

Bonaventura Financial Offices

8800 Montgomery Road



- 0 Cover
- 1 Zoning
- 2 Boundary
- 3 Existing Features
- 4 Proposed Features
- 5 Floor Plans
- 6 Landscape Plan

R/W ALONG EAST SIDE OF MONTGOMERY ROAD

30 HAMILTON COUNTY BOARD OF COMMISSIONERS
RIGHT OF WAY - MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0262
ZONING: RIGHT-OF-WAY

WEST SIDE OF MONTGOMERY ROAD

1 DLP CINCINNATI, LLC
8755 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0007
ZONING: PLANNED RETAIL

2 DLP CINCINNATI, LLC
8765 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0232
ZONING: PLANNED RETAIL

3 EUGENE F. WOOD TR
8801 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0243
WELLINGTON GLEN CONDOMINIUM, PHASE 1: UNIT 1

4 GARY LEA PETERS
8803 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0244
WELLINGTON GLEN CONDOMINIUM, PHASE 1: UNIT 2

5 KATHLEEN WELCH
8807 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0246
WELLINGTON GLEN CONDOMINIUM, PHASE 2: UNIT 4

6 DAVID GUY HAWLEY
8809 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0247
WELLINGTON GLEN CONDOMINIUM, PHASE 2: UNIT 5

7 CHANGJOO & SUNHEE KIM
8811 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0248
WELLINGTON GLEN CONDOMINIUM, PHASE 2: UNIT 6

8 DANIEL J. & MARGARET A. FISK
8813 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0249
WELLINGTON GLEN CONDOMINIUM, PHASE 2: UNIT 7

9 THOMAS J. & EILEEN B. KUECHLY TRS
8815 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0250
WELLINGTON GLEN CONDOMINIUM, PHASE 2: UNIT 8

10 DON X. YU
8841 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0268
PINEHURST LANE CONDOMINIUM: UNIT 1

11 LIDY D. JOHNSON TR
8843 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0272
PINEHURST LANE CONDOMINIUM, AMENDMENT No. 2: UNIT 2

12 MARY C. OLBERDING
8845 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0277
PINEHURST LANE CONDOMINIUM, AMENDMENT No. 4: UNIT 3

13 LEANNE S. BUDDE TR
8847 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0278
PINEHURST LANE CONDOMINIUM, AMENDMENT No. 4: UNIT 4

EAST SIDE OF MONTGOMERY ROAD

14 8760 MONTGOMERY LLC
8760 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0011
ZONING: SINGLE FAMILY RESIDENTIAL

15 MANJU KEJRIWAL
8784 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0010
ZONING: PLANNED OFFICE

16A ELIZABETH K. TOFT
8810 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0085
ZONING: PLANNED OFFICE

16B ELIZABETH K. TOFT
8812 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0009
ZONING: PLANNED OFFICE

17 FOUR X LLC
8814 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0052
ZONING: PLANNED OFFICE

18 BRUCE D. & NILA CATHERINE BAGLEY
8850 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0263
BAYARD COURT CONDOMINIUM: UNIT 1

19 THOMAS R. FOSTER
8852 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0264
BAYARD COURT CONDOMINIUM: UNIT 2

20 BEVERLY BARR
8854 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0265
BAYARD COURT CONDOMINIUM: UNIT 3

21 WAYNE A. & PATRICIA A. SMITH
8856 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0266
BAYARD COURT CONDOMINIUM: UNIT 4

22 THOMAS & DIAN DEUTSCH
8858 MONTGOMERY ROAD
AUDITOR'S PARCEL: 600-0060-0267
BAYARD COURT CONDOMINIUM: UNIT 5

WEST SIDE OF LYNCRIS DRIVE

23 NICHOLAS M. & JULIANNE STAUSS
8815 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0175
ZONING: SINGLE FAMILY RESIDENTIAL

24 DEBORAH S. MISALI TR
8829 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0174
ZONING: SINGLE FAMILY RESIDENTIAL

25 MARSHA ANN WEAVER-BUTLER
8845 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0173
ZONING: SINGLE FAMILY RESIDENTIAL

26 DANIEL P. SHANNON JR. & JANE PATRICIA SHANNON
8857 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0172
ZONING: SINGLE FAMILY RESIDENTIAL

27 MATTHEW T. & SUZANNE E. COPELAND
8871 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0171
ZONING: SINGLE FAMILY RESIDENTIAL

28 JOSEPH F. WRIGHT JR & MARIANNE M. WRIGHT
8885 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0170
ZONING: SINGLE FAMILY RESIDENTIAL

29 JUDITH A. WORDEMAN
8801 LYNCRIS DRIVE
AUDITOR'S PARCEL: 600-0060-0176
ZONING: SINGLE FAMILY RESIDENTIAL

BOOK: 600 PAGE: 0060
PARCEL: 0086

BASIS OF BEARINGS:
O.R. 13748, PG. 1598

DEED OF RECORD
O.R. 13748, PG. 1598



- LEGEND**
STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING
- IP FOUND - 1/2"
 - IP FOUND - 1"
 - IP SET - 5/8"
 - IP SET - 1"
 - IRON PIPE FOUND
 - PK FOUND
 - MAG NAIL SET
 - RR SPIKE FOUND
 - RR SPIKE SET
 - CONC. MON. FOUND
 - HUB & TACK SET
 - △ STONE FOUND
 - × CROSS NOTCH SET
 - BENCH MARK
 - ⊠ LATH SET ON-LINE

