



# VARIANCE APPLICATION

## Board of Zoning Appeals – Variance Application

Please complete the following form and submit all requested material with your application. Materials submitted as part of this application are retained as part of the public record for this case. Applicants are encouraged to keep a copy of all materials for their own records.

Property and Owner Information		STAFF USE ONLY
PROPERTY ADDRESS – OR PARCEL NUMBER(S) IF NO ADDRESS		FILE INFORMATION
Applicant Contact Information		
APPLICANT NAME		RECEIVED AMOUNT / CHECK #
APPLICANT ADDRESS		
PREFERRED CONTACT METHOD	APPLICANT EMAIL	CASE NUMBER (S)
<input checked="" type="checkbox"/> EMAIL PREFERRED <input checked="" type="checkbox"/> PHONE PREFERRED	APPLICANT PHONE	MEETING DATE

Please attach an extra page should you need more space to answer any of the questions. Remember to attach the owner’s affidavit along with any required plans to your application.

Plot Plan Requirements and Elevation Drawings
<p>In addition to the completed application, please provide a digital PDF or (2) copies physical paper plans (<i>11x17 preferred</i>) illustrating the following requirements:</p> <ol style="list-style-type: none"> <li>1. The property boundaries and dimensions of the entire lot.</li> <li>2. Elevation drawings illustrating the height and façade measurements.</li> <li>2. The size, location, and dimensions of all existing and proposed structures</li> <li>3. The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces and landscaping.</li> <li>4. The relationship of the requested variance to the standards set by the Zoning Resolution.</li> <li>5. The use of land and location of structures on adjacent property</li> </ol>

### Supporting Application Questions and Materials

Please describe the facts upon which this appeal or application are based on the following pages. You may attach an additional sheet of paper if more room is needed.

I/we hereby request the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

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# Board of Zoning Appeals – Variance Application

List and describe all types of easements and other restrictions recorded with Montgomery County, which concern this Appeal or application:

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If any pervious appeal or application has been filed in connection with this property, state date or dates:

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## Description of Property and Nature of Variance

1. The nature of the variance, i.e., including the specific provisions of the Zoning Resolution from which the variance is requested.

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2. Description sufficient to identify the property, including a reference of the volume and page of the last recorded deed or plat, if address or parcel ID are not available.

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3. Statement of special circumstances or conditions applying to the land or structure, but not applying generally throughout the Zoning District.

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4. Statement showing that those special conditions and circumstances do not result from the actions of the applicant.

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5. Statement showing that the granting of the variance is necessary to the preservation and enjoyment of substantial property rights.

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# Board of Zoning Appeals – Variance Application

6. In your own words, please **clearly describe** the request to which you are seeking approval *in detail* below. (If there is not enough space, please attach a separate sheet of paper describing your request.)

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## Standards for Variances

In granting a variance, the Board of Zoning Appeals shall prescribe appropriate conditions and safeguards to maintain the intent and spirit of the zoning district in conformity with this Zoning Resolution. Variances granted shall be the *minimum* necessary relief to alleviate the hardship.

In each specific case, the Board of Zoning Appeals shall determine existence of a practical difficulty by considering the following factors:

- A. The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. The variance is substantial;
- C. The essential character of the neighborhood would be substantially altered or whether adjoining property owners would suffer a substantial detriment as a result of the variance;
- D. The variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. The property owner purchased the property with knowledge of the zoning restrictions;
- F. The property owner's predicament can feasibly be obviated through some other method than a variance;
- G. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



**Property Owner Affidavit**

**Property and Application Information**

<u>Austin Crossing</u> Property Address or Parcel Number(s) Associated with this Application	<u>VARIANCE</u> Type of Application (or Case#)
<u>R6 PROPERTIES / BRUCE LANGOS</u> Applicant's Printed Name or Company	<u>937-212-3937</u> Applicant's Phone
<u>Bruce Langos</u> Applicant's Signature	<u>2/18/26</u> Date

**Property Owner(s) Affidavit - Owner(s) signatures must be notarized.**

I (we), R6 PROPERTIES, INC. / BRUCE LANGOS  
Owner(s) Printed Name

hereby certify that I (we) are the owner(s) of the above property. I (we) attest to the accuracy and truthfulness of the statements and any exhibits provided on this application to be true to the best of my (our) knowledge. We understand that our application will be considered and processed in accordance with the regulations set forth by the Miami Township Zoning Resolution. I (we) understand that the materials provided within this document are subject to public record and will be considered in rendering a decision on this request. I (we) authorize Miami Township to place a Public Hearing Notification sign on the property as needed during the proceedings of this hearing.

<u>Bruce Langos</u> Owner Signature #1	<u>2/18/26</u> Date	 Owner Signature #2	 Date
 Owner #1 Printed Name	 Owner #2 Printed Name	 Owner #1 Mailing Address	 Owner #2 Mailing Address
 Owner #1 Phone	 Owner #2 Phone		

Subscribed and sworn to before me on this 18<sup>th</sup> day of February, 2026.

Karen S. Pfaff  
Notary Public Signature



**KAREN S PFAFF**  
Notary Public - State of Ohio  
Commission Expires Aug 30, 2026

My Commission Expires \_\_\_\_\_

## Description of Property and Nature of Variance

1. The nature of the variance, i.e., including the specific provisions of the Zoning Resolution from which the variance is requested.

**Response:**

- Variance from Chapter 2, Section 7.07.C (Light Levels at Property Line) to allow light levels exceeding 0.5 foot-candles at the property line as shown on the enclosed photometric plan.
- Variance from Chapter 2, Section 7.07.M (Exceptions to Light Levels) to allow light levels exceeding a maximum of 10 foot-candles in the drive-thru area as shown on the enclosed photometric plan.

2. Description sufficient to identify the property, including a reference of the volume and page of the last recorded deed or plat, if address or parcel ID are not available.

**Response:** Subject parcel is comprised of portions of three parcels: K45 02603 0087; K45 02603 0018; K45 02602 0024. A plat will be completed and the subject site will be proposed Lot 7 as shown on the enclosed plat.

3. Statement of special circumstances or conditions applying to the land or structure, but not applying generally throughout the Zoning District.

