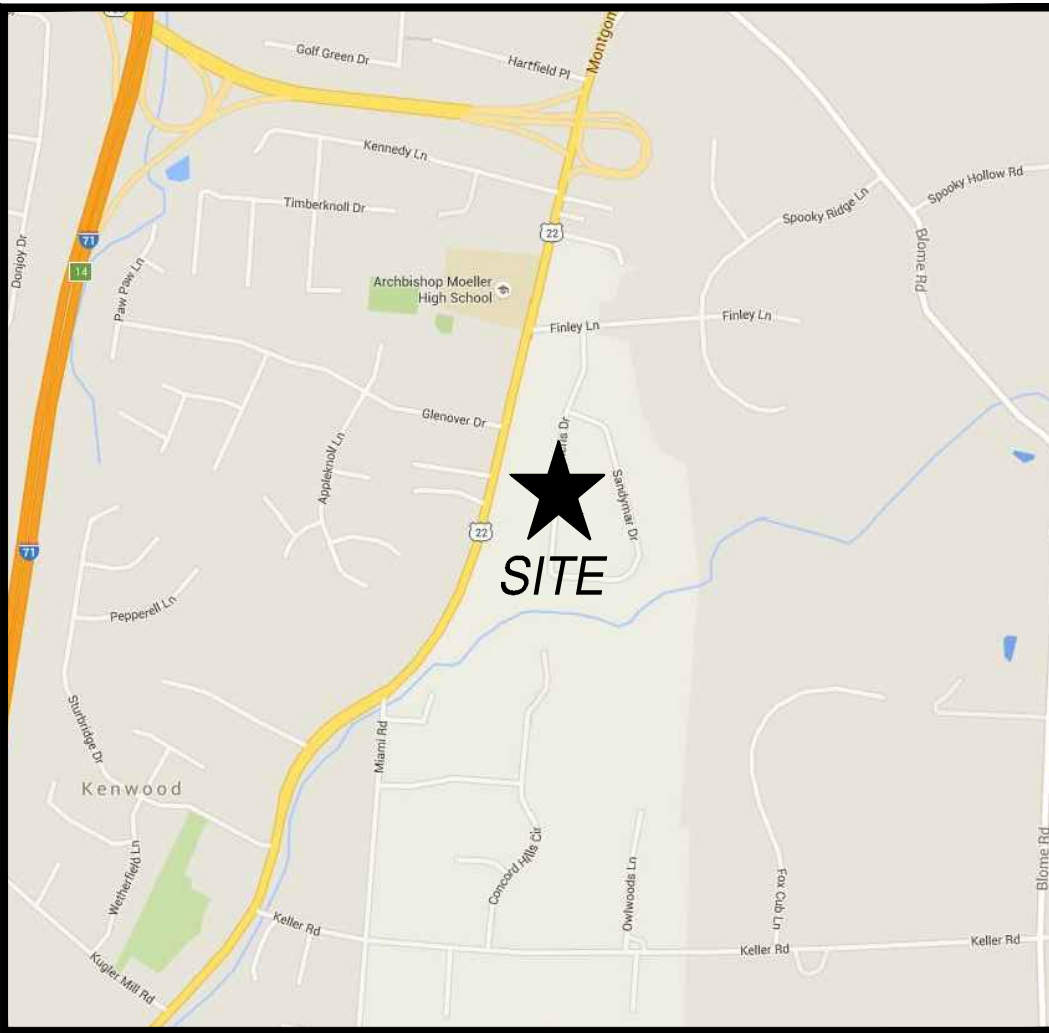


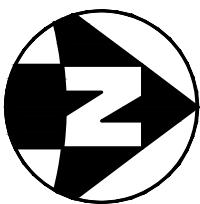


VICINITY MAP
N.T.S

LEGEND

AREA TO BE ZONED FROM "OFFICE-OO" AND "SINGLE FAMILY RESIDENTIAL-A" TO "PUD" 5.111 ACRES

NOTE:
BEARINGS ARE BASED ON HAMILTON COUNTY
BENCHMARKS NOS. 2191 AND 2192. (NAD 83)



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SEAL:

NO. DATE DESCRIPTION
1 12/05/2016 REDONE PLAT - MDH

PROJECT NO: 160347.000
DATE: 2016-12-21
SCALE: 1" = 60'

SHEET NAME: ZONING PLAT

SHEET NO. CZ1

LEGEND

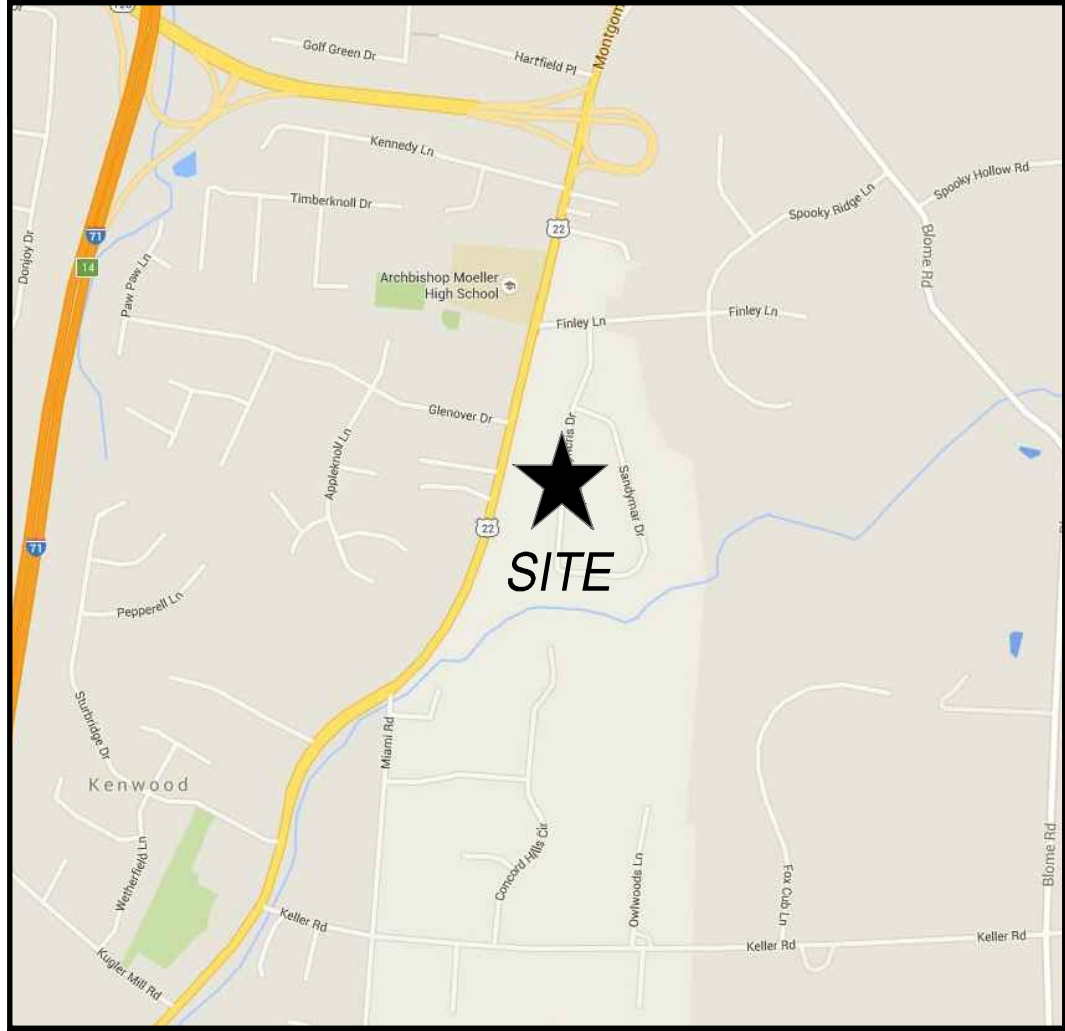
- 5/8" IRON PIN SET
- ▲ MAGNAIL SET
- IRON PIN FOUND (SIZE AS NOTED)
- ⊙ PIPE FOUND (SIZE AS NOTED)
- ⊕ SANITARY MANHOLE
- ⊖ CLEANOUT
- ⊗ STORM MANHOLE
- ⊘ DOWNSPOUT
- INLET
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ MAILBOX
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WATER SERVICE
- ⊙ UTILITY POLE
- ↑ GUY WIRE
- ⊙ LAMP POST
- ⊙ A/C UNIT
- ⊙ ELECTRIC METER
- X — FENCE LINE
- W — WATER LINE (PER RECORDS)
- TREE LINE
- GUARD RAIL
- OU — OVERHEAD UTILITY
- SANITARY SEWER
- STORM SEWER
- HARDWOOD TREE
- SOFTWOOD TREE
- CONCRETE
- ASPHALT
- GRAVEL
- LANDSCAPE
- STONE / PAVERS

EXISTING FEATURES
SURVEY BASEMAP

STONECREST SENIOR
LIVING CENTER

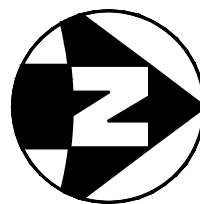
MARK POMERENKE

PAGE 1 OF ?



