

# GROOMS ROAD PLANNED RESIDENTIAL DISTRICT

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

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**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.



SEAL:

NO. DATE DESCRIPTION

**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**



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 Diana 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-509-25.12 with the south line of Kemper Road as shown on plans prepared by the Hamilton County Engineer and commonly known as Kemper Road No. 286, 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 Diana Diesel lands and witnessed by an existing 5/8" iron pin with "JG Barding" cap lying North 54°08'33" West, 2.38 feet; Thence, with South lines of said I-275, South 47°15'49" East, 128.36 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGil 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 Diana Diesel lands; Thence, with a North line of said Robert, Dennis and Diana Diesel lands, North 67°07'57" 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 72°25'22" 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 Diana Diesel lands; Thence, with said Robert, Dennis and Diana Diesel lands, North 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.

LEGEND

- BENCHMARK
MAGNAIL SET
5/8" IRON PIN (SIZE AS NOTED)
IRON PIN FOUND (SET 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



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" PER A SURVEY PERFORMED BY MSP DESIGN DATED 6-7-2018.
6. VERTICAL DATUM IS BASED ON HAMILTON COUNTY BENCHMARK #8362 ELEVATION = 868.62 (NGVD 29)
7. SITE BENCHMARK IS 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. 38061C011E AND NO. 38061C013E 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. 100339 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 280, Page 86 of the Records (affects Parcel I) (LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #10)
11. Non-exclusive easement for ingress and egress and all utility purposes granted to Diesel Enterprises, a general partnership, by Diana Lynn Diesel, Dennis Diesel and Michael Diesel, by instrument dated August 31, 1487 and recorded in Deed Book 4302, 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.)
14. Grant of easement to The Cincinnati & Suburban Bell Telephone Company, recorded in Deed Book 3217, 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 2837, Page 620 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 Wendell Sullivan, Traskie Robt Robert Michael Diesel, Dennis Lee Diesel and Diana Lynn Diesel, recorded in Deed Book 8833, 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. A19404 as recorded in Deed Book 3413, Page 16 of the Records (affects Parcel V) (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 874 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.)

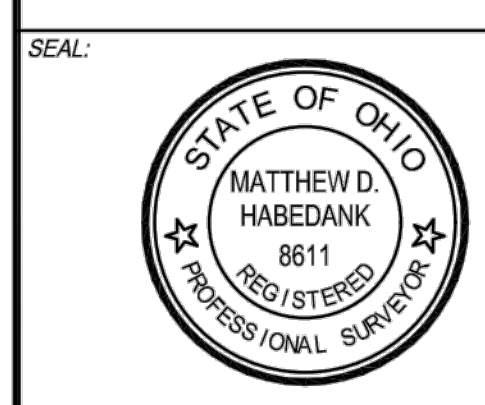


Table with 2 columns: NO., DATE, DESCRIPTION. Row 1: 1, 10-17-22, ALTA - KPR. Row 2: 2, 10-31-22, UPDATED TITLE - KPR.

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/HSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b), 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
DATE 12/11/2022
MATTHEW D. HABEDANK
OHIO PROFESSIONAL SURVEYOR NO. 8611

ALTA/NSPS LAND TITLE SURVEY
17,258 ACRES
SEC 7, TOWN 3, ER 2, BTM
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO
FOR: CIG COMMUNITIES

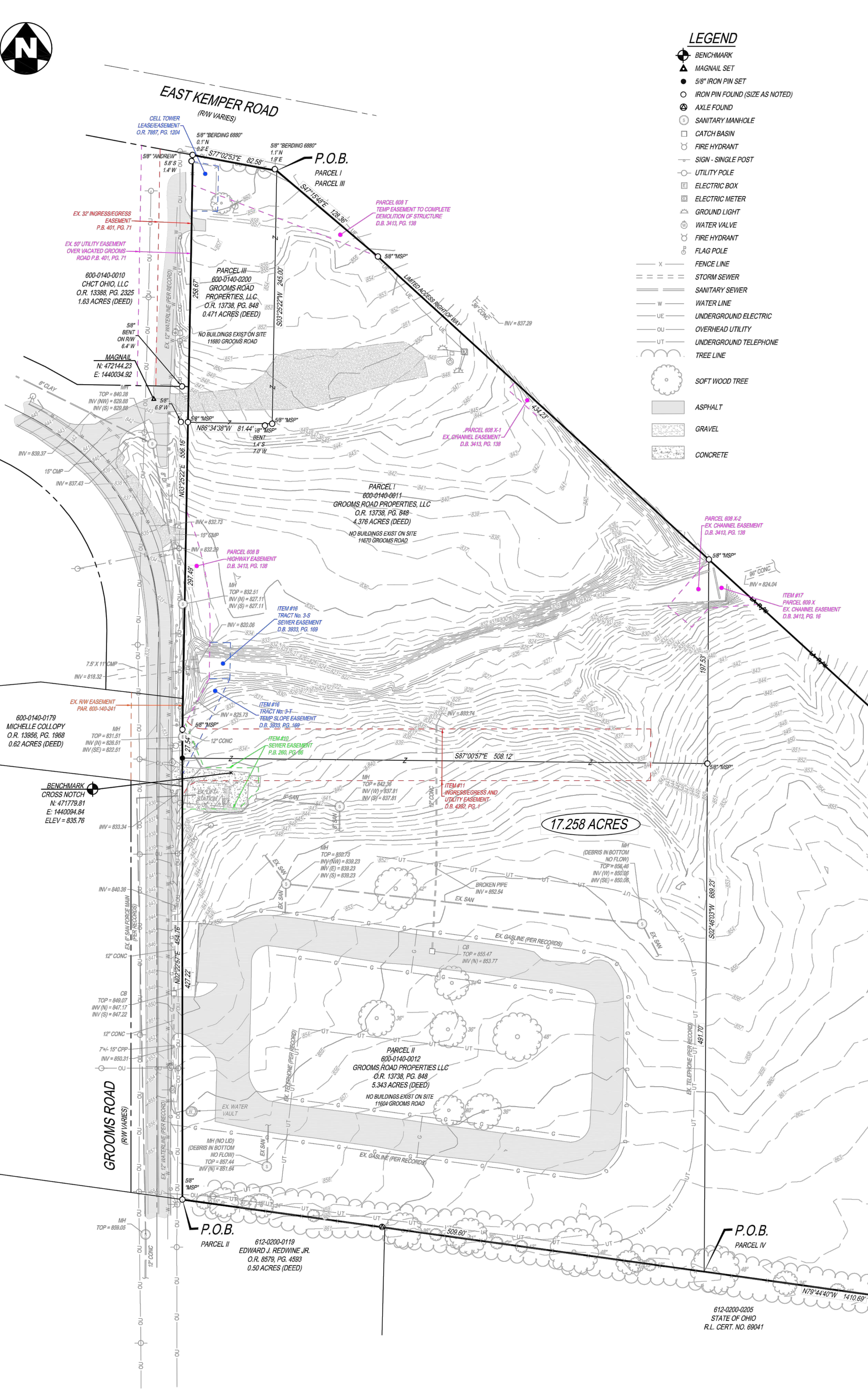
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DATE: 10-17-2022
SCALE: 1" = 50'

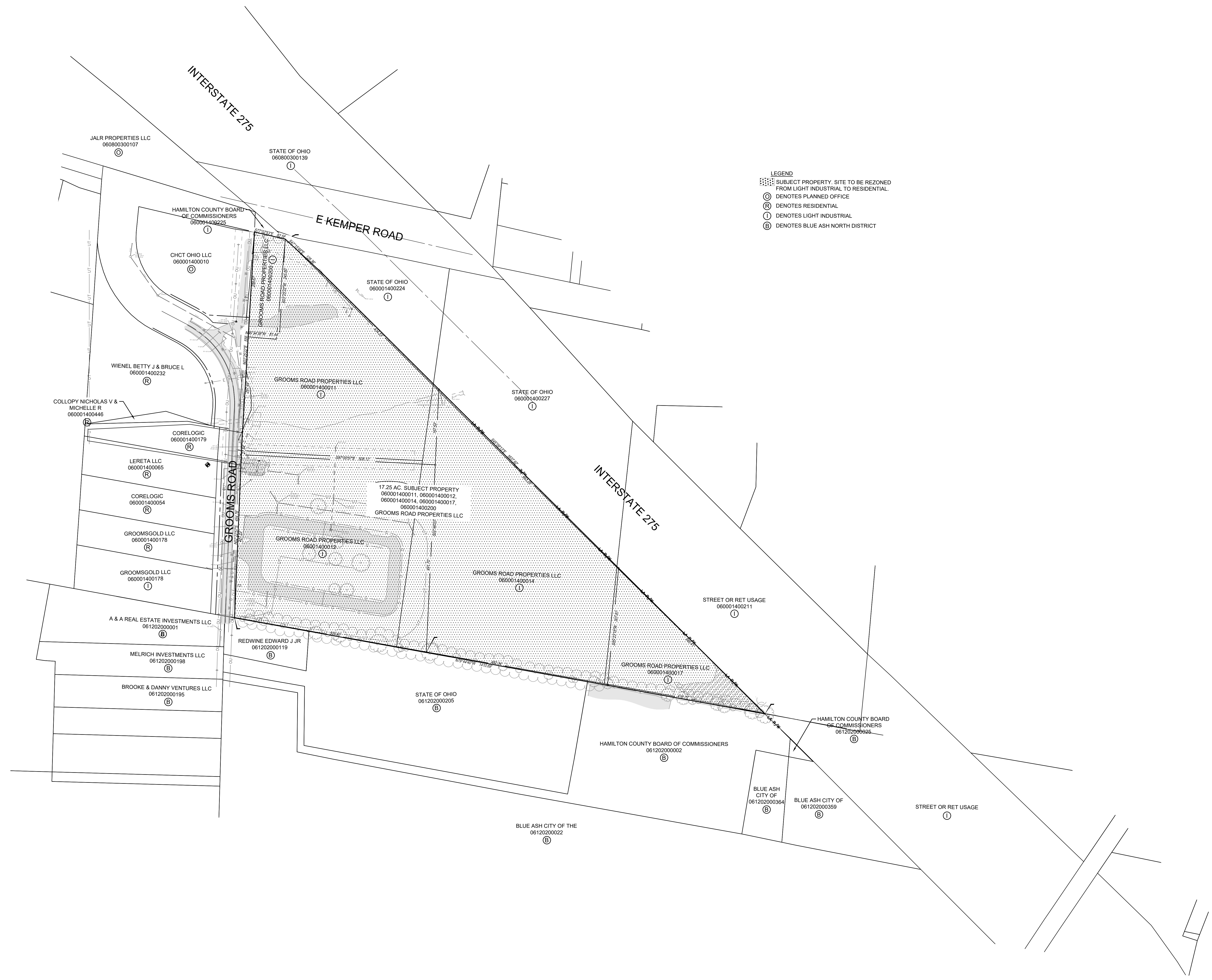
SHEET NAME:
ALTA SURVEY

SHEET NO. C110



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.





SEAL:

NO. DATE DESCRIPTION

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

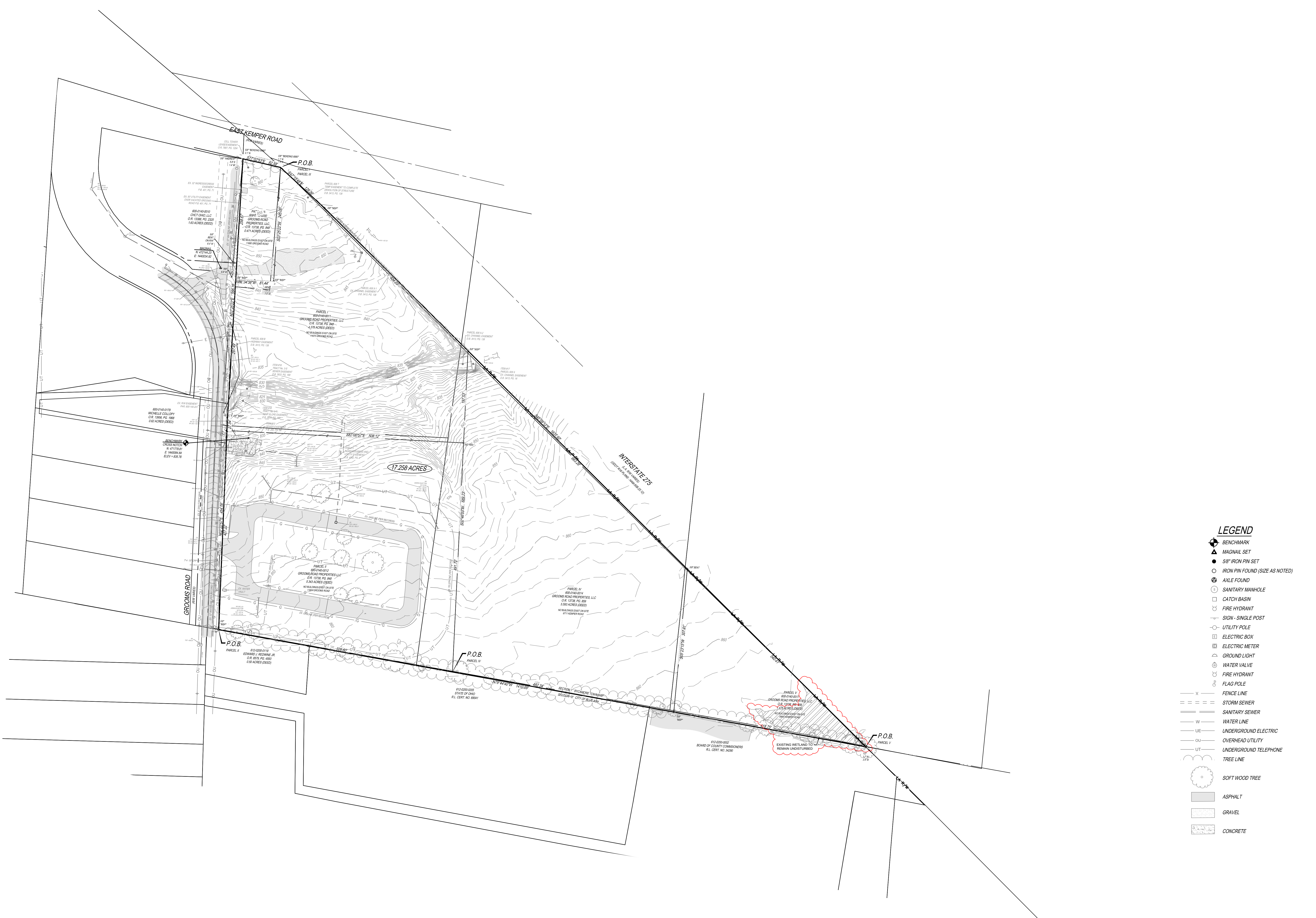
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 DATE: 2022-12-15  
 SCALE:  
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SHEET NAME:

**ZONING PLAT**

SHEET NO:  
**C120**

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- LEGEND**
- ⊕ BENCHMARK
  - ▲ MAGNAL 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
  - W — WATER LINE
  - UE — UNDERGROUND ELECTRIC
  - OU — OVERHEAD UTILITY
  - UT — UNDERGROUND TELEPHONE
  - TREE LINE
  - ⊙ SOFT WOOD TREE
  - ASPHALT
  - GRAVEL
  - CONCRETE



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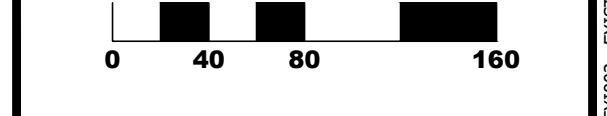
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**GROOMS ROAD**  
 SECTION 7, TOWN 3, RANGE 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 210510.002

DATE: 2022-12-15

SCALE:



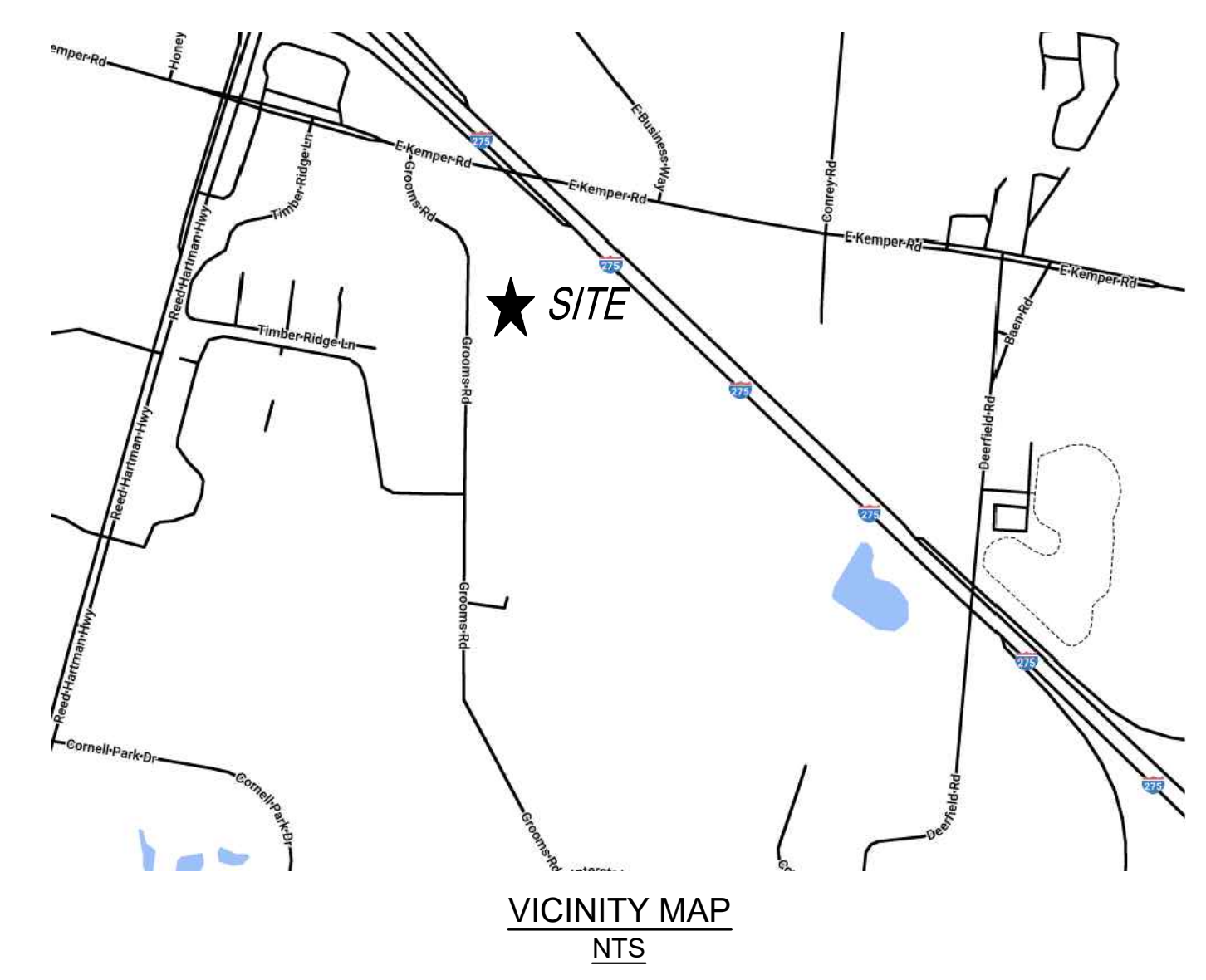
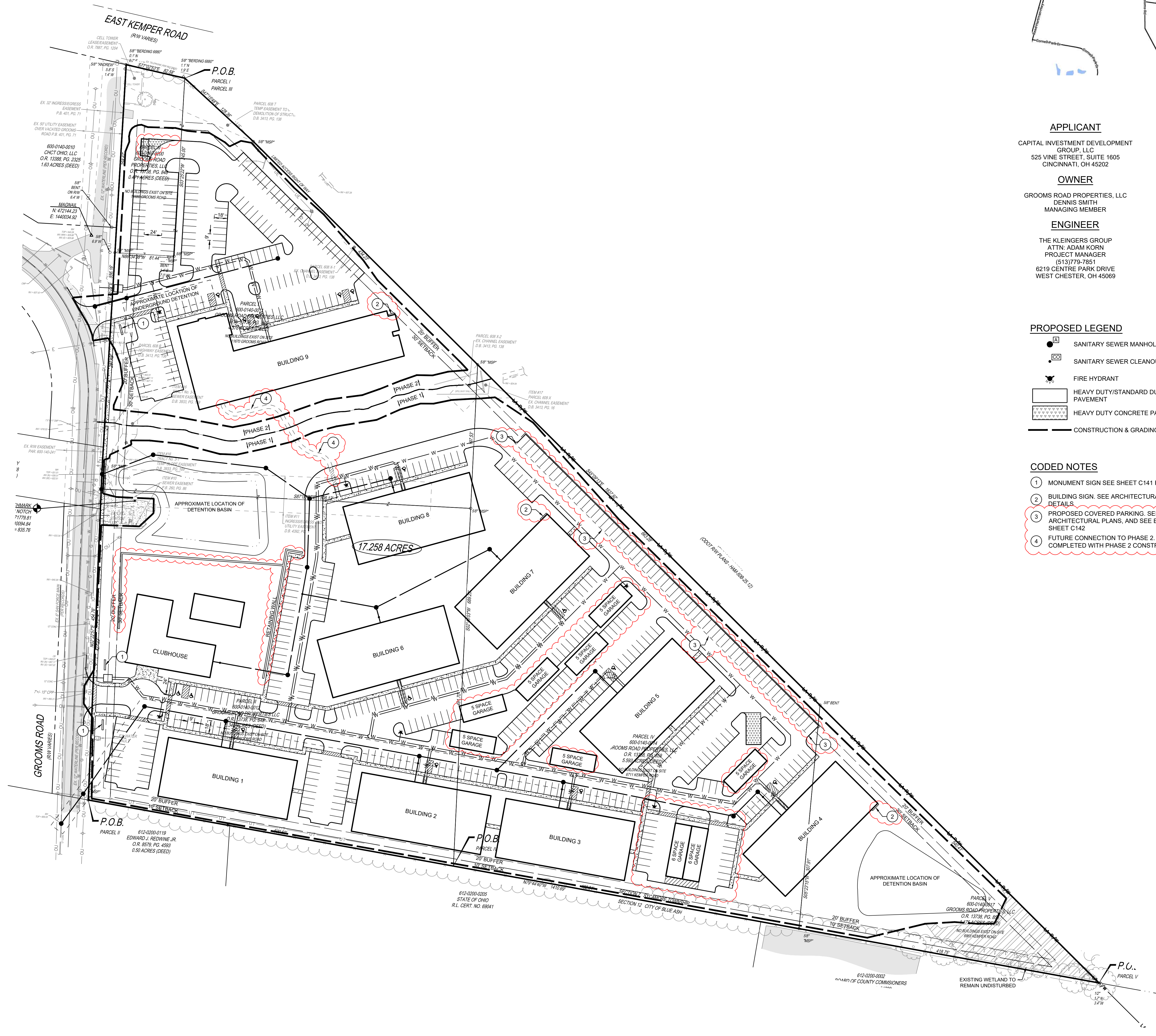
SHEET NAME:

**EXISTING FEATURES**

SHEET NO.

