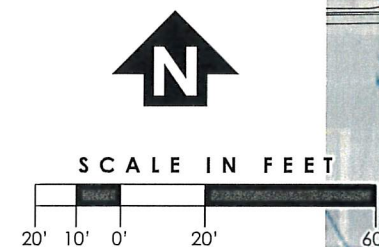
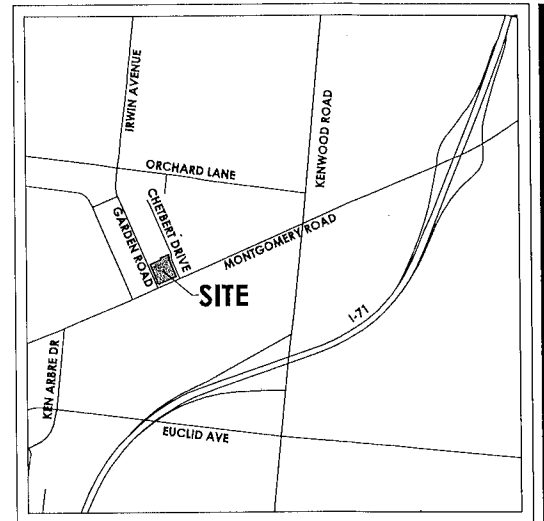
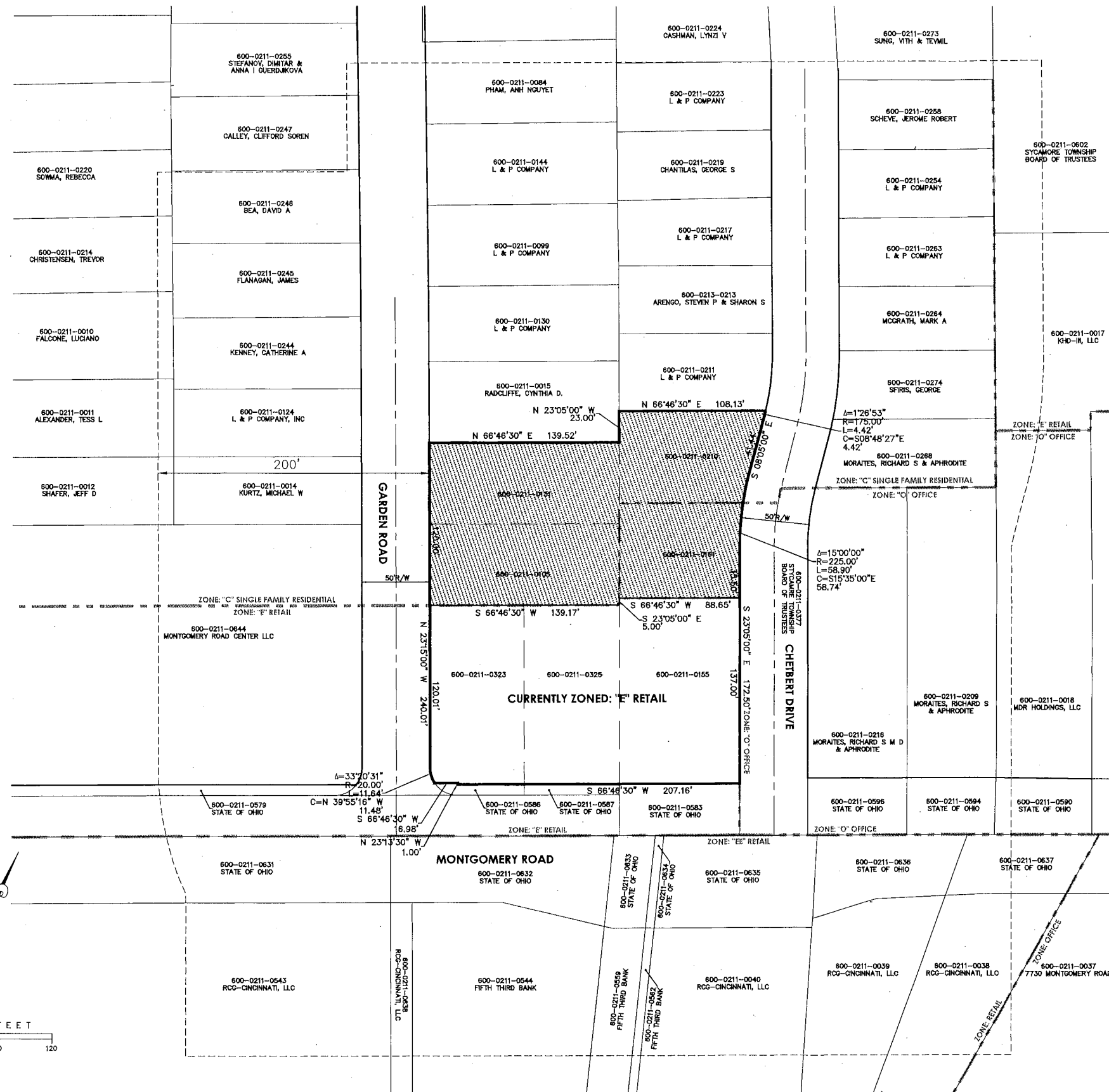




