

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

2022-182
DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS:

Grooms Road / E. Kemper Rd.

ZIP CODE:

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER <i>Grooms Road Properties LLC</i>	<i>312 Elm St., 2200</i>	<i>Cincinnati</i>	<i>OH</i>	<i>45202</i>	<i>513.713.1970</i>
CONTRACTOR <i>Not selected</i>					
DESIGNER <i>Not selected</i>					
APPLICANT <i>Capital Investment Development Group, LLC</i>	<i>525 Vine St., 1605</i>	<i>Cincinnati</i>	<i>OH</i>	<i>45202</i>	<i>513.659.4618</i>
APPLICANTS E-MAIL ADDRESS <i>gregg.fusaro@ciqcommunities.com</i>					

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 ☐

11680 Grooms Rd
6529 E Kemper
6711 E Kemper
11604 Grooms Rd
6963 E Kemper

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: *494,200* 6. USE: *multi-family* 7. HEIGHT: *54'*

8. EST. START DATE: *9/1/23* 9. EST. FINISH DATE: *12/31/25* 10. # OF SIGNS: *4*

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

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

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

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER'S SIGNATURE

DATE

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.

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
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C140	PROPOSED FEATURES
C141	SIGNAGE PLAN
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 RENDERING

SEAL:

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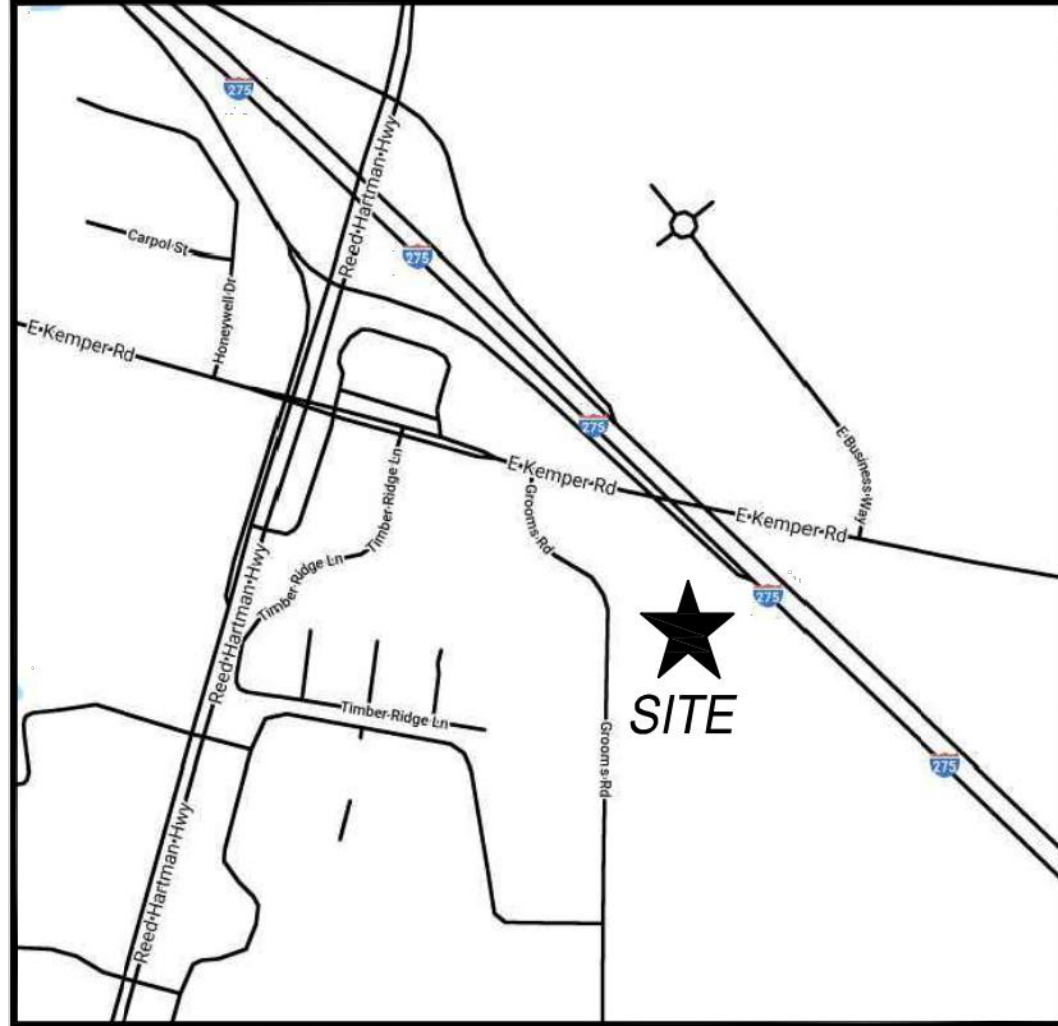
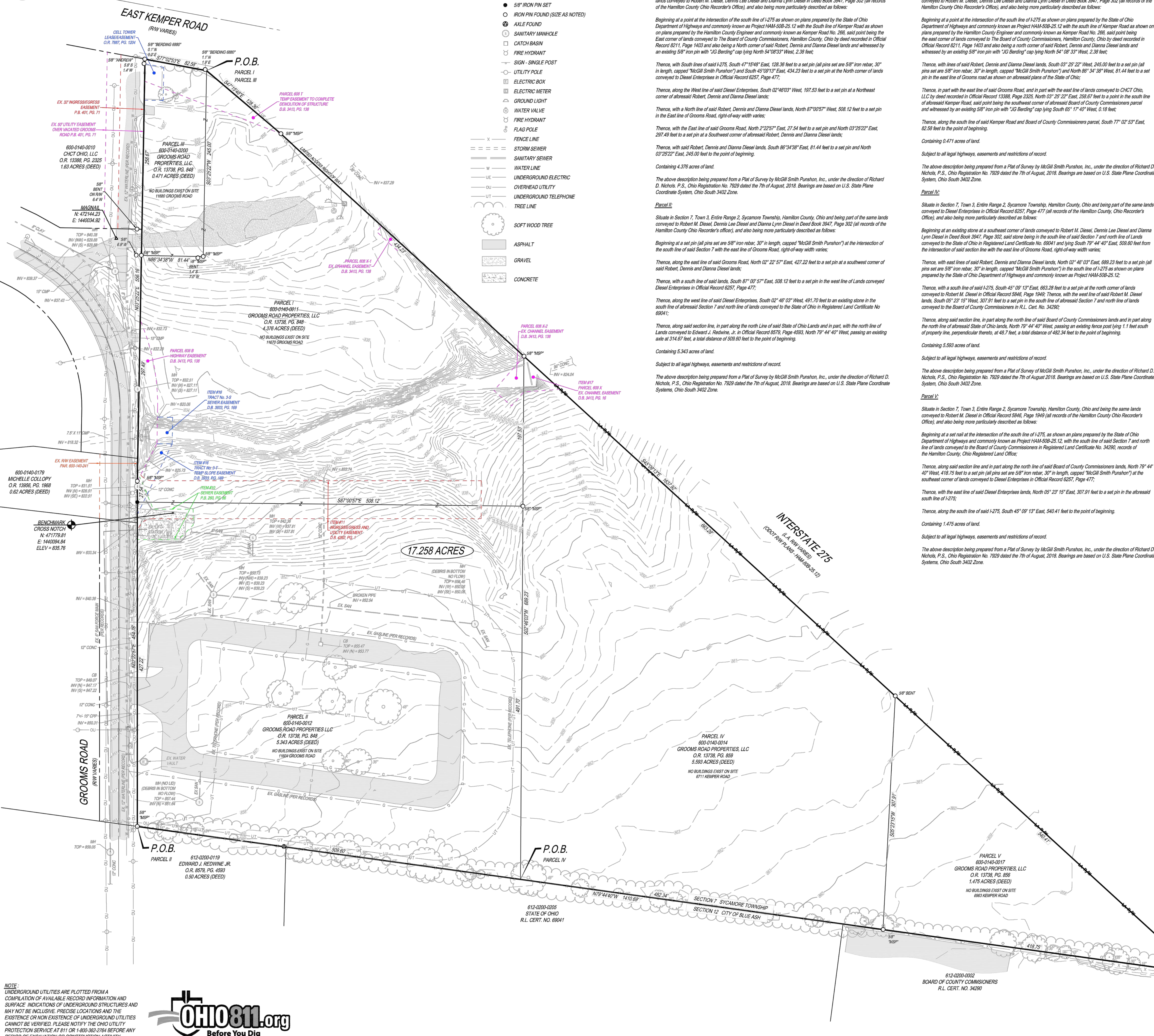
PROJECT NO:	210510.002
DATE:	2022-12-15
SCALE:	

SHEET NAME:

COVER SHEET

SHEET NO.

C100



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr.
West Chester, OH 43089
513.779.7651

- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - 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)
 - BEARINGS ARE BASED ON THE SOUTH LINE OF SURVEYED PROPERTY BEING S87°02'57"E PER A SURVEY PERFORMED BY MSP DESIGN DATED 9-7-2018.
 - VERTICAL DATUM IS BASED ON HAMILTON COUNTY BENCHMARK #8362 ELEVATION = 858.62 (NGVD 29)
 - SITE BENCHMARK AS SHOWN HEREON.
 - 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. 38061C0111E AND NO. 38061C0113E WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2010.
 - SUBJECT SITE CONTAINS 0 PARKING SPACES.
 - AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
 - 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. 100538 050
EFFECTIVE DATE: AUGUST 17, 2022
SCHEDULE B, PART II EXCEPTIONS
- 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 II) (LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #10)
 - 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 4302, Page 1 of the Records (affects Parcel II) (LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #11)
 - 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.)
 - Grant of easement to The Cincinnati & Suburban Bell Telephone Company, recorded in Deed book 3286, Page 700 of the Records (affects Parcels I and II) (DOES NOT LIE ON, OVER OR ACROSS SURVEYED PROPERTY. NOT PLOTTED.)
 - Grant of easement to The Cincinnati & 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.)
 - Grant of easement to The Cincinnati Gas & Electric Company, recorded in Deed Book 2637, Page 62 of the Records (affects Parcels I, II and III) (PERTAINS TO SURVEYED PROPERTY. BLANKET IN NATURE. NOT PLOTTABLE.)
 - Easement for sewer granted to The Board of County Commissioners of Hamilton County, Ohio from Wendell Sullivan, Trustee Robt Robert Michael Diesel, Dennis Lee Diesel and Dianna Lynn Diesel, recorded in Deed book 3833, Page 169 of the Records (affects Parcels I, II and III) (LIES ON, OVER OR ACROSS SURVEYED PROPERTY. PLOTTED AND LABELED AS ITEM #16.)
 - 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.)
 - 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.)
 - 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(b), 7(c), 8, 9, 11(a), 11, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-29-2022

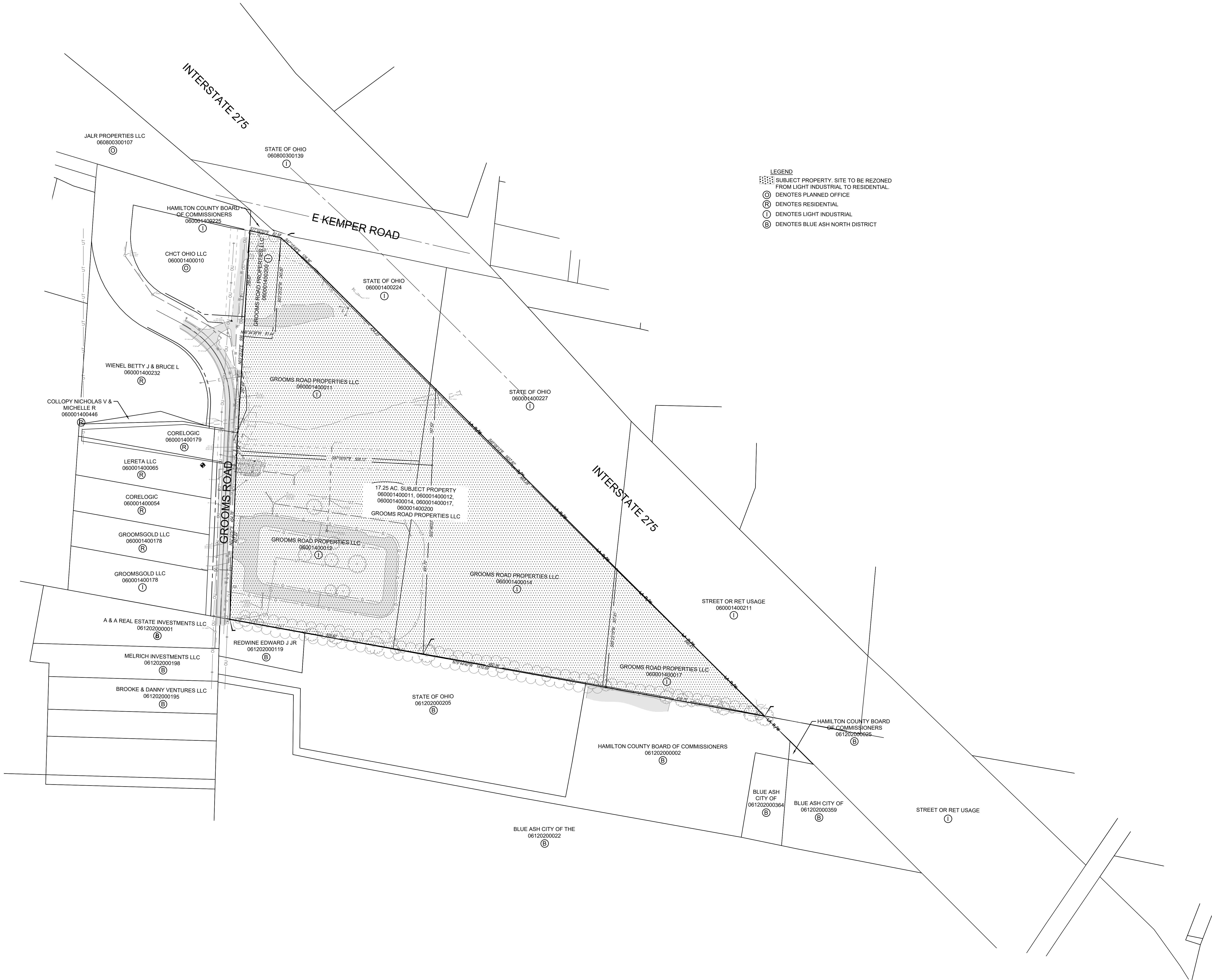
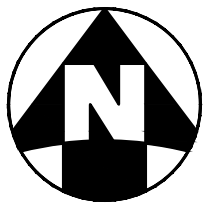
DATE OF PLAT OR MAP 10-25-2022