**C130**

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**APPLICANT**  
 CAPITAL INVESTMENT DEVELOPMENT GROUP, 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

**SITE INFORMATION**  
 EXISTING USE: VACANT LOT  
 PROPOSED USE: APARTMENT COMPLEX  
 ZONING: LIGHT INDUSTRIAL  
 LOT AREA = 751,768 SF (17.258 ACRES)  
 IMPERVIOUS SURFACE RATIO = 420,757 SF / 751,768 SF = 55.97%  
 FLOOR AREA = 161,944 SF  
 DWELLING UNITS = 380 UNITS  
 PHASE 1 PROPOSED PARKING:  
 PROPOSED PARKING = 406 SPACES  
 PROPOSED ADA = 10 SPACES (2% TOTAL)  
 PROPOSED GARAGES = 47 SPACES  
 TOTAL PARKING = 483 SPACES  
 PHASE 2 PROPOSED PARKING:  
 PROPOSED PARKING = 145 SPACES  
 PROPOSED ADA = 5 ADA SPACES  
 TOTAL PROPOSED = 150 SPACES (5 ADA)

- PROPOSED LEGEND**
- SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - FIRE HYDRANT
  - ▨ HEAVY DUTY/STANDARD DUTY ASPHALT PAVEMENT
  - ▨ HEAVY DUTY CONCRETE PAVEMENT
  - CONSTRUCTION & GRADING LIMITS

- CODED NOTES**
- ① MONUMENT SIGN SEE SHEET C141 FOR DETAILS
  - ② BUILDING SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS
  - ③ PROPOSED COVERED PARKING. SEE ARCHITECTURAL PLANS, AND SEE EXAMPLE ON SHEET C142
  - ④ FUTURE CONNECTION TO PHASE 2. TO BE COMPLETED WITH PHASE 2 CONSTRUCTION.

**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:

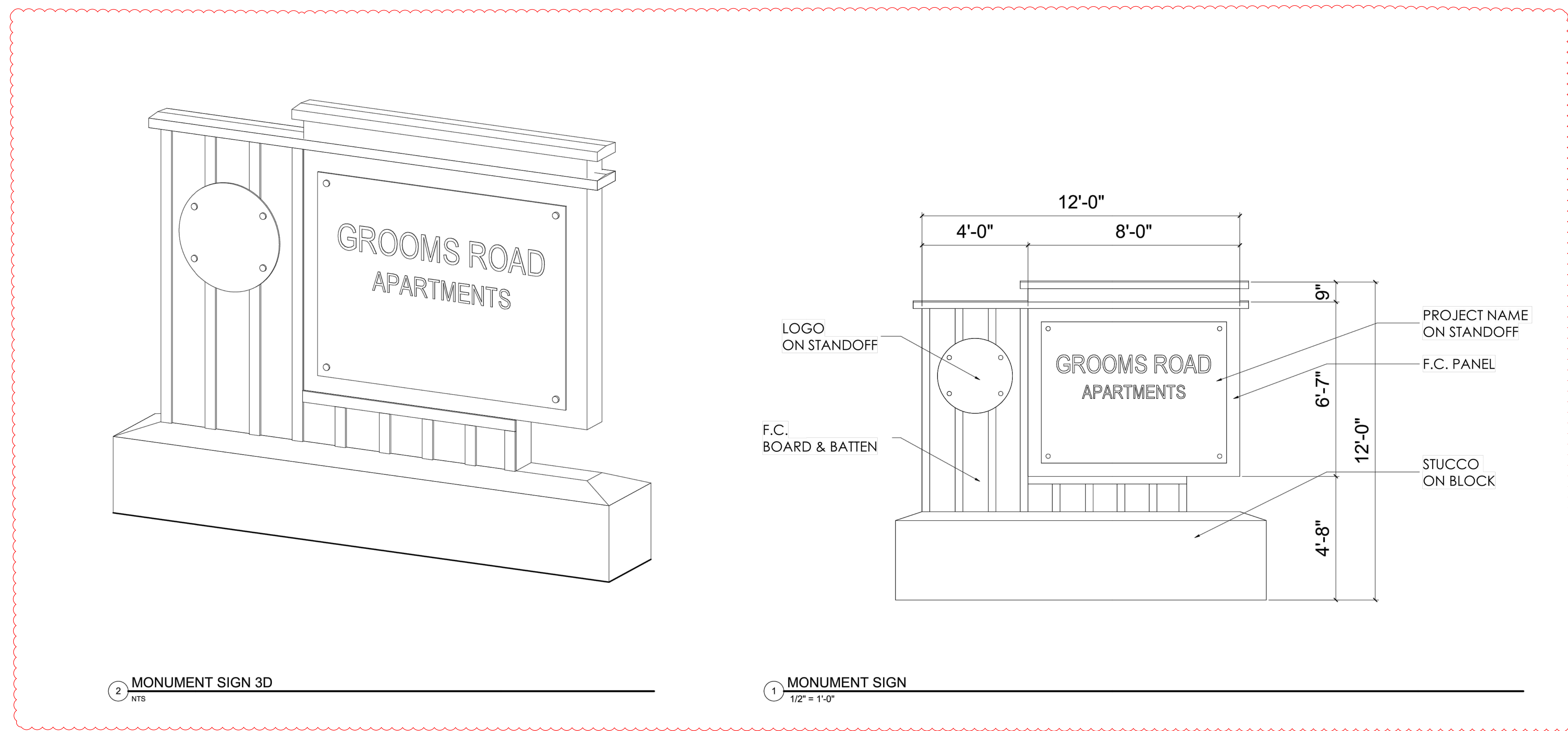
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**GROOMS ROAD**  
 SECTION 7, TOWN 3, RANGE 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

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

**PROPOSED FEATURES**

SHEET NO.  
**C140**



2 MONUMENT SIGN 3D  
 NTS

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

SEAL:

NO. DATE DESCRIPTION

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

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

SHEET NAME:

**SIGNAGE PLAN**

SHEET NO.

**C141**

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

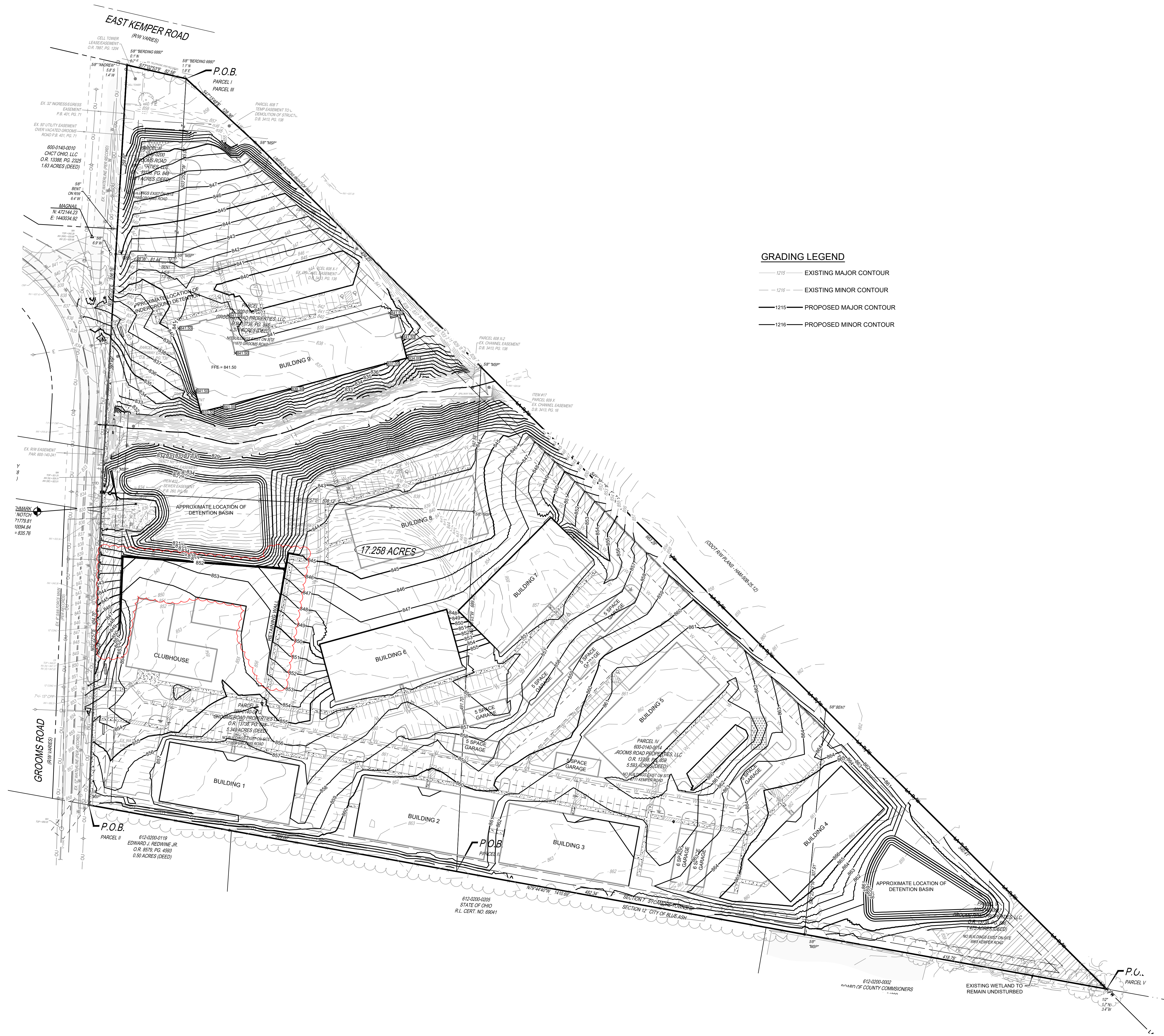
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SHEET NAME:

**COVERED PARKING**

SHEET NO.

**C142**



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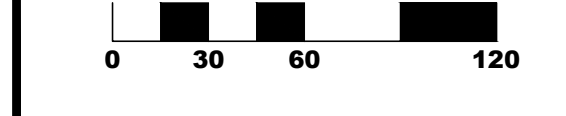
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**GROOMS ROAD**  
 SECTION 7, TOWN 3, RANGE 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:



SHEET NAME:

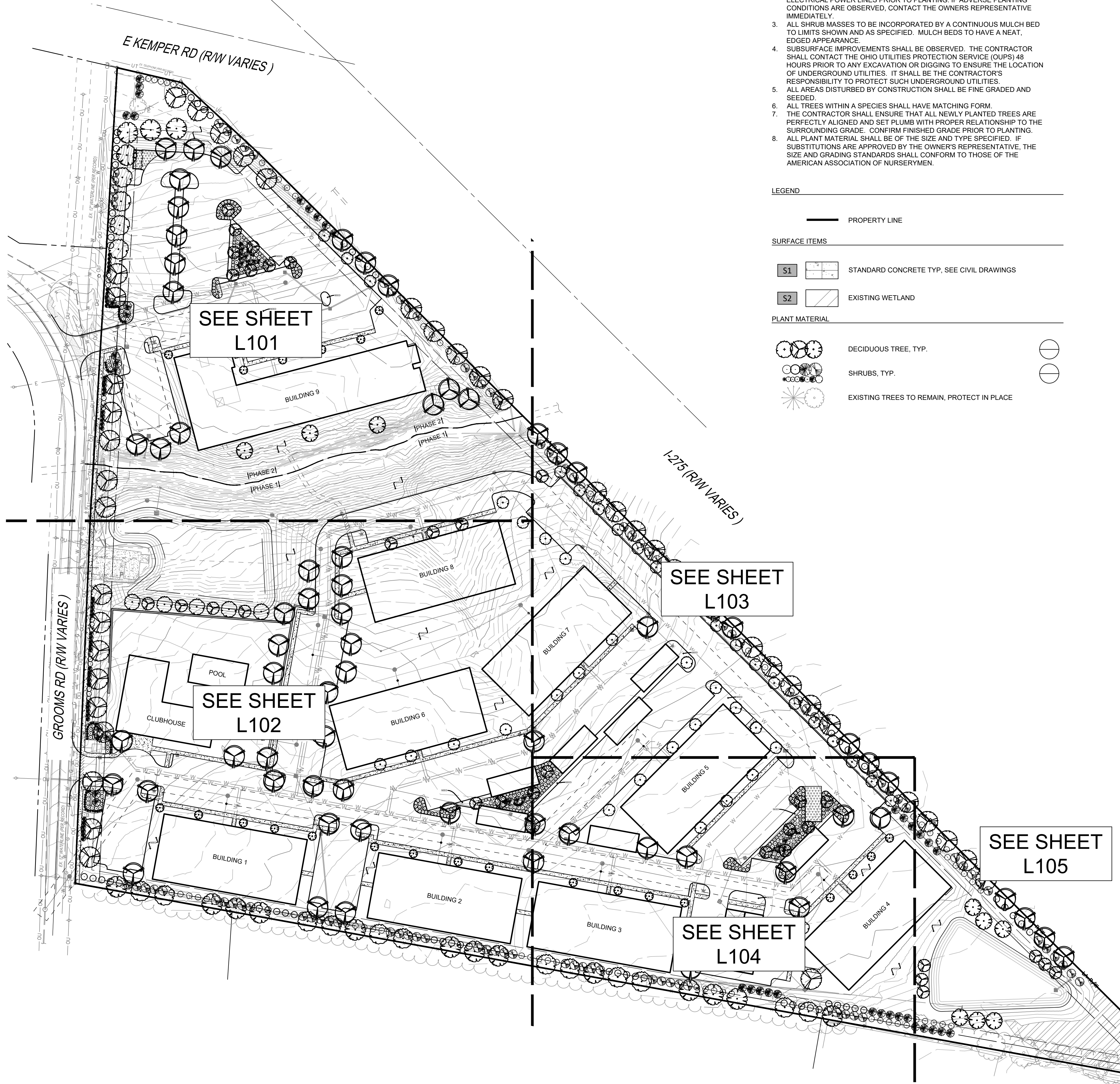
**PRELIMINARY GRADING PLAN**

SHEET NO.

**C150**

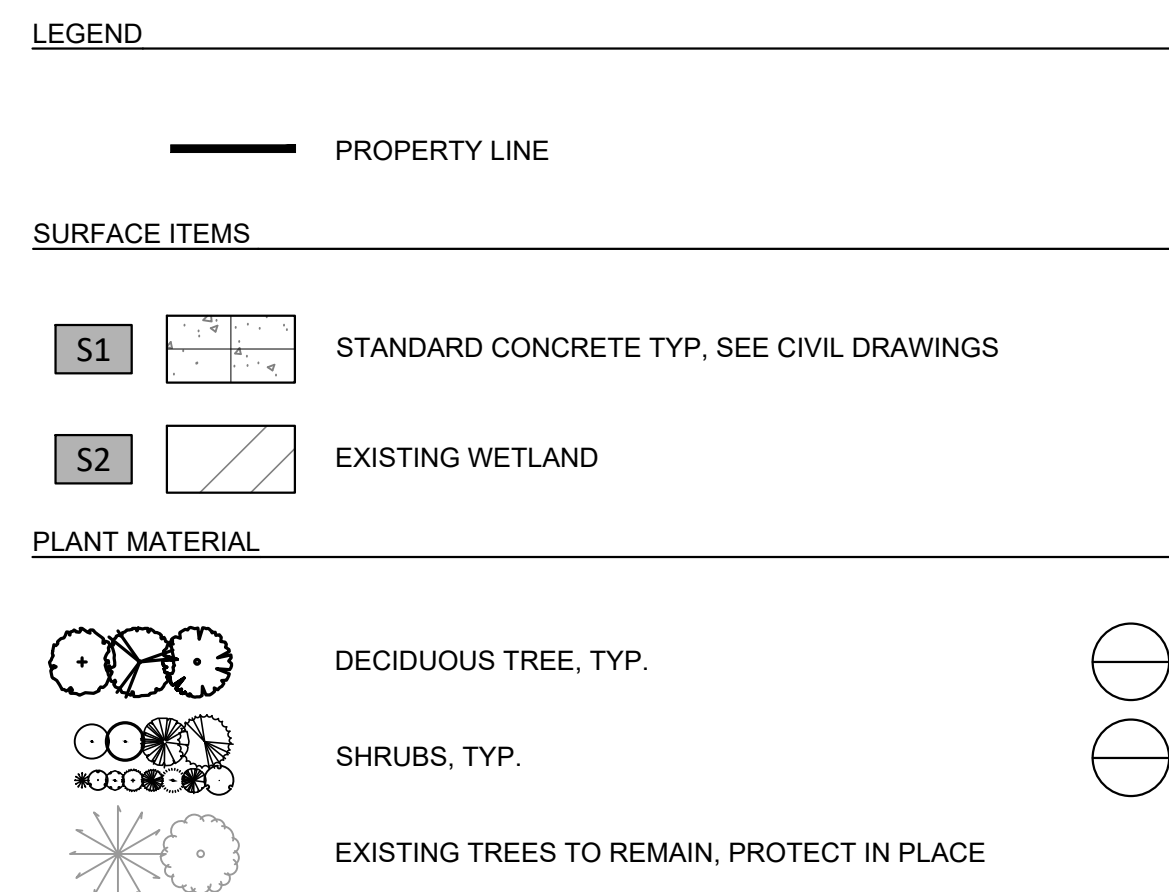






- GENERAL NOTES**
- REFER TO SHEET L106 FOR PLANT SCHEDULE AND DETAILS.
  - TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.

