DocuSign Envelope ID: 6A2B41C5-9E3E-42C9-A1A7-9821083F0ADB

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

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

APPLICATION NUMBER

2023-027

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: Grooms Rd / E Kemper Rd **ZIP CODE:** _____

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Grooms Rd Properties, LLC	312 Elm St, 2200	Cincinnati	OH	45202	513-713-1970
CONTRACTOR Not Selected					
DESIGNER Group 4 Design	1939 Hendricks Ave	Jacksonville	FL	32207	904-353-5900
APPLICANT CIG Communities, LLC	525 Vine St, 1605	Cincinnati	OH	45202	513-659-61881
APPLICANTS E-MAIL ADDRESS gregg.fusaro@cigcommunities.com					

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:

Property is currently vacant but previously was a mobile home park. Proposed use - 392 multi family units and amenity center.

5. SQUARE FEET: 494,700 **6. USE:** multi-family **7. HEIGHT:** 54'

8. EST. START DATE: 9/1/2023 **9. EST. FINISH DATE:** 12/3/25 **10. # OF SIGNS:** 6

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.

DocuSigned by:
Gregg Fusaro
APPLICANT'S SIGNATURE 2/17/2023 DATE

PROPERTY OWNER'S SIGNATURE DATE

Grooms Road Development Letter of Intent

A. General description of change in the premises

The property that is the subject of this PUDII application is approximately 17.5 acres located on Grooms Road south and east of I-275. The property is currently zoned light industrial and was previously used as a trailer park and a boat dealership. The applicant is requesting a change in use to multi-family via a zone change to multi-family with a PUDII overlay. Immediately to the south of the subject property is an Ohio Department of Transportation maintenance facility that is also zoned light industrial. Property to the northwest of the subject property is zoned office and the property west of the subject property is zoned residential.

B. The size of the area involved

The site is comprised of 17.5 acres bounded by Grooms Road to the west, an Ohio Department of Transportation maintenance facility to the south and I-275 to the north, northeast and east.

C. Description of proposed use (for land or building)

The proposed Grooms Road Development will be an upscale multifamily development of 392 units with a full amenity package. The development will include nine apartment buildings and a free standing clubhouse building. Parking will be on surface lots that are adjacent to each building.

The apartment residences will incorporate all the popular features today's residents expect in their active life-style. Additionally, the residences will incorporate an amenity package that will include a large clubhouse, a coffee bar, a game room, personal work stations, a fitness center, a golf simulator and of course a pet spa. Residences will range in size from approximately 500 square feet to over 1,300 square feet for a three-bedroom unit. There are currently no residential options in the north Township area that will compare to this development and there is a significant pent-up demand for this product type.

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

Much of today's inspiration for residential development comes from the hospitality and resort industries, in terms of a rich and welcoming customer experience, starting at the curb, working their way through the landscape, and throughout the lobbies and spaces of the buildings. Our design team will design timeless buildings that apply tactile materials, human-scaled details, outdoor dining zones, and a touch of romance in its landscape and lighting that helps people stay and enjoy their surroundings. Paramount in the design considerations will be to create a sense of place and walkability. Based on the site topography, buildings will be of a split design to transition across sloped areas of the site. A modern farmhouse architectural style will be utilized and surface parking will be available in front of each building.

E. Description of surrounding land uses

Directly north, east and northeast of the proposed development is Interstate I-275. This expressway is a permanent boundary to the project and the development will have no impact on properties on the other side of the expressway. Directly south and adjacent to the subject property is an ODOT maintenance facility. This property is zoned light industrial and has been located here for several decades. West of the subject site is Grooms Road and to the west of this road are single family homes.

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

While the subject property is zoned light industrial, it's use until recently was for a mobile home park. So historically the site has been a residential use. Our proposal is to continue to have the property be a residential use, but in the form of an upscale residential multi-family community. The character of this entire submarket has changed considerably in the last 20 years. The area north of the site has become an office park that has created a significant number of new jobs. Based on this fact, there is a clear need for more residential alternatives in this area. The closest new multifamily options are located in Blue Ash or at the Westchester and I-75 interchange.

The character of the site and the neighborhood are not conducive to the site's underlying zoning which is light industrial. Today's industrial facilities are primarily large distribution developments with heavy tractor trailer traffic. Neither Kemper Road nor Grooms Road are designed to handle this type of traffic and weight loading.

G. The effect on (1) community objectives and plans (2) character of the immediate area (3) adjacent property (4) public facilities and services

With respect to community objectives and plans, this development aligns perfectly with Sycamore Township objectives as it looks to provide a variety of residential uses distributed across the Township's entire area. This development t will provide a much needed luxury residential development, which currently doesn't exist in this submarket.

The effect on the character of the immediate area and adjacent property will be quite positive. On three sides of this site there are very intense highway and industrial uses and this development will serve as a transition between those uses and the single family residential to the west of the site.

This development will impact public facilities and services. Public water and sewer will be provided to the development. Traffic on Grooms Road will increase and a traffic study was completed to assess the impact of this additional traffic.

With respect to the school system, the residential portion of the development will not create a burden for the Princeton school system, as the type of residential product we build does not usually attract large numbers of families with school age children. With respect to public services, all of the improvements in the development will be fully sprinklered, thus making it less likely that fire services will be needed

H. Other Information

We are confident that this development represents the highest and best use for the subject property. Most important, this development will create approximately 392 new residences in an area that has seen no recent multi-family development. The site is currently underutilized and having an industrial use on this site is clearly not its highest and best use. The proposed multi-family development will provide excellent housing alternatives for the significant workforce in neighboring Blue Ash and Sharonville.

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

GROOMS ROAD PLANNED RESIDENTIAL DISTRICT

SECTION 7, TOWN 3, RANGE 4
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C110	ALTA SURVEY
C120	ZONING PLAT
C130	EXISTING FEATURES
C140	PROPOSED FEATURES
C141	COVERED PARKING
C150	PRELIMINARY GRADING PLAN
L100	OVERALL LANDSCAPE PLAN
L101	DETAILED LANDSCAPE PLAN
L102	DETAILED LANDSCAPE PLAN
L103	DETAILED LANDSCAPE PLAN
L104	DETAILED LANDSCAPE PLAN
L105	DETAILED LANDSCAPE PLAN
L106	LANDSCAPE DETAILS
L107	LANDSCAPE DETAILS
L108	LANDSCAPE RENDERING

NOTE:

THIS PROJECT CONSISTS OF TWO PHASES. PHASE 2 WILL BE CONSTRUCTED AT A LATER DATE, SEPARATELY FROM PHASE 1. ALL PHASE 2 IMPROVEMENTS WILL BE PERMITTED AND CONSTRUCTED SEPARATELY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

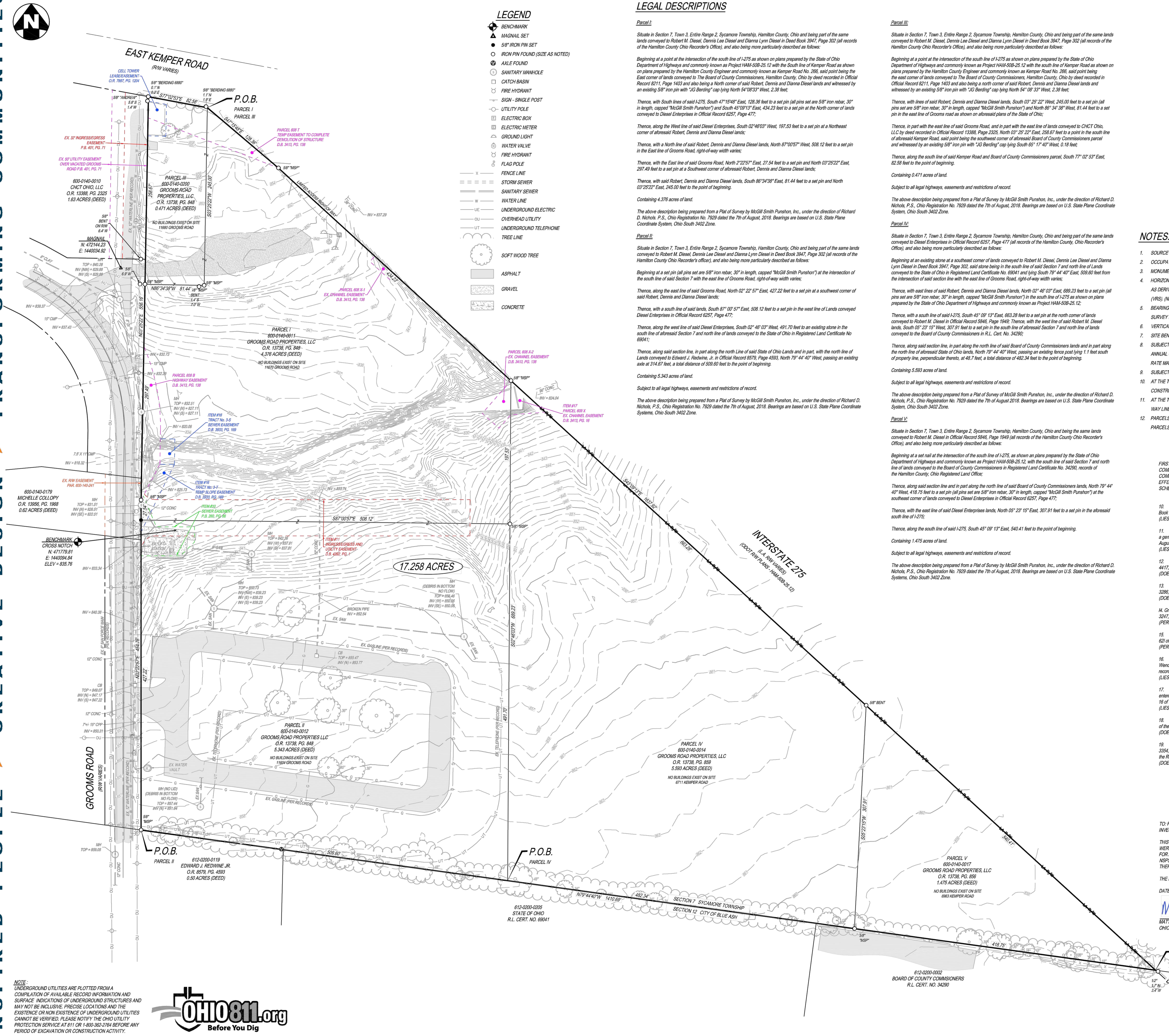
PROJECT NO: **210510.002**
DATE: **2022-12-15**
SCALE:

SHEET NAME:
COVER SHEET

SHEET NO.
C100

H:\2021\210510\000_DWG_Sheets\Plot Submittal\210510CTT100.dwg, 2/17/2023 3:13:45 PM, jbiggins

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig

LEGAL DESCRIPTIONS

Parcel I:

Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being part of the same lands conveyed to Robert M. Diesel, Dennis Lee Diesel and Dianna Lynn Diesel in Deed Book 3947, Page 302 (all records of the Hamilton County Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at a point at the intersection of the south line of I-275 as shown on plans prepared by the State of Ohio Department of Highways and commonly known as Project HAM-50B-25.12 with the South line of Kemper Road as shown on plans prepared by the Hamilton County Engineer and commonly known as Kemper Road No. 266, said point being the East corner of lands conveyed to The Board of County Commissioners, Hamilton County, Ohio by deed recorded in Official Record 8211, Page 1403 and also being a North corner of said Robert, Dennis and Dianna Diesel lands and witnessed by an existing 5/8" iron pin with "JG Berding" cap lying North 54°08'33" West, 2.38 feet;

Thence, with South lines of said I-275, South 47°15'48" East, 128.36 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") and South 45°09'13" East, 434.23 feet to a set pin at the North corner of lands conveyed to Diesel Enterprises in Official Record 6257, Page 477;

Thence, along the West line of said Diesel Enterprises, South 02°46'03" West, 197.53 feet to a set pin at a Northeast corner of aforesaid Robert, Dennis and Dianna Diesel lands;

Thence, with a North line of said Robert, Dennis and Dianna Diesel lands, North 87°00'57" West, 508.12 feet to a set pin in the East line of Grooms Road, right-of-way width varies;

Thence, with the East line of said Grooms Road, North 2°22'57" East, 27.54 feet to a set pin and North 03°25'22" East, 297.49 feet to a set pin at a Southwest corner of aforesaid Robert, Dennis and Dianna Diesel lands;

Thence, with said Robert, Dennis and Dianna Diesel lands, South 86°34'38" East, 81.44 feet to a set pin and North 03°25'22" East, 245.00 feet to the point of beginning.

Containing 4.376 acres of land.

The above description being prepared from a Plat of Survey by McGill Smith Punshon, Inc., under the direction of Richard D. Nichols. P.S., Ohio Registration No. 7929 dated the 7th of August, 2018. Bearings are based on U.S. State Plane Coordinate System, Ohio South 3402 Zone.

Parcel II:

Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being part of the same lands conveyed to Robert M. Diesel, Dennis Lee Diesel and Dianna Lynn Diesel in Deed Book 3947, Page 302 (all records of the Hamilton County Ohio Recorder's officer), and also being more particularly described as follows:

Beginning at a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") at the intersection of the south line of said Section 7 with the east line of Grooms Road, right-of-way width varies;

Thence, along the east line of said Grooms Road, North 02° 22' 57" East, 427.22 feet to a set pin at a southwest corner of said Robert, Dennis and Dianna Diesel lands;

Thence, with a south line of said lands, South 87° 00' 57" East, 508.12 feet to a set pin in the west line of Lands conveyed Diesel Enterprises in Official Record 6257, Page 477;

Thence, along the west line of said Diesel Enterprises, South 02° 46' 03" West, 491.70 feet to an existing stone in the south line of aforesaid Section 7 and north line of lands conveyed to the State of Ohio in Registered Land Certificate No 69041;

Thence, along said section line, in part along the north Line of said State of Ohio Lands and in part, with the north line of Lands conveyed to Edward J. Redwine, Jr. in Official Record 8579, Page 4593, North 79° 44' 40" West, passing an existing axle at 314.67 feet, a total distance of 509.60 feet to the point of beginning.

Containing 5.343 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description being prepared from a Plat of Survey by McGill Smith Punshon, Inc., under the direction of Richard D. Nichols, P.S., Ohio Registration No. 7929 dated the 7th of August, 2018. Bearings are based on U.S. State Plane Coordinate Systems, Ohio South 3402 Zone.

Parcel III:

Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being part of the same lands conveyed to Robert M. Diesel, Dennis Lee Diesel and Dianna Lynn Diesel in Deed Book 3947, Page 302 (all records of the Hamilton County Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at a point at the intersection of the south line of I-275 as shown on plans prepared by the State of Ohio Department of Highways and commonly known as Project HAM-50B-25.12 with the south line of Kemper Road as shown on plans prepared by the Hamilton County Engineer and commonly known as Kemper Road No. 266, said point being the east corner of lands conveyed to The Board of County Commissioners, Hamilton County, Ohio by deed recorded in Official Record 8211, Page 1403 and also being a north corner of said Robert, Dennis and Dianna Diesel lands and witnessed by an existing 5/8" iron pin with "JG Berding" cap lying North 54° 08' 33" West, 2.38 feet;

Thence, with lines of said Robert, Dennis and Dianna Diesel lands, South 03° 25' 22" West, 245.00 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") and North 86° 34' 38" West, 81.44 feet to a set pin in the east line of Grooms road as shown on aforesaid plans of the State of Ohio;

Thence, in part with the east line of said Grooms Road, and in part with the east line of lands conveyed to CHCT Ohio, LLC by deed recorded in Official Record 13388, Page 2325, North 03° 25' 22" East, 258.67 feet to a point in the south line of aforesaid Kemper Road, said point being the southwest corner of aforesaid Board of County Commissioners parcel and witnessed by an existing 5/8" iron pin with "JG Berding" cap lying South 65° 17' 40" West, 0.18 feet;

Thence, along the south line of said Kemper Road and Board of County Commissioners parcel, South 77° 02' 53" East, 82.58 feet to the point of beginning.

Containing 0.471 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description being prepared from a Plat of Survey by McGill Smith Punshon, Inc., under the direction of Richard D. Nichols, P.S., Ohio Registration No. 7929 dated the 7th of August, 2018. Bearings are based on U.S. State Plane Coordinate System, Ohio South 3402 Zone.

Parcel IV:

Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being part of the same lands conveyed to Diesel Enterprises in Official Record 6257, Page 477 (all records of the Hamilton County, Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at an existing stone at a southeast corner of lands conveyed to Robert M. Diesel, Dennis Lee Diesel and Dianna Lynn Diesel in Deed Book 3947, Page 302, said stone being in the south line of said Section 7 and north line of Lands conveyed to the State of Ohio in Registered Land Certificate No. 69041 and lying South 79° 44' 40" East, 509.60 feet from the intersection of said section line with the east line of Grooms Road, right-of-way width varies;

Thence, with east lines of said Robert, Dennis and Dianna Diesel lands, North 02° 46' 03" East, 689.23 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") in the south line of I-275 as shown on plans prepared by the State of Ohio Department of Highways and commonly known as Project HAM-50B-25.12;

Thence, with a south line of said I-275, South 45° 09' 13" East, 663.28 feet to a set pin at the north corner of lands conveyed to Robert M. Diesel in Official Record 5846, Page 1949; Thence, with the west line of said Robert M. Diesel lands, South 05° 23' 15" West, 307.91 feet to a set pin in the south line of aforesaid Section 7 and north line of lands conveyed to the Board of County Commissioners in R.L. Cert. No. 34290;

Thence, along said section line, in part along the north line of said Board of County Commissioners lands and in part along the north line of aforesaid State of Ohio lands, North 79° 44' 40" West, passing an existing fence post lying 1.1 feet south of property line, perpendicular thereto, at 48.7 feet, a total distance of 482.34 feet to the point of beginning.

Containing 5.593 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description being prepared from a Plat of Survey of McGill Smith Punshon, Inc., under the direction of Richard D. Nichols, P.S., Ohio Registration No. 7929 dated the 7th of August 2018. Bearings are based on U.S. State Plane Coordinate System, Ohio South 3402 Zone.

Parcel V:

Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being the same lands conveyed to Robert M. Diesel in Official Record 5846, Page 1949 (all records of the Hamilton County Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at a set nail at the intersection of the south line of I-275, as shown an plans prepared by the State of Ohio Department of Highways and commonly known as Project HAM-50B-25.12, with the south line of said Section 7 and north line of lands conveyed to the Board of County Commissioners in Registered Land Certificate No. 34290, records of the Hamilton County, Ohio Registered Land Office;

Thence, along said section line and in part along the north line of said Board of County Commissioners lands, North 79° 44' 40" West, 418.75 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") at the southeast corner of lands conveyed to Diesel Enterprises in Official Record 6257, Page 477;

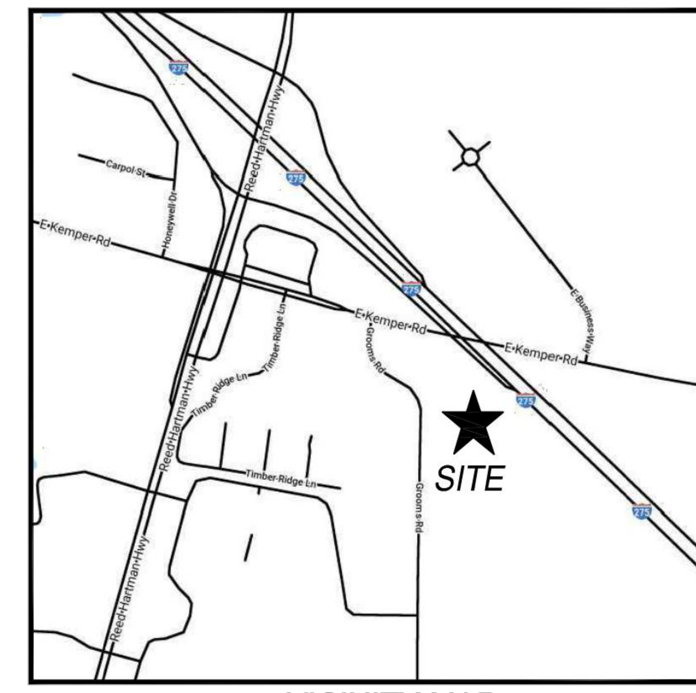
Thence, with the east line of said Diesel Enterprises lands, North 05° 23' 15" East, 307.91 feet to a set pin in the aforesaid south line of I-275;

Thence, along the south line of said I-275, South 45° 09' 13" East, 540.41 feet to the point of beginning.

Containing 1.475 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description being prepared from a Plat of Survey by McGill Smith Punshon, Inc., under the direction of Richard D. Nichols, P.S., Ohio Registration No. 7929 dated the 7th of August, 2018. Bearings are based on U.S. State Plane Coordinate Systems, Ohio South 3402 Zone.



VICINITY MAP
N.T.S

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. HORIZONTAL DATUM IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS). (NAD 83)
5. BEARINGS ARE BASED ON THE SOUTH LINE OF SURVEYED PROPERTY BEING S87°00'57"E PER A SURVEY PERFORMED BY MSP DESIGN DATED 8-7-2018.
6. VERTICAL DATUM IS BASED ON HAMILTON COUNTY BENCHMARK #8382 ELEVATION = 858.62. (NGVD 29)
7. SITE BENCHMARK AS SHOWN HEREON.
8. SUBJECT SITE IS LOCATED IN ZONE "X" -OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39061C0111E AND NO. 39061C0113E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
9. SUBJECT SITE CONTAINS 0 PARKING SPACES.
10. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
12. PARCELS I, II AND III HAVE DIRECT ACCESS TO GROOMS ROAD, A PUBLICLY DEDICATED ROADWAY. PARCELS IV AND V DO NOT HAVE APPARENT ACCESS TO GROOMS ROAD.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 100839.050
EFFECTIVE DATE: AUGUST 17, 2022
SCHEDULE B, PART II EXCEPTIONS

10. Easement for sanitary sewer as set forth on that certain Sewer Easement Plat recorded in Plat Book 260, Page 86 of the Records (affects Parcel II)
(LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #10)

11. Non-exclusive easement for ingress and egress and all utility purpose granted to Diesel. Enterprises, a general partnership, by Dianna Lynn Diesel, Dennis Diesel and Michael Diesel, by instrument dated August 31, 1487 and recorded in Deed book 4392, Page 1 of the Records (affects Parcel II)
(LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #11)

12. Grant of easement to The Cincinnati Gas &Electric Company, recorded June 6, 1975 in Deed Book 4417, Page 65 of the Records (affects Parcel V)
(DOES NOT LIE ON, OVER OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)

13. Grant of easement to The Cincinnati &suburban Bell Telephone Company, recorded in Deed book 3286, Page 700 of the Records (affects Parcels I and III)
(DOES NOT LIE ON, OVER OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)

I4. Grant of easement to the Cincinnati and Suburban Bell Telephone Company, recorded in Deed book 3247, Page 477 of the Records (affects Parcel II)
(PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE. NOT PLOTTABLE.)

15. Grant of easement to The Cincinnati Gas &Electric Company, recorded in Deed Book 2637, Page 62l of the Records (affects .Parcels I, II and III)
(PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE. NOT PLOTTABLE.)

16. Easement for sewer granted to The Board of County Commissioners of Hamilton County, Ohio from Wendall Sullivan, Trustee f/b/o Robert Michael Diesel, Dennis Lee Diesel and Dianne Lynn Diesel, recorded in Deed book 3933, Page 169 of the Records (affects Parcels I, II and III)
(LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #16.)

17. Channel Easement and associated right-of-way as set forth in that certain Journal Entry Settlement entered in Hamilton County Common Pleas Case No. A194044 as recorded in Deed Book 3413, Page 16 of the Records (affects Parcel IV)
(LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #17.)

