

RECEIVED
OCT 29 2020
SYCAMORE TWP.

GENERAL INFORMATION

TOTAL SITE AREA = 2.16 ACRES (BOTH JURISDICTIONS)
 TOTAL SITE IMPERVIOUS AREA: 49,820 S.F. / 94,281 S.F. TOTAL SITE = 52.8% I.S.R.
 PROPOSED DEVELOPMENT WILL HAVE A SHARED DETENTION EASEMENT BETWEEN THE STORAGE BUILDING (ON SYCAMORE TOWNSHIP SIDE) AND THE OUTDOOR STORAGE (ON CITY OF BLUE ASH SIDE)
 PROPOSED DEVELOPMENT WILL HAVE A SHARED PARKING & INGRESS/EGRESS AGREEMENT BETWEEN THE STORAGE BUILDING (ON SYCAMORE TOWNSHIP SIDE) AND THE OUTDOOR STORAGE (ON CITY OF BLUE ASH SIDE)
 TOTAL "TS" STREETScape TREES = 7 TOTAL "SS" STREETScape SHRUBS = 21
 TOTAL "TI" INTERIOR TREES = 2 TOTAL "SI" INTERIOR SHRUBS = 3
 TOTAL "TB" BOUNDARY TREES = 9 TOTAL "SB" BOUNDARY SHRUBS = 25
 TOTAL TREES = 18 TOTAL SHRUBS = 49
 PARKING REQUIRED BASED ON SYCAMORE TOWNSHIP'S ZONING CODE PER TABLE 12-9
 MINI-STORAGE FACILITY = 3 PARKING SPACES + 1 SPACE PER 100 STORAGE UNITS = 495 UNITS / 100 + 3 = 8 SPACES REQUIRED, 8 SPACES PROVIDED.

SYCAMORE TOWNSHIP ZONING

SYCAMORE TOWNSHIP SITE AREA = 1.02 ACRES (44,378 S.F.)
 ZONING = "F" INDUSTRIAL DISTRICT
 IMPERVIOUS SURFACE: 35,852 IMPERVIOUS S.F. / 44,378 S.F. TOTAL SITE = 80.8% I.S.R.
 PROPOSED DEVELOPMENT AND ADJACENT PROPERTY WOULD BE CLASSIFIED AS LAND USE "TYPE IV" (PER TABLE 14A) BOUNDARY BUFFER TYPE "A" TO BE USED (PER TABLE 14B)

SYCAMORE TOWNSHIP BUFFER YARDS PER FIGURE 14A & FIGURE 14C

BUFFER TYPE	MINIMUM WIDTH OF BUFFER	LANDSCAPE MATERIAL REQUIREMENTS PER 100 LINEAR FEET	
		CANOPY TREES	SHRUBS
STREETSCAPE	10'-0"	3.3	10
BOUNDARY BUFFER	10'-0"	5	15

THE TYPE OF TREE AND SHRUBS INSTALLED FOR STREETSCAPE AND BOUNDARY BUFFERS SHALL BE PER SYCAMORE TOWNSHIP RECOMMENDED LIST.

CITY OF BLUE ASH ZONING

BLUE ASH SITE AREA = 1.14 ACRES (49,903 S.F.)
 ZONING = "BAN" BLUE ASH NORTH DISTRICT
 IMPERVIOUS SURFACE: 13,968 IMPERVIOUS S.F. / 49,903 S.F. TOTAL SITE = 28.0% I.S.R.

