

MOTLEY 7 BREW, LLC

7 BREW

ANDERSON TOWNSHIP, OH
7753 BEECHMONT AVE.

PRELIMINARY SITE DEVELOPMENT PLANS NOVEMBER 15, 2024



1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.8300

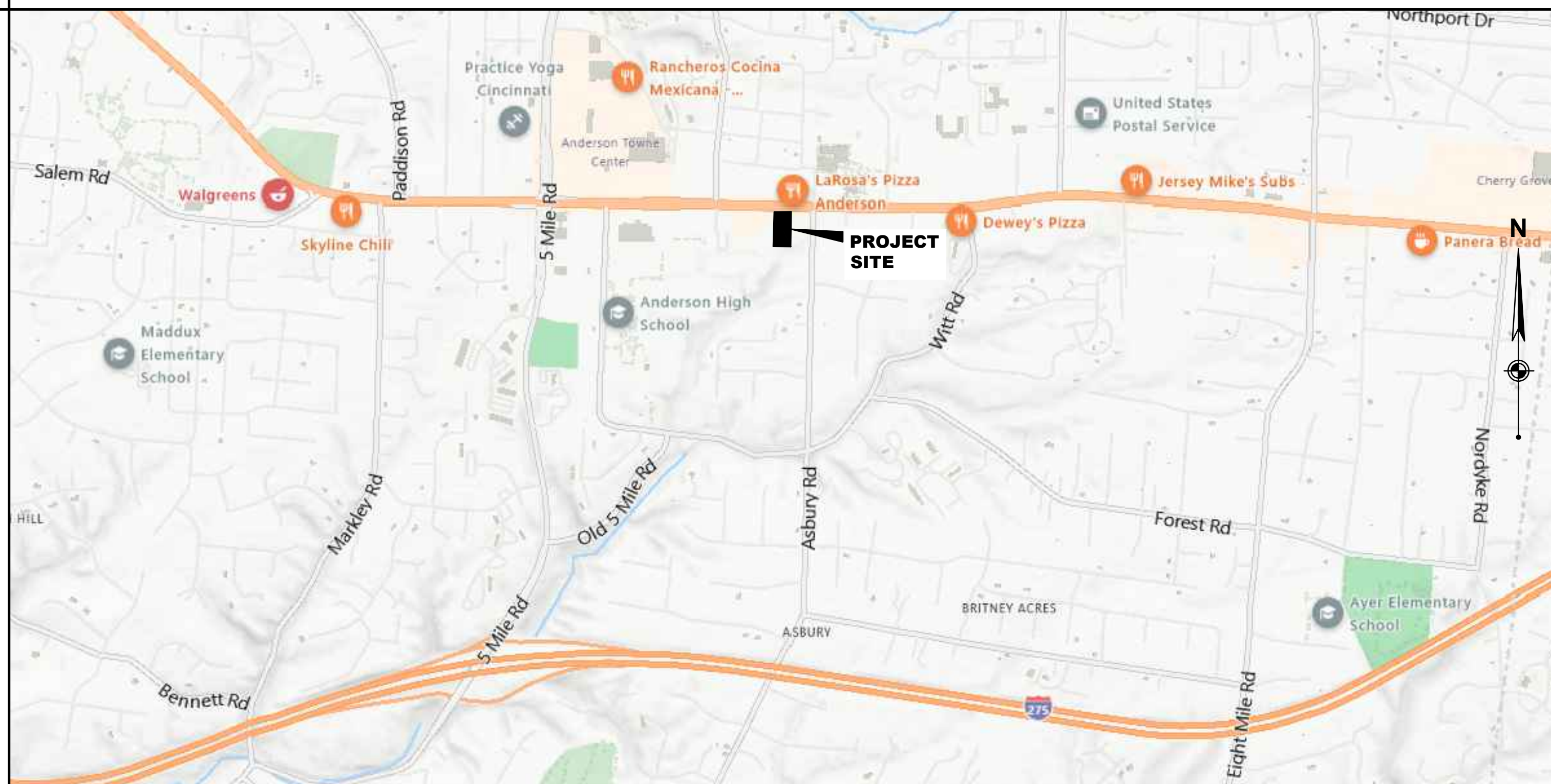
PROJECT TEAM



1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

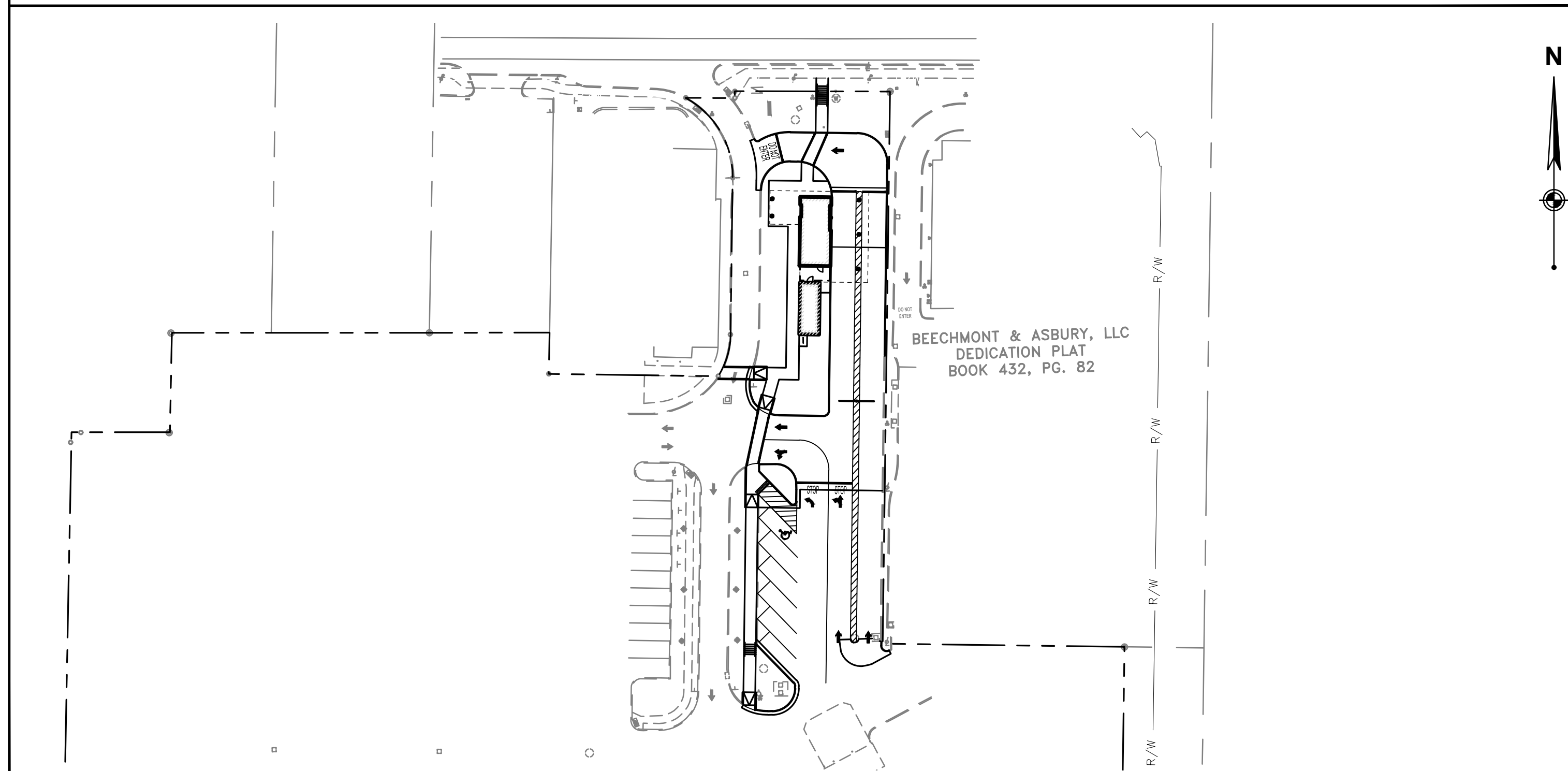
VICINITY MAP

NOT TO SCALE



SITE PLAN

NOT TO SCALE



SHEET INDEX

FILL INDICATES INCLUDED IN SET	LATEST REVISION NUMBER	LATEST ISSUANCE OR REVISION DATE	Sheet Number	Sheet Title
•	-	11/22/2024	C-000	COVER SHEET
•	-	11/22/2024	C-001	GENERAL NOTES
•	-	11/22/2024	C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
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•	-	11/22/2024	C-301	GRADING PLAN
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o	-	11/22/2024	C-312	EROSION CONTROL NOTES & DETAILS
o	-	11/22/2024	C-401	UTILITY PLAN
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ISSUANCE SCHEDULE
NUMBER DATE DESCRIPTION

MOTLEY 7 BREW, LLC

7 BREW

ANDERSON TOWNSHIP, OH
PRELIMINARY SITE DEVELOPMENT PLANS

7753 BEECHMONT AVE
CINCINNATI, OH 45225

PROJECT NO: 10020112.13
DATE ISSUED: 11/22/2024

SHEET NAME:
COVER SHEET

SHEET NO:

C-000

Layout Tab Name: C-000 COVER SHEET
 Last Saved By: Henry, 11/22/2024 2:16:55 PM
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GENERAL NOTES

- 1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT...

DEMOLITION NOTES

- 1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE SPECIFIED WITHIN THIS CONSTRUCTION SET...

SITE EARTHWORK NOTES

- 1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.

STORM DRAINAGE NOTES

- 1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL. DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH.

UTILITY NOTES

- 1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CINCINNATI SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.

CONTACTS:

Table with columns for CIVIL ENGINEER, WATER, SANITARY, TELECOMMUNICATIONS, CLIENT, PLANNING & DEVELOPMENT, and ELECTRIC, listing contact information for various professionals and agencies.



PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE SCHEDULE

Table with columns: NUMBER, DATE, DESCRIPTION

MOTLEY 7 BREW, LLC

7 BREW ANDERSON TOWNSHIP, OH PRELIMINARY SITE DEVELOPMENT PLANS 7763 BEECHMONT AVE CINCINNATI, OH 45225

Table with project details: PROJECT NO: 10020112.13, DATE ISSUED: 11/22/2024, DESIGNED BY: XXX, DRAWN BY: XXX, CHECKED BY: XXX

SHEET NAME: GENERAL NOTES

SHEET NO: C-001



Layout Tab Name: C-001 GENERAL NOTES Last Saved By: Henry, 11/15/2024 10:40:29 AM W:\Swin\B\Dayron\10020112.13_Motley 7 Brew\10020112.13 - GEN.dwg Plotted By: Henry, Lily Plotted November 22, 2024, 2:19:06 PM

BEECHMONT AVENUE (S.R. 125) (WIDTH VARIES)
(A PUBLIC ROADWAY)



**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUANCE SCHEDULE
NUMBER DATE DESCRIPTION

MOTLEY 7 BREW, LLC
7 BREW
ANDERSON TOWNSHIP, OH
PRELIMINARY SITE DEVELOPMENT PLANS
7763 BEECHMONT AVE
CINCINNATI, OH 45225

PROJECT NO: 10020112.13
DATE ISSUED: 11/22/2024
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NAME:
EXISTING CONDITIONS
AND DEMOLITION PLAN

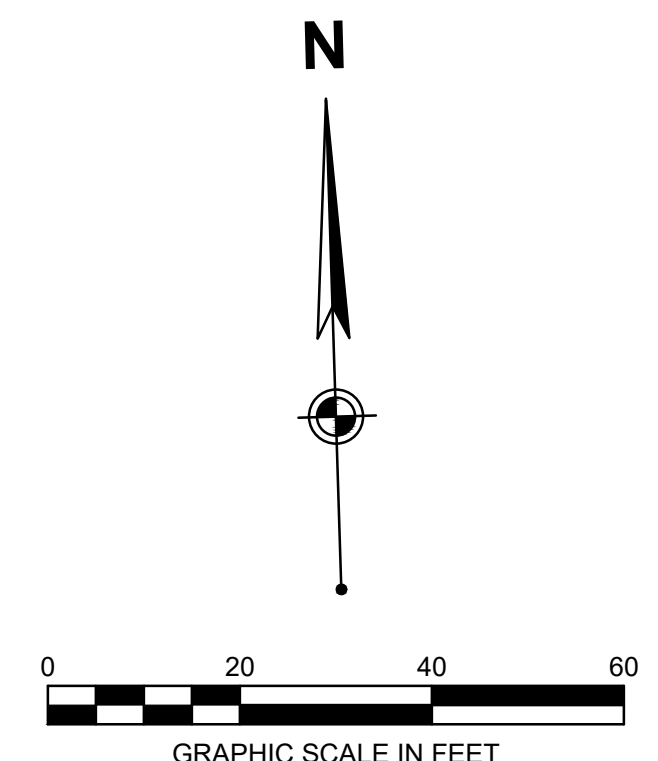
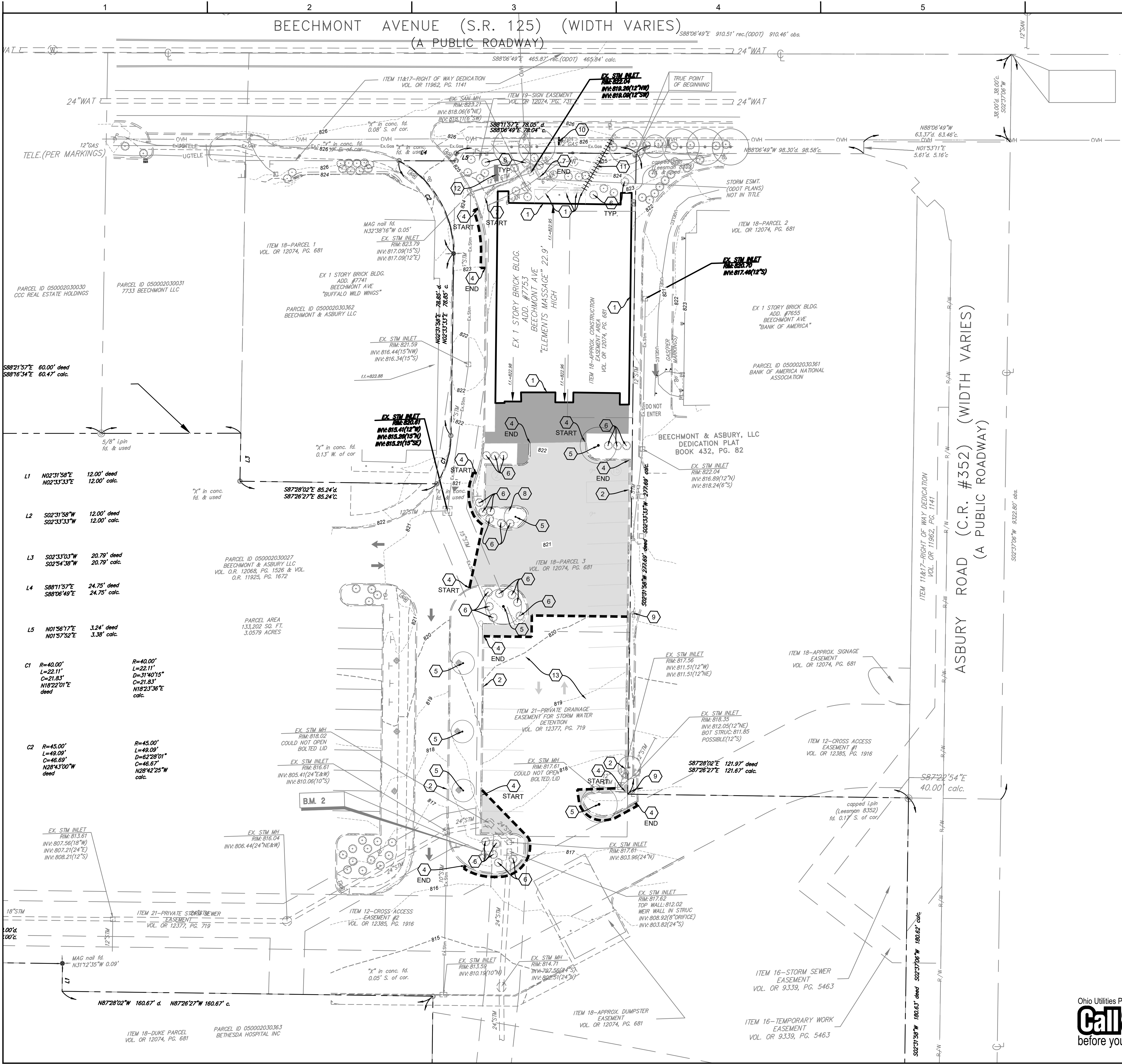
SHEET NO:
C-101

LEGEND

- 799 --- 1' CONTOUR
- 800 --- 5' CONTOUR
- SD --- PROPERTY BOUNDARY
- WTR --- STORM & SIZE IF INDICATED
- SS --- WATER & SIZE IF INDICATED
- G --- SANITARY & SIZE IF INDICATED
- UE --- GAS & SIZE IF INDICATED
- FO --- UNDERGROUND ELECTRIC
- FO --- UNDERGROUND FIBER OPTICS
- ⊙ --- SANITARY MANHOLE
- ⊙ --- STORM MANHOLE
- ⊙ --- CATCH BASIN
- ⊙ --- CURB INLET
- ⊙ --- FIRE HYDRANT
- ⊙ --- WATER VALVE
- ⊙ --- ELECTRIC MANHOLE
- ⊙ --- LIGHT POLE
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- SAW CUT LINE
- REMOVE UTILITY

- NOTES**
- SEE SHEET C-002 FOR GENERAL NOTES.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
 - CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

- KEYNOTES**
- DEMO BY OTHERS.
 - CURB TO REMAIN.
 - PROTECT EXISTING LANDSCAPING.
 - REMOVE CURB.
 - REMOVE TREE.
 - REMOVE SHRUB.
 - REMOVE RETAINING WALL.
 - REMOVE UTILITY STRUCTURE.
 - LIGHT POLE AND BASE TO REMAIN. CONTRACTOR TO COORDINATE WITH OWNER ON REFRUBISHMENT OF LIGHT POLE.
 - RELOCATE EXISTING TRAFFIC SIGN.
 - REMOVE EXISTING COMMUNICATIONS.
 - EXISTING SIGN TO REMAIN.
 - EXISTING ASPHALT TO REMAIN.





