Sycamore Executive Center – Phase II
April 13, 2018

The Myers Y. Cooper Company is pleased to present its proposal for development of two (2) new fifteen thousand square foot office buildings adjacent to the Sycamore Executive Center located at the Northeast corner of Kenwood and Galbraith Roads. The site contains 3.156 acres of land with a residential rental house and three previously demolished home sites.

In keeping with our existing buildings to the South, we propose two residential style single story buildings with brick wrap, asphalt shingle mansard roof, double hung windows and other architectural features that mirror our adjacent buildings. The size and scale of the two buildings fit nicely on the site, maintaining the appropriate zoning setbacks. With all parking and access in front of the buildings there is no commercial activity along the rear of the site. Lighting for the buildings and parking lot has taken in to account the zoning requirements and proximity of residential neighbors. Our photometric analysis confirms lighting will not extend beyond property limits and the buildings will shield parking lot lights and office entrances from residences to the East. In addition, we have designed a storm water control system for this site which will discharge to the South to an existing storm water channel, likely improving an unsatisfactory water condition affecting adjacent home sites. Finally, our grading plan includes a berm along the Eastern property boundary. A substantial landscape buffer will enhance our neighbor's backyard exposure providing privacy and isolation from traffic noise and light pollution of Kenwood Road.

Four driveway curb cuts currently serve the property along Kenwood Road. Traffic counts on Kenwood Road are reported by Hamilton County Engineer's office as 8,236 cars per day Northbound and 7,951 cars per day Southbound. Our plan calls for one (1) driveway on Kenwood Rd. which meets the requirements of the Engineer's office by eliminating left out traffic.

The parcels are currently zoned "B" Residential and a zone change to "OO" Planned Office is requested. Planned Office zoning is consistent with the existing office development to the South and conforms to Sycamore Township's land use plan which recommends these parcels to be "Transitional use with office". Applying the current zoning resolution to this proposal shows that we have met or exceeded all of the requirements of the "OO" planned office zoning, including; parking, lighting, building height, building materials, setbacks, buffer yards and landscaping.

Thomas Graham Associates, Inc.
Engineers • Surveyors

803 Compton Road, Suite A
Cincinnati, Ohio 45231-3819
(513) 521-4760
Fax (513) 521-2439
bobtrenkamp@tgraham.com

April 4, 2018

Legal Description: Area to be rezoned (3.156 Acres)

Situated in Section 8, Town 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at the south west corner of Section 8, said point also being the intersection of the centerlines of Galbraith Road and Kenwood Road; thence along the said west line of Section 8 and the centerline of Kenwood Road, North 06° 16' 37" East, 280.71 feet to the point of beginning of the parcel herein described; thence from said beginning point, along the said west line of Section 8 and the said centerline of Kenwood Road, North 06° 16' 37" East, 484.85 feet; thence departing the said west line of Section 8 and the said centerline of Kenwood Road, South 83° 43' 18" East, 298.92 feet; thence South 09° 52' 49" West, 485.81 feet; thence North 83° 43' 23" West, 268.25 feet to the point of beginning.

The above described tract contains 3.156 Acres of land and is subject to all easements and restrictions of record.

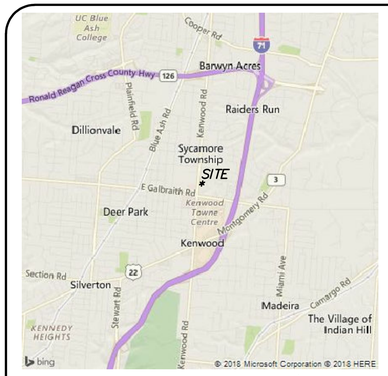
This description was prepared from existing records and is not the result of a field survey. This description is to be used for rezoning purposes only.

I hereby certify that this description of the property to be rezoned is a complete, proper, and legal description thereof.

Robert J. Trenkamp, Registered Land Surveyor #8304 in Ohio

STATE OF OHIO
ROBERT J. TRENKAMP 8304
REGISTERED PROFESSIONAL SURVEYOR

7376_Desc_Rezoned_3.156Ac.doc



VICINITY MAP
N.T.S.

INDICATES PROPERTY TO BE REZONED
FROM B RESIDENTIAL TO OO – PLANNED OFFICE DISTRICT (3.156 ACRES)

GRAPHIC SCALE
1' = 40'

FRANE LN

ROBERT & SARA CLARK PIN: 600-0094-0054

THOMAS& LARA DORGER PIN: 600-0094-0041

FRANK GEISER & ELIZABETH BARKER PIN: 600-0094-0041

ALI AYDOGAN & AYSE AYDOGAN PIN: 600-0094-0024

HENRY B. WORDEMAN & PATRICIA A. WORDEMAN PIN: 600-0094-0022

AARON CANTOR & LAURA GARDNER PIN: 600-0094-0061

LAURA E. MCKETT PIN: 600-0094-0060

HASMUKH J. & HASU H. SHAH PIN: 600-0094-0059

MICHAEL J. FRIEDBERG PIN: 600-0094-0058

SHAH-FAROOQ ALAM & KHURSHIDA ALAM PIN: 600-0094-0019

SHAH-FAROOQ ALAM & KHURSHIDA ALAM PIN: 600-0094-0045

HILLS LAND & DEVELOPMENT COMPANY PIN: 600-0094-0023

HILLS LAND & DEVELOPMENT COMPANY PIN: 600-0094-0015

HILLS LAND & DEVELOPMENT COMPANY PIN: 600-0094-0016

THE MYERS Y. COOPER COMPANY PIN: 600-0094-0009

ZONED "B"

ZONED "00"

EX. 5' UNDERGROUND DRAINAGE EASEMENT

S 09°52'49" W 485.81'

S 83°43'18" E 298.92'

S 83°43'18" E 258.78'

N 83°43'23" W 228.25'

N 83°43'23" W 268.25'

AREA TO BE REZONED = 3.156 ACRES

MARIEVIEW COURT

50' R/W

PROPOSED ROW TO BE DEDICATED PER THOROUGHFARE PLAN

EXISTING ROW

PROPOSED ROW

N 06°16'37" E 484.85'

N 06°16'37" E 105.00'

N 06°16'37" E 280.71'

40' HALF R/W

HAMILTON COUNTY MONUMENT #8356

SECTION 8
SECTION 14

SOUTHWEST CORNER OF SECTION 8 AND THE CENTERLINE INTERSECTION OF GALBRAITH ROAD AND KENWOOD ROAD

KENWOOD ROAD

GALBRAITH ROAD

R/W

200'

THE KENWOOD BAPTIST CHURCH OF CINCINNATI OHIO PIN: 600-0202-0264-90

KENWOOD BAPTIST CHURCH PIN: 600-0202-0533

ZONED "DD"

KENWOOD ROAD PROPERTIES PIN: 600-0202-0522

CASTLE PROPERTY LLC PIN: 600-0202-0266

JEWISH HOSPITAL LLC PIN: 600-0202-L269

THE KENWOOD BAPTIST CHURCH OF CINCINNATI OHIO PIN: 600-0202-0265

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc. , was obtained from existing records. It is the contractor's responsibility to verify their existance and location, and to contact the appropriate utility company for field locations.

tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: APRIL 4, 2018
Scale: 1" = 40'
Job No: 7376

Revisions

No.	Date

ZONE CHANGE PLAN
ZONING PLAT

SYCAMORE EXECUTIVE CENTER PHASE II
SITUATED IN SECTION 8 TOWN 4 ENTIRE RANGE 1 M.P.
SYCAMORE TOWNSHIP
HAMILTON COUNTY
STATE OF OHIO

APPLICANT

THE MYERS Y. COOPER COMPANY
5050 EAST GALBRAITH ROAD
SUITE B
CINCINNATI, OHIO 45236
(513)248-8350

STATE OF OHIO
ROBERT J. TRENKAMP
8304
REGISTERED PROFESSIONAL SURVEYOR

ACAD FILENAME: 7376_PRELIM.DWG

Drawn By: R.J. TRENKAMP

Sheet 1 of 5

Job No: 7376-18

LEGEND

EXISTING FEATURES

- MANHOLE
- CATCH BASIN/DRAIN
- GUTTER INLET
- CLEAN OUT
- DOWNSPOUT
- UTILITY POLE
- ELECTRIC BOX
- TELEPHONE BOX
- CABLE TV BOX
- LIGHT POLE/LAMP POST
- TRAFFIC SIGNAL/BOX
- FIRE HYDRANT
- WATER VALVE/METER
- SPRINKLER/VALVE
- GAS VALVE/METER
- SIGN/SIGN POST
- FLAG POLE
- MAIL BOX
- PARKING METER
- GUARD POST
- HANDICAPPED PARKING
- —S— SANITARY SEWER
- —ST— STORM SEWER
- —W— WATER LINE
- —G— GAS LINE
- —E— ELECTRIC LINE
- —T— TELEPHONE LINE
- —OH— OVERHEAD UTILITY LINE
- —X— FENCE LINE

FLOOD INFORMATION

The property is located in an area determined to contain no special flood hazards.

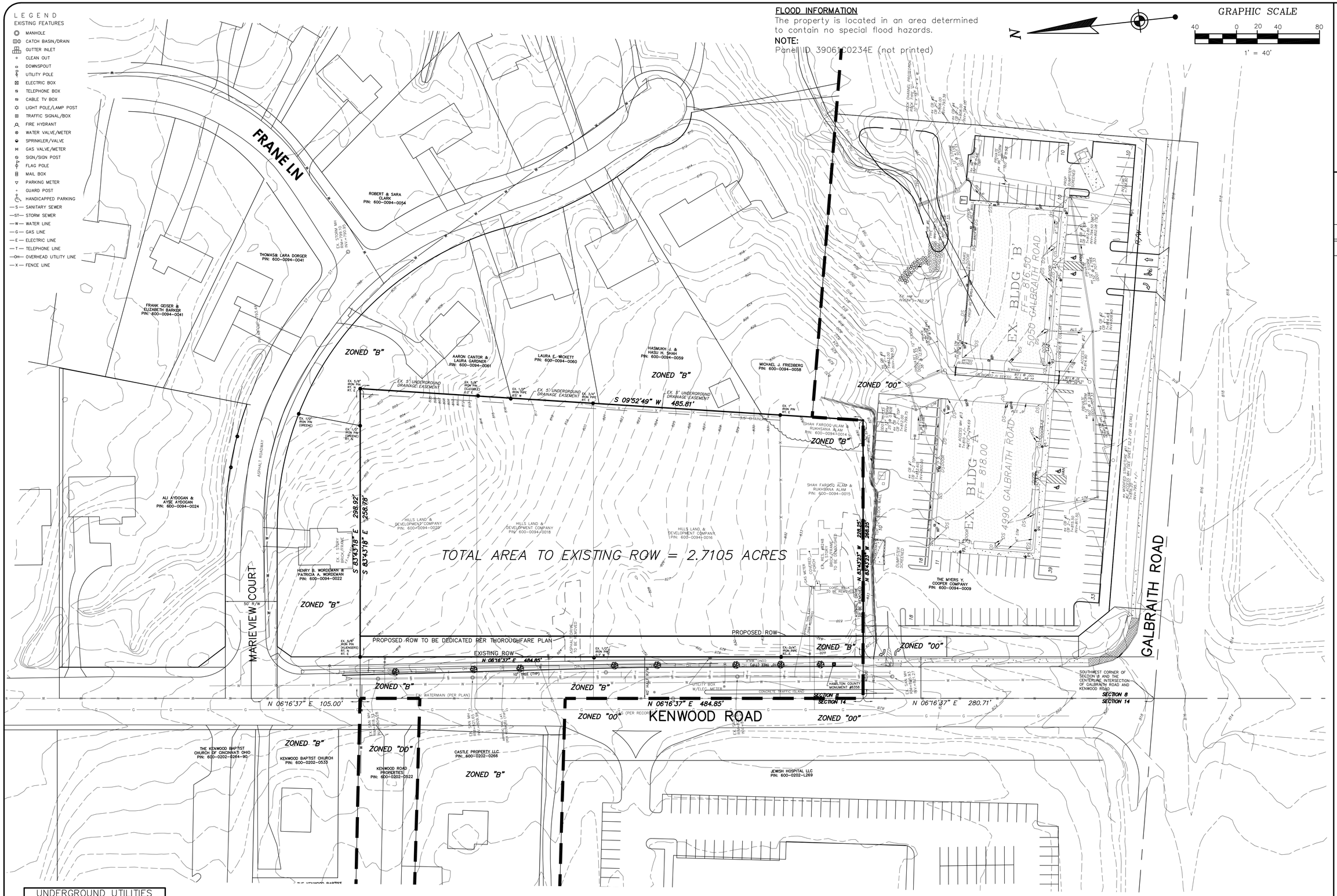
NOTE:

Panel ID 39061C0234E (not printed)

GRAPHIC SCALE

40 0 20 40 80

1" = 40'



UNDERGROUND UTILITIES

2 WORKING DAYS

BEFORE YOU DIG

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- Engineers
- Surveyors

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Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date:	APRIL 4, 2018
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Revisions

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ZONE CHANGE PLAN
EXISTING CONDITIONS

SYCAMORE EXECUTIVE CENTER PHASE II

SITUATED IN SECTION 8 TOWN 4 ENTIRE RANGE 1 M.P.

