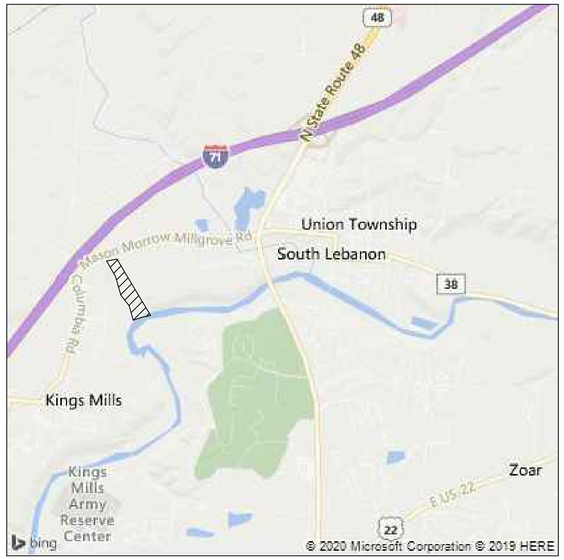
RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45065
WARREN COUNTY
STATE OF OHIO



VICINITY MAP

NOT TO SCALE

River Creek LOFTS
South Lebanon

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VCARVE
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UNDERGROUND UTILITIES
Ohio Utilities Protection Service
Call 811 before you dig
NON-MEMBERS MUST BE CALLED DIRECTLY

ENGINEER/SURVEYOR

Thomas Graham Associates, Inc.
Engineers • Surveyors

THOMAS GRAHAM ASSOCIATES, INC.
803 COMPTON ROAD, SUITE A
CINCINNATI, OHIO 45231-3819
ATTN: TIMOTHY G. GREIVE P.E.
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Date: OCT. 15, 2020
Scale: AS SHOWN
Job No: 8201

Revisions

No.	Date

COVER SHEET
FINAL DEVELOPMENT PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45065
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: 8201_RCL_10-5-2020_BASE.dwg

Drawn By: J.KAFFENBERGER

SHEET 1 OF 32
C0.0
Job No: 8201

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PROPOSED CONDITIONS

INDICATES HEAVY DUTY PAVEMENT
(SEE SHEET 5 FOR PAVEMENT SECTION DETAIL)

INDICATES LIGHT DUTY PAVEMENT
(SEE SHEET 5 FOR PAVEMENT SECTION DETAIL)

INDICATES CONCRETE PAVEMENT

N

GRAPHIC SCALE
100 0 50 100 200
1" = 100'

PARKING SUMMARY

448 UNITS PROPOSED, DENSITY: 14.66 UNITS/ACRE

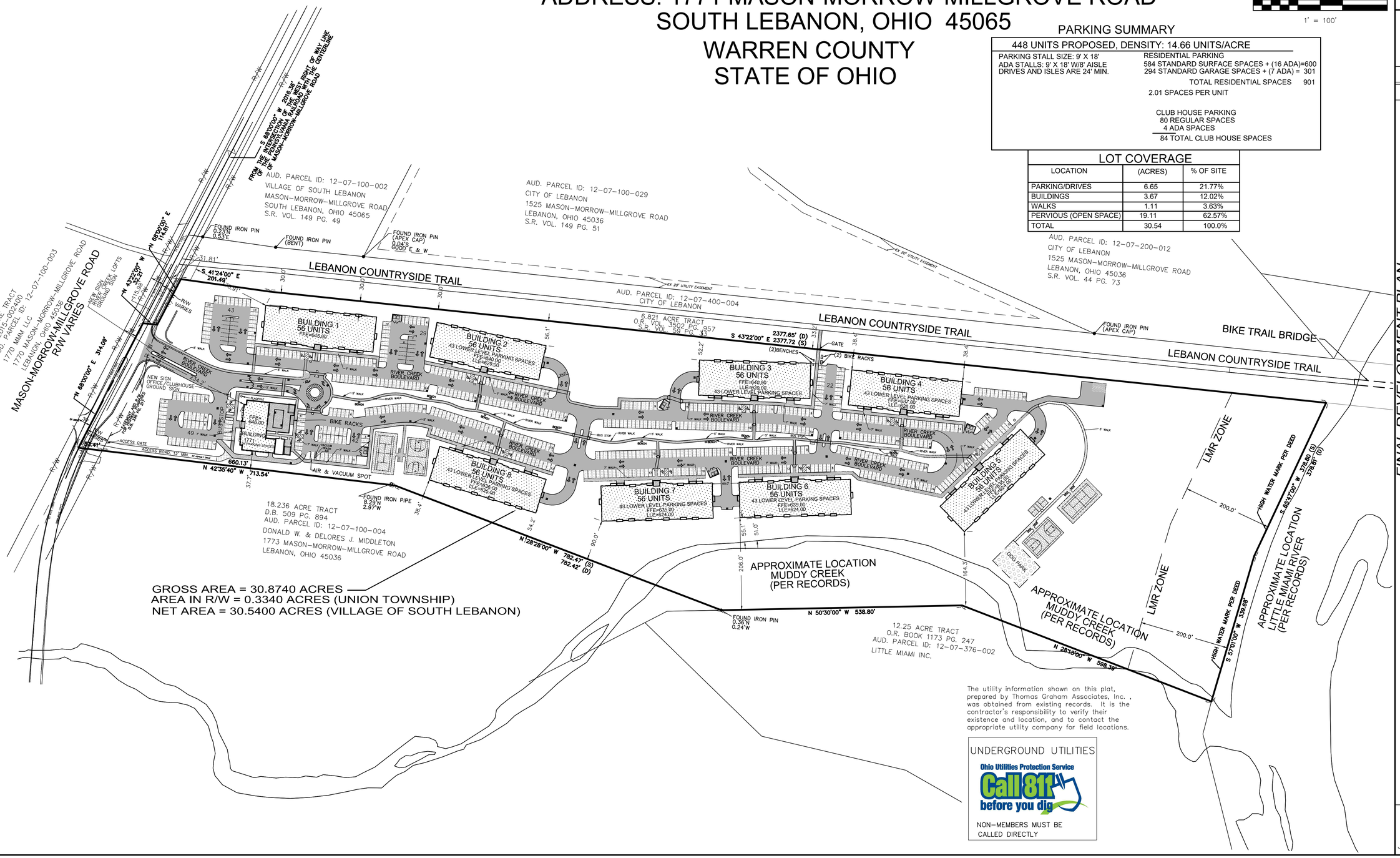
PARKING STALL SIZE: 9' X 18'
ADA STALLS: 9' X 18' W/8' AISLE
DRIVES AND ISLES ARE 24' MIN.

RESIDENTIAL PARKING
584 STANDARD SURFACE SPACES + (16 ADA)=600
294 STANDARD GARAGE SPACES + (7 ADA) = 301
TOTAL RESIDENTIAL SPACES 901
2.01 SPACES PER UNIT

CLUB HOUSE PARKING
80 REGULAR SPACES
4 ADA SPACES
84 TOTAL CLUB HOUSE SPACES

LOT COVERAGE

LOCATION	(ACRES)	% OF SITE
PARKING/DRIVES	6.65	21.77%
BUILDINGS	3.67	12.02%
WALKS	1.11	3.63%
PERVIOUS (OPEN SPACE)	19.11	62.57%
TOTAL	30.54	100.0%



GROSS AREA = 30.8740 ACRES
AREA IN R/W = 0.3340 ACRES (UNION TOWNSHIP)
NET AREA = 30.5400 ACRES (VILLAGE OF SOUTH LEBANON)

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Fax # 521-2439

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FINAL DEVELOPMENT PLAN
SITE LAYOUT PLAN
RIVER CREEK LOFTS
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WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: 8201_RCL_10-5-2020_BASE.dwg

Drawn By: J.KAFFENBERGER

SHEET 2 OF 32
C1.0
Job No: 8201

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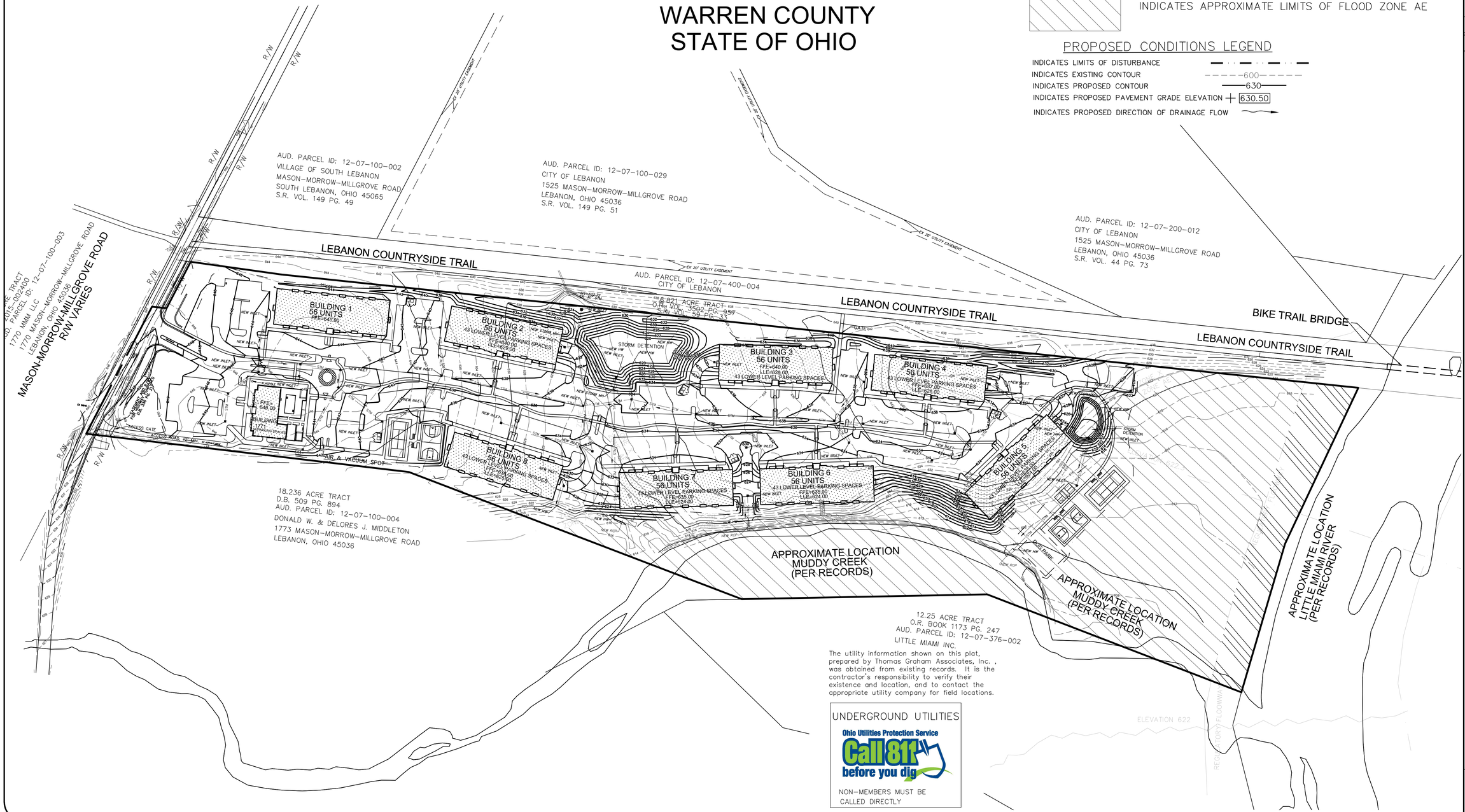

INDICATES APPROXIMATE LIMITS OF FLOOD ZONE AE

PROPOSED CONDITIONS LEGEND

- INDICATES LIMITS OF DISTURBANCE
- INDICATES EXISTING CONTOUR — 600 —
- INDICATES PROPOSED CONTOUR — 630 —
- INDICATES PROPOSED PAVEMENT GRADE ELEVATION + 630.50
- INDICATES PROPOSED DIRECTION OF DRAINAGE FLOW

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GRAPHIC SCALE
100 0 50 100 200
1" = 100'

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FINAL DEVELOPMENT PLAN
SITE GRADING PLAN
RIVER CREEK LOFTS

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Drawn By: J.KAFFENBERGER

SHEET 3 OF 32
C2.0
Job No: 8201

RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

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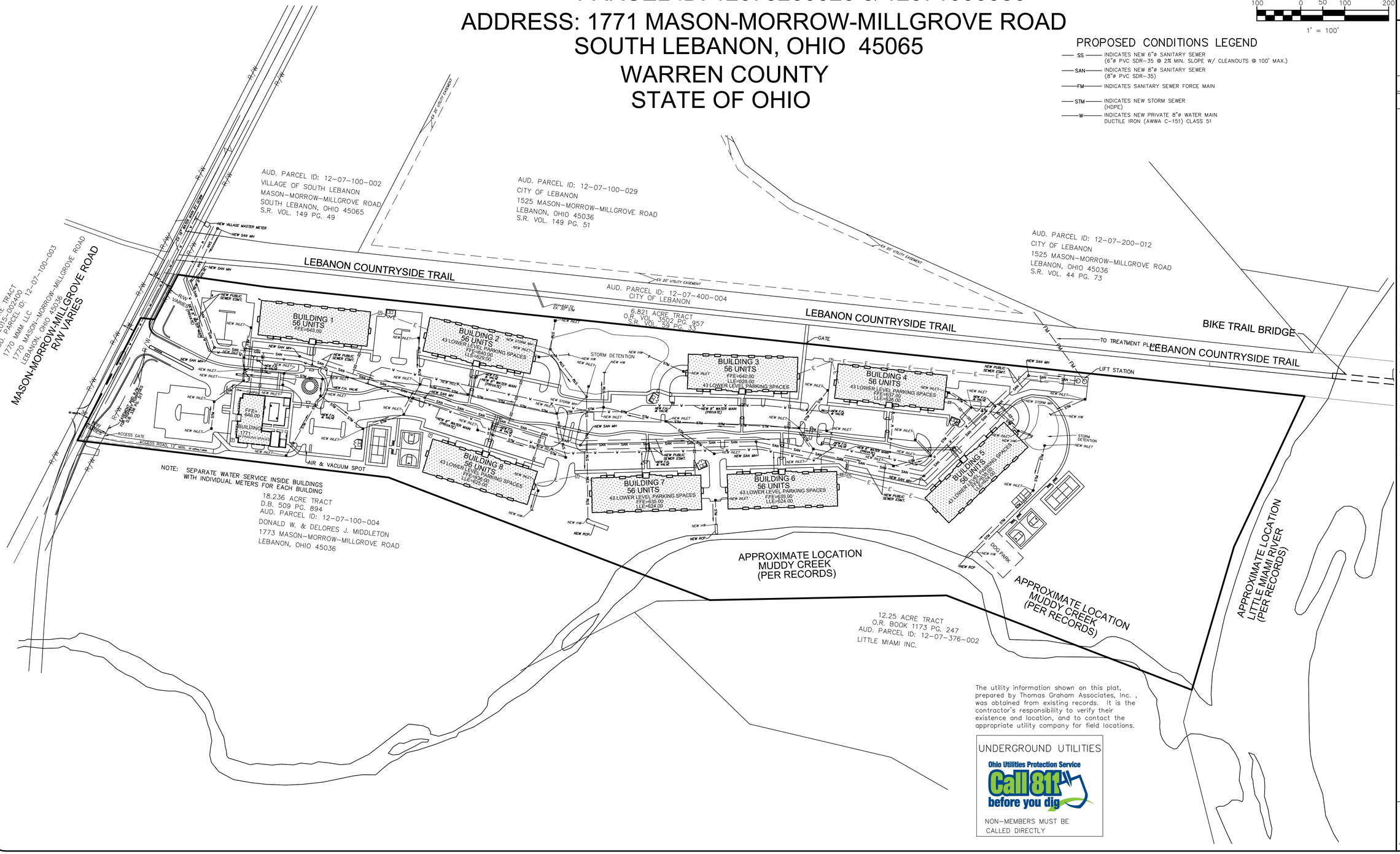

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FINAL DEVELOPMENT PLAN
SITE UTILITY PLAN
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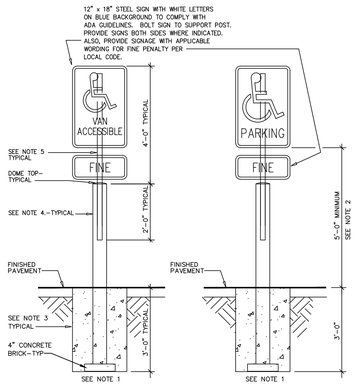
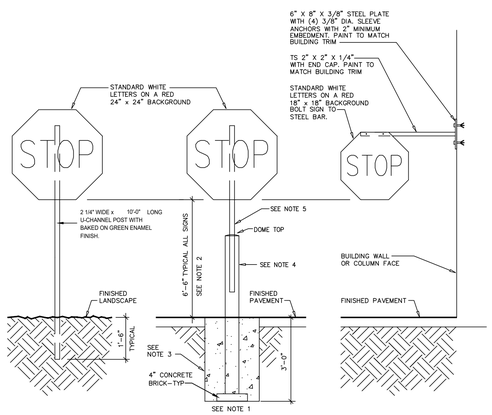
SHEET 4 OF 32
C3.0
Job No: 8201



NOTES:

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. 4" x 6'-0" CONCRETE FILLED SCHED 80 PIPE CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
5. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.