Matthew D. Habdank 12/11/2022
DATE

MATTHEW D. HABDANK
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

PROJECT NO: 210510VSD002
DATE: 10-17-2022
SCALE: 1" = 50'
SHEET NAME: ALTA SURVEY
SHEET NO. C110



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:

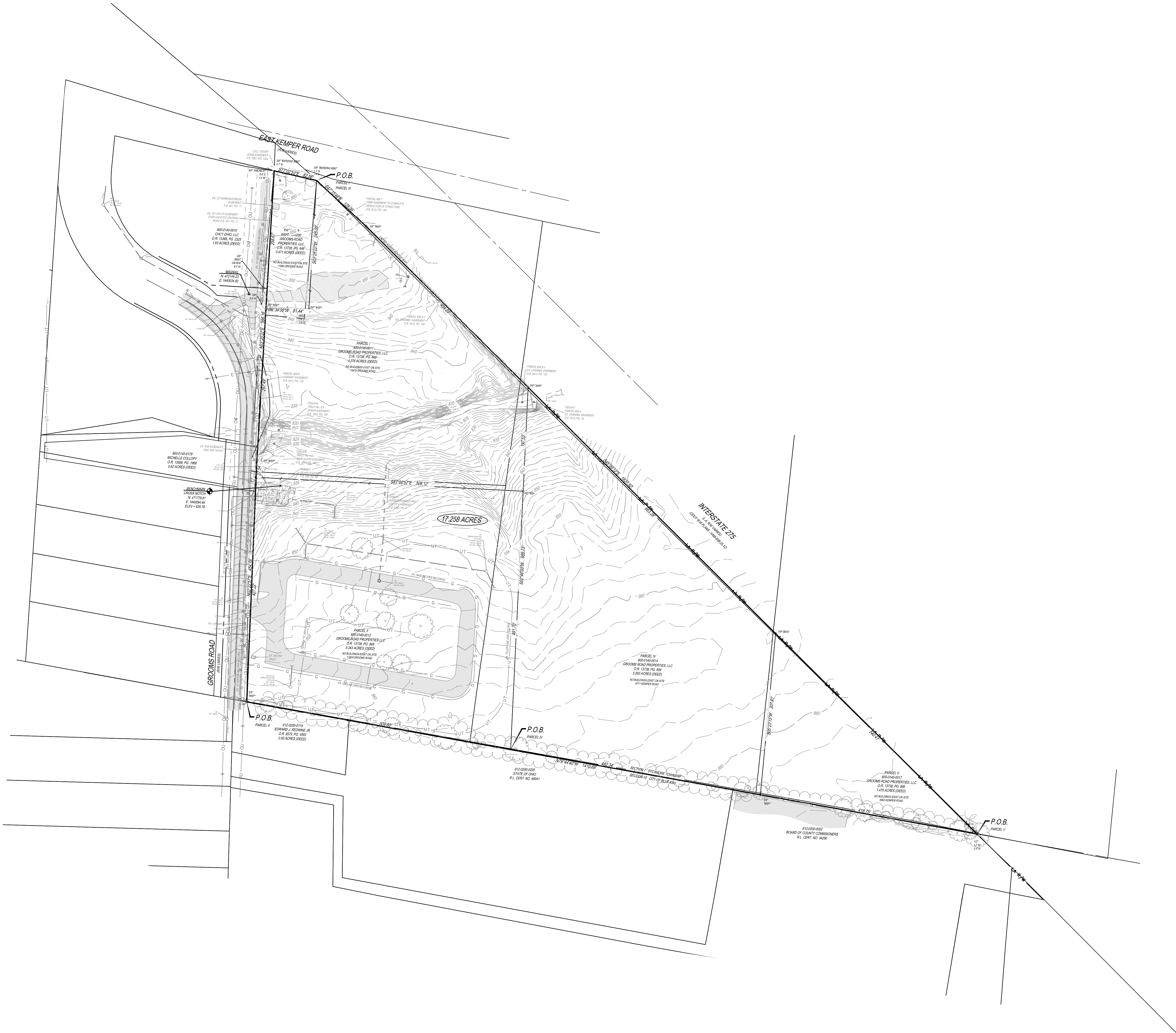


SHEET NAME:

ZONING PLAT

SHEET NO.

C120



- 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



SEAL:

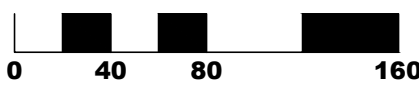
NO. DATE DESCRIPTION

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

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:



SHEET NAME:

EXISTING FEATURES

SHEET NO.

C130



VICINITY MAP
NTS

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:
PROPOSED USE:
ZONING:

VACANT LOT
APARTMENT COMPLEX
LIGHT INDUSTRIAL

LOT AREA = 751,768 SF (17.258 ACRES)







IMPERVIOUS SURFACE RATIO = 378,844 SF / 751,768 SF = 50.39%

FLOOR AREA = 158,550 SF
DWELLING UNITS - 392 UNITS

PARKING REQUIRED = 1.5 SPACES PER 1 BEDROOM UNIT
2 SPACES PER 2+ BEDROOM UNITS

STANDARD PARKING =	616 SPACES
HANDICAP PARKING =	<u>14 SPACES</u>
TOTAL PROVIDED =	630 SPACES

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 SHEET C141 FOR DETAILS



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West Chester, OH 45069
513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
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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:

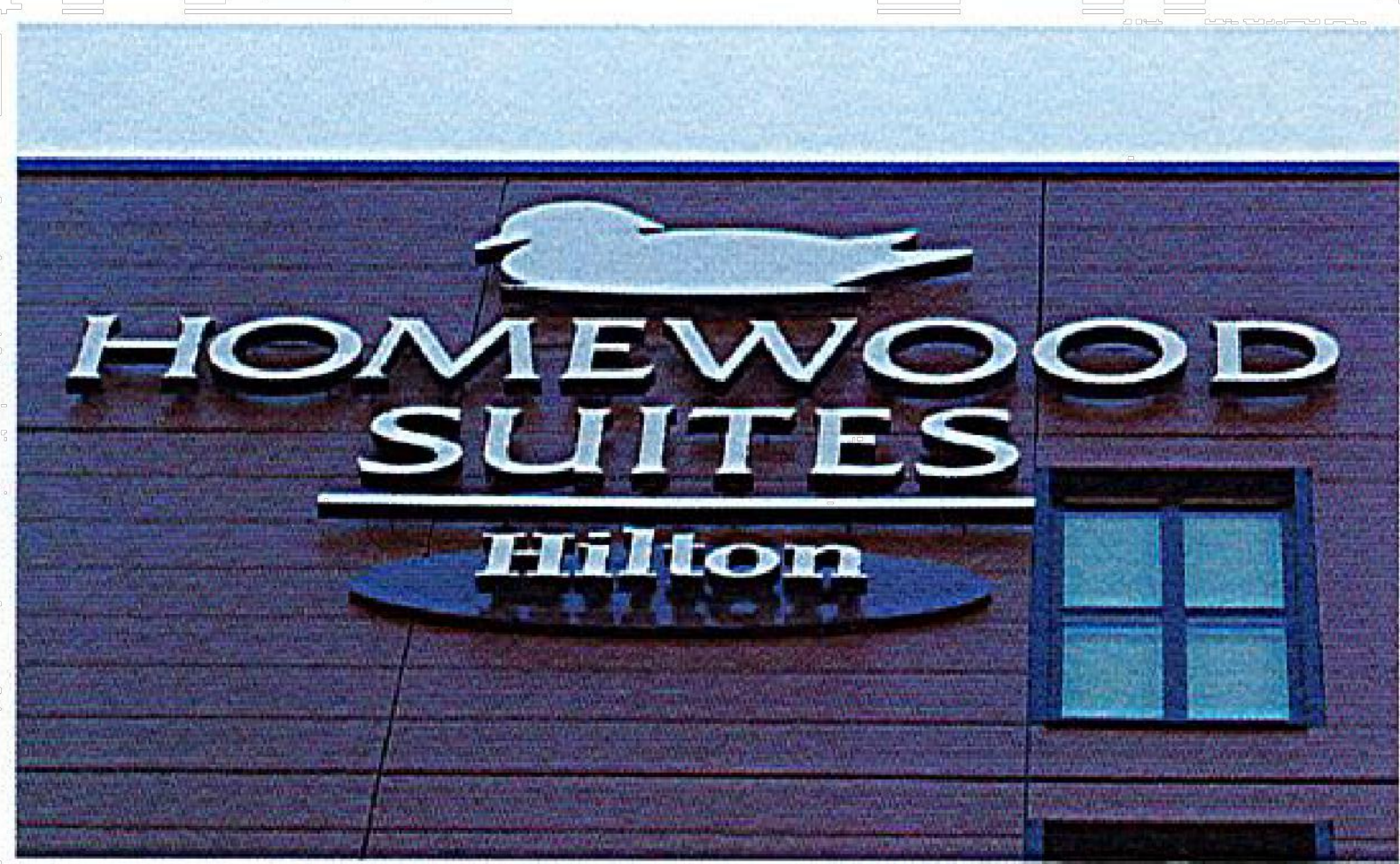
PROPOSED FEATURES

SHEET NO.

C140



6 Individual Letters w/Raceway
A353 SCALE: N/A



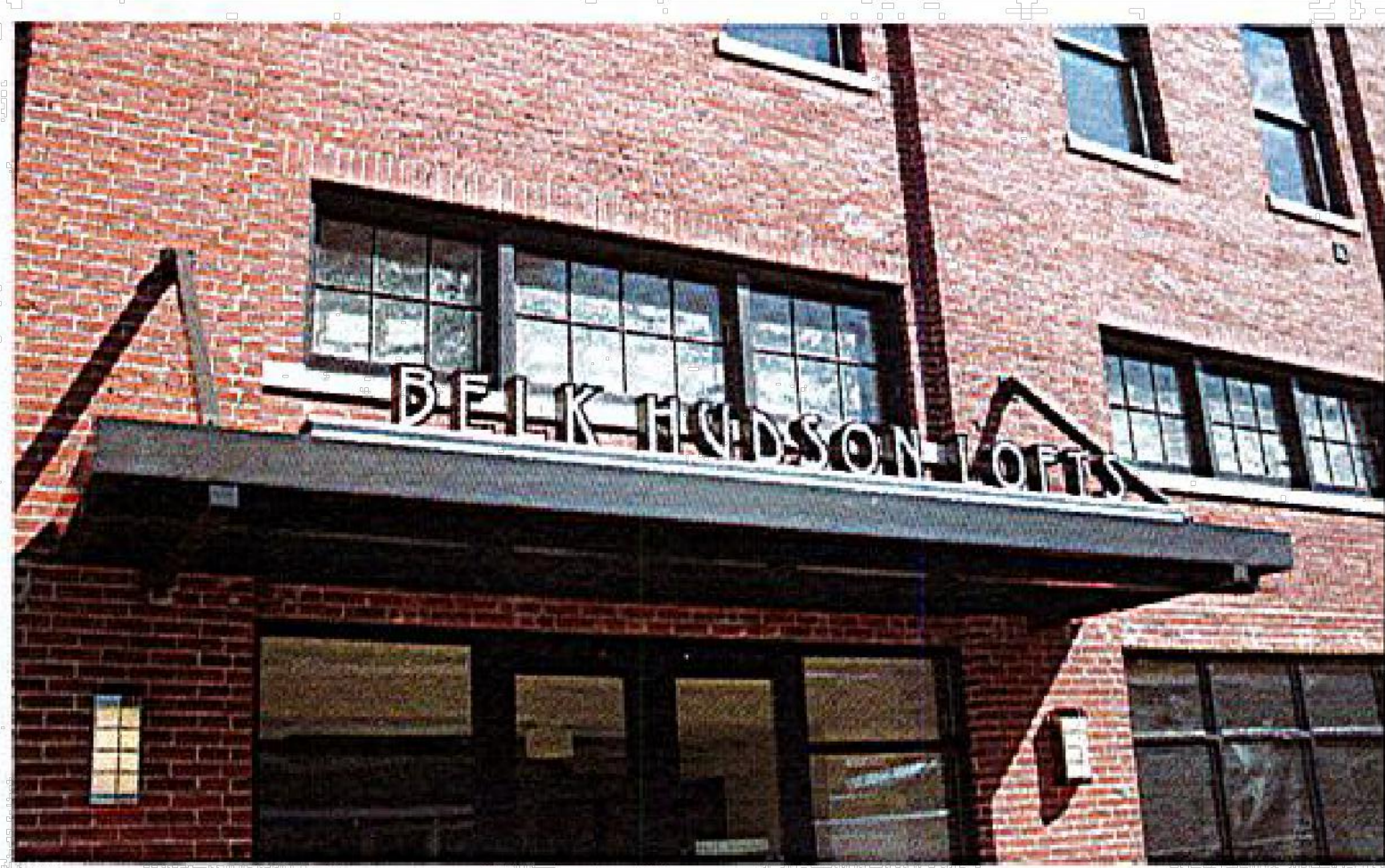
5 Individual Letters w/Raceway
A353 SCALE: N/A



