

Letter of Intent

Tire Discounters Kenwood Road Store Replacement

Project Description & Change of Premises

Tire Discounters operates an existing store located at 7381 Kenwood Rd that has reached its end of life. Tire Discounters Real Estate company has recently purchased the vacated Graeter's Ice Cream building located at 7369 Kenwood Road. On behalf of Tire Discounters, Leesman Engineering is pleased to submit a PUD application to demolish the existing Tire Discounters store and the vacated Graeter's Ice Cream building to construct a new Tire Discounters facility.

Project Size

The proposed project will combine the existing Tire Discounters parcel and Graeter's parcel for a combined acreage of 1.047 acres.

Project Use

Tire Discounters will continue to own and operate the new building as proposed. The new store will have 8 Service bays that have the company's newest technology to service their existing customer.

Character of Development

The new development will utilize the Tire Discounters Prototypical building and site materials and features. The building will be constructed with materials that are consistent with surrounding buildings. The Tire Discounters buildings are primarily constructed with full body pigmented block units that are structurally integrated into the building. This allows for an upscale look to the building on the outside of the building along with the interior of the building. The building is highlighted with architectural glass and EFIS highlights at the showroom area.

Description of Surrounding land uses

Existing land uses that surround the proposed site are complimentary and consistent with the use of the existing Tire Discounters and Proposed Tire Discounters. The business model of the Tire Discounters stores allow customers to drop off their cars for service or allow customers to use the upgraded waiting area. Often customers will remain on site while their cars to be serviced and will walk to adjacent businesses during their wait times.

Changes to property use

No significant changes are proposed to the property. Tire Discounters proposal is to make a significant investment into the community to be able to service the customers with a new and improved building.

Community and Public Facilities Effects

Our belief is that with the demolition of two older buildings, and the proposed Tire Discounters building will help improve the community aesthetics. The new building will improve traffic flow to and from the existing building, along with add pedestrian access to neighboring businesses.

LEESMAN ENGINEERING & ASSOCIATES

2720 Topichills Dr. ♦ Cincinnati, OH 45248 ♦ Phone: 513-417-0420 ♦ Email:
Email@Leesmanengineering.com

NEW CONSOLIDATED PARCEL
SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION 3, TOWN 4, ENTIRE RANGE 1 OF THE MIAMI PURCHASE
PART OF LOT 6 OF THE SUBDIVISION OF JOHN JONES ESTATE (H.C.R.O.);
TOTAL AREA = 1.047 ACRES

SITUATE IN SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO, IN SECTION 3, TOWN 4, ENTIRE RANGE 1 OF THE MIAMI PURCHASE, AND BEING PART OF LOT 6 OF THE SUBDIVISION OF JOHN JONES ESTATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 13 SAID EAST LINE BEING THE CENTER LINE OF KENWOOD ROAD 606.18 FEET NORTH OF THE SOUTHEAST CORNER OF LOT NO. 6 OF SAID JOHN JONES ESTATE; THENCE, LEAVING SAID CENTER LINE, N86°35'00"W A DISTANCE OF 220.41 FEET TO A SET MAG NAIL AND PASSING A SET IRON PIN AT 30.00 FEET;

THENCE, N02°25'00"E A DISTANCE OF 25.00 FEET TO A FOUND IRON PIN;

THENCE, S86°35'00"E A DISTANCE OF 20.41 FEET TO A SET IRON PIN;

THENCE, N02°25'00"E A DISTANCE OF 200.55 FEET TO A SET IRON PIN AND PASSING A FOUND IRON PIPE AT 70.00 FEET;

THENCE, S86°35'00"E A DISTANCE OF 200.00' TO A POINT IN THE CENTER LINE OF KENWOOD ROAD AND PASSING A SET IRON PIN AT 170.00 FEET;

THENCE, WITH SAID CENTER LINE, S02°25'00"W A DISTANCE OF 225.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.047 ACRES, MORE OR LESS SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STEVEN J. LEESMAN OHIO LICENSE #8352 ON AUGUST 12, 2021 WITH BEARINGS BASED UPON THE 2011 OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (NO TRANS), OHIO SOUTH ZONE. ALL PINS SET ARE 5/8" X 36" WITH CAP S.J. LEESMAN WITH CAP #8352.



1-20-22

STEVEN J. LEESMAN
OH#8352

DATE

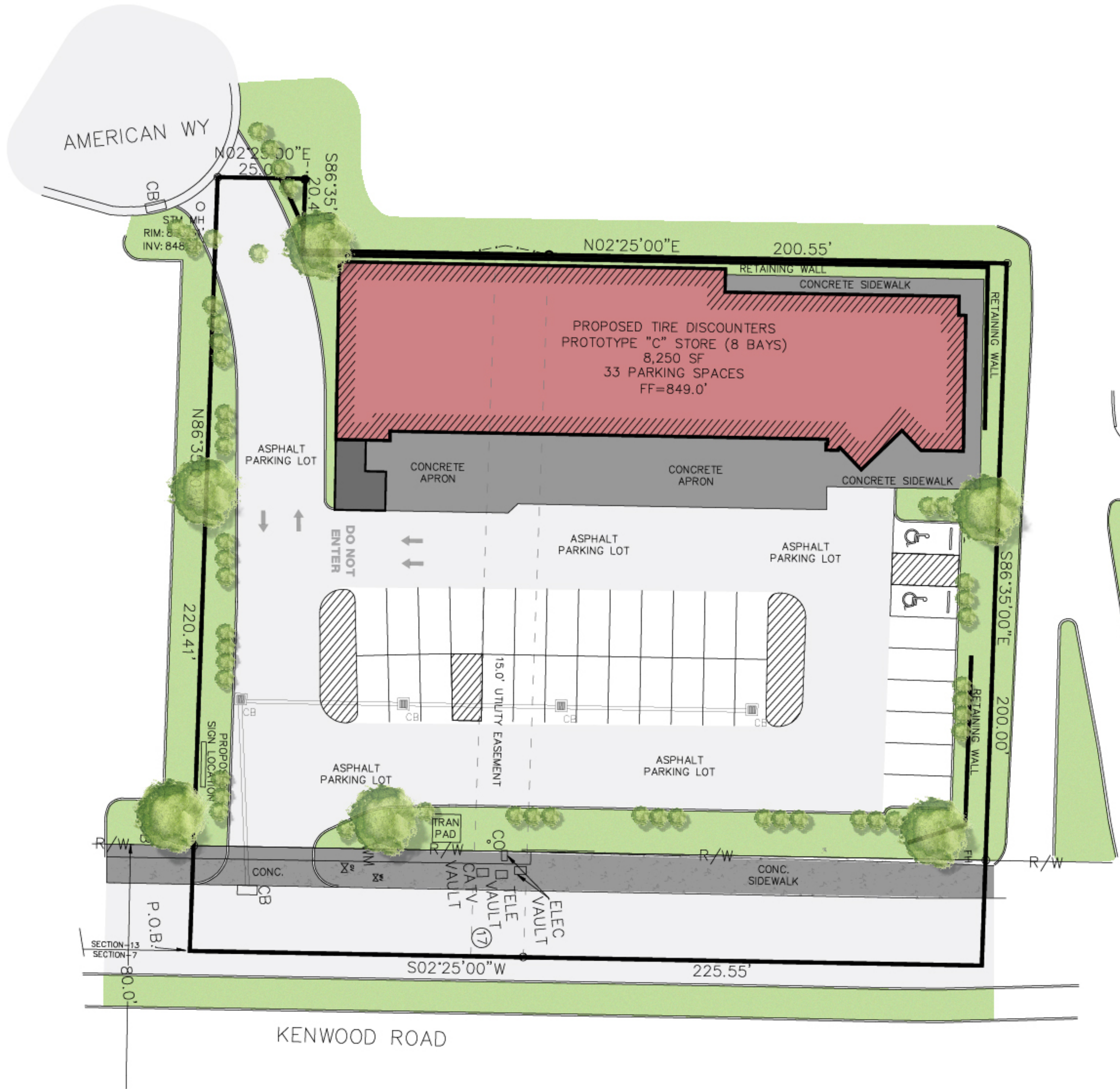


CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
3. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
4. CITY OF CINCINNATI WATER AND SEWER DEPARTMENT (OR APPLICABLE PROVIDER) STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL UTILITY CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
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13. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

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6. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
7. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
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10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
11. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
12. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.



SITE PLAN

3 WORKING DAYS
 BEFORE YOU DIG
 UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	DATE	BY



TireDiscounters - KENWOOD ROAD
 KENWOOD ROAD
 HAMILTON COUNTY, OHIO

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE	
SITE PLAN	
PROJ. NO. TD KENWOOD	DATE 12/15/21
DRAWN TMD	CHECKED S.J.L.

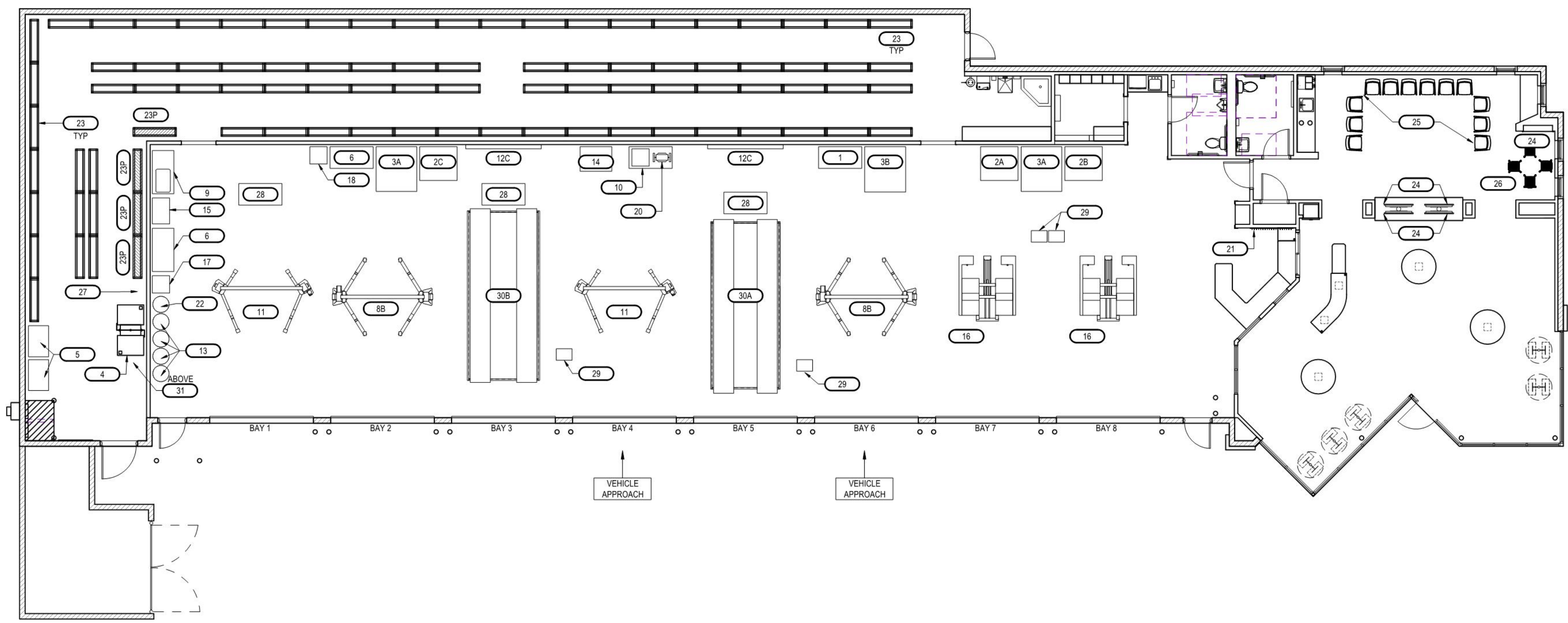
DRAWING NO.
C2

ISSUANCES

OPEN ARCHITECTURE, INC.

