

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

2020-07Z & 2020-08P1

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8760 Montgomery Road **ZIP CODE:** 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
<u>OWNER</u> 8760 Montgomery, LLC	7901 Shelldale Way	Cincinnati	OH	45242	
<u>CONTRACTOR</u> TBD					
<u>DESIGNER</u> Bayer Becker	1404 Race Street, Suite 204	Cincinnati	OH	45202	513-834-6151
<u>APPLICANT</u> Grand Communities, LLC	3940 Olympic Boulevard, Suite 400	Erlanger	KY	40018	859-344-2708
<u>APPLICANTS</u> E-MAIL ADDRESS mkady@fischerhomes.com					

**3. ZONING COMMISSION
ACTION REQUESTED:**

ZONE CHANGE ☒ FROM ZONE B TO ZONE D - Multi-Family

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:

Existing Use - Single Family Dwelling

Proposed Use - 22 For-Sale Townhomes

5. SQUARE FEET: N/A **6. USE:** For-Sale Townhomes **7. HEIGHT:** N/A

8. EST. START DATE: _____ **9. EST. FINISH DATE:** _____ **10. # OF SIGNS:** 1

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.

Michael Kady 11-11-2020
APPLICANT'S SIGNATURE DATE
[Signature] 11/10/20
PROPERTY OWNER'S SIGNATURE DATE

RECEIVED

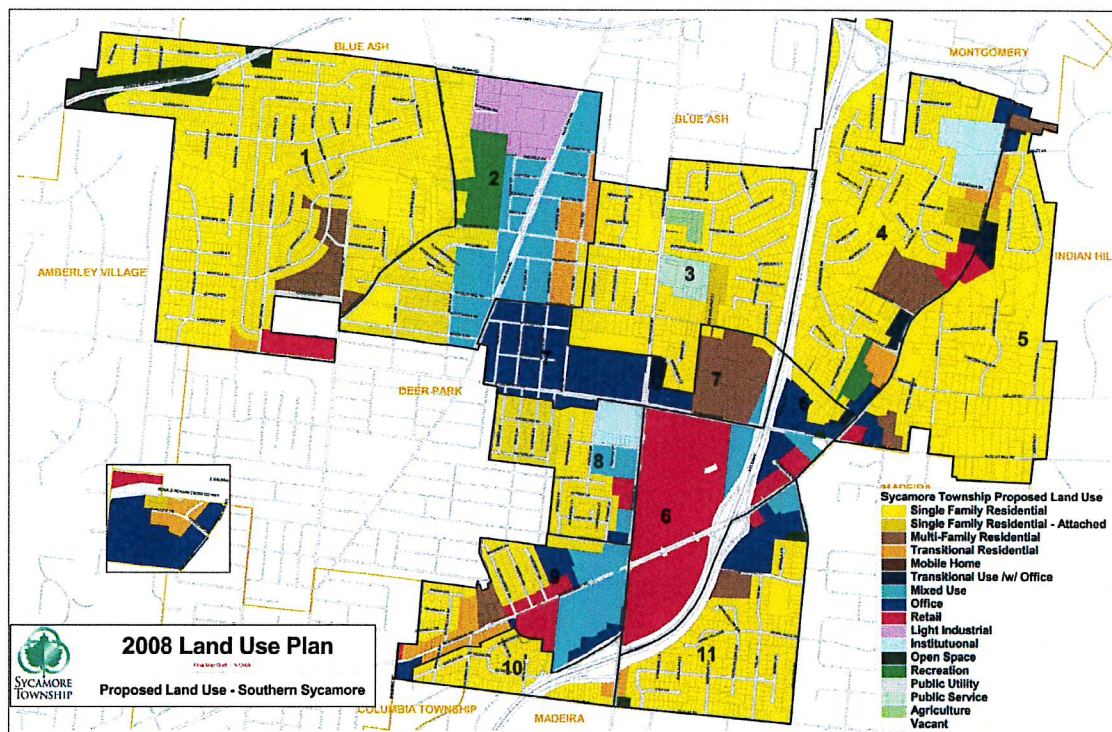
NOV 30 2020

SYCAMORE TWP.

HILLPOINTE – PROJECT LETTER OF INTENT

The Hillpointe community at 8760 Montgomery Road in Sycamore Township, Ohio is proposed for twenty-two (22) units of new for-sale, single-family attached housing. By virtue of this application, Grand Communities, LLC (GCL), seeks to rezone approximately 2.47 acres from Residential B to Multi-Family Residential District (D) through a PUD to accommodate the community. Hillpointe is an opportunity for desirable, diverse, high-quality product within Sycamore Township.

Sycamore Township's 2008 Land Use plan identifies the property as Transitional Use/ w/Office. Transitional Use allows for "reasonable growth and quality development through redevelopment efforts." More specifically, the Land Use Plan identifies the site and surrounding area of Montgomery Road as Retail, Transitional Use w/Office, and Single Family Residential – Attached; consistent with the Hillpointe proposal. Therefore, the proposed zone change is considered to be in conformance with the Sycamore Township Land Use Plan.



GCL proposes changing the underlying zoning through a PUD to "encourage the efficient use of land and resources, promoting greater efficiency in public and utility services, orderly improvement of property in accordance with community plans, and to encourage innovation in the planning and building of all types of development without detriment to neighboring properties." More specifically, Hillpointe utilizes the PUD-1 designation which is used for developments that are defined by Sycamore Township zoning code as "moderate density"

Architectural Style

Hillpointe proposes twenty-two (22) townhomes with *Transitional Style* architecture; defined as blending Traditional architectural design elements such as gable roofs, window shapes, and exteriors materials like brick, horizontal and board and batten siding, with more Contemporary features such as low-pitch shed roofs, metal roof canopies over doors and windows, horizontal railing and vertical/asymmetrical window arrangements. This blending of Traditional and Contemporary elements creates dynamic and visually-interesting exterior designs that integrate well within the surrounding community.

The townhome buildings present as two-story and three-story buildings from the street, with front-entry garage for the three-story buildings and rear-entry garages for the two-story buildings. Buildings are a combination of 4-unit and 6-unit configurations. The consistent use of *Transitional Design Style* between the different building types creates harmony (similar exterior materials and design elements) and variation (building height and garage location) in the streetscape.

Building interiors feature open floor plans, light-filled living spaces, and high-level interior finishes. A variety of plan options – such as convenient ground-level guest suites, alternate main-level plan arrangements, and dual owner's suite configurations – allow residents to create homes that reflect their individual lifestyle.

Traffic

Montgomery Road – also known as State Highway 3 – is a four-lane US highway (US-22) with a “Principal Arterial” functional classification; providing cross-state traffic movements. The current Ohio Department of Transportation (ODOT) source indicates a 24-hour, 2-way volume on Montgomery Road is 14,986 vehicles.

Based on the Institute of Transportation Engineers (ITE), the proposed Hillpointe development will generate eleven (11) total AM peak trips and fifteen (15) total PM peak trips. The number of generated trips is not enough to warrant a traffic impact study per ODOT standards. On September 14th, 2020, ODOT approved an access permit for the proposed Hillpointe community in the location shown on the attached preliminary zoning plan.

Community

A broad mix of commercial, residential, and institutional uses fronts Montgomery Road (SH-3/US-22) through Sycamore Township. More specifically, the proposed Hillpointe community is surrounded by commercial uses on the north, west, and south, and residential on east. Uses more immediate to the site are as follows:

- North: A new medical office building is under construction, and there is a mix of residential housing types, including condominiums.
- South: There is an existing approximate 31,000 sf retail center with two curb cuts onto Montgomery Road.
- East: Residential housing and the drainage channel.
- West: A car dealership.