SYCAMORE TOWNSHIP
PLANNING & ZONING
OCT 10 2017
RECEIVED







VICINITY MAP

SCALE: 1" = 1,000'

PARCEL INFORMATION

EXISTING PARCELS TO BE RECLASSIFIED TO "EE" PLANNED RETAIL

PARCEL NUMBER	OWNER
600-0211-0105	L & P COMPANY
600-0211-0131	7707 MONTGOMERY ROAD
600-0211-0161	CINCINNATI, OH 45236

600-0211-0210	0.16 ACRES	JAMES G. CHANTILAS
		7221 CHETBERT DRIVE
		CINCINNATI, OH 45236

PARCELS TO REMAIN "E" RETAIL

PARCEL NUMBER	OWNER
600-0211-0155	CHANTILAS GROUP PROPERTIES, LLC
	7707 MONTGOMERY ROAD
	CINCINNATI, OH 45236
600-0211-0323	L & P COMPANY
600-0211-0325	7707 MONTGOMERY ROAD
	CINCINNATI, OH 45236

GENERAL NOTES

EXISTING ZONING: "C" SINGLE FAMILY RESIDENTIAL, "O" OFFICE
PROPOSED ZONING: "EE" PLANNED RETAIL

NET AREA OF PROPOSED REZONE: 0.682 ACRES
GROSS AREA OF PROPOSED REZONE: 0.682 ACRES

RIGHTS-OF-WAY SHOWN ARE PUBLIC.

PROPOSED LAND USE: RESTAURANT & RETAIL USE AND
NEW APPURTENANT PARKING AREA

INDEX OF SHEETS

- C1 ZONING PLAT
- C2 EXISTING FEATURES PLAN
- C3 PROPOSED FEATURES PLAN
- C4 PRELIMINARY GRADING PLAN
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS & DUMPSTER DETAILS
- L3 PHOTOMETRIC PLAN

PROPOSED ZONE CHANGE SKYLINE CHILI - KENWOOD

SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

ZONING PLAT

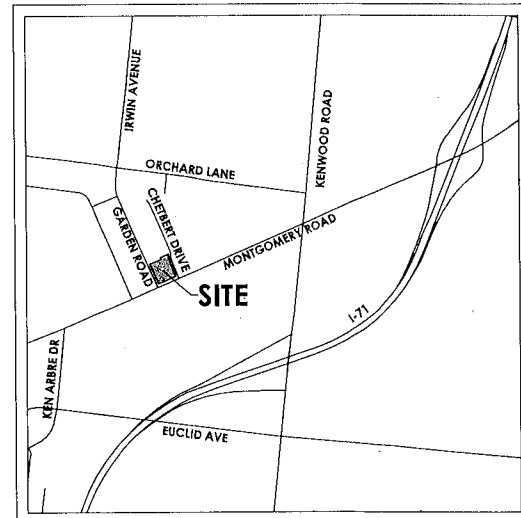
Revision	By	Date

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Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: BC Date: 07/14/17 Project No: 16505.00 Sheet No: C1
Project Mgr: JH Scale: 1" = 40' Points D.B. 16505 TBC
CAD: 16505004-SHP-00 ORIG X-Ref. N/A File No. 16505

