

ORDINANCE NO. 2023-01

APPROVING A CONCEPT PLANNED UNIT DEVELOPMENT FOR A 3.6  
ACRE PARCEL WEST OF KENWOOD ROAD OPPOSITE THE  
KENRIDGE LAKE NEIGHBORHOOD

WHEREAS, Robert Hayes of Fischer Homes has requested approval of a Concept Planned Unit Development and Zoning Map Amendment at the property consisting of the Hamilton County Auditor's parcels 612-0150-0027, 612-0150-0028, 612-0150-0240, 612-0150-0242, 612-0150-0248, 612-0150-0237, 612-0150-0310, 612-0150-0311, 612-0150-0247, 612-0150-0271, and 612-0150-0245 consistent with the provisions of Chapter 1137 of the Blue Ash Zoning Code; and

WHEREAS, the current property is a vacant 3.6 acre site of which 1.56 is to be dedicated and 2.04 to be developed; and

WHEREAS, the proposed plan proposes to construct 22 townhomes located in four separate buildings each with an attached garage, a looped access drive and additional parking spaces, and detention basin; and

WHEREAS, the application consists of a project narrative, a concept plan, concept landscape plan, and renderings for the site, bearing the notation "Ordinance No. 2023-01, January 26, 2023; and

WHEREAS, notice of the public hearing was provided to the general public and nearby property owners in accordance with the requirements of the Blue Ash Code; and

WHEREAS, an approved Concept Planned Unit Development results in a change to the Zoning Map provides and confirms that the proposed land use, general site design, and development details are acceptable; and

WHEREAS, a subsequent Final Development Plan approval is required before the City will allow site development and construction; and

WHEREAS, the Final Development Plan shall be consistent with the approved Concept Plan and provide additional information sufficient to verify that the plan will satisfy all applicable Zoning Code requirements and design details; and

WHEREAS, the Planning Commission of the City of Blue Ash, as reflected in its minutes thereof dated December 1, 2022, has recommended approval of the Concept Development Plan with the following conditions:

1. Applicant constructs a left turn bay on northbound Kenwood Road for entrance to the north driveway of the development.
2. Applicant shall construct an extension of the Kenwood Road island at the south driveway of the development to prevent left turns onto northbound Kenwood Road.
3. Continuing materials from the front elevation onto all north, south, and east sides of the buildings excluding the small gap between buildings.

Be it ordained by the Council of the City of Blue Ash, Ohio,

SECTION I.

Applicant is hereby granted approval of a Concept Planned Unit Development and Zoning Map Amendment west of Kenwood Road opposite the Kenridge Lake neighborhood involving 3.6 acres (current Hamilton County Auditor's parcels 612-0150-0027, 612-0150-0028, 612-0150-0240, 612-0150-0242, 612-0150-0248, 612-0150-0237, 612-0150-0310, 612-0150-0311, 612-0150-0247, 612-0150-0271, and 612-0150-0245) as described on a project narrative, a concept plan, a concept landscape plan, and renderings for the site submitted by the applicant and bearing the notation "Ordinance No. 2022-01 January 26, 2023, and subject to and specifically including all conditions, provisions, and restrictions set forth in the application;

SECTION II.

It is hereby determined that the proposed Concept Planned Unit Development and Zoning Map Amendment will not be detrimental to the public peace, health, safety or general welfare, and that is it in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This Ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this 26<sup>th</sup> day of January, 2023.

\_\_\_\_\_  
Marc Sirkin, Mayor

\_\_\_\_\_  
Jamie K. Eifert, Clerk of Council

**FIRST READING: January 12, 2023**

APPROVED AS TO FORM:

\_\_\_\_\_  
Bryan E. Pacheco, Solicitor



November 9, 2022

**VIA HAND DELIVERY**

City of Blue Ash  
Planning Commission  
4343 Cooper Road  
Blue Ash, Ohio 45242-5699

**RE: Summit Pointe PUD Zone Map Amendment and Concept Plan Approval Application  
10477- 10609 Kenwood Road**

Dear Planning Commission:

Grand Communities, LLC submits this application for PUD Zone Map Amendment and Concept Plan Approval and is providing the following information to fulfill application requirements.

The subject property is approximately 3.6 acres of infill land (including right-of-way to be dedicated) and is currently zoned SP, Summit Park District. The project proposes redeveloping the properties to create twenty-two (22) single-family attached, residential townhome homesites constructed with our Modern Industrial elevation. The homesites will be a minimum of twenty feet (20') wide. Vehicular access will be from a private ally in the rear of the units. Additionally, all new homes will be governed by a Homeowners Association. The intended product for the site will be Fischer Homes' Midtown Urban Collection.

Architectural examples of these products are submitted as a part of our application. The homes' exterior materials will consist of a combination of fiber cement siding, brick and stone, and composite decking with metal railing at the rear decks. The community architecture will minimize monotony through architectural styles, color schemes, elevations/floorplans, and landscaping packages.

Thank you for your time and consideration of our application.

Sincerely,

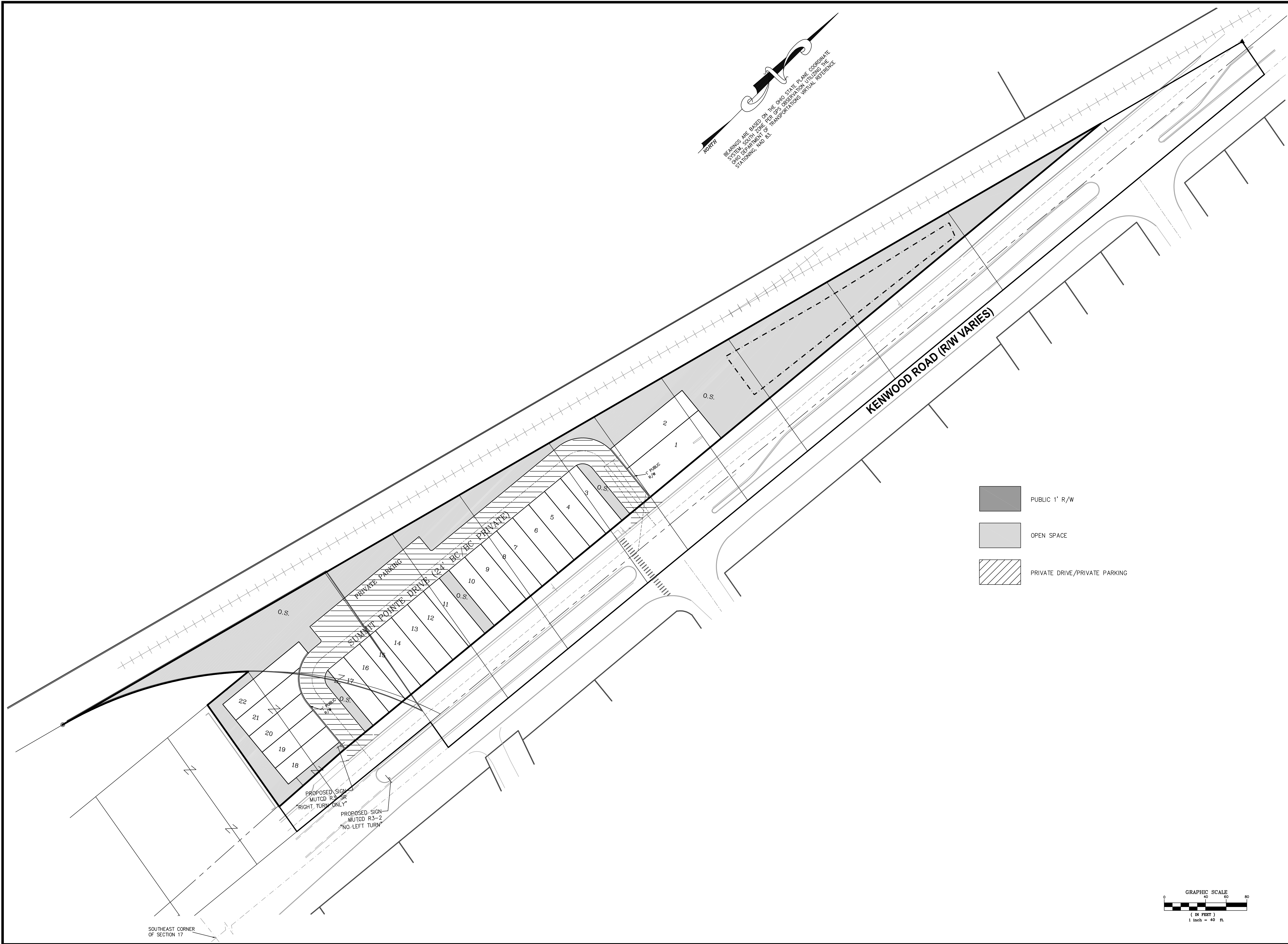
Robert J. Hayes

Community Design Project Manager

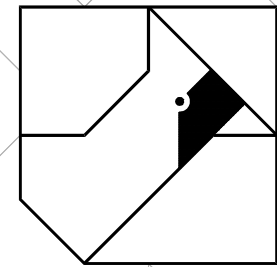








REVISIONS		ITEM
DATE	#	



CARDINAL

ENGINEERING  
LAND SURVEYING  
ONEMOCK ROAD  
WILDER, KENTUCKY 41071  
PHONE: (859) 581-9600  
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

