

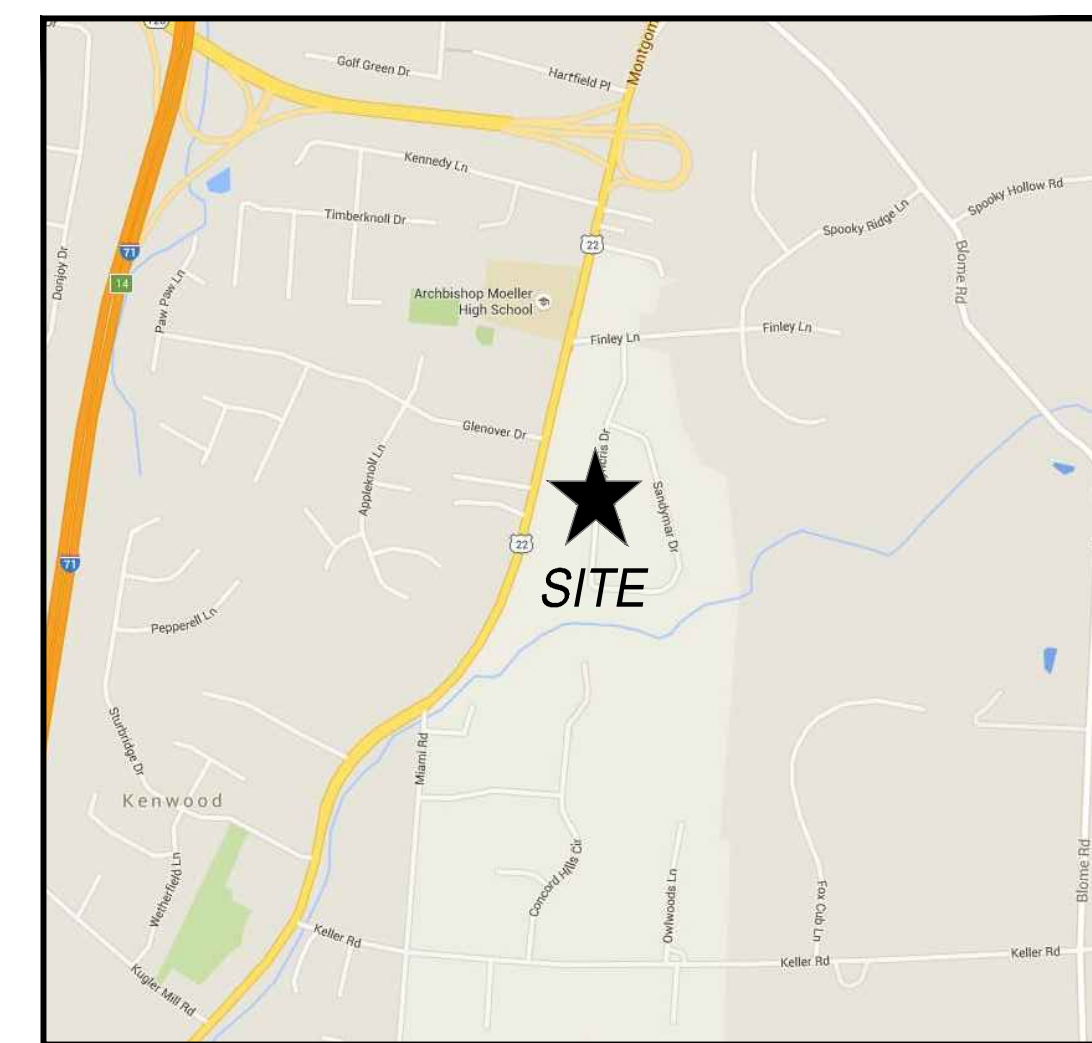
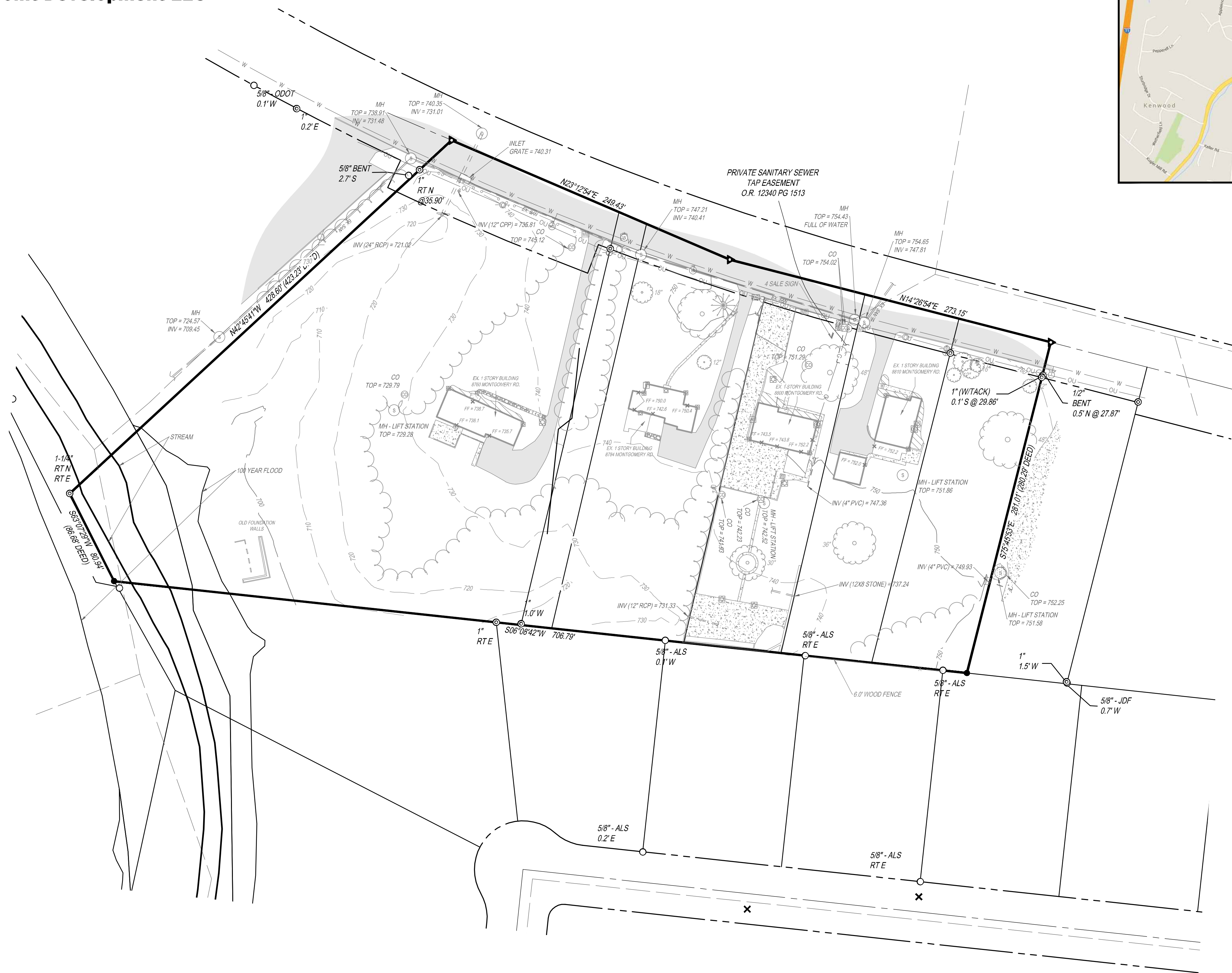
**LEGEND**

- 5/8" IRON PIN SET
- ▲ MAGNAIL SET
- IRON PIN FOUND (SIZE AS NOTED)
- ⊙ PIPE FOUND (SIZE AS NOTED)
- ⊕ SANITARY MANHOLE
- ⊖ CLEANOUT
- ⊗ STORM MANHOLE
- ⊘ DOWNSPOUT
- INLET
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ MAILBOX
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WATER SERVICE
- ⊙ UTILITY POLE
- ↑ GUY WIRE
- ⊙ LAMP POST
- ⊙ A/C UNIT
- ⊙ ELECTRIC METER
- X — FENCE LINE
- W — WATER LINE (PER RECORDS)
- T — TREE LINE
- G — GUARD RAIL
- OU — OVERHEAD UTILITY
- SS — SANITARY SEWER
- ST — STORM SEWER
- ⊙ HARDWOOD TREE
- ⊙ SOFTWOOD TREE
- ▨ CONCRETE
- ▨ ASPHALT
- ▨ GRAVEL
- ▨ LANDSCAPE
- ▨ STONE / PAVERS

**Project: Stonecrest Senior Living**  
**Date: 12-21-2016**  
**Sheet 1 of 15**

**Applicant: North Point Development LLC**

**Map prepared by:**  
**Matt Habedank**



VICINITY MAP  
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1	12/21/2016	ZONING SET
2	1/20/2017	OPEN HOUSE REVISED SET

**STONECREST SENIOR LIVING**  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

DATE: 2016-12-21

SCALE:



SHEET NAME:  
**EXISTING FEATURES SURVEY BASEMAP**

SHEET NO.

**CO.0**

**NOTES:**

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON HAMILTON COUNTY BENCHMARKS NOS. 2191 AND 2192. (NAD 83)
- ELEVATIONS ARE BASED ON HAMILTON COUNTY BM #2192 (ELEVATION=78576)(NGVD 29)
- SITE BENCHMARKS AS SHOWN HEREON.



**NOTE:**  
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.







VICINITY MAP  
N.T.S

**LEGEND**

AREA TO BE REZONED FROM "OFFICE-OO" AND "SINGLE FAMILY RESIDENTIAL-B" TO "PUD" 5.111 ACRES

SYCAMORE TOWNSHIP  
PLANNING & ZONING  
JAN 31 2017  
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**NOTE:**  
BEARINGS ARE BASED ON HAMILTON COUNTY  
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1	12/21/2016	ZONING SET
2	1/20/2017	OPEN HOUSE REVISED SET
	1/30/2017	REZONE PLAT - MDH