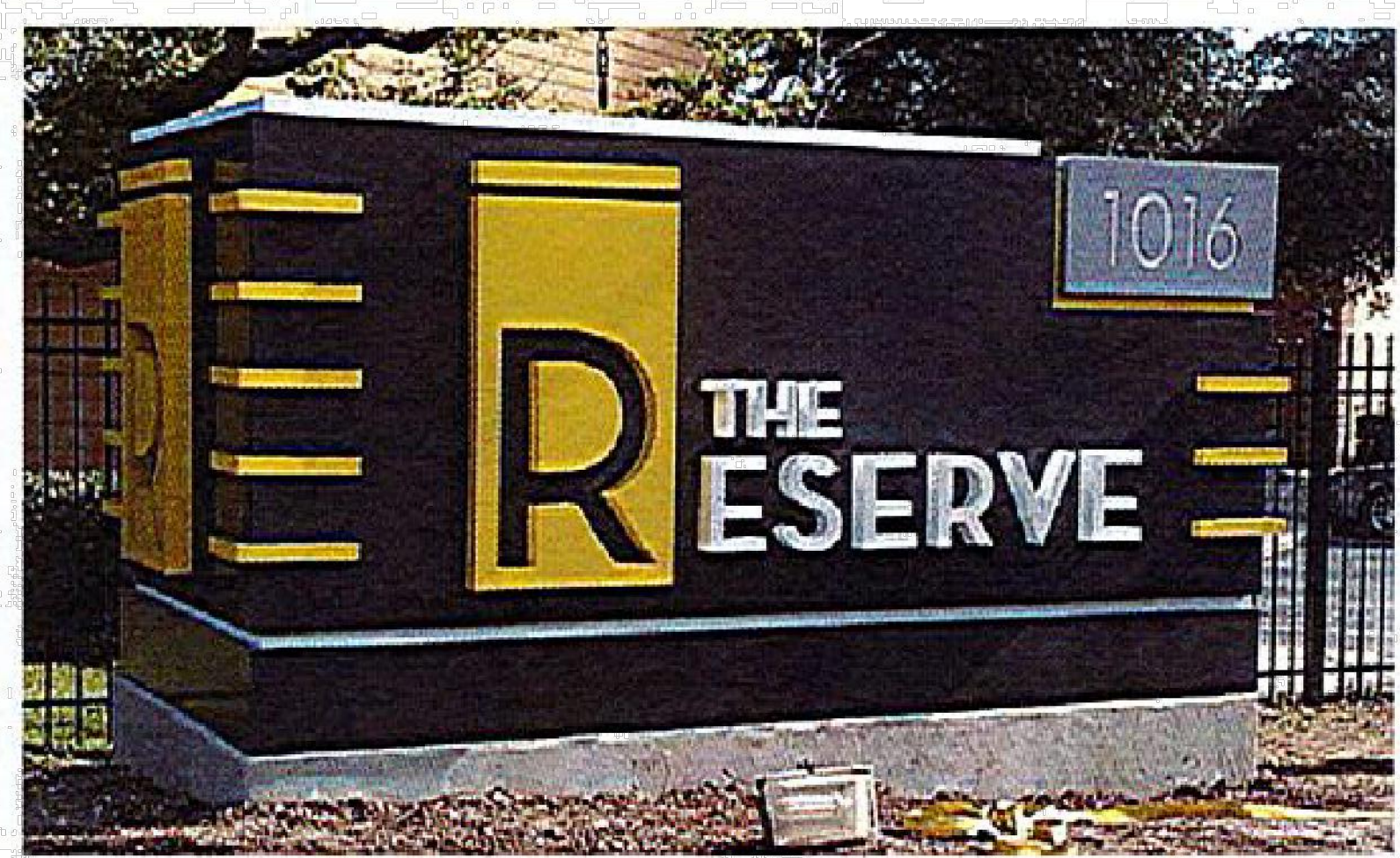
4 Monument Signage
A353 SCALE: N/A



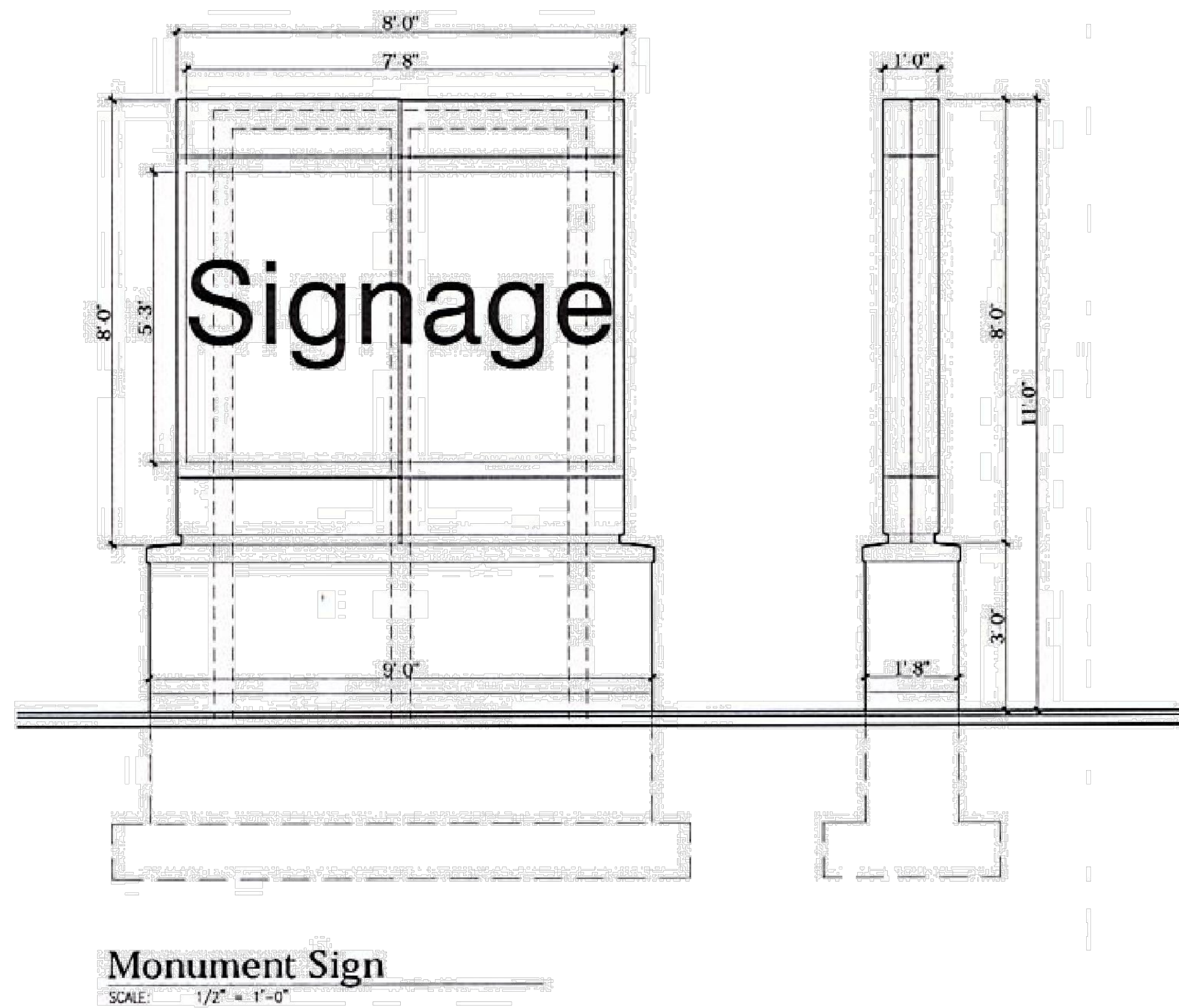
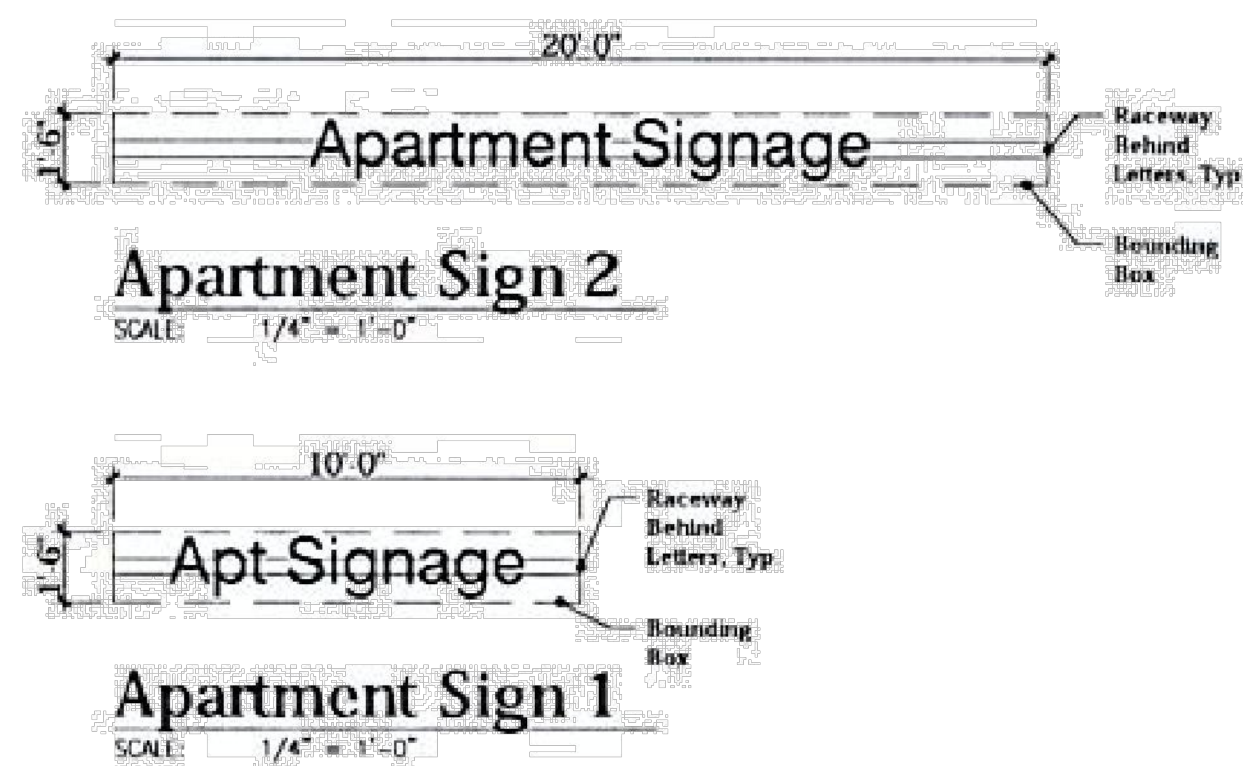
3 Individual Letters w/Raceway
A353 SCALE: N/A



2 Letters Pin Mounted on Canopy
A353 SCALE: N/A



1 Monument Signage
A353 SCALE: N/A



SEAL:

NO. DATE DESCRIPTION

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

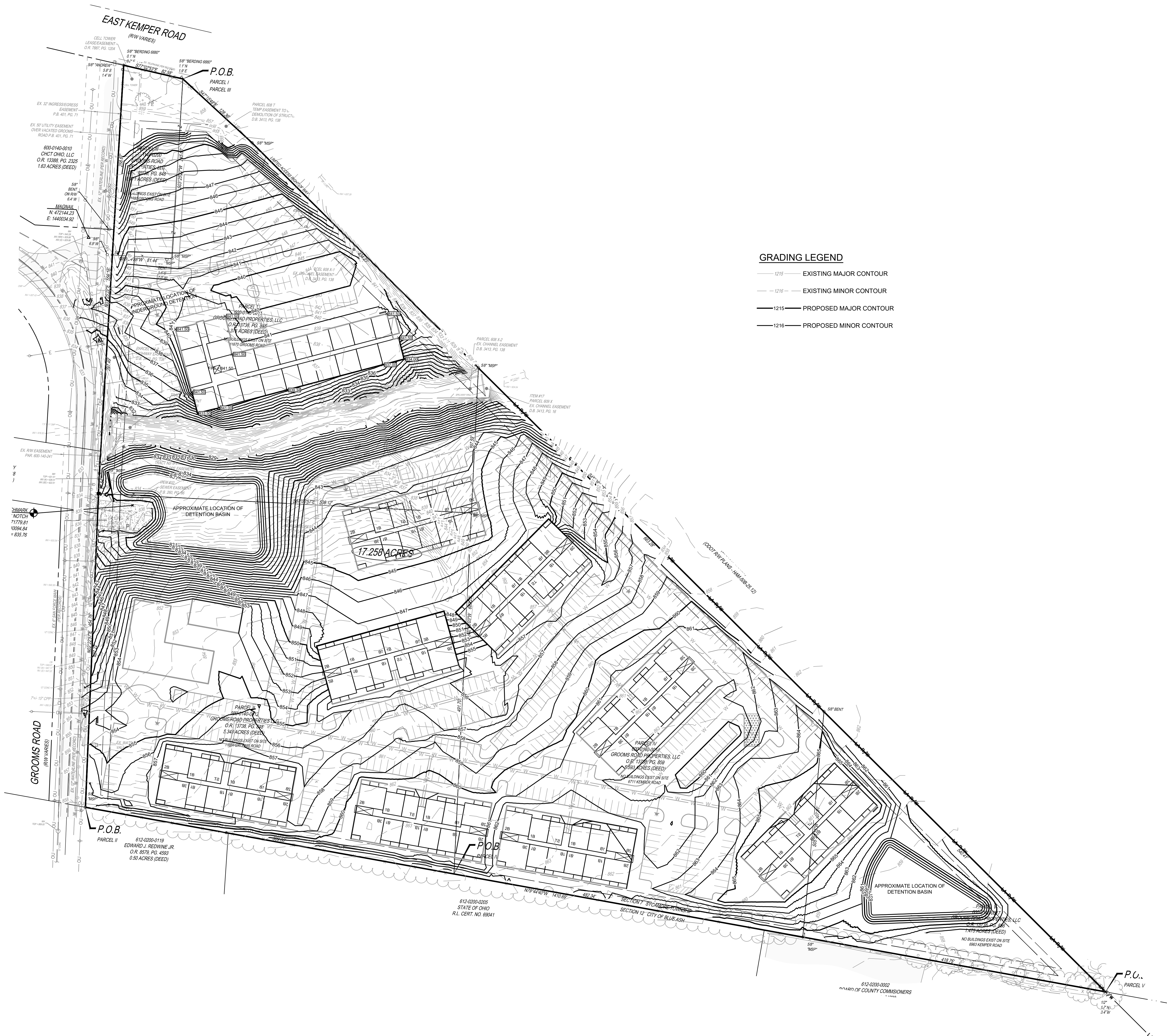
PROJECT NO: 210610.002
DATE: 2022-12-15
SCALE:

SHEET NAME:

SIGNAGE PLAN

SHEET NO.