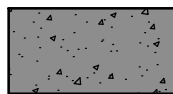


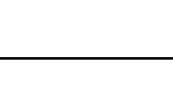
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 Disciplina: CIVIL.CADD
 DWG: 10020112.13 - DEM.dwg
 Plotted By: Henry, Lily
 Plotted: November 22, 2024, 2:19:17 PM

- L1** N02°31'58"E 12.00' deed
N02°33'33"E 12.00' calc.
- L2** S02°31'58"W 12.00' deed
S02°33'33"W 12.00' calc.
- L3** S02°33'03"W 20.79' deed
S02°54'38"W 20.79' calc.
- L4** S88°11'57"E 24.75' deed
S88°06'49"E 24.75' calc.
- L5** N01°56'17"E 3.24' deed
N01°57'52"E 3.38' calc.
- C1** R=40.00'
L=22.11'
D=31°40'15"
C=21.83'
N18°22'01"E
deed
- C2** R=45.00'
L=49.09'
D=52°28'01"
C=46.67'
N28°43'00"W
deed

ITEM 18-DUKE PARCEL VOL. OR 12074, PG. 681
PARCEL ID 050002030363 BETHESDA HOSPITAL INC

BEECHMONT AVENUE (S.R. 125) (WIDTH VARIES)
(A PUBLIC ROADWAY)

LEGEND

-  SIGN
-  PARKING SPACE COUNT
-  CONCRETE SIDEWALK
-  HEAVY DUTY CONCRETE PAVEMENT
-  ASPHALT PAVEMENT - STANDARD DUTY
-  ASPHALT PAVEMENT - HEAVY DUTY

SITE DATA

ZONE	EE (PLANNED UNIT DEVELOPMENT)
TOTAL SITE AREA	1.30 ACRES
PROPOSED USE	RESTAURANT
PROPOSED BUILDING AREA	510 G.S.F.
MAXIMUM BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	19'-8"
PARKING SPACE SIZE REQUIRED	9' X 19'
PARKING SPACE SIZE PROVIDED	9' X 19'
TYPICAL PARKING AISLE (TWO WAY)	24' WIDE (B/B)
TYPICAL ACCESS AISLE (TWO WAY)	24' WIDE (B/B)
PARKING SPACES REQUIRED	
1 SPACE PER 100 SQ. FT.	6 SPACES
510 SQ. FT. / 100 SQ. FT. =	
1 SPACE PER EMPLOYEE	8 SPACES
1 SPACE X 8 EMPLOYEES =	14 SPACES
TOTAL SPACES REQUIRED =	
PARKING SPACES PROVIDED	26 SPACES
ADA SPACES PROVIDED	
VAN SPACES	1 SPACE
STACKING SPACES REQUIRED	8 SPACES
STACKING SPACES PROVIDED	22 SPACES

ISR CALCULATION:

TOTAL AREA: 23,625 SF (0.5434 ACRES)
 PRE-DEVELOPED TOTAL PERVIOUS AREA: 5,067 SF (0.1171 ACRES) = 22%
 PRE-DEVELOPED TOTAL IMPERVIOUS AREA: 18,558 SF (0.4260 ACRES) = 78%
 POST-DEVELOPED TOTAL PERVIOUS AREA: 5,449 SF (0.1251 ACRES) = 23%
 POST-DEVELOPED TOTAL IMPERVIOUS AREA: 18,176 SF (0.4183 ACRES) = 77%

NOTES

- SEE SHEET C-002 FOR GENERAL NOTES.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PROVIDED BY NEFF & ASSOCIATES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- ALL CURB RADI SHALL BE 5' UNLESS NOTED OTHERWISE.

KEYNOTES (X)

- 6" ODOT TYPE 6 CURB. SEE DETAIL ON SHEET C-801.
- 6" INTEGRAL CURB. SEE DETAIL ON SHEET C-801.
- BOLLARD. SEE DETAIL ON SHEET C-801.
- BUILDING CANOPY OUTLINE SHOWN FOR REFERENCE. CANOPY TO BE INSTALLED ON-SITE.
- CANOPY COLUMN LOCATIONS, TYPICAL.
- CLEARANCE BAR. CONTRACTOR TO PROVIDE FOUNDATION. SIGN VENDOR TO INSTALL CLEARANCE BAR. CONTRACTOR TO REFER TO SIGNAGE BRAND BOOK FOR FOUNDATION DETAILS.
- ADA PARKING SIGN. SEE DETAIL ON SHEET C-801.
- ADA ACCESSIBLE RAMP. SEE DETAIL ON SHEET C-802.
- PAVEMENT STRIPING. SEE C-211 - STRIPING PLAN.
- STOP SIGN. SEE DETAIL SHEET C-801.
- LIGHT POLE. SEE DETAILS ON SHEETS C-701 AND C-702.
- CONCRETE STAIRS. SEE DETAIL ON SHEET C-802.
- RELOCATED TRAFFIC SIGN.
- RESEAL EXISTING ASPHALT.
- REFACE EXISTING MONUMENT SIGN.
- LEFT TURN ONLY SIGN. SEE DETAIL ON SHEET C-801.
- BICYCLE RACK. SEE DETAIL ON SHEET C-801.



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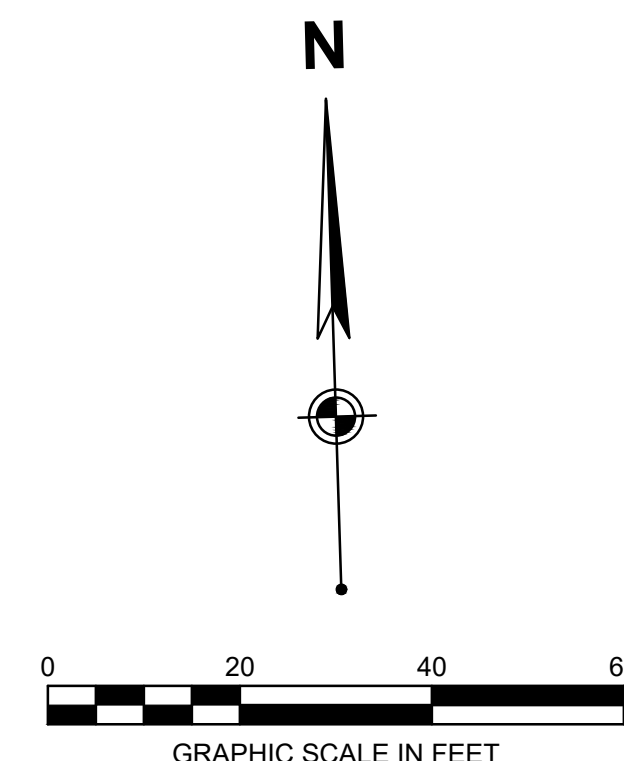
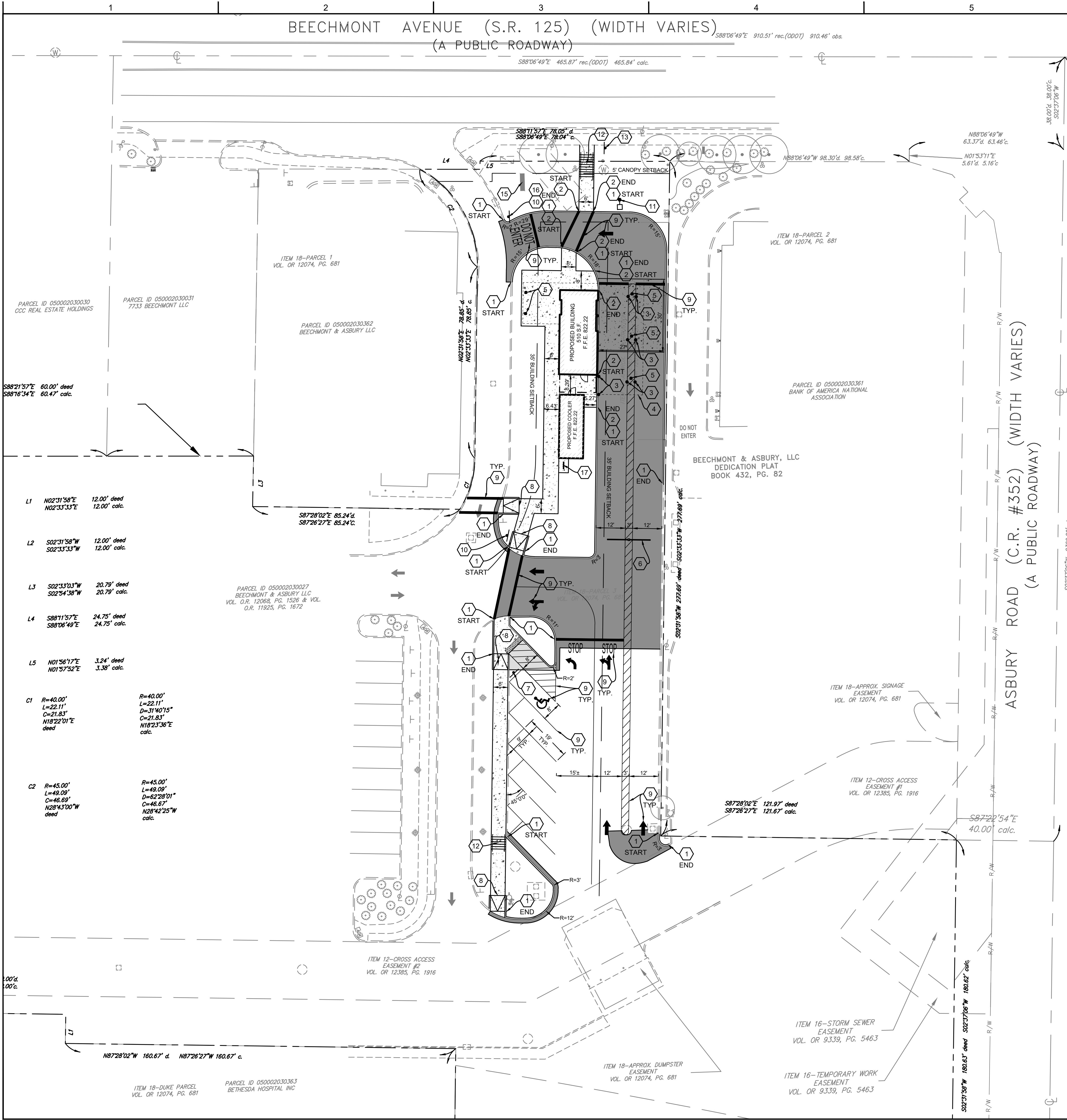
MOTLEY 7 BREW, LLC
7 BREW
 ANDERSON TOWNSHIP, OH
 PRELIMINARY SITE DEVELOPMENT PLANS
 7763 BEECHMONT AVE
 CINCINNATI, OH 45225

PROJECT NO:	10020112.13
DATE ISSUED:	11/22/2024
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SHEET NAME:
SITE PLAN

SHEET NO:
C-201

Layout Tab Name: C-201 SITE PLAN
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BEECHMONT AVENUE (S.R. 125) (WIDTH VARIES)
(A PUBLIC ROADWAY)

LEGEND

- 799 --- EXISTING 1' CONTOUR
- 800 --- EXISTING 5' CONTOUR
- 799 --- PROPOSED 1' CONTOUR
- 800 --- PROPOSED 5' CONTOUR
- >--- STORM SEWER
- >--- STORM STRUCTURES
- >--- STORM STRUCTURE ID
- >--- SPOT ELEVATION
- TC-XXXX BC-XXXX STORM ELEVATION
- TC-XXXX BC-XXXX MATCH EXISTING
- TC-XXXX BC-XXXX TC: MATCH EXISTING TOP OF CURB ELEVATION
BC: MATCH EXISTING BOTTOM OF CURB ELEVATION
- >--- GRADE BREAK

- NOTES**
- SEE SHEET C-002 FOR GENERAL NOTES.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
 - SEE SHEET C-401 FOR STORM DESIGN INFORMATION.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.

- KEYNOTES**
- CONNECT PROPOSED STORM SEWER TO EXISTING STORM SEWER SYSTEM PER AGENCY REQUIREMENTS. CONTRACTOR TO VERIFY EXISTING STORM LOCATION AND INVERT.
 - ADJUST TO GRADE
 - CONTRACTOR TO INSTALL CLOSED LID TOP ON EXISTING CATCH BASIN.



PRELIMINARY NOT FOR CONSTRUCTION

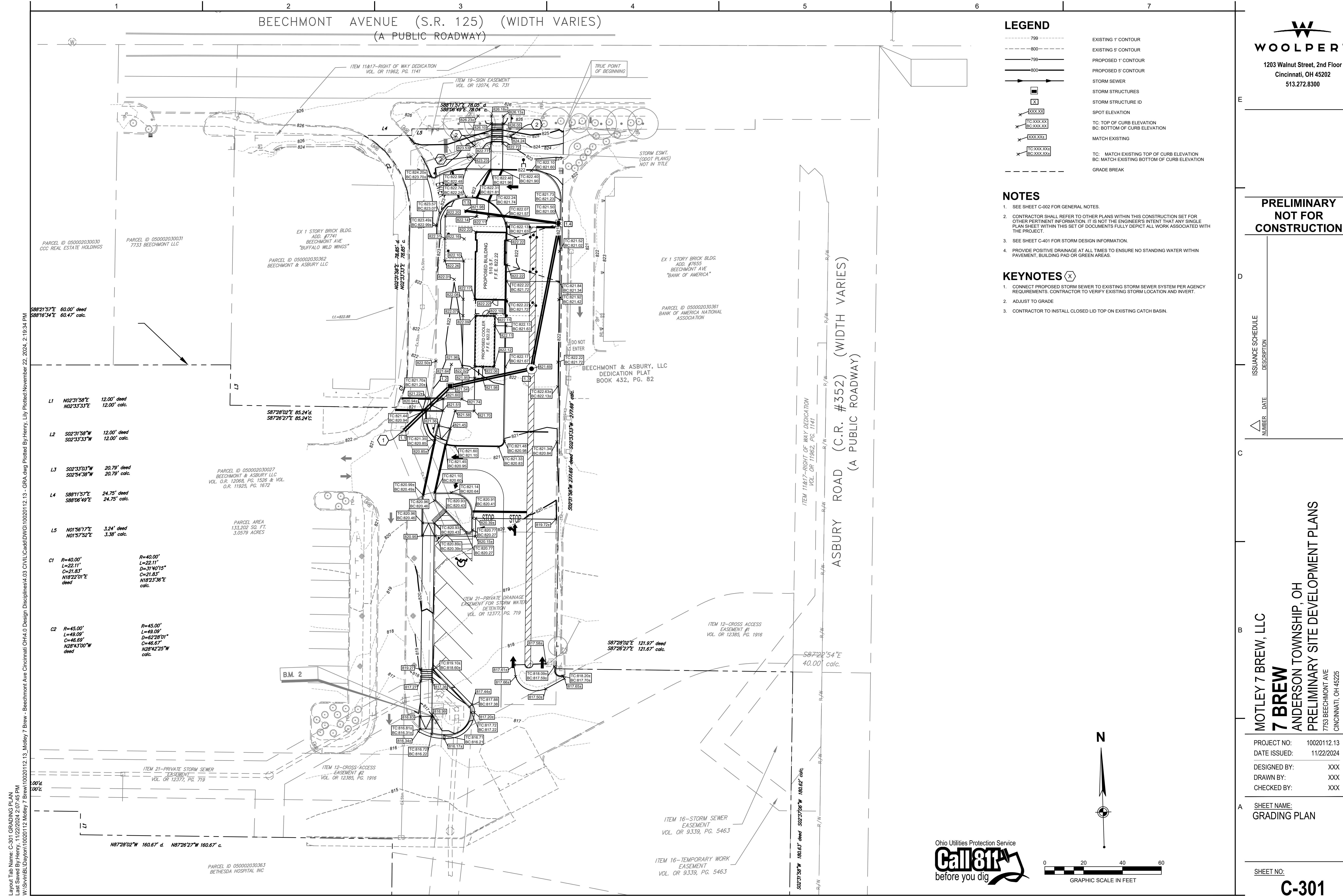
ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

MOTLEY 7 BREW, LLC
7 BREW
ANDERSON TOWNSHIP, OH
PRELIMINARY SITE DEVELOPMENT PLANS
7763 BEECHMONT AVE
CINCINNATI, OH 45225

PROJECT NO: 10020112.13
DATE ISSUED: 11/22/2024
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

SHEET NAME:
GRADING PLAN

SHEET NO:
C-301



- L1 N02°31'58"E 12.00' deed
N02°33'33"E 12.00' calc.
- L2 S02°31'58"W 12.00' deed
S02°33'33"W 12.00' calc.
- L3 S02°33'03"W 20.79' deed
S02°54'38"W 20.79' calc.
- L4 S88°11'57"E 24.75' deed
S88°06'49"E 24.75' calc.
- L5 N01°56'17"E 3.24' deed
N01°57'52"E 3.38' calc.
- C1 R=40.00'
L=22.11'
D=31°40'15"
C=21.83'
N18°22'01"E
deed
R=40.00'
L=22.11'
D=31°40'15"
C=21.83'
N18°23'36"E
calc.
- C2 R=45.00'
L=49.09'
D=52°28'01"
C=46.69'
N28°43'00"W
deed
R=45.00'
L=49.09'
D=52°28'01"
C=46.67'
N28°42'25"W
calc.

