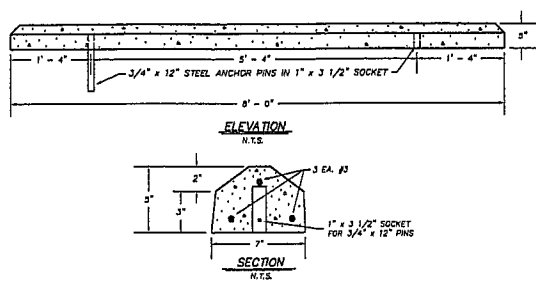


VICINITY MAP
NOT TO SCALE

INDICATES PROPOSED FENCE
INDICATES PROPOSED ASPHALT PAVEMENT (CONFIRM PAVEMENT SECTION WITH OWNER)
1. BEGIN TRANSITION FROM FLUSH CONDITION TO 0.50' CURB REVEAL



PRECAST CONCRETE PARKING BLOCKS
(AS MANUFACTURED BY BAXTER CONCRETE PRODUCTS, INC. OR APPROVED EQUAL)

The utility information shown on this plot, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UTILITY	TYPICAL DEPTH
GAS	36"
WATER	42"
ELECTRIC	30"
TELEPHONE	30"
CABLE TV	30"

IF CONFLICT OCCURS BETWEEN UTILITIES SHOWN ABOVE AND THE GRAVITY SYSTEMS INCLUDING SANITARY AND STORM SEWERS, THE CONTRACTOR IS TO ADJUST THE UTILITIES LISTED ABOVE AS NEEDED.

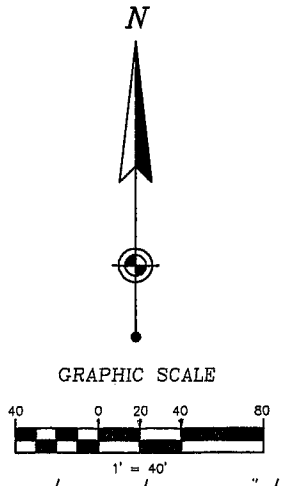
UNDERGROUND UTILITIES
2 WORKING DAYS BEFORE YOU DIG
PHONE: 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

PARCEL 'B'
GRASSCOR PROJECT SUMMARY TABLE
BUILDING PAVEMENT 32,251 S.F.
TOTAL IMPERVIOUS AREA = 63,751 S.F.
TOTAL IMPERVIOUS AREA = 96,002 S.F.