SYCAMORE TOWNSHIP

HAMILTON COUNTY

STATE OF OHIO

APPLICANT

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SUITE B
CINCINNATI, OHIO 45236
(513)248-8350

STATE OF OHIO
ROBERT J. TRENKAMP
8304
REGISTERED
PROFESSIONAL SURVEYOR

ACAD FILENAME: 7376_PRELIM.DWG

Drawn By: R.J. TRENKAMP

Sheet 2 of 5

Job No: 7376-18

SUMMARY TABLE

SITE AREA = 3.156 ACRES TO BE REZONED TO THE CENTERLINE
2.7105 ACRES NET TO EXISTING ROW

CURRENT ZONING – ZONED B – RESIDENTIAL

PROPOSED DEVELOPMENT DATA:
PROPOSED USE – OFFICE/MEDICAL

FLOOR AREA = 30,000 SF
PARKING REQUIRED = 112 SPACES (BASED ON 15,000 S.F. MEDICAL & 15,000 S.F. OFFICE)
TOTAL PARKING PROVIDED = 115 SPACES

IMPERVIOUS AREA = 1.573 AC.
NET SITE AREA = 2.488 AC.
IMPERVIOUS SURFACE RATIO = 0.63 (PROP R/W)
(CALCULATED FOR THE NET AREA)

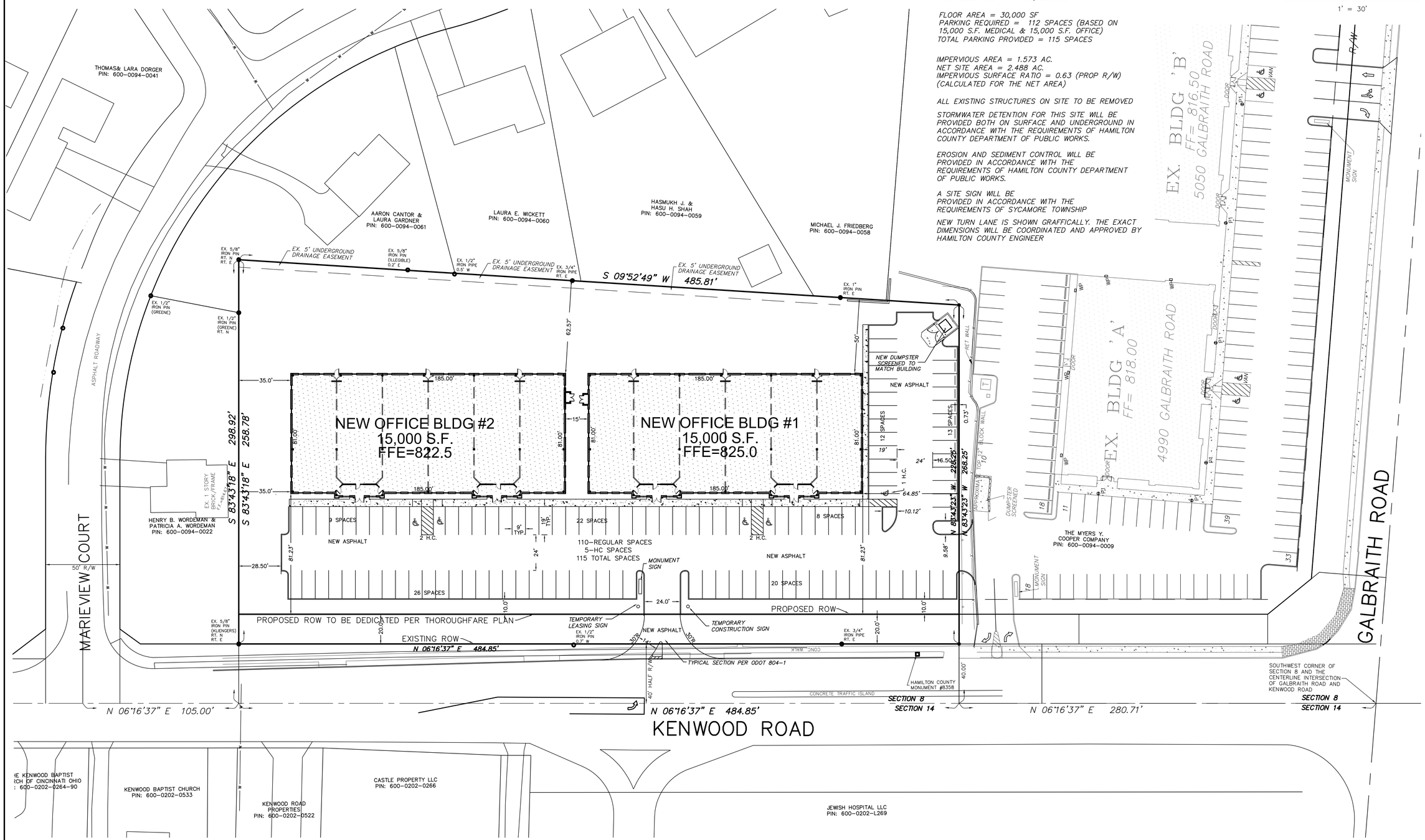
ALL EXISTING STRUCTURES ON SITE TO BE REMOVED

STORMWATER DETENTION FOR THIS SITE WILL BE PROVIDED BOTH ON SURFACE AND UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS.

EROSION AND SEDIMENT CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS.

A SITE SIGN WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SYCAMORE TOWNSHIP

NEW TURN LANE IS SHOWN GRAFFICALLY. THE EXACT DIMENSIONS WILL BE COORDINATED AND APPROVED BY HAMILTON COUNTY ENGINEER



UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
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• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: APRIL 4, 2018
Scale: 1" = 30'
Job No: 7376

Revisions

No.	Date

ZONE CHANGE PLAN
SITE LAYOUT PLAN

SYCAMORE EXECUTIVE CENTER PHASE II
SITUATED IN SECTION 8 TOWN 4 ENTIRE RANGE 1 M.P.
SYCAMORE TOWNSHIP
HAMILTON COUNTY
STATE OF OHIO

APPLICANT

THE MYERS Y. COOPER COMPANY
5050 EAST GALBRAITH ROAD
SUITE B
CINCINNATI, OHIO 45236
(513)248-8350

STATE OF OHIO
TIMOTHY G. GREIVE
E-55926
REGISTERED
PROFESSIONAL ENGINEER

STATE OF OHIO
ROBERT J. TRENKAMP
8304
REGISTERED
PROFESSIONAL SURVEYOR

ACAD FILENAME: 7376_KENWOOD_ROAD_STUDY-3.DWG

Drawn By: R.J. TRENKAMP

Sheet 3 of 5

Job No: 7376-18

INDICATES EX. CONTOURS ..... 810 .....

INDICATES PROP. CONTOURS —— 812 ——

FLOOD INFORMATION

The property is located in an area determined to contain no special flood hazards.

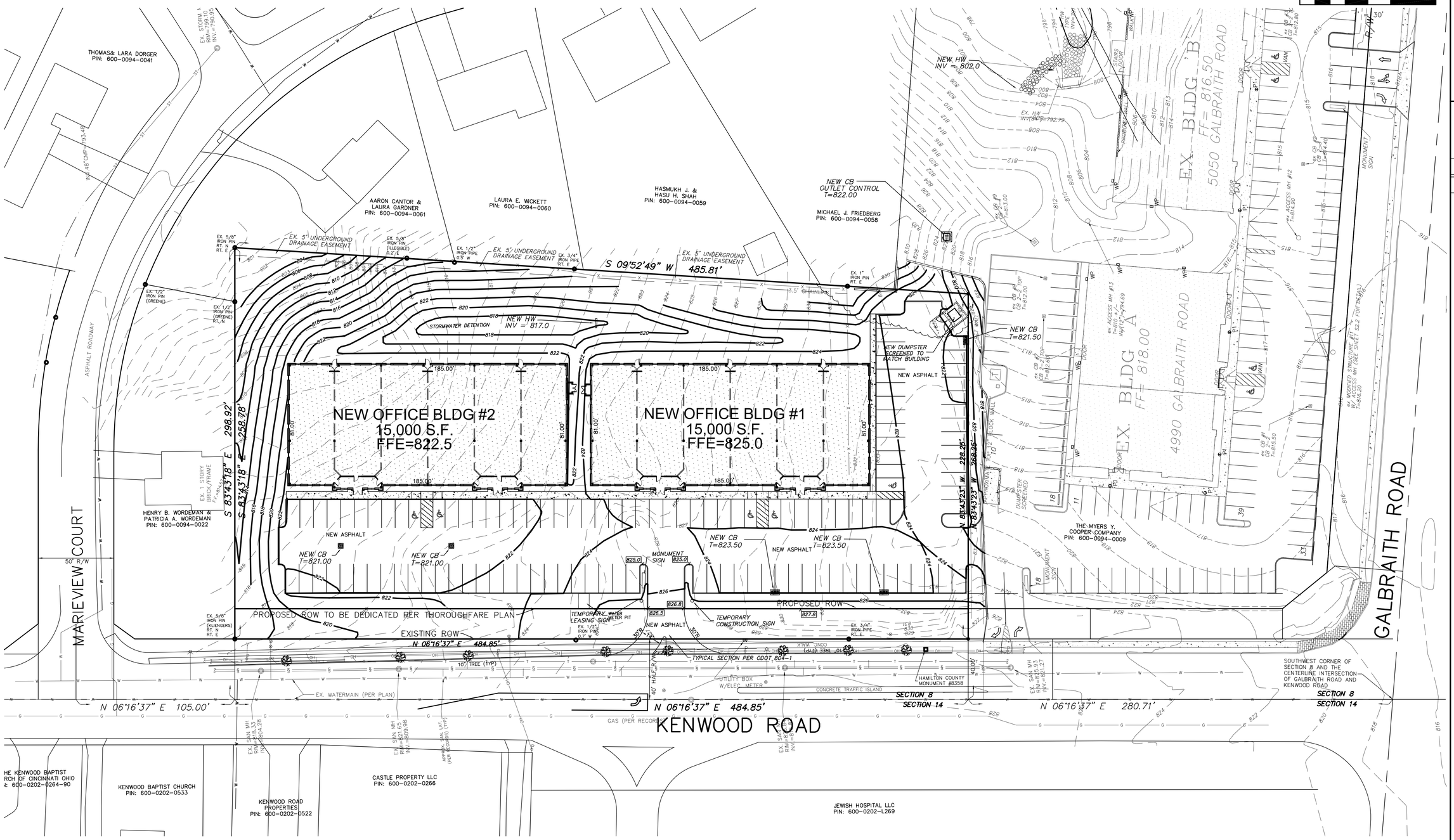
NOTE:

Panel ID 39061C0234E (not printed)

N

GRAPHIC SCALE

30 0 15 30 60



UNDERGROUND UTILITIES

2 WORKING DAYS

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513-521-4760
Fax # 521-2439

Date:	APRIL 4, 2018
Scale:	1" = 30'
Job No:	7376

Revisions

No.	Date

ZONE CHANGE PLAN
SITE GRADING PLAN

SYCAMORE EXECUTIVE CENTER PHASE II

SITUATED IN SECTION 8 TOWN 4 ENTIRE RANGE 1 M.P.

SYCAMORE TOWNSHIP

HAMILTON COUNTY

STATE OF OHIO

APPLICANT

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5050 EAST GALBRAITH ROAD
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STATE OF OHIO
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8304
REGISTERED
PROFESSIONAL SURVEYOR

ACAD FILENAME: 7376_PRELIM.DWG

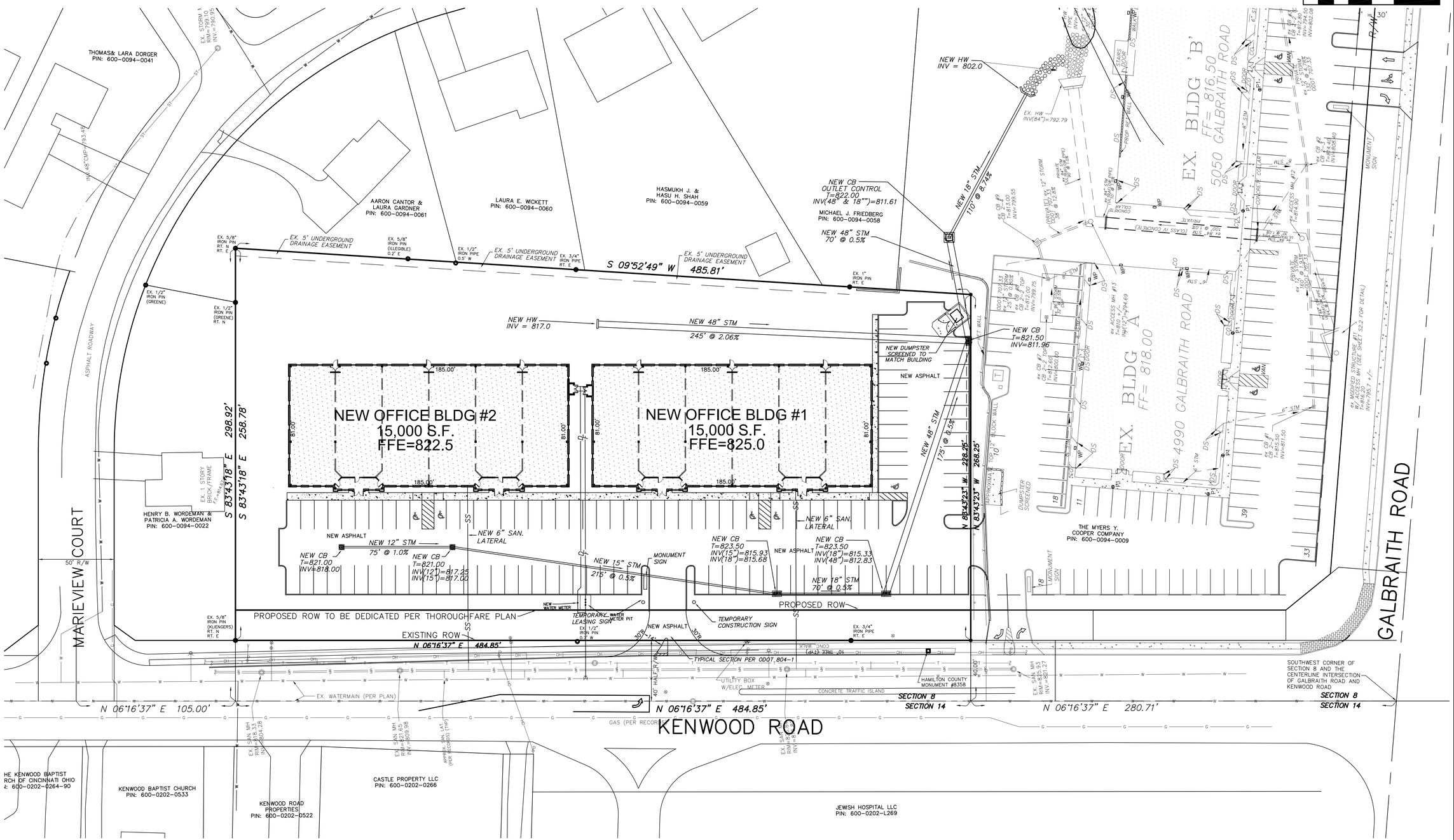
Drawn By: R.J. TRENKAMP

Sheet 4 of 5

Job No: 7376-18

FLOOD INFORMATION
The property is located in an area determined to contain no special flood hazards.
NOTE:
Panel ID 39061C0234E (not printed)

