ZONING COMMISSION APPLICATION			
ZONE CHANGE	$1000	MINOR ADJUSTMENT TO A PUD	$200
PUD I	$1000	MAJOR ADJUSTMENT TO A PUD	$1000
PUD II	$1000	MINOR ADJUSTMENT TO A LASR	$200
LASR	$1000	MAJOR ADJUSTMENT TO A LASR	$1000
THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN			

APPLICATION NUMBER

2023-12MA

DO NOT WRITE IN THIS SPACE

SycamoreTownship.org

SYCAMORE TOWNSHIP PLANNING & ZONING
SEP 11 2023
RECEIVED

SYCAMORE TOWNSHIP

Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250

PROJECT ADDRESS: 11501 Northlake Drive **ZIP CODE:** 45249

NAME	STREET ADDRESS	ZIP	EMAIL	PHONE NUMBER
APPLICANT Robert Lucke Group, Inc.	8825 Chapel Square Dr.	45249	scott@robertlucke.com	513-683-3300
PROPERTY OWNER RLG 8, LLC.	8825 Chapel Square Dr.	45249	scott@robertlucke.com	513-683-3300
DESIGN PROFESSIONAL Abercrombie & Assoc.	8111 Cheviot Rd.	45247	dsmith@abercrombie-assocaites.com	513-385-5757
CONTRACTOR Unknow at this time				

ZONING COMMISSION ACTION REQUESTED:

☐ ZONE CHANGE FROM ZONE _____ TO ZONE _____

☐ PUD ☐ PUD 2 ☐ LASR (LOCALIZED ALTERNATIVE SIGN ALTERNATIVE)

☒ MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD

☐ MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR

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

Proposed Uses - Office (Medical and General), Restaurant, Boutique Store, and Daycare

SQUARE FEET: 39,824 **USE:** See Above **HEIGHT:** One-Story

ESTIMATED START DATE: 11/1/2023 **ESTIMATED FINISH DATE:** 3/2025 **NUMBER OF SIGN(S):** 3

THE PLANNING & ZONING DEPARTMENT IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. THROUGH THE ZONING RESOLUTION, THE TOWNSHIP PROMOTES A HIGH STANDARD FOR RESIDENTIAL AND COMMERCIAL LAND USE AND DEVELOPMENT. WE LOOK FORWARD TO SERVING OUR RESIDENTS 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. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission public notice has been given.

APPLICANT'S SIGNATURE DATE 9/9/23

PROPERTY OWNER'S SIGNATURE DATE 9/9/23

PLEASE NOTE:

SUBMITTING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

September 11, 2023

SYCAMORE TOWNSHIP
PLANNING & ZONING
SEP 11 2023
RECEIVED

Sycamore Township Zoning Commission
8540 Kenwood Road
Sycamore Township, OH 45236

RE: Major Modification
Planned Unit Development
Northlake Commons
11501 Northlake Drive
Parcel No. 600-0013-0133
A&A No. 22-0173

Dear Commissioners:

On behalf of the applicant, Robert Lucke Group, Inc. we are pleased to submit for review and consideration the attached Major Modification to a PUD (Planned Unit Development) application for a proposed mix use development on approximately 4.702 acres of land located in Sycamore Township at the southwest corner of Kemper Road and Northlake Drive.

Northlake Commons PUD, Case No 2022-15P2 was approved on December 20, 2022, Resolution No. 2022-128. The approved plan proposed three, single story office buildings totally 35,424 gross sq.ft. with supporting infrastructure and parking. The proposed buildings are residential in character with steep sloped roofs covered with dimensional shingles. The exterior of the buildings will be constructed with brick veneer and stone

The applicant, Robert Lucke Group, Inc. is proposing a change in the use to the approved PUD plan to permit a daycare facility. The daycare facility will be located in building #1. The site layout and grading will be modified to allow for a fenced, play area located at the southwest corner of building #1. Utilities and building architecture will all remain the same as per the approved PUD Plan, Case No. 2022-15P2.

The proposed use for the development would consist of a daycare use in building #1, office (medical) use in building #2 and building #3 and a future, café/restaurant use for the future out parcel. The proposed development has adequate off-street parking to support all proposed uses. The overall parking for the development will be shared parking.

Please contact me If you have any questions or require additional information regarding this application.

We request review and consideration of the attached major modification to a PUD plan and application at the regularly scheduled October 10, 2023, Sycamore Township Zoning Commission meeting.

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

In conclusion, we believe this proposed development and use is consistent with the surrounding land use and meets the objectives of the Township's land use plan.