- SS SANITARY SEWER
- X- FENCE
- E- ELECTRIC UTILITY
- FIRE HYDRANT (FH)
- MANHOLE (MH)
- UTILITY POLE (UP)
- DRAIN
- WATER VALVE (WV)
- CATCH BASIN (CB)
- GAS VALVE (GV)
- CLEANOUT (CO)
- DOWNSPOUT (DS)
- MAILBOX (MB)

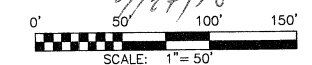
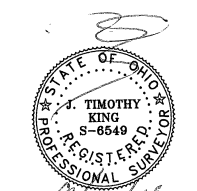
SYCAMORE TOWNSHIP
ZONING LEGEND:
LATEST REVISION: APRIL, 2018

- SINGLE FAMILY RESIDENTIAL
- PLANNED MULTI-FAMILY RESIDENTIAL
- PLANNED RETAIL
- PLANNED OFFICE
- DEDICATED RIGHT-OF-WAY

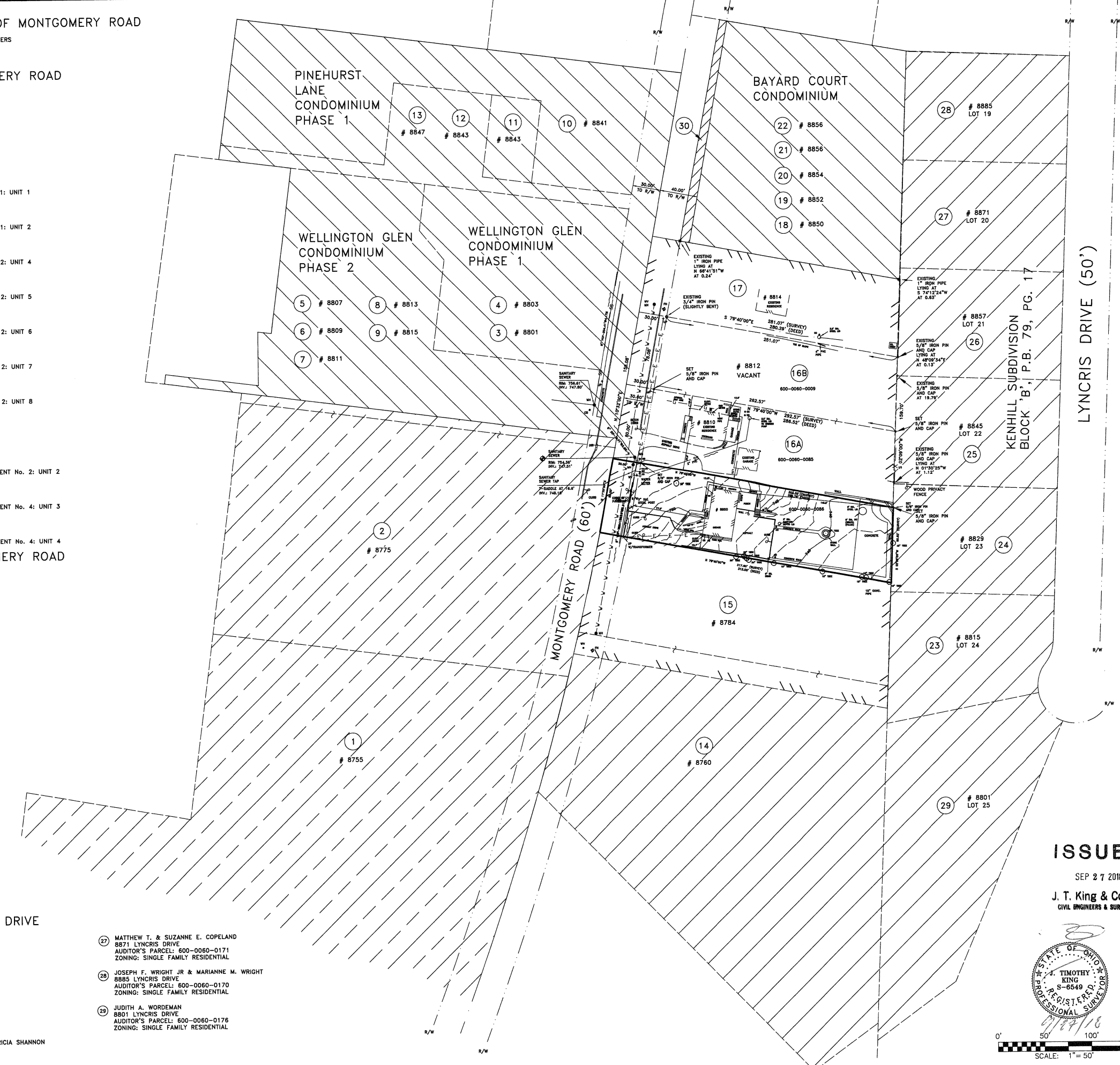
CURRENT OWNER:
RYAN BONAVENTURA
O.R. 13748, 1598 (0.5710 ACRES)
AUDITOR'S PARCEL: 600-0060-0086

