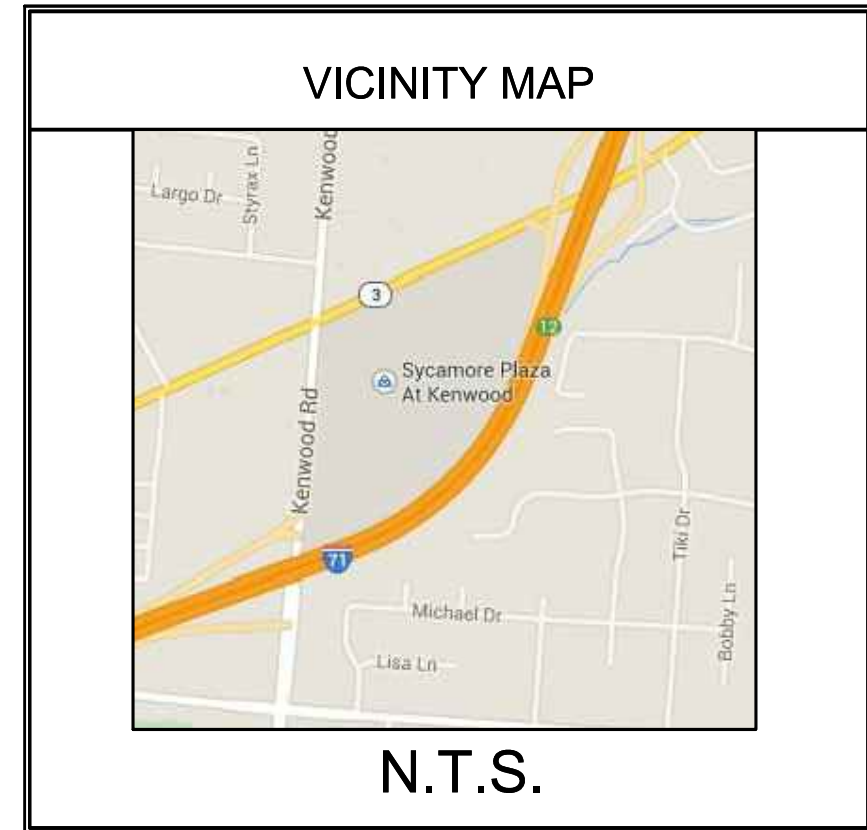
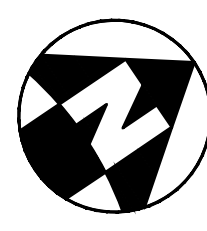


- LEGEND**
- SUBJECT PROPERTY
 - B ZONE
 - DENOTES RETAIL BUSINESS
 - DENOTES RESIDENTIAL



FEATURE NOTES

- 1.) Updated survey data to be provided at a later date.

TABLE OF CONTENTS

- C100 ZONING PLAT
- C110 METES AND BOUNDS DESCRIPTION
- C120 EXISTING FEATURES
- C130 PROPOSED FEATURES
- L100 LANDSCAPE PLAN
- L101 LANDSCAPE DETAILS
- L200 SITE RENDERING

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°42'30" E	50.00'	L15	S 02°38'42" E	67.14'
L2	N 00°17'30" E	51.20'	L16	S 01°37'02" E	80.68'
L3	N 40°15'38" E	92.17'	L17	S 05°29'15" E	16.26'
L4	N 60°44'00" E	199.00'	L18	S 10°46'24" W	227.39'
L5	N 72°02'35" E	15.30'	L19	S 12°03'17" E	10.60'
L6	N 60°44'00" E	15.00'	L20	S 12°05'57" W	45.65'
L7	N 49°25'25" E	15.30'	L21	S 12°59'27" W	17.95'
L8	N 60°44'00" E	58.25'	L22	S 19°14'49" W	368.85'
L9	N 60°44'00" E	84.00'	L23	S 18°27'59" W	37.19'
L10	N 61°00'00" E	19.56'	L24	S 29°36'20" W	416.23'
L11	N 46°57'50" E	20.62'	L25	S 39°53'41" W	233.34'
L12	N 61°00'00" E	101.16'	L26	S 47°33'37" W	273.30'
L13	S 28°58'00" E	127.78'	L27	S 55°50'55" W	184.79'
L14	S 03°02'28" W	67.86'	L28	S 61°41'11" W	339.32'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	24.00'	26.65'	S 61°05'30" E	25.30'

THE KLEINGERS GROUP

CIVIL ENGINEERING www.kleingers.com
 SURVEYING 6305 Centre Park Dr.
 LANDSCAPE ARCHITECTURE West Chester, OH 45069
 513.779.7851

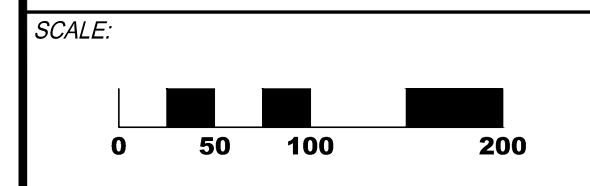
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SYCAMORE PLAZA

