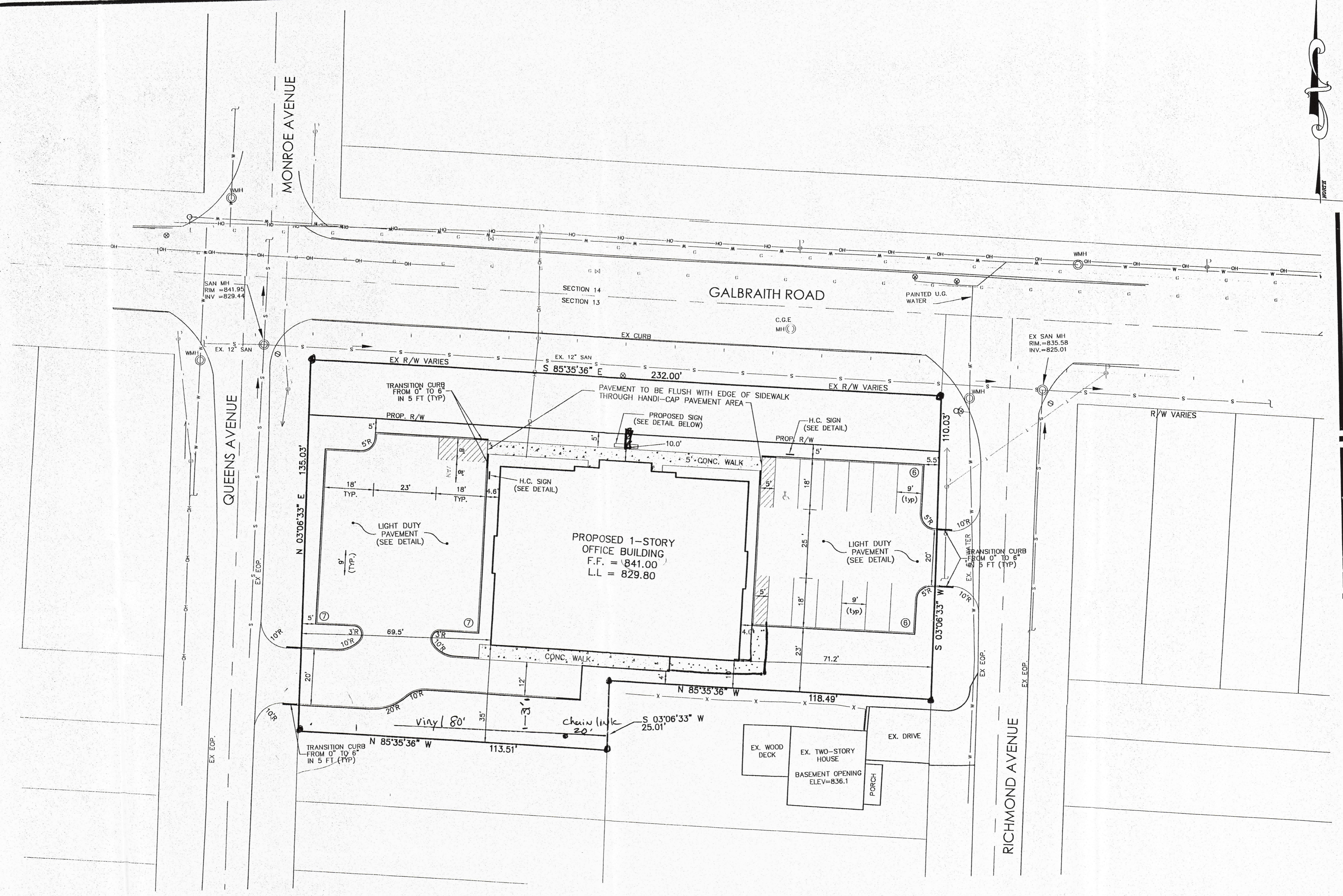
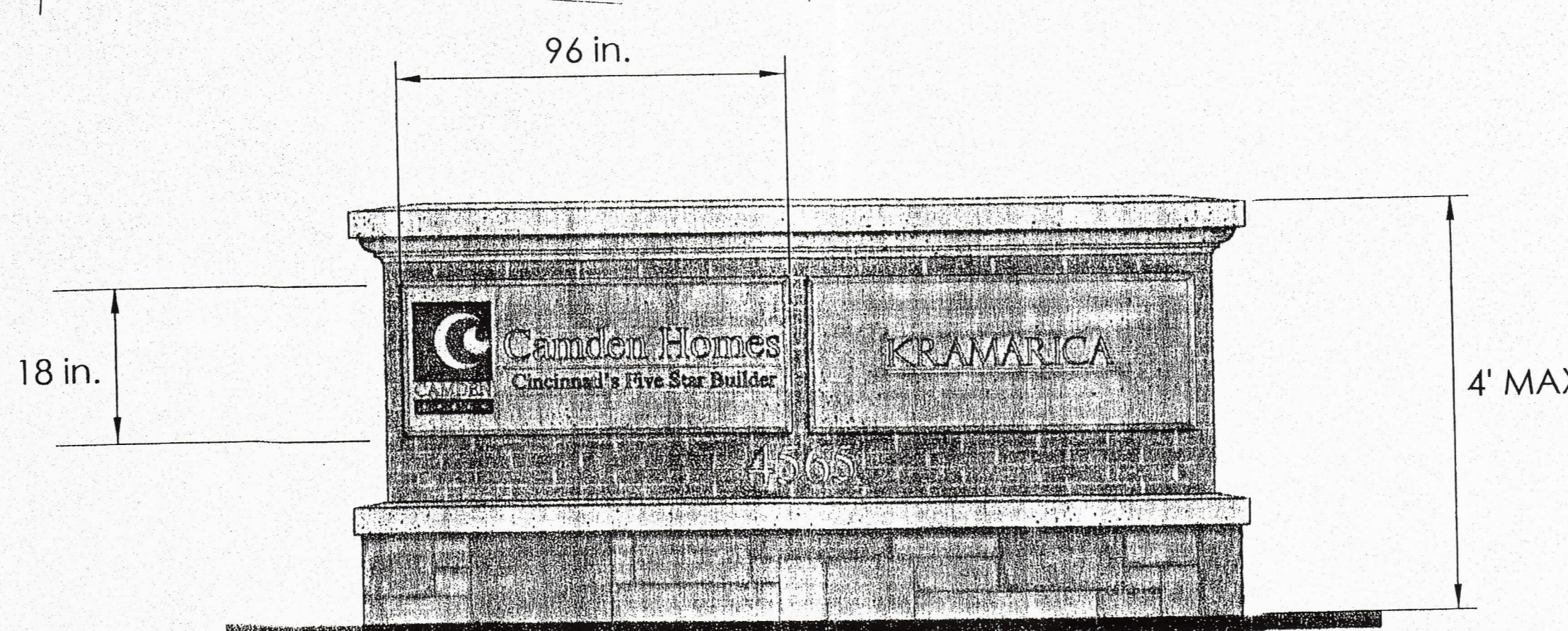
