



Anderson Township Planning and Zoning Department
7850 Five Mile Road
Anderson Township, Ohio 45230

Re: 8057 Beechmont Ave.-Parcel No. 500-0122-0257

To whom it may concern:

On behalf of Kenwood Lincoln Mercury, Inc, we are applying to rezone a piece of property in Anderson Township, Hamilton County, Ohio, specifically parcel 500-0122-0257. We request a zone change from Zone C to Zone "EE".

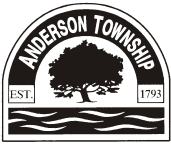
Currently the property is vacant land and the intended use is overflow parking. The proposed parking area will sit directly behind the commercial building at 8057 Beechmont Ave. an abuts property owned by the same entity and zoned "E-E." The property was recently split off from Saint Timothy's Episcopal Church property and sold to Kenwood Lincoln Mercury, Inc. The land was excess land that Saint Timothy's deemed excess property for their use.

Please call me if you have any questions or concerns at (513) 321-2168.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan R. Evans', with a stylized flourish at the end.

Jonathan R. Evans, P.E.
President, for and on behalf of Evans Engineering and Design, LLC



SUBMISSION REQUIREMENTS FOR AMENDMENT TO THE ANDERSON TOWNSHIP ZONING MAP OR SUBSTANTIAL MODIFICATION TO A FINAL DEVELOPMENT PLAN

CASE: **APPLICANT:**

An application for a zoning map amendment submitted to the office of the Township Zoning Inspector must comply with the requirements and procedures outlined herein.

This checklist (completed and signed) must be submitted with the Preliminary Development Plan.

PLEASE READ ALL INSTRUCTIONS

ALL MATERIALS SHOULD BE IN PACKET FORM READY FOR DISTRIBUTION

1. GENERAL REQUIREMENTS (See Attachments 1 & 4)

Pre-Application Meeting

The Anderson Township Pre-Application Meeting is a recommended preliminary review session offered to applicants seeking to discuss a proposed development or land use. The meeting is conducted by Anderson Township Planning and Zoning staff and consists of an informal discussion of the development process with reference to contact information and applicable codes, applications, and fees. The purpose of a pre-application meeting is to streamline the development review process by providing technical advice and recommendations to potential applicants. Since many individuals may be unfamiliar with the Township's regulations and long-range goals, a pre-application meeting will help make the development review process less time-consuming and costly.

Pre-Submittal Meeting (PSM)

If the applicant wishes to have additional feedback on the proposed application, he/she has the option to request a public meeting. A request shall be made no later than 10 days prior to the proposed meeting date. It is recommended that the applicant bring any preliminary drawings, studies, analysis and any other pertinent information to the meeting to provide as much information as possible on the proposed project. Property owners within 200' of the proposed development will be notified of this meeting via mail, and, if possible, a notice will be placed in the Community Press newspaper. This allows the public the opportunity to provide comments and feedback on the proposal at an open house style. Following the conclusion of the meeting, a memorandum will be sent to the applicant, as well as to the Anderson Township Zoning Commission (ATZC) outlining the issues made at the meeting.

Formal Submittal

If the applicant chooses to move forward with the proposal then more detailed plans will be prepared along with other materials that constitute a filing for a zoning map amendment. All property owners within 200' of the subject property are also sent notice of the meeting so that they may participate in the meeting and provide input on the proposal prior to any formal action.

The plans will be distributed to various governmental and quasi-governmental agencies for review and comment, and a recommendation will first be made by the Hamilton County Regional Planning Commission (within approximately 30 days of the application being filed). Following this recommendation, a public hearing will be held by the Anderson Township Zoning Commission. At least 10 days prior to this hearing all property owners within 200' will be sent a notice of this hearing, a zoning hearing sign will be placed on the property, and a legal notice published in the Cincinnati Enquirer.

The Zoning Commission will then make a recommendation to the Anderson Township Board of Trustees. A notification process identical to that outlined above for the ATZC hearing will be followed for the Board hearing, and after this hearing the Board will make a decision on the zone change request. TEN (10) additional copies of the written requirements listed will need to be provided for the Board of Trustees meeting.

Application Fee

An application for a zoning amendment shall be accompanied by a payment of \$750 plus \$150 per acre or \$750 plus \$150 per unit (Whichever is the lesser fee) or \$10,500 maximum fee, to cover the cost of processing the application. This fee is nonrefundable. In addition, the applicant also reimburses the Township for all costs of advertising, legal notice, and postage in connection with said amendment. Review fees for Hamilton County Public Works and other professional agencies (if required) are also the responsibility of the applicant. Make checks payable to Anderson Township. Visa or MasterCard is accepted with a 3% administrative fee.

Electronic Submission

The entire submittal below shall be provided in an Electronic Version.

2. WRITTEN REQUIREMENTS

X **Metes and Bounds Description**

Submit TEN (10) COPIES to scale containing the following information:

- X a. a metes and bounds description of the subject site
- X b. the amount of area contained within the site, and
- X c. a statement, signed and sealed by a registered surveyor, certifying that the description of the property proposed to be developed, is a complete, proper and legal description thereof.

X **Application Letter**

Submit TEN (10) COPIES of a letter to the Zoning Commission completely describing the proposed use of the premises. The following information shall be included:

- X a. size of the area involved
- X b. description of proposed use (for land and buildings)
- X c. character of development (architectural treatment, density, intensity)
- X d. the specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed use
- X e. the benefit that the neighborhood or the community as a whole would derive from such change, and

- ___ f. other information that the applicant feels is pertinent and would be helpful to the Regional Planning Commission and the Anderson Township Zoning Commission.

X **Application Form (See Attachment 2)**

Submit the completed application form signed by the applicant and the owner(s) of the property. Please use this checklist to ensure that all other submission requirements are being met.