ZONING BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY

ISSUED
SEP 27 2018
J. T. King & Co. Inc.
CIVIL ENGINEERS & SURVEYORS



J. T. KING & CO., INC. CIVIL ENGINEERS • LAND SURVEYORS 9200 MONTGOMERY ROAD • SUITE 215 CINCINNATI, OHIO 45242 TELEPHONE: (613) 793-7667 FACSIMILE: (613) 793-7667			
RYAN BONAVENTURA 8800 MONTGOMERY ROAD CINCINNATI, OHIO 45236			
APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 9/27/18	CRD NAME: HEBERT.CRD
SCALE: 1"=50'	.DWG NAME: BONAVENTURA_A		FILE No. 18180-S



POINT OF COMMENCEMENT
INTERSECTION OF THE
CENTERLINE OF MONTGOMERY
WITH THE NORTH LINE OF SECTION 2

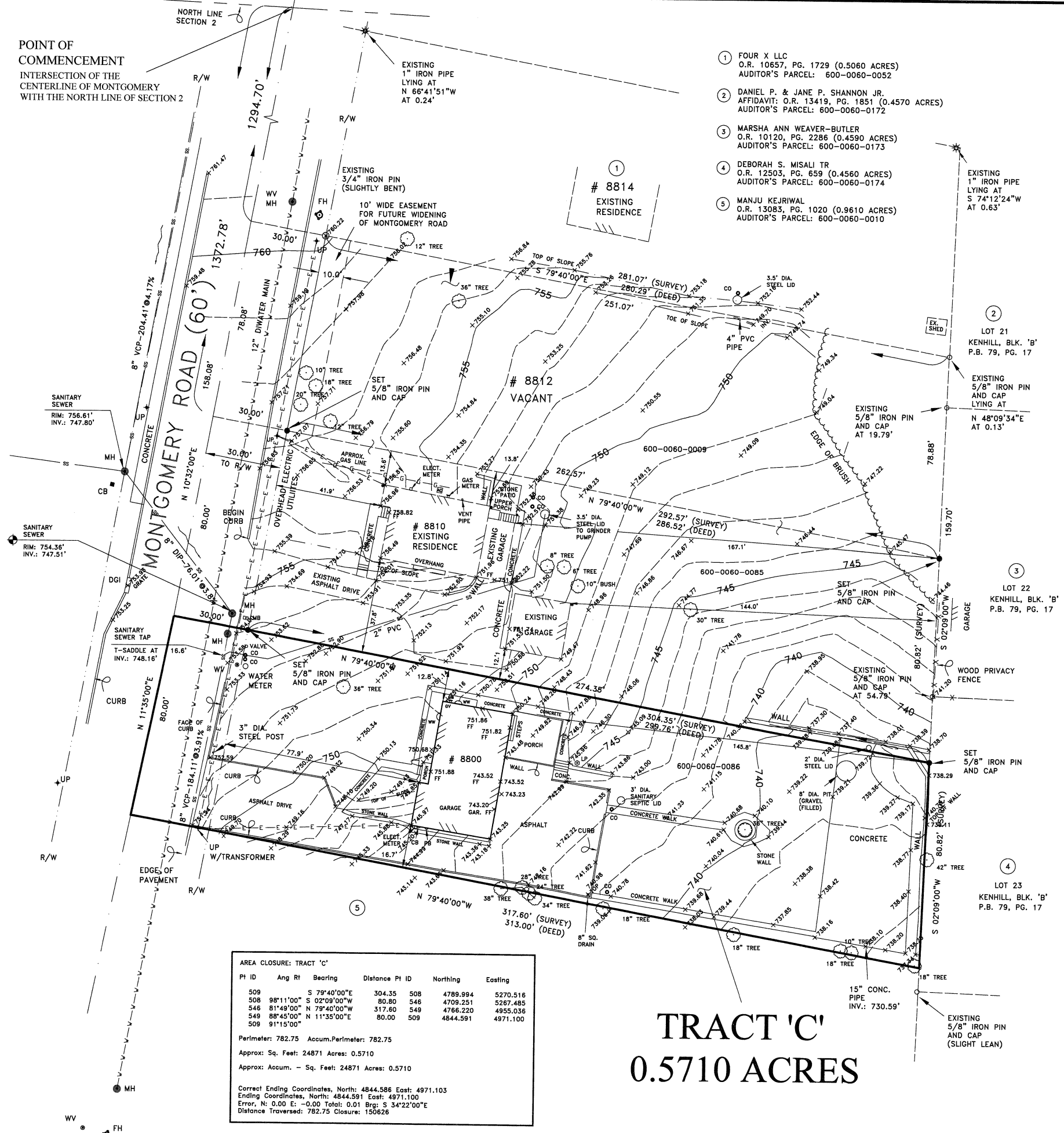
BOOK: 600 PAGE: 0060
PARCEL: 0086

BASIS OF BEARINGS:
O.R. 13748, PG. 1598

DEED OF RECORD
O.R. 13748, PG. 1598



- ① FOUR X LLC
O.R. 10657, PG. 1729 (0.5060 ACRES)
AUDITOR'S PARCEL: 600-0060-0052
- ② DANIEL P. & JANE P. SHANNON JR.
AFFIDAVIT: O.R. 13419, PG. 1851 (0.4570 ACRES)
AUDITOR'S PARCEL: 600-0060-0172
- ③ MARSHA ANN WEAVER-BUTLER
O.R. 10120, PG. 2286 (0.4590 ACRES)
AUDITOR'S PARCEL: 600-0060-0173
- ④ DEBORAH S. MISALI TR
O.R. 12503, PG. 659 (0.4560 ACRES)
AUDITOR'S PARCEL: 600-0060-0174
- ⑤ MANJU KEJRIWAL
O.R. 13083, PG. 1020 (0.9610 ACRES)
AUDITOR'S PARCEL: 600-0060-0010



