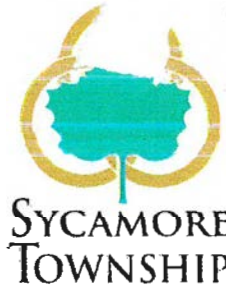


COMMERCIAL APPLICATION

NEW BLDGS, ADDITIONS, TENANT CHANGE, INT FINISH/ALT, SIGNS, FAÇADE RENOVATIONS, PKG LOT, WALLS, FENCES, ETC.



APPLICATION NUMBER

2023-DIMA

DO NOT WRITE IN ABOVE SPACE

www.sycamoretownship.org

Planning & Zoning Department

8540 Kenwood Road, Sycamore Township, Ohio 45236

Phone: (513) 792-7250

5210 13.114

PROJECT ADDRESS: 8810 Montgomery Rd.Cincinnati Ohio

ZIP CODE: 45236

NAME	STREET ADDRESS	CITY	STATE	ZIP	PHONE NUMBER
PROPERTY OWNER Dr Michael Hull	9157 Montgomery rd	cincinnati	oh	45242	513.793.2611
CONTRACTOR A.P. Construction & Design	2278 Berkshire Ct	Florence	ky	41042	859-992-4356
DESIGN PROFESSIONAL Dan Rich	135 Symmes Ave	Cincinnati	oh	45052	513-335-4638
APPLICANT David Froelicher	2278 Berkshire Ct	Florence	ky	41042	859-992-4356
APPLICANT'S EMAIL ADDRESS	djfr@adconstructiondesign.com				

- NEW BUILDING
- LANDSCAPING / PARKING LOT
- LOT SPLIT / CONSOLIDATION
- FACADE RENOVATIONS
- SCREEN ROOFTOP MECH / DUMPSTER ENCLOSURE
- TENANT CHANGE
- ADDITION
- ACCESSORY STRUCTURE
- NEW SIGN
- SIGN FACE CHANGE
- INTERIOR FINISH / ALTERATION
- FENCE/WALL
- TENT / TEMP STRUCTURE
- TEMPORARY SIGN
- AWNINGS & CANOPIES
- OTHER

DESCRIPTION OF WORK: New dental office for Dr. Micheal Hull

SQUARE FEET _____ HEIGHT: ridge approx 25' LENGTH: 62' USE: detnal office

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby agree to comply with the zoning laws of Sycamore Township pertaining to the construction of the proposed project according to the drawings and specifications submitted herewith, and certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. Lot consolidation is required to obtain zoning approval for the construction of any structure. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this application.

APPLICANT'S SIGNATURE _____ DATE 12/14/2022
PROPERTY OWNER'S SIGNATURE _____ DATE 12/14/2022

FOR FINAL INSPECTIONS PLEASE CALL 513-792-7250 OR EMAIL: zoning@sycamoretownship.org

DO NOT WRITE BELOW THIS LINE

RECOMMENDS PLAN APPROVAL: _____ DATE: _____

ZONING APPROVED BY: _____ DATE: _____

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

FINAL INSPECTIONS ARE REQUIRED

MUST OBTAIN INSPECTION PRIOR TO PLACEMENT OF PIERS, FOOTERS, & SIGNS

J. T. KING & CO. INC.
CIVIL ENGINEERS-LAND SURVEYORS

9200 Montgomery Road, Suite 21-B

Cincinnati, Ohio 45242-7714

Telephone (513) 793-7667

www.jtking.com

Principal:
J. Timothy King, PE-PS

Lee C. Nordloh, PS
Emeritus

December 22, 2022

Sycamore Township Zoning Commission
8540 Kenwood Road
Cincinnati OH 45236

Subj: PROPOSED MEDICAL OFFICE

Ref: 8810 Montgomery Road

Parcel No. 600-0060-0085

Commissioner:

The following for your review and consideration is a narrative for the proposed development of a two (2) story medical office building on the vacant parcel located at 8810 Montgomery Road.

This building will consist of the lower level for parking under the building and medical offices on the second floor. From the street the building will appear as a one (1) story building since the land drops off in the back (east side) parking will under the proposed building.

Office building occupy the properties to the north and south of this site. This area is zoned "OO" PLANNED OFFICE.

Access to this site will be from Montgomery Road via an existing entrance drive that was constructed with the approved development of 8812 Montgomery Road-it's sister parcel.

The proposed building will be served by a public sanitary sewer and a water main, both in Montgomery Road.

An existing storm water detention facility at the rear if the property (east side) was installed and approved by the County to serve both this parcel and the one to the north-8812 Montgomery Road. The impervious surfaces of this proposed development is slightly less than the previously approved Site Plan for this site. It is anticipated that no additional storm water detention will be required.

J. T. KING & CO. INC.
CIVIL ENGINEERS & LAND SURVEYORS
CINCINNATI, OHIO

Sycamore Township Zoning Commission
8540 Kenwood Road
Cincinnati OH 45236

December 22, 2022
Page 2 of 2

Subj: PROPOSED MEDICAL OFFICE

Ref: 8810 Montgomery Road

Parcel No. 600-0060-0085

The proposed building will contain 3,329 SF each floor with interior parking spaces for six (6) spaces on the lower level and 14 surface parking space which includes one (1) handicap space.

Should you have any questions regarding this matter, please feel free to contact me at your convenience.

Thank you.



JTK/cr



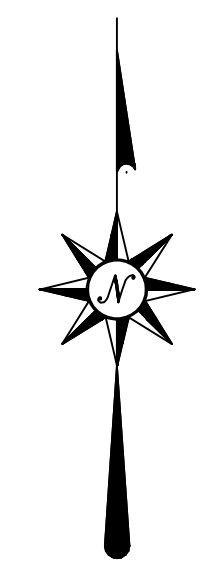
Sincerely,

J. T. KING & CO. INC.

J. Timothy King, PE-PS
President

Encl: Documents

File: SYCAMORE TOWNSHIP.LTR



NOTES:
ALL DOWNSPOUT OUTLETS
SHALL BE CONNECTED TO THE
STORM WATER COLLECTION SYSTEM.

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

LEGEND
STANDARD SYMBOLS THAT MAY
APPEAR ON THIS DRAWING

- S — S — S — STORM SEWER
- W — W — W — WATER LINE
- SS — SS — SS — SANITARY SEWER
- X — X — X — X — X — FENCE
- OH — E — ELECTRIC UTILITY
- ⊕ FIRE HYDRANT (FH)
- ⊙ MANHOLE (MH)
- ⊕ UTILITY POLE (UP)
- ⊕ MAC NAIL SET
- ⊕ RR SPIKE SET
- ⊕ CONC. MON. FOUND
- ⊕ HUB & TACK SET
- ⊕ STONE FOUND
- ⊕ CROSS NOTCH SET
- ⊕ BENCH MARK
- ⊕ LATH SET ON-LINE
- ⊕ PROPOSED LIGHT POLE (LP)
- ⊕ TO BE REMOVED (TBR)
- ⊕ NUMBER OF PARKING SPACES

PARKING SPACE SUMMARY TABLE FOR # 8810

(12) 9'x 19.0' SPACES (FRONT)
(2) 14.0'x19.0' SPACE (FRONT) - HANDICAP
14 PARKING SPACES TOTAL

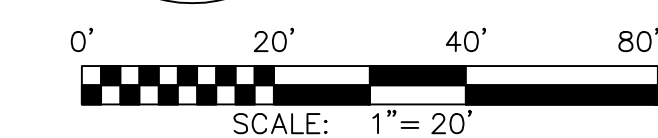
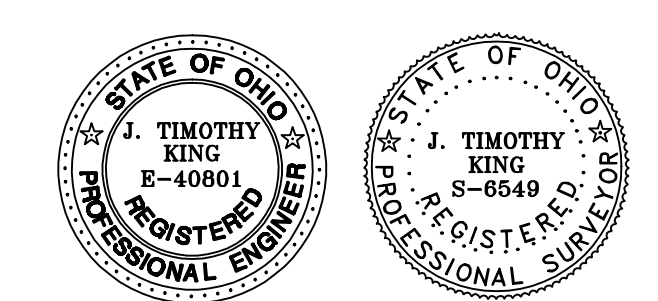
FOR INTERIOR PARKING - SEE ARCHITECT'S PLANS.

