

APR 22 2019

RECEIVED

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

2019-06 P2

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8167 Montgomery Road ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER W. B. Meier Realty Co.	9825 Kenwood Road, Ste. 204	Cincinnati	OH	45242	
CONTRACTOR HGC Construction	2814 Stanton Avenue	Cincinnati	OH	45206	(513) 861-8866
DESIGNER BDR Design	28 Central Pkwy West	Cincinnati	OH	45202	(513) 651-9100
APPLICANT Dinsmore and Shohl LLP	255 E. 5 th St., Ste. 1900	Cincinnati	OH	45202	(513) 977-8684
APPLICANT'S E-MAIL ADDRESS richard.tranter@dinsmore.com					

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

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

The proposed use is a 4,361 square foot retail Graeter's store with an ancillary drive through and internal play area.

5. SQUARE FEET: 4,361 sq. ft. 6. USE: Retail 7. HEIGHT: 25'2"

8. EST. START DATE: 10/1/2019 9. EST. FINISH DATE: 4/1/2020 10. # OF SIGNS: 2

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.

Richard B. Tranter, ESQ. 4/18/19
APPLICANT'S SIGNATURE DATE
RICHARD B. TRANTER
PROPERTY OWNER'S SIGNATURE DATE

SYCAMORE TOWNSHIP, OH
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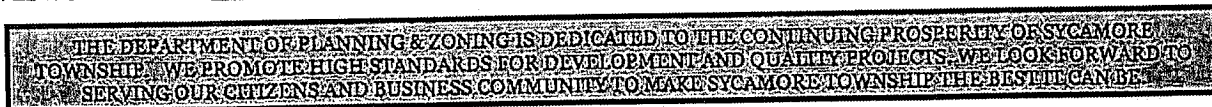
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 PUD I PUD II LASR
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APPLICANT'S SIGNATURE Richard Tranter DATE April 17, 2019
 PROPERTY OWNER'S SIGNATURE _____ DATE _____



May 3, 2019

HAND DELIVERED

Board of Township Trustees
Zoning Commission
Sycamore Township, Ohio
8540 Kenwood Road
Sycamore Township, OH 45236

RE: Letter of Intent
Application for a PUD II
Graeter's Ice Cream Company
8167 Montgomery Road

Dear Members of the Board and Members of the Zoning Commission:

The Applicant, on behalf of Graeter's Ice Cream Company, seeks approval to build and operate a retail ice cream store on the property located at 8167 Montgomery Road (the "Property"). Specifically, the Applicant requests:

- (i) approval of the enclosed application for a PUD II to develop the Property as generally depicted on the enclosed plans; and
- (ii) approval of a deviation for landscaping as described in this Letter of Intent.

1. Description of Use

Graeter's proposes to use the Property as a retail ice cream store. The proposed use is properly characterized as retail under the Sycamore Township Zoning Resolution (the "Zoning Resolution") because food will be prepared off-site and delivered to the Graeter's store for sale.

The Property is located in the "E" Retail/Business District. Pursuant to Table 3-2 of the Zoning Resolution, a retail use with an impervious surface ratio greater than .65, such as the proposed Graeter's store, is permitted in the "E" Retail/Business District with approval of a PUD II.

A drive-thru is proposed as an ancillary use to the Graeter's store. Under Section 10-9.1 of the Zoning Resolution, a drive-thru attached to a retail principal use is expressly permitted in the "E" Retail/Business District.

2. Description of Improvements

Graeter's proposes to construct a 4,361 square foot ice cream store on the Property. The store will feature a service area, retail/seating area, and an indoor play area. As noted previously, a drive-thru is also proposed along the western boundary of the Property. The structure will feature brick construction. Additionally, a crosswalk across the parking lot is proposed to connect the Property with the public park to the east.

Graeter's proposes two signs, including a monument sign on Montgomery Road and a wall sign above the main entrance. A small directional sign is also proposed at the entrance to the Property on Galbraith Road.

3. Requested Deviation for Landscaping

The Applicant requests a deviation from the applicable landscaping requirements contained in the Zoning Resolution. The Graeter's design team has endeavored to provide as much landscaping as possible given the physical constraints of the site. To the extent that additional landscaping may be required to comply with applicable provisions of the Zoning Resolution, Graeter's proposes to make up the deficiency by donating sufficient landscaping to Sycamore Township for planting on the public park parcel adjoining the Property to the east. The proposed donation of landscaping to Sycamore Township was suggested by Township Administrator Greg Bickford.

4. Conclusion

In conclusion, the Applicant requests approval of the PUD II Plan for the proposed Graeter's ice cream store as well as the landscaping deviation discussed in this Letter of Intent

Sincerely,

/s/ Richard B. Tranter

Richard B. Tranter

Attorney for Graeter's Ice Cream Company

Enclosures

OWNER	ADDRESS
DARPAN ENTERPRISES LLC	8186 MONTGOMERY ROAD, CINCINNATI OH, 45236
KUGLER MILL PARTNERS LLC	7565 KENWOOD ROAD, CINCINNATI OH, 45236
KUGLER MILL PARTNERS LLC	7565 KENWOOD ROAD, CINCINNATI OH, 45236
LAMB REALTY LLC	7927 JOLAIN AVENUE, CINCINNATI OH, 45242
VIKING PARTNERS KENWOOD LLC	4901 HUNT ROAD, CINCINNATI OH, 45242
KENWOOD PAVILION ASSOCIATES	3825 EDWARDS ROAD, CINCINNATI OH, 45209
KENWOOD PAVILION 14 A LLC@3	12411 VENTURA BLVD, STUDIO CITY CA, 91604
NISBET PROPERTY HOLDINGS	8041 HOSBROOK ROAD, CINCINNATI OH, 45236
6475 E GALBRAITH LLC	9655 TALL TRAIL LANE, CINCINNATI OH, 45243
6475 E GALBRAITH LLC	9655 TALL TRAIL LANE, CINCINNATI OH, 45243
HAMILTON COUTNY BOARD OF COUNTY COMMISSIONERS	138 E COURT STREET, CINCINNATI OH, 45202
JEWISH HOSPITAL LLC	4600 MCAULEY PLACE, CINCINNATI OH, 45242
I.M. VENTURES LLC	6400 E GALBRAITH ROAD, CINCINNATI OH, 45236
I.M. VENTURES LLC	6400 E GALBRAITH ROAD, CINCINNATI OH, 45236
SYCAMORE TOWNSHIP OHIO BOARD TOWNSHIP TRUSTEES	8540 KENWOOD ROAD, CINCINNATI OH, 45236
GILTWIN COMPANY	2926 WOODBURN AVENUE, CINCINNATI OH, 45206
SYCAMORE TOWNSHIP OHIO BOARD TOWNSHIP TRUSTEES	8540 KENWOOD ROAD, CINCINNATI OH, 45236



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

6219 Centre Park Drive
West Chester, OH 45069
phone ► 513.779.7851
fax ► 513.779.7852
www.kleingers.com

LEGAL DESCRIPTION
0.749 AC.

Situated in Section 7, Town 4, Entire Range 1, BTM, Sycamore Township, Hamilton County, Ohio and being part of a 0.912 acre (deed) tract of land conveyed to W.B. Meier Realty Company in D.B. 3064 Page 22, of the Hamilton County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin set in the westerly right of way line of Montgomery Road, said point being S43°23'42"W a distance of 283.07 feet and N53°59'27"W a distance of 40.33 feet from the intersection of the centerline of Montgomery Road with the centerline of Galbraith Road;

Thence along said westerly right of way line, S43°23'42"W a distance of 71.93 feet to a 5/8" cross notch set;

Thence continuing, along a curve to the left an arc distance of 65.50 feet to a cross notch set in the north line of a 0.457 acre (deed) tract of land conveyed to Kenwood Pavilion Associates in O.R. 11465 Pg. 2311, said curve having a radius of 3779.69 feet, a central angle of 0°59'34" and a chord which bears S43°53'29"W a distance of 65.50 feet;

Thence along said north line, N50°27'40"W a distance of 208.68 feet to a 1/2" iron pin found in the east line of a tract of land conveyed to 6475 E. Galbraith LLC, in O.R. 10739 Pg. 1110;

Thence along said east line, N16°59'50"E a distance of 180.55 feet to a magnail set in the south right of way line of Galbraith Road;

Thence along said south right of way line, S80°07'59"E a distance of 30.00 feet to a magnail set at the northwest corner of a 0.72 acre (deed) tract of land conveyed to Board of Township Trustees of Sycamore Township, Ohio in O.R. 13170 Pg. 1498;

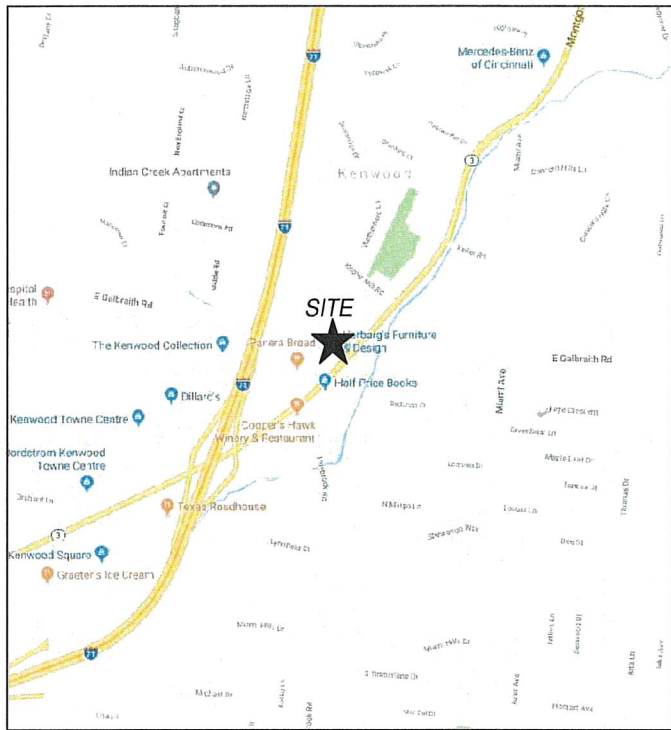
Thence along the west line of said 0.72 acre (deed) tract of land, S16°59'50"W a distance of 64.04 feet to the southwest corner of said 0.72 acre (deed) tract of land, witness a magnail found lying 0.1 feet north and 0.2 feet east;

Thence along the south line of said 0.72 acre (deed) tract of land, S53°59'27"E a distance of 237.53 feet to the Point of Beginning.

Containing 0.749 acres of land, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate System – South Zone as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS)(NAD 83).