- PLANTING NOTES**
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
  - 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.
  - 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.
  - 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.
  - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
  - ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
  - 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.
  - ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS - PHASE 1		
	REQUIRED	PROPOSED
<b>ARTICLE 36 LANDSCAPING</b>		
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.	10,252 SQ. FT. OF LANDSCAPE AREA PROVIDED
CHAPTER 12-6.3 INTERIOR LANDSCAPING STANDARDS	466 PARKING SPACES ZONING STANDARD: 10,252 SQ. FT. OF LANDSCAPE AREA 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 GROUND COVER 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.	136 CANOPY TREES PROVIDED 386 SHRUBS PROVIDED (34 ADDITIONAL SHRUBS IN PHASE 2)
CHAPTER 14-7 BOUNDARY BUFFER	466 PARKING SPACES ZONING STANDARD: 140 CANOPY TREES ZONING STANDARD: 420 SHRUBS 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
<b>ARTICLE 36 LANDSCAPING</b>		
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.	4,800 SQ. FT. OF LANDSCAPE AREA PROVIDED
CHAPTER 12-6.3 INTERIOR LANDSCAPING STANDARDS	150 PARKING SPACES ZONING STANDARD: 3,300 SQ. FT. OF LANDSCAPE AREA 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 GROUND COVER 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.	34 CANOPY TREES PROVIDED 173 SHRUBS PROVIDED
CHAPTER 14-7 BOUNDARY BUFFER	150 PARKING SPACES ZONING STANDARD: 45 CANOPY TREES ZONING STANDARD: 135 SHRUBS 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 45389  
913.779.7851

**CIG COMMUNITIES**

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SEAL:

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NO. DATE DESCRIPTION

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

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

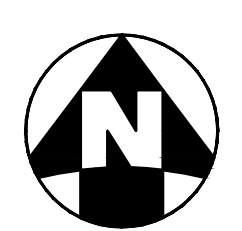
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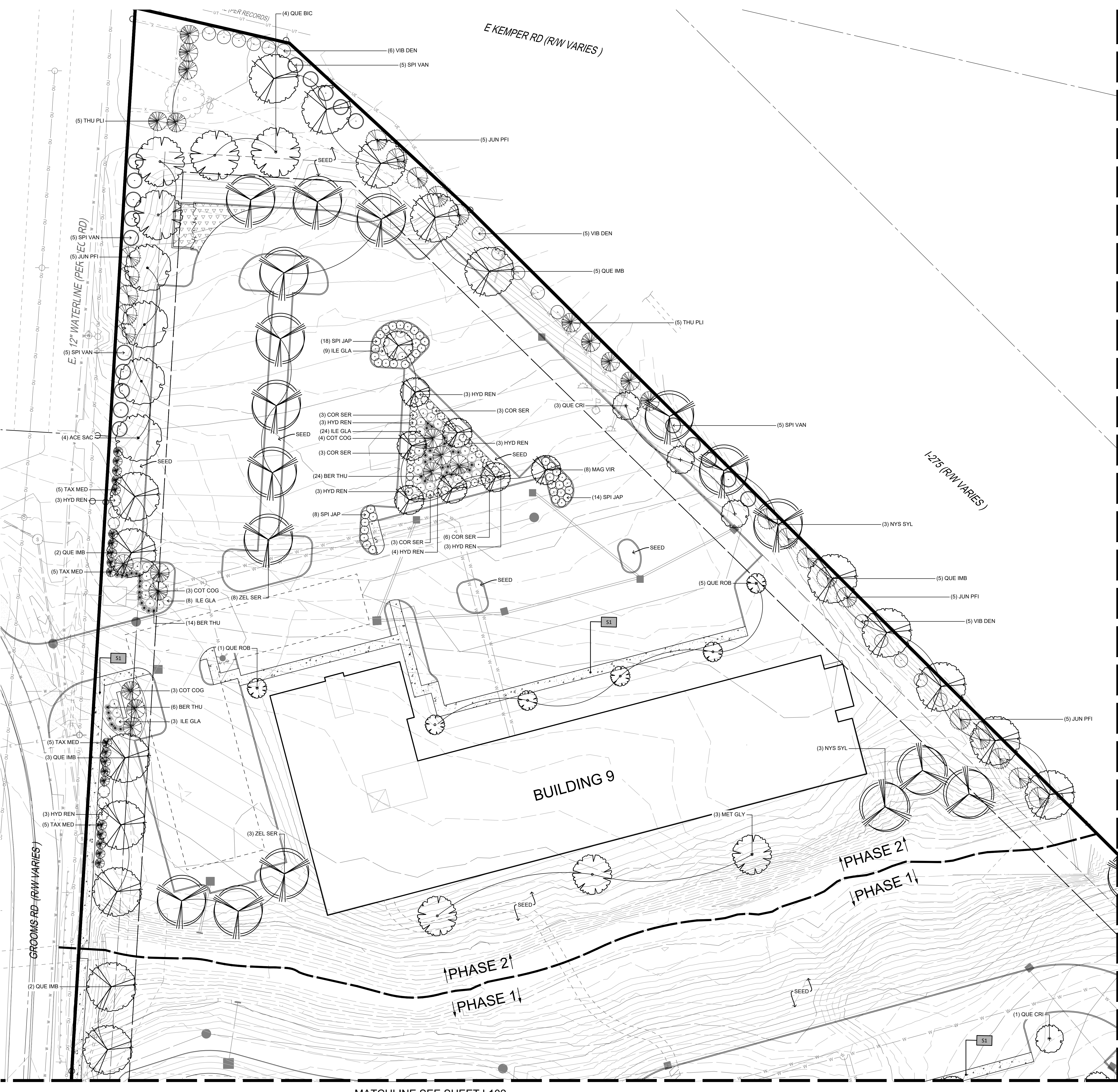
SHEET NAME:

**OVERALL LANDSCAPE PLAN**

---

SHEET NO.  
**L100**





MATCHLINE SEE SHEET L103

**GENERAL NOTES**  
 1. REFER TO SHEET L106 FOR ZONING CHART, 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.

**LEGEND**

- PROPERTY LINE

**SURFACE ITEMS**

- S1 STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS
- S2 EXISTING WETLAND

**PLANT MATERIAL**

- DECIDUOUS TREE, TYP.
- SHRUBS, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE

SEAL:

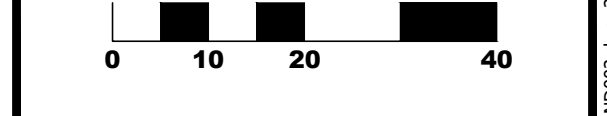
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**GROOMS ROAD**  
 SECTION 7, TOWN 3, RANGE 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:



SHEET NAME:

**DETAILED LANDSCAPE PLAN**

SHEET NO:

**L101**



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 1-800-362-3764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



MATCHLINE SEE SHEET L102

MATCHLINE SEE SHEET L101



MATCHLINE SEE SHEET L103

MATCHLINE SEE SHEET L104

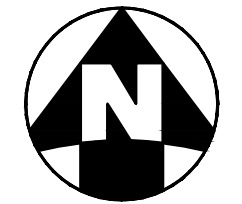
**GENERAL NOTES**  
 1. REFER TO SHEET L106 FOR ZONING CHART, PLANT SCHEDULE, AND DETAILS.  
 2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.

**LEGEND**

	PROPERTY LINE
<b>SURFACE ITEMS</b>	
	STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS
	EXISTING WETLAND
<b>PLANT MATERIAL</b>	
	DECIDUOUS TREE, TYP.
	SHRUBS, TYP.
	EXISTING TREES TO REMAIN, PROTECT IN PLACE



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 1-800-362-3784 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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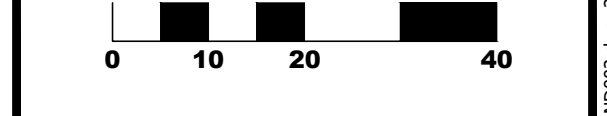
NO. DATE DESCRIPTION

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

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:

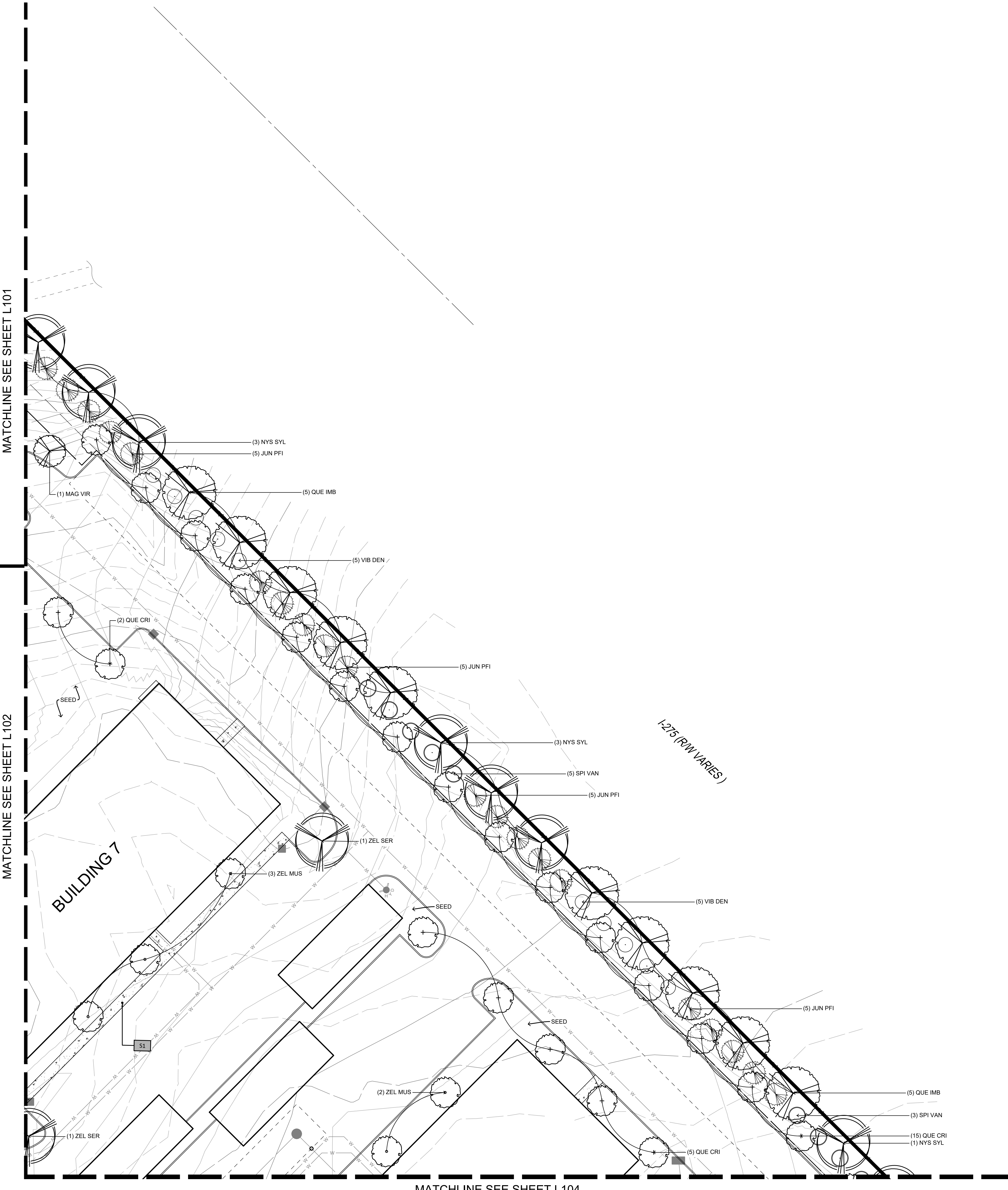


SHEET NAME:

**DETAILED LANDSCAPE PLAN**

SHEET NO.

**L102**



**GENERAL NOTES**  
 1. REFER TO SHEET L106 FOR ZONING CHART, 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.

**LEGEND**

— PROPERTY LINE

**SURFACE ITEMS**

S1 STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

**PLANT MATERIAL**

DECIDUOUS TREE, TYP.

SHRUBS, TYP.

EXISTING TREES TO REMAIN, PROTECT IN PLACE



NOTE:  
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NO. DATE DESCRIPTION

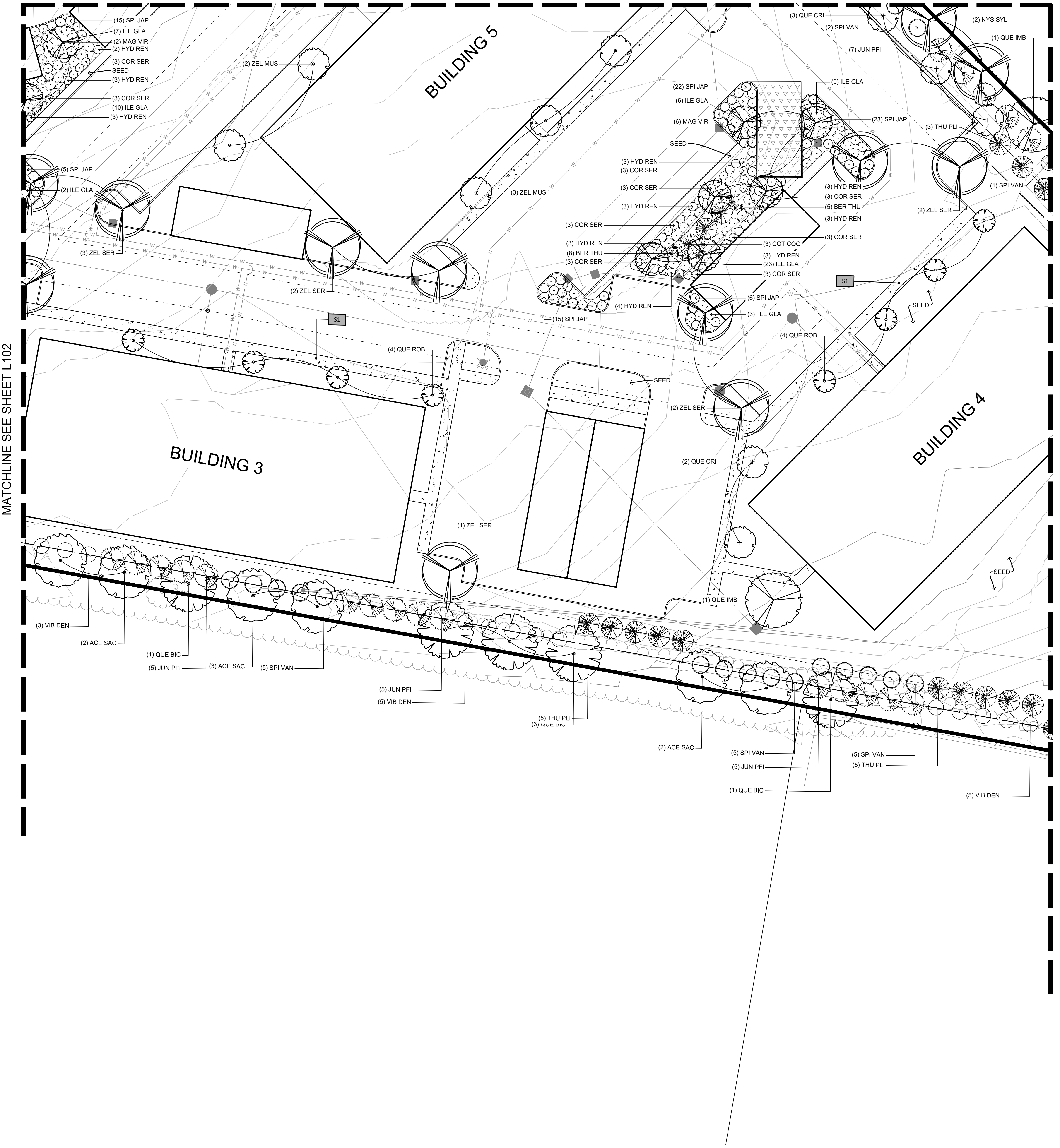
**GROOMS ROAD**  
 SECTION 7, TOWN 3, RANGE 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 210610.002  
 DATE: 2022-12-15  
 SCALE:

SHEET NAME:  
**DETAILED LANDSCAPE PLAN**

SHEET NO.  
**L103**

MATCHLINE SEE SHEET L103



MATCHLINE SEE SHEET L102

MATCHLINE SEE SHEET L105

**GENERAL NOTES**

1. REFER TO SHEET L106 FOR ZONING CHART, 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.

LEGEND	
	PROPERTY LINE
SURFACE ITEMS	
	STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS
	EXISTING WETLAND
PLANT MATERIAL	
	DECIDUOUS TREE, TYP.
	SHRUBS, TYP.
	EXISTING TREES TO REMAIN, PROTECT IN PLACE



**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 1-800-362-2784 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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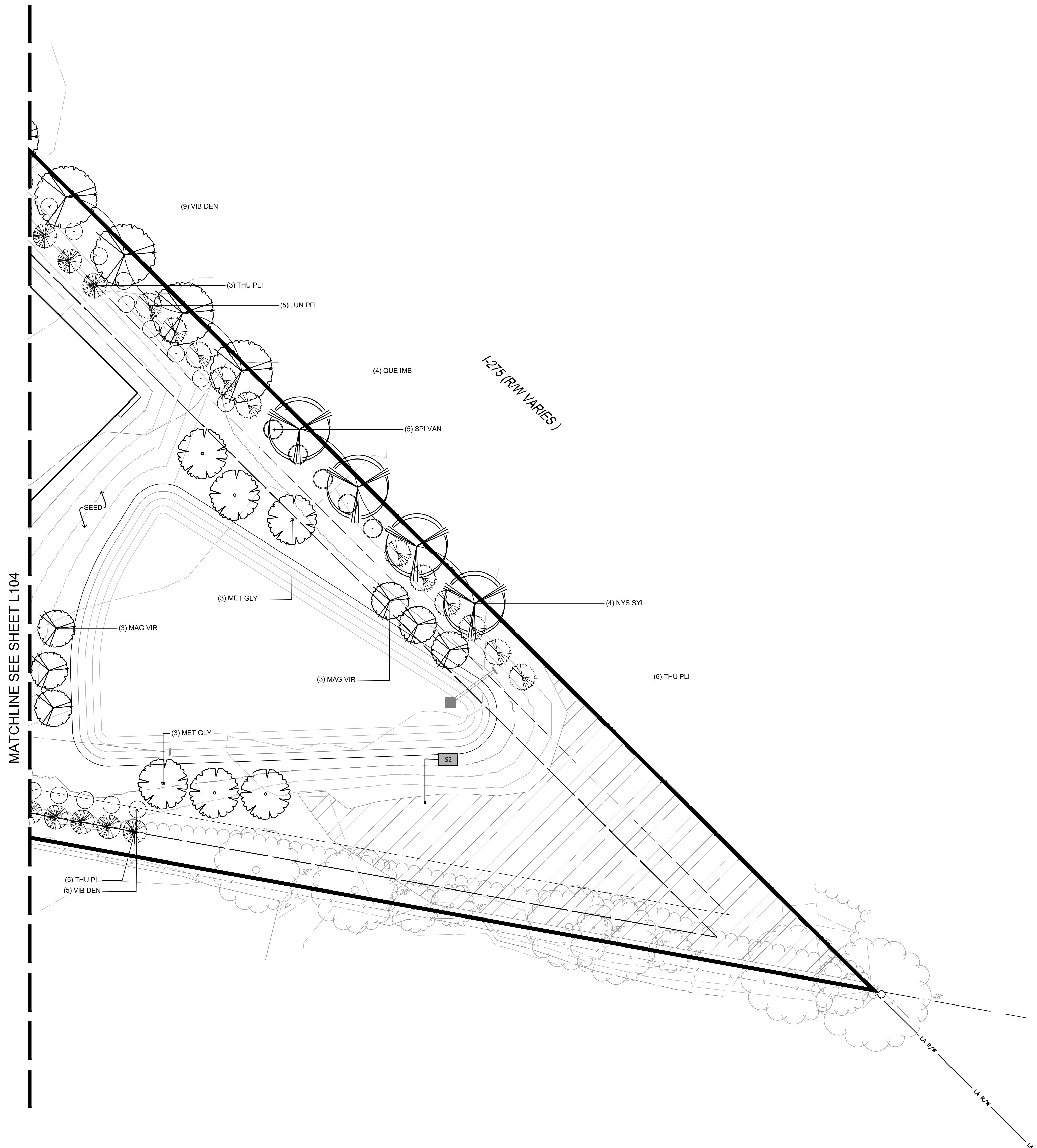
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**GROOMS ROAD**  
 SECTION 7, TOWN 3, RANGE 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

PROJECT NO: 210610.002  
 DATE: 2022-12-15  
 SCALE:

**DETAILED LANDSCAPE PLAN**

SHEET NO.  
**L104**



**GENERAL NOTES**  
 1. REFER TO SHEET L106 FOR ZONING CHART, 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.

**LEGEND**

— PROPERTY LINE

**SURFACE ITEMS**

S1 STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

**PLANT MATERIAL**

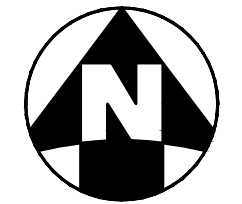
DECIDUOUS TREE, TYP.

SHRUBS, TYP.

EXISTING TREES TO REMAIN, PROTECT IN PLACE



**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 1-800-362-3784 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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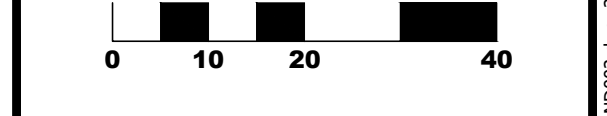
NO. DATE DESCRIPTION

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

PROJECT NO: 210510.002

DATE: 2022-12-15

SCALE:

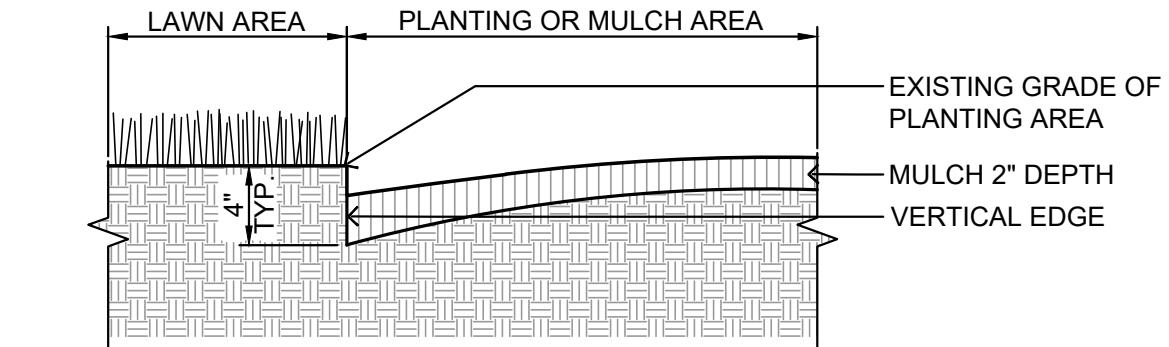


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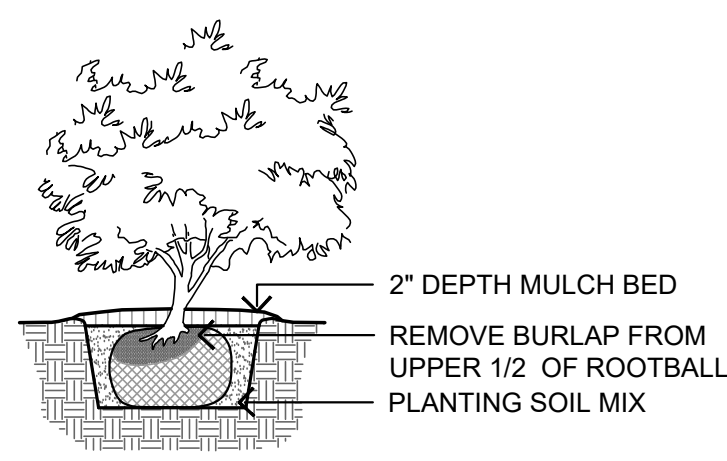
**DETAILED LANDSCAPE PLAN**

SHEET NO.