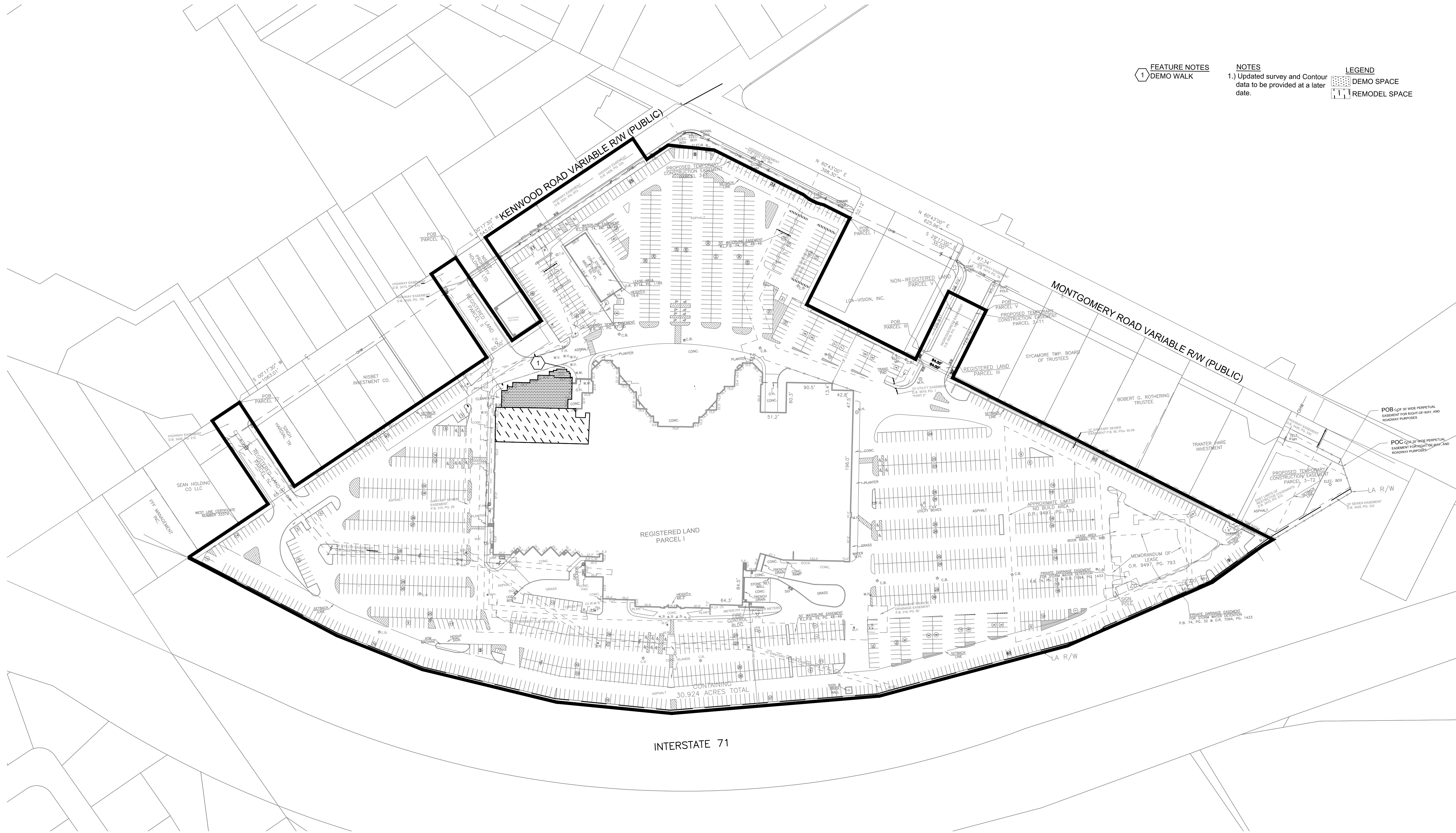
SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000
 DATE: 01/20/2015





SHEET NAME:
ZONING PLAT

SHEET NO:
C100
1 of 7



FEATURE NOTES
 1 DEMO WALK

NOTES
 1.) Updated survey and Contour data to be provided at a later date.

LEGEND
 DEMO SPACE
 REMODEL SPACE

SEAL:

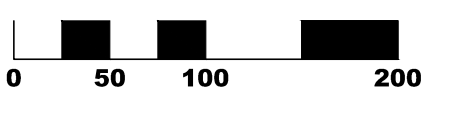
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SYCAMORE PLAZA
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000