Hillpointe utilizes existing infrastructure including sewers, waterlines, and roadways to create new housing in a location desirable for homebuyers. The proposed buildings are terraced into the existing topography from north to south, and west to east. Over forty percent (40%+) of the community is preserved as open space; providing a buffer to the south and east. A Homeowners' Association (HOA) will be established to own and maintain all open spaces (including existing trees and/or new landscaping). The HOA will also own and maintain the proposed street and alley, but all utilities will be publically-owned and maintained.

Hillpointe provides high-quality housing, promotes architectural identity, and offers a lifestyle choice for future residents. Residents of Hillpointe have access to jobs, quality schools, and vibrant surroundings that serve as the amenity for the community.

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SYCAMORE TWP.

Date: September 16, 2020
Description: 8760 Montgomery Road
PUD and Rezoning
Location: Sycamore Township
Hamilton County, Ohio



Properties within 200 feet of 8760 Montgomery Road:

Parcel No.	Owner	Mailing Address
060000600232	DLP CINCINNATI LLC	8727 MONTGOMERY RD CINCINNATI OH 45236
060000600233	DLP CINCINNATI LLC	8727 MONTGOMERY RD CINCINNATI OH 45236
060000600007	DLP CINCINNATI LLC	8727 MONTGOMERY RD CINCINNATI OH 45236
060000600086	VGA PROPERTIES LLC	8534 E KEMPER RD CINCINNATI OH 45249
060000600010	CHANDSA PROPERTIES LLC	3227 BRINTON TR CINCINNATI OH 45241
060000600055	CHANDSA PROPERTIES LLC	3227 BRINTON TR CINCINNATI OH 45241
060000600012	MONTGOMERY POINTE LLC	8855 BLUE ASH RD CINCINNATI OH 45242
060000600101	MAIER KAREN F	8599 CONCORD HILLS CR CINCINNATI OH 45243-1058
060000600285	DAUN MICHAEL E TR & ALLISON TR	8596 CONCORD HILLS CR CINCINNATI OH 45243-1014
060000600286	SCHOENY JOHN	8594 CONCORD HILLS CIR CINCINNATI OH 45243
060000600177	DUSTERBERG RICHARD B TR	8800 SANDYMAR DR CINCINNATI OH 45242
060000600176	WORDEMAN PAUL J	8801 LYNCRIS DR CINCINNATI OH 45242
060000600175	STRAUSS NICHOLAS M & JULIANNE	8815 LYNCRIS DR CINCINNATI OH 45242-7315
060000600174	MISALI DEBORAH S TR	8829 LYNCRIS DR CINCINNATI OH 45242-7315

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NOV 30 2020

SYCAMORE TWP.

Date: October 12, 2020
Description: 8760 Montgomery Road
Rezoning
Location: City of Cincinnati
Hamilton County, Ohio



Situated in Section 2, Town 4, Entire Range 1 Between the Miamis, Sycamore Township, Hamilton County, Ohio and being all of 8760 Montgomery, LLC as recorded in Official Record 13156, Page 1788 of the Hamilton County, Ohio Recorder's Office, containing 2.4731 acres to be rezoned and being further described as follows:

Begin at a point found by measuring from the northwest corner of lot 25 of Kenhill Subdivision, Block "B" as recorded in Plat Book 82, Page 91, thence, with the west line of said Kenhill Subdivision, Block "B", North 06° 08' 38" East, 20.37 feet to the southeast corner of Chandsa Properties, LLC as recorded in Official Record 14058, Page 1510, said corner being the True Point of Beginning;

thence, from the True Point of Beginning thus found, departing said Chandsa Properties, LLC and with the west line of said Kenhill Subdivision, Block "B", South 06° 08' 38" West, 317.41 feet to a northeast corner of Montgomery Pointe, LLC as recorded in Official Record 12404, Page 489;

thence, departing said Kenhill Subdivision, Block "B" and with said Montgomery Pointe, LLC the following two courses: South 60° 41' 03" West, 101.01 feet;

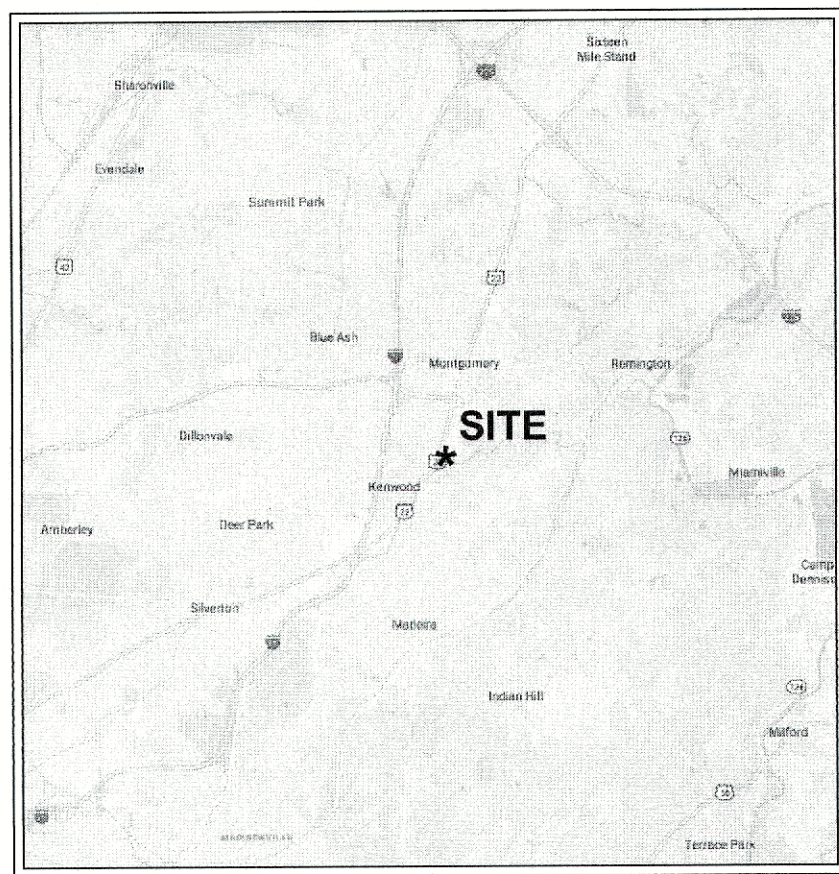
thence, North 41° 55' 05" West, 411.22 feet to the centerline of Montgomery Road;

thence, with the centerline of said Montgomery Road, with a curve to the left, having a central angle of 03° 46' 44", a radius of 2291.83 feet, an arc length of 151.16 feet, and a chord bearing North 22° 32' 45" East, 151.13 feet to the southwest corner of said Chandsa Properties, LLC;

thence, departing the centerline of said Montgomery Road and with the south line of said Chandsa Properties, LLC, South 76° 37' 51" East, 348.26 feet to the True Point of Beginning containing 2.4731 acres.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

The above description was prepared from a rezoning plat made on October 12, 2020 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio.

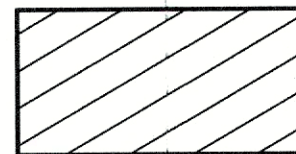


VICINITY MAP
n.t.s.

