



---

### ***Staff Report:***

#### **NATURE OF REQUEST**

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for parcel (PIN 4131105D154.). Specifically, the Applicant is seeking to develop an approximately 11,000 square-foot animal daycare building on 2.478AC. The Applicant is proposing a Focus Area Overlay – Commercial Corridor (FA-CC) development application within the Central Retail (SR32) Corridor. *\*Please refer to the Applicant's statements, plans, and other application enclosures.*

#### **LOCATION**

The location of the proposed Overlay District request is approximately 425 feet east of the Eastgate Boulevard and Old State Route 74 intersection, adjacent to the Park National Bank.

#### **ZONING**

The subject property is zoned B-1 Business District, with the adjoining property to the south, east and west also zoned as a B-1 Business District (for the underlying zoning). Directly to the north, the property is zoned PD Planned Development.

#### **RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN**

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Central (S.R. 32) Retail Corridor. Currently, this portion of the corridor contains a variety of commercial and business uses with a varying intensity of residential uses located directly across Old SR 74. As this Corridor continues to remain the primary commercial area within Union Township, new development activities (including infill development) have remained steady. Significant redevelopment is likely to occur in the future, due to the close proximity and potential of the Eastgate Mall and surrounding properties.

## **BACKGROUND**

The Applicant's current proposal involves the construction of a one-story, 11,000 sq. ft., freestanding building. The subject parcel is a vacant lot located near the corner of Eastgate Boulevard and Old State Route 74. The lot vegetation holds overgrown trees, brush and debris that will be cleared from the site. The Applicant has proposed a building consistent of traditional building material with a fenced-in outdoor area for dogs. Parking and circulation have been provided on the site consistent with the proposed use, as the parking demands are not anticipated to be substantial for a building of this size, and in association with the proposed use.

## **STAFF REVIEW & ANALYSIS**

A review of this particular Overlay District application indicates that the proposal is consistent with both the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. The Applicant's proposal meets all setback standards and the exterior of the building is complementary in nature to the design standards established by other recent development within the Central (SR 32) Retail Corridor. The proposed landscaping plan enhances both the parking lot and exterior of the building. The proposed signage is appropriate, with the unique design of the building being situated near the intersection of Eastgate Boulevard and Old State Route 74.

The Applicant has incorporated traditional building materials through the proposed elevations mirroring the appearance of other recently developed parcels within the Eastgate area. Additionally, the Applicant has provided access in two locations with a right in/ right out onto Old State Route 74 and access through the Park National Bank lot. Focus should be brought to the cross-access easement onto Old State Route 74, as some of the pavement has begun to distress, even before the increase in of additional traffic. Improvements should include resurfacing the easement along with updating/ fixing the broken-down curb. Sidewalks have not been included within the current development proposal; however, a sidewalk is required to stay consistent with recent development and redevelopment proposals and to also achieve the standards set forth by the 2030 Land Use Plan.

## **ACTION REQUIRED**

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, in this case consists of the development of a new 11,000 square-foot freestanding building and associated improvements—as submitted, along with any further modifications deemed appropriate by the Board.

## **RECOMMENDED MODIFICATIONS**

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant must address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant needs to provide anticipated, finalized peak and average daily traffic volumes to help make final access and parking determinations. Loading and unloading areas and delivery information will also need to be submitted. *These are items that can be addressed administratively.*
- 3) The location of the proposed sidewalks along all Old SR 74 will need to be confirmed by the County Engineer prior to the submission of the final permitting plans. *This is an item that can be addressed administratively.*
- 4) The Applicant shall be required to upgrade the right in/ right out cross access easement onto Old State Route 74, subject to administrative review and approval.
- 5) As of October 6, 2022, the other items that need to be added to the current plans and associated materials prior to any final administrative actions included:
  - a. Need to determine if the detention basin / stormwater management system already designed / equipped to handle the additional stormwater runoff anticipated for this and other recent projects
  - b. Need to verify the final square footage of the proposed structure

September 6, 2022

Mr. Craig Flaute  
Planner  
Union Township, Clermont County  
4350 Aicholtz Road  
Cincinnati, OH 45245

Re: 4560 Eastgate Boulevard  
PetSuites  
Overlay District Plan

Dear Mr. Flaute:

Enclosed please find documents in support of an Overlay District Plan application for PetSuites to be located at 4560 Eastgate Boulevard. The following are enclosed:

- 1) Executed Overlay District Plan application
- 2) One (1) full sized copy and nine (9) reduced size copies of the development plans including:
  - a. Photocopy of Tax Map with subject property highlighted
  - b. Legal Description from property deed
  - c. Development plans including:
    - i. Overlay District Plan
    - ii. Landscape Plan with planting details
    - iii. Exterior Building Elevations
    - iv. Color Exterior Building Renderings
    - v. Signage Details
    - vi. Photometric Plan with fixture details

As part of this application, the applicant requests a waiver be granted for the required site parking space count. Per the Union Township zoning code, a total of 33 parking spaces is required for the site. However, based upon information from many PetSuites facilities in the region, the 22 parking spaces proposed sufficiently meets the needs of the facility and their clients. We request a waiver be granted to allow this reduction in parking.

Please place this item on the October 11<sup>th</sup> Board of Trustees Meeting agenda. Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,

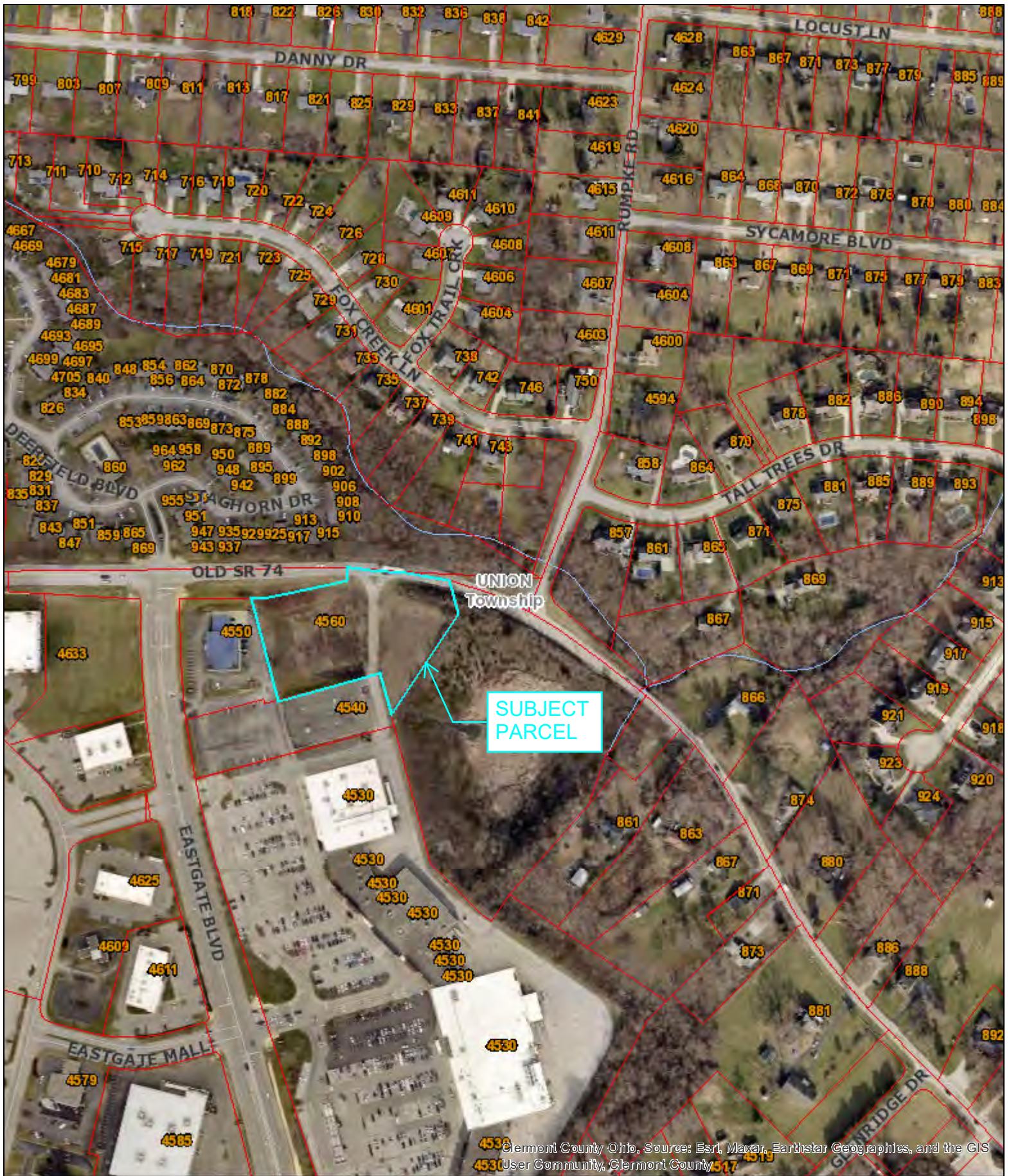
A handwritten signature in blue ink, appearing to read 'John A. Bayer'.

John A. Bayer, PE

Enclosures

Cc: Tony Giuffre, Bunnell Hill Development  
Alex Kolesar, GPD Group





Clermont County Ohio, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Clermont County

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken by the user in a reliance upon any information furnished hereunder.

## Clermont County GIS



Date: 8/30/2022



EXHIBIT A

REAL ESTATE SITUATED IN MATHEW'S MILITARY SURVEY NO. 1138, UNION TOWNSHIP,  
CLERMONT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RUMPKE ROAD AND THE  
CENTERLINE OF OLD STATE ROUTE 74;

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE CENTERLINE OF OLD STATE ROUTE  
74, THE FOLLOWING TWO (2) COURSES;

(1) N 61 DEG. 30 MIN 20 SEC W 102.25 FEET AND  
(2) N 71 DEG 15 MIN 30 SEC 2 102.54 FEET TO AN EXISTING RAILROAD SPIKE SET AT THE POINT OF  
BEGINNING OF THIS DESCRIBED REAL ESTATE;

THENCE FROM SAID POINT OF BEGINNING, DEPARTING THE CENTERLINE OF OLD STATE ROUTE  
74, S 13 DEG 43 MIN 00 SEC E 82.84 FEET TO AN EXISTING 5/8 INCH DIAMETER IRON PIN, PASSING  
AN EXISTING 5/8 INCH DIAMETER IRON PIN AT 59.81 FEET;

THENCE S 34 DEG 17 MIN 00 SEC W 288.03 FEET TO AN EXISTING 5/8 INCH DIAMETER IRON PIN  
LOCATED IN THE EAST LINE OF THE PROPERTY OWNED BY COMMERCIAL NET LEASE REALTY  
INC. AS RECORDED IN OFFICIAL RECORD 528, PAGE 657 CLERMONT COUNTY RECORDER'S OFFICE;

THENCE ALONG THE EAST LINE OF SAID COMMERCIAL NET LEASE REALTY INC. N 13 DEG 43 MIN  
00 SEC W 105.09 FEET TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID COMMERCIAL NET LEASE REALTY INC. S 76 DEG 17  
MIN 00 SEC W 249.48 FEET TO A MAG NAIL SET;

THENCE LEAVING SAID NORTH LINE OF COMMERCIAL NET LEASE REALTY INC. AND ALONG A  
NEW SEVERANCE LINE N 13 DEG 43 MIN 00 W 248.34 FEET TO A 5/8 INCH DIAMETER IRON PIN SET  
IN THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF OLD STATE ROUTE 74;

THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING TWO  
(2) COURSES:

(1) S 89 DEG 17 MIN 45 SEC E 27.68 FEET TO AN EXISTING IRON PIN AND  
(2) N 79 DEG 03 MIN 09 SEC E 204.21 FEET TO AN EXISTING IRON PIN;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE N 00 DEG 42 MIN 15 SEC 29.63 FEET  
TO A POINT IN THE CENTERLINE OF OLD STATE ROUTE 74;