ITEM 21-PRIVATE STORM SEWER EASEMENT VOL. OR 12377, PG. 719

ITEM 12-CROSS ACCESS EASEMENT #2 VOL. OR 12385, PG. 1916

ITEM 16-STORM SEWER EASEMENT VOL. OR 9339, PG. 5463

ITEM 16-TEMPORARY WORK EASEMENT VOL. OR 9339, PG. 5463

ITEM 11-817-RIGHT OF WAY DEDICATION VOL. OR 11962, PG. 1141

ITEM 19-SIGN EASEMENT VOL. OR 12074, PG. 731

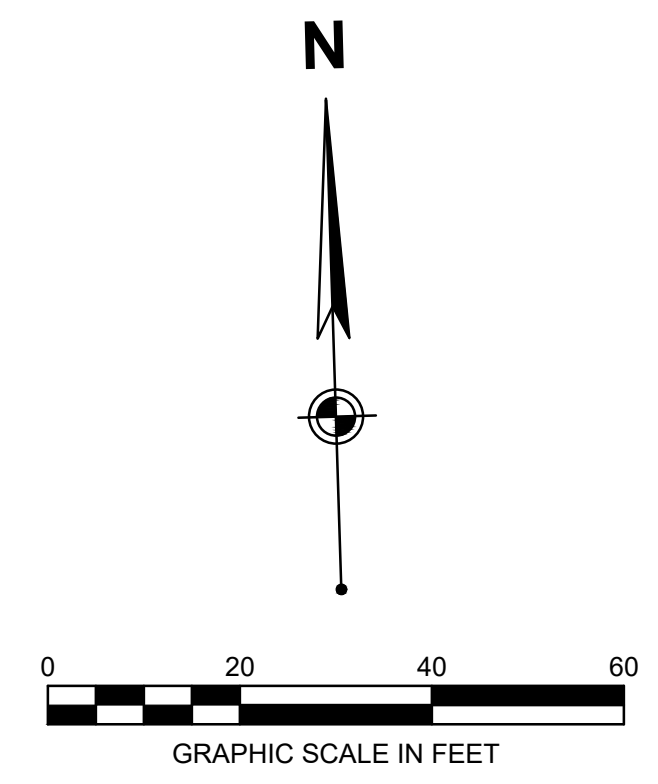
ITEM 21-PRIVATE DRAINAGE EASEMENT FOR STORM WATER DETENTION VOL. OR 12377, PG. 719

ITEM 12-CROSS ACCESS EASEMENT #1 VOL. OR 12385, PG. 1916

ITEM 11-817-RIGHT OF WAY DEDICATION VOL. OR 11962, PG. 1141

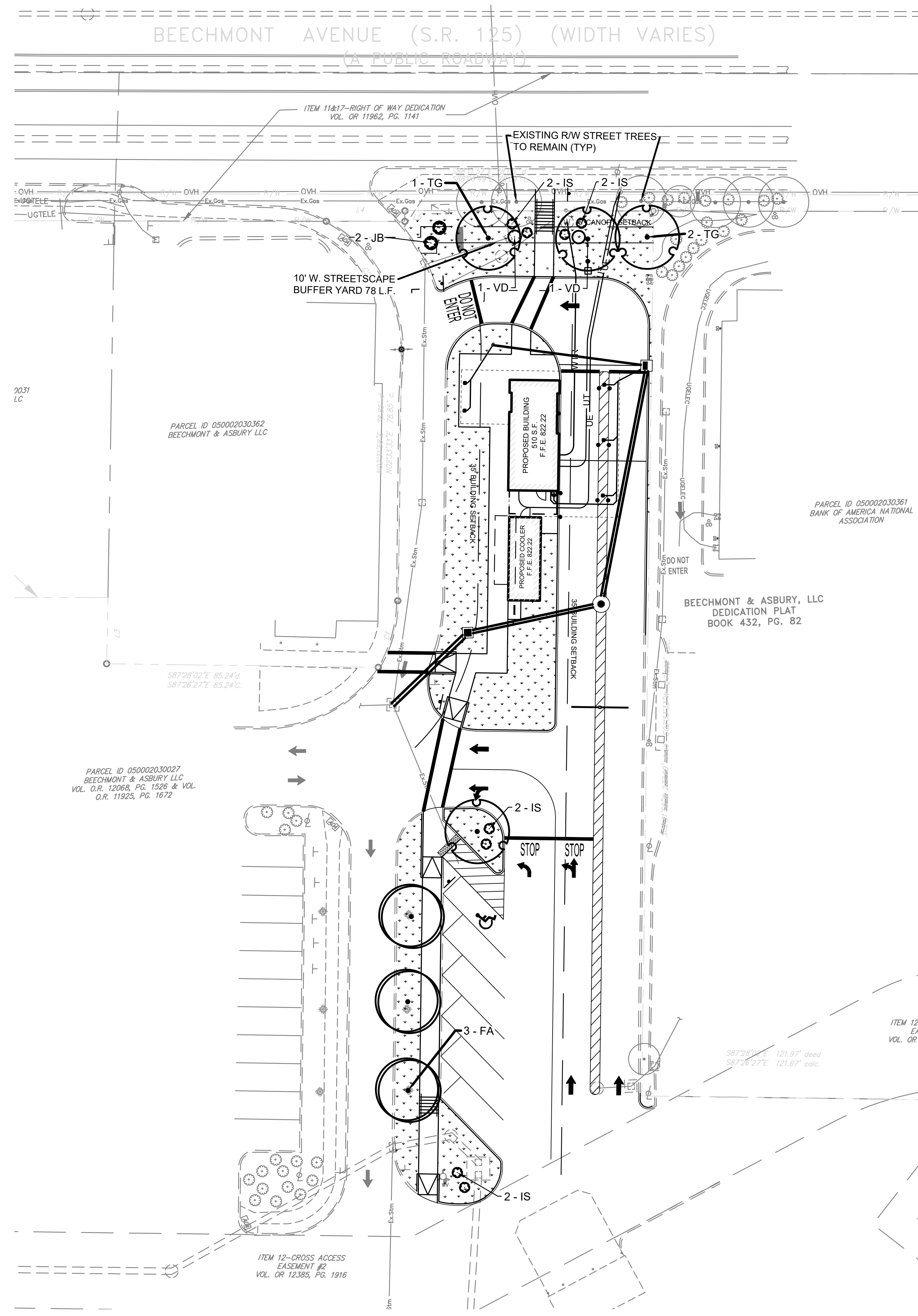
ITEM 16-TEMPORARY WORK EASEMENT VOL. OR 9339, PG. 5463

ITEM 16-STORM SEWER EASEMENT VOL. OR 9339, PG. 5463



Layout Tab Name: C-301 GRADING PLAN
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Layout Tab Name: L-501 LANDSCAPE PLAN
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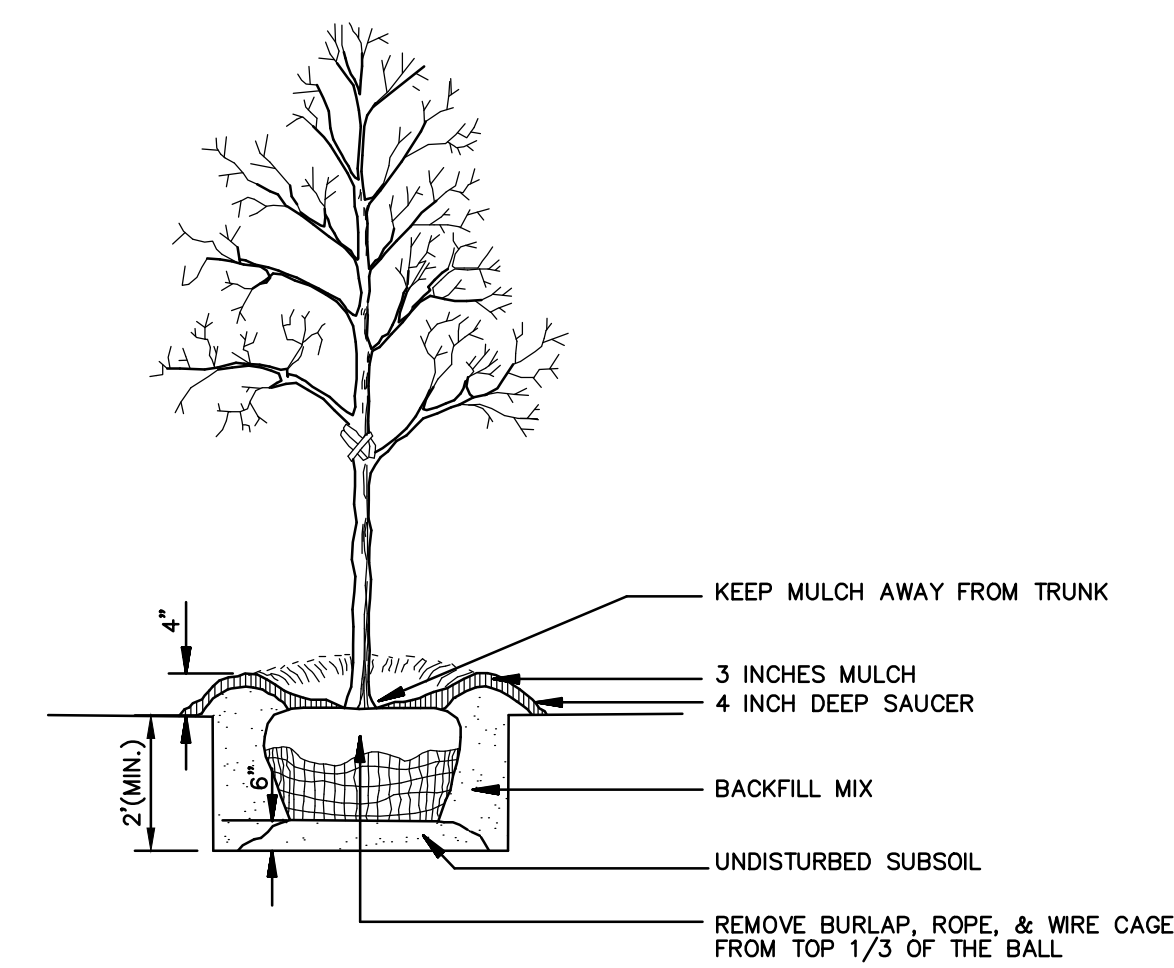


LANDSCAPE REQUIREMENTS (ANDERSON TOWNSHIP ZONING RESOLUTION SEC. 5.3L)
 PARKING LOT PERIMETER STREETScape BUFFER YARD: 10' WIDE.
PLANTING REQUIREMENTS
PARKING PERIMETER
 1 SHADE OR EVERGREEN TREE PER 30 L.F. / 1 SHRUBS PER 10 L.F.
REQUIRED 78 L.F. / 30 = 2.6 (3) TREES REQUIRED | **PROVIDED** 3 TREES
 78 L.F. / 10 = 7.8 (8) SHRUBS REQUIRED | 8 SHRUBS
PARKING LOT INTERIOR
 N/A: LOTS WITH OVER 20 PARKING SPACES ARE REQUIRED TO COMPLY.
 6 PARKING SPACES PROVIDED. INTERIOR TREES AND SHRUBS ARE NOT REQUIRED.
 4 TREES AND 4 SHRUBS PROVIDED PER TOWNSHIP COMMENTS.

- LANDSCAPE NOTES**
- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
 - GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
 - ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
 - TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
 - EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
 - ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
 - ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICAN HORT.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
 - ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
 - WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
 - COORDINATE/VERIFY TREE PLANTING WITH ELECTRICAL AND LIGHTING ENGINEER TO ENSURE NO CONFLICTS WITH SITE LIGHTING AND CONDUIT INSTALLATION.

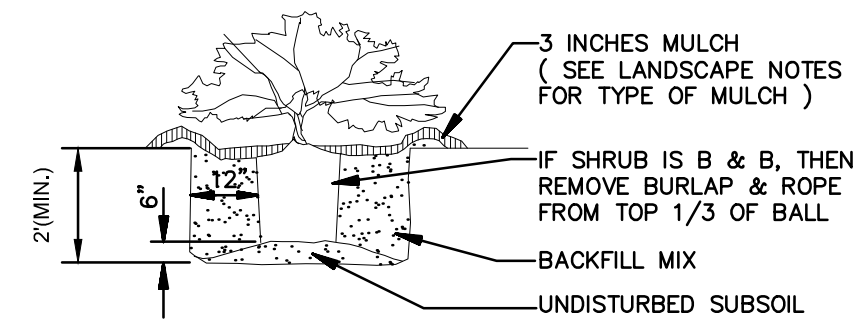
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL	REMARKS
TREES							
	FA	3	Fraxinus americana 'Autumn Applause'	Autumn Applause White Ash	2" Cal.	B&B	
	TG	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	B&B	
SHRUBS							
	IS	10	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	# 5 cont.		
	JB	2	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	# 5 cont.		
	VD	3	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	# 5 cont.		
GROUND COVERS							
	TS	5,086 sf	Turf Sod	Drought Tolerant Fescue Blend	sod		

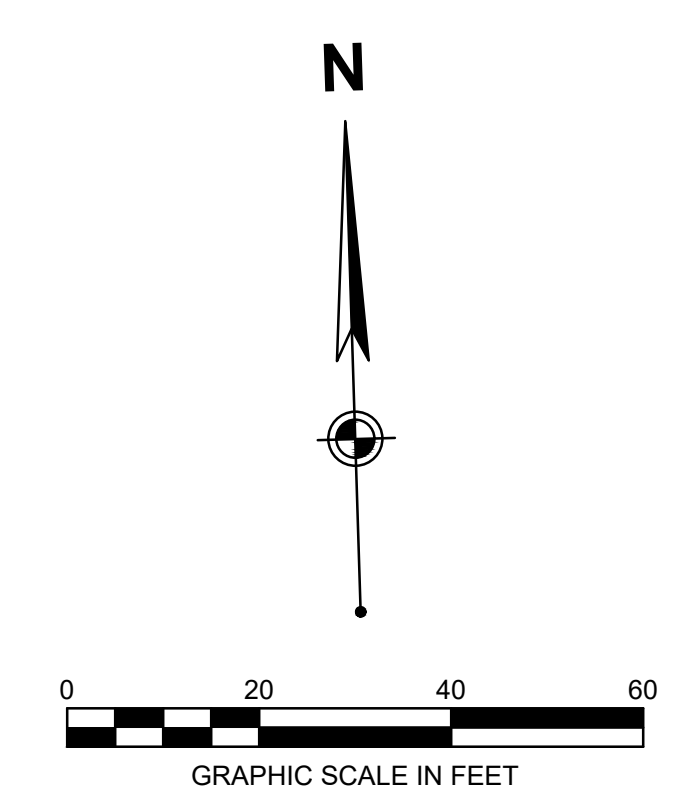


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



WOOLPERT
 1203 Walnut Street, 2nd Floor
 Cincinnati, OH 45202
 513.272.8300

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MOTLEY 7 BREW, LLC
7 BREW
 ANDERSON TOWNSHIP, OH
 PRELIMINARY SITE DEVELOPMENT PLANS
 7763 BEECHMONT AVE
 CINCINNATI, OH 45225