INDEX OF SHEETS

- 1.0 ZONING PLAT
- 2.0 EXISTING FEATURES PLAN
- 3.0 PROPOSED FEATURES PLAN
- 4.0 PRELIMINARY GRADING PLAN
- 5.0 PLAN-COLOR/ PRESENTATION COPY (BY OTHERS)
- L1 PLANTING PLAN
- L2 NOTES AND DETAILS
- A1 FRONT ENTRY BUILDING ELEVATIONS AND FLOOR PLANS (BY OTHERS)
- A2 REAR ENTRY BUILDING ELEVATIONS AND FLOOR PLANS (BY OTHERS)

LEGEND



AREA TO BE RE-ZONED TO: D - RESIDENTIAL, MULTI-FAMILY
WITH PUD 1 OVERLAY

OWNER

8760 MONTGOMERY, LLC
7901 SHELLDALE WAY
CINCINNATI, OH 45242

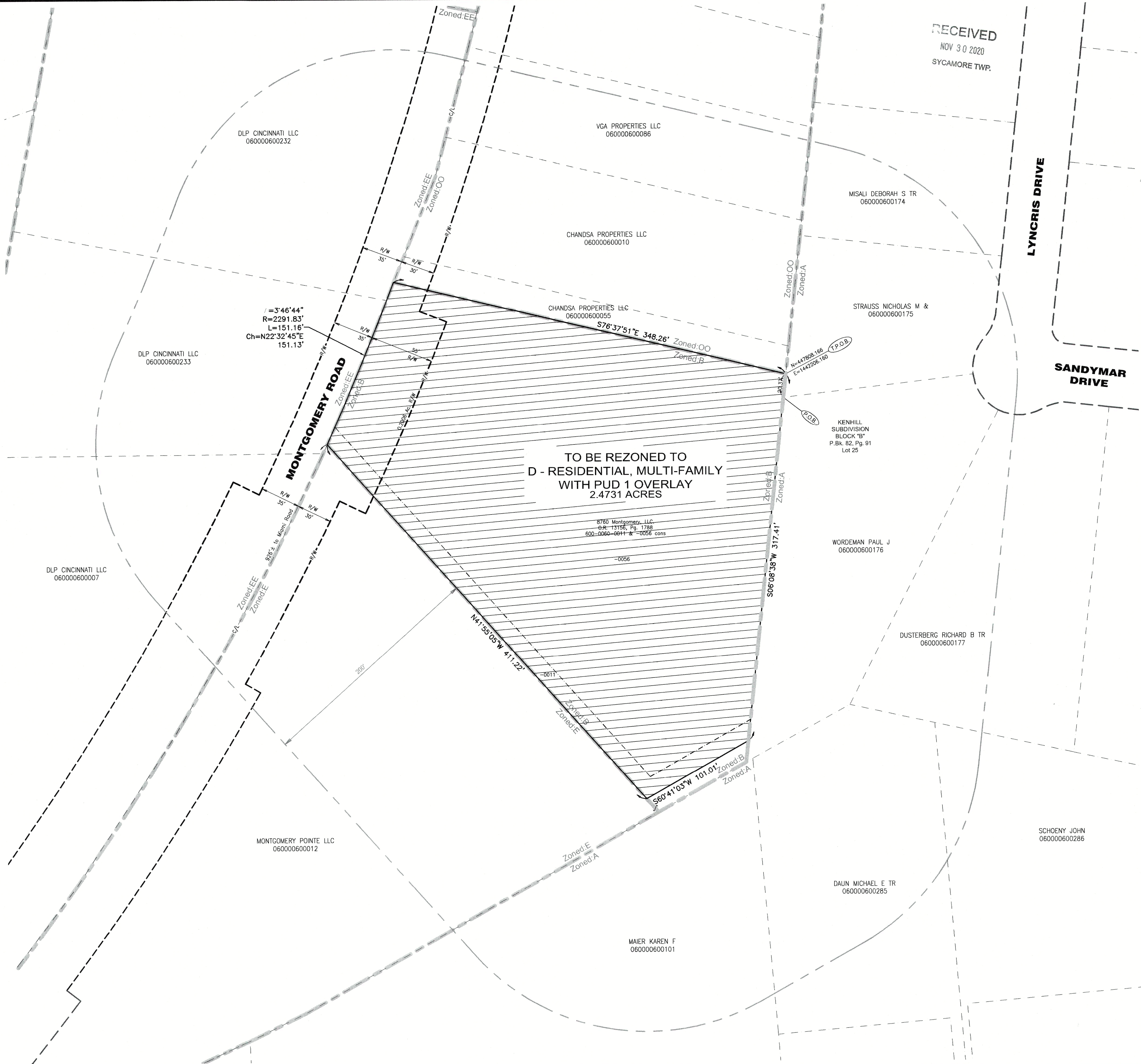
APPLICANT

GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD
SUITE 400
ERLANGER, KY 41018

NOTE

THIS MAP IS BASED ON EXISTING DEEDS, PLATS OF SURVEY,
C.A.G.I.S. AND DOES NOT REPRESENT A NEW SURVEY.

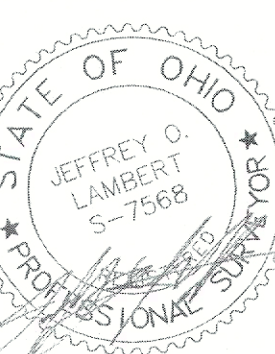
EXISTING ZONING = "B" RESIDENTIAL



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SYCAMORE TWP.



Scale: 1" = 40'



Item	Per Comments	Revision Description	Date	Drawn	Check
1			11-24-20	j.o.l.	