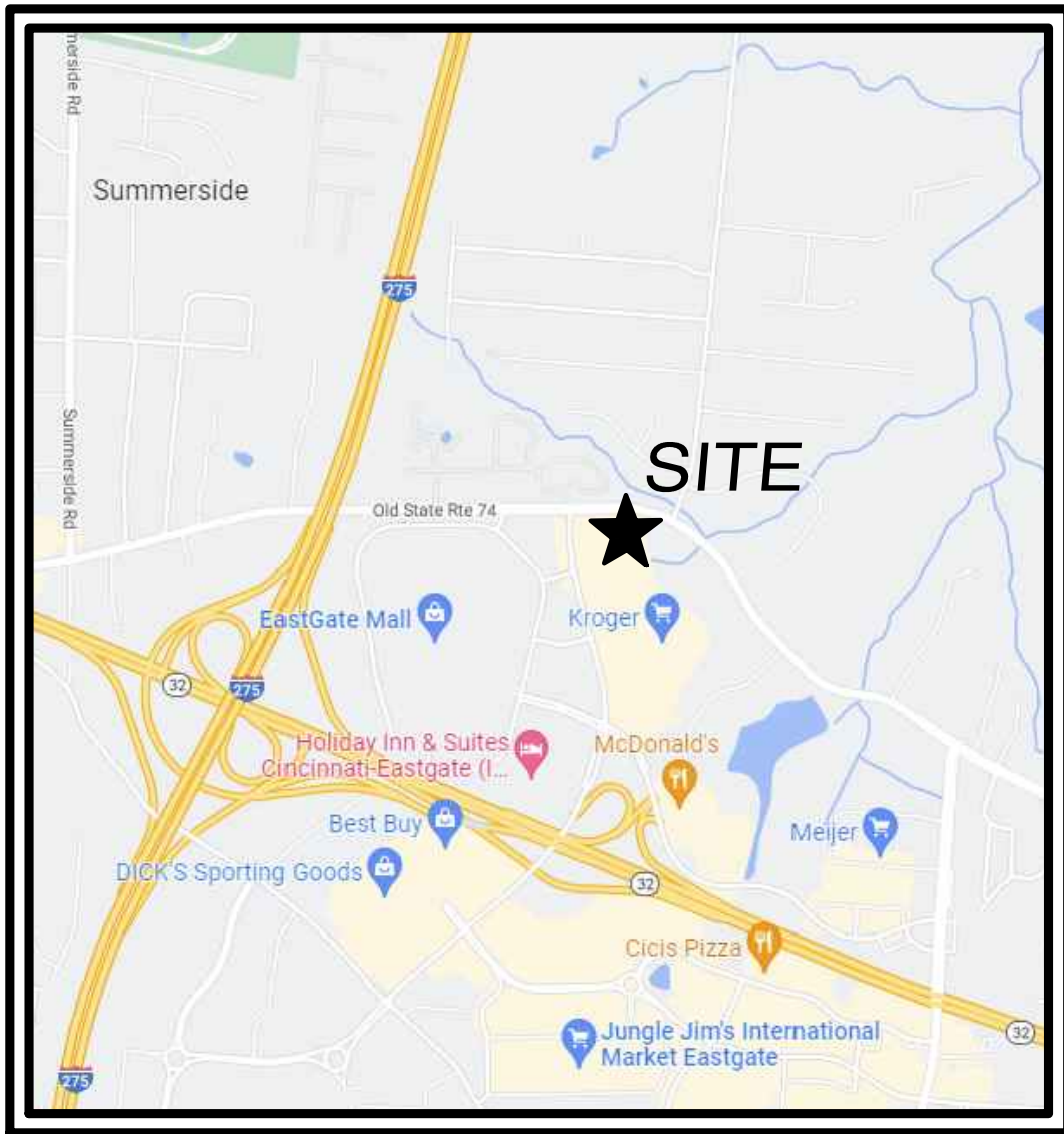
THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

(1) S 89 DEG 16 MIN 40 SEC E 9.57 FEET,  
(2) S 84 DEG 32 MIN 30 SEC E 131.71 FEET AND  
(3) S 78 DEG 00 MIN 30 SEC E 101.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED REAL  
ESTATE. CONTAINING 2.478 ACRES, MORE OR LESS.

PPN 41-31-05D-154 & 154T

*Being the result of a survey dated 8/18/09 by  
Gary D. Ross P.S. Ohio Registration # 7019.*

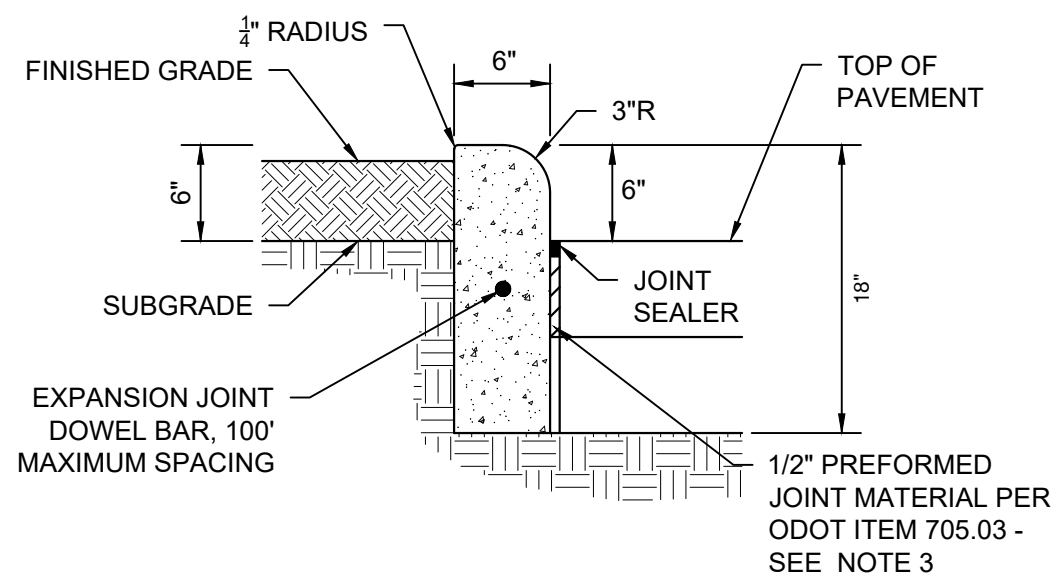
PROPERTY ADDRESS: 4560 EASTGATE BLVD., UNION TOWNSHIP, OH



VICINITY MAP  
NOT TO SCALE

### GENERAL NOTES

- SANITARY TO BE TIED INTO CLERMONT COUNTY WATER RESOURCES.
- WATER TO BE TIED INTO CLERMONT COUNTY WATER RESOURCES.
- DETENTION PROVIDED IN REGIONAL BASIN LOCATED EAST OF THE SITE AND WATER QUALITY TO BE PROVIDED IN ACCORDANCE WITH CLERMONT COUNTY AND OHIO EPA REQUIREMENTS.
- DUKE TO BE PROVIDER FOR ELECTRIC AND GAS.
- ODOT TYPE 6 CURB TO BE PROVIDED FOR ALL PROPOSED PARKING AREAS.



- NOTES:
- PROVIDE TRANSVERSE EXPANSION JOINTS @ 20'-0" O.C. (MAX).
  - PROVIDE EXPANSION JOINT FOR CONCRETE PAVEMENT ONLY.
  - EXPANSION JOINT MATERIAL AND JOINT SEALER ARE NOT REQUIRED FOR THE PORTION OF THE CURB THAT IS ADJACENT TO A FLEXIBLE PAVEMENT. BOTH MATERIALS ARE REQUIRED, AS DETAILED, FOR THE FULL HEIGHT OF RIGID PAVEMENT AS CONCRETE BASES.

### ODOT TYPE - 6 CONCRETE CURB

NOT TO SCALE

### SUMMARY TABLE

ZONING:	B-1
PROPOSED USE:	KENNEL FACILITY
TOTAL ACREAGE:	
R/W AREA =	0.312 ACRES
DEVELOPMENT AREA =	2.166 ACRES
TOTAL SITE AREA =	2.478 ACRES
IMPERVIOUS SURFACE RATIO:	
EXISTING % =	5% IMPERVIOUS
PROPOSED % =	42% IMPERVIOUS
PARKING INFORMATION:	
REQUIRED PARKING =	33 SPACES
PROPOSED PARKING =	22 SPACES
PROPOSED ADA =	1 SPACES

### FLOOD INFORMATION

PROPERTY SURVEYED IS LOCATED WITHIN ZONE X  
ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE  
FLOODPLAIN PER FEMA MAP 39025C0225G (NOT PRINTED)  
MAP REVISED MARCH 16, 2006

### BASIS OF BEARINGS

BEARINGS BASED ON DEEDS OF RECORD FOR PROPERTY SURVEYS  
AS RECORDED FOR O.R. 2301, PG. 1159

# PETSUITES OVERLAY DISTRICT PLAN

## 4560 EASTGATE BOULEVARD

UNION TOWNSHIP, CLERMONT COUNTY, OHIO  
AUGUST 26, 2022

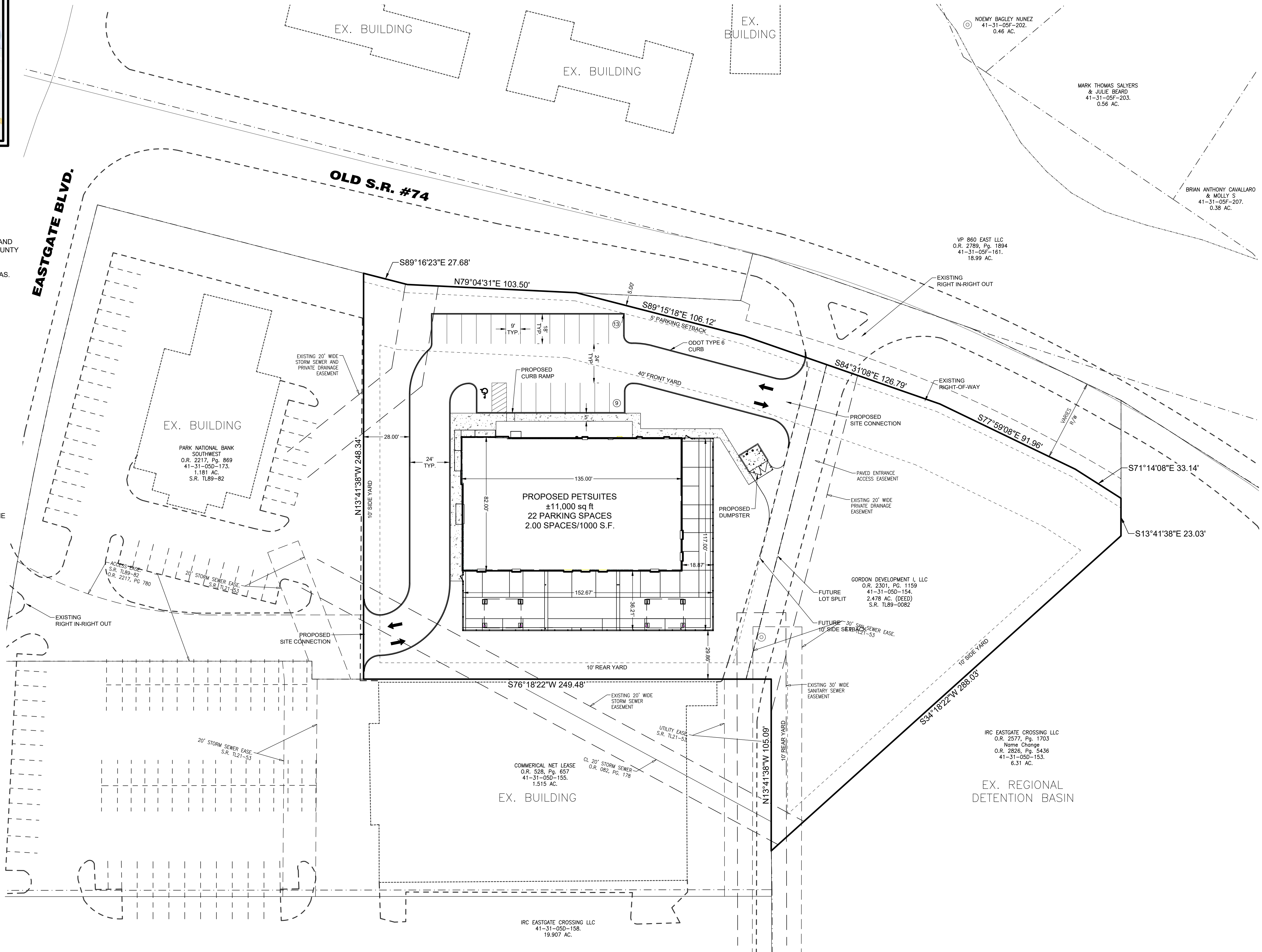
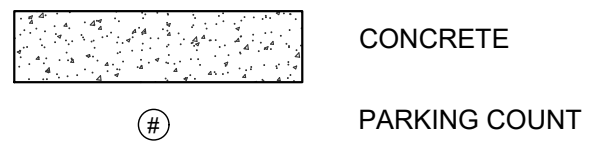
### APPLICANT

