

SYCAMORE TOWNSHIP, OH
 DEPARTMENT OF PLANNING & ZONING
 8540 KENWOOD ROAD, CINCINNATI, OH 45236
 513.792.7250 PHONE 513.792.8571 FAX

ZONING COMMISSION APPLICATION

FEES:

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

APPLICATION NUMBER

2022-09 P1
 DO NOT WRITE IN THIS SPACE

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

1. PROJECT ADDRESS: 11630 DEERFIELD ROAD ZIP CODE: 45242

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <u>11630 DEERFIELD RD., LLC</u>	<u>11630 DEERFIELD RD</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45242</u>	<u>(513) 489-8840</u>
CONTRACTOR <u>CINTECH CONSTRUCTION, INC</u>	<u>4865 DUCK CREEK RD</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45227</u>	<u>(513) 563-1991</u>
DESIGNER <u>MSP DESIGN</u>	<u>3700 PARK 42 DR.</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45241</u>	<u>(513) 759-0004</u>
APPLICANT <u>MSP DESIGN</u>	<u>3700 PARK 42 DR.</u>	<u>CINCINNATI</u>	<u>OH</u>	<u>45241</u>	<u>(513) 759-0004</u>
APPLICANTS E-MAIL ADDRESS <u>DAVE CLARK</u>	<u>dclark@mspdesign.com</u>				

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

THIS BUILDING WILL HOUSE THE CONVERTING OPERATIONS FOR TPC PACKAGING SOLUTIONS AND WILL INCLUDE THE CONVERTING OF TAPES, FOAM, PAPER FILM AND OTHER SPECIALTY MATERIALS TO PACKAGING MATERIALS. FUNCTIONS WILL

5. SQUARE FEET: 24,000 SF 6. USE: F-1 & S-1 7. HEIGHT: 22 CLEAR
 8. EST. START DATE: 7/1/2022 9. EST. FINISH DATE: 12/31/2022 10. # OF SIGNS: EXISTING

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

 APPLICANT'S SIGNATURE DATE

 PROPERTY OWNER'S SIGNATURE DATE

INCLUDE PRODUCTION/CONVERTING WAREHOUSE/STORAGE AND SHIPPING & RECEIVING.

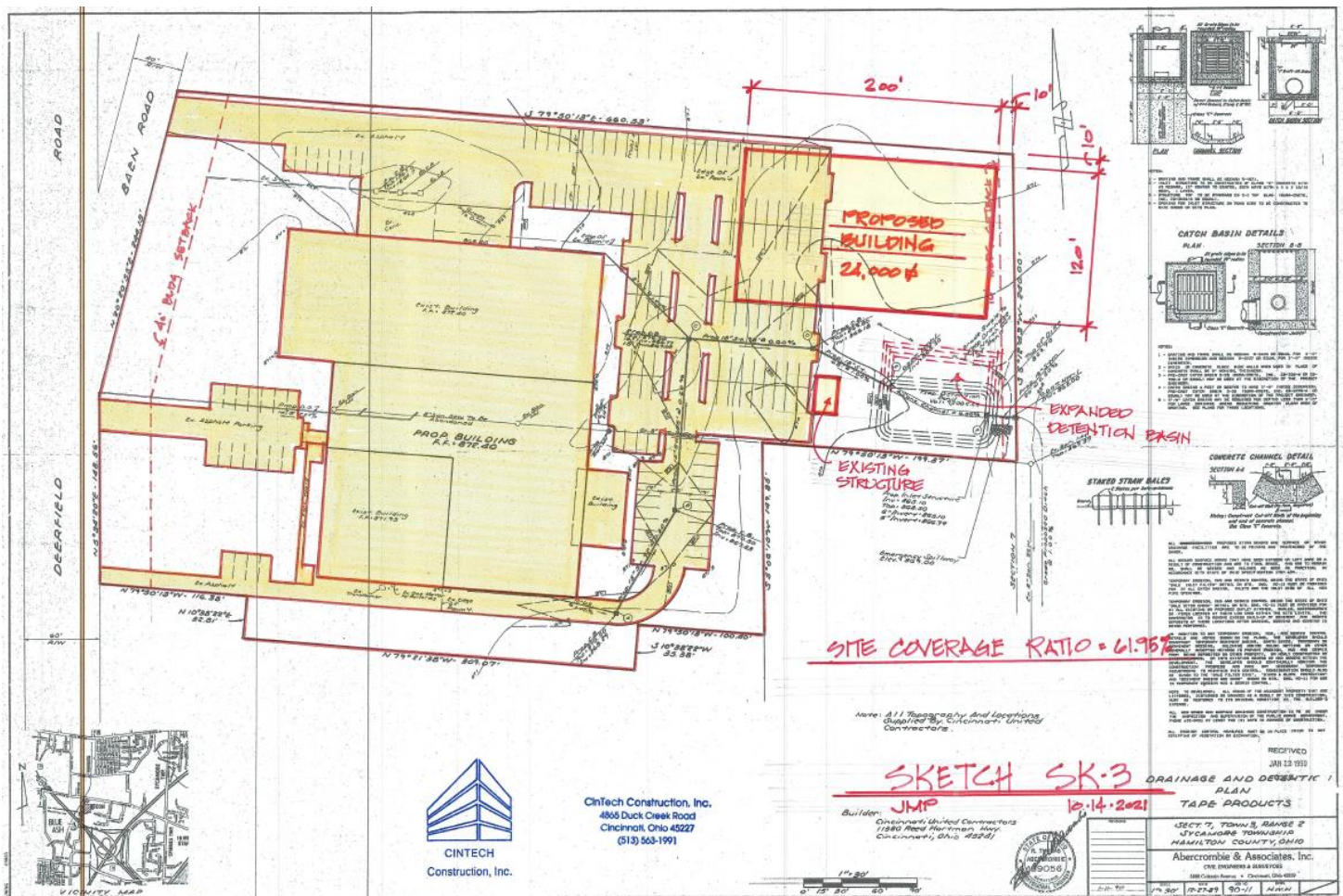
ISR .64

PROJECT: Proposed New Building for TAPE Products Company
11630 Deerfield Road
Sycamore Township / Hamilton County
Cincinnati, Ohio 45242

SUBJECT: Sycamore Township PUD-1 Application
#2: LETTER OF INTENT

a. A description that describes the change of the premises

As depicted in Sketch SK-3 below, the proposed changes to the premises includes the addition of a new, 24,000 sf building located at the rear of the existing property in the northeast corner. Improvements will include the building itself, reconfiguration of the existing parking and drives in the vicinity of the building and an expanded detention basin. See site/civil drawings prepared by Abercrombie & Associates and submitted with this application for specific impacts to the site.



b. The size of the area involved

The total area of the existing site is 5.842 acres.

The area to be disturbed is approximately 1.0 acre. This includes the building area, expanded detention basin and reconfigured pavement areas in the vicinity of the new building.

c. A description of proposed use (for land or building)

Proposed uses include the following:

Building: Primary use of the new building will be for converting operations, materials storage, finished product staging, shipping & receiving, and ancillary areas (toilet rooms, break room, offices and conference room).

Site: The existing pavement areas will be reconfigured in the vicinity of the new building to accommodate four truck docks and one drive-in door on the west face of the new building. There will also be an employee entrance on the west face of the new building.

New and existing pavements will be restriped for automobile parking spaces.

The existing detention basin will be cleared and enlarged to accommodate storm water runoff.

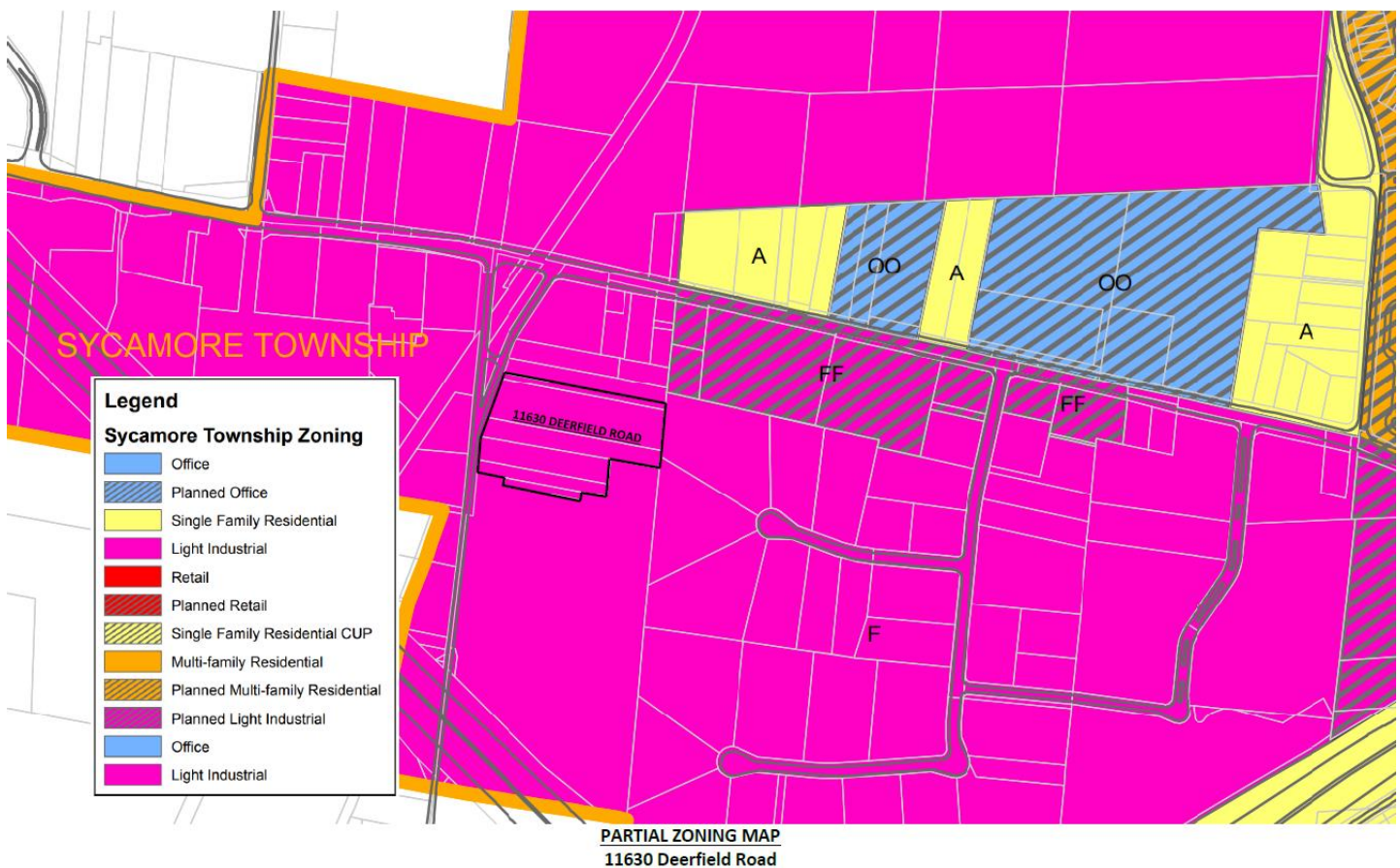
d. Character of development (architectural treatment, density, intensity)

It is intended for the character of the new building to match the sides and rear of the existing pre-engineered metal building on the property directly to the west of the proposed new building.