SCALE IN FEET
0 10 20 40 60



VICINITY MAP

SCALE: 1" = 1,000'

OWNERS & APPLICANTS

JAMES G. CHANTILAS
7221 CHETBERT DRIVE
CINCINNATI, OH 45236
CHANTILAS CINCY PROPERTIES, LLC
7707 MONTGOMERY ROAD
CINCINNATI, OH 45236
L & P COMPANY
7707 MONTGOMERY ROAD
CINCINNATI, OH 45236

GENERAL NOTES

GROSS AREA: 1.381 ACRES
NET AREA: 1.381 ACRES

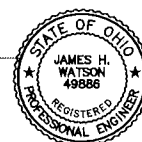
ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
SEATING CAPACITY OF EXISTING RESTAURANT IS 130.

PARKING ANALYSIS

USE	AREA (S.F.)	BASIS	PARKING REQUIRED
RESTAURANT	3,614	10 SPACES / 1,000 S.F.	36
RETAIL	2,200	5 SPACES / 1,000 S.F.	11
OFFICE	5,814	4 SPACES / 1st 1,000 S.F. 2.5 SPACES / 1,000 S.F. (ABOVE 1,000 S.F.)	16
TOTAL PARKING SPACES REQUIRED			63
TOTAL PARKING SPACES PROVIDED			68

IMPERVIOUS AREA ANALYSIS

EXISTING BUILDING AREA: 5,814 S.F.
PAVEMENT AREA: 36,703 S.F.
TOTAL IMPERVIOUS AREA: 42,517 S.F.
TOTAL SITE AREA: 60,163 S.F. = 0.706



PROPOSED ZONE CHANGE SKYLINE CHILI - KENWOOD

SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO

PROPOSED FEATURES PLAN

mSP McGill Smith Punshon, Inc.
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Drawn By	BC	Date	09/14/17	Project No.	16505-00	Sheet No.	C3
Project Mgr.	JW	Scale	1" = 20'	Points D.B.	16505-00		
CAD	16505004-MP-00	ORIG	X-Ref.		N/A	File No.	16505

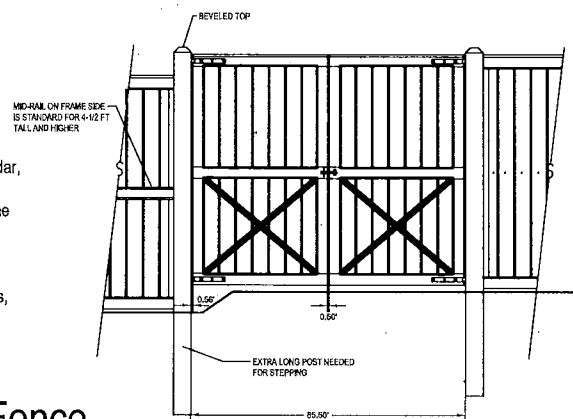
Revision	By	Date
Revision #1	JW	10/06/17

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NOW MEMBERS MUST BE CALLED DIRECTLY)

MONTGOMERY ROAD
VARIABLE WIDTH PUBLIC R/W

CHEBERT DRIVE
50' PUBLIC R/W

GARDEN ROAD
50' PUBLIC R/W

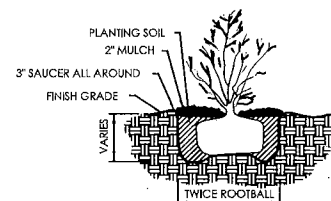


All material to be made of Northern White Cedar,
visible small tight knots (STK).
Boards - Smooth Sawn ship-lap moulded to the
dimensions shown.
Rails - Smooth Sawn to size shown.
Posts - Smooth Sawn all 4 sides.
Gate Uprights/Stiles - Smooth sawn all 4 sides,
half-lapped joints.