18. Easement for Highway purposes granted to State of Ohio, recorded in Deed Book 3281, Page 643 of the Records (affects Parcel V)
(DOES NOT LIE ON, OVER OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)

19. Easements for channel purposes granted to State of Ohio by instruments recorded in (a) Deed book 3354, Page 974 of the Records, (b) Deed Book 3281, Page 389, and (c) Deed Book 3281, Page 386 of the Records (affects Parcel V)
(DOES NOT LIE ON, OVER OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; RIVERVIEW TITLE AGENCY; CAPITAL INVESTMENT DEVELOPMENT GROUP, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-29-2022

DATE OF PLAT OR MAP 10-25-2022

Matt Habedank 12/11/2022
MATTHEW D HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO. 8611

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:
STATE OF OHIO
MATTHEW D. HABEDANK
8611
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	10-17-22	ALTA - KPR
2	10-31-22	UPDATED TITLE - KPR

ALTA/NSPS LAND TITLE SURVEY 17.258 ACRES

SEC 7, TOWN 3, ER 2, BTM
SYCAMORE TOWNSHIP,
HAMILTON COUNTY, OHIO
FOR: CIG COMMUNITIES

PROJECT NO:	210510VSD002
DATE:	10-17-2022
SCALE:	1" = 50'

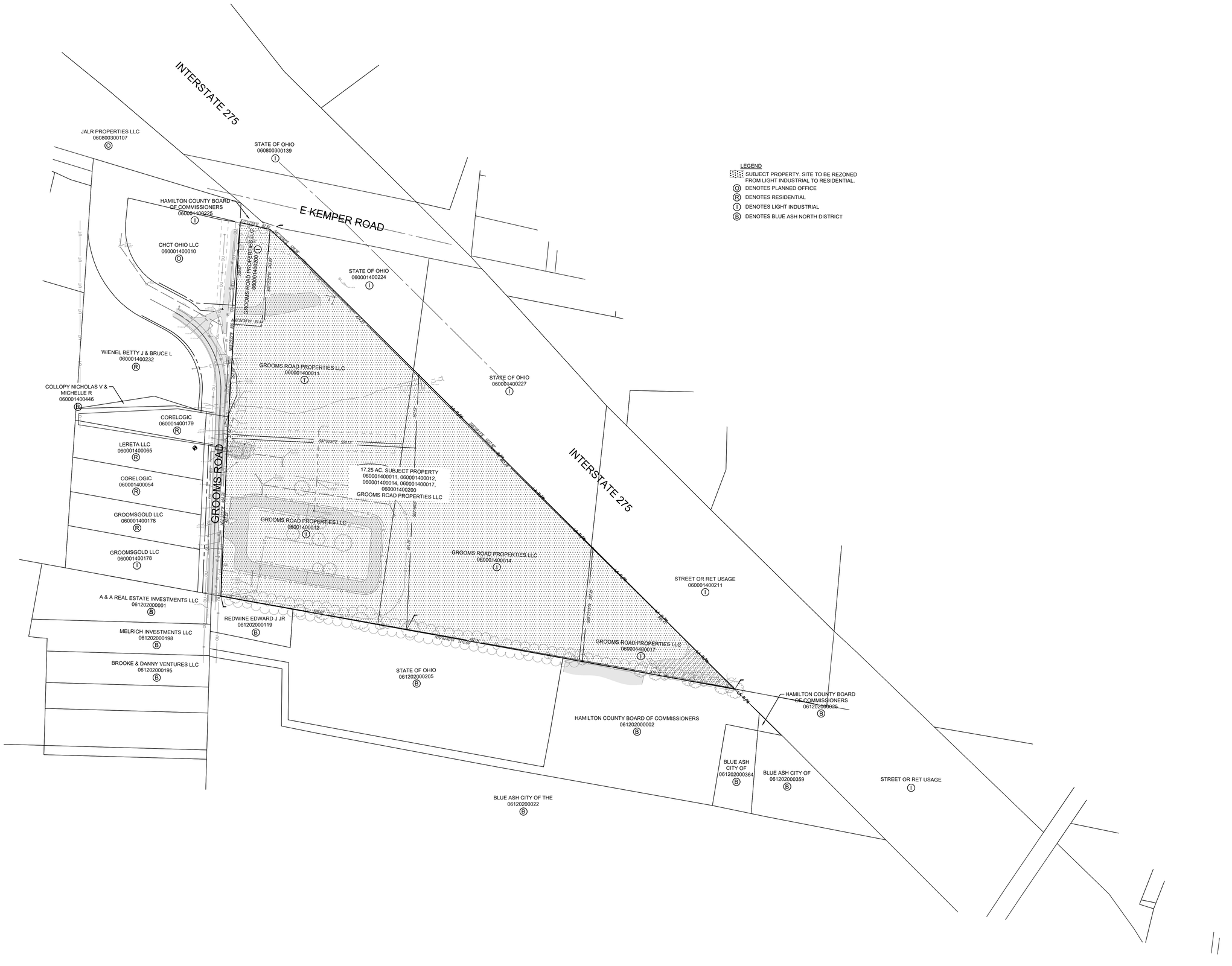
0 25 50 100

SHEET NAME:
ALTA SURVEY

SHEET NO.
C110

H:\2021\210510\002_DWG_Sheets\PUD Submittal\210510CTTL002.dwg, 2/17/2023 3:13:53 PM, jjaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



LEGEND

SUBJECT PROPERTY. SITE TO BE REZONED FROM LIGHT INDUSTRIAL TO RESIDENTIAL.

(O) DENOTES PLANNED OFFICE

(R) DENOTES RESIDENTIAL

(I) DENOTES LIGHT INDUSTRIAL

(B) DENOTES BLUE ASH NORTH DISTRICT

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD

SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: **210510.002**

DATE: **2022-12-15**

SCALE: 0 50 100 200

SHEET NAME:

ZONING PLAT

SHEET NO.

C120

H:\2021\210510\000_DWG_Sheets\PUD Submittal\210510COM002 - ZONING PLAT.dwg, 2/17/2023 3:14:06 PM, jaggers

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES

LEGEND

- BENCHMARK
- MAGNAIL SET
- 5/8" IRON PIN SET
- IRON PIN FOUND (SIZE AS NOTED)
- AXLE FOUND
- SANITARY MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- SIGN - SINGLE POST
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- GROUND LIGHT
- WATER VALVE
- FIRE HYDRANT
- FLAG POLE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- TREE LINE
- SOFT WOOD TREE
- ASPHALT
- GRAVEL
- CONCRETE

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD

SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO:	210510.002
DATE:	2022-12-15

SCALE: 0 40 80 160

SHEET NAME:

EXISTING FEATURES

SHEET NO.

C130

H:\2021\210510\002_DWG_Sheets\PUD Submittal\210510CEX002 - EXISTING FEATURES.dwg, 2/17/2023 3:14:16 PM, jjaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

FIGURE 12-4D
PAVEMENT AREA ADJUSTMENT WITH CONTINUOUS CURB USAGE

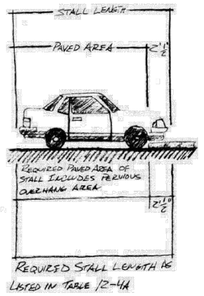
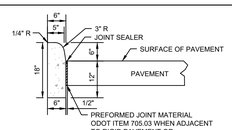
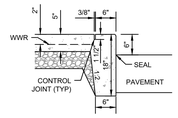


FIGURE FROM SYCAMORE TOWNSHIP ZONING CODE



BARRIER CURB DETAIL
N.T.S.



6" HIGH CURB AT PAVEMENT EDGE

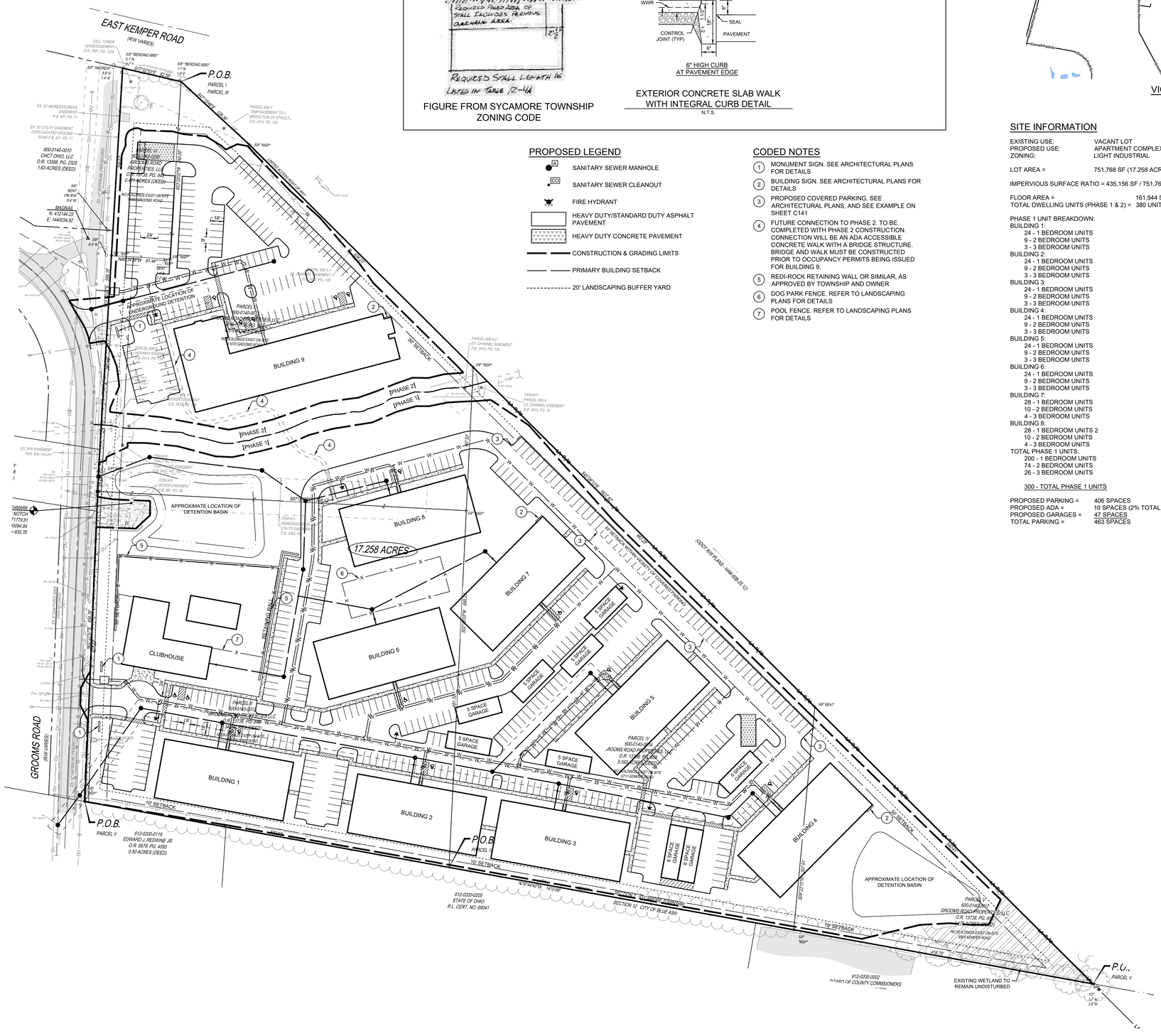
EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL
N.T.S.

ALL PROPOSED PARKING UTILIZES CURB/INTEGRAL CURB WALK FOR OVERHANG AS PER TOWNSHIP FIGURE 12-4D.

REQUIRED PARKING SPACE SIZE = 9' x 19'

PROPOSED PARKING SPACE SIZE = 9' x 18'

PAVED PARKING STALL LENGTH OF 18 FEET IS COMPLIANT WITH CODE WHEN ACCOUNTING FOR UP TO 2.5 FEET OF ALLOWABLE OVERHANG AREA BEYOND FACE OF CURB, AS PER TOWNSHIP PARKING DETAIL IN FIGURE 12-4D.



PROPOSED LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- HEAVY DUTY/STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONSTRUCTION & GRADING LIMITS
- PRIMARY BUILDING SETBACK
- 20' LANDSCAPING BUFFER YARD

CODED NOTES

1. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
2. BUILDING SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
3. PROPOSED COVERED PARKING. SEE ARCHITECTURAL PLANS, AND SEE EXAMPLE ON SHEET C141
4. FUTURE CONNECTION TO PHASE 2. TO BE COMPLETED WITH PHASE 2 CONSTRUCTION. CONNECTION WILL BE AN ADA ACCESSIBLE CONCRETE WALK WITH A BRIDGE STRUCTURE. BRIDGE AND WALK MUST BE CONSTRUCTED PRIOR TO OCCUPANCY PERMITS BEING ISSUED FOR BUILDING 9.
5. REDI-ROCK RETAINING WALL OR SIMILAR, AS APPROVED BY TOWNSHIP AND OWNER
6. DOG PARK FENCE. REFER TO LANDSCAPING PLANS FOR DETAILS
7. POOL FENCE. REFER TO LANDSCAPING PLANS FOR DETAILS

VICINITY MAP
NTS

SITE INFORMATION

EXISTING USE:	VACANT LOT
PROPOSED USE:	APARTMENT COMPLEX
ZONING:	LIGHT INDUSTRIAL
LOT AREA =	751,768 SF (17.258 ACRES)

IMPERVIOUS SURFACE RATIO = 435,156 SF / 751,768 SF = 57.88%

FLOOR AREA =	161,944 SF
TOTAL DWELLING UNITS (PHASE 1 & 2) =	380 UNITS

PHASE 1 UNIT BREAKDOWN:
BUILDING 1:
- 24 - 1 BEDROOM UNITS
- 9 - 2 BEDROOM UNITS
- 3 - 3 BEDROOM UNITS

BUILDING 2:
- 24 - 1 BEDROOM UNITS
- 9 - 2 BEDROOM UNITS
- 3 - 3 BEDROOM UNITS

BUILDING 3:
- 24 - 1 BEDROOM UNITS
- 9 - 2 BEDROOM UNITS
- 3 - 3 BEDROOM UNITS

BUILDING 4:
- 24 - 1 BEDROOM UNITS
- 9 - 2 BEDROOM UNITS
- 3 - 3 BEDROOM UNITS

BUILDING 5:
- 24 - 1 BEDROOM UNITS
- 9 - 2 BEDROOM UNITS
- 3 - 3 BEDROOM UNITS

BUILDING 6:
- 24 - 1 BEDROOM UNITS
- 9 - 2 BEDROOM UNITS
- 3 - 3 BEDROOM UNITS

BUILDING 7:
- 28 - 1 BEDROOM UNITS
- 10 - 2 BEDROOM UNITS
- 4 - 3 BEDROOM UNITS

BUILDING 8:
- 28 - 1 BEDROOM UNITS 2
- 10 - 2 BEDROOM UNITS
- 4 - 3 BEDROOM UNITS

TOTAL PHASE 1 UNITS:
- 200 - 1 BEDROOM UNITS
- 74 - 2 BEDROOM UNITS
- 26 - 3 BEDROOM UNITS

300 - TOTAL PHASE 1 UNITS

PROPOSED PARKING =	406 SPACES
PROPOSED ADA =	10 SPACES (2% TOTAL)
PROPOSED GARAGES =	47 SPACES
TOTAL PARKING =	463 SPACES

PHASE 2 UNIT BREAKDOWN:
BUILDING 9:
- 23 - 1 BEDROOM UNITS
- 43 - 2 BEDROOM UNITS
- 14 - 3 BEDROOM UNITS

80 - TOTAL PHASE 2 UNITS

PROPOSED PARKING =	145 SPACES
PROPOSED ADA =	5 ADA SPACES
TOTAL PROPOSED =	150 SPACES (5 ADA)

APPLICANT

CIG COMMUNITIES, LLC
525 VINE STREET, SUITE 1605
CINCINNATI, OH 45202

OWNER

GROOMS ROAD PROPERTIES, LLC
DENNIS SMITH
MANAGING MEMBER

ENGINEER

THE KLEINGERS GROUP
ATTN: ADAM KORN
PROJECT MANAGER
(513)779-7851
6219 CENTRE PARK DRIVE
WEST CHESTER, OH 45069

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD

SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO:	210510.002
DATE:	2022-12-15
SCALE:	0 30 60 120

SHEET NAME:

PROPOSED FEATURES

SHEET NO.

C140

H:\2021\210510\000_DWG_Sheets\PUD Submittal\210510CUD000 - Proposed Features.dwg, 2/17/2023 3:14:21 PM, jaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO:	210510.002
DATE:	2022-12-15
SCALE:	

SHEET NAME:

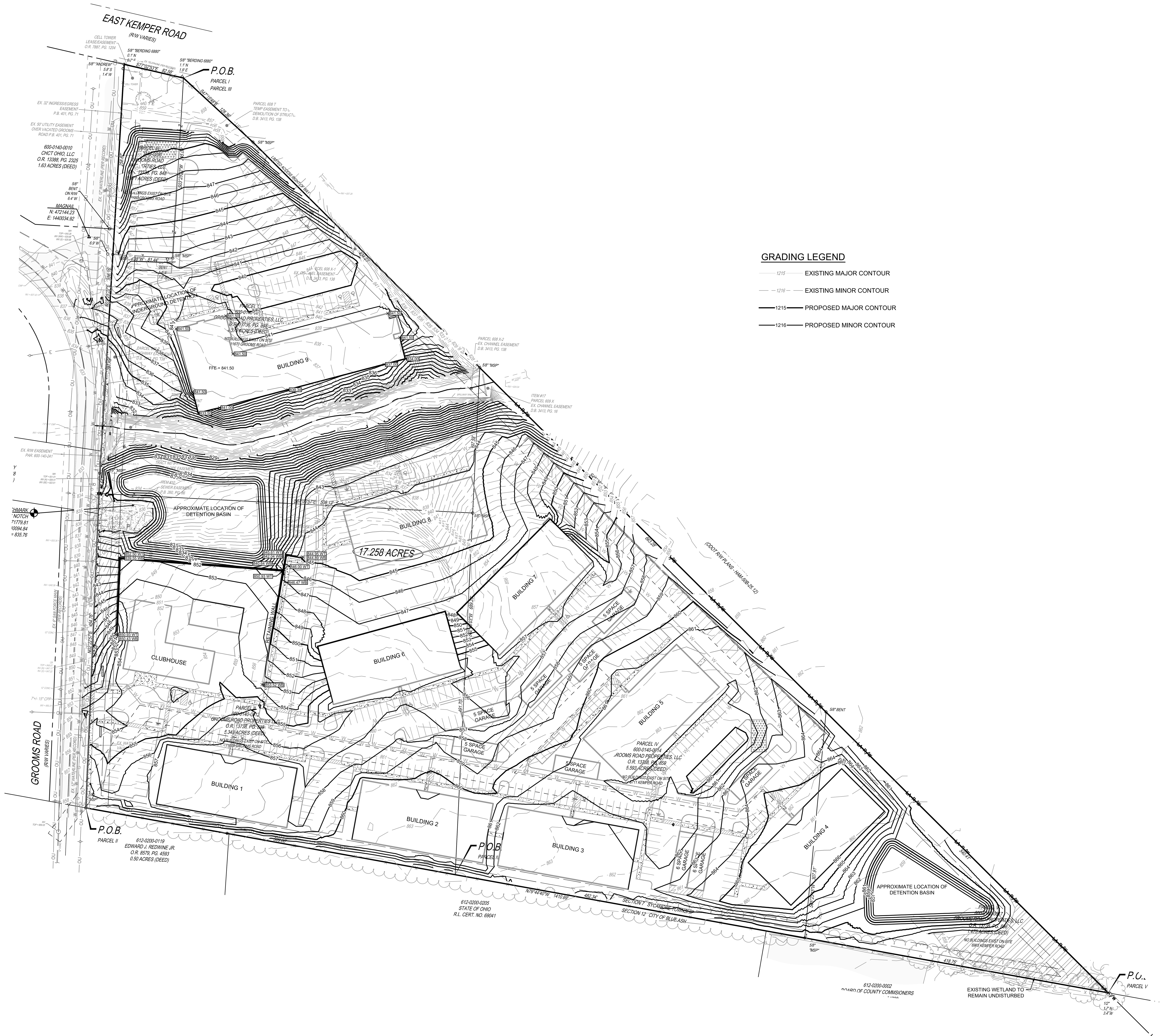
COVERED PARKING

SHEET NO.

C141

H:\2021\210510\002_Sheets\PDP Submittal\210510C1C002 - Proposed Features.dwg, 2/17/2023 11:14:18 PM, jpiggins

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



GRADING LEGEND

1215	EXISTING MAJOR CONTOUR
1216	EXISTING MINOR CONTOUR
1215	PROPOSED MAJOR CONTOUR
1216	PROPOSED MINOR CONTOUR

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD

SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: **210510.002**

DATE: **2022-12-15**

SCALE: 0 30 60 120

SHEET NAME:

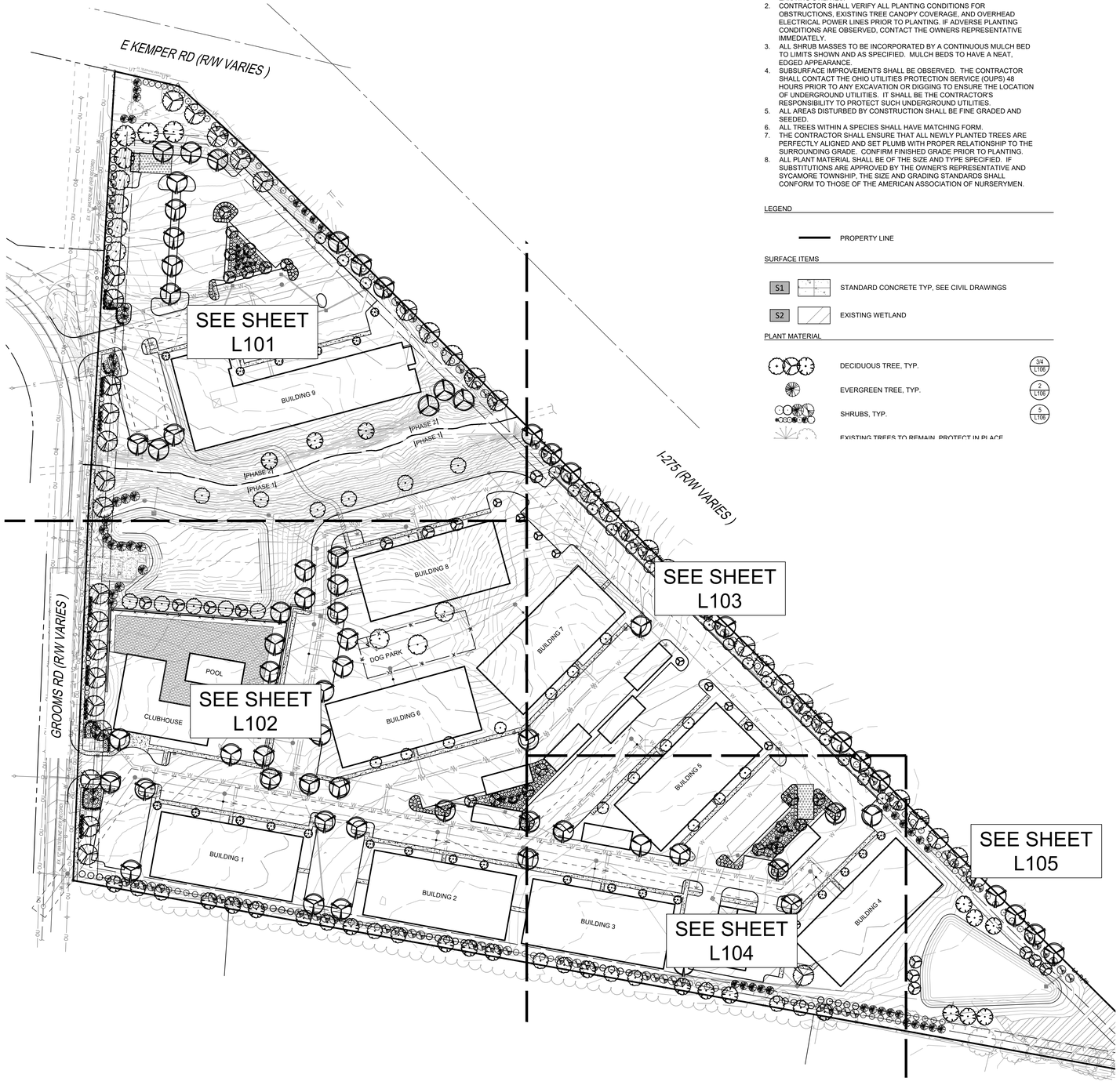
PRELIMINARY GRADING PLAN

SHEET NO.