**Response:** Chick-fil-A drive-thru operations are intentionally designed for employees to work directly beneath and around both the Order Point Canopies and Meal Delivery Canopies. These locations function as active work zones where employees engage in face-to-face customer interactions, including order taking and monetary transactions. As such, these areas differ from conventional drive-thru facilities—such as fueling stations—where customers remain in vehicles and employee presence is limited.

According to the Illuminating Engineering Society (IES), recommended average illumination levels for canopy areas range from 10 to 20 foot-candles, and the proposed lighting design is consistent with these guidelines. The illumination levels provided within the drive-thru are intended to support employee safety, visibility, and operational efficiency, not to attract customers or serve advertising purposes.

4. Statement showing that those special conditions and circumstances do not result from the actions of the applicant.

**Response:**

- The need for increased lighting levels along the property line is not resulting from actions of the applicant, but rather a result of the property configuration and site layout.
- The need for increased lighting levels beneath the canopies is not resulting from actions by the applicant, but rather a result of:
  - Nationally recognized safety requirements for commercial drive-thru operations

- The operational model of the Chick-fil-A brand
  - The geometry and traffic circulation of the site approved through the Township's own Final Development Plan.
  - The applicant did not create the limitation set by the zoning code nor the need for employees to safely operate outdoors.
  - The safety requirement for elevated lighting levels is an operational necessity, not the result of any action taken by the applicant.
5. Statement showing that the granting of the variance is necessary to the preservation and enjoyment of substantial property rights.

**Response:** Granting the variance is necessary to preserve the applicant's ability to fully use and enjoy the property for its intended restaurant purpose. For a typical Chick-fil-A, the drive-thru represents more than half of total sales. Adequate lighting is essential to ensure safe and efficient drive-thru operations. Without this variance, the applicant would be unable to reasonably operate the drive-thru, limiting the functional use and economic viability of the property, and thereby restricting substantial property rights.

6. In your own words, please clearly describe the request to which you are seeking approval in detail below. (If there is not enough space, please attach a separate sheet of paper describing your request.)

**Response:** The applicant is requesting approval for a lighting variance that permits illumination levels exceeding the Township's current maximums of 0.5 foot-candles at the property line and 10 foot-candles within the drive-thru lane.

The requested lighting levels are the minimum necessary to maintain visibility, reduce risk of accidents, protect employees, and support the intended and approved use of the property. The variance is required to provide lighting consistent with national safety standards for restaurants with high-volume, employee-assisted drive-thru operations.

Due to the nature of Chick-fil-A's service model, employees frequently work outdoors in close proximity to moving vehicles, especially during peak periods. Maintaining visibility beyond the 10 foot-candle limit is necessary to ensure employees can safely navigate the drive-thru lane, maintain situational awareness, and avoid potential vehicle-related accidents.

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER DATE
CHECKED BY: DATE
JOB NO.:

APPROVED BY MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

THIS DAY OF , 2026

MONTGOMERY COUNTY SANITARY ENGINEER DATE

APPROVED BY THE PLANNING COMMISSION OF MONTGOMERY COUNTY, OHIO

THIS DAY OF , 2026

EXECUTIVE DIRECTOR DATE

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN SHOWN, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS INSTRUMENT TO BE OUR VOLUNTARY ACT AND DEED, AND DO HEREBY DEDICATE THE STREET(S) RIGHT OF WAYS TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER MAINS AND SERVICES, SANITARY SEWERS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED OWNER: RG AUSTIN 2, LLC IN THE PRESENCE OF: AN OHIO LIMITED LIABILITY COMPANY

BY: BRUCE LANGOS, OWNER

BY: BRUCE LANGOS, OWNER

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS DAY OF , 2026, BEFORE ME, THE UNDERSIGNED, CAME RG AUSTIN 2, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY BRUCE LANGOS, OWNER, TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BRUCE LANGOS, OWNER, BEING DULY SWORN, SAYS THAT ALL PERSONS OR CORPORATIONS TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

BY: BRUCE LANGOS, OWNER

STATE OF OHIO, MONTGOMERY COUNTY, S.S.

BE IT REMEMBERED THAT ON THIS DAY OF , 2026, BEFORE ME, THE UNDERSIGNED, CAME RG AUSTIN 2 LLC, AN OHIO LIMITED LIABILITY COMPANY, BY BRUCE LANGOS, OWNER, TO ME KNOWN AND ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACREAGE TABLE

Table with 2 columns: Category, Acres. Rows: LOTS (9) 8.7831 ACRES, RIGHT OF WAY 1.4910 ACRES, TOTAL 10.2741 ACRES

LOT TABLE

Table with 2 columns: Lot #, Acres. Rows: LOT 1 0.9009 ACRES, LOT 2 1.8872 ACRES, LOT 3 1.3543 ACRES, LOT 4 0.6569 ACRES, LOT 5 1.0191 ACRES, LOT 6 0.3803 ACRES, LOT 7 1.7618 ACRES, LOT 8 0.5637 ACRES, LOT 9 0.2789 ACRES, TOTAL 8.7831 ACRES

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, LENGTH, CHL, CHB. Rows C1 through C6.

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L1 through L5.