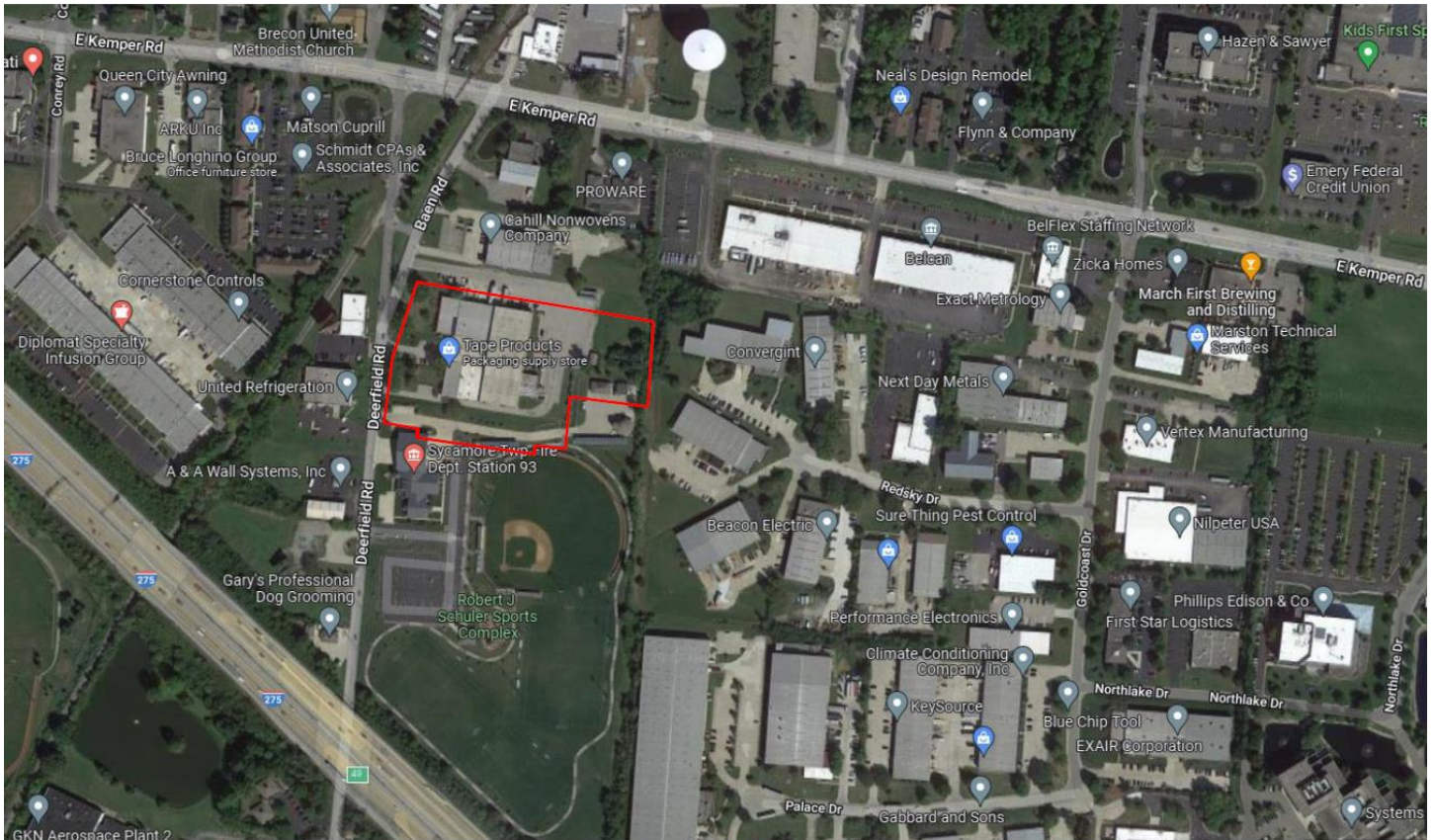
The new building will also be a pre-engineered metal building structure with full-height metal sidewall panels on all four sides and a standing seam metal roof. Sidewall panels to be a medium brown to match the existing building. Metal gutters, downspouts and trim to be a dark brown, also to match the existing building. Standing seam roof panels to be a galvalume gray.

e. Description of surrounding land uses

As can be seen in the Partial Zoning Map below, the property at 11630 Deerfield Road is located in the Light Industrial Zone with adjoining properties on all sides also in the Light Industrial Zone.



As can be seen in the Aerial Overview on the following page, the property at 11630 Deerfield Road is located in the midst of an industrial area of Sycamore Township. Adjacent properties to the north and to the west are industrial in nature (office/warehouse/manufacturing) while the two adjacent properties to the south are Township owned. The property along Deerfield Road to the south is a Sycamore Township Fire Station while the property to the south at the rear of the property is part of the Robert J. Schuler Sports Complex. Properties across Deerfield Road to the west are smaller business properties sandwiched between Deerfield Road and a railroad siding.



AERIAL OVERVIEW
11630 Deerfield Road

f. The specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed use

The request for a PUD-1 is being made to allow an impervious surface coverage ratio in excess of what is currently allowed in the Light Industrial Zone. As noted on the site/civil drawings by Abercrombie & Associated being submitted with this application, the proposed impervious surface coverage ratio is 0.64. It should be noted that the proposed new building is not all new impervious area, that the new building is displacing some of the existing pavement area.

g. The effect on
(1) community objectives and plans

The approval of the PUD-1 will allow The TAPE Products Company to maintain operations at their present location at 11630 Deerfield Road, thus providing continuity in business operations for a long standing and desirable business in Sycamore Township.

(2) character of the immediate area

The character (construction type, color, etc.) of the proposed new building is in keeping with the existing building on property as well as with the building on the adjacent property to the north. The proposed new building will be located to the rear of the property and not readily visible from Deerfield Road.

(3) adjacent property

Buildings on property directly to the west are all pre-engineered metal building structures. Structures on Sycamore Township property directly to the south of the proposed new building include vehicle/equipment storage buildings and a salt storage dome structure.

(4) public facilities and services

The proposed new building will not increase the demand on public facilities and/or services. All infrastructure is currently in place. The proposed new building will be designed to meet current building codes and will be a sprinklered building.

h. Other information the applicant feels may be pertinent and would be helpful to the Zoning Commission and Board of Trustees in their review

The TAPE Products Company has been in existence for over 55 years and has locations in Ohio, Illinois, Florida and Texas. The existing facility at 11630 Deerfield Road in Sycamore Township is their headquarters as well as a primary production location.

The TAPE Products Company looks to continue their operations at this location with this proposed new building.



**Abercrombie
& Associates, Inc.**

Civil Engineering + Surveying

MAY 18, 2022

**LEGAL DESCRIPTION
AREA TO BE REZONED
5.8422 ACRES**

SITUATE IN SECTION 7, TOWN 3, RANGE 2, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, THENCE ALONG THE EAST LINE OF SAID SECTION 7, NORTH 05°12'43" EAST, 323.43 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID SECTION 7, NORTH 79°50'13" WEST, 199.87 FEET TO A POINT; THENCE SOUTH 05°06'10" WEST, 149.85 FEET TO A POINT; THENCE NORTH 79°50'13" WEST, 100.40 FEET TO A POINT; THENCE SOUTH 10°38'22" WEST, 35.38 FEET TO A POINT; THENCE NORTH 79°21'38" WEST, 309.07 FEET TO A POINT; THENCE NORTH 10°38'22" EAST, 32.81 FEET TO A POINT; THENCE NORTH 79°50'13" WEST, 116.38 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF DEERFIELD ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY OF DEERFIELD ROAD, NORTH 05°34'20" EAST, 148.56 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF DEERFIELD ROAD WITH THE EASTERLY RIGHT OF WAY BEAN ROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY OF BAEN ROAD, NORTH 20°20'55" EAST, 244.13 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT OF WAY OF DEERFIELD ROAD, SOUTH 79°50'13" EAST, 660.53 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF SAID SECTION 7, SOUTH 05°12'43" WEST, 240.00 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 5.8422 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY PROPOSED TO BE DEVELOPED IS A COMPLETE, PROPER AND LEGAL DESCRIPTION THEREOF.

SCOTT P. HUBER
OHIO REGISTERED SURVEYOR #8172

FILE:90-0011.LD1-5.8422AC

8111 Cheviot Road • Suite 200 • Cincinnati, Ohio 45247
Phone: (513) 385-5757 • Fax: (513) 245-5161
www.abercrombie-associates.com

PUD-1 APPLICATION FOR

The TAPE Products Company

11630 DEERFIELD ROAD
CINCINNATI, OH 45242

ARCHITECTURAL

MCGILL SMITH PUNSHON, INC.
3700 PARK 42 DRIVE, SUITE 190 B
CINCINNATI, OHIO 45241
PHONE: (513) 759-0004
www.mspdesign.com

SITE/ CIVIL

ABERCROMBIE & ASSOCIATES, INC.
8111 CHEVIOT ROAD, SUITE 200
CINCINNATI, OHIO 45247
PHONE: (513) 385-5757
www.abercrombie-associates.com

DESIGN BUILDER

CINTECH CONSTRUCTION, INC
4865 DUCK CREEK ROAD
CINCINNATI, OHIO 45227
PHONE: (513) 563-1991
www.cintechconstruction.com