HILLPOINTE

8760 MONTGOMERY ROAD
SECTION 2, TOWN 4, ENTIRE RANGE 1 BTM
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

ZONING PLAT





















Drawing:	20-0119 RZ
Drawn by:	j.o.l.
Checked By:	TWC
Issue Date:	10-15-20

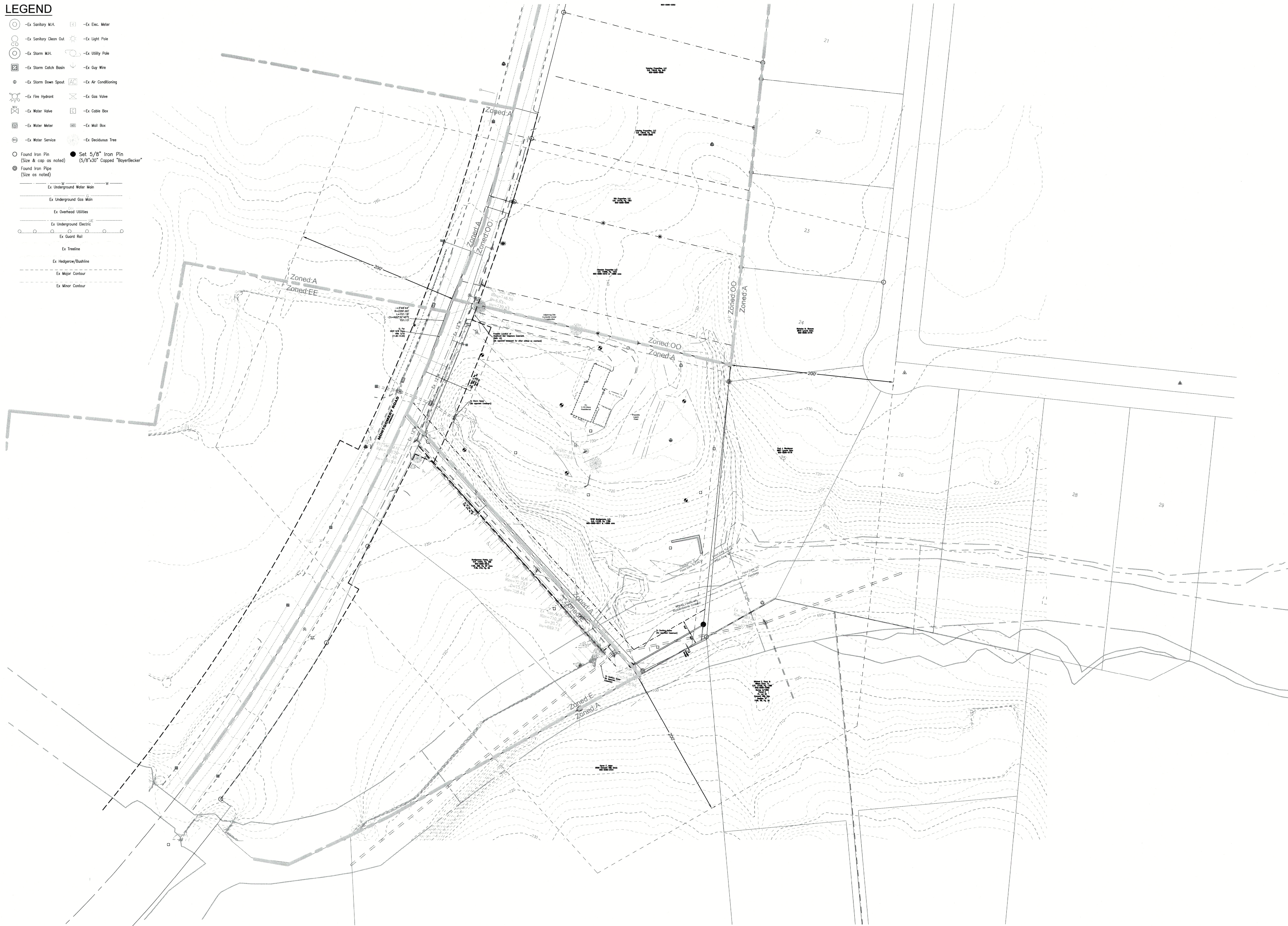
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Plot time: Sep 16, 2020 - 1:06pm

Plot time: Sep 16, 2020 - 1:06pm
Drawing name: J:\2020\20-0119\PLIDWG\20-0119 PL.dwg - Layout Tab: Existing Features

LEGEND

- | | | | |
|---|------------------------|---|----------------------|
|  | -Ex Sanitary M.H. |  | -Ex Elec. Meter |
|  | -Ex Sanitary Clean Out |  | -Ex Light Pole |
|  | -Ex Storm M.H. |  | -Ex Utility Pole |
|  | -Ex Storm Catch Basin |  | -Ex Guy Wire |
|  | -Ex Storm Down Spout |  | -Ex Air Conditioning |
|  | -Ex Fire Hydrant |  | -Ex Gas Valve |
|  | -Ex Water Valve |  | -Ex Cable Box |
|  | -Ex Water Meter |  | -Ex Mail Box |
|  | -Ex Water Service |  | -Ex Deciduous Tree |
-
- | | |
|---|---|
| ○ Found Iron Pin
(Size & cap as noted) | ● Set 5/8" Iron Pin
(5/8"x30" Capped "BayerBecker" |
|---|---|
-
- | | |
|--------------------------------------|--|
| ⊙ Found Iron Pipe
(Size as noted) | |
|--------------------------------------|--|
-
- | | | |
|---------|---------------------------|---------|
| ----- | W | ----- |
| | Ex Underground Water Main | |
| ----- | | ----- |
| | Ex Underground Gas Main | |
| ----- | | ----- |
| | Ex Overhead Utilities | |
| ----- | UE | ----- |
| | Ex Underground Electric | |
| ○-----○ | | ○-----○ |
| | Ex Guard Rail | |
| ----- | | ----- |
| | Ex Trestle | |
| ----- | | ----- |
| | Ex Hedgerow/Bushline | |
| ----- | | ----- |
| | Ex Major Contour | |
| ----- | | ----- |
| | Ex Minor Contour | |



Basis of Bearing:
State Plane NAD83 (2011)

0 50 75

SCALE: 1" = 50'

[illegible]

HILLPOINTE

8760 MONTGOMERY ROAD
SECTION 2, TOWN 4, ENTIRE RANGE 1 BTM
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

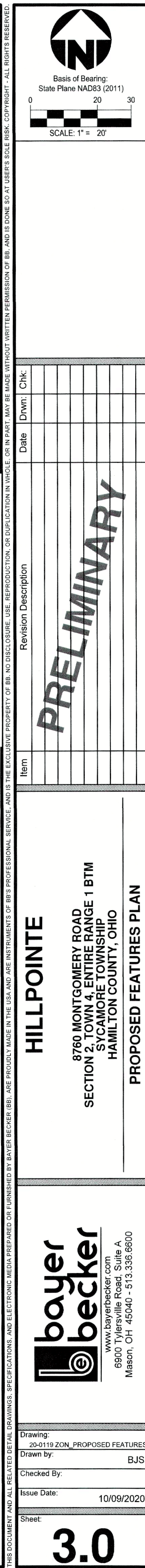
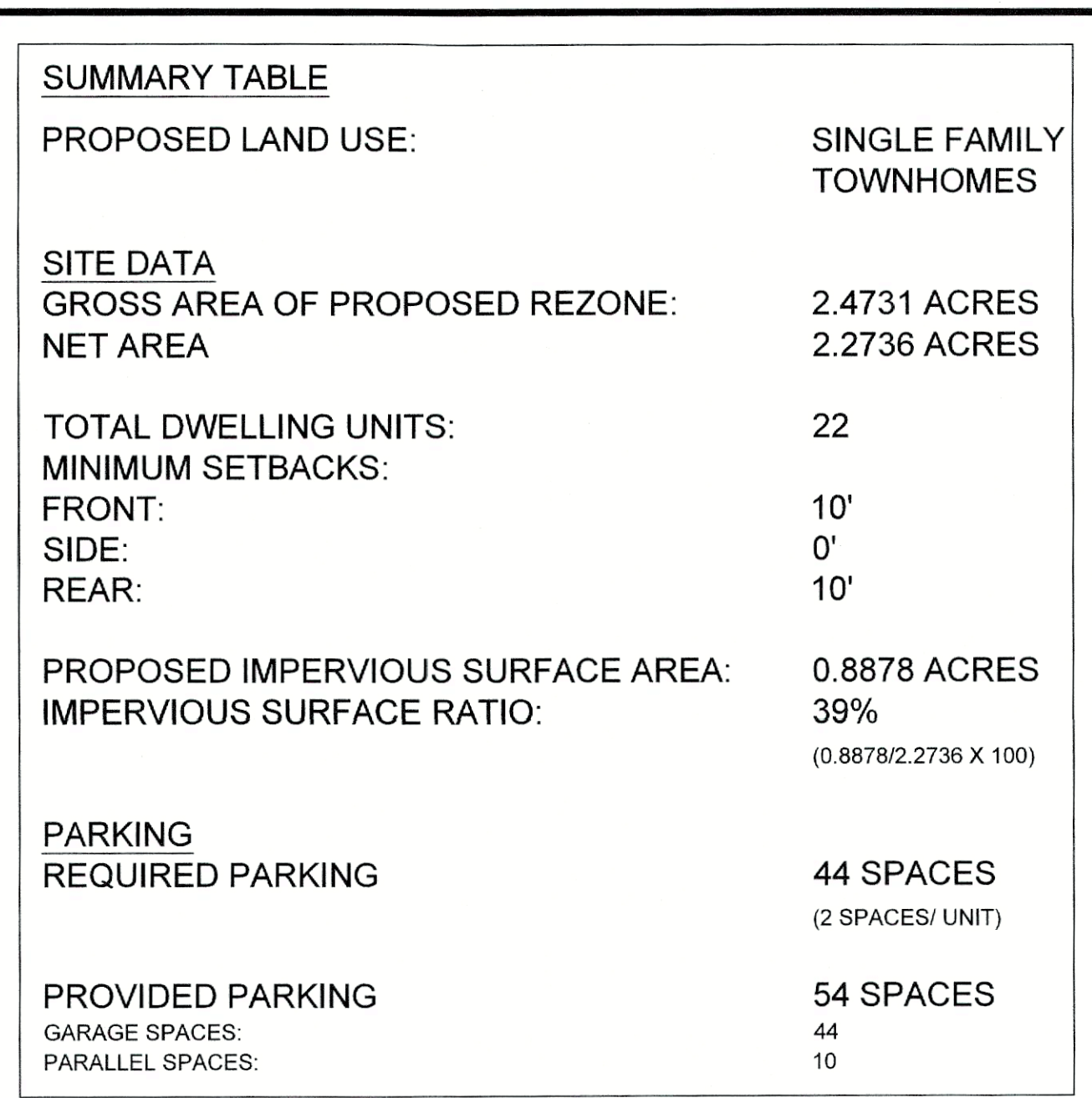
EXISTING FEATURES PLAN