The above description is based on a field survey performed by The Kleingers Group under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS:

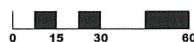
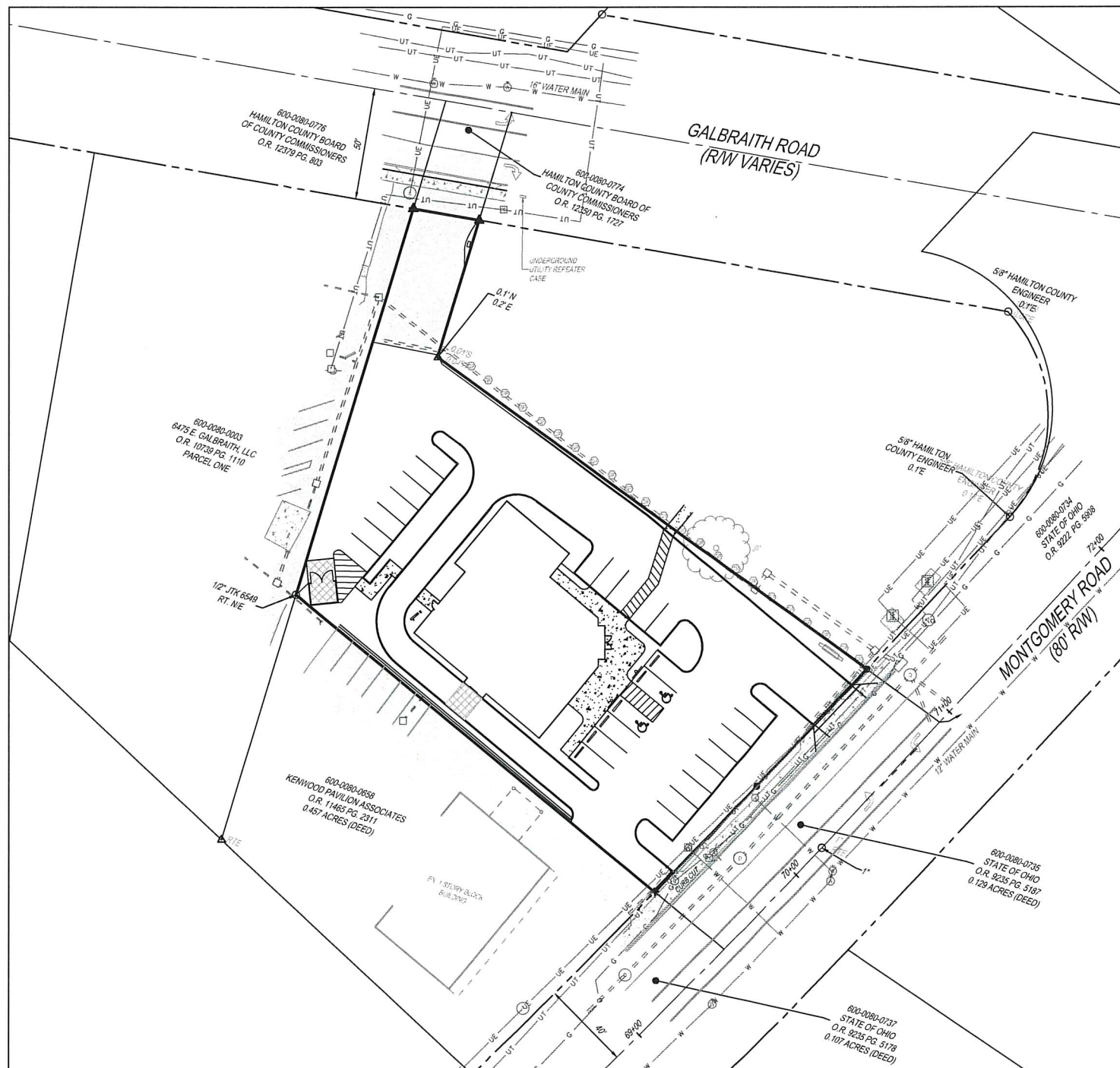
- | | |
|----------|------------------------------------|
| C100 | TITLE SHEET |
| C110 | EXISTING FEATURES SHEET |
| C111 | REZONE PLAT |
| C120 | PROPOSED FEATURES - LOCATION PLAN |
| C130 | PROPOSED FEATURES - UTILITY PLAN |
| C140 | PROPOSED FEATURES - GRADING PLAN |
| L100 | PROPOSED FEATURES - LANDSCAPE PLAN |
| L100 (C) | SITE COLOR RENDERING |
| ES01 | SITE LIGHTING PHOTOMETRIC PLAN |
| ARCH | BUILDING FLOORPLAN |
| ARCH | EXTERIOR ELEVATION |
| ARCH | EXTERIOR ELEVATION |
| ARCH | SIGNAGE |
| ARCH | SIGNAGE |
| ARCH | TEMPORARY SIGNAGE |



GRAETER'S ICE CREAM SYCAMORE TOWNSHIP

8167

**8155 MONTGOMERY ROAD
CINCINNATI, OHIO - 45236**



LOCATION MAP

1"=30'



SITE DATA:

OWNER:
W.B. MEIER REALTY COMPANY
9825 KENWOOD ROAD, SUITE 204
CINCINNATI, OH 45242

SITE ENGINEER:
THE KLEINGERS GROUP
6219 CENTRE PARK DRIVE
WEST CHESTER, OH 45069
CONTACT: JOSHUA P. SHAW
P: 513-779-7851

TOPOGRAPHIC:
PER SURVEY BY THE KLEINGERS GROUP
AND RECORD DRAWINGS

REFERENCE BENCHMARKS:
SEE SITE SURVEY

EXISTING USE:
VERBARG'S FURNITURE AND DESIGN STORE

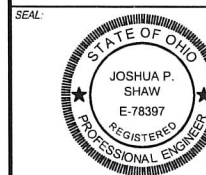
PROPOSED USE:
GRAETER'S STORE



CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45069
513-775-7851

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8155 MONTGOMERY ROAD
CINCINNATI, OH - 45236

SYCAMORE TOWNSHIP
8540 KENWOOD ROAD
SYCAMORE TOWNSHIP, OH - 45236



NO. DATE DESCRIPTION

GRAETER'S ICE CREAM
8155 MONTGOMERY ROAD
CINCINNATI, OH - 45236

PROJECT NO. 180817.000

DATE: 04-22-2019

SCALE:

SHEET NAME:

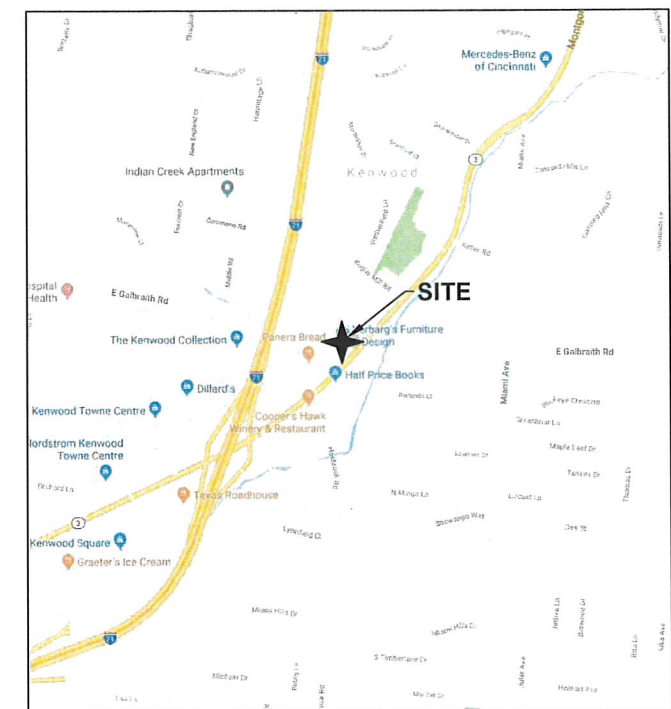
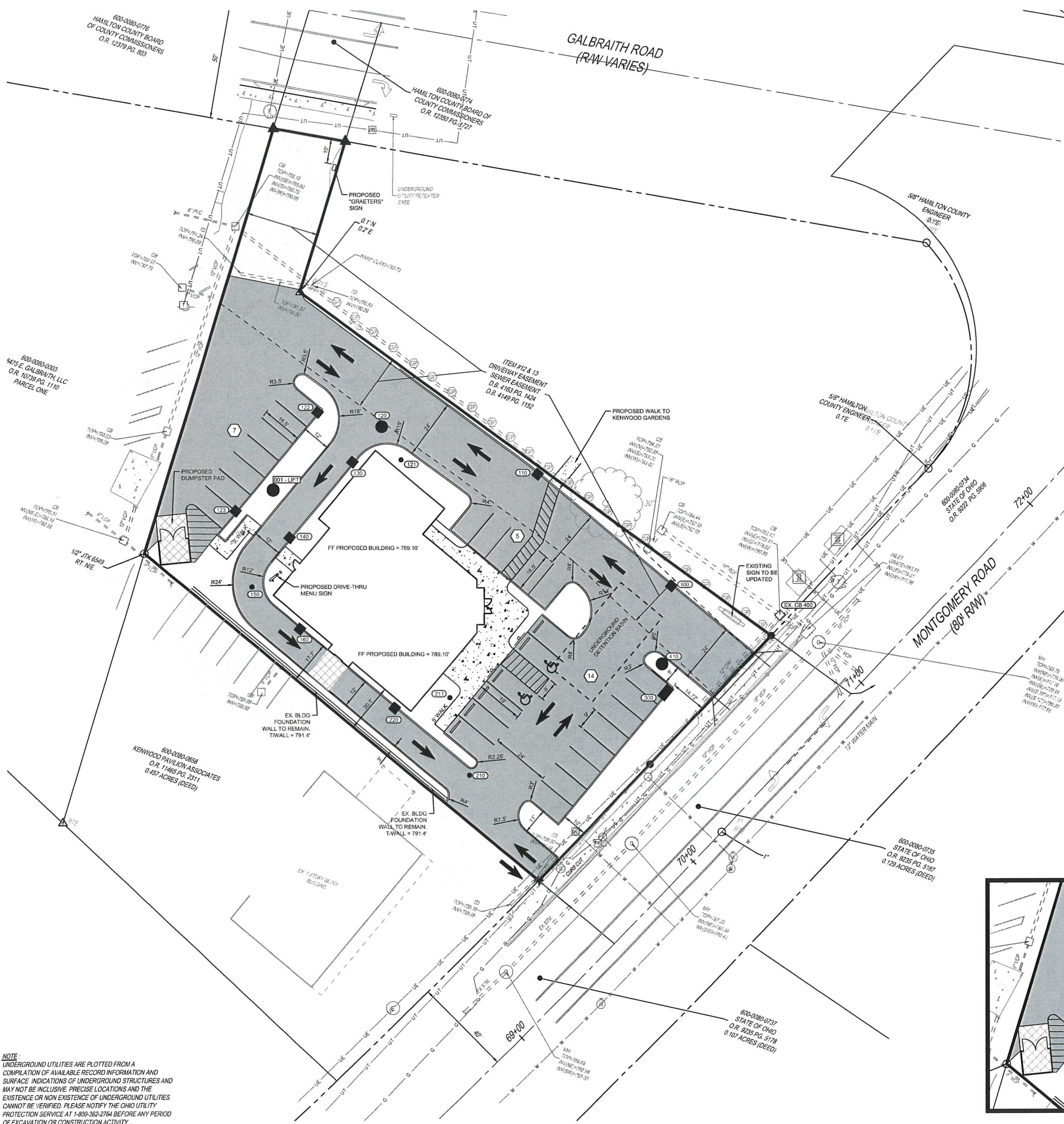
TITLE SHEET

SHEET NO.