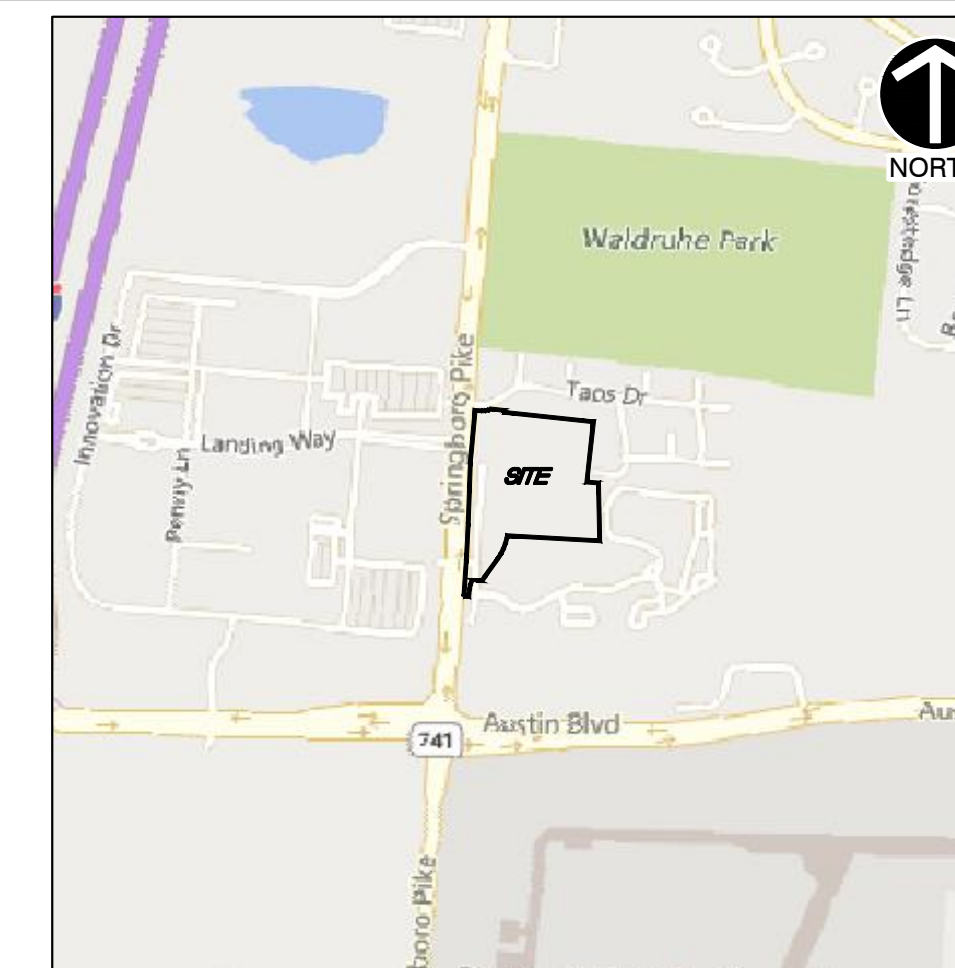
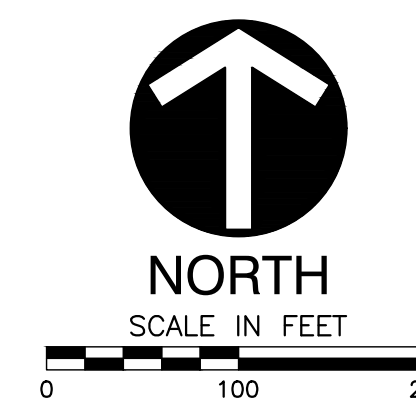
RECORD PLAN

AUSTIN CROSSING

SECTION 10, TOWN 2, RANGE 5 M.Rs. MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

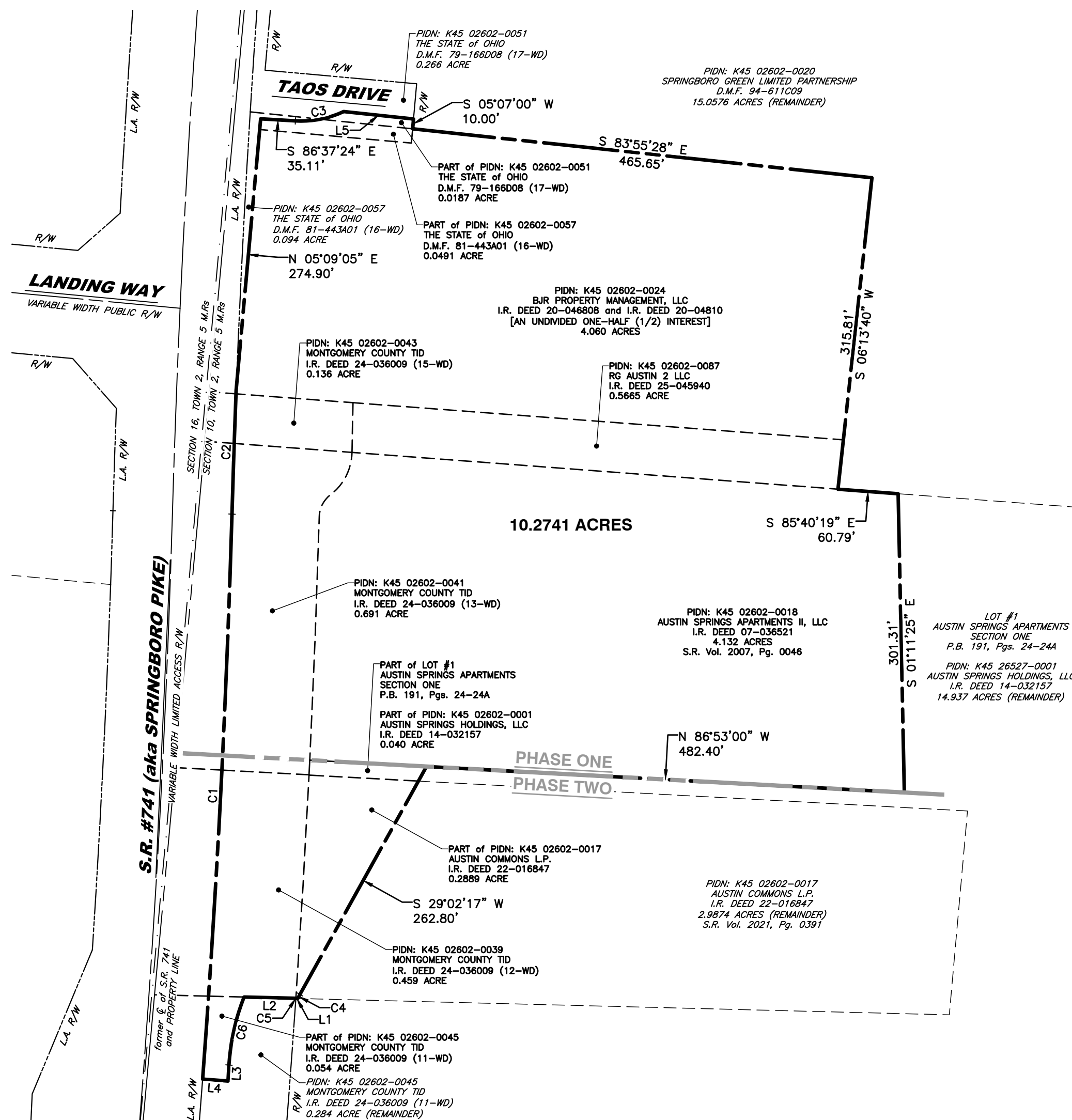
CONTAINING: 10.2741 ACRES

FEBRUARY, 2026



VICINITY MAP

SCALE: 1" = 1000'



SUPERIMPOSED AREA MAP

SCALE: 1" = 100'

BASIS of BEARINGS

AUSTIN SPRINGS APARTMENTS, SECTION ONE, PER PLAT BOOK 191, PAGES 24 AND 24A (N 85°40'19" W).