C150

H:\2021\210510\002_DWG_Sheets\PUD Submittal\210510CGRD002.dwg, 2/17/2023 3:14:39 PM, jjaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



GENERAL NOTES

1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
3. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.

PLANTING NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
3. 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.
4. 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.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
7. 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.
8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE AND SYCAMORE TOWNSHIP, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP. (3/4 L106)

EVERGREEN TREE, TYP. (2 L106)

SHRUBS, TYP. (5 L106)

EXISTING TREES TO REMAIN, PROTECT IN PLACE

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS - PHASE 1

	REQUIRED	PROPOSED
ARTICLE 36 LANDSCAPING		
CHAPTER 12-6.2 TOTAL LANDSCAPING REQUIRED	THE TOTAL LANDSCAPING REQUIRED IN VEHICULAR USE AREAS IS 22 SQ. FT. PER PARKING AND STACKING SPACE. INTERIOR AND STREETSCAPE LANDSCAPING COUNT TOWARD THE MINIMUM SQUARE FEET OF LANDSCAPING REQUIRED PER PARKING SPACE. BOUNDARY BUFFERS DO NOT COUNT TOWARD THE MINIMUM SQUARE FEET OF LANDSCAPING REQUIRED PER PARKING SPACE. 466 PARKING SPACES ZONING STANDARD: 10,252 SQ. FT. OF LANDSCAPE AREA	10,252 SQ. FT. OF LANDSCAPE AREA PROVIDED
CHAPTER 12-6.3 INTERIOR LANDSCAPING STANDARDS	LANDSCAPE AREAS SHALL BE PENINSULAR, ISLAND TYPES, OR TREE ISLANDS AS DEFINED IN SECTION 12. ALL PARKING SPACES MUST BE AT LEAST WITHIN 100 FEET OF A LANDSCAPED AREA. MINIMUM LANDSCAPE AREA SHALL BE 100 SQ. FT., EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H) ANY LANDSCAPE AREA PROVIDED UNDER THIS SECTION SHALL NOT CONTAIN BARE SOIL. ANY GROUND AREA SHALL BE COVERED WITH STONES, MULCH, VEGETATIVE GROUND COVER, OR OTHER SURFACE PERMEABLE BY WATER. NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS. NO LANDSCAPING SHALL OBSCURE VISIBILITY AT VEHICULAR INTERSECTIONS WITHIN THE PARKING AREA OR OTHER AREAS WHERE CLEAR VISIBILITY IS NECESSARY TO ASSURE SAFE CIRCULATION. WHERE SAFE VISIBILITY IS IMPAIRED, CANOPY TREES SHALL HAVE BRANCHES REMOVED FROM THE TRUNK AT LEAST 5 FEET ABOVE THE GROUND AND SHRUBS OR GROUNDCOVER SHALL NOT EXCEED TWO FEET IN HEIGHT. EVERGREEN TREES AND UNDER STORY TREES THAT WOULD IMPAIR VISIBILITY FOR SAFE CIRCULATION SHALL NOT BE PLANTED IN THESE AREAS. NO INTERIOR LANDSCAPING AREA SHALL BE LESS THAN TEN FEET BY TEN FEET, EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H). INDIVIDUAL TREE ISLANDS ARE PERMITTED IN PARKING LOTS. TREES LOCATED IN THESE ISLANDS MAY BE APPLIED TO THE TOTAL NUMBER OF REQUIRED TREES, AS WELL AND IN THE IMPERVIOUS SURFACE RATIO CALCULATION AND DISTANCE REQUIREMENTS PERTAINING TO PARKING SPACE LOCATIONS. THESE ISLANDS ARE PERMITTED AT THE JUNCTION OF FOUR PARKING SPACES, WITH AN AREA NOT TO EXCEED TWENTY FIVE SQUARE FEET. TREES SHOULD BE OF A CANOPY OR UNDER STORY VARIETY. NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS.	PROVIDED.
CHAPTER 12-6.4 DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS	TO DETERMINE THE MINIMUM NUMBER OF CANOPY TREES, USE THE RATE OF THREE CANOPY TREES FOR EACH 10 PARKING SPACES FOR NON-RETAIL USES. ANY FRACTIONAL NUMBER OF TREES SHOULD BE CALCULATED TO THE NEXT HIGHEST WHOLE NUMBER. TO DETERMINE THE TOTAL NUMBER OF REQUIRED SHRUBS, MULTIPLY THE TOTAL NUMBER OF REQUIRED CANOPY TREES BY THREE. ONE CANOPY TREE MAY SUBSTITUTE FOR THREE SHRUBS. TREES AND SHRUBS DO NOT HAVE TO BE EQUALLY SPACED, BUT MAY BE GROUPED. 466 PARKING SPACES ZONING STANDARD: 140 CANOPY TREES ZONING STANDARD: 420 SHRUBS	159 CANOPY TREES PROVIDED 386 SHRUBS PROVIDED (34 ADDITIONAL SHRUBS IN PHASE 2)
CHAPTER 14-7 BOUNDARY BUFFER	CLASS A BUFFER REQUIRED ALONG ADJOINING PARCELS 20 FOOT BUFFER WIDTH REQUIRES 3 CANOPY TREES AND 8.5 SHRUBS PER 100 LINEAR FEET EXISTING HEALTHY TREES MAY BE PRESERVED AND USED TO FULFILL LANDSCAPE REQUIREMENTS FOR ANY REQUIRED PLANTING PROVIDED THEY ARE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS CHAPTERS 12, 14 AND 15. 1411 LF BOUNDARY LINE ALONG SOUTH ADJOINING PARCEL ZONING STANDARD: 43 CANOPY TREES AND 120 SHRUBS 4 TREES EQUALING 18 TREE CREDITS EXISTING IN LANDSCAPE BUFFER	SOUTH BOUNDARY LINE: 25 CANOPY TREES PROVIDED 120 SHRUBS PROVIDED
CHAPTER 14-8 STREETSCAPE BUFFER	CLASS C BUFFER REQUIRED ALONG ADJOINING R.O.W. 20 FOOT BUFFER WIDTH REQUIRES 2.3 CANOPY TREES AND 6.5 SHRUBS PER 100 LINEAR FEET 1.5 UNDER STORY TREES OR 1 EVERGREEN TREE MAY BE SUBSTITUTED FOR 1 CANOPY TREE FOR UP TO 50% OF THE REQUIRED CANOPY TREES. 455 LF BOUNDARY LINE ALONG GROOMS ROAD ZONING STANDARD: 11 CANOPY TREES AND 34 SHRUBS 1177 LF BOUNDARY LINE ALONG I-275 ZONING STANDARD: 27 CANOPY TREES AND 77 SHRUBS	GROOMS ROAD: 11 CANOPY TREES PROVIDED 35 SHRUBS PROVIDED I-275: 28 CANOPY TREES PROVIDED 77 SHRUBS PROVIDED

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS - PHASE 2

	REQUIRED	PROPOSED
ARTICLE 36 LANDSCAPING		
CHAPTER 12-6.2 TOTAL LANDSCAPING REQUIRED	THE TOTAL LANDSCAPING REQUIRED IN VEHICULAR USE AREAS IS 22 SQ. FT. PER PARKING AND STACKING SPACE. INTERIOR AND STREETSCAPE LANDSCAPING COUNT TOWARD THE MINIMUM SQUARE FEET OF LANDSCAPING REQUIRED PER PARKING SPACE. BOUNDARY BUFFERS DO NOT COUNT TOWARD THE MINIMUM SQUARE FEET OF LANDSCAPING REQUIRED PER PARKING SPACE. 150 PARKING SPACES ZONING STANDARD: 3,300 SQ. FT. OF LANDSCAPE AREA	4,800 SQ. FT. OF LANDSCAPE AREA PROVIDED
CHAPTER 12-6.3 INTERIOR LANDSCAPING STANDARDS	LANDSCAPE AREAS SHALL BE PENINSULAR, ISLAND TYPES, OR TREE ISLANDS AS DEFINED IN SECTION 12. ALL PARKING SPACES MUST BE AT LEAST WITHIN 100 FEET OF A LANDSCAPED AREA. MINIMUM LANDSCAPE AREA SHALL BE 100 SQ. FT., EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H) ANY LANDSCAPE AREA PROVIDED UNDER THIS SECTION SHALL NOT CONTAIN BARE SOIL. ANY GROUND AREA SHALL BE COVERED WITH STONES, MULCH, VEGETATIVE GROUND COVER, OR OTHER SURFACE PERMEABLE BY WATER. NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS. NO LANDSCAPING SHALL OBSCURE VISIBILITY AT VEHICULAR INTERSECTIONS WITHIN THE PARKING AREA OR OTHER AREAS WHERE CLEAR VISIBILITY IS NECESSARY TO ASSURE SAFE CIRCULATION. WHERE SAFE VISIBILITY IS IMPAIRED, CANOPY TREES SHALL HAVE BRANCHES REMOVED FROM THE TRUNK AT LEAST 5 FEET ABOVE THE GROUND AND SHRUBS OR GROUNDCOVER SHALL NOT EXCEED TWO FEET IN HEIGHT. EVERGREEN TREES AND UNDER STORY TREES THAT WOULD IMPAIR VISIBILITY FOR SAFE CIRCULATION SHALL NOT BE PLANTED IN THESE AREAS. NO INTERIOR LANDSCAPING AREA SHALL BE LESS THAN TEN FEET BY TEN FEET, EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H). INDIVIDUAL TREE ISLANDS ARE PERMITTED IN PARKING LOTS. TREES LOCATED IN THESE ISLANDS MAY BE APPLIED TO THE TOTAL NUMBER OF REQUIRED TREES, AS WELL AND IN THE IMPERVIOUS SURFACE RATIO CALCULATION AND DISTANCE REQUIREMENTS PERTAINING TO PARKING SPACE LOCATIONS. THESE ISLANDS ARE PERMITTED AT THE JUNCTION OF FOUR PARKING SPACES, WITH AN AREA NOT TO EXCEED TWENTY FIVE SQUARE FEET. TREES SHOULD BE OF A CANOPY OR UNDER STORY VARIETY. NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS.	PROVIDED.
CHAPTER 12-6.4 DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS	TO DETERMINE THE MINIMUM NUMBER OF CANOPY TREES, USE THE RATE OF THREE CANOPY TREES FOR EACH 10 PARKING SPACES FOR NON-RETAIL USES. ANY FRACTIONAL NUMBER OF TREES SHOULD BE CALCULATED TO THE NEXT HIGHEST WHOLE NUMBER. TO DETERMINE THE TOTAL NUMBER OF REQUIRED SHRUBS, MULTIPLY THE TOTAL NUMBER OF REQUIRED CANOPY TREES BY THREE. ONE CANOPY TREE MAY SUBSTITUTE FOR THREE SHRUBS. TREES AND SHRUBS DO NOT HAVE TO BE EQUALLY SPACED, BUT MAY BE GROUPED. 150 PARKING SPACES ZONING STANDARD: 45 CANOPY TREES ZONING STANDARD: 135 SHRUBS	34 CANOPY TREES PROVIDED 173 SHRUBS PROVIDED
CHAPTER 14-7 BOUNDARY BUFFER	CLASS A BUFFER REQUIRED ALONG ADJOINING PARCELS 20 FOOT BUFFER WIDTH REQUIRES 3 CANOPY TREES AND 8.5 SHRUBS PER 100 LINEAR FEET EXISTING HEALTHY TREES MAY BE PRESERVED AND USED TO FULFILL LANDSCAPE REQUIREMENTS FOR ANY REQUIRED PLANTING PROVIDED THEY ARE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THIS CHAPTERS 12, 14 AND 15. 225 LF BOUNDARY LINE ALONG NORTHWEST ADJOINING PARCEL ZONING STANDARD: 7 CANOPY TREES AND 20 SHRUBS 1 TREES EQUALING 3 TREE CREDITS EXISTING IN LANDSCAPE BUFFER	NORTHWEST BOUNDARY LINE: 4 CANOPY TREES PROVIDED 20 SHRUBS PROVIDED
CHAPTER 14-8 STREETSCAPE BUFFER	CLASS C BUFFER REQUIRED ALONG ADJOINING R.O.W. 20 FOOT BUFFER WIDTH REQUIRES 2.3 CANOPY TREES AND 6.5 SHRUBS PER 100 LINEAR FEET 1.5 UNDER STORY TREES OR 1 EVERGREEN TREE MAY BE SUBSTITUTED FOR 1 CANOPY TREE FOR UP TO 50% OF THE REQUIRED CANOPY TREES. 220 LF BOUNDARY LINE ALONG GROOMS ROAD ZONING STANDARD: 5 CANOPY TREES AND 15 SHRUBS 83 LF BOUNDARY LINE ALONG E KEMPER RD ROAD ZONING STANDARD; 2 CANOPY TREES AND 6 SHRUBS 593 LF BOUNDARY LINE ALONG I-275 ZONING STANDARD: 14 CANOPY TREES AND 39 SHRUBS	GROOMS ROAD: 5 CANOPY TREES PROVIDED 26 SHRUBS PROVIDED E KEMPER ROAD: 2 CANOPY TREES PROVIDED 6 SHRUBS PROVIDED I-275: 13 CANOPY TREES PROVIDED (1 TREE PROVIDED IN PHASE 1 DUE TO UTILITY CONFLICTS) 40 SHRUBS PROVIDED

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

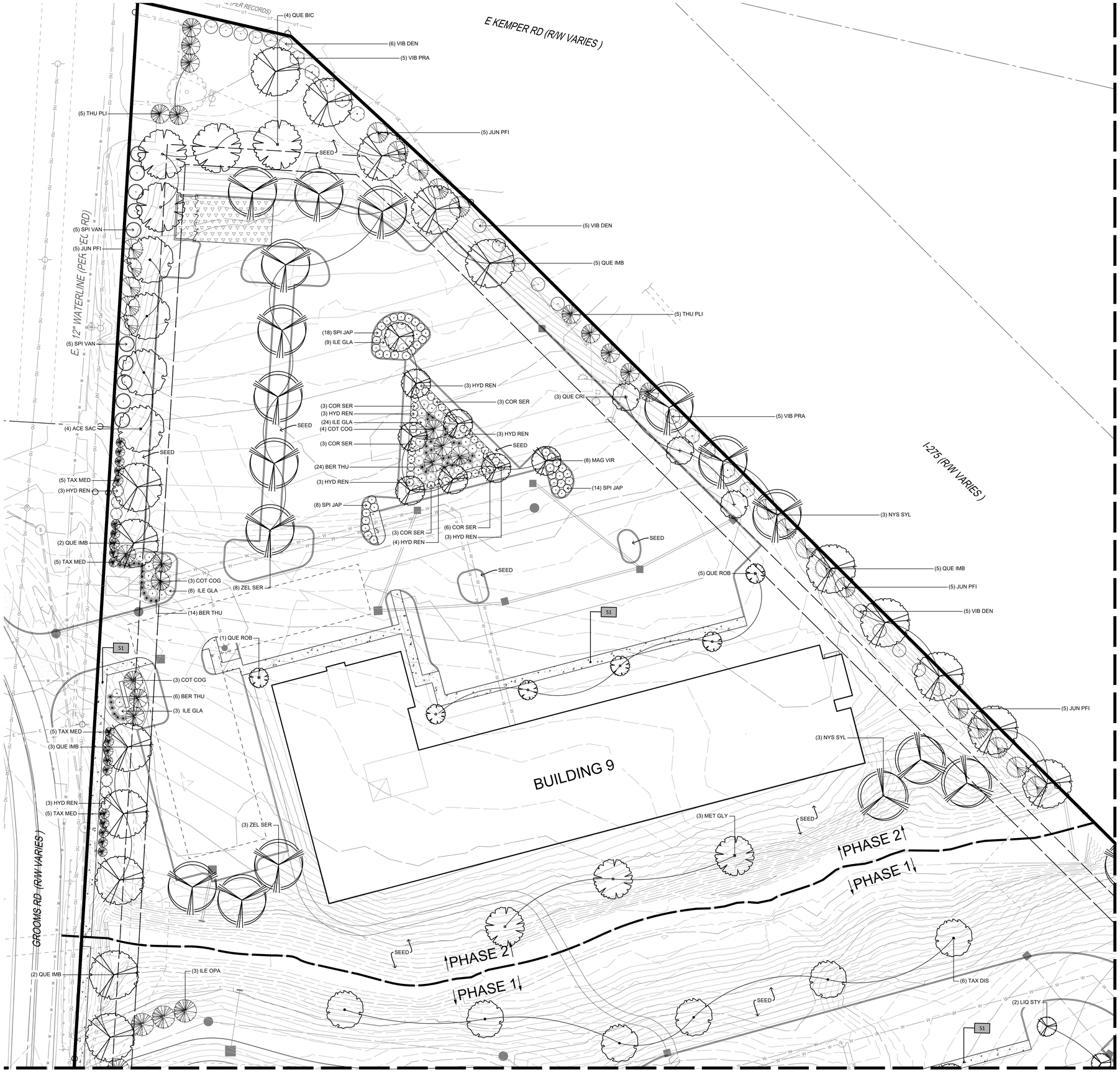
PROJECT NO: 210510.002
DATE: 2022-12-15
SCALE: 0 30 60 120

SHEET NAME:
OVERALL LANDSCAPE PLAN

SHEET NO.
L100

H:\2021\210510\00\01_DWG_Sheets\PUD Submittal\210510L00D02.dwg, 2/17/2023 3:15:00 PM, jaggers

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



GENERAL NOTES
1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
3. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP. 3/4 L106

EVERGREEN TREE, TYP. 2 L106

SHRUBS, TYP. 5 L106

EXISTING TREES TO REMAIN, PROTECT IN PLACE

OHIO811.org Before You Dig

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 210510.002
DATE: 2022-12-15
SCALE: 0 10 20 40

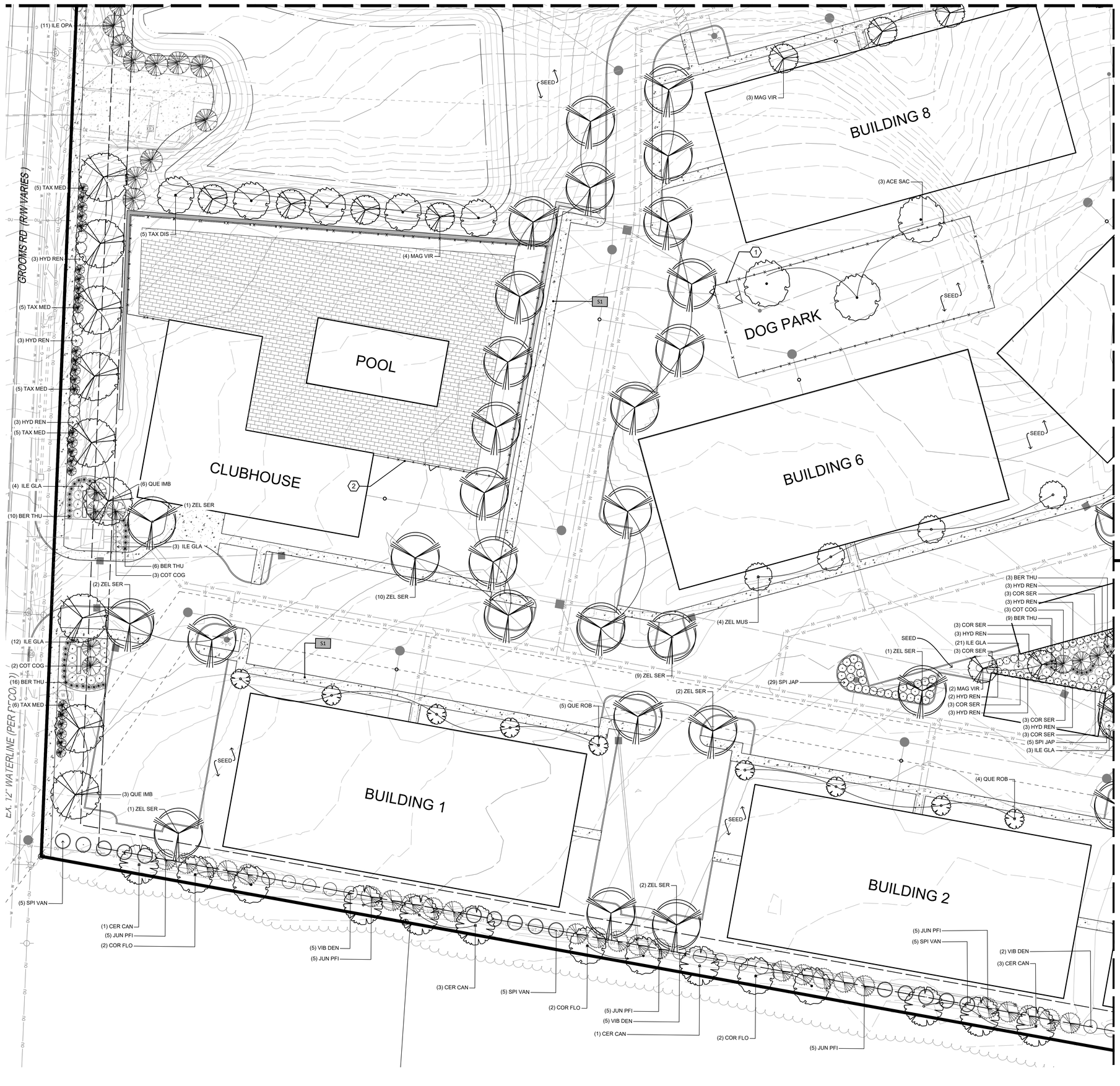
SHEET NAME:
DETAILED LANDSCAPE PLAN

SHEET NO.
L101

H:\2021\210510\002_DWG_Sheets\PUD Submittal\210510LLNO002.dwg, 2/17/2023 3:15:11 PM, jaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

MATCHLINE SEE SHEET L101



MATCHLINE SEE SHEET L103

MATCHLINE SEE SHEET L104

CODED NOTES:

1. DOG PARK FENCE AND GATE 1/L107
2. POOL FENCE AND GATE 2/L107

GENERAL NOTES

1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
3. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP. (3/4 L106)

EVERGREEN TREE, TYP. (2 L106)

SHRUBS, TYP. (1 L106)

