Letter of Intent

Tire Discounters Kenwood Road Store Replacement

Project Description & Change of Premises

Tire Discounters operates an existing store located at 7381 Kenwood Rd that has reached its end of life. Tire Discounters Real Estate company has recently purchased the vacated Graeter's Ice Cream building located at 7369 Kenwood Road. On behalf of Tire Discounters, Leesman Engineering is pleased to submit a PUD application to demolish the existing Tire Discounters store and the vacated Graeter's Ice Cream building to construct a new Tire Discounters facility.

Project Size

The proposed project will combine the existing Tire Discounters parcel and Graeter's parcel for a combined acreage of 1.047 acres.

Project Use

Tire Discounters will continue to own and operate the new building as proposed. The new store will have 8 Service bays that have the company's newest technology to service their existing customer.

Character of Development

The new development will utilize the Tire Discounters Prototypical building and site materials and features. The building will be constructed with materials that are consistent with surrounding buildings. The Tire Discounters buildings are primarily constructed with full body pigmented block units that are structurally integrated into the building. This allows for an upscale look to the building on the outside of the building along with the interior of the building. The building is highlighted with architectural glass and EFIS highlights at the showroom area.

Description of Surrounding land uses

Existing land uses that surround the proposed site are complimentary and consistent with the use of the existing Tire Discounters and Proposed Tire Discounters. The business model of the Tire Discounters stores allow customers to drop off their cars for service or allow customers to use the upgraded waiting area. Often customers will remain on site while their cars to be serviced and will walk to adjacent businesses during their wait times.

Changes to property use

No significant changes are proposed to the property. Tire Discounters proposal is to make a significant investment into the community to be able to service the customers with a new and improved building.

Community and Public Facilities Effects

Our belief is that with the demolition of two older buildings, and the proposed Tire Discounters building will help improve the community aesthetics. The new building will improve traffic flow to and from the existing building, along with add pedestrian access to neighboring businesses.

LEESMAN ENGINEERING & ASSOCIATES

2720 Topichills Dr.♦Cincinnati, OH 45248♦Phone: 513-417-0420♦Email: Email@Leesmanengineering.com

<u>NEW CONSOLIDATED PARCEL</u> <u>SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO</u> <u>SECTION 3, TOWN 4, ENTIRE RANGE 1 OF THE MIAMI PURCHASE</u> <u>PART OF LOT 6 OF THE SUBDIVISION OF JOHN JONES ESTATE (H.C.R.O.);</u> <u>TOTAL AREA = 1.047 ACRES</u>

SITUATE IN SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO, IN SECTION 3, TOWN 4, ENTIRE RANGE 1 OF THE MIAMI PURCHASE, AND BEING PART OF LOT 6 OF THE SUBDIVISION OF JOHN JONES ESTATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 13 SAID EAST LINE BEING THE CENTER LINE OF KENWOOD ROAD 606.18 FEET NORTH OF THE SOUTHEAST CORNER OF LOT NO. 6 OF SAID JOHN JONES ESTATE; THENCE, LEAVING SAID CENTER LINE, N86°35'00"W A DISTANCE OF 220.41 FEET TO A SET MAG NAIL AND PASSING A SET IRON PIN AT 30.00 FEET;

THENCE, N02°25'00"E A DISTANCE OF 25.00 FEET TO A FOUND IRON PIN;

THENCE, S86°35'00"E A DISTANCE OF 20.41 FEET TO A SET IRON PIN;

THENCE, N02°25'00"E A DISTANCE OF 200.55 FEET TO A SET IRON PIN AND PASSING A FOUND IRON PIPE AT 70.00 FEET;

THENCE, S86°35'00"E A DISTANCE OF 200.00' TO A POINT IN THE CENTER LINE OF KENWOOD ROAD AND PASSING A SET IRON PIN AT 170.00 FEET;

THENCE, WITH SAID CENTER LINE, S02°25'00"W A DISTANCE OF 225.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.047 ACRES, MORE OR LESS SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND. THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STEVEN J. LEESMAN OHIO LICENSE #8352 ON AUGUST 12, 2021 WITH BEARINGS BASED UPON THE 2011 OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (NO TRANS), OHIO SOUTH ZONE. ALL PINS SET ARE 5/8" X 36" WITH CAP S.J. LEESMAN WITH CAP #8352.

1-20-22

STEVEN J. LEESMAN OH#8352

DATE

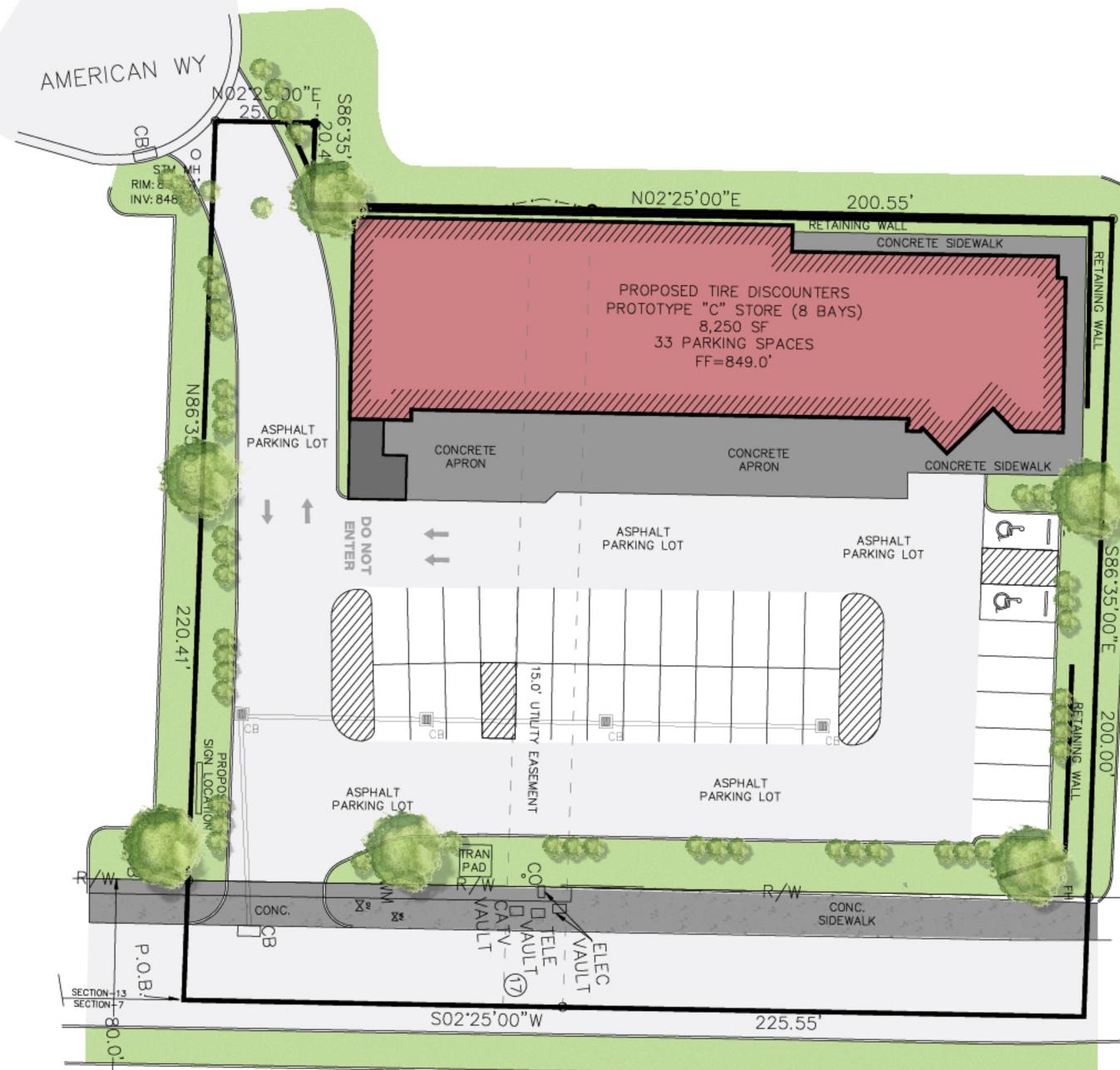


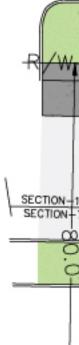
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- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- 4. CITY OF CINCINNATI WATER AND SEWER DEPARTMENT (OR APPLICABLE PROVIDER) STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL UTILITY CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
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- 9. ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.
- 10. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.
- ALL EASEMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).
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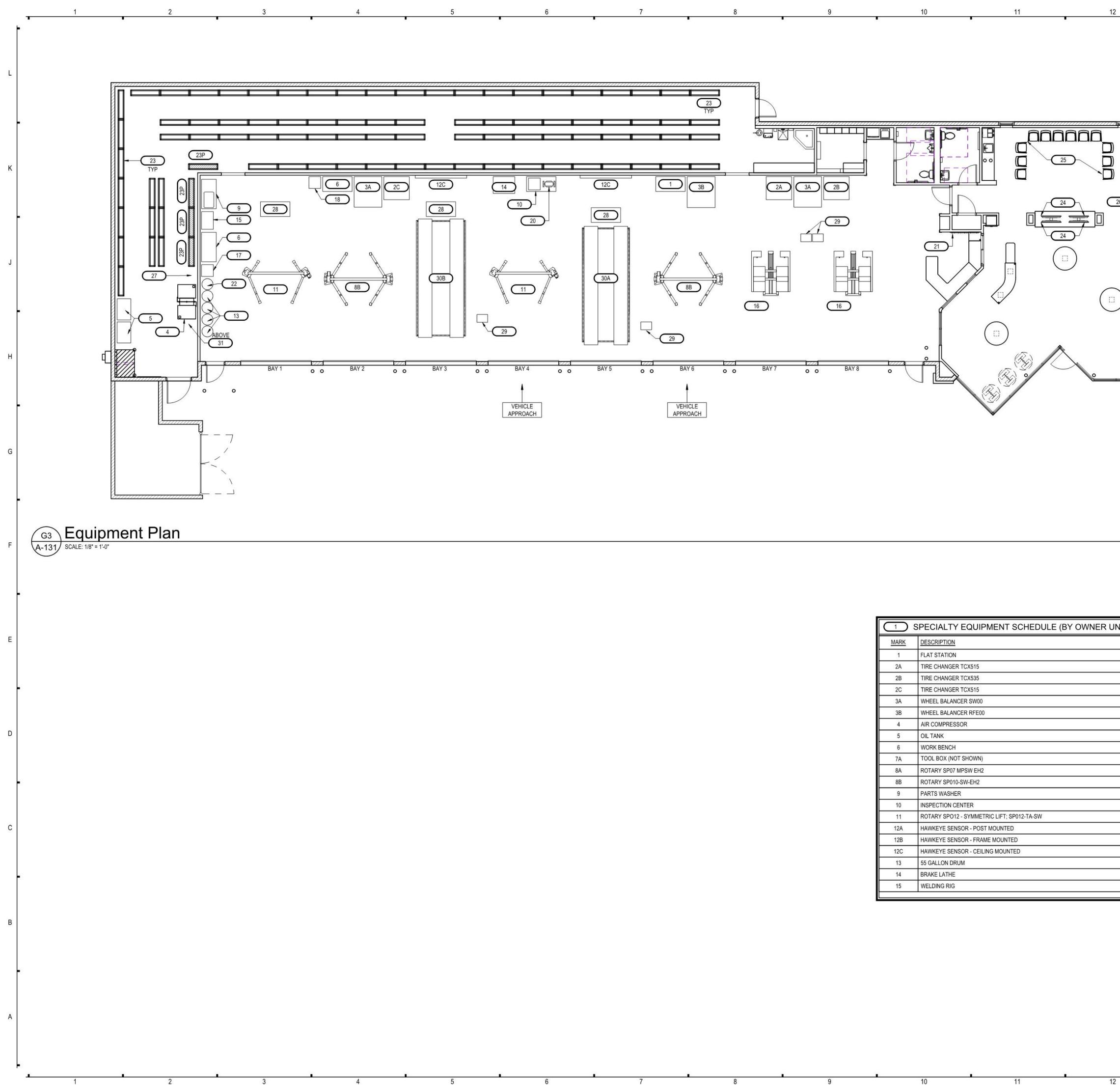
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KENWOOD ROAD