GRAPHIC SCALE
30 0 15 30 60



UNDERGROUND UTILITIES
2 WORKING DAYS
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513-521-4760
Fax # 521-2439

Date: APRIL 4, 2018
Scale: 1" = 30'
Job No: 7376

Revisions

No.	Date

ZONE CHANGE PLAN
SITE UTILITY PLAN

SYCAMORE EXECUTIVE CENTER PHASE II
SITUATED IN SECTION 8 TOWN 4 ENTIRE RANGE 1 M.P.
SYCAMORE TOWNSHIP
HAMILTON COUNTY
STATE OF OHIO

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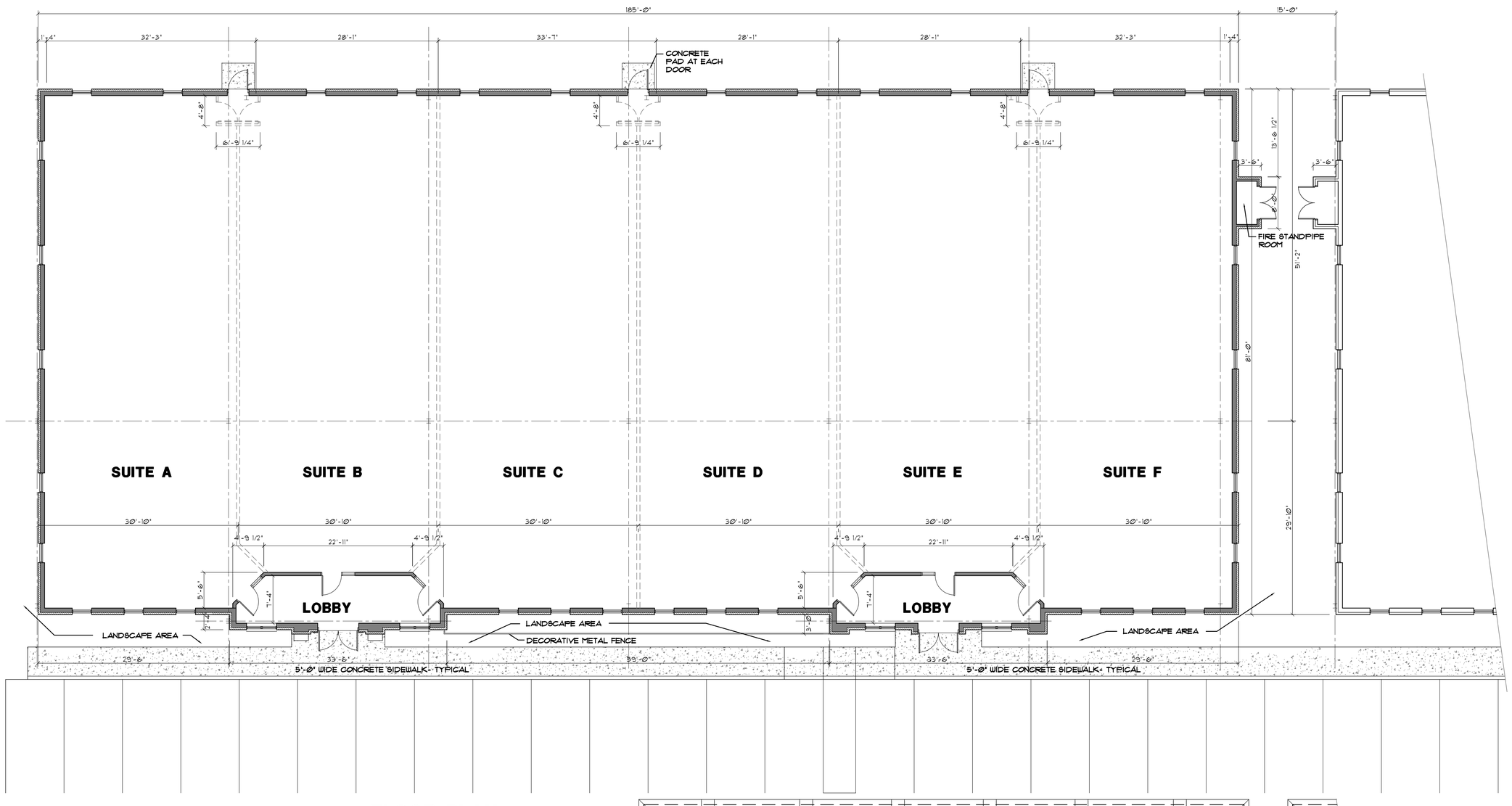
ACAD FILENAME: 7376_PRELIM.DWG

Drawn By: R.J. TRENKAMP

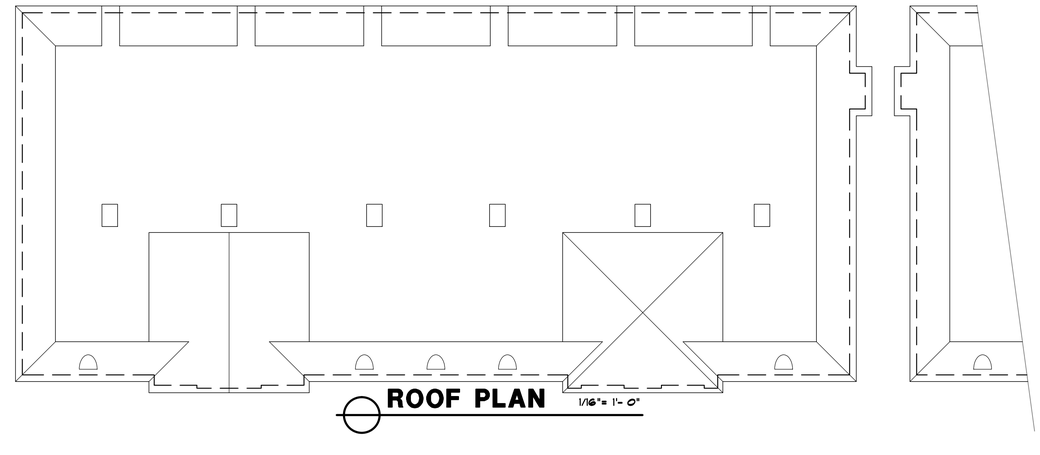
Sheet 5 of 5

Job No: 7376-18



FLOOR PLAN 1/8"= 1'- 0"

NORTH BUILDING PLAN- 8300 KENWOOD ROAD



ROOF PLAN 1/16"= 1'- 0"

STATE OF OHIO
RUSSELL E. MOODY
5500
REGISTERED ARCHITECT

LICENSE NUMBER 7505500
EXPIRATION DATE 12/31/2019

PRELIMINARY DESIGN DRAWINGS FOR TWO SINGLE STORY EXECUTIVE OFFICE BUILDINGS FOR

SYCAMORE EXECUTIVE CENTER- PHASE TWO

8250- 8300 KENWOOD ROAD
SYCAMORE TOWNSHIP
CINCINNATI, OHIO 45236

REM
RUSSELL E. MOODY ARCHITECTS, LTD.
8150 SILVER LAKES AVENUE CINCINNATI, OHIO 45236
513-793-9430 rmoody@zoomtown.com

MARCH 2018	ISSUED FOR PUBLIC MEETING
4-13-18	DRAWINGS ISSUED FOR ZONING REVIEW

THIS DRAWING, IT'S DESIGNS, PRINTS, AND ALL PARTS THEREOF ARE, AND SHALL REMAIN, THE PROPERTY OF RUSSELL E MOODY ARCHITECTS, LTD. AND MAY NOT BE REPRODUCED, OR COPIED, OR REUSED WITHOUT HIS WRITTEN CONSENT.

A1.1

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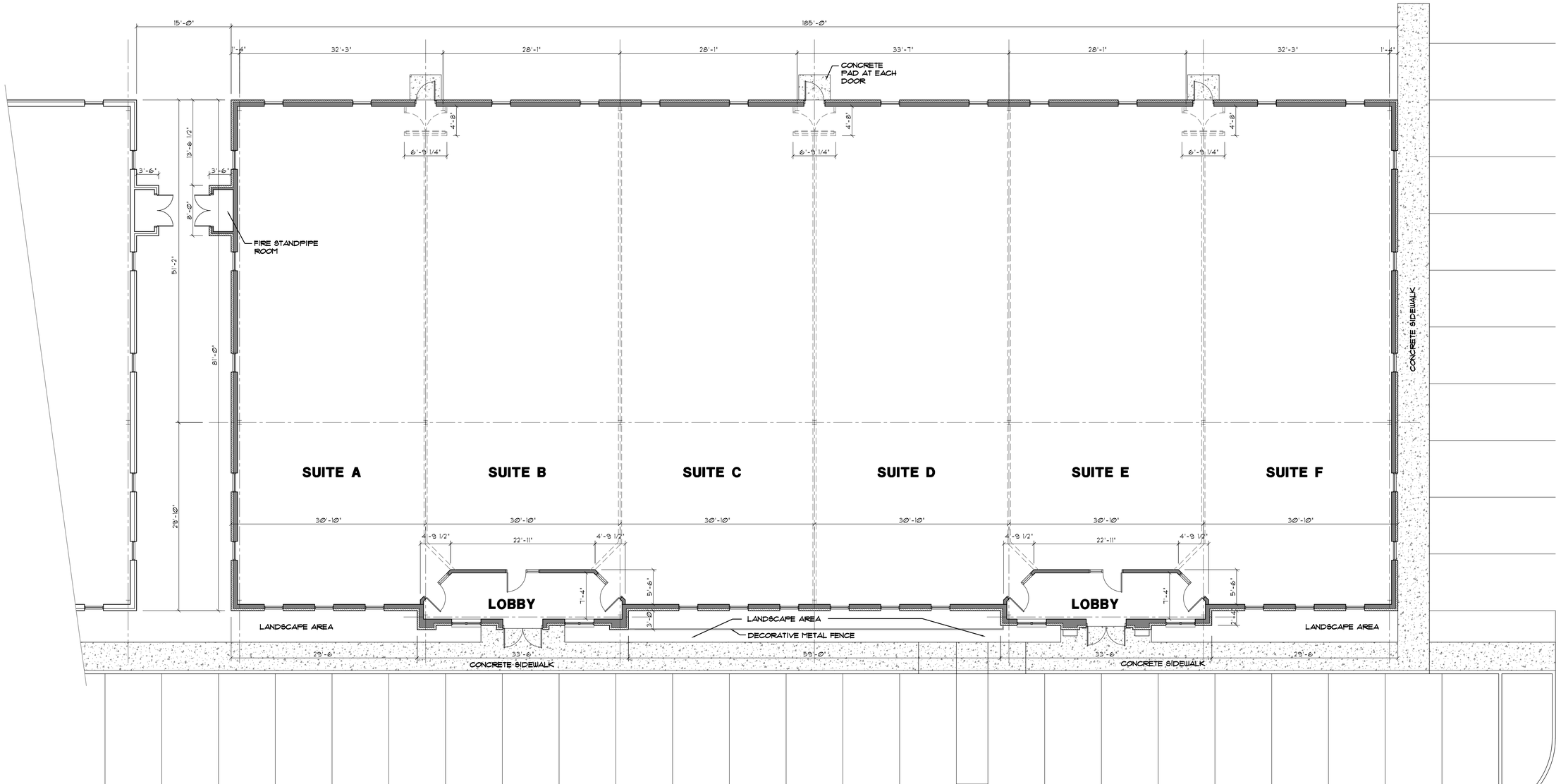
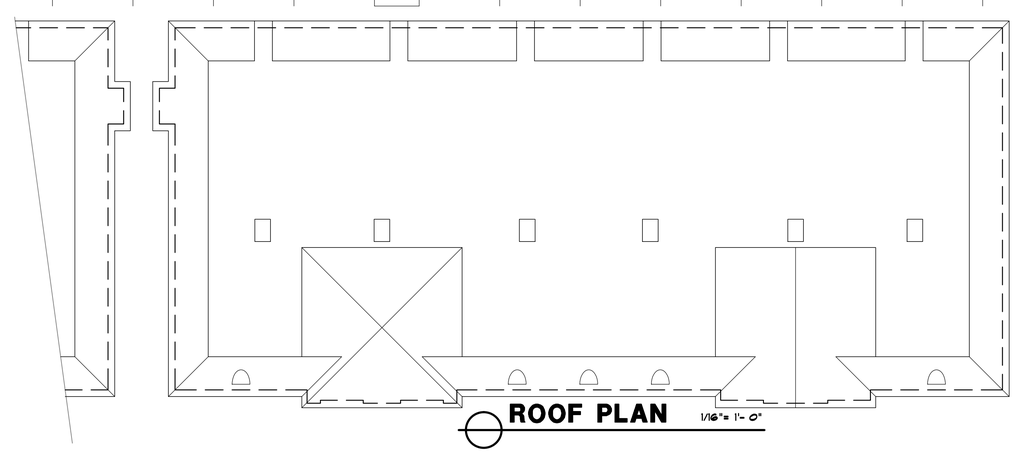