EXISTING TREES TO REMAIN, PROTECT IN PLACE

OHIO811.org Before You Dig

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

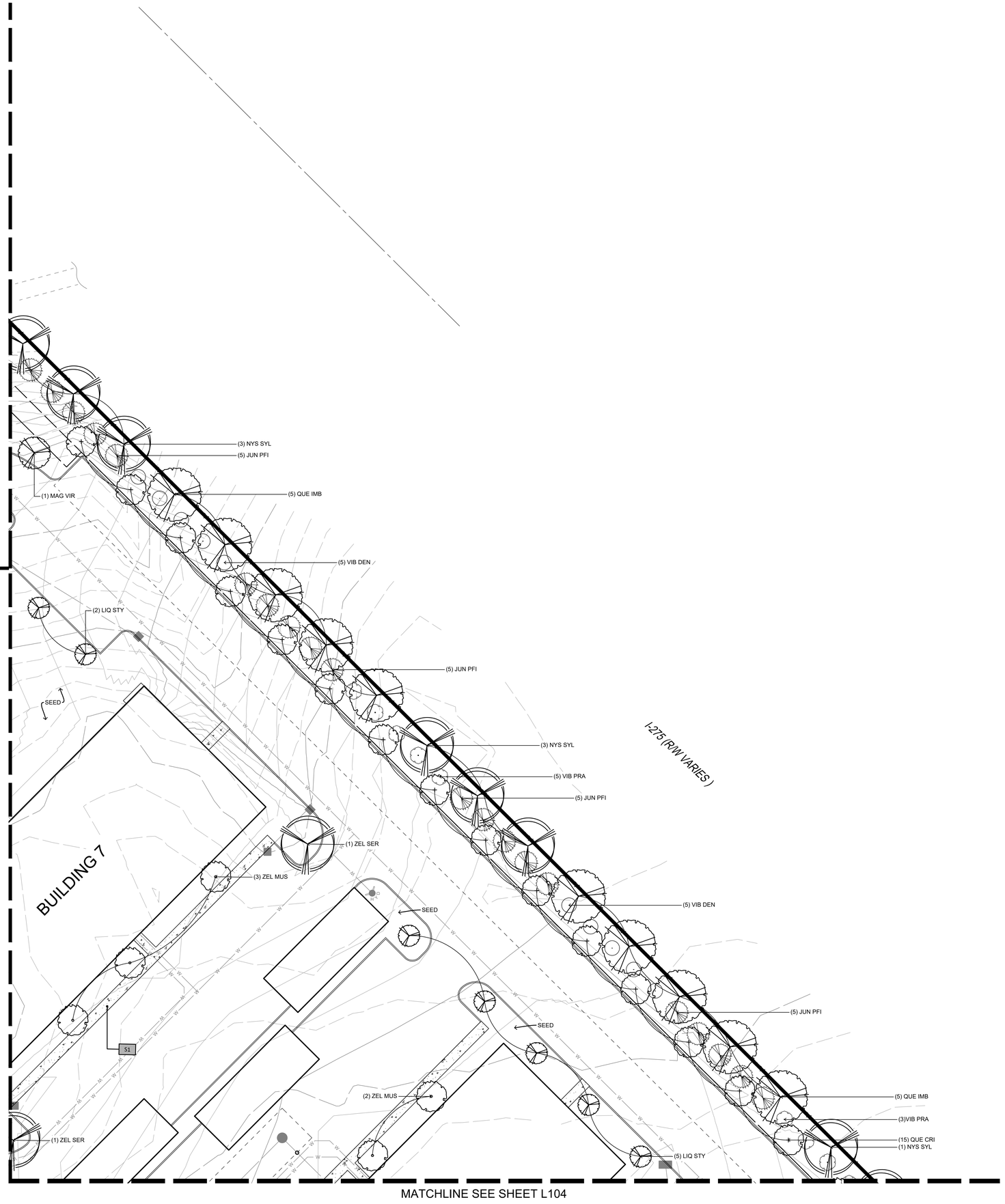
PROJECT NO: 210510.002
DATE: 2022-12-15
SCALE: 0 10 20 40

SHEET NAME:
DETAILED LANDSCAPE PLAN

SHEET NO.
L102

H:\2021\210510\000\LDWG_Sheets\PUD Submittal\210510LD000.dwg, 2/17/2023 3:15:18 PM, jaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



GENERAL NOTES
1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
3. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP. 3/4 L106

EVERGREEN TREE, TYP. 2 L106

SHRUBS, TYP. 1 L106

EXISTING TREES TO REMAIN, PROTECT IN PLACE

OHIO811.org Before You Dig

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

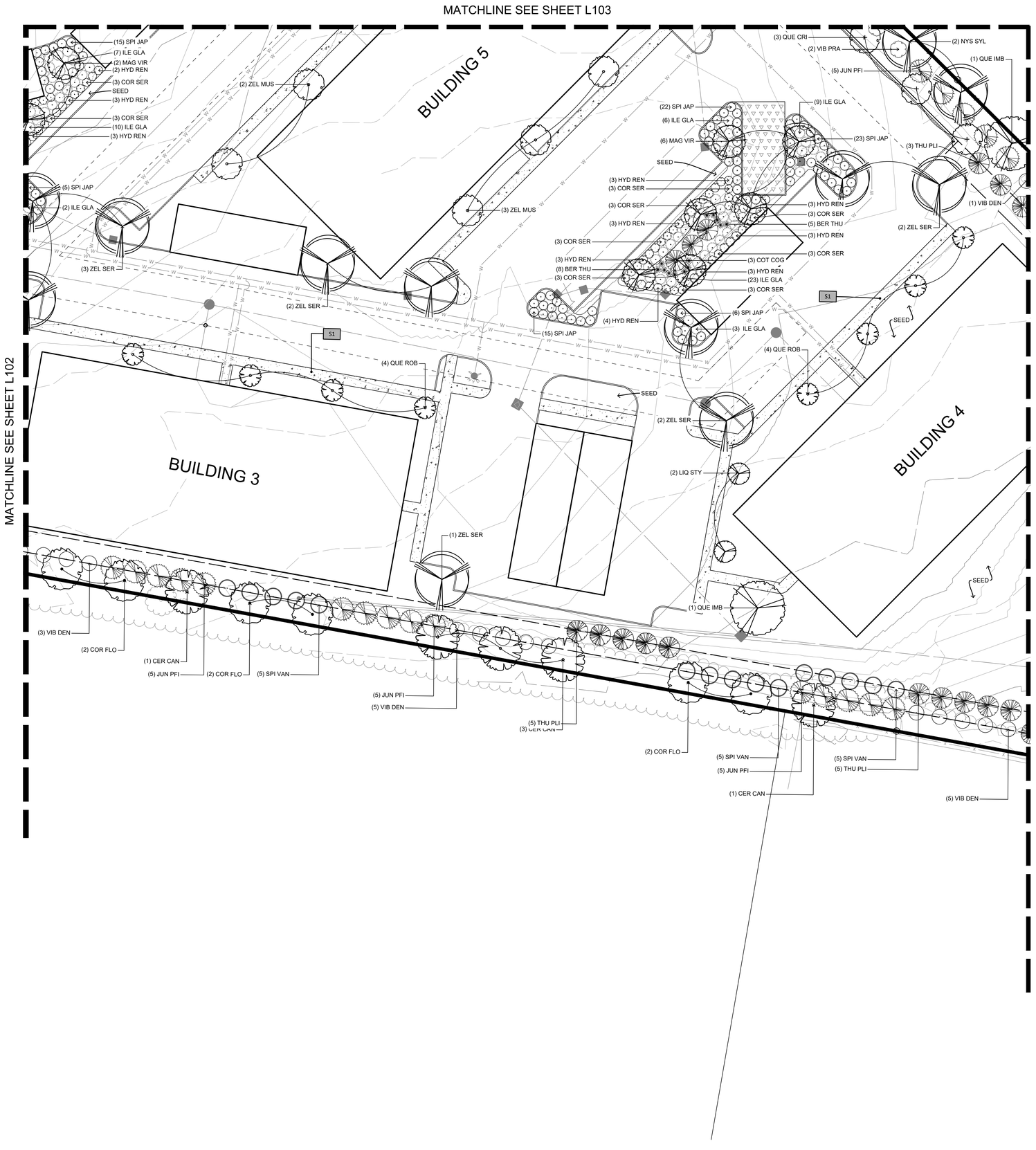
PROJECT NO: **210510.002**
DATE: **2022-12-15**
SCALE: 0 10 20 40

SHEET NAME:
DETAILED LANDSCAPE PLAN

SHEET NO.
L103

H:\2021\210510\00_CWD_Sheets\PDP Submittal\210510L00D00.dwg, 2/17/2023 3:15:27 PM, jaggers

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES



GENERAL NOTES

1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
3. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP. 3/4 L106

EVERGREEN TREE, TYP. 2 L106

SHRUBS, TYP. 5 L106

EXISTING TREES TO REMAIN, PROTECT IN PLACE

OHIO811.org Before You Dig

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

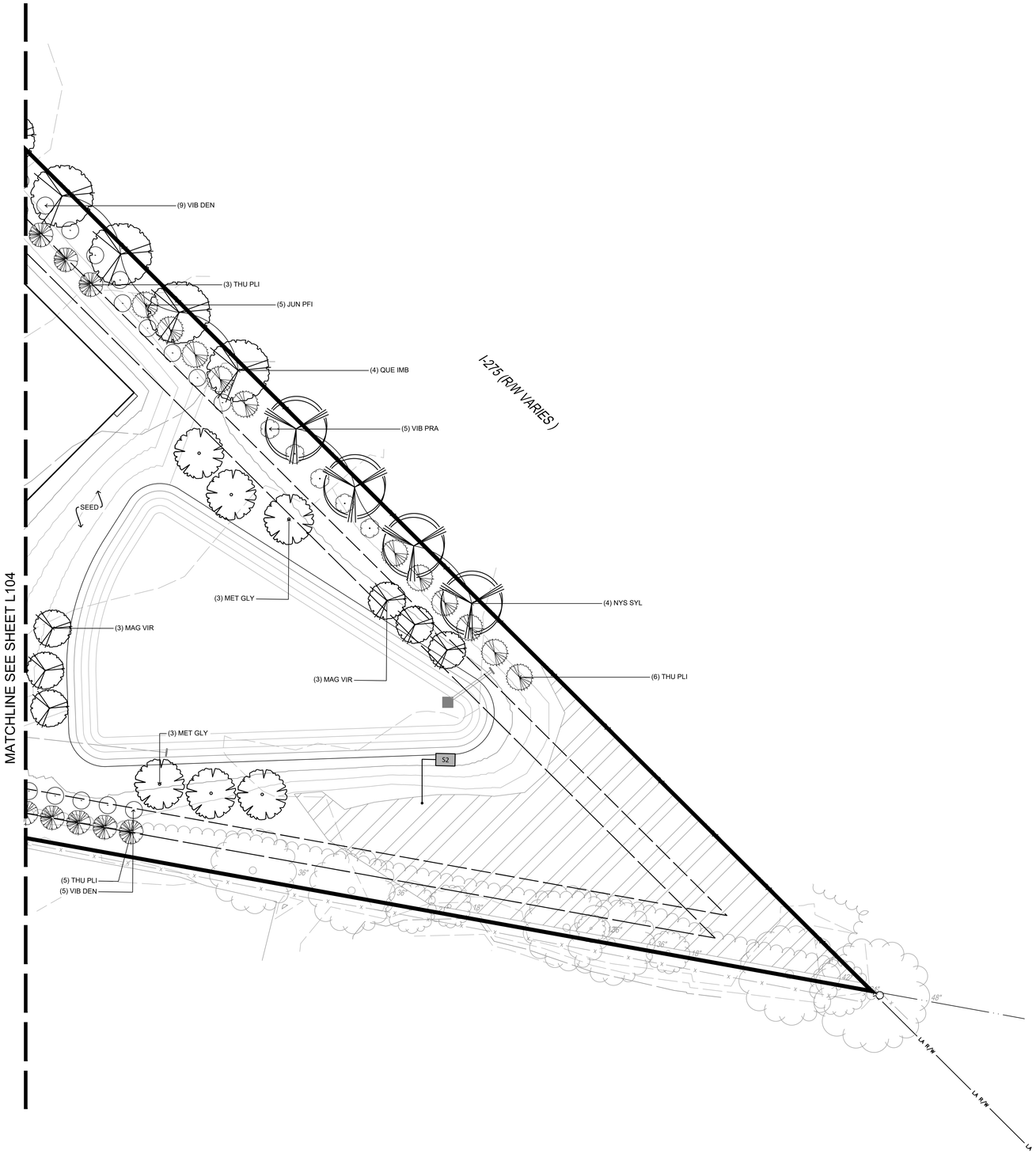
PROJECT NO: 210510.002
DATE: 2022-12-15
SCALE: 0 10 20 40

SHEET NAME:
DETAILED LANDSCAPE PLAN

SHEET NO.
L104

H:\2021\210510\002_DWG_Sheets\PUD Submittal\210510LN0002.dwg, 2/17/2023 3:15:33 PM, jaggers

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



GENERAL NOTES
1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
3. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 — STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

S2 — EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP. (SEE 3/4 L106)

EVERGREEN TREE, TYP. (SEE 2 L106)

SHRUBS, TYP. (SEE 5 L106)

EXISTING TREES TO REMAIN, PROTECT IN PLACE

OHIO811.org Before You Dig

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 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

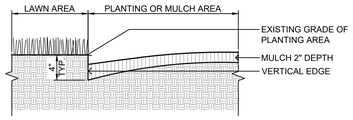
PROJECT NO: **210510.002**
DATE: **2022-12-15**
SCALE: 0 10 20 40

SHEET NAME:
DETAILED LANDSCAPE PLAN

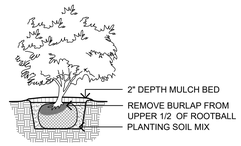
SHEET NO.
L105

H:\2021\210510\001_CIVIL_Sheets\PDF Submittal\210510_LND002.dwg, 2/17/2023 3:15:49 PM, jpagers

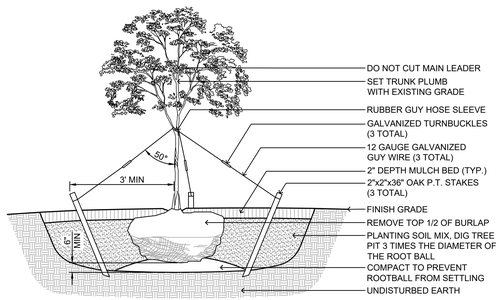
DESIGN ▲ TRANSFORMING COMMUNITIES
INSPIRED PEOPLE ▲ CREATIVE DE



1 PLANT BED EDGE
N.T.S.

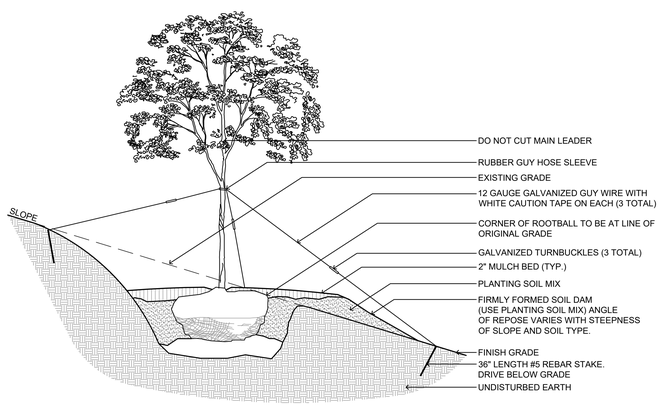


2 SHRUB PLANTING
N.T.S.



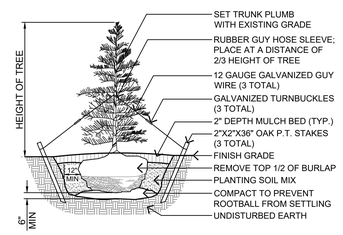
NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

3 DECIDUOUS TREE PLANTING
N.T.S.



NOTES:
1. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

4 TREE PLANTING ON A SLOPE
N.T.S.



5 EVERGREEN TREE PLANTING
N.T.S.

PLANTING SCHEDULE - PHASE 1

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
	DECIDOUS TREES:					
3	ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL.	B&B	SPACE PER PLAN
13	CER CAN	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL.	B&B	SPACE PER PLAN
12	COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL.	B&B	SPACE PER PLAN
11	LIQ STY	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2" CAL.	B&B	SPACE PER PLAN
24	MAG VIR	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	2" CAL.	B&B	SPACE PER PLAN
6	MET GLY	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2" CAL.	B&B	SPACE PER PLAN
13	NYS SYL	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CAL.	B&B	SPACE PER PLAN
18	QUE CRI	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2" CAL.	B&B	SPACE PER PLAN
27	QUE IMB	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	B&B	SPACE PER PLAN
17	QUE ROB	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL.	B&B	SPACE PER PLAN
11	TAX DIS	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	B&B	SPACE PER PLAN
40	ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	SPACE PER PLAN
14	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	2" CAL.	B&B	SPACE PER PLAN
	EVERGREEN TREES:					
14	ILE OPA	ILEX OPACA	AMERICAN HOLLY	8' HT. MIN.	B&B	SPACE PER PLAN
	EVERGREEN SHRUBS:					
57	BER THU	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET BARBERRY	12" HT. MIN, #3	CONT.	SPACE 3' O.C.
103	ILE GLA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" HT. MIN, #5	CONT.	SPACE 5' O.C.
76	JUN PFI	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	24" HT. MIN, #3	CONT.	SPACE 14.5' O.C.
26	THU PLI	THUJA PLICATA 'GROVEPLI'	SPRING GROVE ARBORVITAE	72" HT. MIN.	B&B	SPACE 14.5' O.C.
26	TAX MED	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 10' O.C.
15	VIB PRA	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
	DECIDUOUS SHRUBS:					
48	COR SER	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" HT. MIN, #3	CONT.	SPACE 4' O.C.
11	COT COG	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	48" HT. MIN, #15	CONT.	SPACE 10' O.C.
56	HYD REN	HYDRANGEA PANICULATA 'RENSUN'	STRAWBERRY SUNDAE HYDRANGEA	36" HT. MIN, #3	CONT.	SPACE 4' O.C.
120	SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	12" HT. MIN, #3	CONT.	SPACE 4' O.C.
30	SPI VAN	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	30" HT. MIN, #3	CONT.	SPACE 11' O.C.
50	VIB DEN	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
TURFGRASS SEED / SOD: SEE SPECIFICATIONS						

PLANTING SCHEDULE - PHASE 2

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
	CANOPY TREES:					
4	ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL.	B&B	SPACE PER PLAN
8	MAG VIR	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	2" CAL.	B&B	SPACE PER PLAN
3	MET GLY	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2" CAL.	B&B	SPACE PER PLAN
6	NYS SYL	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CAL.	B&B	SPACE PER PLAN
4	QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	SPACE PER PLAN
3	QUE CRI	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2" CAL.	B&B	SPACE PER PLAN
15	QUE IMB	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	B&B	SPACE PER PLAN
6	QUE ROB	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL.	B&B	SPACE PER PLAN
11	ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B	SPACE PER PLAN
	EVERGREEN SHRUBS:					
42	BER THU	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET BARBERRY	12" HT. MIN, #3	CONT.	SPACE 3' O.C.
44	ILE GLA	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24" HT. MIN, #5	CONT.	SPACE 5' O.C.
20	JUN PFI	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	24" HT. MIN, #3	CONT.	SPACE 14.5' O.C.
10	THU PLI	THUJA PLICATA 'GROVEPLI'	SPRING GROVE ARBORVITAE	72" HT. MIN.	B&B	SPACE 14.5' O.C.
20	TAX MED	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 10' O.C.
10	VIB PRA	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
	DECIDUOUS SHRUBS:					
18	COR SER	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" HT. MIN, #3	CONT.	SPACE 4' O.C.
10	COT COG	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	48" HT. MIN, #15	CONT.	SPACE 10' O.C.
25	HYD REN	HYDRANGEA PANICULATA 'RENSUN'	STRAWBERRY SUNDAE HYDRANGEA	36" HT. MIN, #3	CONT.	SPACE 4' O.C.
40	SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	12" HT. MIN, #3	CONT.	SPACE 4' O.C.
10	SPI VAN	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	30" HT. MIN, #3	CONT.	SPACE 11' O.C.
16	VIB DEN	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
TURFGRASS SEED / SOD: SEE SPECIFICATIONS						

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: **210510.002**
DATE: **2022-12-15**
SCALE:

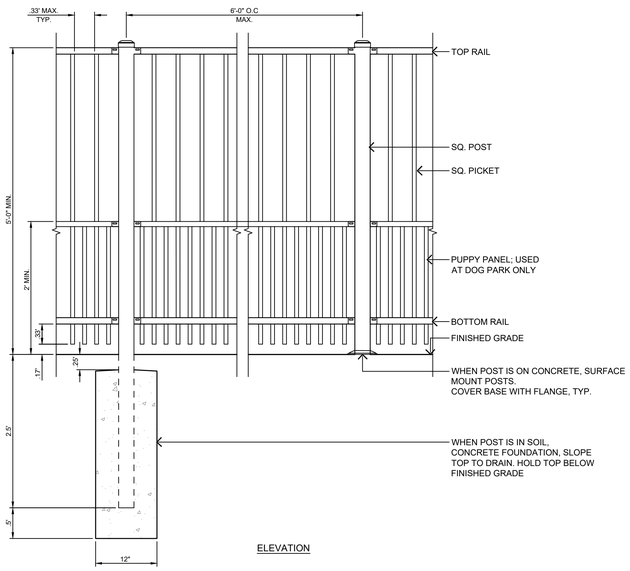
SHEET NAME:
LANDSCAPE DETAILS

SHEET NO.
L106

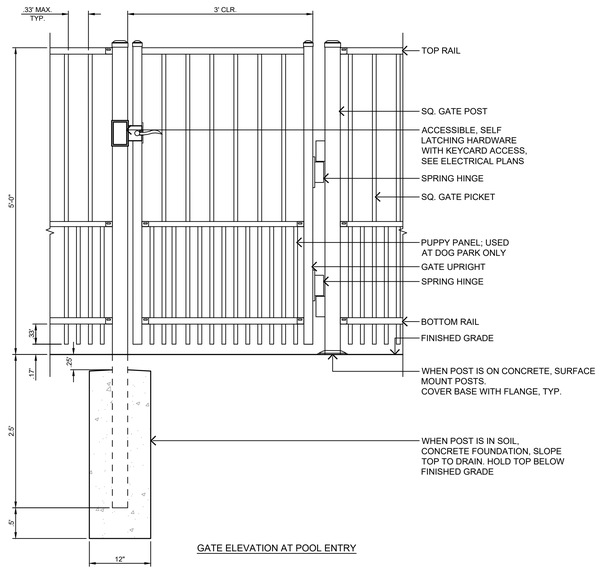
H:\2021\210510\00D_DWG_Sheets\Pdf\Submittal\210510L00D02.dwg, 2/17/2023 3:15:45 PM, jaggers

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES

NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. GATES SHALL OPEN OUTWARD FROM DOG PARK AREA, BE SELF-CLOSING WITH A SELF-LATCHING DEVICE, AND BE EQUIPPED WITH KEYCARD ACCESS.



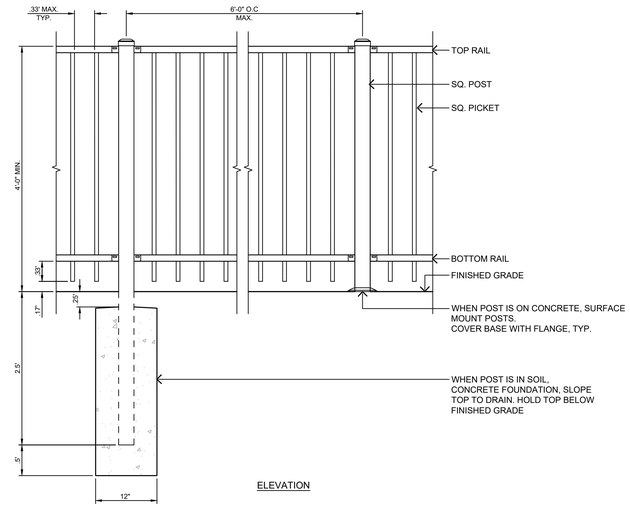
ELEVATION



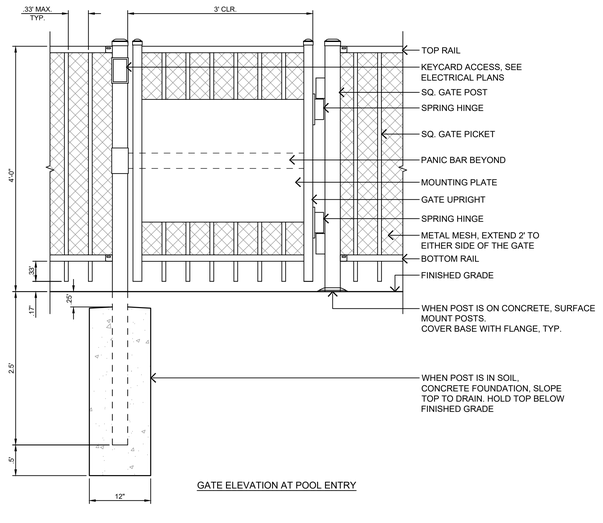
GATE ELEVATION AT POOL ENTRY

1 DOG FENCE AND GATE
SCALE: 1" = 1'-0"

NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. POOL GATE SHALL OPEN OUTWARD FROM THE POOL, BE SELF-CLOSING WITH A SELF-LATCHING DEVICE, AND BE EQUIPPED WITH KEYCARD ACCESS AND PANIC BAR.
3. POOL GATE RELEASES SHALL BE LOCATED AT LEAST 54" FROM BOTTOM OF GATE OR BE LOCATED 3" FROM THE TOP OF THE GATE, LOCATED ON THE POOL SIDE OF THE FENCE, AND HAVE NO OPENING GREATER THAN $\frac{1}{2}$" WITHIN 18" OF THE RELEASE MECHANISM.