We request review and consideration of the attached major adjustment to a PUD plan and application at the regularly scheduled October 10, 2023, Sycamore Township Zoning Commission meeting.

Please contact us with any questions or if additional information is required.

Sincerely,

Abercrombie and Associates, Inc.

Douglas A. Smith, P.E., P.S.
Senior Project Manager
Enc.
cc: Mr. Scott Lucke – Robert Lucke Group, Inc.

Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

MARCH 8, 2023

LEGAL DESCRIPTION
4.7019 ACRES

SITUATE IN SECTION 1, TOWN 3, ENTIRE RANGE 2, SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF LOT 1 OF NORTHLAKE OFFICE CENTER, BLOCK "B" AS RECORDED IN PLAT BOOK 244, PAGE 68 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING THE SAME PROPERTY AS CONVEYED TO RLG 8, LLC IN OFFICIAL RECORD 14865, PAGE 1300 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING IN THE EASTERLY LINE OF THE PROPERTY AS CONVEYED TO GOLDCOAST INVESTMENTS, LLC IN OFFICIAL RECORD 14093, PAGE 1348 OF THE HAMILTON COUNTY, OHIO REOCRDS; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY LINE OF SAID GOLDCOAST INVESTMENT TRACT, NORTH 05°52'00" EAST, 140.16 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY LINE OF SAID GOLDCOAST INVESTEMENTS TRACT AND ALONG THE EASTERLY LINE OF THE PROPERTY AS CONVEYED TO 11576 GOLDCOAST, LLC IN OFFICIAL RECORD 12716, PAGE 540 OF THE HAMILTON COUNTY, OHIO REOCRDS AND THE EASTERLY LINE OF THE PROPERTY AS CONVEYED TO CONTINGENT HOLDINGS, LLC IN OFFICIAL RECORD 13073, PAGE 1571 OF THE HAMILTON COUNTY, OHIO REOCRDS, NORTH 05°52'00" EAST, 253.59 FEET TO AN EXITING IRON PIN AND CAP AT A CORNER OF SAID CONTINGENT HOLDINGS TRACT;

THENCE CONTINUING ALONG THE LINE OF SAID CONTINGENT HOLDINGS TRACT THE FOLLOWING TWO COURSES AND DISTANCES,

1. SOUTH 77°08'00" EAST, 106.18 FEET AN EXISTING 1" IRON BAR AND
2. THENCE NORTH 05°52'00" EAST, 174.80 FEET TO AN EXISTING IRON PIN AND CAP AT THE NORTHEAST CORNER OF SAID CONTINGENT HOLDINGS TRACT, BEING IN THE SOUTHERLY RIGHT OF WAY OF KEMPER ROAD;

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Phone: (513) 385-5757 · Fax: (513) 245-5161
www.abercrombie-associates.com

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF KEMPER ROAD THE FOLLOWING TWO COURSES AND DISTANCES,

1. SOUTH 74°16'32" EAST, 201.48 FEET TO AN EXISTING IRON PIN AND CAP AND
2. THENCE SOUTH 77°07'14" EAST, 230.03 FEET TO AN EXISTING IRON PIN AND CAP;

THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 46.55 FEET, THE CHORD OF SAID ARC BEARS, SOUTH 32°40'00" EAST, 42.02 FEET TO AN EXISTING IRON PIN AND CAP IN THE WESTERLY RIGHT OF WAY OF NORTHLAKE DRIVE;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF NORTHLAKE DRIVE THE FOLLOWING TWO COURSES AND DISTANCES,

1. ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A DISTANCE OF 24.57 FEET, THE CHORD OF SAID ARC BEARS SOUTH 08°43'49" WEST, 24.56 FEET TO AN EXISTING IRON PIN AND CAP AND
2. THENCE SOUTH 05°40'00" WEST, 320.99 FEET TO AN EXISTING IRON PIN AND CAP AT THE NORTHEAST CORNER OF THE PROPERTY AS CONVEYED TO NORTHLAKE STATION, LLC IN OFFICIAL RECORD 10369, PAGE 1767 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF NORTHLAKE DRIVE, ALONG THE NORTHERLY LINE OF SAID NORTHLAKE STATION TRACT, NORTH 81°31'00" WEST, 558.87 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 4.7019 ACRES OF LAND AND BEING SUBJECT OT ALL EASEMENTS AND RESTRICTIONS OF RECORDS.