PROJECT NO: 10020112.13
 DATE ISSUED: 11/22/2024
 DESIGNED BY: KJE
 DRAWN BY: KJE
 CHECKED BY: XXX

SHEET NAME:
LANDSCAPE PLAN

SHEET NO:
L-501



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

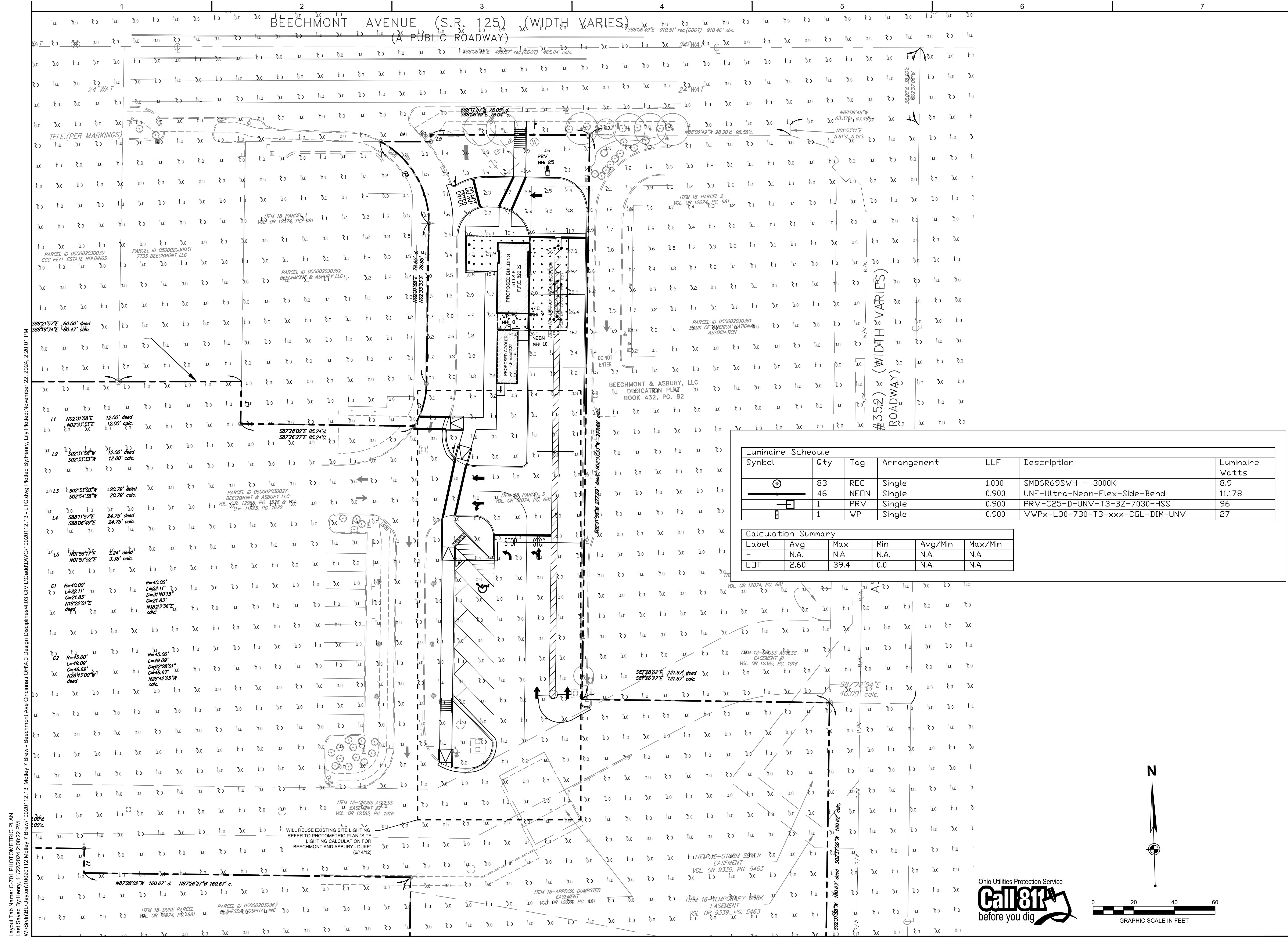
ISSUANCE SCHEDULE
 NUMBER DATE DESCRIPTION

MOTLEY 7 BREW, LLC
7 BREW
 ANDERSON TOWNSHIP, OH
 PRELIMINARY SITE DEVELOPMENT PLANS
 7763 BEECHMONT AVE
 CINCINNATI, OH 45225

PROJECT NO: 10020112.13
 DATE ISSUED: 11/22/2024
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX

SHEET NAME:
PHOTOMETRIC PLAN

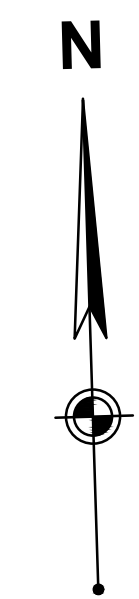
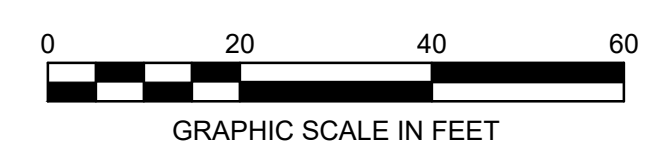
SHEET NO:
C-701



Symbol	Qty	Tag	Arrangement	LLF	Description	Luminaire Watts
	83	REC	Single	1.000	SMD6R69SWH - 3000K	8.9
	46	NEON	Single	0.900	UNF-Ultra-Neon-Flex-Side-Bend	11.178
	1	PRV	Single	0.900	PRV-C25-D-UNV-T3-BZ-7030-HSS	96
	1	WP	Single	0.900	VWPx-L30-730-T3-xxx-CGL-DIM-UNV	27

Label	Avg	Max	Min	Avg/Min	Max/Min
-	N.A.	N.A.	N.A.	N.A.	N.A.
LOT	2.60	39.4	0.0	N.A.	N.A.

Layout Tab Name: C-701 PHOTOMETRIC PLAN
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 W:\Skins\Day\10020112.13_Motley 7 Brew\10020112.13 - LT.dwg Plotted By: Henry, Lily Plotted November 22, 2024, 2:20:01 PM



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

ISSUANCE SCHEDULE
 NUMBER DATE DESCRIPTION

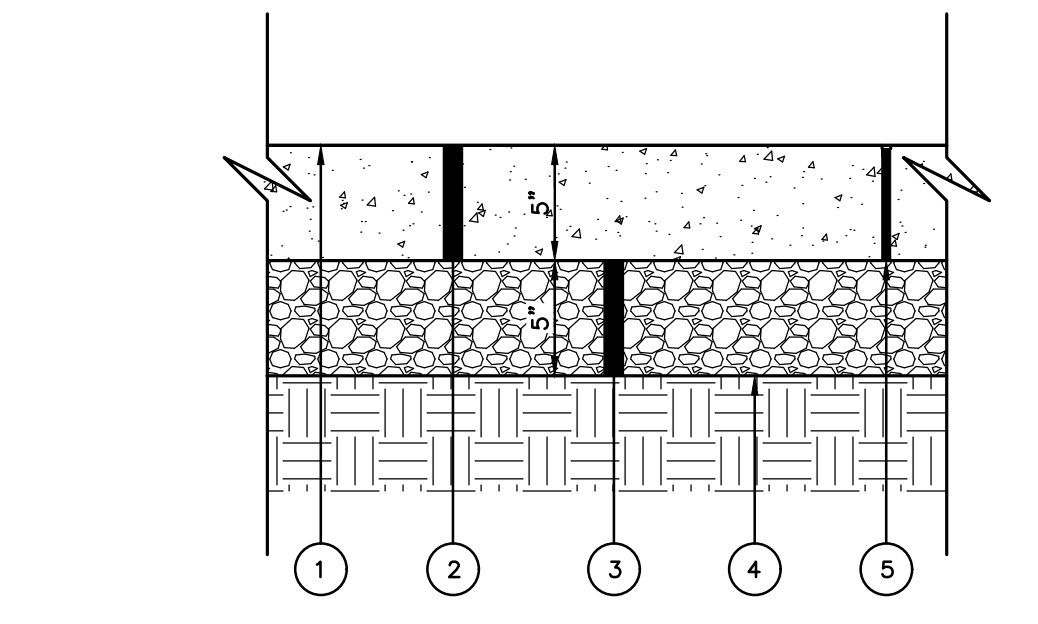
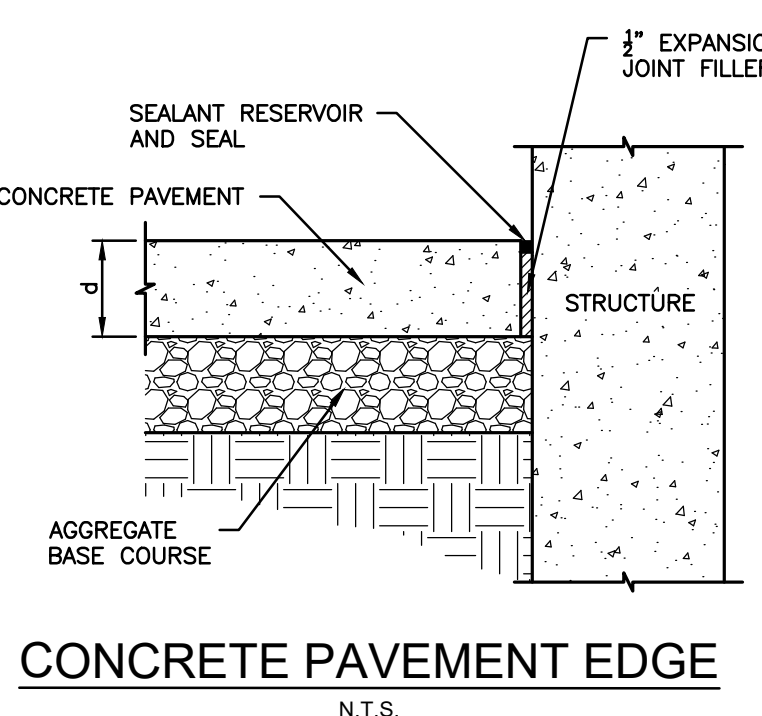
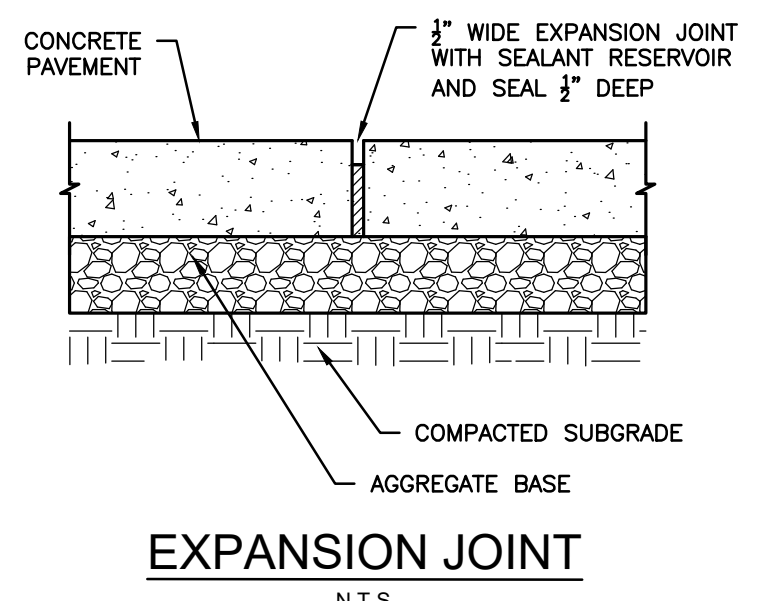
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MOTLEY 7 BREW, LLC
7 BREW
 ANDERSON TOWNSHIP, OH
 PRELIMINARY SITE DEVELOPMENT PLANS
 7763 BEECHMONT AVE
 CINCINNATI, OH 45225

PROJECT NO: 10020112.13
 DATE ISSUED: 11/22/2024
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX

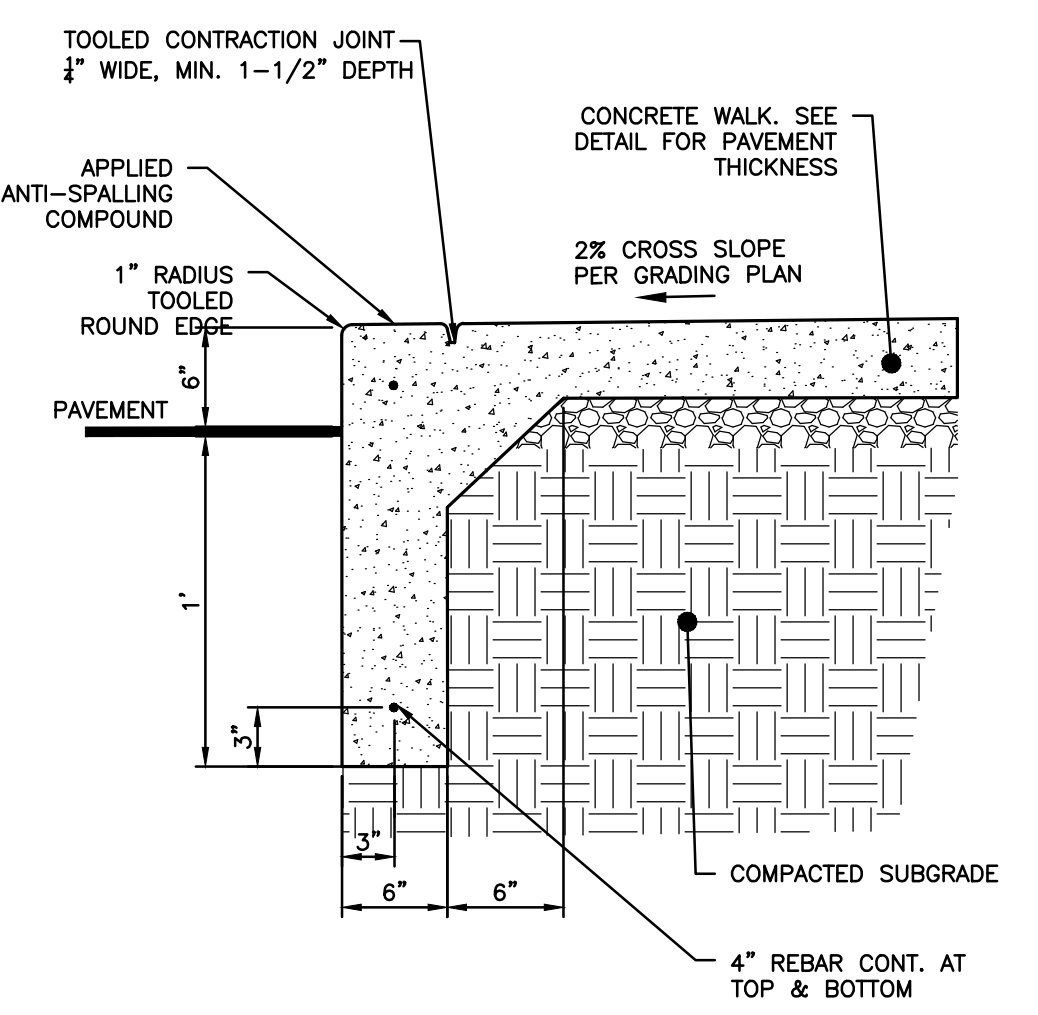
SHEET NAME:
 DETAILS

SHEET NO:
C-801

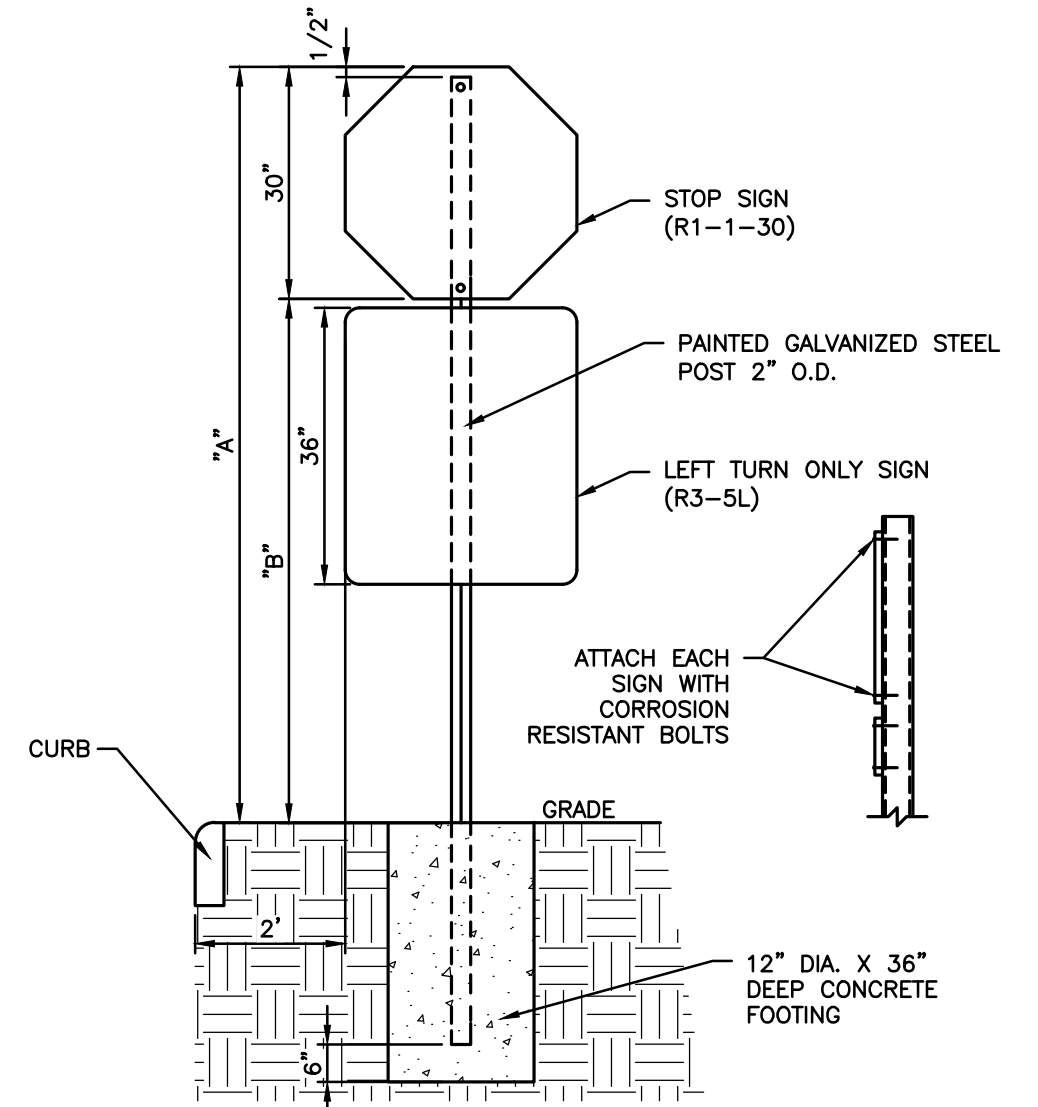


KEYNOTES:
 1. CONCRETE SURFACE TO BE FLUSH WITH PAVEMENT SURFACE WHERE SHOWN ON SITE LAYOUT PLAN
 2. 5" ITEM 608, CONCRETE WALK
 3. 5" ITEM 304, AGGREGATE BASE
 4. ITEM 204, SUBGRADE COMPACTION
 5. 1/2" PREMOULDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 15' ON-CENTER IN EACH DIRECTION.

