

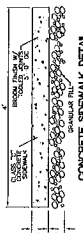
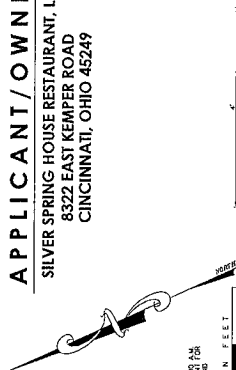
SHEET INDEX

SPRING HOUSE RESTAURANT, LLC.
8322 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

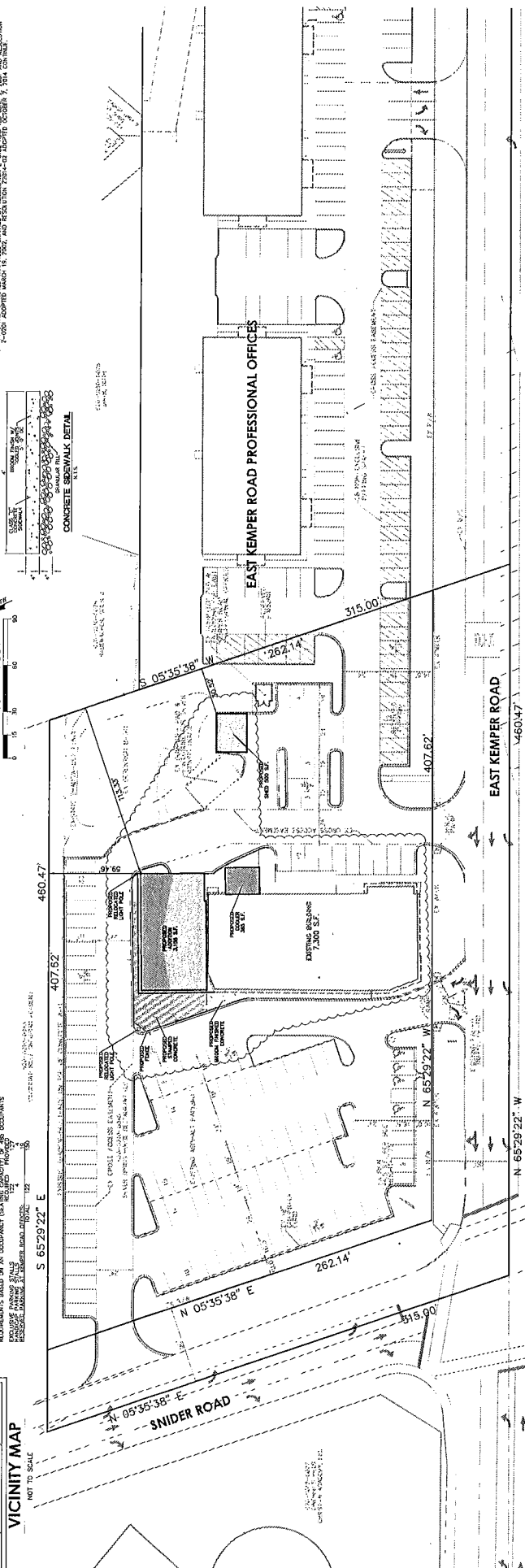
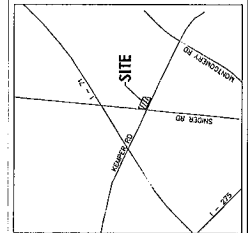
SHEET #	DESCRIPTION
1	SITE LAYOUT PLAN
2	SITE UTILITY & GRADING PLAN
3	SITE DEMOLITION PLAN
4	SITE LIGHTING PLAN
5	LANDSCAPE PLAN
6	FLOOR PLAN (BY OTHERS)
7	BUILDING ELEVATION (BY OTHERS)

EXISTING VARIANCES

THAT, THE APPROVED VARIANCES GRANTED BY RESOLUTION 2-0102 ADOPTED JUNE 2, 2001 AND RESOLUTION 2-0201 ADOPTED MARCH 19, 2002 AND RESOLUTION 2-0301 ADOPTED OCTOBER 7, 2014 FOR THE SE

[illegible]