3. GRAPHIC REQUIREMENTS

X **Zoning Plat**

Submit TEN (10) COPIES FOLDED to 11" x 14" size with title exposed of the zoning plat at a scale of one hundred (100) feet to the inch or larger containing the following information:

- X a. All existing property lines and parcel numbers for each parcel within subject site and within three hundred (300) feet of the exterior boundary of the subject tract, and the last name of the owners within two hundred (200) feet as per attached sample plat
- X b. metes and bounds and dimensions of subject property and area contained therein (in acres)
- X c. existing zone district boundaries (shown in dashed lines with heavier line weight than property lines) and zone designations
- X d. project name in lower right hand corner, scale and north point (north shall be to top of zoning plat)
- X e. area of proposed rezoning indicated by crosshatching or shading
- X f. street names and right-of-way lines with line weight heavier than property lines
- X g. distance from subject property to nearest street intersection and/or section corner, and
- X h. stamp or seal and signature of engineer or surveyor

X **Preliminary Development Plan** (Please refer to Zoning Resolution for specific requirements applicable to proposed zoning district)

Submit TEN (10) COPIES FOLDED to 11" x 14" size with title or project name exposed of the Preliminary Development Plan (a single drawing) at a scale of fifty (50) feet to the inch or larger (unless otherwise approved by the director) showing the items 1-3 listed below. (Items omitted may delay consideration by the Commission)

1. Existing Features:

Please delineate with lighter line weights, screening, or use of other techniques to differentiate existing from proposed features. On one sheet within the preliminary development plan, please include:

- a. X existing property lines, name of property owner, right-of-way, and public and private easements for the entire tract, each parcel involved, and 200 feet therefrom

- b. ☒ metes and bounds and dimensions of the zone change area
- c. ☒ existing contour lines (dashed) at five foot intervals or less on site and 200 feet therefrom and source and date of data (use of two foot intervals required where necessary to determine storm drainage)
- d. Steep slope area of the existing topography should be mapped as follows:
 - 1. All areas on site and 200 feet therefrom with slope of 20% or greater
 - 2. All areas on site and 200 feet therefrom with slope of 25% or greater
- e. ☐ location of landslide prone soils and bedrock (indicate source)
- f. ☒ location of existing tree mass. *(It may be requested by staff, ATZC or the Board of Trustees that the applicant provides information on individual existing trees.)*
- g. ☒ location of watercourses and areas subject to 50-year flood and 100 year flood (indicate source) in accordance with requirements of the Hamilton County Public Works
- h. ☒ the use and approximate location of existing structures, pavements, sanitary and storm sewers and other physical and natural features on site and 200 feet therefrom (indicate structures to be demolished in dashed lines).

2. Project Identification and Summary: (to appear on proposed features plan)

- a. ☒ name of project in lower right-hand corner, date, scale, "north" sign, map title (Preliminary Development Plan), total number of sheets and sheet number, with north to top of plan
- b. ☒ name and title of applicant, present owner and person preparing map
- c. ☒ vicinity map of the site with reference to surrounding areas and to existing street locations
- d. ☒ a summary table indicating existing and proposed uses, floor area (if nonresidential), seating capacity (where appropriate), proposed parking spaces, and parking spaces required by the zoning resolution, and
- e. ☒ area of entire site listed as gross and area of entire site excluding streets and right-of-way as net.

3. Proposed Features:

Please delineate with heavier line weights or use of other techniques to differentiate from existing features; a separate sheet may be submitted if adequately referenced:

- a. ☒ perimeter boundary of subject site (excluding proposed right-of-way)
- b. ☒ location of zone boundaries and lot lines proposed inside and existing outside the subject for 200'
- c. ☒ the general location and use of all proposed structures on the subject site and existing outside the subject site for 200' including buildings (indicate number of stories), recreation facilities, parking facilities, trash stations, dumpster location, sewage treatment plant, signs, fences, walls, sidewalks, curbs, heating, A/C, and exhaust equipment, etc.

- d. **X** the location and dimensions of future buildings, additions, and phases of implementation if contemplated. Failure to provide this information may require a resubmission for a major change in the zoning amendment
- e. **X** location and dimensions of proposed off-street parking area layout, commercial and residential including required handicap spaces (indicate spaces per bay) and off-street loading facilities showing individual parking spaces, loading areas, aisles, traffic patterns, driveways for ingress and egress, lighting and type of pavement
- f. **N/A** location and width of proposed streets (including type of pavement), the length of cul-de-sacs exceeding 800', and the location of all access points adequately described to enable field location (i.e. exact distance from centerline of nearest street intersection or other fixed feature in closer proximity)
- g. **N/A** location of proposed curbs and sidewalks;
- h. **N/A** location and details of proposed traffic improvements such as acceleration and deceleration lanes, channelization, widening of existing roadways*
- i. **N/A** location and dimensions of right-of-way, easements and all lands to be dedicated to the county or township or reserved for specific uses*
- j. **N/A** typical sections of right-of-ways* **Pavement section shown.**

**Note: contact the county engineer, permit section, for items h, i, and j.*

- k. **X** location and dimensions of lots, front yards, side yards, rear yards, and setbacks as proposed and required to comply with the zoning resolution (per proposed amendment)
- l. **X** location of proposed retention and detention basins and storm water management concept
Note: Contact the Public Works Department for Item l.

Provide all Engineering Plans, signed and sealed by a professional engineer, including data regarding existing watershed on the proposed site and within 200' in all directions of the subject site. Engineering data and the calculations (in GPM and Cubic Feet) of expected run-off from impervious surfaces, both existing and proposed, based on rainfall from 5, 10 and 50-year storms.

- m. **X** generalized location of anticipated earthwork distinguishing cut from fill (proposed contour lines will be required on the final development plan at a maximum 3:1 slope)
- n. location and dimensions of proposed landscape and perimeter buffer areas including construction limits (area to remain undisturbed), the location of existing trees or trees masses that will remain and their approximate trunk diameter (over 6") or form of canopies and other significant landscape details or concepts
- o. location and dimensions (including heights and square feet) of all signs and exterior lighting (include cut-off angle, footprint, and intensity in foot-candle value); a written evaluation of the extent of site lighting effects on all adjoining property
- p. cost estimates for both materials and installation of the proposed storm drainage facilities and landscaping including buffer material. Performance bond may be required at Final Development Plan Stage; and **WILL BE PROVIDED**

- q. any other pertinent information as may be required by the staff.