FLOOR PLAN 1/8"= 1'- 0"

SOUTH BUILDING PLAN- 8250 KENWOOD ROAD



ROOF PLAN 1/16"= 1'- 0"

STATE OF OHIO
RUSSELL E. MOODY
5500
REGISTERED ARCHITECT

LICENSE NUMBER 7505500
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PRELIMINARY DESIGN DRAWINGS FOR TWO SINGLE STORY EXECUTIVE OFFICE BUILDINGS FOR

SYCAMORE EXECUTIVE CENTER- PHASE TWO

8250- 8300 KENWOOD ROAD
SYCAMORE TOWNSHIP
CINCINNATI, OHIO 45236

REM
RUSSELL E. MOODY ARCHITECTS, LTD.
3157 WILLIAM AVENUE CINCINNATI, OHIO 45208
513-763-9430 rmoody@zoomtown.com

MARCH 2018	ISSUED FOR PUBLIC MEETING
4-13-18	DRAWINGS ISSUED FOR ZONING REVIEW

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A2.1

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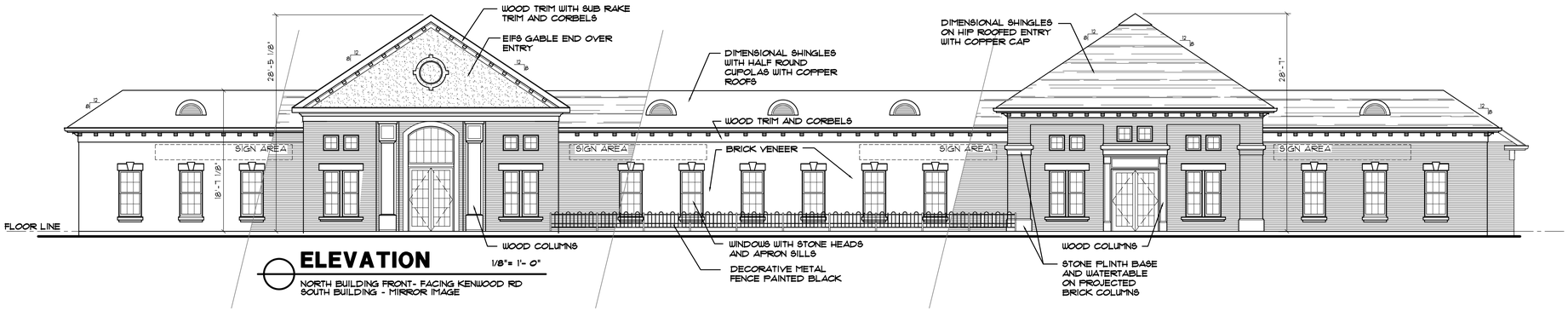
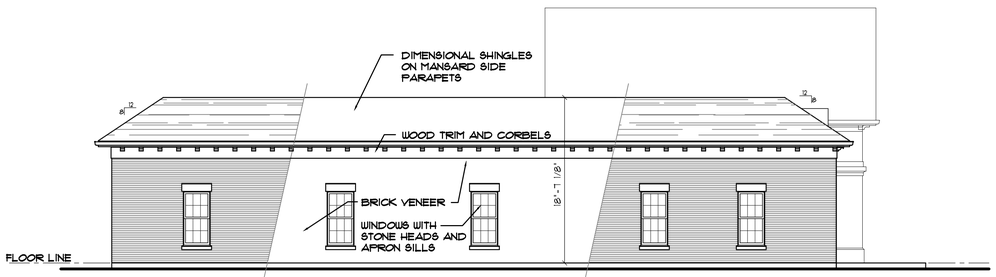


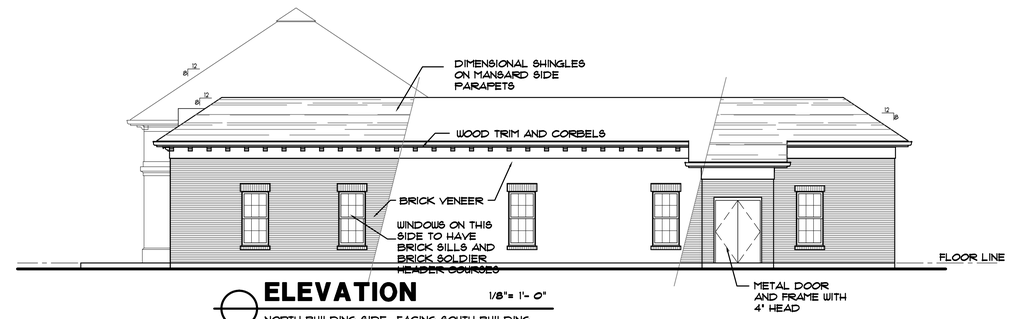
ELEVATION 1/8"= 1'- 0"

NORTH BUILDING FRONT- FACING KENWOOD RD
SOUTH BUILDING - MIRROR IMAGE



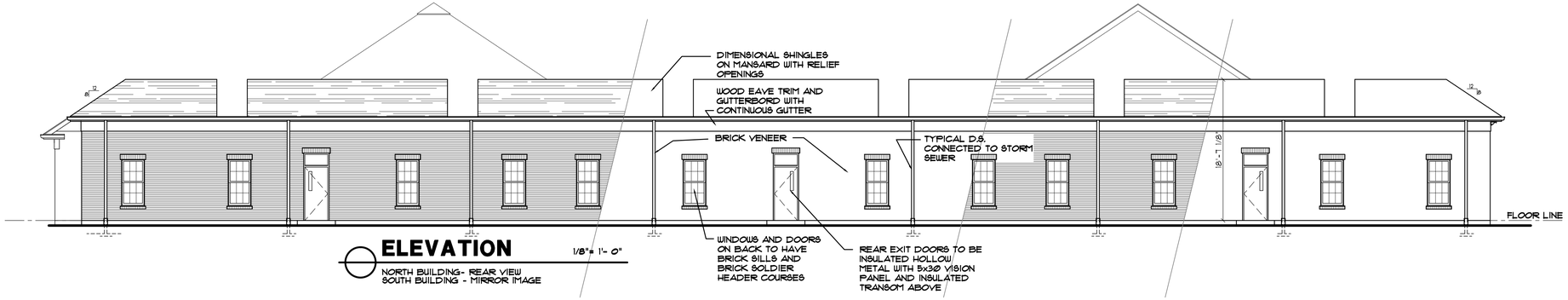
ELEVATION 1/8"= 1'- 0"

NORTH BUILDING SIDE- FACING MARIEVIEW
SOUTH BUILDING - MIRROR IMAGE



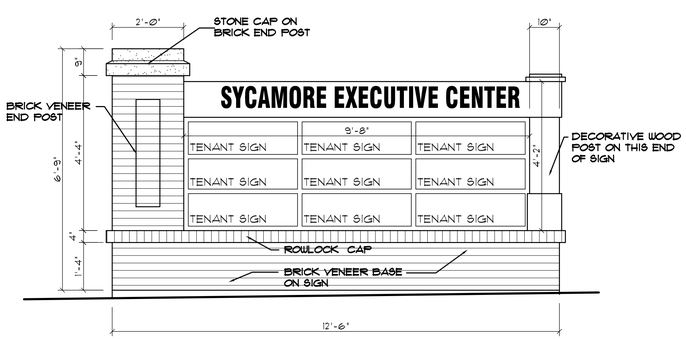
ELEVATION 1/8"= 1'- 0"

NORTH BUILDING SIDE- FACING SOUTH BUILDING
SOUTH BUILDING - MIRROR IMAGE



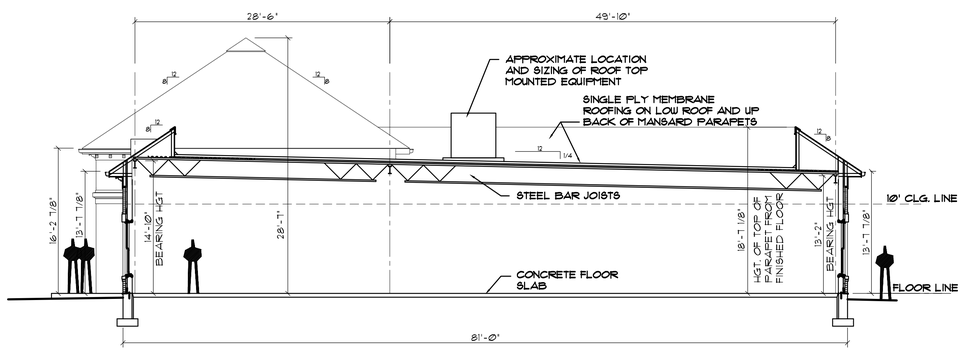
ELEVATION 1/8"= 1'- 0"

NORTH BUILDING- REAR VIEW
SOUTH BUILDING - MIRROR IMAGE



MONUMENT SIGN 1/2"= 1'-0"

AREA OF SIGN FACE - 42.1 SF



CROSS SECTION 1/8"= 1'- 0"

THRU BUILDINGS FROM FRONT TO BACK

STATE OF OHIO
RUSSELL E. MOODY
5500
REGISTERED ARCHITECT

LICENSE NUMBER 7505500
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8250- 8300 KENWOOD ROAD
SYCAMORE TOWNSHIP
CINCINNATI, OHIO 45236

REM
RUSSELL E. MOODY ARCHITECTS, LTD.
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MARCH 2018	4-13-18	ISSUED FOR PUBLIC MEETING DRAWINGS ISSUED FOR ZONING REVIEW

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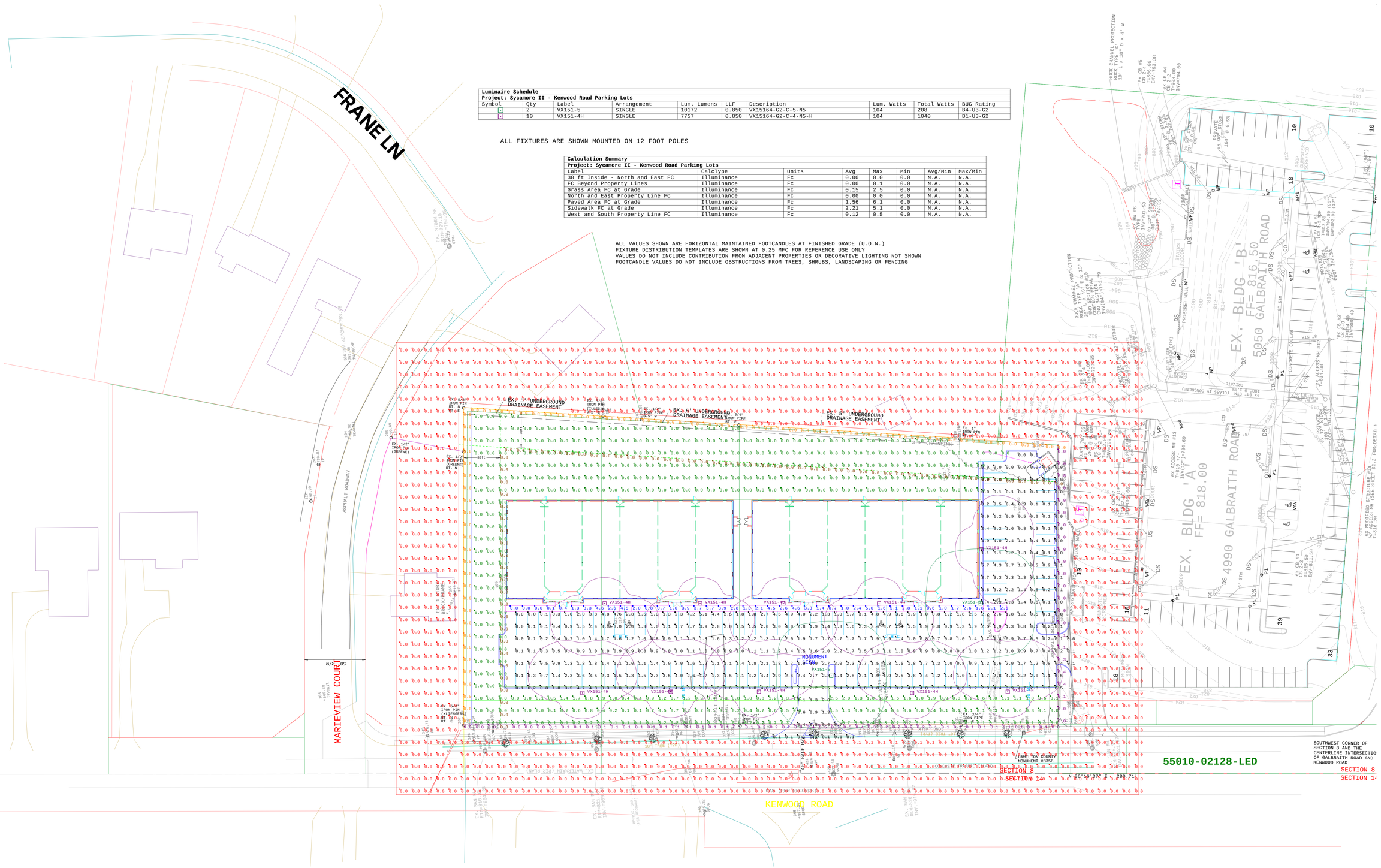
Luminaire Schedule									
Project: Sycamore II - Kenwood Road Parking Lots									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	BUG Rating
	2	VX151-5	SINGLE	10172	0.850	VX15164-G2-C-5-N5	104	208	B4-U3-G2
	10	VX151-4H	SINGLE	7757	0.850	VX15164-G2-C-4-N5-H	104	1040	B1-U3-G2

ALL FIXTURES ARE SHOWN MOUNTED ON 12 FOOT POLES

Calculation Summary							
Project: Sycamore II - Kenwood Road Parking Lots							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
30 ft Inside - North and East FC	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
FC Beyond Property Lines	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Grass Area FC at Grade	Illuminance	Fc	0.15	2.5	0.0	N.A.	N.A.
North and East Property Line FC	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Paved Area FC at Grade	Illuminance	Fc	1.56	6.1	0.0	N.A.	N.A.
Sidewalk FC at Grade	Illuminance	Fc	2.21	5.1	0.0	N.A.	N.A.
West and South Property Line FC	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT FINISHED GRADE (U.O.N.)
FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.25 MFC FOR REFERENCE USE ONLY
VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT PROPERTIES OR DECORATIVE LIGHTING NOT SHOWN
FOOTCANDLE VALUES DO NOT INCLUDE OBSTRUCTIONS FROM TREES, SHRUBS, LANDSCAPING OR FENCING



SYCAMORE II - KENWOOD ROAD PARKING LOT - PHOTOMETRIC PLAN - LED SERIES

AS SHOWN THIS PLAN DOES NOT MEET MINIMUM IESNA RECOMMENDATIONS FOR AN OPEN OUTDOOR PARKING AREA DUE TO POOR MAX-TO-MIN UNIFORMITY AND LOW MINIMUM LEVELS - CREATED BY TOWNSHIP LIMITATIONS

Scale: 1 inch= 35 Ft.