LEGEND
STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:

- IP FOUND - 1/2"
- IP FOUND - 1"
- IP SET - 5/8"
- IP SET - 1"
- IRON PIPE FOUND
- PK FOUND
- MAG NAIL SET
- RR SPIKE FOUND
- RR SPIKE SET
- CONC. MON. FOUND
- HUB & TACK SET
- STONE FOUND
- CROSS NOTCH SET
- BENCH MARK
- LATH SET ON-LINE

- SS SANITARY SEWER
- X — FENCE
- E — ELECTRIC UTILITY
- FIRE HYDRANT (FH)
- MANHOLE (MH)
- UTILITY POLE (UP)
- DRAIN
- WATER VALVE (WV)
- CATCH BASIN (CB)
- GAS VALVE (GV)
- CLEANOUT (CO)
- DOWNSPOUT (DS)
- MAILBOX (MB)
- LAMP POST (LP)
- GAS VENT (GV)
- GAS METER (GM)
- PHONE BOX (PB)
- CABLE BOX (CB)

CURRENT OWNER:
RYAN BONAVENTURA
O.R. 13748, PG. 1598 (0.5710 ACRES)
AUDITOR'S PARCEL: 600-0060-0086

AREA CLOSURE: TRACT 'C'

PI ID	Ang	Rt	Bearing	Distance	PI ID	Northing	Easting
509	98°11'00"	S	79°40'00"E	304.35	508	4789.994	5270.516
508	81°49'00"	S	02°09'00"W	80.80	546	4709.251	5287.485
546	81°49'00"	N	79°40'00"W	317.60	549	4766.220	4955.036
549	88°45'00"	N	11°35'00"E	80.00	509	4844.591	4971.100
509	91°15'00"						

Perimeter: 782.75 Accum. Perimeter: 782.75
Approx: Sq. Feet: 24871 Acres: 0.5710
Approx: Accum. - Sq. Feet: 24871 Acres: 0.5710

Correct Ending Coordinates, North: 4844.586 East: 4971.103
Ending Coordinates, North: 4844.591 East: 4971.100
Error, N: 0.00 E: -0.00 Total: 0.01 Brg: S 34°22'00"E
Distance Traversed: 782.75 Closure: 150626

TRACT 'C'
0.5710 ACRES

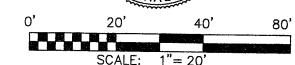
BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY

SITUATE IN
SECTION 2, TOWN 4, E.R. 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

ISSUED

SEP 20 2018

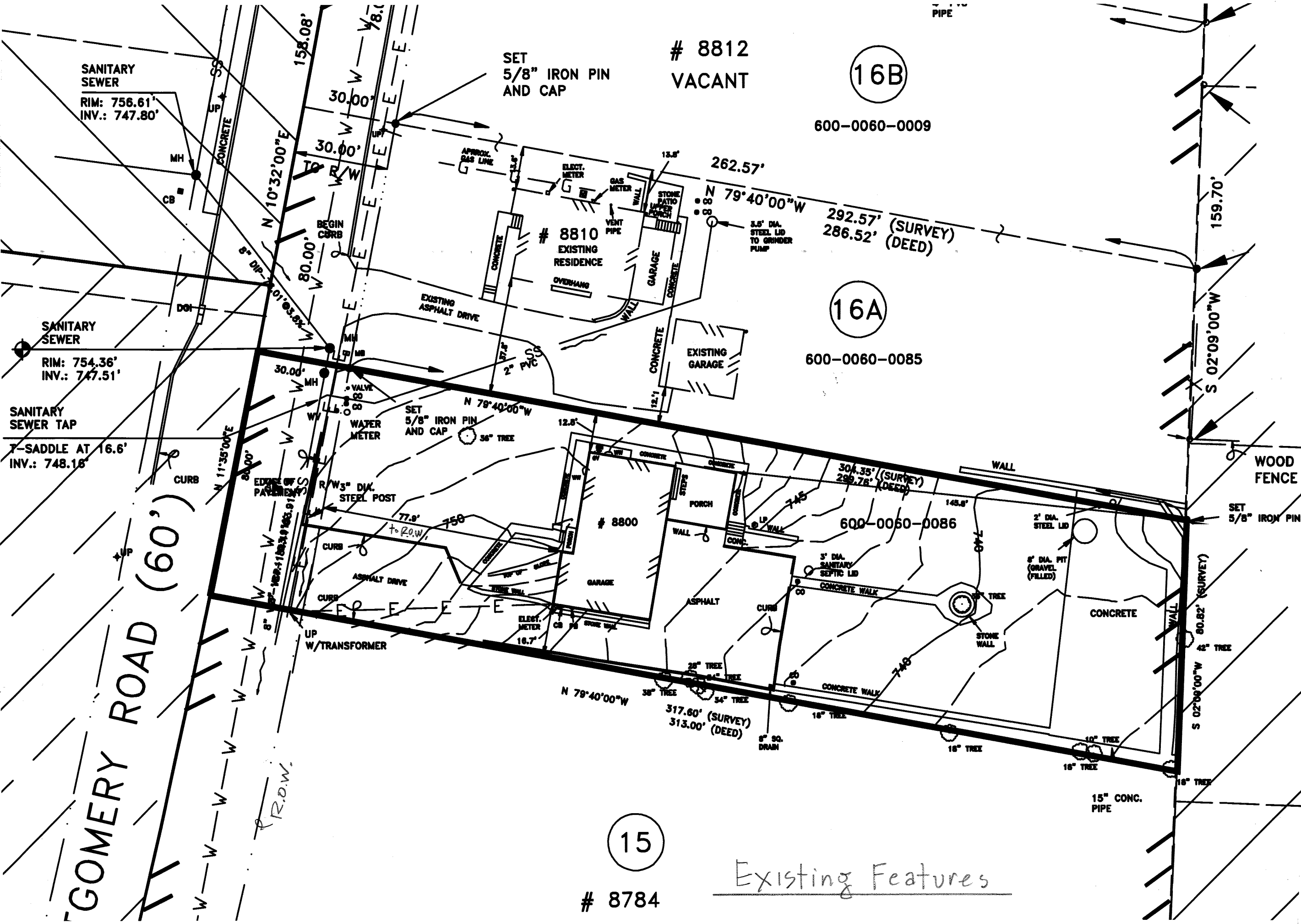
J. T. King & Co. Inc.
CIVIL ENGINEERS & SURVEYORS