SUMMARY TABLE	
1. SITE INFORMATION:	7.3706 ACRES
2. ZONING: PLANNED RESIDENCE DISTRICT	
3. EXISTING USE: RESTAURANT	
BUILDING INFORMATION	
EXISTING BUILDING	7,200 S.F.
PROPOSED BUILDING	7,200 S.F.
TOTAL BUILDING AREA	14,400 S.F.
FAR: 10.81 S.F. = .107	
	10,810 S.F.
MAXIMUM BUILDING HEIGHT ALLOWED:	30'
EXISTING MAXIMUM BUILDING HEIGHT:	19'
PROPOSED BUILDING HEIGHT:	18'

[illegible]

SIGNATURE

[illegible]

**FINAL DEVELOPMENT PLAN
FOR
THE SILVER SPRING HOUSE
SECTION 36, TOWN 5, ENTIRE RANGE 1
STYMMES TOWNSHIP
HAMILTON COUNTY, OHIO
SITE LAYOUT PLAN**



OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764



Date	Time	User	Project	Database	Table	Scale
08/10/2020			DCA	SURVEYDATABASE		
			Proj. Mgr.	DAS		
			Survey Database			
			WGS170564-FDP-00 SILVER SPRING HOUSE			
			Ref(%)	SURET1		
				XREF2		
			Object Number			
						05517.05

Revision	By	Date

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764

_____ WORKED IN THE PREMISES
NAME IS THEIR VOLUNTARY
HOURS _____ DAY

ALL APPEARED _____
 THAT THEY ARE DULY AUTHORIZED TO SIGN THIS INSTRUMENT AND THAT THE SAME HAS BEEN READ AND OFFICIAL SEAL THEREON.

NOTARY: _____
MY COMMISSION EXPIRES: _____

OF OHIO
OF HAMILTON
ME A NOTARY PUBLIC IN AND
D ACKNOWLEDGES THAT THEY
D DEED IN TESTIMONY WHEREOF
2013.

STATE OF _____
COUNTY OF _____
BEFORE _____
OF THE _____
LAND _____
AND _____
ACT _____
OF _____

MSP
DESIGN
McGill Smith Punshon

3200 Peak 47 Drive
Suite 150B
Culverton, ON L1L 3L1
Phone 513.759.0004
Fax 513.759.0004
www.mspdesign.com

• Architecture
• Engineering
• Landscape Architecture
• Planning
• Soil Testing

Revision	By Date

ESTABLISH VEGETATION ON ALL BARE AREAS
AS PER O.E.P.A. N.P.D.E.S. REGULATIONS.
CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S.
INSPECTIONS DURING CONSTRUCTION PERIOD.

100

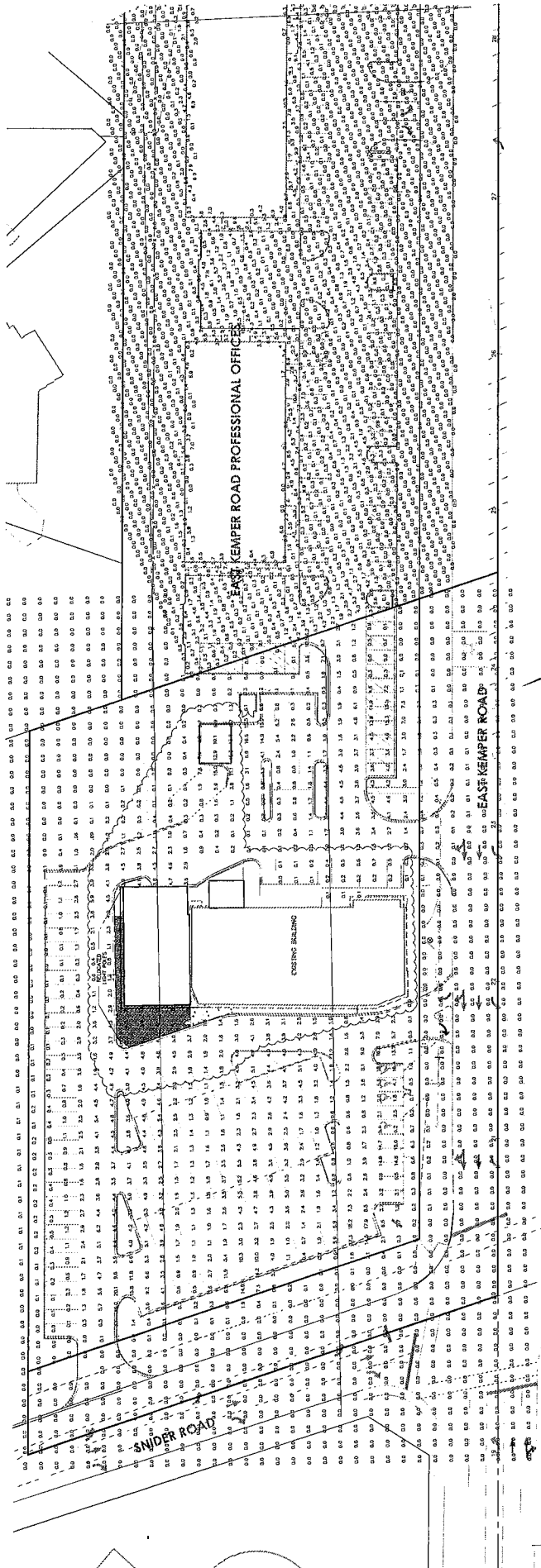
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PURCHASE ORDER