BUNNELL HILL DEVELOPMENT  
3000 HENKLE DRIVE  
LEBANON, OHIO 45036  
(513) 932-6090

### OWNERS

GORDON DEVELOPMENT I LLC  
201 SUMMERTON DRIVE  
BLUFFTON SC, 29910

### LEGEND



Basis of Bearing:  
State Plane NAD83 (2011)  
0 30 45  
SCALE: 1" = 30'

PRELIMINARY

PETSUITES  
EASTGATE BOULEVARD  
4560 EASTGATE BOULEVARD  
UNION TOWNSHIP, CLERMONT COUNTY, OHIO  
OVERLAY DISTRICT PLAN

bayer  
becker  
www.bayerbecker.com  
6900 Tylersville Road, Suite A  
Mason, OH 45040 - 513.339.6600

Drawing: 22-0126 ODP  
Drawn by: MGS  
Checked By: JAB  
Issue Date: 08-26-22  
Sheet:









A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

HYDROSEED

A. LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR

B. CONTRACTOR SHALL APPLY CELLULOSE MULCH AT A MINIMUM RATE OF 1500 LBS./ACRE AND FERTILIZERS: BEST 6-20-20 OR BEST 15-15-15 OR APPROVED EQUIV. APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE APPLIED AT RATE OF 70 LBS./ACRE. HYDROSEED SEED MIX SHALL BE APPLIED AT THE 2,000 LBS./ACRE.

C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. ALLOW THE PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING APPLICATION.

D. CONTRACTOR SHALL APPLY THE HYDROSEEDING IN THE FORM OF A SLURRY CONSISTING OF ORGANIC SOIL AMENDMENTS, COMMERCIAL FERTILIZER, AND ANY OTHER CHEMICALS THAT ARE CALLED OUT. WHEN HYDRAULICALLY SPRAYED/ONTO THE SOIL, THE MULCH SHALL FORM A BLOTTER-LIKE MATERIAL. SPRAY THE AREA WITH FORMULATED FIBER COAT COV. OF 100% CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. CONTRACTOR SHALL INSURE THAT ALL OF THE SLURRY COMPONENTS ENTER AND MIX WITH THE SOIL.

E. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN TWO HOURS IN THE MACHINE, ADD 50% MORE OF THE ORIGINAL SPECIFIED SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED WITHIN THE TWO HOURS AFTER MIXING. ADD 50% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT (8) HOURS AFTER MIXING. ALL MIXTURES MORE THAN EIGHT (8) HOURS OLD, SHALL BE DISPOSED, OFFSITE, AT THE CONTRACTOR'S EXPENSE.

F. CONTRACTOR SHALL REMOVE ALL SLURRY SPRAYED ONTO HARDSCAPE AREAS INCLUDING CONCRETE WALKS, DRIVEWAYS, BUILDINGS, WALLS, AND CURBS. AT THE CONTRACTOR'S EXPENSE.

G. CONTRACTOR SHALL SAVE ALL SEED AND FERTILIZER TAGS AND FIBER MULCH BAGS FOR THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

Plot time: Sep 01, 2022 - 2:55pm  
Drawing name: J:\2022\22-0126\1 A DWG\22-0126 | A.dwg - layout Tab | 2 of 2 Notes



[illegible]

FOR REVIEW  
ONLY

**PETSUITES OF AMERICA**  
4560 EASTGATE BOULEVARD  
UNION TOWNSHIP, OH

## EXTERIOR ELEVATIONS

PROTOTYPE: HOMEBASE 2021

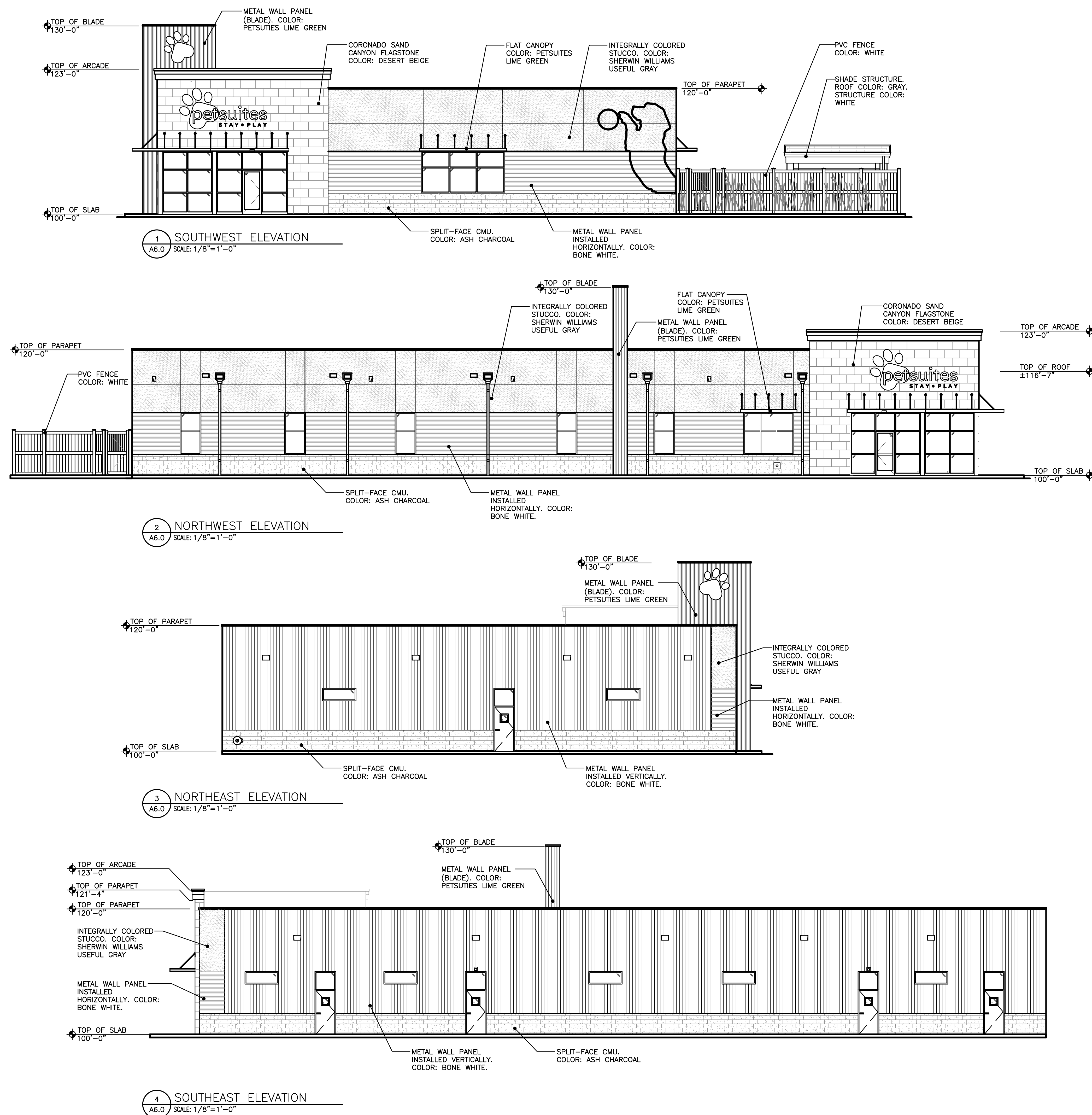
ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.  
TBD

PROJECT MANAGER	DESIGNER
NRV	AMK

JOB NO.  
2022155.14

## A6.0





[illegible]

FOR REVIEW  
ONLY

**PETSUITES OF AMERICA**  
4560 EASTGATE BOULEVARD  
UNION TOWNSHIP, OH

## EXTERIOR ELEVATIONS

PROTOTYPE: HOMEBASE 2021

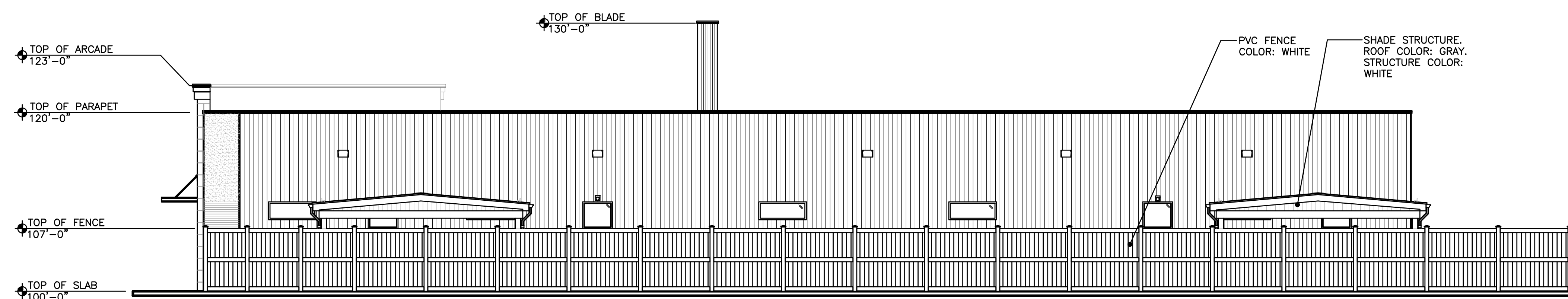
ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO  
TBD