				0 REVISIONS AND/OR ISSUES
	KENWOOD ROAD TO A	STEVE LEESE SOBS G/ST	SSOC.	417-0420
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SITE PLAN	S	T J L	engineers	
GRAPHIC SCALE 20' 0' 10' 20' 40' 80' (IN FEET) 1 inch = 20 ft. 3 WORKING DAYS BEFORE YOU DIG UTILITIES PROTECTION SERVICE	DRA SIT PLA proj. td ken drawn tm	E N wood	DATE 12/15 CHECKE SJL	5/21 D



MARK	DESCRIPTION		16	ROTARY VLSX7 LIFT
1	FLAT STATION	-1	17	BEARING PRESS
2A	TIRE CHANGER TCX515		18	STRUT COMPRESSOR
2B	TIRE CHANGER TCX535		19	OPEN SHELVES
2C	TIRE CHANGER TCX515		20	BENCH GRINDER
3A	WHEEL BALANCER SW00		21	MANAGER'S STATION WALL BOARD - BY CASEWORK PROVIDER
3B	WHEEL BALANCER RFE00		22	WASHER FLUID BARREL
4	AIR COMPRESSOR		23	TIRE STORAGE SHELVING
5	OIL TANK		23P	PARTS STORAGE SHELVING
6	WORK BENCH		24.	FLAT SCREEN TELEVISION
7A	TOOL BOX (NOT SHOWN)		25	GUEST CHAIR
8A	ROTARY SP07 MPSW EH2		26	FURNISHINGS
8B	ROTARY SP010-SW-EH2		27	WALL MOUNTED LADDER - BY GC
9	PARTS WASHER		28	COMPUTER STATION
10	INSPECTION CENTER		29	LIFT CONTROLS
11	ROTARY SPO12 - SYMMETRIC LIFT; SP012-TA-SW		30A	ALIGNMENT RACK RX 10 KLFIS
12A	HAWKEYE SENSOR - POST MOUNTED		30B	ALIGNMENT RACK RX 16 KFIS
12B	HAWKEYE SENSOR - FRAME MOUNTED			
12C	HAWKEYE SENSOR - CEILING MOUNTED			
13	55 GALLON DRUM			
14	BRAKE LATHE			
15	WELDING RIG			

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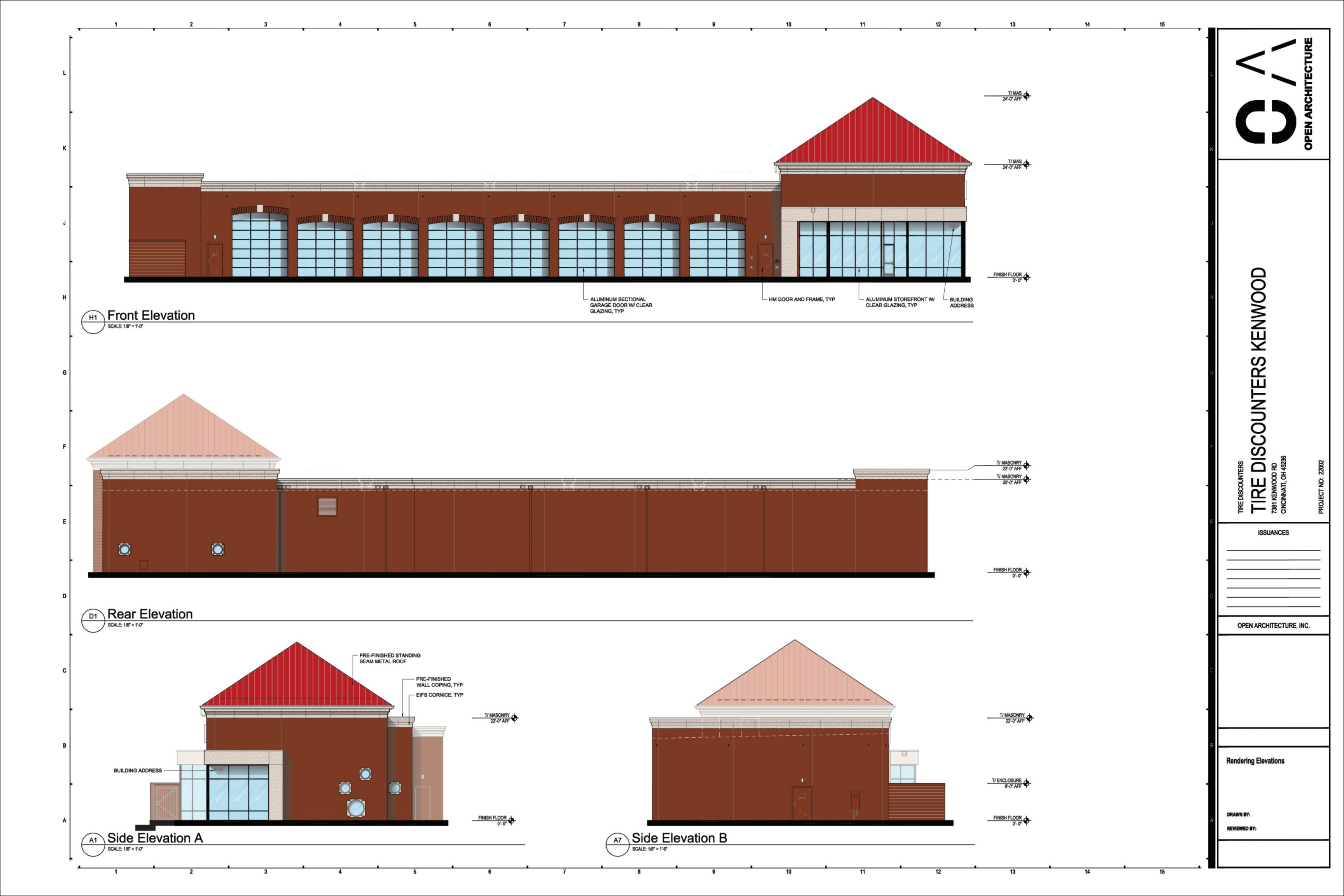
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TIRE DISCOUNTERS KENWOOD 7381 KENWOD RD 7381 KENWOD RD CINCINNATI, OH 45236

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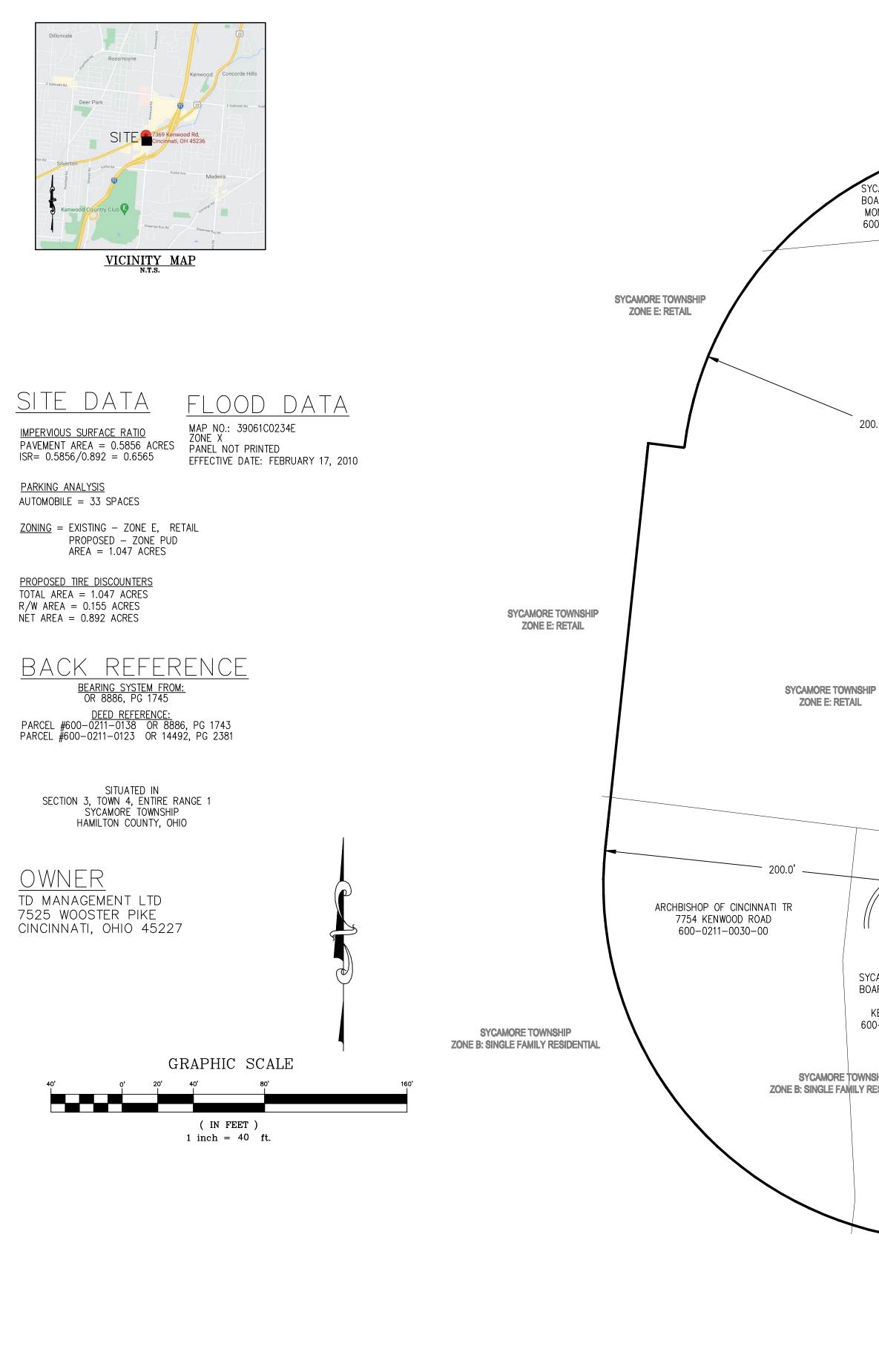
OPEN ARCHITECTURE, INC.

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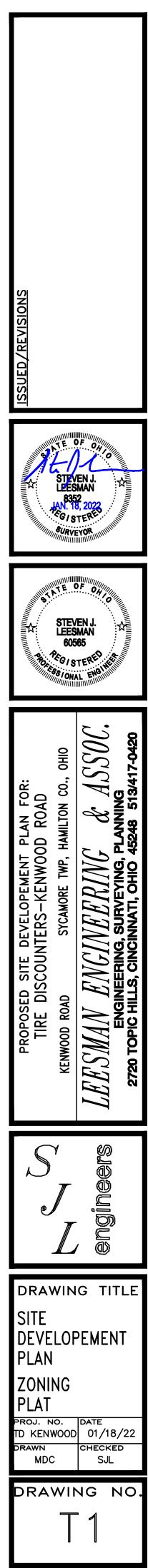
SYCAMORE TOWNSHIP ZONE EE: PLANNED RETAIL

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NISBET PROPERTY HOLDINGS LT KENWOOD ROAD 600-0080-0723-00

DRAWING INDEX

- T1 TITLE PAGE/ZONING PLAT C1-EXISTING CONDITIONS PLAN C2-CIVIL SITE PLAN C3-GRADING PLAN & STORM SEWER C3.1-STORM SEWER PIPE DESIGN C3.2-DETENTION CALCULATIONS C3.3-DETENTION POND DETAIL PHOTOMETRIC-STIE LIGHTING L1-LANDSCAPE PLAN Q L2-STREETSCAPE & INTERIOR LANDSCAPE AREAS 10. COLORED SITE PLAN 11. RENDERING ELEVATIONS 12. RENDERING DUMPSTER ENCLOSURE DETAIL 13.
- 14. PROPOSED FLOOR PLAN



