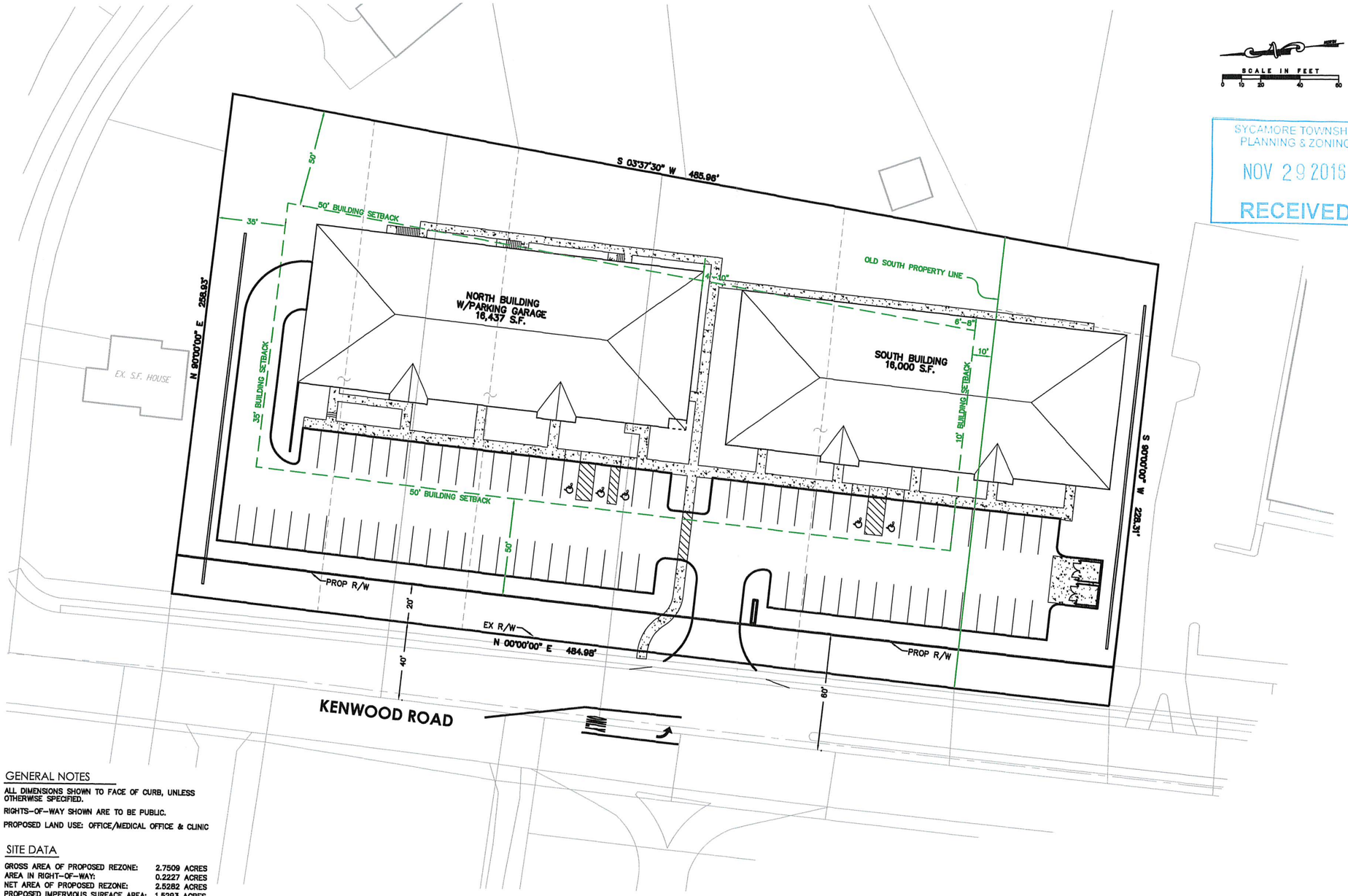

SCALE IN FEET
0 10 20 40 80

SYCAMORE TOWNSHIP
PLANNING & ZONING
NOV 29 2016
RECEIVED

GENERAL NOTES

ALL DIMENSIONS SHOWN TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

RIGHTS-OF-WAY SHOWN ARE TO BE PUBLIC.

PROPOSED LAND USE: OFFICE/MEDICAL OFFICE & CLINIC

SITE DATA

GROSS AREA OF PROPOSED REZONE:	2.7509 ACRES
AREA IN RIGHT-OF-WAY:	0.2227 ACRES
NET AREA OF PROPOSED REZONE:	2.5282 ACRES
PROPOSED IMPERVIOUS SURFACE AREA:	1.5293 ACRES
IMPERVIOUS SURFACE RATIO:	60.5%

PARKING DATA

	BUILDING 1	BUILDING 2
GROSS FLOOR AREA:	16,437 S.F.	16,000 S.F.
NET FLOOR AREA:	13,150 S.F.	12,800 S.F.
PARKING SPACES REQUIRED: (6 PER FIRST 1,000 S.F. THEN 1 / 200 S.F.)	67	65

TOTAL PARKING SPACES REQUIRED:	132
ON GRADE PARKING PROVIDED:	80
HANDICAP PARKING (ON GRADE)	5 (4 VAN ACCESSIBLE)
GARAGE PARKING PROVIDED:	59
HANDICAP PARKING (GARAGE)	3 (3 VAN ACCESSIBLE)
TOTAL PARKING SPACES PROVIDED:	139
TYPICAL PARKING:	9'W x 19'L

Consent Decree Setback Overlay

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Engineers • Architects • Surveyors
Landscape Architects • Planners

Drawn By AJD	Project Mgr. DAS
Drawing File	05457024-ZCH-00
X-Reference Files	05457004-BAS-00
Date	11/29/16

No.	Revision/Issue	By	Date

PROPOSED ZONE CHANGE
8300 KENWOOD
SECTION 8, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title: SETBACK EXHIBIT DRAWING

Project No.	05457.02
Scale	1"=20'
Sheet No.	1/1
File No.	05-457