1. GENERAL: THE NAME OF THE PROJECT SHALL BE GENERAL TRUIT RODEO.
2. LOCATION: THE PROJECT SHALL BE LOCATED ON THE SOUTHWEST CORNER OF MAIN STREET AND 10TH STREET, IN THE CITY OF DENVER, COLORADO.
3. PROJECT DESCRIPTION: THE PROJECT SHALL BE A 100,000 SQUARE FOOT, 10-LEVEL OFFICE BUILDING WITH A TOTAL FLOOR AREA OF 1,000,000 SQUARE FEET. THE BUILDING SHALL BE DESIGNED TO BE A LEED GOLD CERTIFIED BUILDING.
4. PROJECT OWNER: THE PROJECT OWNER SHALL BE THE CITY OF DENVER, COLORADO.
5. PROJECT MANAGER: THE PROJECT MANAGER SHALL BE THE CITY OF DENVER, COLORADO.
6. PROJECT BUDGET: THE PROJECT BUDGET SHALL BE \$10,000,000.
7. PROJECT SCHEDULE: THE PROJECT SCHEDULE SHALL BE 18 MONTHS.
8. PROJECT RISK: THE PROJECT RISK SHALL BE LOW.
9. PROJECT BENEFITS: THE PROJECT BENEFITS SHALL BE THE IMPROVEMENT OF THE CITY OF DENVER, COLORADO.
10. PROJECT CHALLENGES: THE PROJECT CHALLENGES SHALL BE THE COMPLETION OF THE PROJECT ON TIME AND ON BUDGET.
11. PROJECT GOALS: THE PROJECT GOALS SHALL BE THE COMPLETION OF THE PROJECT ON TIME AND ON BUDGET.
12. PROJECT OBJECTIVES: THE PROJECT OBJECTIVES SHALL BE THE COMPLETION OF THE PROJECT ON TIME AND ON BUDGET.
13. PROJECT DELIVERABLES: THE PROJECT DELIVERABLES SHALL BE THE COMPLETION OF THE PROJECT ON TIME AND ON BUDGET.



FINAL DEVELOPMENT PLAN
FOR
THE SILVER SPRING HOUSE

SECTION 34, TOWN 5, ENTIRE RANGE 1
SYMMES TOWNSHIP
HAMILTON COUNTY, OHIO
SITE LIGHTING PLAN

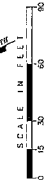


Date	08/22/2002
Scale	1"=50'
Drawn by	WCA
Checked by	WCA
Survey Date	08/01/02
Project Name	THE SILVER SPRING HOUSE
Project Number	080317-05
Sheet No.	4/7

Revision	By	Date

Ohio
Utilities
Protection
7220 Main Building
1-800-362-2764
OHIO UTILITIES PROTECTION BOARD
ONE WASHINGTON SQUARE, SUITE 200, COLUMBUS, OHIO 43215-4000