Equipment Plan

DRAWN BY:
 REVIEWED BY:



G3
A-131
Equipment Plan
 SCALE: 1/8" = 1'-0"

1 SPECIALTY EQUIPMENT SCHEDULE (BY OWNER UNO)	
MARK	DESCRIPTION
1	FLAT STATION
2A	TIRE CHANGER TCX515
2B	TIRE CHANGER TCX535
2C	TIRE CHANGER TCX515
3A	WHEEL BALANCER SW00
3B	WHEEL BALANCER RFE00
4	AIR COMPRESSOR
5	OIL TANK
6	WORK BENCH
7A	TOOL BOX (NOT SHOWN)
8A	ROTARY SP07 MPSW EH2
8B	ROTARY SP010-SW-EH2
9	PARTS WASHER
10	INSPECTION CENTER
11	ROTARY SP012 - SYMMETRIC LIFT; SP012-TA-SW
12A	HAWKEYE SENSOR - POST MOUNTED
12B	HAWKEYE SENSOR - FRAME MOUNTED
12C	HAWKEYE SENSOR - CEILING MOUNTED
13	55 GALLON DRUM
14	BRAKE LATHE
15	WELDING RIG
16	ROTARY VLSX7 LIFT
17	BEARING PRESS
18	STRUT COMPRESSOR
19	OPEN SHELVES
20	BENCH GRINDER
21	MANAGER'S STATION WALL BOARD - BY CASEWORK PROVIDER
22	WASHER FLUID BARREL
23	TIRE STORAGE SHELVING
23P	PARTS STORAGE SHELVING
24	FLAT SCREEN TELEVISION
25	GUEST CHAIR
26	FURNISHINGS
27	WALL MOUNTED LADDER - BY GC
28	COMPUTER STATION
29	LIFT CONTROLS
30A	ALIGNMENT RACK RX 10 KLFIS
30B	ALIGNMENT RACK RX 16 KLFIS

OWNER CONFIRMATION

NAME _____ DATE _____

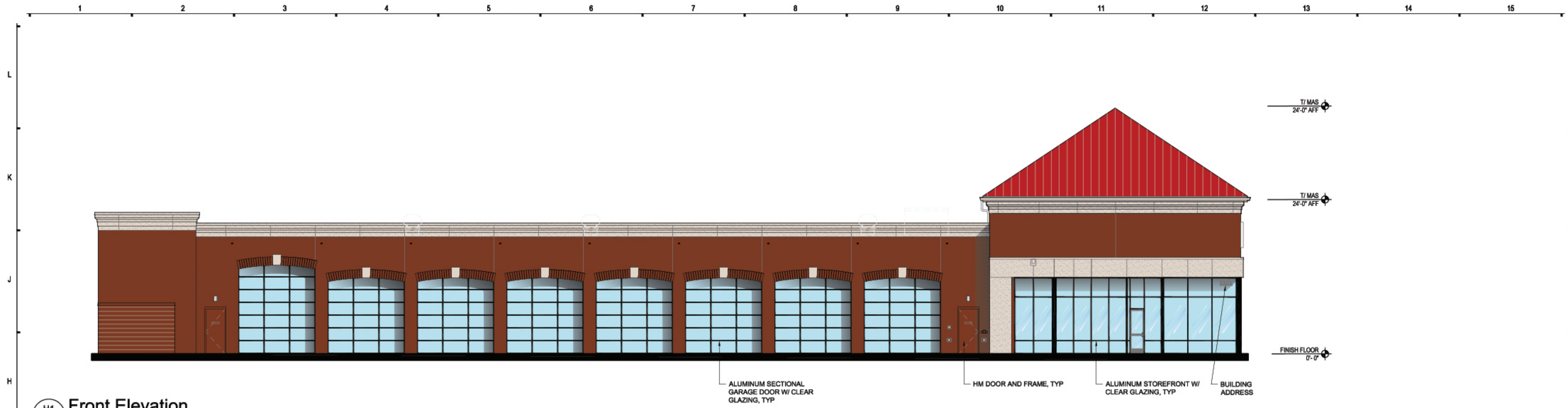
ISSUANCES

OPEN ARCHITECTURE, INC.

Rendering Elevations

DRAWN BY:

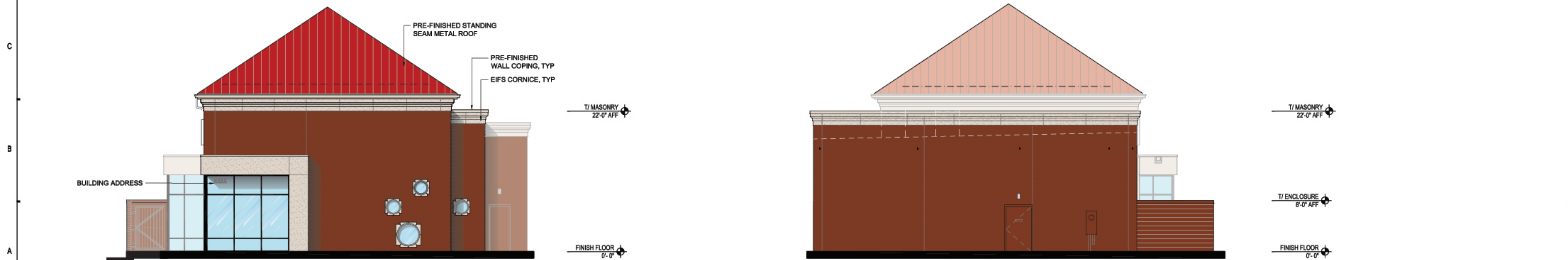
REVIEWED BY:



H1 Front Elevation
 SCALE: 1/8" = 1'-0"



D1 Rear Elevation
 SCALE: 1/8" = 1'-0"



A1 Side Elevation A
 SCALE: 1/8" = 1'-0"

A7 Side Elevation B
 SCALE: 1/8" = 1'-0"

ISSUANCES

OPEN ARCHITECTURE, INC.

Rendering Elevations

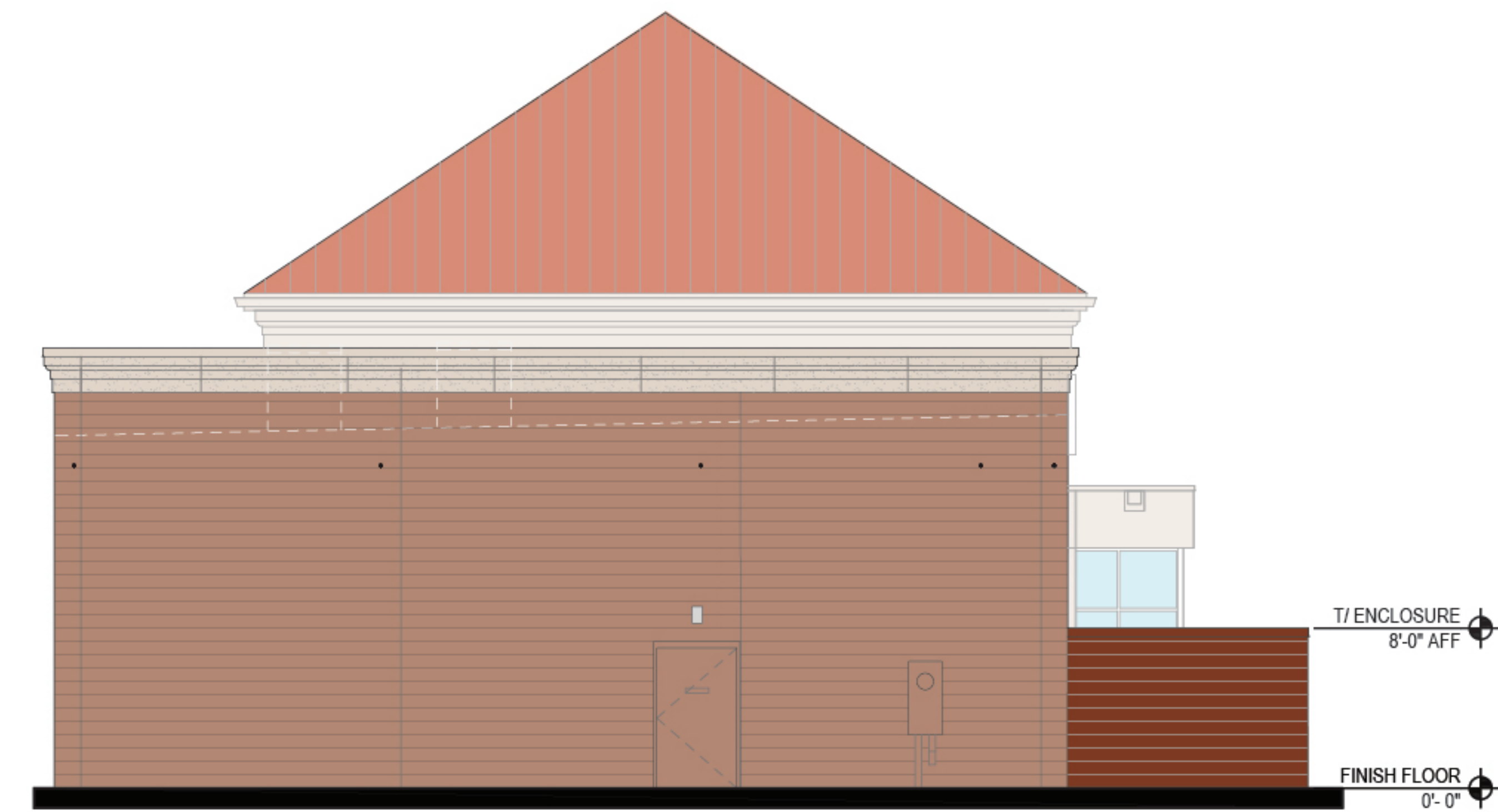
DRAWN BY:

REVIEWED BY:

T/ ENCLOSURE
8'-0" AFF

FINISH FLOOR
0'-0"

A4 Dumpster Elevation A2
SCALE: 1/4" = 1'-0"



A3 Dumpster Elevation B
SCALE: 1/4" = 1'-0"

T/ ENCLOSURE
8'-0" AFF

FINISH FLOOR
0'-0"

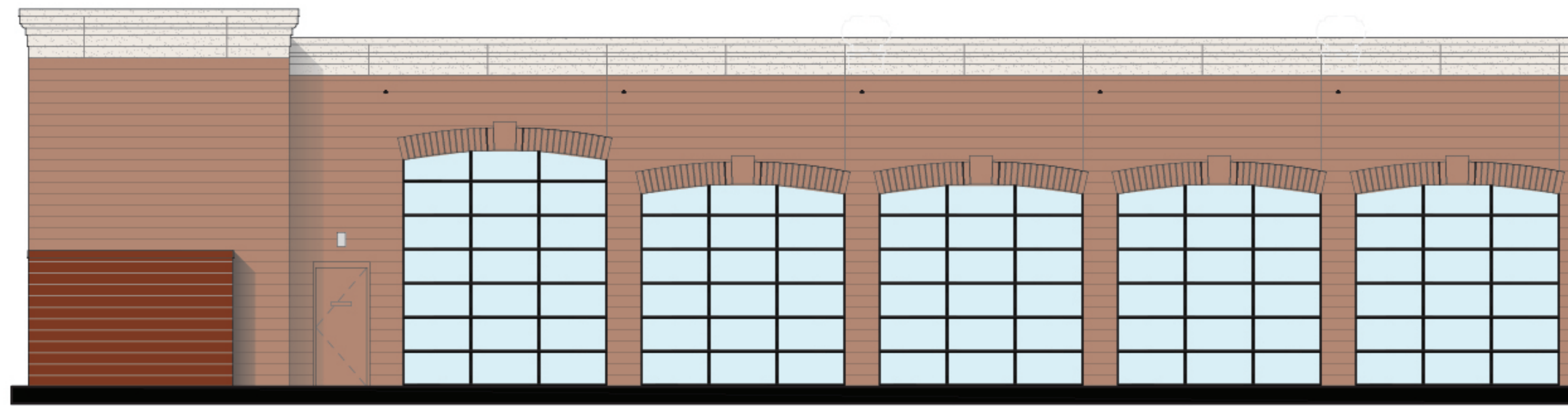
A2 Dumpster Elevation A1
SCALE: 1/4" = 1'-0"

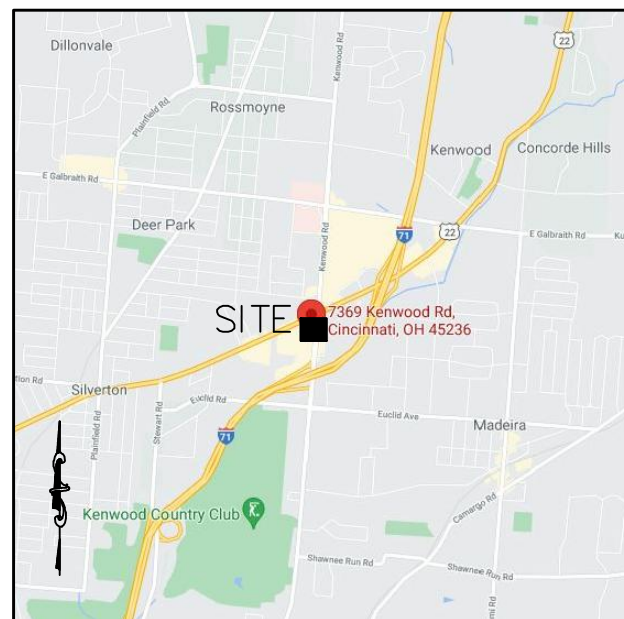


T/ ENCLOSURE
8'-0" AFF

FINISH FLOOR
0'-0"

A1 Dumpster Elevation C
SCALE: 1/4" = 1'-0"





VICINITY MAP
N.T.S.