J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "21b"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7687 FACSIMILE: (513) 793-7687

RYAN BONAVENTURA
8800 MONTGOMERY ROAD
CINCINNATI, OHIO 45236

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 9/20/18	CRD NAME: BONAVENTURA
SCALE: 1"=20'	.DWG NAME: BONAVENTURA	FILE No. 18301-S	



GOMERY ROAD (60')

8812
VACANT

16B

600-0060-0009

16A

600-0060-0085

600-0060-0086

15

8784

Existing Features

Randall Pliker, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Bonaventura Office
8800 Montgomery Road

10.16.2018

3

Building is ~ 2504 s.f. (gross)

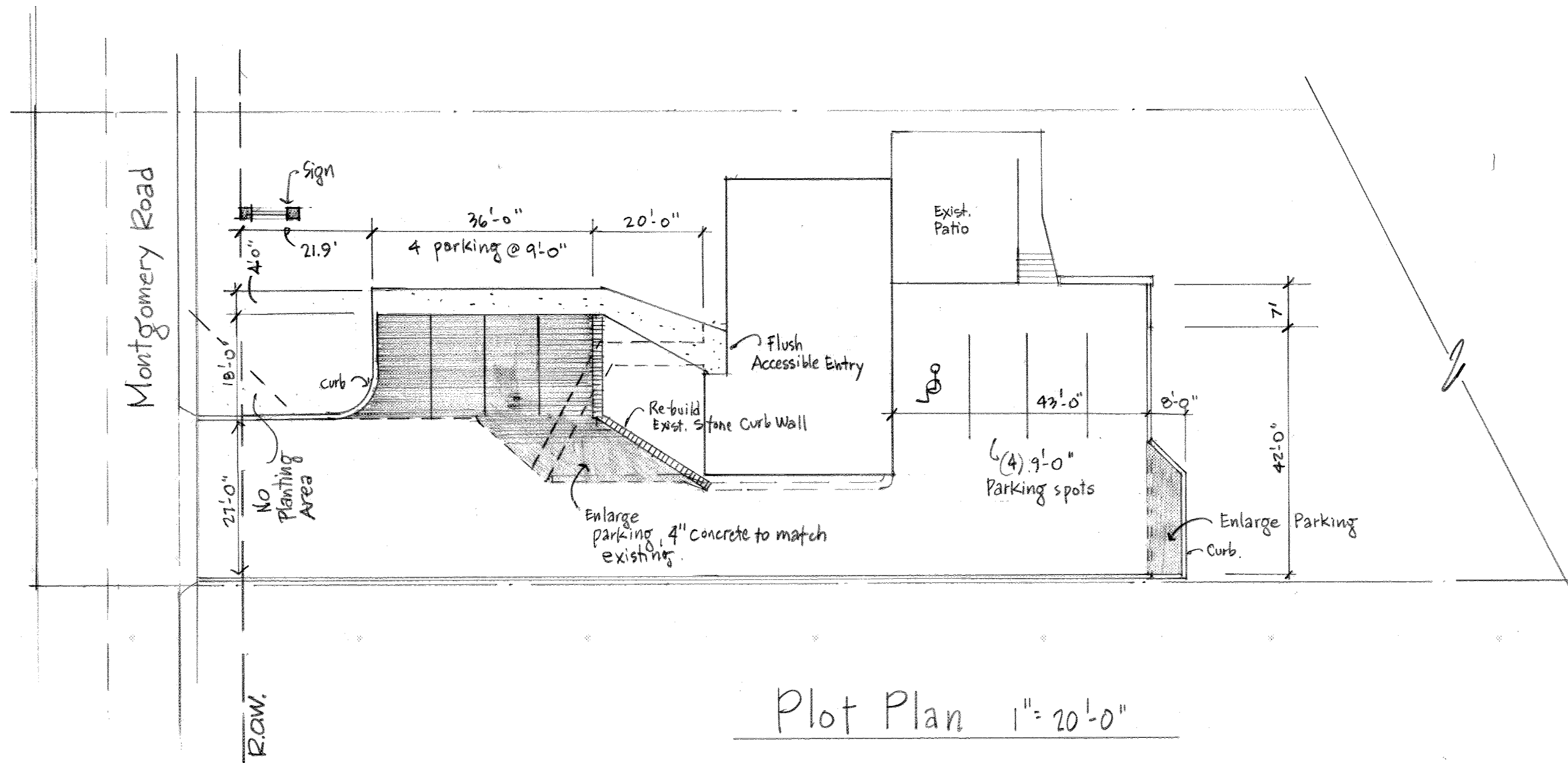
Parking Req'd : 1st 1000 = 4 spots
every 400 s.f. x 1 = 4 spots

Required : 8 spots

Provided : 8 spots

Lot is 22,478 s.f. (excluding R.O.W.)