BOUNDARY STATEMENTS

ALL FOUND MONUMENTATION WAS IN GOOD CONDITION UNLESS NOTED OTHERWISE

LINEs OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN

DEED REFERENCES:

- I.R. DEED 20-046808
I.R. DEED 20-046810
I.R. DEED 24-036009
I.R. DEED 25-045840
I.R. DEED 14-032157
I.R. DEED 22-016847
D.M.F. 81-443A01
D.M.F. 79-166D08

SURVEY REFERENCES

EXISTING DEEDS OF REFERENCE AS SHOWN

RECORD PLANS: AUSTIN SPRINGS APARTMENTS, SECTION ONE (P.B. 191, PGS. 24-24A)

AUSTIN SPRINGS, SECTION TWO (P.B. 213, PG. 24)

RIGHT-OF-WAY PLAT: OHIO DEPARTMENT OF HIGHWAYS (MOT-741-0.06)

SURVEY LAND RECORDS: PLAT OF SURVEY BY BAYER BECKER (S.R. VOL. 2007, PG. 0046)

PLAT OF SURVEY BY BAYER BECKER (S.R. VOL. 2021, PG. 0391)

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 10.2741 ACRES AND BEING ALL OF:

- 4.060 ACRES AS CONVEYED TO BUR PROPERTY MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY I.R. DEED 20-046808 AND I.R. DEED 20-046810, UNDIVIDED ONE-HALF (1/2) INTEREST;
1.624 ACRES AS CONVEYED TO MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT BY I.R. DEED 24-036009;
0.5865 ACRES AS CONVEYED TO RG AUSTIN 2 LLC, AN OHIO LIMITED LIABILITY COMPANY, BY I.R. DEED 25-045840;

AND BEING PART OF:

- 14.977 ACRES AS CONVEYED TO AUSTIN SPRINGS HOLDING, LLC, AN DELAWARE LIMITED LIABILITY COMPANY, BY I.R. DEED 14-032157;
3.2763 ACRES AS CONVEYED TO AUSTIN COMMONS L.P., AN OHIO LIMITED PARTNERSHIP, BY I.R. DEED 22-016847;
0.094 ACRES AS CONVEYED TO THE STATE OF OHIO BY D.M.F. 81-443A01 (16-WD)
0.266 ACRES AS CONVEYED TO THE STATE OF OHIO BY D.M.F. 79-166D08 (17-WD)

ALL BEING OF THE DEED RECORDS OF SAID COUNTY.

CERTIFICATION

I CERTIFY THAT THE BOUNDARY OF THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

DENNIS T. DINKELACKER, P.S. DATE
OHIO REGISTERED PROFESSIONAL SURVEYOR #7736

REVISION RECORD

Table with columns: NO, DATE, DESCRIPTION. Rows 1, 2, 3.

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com



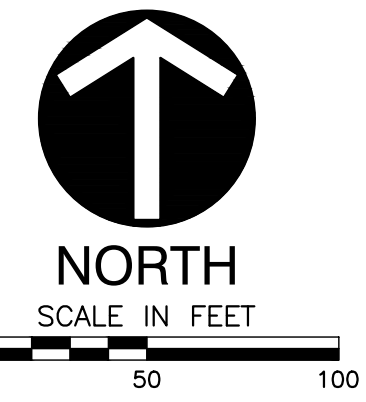
RG AUSTIN 2 LLC
AUSTIN CROSSING
RETAIL DEVELOPMENT
SPRINGBORO ROAD (aka S.R. #741)
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

RECORD PLAN
AUSTIN CROSSING
NW 1/4 of SECTION 10, TOWN 2, RANGE 5 M.Rs.
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO
DATE: DECEMBER, 2025 DRAWN BY: DTD
AS SHOWN CHECKED BY: 382-803
APPROVED BY: DRAFT

DRAWING NO.: SV03
SHEET 1 OF 2

DRAFT

Vertical text on the left margin: A:\100-0001\100-0001-Survey\Map\100-0001-REC-2026-02-08.dwg\RECORD PLAN [2025] (Date: 1/15/2026 11:28 AM) - LP: 2/11/2026 11:28 AM



# RECORD PLAN AUSTIN CROSSING

SECTION 10, TOWN 2, RANGE 5 M.Rs.  
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

CONTAINING: 10.2741 ACRES

FEBRUARY, 2026

### BASIS of BEARINGS

AUSTIN SPRINGS APARTMENTS, SECTION ONE, PER PLAT BOOK 219, PAGES 24 AND 24A (N 85°40'19" W).

### BOUNDARY STATEMENTS

ALL FENCED MONUMENTATION WAS IN GOOD CONDITION UNLESS NOTED OTHERWISE.

ALL LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.

### DEED REFERENCES:

- I.R. DEED 20-046808
- I.R. DEED 20-046810
- I.R. DEED 24-036009
- I.R. DEED 25-045940
- I.R. DEED 14-032157
- I.R. DEED 22-016847
- D.M.F. 81-443401
- D.M.F. 79-166D08

### DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION OF 10.2741 ACRES AND BEING ALL OF:

- 4.060 ACRES AS CONVEYED TO BJR PROPERTY MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY I.R. DEED 20-046808 AND I.R. DEED 20-046810, UNDIVIDED ONE-HALF (1/2) INTEREST;
- 1.624 ACRES AS CONVEYED TO MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT BY I.R. DEED 24-036009;
- 0.5665 ACRES AS CONVEYED TO RG AUSTIN 2 LLC, AN OHIO LIMITED LIABILITY COMPANY, BY I.R. DEED 25-045940;

AND BEING PART OF:

- 14.977 ACRES AS CONVEYED TO AUSTIN SPRINGS HOLDING, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY I.R. DEED 14-032157;
- 3.2763 ACRES AS CONVEYED TO AUSTIN COMMONS L.P., AN OHIO LIMITED PARTNERSHIP, BY I.R. DEED 22-016847;
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- 0.266 ACRES AS CONVEYED TO THE STATE OF OHIO BY D.M.F. 79-166D08 (17-WD)

ALL BEING OF THE DEED RECORDS OF SAID COUNTY.