www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151

Drawing:	20-0119 PL
Drawn by:	KJR
Checked By:	AJB
Issue Date:	09-17-20
Sheet:	

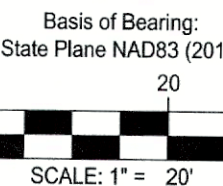
2.0





Retaining Wall

688



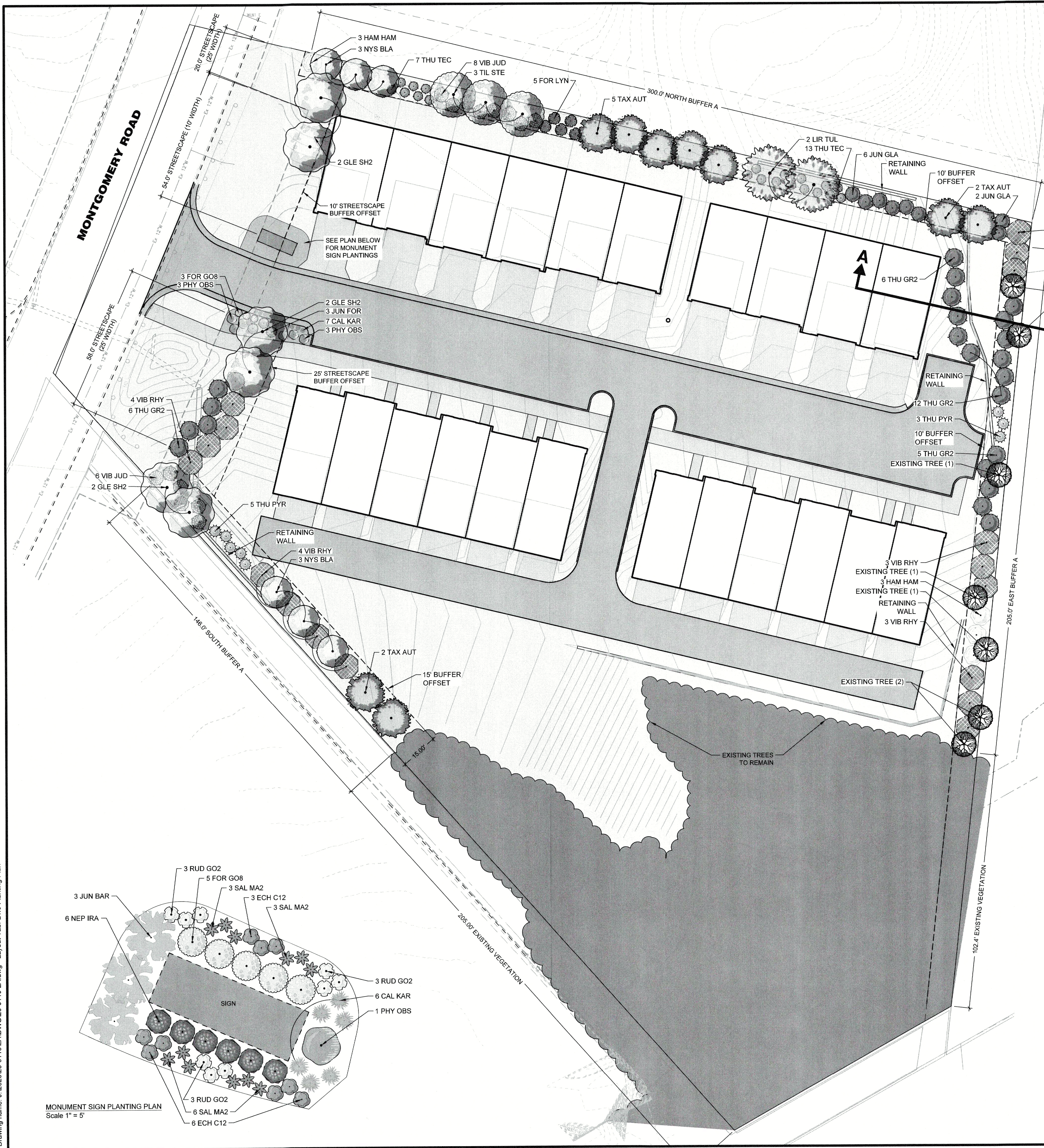
HILLPOINTE
8760 MONTGOMERY ROAD
SECTION 2, TOWN 4, ENTIRE RANGE 1 BTM
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

**PLAN-COLOR/
PRESENTATION COPY**

[illegible]

Drawing: 20-0119 ZON_PLAN COLOR	Drawn by:	OTHERS
	Checked By:	
	Issue Date:	

5.0



GENERAL NOTES:

- A) SEE L2.0 FOR INSTALLATION AND PLANTING NOTES.
B) TOPOGRAPHY AROUND BUILDINGS NOT SHOWN FOR CLARITY. SEE GRADING PLAN.