SITE DATA FLOOD DATA

IMPERVIOUS SURFACE RATIO
PAVEMENT AREA = 0.5856 ACRES
ISR = 0.5856/0.892 = 0.6565

MAP NO.: 39061C0234E
ZONE X
PANEL NOT PRINTED
EFFECTIVE DATE: FEBRUARY 17, 2010

PARKING ANALYSIS
AUTOMOBILE = 33 SPACES

ZONING = EXISTING - ZONE E, RETAIL
PROPOSED - ZONE PUD
AREA = 1.047 ACRES

PROPOSED TIRE DISCOUNTERS
TOTAL AREA = 1.047 ACRES
R/W AREA = 0.155 ACRES
NET AREA = 0.892 ACRES

BACK REFERENCE

BEARING SYSTEM FROM:
OR 8886, PG 1745

DEED REFERENCE:
PARCEL #600-0211-0138 OR 8886, PG 1743
PARCEL #600-0211-0123 OR 14492, PG 2381

SITUATED IN
SECTION 3, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

OWNER

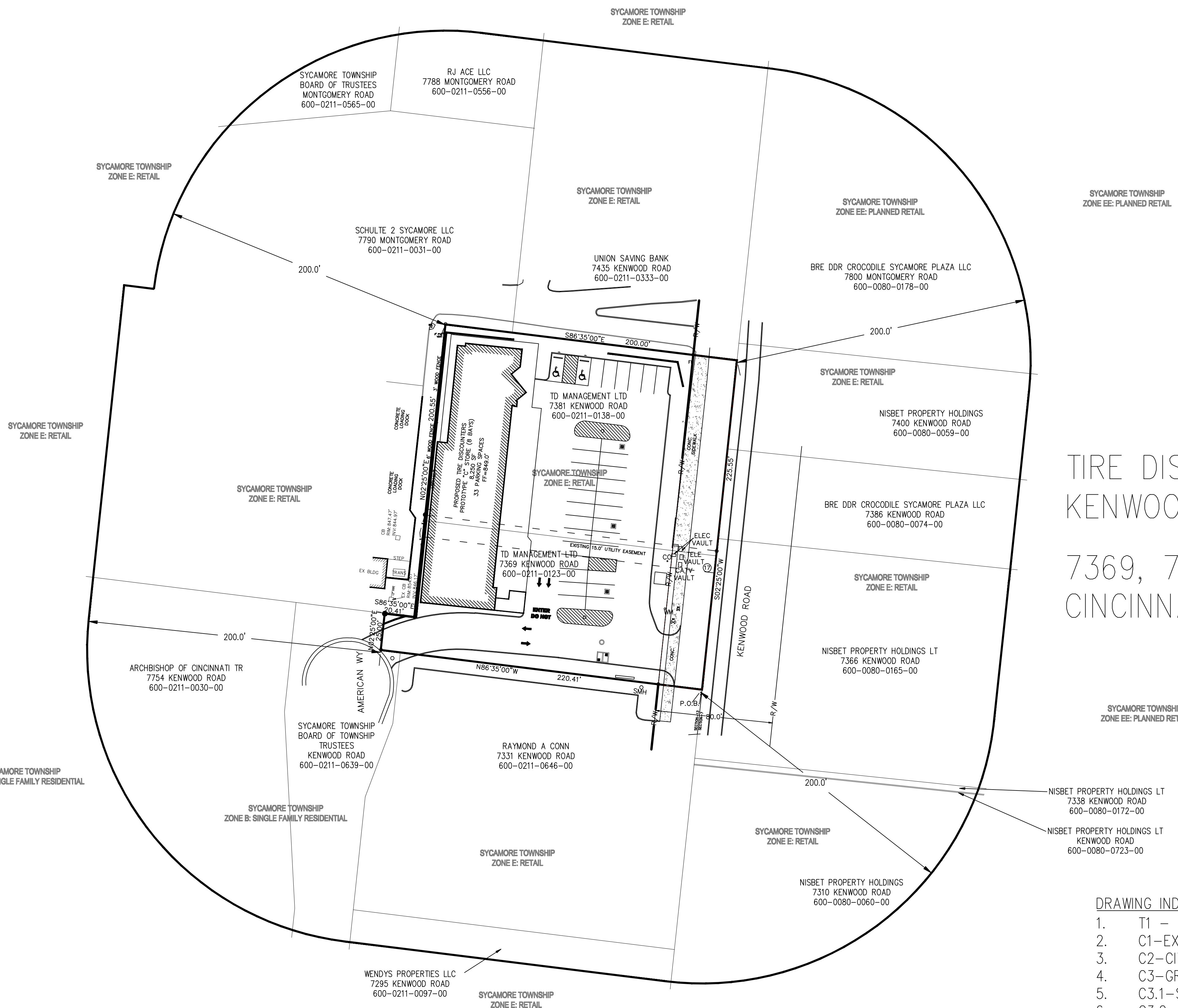
TD MANAGEMENT LTD
7525 WOOSTER PIKE
CINCINNATI, OHIO 45227



GRAPHIC SCALE



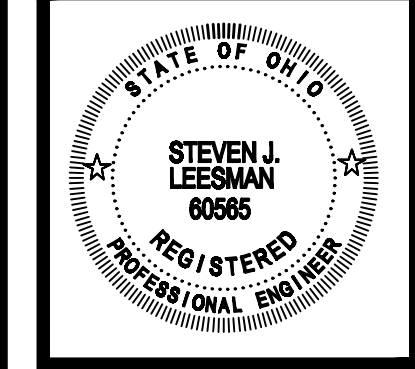
(IN FEET)
1 inch = 40 ft.



TIRE DISCOUNTERS
KENWOOD ROAD
7369, 7381 KENWOOD ROAD
CINCINNATI, OHIO 45236

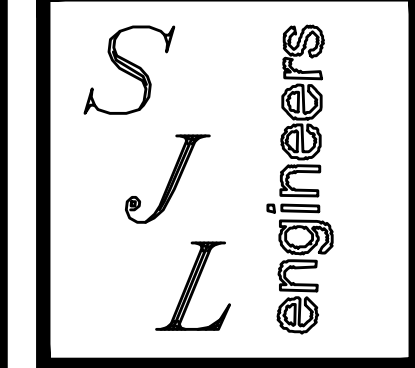
- #### DRAWING INDEX
- 1. T1 - TITLE PAGE/ZONING PLAT
 - 2. C1-EXISTING CONDITIONS PLAN
 - 3. C2-CIVIL SITE PLAN
 - 4. C3-GRADING PLAN & STORM SEWER
 - 5. C3.1-STORM SEWER PIPE DESIGN
 - 6. C3.2-DETENTION CALCULATIONS
 - 7. C3.3-DETENTION POND DETAIL
 - 8. PHOTOMETRIC-STIE LIGHTING
 - 9. L1-LANDSCAPE PLAN
 - 10. L2-STREETSCAPE & INTERIOR LANDSCAPE AREAS
 - 11. COLORED SITE PLAN
 - 12. RENDERING ELEVATIONS
 - 13. RENDERING DUMPSTER ENCLOSURE DETAIL
 - 14. PROPOSED FLOOR PLAN

ISSUED/REVISIONS



PROPOSED SITE DEVELOPMENT PLAN FOR:
TIRE DISCOUNTERS-KENWOOD ROAD
KENWOOD ROAD SYCAMORE TWP, HAMILTON CO., OHIO

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING & ASSOC.
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE
SITE DEVELOPEMENT PLAN
ZONING PLAT

PROJ. NO. TD KENWOOD	DATE 01/18/22
DRAWN MDC	CHECKED S.J.L.

DRAWING NO.
T1

CONSTRUCTION NOTES

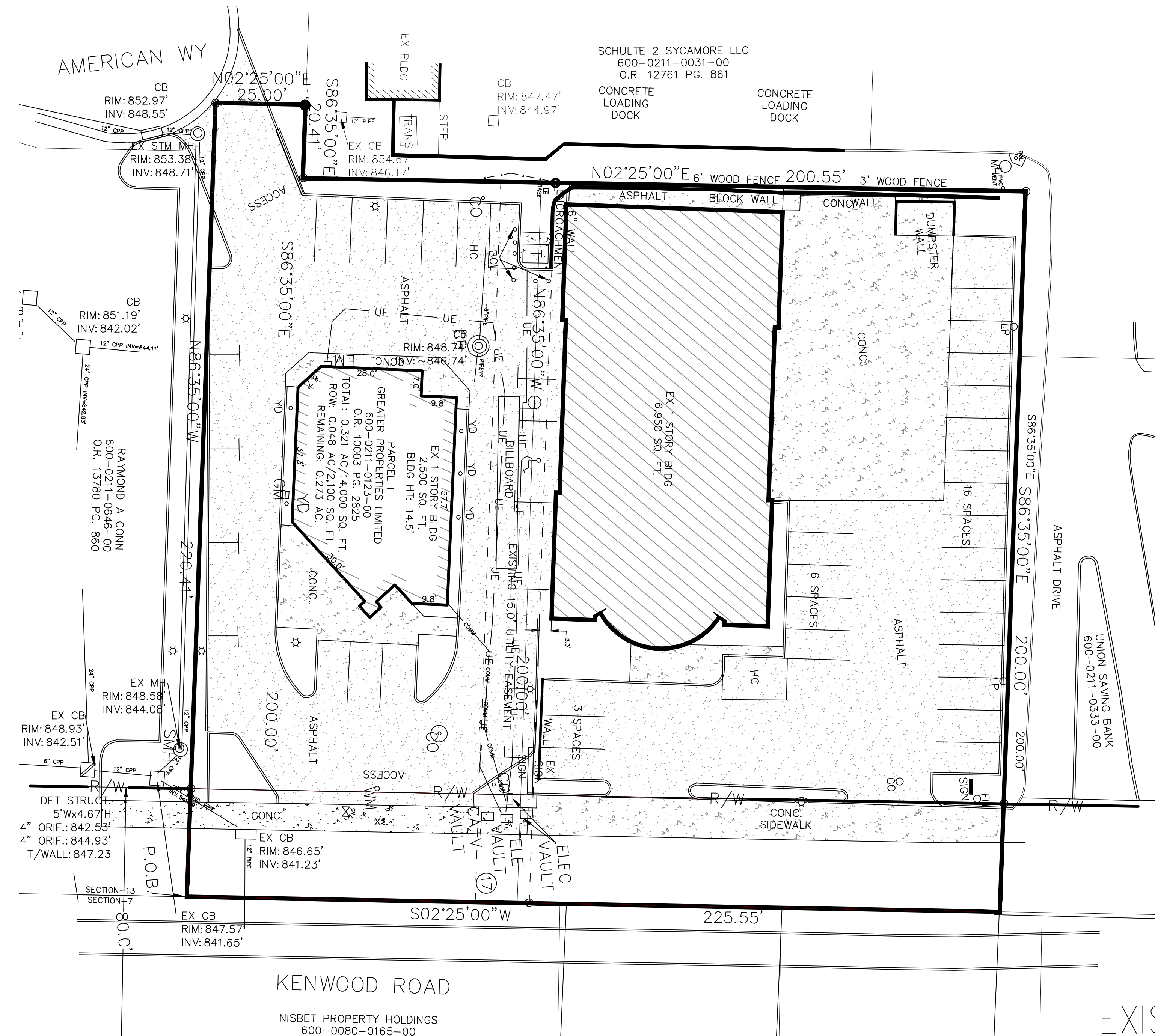
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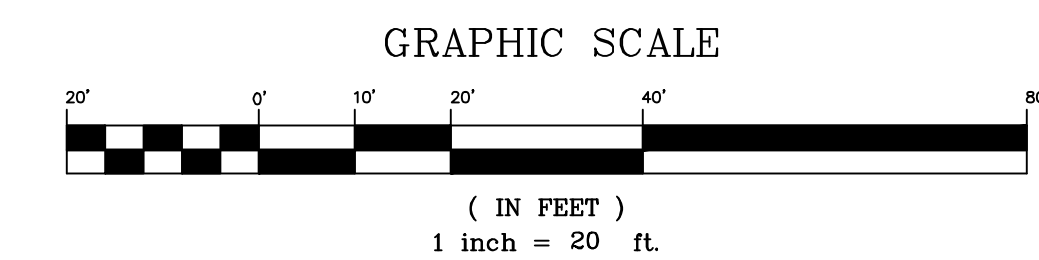
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EXISTING SITE INFO:

EXISTING ISR = 92.4%

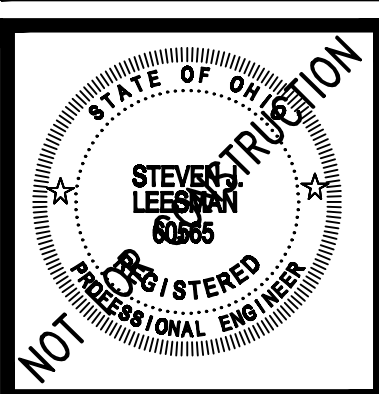


EXISTING CONDITIONS PLAN



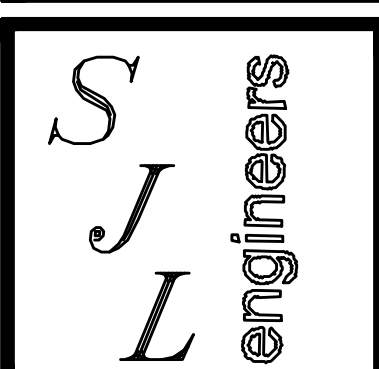
3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	REVISIONS	AND/OR ISSUES	BY	DATE