CURRENT OWNER:
TUTORING PROPERTIES, LLC
O.R. 13819, PG. 943
AUDITOR'S PARCEL: 600-0060-0009 (# 8812)
GROSS AREA: 0.5141 ACRES (22,394 SQ. FT.)
NET AREA: 0.4603 ACRES (20,051 SQ. FT.)
R/W AREA: 0.0538 ACRES (2,343 SQ. FT.)

TUTORING PROPERTIES, LLC
O.R. 13819, PG. 1310
AUDITOR'S PARCEL: 600-0060-0085 (# 8810)
GROSS AREA: 0.5481 ACRES (23,876 SQ. FT.)
NET AREA: 0.4603 ACRES (21,476 SQ. FT.)
R/W AREA: 0.0551 ACRES (2,400 SQ. FT.)

SITE PLAN FOR PROPOSED BUILDING

SITUATE IN SECTION 2, TOWN 4, E.R. 1 SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO
SHEET C-3



THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF UTILITIES, INCLUDING INDIVIDUAL SERVICE LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING AND PROTECTING ALL UTILITIES, BOTH ABOVE GROUND AND BELOW GROUND, THAT EXIST IN THE WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING THE UTILITY COMPANIES AT THE FOLLOWING: "OHIO UTILITY PROTECTION SERVICE" 1-800-362-2764.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE: 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

3/02/2023
J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "211"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7687 FACSIMILE: (513) 793-7687

DAVE FROELICHER
8810 MONTGOMERY ROAD
CINCINNATI, OHIO 45236

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 12/06/2022	CRD. NAME: FROELICHER,CRD
SCALE: 1"=20'	DWG. NAME: C3_FR_SITE_PLAN	FILE No. 22267-S	

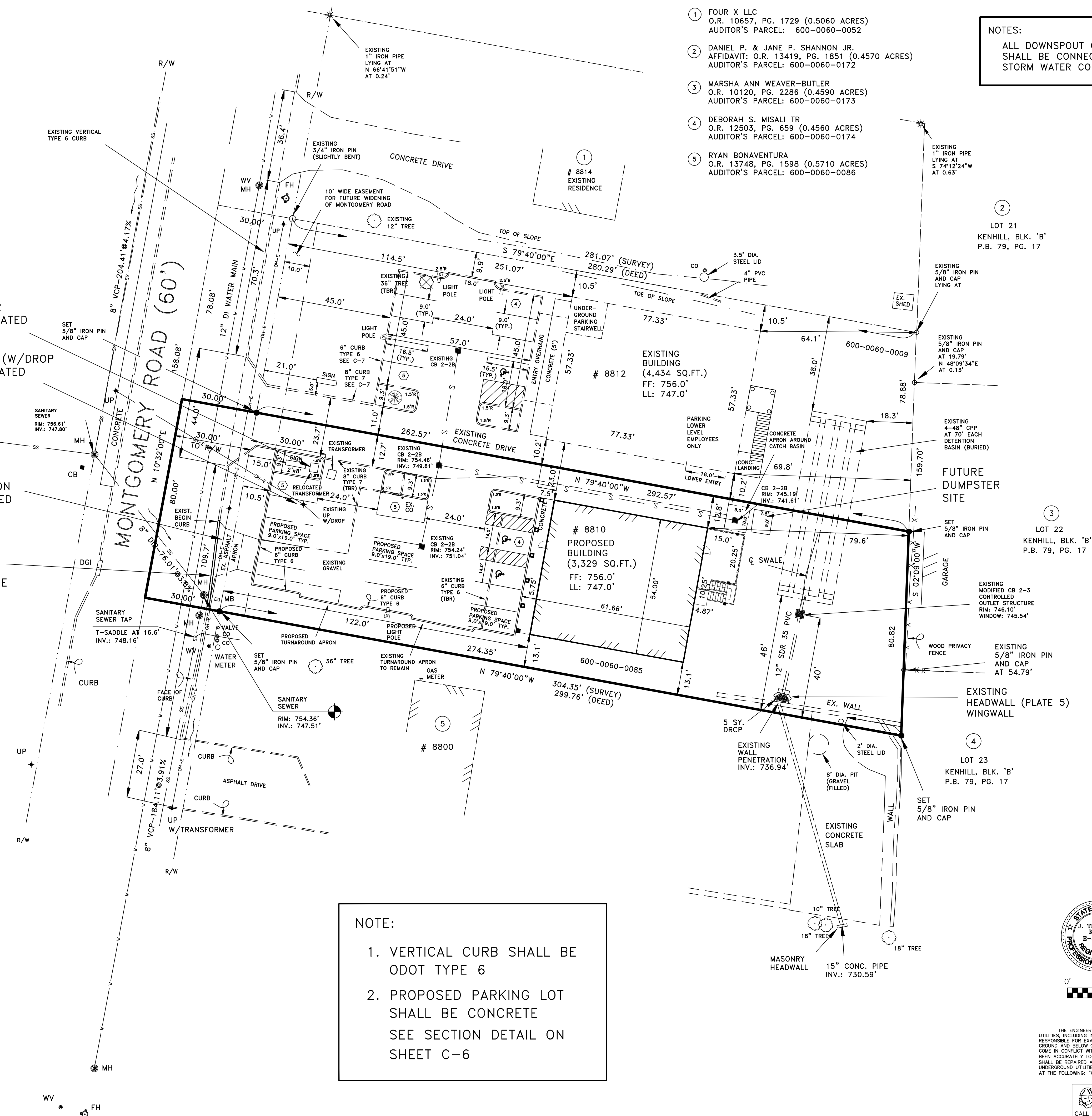
NOTE:

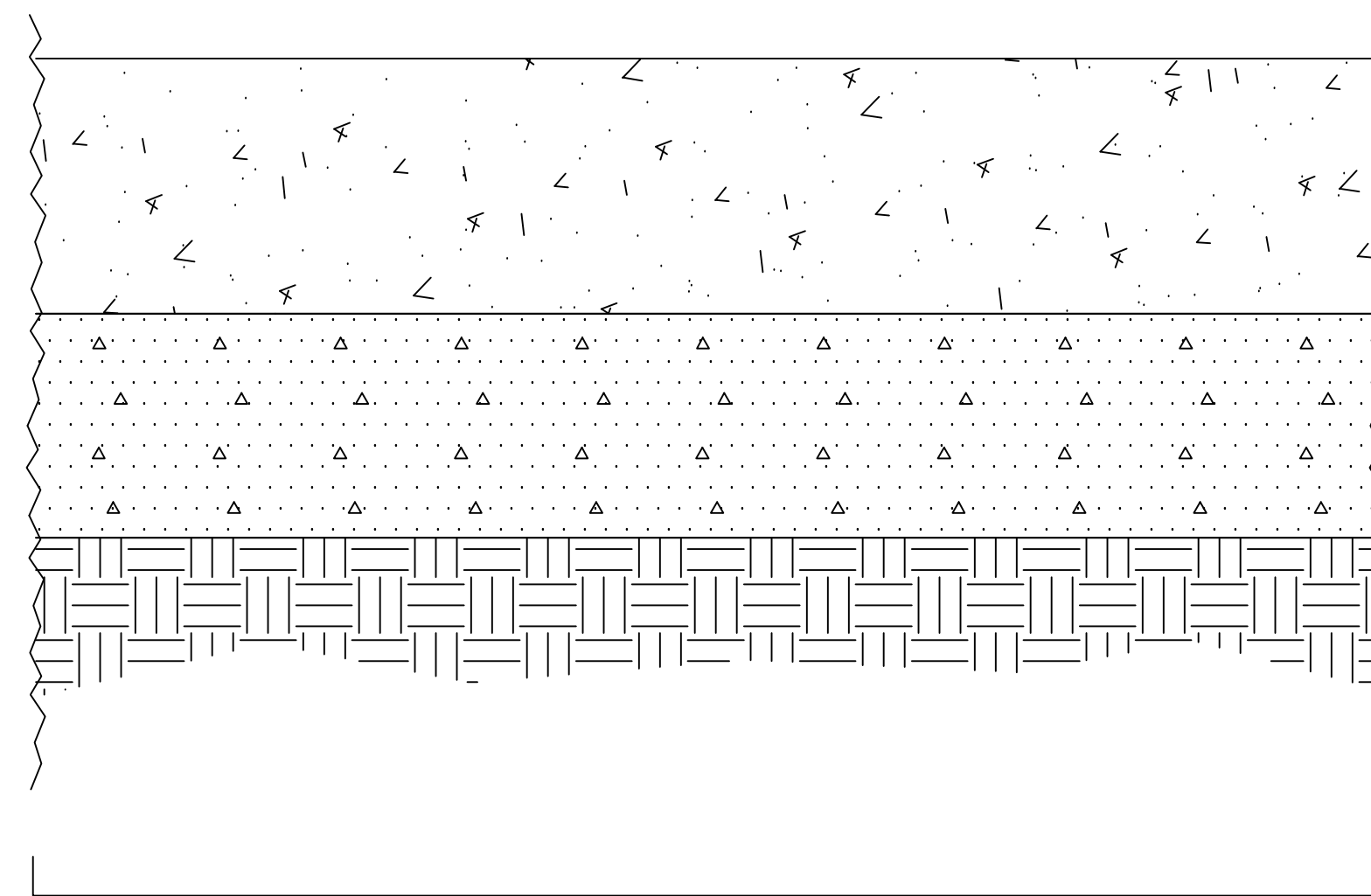
- VERTICAL CURB SHALL BE ODOT TYPE 6
- PROPOSED PARKING LOT SHALL BE CONCRETE
SEE SECTION DETAIL ON SHEET C-6

EXISTING TRANSFORMER TO BE RELOCATED
EXISTING UTILITY POLE (W/DROP) TO BE RELOCATED

EXISTING ASPHALT APRON TO BE REMOVED

EXTEND TYPE 6 CURB TO SOUTH PROPERTY LINE





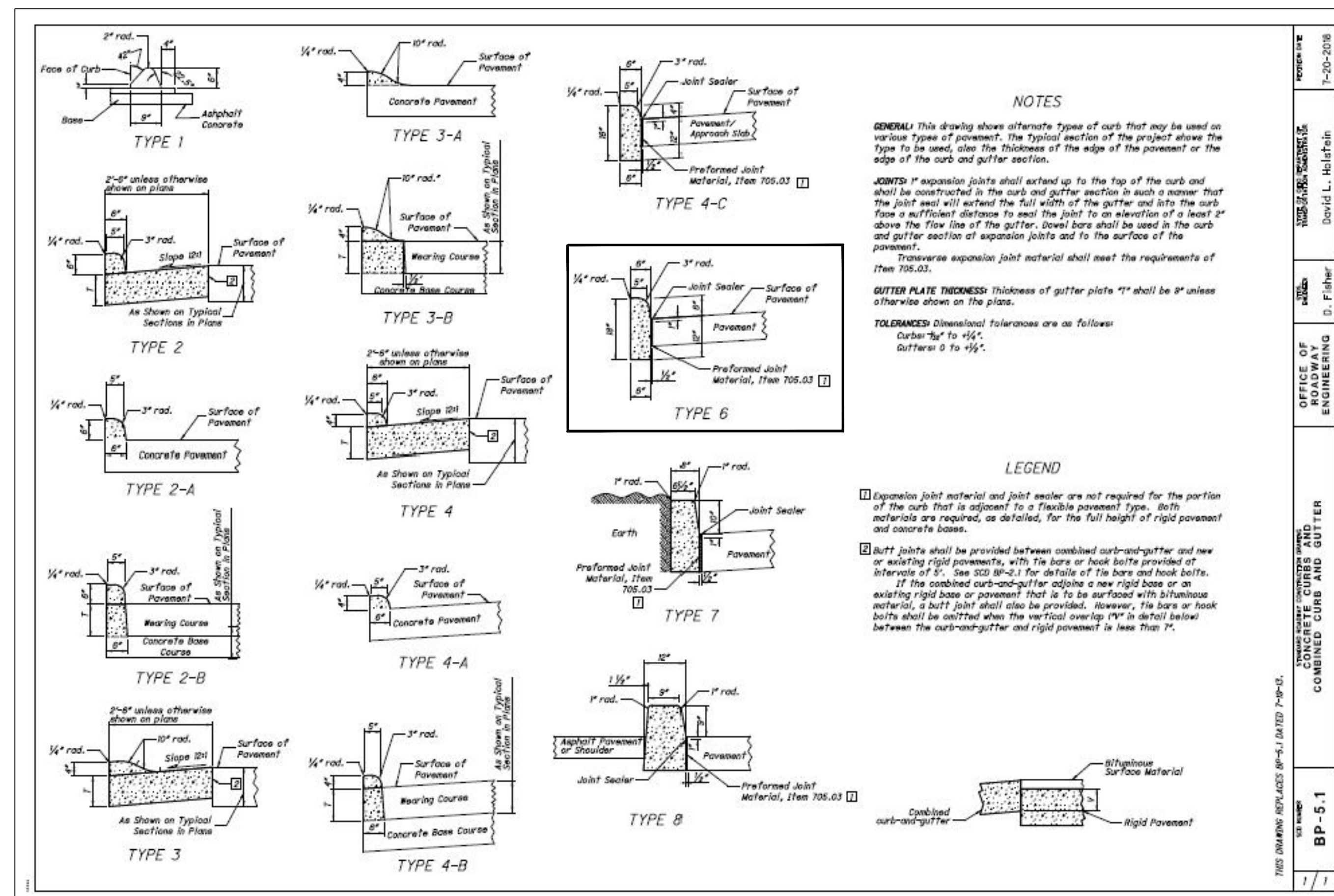
7" ITEM 452 CLASS "C" CONCRETE
(4000 PSI)

6" ITEM 304 AGGREGATE BASE

ITEM 204 COMPACTED SUBGRADE

WIDTH VARIES

PROPOSED CONCRETE PARKING
TYPICAL SECTION



ODOT TYPE 6 CURB

DETAILS

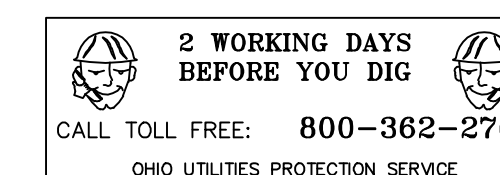
SHEET C-6

3/01/2023

J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
9200 MONTGOMERY ROAD • SUITE "211"
CINCINNATI, OHIO 45242
TELEPHONE: (513) 793-7667 FACSIMILE: (513) 793-7667

DAVE FROELICHER
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APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 2/14/2023	CRD NAME: FROELICHER
SCALE: 1"=1'	DWG NAME: C6_FR-DETAILS	FILE No. 22267-S	

J. T. KING & CO. INC.
CIVIL ENGINEERS-LAND SURVEYORS

9200 Montgomery Road, Suite 21-B

Cincinnati, Ohio 45242-7714

Telephone (513) 793-7667

www.jtking.com

Principal:
J. Timothy King, PE-PS

Lee C. Nordloh, PS.; Consultant
Justin A. Bischof, PS

FILE: HEBERT TRACT B.LGL

FILE NO.: 18180-S

July 20, 2018

Pages: 1 of 2

LEGAL DESCRIPTION

TRACT 'B'