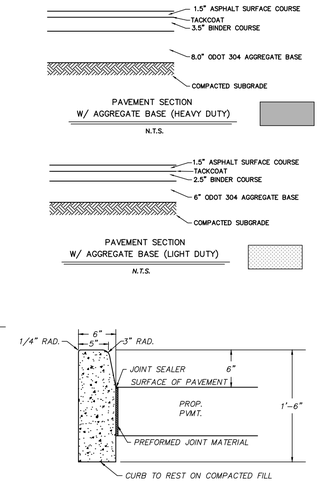
TYPE-1 LANDSCAPE INSTALLED
LIGHT DUTY (GENERAL USE)
SEE NOTE No. 6

TYPE-2 PAVEMENT INSTALLED
HEAVY DUTY
SEE NOTE No. 6

TYPE-3 WALL/COLUMN INSTALLED

NOTES:

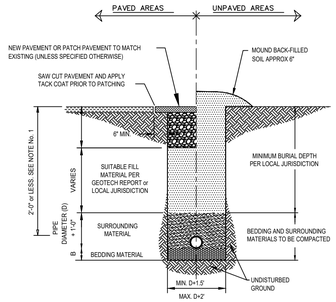
1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 16" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. 4" x 6'-0" CONCRETE FILLED SCHED 80 PIPE CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
5. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.
6. LIGHT DUTY – LANDSCAPED AREAS and AREAS NOT SUBJECT TO TRAFFIC VEHICULAR
   HEAVY DUTY – PAVED AREAS and AREAS SUBJECT TO TRAFFIC AND SHOULD BE PROTECTED IN LANDSCAPED AREAS.



ODOT BP-5.1 (TYPE 6 CURB)

NOT TO SCALE

CAST-IN-PLACE CONCRETE CURB PROVIDE EXPANSION JOINTS @ 25'-0" O/C MAX. & @ CURVES, TANGENTS & CORNERS.



NOTES:

1. THE SURROUND MATERIAL MUST BE INSTALLED TO THE PAVEMENT BASE ELEVATION IF THERE IS LESS THAN 2'-0" OF FILL OVER THE PIPE.
2. COMPACT ALL BACK FILL UNDERNEATH, AROUND AND ABOVE PROPOSE PIPES TO 95% STANDARD PROCTOR IN PAVED AND STRUCTURAL AREAS. 90% STANDARD PROCTOR IN UNPAVED OR NON-STRUCTURAL AREAS. THE UPPER 12" OF TRENCH BACKFILL MATERIAL IN PAVED/STRUCTURAL AREAS MUST BE COMPACTED TO 98% STANDARD PROCTOR (ASTM-698).
3. WHERE A PIPE HAS A SLOPE GREATER THAN OR EQUAL TO 4% OR WHERE GROUNDWATER IS PRESENT, CLAY DAMS SHALL BE INSTALLED AROUND THE PIPE EVERY 100' TO PREVENT WASHOUT AROUND THE PIPE.
4. ALL SUITABLE FILL SHOULD NOT CONTAIN STONES GREATER THAN 4" IN DIAMETER, FROZEN LUMPS, AND SHALL CONTAIN A MINIMAL AMOUNT OF ORGANIC MATERIALS (LESS THAN 3%).
5. MATERIAL IS TO BE PLACED AT NO MORE THAN 8" INTERVALS AND COMPACTED BEFORE PLACING NEXT LAYER.

TRENCH DETAIL

MASTER SPECIFICATION DETAIL

RECOMMENDed FILL MATERIALS

TYPE OF PIPE	SURROUNDING MATERIAL TYPE	B-DIMENSION	BEDDING MATERIAL TYPE
DUCTILE IRON PIPE	"A", "B", OR "C"	3"	SAND OR "C"
RCP PIPE	"B" OR "C"	3"	SAND OR "C"
ALL PIPE OVER BEDROCK OR LEDGE	"B" OR "C"	6"	SAND OR "C"
RCP PIPE IN CLAY	"B" OR "C"	6"	SAND
PLASTIC-ALL	"C"	6"	SAND OR "C"

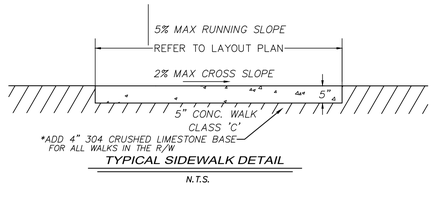
"RECOMMENDED FILL MATERIALS" ARE MINIMUM REQUIREMENTS. CONTRACTOR SHALL ENSURE COMPLIANCE WITH LOCAL JURISDICTION AND/OR THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

MATERIAL TYPES:

"A": GRAVEL OR EXCAVATED MATERIAL WHICH HAS NO STONES GREATER THAN 1.5" DIAMETER.

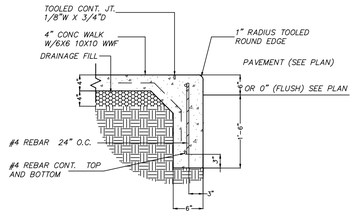
"B": STONE WITH 100% PASSING 1.5" SQUARE SIEVE, A MAXIMUM OF 25% PASSING A 3/4" SQUARE SIEVE AND A MAXIMUM 5% PASSING A 1/2" SQUARE SIEVE. PEA GRAVEL, BANK RUN, or RUN OF BANK.

"C": CRUSHED STONE WITH 100% PASSING A 1" SQUARE SIEVE AND 0-5% PASSING A 1/4" SQUARE SIEVE, PEA GRAVEL, OR OTHER NATURAL FREE DRAINING STONE MATERIAL WITH LESS THAN 10% P200 (PASSING No. 200 SIEVE).



TYPICAL SIDEWALK DETAIL

N.T.S.



COMBINATION WALK/CURB DETAIL

N.T.S.

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* PER ICC/ANSI A117.1 – DETECTABLE WARNINGS ARE NO LONGER REQUIRED. INSTALL CURB RAMPS PER THIS DETAIL WITHOUT DETECTABLE WARNINGS, UNLESS OTHERWISE NOTED.

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SITE DETAIL SHEET
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SHEET 5 OF 32
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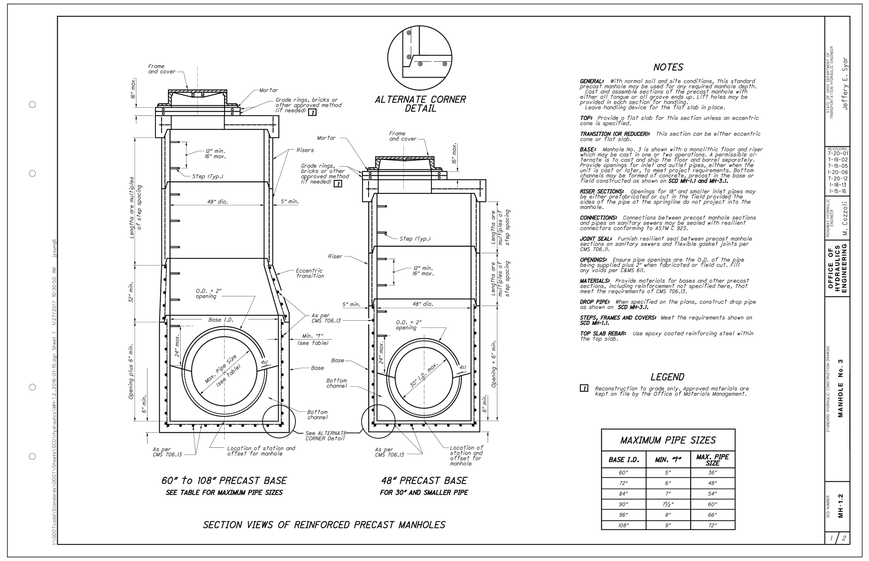


NOTES

GENERAL: With normal soil and site conditions, this standard precast manhole may be used for any required manhole depth. Cast and assemble sections of the precast manhole with either a tongue or a groove ends up. Lift holes may be omitted from the manhole sections if the contractor chooses to leave handling device for the flat slab in place.

TOP: Provide a flat slab for this section unless an eccentric cone is specified.

TRANSITION (OR REDUCER): This section can be either eccentric cone or flat slab.

BASE: Manhole no. 3 is shown with a monolithic floor and riser which may be cast in one or two operations. A permissible alternate is to cast and grout the floor and barrel separately. Provide a roughened surface on the top of the floor, either when first placed or later, to receive the grout. Pipes, either sections or channels may be formed of concrete, precast in the base or field constructed as shown on **SCD MH-1.1 and MH-3.1.**

RISER SECTIONS: Openings for 18" and smaller inlet pipes may be either preformed or cut in the field provided the sides of the pipe at the springline do not project into the manhole.

CONNECTIONS: Connections between precast manhole sections and pipes on sanitary sewers may be sealed with resilient connectors conforming to ASTM C 923.

JOINT SEAL: Furnish resilient seal between precast manhole sections on sanitary sewers and flexible gasket joints per CMS 706.04.

OPENINGS: Ensure pipe openings are the O.D. of the pipe being supplied plus 2" when fabricated or field cut. Fill any voids per C&MS 614.

MATERIALS: Provide materials for bases and other precast sections, including reinforcement not specified here, that meet the requirements of CMS 706.13.

DROP PIPE: When specified on the plans, construct drop pipe as shown on **SCD MH-3.1.**

STEPS, FRAMES AND COVERS: Meet the requirements shown on **SCD MH-1.1.**

TOP SLAB REBAR: Use epoxy coated reinforcing steel within the top slab.

LEGEND

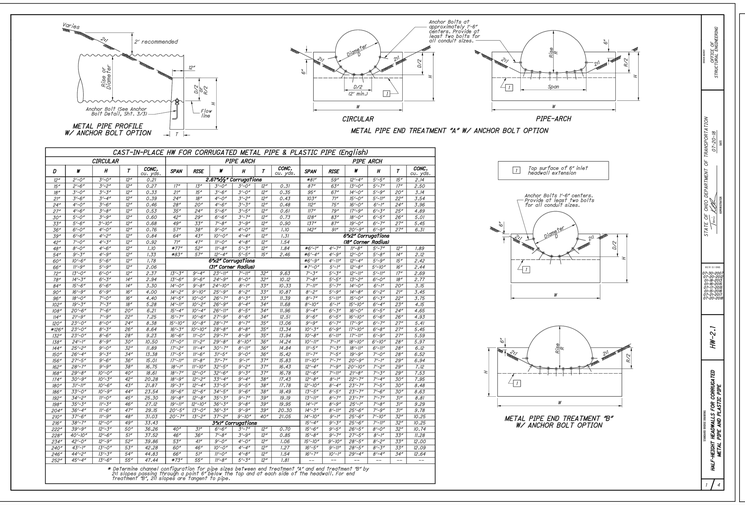
[1] Reconstruction to grade only. Approved materials are kept on file by the Office of Materials Management.

MAXIMUM PIPE SIZES

BASE I.D.	MIN. "T"	MAX. PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
90"	7½"	60"
96"	8"	66"
108"	9"	72"

SCD NUMBER: MH-1.2 — MANHOLE No. 3 — STANDARD CONSTRUCTION DRAWING — OFFICE OF HYDRAULICS ENGINEERING — STATE OF OHIO DEPARTMENT OF TRANSPORTATION — 1 / 2

DATE APPROVED: 7-20-01; 1-19-02; 1-15-06; 7-20-07; 1-20-12; 1-18-13; 1-15-16 — APPROVED: Jeffery E. Syrpe — DATE PREPARED: 10/15/2020 — PREPARED BY: M. Cozzoli



CAST-IN-PLACE HW FOR CORRUGATED METAL PIPE & PLASTIC PIPE (English)