TireDiscounters - KENWOOD ROAD
KENWOOD ROAD
HAMILTON COUNTY, OHIO

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420



DRAWING TITLE	
EXISTING CONDITIONS PLAN	
PROJ. NO. TD KENWOOD	DATE 12/15/21
DRAWN TMD	CHECKED SJL

DRAWING NO.
C1

CONSTRUCTION NOTES

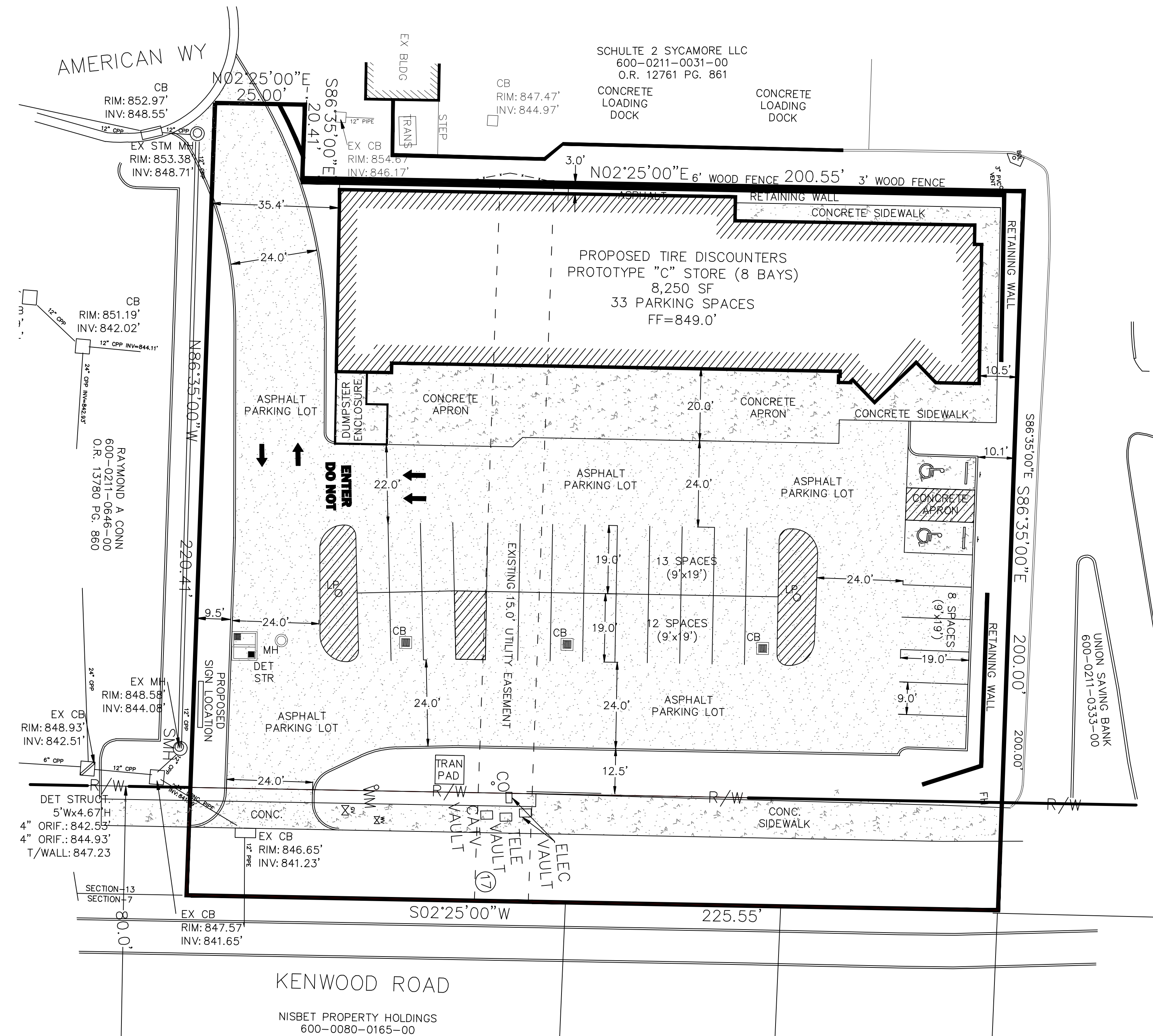
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- CITY OF CINCINNATI WATER AND SEWER DEPARTMENT (OR APPLICABLE PROVIDER) STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL UTILITY CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH DEPARTMENT OF PUBLIC WORKS (OR APPLICABLE PROVIDER). CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (10') TEN FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.
- ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.
- EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
- ALL EASEMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
- ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

GENERAL NOTE

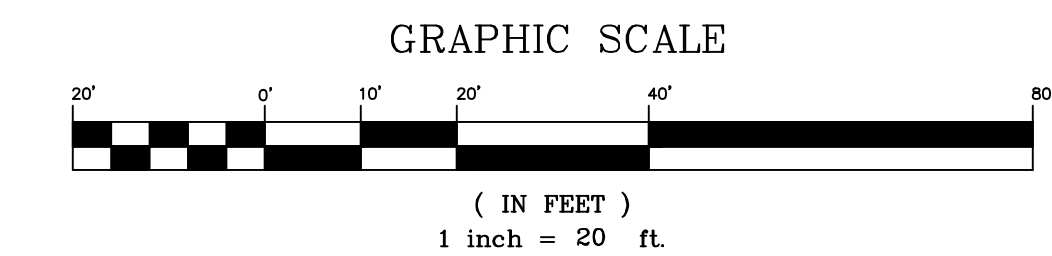
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE THIS PROJECT INCLUDING ALL OVERHEAD AND UNDERGROUND UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF CINCINNATI AND ODOT DETAILS AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

PROPOSED SITE INFO:

PROPOSED ISR = 86.1%
EXISTING ISR = 92.4%

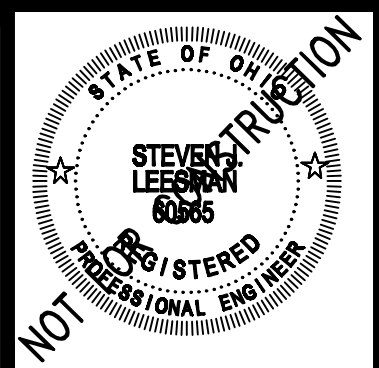


SITE PLAN



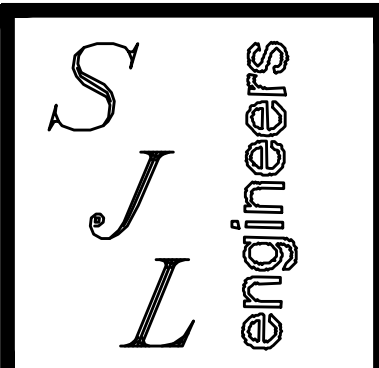
3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	REVISIONS	AND/OR ISSUES	BY	DATE



TireDiscounters - KENWOOD ROAD
KENWOOD ROAD
HAMILTON COUNTY, OHIO

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513.417-0420



DRAWING TITLE

SITE PLAN

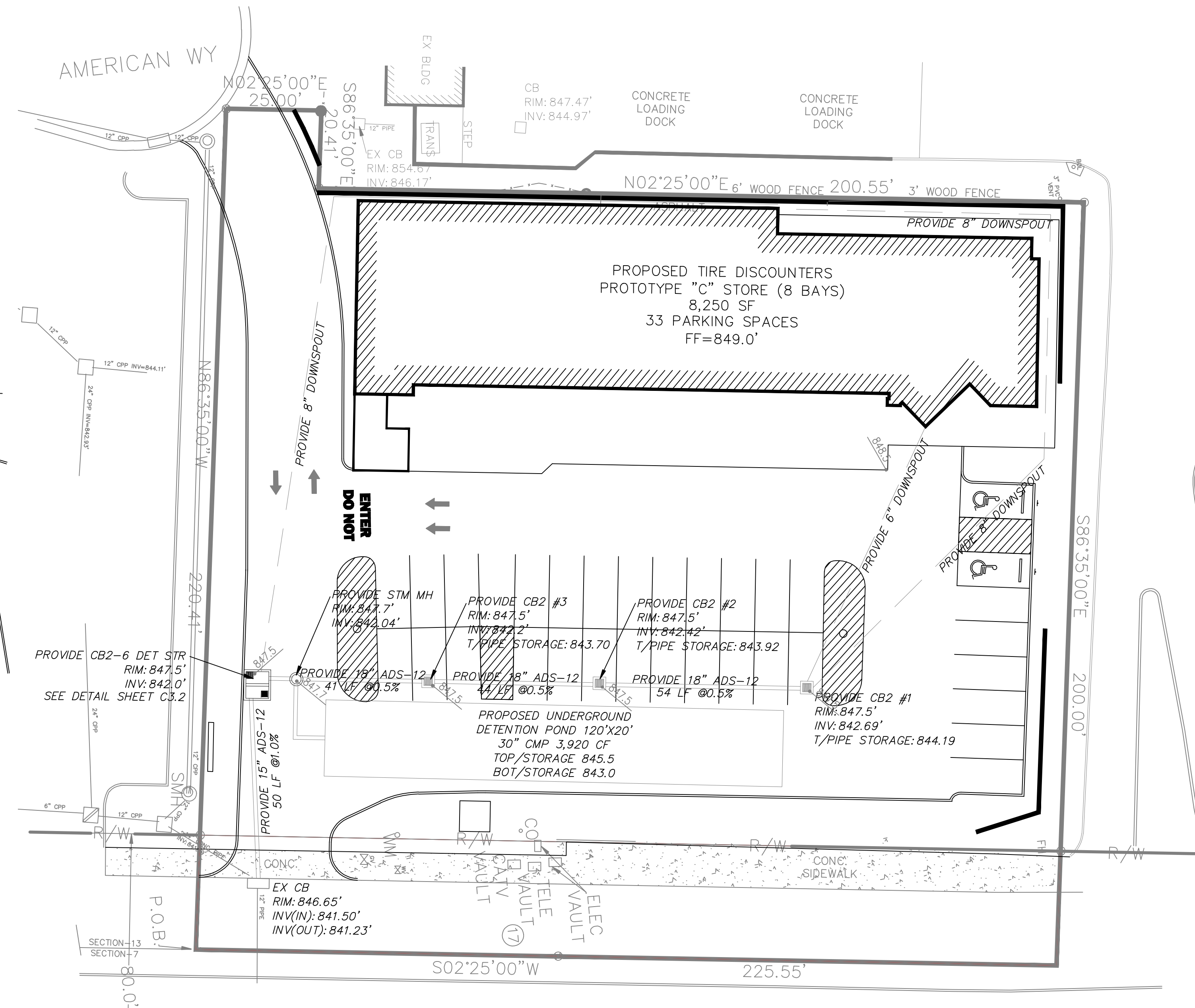
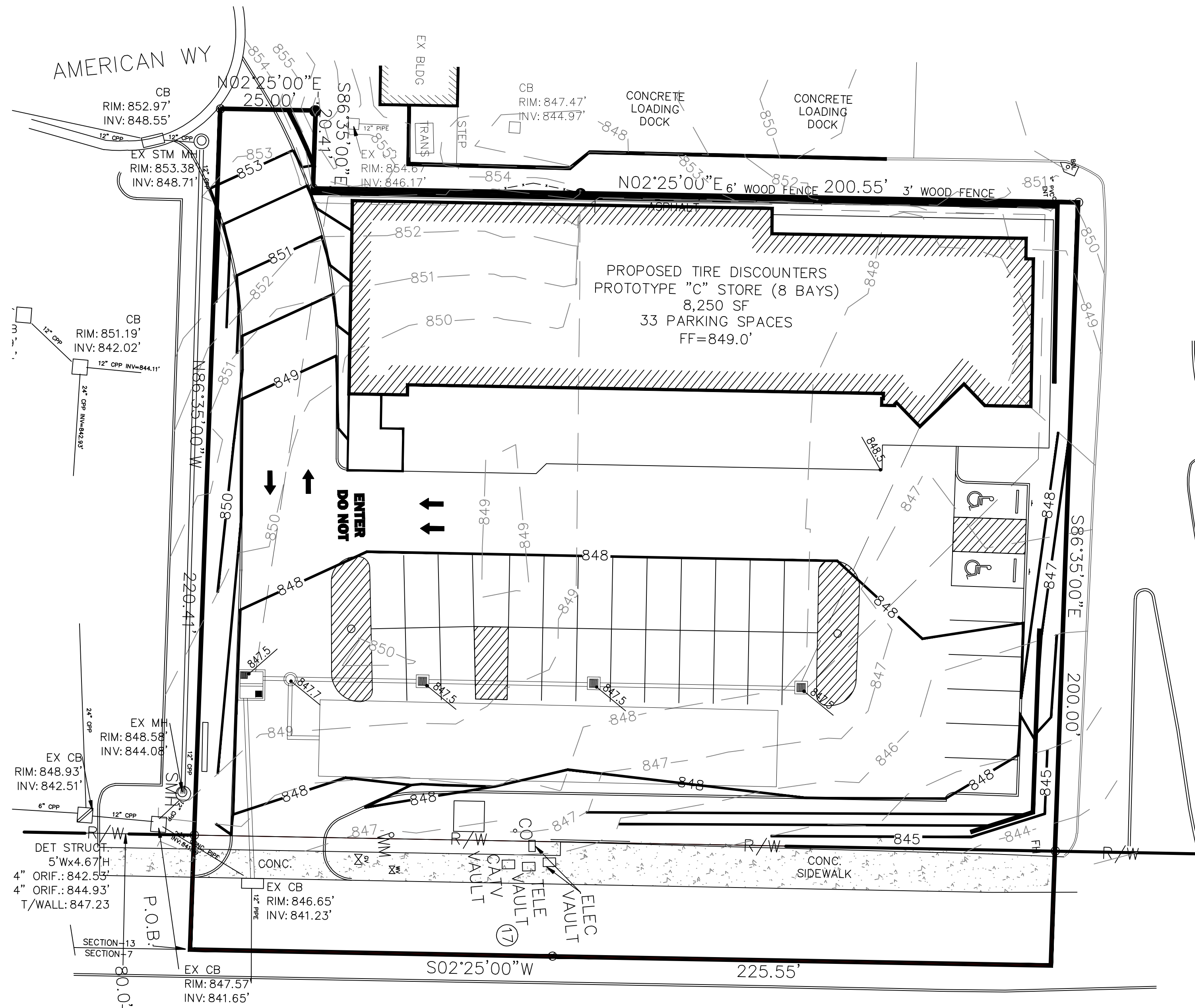
PROJ. NO. TD KENWOOD	DATE 12/15/21
DRAWN TMD	CHECKED SJL

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C2

PROPOSED SITE INFO:

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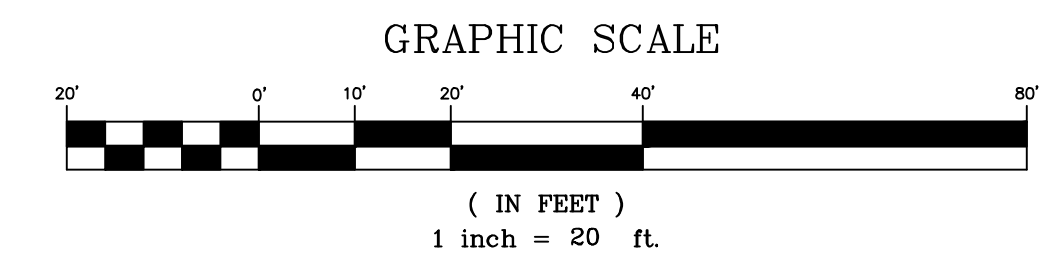
SPECIES	SEEDING RATE		SEEDING DATES
	LB./AC.	LB./1000 sq.ft.	
OATS	4 BUSHEL	3	MARCH 1 TO AUGUST 15
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	AUGUST 16 TO NOVEMBER 1
RYE	2 BUSHEL	3	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
WHEAT	2 BUSHEL	3	
TALL FESCUE	40	1	NOVEMBER 1 TO SPRING SEEDING
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	