NOTE: ALL LIGHTING SHALL BE INSTALLED
IN ACCORDANCE WITH THE FOLLOWING:
LIGHT POLE MAXIMUM HEIGHT = 15'
NO SPILLAGE

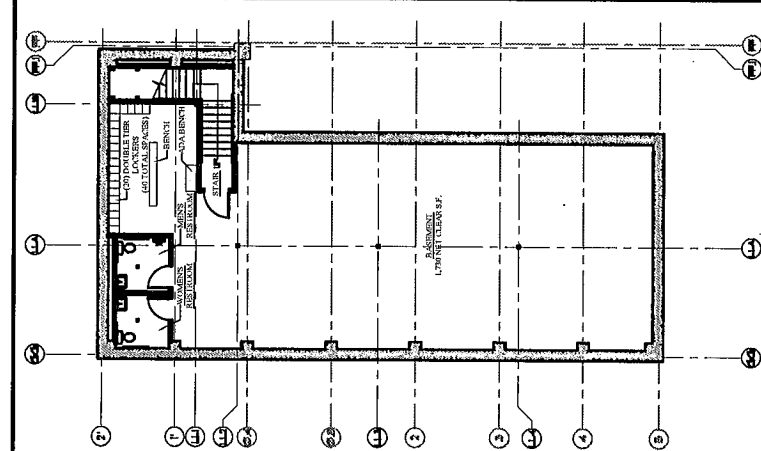
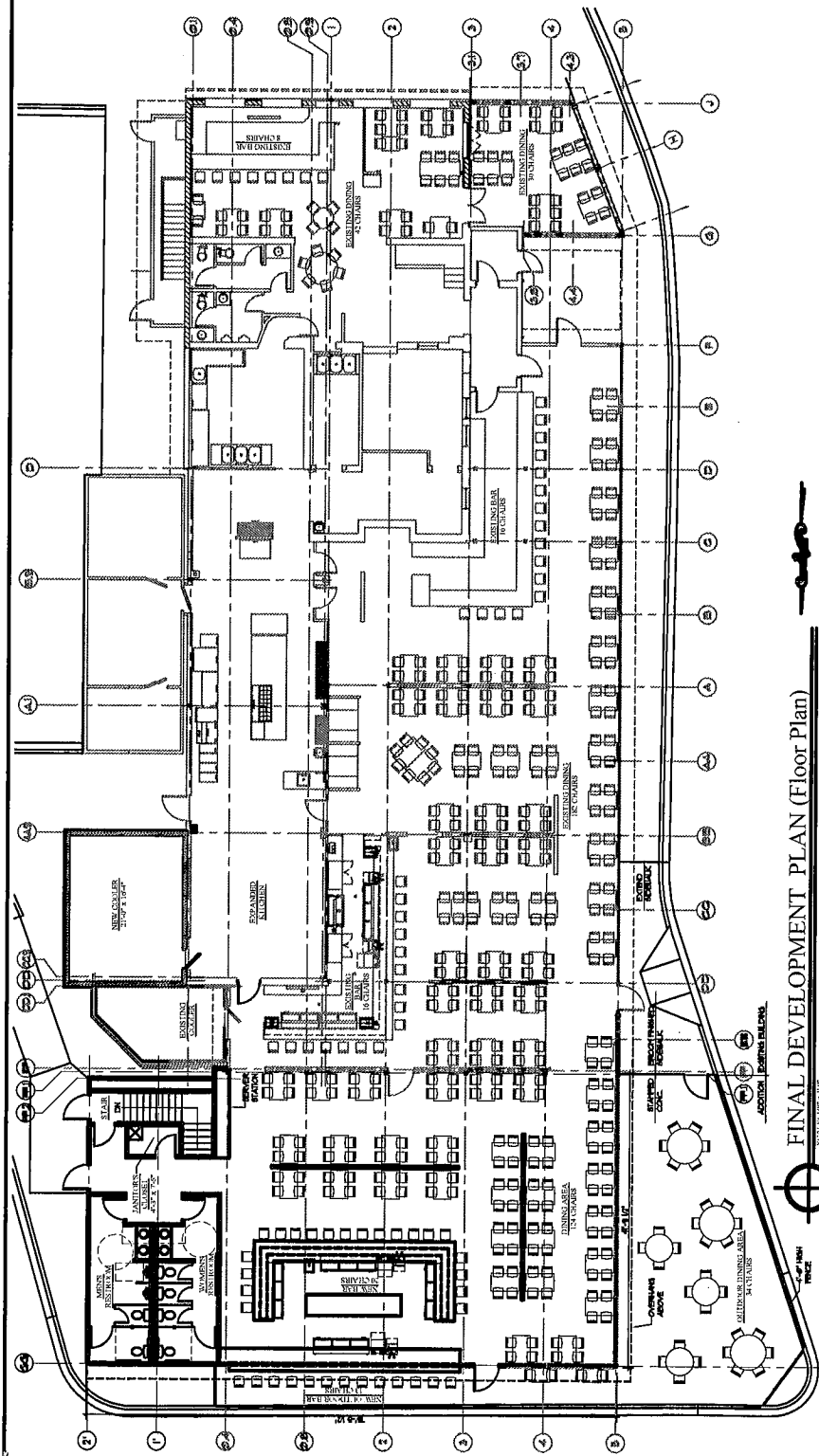