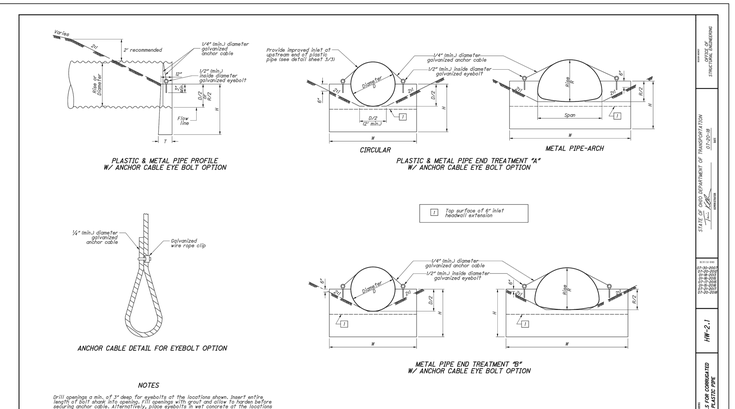
CIRCULAR PIPE				ARCH PIPE					ARCH PIPE					
D	W	H	T	CONC. cu. yds.	SPAN	RISE	W	H	T	CONC. cu. yds.	SPAN	RISE	W	H	T	CONC. cu. yds.
2.67"x½" Corrugations																
12"	3'-0"	3'-0"	12"	0.21	17"	13"	3'-0"	3'-0"	12"	0.31	22"	13"	4'-0"	4'-0"	12"	0.43
15"	3'-6"	3'-0"	12"	0.27	21"	15"	3'-6"	3'-0"	12"	0.35	26"	15"	4'-6"	4'-0"	12"	0.48
18"	3'-6"	3'-0"	12"	0.33	24"	18"	4'-0"	3'-0"	12"	0.43	30"	18"	5'-0"	4'-0"	12"	0.54
24"	4'-0"	3'-0"	12"	0.46	28"	20"	4'-6"	3'-0"	12"	0.48	33"	20"	5'-6"	4'-0"	12"	0.56
27"	4'-0"	3'-0"	12"	0.53	30"	23"	5'-0"	3'-0"	12"	0.61	34"	23"	5'-6"	4'-0"	12"	0.63
30"	5'-0"	3'-0"	12"	0.60	40"	29"	6'-6"	3'-0"	12"	0.73	38"	29"	6'-6"	4'-0"	12"	0.81
36"	6'-0"	3'-0"	12"	0.73	46"	34"	7'-6"	3'-0"	12"	0.86	45"	34"	7'-6"	4'-0"	12"	0.96
42"	6'-0"	4'-0"	12"	0.96	53"	40"	9'-0"	3'-0"	12"	1.00	53"	40"	9'-0"	4'-0"	12"	1.11
48"	8'-0"	4'-0"	12"	1.07	59"	46"	10'-0"	3'-0"	12"	1.24	60"	46"	10'-0"	4'-0"	12"	1.38
54"	8'-0"	4'-0"	12"	1.33	66"	53"	12'-0"	3'-0"	12"	1.48	68"	53"	12'-0"	4'-0"	12"	1.65
60"	10'-0"	5'-0"	12"	1.78	**5"x1" Corrugations (3" Corner Radius)**						**5"x1" Corrugations (3" Corner Radius)**					
66"	11'-0"	5'-0"	12"	2.06	73"	59"	12'-0"	4'-0"	12"	2.44	75"	59"	12'-0"	5'-0"	12"	2.44
72"	12'-0"	6'-0"	12"	2.37	80"	66"	13'-0"	4'-0"	12"	2.69	83"	66"	13'-0"	5'-0"	12"	2.69
78"	13'-0"	6'-0"	12"	2.57	87"	73"	14'-0"	4'-0"	12"	2.93	90"	73"	14'-0"	5'-0"	12"	2.93
84"	14'-0"	6'-0"	12"	2.80	94"	79"	15'-0"	4'-0"	12"	3.18	98"	79"	15'-0"	5'-0"	12"	3.18
90"	15'-0"	6'-0"	12"	3.02	101"	86"	16'-0"	4'-0"	12"	3.42	105"	86"	16'-0"	5'-0"	12"	3.42
96"	16'-0"	7'-0"	12"	3.40	108"	92"	17'-0"	4'-0"	12"	3.67	113"	92"	17'-0"	5'-0"	12"	3.67
102"	17'-0"	7'-0"	12"	3.58	114"	98"	18'-0"	4'-0"	12"	3.91	120"	98"	18'-0"	5'-0"	12"	3.91
108"	18'-0"	7'-0"	12"	3.77	121"	105"	19'-0"	4'-0"	12"	4.16	128"	105"	19'-0"	5'-0"	12"	4.16
114"	19'-0"	7'-0"	12"	3.96	128"	111"	20'-0"	4'-0"	12"	4.40	135"	111"	20'-0"	5'-0"	12"	4.40
#120"	23'-0"	8'-0"	12"	4.64	135"	117"	21'-0"	4'-0"	12"	4.65	143"	117"	21'-0"	5'-0"	12"	4.65
126"	24'-0"	8'-0"	12"	4.86	141"	123"	22'-0"	4'-0"	12"	4.89	150"	123"	22'-0"	5'-0"	12"	4.89
132"	25'-0"	8'-0"	12"	5.03	148"	129"	23'-0"	4'-0"	12"	5.14	158"	129"	23'-0"	5'-0"	12"	5.14
144"	26'-0"	9'-0"	12"	5.89	161"	141"	25'-0"	4'-0"	12"	5.63	173"	141"	25'-0"	5'-0"	12"	5.63
150"	28'-0"	9'-0"	12"	6.13	168"	147"	26'-0"	4'-0"	12"	5.87	180"	147"	26'-0"	5'-0"	12"	5.87
156"	29'-0"	9'-0"	12"	6.38	175"	153"	27'-0"	4'-0"	12"	6.12	188"	153"	27'-0"	5'-0"	12"	6.12
162"	30'-0"	9'-0"	12"	6.62	181"	159"	28'-0"	4'-0"	12"	6.36	195"	159"	28'-0"	5'-0"	12"	6.36
168"	29'-8"	10'-0"	12"	7.03	188"	165"	29'-0"	4'-0"	12"	6.61	203"	165"	29'-0"	5'-0"	12"	6.61
174"	30'-8"	10'-0"	12"	7.27	195"	171"	30'-0"	4'-0"	12"	6.85	210"	171"	30'-0"	5'-0"	12"	6.85
180"	31'-8"	10'-0"	12"	7.51	201"	177"	31'-0"	4'-0"	12"	7.09	218"	177"	31'-0"	5'-0"	12"	7.09
186"	32'-8"	10'-0"	12"	7.75	208"	183"	32'-0"	4'-0"	12"	7.33	225"	183"	32'-0"	5'-0"	12"	7.33
192"	33'-8"	10'-0"	12"	7.99	215"	189"	33'-0"	4'-0"	12"	7.58	233"	189"	33'-0"	5'-0"	12"	7.58
204"	36'-4"	11'-0"	12"	8.78	228"	201"	35'-0"	4'-0"	12"	8.30	248"	201"	35'-0"	5'-0"	12"	8.30
210"	37'-4"	11'-0"	12"	9.03	235"	207"	36'-0"	4'-0"	12"	8.54	255"	207"	36'-0"	5'-0"	12"	8.54
216"	38'-4"	11'-0"	12"	9.27	241"	213"	37'-0"	4'-0"	12"	8.78	263"	213"	37'-0"	5'-0"	12"	8.78
222"	39'-4"	11'-0"	12"	9.51	248"	219"	38'-0"	4'-0"	12"	9.02	270"	219"	38'-0"	5'-0"	12"	9.02
228"	40'-0"	11'-0"	12"	9.72	255"	225"	39'-0"	4'-0"	12"	9.26	278"	225"	39'-0"	5'-0"	12"	9.26
234"	42'-0"	12'-0"	12"	10.86	261"	231"	40'-0"	4'-0"	12"	9.50	285"	231"	40'-0"	5'-0"	12"	9.50
240"	43'-0"	12'-0"	12"	11.12	268"	237"	41'-0"	4'-0"	12"	9.74	293"	237"	41'-0"	5'-0"	12"	9.74
246"	44'-0"	12'-0"	12"	11.38	275"	243"	42'-0"	4'-0"	12"	9.98	300"	243"	42'-0"	5'-0"	12"	9.98
252"	45'-0"	12'-0"	12"	11.64	281"	249"	43'-0"	4'-0"	12"	10.22	308"	249"	43'-0"	5'-0"	12"	10.22

* Determine channel configuration for pipe sizes between and treatment "A" and treatment "B" by interpolation. Channels shall be flat on the top and at each side of the headwall for end treatment "B", 2% sloped are "tongue" to pipe.

[1] Top surface of 6" inlet headwall extension

SCD NUMBER: HW-2.1 — HALF-HEIGHT HEADWALLS FOR CORRUGATED METAL PIPE AND PLASTIC PIPE — STANDARD CONSTRUCTION DRAWING — OFFICE OF STRUCTURAL ENGINEERING — STATE OF OHIO DEPARTMENT OF TRANSPORTATION — 3 / 4

DATE APPROVED: 10-20-00; 7-20-01; 1-19-02; 7-15-05; 7-20-07; 1-20-12; 1-18-13; 1-15-16 — APPROVED: Jeffery E. Syrpe — DATE PREPARED: 10/15/2020 — PREPARED BY: M. Cozzoli



[1] Top surface of 6" inlet headwall extension

NOTES

Drill openings ± min. of 7" deep for eyebolts at the locations shown. Insert entire length of bolt shank into openings. Fill openings with grout and allow to harden before securing anchor cable. Alternatively, place eyebolts in wet concrete at the locations shown above.

Tightly wrap galvanized anchor cable one time completely around the circumference of the conduit.

Cut galvanized anchor cable to length required.

Place cable through eyebolt and form a loop as shown in the above detail. Ensure the cable is pulled to a tight fit and secured with a galvanized wire rope clip.

SCD NUMBER: HW-2.1 — HALF-HEIGHT HEADWALLS FOR CORRUGATED METAL PIPE AND PLASTIC PIPE — STANDARD CONSTRUCTION DRAWING — OFFICE OF STRUCTURAL ENGINEERING — STATE OF OHIO DEPARTMENT OF TRANSPORTATION — 4 / 4

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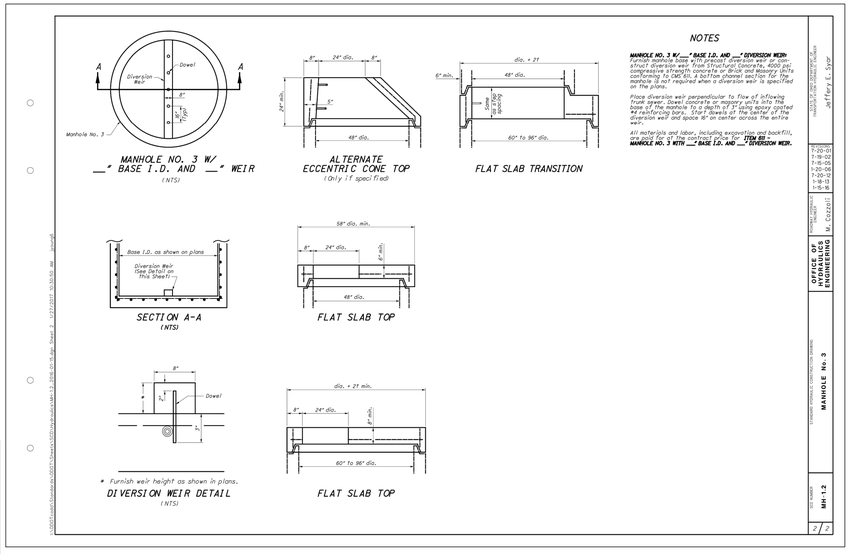

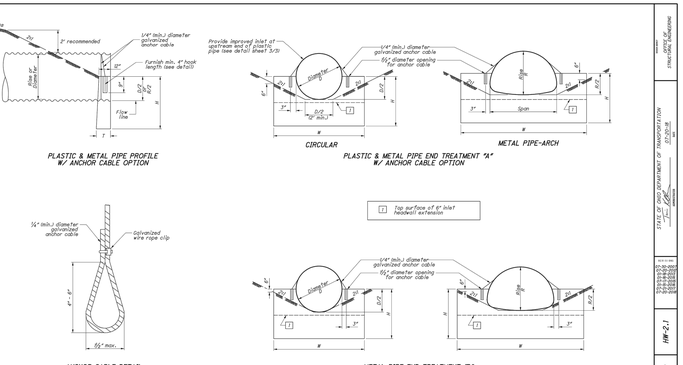

NOTES

Tightly wrap galvanized anchor cable one time completely around the circumference of the conduit. Furnish hook at least 4" long at the ends of the anchor cable as shown above.

Cut galvanized anchor cable to length required.

Form an (8"±) 15/16" diameter openings for anchor cable at locations shown. Alternatively, place anchor cable in wet concrete at the dimensions shown above to secure conduit to headwall.

Fill any openings made for anchor cables with grout after the cables are placed to a taut fit.

Secure cables such that they are taut after the grout or concrete has cured.

SCD NUMBER: HW-2.1 — HALF-HEIGHT HEADWALLS FOR CORRUGATED METAL PIPE AND PLASTIC PIPE — STANDARD CONSTRUCTION DRAWING — OFFICE OF STRUCTURAL ENGINEERING — STATE OF OHIO DEPARTMENT OF TRANSPORTATION — 1 / 4

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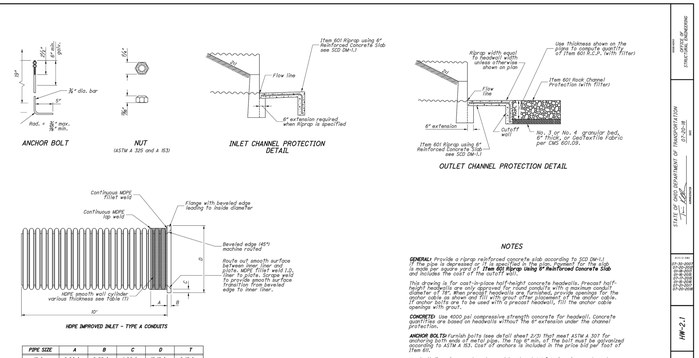

PIPE SIZE	A	B	C	D	T
12 in.	6.00 in.	0.50 in.	1.00 in.	15.15 in.	0.13 in.
15 in.	6.00 in.	0.63 in.	1.26 in.	18.73 in.	0.19 in.
18 in.	6.00 in.	0.75 in.	1.50 in.	22.67 in.	0.25 in.
24 in.	8.00 in.	1.00 in.	2.00 in.	30.08 in.	0.25 in.
30 in.	8.00 in.	1.25 in.	2.50 in.	37.50 in.	0.38 in.
36 in.	10.00 in.	1.50 in.	3.00 in.	45.00 in.	0.38 in.
42 in.	10.00 in.	1.75 in.	3.50 in.	51.90 in.	0.38 in.
48 in.	10.00 in.	2.00 in.	4.00 in.	59.60 in.	0.38 in.
60 in.	12.00 in.	2.50 in.	5.00 in.	74.50 in.	0.38 in.

NOTES

GENERAL: Provide a riprap reinforced concrete slab according to 203 (34-1). Measure and pay for Item 601 Riprap using 6" Reinforced Concrete Slab as "each per square yard of. **(Item 601 Riprap using 6" Reinforced Concrete Slab** and includes the cost of the cutoff wall.

This drawing is for cast-in-place half-height concrete headwalls. Precast half-height headwalls are only approved for round conduits with a maximum conduit diameter of 48". When precast half headwalls are furnished, provide openings for the conduits that are 2" larger than the conduit diameter to accommodate the cable. If anchor bolts are to be used with a precast headwall, fill the anchor cable openings with grout.

CONCRETE: Use 4000 psi compressive strength concrete for headwall. Concrete quantities are based on headwalls without the 6" extension under the channel protection.

ANCHOR BOLTS: Furnish bolts (see detail sheet 2/3) that meet ASTM A 307 for anchoring both ends of metal pipe. The top 6"min. of the bolt must be galvanized according to ASTM A 153. Slot for anchors is included in the price bid per foot of **Item 611.**

Headwall dimensions are based on end treatment "A" for pipe sizes up to and including 60", 7'6x7', and 66"x5', and on end treatment "B" for sizes over and including 60", 13'-3"x9'-4", and 7'-3"x5'-3".

PLASTIC PIPE: Plastic pipe may not be available in all the sizes specified on this drawing.

ANCHOR CABLE: Furnish galvanized anchor cable (see detail sheet 2/4 & 3/4) that meets ASTM A 603 for anchoring both ends of plastic or metal pipe. Wire rope clip, galvanized according to ASTM A 153, for anchor cable. The cost of anchor cable and wire rope clip is included in the unit price bid per foot of **Item 611.**

EYEBOLTS: Furnish eyebolts (see detail sheet 3/4) that meet ASTM A 489 for anchoring both ends of metal or plastic pipe. The eyebolts must be galvanized according to ASTM A 153. Furnish eyebolts with a min. I.D. eye of 1.25" and a min. length of 6" ± 1". Cost of eyebolts is included in the price bid per foot of **Item 611.**

IMPROVED INLET FOR HDPE PIPE: Furnish improved inlet at upstream end of culverts and open-ended storm sewers using plastic pipe when specified in the plans.

Use HDPE smooth cap and flange materials according to ASTM D 3350 345464C.

SCD NUMBER: HW-2.1 — HALF-HEIGHT HEADWALLS FOR CORRUGATED METAL PIPE AND PLASTIC PIPE — STANDARD CONSTRUCTION DRAWING — OFFICE OF STRUCTURAL ENGINEERING — STATE OF OHIO DEPARTMENT OF TRANSPORTATION — 2 / 4

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NOTES

MANHOLE NO. 3 W/ __" BASE I.D. AND __" DIVERSION WEIR: Furnish manhole base with precast diversion weir as shown. Cast and assemble sections of the precast manhole with 4000 psi compressive strength concrete or brick and masonry units conforming to CMS 604. A bottom channel section for the manhole is not required when a diversion weir is specified on the plans.

Place diversion weir perpendicular to flow of inflowing trunk sewer. Dowel concrete or masonry units into the floor of the manhole with #4 rebar. Use 3 rows of epoxied #4 reinforcing bars. Start dowels at the center of the diversion weir and space 16" on center across the entire weir.