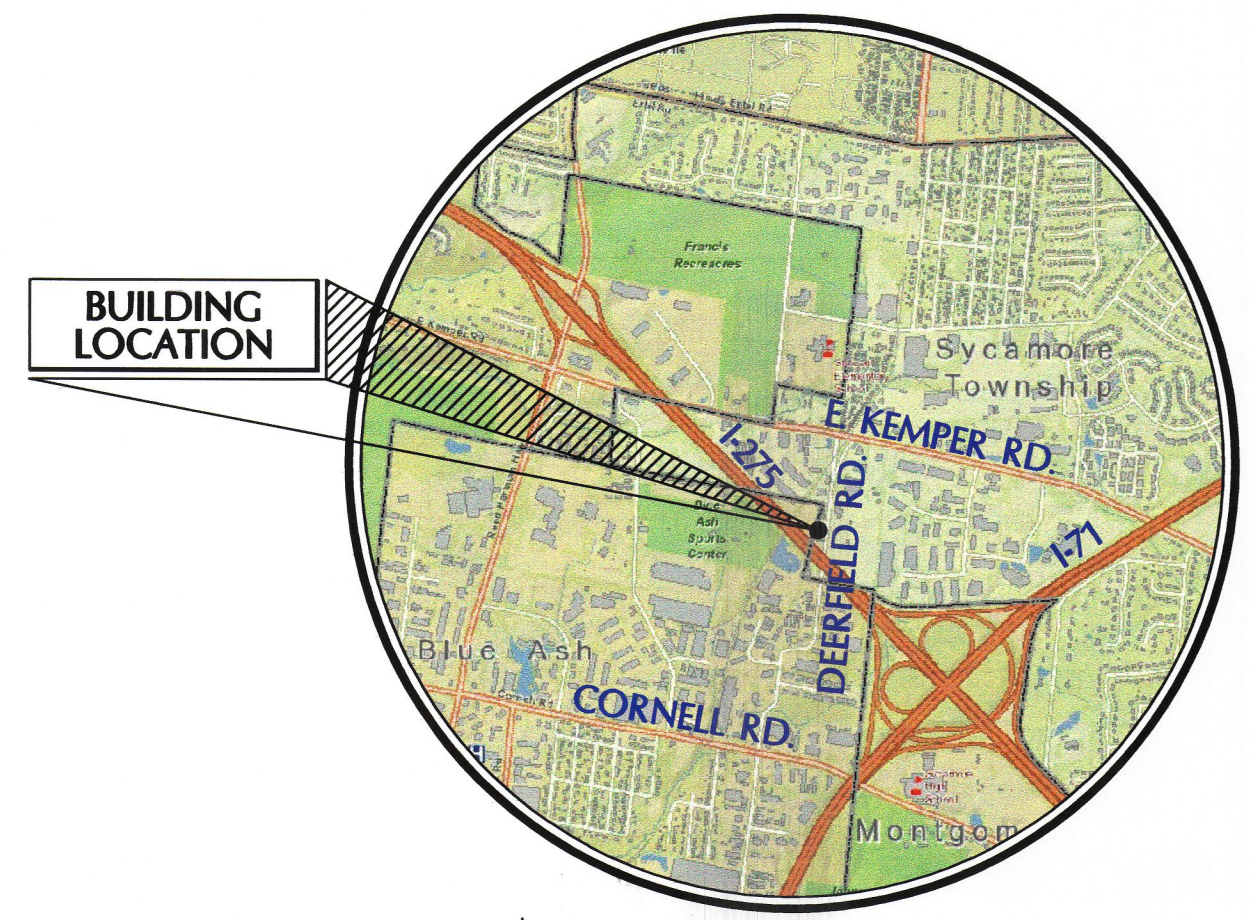
- LANDSCAPE REQUIREMENTS FOR PARKING AREA (PER SECTION 1145.09)
- 2 TREES PER 10 PARKING SPACES: 8 PARKING SPACES / 10 x 2 = 2 TREES
 - 3 SHRUBS PER 10 PARKING SPACES: 8 PARKING SPACES / 10 x 3 = 3 SHRUBS

THE TYPE OF TREE AND SHRUBS INSTALLED FOR INTERIOR PARKING LANDSCAPE SHALL BE PER TABLE 1145-3 OF THE CITY OF BLUE ASH PLANNING AND ZONING CODE.

INTERNAL PARKING AND CIRCULATION AREA = 13,748 S.F.
 REQUIRED PARKING LANDSCAPING AREA = 13,748 x 5% = 687 S.F.
 PROVIDED PARKING LANDSCAPING AREA = 1,061 S.F.



GROUND SIGN DETAIL
SCALE: 1/2" = 1'-0"



VICINITY MAP
SCALE: NOT TO SCALE

PROPOSED FACILITY FOR:

CHEROKEE SELF STORAGE

AT
11573 DEERFIELD RD.

NOTE: THIS DRAWING IS FOR DESIGN INTENT AND PRELIMINARY BUDGET ANALYSIS ONLY. INFORMATION IS SUBJECT TO CHANGE PER SURVEY, CIVIL ENGINEERING AND CODE OFFICIALS HAVING JURISDICTION

DESIGNED BY:
CUC Cincinnati United Contractors, LLC.
 7143 EAST KEMPER ROAD
 CINCINNATI, OHIO 45249
 PHONE: (513) 677-0060 FAX: (513) 677-1121

CONTRACTORS • ARCHITECTS • DEVELOPERS • INVESTORS

ALL DESIGN DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CINCINNATI UNITED CONTRACTORS.

ISSUE DATE: 10/15/20
 FILENAME: 20132 - 11573 Deerfield Road - Cherokee Self Storage Zoning Site Plan (Scheme F).dwg
 PLOTTED BY: bdbill
 PLOT DATE: Oct 28, 2020-10:32AM



ZONING SITE PLAN (SCHEME "F")
SCALE: 1" = 30'-0"