NOTES:
 1. ALL PAVEMENT MATERIALS SHALL MEET ODOT STANDARDS & SPECS, LATEST EDITION. PAVEMENT SECTION SHOWN FOR BIDDING PURPOSES ONLY.
 2. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING.
 3. INSTALL CONTROL JOINTS NO GREATER THAN 5' APART AND EXPANSION JOINTS NO GREATER THAN 20' APART.
 4. SEE SITE LAYOUT PLAN FOR LOCATIONS AND WIDTHS.

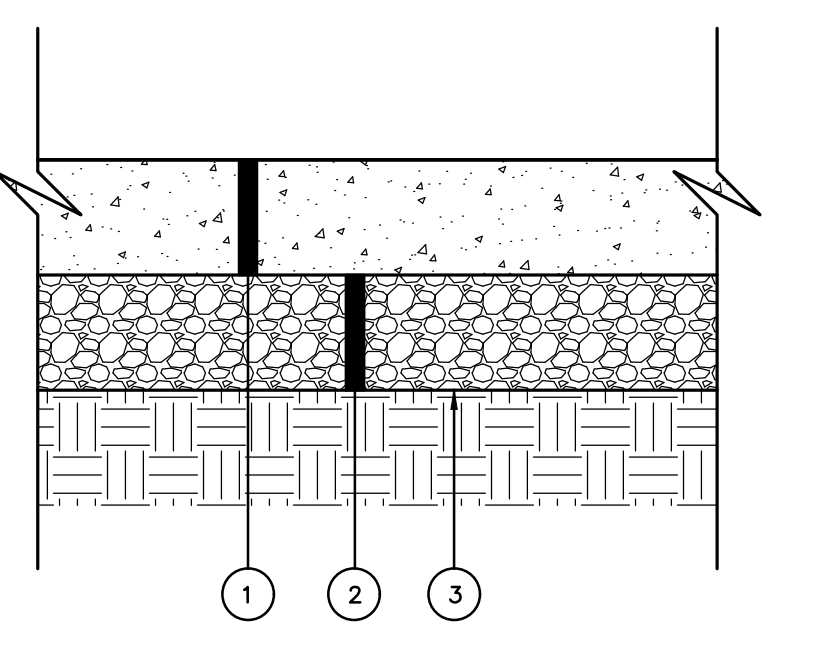


NOTES:
 1. CONTRACTION JOINTS TO BE A MINIMUM OF 1 1/2" DEEP.
 2. SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
 3. FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXP. JOINTS.



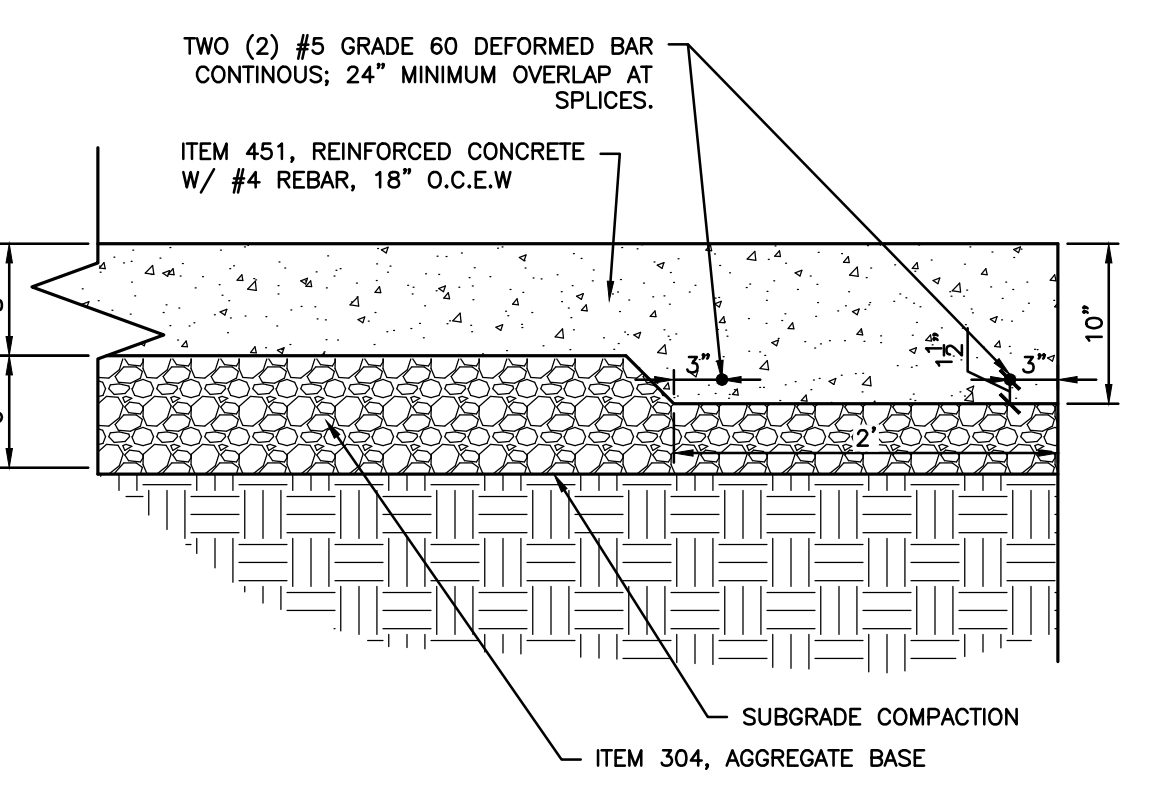
"A": 6"-8" TO TOP OF SIGN FOR INTERIOR SIGN LOCATIONS.
 "B": 7"-0" TO BOTTOM OF SIGN FOR RIGHT-OF-WAY SIGN LOCATIONS.

NOTES:
 1. ALL SIGN POSTS SHALL BE SCHEDULE 40 STEEL.
 2. BOLT SIGN FACE TO POST WITH STAINLESS STEEL HARDWARE.
 3. SEE SHEET C-200 FOR SIGN LOCATIONS.

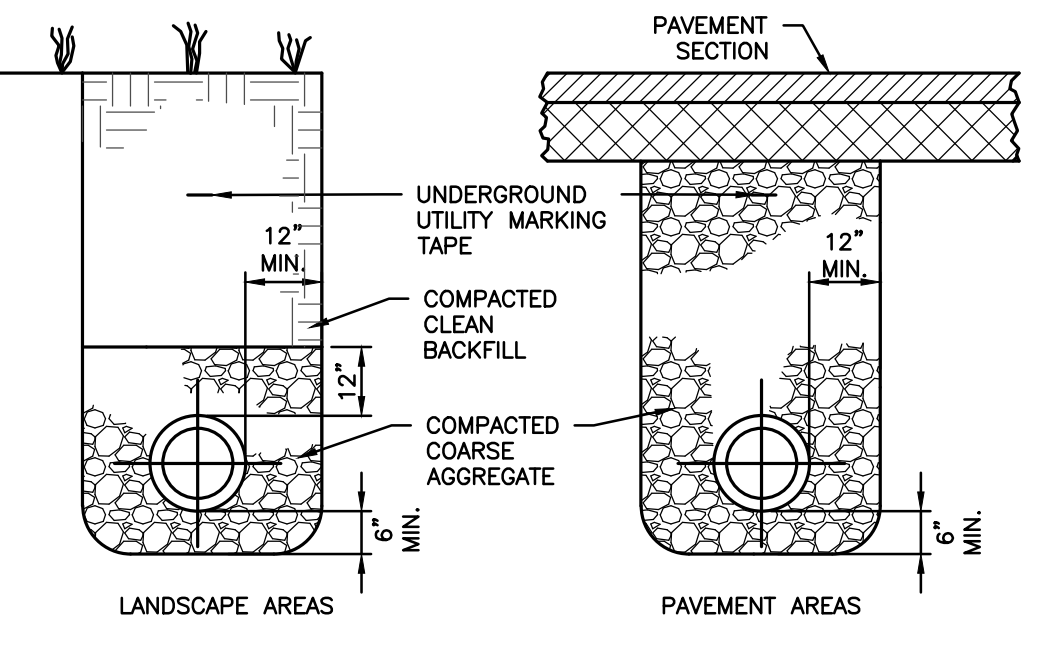


KEYNOTES:
 1. 7" ITEM 452, CLASS "OC1" CONCRETE PAVEMENT
 2. 6" ITEM 304, AGGREGATE BASE
 3. ITEM 204, SUBGRADE COMPACTION

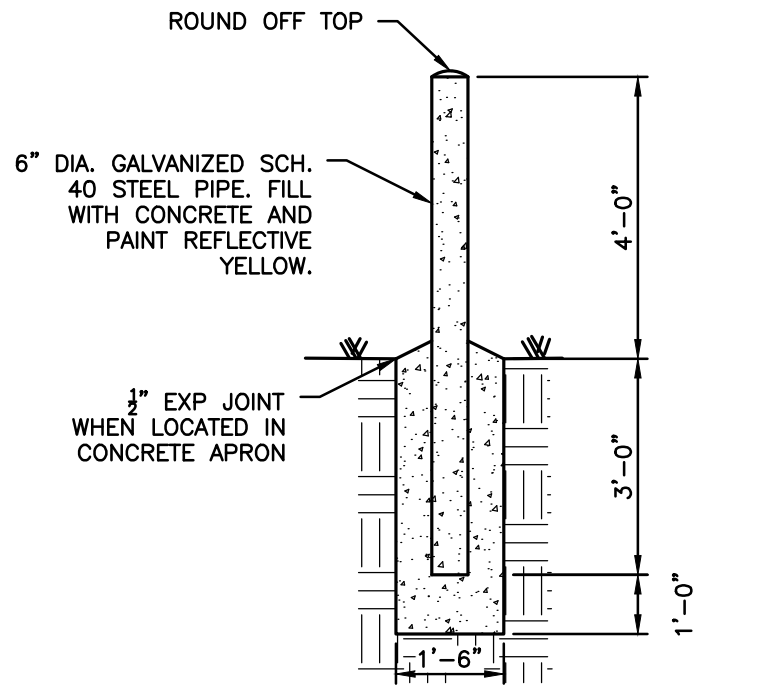
NOTES:
 1. ALL PAVEMENT MATERIALS SHALL MEET ODOT STANDARDS & SPECS, LATEST EDITION. PAVEMENT SECTION SHOWN FOR BIDDING PURPOSES ONLY.
 2. CONFIRM ACTUAL PAVEMENT DESIGN WITH OWNER/GEOTECHNICAL CONSULTANT.



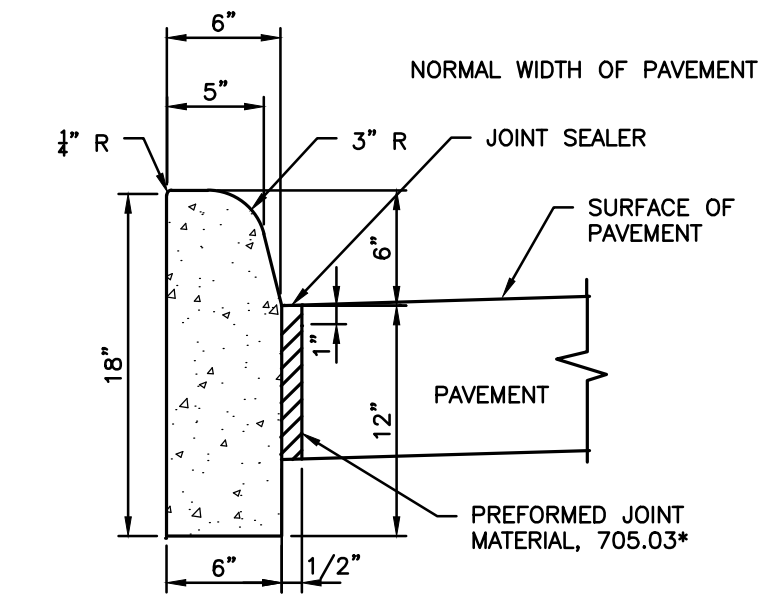
NOTES:
 1. PROVIDE THICKENED EDGE AROUND ENTIRE PERIMETER OF PAD.



NOTES:
 1. PROVIDE COARSE AGGREGATE BACKFILL TO 5' BEYOND LIMITS OF ROAD SURFACES, DRIVES, PAVED AREAS, WALKS, ETC.
 2. CONTRACTOR TO EXCAVATE TRENCH IN ACCORDANCE WITH OSHA REQUIREMENTS.
 3. PROVIDE UTILITY MARKING TAPE ABOVE ANY NON-METALLIC UTILITY CONDUITS.