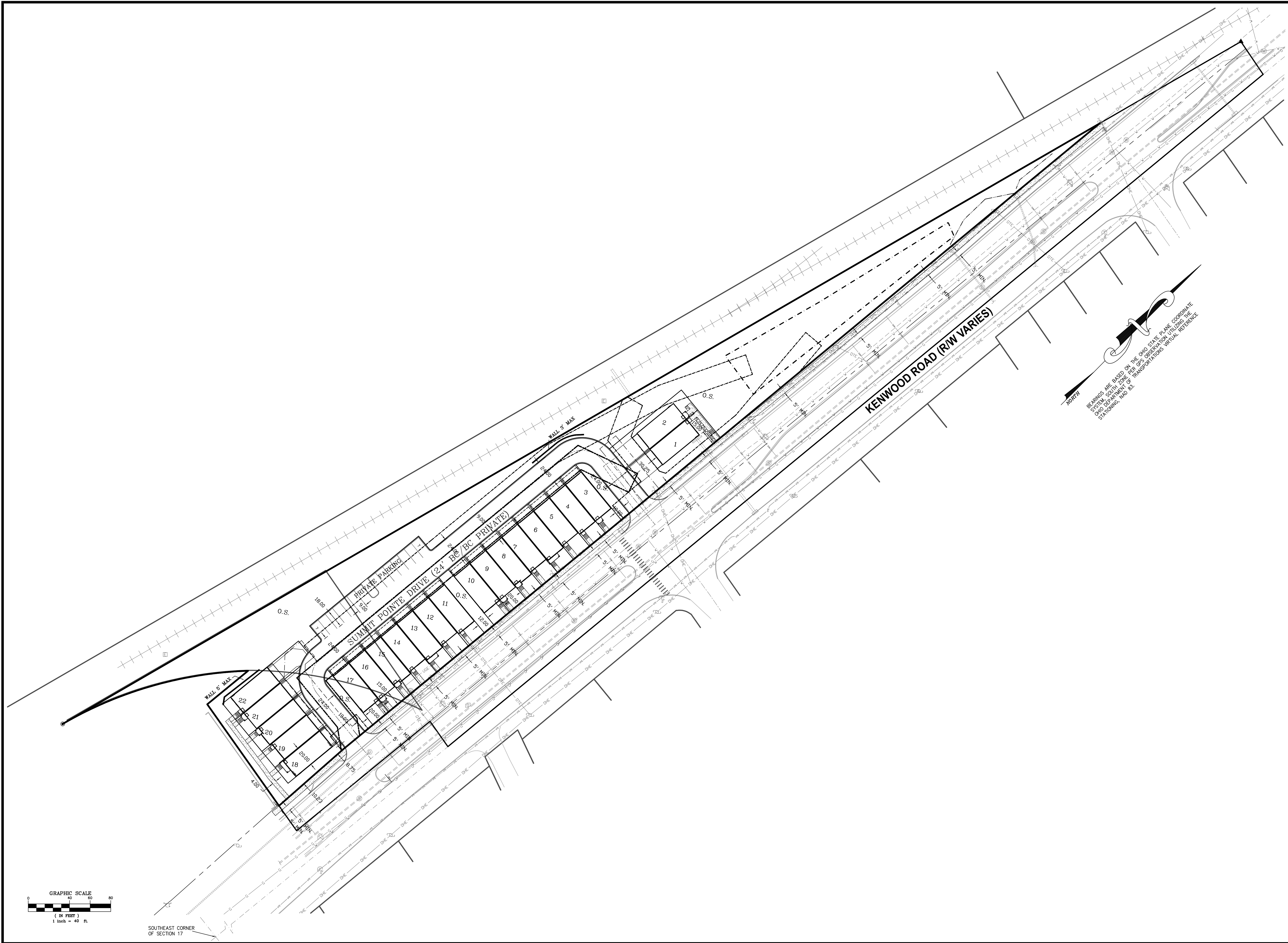
PROJECT:	CONCEPTUAL UTILITY AND GRADING PLAN	3.6072 ACRES
	SECTION 17, TOWN 4, RANGE 1, MIAMI PURCHASE SYCAMORE TOWNSHIP, CITY OF BLUE ASH HAMILTON COUNTY, OHIO	
CLIENT:	GRAND COMMUNITIES 3940 OLYMPIC BOULEVARD, SUITE 400 ERLANGER, KENTUCKY 41018	

DRAWN BY:	SEAL
SPM	
CHECKED BY:	
JGK	
PROJECT MANAGER:	SPM

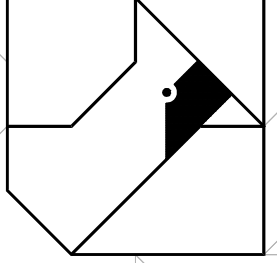
PROJECT NO.	22-122
SCALE	1" = 40'
DATE	01/05/23