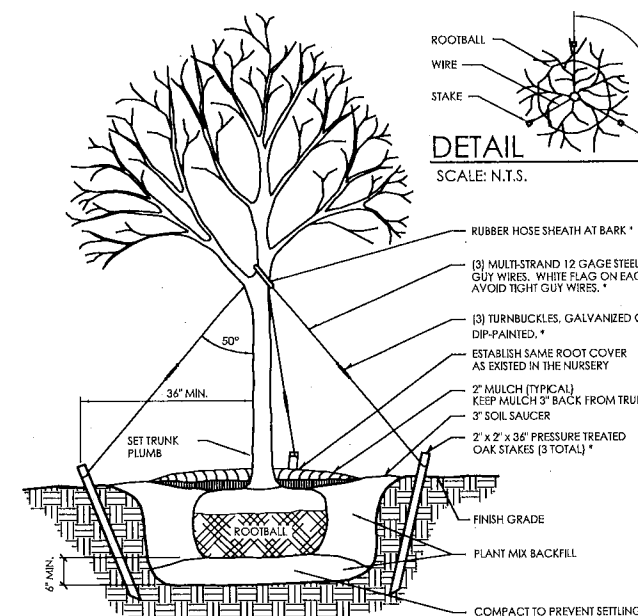
HEIGHT OF FENCE (FEET)		(INCHES)
	8'	
A	5 1/2	
B	132	
C	32	

* SECTIONS 8' HIGH & OVER ARE 6' LONG (Typ.)

1. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
IF CONTAINER IS USED, REMOVE CONTAINER AND LIGHTLY
HAND SCARIFY ALL SIDES OF THE ROOT SYSTEM.
2. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE
AS IT DID TO PREVIOUS GRADE.

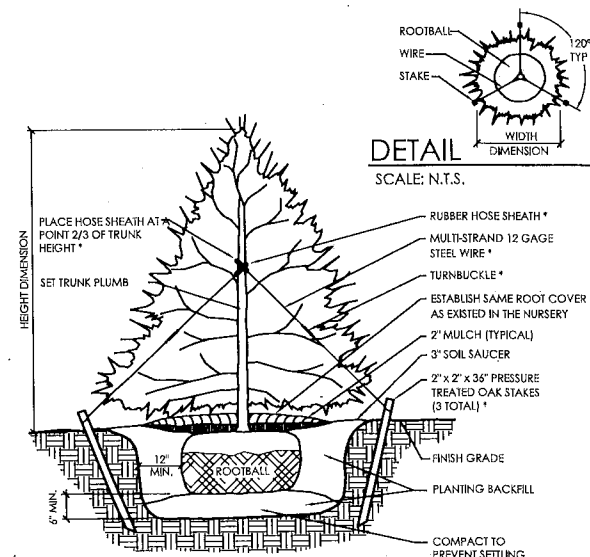


SCALE: N.T.S.



1. IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
2. DIG TRENCH HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNCOMPACTED OR FIRMS BASE. DIG HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
3. LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL. POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF FLARE IS LEVEL WITH THE SURROUNDING SOIL.
4. REMOVE ALL TWINE FROM ROOT BALL. IF PRESENT, REMOVE AND DISCARD THE TOP 3" OF BURLAP FROM THE ROOT BALL.
5. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDING, AND POTENTIAL GIRDLING ROOTS.
6. BACKFILL PLANTING HOLE WITH PLANT MIX (SEE GENERAL NOTES), AND THOROUGHLY WATER.
7. MULCH ENTIRE PLANTING SURFACE WITH ~~THREE INCHES~~ ^{ONE INCH} OF MULCH. ADJACENT AREAS NOT LESS THAN TWO INCHES [2"] DEEP AND NO MORE THAN THREE INCHES [3"] DEEP, LEAVING THREE INCHES [3"] ADJACENT TO THE TREE TRUNK FREE OF MULCH.
8. STAKE DECIDUOUS TREES WITH A 2 1/2" OR GREATER CALIPER.
9. REMOVE STAKES 1 YEAR AFTER PLANTING.

