

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

**ZONING COMMISSION APPLICATION****FEES:**

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

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

**APPLICATION NUMBER**2023-022

DO NOT WRITE IN THIS SPACE

Parcels: 600014000110200001200140017**1. PROJECT ADDRESS:** Grooms Rd / E Kemper Rd**ZIP CODE:** \_\_\_\_\_

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

**3. ZONING COMMISSION ACTION REQUESTED:**ZONE CHANGE ☒ FROM ZONE F TO ZONE DDPUD I ☐ PUD II ☒ LASR ☐MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD ☐MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR ☐**4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**Property is currently vacant but previously was a mobile home park. Proposed use - 392 multi family units and amenity center.**5. SQUARE FEET:** 494,700**6. USE:** multi-family**7. HEIGHT:** 54'**8. EST. START DATE:** 9/1/2023**9. EST. FINISH DATE:** 12/3/25**10. # OF SIGNS:** 6

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

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

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

DocuSigned by:

2/17/2023

Gregg Fusaro  
 APPLICANT'S SIGNATURE

DATE

DocuSigned by:

2/21/2023

[Signature]  
 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.

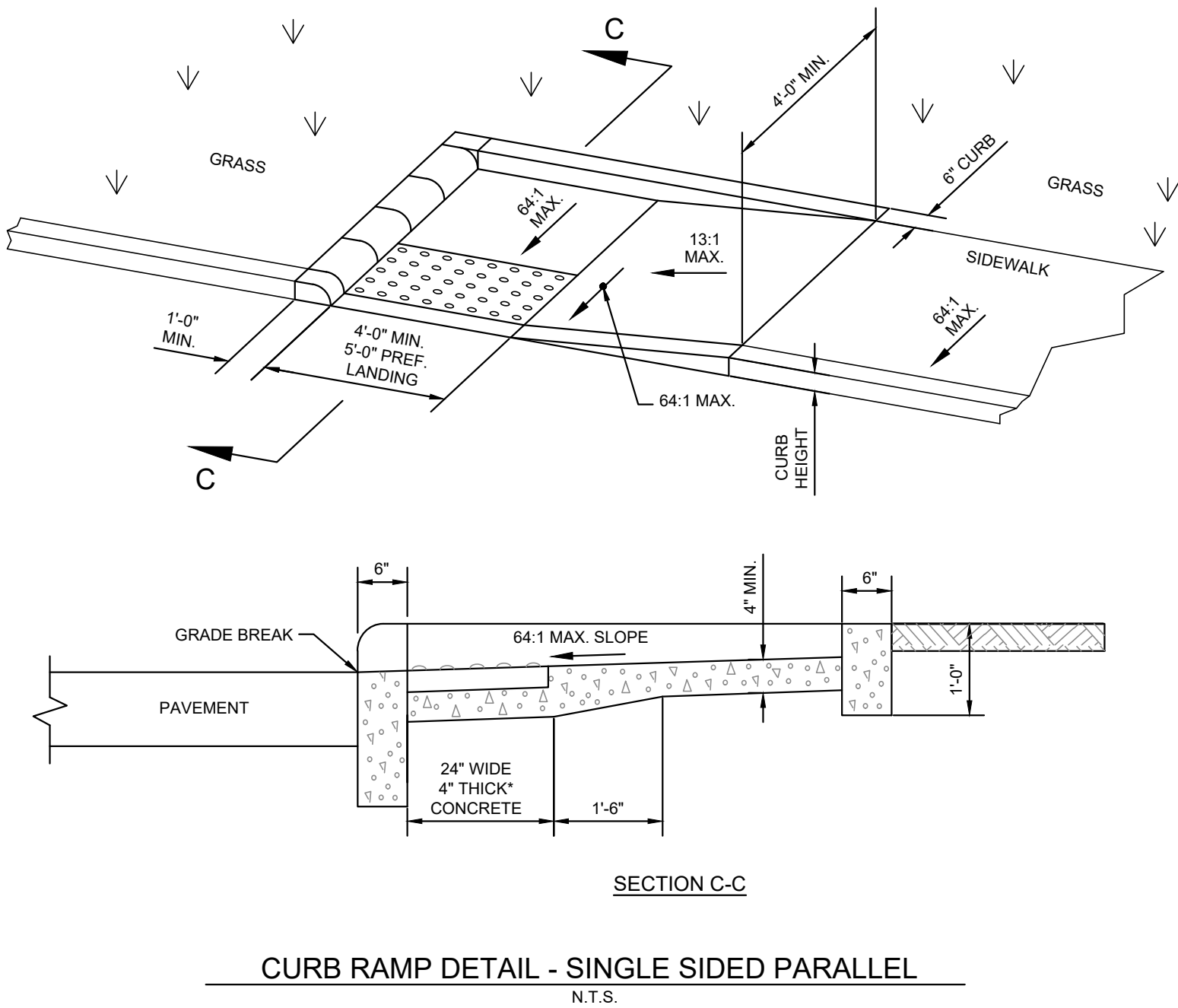
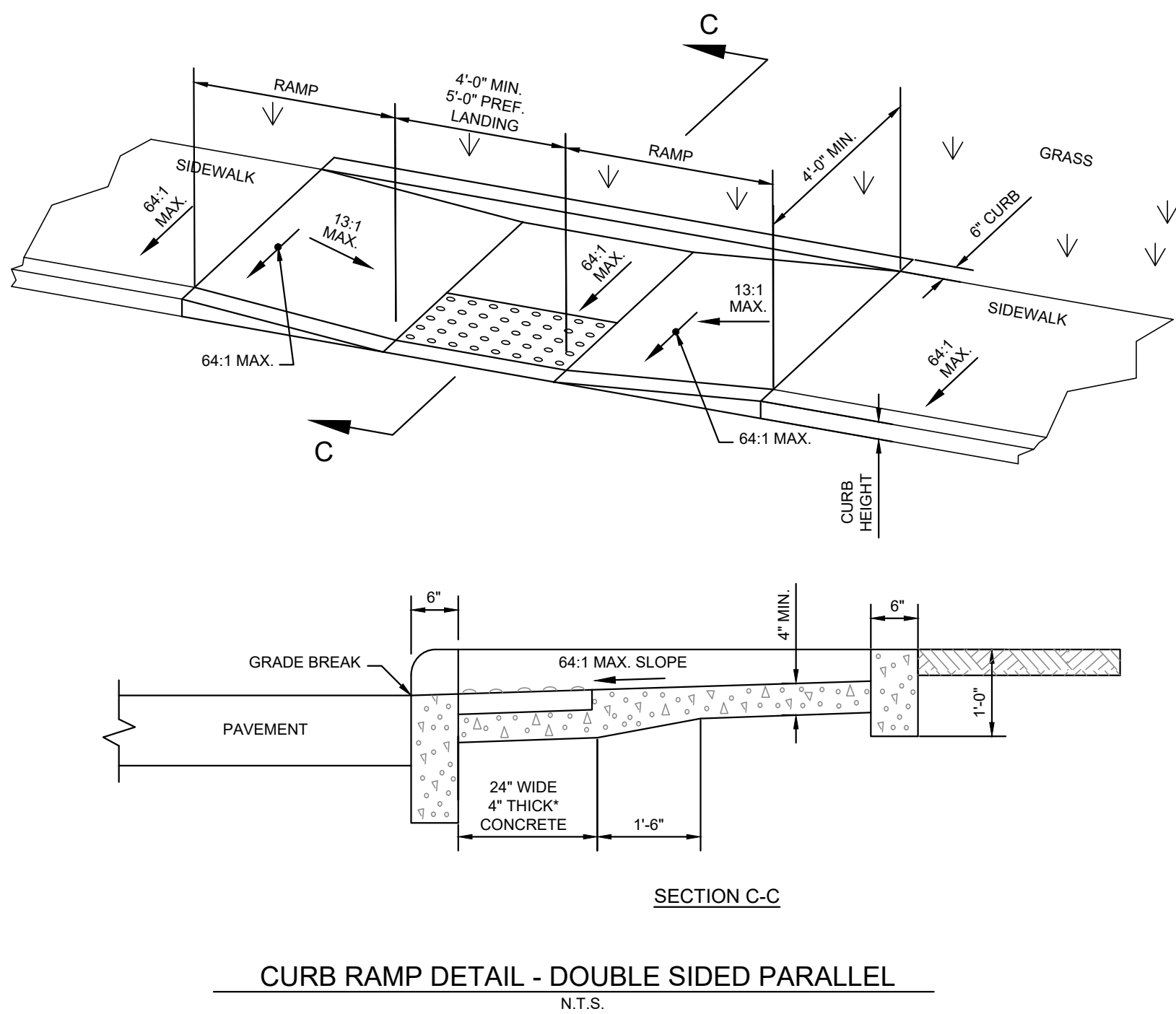


# GROOMS ROAD PLANNED RESIDENTIAL DISTRICT

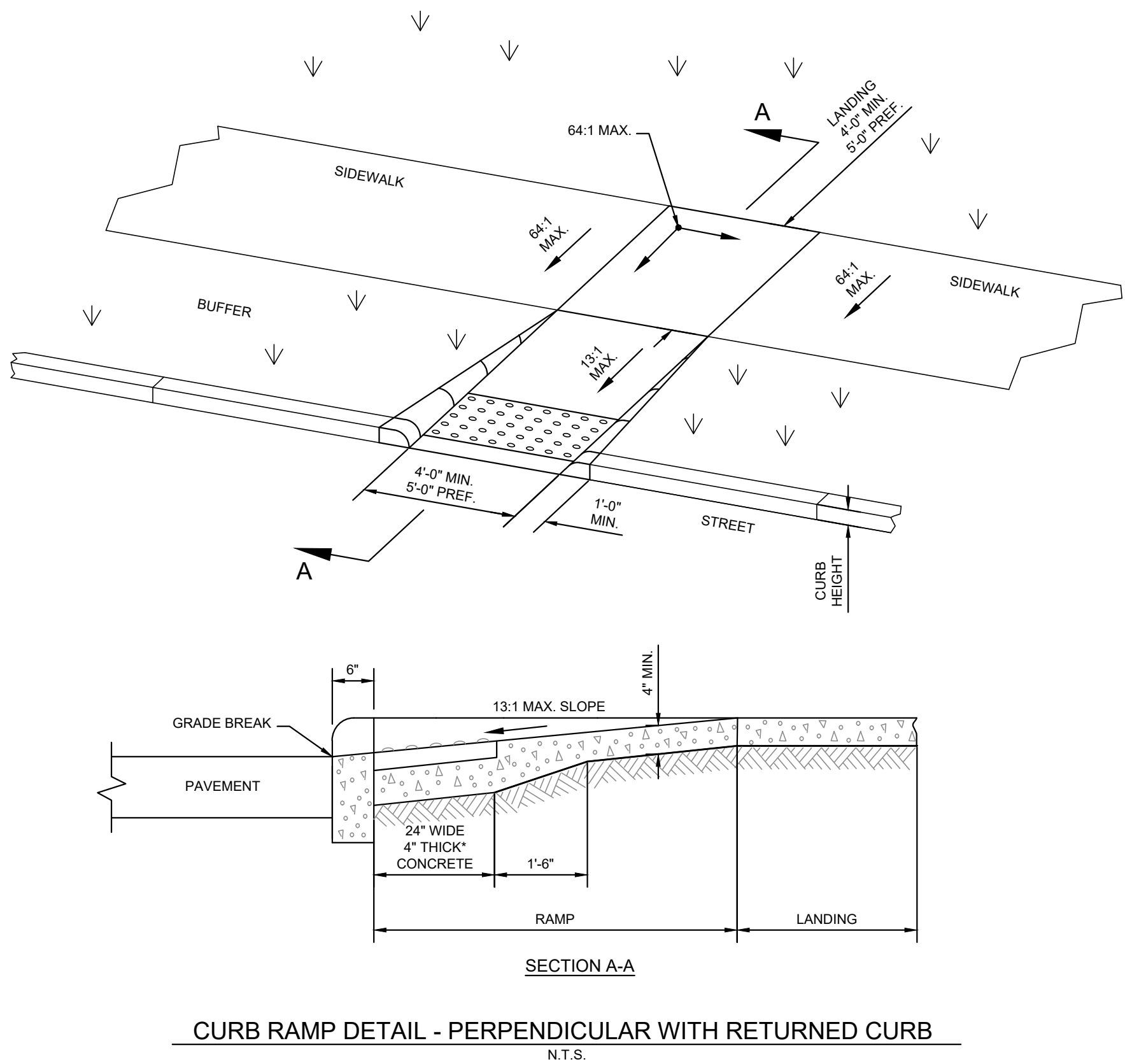
SECTION 7, TOWN 3, RANGE 4  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

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

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



NOTES  
1. ADA RAMP DETAILS ARE APPLICABLE TO BOTH PUBLIC AND PRIVATE SIDEWALKS



SEAL:

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

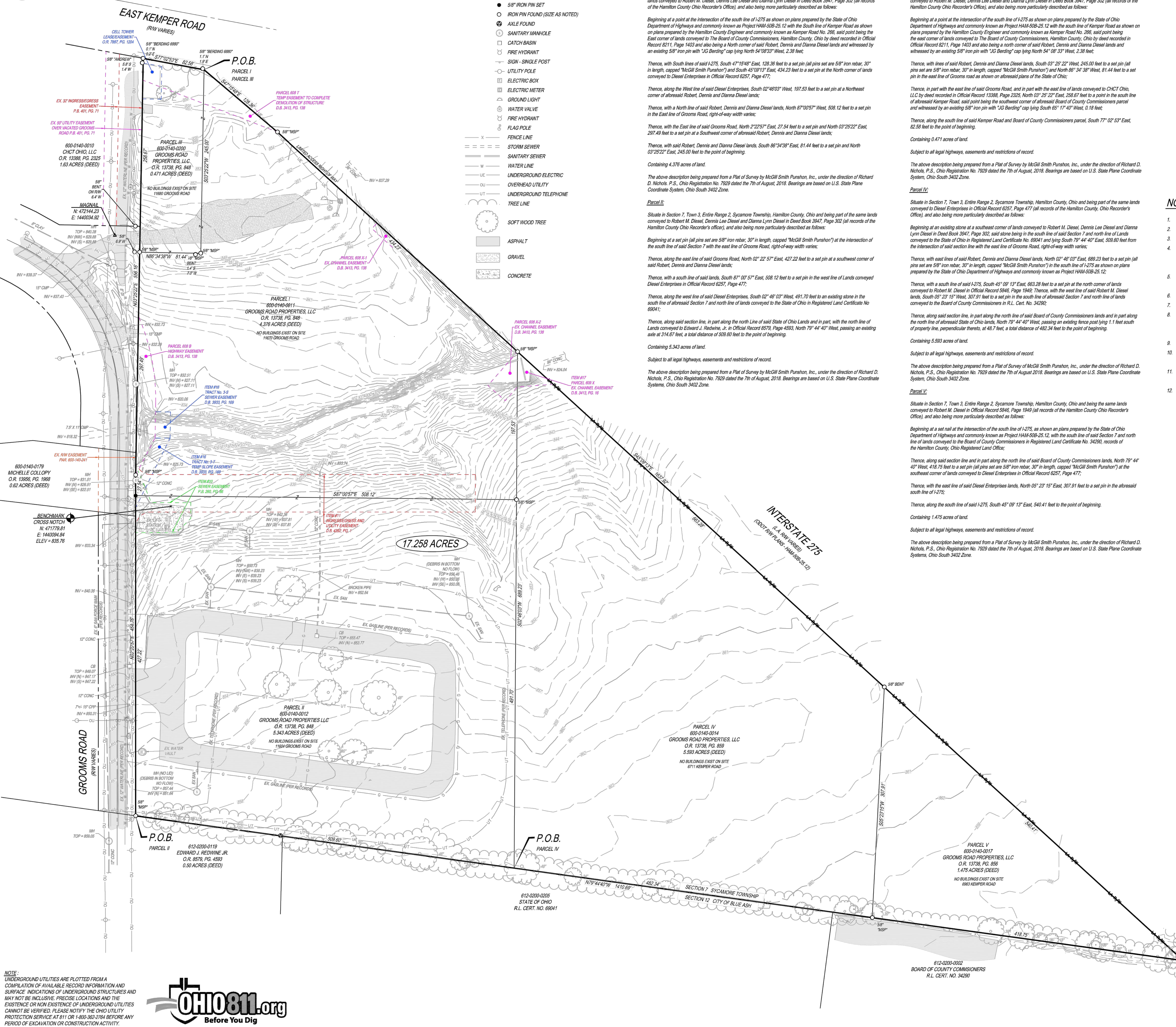
GROOMS ROAD  
SECTION 7, TOWN 3, RANGE 2  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

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

SHEET NAME:  
COVER SHEET

SHEET NO.  
C100





NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED 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 1-800-382-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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
- SANITARY SEWER
- SANITARY SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- TREE LINE
- SOFT WOOD TREE
- ASPHALT
- GRAVEL
- CONCRETE

LEGAL DESCRIPTIONS

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

Beginning at a point at the intersection of the south line of I-275 as shown on plans prepared by the State of Ohio Department of Highways and commonly known as Project HAM-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 Dianna Diesel lands and witnessed by an existing 5/8" iron pin with "JG Berding" cap lying North 54°08'33" West, 2.38 feet;

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

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

Thence, with a North line of said Robert, Dennis and Dianna Diesel lands, North 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 27°22'57" East, 27.54 feet to a set pin and North 03°25'22" East, 297.49 feet to a set pin at a Southwest corner of aforesaid Robert, Dennis and Dianna Diesel lands;

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

Containing 4.376 acres of land.

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

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

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

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

Thence, with a south line of said lands, South 87°02'57" East, 508.12 feet to a set pin in the west line of Lands conveyed Diesel Enterprises in Official Record 6257, Page 477;

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

Thence, along said section line, in part along the north line of said State of Ohio Lands and in part, with the north line of Lands conveyed to Edward J. Redwine, Jr. in Official Record 8579, Page 4593, North 79°44'40" West, passing an existing axle at 314.67 feet, a total distance of 508.80 feet to the point of beginning;

Containing 5.343 acres of land.

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

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

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

Beginning at an existing stone at a southeast corner of lands conveyed to Robert M. Diesel, Dennis Lee Diesel and Dianna Lynn Diesel in Deed Book 3947, Page 302, said stone being in the south line of said Section 7 and north line of Lands conveyed to the State of Ohio in Registered Land Certificate No. 69041 and lying South 79°44'40" East, 509.80 feet from the intersection of said section line with the east line of Grooms Road, right-of-way width varies;

Thence, with east lines of said Robert, Dennis and Dianna Diesel lands, North 02°46'03" East, 689.23 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") in the south line of I-275 as shown on plans prepared by the State of Ohio Department of Highways and commonly known as Project HAM-509-25.12;

Thence, with a south line of said I-275, South 45°09'13" East, 663.28 feet to a set pin at the north corner of lands conveyed to Robert M. Diesel in Official Record 5946, Page 1949; Thence, with the west line of said Robert M. Diesel lands, South 05°23'15" West, 307.91 feet to a set pin in the south line of aforesaid Section 7 and north line of lands conveyed to the Board of County Commissioners in R.L. Cert. No. 34290;

Thence, along said section line, in part along the north line of said Board of County Commissioners lands and in part along the north line of aforesaid State of Ohio lands, North 79°44'40" West, passing an existing fence post lying 1.1 feet south of property line, perpendicular thereto, at 46.7 feet, a total distance of 492.34 feet to the point of beginning;

Containing 5.593 acres of land.

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

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

Parcel IV: Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being the same lands conveyed to Robert M. Diesel in Official Record 5946, Page 1949 (all records of the Hamilton County Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at a set nail at the intersection of the south line of I-275, as shown 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 said Section 7 and north line of lands conveyed to the Board of County Commissioners in Registered Land Certificate No. 34290, records of the Hamilton County, Ohio Registered Land Office;

Thence, along said section line and in part along the north line of said Board of County Commissioners lands, North 79°44'40" West, 416.75 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") at the southeast corner of lands conveyed to Diesel Enterprises in Official Record 6257, Page 477;

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

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

Containing 1.475 acres of land.

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

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

Parcel V: Situate in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, Ohio and being the same lands conveyed to Robert M. Diesel in Official Record 5946, Page 1949 (all records of the Hamilton County Ohio Recorder's Office), and also being more particularly described as follows:

Beginning at a set nail at the intersection of the south line of I-275, as shown 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 said Section 7 and north line of lands conveyed to the Board of County Commissioners in Registered Land Certificate No. 34290, records of the Hamilton County, Ohio Registered Land Office;

Thence, along said section line and in part along the north line of said Board of County Commissioners lands, North 79°44'40" West, 416.75 feet to a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") at the southeast corner of lands conveyed to Diesel Enterprises in Official Record 6257, Page 477;

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

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

Containing 1.475 acres of land.

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

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



VICINITY MAP  
N.T.S

NOTES:

- 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 = 888.62 (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 4382, 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. Habadank

MATTHEW D. HABADANK  
OHIO PROFESSIONAL SURVEYOR NO. 8611

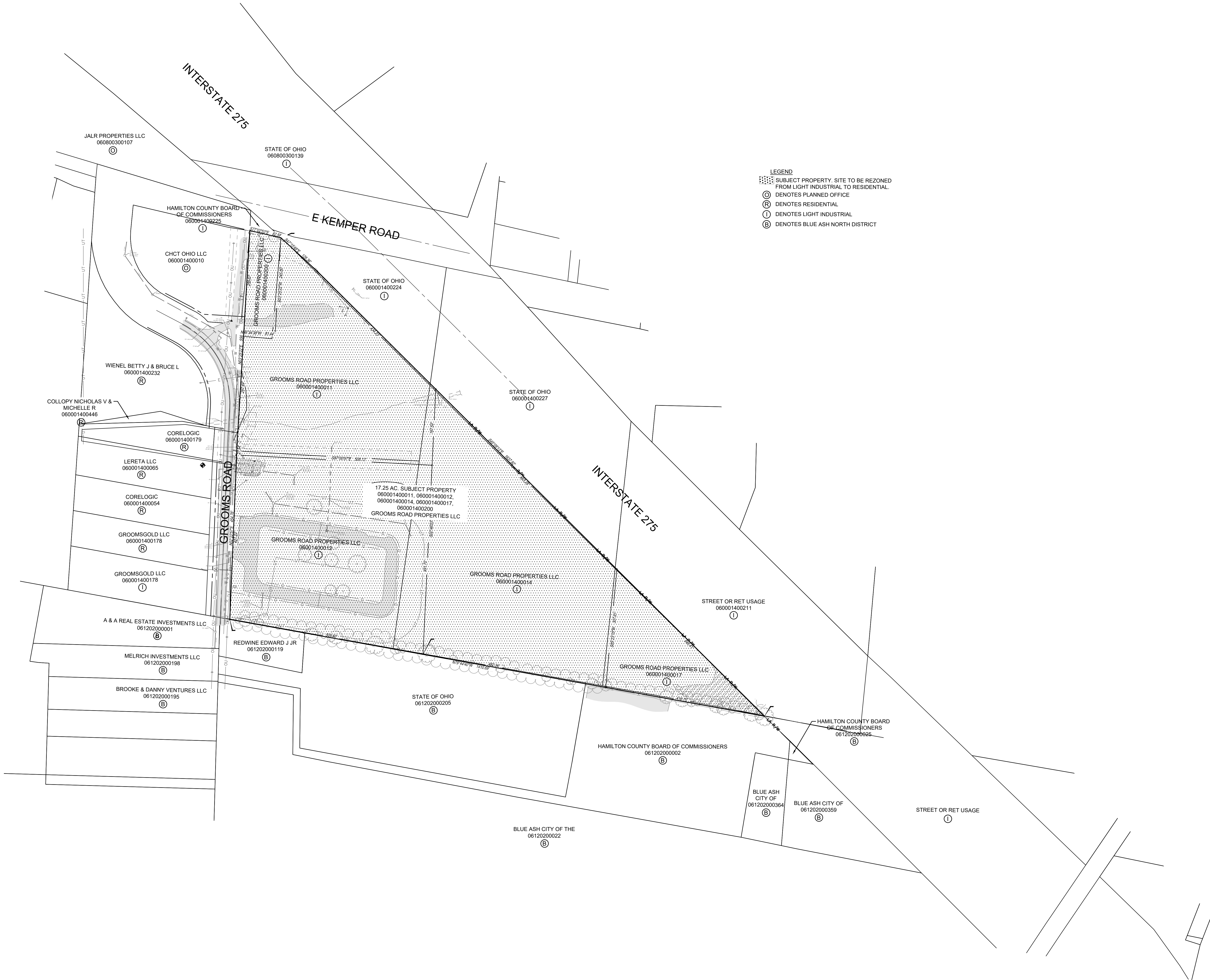
12/11/2022  
DATE



**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              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

**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
- 58" 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

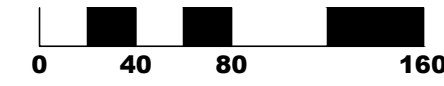


SEAL:

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

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

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



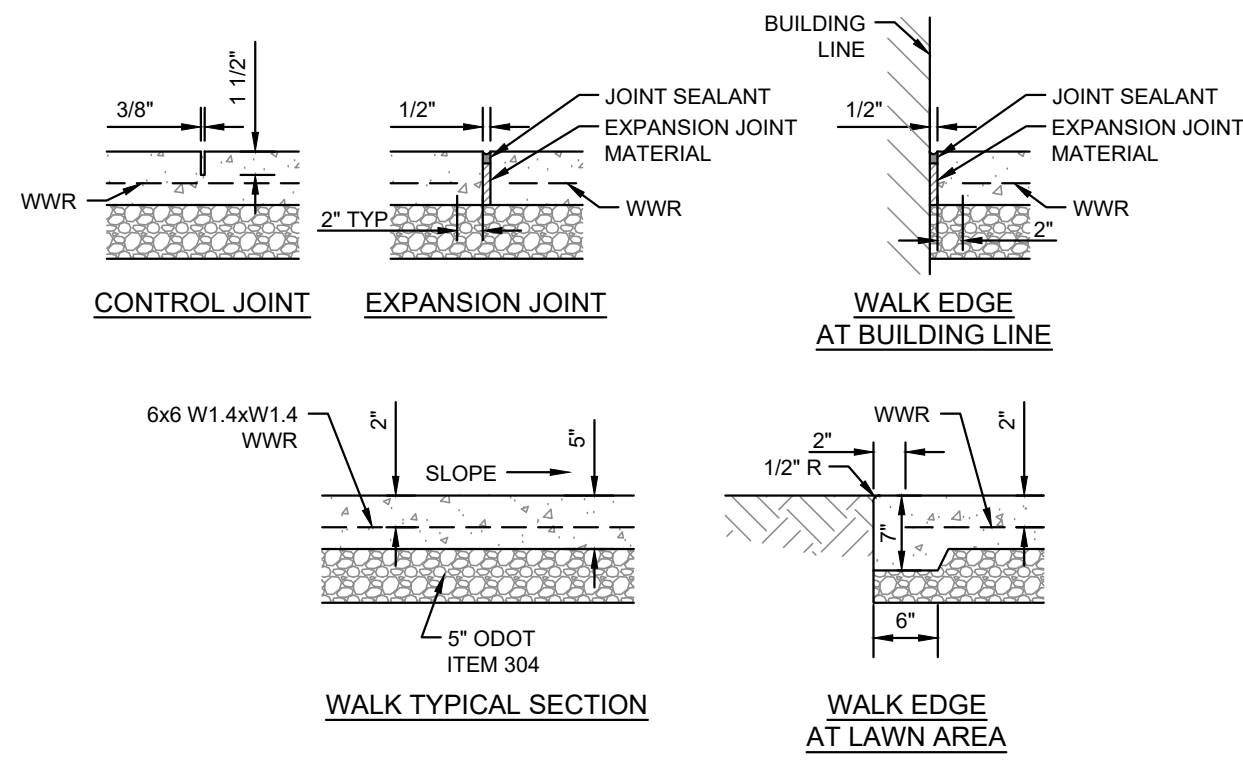
SHEET NAME:

**EXISTING  
FEATURES**

SHEET NO.