DATE: 01/20/2015

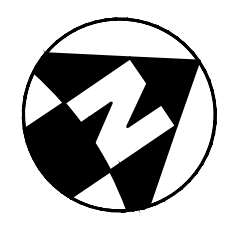
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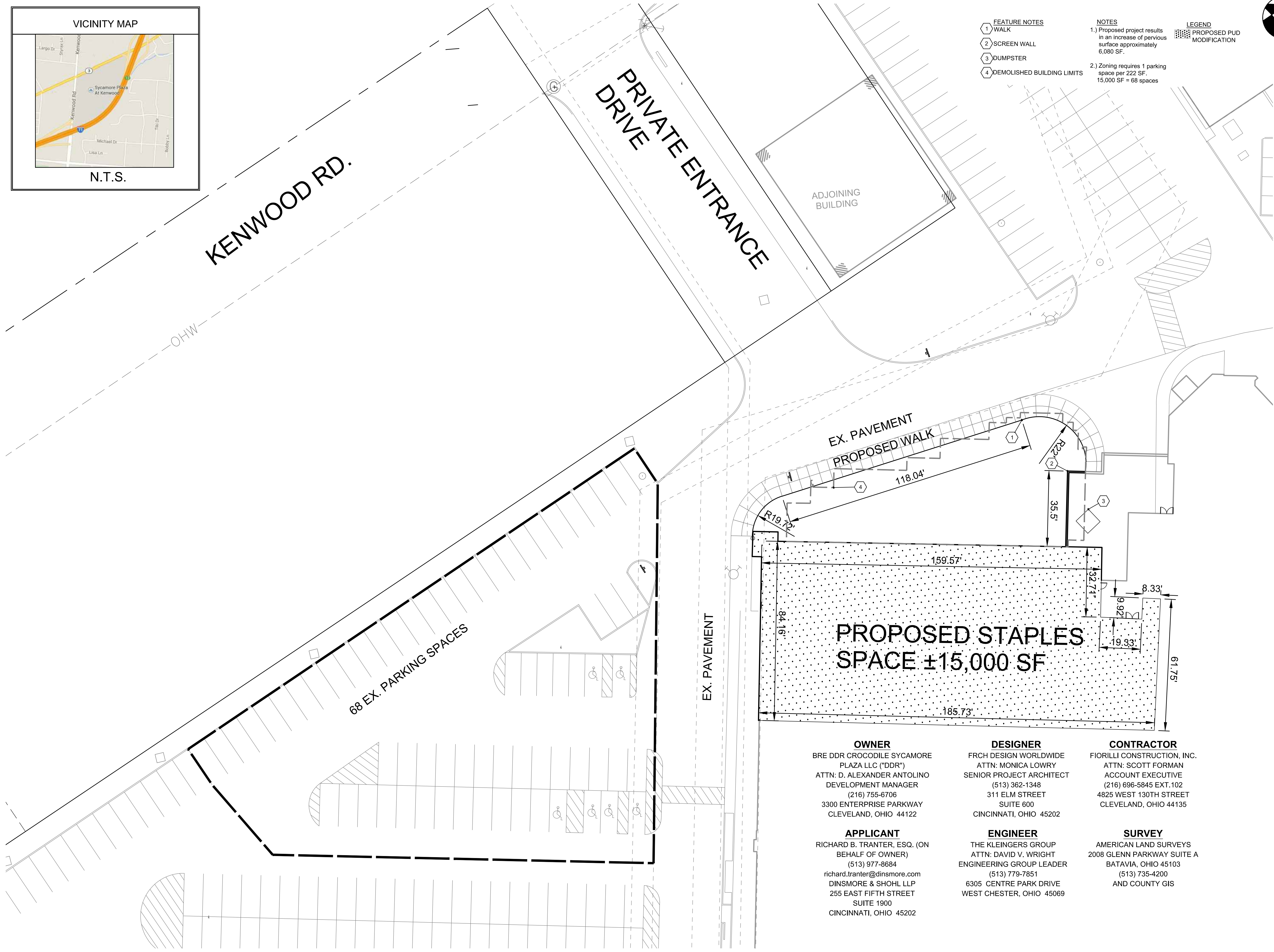
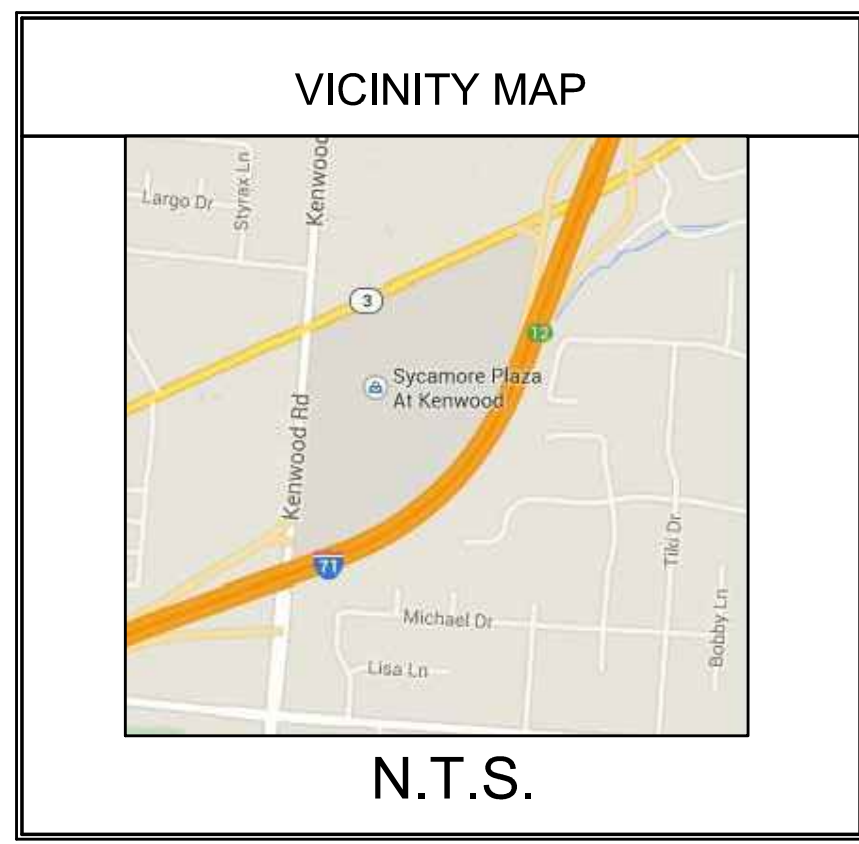