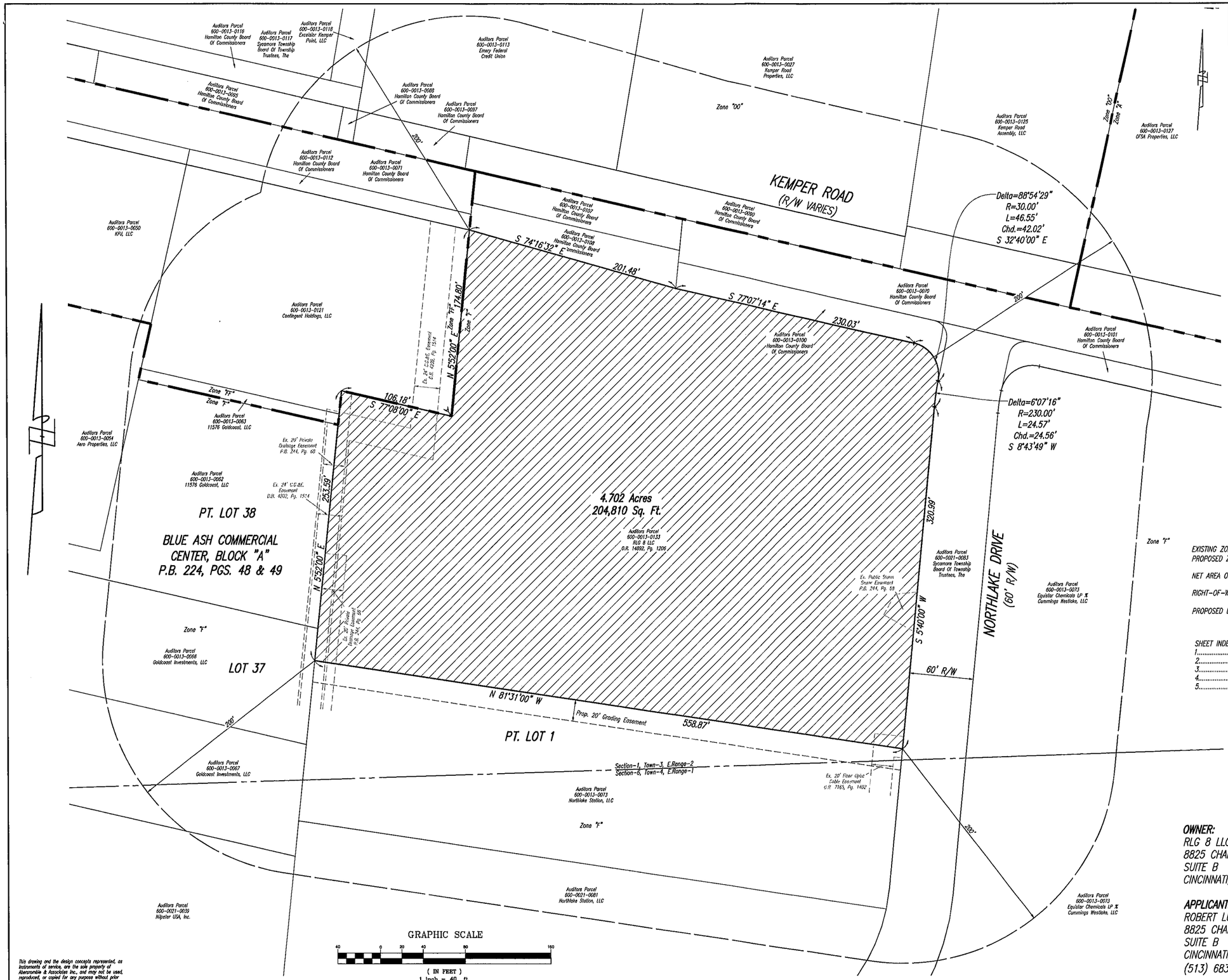
BEARINGS USED IN THIS LEGAL DESRIPTION ARE RELATIVE TO NORTHLAKE OFFICE CENTER, BLOCK "B" AS RECORDED IN PLAT BOOK 244, PAGE 68 OF THE HAMILTON COUNTY, OHIO RECORDS.

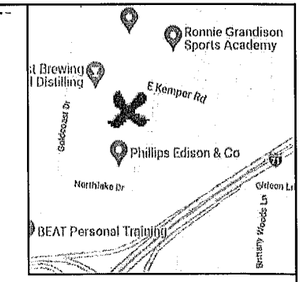
THE ABOVE DESCRIBED REAL ESTATE IS ALL OF THE SAME PREMISES AS CONVEYED TO RLG 8, LLC IN OFFICIAL RECORD 14865, PAGE 1300 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED MARCH 7, 2023 MADE BY STEPHEN L. CAHILL, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #7862.