**C130**

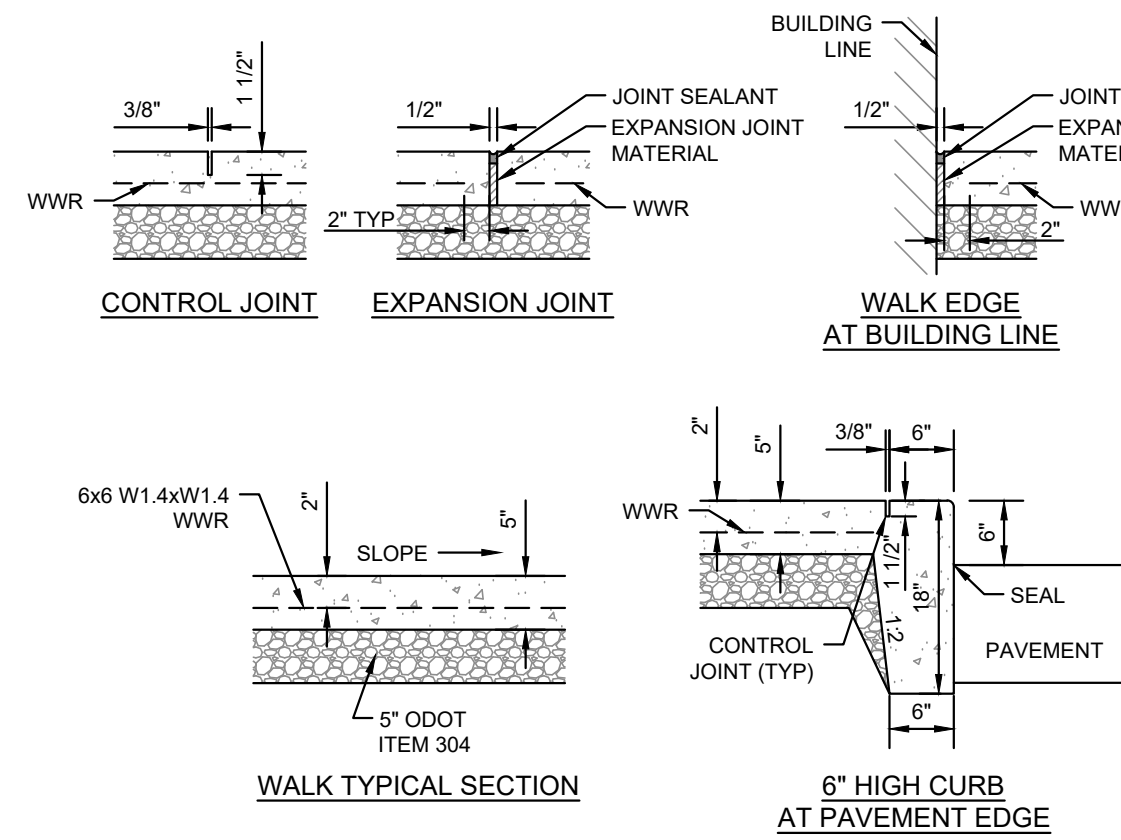




- NOTES:
1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
  2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
  3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
  4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
  5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
  6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

#### 5' WIDE EXTERIOR CONCRETE SLAB WALK DETAIL

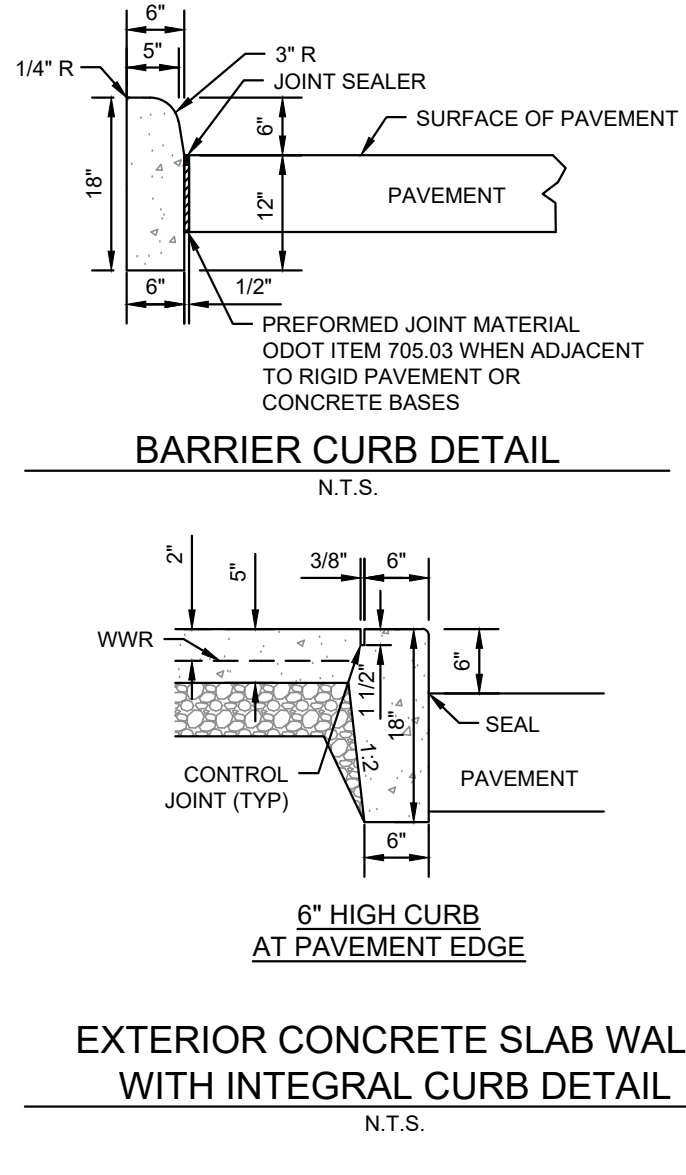
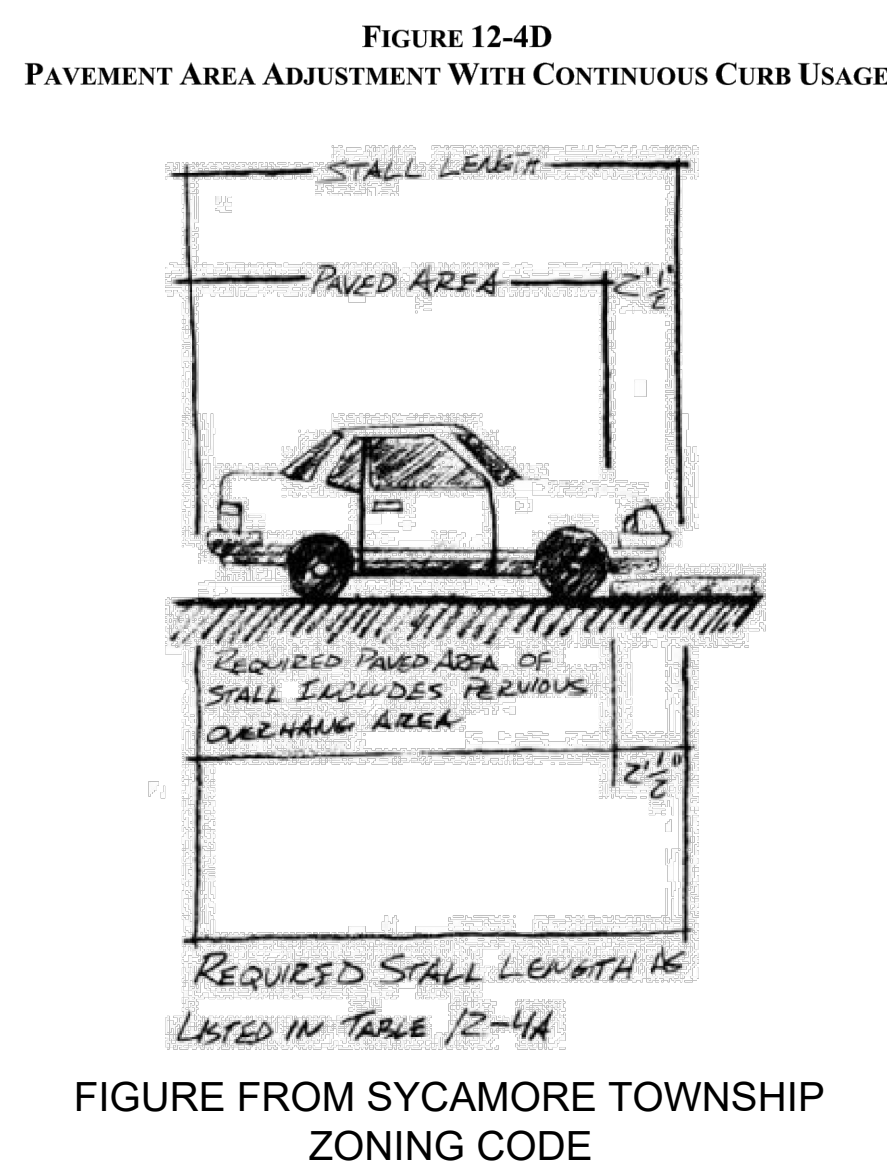
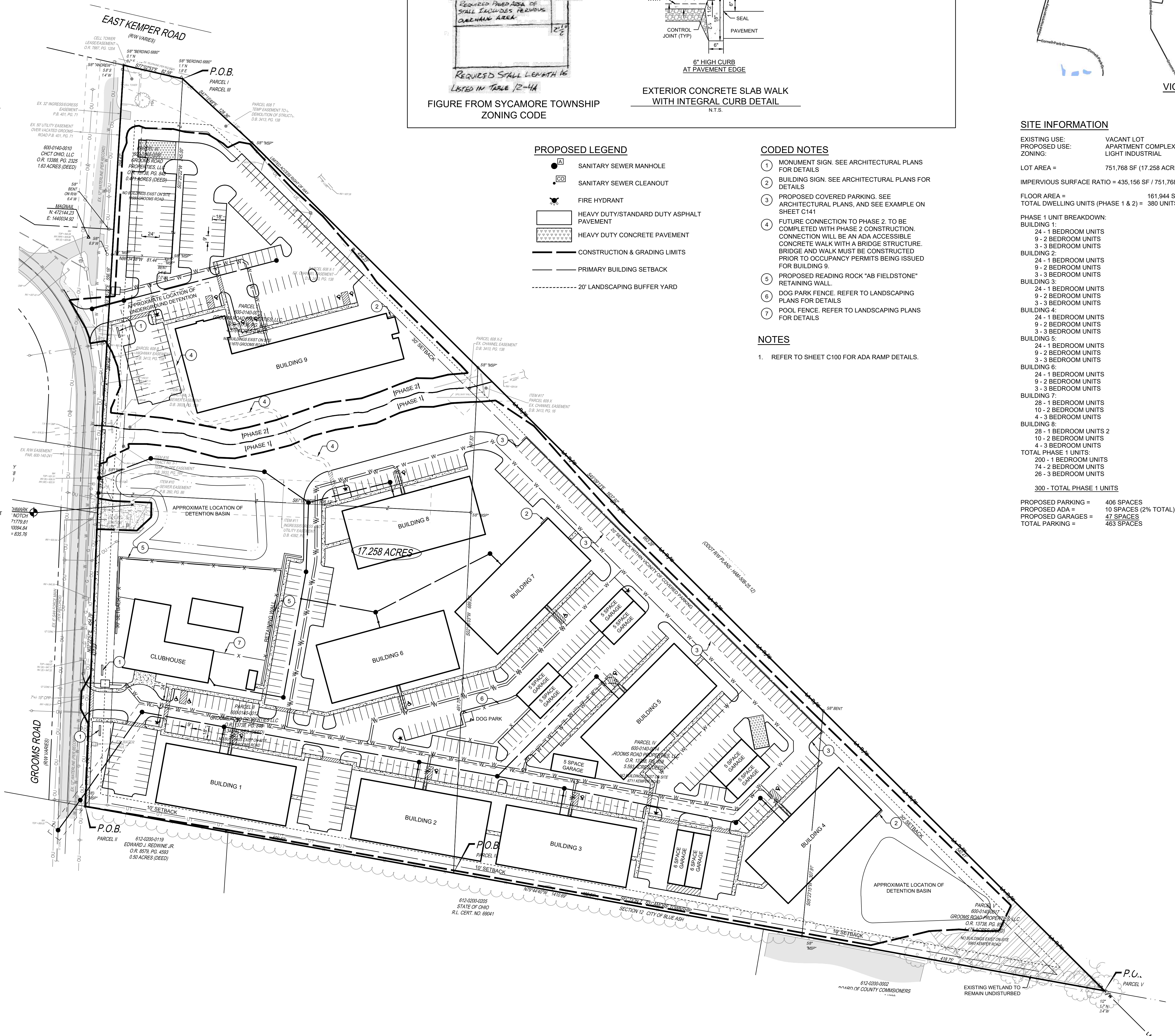
N.T.S.  
APPLICABLE TO PUBLIC SIDEWALKS ALONG GROOMS ROAD AND ALSO FOR PRIVATE INTERNAL SIDEWALKS



- NOTES:
1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
  2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
  3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
  4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
  5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
  6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

#### EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL

N.T.S.  
APPLICABLE FOR PRIVATE INTERNAL SIDEWALKS ALONG PARKING AREAS AND ALONG CIRCULATION DRIVES

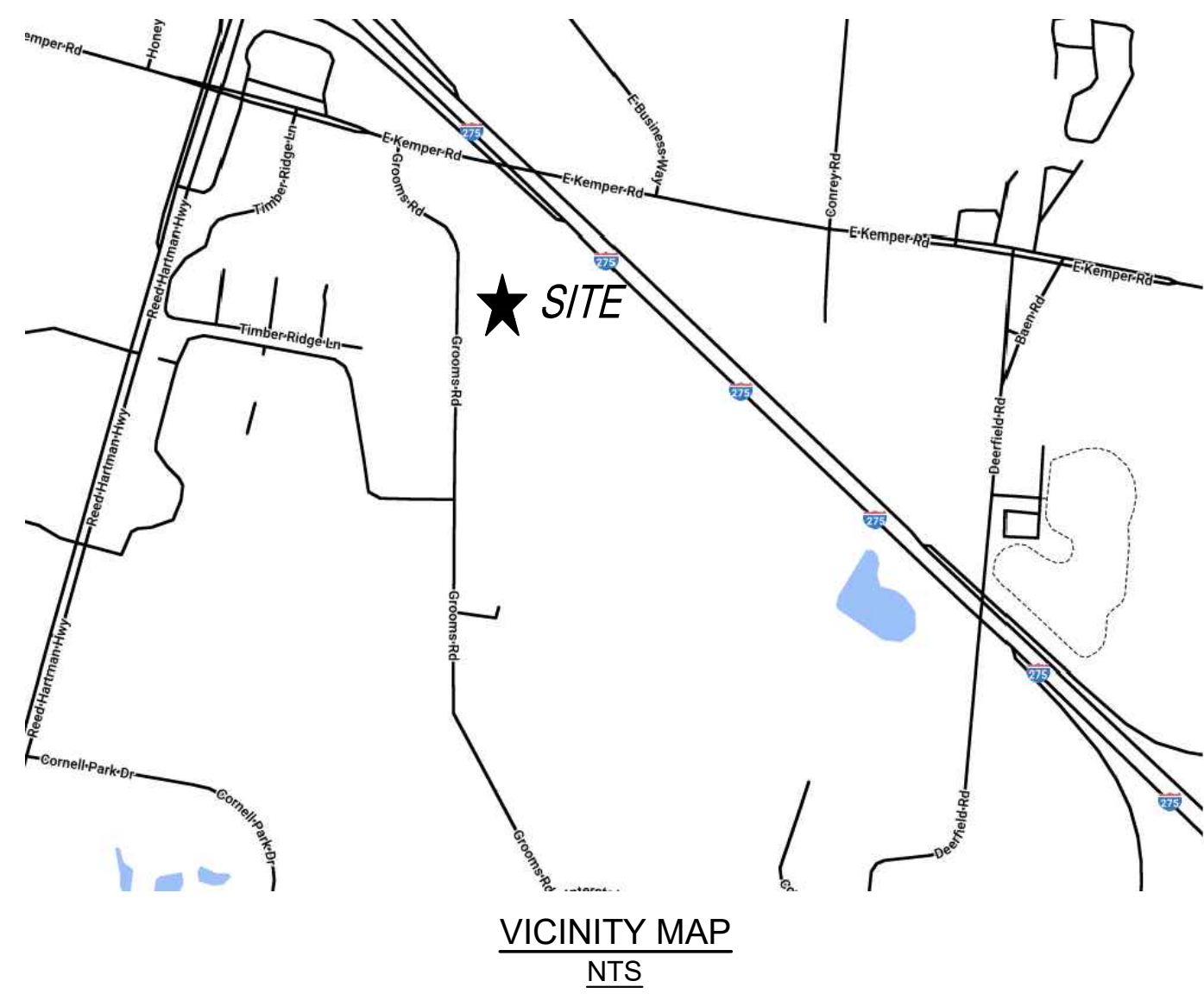


ALL PROPOSED PARKING UTILIZES CURB/INTEGRAL CURB WALK FOR OVERHANG AS PER TOWNSHIP FIGURE 12-4D.

REQUIRED PARKING SPACE SIZE = 9' x 19'

PROPOSED PARKING SPACE SIZE = 9' x 18'

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



#### PROPOSED LEGEND

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

#### CODED NOTES

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

#### NOTES

1. REFER TO SHEET C100 FOR ADA RAMP DETAILS.

#### SITE INFORMATION

EXISTING USE: VACANT LOT  
PROPOSED USE: APARTMENT COMPLEX  
ZONING: LIGHT INDUSTRIAL

LOT AREA = 751,768 SF (17.258 ACRES)

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

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

PHASE 1 UNIT BREAKDOWN:  
BUILDING 1:  
24 - 1 BEDROOM UNITS  
9 - 2 BEDROOM UNITS  
3 - 3 BEDROOM UNITS  
BUILDING 2:  
24 - 1 BEDROOM UNITS  
9 - 2 BEDROOM UNITS  
3 - 3 BEDROOM UNITS  
BUILDING 3:  
24 - 1 BEDROOM UNITS  
9 - 2 BEDROOM UNITS  
3 - 3 BEDROOM UNITS  
BUILDING 4:  
24 - 1 BEDROOM UNITS  
9 - 2 BEDROOM UNITS  
3 - 3 BEDROOM UNITS  
BUILDING 5:  
24 - 1 BEDROOM UNITS  
9 - 2 BEDROOM UNITS  
3 - 3 BEDROOM UNITS  
BUILDING 6:  
24 - 1 BEDROOM UNITS  
9 - 2 BEDROOM UNITS  
3 - 3 BEDROOM UNITS  
BUILDING 7:  
28 - 1 BEDROOM UNITS  
10 - 2 BEDROOM UNITS  
4 - 3 BEDROOM UNITS  
BUILDING 8:  
28 - 1 BEDROOM UNITS  
10 - 2 BEDROOM UNITS  
4 - 3 BEDROOM UNITS  
TOTAL PHASE 1 UNITS:  
200 - 1 BEDROOM UNITS  
74 - 2 BEDROOM UNITS  
26 - 3 BEDROOM UNITS  
300 - TOTAL PHASE 1 UNITS

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

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

#### APPLICANT

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

#### OWNER

GROOMS ROAD PROPERTIES, LLC  
DENNIS SMITH  
MANAGING MEMBER

#### ENGINEER

THE KLEINGERS GROUP  
ATTN: ADAM KORN  
PROJECT MANAGER  
(513)779-7851  
6219 CENTRE PARK DRIVE  
WEST CHESTER, OH 45389

SEAL:

NO. DATE DESCRIPTION  
A 2023-02-17 OWNER AND TWP. REVISIONS  
B 2023-03-03 CLIENT REVISIONS

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

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

0 30 60 120

SHEET NAME:

PROPOSED FEATURES

SHEET NO.

C140

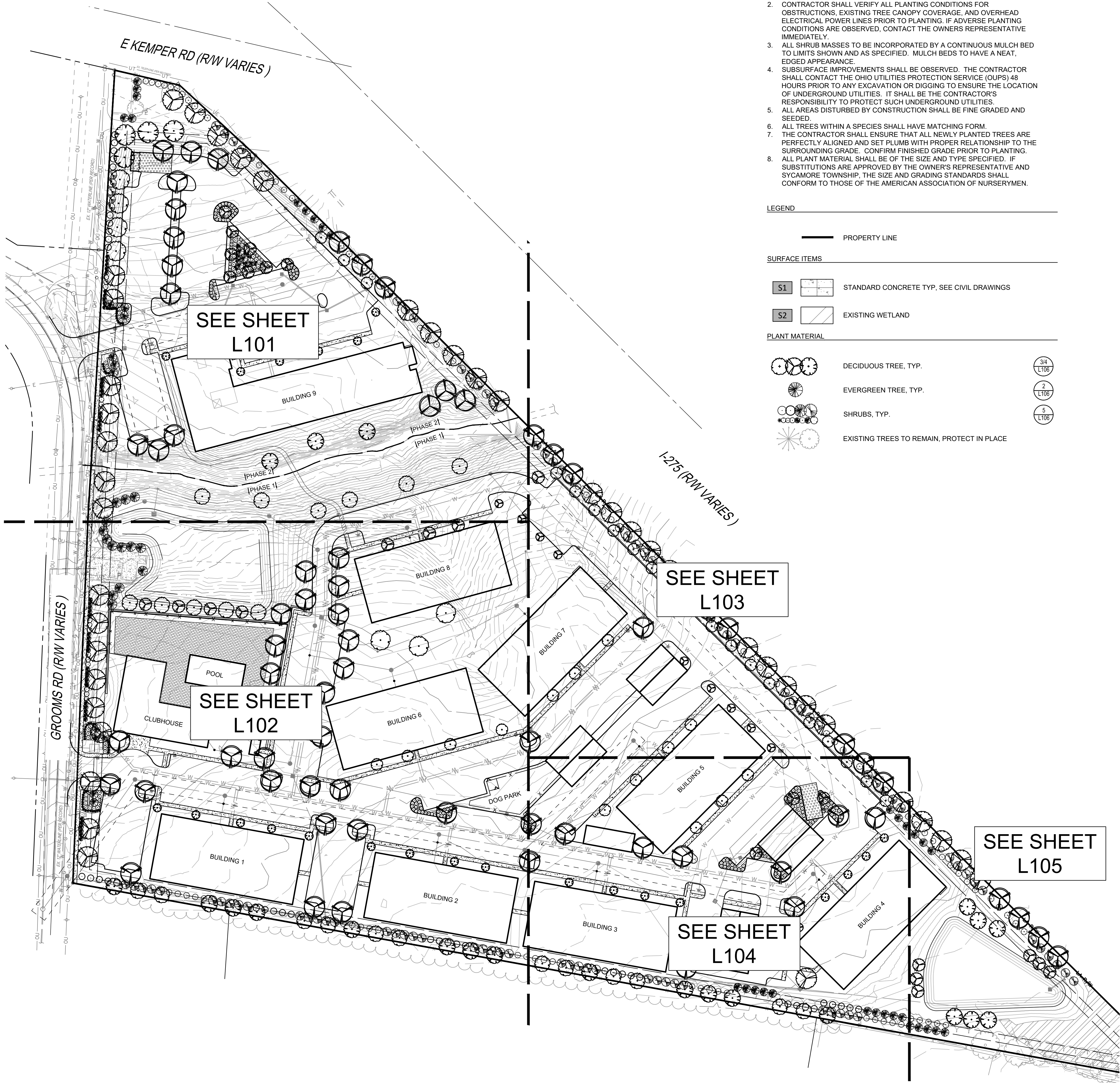












- GENERAL NOTES
1. REFER TO SHEET L106 & L107 FOR PLANT SCHEDULE AND DETAILS.
  2. TREES AND PLANTINGS SHOWN IN PHASE 2 WILL BE INSTALLED WITH PHASE 2.
  3. PHASE 2 LANDSCAPING WILL NOT BE INSTALLED DURING PHASE 1.
  4. BUILDING FOUNDATION PLANTING TO BE INCLUDED IN FUTURE PLANS AFTER ZONING APPROVAL IS OBTAINED.
- PLANTING NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
  2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
  3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
  4. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
  5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
  6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
  7. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
  8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE AND SYCAMORE TOWNSHIP, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LEGEND