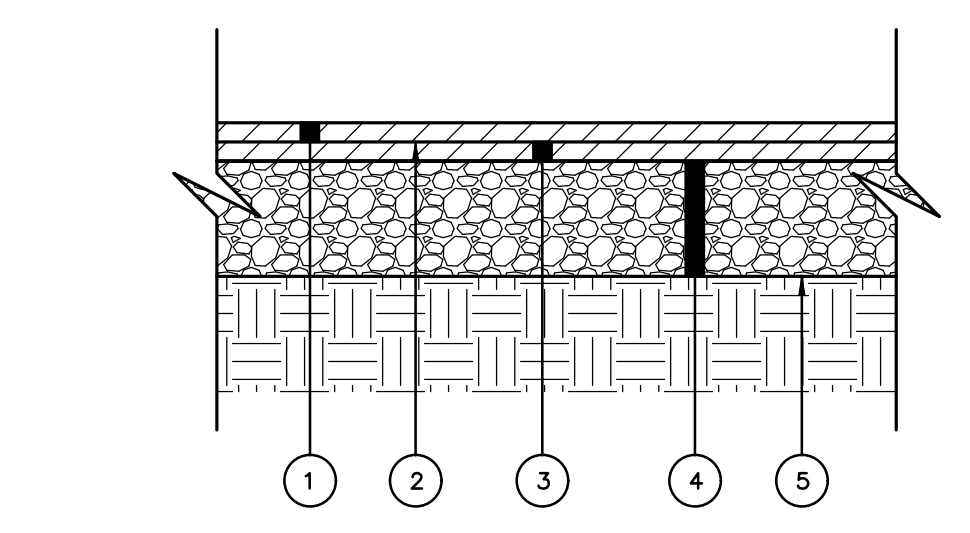
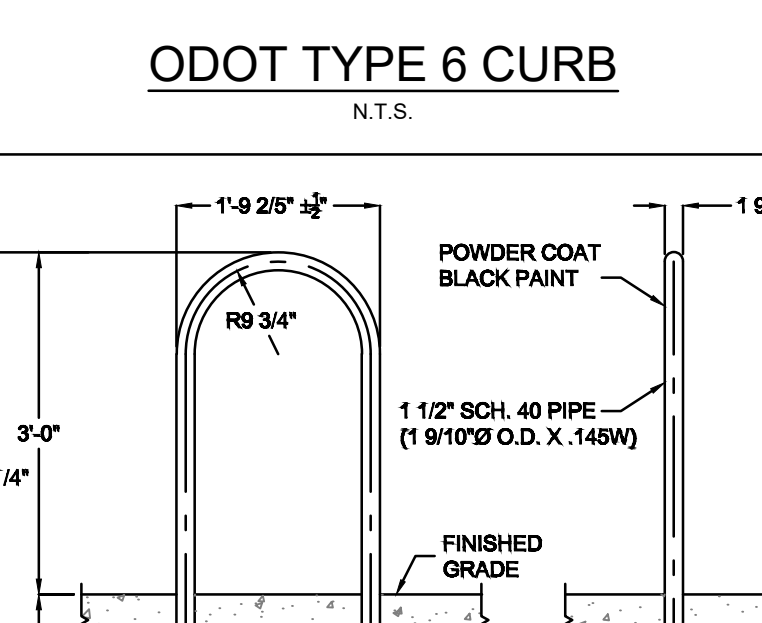


NOTES:
 1. USE 6" DIA. STRUCTURAL TUBING, 1/4" WALL THICKNESS FILL TUBE WITH CONCRETE



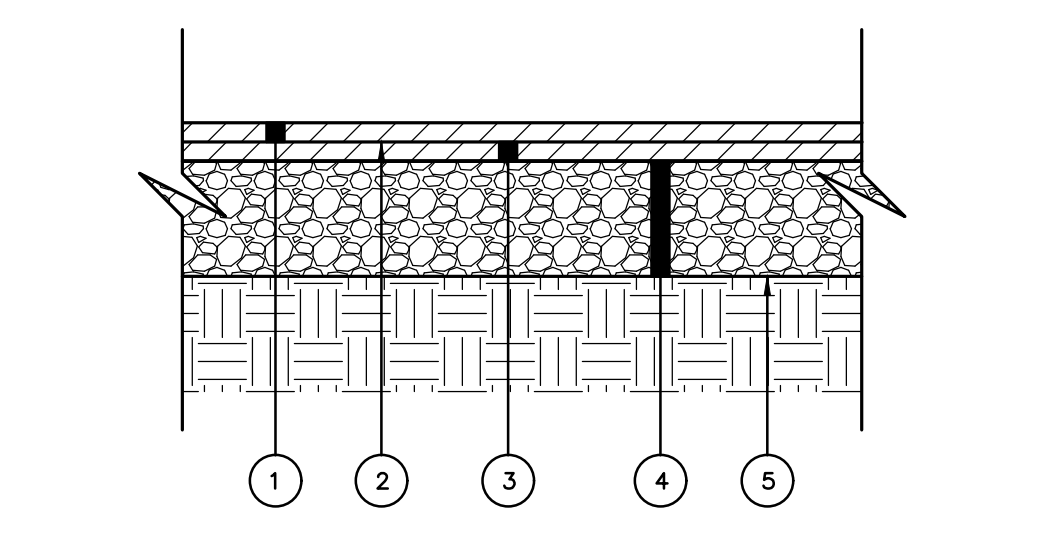
*EXPANSION JOINT MATERIAL AND JOINT SEALER IS NOT REQUIRED FOR THAT PORTION OF THE CURB WHICH IS ADJACENT TO A FLEXIBLE TYPE PAVEMENT. BOTH MATERIALS ARE REQUIRED AS DETAILED FOR THE FULL HEIGHT OF RIGID PAVEMENT AND CONCRETE BASES.

NOTES:
 1. ALL MATERIALS SHALL MEET ODOT STANDARDS & SPECS, LATEST EDITION.



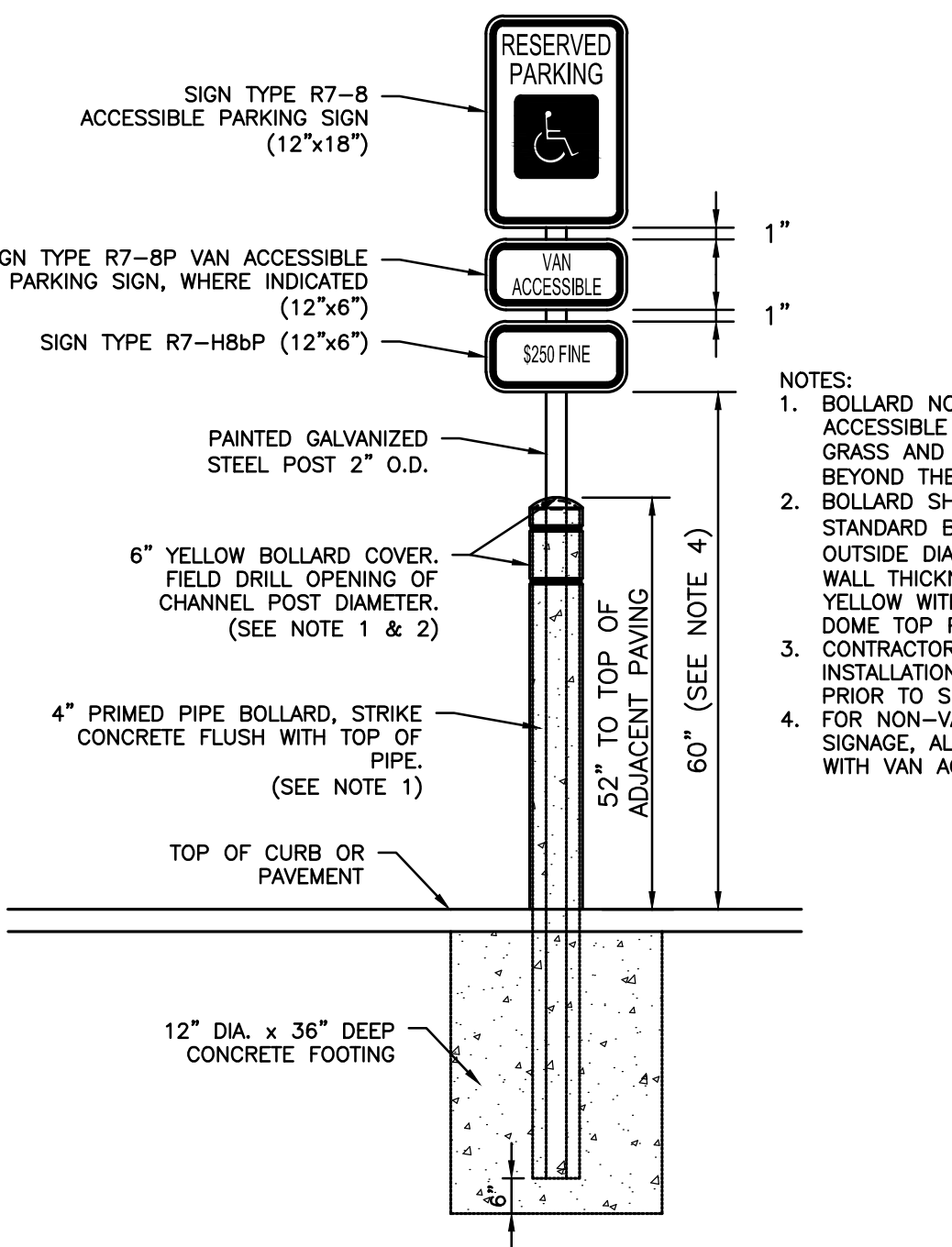
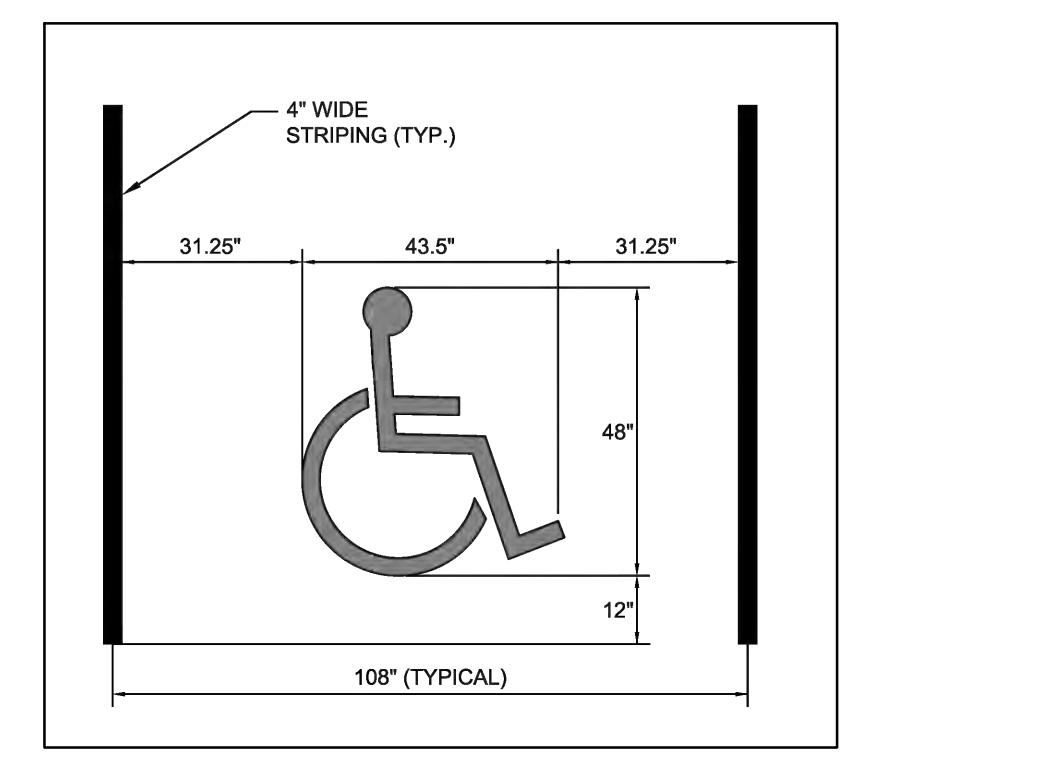
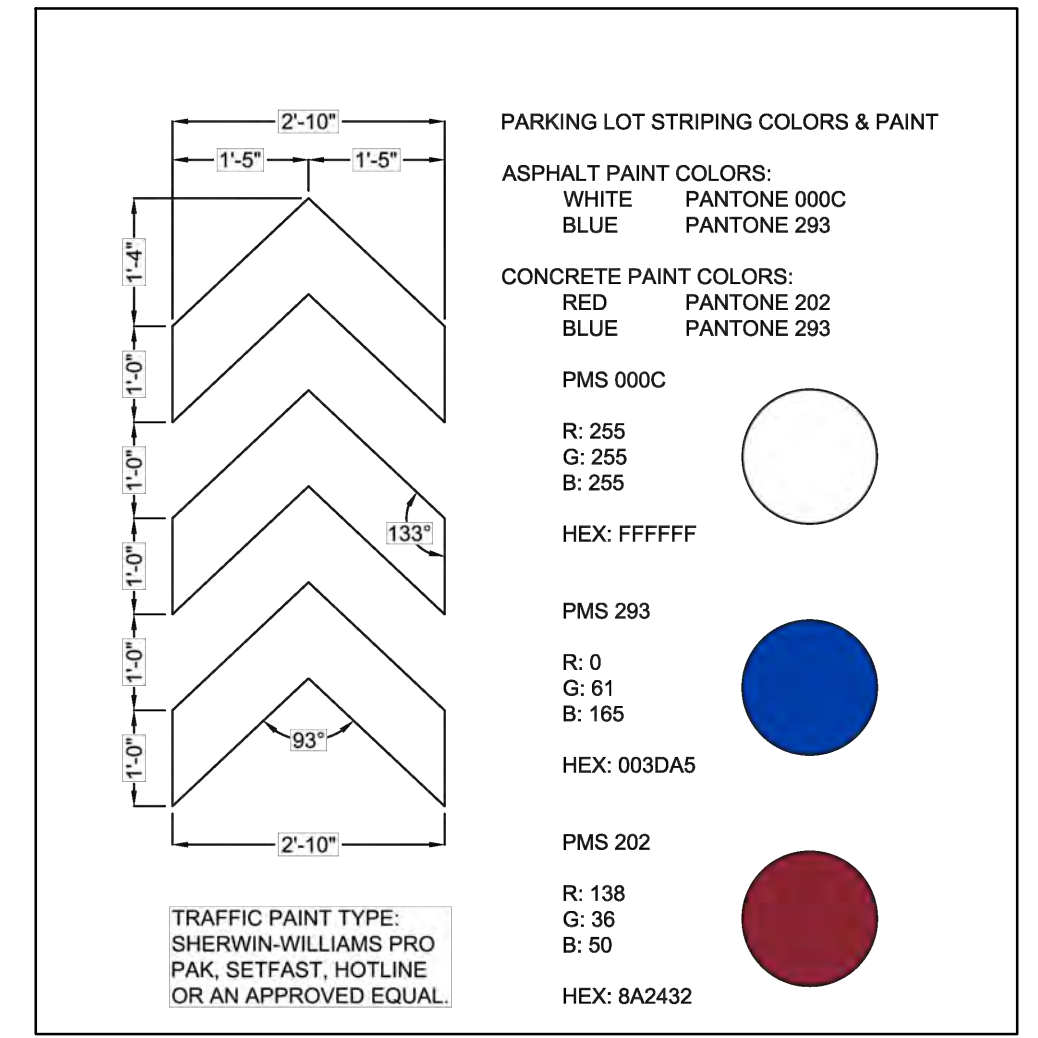
KEYNOTES:
 1. 1.5" ITEM 441 (448), ASPHALT CONCRETE SURFACE COURSE, PG 64-22, TYPE 1
 2. ITEM 407, TACK COAT (0.055 GAL/SY)
 3. 2.5" ITEM 441 (448), ASPHALT CONCRETE INTERMEDIATE COURSE, PG 64-22, TYPE 2
 4. 6" ITEM 304, AGGREGATE BASE
 5. ITEM 204 SUBGRADE COMPACTION

NOTES:
 1. ALL PAVEMENT MATERIALS SHALL MEET ODOT STANDARDS & SPECS, LATEST EDITION. PAVEMENT SECTION SHOWN FOR BIDDING PURPOSES ONLY.
 2. CONFIRM ACTUAL PAVEMENT DESIGN WITH OWNER/GEOTECHNICAL CONSULTANT.

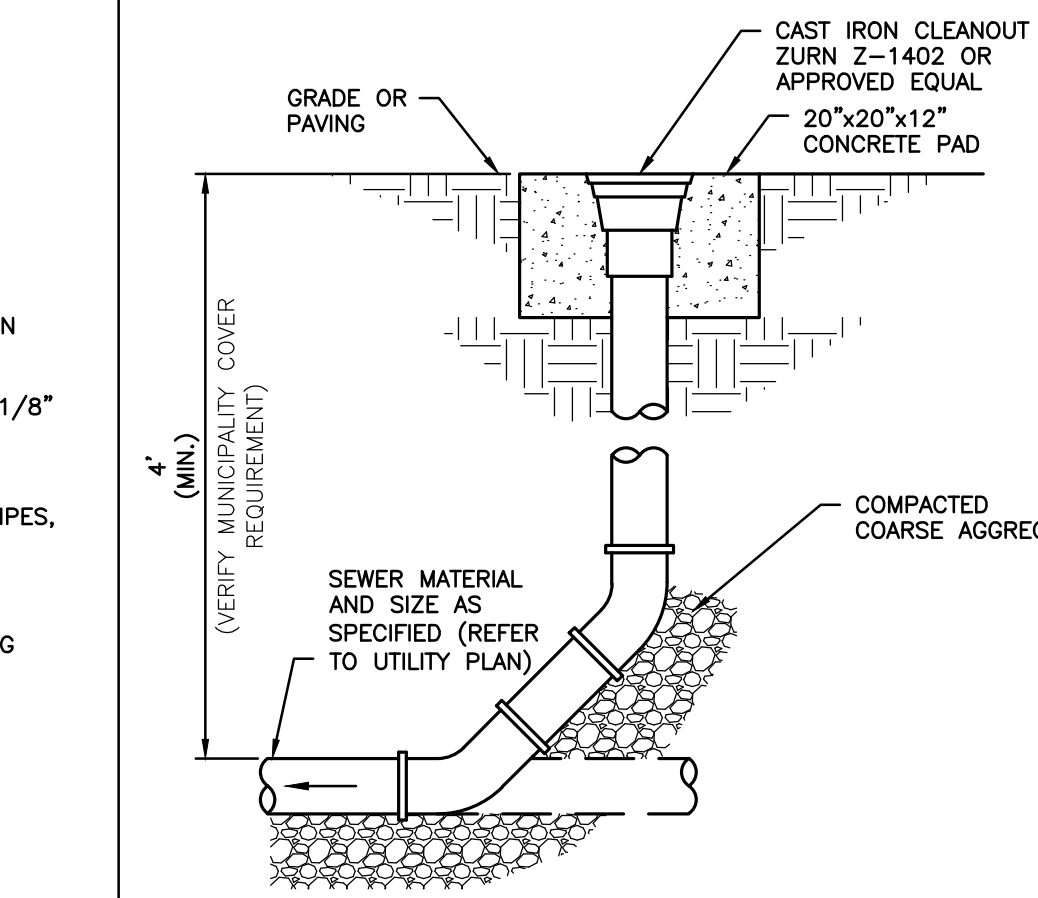


KEYNOTES:
 1. 1.5" ITEM 441 (448), ASPHALT CONCRETE SURFACE COURSE, PG 64-22, TYPE 1
 2. ITEM 407, TACK COAT (0.055 GAL/SY)
 3. 4" (2~2" LIFTS) ITEM 441 (448), ASPHALT CONCRETE INTERMEDIATE COURSE, PG 64-22, TYPE 2
 4. 6" ITEM 304, AGGREGATE BASE
 5. ITEM 204, SUBGRADE COMPACTION

NOTES:
 1. ALL PAVEMENT MATERIALS SHALL MEET ODOT STANDARDS & SPECS, LATEST EDITION. PAVEMENT SECTION SHOWN FOR BIDDING PURPOSES ONLY.
 2. CONFIRM ACTUAL PAVEMENT DESIGN WITH OWNER/GEOTECHNICAL CONSULTANT.