24"x 36"

Rev. #	Description	Rev. Date
R1	.....	.....
R2	.....	.....
R3	.....	.....
R4	.....	.....
R5	.....	.....

Disclaimer
The calculations set forth herein are based on project specifications provided to PHILIPS. Actual or guaranteed results may vary due to factors beyond PHILIPS' control or knowledge, including but not limited to, installation procedures, component procedures, component performance, measurement techniques and varying field conditions such as, but not limited to, line voltage, temperature, atmospheric/environmental conditions, maintenance, and other factors affecting performance. Such factors may affect light reflectances, furniture and architectural elements within the space may significantly affect calculations. Verification of the calculations herein, including design acceptability, and compliance with any applicable codes or standards, is the responsibility of the purchaser, specifier, or installer and the architect, owner, or owners representative, as applicable. Please refer to Luminaire Schedule for light loss factor (LLF) details used in the calculations.

Project: SYCAMORE II - KENWOOD ROAD LOT SITE LIGHTING PLAN

Agent: PHILIPS - MIDWEST ZONE

Specifier: COREY ANDERSON

Project #:	Date:	Salesforce ID #
55010-02128	3-28-2018	#

Revision #:	Size:
..	ARCH D

Created By:
D. AMOS

PHILIPS

http://www.usa.lighting.philips.com
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outdoorlighting.applications@philips.com

ELEVATION
FRONT- FACING KENWOOD RD

STREETSCAPE VIEW

SYCAMORE EXECUTIVE CENTER

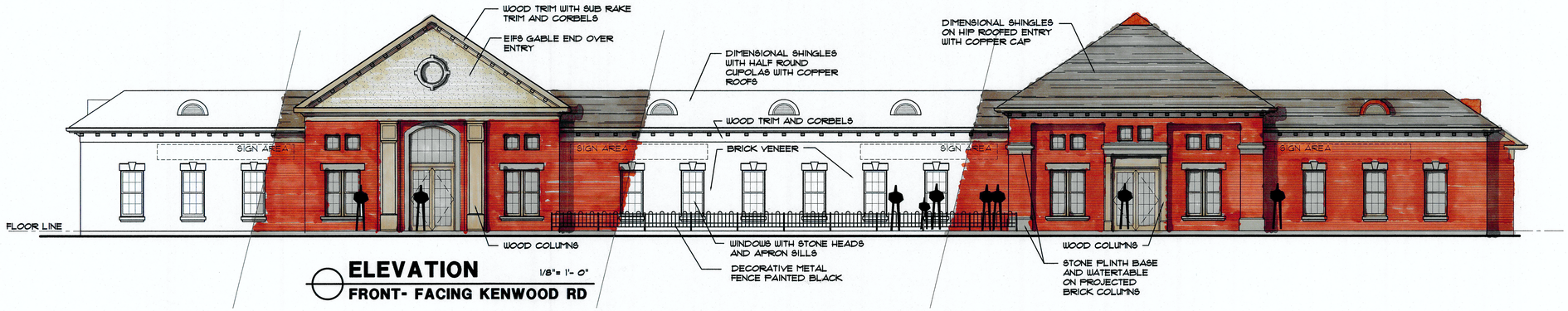
PHASE TWO
KENWOOD ROAD- SYCAMORE TOWNSHIP

MYERS Y. COOPER COMPANY

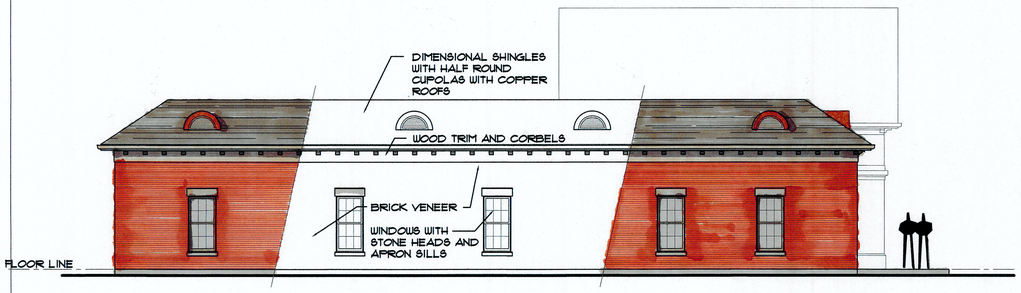
OWNER/DEVELOPER

RUSSELL E. MOODY ARCHITECTS

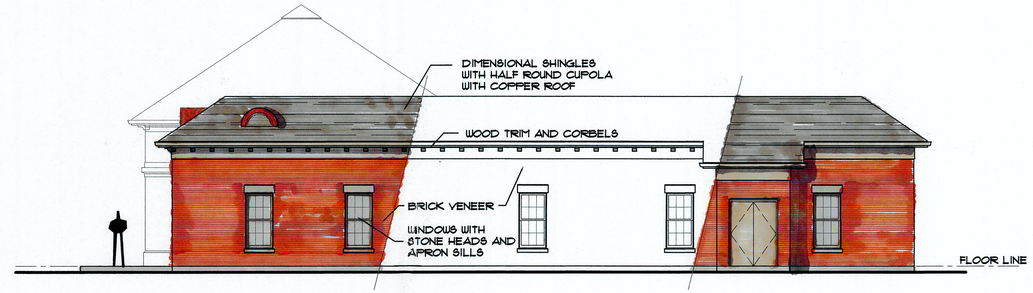
MARCH 2018



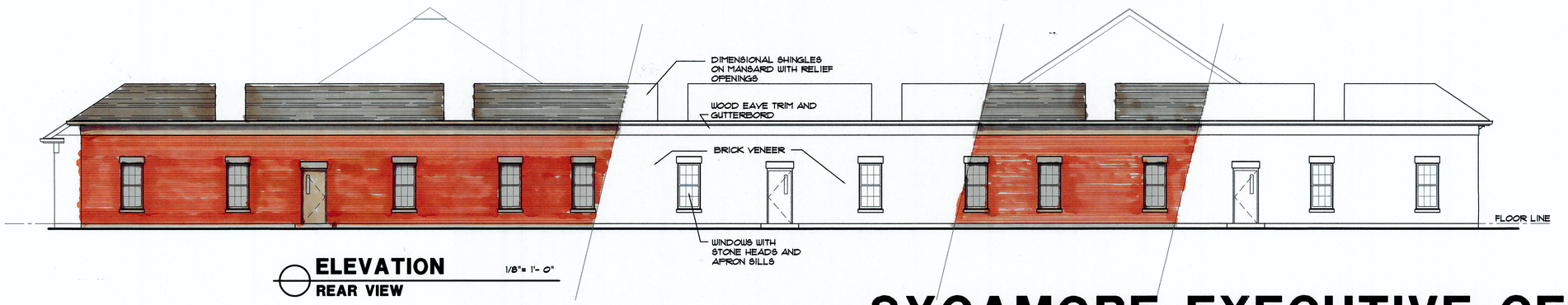
ELEVATION 1/8"= 1'- 0"
FRONT- FACING KENWOOD RD



ELEVATION 1/8"= 1'- 0"
SIDE VIEW- FACING MARIEVIEW



ELEVATION 1/8"= 1'- 0"
SIDE VIEW- FACING OTHER BUILDING



ELEVATION 1/8"= 1'- 0"
REAR VIEW

SYCAMORE EXECUTIVE CENTER

PHASE TWO
KENWOOD ROAD- SYCAMORE TOWNSHIP

THE MYERS Y. COOPER COMPANY

OWNER/DEVELOPER

RUSSELL E. MOODY ARCHITECTS
MARCH 2018

MSP DESIGN
McGill Smith Punshon

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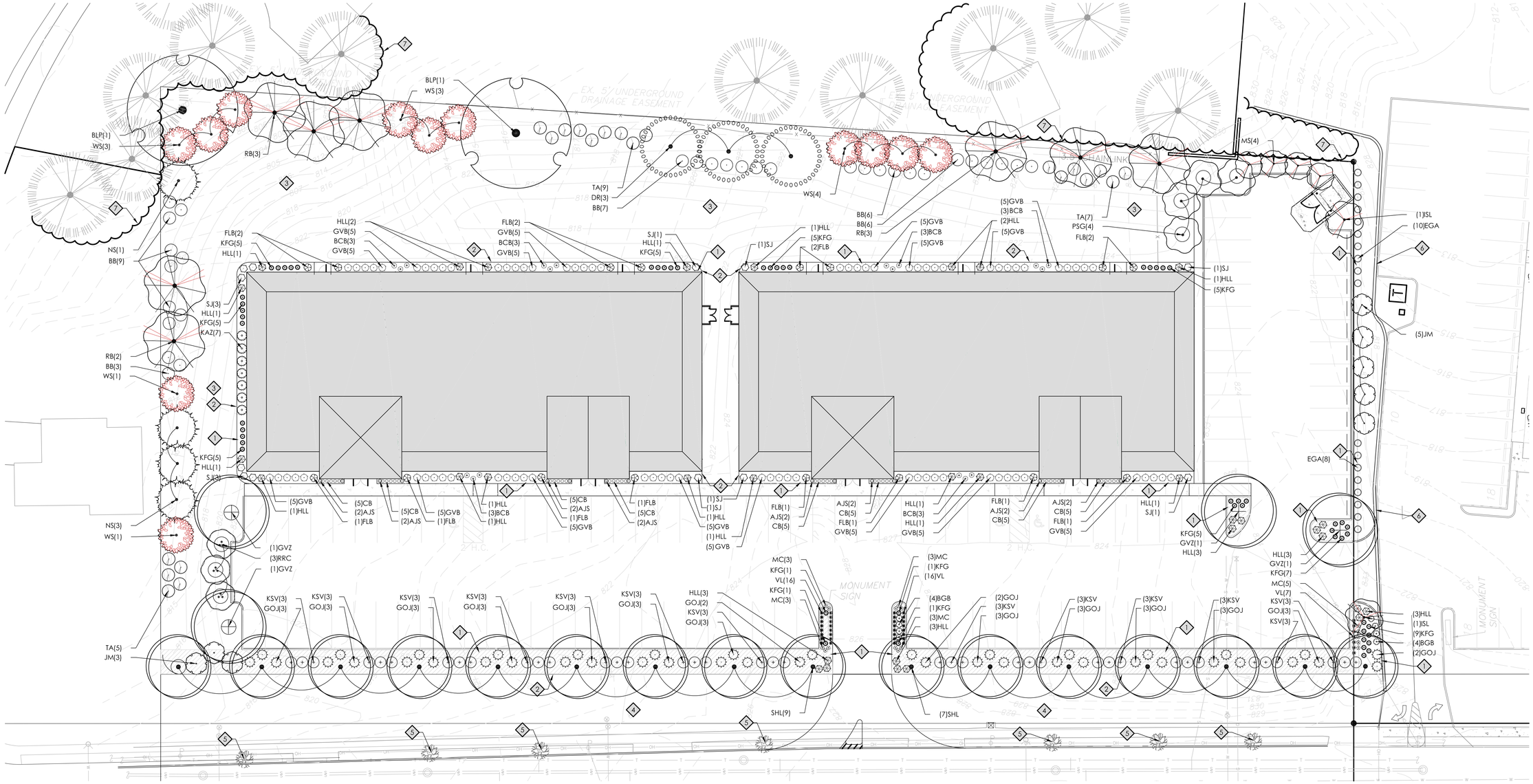
8300 KENWOOD

SITE RENDERING

PROJECT NUMBER: 05457.02 | DATE: 03.23.18



DRAWING NOTES

1. MULCHED LANDSCAPE BED
2. BED EDGE
3. SEEDED LAWN
4. SOD LAWN
5. EXISTING TREE TO REMAIN (7 TOTAL)
6. EXISTING RETAINING WALL
7. EXISTING TREE LINE