C141



SEAL:

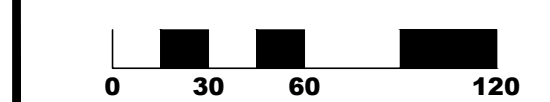
NO. DATE DESCRIPTION

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

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:



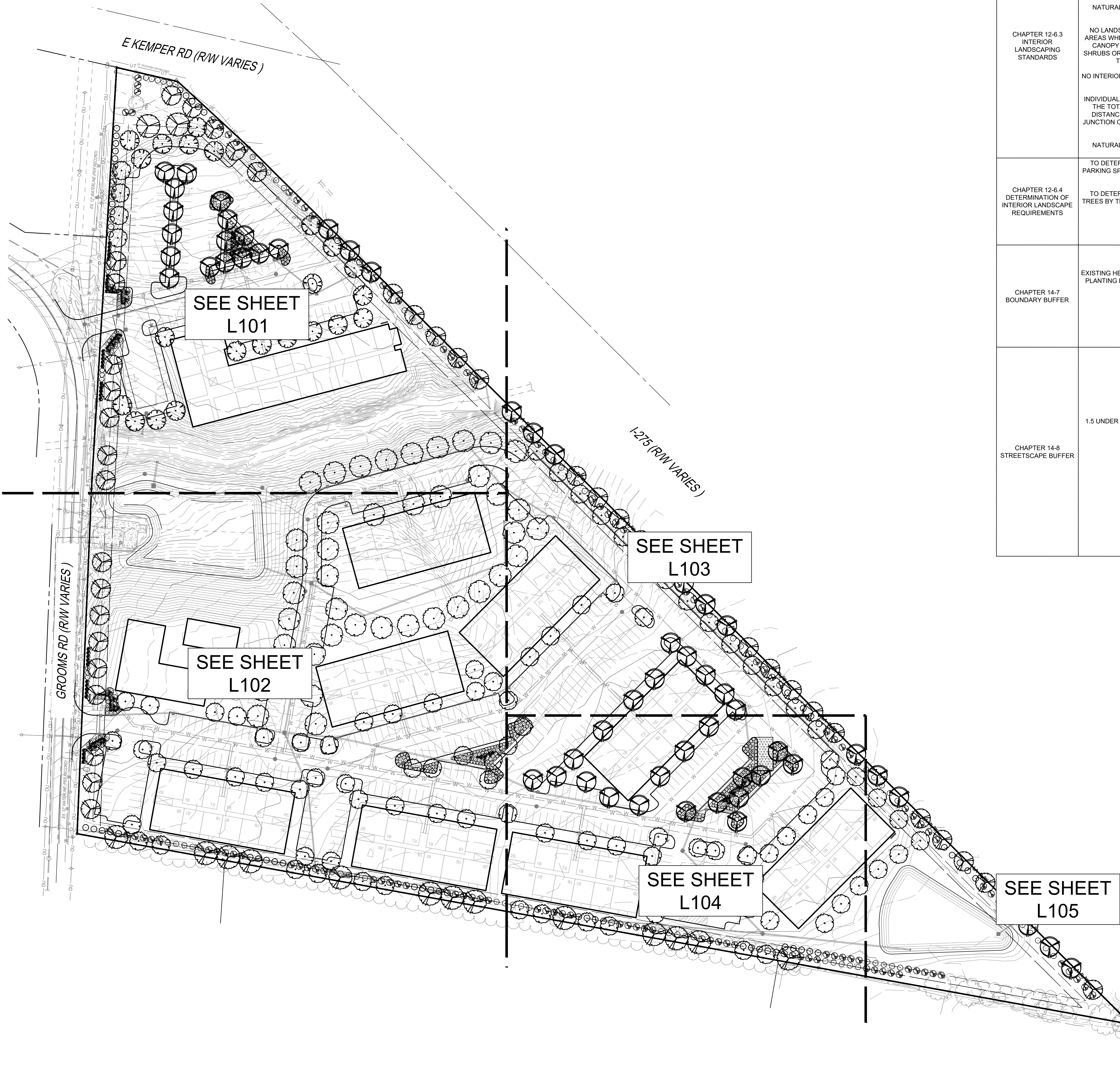
SHEET NAME:

PRELIMINARY GRADING PLAN

SHEET NO.

C150





BOONE COUNTY LANDSCAPE ZONING REQUIREMENTS		
	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.	15,624 SQ. FT. OF LANDSCAPE AREA PROVIDED
CHAPTER 12-6.3 INTERIOR LANDSCAPING STANDARDS	630 PARKING SPACES 13,860 SQ. FT. OF LANDSCAPE AREA REQUIRED 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 WITH 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 AS 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.	189 CANOPY TREES PROVIDED 567 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 7 CANOPY TREES REQUIRED AND 20 SHRUBS REQUIRED 1 TREES EQUALING 3 TREE CREDITS EXISTING IN LANDSCAPE BUFFER 1411 LF BOUNDARY LINE ALONG SOUTH ADJOINING PARCEL 43 CANOPY TREES REQUIRED AND 120 SHRUBS REQUIRED 4 TREES EQUALING 18 TREE CREDITS EXISTING IN LANDSCAPE BUFFER	NORTHWEST BOUNDARY LINE: 4 CANOPY TREES PROVIDED 20 SHRUBS PROVIDED 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. 654 LF BOUNDARY LINE ALONG GROOMS ROAD 16 CANOPY TREES REQUIRED AND 43 SHRUBS REQUIRED 63 LF BOUNDARY LINE ALONG E KEMPER RD ROAD 2 CANOPY TREES REQUIRED AND 8 SHRUBS REQUIRED 1767 LF BOUNDARY LINE ALONG I-275 41 CANOPY TREES REQUIRED AND 115 SHRUBS REQUIRED	GROOMS ROAD: 16 CANOPY TREES PROVIDED 43 SHRUBS PROVIDED E KEMPER ROAD: 2 CANOPY TREES PROVIDED 8 SHRUBS PROVIDED I-275: 41 CANOPY TREES PROVIDED 115 SHRUBS PROVIDED

- GENERAL NOTES
- REFER TO SHEET L106 FOR PLANT SCHEDULE AND DETAILS.
- 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 SEED.
 - 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.

LEGEND

PROPERTY LINE

PLANT MATERIAL

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

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr. West Chester, OH 45069 513.779.7851

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:

OVERALL LANDSCAPE PLAN

SHEET NO.

L100



MATCHLINE SEE SHEET L103

GENERAL NOTES
1. REFER TO SHEET L106 FOR ZONING CHART, PLANT SCHEDULE, AND DETAILS.

LEGEND

PROPERTY LINE

PLANT MATERIAL

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

3/4
L106
2
L106



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

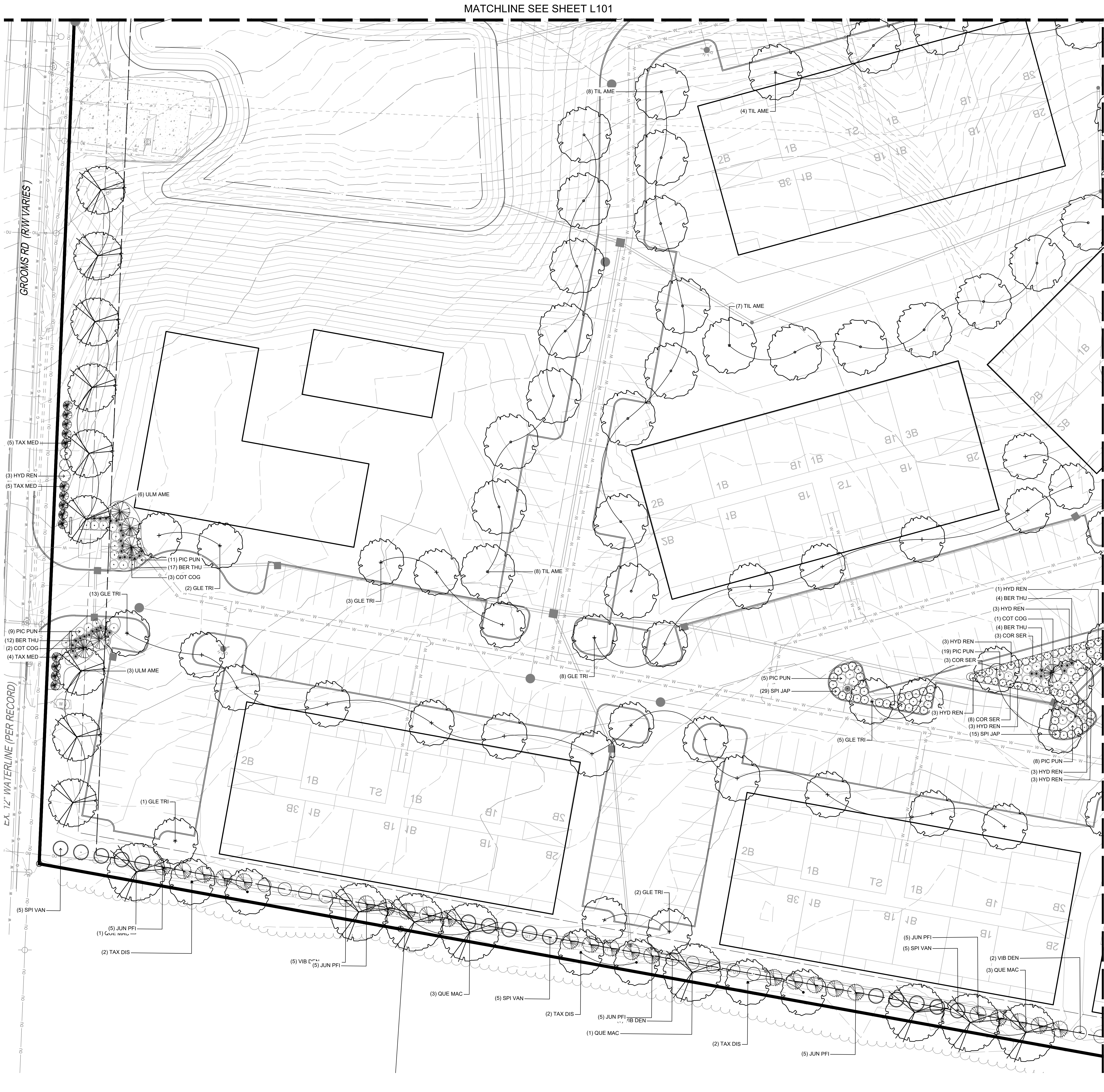
PROJECT NO: 210610.002
DATE: 2022-12-15
SCALE:

SHEET NAME:

**DETAILED
LANDSCAPE PLAN**

SHEET NO.

L101



MATCHLINE SEE SHEET L104

GENERAL NOTES:
1. REFER TO SHEET L106 FOR ZONING CHART, PLANT SCHEDULE, AND DETAILS.

LEGEND
PROPERTY LINE

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

3/4
L106
2
L106



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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:

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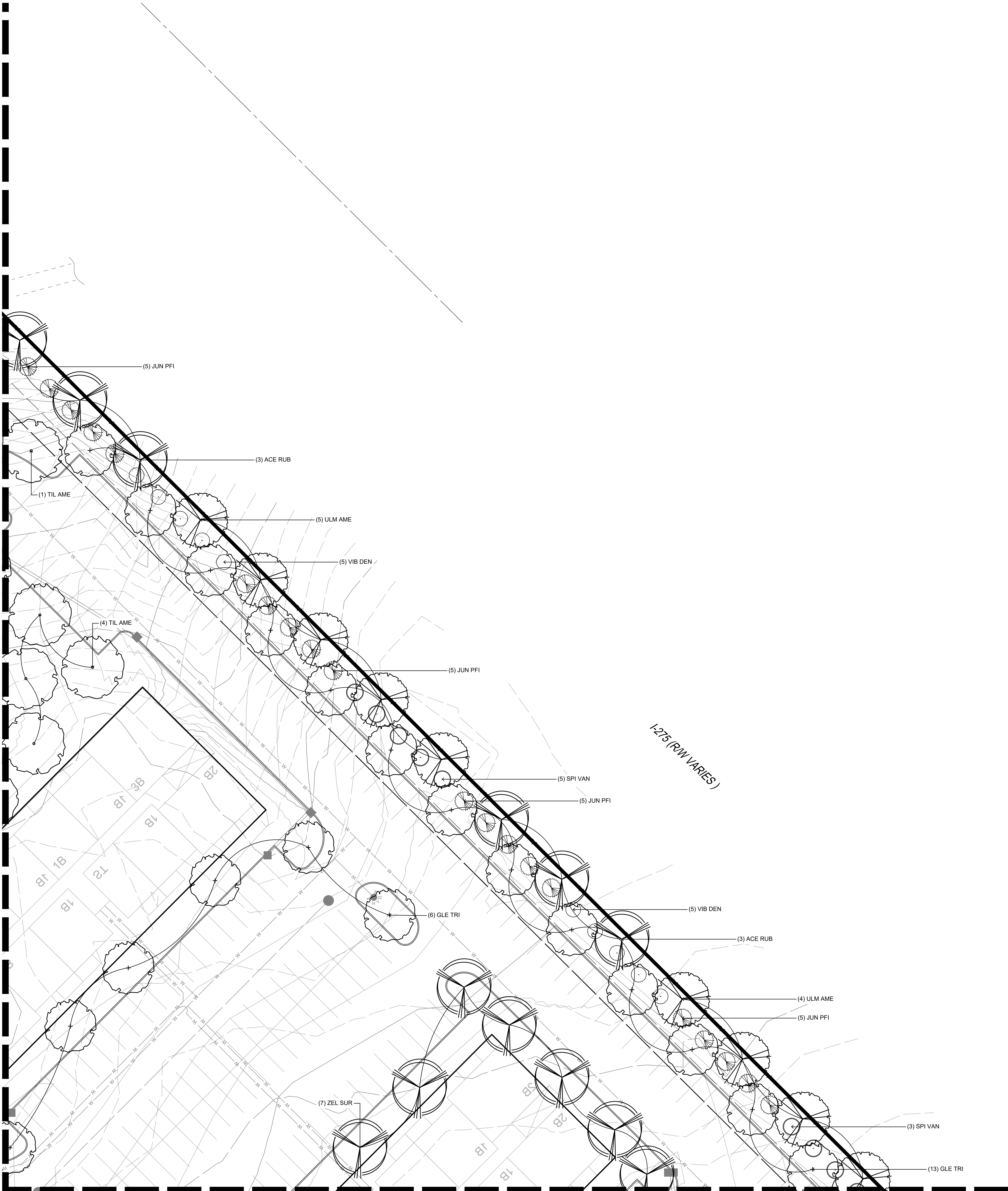
SHEET NAME:

DETAILED
LANDSCAPE PLAN

SHEET NO.

L102

MATCHLINE SEE SHEET L101



MATCHLINE SEE SHEET L104

GENERAL NOTES
1. REFER TO SHEET L106 FOR ZONING CHART, PLANT SCHEDULE, AND DETAILS.

LEGEND
PROPERTY LINE

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

3/4
L106
2
L106



NOTE:
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PROTECTION SERVICE AT 811 OR 1-800-362-3784 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

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:



SHEET NAME:

**DETAILED
LANDSCAPE PLAN**

SHEET NO.

L103



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
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CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
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PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



DETAILED LANDSCAPE PLAN

SHEET NO.

L104


GENERAL NOTES


1. REFER TO SHEET L106 FOR ZONING CHART, PLANT SCHEDULE, AND DETAILS.


LEGEND

— PROPERTY LINE

PLANT MATERIAL


 DECIDUOUS TREE, TYP.


 SHRUBS, TYP.