... 47.64% Lot Coverage (impervious)

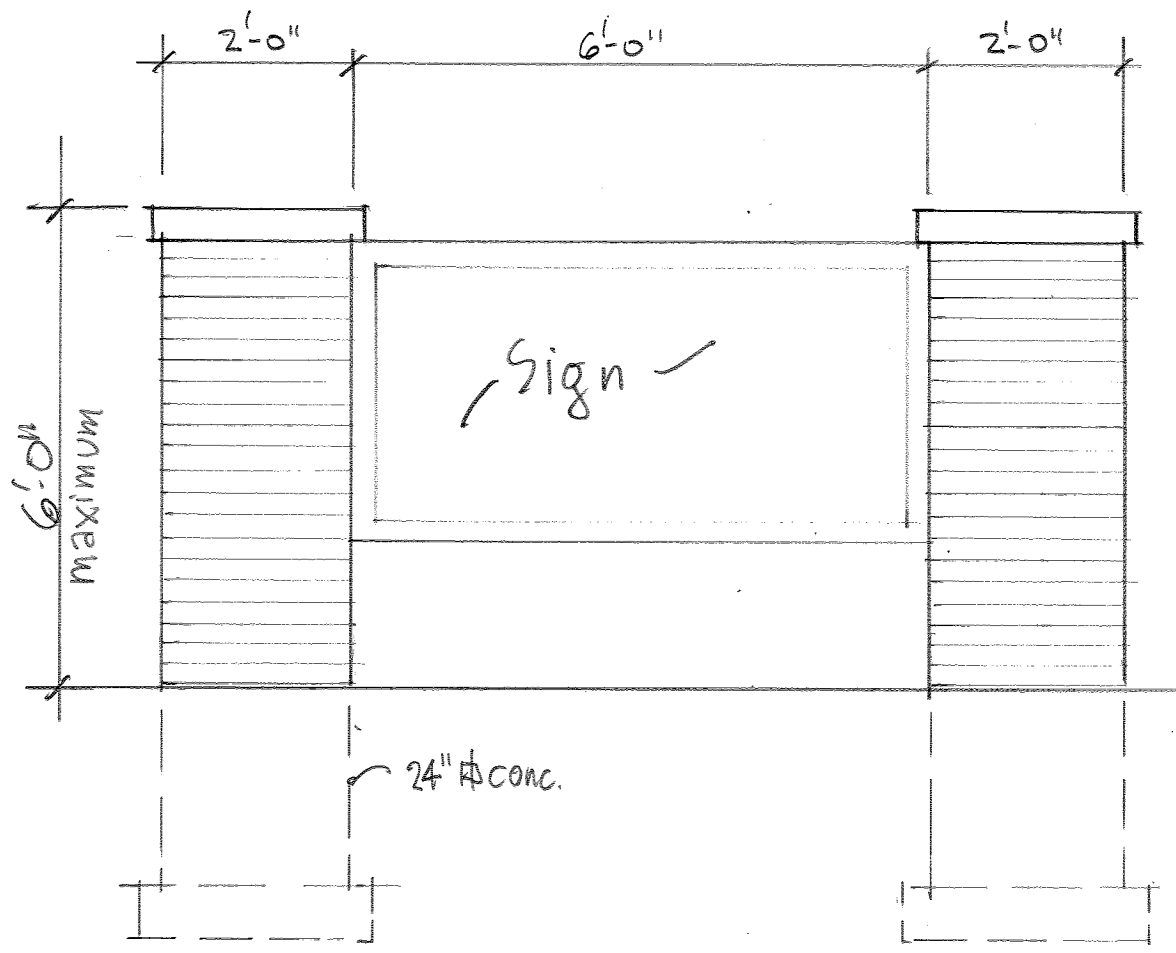


Randall Pikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

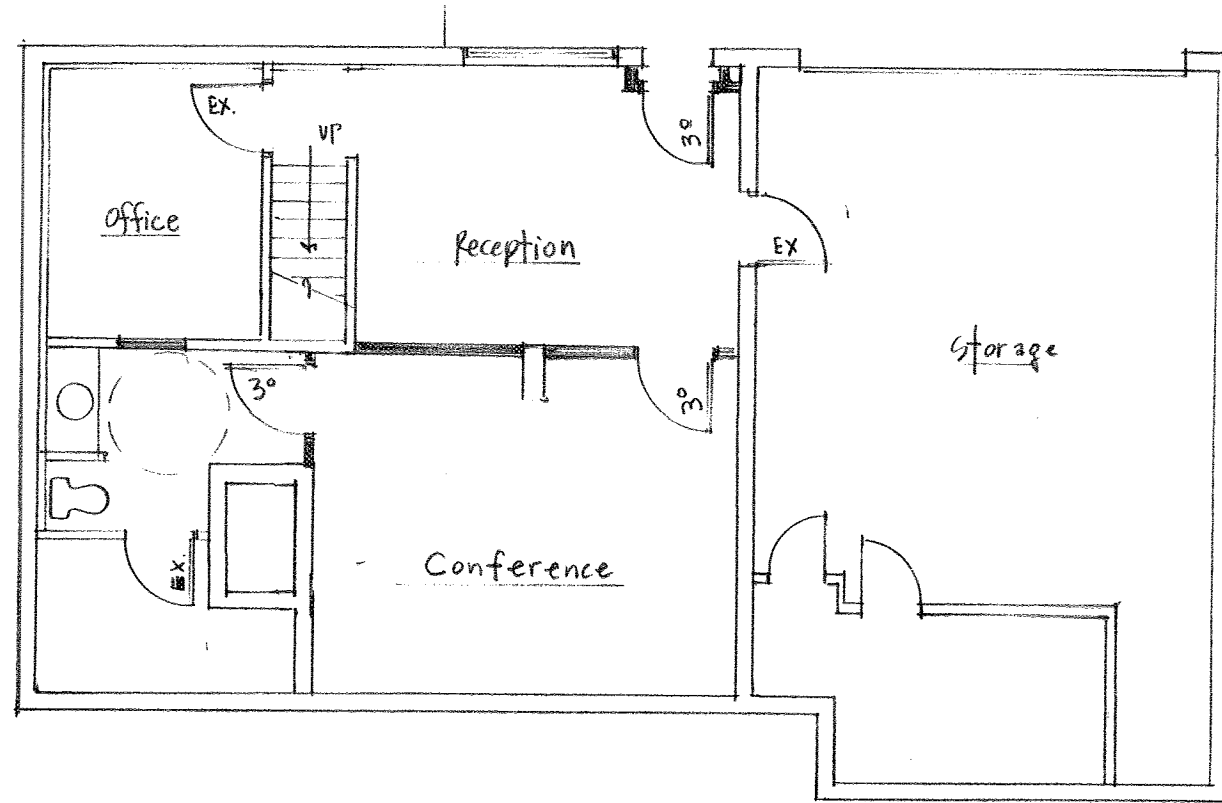
Bonaventura Offices
8800 Montgomery Rd.