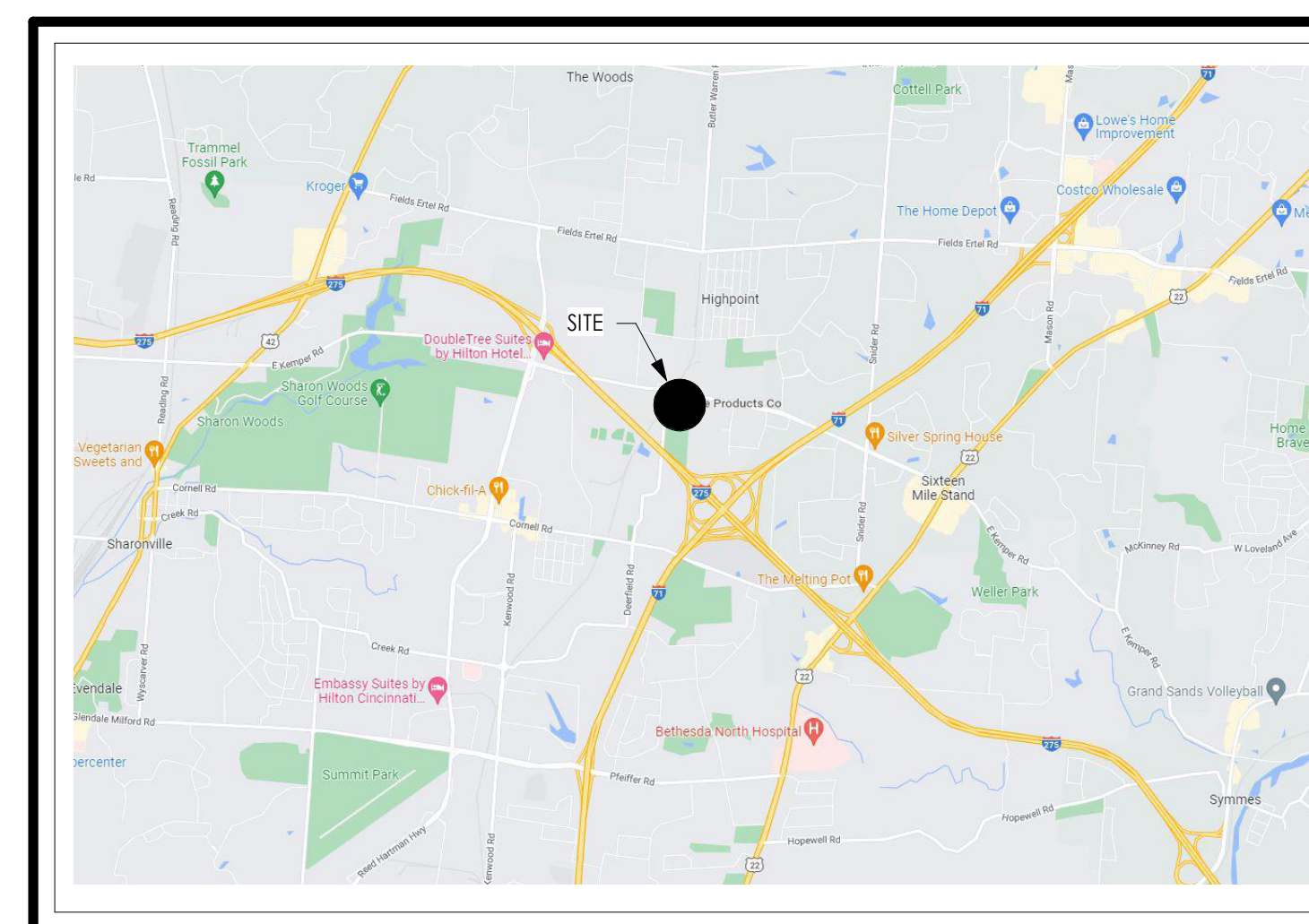
OWNER

11630 DEERFIELD RD., LLC
11630 DEERFIELD ROAD
CINCINNATI, OHIO 45242
PHONE: (513) 498-8840

ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT	DS	DOWNSPOUT	I.D.	INSIDE DIAMETER	R	RADIUS/RISER	W/	WITH
A/E	ARCHITECT/ENGINEER	DWG	DRAWING	IN.	INCH	RD	ROOF DRAIN	WC	WATER CLOSET
A.F.F.	ABOVE FINISH FLOOR	E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	INVT.	INVERT	REF.	REFERENCE	WM	WATER METER
A.F.G.	ABOVE FINISH GRADE	ELEC	ELECTRIC	INCL.	INCLUDE	REINF	REINFORCEMENT	W/O	WITHOUT
APPROX.	APPROXIMATE	EOP	EDGE OF PAVEMENT	INSUL	INSULATION	REQ'D	REQUIRED	WWF	WELDED WIRE FABRIC
ARCH.	ARCHITECT	EQ	EQUAL	∠	ANGLE	REV	REVISION	YD	YARD DRAIN
AVG.	AVERAGE	EQUIP	EQUIPMENT	LAV	LAVATORY	RM	ROOM		
B _L	BASELINE/BUILDING LINE	EWIC	ELEC. WATER COOLER	LF	LINEAL FOOT	R.O.	ROUGH OPENING		
B/B	BACK TO BACK	EXP	EXPANSION	LL	LIVE LOAD	R/W	RIGHT OF WAY		
BD.	BOARD	EXIST	EXISTING	LLH	LONG LEG HORIZONTAL				
B/FTG	BOTTOM OF FOOTING	FD	FLOOR DRAIN	LLV	LONG LEG VERTICAL	SF	SQUARE FEET/FOOT SHEET		
BLDG	BUILDING	FDN	FOUNDATION	MAX	MAXIMUM	SHT	SHEET		
BLK	BLOCK	F.E.	FIRE EXTINGUISHER	MFR	MANUFACTURER	SIM	SIMILAR		
BLKG	BLOCKING	F.F.	FINISH FLOOR	MIN	MINIMUM	SPEC	SPECIFICATION		
BOT	BOTTOM	F.H.	FIRE HYDRANT	MISC	MISCELLANEOUS	SM	SHEET METAL		
BRG	BEARING	FIN	FINISH	M.O.	MASONRY OPENING	SS	SQUARE STAINLESS STEEL		
BSMT	BASEMENT	FLR	FLOOR	MS	MOP SINK	STD	STANDARD		
		FT	FEET/FOOT	MTD	MOUNTED	STL	STEEL		
		FTG	FOOTING	N.I.C.	NOT IN CONTRACT	SUSP	SUSPENDED		
		F/F	FACE TO FACE	NOM	NOMINAL	SYM	SYMMETRICAL		
		FURR	FURRED	N.T.S.	NOT TO SCALE	T	TREAD		
		G.A.	GAUGE	O.C.	ON CENTER	TEL	TELEPHONE		
		GALV.	GALVANIZED	OD	OUTSIDE DIAMETER	THRU	THROUGH		
		GRD	GRADE	OPP	OPPOSITE	T/M	TOP OF MASONRY		
		GYP.	GYPSUM			T/SLAB	TOP OF SLAB		
		GYP.BD.	GYP. WALLBOARD			TV	TELEVISION		
		HBD	HARDBOARD	IL	PROPERTY LINE/PLATE	T/WALL	TOP OF WALL		
		HDR	HEADER	PLYWD	PLYWOOD	TYP.	TYPICAL		
		HGT	HEIGHT	P.S.F.	POUNDS PER SQUARE FOOT	U.N.O.	UNLESS NOTED OTHERWISE		
		H.M.	HOLLOW METAL	P.S.I.	POUNDS PER SQUARE INCH	VCT	VINYL COMPOSITION TILE		
				P.TFR	PRESSURE TREATED FIRE RESISTANT	VERT	VERTICAL		
						VEST	VESTIBULE		

VICINITY MAP



GRAPHIC SYMBOLS

◆	NOTE NUMBERS	SECTION CUT (NUMBERS)
△	REVISION NUMBERS	IDENTIFICATION OF SECTION, ELEVATION OR ENLARGED DETAIL
XXX	DOOR NUMBERS	LOCATED ON SHEET
101	ROOM NUMBERS	INTERIOR ELEVATION
XX	WINDOW NUMBERS	ENLARGED DETAILS SHEET(S) WHERE DETAIL OCCURS
-X	WALL TYPES	LEVEL IDENTIFICATION
⊗	EQUIPMENT TAG	MATERIAL TAG
x	TOILET ACCESSORY TAG	CEILING HEIGHT
☒	CENTERLINE	

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DRAWING INDEX

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L101	PHOTOMETRIC PLAN
A101	FIRST FLOOR PLAN
A102	MEZZANINE FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS



3700 Park 42 Drive
Suite 190B
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com

Project Manager **DCC**
Drawn By **XMC**



Issue/Revision	No.	Date
PUD-1 APPLICATION	1	05/19/22

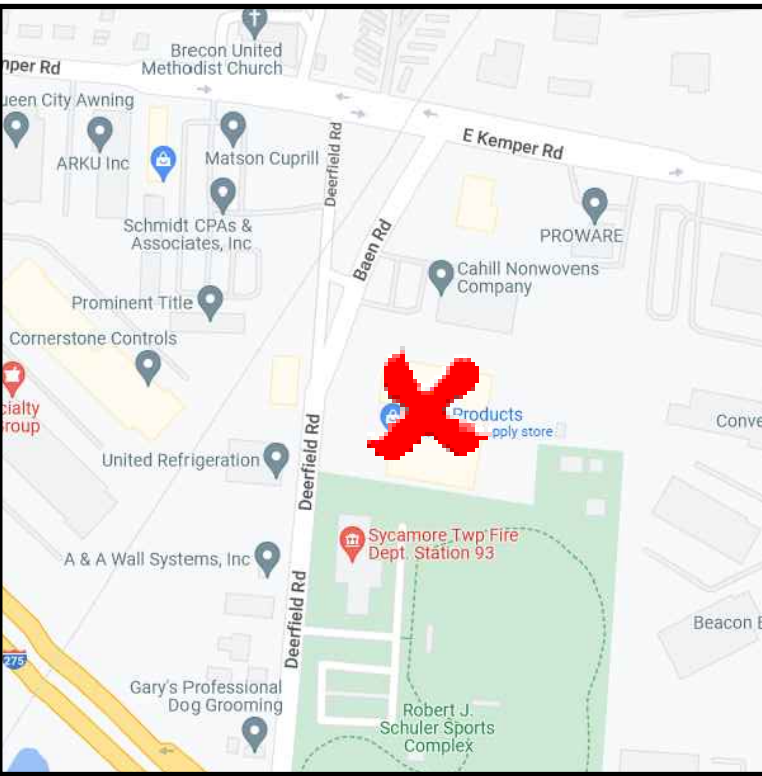
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PUD-1 APPLICATION FOR
The TAPE Products Company
11630 DEERFIELD ROAD
CINCINNATI, OH 45242