CONCEPTUAL LAYOUT PLAN

SHEET  
2



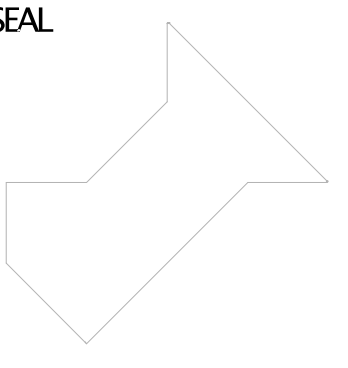
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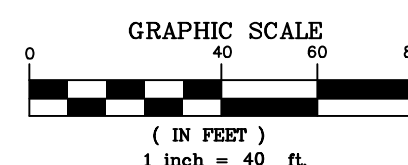
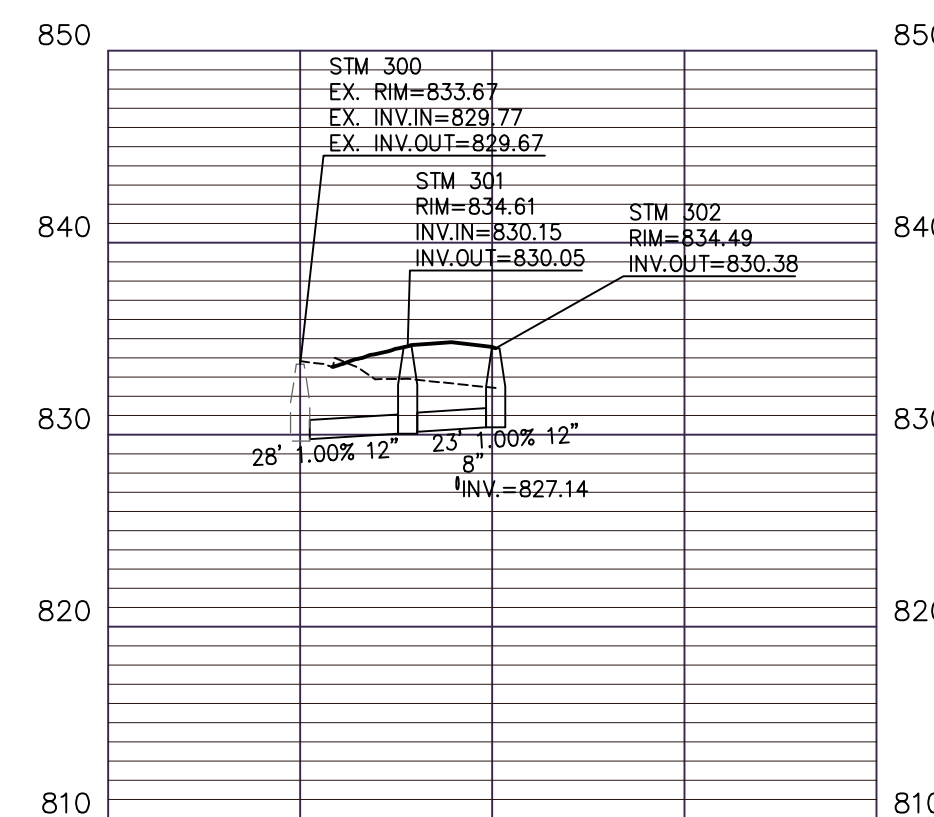
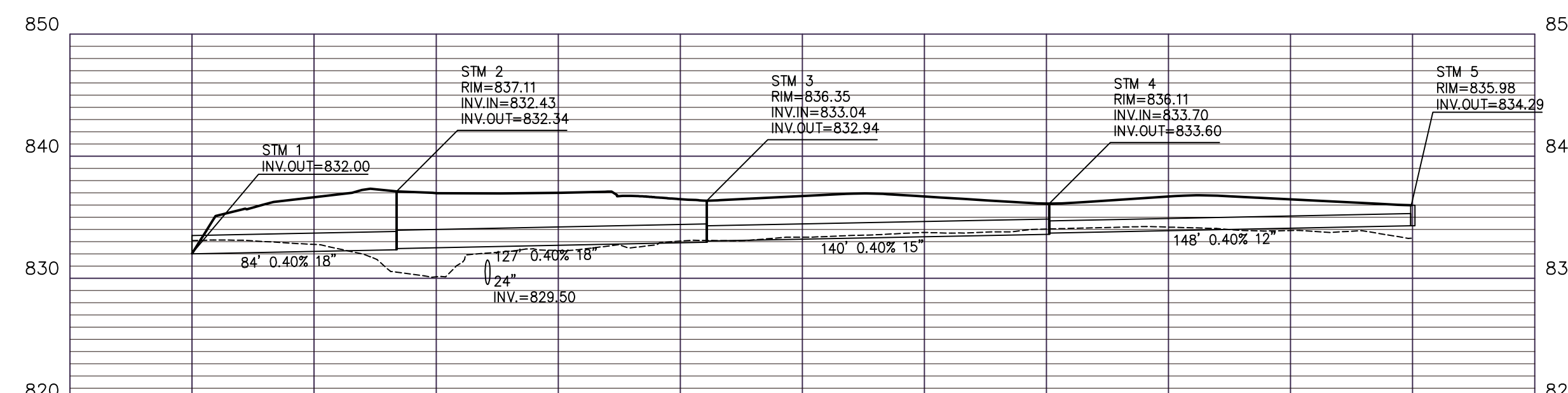
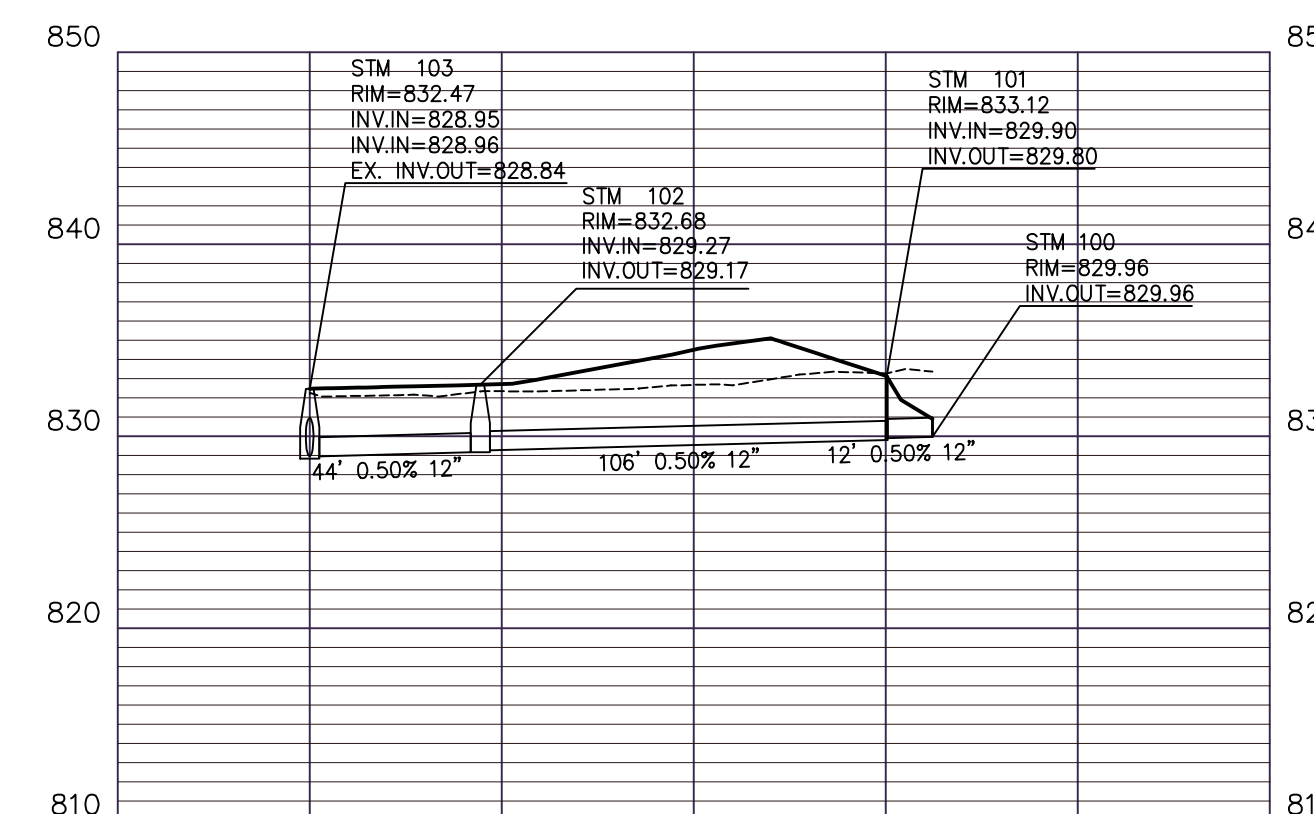
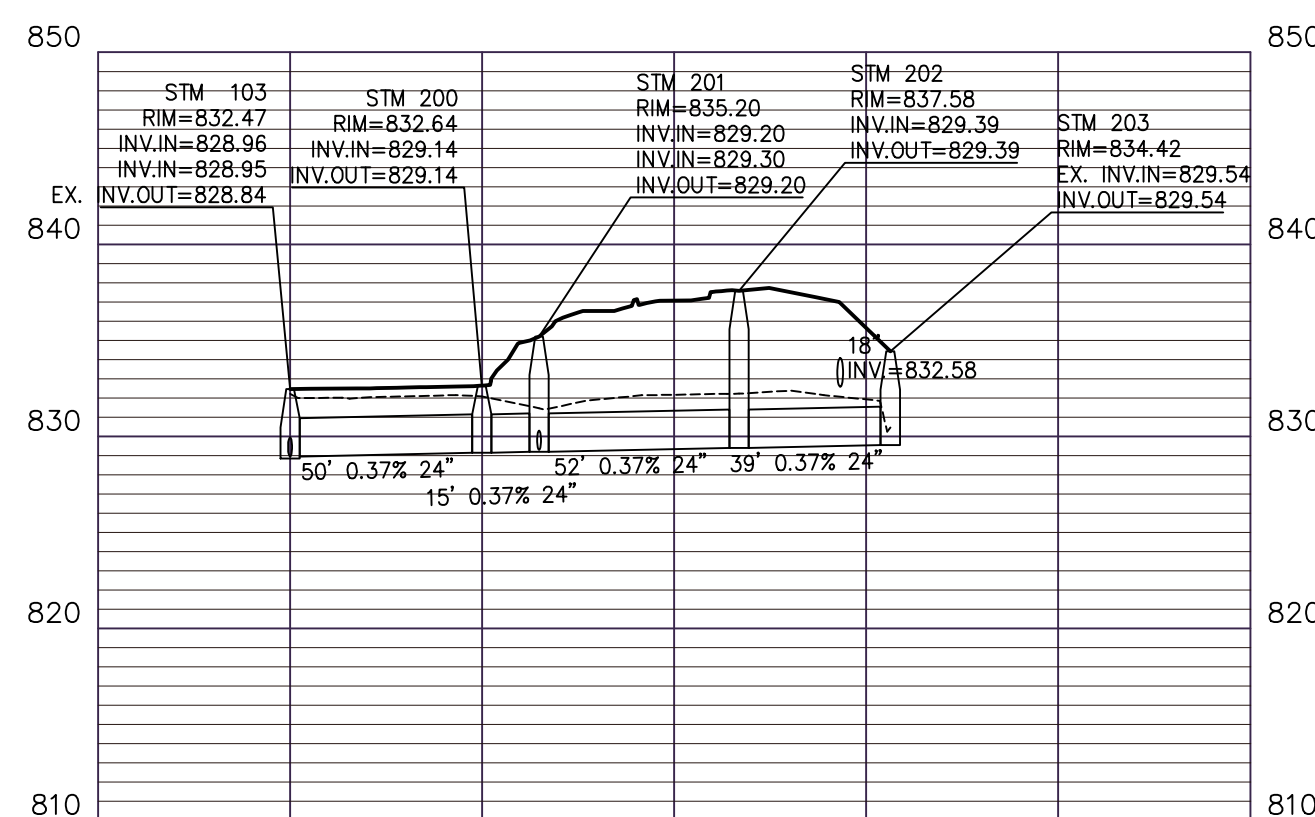
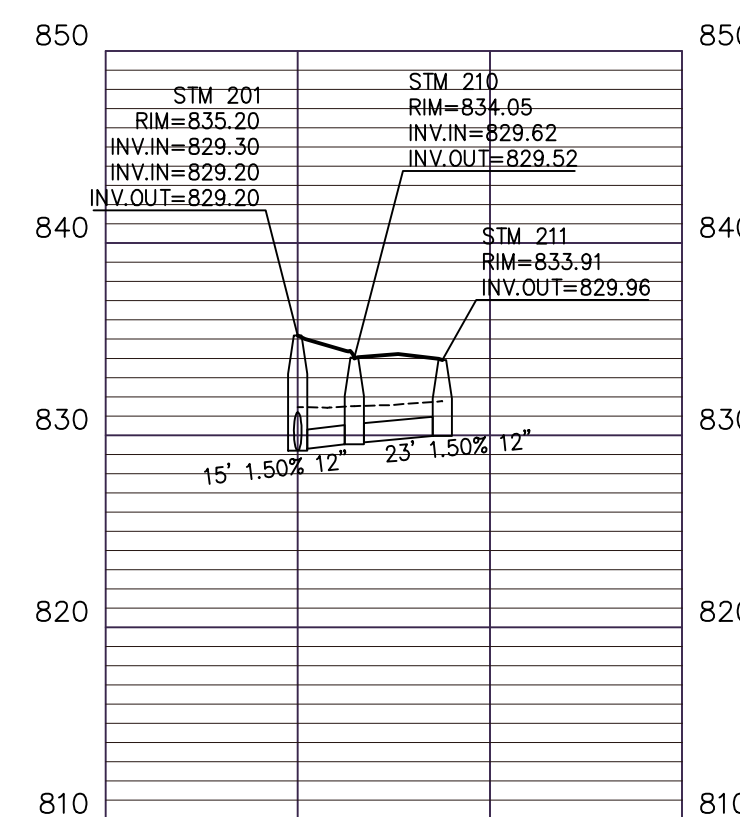
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	SECTION 17, TOWN 4, RANGE 1, MIAMI PURCHASE SYCAMORE TOWNSHIP, CITY OF BLUE ASH HAMILTON COUNTY, OHIO	
CLIENT:	GRAND COMMUNITIES 3940 OLYMPIC BOULEVARD, SUITE 400 ERLANGER, KENTUCKY 41018	