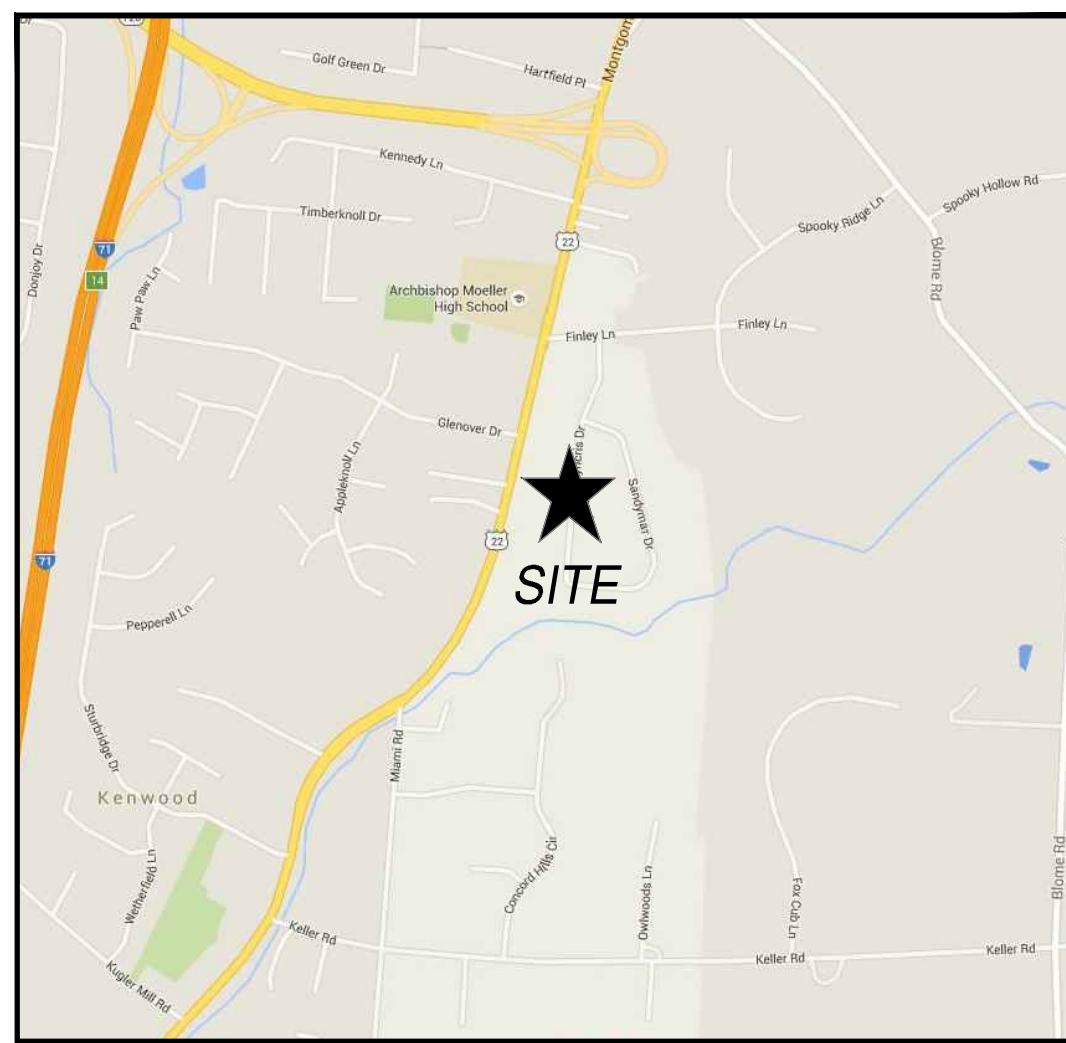
**STONECREST SENIOR LIVING**  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000  
DATE: 2016-12-21  
SCALE: 1" = 60'

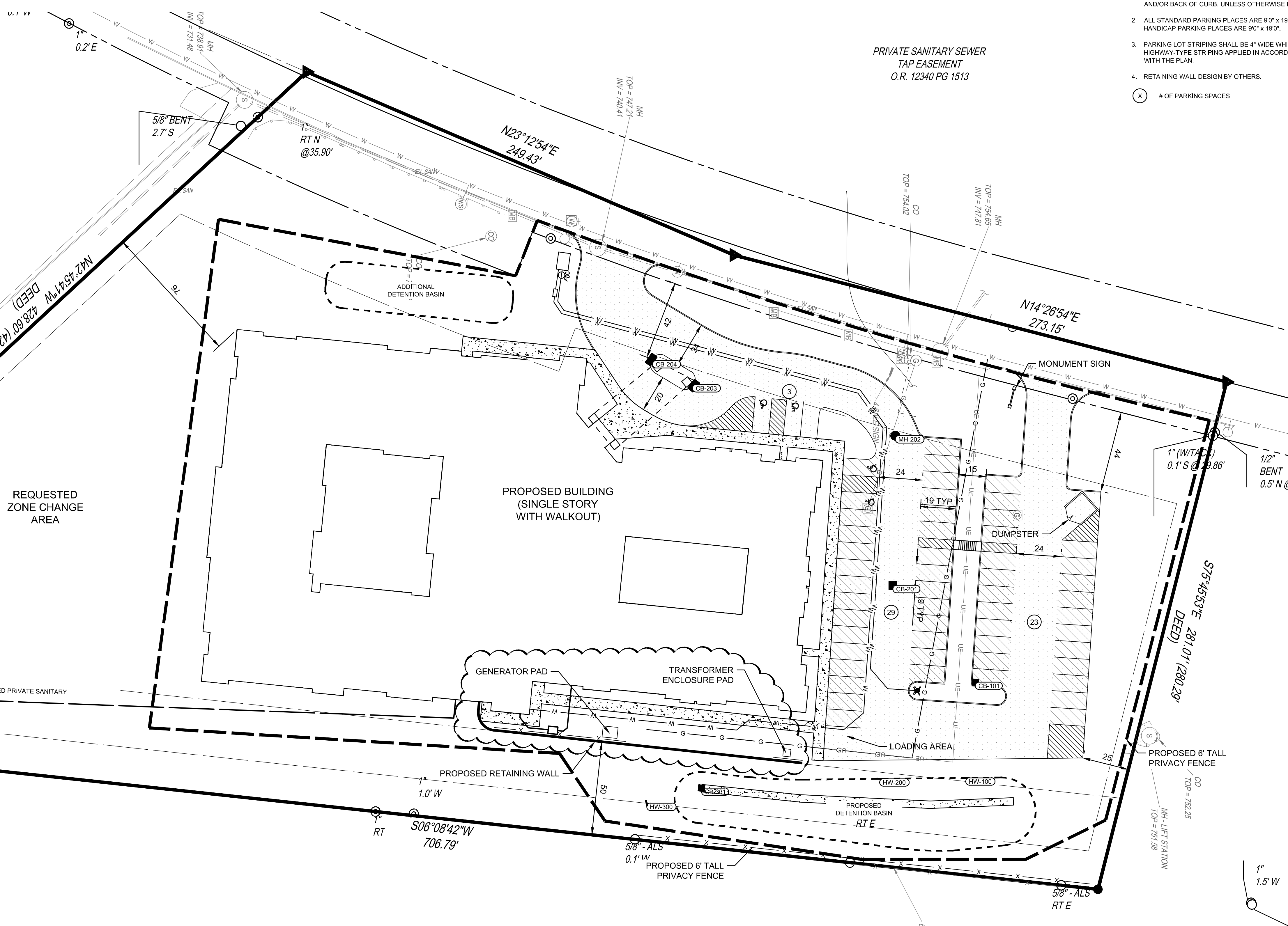
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**ZONING PLAT**

SHEET NO.  
**C0.1**



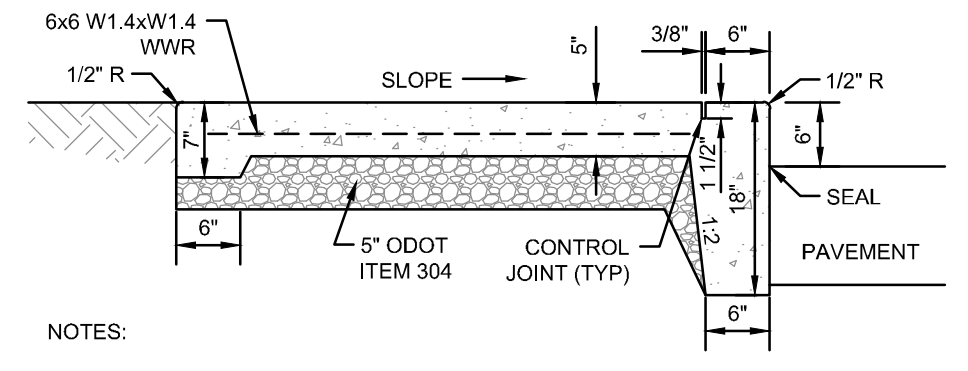


VICINITY MAP  
N.T.S

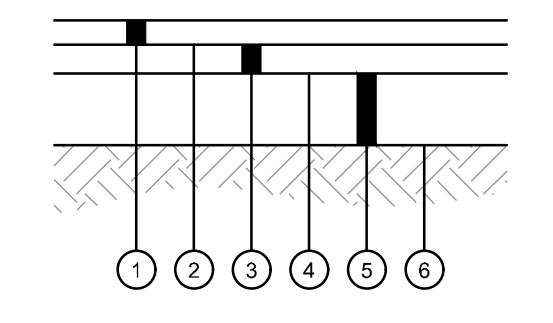


PRIVATE SANITARY SEWER  
TAP EASEMENT  
O.R. 12340 PG 1513

- LOCATION NOTES**
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR BACK OF CURB, UNLESS OTHERWISE NOTED.
  - ALL STANDARD PARKING PLACES ARE 9'0" x 19'0". ALL HANDICAP PARKING PLACES ARE 9'0" x 19'0".
  - PARKING LOT STRIPING SHALL BE 4" WIDE WHITE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
  - RETAINING WALL DESIGN BY OTHERS.
- (X) # OF PARKING SPACES



- NOTES:**
- INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
  - INSTALL CONTROL JOINTS AT 6' OC MAXIMUM AND AT 6' BEHIND INTEGRAL CURB. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
  - WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
  - WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
  - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.



- 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
- ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
- ODOT ITEM 408 PRIME COAT, APPLIED AT 0.10 GAL/SY
- 8" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

**SUMMARY TABLE**

PROPOSED USE:	SENIOR CARE CENTER
FLOOR AREA:	LOWER LEVEL 29,380 SF UPPER LEVEL 46,225 SF
TOTAL GROSS AREA:	75,605 SF
DWELLING UNITS:	86 UNITS, 98 BEDS
PARKING SPACES REQUIRED:	44 SPACES
PARKING SPACES PROVIDED:	56 SPACES
IMPERVIOUS SURFACE RATIO:	0.37

<b>CONSTRUCTION LIMITS</b>	
GROSS SITE AREA:	5.1 AC
NET SITE AREA:	4.6 AC
<b>HEAVY DUTY PAVEMENT</b>	
<b>STANDARD DUTY PAVEMENT</b>	

**Project: Stonecrest Senior Living**  
**Date: 12-21-2016**  
**Sheet 1 of 15**

**Applicant: North Point Development LLC**

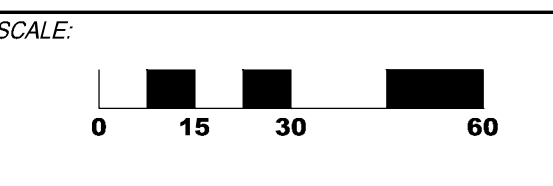
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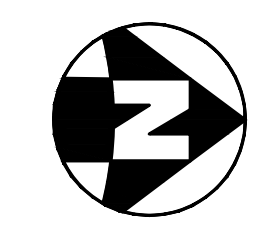
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SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000  
DATE: 2016-12-21