STATE OF OHIO
STEPHEN L CAHILL
7862
REGISTERED SURVEYOR

3-09-23

FILE:22-0173.LD2-4.7019AC





VICINITY MAP

EXISTING ZONING – "F" LIGHT INDUSTRY DISTRICT
PROPOSED ZONING – "F-PUD II" MAJOR MODIFICATION

NET AREA OF PROPOSED PUD II – 4.702 ACRES

RIGHT-OF-WAY SHOWN ARE PUBLIC

PROPOSED LAND USE – OFFICE (MEDICAL & GENERAL), RESTAURANT, DAYCARE & BOUTIQUE STORE

SHEET INDEX:

1.....ZONING PLAT
2.....EXISTING CONDITIONS
3.....PROPOSED FEATURES PLAN
4.....PRELIMINARY GRADING PLAN
5.....LANDSCAPE PLAN

OWNER:
RLG 8 LLC
8825 CHAPEL SQUARE DRIVE
SUITE B
CINCINNATI, OHIO 45249

APPLICANT:
ROBERT LUCKE GROUP, INC.
8825 CHAPEL SQUARE DRIVE
SUITE B
CINCINNATI, OHIO 45249
(513) 683-3300

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STATE OF OHIO
DOUGLAS A. SMITH
7833
REGISTERED
PROFESSIONAL SURVEYOR

PUD MAJOR MODIFICATION FOR NORTHLAKE COMMONS

Date	9-11-23
Drawn By	G.R.
Checked By	D.S.
Scale	1" = 40'

REVISIONS

DWG S:\PF\LGR-ZONEMAP

Sheet Title: ZONING MAP

Project Title: NORTHLAKE COMMONS
SECTION-1, TOWN-3, E.RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-385-5757
www.abercrombie-associates.com

Job No. 22-0173 | 1 / 5

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NORTH RELATIVE TO EXISTING REED OF RECORD AS RECORDED IN O.R. 13567, PG. 2157 OF THE HAMILTON COUNTY, OHIO RECORDS.

KEMPER ROAD
(R/W VARIES)

NORTHLAKE DRIVE

BLUE ASH COMMERCIAL CENTER, BLOCK "A"
P.B. 224, PGS. 48 & 49

PT. LOT 38
Auditors Parcel
600-0013-0062
11576 Goldcoast, LLC
O.R. 12716, Pg. 540

LOT 37
Auditors Parcel
600-0013-0068
Goldcoast Investments, LLC
O.R. 14093, Pg. 1346

PT. LOT 1

4.7019 ACRES

Auditors Parcel
600-0013-0121
Contingent Holdings, LLC

Auditors Parcel
600-0013-0063
11576 Goldcoast, LLC
O.R. 12716, Pg. 540

Auditors Parcel
600-0013-0133
RLG 8 LLC
O.R. 14892, Pg. 1206

Auditors Parcel
600-0013-0114
Northlake Station, LLC
O.R. 10308, Pg. 1767

Bench Mark: Hamilton Co.
-Bench Mark No. 8382
Elev.=858.62

S 74°16'32" E 201.48'
S 77°07'14" E 230.03'
N 53°00' E 174.80'
S 77°08'00" E 106.18'
N 53°00' E 253.59'
N 81°31'00" W 558.87'
S 54°00' W 320.99'

Delta=88°54'29"
R=30.00'
L=46.55'
Chd.=42.02'
S 32°40'00" E

Delta=6°07'16"
R=230.00'
L=24.57'
Chd.=24.56'
S 8°43'49" W

60' R/W

Section-1, Town-3, E.Range-2
Section-6, Town-4, E.Range-1

Remove 74 L.F. Of Ex. Curb

(Remove 34 L.F.)

(Relocate)

(Remove)

LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Electric Box
	Ex. Telephone Manhole
	Ex. Sign
	Ex. Cable Box
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Gas Box
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 29 BASED ON HAMILTON COUNTY, OHIO BENCHMARK NO. 8382.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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PUD MAJOR MODIFICATION FOR NORTHLAKE COMMONS

Date 9-11-23
Drawn By G.R.
Checked By D.A.S.
Scale 1"= 30'
REVISIONS
DWG. D:\CIV\GR-PUD-MAJOR