 EXISTING TREES TO REMAIN, PROTECT IN PLACE

3/4
L106

2
L106

NO.	DATE	DESCRIPTION
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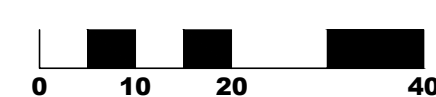
SEAL:

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

PROJECT NO:	210510.002
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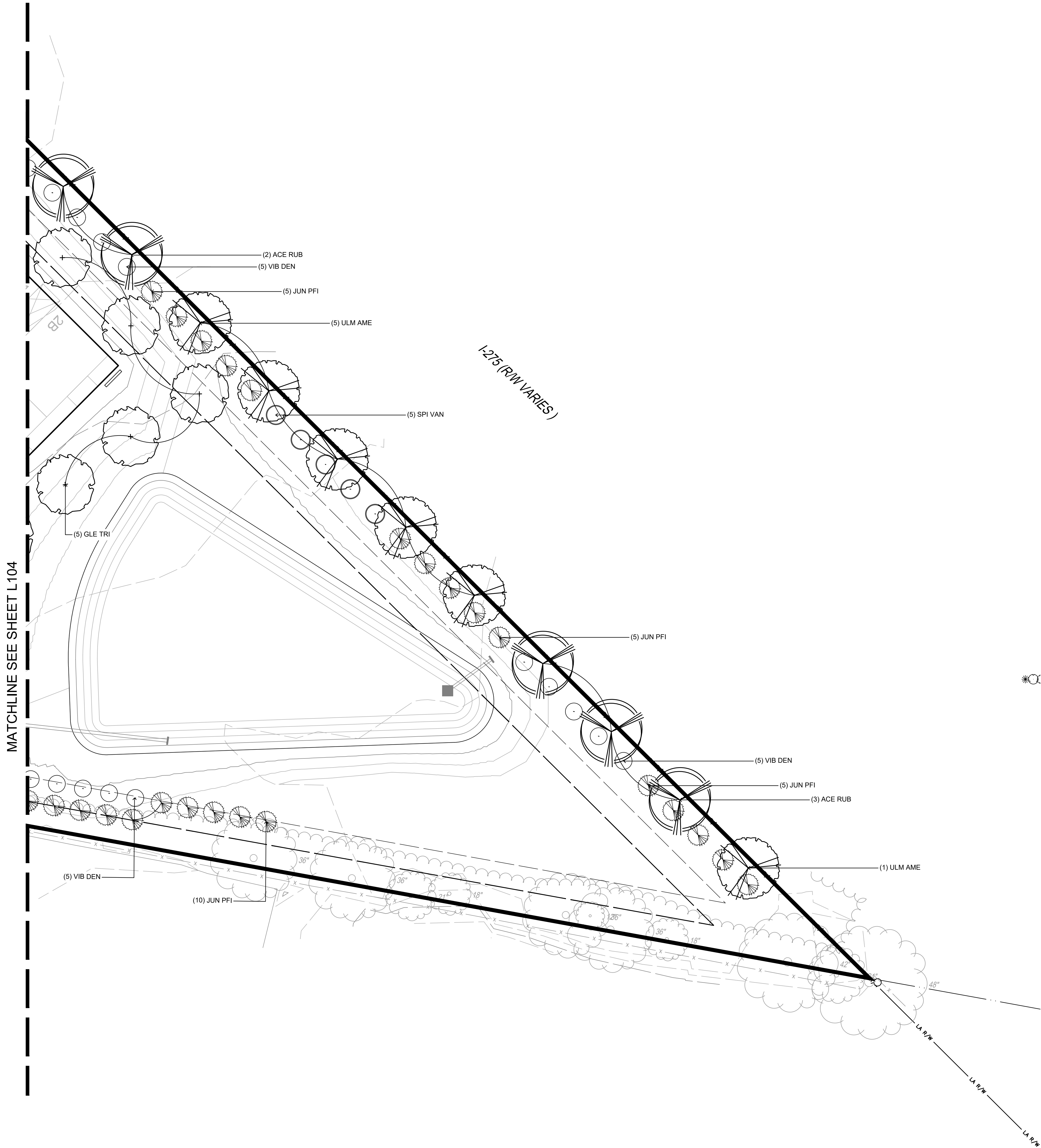
DATE: 2022-12-15

SCALE:



SHEET NAME:

DETAILED LANDSCAPE PLAN



GENERAL NOTES
1. REFER TO SHEET L106 FOR ZONING CHART, PLANT SCHEDULE, AND DETAILS.

LEGEND

PROPERTY LINE

PLANT MATERIAL

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

3/4
L106
2
L106



NOTE:
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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

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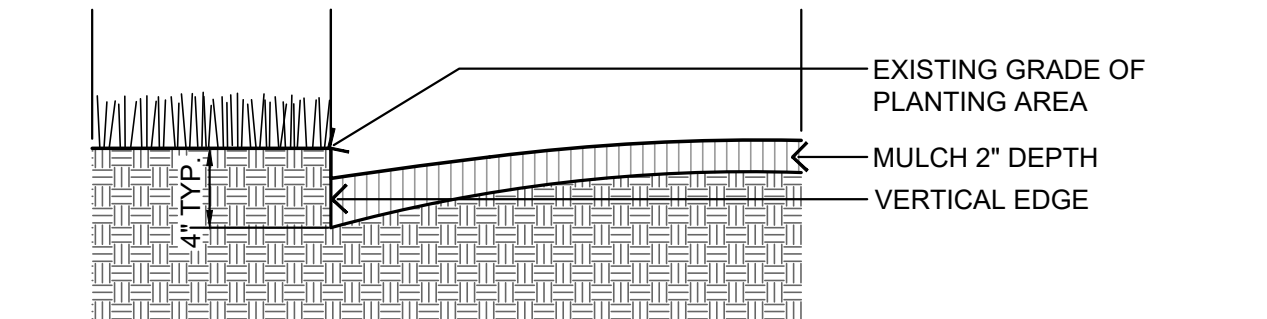


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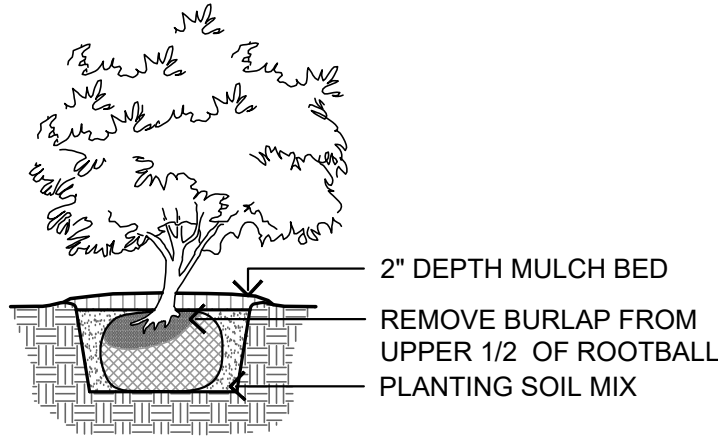
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LANDSCAPE PLAN

SHEET NO.

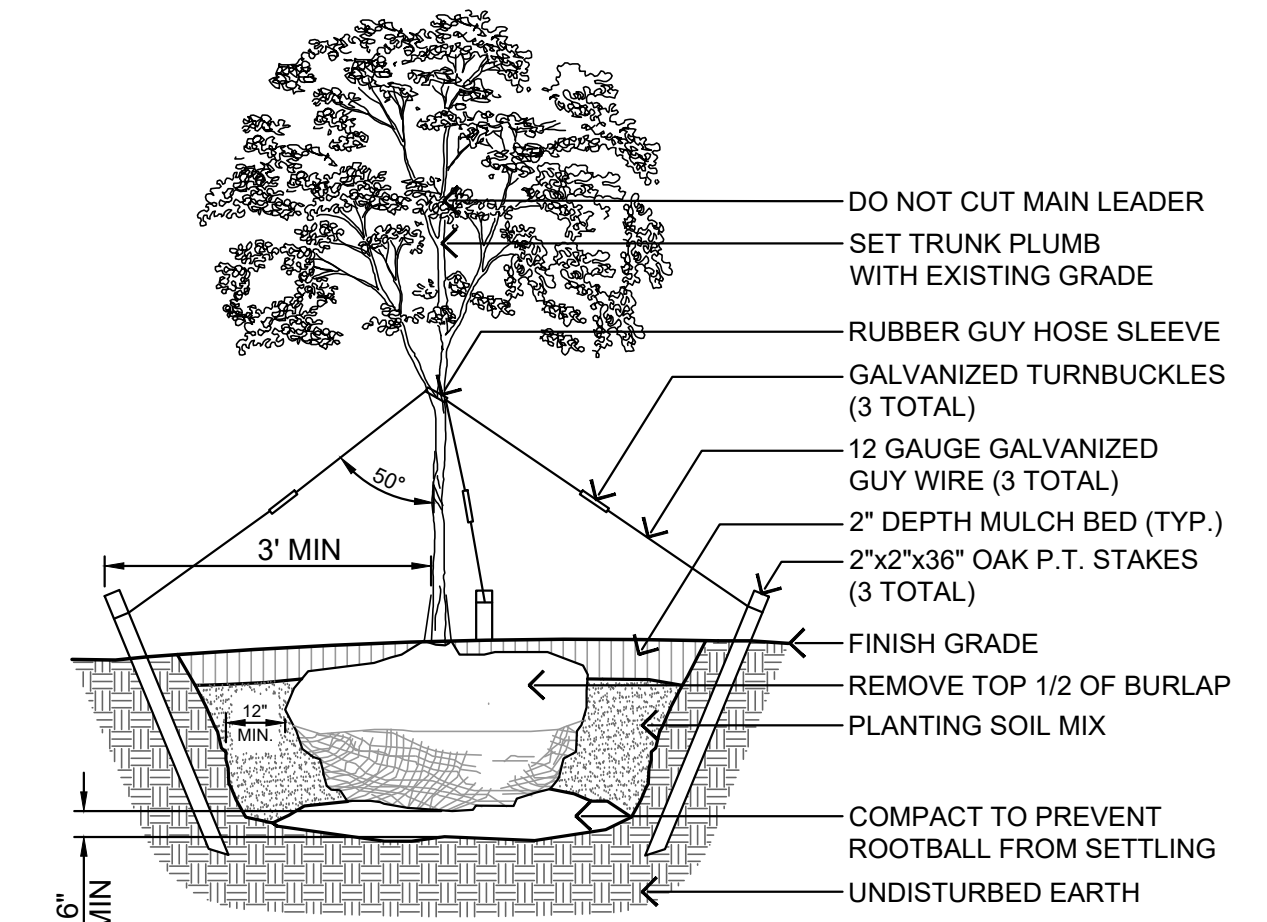
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1 PLANT BED EDGE
N.T.S.

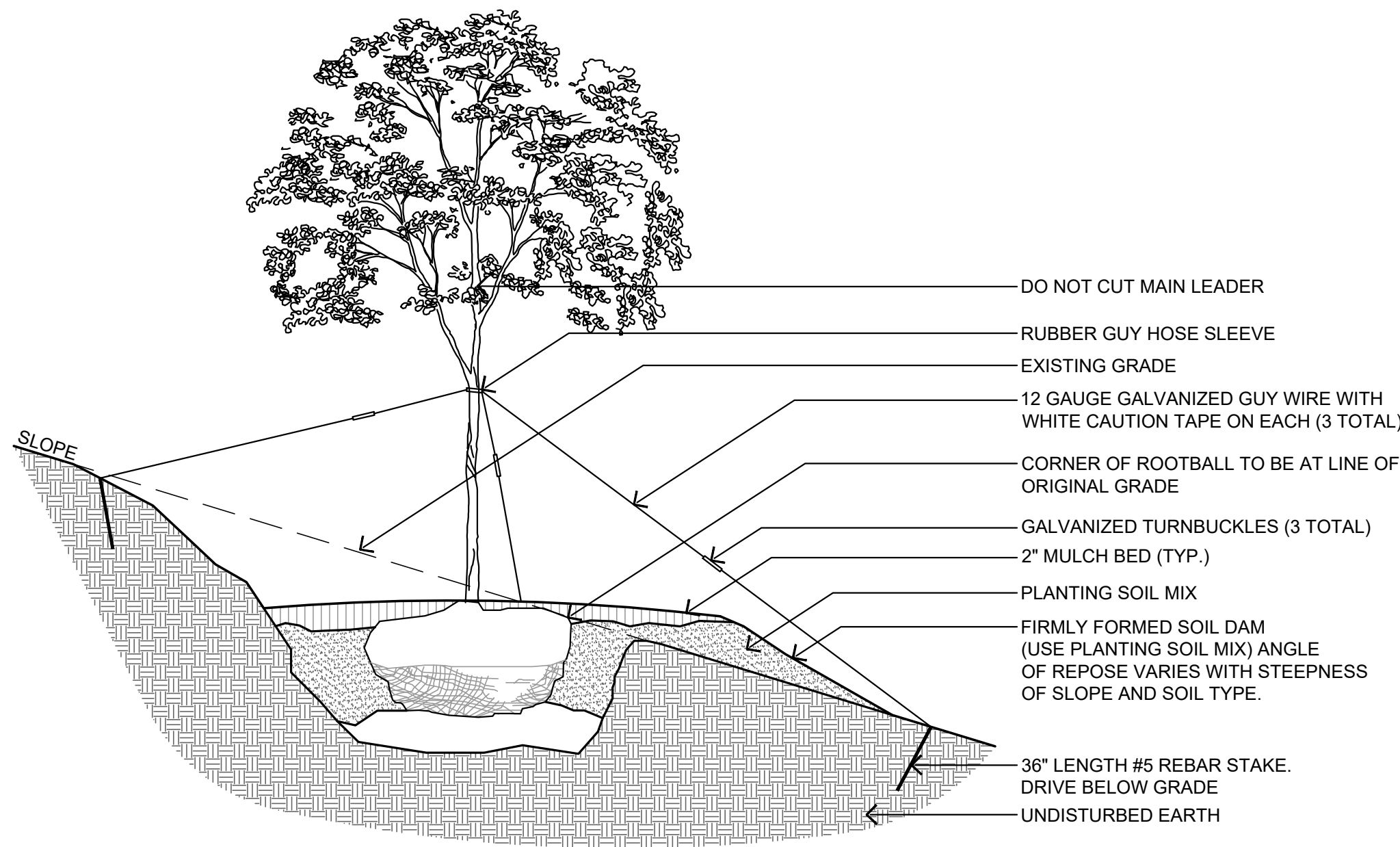


2 SHRUB PLANTING
N.T.S.



- 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. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 3. 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. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY.
 4. PIT DIAMETER AND DEPTHS SHALL VARY WITH THE TYPE AND SIZE OF THE PLANT, THE SOIL TYPE, AND OTHER SITE CONDITIONS.
 5. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