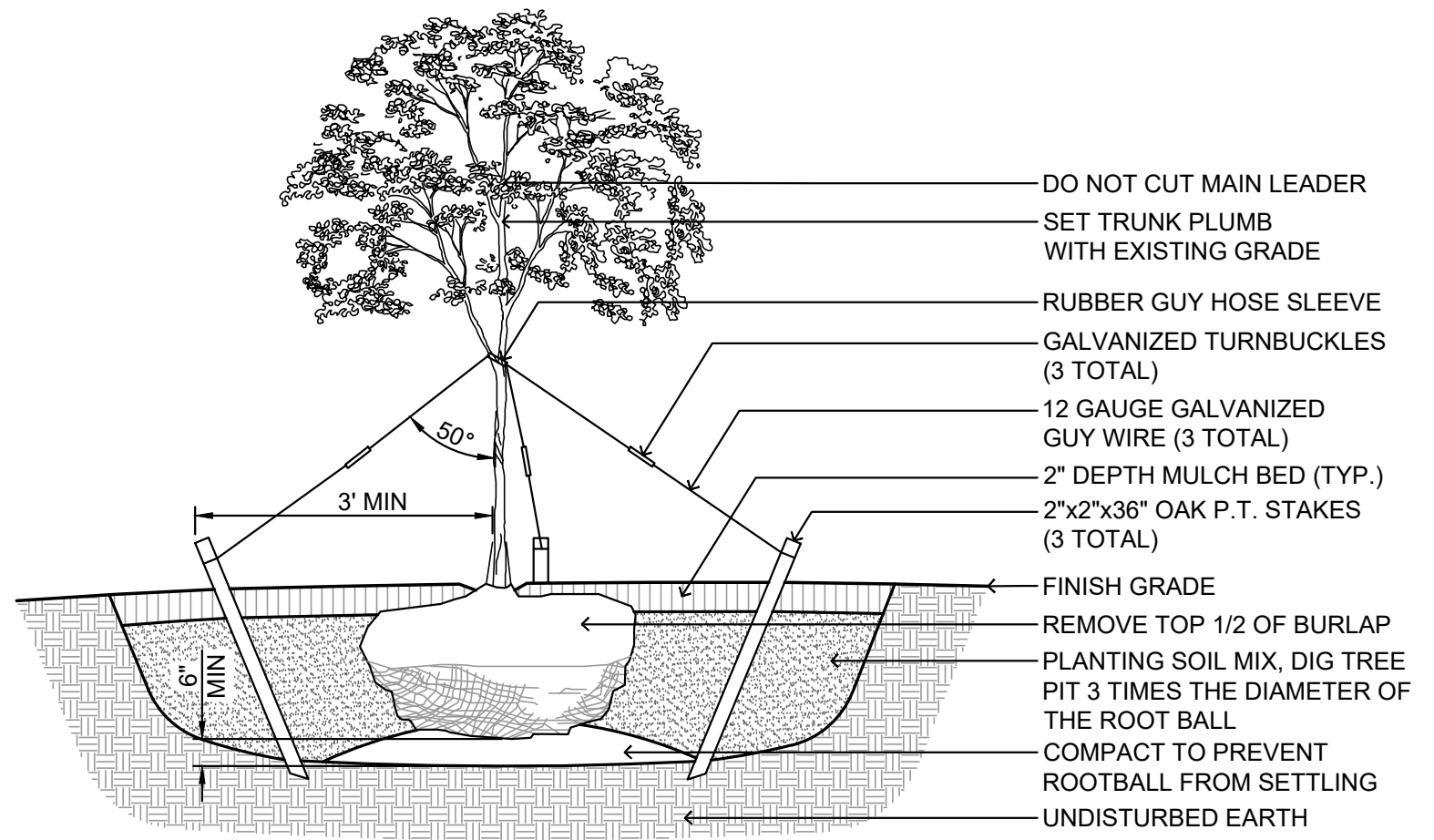
**L105**



1 PLANT BED EDGE  
N.T.S.

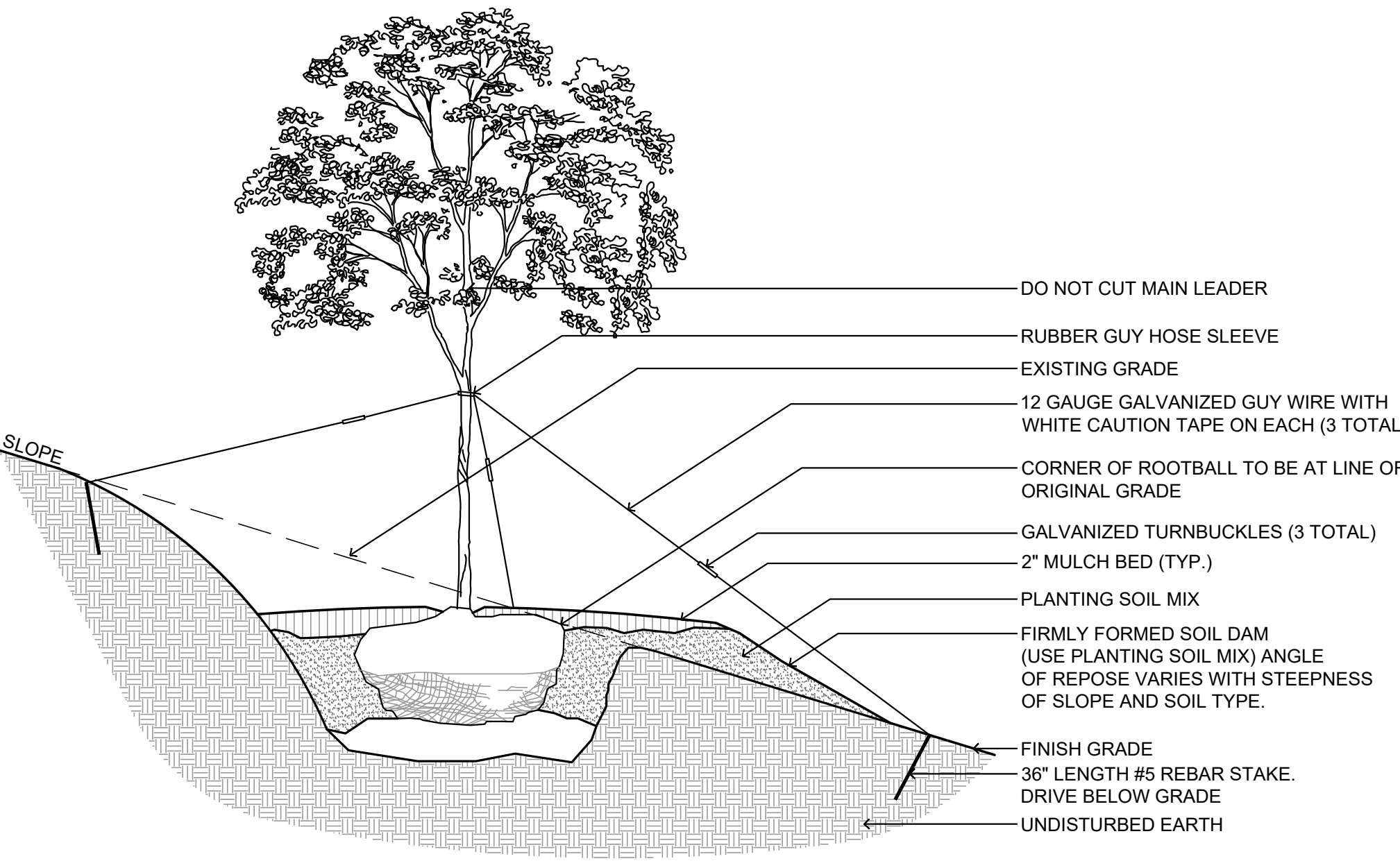


2 SHRUB PLANTING  
N.T.S.



- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
  - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
  - REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
  - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. 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:
- FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

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

PLANTING SCHEDULE - PHASE 1						
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES:						
12	ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	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 GLYPTOSTROBILIDES	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
13	QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	SPACE PER PLAN
29	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
5	TAX DIS	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE BALD CYPRESS	2" 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 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	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
26	TAX MED	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 10' 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.
45	SPI VAN	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	30" HT. MIN, #3	CONT.	SPACE 14.5' 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 GLYPTOSTROBILIDES	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	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
20	TAX MED	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 10' 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.
20	SPI VAN	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	30" HT. MIN, #3	CONT.	SPACE 14.5' O.C.
16	VIB DEN	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT. MIN, #5	CONT.	SPACE 14.5' O.C.
TURFGRASS SEED / SOD: SEE SPECIFICATIONS						



SEAL:

NO. DATE DESCRIPTION

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

PROJECT NO: 210610.002  
DATE: 2022-12-15  
SCALE:

SHEET NAME:  
**LANDSCAPE DETAILS**

SHEET NO:  
**L106**



SEAL:

NO. DATE DESCRIPTION

**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.

**L107**









DESIGN

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 (o) 904.353.5968 (f)  
Email info@g4designinc.com

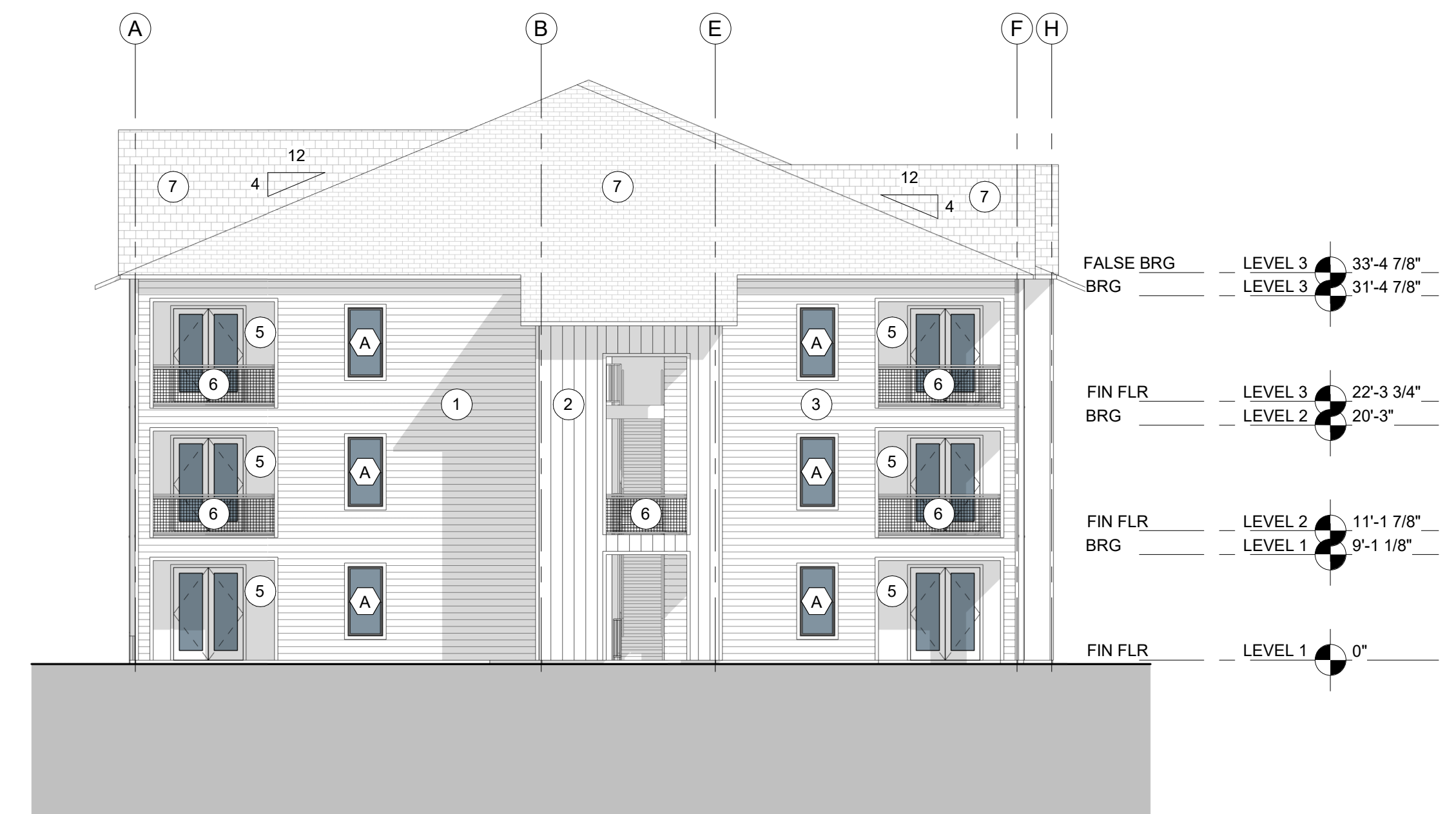
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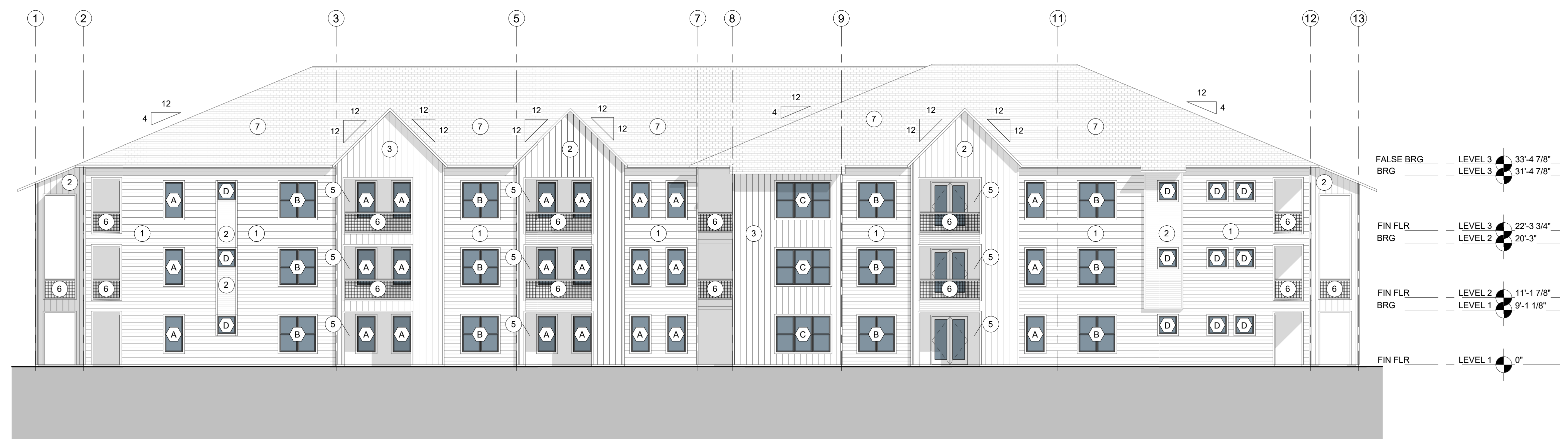
CONTRACTOR SHALL CHECK & VERIFY ALL JOB SITE CONDITIONS.

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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"

Issues and Revisions	
No.	Description

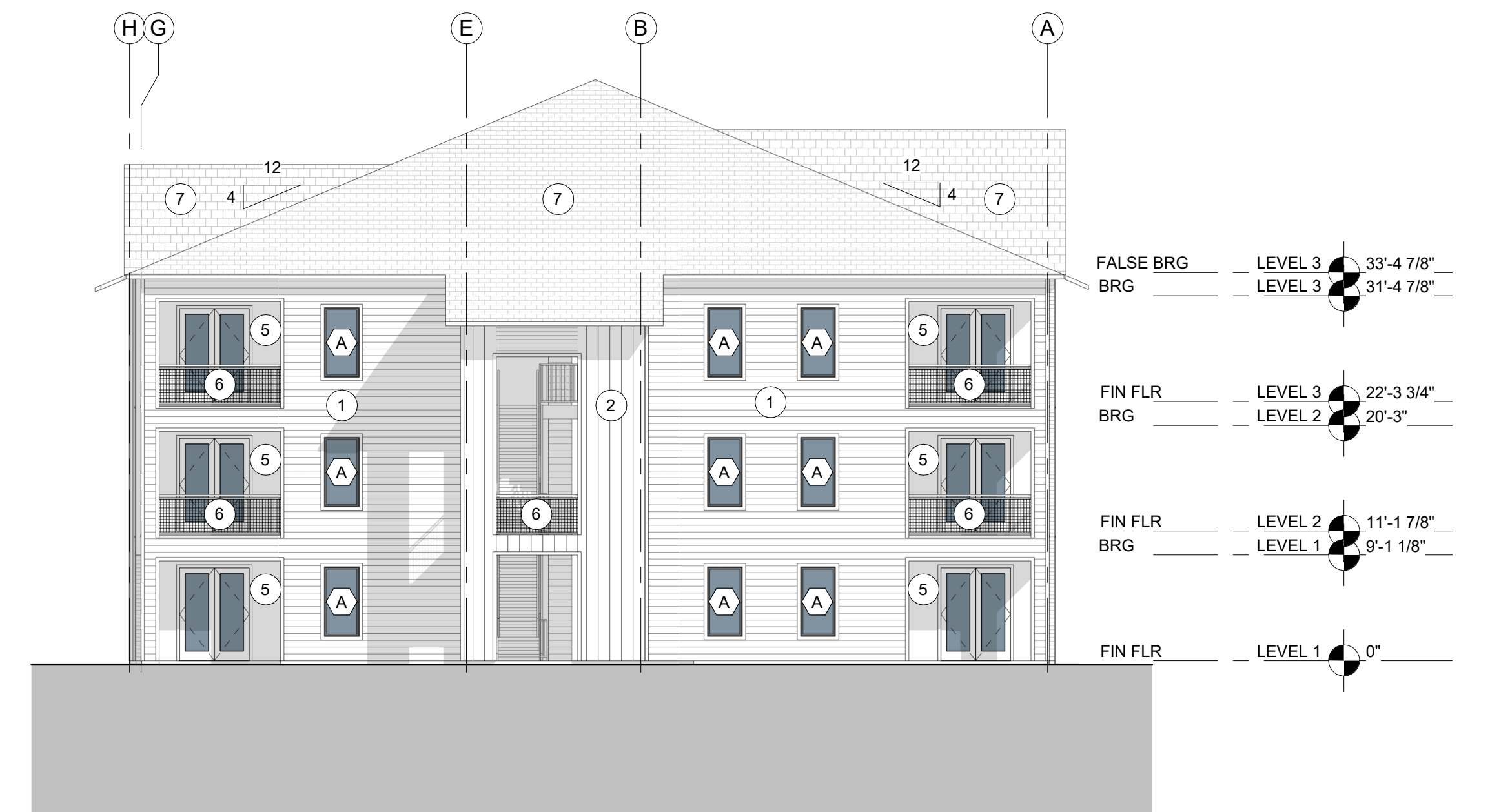


PUD  
Project Number: 22.2040.00  
Date: December 15, 2022  
Drawn By: JL/DB  
Checked By: KK  
Project Name:  
GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO  
Drawing Name:  
MIX 1 - EXTERIOR ELEVATIONS

A212

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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"