0.5481 ACRES

Situated in Section 2, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Montgomery Road as improved, said point being 1372.78 feet as measured along the centerline of Montgomery Road as improved, from its intersection with the north line of said Section 2;

THENCE leaving the centerline of Montgomery Road, South 79 degrees 40 minutes 00 seconds East for a distance of 292.57 feet, passing a set 5/8" Iron Pin at a distance of 30.00' feet, lying in the east right-of-way line of Montgomery Road, to a set 5/8" Iron Pin and Cap;

THENCE South 02 degrees 09 minutes 00 seconds West for a distance of 80.82 feet, passing an existing 5/8" Iron pin and cap at a distance of 54.79 feet, to a set 5/8" Iron Pin and Cap;

THENCE North 79 degrees 40 minutes 00 seconds West for a distance of 304.35 feet to the centerline of Montgomery Road, passing a set 5/8" Iron Pin and Cap at a distance of 274.35 feet lying in the east line of Montgomery Road;

THENCE with the centerline of Montgomery Road, North 10 degrees 32 minutes 00 seconds East for a distance of 80.00 feet to the place of beginning;

J. T. KING & CO. INC.
CIVIL ENGINEERS & LAND SURVEYORS
CINCINNATI, OHIO

FILE: HEBERT TRACT B.LGL
FILE NO.: 18120-S

July 20, 2018
Pages: 2 of 2

LEGAL DESCRIPTION
TRACT 'B'
0.5481 ACRES

Being part of the Premises as recorded in Official Record 7935,
Page 2958 in the Hamilton County Recorders Office;

Containing in all 0.5481 acres more or less subject to all legal
highways and easements of record;

This Legal Description was prepared from a survey by J.T. King &
Co. Inc., Civil Engineers and Land Surveyors, dated June 19,
2018, and revised on July 20, 2018 and written by J. Timothy
King, PE-PS, Professional Land Surveyor, State of Ohio
Registration No. 6549.

J. T. KING & CO. INC.
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Principal:
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Justin A. Bischof, PS

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CIVIL ENGINEERS & LAND SURVEYORS
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**SYCAMORE
TOWNSHIP**

Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, OH 45236
Phone (513) 792-7250
www.sycamoretownship.org

Dear Applicant,

The purpose of this worksheet is to help prevent or alleviate the congestion of the public street, to minimize any detrimental effects of vehicular use areas on adjacent properties and to enhance vehicular use areas. The off street and loading requirements of Chapter 12 of the Sycamore Township Zoning Resolution shall apply to any application permit for the construction of a new building. For an alteration, addition or change of use of an existing building; or for an alteration, development or change of land use that requires more parking; or for changes to the capacity of an existing parking area or parking structure the off street parking and loading requirements this application shall apply only to the area of the alteration, addition or change of use.

Parking Analysis

Project Address: 8810 Montgomery Road
Sycamore Township, OH

- 1. Building footprint is 3330 square feet
- 2. Number of existing parking spaces 0
- 3. Zoning district _____
- 4. Number of parking spaces required 18
- 5. Proposed use Dental office

Computation of Required Spaces

The following provision shall govern the computation of the number of off-street parking spaces required.

Fractions When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction ½ or less shall be disregarded and any fraction over ½ shall require one (1) parking space.

Bench Seating Calculation In stadiums, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty inches (20") of such seating facilities shall be counted as one (1) seat for the purpose of determining the requirement for off-street parking facilities,

Use of Maximum When parking spaces are required on the basis of the number of faculty, staff, students or employees, the maximum number present at any one time shall govern.

Interpretation For uses not expressly listed in Table 12-9, found at the end of Chapter 12 of the Sycamore Township Zoning Resolution, parking spaces shall be provided on the same basis as required for the most similar listed use as determined by the Administrative Official and as adopted by the Sycamore Township Zoning Commission Policy for that specific use.

IMPERVIOUS SURFACE RATIO WORKSHEET
(Method of Calculation)

IMPERVIOUS SURFACE RATIO (ISR):

The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

LOT AREA:

The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street or handle of a panhandle lot shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.

Site Identification: 9810 Montgomey Rd

Lot Area 21005 square feet

Impervious Surfaces:

1. Building footprint	<u>3330</u>	sq.ft.
2. Parking & Drive areas	<u>5659</u>	sq.ft.
3. Access easements	<u>360</u>	sq.ft.
4. Walkways	<u>310</u>	sq.ft.
5. Other <u>Driveway</u>	<u>2076</u>	sq.ft.
Total Impervious Surfaces:	<u>11735</u>	sq.ft.
<u>11735</u>	divided by <u>21005</u>	= <u>.559</u>
<small>Total Impervious Surface</small>	<small>Lot Area</small>	<small>Impervious Surface Ratio %</small>

I, David Frazer (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete to the best of my knowledge.

Date 1/5/23

Please attach your business card or submit your complete name, address and telephone number, fax and e-mail in the space below.

In the event that there is a conflict of information contained herein, the adopted Zoning Resolution shall apply.

This lot has a detention basin all which is adequate.

In the event that there is a conflict of information contained herein,
the adopted Zoning Resolution shall apply.



- 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)
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- ⑤ RYAN BONAVENTURA
O.R. 13748, PG. 1598 (0.5710 ACRES)
AUDITOR'S PARCEL: 600-0060-0086

NOTES:
ALL DOWNSPOUT OUTLETS
SHALL BE CONNECTED TO THE
STORM WATER COLLECTION SYSTM.

LEGEND
STANDARD SYMBOLS THAT MAY
APPEAR ON THIS DRAWING:

- S — S — S — STORM SEWER
- W — W — W — WATER LINE
- SS — SS — SS — SANITARY SEWER
- X-X-X-X-X-X- FENCE
- OH — E — ELECTRIC UTILITY
- ⊕ FIRE HYDRANT (FH)
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- ⊕ STORM FOUND
- ⊕ CROSS NOTCH SET
- ⊕ BENCH MARK
- ⊕ LATH SET ON-LINE
- ⊕ PROPOSED LIGHT POLE (LP)
- ⊕ TO BE REMOVED (TBR)
- ⊕ NUMBER OF PARKING SPACES

PARKING SPACE SUMMARY TABLE FOR # 8810
(13) 9'x 19.0' SPACES (FRONT)
(1) 14.0'x19.0' SPACE (FRONT) - HANDICAP

14 PARKING SPACES TOTAL

FOR INTERIOR PARKING - SEE ARCHITECT'S PLANS.

CURRENT OWNER:
TUTORING PROPERTIES, LLC
O.R. 13819, PG. 943

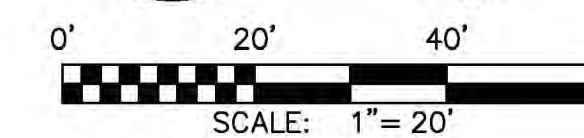
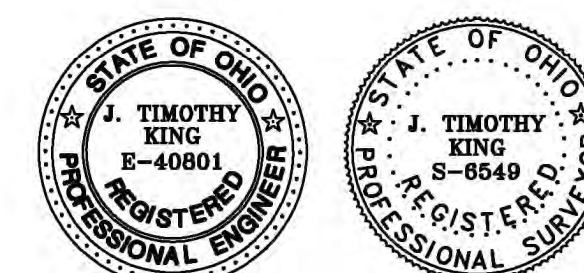
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O.R. 13819, PG. 1310
AUDITOR'S PARCEL: 600-0060-0085 (# 8810)
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NET AREA: 0.4603 ACRES (21,476 SQ. FT.)
R/W AREA: 0.0551 ACRES (2,400 SQ. FT.)