Sheet Title: EXISTING CONDITIONS
Project Title: NORTHLAKE COMMONS
SECTION-1, TOWN-3, E.RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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Cincinnati, Ohio 45247
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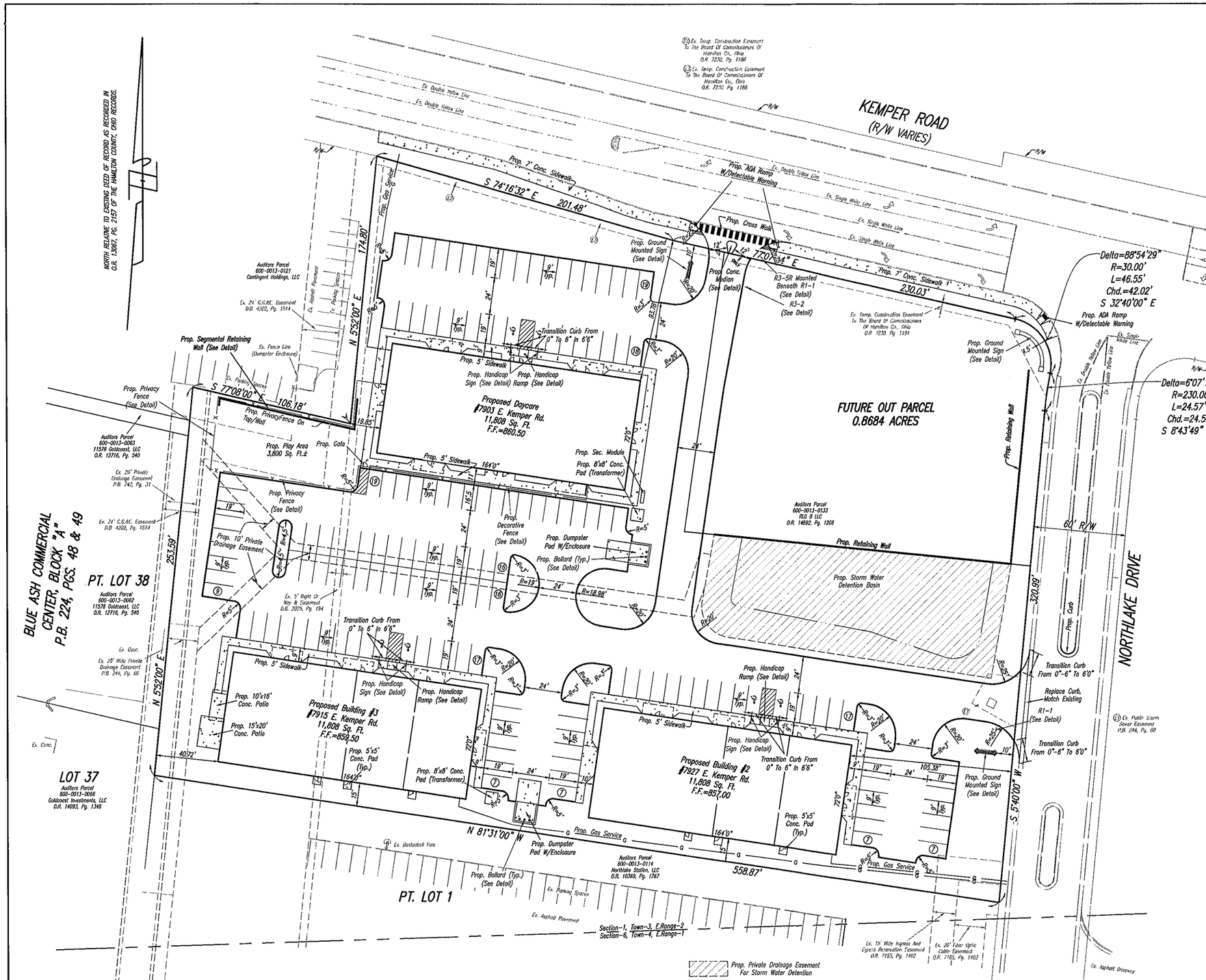
Job No. 22-0173
2 / 5



NORTH RELATIVE TO EXISTING BEED OF RECORD AS RECORDED IN O.R. 13007, PG. 2157 OF THE HAMILTON COUNTY, OHIO RECORDS.

General Notes:

1. All Dimensions Shown Are To Face Of Curb Unless Otherwise Denoted.

2. Proposed Impervious Surface Area (ISR) = 53%

Parking Data

Bldg. 1 Gross Floor Area = 11,808 Sq. Ft. – Net Floor Area = 9,440 Sq. Ft.
Bldg. 2 Gross Floor Area = 11,808 Sq. Ft. – Net Floor Area = 9,440 Sq. Ft.
Bldg. 3 Gross Floor Area = 11,808 Sq. Ft. – Net Floor Area = 9,440 Sq. Ft.
Future Out Parcel Gross Floor Area = 4,400 Sq.Ft. – Net Floor Area = 3,520 Sq. Ft.