SHEET NAME:

EXISTING FEATURES

SHEET NO. **C120**
 3 of 7





- FEATURE NOTES**
- 1 WALK
 - 2 SCREEN WALL
 - 3 DUMPSTER
 - 4 DEMOLISHED BUILDING LIMITS

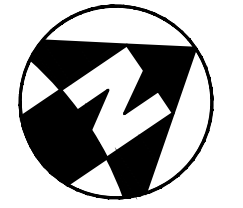
NOTES

1.) Proposed project results in an increase of pervious surface approximately 6,080 SF.

2.) Zoning requires 1 parking space per 222 SF. 15,000 SF = 68 spaces

LEGEND

PROPOSED PUD MODIFICATION



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

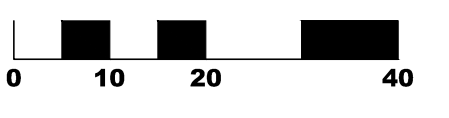
SEAL:

NO. DATE DESCRIPTION

SYCAMORE PLAZA

SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000
DATE: 01/20/2015
SCALE:



SHEET NAME:
PROPOSED FEATURES

SHEET NO.
C130
4 of 7

OWNER
BRE DDR CROCODILE SYCAMORE PLAZA LLC ("DDR")
ATTN: D. ALEXANDER ANTOLINO
DEVELOPMENT MANAGER
(216) 755-6706
3300 ENTERPRISE PARKWAY
CLEVELAND, OHIO 44122

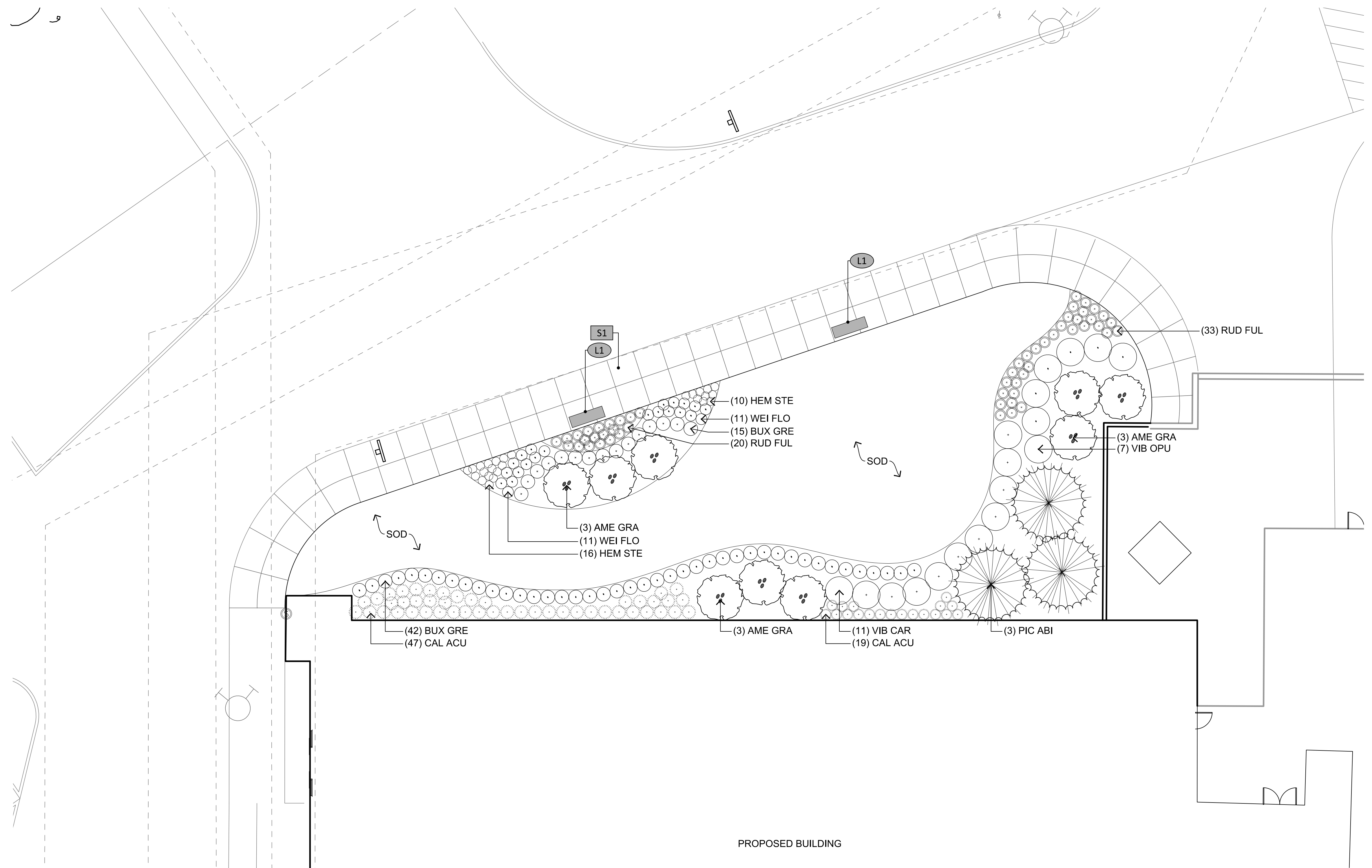
APPLICANT
RICHARD B. TRANTER, ESQ. (ON BEHALF OF OWNER)
(513) 977-8684
richard.tranter@dinsmore.com
DINSMORE & SHOHL LLP
255 EAST FIFTH STREET
SUITE 1900
CINCINNATI, OHIO 45202