Hearing Materials

It is encouraged that the applicants bring additional presentation materials to the Anderson Township Zoning Commission meeting(s), as well as to the Board of Anderson Township Trustee's meeting(s). These can include mounted color representations of the proposed project, elevations, floor plans, digital imaging, etc.

Incomplete applications will not be accepted for processing officially received, nor placed, on the Agenda for review.

4. CONCEPT REVIEW (See Attachment 3)

Review of Preliminary Sewer Concept

NO SEWER NEEDED.

The Applicant shall apply to M.S.D. (Metropolitan Sewer District) and O.E.P.A. (Ohio Environmental Protection Agency), as applicable, for concept approval (request for sewer availability) and receive a positive response prior to the submission of the Final Development Plan.

X Review of Preliminary Surface Drainage Concept

The Planning & Zoning Staff will transmit drawings to the Hamilton County Planning & Development for review and recommendations. Applicant must fill out Storm Water Drainage Review & Inspection Application prior to submission, (See Attachment 5) or website: <http://www.hamiltoncountyohio.gov/pubworks/hcpw-pdfs/exhibits/exhibit02.pdf>

N/A Review of Preliminary Access/Circulation Concept

The Planning & Zoning Staff will transmit drawings to the county engineer for review and recommendations.

Review of Preliminary Fire Prevention Concept

The Township Fire Prevention officer will review drawings and make recommendations.

Review of Preliminary Development Plan; Landscape, Buffer and Conservation Concepts

The Planning & Zoning Staff will transmit drawings to the Hamilton County Soil Conservation Service and the Regional Planning Commission staff for review and recommendations.

Review of Conformance to Motorway Plan, Zoning Resolution and Land Use Plan and Policies.

The Planning & Zoning Staff will transmit drawings to the Regional Planning Commission for review and recommendations.

Note: Information submitted shall be assumed to be correct and applicant and/or agent shall assume responsibility for any errors and/or inaccuracies resulting in an improper application

ZONING AMENDMENT PROCESS

- A. The official filing date of the application shall be the date on which all the information of the application is examined by the Zoning Inspector and found to meet all the requirements as described above. Caseload and sequence or acceptance of the filing, however, shall likewise determine the actual scheduling of cases in order to meet the requirements of Section 519.12 of the Ohio Revised Code.
- B. The Hamilton County Regional Planning Commission considers the proposed amendment and submits its recommendation to the Anderson Township Zoning Commission.
- C. The Anderson Township Zoning Commission sets the time and place of the Township Public Hearing.
- D. The Anderson Township Zoning Commission considers the proposed amendment and submits its recommendations and the recommendations of all other reviewers to the Anderson Township Board of Township Trustees.
- E. The Anderson Township Board of Township Trustees sets the time and place for a Public Hearing and subsequently adopts, denies or modifies said amendment.

APPLICATION FOR ZONING AMENDMENT
Anderson Township Planning & Zoning Department
7850 Five Mile Road, Anderson Township, Ohio 45230
(513) 688-8400 press 3

Name of Applicant: Kenwood Lincoln Mercury, Inc.
Dan Mercurio

Address: 4780 Socialville Rd., Mason, Ohio 45040

Phone Number 513-388-4415 x 13701 Fax Number _____

Status: Owner ☒ Agent for Owner ☐ Potential Owner with Contingency Contract ☐

If agent, please explain relationship (Architect, Lawyer, etc.) General Manager


If agent, please attach letter from owner(s) acknowledging your representation. If potential owner(s), please attach copy of contingency contract, as well as letter from current property owner acknowledging their knowledge of this process.

Request zone change from C
To E-E Total Area 1.0 Acres

Address of property(s) (if assigned): No address assigned.

List current owner of record and Book, Page, Parcel number of each property to be rezoned.

1. Kenwood Lincoln Mercury, Inc. 500-0122-0257
2. _____
3. _____
4. _____
5. _____

Applicant  2-8-2022
(Signature)

Applicant _____
(Signature)

(Owners MUST Sign Application) **MAKE CHECK PAYABLE TO: ANDERSON TOWNSHIP**
THERE SHALL BE NO REFUND OR PART THEREOF ONCE THE APPLICATION HAS BEEN
SUBMITTED TO THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION

ADDRESSES OF COUNTY DEPARTMENTS AND AGENCIES/ORGANIZATIONS	
AGENCY	CONTACT PERSON
Hillside Trust 710 Tusculum Avenue Alms Park Cincinnati, Ohio 45226 (513) 321-3886	Mr. Eric Russo
Hamilton County Engineer's 223 W. Galbraith Road Cincinnati, Ohio 45215 (513) 946-8430	Mr. Eric Beck
Hamilton County Planning, Zoning & Development Room 800 County Administration Building 138 East Court Street Cincinnati, Ohio 45202 (513) 946-4500	Mr. Bryan Snyder
Hamilton County Planning & Development Room 801 County Administration Building 138 East Court Street Cincinnati, Ohio 45202 (513) 946-4500	Mr. Mohammad Islam
Metropolitan Sewer District 1600 Gest Street Cincinnati, Ohio 45204 (513) 352 4850	Ms. Penny Schmidt
Hamilton County Soil and Water Conservation District 22 Triangle Park Drive Cincinnati, Ohio 45246 (513) 772-7645	Mr. Chey Alberto
Ohio Environmental Protection Agency 401 E. Fifth Street Dayton, Ohio 45402 (937) 285-6101	Mr. Ron Ware
Ohio Department of Transportation District 8 P.O. Box 272 Lebanon, Ohio 45036-0272 (513) 932-3030 or 1-800-831-2142	Mr. Tom Makris
Anderson Township Fire & Rescue Department Anderson Center, 7850 Five Mile Road Anderson Township, Ohio 45230 (513) 688-8400	Mr. Rick Martin

SCHEDULE OF MEETING DATES

A rezoning request takes about five (5) months to complete. The deadline for handing in applications is determined by the Hamilton County Regional Planning Commission, which must review all zoning requests by state law. The basic steps, following pre-application meeting(s) (which are recommended to be completed at least one month prior to submittal), are as follows:

MINIMUM TIME LINE	REVIEW POINT	NORMAL MEETING DATE (See Note)
0	Hand in completed Application.	
+ 4 Weeks	Hamilton County Regional Planning Commission	1 st Thursday (1:00 p.m.)
+ 2-3 Weeks	Anderson Township Zoning Commission – Public Hearing (Potential Decision)	4 th Monday (5:30 p.m.)
+ 3 Weeks	Anderson Township Board of Trustees - Public Hearing (Potential Decision)	3 rd Thursday (6:00 p.m.)