ELEVATION



GATE ELEVATION AT POOL ENTRY

2 POOL FENCE & GATE
SCALE: 1" = 1'-0"

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO:	210510.002
DATE:	2022-12-15
SCALE:	

SHEET NAME:
LANDSCAPE DETAILS

SHEET NO.
L107

H:\2021\210510\002_DWG_Sheets\PUD Submittals\210510LND002.dwg, 2/17/2023 3:15:46 PM, jaggers

INSPIRED PEOPLE ▸ CREATIVE DESIGN ▸ TRANSFORMING COMMUNITIES

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CIG COMMUNITIES

SEAL:

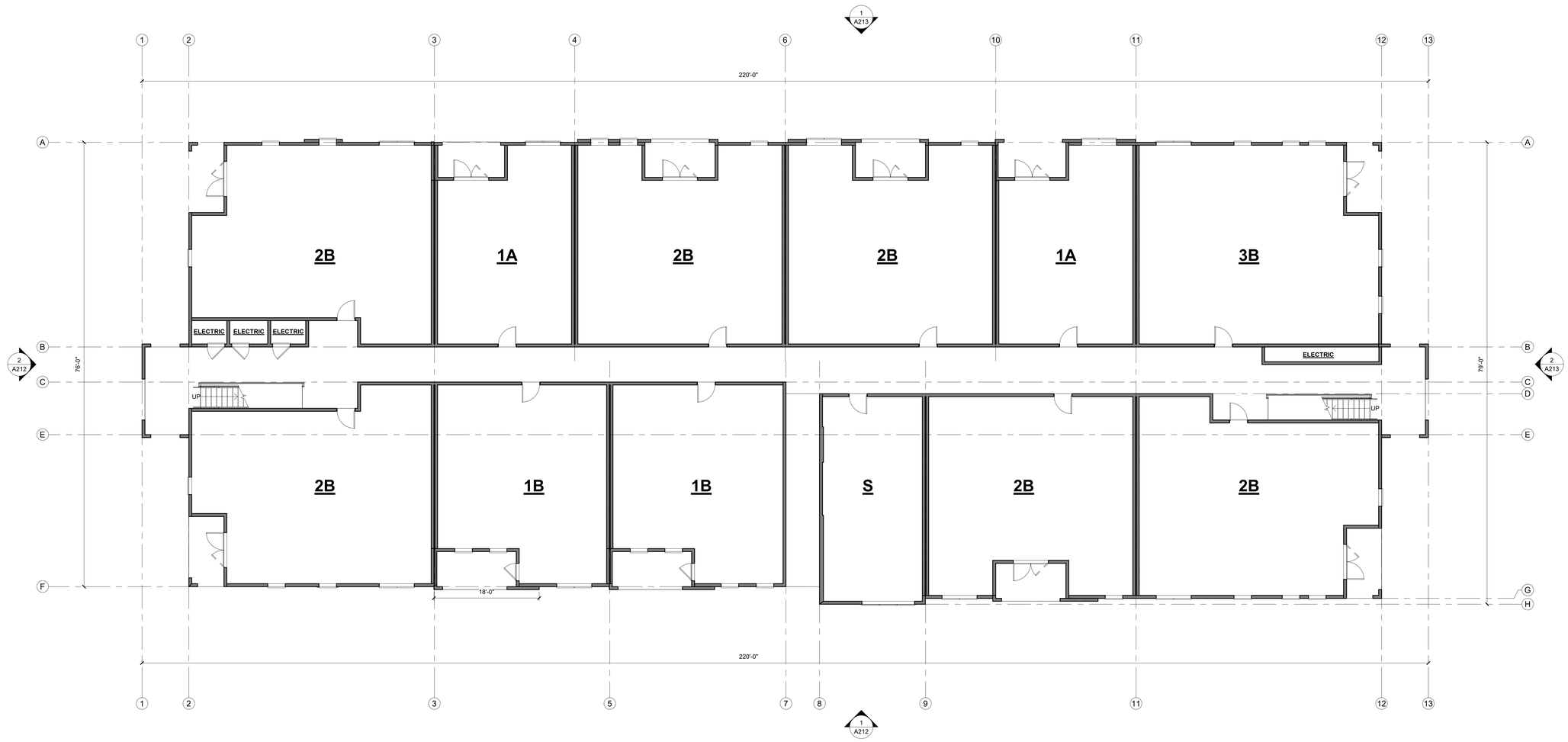
NO.	DATE	DESCRIPTION
A	2023-02-17	OWNER AND TWP. REVISIONS

GROOMS ROAD
SECTION 7, TOWN 3, RANGE 2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 210510.002
DATE: 2022-12-15
SCALE:

SHEET NAME:
LANDSCAPE RENDERING

SHEET NO.
L108



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

g4. DESIGN
interiors planning architecture
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:

GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 1 - FLOOR PLAN - LEVEL 1

A201

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4.
interiors
planning
architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

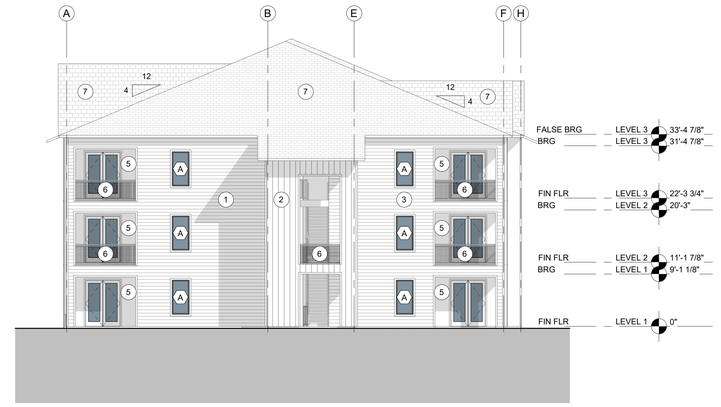
© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

EXTERIOR ELEVATION MATERIAL_LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF



2 MIX 1 - EXTERIOR ELEVATION LEFT
3/32" = 1'-0"

1 MIX 1 - EXTERIOR ELEVATION FRONT
3/32" = 1'-0"

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:

GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 1 - EXTERIOR ELEVATIONS

A212

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4. interiors planning architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

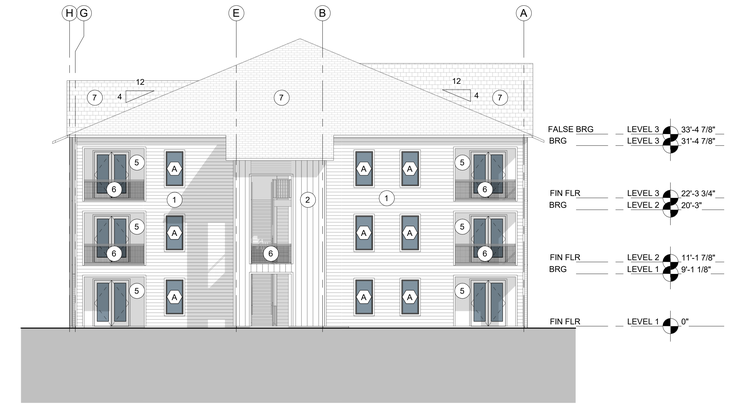
© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

EXTERIOR ELEVATION MATERIAL LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF



2 MIX 1 - EXTERIOR ELEVATION RIGHT
3/32" = 1'-0"

1 MIX 1 - EXTERIOR ELEVATION REAR
3/32" = 1'-0"

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
MIX 1 - EXTERIOR ELEVATIONS

A213

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4.
interiors
planning
architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

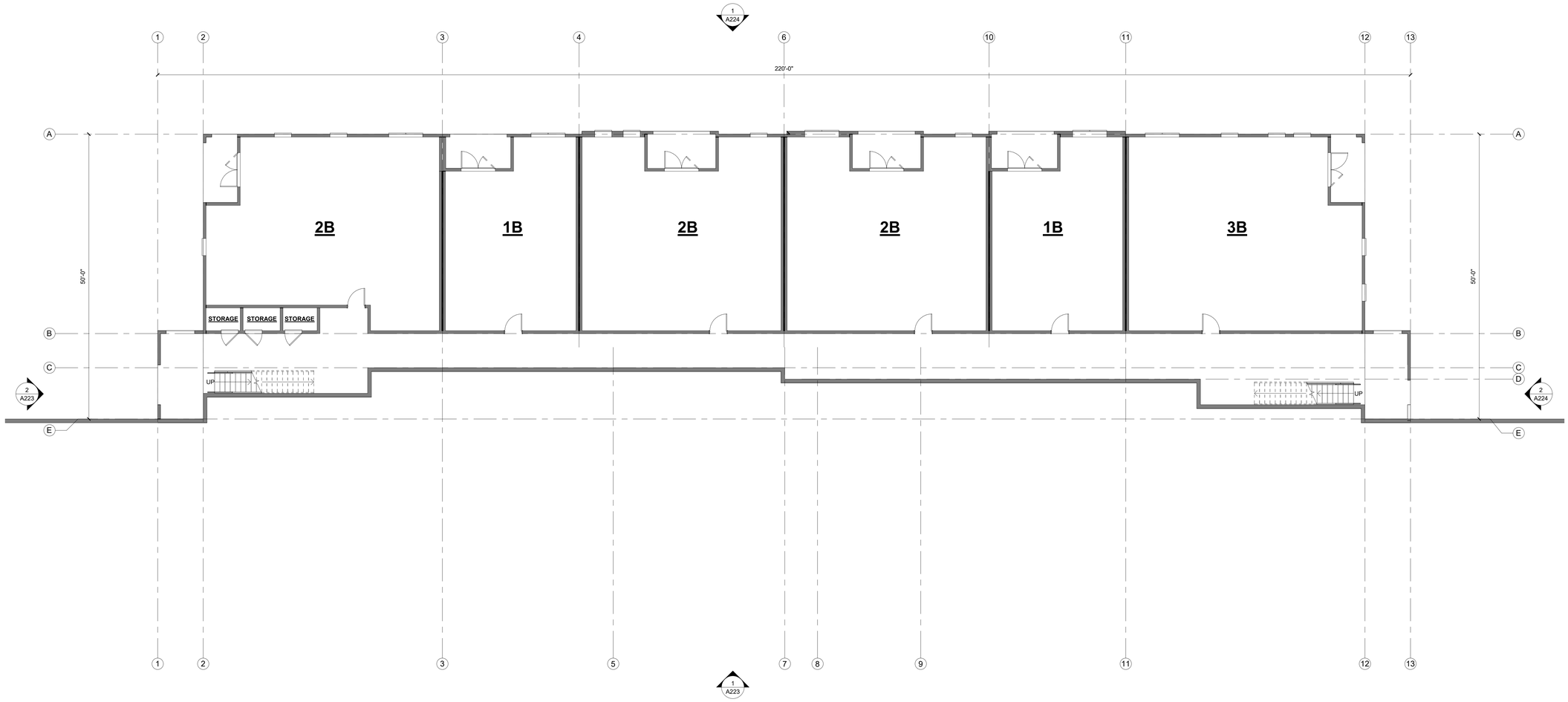
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				



1 MIX 2 - FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 2 - FLOOR PLAN - LEVEL 1

A221

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4.
interiors
planning
architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

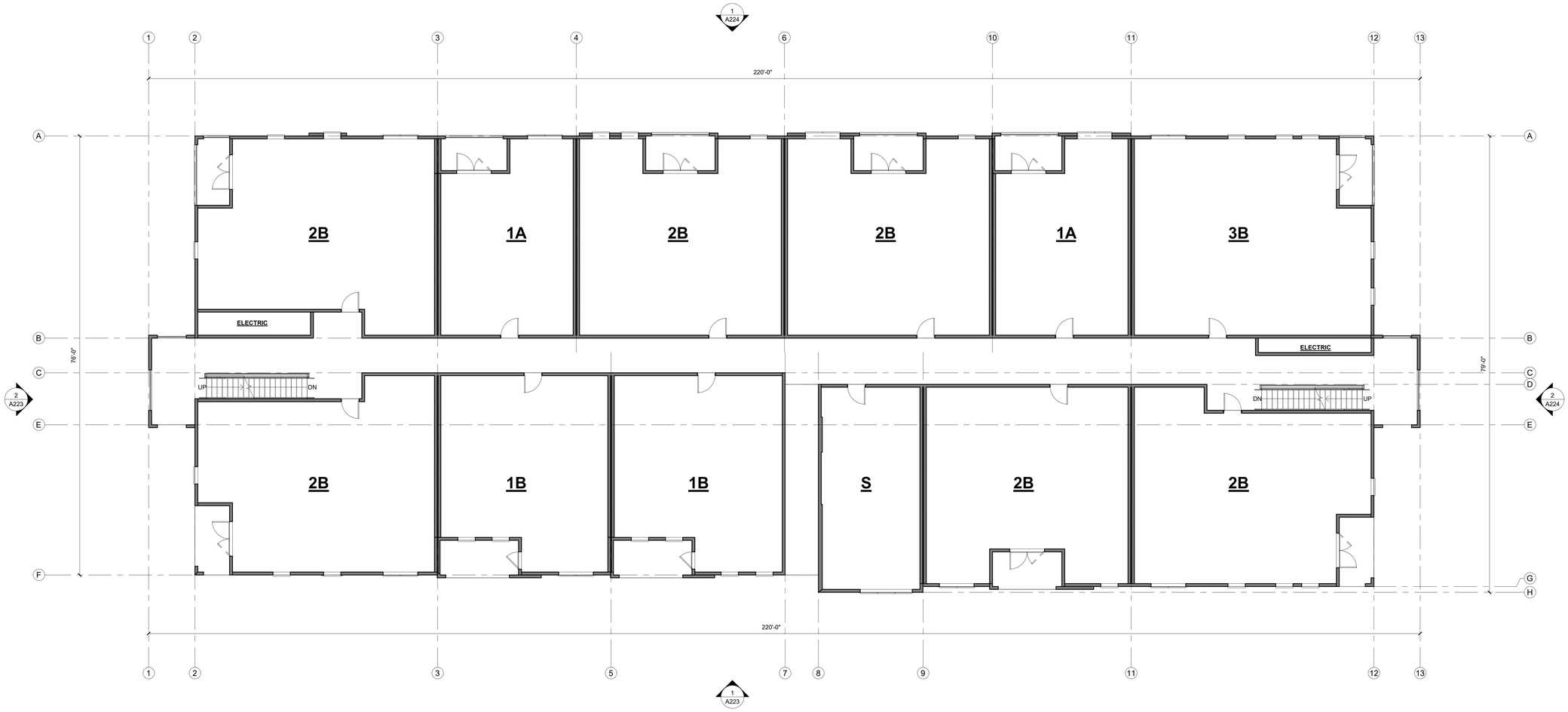
CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES



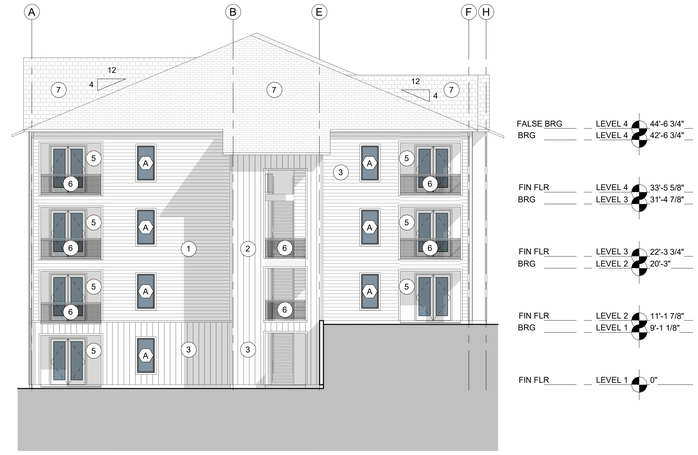
1 MIX 2 - FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

	PUD
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	
	GROOMS ROAD
	SYCAMORE TOWNSHIP, OHIO
Drawing Name:	
	MIX 2 - FLOOR PLAN - LEVEL 2

A222

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

EXTERIOR ELEVATION MATERIAL_LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF



2 MIX 2 - EXTERIOR ELEVATION RIGHT
3/32" = 1'-0"

1 MIX 2 - EXTERIOR ELEVATION FRONT
3/32" = 1'-0"

g4. DESIGN
interiors planning architecture
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:

GROOMS ROAD

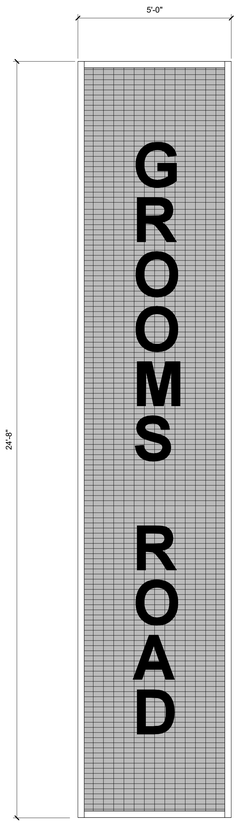
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 2 - EXTERIOR ELEVATIONS

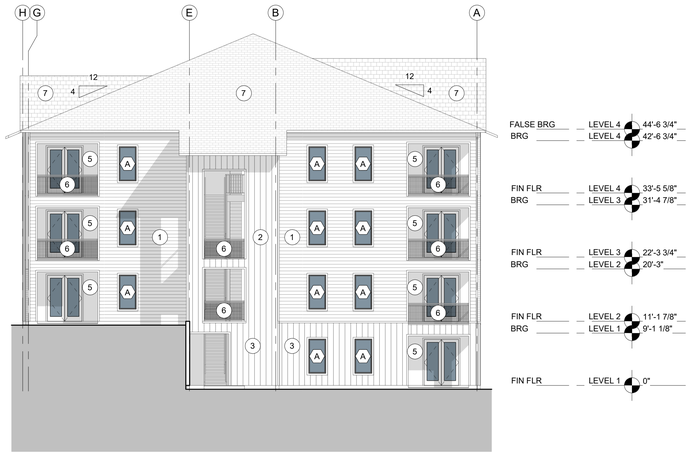
A223

© 2022 Group 4 Design, Inc. – PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.



3 BUILDING SIGNAGE
1/2" = 1'-0"

EXTERIOR ELEVATION MATERIAL_LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF



2 MIX 2 - EXTERIOR ELEVATION LEFT
3/32" = 1'-0"

1 MIX 2 - EXTERIOR ELEVATION BACK
3/32" = 1'-0"

g4. interiors planning architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

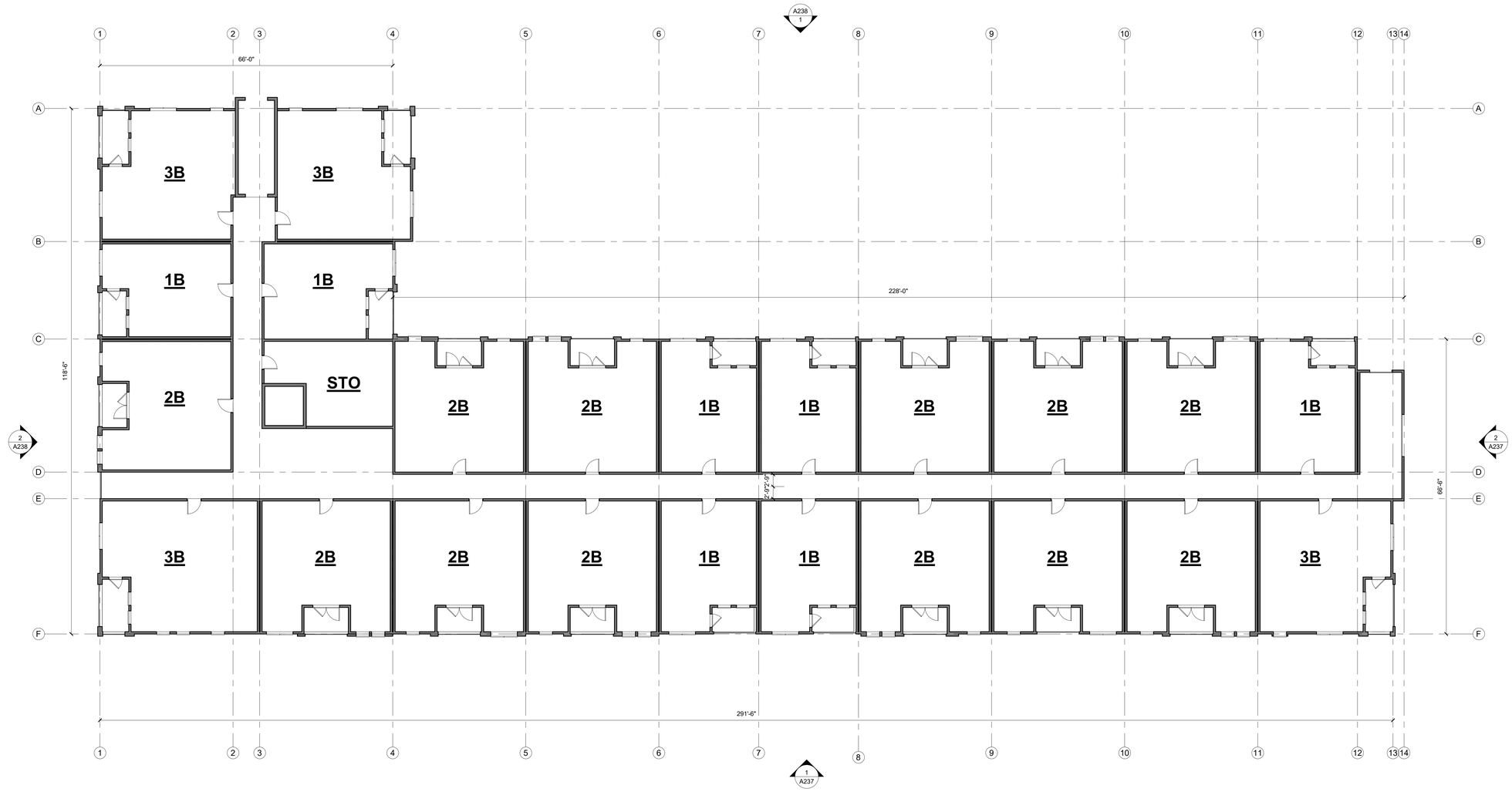
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
MIX 2 - EXTERIOR ELEVATIONS

A224

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.