### LEGEND

- ADJACENT PROPERTY LINE
- EASEMENT LINE
- FORMER PROPERTY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION LOT LINE
- FOUND CARPENTER'S NAIL
- FOUND "X" NOTCH
- FOUND IRON PIN (type & size NOTED)
- FOUND MAG HUB
- FOUND DOT MONUMENT BOX
- SET 3/8" IRON PIN WITH CAP "7736"
- SET MAG NAIL
- CENTER LINE
- LIMITED ACCESS RIGHT-OF-WAY
- RIGHT-OF-WAY

### SURVEY REFERENCES

EXISTING DEEDS OF REFERENCE AS SHOWN

RECORD PLANS: AUSTIN SPRINGS APARTMENTS, SECTION ONE (P.B. 191, Pgs. 24-24A)

AUSTIN SPRINGS, SECTION TWO (P.B. 213, Pg. 24)

RIGHT-OF-WAY PLAN: OHIO DEPARTMENT OF HIGHWAYS (MOT-741-0-06)

SURVEY LAND RECORDS: PLAT OF SURVEY BY BAYER BECKER (S.R. VOL. 2007, PG. 0046)

PLAT OF SURVEY BY BAYER BECKER (S.R. VOL. 2021, PG. 0391)

### ACREAGE TABLE

LOTS (9)	8.7831 ACRES
RIGHT OF WAY	1.4910 ACRES
TOTAL	10.2741 ACRES

### LOT TABLE

LOT 1	0.9009 ACRE
LOT 2	1.8872 ACRES
LOT 3	1.3543 ACRES
LOT 4	0.6569 ACRE
LOT 5	1.0191 ACRES
LOT 6	0.3603 ACRE
LOT 7	1.7618 ACRES
LOT 8	0.5637 ACRE
LOT 9	0.2789 ACRE
TOTAL	8.7831 ACRES

### CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	12337.67'	2'38'56"	570.36'	570.31'	N 02°58'17" E
C2	12217.67'	0'35'07"	124.78'	124.78'	S 01°56'22" W
C3	175.00'	1'30'44"	4.62'	4.62'	S 28°16'54" W
C4	12425.67'	0'00'02"	0.14'	0.14'	N 03°54'06" E
C5	225.00'	1'57'11"	70.50'	70.21'	S 12°29'23" W
C6	200.00'	1'14'35"	41.05'	40.98'	S 78°48'06" E
C7	200.00'	4'55'58"	17.22'	17.21'	N 26°34'17" E
C8	290.00'	2'52'36"	129.03'	127.97'	N 16°17'28" E
C9	213.99'	1'10'15"	71.60'	71.27'	N 13°07'47" E
C10	38.50'	60'23'14"	40.58'	38.73'	N 65°09'29" E
C11	225.50'	9'58'12"	39.30'	39.25'	S 89°38'29" E
C12	38.50'	98'37'59"	66.28'	58.39'	S 45°46'23" E
C13	300.00'	2'52'36"	133.48'	132.39'	N 16°17'28" E
C14	225.00'	2'53'12"	100.24'	99.41'	N 16°16'32" E
C15	225.00'	7'34'18"	29.73'	29.71'	N 25°15'08" E
C16	260.00'	2'52'36"	115.69'	114.73'	N 16°17'28" E
C17	260.00'	16°16'32"	73.86'	73.61'	S 20°54'01" W
C18	260.00'	9°13'05"	41.83'	41.78'	S 08°09'12" W
C19	229.75'	5'46'10"	23.14'	23.13'	S 00°39'35" W
C20	34.25'	52°04'59"	31.13'	30.07'	N 23°48'59" E
C21	65.00'	16°10'21"	182.69'	128.22'	N 30°39'41" W
C22	65.00'	39°09'51"	44.43'	43.57'	N 30°16'33" E
C23	65.00'	88°25'57"	100.32'	90.66'	N 33°12'11" W
C24	65.00'	33°26'31"	37.94'	37.40'	S 85°32'25" W
C25	40.00'	26°31'57"	18.52'	18.36'	N 82°05'08" E
C26	39.50'	23°41'07"	16.33'	16.21'	S 72°48'20" E
C27	49.00'	37°06'22"	31.73'	31.18'	N 22°52'52" E
C28	49.00'	52°06'37"	44.57'	43.05'	S 67°29'21" W
C29	49.00'	34°41'29"	29.67'	29.22'	S 69°06'36" E
C30	100.00'	34°41'29"	60.55'	59.63'	S 69°06'36" E
C31	24.00'	22°40'11"	9.50'	9.43'	N 75°07'15" W
C32	24.00'	22°40'11"	9.50'	9.43'	N 82°12'35" E
C33	74.00'	34°41'29"	44.81'	44.12'	N 69°06'36" W
C34	75.00'	34°41'29"	45.41'	44.72'	N 69°06'36" W
C35	75.00'	52°06'37"	68.21'	65.89'	S 67°29'21" W
C36	75.00'	37°06'22"	48.57'	47.73'	N 22°52'52" W
C37	12337.67'	1'31'06"	326.93'	326.92'	N 03°32'12" E
C38	12337.67'	1'07'50"	243.43'	243.43'	N 02°12'44" E
C39	100.00'	28°40'52"	50.06'	49.54'	N 79°02'10" E