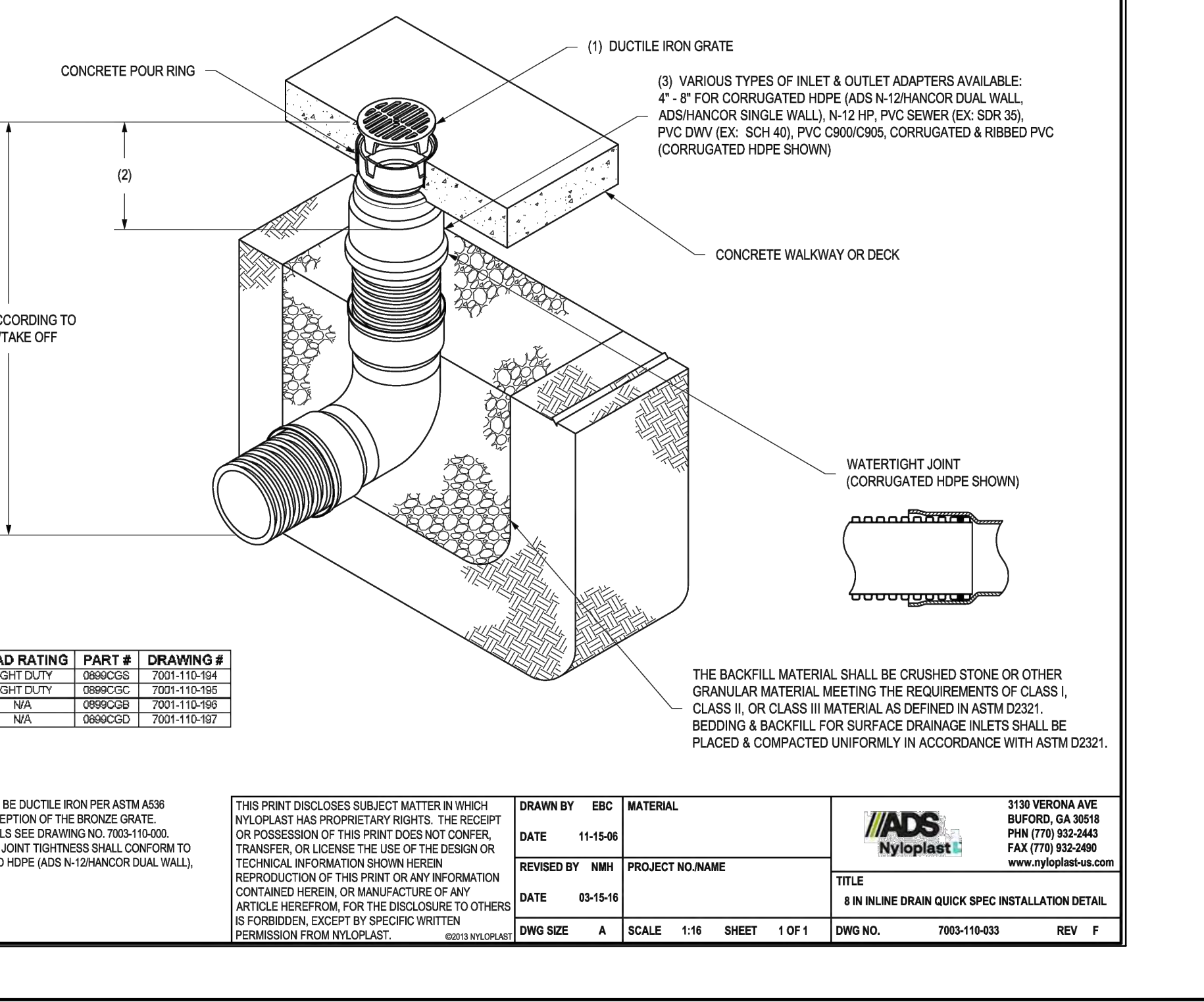
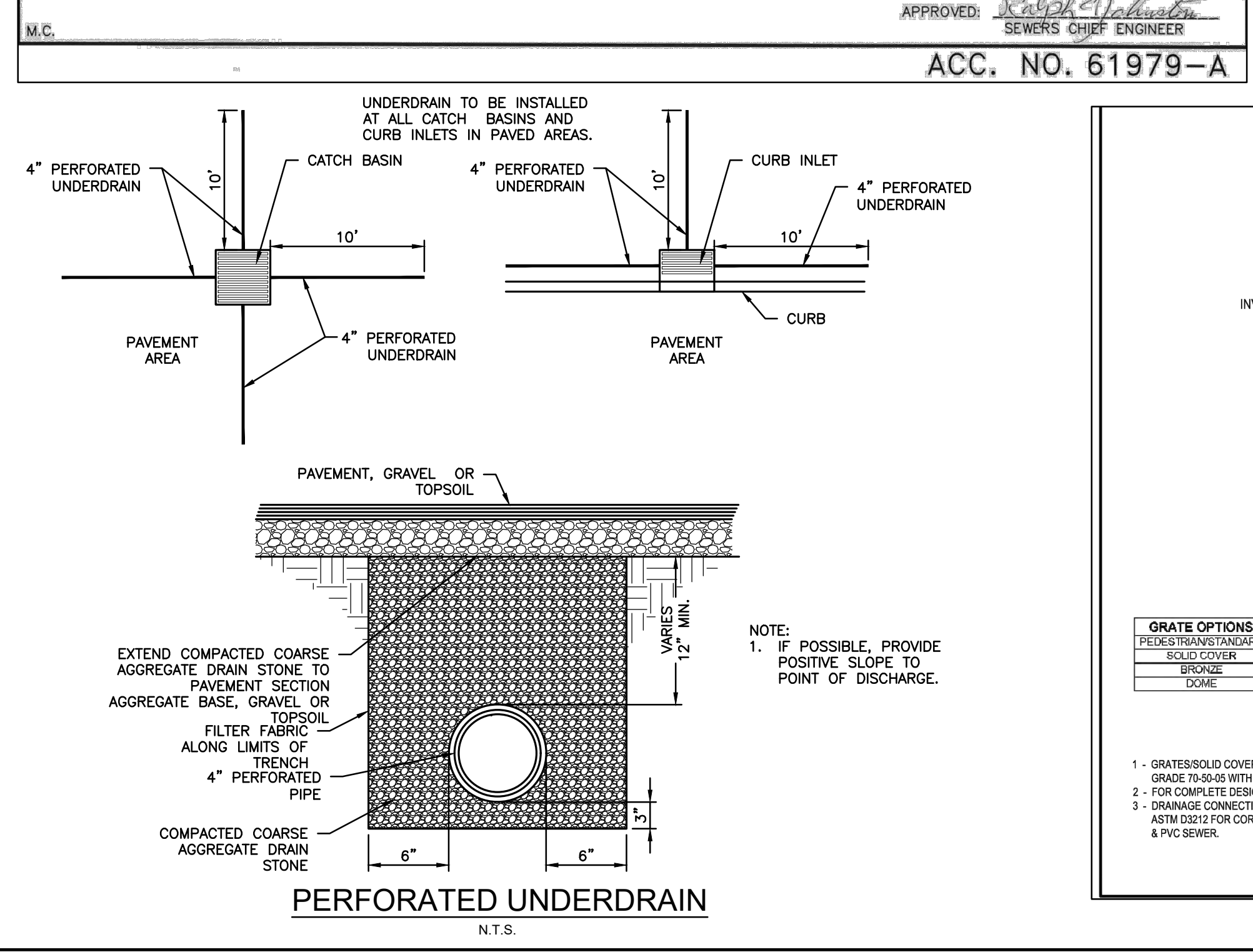
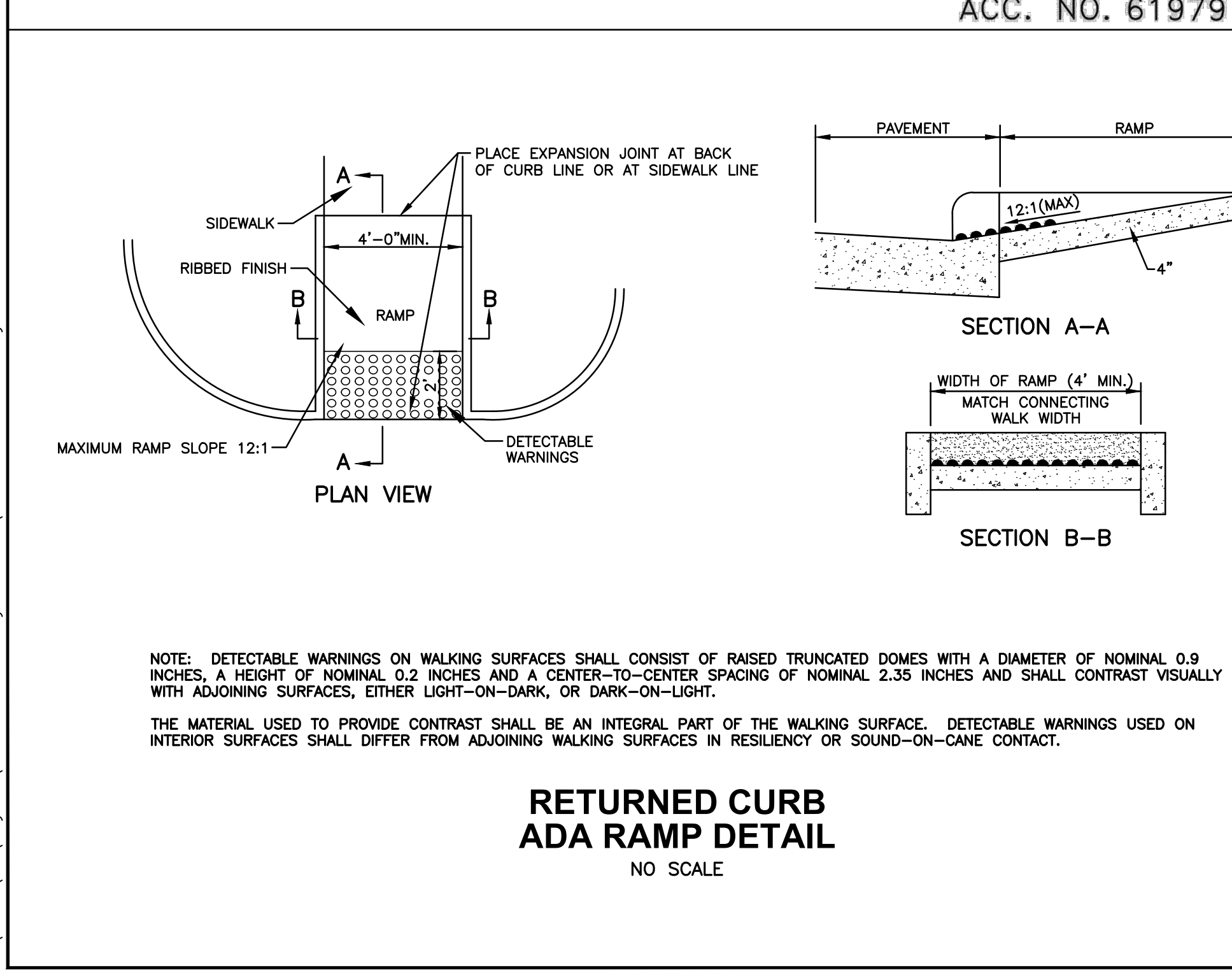
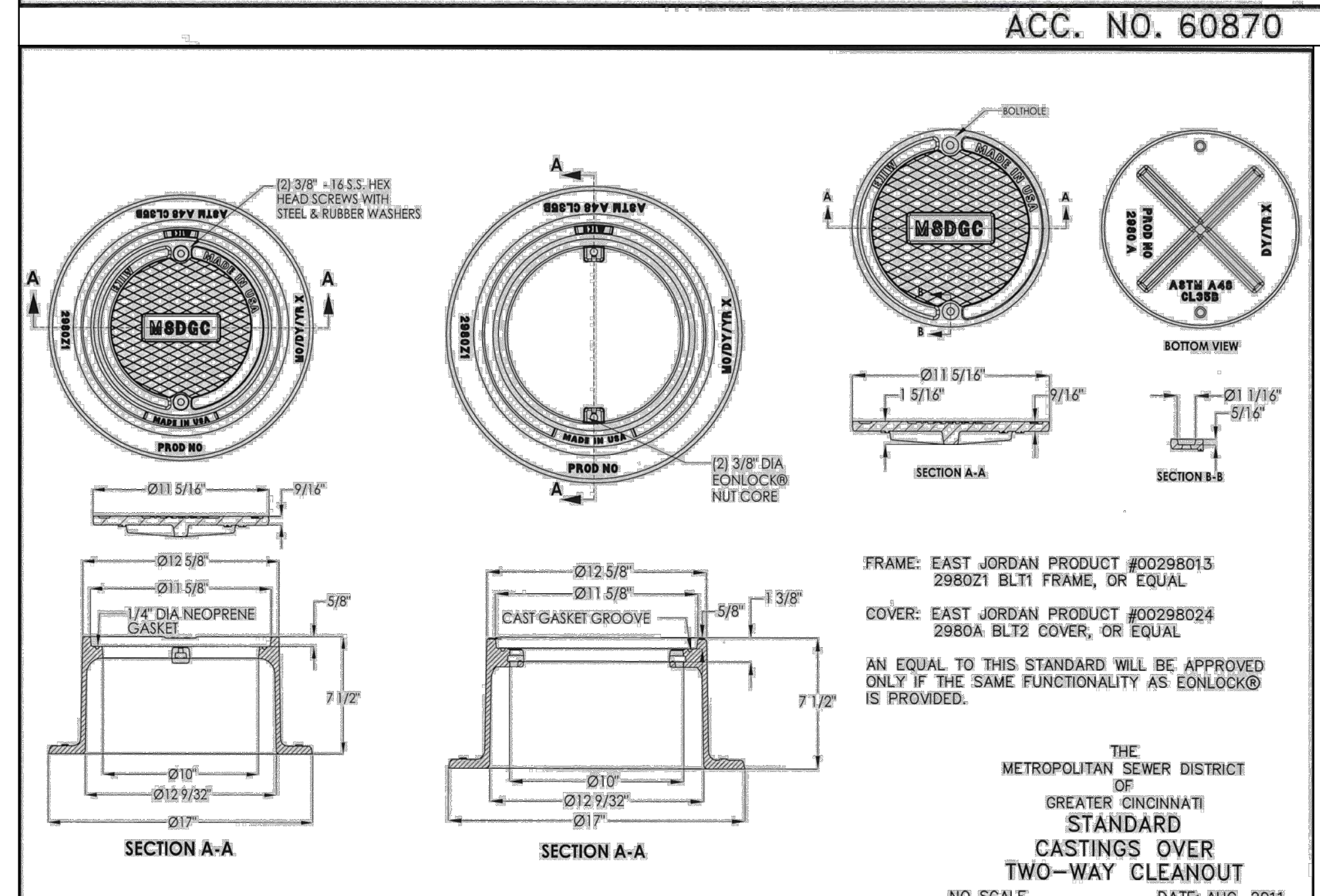
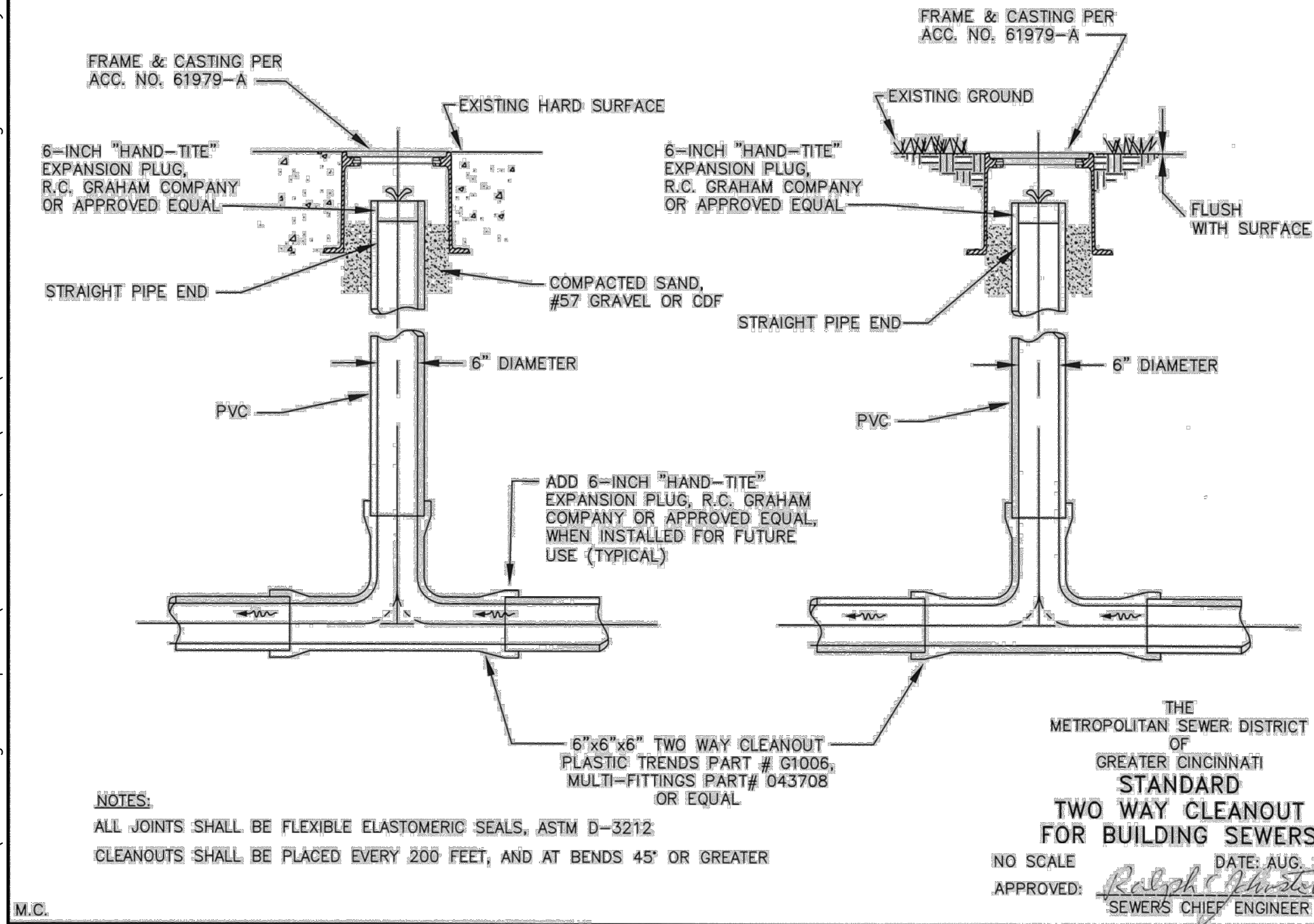
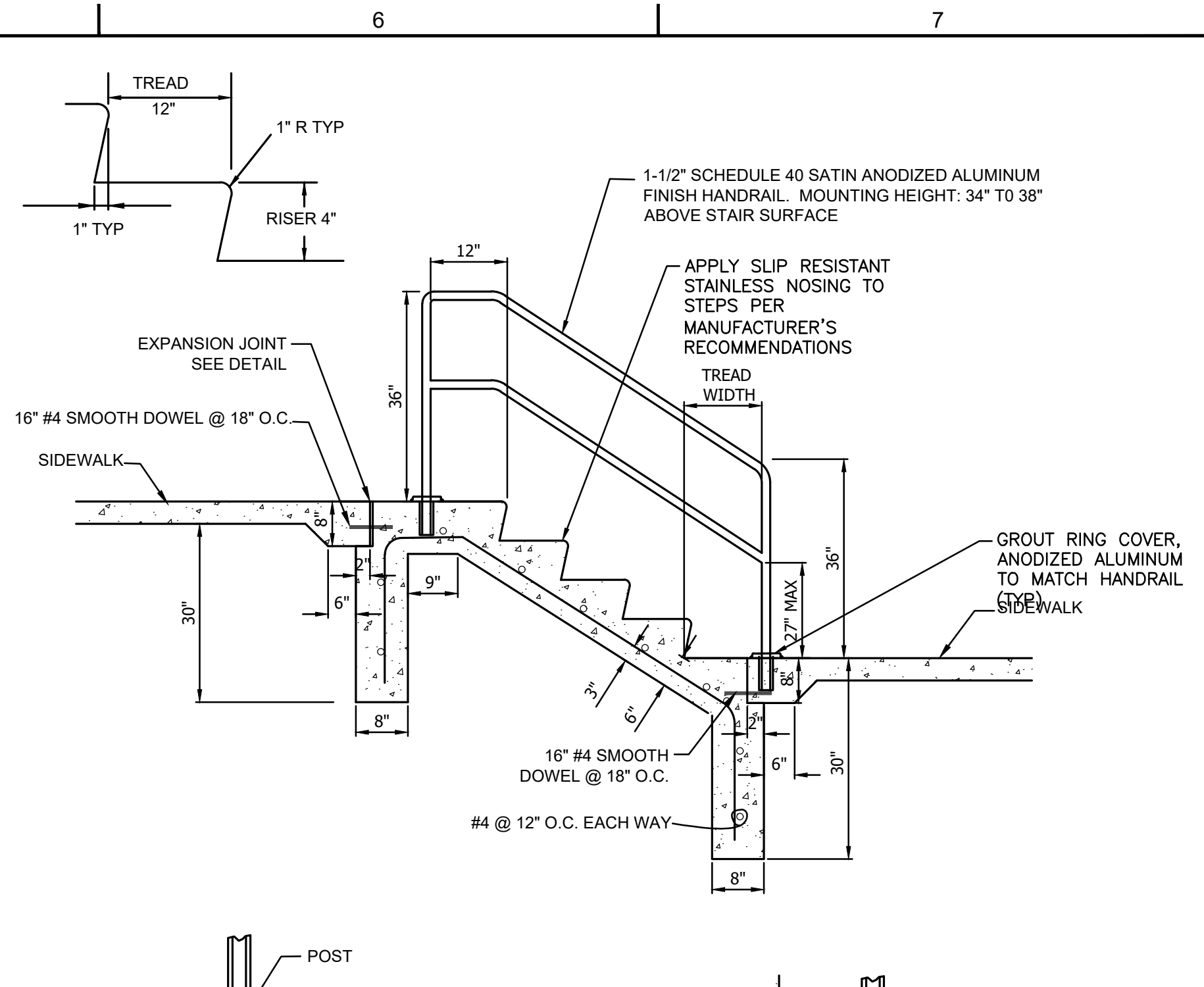
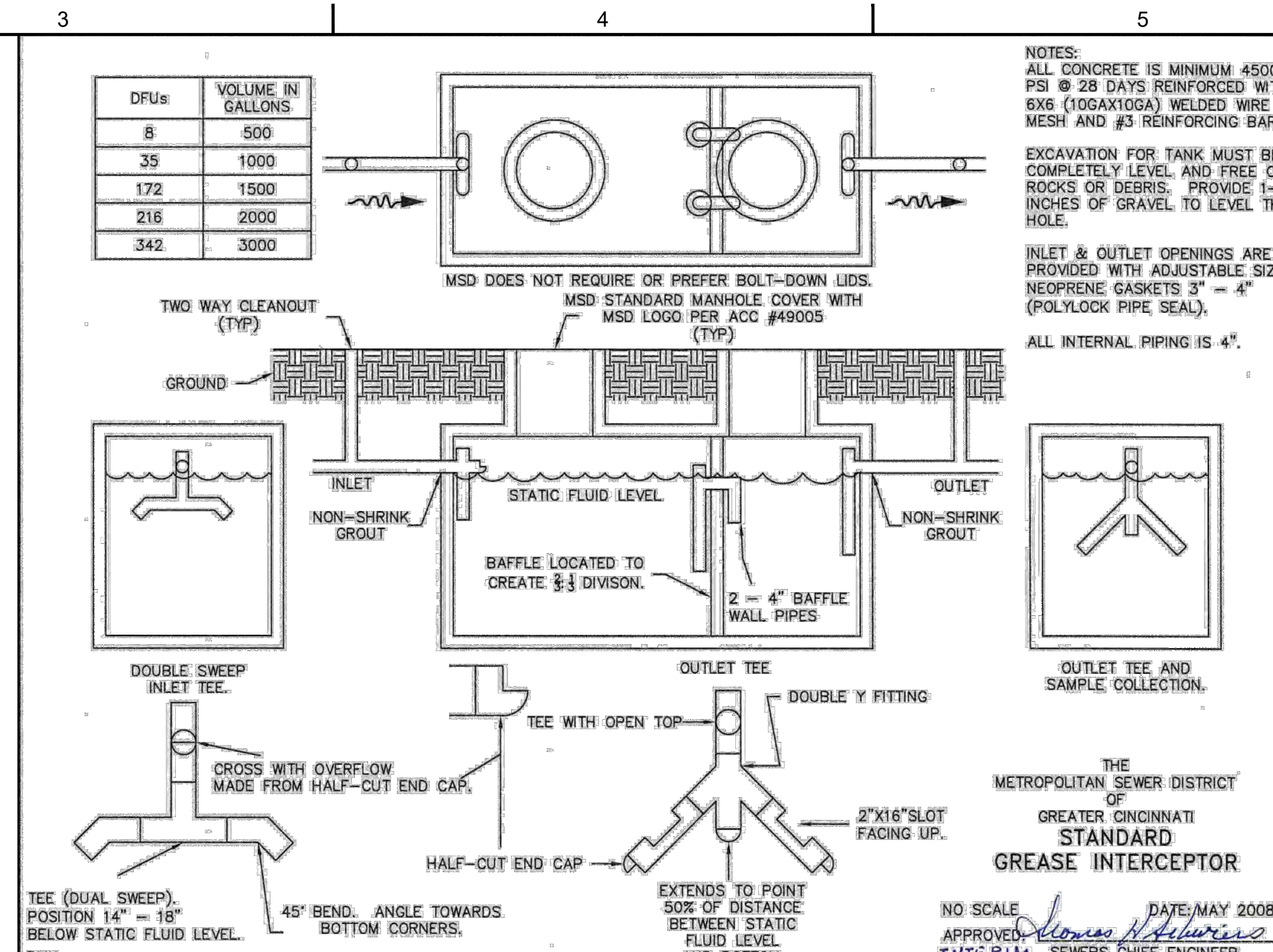
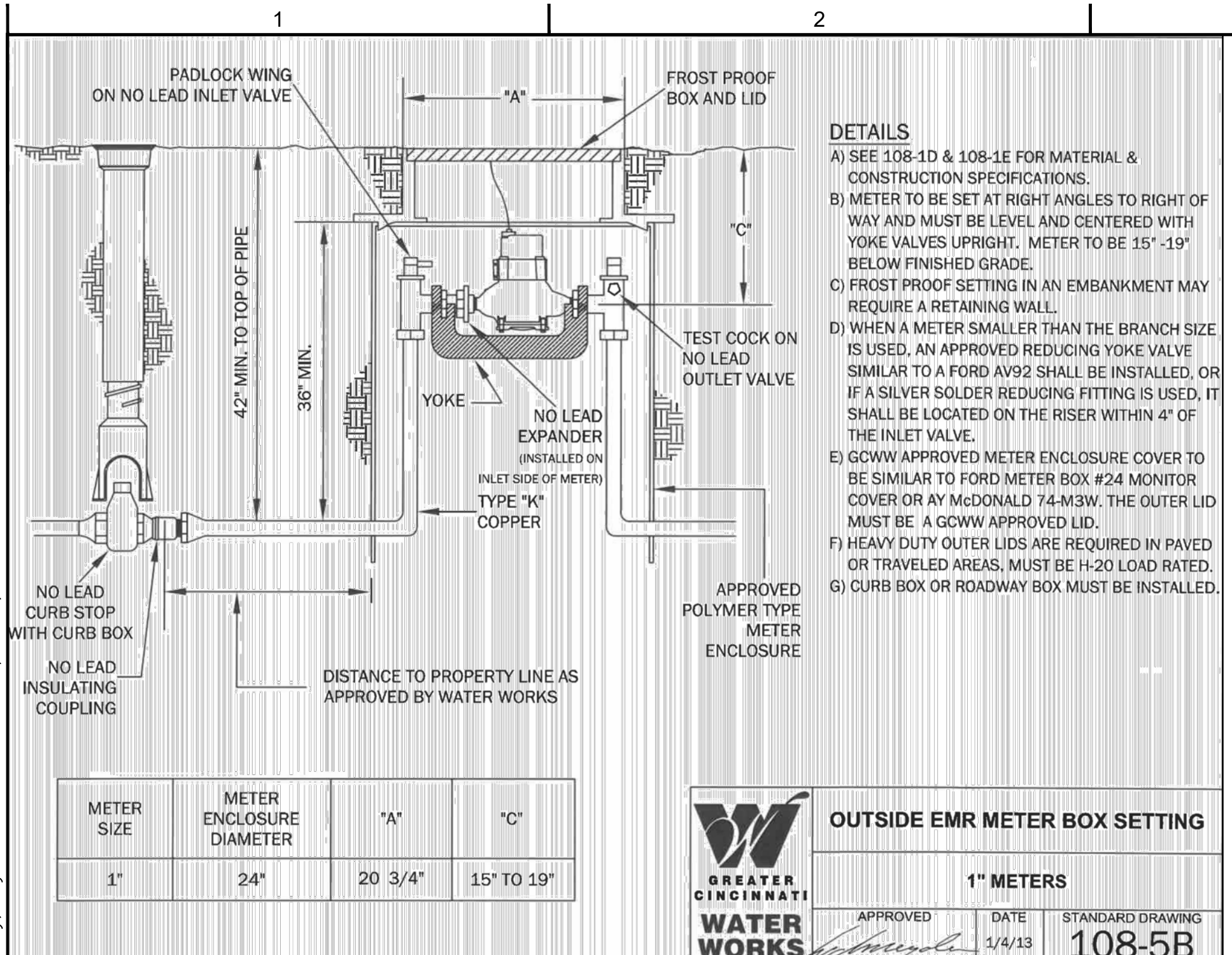
NOTES:
 1. BOLLARD NOT REQUIRED IF ACCESSIBLE SIGNAGE IS LOCATED IN GRASS AND OVER THREE (3) FEET BEYOND THE BACK OF CURB.
 2. BOLLARD SHALL BE IDEAL SHIELD 1/8" STANDARD BOLLARD COVER, 1.90" OUTSIDE DIAMETER, 1/8" NOMINAL WALL THICKNESS, COLOR OSHA YELLOW WITH RED REFLECTIVE STRIPES, DOME TOP PLASTIC CAP.
 3. CONTRACTOR SHALL COORDINATE INSTALLATION OF BOLLARD COVER PRIOR TO SIGNAGE INSTALLATION.
 4. FOR NON-VAN ACCESSIBLE PARKING SIGNAGE, ALIGN TOP OF THE SIGN WITH VAN ACCESSIBLE PARKING.