DESIGNER
FRCH DESIGN WORLDWIDE
ATTN: MONICA LOWRY
SENIOR PROJECT ARCHITECT
(513) 362-1348
311 ELM STREET
SUITE 600
CINCINNATI, OHIO 45202

ENGINEER
THE KLEINGERS GROUP
ATTN: DAVID V. WRIGHT
ENGINEERING GROUP LEADER
(513) 779-7851
6305 CENTRE PARK DRIVE
WEST CHESTER, OHIO 45069

CONTRACTOR
FIORILLI CONSTRUCTION, INC.
ATTN: SCOTT FORMAN
ACCOUNT EXECUTIVE
(216) 696-5845 EXT.102
4825 WEST 130TH STREET
CLEVELAND, OHIO 44135

SURVEY
AMERICAN LAND SURVEYS
2008 GLENN PARKWAY SUITE A
BATAVIA, OHIO 45103
(513) 735-4200
AND COUNTY GIS



- GENERAL PLANTING NOTES**
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 - SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDDED.
 - ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 - THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 - ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LEGEND

LANDSCAPE ELEMENTS

L1 6' BENCH WITH BACK

SURFACE MATERIALS

S1 STANDARD CONCRETE, SEE CIVIL DRAWINGS

PLANT MATERIAL

1 ORNAMENTAL TREE, TYP.

5 EVERGREEN TREE, TYP.

4 SHRUBS, TYP.

2 PERENNIALS & ORNAMENTAL GRASSES, TYP.

PROPOSED BUILDING

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
ORNAMENTAL TREES:					
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8" HT.	B&B	MULTI-STEM
EVERGREEN TREES:					
PIC ABI	PICEA ABIES	NORWAY SPRUCE	7'-8" HT.	B&B	
SHRUBS:					
BUX GRE	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	30" HT. X WT.	B&B	
VIB CAR	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	36" HT. MIN.	B&B	
VIB OPU	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRYBUSH	24" HT. MIN.	B&B	
WEI FLO	WEIGELA FLORIDA 'MIDNIGHT WINE'	MIDNIGHT WINE WEIGELA	#3	CONT.	
GOUNDCOVERS AND PERENNIALS:					
HEM STE	HEMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILY	#2	CONT.	SPACE AT 18" O.C.
RUD FUL	RUDBECKIA FULGIDA	BLACK EYED SUSANS	#2	CONT.	SPACE AT 24" O.C.
ORNAMENTAL GRASSES:					
CAL ACU	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#2	CONT.	SPACE AT 24" O.C.
TURFGRASS SOD: SEE SPECIFICATIONS					

SEAL:

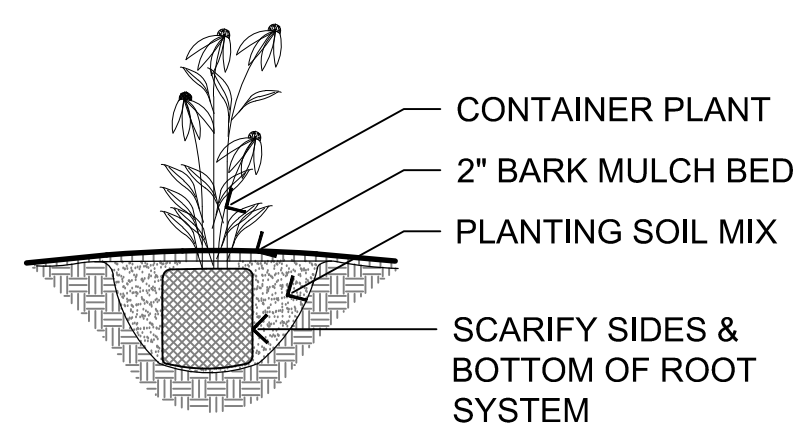
NO.	DATE	DESCRIPTION

SYCAMORE PLAZA
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

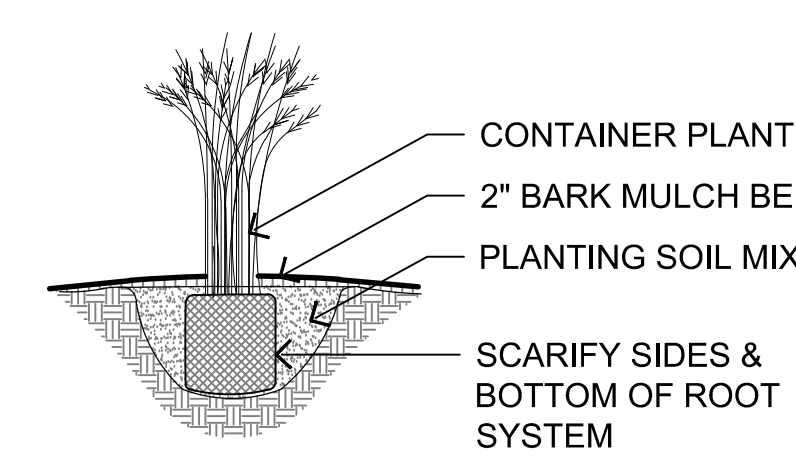
PROJECT NO: 130512.000
 DATE: 01/20/2015
 SCALE: 1" = 10'-0"

SHEET NAME:
LANDSCAPE PLAN

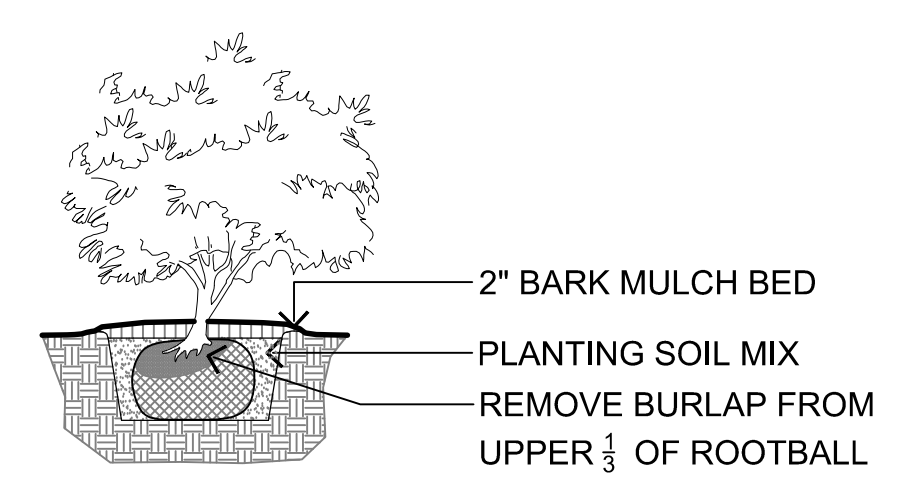
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L100
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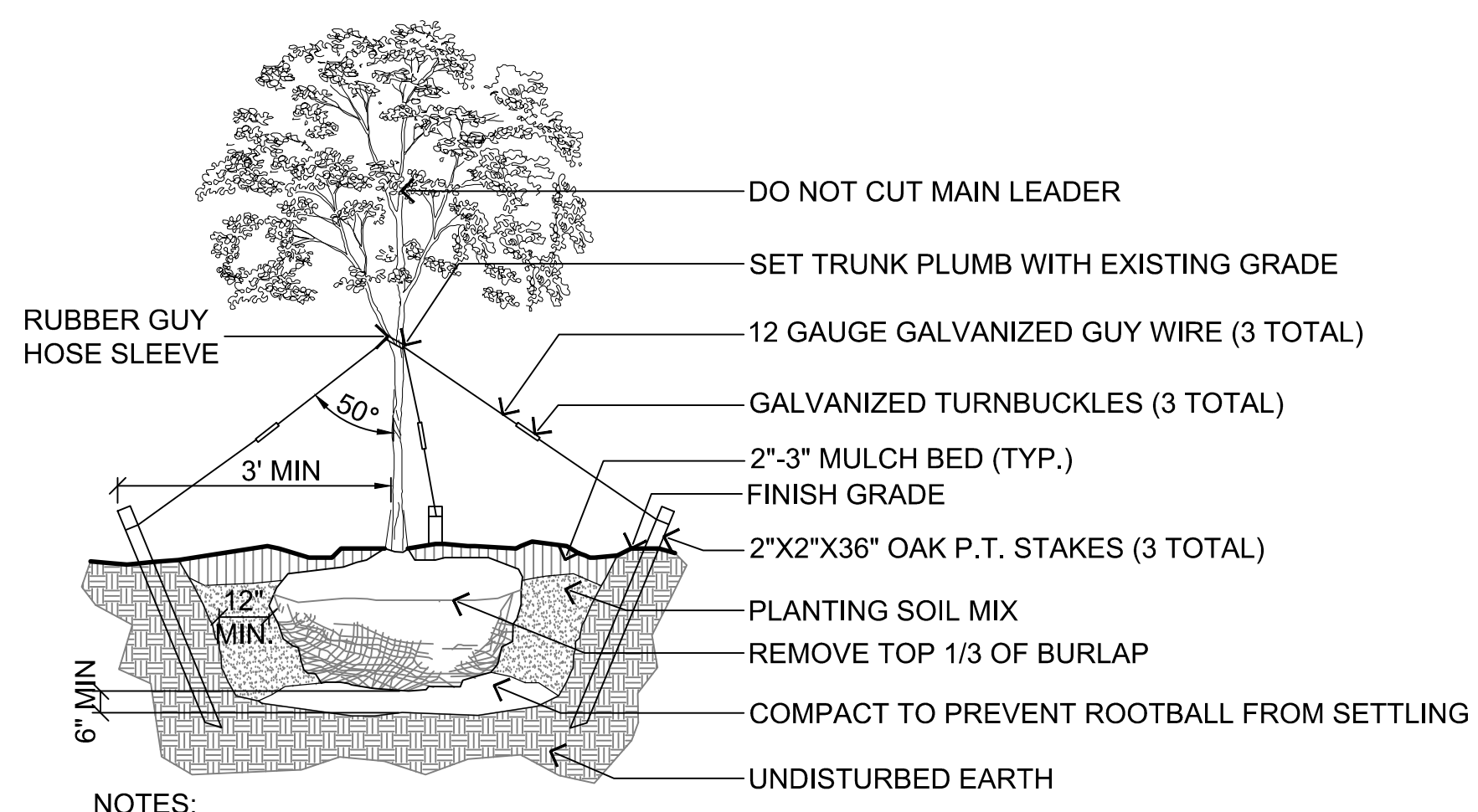
2 PERENNIAL PLANTING
 NOT TO SCALE