PROPERTY LINE

SURFACE ITEMS

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

PLANT MATERIAL

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

| SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS - PHASE 1                |  |  |
|--|--|--|
|  | REQUIRED   | PROPOSED   |
| ARTICLE 36 LANDSCAPING   |  |  |
| CHAPTER 12-6.2<br>TOTAL LANDSCAPING<br>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<br>INTERIOR<br>LANDSCAPING<br>STANDARDS                   | 466 PARKING SPACES<br>ZONING STANDARD: 10,252 SQ. FT. OF LANDSCAPE AREA<br><br>LANDSCAPE AREAS SHALL BE PENINSULAR, ISLAND TYPES, OR TREE ISLANDS AS DEFINED IN SECTION 12.<br><br>ALL PARKING SPACES MUST BE AT LEAST WITHIN 100 FEET OF A LANDSCAPED AREA.<br><br>MINIMUM LANDSCAPE AREA SHALL BE 100 SQ. FT., EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H)<br><br>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.<br><br>NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS.<br><br>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.<br><br>NO INTERIOR LANDSCAPING AREA SHALL BE LESS THAN TEN FEET BY TEN FEET, EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H).<br><br>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.<br><br>NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS. | PROVIDED.  |
| CHAPTER 12-6.4<br>DETERMINATION OF<br>INTERIOR LANDSCAPE<br>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.<br><br>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.  | 137 CANOPY TREES PROVIDED<br>188 SHRUBS PROVIDED   |
| CHAPTER 14-7<br>BOUNDARY BUFFER  | 466 PARKING SPACES<br>ZONING STANDARD: 140 CANOPY TREES<br>ZONING STANDARD: 420 SHRUBS<br><br>CLASS A BUFFER REQUIRED ALONG ADJOINING PARCELS<br>20 FOOT BUFFER WIDTH REQUIRES 3 CANOPY TREES AND 8.5 SHRUBS PER 100 LINEAR FEET<br><br>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.<br><br>1411 LF BOUNDARY LINE ALONG SOUTH ADJOINING PARCEL<br>ZONING STANDARD: 43 CANOPY TREES AND 120 SHRUBS<br>4 TREES EQUALING 18 TREE CREDITS EXISTING IN LANDSCAPE BUFFER  | SOUTH BOUNDARY LINE:<br>25 CANOPY TREES PROVIDED<br>120 SHRUBS PROVIDED  |
| CHAPTER 14-8<br>STREETSCAPE BUFFER                                       | CLASS C BUFFER REQUIRED ALONG ADJOINING R.O.W.<br>20 FOOT BUFFER WIDTH REQUIRES 2.3 CANOPY TREES AND 6.5 SHRUBS PER 100 LINEAR FEET<br>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.<br><br>455 LF BOUNDARY LINE ALONG GROOMS ROAD<br>ZONING STANDARD: 11 CANOPY TREES AND 34 SHRUBS<br><br>1177 LF BOUNDARY LINE ALONG I-275<br>ZONING STANDARD: 27 CANOPY TREES AND 77 SHRUBS   | GROOMS ROAD:<br>11 CANOPY TREES PROVIDED<br>35 SHRUBS PROVIDED<br><br>I-275:<br>28 CANOPY TREES PROVIDED<br>77 SHRUBS PROVIDED |

| SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS - PHASE 2                |   |  |
|--|---|--|
|  | REQUIRED  | PROPOSED   |
| ARTICLE 36 LANDSCAPING   |   |  |
| CHAPTER 12-6.2<br>TOTAL LANDSCAPING<br>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<br>INTERIOR<br>LANDSCAPING<br>STANDARDS                   | 150 PARKING SPACES<br>ZONING STANDARD: 3,300 SQ. FT. OF LANDSCAPE AREA<br><br>LANDSCAPE AREAS SHALL BE PENINSULAR, ISLAND TYPES, OR TREE ISLANDS AS DEFINED IN SECTION 12.<br><br>ALL PARKING SPACES MUST BE AT LEAST WITHIN 100 FEET OF A LANDSCAPED AREA.<br><br>MINIMUM LANDSCAPE AREA SHALL BE 100 SQ. FT., EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H)<br><br>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.<br><br>NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS.<br><br>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.<br><br>NO INTERIOR LANDSCAPING AREA SHALL BE LESS THAN TEN FEET BY TEN FEET, EXCEPT AS PROVIDED FOR IN SECTION 12-6.3(H).<br><br>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.<br><br>NATURAL OR LANDSCAPED DETENTION BASINS MAY COUNT TOWARD MINIMUM SQUARE FOOTAGE LANDSCAPING REQUIREMENTS. | PROVIDED.  |
| CHAPTER 12-6.4<br>DETERMINATION OF<br>INTERIOR LANDSCAPE<br>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.<br><br>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<br>173 SHRUBS PROVIDED  |
| CHAPTER 14-7<br>BOUNDARY BUFFER  | 150 PARKING SPACES<br>ZONING STANDARD: 45 CANOPY TREES<br>ZONING STANDARD: 135 SHRUBS<br><br>CLASS A BUFFER REQUIRED ALONG ADJOINING PARCELS<br>20 FOOT BUFFER WIDTH REQUIRES 3 CANOPY TREES AND 8.5 SHRUBS PER 100 LINEAR FEET<br><br>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.<br><br>225 LF BOUNDARY LINE ALONG NORTHWEST ADJOINING PARCEL<br>ZONING STANDARD: 7 CANOPY TREES AND 20 SHRUBS<br>1 TREES EQUALING 3 TREE CREDITS EXISTING IN LANDSCAPE BUFFER  | NORTHWEST BOUNDARY LINE:<br>4 CANOPY TREES PROVIDED<br>20 SHRUBS PROVIDED  |
| CHAPTER 14-8<br>STREETSCAPE BUFFER                                       | CLASS C BUFFER REQUIRED ALONG ADJOINING R.O.W.<br>20 FOOT BUFFER WIDTH REQUIRES 2.3 CANOPY TREES AND 6.5 SHRUBS PER 100 LINEAR FEET<br>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.<br><br>220 LF BOUNDARY LINE ALONG GROOMS ROAD<br>ZONING STANDARD: 5 CANOPY TREES AND 15 SHRUBS<br><br>83 LF BOUNDARY LINE ALONG E KEMPER RD ROAD<br>ZONING STANDARD: 2 CANOPY TREES AND 6 SHRUBS<br><br>593 LF BOUNDARY LINE ALONG I-275<br>ZONING STANDARD: 14 CANOPY TREES AND 39 SHRUBS  | GROOMS ROAD:<br>5 CANOPY TREES PROVIDED<br>26 SHRUBS PROVIDED<br><br>E KEMPER ROAD:<br>2 CANOPY TREES PROVIDED<br>6 SHRUBS PROVIDED<br><br>I-275:<br>13 CANOPY TREES PROVIDED<br>(1 TREE PROVIDED IN PHASE 1 DUE TO UTILITY CONFLICTS)<br>40 SHRUBS PROVIDED |

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6219 Centre Park Dr. West Chester, OH 45069

513.779.7851

CIG COMMUNITIES

SEAL:

|     |            |                          |
|-----|------------|--------------------------|
| NO. | DATE       | DESCRIPTION              |
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

**GROOMS ROAD**

**SECTION 7, TOWN 3, RANGE 2**

**SYCAMORE TOWNSHIP**

**HAMILTON COUNTY, OHIO**

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:

SHEET NAME:

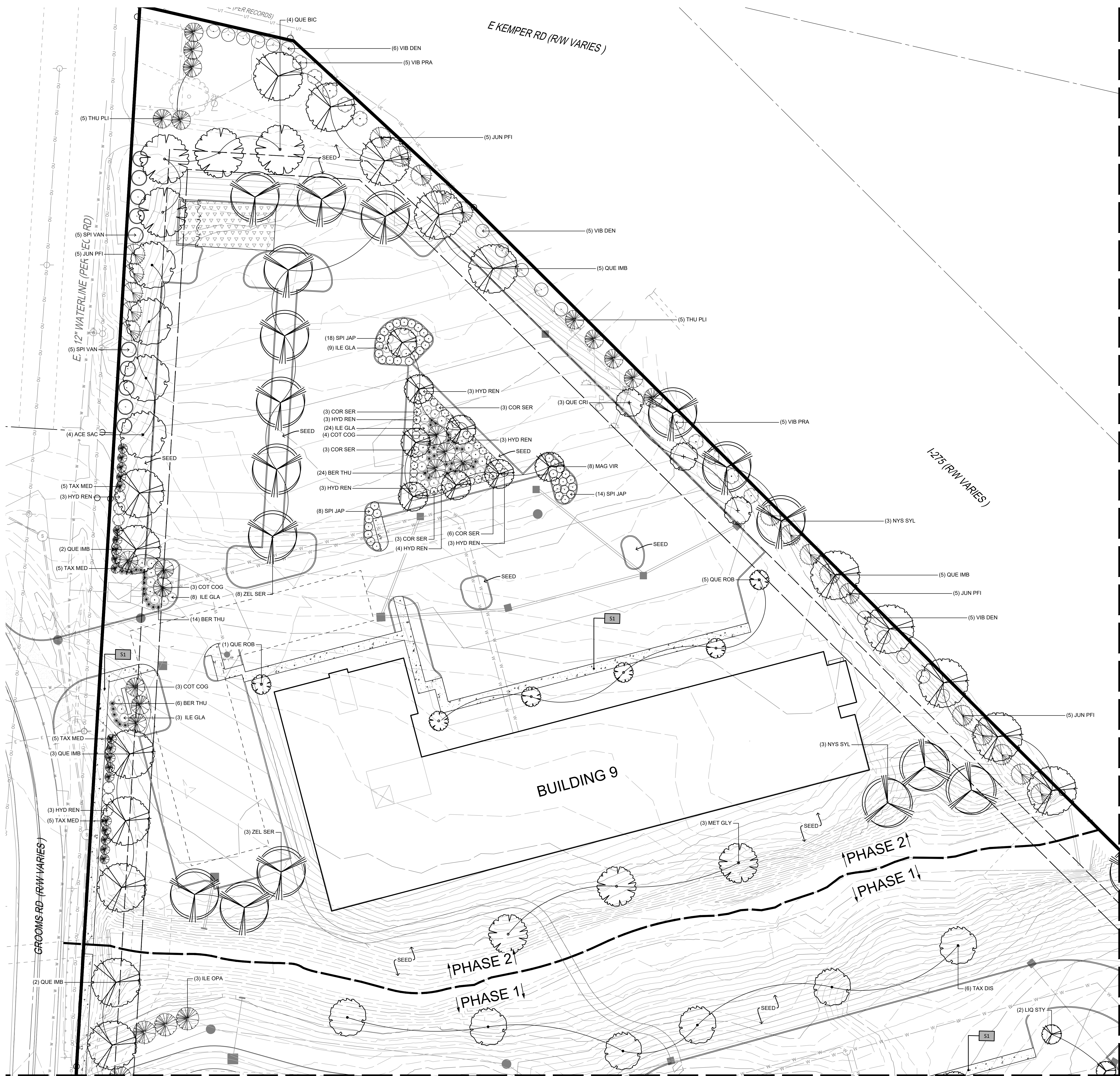
**OVERALL LANDSCAPE PLAN**

SHEET NO.

**L100**







MATCHLINE SEE SHEET L103


**GENERAL NOTES**


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

LEGEND

———— PROPERTY LINE

SURFACE ITEMS

**S1**  STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

**S2**  EXISTING WETLAND

#### PLANT MATERIAL

Diagram illustrating various tree symbols used in the site plan:

- DECIDUOUS TREE, TYP. (Symbol: A circle with a cross inside, representing a deciduous tree.)
- EVERGREEN TREE, TYP. (Symbol: A circle with a cross inside, representing an evergreen tree.)
- SHRUBS, TYP. (Symbol: A circle with a cross inside, representing shrubs.)
- EXISTING TREES TO REMAIN, PROTECT IN PLACE (Symbol: A circle with a cross inside, representing existing trees to remain.)

$$\begin{array}{r} 3/4 \\ \hline L106 \end{array}$$

$$\begin{array}{r} 2 \\ \hline L106 \end{array}$$

$$\begin{array}{r} 5 \\ \hline L106 \end{array}$$

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.



MATCHLINE SEE SHEET L102





**MATCHLINE SEE SHEET L103**

**MATCHLINE SEE SHEET L104**

CODED NOTES:

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

GENERAL NOTES

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

### LEGEND

— PROPERTY LINE

## SURFACE ITEMS

51

STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS

52

EXISTING WETLAND

DECIDUOUS TREE TYR

EVERGREEN 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  
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PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY  
REPAIR OF EXCAVATION OR CONSTRUCTION ACTIVITY.



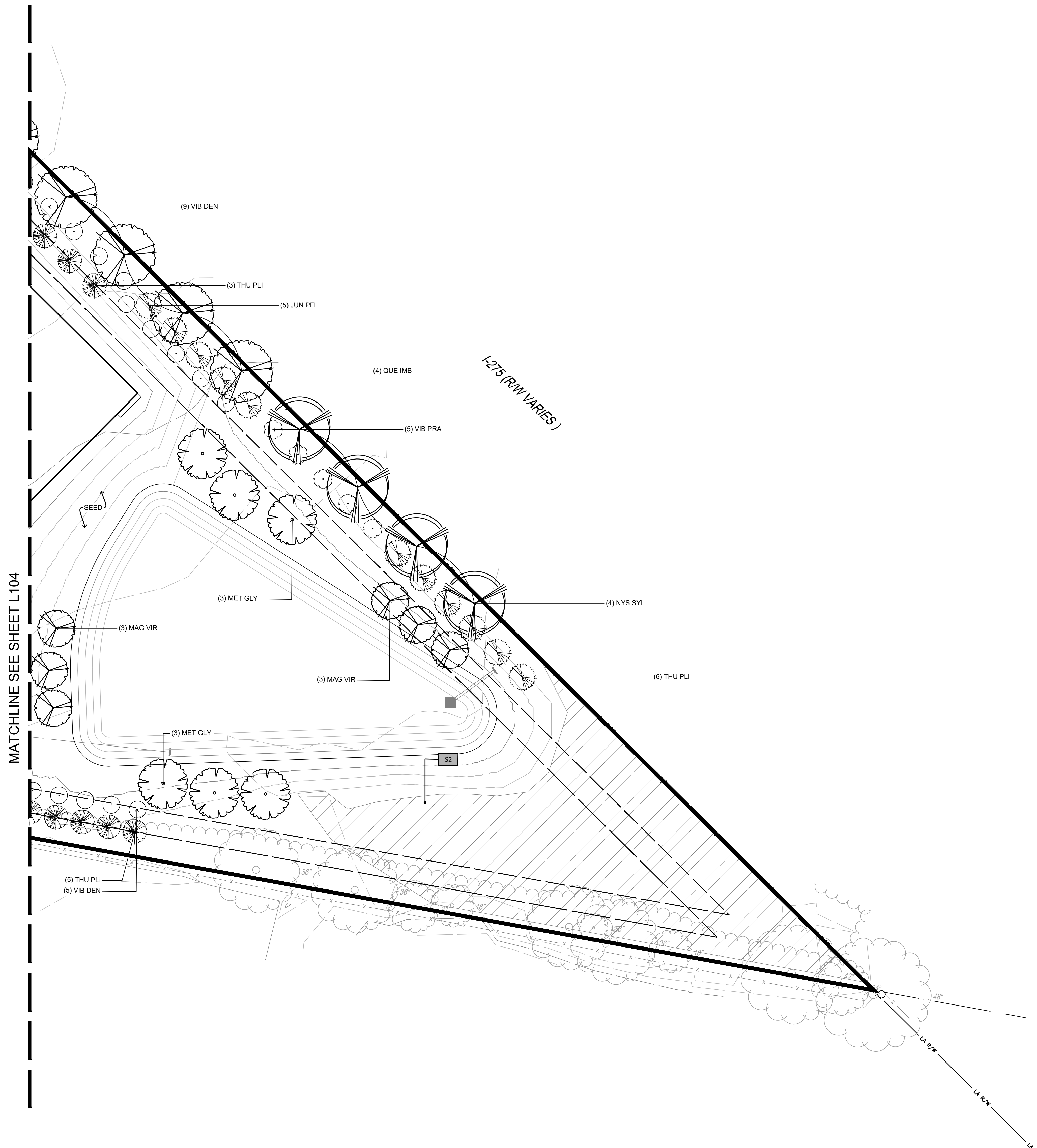






**I 104**





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

LEGEND

PROPERTY LINE

SURFACE ITEMS

S1 STANDARD CONCRETE TYP. SEE CIVIL DRAWINGS

S2 EXISTING WETLAND

PLANT MATERIAL

DECIDUOUS TREE, TYP.

EVERGREEN TREE, TYP.

SHRUBS, TYP.

EXISTING TREES TO REMAIN, PROTECT IN PLACE

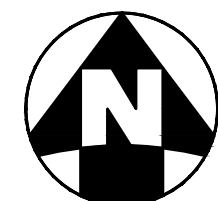
3/4  
L106

2  
L106

5  
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  
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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.



SEAL:

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

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

PROJECT NO: 210610.002

DATE: 2022-12-15

SCALE:



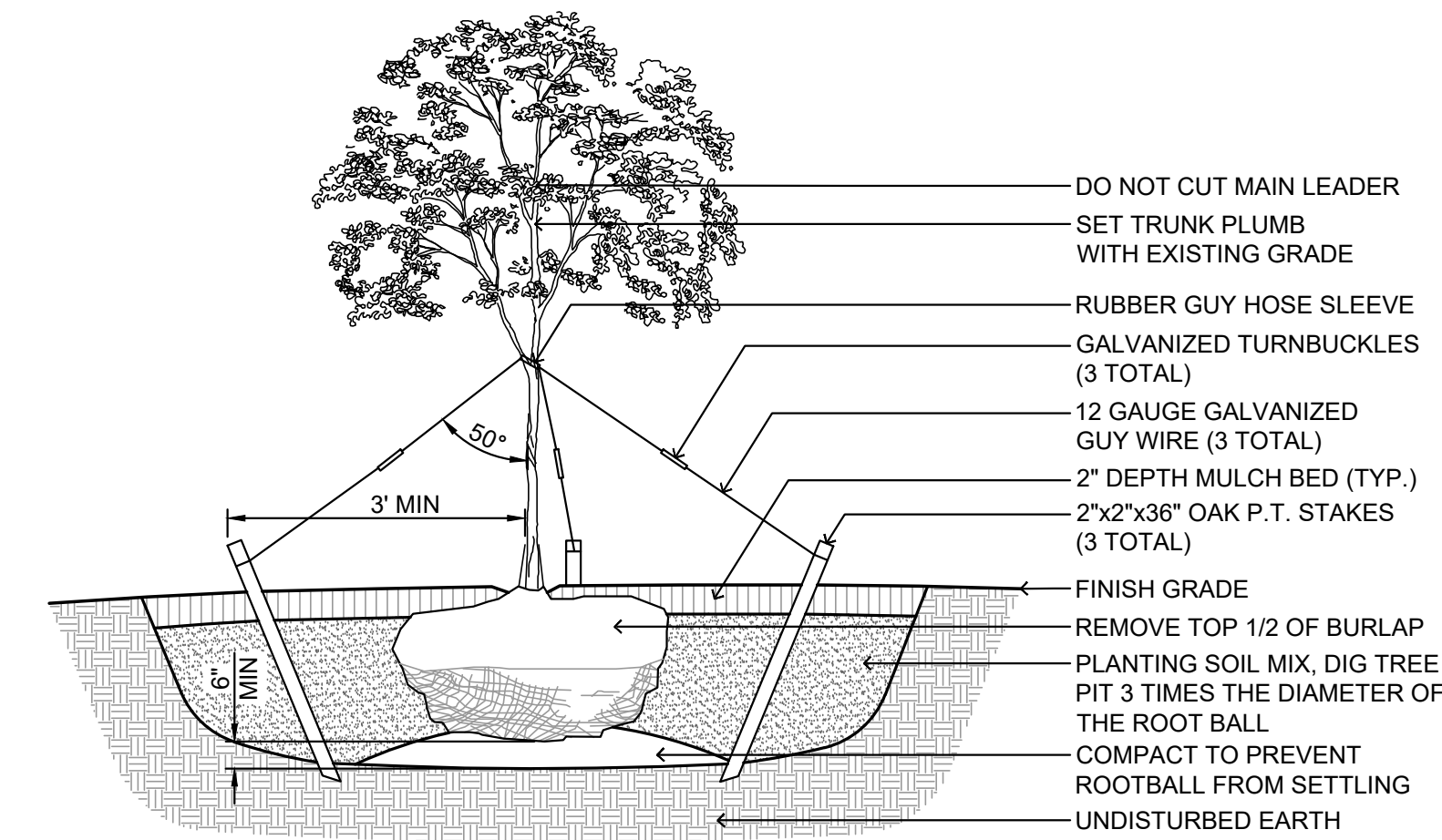
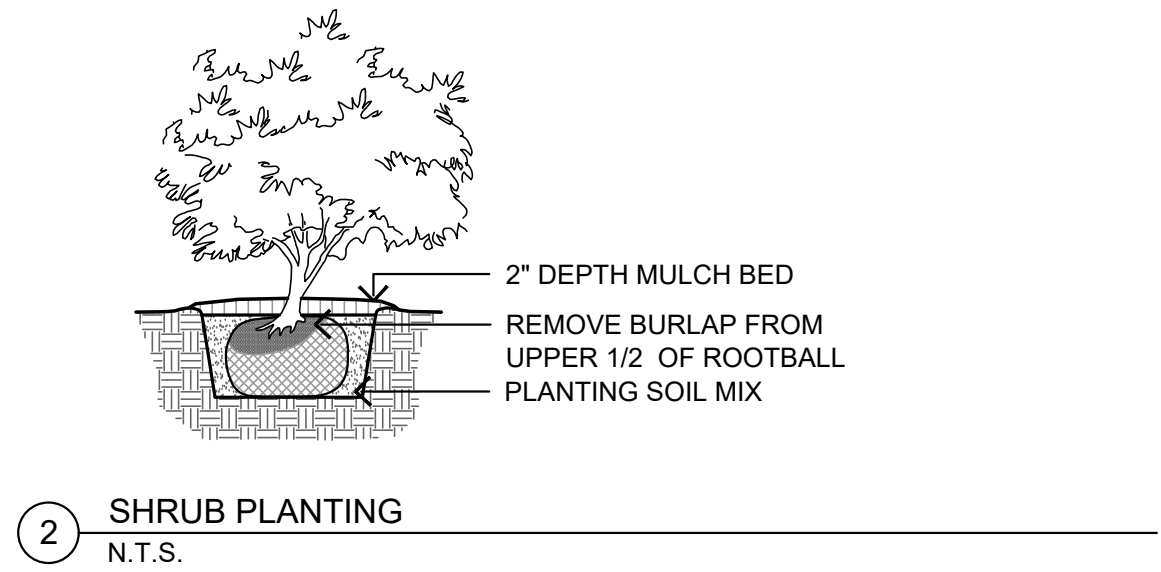
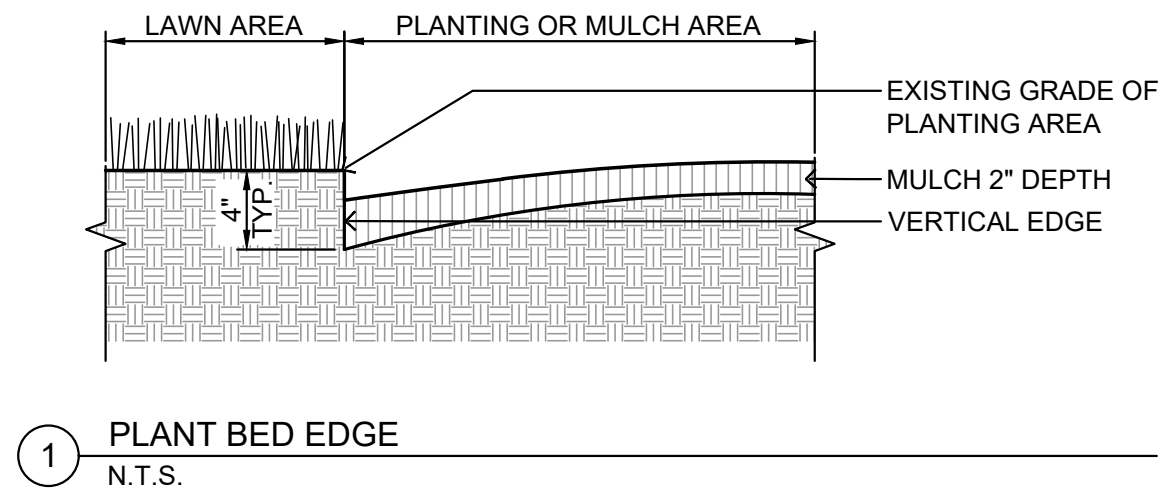
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DETAILED  
LANDSCAPE PLAN