USE MULCH ONLY, SOODING PRACTICES
OR DORMANT SEEDING
NOTE: OTHER

SEED MIX	SEEDING RATE		NOTES:
	LB./AC.	LB./1000 sq.ft.	
GENERAL USE			
CREeping RED FESCUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	20-40	1	DO NOT SEED LATER THAN AUGUST
CROWN VETCH TALL FESCUE	10-20	1/4-1/2	
FLAT PEA TALL FESCUE	20	1/2	
ROAD DITCHES AND SWALES			
TALL FESCUE	40	1	
DWARF FESCUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	
CREeping RED FESCUE	60	1 1/2	

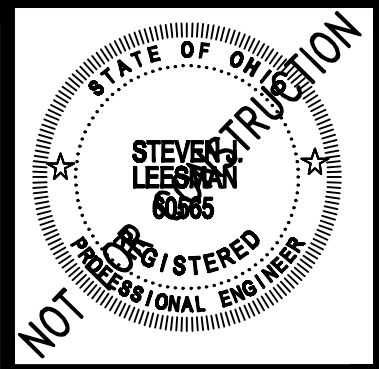
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED

GRADING PLAN & STORM SEWER



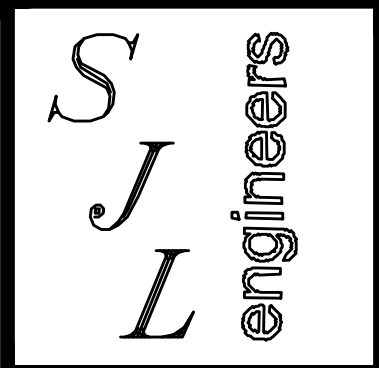
3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	REVISIONS AND/OR ISSUES	BY	DATE



TireDiscounters - KENWOOD ROAD
KENWOOD ROAD
HAMILTON COUNTY, OHIO

LEEBSMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420



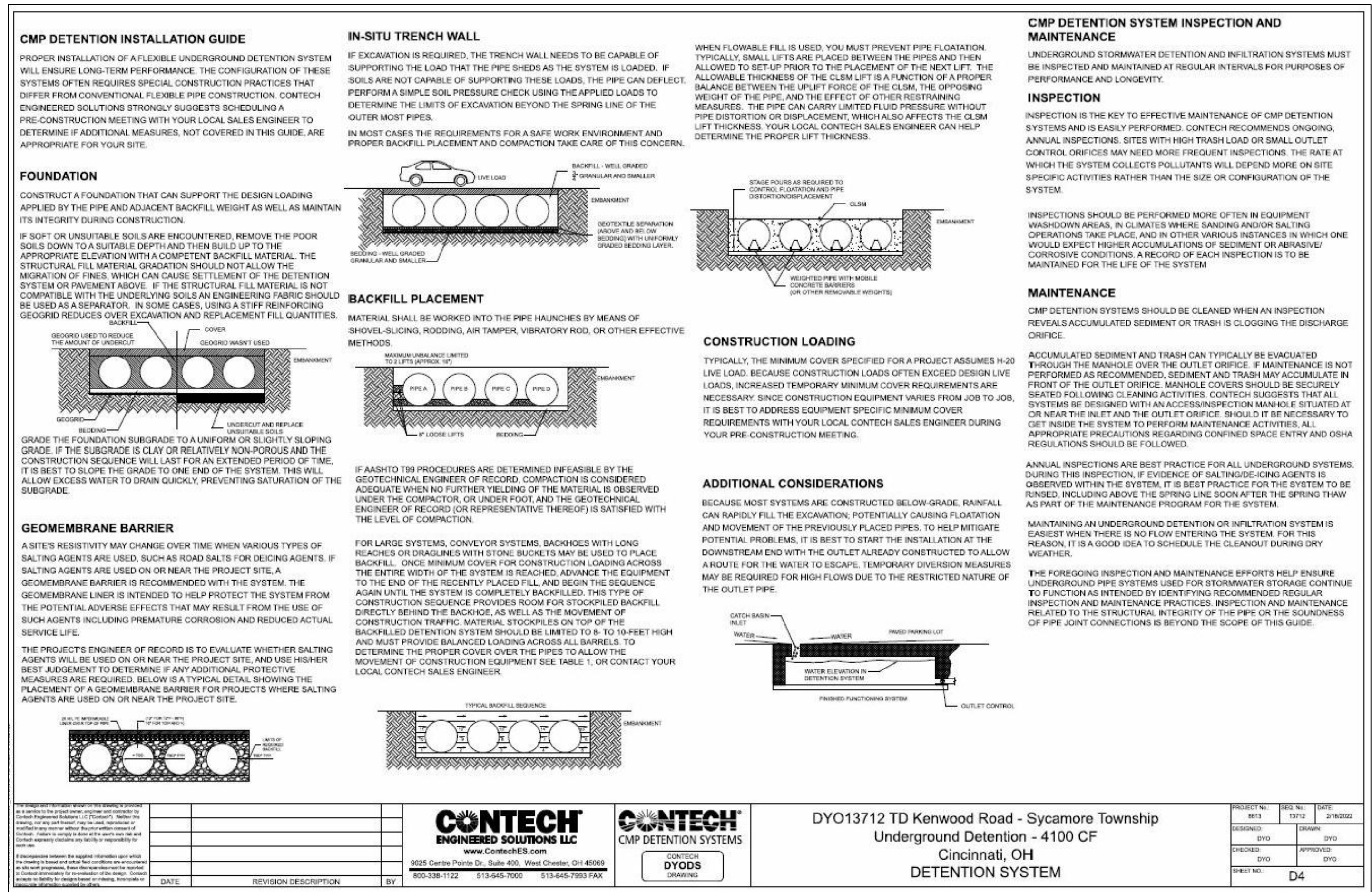
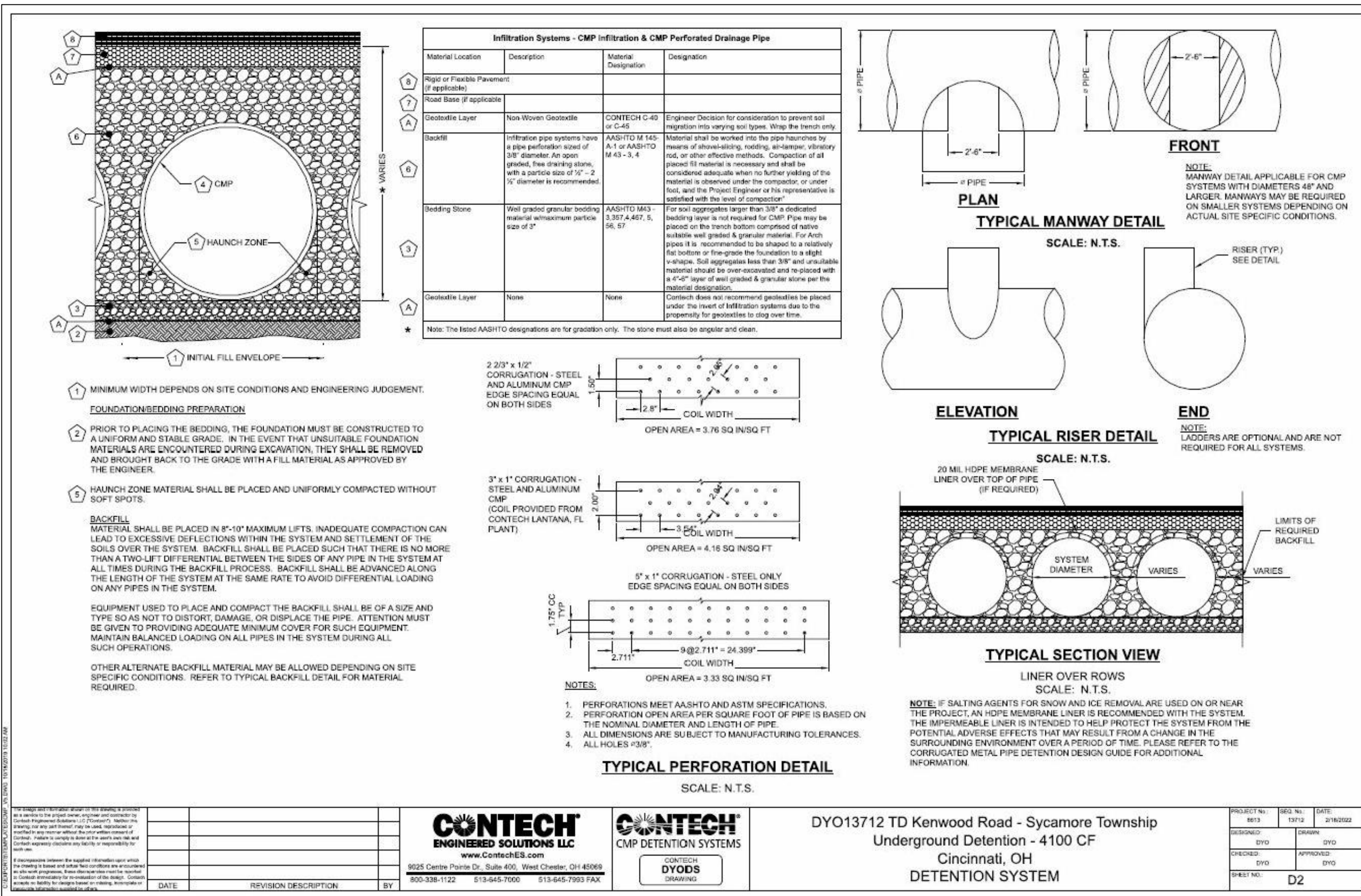
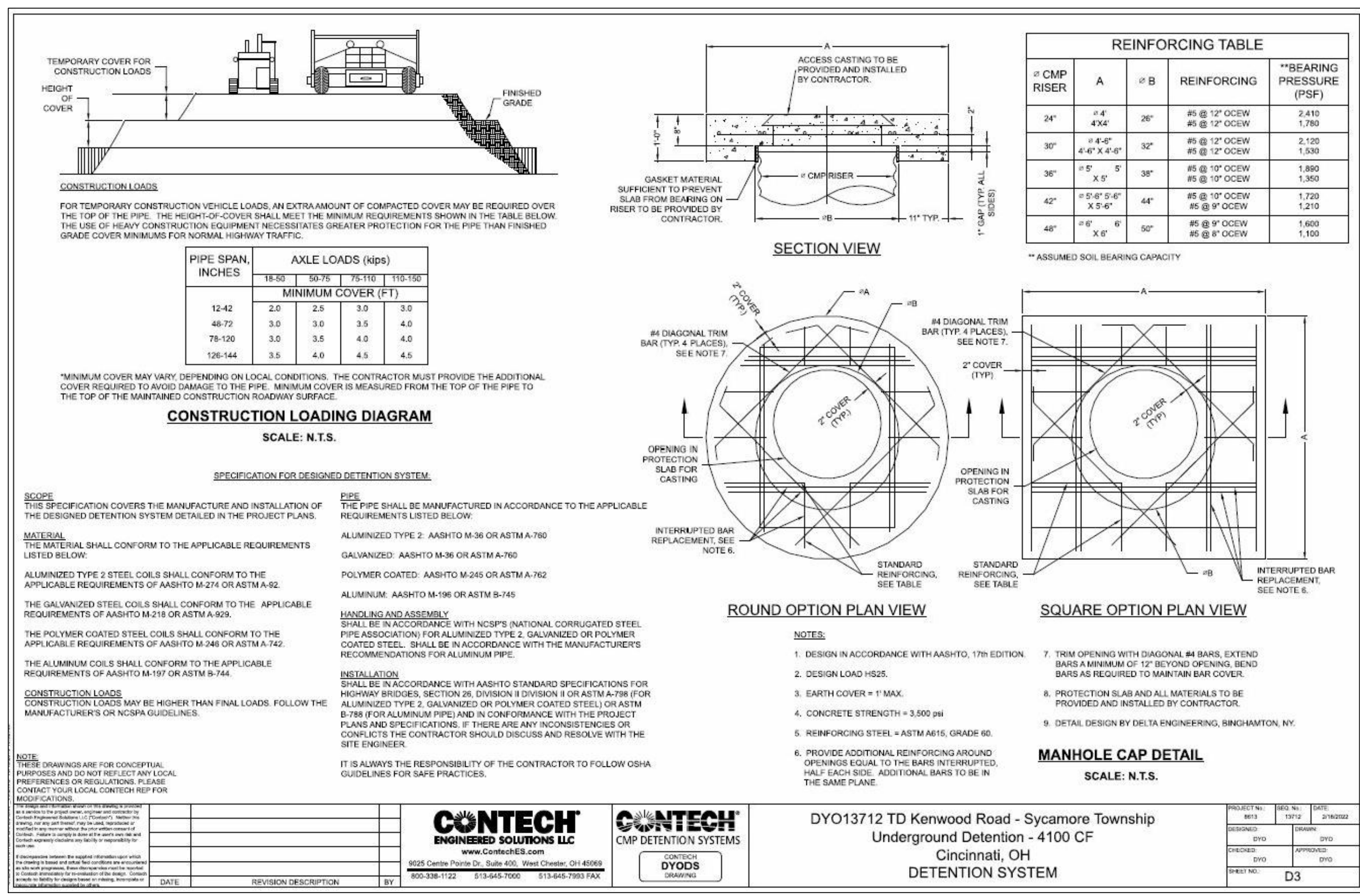
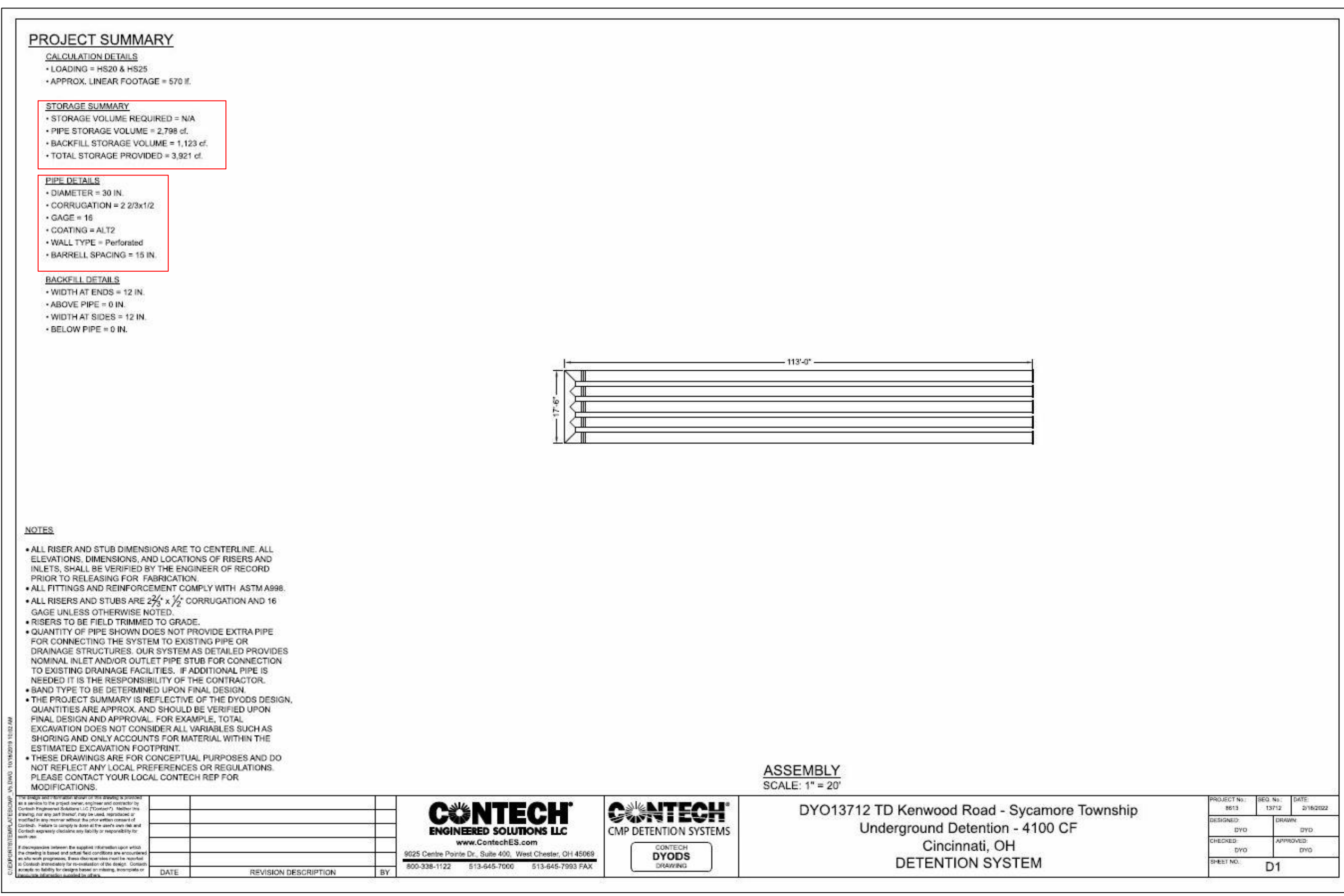
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GRADING PLAN & STORM SEWER

