

VICINITY MAP
SCALE: NOT TO SCALE

APPLICANT: ANDREW HARVEY
OWNER: CARL WESLEY (TRI STATE GOLF CARTS LLC)
PERSON PREPARING MAP: ANDREW HARVEY

SUMMARY TABLE	
PROPOSED USE OF FACILITY:	AUTO SALES / WAREHOUSE
FLOOR AREA (INCLUDING BASEMENT):	7554
NUMBER OF DWELLING UNITS:	NA
PARKING SPACES REQUIRED:	36
PARKING SPACES PROVIDED:	33
SEATING CAPACITY:	NA
IMPERVIOUS SURFACE RATIO:	0.87%

PROPOSED PUD 1
FOR :

CINCY CUSTOM CARTS

AT
10791 MONTGOMERY ROAD

NOTE: THIS DRAWING IS FOR DESIGN INTENT AND PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION IS SUBJECT TO CHANGE PER SURVEY, CIVIL ENGINEERING AND CODE OFFICIALS HAVING JURISDICTION

DESIGNED BY:

CUC Cincinnati United Contractors, LLC.
7143 EAST KEMPER ROAD
CINCINNATI, OHIO 45249
PHONE: (513) 677-0060 FAX: (513) 677-1121

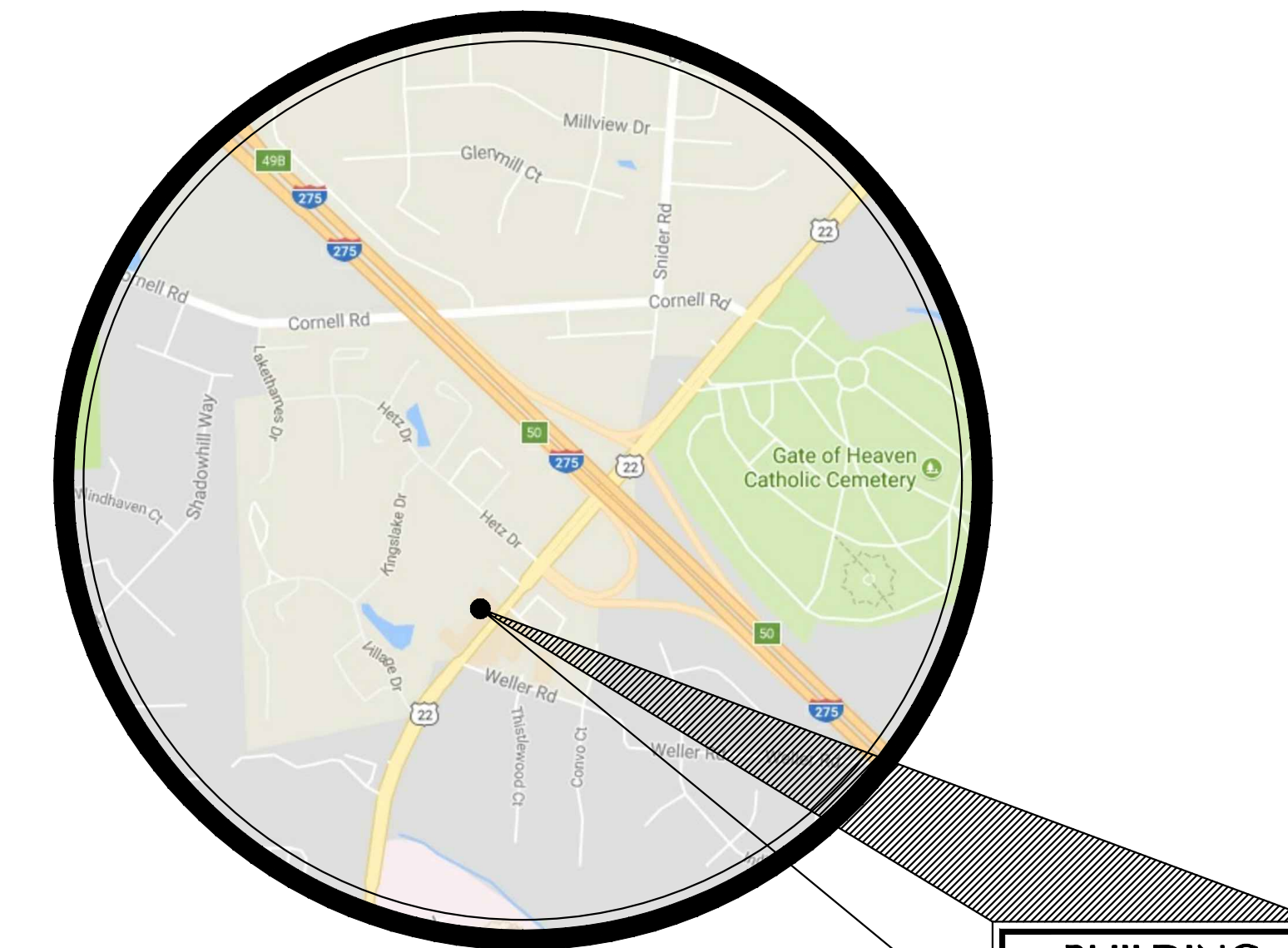
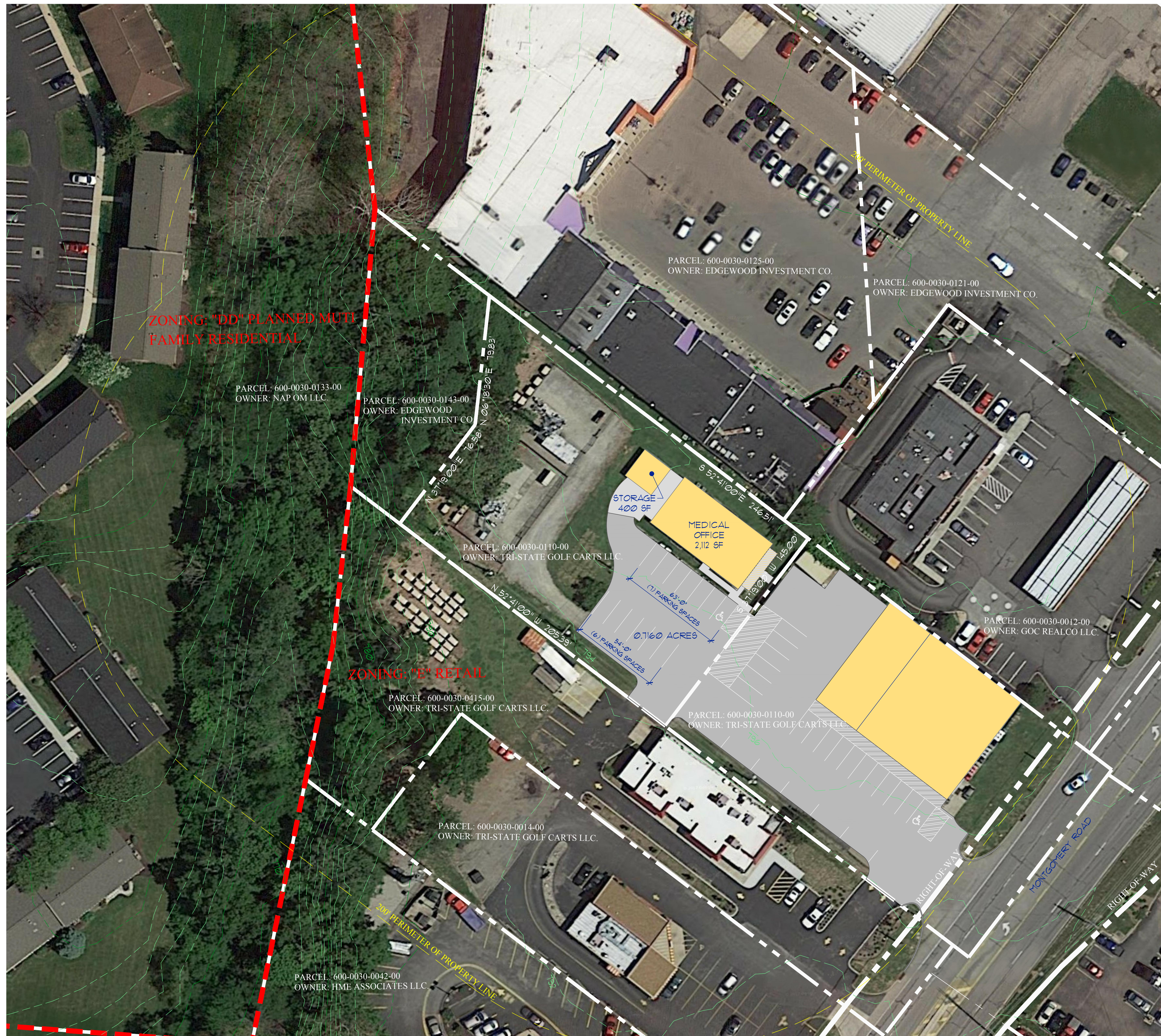
CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS

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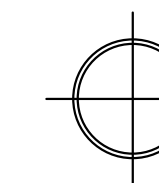
ISSUE DATE: 01/19/18
FILENAME: P5676 - Cincy Custom Carts Site Plan PUD 1 Submittal 2.dwg
PLOTTED BY: aharvey
PLOT DATE: Jan 19, 2018-1:44PM

EXISTING FRONT LOT SITE PLAN
SCALE: 1" = 30'-0"

CITY OF MONTGOMERY



BUILDING LOCATION



VICINITY MAP

SCALE: NOT TO SCALE

APPLICANT: ANDREW HARVEY
OWNER: CARL WESLEY (TRI STATE GOLF CARTS LLC)
PERSON PREPARING MAP: ANDREW HARVEY

SUMMARY TABLE	
PROPOSED USE OF FACILITY:	OFFICE, MEDICAL CLINIC
FLOOR AREA (INCLUDING BASEMENT):	2,312
NUMBER OF DWELLING UNITS:	NA
PARKING SPACES REQUIRED:	17
PARKING SPACES PROVIDED:	13
SEATING CAPACITY:	NA
IMPERVIOUS SURFACE RATIO:	0.3498

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CINCY CUSTOM CARTS

AT
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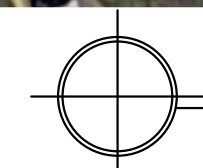
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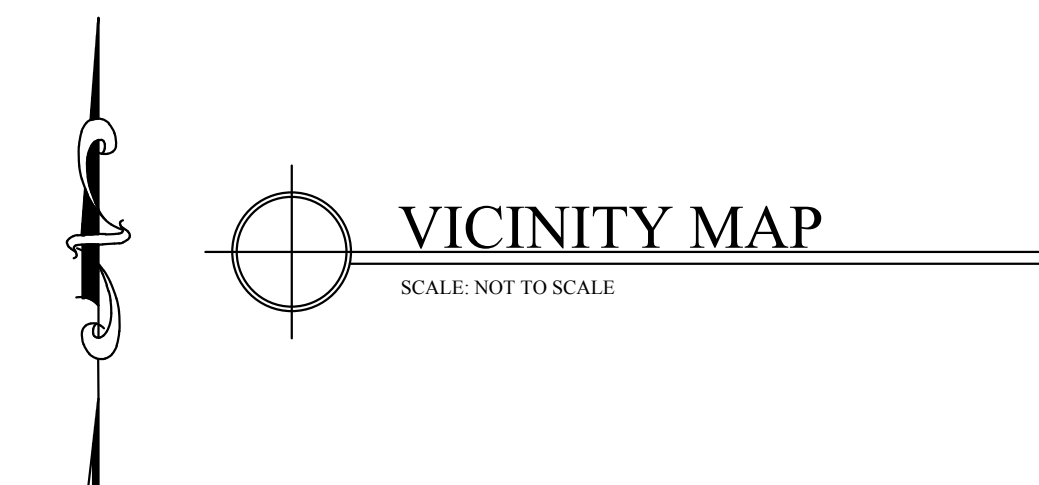
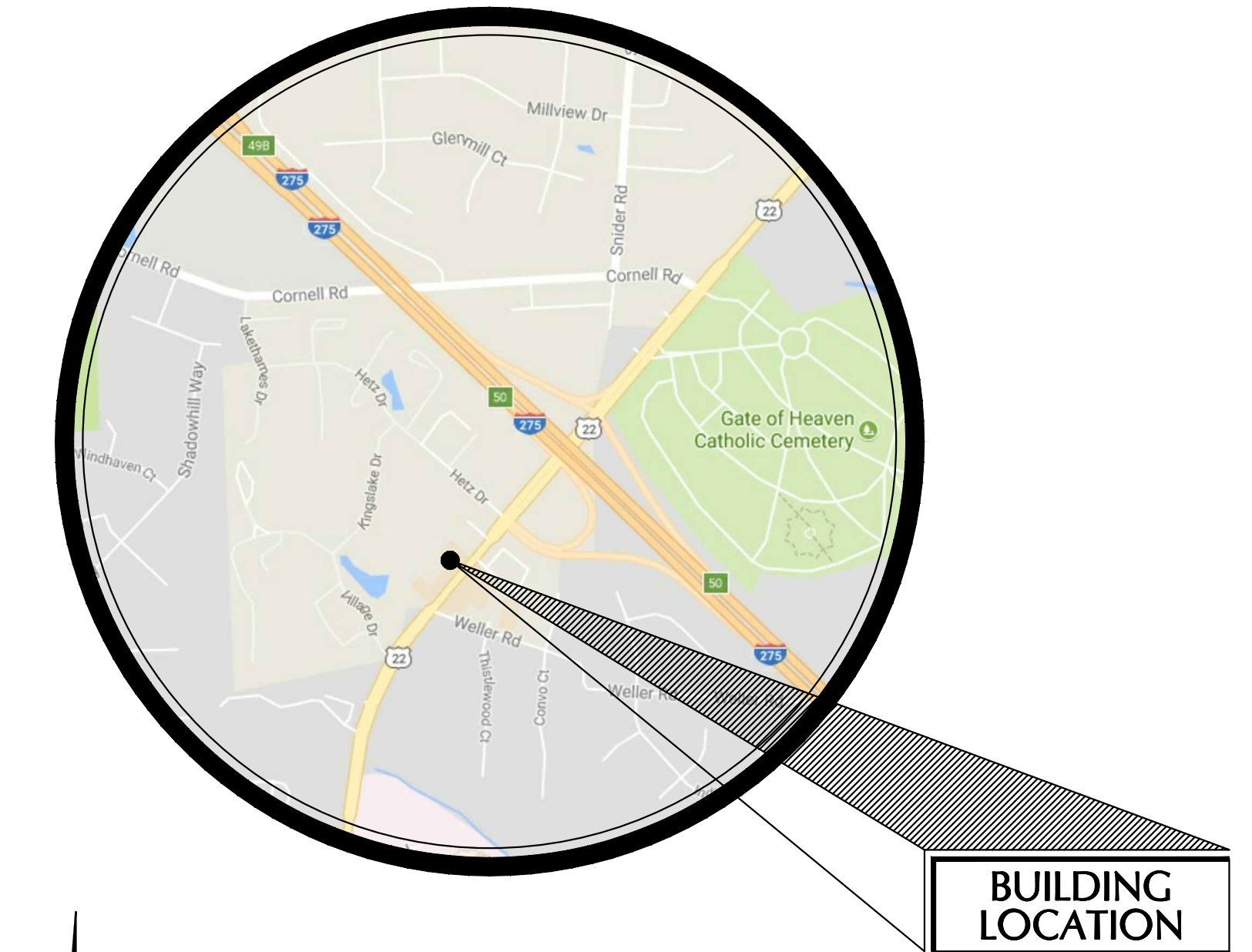
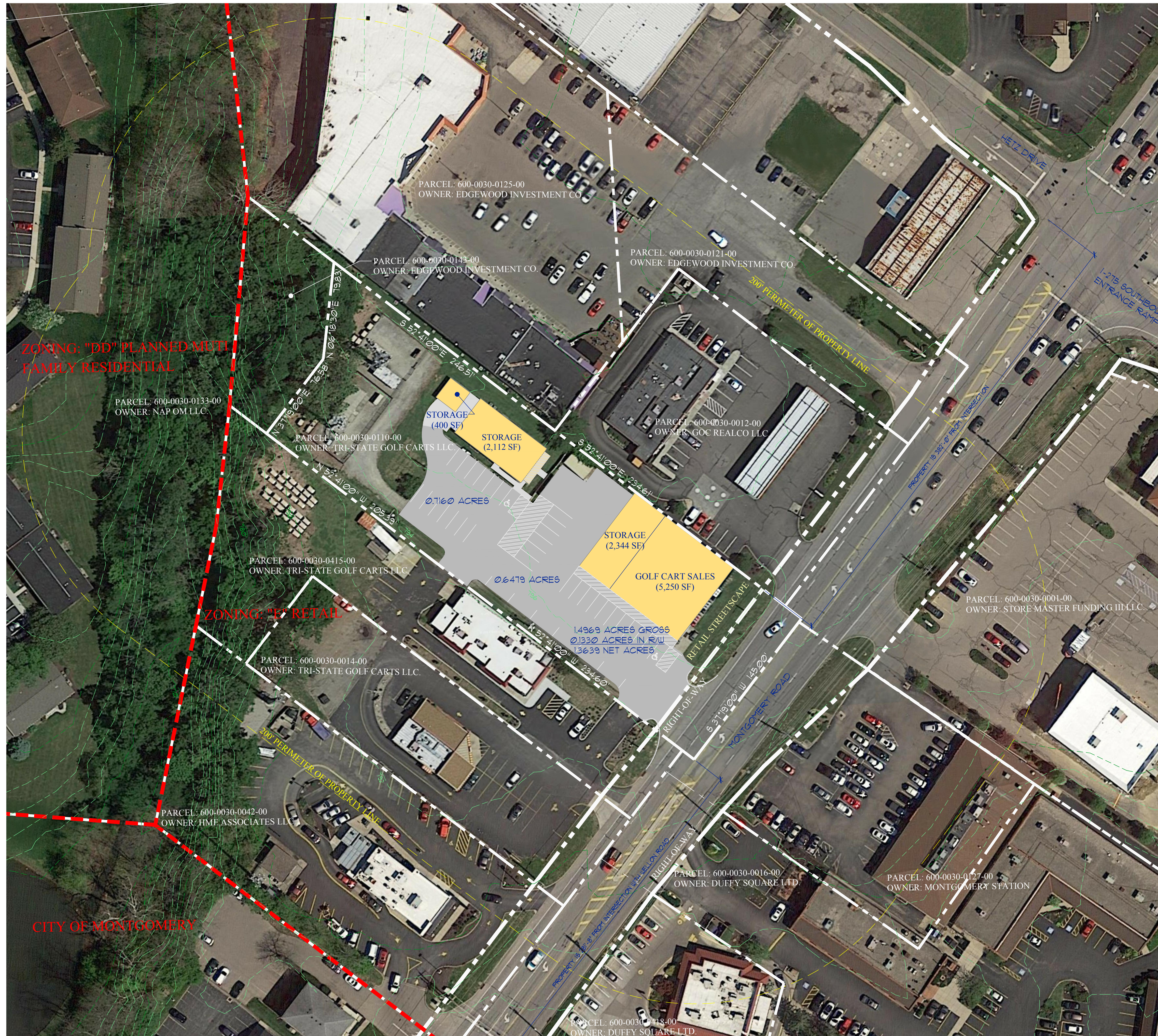
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PLOT DATE: Jan 19, 2018-1:44PM