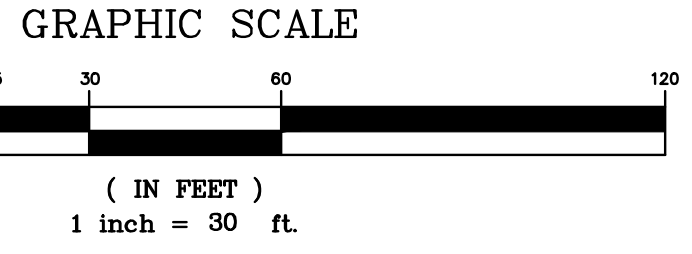
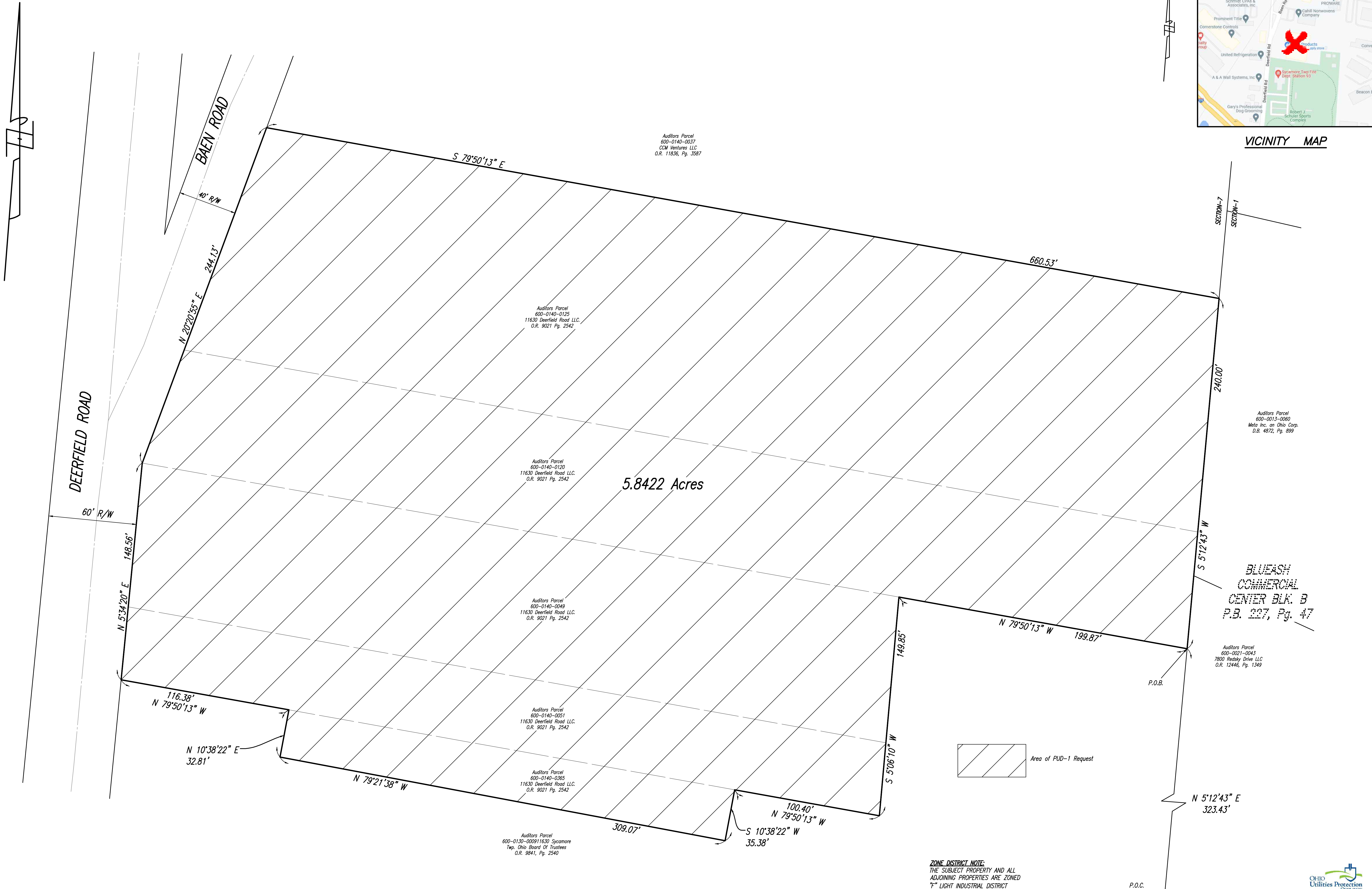
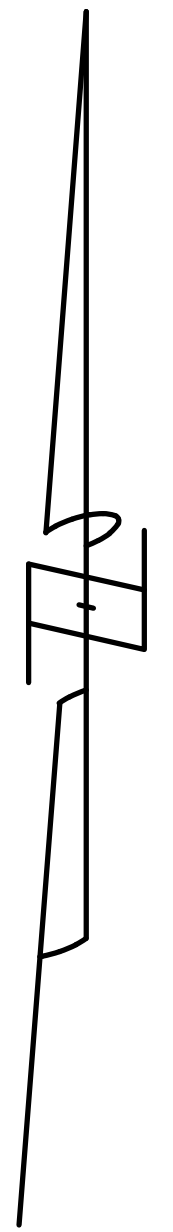
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COVER SHEET

Project Number 21575.00
Drawing Scale As indicated

Sheet Number **G000**



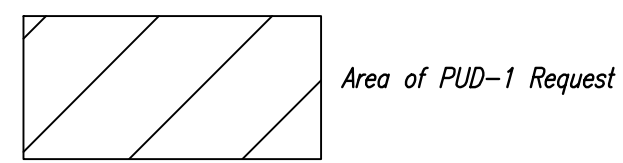
VICINITY MAP



ZONE DISTRICT NOTE:
THE SUBJECT PROPERTY AND ALL
ADJOINING PROPERTIES ARE ZONED
"I" LIGHT INDUSTRIAL DISTRICT

P.O.C.
SECTION-7
SECTION-12

P.O.B.
SECTION-7
SECTION-1



BLUEASH
COMMERCIAL
CENTER BLK. B
P.B. 227, Pg. 47

Date	5-9-22
Drawn By	C.C.
Checked By	S.P.H.
Scale	1" = 30'

REVISIONS

Project Title
ZONING PLAT
Tape Products Co.
SECTION-7, TOWN-3, RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
www.abercrombie-associates.com

Job No. 90-0011

Scale 1" = 30'



Zoning Summary:
Existing Zoning For This Property And All Adjacent Properties Is "F-Light Industrial"

Setbacks: FY=40'
SY=0'
RY=10'

Property Area Summary:
Gross Area=5.84 Acres
R/W Area=0.00 Acres
Net Area=5.84 Acres

Parking Summary:
Ex. Warehouse Use
46,373 S.F. Warehouse: 1 Spot/2,000 S.F.
46,373/2000= 23 P.S.
16,924 S.F. Office: 4 Spots + 1 Spot Per 400 S.F. Over 1,000 S.F.
4+(16,924-1,000)/400=44 P.S.

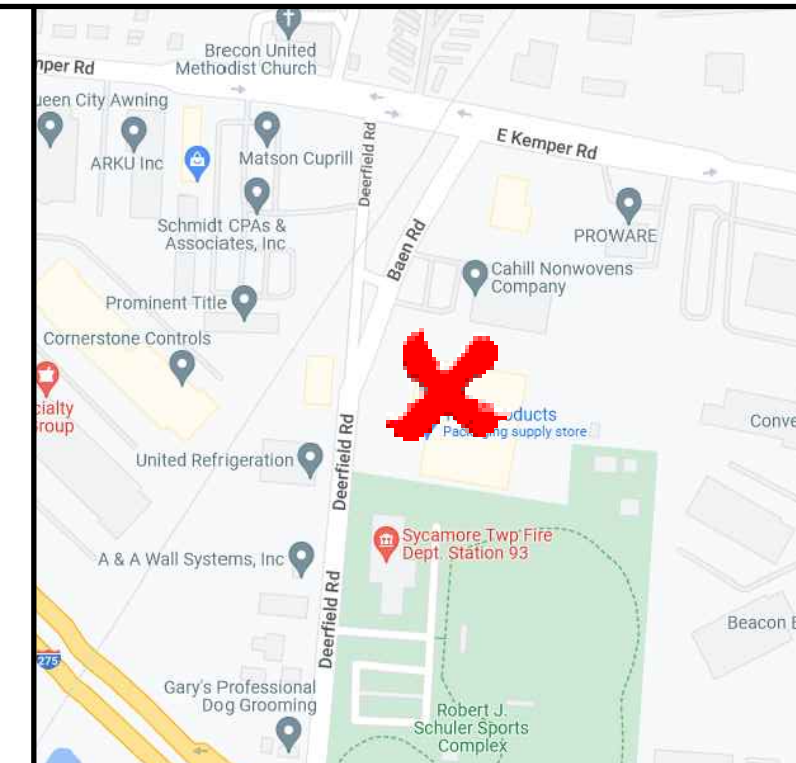
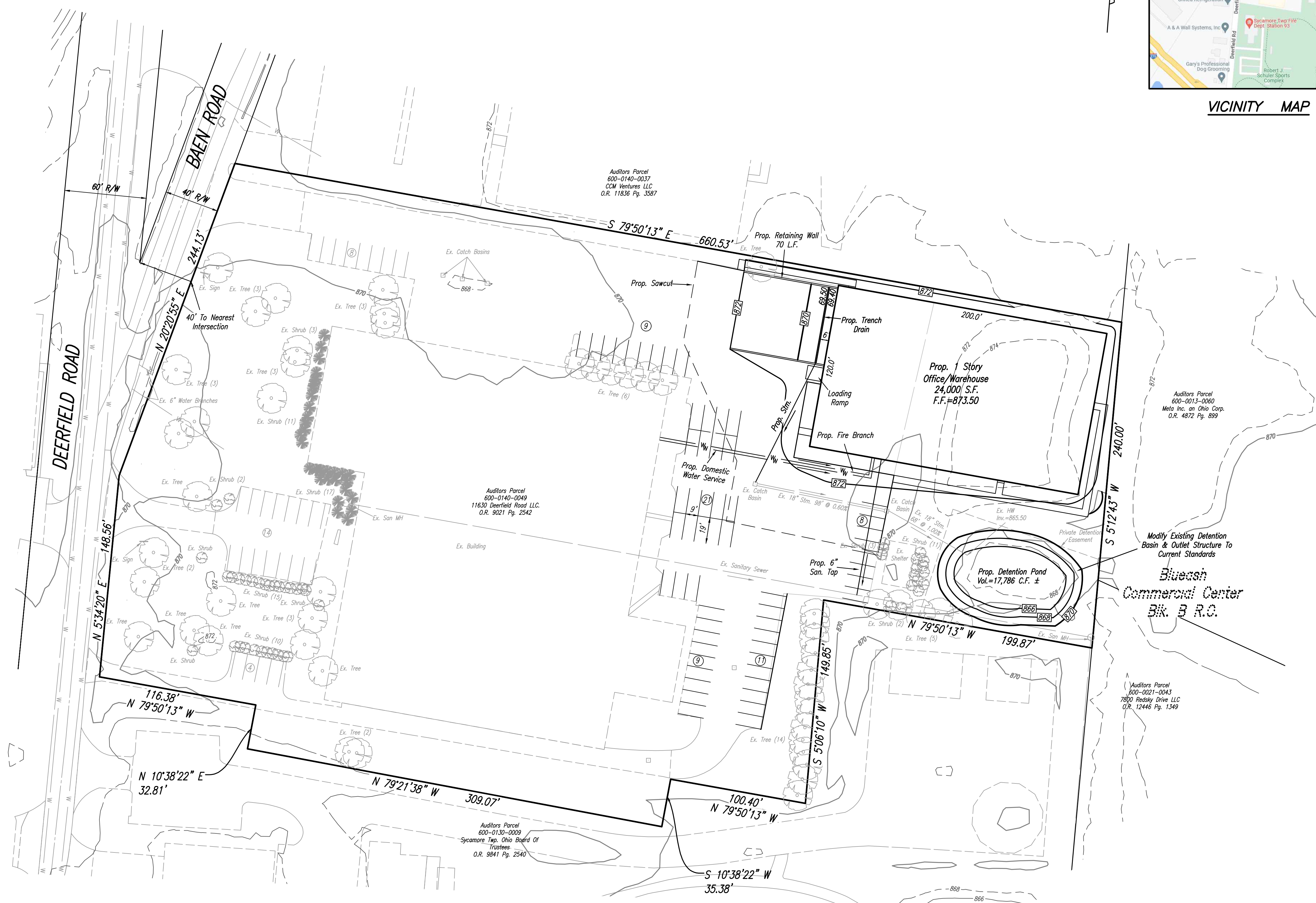
Prop. Warehouse Use
Total Area=24,000 S.F.
22,875 S.F. Warehouse: 1 Spot/2,000 S.F.
22,875 S.F./2,000=11 P.S.