Notes:

- Meeting dates & times are subject to change
- Hearings may be continued or decisions postponed at any point in the process
- All planned districts require a final development plan approval, which takes a minimum of 1-2 months after approval of zoning.



Storm Water Drainage System Application

Hamilton county Planning & Development
138 East Court Street RM 801 - Cincinnati, Ohio 45202
Phone 513-946-4550
Fax 513-946-4744

1. Applicant to complete all applicable spaces on this form.

Date: _____

Identification	Name	Street Address	City	State	Zip	Phone	Email Address
Owner or Developer:	Kenwood Lincoln Mercury, Inc.						
Contractor:	Zillig Paving						
Engineer	Evans Engineering	4240 Airport Rd. #211	Cincinnati, Ohio	45226	513-321-2168	jevens@evans-eng.net	

2. Project Information:

Project Title: _____ Township: Anderson Township
A unique name to identify your project
Project Address: _____
behind 8057 Beechmont

3. Check Applicable Box:

Type of Project	Concept Review	Improvement Plan* Review
Subdivision:		
Frontage Subdivision:		
Commercial/Industrial:		
Building Permit:		
Other:		
*Improvement plans are detailed construction drawings.		

4. The owner of the development and undersigned do hereby covenant and agree to comply with all the laws of the State of Ohio and the regulations of the County of Hamilton pertaining to storm water management, and that said construction will be in accordance with plans and specifications submitted herewith and certify that the information and statement given on this application are true.

Print Your Name & Company name Signature Date

3

14508 02330

Convey. number:	280067
Deed number:	21-663239
Instr. number:	21-556092
Transfer date:	09/21/2021
Sec. 319.02 R.C.	
Sec. 322.02 R.C.	
Dusty Rhodes	
Hamilton County Auditor	
Sales amount:	130000.00
003 - Transfer Fee	0.50
050 - Permissive Fee	260.00
202 - Conveyance Fee	130.00
Fee total:	390.50

Scott Crowley
Hamilton County Recorder's Office
Doc # 2021-0115284 Type: DE
Filed: 09/23/21 10:58:44 AM \$42.00
Off.Rec.: 14508 02330 F 3 408



GENERAL WARRANTY DEED

ST. TIMOTHY'S EPISCOPAL CHURCH, an Ohio not-for-profit corporation ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to KENWOOD LINCOLN-MERCURY, INC., a Delaware corporation, whose tax mailing address is 4780 Socialville Foster Road, Mason, Ohio 45040, the real property described in Exhibit A attached hereto and made a part hereof (the "Property").

Prior Instrument Reference: Official Record 7824, Page 2615, of the Hamilton County, Ohio records.

The Property is conveyed subject to and there are excepted from the general warranty covenants, the following:

- 1) Easements, covenants and restrictions of record;
- 2) Taxes and assessments not yet due and payable;
- 3) Zoning and building laws and regulations; and
- 4) Legal highways and rights of way.

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001, Subsection (B)(1) of the Ohio Revised Code, and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the grantee's adjoining parcel nor any structure erected thereon without the prior approval of the authority having approving jurisdiction of plats.

[SIGNATURE PAGE FOLLOWS]

Grantor has caused this deed to be executed as of September 20, 2021.

ST. TIMOTHY'S EPISCOPAL CHURCH,
an Ohio not-for-profit corporation

By: Roger S. Greene
Print Name: ROGER S. GREENE
Its: RECTOR

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on the 20th day of September, 2021 by ROGER S. GREENE, the RECTOR of St. Timothy's Episcopal Church, an Ohio not-for-profit corporation, on behalf of the not-for-profit corporation.

Mary Kathryn Mank
Notary Public



MARY KATHRYN MANK
Notary Public, State of Ohio
My Commission Expires
August 24, 2022
Recorded in Warren County

This instrument was prepared
without the benefit of title examination by:
Brian W. Wais, Esq.
Griffin Fletcher & Herndon LLP
3500 Red Bank Road
Cincinnati, Ohio 45227
(513) 421-1313

EXHIBIT A

LEGAL DESCRIPTION
1 ACRE CUT UP

Situated in Anderson Township, Hamilton County, Ohio, being located within Military Survey Number 608, and being a part of a parcel conveyed to St. Timothy's Episcopal Church by deed recorded in Official Record 7824, Page 2613 and being more particularly described as follows:

Beginning in a 5/8" Iron Pin Found in the southeasterly corner of said St. Timothy's Episcopal Church and in the northeast corner common to Wittshire Glen Condominium as recorded in Plat Book 278, Page 30, said Iron Pin also being in the westerly right of way line of New England Club Drive; thence

Leaving said westerly right of way line of New England Club Drive and in the line common to Wittshire Glen Condominium, South 75° 53' 00" West, 470.00 feet to a 5/8" Iron Pin Found with Cap inscribed "MSP", said Iron Pin being in a corner common to Wittshire Glen Condominium Amendment #4 as recorded in Plat Book 285, Page 66; thence

In the line common to said Wittshire Glen Condominium Amendment #4, South 50° 43' 07" West, 330.92 feet to a 3/4" Iron Pipe Found in the line common to Wittshire Glen Condominium Amendment #35 as recorded in Plat Book 337, Page 23; thence

In the line common to Wittshire Glen Condominium Amendment #35 and then in the line common to a parcel conveyed to Kenwood Lincoln Mercury Inc. by deed recorded in Official Record 9500, Page 6140 (Parcel II), North 03° 21' 24" East, 215.90 feet to a 5/8" Iron Pin Set being the **TRUE PLACE OF BEGINNING** of the parcel herein described; thence the following 4 courses:

1. Continuing in said line common to Kenwood Lincoln Mercury Inc., North 03° 21' 24" East, 370.01 feet to a 5/8" Iron Pin Set in the line common to a parcel conveyed to Kenwood Lincoln Mercury Inc. by deed recorded in Official Record 9603, Page 4715; thence
2. In said line common to Kenwood Lincoln Mercury Inc., North 88° 56' 57" East, 118.07 feet to a 5/8" Iron Pin Set; thence
3. In a new division line, South 03° 21' 24" West, 370.01 feet to a 5/8" Iron Pin Set; thence
4. Continuing in said new division line, South 88° 56' 57" West, 118.07 feet to the **TRUE PLACE OF BEGINNING** of the parcel herein described.