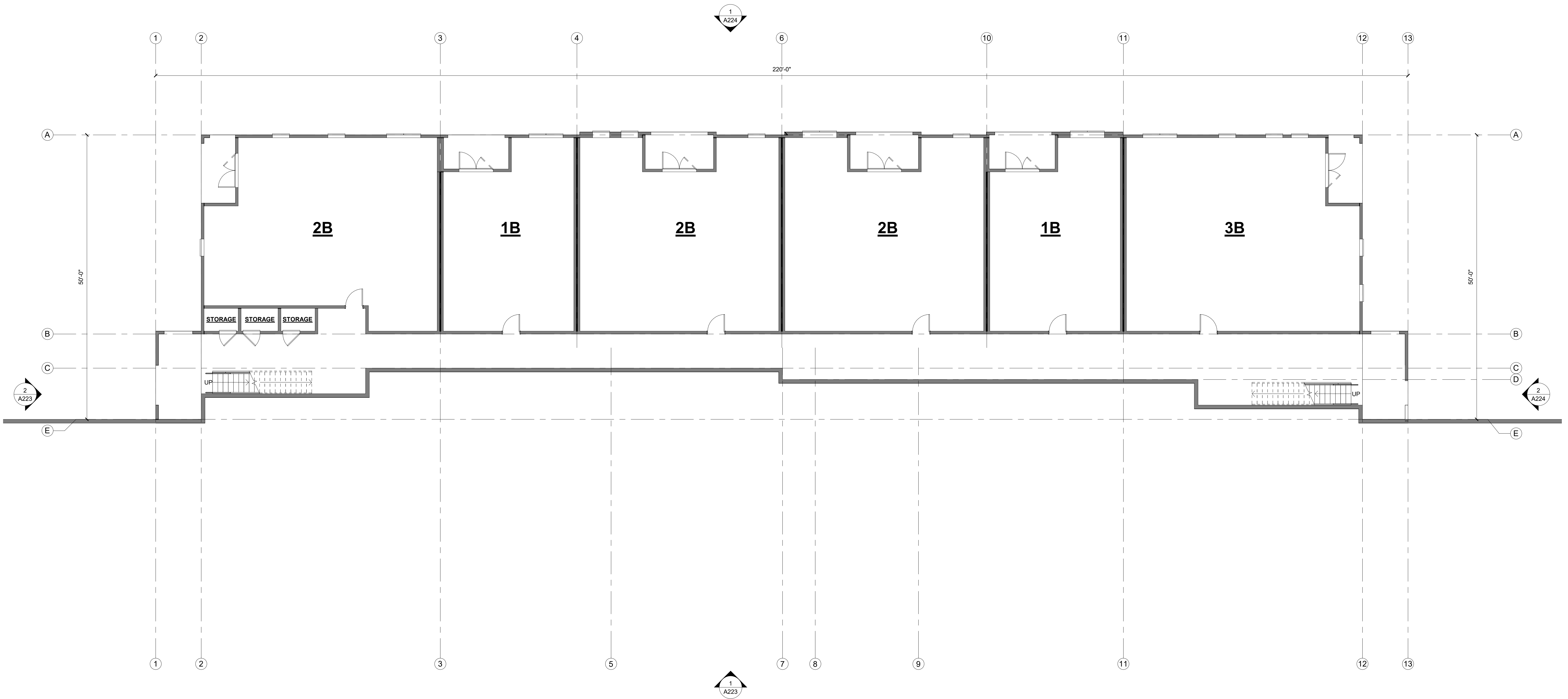
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No.	Description



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

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Issues and Revisions		Description
No.	Date	By
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2	02/01/23	JK
3	02/03/23	JK
4	02/03/23	JK
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16	02/03/23	JK
17	02/03/23	JK



Issues and Revisions		Description
No.	Date	By
01	02/15/22	JL/DB
02	02/15/22	KK
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Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: JL/DB

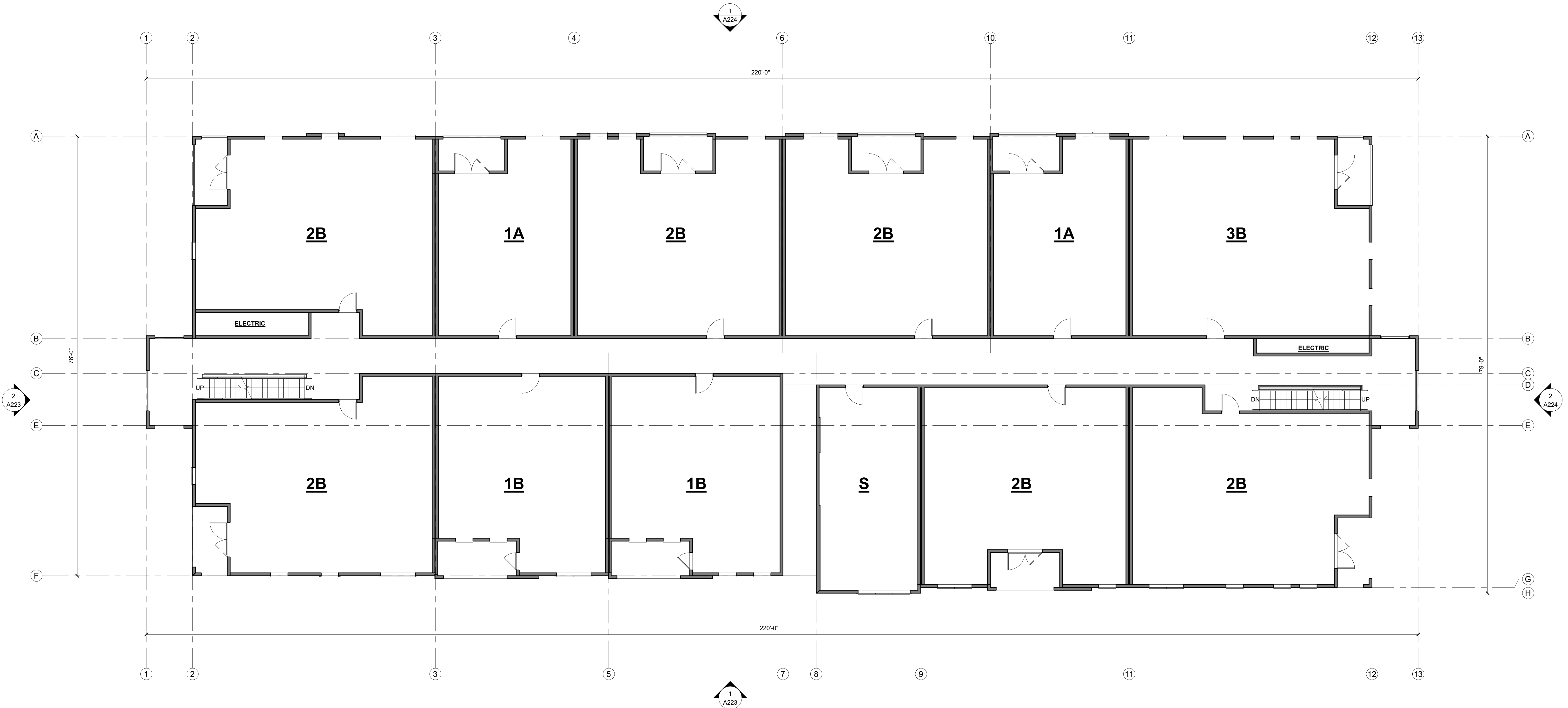
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Project Name:

GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

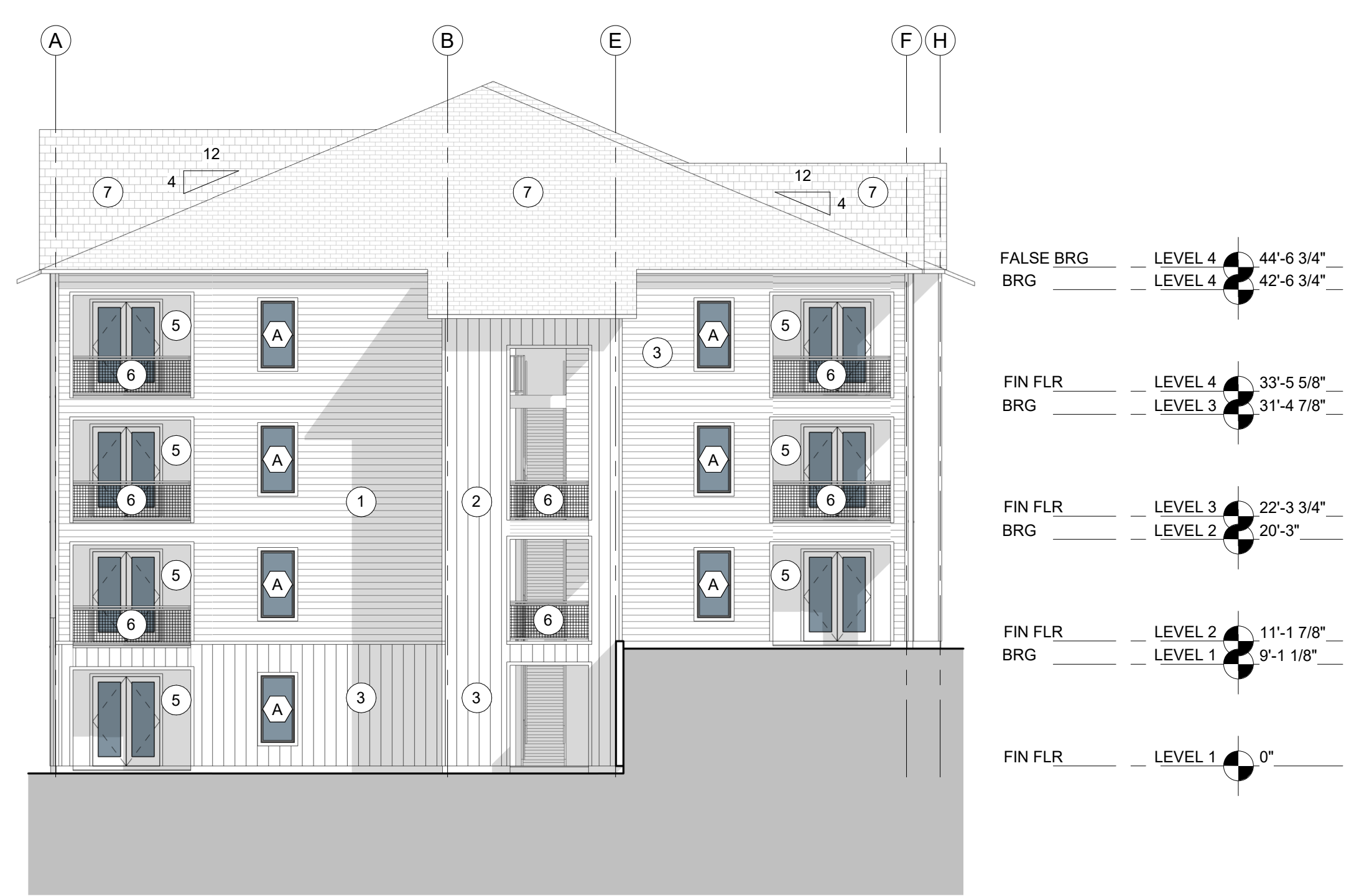
MIX 2 - FLOOR PLAN - LEVEL 2



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

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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"

No.	Date	By	Description	
			Issues	Revisions



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

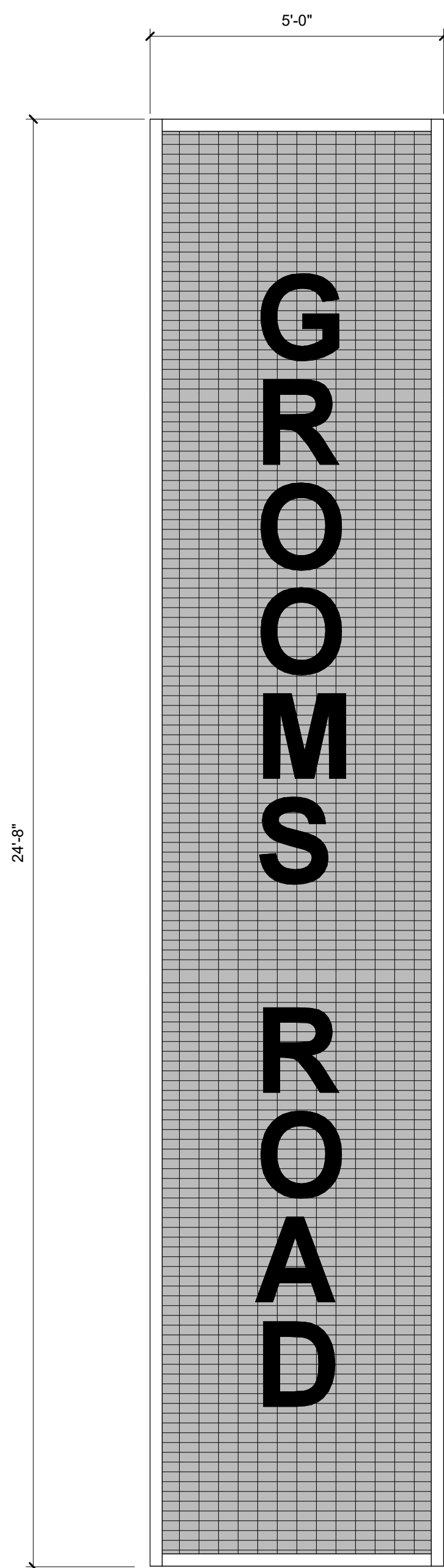
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**3 BUILDING SIGNAGE**  
1/2" = 1'-0"

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



FALSE BRG	LEVEL 4	44'-6 3/4"
BRG	LEVEL 4	42'-6 3/4"
FIN FLR	LEVEL 4	33'-5 5/8"
BRG	LEVEL 3	31'-4 7/8"
FIN FLR	LEVEL 3	22'-3 3/4"
BRG	LEVEL 2	20'-3"
FIN FLR	LEVEL 2	11'-1 7/8"
BRG	LEVEL 1	9'-1 1/8"
FIN FLR	LEVEL 1	0"

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



FALSE BRG	LEVEL 4	44'-6 3/4"
BRG	LEVEL 4	42'-6 3/4"
FIN FLR	LEVEL 4	33'-5 5/8"
BRG	LEVEL 3	31'-4 7/8"
FIN FLR	LEVEL 3	22'-3 3/4"
BRG	LEVEL 2	20'-3"
FIN FLR	LEVEL 2	11'-1 7/8"
BRG	LEVEL 1	9'-1 1/8"
FIN FLR	LEVEL 1	0"

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

ISSUES AND REVISIONS		
No.	Date	Description



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



DESIGN

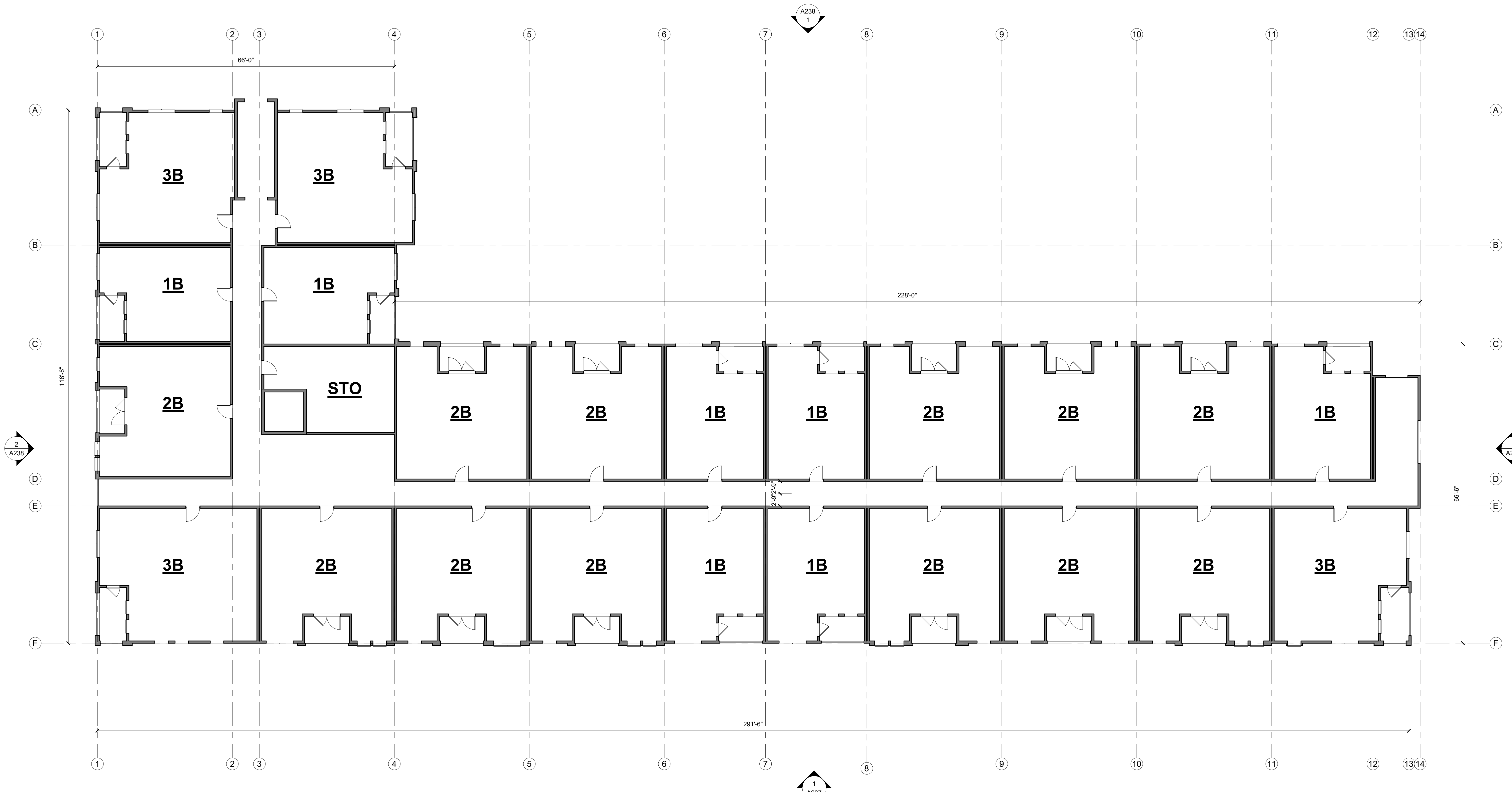
Interior  
Planning  
Architecture

1520 Prudential Drive  
Jacksonville, Florida 32207  
904.353.5900 (o) 904.353.5968 (f)  
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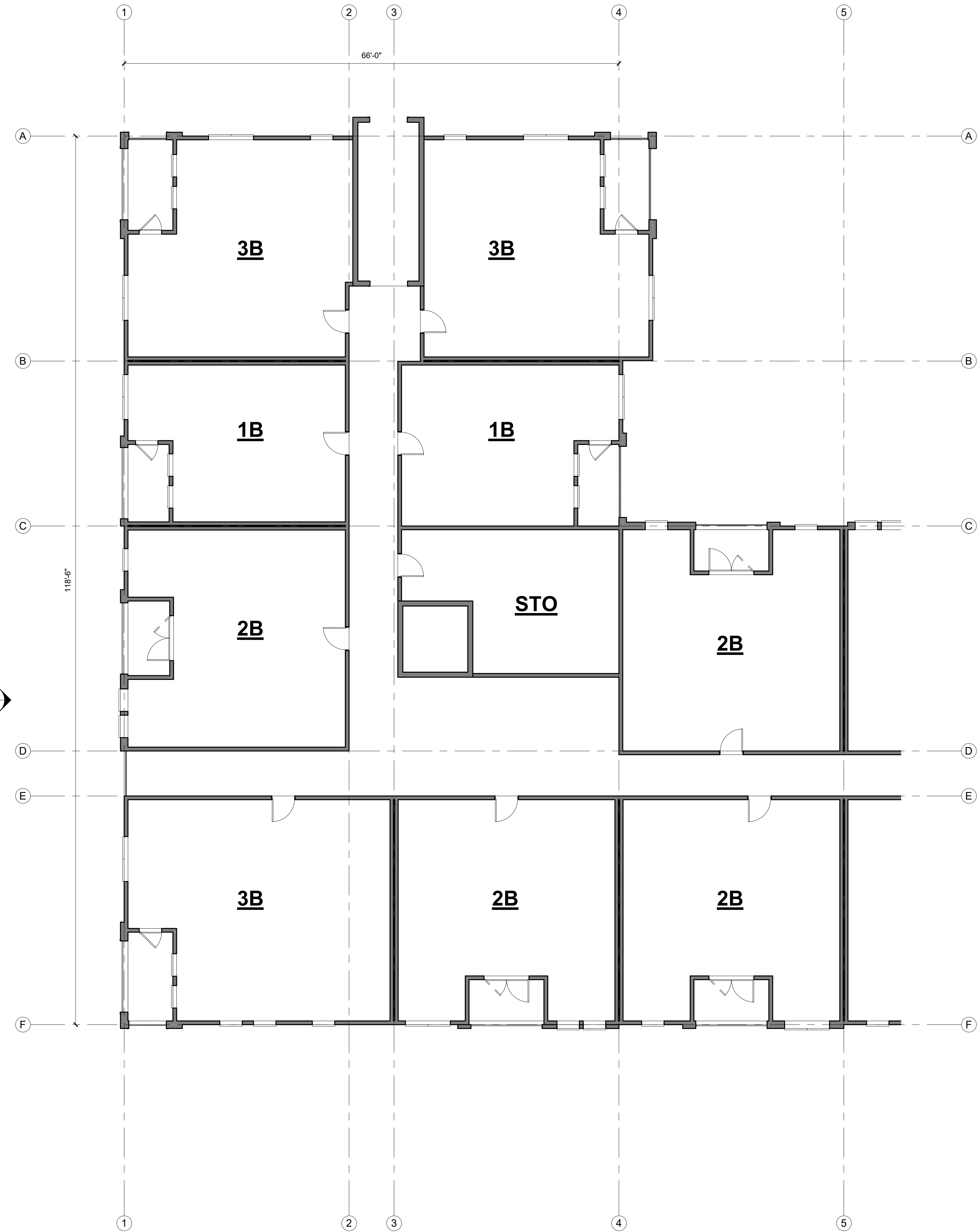
Issues and Revisions		Description
No.	Date	By