PROJECT MANAGER	DESIGNER
NRV	AMK

JOB NO.  
2022155.14

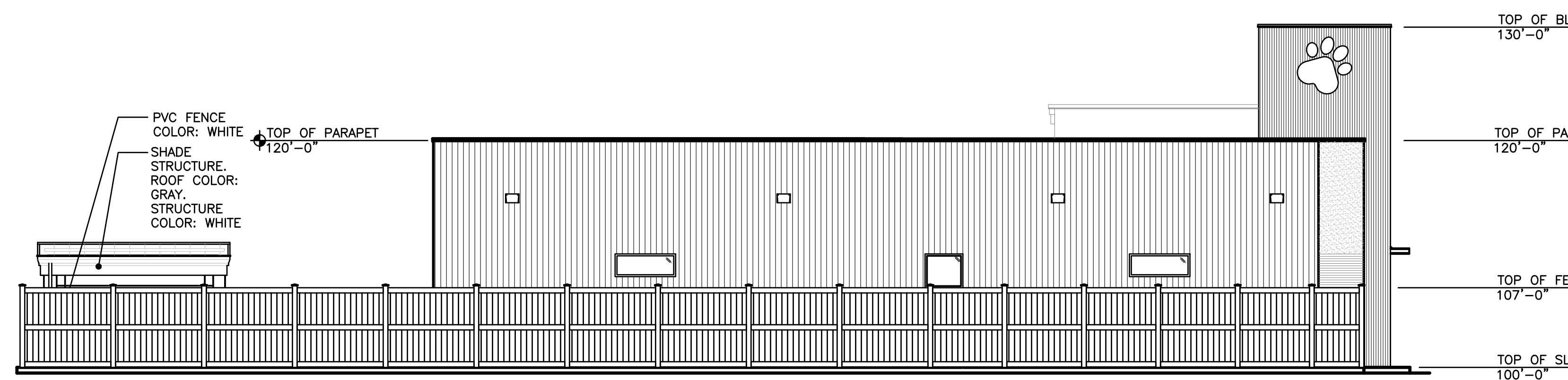
## A6.1



1  
A6.1

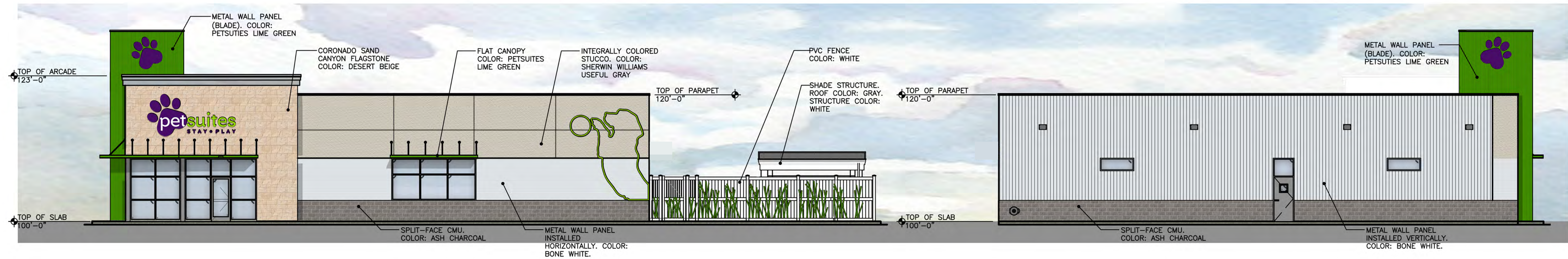
SOUTHEAST ELEVATION

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



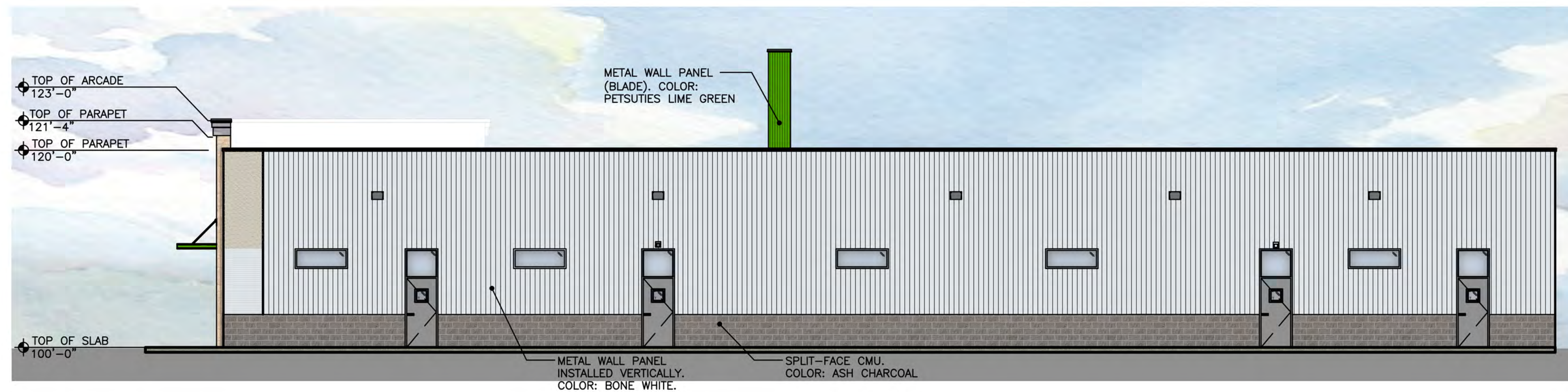
2 NORTH EAST ELEVATION  
A6.1 SCALE: 1/8"=1'-0"



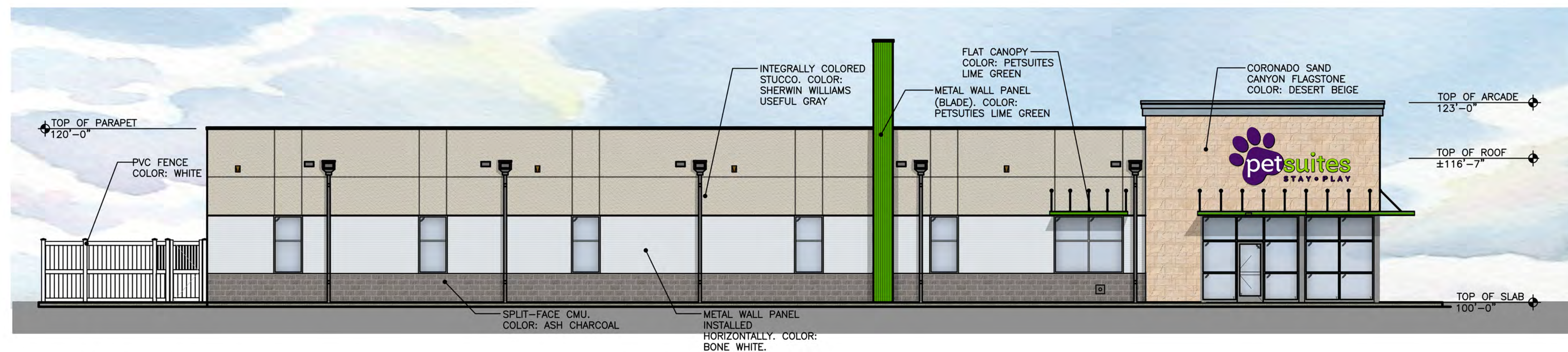


1 SOUTHWEST ELEVATION  
A6.0 SCALE: 1/8"=1'-0"

2 NORTHEAST ELEVATION  
A6.0 SCALE: 1/8"=1'-0"



3 SOUTHEAST ELEVATION  
A6.0 SCALE: 1/8"=1'-0"



4 NORTHWEST ELEVATION  
A6.0 SCALE: 1/8"=1'-0"



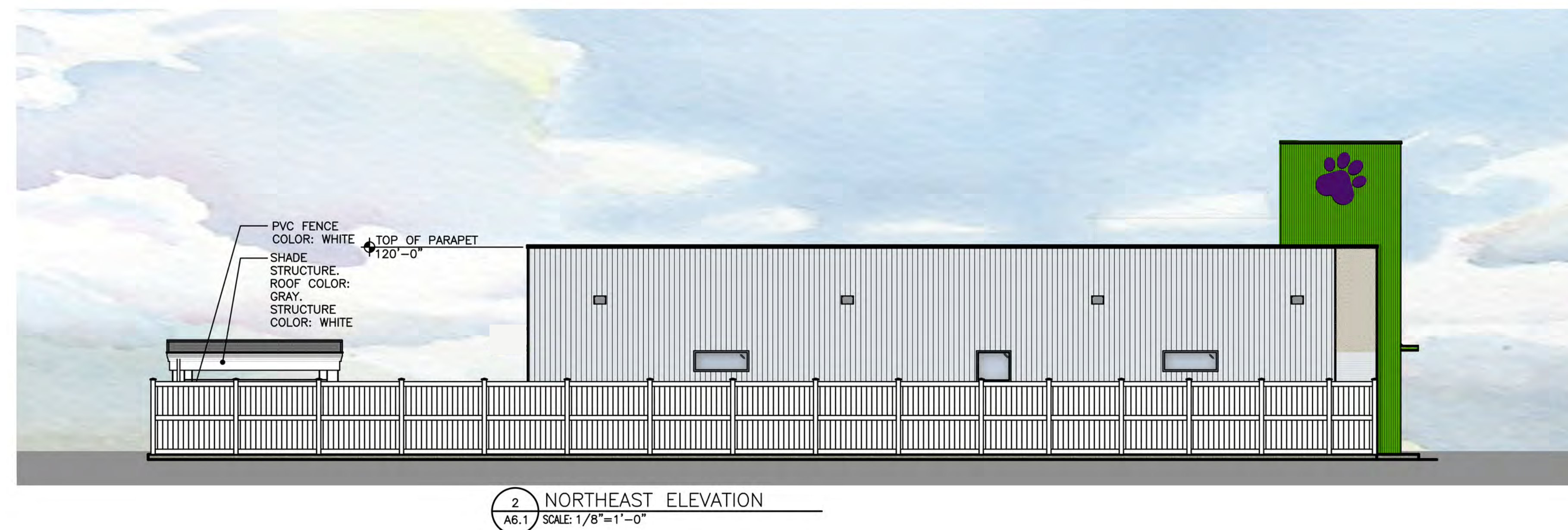
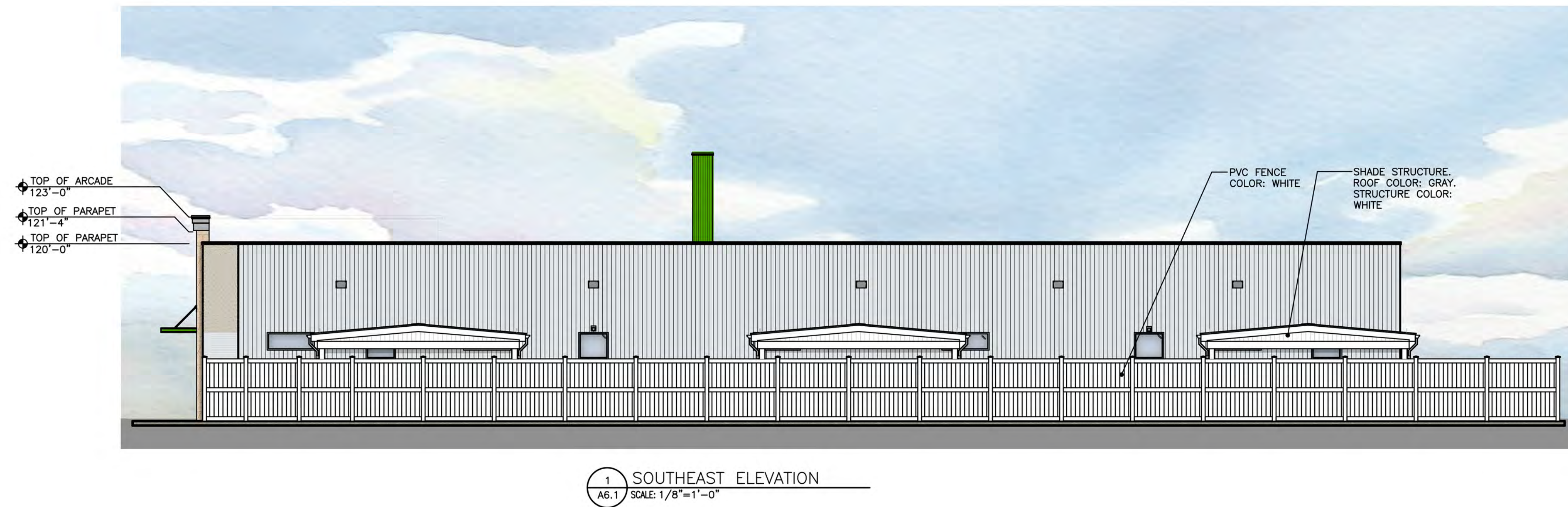
# PETSUITES