Containing 1.0000 acres.

Iron Pins Set are 5/8" Iron Pins capped "Finn 7181".

Bearings are based on Ohio State Plane Coordinate System, South Zone, North American datum of 1983. Positions derived by GPS Observations of Hamilton County Monuments 8122 and 4222.



By Patrick S. Finn 8-28-21
Patrick S. Finn No. 7181 Date

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

CAGIS -

9/21/21 JV

9/21/21 RT

Void 63
Bal Par 258

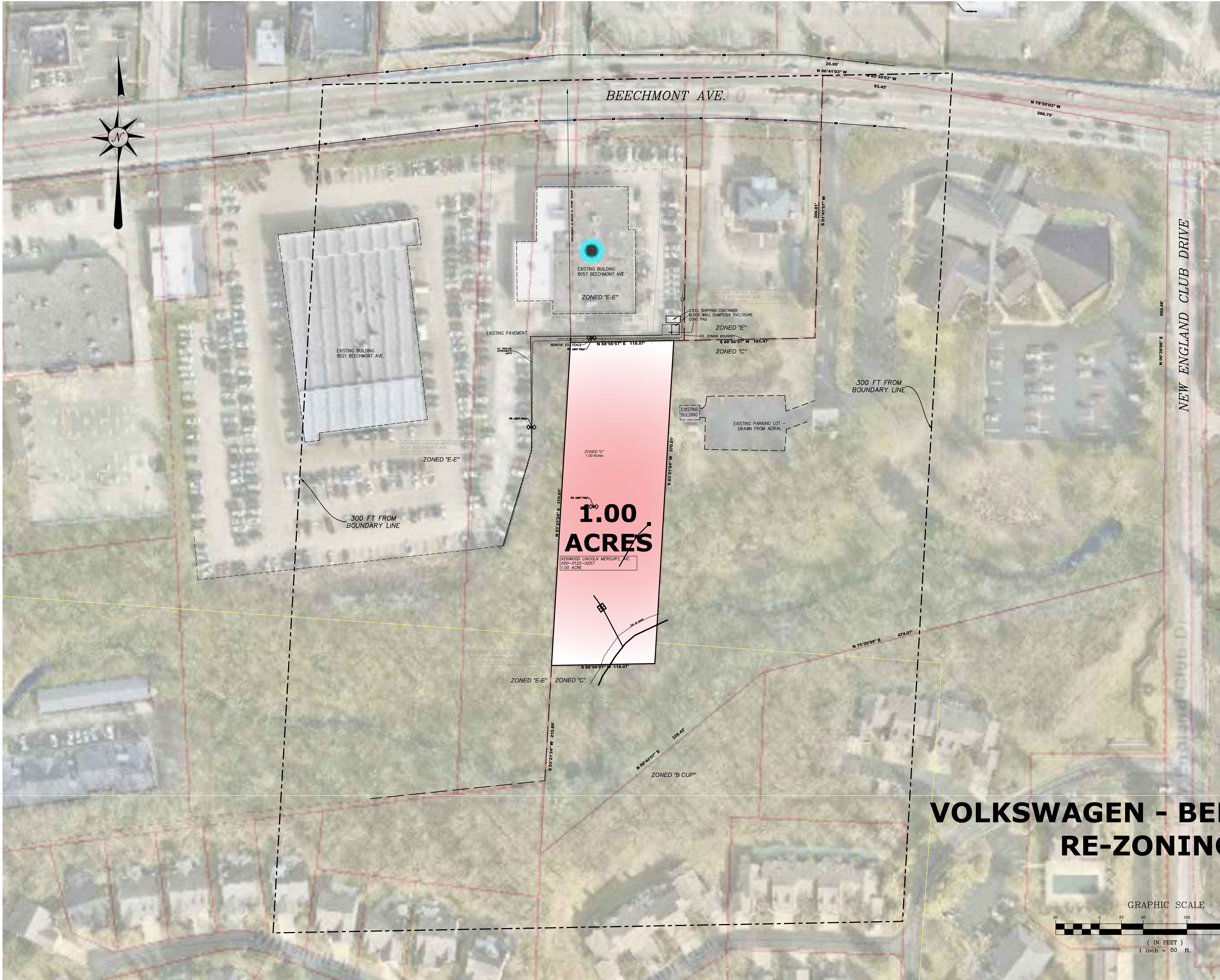
St East 64
X

Note: Easement Parcel 64 Voided. Never should have been created.

500-122-(63, 64)
C.U.

500-122-(63, east 64) = 1.00 Ac. SS Beechmont Ave. (rev)
257

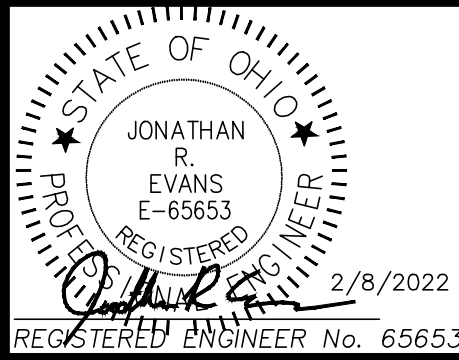
C.U.



OWNER:
KENWOOD LINCOLN-MERCURY INC
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

CIVIL ENGINEERING:
EVANS ENGINEERING
4240 AIRPORT RD., SUITE 211
CINCINNATI, OH 45226
(513)-321-2168
JONATHAN R. EVANS, P.E.