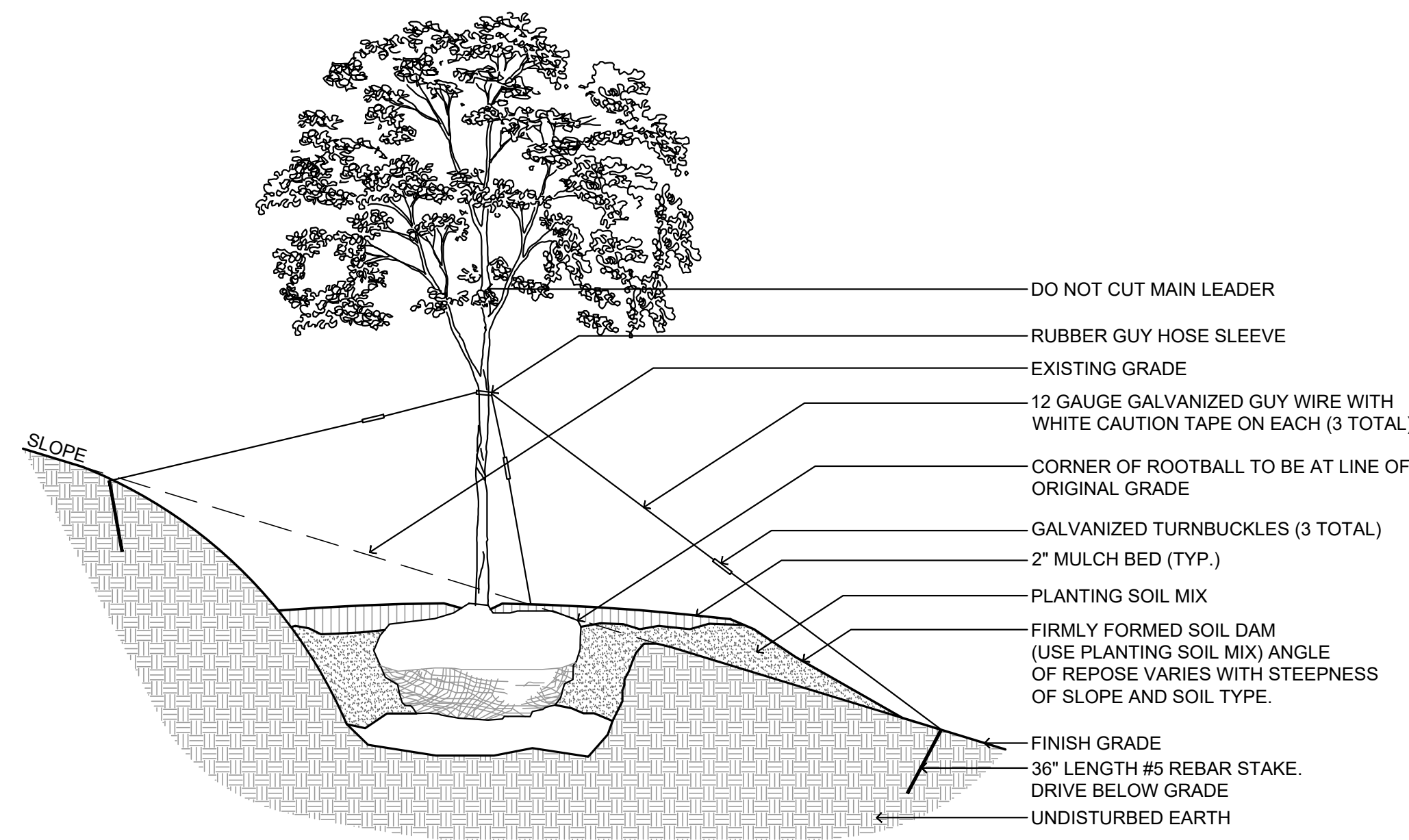
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L105

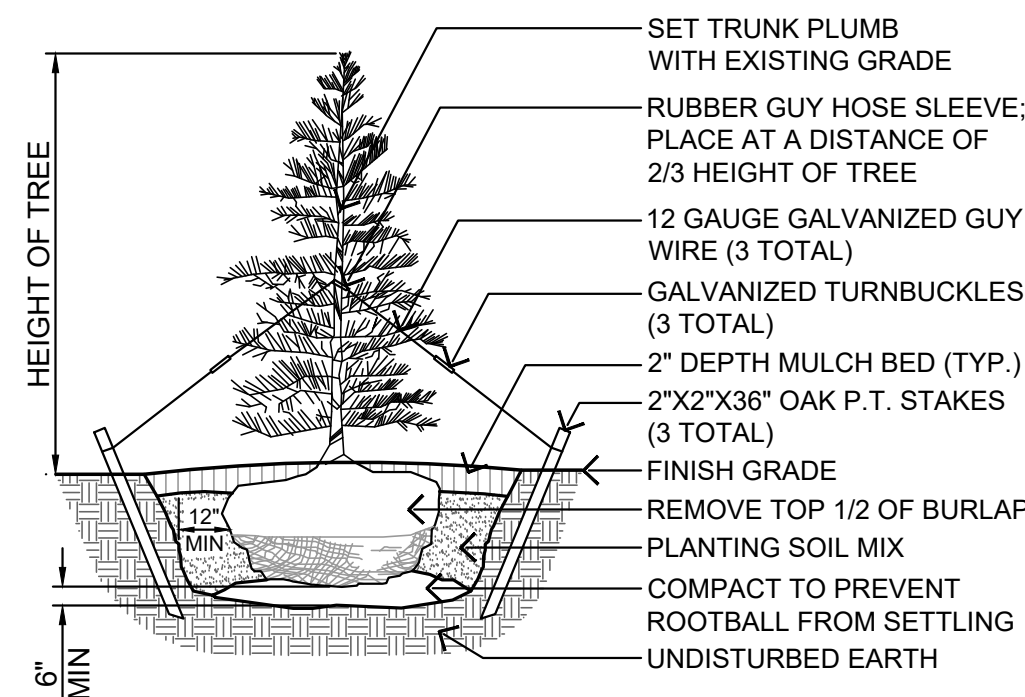




- NOTES:
1. TOP OF ROOT BALL TO BE 2'-3" ABOVE ADJACENT FINISHED GRADE.
  2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
  3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
  4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR 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.



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



| PLANTING SCHEDULE - PHASE 1              |         |  |                              |                  |       |                  |
|--|---------|--|------------------------------|------------------|-------|------------------|
| QUANTITY                                 | KEY     | BOTANICAL NAME                               | COMMON NAME                  | SIZE             | ROOT  | REMARKS          |
| DECIDUOUS TREES:                         |         |  |                              |                  |       |                  |
| 3  | ACE SAC | ACER SACCHARUM 'GREEN MOUNTAIN'              | GREEN MOUNTAIN SUGAR MAPLE   | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 13                                       | CER CAN | CERCIS CANADENSIS 'FOREST PANSY'             | FOREST PANSY REDBUD          | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 12                                       | COR FLO | CORNUS FLORIDA                               | FLOWERING DOGWOOD            | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 11                                       | LIQ STY | LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' | SLENDER SILHOUETTE SWEETGUM  | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 17                                       | MAG VIR | MAGNOLIA VIRGINIANA 'JIM WILSON'             | MOONGLOW SWEETBAY MAGNOLIA   | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 6  | MET GLY | METASEQUOIA GLYPTOSTROBOIDES                 | DAWN REDWOOD                 | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 13                                       | NYS SYL | NYSSA SYLVATICA 'WILDFIRE'                   | WILDFIRE BLACK GUM           | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 18                                       | QUE CRI | QUERCUS 'CRIMSCHMIDT'                        | CRIMSON SPIRE OAK            | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 26                                       | QUE IMB | QUERCUS IMBRICARIA                           | SHINGLE OAK                  | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 17                                       | QUE ROB | QUERCUS ROBUR 'FASTIGIATA'                   | COLUMNAR ENGLISH OAK         | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 11                                       | TAX DIS | TAXODIUM DISTICHUM                           | BALD CYPRESS                 | 2.5" CAL.        | B&B   | SPACE PER PLAN   |
| 40                                       | ZEL SER | ZELKOVA SERRATA 'GREEN VASE'                 | GREEN VASE ZELKOVA           | 2" CAL.          | B&B   | SPACE PER PLAN   |
| 14                                       | ZEL MUS | ZELKOVA SERRATA 'MUSASHINO'                  | MUSASHINO ZELKOVA            | 2" CAL.          | B&B   | SPACE PER PLAN   |
| EVERGREEN TREES:                         |         |  |                              |                  |       |                  |
| 14                                       | ILE OPA | ILEX OPACA                                   | AMERICAN HOLLY               | 8' HT. MIN.      | B&B   | SPACE PER PLAN   |
| EVERGREEN SHRUBS:                        |         |  |                              |                  |       |                  |
| 32                                       | BER THU | BERBERIS THUNBERGII 'GOLDEN ROCKET'          | GOLDEN ROCKET BARBERRY       | 12" HT. MIN. #3  | CONT. | SPACE 3' O.C.    |
| 40                                       | ILE GLA | ILEX GLABRA 'SHAMROCK'                       | SHAMROCK INKBERRY            | 24" HT. MIN. #5  | CONT. | SPACE 5' O.C.    |
| 76                                       | JUN PFI | JUNIPERUS X PFITZERIANA 'SEA GREEN'          | SEA GREEN CHINESE JUNIPER    | 24" HT. MIN. #3  | CONT. | SPACE 14.5' O.C. |
| 26                                       | THU PLI | THUJA PLICATA 'GROVEPLI'                     | SPRING GROVE ARBORVITAE      | 72" HT. MIN.     | B&B   | SPACE 14.5' O.C. |
| 26                                       | TAX MED | TAXUS x MEDIA 'DENSIFORMIS'                  | DENSE YEW                    | 30" HT. MIN.     | B&B   | SPACE 10' O.C.   |
| 15                                       | VIB PRA | VIBURNUM X PRAGENSE                          | PRAGUE VIBURNUM              | 36" HT. MIN. #5  | CONT. | SPACE 14.5' O.C. |
| DECIDUOUS SHRUBS:                        |         |  |                              |                  |       |                  |
| 6  | COR SER | CORNUS SERICEA 'FARROW'                      | ARCTIC FIRE RED TWIG DOGWOOD | 18" HT. MIN. #3  | CONT. | SPACE 4' O.C.    |
| 5  | COT COG | COTINUS COGGYGRIA 'ROYAL PURPLE'             | ROYAL PURPLE SMOKE TREE      | 48" HT. MIN. #15 | CONT. | SPACE 10' O.C.   |
| 12                                       | HYD REN | HYDRANGEA PANICULATA 'RENSUN'                | STRAWBERRY SUNDAY HYDRANGEA  | 36" HT. MIN. #3  | CONT. | SPACE 4' O.C.    |
| 102                                      | SPI JAP | SPIRAEA JAPONICA 'GOLDMOUND'                 | GOLDMOUND SPIREA             | 12" HT. MIN. #3  | CONT. | SPACE 4' O.C.    |
| 30                                       | SPI VAN | SPIRAEA X VANHOUTTEI                         | VANHOUTTE SPIREA             | 30" HT. MIN. #3  | CONT. | SPACE 11' O.C.   |
| 50                                       | VIB DEN | VIBURNUM DENTATUM                            | ARROWWOOD VIBURNUM           | 36" HT. MIN. #5  | CONT. | SPACE 14.5' O.C. |
| TURFGRASS SEED / SOD: SEE SPECIFICATIONS |         |  |                              |                  |       |                  |

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

SEAL:

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

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

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

SHEET NAME:

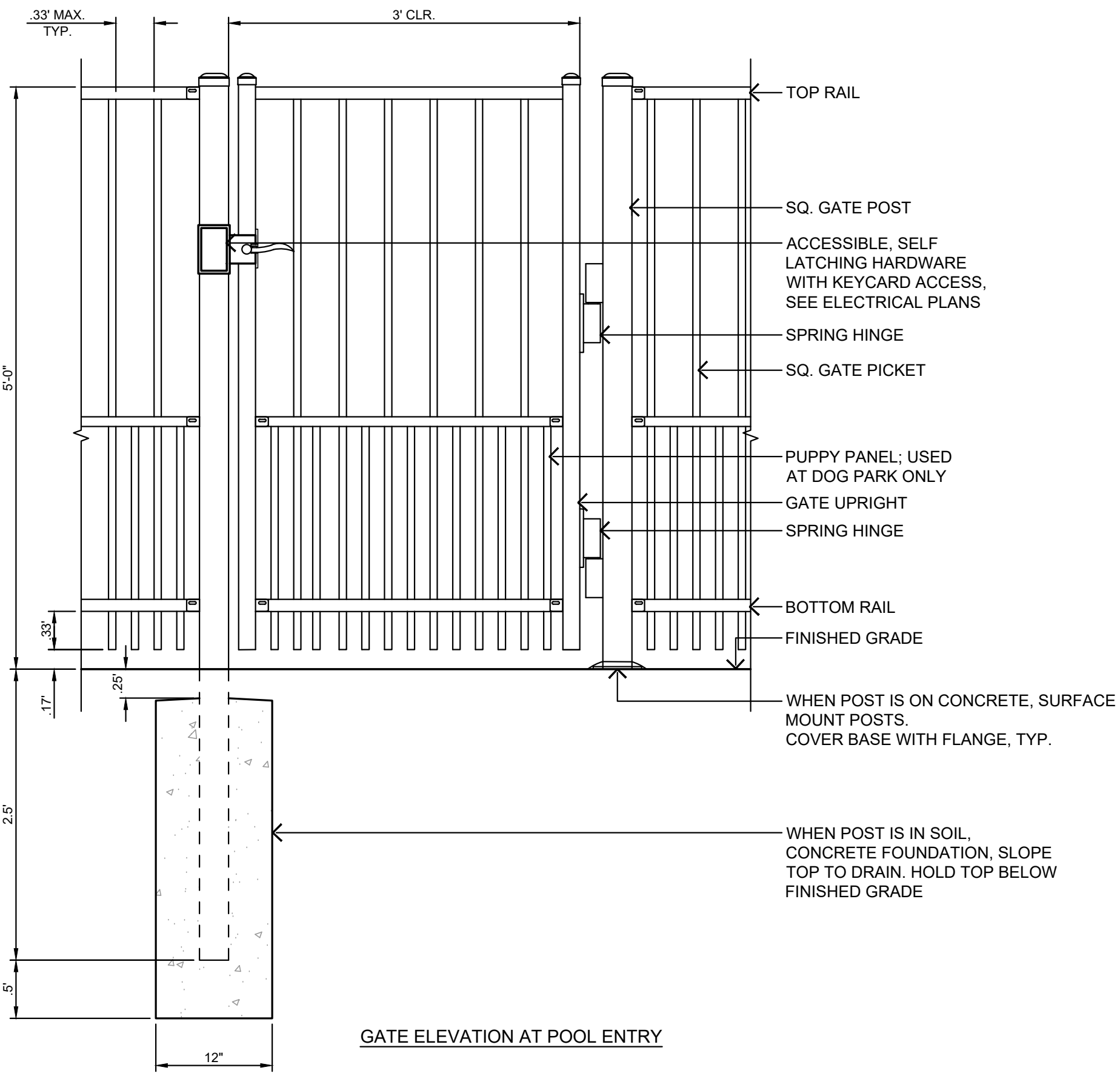
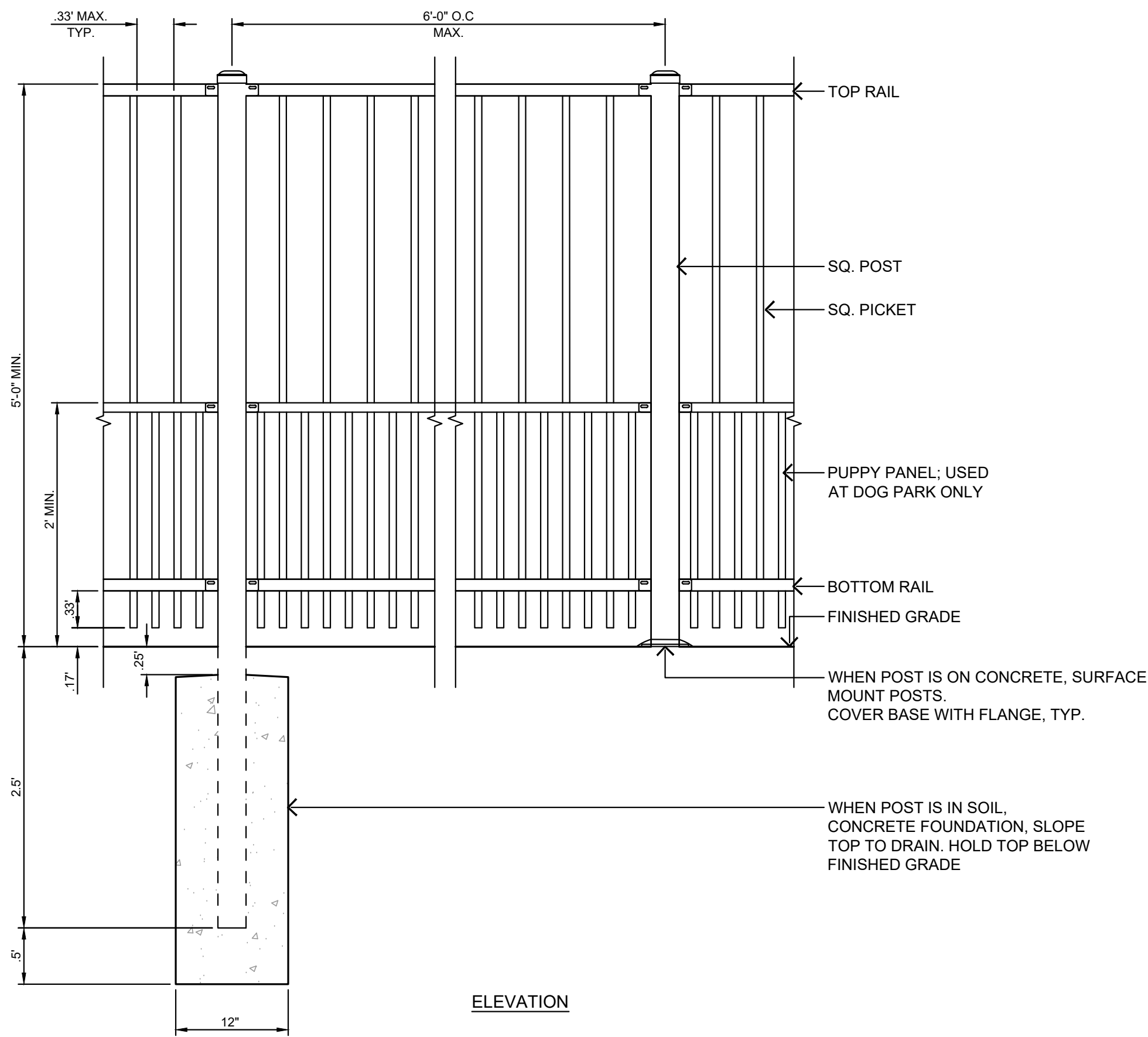
**LANDSCAPE DETAILS**

SHEET NO.

**L106**

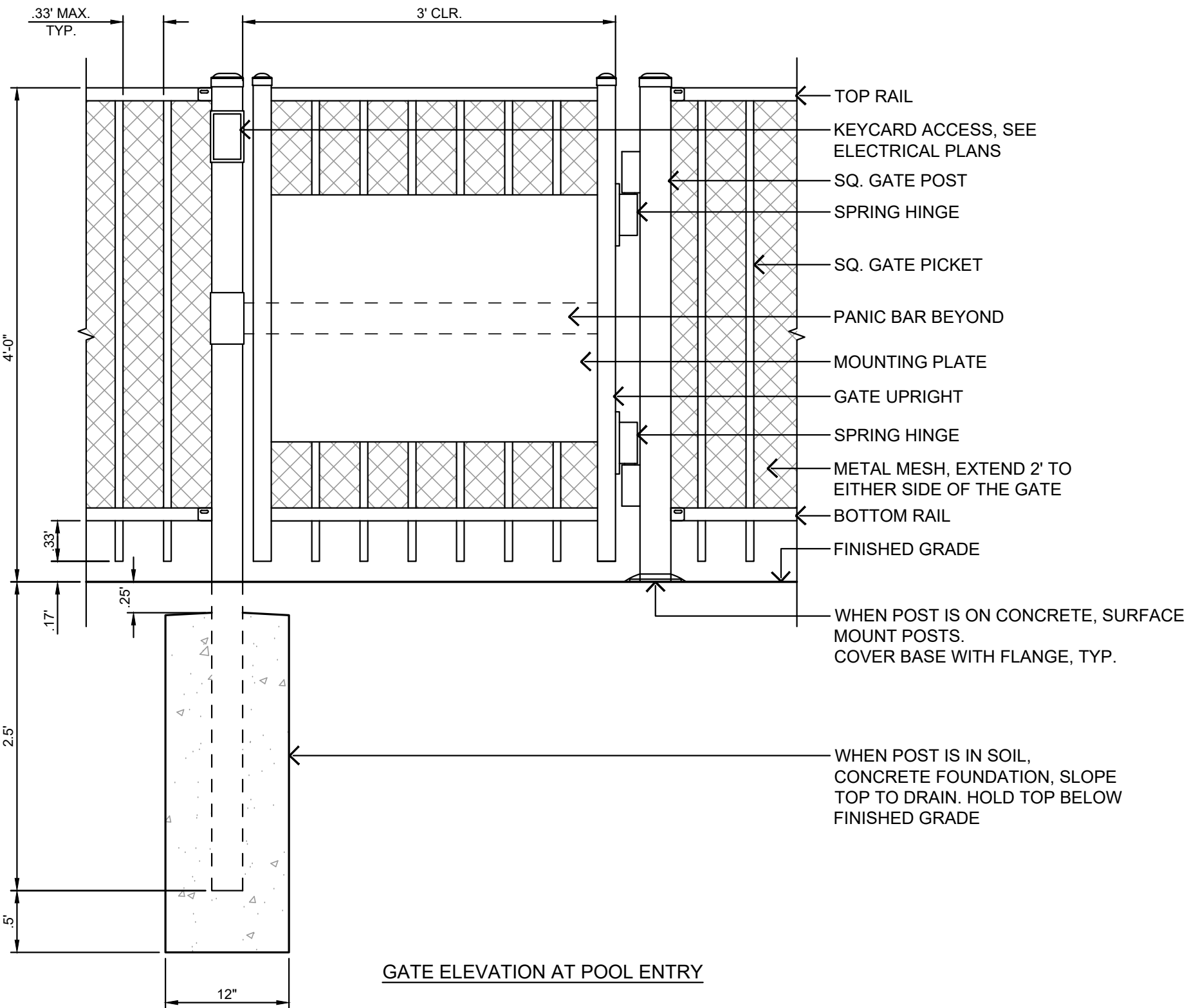
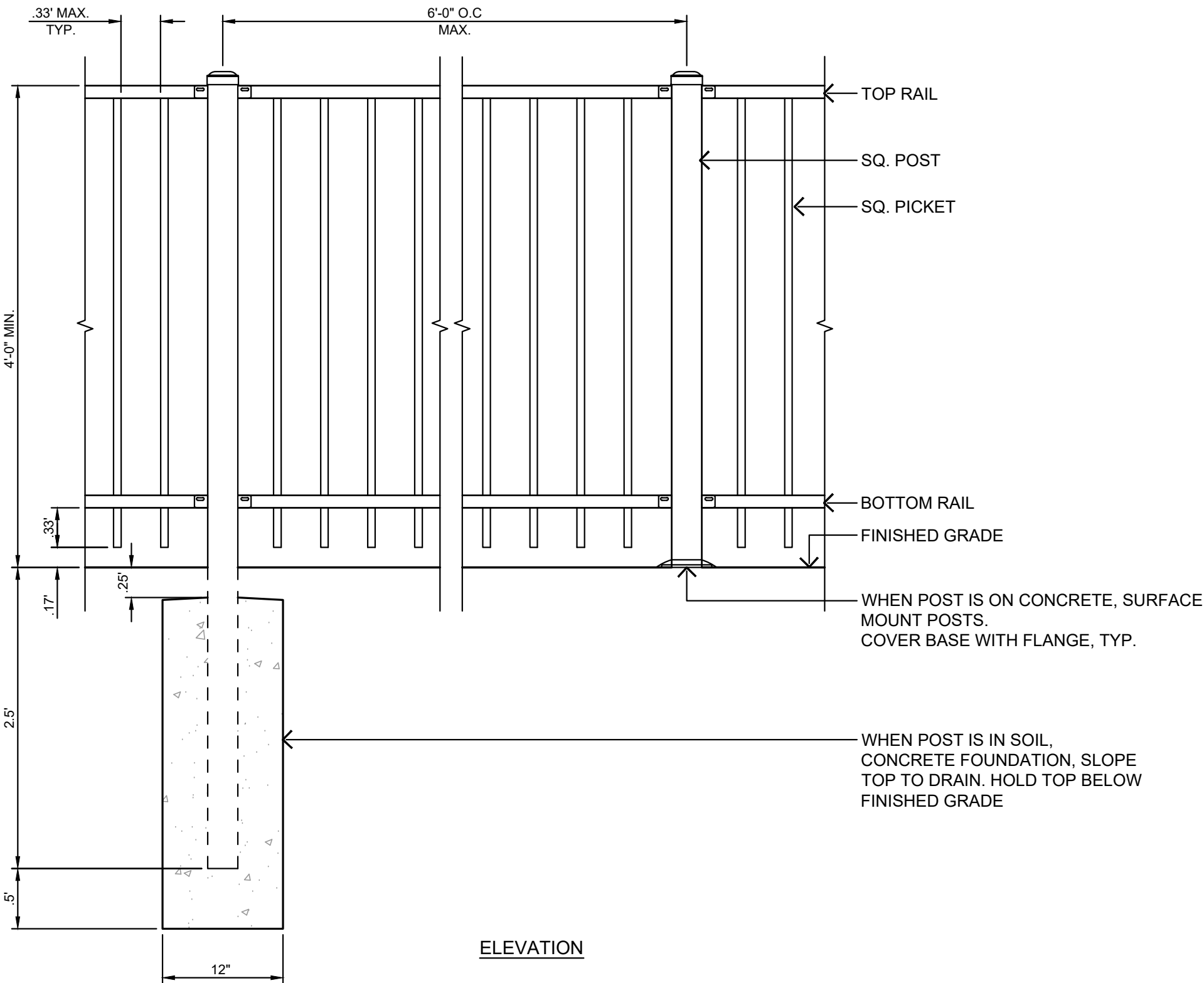


- NOTES:
- SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
  - GATES SHALL OPEN OUTWARD FROM DOG PARK AREA, BE SELF-CLOSING WITH A SELF-LATCHING DEVICE, AND BE EQUIPPED WITH KEYCARD ACCESS.



