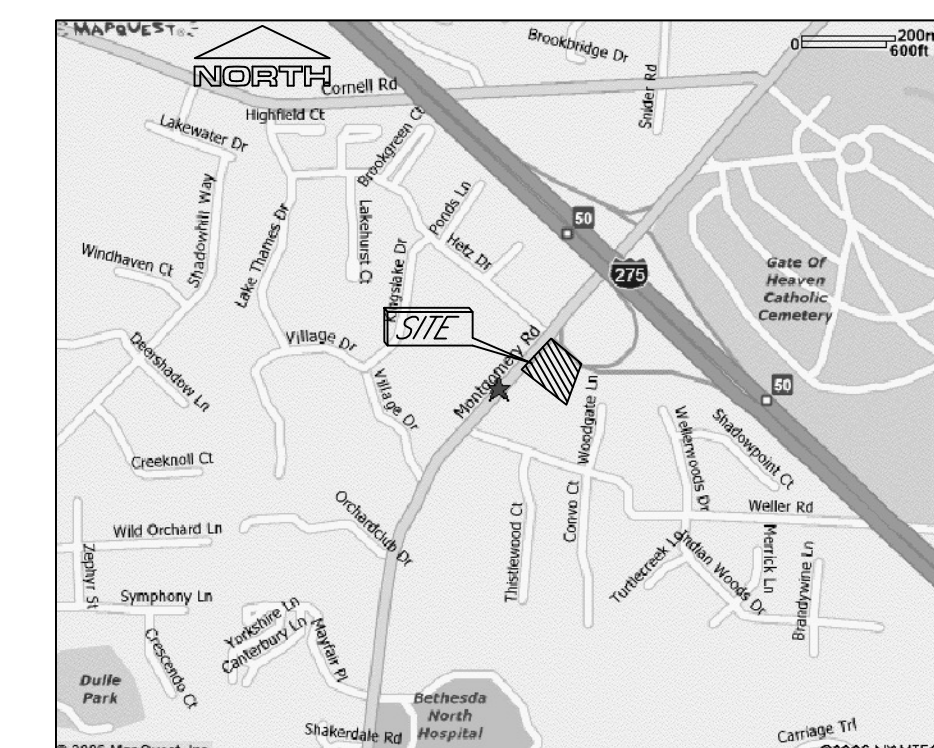
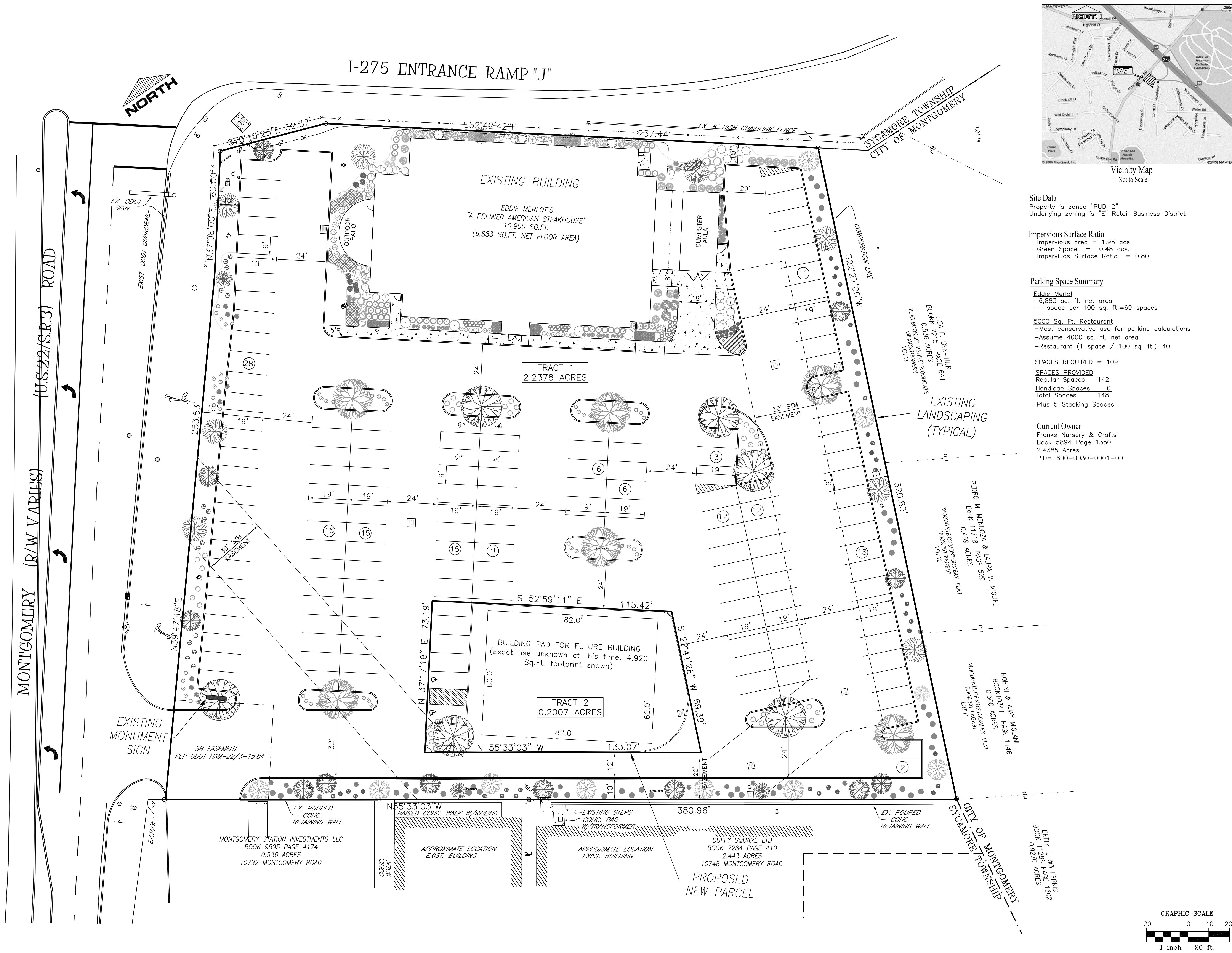