ZONING NOTES:

CH 14-8: STREETSCAPE LANDSCAPE REQUIREMENTS: FIGURE 14C
78 LF STREETSCAPE @ 25' WIDE / 100 LF = 0.78
CANOPY TREES = 1.9 X 0.78 = 2 CANOPY TREES REQ. & PROVIDED
SHRUBS = 5 X 0.78 = 4 SHRUBS REQ. & PROVIDED

54 LF STREETSCAPE @ 10' WIDE / 100 LF = 0.54
CANOPY TREES = 3.3 X 0.54 = 2 CANOPY TREES REQ. & PROVIDED
SHRUBS = 10 X 0.54 = 6 SHRUBS REQ. & PROVIDED

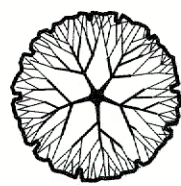
CH 14-7 PERIMETER LANDSCAPE REQUIREMENTS: FIGURE 14AA

BUFFER 'A' @ 10' WIDTH = 5 CANOPY TREES + 15 SHRUBS PER 100 LF
BUFFER 'A' @ 15' WIDTH = 4.5 CANOPY TREES + 10 SHRUBS PER 100 LF

NORTH BUFFER: BUFFER 'A' @ 10' WIDTH, 300 LF / 100 LF = 3
CANOPY TREES = 5 X 3 = 15 CANOPY TREES REQ. & PROVIDED
SHRUBS = 15 X 3 = 45 SHRUBS REQ. & PROVIDED

EAST BUFFER: BUFFER 'A' @ 10' WIDTH, 205 LF / 100 LF = 2.05
SHRUBS = 15 X 2.05 = 31 SHRUBS REQ. & PROVIDED
CANOPY TREES = 5 X 2.05 = 11 CANOPY TREES REQ., (8)
EXISTING TREES CREDITED FOR ALL REQ. TREES*
*CH15 - 6.1" TREE REPLACEMENT
(1) 4"-12" CALIPER TREE = 2 TREE CREDITS
(7) EXISTING 4"-12" CALIPER TREES * 2 = 14 TREE CREDITS

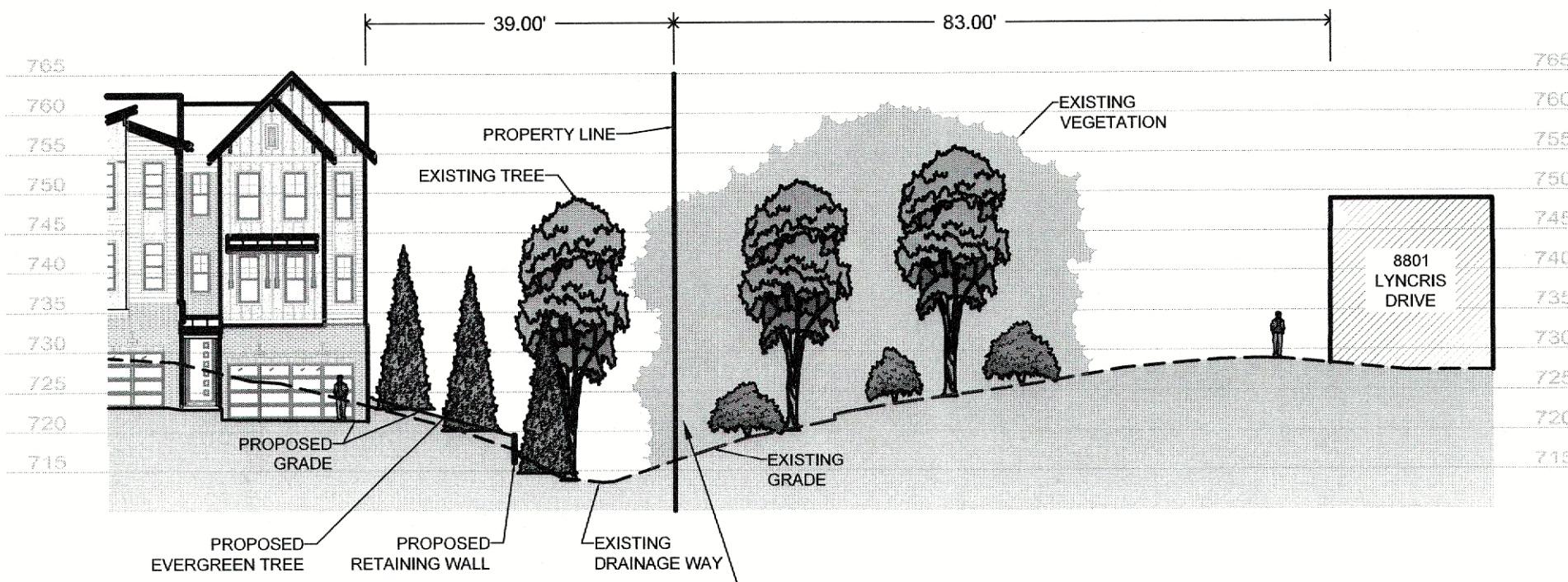
SOUTH BUFFER: BUFFER 'A' @ 15' WIDTH, 146 LF / 100 LF = 1.46
CANOPY TREES = 4.5 X 1.46 = 7 CANOPY TREES REQUIRED
SHRUBS = 10 X 1.46 = 15 SHRUBS REQUIRED



EXISTING TREE TO REMAIN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
GLE SH2	6	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.5" Cal
LIR TUL	2	Liriodendron tulipifera	Tulip Tree	B & B	2.5" Cal
NYS BLA	6	Nyssa sylvatica 'Black Tupelo'	Sour Gum	B & B	2.5" Cal
TAX AUT	9	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	B & B	2.5" Cal
TIL STE	3	Tilia tomentosa 'Sterling'	Sterling Silver Linden	B & B	2.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ECH C12	9	Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	2 gal	Clump
NEP IRA	6	Nepeta x faassenii Walker's Low	Catmint	2 gal	Clump
RUD GO2	9	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Coneflower	2 gal	Clump
SAL MA2	12	Salvia nemorosa 'May Night'	May Night Sage	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
FOR GO8	8	Forsythia x intermedia 'Gold Tide' TM	Gold Tide Forsythia	3 gal	18" Ht.
FOR LYN	5	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	B & B	24" Ht.
HAM HAM	6	Hamamelis vernalis 'Amethyst'	Amethyst Vernal Witchhazel	B & B	36" Ht.
PHY OBS	7	Physocarpus opulifolius 'Obsidian'	Obsidian Ninebark	3 gal	18" Ht.
VIB JUD	14	Viburnum x juddii	Judd Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN GLA	8	Juniperus chinensis 'Hetzi Glauca'	Hetzi Blue Juniper	B & B	24" Ht.
JUN FOR	3	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B & B	18" Ht.
JUN BAR	3	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	3 gal	12" Ht.
THU PYR	8	Thuja occidentalis 'Pyramidalis'	Pyramidalis Cedar	B & B	36" Ht.
THU TEC	20	Thuja occidentalis 'Techny'	Techny Arborvitae	B & B	36" Ht.
THU GR2	23	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	B & B	48" Ht.
VIB RHY	17	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	B & B	36" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	13	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	Clump



SECTION A-A: SCREENING EAST PROPERTY LINE
Scale 1" = 10'



SITE PHOTOS: EXISTING VEGETATION ALONG DRAINAGE WAY



Basis of Bearing:
State Plane NAD83 (2011)
0 20 30
SCALE: 1" = 20'

Revision Description

8760 MONTGOMERY ROAD

SECTION 13, TOWN 3, RANGE 3
BETWEEN THE MIAMIS
LIBERTY TOWNSHIP
BUTLER COUNTY, OHIO

PLANTING PLAN



www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.654.0151

Drawing: 20-0119 LA

Drawn by: LES

Checked By: ADH

Issue Date: 11-23-20

Sheet:

L1

1 TREE PLANTING

NOT TO SCALE

329343.46-06

①	CENTRAL LEADER	<p>NOTES:</p> <p>A. REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL-TOP OF ROOTBALL TO BE IN LINE WITH ORIGINAL GRADE.</p> <p>C. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.</p> <p>D. SCARIF BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.</p> <p>E. TOPSOIL AMENDED PER SOIL TESTING REPORT.</p> <p>H. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES.</p>
②	ROOTBALL	
③	ROUND-TOPPED SOIL BERM (4" H X 8" W)	
④	MULCH	
⑤	ROOTBALL PIT	
⑥	AMENDED TOPSOIL	
⑦	TAMPED SETTING BED 8" MIN. DEPTH	

3 TREE ON SLOPE 5% (20:1) TO 50% (2:1)

The diagram illustrates the correct installation of a shrub. It shows two shrubs with rootballs placed in a trench. The rootballs are labeled '1' and '2'. The amended topsoil is labeled '3'. The mulch is labeled '4'. The tamped setting bed is labeled '5'. The diagram also shows the 'FINISH GRADE' and 'UNDISTURBED SOIL'. A dimension line indicates the spacing between the shrubs, with the text 'SEE PLANT SCHEDULE FOR SPACING'. A note on the right side says 'SEE SHRUB BED EDGE DETAIL'. A dimension line at the bottom right indicates a minimum depth of 6 inches for the setting bed.