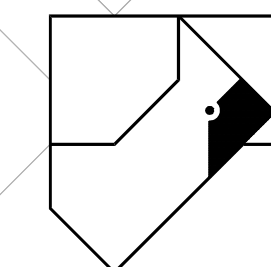
DRAWN BY:	SPM	
CHECKED BY:	JGK	
PROJECT MANAGER:	SPM	

PROJECT NO. 22-122	
SCALE	1" = 40'
DATE	01/05/23
SITE DIMENSIONS PLAN	
SHEET <b>3</b>	





SOUTHEAST CORNER  
OF SECTION 17

[illegible]

CARDINA

**ENGINEERING  
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SECTION 17, TOWN 4, RANGE 1, MIAMI PURCHASE  
SYCAMORE TOWNSHIP, CITY OF BLUE ASH  
HAMILTON COUNTY, OHIO

CLIENT: GRAND COMMUNITIES  
3940 OLYMPIC BOULEVARD, SUITE 400  
ERLANGER, KENTUCKY 41018

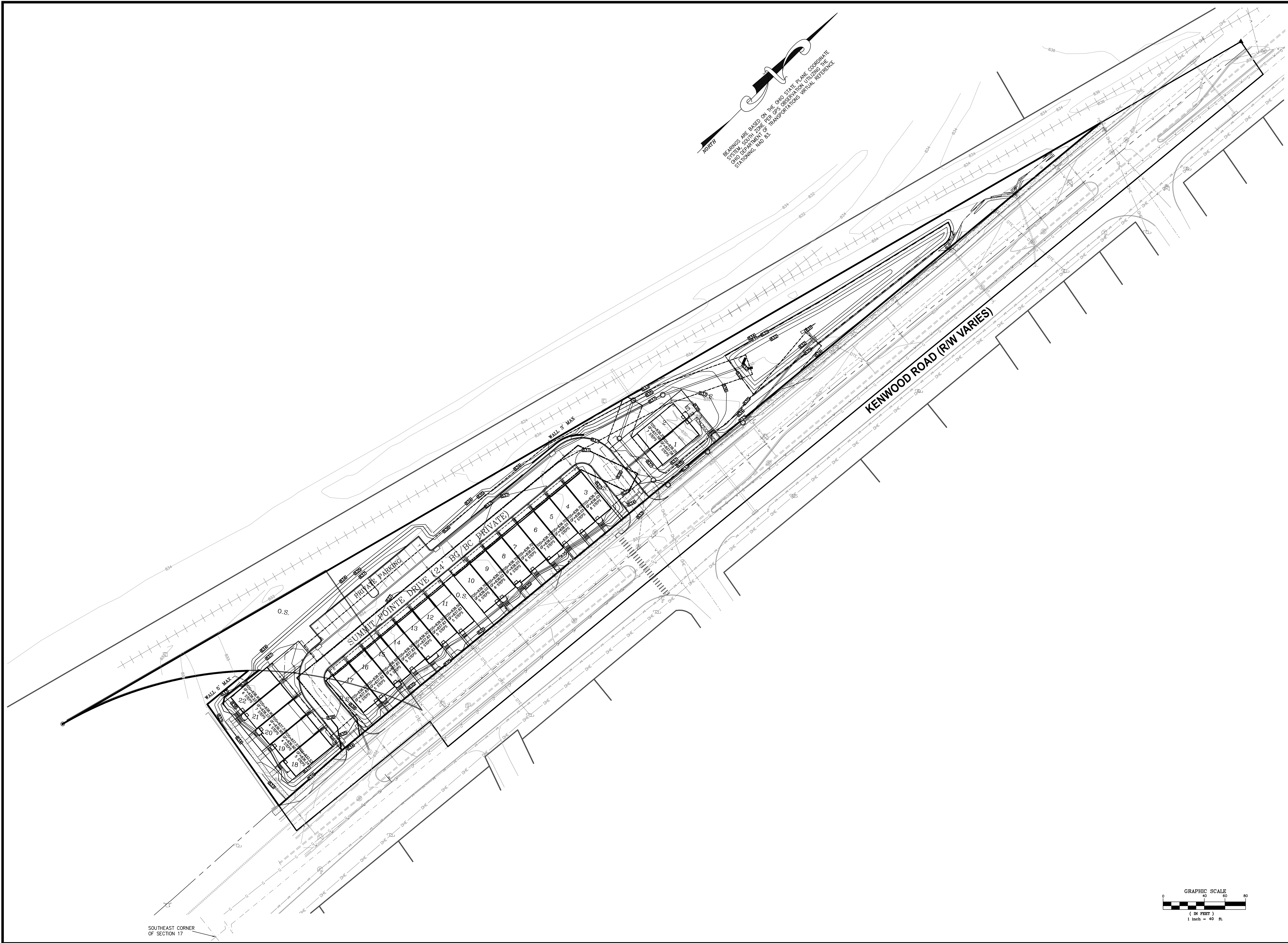
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	PROJECT MANAGER: SPM	

PROJECT NO.	22-122
SCALE	1" = 40'
DATE	01/05/23

CONCEPTUAL UTILITY PLAN

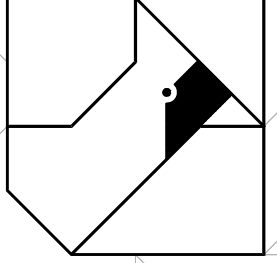
SHEET 4





BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, FIPS 83 OR OBSERVATION UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATIONING, MAG 83.