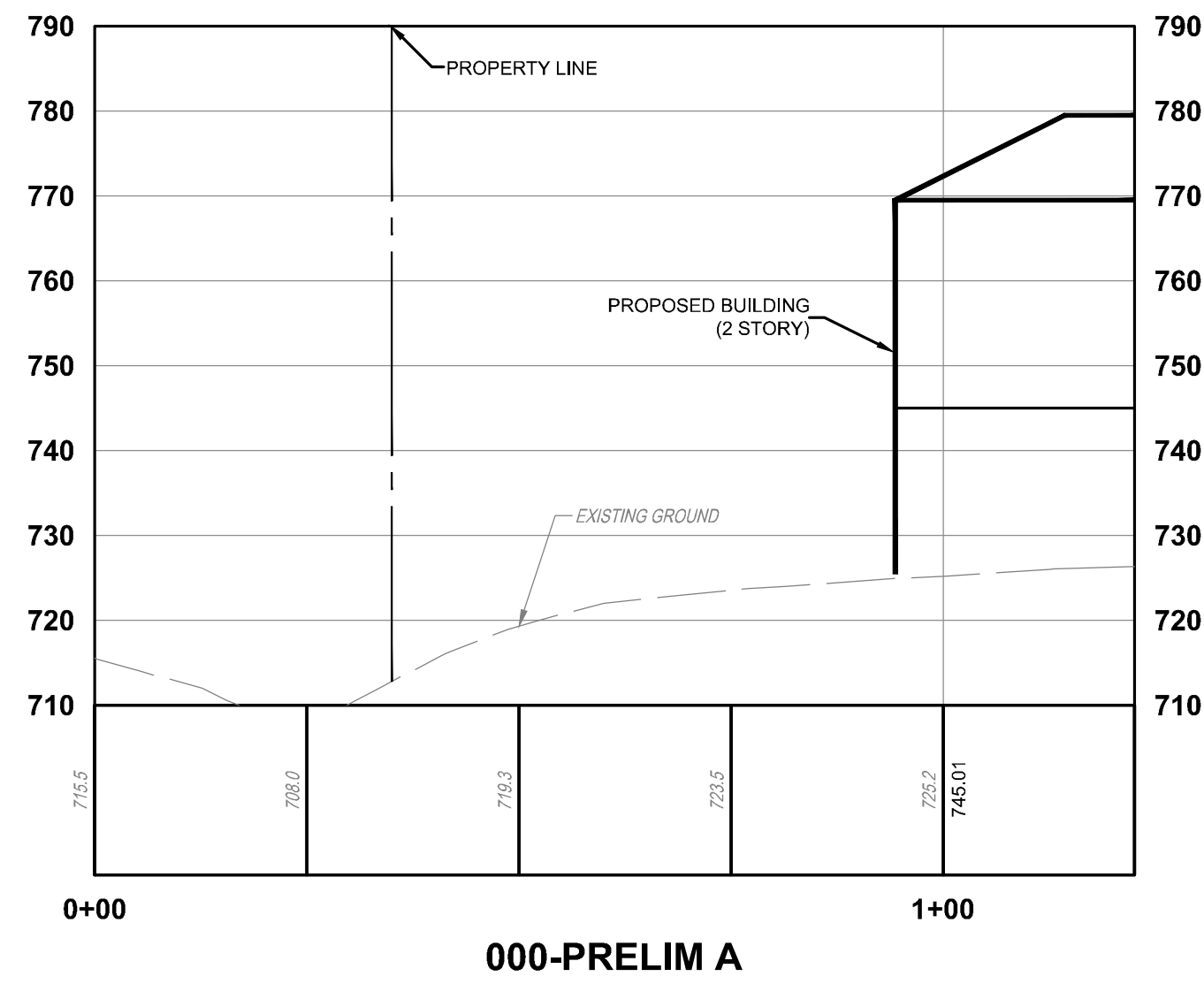


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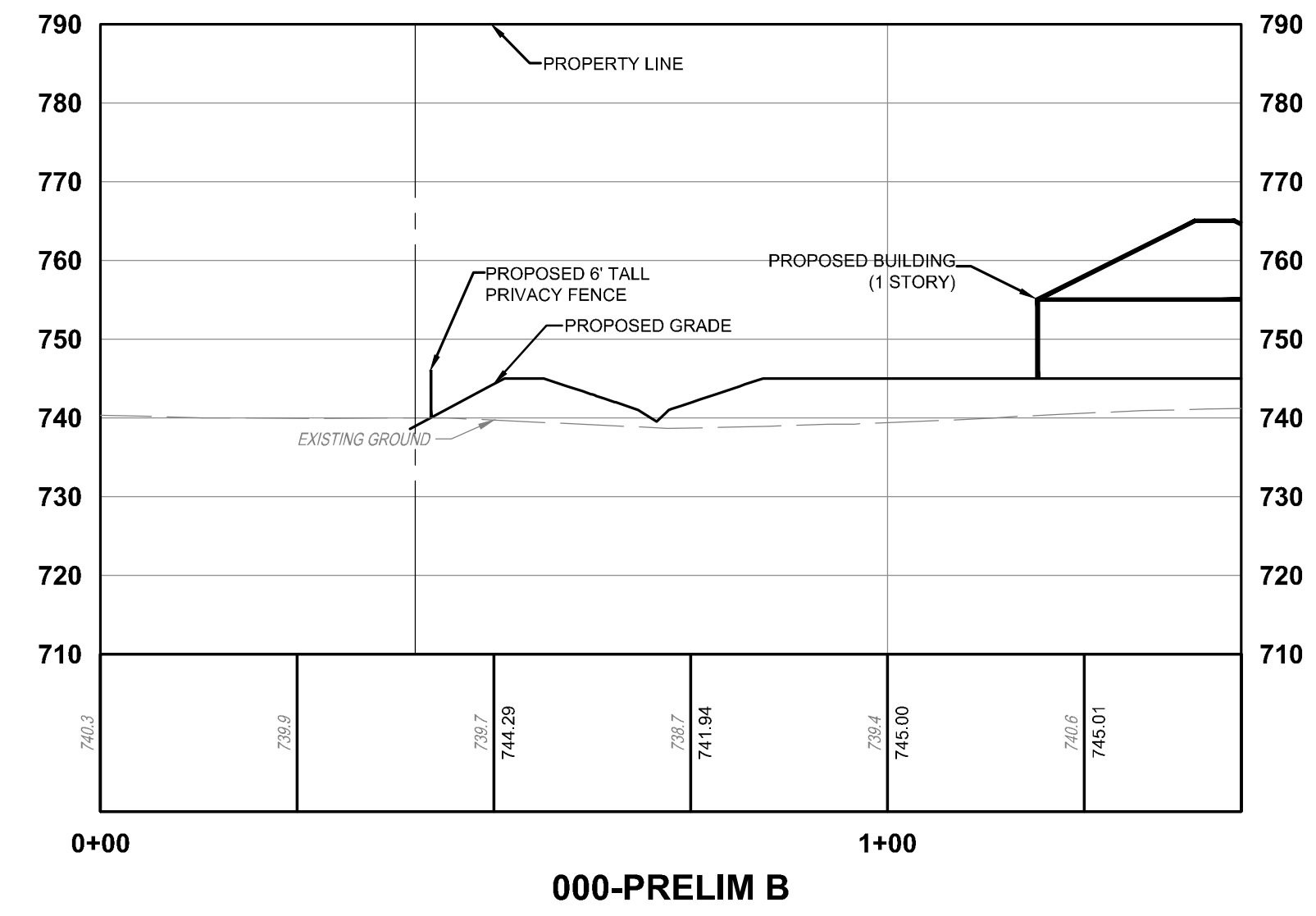
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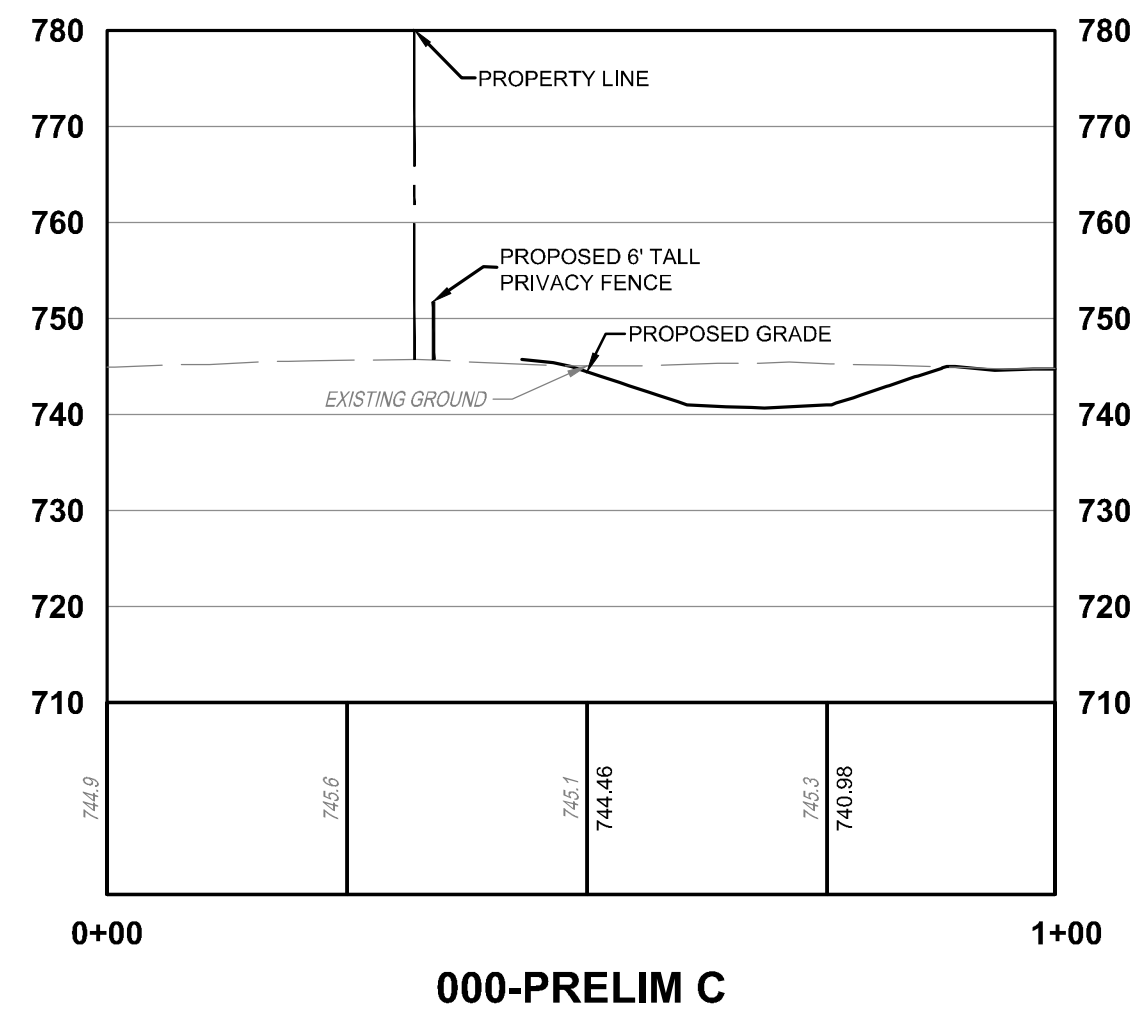