PROJ. NO. TD KENWOOD	DATE 12/15/21
DRAWN TMD	CHECKED SJL

DRAWING NO.

C3



NO. DESCRIPTION REVISIONS AND/OR ISSUES

STATE OF OHIO
 STEVEN LEBESMAN
 PROFESSIONAL ENGINEER

Tirediscounters - KENWOOD ROAD
 HAMILTON COUNTY, OHIO

LEBSMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513-417-0420

SJL engineers

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DETENTION POND DETAIL

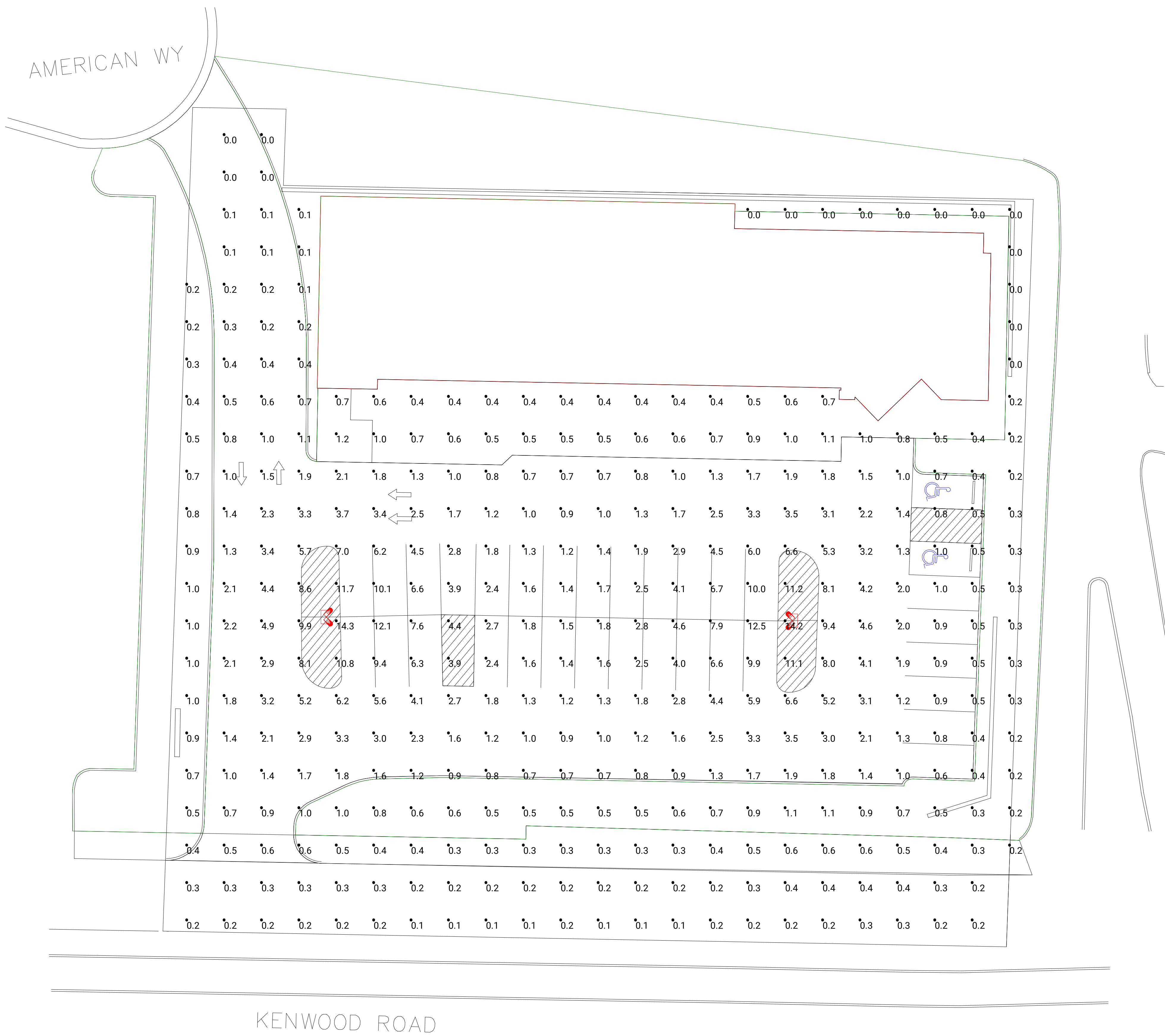
PROJ. NO. DATE 12/15/21
 TMD KEENWOOD
 DRAWN CHECKED
 TMD SJL

DRAWING NO. C3.3

DETENTION POND DETAIL

3 WORKING DAYS BEFORE YOU DIG
 UTILITIES PROTECTION SERVICE

AMERICAN WY



KENWOOD ROAD



504-322-4516
325 Funston Street
Elmwood, LA 70123
info@zlighttech.com

Tire Discounters
Kenwood Road
Hamilton County, Ohio

Version: 2
Creation Date: 2/16/2022
Last Updated: 2/28/2022
Comments:

Page Name: Page 1
Page 1 of 5

GENERAL PLANTING NOTES

1. CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
3. FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
4. PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
5. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
6. LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
7. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
8. NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
9. REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
10. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
11. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS.
12. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
13. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
14. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

THE CONTRACTOR'S WARRANTY SHALL INCLUDE:

1. A WARRANTY FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
2. SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
3. THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON,) AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

- * THE ABOVE WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

PREPARATION AND PLANTING

- * TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER

- EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- GERMINATION SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 % BY WEIGHT; 100 % PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
- FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETTED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWN AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:

- LOOSEN SUBGRADE TO A DEPTH OF 4 - 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 - 4" DEEP (SEE DETAIL).
- ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE. DO NOT COMPACT MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
- ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

* ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO-TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL PER MANUFACTURER'S SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

* FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

THE SEED CONTRACTOR SHALL:

1. PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
2. TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
3. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
4. RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
5. PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES/ AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. *SEED CONTRACTOR SHALL IDENTIFY THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
6. PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER
7. SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OF INSTALLATION.
8. SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

PLANT KEY		2/25/2022	
QNT	SIZE	COMMON	LATIN
1	2.5"	Autumn Gold Ginkgo	<i>Ginkgo biloba 'Autumn Gold'</i>
5	2.5"	3 European Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>
4	3 gal	Helmond Pillar Japanese Barberry	<i>Berberis thunbergii 'Helmond Pillar'</i>
5	3 gal	Alice Oakleaf Hydrangea	<i>Hydrangea quercifolia 'Alice'</i>
13	3 gal	Brido Oakleaf Hydrangea	<i>Hydrangea quercifolia 'Brido'</i>
6	3 gal	Ruby Slippers Oakleaf Hydrangea	<i>Hydrangea quercifolia 'Ruby Slippers'</i>
5	3 gal	Gibraltar Bush Clover	<i>Lespedeza thunbergii 'Gibraltar'</i>
12	2 gal	Flower Carpet Coral Rose	<i>Rosa 'Flower Carpet Coral'</i>
1	5 gal	Black Beauty Elderberry	<i>Sambucus nigra 'Black Beauty'</i>
7	3 gal	Gold Double Play Spirea	<i>Spiraea japonica 'Double Play Gold'</i>
3	3 gal	Gold Mound Spirea	<i>Spiraea japonica 'Gold Mound'</i>
14	3 gal	Gold Lace Juniper	<i>Juniperus chinensis 'Gold Lace'</i>
42	2 gal	Dwarf Japanese Garden Juniper	<i>Juniperus procumbens Nana</i>
17	3 gal	Grey Owl Juniper	<i>Juniperus virginiana 'Grey Owl'</i>
2	24-30 in	Hicks Yew	<i>Taxus x media 'Hicks'</i>
5	2 gal	Blue Lyme Grass	<i>Leymus arenarius</i>
24	3 gal	Heavy Metal Switchgrass	<i>Panicum virgatum 'Heavy Metal'</i>
20	1 gal	Variegated Lily Turf	<i>Liriope muscari 'Variegata'</i>
13	1 gal	Catmint	<i>Nepeta faassenii 'Walker's Low'</i>
5	1 gal	Russian Sage	<i>Perovskia 'Little Spire'</i>