1,125 S.F. Office: Automatic 4 Spots + 1 Spot Per 400 S.F. Over 1,000 S.F.
4+(1,125-1,000)/400=4

Total Required Parking Spaces
23+44+11+4=82 Spaces Required
84 Parking Spaces Are Provided

Impervious Surface Ratio (ISR) Summary:
Total Property Area=5.84 Acres (254,488 Sq. Ft.)
Impervious Surface Area=3.73 Acres (162,261 Sq. Ft.)
ISR=162,261/254,488=0.64

FEMA Floodplain Summary:
Subject Property is Located In FEMA Zone X
which is an area determined to be outside
of the 0.2% annual chance floodplain



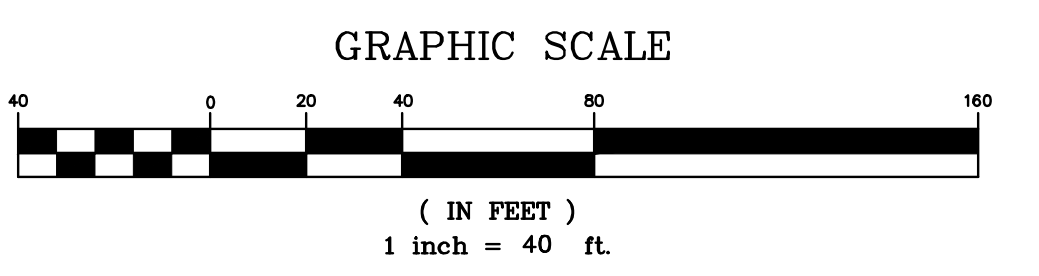
VICINITY MAP

DATE	5-9-22
DRAWN BY	C.C.
CHECKED BY	S.P.H.
SCALE	1" = 40'

PRELIMINARY SITE PLAN
TAPE PRODUCTS COMPANY
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP, CINCINNATI
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
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www.aberacrombie-associates.com

Job No. 90-0011 1



Applicant/Owner:
Tape Products Co.
11630 Deerfield Rd.
Cincinnati, OH 45242

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1-800-362-2764

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Client:
Abercrombie & Associates
8111 Chevot Rd., Ste. 200
Cincinnati, OH 45247

TAPE PRODUCTS
LANDSCAPE IMPROVEMENT PROJECT

Tepe Environmental Services, Ltd.
7021 Cleves Warsaw Rd
Cincinnati, OH 45233
(513) 941-4500 tepeservices.com

Issue Date:
MAY 16, 2022

Revisions:
MAY 18, 2022

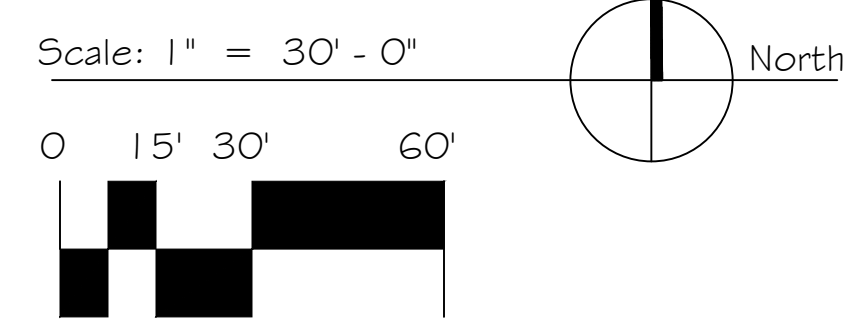
Sheet Title:
LANDSCAPE PLAN

Designer:
KAYLA KNIGGA

Project Number:
22130

Scale:
1" = 30'-0"

Sheet:
L100



This drawing represents the ideas and concepts of Tepe Environmental Services, Ltd. and remains the property thereof. Unauthorized use of this drawing will result in a 20% fee; based off of the estimated project price total.

PREPARATION AND PLANTING NOTES

- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. THROUGH THE USE OF UTILITIES PROTECTIVE SERVICES.
- PROTECT SPOOLS, UTILITIES, SERVICES, EQUIPMENTS, AND OTHER FACILITIES, AND LANDS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
 - LOOKER GRASS TO A DEPTH OF 4" ±. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS & RUBBISH.
 - SPREAD COMPOST AT A DEPTH OF 4" ± AND TILL INTO THE LOOKER SUB GRADE, MIXED THOROUGHLY.
 - EDGE ALL LANDSCAPE BEDS & INDIVIDUAL TREE RINGS ± 4" DEEP BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
 - ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2" ±. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - FOR ALL PLANT MATERIALS PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN UPRIGHT CONDITION FOR DURATION OF PROJECT.
 - PROTECT EXISTING PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRUCKS, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION.
 - REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS MULCH, UNPLANTABLE SOIL, TRUNKS AND BRANCHES, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

ZONING - BUFFER YARD PLANT CALCULATIONS

- STREETSCAPE BUFFER - 1/2 PLANT BUFFER YARD**
 - Frontage 99.69' - Less 60" Curb Cuts = 99.71' Ln. Ft.
 - Option 2 selected, 1/2 wide buffer yard required
 - 25' ± ± = 169 trees required (0 trees existing, 16 trees provided = 16 trees total)
- NORTH PROPERTY LINE - 1/2 PLANT BUFFER YARD "A"**
 - Buffer Yard 469.90 Ln. Ft.
 - Area too narrow between proposed sidewalk and new building addition, variance requested.
- WEST PROPERTY LINE - 1/2 PLANT BUFFER YARD "A"**
 - Buffer Yard 240.00 Ln. Ft.
 - Existing vegetation provides sufficient buffer
- SOUTH PROPERTY LINE - 1/2 PLANT BUFFER YARD "A"**
 - Buffer Yard 756.6 Ln. Ft. along south lines in total
 - 725' ± ± = 2175 trees required (0 trees existing, 16 trees provided)
 - 725' ± ± = 4169 shrubs required (49 shrubs added = 79 shrubs total)
- VIA LANDSCAPE**
 - The existing parking contains 84 spaces
 - 22 sq ft. landscaping per space, 22' ± ± = 1848 sq ft. required
 - 879.54 sq ft. existing, 1262.76 sq ft. added, 2262.30 sq ft. total provided
 - 3 canopy trees required per 10 parking spaces, 3 shrubs required per tree
 - 84' ± ± = 252 trees required (0 trees existing, 16 trees added = 26 trees total)
 - 26' ± ± = 79 shrubs required (49 shrubs existing, 49 shrubs added = 79 shrubs total)

Symbol	Botanical Name	Common Name	Qty	Spec	Mature Size
ARA	Acer rubrum Armstrong	Armstrong Maple	5	1" cal.	8' W x 40' T
ARR	Acer rubrum Promaker	Red Sunset Maple	19	1" cal.	9' W x 40' T
GRS	Betula piceolata 'Skyway'	Sky Line Honeylocust	1	1" cal.	9' W x 40' T
QRU	Quercus rubra	Red Oak	16	1" cal.	4' W x 12' T
HPJ	Hydrangea paniculata 'Sonic'	Little Lime Hydrangea	11	1" cal.	4' W x 4' T
TMD	Taxus x media 'Densiformis'	Dense Yew	51	1 1/2"	4' W x 4' T
VPE	Viburnum dentatum	Arrowwood Viburnum	96	1" cal.	8' W x 8' T

OHIO UTILITIES PROTECTION SERVICE (OUPS)

CALL 48 HOURS BEFORE YOU DIG
800-362-2764 (Toll Free)
"Call First - It's The Law!"

Have the following checklist ready before you call:

- County, City, or Township
- Location of Work - Street Address and Easement Color
- Nearest Neighboring Street/Highway
- Utility From Neighboring Structure
- Exact or West Point/Quarter/Block
- Date of Construction
- Start Time of Construction
- Type of Work
- Color of Marker
- Contractor/Contact Number
- Contract/Invoice Address/Address

Color Codes for Utility Lines

- Red - Electric Power Lines, Cables, Conductors and Lighted Cables
- Yellow - Gas, Oil, Steam, Petroleum, or Compressed Air/Gas
- Orange - Communication, Alarm, or Signal Lines, Cables, or Conduits
- Blue - Water, Irrigation, and Storm Lines
- Green - Sewer and Drain Lines
- Pink - Easement Survey Markings
- White - Proposed Excavation

NON-MEMBERS MUST BE NOTIFIED INDIVIDUALLY 72 HOURS BEFORE WORK BEGINS.



Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Hubbell Lighting	LitePak LNC2	LNC2-12L-4K-070-4	1x C-70-CRI	2783 lm	0.91	28.6 W	6
#	Name	Parameter	Min	Max	Average	Min/average	Min/max	
1	Calculation surface	Perpendicular illuminance	0.000 fc	3.54 fc	0.19 fc	0.00	0.00	

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LNC2 SMALL LED LITEPAK

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available for fast service
- Full cut-off, neighbor friendly, IDA approved
- Optional photocell for additional energy savings

RELATED PRODUCTS

INC3 INC4

CONTROL TECHNOLOGY

SiteSync

SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments

OPTICS

- Zero uplight distributions using individual acrylic
- LED optics provide ES type II, III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- Prismatic refractor lens provides ~10% uplight for increased vertical footcandles and forward light projection ideal for security lighting
- L96 at 60,000lm (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct box mount.
- Optional 1/2" conduit hubs available (standard for sensor, SiteSync and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L-070 configuration
- Minimum operating temperature is -40°C/-40°F (excludes 12L-035 and PIS configurations)
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)
- 9, 12 and 18 LED configurations available see pages 2 and 3 for electrical and photometric details

CONTROLS

- Universal button photocell control
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Dual Driver and Dual Power Feed option for 18L-070 versions

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2 #250-24 for wet locations
- Made-to-order versions are IP-65 rated
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2500-4100
Wattage Range	29-42
Efficacy Range (LPW)	85-112
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

Page 1/5 Rev. 10/05/21 LNC2LED-SPEC © 2021 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd., Greenville, SC 29607 | Tel 864.676.1000 | Website www.hubbelloutdoor.com

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LNC2 SMALL LED LITEPAK

ORDERING GUIDE

Example: LNC2-9L-3K-2-U-DBT-PCU

CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	ES Distribution	Voltage	Mounting
LNC2 Small LitePak LNC2	9L 9 LEDs 12L 12 LEDs 18L 18 LEDs PIS Slow Prismatic Reflector P25 25 Slow Prismatic Reflector P35 35 Slow Prismatic Reflector	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI AM Amber*	070 700mA 035 350mA (12L & 18L only)	2 Type I 3 Type II 4 Type IV FT Forward Throw (Prismatic Refractor only)	U 120-277V 1 120V 2 208V 3 240V 4 277V 5 480V* F 347V*	Leave blank for down position NV Inverted*