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

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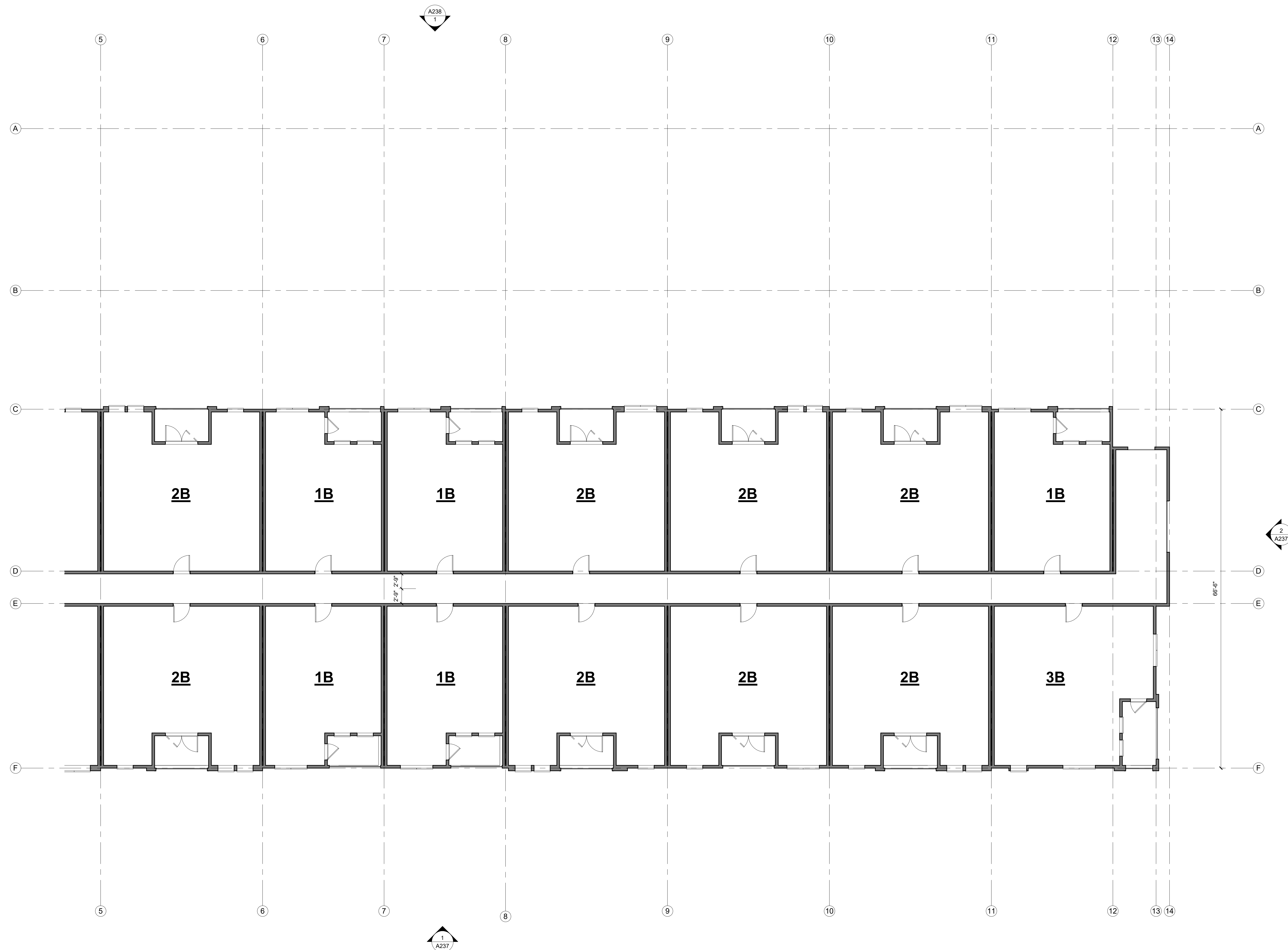




Issues and Revisions		Description
No.	Date	By



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



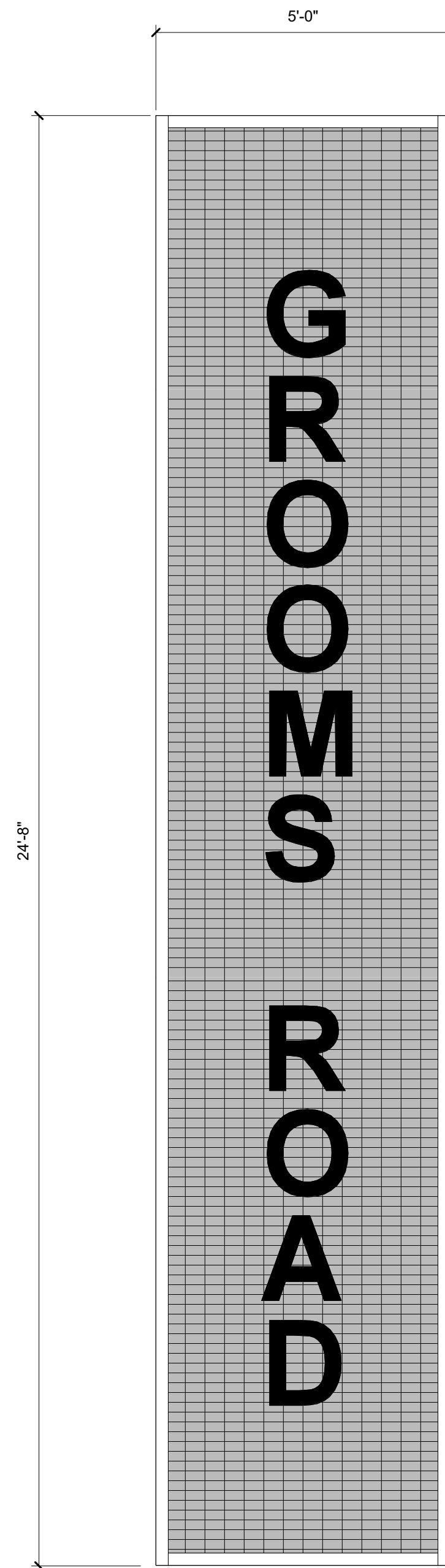
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No.	Date	By	Description
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PUD	
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	GROOMS ROAD SYCAMORE TOWNSHIP, OHIO
Drawing Name:	MIX 3 - FLOOR PLAN - LEVEL 2 - AREA B

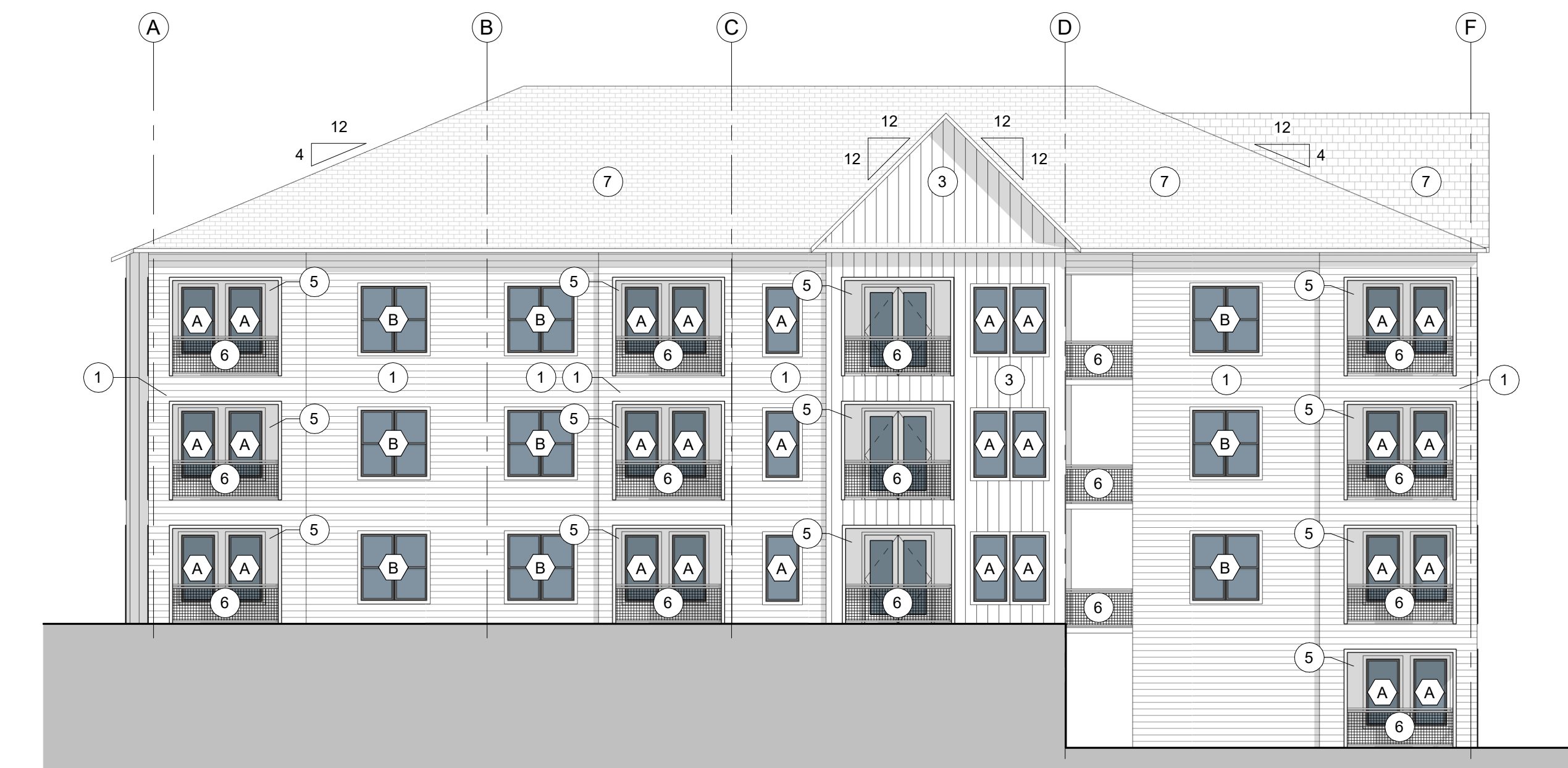
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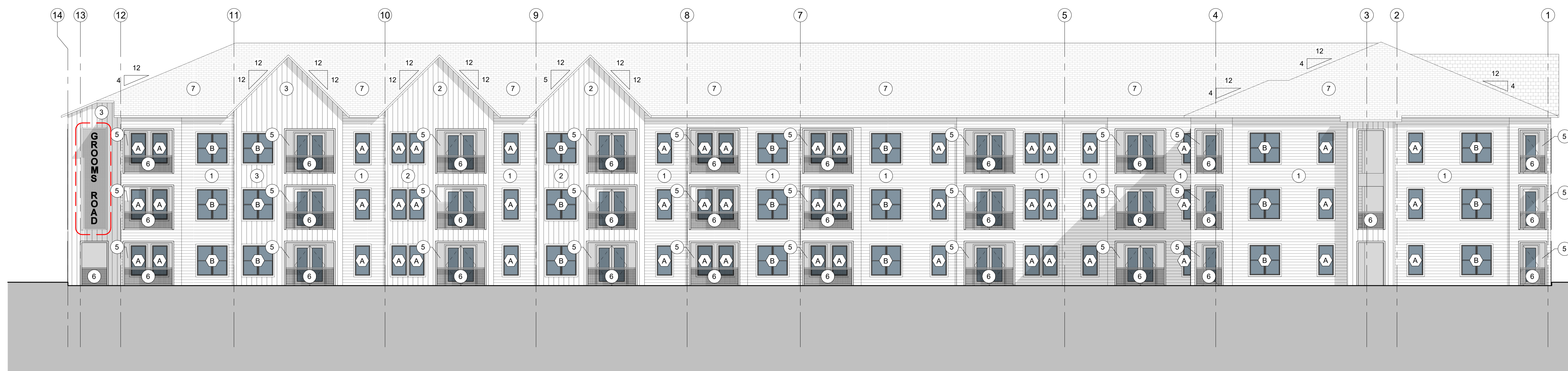
**3 BUILDING SIGNAGE**  
1/2" = 1'-0"

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



- FALSE BRG LEVEL 4 44'-6 3/4"
- BRG LEVEL 4 42'-6 3/4"
- FIN FLR LEVEL 4 33'-5 5/8"
- BRG LEVEL 3 31'-4 7/8"
- FIN FLR LEVEL 3 22'-3 3/4"
- BRG LEVEL 2 20'-3"
- FIN FLR LEVEL 2 11'-1 7/8"
- BRG LEVEL 1 9'-1 1/8"
- FIN FLR LEVEL 1 0"

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



- FALSE BRG LEVEL 4 44'-6 3/4"
- BRG LEVEL 4 42'-6 3/4"
- FIN FLR LEVEL 4 33'-5 5/8"
- BRG LEVEL 3 31'-4 7/8"
- FIN FLR LEVEL 3 22'-3 3/4"
- BRG LEVEL 2 20'-3"
- FIN FLR LEVEL 2 11'-1 7/8"
- BRG LEVEL 1 9'-1 1/8"
- FIN FLR LEVEL 1 0"

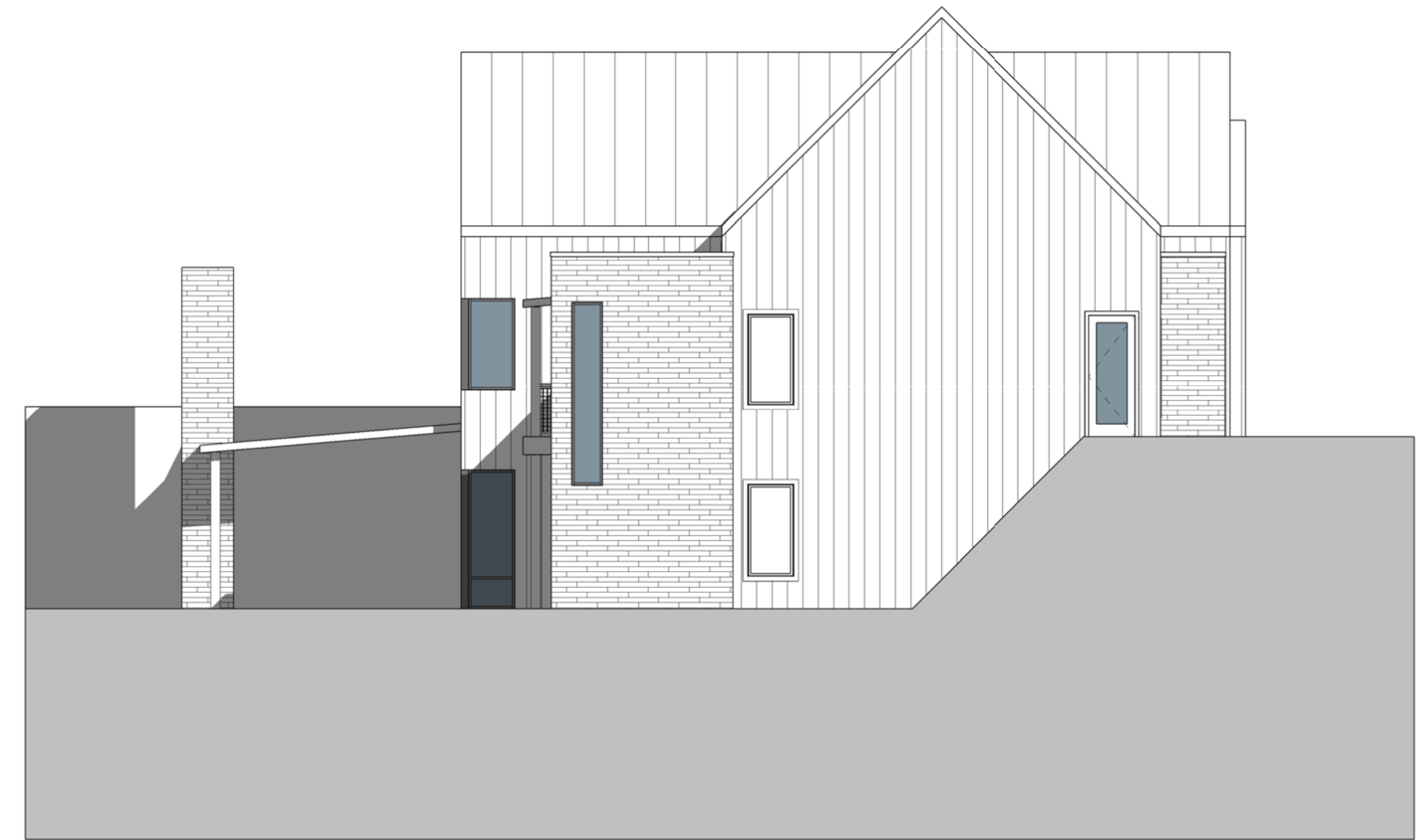
**1 MIX 3 REAR ELEV**  
3/32" = 1'-0"

Issues and Revisions	
No.	Description

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3 CLUBHOUSE - RIGHT ELEVATION  
NTS



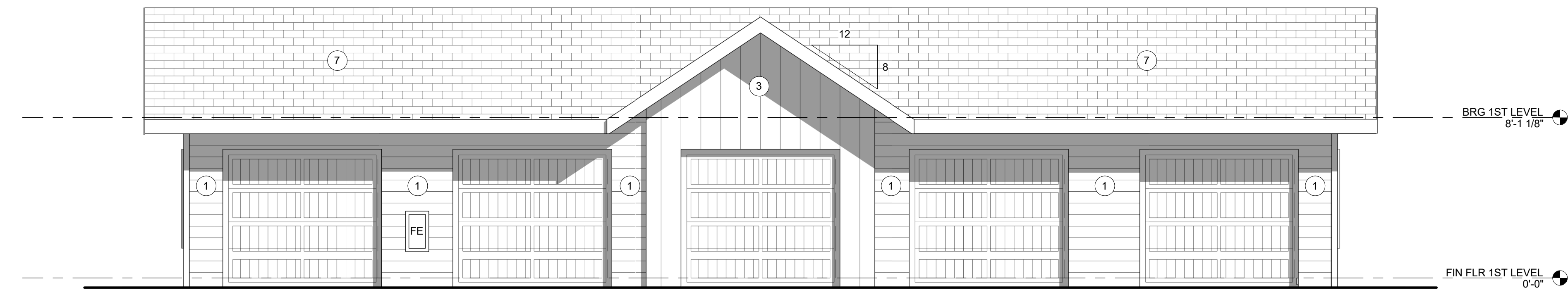
2 CLUBHOUSE - LEFT ELEVATION  
NTS

Issues and Revisions		Description
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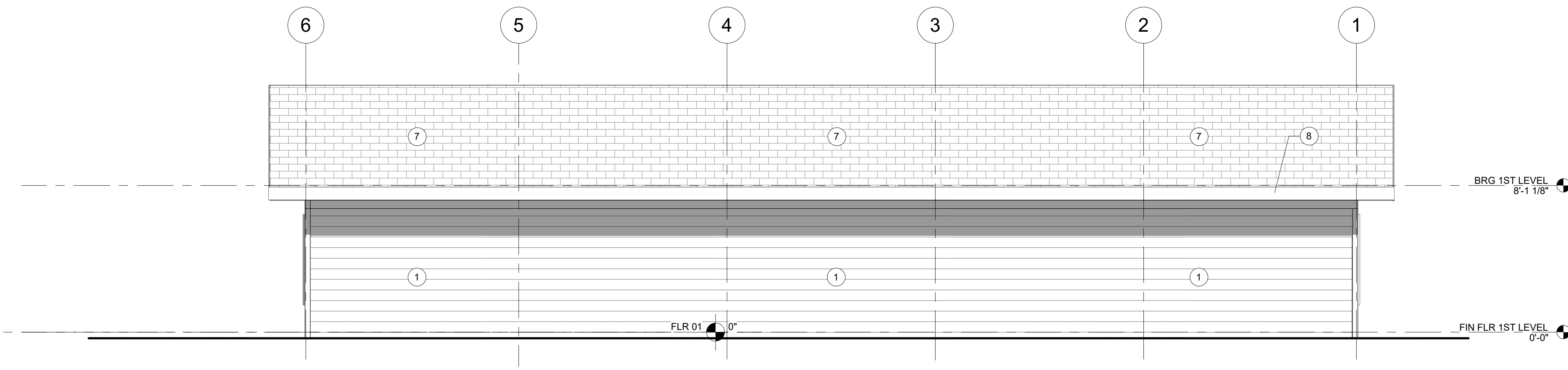
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	GROOMS ROAD SYCAMORE TOWNSHIP, OHIO
Drawing Name:	CLUBHOUSE ELEVATIONS

1 CLUBHOUSE - FRONT ELEVATION  
NTS

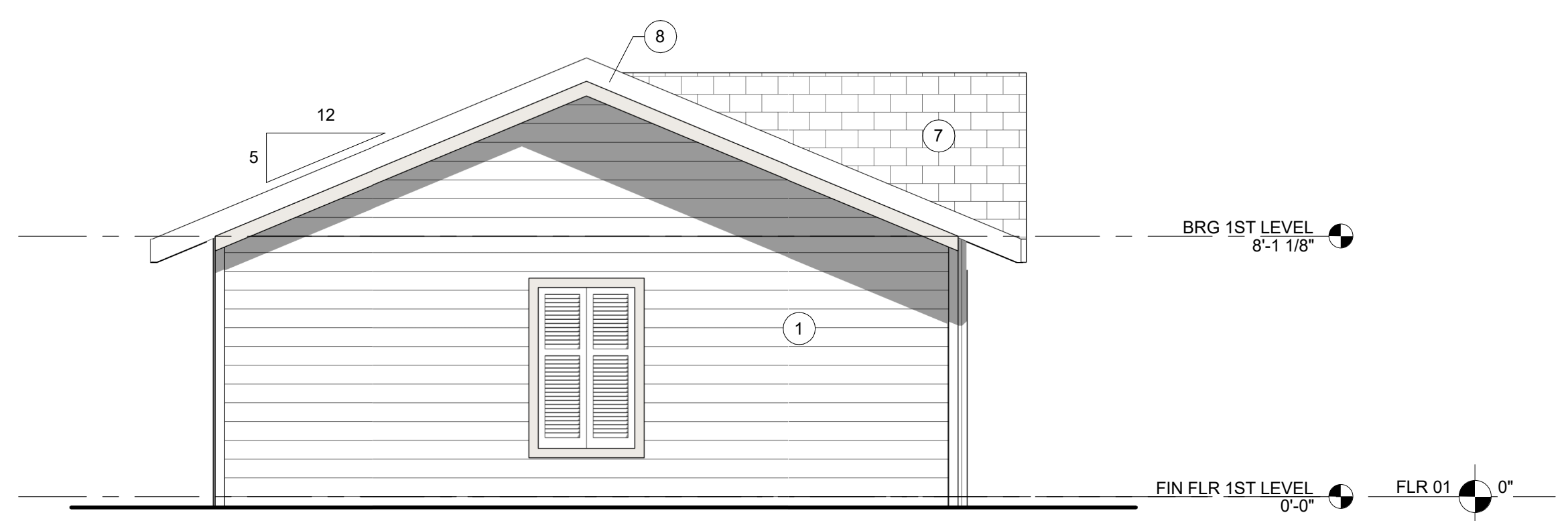


**3 GARAGE - FRONT ELEVATION**  
1/4" = 1'-0"

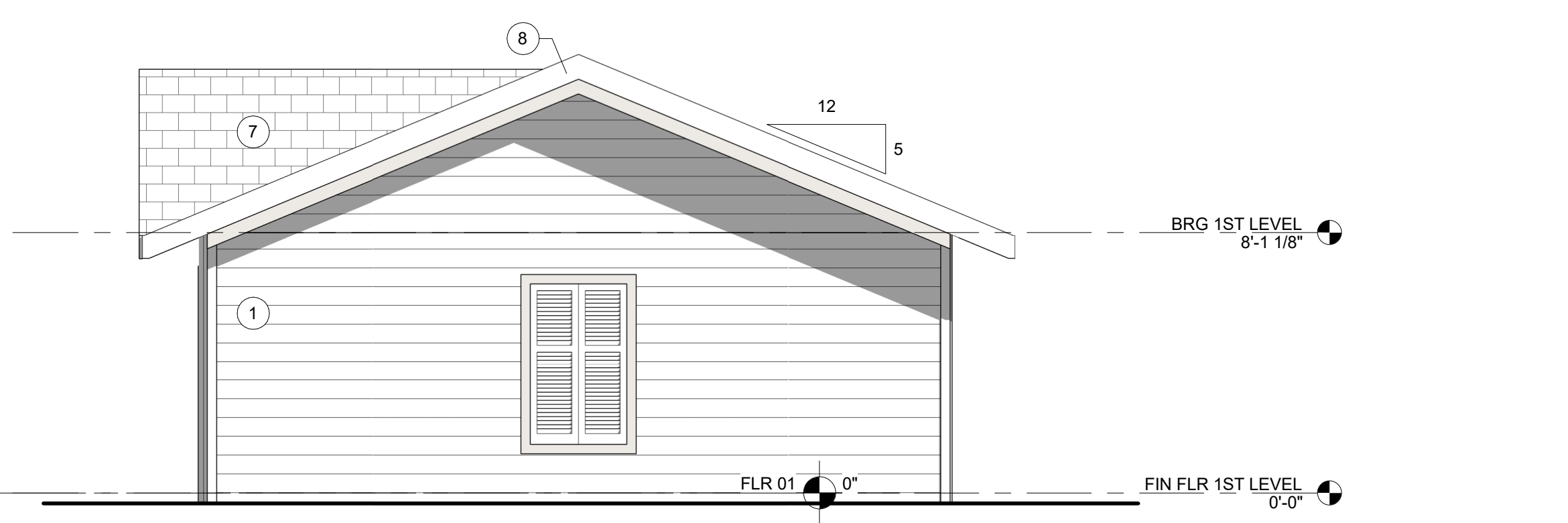
EXTERIOR ELEVATION MATERIAL LEGEND	
Key Value	Keynote Text
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
7	ARCHITECTURAL SHINGLE ROOF
8	FIBER CEMENT TRIM, SMOOTH



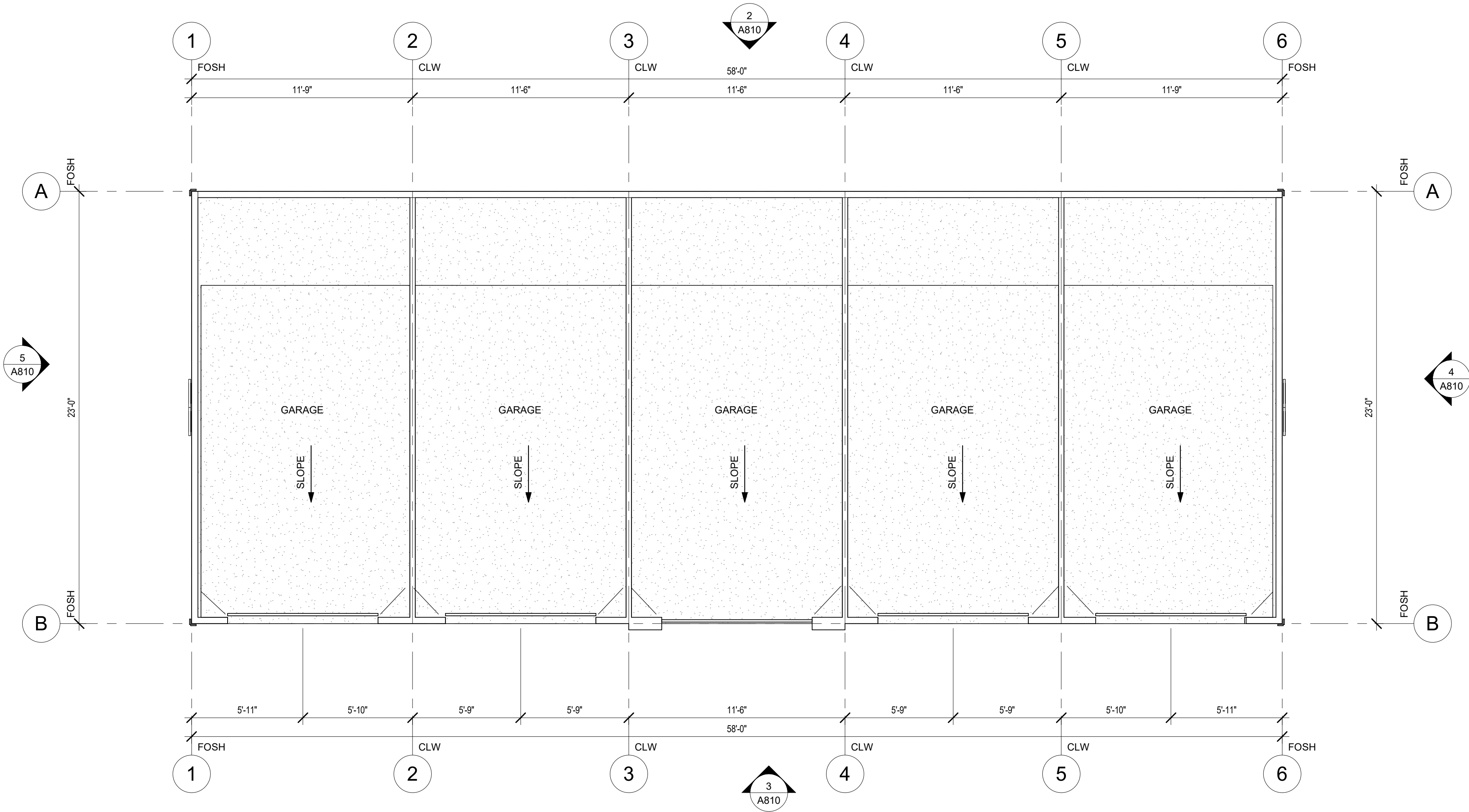
**2 GARAGE - REAR ELEVATION**  
1/4" = 1'-0"



**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		Description
No.	Date	By

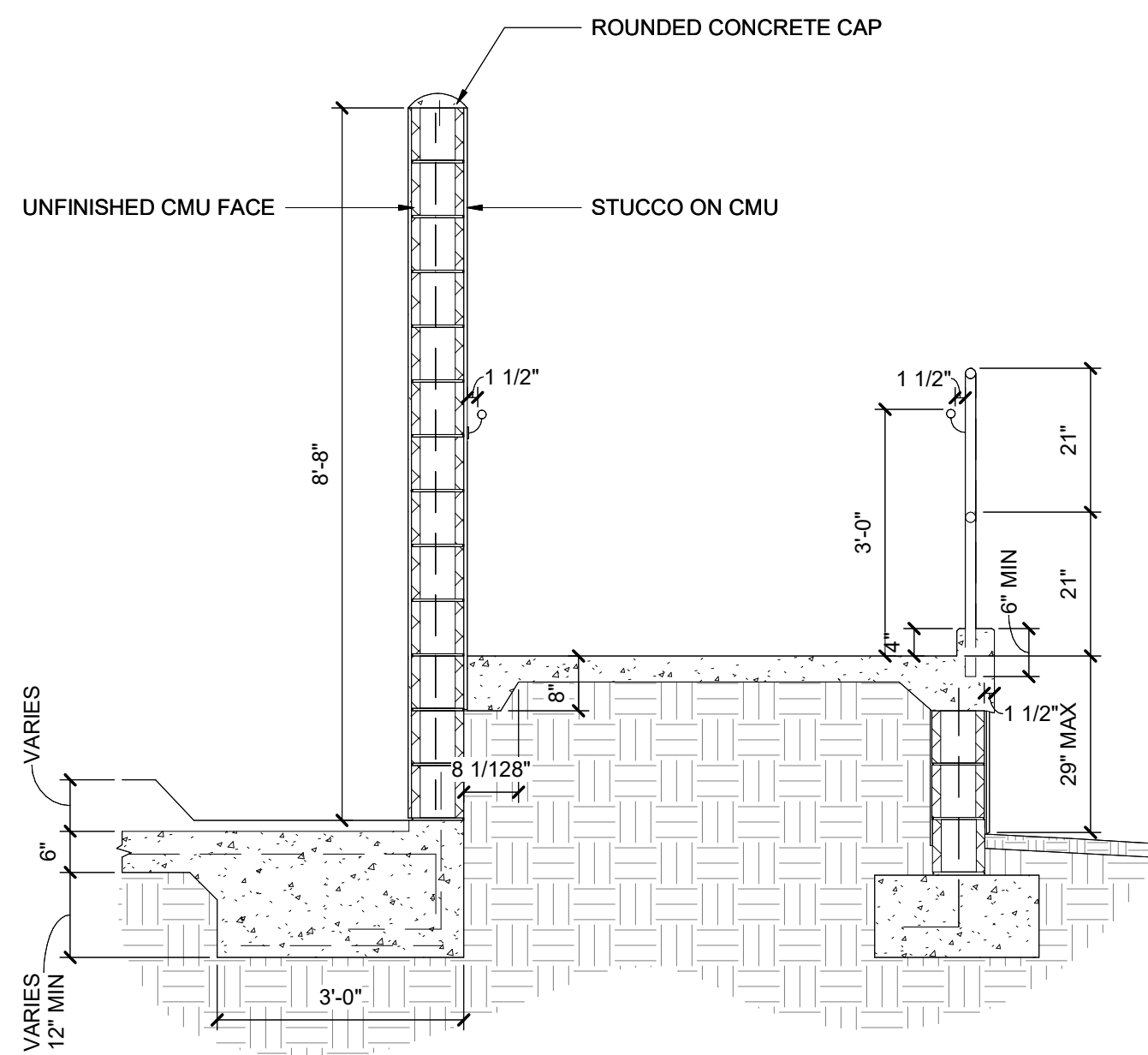


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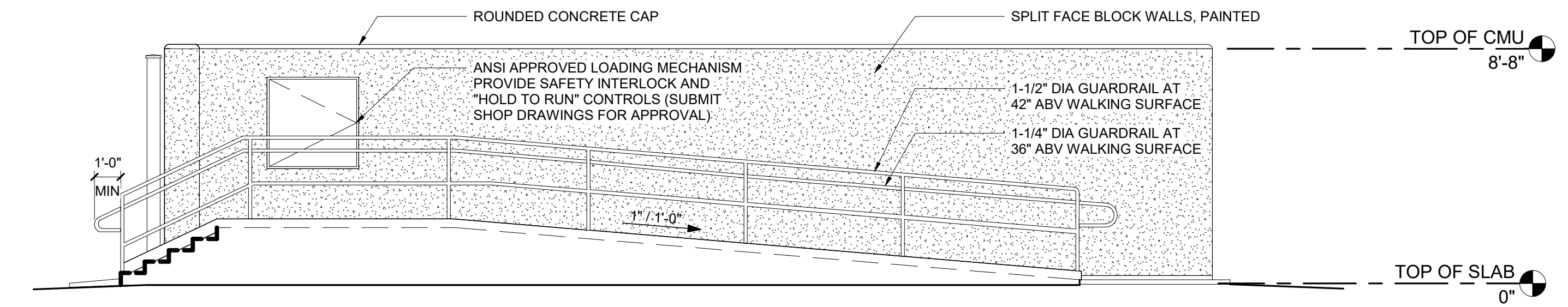
Project Number: 22.2040.00  
Date: December 15, 2022  
Drawn By: JL/DB  
Checked By: KK

Project Name:  
GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO

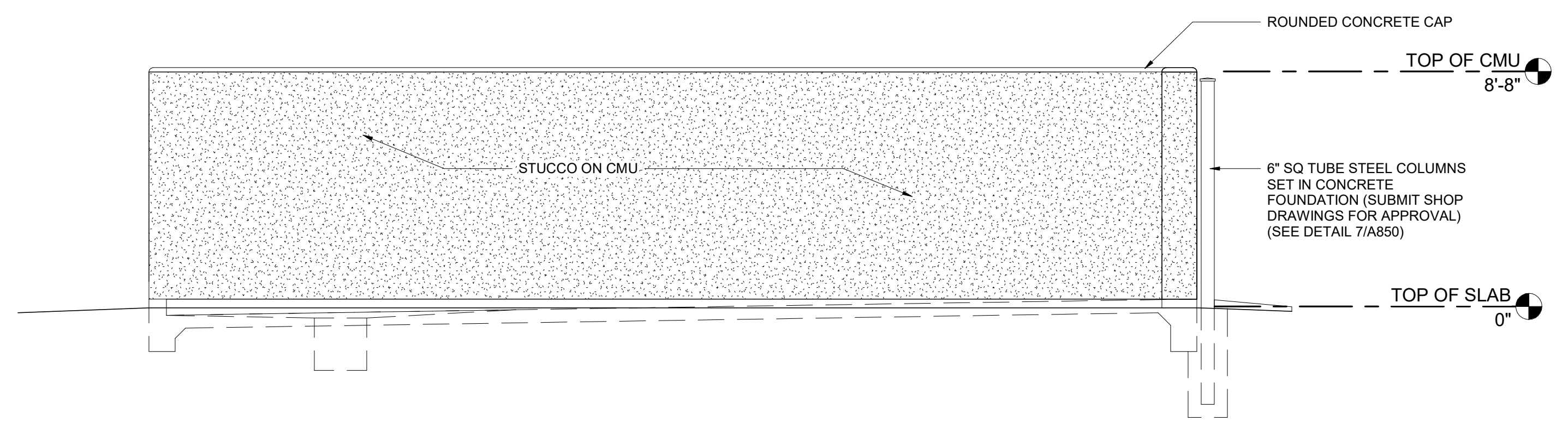
Drawing Name:  
GARAGE - 5 BAY STANDARD



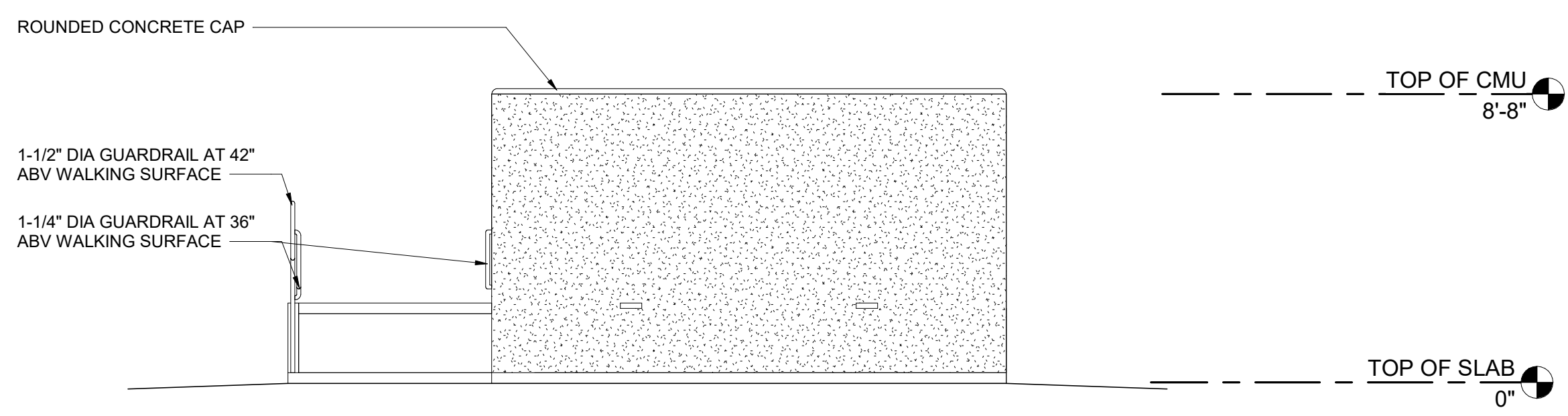
**6 RAMP / WALL SECTION DETAIL**  
1/2" = 1'-0"



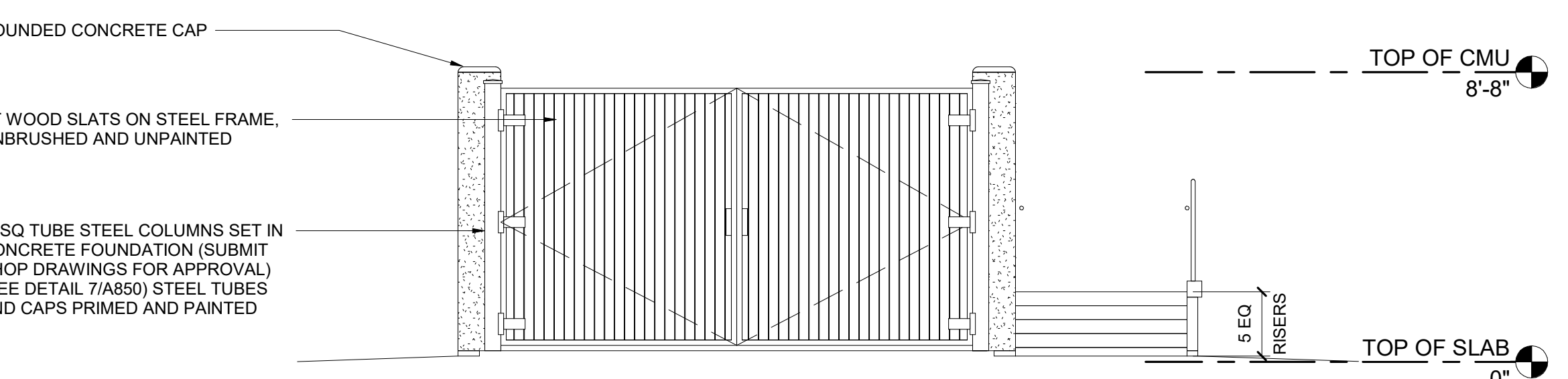
**3 TRASH COMPACTOR - EXTERIOR ELEVATION 2**  
1/4" = 1'-0"