All materials and labor, including excavation and backfill, are paid for at the contract price for **ITEM 611, MANHOLE NO. 3 WITH __" BASE I.D. AND __" DIVERSION WEIR.**

SCD NUMBER: MH-1.2 — MANHOLE No. 3 — STANDARD CONSTRUCTION DRAWING — OFFICE OF HYDRAULICS ENGINEERING — STATE OF OHIO DEPARTMENT OF TRANSPORTATION — 2 / 2

DATE APPROVED: 7-20-01; 1-19-02; 7-15-05; 7-20-07; 1-20-12; 1-18-13; 1-15-16 — APPROVED: Jeffery E. Syrpe — DATE PREPARED: 10/15/2020 — PREPARED BY: M. Cozzoli

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: OCT. 15, 2020
Scale: AS NOTED
Job No: 8201

Revisions	
No.	Date

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc. , was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
Ohio Utilities Protection Service
Call 811 before you dig
NON-MEMBERS MUST BE CALLED DIRECTLY

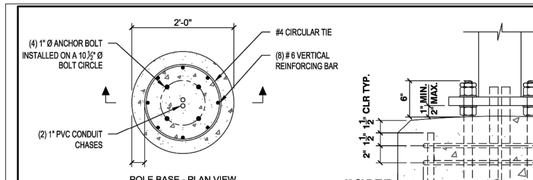
FINAL DEVELOPMENT PLAN
SITE DETAIL SHEET
RIVER CREEK LOFTS

ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45065
WARREN COUNTY
STATE OF OHIO

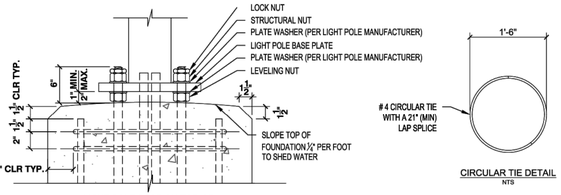
ACAD FILENAME: 8201_RCL_10-5-2020_BASE.dwg

Drawn By: J.KAFFENBERGER

SHEET 6 OF 32
C4.1
Job No: 8201

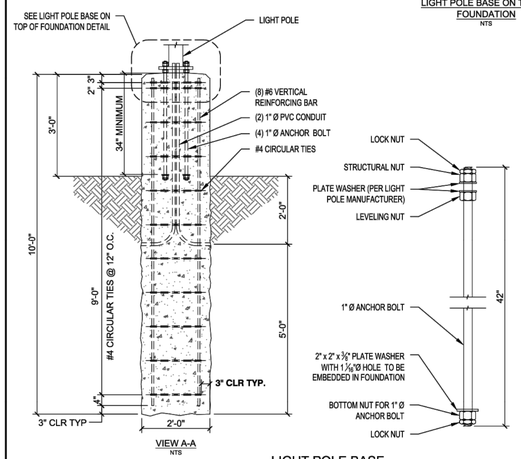


POLE BASE - PLAN VIEW
NTS



LIGHT POLE BASE ON TOP OF FOUNDATION
NTS

CIRCULAR TIE DETAIL
NTS



VIEW A-A
NTS

LIGHT POLE BASE
NTS

DESIGN CRITERIA:

AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

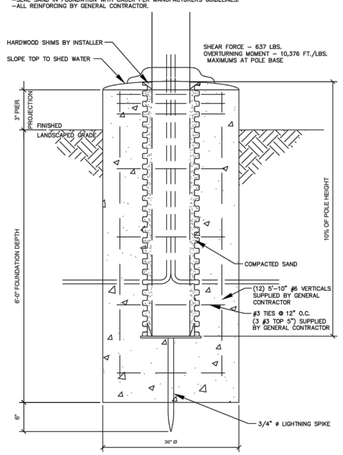
FOUNDATION DESIGN PARAMETERS:

1. MAXIMUM LIGHT POLE BASE REACTIONS:
   - BASE MOMENT = 16,845 lbs-ft
   - BASE SHEAR = 978 lbs
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120MPH
3. MINIMUM REQUIRED SOIL PARAMETERS:
   - COHESIVE SOILS:
     - SHEAR STRENGTH = 750 lbs/ft²
     - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
   - COHESIONLESS SOILS:
     - ANGLE OF INTERNAL FRICTION = 27 DEGREES
     - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
     - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED BEFORE THIS DESIGN IS USED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATIONS MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 inches per foot.

GENERAL NOTES:

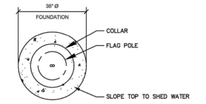
1. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

NOTE:
-DESIGN CODES
IBC 2009
ASCE 7-05
ACI 318-08
AISC 13th EDITION
AWS D1.1
AAMA/ NWWDA 1001-07
-DESIGN LOADS ARE BASED ON THE WORST CASE OF EITHER OF THE FOLLOWING CONDITIONS:
A. 90MPH 3-SEC GUST (EXPOSURE C) ACTING ON POLE AND FLAG
B. 120MPH 3-SEC GUST (EXPOSURE C) ACTING ON POLE ONLY
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES (ø, ø')
—SHEAR — 637 LBS.
—MOMENT — 10,376 FT./LBS.
-USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f'c).
-PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2)
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
-INSTALL SAND AND POLE PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
-SEAL SAND IN FOUNDATION WITH CAULK PER MANUFACTURERS GUIDELINES.
-ALL REINFORCING BY GENERAL CONTRACTOR.



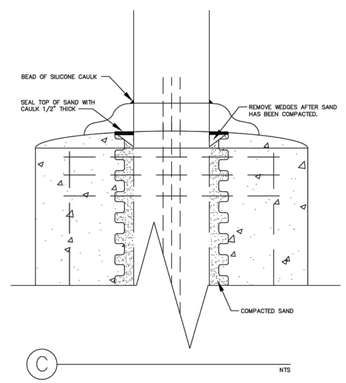
A 25' & 30' FLAG POLE FDN.
NTS

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.



B
NTS

NOTES:
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.



C
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GEN. NOTES

-THE FOLLOWING CODES WERE USED IN DESIGN:
—IBC 2009
—ASCE 7-05
—ACI 318-08
—AISC 13th EDITION
—AWS D1.1
—AAMA/ NWWDA 1001-07
-DESIGN LOADS ARE BASED ON THE WORST CASE OF EITHER OF THE FOLLOWING CONDITIONS:
A. 90MPH 3-SEC GUST (EXPOSURE C) ACTING ON POLE AND FLAG
B. 120MPH 3-SEC GUST (EXPOSURE C) ACTING ON POLE ONLY
-DESIGN LOADS DERIVED FROM THESE CODES AND FORCES
—SHEAR — 637 LBS.
—MOMENT — 10,376 FT./LBS.

-ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
-MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
-SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER. IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING INTO ACCOUNT THE ACTUAL SITE SOIL CONDITIONS.
-TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

-ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

CONCRETE:

-ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE.
-ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
-MINIMUM CONCRETE STRENGTH (f'c) SHOULD CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A.
-USE OF ADMIXTURES SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
-AIR ENTRAINMENT SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.6-A & 2.13-A.
-CONCRETE PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
-FOUNDATION CONCRETE TO BE TESTED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
-PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
-REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.2 & 3.5. PERFORMED BY GENERAL CONTRACTOR.
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
-DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.11-E.

-FLAG SIZES SHALL NOT EXCEED THE FOLLOWING AREA LIMITATIONS:

—25'-0" POLE ---> 5'-0" x 8'-0" FLAG
—30'-0" POLE ---> 6'-0" x 10'-0" FLAG
—40'-0" POLE ---> 8'-0" x 12'-0" FLAG
—50'-0" POLE ---> 10'-0" X 15'-0" FLAG

-REFER TO FLAG MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION INCLUDING INSTALLATION INSTRUCTIONS.
-CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
-DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS
-ANY MODIFICATIONS ARE TO BE VERIFIED BY AN ENGINEER

THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: OCT. 15, 2020
Scale: AS NOTED
Job No: 8201

Revisions	
No.	Date

FINAL DEVELOPMENT PLAN
SITE DETAIL SHEET
RIVER CREEK LOFTS

ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45065
WARREN COUNTY
STATE OF OHIO

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc. , was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

UNDERGROUND UTILITIES
Ohio Utilities Protection Service
Call 811 before you dig
NON-MEMBERS MUST BE CALLED DIRECTLY

Drawn By: J.KAFFENBERGER

Job No: 8201

ACAD FILENAME: 8201_RCL_10-5-2020_BASE.dwg

SITE LIGHTING PLAN
RIVER CREEK LOFTS
MULTI FAMILY DEVELOPMENT

DEED 2014-032450
PARCEL ID: 12073260020 & 12071000080
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45065
WARREN COUNTY
STATE OF OHIO

EPTC



EALS



SSX



VUE



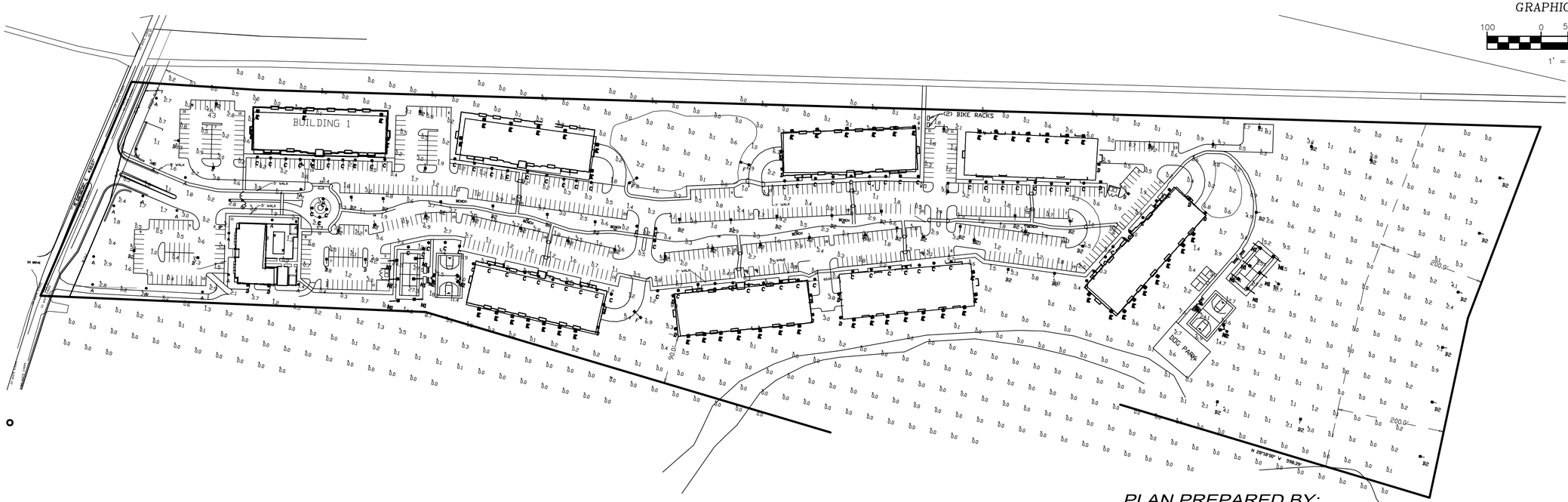
EWNB



REFER TO SHEET 7 FOR POLE BASE DETAILS

N

GRAPHIC SCALE
100 0 50 100 200
1" = 100'



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
	18	A	SINGLE	0.900	EPTC02_09A40 12' POLE 2' BASE POST TOP	85	9500
	7	B	SINGLE	0.900	EALS03_F5SM740 12' POLE 2' BASE AREA LIGHT	101	15000
	4	B1	SINGLE	0.900	EALS03_F4AH740 10' POLE 2' BASE AREA LIGHT	116	14500
	49	B2	SINGLE	0.900	EALS03_F4AH740 12' POLE 2' BASE AREA LIGHT	116	14500
	83	C	SINGLE	0.900	PBL-14L-800-NW-G2-3-UNV	40.5	3198
	16	D	SINGLE	1.000	EWNB_D2730 WALL PACK	89	9700
	57	E	SINGLE	0.900	EWNB_A3740 WALL PACK	44	4600
	4	F	D180	0.900	EALS03_F4AH740 12' POLE 2' BASE AREA LIGHT TWIN	116	14500
	12	N1	SINGLE	0.900	NV-2-T4-128L-1-50K 22' M.H	409	48262
	4	N2	2 @ 90 DEGREES	0.900	NV-2-T4-128L-1-50K 22' M.H.	409	48262

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SUNNARY	Illuminance	Fc	1.57	27.5	0.0	N.A.	N.A.
LOT SUMMARY	Illuminance	Fc	2.07	9.8	0.2	10.35	49.00

PLAN PREPARED BY:

BR
LIGHTING & CONTROLS
9753 CRESCENT PARK DR.
WEST CHESTER, OH. 45069
513-761-6360

LIGHTING PROPOSAL BRLC20-034-10B
RIVERS CREEK LOFTS

BR LIGHTING & CONTROLS

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

tga
THOMAS GRAHAM ASSOCIATES, INC.
• Engineers
• Surveyors
803 Compton Road
Cincinnati, Ohio 45231
513-521-4760
Fax # 521-2439

Date: OCT. 15, 2020
Scale: 1" = 100'
Job No: 8201

Revisions

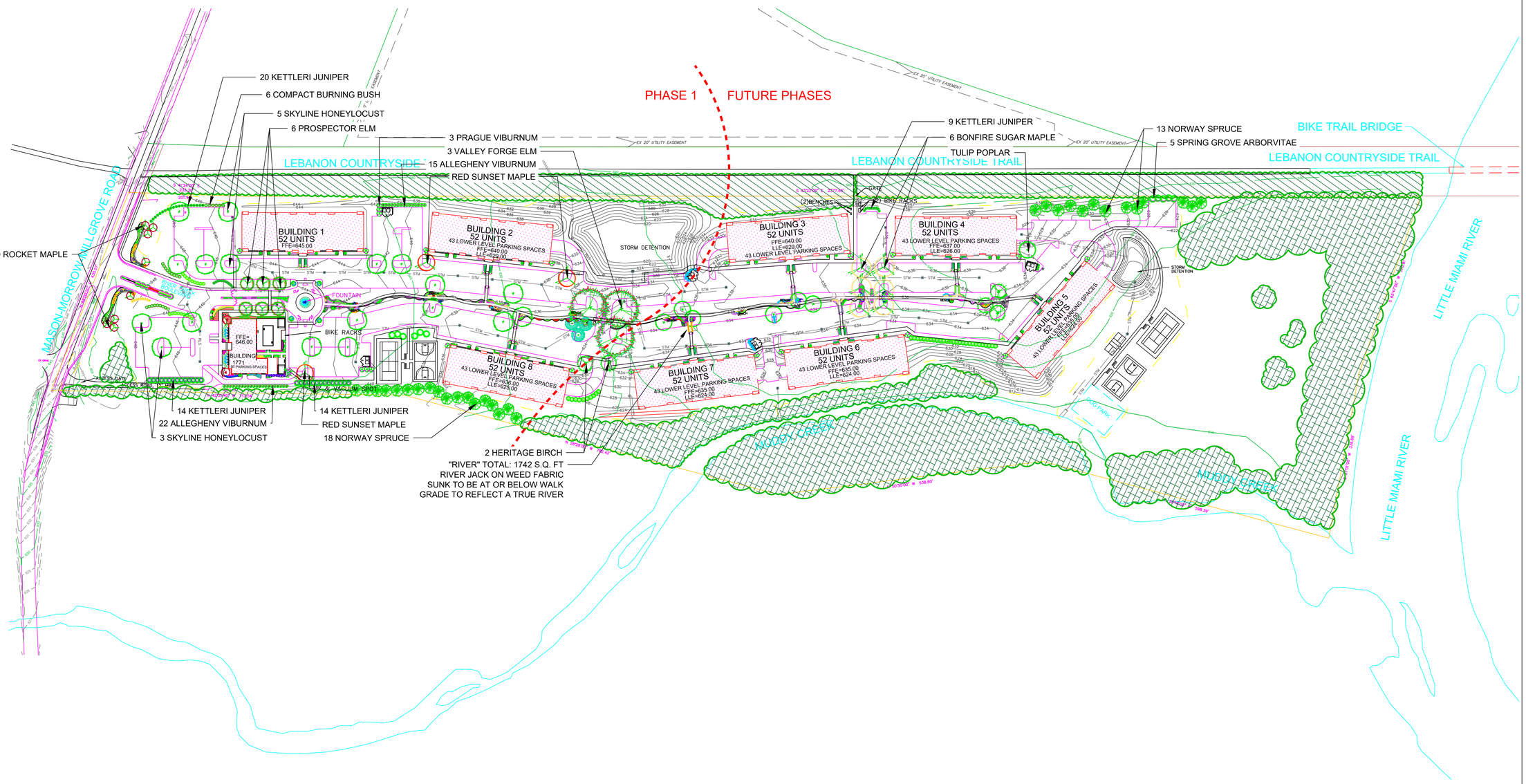
No.	Date

FINAL DEVELOPMENT PLAN
RIVER CREEK LOFTS
ADDRESS: 1771 MASON-MORROW-MILLGROVE ROAD
SOUTH LEBANON, OHIO 45065
WARREN COUNTY
STATE OF OHIO