1 MIX 3 - FLOOR PLAN - LEVEL 2 - OVERALL
3/32" = 1'-0"

g4. interiors planning architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
MIX 3 - FLOOR PLAN - LEVEL 2

A234

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

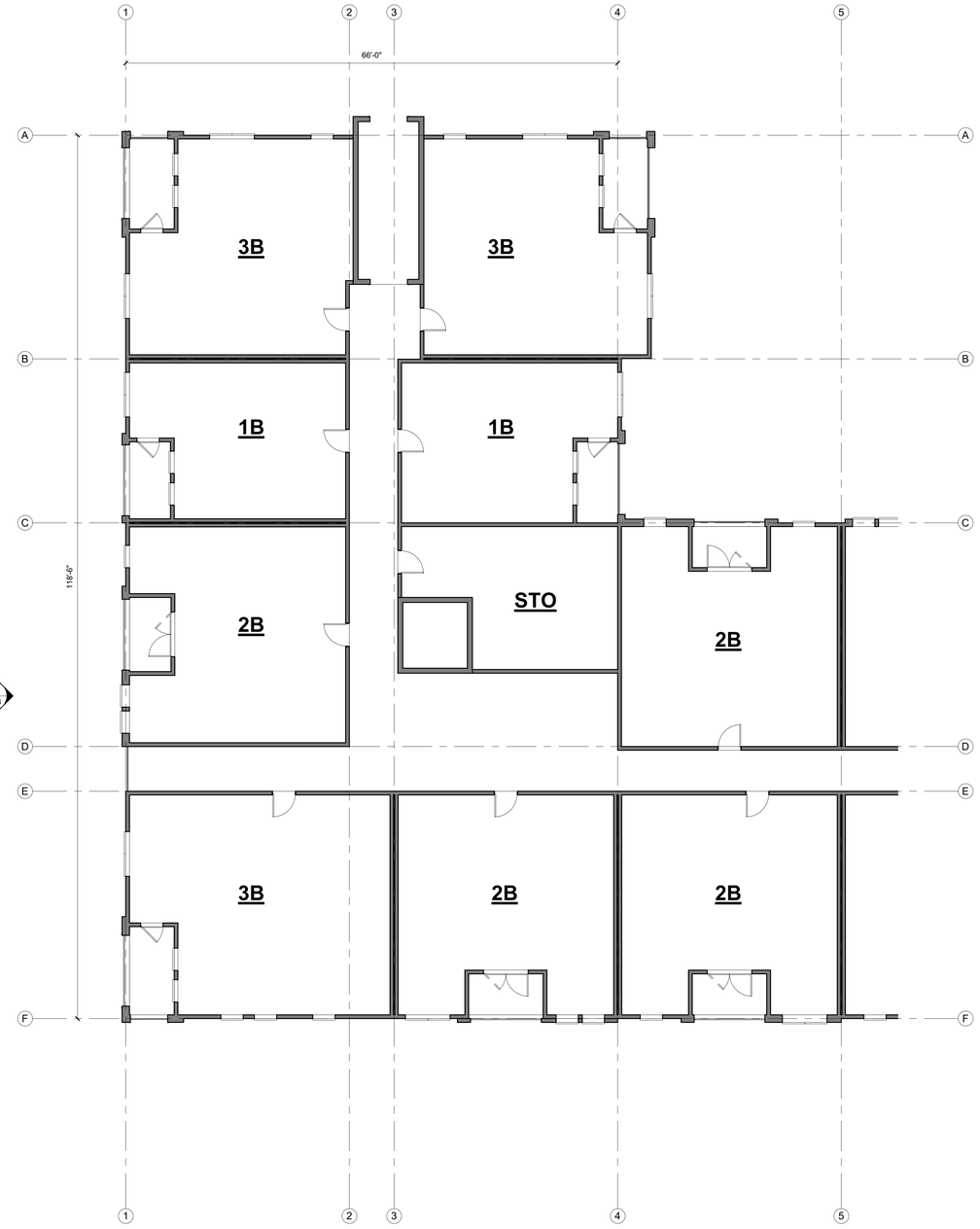
g4.
interiors
planning
architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.



1 MIX 3 - FLOOR PLAN - LEVEL 2 - AREA A
1/8" = 1'-0"

Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

GROOMS ROAD

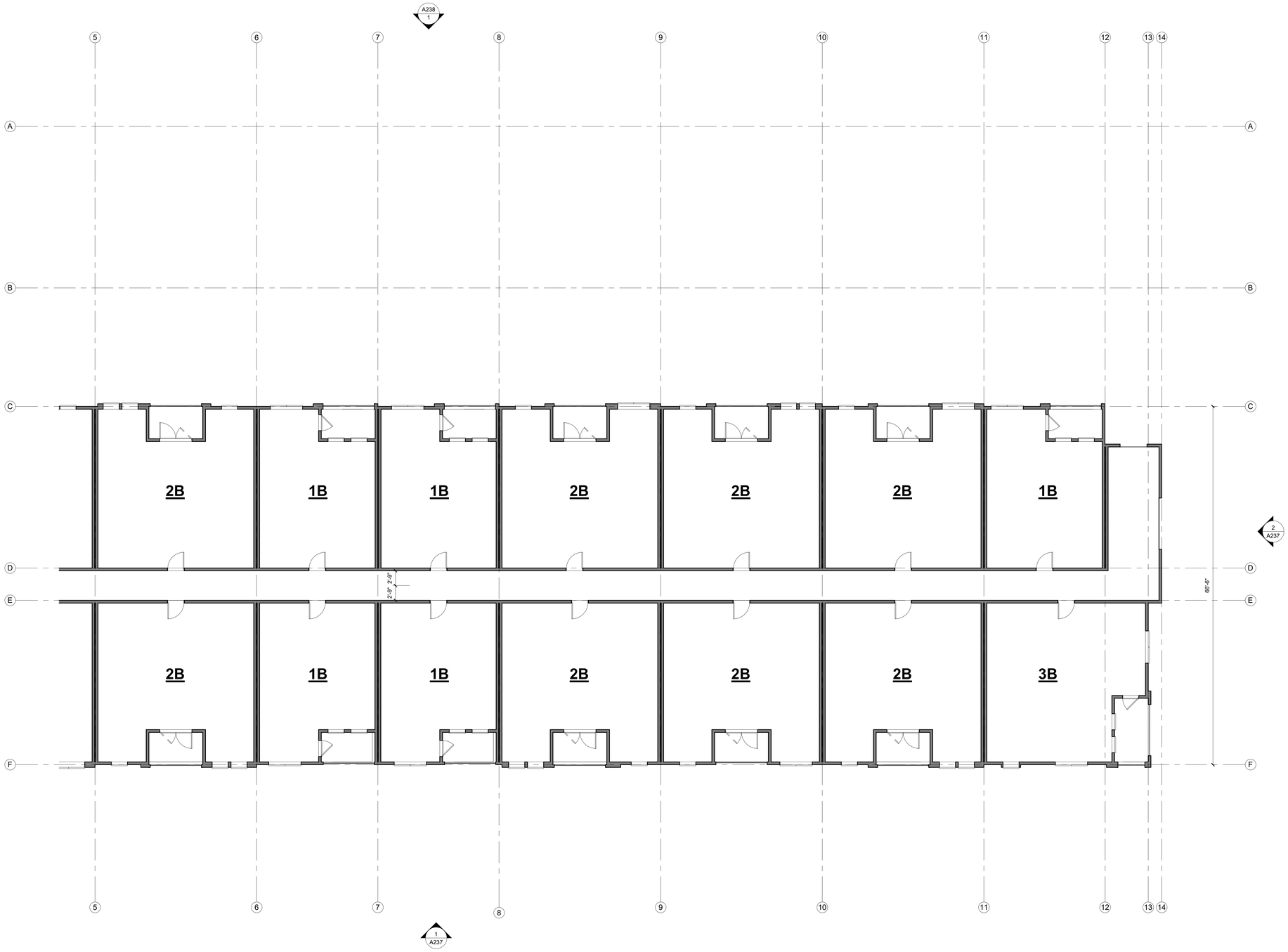
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 3 - FLOOR PLAN - LEVEL 2 - AREA A

A235

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.



1 MIX 3 - FLOOR PLAN - LEVEL 2 - AREA B
1/8" = 1'-0"

g4. DESIGN
interiors
planning
architecture
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 3 - FLOOR PLAN - LEVEL 2 - AREA B

A236

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4. interiors planning architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

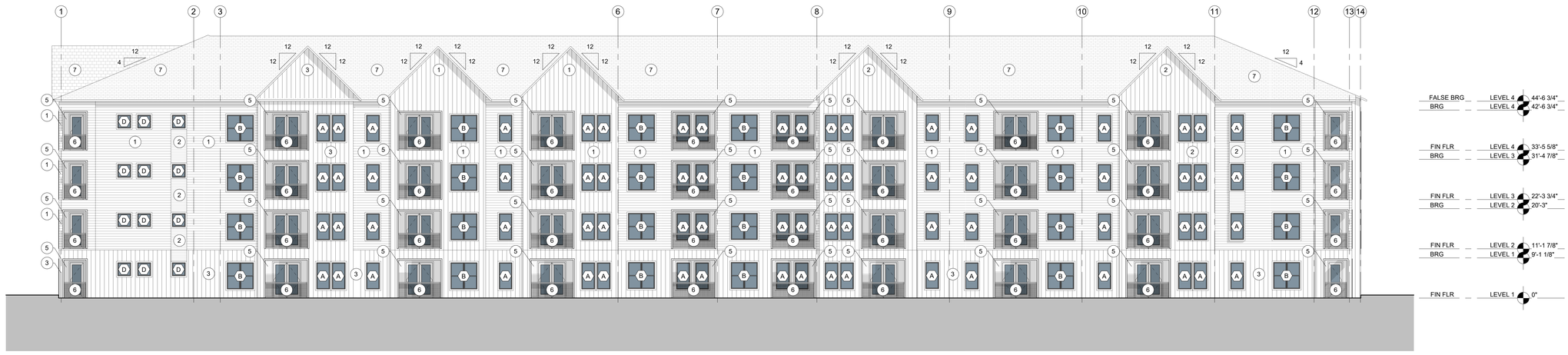
Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

EXTERIOR ELEVATION MATERIAL LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF

2 MIX 3 RIGHT ELEV
3/32" = 1'-0"



1 MIX 3 FRONT ELEV
3/32" = 1'-0"

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:

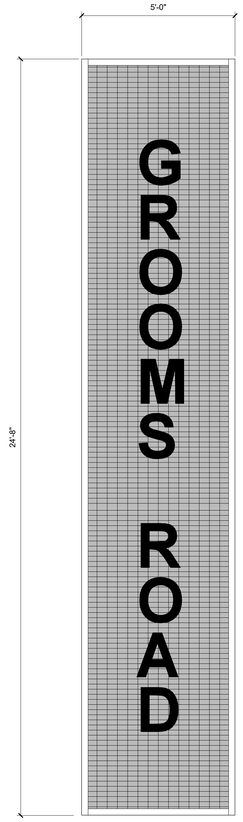
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 3 - EXTERIOR ELEVATIONS

A237

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.



3 BUILDING SIGNAGE
1/2" = 1'-0"

EXTERIOR ELEVATION MATERIAL_LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF

2 MIX 3 LEFT ELEV
3/32" = 1'-0"

1 MIX 3 REAR ELEV
3/32" = 1'-0"

g4. DESIGN
interiors planning architecture
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Description	Date	By
Delta			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

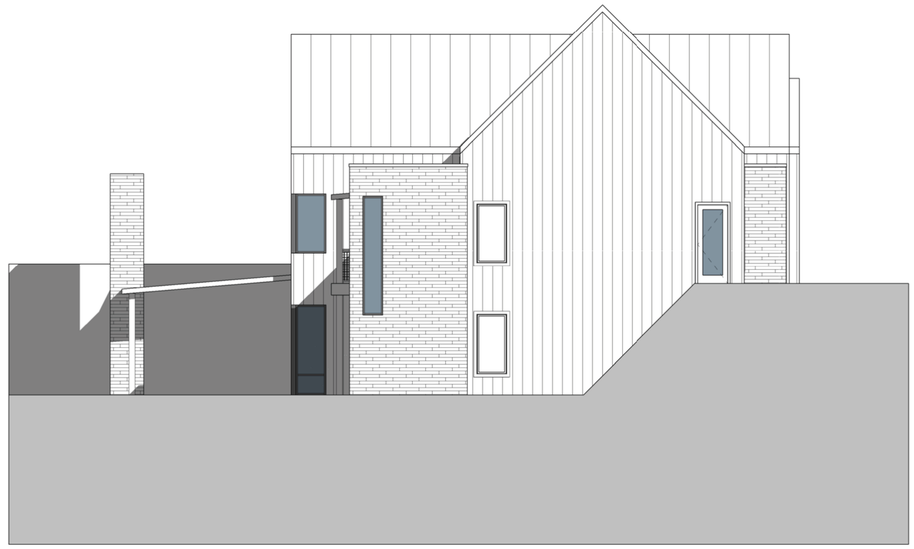
Project Name:
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
MIX 3 - EXTERIOR ELEVATIONS

A238

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

3 CLUBHOUSE - RIGHT ELEVATION
NTS



2 CLUBHOUSE - LEFT ELEVATION
NTS

1 CLUBHOUSE - FRONT ELEVATION
NTS

g4. DESIGN
interiors planning architecture
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
CLUBHOUSE ELEVATIONS

A301

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4.
interiors
planning
architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

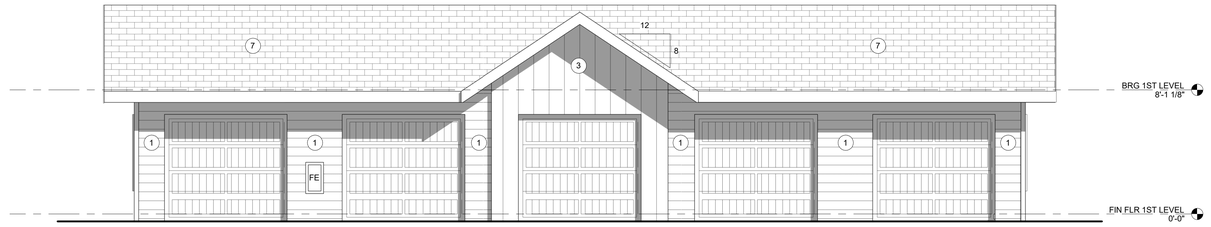
PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

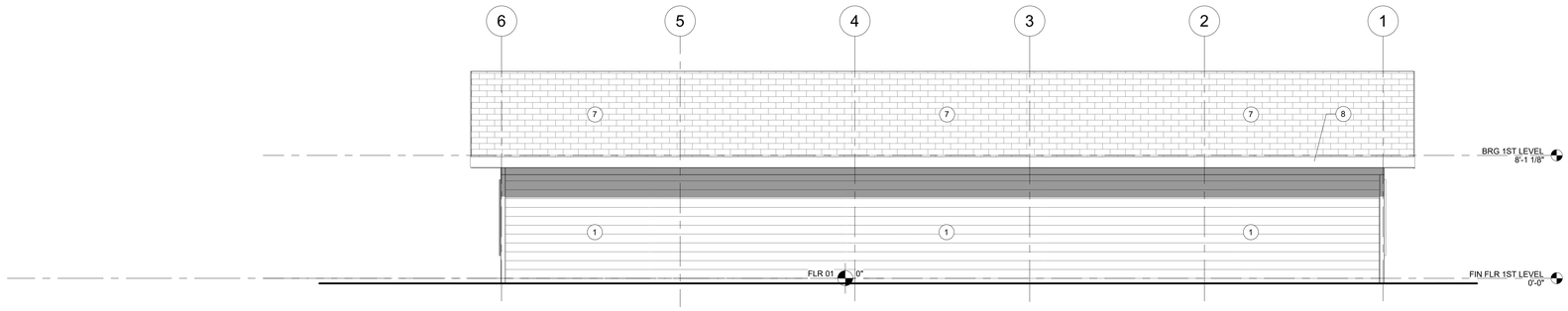
CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

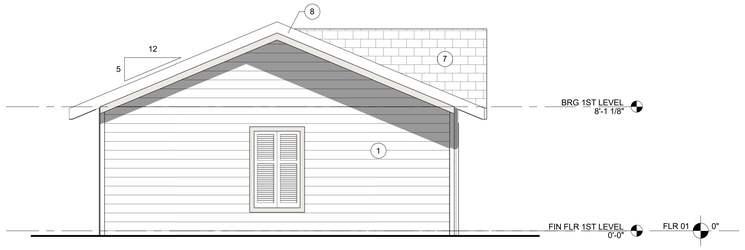
EXTERIOR ELEVATION MATERIAL_LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
7	ARCHITECTURAL SHINGLE ROOF
8	FIBER CEMENT TRIM, SMOOTH



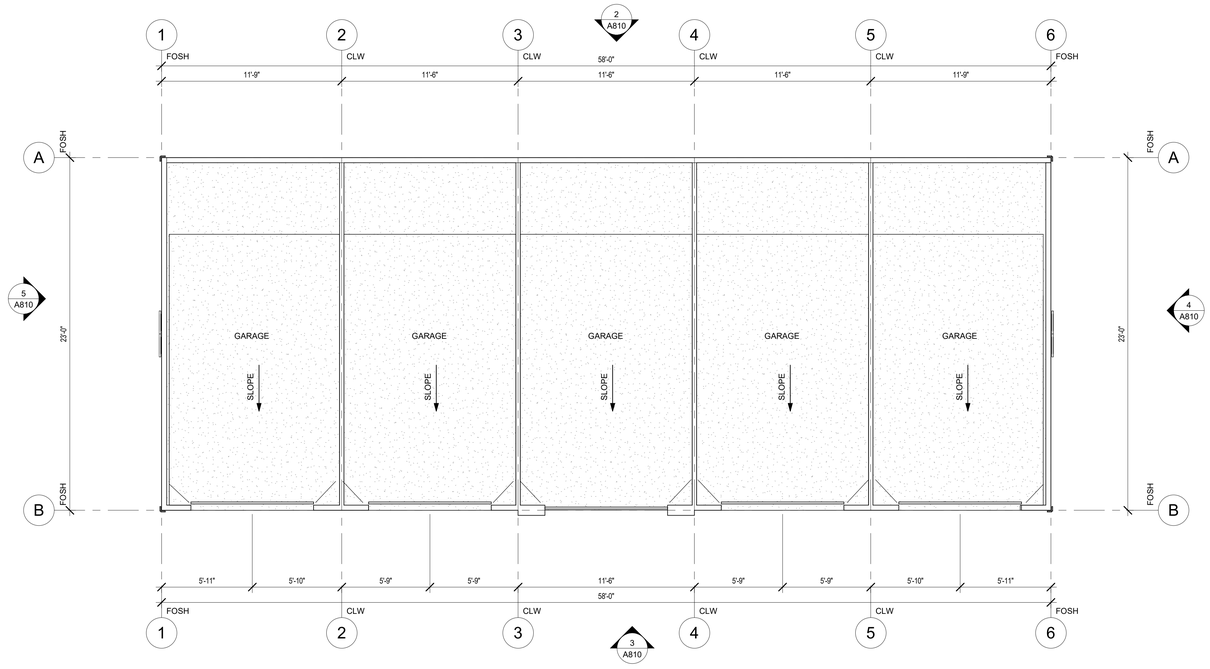
3 GARAGE - FRONT ELEVATION
1/4" = 1'-0"

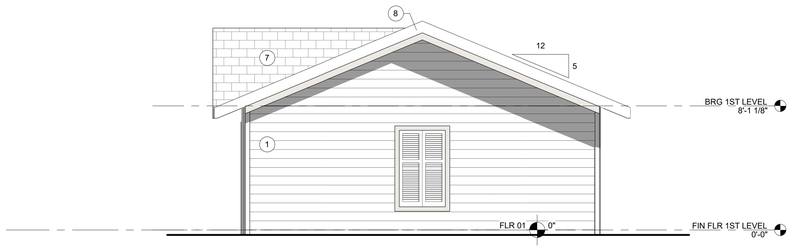


2 GARAGE - REAR ELEVATION
1/4" = 1'-0"



5 GARAGE - LEFT ELEVATION
1/4" = 1'-0"





4 GARAGE - RIGHT ELEVATION
1/4" = 1'-0"

1 GARAGE FLOOR PLAN - 5 BAY STANDARD
1/4" = 1'-0"

Issues and Revisions

No.	Delta	Description	Date	By
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
GARAGE - 5 BAY STANDARD

A810

g4. interiors planning architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

CIG COMMUNITIES

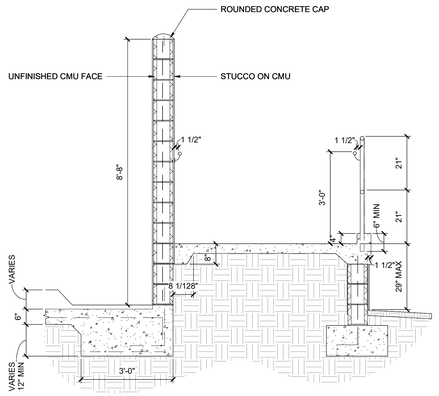
PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	

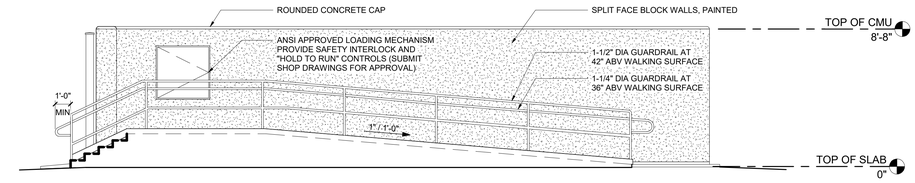
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:
TRASH COMPACTOR

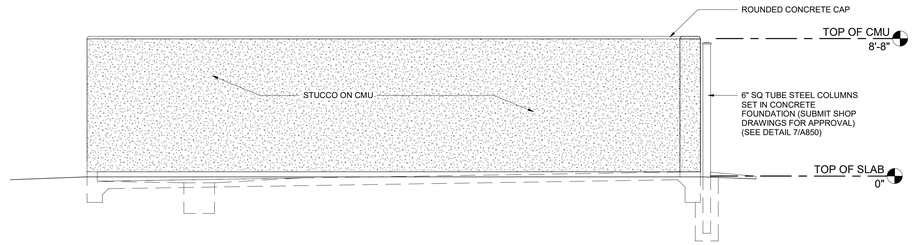
A850



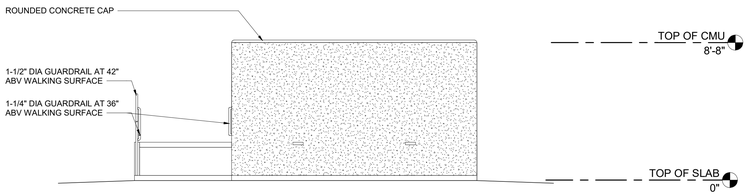
6 RAMP / WALL SECTION DETAIL
1/2" = 1'-0"



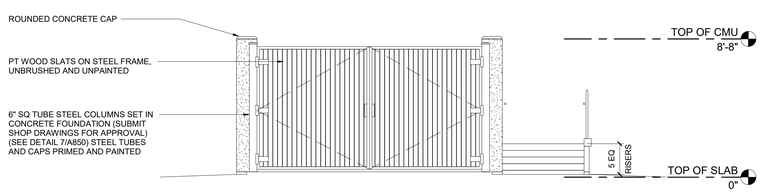
3 TRASH COMPACTOR - EXTERIOR ELEVATION 2
1/4" = 1'-0"



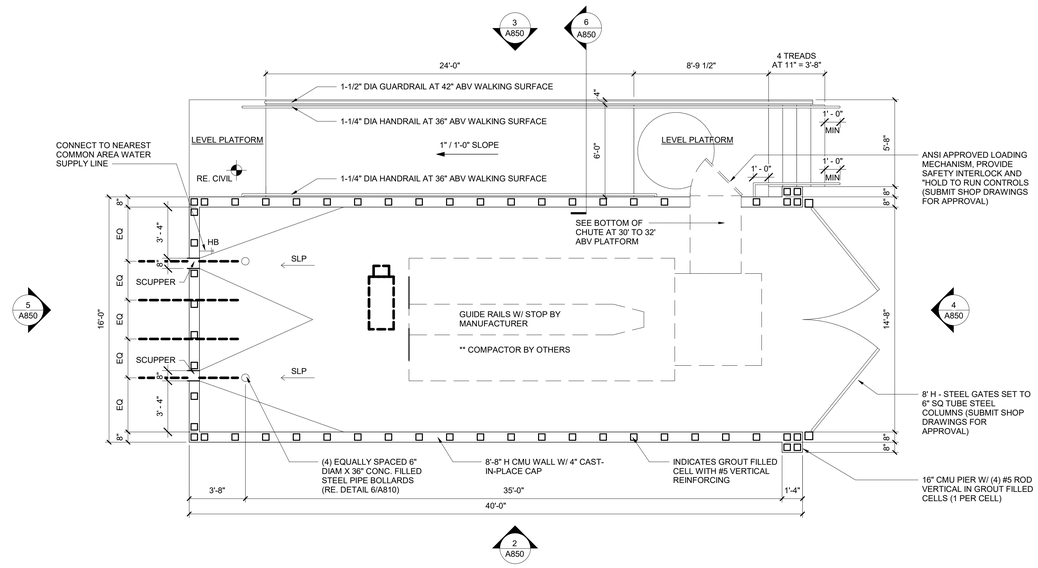
2 TRASH COMPACTOR - EXTERIOR ELEVATION 1
1/4" = 1'-0"



5 TRASH COMPACTOR EXTERIOR ELEVATION 4
1/4" = 1'-0"



4 TRASH COMPACTOR EXTERIOR ELEVATION 3
1/4" = 1'-0"



NOTE: ** INDICATES DIMENSION BASED ON INFORMATION SUPPLIED BY MARATHON EQUIPMENT FOR MODEL #RJ250SC

1 TRASH COMPACTOR FLOOR PLAN
1/4" = 1'-0"

g4. DESIGN
interiors
planning
architecture
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

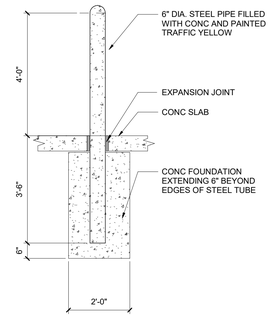
DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

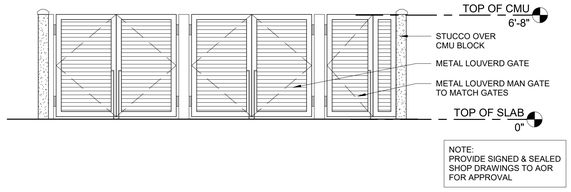
© 2022 Group 4 Design, Inc.