10.16.2018

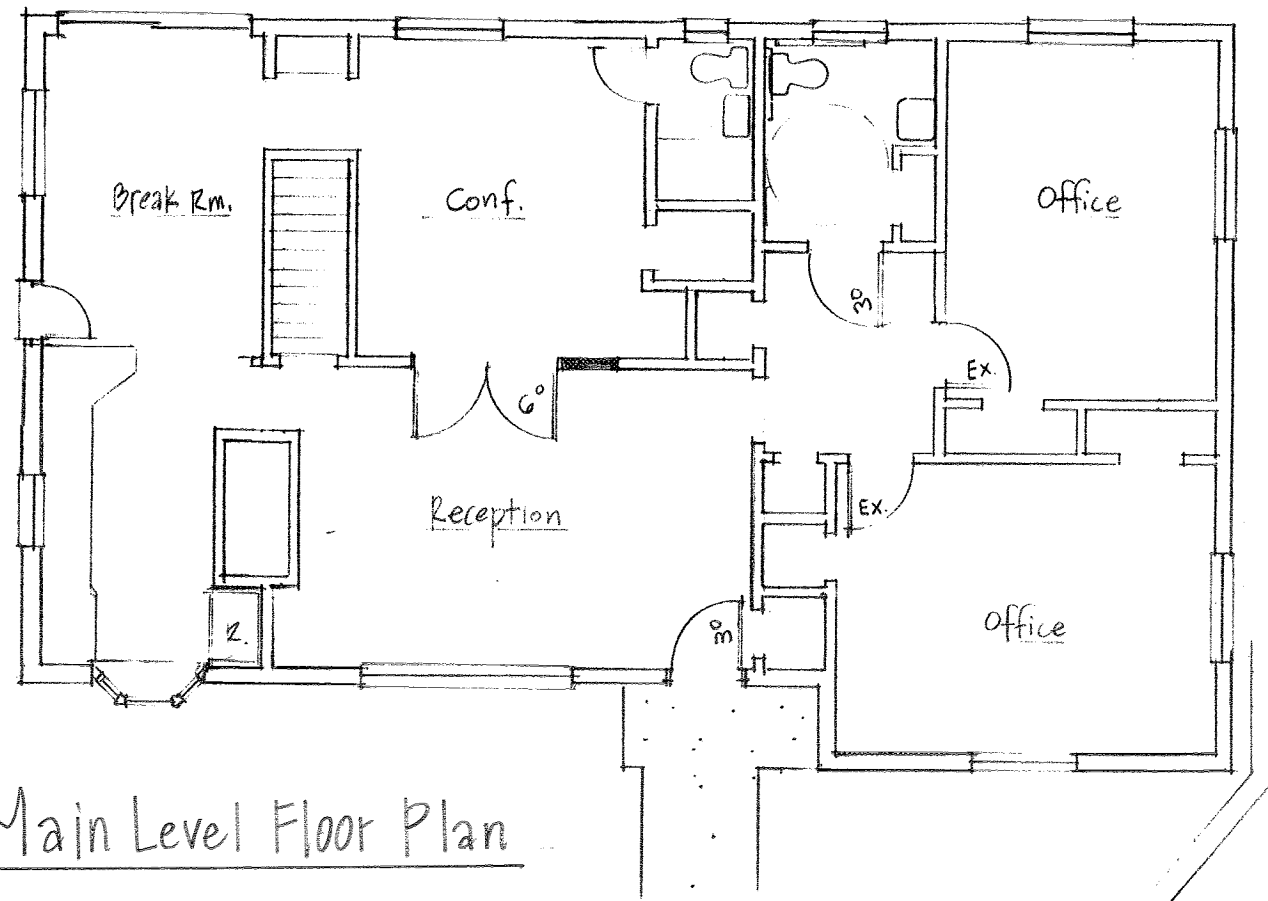
4



Sign



Lower Level Floor Plan



Main Level Floor Plan



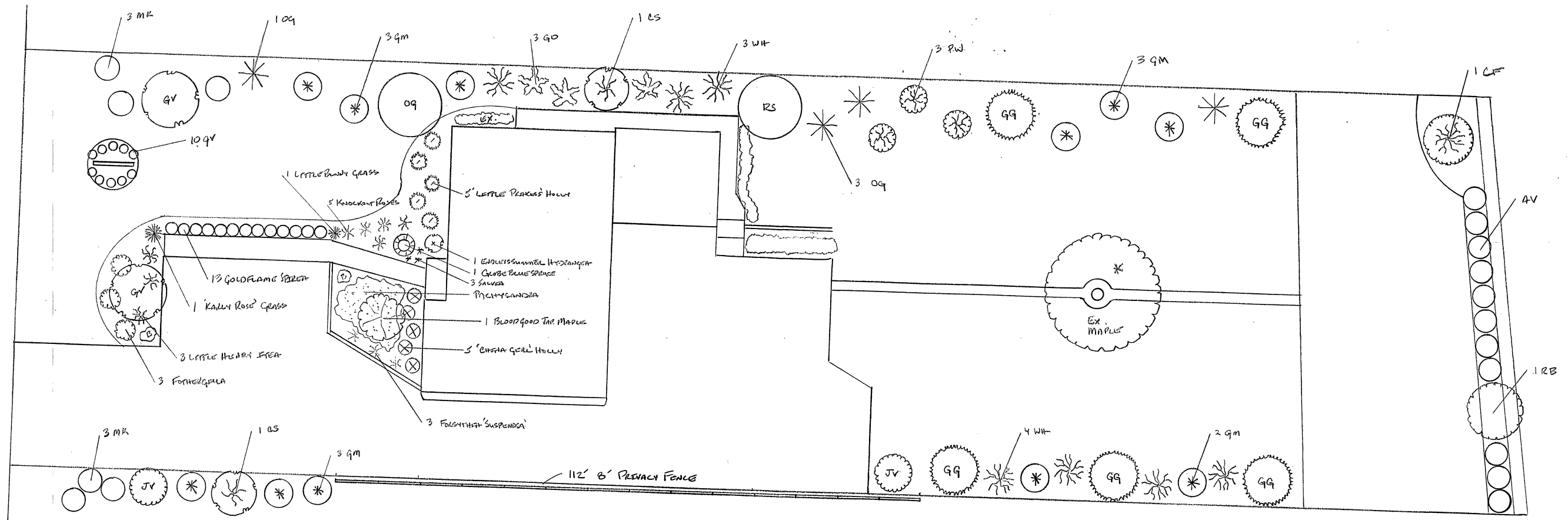
Randall Plikerd
Lic.# 8557
Exp. 12-31-2019

Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Bonaventura Offices
8800 Montgomery Road

10.16.2018

5



QTY	CODE	COMMON NAME	SIZE
2	GV	'GREEN VALLEY' ZELKOVIA	2 1/2" CAL.
1	OQ	RED MAPLE 'OCTOBER GLORY'	2 1/2" CAL.
1	RS	RED MAPLE 'RED SUNSET'	2 1/2" CAL.
5	GQ	'GREEN QUEEN' ARBORETUM	6-7'
1	CF	CLUMP FERNETISSA	5-6'
1	RB	RED BIRD	2 1/2" CAL.
2	CS	CLUMP SEVENBERRY	6-7'
7	WH	WINTERBERRY HOLLY	5 gal.
6	MK	'MISS KEN' LILAC	5 gal.
11	GM	'GOLD MOP' FALSE CYPRUS	5 gal.