EXISTING BACK LOT SITE PLAN

SCALE: 1" = 30'-0"



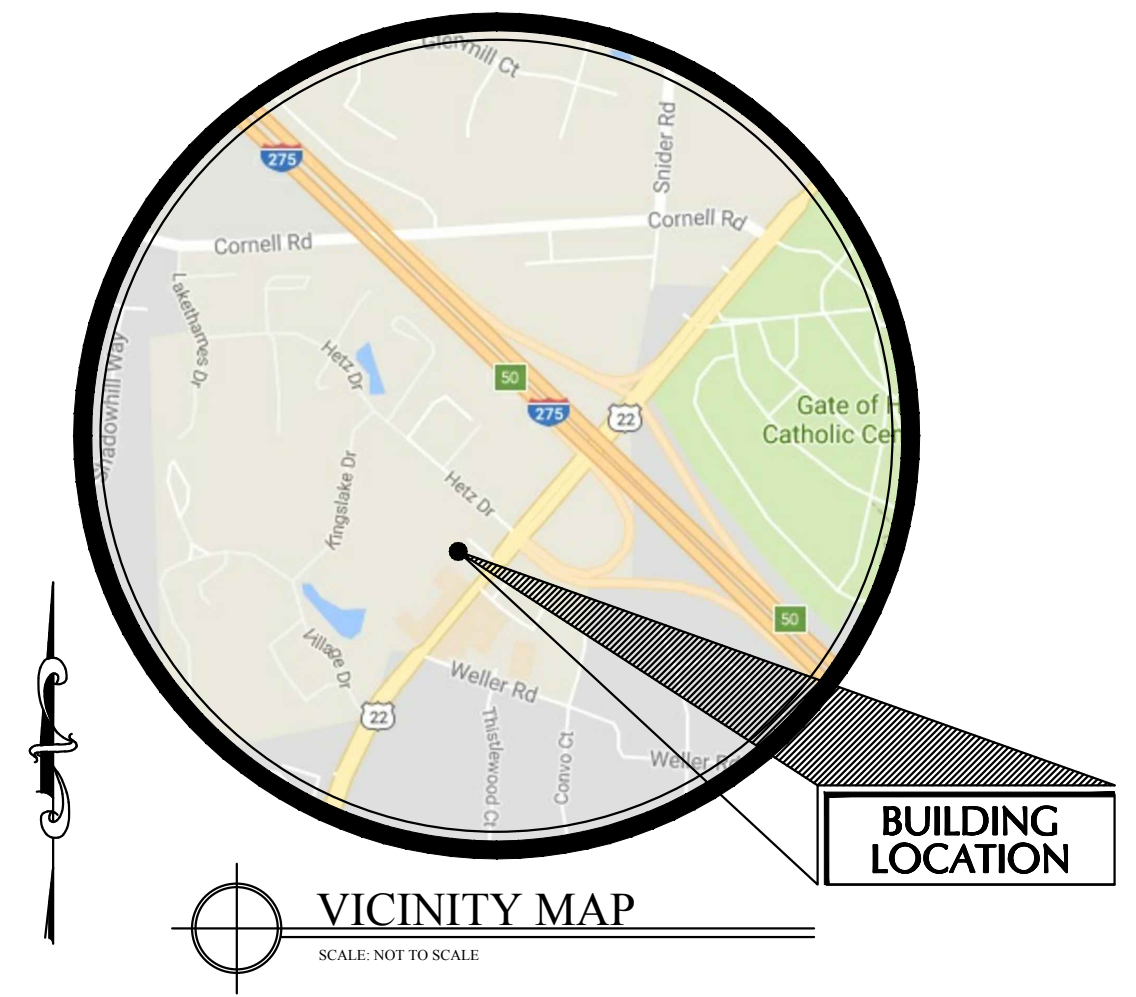
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SUMMARY TABLE	
PROPOSED USE OF FACILITY:	ACTS: SALES / WAREHOUSE
FLOOR AREA (INCLUDING BASEMENT):	25,066 SF
NUMBER OF DWELLING UNITS:	NA
PARKING SPACES REQUIRED:	15
PARKING SPACES PROVIDED:	15
SEATING CAPACITY:	NA
IMPERVIOUS SURFACE RATIO:	0.0014

PROPOSED PUD 1
 FOR:
**CINCY CUSTOM
 CARTS**
 AT
 10791 MONTGOMERY ROAD

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 ISSUE DATE: 01/19/18
 FILENAME: P5676 - Cincy Custom Carts Site Plan PUD 1 Submittal 2.dwg
 PLOTTED BY: aharvey
 PLOT DATE: Jan 19, 2018-2:02PM