LEGEND - INTERIOR LANDSCAPE

INTERIOR LANDSCAPE
5,068 S.F. PROPOSED; 2,530 S.F. REQUIRED

12-6.4(a) - INTERIOR LANDSCAPE AREA REQUIREMENT. 22 S.F. PER PARKING SPACE.
115 PARKING SPACES = 2,530 S.F. OF LANDSCAPE REQUIRED.
12-6.4(b) - PLANTING REQUIREMENTS. 3 CANOPY TREES FOR EACH 10 PARKING SPACES (OFFICE). 115 SPACES /10 = 11.5 X 3 = 35 TREES REQUIRED
35 TREES X 3 = 105 SHRUBS REQUIRED

	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
NORTH BOUNDARY BUFFER	5	* 8	17	17
EAST BOUNDARY BUFFER	10	* 14	34	35
SOUTH BOUNDARY BUFFER	11	**6 + 5	32	32
WEST STREETSCAPE BUFFER	16	19	47	75
INTERIOR PARKING LOT	35	35	105	115

* 3 SHADE TREES HAVE BEEN SUBSTITUTED WITH 6 EVERGREENS
** 5 TREES HAVE BEEN RELOCATED TO EAST BUFFER FOR ADDITIONAL SCREENING FROM NEIGHBORS. 2 SHADE TREES HAVE BEEN SUBSTITUTED WITH 4 EVERGREENS (ADJACENT PROPERTY IS SAME USE AND OWNER)

STREETSCAPE BUFFER (WEST; 463')
3.3 TREES PER 100' ~ 463/100 = 4.63 X 3.3 = 15.3 TREES (16 REQUIRED)
10 SHRUBS PER 100' ~ 463/100 = 4.63 X 10 = 46.3 SHRUBS (47 REQUIRED)

BOUNDARY BUFFER (NORTH 25' - 239')
2 TREES PER 100' ~ 239'/100 = 2.39 X 2 = 4.78 TREES (5 REQUIRED)
7 SHRUBS PER 100' ~ 239'/100 = 2.39 X 7 = 16.73 SHRUBS (17 REQUIRED)

BOUNDARY BUFFER (EAST 25' - 485')
2 TREES PER 100' ~ 485'/100 = 4.85 X 2 = 9.7 TREES (10 REQUIRED)
7 SHRUBS PER 100' ~ 485'/100 = 4.85 X 7 = 33.95 SHRUBS (34 REQUIRED)

BOUNDARY BUFFER (SOUTH 10' - 208')
5 TREES PER 100' ~ 208'/100 = 2.08 X 5 = 10.4 (11 REQUIRED)
15 SHRUBS PER 100' ~ 208'/100 = 2.08 X 15 = 31.2 (32 REQUIRED)

INTERIOR LANDSCAPE
3 TREES PER 10 PARKING SPACES ~ 115 SPACES/10 = 11.5 X 3 = 34.5 (35 REQUIRED)
35 TREES X 3 = 105 SHRUBS REQUIRED
35 TREES PROPOSED (19 TREES IN STREETSCAPE)
115 SHRUBS PROPOSED (75 TREES IN STREETSCAPE)

SCALE IN FEET
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Issue/Revision	No.	Date
SUBMITTAL		04/11/18

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SYCAMORE EXECUTIVE CENTER PHASE II
SYCAMORE TOWNSHIP
8300 KENWOOD RD
CINCINNATI, OH 45236

Sheet Title
LANDSCAPE PLAN

Project Number 05457.02
Drawing Scale 1" = 20'
Sheet Number L100
File Number 05457

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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
NS	4	PICEA ABIES	NORWAY SPRUCE	6`-7` B&B
WS	12	PICEA GLAUCA	WHITE SPRUCE	6`-7` B&B
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**INSTALLATION SIZE**
MS	4	MAGNOLIA VIRGINIANA MULTI-STEM (3-STEM MINIMUM)	SWEET BAY MAGNOLIA	6`-7` B&B
JM	8	MAGNOLIA X `JANE` MULTI-STEM (3 STEM MINIMUM)	JANE MAGNOLIA	6`-7` B&B
RRC	3	MALUS X `ROYAL RAINDROPS`	ROYAL RAINDROPS CRABAPPLE	6`-7` B&B
ISL	2	SYRINGA RETICULATA `IVORY SILK`	IVORY SILK JAPANESE TREE LILAC	2" - 2 1/2" CAL. B&B
SHADE TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**INSTALLATION SIZE**
RB	8	BETULA NIGRA	RIVER BIRCH	8`-10` B&B
PSG	4	GINKGO BILOBA `PRINCETON SENTRY``	PRINCETON SENTRY GINKGO	2 1/2" - 3" CAL. B&B
SHL	16	GLEDITSIA TRIACANTHOS VAR. INERMIS `SKYCOLE` TM	SKYLINE HONEY LOCUST	2 1/2" - 3" CAL. B&B
DR	3	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2 1/2" - 3" CAL. B&B
BLP	2	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2 1/2" - 3" CAL. B&B
GVZ	4	ZELKOVA SERRATA `GREEN VASE`	GREEN VASE ZELKOVA	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**
BGB	8	BERBERIS THUNBERGII `BONANZA GOLD`	BONANZA GOLD BARBERRY	#3 CONT.
BCB	18	BUDDLEJA X `BLUE CHIP`	LOW AND BEHOLD BLUE CHIP BUTTERFLY BUSH	#5 CONT.
BB	31	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	36"-42" B&B
HLL	33	HYDRANGEA PANICULATA `LITTLE LIME`	LITTLE LIME HYDRANGEA	#3 CONT.
FLB	16	RHAMNUS FRANGULA `FINE LINE`	FINE LINE BUCHTHORN	#5 CONT.
KSV	39	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#3 CONT.
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**
KAZ	7	AZALEA X `KAREN`	KAREN AZALEA	#5 CONT.
GVB	80	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	18"-21" B&B
SJ	12	JUNIPERUS SCOPULORUM `SKYROCKET`	SKYROCKET JUNIPER	4`-5` B&B
GOJ	42	JUNIPERUS VIRGINIANA `GREY OWL`	GREY OWL JUNIPER	#3 CONT.
EGA	18	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	4`-5` B&B
TA	21	THUJA OCCIDENTALIS `TECHNY`	TECHNY ARBORVITAE	4`-5` B&B
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**
KFG	55	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	#2 CONT.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**
MC	17	COREOPSIS VERTICILLATA `MOONBEAM`	MOONBEAM COREOPSIS	#1 CONT.
CB	40	HEUCHERA	CORAL BELLS	#1 CONT.
VL	39	LIRIOPE MUSCARI `VARIEGATA`	VARIEGATED LIRIOPE	#1 CONT.
AJS	16	SEDUM SPECTABILE `AUTUMN JOY`	AUTUMN JOY SEDUM	#1 CONT.

GENERAL NOTES - PLANTING

1. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
2. LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
4. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202)-789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
5. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. A GRANULAR PRE-EMERGENT HERBICIDE SHOULD BE APPLIED TO LANDSCAPE BEDS PER MANUFACTURER RECOMMENDATIONS PRIOR TO COVERING WITH MULCH.
7. ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
8. SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
9. LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
10. ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
11. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED). IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
12. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
13. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
14. DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
15. LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUB'S CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
16. LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
17. STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

GENERAL NOTES - PLANT MIX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS; FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF (95) NINETY-FIVE PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A PH RANGE OF (4 TO 5) FOUR TO FIVE; AND A MOISTURE CONTENT OF (30) THIRTY PERCENT.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

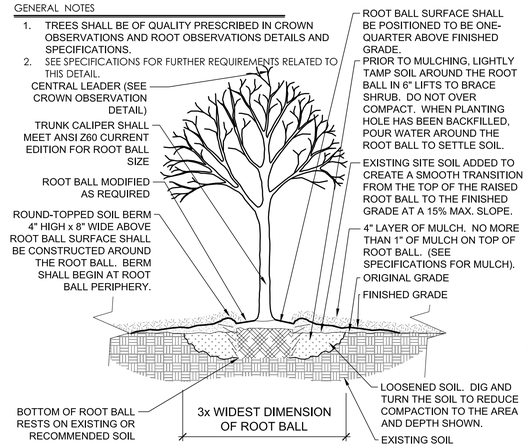
BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALLY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT). 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

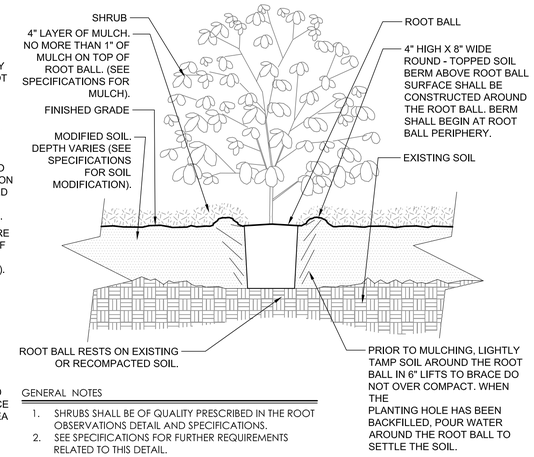
PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

GENERAL NOTES

1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



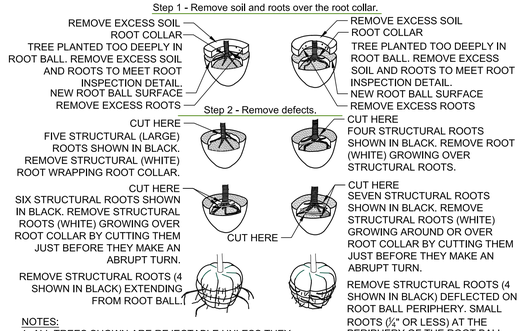
00 TREE PLANTING — DETAIL-FILE — 1/2" = 1'-0" — SECTION



GENERAL NOTES

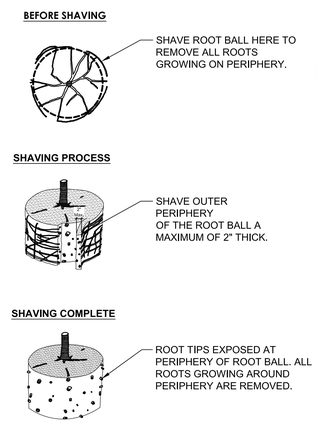
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

00 SHRUB PLANTING IN MODIFIED SOIL — DETAIL-FILE — 3/4" = 1'-0" — SECTION



NOTES:
1- ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
2- FIRST STEP 1, THEN STEP 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
3- ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
4- TREES SHALL PASS ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.

00 ROOT CORRECTION - BALL AND BURLAPPED — DETAIL-FILE — 1/2" = 1'-0" — SECTION-ELEVATION



NOTES:
1- SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.

2- SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

00 ROOT BALL SHAVING - CONTAINER — DETAIL-FILE — 1 1/2" = 1'-0" — SECTION-ELEVATION

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DWG 05457026-PLA-3
X-Ref(s) 7376_KENWOOD_ROAD_STUDY-3 OUT 3-19-18

Issue/Revision	No.	Date
SUBMITTAL		04/11/18

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SYCAMORE EXECUTIVE CENTER PHASE II
SYCAMORE TOWNSHIP
8300 KENWOOD RD
CINCINNATI, OH 45236

Sheet Title
PLANT SCHEDULE, NOTES AND DETAILS

Project Number 05457.02
Drawing Scale AS SHOWN
Sheet Number L200
File Number 05457

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Jeff Baumgarth

From: Newby, Jeff <Jeff.Newby@hamilton-co.org>
Sent: Monday, April 09, 2018 1:37 PM
To: 143Engineers@gmail.com
Cc: Jeff Baumgarth; Beck, Eric
Subject: RE: Kenwood Road Turn Lane Analysis
Attachments: Kenwood Turn Lane Analysis Submitted 040918 R1.pdf

Caroline,

This office has completed the review of the revised Kenwood Turn Lane Analysis dated April 9, 2018, submitted by your office for the above referenced project. The following comments are submitted as a result of our review:

1. The findings and recommendations of the report appear valid.
2. The recommendations made in report shall be built by the developer as per the Access Management Regulations within the unincorporated areas of Hamilton County.
3. All roadway improvements in the public right of way to be performed by the developer need to be reviewed and approved by this office. A right of way use permit must be obtained prior to the commencement of any work.

Any questions regarding this matter may be addressed to the undersigned.

Thank you,

Jeff Newby, P.E.
Traffic Engineer

Office of the Hamilton County Engineer
223 W. Galbraith Road
Cincinnati, Ohio 45215

Ph. (513) 946-8421
Fax. (513) 946-8424
Email jeff.newby@hamilton-co.org

From: Caroline Duffy [mailto:143engineers@gmail.com]
Sent: Monday, April 09, 2018 1:34 PM
To: Newby, Jeff
Cc: 'Jeff Baumgarth'; Beck, Eric
Subject: FW: Kenwood Road Turn Lane Analysis

HI Jeff,

Attached is the revised report. Thank you for your quick turn around on the report.

143 Engineers

Thanks,
Caroline

Caroline F. Duffy, PE
143Engineers

Turn Lane Analysis

For

Kenwood and Galbraith Office Buildings

Northeast Corner of Kenwood and Galbraith Roads
Sycamore Township

Prepared for:

The Myers Y. Cooper Company

5050 E. Galbraith Rd., Suite B
Cincinnati, OH 45236
(513) 248-8350

Prepared by:

143Engineers, LLC
3249 Plateau Place
Cincinnati, Ohio 45241
(513) 476-6271

April 9, 2018

143 Engineers

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APPENDICES

Appendix A – Existing Traffic Counts

I. INTRODUCTION

The site is located on the northeast corner of Kenwood and Galbraith Roads. The site lies in Sycamore Township in southwest Ohio. See Figure 1.