VICINITY MAP
N.T.S

- NOTES:
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON HAMILTON COUNTY BENCHMARKS NOS. 2191 AND 2192. (NAD 83)
 - ELEVATIONS ARE BASED ON HAMILTON COUNTY BM #2192 (ELEVATION=78576)(NGVD 29)
 - SITE BENCHMARKS AS SHOWN HEREON.

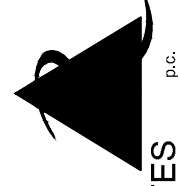


NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD
OF EXCAVATION OR CONSTRUCTION ACTIVITY.



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SEAL:



NO. DATE DESCRIPTION
1 12/21/2016 ZONING SET

STONECREST
SENIOR LIVING
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

DATE: 2016-12-21

SCALE:

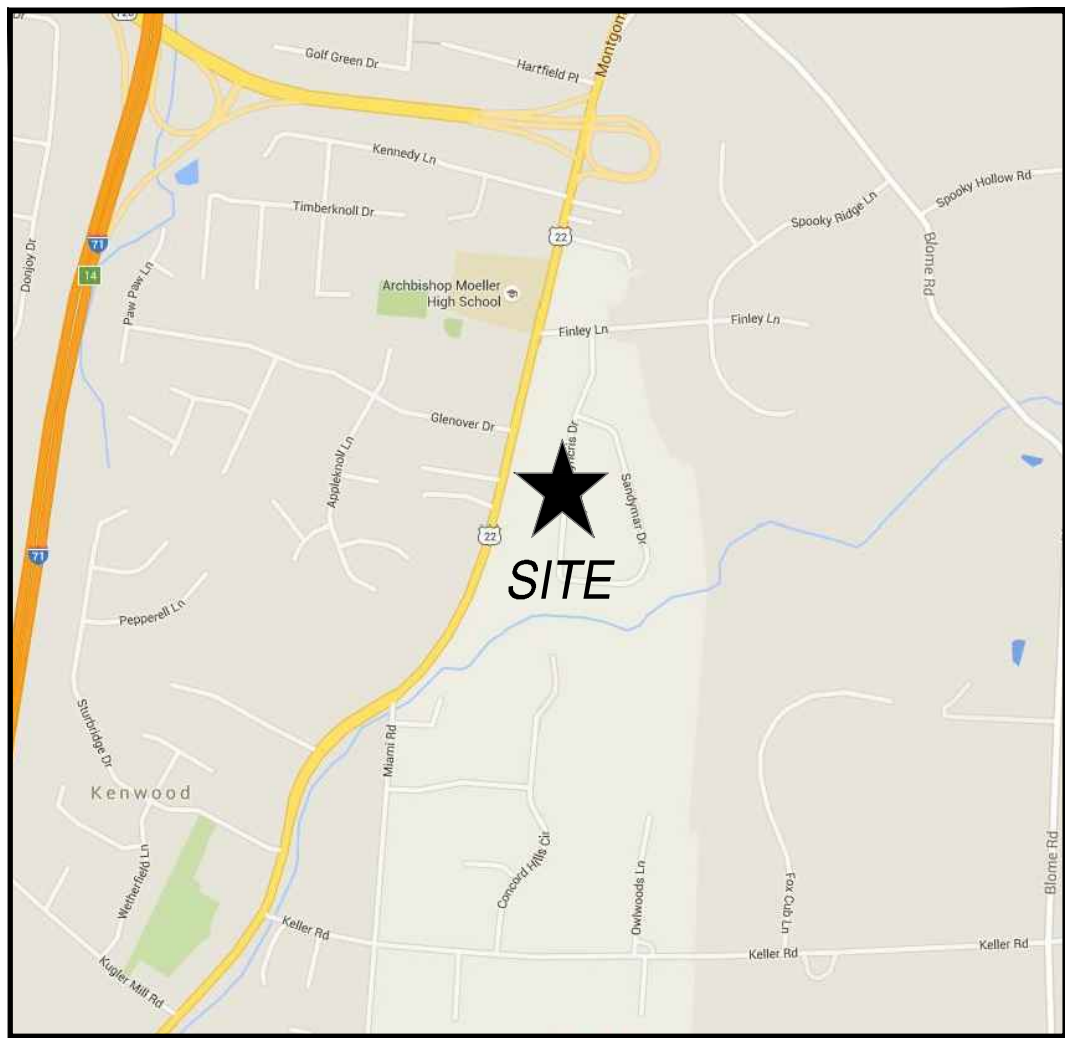


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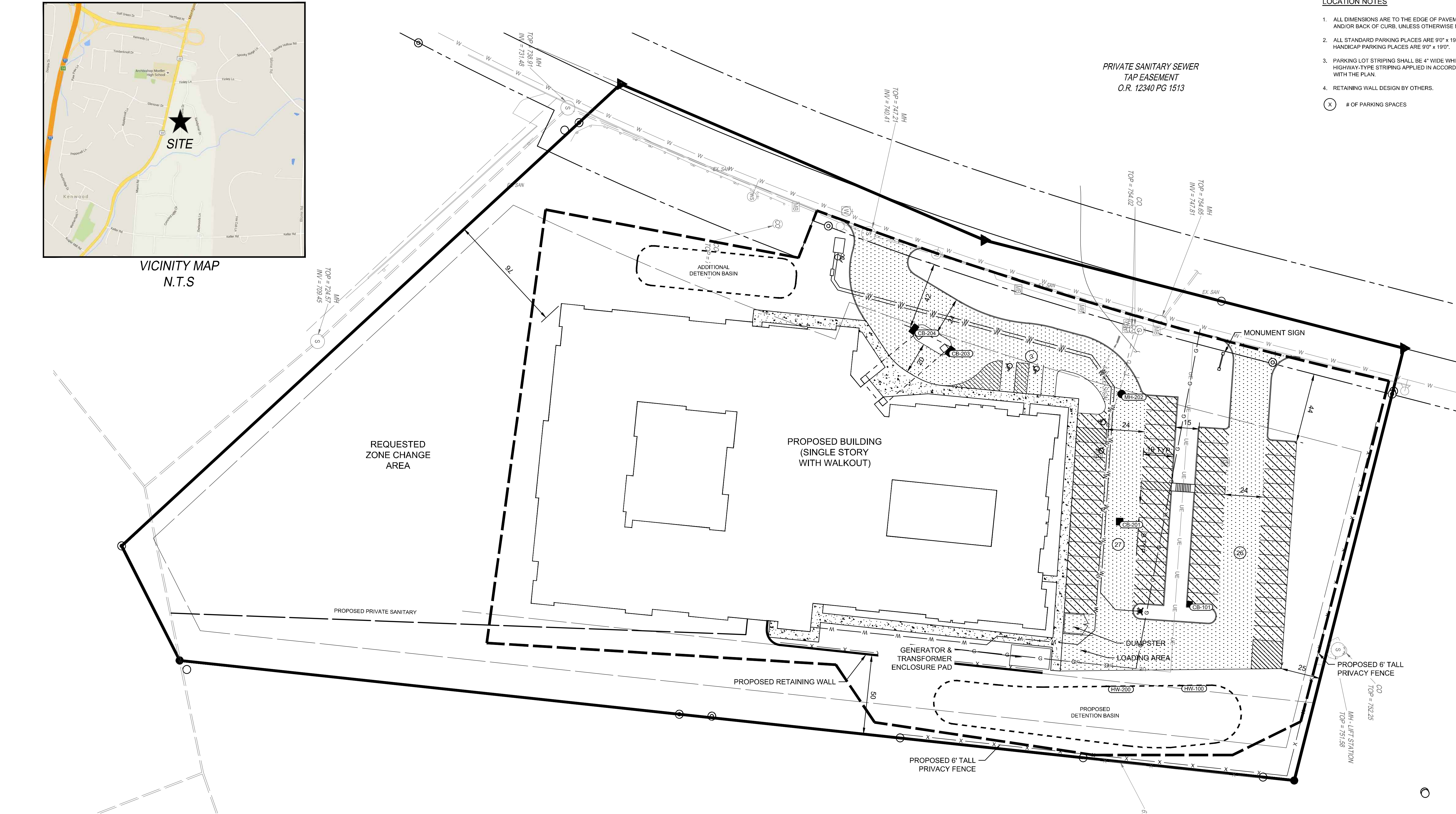
EXISTING
FEATURES
SURVEY BASEMAP

SHEET NO.

C0.0



VICINITY MAP
N.T.S.