Parking Required:

Bldg. 1
100% Daycare – (160 Children, 1 Facility Vehicle, 20 Employees) – 1 Space/6 Children, plus 1 Space per Employee, plus 1 Space per Facility Vehicle
Req'd. = 48

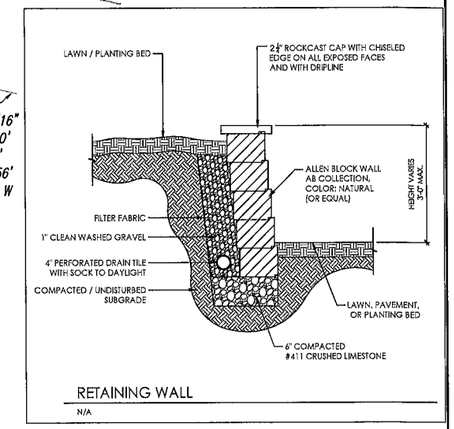
Bldg. 2
100% Medical Office –6 Spaces 1st. 1,000 Sq. Ft., 1 Space/200 Sq. Ft.
Req'd. = 49

Bldg. 3
100% Medical Office –6 Spaces 1st. 1,000 Sq. Ft., 1 Space/200 Sq. Ft.
Req'd. = 49

Future Out Parcel
100% Restaurant – 1 Space/100 Sq.Ft.
Req'd = 36 (FUTURE)

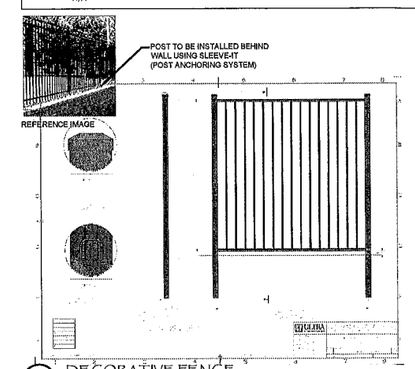
Total Parking Req'd = 146

Total Parking Provided = 159

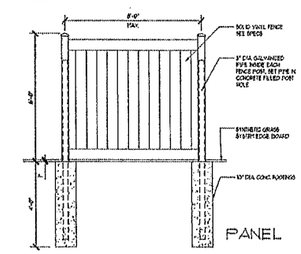


RETAINING WALL

N/A



1 DECORATIVE FENCE
1/2" = 1'-0"
P-00-ELL-01
ELEVATION



PANEL

PRIVACY FENCE ELEVATIONS
SCALE: 1/2" = 1'-0"

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PUD MAJOR MODIFICATION FOR NORTHLAKE COMMONS

Date	9-11-23
Drawn By	G.R.
Checked By	D.A.S.
Scale	1" = 30'

REVISIONS

DWG: DSCN\GR-PUD-MAJOR

Sheet Title: PROPOSED FEATURES PLAN

Project Title: NORTHLAKE COMMONS
SECTION-1, TOWN-3, E.RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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Job No. 22-0173 | 3 / 5