Finish	Control Options	Options
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WMT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	SCP Occupancy Sensor Programmable (Dier)* PCU Universal Button Photocell SWP SiteSync PWC PWC Commission* SWPM SiteSync PWC Commission w/ OCC-Sensor*	EH Battery Backup Unit with Heater (30°C) BU Battery Backup Unit (DTC) F Fuse & Fuse Holder (not available with Battery Backup) CS Comfort Shield (N/A with Prismatic Refractor) ZDR Dual Driver (8L - 700mA only) ZL 700mA version only ZPF Dual Power Feed (8L - 700mA only) CH Surface Conduit Hub

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	Distribution	CCT/CRI	Voltage	Distribution	Weight lbs. (kg)	Finish	Options
LNC2-12LU-4K-3-DB	2,862	29W	3	4000K/70CRI	120-277V	Type 3	7.0 (3.3)	Bronze	
LNC2-12LU-5K-3-DB	2,868	29W	3	5000K/70CRI	120-277V	Type 3	7.0 (3.3)	Bronze	
LNC2-12LU-5K-3-DB-PCU	2,868	29W	3	5000K/70CRI	120-277V	Type 3	7.0 (3.3)	Bronze	Photocell*
LNC2-18LU-4K-3-DB	3,806	42W	3	4000K/70CRI	120-277V	Type 3	7.0 (3.3)	Bronze	
LNC2-18LU-5K-3-DB	4,106	42W	3	5000K/70CRI	120-277V	Type 3	7.0 (3.3)	Bronze	
LNC2-18LU-5K-3-DB-PCU	4,106	42W	3	5000K/70CRI	120-277V	Type 3	7.0 (3.3)	Bronze	Photocell*
LNC2-P35-4K-PCU	4,025	37W	FT	4000K/70CRI	120-277V	FT	7.0 (3.3)	Bronze	Photocell
LNC2-P35-PCU	4,108	37W	FT	5000K/70CRI	120-277V	FT	7.0 (3.3)	Bronze	Photocell

REPLACEMENT PART - MADE TO ORDER

Catalog Number	Description
SCP-Remote	Remote control for SCP option. Order at least one per project to program and control features*

Notes:
* ES Distributions only available with 9L, 12L and 18L versions

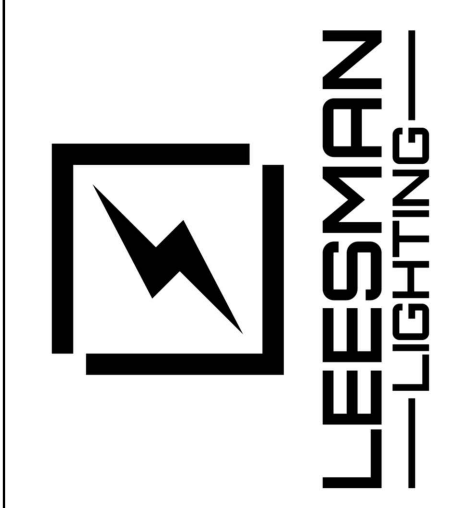
Page 2/5 Rev. 10/05/21 LNC2LED-SPEC © 2021 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd., Greenville, SC 29607 | Tel 864.676.1000 | Website www.hubbelloutdoor.com

Tape Products
Photometric Study

SCALE: N/A
DATE: 05/16/2022

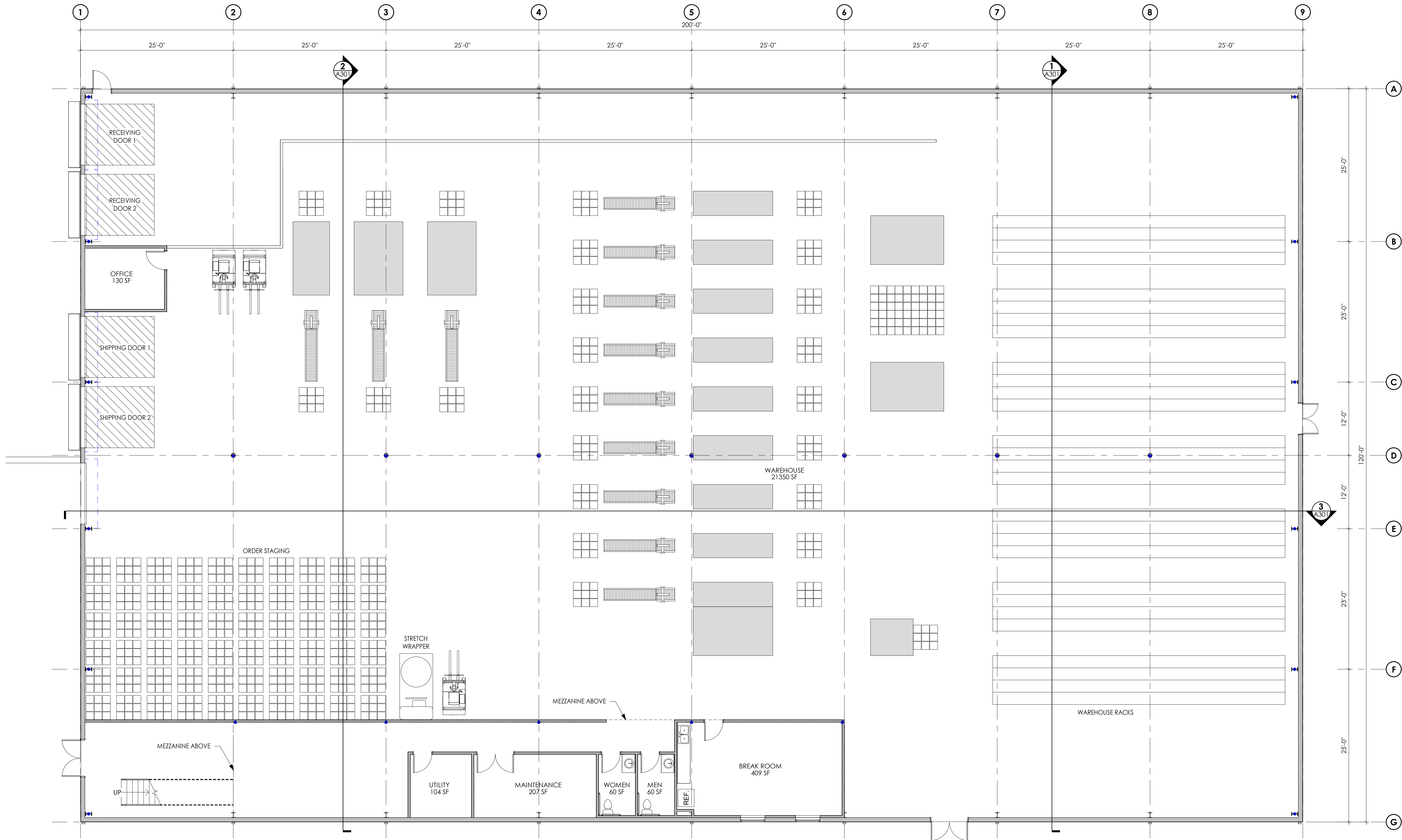
130 W. Ross Ave
Cincinnati, Ohio 45217
P. 513-693-4060
www.leesman.com

Photometrics shown are intended for diagrammatic purposes only. Actual foot candles may vary depending on final selections of materials, finishes, mounting heights, etc.



Issue/Revision	No.	Date
PUD-1 APPLICATION	1	05/19/22

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FIRST FLOOR
SCALE: 1/8" = 1'-0"

PUD-1 APPLICATION FOR
The TAPE Products Company
11630 DEERFIELD ROAD
CINCINNATI, OH 45242

Sheet Title
FIRST FLOOR PLAN

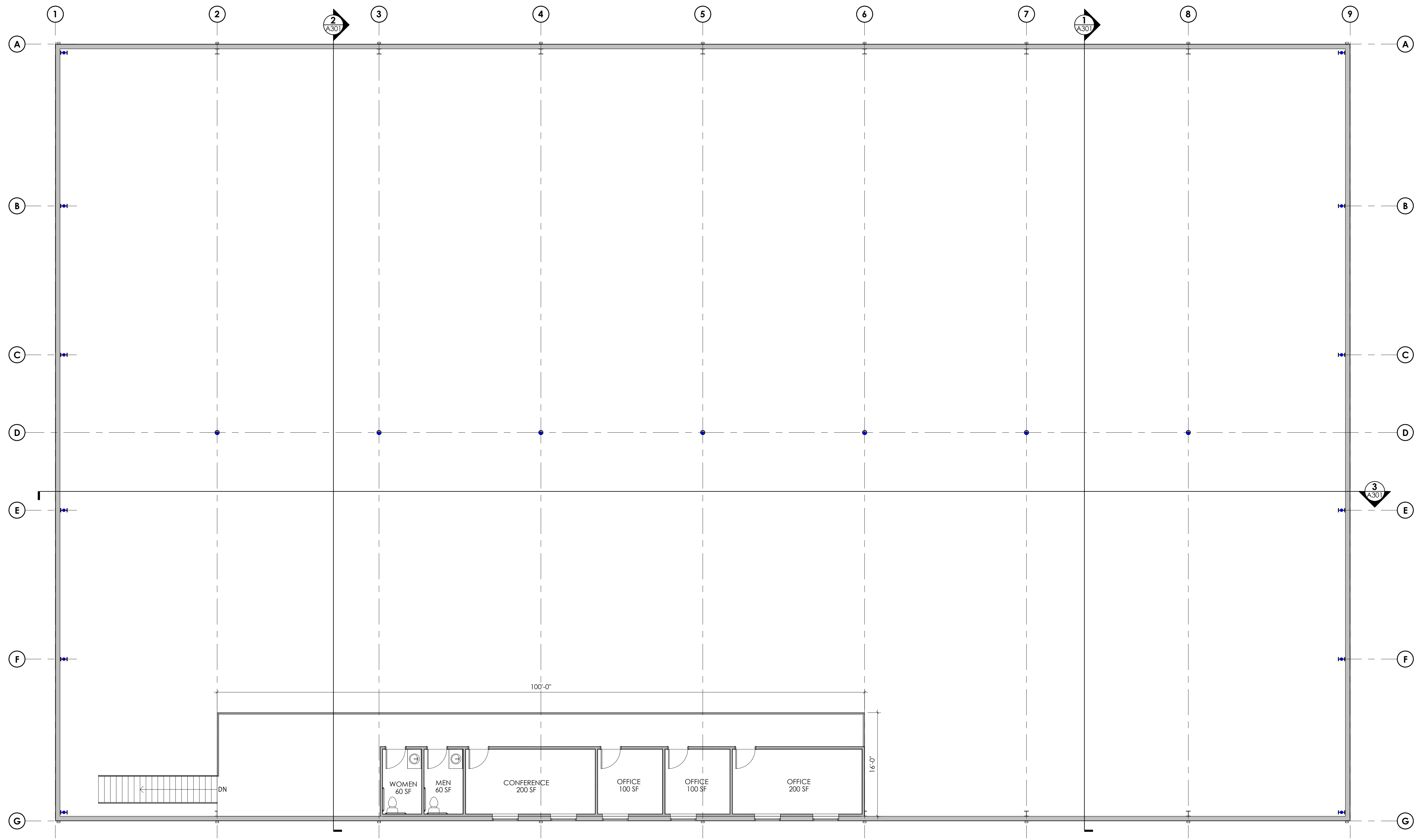
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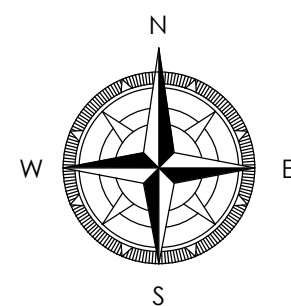
Issue/Revision	No.	Date
PUD-1 APPLICATION	1	05/19/22

