

SYCAMORE PLAZA PLANNED COMMERCIAL DISTRICT

SECTION 7, TOWN 4, RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

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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
1	02/17/15	SUBMITTED TO SYC. TWP

SYCAMORE PLAZA PLANNED COMMERCIAL DISTRICT
 SECTION 7, TOWN 4, RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000

DATE: 02/17/2015

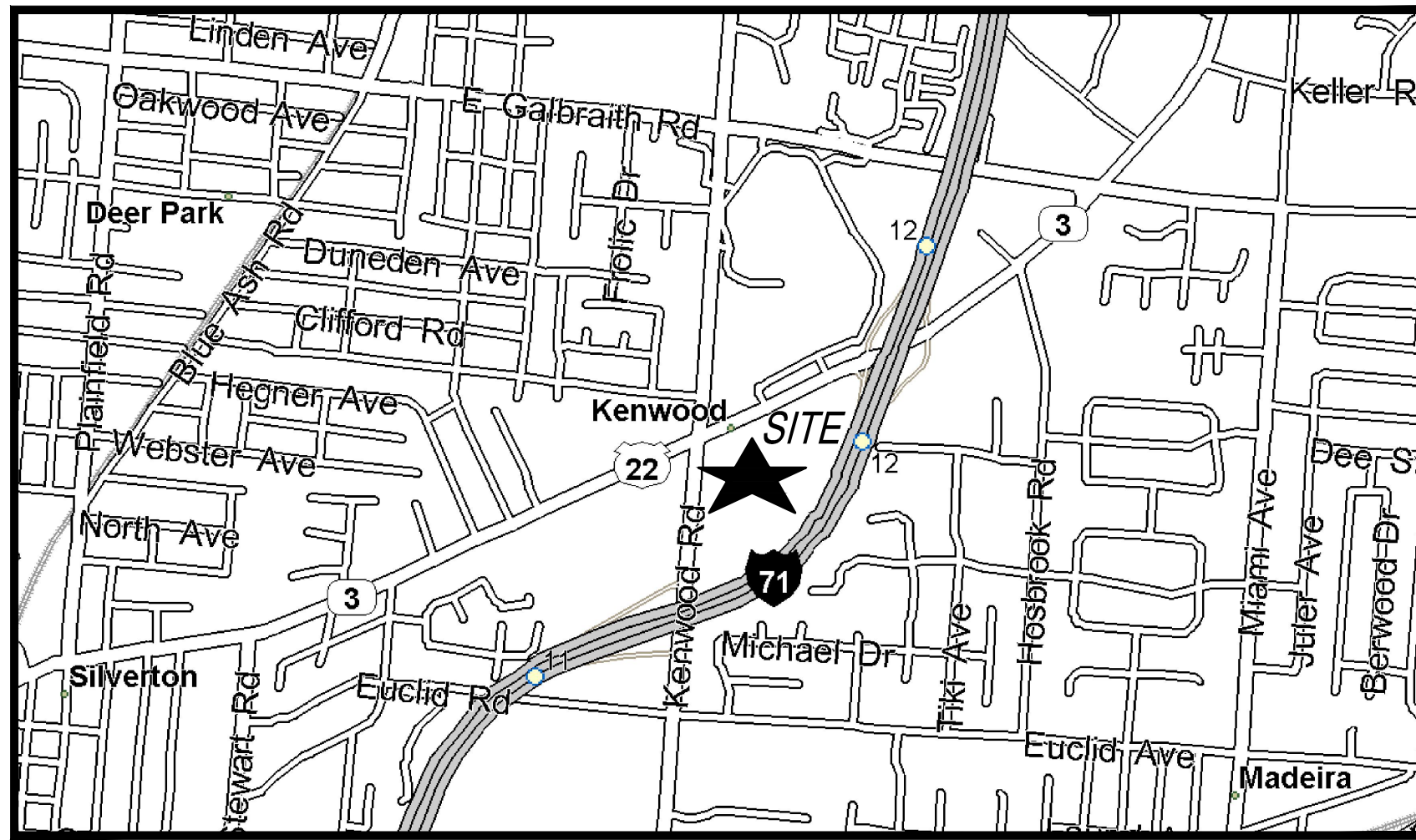
SCALE:

SHEET NAME:

COVER SHEET

SHEET NO:

C100
 1 of 10



VICINITY MAP
N.T.S.



CINCINNATI
COLUMBUS
DAYTON

6305 Centre Park Drive
West Chester, OH 45069
phone ► 513.779.7851
fax ► 513.779.7852
www.kleingers.com



Legal Description
31.674 Acres

Situated in Section 7, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, the boundary of which being more particularly described as follows:

Beginning at a point in the centerline of Kenwood Road, said point being S00°17'30"W a distance of 119.69 feet from the centerline intersection with Montgomery Road;

Thence continuing, S89°42'30"E a distance of 50.00 feet to a point in the easterly right of way line of Kenwood Road;

Thence along said easterly right of way line, N00°17'30"E a distance of 51.20 feet;

Thence continuing, N40°15'38"E a distance of 92.17 feet to a point in the southerly right of way line of Montgomery Road;

Thence along said southerly right of way line the following five (5) courses:

1. N60°44'00"E a distance of 199.00 feet;
2. N72°02'35"E a distance of 15.30 feet;
3. N60°44'00"E a distance of 15.00 feet;
4. N49°25'25"E a distance of 15.30 feet;
5. N60°44'00"E a distance of 58.25 feet;

Thence S29°17'00"E a distance of 192.88 feet;

Thence N60°43'00"E a distance of 241.00 feet;

Thence N29°17'00"W a distance of 149.81 feet;

Thence N60°44'00"E a distance of 84.00 feet;

Thence N29°17'00"W a distance of 31.57 feet;

Thence N23°30'08"E, a distance of 15.60 feet;

Thence N60°44'00"E, a distance of 22.32 feet;

Thence N53°08'20"E, a distance of 15.13 feet;

Thence N60°44'00"E, a distance of 177.17 feet;

Thence N61°00'00"E, a distance of 80.04 feet;

Thence S28°58'00"E, a distance of 192.77 feet;

Thence N61°02'00"E a distance of 408.73 feet to a point in the westerly right of way of Interstate 71;

Thence along said westerly right of way line the following nine (9) courses;

1. S03°02'28"W a distance of 23.68 feet;
2. S01°47'49"E a distance of 124.13 feet;
3. S10°28'48"W a distance of 315.55 feet;
4. S19°11'17"W a distance of 387.24 feet;
5. S29°22'54"W a distance of 415.60 feet;
6. S39°45'25"W a distance of 229.93 feet;
7. S47°48'07"W a distance of 275.02 feet;
8. S55°49'39"W a distance of 182.97 feet;
9. S61°49'26"W a distance of 333.44 feet;

Thence N00°17'30"E a distance of 191.29 feet;

Thence N89°42'30"W a distance of 200.00 feet, to a point in the aforesaid centerline of Kenwood Road;

Thence along said centerline, N00°17'30"E a distance of 65.00 feet;

Thence S89°42'30"E a distance of 200.00 feet;

Thence N00°17'30"E a distance of 460.00 feet;

Thence N89°42'30"W a distance of 200.00 feet, to a point in the aforesaid centerline of Kenwood Road;

Thence along said centerline, N00°17'30"E a distance of 60.00 feet;

Thence S89°42'30"E a distance of 200.00 feet;

Thence N00°17'30"E a distance of 70.00 feet;

Thence N89°42'30"W a distance of 200.00 feet, to a point in the aforesaid centerline of Kenwood Road;



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Thence along said centerline, N00°17'30"E a distance of 353.32 feet, to the point of beginning;

Containing 31.674 acres, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on an ALTA/ACSM Survey by American Land Surveys dated 1/09/2008.