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

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES:					
ACE RUB	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5" CAL.	B&B	SPACE PER PLAN
GLE TRI	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B	SPACE PER PLAN
QUE MAC	QUERCUS MACROCARPA	BUR OAK	2.5" CAL.	B&B	SPACE PER PLAN
TAX DIS	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	B&B	SPACE PER PLAN
TIL COR	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL.	B&B	SPACE PER PLAN
TIL AME	TILIA AMERICANA	AMERICAN BASSWOOD	2.5" CAL.	B&B	SPACE PER PLAN
ULM AME	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2.5" CAL.	B&B	SPACE PER PLAN
ZEL SER	ZELKOVA SERRATA 'VILLIAGE GREEN'	VILLAGE GREEN ZELKOVA	2.5" CAL.	B&B	SPACE PER PLAN
EVERGREEN SHRUBS:					
BER THU	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET BARBERRY	12" HT. MIN. #3	CONT.	SPACE 2' O.C.
BUX GRE	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	12" HT. MIN. #3	CONT.	SPACE 3' O.C.
JUN PFI	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	24" HT. MIN. #3	CONT.	SPACE 3' O.C.
PIC PUN	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	24" HT. MIN. #5	CONT.	SPACE 6' O.C.
TAX MED	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 5' O.C.
DECIDUOUS SHRUBS:					
COR SER	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	18" HT. MIN. #3	CONT.	SPACE 4' O.C.
COT COG	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	48" HT. MIN. #15	CONT.	SPACE 12' O.C.
HYD REN	HYDRANGEA PANICULATA 'RENSUN'	STRAWBERRY SUNDAY HYDRANGEA	36" HT. MIN. #3	CONT.	SPACE PER PLAN
HYD SNO	HYDRANGEA QUERCIFOLIA 'FLEMINGIA'	SNOW QUEEN HYDRANGEA	36" HT. MIN. #3	CONT.	SPACE 8' O.C.
SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	12" HT. MIN. #3	CONT.	SPACE 4' O.C.
SPI VAN	SPIRAEA x VANHOUTTEI	VANHOUTTE SPIREA	30" HT. MIN. #3	CONT.	SPACE 8' O.C.
VIB DEN	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	36" HT. MIN. #5	CONT.	SPACE 8' 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

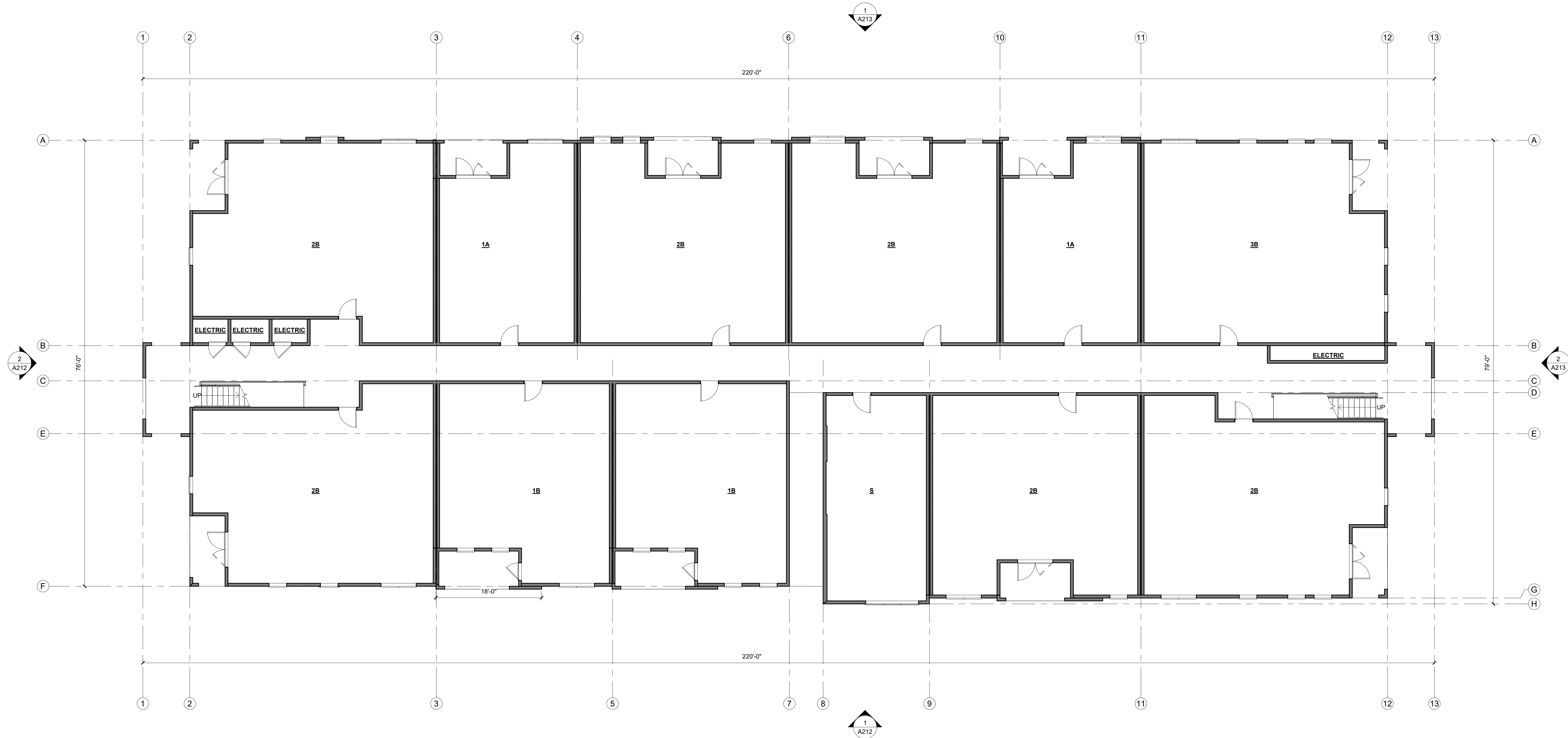
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DATE: **2022-12-15**
SCALE:

SHEET NAME:

**LANDSCAPE
RENDERING**

SHEET NO.

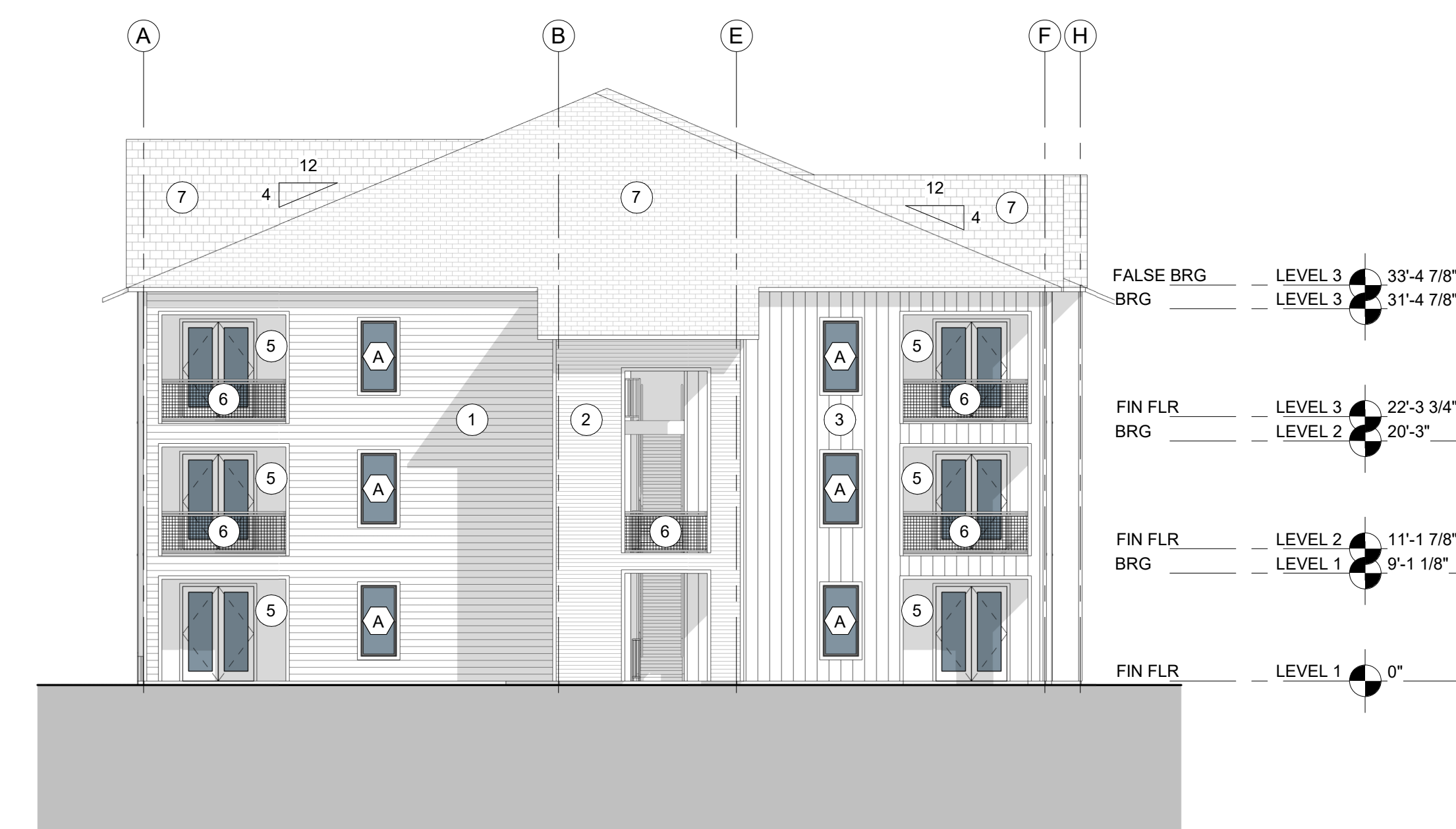
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Issues and Revisions		Description	
No.	Date	By	
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10	03		
11	03		

PUD	
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	DB
Checked By:	KK
Project Name:	
GROOMS ROAD	
SYCAMORE TOWNSHIP, OHIO	
Drawing Name:	
MIX 1 - FLOOR PLAN - LEVEL 1	

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 SINGLE 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.	Date	By	Description
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PUD

Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: DB

Checked By: KK

Project Name:

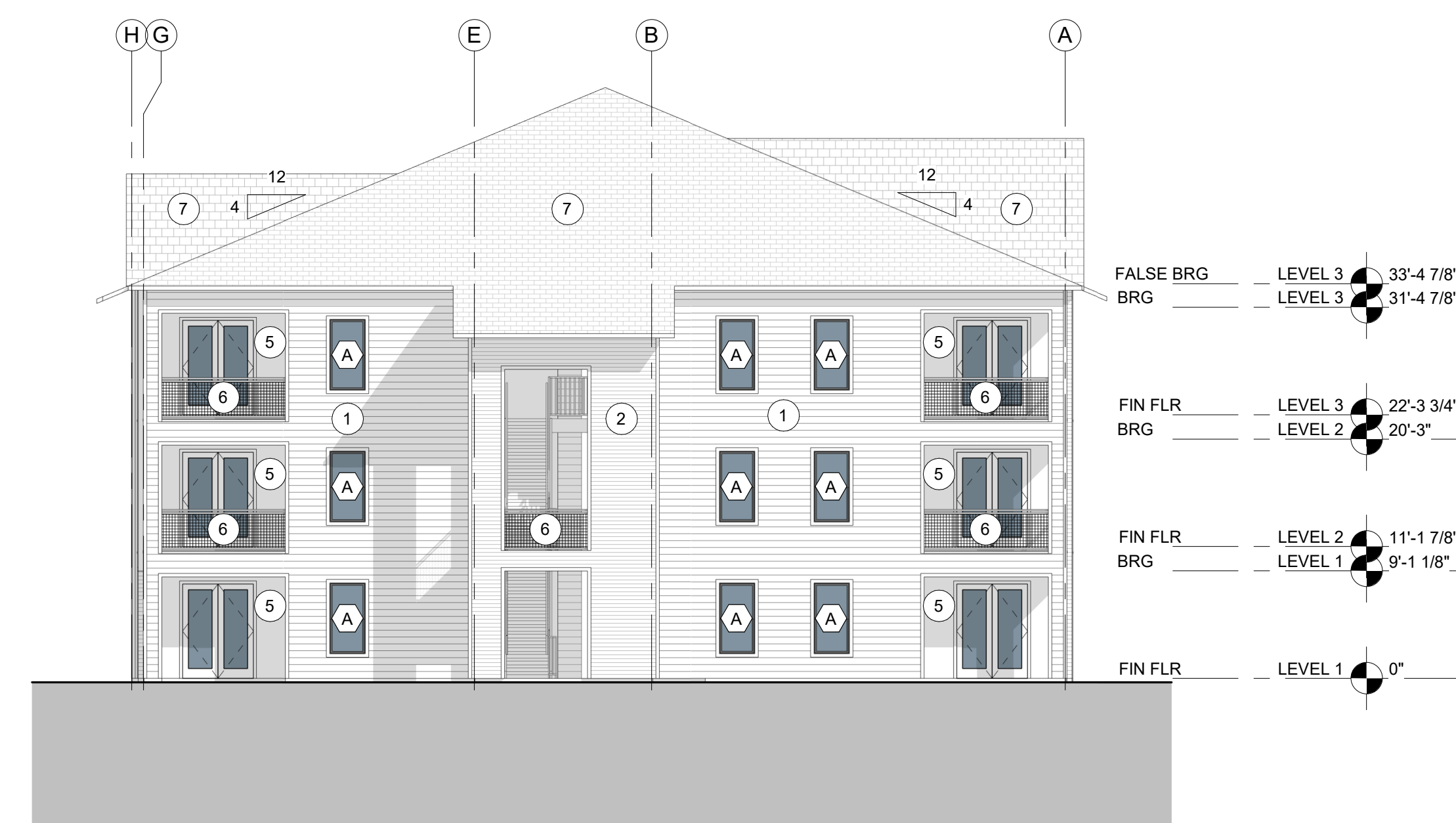
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 1 - EXTERIOR ELEVATIONS

Issues and Revisions				
No.	Date	Date	By	Description
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EXTERIOR ELEVATION MATERIAL LEGEND	
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2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
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6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGLE ROOF