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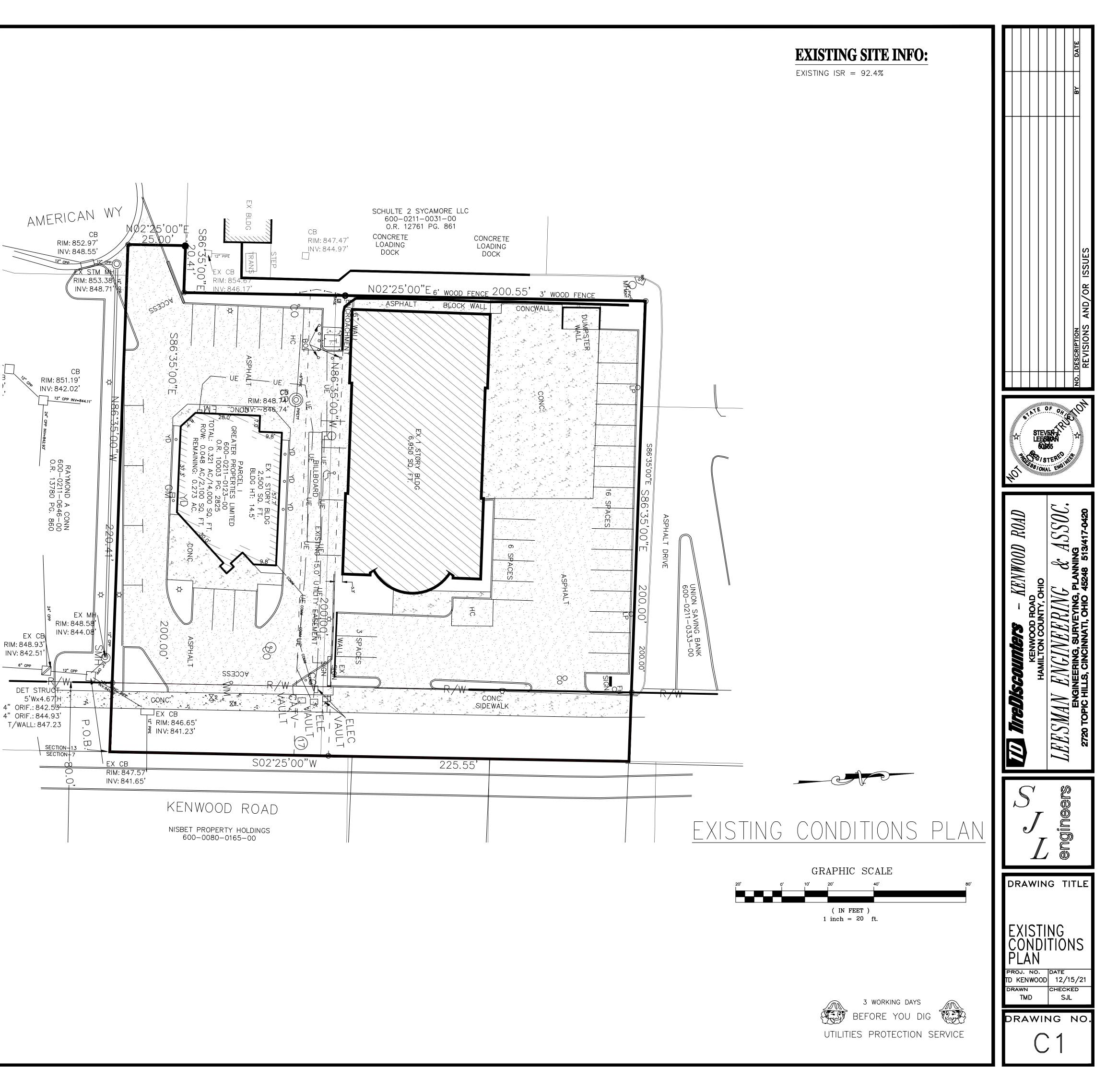
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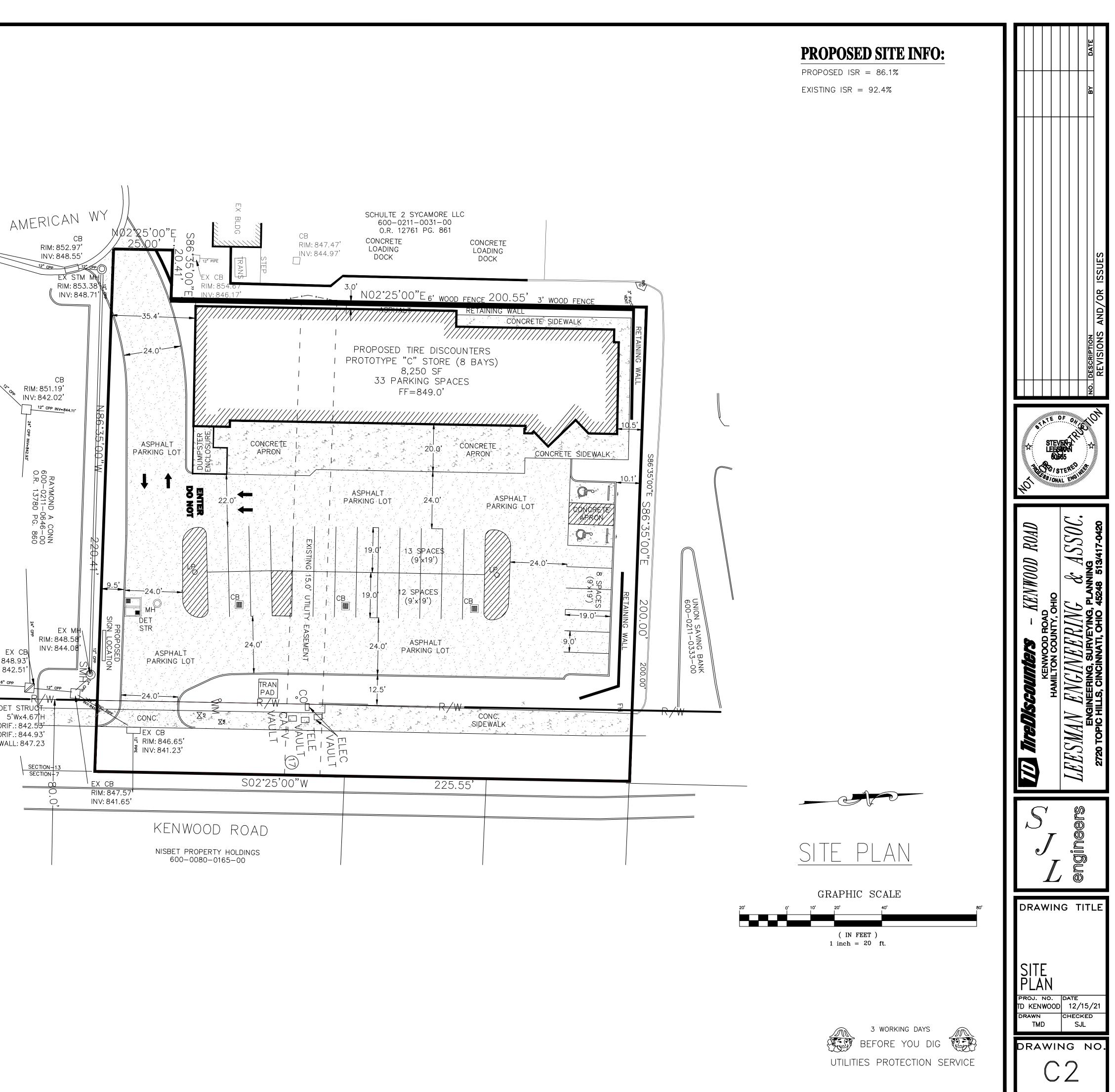
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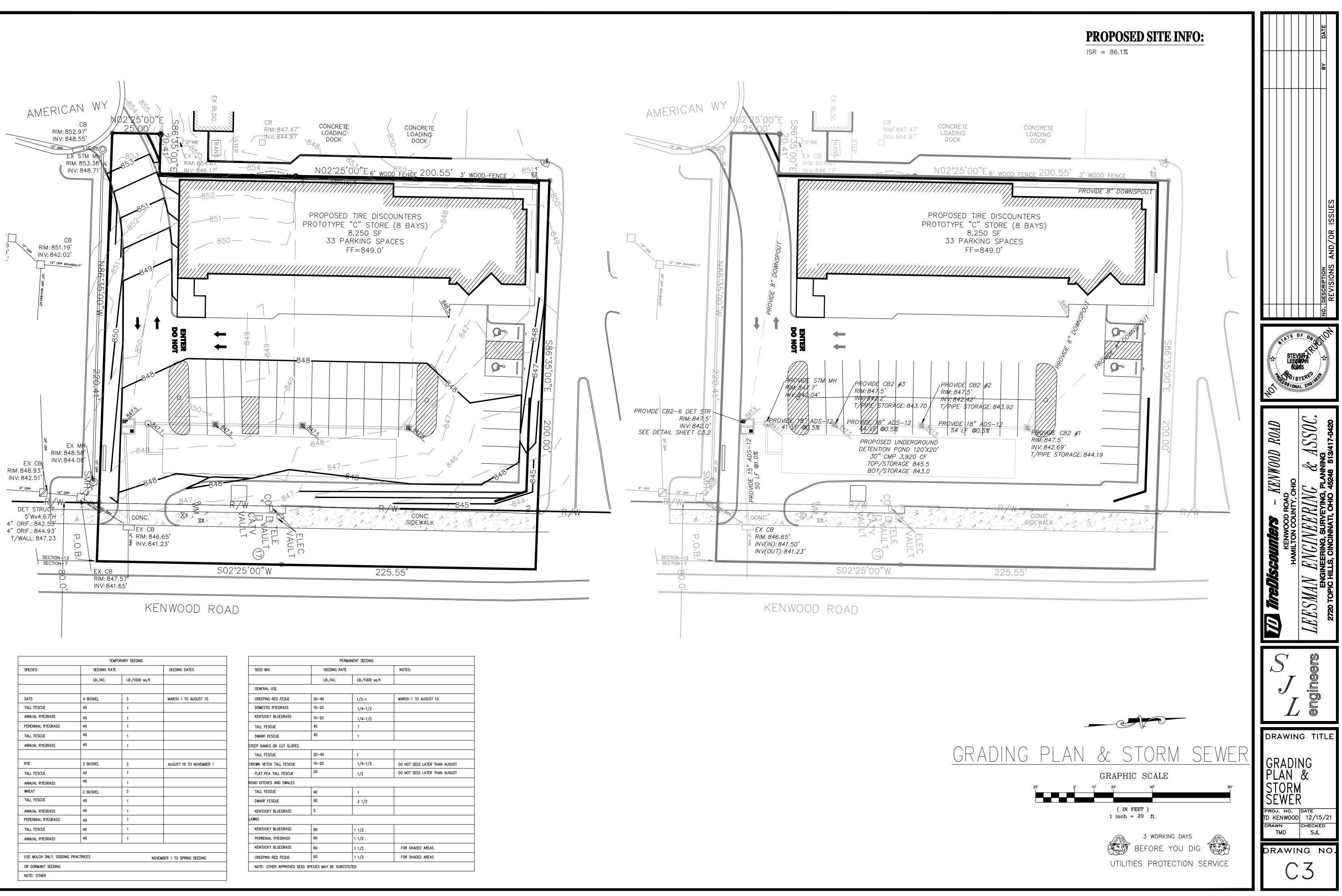
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- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO. SHALL RECEIVE VEGETATIVE STABILIZATION.
- 7. FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- 8. ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF CINCINNATI AND ODOT DETAILS AND SPECIFICATIONS.
- 10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- 11. LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS.
- 12. ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

EX CB RIM: 848.93'