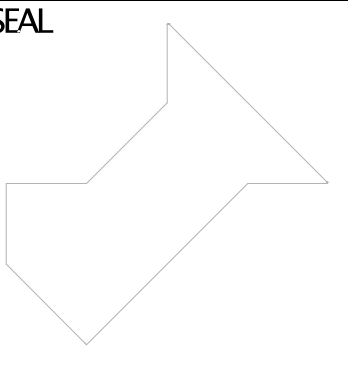
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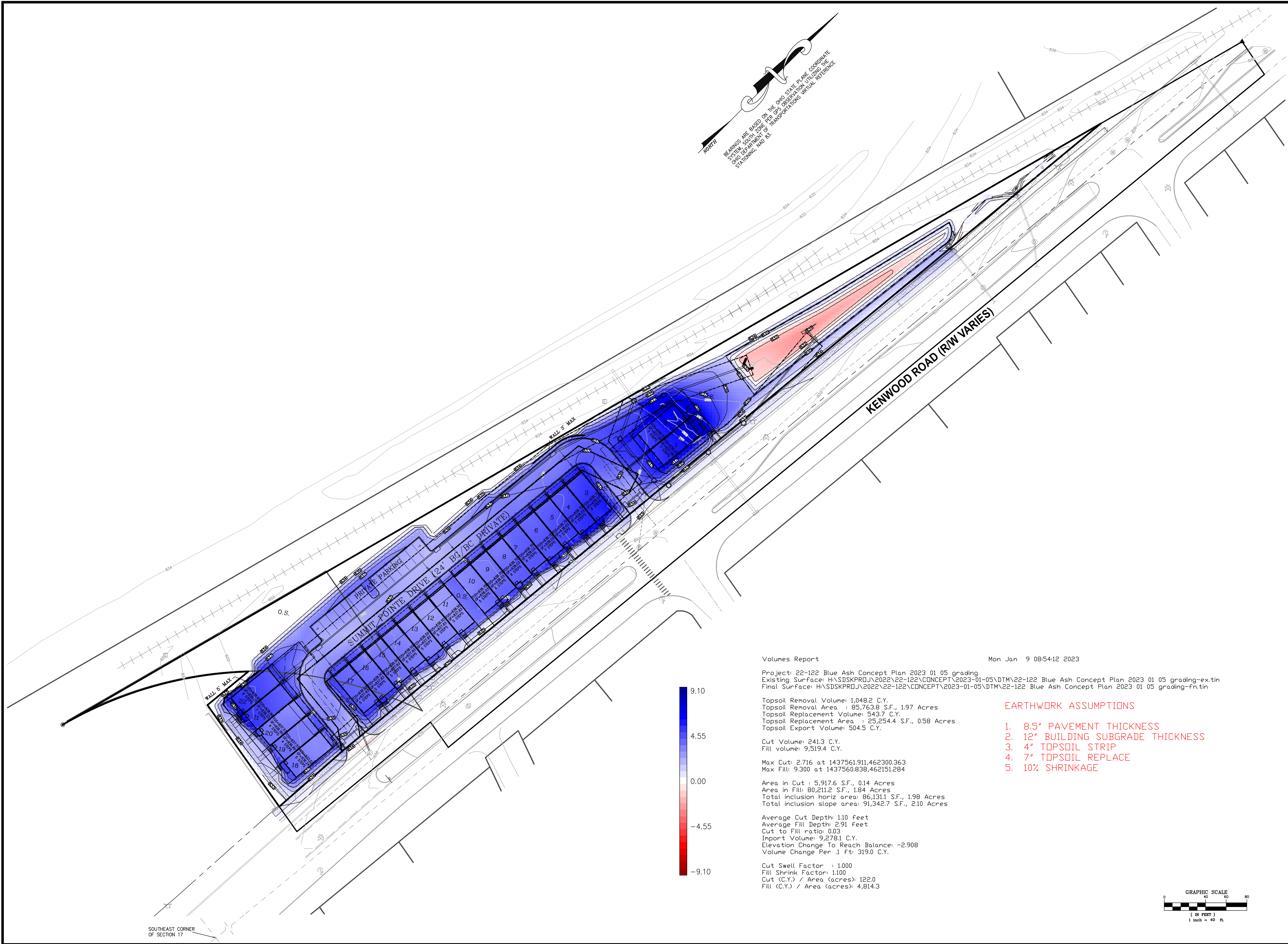
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	GRAND COMMUNITIES 3940 OLYMPIC BOULEVARD, SUITE 400 ERLANGER, KENTUCKY 41018

DRAWN BY:	SPM	
CHECKED BY:	JGK	
PROJECT MANAGER:	SPM	
PROJECT NO. 22-122		
SCALE 1" = 40'		
DATE 01/05/23		
CONCEPTUAL GRADING PLAN		
SHEET 5		





N09771  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE  
SYSTEM SOUTH ZONE. PG OR OBSERVATION UTILIZING THE  
OHIO DEPARTMENT OF TRANSPORTATIONS VIRTUAL REFERENCE  
STATIONING, NAD 83.

#### Volumes Report

Project: 22-122 Blue Ash Concept Plan 2023 01 05 grading  
Existing Surface: H:\SDSKPRD\2022\22-122\CONCEPT\2023-01-05\DTM\22-122 Blue Ash Concept Plan 2023 01 05 grading-ex.tin  
Final Surface: H:\SDSKPRD\2022\22-122\CONCEPT\2023-01-05\DTM\22-122 Blue Ash Concept Plan 2023 01 05 grading-fn.tin

Topsail Removal Volume: 1,048.2 C.Y.  
Topsail Removal Area : 85,763.8 S.F., 1.97 Acres  
Topsail Replacement Volume: 543.7 C.Y.  
Topsail Replacement Area : 25,254.4 S.F., 0.58 Acres  
Topsail Export Volume: 504.5 C.Y.

Cut Volume: 241.3 C.Y.  
Fill volume: 9,519.4 C.Y.

Max Cut: 2.716 at 1437561.911,462300.363  
Max Fill: 9.300 at 1437560.838,462151.284

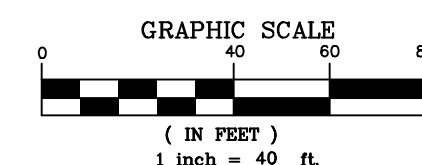
Area in Cut : 5,917.6 S.F., 0.14 Acres  
Area in Fill: 80,211.2 S.F., 1.84 Acres  
Total inclusion horiz area: 86,131.1 S.F., 1.98 Acres  
Total inclusion slope area: 91,342.7 S.F., 2.10 Acres

Average Cut Depth: 1.10 feet  
Average Fill Depth: 2.91 feet  
Cut to Fill ratio: 0.03  
Import Volume: 9,278.1 C.Y.  
Elevation Change To Reach Balance: -2.908  
Volume Change Per .1 ft: 319.0 C.Y.

Cut Swell Factor : 1.000  
Fill Shrink Factor: 1.100  
Cut (C.Y.) / Area (acres): 122.0  
Fill (C.Y.) / Area (acres): 4,814.3