SITE PLAN FOR PROPOSED BUILDING

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

SHEET C-3



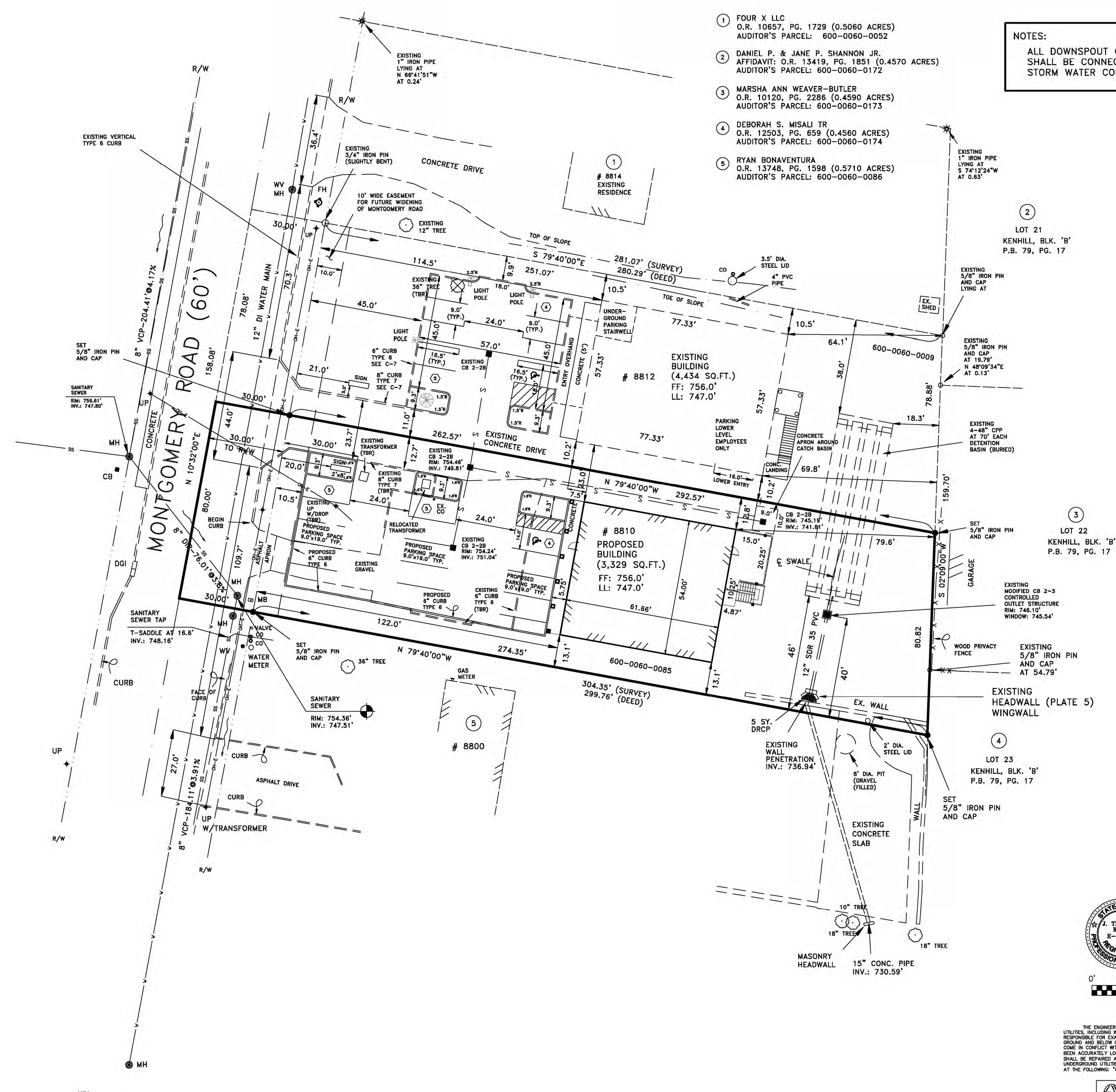
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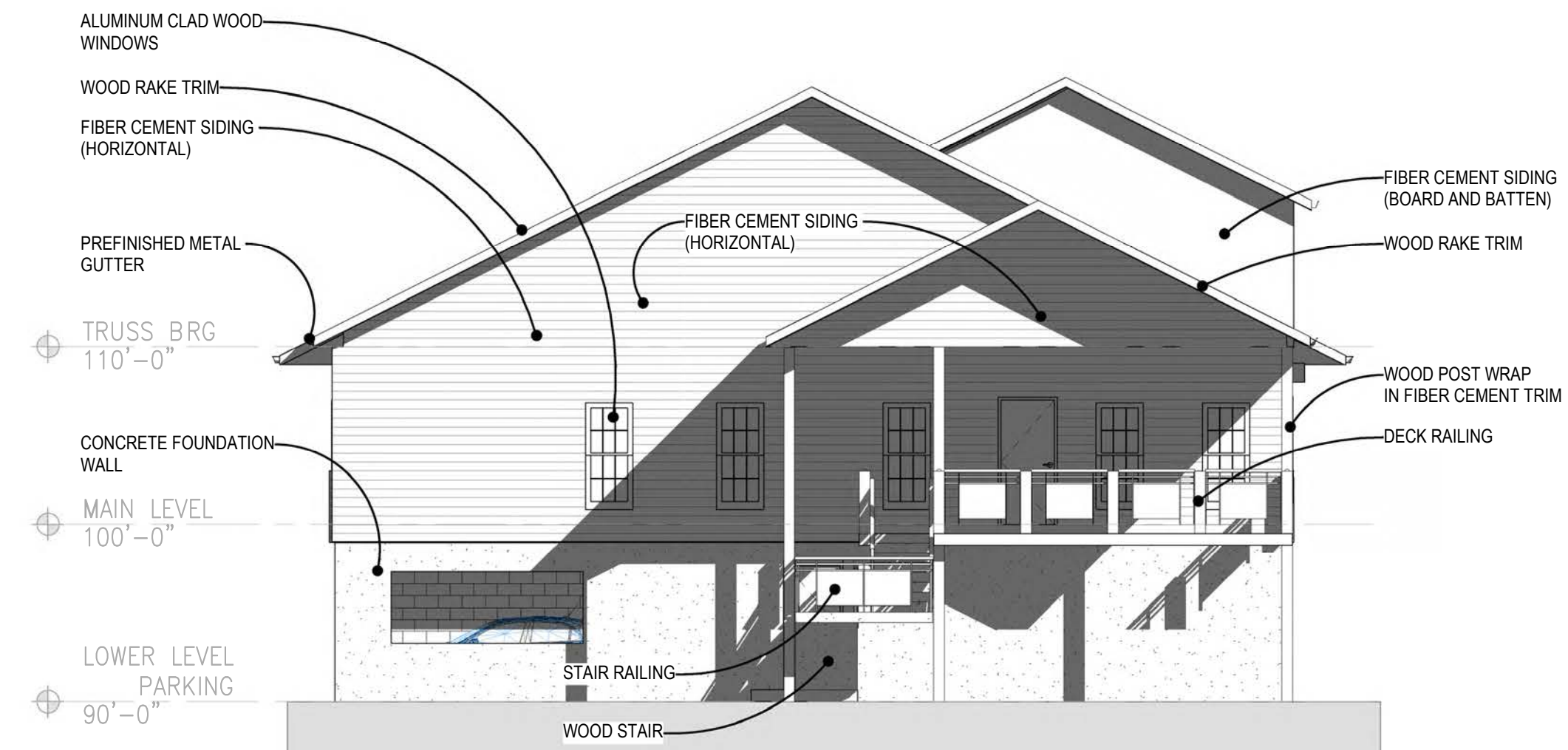
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BEFORE YOU DIG**
CALL TOLL FREE: 800-362-2764
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DAVE FROELICHER
8810 MONTGOMERY ROAD
CINCINNATI, OHIO 45236

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 12/06/2022	CRD NAME: FROELICHER.CRD
SCALE: 1"=20'	DWG NAME: C3_FR_SITE_PLAN	FILE No. 22267-S	