INV: 842.51 6" CPP

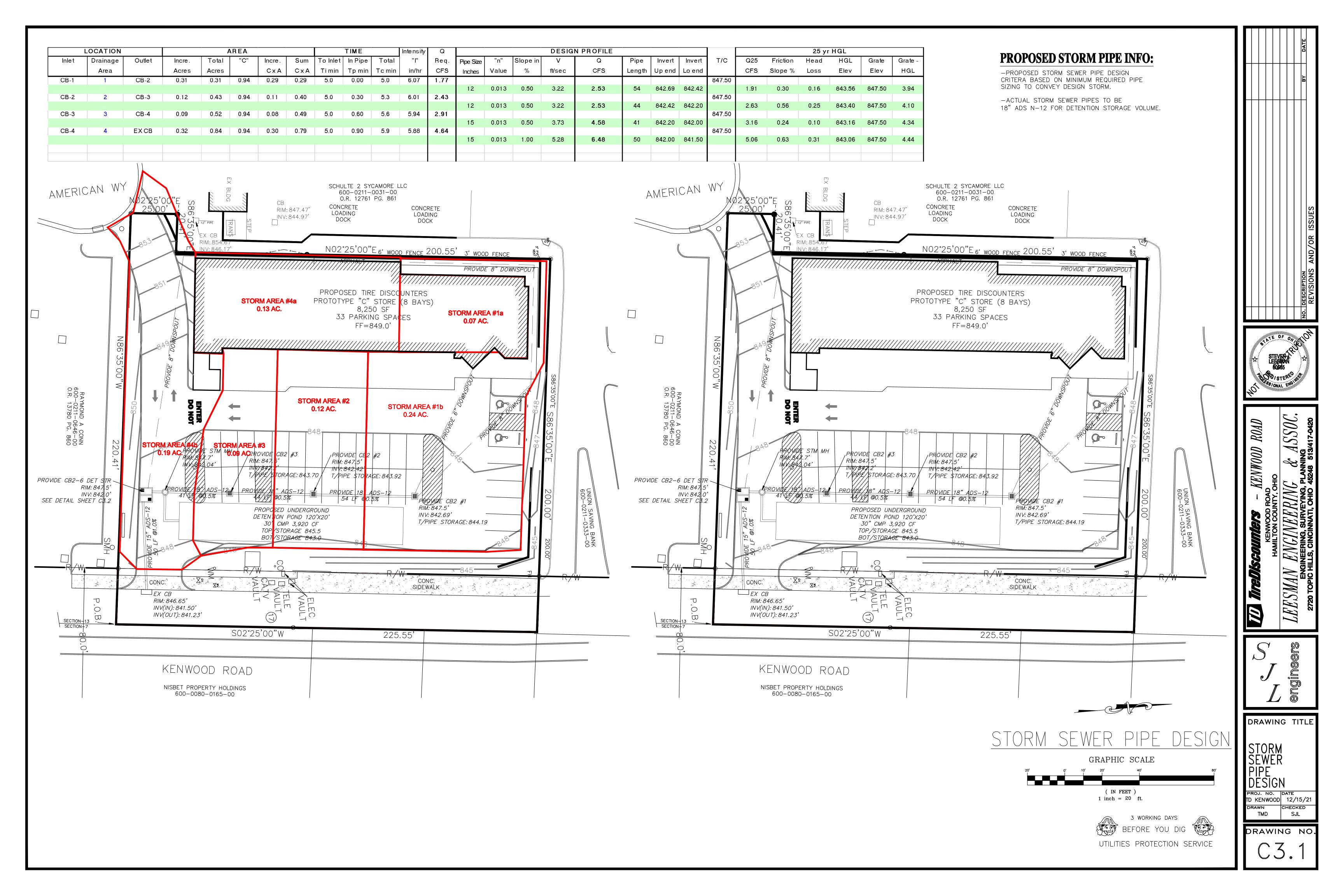
DET STRUCH. 5'Wx4.67[']H 4" ORIF.: 842.53 4" ORIF.: 844.93' T/WALL: 847.23

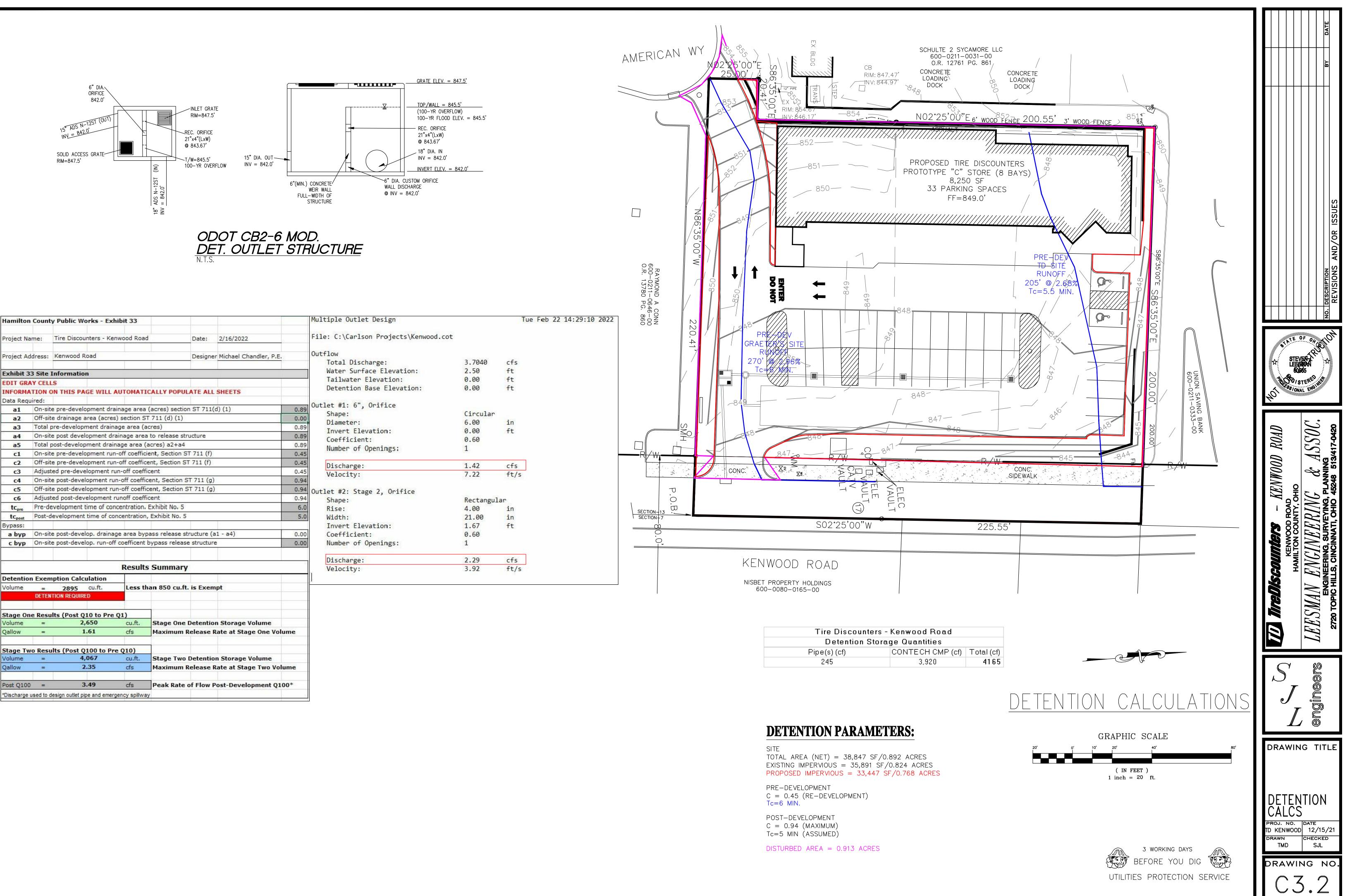




		PORARY SEEDING	
SPECIES	SEEDING RATE		SEEDING DATES
	LB./AC.	LB./1000 sq.ft	
		1	
OATS	4 BUSHEL	3	MARCH 1 TO AUGUST 15
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
RYE	2 BUSHEL	3	AUGUST 16 TO NOVEMBER 1
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
WHEAT	2 BUSHEL	3	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
PERENNIAL RYEGRASS	40	1	
TALL FESCUE	40	1	
ANNUAL RYEGRASS	40	1	
USE MULCH ONLY, SODDING	PRACTRICES	NOV	ember 1 to spring seeding
OR DORMANT SEEDING			
NOTE: OTHER			

	PER	MANENT SEEDING	
SEED MIX	SEEDING RATI	Ξ	NOTES:
	LB./AC.	LB./1000 sq.ft	
GENERAL USE	·	·	·
CREEPING RED FESUE	20-40	1/2-1	MARCH 1 TO AUGUST 15
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES	·	•	·
TALL FESCUE	20-40	1	
CROWN VETCH TALL FESCUE	10-20	1/4-1/2	DO NOT SEED LATER THAN AUGUS
FLAT PEA TALL FESCUE	20	1/2	DO NOT SEED LATER THAN AUGUS
ROAD DITCHES AND SWALES	·	·	·
TALL FESCUE	40	1	
DWARF FESCUE	90	2 1/2	
KENTUCKY BLUEGRASS	5		
LAWNS	·	·	·
KENTUCKY BLUEGRASS	60	1 1/2	
PERRENIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
	60	1 1/2	FOR SHADED AREAS