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MEZZANINE

SCALE: 1/8" = 1'-0"



**PUD-1 APPLICATION FOR
The TAPE Products Company
11630 DEERFIELD ROAD
CINCINNATI, OH 45242**

Sheet Title
MEZZANINE FLOOR PLAN

Project Number 21575.00
Drawing Scale 1/8" = 1'-0"

Sheet Number **A102**

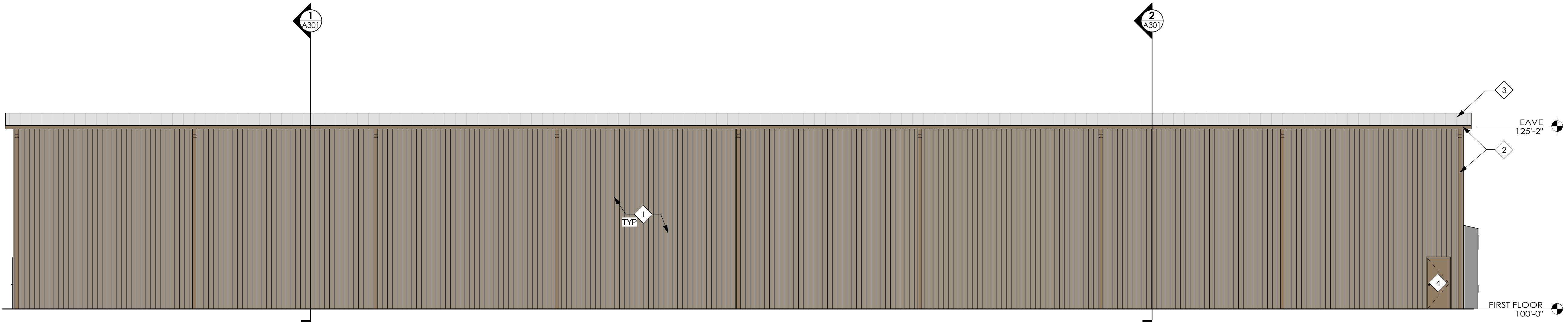
DRAWING NOTES

- 1 VERTICAL RIBBED METAL PANELS TO MATCH EXISTING BUILDING ON SITE
- 2 PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT
- 3 STANDING SEAM METAL ROOF
- 4 HOLLOW METAL DOOR AND FRAME
- 5 WINDOW - HOLLOW METAL FRAME WITH INSULATED GLAZING

Project Manager **DCC**
Drawn By **XMC**

Issue/Revision	No.	Date
PUD-1 APPLICATION	1	05/19/22

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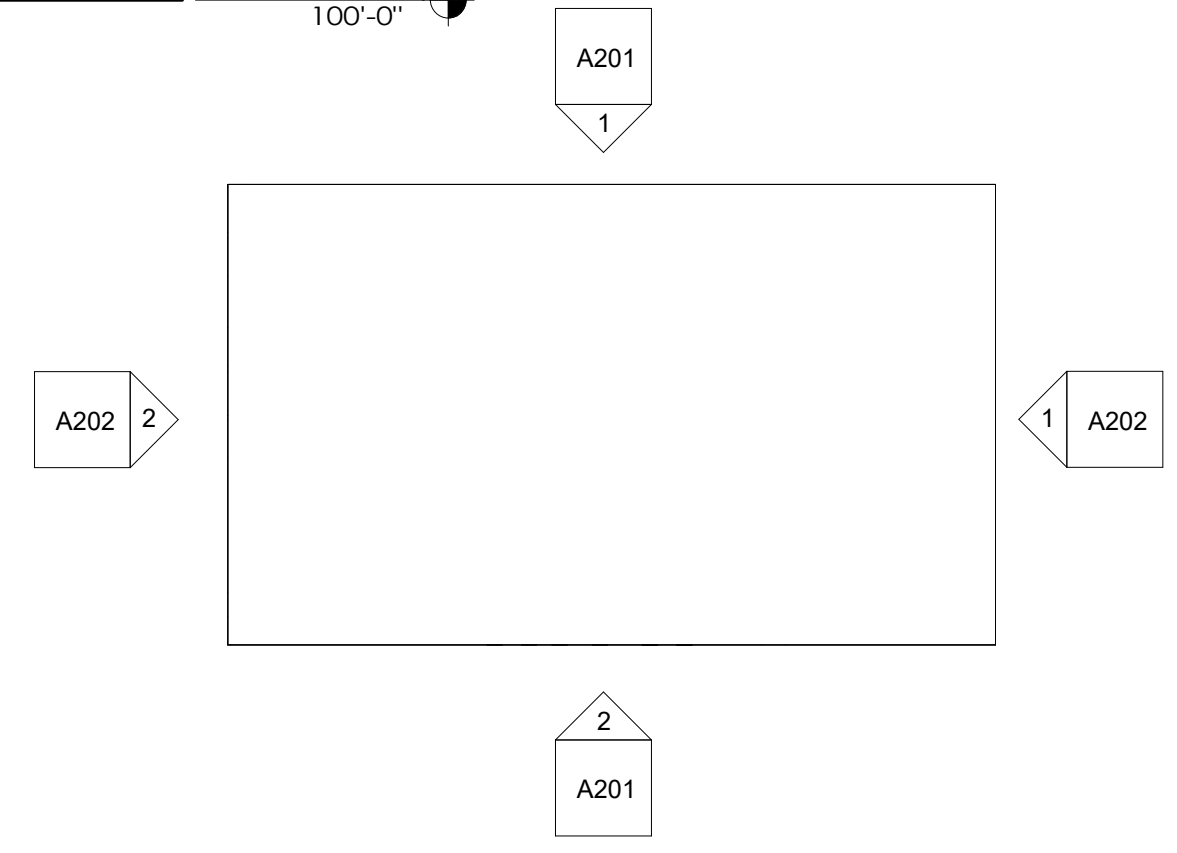
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

PUD-1 APPLICATION FOR
The TAPE Products Company
11630 DEERFIELD ROAD
CINCINNATI, OH 45242

Sheet Title
BUILDING ELEVATIONS

Project Number 21575.00
Drawing Scale As indicated

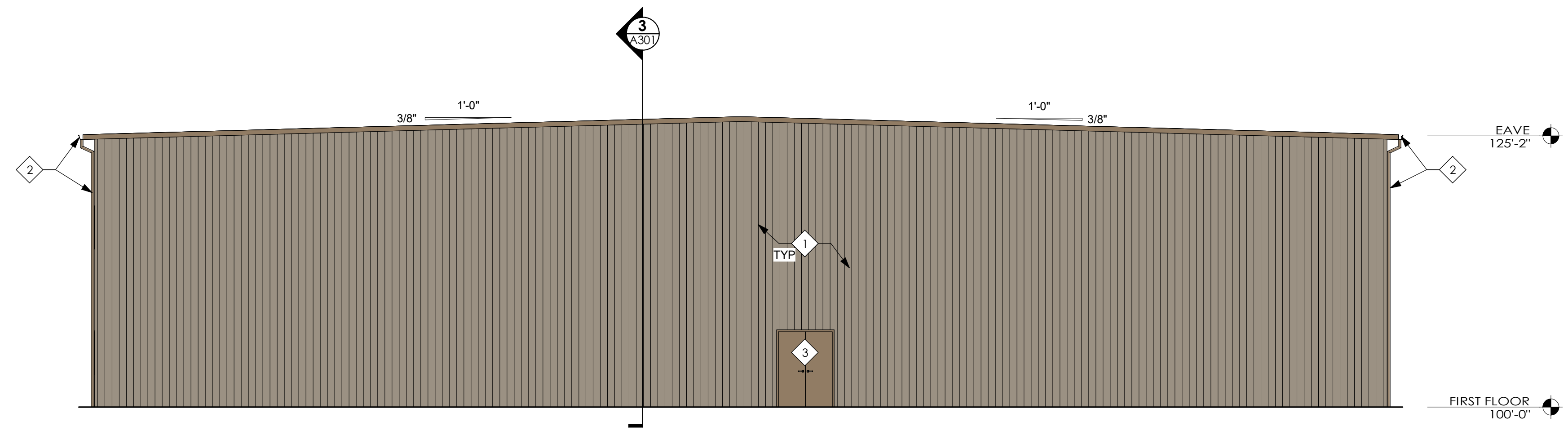
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DRAWING NOTES

- 1 VERTICAL RIBBED METAL PANELS TO MATCH EXISTING BUILDING ON SITE
- 2 PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT
- 3 HOLLOW METAL DOOR AND FRAME.
- 4 GARAGE DOOR
- 5 DOCK SHELTER
- 6 DOCK BUMPER AND LEVELER
- 7 CAST-IN-PLACE CONCRETE WALL
- 8 AT GRADE, DRIVE-IN GARAGE DOOR

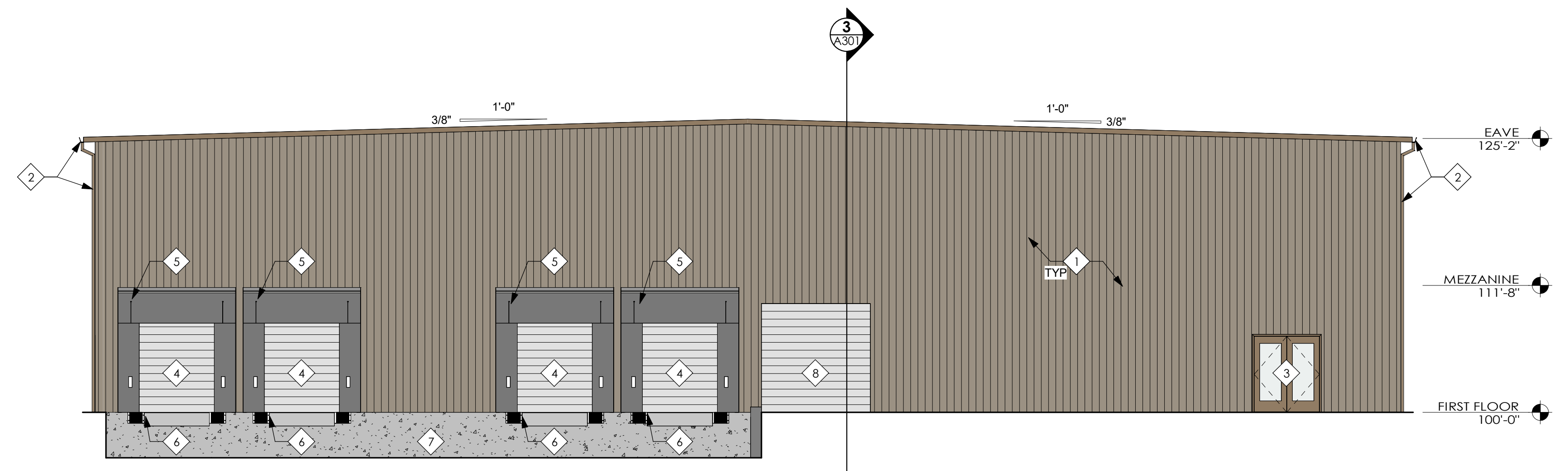
Issue/Revision	No.	Date
PUD-1 APPLICATION	1	05/19/22