NOTES:
 1. BOLLARD NOT REQUIRED IF ACCESSIBLE SIGNAGE IS LOCATED IN GRASS AND OVER THREE (3) FEET BEYOND THE BACK OF CURB.
 2. BOLLARD SHALL BE IDEAL SHIELD 1/8" STANDARD BOLLARD COVER, 1.90" OUTSIDE DIAMETER, 1/8" NOMINAL WALL THICKNESS, COLOR OSHA YELLOW WITH RED REFLECTIVE STRIPES, DOME TOP PLASTIC CAP.
 3. CONTRACTOR SHALL COORDINATE INSTALLATION OF BOLLARD COVER PRIOR TO SIGNAGE INSTALLATION.
 4. FOR NON-VAN ACCESSIBLE PARKING SIGNAGE, ALIGN TOP OF THE SIGN WITH VAN ACCESSIBLE PARKING.

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Layout Job Name: C-802 DETAILS
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WOOLPERT
 1203 Walnut Street, 2nd Floor
 Cincinnati, OH 45202
 513.272.8300

7 BREW

MOTLEY 7 BREW, LLC
 7 BREW
 ANDERSON TOWNSHIP, OH
 PRELIMINARY SITE DEVELOPMENT PLANS
 7763 BEECHMONT AVE
 CINCINNATI, OH 45225

PROJECT NO: 10020112.13
 DATE ISSUED: 11/15/2024
 DESIGNED BY: XXX
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 CHECKED BY: XXX

SHEET NAME: DETAILS

SHEET NO: C-802