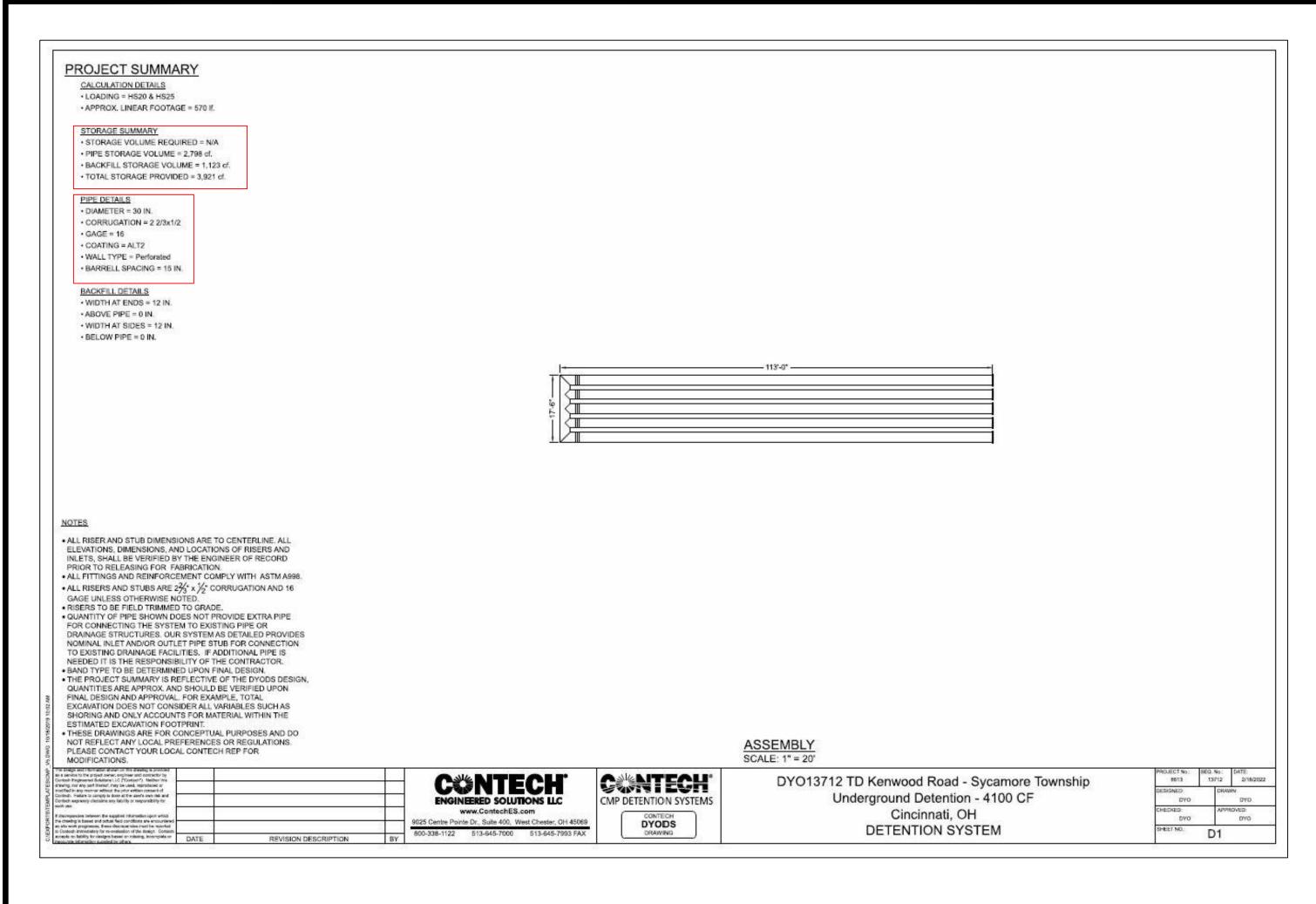


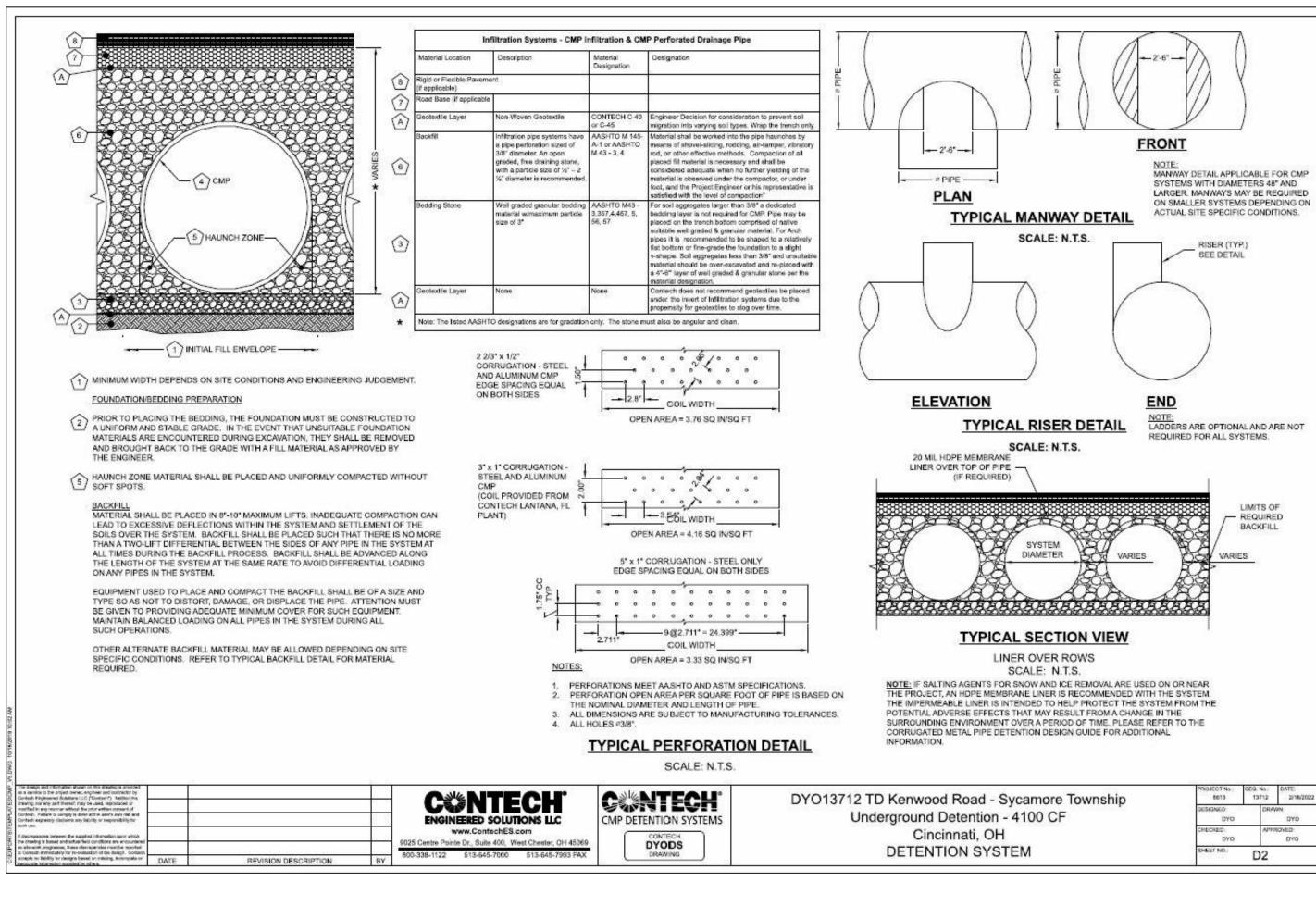


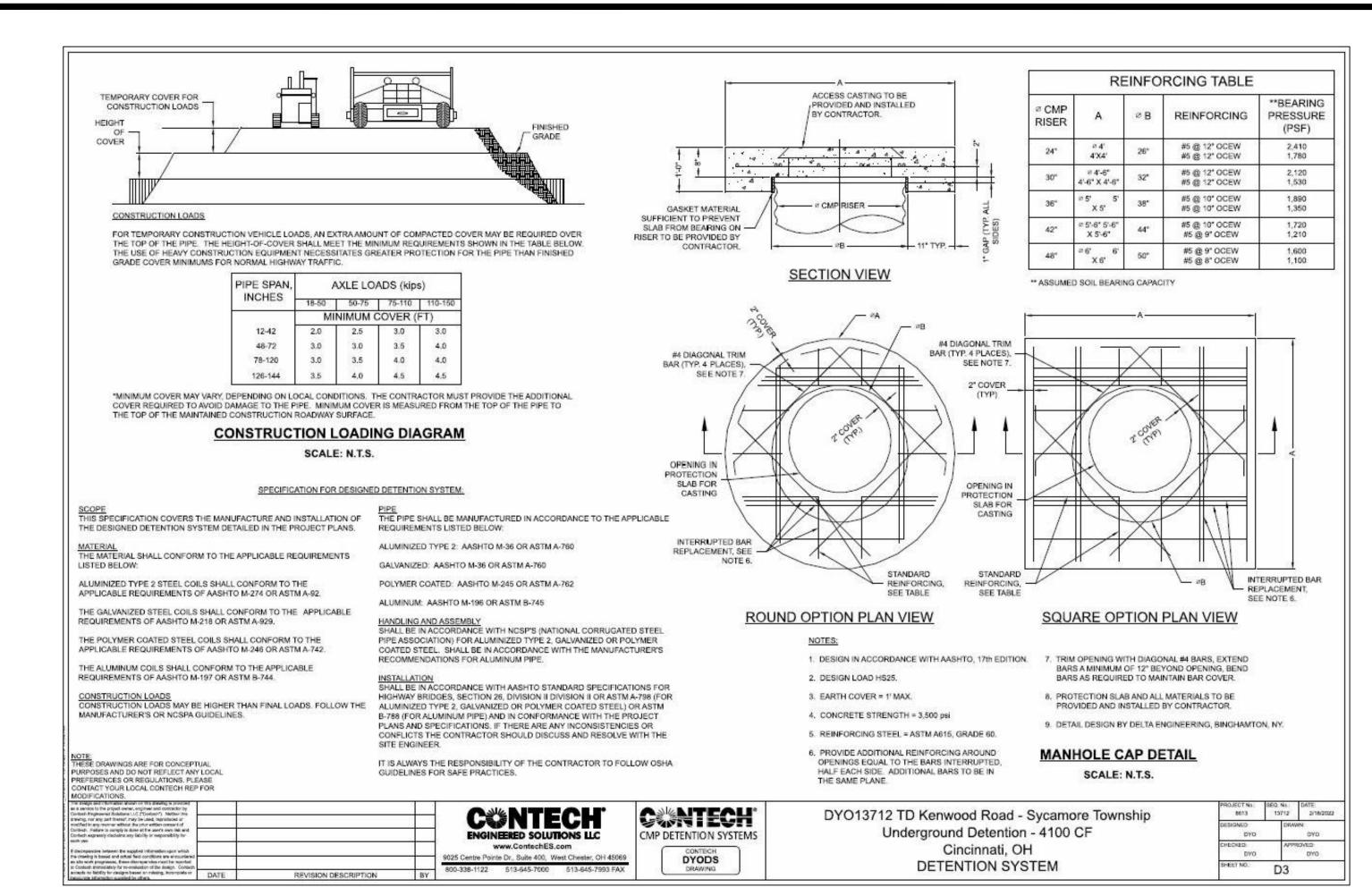
Hamilton	Count	y Public W	/orks - Exhi	bit 33		-		-	Multiple Outlet Design
Project Na	ame:	Tire Disco	unters - Ken	wood Road	1	Date:	2/16/2022	d 11	File: C:\Carlson Projects\Ke
Project Ac	ddress:	Kenwood I	Road			Designe	Michael Chandler, P.E.		Outflow Total Discharge:
Exhibit 3	3 Site	Informatio	on	1					Water Surface Elevation:
EDIT GRA	AY CEL	LS							Tailwater Elevation:
INFORMA	TION	ON THIS PA	AGE WILL A	UTOMATI	CALLY POPUL	LATE ALL	SHEETS		Detention Base Elevation
Data Requ	uired:				1				
a1	On-sit	e pre-devel	lopment drai	nage area	(acres) sectio	n ST 711(d) (1)	0.89	Outlet #1: 6", Orifice
a2	Off-sit	te drainage	area (acres)	section ST	711 (d) (1)			0.00	Shape:
a3	Total	pre-develop	ment draina	ge area (a	cres)			0.89	Diameter:
a4	On-sit	e post deve	lopment dra	nage area	to release st	ructure		0.89	Invert Elevation:
a5	Total	post-develo	pment draina	age area (a	acres) a2+a4			0.89	Coefficient:
c1	On-sit	e pre-devel	opment run-	off coeffici	ent, Section S	T 711 (f)		0.45	Number of Openings:
c2	Off-sit	te pre-deve	lopment run-	off coeffice	ent, Section S	T 711 (f)		0.45	Discharge
c3	Adjus	ted pre-dev	elopment rur	n-off coeffi	cent			0.45	Discharge:
c4	On-sit	e post-deve	elopment run	-off coeffic	ent, Section S	ST 711 (g)		0.94	velocity:
c5	Off-sit	te post-deve	elopment run	-off coeffic	ent, Section S	ST 711 (g)		0.94	Outlet #2: Stage 2, Orifice
c6	Adjus	ted post-dev	velopment ru	noff coeffi	cent			0.94	Shape:
tcpre	Pre-de	evelopment	time of cond	entration.	Exhibit No. 5			6.0	CIR OPPORT
tcpost	-	-			Exhibit No. 5	83		5.0	NIDCI .
Bypass:			2010-080-05-00-00-00-00-00-00-00-00-00-00-00-00						Invert Elevation:
a byp	On-sit	e post-deve	elop. drainag	e area byp	ass release s	tructure (a	1 - a4)	0.00	
c byp	_				bypass releas			0.00	
9.				Deculte	Summary			54	Discharge:
Detection		- K - C - L		Kesuits	Summary	6			Velocity:
		nption Calo		l acc th		ie Even			
Volume	DETEN	2895	cu.ft. ED	Less th	an 850 cu.ft	. Is Exem	pt	23	
Stage On	e Resu	Its (Post (10 to Pre C	(1)	e. 10				
Volume	=	2	,650	cu.ft.	Stage One	Detentio	n Storage Volume		
Qallow	=	1	1.61	cfs	Maximum	Release R	ate at Stage One Vol	ume	
Change Tre		.h. (D	0100 to Dee	010)	- Contraction of the second se				-
Volume	/0 Kest		2100 to Pre 1,067	Q10) cu.ft.	Stage Two	Detentio	n Storage Volume		
Qallow	=		2.35	cfs	-		ate at Stage Two Vol	ume	
Quilow	1	1		UI3	r ia Annun I		ate of oldge 1 wo vol	anne	
Post Q100) =	1	3.49	cfs	Peak Rate	of Flow P	ost-Development Q1	00*	
	N-Presser		ipe and emerge				The second se	10000	

Tire	Di	sco	unters	-Kenv	vood
			<u>.</u>	~	

Detention Store	ge Quantiti
Pipe(s) (cf)	CONTECH
245	3,92







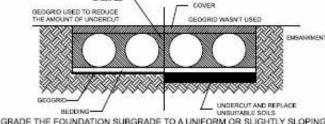
CMP DETENTION INSTALLATION GUIDE

SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING. APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN TS INTEGRITY DURING CONSTRUCTION.

F SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BACKFILL PLACEMENT BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING SEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES. MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF



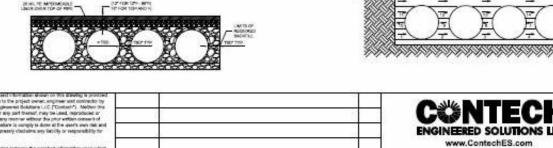
GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER. BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING

AGENTS ARE USED ON OR NEAR THE PROJECT SITE.

