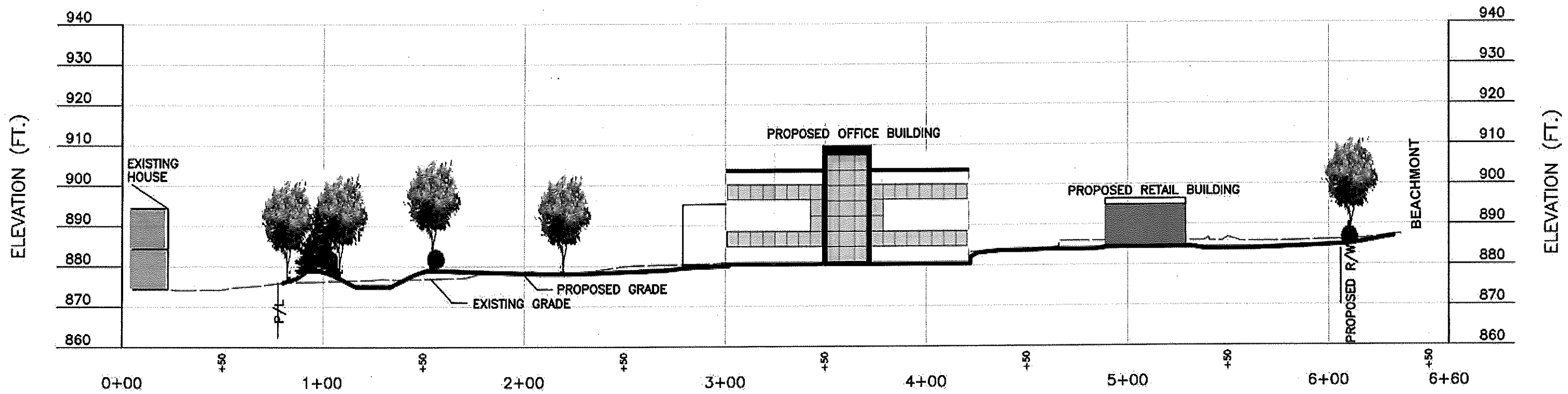





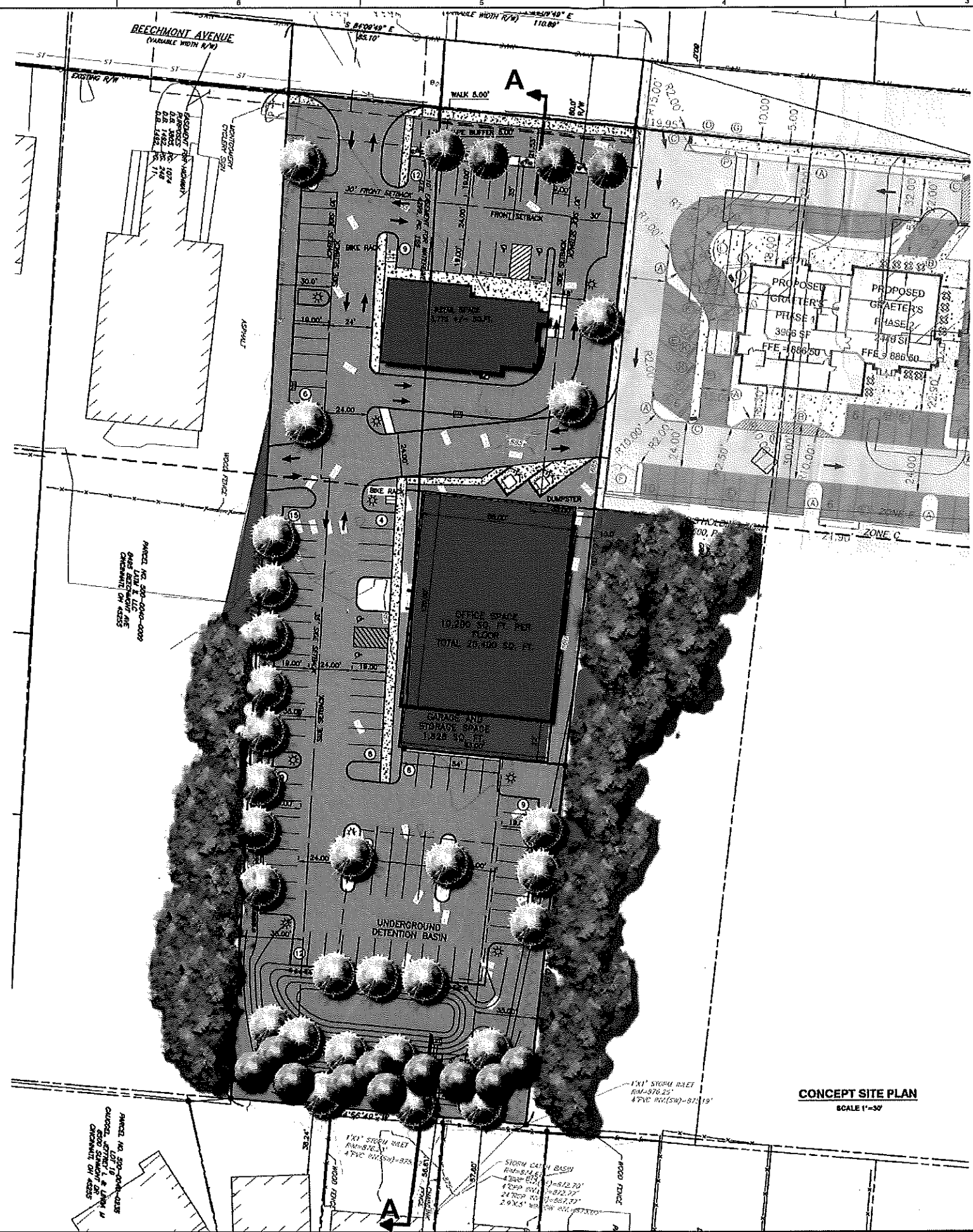
P:\2019\190-146\CADD\Draw\CP01 Concept Planning\190146-CP01-C202 with Section.dwg\SECTION A-A3 LS(4/18/2019 - mburgess) - LP: 4/18/2019 4:42 PM