3 ORNAMENTAL GRASS PLANTING
 NOT TO SCALE

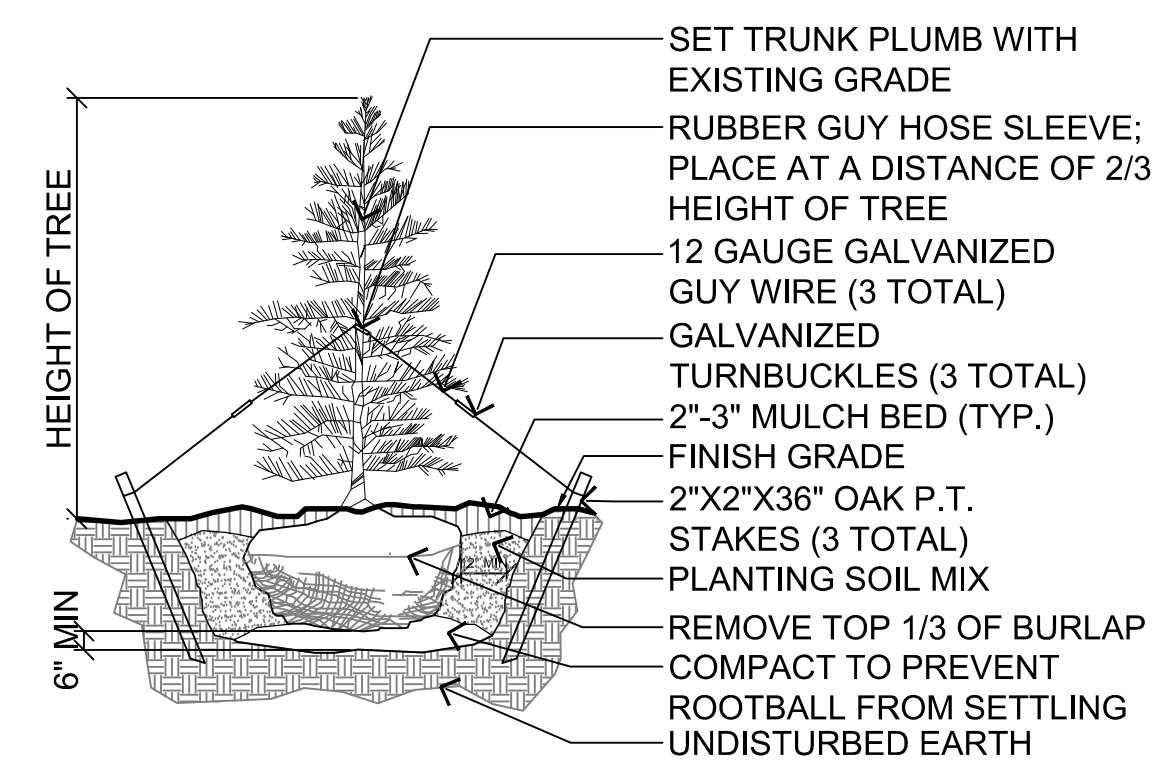


4 SHRUB TREE PLANTING
 NOT TO SCALE



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

1 DECIDUOUS TREE PLANTING
 NOT TO SCALE



5 EVERGREEN TREE PLANTING
 NOT TO SCALE



NOTE:
 PER SYCAMORE TOWNSHIP ZONING RESOLUTION, ADVERTISING ON THE BENCH SHALL NOT BE PERMITTED.