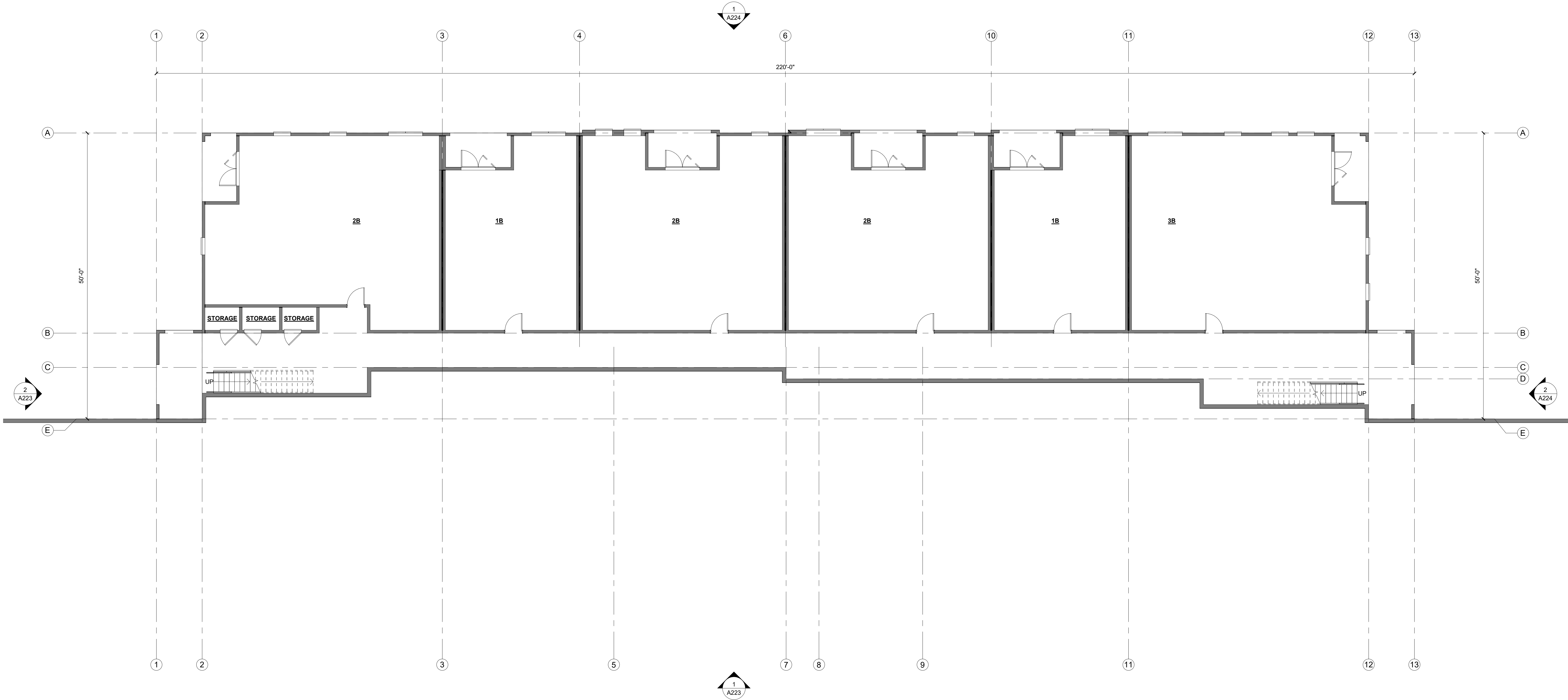
2 MIX 1 - EXTERIOR ELEVATION RIGHT
3/32" = 1'-0"



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

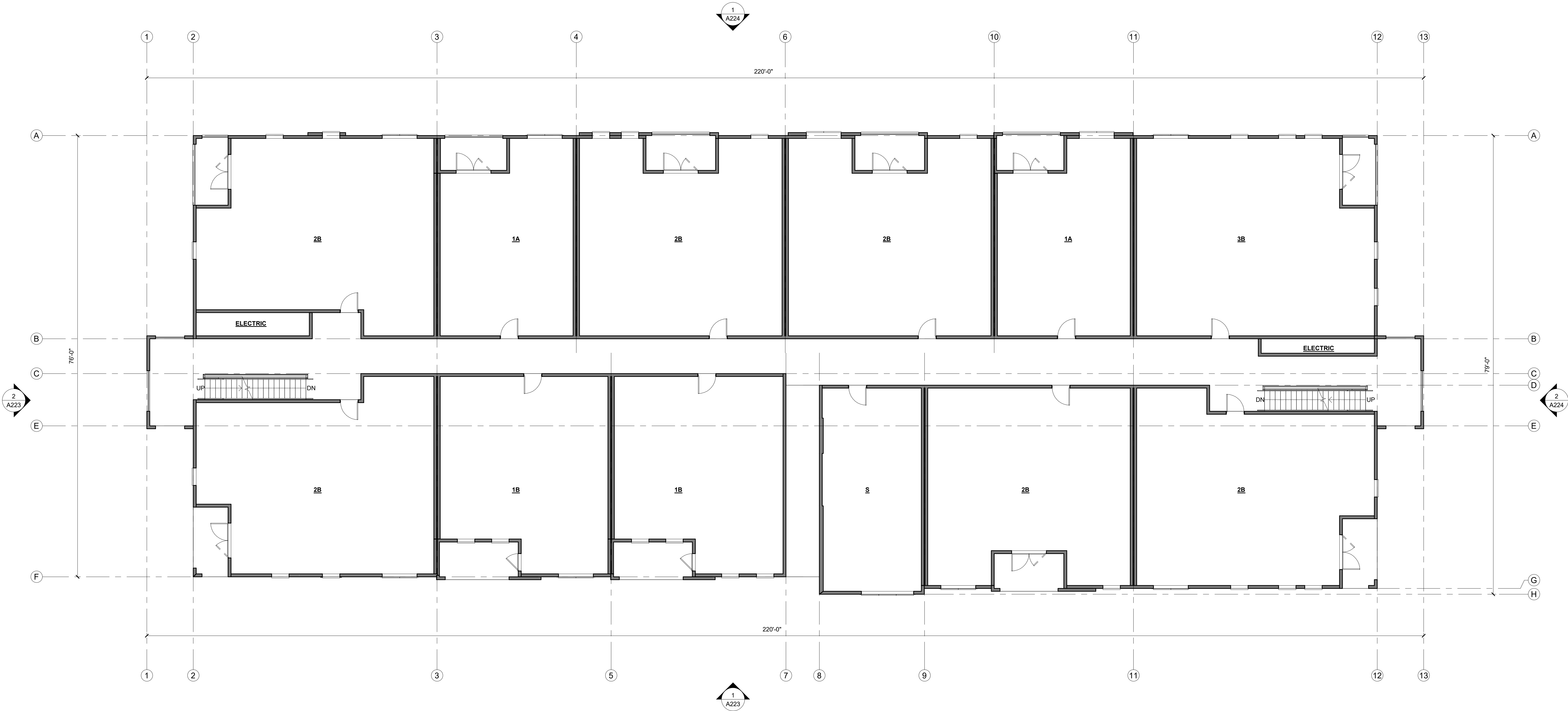
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PUD	
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	DB
Checked By:	KK
Project Name:	GROOMS ROAD SYCAMORE TOWNSHIP, OHIO
Drawing Name:	MIX 2 - FLOOR PLAN - LEVEL 1



Issues and Revisions		Description	
No.	Delta	Date	By
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PUD
Project Number: 22.2040.00
Date: December 15, 2022
Drawn By: DB
Checked By: KK
Project Name:
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO
Drawing Name:
MIX 2 - FLOOR PLAN - LEVEL 2



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

Issues and Revisions				
No.	Date	By	Description	
01				
02				
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EXTERIOR ELEVATION MATERIAL_LEGEND	
Key Value	Keynote Text
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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



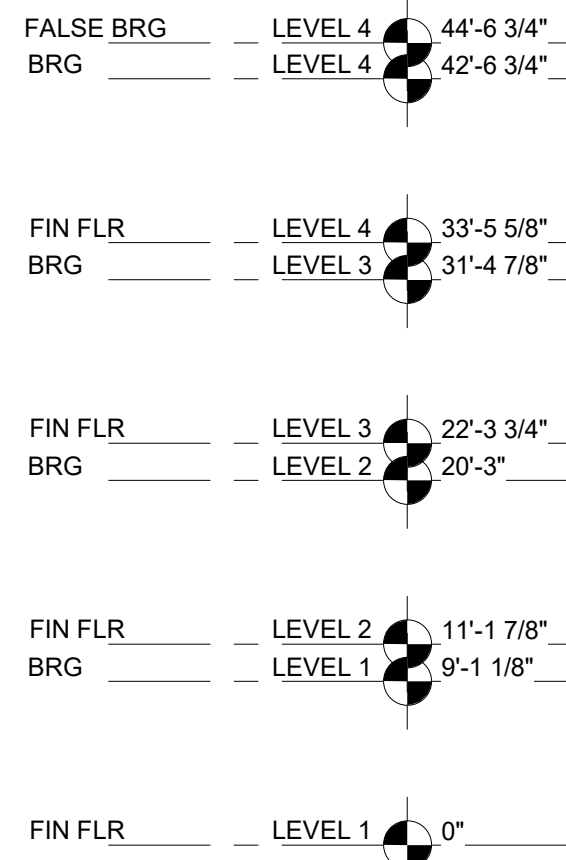
2 MIX 2 - EXTERIOR ELEVATION RIGHT
3/32" = 1'-0"



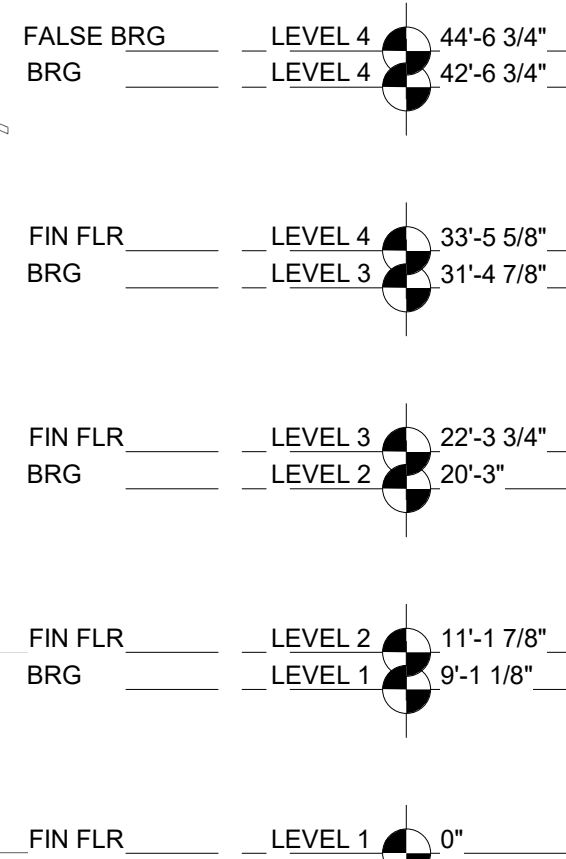
1 MIX 2 - EXTERIOR ELEVATION FRONT
3/32" = 1'-0"

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

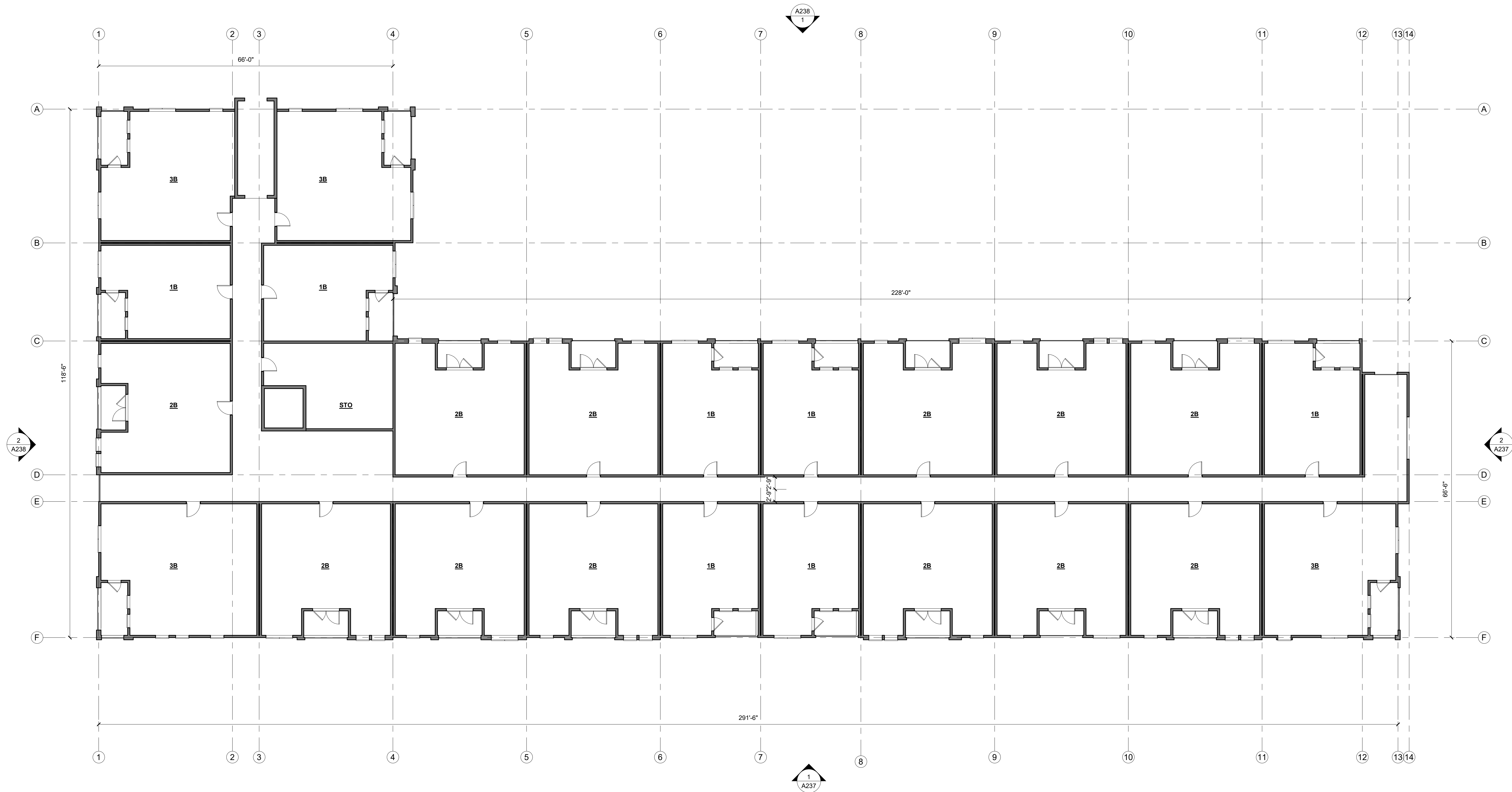
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE
2	FIBER CEMENT LAP SIDING, 4" EXPOSURE
3	FIBER CEMENT BOARD AND BATTEN, 12" SPACING OC
5	FIBER CEMENT PANEL, SMOOTH
6	42" HIGH ALUMINUM GUARDRAIL, TYP.
7	ARCHITECTURAL SHINGI F ROOF