SURVEYING:
KEVIN EASLEY
5594 DAY DRIVE
MILFORD OHIO 45150
(513)-722-6828
EASLEYSURVEYING@GMAIL.COM



REVISIONS	
NO.	DESCRIPTION

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



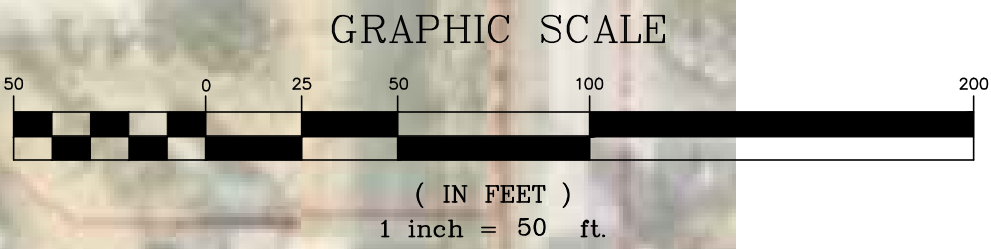
VOLKSWAGEN - BEECHMONT
ZONE CHANGE PLAT
500-0122-0257

SCALE:	HORIZ.	VERT.
	1"=50'	N/A
JOB NO.	22-105	
DATE	Feb. 8, 2022	

SHEET NO.

ZONE PLAT

VOLKSWAGEN - BEECHMONT RE-ZONING



KENWOOD LINCOLN MERCURY, INC.
8021 BEECHMONT AVE.
500-0122-0050

ZONED "E-E"

KENWOOD LINCOLN MERCURY, INC.
8057 BEECHMONT AVE.
500-0122-0053

EXISTING PAVEMENT

ZONED "E-E"

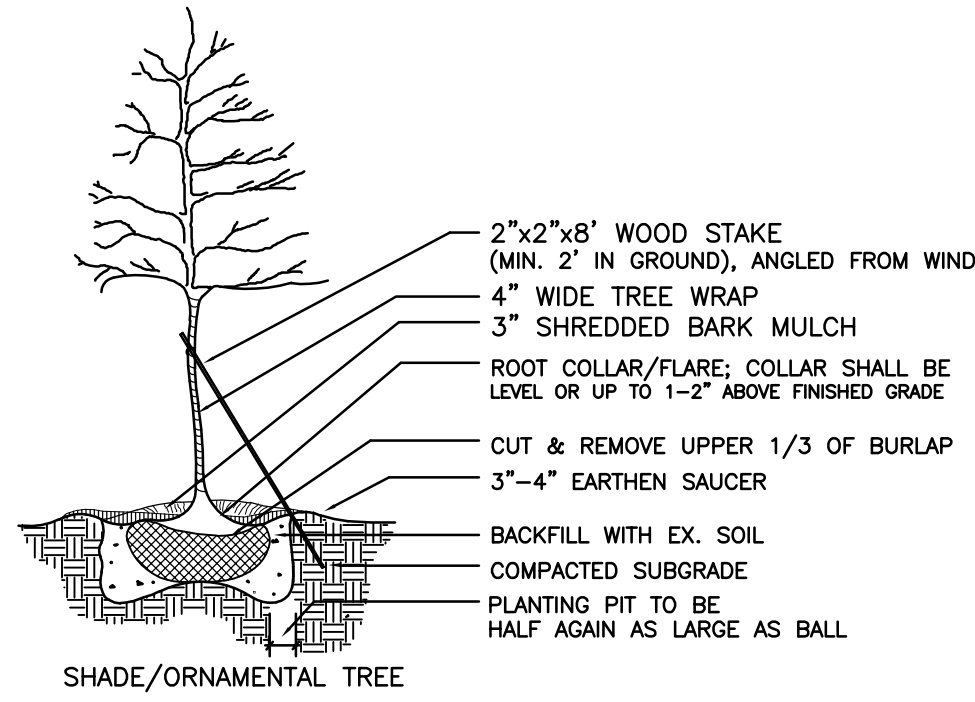
ZONED "E"

ZONED "C"

ST TIMOTHYS EPISCOPAL CHURCH
8101 BEECHMONT AVE.
500-0122-0258

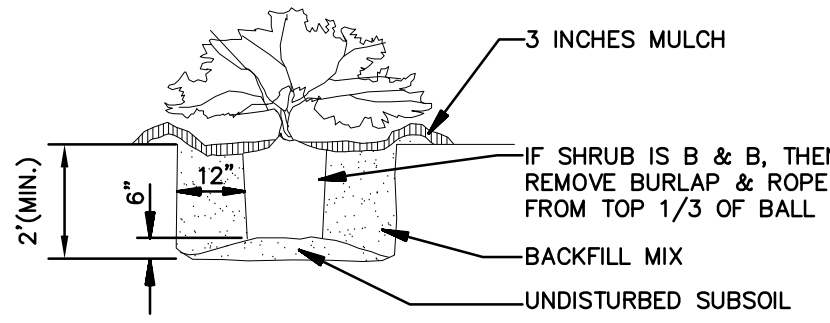
ZONED "C"
1.00 Acres

MULCH



TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

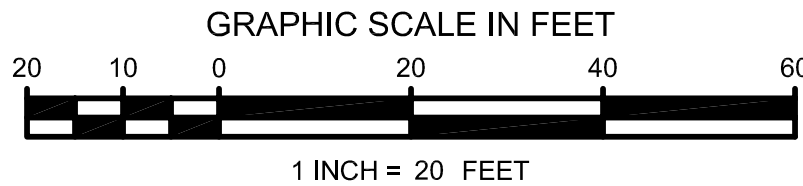
LANDSCAPE NOTES:

- ALL PLANTING BEDS TO BE TILLED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PLANTING BEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL AND TILL WITH LOOSSED SUBGRADE. GRADE PLANTING BEDS TO A SMOOTH, UNIFORM GRADE.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF SPECIFIED.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE INCHES. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING.

PERMANENT SEEDING

- ALL DISTURBED AREAS SHOULD BE FINE GRADED AND SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURE'S WRITTEN RECOMMENDED RATE.
- TILL AREAS TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREAS TO REMOVE DEBRIS 1" OR LARGER. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION CONTROL FIBER MESH.
- PROTECT SEEDED AREAS WITH STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO A DEPTH OF 1" OVER SEEDED AREAS.