3	GO	'GREEN OVAL' JUNIPER	5 gal.
4	OQ	ORNAMENTAL GRASS 'MADONNA'	3 gal.
11	AV	'ALLEGRIANO' VIBURNUM	30-36" BB
10	GV	'GREEN VALLEY' BOXWOOD	18"
3		'MT. AIRY' FOTHERGELLA	3 gal.
3		LITTLE HEART'S FEA	3 gal.
5		'CORNIA GERM' HOLLY	5 gal.
5		'LITTLE PRINCESS' HOLLY	5 gal.
3	PW	'PENNY WINK' HYDRANGEA	5 gal.
1		'ENDLESS SUMMER' HYDRANGEA	5 gal.
1		GLOBE BLUE SPENCER	7 gal.
13		'GOLD FLAME' SPERGER	3 gal.
5		'KNOCKOUT' ROSES	3 gal.
1		'BLOOD GOOD JAP MAPLE	6-7'
2	JV	'JUDD' VIBURNUM	30-36" BB

* EXISTING MAPLE CRIDER

PROPOSED LANDSCAPE BUFFER PLAN
 R.B. OFFICE @
 8800 MONTGOMERY RD.
 CINCINNATI OH. 45242
 TRUMAN LANDSCAPE INC. 101
 SCALE: 1" = 10' DEC.