APPLICANT: ANDREW HARVEY
 OWNER: CARL WESLEY (TRI STATE GOLF CARTS LLC)
 PERSON PREPARING MAP: ANDREW HARVEY

SUMMARY TABLE	
PROPOSED USE OF FACILITY:	AUTO SALES / WAREHOUSE
FLOOR AREA:	AUTO SALES 5,250 S.F. WAREHOUSE 4,558 S.F. TOTAL 10,108 S.F.
NUMBER OF DWELLING UNITS:	NA
PARKING SPACES REQUIRED:	AUTO SALES 5,250 S.F. x 1 SPACE PER 400 S.F. = 13.125 ~ 13 WAREHOUSE 4,558 S.F. x 1 SPACE PER 2,000 S.F. = 2.279 ~ 2 TOTAL 15
PARKING SPACES PROVIDED:	15
SEATING CAPACITY:	NA
IMPERVIOUS SURFACE RATIO:	0.6014

EXISTING LIGHT FIXTURE SCHEDULE			
QTY.	TAG	TYPE	HEIGHT ABOVE GRADE
7	L1	WALL PACK	12'-0"
5	L2	WALL MOUNTED DECORATIVE	7'-0"
2	L3	CEILING MOUNTED CAN	8'-0"
1	L4	STREET LIGHT	25'-0"

NEW PLANT SCHEDULE				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
4	A	LITTLELEAF LINDEN	TILIA CORDATA	2-1/2" CALIPER
25	B	REGAL PRIVET	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	18" HEIGHT

SCOPE OF WORK IN PROJECT

- ADD STREET BUFFER ALONG FRONT PROPERTY LINE
- ADD BOUNDARY BUFFER TO SOUTH PROPERTY LINE AS SHOWN
- REPAINT PARKING LINES AS NEEDED AND ADD LINE IN BACK TO SEPARATING DRIVE AISLE FROM GOLF CARTS
- CHANGE BACK DOCTOR'S OFFICE INTO STORAGE BUILDING

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AT
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 PLOT DATE: Jan 19, 2018-1:50PM

PUD I SITE PLAN
 SCALE: 1" = 20'-0"

Luminaire Schedule									
Project: Cincy Custom Carts - Site									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens	
□	7	L1	SINGLE	0.810	Wall Pack - 150W HPS	189	1323	8634	
■	5	L2	SINGLE	0.900	Wall Mounted Decorative - 13W CF	13	65	547	
○	2	L3	SINGLE	0.900	Ceiling Mounted Can - 65W BR30	65	130	744	
—	1	L4	SINGLE	0.810	Street Light - 250W HPS - Type III Distribution	279	279	21238	

Calculation Summary							
Project: Cincy Custom Carts - Site							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts - Taken out past PL	Illuminance	Fc	0.49	12.3	0.0	N.A.	N.A.

NOTES:
 TYPE L1 - FIXTURES ARE MOUNTED AT 12'-0" A.F.G.
 TYPE L2 - FIXTURES ARE MOUNTED ON BLDG AT 7'-0" A.F.G.
 TYPE L3 - FIXTURES ARE MOUNTED AT 8'-0" A.F.G.
 TYPE L4 - FIXTURES ARE MOUNTED AT 25'-0" A.F.G.



Disclaimer:
 KLI and Genlyte has made great efforts to ensure the accuracy of their program, however KLI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by KLI or GENLYTE for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF KING LIGHTING, INC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED BY ANY COMPANY OTHER THAN THE COMPANY FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF KING LIGHTING, INC. ANY VIOLATION MAY RESULT IN APPROPRIATE LEGAL ACTION.