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

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



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

SEAL:

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

**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.  
**L107**





SEAL:

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| A   | 2023-02-17 | OWNER AND TWP. REVISIONS |
| B   | 2023-03-03 | CLIENT REVISIONS         |

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

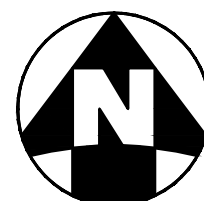
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| PROJECT NO: | 210610.002 |
| DATE:       | 2022-12-15 |
| SCALE:      |            |

SHEET NAME:

**LANDSCAPE  
RENDERING**

SHEET NO.

**L108**





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



PUD

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Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: JL/DB

Checked By: KK

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Project Name:

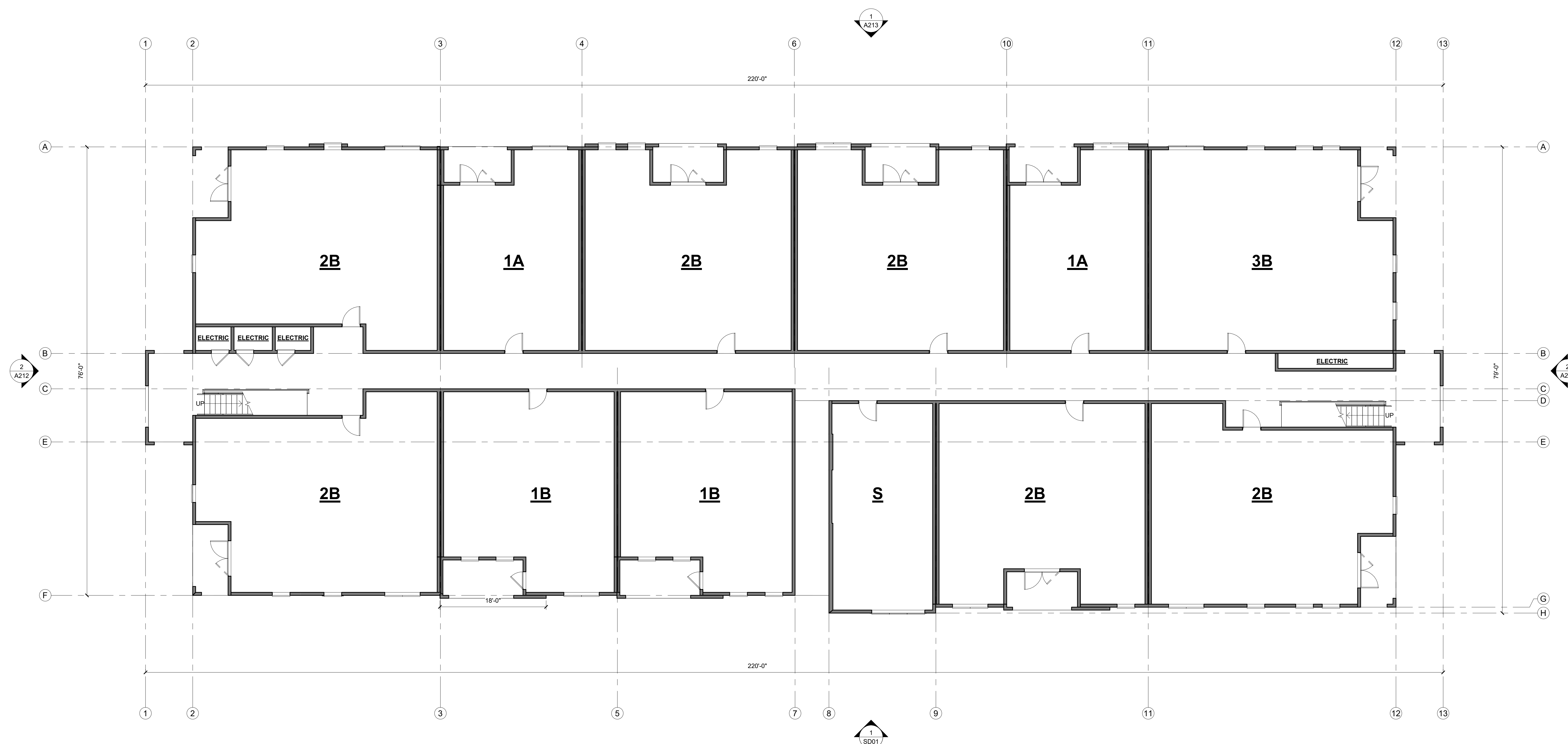
GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

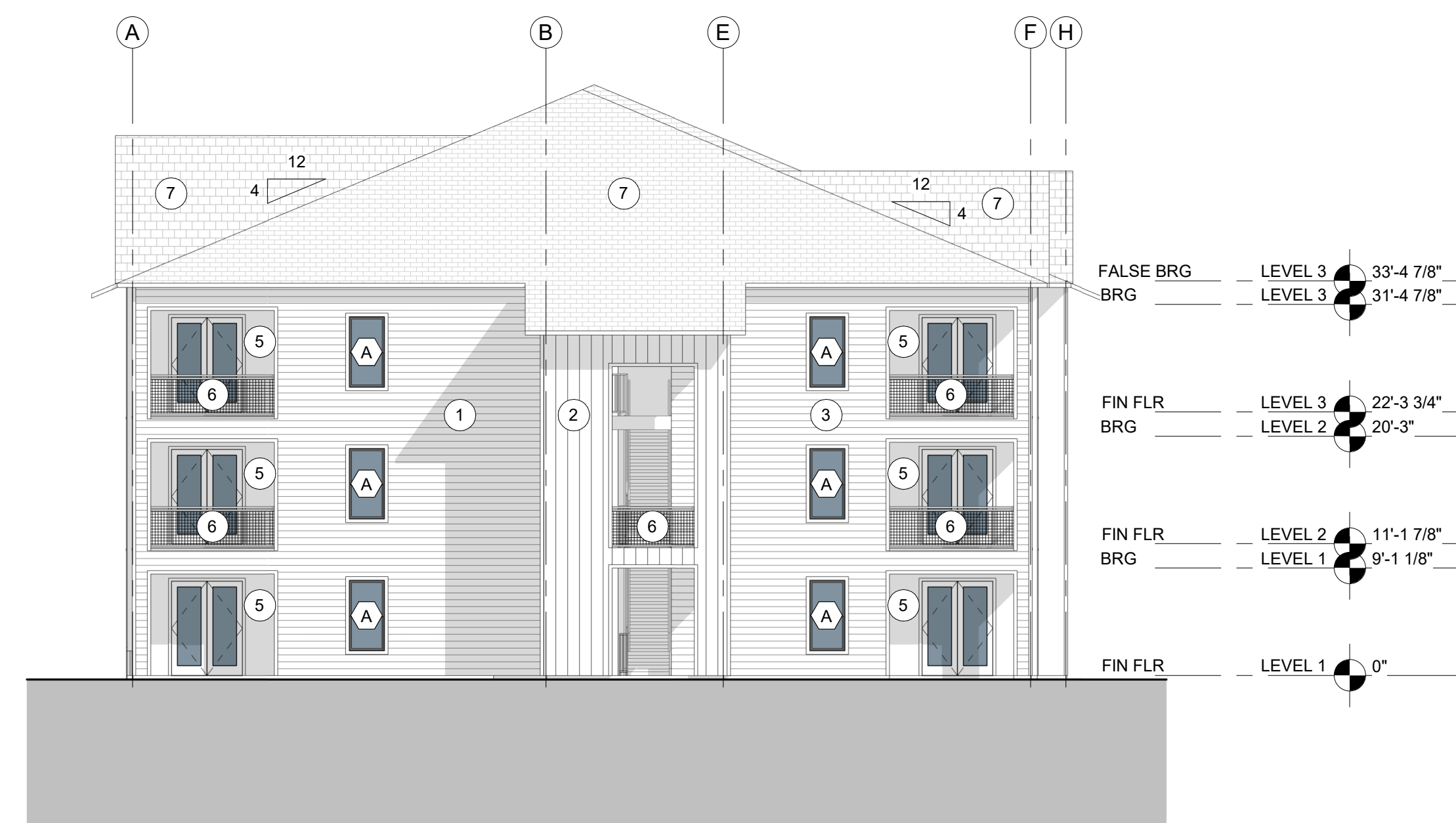
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Drawing Name:

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 CC |
| 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.                  | Date | By | Description |
| 01                   |      |    |             |
| 02                   |      |    |             |
| 03                   |      |    |             |
| 04                   |      |    |             |
| 05                   |      |    |             |
| 06                   |      |    |             |
| 07                   |      |    |             |
| 08                   |      |    |             |
| 09                   |      |    |             |
| 10                   |      |    |             |



PUD

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Project Number: 22.2040.00

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Date: December 15, 2022

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Drawn By: JLD/DB

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Checked By: KK

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Project Name:

GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO

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Drawing Name:

MIX 1 - EXTERIOR ELEVATIONS

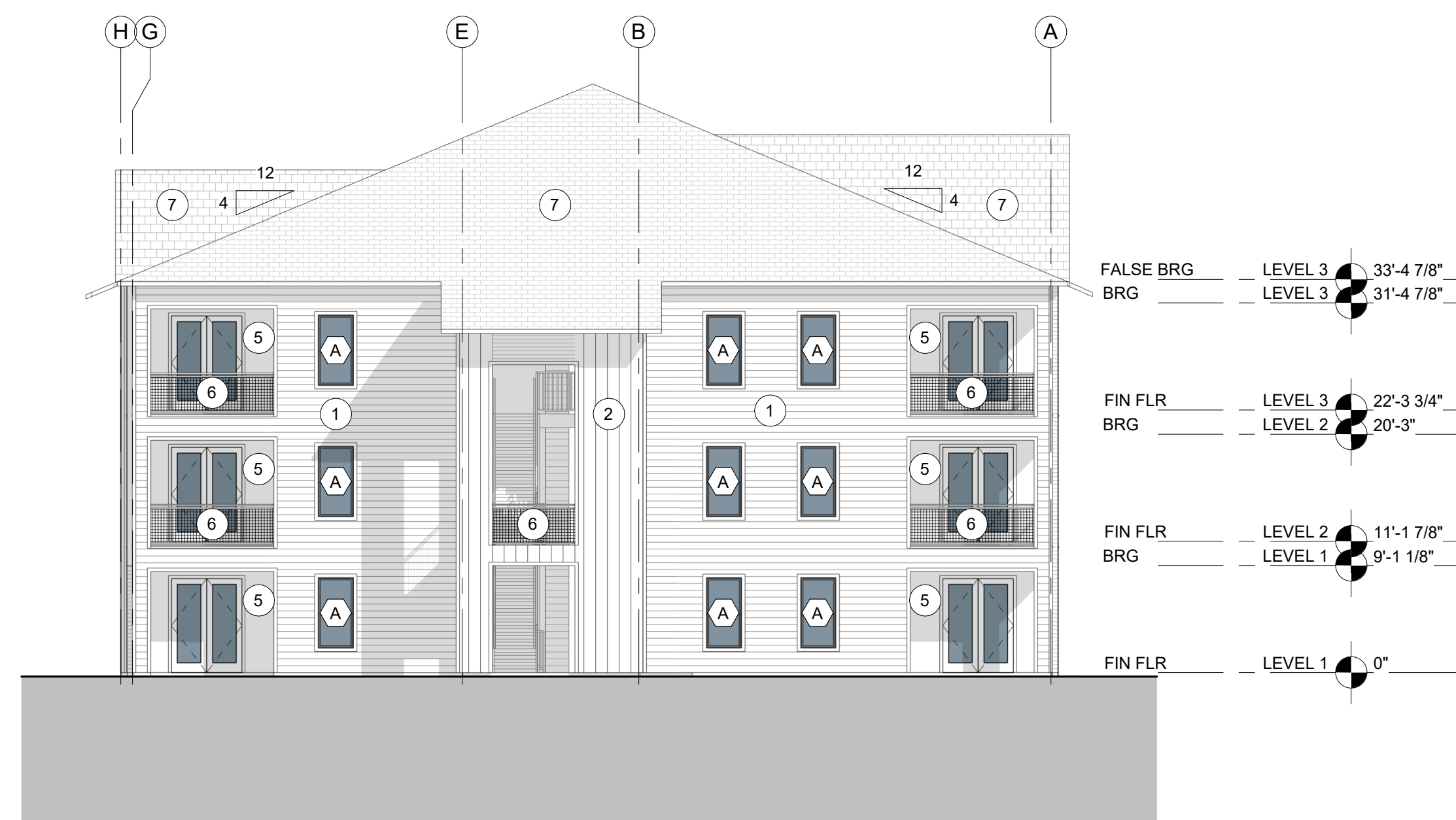


| Issues and Revisions |      |    |             |
|----------------------|------|----|-------------|
| No.                  | Date | By | Description |
| 01                   |      |    |             |
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| 09                   |      |    |             |
| 10                   |      |    |             |
| 11                   |      |    |             |



|                             |                   |
|-----------------------------|-------------------|
| 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 |                   |

| 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"

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



**PUD**

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Project Number: 22.20.40.00

Date: December 15, 2022

Drawn By: JL/DB

Checked by: KK

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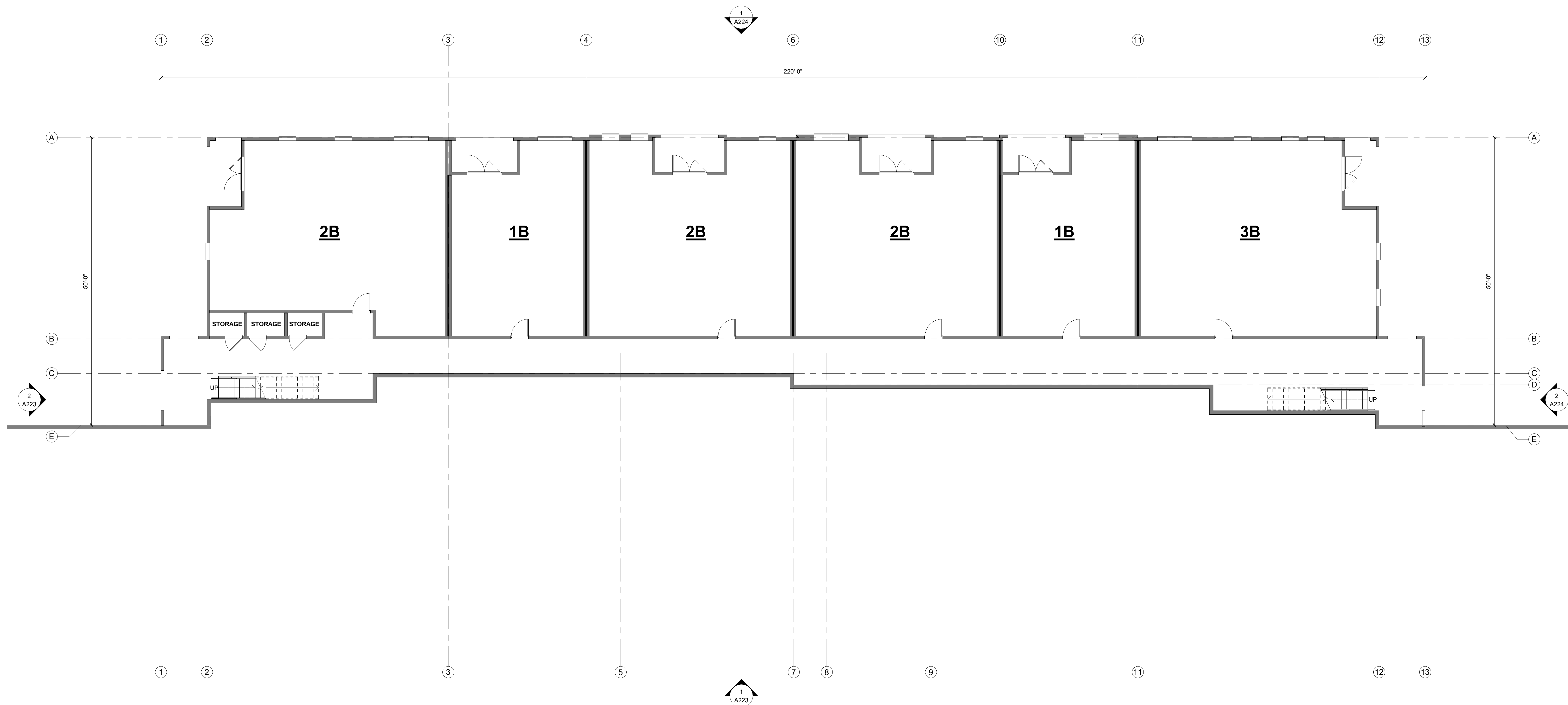
Project Name:

GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO

---

Drawing Name:

MIX 2 - FLOOR PLAN - LEVEL 1



| Issues and Revisions |      |    |             |
|----------------------|------|----|-------------|
| No.                  | Date | By | Description |
| 01                   |      |    |             |
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**PUD**

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Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: JL/DB

Checked By: KK

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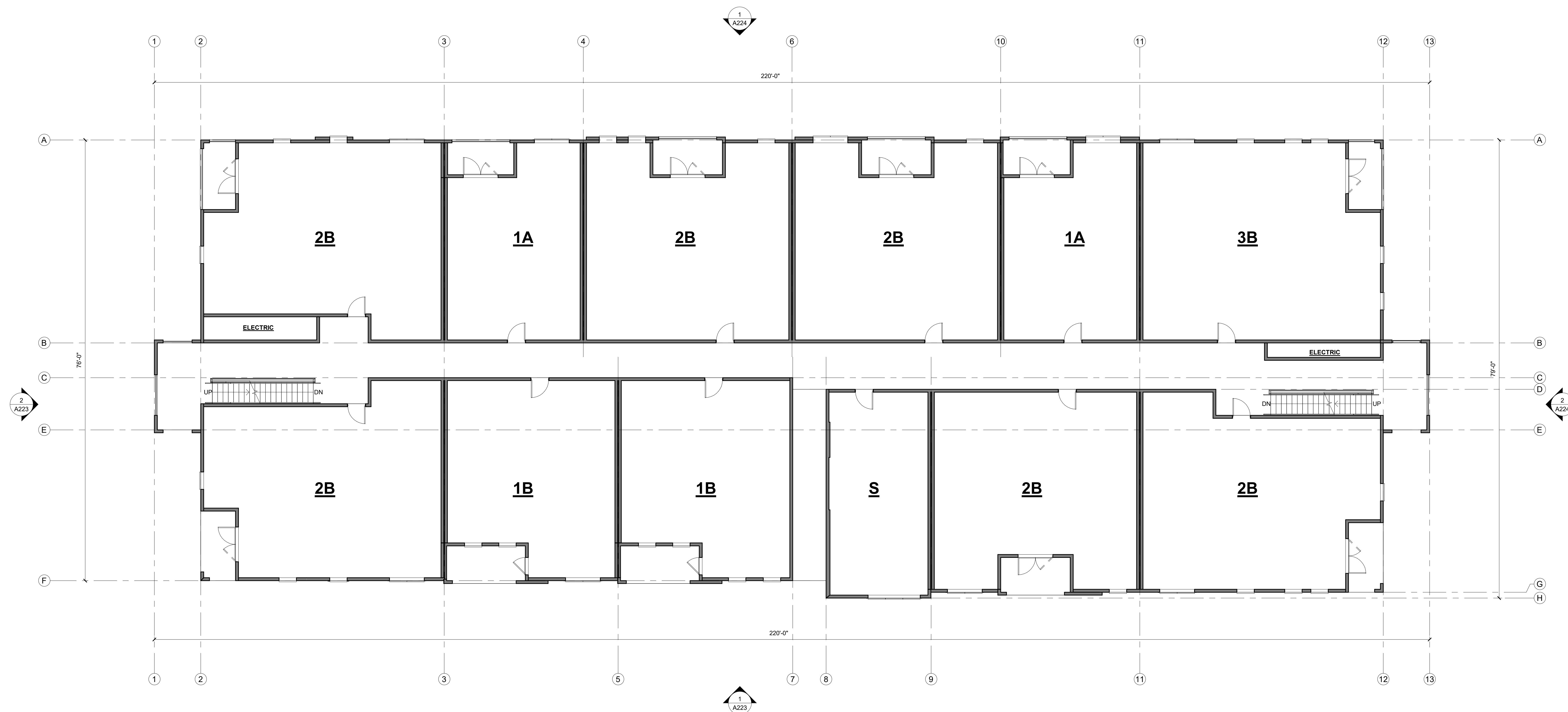
Project Name:

GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO

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Drawing Name:

MIX 2 - FLOOR PLAN - LEVEL 2

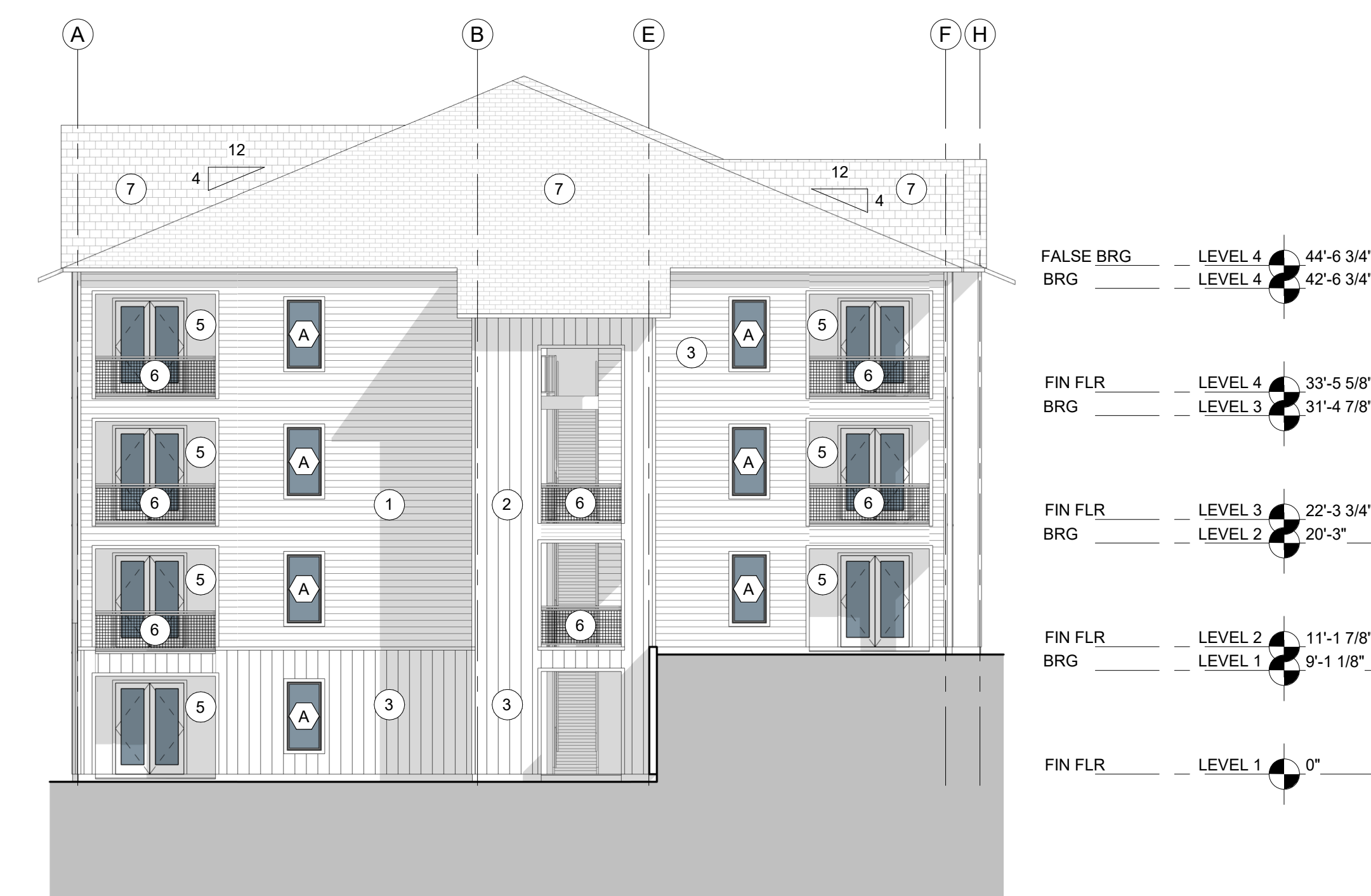


1 MIX 2 - FLOOR PLAN - LEVEL 2  
1/8" = 1'-0"

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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"

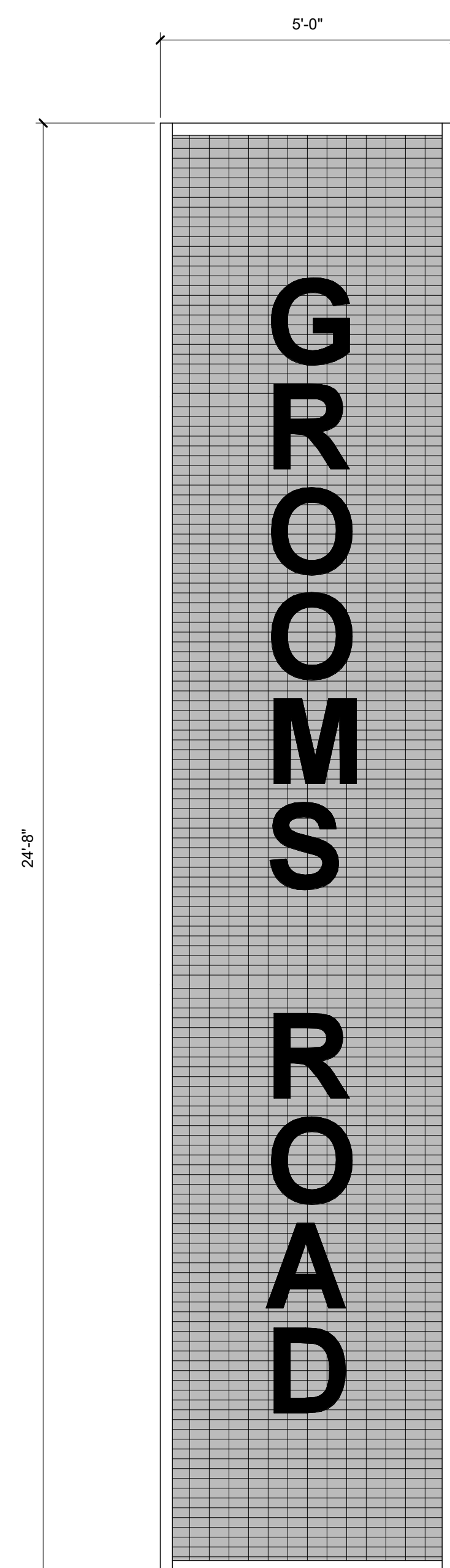


1 MIX 2 - EXTERIOR ELEVATION FRONT  
3/32" = 1'-0"

| Issues and Revisions |      |    |             |
|----------------------|------|----|-------------|
| No.                  | Date | By | Description |
| 01                   |      |    |             |
| 02                   |      |    |             |
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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 2 - EXTERIOR ELEVATIONS |                   |