C100



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.



VICINITY MAP (N.T.S.)

PROPOSED FEATURES SHEET LEGEND

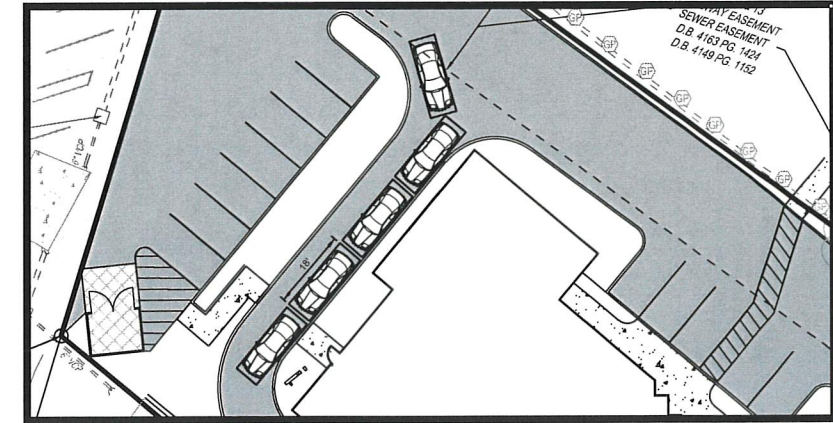
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE WALK
- PARKING STALL COUNT
- TRAFFIC PATTERN ARROW
- PROPOSED ACCESSIBLE PARKING SIGN (1 FT. WIDE BY 9 FT. HIGH)

PROPOSED FEATURES SHEET NOTES:

1. APPLICANT: JOSHUA P. SHAW, THE KLEINGERS GROUP
2. CURRENT PROPERTY OWNER: W B. MEIER REALTY COMPANY
3. FUTURE PROPERTY OWNER: GRAETER PROPERTIES LIMITED
4. PLANS PREPARED BY: CURTIS J. GROSS, THE KLEINGERS GROUP
5. SITE AREA = 0.749 ACRES

DESCRIPTION	VALUE
PROPOSED FACILITY USE	ICE CREAM SHOP - SALES & RETAIL
FLOOR AREA	4867 SF
PARKING SPACES REQUIRED	25 SPACES
PARKING SPACES PROVIDED	26 SPACES
IMPERVIOUS SURFACE RATIO	0.83

SETBACK DESCRIPTION	SETBACK REQUIREMENT	VARIANCE
FRONT YARD BUILDING SETBACK	30 FT.	NO
SIDE YARD BUILDING SETBACK	10 FT.	NO
BACK YARD BUILDING SETBACK	20 FT.	NO



STACKING SPACE EXHIBIT

THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 5305 Centre Park Dr. West Chester, OH 45069
 513.779.7851

GRAETER'S ICE CREAM
 8155 MONTGOMERY ROAD
 CINCINNATI, OH - 45236

SYCAMORE TOWNSHIP
 8540 KENWOOD ROAD
 SYCAMORE TOWNSHIP, OH - 45236

SEAL:

NO.	DATE	DESCRIPTION

GRAETER'S ICE CREAM
 8155 MONTGOMERY ROAD
 CINCINNATI, OH - 45236

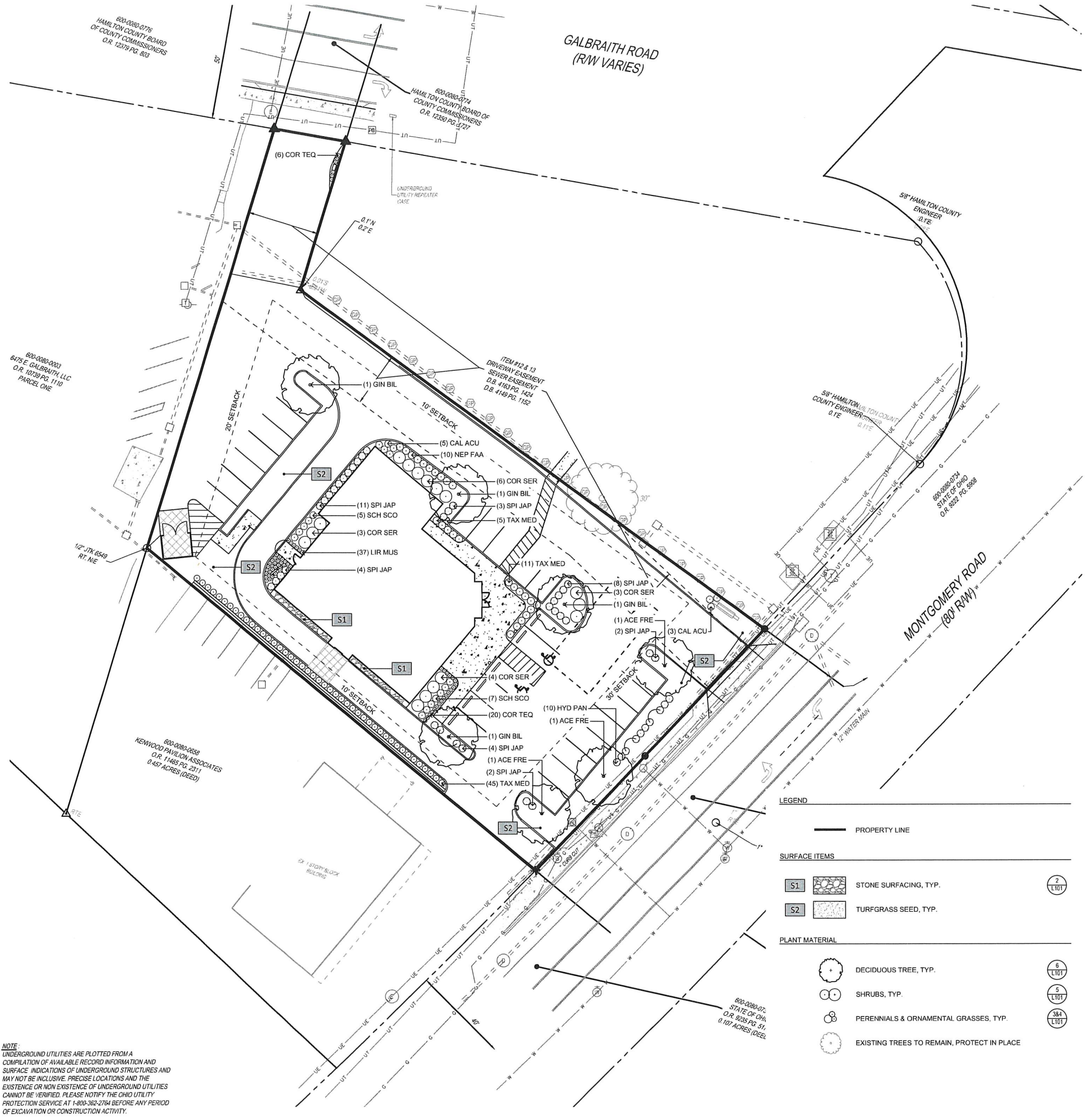
PROJECT NO: 180817.000
 DATE: 04-22-2019
 SCALE:

SHEET NAME: **PROPOSED FEATURES (1/4) - LOCATION PLAN**

SHEET NO: **C120**

OHIO Utilities Protection SERVICE
 811 or 1-800-362-9764 Call Before You Dig

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LEGEND

— PROPERTY LINE

SURFACE ITEMS

S1 STONE SURFACING, TYP. (2 LTOT)

S2 TURFGRASS SEED, TYP.

PLANT MATERIAL

(1) DECIDUOUS TREE, TYP. (6 LTOT)

(2) SHRUBS, TYP. (5 LTOT)

(3) PERENNIALS & ORNAMENTAL GRASSES, TYP. (384 LTOT)

(4) EXISTING TREES TO REMAIN, PROTECT IN PLACE

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

THE "E" RETAIL/BUSINESS DISTRICT (CHAPTER 5-3)

	REQUIRED	PROPOSED
MINIMUM YARD REQUIREMENTS (TABLE 5-5)	FRONT YARD : 30' SIDE YARDS : 10' REAR YARD : 20'	PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (TABLE 5-5)	MAXIMUM IMPERVIOUS SURFACE RATIO : .50	32621.5 SF PROPERTY 5527.5 SF PERVIOUS SURFACE 27,094 SF IMPERVIOUS SURFACE .83 IMPERVIOUS
DUMPSTERS AND TRASH HANDLING AREAS FOR COMMERCIAL DISTRICTS (CHAPTER 10-5)		
SCREEN (10-5.2)	ANY SUCH ACCESSORY USE OR STRUCTURE SHALL BE SCREENED ON 3 SIDES BY A WALL FROM THE VIEW FROM PUBLIC STREETS AND ANY ABUTTING PROPERTIES.	REFER TO ARCHITECT'S DRAWINGS FOR SCREENING.
LANDSCAPING FOR VEHICULAR USE AREAS (CHAPTER 12-6)		
INTERIOR LANDSCAPING STANDARDS (CHAPTER 12-6.3)	WHEN A SIDEWALK IS ABUTTING OR PARALLEL TO A STOREFRONT, A 3' LANDSCAPING STRIP BETWEEN THE SIDEWALK AND VEHICULAR USE AREA IS REQUIRED FOR AT LEAST 50% OF THE ENTIRE BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE = 45 LF LANDSCAPING SHRUBS AND OTHER GROUNDCOVER MUST BE PLANTED AT A RATIO OF NOT LESS THAN 30 PER 100 FEET OF BUFFER. 45 LF BUFFER = 14 SHRUBS	46 LF LANDSCAPE BED WITH 14 SHRUBS
DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS (CHAPTER 12-6.4)	22 SQ. FT. LANDSCAPING PER PARKING SPACE 26 SPACES = 572 SQ. FT. LANDSCAPING REQUIRED 2 TREES PER 10 PARKING SPACES AND 3 SHRUBS PER TREE. 26 PARKING SPACES = 6 TREES AND 18 SHRUBS	721 SQ. FT. LANDSCAPING PROVIDED 6 TREES AND 22 SHRUBS PROVIDED
BOUNDARY BUFFER (CHAPTER 14-7)		
BOUNDARY BUFFER A (FIGURE 14A)	10' BUFFER WITH 5 TREES AND 15 SHRUBS PER 100 LINEAR FEET 271 FT. BUFFER = 14 TREES AND 41 SHRUBS	BUFFER LANDSCAPING TO BE DEDICATED TO SYCAMORE TOWNSHIP
STREETSCAPE BUFFER (CHAPTER 14-8)		
RETAIL STREETSCAPE BUFFERS (FIGURE 14C)	10' BUFFER WITH 1.5 TREES AND 20 SHRUBS PER 100 LINEAR FEET 51 LF BUFFER = 1 TREE AND 10 SHRUBS	2 TREES AND 6 SHRUBS PROVIDED