### LINE TABLE

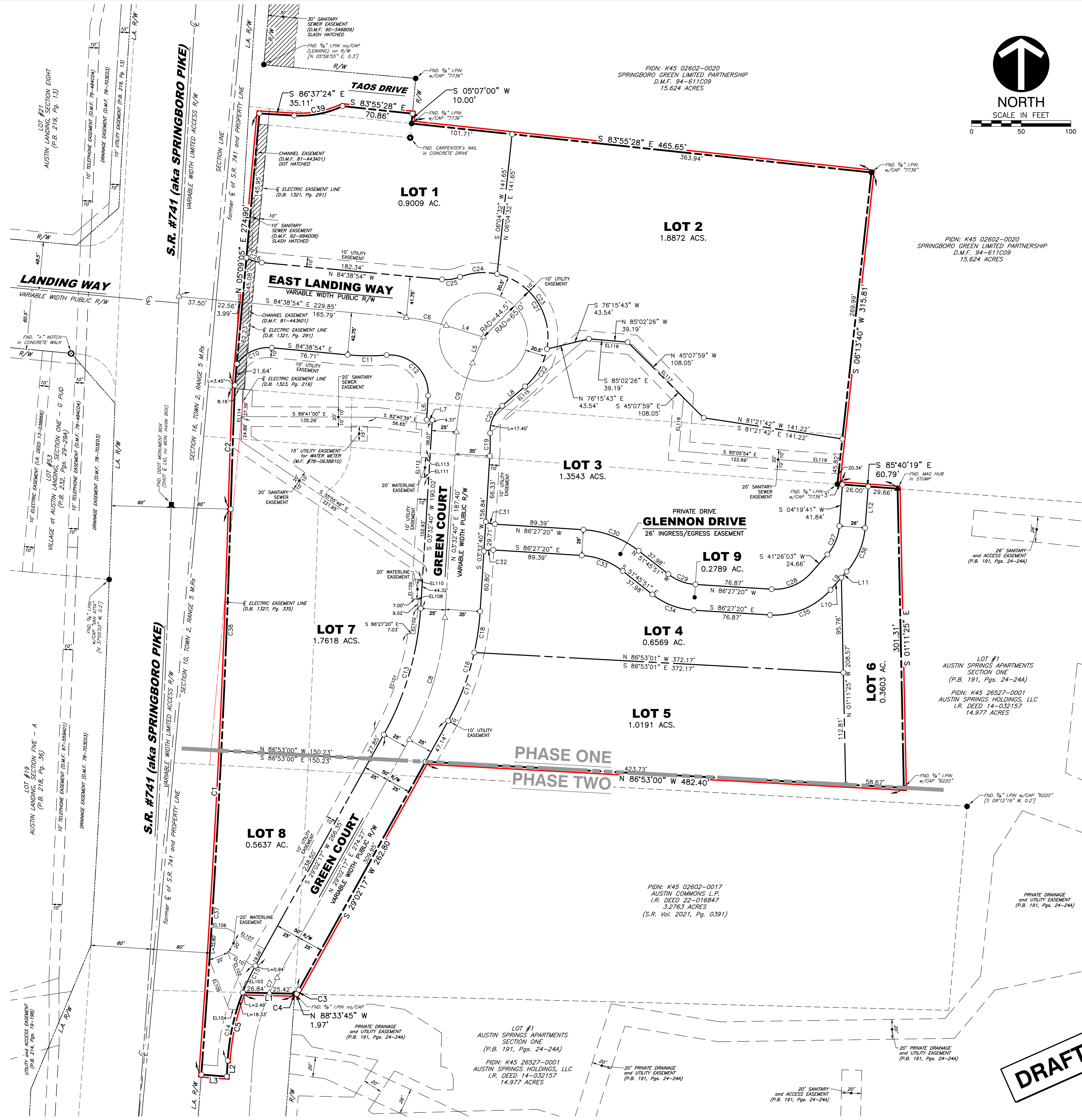
LINE #	DIRECTION	LENGTH
L1	N 88°35'48" W	52.26'
L2	S 03°30'47" W	16.14'
L3	N 85°41'52" W	25.64'
L4	S 72°53'19" E	39.22'
L5	N 22°42'55" E	28.47'
L6	S 03°32'40" W	24.44'
L7	S 86°27'20" E	5.75'
L8	N 49°51'28" E	30.22'
L9	N 41°26'03" E	24.66'
L10	N 41°26'03" E	16.56'
L11	N 41°26'03" E	8.10'
L12	N 04°19'41" E	41.84'

### EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
EC101	290.00'	20°21'11"	103.02'	102.48'	N 18°51'41" E
EC102	297.00'	5°01'08"	26.02'	26.01'	N 06°03'14" E

### EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
EL101	N 60°57'43" W	31.85'
EL102	N 21°44'48" W	42.14'
EL103	S 86°37'56" E	0.94'
EL104	S 86°37'56" E	7.89'
EL105	S 21°44'48" E	53.27'
EL106	N 86°21'11" W	16.00'
EL107	S 60°57'43" E	42.86'
EL108	N 86°27'20" W	8.75'
EL109	N 03°32'40" E	20.00'
EL110	S 86°27'20" E	8.75'
EL111	N 86°27'20" W	8.75'
EL112	N 03°32'40" E	20.00'
EL113	S 86°27'20" E	8.75'
EL114	S 01°59'52" W	52.27'
EL115	N 49°37'52" E	119.33'
EL116	S 85°02'26" E	49.51'
EL117	S 44°03'52" E	73.78'
EL118	S 04°54'06" W	54.22'
EL119	S 86°09'13" E	39.84'



# DRAFT

### REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/20/2025	Design Change Reasons
2	03/03/2026	Design Change Reasons
3	03/11/2026	ADDED PHASE LINE

10300 Alliance Road  
Suite 300  
Cincinnati, OH 45242  
Ph: 513.985.0226  
www.cecin.com



RG AUSTIN 2 LLC  
AUSTIN CROSSING  
RETAIL DEVELOPMENT  
SPRINGBORO ROAD (aka S.R. #741)  
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