[illegible]

MSP
DESIGN
McGill Smith Punnett

3700 Peach St.
Cincinnati, OH 45226
Phone 513.763.4444
Fax 513.763.4444

• Architecture
• Engineering
• Landscape Architecture
• Planning
• Construction



PROPOSED BUILDING ADDITION / FINAL DEVELOPMENT PLAN
FOR:

THE SILVER
SPRING HOUSE

IN
SYMMES TOWNSHIP

NOTE: THIS DRAWING IS FOR DESIGN INTENT AND PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION IS SUBJECT TO CHANGE PER SURVEY, CIVIL ENGINEERING AND CODE OFFICIALS HAVING JURISDICTION.

DESIGNED BY:

Cincinnati United Contractors, LLC
7141 EAST KEMPER ROAD
CINCINNATI, OHIO 45249

CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS

SHEET OF

SSR DATE: 08/06/00

FILE NO: 97-1000 **SECTION: 1000** **DATE: 08/06/00**

BY: [illegible] **FOR: [illegible]**

REVISIONS:

NO. **DESCRIPTION** **DATE**

1 **[illegible]** **08/06/00**

2 **[illegible]** **08/06/00**

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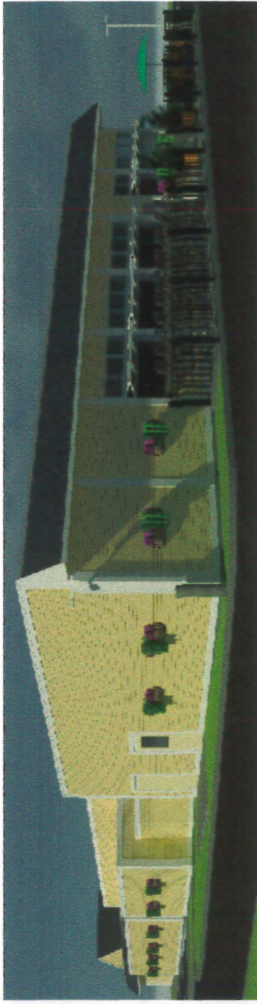
104 **[illegible]** **08/06**



FINAL DEVELOPMENT PLAN (N.W. Elevation)



SCALE N.T.S.



FINAL DEVELOPMENT PLAN (N.E. Elevation)



SCALE N.T.S.



FINAL DEVELOPMENT PLAN (S.E. Elevation)



SCALE N.T.S.



FINAL DEVELOPMENT PLAN (S.W. Elevation)



SCALE N.T.S.

PROPOSED BUILDING ADDITION / FINAL DEVELOPMENT PLAN
FOR :

SILVER SPRING HOUSE

IN
SYMMES TOWNSHIP

NOTE: THIS DRAWING IS FOR DESIGN INTENT AND
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DESIGNED BY:



Cincinnati United Contractors, LLC.
7175 EAST KEMPER ROAD
SPRING HILL, OHIO 45230
PHONE: (513) 677-0000
FAX: (513) 677-1121

CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS

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PLOT DATE: Aug 14, 2020 9:11 AM