Issues and Revisions

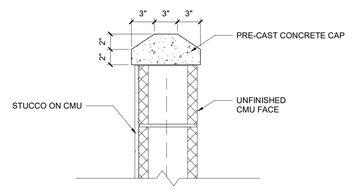
No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

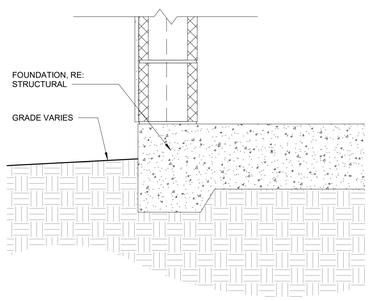


1 BOLLARD DETAIL
1/2" = 1'-0"

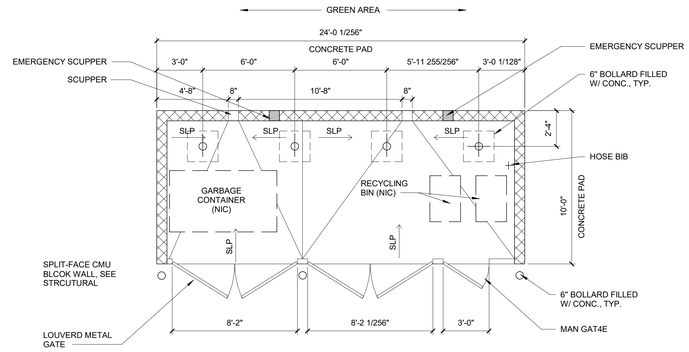


2 TRASH ENCLOSURE EXTERIOR ELEVATION
1/4" = 1'-0"





4 WALL SECTION DETAIL
1 1/2" = 1'-0"



3 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

CIG COMMUNITIES

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	GROOMS ROAD SYCAMORE TOWNSHIP, OHIO
Drawing Name:	TRASH ENCLOSURE

A851

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4.
interiors
planning
architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

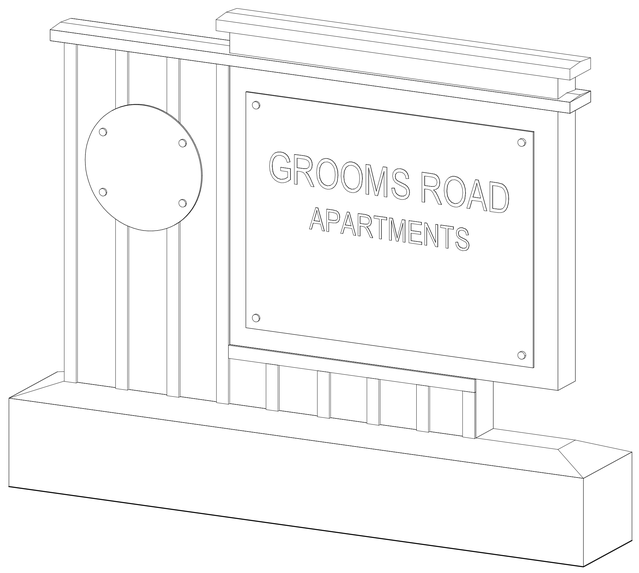
CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

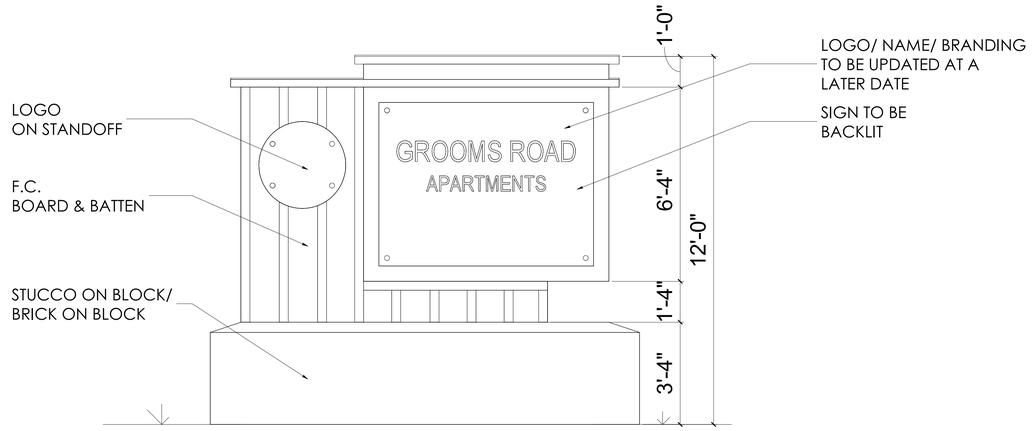
Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
07				
08				
09				
10				
11				

CIG COMMUNITIES



2 MONUMENT SIGN 3D
NTS



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

PUD

Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK

Project Name:

GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MONUMENT SIGN

A852

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

g4. interiors planning architecture
DESIGN
1520 Prudential Drive
Jacksonville, Florida 32207
904.353.5900 [o] 904.353.5968 [f]
Email info@g4designinc.com

PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

DO NOT SCALE THE DRAWINGS. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE ARCHITECT. SCALE NOTED IS FOR FULL "ANSI-D" SIZE PRINTS.

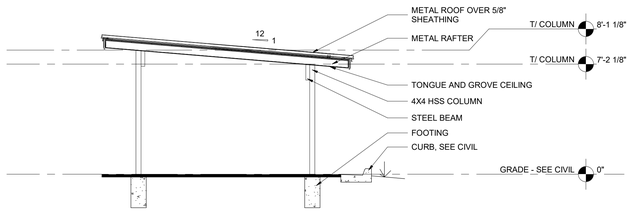
CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

© 2022 Group 4 Design, Inc.

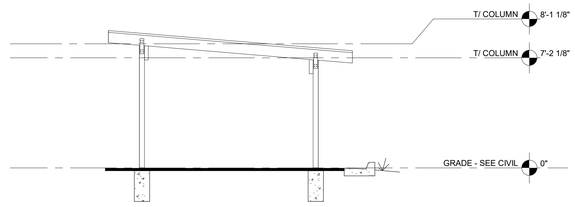
Issues and Revisions

No.	Delta	Date	By	Description
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				

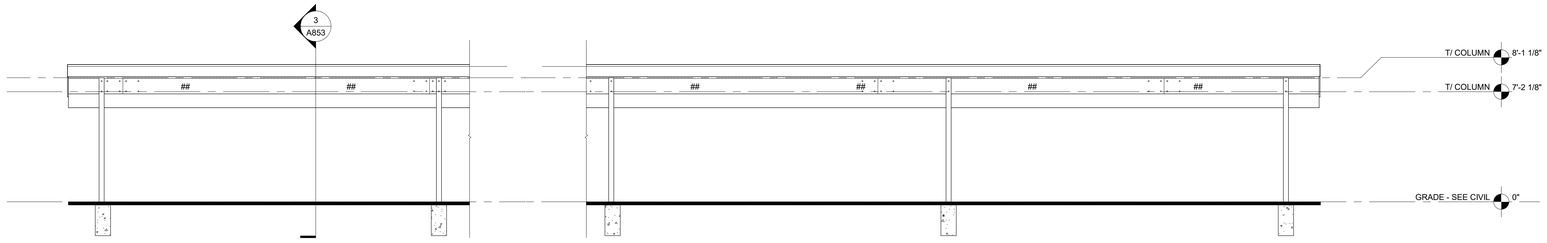
CIG COMMUNITIES



3 PARKING CANOPY - SECTION
1/4" = 1'-0"



2 PARKING CANOPY - SIDE ELEVATION
1/4" = 1'-0"



1 PARKING CANOPY - FRONT ELEVATION
1/4" = 1'-0"

PUD	
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	
GROOMS ROAD	
SYCAMORE TOWNSHIP, OHIO	
Drawing Name:	
PARKING CANOPY	

A853

© 2022 Group 4 Design, Inc. - PLANS, DESIGN CONCEPTS, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC.