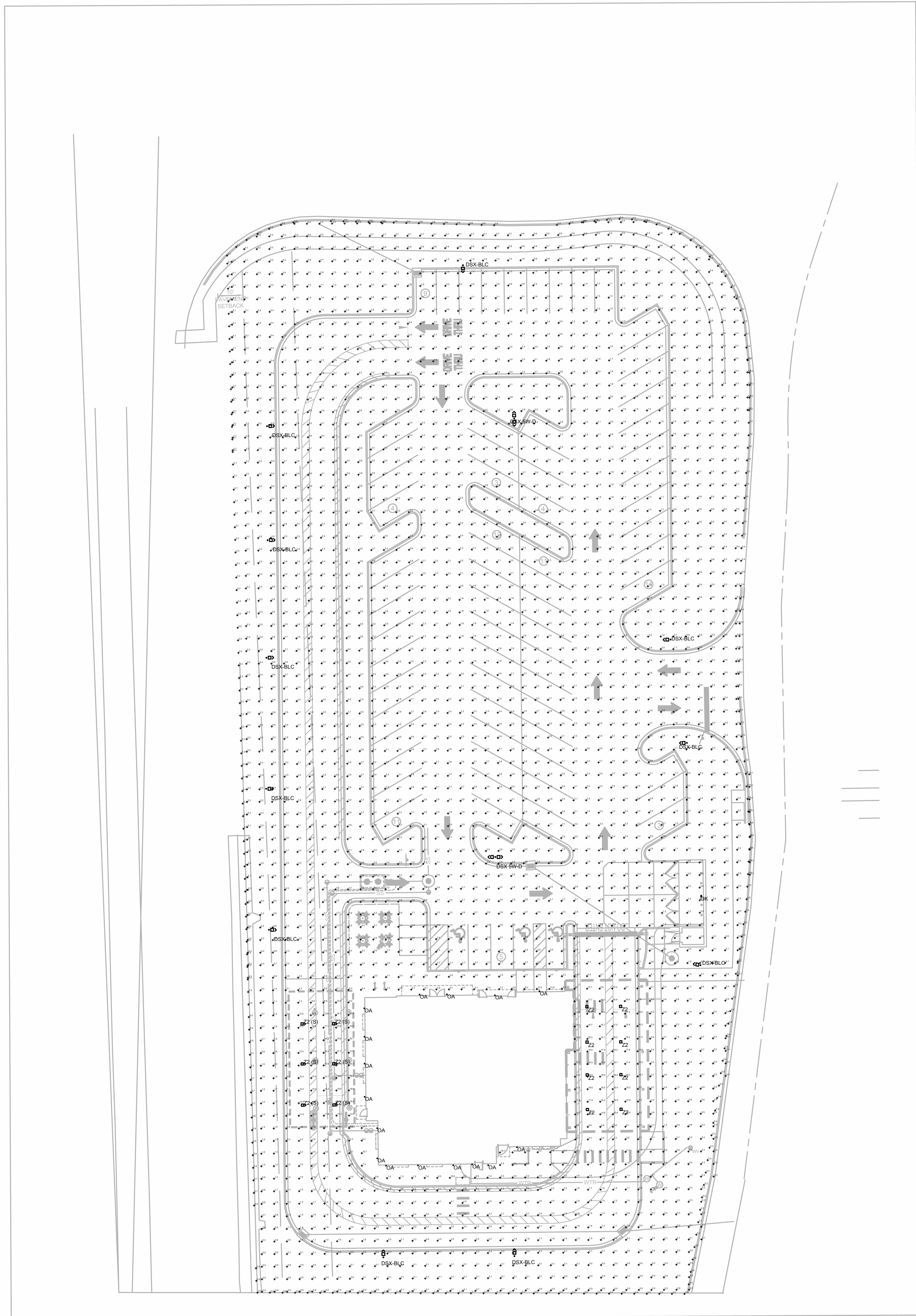
### RECORD PLAN

AUSTIN CROSSING  
NW 1/4 of SECTION 10, TOWN 2, RANGE 5 M.Rs.  
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

DATE:	DECEMBER, 2025	DRAWN BY:	RDR
DWG. SCALE:	1"=50'	CHECKED BY:	382-803
PROJECT NO.:		APPROVED BY:	DRAFT

DRAWING NO.: **SV03**  
SHEET 2 OF 2

2/11/2026 11:18:05 AM Autodesk Docs://OH\_06330\_Austin\_Landing\_2026.1\_FSR/06330\_Austin\_Landing\_ELE.rvt  
50-SE-06330-E-102-SITE PHOTOMETRIC PLAN