EASTGATE BLVD  
UNION TOWNSHIP, OH



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





# PETSUITES

EASTGATE BLVD  
UNION TOWNSHIP, OH



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





# PetSuites

## Design Standards

6-28-2021

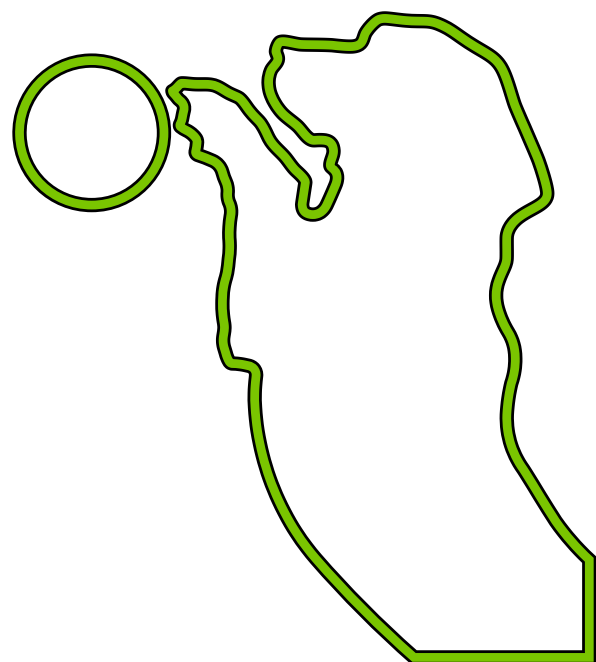




**A** WALL MOUNTED LOGO



**B** WALL MOUNTED PAW



**C** SILHOUETTE



**D** WELCOME SIGN

**BOARDING  
DAYCARE  
GROOMING  
TRAINING**

**E** AMENITY LETTERS

## SIGN TYPES

- A** WALL MOUNTED LOGO
- B** WALL MOUNTED PAW
- C** SILHOUETTE
- D** WELCOME SIGN
- E** AMENITY LETTERS



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online [integratedsign.com](http://integratedsign.com)

### DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.

This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

**Petsuites**

Name of Project

**Petsuites  
Design Standards**

Project Address

ISG Project Number  
(Work Order #)

Drawn By  
**B Smith**

Approved By

Original Drawing Date  
**06.21.21**

Issued Revisions



Drawing Title

**Sign Type Legend**

**002**

# Standard Colors & Materials

## Corporate Color Standards



PetSuites Plum  
PMS 2617 C  
CMYK: 84/100/0/13  
RGB: 74/13/102



PetSuites Gray  
PMS Cool Gray 7  
CMYK: 42/35/35/1  
RGB: 153/153/154



PetSuites Lime  
PMS 375 C  
CMYK: 45/0/100/0  
RGB: 149/214/0

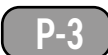
## Paint Colors



Dark Purple (PMS 2617c)  
Matthews Paint



Green (MP 77527)  
Matthews Paint - See attached Formula



Grey Shank (MP 13914)  
Matthews Paint

## Translucent Vinyl Colors



Plum Purple  
(3M Scotchcal 3630-128)



Brilliant Green  
(3M Scotchcal 3630-106)

## Trim Cap Colors



Gemini - Purple (2287)



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online integratedsign.com

### DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.  
  
This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner  
**Petsuites**

Name of Project  
**Petsuites  
Design Standards**

Project Address

ISG Project Number

Drawn By <b>B Smith</b>	Approved By
----------------------------	-------------

Original Drawing Date  
**06.28.21**

Issued Revisions

- △
- △
- △
- △
- △
- △
- △

Drawing Title

Materials & Colors

# Square Footage Standards

- 1 36 Sq Ft @ 4' 10" tall
- 2 42 Sq Ft @ 5' 2 1/2" tall
- 3 57 Sq Ft @ 6' 1/2" tall
- 4 68 Sq Ft @ 6' 7" tall



1 FRONT ELEVATION

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

\* Square Footage calculated from 6-sided box unless otherwise required per local regulations

## Colors & Materials

### Paint Colors

- P-1 Dark Purple (PMS 2617c) Matthews Paint

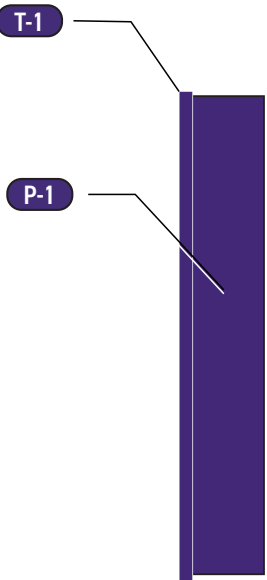
### Translucent Vinyl Colors

- V-1 Plum Purple (3M Scotchcal 3630-128)
- V-2 Brilliant Green (3M Scotchcal 3630-106)

### Trim Cap Colors

- T-1 Gemini - Purple (2287)

NOTE: ALL LETTERS AND LOGO CANS HAVE  
P-1 RETURNS  
T-1 TRIM CAP



2 TYPICAL SIDE VIEW

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



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online integratedsign.com

### DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.  
This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

Petsuites

Name of Project

Petsuites  
Design Standards

Project Address

ISG Project Number

Drawn By  
B Smith

Original Drawing Date  
06.28.21

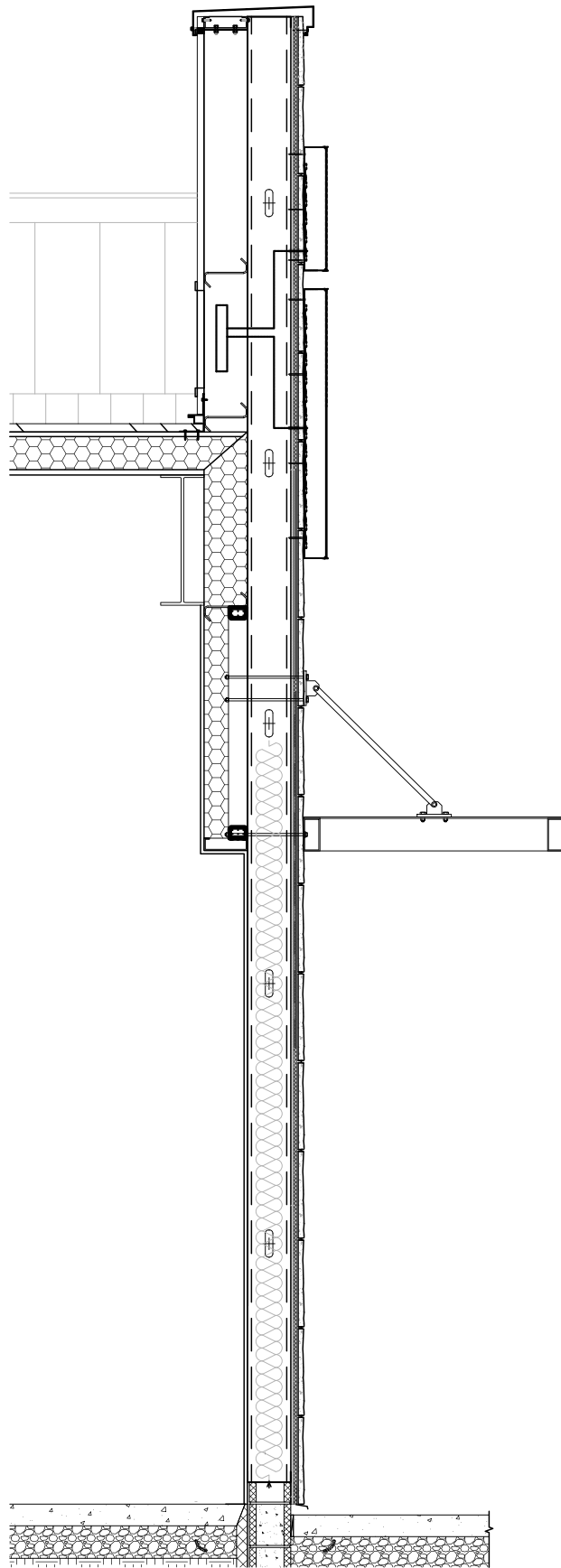
Issued Revisions



Drawing Title

Wall Mounted Logo

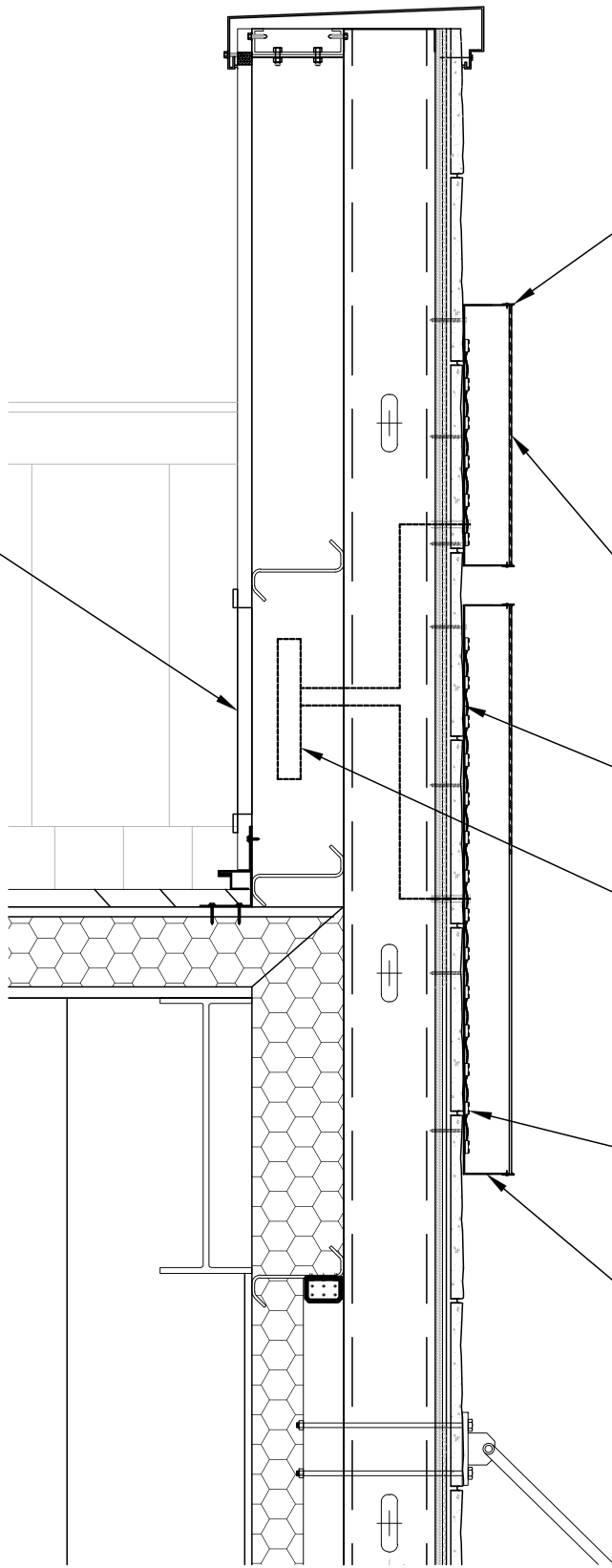
004



1 SECTION VIEW

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

ACCESS DOOR  
REQUIRED



2 SECTION VIEW

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

1" trim cap

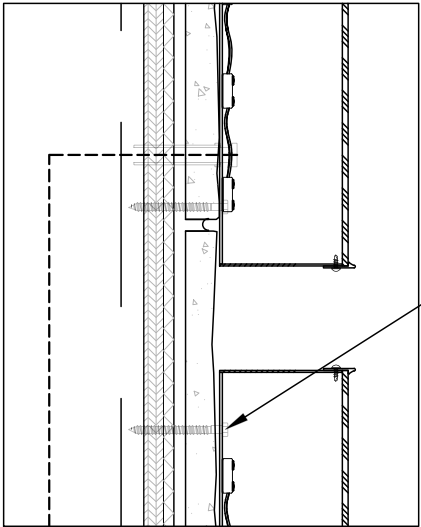
.188" white acrylic 7328 faces

.063" aluminum letter back

LED power supply  
(Universal L12V60UNV-R)

white LED's  
(ZLight EC03X)

.040" x 4" aluminum return



3 DETAIL VIEW

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

Fasteners vary  
by structure



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online [integratedsign.com](http://integratedsign.com)

DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.