1 SHRUB
2 ROOTBALL
3 AMENDED TOPSOIL
4 MULCH
5 TAMPED SETTING BED

SEE PLANT SCHEDULE FOR SPACING

SEE SHRUB BED EDGE DETAIL

FINISH GRADE

UNDISTURBED SOIL

6" MIN.

NOTES:
A. REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2" ABOVE GRADE AFTER SETTLEMENT.
B. SCARIFY BOTTOM AND SIDES OF PLANTING BED TO 4" MIN. DEPTH.
C. TOPSOIL AMENDED PER SOIL TESTING REPORT.
D. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES.

6 SHRUB BED PLANTING DETAIL

NOT TO SCALE

329113.26-03

2 EVERGREEN TREE DETAIL

NOT TO SCALE

329343.46-03

4 CURB/SOD INSTALLATION DETAIL
NOT TO SCALE 321613.16-11

5 **SIDEWALK/SOD INSTALLATION**
NOT TO SCALE 321623-01

7 SHRUB SPACING DETAIL (TYP.)
NOT TO SCALE 329333-01

8
SHRUB BED EDGE DETAIL
329113.26-02

GENERAL LANDSCAPE NOTES

- F. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL MAKE REPORT TO THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY OR FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- G. PLANT, ERECTED WITHIN 2" OF FINISHED GRADE, WITHIN 2" OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4" TALL FENCE 6' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAA LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
- H. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE EXISTING FENCES, AND OTHER EXISTING FEATURES DURING THE CONSTRUCTION.
- I. THE CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
- J. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE OF PLANTING. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE DEFECTIVE TREES AND SHRUBS IMMEDIATELY.
- K. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STATE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
- L. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE COMPLETED WITHIN 2" OF FINAL GRADE BEFORE PLANTING BY THE CONTRACTOR OR IMMEDIATE INSTALLATION.
- M. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN. EXCEPT FOR PLANT MATERIAL TO BE PLANTED IN NEXT SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL CONSTRUCTION.
- N. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES, ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE. ANY CHANGES TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
- O. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ASIN 260.1, "AMERICAN STANDARD FOR NURSERY STOCK".
- P. THE CONTRACTOR SHALL GROW NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ASIN 260.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENTS.
- Q. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- R. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYSTEMIC PLANTING.
- S. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.
- T. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL AGENCY AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.
- U. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB AND SLOPE.
- V. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

TOPSOIL, AMENDMENTS & MULCH

- A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RESURFACED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIPLINE OF TREES TO REMAIN (AND NOT STRIP AS TO IMPACT THE ROOD LINE OF TREES TO REMAIN.
- B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.
- C. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
 - pH - SHALL RANGE BETWEEN 6.0 - 7.5
 - SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 MM (#10) SIEVE
 - a. SAND - 30%-75%
 - b. SILT - 15%-70%
 - c. CLAY - 10%-30%
- TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEST RESULTS SHALL SHOW RECOMMENDATIONS FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY
- E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:
- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
 - a. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY. APPLICATION RATES OF 100 LBS PER 1000 MESH SIEVE.
 - SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
 - AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.
- F. ORGANIC MULCH - FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

- A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.
- B. PROTECT EXISTING UTILITIES, STRUCTURES, FENCES, DRIVEWAYS AND OTHER FACILITIES AND TREES AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- C. 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.
- D. APPLY ANTIDISCICANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FULLY BRANCHED TRUNK PROTECTING BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDISCICANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.
- E. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.
- F. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT BEFORE PLANTING. IF TREES SHYET ARE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN, CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

PLANT INSTALLATION

- A. LOOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXCESSIVE MATERIAL AND EXCAVATE TO THE TOP OF THE OFF OF THE OWNER'S PROPERTY.
- B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.
- C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMATRIX SOIL AMENDMENT AT THE FOLLOWING RATES:
 - FOR 2" DEEP BEDS - 450 LBS / 1000 SF
 - FOR 4" DEEP BEDS - 900 LBS / 1000 SF
 - FOR 6" DEEP BEDS - 1,300 LBS / 1000 SF
 - FOR 8" DEEP BEDS - 1,750 LBS / 1000 SF
- D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
- E. MIX LIME WITH DRY SOIL. PRIOR TO MIXING FERTILIZER.
- F. SPREAD TOPSOIL TO A DEPTH OF (6) SIX INCHES FOR LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLING. DO NOT SPREAD IF PLANTING SOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- G. GRAD PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORM, FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.
- H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. THE DIRMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RADIUS 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AROUND THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMOOTH OR SMOOTH SLOPES DURING EXCAVATION.
- I. EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALANCED AND BURRLAPPED STOCK.
 - FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS
 - MAIN TIE IS SHOWN ON THE DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREA
 - EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.
- J. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELETERIOUS MATERIAL.
- K. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO THE SUBSOIL OR SHRUBS ARE ENCOUNTERED.
- L. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
- M. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.
- N. INSTALL PLANTS - REFER TO OPTICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.
- O. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES WILL BE REMOVED.
- P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.
- Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATIONS FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.
- R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.
- S. INSTALL WEED CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF MULCH BY SIX (6) INCHES AND SEAMING THREE INCHES OF THE TRUNKS OR STEMS.
- T. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.
- U. APPLY MULCH ACCORDING TO THE FOLLOWING:
 - TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
 - PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS.
 - ORGANIC MULCH IN PLANTING AREAS - APPLY TWO (2) INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING TWELVE (12) INCHES BEYOND THE EDGES OF INDIVIDUAL PLANTING PIT OR TRENCH OR OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF TRUNKS OR STEMS.
- V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OTHER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

WARRANTY

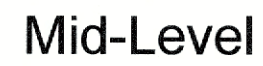
- A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.
- B. CONTRACTOR SHALL GUARANTEE EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND STAGNANT GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
- D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
- E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT NEEDED TO PROVIDE LINE AND VALVE INSPECTION, REPAIR, AND ADJUSTMENT AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

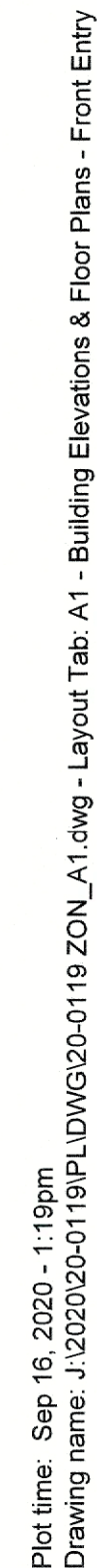
- A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