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS
CANOPY/ORNAMENTAL TREES						
AG	1	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht.	B&B	Clump
BN	3	Betula Nigra 'Dura Heat'	River Birch	8' ht.	B&B	Clump
PA	5	Picea abies	Norway Spruce	6' ht.	B&B	Straight Central Leader
PS	5	Pinus strobus	Eastern White Pine	6' ht.	B&B	Straight Central Leader
TP	5	Thuja plicata 'Spring Grove'	Spring Grove Arborvitae	6' ht.	B&B	
SHRUBS						
JV	9	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" ht.	B&B	
RA	5	Rhus aromatica 'Gro Low'	Gro Low Sumac		#3 cont.	



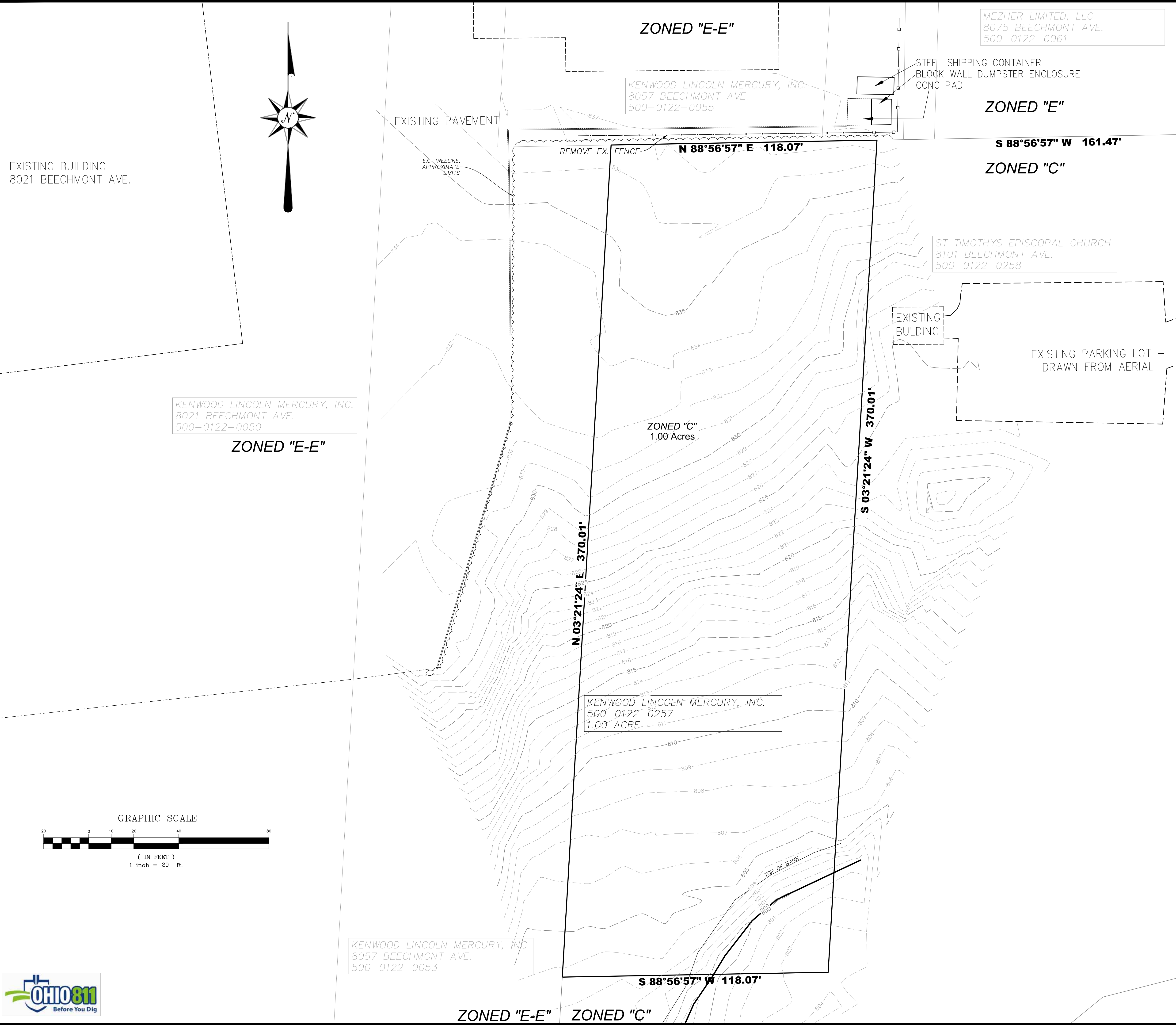
LANDSCAPE PLAN
VOLKSWAGON-BEECHMONT

8057 BEECHMONT AVE.,
ANDERSON TWP., HAMILTON COUNTY, OHIO

DATE: FEBRUARY 8, 2022
DRAWN BY: KTC
CHECKED BY: KTC
SCALE: 1" = 20'

SHEET:

L-1



EXISTING CONDITION NOTES:

1. CURRENT ZONING FOR THE PROPERTY IS "C". ANY SPECIFIC QUESTIONS REGARDING ZONING SHALL BE DIRECTED TO THE ANDERSON TWP. ZONING DEPARTMENT.
2. USE WILL BE COMMERCIAL AND IS UNDERSTOOD TO BE COMPATIBLE WITH CURRENT ZONING.
3. PER FLOOD INSURANCE RATE MAP NUMBER 39061C0379E EFFECTIVE 02/17/2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS AN AREA OF MINIMAL FLOOD HAZARD.
4. ALL DEMOLITION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND BE PERFORMED PER LOCAL REQUIREMENTS. ALL REMEDIATION WORK SHALL BE PROVIDED BY A PROPERLY LICENSED ABATEMENT CONTRACTOR. ALL DEBRIS TO BE DISPOSED OF IN A LAWFUL MANNER AND APPROVED BY OWNER.
5. CONTRACTOR SHALL FIELD VERIFY AND MARK LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERING FIRM IF ANY UTILITIES OR UNDERGROUND FEATURES ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS OR DIFFER IN LOCATION, HORIZONTAL OR VERTICAL.
6. ANY PORTIONS OF WALK, CURB, OR PAVEMENT (OUTSIDE OF SITE CONSTRUCTION LIMITS) DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED IN-KIND.
7. CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER FENCE DURING AND AFTER DEMOLITION. ANY OPEN EXCAVATION SHALL BE PROPERLY BARRICADED AS REQUIRED BY LOCAL, STATE OR FEDERAL REGULATIONS.
8. CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRUCTION.
9. EXCAVATION AND DEMOLITION CONTRACTOR SHALL TAKE EXTREME CARE TO PREVENT MUD AND DEBRIS FROM ENTERING EXISTING STORM SEWERS AND WATER COURSES.
10. THE CONTRACTOR SHALL KEEP EXISTING PAVEMENT SURROUNDING THE SITE "BROOM CLEAN" AND FREE OF SOIL OR AGGREGATE THAT MIGHT BE BROUGHT OFF-SITE FROM THE PROPERTY.
11. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET/PARKING LOT CLEAN BY PREVENTING DEBRIS, MUD, DIRT, ETC. FROM BEING TRACKED ONTO THE STREET/PARKING LOT. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DEBRIS, MUD, ETC. FROM THE STREET IMMEDIATELY WHEN IT OCCURS AND SHALL INSPECT THE STREET AT THE END OF EACH WORKING DAY.

LEGEND-PROP. FEATURES



SURVEY LEGEND

- 5/8 Inch Capped Iron Pin Set with Yellow Cap #8529
- 5/8 Inch Iron Pin Found
- Mag Nail Set
- Mag Nail Found
- Wood Loth Set
- 1/2 Inch Iron Pin Found
- 3/4 Inch Iron Pin Found
- 1 Inch Iron Pipe Found
- 1 1/2 Inch Iron Pipe Found
- 2 Inch Iron Pipe Found
- Benchmark
- Fence
- Stone (or Concrete Post) Found
- Cross Notch Set
- Gas Valve
- Water Valve
- Fire Hydrant
- Power Pole
- Light Pole
- Railroad Crossing Sign
- 6" x 6" Cable Riser
- 6" CleanOut
- 4" CleanOut
- Electric Meter
- Electric Box
- Metal Detected, Unexcavated
- Tree
- Storm Inlet Catch Basin
- Manhole
- Round Storm Inlet
- Bush/Shrub
- Water Structure

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
NO. & DESCRIPTION		
BY		
DATE		

EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



VOLKSWAGON - BEECHMONT
EXISTING CONDITIONS &
DEMO PLAN
8057 BEECHMONT AVE.,
ANDERSON TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=20'	N/A
JOB. NO.	22-105	
DATE	Feb. 8, 2022	

SHEET NO.

C-2



STEEL SHIPPING CONTAINER
BLOCK WALL DUMPSTER ENCLOSURE
CONC PAD

EXISTING PARKING LOT -
DRAWN FROM AERIAL

S 03°21'24" W 370.01'

S 88°56'57" W 118.07'

LEGEND-PROP. FEATURES



SEE LANDSCAPE PLAN, BY OTHERS. ALL AREAS NOT PAVING, OR BUILDING ARE TO BE COVERED WITH GRASS/TURF UNLESS OTHERWISE NOTED.

PARKING TABLE:

ALL VEHICLE INVENTORY SPACES	
PROPOSED PARKING=	133
ADA ACCESSIBLE =	0
TOTAL PARKING	133 SPACES (MIN. 9' X 19')

IMPERVIOUS SURFACE RATIO:

LOT SIZE =	43,558 SF (1.00 ACRE)
IMPERVIOUS AREA =	24,056 SF
PERVIOUS AREA=	19,502 SF
ISR=	0.55

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, CENTERLINE OF STRIPE, PROPERTY LINE OR R/W UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION STAGING ACTIVITIES MUST BE SELF-CONTAINED WITHIN THE LOT.
4. ALL STORAGE OF CONSTRUCTION MATERIALS, CONSTRUCTION STAGING AREAS AND THE PARKING OF CONSTRUCTION VEHICLES, INCLUDING TRAILERS OF WORKERS, SHALL OCCUR ONLY ON THE SUBJECT PROPERTY.
5. ONLY THE ACCESS POINTS LOCATED UPON THE PROPERTY SHALL BE USED BY ALL LABORERS, SUPPLIERS, CONTRACTORS AND OTHERS CONNECTED WITH SUCH CONSTRUCTION ACTIVITIES.
6. ALL CONCRETE FOR SITE WORK SHALL BE PER ODOT 452, CLASS "C", 4,000 PSI, 5-7% AIR ENTRAINED.

GRADING LEGEND

TC=TOP OF CURB ELEVATION
P=FINISHED GRADE (PAVEMENT)
F =FINISHED GRADE
TW=TOP OF WALL
BW=BOTTOM OF WALL

B/C=EXISTING BACK OF CURB GRADE
B/W=EXISTING BACK OF WALL GRADE
EX.=EXISTING GRADE

GRADING NOTES:

CONTRACTOR SHALL CONSULT WITH
GEOTECHNICAL ENGINEER BEFORE
COMMENCING EARTHMOVING ACTIVITIES.

TOPSOIL ~6" SHOULD BE DISTRIBUTED BACK
ACROSS LANDSCAPE AREAS PRIOR TO
SEEDING

CONTRACTOR SHALL DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. EXPORTED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED FILL AREA.

CONTOUR LEGEND:

— — — — — EX. CONTOUR
 _____ PR. CONTOUR (MAJOR)
 _____ PR. CONTOUR (MINOR)

PRELIMINARY
NOT FOR CONSTRUCTION

REVIEWS	NO. & DESCRIPTION
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DATE	BY
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EVANS ENGINEERING
4240 AIRPORT ROAD, SUITE 211
CINCINNATI, OHIO 45226
(513) 321-2168



VOLKSWAGON - BEECHMONT
SITE DIMENSION, UTILITY
SERVICE, & GRADING PLAN

8057 BEECHMONT AVE.,
ANDERSON TWP., HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT
	1"=20'	N/A

JOB. NO.	22-105	
DATE	Feb. 8, 2022	

SHEET NO.

C-3