This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

**Petsuites**

Name of Project

**Petsuites  
Design Standards**

Project Address

ISG Project Number

Drawn By  
**B Smith**

Original Drawing Date

**06.28.21**

Issued Revisions

1

1

1

1

1

1

1

Drawing Title

**Wall Mounted Logo  
Section Views**

**005**

# Square Footage Standards

- 118 Sq Ft @ 4' 4" tall
- 224 Sq Ft @ 5' tall

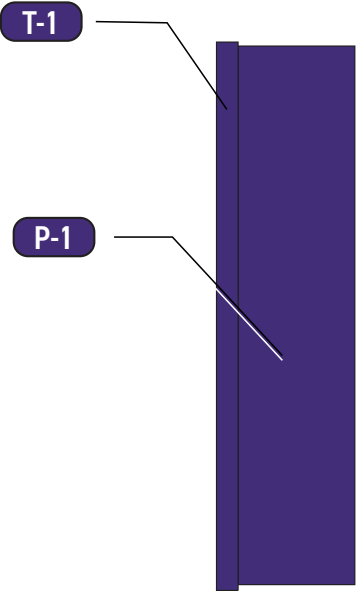


1

FRONT ELEVATION

Scale: 1/8" = 1' - 0"

NOTE: ALL LETTERS AND LOGO  
CANS HAVE  
P-1 RETURNS  
T-1 TRIM CAP



3

TYPICAL SIDE VIEW

N.T.S.

## Colors & Materials

### Paint Colors

P-1 Dark Purple (PMS 2617c)  
Matthews Paint

### Translucent Vinyl Colors

V-1 Plum Purple  
(3M Scotchcal 3630-128)

V-2 Brilliant Green  
(3M Scotchcal 3630-106)

### Trim Cap Colors

T-1 Gemini - Purple (2287)



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online [integratedsign.com](http://integratedsign.com)

### DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.  
  
This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

Petsuites

Name of Project

Petsuites  
Design Standards

Project Address

ISG Project Number

Drawn By B Smith	Approved By
---------------------	-------------

Original Drawing Date  
06.28.21

Issued Revisions

1

1

1

1

1

1

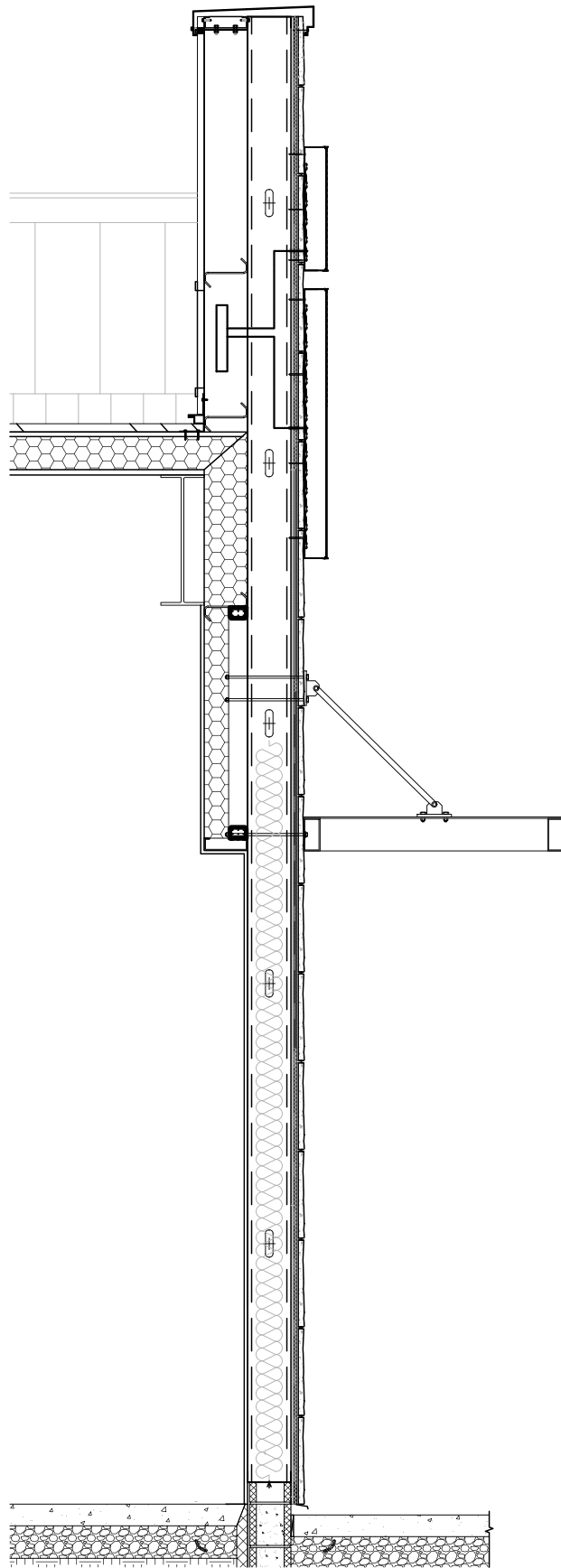
1

Drawing Title

Wall Mounted Paw

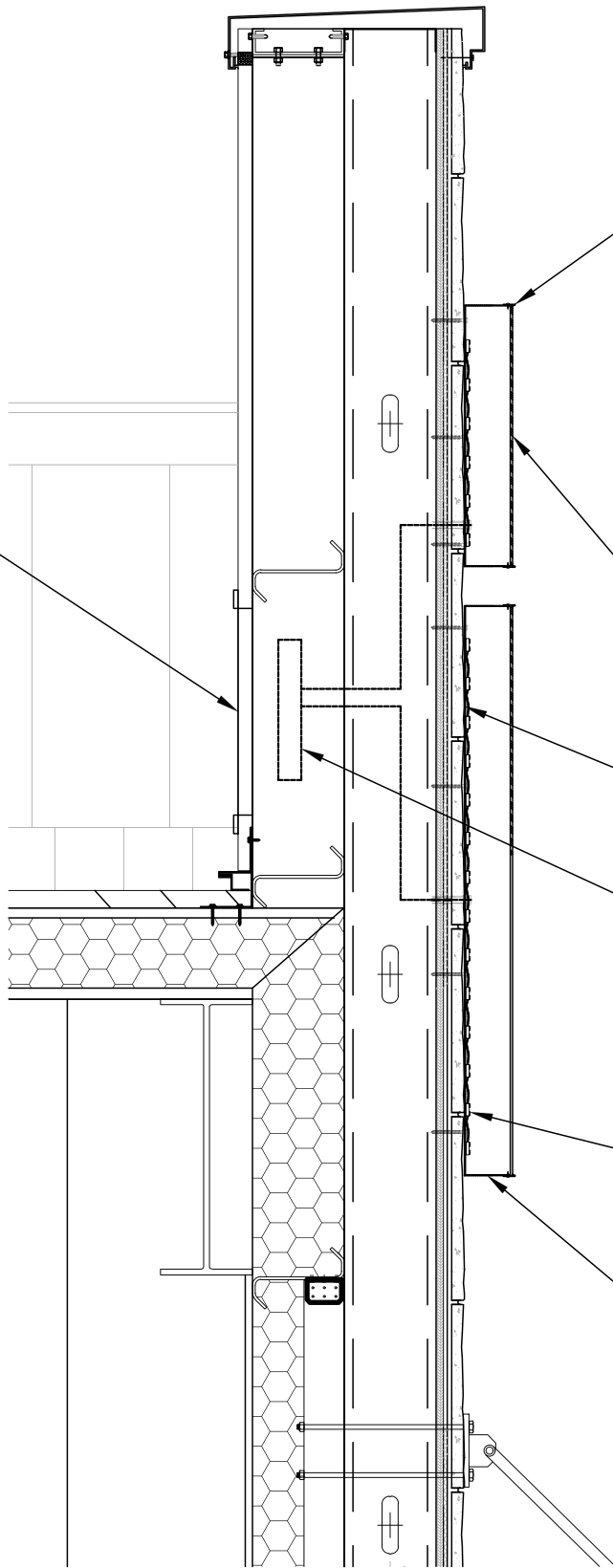
005





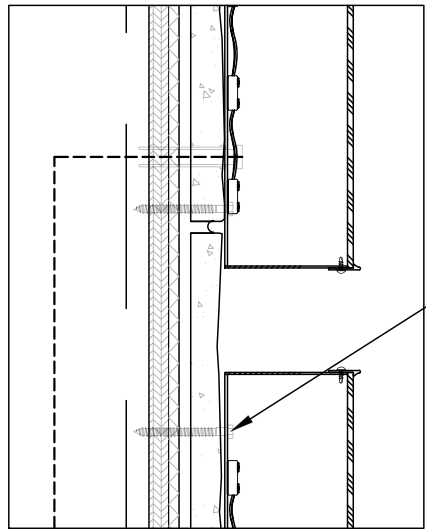
1 SECTION VIEW

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



2 SECTION VIEW

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



3 DETAIL VIEW

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

ACCESS DOOR  
REQUIRED

1" trim cap

.188" white acrylic 7328 faces

.063" aluminum letter back

LED power supply  
(Universal L12V60UNV-R)

white LED's  
(ZLight EC03X)

.040" x 4" aluminum return

Fasteners vary  
by structure



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online [integratedsign.com](http://integratedsign.com)

DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.

This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

**Petsuites**

Name of Project

**Petsuites  
Design Standards**

Project Address

ISG Project Number

Drawn By  
**B Smith**

Approved By

Original Drawing Date

**06.28.21**

Issued Revisions

1
1
1
1
1
1
1

Drawing Title

**Wall Mounted Paw  
Section Views**

**006**



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online [integratedsign.com](http://integratedsign.com)

DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.

This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

Petsuites

Name of Project

Petsuites  
Design Standards

Project Address

ISG Project Number

Drawn By  
B Smith

Approved By

Original Drawing Date  
06.28.21

Issued Revisions



Drawing Title

Silhouette

007

# Square Footage Standards

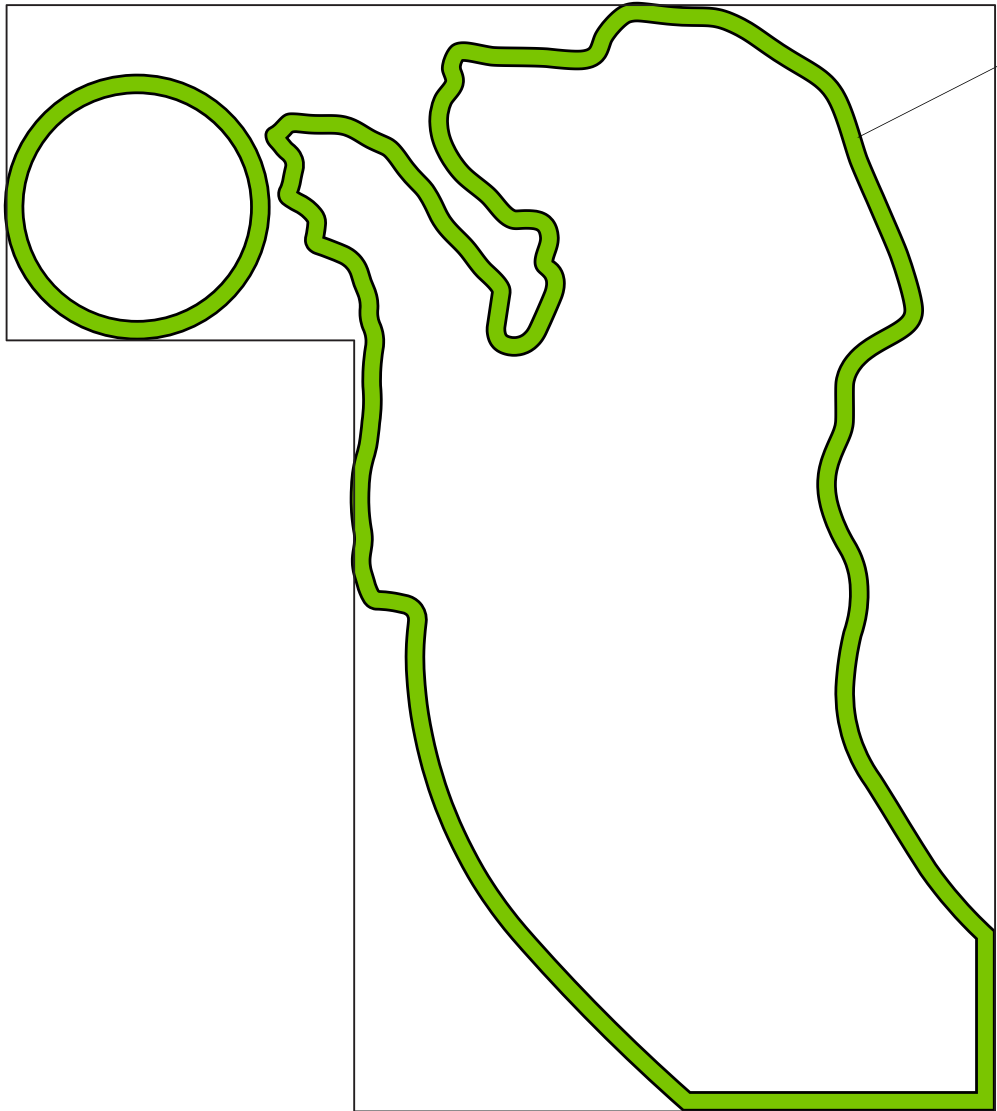
- 1 140 Sq Ft @ 14' 5" tall
- 2 200 Sq Ft @ 16' 7" tall