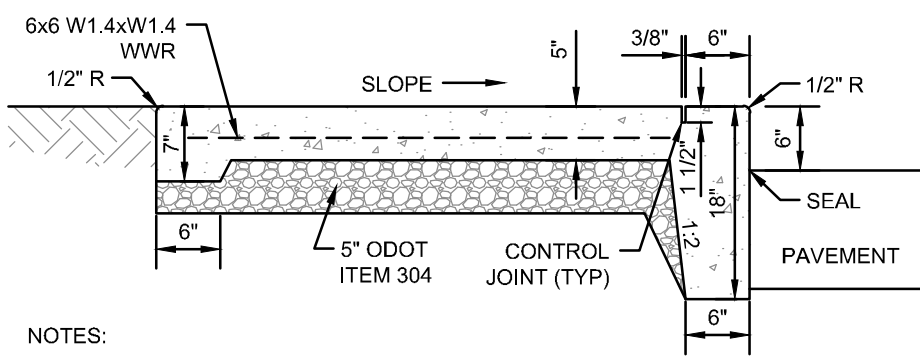


PRIVATE SANITARY SEWER
TAP EASEMENT
O.R. 12340 PG 1513

LOCATION NOTES

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR BACK OF CURB, UNLESS OTHERWISE NOTED.
2. ALL STANDARD PARKING PLACES ARE 9'0" x 19'0". ALL HANDICAP PARKING PLACES ARE 9'0" x 19'0".
3. PARKING LOT STRIPING SHALL BE 4" WIDE WHITE HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN.
4. RETAINING WALL DESIGN BY OTHERS.

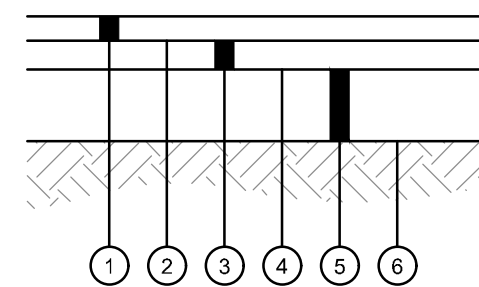
(X) # OF PARKING SPACES



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 8' OC MAXIMUM AND AT 6" BEHIND INTEGRAL CURB. 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.

EXTERIOR CONCRETE SLAB WALK
WITH INTEGRAL CURB DETAIL
N.T.S.



1. 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
2. ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
3. 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
4. ODOT ITEM 408 PRIME COAT, APPLIED AT 0.10 GAL/SY
5. 8" ODOT ITEM 304 AGGREGATE BASE
6. SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

STANDARD DUTY
ASPHALT PAVEMENT DETAIL
N.T.S.

SUMMARY TABLE

PROPOSED USE:	SENIOR CARE CENTER
FLOOR AREA:	LOWER LEVEL 29,380 SF UPPER LEVEL 46,225 SF
TOTAL GROSS AREA:	75,605 SF
DWELLING UNITS:	86 UNITS, 98 BEDS
PARKING SPACES REQUIRED:	44 SPACES
PARKING SPACES PROVIDED:	56 SPACES
IMPERVIOUS SURFACE RATIO:	0.37

	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT



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SEAL:

NO. DATE DESCRIPTION
1 12/21/2016 ZONING SET

**STONECREST
SENIOR LIVING**
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

DATE: 2016-12-21

SCALE:

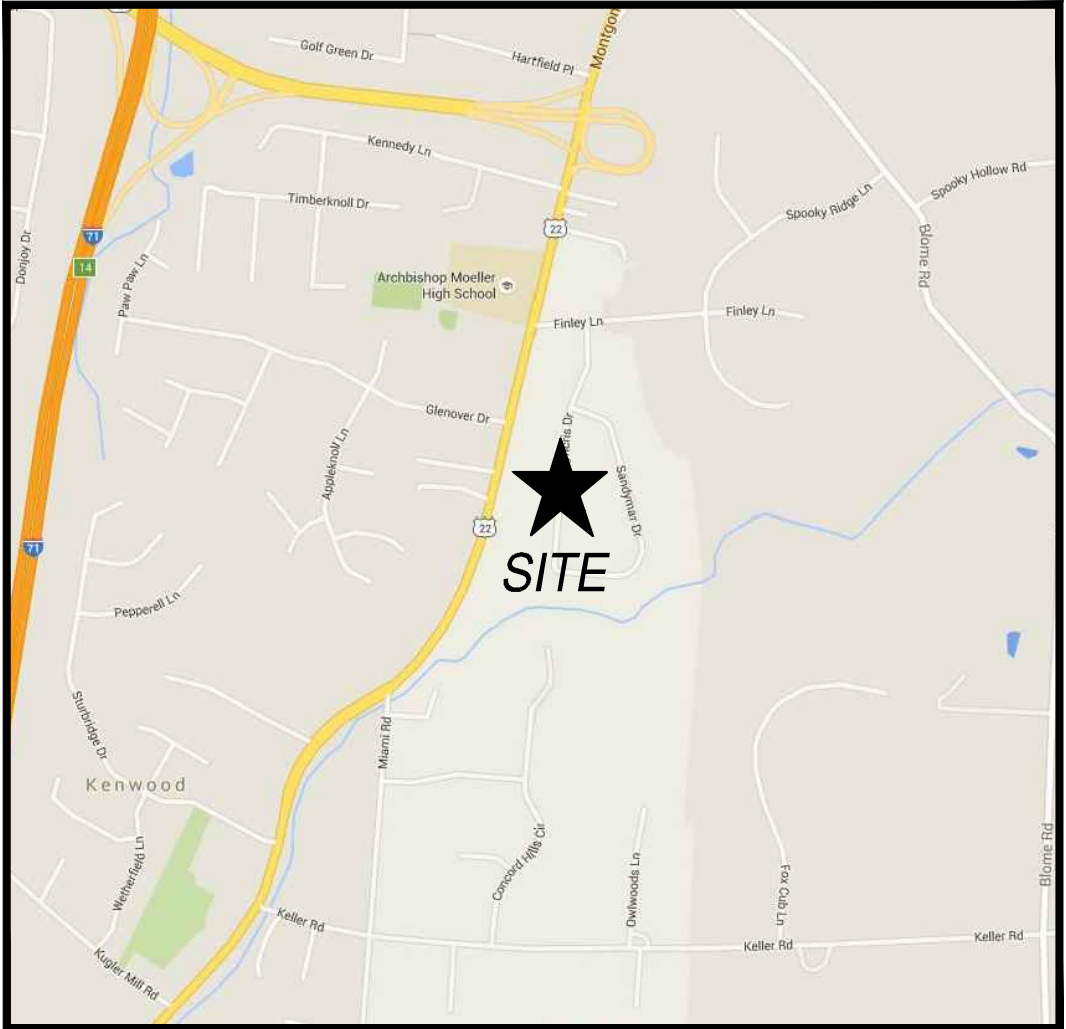


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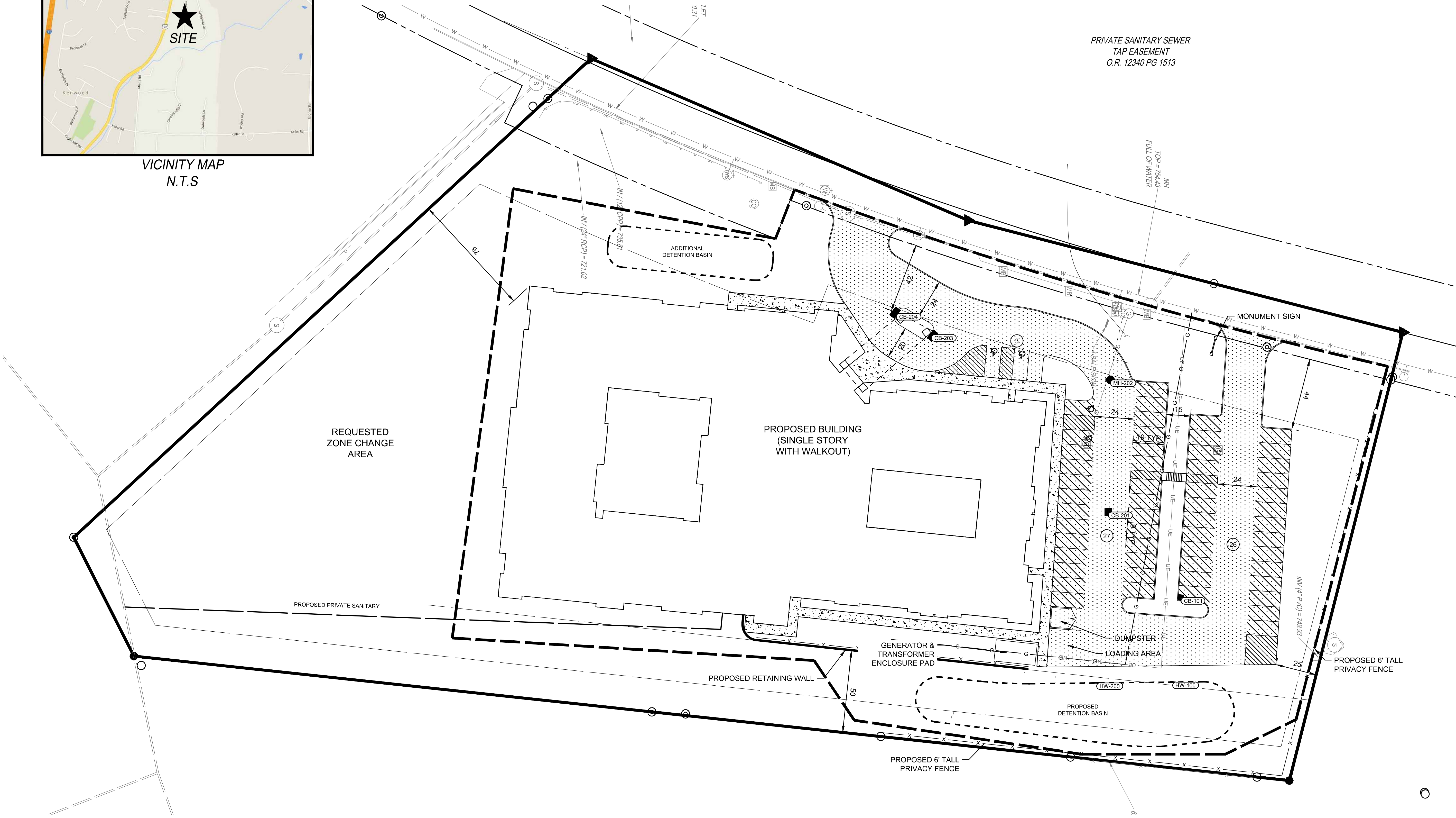
LOCATION PLAN

SHEET NO.

C1.0



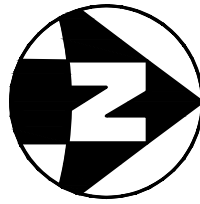
VICINITY MAP
N.T.S



LOCATION NOTES

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 4. RETAINING WALL DESIGN BY OTHERS.
- (X) # OF PARKING SPACES

---	CONSTRUCTION LIMITS
GROSS SITE AREA:	5.1 AC
NET SITE AREA:	4.6 AC

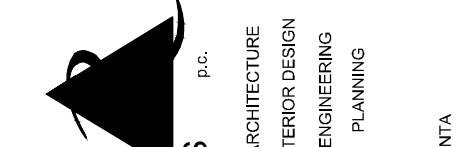




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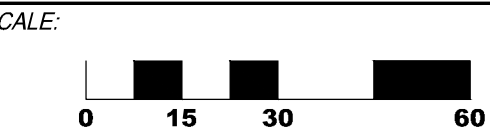
SEAL:

NO.	DATE	DESCRIPTION
1	12/21/2016	ZONING SET

**STONECREST
SENIOR LIVING**
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

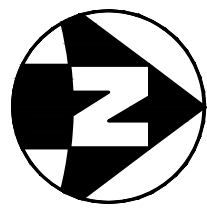
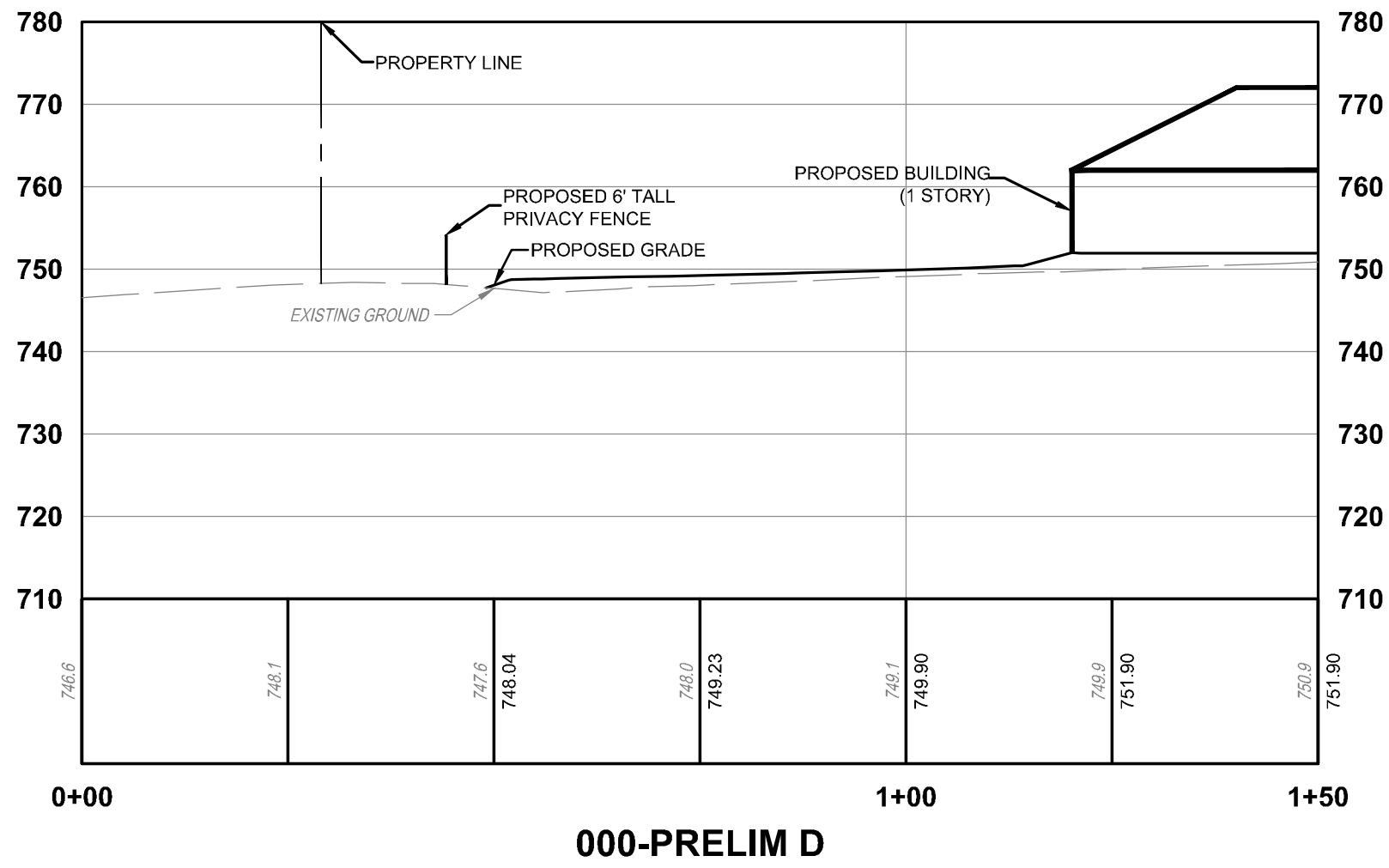
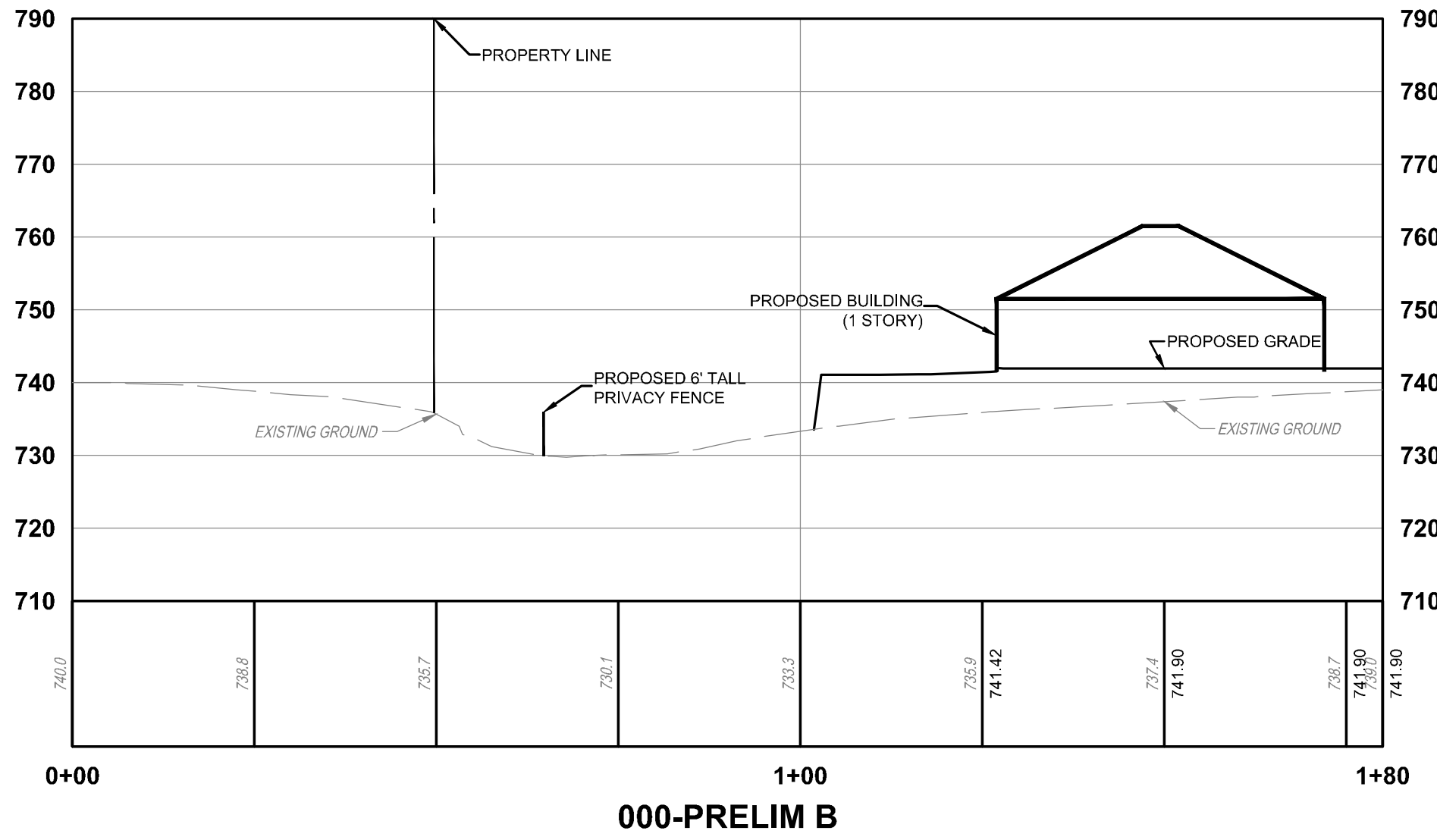
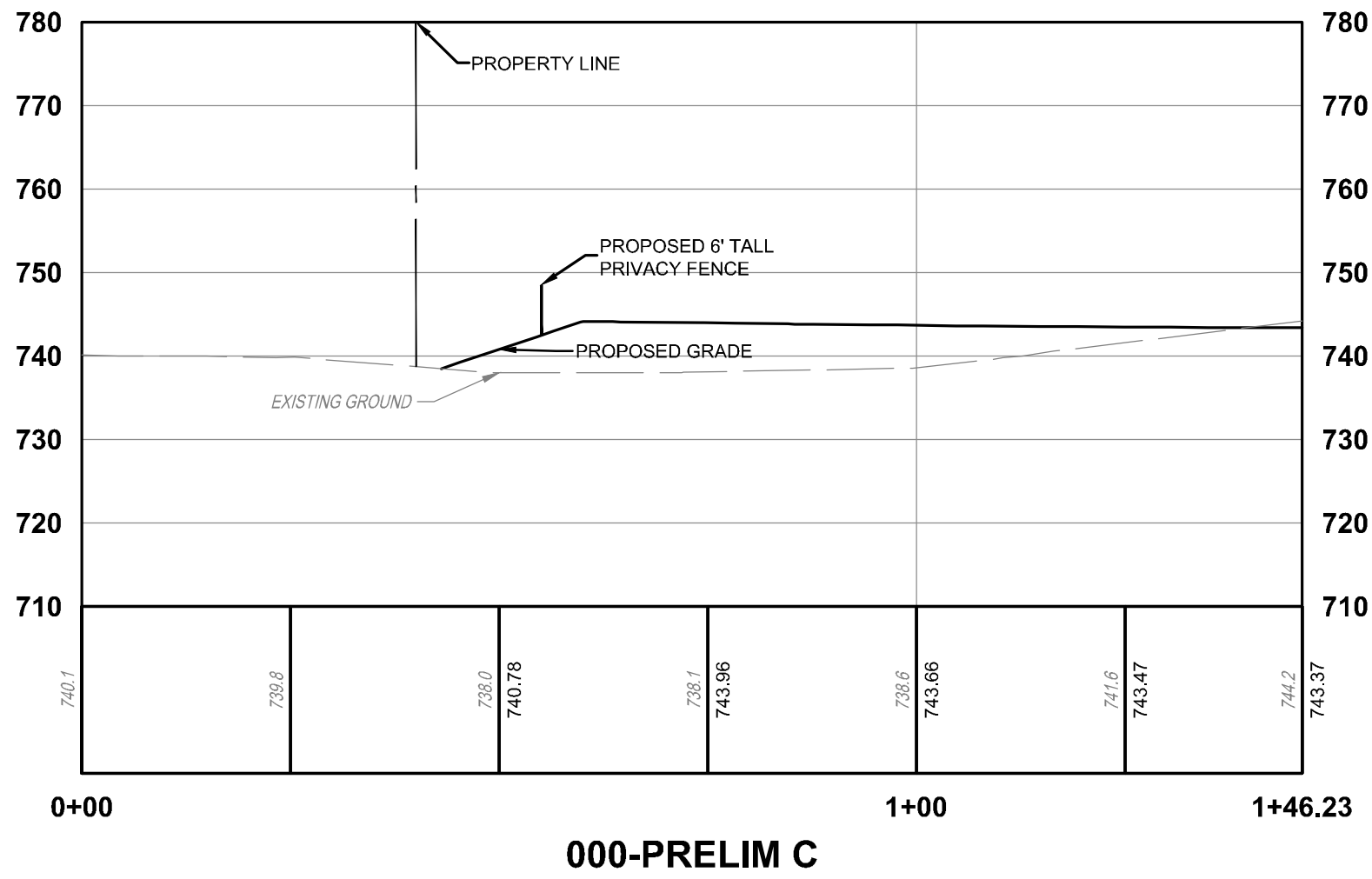
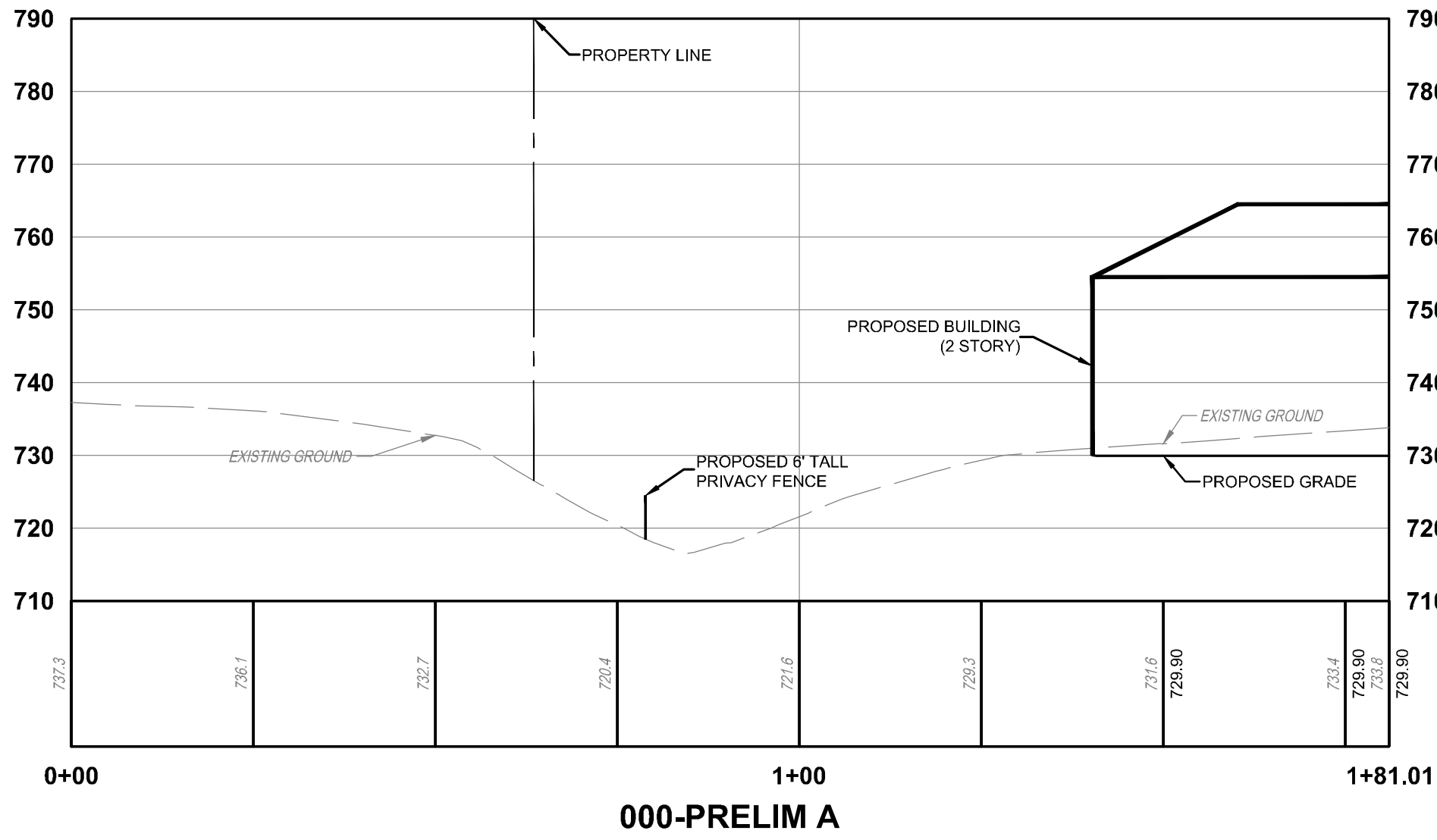
DATE: 2016-12-21



SHEET NAME:
LOCATION PLAN

SHEET NO.

C1.1





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NO.	DATE	DESCRIPTION
1	12/21/2016	ZONING SET

**STONECREST
SENIOR LIVING**

SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

DATE: 2016-12-21

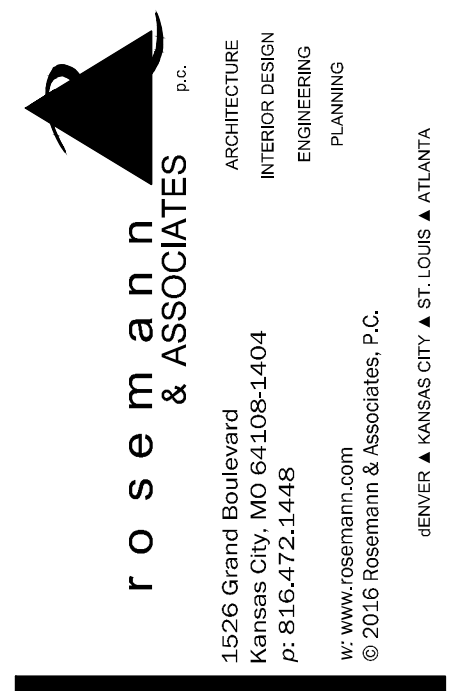
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SHEET NAME:

**LOCATION PLAN
PROFILES**

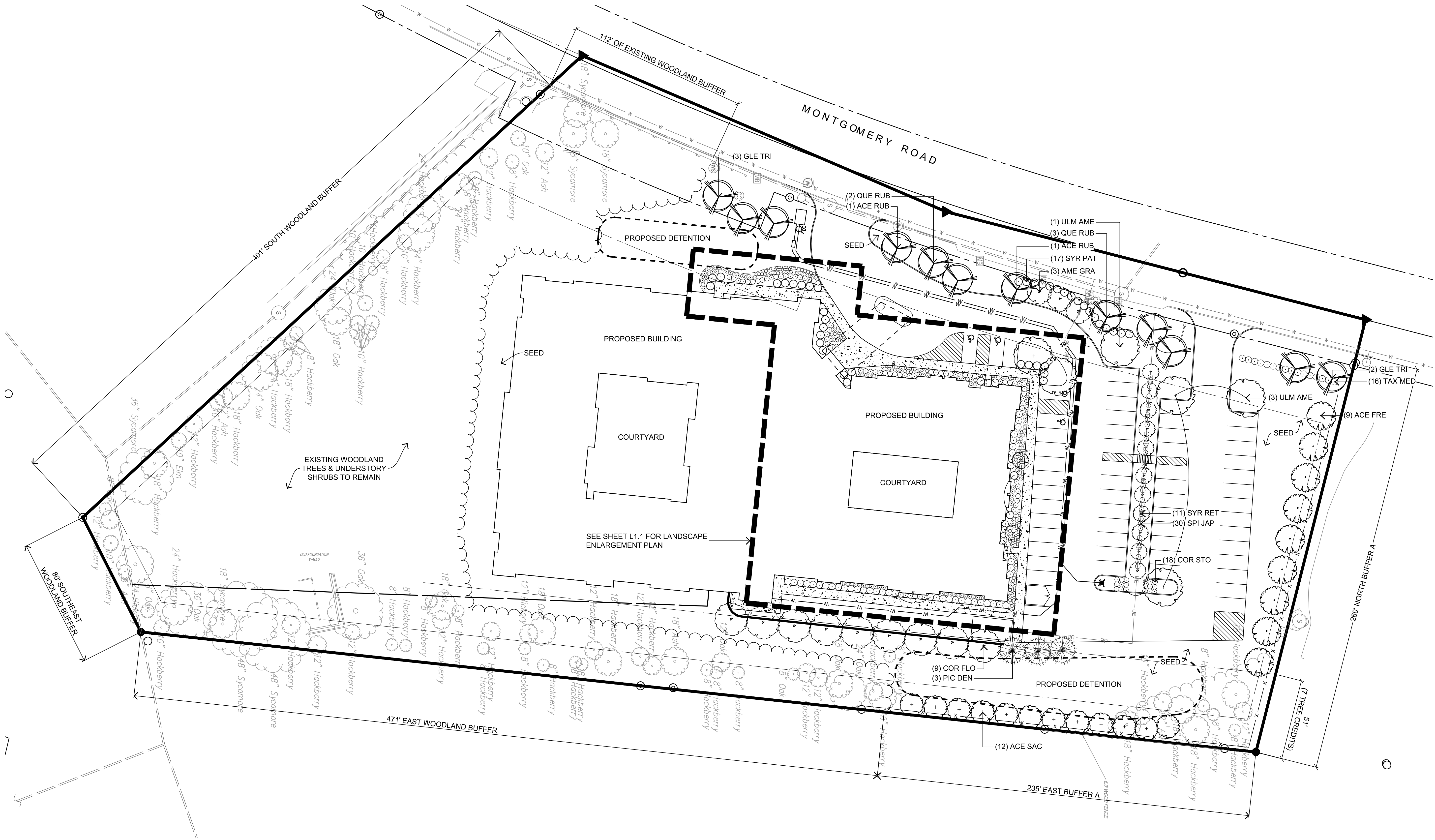
SHEET NO.

C1.2



NO.	DATE	DESCRIPTION
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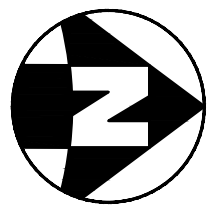
C2.0



- GENERAL NOTES
1. SEE SHEET L2.0 FOR ZONING REQUIREMENT CHARTS.
 2. SEE SHEET L1.1 FOR PLANTING SCHEDULE.

- GENERAL PLANTING NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. 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.
 3. 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.
 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 6. 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.
 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 8. ALL TREES TO BE PRESERVED DURING CONSTRUCTION SHALL BE PROTECTED PER SECTION 15-6.3 OF THE SYCAMORE TOWNSHIP ZONING RESOLUTION.

- LEGEND
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
 - PARKING LOT CANOPY TREE, TYP.
 - STREETSCAPE BUFFER CANOPY TREE, TYP.
 - BOUNDARY BUFFER CANOPY TREE, TYP.
 - UNDERSTORY TREE, TYP.
 - SHRUBS, TYP.
 - PERENNIALS / ORNAMENTAL GRASSES, TYP.
 - EVERGREEN TREE, TYP.



SEAL:

NO. DATE DESCRIPTION
1 12/21/2016 ZONING SET

**STONECREST
SENIOR LIVING**
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

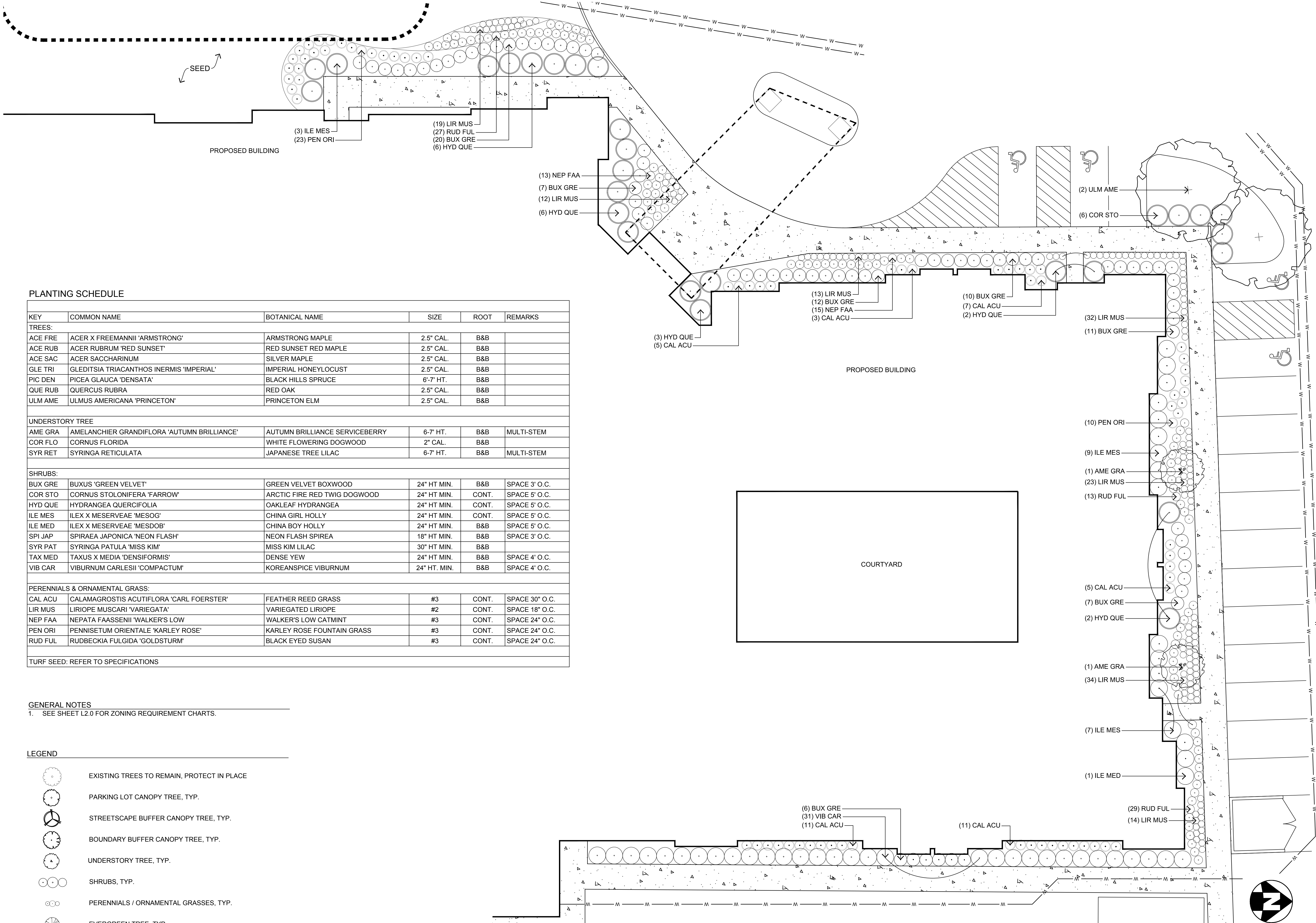
PROJECT NO: 160347.000

DATE: 2016-12-21

SCALE:
0 15 30 60

SHEET NAME:
**LANDSCAPE
PLAN**

SHEET NO.
L1.0



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NO. DATE DESCRIPTION
1 12/21/2016 ZONING SET

STONECREST SENIOR LIVING
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000
DATE: 2016-12-21
SCALE: 0 5 10 20

SHEET NAME: **LANDSCAPE ENLARGEMENT PLAN**

SHEET NO. **L1.1**

N.T.S.

2 N.T.S.

A cross-sectional diagram of a container plant. The plant has a thick trunk and several branches with leaves. The trunk is surrounded by a layer of mulch. Below the mulch is a layer of soil mix. The roots of the plant are shown extending into the soil mix. Labels with arrows point to the following parts:

- CONTAINER PLANT
- 2" BARK MULCH BED
- PLANTING SOIL MIX
- SCARIFY SIDES & BOTTOM OF ROOT SYSTEM

3 N.T.S.

Diagram illustrating the components and dimensions for a tree planting pit:

- DO NOT CUT MAIN LEADER
- SET TRUNK PLUMB WITH EXISTING GRADE
- 12 GAUGE GALVANIZED GUY WIRE WITH WHITE CAUTION TAPE ON EACH (3 TOTAL)
- GALVANIZED TURNBUCKLES (3 TOTAL)
- 2" MULCH BED (TYPICAL)
- FINISHED GRADE
- 2" x 2" x 36" OAK P.T. STAKES (3 TOTAL)
- PLANTING SOIL MIX
- 50°
- 3" MIN.
- 12" MIN.
- 6" MIN.
- REMOVE TOP $\frac{1}{3}$ OF BURLAP COMPACT TO PREVENT ROOTBALL FROM SETTLING
- UNDISTURBED EARTH
- 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. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

4 N.T.S.

Diagram illustrating the tree planting method:

- SET TRUNK PLUMB WITH EXISTING GRADE
- RUBBER GUY HOSE SLEEVE: PLACE AT A DISTANCE OF $\frac{2}{3}$ HEIGHT OF TREE
- 12 GAUGE GALVANIZED GUY WIRE (3 TOTAL)
- GALVANIZED TURNBUCKLES (3 TOTAL)
- 2" MULCH BED (TYP.)
- FINISH GRADE
- 2"x2"x36" OAK P.T. STAKES (3 TOTAL)
- PLANTING SOIL MIX
- REMOVE TOP 1/2 OF BURLAP
- COMPACT TO PREVENT ROOTBALL FROM SETTLING
- UNDISTURBED EARTH
- HEIGHT OF TREE
- 6" MIN

5 N.T.S.

A detailed cross-sectional diagram of a tree stabilization system on a slope. The diagram shows a tree with a trunk and a large, irregular rootball. The rootball is supported by a 'FIRMLY FORMED SOIL DAM (USE PLANTING SOIL MIX)' and a '36" LENGTH #5 REBAR STAKE. DRIVE BELOW GRADE'. The tree trunk is secured with '12 GAUGE GALVANIZED GUY WIRE WITH WHITE CAUTION TAPE ON EACH (3 TOTAL)' and 'RUBBER GUY HOSE SLEEVE'. The system is installed on a 'SLOPE' with 'EXISTING GRADE' and 'FINISH GRADE' lines. The soil layers include 'UNDISTURBED EARTH', 'PLANTING SOIL MIX', and a '2" MULCH BED (TYP.)'. A 'CORNER OF ROOTBALL TO BE AT LINE OF ORIGINAL GRADE' is indicated. A note states 'DO NOT CUT MAIN LEADER'. The 'ANGLE OF REPOSE VARIES WITH STEEPNESS OF SLOPE AND SOIL TYPE.' is also noted.

Diagram illustrating the components and construction of a tree stabilization system on a slope:

- DO NOT CUT MAIN LEADER
- RUBBER GUY HOSE SLEEVE
- EXISTING GRADE
- 12 GAUGE GALVANIZED GUY WIRE WITH WHITE CAUTION TAPE ON EACH (3 TOTAL)
- CORNER OF ROOTBALL TO BE AT LINE OF ORIGINAL GRADE
- GALVANIZED TURNBUCKLES (3 TOTAL)
- 2" MULCH BED (TYP.)
- PLANTING SOIL MIX
- FIRMLY FORMED SOIL DAM (USE PLANTING SOIL MIX)
- ANGLE OF REPOSE VARIES WITH STEEPNESS OF SLOPE AND SOIL TYPE.
- FINISH GRADE
- 36" LENGTH #5 REBAR STAKE. DRIVE BELOW GRADE
- UNDISTURBED EARTH

6 N.T.S.

WOODLAND BUFFERS

SOUTH BUFFER	
COMMON NAME	SIZE
SYCAMORE	18" CAL.
SYCAMORE	18" CAL.
SYCAMORE	18" CAL.
ASH	12" CAL.
OAK	10" CAL.
HACKBERRY	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	24" CAL.
HACKBERRY	24" CAL.
HACKBERRY	24" CAL.
HACKBERRY	10" CAL.
HACKBERRY	8" CAL.
HACKBERRY	6" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
HACKBERRY	10" CAL.
OAK	24" CAL.
OAK	18" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	18" CAL.
HACKBERRY	24" CAL.
OAK	24" CAL.
HACKBERRY	18" CAL.
ASH	12" CAL.
HACKBERRY	10" CAL.
HACKBERRY	12" CAL.
ELM	10" CAL.
HACKBERRY	18" CAL.
SYCAMORE	36" CAL.
OAK	8" CAL.

SOUTHEAST BUFFER

COMMON NAME	SIZE
HACKBERRY	12" CAL.
HACKBERRY	10" CAL.
ASH	8" CAL.
HICKORY	24" CAL.
OAK	8" CAL.

EAST BUFFER	
COMMON NAME	SIZE
HACKBERRY	10" CAL.
HACKBERRY	24" CAL.
OAK	36" CAL.
SYCAMORE	18" CAL.
SYCAMORE	48" CAL.
SYCAMORE	48" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
OAK	36" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
OAK	18" CAL.
HACKBERRY	12" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	8" CAL.
HICKORY	12" CAL.
OAK	18" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	18" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
ASH	18" CAL.
HACKBERRY	8" CAL.
HACKBERRY	8" CAL.
OAK	12" CAL.
HACKBERRY	8" CAL.
OAK	8" CAL.
HACKBERRY	12" CAL.
HACKBERRY	12" CAL.
OAK	18" CAL.
OAK	24" CAL.
HACKBERRY	12" CAL.
HACKBERRY	18" CAL.
HACKBERRY	18" CAL.

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

INTERIOR LANDSCAPING REQUIRED (SECTION 12-6.4)		
	REQUIRED	PROPOSED
INTERIOR LANDSCAPE AREA REQUIRED	22 SF OF LANDSCAPING PER PARKING SPACE REQUIRED. 57 PARKING SPACES PROPOSED = 1,254 SF OF INTERIOR LANDSCAPING REQUIRED	2,495 SF OF LANDSCAPING PROPOSED
TREE PLANTING REQUIREMENT	3 CANOPY TREES REQUIRED FOR EVERY 10 PARKING SPACES (2.5" CAL. MIN.) 57 PARKING SPACES = 17 TREES REQUIRED	17 TREES PROPOSED
SHRUB PLANTING REQUIREMENT	3 SHRUBS REQUIRED FOR EVERY CANOPY TREE REQUIRED (18" HT. OR 24" SPD. MIN.) 17 CANOPY TREES REQUIRED = 51 SHRUBS REQUIRED	54 SHRUBS PROPOSED
INTERIOR LANDSCAPING STANDARDS (SECTION 12-6.3)		
FOUNDATION PLANTINGS	FOR OFFICE USES, 3' OF LANDSCAPING REQUIRED BETWEEN THE SIDEWALK AND VEHICULAR USE AREA FOR 100% OF THE ENTIRE BUILDING FRONTAGE	3' OF LANDSCAPING PROPOSED FOR ENTIRE BUILDING FRONTAGE FOR OFFICE USES

BUFFER YARDS (SECTION 14)

BOUNDARY BUFFERS

NORTH PROPERTY LINE	PROPOSED CLASSIFICATION III ADJACENT TO II CLASSIFICATION A + 10' BUFFER REQUIRED 260 LF OF FRONTAGE = 13 TREES + 39 SHRUBS	9 TREES (2.5" CAL.) + 6' TALL PRIVACY FENCE PROPOSED + 7 TREE CREDITS FOR (1) 18", (1) 12", AND (1) 8" TREE
EAST PROPERTY LINE	WOODLAND PRESERVATION + PROPOSED CLASSIFICATION III ADJACENT TO II CLASSIFICATION A + 10' BUFFER REQUIRED 235' LF OF FRONTAGE = 7 TREES (2.5" CALIPER) + 20 SHRUBS	EXISTING VEGETATION TO REMAIN AS PART OF WOODLAND PRESERVATION (SEE WOODLAND BUFFER CHART, THIS SHEET FOR SPECIES) + 7 TREES (2.5" CAL.) + 6' TALL PRIVACY FENCE PROPOSED
SOUTHEAST PROPERTY LINE (SECTION 14-10.3)	WOODLAND PRESERVATION	EXISTING VEGETATION TO REMAIN AS PART OF WOODLAND PRESERVATION (SEE WOODLAND BUFFER CHART, THIS SHEET FOR SPECIES)
SOUTH PROPERTY LINE (SECTION 14-10.3)	WOODLAND PRESERVATION	EXISTING VEGETATION TO REMAIN AS PART OF WOODLAND PRESERVATION (SEE WOODLAND BUFFER CHART, THIS SHEET FOR SPECIES)

STREETSCAPE BUFFERS

MONTGOMERY ROAD	15' WIDTH BUFFER YARD 409 LF OF FRONTAGE = 12 TREES + 33 SHRUBS REQUIRED	12 CANOPY TREES (2.5" CAL.) + 3 UNDERSTORY TREES 15' HT. MIN. 33 SHRUBS PROPOSED (18" HT. OR 24" SPD. MIN.)
-----------------	---	---

NOTES:

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



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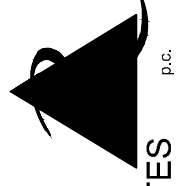
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SEAL:

NO.	DATE	DESCRIPTION
1	12/21/2016	ZONING SET

STONECREST SENIOR LIVING
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000
 DATE: 2016-12-21
 SCALE:

SHEET NAME:
SITE RENDERING

SHEET NO.
L3.0

[illegible]

ORDERING INFORMATION ORDERING EXAMPLE: LMC-1508R-1-PC1			
LMC			
LMC	Lamp description Cut-off	WAVELENGTH/SOURCE/VOLTAGE	FINISH
LMC		PULSE START MATERIAL HALIDE	
509 R	90w 120/270 Duhal	509 R	1 Bronze
709 R	70w 120w 120, 208, 240, 277V	709 R	2 Black
706 W	70w 70w 120, 277, 347V	706 W	3 Gray
1006 W	100w 100w 120, 208, 240, 277V	1006 W	4 White
1009 P	100w 70w 120, 277, 347V	1009 P	5 Platinum
1005 W	100w 40w		
1509 B	150w 150w 120, 208, 240, 277V		
1506 W	150w 70w 120, 277, 347V		
1505 W	150w 40w		
ELECTRONIC MATERIAL HALIDE			
706 R	70w 70w 120, 208, 240, 277V		
1006 R	100w 100w 120, 208, 240, 277V		
ELECTRONIC FLUORESCENT			
40E R	40w 40w 120, 208, 240, 277V		
64E R	64w 64w 120, 208, 240, 277V		
HIGH PRESSURE SODIUM			
706 W	70w 70w 120, 208, 240, 277V		
706 W	70w 70w 120, 277, 347V		
1506 R	150w 150w 120, 208, 240, 277V		
1506 W	150w 70w 120, 277, 347V		
1505 R	150w 40w		
OPTIONS			
P000	Bottom phosphor, replace x with yellow (1100K), 2400K, 2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K		
L1	LM Lamps		
F01	Fusing replace x with voltage, 1100K, 2400K, 2700K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, 10000K		
Q01	Time Delay Quartz stand by system lead lamp		
00	EC Bayonet Socket		
EM1	For remote power by others		
EM2	M11/M11R Two Pin Socket		
EM3	For 120 power by others		
25M12	Two M11 or M11R Two Pin Sockets for 120 power by others		
25M13	Emergency Battery Back rated 47, 120 or 240V		
BOCXX	Emergency Battery Back, rated 47, 120 or 240V		

[illegible]

LIGHT FIXTURE SCHEDULE									
MARK	MANUFACT.	MODEL NUMBER	MOUNTING			FINISH	LAMP		REMARKS
			RECESS.	SURF.	WALL			QUAN.	
SL1	COOPER	TLM-E04-LED-E1-SL4		POLE		DARK BRONZE	LED	1	1,2,3,4
SL2	COOPER	TLM-E04-LED-E1-SL4		POLE		DARK BRONZE	LED	2	1,2,3,4
SL3	COOPER	TLM-E04-LED-E1-SL2		POLE		DARK BRONZE	LED	1	1,3,4,7
SL4	HUBBELL	LMC-30LU-4K-3		X		BRONZE	LED	1	5
SL5	WILLIAMS	L60-L20C-835-W-AC/CAL-120	X			SEMI-SPECULAR	LED	1	6

REMARKS:

1 - MOUNT AT 20 FT AFG.

2 - PROVIDE WITH (1) HEAD.

3 - MOUNT ON 20" RSS POLE, WITH HANDHOLE AND BASE COVER.

4 - PROVIDE SCREW IN BASE FOR 80 MPH WIND RATING, 1.2 GUST FACTOR.

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Drive Area	2.2 fc	10.1 fc	0.2 fc	50.5:1	11:1

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Drive Area	2.2 fc	10.1 fc	0.2 fc	50.5:1	11:1

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NorthPoint Development

Stonecrest Senior Living

Kansas City, Missouri

REVISIONS		
NO.	DESCRIPTION	DATE
		xx/xx/xxxx

DATE: 12/20/2016

LSA PROJECT NO.:

1604037

SHEET DESCRIPTION:

**PHOTOMETRIC SITE
PLAN**

SHEET NO.:

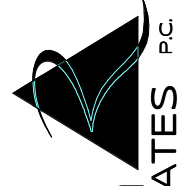
E0.01



1 LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"



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SEAL:

NO.	DATE	DESCRIPTION
1	12/21/16	ZONING SET

**STONECREST
SENIOR LIVING**
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: 160347.000

DATE: 2016-12-21

SCALE:

SHEET NAME:

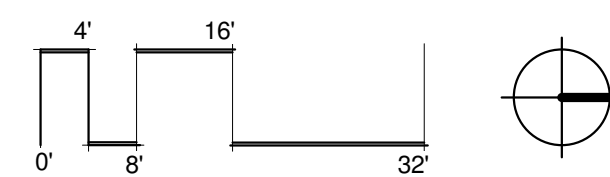
LOWER LEVEL FLOOR PLAN

SHEET NO.

A-100



1 UPPER LEVEL FLOOR PLAN
1/16" = 1'-0"

[illegible]

**STONECREST
SENIOR LIVING**
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO: **160347.000**

DATE: 2016-12-21

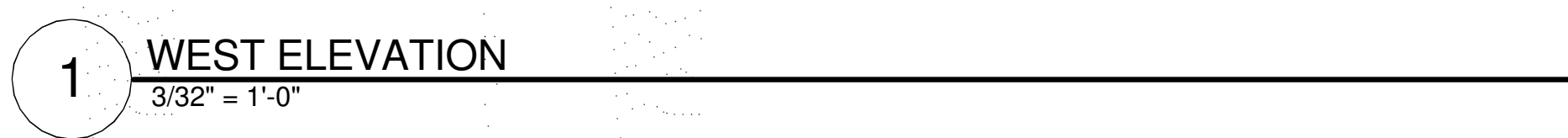
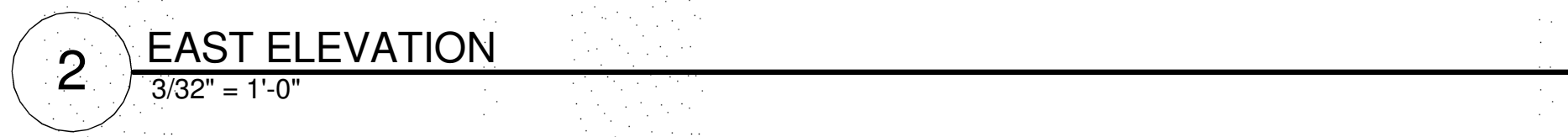
SCALE:

SHEET NAME:

UPPER LEVEL FLOOR PLAN

SHEET NO.

A-101

[illegible]

**STONECREST
SENIOR LIVING**
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

PROJECT NO:	160347.000
DATE:	2016-12-21
SCALE:	

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO. **A-200**

LAP SIDING (COLOR #1)

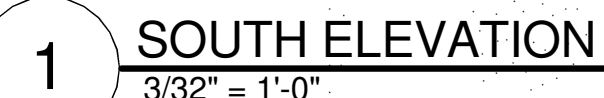
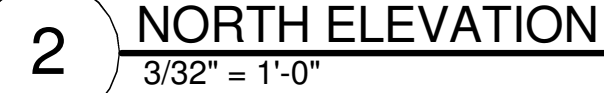
LAP SIDING (COLOR #2)

SHAKE (COLOR #3)

STONE

METAL SEAM ROOF

SHINGLE ROOF

[illegible]

PROJECT NO: **160347.000**

DATE: 2016-12-21

SCALE: .

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NO. _____

A-201