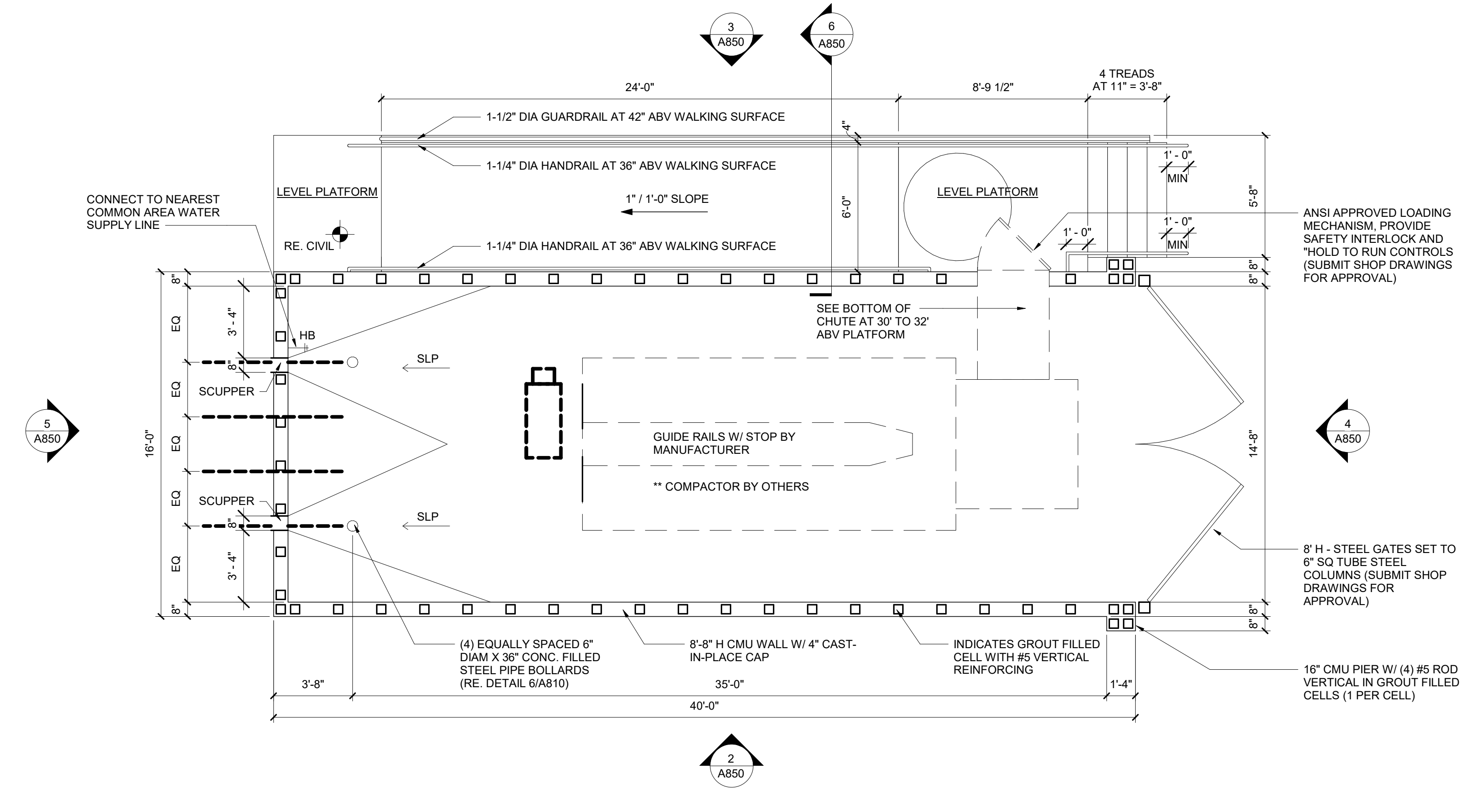
**2 TRASH COMPACTOR - EXTERIOR ELEVATION 1**  
1/4" = 1'-0"



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



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

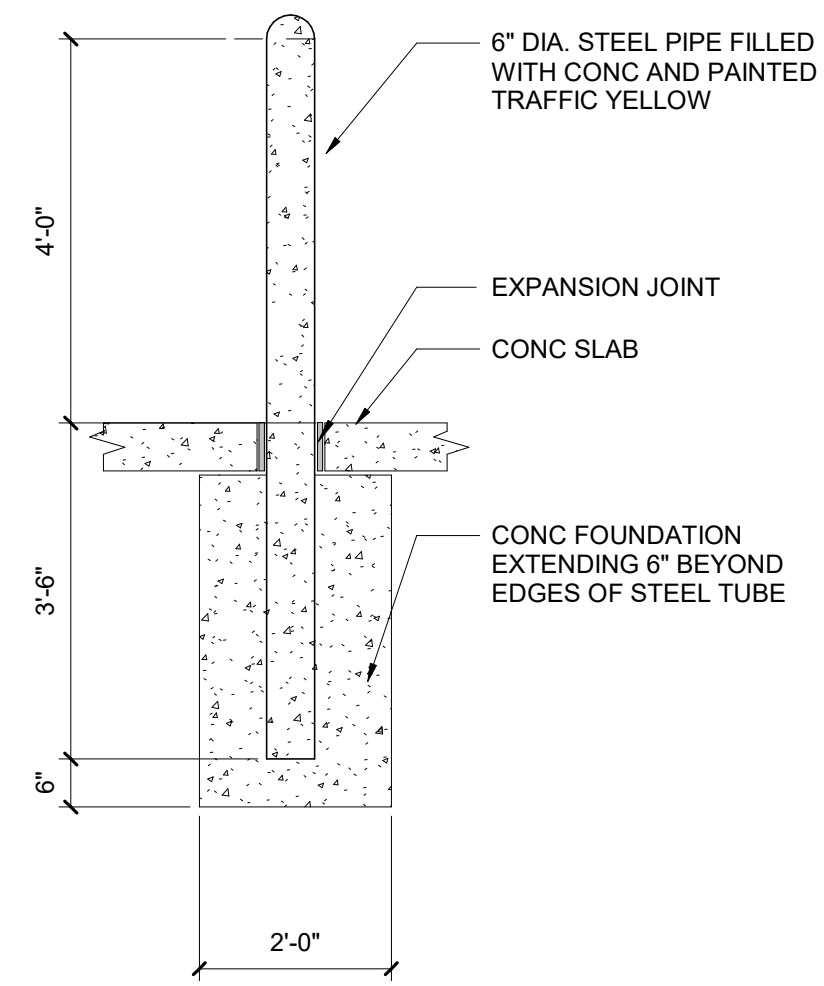


**1 TRASH COMPACTOR FLOOR PLAN**  
1/4" = 1'-0"

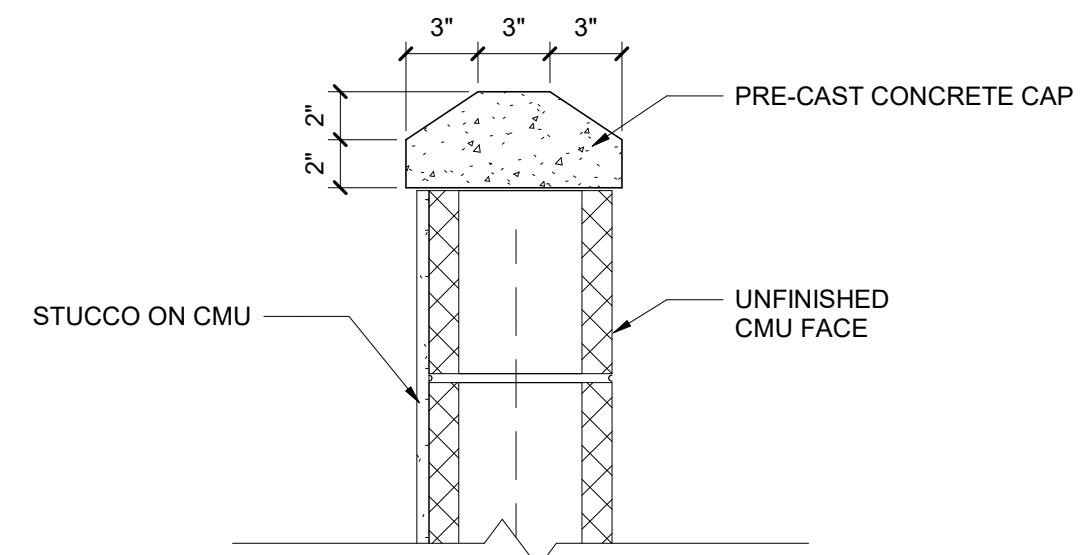
ISSUES and REVISIONS		Description
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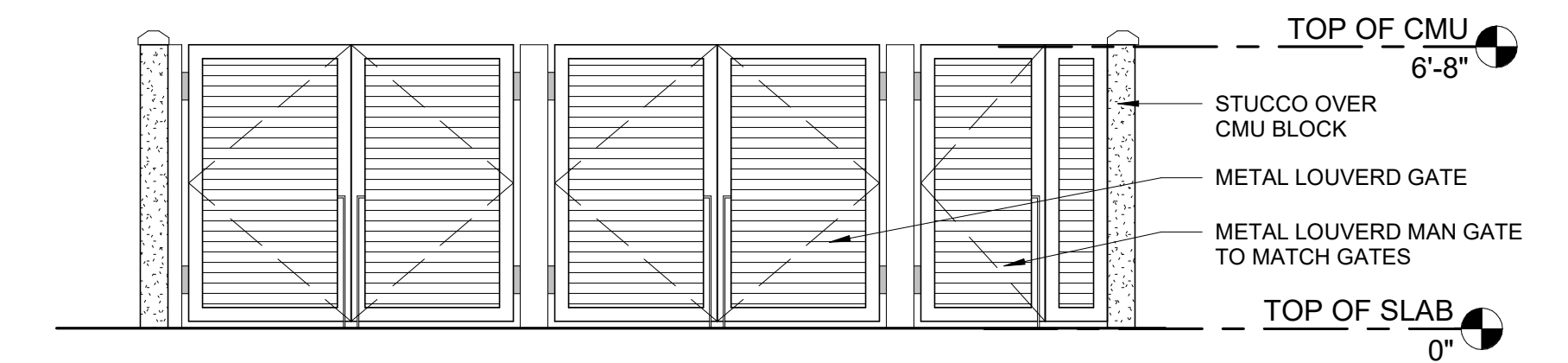
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Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	
GROOMS ROAD	
SYCAMORE TOWNSHIP, OHIO	
Drawing Name:	
TRASH COMPACTOR	



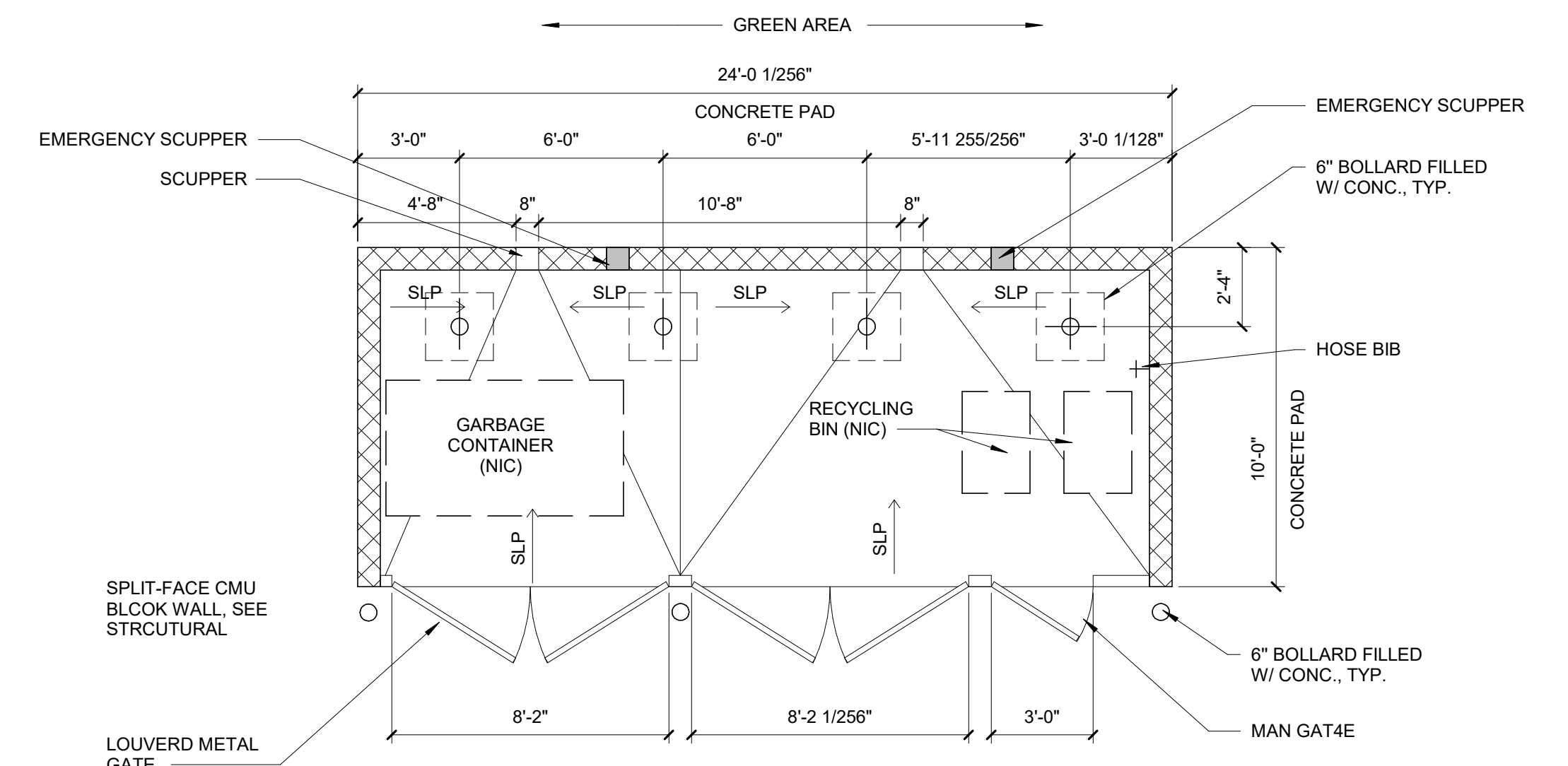
1 BOLLARD DETAIL  
1/2" = 1'-0"



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



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



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

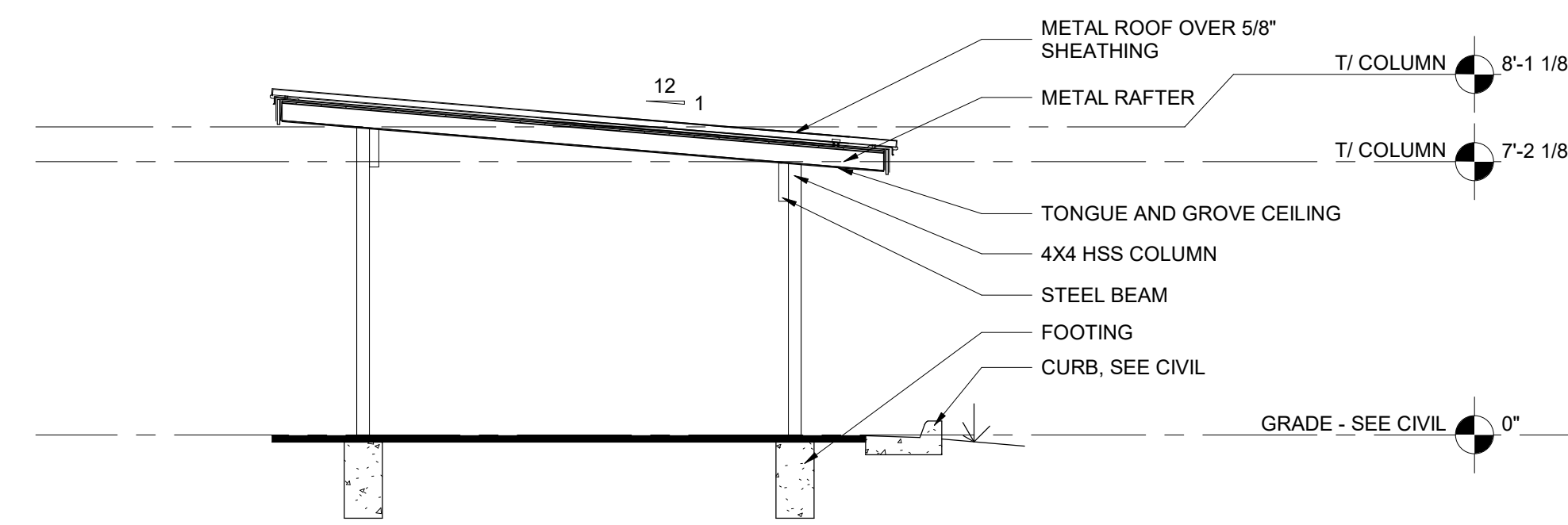
Issues and Revisions		Description
No.	Date	By
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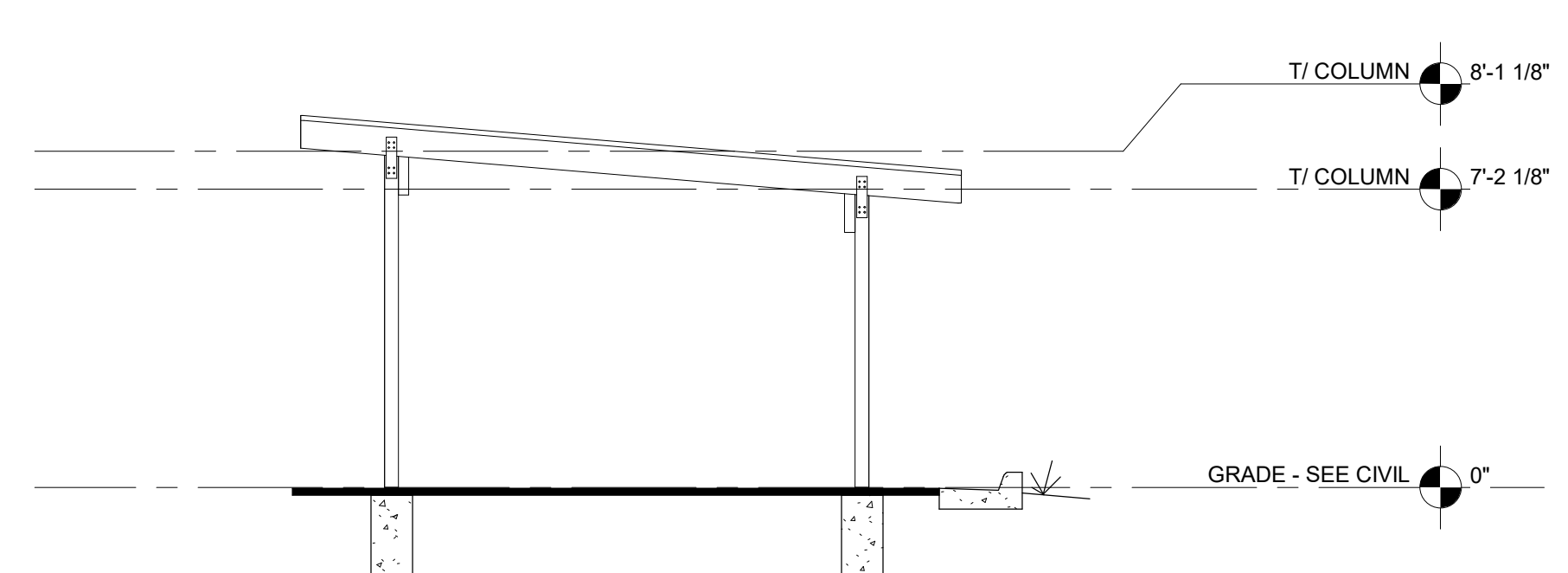
PUD	
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	JL/DB
Checked By:	KK
Project Name:	GROOMS ROAD SYCAMORE TOWNSHIP, OHIO
Drawing Name:	TRASH ENCLOSURE



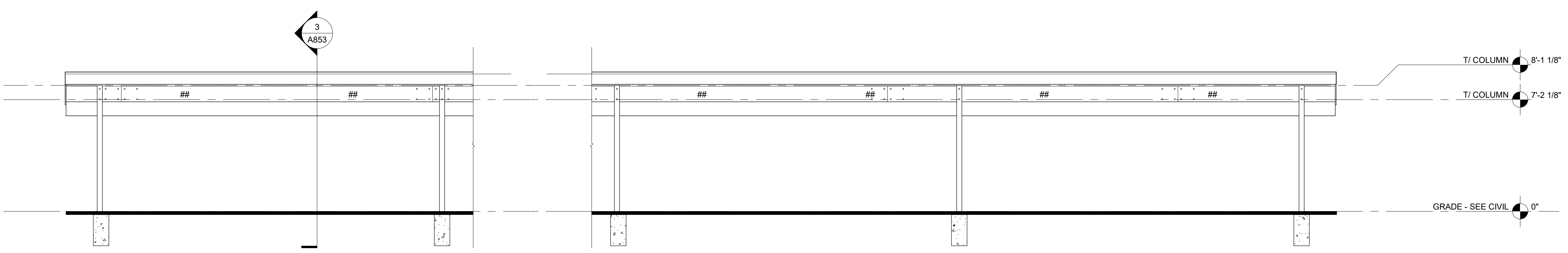
Issues and Revisions		Description	
No.	Date	By	
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11			



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"

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

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