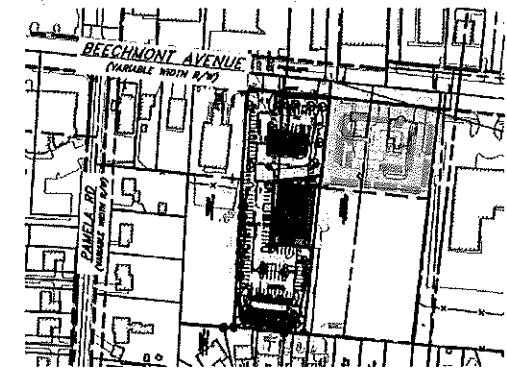
**SIGHT VIEW CROSS-SECTION PROFILE**  
 SCALE H:1"=50'; V:1"=25'



 <b>Civil &amp; Environmental Consultants, Inc.</b> 5899 Montclair Blvd. - Cincinnati, OH 45150 513-985-0226 · 800-759-5614 www.cecinc.com		BUFFALO WINGS & RINGS OFFICE 8501 BEECHMONT AVENUE CINCINNATI, OHIO 45255	
		SIGHT VIEW CROSS-SECTION	
DRAWN BY: PES DATE: APRIL 2019	CHECKED BY: MAB DWG SCALE: 1"=50'	APPROVED BY: DRAFT PROJECT NO: 190-146	FIGURE NO.: <b>CP01</b>



**CONCEPT SITE PLAN**  
SCALE 1"=30'



**VICINITY MAP**

**SITE DEVELOPMENT ZONING DATA**

TOTAL AREA OF LEASE TRACT:	2.45 ACRES
R/W AREA:	1.16 AC
NET AREA:	2.28 AC
ZONING DISTRICT:	EE, EE-PUD, C, C
ADJACENT ZONING:	EE, C
EXISTING USE - A NON USED BUILDING	
PROPOSED USE:	EE
FRONT BUILDING SETBACK (OH-125) BEECHMONT:	MEI
SIDE BUILDING SETBACK:	E-30'
REAR BUILDING SETBACK:	C-35'
BUILDING FOOTPRINT:	
RETAIL:	3,775 SF
OFFICE:	20,400 SF
OFFICE SPACE:	
PARKING STALLS REQUIRED: 20,400 / 1000 * 3 =	81.2 STALLS
PARKING STALLS PROVIDED:	73 STALLS
ADA STALLS PROVIDED:	2 STALLS
RETAIL SPACE:	
PARKING REQUIRED: 3,775 / 1000 * 4 =	15.1 STALLS
PARKING PROVIDED:	33 STALLS
ADA STALLS PROVIDED:	2 STALLS

**LANDSCAPE BUFFER**

REAR BUFFER	REQUIRED	PROVIDED
164.30/30 = 5.47 TREES	5	12
PARKING BUFFER		
90/30 = 3 TREES	3	3
90/5 = 18 SHRUBS	18	25
FRONT YARD BUFFER		
118.58 / 30 = 3.95 TREES	4	4
118.58 / 10 = 11.85 SHRUBS	12	12
SIDE YARD BUFFER		
WEST		
225 / 30 = 7.5 TREES	8	8
225 / 5 = 45 SHRUBS	45	52
EAST		
72 / 30 = 2.4 TREES	3	3
72 / 5 = 14.4 SHRUBS	15	19

- SHADE TREE - RED MAPLE, CRABAPPLE, HAWTHORN
- SHRUB - JUNIPERS, BOXWOODS
- EVERGREEN TREE - NORWAY SPRUCE
- LIGHT POLE

**PROJECT IDENTIFICATION**

BUFFALO WINGS & RINGS LLC  
TOM DAVIS DIRECTOR OF CONSTRUCTION  
308 WARD'S CORNER ROAD  
CINCINNATI, OH 45150

PRESENT OWNER  
FELDY BOYS, LLC .804 AC  
WHITE TP & SONS, CO. 1.55 AC

MAP PREPARED BY  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
5899 MONTICLARI BOULEVARD  
CINCINNATI, OH 45150



Ohio Utilities Protection Services  
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NO.	DATE	DESCRIPTION

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513-965-0226 - 800-759-5614  
www.cecinc.com

**BUFFALO WINGS & RINGS OFFICE**  
8501 BEECHMONT AVENUE  
CINCINNATI, OHIO 45255

DATE:	APRIL 2019	DRAWN BY:	MAB
SCALE:	1"=30'	CHECKED BY:	18B-145
PROJECT NO.:			

DRAWING NO.: **SR**

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