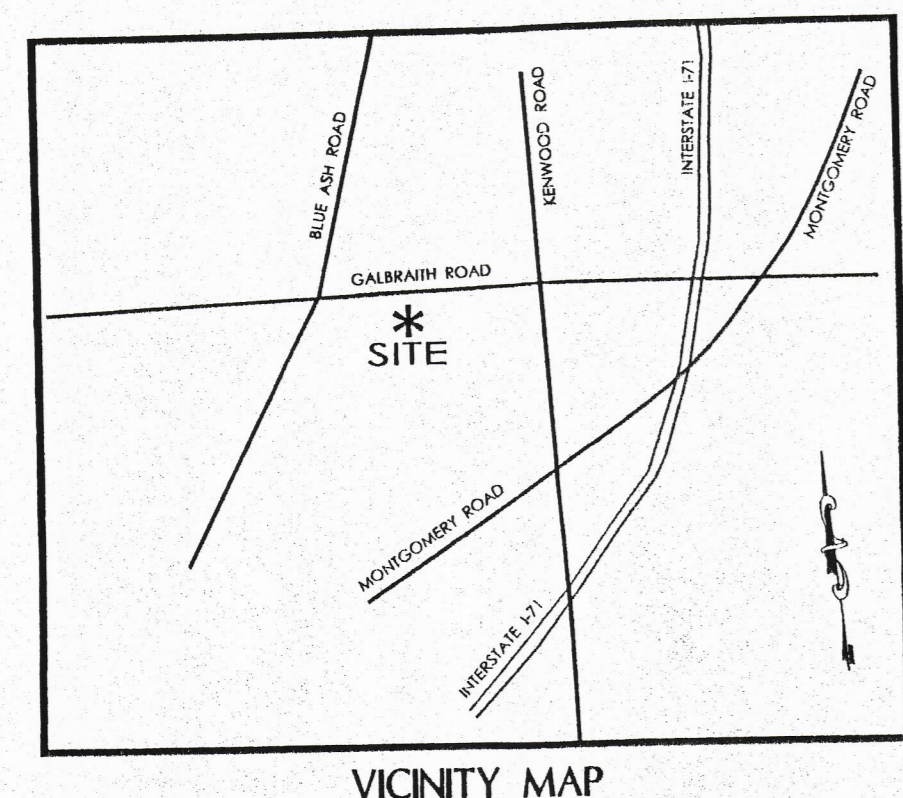