ACAD FILENAME: TGA_10-15-2020_LIGHTING_BRLC20-034-10B.dwg

Drawn By: J.KAFFENBERGER

SHEET 8 OF 32
LT1.0
Job No: 8201



SCALE: 1"=100' at 22x34

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SCALE AT 22X34:
1" = 100

07.14.20

REVISIONS:
10/13/20

L1

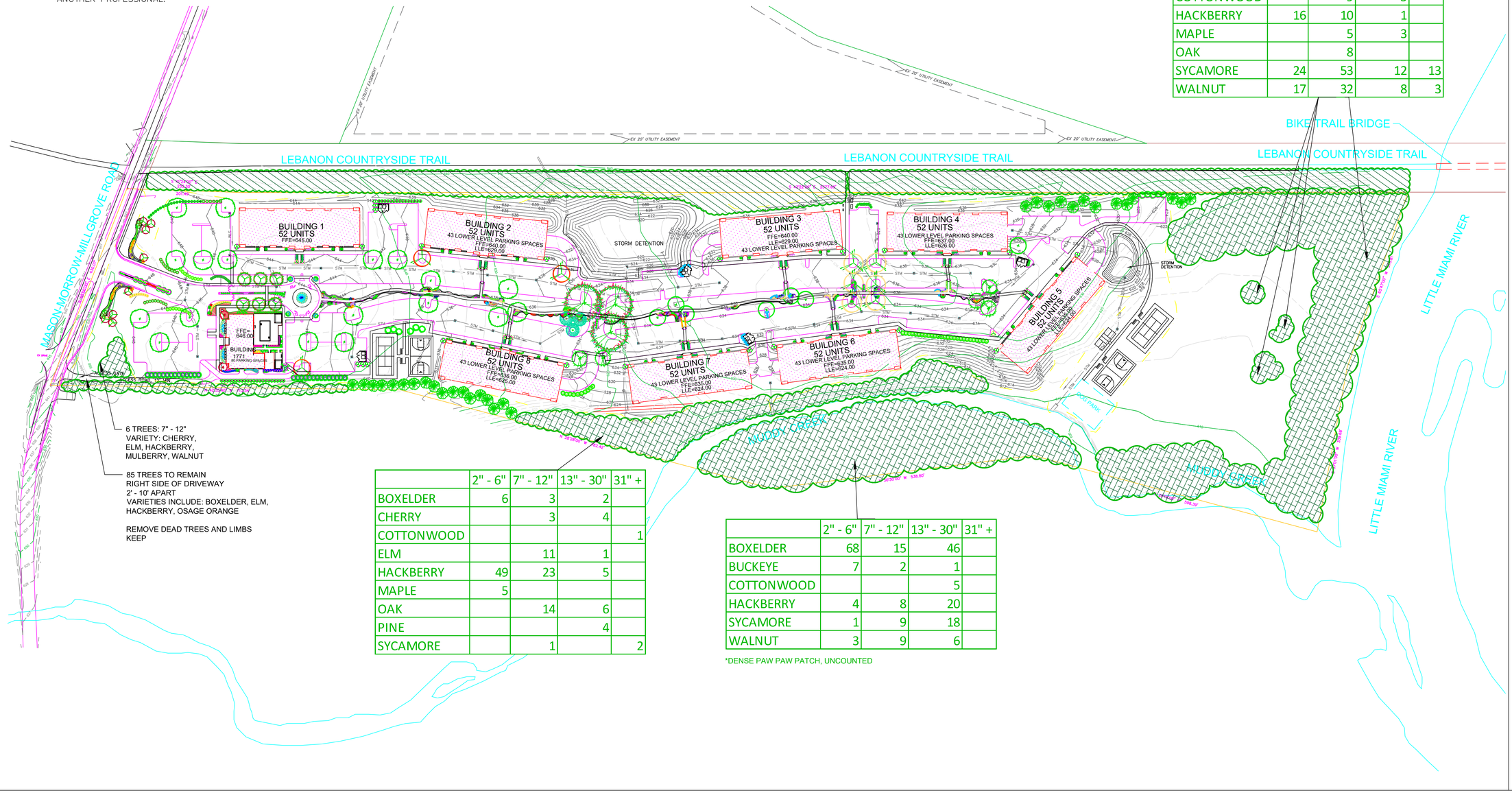
	2" - 6"	7" - 12"	13" - 30"	31" +	TOTAL
BOXELDER	107	81	84		272
BUCKEYE	9	8	1		18
CHERRY		8	4		12
COTTONWOOD		9	10	1	20
ELM		11	1		12
HACKBERRY	69	41	26		136
MAPLE	5	5	3		13
OAK		22	6		28
PINE			4		4
SYCAMORE	25	63	30	15	133
WALNUT	20	41	14	3	78
TOTAL	235	289	183	19	726

LOW RANGE CALIPER INCHES: 5461

HIGH RANGE CALIPER INCHES: 10957

THIS TREE SURVEY IS APPROXIMATE DUE TO THE THICKNESS AND DENSITY OF THE EXISTING WOOD. PROPERTY LINES COULD NOT BE EXACTLY FOLLOWED WITHOUT CUTTING INTO THE EXISTING UNDERBRUSH. GAYLE FRAZER CAN PROVIDE A MORE ACCURATE TREE COUNT IF ASSISTED BY ANOTHER PROFESSIONAL.

	2" - 6"	7" - 12"	13" - 30"	31" +
BOXELDER	33	63	36	
BUCKEYE	2	6		
CHERRY		5		
COTTONWOOD		9	5	
HACKBERRY	16	10	1	
MAPLE		5	3	
OAK		8		
SYCAMORE	24	53	12	13
WALNUT	17	32	8	3



6 TREES: 7" - 12"
VARIETY: CHERRY, ELM, HACKBERRY, MULBERRY, WALNUT

85 TREES TO REMAIN
RIGHT SIDE OF DRIVEWAY
2' - 10' APART
VARIETIES INCLUDE: BOXELDER, ELM, HACKBERRY, OSAGE ORANGE

REMOVE DEAD TREES AND LIMBS
KEEP

	2" - 6"	7" - 12"	13" - 30"	31" +
BOXELDER	6	3	2	
CHERRY		3	4	
COTTONWOOD				1
ELM		11	1	
HACKBERRY	49	23	5	
MAPLE	5			
OAK		14	6	
PINE			4	
SYCAMORE		1		2

	2" - 6"	7" - 12"	13" - 30"	31" +
BOXELDER	68	15	46	
BUCKEYE	7	2	1	
COTTONWOOD			5	
HACKBERRY	4	8	20	
SYCAMORE	1	9	18	
WALNUT	3	9	6	

*DENSE PAW PAW PATCH, UNCOUNTED

SCALE: 1/4"=1'-0" at 22x34

SCALE: 1/8"=1'-0" at 11x17

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

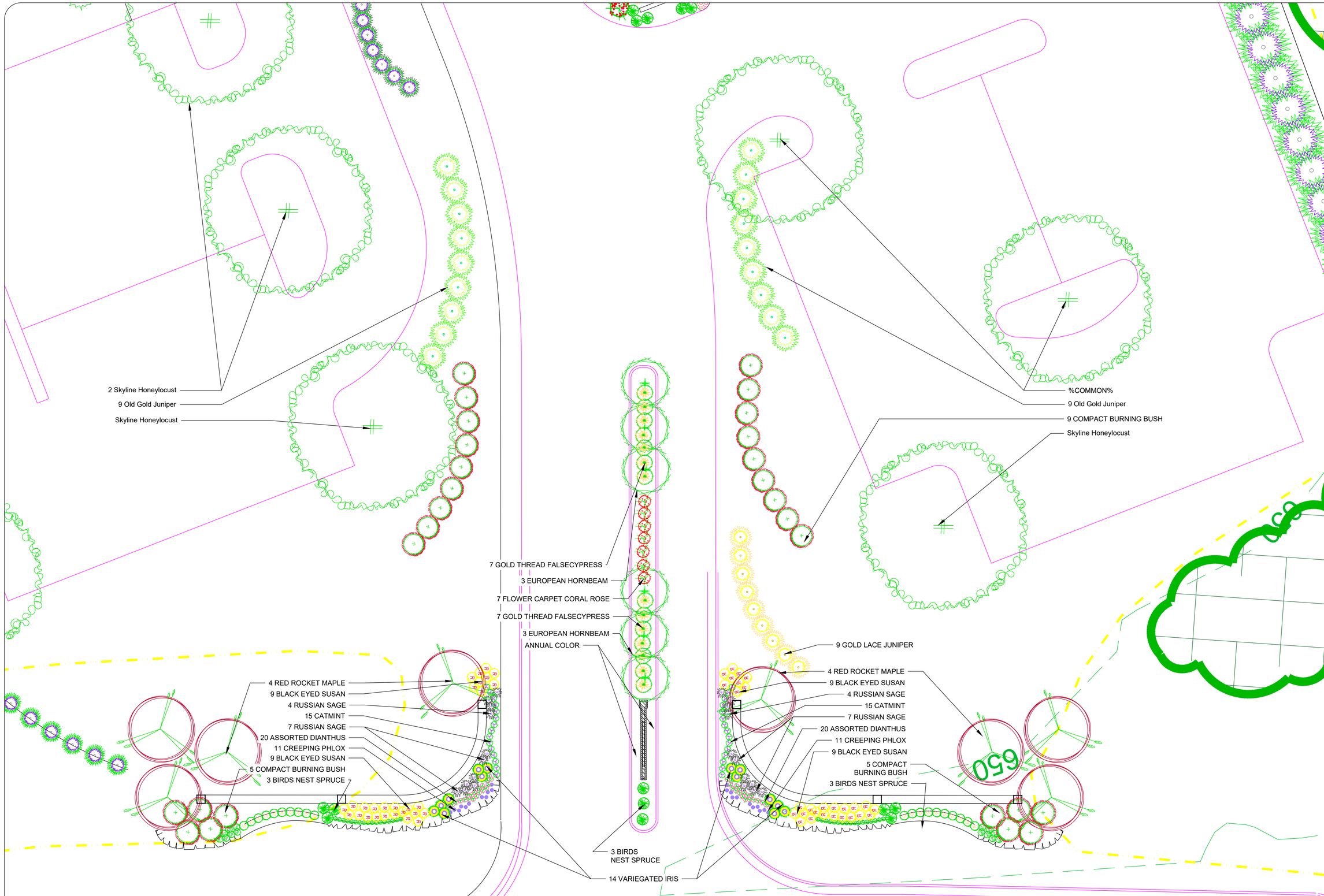
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 100

07.14.20

REVISIONS:
10/13/20

L2



A
L3
DETAIL A: ENTRANCE
SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
0 4' 8' 12' 16' 20' 24'
SCALE: 1/8"=1'-0" at 11x17

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

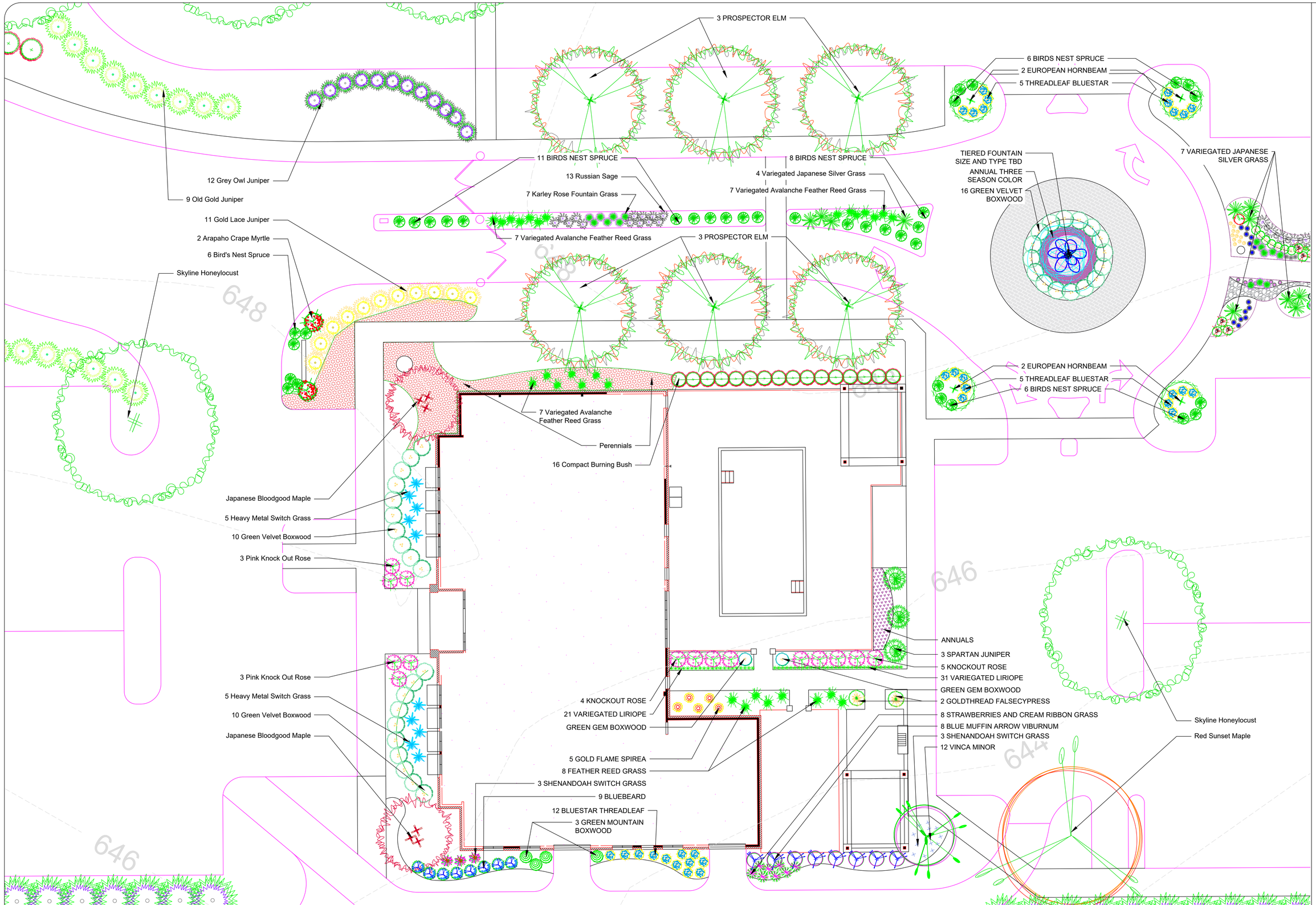
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

07.14.20

REVISIONS:
10/13/20

L3



B
L4
DETAIL B: CLUB HOUSE/ENTRY DRIVE
SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
SCALE: 1/8"=1'-0" at 11x17
0 4' 8' 12' 16' 20' 24'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

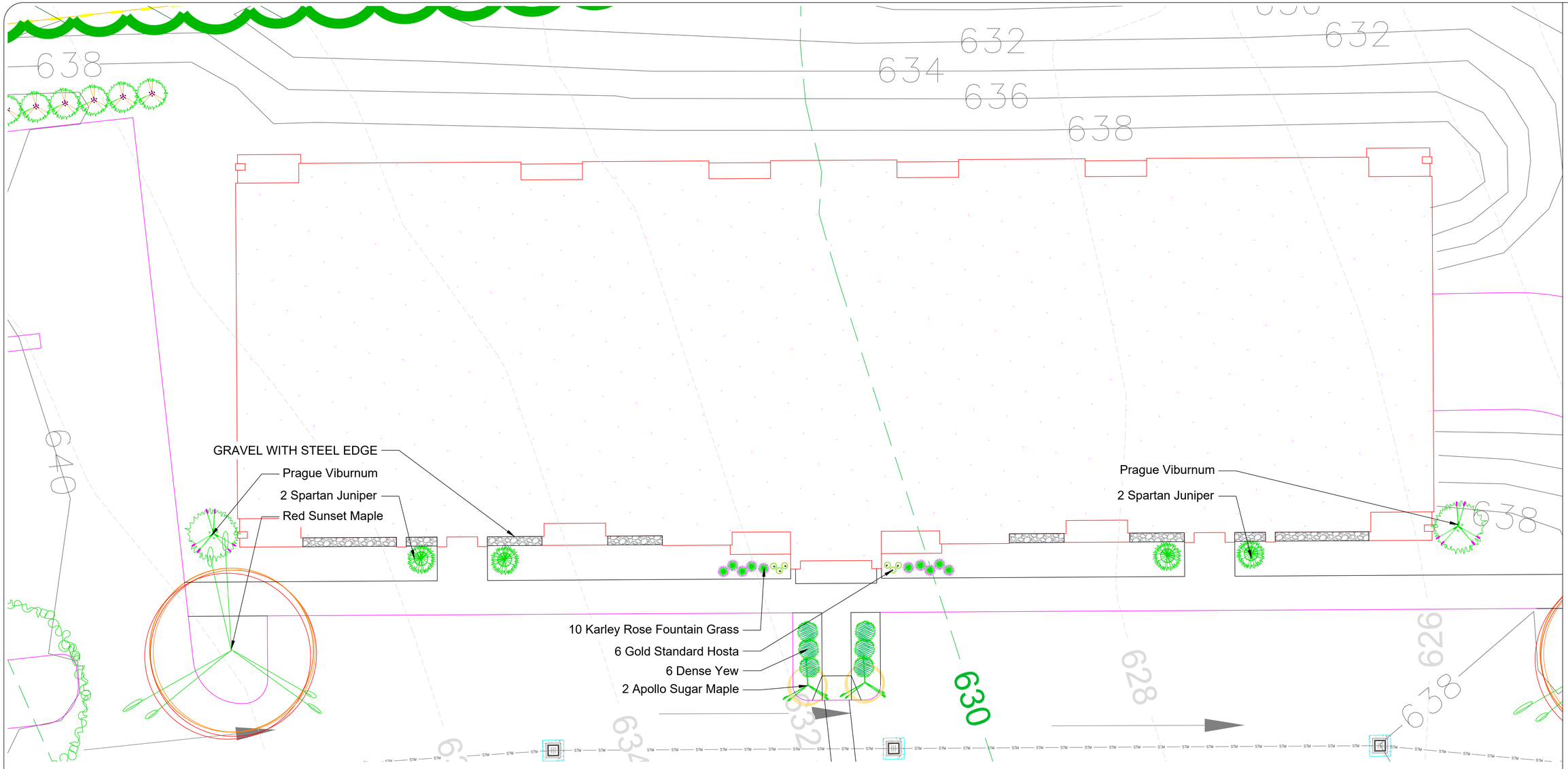
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