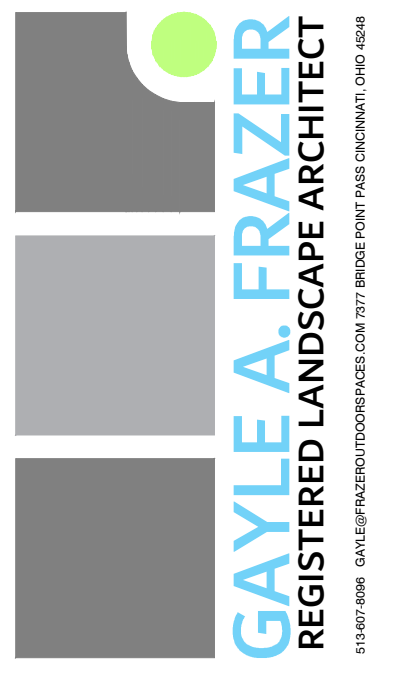
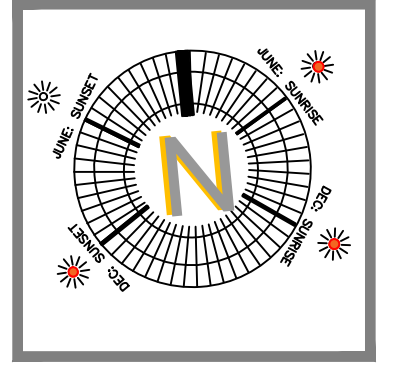
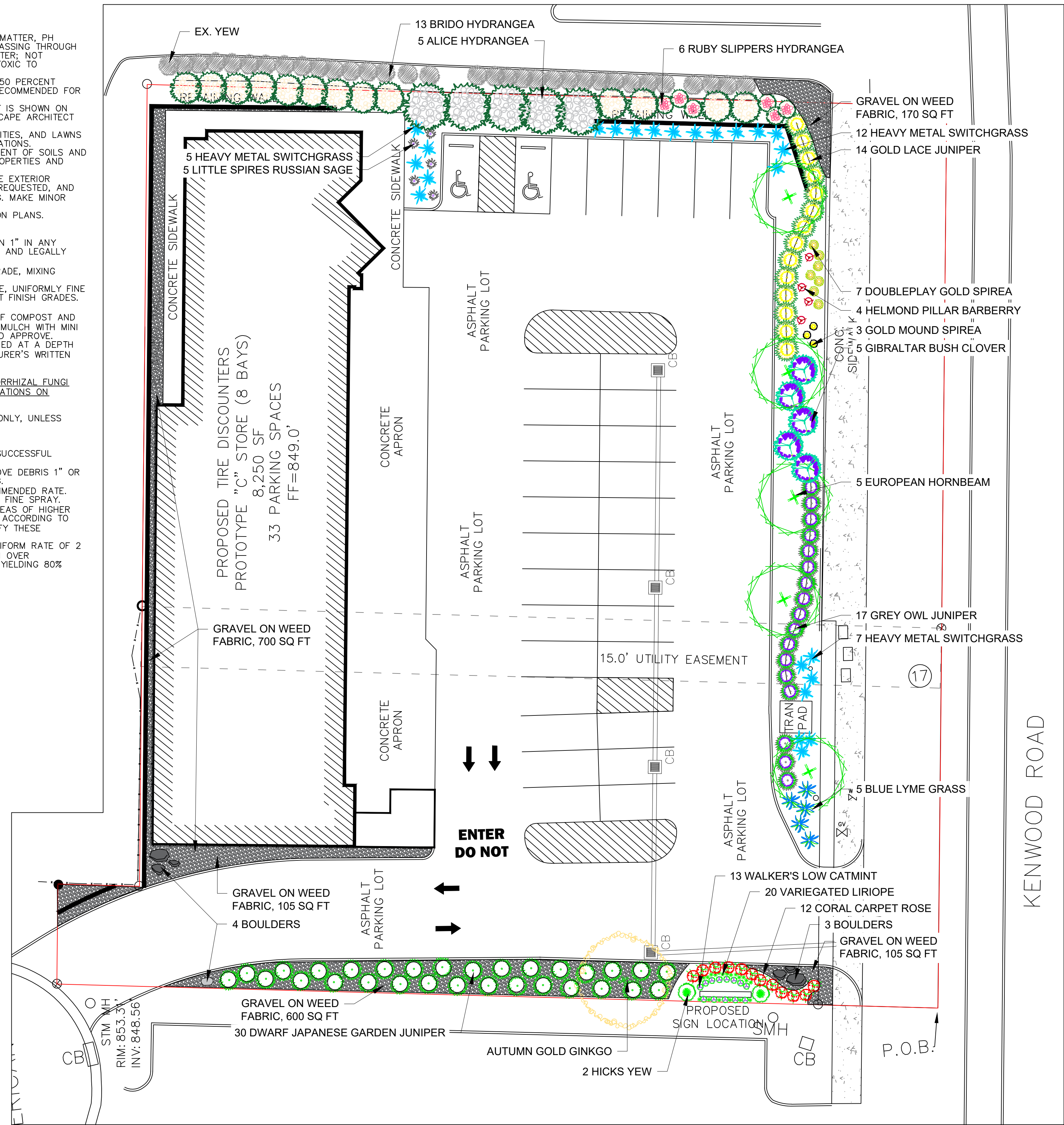
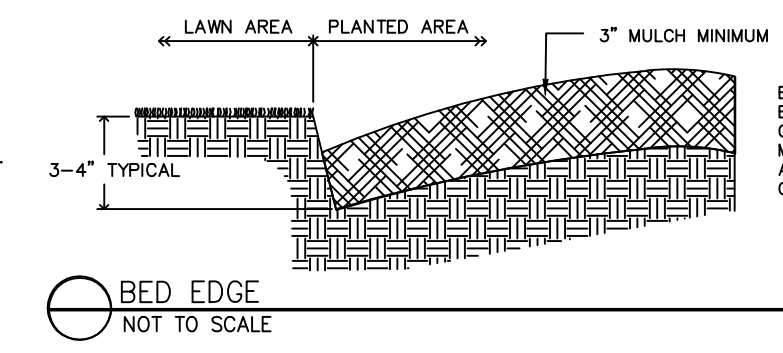
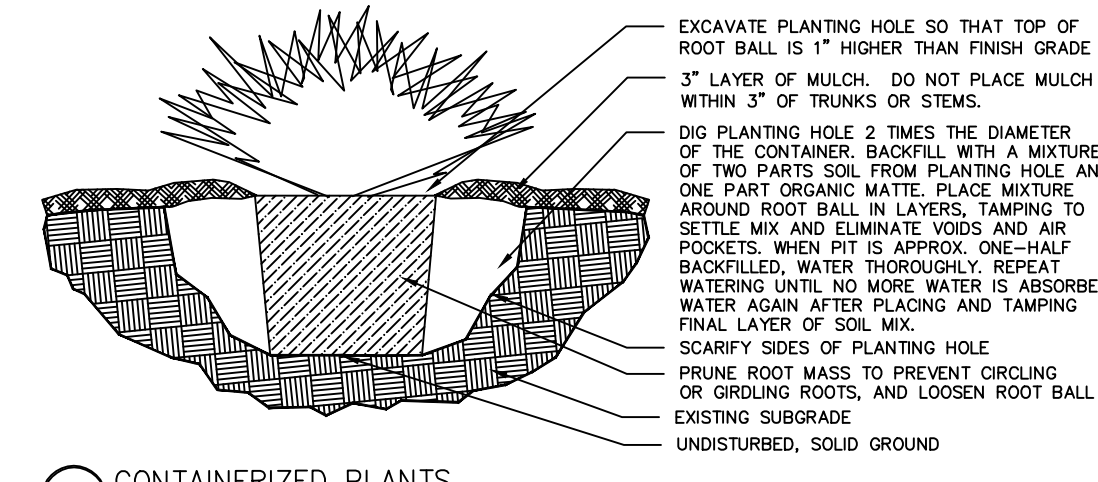
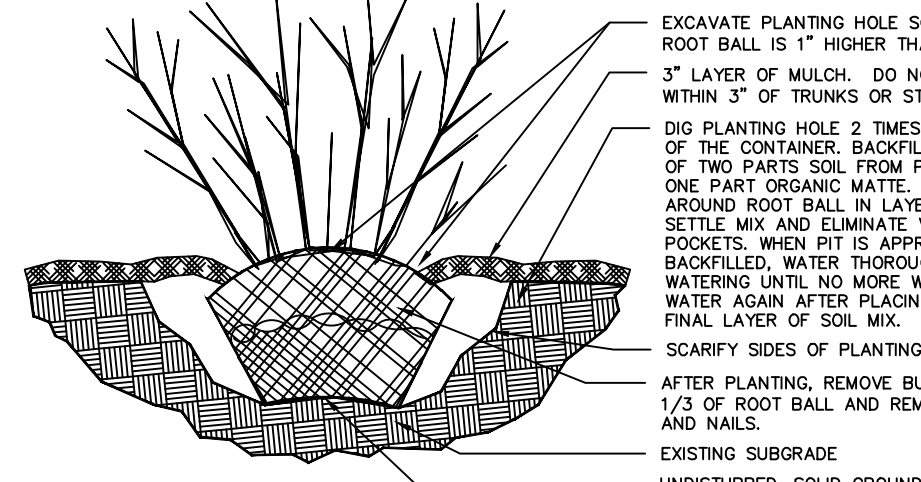
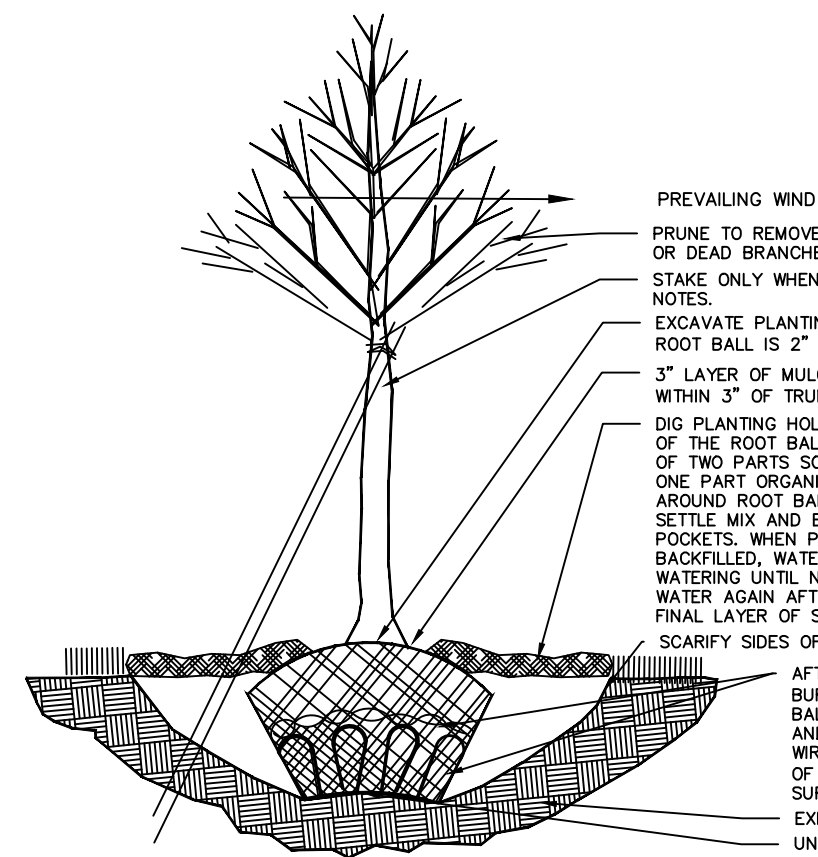
Type of Plants Normal Planting Dates

Non-Container Grown, Deciduous: October 1 to April 1
Non-Container Grown, Other: October 1 to May 1
Container Grown: Year-Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature. If there is doubt, obtain a variance or a performance bond.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3" DEPTH

PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS:

- LONG LASTING DYED BLACK MULCH DOUBLE SHREDED
- DYED BROWN MULCH DOUBLE SHREDED
- DOUBLE SHREDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET
- PINE STRAW
- PREMIUM WOOD CHIP
- WOOD CHIP



TIRE DISCOUNTERS
KENWOOD ROAD



LANDSCAPE PLAN

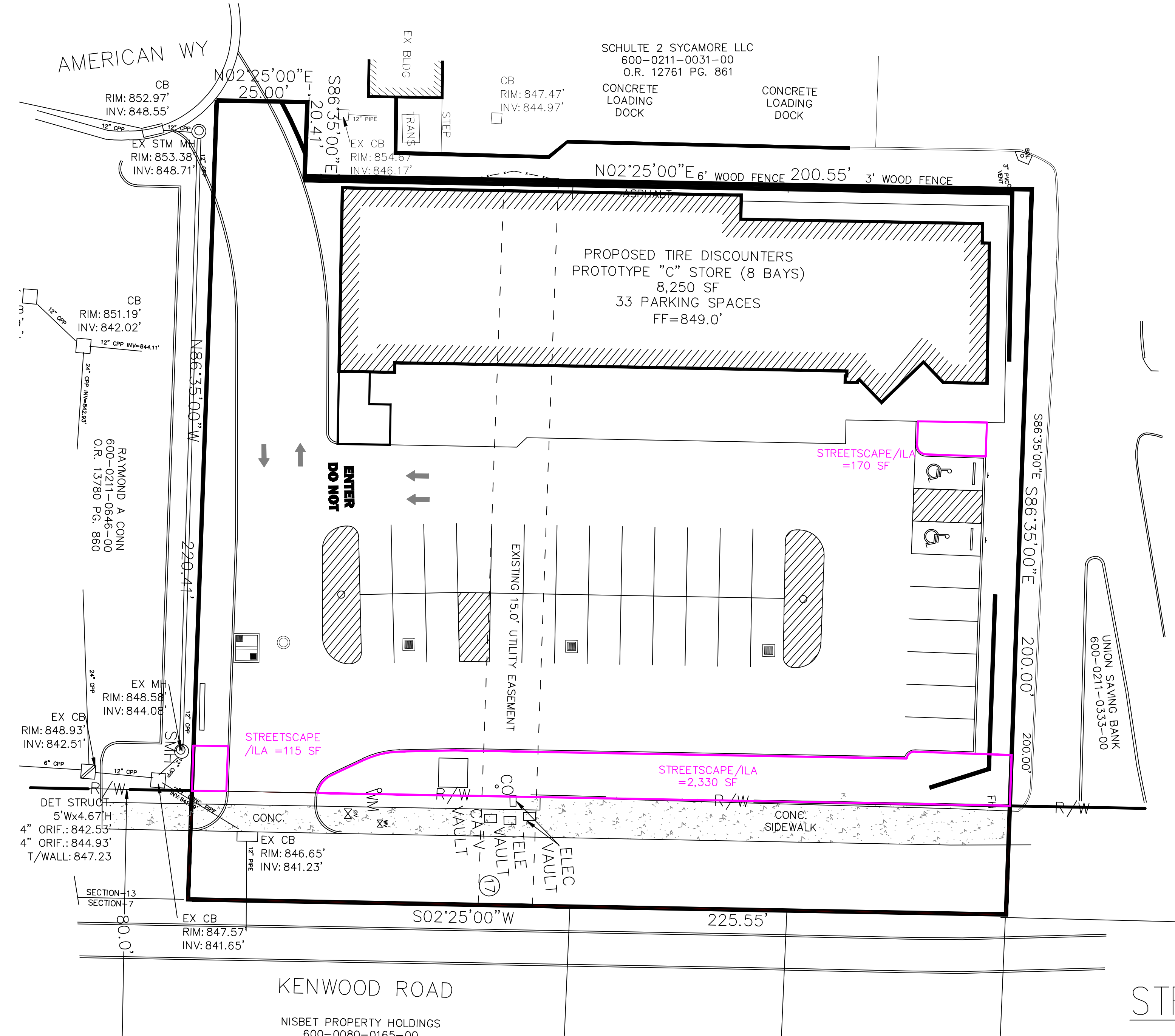
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2/25/2022