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



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



Issues and Revisions		Description	
No.	Date	By	
1	01	DB	
2	02	DB	
3	03	DB	
4	04	DB	
5	05	DB	
6	06	DB	
7	07	DB	
8	08	DB	
9	09	DB	
10	10	DB	
11	11	DB	

PUD

Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: DB

Checked By: KK

Project Name:

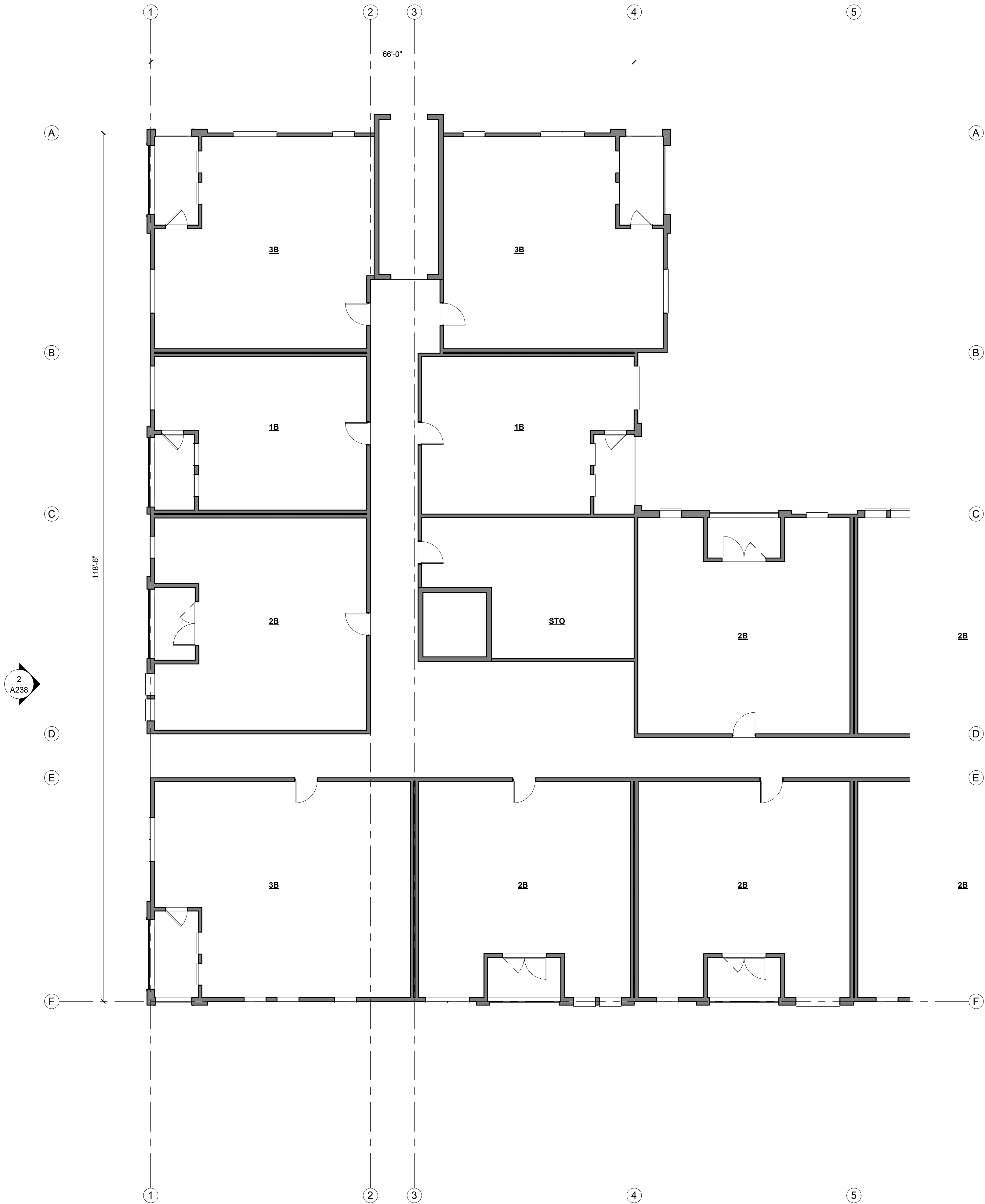
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

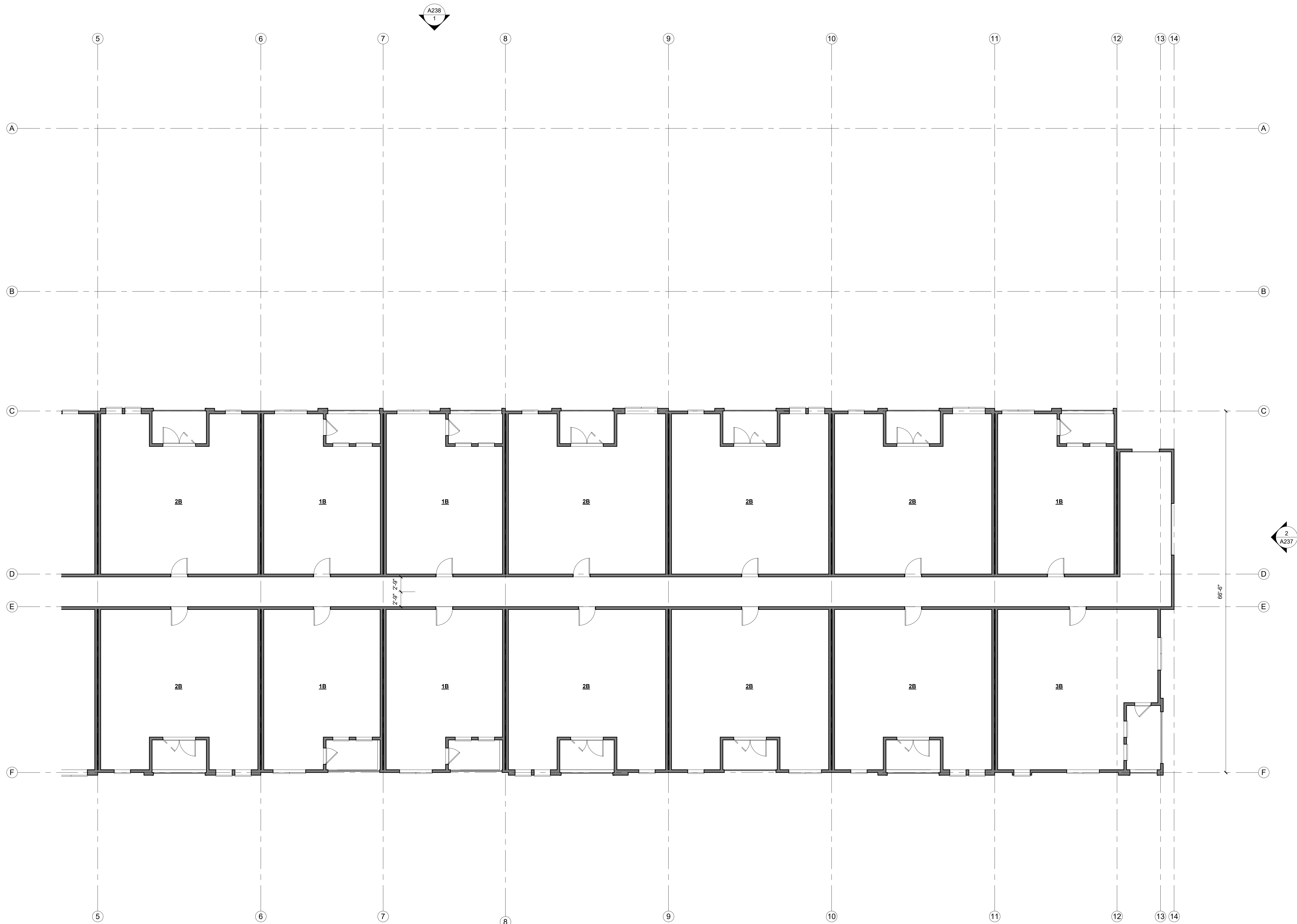
Drawing Name:

MIX 3 - FLOOR PLAN - LEVEL 2

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

PUD
Project Number: 22.2040.00
Date: December 15, 2022
Drawn By: DB
Checked By: KK
Project Name:
GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO
Drawing Name:
MIX 3 - FLOOR PLAN - LEVEL 2 - AREA A

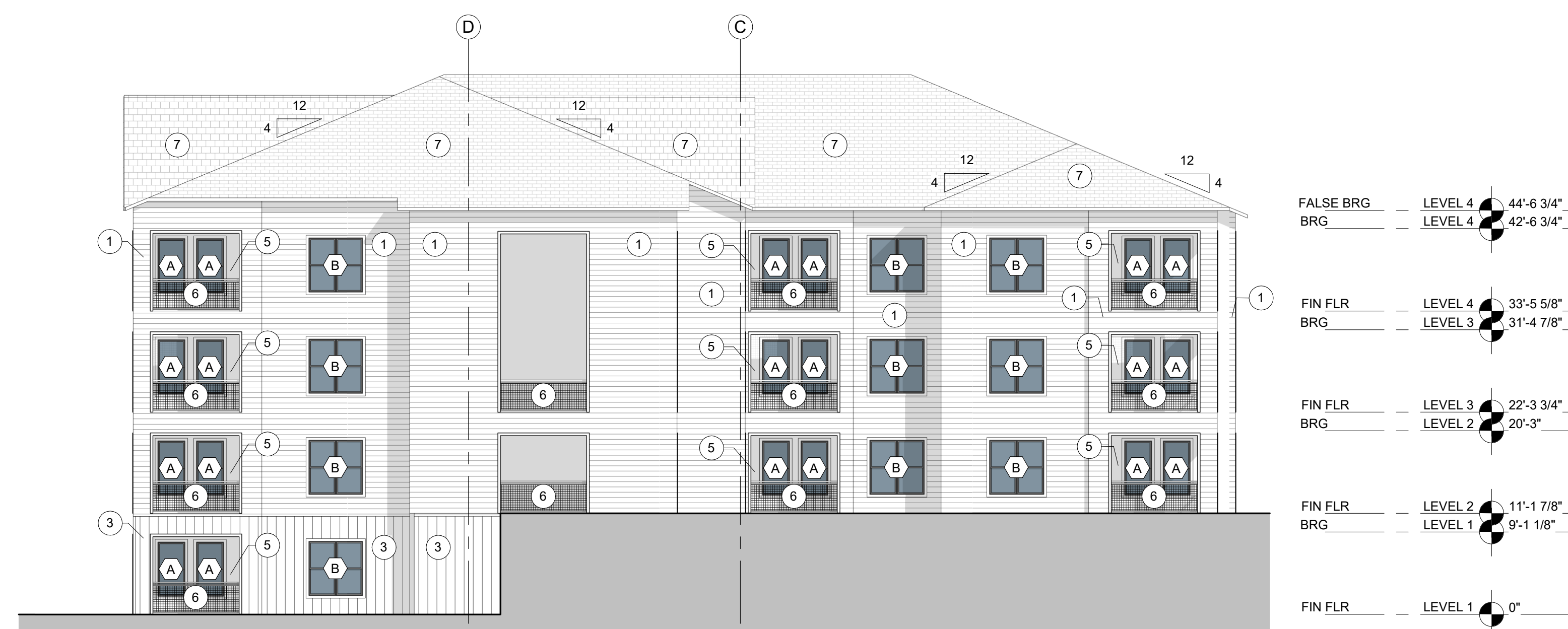




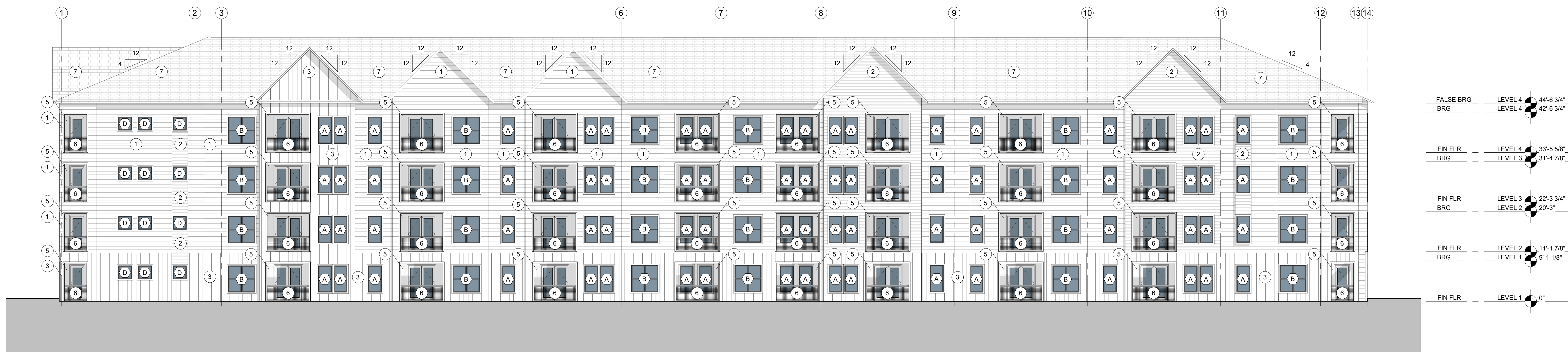
Issues and Revisions				Description	
No.	Delta	Date	By		
01	02	03	04		
05	06	07	08		
09	10	11	12		
13	14	15	16		
17	18	19	20		
21	22	23	24		

PUD	
Project Number:	22.2040.00
Date:	December 15, 2022
Drawn By:	DB
Checked By:	KK
Project Name:	GROOMS ROAD SYCAMORE TOWNSHIP, OHIO
Drawing Name:	MIX 3 - FLOOR PLAN - LEVEL 2 - AREA B

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"

Issues and Revisions			
No.	Date	By	Description
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

PUD

Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: DB

Checked By: KK

Project Name:

GROOMS ROAD
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

MIX 3 - EXTERIOR ELEVATIONS

A238



3 CLUBHOUSE - RIGHT ELEVATION

NTS



2 CLUBHOUSE - LEFT ELEVATION

NTS

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



1 CLUBHOUSE - FRONT ELEVATION

NTS