6 6' BENCH WITH BACK
 NOT TO SCALE

SEAL:

NO.	DATE	DESCRIPTION

SYCAMORE PLAZA

SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000

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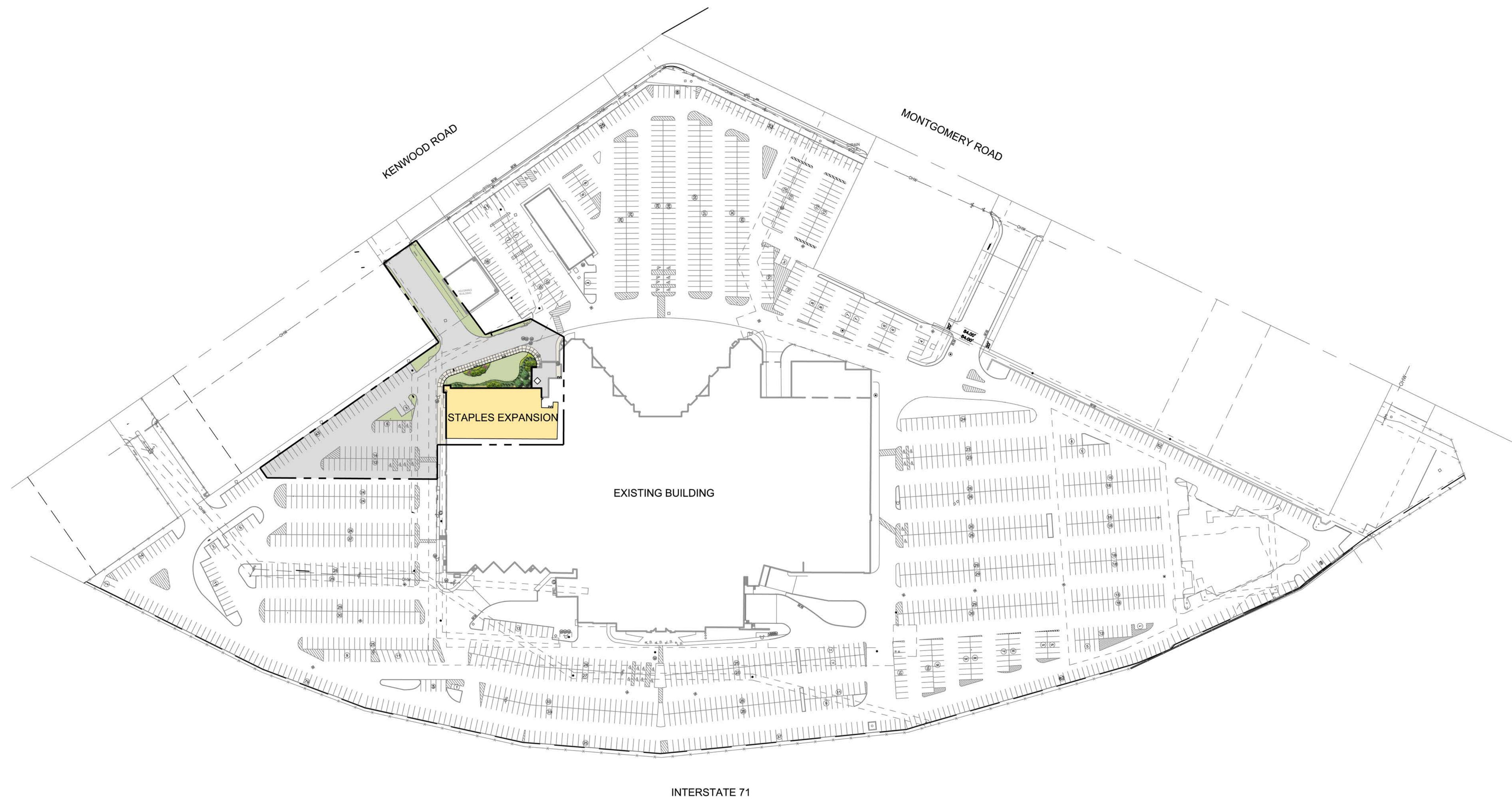
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SHEET NAME:

LANDSCAPE DETAILS

SHEET NO:

L101
 6 of 7

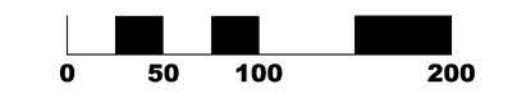


SEAL:

NO. DATE DESCRIPTION

SYCAMORE PLAZA
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000
DATE: 01/20/2015
SCALE:



SHEET NAME:

SITE RENDERING

SHEET NO.

L200
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