\* Square Footage calculated from 6-sided box unless otherwise required per local regulations

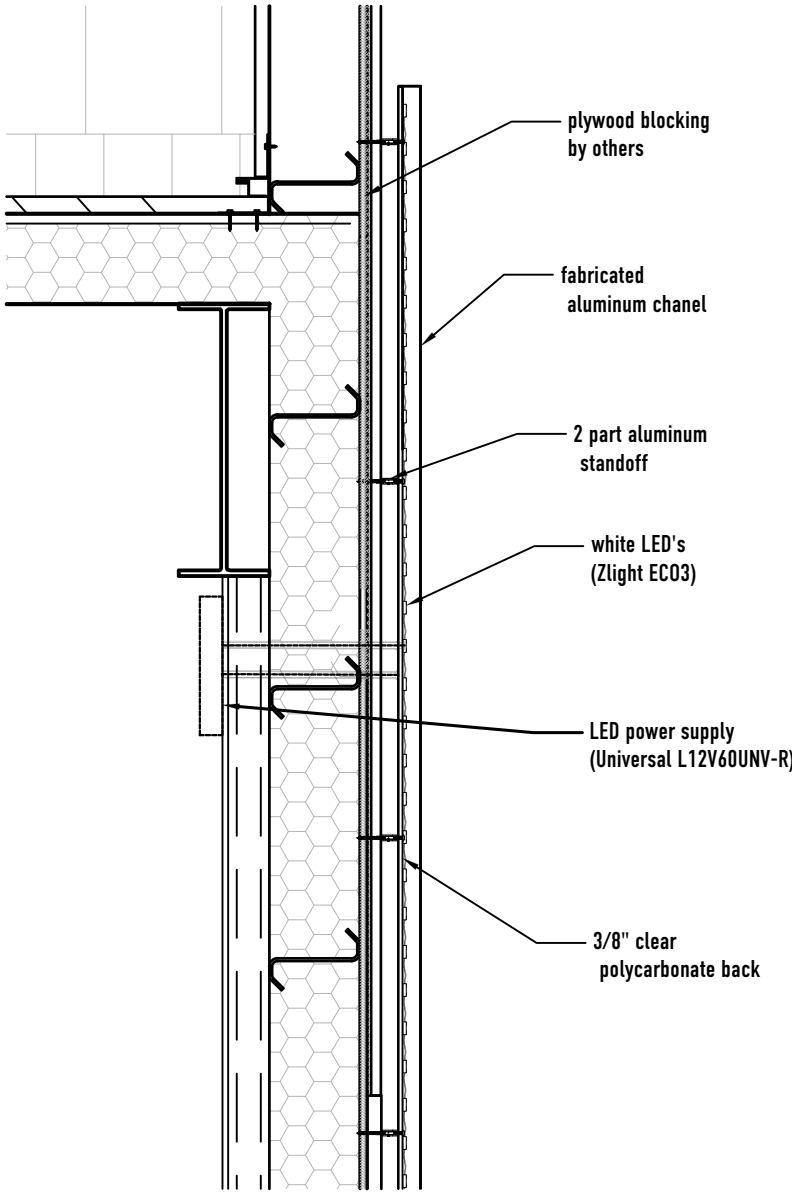
## Standard Colors & Materials

### Paint Colors

P-2 Green (MP 77527)  
Matthews Paint - See attached Formula



1 FRONT ELEVATION  
Scale: 3/4" = 1' - 0"



2 SECTION VIEW  
Scale: 1" = 1' - 0"

\* Total Height can vary  
per local ordinance

## Square Footage Standards

- 1 2 Sq Ft
- 2 3 Sq Ft
- 3 4 Sq Ft

### Colors & Materials

#### Paint Colors

- P-1 Dark Purple (PMS 2617c)  
Matthews Paint
- P-3 Grey Shank (MP 13914)  
Matthews Paint

#### Translucent Vinyl Colors

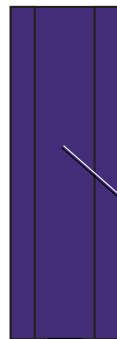
- V-1 Plum Purple  
(3M Scotchcal 3630-128)



3 PLAN VIEW  
Scale: 1" = 1' - 0"



1 FRONT VIEW  
Scale: 1" = 1' - 0"



2 SIDE VIEW  
Scale: 1" = 1' - 0"



4 FRONT VIEW  
Scale: 1" = 1' - 0"



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online [integratedsign.com](http://integratedsign.com)

#### DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.  
This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

**Petsuites**

Name of Project

**Petsuites  
Design Standards**

Project Address

ISG Project Number

Drawn By  
**B Smith**

Approved By

Original Drawing Date  
**06.28.21**

Issued Revisions

1

1

1

1

1

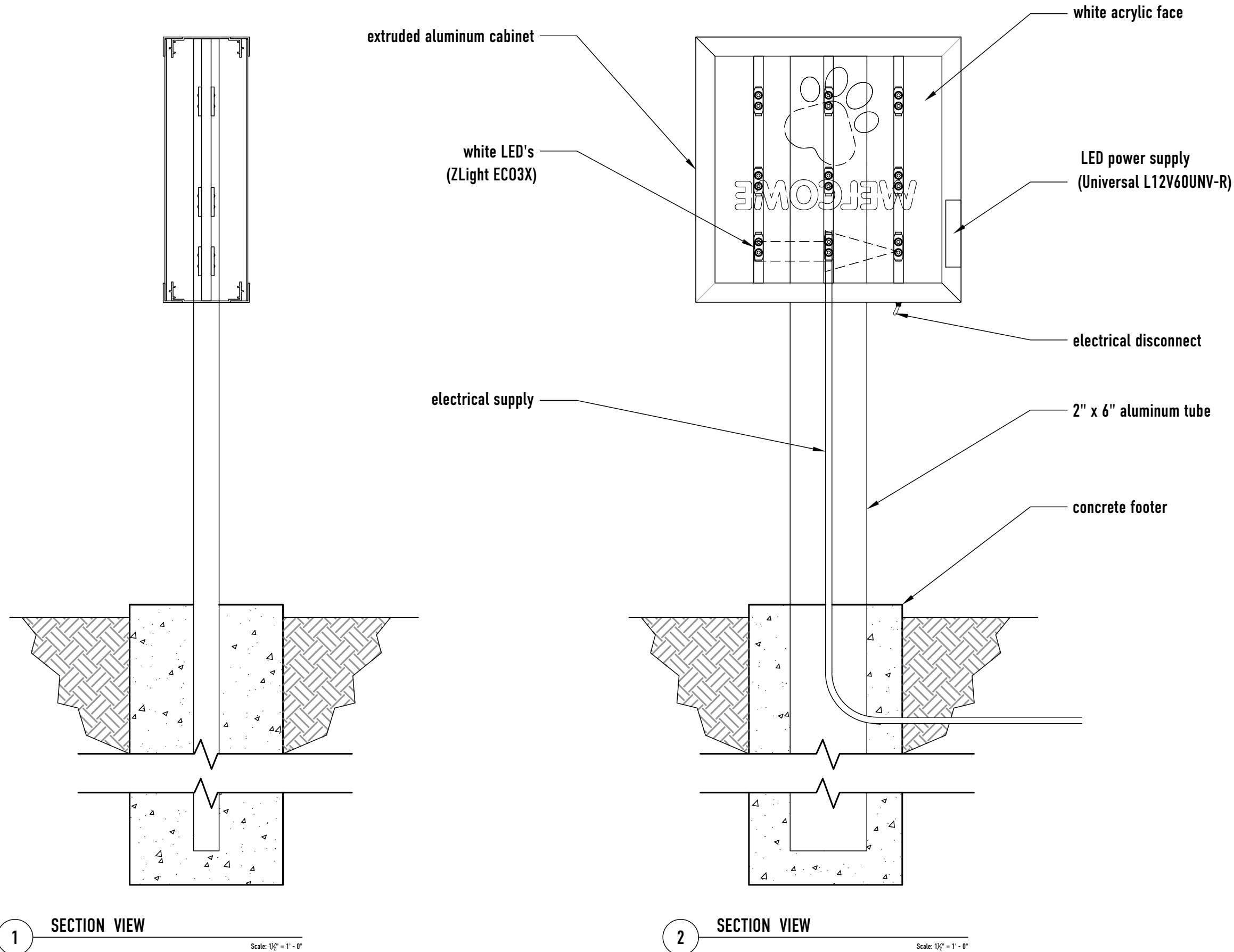
1

1

Drawing Title

**Welcome Sign**

**008**



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online integratedsign.com

#### DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.

This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

**Petsuites**

Name of Project

**Petsuites  
Design Standards**

Project Address

ISG Project Number

Drawn By  
**B Smith**

Approved By

Original Drawing Date

**06.28.21**

Issued Revisions



Drawing Title

**Welcome Sign  
Detail**

**009**

\* Square footage and layout highly customizable per location and need

BOARDING GROOMING  
DAYCARE TRAINING

1 54 Sq Ft @ 1' letter

1 AMENITY LAYOUT A  
Scale: 3/8" = 1' - 0"

BOARDING  
DAYCARE  
GROOMING  
TRAINING

2 42 Sq Ft @ 1' 1/2" letter

3 83 Sq Ft @ 1' 5 1/2" letter

2 AMENITY LAYOUT B  
Scale: 3/8" = 1' - 0"

BOARDING DAYCARE GROOMING TRAINING

4 6 1/2 Sq Ft @ 5 1/2" letter

3 AMENITY LAYOUT C  
Scale: 3/8" = 1' - 0"

Colors & Materials

Paint Colors

P-1 Dark Purple (PMS 2617c)  
Matthews Paint

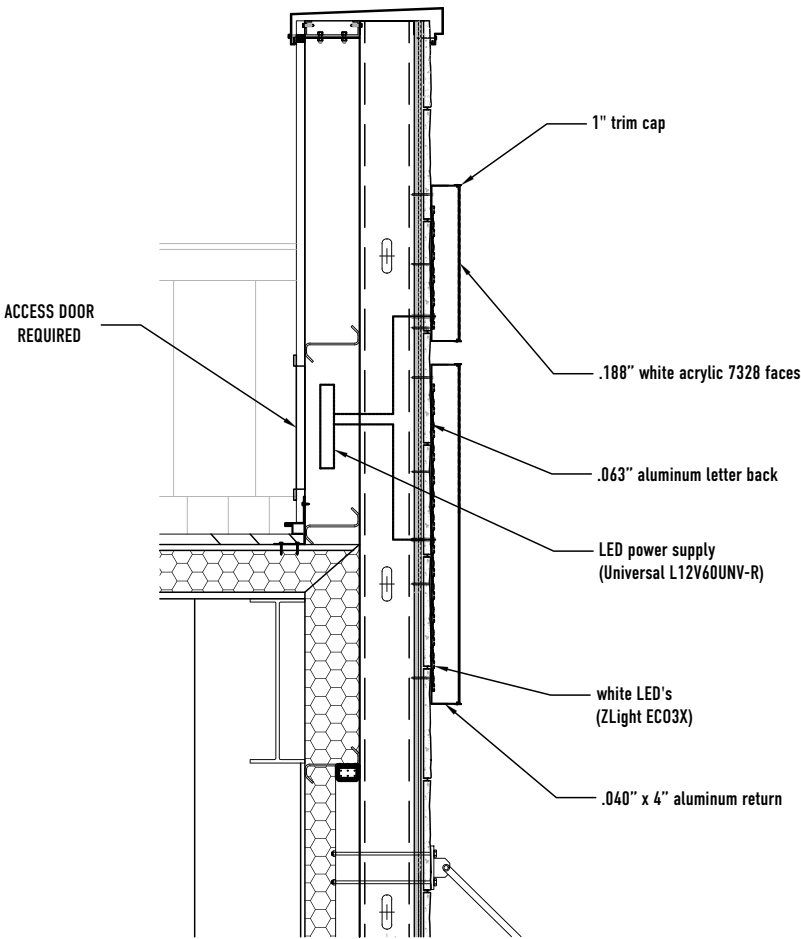
Translucent Vinyl Colors

V-1 Plum Purple  
(3M Scotchal 3630-128)

V-2 Brilliant Green  
(3M Scotchal 3630-106)

Trim Cap Colors

T-1 Gemini - Purple (2287)



4 SECTION VIEW  
Scale: 3/8" = 1' - 0"



INTEGRATED SIGN & GRAPHIC, INC.  
5801 Kingpost Court  
Lexington, KY 40509  
Toll Free 800.755.7956  
Office 859.263.2800  
Online integratedsign.com

DESIGN INTENT DOCUMENT

© Copyright Integrated Sign & Graphic, Inc.

This design/layout is an unpublished work of Integrated Sign & Graphic, Inc., which expressly reserves its common law rights pursuant to Title 17 Section 2 of the United States Code to prevent unauthorized copying, publication or use of this design/layout, and to obtain damages thereon. This design/layout remains the property of Integrated Sign & Graphic Inc. unless purchased by contractual sales agreement.

Property Owner

Petsuites

Name of Project

Petsuites  
Design Standards

Project Address

ISG Project Number

Drawn By  
B Smith

Approved By

Original Drawing Date

06.28.21

Issued Revisions

1

1

1

1

1

1

1

Drawing Title

Amenity Letters

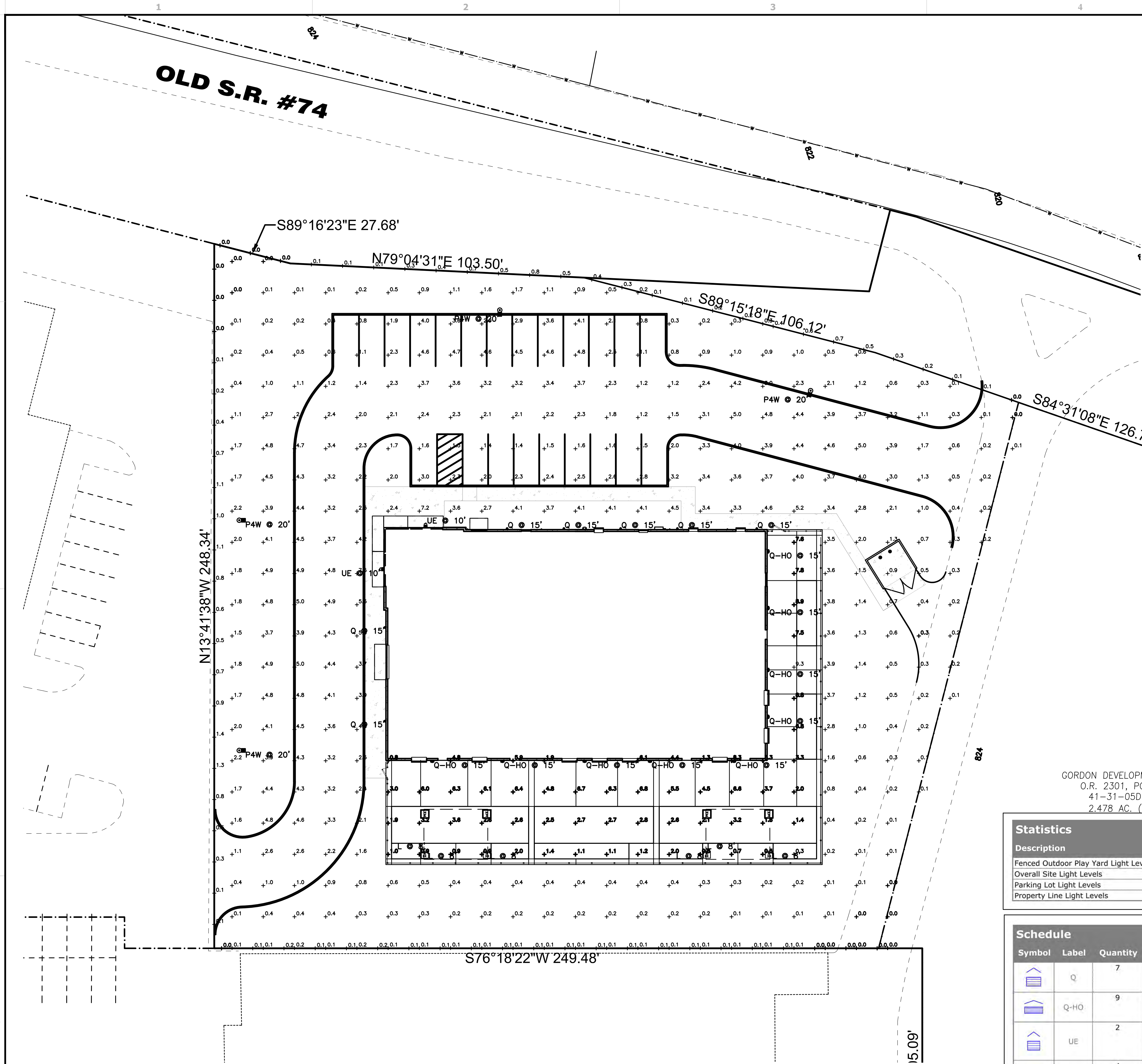
010





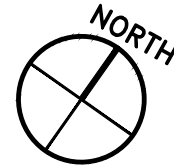


Drawing Name: O:\2022\2022155 PetSuites\14\_Civil\02\_Schematic Floor Plan\025\_E6.0 PHOTOMETRIC SITE PLAN.dwg  
User: akolesar



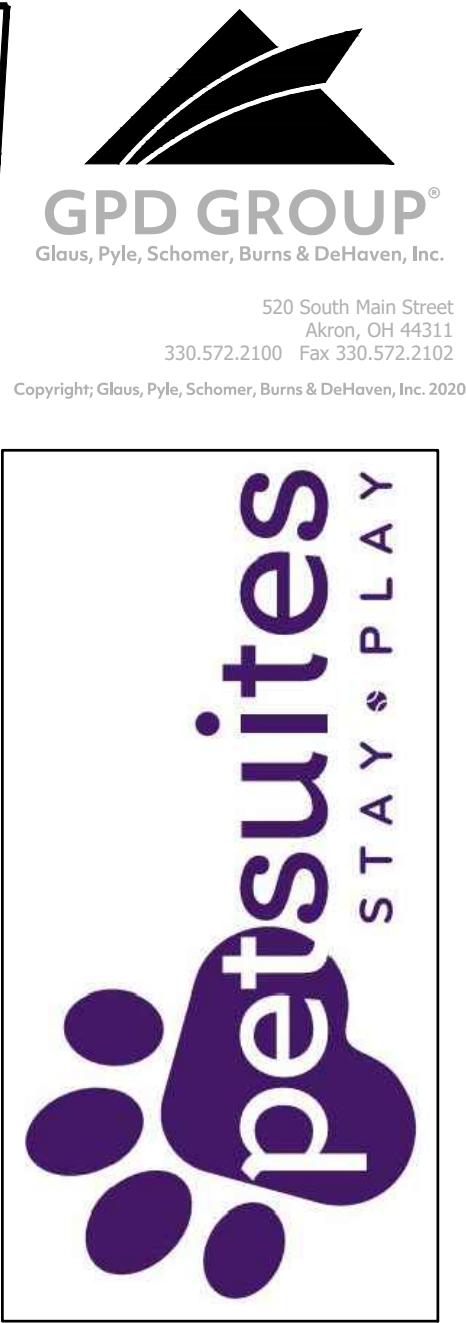
THIS DETAIL HAS NOT BEEN REVIEWED BY THE STAMPING PARTY. THEREFORE, THE STAMPING PARTY MAKES NO REPRESENTATIONS(S) WITH RESPECT TO ITS CONTENTS, AND SHALL NOT BE LIABLE FOR SUCH. THIS DETAIL IS FOR REFERENCE ONLY. ANY RELIANCE ON THIS DETAIL SHALL BE AT THE RELYING PARTY(IES) OWN RISK AND HEREBY WAIVES ANY AND ALL CLAIM(S) RELATED TO THE EXISTENCE OF THE STAMP OR OTHERWISE.

1 PHOTOMETRIC SITE PLAN  
E6.0 SCALE: N.T.S.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Fenced Outdoor Play Yard Light Levels	✖	3.8 fc	9.3 fc	0.3 fc	31.0:1	12.7:1
Overall Site Light Levels	+	1.3 fc	9.3 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	✖	3.1 fc	7.5 fc	0.3 fc	25.0:1	10.3:1
Property Line Light Levels	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	Q	7	SLIM12N	RAB Lighting Inc. Slim12 Series Wall Mounted LED Sconce Unit (8ft. and 15ft. Fixture Mounting Height)	LED/4000K (B1-U0-G0) FULL CUTOFF DESIGN	15.9
	Q-HO	9	SLIM57N	RAB Lighting Inc. Slim57 Series HO Wall Mounted LED Sconce Unit (15ft. Fixture Mounting Height)	LED/4000K (B1-U0-G1) FULL CUTOFF DESIGN	47.7
	UE	2	XWS-LED-03L-FTW-UNV-DIM-40-80CRI-MSV-BB-EH	Cree Lighting Inc. XSW Series Wall Mounted LED Sconce Unit w/Type FTW Distribution (10ft. Fixture Mounting Height)	LED/4000K (B1-U0-G1) FULL CUTOFF DESIGN	26
	P4W	4	VP-1-160L-135-4K7-4W-UNV-A-DB	Single Head Beacon Products Viper Size1 VP1 Series LED Area Unit w/Type 4W Distribution (20ft. Fixture Mounting Height)	LED/4000K (B3-U0-G4) FULL CUTOFF DESIGN	132.2
	L	6	3106-X-9.5-W-WF	Vista Professional Outdoor Lighting Model 3106 Series LED Landscape Flood Unit w/Wide Flood Optics	LED/3000K	7.64



REV.	DATE	DESCRIPTION
1	08.06.22	OVERLAY DISTRICT PLAN SUBMITTAL

FOR REVIEW  
ONLY

PETSUITES OF AMERICA  
4560 EASTGATE BOULEVARD  
UNION TOWNSHIP, OH

PHOTOMETRIC SITE  
PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO. TBD	
PROJECT MANAGER KMW	DESIGNER AWC

JOB NO.  
2022155.14

E6.0