EAST KEMPER ROAD
(R/W VARIES)
P.O.B
PARCEL I
PARCEL III
PARCEL II
PARCEL I
PARCEL II
PARCEL III
PARCEL IV
PARCEL V
PARCEL VI
PARCEL VII
PARCEL VIII
PARCEL IX
PARCEL X
PARCEL XI
PARCEL XII
PARCEL XIII
PARCEL XIV
PARCEL XV
PARCEL XVI
PARCEL XVII
PARCEL XVIII
PARCEL XIX
PARCEL XX
PARCEL XXI
PARCEL XXII
PARCEL XXIII
PARCEL XXIV
PARCEL XXV
PARCEL XXVI
PARCEL XXVII
PARCEL XXVIII
PARCEL XXIX
PARCEL XXX
PARCEL XXXI
PARCEL XXXII
PARCEL XXXIII
PARCEL XXXIV
PARCEL XXXV
PARCEL XXXVI
PARCEL XXXVII
PARCEL XXXVIII
PARCEL XXXIX
PARCEL XL
PARCEL XLI
PARCEL XLII
PARCEL XLIII
PARCEL XLIV
PARCEL XLV
PARCEL XLVI
PARCEL XLVII
PARCEL XLVIII
PARCEL XLIX
PARCEL L
PARCEL LI
PARCEL LII
PARCEL LIII
PARCEL LIV
PARCEL LV
PARCEL LVI
PARCEL LVII
PARCEL LVIII
PARCEL LIX
PARCEL LX
PARCEL LXI
PARCEL LXII
PARCEL LXIII
PARCEL LXIV
PARCEL LXV
PARCEL LXVI
PARCEL LXVII
PARCEL LXVIII
PARCEL LXIX
PARCEL LXX
PARCEL LXXI
PARCEL LXXII
PARCEL LXXIII
PARCEL LXXIV
PARCEL LXXV
PARCEL LXXVI
PARCEL LXXVII
PARCEL LXXVIII
PARCEL LXXIX
PARCEL LXXX
PARCEL LXXXI
PARCEL LXXXII
PARCEL LXXXIII
PARCEL LXXXIV
PARCEL LXXXV
PARCEL LXXXVI
PARCEL LXXXVII
PARCEL LXXXVIII
PARCEL LXXXIX
PARCEL XC
PARCEL XCI
PARCEL XCII
PARCEL XCIII
PARCEL XCIV
PARCEL XCV
PARCEL XCVI
PARCEL XCVII
PARCEL XCVIII
PARCEL XCIX
PARCEL C
PARCEL CI
PARCEL CII
PARCEL CIII
PARCEL CIV
PARCEL CV
PARCEL CVI
PARCEL CVII
PARCEL CVIII
PARCEL CIX
PARCEL CX
PARCEL CXI
PARCEL CXII
PARCEL CXIII
PARCEL CXIV
PARCEL CXV
PARCEL CXVI
PARCEL CXVII
PARCEL CXVIII
PARCEL CXIX
PARCEL CXX
PARCEL CXXI
PARCEL CXXII
PARCEL CXXIII
PARCEL CXXIV
PARCEL CXXV
PARCEL CXXVI
PARCEL CXXVII
PARCEL CXXVIII
PARCEL CXXIX
PARCEL CXXX
PARCEL CXXXI
PARCEL CXXXII
PARCEL CXXXIII
PARCEL CXXXIV
PARCEL CXXXV
PARCEL CXXXVI
PARCEL CXXXVII
PARCEL CXXXVIII
PARCEL CXXXIX
PARCEL CXL
PARCEL CXLI
PARCEL CXLII
PARCEL CXLIII
PARCEL CXLIV
PARCEL CXLV
PARCEL CXLVI
PARCEL CXLVII
PARCEL CXLVIII
PARCEL CXLIX
PARCEL CL
PARCEL CLI
PARCEL CLII
PARCEL CLIII
PARCEL CLIV
PARCEL CLV
PARCEL CLVI
PARCEL CLVII
PARCEL CLVIII
PARCEL CLIX
PARCEL CLX
PARCEL CLXI
PARCEL CLXII
PARCEL CLXIII
PARCEL CLXIV
PARCEL CLXV
PARCEL CLXVI
PARCEL CLXVII
PARCEL CLXVIII
PARCEL CLXIX
PARCEL CLXX
PARCEL CLXXI
PARCEL CLXXII
PARCEL CLXXIII
PARCEL CLXXIV
PARCEL CLXXV
PARCEL CLXXVI
PARCEL CLXXVII
PARCEL CLXXVIII
PARCEL CLXXIX
PARCEL CLXXX
PARCEL CLXXXI
PARCEL CLXXXII
PARCEL CLXXXIII
PARCEL CLXXXIV
PARCEL CLXXXV
PARCEL CLXXXVI
PARCEL CLXXXVII
PARCEL CLXXXVIII
PARCEL CLXXXIX
PARCEL CXC
PARCEL CXCI
PARCEL CXCII
PARCEL CXCIII
PARCEL CXCIV
PARCEL CXCV
PARCEL CXCVI
PARCEL CXCVII
PARCEL CXCVIII
PARCEL CXCIX
PARCEL CC
PARCEL CCI
PARCEL CCII
PARCEL CCIII
PARCEL CCIV
PARCEL CCV
PARCEL CCVI
PARCEL CCVII
PARCEL CCVIII
PARCEL CCIX
PARCEL CCX
PARCEL CCXI
PARCEL CCXII
PARCEL CCXIII
PARCEL CCXIV
PARCEL CCXV
PARCEL CCXVI
PARCEL CCXVII
PARCEL CCXVIII
PARCEL CCXIX
PARCEL CCXX
PARCEL CCXXI
PARCEL CCXXII
PARCEL CCXXIII
PARCEL CCXXIV
PARCEL CCXXV
PARCEL CCXXVI
PARCEL CCXXVII
PARCEL CCXXVIII
PARCEL CCXXIX
PARCEL CCXXX
PARCEL CCXXXI
PARCEL CCXXXII
PARCEL CCXXXIII
PARCEL CCXXXIV
PARCEL CCXXXV
PARCEL CCXXXVI
PARCEL CCXXXVII
PARCEL CCXXXVIII
PARCEL CCXXXIX
PARCEL CCXL
PARCEL CCXLI
PARCEL CCXLII
PARCEL CCXLIII
PARCEL CCXLIV
PARCEL CCXLV
PARCEL CCXLVI
PARCEL CCXLVII
PARCEL CCXLVIII
PARCEL CCXLIX
PARCEL CCL
PARCEL CCLI
PARCEL CCLII
PARCEL CCLIII
PARCEL CCLIV
PARCEL CCLV
PARCEL CCLVI
PARCEL CCLVII
PARCEL CCLVIII
PARCEL CCLIX
PARCEL CCLX
PARCEL CCLXI
PARCEL CCLXII
PARCEL CCLXIII
PARCEL CCLXIV
PARCEL CCLXV
PARCEL CCLXVI
PARCEL CCLXVII
PARCEL CCLXVIII
PARCEL CCLXIX
PARCEL CCLXX
PARCEL CCLXXI
PARCEL CCLXXII
PARCEL CCLXXIII
PARCEL CCLXXIV
PARCEL CCLXXV
PARCEL CCLXXVI
PARCEL CCLXXVII
PARCEL CCLXXVIII
PARCEL CCLXXIX
PARCEL CCLXXX
PARCEL CCLXXXI
PARCEL CCLXXXII
PARCEL CCLXXXIII
PARCEL CCLXXXIV
PARCEL CCLXXXV
PARCEL CCLXXXVI
PARCEL CCLXXXVII
PARCEL CCLXXXVIII
PARCEL CCLXXXIX
PARCEL CCXC
PARCEL CCXCI
PARCEL CCXCII
PARCEL CCXCIII
PARCEL CCXCIV
PARCEL CCXCV
PARCEL CCXCVI
PARCEL CCXCVII
PARCEL CCXCVIII
PARCEL CCXCIX
PARCEL CCC
PARCEL CCCI
PARCEL CCCII
PARCEL CCCIII
PARCEL CCCIV
PARCEL CCCV
PARCEL CCCVI
PARCEL CCCVII
PARCEL CCCVIII
PARCEL CCCIX
PARCEL CCCX
PARCEL CCCXI
PARCEL CCCXII
PARCEL CCCXIII
PARCEL CCCXIV
PARCEL CCCXV
PARCEL CCCXVI
PARCEL CCCXVII
PARCEL CCCXVIII
PARCEL CCCXIX
PARCEL CCCXX
PARCEL CCCXXI
PARCEL CCCXXII
PARCEL CCCXXIII
PARCEL CCCXXIV
PARCEL CCCXXV
PARCEL CCCXXVI
PARCEL CCCXXVII
PARCEL CCCXXVIII
PARCEL CCCXXIX
PARCEL CCCXXX
PARCEL CCCXXXI
PARCEL CCCXXXII
PARCEL CCCXXXIII
PARCEL CCCXXXIV
PARCEL CCCXXXV
PARCEL CCCXXXVI
PARCEL CCCXXXVII
PARCEL CCCXXXVIII
PARCEL CCCXXXIX
PARCEL CCCXL
PARCEL CCCXLI
PARCEL CCCXLII
PARCEL CCCXLIII
PARCEL CCCXLIV
PARCEL CCCXLV
PARCEL CCCXLVI
PARCEL CCCXLVII
PARCEL CCCXLVIII
PARCEL CCCXLIX
PARCEL CCCL
PARCEL CCCLI
PARCEL CCCLII
PARCEL CCCLIII
PARCEL CCCLIV
PARCEL CCCLV
PARCEL CCCLVI
PARCEL CCCLVII
PARCEL CCCLVIII
PARCEL CCCLIX
PARCEL CCCLX
PARCEL CCCLXI
PARCEL CCCLXII
PARCEL CCCLXIII
PARCEL CCCLXIV
PARCEL CCCLXV
PARCEL CCCLXVI
PARCEL CCCLXVII
PARCEL CCCLXVIII
PARCEL CCCLXIX
PARCEL CCCLXX
PARCEL CCCLXXI
PARCEL CCCLXXII
PARCEL CCCLXXIII
PARCEL CCCLXXIV
PARCEL CCCLXXV
PARCEL CCCLXXVI
PARCEL CCCLXXVII
PARCEL CCCLXXVIII
PARCEL CCCLXXIX
PARCEL CCCLXXX
PARCEL CCCLXXXI
PARCEL CCCLXXXII
PARCEL CCCLXXXIII
PARCEL CCCLXXXIV
PARCEL CCCLXXXV
PARCEL CCCLXXXVI
PARCEL CCCLXXXVII
PARCEL CCCLXXXVIII
PARCEL CCCLXXXIX
PARCEL CCCXC
PARCEL CCCXCI
PARCEL CCCXCII
PARCEL CCCXCIII
PARCEL CCCXCIV
PARCEL CCCXCV
PARCEL CCCXCVI
PARCEL CCCXCVII
PARCEL CCCXCVIII
PARCEL CCCXCIX
PARCEL CD
PARCEL CDI
PARCEL CDII
PARCEL CDIII
PARCEL CDIV
PARCEL CDV
PARCEL CDVI
PARCEL CDVII
PARCEL CDVIII
PARCEL CDIX
PARCEL CDX
PARCEL CDXI
PARCEL CDXII
PARCEL CDXIII
PARCEL CDXIV
PARCEL CDXV
PARCEL CDXVI
PARCEL CDXVII
PARCEL CDXVIII
PARCEL CDXIX
PARCEL CDXX
PARCEL CDXXI
PARCEL CDXXII
PARCEL CDXXIII
PARCEL CDXXIV
PARCEL CDXXV
PARCEL CDXXVI
PARCEL CDXXVII
PARCEL CDXXVIII
PARCEL CDXXIX
PARCEL CDXXX
PARCEL CDXXXI
PARCEL CDXXXII
PARCEL CDXXXIII
PARCEL CDXXXIV
PARCEL CDXXXV
PARCEL CDXXXVI
PARCEL CDXXXVII
PARCEL CDXXXVIII
PARCEL CDXXXIX
PARCEL CDXL
PARCEL CDXLI
PARCEL CDXLII
PARCEL CDXLIII
PARCEL CDXLIV
PARCEL CDXLV
PARCEL CDXLVI
PARCEL CDXLVII
PARCEL CDXLVIII
PARCEL CDXLIX
PARCEL CDL
PARCEL CDLI
PARCEL CDLII
PARCEL CDLIII
PARCEL CDLIV
PARCEL CDLV
PARCEL CDLVI
PARCEL CDLVII
PARCEL CDLVIII
PARCEL CDLIX
PARCEL CDLX
PARCEL CDLXI
PARCEL CDLXII
PARCEL CDLXIII
PARCEL CDLXIV
PARCEL CDLXV
PARCEL CDLXVI
PARCEL CDLXVII
PARCEL CDLXVIII
PARCEL CDLXIX
PARCEL CDLXX
PARCEL CDLXXI
PARCEL CDLXXII
PARCEL CDLXXIII
PARCEL CDLXXIV
PARCEL CDLXXV
PARCEL CDLXXVI
PARCEL CDLXXVII
PARCEL CDLXXVIII
PARCEL CDLXXIX
PARCEL CDLXXX
PARCEL CDLXXXI
PARCEL CDLXXXII
PARCEL CDLXXXIII
PARCEL CDLXXXIV
PARCEL CDLXXXV
PARCEL CDLXXXVI
PARCEL CDLXXXVII
PARCEL CDLXXXVIII
PARCEL CDLXXXIX
PARCEL CDXC
PARCEL CDXCI
PARCEL CDXCII
PARCEL CDXCIII
PARCEL CDXCIV
PARCEL CDXCV
PARCEL CDXCVI
PARCEL CDXCVII
PARCEL CDXCVIII
PARCEL CDXCIX
PARCEL D
PARCEL DI
PARCEL DII
PARCEL DIII
PARCEL DIV
PARCEL DV
PARCEL DVI
PARCEL DVII
PARCEL DVIII
PARCEL DIX
PARCEL DX
PARCEL DXI
PARCEL DXII
PARCEL DXIII
PARCEL DXIV
PARCEL DXV
PARCEL DXVI
PARCEL DXVII
PARCEL DXVIII
PARCEL DXIX
PARCEL DXX
PARCEL DXXI
PARCEL DXXII
PARCEL DXXIII
PARCEL DXXIV
PARCEL DXXV
PARCEL DXXVI
PARCEL DXXVII
PARCEL DXXVIII
PARCEL DXXIX
PARCEL DXXX
PARCEL DXXXI
PARCEL DXXXII
PARCEL DXXXIII
PARCEL DXXXIV
PARCEL DXXXV
PARCEL DXXXVI
PARCEL DXXXVII
PARCEL DXXXVIII
PARCEL DXXXIX
PARCEL DXL
PARCEL DXLI
PARCEL DXLII
PARCEL DXLIII
PARCEL DXLIV
PARCEL DXLV
PARCEL DXLVI
PARCEL DXLVII
PARCEL DXLVIII
PARCEL DXLIX
PARCEL DL
PARCEL DLI
PARCEL DLII
PARCEL DLIII
PARCEL DLIV
PARCEL DLV
PARCEL DLVI
PARCEL DLVII
PARCEL DLVIII
PARCEL DLIX
PARCEL DLX
PARCEL DLXI
PARCEL DLXII
PARCEL DLXIII
PARCEL DLXIV
PARCEL DLXV
PARCEL DLXVI
PARCEL DLXVII
PARCEL DLXVIII
PARCEL DLXIX
PARCEL DLXX
PARCEL DLXXI
PARCEL DLXXII
PARCEL DLXXIII
PARCEL DLXXIV
PARCEL DLXXV
PARCEL DLXXVI
PARCEL DLXXVII
PARCEL DLXXVIII
PARCEL DLXXIX
PARCEL DLXXX
PARCEL DLXXXI
PARCEL DLXXXII
PARCEL DLXXXIII
PARCEL DLXXXIV
PARCEL DLXXXV
PARCEL DLXXXVI
PARCEL DLXXXVII
PARCEL DLXXXVIII
PARCEL DLXXXIX
PARCEL DXC
PARCEL DXCI
PARCEL DXCII
PARCEL DXCIII
PARCEL DXCIV
PARCEL DXCV
PARCEL DXCVI
PARCEL DXCVII
PARCEL DXCVIII
PARCEL DXCIX
PARCEL DC
PARCEL DCI
PARCEL DCII
PARCEL DCIII
PARCEL DCIV
PARCEL DCV
PARCEL DCVI
PARCEL DCVII
PARCEL DCVIII
PARCEL DCIX
PARCEL DCX
PARCEL DCXI
PARCEL DCXII
PARCEL DCXIII
PARCEL DCXIV
PARCEL DCXV
PARCEL DCXVI
PARCEL DCXVII
PARCEL DCXVIII
PARCEL DCXIX
PARCEL DCXX
PARCEL DCXXI
PARCEL DCXXII
PARCEL DCXXIII
PARCEL DCXXIV
PARCEL DCXXV
PARCEL DCXXVI
PARCEL DCXXVII
PARCEL DCXXVIII
PARCEL DCXXIX
PARCEL DCXXX
PARCEL DCXXXI
PARCEL DCXXXII
PARCEL DCXXXIII
PARCEL DCXXXIV
PARCEL DCXXXV
PARCEL DCXXXVI
PARCEL DCXXXVII
PARCEL DCXXXVIII
PARCEL DCXXXIX
PARCEL DCXL
PARCEL DCXLI
PARCEL DCXLII
PARCEL DCXLIII
PARCEL DCXLIV
PARCEL DCXLV
PARCEL DCXLVI
PARCEL DCXLVII
PARCEL DCXLVIII
PARCEL DCXLIX
PARCEL DCL
PARCEL DCLI
PARCEL DCLII
PARCEL DCLIII
PARCEL DCLIV
PARCEL DCLV
PARCEL DCLVI
PARCEL DCLVII
PARCEL DCLVIII
PARCEL DCLIX
PARCEL DCLX
PARCEL DCLXI
PARCEL DCLXII
PARCEL DCLXIII
PARCEL DCLXIV
PARCEL DCLXV
PARCEL DCLXVI
PARCEL DCLXVII
PARCEL DCLXVIII
PARCEL DCLXIX
PARCEL DCLXX
PARCEL DCLXXI
PARCEL DCLXXII
PARCEL DCLXXIII
PARCEL DCLXXIV
PARCEL DCLXXV
PARCEL DCLXXVI
PARCEL DCLXXVII
PARCEL DCLXXVIII
PARCEL DCLXXIX
PARCEL DCLXXX
PARCEL DCLXXXI
PARCEL DCLXXXII
PARCEL DCLXXXIII
PARCEL DCLXXXIV
PARCEL DCLXXXV
PARCEL DCLXXXVI
PARCEL DCLXXXVII
PARCEL DCLXXXVIII
PARCEL DCLXXXIX
PARCEL DCXC
PARCEL DCXCI
PARCEL DCXCII
PARCEL DCXCIII
PARCEL DCXCIV
PARCEL DCXCV
PARCEL DCXCVI
PARCEL DCXCVII
PARCEL DCXCVIII
PARCEL DCXCIX
PARCEL DCC
PARCEL DCCI
PARCEL DCCII
PARCEL DCCIII
PARCEL DCCIV
PARCEL DCCV
PARCEL DCCVI
PARCEL DCCVII
PARCEL DCCVIII
PARCEL DCCIX
PARCEL DCCX
PARCEL DCCXI
PARCEL DCCXII
PARCEL DCCXIII
PARCEL DCCXIV
PARCEL DCCXV
PARCEL DCCXVI
PARCEL DCCXVII
PARCEL DCCXVIII
PARCEL DCCXIX
PARCEL DCCXX
PARCEL DCCXXI
PARCEL DCCXXII
PARCEL DCCXXIII
PARCEL DCCXXIV
PARCEL DCCXXV
PARCEL DCCXXVI
PARCEL DCCXXVII
PARCEL DCCXXVIII
PARCEL DCCXXIX
PARCEL DCCXXX
PARCEL DCCXXXI
PARCEL DCCXXXII
PARCEL DCCXXXIII
PARCEL DCCXXXIV
PARCEL DCCXXXV
PARCEL DCCXXXVI
PARCEL DCCXXXVII
PARCEL DCCXXXVIII
PARCEL DCCXXXIX
PARCEL DCCXL
PARCEL DCCXLI
PARCEL DCCXLII
PARCEL DCCXLIII
PARCEL DCCXLIV
PARCEL DCCXLV
PARCEL DCCXLVI
PARCEL DCCXLVII
PARCEL DCCXLVIII
PARCEL DCCXLIX
PARCEL DCCL
PARCEL DCCLI
PARCEL DCCLII
PARCEL DCCLIII
PARCEL DCCLIV
PARCEL DCCLV
PARCEL DCCLVI
PARCEL DCCLVII
PARCEL DCCLVIII
PARCEL DCCLIX
PARCEL DCCLX
PARCEL DCCLXI
PARCEL DCCLXII
PARCEL DCCLXIII
PARCEL DCCLXIV
PARCEL DCCLXV
PARCEL DCCLXVI
PARCEL DCCLXVII
PARCEL DCCLXVIII
PARCEL DCCLXIX
PARCEL DCCLXX
PARCEL DCCLXXI
PARCEL DCCLXXII
PARCEL DCCLXXIII
PARCEL DCCLXXIV
PARCEL DCCLXXV
PARCEL DCCLXXVI
PARCEL DCCLXXVII
PARCEL DCCLXXVIII
PARCEL DCCLXXIX
PARCEL DCCLXXX
PARCEL DCCLXXXI
PARCEL DCCLXXXII
PARCEL DCCLXXXIII
PARCEL DCCLXXXIV
PARCEL DCCLXXXV
PARCEL DCCLXXXVI
PARCEL DCCLXXXVII
PARCEL DCCLXXXVIII
PARCEL DCCLXXXIX
PARCEL DCCXC
PARCEL DCCXCI
PARCEL DCCXCII
PARCEL DCCXCIII
PARCEL DCCXCIV
PARCEL DCCXCV
PARCEL DCCXCVI
PARCEL DCCXCVII
PARCEL DCCXCVIII
PARCEL DCCXCIX
PARCEL DCCC
PARCEL DCCCI
PARCEL DCCCII
PARCEL DCCCIII
PARCEL DCCCIV
PARCEL DCCCV
PARCEL DCCCVI
PARCEL DCCCVII
PARCEL DCCCVIII
PARCEL DCCCIX
PARCEL DCCCX
PARCEL DCCCXI
PARCEL DCCCXII
PARCEL DCCCXIII
PARCEL DCCCXIV
PARCEL DCCCXV
PARCEL DCCCXVI
PARCEL DCCCXVII
PARCEL DCCCXVIII
PARCEL DCCCXIX
PARCEL DCCCXX
PARCEL DCCCXXI
PARCEL DCCCXXII
PARCEL DCCCXXIII
PARCEL DCCCXXIV
PARCEL DCCCXXV
PARCEL DCCCXXVI
PARCEL DCCCXXVII
PARCEL DCCCXXVIII
PARCEL DCCCXXIX
PARCEL DCCCXXX
PARCEL DCCCXXXI
PARCEL DCCCXXXII
PARCEL DCCCXXXIII
PARCEL DCCCXXXIV
PARCEL DCCCXXXV
PARCEL DCCCXXXVI
PARCEL DCCCXXXVII
PARCEL DCCCXXXVIII
PARCEL DCCCXXXIX
PARCEL DCCCXL
PARCEL DCCCXLI
PARCEL DCCCXLII
PARCEL DCCCXLIII
PARCEL DCCCXLIV
PARCEL DCCCXLV
PARCEL DCCCXLVI
PARCEL DCCCXLVII
PARCEL DCCCXLVIII
PARCEL DCCCXLIX
PARCEL DCCCL
PARCEL DCCCLI
PARCEL DCCCLII
PARCEL DCCCLIII
PARCEL DCCCLIV
PARCEL DCCCLV
PARCEL DCCCLVI
PARCEL DCCCLVII
PARCEL DCCCLVIII
PARCEL DCCCLIX
PARCEL DCCCLX
PARCEL DCCCLXI
PARCEL DCCCLXII
PARCEL DCCCLXIII
PARCEL DCCCLXIV
PARCEL DCCCLXV
PARCEL DCCCLXVI
PARCEL DCCCLXVII
PARCEL DCCCLXVIII
PARCEL DCCCLXIX
PARCEL DCCCLXX
PARCEL DCCCLXXI
PARCEL DCCCLXXII
PARCEL DCCCLXXIII
PARCEL DCCCLXXIV
PARCEL DCCCLXXV
PARCEL DCCCLXXVI
PARCEL DCCCLXXVII
PARCEL DCCCLXXVIII
PARCEL DCCCLXXIX
PARCEL DCCCLXXX
PARCEL DCCCLXXXI
PARCEL DCCCLXXXII
PARCEL DCCCLXXXIII
PARCEL DCCCLXXXIV
PARCEL DCCCLXXXV
PARCEL DCCCLXXXVI
PARCEL DCCCLXXXVII
PARCEL DCCCLXXXVIII
PARCEL DCCCLXXXIX
PARCEL DCCCXC
PARCEL DCCCXCI
PARCEL DCCCXCII
PARCEL DCCCXCIII
PARCEL DCCCXCIV
PARCEL DCCCXCV
PARCEL DCCCXCVI
PARCEL DCCCXCVII
PARCEL DCCCXCVIII
PARCEL DCCCXCIX
PARCEL DCCCC
PARCEL DCCCCI
PARCEL DCCCCII
PARCEL DCCCCIII
PARCEL DCCCCIV
PARCEL DCCCCV
PARCEL DCCCCVI
PARCEL DCCCCVII
PARCEL DCCCCVIII
PARCEL DCCCCIX
PARCEL DCCCCX
PARCEL DCCCCXI
PARCEL DCCCCXII
PARCEL DCCCCXIII
PARCEL DCCCCXIV
PARCEL DCCCCXV
PARCEL DCCCCXVI
PARCEL DCCCCXVII
PARCEL DCCCCXVIII
PARCEL DCCCCXIX
PARCEL DCCCCXX
PARCEL DCCCCXXI
PARCEL DCCCCXXII
PARCEL DCCCCXXIII
PARCEL DCCCCXXIV
PARCEL DCCCCXXV
PARCEL DCCCCXXVI
PARCEL DCCCCXXVII
PARCEL DCCCCXXVIII
PARCEL DCCCCXXIX
PARCEL DCCCCXXX
PARCEL DCCCCXXXI
PARCEL DCCCCXXXII
PARCEL DCCCCXXXIII
PARCEL DCCCCXXXIV
PARCEL DCCCCXXXV
PARCEL DCCCCXXXVI
PARCEL DCCCCXXXVII
PARCEL DCCCCXXXVIII
PARCEL DCCCCXXXIX
PARCEL DCCCCXL
PARCEL DCCCCXLI
PARCEL DCCCCXLII
PARCEL DCCCCXLIII
PARCEL DCCCCXLIV
PARCEL DCCCCXLV
PARCEL DCCCCXLVI
PARCEL DCCCCXLVII
PARCEL DCCCCXLVIII
PARCEL DCCCCXLIX
PARCEL DCCCCL
PARCEL DCCCCLI
PARCEL DCCCCLII
PARCEL DCCCCLIII
PARCEL DCCCCLIV
PARCEL DCCCCLV
PARCEL DCCCCLVI
PARCEL DCCCCLVII
PARCEL DCCCCLVIII
PARCEL DCCCCLIX
PARCEL DCCCCLX
PARCEL DCCCCLXI
PARCEL DCCCCLXII
PARCEL DCCCCLXIII
PARCEL DCCCCLXIV
PARCEL DCCCCLXV
PARCEL DCCCCLXVI
PARCEL DCCCCLXVII
PARCEL DCCCCLXVIII
PARCEL DCCCCLXIX
PARCEL DCCCCLXX
PARCEL DCCCCLXXI
PARCEL DCCCCLXXII
PARCEL DCCCCLXXIII
PARCEL DCCCCLXXIV
PARCEL DCCCCLXXV
PARCEL DCCCCLXXVI
PARCEL DCCCCLXXVII
PARCEL DCCCCLXXVIII
PARCEL DCCCCLXXIX
PARCEL DCCCCLXXX
PARCEL DCCCCLXXXI
PARCEL DCCCCLXXXII
PARCEL DCCCCLXXXIII
PARCEL DCCCCLXXXIV
PARCEL DCCCCLXXXV
PARCEL DCCCCLXXXVI
PARCEL DCCCCLXXXVII
PARCEL DCCCCLXXXVIII
PARCEL DCCCCLXXXIX
PARCEL DCCCCXC
PARCEL DCCCCXCI
PARCEL DCCCCXCII
PARCEL DCCCCXCIII
PARCEL DCCCCXCIV
PARCEL DCCCCXCV
PARCEL DCCCCXCVI
PARCEL DCCCCXCVII
PARCEL DCCCCXCVIII
PARCEL DCCCCXCIX
PARCEL DCCCCC
PARCEL DCCCCCI
PARCEL DCCCCCII
PARCEL DCCCCCIII
PARCEL DCCCCCIV
PARCEL DCCCCCV
PARCEL DCCCCCVI
PARCEL DCCCCCVII
PARCEL DCCCCCVIII
PARCEL DCCCCCIX
PARCEL DCCCCCX
PARCEL DCCCCCXI
PARCEL DCCCCCXII
PARCEL DCCCCCXIII
PARCEL DCCCCCXIV
PARCEL DCCCCCXV
PARCEL DCCCCCXVI
PARCEL DCCCCCXVII
PARCEL DCCCCCXVIII
PARCEL DCCCCCXIX
PARCEL DCCCCCXX
PARCEL DCCCCCXXI
PARCEL DCCCCCXXII
PARCEL DCCCCCXXIII
PARCEL DCCCCCXXIV
PARCEL DCCCCCXXV
PARCEL DCCCCCXXVI
PARCEL DCCCCCXXVII
PARCEL DCCCCCXXVIII
PARCEL DCCCCCXXIX
PARCEL DCCCCCXXX
PARCEL DCCCCCXXXI
PARCEL DCCCCCXXXII
PARCEL DCCCCCXXXIII
PARCEL DCCCCCXXXIV
PARCEL DCCCCCXXXV
PARCEL DCCCCCXXXVI
PARCEL DCCCCCXXXVII
PARCEL DCCCCCXXXVIII
PARCEL DCCCCCXXXIX
PARCEL DCCCCCXL
PARCEL DCCCCCXLI
PARCEL DCCCCCXLII
PARCEL DCCCCCXLIII
PARCEL DCCCCCXLIV
PARCEL DCCCCCXLV
PARCEL DCCCCCXLVI
PARCEL DCCCCCXLVII
PARCEL DCCCCCXLVIII
PARCEL DCCCCCXLIX
PARCEL DCCCCCL
PARCEL DCCCCCLI
PARCEL DCCCCCLII
PARCEL DCCCCCLIII
PARCEL DCCCCCLIV
PARCEL DCCCCCLV
PARCEL DCCCCCLVI
PARCEL DCCCCCLVII
PARCEL DCCCCCLVIII
PARCEL DCCCCCLIX
PARCEL DCCCCCLX
PARCEL DCCCCCLXI
PARCEL DCCCCCLXII
PARCEL DCCCCCLXIII
PARCEL DCCCCCLXIV
PARCEL DCCCCCLXV
PARCEL DCCCCCLXVI
PARCEL DCCCCCLXVII
PARCEL DCCCCCLXVIII
PARCEL DCCCCCLXIX
PARCEL DCCCCCLXX
PARCEL DCCCCCLXXI
PARCEL DCCCCCLXXII
PARCEL DCCCCCLXXIII
PARCEL DCCCCCLXXIV
PARCEL DCCCCCLXXV
PARCEL DCCCCCLXXVI
PARCEL DCCCCCLXXVII
PARCEL DCCCCCLXXVIII
PARCEL DCCCCCLXXIX
PARCEL DCCCCCLXXX
PARCEL DCCCCCLXXXI
PARCEL DCCCCCLXXXII
PARCEL DCCCCCLXXXIII
PARCEL DCCCCCLXXXIV
PARCEL DCCCCCLXXXV
PARCEL DCCCCCLXXXVI
PARCEL DCCCCCLXXXVII
PARCEL DCCCCCLXXXVIII
PARCEL DCCCCCLXXXIX
PARCEL DCCCCCXC
PARCEL DCCCCCXCI
PARCEL DCCCCCXCII
PARCEL DCCCCCXCIII
PARCEL DCCCCCXCIV
PARCEL DCCCCCXCV
PARCEL DCCCCCXCVI
PARCEL DCCCCCXCVII
PARCEL DCCCCCXCVIII
PARCEL DCCCCCXCIX
PARCEL DCCCCCC
PARCEL DCCCCCCI
PARCEL DCCCCCCII
PARCEL DCCCCCCIII
PARCEL DCCCCCCIV
PARCEL DCCCCCCV
PARCEL DCCCCCCVI
PARCEL DCCCCCCVII
PARCEL DCCCCCCVIII
PARCEL DCCCCCCIX
PARCEL DCCCCCCX
PARCEL DCCCCCCXI
PARCEL DCCCCCCXII
PARCEL DCCCCCCXIII
PARCEL DCCCCCCXIV
PARCEL DCCCCCCXV
PARCEL DCCCCCCXVI
PARCEL DCCCCCCXVII
PARCEL DCCCCCCXVIII
PARCEL DCCCCCCXIX
PARCEL DCCCCCCXX
PARCEL DCCCCCCXXI
PARCEL DCCCCCCXXII
PARCEL DCCCCCCXXIII
PARCEL DCCCCCCXXIV
PARCEL DCCCCCCXXV
PARCEL DCCCCCCXXVI
PARCEL DCCCCCCXXVII
PARCEL DCCCCCCXXVIII
PARCEL DCCCCCCXXIX
PARCEL DCCCCCCXXX
PARCEL DCCCCCCXXXI
PARCEL DCCCCCCXXXII
PARCEL DCCCCCCXXXIII
PARCEL DCCCCCCXXXIV
PARCEL DCCCCCCXXXV
PARCEL DCCCCCCXXXVI
PARCEL DCCCCCCXXXVII
PARCEL DCCCCCCXXXVIII
PARCEL DCCCCCCXXXIX
PARCEL DCCCCCCXL
PARCEL DCCCCCCXLI
PARCEL DCCCCCCXLII
PARCEL DCCCCCCXLIII
PARCEL DCCCCCCXLIV
PARCEL DCCCCCCXLV
PARCEL DCCCCCCXLVI
PARCEL DCCCCCCXLVII
PARCEL DCCCCCCXLVIII
PARCEL DCCCCCCXLIX
PARCEL DCCCCCCL
PARCEL DCCCCCCLI
PARCEL DCCCCCCLII
PARCEL DCCCCCCLIII
PARCEL DCCCCCCLIV
PARCEL DCCCCCCLV
PARCEL DCCCCCCLVI
PARCEL DCCCCCCLVII
PARCEL DCCCCCCLVIII
PARCEL DCCCCCCLIX
PARCEL DCCCCCCLX
PARCEL DCCCCCCLXI
PARCEL DCCCCCCLXII
PARCEL DCCCCCCLXIII
PARCEL DCCCCCCLXIV
PARCEL DCCCCCCLXV
PARCEL DCCCCCCLXVI
PARCEL DCCCCCCLXVII
PARCEL DCCCCCCLXVIII
PARCEL DCCCCCCLXIX
PARCEL DCCCCCCLXX
PARCEL DCCCCCCLXXI
PARCEL DCCCCCCLXXII
PARCEL DCCCCCCLXXIII
PARCEL DCCCCCCLXXIV
PARCEL DCCCCCCLXXV
PARCEL DCCCCCCLXXVI
PARCEL DCCCCCCLXXVII
PARCEL DCCCCCCLXXVIII
PARCEL DCCCCCCLXXIX
PARCEL DCCCCCCLXXX
PARCEL DCCCCCCLXXXI
PARCEL DCCCCCCLXXXII
PARCEL DCCCCCCLXXXIII
PARCEL DCCCCCCLXXXIV
PARCEL DCCCCCCLXXXV
PARCEL DCCCCCCLXXXVI
PARCEL DCCCCCCLXXXVII
PARCEL DCCCCCCLXXXVIII
PARCEL DCCCCCCLXXXIX
PARCEL DCCCCCCXC
PARCEL DCCCCCCXCI
PARCEL DCCCCCCXCII
PARCEL DCCCCCCXCIII
PARCEL DCCCCCCXCIV
PARCEL DCCCCCCXCV
PARCEL DCCCCCCXCVI
PARCEL DCCCCCCXCVII
PARCEL DCCCCCCXCVIII
PARCEL DCCCCCCXCIX
PARCEL DCCCCCCC
PARCEL DCCCCCCCI
PARCEL DCCCCCCCII
PARCEL DCCCCCCCIII
PARCEL DCCCCCCCIV
PARCEL DCCCCCCCV
PARCEL DCCCCCCCVI
PARCEL DCCCCCCCVII
PARCEL DCCCCCCCVIII
PARCEL DCCCCCCCIX
PARCEL DCCCCCCCX
PARCEL DCCCCCCCXI
PARCEL DCCCCCCCXII
PARCEL DCCCCCCCXIII
PARCEL DCCCCCCCXIV
PARCEL DCCCCCCCXV
PARCEL DCCCCCCCXVI
PARCEL DCCCCCCCXVII
PARCEL DCCCCCCCXVIII
PARCEL DCCCCCCCXIX
PARCEL DCCCCCCCXX
PARCEL DCCCCCCCXXI
PARCEL DCCCCCCCXXII
PARCEL DCCCCCCCXXIII
PARCEL DCCCCCCCXXIV
PARCEL DCCCCCCCXXV
PARCEL DCCCCCCCXXVI
PARCEL DCCCCCCCXXVII
PARCEL DCCCCCCCXXVIII
PARCEL DCCCCCCCXXIX
PARCEL DCCCCCCCXXX
PARCEL DCCCCCCCXXXI
PARCEL DCCCCCCCXXXII
PARCEL DCCCCCCCXXXIII
PARCEL DCCCCCCCXXXIV
PARCEL DCCCCCCCXXXV
PARCEL DCCCCCCCXXXVI
PARCEL DCCCCCCCXXXVII
PARCEL DCCCCCCCXXXVIII
PARCEL DCCCCCCCXXXIX
PARCEL DCCCCCCCXL
PARCEL DCCCCCCCXLI
PARCEL DCCCCCCCXLII
PARCEL DCCCCCCCXLIII
PARCEL DCCCCCCCXLIV
PARCE