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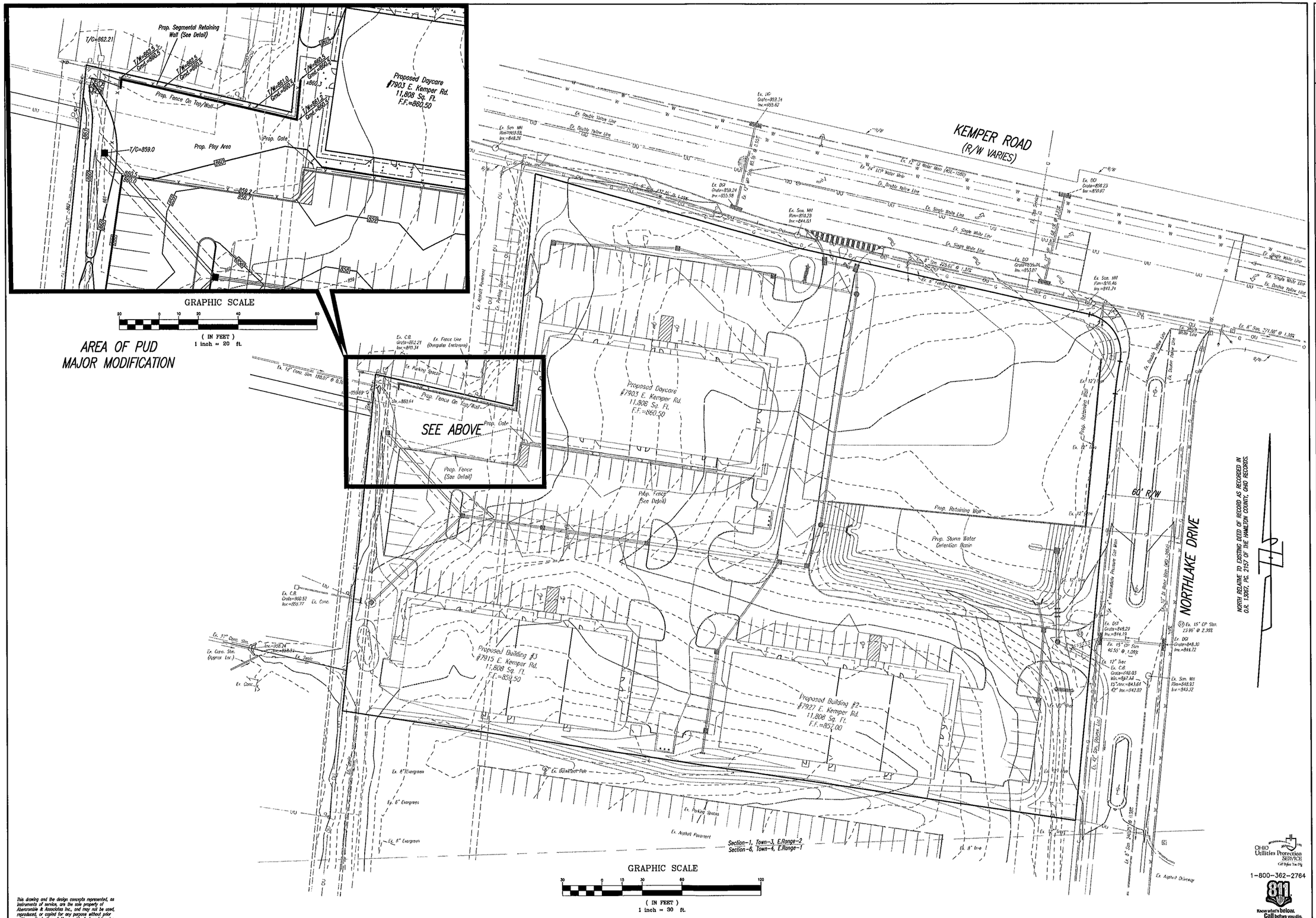

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PUD MAJOR MODIFICATION FOR NORTHLAKE COMMONS

Date 9-11-23
Drawn By G.R.
Checked By D.A.S.
Scale AS SHOWN

REVISIONS

DWG. DSGN\GR-PUD-MAJOR

Sheet Title: GRADING PLAN

Project Title: NORTHLAKE COMMONS
SECTION-1, TOWN-3, E.RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