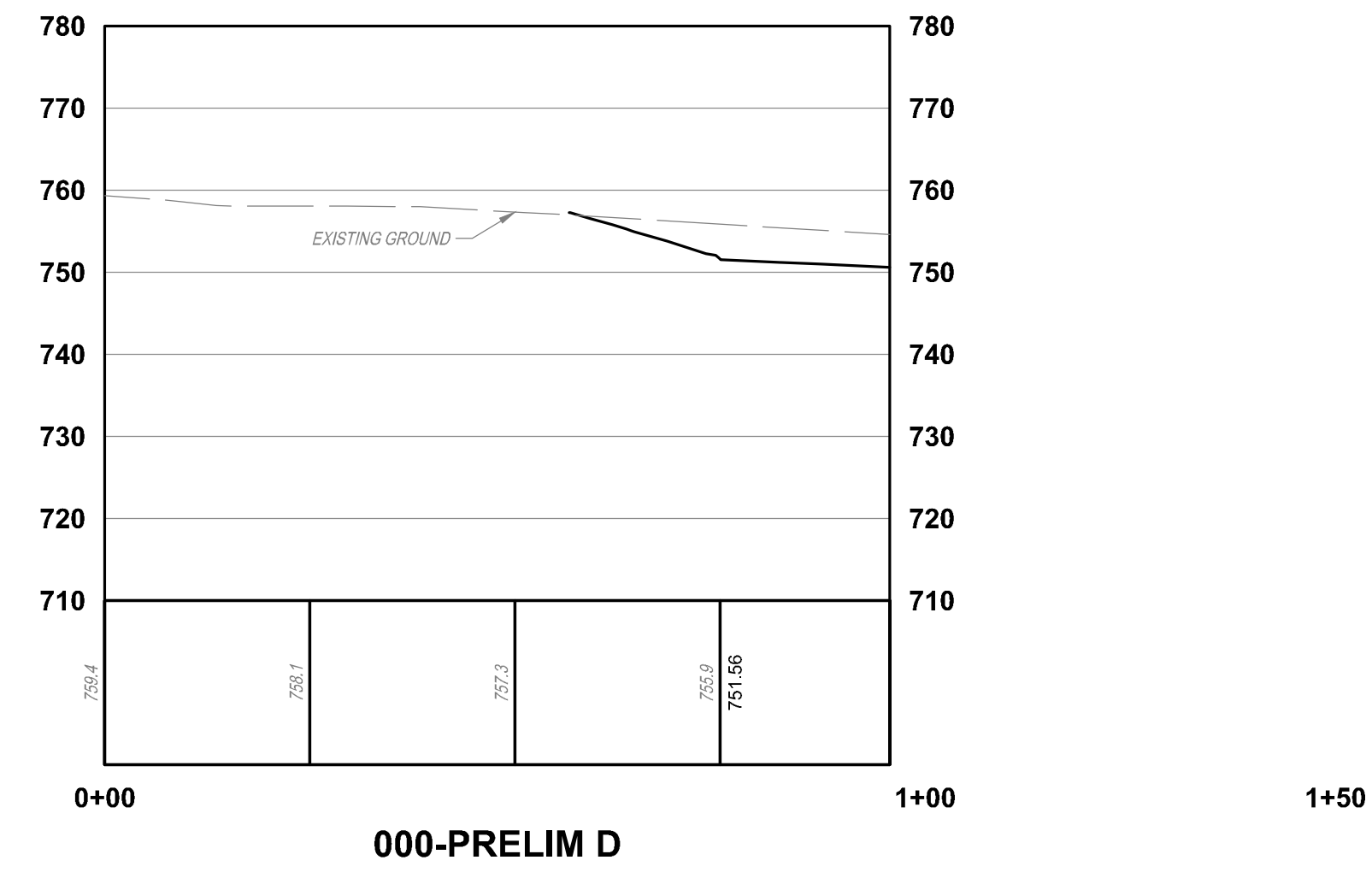
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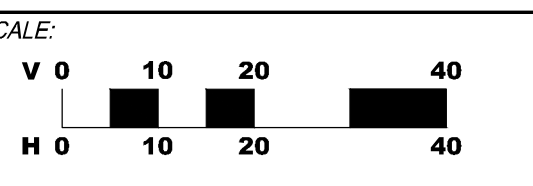
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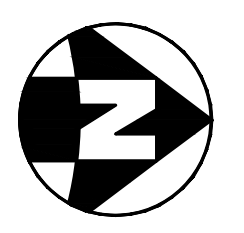
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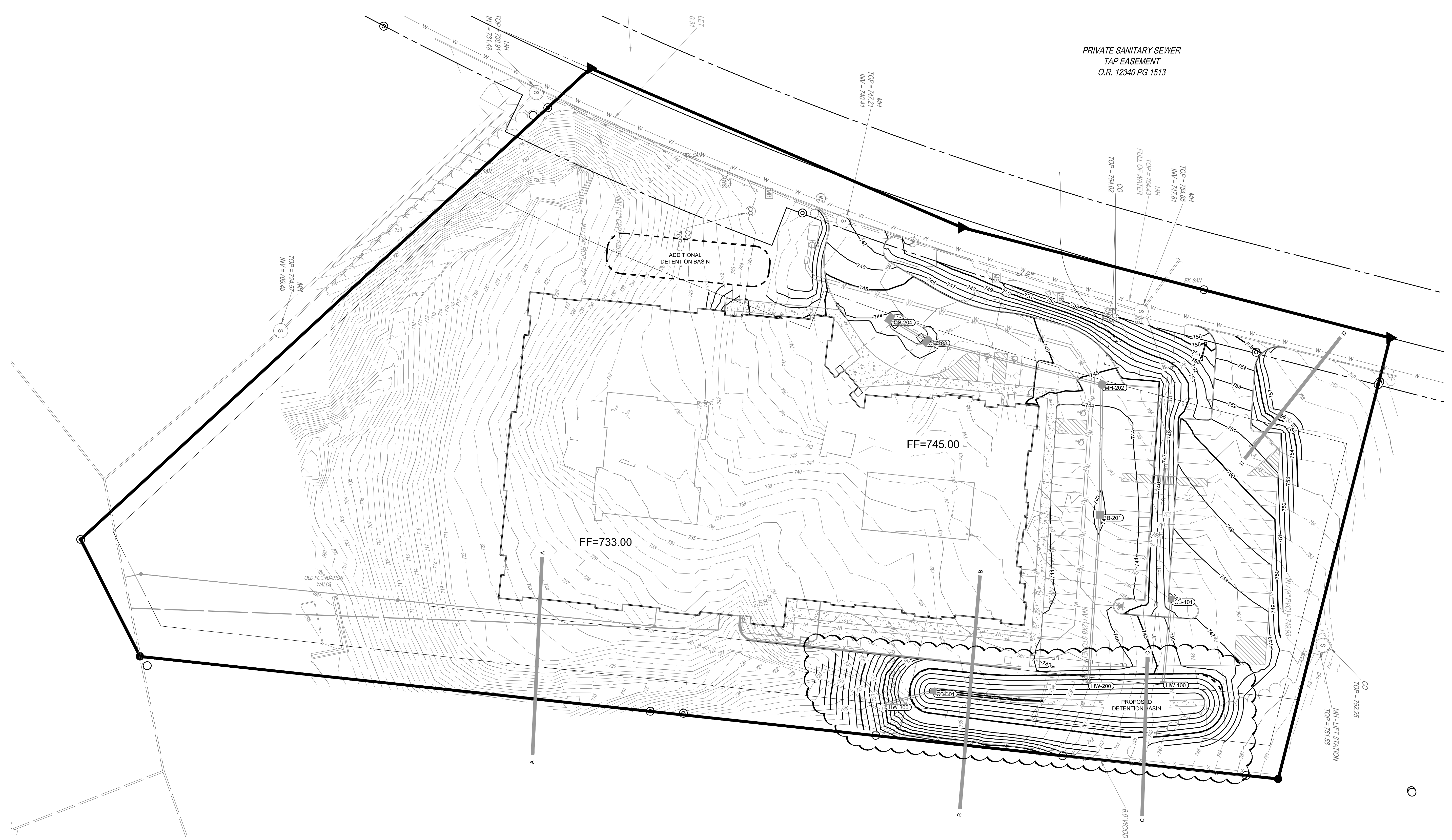
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**LOCATION PLAN PROFILES**

SHEET NO.  
**C1.1**



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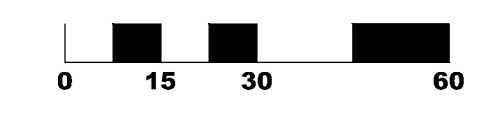
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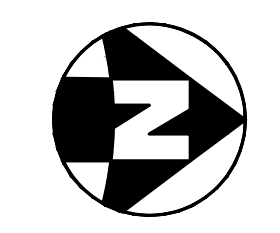
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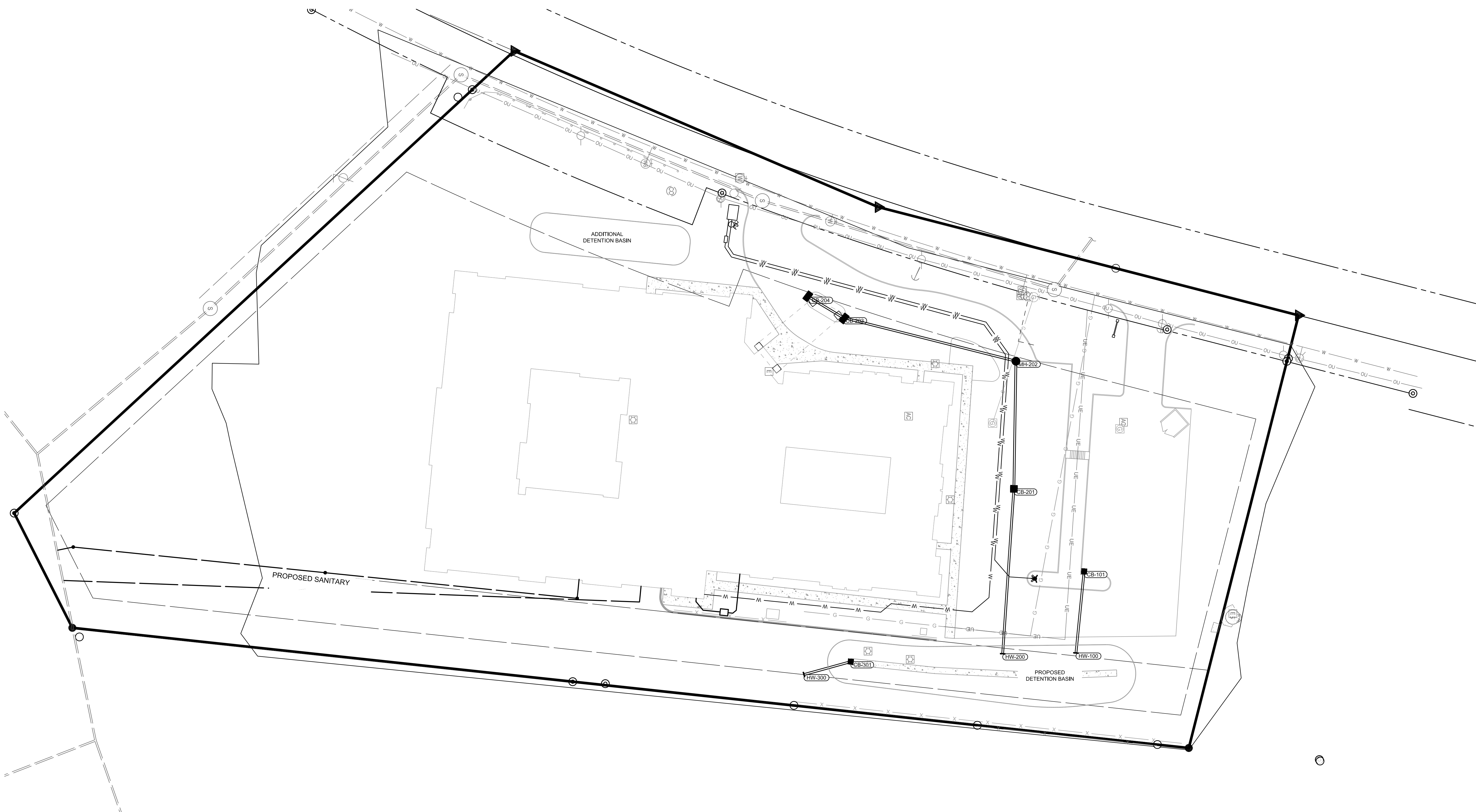


SHEET NAME:  
**GRADING PLAN**

SHEET NO.  
**C2.0**







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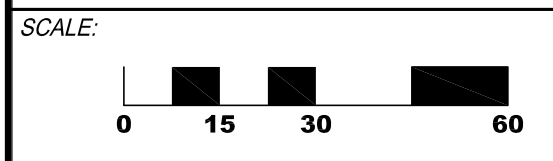
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 HAMILTON COUNTY, OHIO