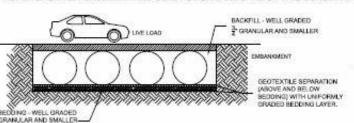


EVISION DESCRIPTION

IN-SITU TRENCH WALL

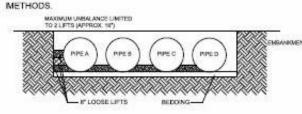
PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE
SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF
ALLOWED TO SET-UP PRIOR TO THE PLACED BE INVERTIGATION OF THESE SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

> IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



THE LEVEL OF COMPACTION.

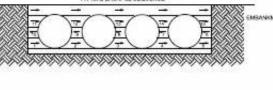
SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE



IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDER ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED ADVANCE THE EQUIPMENT THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH

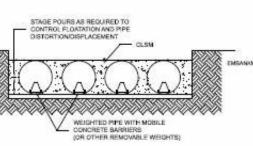
ND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE IOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



NEERED SOLUTIONS LL



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. PICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS, YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

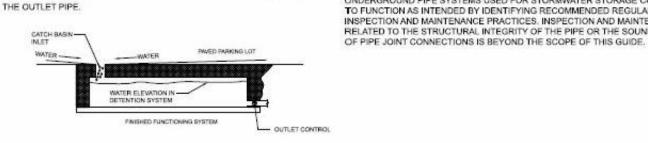


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY, SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION: POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE, TEMPORARY DIVERSION MEASURES. MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF



CMP DETENTION SYSTEM INSPECTION AND

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

MAINTENANCE

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED, CONTECH RECOMMENDS ONGOING. ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE. SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ ROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

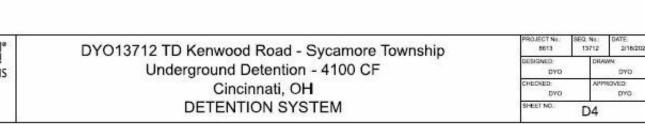
CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES, CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

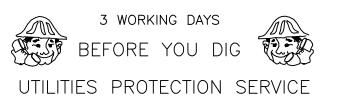
ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE INSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER

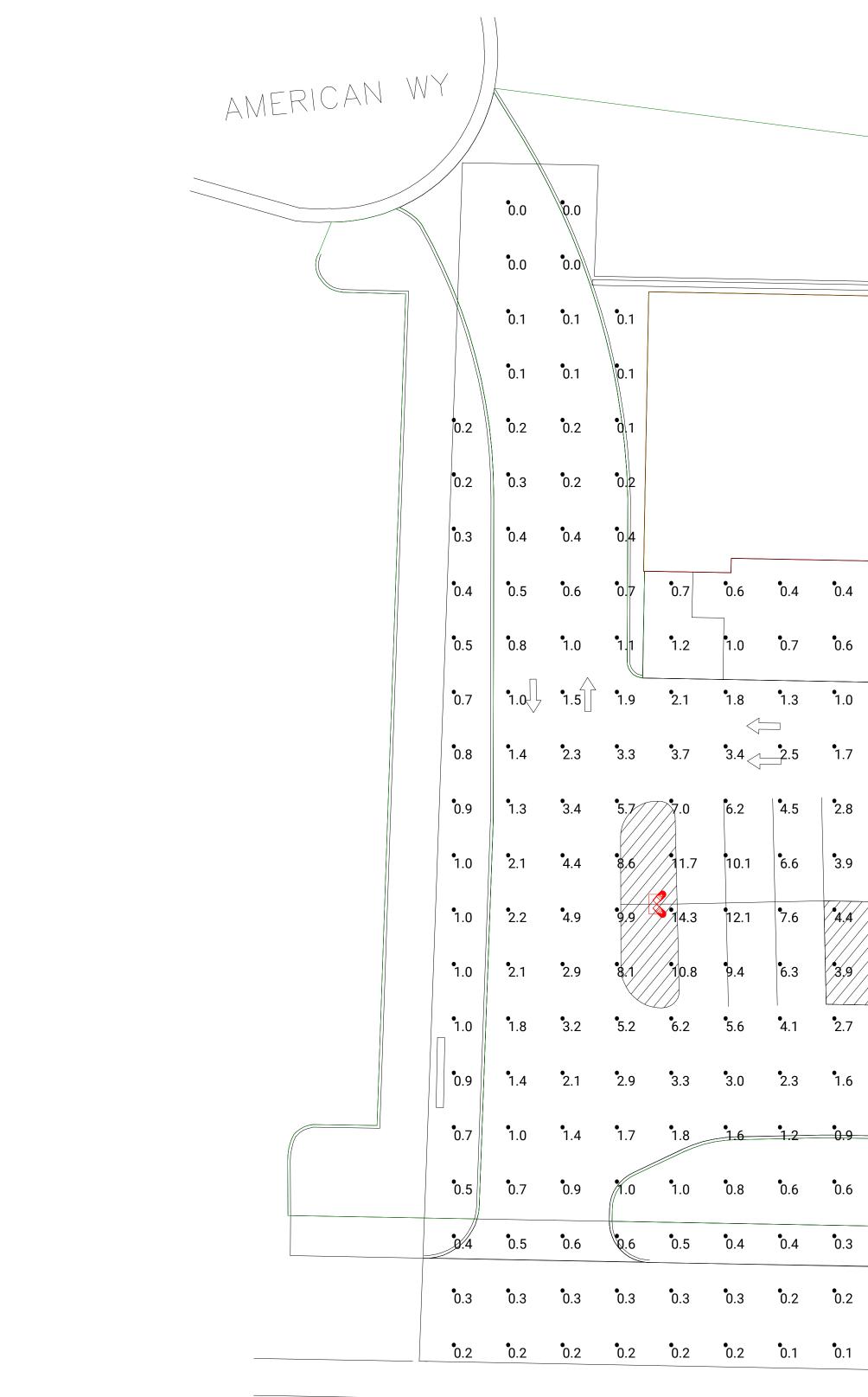
THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE NDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE ELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS







BY DATE
NO. DESCRIPTION REVISIONS AND/OR ISSUES
STEVER HUM
Interniscounters KENWOOD ROAD Kenwood Road Kenwood Road Hamilton county, Ohio Kolio LEESMAN ENCINERRIVC & ASSOC LEESMAN ENCINERRIVC & ASSOC ENGINEERING, SURVEYING, PLANNING 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420
T S S S S S S S S S S S S S S S S S S S
DRAWING TITLE DETENTION POND DETAIL PROJ. NO. D KENWOOD DATE 12/15/21 DRAWN TMD CHECKED SJL
DRAWING NO. $\bigcirc 7 7$



KENWOOD ROAD



 504-322-4516
 325 Funston Street Elmwood, LA 70123
 info@zlighttech.com Tire Discounters Kenwood Road Hamilton County, Ohio

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.4	• 0.4	•0.4	• 0.4	• 0.4	• 0.4	• 0.4	0.4	0.5	•0.6	0.7					•0.2
6	• 0.5	0.5	•0.5	• 0.5	• 0 .6	0.6	• 0.7	•0.9	•1.0	•1.1	• <u>1.0</u>	0.8	0.5	0 .4	0.2
.0	•0.8	•0.7	•0.7	• 0.7	•0.8	•1.0	1 .3	•1.7	•1.9	•1.8	•1.5	• 1 .0	0.7	0.4	0 .2
7	• 1 .2	• 1 .0	•0.9	• 1 .0	•1.3	• 1 .7	• 2.5	•3.3	• 3 .5	• 3 .1	•2.2	•1.4	0.8	0.5	•0.3
8	1 .8	1 .3	• 1 .2	• 1 .4	1 .9	2 .9	4 .5	6 .0	6.6	•5.3	• 3 .2	• 1 .3	• <u>1.0</u>	0.5	° 0.3
9	•2.4	• 1 .6	•1.4	•1.7	• 2 .5	•4.1	6 .7	•10.0	11.2	•8.1	• 4.2	•2.0	• 1 .0	• 0.5	•0.3
4	• 2 .7	•1.8	•1.5	•1.8	•2.8	•4.6	7.9	• 12.5	•	•9.4	• 4 .6	•2.0	•0.9	•0.5	•0.3
9	•2.4	•1.6	• 1.4	• 1 .6	•2.5	• 4.0	6.6	•9.9	•17.7	• 8.0	• 4.1	• 1 .9	•0.9	0 .5	•0.3
7	•1.8	• 1 .3	• 1 .2	•1.3	•1.8	• 2.8	• 4.4	• 5 .9	• 6.6	•5.2	• 3 .1	•1.2	0 .9	0.5	0 .3
.6	• 1 .2	• 1 .0	• 0.9	• 1 .0	• 1 .2	• 1 .6	• 2.5	• 3 .3	• 3 .5	• 3 .0	• 2 .1	•1 <u>.3</u>	0 .8	•0.4	•0.2
.9	0 .8	0.7	0.7	0.7	• 0.8		• 1.3	• 1.7		• 1 .8		•1. <u>0</u>	0.6	0 .4	•0.2
).6	• 0.5	• 0.5	• 0.5	0 .5	• 0 .5	• 0.6	• 0.7	•0.9				• <u>0</u> .7	0.5	0.3	0.2
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								0.3 0.2							

Version: 2 Creation Date: 2/16/2022 Last Updated: 2/28/2022 Comments:

Page Name: Page 1 Page 1 of 5

GENERAL PLANTING NOTES

- THE CONTRACTOR SHALL: 1. CONTACT ALL UTILITY COMPANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK. 2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR
- NURSERY STOCK." 3.FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, 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 DISFIGUREMENT.
- 4.PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. 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
- 5.IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
- 6.LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND
- COMMON NAME. 7.NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
- 8.NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
- 9.REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION. 10. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN
- ORDERLY CONDITION FOR THE DURATION OF THE PROJECT. 11. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OTHER OPERATIONS BY OTHER CONTRACTORS BEING PERFORMED ON THE SITE. PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF INSTALLATION AND MAINTENANCE PERIODS. 12. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING
- 13. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. 14. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
- THE CONTACTOR'S WARRANTY SHALL INCLUDE: 1. A WARRANT FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND
- UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL
- 2.SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS,
- AND OTHER EXTERIOR PLANTS. 3. THE SERVICES OF MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD, IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT (UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON,) AND THE REPLACEMENT OF EXTERIOR PLANTS MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*THE ABOVE 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.**

NOTE: LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE 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 AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

PREPARATION AND PLANTING
 TOPSOIL SHALL BE ASTM D 5268, PH RANGE OF 5.5 TO 7, A MINIMUM OF 4% ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER

- PLANTINGS.
- TYPE OF PLANT BEING GROWN.
- FOR ADJUSTMENT INSTRUCTIONS
- ADJUSTMENTS AS REQUIRED.
- DISPOSE OF THEM OFF OWNER'S PROPERTY.
- THOROUGHLY.

ALL WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND PROJECT MANAGEMENT SPECIFICATIONS." IN THE EVENT OF A CONFLICT. THE MORE STRINGENT STANDARD SHALL APPLY.