07.14.20

REVISIONS:
10/13/20

L4



C
L5
DETAIL C: TYPICAL SOUTH-FACING BUILDING
SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
SCALE: 1/8"=1'-0" at 11x17
0 4' 8' 12' 16' 20' 24'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
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REGISTERED LANDSCAPE ARCHITECT

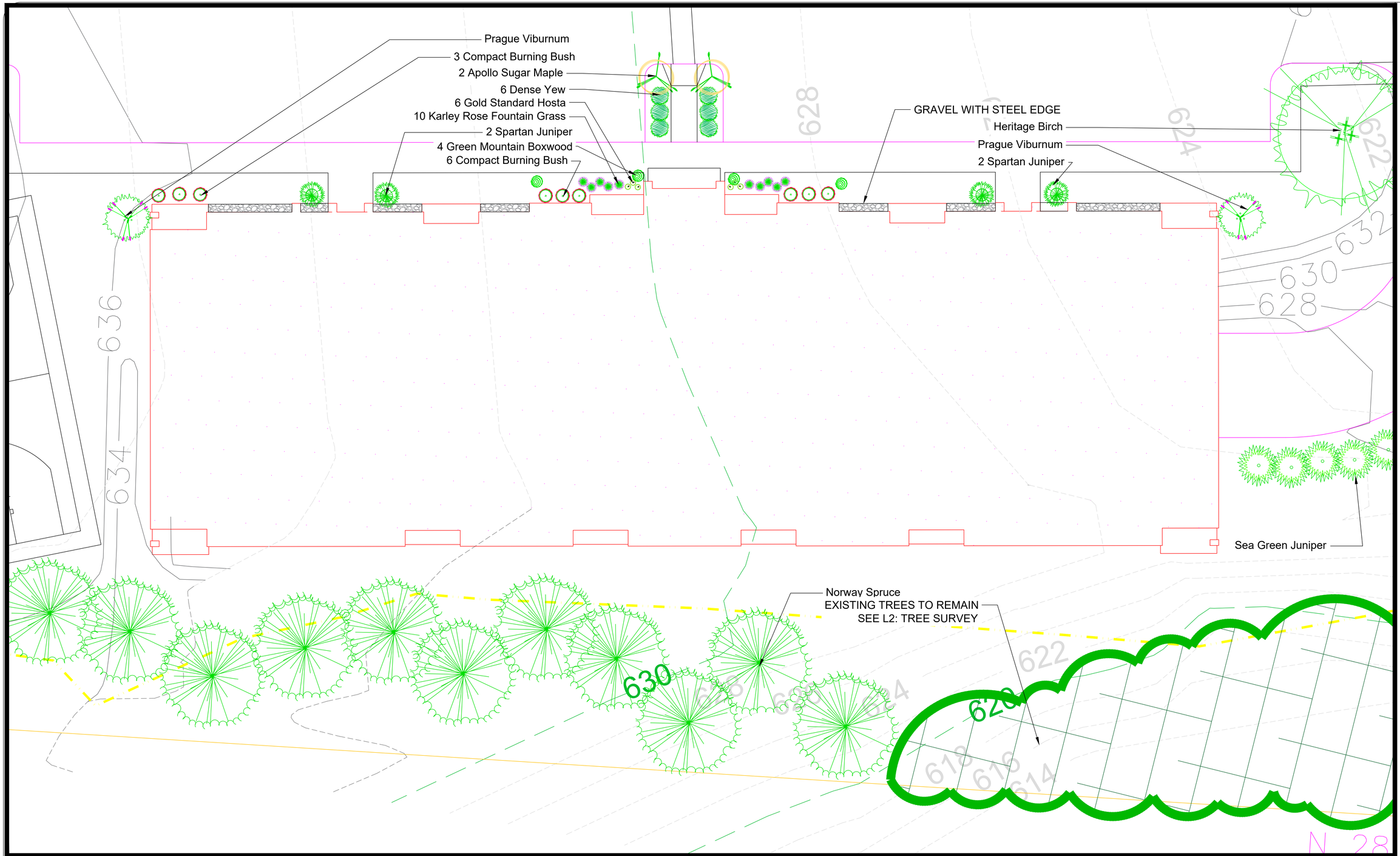
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

07.14.20

REVISIONS:
10/13/20

L5



D
L6
DETAIL D: TYPICAL NORTH-FACING BUILDING
SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
SCALE: 1/8"=1'-0" at 11x17

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

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REGISTERED LANDSCAPE ARCHITECT

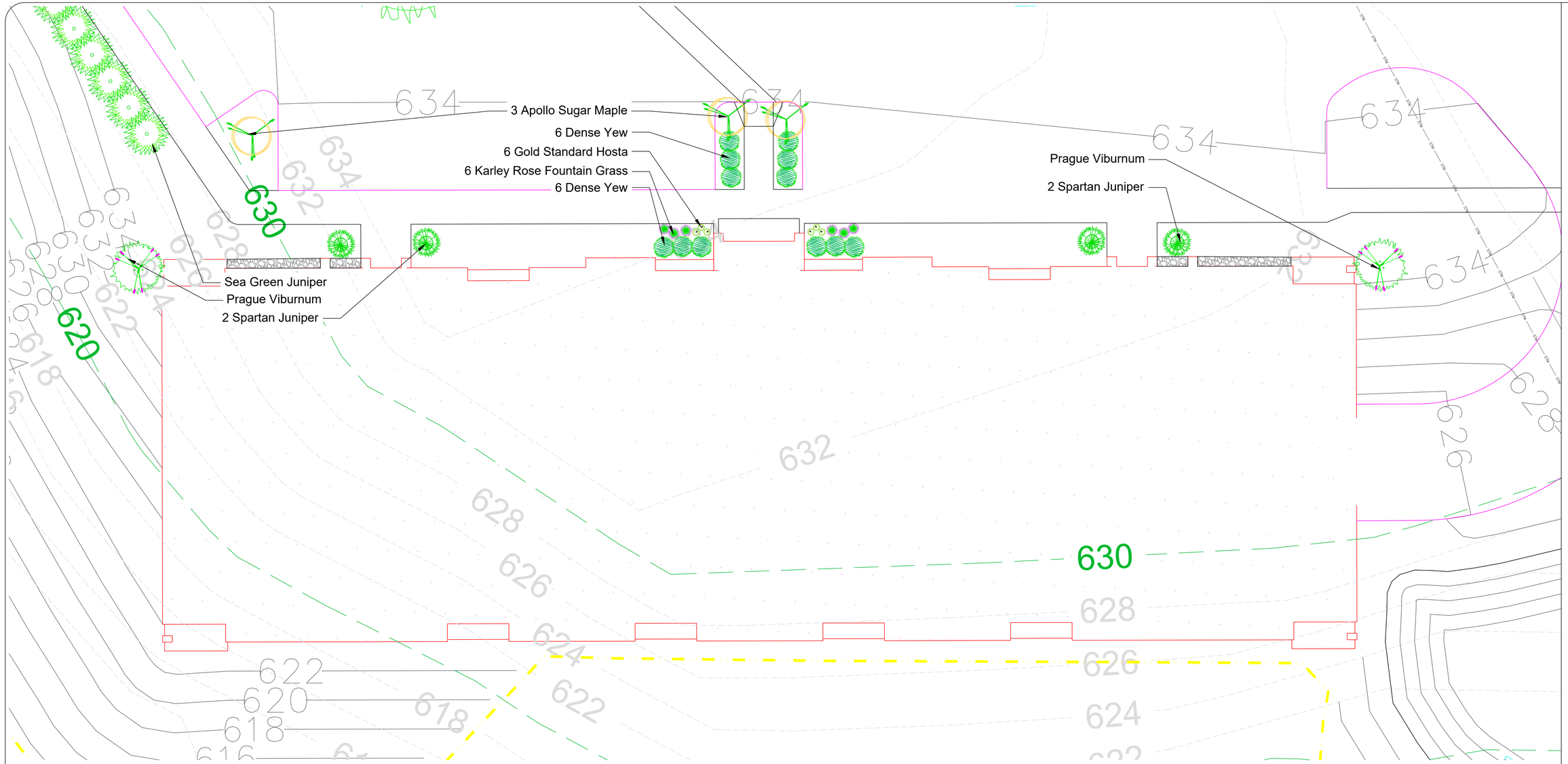
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

07.14.20

REVISIONS:
10/13/20

L6



E
L7
DETAIL E: BUILDING 5
SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
SCALE: 1/8"=1'-0" at 11x17
0 4' 8' 12' 16' 20' 24'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

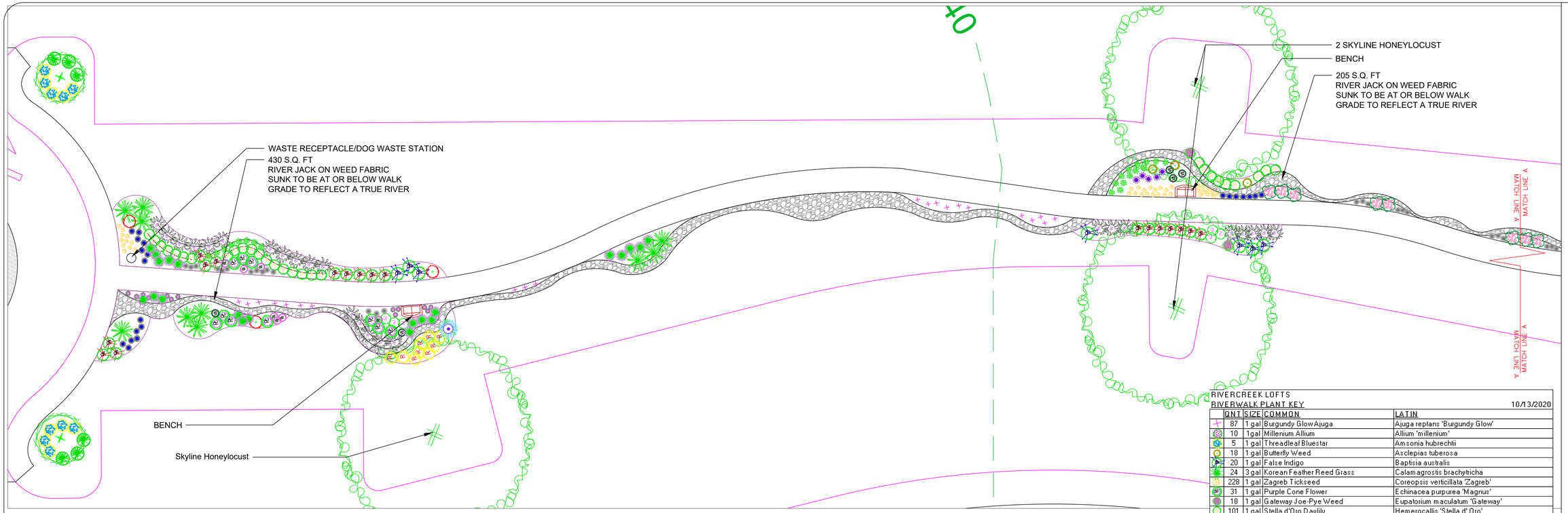
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

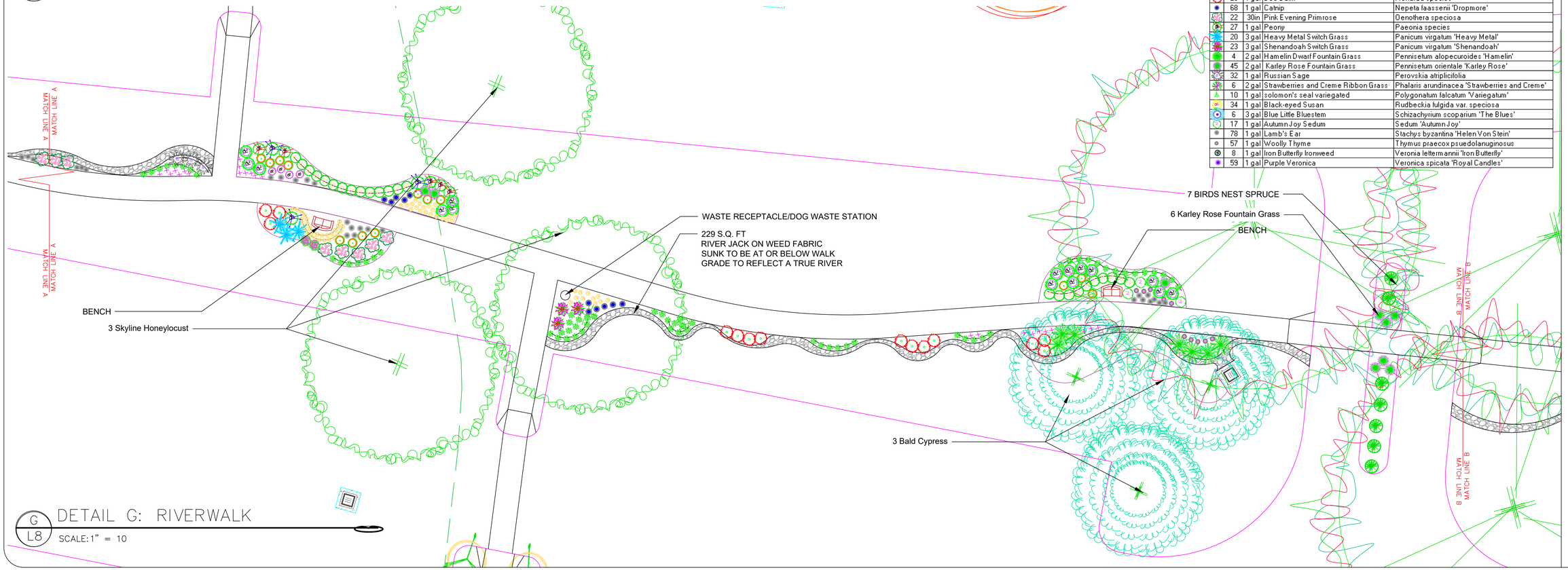
07.14.20

REVISIONS:
10/13/20

L7



F
L8
DETAIL F: RIVERWALK
SCALE: 1" = 10



G
L8
DETAIL G: RIVERWALK
SCALE: 1" = 10

RIVERCREEK LOFTS
RIVERWALK PLANT KEY 10/13/2020

QNT	SIZE	COMMON	LATIN
87	1 gal	Burgundy Glow Ajuga	Ajuga reptans 'Burgundy Glow'
10	1gal	Millenium Allium	Allium 'millenium'
5	1 gal	Threadleaf Bluestar	Amsonia hubrechtii
18	1 gal	Butterfly Weed	Asclepias tuberosa
20	1 gal	False Indigo	Baptisia australis
24	3 gal	Korean Feather Reed Grass	Calamagrostis brachytricha
228	1 gal	Zagreb Tickseed	Coreopsis verticillata 'Zagreb'
31	1 gal	Purple Cone Flower	Echinacea purpurea 'Magnus'
18	1 gal	Gateway Joe-Pye Weed	Eupatorium maculatum 'Gateway'
101	1 gal	Stella d'Oro Daylily	Hemerocallis 'Stella d' Oro'
89	1 gal	Shasta Daisy	Leucanthemum superbum 'Sunny Side Up'
17	1 gal	Purple Gayfeather	Liatris spiccata 'Kobold'
17	3 gal	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'
23	1 gal	Bee Balm	Monarda species
68	1 gal	Catnip	Nepeta faassenii 'Dropmore'
22	30in	Pink Evening Primrose	Oenothera speciosa
27	1 gal	Peony	Paeonia species
20	3 gal	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'
23	3 gal	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'
4	2 gal	Hamelin Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelin'
45	2 gal	Karley Rose Fountain Grass	Pennisetum orientale 'Karley Rose'
32	1 gal	Russian Sage	Perovskia atriplicifolia
6	2 gal	Strawberries and Creme Ribbon Grass	Phalaris arundinacea 'Strawberries and Creme'
10	1 gal	solomon's seal variegated	Polygonatum falcatum 'Variegatum'
34	1 gal	Black-eyed Susan	Rudbeckia fulgida var. speciosa
6	3 gal	Blue Little Bluestem	Schizachyrium scoparium 'The Blues'
17	1 gal	Autumn Joy Sedum	Sedum 'Autumn Joy'
78	1 gal	Lamb's Ear	Stachys byzantina 'Helen Von Stein'
57	1 gal	Woolly Thyme	Thymus praecox psuedolanuginosus
8	1 gal	Iron Butterfly Ironweed	Veronia lettermannii 'Iron Butterfly'
59	1 gal	Purple Veronica	Veronica spicata 'Royal Candles'