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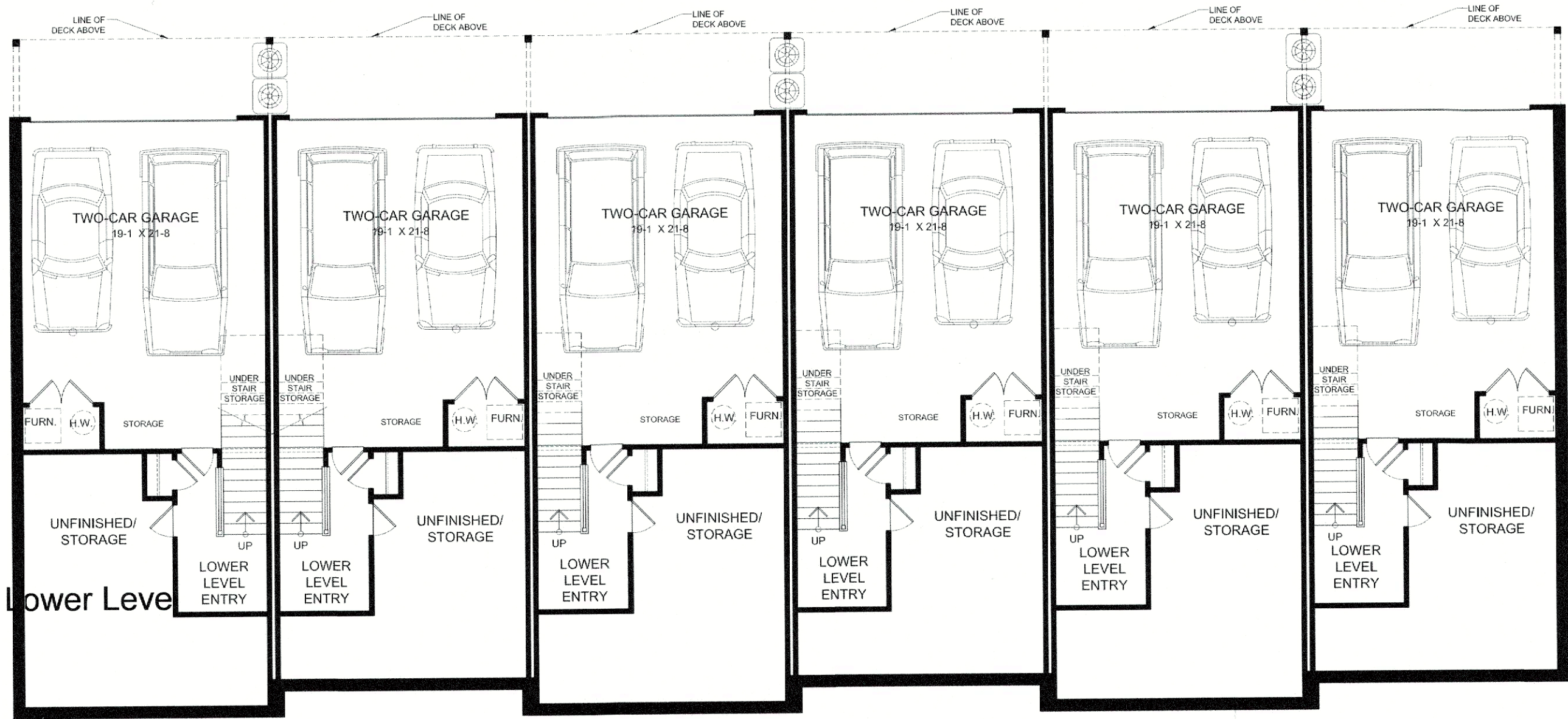
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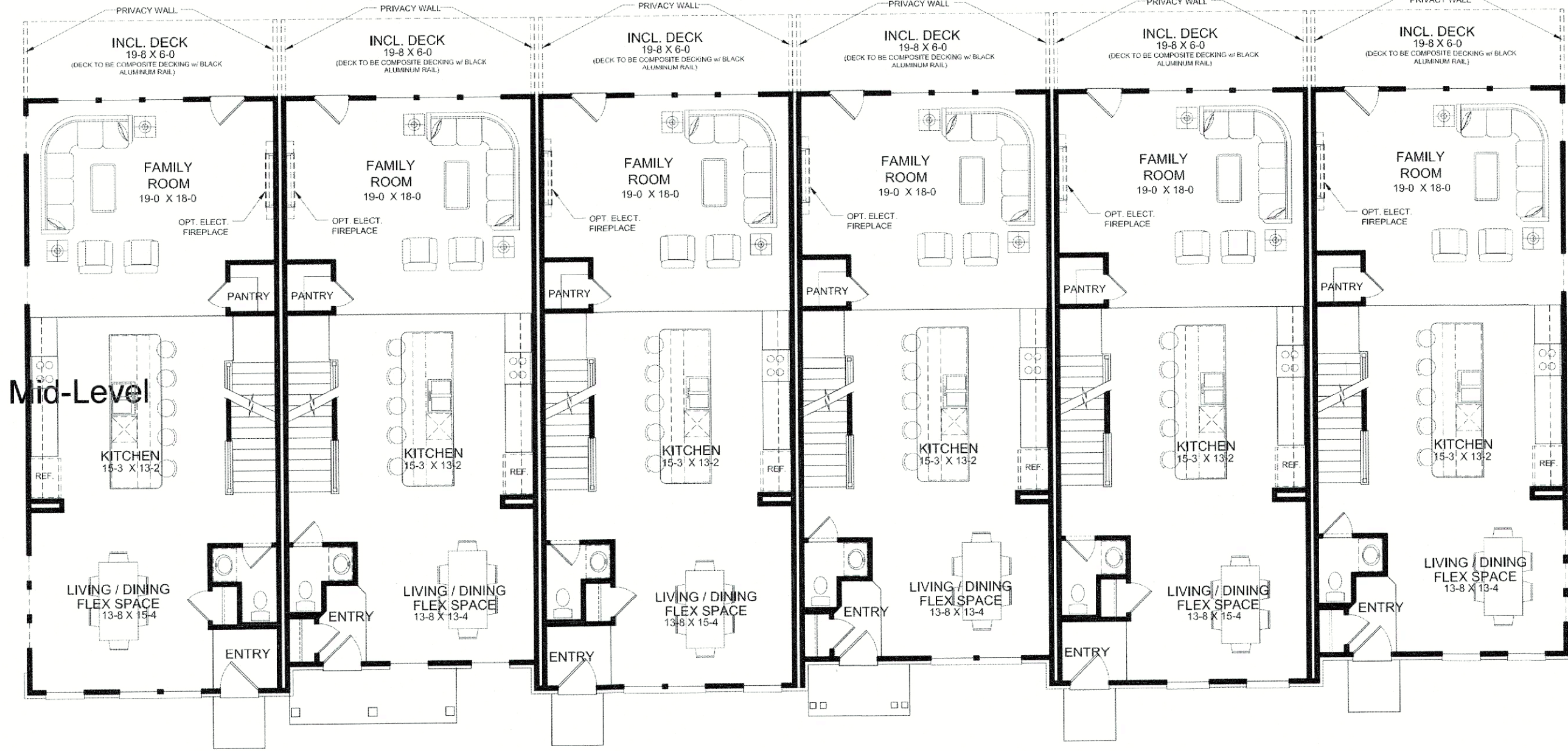
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6-Unit - Floor Plans (By Others)

N.T.S.



Lower Level



Mid-Level



Upper Level

6-Unit - Building Elevations (By Others)

N.T.S.



6-Unit - Building Color Elevations (By Others)

N.T.S.