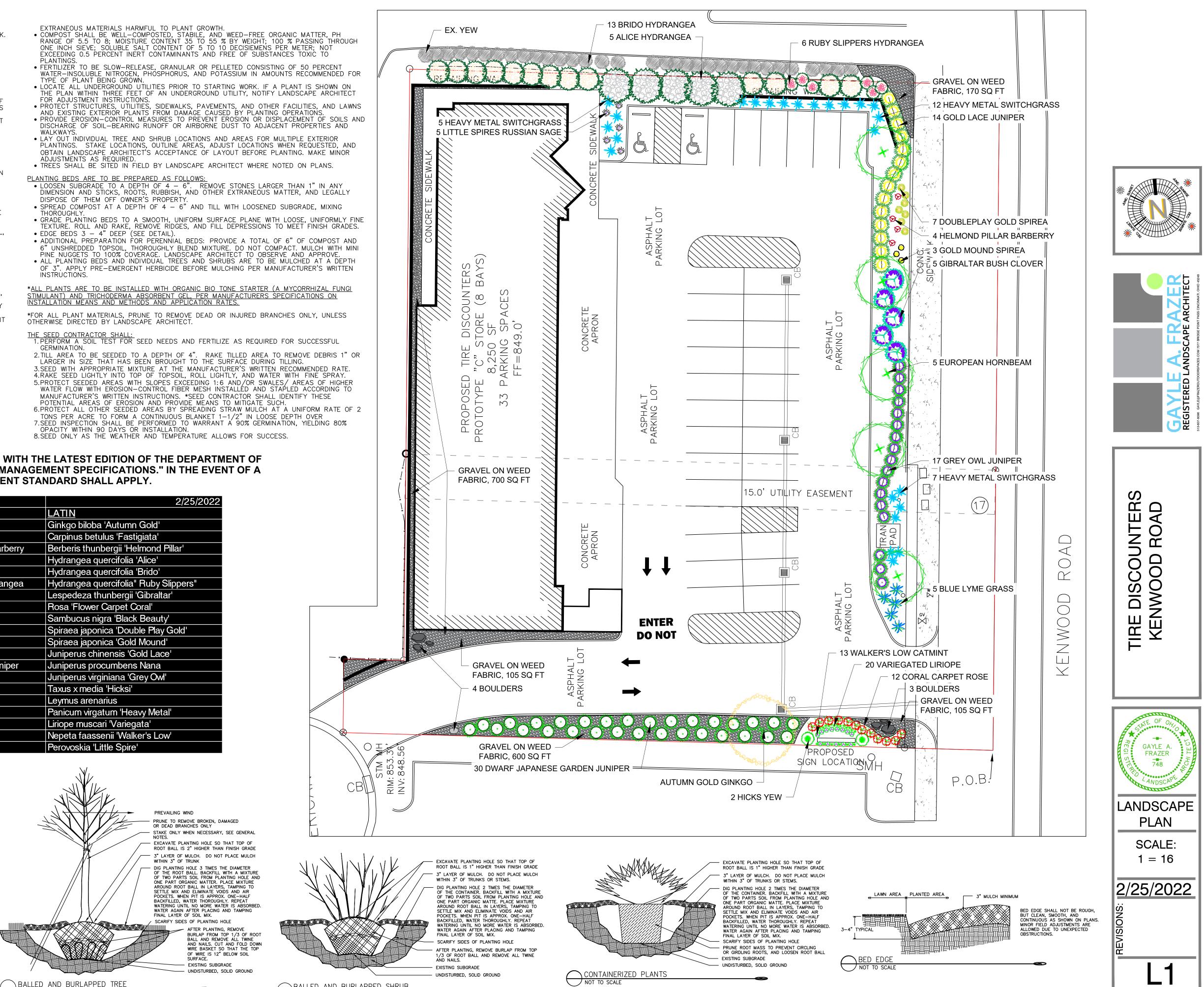
PLANT KEY			2/25/202
<u>QNT</u>	<u>SIZE</u>	COMMON	LATIN
1	2.5"	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'
5	2.5"	3 European Hornbeam	Carpinus betulus 'Fastigiata'
4	3 gal	Helmond Pillar Japanese Barberry	Berberis thunbergii 'Helmond Pillar'
5	3 gal	Alice Oakleaf Hydrangea	Hydrangea quercifolia 'Alice'
13	3 gal	Brido Oakleaf Hydrangea	Hydrangea quercifolia 'Brido'
6	3 gal	Ruby Slippers Oakleaf Hydrangea	Hydrangea quercifolia" Ruby Slippers"
5	3 gal	Gilbraltar Bush Clover	Lespedeza thunbergii 'Gibraltar'
12	2 gal	Flower Carpet Coral Rose	Rosa 'Flower Carpet Coral'
1	5 gal	Black Beauty Elderberry	Sambucus nigra 'Black Beauty'
7	3 gal	Gold Double Play Spirea	Spiraea japonica 'Double Play Gold'
3	3 gal	Gold Mound Spirea	Spiraea japonica 'Gold Mound'
14	3 gal	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
42	2 gal	Dwarf Japanese Garden Juniper	Juniperus procumbens Nana
17	3 gal	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
2	24-30 in	Hicksi Yew	Taxus x media 'Hicksi'
5	2 gal	Blue Lyme Grass	Leymus arenarius
24	3 gal	Heavy Metal Switchgrass	Panicum virgatum 'Heavy Metal'
20	1 gal	Variegated Lily Turf	Liriope muscari 'Variegata'
13	1 gal	Catmint	Nepeta faassenii 'Walker's Low'
5	1 gal	Russian Sage	Perovoskia 'Little Spire'

<u>Type of Plants Normal Planting Dates</u> Non-Container Grown, Deciduous: October 1 to April 1 Non-Container Grown, Other: October 1 to May 1 Container Grown: Year-Round if suitable precautions are taken to protect the stock from extremes of moisture and temperature. If there is doubt, obtain a variance or a performance bond.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, GRADE A MATERIALS APPLY TO 100 PERCENT OPACITY TO LAST 7 MONTHS WITHOUT ANY ADDITIONAL TOP DRESSING. DEPTH WILL VARY DEPENDING ON PRODUCT INSTALLED. TYPICALLY 3"DEPTH

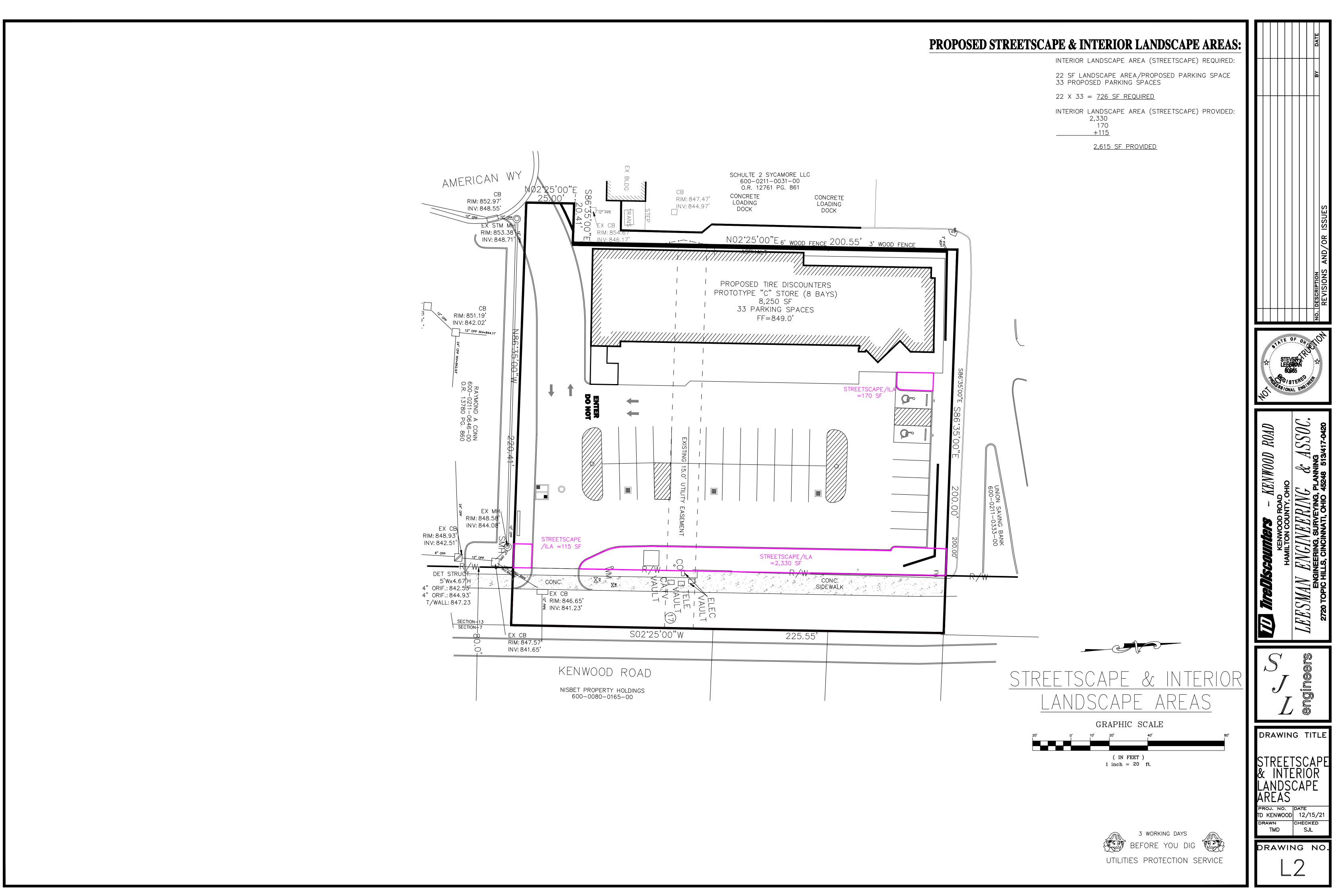
PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS • LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED

- DYED BROWN MULCH DOUBLE SHREDDED DOUBLE SHREDDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET MINI PINE FINES
- PINE STRAW
- PREMIUM WOOD CHIP WOOD CHIP

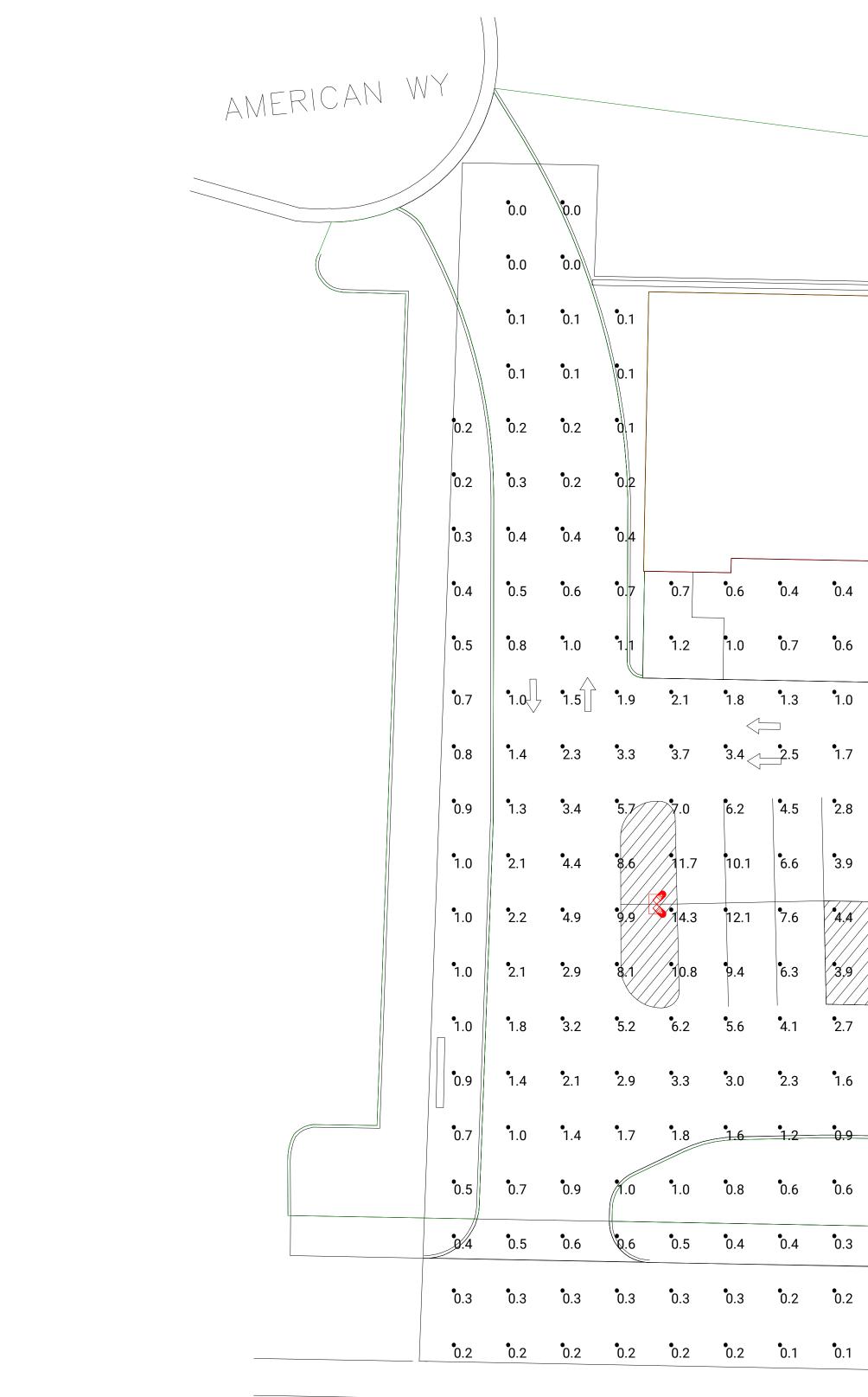


/ NOT TO SCALE

ackslashballed and burlapped shrub NOT TO SCALE







KENWOOD ROAD



 504-322-4516
 325 Funston Street Elmwood, LA 70123
 info@zlighttech.com Tire Discounters Kenwood Road Hamilton County, Ohio

