NO MORE THAN 40% OF RESIDENTIAL UNITS (INCLUDING SINGLE-FAMILY, TOWNHOME, AND APARTMENT DWELLINGS) MAY CERTIFICATE OF OCCUPANCY PERMITS UNTIL AT LEAST 30% OF TOTAL APPROVED COMMERCIAL SQUARE FOOTAGE HAS RECEIVED ZONING AND BUILDING PERMIT APPROVAL.
- NO MORE THAN 70% OF RESIDENTIAL UNITS MAY RECEIVE CERTIFICATE OF OCCUPANCY UNTIL AT LEAST 60% OF APPROVED COMMERCIAL SQUARE FOOTAGE HAS SUBSTANTIALLY STARTED CONSTRUCTION (FOOTER/FOUNDATION IN PLACE OR 25% COMPLETE).
- THESE PERCENTAGES MAY BE ADJUSTED BY MUTUAL AGREEMENT BETWEEN THE TOWNSHIP AND DEVELOPER TO REFLECT MARKET OR INFRASTRUCTURE CONDITIONS WHILE MAINTAINING THE INTENT TO PRIORITIZE COMMERCIAL BUILD-OUT.



VICINITY MAP
N.T.S.

DEVELOPMENT DATA

PROJECT ADDRESS
1540 STATE ROUTE 28
LOVELAND, OHIO 45140

PARCEL NUMBERS
112203B047

OWNER
VANCOUVER HOMES, INC.
10369 CONES ROAD
LOVELAND, OHIO 45140
APPLICANT
McBride Dale Clorian
5721 Dragon Way Suite 300
Cincinnati, OH 45227

CURRENT ZONING: PD-M, PLANNED DEVELOPMENT-MIXED USE DISTRICT
CURRENT USE: GOLF COURSE
PROPOSED USE: PD-M, PLANNED DEVELOPMENT-MIXED USE DISTRICT

COMMERCIAL DATA
KROGER LOT 18.150 ACRES

tga
THOMAS
GRAHAM
ASSOCIATES, INC.
• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: SEPT. 29, 2026

Scale: 1" = 50'

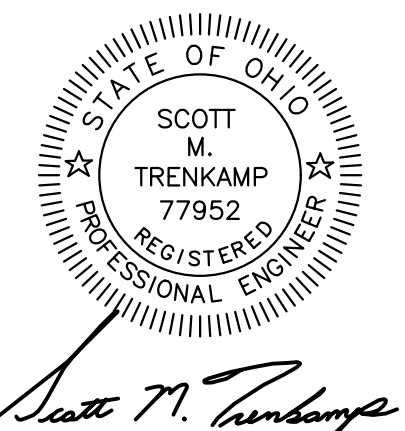
Job No: 8749

Revisions

No. Date

COVER SHEET

EAGLES NEST - KROGER
1540 STATE ROUTE 28
COSHEW TOWNSHIP
CLERMONT COUNTY, OHIO



KROGER
STORE # 449-A
Drawn By: R.J. TRENKAMP

Sheet

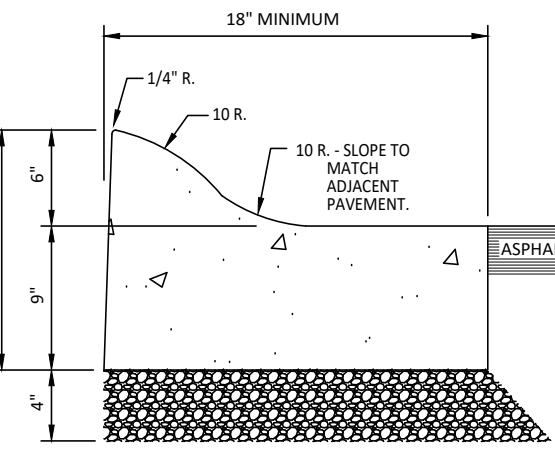
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Job No: 8749-26

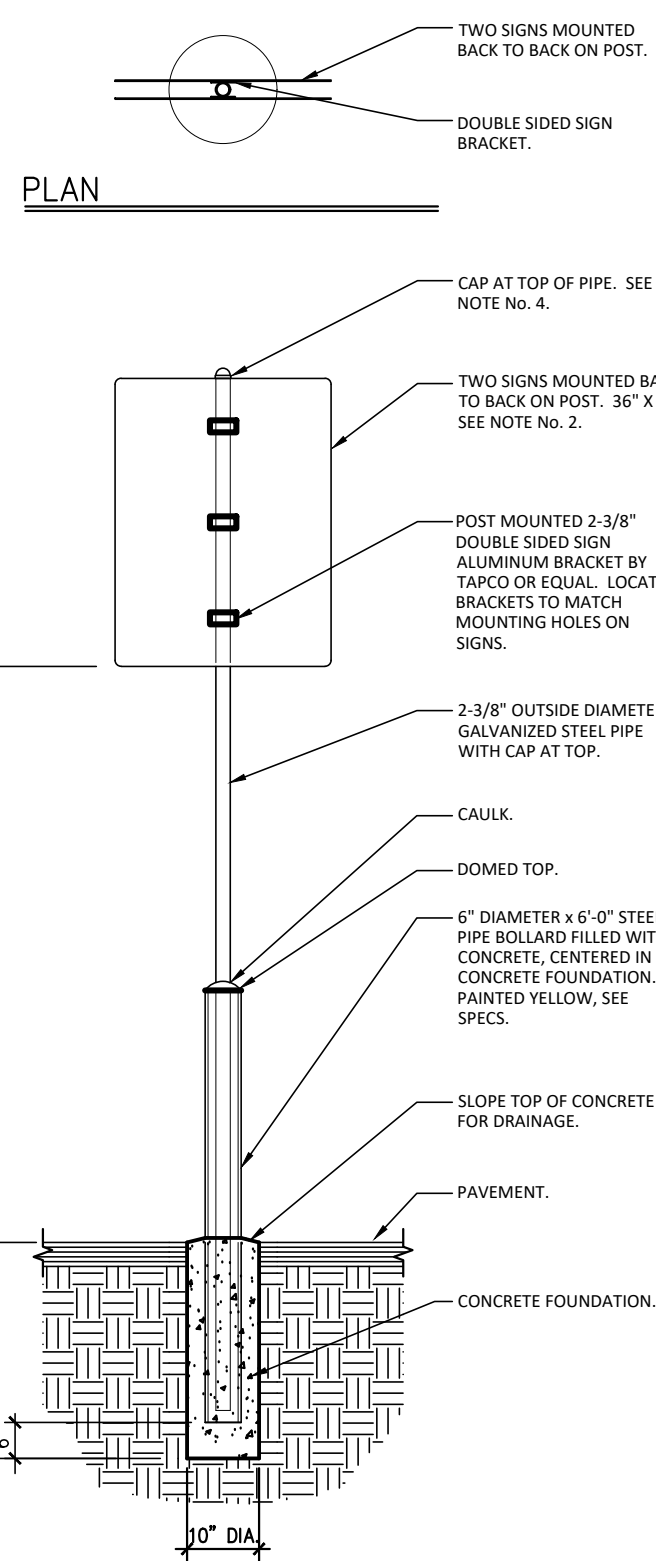
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 80°09'30" W	90°00'00"
C2	1410.00'	98.10'	98.09'	S 50°06'14" E	9°59'10"
C3	19.00'	22.24'	20.99'	S 86°22'20" W	67°03'41"
C4	19.00'	29.85'	26.87'	S 09°30'30" W	90°00'00"
C5	19.00'	29.85'	26.87'	S 80°09'30" E	90°00'00"
C6	19.00'	34.81'	30.14'	N 02°21'40" E	104°57'38"
C7	630.00'	71.88'	71.61'	N 45°51'40" W	67°03'58"
C8	19.00'	27.04'	24.82'	N 84°22'51" W	81°13'20"
C9	19.00'	29.85'	26.87'	S 09°30'30" W	90°00'00"
C10	19.00'	29.85'	26.87'	S 80°09'30" E	90°00'00"
C11	19.00'	29.86'	26.88'	S 09°49'24" W	90°02'10"

LINE	BEARING	DISTANCE
L1	S 54°50'30" W	743.00'
L2	N 35°09'30" W	269.00'
L3	S 54°50'30" W	353.63'
L4	N 39°44'11" W	126.60'
L5	N 39°33'08" W	307.50'
L6	S 53°19'14" W	327.83'
L7	N 39°32'45" W	118.61'
L8	N 54°50'30" E	1068.75'
L9	S 54°50'30" W	1371.17'
L10	S 35°09'30" E	245.00'
L11	N 54°50'30" E	214.00'
L12	S 54°50'30" W	233.49'
L13	S 35°09'30" E	170.00'
L14	N 54°50'30" E	245.11'
L15	N 35°11'41" W	292.01'
L16	S 50°07'09" E	20.70'

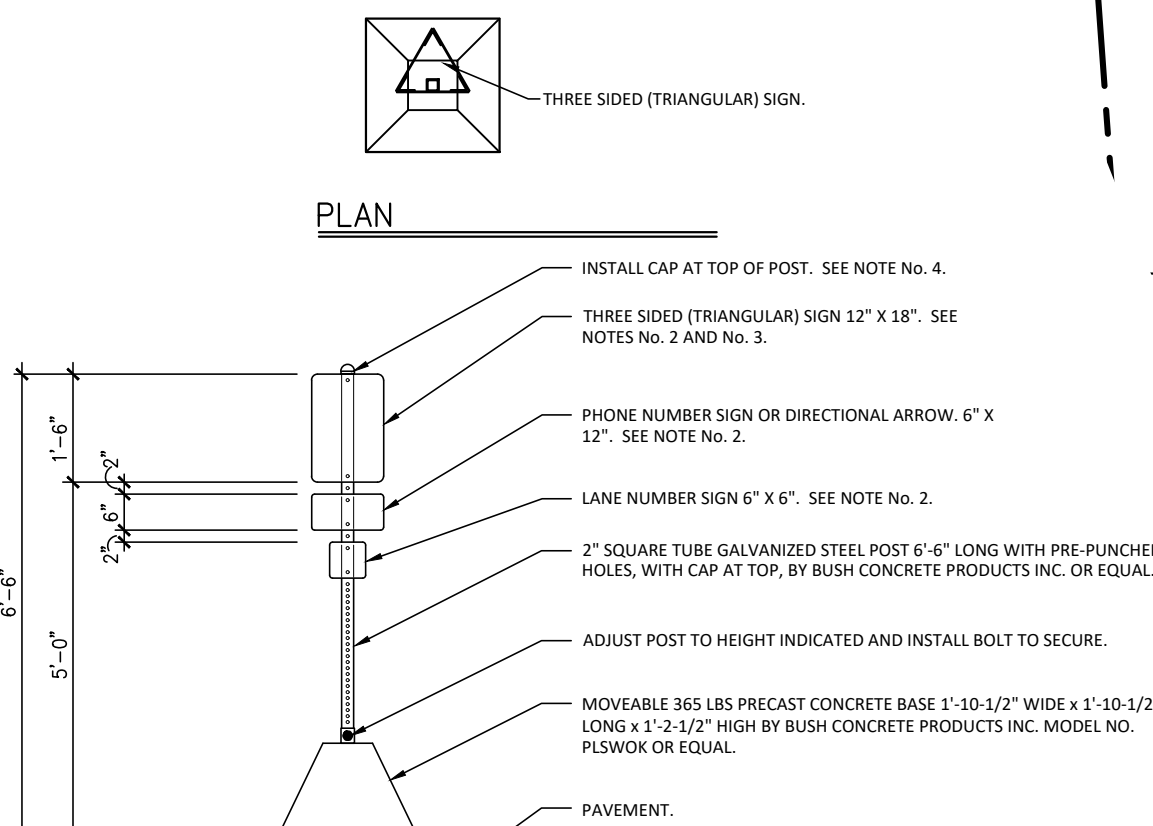


CURB DETAIL
NOT TO SCALE



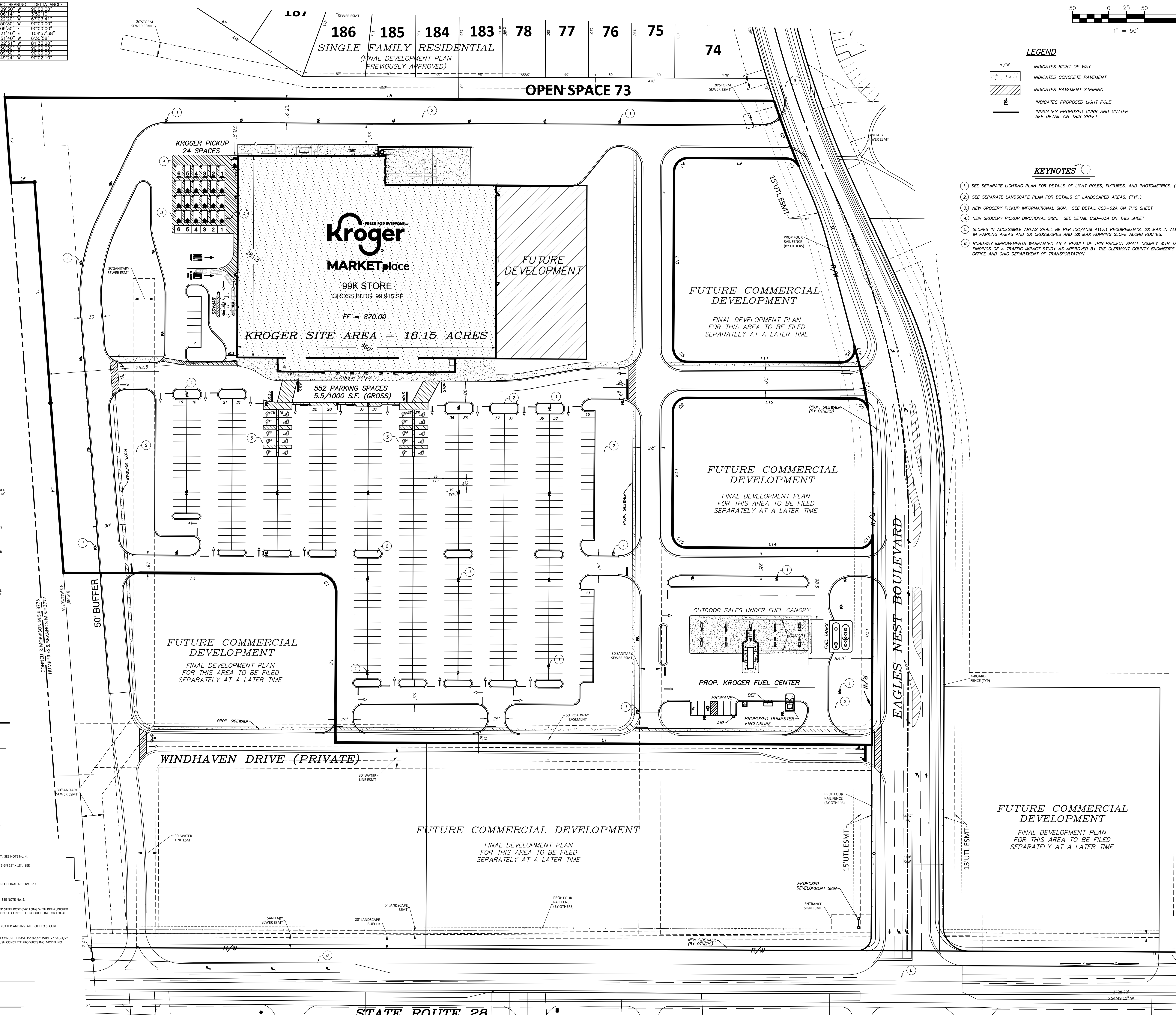
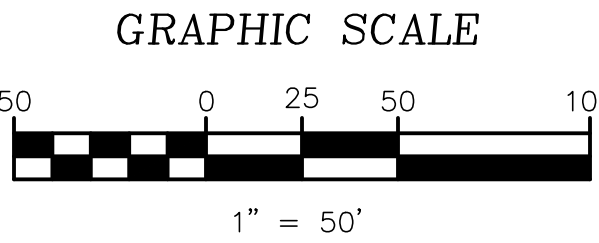
ELEV./SECTION - PICKUP SIGN 62A
PICKUP INFORMATIONAL SIGN
62A

NOT TO SCALE



ELEVATION - PICKUP DIRECTIONAL SIGN 63A
PICKUP DIRECTIONAL SIGN
63A

NOT TO SCALE



LEGEND

- R/W INDICATES RIGHT OF WAY
- INDICATES CONCRETE PAVEMENT
- INDICATES PAVEMENT STRIPING
- INDICATES PROPOSED LIGHT POLE
- INDICATES PROPOSED CURB AND GUTTER
SEE DETAIL ON THIS SHEET

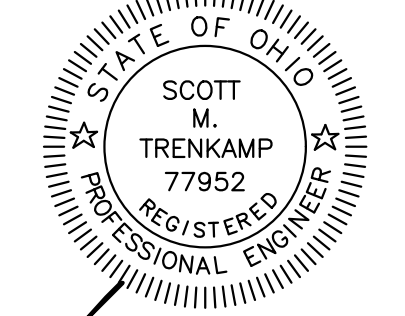
KEYNOTES

- SEE SEPARATE LIGHTING PLAN FOR DETAILS OF LIGHT POLES, FIXTURES, AND PHOTOMETRICS. (TYP.)
- SEE SEPARATE LANDSCAPE PLAN FOR DETAILS OF LANDSCAPED AREAS. (TYP.)
- NEW GROCERY PICKUP INFORMATIONAL SIGN. SEE DETAIL CS0-62A ON THIS SHEET
- NEW GROCERY PICKUP DIRECTIONAL SIGN. SEE DETAIL CS0-63A ON THIS SHEET
- SLOPES IN ACCESSIBLE AREAS SHALL BE PER ICC/ANSI A117.1 REQUIREMENTS. 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSSSLOPES AND 5% MAX RUNNING SLOPE ALONG ROUTES
- ROADWAY IMPROVEMENTS WARRANTED AS A RESULT OF THIS PROJECT SHALL COMPLY WITH THE FINDINGS OF A TRAFFIC IMPACT STUDY AS APPROVED BY THE CLERMONT COUNTY ENGINEER'S OFFICE AND OHIO DEPARTMENT OF TRANSPORTATION.

FINAL DEVELOPMENT PLAN

SITE LAYOUT PLAN

EAGLES NEST - KROGER
1540 STATE ROUTE 28
GOSHEN TOWNSHIP
CLERMONT COUNTY, OHIO



KROGER
STORE # **449-A**
Drawn By: **R.J. TRENKAMP**

Sheet

C1.0

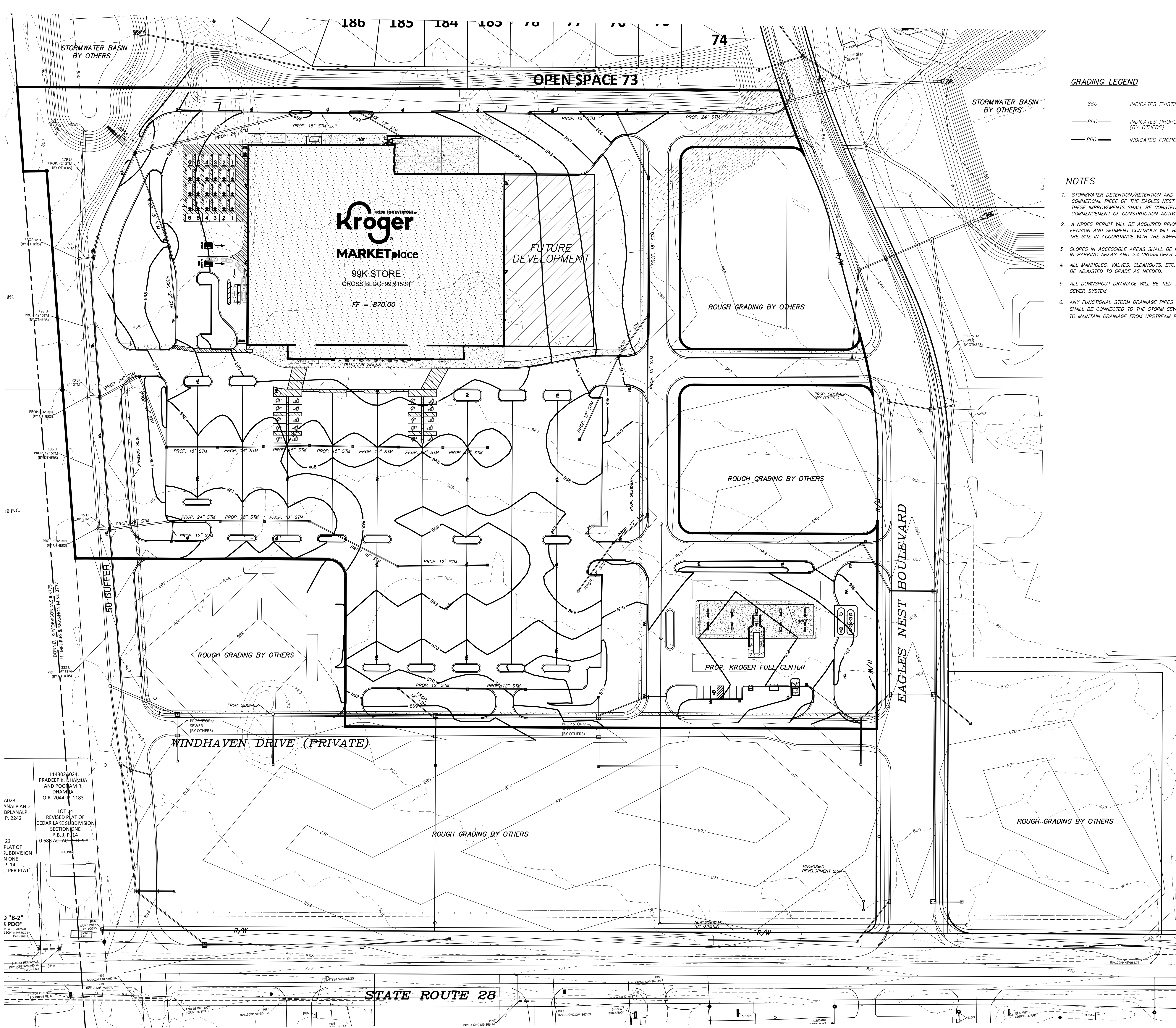
Job No: 8749-26

THOMAS
GRAHAM
ASSOCIATES, INC.

- Engineers
- Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date:	SEPT. 29, 2026
Scale:	1" = 50'
Job No:	8749
Revisions	
No.	Date



GRAPHIC SCALE
50 0 25 50 100
1" = 50'

N

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: SEPT. 29, 2026
Scale: 1" = 50'
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No.	Date

GRADING LEGEND

- 860 --- INDICATES EXISTING CONTOUR
- 860 --- INDICATES PROPOSED ROUGH GRADING CONTOUR (BY OTHERS)
- 860 --- INDICATES PROPOSED FINISHED GRADE CONTOUR

NOTES

1. STORMWATER DETENTION/RETENTION AND WATER QUALITY IMPROVEMENTS SERVING THE COMMERCIAL PIECE OF THE EAGLES NEST DEVELOPMENT ARE BEING DESIGNED BY OTHERS. THESE IMPROVEMENTS SHALL BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES FOR THE KROGER DEVELOPMENT.
2. A NPDES PERMIT WILL BE ACQUIRED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. EROSION AND SEDIMENT CONTROLS WILL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE IN ACCORDANCE WITH THE SWPPP BEFORE ANY EARTH DISTURBING ACTIVITIES BEGIN.
3. SLOPES IN ACCESSIBLE AREAS SHALL BE PER ADA REQUIREMENTS. 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSSLOPES AND 5% MAX RUNNING SLOPE ALONG ROUTES.
4. ALL MANHOLES, VALVES, CLEANOUTS, ETC. WITHIN THE PROJECT AREA ARE TO BE ADJUSTED TO GRADE AS NEEDED.
5. ALL DOWNSPOUT DRAINAGE WILL BE TIED TO THE PROPOSED STORM SEWER SYSTEM.
6. ANY FUNCTIONAL STORM DRAINAGE PIPES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNECTED TO THE STORM SEWER SYSTEM OR REROUTED AS NEEDED TO MAINTAIN DRAINAGE FROM UPSTREAM PROPERTIES.

FINAL DEVELOPMENT PLAN

SITE GRADING PLAN

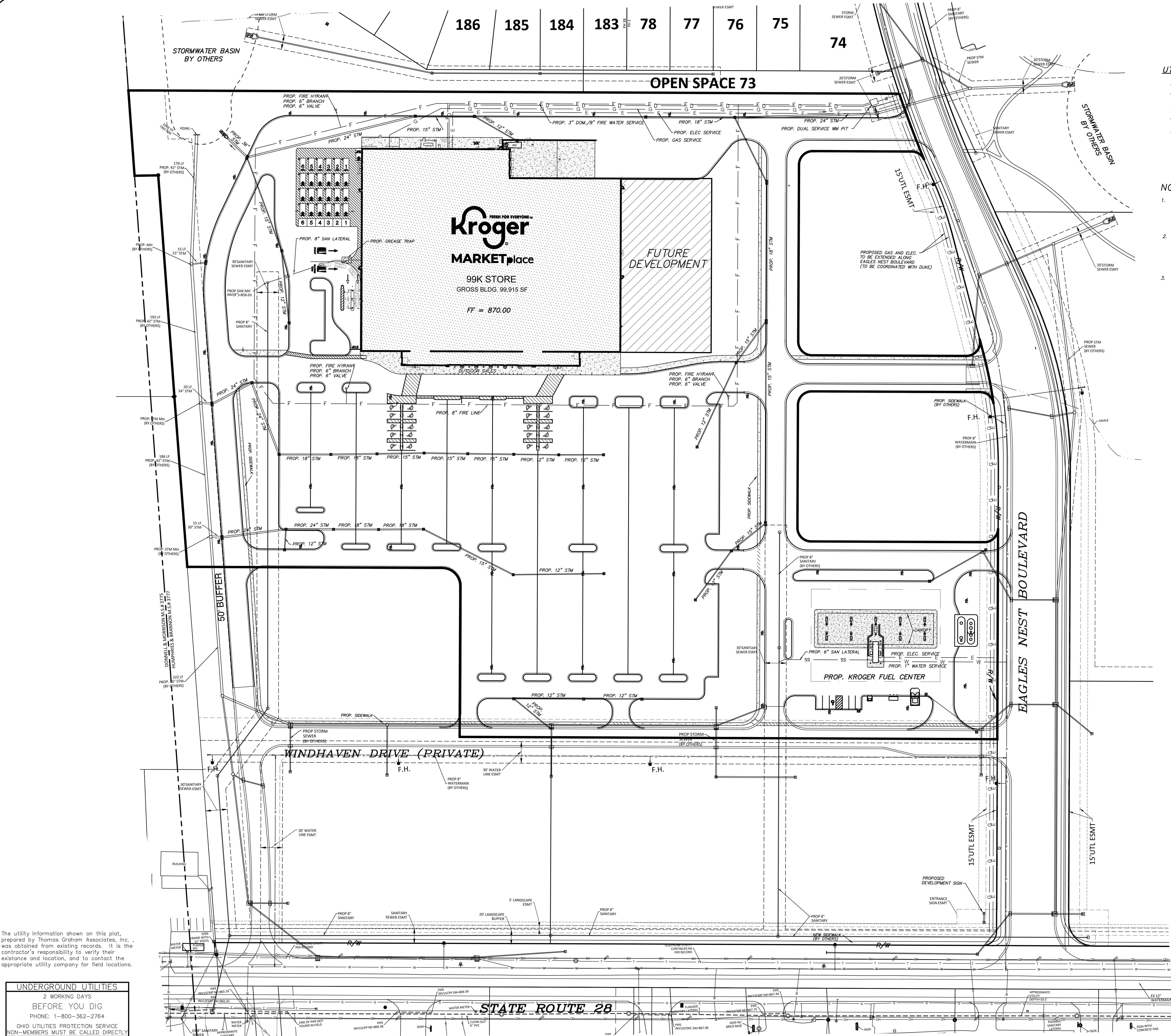
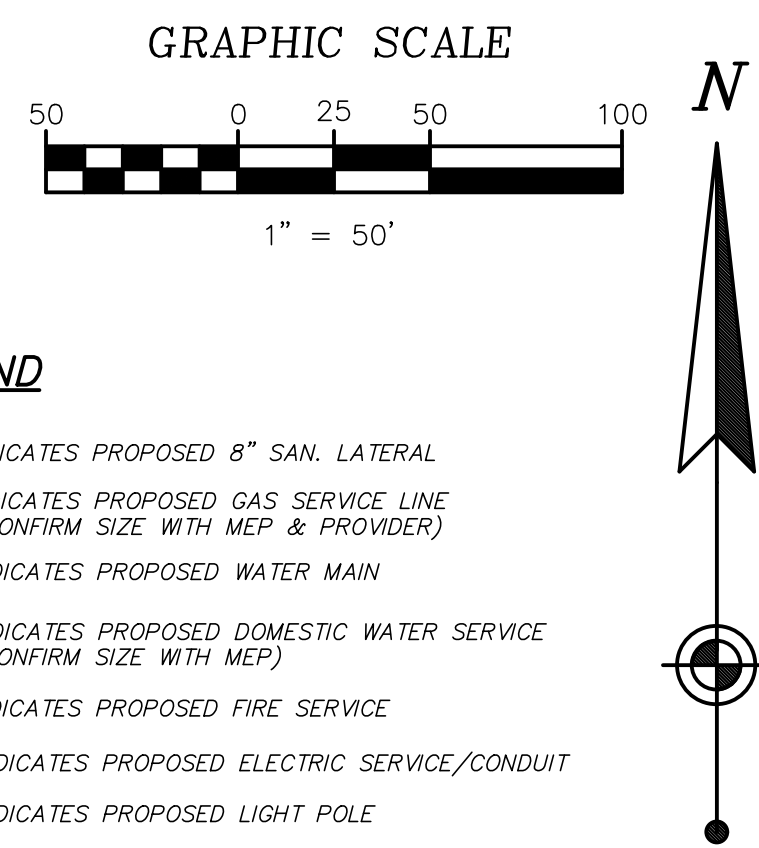
EAGLES NEST - KROGER
1540 STATE ROUTE 28
GOSHEN TOWNSHIP
CLERMONT COUNTY, OHIO

STATE OF OHIO
SCOTT M. TRENKAMP
REGISTERED PROFESSIONAL ENGINEER
77952

DATE: 7/1/2026

KROGER STORE # 449-A
Drawn By: R.J. TRENKAMP

Sheet C2.0
Job No: 8749-26



UTILITY LEGEND

- SS — INDICATES PROPOSED 8" SAN. LATERAL
- G — INDICATES PROPOSED GAS SERVICE LINE (CONFIRM SIZE WITH MEP & PROVIDER)
- W — INDICATES PROPOSED WATER MAIN
- D — INDICATES PROPOSED DOMESTIC WATER SERVICE (CONFIRM SIZE WITH MEP)
- F — INDICATES PROPOSED FIRE SERVICE
- E — INDICATES PROPOSED ELECTRIC SERVICE/CONDUIT
- ⚡ — INDICATES PROPOSED LIGHT POLE

NOTES

- SANITARY SEWERS, WATERLINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT RULES AND REGULATIONS FOR WATER WORKS AND SANITARY SEWER SYSTEMS IN CLERMONT COUNTY. COPIES MAY BE OBTAINED AT COWRD OFFICE OR WRD.CLERMONTCOUNTYOHIO.GOV.
- STORMWATER DETENTION/RETENTION AND WATER QUALITY IMPROVEMENTS SERVING THE COMMERCIAL PIECE OF THE EAGLES NEST DEVELOPMENT ARE BEING DESIGNED BY OTHERS. THESE IMPROVEMENTS SHALL BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES FOR THE KROGER DEVELOPMENT.
- ALL DOWNSPOUT DRAINAGE WILL BE TIED TO THE PROPOSED STORM SEWER SYSTEM

The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date:	SEPT. 29, 2026
Scale:	1" = 50'
Job No:	8749
Revisions	
No.	Date

FINAL DEVELOPMENT PLAN

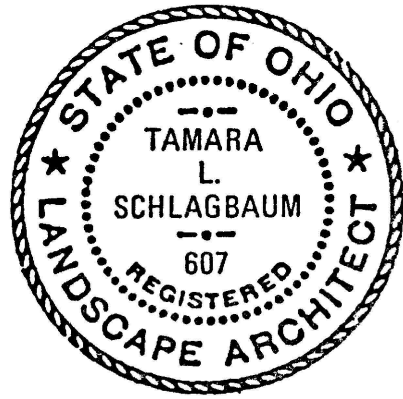
SITE UTILITY PLAN

EAGLES NEST — KROGER
1540 STATE ROUTE 28
GOSHEN TOWNSHIP
CLERMONT COUNTY, OHIO

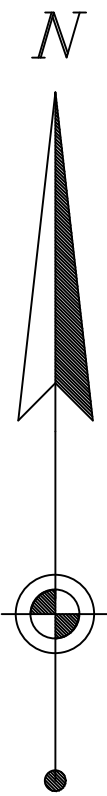
STATE OF OHIO
SCOTT M. TRENKAMP
REGISTERED PROFESSIONAL ENGINEER
77952

KROGER STORE # **449-A**
Drawn By: R.J. TRENKAMP

Sheet **C3.0**
Job No: 8749-26



DATE: SEPTEMBER 28, 2026
EXPIRES: DECEMBER 31, 2026



Jacobs

2 CROWNE POINT COURT
CINCINNATI, OHIO 45241
PH 513-595-7915
FAX 513-595-7939
WWW.JACOBS.COM

Date: SEPTEMBER 28, 2026
Scale: AS SHOWN
Job No: F7X99000-WBS 32

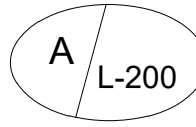
Revisions	
No.	Date

LANDSCAPE ANALYSIS & PLANT SCHEDULE

KROGER
GOSHEN TOWNSHIP CLERMONT
COUNTY, OHIO

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND.	HEIGHT	SPREAD	TIME/COLOR	FALL COLOR	REMARKS
TREES										
AP	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	17	6" HT	B&B	50'	15'		EVERGREEN	
AA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	6	2" CAL.	B&B	10'-20'	30'-40'		RED-ORANGE	
AA2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	13	2" CAL.	B&B	30'-40'	20'-30'		RED-ORANGE	
AR	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	6	2" CAL.	B&B	50'	35'-40'		ORANGE	
AM3	ACER RUBRUM 'MAGNIFICENT MAGENTA'	BURGUNDY BELLE® RED MAPLE	9	3" CAL.	B&B	40'	35'-40'		BURGANDY	
CE	CARPINUS BETULUS 'JFS-KW1CB'	EUROPEAN HORNBEAM	4	2" CAL.	B&B	40'	25'		YELLOW	
CE4	CARPINUS BETULUS 'JFS-KW1CB'	EMERALD AVENUE® EUROPEAN HORNBEAM	20	2" CAL.	B&B	25'-30'	12'-15'		GOLDEN YELLOW	
CP	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	2	2" CAL.	B&B	40'-60'	40'-50'		YELLOW	
GS	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	8	3" CAL.	B&B	25'-30'	20'-30'		GOLDEN YELLOW	
NG	NYSSA SYLVATICA 'NSUHH'	GREEN GABLE™ TUPELO	7	2" CAL.	B&B	35'-40'	25'		ORANGE RED	
PA3	PICEA ABIES	NORWAY SPRUCE	17	6" HT	B&B	40'-60'	20'-30'		EVERGREEN	
PO	PICEA OMORIKA	SERBIAN SPRUCE	11	6" HT	B&B	40'-60'	15'-20'		EVERGREEN	UNSHEARED
PS4	PINUS STROBUS	WHITE PINE	28	6" HT	B&B	50'-60'	15'-20'		EVERGREEN	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	3" CAL.	B&B	50'-60'	50'-60'		YELLOW	
QC	QUERCUS COCCINEA	SCARLET OAK	10	2" CAL.	B&B	50'-60'	40'-50'		RED	
QI	QUERCUS IMBRICARIA	SHINGLE OAK	3	2" CAL.	B&B	40'-60'	40'-50'		YELLOW-BROWN	LEAVES PERSIST IN WINTER
QS	QUERCUS SHUMARDII	SHUMARD RED OAK	2	2" CAL.	B&B	40'-60'	30'-40'		BROWNISH RED	
UC	ULMUS X 'FRONTIER'	FRONTIER ELM	13	2" CAL.	B&B	40'	20'-30'		BURGANDY	
ZM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO JAPANESE ZELKOVA	21	2" CAL.	B&B	40'	15'		YELLOW	
SHRUBS										
FG2	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA	32	3 GAL.	POT	2'-3'	2'-3'	MAY / WHITE	ORANGE-RED	
HP	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	38	3 GAL.	B&B	4'-5'	4'-5'	JUNE-SEPT / WHITE	ORANGE-RED	
IS3	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	49	5 GAL.	CONT	5'-6'	4'-5'		SEMI-EVERGREEN	
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	41	3 GAL.	POT	1'	4'-5'		EVERGREEN	
JP	JUNIPERUS PROCUMBENS 'NANA'	SHORE JUNIPER	26	3 GAL.	POT	1'	4'-6'		EVERGREEN / PURPLE TINGE	
JS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	36	3 GAL.	POT	2'-3'	2'-3'		EVERGREEN	
JX	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	37	3 GAL.	POT	3'	5'-6'		EVERGREEN	
JA	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST JUNIPER	15	3 GAL.	POT	3'	3'-4'		EVERGREEN	
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	73	3 GAL.	POT	2'-3'	5'-6'		ORANGE-RED	
RX	ROSA X 'FLOWER CARPET PINK'	CARPET PINK KNOCKOUT ROSE	35	3 GAL.	POT	2'	3'	MAY-OCT / PINK		
SP	SPIRAEA JAPONICA 'SMNSJMF' TM	DOUBLE PLAY PINK SPIREA	14	3 GAL.	POT	2'-3'	2'-3'	MAY-SEPT/PINK		YELLOW FOLIAGE
SG	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	73	3 GAL.	POT	3'-4'	3'-4'	MAY-JUNE / PINK	GOLDEN	INSTALL AT 18" HT MIN.
TG	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	25	6" HT	B&B	25'-30'	8'-10'		EVERGREEN	
VD	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	41	5 GAL.	CONT	10'-15'	10'-12'	MAY / WHITE	ORANGE-RED	
VA2	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	LEATHERLEAF VIBURNUM	13	4" HT.	B&B	8'-10'	8'-10'	APRIL-MAY / CREAMY WHITE	SEMI-EVERGREEN	
ANNUALS/PERENNIALS										
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	18	1 GAL.	POT	12"-18"	12"-15"	JUNE-SEPT / BLUE		



PLANT SCHEDULE
SCALE: NOT TO SCALE

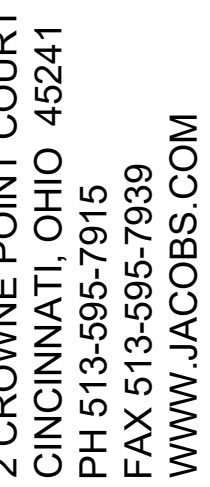
KROGER STORE #: A449

Drawn By: T. SCHLAGBAUM

Sheet

L-200

Job No: F7X99000 WBS 32

Job No: F7X99000-WBS 32

Revisions

No.	Date
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LANDSCAPE ANALYSIS & PLANT SCHEDULE

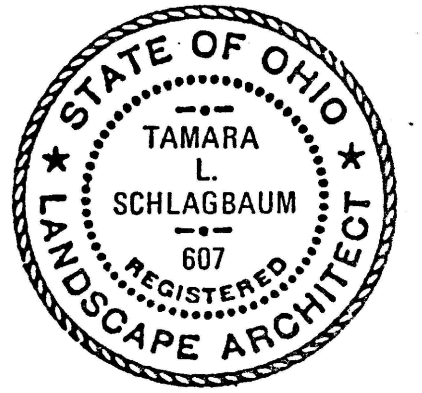
KROGER
GOSHEN TOWNSHIP CLERMONT
COUNTY, OHIO

Drawn By: T. SCHLAGBAUM

Sheet

L-201

No: F7X99000 WBS 32



EXPIRES: DECEMBER 31, 2026

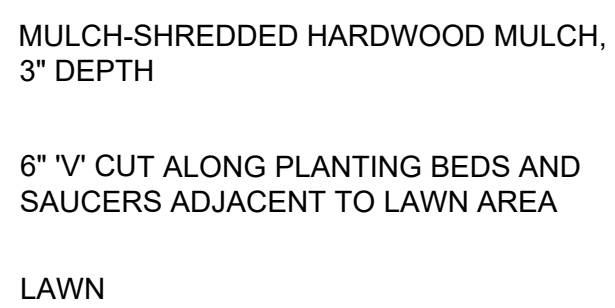
KROGER STORE
INTERIOR LANDSCAPE REQUIREMENT AREA:

- LANDSCAPE AREA = 10% OF PARKING AREA
 - REQUIRED - 24,859 SF
 - PROVIDED - 25,282 SF (10.1%)

FUEL CENTER
INTERIOR LANDSCAPE REQUIREMENT AREA:

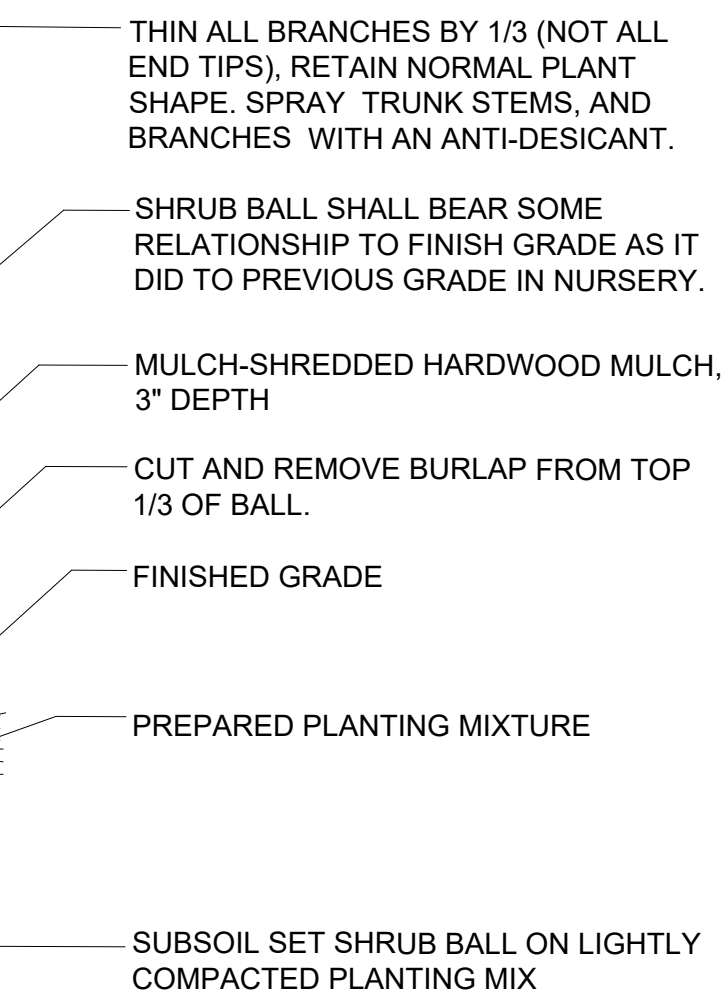
- LANDSCAPE AREA = 5% OF PARKING AREA
 - REQUIRED - 1,539 SF
 - PROVIDED - 3,074 SF (9.9%)

 INTERIOR PARKING LANDSCAPE
SCALE: 1" = 100'



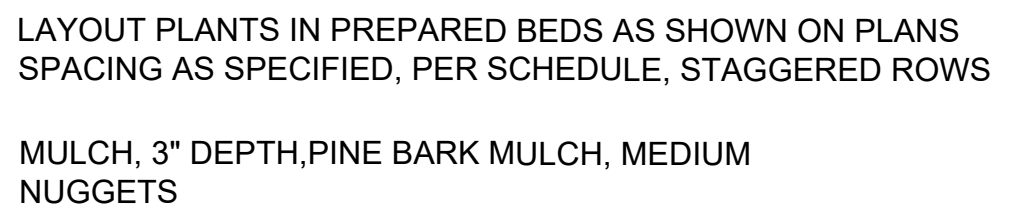
MULCH BED EDGE DETAIL

N.T.S.



SHRUB PLANTING DETAIL

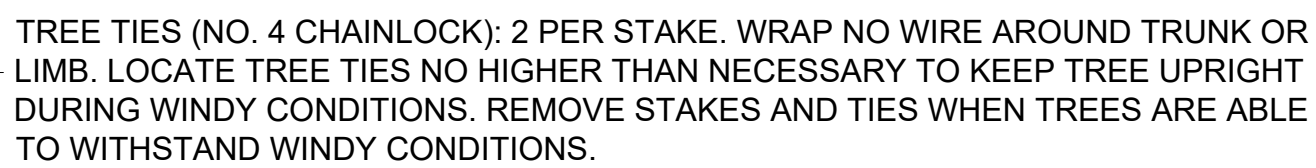
N.T.S.



PERENNIAL PLANTING TYPICAL

N.T.S.

1. TREE MUST BE SLOMB AND STRAIGHT; TREES 8' AND TALLER SHALL BE STAKED AS SHOWN.
2. PLANTING PIT: SLOPE SIDES SLIGHTLY, AND SCARIFY TO PROVIDE EASIER ROOT PENETRATION. PITS SHALL HAVE POSITIVE DRAINAGE. PITS WHEN FULLY FLOODED MUST DRAIN WITHIN 2 HOURS OF FILLING. THE CONTRACTOR IS TO ENSURE THAT ALL PLANTING PITS HAVE POSITIVE DRAINAGE.
3. REMOVE ANY SHOOTS UP TO 6" ABOVE SOIL.
4. EXISTING NURSERY STOCK SHALL BE STAKED PRIOR TO PLANTING.
5. DO NOT PRUNE, EXCEPT TO REMOVE BROKEN OR CROSSING BRANCHES.
6. CUT AND REMOVE BURLAP FROM TOP $\frac{1}{2}$ OF ROOT BALL.



1-1/2" X 1-3/4" X 8' PRESSURE TREATED PINE STAKES, 2 PER TREE.
STAKES TO BE SAME HEIGHT, DRIVEN VERTICALLY. STAKES TO BE
OUTSIDE OF ROOTBALL.

6"-12" WIDE BY 3" HIGH SAUCER/BERM USING EXISTING TOPSOIL.

LINE INDICATES 1" ABOVE THE FINISH GRADE OF THE SOIL.
SLOPE FINISH GRADE AWAY FROM CROWN.

3" DEPTH SHREDDED HARDWOOD MULCH AS INDICATED. PULL MULCH AWAY FROM BASE OF TRUNK A MINIMUM OF 3". 4' DIAMETER MULCH CIRCLE FOR EAC TREE NOT LOCATED IN A MULCH BED

PREPARED BACKFILL PLANTING MIX: REFER TO SPECIFICATIONS. SUPPLY PLANTING MIX TO DEPTH OF BOTTOM OF TREE. ADD PLANTING MIX TO 1/2 DEPTH, SOAK WITH WATER, THEN ADD REMAINING PLANTING MIX AND SOAK.

CUT ROPE SURROUNDING BOTTOM OF TREE TRUNK AFTER BACKFILLING BUT BEFORE MULCHING. REMOVE BURLAP, TYING MATERIALS, WIRE CAGES FROM TOP 1/2 OF ROOT BALL FOR BALLED AND BURLAP PLANTS. REMOVE ALL FIBER TYPE BALL FABRIC, ANY PLASTIC, SYNTHETIC TWINE, OR TREATED BURLAP MUST BE COMPLETELY REMOVED.

FOR CONTAINER PLANTS, REMOVE CONTAINER MIX, TRIM THE OUTSIDE EDGE OF THE ROOTBALL SO THAT ROOTS EXTEND INTO THE SURROUNDING PLANTING MIX. IF ROOTS ENCIRCLE THE CONTAINER, THE FACE OF THE ROOTBALL SHALL BE CUT VERTICALLY TO ENCOURAGE ENCIRCLING ROOTS TO BRANCH OUTWARD.

PLACE ROOTBALL ON SMALL MOUND OF TAMPED/ FIRM TOPSOIL. LOOSEN AND/OR CUT ANY ROOTS ENCIRCLING ROOTBALL PRIOR TO PLANTING.

TREE PLANTING DETAIL

N.T.S.



Drawn By: T. SCHLAGBAUM

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description	Mounting Height (including any base)
	30	FC1	SINGLE	104	3120	15383	1.000	SCV-LED-18L-SC-50	15
	1	LPA11	Single	79.6	79.6	10777	0.941	GALN-SB1D-740-VOLT-T3-XX	24
	2	LPA21	Single	147.6	1033.2	21545	0.941	GALN-SB2D-740-VOLT-T3-XX	24
	7	LPA31	Single	218.1	436.2	32324	0.941	GALN-SB3D-740-VOLT-T3-XX	24
	6	LPB31	Single	218.1	1308.6	31926	0.941	GALN-SB3D-740-VOLT-T4FT-XX	24
	7	LPD11	Single	79.6	567.2	8446	0.941	GALN-SB1D-740-VOLT-T3-XX-HSS	24
	4	LPG31	Single	218.1	872.4	32673	0.941	GALN-SB3D-740-VOLT-5WQ-XX	24
	5	LPG61	Single	440.1	2200.5	66037	0.941	GALN-SB6D-740-VOLT-5WQ-XX	24
	11	LPG71	Single	512.8	5640.8	77445	0.941	GALN-SB7D-740-VOLT-5WQ-XX	24
	1	LPU31	Single	218.1	218.1	33849	0.941	GALN-SB3D-740-VOLT-5WQ-XX	24
	6	LZA1	Single	67.2	403.2	8431	0.941	GWS-SA1F-740-VOLT-T3-XX	15
	4	LZB1	Single	67.2	268.8	8138	0.941	GWS-SA1F-740-VOLT-T4FT-XX	15
	5	LZB2	Single	124.5	622.5	15670	0.941	GWS-SA2F-740-VOLT-T4FT-XX	15

Total Watts = 16761.1

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
FUEL CANOPY	Illuminance	Fc	46.87	55.4	40.8	1.15	1.36		
PROPERTY LINE - E, W, S	Illuminance	Fc	0.04	1.0	0.0	N.A.	N.A.		
PROPERTY LINE - N	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.		
ACCESS ROAD	Illuminance	Fc	3.61	8.7	1.5	2.41	5.80		
BUILDING SIDE & REAR	Illuminance	Fc	2.80	5.9	1.0	2.80	5.90		
CLICKLIST	Illuminance	Fc	5.10	7.6	2.3	2.22	3.30		
ENTRANCE 'A'	Illuminance	Fc	3.69	5.7	1.6	2.31	3.56		
ENTRANCE 'B'	Illuminance	Fc	4.11	6.8	2.4	1.71	2.83		
FRONT DRIVE	Illuminance	Fc	4.43	8.5	1.8	2.46	4.72		
FUEL CENTER DRIVES	Illuminance	Fc	3.55	6.8	1.5	2.37	4.53		
FUEL CENTER PARKING, AIR, TRASH	Illuminance	Fc	4.66	5.5	3.2	1.46	1.72		
FUEL ENTRANCE & ACCESS RD	Illuminance	Fc	3.25	6.0	1.5	2.17	4.00		
MAIN PARKING	Illuminance	Fc	4.59	11.4	2.0	2.30	5.70		
SIDE PARKING	Illuminance	Fc	3.15	3.9	2.6	1.21	1.50		

Project manager to specify
fixture voltage for each fixture type

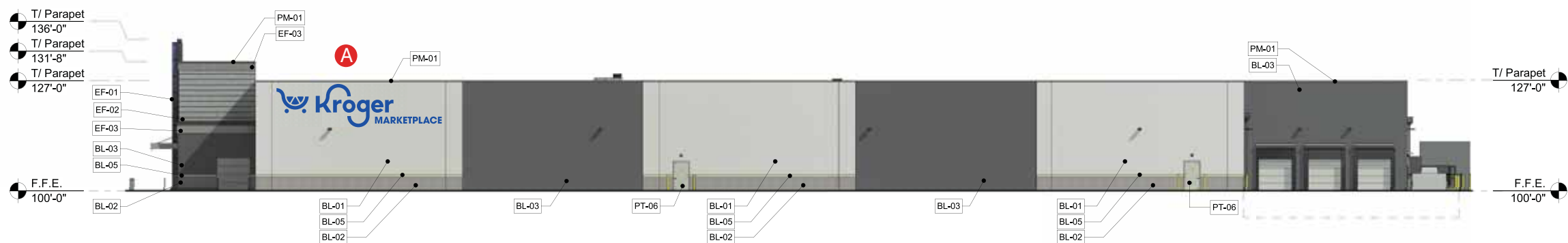


Luminaire Location Summary							
LumNo	Label	X	Y	Z	Orient	Tilt	
1	FC1	974	519	15	0	0	
2	FC1	1008	519	15	0	0	
3	FC1	1042	519	15	0	0	
4	FC1	1076	519	15	0	0	
5	FC1	1008	561	15	0	0	
6	FC1	1022	519	15	0	0	
7	FC1	1022	535	15	0	0	
8	FC1	1022	561	15	0	0	
9	FC1	1042	535	15	0	0	
10	FC1	1042	551	15	0	0	
11	FC1	1056	519	15	0	0	
12	FC1	1056	535	15	0	0	
13	FC1	1056	561	15	0	0	
14	FC1	1076	535	15	0	0	
15	FC1	1076	551	15	0	0	
16	FC1	940	519	15	0	0	
17	FC1	940	535	15	0	0	
18	FC1	940	561	15	0	0	
19	FC1	954	519	15	0	0	
20	FC1	954	535	15	0	0	
21	FC1	954	561	15	0	0	
22	FC1	974	535	15	0	0	
23	FC1	974	561	15	0	0	
24	FC1	988	519	15	0	0	
25	FC1	988	535	15	0	0	
26	FC1	988	561	15	0	0	
27	FC1	1008	535	15	0	0	
28	FC1	1090	535	15	0	0	
29	FC1	1090	551	15	0	0	
30	FC1	1090	519	15	0	0	
31	LPA11	1146	611	24	110	0	
32	LPA21	888	429	24	0	0	
33	LPA21	888.5	530	24	0	0	
34	LPA21	1141	574	24	180	0	
35	LPA21	837	588	24	90	0	
36	LPA21	824.5	649	24	270	0	
37	LPA21	84.5	1042.5	24	349	0	
38	LPA21	1138	453.5	24	180	0	
39	LPA31	104.5	686.5	24	3	0	
40	LPA31	95.5	793.5	24	3	0	
41	LPB31	163.5	1067	24	0	0	
42	LPB31	86	918.5	24	3	0	
43	LPB31	951	421	24	90	0	
44	LPB31	1059	425.5	24	90	0	
45	LPB31	125	1162	24	332	0	
46	LPB31	196	965	24	0	0	
47	LPD11	833	1250.5	24	270	0	
48	LPD11	518	1251.5	24	270	0	
49	LPD11	413	1252.5	24	270	0	
50	LPD11	306	1252.5	24	270	0	
51	LPD11	201.5	1252.5	24	270	0	
52	LPD11	623	1251	24	270	0	
53	LPD11	727.5	1251	24	270	0	
54	LPG31	934.5	613.5	24	270	0	
55	LPG31	1051.5	613	24	270	0	
56	LPG31	217.5	648.5	24	270	0	
57	LPG31	342.5	648.5	24	270	0	
58	LPG61	484.5	855	24	90	0	
59	LPG61	736	850	24	90	0	
60	LPG61	609.5	850.5	24	90	0	
61	LPG61	342.5	856.5	24	90	0	
62	LPG61	232	869	24	90	0	
63	LPG71	609	726.5	24	90	0	
64	LPG71	735.5	731.5	24	90	0	
65	LPG71	484	732	24	90	0	
66	LPG71	357.5	732.5	24	90	0	
67	LPG71	231.5	732.5	24	90	0	
68	LPG71	735.5	611.5	24	90	0	
69	LPG71	483	612	24	90	0	
70	LPG71	734.5	492	24	90	0	
71	LPG71	482	482.5	24	90	0	
72	LPG71	608	482.5	24	90	0	
73	LPG71	609	611	24	90	0	
74	LPU31	238.5	1157.5	24	0	0	
75	LZA1	664	1119	15	0	0	
76	LZA1	664	1039	15	0	0	
77	LZA1	664	959	15	0	0	
78	LZA1	327	1202	15	90	0	
79	LZA1	407	1201.5	15	90	0	
80	LZA1	487	1201	15	90	0	
81	LZB1	509	1186.5	15	0	0	
82	LZB1	531	1160.5	15	90	0	
83	LZB1	591	1160.5	15	90	0	
84	LZB1	651	1160.5	15	90	0	
85	LZB2	300	938	15	180	0	
86	LZB2	300	998	15	180	0	
87	LZB2	300	1058	15	180	0	
88	LZB2	300	1118	15	180	0	
89	LZB2	300	1178	15	180	0	
Total Quantity: 89							





SOUTH ELEVATION
scale: 1/32" = 1'-0"



EAST ELEVATION
scale: 1/32" = 1'-0"

KROGER 449
140 STATE RT. 28
GOSHEN TOWNSHIP, OH

IDENTITI
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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

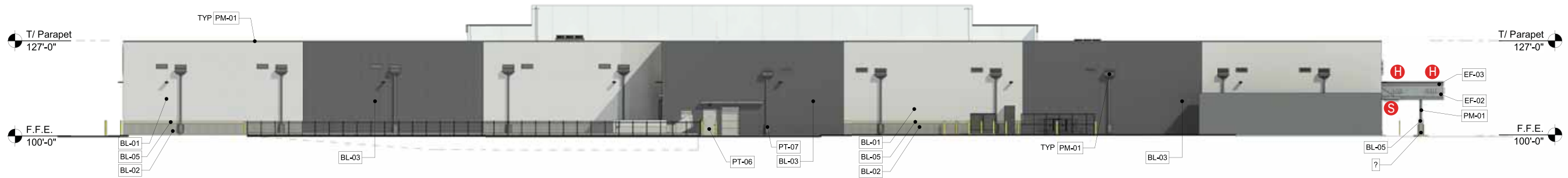
	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____



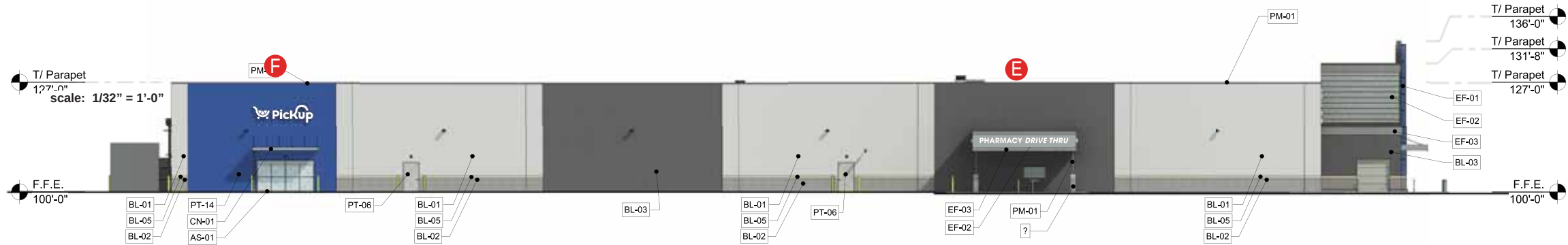
DRAWING NO:
4483812255.04

DATE: 09.23.2026

S. Hawke



NORTH ELEVATION
scale: 1/32" = 1'-0"



WEST ELEVATION
scale: 1/32" = 1'-0"

KROGER 449
140 STATE RT. 28
GOSHEN TOWNSHIP, OH

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DATE: _____

	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

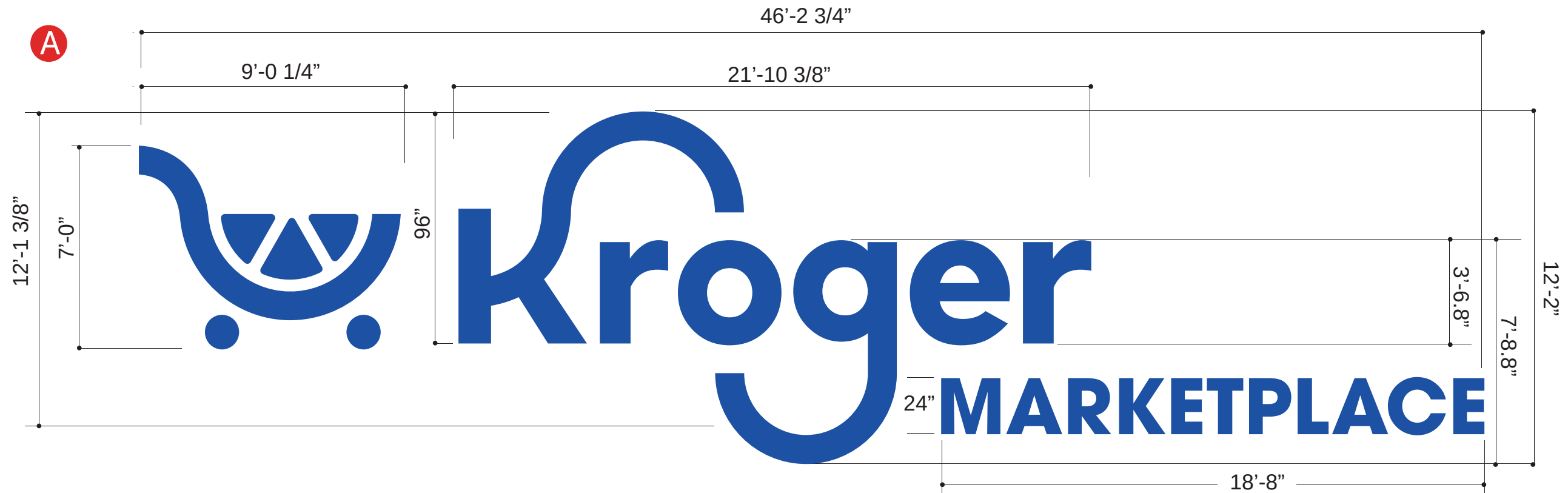
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Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____



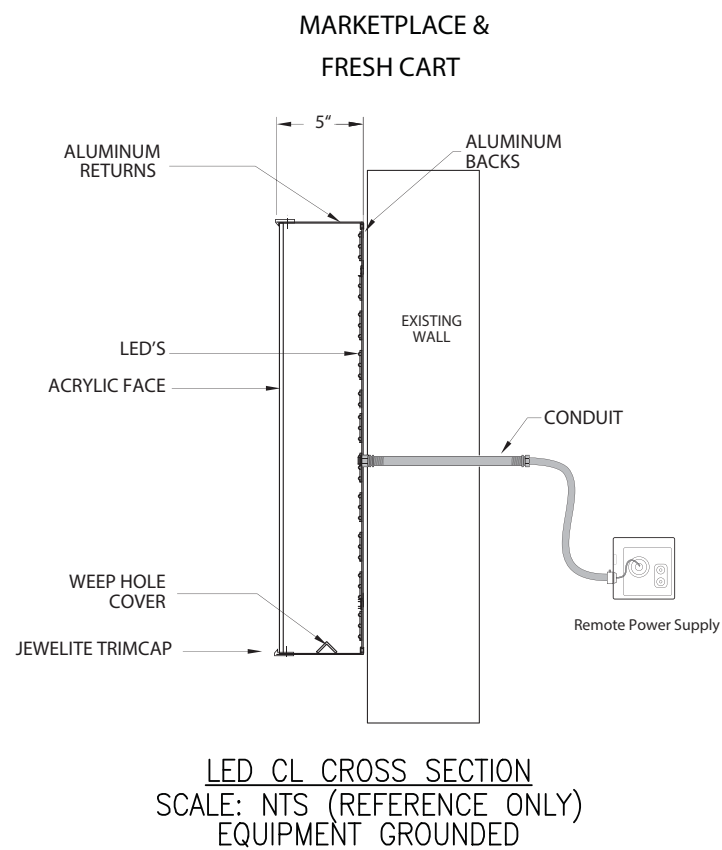
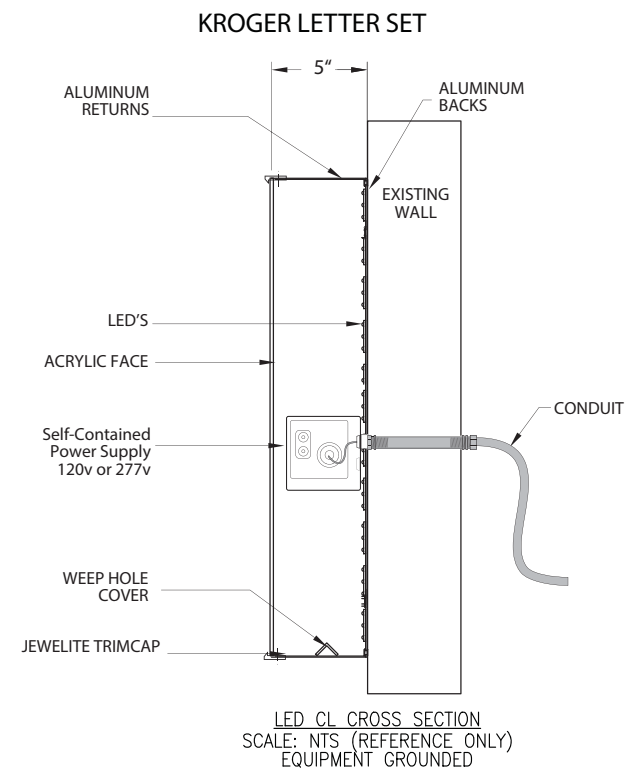
DRAWING NO:
4483812255.04

DATE: 09.23.2026

S. Hawke



- 3730-8537 KROGER BLUE
- RETAINER:
KROGER BLUE PMS 2728C
- FILLER:
KROGER BLUE PMS 2728C



*MOUNTING CLIPS AS NEEDED
BY SEPARATE ORDER
BASED ON SURVEY OR
BUILDING SPECS

555.0 SQ. FT.

scale: 1/4" = 1'-0"

CUSTOMER APPROVAL:

DATE: _____

	DATE	BY
Rev. #1	3.18.2022	S.H.
Rev. #2	3.31.2022	S.H.
Rev. #3		

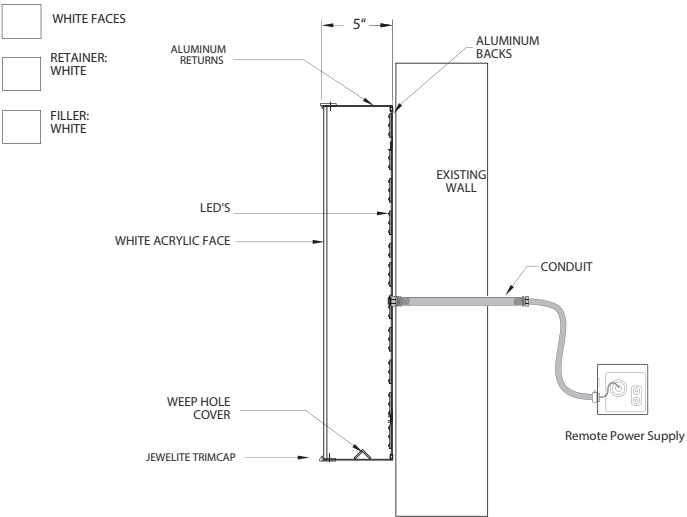
	DATE	BY
Rev. #4		
Rev. #5		
Rev. #6		

B



NOTE:
PAINTING IS NOT PART OF THE
SIGNAGE SCOPE - PAINTING IS THE
RESPONSIBILITY OF G.C.

- INTERNALLY ILLUMINATED CHANNEL LETTERS.
ALUMINUM SIDES & BACK PAINTED WHITE.
WHITE TRIMCAP RETAINER.
FLAT, WHITE POLYCARBONATE FACE
WHITE LED ILLUMINATION.



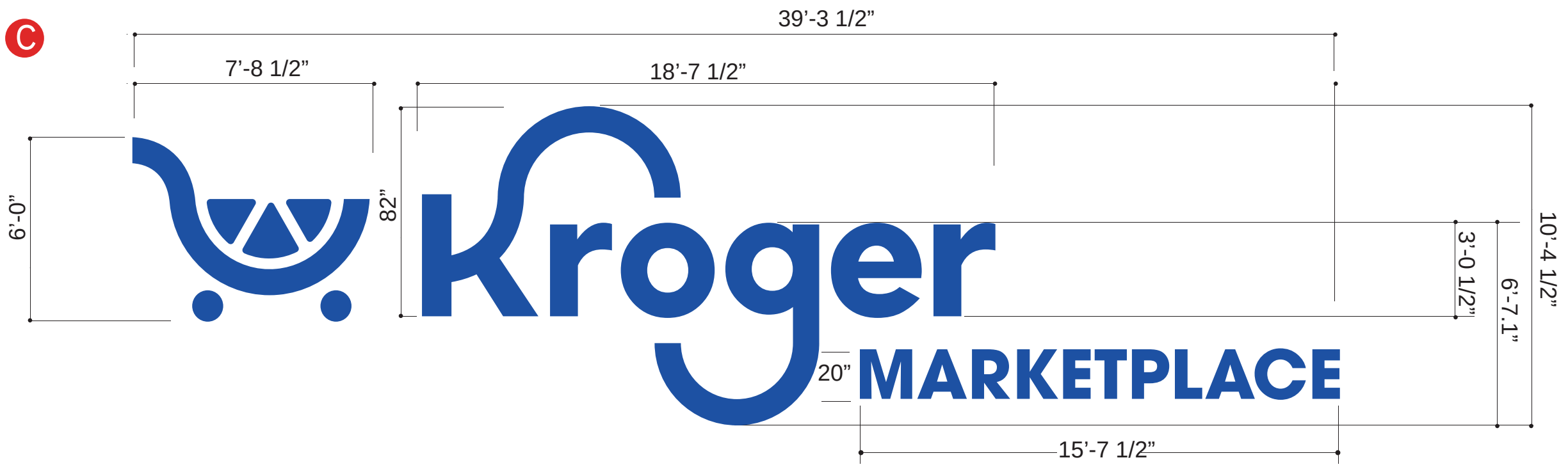
TYPICAL PAINTED AREA:
PICKUP SIDE ENTRY - FRONT FACADE
BANNER COLOR PAINTED BACKGROUND WITH
STENCILED DIRECTIONAL ARROW WHITE.
WHITE ILLUMINATED CHANNEL LETTERS.

95.4 SQ. FT.

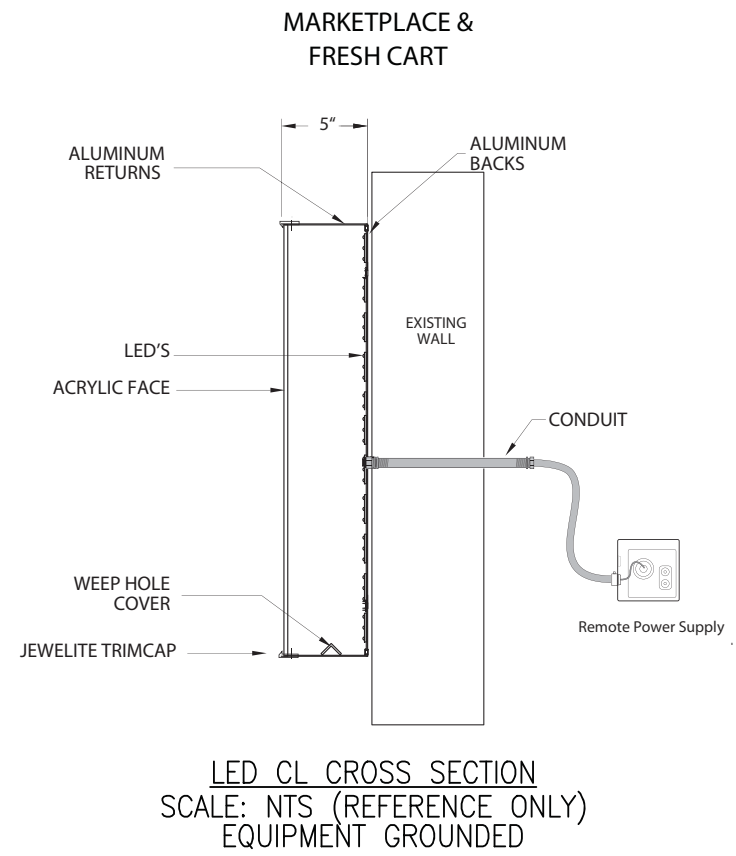
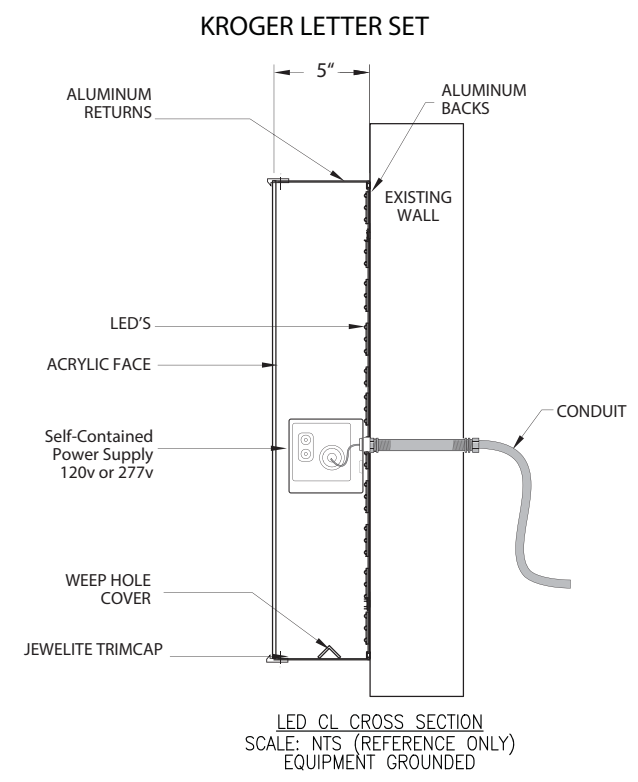
PART # 403-23-CL36-PUPDT-WH

SCALE: 3/8" = 1'-0"

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				Rev. #1	_____	Rev. #4	_____			
				Rev. #2	_____	Rev. #5	_____			
				Rev. #3	_____	Rev. #6	_____			



- 3730-8537 KROGER BLUE
- RETAINER: KROGER BLUE PMS 2728C
- FILLER: KROGER BLUE PMS 2728C



*MOUNTING CLIPS AS NEEDED
BY SEPARATE ORDER
BASED ON SURVEY OR
BUILDING SPECS

407.2 SQ. FT.

scale: 1/4" = 1'-0"

<div><div></div><div>IDENTITI</div><div></div></div>	2000 Center Drive Suite C411 Hoffman Estates, IL 60192 Office 847.301.0510 identiti.net	THIS SIGN DESIGN IS EXCLUSIVE PROPERTY OF IDENTITI RESOURCES, LTD., AND IS THE RESULT OF THE ORIGINAL AND CREATIVE WORK OF ITS EMPLOYEES. THIS DRAWING IS SUBMITTED TO THE CUSTOMER FOR THE SOLE PURPOSE OF PURCHASE OF THE DESIGN OR SIGNAGE MANUFACTURED TO THIS DESIGN, BY IDENTITI RESOURCES, LTD. DISTRIBUTION TO OR USE OF THIS SIGN DESIGN BY ANYONE OUTSIDE OF THE CUSTOMER'S ORGANIZATION, WITHOUT EXPRESSED, WRITTEN AUTHORIZATION BY IDENTITI RESOURCES, LTD. IS PROHIBITED.	CUSTOMER APPROVAL:		DATE	BY	DATE	BY		DRAWING NO:		
			<div></div>		Rev. #1	<u>3.18.2022</u>	<u>S.H.</u>	Rev. #4		<div></div>	811072182.01A5	
			<div></div>		Rev. #2	<u>3.31.2022</u>	<u>S.H.</u>	Rev. #5		<div></div>	DATE: <u>2.24.2022</u>	
			<div></div>		Rev. #3	<div></div>	<div></div>	Rev. #6		<div></div>	<div></div>	S. Hawke

E

1'-4" PHARMACY DRIVE THRU

21'-8 3/4"



WHITE



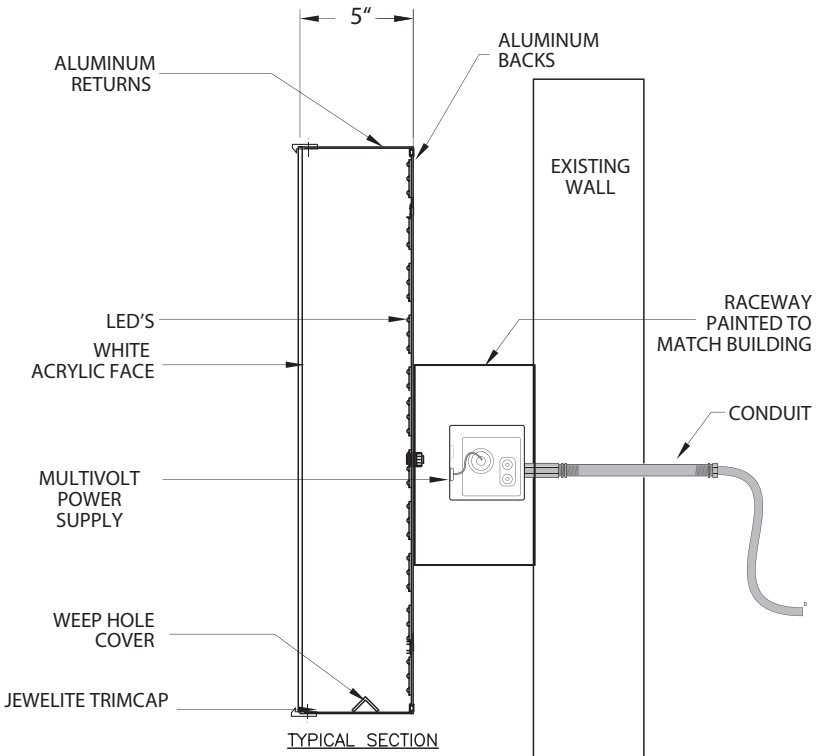
RETAINER:
WHITE



FILLER:
WHITE



RACEWAY:
Mindful Gray SW 7016



28.9 SQ. FT.

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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



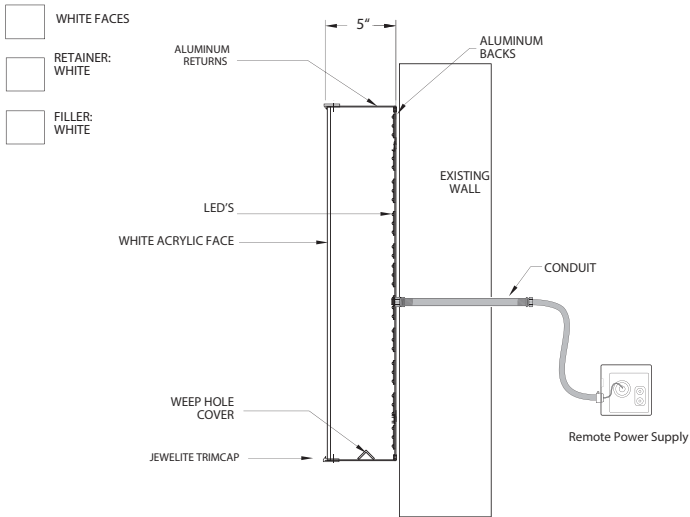
DRAWING NO:
655312457.03H

DATE: 1-10-2022

S. Hawke

F

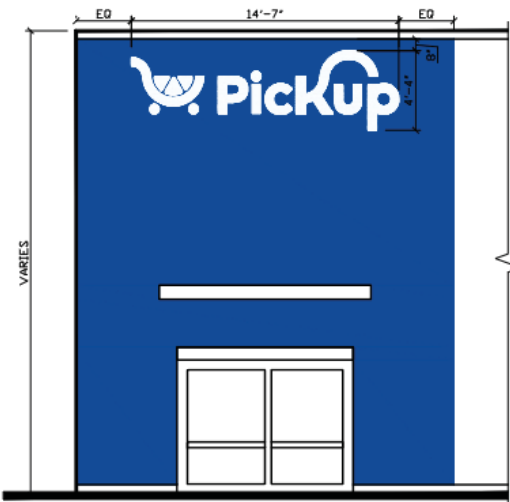
- **INTERNALLY ILLUMINATED CHANNEL LETTERS.**
ALUMINUM SIDES & BACK PAINTED WHITE.
WHITE TRIMCAP RETAINER.
FLAT, WHITE POLYCARBONATE FACE
WHITE LED ILLUMINATION.



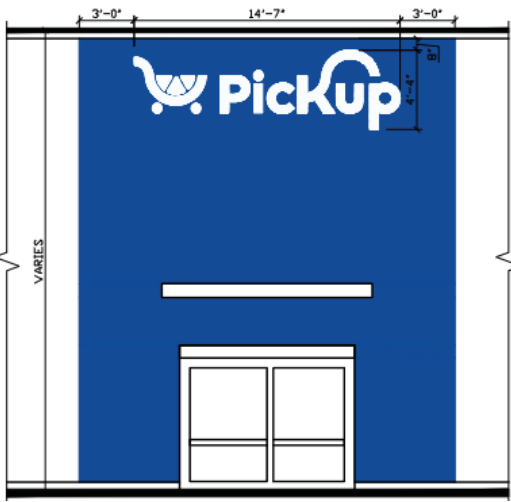
WALL PAINTED TO MATCH KROGER BLUE VINYL -

Kroger Blue (PMS 2728C) - Exterior Quart Formula

NOTE:
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SIGNAGE SCOPE - PAINTING IS THE
RESPONSIBILITY OF G.C.



TYPICAL PAINTED AREA:
PICKUP FRONT ENTRY
DOOR NEAR CORNER -
CENTERED HORIZONTALLY OVER CANOPY/DOOR AND OR
AT LEAST 1'-6" FROM CORNER OF BUILDING.
CREATE PAINT FINISH BREAK ON OPPOSITE SIDE
EQUAL DISTANCE FROM EDGE OF SIGN LEFT & RIGHT.



TYPICAL PAINTED AREA:
PICKUP FRONT ENTRY
DOOR ON BLANK FACADE -
CENTERED HORIZONTALLY OVER CANOPY/DOOR.
INSTALLED 8-12" FROM BOTTOM OF CORNICE/COPING - **or** -
CENTERED VERTICALLY BETWEEN CANOPY OR DOOR AND
CORNICE/COPING.
CREATE PAINT FINISH BREAKS 3' MINIMUM FROM EDGE OF SIGNAGE.

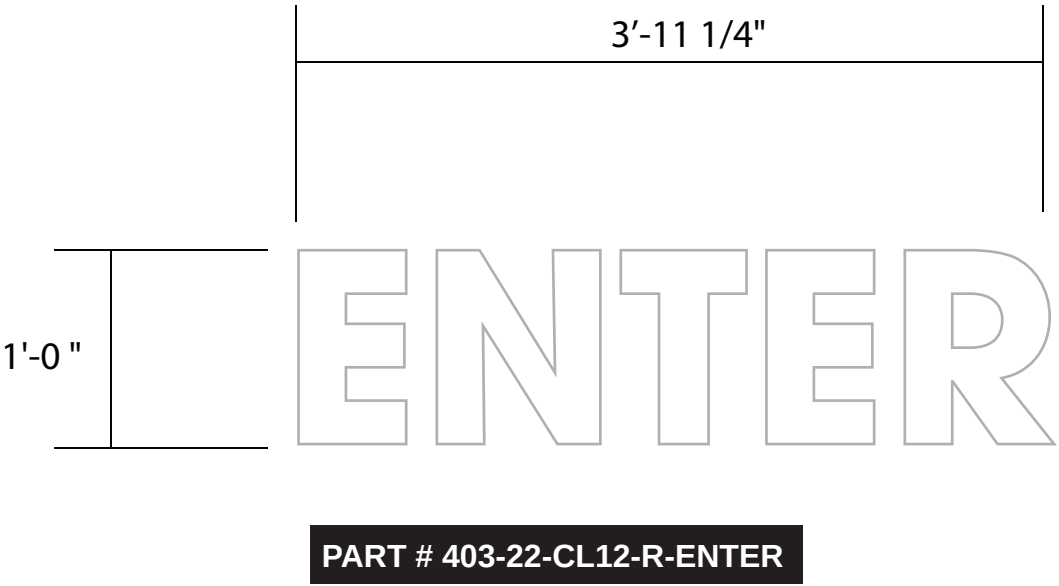
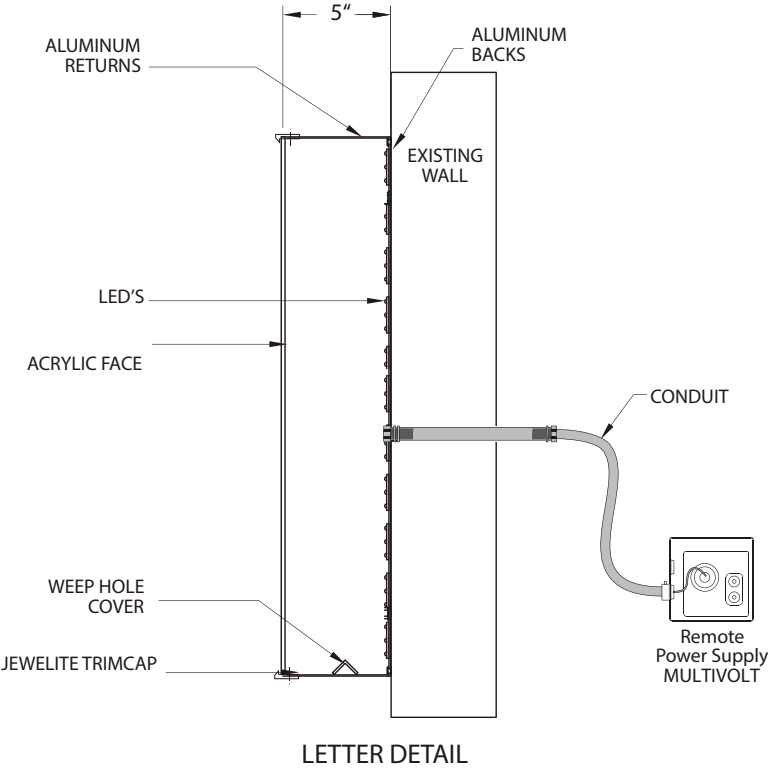
63.1 SQ. FT.

PART # 403-23-CL36-PUCRTWH

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

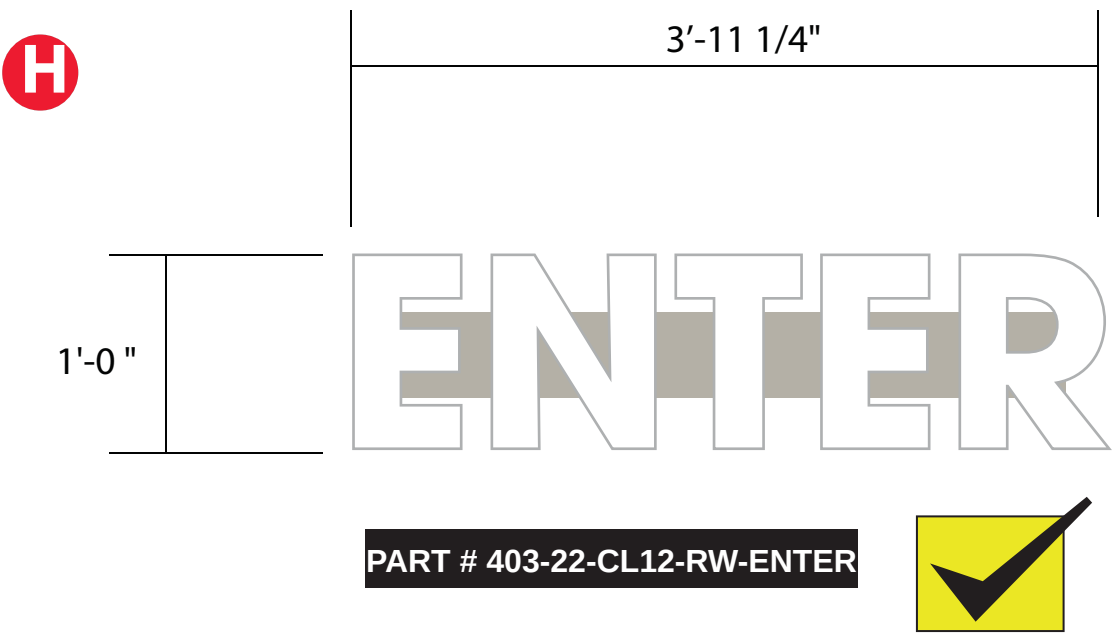
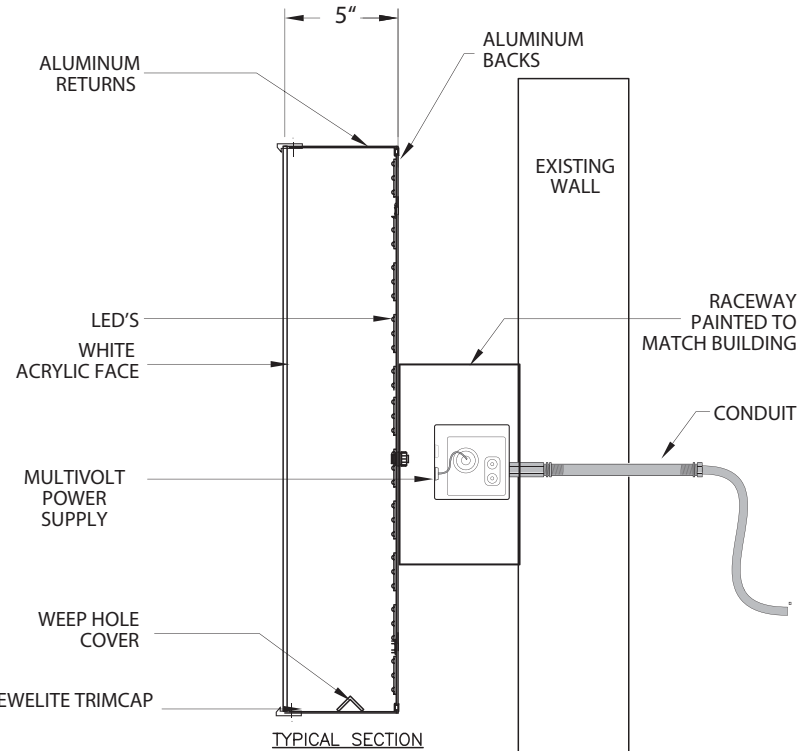
<div><div>IDENTITI</div><div>2000 Center Drive Suite C411 Hoffman Estates, IL 60192 Office 847.301.0510 identiti.net</div></div>	<div>THIS SIGN DESIGN IS EXCLUSIVE PROPERTY OF IDENTITI RESOURCES, LTD., AND IS THE RESULT OF THE ORIGINAL AND CREATIVE WORK OF IT'S EMPLOYEES. THIS DRAWING IS SUBMITTED TO THE CUSTOMER FOR THE SOLE PURPOSE OF PURCHASE OF THE DESIGN OR SIGNAGE MANUFACTURED TO THIS DESIGN, BY IDENTITI RESOURCES, LTD. DISTRIBUTION TO OR USE OF THIS SIGN DESIGN BY ANYONE OUTSIDE OF THE CUSTOMER'S ORGANIZATION, WITHOUT EXPRESSED, WRITTEN AUTHORIZATION BY IDENTITI RESOURCES, LTD. IS PROHIBITED.</div>	CUSTOMER APPROVAL:		DATE		BY			DRAWING NO: 7699332377.02A1	
		_____		_____		_____			Rev. #4 _____	
		_____		_____		_____			Rev. #5 _____	
		DATE: _____		_____		_____			Rev. #6 _____	

REMOTE LETTER SET Preferred



- WHITE ACRYLIC FACE
- RETAINER: WHITE
- FILLER: WHITE

RACEWAY MOUNT LETTER SET Optional - based on conditions



- WHITE ACRYLIC FACE
- RETAINER: WHITE
- FILLER: WHITE
- RACEWAY: Mindful Gray SW 7016

3.9 SQ. FT.

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DATE: _____

	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

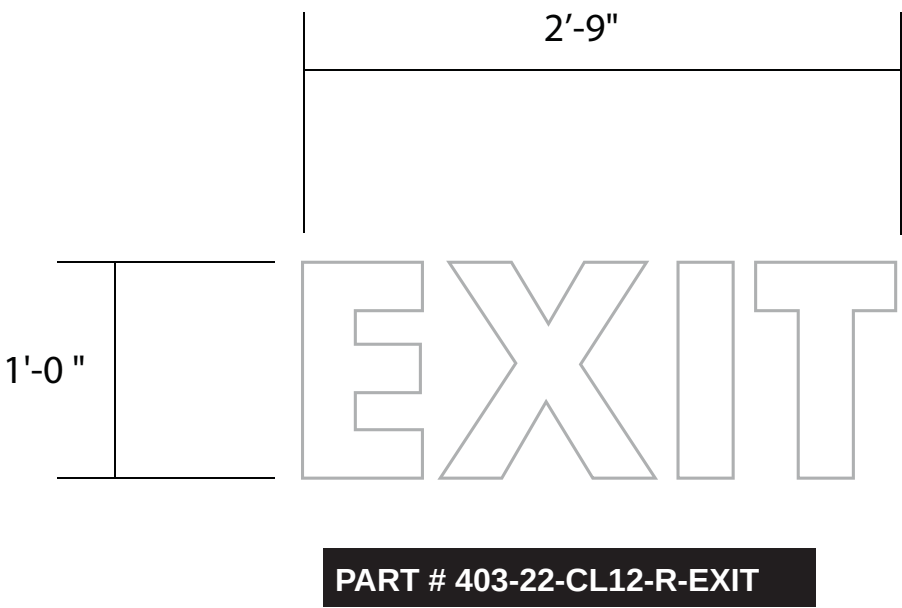
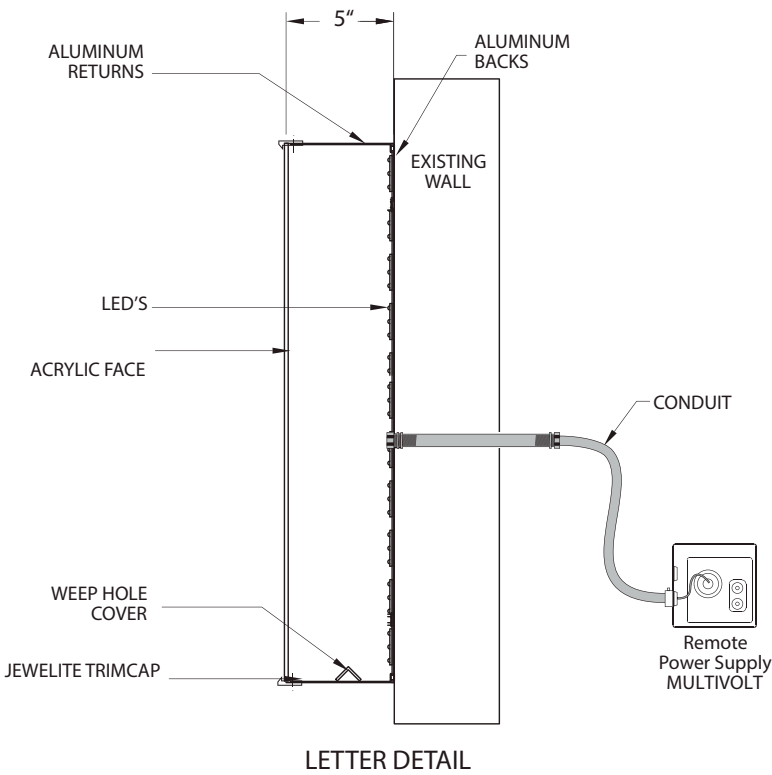
	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____



DRAWING NO:
809507286.00A

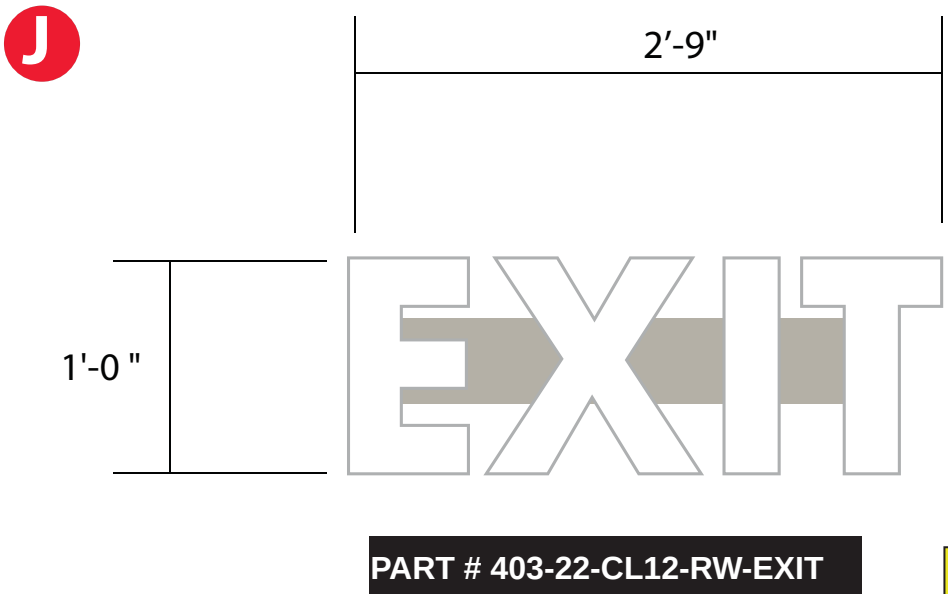
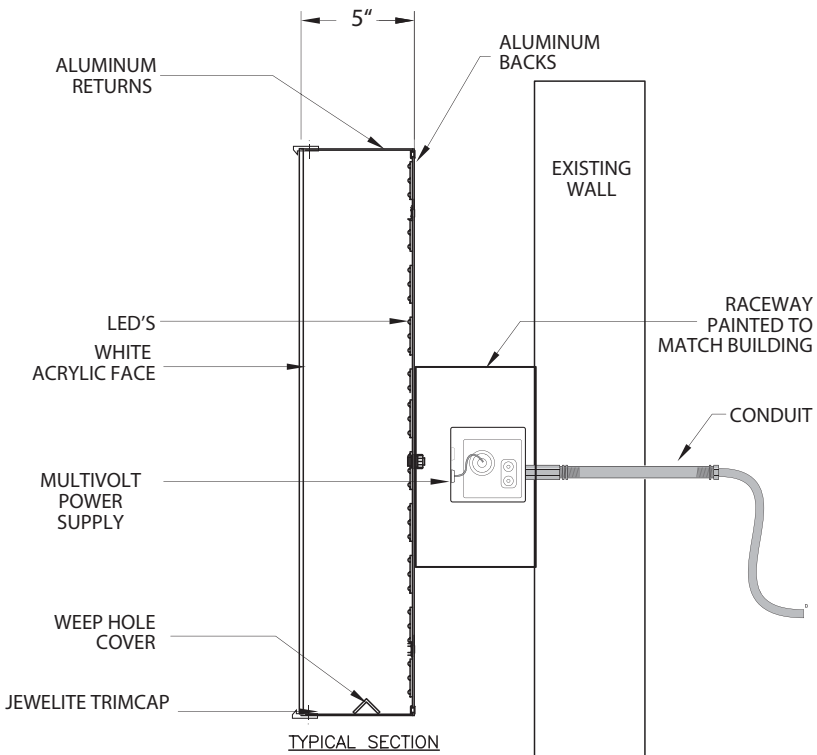
DATE: 12-16-2021
S. Hawke

REMOTE LETTER SET Preferred



- WHITE ACRYLIC FACE
- RETAINER: WHITE
- FILLER: WHITE

RACEWAY MOUNT LETTER SET Optional - based on conditions



- WHITE ACRYLIC FACE
- RETAINER: WHITE
- FILLER: WHITE
- RACEWAY: Mindful Gray SW 7016

2.75 SQ. FT.

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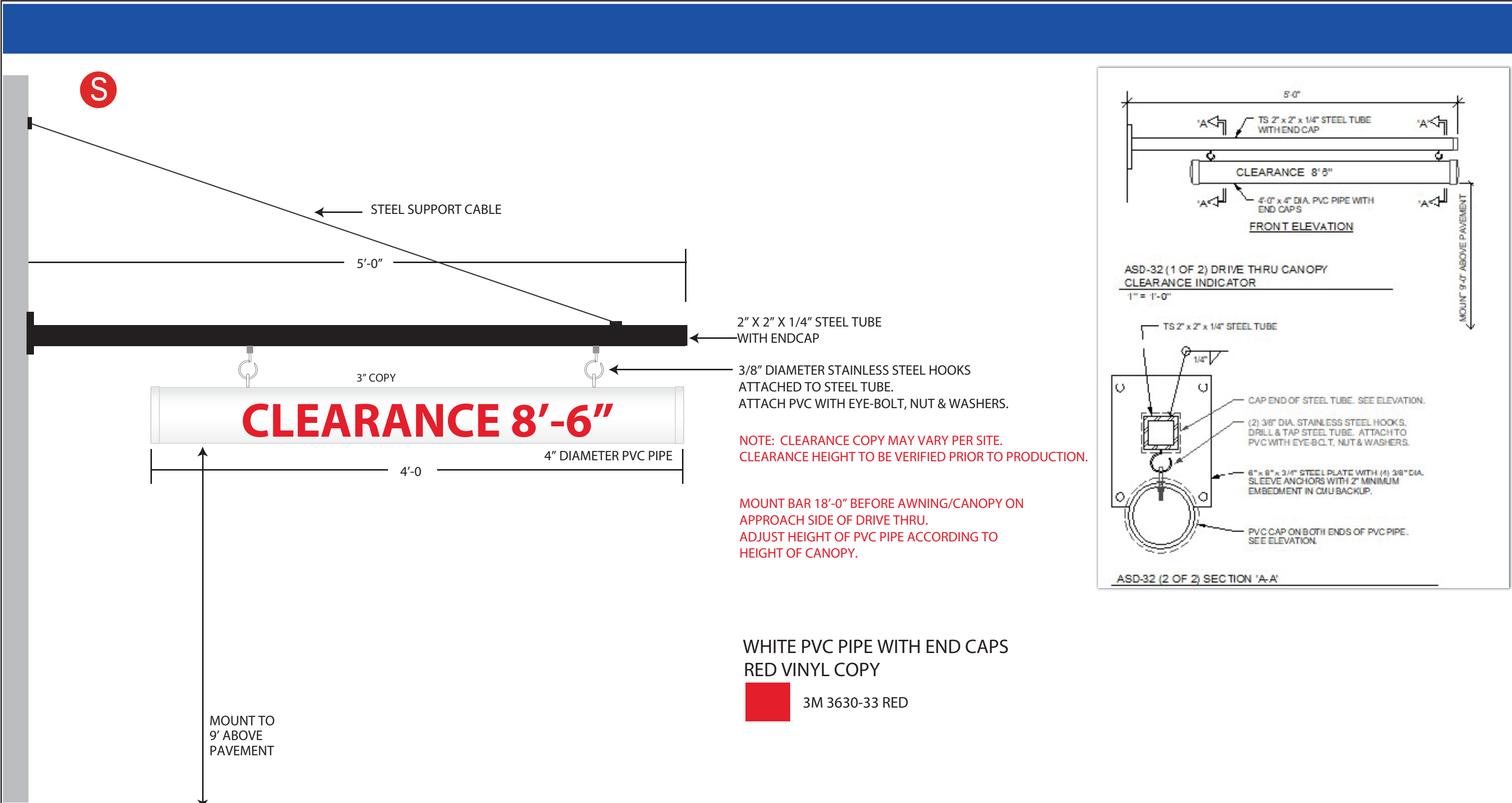
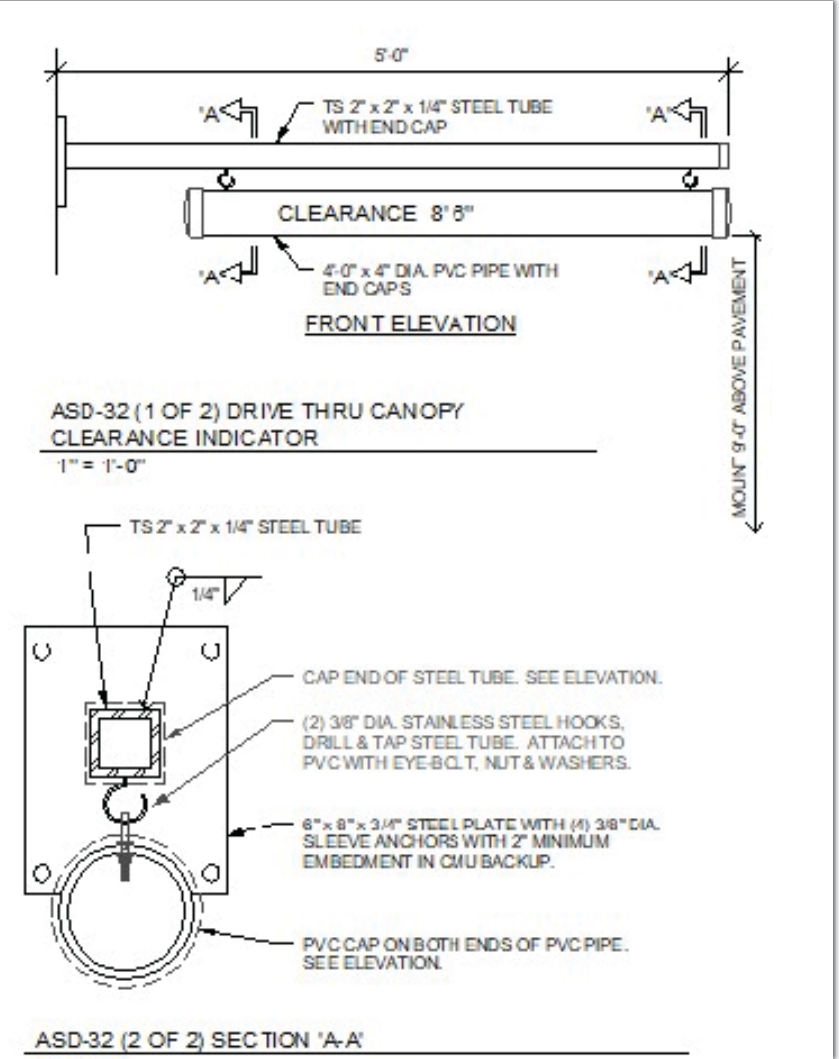
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DATE: _____

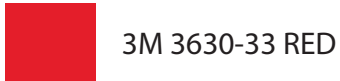
	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
809507286.00B
DATE: 12-16-2021
S. Hawke



WHITE PVC PIPE WITH END CAPS
RED VINYL COPY



PART # 403-STEEL-92469

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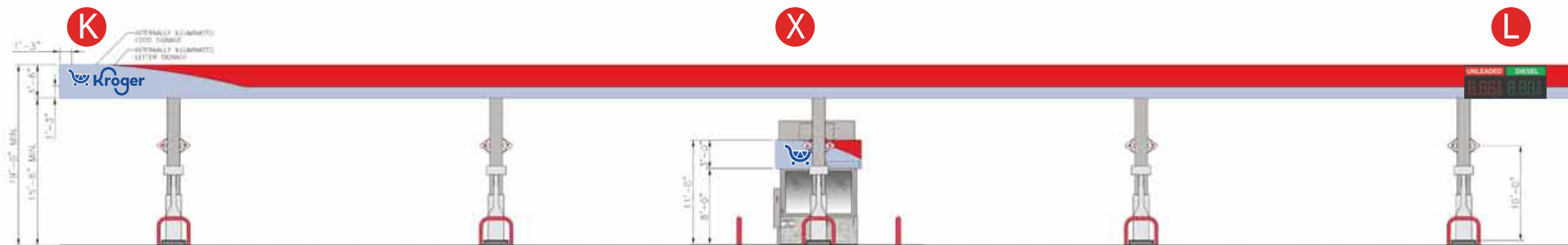
CUSTOMER APPROVAL:

DATE: _____

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Rev. #3	_____	_____	Rev. #6	_____	_____



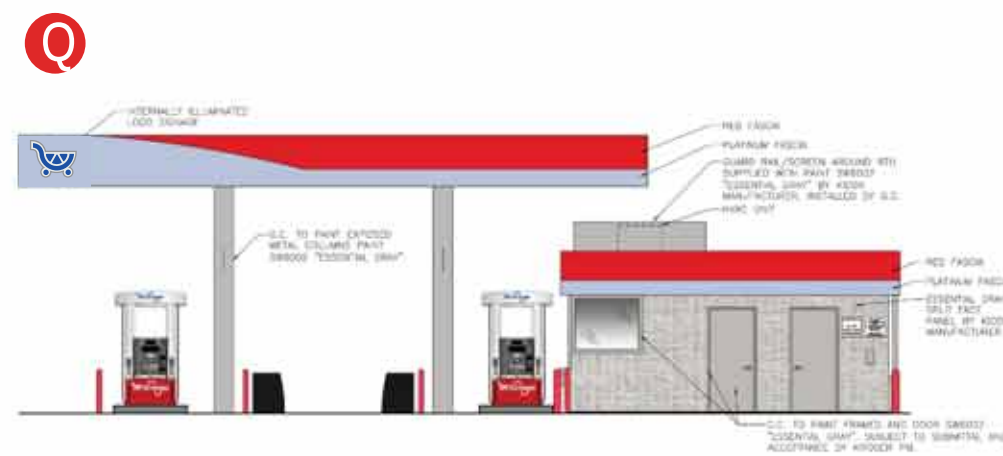
DRAWING NO:
92525.01
DATE: 3-4-2019
S. Hawke



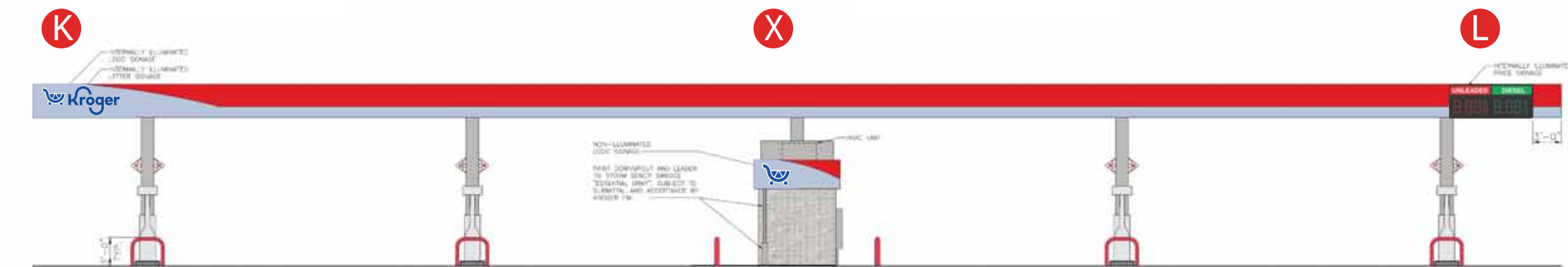
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

KROGER 449
140 STATE RT. 28
GOSHEN TOWNSHIP, OH

IDENTITI
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Suite C411
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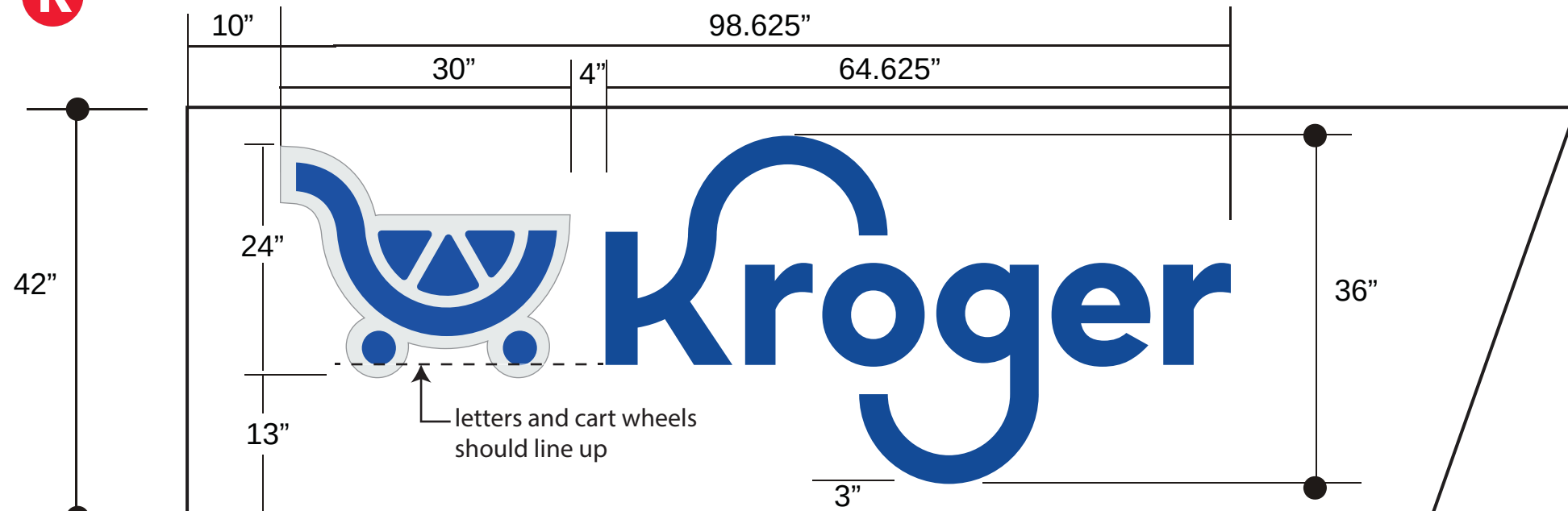
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Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
4483812255.04
DATE: 09.23.2026
J. Allington



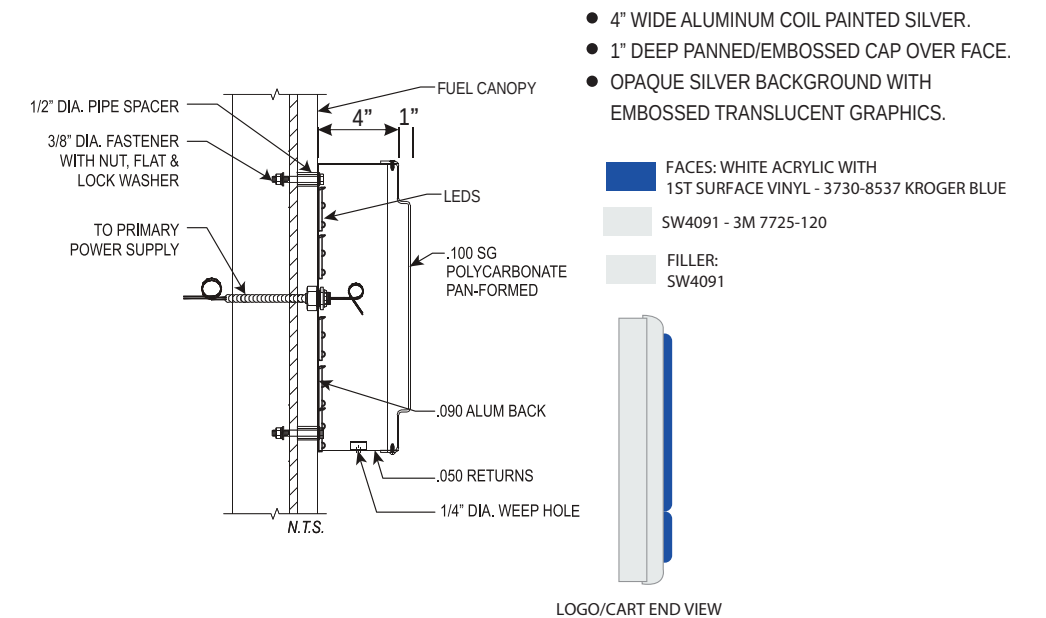
FOR INSTALLATION ON STANDARD 42" CANOPY

SCALE: 3/4" = 1'-0"

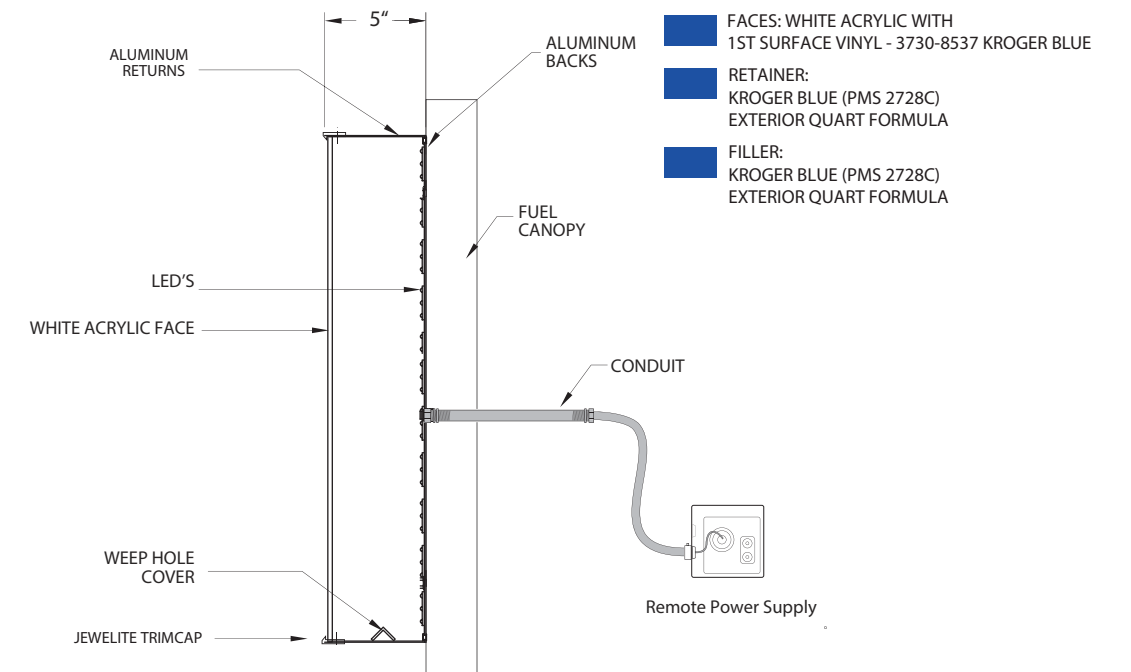


SCALE: 3/8" = 1'-0"

CART/LOGO DETAIL



LETTER DETAIL



****Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Identiti.**

24.6 SQ. FT.

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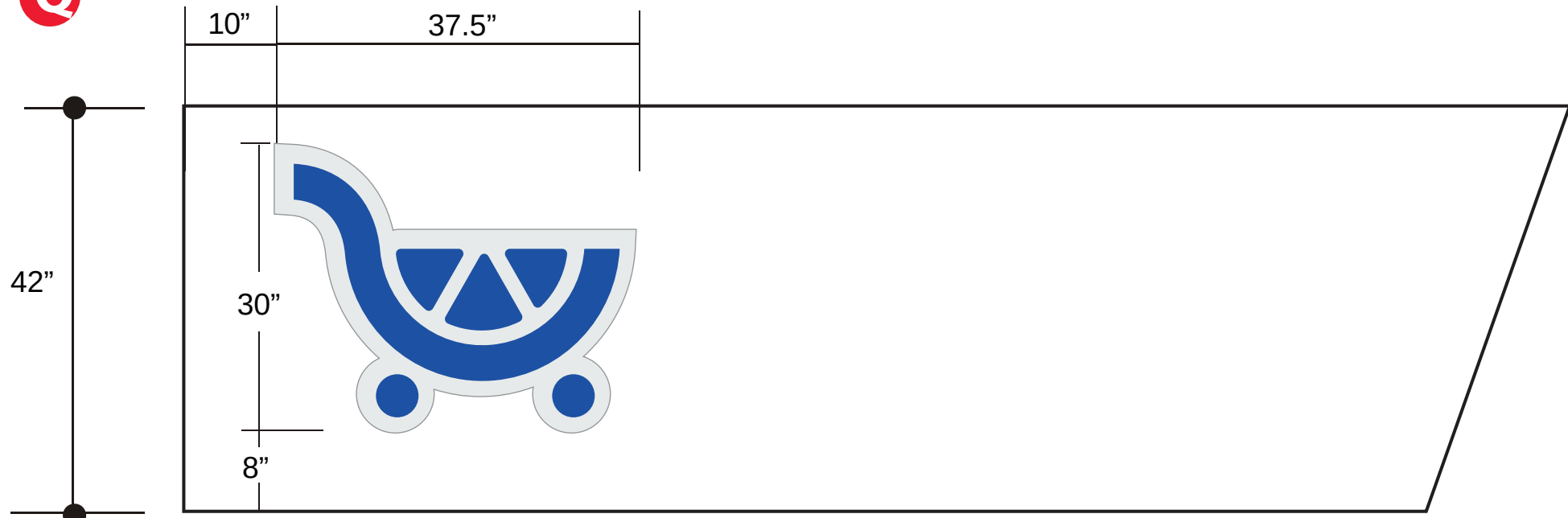
CUSTOMER APPROVAL:

DATE: _____

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Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
809686509.11A
DATE: 10.10.2023
S. Hawke



FOR INSTALLATION ON STANDARD 42" CANOPY

SCALE: 3/4" = 1'-0"

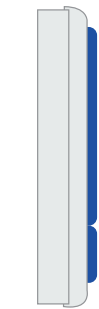


SCALE: 3/8" = 1'-0"

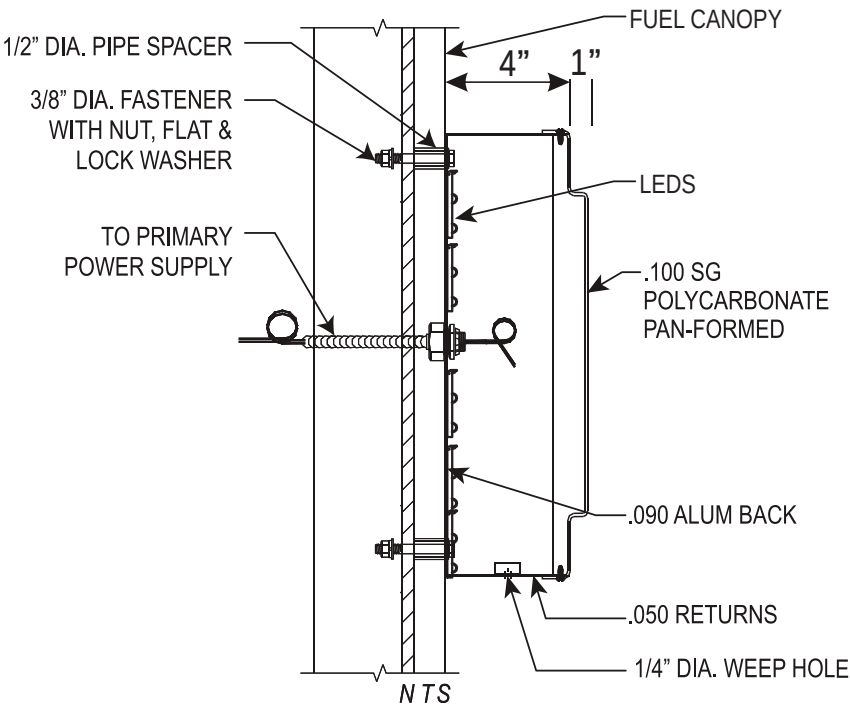
CART/LOGO DETAIL

- 4" WIDE ALUMINUM COIL PAINTED SILVER.
- 1" DEEP PANNED/EMBOSSD CAP OVER FACE.
- OPAQUE SILVER BACKGROUND WITH EMBOSSED TRANSLUCENT GRAPHICS.

FACES: WHITE ACRYLIC WITH 1ST SURFACE VINYL - 3730-8537 KROGER BLUE
SW4091 - 3M 7725-120
FILLER: SW4091



LOGO/CART END VIEW



****Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Identiti.**

7.8 SQ. FT.

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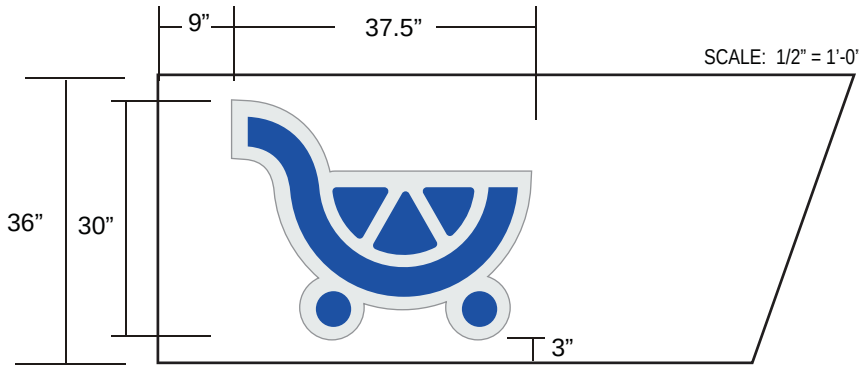
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Rev. #4	_____	_____
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DRAWING NO:
809686509.11E

DATE: 10.10.2023
S. Hawke

NON-ILLUMINATED



FOR INSTALLATION ON STANDARD 36" KIOSK FASCIA

- 4" WIDE ALUMINUM COIL PAINTED SILVER.
- 1" DEEP PANNED/EMBOSSSED CAP OVER FACE.
- SILVER BACKGROUND WITH EMBOSSED GRAPHICS.

FACES: WHITE ACRYLIC WITH
1ST SURFACE VINYL - 3730-8537 KROGER BLUE

SW4091 - 3M 7725-120

FILLER:
SW4091



LOGO/CART END VIEW



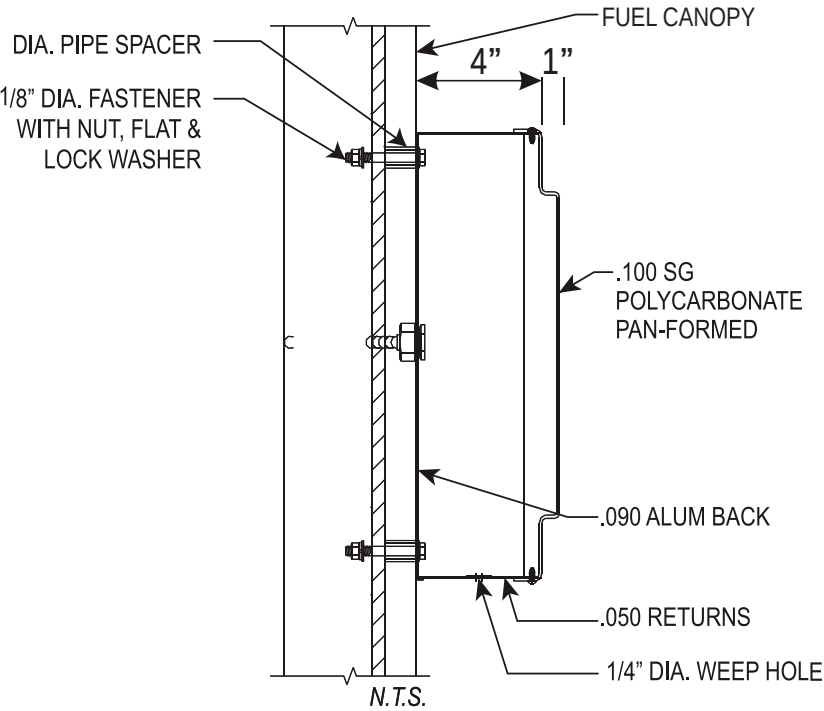
FRONT STORE VIEW

SCALE: 3/8" = 1'-0"



BACK STORE VIEW

SCALE: 3/8" = 1'-0"



7.8 SQ. FT.

PART # T.B.D

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Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1053010211.02.1A

DATE: 02.14.2024
S. HAWKE

18in Double Product, Single Face

COUPA#:555009 (Part number also used for existing sign custom kits)

DIGITAL PRICE SIGN ORDERED BY KROGER, SUPPLIED BY LANDMARK,
PERMITTED AND INSTALLED BY IDENTITI

CONSTRUCTION:

- Fabricate a double product S/F LED price sign; using 18" LED units, (1x) red & (1x) green.
- Illumination: 12VDC LED backlighting.
- Cabinet: .080" aluminum painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1A
Circuit 2 (LED price) 1.5A



ELEVATION

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

2" x 2" x 1/8" Steel
Angle Bolted to Back
(Full Length)

10 1/2"

LANDMARK
Sign Alliance, Inc.
Working Together For You

Phone: 719.505.5455

Client:
The Kroger Co

Date:
09/17/2014

Drawn by:
MLB

Revisions:
1/28/15, updated notes

Drawing Number:
140817.2

Sheet:
1 of 1

Approved:

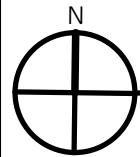
Notes:

*Contact Landmark to discuss your specific needs.

SIGN AREA: 30.3 sqft

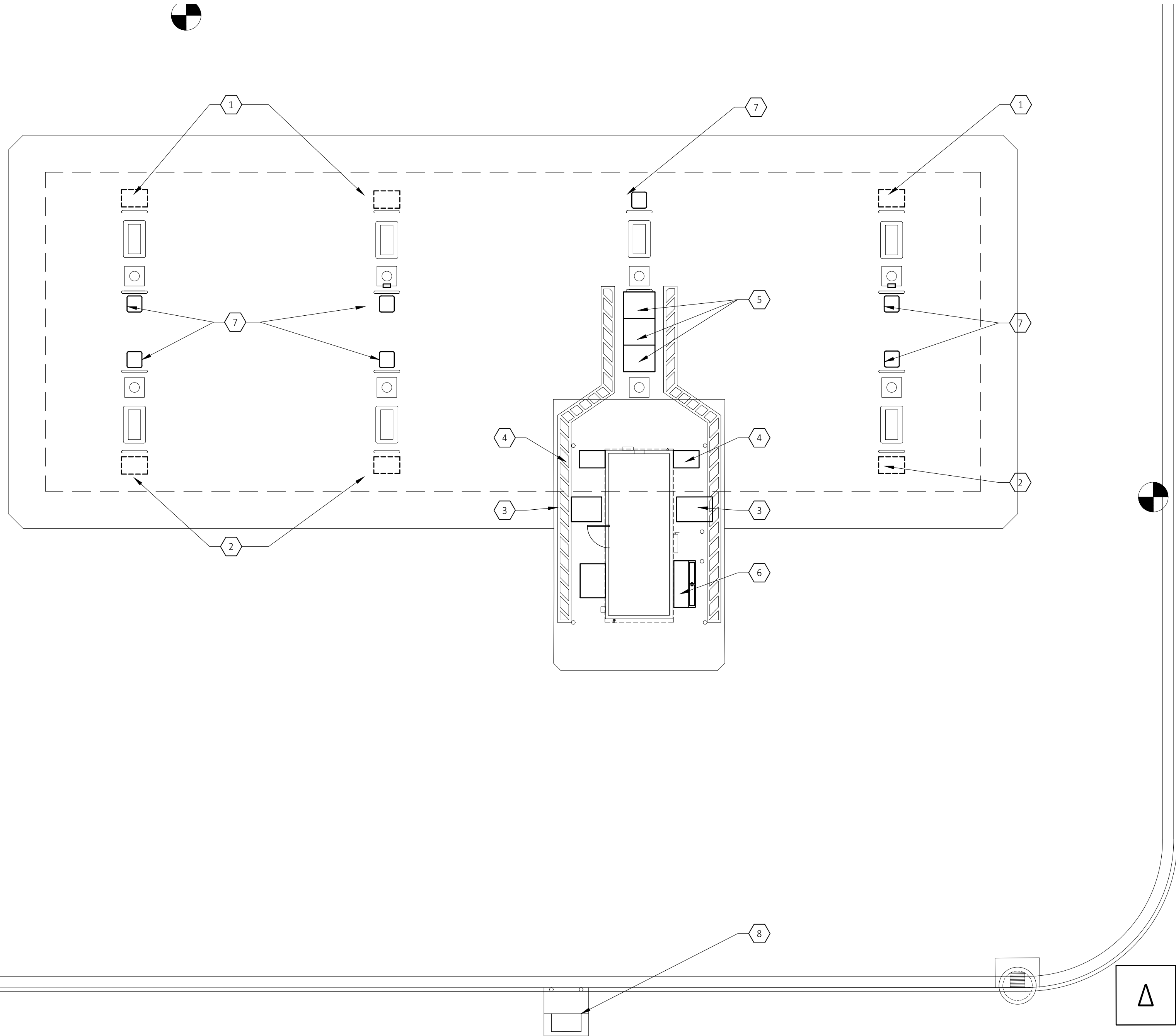
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FILE: Y:\Shared\Clients\Kroger\KRO-DEV\7723-021 Central\3880-Noblesville NC\Docu\C1.22.dwg
PLOT: 1/16/2023 2:48 PM BY: Vanderbeek, Michael



OUTDOOR SALES PLAN

SCALE: 1" = 10'-0"



NOTE:
OUTDOOR SALES ITEMS TO INCLUDE:
-KROGER BOTTLED WATER
-FIREWOOD
-5.0 GALLON GAS CANS (EMPTY)
-WINDSHIELD WASHING SOLVENT
-ROCK SALT



1 SHELF CABINET WITH 2 SHELVES - SEASONAL SALES
45"H X 42"W X 28"D



2 PALLET CAGE
41"H X 42"W X 27"D



3 COOLER SHROUD, SODA POP - COKE/PEPSI
98"H X 50"W X 41"D



4 SHORT BEVERAGE COOLER, ENERGY DRINK/JUICE
40"H X 36"W X 22"D ON GAS ISLAND STAND



5 REACH-IN MERCHANDISER - 1 UNIT
97"H X 43"W X 51"D



6 ICE MERCHANDISER
97"H X 43"W X 51"D



7 WASTE RECEPTACLE / WINDSHIELD SERVICE CENTER - BLACK
97"H X 43"W X 51"D



8 PROPANE SALES CAGE PLAN DETAIL

Low Profile

OUTDOOR SALES ITEMS

sevan
ENGINEERING, P.C.

Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
info@sevanengineering.com www.sevanengineering.com

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

CLIENT



SEAL

REVISIONS

REV.	DATE	DESCRIPTION
0	10.10.2023	CLIENT REVIEW
1	11.15.2023	DETAILED DEVELOPMENT PLAN

CONSULTANTS

EXHIBIT

PROJECT INFORMATION

OUTDOOR SALES PLAN

SHEET MANAGEMENT

PROJECT NUMBER:	J980
ISSUED DATE:	10.09.2023
DRAWN BY:	--
CHECKED BY:	TK
PROJ. MGR:	TK
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SHEET NUMBER

C1.22

Customer: Blue 1 Energy
Job: Kroger DEF - Southwest
Date: 9/3/2025

Size(s): 34.5"x75.6"
133.5"x75.6"

Qty(s):

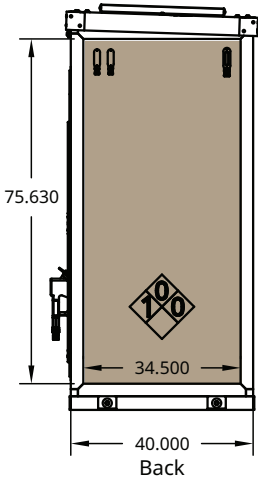
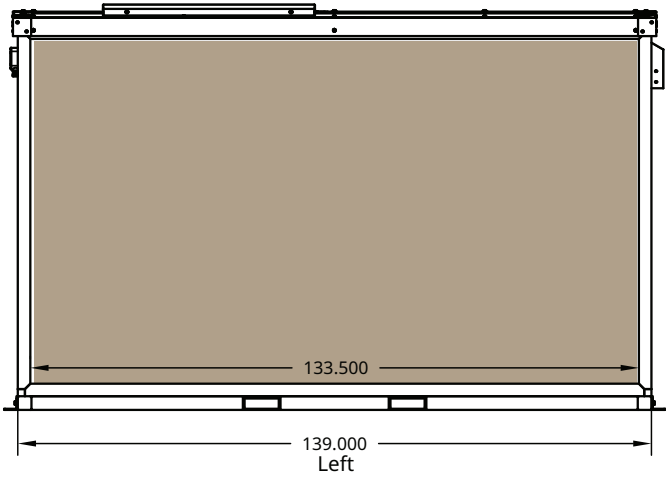
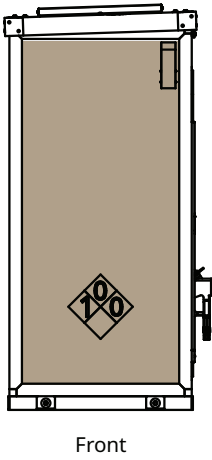
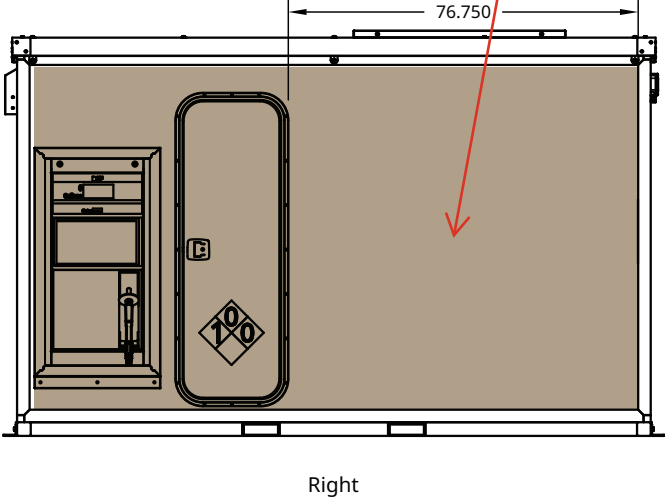
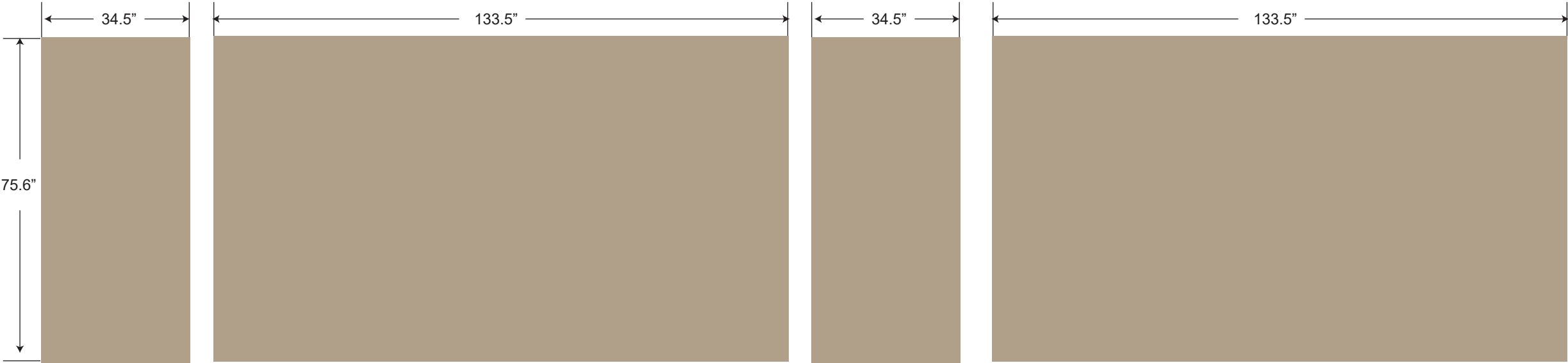
Single Sided ☐
Double Sided ☐

Proof # 1
Revision 1 ☐
Revision 2 ☐
Revision 3 ☐

PMS Colors
☐ SW 7549
☐ xxxx
☐ xxxx

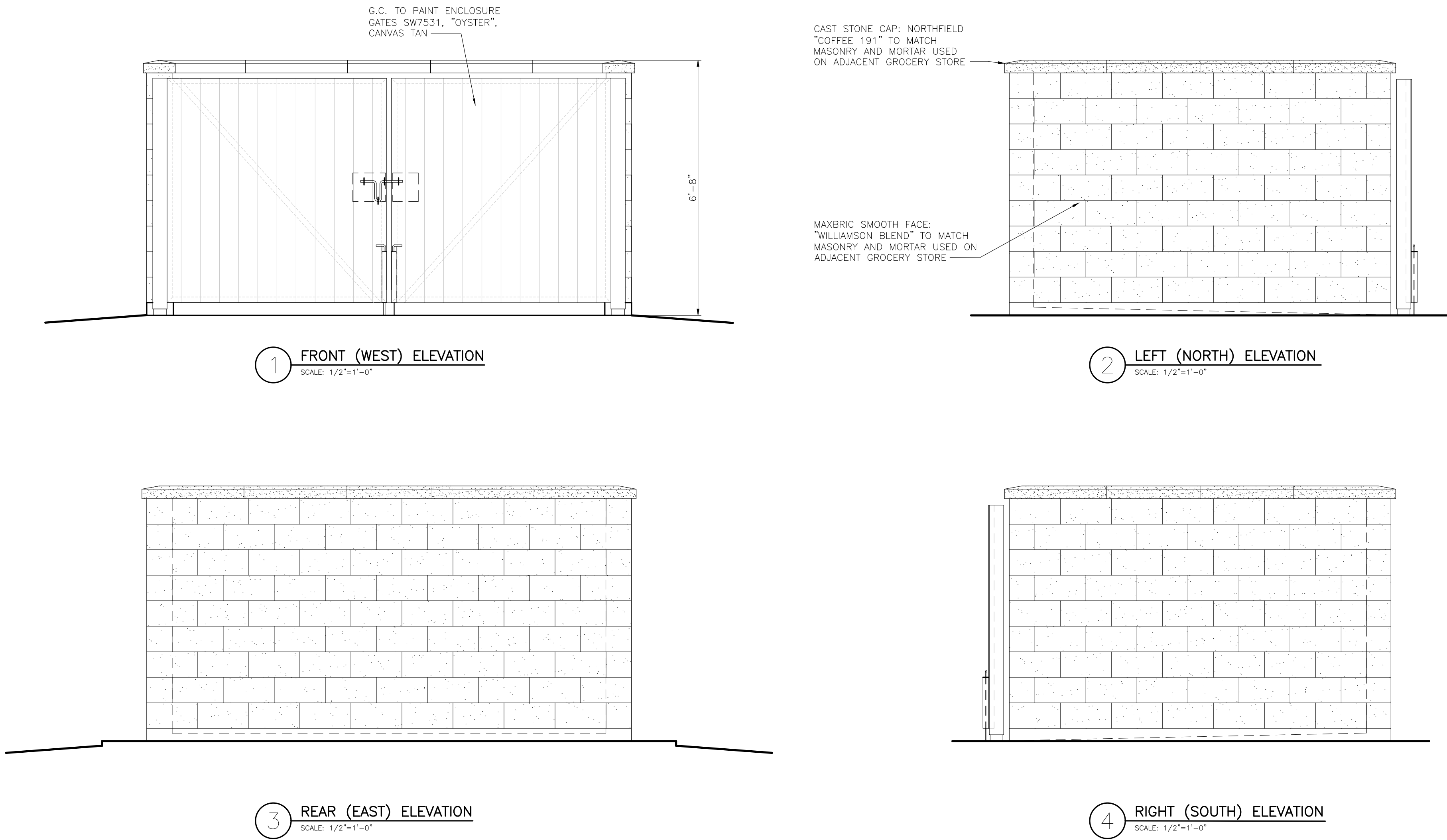
APPROVED ☐

PROOF SHEET



CMYK
☐ ☐ ☐ ☐

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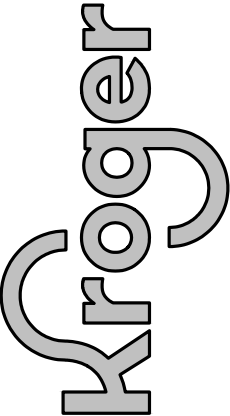
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Greenwood Village, CO 80111
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The Kroger Co. 

Supermarket Petroleum Group
Project: 303 715-5901
Phone: 303 715-5901
Fax: 303 715-5905

REVISIONS		DATE
No.	DESCRIPTION	

Project #: A-975

Date: JUNE, 2023

Scale: FULL

Disk File: KroA975_ELEV

Model: 9(GD) 1RR

Address: EXHIBIT

DUMPSTER ELEVATIONS

Sheet: A2.1

Eagles Nest

Outlot Development Standards

The following development standards pertain to all outlots within the Eagles Nest "PD-M" District, with the exception of Outlot A, which is to be developed by Kroger as a fuel station accessory to the Marketplace store.

These standards constitute the complete site, architectural, landscape and signage requirements for the outlots. Where a subject is addressed by these standards, these standards apply in lieu of the corresponding provisions of the Goshen Township Zoning Resolution. Where these standards are silent, the applicable provisions of the Goshen Township Zoning Resolution govern.

1. Uses:

Any use permitted in the "TC" Town Center District, "B-1" Local Business District, or the "B-2" General Business District as principal or accessory uses, or any use approved by the Goshen Township Zoning Commission is permitted within the Eagles Nest outlots.

2. Development Standards:

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 50'
- C. Minimum Open Space: 10%
- D. Landscape buffers, planting islands, parking lot perimeter landscape areas, and stormwater management areas incorporating landscape treatment shall count toward the minimum open space requirement.
- E. Minimum Building Setbacks:
 - i. Front Yard: 15'
 - ii. Side Yard: 5'
 - iii. Adjacent to Private Drive: 15'
 - iv. Rear Yard: 10'
- F. Maximum Building Height: 35'

3. Architectural Design Standards:

- A. Orientation:

Buildings are to be oriented either parallel or perpendicular to public or private streets to the extent practicable. Primary entrances may be oriented toward State Route 28, an internal public or private street, or the parking area serving the building. For purposes of these standards, the front yard of each outlot is the yard abutting the State Route 28 right-of-way; where an outlot does not abut State Route 28, the front yard is the yard abutting the private drive.
- B. Facades:

Any façade facing a public or private road is to be treated as a "front elevation." Elevations are to have architectural features.
- C. Building Materials:

Buildings are to be finished on all elevations with durable materials. Each elevation facing a public or private roadway shall incorporate a minimum of 20% brick, stone or cast stone. Beyond that requirement, buildings may use the standard prototype architecture, materials, trade dress and corporate colors of the occupying tenant. Identical or substantially similar architecture among outlot buildings is not required.
- D. Building Facades:

Blank building facades facing a public or private roadway should be avoided.

E. Roof Mounted Equipment:

Any roof mounted equipment must be screened on all sides from view.

4. Parking and Loading:

The following requirements are applicable to the proposed development.

A. Parking:

i. **Parking Setbacks:**

- a. Front Yard: 5'
- b. Side Yard: 5'
- c. Adjacent to Private Drive: 10'

ii. **Minimum Number of Spaces Required:**

Parking shall be provided as required by Table 12-1 of the Goshen Township Zoning Resolution or as approved by the Goshen Township Zoning Commission. Required parking may be reduced where a shared parking or cross-access agreement between two or more lots within the Eagles Nest PD-M District is recorded.

B. Loading:

i. **Number of Loading Spaces Required:** Loading spaces shall be provided consistent with the requirements of Section 12.06(A) and (B) of the Goshen Township Zoning Resolution, or as approved by the Goshen Township Zoning Commission.

ii. **Vehicular Stacking Requirements:** The requirements and provisions of Section 12.07 shall pertain, with the exception of the application of Section 12.07 (B) (2) (b and c), or as approved by the Goshen Township Zoning Commission.

C. Drive-Through Facilities:

i. **Permitted Locations:** Drive-through facilities are permitted on all outlots. Notwithstanding Table 7-1 of the Goshen Township Zoning Resolution, drive-through service points, stacking lanes, menu boards and order boxes may be located in any yard.

ii. **Stacking:** Stacking shall be provided in accordance with Table 12-3, except that a pick-up windows (pre-ordered items only) not accompanied by an order box or menu board shall require a minimum of three stacking spaces.

iii. **Noise:** Menu board and order box speakers shall not exceed 60 dBA measured at the boundary of any residential zoning district.

5. Lighting:

A. Exterior lighting shall be consistent with the provisions of Article 8, Section 8.01, with the exception of the light poles, and fixtures shall be similar in style, color and size with those used on the Kroger Development, and shall not exceed 34 feet in pole height mounted on a base not exceeding 3 feet in height, unless modified by the Goshen Township Zoning Commission. A consistent color temperature (kelvin) shall be used throughout the commercial components of the development.

- B. Lighting on gas stations, convenience stores and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

6. Landscaping and Screening:

The following are landscaping and screening requirements that are applicable to the proposed outlot development unless modified by the Goshen Township Zoning Commission.

- A. Applicability of Residential Buffers: For purposes of this Section, an outlot is "adjacent to a residential district" only where a lot line of the outlot is coterminous with the boundary of a residential zoning district. An outlot separated from a residential district by a public right-of-way, a private drive, an intervening lot, or another parcel within the Eagles Nest PD-M District is not considered to be adjacent to a residential district and is not subject to the buffer requirements of subsections B through E below.
- B. Building Landscaping: When adjacent to a residential district, commercial buildings require a 20-foot-wide buffer with 1 evergreen tree every 20 feet (minimum of 5 per façade). Large shrubs are required for 50% of the façade and spaced in groups of at least 5. The Goshen Township Zoning Commission may modify these requirements.
- C. Drive-Through Screening: When adjacent to a residential district, drive-throughs require a 15-foot-wide buffer with 1 tree every 30 feet and a continuous 6' high solid fence.
- D. Driveway Screening: When adjacent to a residential district, driveways require a 10-foot-wide buffer with 1 tree every 40 feet.
- E. Parking Landscaping:
 - i. Perimeter Area –
 - a. Adjacent to a ROW, a 3-foot-wide buffer is required with 1 tree per 60 feet.
 - b. Adjacent to a residential district a 10-foot-wide buffer is required with 1 tree per 40 feet.
 - c. Adjacent to a business district a 5-foot-wide buffer with 1 tree per 60 feet.
 - ii. Interior – Parking lots over 75 spaces require a planting island at the end of each parking row that exceeds 15 spaces. Planting islands and perimeter buffer areas shall count toward the minimum open space requirement.
- F. Dumpster Screening – Dumpsters must be located within an enclosure complimentary to the building material that is at least 6 feet in height with a gate and setback 5 feet from any lot line or attached to the principal building.

7. Signage:

A. Wall Signage:

- i. **Number of Signs Permitted:** Wall signage is permitted on each elevation facing a public or private roadway.

- ii. Must be directly mounted on or flush with wall.
- iii. May not extend above roof line.
- iv. **Maximum Sign Area:** 1-1/2 square feet of sign area for each lineal foot of building facing a public or private roadway.

B. Freestanding:

- i. **Number of Signs:** Freestanding signs are permitted on any lot frontage abutting a public right-of-way or abutting a private street with a maximum of two freestanding signs per lot.
- ii. **Maximum Area:** 80 SF.
- iii. **Maximum Height:** 12 feet.
- iv. **Design Standards:** All ground mounted signs shall be located on a base of material and color to complement the building's exterior. Such signs shall be located in a landscape bed 1-1/2 times equal to the size of the sign area. The landscape bed shall be planted with perennials and shrubs.
- v. All other applicable provisions of Section 13.09 shall remain unless modified by the Goshen Township Zoning Commission.
- vi. **Changeable Copy:** Up to 50% of a ground mounted sign may be used for changeable copy.