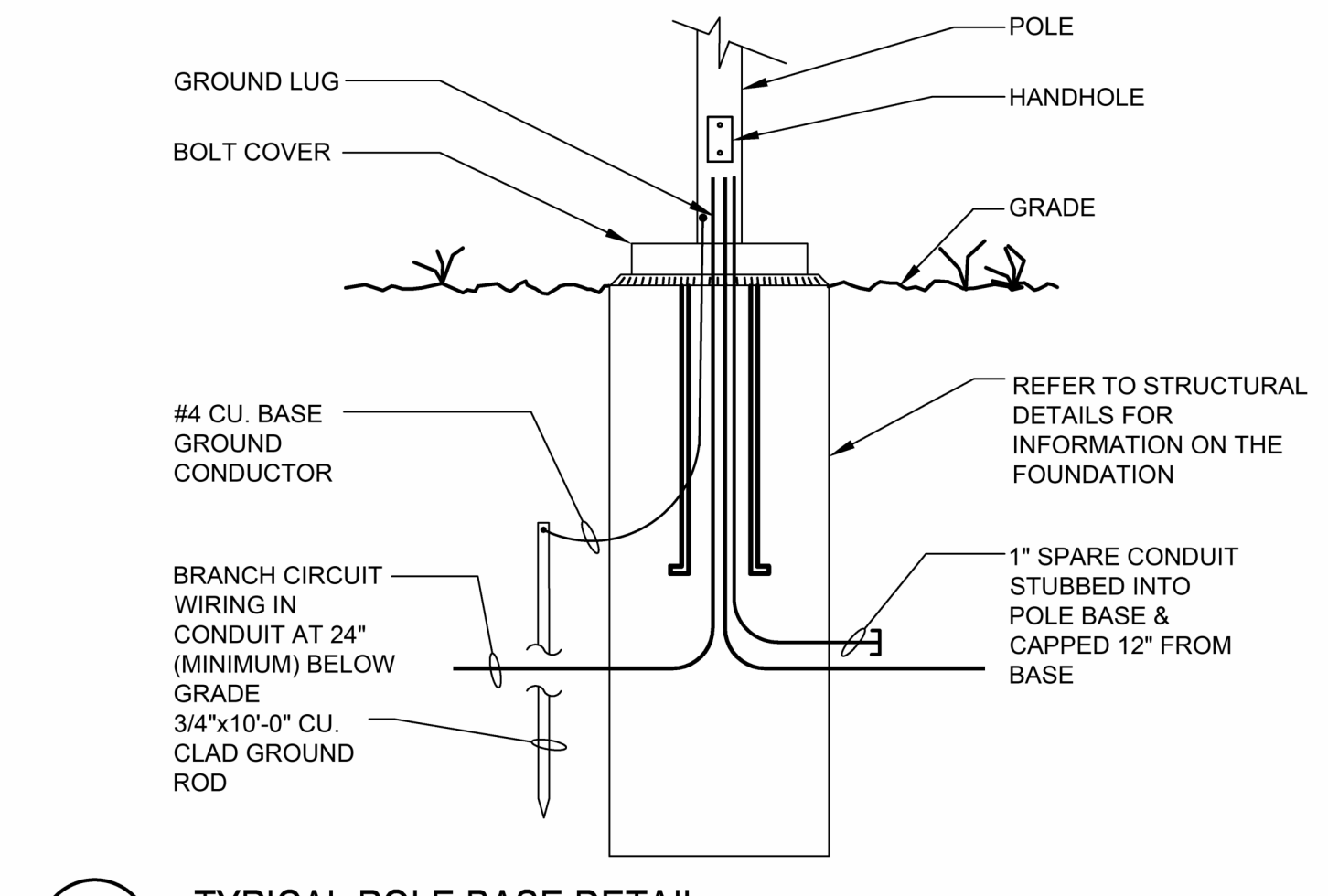
LIGHTING FIXTURE SCHEDULE								
Symbol	Label	QTY	Manufacturer	Catalog	Description	WATTS	VOLTS	MOUNTING
□	OK	1	HUBBELL	LNC-SLU-3K-3-1	LED WALLPACK W/ CENTERLINE OF FIXTURE AT 8'-0" ABV 0'-0" (FINISH FLOOR LINE)	12.9	120	WALL
○	OA	16	PROGRESS LIGHTING	P5675-31 WITH P8799 TOP COVER LENS	5" DIAMETER, 14" HEIGHT, WET LOCATION, UP/DOWN CYLINDER W/ 12 WATT PAR30 3K NFL LED LAMPS	24	120	WALL
□	Z2	8	LSI INDUSTRIES, INC.	CRUS-SC-LW-30	CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.	73	120	CANOPY- 9.5'
□	Z2(S)	6	LSI INDUSTRIES, INC.	CRUS-AC-SS-30	CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.	93	120	CANOPY- 9.5'
⌒	DSX-BLC	11	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI BLC4 EGS	D-SERIES SIZE 1 AREA LUMINAIRE, P4 PERFORMANCE PACKAGE, 4000K CCT 70 CRI, TYPE 4, EXTREME BACKLIGHT CONTROL, EXTERNAL GLARE SHIELD	124	120	POLE-25'
⌒	DSX-SW-D	2	LITHONIA LIGHTING	DSX1 LED P4 40K 70CRI TSW	D-SERIES SIZE 1 DUAL HEAD AREA LUMINAIRE, P4 PERFORMANCE PACKAGE, 4000K CCT 70 CRI, TYPE 4, EXTREME BACKLIGHT CONTROL, EXTERNAL GLARE SHIELD, TYPE 5 WIDE DISTRIBUTION	248	120	POLE-25'

NOTES: POLES SHALL BE 25' MOUNTED ON CONCRETE FOUNDATION FLUSH WITH FINISHED GRADE. POLE DESIGN BY MANUFACTURER. VERIFY INSTALLATION REQUIREMENTS PRIOR TO ROUGH-IN.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Order Canopy Area	+	9.1 fc	35.3 fc	0.6 fc	58.8:1	15.2:1
Overall Site	+	2.7 fc	35.3 fc	0.0 fc	N/A	N/A
Property Line	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
Sidewalk Area	+	4.1 fc	9.6 fc	2.2 fc	4.4:1	1.9:1
Vehicle/Parking Area	+	2.8 fc	6.3 fc	0.4 fc	15.6:1	7.0:1
Meal Delivery Canopy Area	+	10.0 fc	20.3 fc	0.9 fc	22.6:1	11.1:1

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

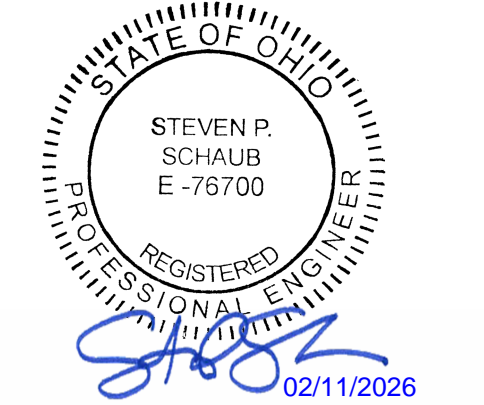
- PHOTOMETRIC NOTES**
- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC ARE FULL CUTOFF.
  - MOUNT AREA LUMINAIRE 'DSX' SERIES AT 25' AFG (INCLUDING POLE BASE) UNLESS OTHERWISE NOTED.
  - COLOR TEMPERATURES OF FIXTURES SHALL BE PER LIGHT FIXTURE SCHEDULE.
  - PHOTOMETRIC STATISTICS IN COMPLIANCE WITH CHICK-FIL-A LIGHTING STANDARDS AND MIAMI TOWNSHIP LIGHTING REQUIREMENTS.



**A2** TYPICAL POLE BASE DETAIL  
N.T.S.



**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



**CHICK-FIL-A**  
AUSTIN CROSSING  
SPRINGBORO PIKE (SR 741)  
MIAMI TOWNSHIP, OH 45342

**FSR#06330**  
BUILDING TYPE / SIZE: P14 SE BASE  
RELEASE: 25.10  
PRINTED FOR:  
**PRELIMINARY**  
REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2025223.45  
DATE 2/11/26  
DRAWN BY MF  
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SHEET SITE PHOTOMETRIC PLAN  
SHEET NUMBER  
**E-102**