If this sheet is not 24" by 36" it is a reduced print, scale accordingly.



Site Data

Property is zoned "PUD-2"
Underlying zoning is "E" Retail Business District

Impervious Surface Ratio

Impervious area = 1.95 acs.
Green Space = 0.48 acs.
Impervious Surface Ratio = 0.80

Parking Space Summary

Eddie Merlot
-6,883 sq. ft. net area
-1 space per 100 sq. ft.=69 spaces

5000 Sq. Ft. Restaurant
-Most conservative use for parking calculations
-Assume 4000 sq. ft. net area
-Restaurant (1 space / 100 sq. ft.)=40

SPACES REQUIRED = 109

SPACES PROVIDED
Regular Spaces 142
Handicap Spaces 6
Total Spaces 148
Plus 5 Stacking Spaces

Current Owner

Franks Nursery & Crafts
Book 5894 Page 1350
2.4385 Acres
PID= 600-0030-0001-00

PLANS PREPARED BY:

LAND CONSULTANTS
SBE Certified
associate companies and services

THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET
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(812) 537-2145
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CINCINNATI, OH 45203
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Phone: (937) 838-6930
Fax: (815) 417-6755
KBURK999@SBCGLOBAL.NET

NO.	DESCRIPTION	REVISIONS	DATE

PLANS PREPARED FOR:

Kimco Realty Corporation

5737 Bigger Road
Dayton, OH 45440

PROJECT NAME:

Eddie Merlot Lot Split

10808 Montgomery Road
Sycamore Township
Hamilton County, Ohio
45242

SHEET TITLE:

EXISTING SITE PLAN

LC PROJ. NO. 81346802	BASE FILE NAME 008-13.dwg
KBM PROJ. NO. 008-13	TAB NAME 008-13.sp
DATE 3/18/13	DRAWING NO. C-1
SCALE 1"=20'	SHEET 1 of 2