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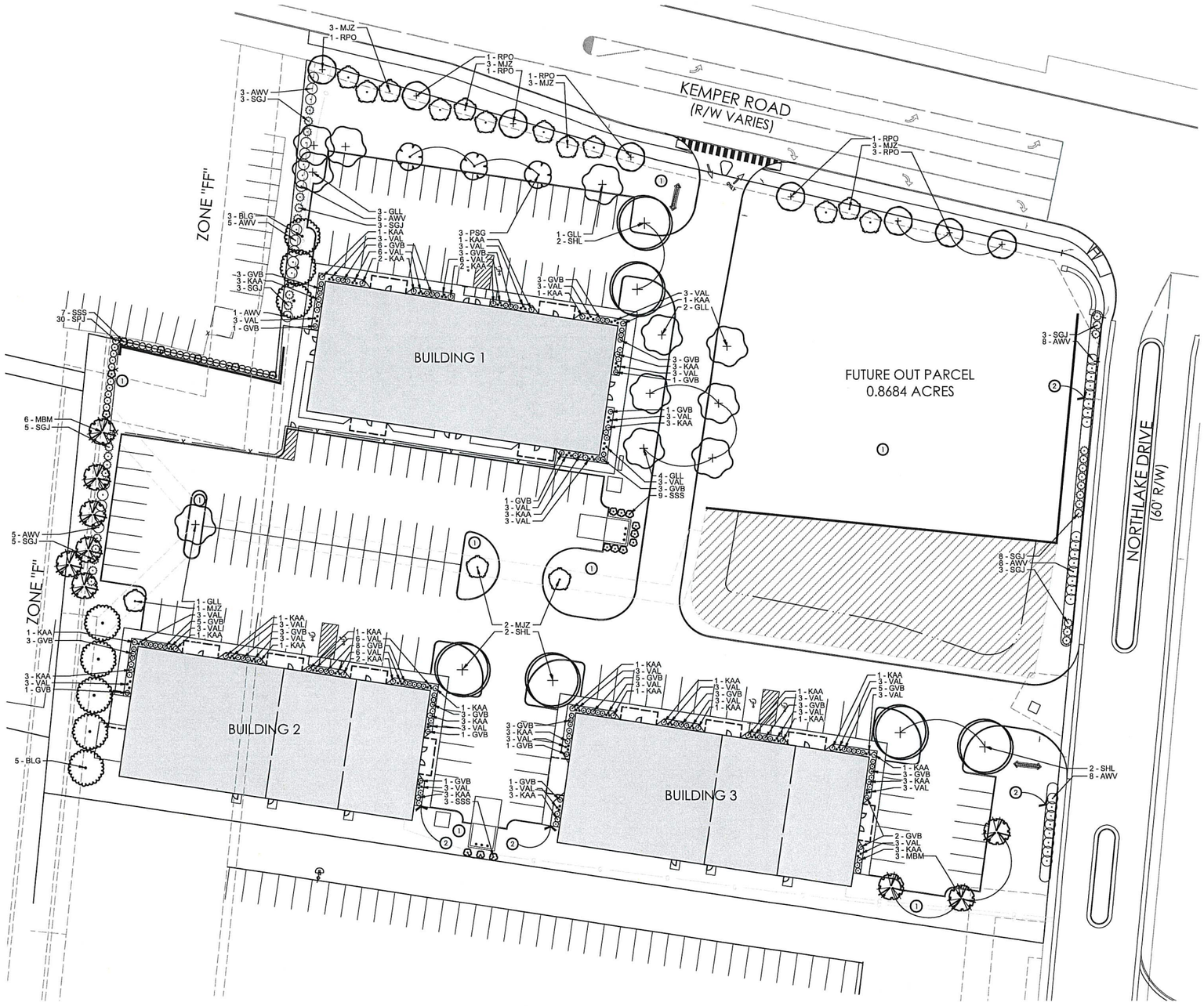
Job No. 22-0173



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE
PSG	3	Ginkgo biloba `Princeton Sentry` ` / Princeton Sentry Ginkgo	2" - 2 1/2" CAL. B&B
SHL	6	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2" - 2 1/2" CAL. B&B
SSS	19	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	2" - 2 1/2" CAL. B&B
MBM	9	Magnolia virginiana 'Jim Wilson' / Moonglow® Sweetbay Magnolia	8`-10` B&B
BLG	8	Nyssa sylvatica / Black Gum	2" - 2 1/2" CAL. B&B
RPO	8	Quercus x warei 'Long' / Regal Prince® Oak	2" - 2 1/2" CAL. B&B
GLL	11	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	2" - 2 1/2" CAL. B&B
MJZ	15	Zelkova serrata 'Musashino' / Musashino Japanese Zelkova	2" - 2 1/2" CAL. B&B

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE
AWV	43	Viburnum dentatum `Arrowwood` / Arrowwood Viburnum	18"-21" B&B

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE
KAA	57	Azalea hybrids `Karen` / Karen Azalea	#2 CONT.
GVB	76	Buxus x `Green Velvet` / Green Velvet Boxwood	#3 CONT.
SPJ	30	Juniperus chinensis 'Spartan' / Spartan Juniper	#5 CONT.
SGJ	33	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper Min. 24" spread at time of planting	#3 CONT.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE
VAL	111	Liriope muscari `Variegata` / Variegated Liriope	#1 CONT.

CODED NOTES

1. SEEDED LAWN
2. LANDSCAPE BED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

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EDRK DESIGN
LANDSCAPE ARCHITECTURE
9251 LaMarc Trail
Cincinnati, Oh 45241
513.552.8203

PUD MAJOR MODIFICATION FOR NORTHLAKE COMMONS

Date: 09-11-23
Drawn By: D.F.
Checked By: D.S.
Scale: 1" = 30'
REVISIONS
DWG. 22127-PLA

Sheet Title: LANDSCAPE PLAN

Project Title: NORTHLAKE COMMONS
SECTION-1, TOWN-3, E.RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
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Job No. 22-0173