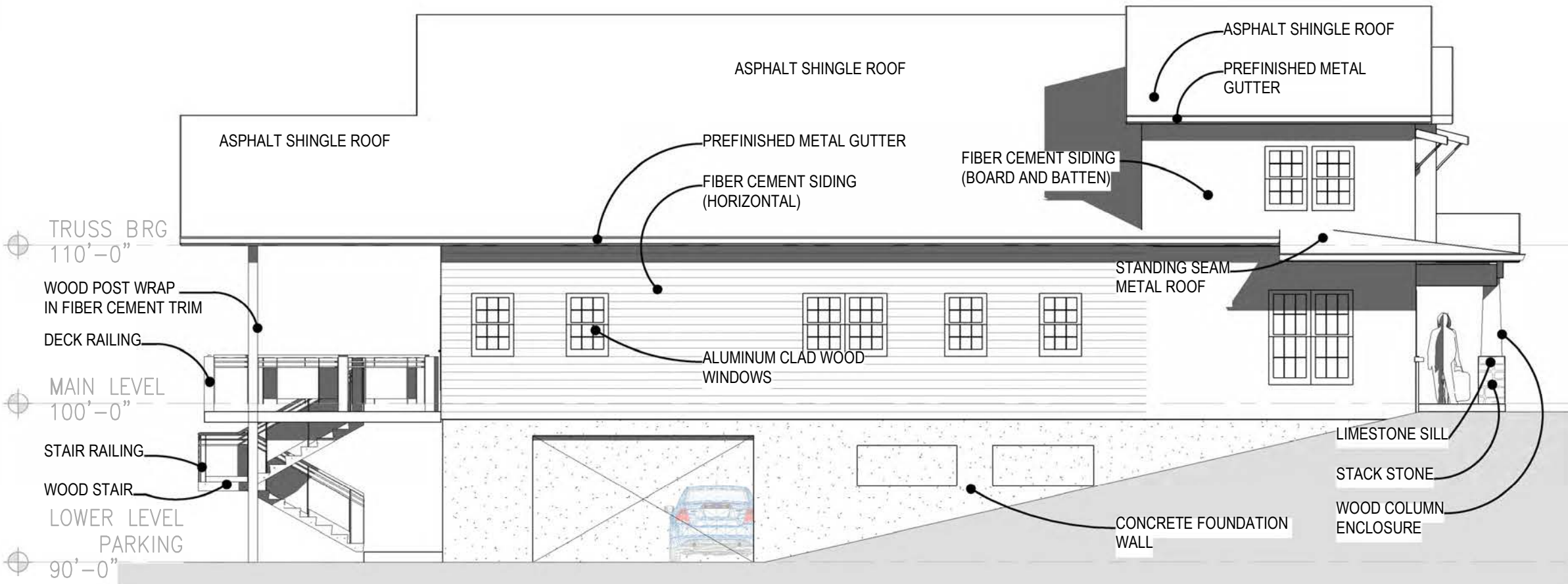




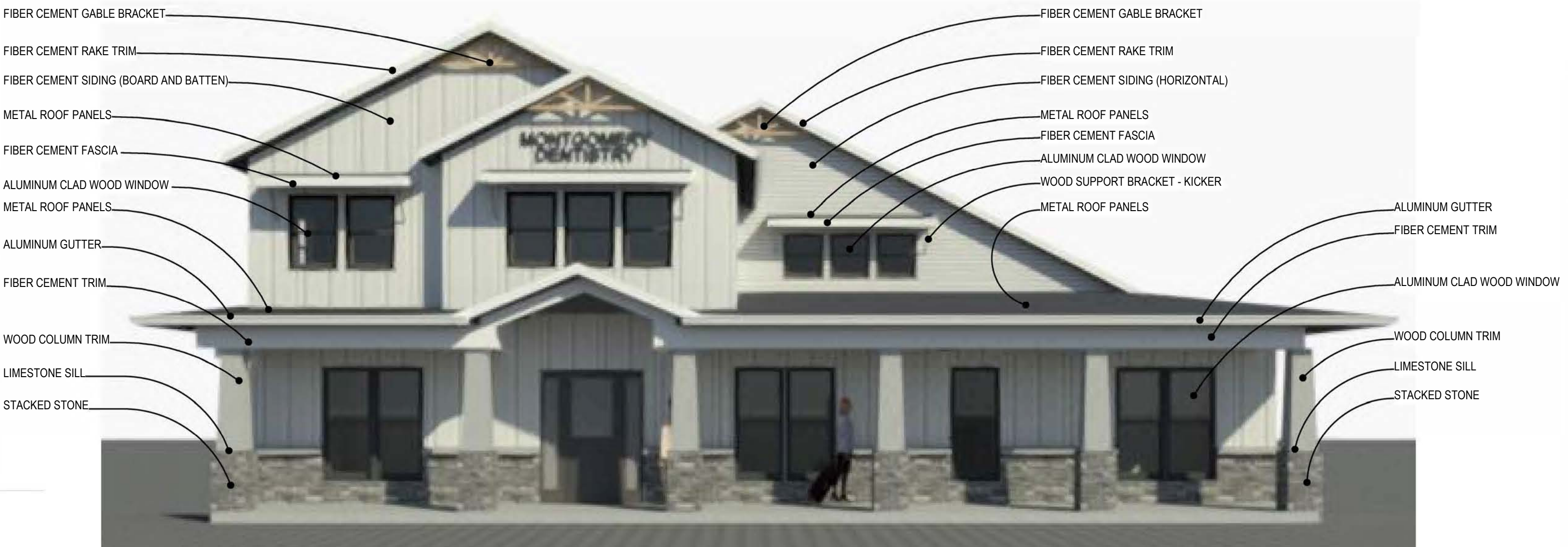
EAST ELEVATION



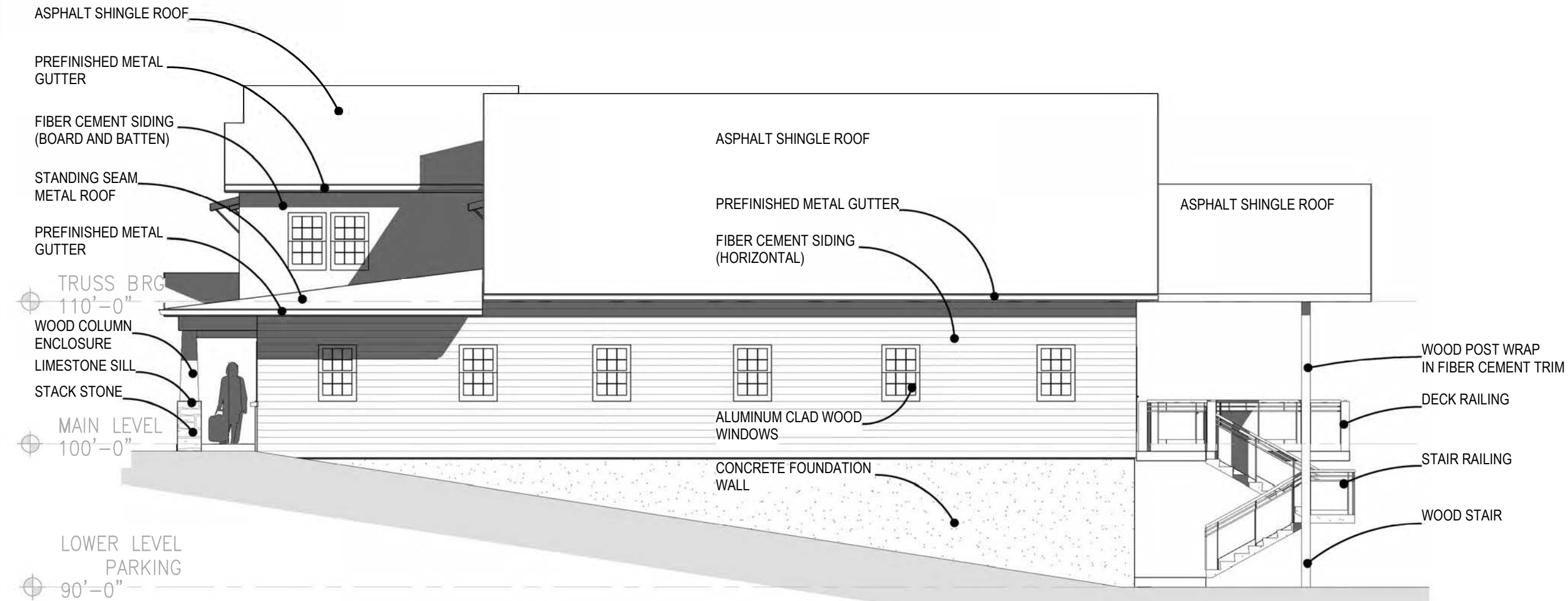
PERSPECTIVE VIEW



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS

- ASPHALT SHINGLES
- ALUMINUM CLAD WOOD WINDOWS
- FIBER CEMENT SIDING: BOARD AND BATTEN
- FIBER CEMENT SIDING: HORIZONTAL LAP
- STANDING SEAM METAL ROOF
- PREFINISHED METAL GUTTER AND DOWNSPOUT
- STACKED STONE



REVISIONS

NO.	DESCRIPTION	DATE

NEW BUILDING
MONTGOMERY DENTISTRY