- GENERAL LAYOUT NOTES**
- TOTAL SITE ACREAGE: 0.65 ACRES (28,358 SF)
 - ZONING: "00" PLANNED OFFICE DISTRICT
 - PARKING:
 - NUMBER REQUIRED: 24
 - STANDARD SPACE: 24 SPACES
9'x19' STALL,
 - HANDICAP SPACE: 2 SPACES
 - TOTAL SPACES PROVIDED: 26 SPACES
 - PROPOSED LAND COVERAGE:

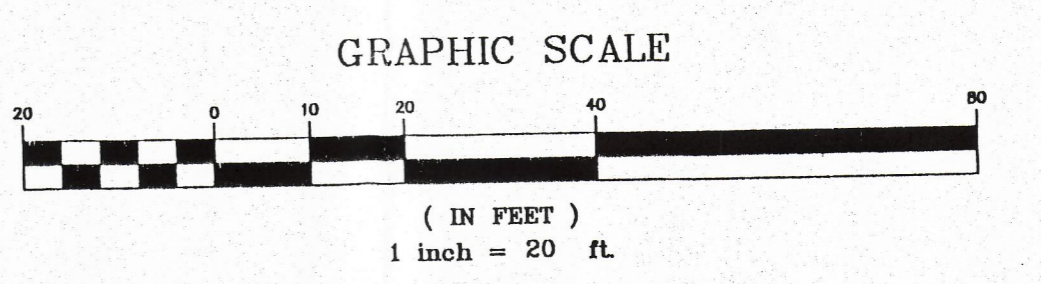
AREA (SF)	% OF SITE
BUILDING: 6,115	21.6
OPEN AREA: 6,873	24.3
PARKING, DRIVES & WALKS: 4,640	16.3
AREA IN ROAD R/W: 28,358	100.00
TOTAL:	
 - ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO START OF THE WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. PLANS INDICATE APPROXIMATE ELEVATIONS AND ROUTING.
 - DETAILS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE INTENDED TO COMPLEMENT THE PROJECT PLANS AND STANDARD DETAILS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND OTHER SPECIFICATIONS, THE MORE RESTRICTIVE CASE APPLIES, UNLESS SPECIFICALLY OVERRIDDEN.
 - NO SIGNS ON THE BUILDING ARE PERMITTED.
 - TOPO AND BOUNDARY PROVIDED BY MCGILL SMITH PUNSHON, INC.
 - NO INGRESS/EGRESS OR CURB CUTS PERMITTED ON GALBRAITH ROAD.



- LEGEND**
- EXISTING FEATURES**
- MANHOLE
 - CATCH BASIN
 - GUTTER INLET
 - CLEAN OUT
 - UTILITY POLE
 - ELECTRIC BOX
 - TELEPHONE BOX
 - CABLE TV BOX
 - LIGHT POLE/LAMP POST
 - GAS VALVE/METER
 - FIRE HYDRANT
 - WATER VALVE/METER
 - SPRINKLER/VALVE
 - TRAFFIC SIGNAL/BOX
 - SIGN
 - GUARD POST
 - HANDICAPPED PARKING
 - STORM SEWER
 - SANITARY SEWER
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - TELEPHONE LINE
 - OVERHEAD POWER LINE
 - FENCE LINE



NOTE: THE SIGN IS LIMITED TO 32 SQUARE FEET DISTRIBUTED EVENLY WITH EITHER ONE OR TWO SIGNS. MATERIALS TO MATCH BUILDING MATERIALS.

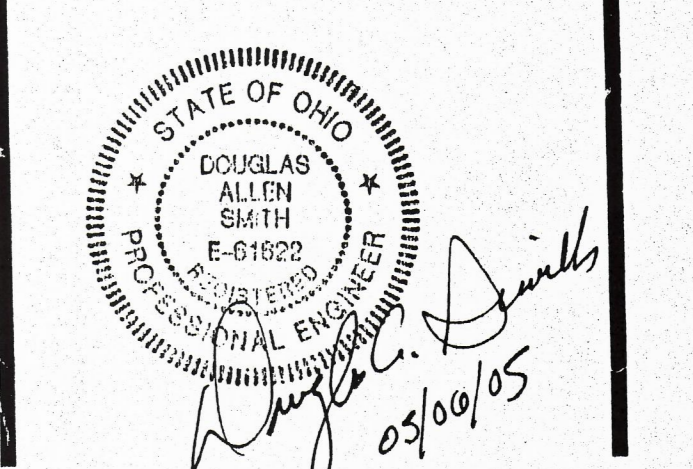


MSP

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 Engineers • Architects • Surveyors
 Landscape Architects • Planners

Drawn By **MJE** Project Mgr. **DAS**
 Drawing File **04494004-IMP-00**
 X-Reference Files **N/A**
 Date **02/16/05**

No.	Revision/Issue	By	Date
1	TWP/PARKING	HW	03/18/05
2	TWP	DS	03/24/05
3	HCB0/HCDPW/MSD/FD	DS	04/15/05
4	HCDPW	DS	05/06/05



PINECREST PLACE
 (A.K.A. MILLER'S FRUIT STAND)
 SECTION 14, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PRINT
 MAY 06 2005
 ISSUED

Sheet Title **ZONING COMPLIANCE PLAN**
 Layout, Parking and Sign Plan
 Project No. **04494.00**
 Scale **1"=20'**
 Sheet No. **S-3**
 File No. **04-494**

CAMDEN HOMES
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 CINCINNATI, OHIO 45236

SYCAMORE TOWNSHIP
 PLANNING & ZONING
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