I.S.R. = 96,002 S.F./150,107 S.F. * 100 = 64.00%
PARKING PROVIDED 51 SPACES

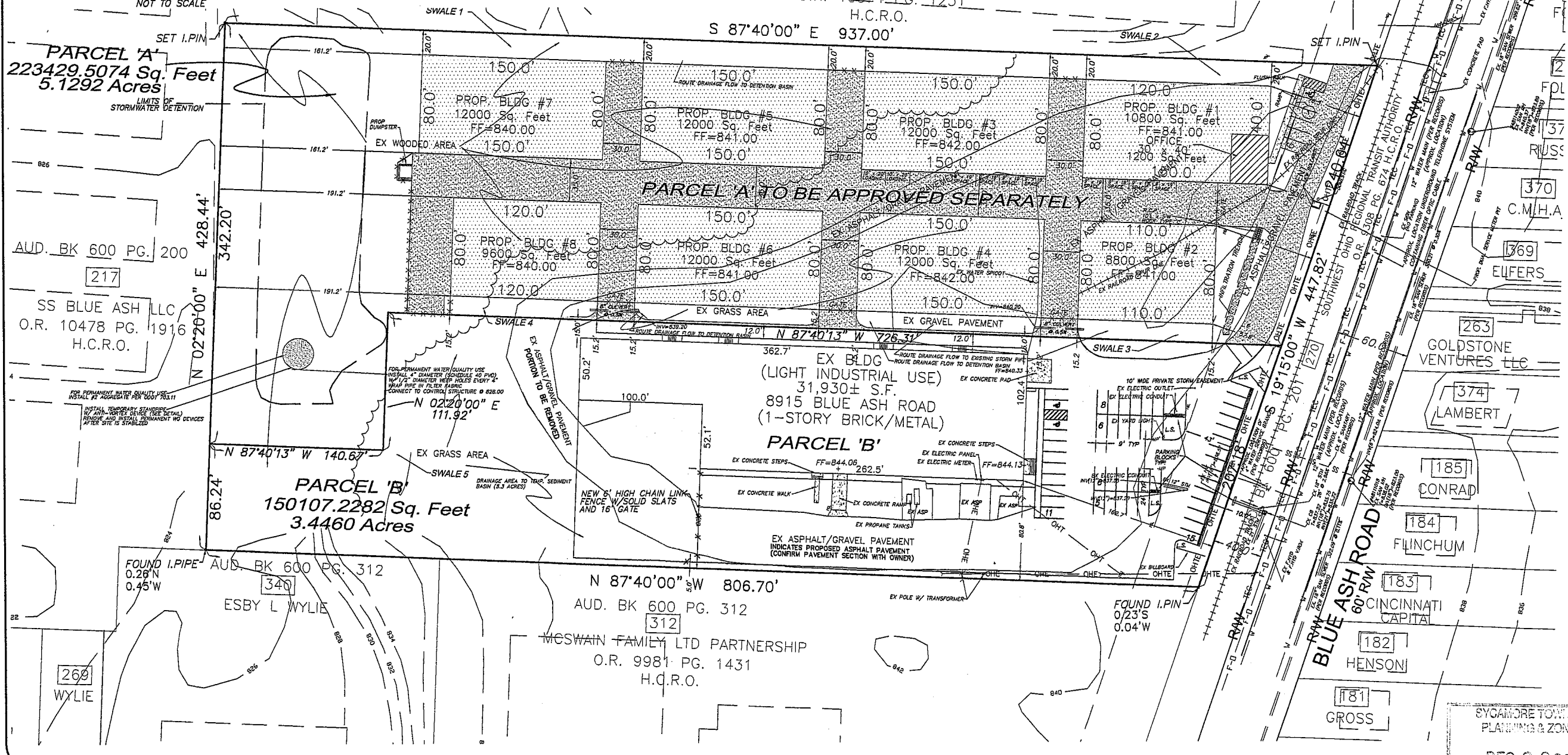
CONDITIONS

- All landscaping and the drainage basin must be completed as part of phase one of construction.
- Until the time when construction begins on phases two and three, that area must be seeded and maintained.
- If phases two and three are not completed within five years of the issuance of a temporary certificate of occupancy for phase one, the applicant must come back before the Zoning Commission for approval.
- The board will grant a variance to allow the dumpster to be screened by an alternate suitable material as opposed to brick or stone required by code.
- The interior landscape requirement is to be waived.
- The board will grant a variance to allow for the location of the office parking to be constructed as proposed on the northern property.
- All site work around the Grasscor building, including paving and striping of the parking stalls must be completed before certificate of occupancy is issued.
- The board will waive the requirement for a landscape buffer on the north and interior boundaries except for landscaping detailed on drawing L1 with the number and type of plantings per the Zoning Resolution.
- The Western and southern buffers must be maintained as shown on the illustrated site plan.



AUD. BK 600 PG. 201
311

EASTERN SHEET METAL HOLDING COMPANY INC.
O.R. 10374 PG. 1251
H.C.R.O.
S 87°40'00" E 937.00'



tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors

803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: JUNE 11, 2013
Scale: 1" = 40'
Job No: 7806

No.	Date
1	7-30-13

SITE PLAN LAYOUT
PARCEL 'B'
ADDRESS: 8915 BLUE ASH ROAD
GRASSCOR LAWN AND LANDSCAPING, LLC.
SECTION 14, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Drawn By: J.KAFFENBERGER
SYCAMORE TOWNSHIP PLANNING & ZONING
SHEET 3 OF 5
C-1.0
Job No: 7806-12

DEC 2 9 2014
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