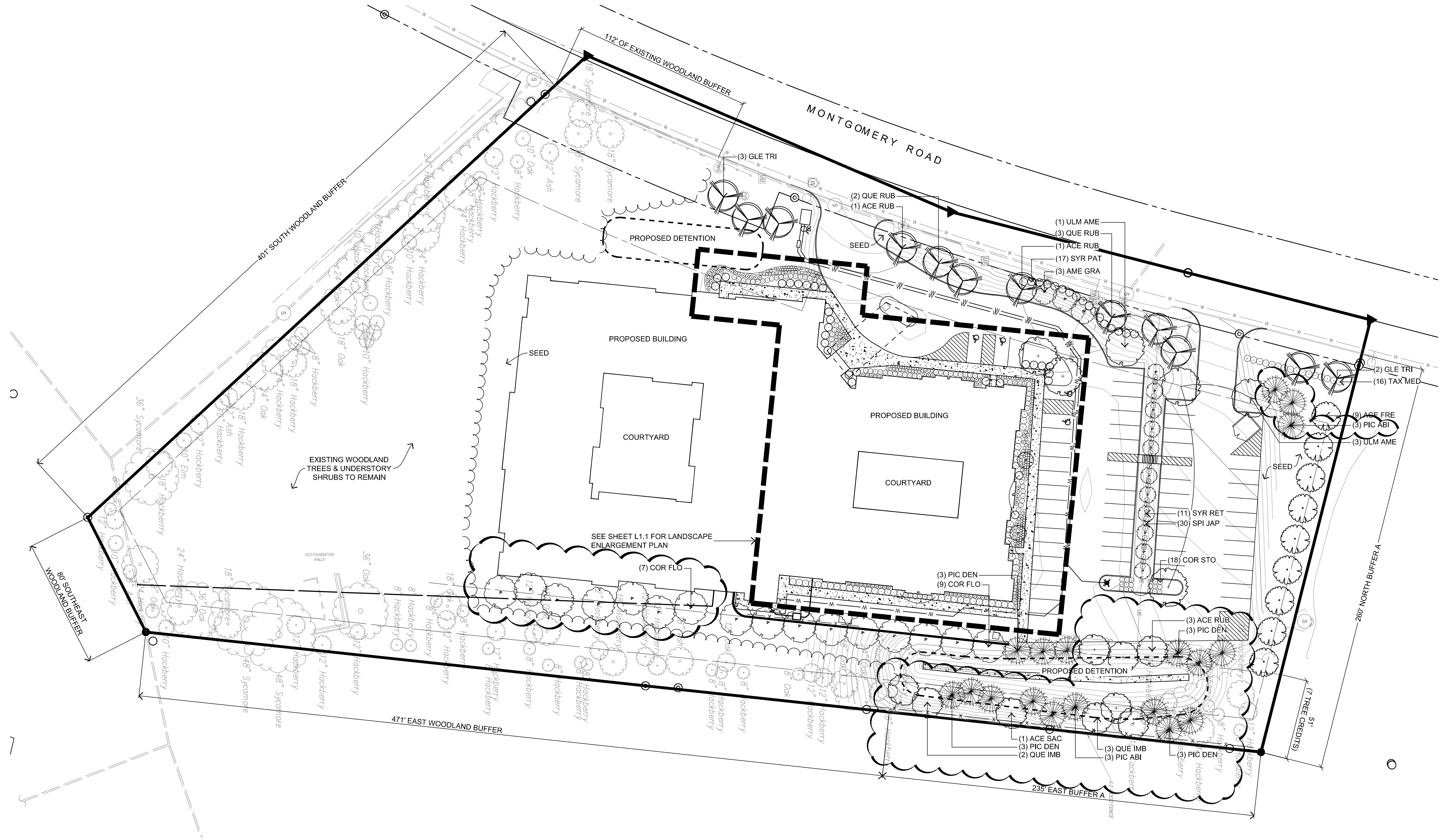
PROJECT NO: 160347.000  
 DATE: 2016-12-21



SHEET NAME:  
**UTILITY PLAN**

SHEET NO.  
**C3.0**



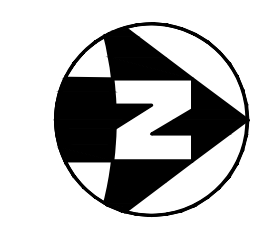


**GENERAL NOTES**  
 1. SEE SHEET L2.0 FOR ZONING REQUIREMENT CHARTS.  
 2. SEE SHEET L1.1 FOR PLANTING SCHEDULE.

**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 UTILITIES. 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.  
 8. ALL TREES TO BE PRESERVED DURING CONSTRUCTION SHALL BE PROTECTED PER SECTION 15-6.3 OF THE SYCAMORE TOWNSHIP ZONING RESOLUTION.

**LEGEND**

	EXISTING TREES TO REMAIN, PROTECT IN PLACE
	PARKING LOT CANOPY TREE, TYP.
	STREETSCAPE BUFFER CANOPY TREE, TYP.
	BOUNDARY BUFFER CANOPY TREE, TYP.
	UNDERSTORY TREE, TYP.
	SHRUBS, TYP.
	PERENNIALS / ORNAMENTAL GRASSES, TYP.
	EVERGREEN TREE, TYP.



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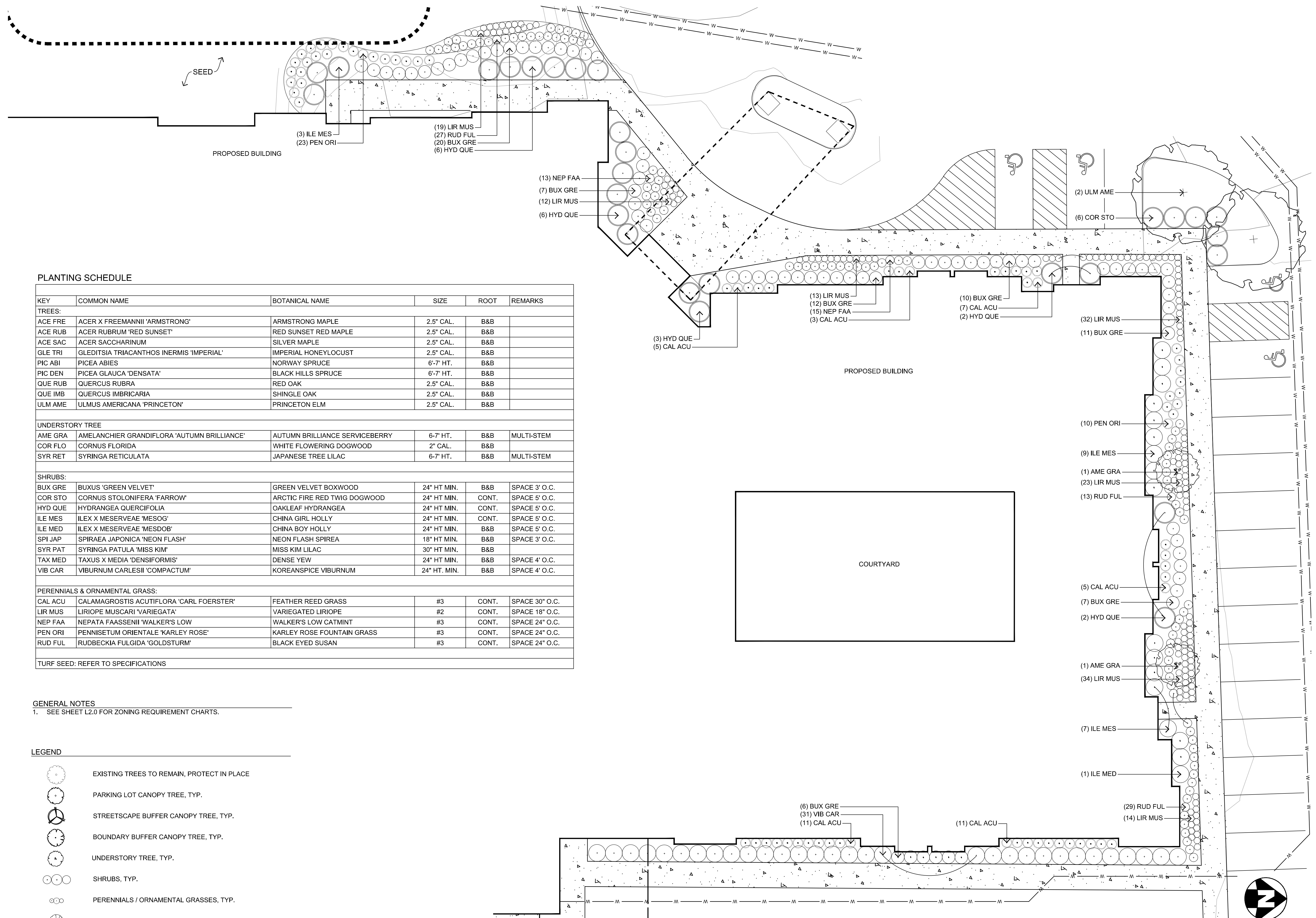
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 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO.	160347.000
DATE	2016-12-21
SCALE	

**LANDSCAPE PLAN**

SHEET NO.  
**L1.0**





**PLANTING SCHEDULE**

KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
<b>TREES:</b>					
ACE FRE	ACER X FREEMANNII 'ARMSTRONG'	ARMSTRONG MAPLE	2.5" CAL.	B&B	
ACE RUB	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5" CAL.	B&B	
ACE SAC	ACER SACCHARINUM	SILVER MAPLE	2.5" CAL.	B&B	
GLE TRI	GLEDTISIA TRIACANTHOS 'INERMIS' 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	6'-7" HT.	B&B	
PIC DEN	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'-7" HT.	B&B	
QUE RUB	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	
QUE IMB	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL.	B&B	
ULM AME	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL.	B&B	
<b>UNDERSTORY TREE</b>					
AME GRA	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6-7" HT.	B&B	MULTI-STEM
COR FLO	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	2" CAL.	B&B	
SYR RET	SYRINGA RETICULATA	JAPANESE TREE LILAC	6-7" HT.	B&B	MULTI-STEM
<b>SHRUBS:</b>					
BUX GRE	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT MIN.	B&B	SPACE 3' O.C.
COR STO	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24" HT MIN.	CONT.	SPACE 5' O.C.
HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT MIN.	CONT.	SPACE 5' O.C.
ILE MES	ILEX X MESERVEAE 'MESOG'	CHINA GIRL HOLLY	24" HT MIN.	CONT.	SPACE 5' O.C.
ILE MED	ILEX X MESERVEAE 'MESDOB'	CHINA BOY HOLLY	24" HT MIN.	B&B	SPACE 5' O.C.
SPI JAP	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	18" HT MIN.	B&B	SPACE 3' O.C.
SYR PAT	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30" HT MIN.	B&B	
TAX MED	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEWE	24" HT MIN.	B&B	SPACE 4' O.C.
VIB CAR	VIBURNUM CARLESII 'COMPACTUM'	KOREANSPICE VIBURNUM	24" HT. MIN.	B&B	SPACE 4' O.C.
<b>PERENNIALS &amp; ORNAMENTAL GRASS:</b>					
CAL ACU	CALAMAGROSTIS ACUTIFLORA 'CARL FOERSTER'	FEATHER REED GRASS	#3	CONT.	SPACE 30" O.C.
LIR MUS	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	#2	CONT.	SPACE 18" O.C.
NEP FAA	NEPATA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#3	CONT.	SPACE 24" O.C.
PEN ORI	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#3	CONT.	SPACE 24" O.C.
RUD FUL	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#3	CONT.	SPACE 24" O.C.
TURF SEED: REFER TO SPECIFICATIONS					

**GENERAL NOTES**  
 1. SEE SHEET L2.0 FOR ZONING REQUIREMENT CHARTS.

**LEGEND**

- EXISTING TREES TO REMAIN, PROTECT IN PLACE
- PARKING LOT CANOPY TREE, TYP.
- STREETScape BUFFER CANOPY TREE, TYP.
- BOUNDARY BUFFER CANOPY TREE, TYP.
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- SHRUBS, TYP.
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- EVERGREEN TREE, TYP.