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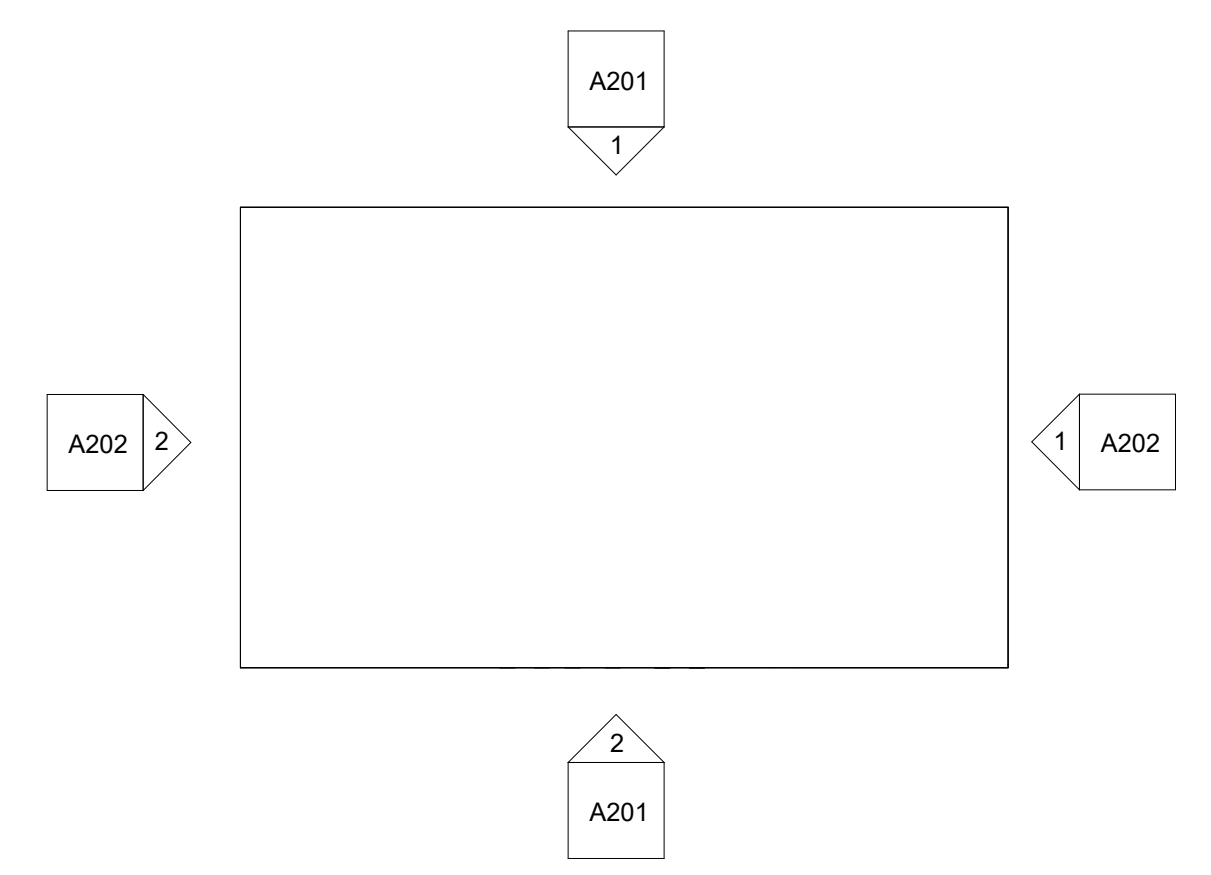
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



KEY PLAN

PUD-1 APPLICATION FOR
The TAPE Products Company
11630 DEERFIELD ROAD
CINCINNATI, OH 45242

Sheet Title
EXTERIOR ELEVATIONS

Project Number 21575.00
Drawing Scale As indicated

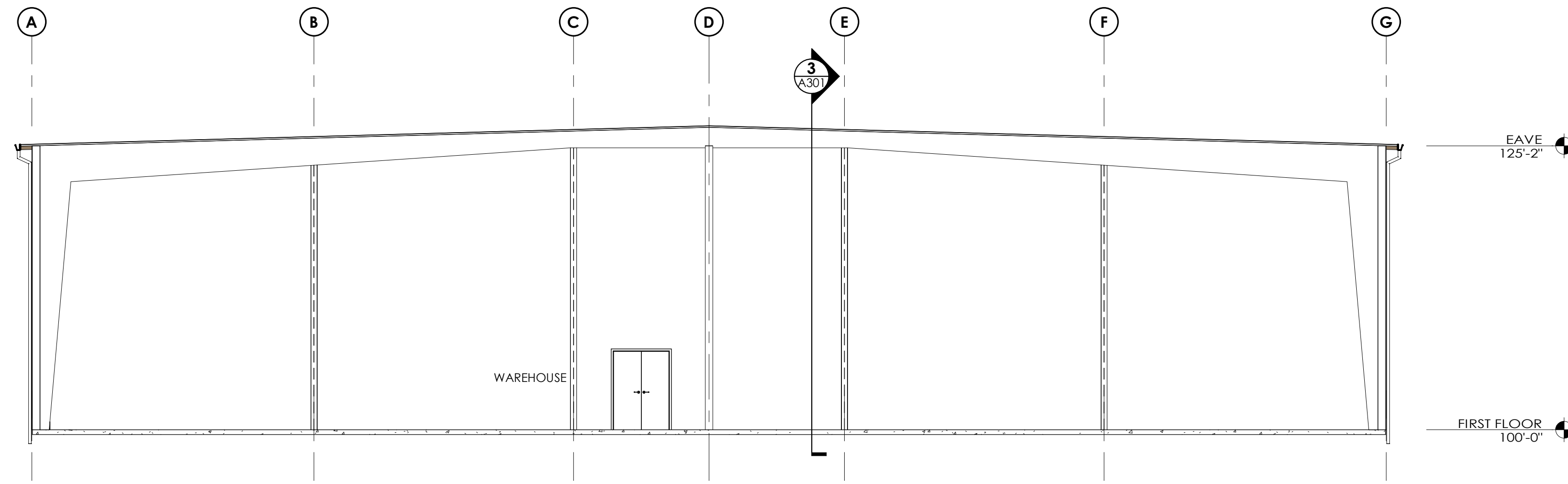
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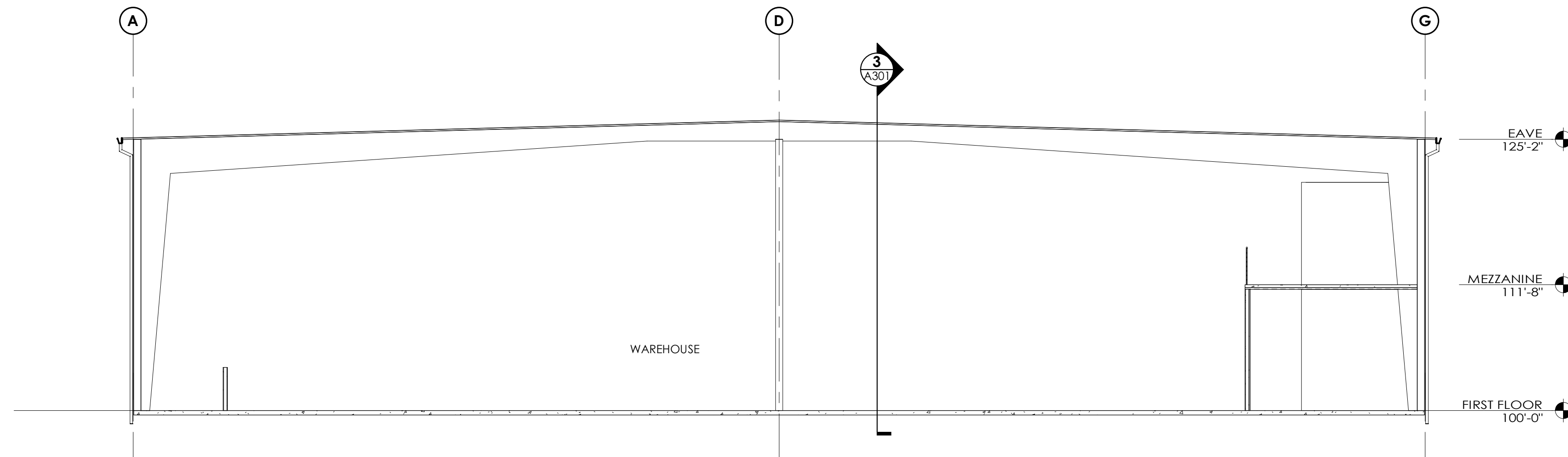
Revit 2018

Issue/Revision	No.	Date
PUD-1 APPLICATION	1	05/19/22

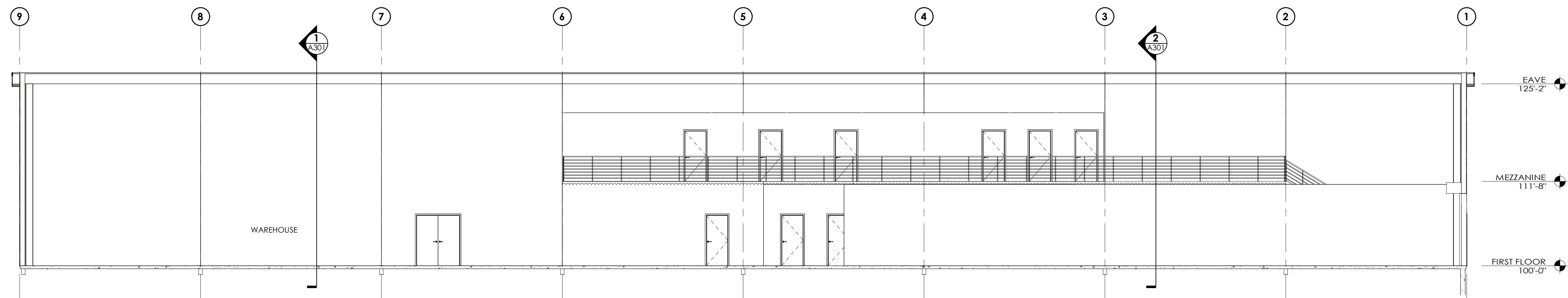
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1
A101 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



2
A101 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



3
A101 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"

PUD-1 APPLICATION FOR
The TAPE Products Company
11630 DEERFIELD ROAD
CINCINNATI, OH 45242

Sheet Title
BUILDING SECTIONS

Project Number 21575.00
Drawing Scale 1/8" = 1'-0"

Sheet Number **A301**