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
SCALE: 1/8"=1'-0" at 11x17
0 4' 8' 12' 16' 20' 24'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
513-607-8086 GAYLE@FRAZERFOUTDOORSPACES.COM 7277 BRIDGE POINT PASS CINCINNATI, OHIO 45248

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

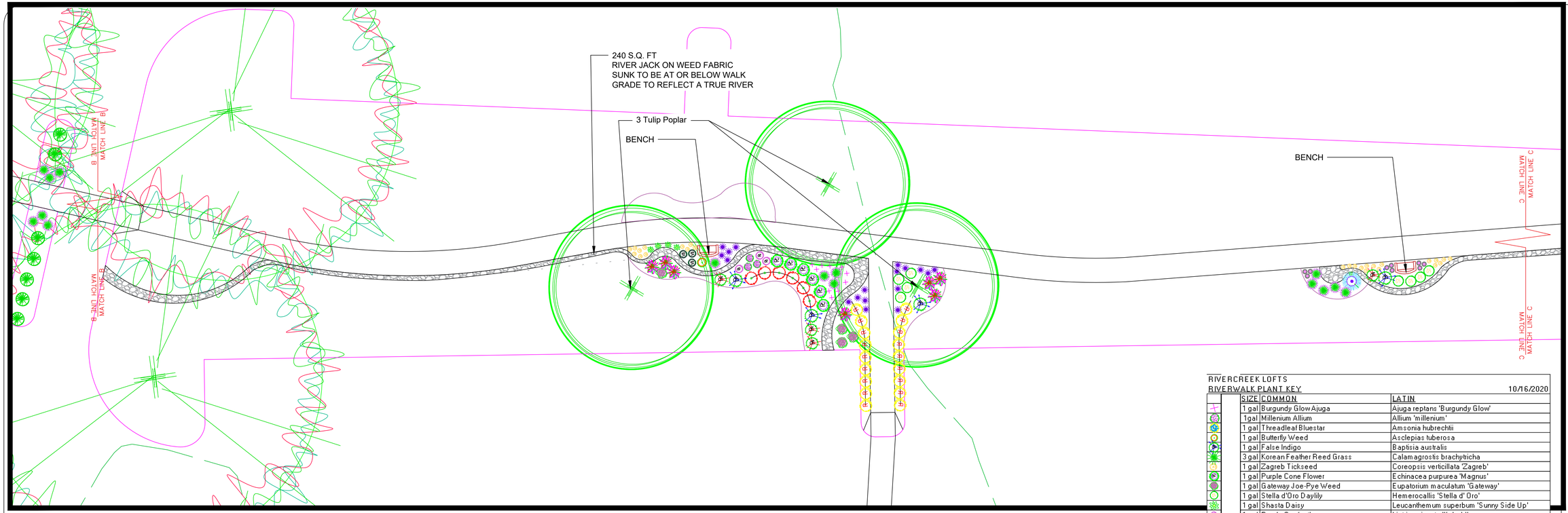
LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

07.14.20

REVISIONS:
10/13/20

L8



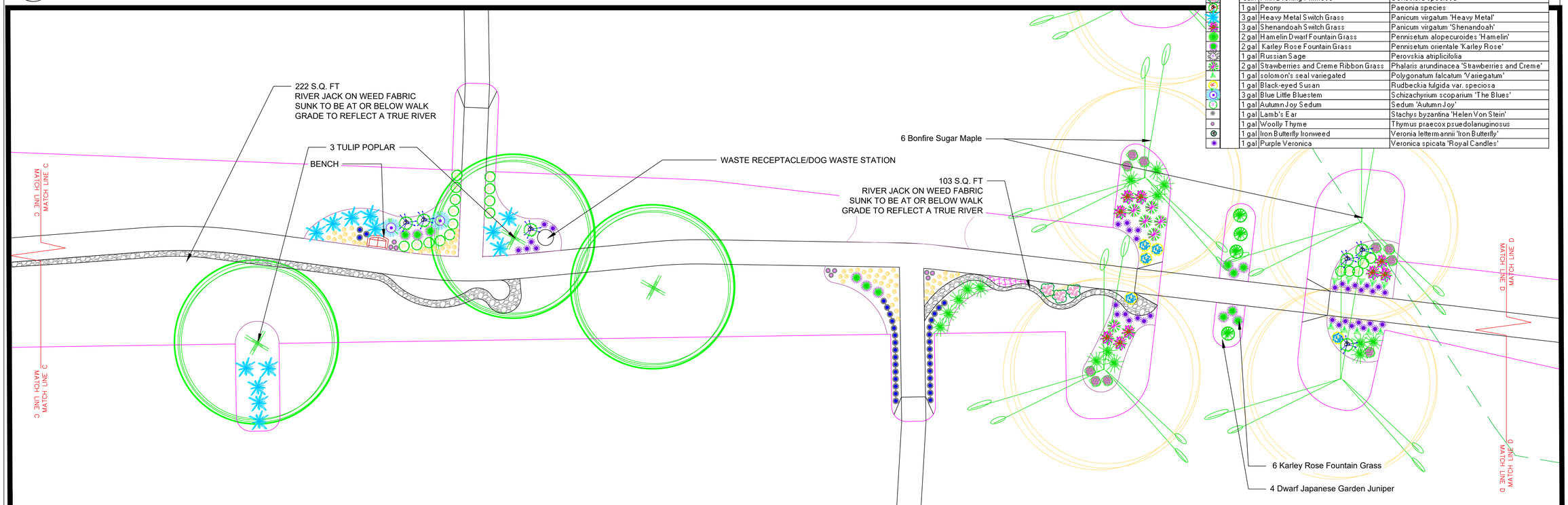
H
L9

DETAIL H: RIVERWALK

SCALE: 1" = 10

RIVERCREEK LOFTS
RIVERWALK PLANT KEY 10/16/2020

SIZE	COMMON	LATIN
1 gal	Burgundy Glow Ajuga	Ajuga reptans 'Burgundy Glow'
1 gal	Millenium Allium	Allium 'millenium'
1 gal	Threadleaf Bluestar	Amsonia hubrechtii
1 gal	Butterfly Weed	Asclepias tuberosa
1 gal	False Indigo	Baptisia australis
3 gal	Korean Feather Reed Grass	Calamagrostis brachytricha
1 gal	Zagreb Tickseed	Coreopsis verticillata 'Zagreb'
1 gal	Purple Cone Flower	Echinacea purpurea 'Magnus'
1 gal	Gateway Joe-Pye Weed	Eupatorium maculatum 'Gateway'
1 gal	Stella d'Oro Daylily	Hemerocallis 'Stella d' Oro'
1 gal	Shasta Daisy	Leucanthemum superbum 'Sunny Side Up'
1 gal	Purple Gayfeather	Liatris spiccata 'Kobold'
3 gal	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'
1 gal	Bee Balm	Monarda species
1 gal	Catnip	Nepeta faassenii 'Dropmore'
30in	Pink Evening Primrose	Oenothera speciosa
1 gal	Peony	Paeonia species
3 gal	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'
3 gal	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'
2 gal	Hamelin Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelin'
2 gal	Karley Rose Fountain Grass	Pennisetum orientale 'Karley Rose'
1 gal	Russian Sage	Perovskia atriplicifolia
2 gal	Strawberries and Creme Ribbon Grass	Phalaris arundinacea 'Strawberries and Creme'
1 gal	solomon's seal variegated	Polygonatum falcatum 'Variegatum'
1 gal	Black-eyed Susan	Rudbeckia fulgida var. speciosa
3 gal	Blue Little Bluestem	Schizachyrium scoparium 'The Blues'
1 gal	Autumn Joy Sedum	Sedum 'Autumn Joy'
1 gal	Lamb's Ear	Stachys byzantina 'Helen Von Stein'
1 gal	Woolly Thyme	Thymus praecox psuedolanuginosus
1 gal	Iron Butterfly Ironweed	Veronia lettermannii 'Iron Butterfly'
1 gal	Purple Veronica	Veronica spicata 'Royal Candles'



I
L9

DETAIL I: RIVERWALK

SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
0 4' 8' 12' 16' 20' 24'
SCALE: 1/8"=1'-0" at 11x17

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

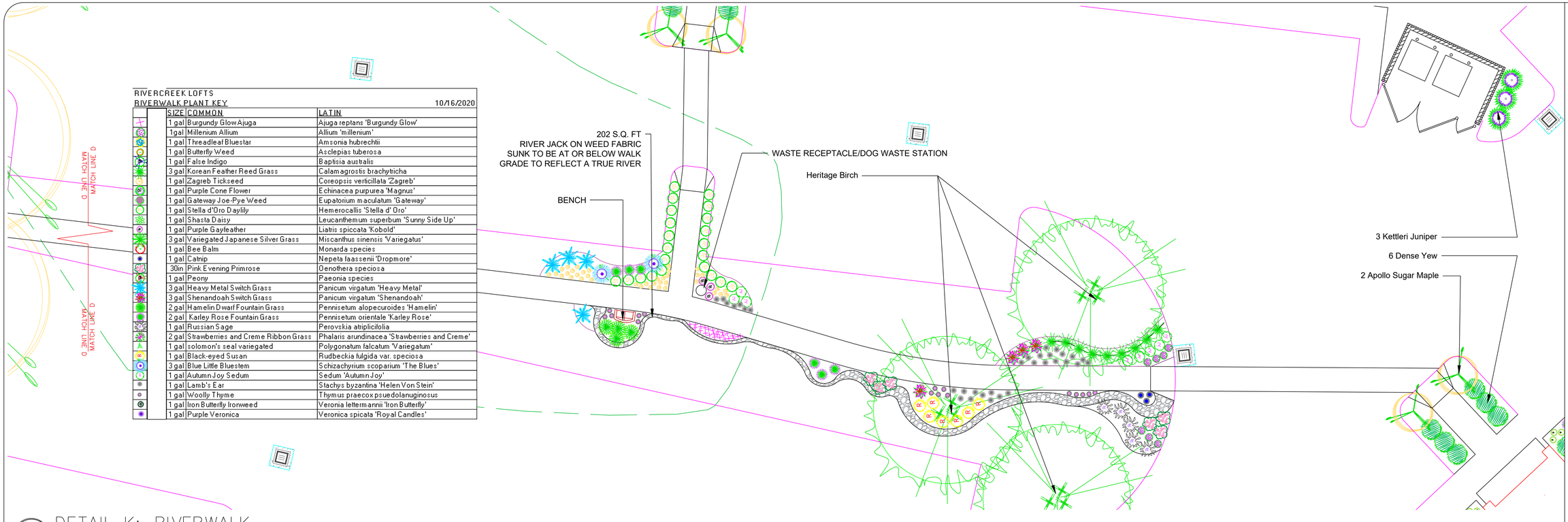
07.14.20

REVISIONS:
10/13/20

L9

RIVERCREEK LOFTS
RIVERWALK PLANT KEY 10/16/2020

	SIZE	COMMON	LATIN
	1 gal	Burgundy Glow Ajuga	Ajuga reptans 'Burgundy Glow'
	1gal	Millenium Allium	Allium 'millenium'
	1 gal	Threadleaf Bluestar	Amsonia hubrechtii
	1 gal	Butterfly Weed	Asclepias tuberosa
	1 gal	False Indigo	Baptisia australis
	3 gal	Korean Feather Reed Grass	Calamagrostis brachytricha
	1 gal	Zagreb Tickseed	Coreopsis verticillata 'Zagreb'
	1 gal	Purple Cone Flower	Echinacea purpurea 'Magnus'
	1 gal	Gateway Joe-Pye Weed	Eupatorium maculatum 'Gateway'
	1 gal	Stella d'Oro Daylily	Hemerocallis 'Stella d' Oro'
	1 gal	Shasta Daisy	Leucanthemum superbum 'Sunny Side Up'
	1 gal	Purple Gayfeather	Liatris spiccata 'Kobold'
	3 gal	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'
	1 gal	Bee Balm	Monarda species
	1 gal	Catnip	Nepeta faassenii 'Dropmore'
	30in	Pink Evening Primrose	Oenothera speciosa
	1 gal	Peony	Paeonia species
	3 gal	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'
	3 gal	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'
	2 gal	Hamelin Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelin'
	2 gal	Karley Rose Fountain Grass	Pennisetum orientale 'Karley Rose'
	1 gal	Russian Sage	Perovskia atriplicifolia
	2 gal	Strawberries and Creme Ribbon Grass	Phalaris arundinacea 'Strawberries and Creme'
	1 gal	solomon's seal variegated	Polygonatum falcatum 'Variegatum'
	1 gal	Black-eyed Susan	Rudbeckia fulgida var. speciosa
	3 gal	Blue Little Bluestem	Schizachyrium scoparium 'The Blues'
	1 gal	Autumn Joy Sedum	Sedum 'Autumn Joy'
	1 gal	Lamb's Ear	Stachys byzantina 'Helen Von Stein'
	1 gal	Woolly Thyme	Thymus praecox psuedolanuginosus
	1 gal	Iron Butterfly Ironweed	Veronia lettermannii 'Iron Butterfly'
	1 gal	Purple Veronica	Veronica spicata 'Royal Candles'



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DETAIL K: RIVERWALK
SCALE: 1" = 10

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
SCALE: 1/8"=1'-0" at 11x17
0 4' 8' 12' 16' 20' 24'

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT

RIVER CREEK LOFTS

STATE OF OHIO
GAYLE A. FRAZER
748
REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SCALE AT 22X34:
1" = 10

07.14.20

REVISIONS:
10/13/20

L10

SPECIFICATIONS

GENERAL PLANTING NOTES

*CONTRACTOR SHALL CONTACT ALL UTILITY COMANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
*PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
*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.
*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.
*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.
*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.
*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.
*TOPSOIL SHALL BE ASTM D 5268, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT 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, STABILE , AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
*FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.

PREPARATION AND PLANTING
*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.
*PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
*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.
*LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
*TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

*ALL PLANTING 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 , MIXING 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 PREPERATION 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, 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT)

*AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

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

ABSOLUTELY NO PLANT SUBSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE MUNICIPALITY ZONING STAFF, CLIENT REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT

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

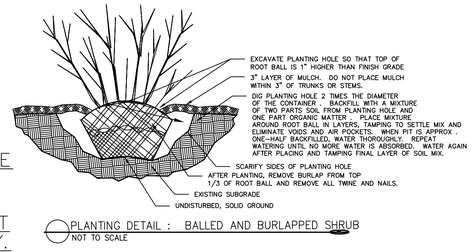
*NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
*NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
*ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW- RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
*REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
*IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
*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.
*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
*IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS.TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL , INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OCCUPANTS, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
*WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
*SERVICES PROVIDED BY WARRANTY SHALL INCLUDE :
- 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.
- REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

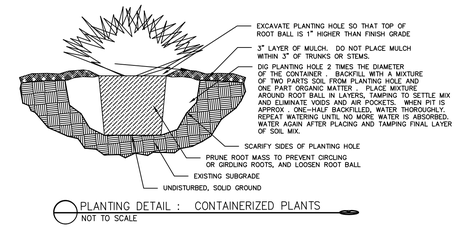
*WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION
*TILL AREA TO BE SEEDED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
*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 THESE POTENTIAL AREAS OF EROSION AND PROVIDE MEANS TO MITIGATE SUCH.
*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
*SEED INSPECTION SHALL BE PREFORMED TO WARRANT A 90% GERMINATION. YIELDING 80% OPACITY WITHIN 90 DAYS OR INSTALLATION.
*SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

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

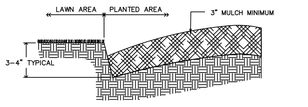
PROVIDE CLIENT OR CLIENT REPRESENTATIVE WITH PRICE AND A SAMPLE OF THE FOLLOWING OPTIONS
- LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED
- DYED BROWN MULCH DOUBLE SHREDDED
- DOUBLE SHREDDED HARDWOOD BLEND
- CYPRESS MULCH
- MINI PINE NUGGET
- MINI PINE FINES
- PINE STRAW
- PREMIUM WOOD CHIP
- WOOD CHIP



PLANTING DETAIL : BALLED AND BURLAPPED SHRUB
NOT TO SCALE

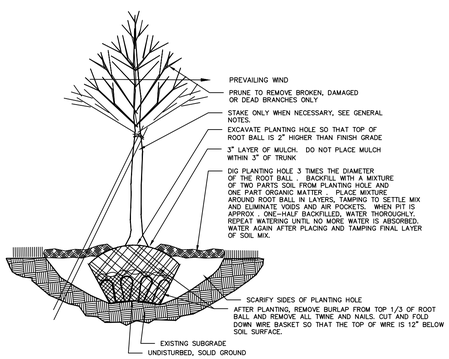


PLANTING DETAIL : CONTAINERIZED PLANTS
NOT TO SCALE



BED EDGE SHALL NOT BE ROUGH, BUT CLEAN, SMOOTH, AND CONTINUOUS AS SHOWN ON PLANS. MINOR FIELD ADJUSTMENTS ARE ALLOWED DUE TO UNEXPECTED OBSTRUCTIONS.