#### EARTHWORK ASSUMPTIONS

1. 8.5" PAVEMENT THICKNESS
2. 12" BUILDING SUBGRADE THICKNESS
3. 4" TOPSOIL STRIP
4. 7" TOPSOIL REPLACE
5. 10% SHRINKAGE



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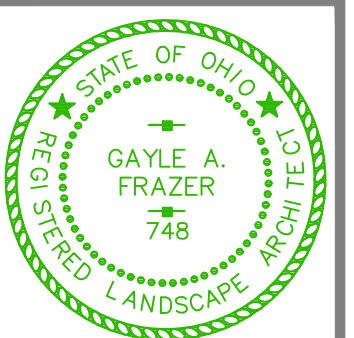
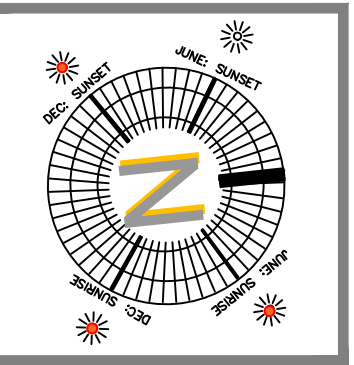
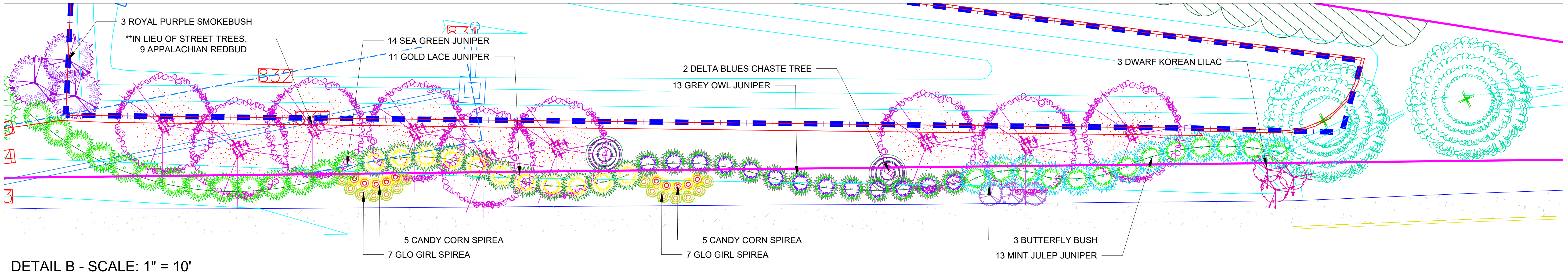
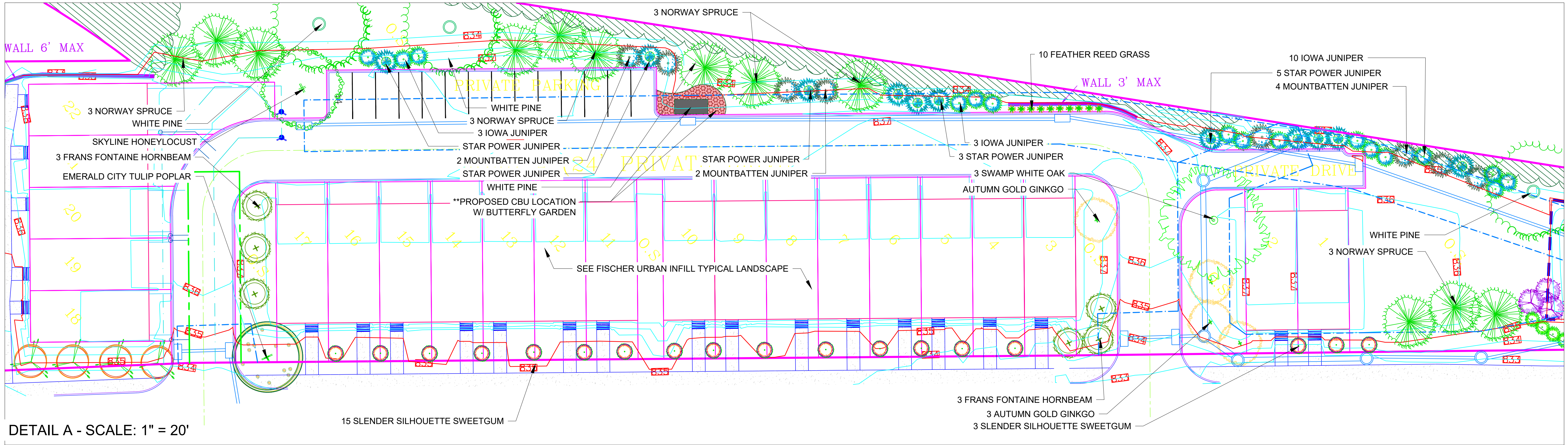
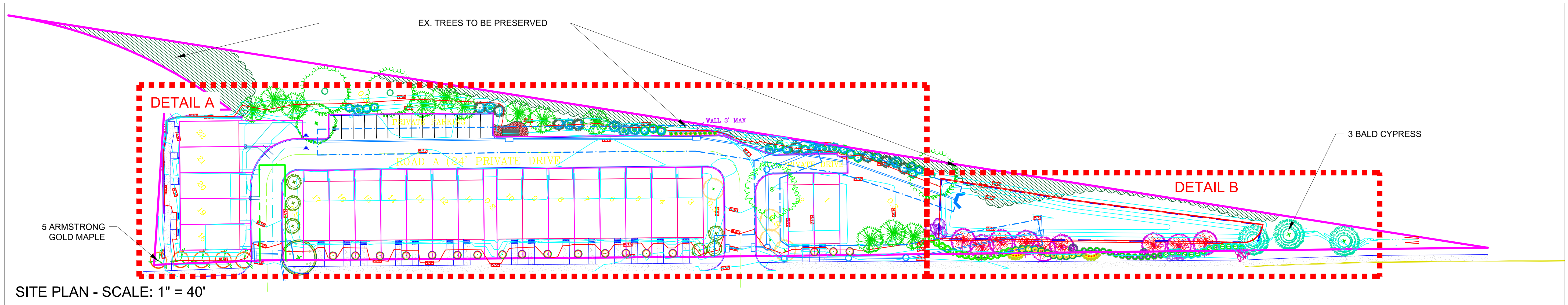
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JGK	
PROJECT MANAGER:	SPM

PROJECT NO.	22-122
SCALE	1" = 40'
DATE	01/05/23
CONCEPTUAL EARTHWORK PLAN	
SHEET	6









LANDSCAPE PLAN

11/7/2022

REVISIONS:

L1



- 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, AND HEALTHY ROOT SYSTEMS DEVELOPED BY PLANTING.
4. TRANSPLANT 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.
5. PROVIDE TREE AND SHRUB STOCK OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1, FOR TYPE OF TREE 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 BILLS.
6. 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.
7. 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.
8. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
9. NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
10. REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
11. KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR THE DURATION OF THE PROJECT.
12. 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.
13. TREAT, REMOVE OR REPLACE DAMAGED EXTERIOR PLANTING.
14. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
15. PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

THE CONTRACTOR'S WARRANTY SHALL INCLUDE:

1. A WARRANTY FOR EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE 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 PLANTS 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 FOR CONDITION OF BALLS AND BURLS, DEFECTS, 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 EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 % BY WEIGHT; 100 % PASSING THROUGH ONE INCH SIEVE;

ALL WORK SHALL BE PERFORMED 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.

**IN THE EVENT OF A CONFLICT BETWEEN THE LANDSCAPE PLAN AND THE PLANT KEY, THE LANDSCAPE PLAN PREVAILS. CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.**

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

---

SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS PER METER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

- 1. FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETTED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, 10 PERCENT WATER-SOLUBLE NITROGEN AND 40 PERCENT POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.
- 2. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
- 3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND EXISTING PLANTS AND FACILITIES FROM ANY AND ALL DAMAGE CAUSED BY PLANTING OPERATIONS.
- 4. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- 5. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND EXISTING LOCATIONS WHEN REQUESTED AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- 6. TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

LANTING BEDS ARE TO BE PREPARED AS FOLLOWS:

- LOOSEN SUBGRADE TO A DEPTH OF 4 – 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 – 6" AND TILL WITH LOOSENED SUBGRADE. MIX TOGETHER THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 – 4" DEEP (SEE DETAIL).
- ADDITIONAL PREPARATION FOR PERENNIAL BEDS: PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE. DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS TO 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.
- ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

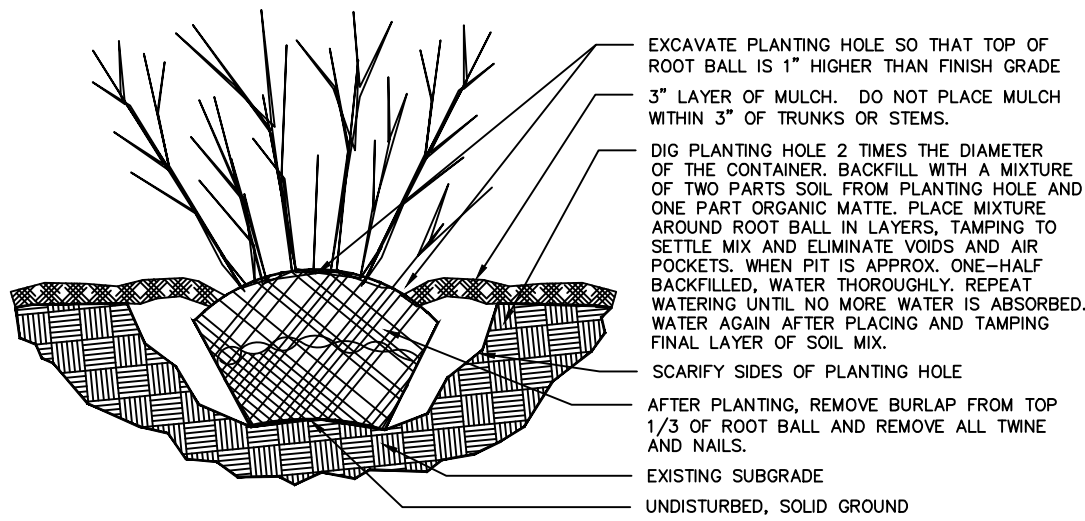
ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO TONE STARTER  
MYCORRHIZAL FUNGI STIMULANT) AND TRICHODERMA ABSORBENT GEL.  
FOR MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND  
METHODS AND APPLICATION RATES.


FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

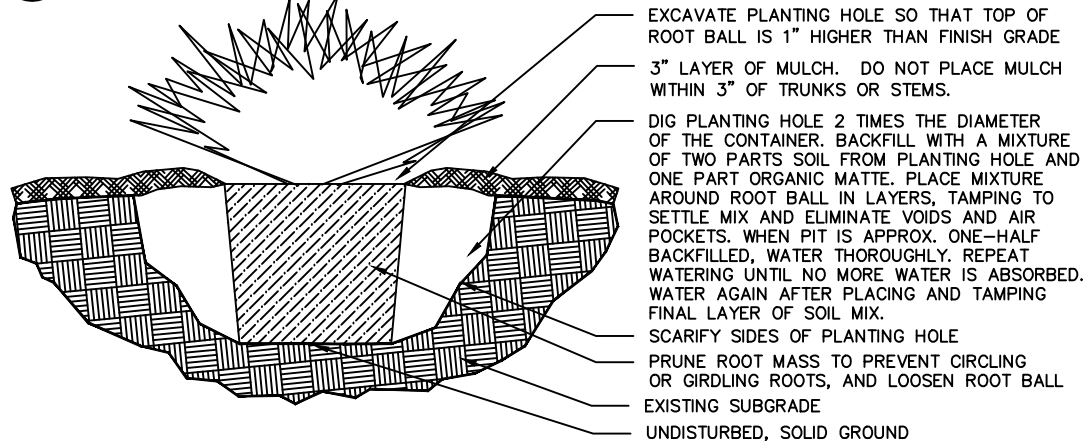
THE SEED CONTRACTOR SHALL:

1. PERFORM A SOIL TEST FOR SEED NEEDS AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
2. TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS OR LARGER ROOT SIZE THAT HAS BEEN BROUGHT TO THE SURFACE BY TILLING.
3. SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
4. RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
5. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 AND/OR SWALES / AREAS OF HIGHER WATER FLOW WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. SEED CONTRACTOR SHALL IDENTIFY ALL POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
6. PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER
7. SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
8. SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

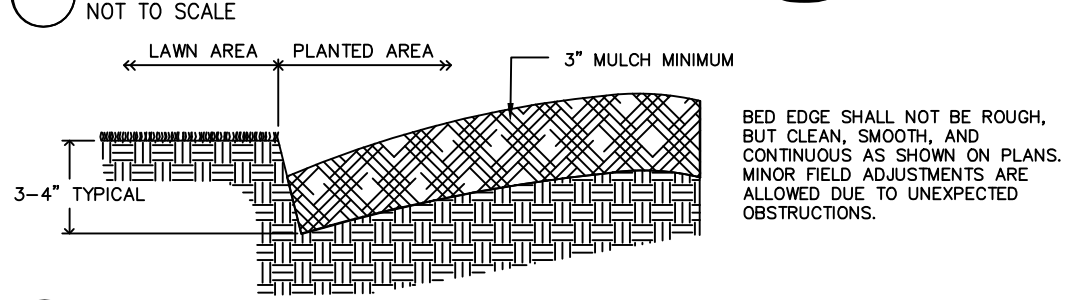
PLANT KEY			11/7/2022
QNT	SIZE	COMMON	LATIN
5	2 in	Armstrong Gold Maple	Acer rubrum 'Armstrong Gold'
4	2 in	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'
1	2 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
18	2 in	Sweetgum slender silhouette	Liquidambar styraciflua 'Slender Silhouette'
1	2 in	Emerald City Tulip Tree	Liriodendron tulipifera "Emerald City"
1	2 in	Swamp White Oak	Quercus bicolor
3	8'	Bald Cypress	Taxodium distichum
6	6'	Frans Fontaine Columnaris Hornbeam	Carpinus betulus Frans Fontaine
9	3 in.	Appalachian Red Redbud	Cercis canadensis 'Appalachian Red'
12	6'	Norway Spruce	Picea abies
3	8'	White Pine	Pinus strobus
3	5 gal	Butterfly Bush	Buddleia davidii
3	5 gal	Royal Purple Smokebush	Cotinus coggygia 'Royal Purple'
10	3 gal	Candy Corn Double Play Spirea	Spiraea japonica 'Double Play Candy Corn'
14	3 gal	Glow Girl Spirea	Spiraea betulifolia 'Glow Girl'
3	5 gal	Dwarf Korean Lilac	Syringa meyeri 'Palibin'
2	5 gal	Delta Blues Chastetree	Vitex agnus-castus 'PIIVAC-I'
11	3 gal	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
16	6 ft	Iowa Juniper	Juniperus chinensis 'Iowa'
13	3 gal	Mint Julep Juniper	Juniperus chinensis 'Mint Julep'
8	6'	Mountbattan Juniper	Juniperus chinensis 'Mountbattan'
14	3 gal	Sea Green Juniper	Juniperus chinensis 'Sea Green'
13	3 gal	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
11	6 ft	Star Power Juniper	Juniperus x 'J.N. Select Blue'
10	3 gal	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora



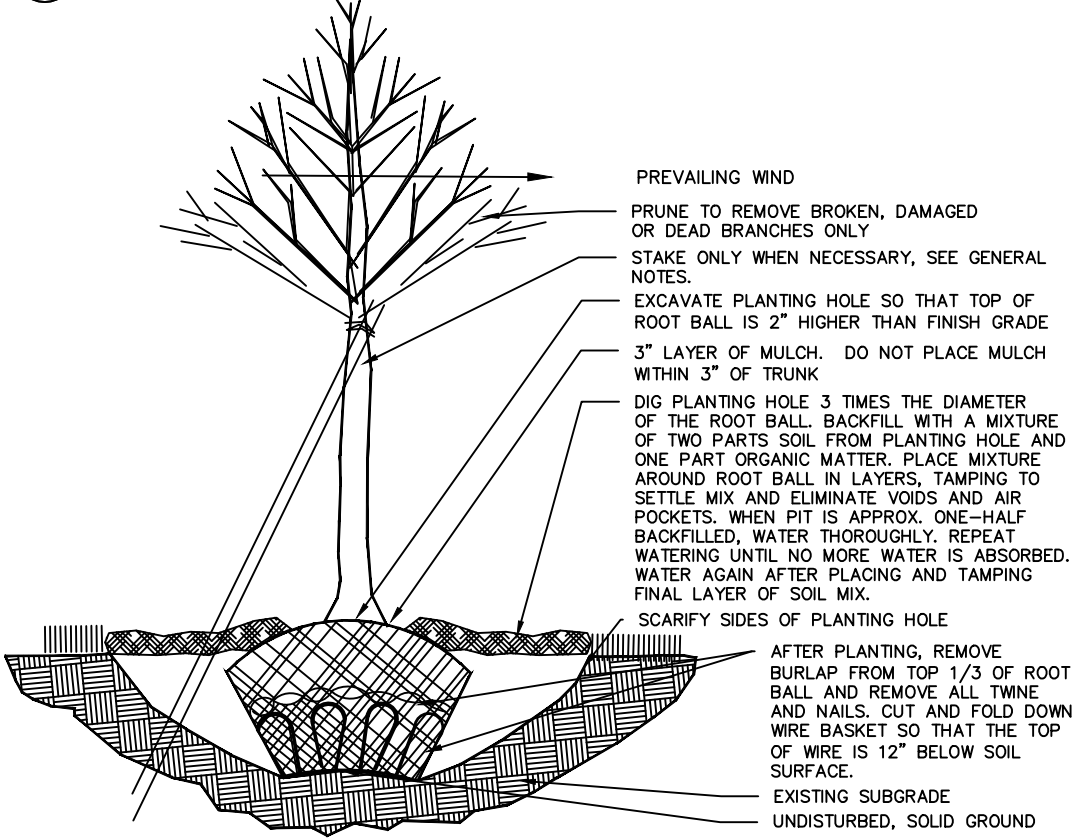

 BALLED AND BURLAPPED SHRUB  
 NOT TO SCALE



## CONTAINERIZED PLANTS



 BED EDGE  
NOT TO SCALE



 BALLED AND BURLAPPED TREE  
NOT TO SCALE

**ABSOLUTELY NO PLANT SUBSTITUTIONS  
WITHOUT WRITTEN PERMISSION OF THE  
MUNICIPALITY ZONING STAFF, CLIENT  
REPRESENTATIVE, AND/OR LANDSCAPE  
ARCHITECT (GAYLE A. FRAZER)**



**GAYLE A. FRAZER**

## BLUE ASH INFILL

## SPECIFICATIONS AND NOTES

11/7/2022

## REVISIONS:



FISCHER HOMES  
*FH*

Midtown Collection



Modern Industrial  
4 UNIT BUILDING  
Townhome exterior style & details may vary by community.