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 SWING FLOOR                     |



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



1 MIX 2 - EXTERIOR ELEVATION BACK  
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:       | JL/DB             |
| Checked By:     | KK                |
| Project Name:   |                   |

GROOMS ROAD  
SYCAMORE TOWNSHIP, OHIO

Drawing Name:

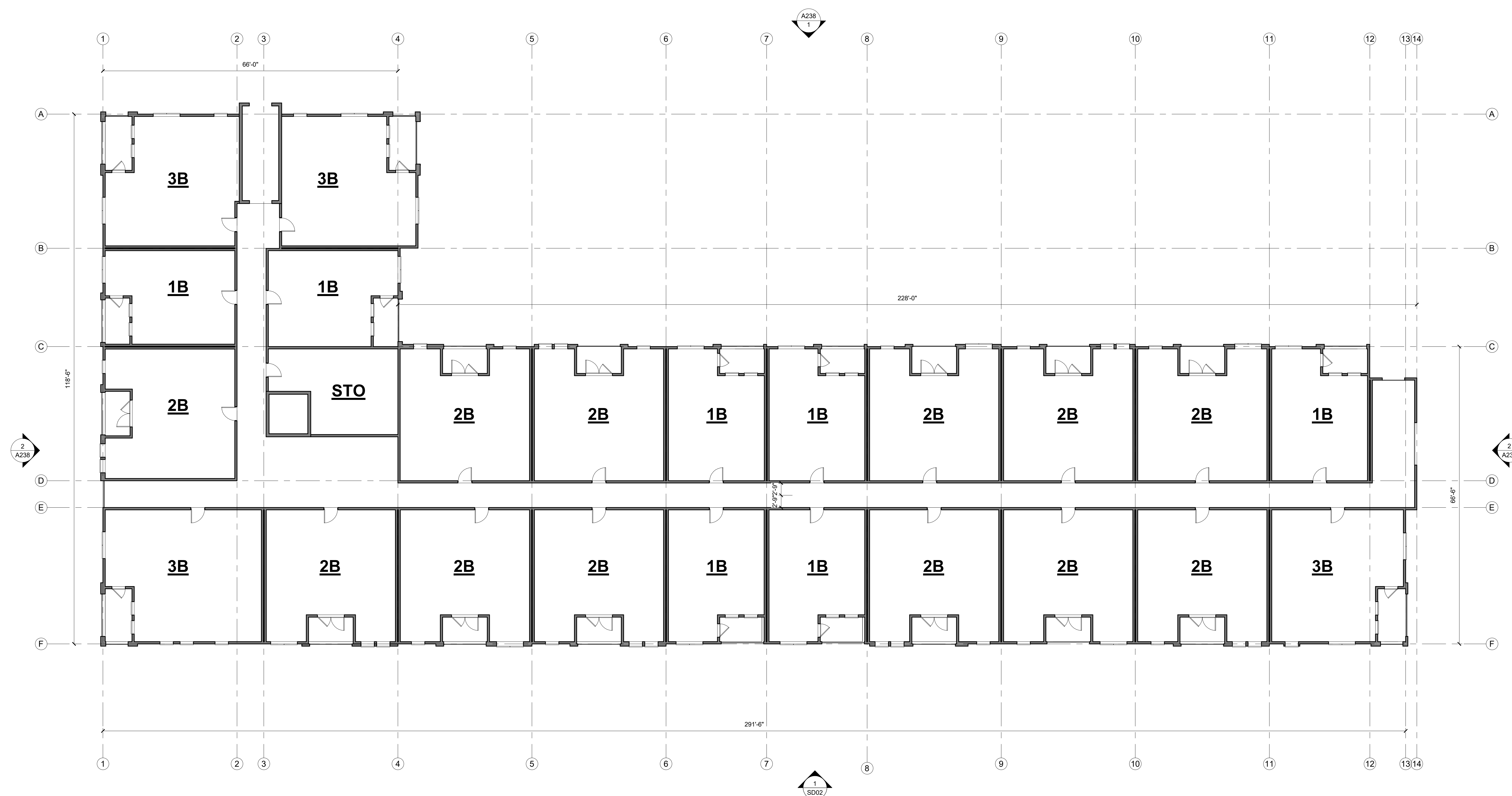
MIX 2 - EXTERIOR ELEVATIONS



| Issues and Revisions |      |    |             |
|----------------------|------|----|-------------|
| 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 |                   |



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



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Jacksonville, Florida 32207  
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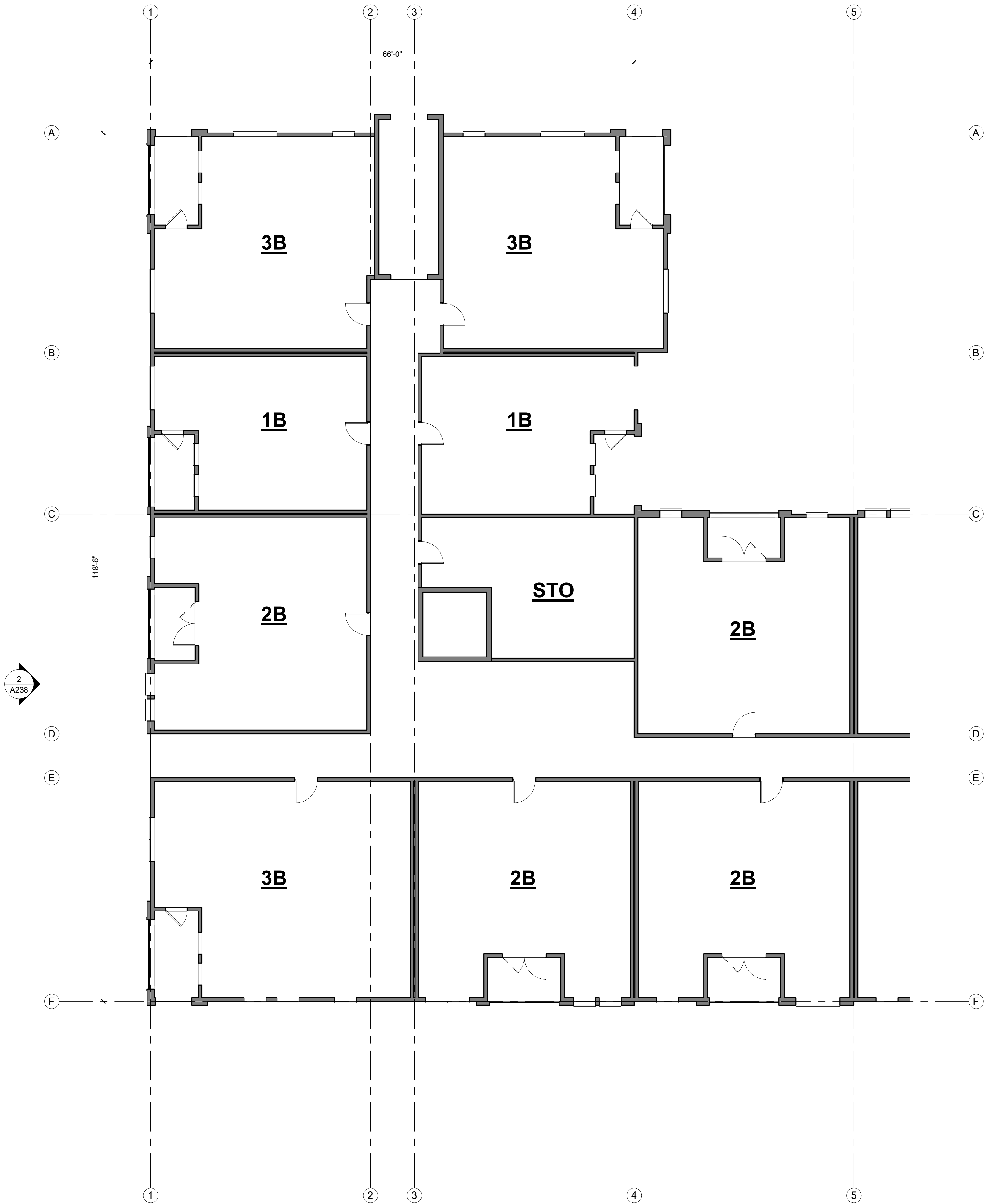
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| Issues and Revisions |       | Description |    |
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| No.                  | Delta | Date        | By |
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|                                       |
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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 A |

A235

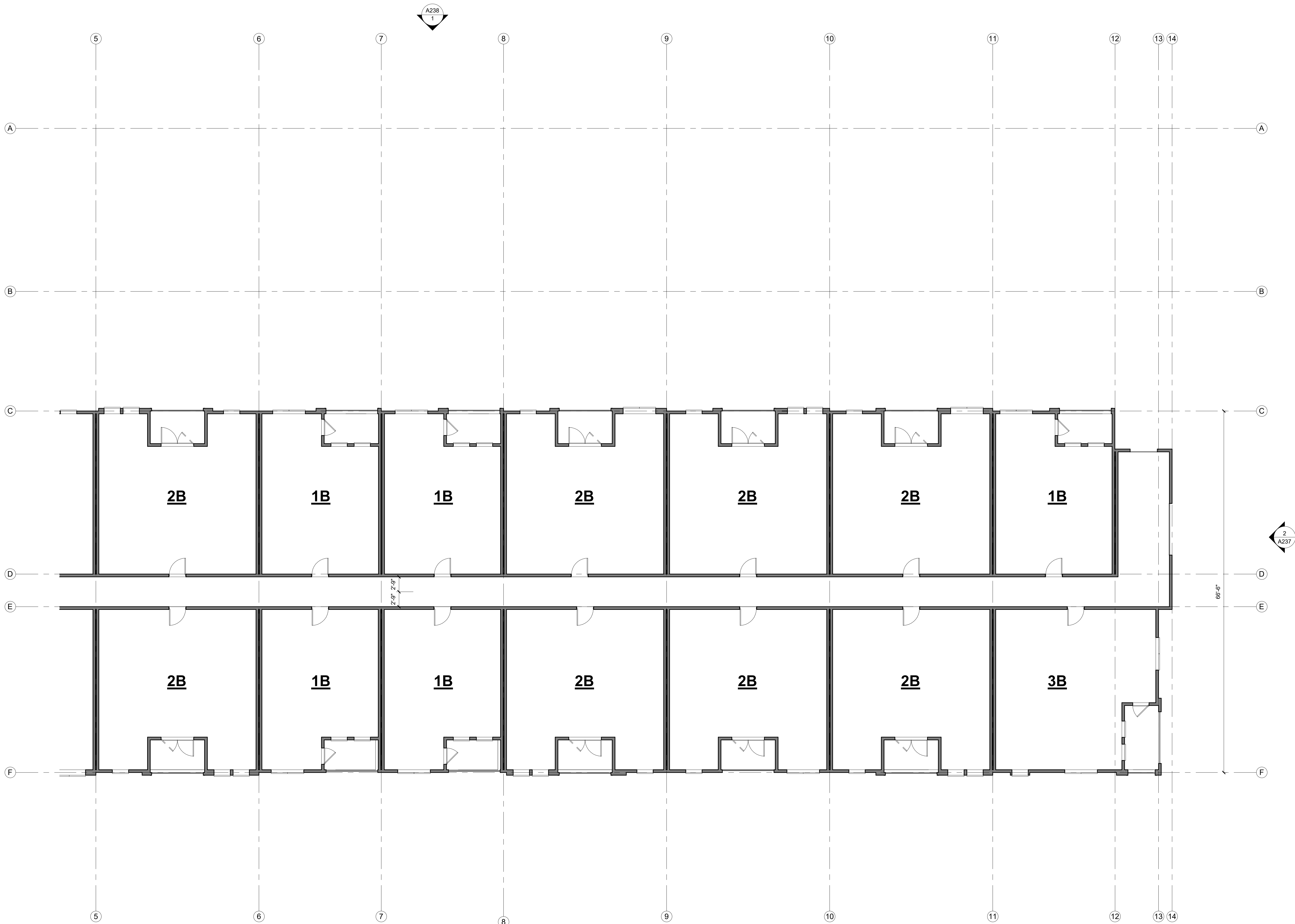


1 MIX 3 - FLOOR PLAN - LEVEL 2 - AREA A  
1/8" = 1'-0"

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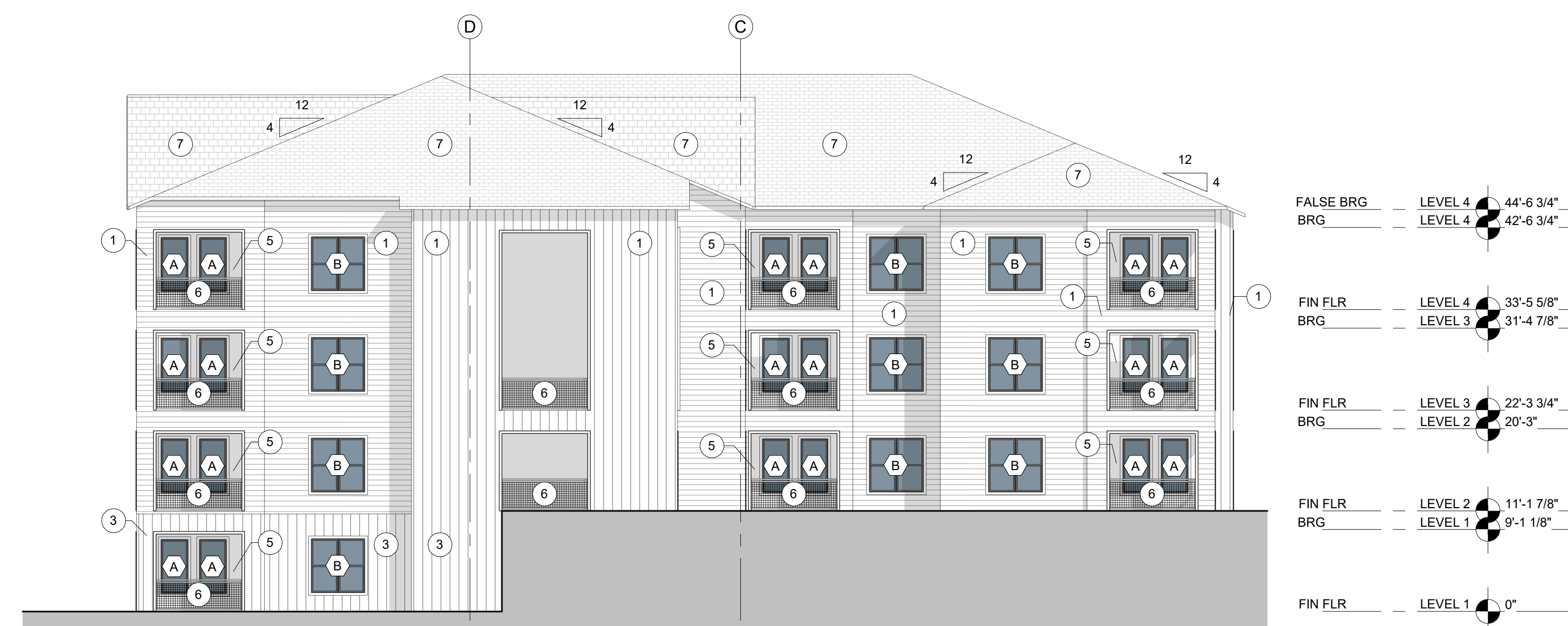
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| Project Number: 22.2040.00            |
| Date: December 15, 2022               |
| Drawn By: JL/DB                       |
| Checked By: KK                        |
| Project Name:                         |
| GROOMS ROAD                        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



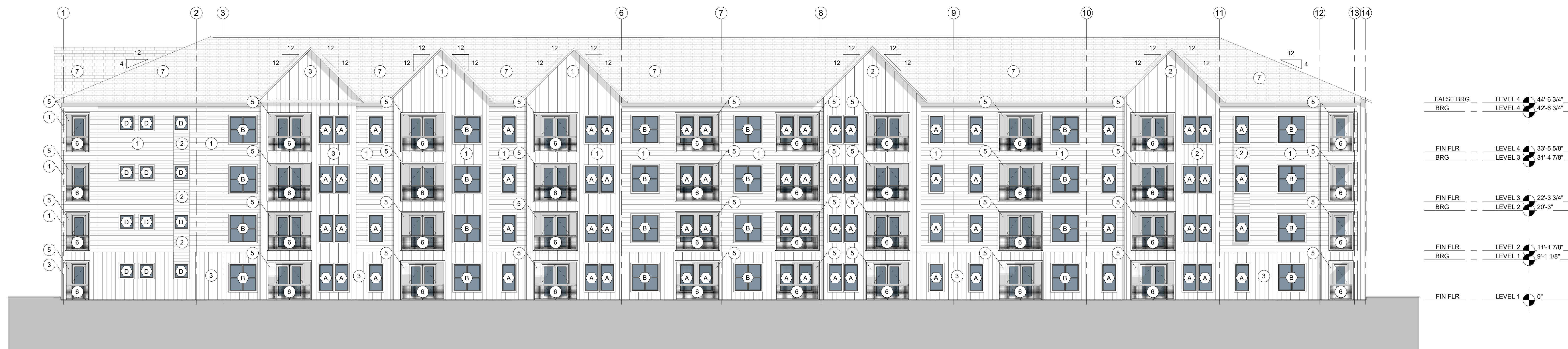
1 MIX 3 - FLOOR PLAN - LEVEL 2 - AREA B  
1/8" = 1'-0"



| 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<br>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                   |      |    |             |
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PUD

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Project Number: 22.2040.00

Date: December 15, 2022

Drawn By: JL/DB

Checked By: KK

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Project Name:

GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

---

Drawing Name:

MIX 3 - EXTERIOR ELEVATIONS





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

FALSE BRG \_\_\_\_\_ LEVEL 4 44'-6 3/4"  
BRG \_\_\_\_\_ LEVEL 4 42'-6 3/4"

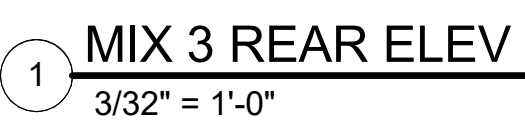
FIN FLR \_\_\_\_\_ LEVEL 4 33'-5 8/8"  
BRG \_\_\_\_\_ LEVEL 3 31'-4 7/8"



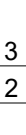

FIN FLR \_\_\_\_\_ LEVEL 3 22'-3 3/4"  
BRG \_\_\_\_\_ LEVEL 2 20'-3"

FIN FLR \_\_\_\_\_ LEVEL 2 11'-1 7/8"  
BRG \_\_\_\_\_ LEVEL 1 9'-1 1/8"

FIN FLR \_\_\_\_\_ LEVEL 1 0"

| Issues and Revisions |      |    |             |  |
|----------------------|------|----|-------------|--|
| No.                  | Date | By | Description |  |
| 01                   |      |    |             |  |
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| 10                   |      |    |             |  |



|   |   |         |            |
|---|---|---------|------------|
| 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°         |

|                             |                   |
|-----------------------------|-------------------|
| PUD                         |                   |
| Project Number:             | 22.2040.00        |
| Date:                       | December 15, 2022 |
| Drawn By:                   | JL/DB             |
| Checked By:                 | KK                |
| Project Name:               |                   |
| GROOMS ROAD                 |                   |
| SYCAMORE TOWNSHIP, OHIO     |                   |
| Drawing Name:               |                   |
| MIX 3 - EXTERIOR ELEVATIONS |                   |





3 CLUBHOUSE - RIGHT ELEVATION  
NTS



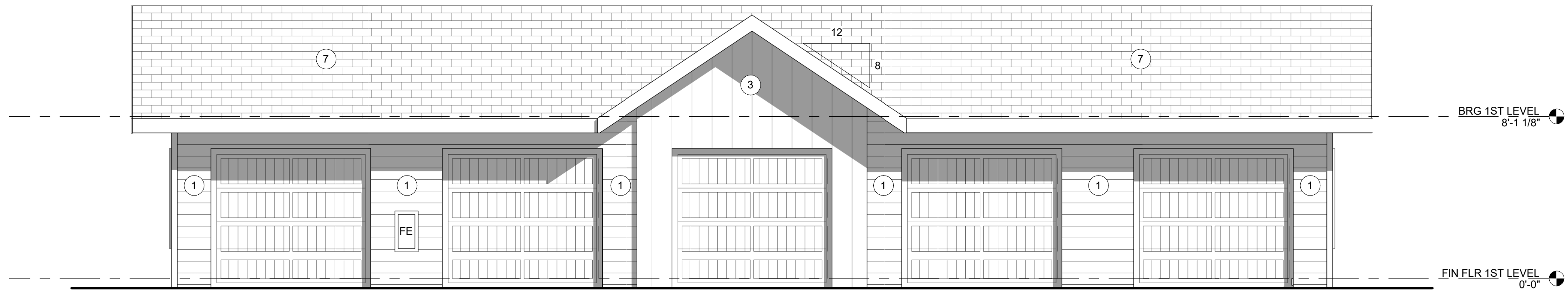
2 CLUBHOUSE - LEFT ELEVATION  
NTS

| Issues and Revisions |      | Description |  |
|----------------------|------|-------------|--|
| No.                  | Date | By          |  |
| 01                   | 02   |             |  |
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| 10                   | 11   |             |  |



1 CLUBHOUSE - FRONT ELEVATION  
NTS

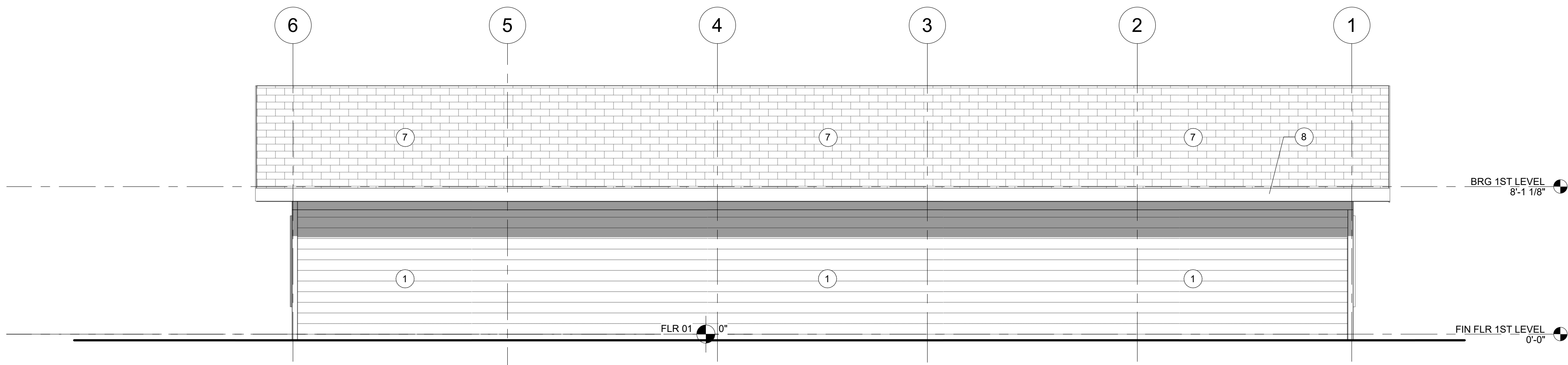




3 GARAGE - FRONT ELEVATION

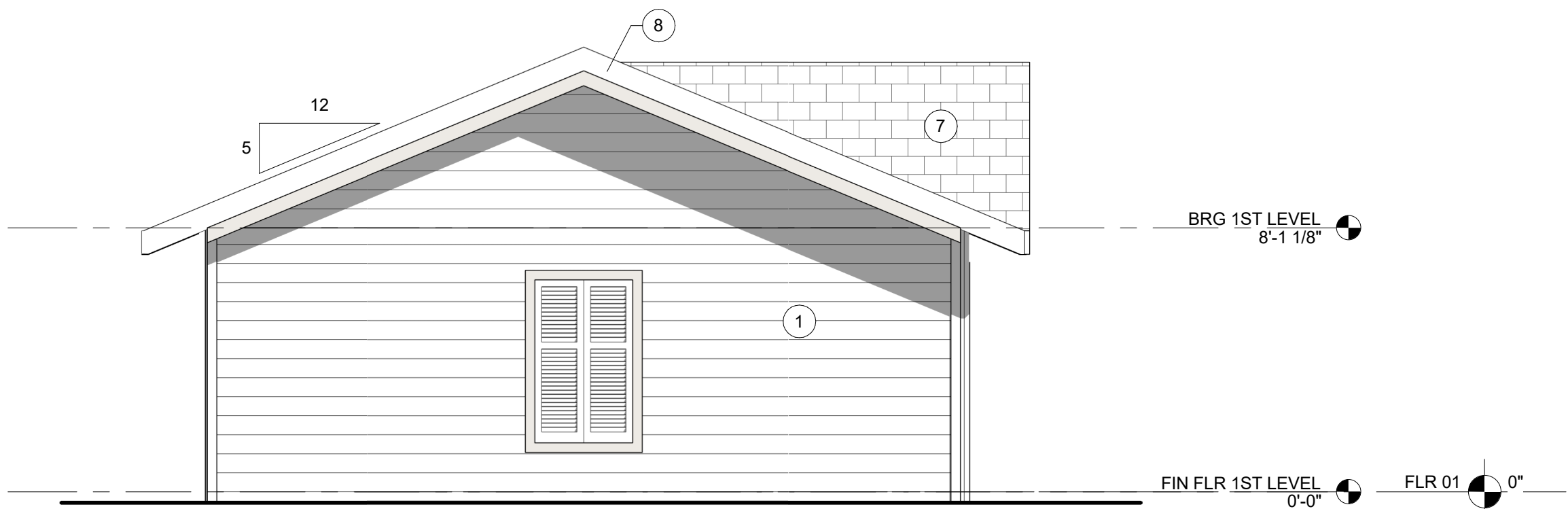
1/4" = 1'-0"