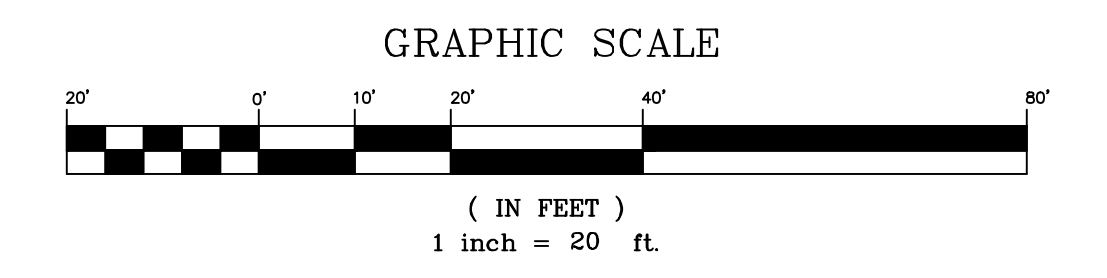
REVISIONS:
L1

PROPOSED STREETScape & INTERIOR LANDSCAPE AREAS:

INTERIOR LANDSCAPE AREA (STREETScape) REQUIRED:
22 SF LANDSCAPE AREA/PROPOSED PARKING SPACE
33 PROPOSED PARKING SPACES
22 X 33 = 726 SF REQUIRED
INTERIOR LANDSCAPE AREA (STREETScape) PROVIDED:
2,330
170
+115
2,615 SF PROVIDED

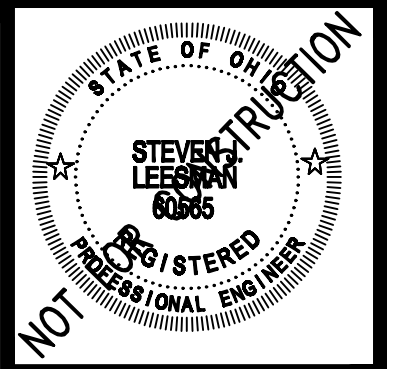


STREETScape & INTERIOR LANDSCAPE AREAS



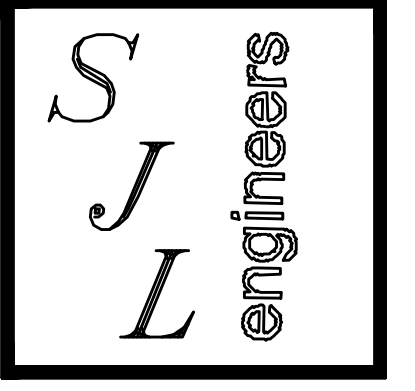
3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	REVISIONS	AND/OR ISSUES	BY	DATE



TireDiscounters - KENWOOD ROAD
KENWOOD ROAD
HAMILTON COUNTY, OHIO

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING & ASSOC.
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

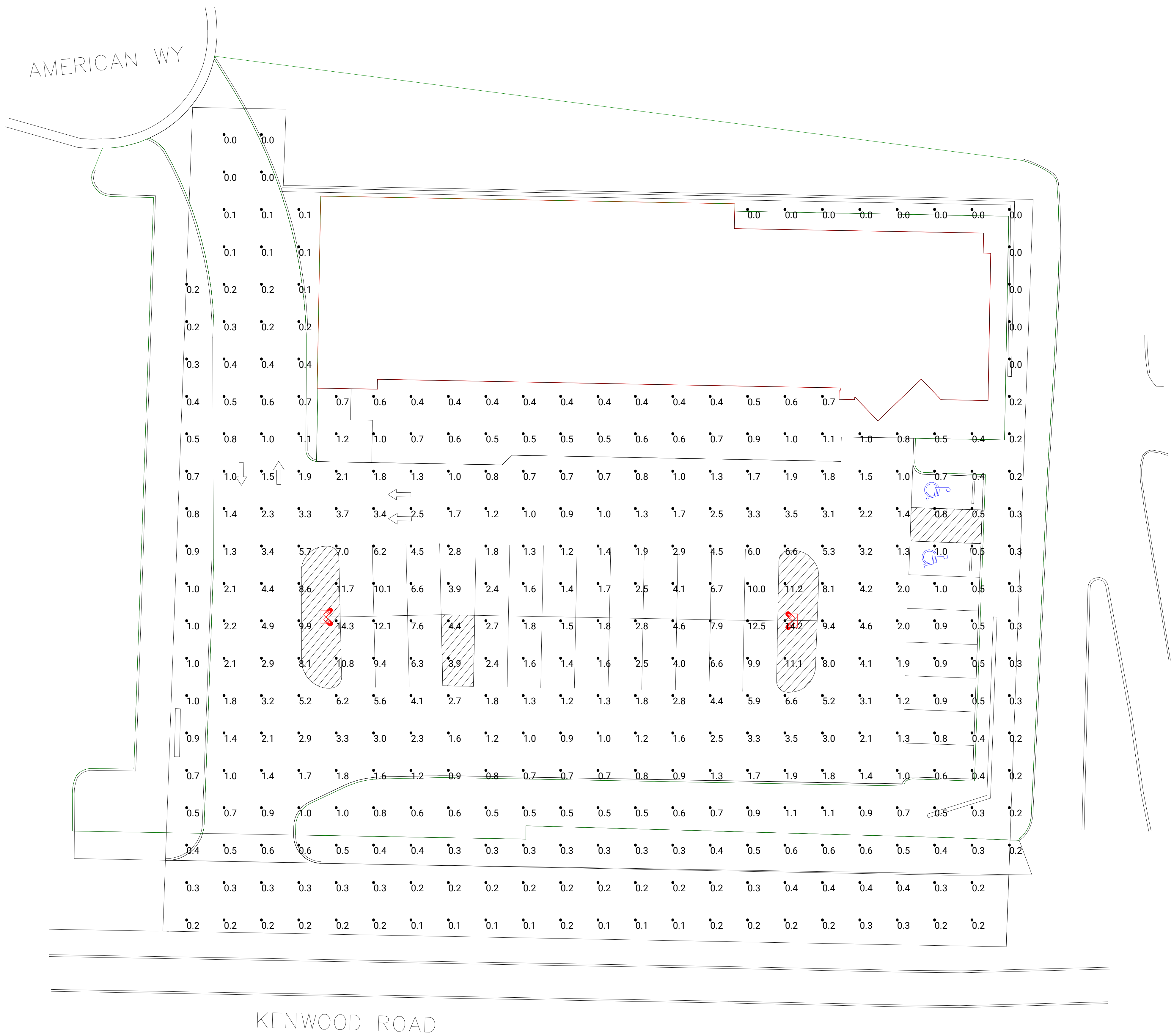


DRAWING TITLE

STREETScape & INTERIOR LANDSCAPE AREAS

PROJ. NO.	DATE
TD KENWOOD	12/15/21
DRAWN	CHECKED
TMD	SJL

DRAWING NO.
L2




504-322-4516
 325 Funston Street
 Elmwood, LA 70123
 info@zlighttech.com

Tire Discounters
 Kenwood Road
 Hamilton County, Ohio

Version: 2
 Creation Date: 2/16/2022
 Last Updated: 2/28/2022
 Comments:

Page Name: Page 1
 Page 1 of 5

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Arrangement Lamp Lumens	Description
	2	ZL-ParkL3-150W x2	TWIN ANGLED	18603.5	37207	150W Parking Lot Light, 5000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	1.80	14.3	0.0	N.A.	N.A.



 504-322-4516
 325 Funston Street
 Elmwood, LA 70123
 info@zlighttech.com

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 Kenwood Road
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Page Name: Page 2
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Luminaire Location Summary				
LumNo	Label	Height	Orient	Tilt
1	ZL-ParkL3-150W x2	25	180	0
2	ZL-ParkL3-150W x2	25	0.123	0

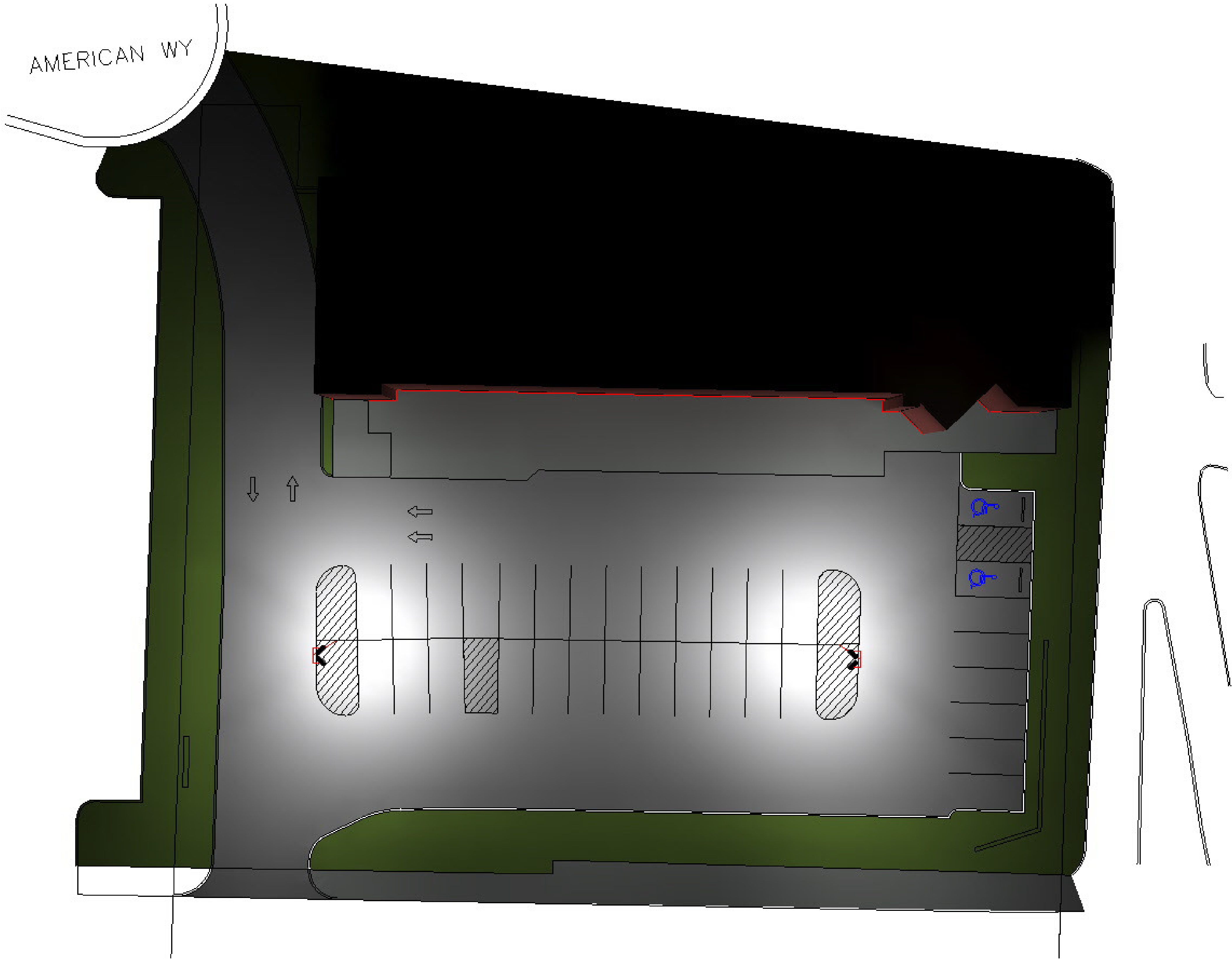


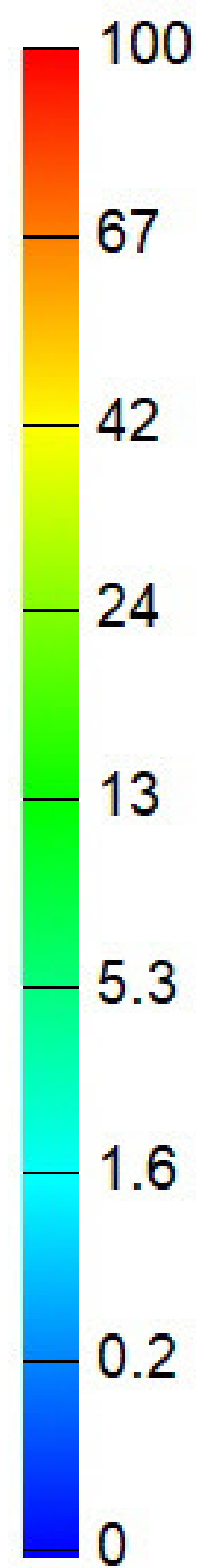
 504-322-4516
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Illuminance
(Fc)