								0.0	•0.0	• <u>0.0</u>	•0.0	• <u>0.0</u>	• <u>0.0</u>	0.0	0.0 0.0
															0.0
													~		0 .0 0 .0
.4	• 0.4	•0.4	• 0.4	• 0.4	• 0.4	• 0.4	0.4	0.5	•0.6	0.7	-				•0.2
6	• 0.5	0.5	•0.5	• 0.5	• 0 .6	0.6	• 0.7	•0.9	•1.0	•1.1	<u>1.0</u>	• 0.8	0.5	• 0.4	0.2
.0	• 0.8	•0.7	•0.7	• 0.7	•0.8	•1.0	•1.3	•1.7	•1.9	•1.8	•1.5	1 .0	0.7	• 0.4	0 .2
7	• 1 .2	• 1 .0	•0.9	• 1 .0	•1.3	• 1 .7	• 2.5	•3.3	• 3 .5	• 3 .1	•2.2	•1.4	0.8	0.5	•0.3
8	1 .8	1 .3	• 1 .2	• 1 .4	1 .9	2 .9	4 .5	6 .0	6.6	•5.3	• 3 .2	•1.3	• <u>1.0</u>	0.5	° 0.3
9	• 2.4	• 1 .6	•1.4	•1.7	• 2 .5	•4.1	6.7	•10.0	11.2	•8.1	• 4 .2	• 2.0	• 1 .0	0.5	•0.3
4//	•2.7	•1.8	•1.5	•1.8	•2.8	•4.6	7.9	• 12.5	•	•9.4	• 4 .6	•2.0	•0.9	•0.5	•0.3
9	•2.4	•1.6	• 1.4	• 1.6	•2.5	• 4.0	6.6	•9.9	•17.7	• 8.0	• 4.1	• 1 .9	•0.9	0.5	0 .3
/// 7	• 1 .8	•1.3	• 1 .2	•1.3	•1.8	• 2.8	• 4.4	• 5 .9	• 6.6	•5.2	• 3 .1	•1.2	0 .9	0 .5	0.3
.6	• 1 .2	• 1 .0	• 0.9	• 1 .0	• 1 .2	• 1 .6	• 2.5	• 3 .3	• 3 .5	• 3 .0	• 2 .1	•1 <u>.3</u>	• 0.8	•0.4	•0.2
.9	0.8	0.7	0.7	0.7	• 0.8		• 1.3	• 1.7		• 1 .8		•1. <u>0</u>	0.6	0.4	•0.2
).6	0 .5	• 0 .5	• 0.5	• 0.5	• 0 .5			•0.9				•0.7	0.5	0.3	0.2
														0 .3	
								0.3							
								0.3 0.2							

Version: 2 Creation Date: 2/16/2022 Last Updated: 2/28/2022 Comments:

Page Name: Page 1 Page 1 of 5

Luminaire Sc	hedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	Arrangement Lamp Lumens	Description
	2	ZL-ParkL3-150W x2	TWIN ANGLED	18603.5	37207	150W Parking Lot Light, 5000K

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	1.80	14.3	0.0	N.A.	N.A.



Tire Discounters Kenwood Road Hamilton County, Ohio

Page Name: Page 2 Page 2 of 5

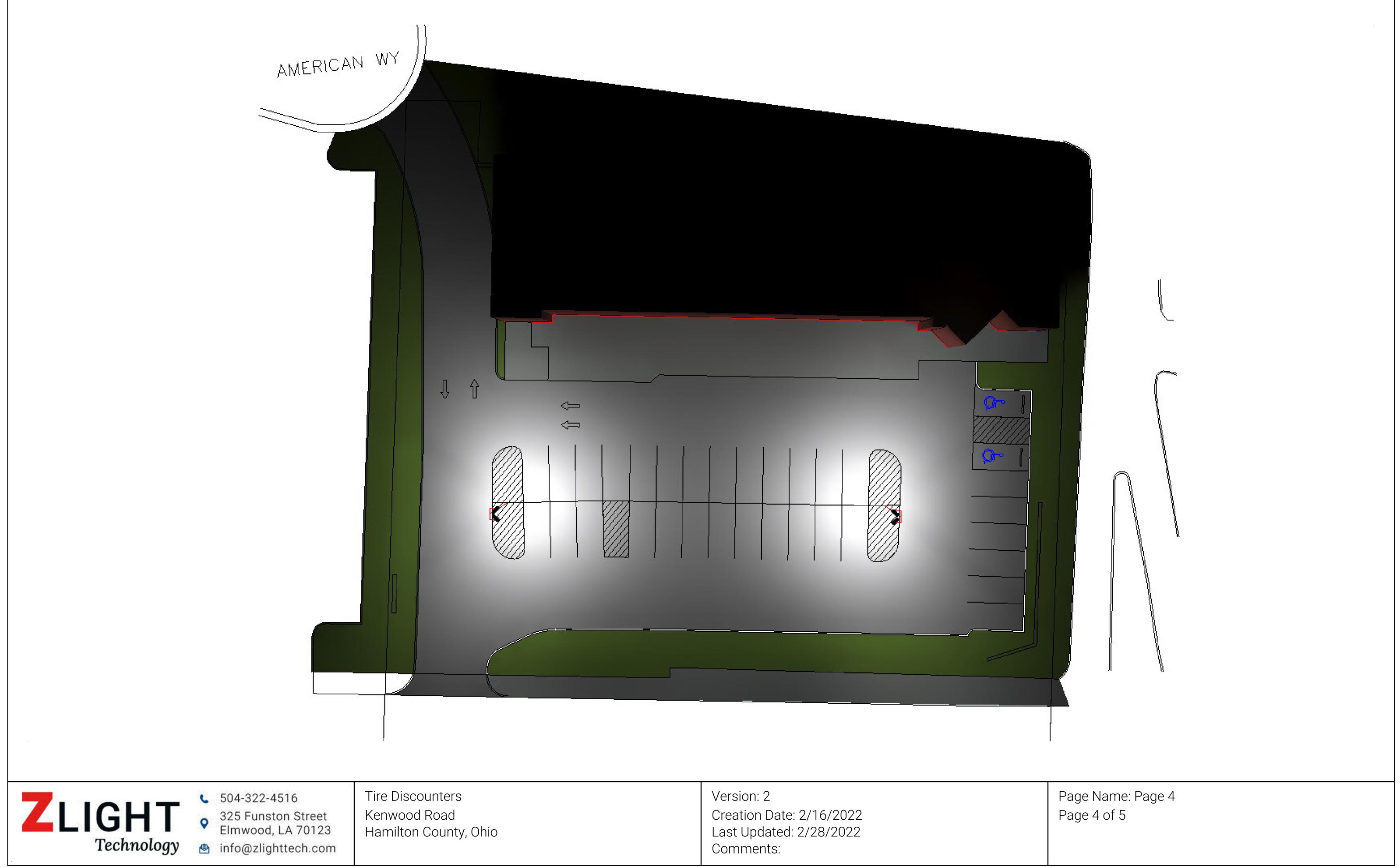
Luminaire Location Summary						
LumNo	Label	Height	Orient	Tilt		
1	ZL-ParkL3-150W x2	25	180	0		
2	ZL-ParkL3-150W x2	25	0.123	0		

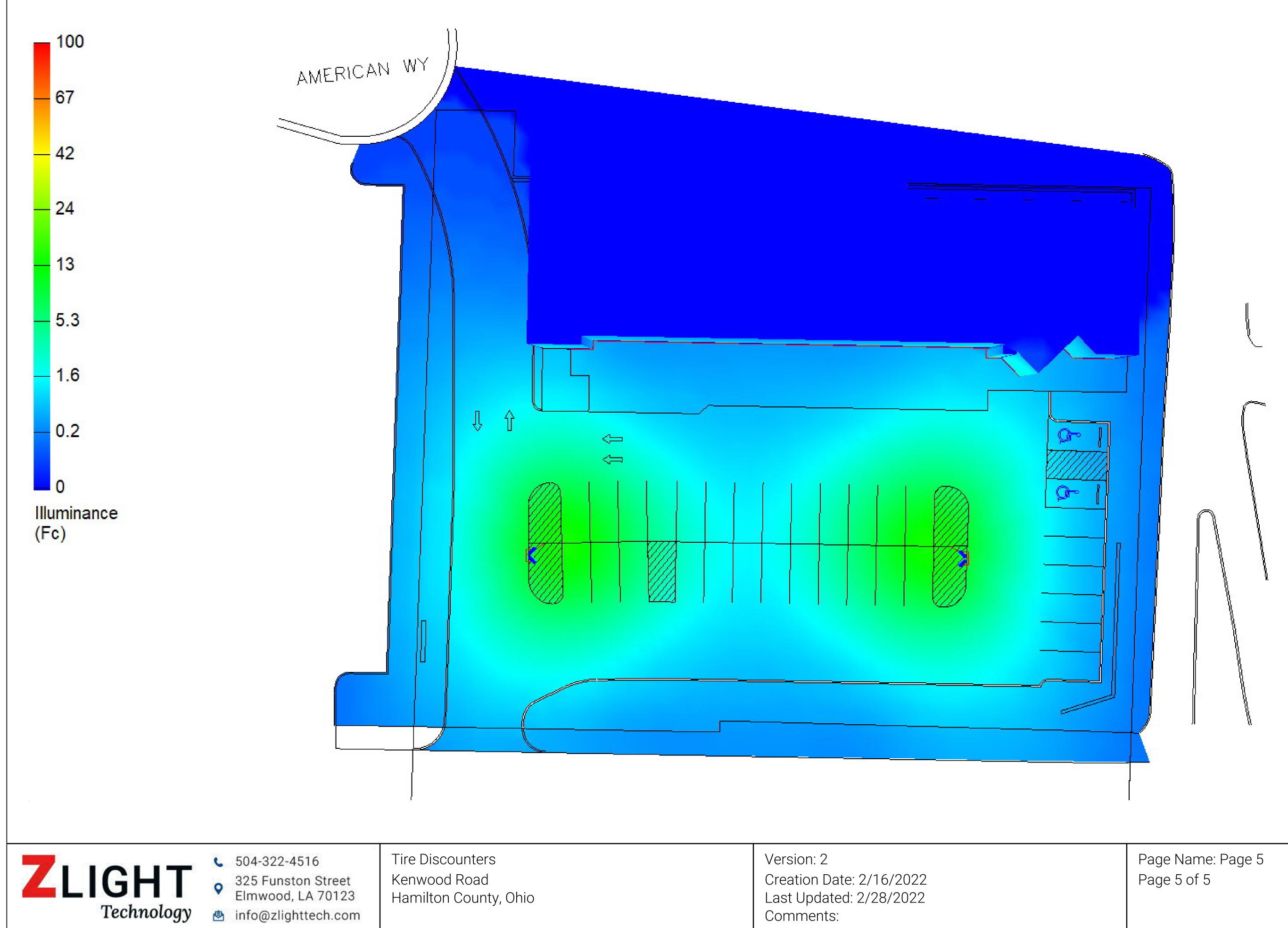


Tire Discounters Kenwood Road Hamilton County, Ohio

	Version: 2 Creation Date: 2/16/2022 Last Updated: 2/28/2022 Comments:
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Page Name: Page 3 Page 3 of 5





Comments: