

NOTICE OF SYMMES TOWNSHIP ZONING COMMISSION

Notice is hereby given that the Zoning Commission of Symmes Township, Hamilton, County, Ohio will hear Symmes #2022-03, 7 Brew Modifications, at its meeting scheduled for May 15, 2024, at 7:00 p.m. The Zoning Commission will review a revision to a previously approved Final Development Plan to allow construction of a drive-thru and walk-up coffee shop on the site with associated parking lot modifications, landscape installation and signage. The subject property is located at 9201 Fields Ertel Road, on the south side of Fields Ertel Road, west of Union Cemetery Road (Parcel #620-0190-0962). This hearing will be held at the Symmes Administration Building, 9323 Union Cemetery Road, Loveland, Ohio 45140. Plans are on file and open for the public to inspect.

Joseph C. Grossi, Fiscal Officer Symmes Township

Please publish one time on Wednesday, May 1, 2024, in the Cincinnati Enquirer.

Send affidavit and bill to: Symmes Township Trustees, 9323 Union Cemetery Road, Symmes Township, Ohio 45140.



RECEIVED

APR 10 2024

April 9, 2024

RE: STZC Agenda Placement for 7 Brew Fields Ertel

Symmes Township Zoning Commission
9323 Union Cemetery Road
Symmes Township, Ohio 45140

To Whom it May Concern,

We are requesting to be placed on the next STZC agenda for Final Development Plan review for the proposed 7 Brew along Fields Ertel Road in Symmes Township. Additional documentation for the review has been included with this letter.

Sincerely,

Sarah Kramer, PE
Woolpert, Inc.
513.527.2531

RECEIVED

APR 10 2024

MOTLEY 7 BREW, LLC

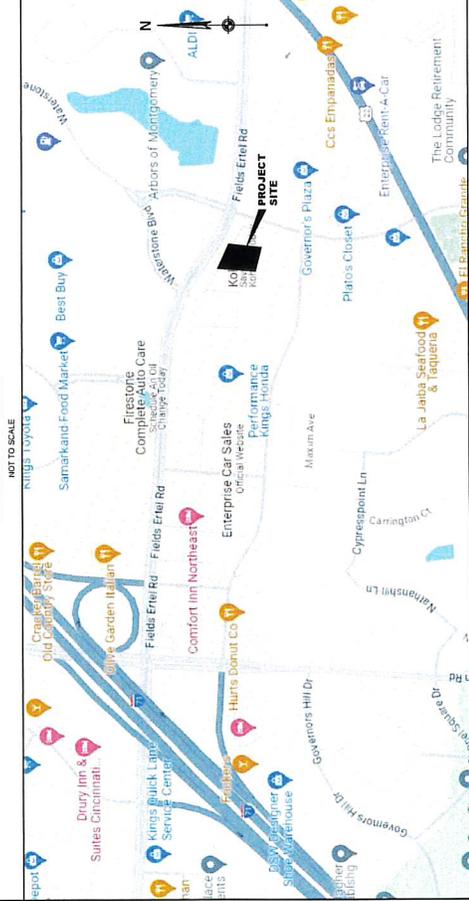
7 BREW SYMMES TOWNSHIP, OH 9281 FIELDS ERTEL RD. FINAL DEVELOPMENT PLANS APRIL 8, 2024



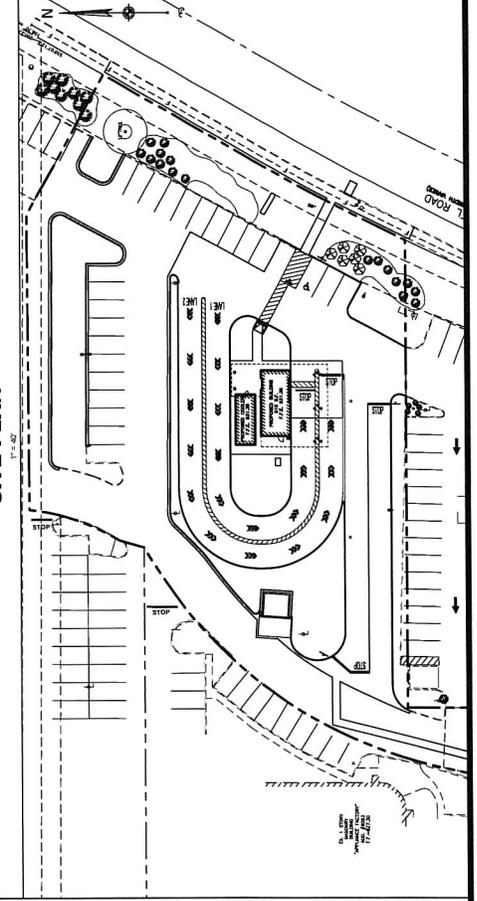
PROJECT TEAM

1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.271.8300

VICINITY MAP



SITE PLAN



SHEET INDEX

FILLED CIRCLE INDICATES INCLUDED IN ISSUANCE	LATEST ISSUE NUMBER	LATEST DATE	Sheet Number	Sheet Title
•	2	04/09/2024	C-000	COVER SHEET
•	2	04/09/2024	C-101	EXISTING CONCEPT PLAN & DEMOLITION
•	2	04/09/2024	C-201	GENERAL NOTES
•	2	04/09/2024	C-211	STRIPING PLAN
•	2	04/09/2024	C-301	EROSION CONTROL PLAN
•	2	04/09/2024	C-311	EROSION CONTROL PLAN & DETAILS
•	2	04/09/2024	C-401	UTILITY PLAN
•	2	04/09/2024	C-601	LANDSCAPE PLAN
•	2	04/09/2024	C-701	PHOTOMETRIC PLAN
•	2	04/09/2024	C-702	PHOTOMETRIC DETAILS
•	2	04/09/2024	C-801	DETAILS
•	2	04/09/2024	C-802	DETAILS
•	2	04/09/2024	A1.1	FLOOR PLANS
•	2	04/09/2024	A2.1	EXTERIOR ELEVATIONS
•	2	04/09/2024	A2.2	EXTERIOR ELEVATIONS
•	1	04/09/2024	A6.0	DUMPSTER ENCLOSURE

MOTLEY 7 BREW, LLC
SYMMES TOWNSHIP, OH
FINAL DEVELOPMENT PLANS
PROJECT NO: 10020112.02
DATE ISSUED: 04/08/2024
9281 FIELDS ERTEL RD
CINCINNATI, OH 45202

SHEET NAME:
COVER SHEET

SHEET NO.

C-000

PAGE 01/20

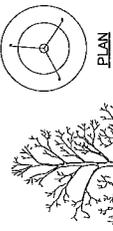
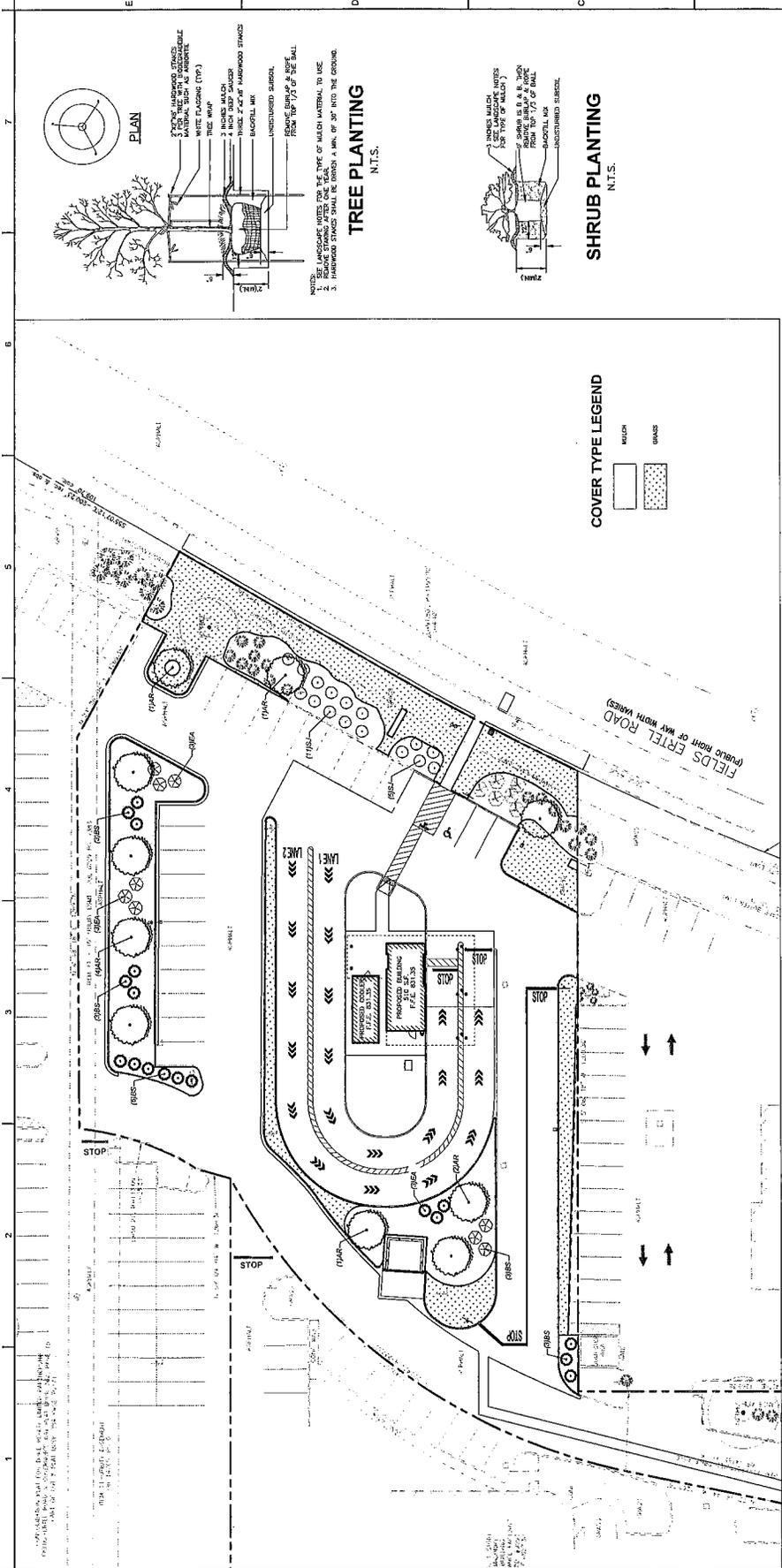
NOT FOR CONSTRUCTION



DATE: 04/08/2024
REVISION: 04/08/2024
PROJECT: SYMMES TOWNSHIP, OH
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
SCALE: [Redacted]

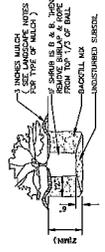
PROJECT NO.: 1002011202
DATE ISSUED: 04/08/2024
DESIGNED BY: [Redacted]
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
SCALE: [Redacted]

SHEET NAME:
LANDSCAPE PLAN



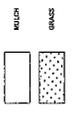
TREE PLANTING
N.T.S.

NOTES:
1. REMOVE STAKES AT THE END OF THE YEAR.
2. REMOVE STAKES DURING THE WINTER.
3. REMOVE STAKES DURING THE WINTER.
4. REMOVE STAKES DURING THE WINTER.
5. REMOVE STAKES DURING THE WINTER.



SHRUB PLANTING
N.T.S.

COVER TYPE LEGEND



PLANTING CALCULATIONS

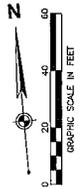
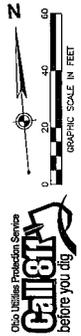
REQUIRED: 22 SPACES X 22' 0" = 484 SF OF LANDSCAPING
PROVIDED: 22 SPACES X 22' 0" = 484 SF OF LANDSCAPING
REQUIRED: 5 X 5' = 25 SF OF CANOPY TREES
PROVIDED: 5 X 5' = 25 SF OF CANOPY TREES
REQUIRED: 3 X 5' = 15 SF OF CANOPY TREES
PROVIDED: 3 X 5' = 15 SF OF CANOPY TREES
REQUIRED: 20 SHRUBS X (18x23 LF/100) = 46 OF CANOPY TREES
PROVIDED: 20 SHRUBS X (18x23 LF/100) = 46 OF CANOPY TREES
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LANDSCAPE NOTES

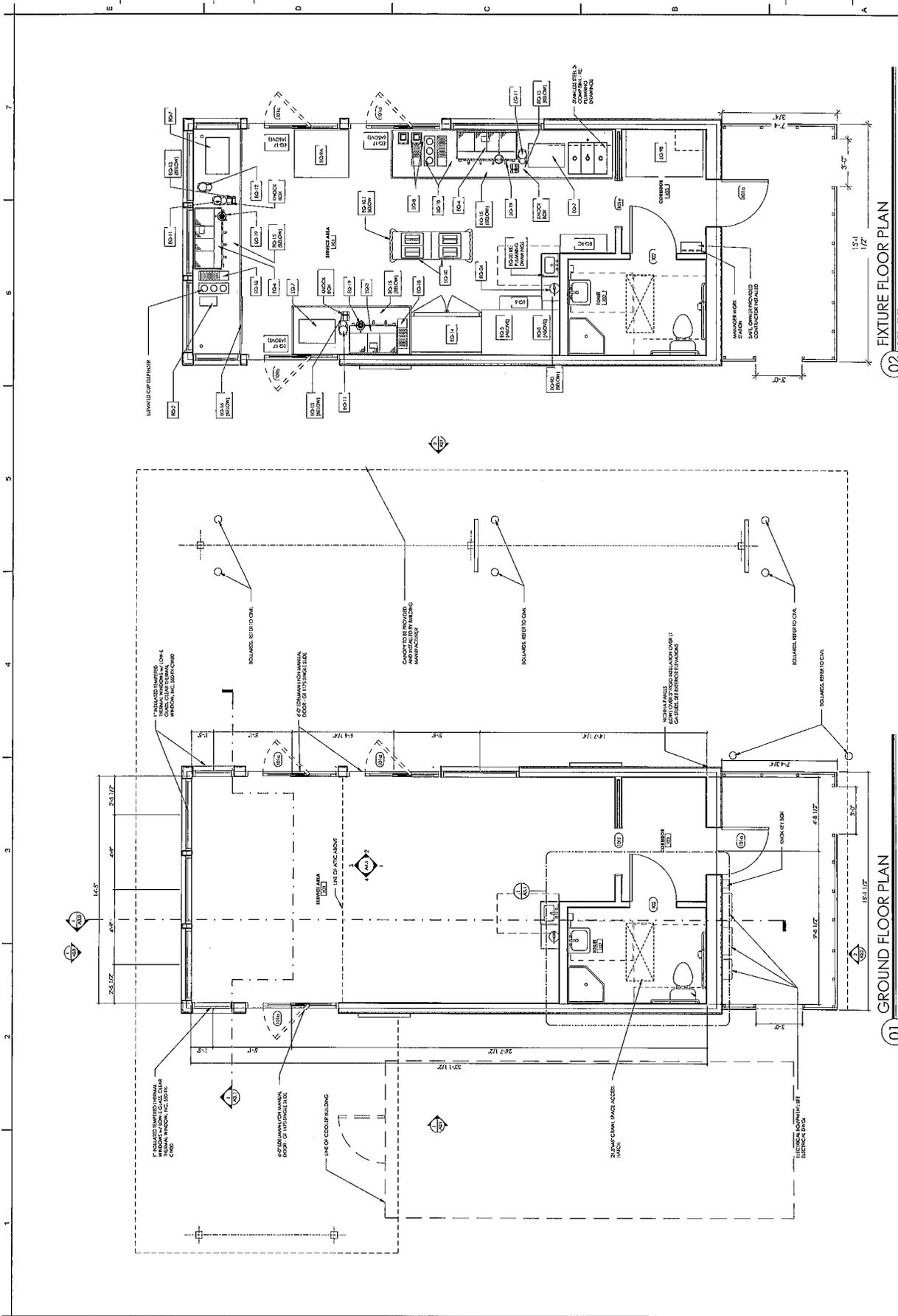
1. LOCATIONS AND SPECIFICATIONS FOR ALL UNDESIRABLE PLANTS, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS, REGARDLESS OF THE AGE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE SEASON. APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR. NOTIFY GENERAL CONTRACTOR OF ANY UNDESIRABLE CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. ALL LANDSCAPE PLANTS AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR THE LIFE OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE SEASON. APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR. NOTIFY GENERAL CONTRACTOR OF ANY UNDESIRABLE CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED TO THE SATISFACTION OF THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
5. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNDESIRABLE OR UNDESIRABLE CONDITION, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITHIN THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
6. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH TO ALL DISTURBED AREAS. NOT INDICATED TO BE MULCHED ARE TO BE SOUDED PER CITY REQUIREMENTS.

PLANTING SCHEDULE

TREE QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	SIZE	REMARKS
22	Aspidistra	Aspidistra	22" x 22" x 12" (H)	22" x 22" x 12" (H)	Full, well established
5	Quercus	Quercus	5' container	24" x 24"	Full, upright
3	Quercus	Quercus	5' container	24" x 24"	Full, upright
20	Quercus	Quercus	5' container	24" x 24"	Full, upright



NOT FOR CONSTRUCTION



01 GROUND FLOOR PLAN
 3/8" = 1'-0"

02 FIXTURE FLOOR PLAN
 3/8" = 1'-0"

NUMBER	DATE	DESCRIPTION
1	03/28/24	FINAL DESIGN CONSENT PLAN
2	04/09/24	REVISION FOR DESIGN COMMENTS

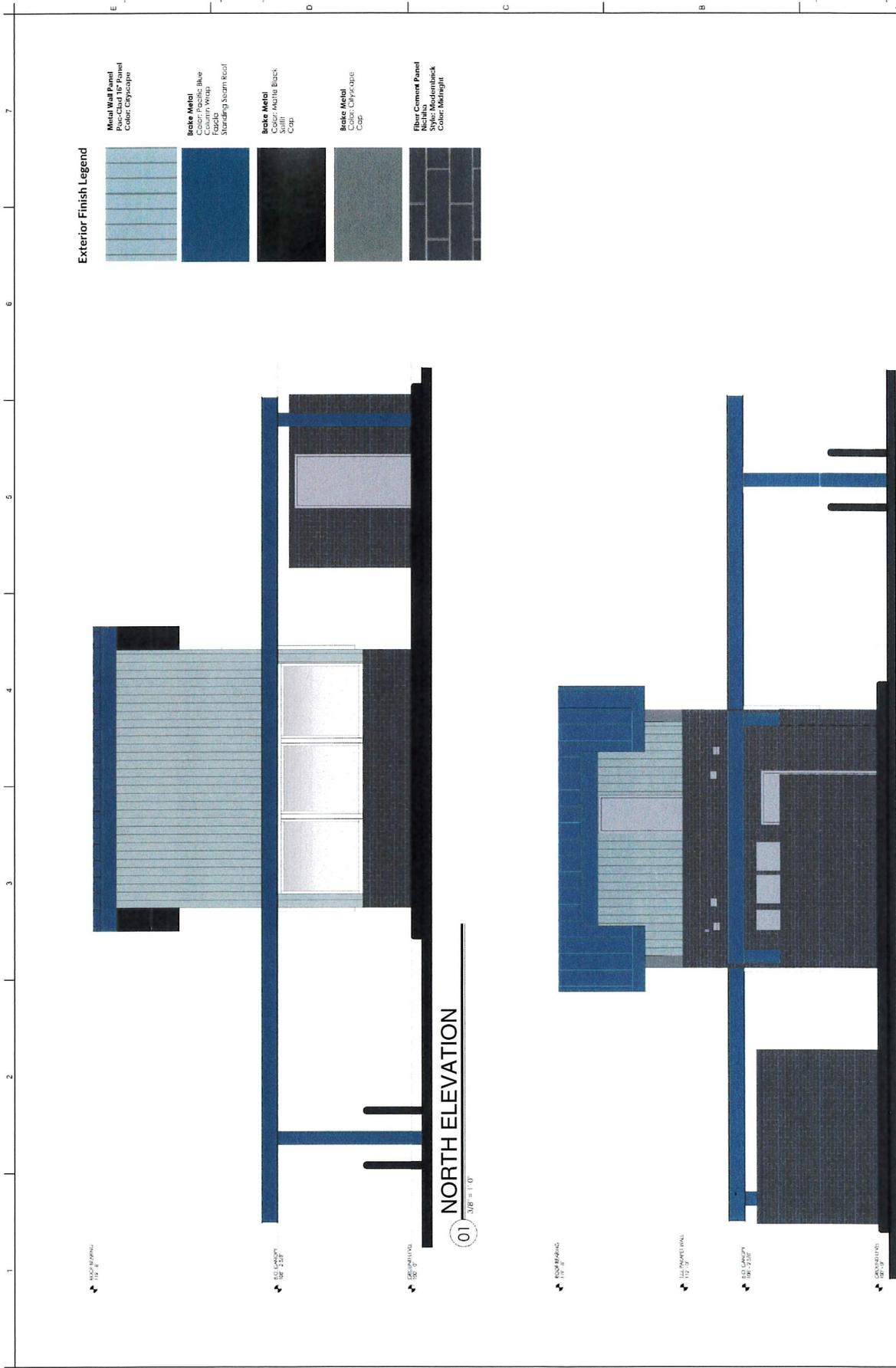
ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION
1	03/09/24	FINAL DEVELOPMENT PLAN
2	03/09/24	REVISED FINAL DESIGN CONCEPT PLAN

MOTLEY 7 BREW, LLC
 SYMMESTOWNSHIP, OH
 CINCINNATI, OH 45229

PROJECT NO: 10000112.02
 DATE ISSUED: 04/11/2024
 DESIGNED BY: ALEKSA
 DRAWN BY: RYAN
 CHECKED BY: JAE

SHEET NAME:
EXTERIOR ELEVATIONS



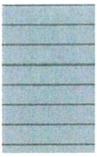
Exterior Finish Legend

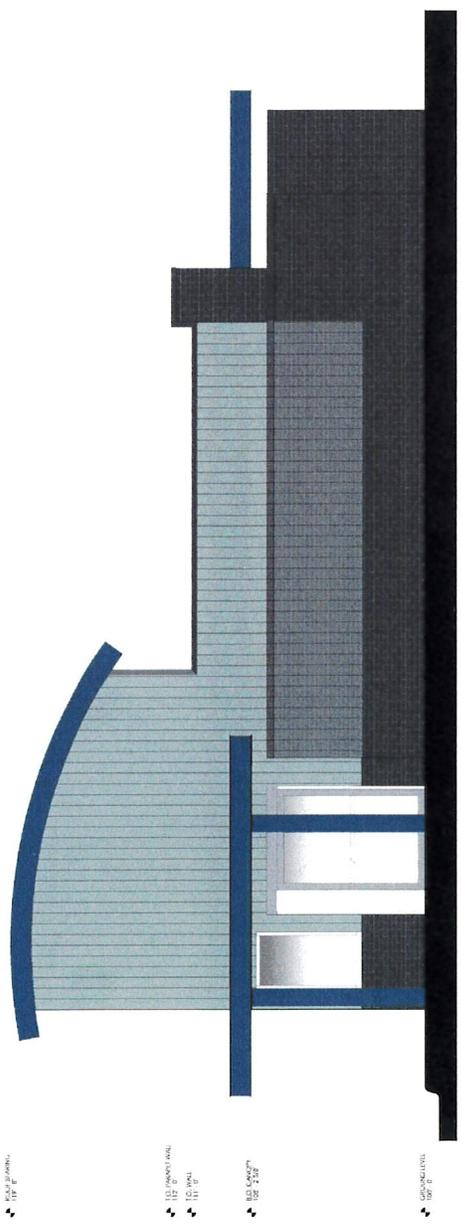
	Metal Wall Panel Color: Cityscape
	Brake Metal Color: Pacific Blue Finish: Wrap Standing Seam Roof
	Brake Metal Color: MATH Black Finish: Coat Cap
	Brake Metal Color: Cityscape Cap
	Fibre Cement Panel Style: Modernbrick Color: Midnight

01
 NORTH ELEVATION
 3/8" = 1'-0"

02
 SOUTH ELEVATION
 3/8" = 1'-0"

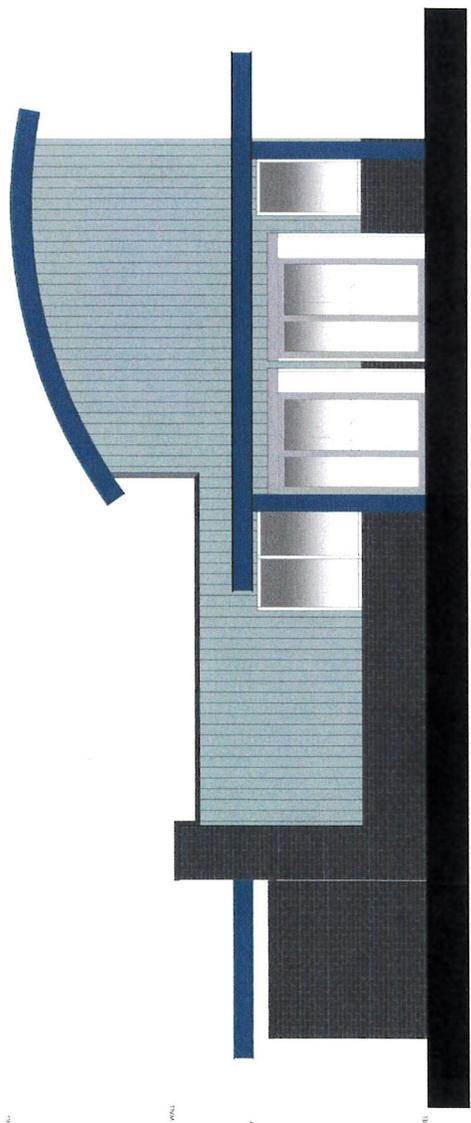
Exterior Finish Legend

	Metal Wall Panel Pac-Cab 1.6 Panel Color: Chryscap
	Brake Metal Color: Pacific Blue Finish: Wrap Fabrica Standing Seam Roof
	Brake Metal Color: Marble Black Soffit Cup
	Brake Metal Color: Chryscap Cup
	Fiber Cement Panel Nephite Stone: Mendenhall Color: Redlight



WEST ELEVATION
 3/8" = 1'-0"

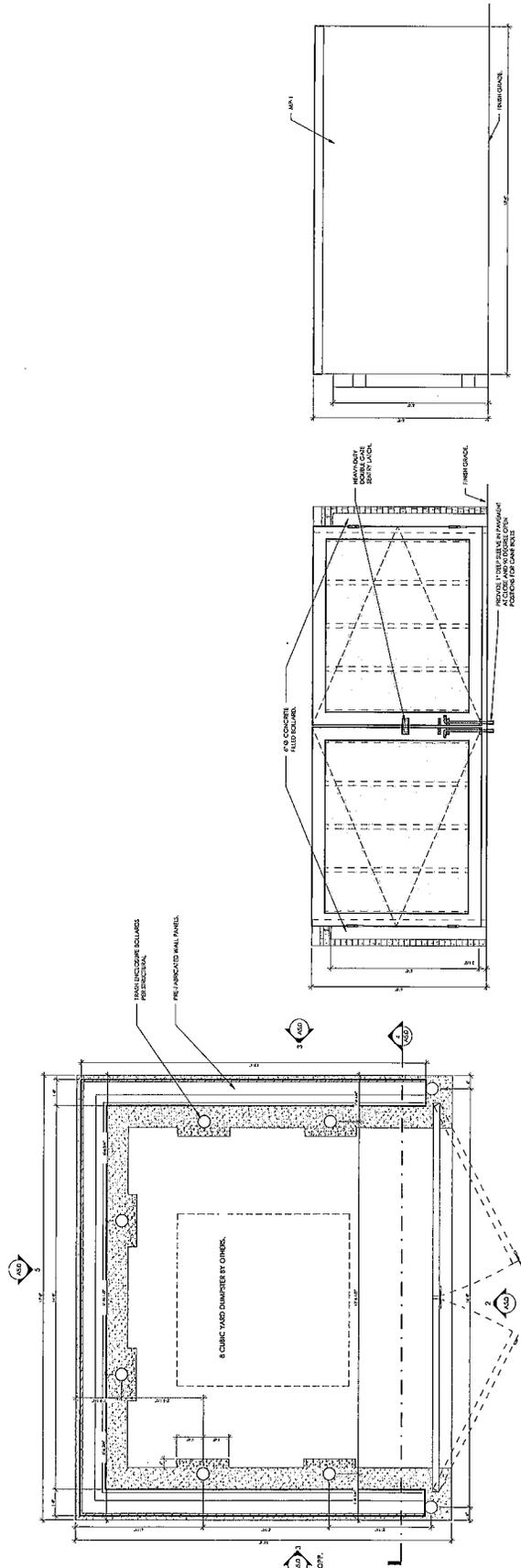
- 11' 0" 11' 0" 11' 0"
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- 11' 0" 11' 0" 11' 0"
- 11' 0" 11' 0" 11' 0"
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EAST ELEVATION
 3/8" = 1'-0"

- 11' 0" 11' 0" 11' 0"
- 11' 0" 11' 0" 11' 0"
- 11' 0" 11' 0" 11' 0"
- 11' 0" 11' 0" 11' 0"
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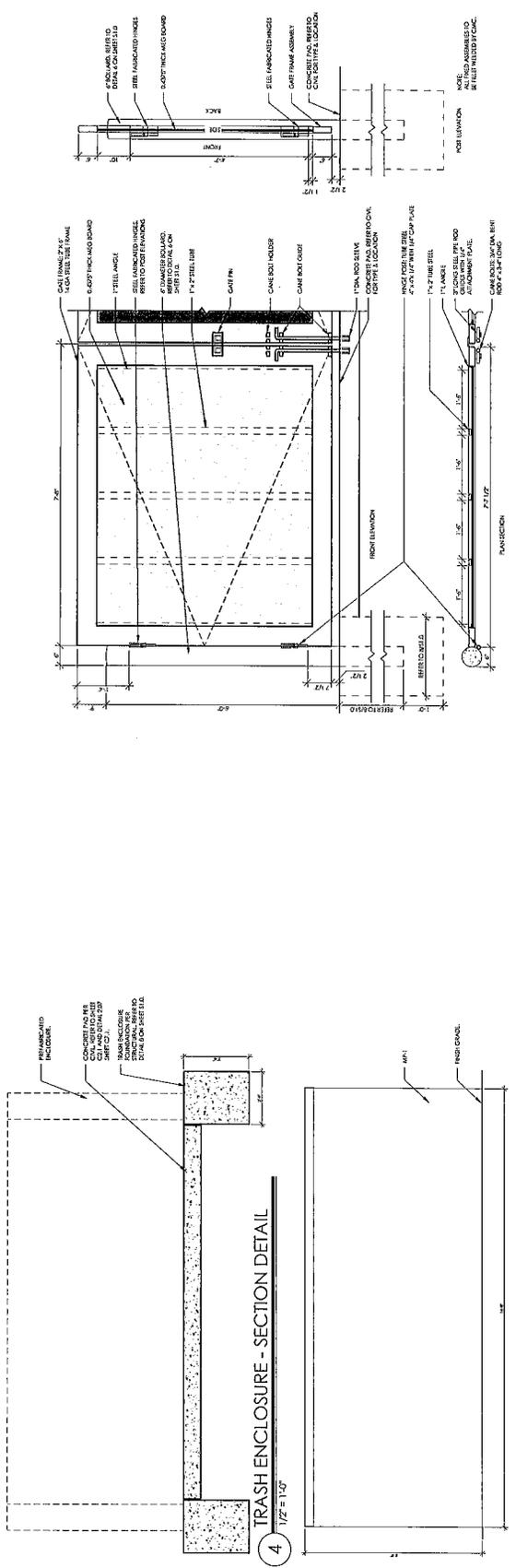
NUMBER	DATE	DESCRIPTION
1	02/02/24	FINAL DEVELOPMENT PLAN
2	02/02/24	REVISIONS BASED ON COMMENTS



1 TRASH ENCLOSURE - PLAN
 1/2" = 1'-0"

2 TRASH ENCLOSURE - FRONT ELEVATION
 1/2" = 1'-0"

3 TRASH ENCLOSURE - SIDE ELEVATION
 1/2" = 1'-0"



4 TRASH ENCLOSURE - SECTION DETAIL
 1/2" = 1'-0"

5 TRASH ENCLOSURE - BACK ELEVATION
 1/2" = 1'-0"

6 TRASH ENCLOSURE - GATE DETAILS
 1/2" = 1'-0"

MOTLEY 7 BREW, LLC
 9281 FIELDS ESTATE RD
 SYMMESTOWNSHIP, OH
 9281 FIELDS ESTATE RD
 GINCINNATI, OH 45429

PROJECT NO: 102021-02
 DATE ISSUED: 04/11/2024
 DESIGNED BY: JUEIRA
 DRAWN BY: RA
 CHECKED BY: JUE
 SHEET NAME: TRASH ENCLOSURE