The above description is based on record information, is for zoning purposes only, and is not the result of a field survey.

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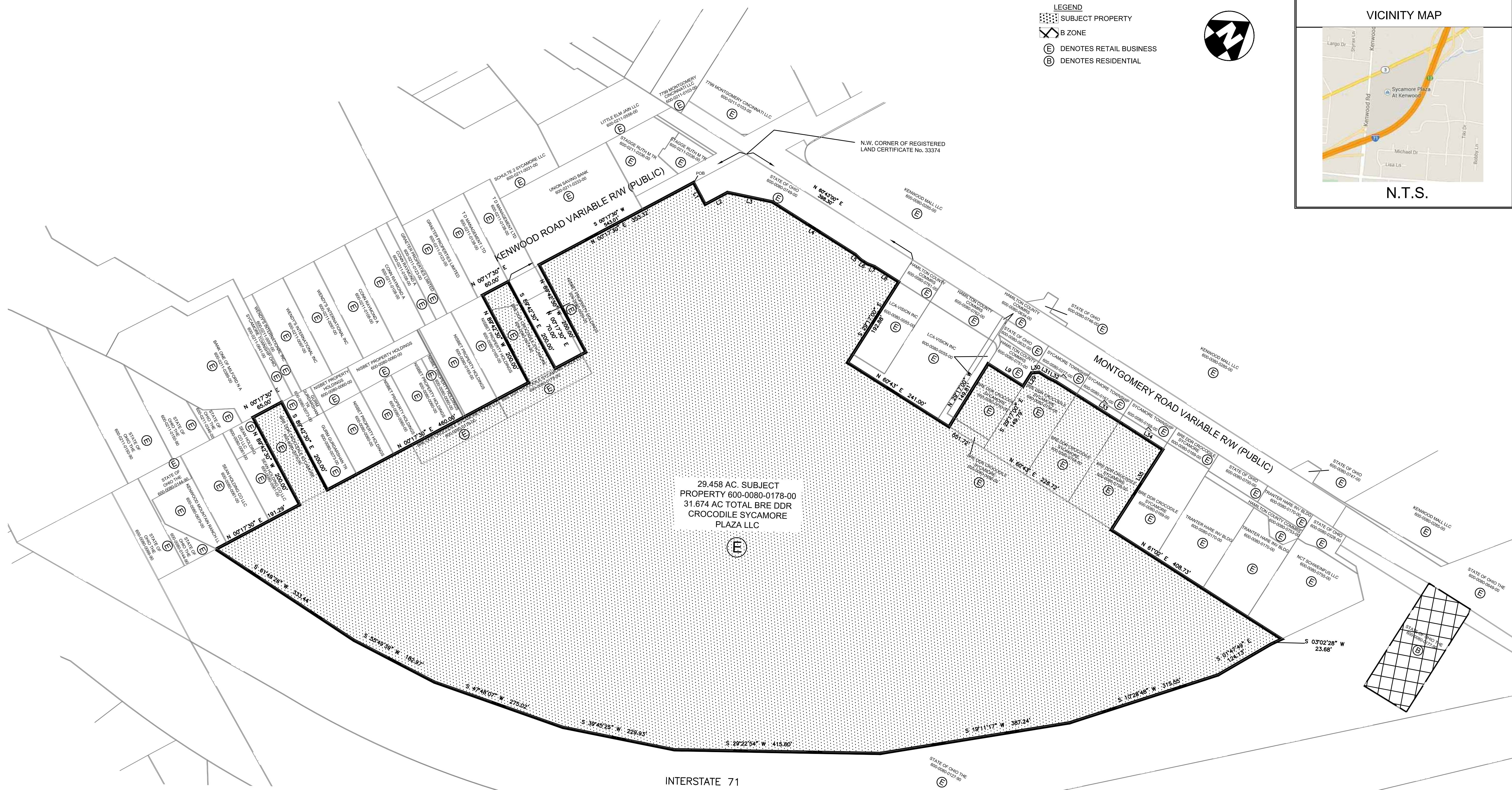
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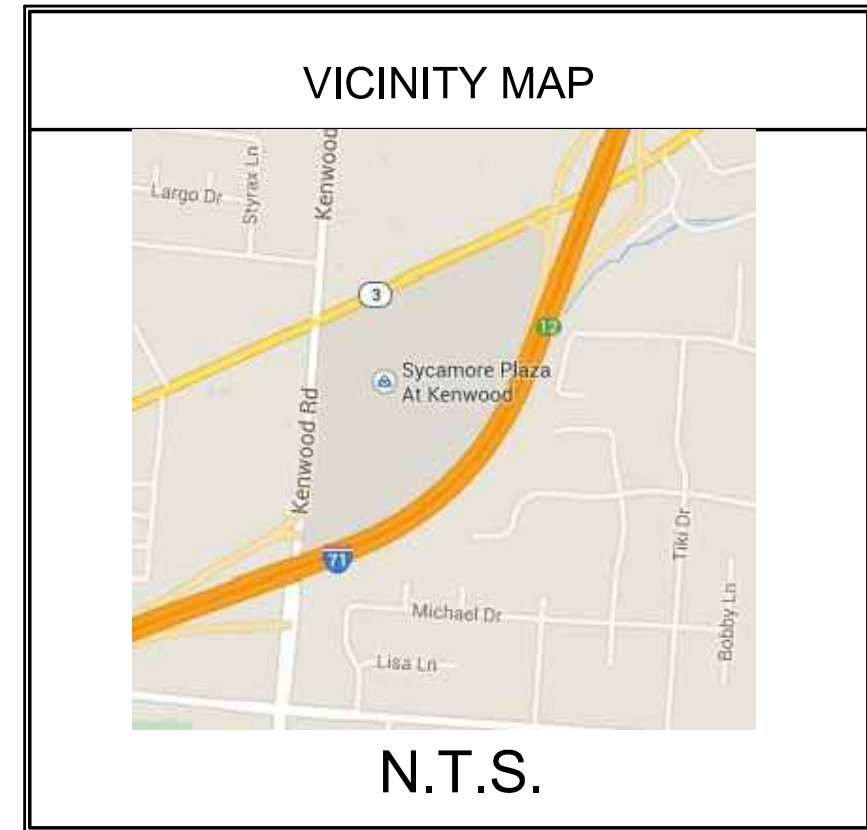
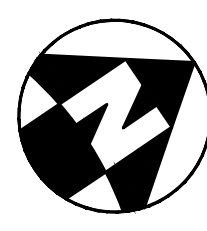
SHEET NAME:

METES AND BOUNDS
DESCRIPTION

SHEET NO.
C110
2 of 10



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



29.458 AC. SUBJECT
PROPERTY 600-0080-0178-00
31.674 AC TOTAL BRE DDR
CROCODILE SYCAMORE
PLAZA LLC

INTERSTATE 71

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'
			L29	N 29°17'00" W	31.57'
			L30	N 23°30'08" E	15.60'
			L31	N 60°44'00" E	22.32'
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			L34	N 61°00'00" E	80.04'
			L35	S 28°58'00" E	192.77'

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

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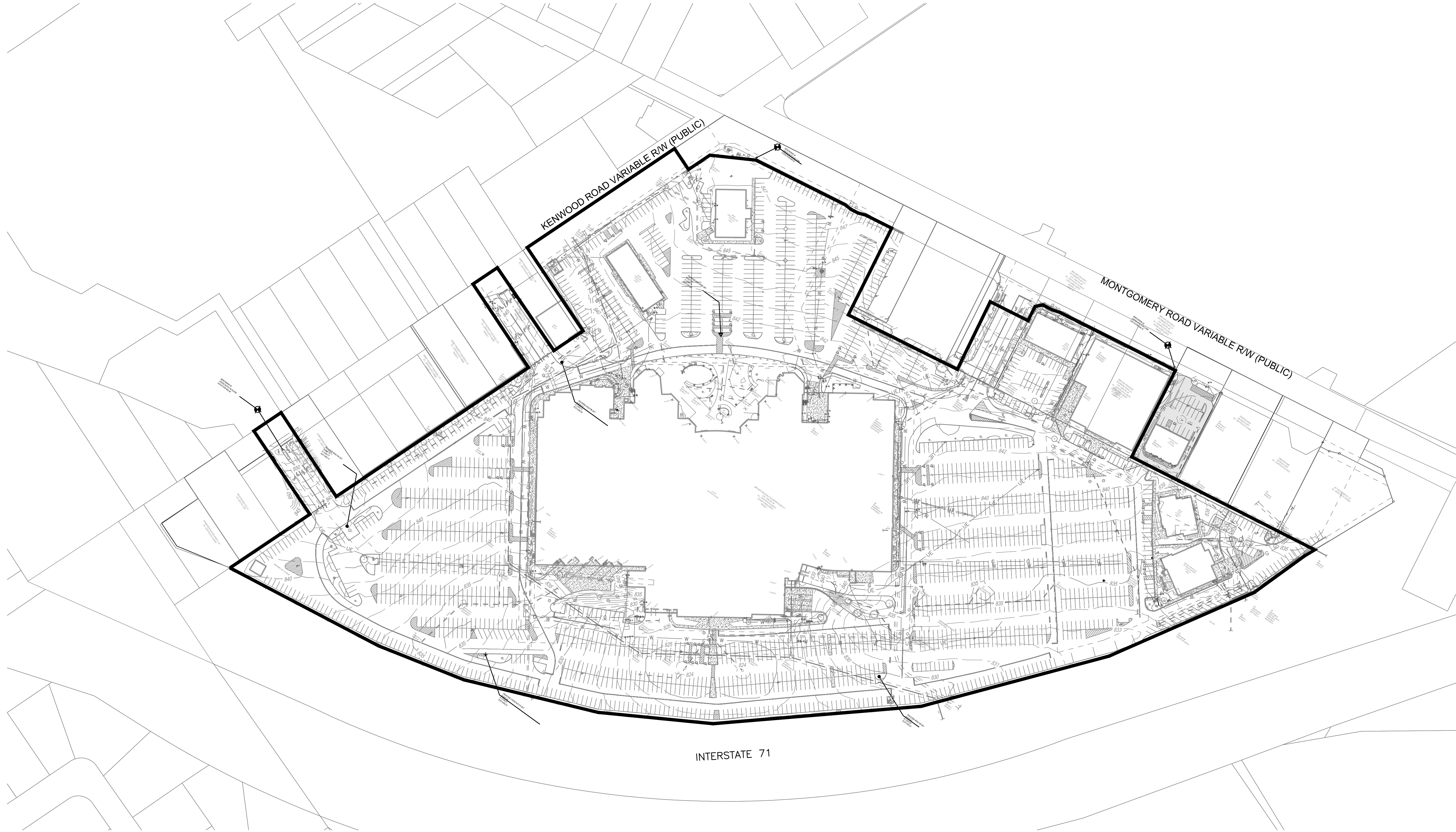
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HAMILTON COUNTY, OHIO

PROJECT NO:	130512.000
DATE:	02/17/2015
SCALE:	

SHEET NAME:

ZONING PLAT

SHEET NO. **C120**
3 of 10

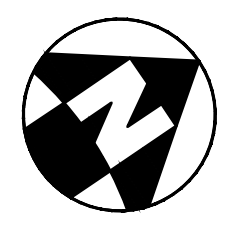
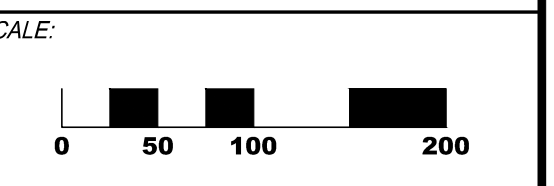


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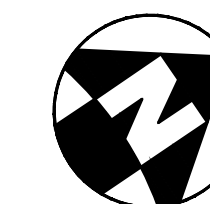
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SHEET NAME:
 EXISTING FEATURES

SHEET NO.
C130
 4 of 10

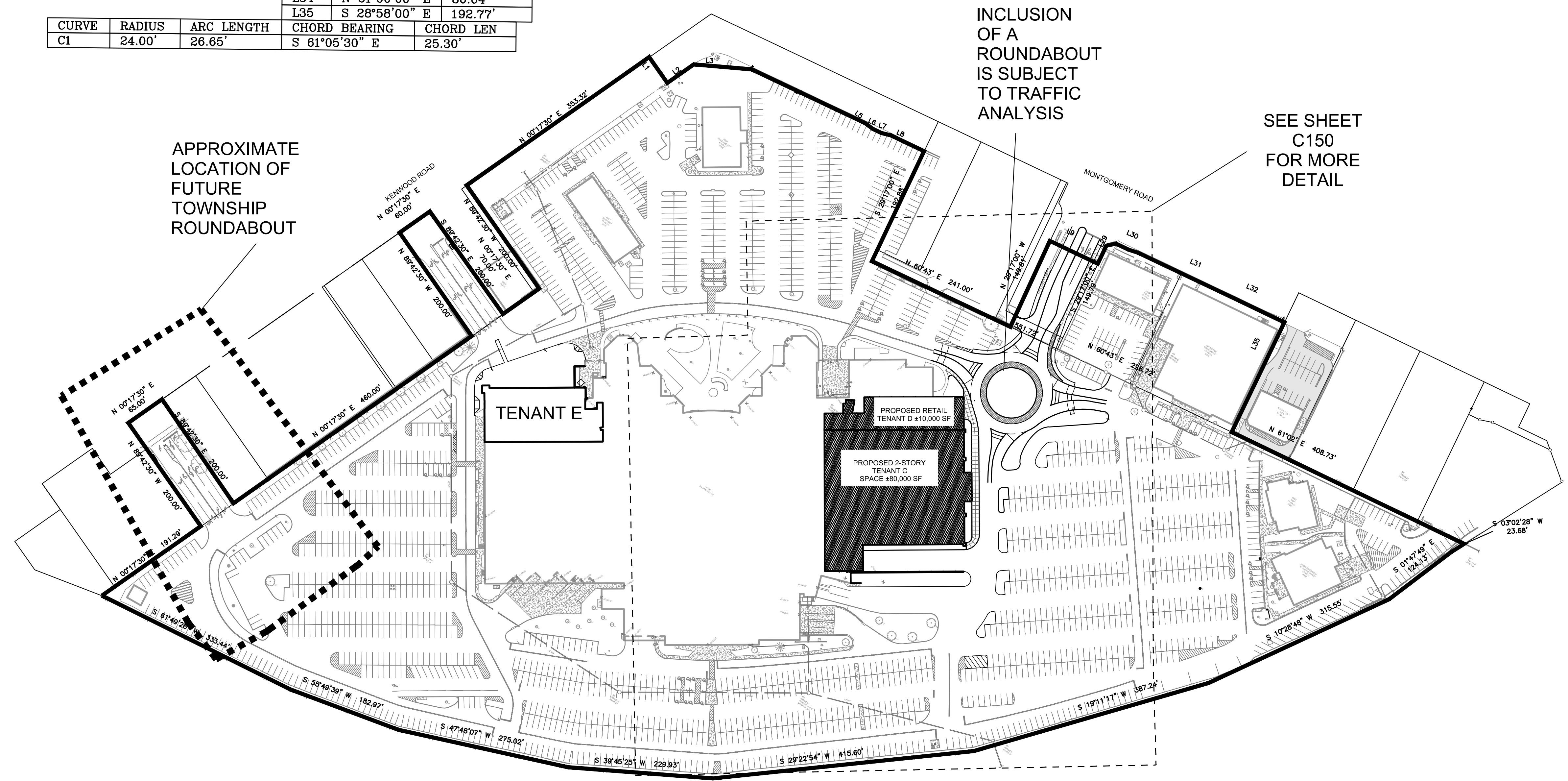


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			L33	N 60°44'00" E	177.17'
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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	24.00'	26.65'	S 61°05'30" E	25.30'

NOTES
 1.) PROPOSED PARKING SPACE COUNT IS 1842.

LEGEND
 PROPOSED EXPANSION

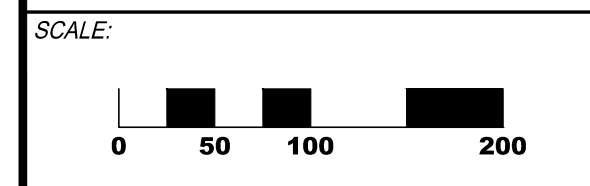


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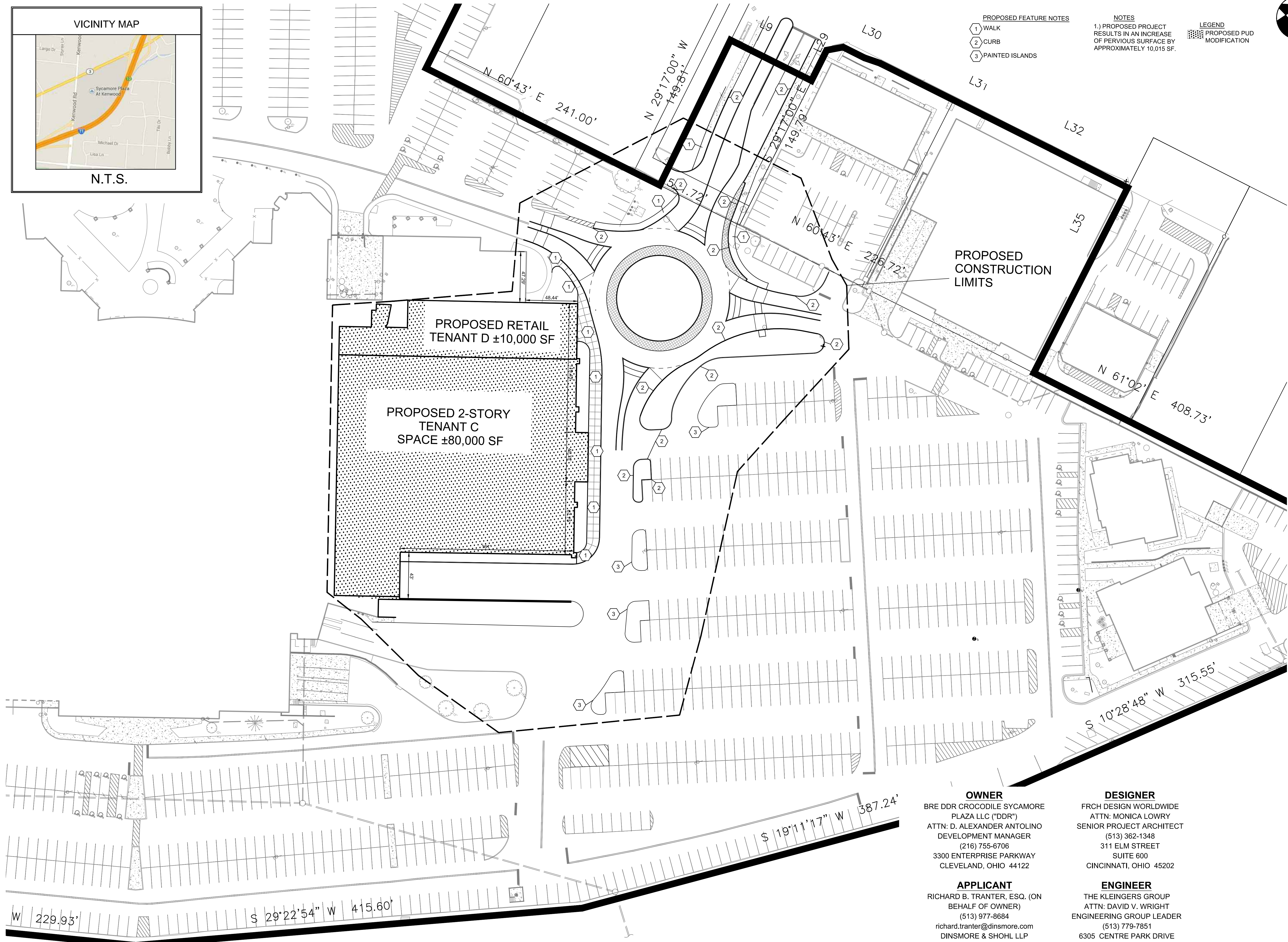
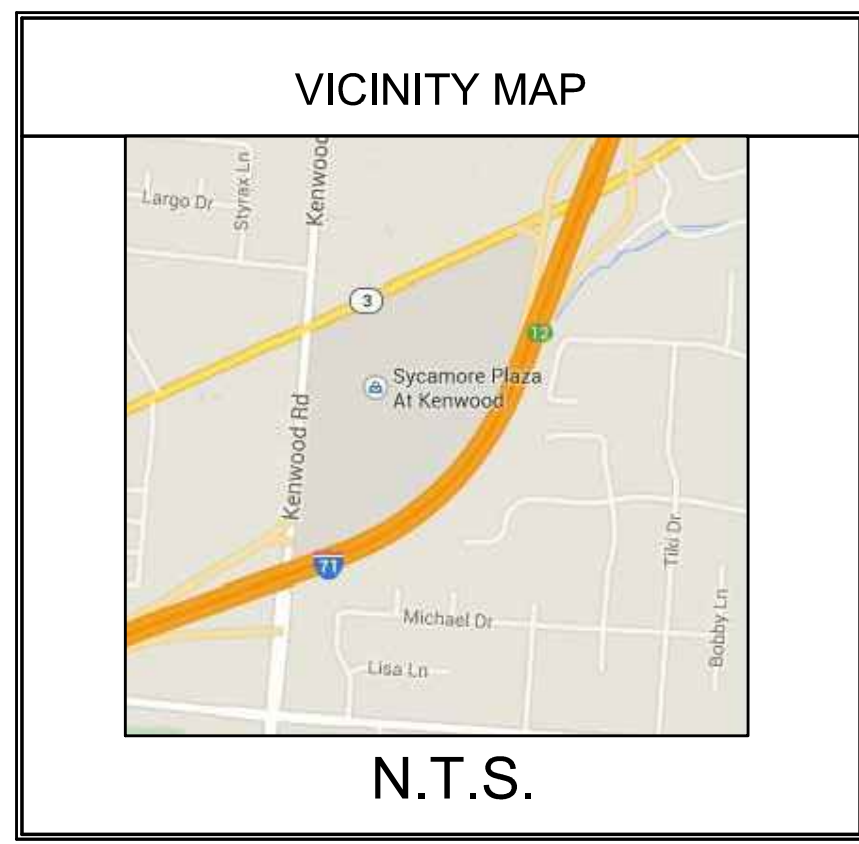
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PROPOSED FEATURES

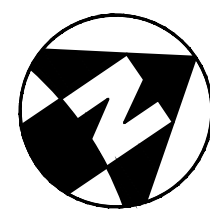
SHEET NO:
C140
5 of 10



- PROPOSED FEATURE NOTES**
- ① WALK
 - ② CURB
 - ③ PAINTED ISLANDS

NOTES
 1.) PROPOSED PROJECT RESULTS IN AN INCREASE OF PERVIOUS SURFACE BY APPROXIMATELY 10,015 SF.

LEGEND
 PROPOSED PUD MODIFICATION



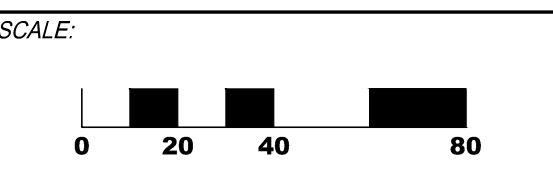
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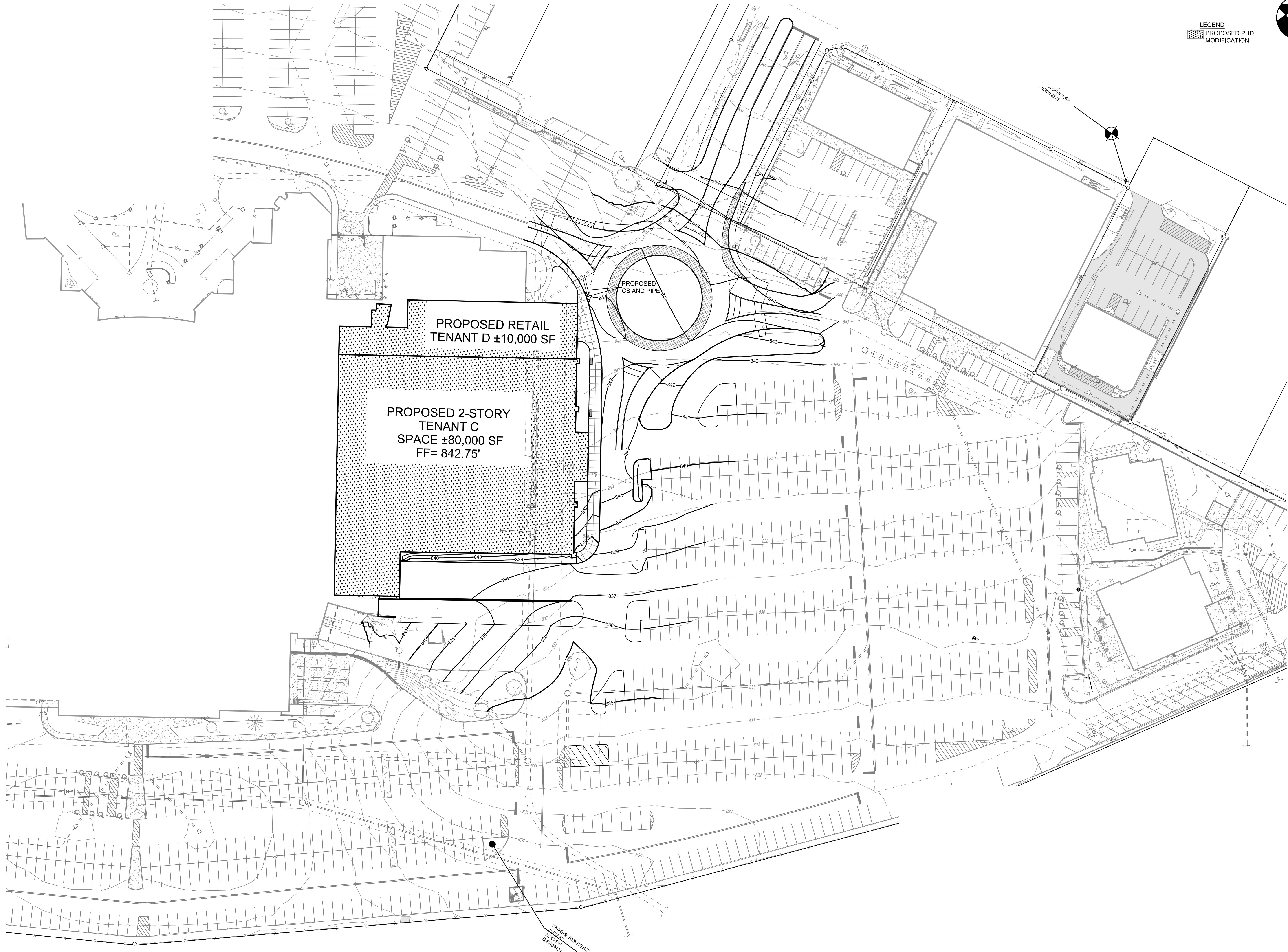
SHEET NO:
C150
6 of 10

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

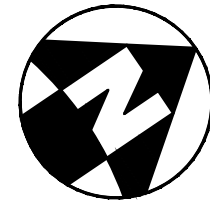
APPLICANT
 RICHARD B. TRANTER, ESQ. (ON BEHALF OF OWNER)
 (513) 977-8684
 richard.tranter@dinsmore.com
 DINSMORE & SHOHL LLP
 255 EAST FIFTH STREET
 SUITE 1900
 CINCINNATI, OHIO 45202

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



LEGEND
PROPOSED PUD
MODIFICATION



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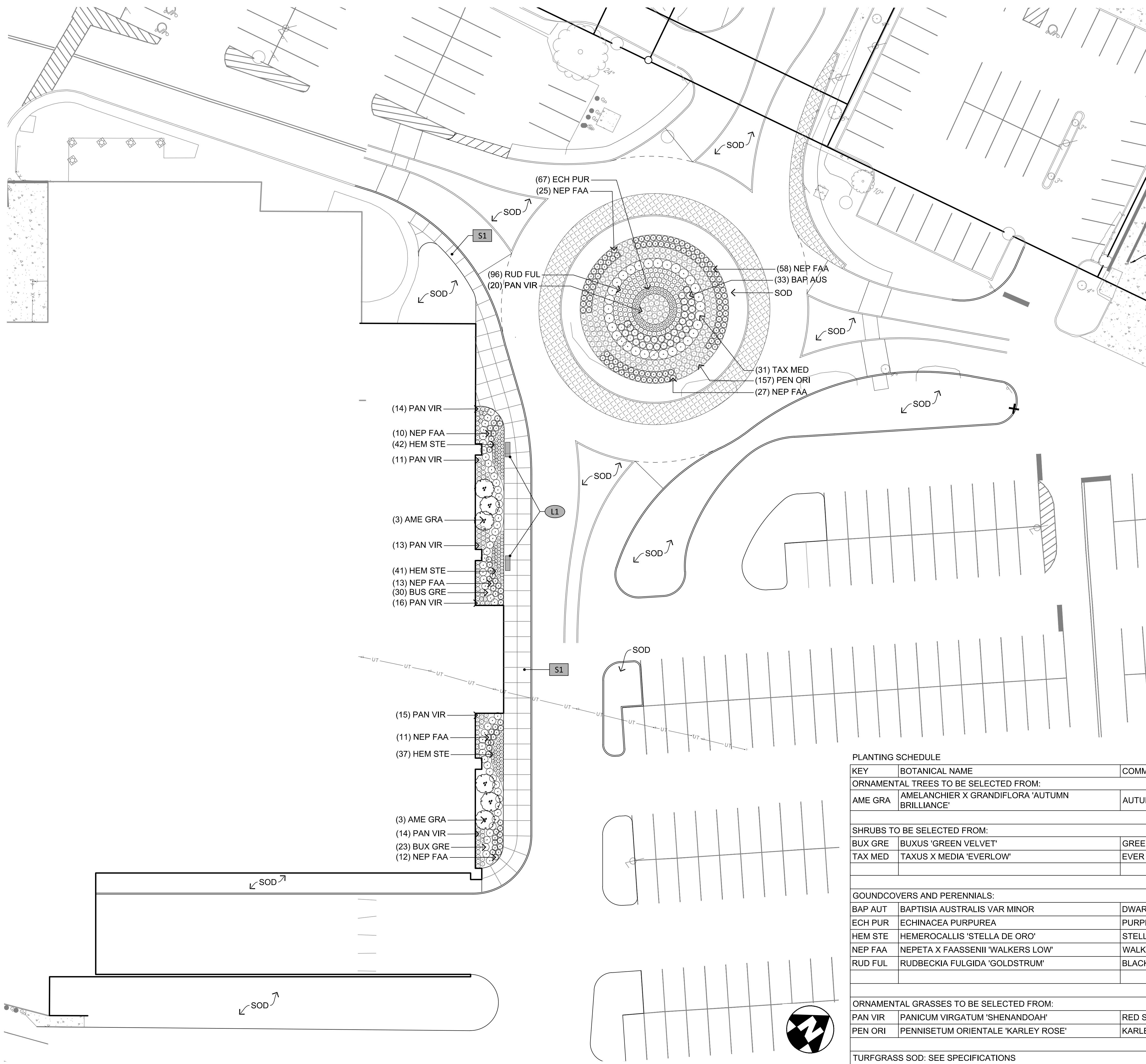
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SCALE:



SHEET NAME:
**PRELIMINARY
 GRADING PLAN**

SHEET NO.
**C160
 7 of 10**



- GENERAL PLANTING NOTES**
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. 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.
 3. 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.
 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 6. 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.
 7. 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

L1 6' BENCH WITH BACK

SURFACE MATERIALS

S1 STANDARD CONCRETE, SEE CIVIL DRAWINGS

PLANT MATERIAL

- ORNAMENTAL TREE, TYP.
- SHRUBS, TYP.
- PERENNIALS & ORNAMENTAL GRASSES, TYP.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
ORNAMENTAL TREES TO BE SELECTED FROM:					
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8" HT.	B&B	MULTI-STEM
SHRUBS TO BE SELECTED FROM:					
BUX GRE	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	30" HT. X WT.	B&B	
TAX MED	TAXUS X MEDIA 'EVERLOW'	EVER LOW YEW	#5	CONT.	
GROUNDCOVERS AND PERENNIALS:					
BAP AUT	BAPTISIA AUSTRALIS VAR MINOR	DWARF BLUE INDIGO	#2	CONT.	SPACE AT 36" O.C.
ECH PUR	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#2	CONT.	SPACE AT 24" O.C.
HEM STE	HEMEROCALLIS 'STELLA DE ORO'	STELLA D'ORO DAYLILY	#2	CONT.	SPACE AT 18" O.C.
NEP FAA	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#2	CONT.	SPACE AT 30" O.C.
RUD FUL	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSANS	#2	CONT.	SPACE AT 24" O.C.
ORNAMENTAL GRASSES TO BE SELECTED FROM:					
PAN VIR	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	#2	CONT.	SPACE AT 30" O.C.
PEN ORI	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#2	CONT.	SPACE AT 30" O.C.
TURFGRASS SOD: SEE SPECIFICATIONS					

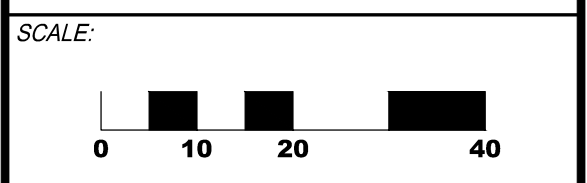
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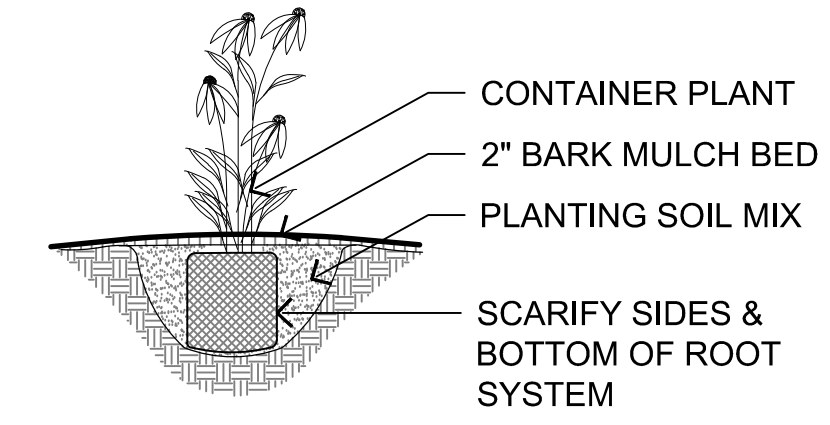
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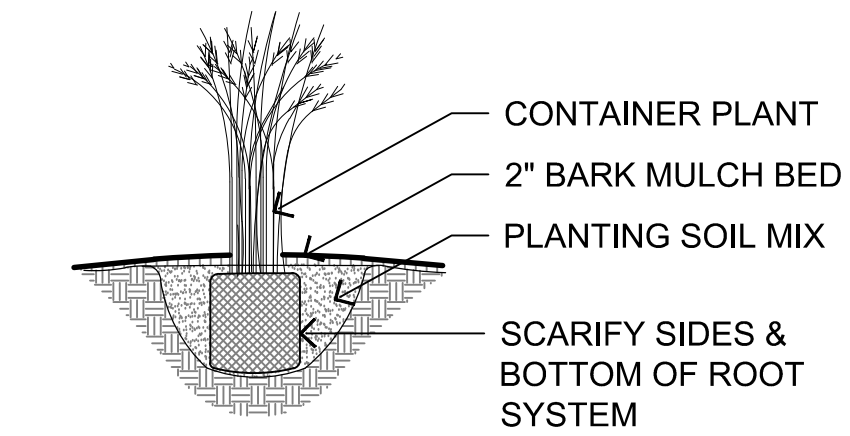
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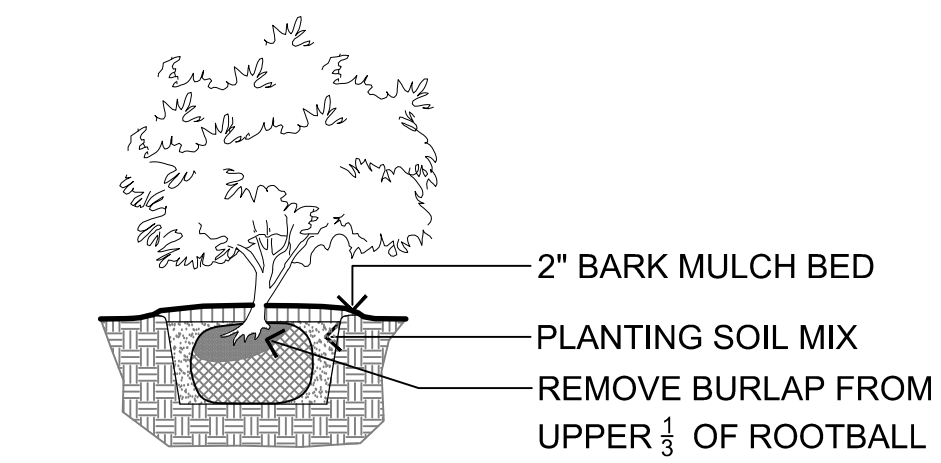
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LANDSCAPE PLAN



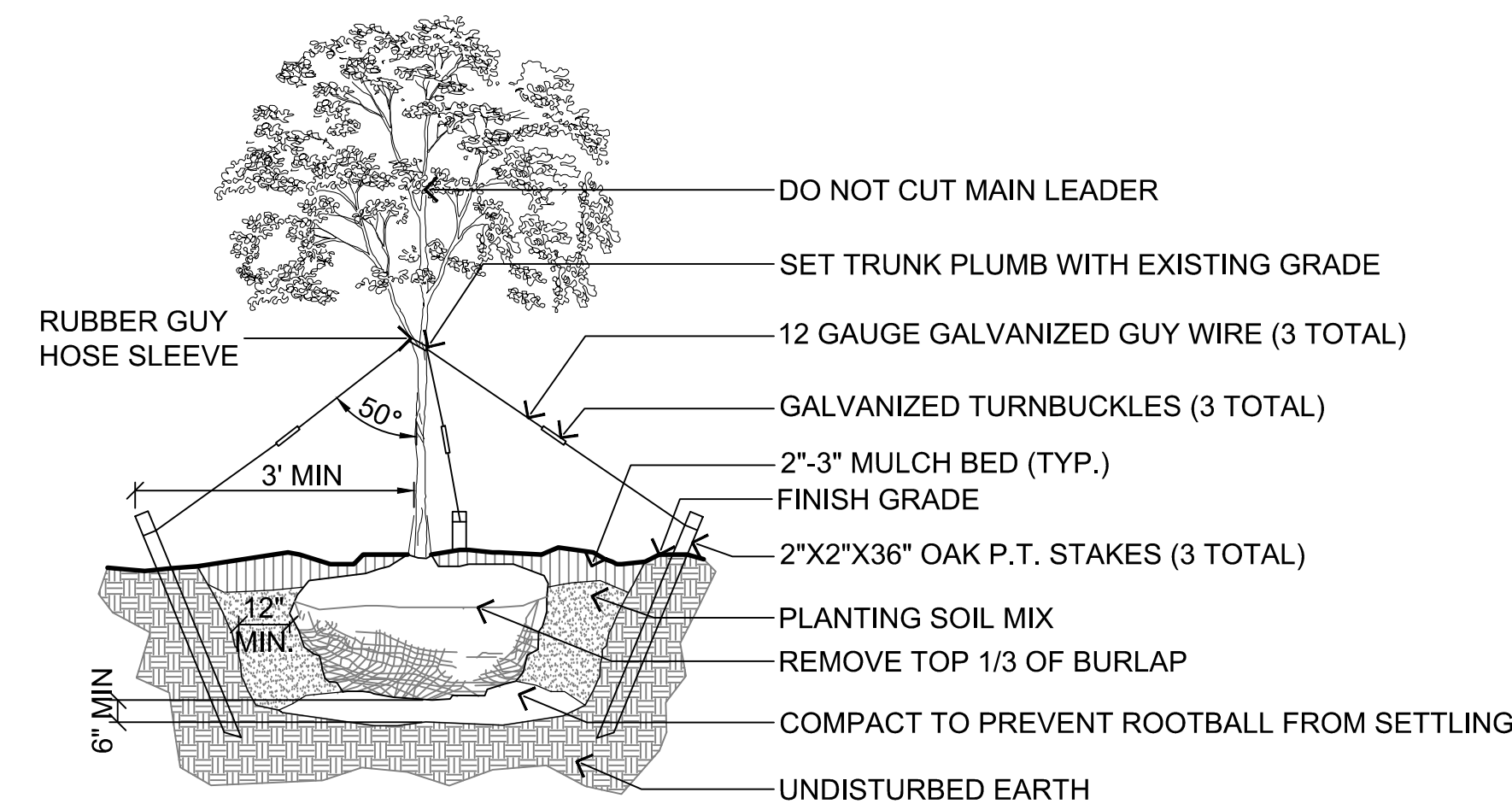
2 PERENNIAL PLANTING
NOT TO SCALE



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



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

5 6' BENCH WITH BACK
NOT TO SCALE

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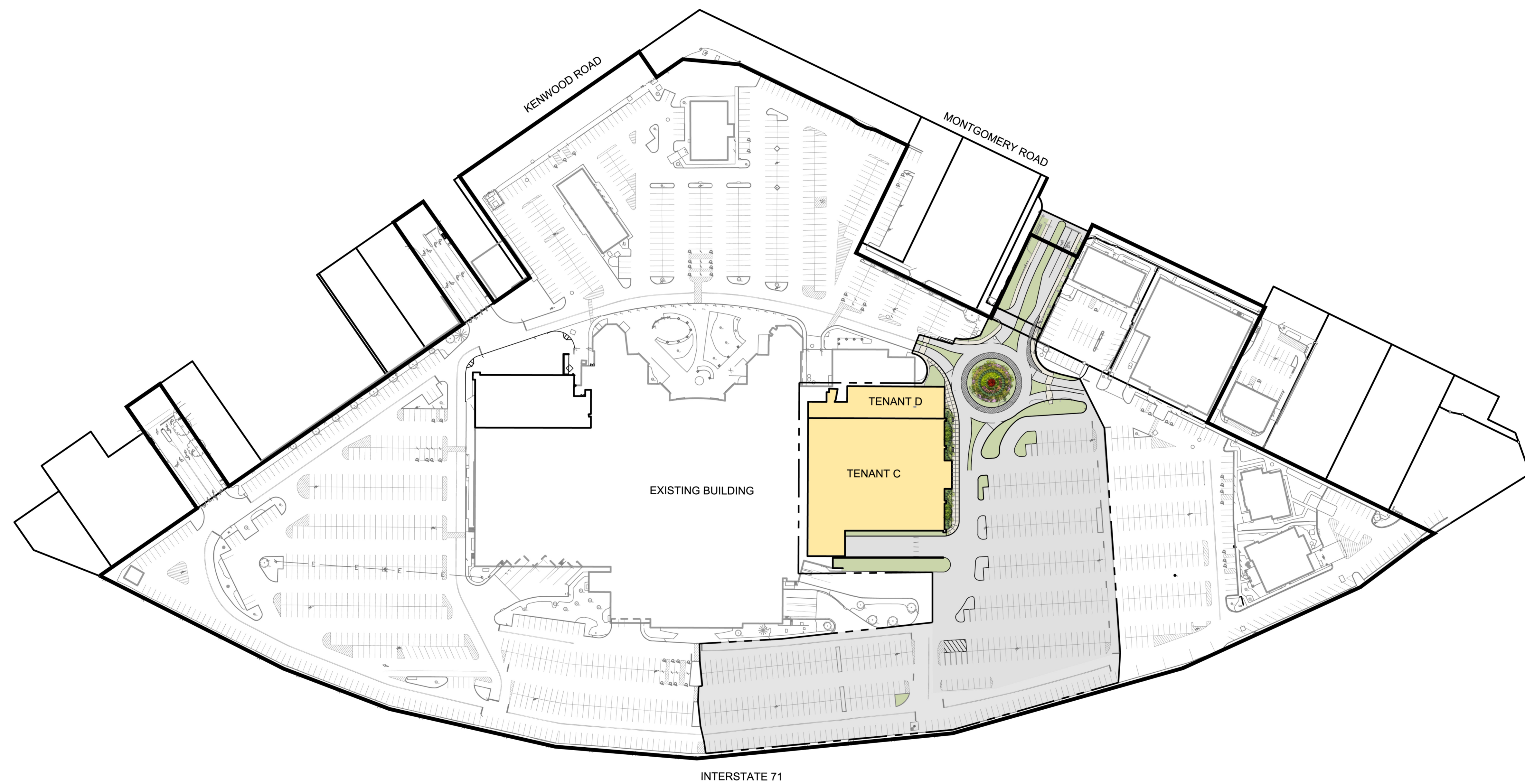
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SCALE:

SHEET NAME:

LANDSCAPE DETAILS

SHEET NO.
L101
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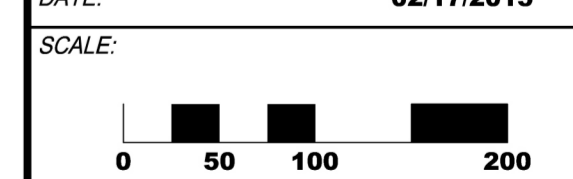


SEAL:

NO.	DATE	DESCRIPTION
1	02/17/15	SUBMITTED TO SYC. TWP

**SYCAMORE PLAZA
 PLANNED
 COMMERCIAL
 DISTRICT**
 SECTION 7, TOWN 4, RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PROJECT NO: 130512.000
 DATE: 02/17/2015



SHEET NAME:
 LANDSCAPE
 RENDERING

SHEET NO.
L200
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