Design Criteria			
DESIGN FILE:	CincyCustomCarts_site.og	FITTURE LAYOUT IS BASED ON A 0.81LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.	
MINIMUM:	AVE./MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G.
MAXIMUM:	MAX/AVE:	ARE SHOWN AT	ARE SHOWN AT 0'-0" A.F.G.
AVERAGE:	MAX/MIN:	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE

King Lighting, Inc.
 26 Spiral Drive
 Florence, Kentucky 41042
 (859) 261-5511 Fax (859) 261-2228
 www.king-lighting.com

Lighting Calculations for
 Cincy Custom Carts - Site

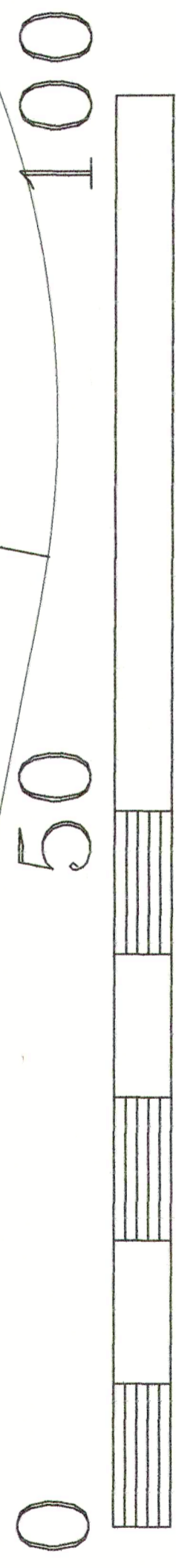
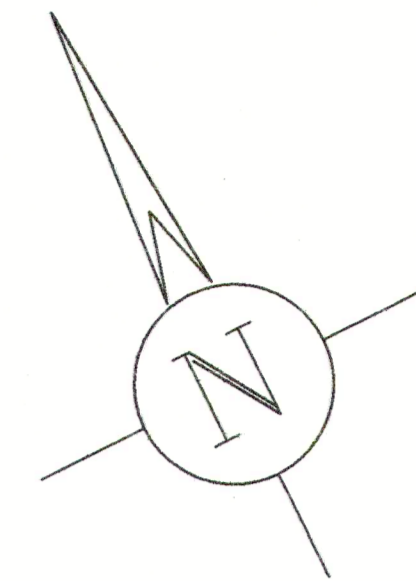
LIGHTING SITE PLAN	SCALE 1"=20'-0"	DESIGNER JJ	CHECKED JJ	DATE 01/18/18	SHEET S1
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Revisions	

PUD
CINCY CUSTOM CARTS
 Section 5, Town 4, Entire Range 1,
 Sycamore Township, Hamilton County, Ohio

Note: This seal applies only to this document. I disclaim any responsibility for all other documents or instruments relating to or intended to be used for any part or parts of this project or any other project.

Drawn: BLP
 Checked: TER
 Date: 11/17/2017
 Scale: 1" = 30'
 Job No. 3585zone



BAR SCALE

1
1

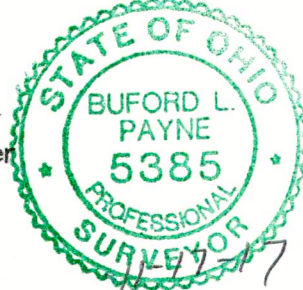
B. L. Payne & Associates, Inc.
 Civil Engineers & Surveyors
 11479 Colerain Avenue
 Cincinnati, Ohio 45252
 Phone: (513) 385-2922 Fax: (513) 385-8103
blp@blpa.com

North based on Deed recorded in Official Record 5040 Page 1671 of the Hamilton County Recorder's Office.

Survey Certification

I hereby certify that a survey has been made under my direction and verify all dimensions shown.

B. L. Payne
 Buford L. Payne PS No. 5385



NAP OM LLC
 [133]

Edgewood Investments
 [143]

Edgewood Investments
 [125]

Edgewood Investments
 [121]

GOC Realco LLC
 [12]

Store Master Funding
 [1]

Tri State Golf Carts
 [110]

Montgomery Station
 [127]

Tri State Golf Carts
 [415]

Tri State Golf Carts
 [49]

Duffy Square
 [16]

Tri State Golf Carts
 [48]

HME Assoc LLC
 [42]

Duffy Square
 [418]

R = 200'

E 32°18'58" W
 338.50'

N 37°19'00" E
 76.58'

S 52°41'00" E
 481.12'

N 52°41'00" W
 439.99'

S 37°19'00" W
 145.00'

MONTGOMERY ROAD (R/W Varies)