8810 MONTGOMERY RD. CINCINNATI, OHIO 45236

Daniel L. Rich
Architect

135 Symmes Ave. #185 North Bend, Ohio 45052
(513) 335-4638 Daniel.Rich-Architect@gmail.com

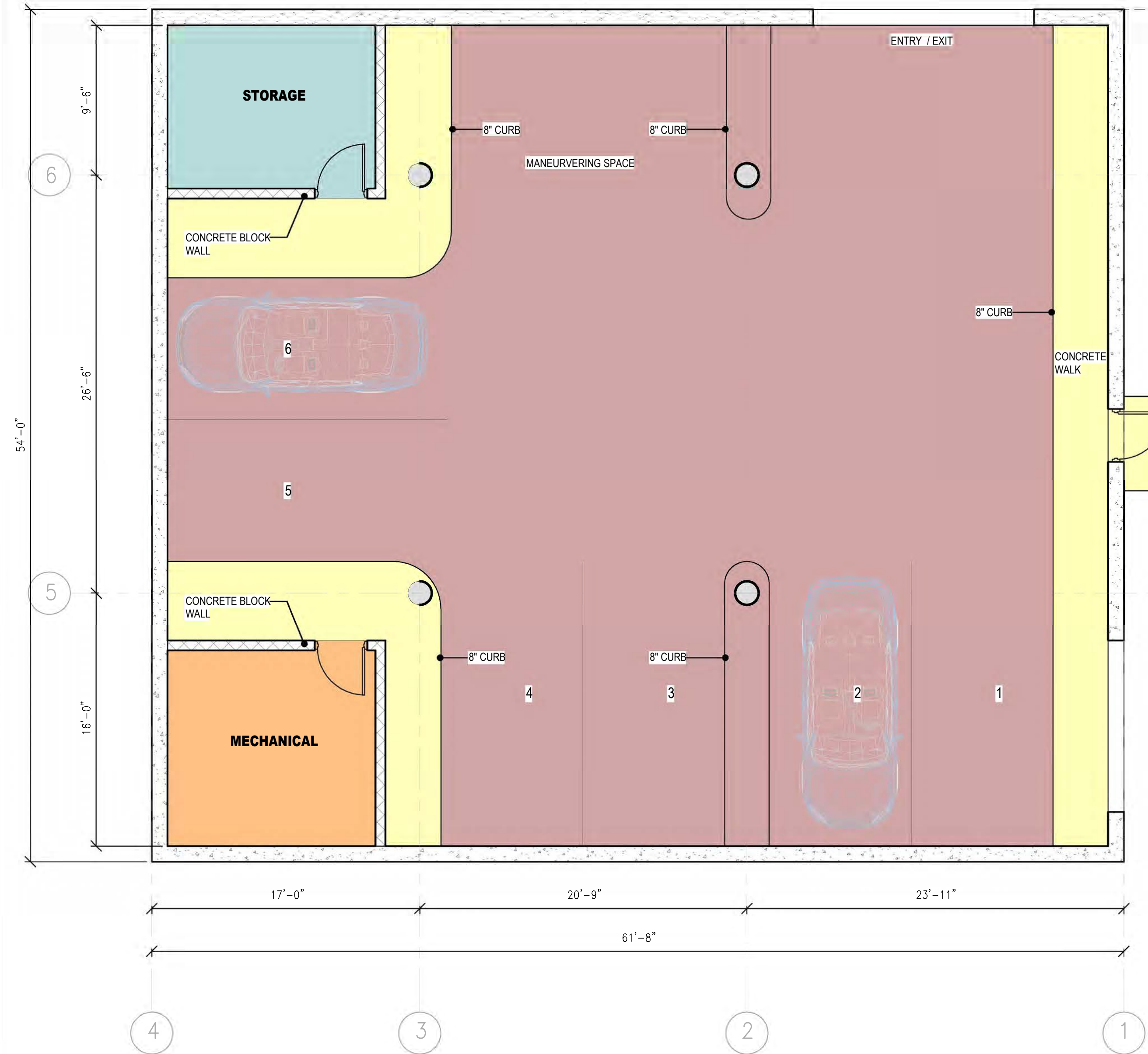
11/30/2022

A-2

EXTERIOR VIEWS







LOWER LEVEL PARKING PLAN
3,330 S.F.

PLAN LEGEND

- DENTAL EXAM ROOMS
- DENTAL SUPPORT SPACES
- ADMINISTRATIVE / RECEPTION
- CIRCULATION
- TOILET ROOMS
- STORAGE CLOSETS
- MECHANICAL
- EXTERIOR WALK / DECK



MAIN LEVEL FLOOR PLAN
3,330 S.F.