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1	12/21/2016	ZONING SET
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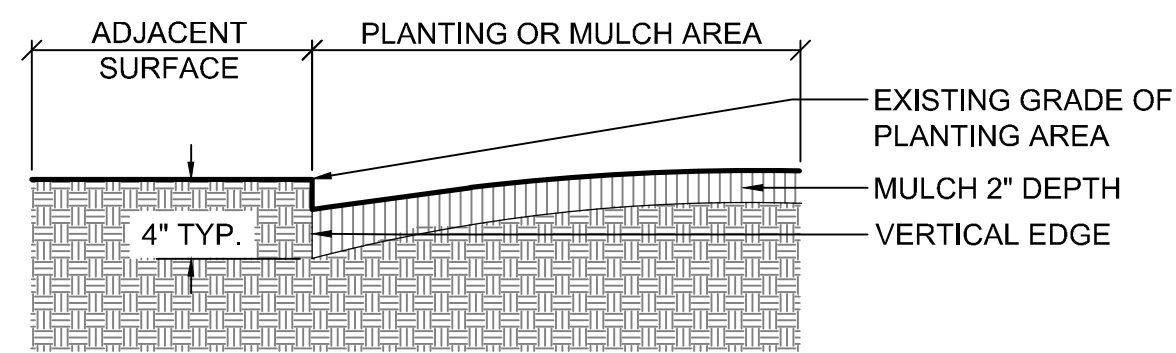
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 HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000  
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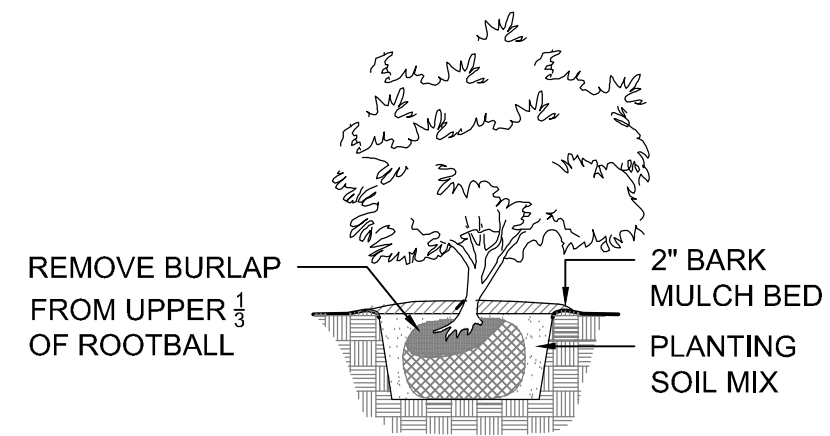
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SHEET NO.  
**L1.1**

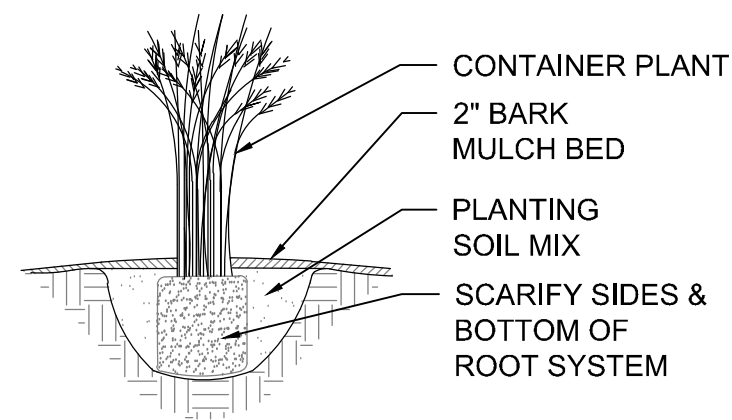




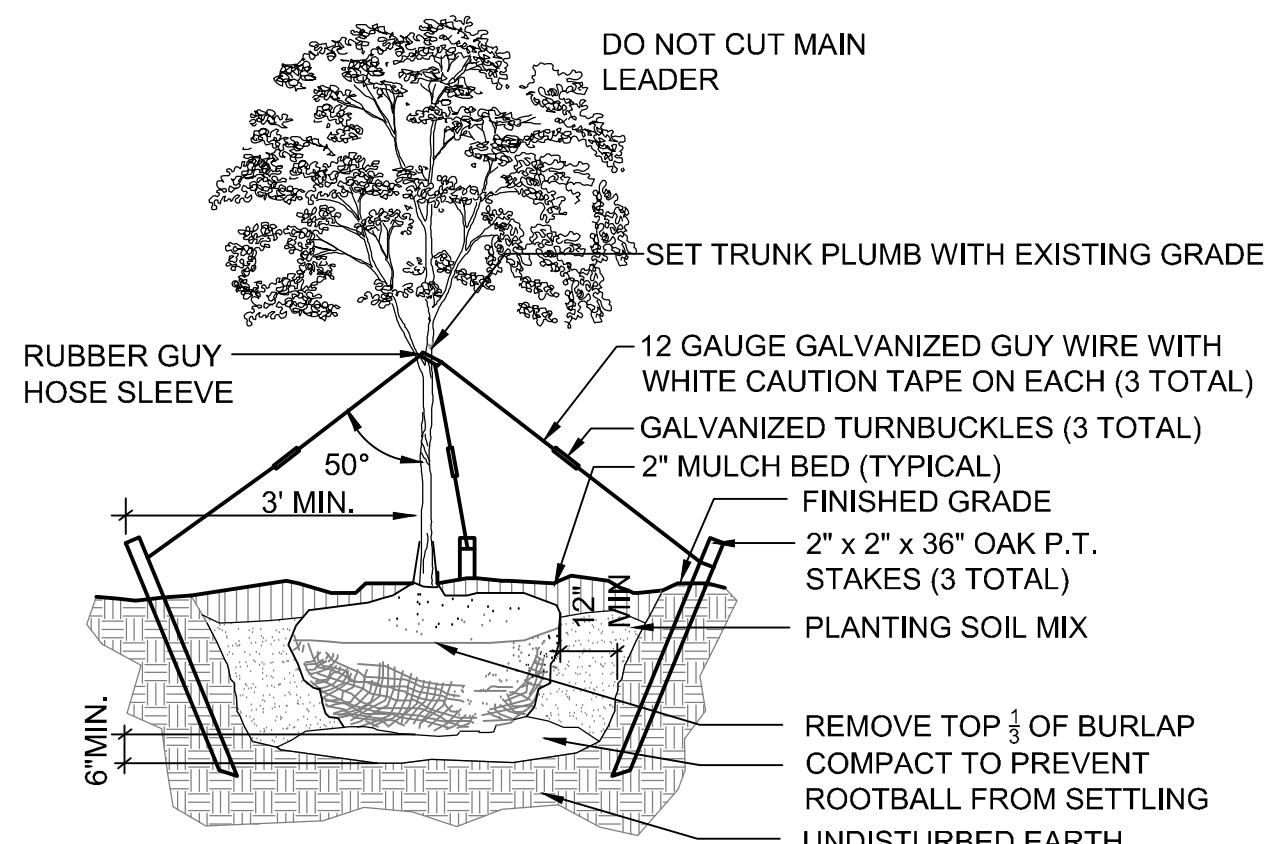
1 PLANTING BED TRENCH DETAIL  
N.T.S.



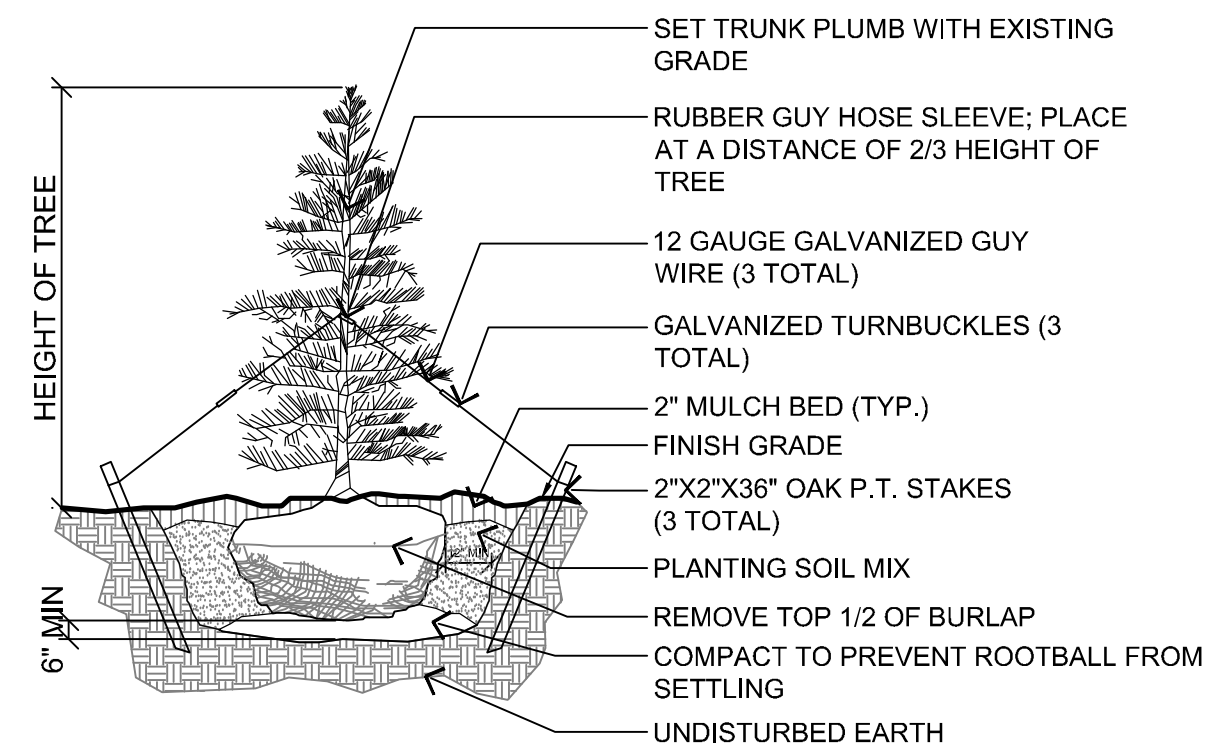
2 SHRUB PLANTING  
N.T.S.



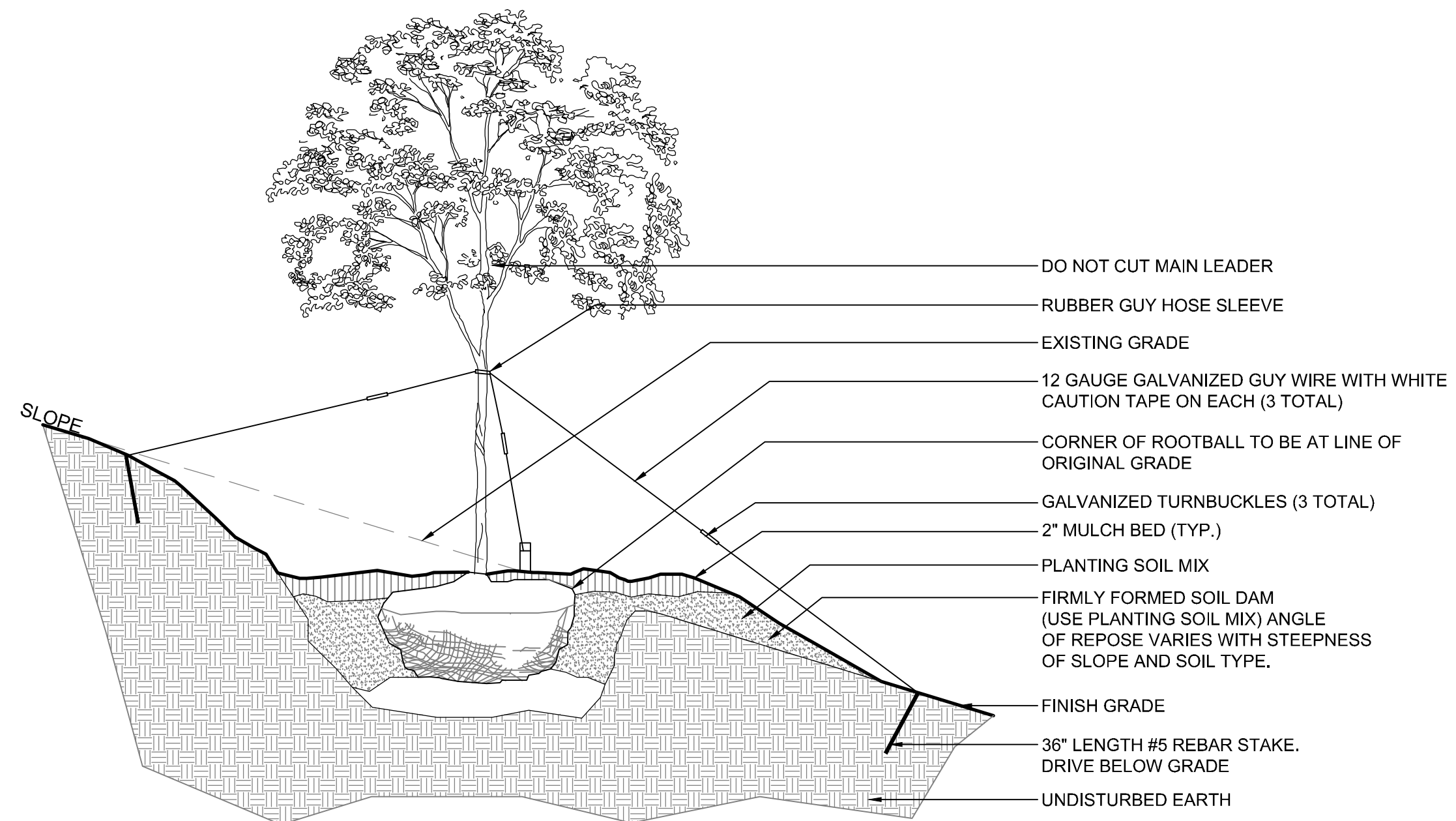
3 PERENNIAL / ORNAMENTAL GRASS PLANTING  
N.T.S.



4 DECIDUOUS TREE PLANTING  
N.T.S.



5 EVERGREEN TREE PLANTING  
N.T.S.



6 DECIDUOUS TREE PLANTING ON A SLOPE  
N.T.S.

WOODLAND BUFFERS

SOUTH BUFFER

COMMON NAME	SIZE
SYCAMORE	18" CAL.
SYCAMORE	18" CAL.
SYCAMORE	18" CAL.
ASH	12" CAL.
OAK	10" CAL.
HACKBERRY	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	24" CAL.
HACKBERRY	24" CAL.
HACKBERRY	10" CAL.
HACKBERRY	8" CAL.
HACKBERRY	6" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
OAK	24" CAL.
OAK	18" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	18" CAL.
HACKBERRY	24" CAL.
OAK	24" CAL.
HACKBERRY	18" CAL.
ASH	12" CAL.
HACKBERRY	10" CAL.
HACKBERRY	12" CAL.
ELM	10" CAL.
HACKBERRY	18" CAL.
SYCAMORE	36" CAL.
OAK	8" CAL.

SOUTHEAST BUFFER

COMMON NAME	SIZE
HACKBERRY	12" CAL.
HACKBERRY	10" CAL.
ASH	8" CAL.
HICKORY	24" CAL.
OAK	8" CAL.

EAST BUFFER

COMMON NAME	SIZE
HACKBERRY	10" CAL.
HACKBERRY	24" CAL.
OAK	36" CAL.
SYCAMORE	18" CAL.
SYCAMORE	48" CAL.
SYCAMORE	48" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
OAK	36" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
OAK	18" CAL.
HACKBERRY	12" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HICKORY	12" CAL.
OAK	18" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
ASH	18" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
OAK	12" CAL.
HACKBERRY	8" CAL.
OAK	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
OAK	18" CAL.
OAK	24" CAL.
HACKBERRY	12" CAL.
HACKBERRY	18" CAL.
HACKBERRY	18" CAL.

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

INTERIOR LANDSCAPING REQUIRED (SECTION 12-6.4)		
	REQUIRED	PROPOSED
INTERIOR LANDSCAPE AREA REQUIRED	22 SF OF LANDSCAPING PER PARKING SPACE REQUIRED.  57 PARKING SPACES PROPOSED = 1,254 SF OF INTERIOR LANDSCAPING REQUIRED	2,495 SF OF LANDSCAPING PROPOSED
TREE PLANTING REQUIREMENT	3 CANOPY TREES REQUIRED FOR EVERY 10 PARKING SPACES (2.5" CAL. MIN.)  57 PARKING SPACES = 17 TREES REQUIRED	17 TREES PROPOSED
SHRUB PLANTING REQUIREMENT	3 SHRUBS REQUIRED FOR EVERY CANOPY TREE REQUIRED (18" HT. OR 24" SPD. MIN.)  17 CANOPY TREES REQUIRED = 51 SHRUBS REQUIRED	54 SHRUBS PROPOSED
INTERIOR LANDSCAPING STANDARDS (SECTION 12-6.3)		
FOUNDATION PLANTINGS	FOR OFFICE USES, 3' OF LANDSCAPING REQUIRED BETWEEN THE SIDEWALK AND VEHICULAR USE AREA FOR 100% OF THE ENTIRE BUILDING FRONTAGE	3' OF LANDSCAPING PROPOSED FOR ENTIRE BUILDING FRONTAGE FOR OFFICE USES
BUFFER YARDS (SECTION 14)		
BOUNDARY BUFFERS		
NORTH PROPERTY LINE	PROPOSED CLASSIFICATION III ADJACENT TO II CLASSIFICATION  A + 10' BUFFER REQUIRED 260 LF OF FRONTAGE = 13 TREES + 39 SHRUBS	9 TREES (2.5" CAL.) + 6' TALL PRIVACY FENCE PROPOSED  + 7 TREE CREDITS FOR (1) 18", (1) 12", AND (1) 8" TREE
EAST PROPERTY LINE	WOODLAND PRESERVATION + PROPOSED CLASSIFICATION III ADJACENT TO II CLASSIFICATION  A + 10' BUFFER REQUIRED 235' LF OF FRONTAGE = 7 TREES (2.5" CALIPER) + 20 SHRUBS	EXISTING VEGETATION TO REMAIN AS PART OF WOODLAND PRESERVATION (SEE WOODLAND BUFFER CHART, THIS SHEET FOR SPECIES)  + 7 TREES (2.5" CAL.) + 6' TALL PRIVACY FENCE PROPOSED
SOUTHEAST PROPERTY LINE (SECTION 14-10.3)	WOODLAND PRESERVATION	EXISTING VEGETATION TO REMAIN AS PART OF WOODLAND PRESERVATION (SEE WOODLAND BUFFER CHART, THIS SHEET FOR SPECIES)
SOUTH PROPERTY LINE (SECTION 14-10.3)	WOODLAND PRESERVATION	EXISTING VEGETATION TO REMAIN AS PART OF WOODLAND PRESERVATION (SEE WOODLAND BUFFER CHART, THIS SHEET FOR SPECIES)
STREETSCAPE BUFFERS		
MONTGOMERY ROAD	15' WIDTH BUFFER YARD 409 LF OF FRONTAGE = 12 TREES + 33 SHRUBS REQUIRED	12 CANOPY TREES (2.5" CAL.) + 3 UNDERSTORY TREES (5' HT. MIN.) + 33 SHRUBS PROPOSED (18" HT. OR 24" SPD. MIN.)

- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
  - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
  - 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. PIT DIAMETER AND DEPTHS SHALL VARY WITH THE TYPE AND SIZE OF THE PLANT, THE SOIL TYPE, AND OTHER SITE CONDITIONS.
  - FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.



SEAL:

NO.	DATE	DESCRIPTION
1	12/21/2016	ZONING SET
2	1/20/2017	OPEN HOUSE REVISED SET

**STONECREST SENIOR LIVING**  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000  
DATE: 2016-12-21  
SCALE:

SHEET NAME:  
**LANDSCAPE DETAILS & NOTES**

SHEET NO:  
**L2.0**





SEAL:

NO.	DATE	DESCRIPTION
1	12/21/2016	ZONING SET

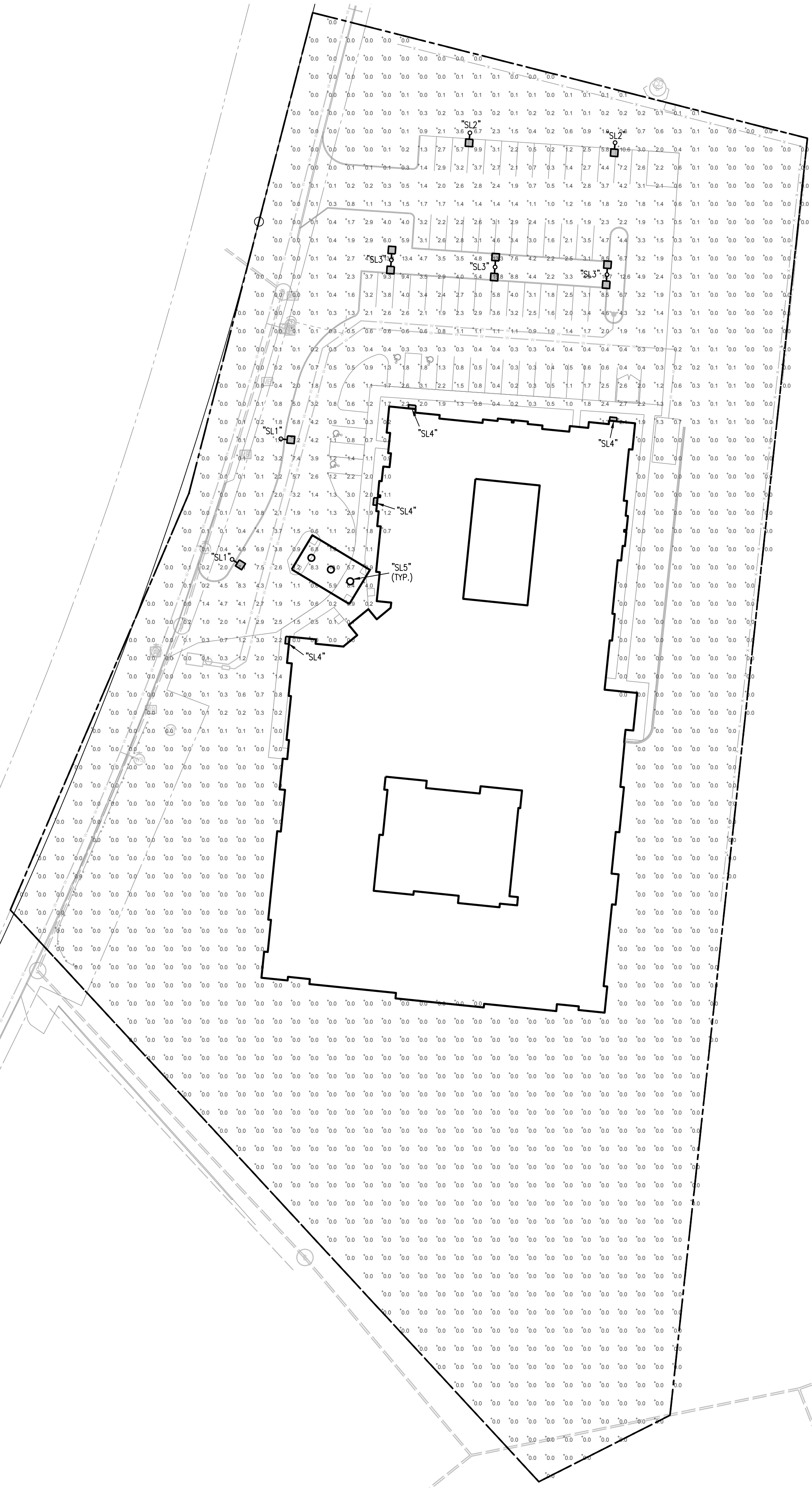
**STONECREST SENIOR LIVING**  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000  
 DATE: 2016-12-21  
 SCALE:

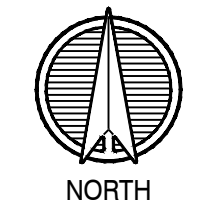
SHEET NAME:  
**SITE RENDERING**

SHEET NO.  
**L3.0**





1 PHOTOMETRIC SITE PLAN  
1"=40'-0"



**McGraw-Edison**

Contingency #	Type
Project	'SL1', 'SL2', 'SL3'
Comments	Date
Prepared by	

**DESCRIPTION**  
The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBulb™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL cUL listed for wet locations.

**SPECIFICATION FEATURES**  
**Construction**  
One-piece heavy wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C. Internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

**Optics**  
Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50/60Hz, 347V/60Hz or 480V/60Hz operation. 480V systems only. Greater than 0.9 power factor, less than 20% harmonic distortion. All features are shipped standard with 10k VFD/A common - and differential - mode surge protection. LightBulbs feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

**Mounting**  
Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single canton packaging of housing, square pole arm and round pole adaptor for contractor-friendly arrival of product on site. Optional mounting methods include a wall mount plate, an external mast arm that accepts 3-3/8" O.D. horizontal tensions and direct mounting to pole or wall surfaces. Tension adaptors available to affix to poles equipped with 2-3/8" or 3-1/2" O.D. tension. 3G vibration rated.

**Finish**  
Housing and arm finished in a five-stage super TIG weld polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**  
Five-year warranty.



**TLM TALON MEDIUM LED**  
1 - 8 LightBulbs Solid Base LED ARCHITECTURAL AREA LUMINAIRE

**CERTIFICATION DATA**

UL94: HB  
UL94: V-0  
UL94: V-1  
UL94: V-2  
UL94: V-3  
UL94: V-4  
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UL94: V-100

**LAREDO SERIES**  
LMC-HDCPL Series

**HUBBELL Outdoor Lighting**

Electrical: UL certified for thru-wiring. Wide selection of wattage and mounting heights that include high foot-candle and maximum energy efficiency ideal for schools, facilities, hospitals, warehouses and retail applications.

Installation: Thru-wire conduit hubs top and sides, allow feed-thru surface wiring capability on HD and CT units. From ganged for walling to smooth surfaces with two or three key slot configurations. Mounting template included. Designed with lock-mount system to prevent rigging or tampering. Mounting template - future door or window opening for mounting.

Lighting: Lenses and labeled to L1508 for wet locations, 20°C ambient environment, U.S. Patent No. 7,565,567

Options: Hubbell vertical lamp position lamp is optional on HD and CT, units provide maximum light performance and life. Standard, recessed from street or single lamp units, reduces forward beam projection while maintaining lumen flux. Features:

Warranty: Five-year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty>)

**PRODUCT IMAGES**

**DIMENSIONS**

Model	A (mm)	B (mm)	C (mm)	Weight (kg)
L1508	406	102	102	0.37

**ORDERING INFORMATION** ORDERING EXAMPLE: LMC-150P6-1-PC1

SERIES	WATTAGE/SOURCE/VOLTAGE	FINISH	OPTIONS
LMC	150W 120V/277V Dual Inrush	Black	PCV1
LMC	150W 120V/277V Dual Inrush	Black	PCV2
LMC	150W 120V/277V Dual Inrush	Black	PCV3
LMC	150W 120V/277V Dual Inrush	Black	PCV4
LMC	150W 120V/277V Dual Inrush	Black	PCV5
LMC	150W 120V/277V Dual Inrush	Black	PCV6
LMC	150W 120V/277V Dual Inrush	Black	PCV7
LMC	150W 120V/277V Dual Inrush	Black	PCV8
LMC	150W 120V/277V Dual Inrush	Black	PCV9
LMC	150W 120V/277V Dual Inrush	Black	PCV10
LMC	150W 120V/277V Dual Inrush	Black	PCV11
LMC	150W 120V/277V Dual Inrush	Black	PCV12
LMC	150W 120V/277V Dual Inrush	Black	PCV13
LMC	150W 120V/277V Dual Inrush	Black	PCV14
LMC	150W 120V/277V Dual Inrush	Black	PCV15
LMC	150W 120V/277V Dual Inrush	Black	PCV16
LMC	150W 120V/277V Dual Inrush	Black	PCV17
LMC	150W 120V/277V Dual Inrush	Black	PCV18
LMC	150W 120V/277V Dual Inrush	Black	PCV19
LMC	150W 120V/277V Dual Inrush	Black	PCV20
LMC	150W 120V/277V Dual Inrush	Black	PCV21
LMC	150W 120V/277V Dual Inrush	Black	PCV22
LMC	150W 120V/277V Dual Inrush	Black	PCV23
LMC	150W 120V/277V Dual Inrush	Black	PCV24
LMC	150W 120V/277V Dual Inrush	Black	PCV25
LMC	150W 120V/277V Dual Inrush	Black	PCV26
LMC	150W 120V/277V Dual Inrush	Black	PCV27
LMC	150W 120V/277V Dual Inrush	Black	PCV28
LMC	150W 120V/277V Dual Inrush	Black	PCV29
LMC	150W 120V/277V Dual Inrush	Black	PCV30
LMC	150W 120V/277V Dual Inrush	Black	PCV31
LMC	150W 120V/277V Dual Inrush	Black	PCV32
LMC	150W 120V/277V Dual Inrush	Black	PCV33
LMC	150W 120V/277V Dual Inrush	Black	PCV34
LMC	150W 120V/277V Dual Inrush	Black	PCV35
LMC	150W 120V/277V Dual Inrush	Black	PCV36
LMC	150W 120V/277V Dual Inrush	Black	PCV37
LMC	150W 120V/277V Dual Inrush	Black	PCV38
LMC	150W 120V/277V Dual Inrush	Black	PCV39
LMC	150W 120V/277V Dual Inrush	Black	PCV40
LMC	150W 120V/277V Dual Inrush	Black	PCV41
LMC	150W 120V/277V Dual Inrush	Black	PCV42
LMC	150W 120V/277V Dual Inrush	Black	PCV43
LMC	150W 120V/277V Dual Inrush	Black	PCV44
LMC	150W 120V/277V Dual Inrush	Black	PCV45
LMC	150W 120V/277V Dual Inrush	Black	PCV46
LMC	150W 120V/277V Dual Inrush	Black	PCV47
LMC	150W 120V/277V Dual Inrush	Black	PCV48
LMC	150W 120V/277V Dual Inrush	Black	PCV49
LMC	150W 120V/277V Dual Inrush	Black	PCV50

**6" ROUND LED DOWNLIGHT**

**L60 LED**

ORDERING INFORMATION

SERIES	DESCRIPTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12W
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12V
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12C
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12S
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12D
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12E
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12F
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12G
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12H
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12I
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12J
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12K
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12L
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12M
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12N
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12O
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12P
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12Q
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12R
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12S
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12T
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12U
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12V
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12W
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12X
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12Y
L60	6" Round LED Downlight	150W	120V/277V	Black	EM12Z

**LIGHT FIXTURE SCHEDULE**

MARK	MANUFACT.	MODEL NUMBER	MOUNTING		FINISH	LAMP	QUAN.	REMARKS
			RECESS.	SURF. WALL				
SL1	COOPER	TLM-E04-LED-E1-SL4		POLE	DARK BRONZE	LED	1	1,2,3,4
SL2	COOPER	TLM-E04-LED-E1-SL4		POLE	DARK BRONZE	LED	2	1,2,3,4
SL3	COOPER	TLM-E04-LED-E1-SL2		POLE	DARK BRONZE	LED	1	1,3,4,7
SL4	HUBBELL	LMC-30LU-4K-3		X	Bronze	LED	1	5
SL5	WILLIAMS	L60-L20C-835-W-AC/CAL-120	X		SEMI-SPECULAR	LED	1	6

REMARKS:  
1 - MOUNT AT 20 FT AFG.  
2 - PROVIDE WITH (1) HEAD.  
3 - MOUNT ON 20' RSS POLE, WITH HANDHOLE AND BASE COVER.  
4 - PROVIDE SCREW-IN BASE FOR 80 MPH WIND RATING, 1.3 GUST FACTOR.  
5 - MOUNT AT 15 FT AFG.  
6 - MOUNT IN DRIVE-THRU CANOPY.  
7 - PROVIDE WITH (2) HEADS.

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Drive Area	2.2 ft	10.1 ft	0.2 ft	50.5:1	11:1

**LS&A**  
Latimer Sommers & Associates, P.A.  
CONSULTING ENGINEERS

3639 SW Summerfield Drive, Suite A  
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**NorthPoint Development**  
Stonecrest Senior Living  
Kansas City, Missouri

**REVISIONS**

NO.	DESCRIPTION	DATE
		xx/xx/xxxx

DATE: 12/20/2016

LSA PROJECT NO.: 1604037

SHEET DESCRIPTION: PHOTOMETRIC SITE PLAN

SHEET NO.: E0.01









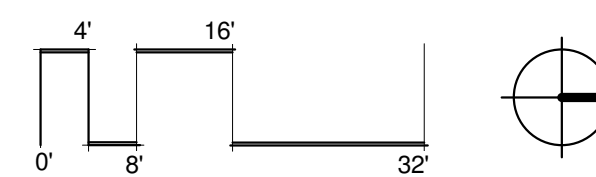
CIVIL ENGINEERING | www.kleingers.com  
 SURVEYING | 6305 Centre Park Dr.  
 LANDSCAPE ARCHITECTURE | West Chester, OH 45069  
 ARCHITECTURE | 513.779.7851



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 W: www.rosemann.com  
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1 UPPER LEVEL FLOOR PLAN  
 1/16" = 1'-0"



SEAL:

NO.	DATE	DESCRIPTION
1	12/21/16	ZONING SET

**STONECREST  
 SENIOR LIVING**  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

DATE: 2016-12-21

SCALE:

SHEET NAME:

UPPER LEVEL FLOOR PLAN

SHEET NO.

A-101