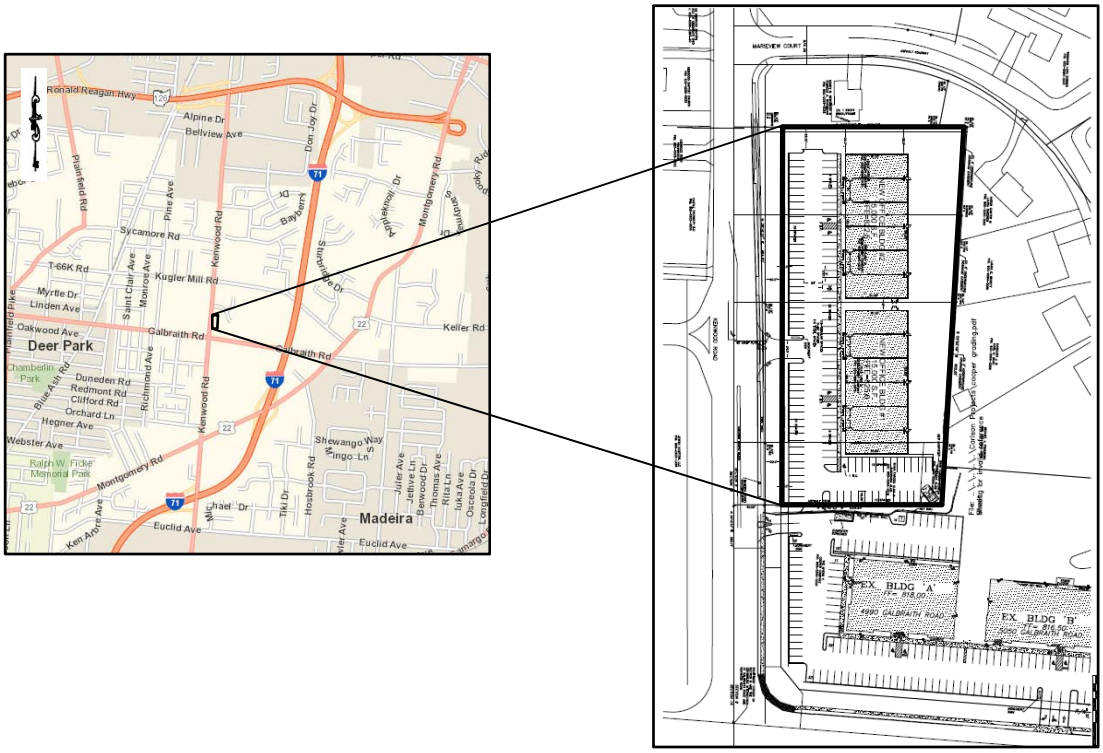

FIGURE 1 - Vicinity Map

The development is the expansion of an existing office park that fronts Galbraith Road. The expansion contain two new office buildings, each of 15,000 square feet of space. The purpose of this study is to determine the length of the southbound left turn lane into the new site.

II. PROPOSED SITE DEVELOPMENT

Existing traffic counts were obtained at the intersection of Kenwood and Galbraith Roads from the Hamilton County Engineer's Office. They are located in Appendix A.

The existing site plan is shown in Figure 2 and the existing lanes on Kenwood Road in front of the site is shown in Figure 3.

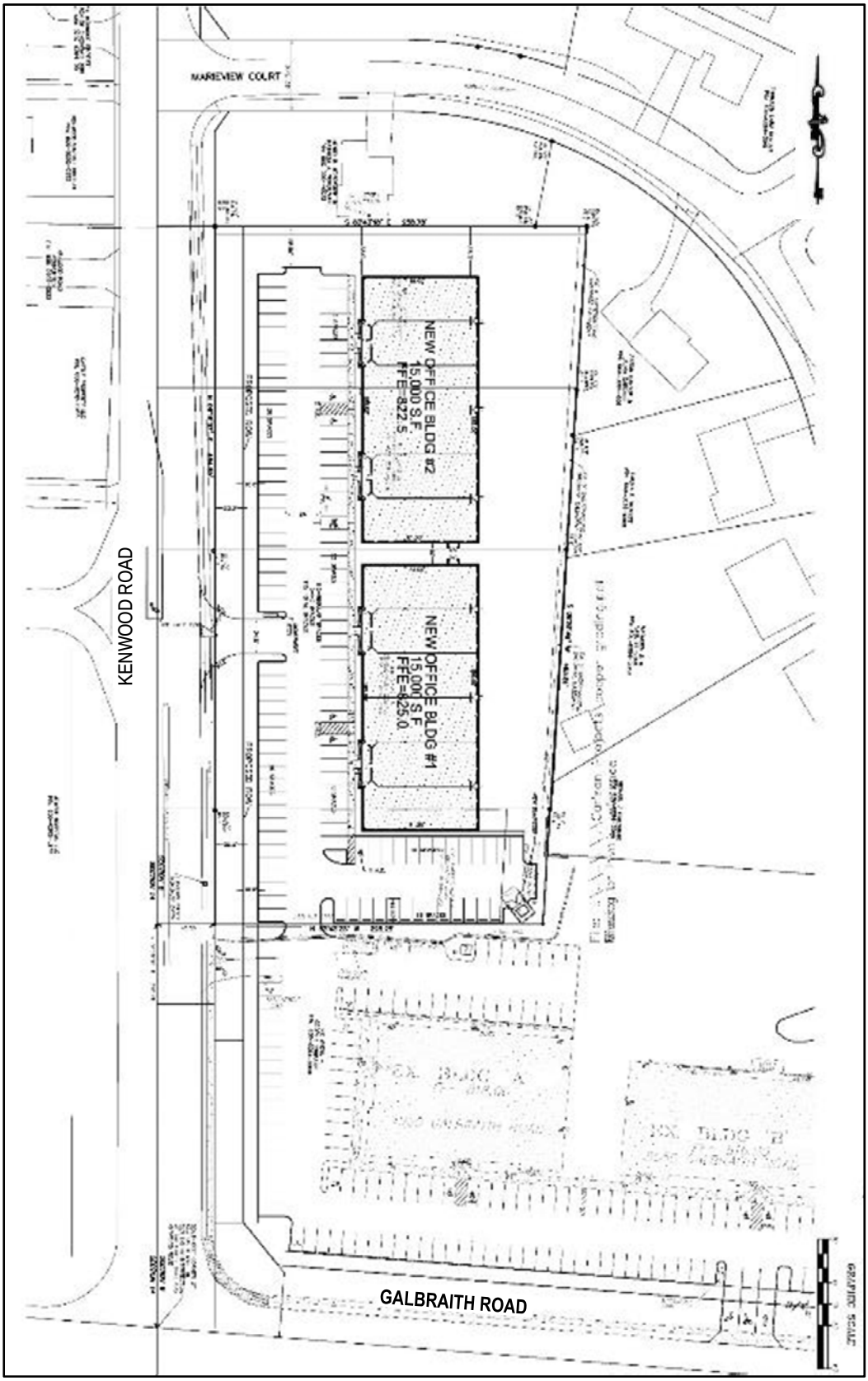

FIGURE 2 –Site Plan

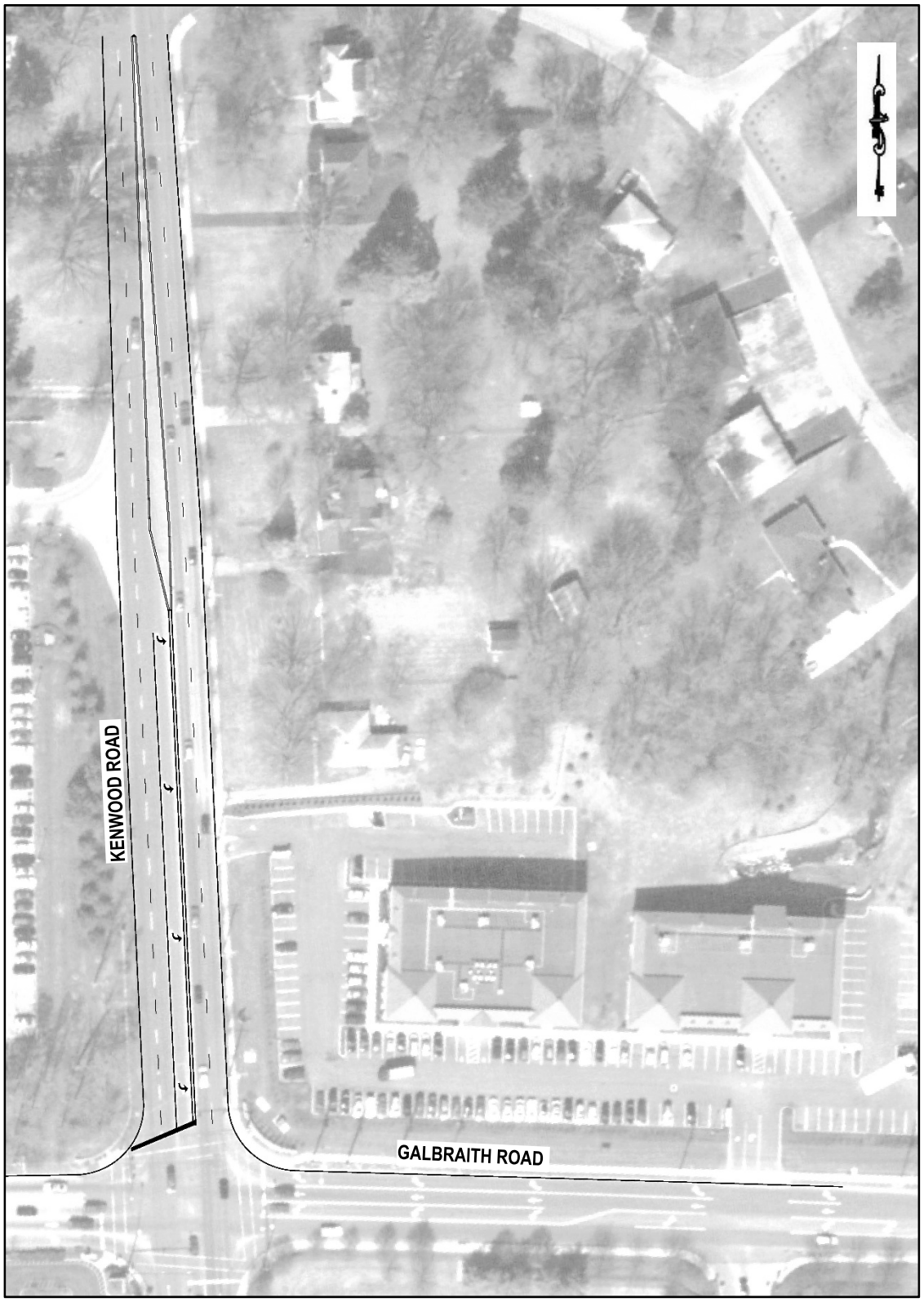

FIGURE 3 – Existing Lane Geometry

III. TRIP GENERATION AND DISTRIBUTION

The site trips were developed utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, Ninth Edition and utilizing Trafficware's Trip Generation 10 Software. The trips for the uses for the project are listed in Figure 4.

		Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
ITE	Land Use	* Enter	Exit	Total	* Enter	Exit	Total
710	OFFICEGENERAL 1 30 Gross Floor Area 1000 SF	41	6	47	8	37	45
Unadjusted Volume		41	6	47	8	37	45
Internal Capture Trips		0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0
Volume Added to Adjacent Streets		41	6	47	8	37	45

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Table 1 – Trip Generation

Based on existing travel patterns, it is estimated that traffic will exit/enter the site as follows:

- Southbound: 33%
- Westbound: 15%
- Northbound: 34%
- Eastbound: 18%

It is assumed that the majority of the trips will access the site through the new driveway. Since the new driveway prohibits left turns, this traffic will utilize the existing office drive on Galbraith Road. This site trip percentages are shown in Figure 4.

The site trips are shown in Figure 5.