Tustin

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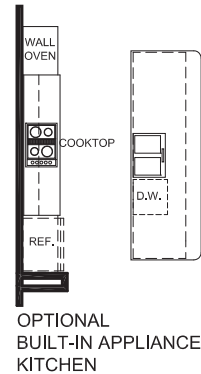
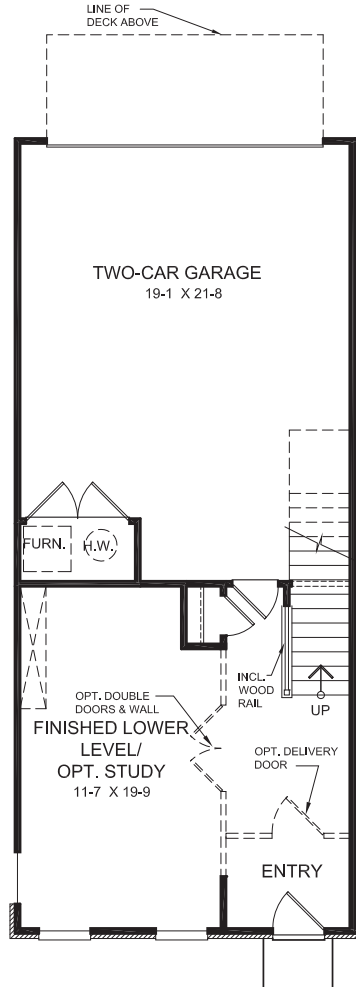


# Tustin Floorplan Designs

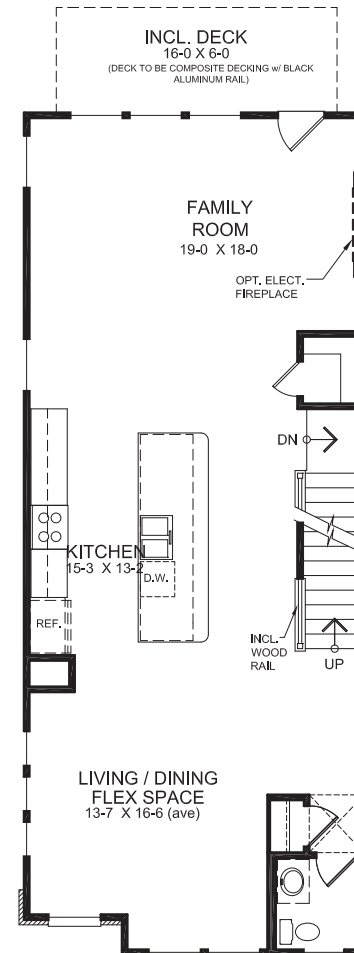
 3 – 4 BEDROOMS &  2 – 4 BATHROOMS

 2,097 SQ FT AND UP

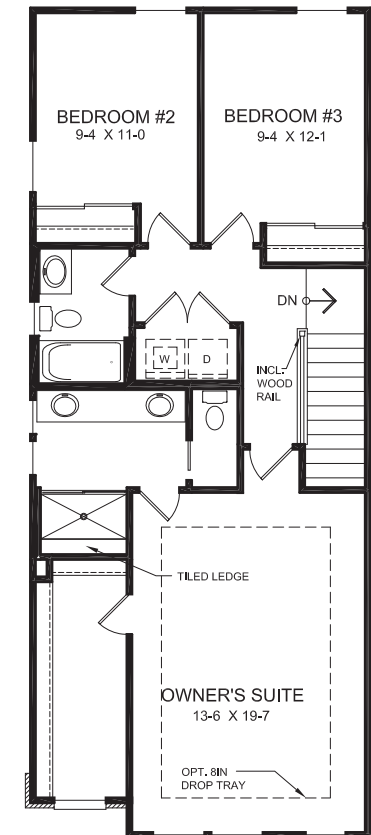
## Lower Level Design



## Main Level Design



## Upper Level Design



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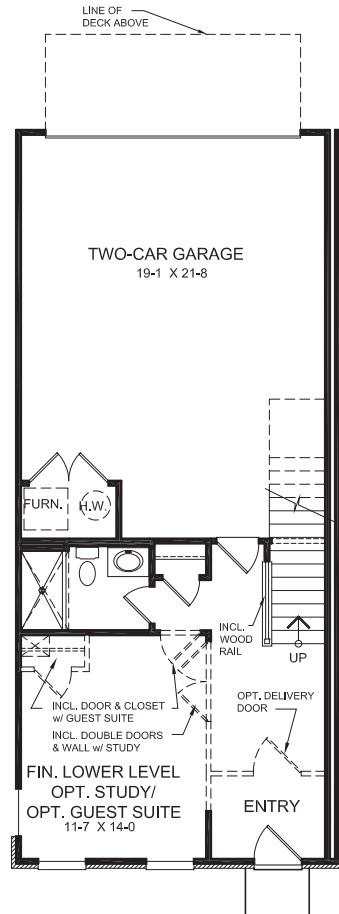


# Tustin Floorplan Designs

3 - 4 BEDROOMS & 2 - 4 BATHROOMS

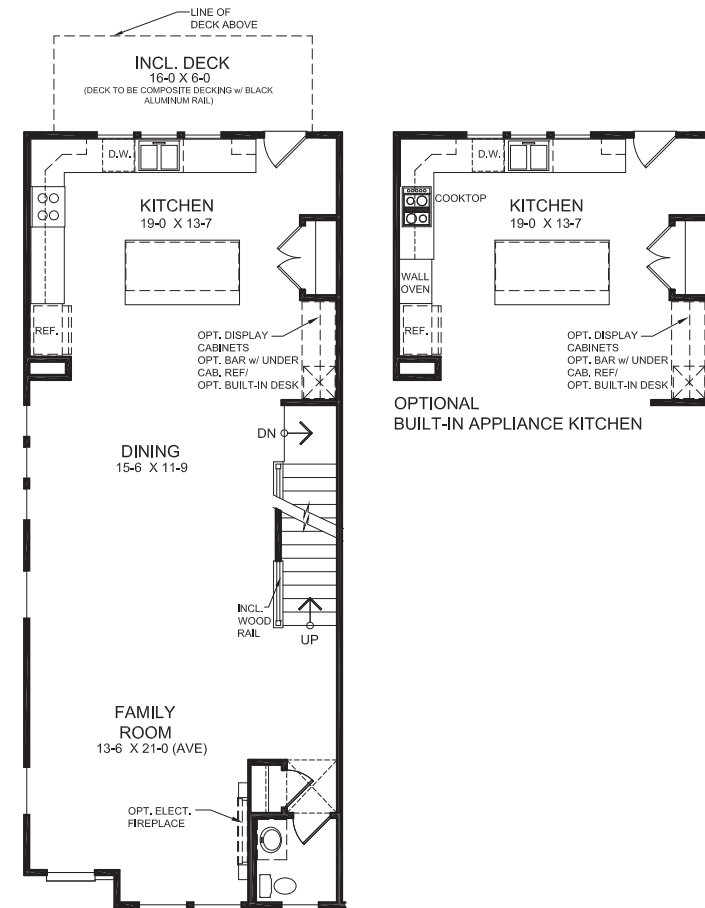
2,097 SQ FT AND UP

## Optional Lower Level Design



OPT. STUDY/ OPT. GUEST SUITE w/ FULL BATH  
IN LIEU OF FINISHED REC. ROOM

## Alternate Main Level Design



OPTIONAL  
BUILT-IN APPLIANCE KITCHEN



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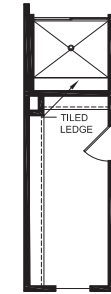
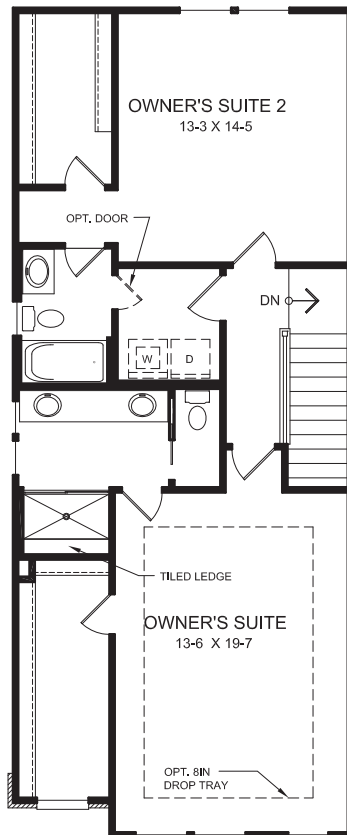


# Tustin Floorplan Designs

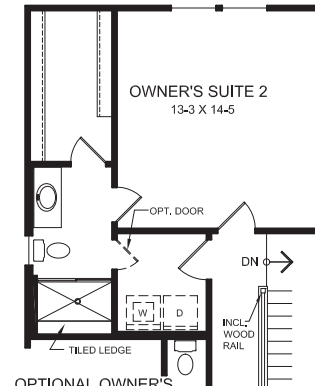
 3 – 4 BEDROOMS &  2 – 4 BATHROOMS

 2,097 SQ FT AND UP

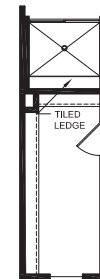
## Alternate Upper Level Designs



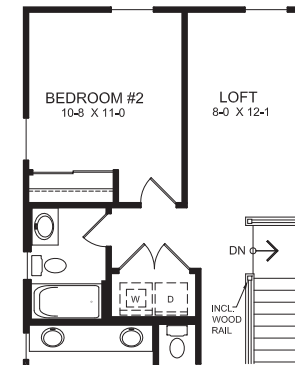
OPT. OWNER'S SUITE  
DELUXE SHOWER  
ALTERNATE UPPER  
LEVEL DESIGN



OPTIONAL OWNER'S  
SUITE 2 DELUXE SHOWER  
ALTERNATE UPPER  
LEVEL DESIGN



OPT. OWNER'S SUITE  
DELUXE SHOWER



OPT. LOFT IN LIEU OF BEDROOM 3



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