- GENERAL NOTES**
- REFER TO SHEET L101 FOR PLANTING SCHEDULE AND DETAILS.
- PLANTING NOTES**
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 - SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 - ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 - THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 - ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
5305 Centre Park Dr. West Chester, OH 45089
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CINCINNATI, OH - 45236

PROJECT NO: 180817.000
DATE: 04-22-2019
SCALE: 0 10 20 40

SHEET NAME:
PROPOSED FEATURES (4/4) - LANDSCAPE PLAN

SHEET NO:
L100

11/21/2019 10:00 AM C:\Users\jclawson\OneDrive\Documents\180817\180817_L100.dwg



LEGEND

— PROPERTY LINE

SURFACE ITEMS

S1 STONE SURFACING, TYP. (2 L101)

S2 TURFGRASS SEED, TYP. (2 L101)

PLANT MATERIAL

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MAXIMUM IMPERVIOUS SURFACE RATIO (TABLE 5-5)	MAXIMUM IMPERVIOUS SURFACE RATIO : .50
DUMPSTERS AND TRASH HANDLING AREAS FOR COMMERCIAL DISTRICTS (CHAPTER 10-5)	REFER TO ARCHITECT'S DRAWINGS FOR SCREENING.
LANDSCAPING FOR VEHICULAR USE AREAS (CHAPTER 12-6)	WHEN A SIDEWALK IS ABUTTING OR PARALLEL TO A STOREFRONT, A 3' LANDSCAPING STRIP BETWEEN THE SIDEWALK AND VEHICULAR USE AREA IS REQUIRED FOR AT LEAST 50% OF THE ENTIRE BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE = 45 LF LANDSCAPING
INTERIOR LANDSCAPING STANDARDS (CHAPTER 12-6.3)	46 LF LANDSCAPE BED WITH 14 SHRUBS
DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS (CHAPTER 12-6.4)	22 SQ. FT. LANDSCAPING PER PARKING SPACE 26 SPACES = 572 SQ. FT. LANDSCAPING REQUIRED 2 TREES PER 10 PARKING SPACES AND 3 SHRUBS PER TREE. 26 PARKING SPACES = 6 TREES AND 18 SHRUBS
BOUNDARY BUFFER (CHAPTER 14-7)	10' BUFFER WITH 5 TREES AND 15 SHRUBS PER 100 LINEAR FEET 271 FT. BUFFER = 14 TREES AND 41 SHRUBS
STREETSCAPE BUFFER (CHAPTER 14-8)	10' BUFFER WITH 1.5 TREES AND 20 SHRUBS PER 100 LINEAR FEET 51 LF BUFFER = 1 TREE AND 10 SHRUBS
RETAIL STREETSCAPE BUFFERS (FIGURE 14C)	2 TREES AND 6 SHRUBS PROVIDED

- GENERAL NOTES**
- REFER TO SHEET L101 FOR PLANTING SCHEDULE AND DETAILS.
- PLANTING NOTES**
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 - SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 - ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 - THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 - ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

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THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

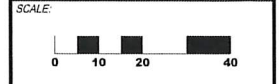
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CINCINNATI, OH - 45236

PROJECT NO: 180817.000
DATE: 04-22-2019



LANDSCAPE PLAN

SHEET NO: **L100**



LEGEND

— PROPERTY LINE

SURFACE ITEMS

S1 STONE SURFACING, TYP. (2 L101)

S2 TURFGRASS SEED, TYP.

PLANT MATERIAL

(6) DECIDUOUS TREE, TYP. (6 L101)

(5) SHRUBS, TYP. (5 L101)

(3&4) PERENNIALS & ORNAMENTAL GRASSES, TYP. (3&4 L101)

() EXISTING TREES TO REMAIN, PROTECT IN PLACE

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

THE "E" RETAIL/BUSINESS DISTRICT (CHAPTER 5-3)		
	REQUIRED	PROPOSED
MINIMUM YARD REQUIREMENTS (TABLE 5-5)	FRONT YARD : 30' SIDE YARDS : 10' REAR YARD : 20'	PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (TABLE 5-5)	MAXIMUM IMPERVIOUS SURFACE RATIO : .50	32621.5 SF PROPERTY 5527.5 SF PERVIOUS SURFACE 27,094 SF IMPERVIOUS SURFACE .83 IMPERVIOUS
DUMPSTERS AND TRASH HANDLING AREAS FOR COMMERCIAL DISTRICTS (CHAPTER 10-5)		
SCREEN (10-5.2)	ANY SUCH ACCESSORY USE OR STRUCTURE SHALL BE SCREENED ON 3 SIDES BY A WALL FROM THE VIEW FROM PUBLIC STREETS AND ANY ABUTTING PROPERTIES.	REFER TO ARCHITECT'S DRAWINGS FOR SCREENING.
LANDSCAPING FOR VEHICULAR USE AREAS (CHAPTER 12-6)		
INTERIOR LANDSCAPING STANDARDS (CHAPTER 12-6.3)	WHEN A SIDEWALK IS ABUTTING OR PARALLEL TO A STOREFRONT, A 3' LANDSCAPING STRIP BETWEEN THE SIDEWALK AND VEHICULAR USE AREA IS REQUIRED FOR AT LEAST 50% OF THE ENTIRE BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE = 45 LF LANDSCAPING	46 LF LANDSCAPE BED WITH 14 SHRUBS
	SHRUBS AND OTHER GROUNDCOVER MUST BE PLANTED AT A RATIO OF NOT LESS THAN 30 PER 100 FEET OF BUFFER. 45 LF BUFFER = 14 SHRUBS	
DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS (CHAPTER 12-6.4)	22 SQ. FT. LANDSCAPING PER PARKING SPACE 26 SPACES = 572 SQ. FT. LANDSCAPING REQUIRED	721 SQ. FT. LANDSCAPING PROVIDED
	2 TREES PER 10 PARKING SPACES AND 3 SHRUBS PER TREE. 26 PARKING SPACES = 6 TREES AND 18 SHRUBS	6 TREES AND 22 SHRUBS PROVIDED
BOUNDARY BUFFER (CHAPTER 14-7)		
BOUNDARY BUFFER A (FIGURE 14A)	10' BUFFER WITH 5 TREES AND 15 SHRUBS PER 100 LINEAR FEET	BUFFER LANDSCAPING TO BE DEDICATED TO SYCAMORE TOWNSHIP
	271 FT. BUFFER = 14 TREES AND 41 SHRUBS	
STREETSCAPE BUFFER (CHAPTER 14-8)		
RETAIL STREETSCAPE BUFFERS (FIGURE 14C)	10' BUFFER WITH 1.5 TREES AND 20 SHRUBS PER 100 LINEAR FEET	2 TREES AND 6 SHRUBS PROVIDED
	51 LF BUFFER = 1 TREE AND 10 SHRUBS	

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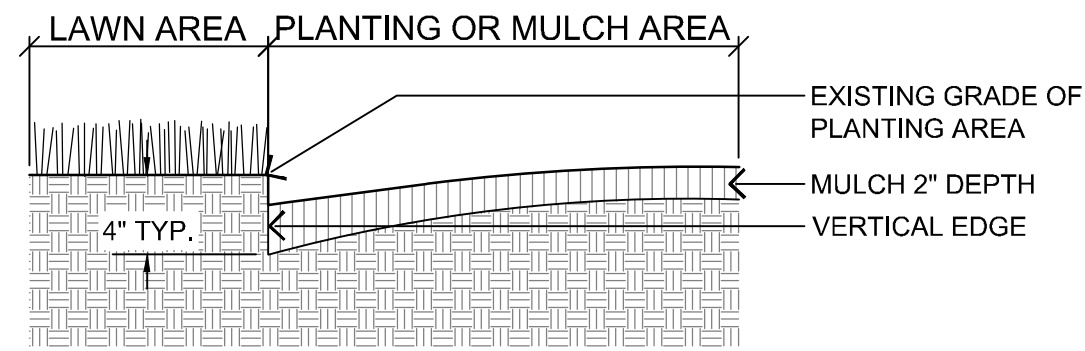
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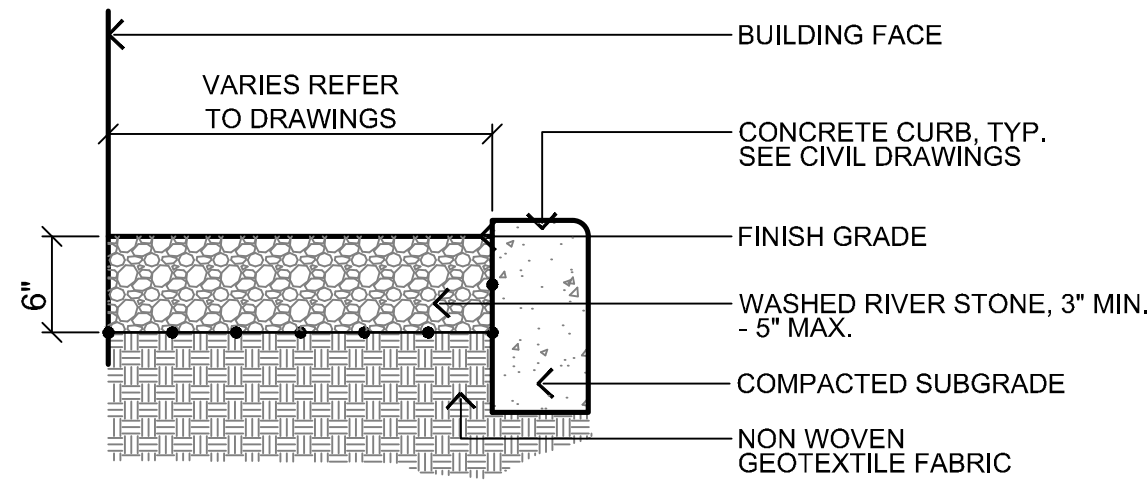
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DATE: 04-22-2019
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SHEET NAME:
PROPOSED FEATURES (4/4) - LANDSCAPE PLAN

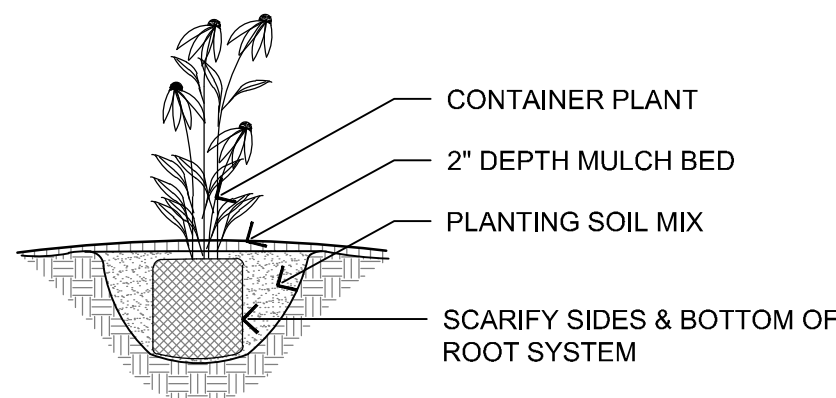
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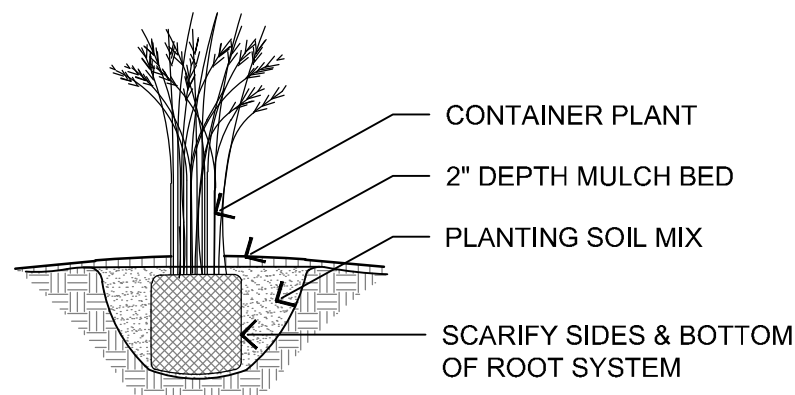
1 PLANTING BED EDGING DETAIL
N.T.S.



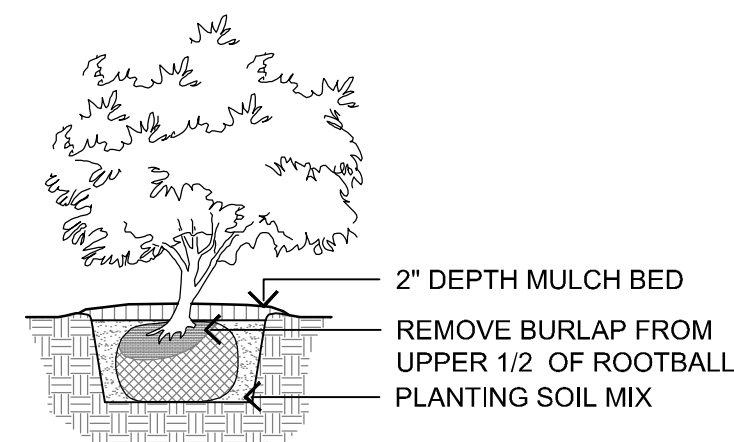
2 AGGREGATE MAINTENANCE STRIP
N.T.S.



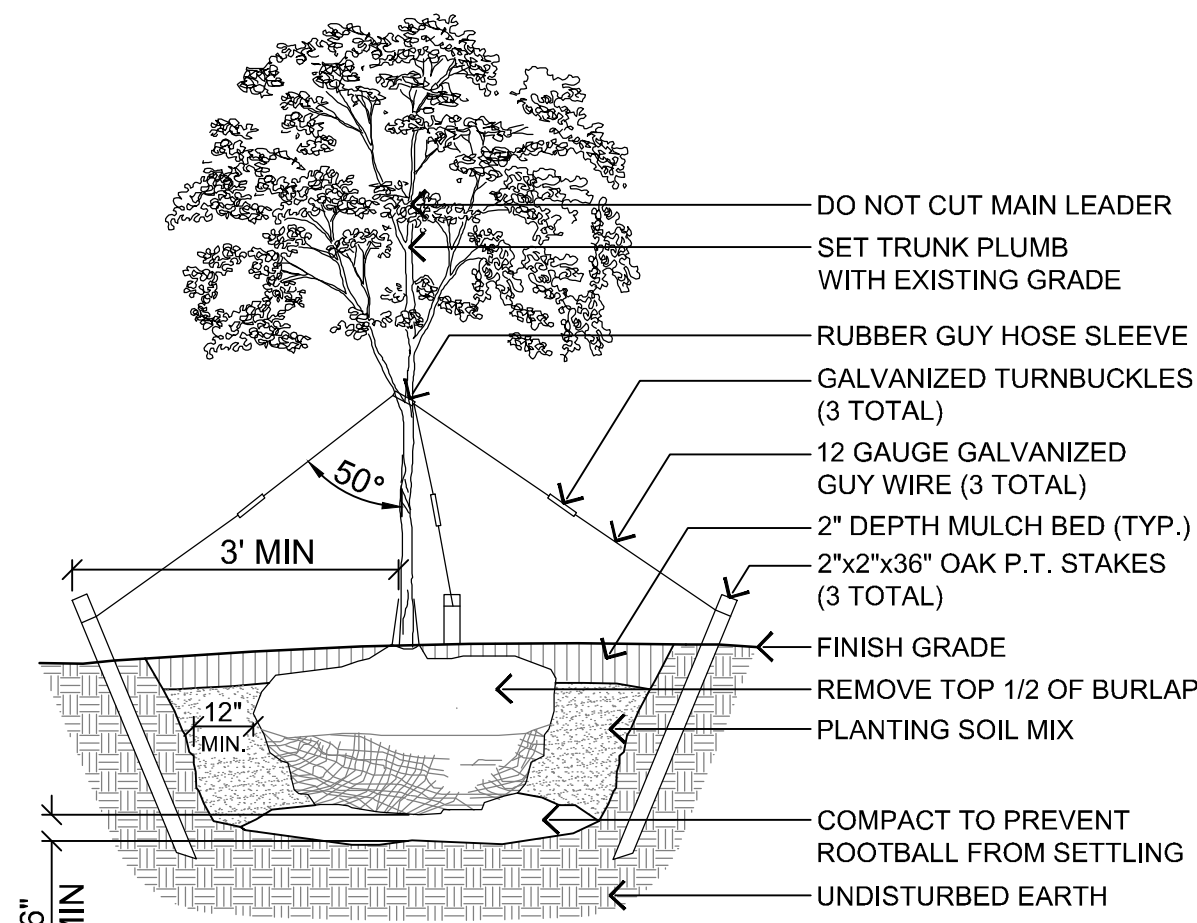
3 PERENNIAL PLANTING
N.T.S.



4 ORNAMENTAL GRASS PLANTING
N.T.S.



5 SHRUB PLANTING
N.T.S.



NOTES:
 1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

6 DECIDUOUS TREE PLANTING
N.T.S.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER FREEMANII 'JEFFSRED'	AUTUMN BLAZE RED MAPLE	2.5" CAL.	B&B	
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	
SHRUBS:					
COR SER	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	24" HT. MIN.	B&B	SPACE 36" O.C.
HYD PAN	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	18" HT. MIN.	CONT.	SPACE 36" O.C.
SPI JAP	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HT. MIN.	CONT.	SPACE 36" O.C.
TAX MED	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 48" O.C.
PERENNIALS:					
COR TEQ	COREOPSIS 'TEQUILA SUNRISE'	TEQUILA SUNRISE TICKSEED	#1	CONT.	SPACE 18" O.C.
LIR MUS	LIRIOPE MUSCARI VARIEGATA	VARIEGATED LIRIOPE	#2	CONT.	SPACE 18" O.C.
NEP FAA	NEPETA FAASSENII 'CAT'S MEOW'	CAT'S MEOW CATMINT	#2	CONT.	PLANT 24" O.C.
ORNAMENTAL GRASSES:					
CAL ACU	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#3	CONT.	SPACE 36" O.C.
SCH SCO	SCHIZACHYRIUM SCOPAIIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#3	CONT.	SPACE 36" O.C.
TURF GRASS SEED: SEE SPECIFICATIONS					



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NO. DATE DESCRIPTION

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SHEET NAME:

LANDSCAPE DETAILS

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TURF AND GRASSES

DEFINITIONS

1. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
2. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.
3. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
4. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH. SEE SECTION 329113 "SOIL PREPARATION."
5. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

PREINSTALLATION MEETINGS: PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

SUBMITTALS

1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER.
2. CERTIFICATION OF GRASS SEED: FROM SEED VENDOR FOR EACH GRASS-SEED MONOSTAND OR MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.
3. CERTIFICATION OF EACH SEED MIXTURE FOR TURFGRASS SOD. INCLUDE IDENTIFICATION OF SOURCE AND NAME AND TELEPHONE NUMBER OF SUPPLIER.
4. PRODUCT CERTIFICATES: FOR FERTILIZERS, FROM MANUFACTURER.
5. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
6. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF TURF DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL TURF ESTABLISHMENT.

1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDCARE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN TURF INSTALLATION.
3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDCARE NETWORK:
 - a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.
 - b. LANDSCAPE INDUSTRY CERTIFIED LAWNCARE MANAGER.
 - c. LANDSCAPE INDUSTRY CERTIFIED LANDSCAPE TECHNICIAN.
5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

DELIVERY, STORAGE, AND HANDLING

SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

SOD: HARVEST, DELIVER, STORE, AND HANDLE SOD ACCORDING TO REQUIREMENTS IN "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" AND "SPECIFICATIONS FOR TURFGRASS SOD TRANSPORTING AND INSTALLATION" SECTIONS IN TPI'S "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." DELIVER SOD WITHIN 24 HOURS OF HARVESTING AND IN TIME FOR PLANTING PROMPTLY. PROTECT SOD FROM BREAKAGE AND DRYING.

BULK MATERIALS:

1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

FIELD CONDITIONS

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: MARCH 15 TO JUNE 1.
2. FALL PLANTING: AUGUST 15 TO OCTOBER 15.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

SEED

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL (MIXTURE SHALL RATE IN NTEP'S TOP TEN. CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY VARIETY).
2. 5-10 PERCENT PERENNIAL RYEGRASS.
3. 5-10 PERCENT KENTUCKY BLUEGRASS.

FERTILIZERS

1. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF QUICK RELEASE NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.
2. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF A MINIMUM OF 50 PERCENT WATER-INSOLUBLE NITROGEN OR COATED NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.

MULCHES

1. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

PESTICIDES

GENERAL: PESTICIDE, REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

1. PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL (MIXTURE SHALL RATE IN NTEP'S TOP TEN. CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)
2. POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL (MIXTURE SHALL RATE IN NTEP'S TOP TEN. CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

2. EROSION-CONTROL FIBER MESH: BIODEGRADABLE BURLAP OR SPUN-COIR MESH, A MINIMUM OF 0.92 LB/SQ. YD., WITH 50 TO 65 PERCENT OPEN AREA. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.

EXAMINATION

EXAMINE AREAS TO BE PLANTED FOR COMPLIANCE WITH REQUIREMENTS AND OTHER CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
3. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
5. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PREPARATION

1. PROTECT STRUCTURES; UTILITIES; SIDEWALKS; PAVEMENTS; AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
2. PROTECT ADJACENT AND ADJOINING AREAS FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY.
3. PROTECT GRADE STAKES SET BY OTHERS UNTIL DIRECTED TO REMOVE THEM.
4. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

TURF AREA PREPARATION

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

1. PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.
2. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL. BEFORE PLANTING, OBTAIN FIELD ENGINEER'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
3. BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

PREPARATION FOR EROSION-CONTROL MATERIALS

1. PREPARE AREA AS SPECIFIED ABOVE.
2. FOR EROSION-CONTROL BLANKET OR MESH, INSTALL FROM TOP OF SLOPE, WORKING DOWNWARD, AND AS RECOMMENDED BY MATERIAL MANUFACTURER FOR SITE CONDITIONS. FASTEN AS RECOMMENDED BY MATERIAL MANUFACTURER.
3. MOISTEN PREPARED AREA BEFORE PLANTING IF SURFACE IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

SEEDING

1. SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH.
 - a. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - b. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
 - c. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF PLANTING SAUCER.
2. SOW SEED AT A TOTAL RATE OF 6 TO 8 LB/1000 SQ. FT..
3. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
4. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET 1-1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
 - a. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.

6. OVERSEED TURF AREA EIGHT (8) WEEKS AFTER INITIAL SEEDING OPERATION AT A RATE OF 5 LBS/1000 SQ. FT., IF INITIAL SEEDING HAS NOT PROVIDED A MINIMUM OF 90% COVERAGE OVER ANY 10 SQ. FT., OR IF BARE AREAS GREATER THE 3 BY 3 INCHES ARE PRESENT.

HYDROSEEDING: MIX SPECIFIED SEED, COMMERCIAL FERTILIZER, AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

1. MIX SLURRY WITH NONASPHALTIC TACKIFIER.
2. SPRAY-APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A TWO-STEP PROCESS. APPLY FIRST SLURRY COAT AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 500-LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE. APPLY SLURRY COVER COAT OF FIBER MULCH (HYDROMULCHING) AT A RATE OF 1000 LB/ACRE.

TURF RENOVATION

1. RENOVATE EXISTING TURF WHERE INDICATED.
2. RENOVATE TURF DAMAGED BY CONTRACTOR'S OPERATIONS, SUCH AS STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF VEHICLES.
 - a. REESTABLISH TURF WHERE SETTLEMENT OR WASHOUTS OCCUR OR WHERE MINOR REGRADING IS REQUIRED.
 - b. INSTALL NEW PLANTING SOIL AS REQUIRED.

3. REMOVE SOD AND VEGETATION FROM DISEASED OR UNSATISFACTORY TURF AREAS; DO NOT BURY IN SOIL.
4. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS, SUCH AS OIL DRIPPINGS, FUEL SPILLS, STONES, GRAVEL, AND OTHER CONSTRUCTION MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, AND REPLACE WITH NEW PLANTING SOIL.
5. MOW, DETHATCH, CORE AERATE, AND RAKE EXISTING TURF.
6. REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE EXTENSIVE, APPLY SELECTIVE HERBICIDES AS REQUIRED. DO NOT USE PRE-EMERGENCE HERBICIDES.
7. REMOVE WASTE AND FOREIGN MATERIALS, INCLUDING WEEDS, SOIL CORES, GRASS, VEGETATION, AND TURF, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
8. TILL STRIPPED, BARE, AND COMPACTED AREAS THOROUGHLY TO A SOIL DEPTH OF 6 INCHES.
9. APPLY INITIAL FERTILIZER REQUIRED FOR ESTABLISHING NEW TURF AND MIX THOROUGHLY INTO TOP 4 INCHES OF EXISTING SOIL. INSTALL NEW PLANTING SOIL TO FILL LOW SPOTS AND MEET FINISH GRADES.
 - a. INITIAL FERTILIZER: COMMERCIAL FERTILIZER APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
10. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW TURF.
11. WATER NEWLY PLANTED AREAS AND KEEP MOIST UNTIL NEW TURF IS ESTABLISHED.

TURF MAINTENANCE

GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.

1. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

2. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
3. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4 INCHES.

1. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
2. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.

MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT:

1. MOW TURF TO A HEIGHT OF 2 TO 3 INCHES.

TURF POST-FERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

1. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.
2. SECOND APPLICATION FERTILIZER. APPLY SIX (6) WEEKS AFTER SEEDING OPERATIONS. PROVIDE A HIGH NITROGEN SLOW RELEASE FERTILIZER WITH AN ANALYSIS OF 30-3-10 OR SIMILAR. APPLY AT A RATE TO PROVIDE ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.

SATISFACTORY TURF

TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT:

1. SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.

USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

PESTICIDE APPLICATION

1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
2. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

CLEANUP AND PROTECTION

1. PROMPTLY REMOVE SOIL AND DEBRIS CREATED BY TURF WORK FROM PAVED AREAS, CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.
2. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. ERECT TEMPORARY FENCING OR BARRICADES AND WARNING SIGNS AS REQUIRED TO PROTECT NEWLY PLANTED AREAS FROM TRAFFIC. MAINTAIN FENCING AND BARRICADES THROUGHOUT INITIAL MAINTENANCE PERIOD AND REMOVE AFTER PLANTINGS ARE ESTABLISHED.
4. REMOVE NONDEGRADABLE EROSION-CONTROL MEASURES AFTER GRASS ESTABLISHMENT PERIOD.

MAINTENANCE SERVICE

TURF MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "TURF MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE TURF IS ESTABLISHED, BUT FOR NOT LESS THAN THE FOLLOWING PERIODS:

1. SEEDED TURF: 90 DAYS FROM DATE OF [PLANTING COMPLETION] [SUBSTANTIAL COMPLETION].
 - a. WHEN INITIAL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF TURF IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.



THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

6305 Centre Park Dr. West Chester, OH 45069 513.779.7851

GRAETER'S ICE CREAM

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

SYCAMORE TOWNSHIP

8540 KENWOOD ROAD SYCAMORE TOWNSHIP, OH - 45236

SEAL:

NO. DATE DESCRIPTION

GRAETER'S ICE CREAM

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

PROJECT NO: 180817-000

DATE: 04-22-2019

SCALE:

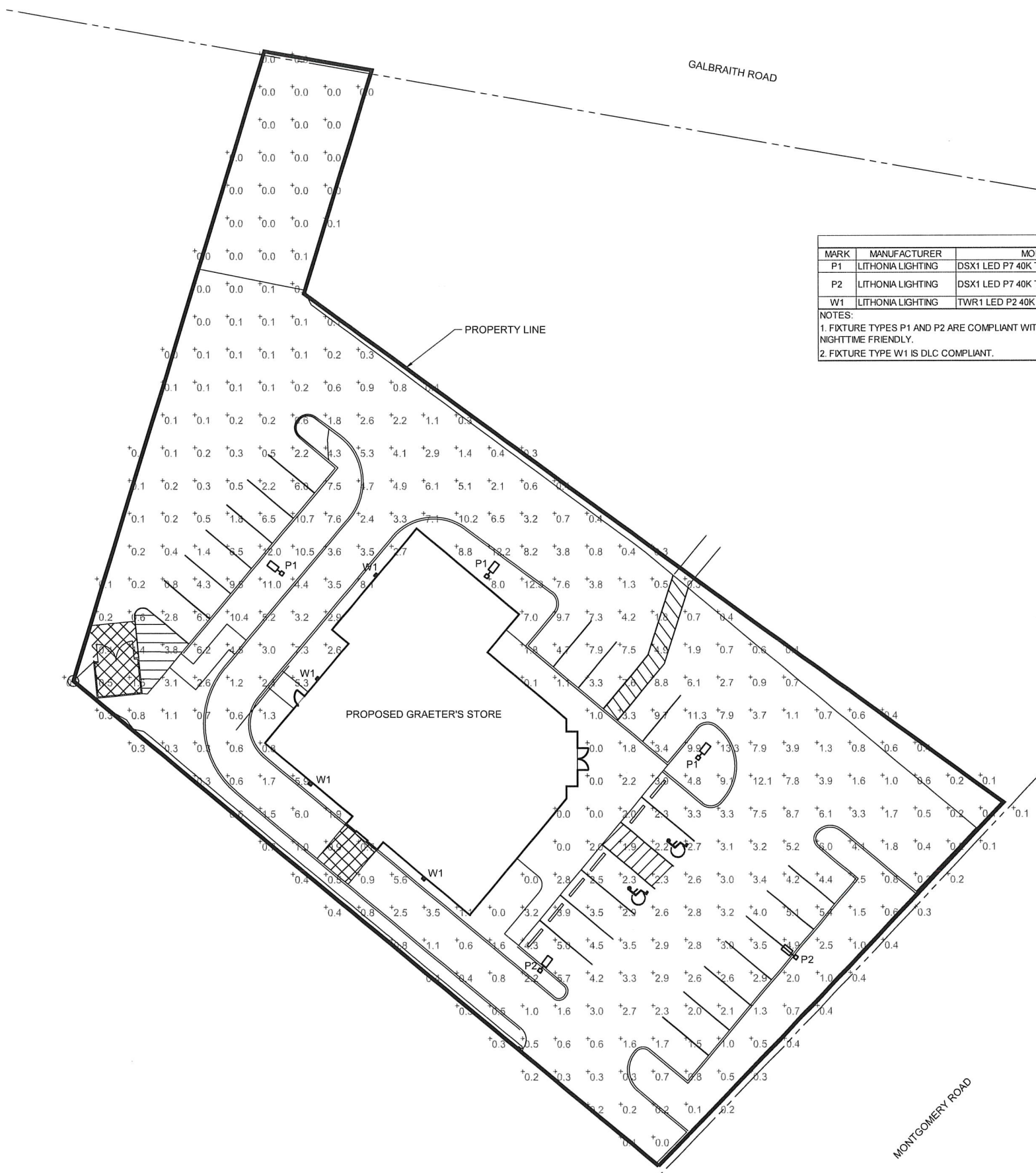
SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NO.

L104





GENERAL NOTES

- A. NUMBER ADJACENT TO CROSSHAIR REPRESENTS CALCULATED FOOT-CANDLE LIGHTING LEVEL AT THAT POINT. CALCULATIONS WERE PERFORMED USING VISUAL LIGHTING SOFTWARE.
- B. ALL INDICATED VALUES ARE MAINTAINED HORIZONTAL FOOT-CANDLE LEVELS AT GRADE WITH APPROPRIATE LIGHT LOSS FACTORS APPLIED FOR DIRT AND DEPRECIATION. INITIAL LIGHTING LEVELS WILL BE HIGHER THAN INDICATED VALUES AND DO NOT INCLUDE ANY OTHER POSSIBLE LIGHTING CONTRIBUTION FROM NEARBY SOURCES.
- C. THE AVERAGE CALCULATED LIGHTING LEVEL IS 2.0 FOOT-CANDLES WITH LESS THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE.

LUMINAIRE SCHEDULE			
MARK	MANUFACTURER	MODEL NUMBER	DESCRIPTION
P1	LITHONIA LIGHTING	DSX1 LED P7 40K T1S MVOLT SPA DBLXD	LIGHT FIXTURE MOUNTED ON 18'-0" SQUARE STRAIGHT STEEL POLE
P2	LITHONIA LIGHTING	DSX1 LED P7 40K T4M MVOLT SPA DBLXD HS	LIGHT FIXTURE WITH HOUSE-SIDE SHIELD MOUNTED ON 18'-0" SQUARE STRAIGHT STEEL POLE
W1	LITHONIA LIGHTING	TWR1 LED P2 40K MVOLT DDBTXD	WALL PACK MOUNTED AT 8'-0" AFF

NOTES:
 1. FIXTURE TYPES P1 AND P2 ARE COMPLIANT WITH IDA (INTERNATIONAL DARK-SKY ASSOCIATION), DLC (DESIGN LIGHTS CONSORTIUM) AND ARE NIGHTTIME FRIENDLY.
 2. FIXTURE TYPE W1 IS DLC COMPLIANT.



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 CINCINNATI, OH - 45236
SYCAMORE TOWNSHIP
 8540 KENWOOD ROAD
 SYCAMORE TOWNSHIP, OH - 45236

SEAL:

NO. DATE DESCRIPTION

GRAETER'S ICE CREAM
 8155 MONTGOMERY ROAD
 CINCINNATI, OH - 45236

PROJECT NO: 180817.000
 DATE: 04-19-2019
 SCALE:
 0 8' 16' 32'
 SCALE: 1/16" = 1'-0"

SHEET NAME:
**SITE LIGHTING
 PHOTOMETRIC
 PLAN**

SHEET NO.
ES01

01 **SITE LIGHTING PHOTOMETRIC PLAN**
 ES01 1/16" = 1'-0"

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.

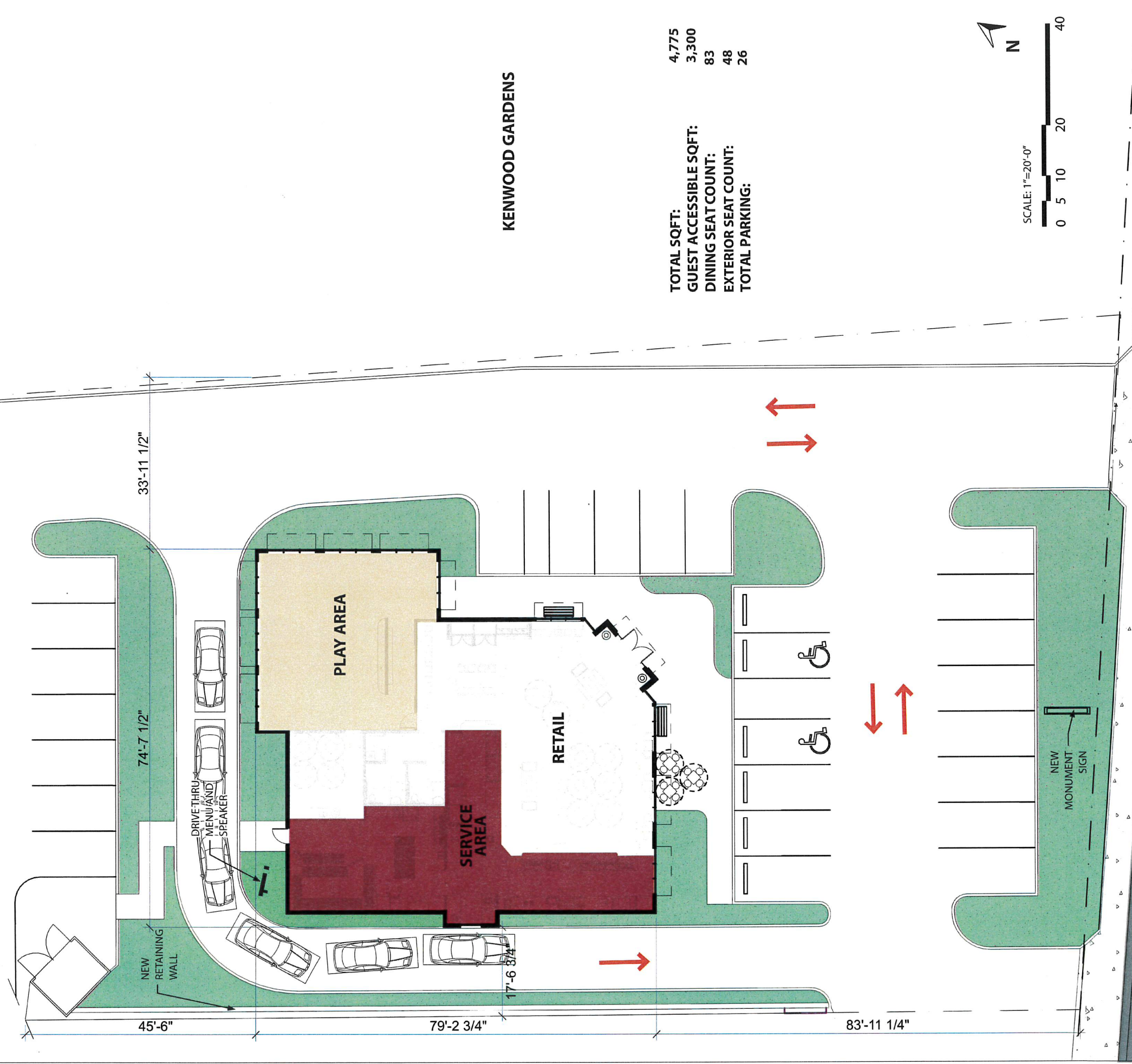
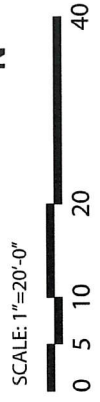


GALBRAITH RD

NEW DIRECTIONAL SIGNAGE

KENWOOD GARDENS

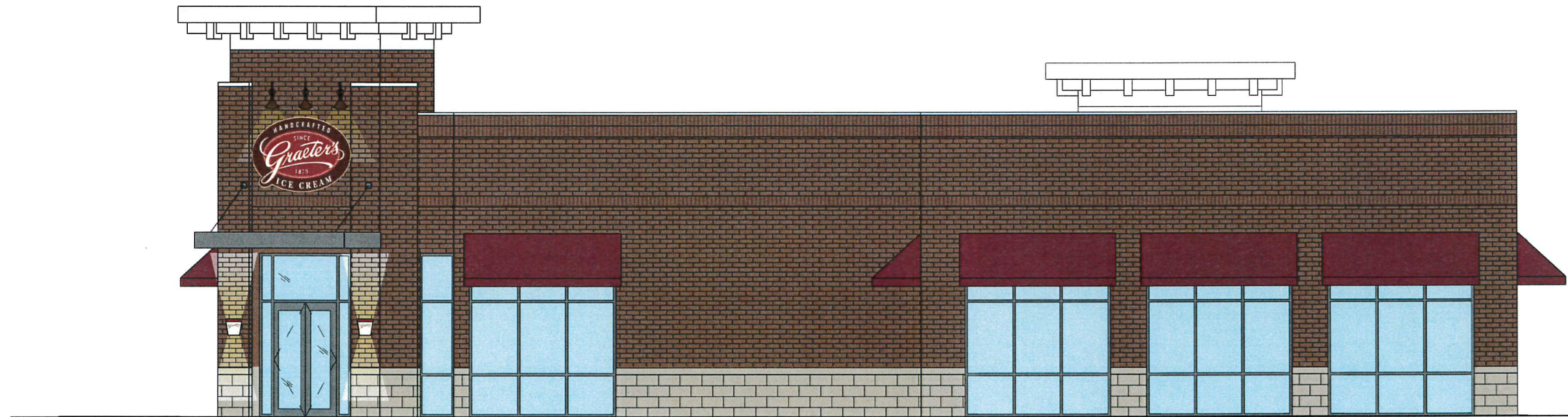
TOTAL SQFT: 4,775
 GUEST ACCESSIBLE SQFT: 3,300
 DINING SEAT COUNT: 83
 EXTERIOR SEAT COUNT: 48
 TOTAL PARKING: 26



MONTGOMERY RD



1 SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTHEAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



**EXTERIOR ELEVATION
GRAETER'S KENWOOD**

CINCINNATI, OHIO

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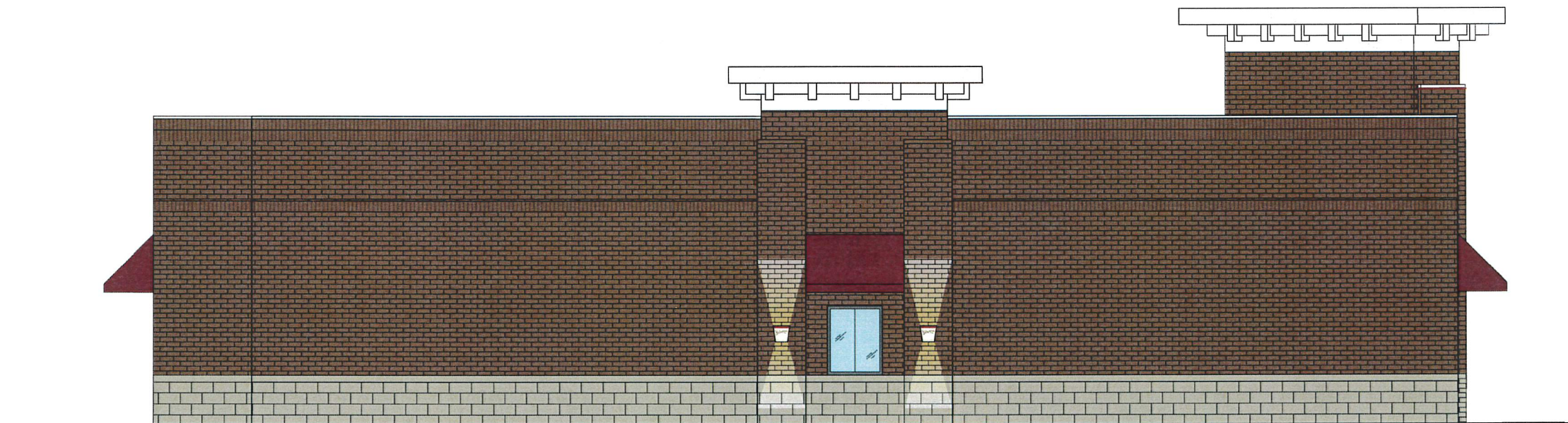


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3 **NORTHWEST EXTERIOR ELEVATION**
SCALE: 3/32" = 1'-0"



4 **SOUTHWEST EXTERIOR ELEVATION**
SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATION
GRAETER'S KENWOOD

CINCINNATI, OHIO

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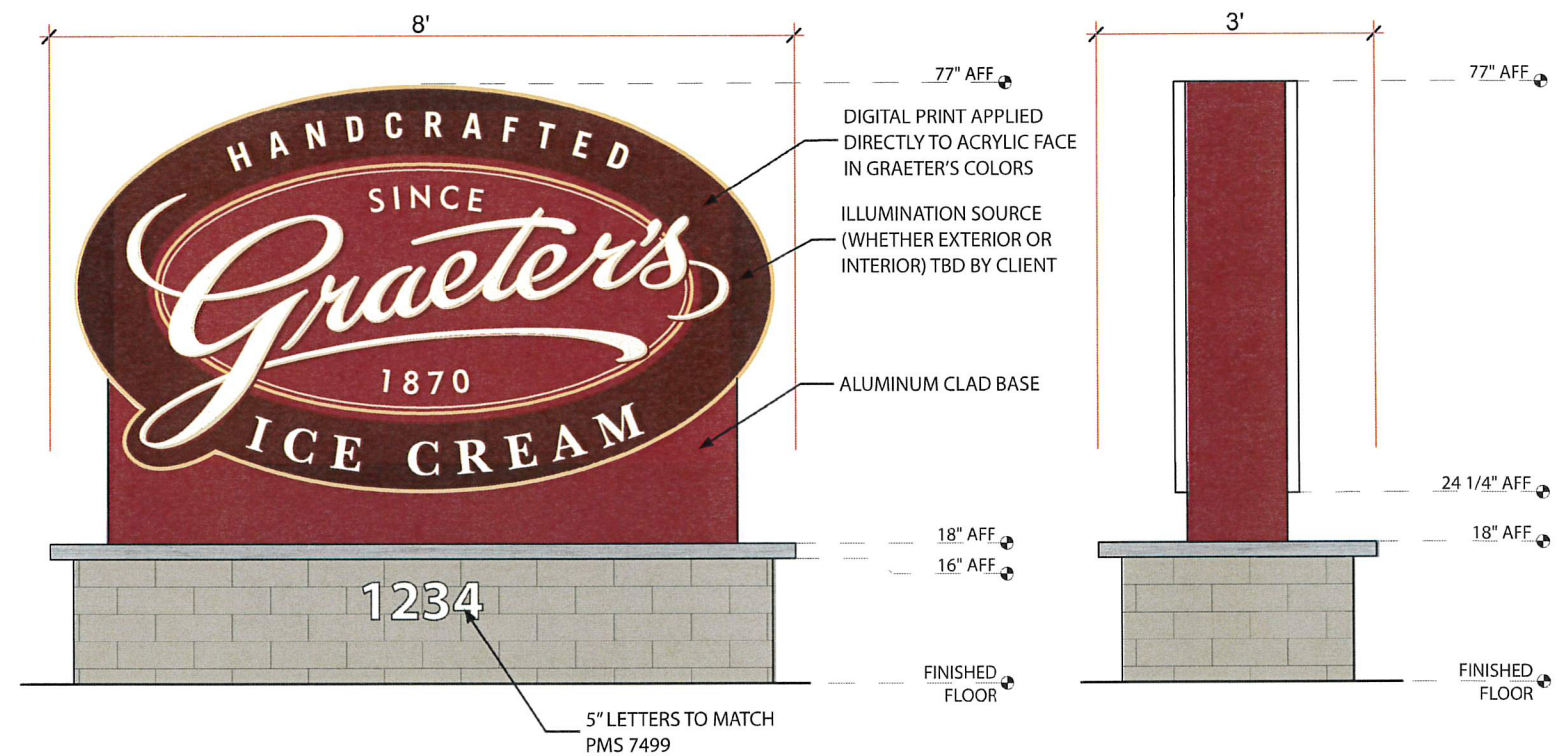


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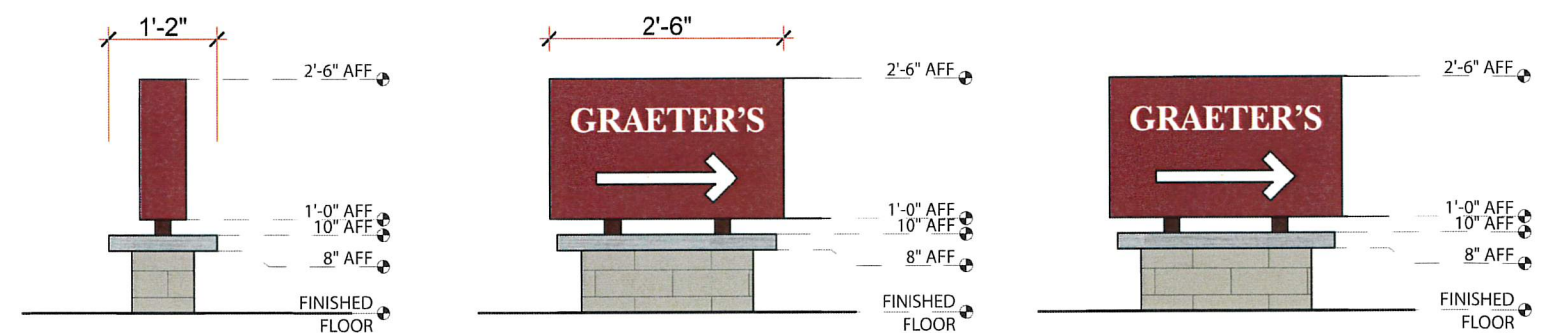
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1 PRIMARY ENTRY SIGN
SCALE: 1/2" = 1'-0"



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



3 DIRECTIONAL SIGN
SCALE: 1/2" = 1'-0"



SIGNAGE
GRAETER'S KENWOOD

CINCINNATI, OHIO

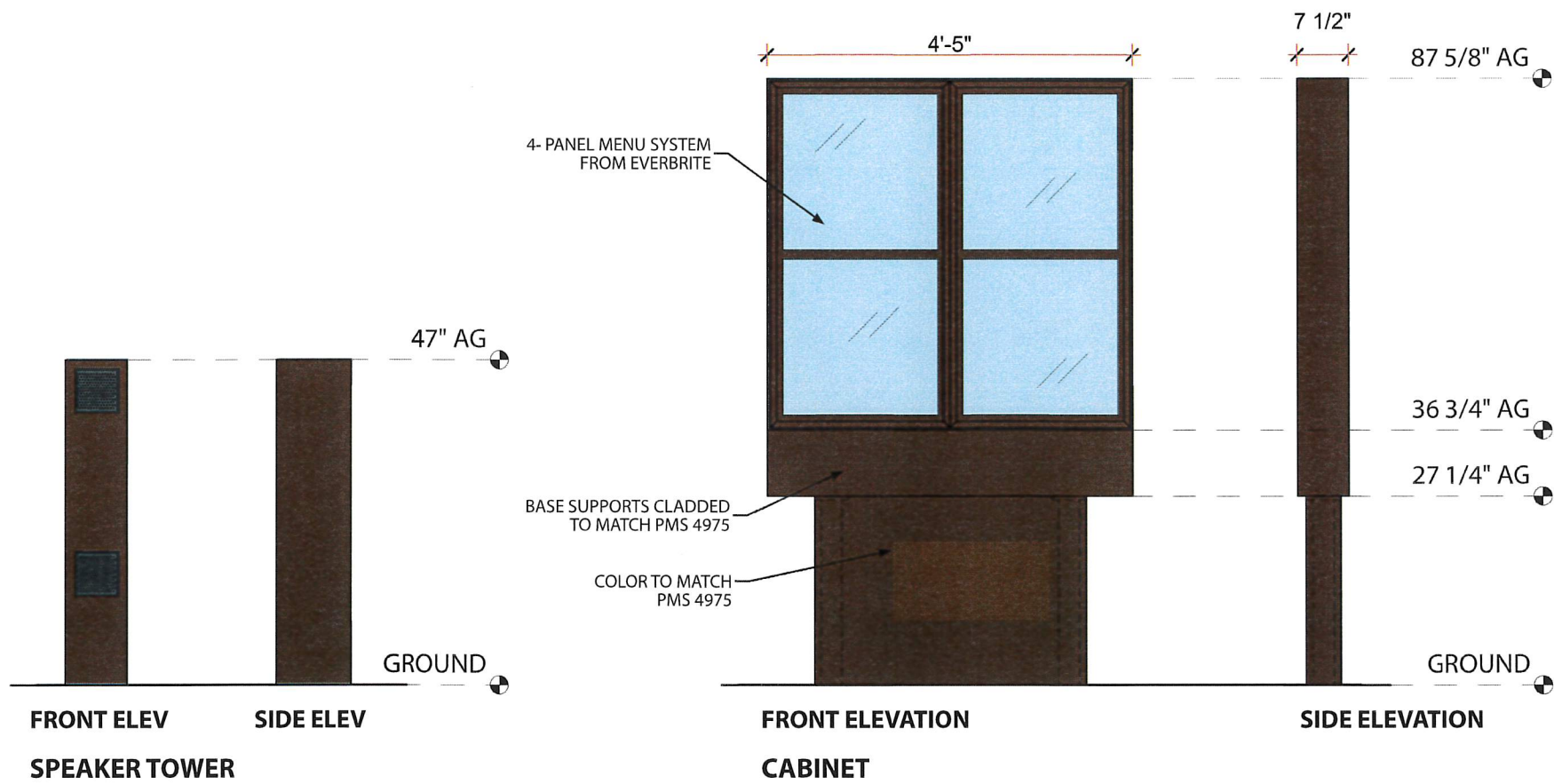
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NOTE: EXTENDER ATTACHED TO THE SIDE OF DRIVE-THRU CABINET. GRAPHICS TYPICALLY CHANGED OUT MONTHLY.

1 DRIVE-THRU CABINET DETAILS
SCALE: 1/2" = 1'-0"

2 DRIVE-THRU EXTENDER
SCALE: 1" = 1'-0"



SIGNAGE
GRAETER'S KENWOOD

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1 TEMPORARY SIGN - COMING SOON
SCALE: 1" = 1'-0"



2 TEMPORARY SIGN - GRAND OPENING
SCALE: 1" = 1'-0"



3 TEMPORARY SIGN - GRAND OPENING
SCALE: 1" = 1'-0"



TEMPORARY SIGNAGE
GRAETER'S KENWOOD

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