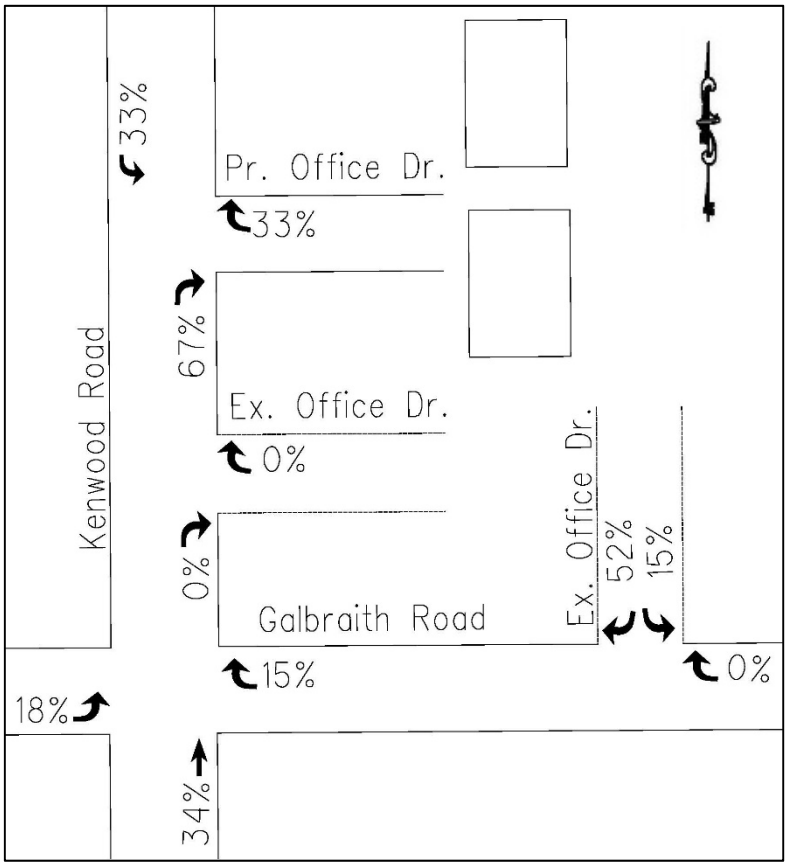

FIGURE 4 – Site Trips Percentages

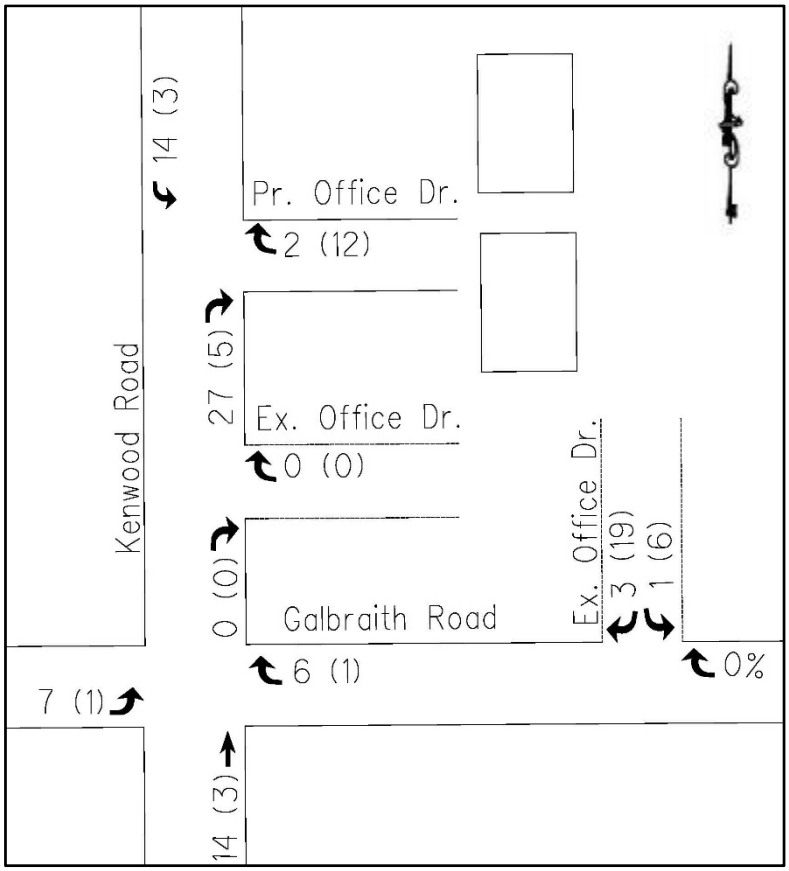

FIGURE 5 – Site Trips

IV. TURN LANE ANALYSIS

Per ODOT Figure 401-9E, the new driveway is an unsignalized stopped crossroad, so Condition A controls, which states a 50' diverging taper is required and the storage length per ODOT Figure 401-10. Per ODOT Figure 401-10, the length of the turn lane is determined by the design hourly volume for the turning lane divided by the cycles/hour. The cycles/hour is 60 cycles/hour for an unsignalized intersection. Therefore, the required length is 14 dhv/60 cycles/hr, or 0.23. Therefore the required storage length is 50'. The required lane layout is shown in Figure 6.

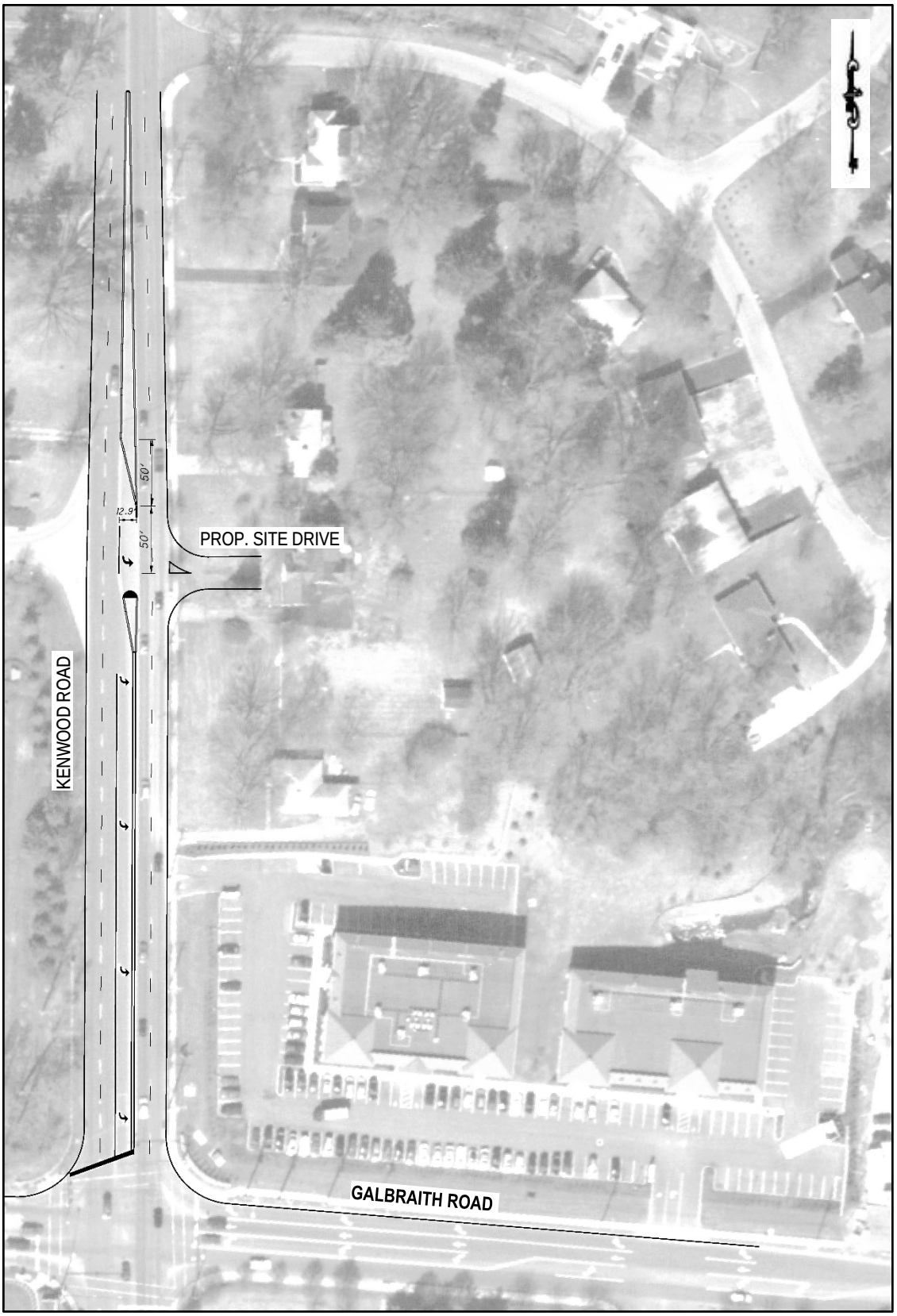

FIGURE 6 – Turn Lane Layout

V. CONCLUSION

The required southbound left turn storage lane for the proposed full access in and right out only drive for the site will fit within the existing stripped out left turn lane on Kenwood Road.

Appendix A
Existing Traffic Counts

Default Titles
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Select File/Preference in the Main Scree
Then Click the Titles Tab

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Page No : 1

Groups Printed- Unshifted

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Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	10	6	3	0	5	2	5	0	6	23	6	0	2	1	3	0	72
06:15 AM	18	23	1	0	6	5	10	0	8	36	19	0	8	12	7	0	153
06:30 AM	10	21	4	0	6	23	9	0	17	55	18	0	10	13	4	0	190
06:45 AM	24	44	5	0	7	22	9	5	27	82	28	0	26	35	15	0	329
Total	62	94	13	0	24	52	33	5	58	196	71	0	46	61	29	0	744
07:00 AM	29	50	2	0	15	32	12	0	21	110	25	0	13	39	5	0	353
07:15 AM	41	94	4	0	26	42	14	0	24	142	63	1	21	46	11	0	529
07:30 AM	22	152	5	0	17	60	34	0	30	177	31	0	17	39	18	0	602
07:45 AM	31	125	1	0	11	38	9	0	25	129	19	0	23	40	16	0	467
Total	123	421	12	0	69	172	69	0	100	558	138	1	74	164	50	0	1951
08:00 AM	44	159	2	0	12	48	13	0	41	187	24	0	40	46	22	0	638
08:15 AM	56	194	3	0	14	58	17	0	56	247	28	2	60	53	29	0	817
08:30 AM	40	159	1	0	9	39	18	1	44	149	33	5	19	30	31	0	578
08:45 AM	76	134	7	0	19	50	15	0	45	169	33	0	31	81	6	0	666
Total	216	646	13	0	54	195	63	1	186	752	118	7	150	210	88	0	2699
09:00 AM	59	171	6	0	11	31	41	6	29	185	32	0	35	27	37	0	670
09:15 AM	85	141	6	0	13	31	29	0	50	169	37	2	18	63	18	0	662
09:30 AM	53	128	0	0	22	42	36	2	48	132	14	0	30	38	22	0	567
09:45 AM	29	132	2	0	19	59	28	0	26	102	8	0	20	55	12	1	493
Total	226	572	14	0	65	163	134	8	153	588	91	2	103	183	89	1	2392
10:00 AM	30	132	6	0	15	53	26	0	20	191	14	0	30	66	15	0	598
10:15 AM	63	94	8	0	28	58	45	0	30	245	23	0	34	53	37	0	718
10:30 AM	58	111	9	0	32	67	22	0	36	163	46	0	34	62	30	0	670
10:45 AM	44	115	4	0	30	45	24	1	36	200	15	0	18	52	19	0	603
Total	195	452	27	0	105	223	117	1	122	799	98	0	116	233	101	0	2589
11:00 AM	53	154	8	0	23	37	39	2	35	191	16	0	32	79	17	0	686
11:15 AM	72	177	12	0	38	64	17	0	52	212	19	0	24	127	19	0	833
11:30 AM	59	140	3	0	21	50	37	0	41	268	31	0	28	101	30	0	809
11:45 AM	75	228	14	0	29	72	28	0	74	210	13	0	58	99	37	0	937
Total	259	699	37	0	111	223	121	2	202	881	79	0	142	406	103	0	3265
12:00 PM	76	174	15	0	22	73	45	8	60	186	13	0	29	77	32	1	811
12:15 PM	88	200	16	0	28	54	41	2	89	271	29	0	65	132	40	2	1057
12:30 PM	97	133	20	0	38	39	49	3	68	228	34	0	46	113	45	3	916
12:45 PM	162	200	10	0	35	57	40	0	72	217	25	2	43	137	42	0	1042
Total	423	707	61	0	123	223	175	13	289	902	101	2	183	459	159	6	3826
01:00 PM	127	239	10	0	15	60	52	3	96	193	17	0	66	61	44	0	983
01:15 PM	76	205	17	0	23	49	45	0	69	227	51	0	49	81	31	1	924
01:30 PM	97	173	13	0	32	54	27	7	62	252	24	0	48	56	36	0	881
01:45 PM	86	175	17	0	23	53	33	0	81	159	20	0	49	95	26	0	817
Total	386	792	57	0	93	216	157	10	308	831	112	0	212	293	137	1	3605
02:00 PM	81	227	10	0	21	48	32	1	67	167	21	0	47	82	32	0	836
02:15 PM	95	268	4	0	22	44	33	1	52	174	19	0	45	68	39	0	864
02:30 PM	60	252	5	0	11	41	43	1	47	174	12	0	23	58	55	0	782
02:45 PM	98	152	23	0	21	46	71	0	41	166	29	0	29	76	10	0	762
Total	334	899	42	0	75	179	179	3	207	681	81	0	144	284	136	0	3244
03:00 PM	53	188	15	0	55	75	29	1	31	162	16	0	32	80	29	0	766
03:15 PM	87	216	6	0	31	60	37	2	49	170	39	0	31	79	44	0	851
03:30 PM	75	156	17	0	34	66	14	0	49	158	17	0	42	83	30	0	741
03:45 PM	68	178	16	0	22	47	48	11	76	192	13	0	59	58	46	0	834
Total	283	738	54	0	142	248	128	14	205	682	85	0	164	300	149	0	3192
04:00 PM	20	112	0	0	1	82	20	3	25	138	5	0	2	108	9	0	525
04:15 PM	18	142	29	0	28	96	16	0	17	119	23	2	18	76	19	0	603
04:30 PM	78	201	14	0	32	70	38	1	69	218	11	0	32	75	60	0	899
04:45 PM	82	240	7	0	42	66	35	1	54	200	7	0	33	113	31	0	911
Total	198	695	50	0	103	314	109	5	165	675	46	2	85	372	119	0	2938

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Groups Printed- Unshifted

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Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
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05:15 PM	59	294	22	0	29	81	33	0	59	79	6	0	65	137	39	0	903
05:30 PM	42	295	13	0	31	128	42	0	50	194	7	0	39	186	46	0	1073
05:45 PM	67	293	9	0	11	52	22	0	41	192	22	0	35	44	41	0	829
Total	271	1236	46	0	120	327	141	4	206	691	62	0	231	477	183	0	3995
Grand Total	2976	7951	426	0	1084	2535	1426	66	2201	8236	1082	14	1650	3442	1343	8	34440
Apprch %	26.2	70.0	3.8	0.0	21.2	49.6	27.9	1.3	19.1	71.4	9.4	0.1	25.6	53.4	20.8	0.1	
Total %	8.6	23.1	1.2	0.0	3.1	7.4	4.1	0.2	6.4	23.9	3.1	0.0	4.8	10.0	3.9	0.0	