SCALE: N.T.S.



1. IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
2. DIG HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
3. LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF FLARE IS LEVEL WITH THE SURROUNDING SOIL.
4. REMOVE ALL TWINE FROM ROOT BALL. IF PRESENT, REMOVE AND DISCARD TOP 3' OF BURLAP FROM THE ROOT BALL.
5. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
6. BACKFILL PLANTING HOLE WITH PLANT MIX (SEE GENERAL NOTES), AND THOROUGHLY WATER.
7. PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATION.
8. MULCH ENTIRE PLANTING SURFACE WITH COMPOSTED BARK MULCH APPLIED NO LESS THAN TWO INCHES (2") DEEP AND NO MORE THAN THREE INCHES (3") DEEP, LEAVING THREE INCHES (3") ADJACENT TO THE TREE TRUNK FREE OF MULCH.
9. EVERGREEN TREES WITH 2" CALIBER OR SMALLER SHALL BE STAKED. EVERGREEN TREES HAVING A HEIGHT OF 7' OR GREATER SHALL BE STAKED.
10. REMOVE STAKES 1 YEAR AFTER PLANTING.

SCALE: N.T.S.

Technical drawing of a Brick Dumpster Enclosure, showing a side elevation. The drawing includes the following dimensions and callouts:

- Overall width: 12'-0"
- Width of the gate opening: 10'-0"
- Height of the brick wall: 6'-0"
- Height of the gate opening: 2'-6"
- Width of the concrete footing: 1'-4"
- Callouts:
 - METAL GATE HINGE (TYP.)
 - WOODEN GATE (TYP.) PAINT FINISH
 - CAP
 - CONCRETE FILLED STEEL HOT DIP GALV. GATE POST
 - METAL GATE LATCH (TYP.)
 - WALL BEYOND TO MATCH BUILDING MATERIALS
 - CONC. FOOTING BEYOND
 - GRADE (VARIES)
 - INSTALL HOLES IN CONCRETE FOR 1" DIA. HOT DIP GALV. BOLTS ON GATES

NOTE

1. BRICK TO MATCH EXISTING BUILDING.
2. ALL EXPOSED STEEL TO BE HOT DIP GALV.

Brick Dumpster Enclosure

1. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
2. LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY. REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
4. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202)-789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
5. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED, ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
7. SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
8. LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTS' LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
9. ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
10. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED). IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
11. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
12. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
13. DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
14. LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUBS' CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
15. LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
16. STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

TOPSOIL: FERTILE, FRABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, COMPLETELY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 5% MINERAL ON A DRY BASIS.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMBINATION APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT), 1/4 IN OF NITROGEN IN THE FORM OF NITRATES: 1/4 IN THE FORM OF AMMONIA SALT AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