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



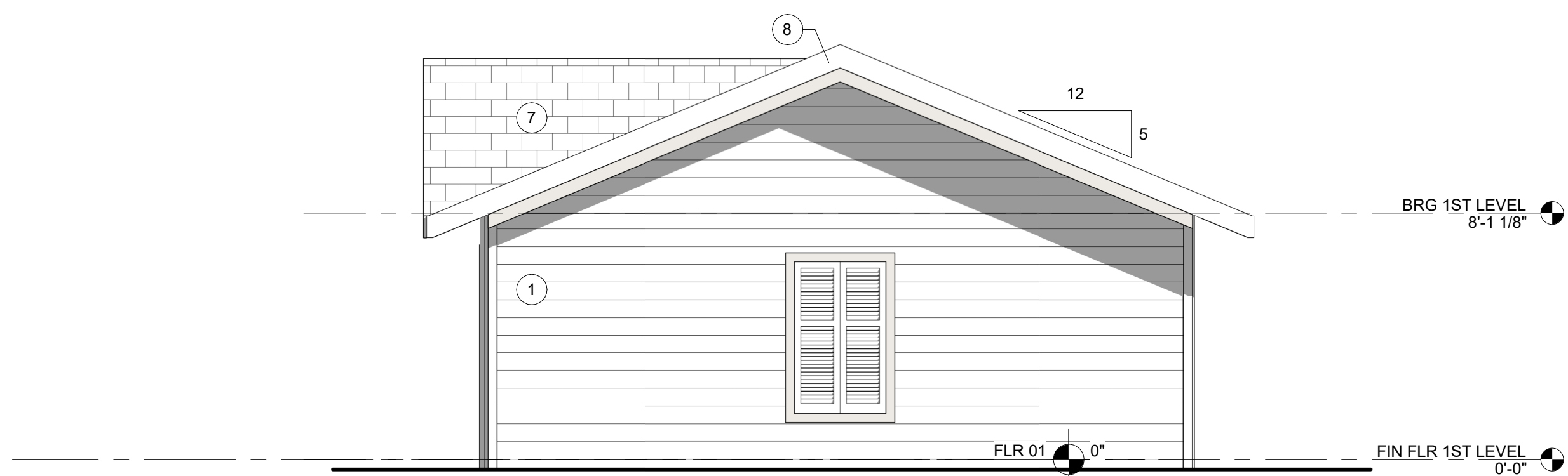
2 GARAGE - REAR ELEVATION

1/4" = 1'-0"



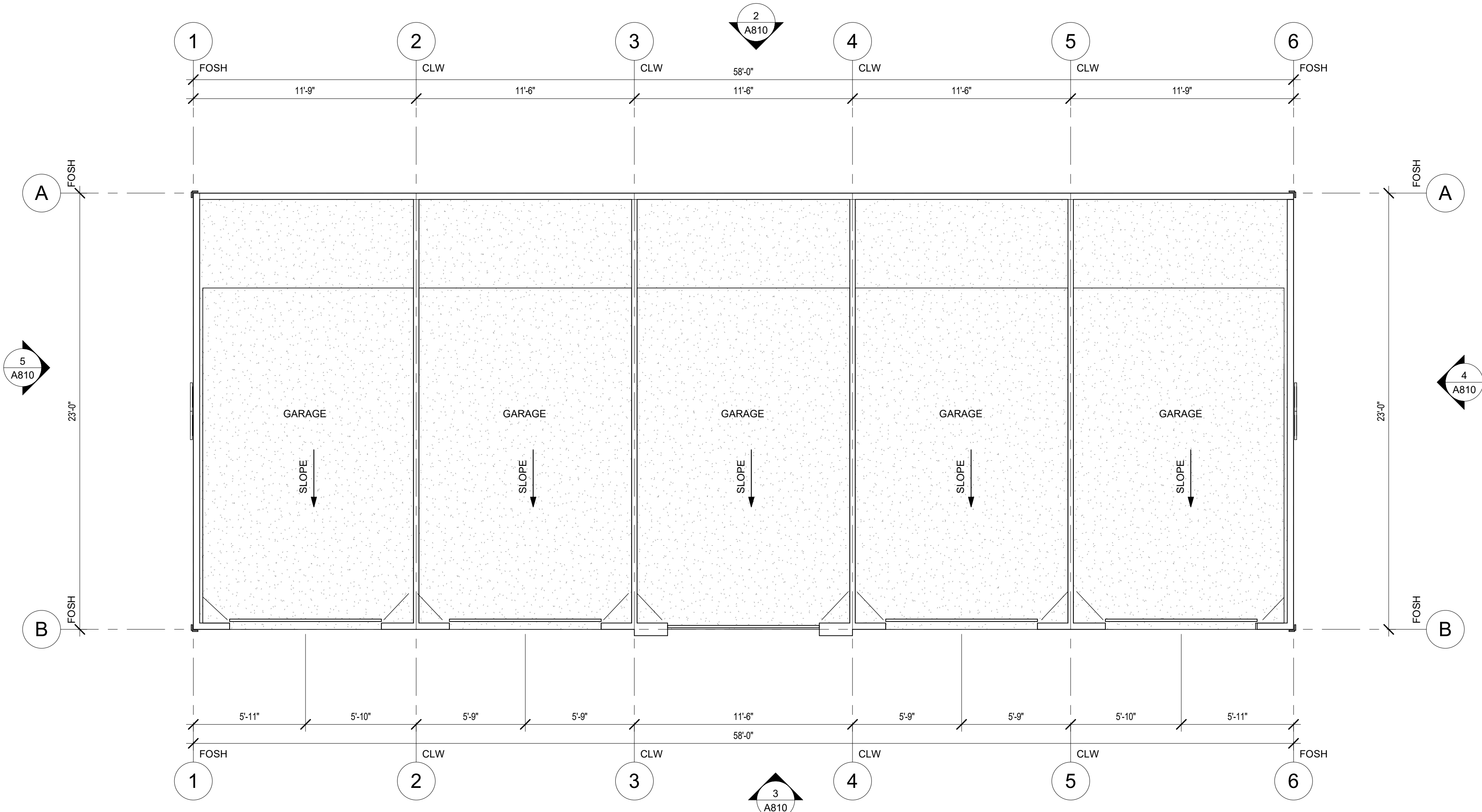
5 GARAGE - LEFT ELEVATION

1/4" = 1'-0"



4 GARAGE - RIGHT ELEVATION

1/4" = 1'-0"



1 GARAGE FLOOR PLAN - 5 BAY STANDARD

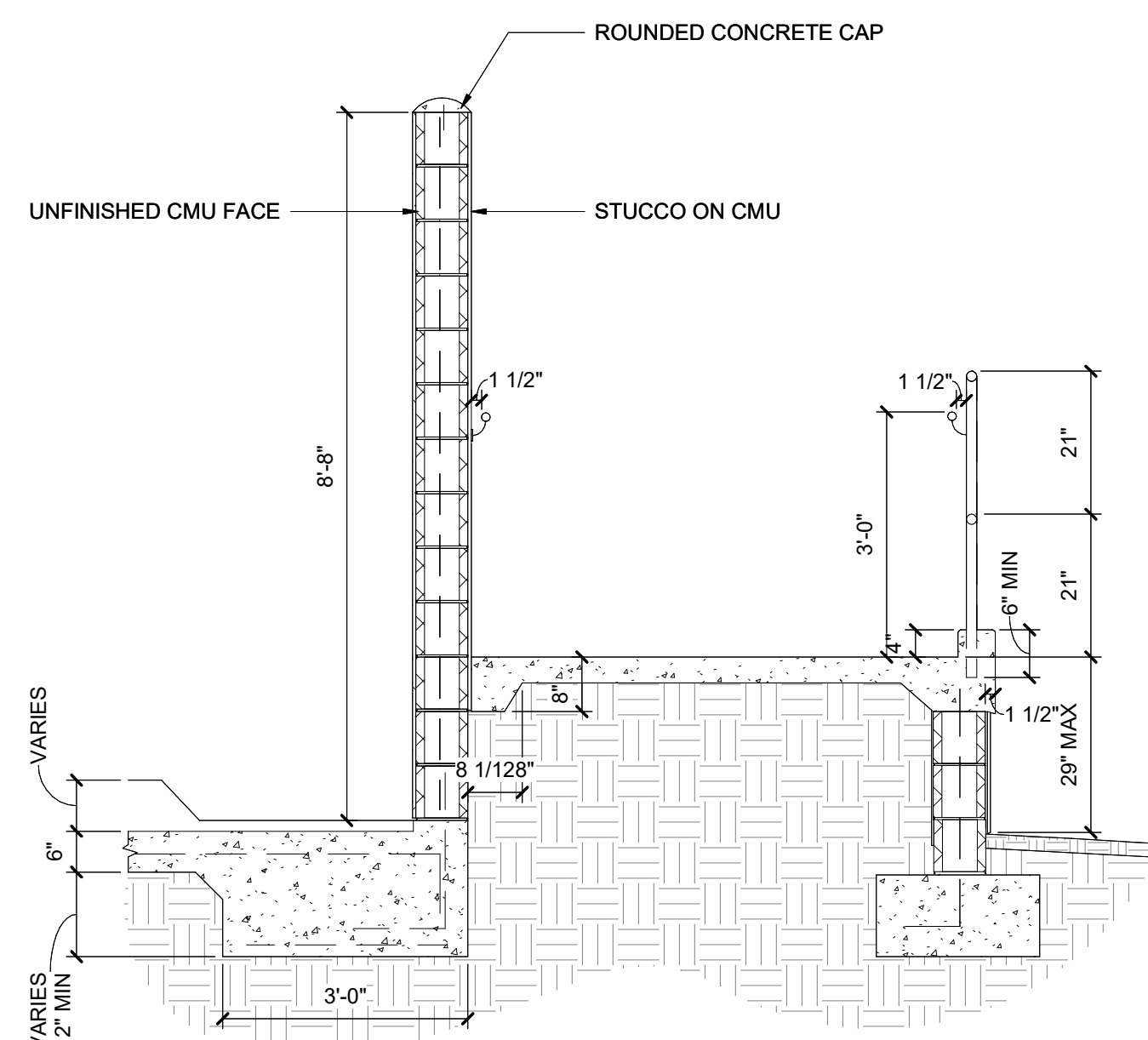
1/4" = 1'-0"

| Issues and Revisions |             |
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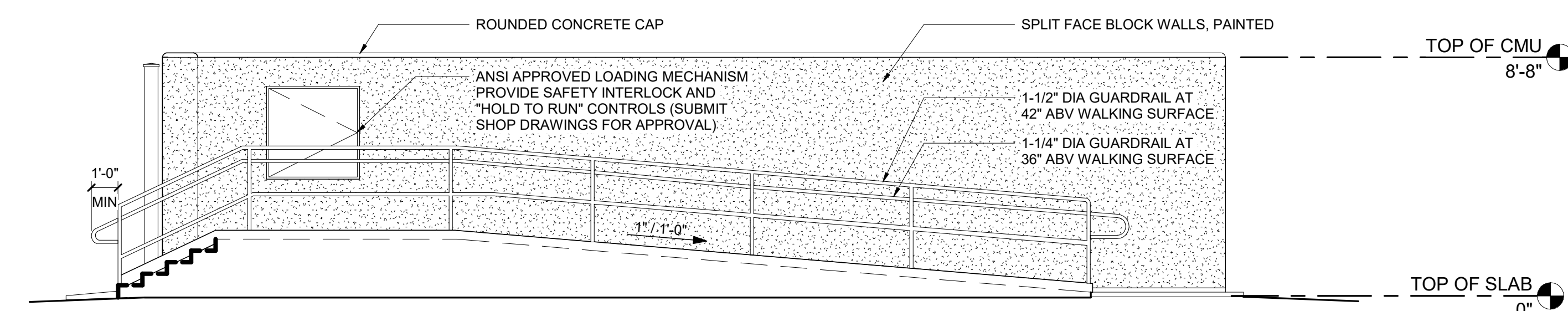


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| PUD  |
| Project Number: 22.2040.00                           |
| Date: December 15, 2022                              |
| Drawn By: JL/DB                                      |
| Checked By: KK                                       |
| Project Name: GROOMS ROAD<br>SYCAMORE TOWNSHIP, OHIO |
| Drawing Name: GARAGE - 5 BAY STANDARD                |

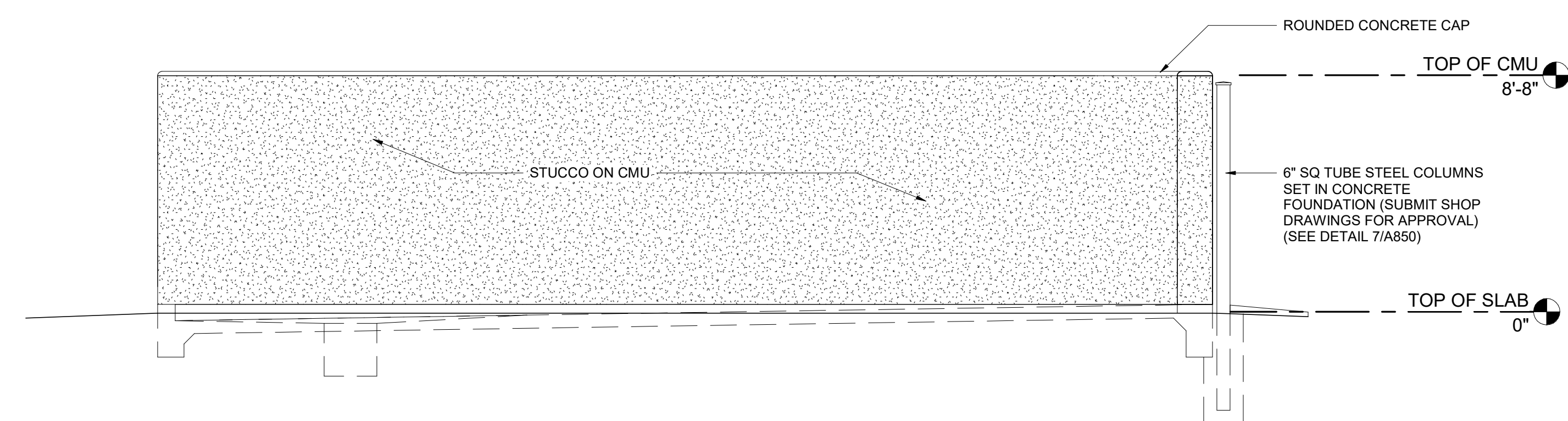




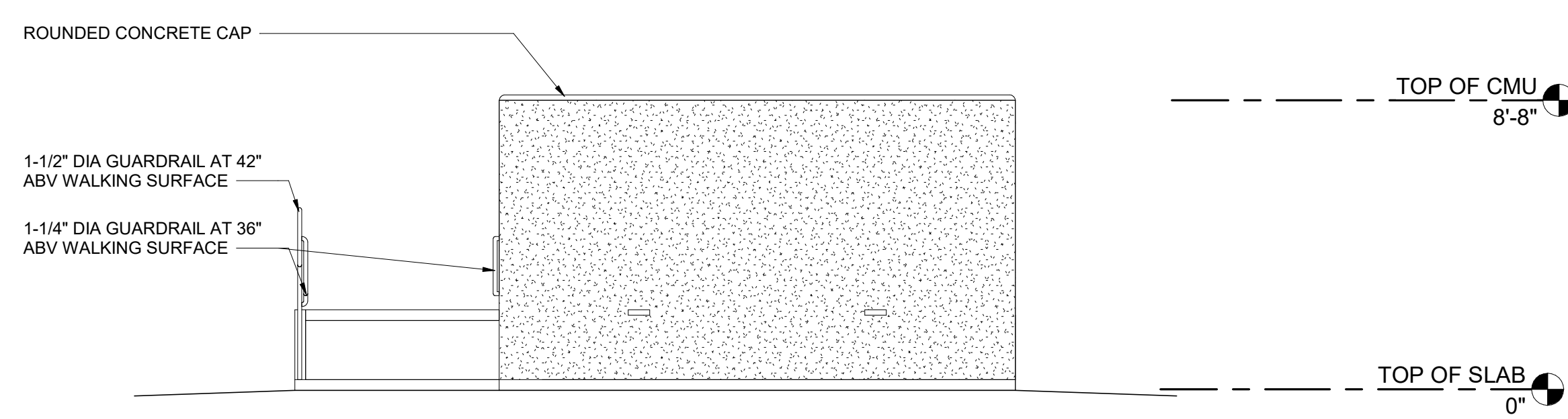
6 RAMP / WALL SECTION DETAIL  
1/2" = 1'-0"



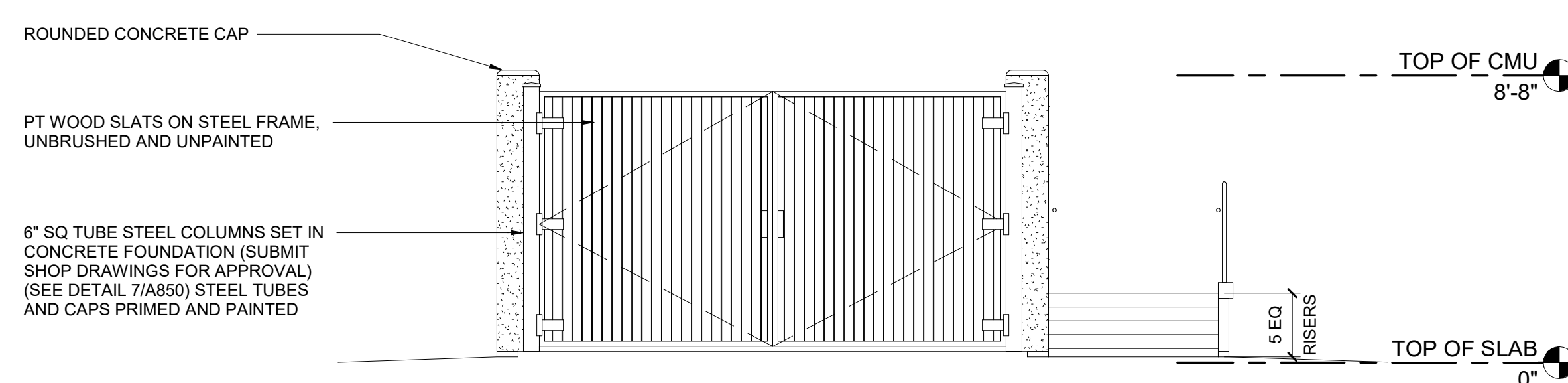
3 TRASH COMPACTOR - EXTERIOR ELEVATION 2  
1/4" = 1'-0"



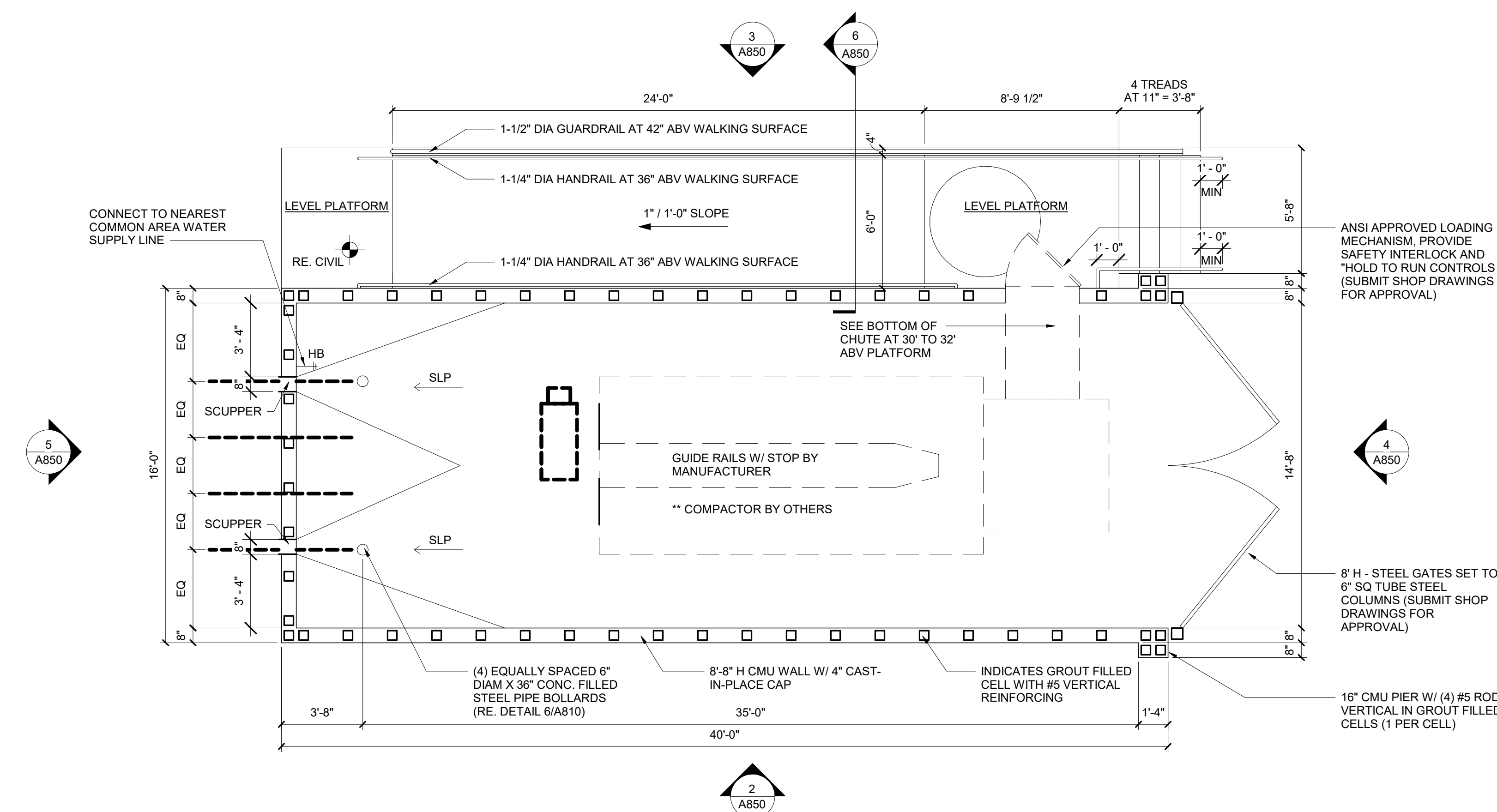
2 TRASH COMPACTOR - EXTERIOR ELEVATION 1  
1/4" = 1'-0"



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



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



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

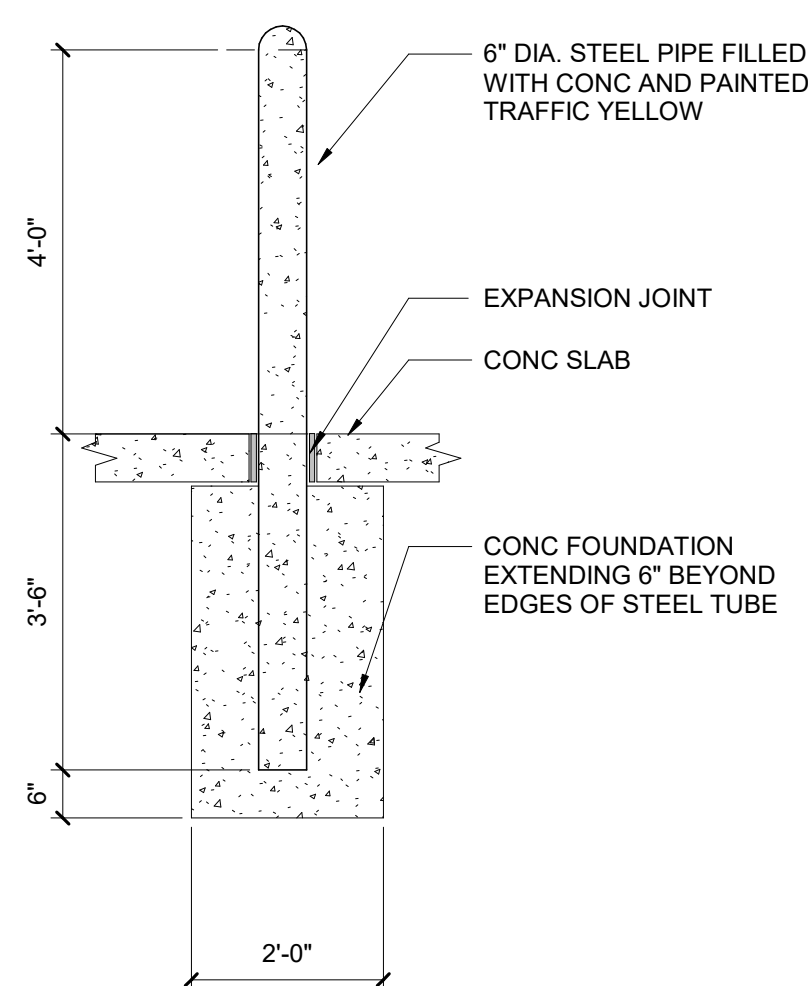
1 TRASH COMPACTOR FLOOR PLAN  
1/4" = 1'-0"

| Issues and Revisions |       |      |    |
|----------------------|-------|------|----|
| No.                  | Delta | Date | By |
| 01                   |       |      |    |
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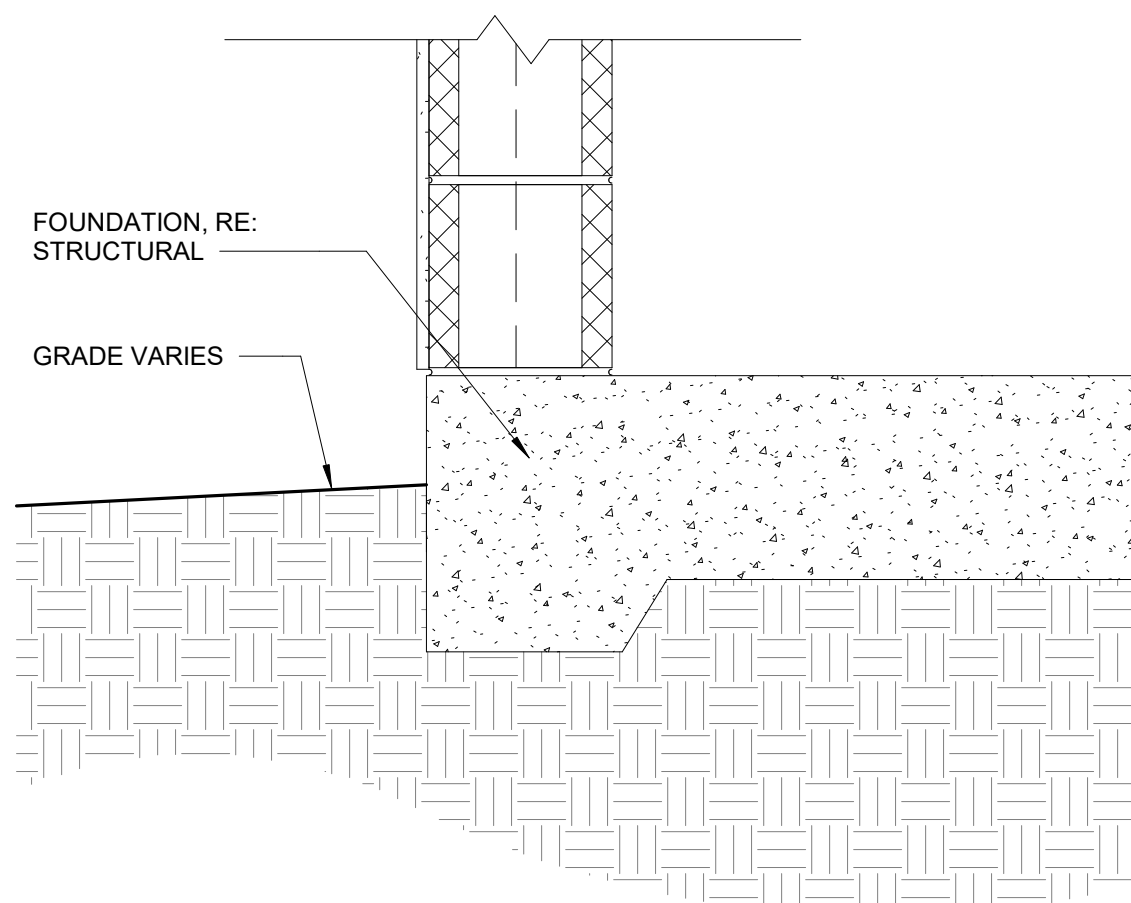
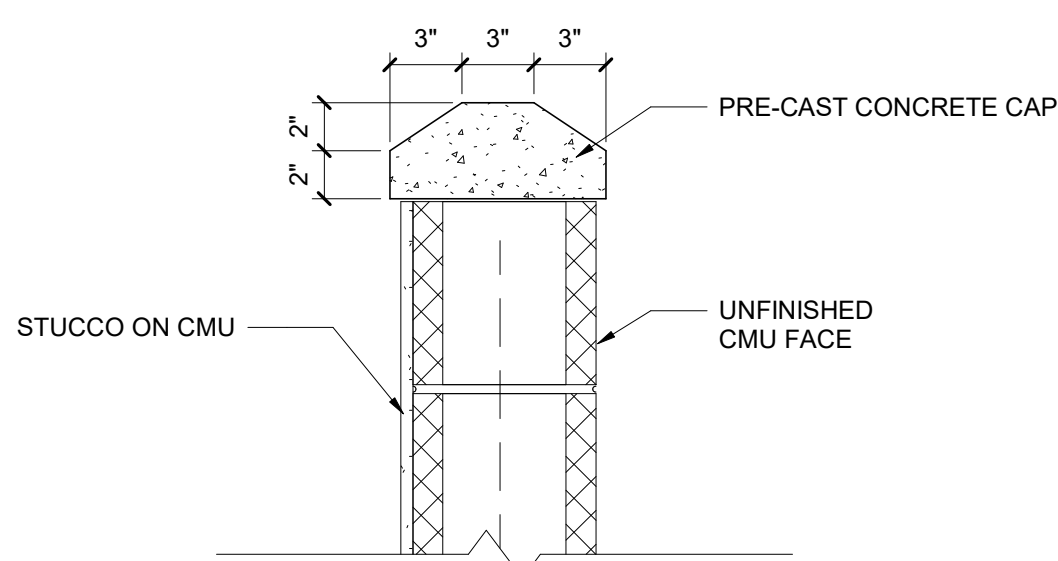


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|-------------------------|-------------------|
| PUD                     |                   |
| Project Number:         | 22.2040.00        |
| Date:                   | December 15, 2022 |
| Drawn By:               | JL/DB             |
| Checked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

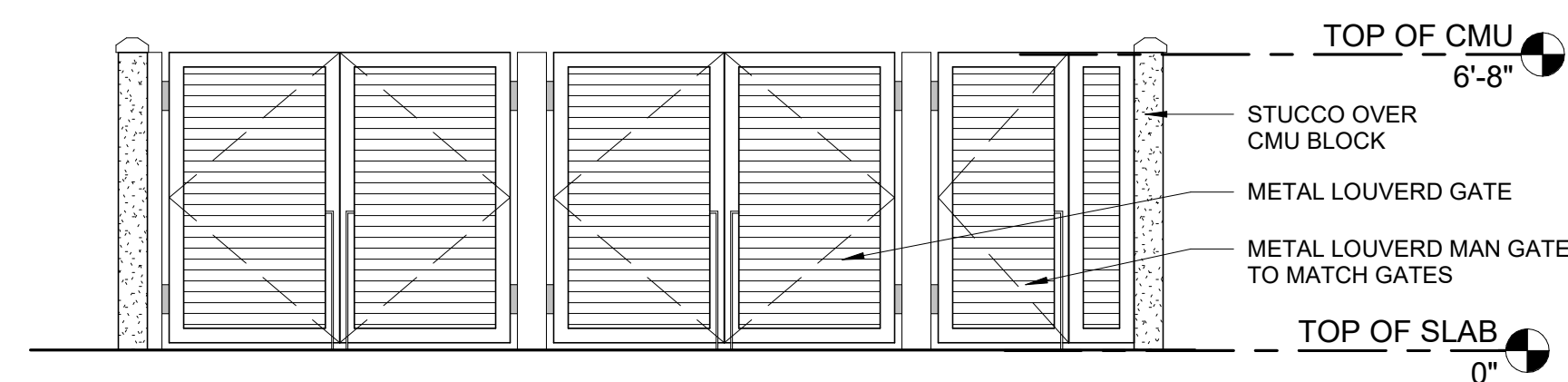




1 BOLLARD DETAIL  
1/2" = 1'-0"

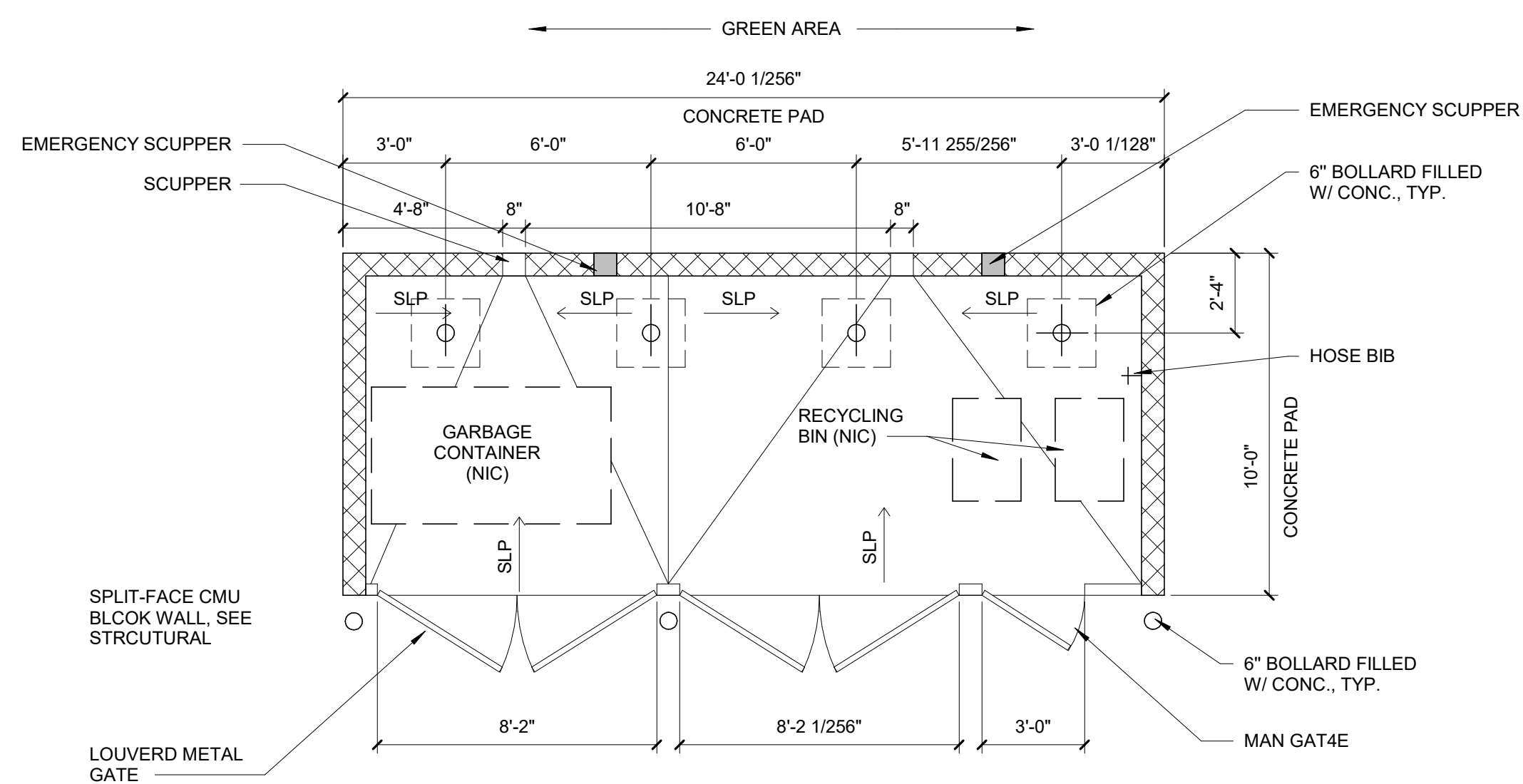


4 WALL SECTION DETAIL  
1 1/2" = 1'-0"



NOTE:  
PROVIDE SIGNED & SEALED  
SHOP DRAWINGS TO AOR  
FOR APPROVAL

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



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

| Issues and Revisions |      |    |             |
|----------------------|------|----|-------------|
| No.                  | Date | By | Description |
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| 11                   |      |    |             |



PUD

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Project Number: 22.2040.00

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Date: December 15, 2022

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Drawn By: JL/DB

---

Checked By: KK

---

Project Name:

---

GROOMS ROAD

SYCAMORE TOWNSHIP, OHIO

---

Drawing Name:

---

TRASH ENCLOSURE





DESIGN

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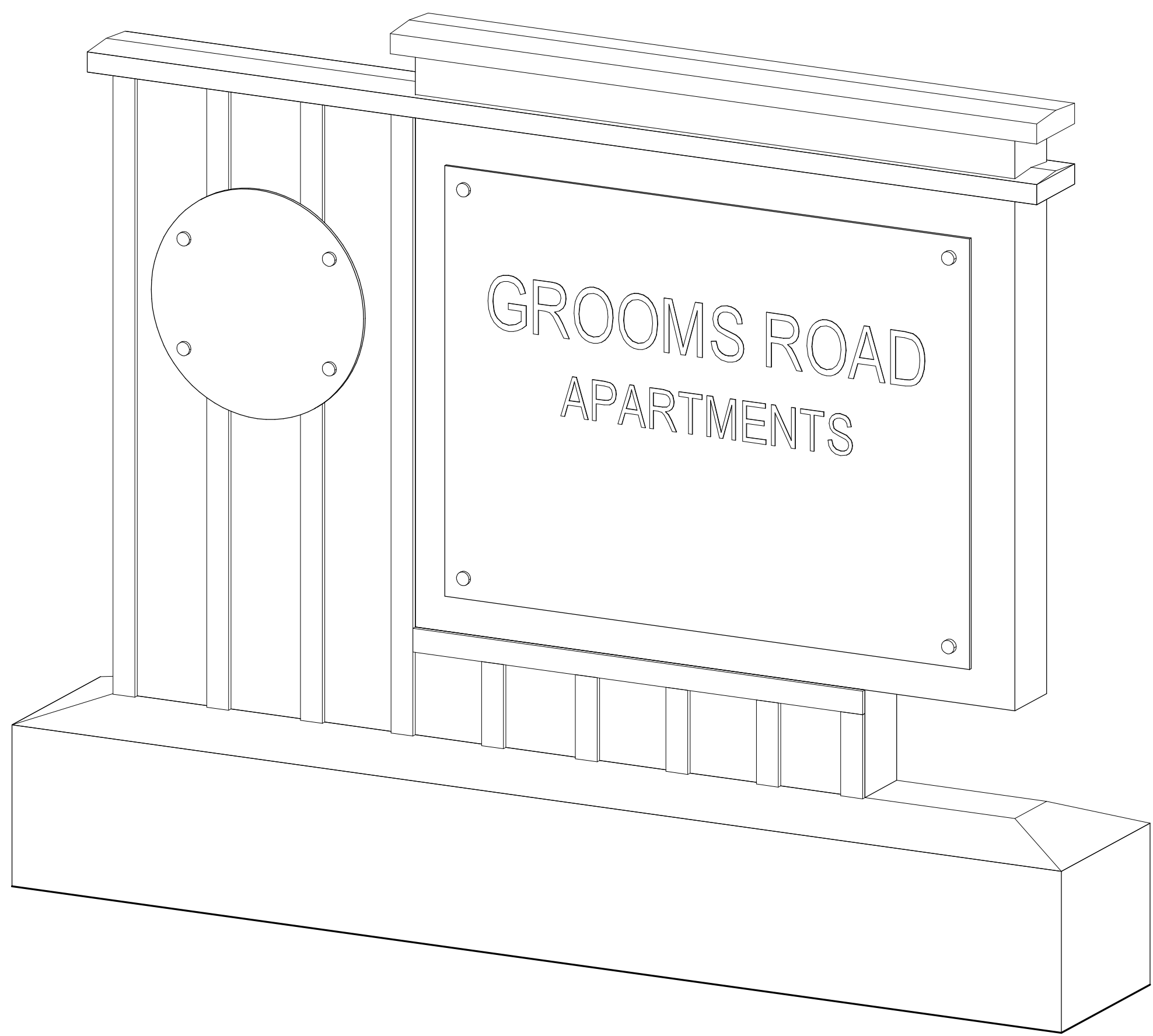
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| Issues and Revisions |       |      | Description |  |
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| 03                   |       |      |             |  |
| 04                   |       |      |             |  |
| 05                   |       |      |             |  |
| 06                   |       |      |             |  |
| 07                   |       |      |             |  |
| 08                   |       |      |             |  |
| 09                   |       |      |             |  |
| 10                   |       |      |             |  |
| 11                   |       |      |             |  |

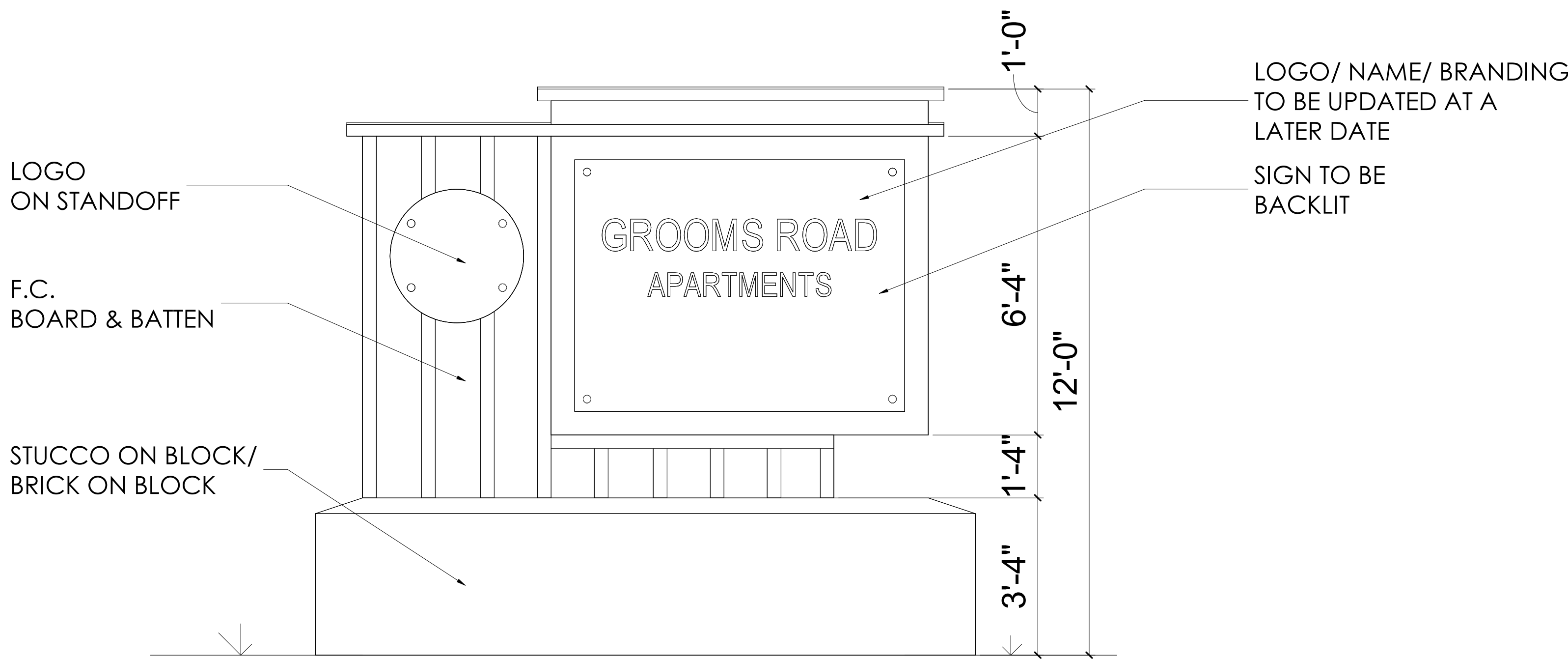


|                            |
|----------------------------|
| PUD                        |
| Project Number: 22.2040.00 |
| Date: December 15, 2022    |
| Drawn By: JL/DB            |
| Checked By: KK             |
| Project Name:              |
| GROOMS ROAD                |
| SYCAMORE TOWNSHIP, OHIO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

A852



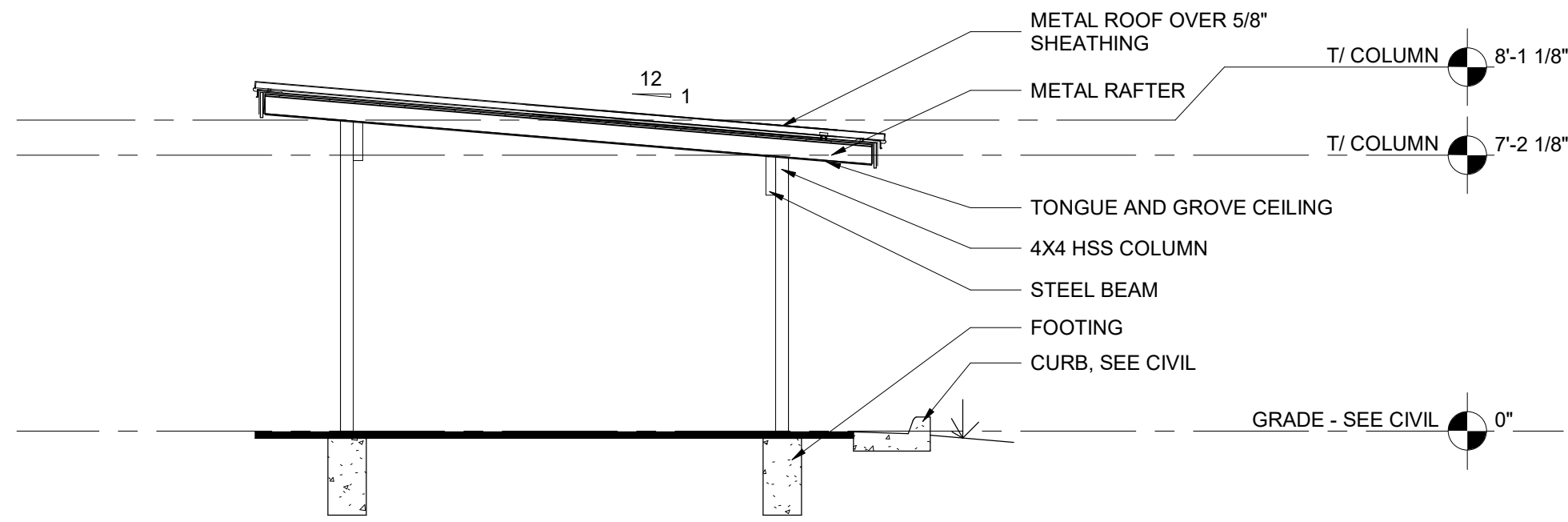
2 MONUMENT SIGN 3D  
NTS



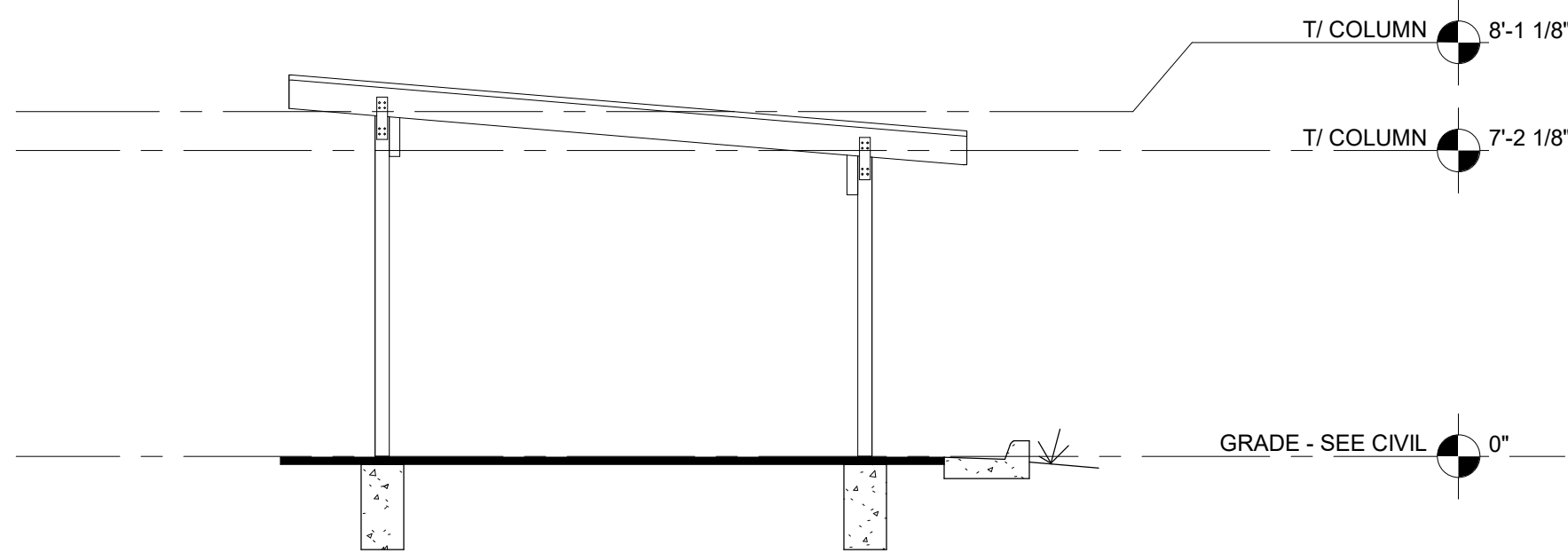
1 MONUMENT SIGN  
1/2" = 1'-0"



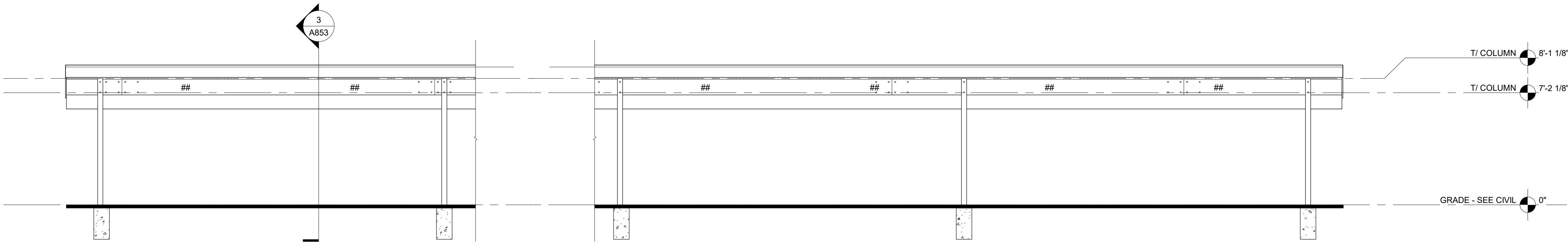
| Issues and Revisions |       | Description |    |
|----------------------|-------|-------------|----|
| No.                  | Delta | Date        | By |
| 01                   |       |             |    |
| 02                   |       |             |    |
| 03                   |       |        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

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