REVISIONS

NO.	DESCRIPTION	DATE



NEW BUILDING
MONTGOMERY
DENTISTRY

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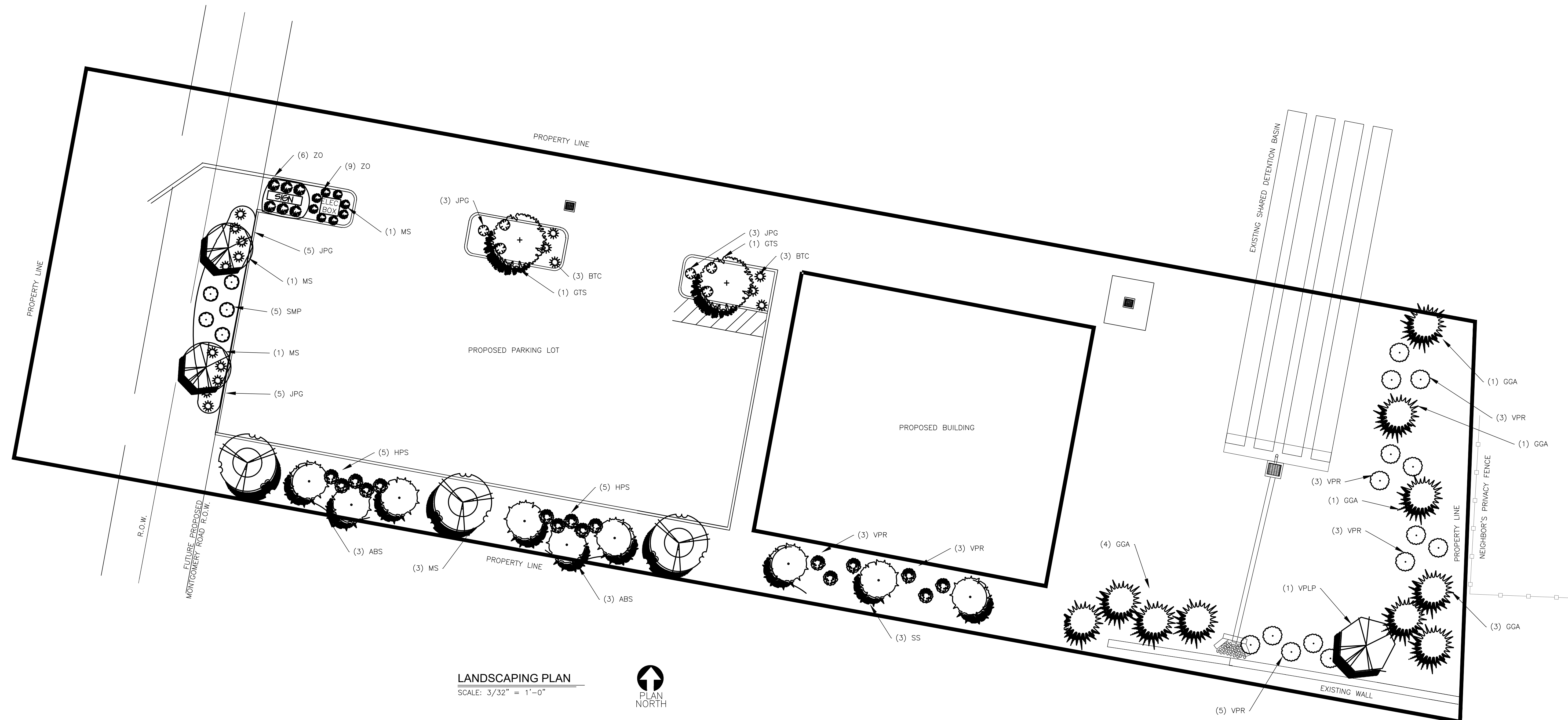
A1

FLOOR PLANS

GENERAL NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. VERIFICATION OF TOTAL QUANTITIES SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN
3. ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER, SYCAMORE TOWNSHIP, AND LANDSCAPE DESIGNER. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
4. EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE TO ACCEPTABLE NURSERY INDUSTRY PROCEDURES
5. ALL MASS PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. BARK MULCH TO BE FINELY SHREDDED HARDWOOD PREPARED TO A DEPTH OF 4"
6. SET TO OF ROOT BALL 6"-8" ABOVE FINISHED GRADE
7. PROVIDE 12" OF TOPSOIL, TILL AND AMEND SOIL AS NECESSARY IN ALL PLANTING BEDS
8. ALL GUYING AND STAKING, IF REQUIRED, SHALL BE REMOVED AFTER ONE GROWING SEASON.
9. ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
10. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
11. ANNUAL PLANTS TO BE ONE GALLON CONTAINERS
12. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL, TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.

ABBREVIATION	QTY.	PLANT NAME	Dimensions
GGA	16	Green Giant Arborvitae Thuja plicata "Green Giant"	6'-7' B&B
VPR	14	VIBURNUM PRUIFOLIUM BLACKHAW VIBURNUM	#5
JPG	16	JUNIPERUS PF AUREA IMPROVED GOLD COST JUNIPER	24"
HPS	10	HYDRANGEA PANICULATA SMHPLQF LITTLE QUICKFIRE HYDRANGEA	#5
MS	9	MUSASHINO ZELIKOVA	2.0" CAL
SMP	6	SYRINGA MEYERI PALIBIN DWARF KOREAN LILAC	#5
GTS	2	GLEDITSIA TRIACANTHOS SKYCOLE SKYLINE HONEY LOCUST	2.0" CAL
ZO	15	VARIEGATED LIRIOPE	2.0" CAL
ABS	6	MULTI AUTUMN BRILLIANCE SERVICEBERRY	4.0" CAL
SS	3	SLENDER SILHOUETTE SWEETGUM	2'-3' B&B
VPLP	1	Vanderwolf's Pyramid Limber Pine	6'-7' B&B
BTC	6	BERBERIS THUNBERGII CONCORDE CONCORDE BARBERRY	#5



LANDSCAPING PLAN
SCALE: 3/32" = 1'-0"
PLAN NORTH



A.D. CONSTRUCTION & DESIGN L.L.C.
GENERAL CONTRACTOR AND STRUCTURAL ENGINEERING
EMAIL: aj@adconstructiondesign.com
CELL: 859-992-4356

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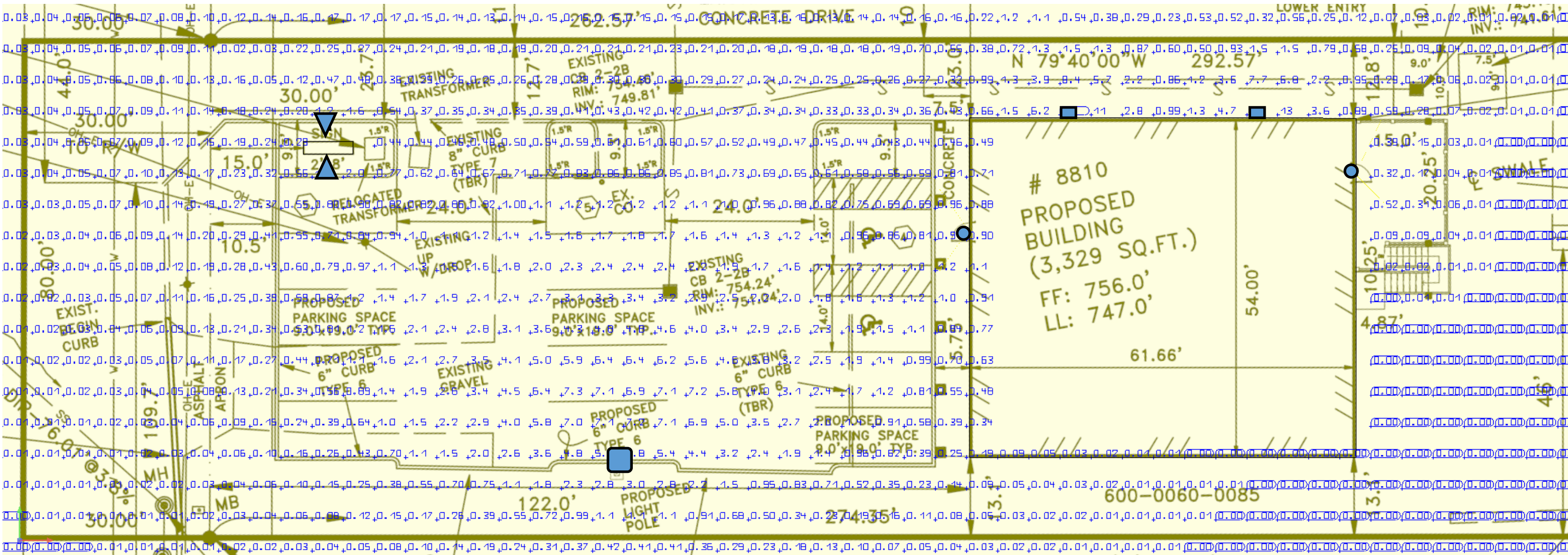
8810 MONTGOMERY ROAD
for
DR. MICHAEL HULL

ISSUE DATES	
1/12/2023	GENERAL REVISIONS 1/13/2023
	GENERAL REVISIONS 3/2/2023
JOB#	----
SCALE	AS NOTED
DRAWN	DJF
CHECKED	DJF
DATE	----

LANDSCAPING PLAN

LS-1

8810 Shell Building Site Lighting



(2) [Compass CORD](#)



(2) ILP sign Floods



(2) [ILP Slim Wall Pack 2000, lumen](#)



(1) ILP Area Light