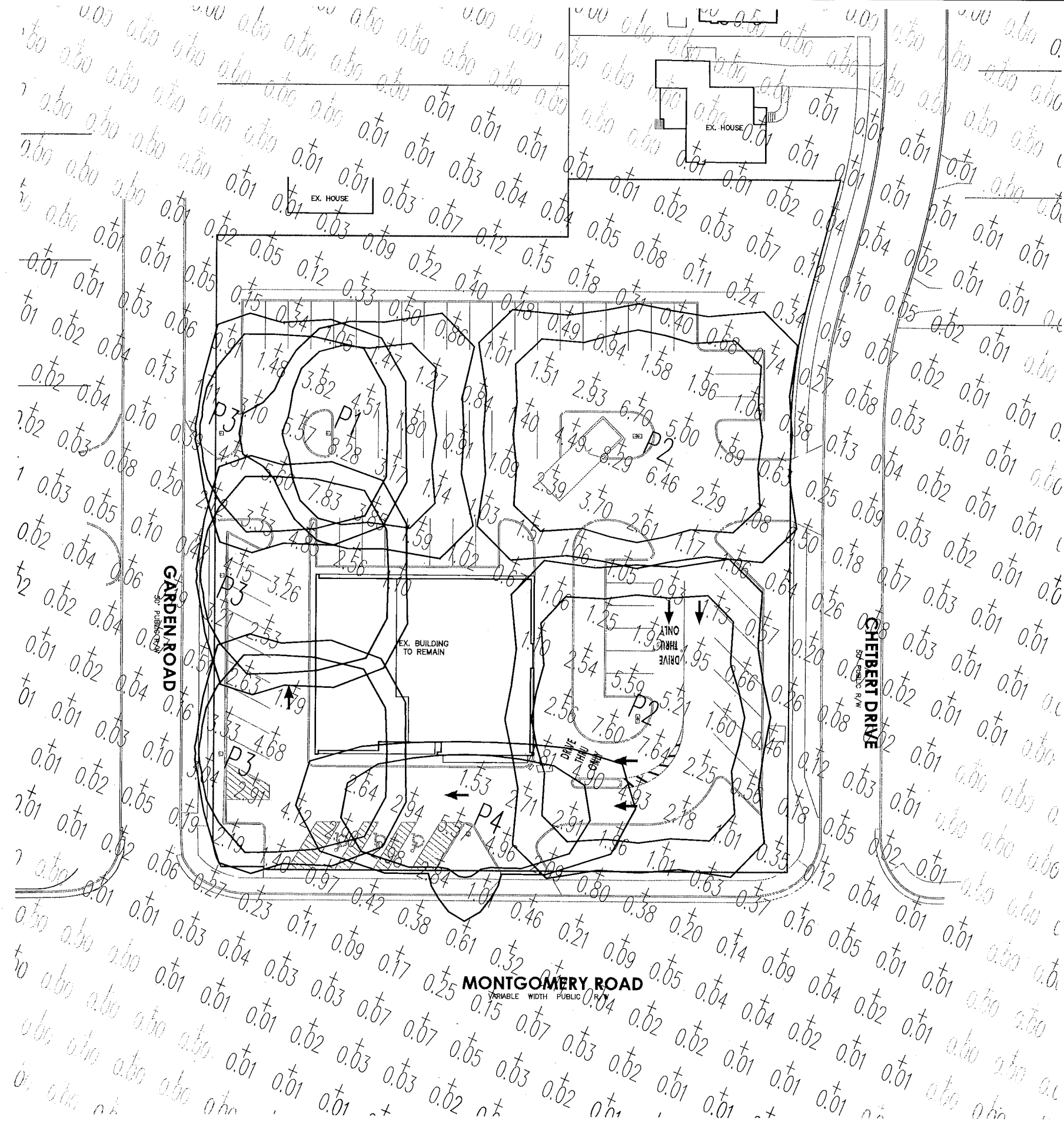
PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANT CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO
LANDSCAPE DETAILS AND NOTES

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Drawn By	BMG	Date	03/24/17	Project No.	16505.00	Sheet No.	1
Project Mgr.	JW	Scale	1" = 20'	Points D.B.	16505 TRC		
CAD	16505004-PLA-00	X-Ref.		16505004-IMP-00	File No.	L6505	



Skyline - Kenwood (9-11-17) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
P1	h	Hubbell Outdoor Single (1) "A" ASL-24L-4K-210-4	(1)	22260	25' Pole	0.91 1
P2	h	Hubbell Outdoor Double (2) "A" ASL-24L-4K-210-4	(2)	22260	25' Pole	0.91 2
P3	h	EXISTING LIGHT POLE	(1) MS400/H75/ED28PS	40000	25' Pole	0.70 3
P4	h	Hubbell Outdoor Single (1) "C" ASL-24L-4K-210-3	(1)	21935	25' Pole	0.91 1

GENERAL NOTES

1. MATCH EXISTING POLE AND FIXTURE.



SKYLINE CHILI - KENWOOD

SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO
PHOTOMETRIC PLAN



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Drawn By: BMG Date: 03/24/17 Project No: 16505.00 Sheet No: L3

Project Mgr: JWI Scale: 1" = 20' Points D.B. 16505 TBC

CAD: 16505004-PLA-001 X-Ref. 16505004-JWP-001 File No. 16505