PLANTING DETAIL : BED EDGE
NOT TO SCALE



PLANTING DETAIL : BALLED AND BURLAPPED TREE
NOT TO SCALE

RIVERCREEK LOFTS			
TOTAL PLANT KEY			10/16/2020
QNT	SIZE	COMMON	LATIN
8	2.5 in	Red Rocket Maple	Acer rubrum 'Red Rocket:'
3	2.5 in	Red Sunset Maple	Acer rubrum 'Red Sunset'
6	2.5 in	Bonfire Sugar Maple	Acer saccharum 'Bonfire'
18	2.5 in	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'
7	2.5 in	Tulip Poplar	Liriodendron tulipifera
3	8'	Bald Cypress	Taxodium distichum
3	2.5 in	Valley Forge American Elm	Ulmus americana 'Valley Forge'
6	2.5 in	Prospector Elm	Ulmus wilsoniana 'Prospector'
2	6'-7'	Japanese Bloodgood Maple	Acer palmatum 'Bloodgood'
5	10'-12'	Heritage Birch	Betula nigra 'Heritage'
10	8'	European Hornbeam	Carpinus betulus 'Fastigiata'
1	6'	Chinese Kousa Dogwood	Cornus kousa chinensis
31	6'	Norway Spruce	Picea abies
8	3 gal	Dark Knight Bluebeard	Caryopteris x clandonensis 'Dark Knight'
59	3 gal	Compact Burning Bush	Euonymus alatus 'Compactus'
2	4'	Arapaho Crape Myrtle	Lagerstroemia indica 'Arapaho'
7	2 gal	Flower Carpet Coral Rose	Rosa 'Flower Carpet Coral'
15	2 gal	Pink Knock Out Rose	Rosa 'Pink Knock Out'
5	3 gal	Goldflame Spirea	Spiraea x bumalda 'Goldflame'
8	5 gal	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'
22	36 in	Prague Viburnum	Viburnum x pragense
37	4'-5'	Alleghany Viburnum	Viburnum x rhytidophylloides 'Alleghany'
2	15-18 in	Green Gem Boxwood	Buxus x 'Green Gem'
4	10 in	Green Mountain Boxwood	Buxus x 'Green Mountain'
4	36 in	Green Mountain Boxwood	Buxus x 'Green Mountain'
36	15-18 in	Green Velvet Boxwood	Buxus x 'Green Velvet'
16	3 gal	Gold Thread Falsecypress	Chamaecyparis pisifera 'Filifera Aurea'
20	3 gal	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'
18	3 gal	Old Gold Juniper	Juniperus chinensis 'Old Gold'
37	18-24 in	Sea Green Juniper	Juniperus chinensis 'Sea Green'
37	6'	Spartan Juniper	Juniperus chinensis 'Spartan'
12	3 gal	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'
60	5'-6'	Kettleri Juniper	Juniperus virginiana 'Kettleri'
57	3 gal	Bird's Nest Spruce	Picea abies 'Nidiformis'
72	18-24 in	Dense Yew	Taxus x media 'Densiformis'
11	4'-5'	Spring Grove Arborvitae	Thuja plicata 'Grovepli'
24	3 gal	Korean Feather Reed Grass	Calamagrostis brachytricha
21	3 gal	Varigated Avalanche Feather Reed Grass	Calamagrostis x acutiflora 'Avalanche'
8	3 gal	Varigated Overdam Reed Grass	Calamagrostis x acutiflora 'Overdam'
21	3 gal	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'
54	3 gal	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'
26	3 gal	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'
4	2 gal	Hamelin Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamelin'
14	2 gal	Strawberries and Creme Ribbon Grass	Phalaris arundinacea 'Strawberries and Creme'
6	3 gal	Blue Little Bluestem	Schizachyrium scoparium 'The Blues'
48	1 gal	Gold Standard Hosta	Hosta 'Gold Standard'
10	1gal	Millenium Allium	Allium 'millenium'
37	1 gal	Threadleaf Bluestar	Amsonia hubrechtii
18	1 gal	Butterfly Weed	Asclepias tuberosa
20	1 gal	False Indigo	Baptisia australis
40	1 gal	Pinks	Dianthus gratianopolitanus
31	1 gal	Purple Cone Flower	Echinacea purpurea 'Magnus'
18	1 gal	Gateway Joe-Pye Weed	Eupatorium maculatum 'Gateway'
14	1 gal	Variegated Iris	Iris pallida 'Variegata'
89	1 gal	Shasta Daisy	Leucanthemum superbum 'Sunny Side Up'
17	1 gal	Purple Gayfeather	Liatris spiccata 'Kobold'
53	1 gal	Variegated Lily Turf	Liriope muscari 'Variegata'
23	1 gal	Bee Balm	Monarda species
68	1 gal	Catnip	Nepeta faassenii 'Dropmore'
30	1 gal	Catmint	Nepeta faassenii 'Walker's Low'
22	30in	Pink Evening Primrose	Oenothera speciosa
27	1 gal	Peony	Paeonia species
67	1 gal	Russian Sage	Perovoskia 'Little Spire'
22	1 gal	Creeping Phlox	Phlox subulata
10	1 gal	solomon's seal variegated	Polygonatum falcatum 'Variegatum'
90	1 gal	Black-eyed Susan	Rudbeckia fulgida var. speciosa
17	1 gal	Autumn Joy Sedum	Sedum 'Autumn Joy'
14	1 gal	Angelina Stonecrop	Sedum rupestre 'Angelina'
34	1 gal	Stone Crop/Hens & Chicks	Sedum/Sempervivum
78	1 gal	Lamb's Ear	Stachys byzantina 'Helen Von Stein'
57	1 gal	Woolly Thyme	Thymus praecox psuedolanuginosus
8	1 gal	Iron Butterfly Ironweed	Veronia lettermannii 'Iron Butterfly'
59	1 gal	Purple Veronica	Veronica spicata 'Royal Candles'
12	1 gal	Creeping Myrtle	Vinca minor
90	1 gal	Burgundy Glow Ajuga	Ajuga reptans 'Burgundy Glow'
121	1 gal	Stella d'Oro Daylily	Hemerocallis 'Stella d' Oro'
132	2 gal	Karley Rose Fountain Grass	Pennisetum orientale 'Karley Rose'
228	1 gal	Zagreb Tickseed	Coreopsis verticillata 'Zagreb'
LANDSCAPE PLAN PREVAILS AGAINST PLANT KEY			

PROVIDE CLIENT WITH QNT MULCH PROVIDED _____CUBIC YARDS

PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED _____ CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDE _____ CUBIC YARDS

SCALE: 1/4"=1'-0" at 22x34
0 2' 4' 6' 8' 10' 12'
0 4' 8' 12' 16' 20' 24'
SCALE: 1/8"=1'-0" at 11x17

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
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RIVER CREEK LOFTS

STATE OF OHIO GAYLE A. FRAZER 748 REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

SCALE AT 22X34: 1" = 10

07.14.20

REVISIONS: 10/13/20

L11

PROPOSED MULTI FAMILY DEVELOPMENT

River Creek LOFTS

www.rivercreeklofts.com

1771 MASON MORROW MILLGROVE ROAD SOUTH LEBANON, OHIO 45036



MULTI FAMILY BUILDING DESCRIPTION											
56 UNITS PER BUILDING											
FLOOR	GROSS (SF)	COMMON AREA (SF)	UNIT 1A 1 BDRM / 1 STUDY / 1.5 BATHS / 954 SF	UNIT 1B 1 BDRM / 1 STUDY / 1.5 BATHS / 1114 SF	UNIT 1C 1 BDRM / 1 STUDY / 1.5 BATHS / 1200 SF	UNIT 1D 1 BDRM / 1 STUDY / 1.5 BATHS / 940 SF	UNIT 2A 2 BDRM / 1 STUDY / 2.5 BATHS / 1346 SF	UNIT 2B 2 BDRM / 1 STUDY / 2.5 BATHS / 1340 SF	UNIT 2C 2 BDRM / 1 STUDY / 2.5 BATHS / 1350 SF	UNIT 2D 2 BDRM / 2 BATHS / 1193 SF	TOTAL UNITS PER BUILDING
1ST FLOOR	19099	1517	2	0	2	2	4	2	0	2	14
2ND FLOOR	19202	1328	0	2	2	2	4	1	1	2	14
3RD FLOOR	19202	1328	0	2	2	2	4	1	1	2	14
4TH FLOOR	19202	1328	0	2	2	2	4	1	1	2	14
TOTAL (4 FLOORS)	76705	5501	2 UNITS	6 UNITS	8 UNITS	8 UNITS	16 UNITS	5 UNITS	3 UNITS	8 UNITS	56 UNITS
TOTAL (4 FLOORS & GARAGE)	96218										

SHEET INDEX	
G1.1	COVER SHEET
A1.1	BUILDING A FIRST FLOOR PLAN
A1.2	BUILDING A TYP. UPPER FLOOR PLAN
A1.3	BUILDING B GARAGE FLOOR PLAN
A1.4	BUILDING B FIRST FLOOR PLAN
A1.5	BUILDING B TYP. UPPER FLOOR PLAN
A2.1	BUILDING A EXTERIOR ELEVATIONS
A2.2	BUILDING B EXTERIOR ELEVATIONS
A2.3	BUILDING B EXTERIOR ELEVATIONS

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NOTE: DO NOT SCALE DRAWINGS

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RIVER CREEK LOFTS
1771 MASON MORROW MILLGROVE ROAD
SOUTH LEBANON, OHIO 45036

NOT FOR CONSTRUCTION

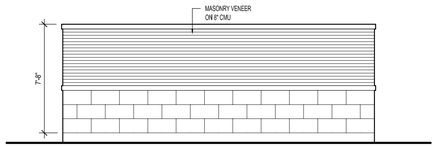
CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

DATE 10.13.2020 DRAWN BY MAB
PROJECT NO. 20016 CHECKED BY KAS

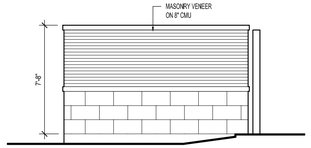
COVER

G1.1



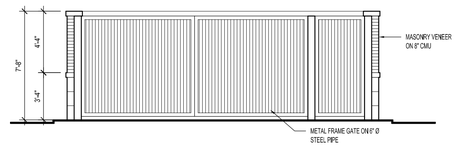
11 TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



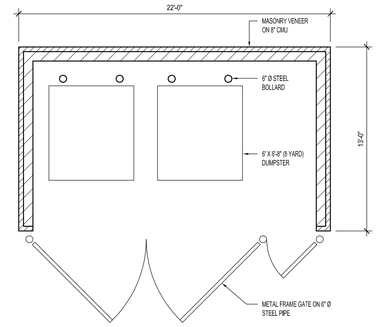
10 TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



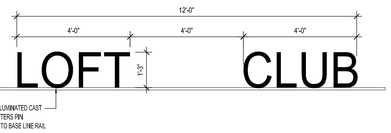
9 TRASH ENCLOSURE ELEVATION

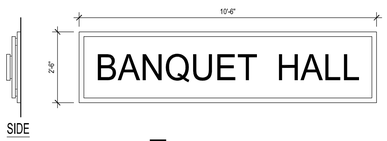
1/4" = 1'-0"



8 TRASH ENCLOSURE PLAN

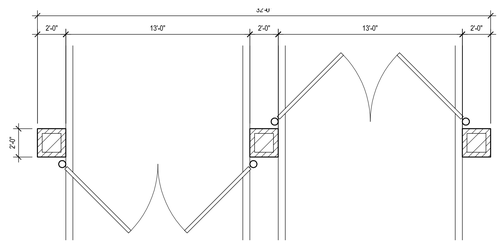
1/4" = 1'-0"





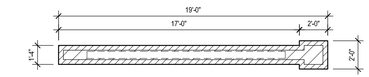
7 SIGNAGE

1/2" = 1'-0"



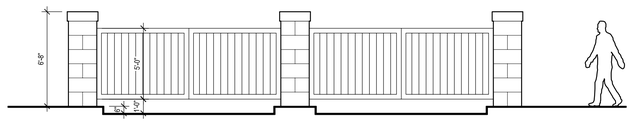
6 ENTRANCE GATE PLAN

1/4" = 1'-0"



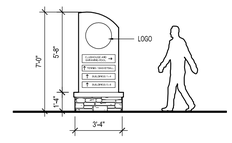
3 ENTRANCE SIGN PLAN

1/4" = 1'-0"



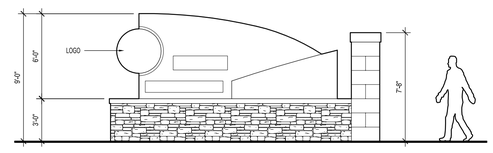
5 ENTRANCE GATE ELEVATION

1/4" = 1'-0"



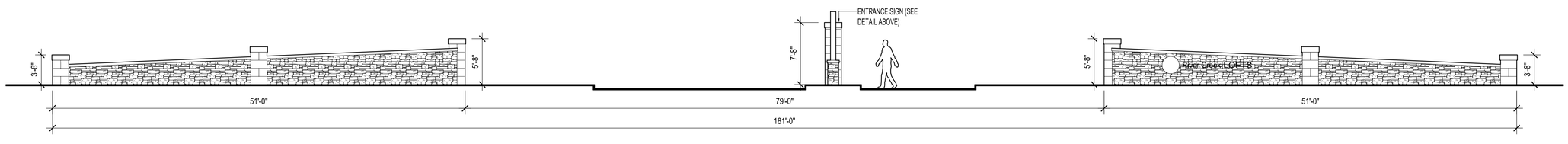
4 DIRECTIONAL SIGN ELEVATION

1/4" = 1'-0"



2 ENTRANCE SIGN ELEVATION

1/4" = 1'-0"



1 ENTRANCE WALL ELEVATION

3/16" = 1'-0"

NOTE: DO NOT SCALE DRAWINGS

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NO.	DATE	BY	DESCRIPTION

DATE 10.13.2020 DRAWN BY MAB
PROJECT NO. 20016 CHECKED BY KAS

SITE DETAILS

G1.2



6 BUILDING A
EXTERIOR VIEW
N.T.S.



5 BUILDING A
EXTERIOR VIEW
N.T.S.



4 BUILDING A
EXTERIOR ELEVATION
3/32" = 1'-0"



3 BUILDING A
EXTERIOR ELEVATION
3/32" = 1'-0"



2 BUILDING A
EXTERIOR ELEVATION
3/32" = 1'-0"



1 BUILDING A
EXTERIOR ELEVATION
3/32" = 1'-0"

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BUILDING A
COLOR
EXTERIOR ELEVATIONS

G2.1



5 BUILDING B
EXTERIOR VIEW
N.T.S.



4 BUILDING B
EXTERIOR VIEW
3/32" = 1'-0"



3 BUILDING B
EXTERIOR ELEVATION
3/32" = 1'-0"



2 BUILDING B
EXTERIOR ELEVATION
3/32" = 1'-0"



1 BUILDING B
EXTERIOR ELEVATION
3/32" = 1'-0"

NOTE: DO NOT SCALE DRAWINGS

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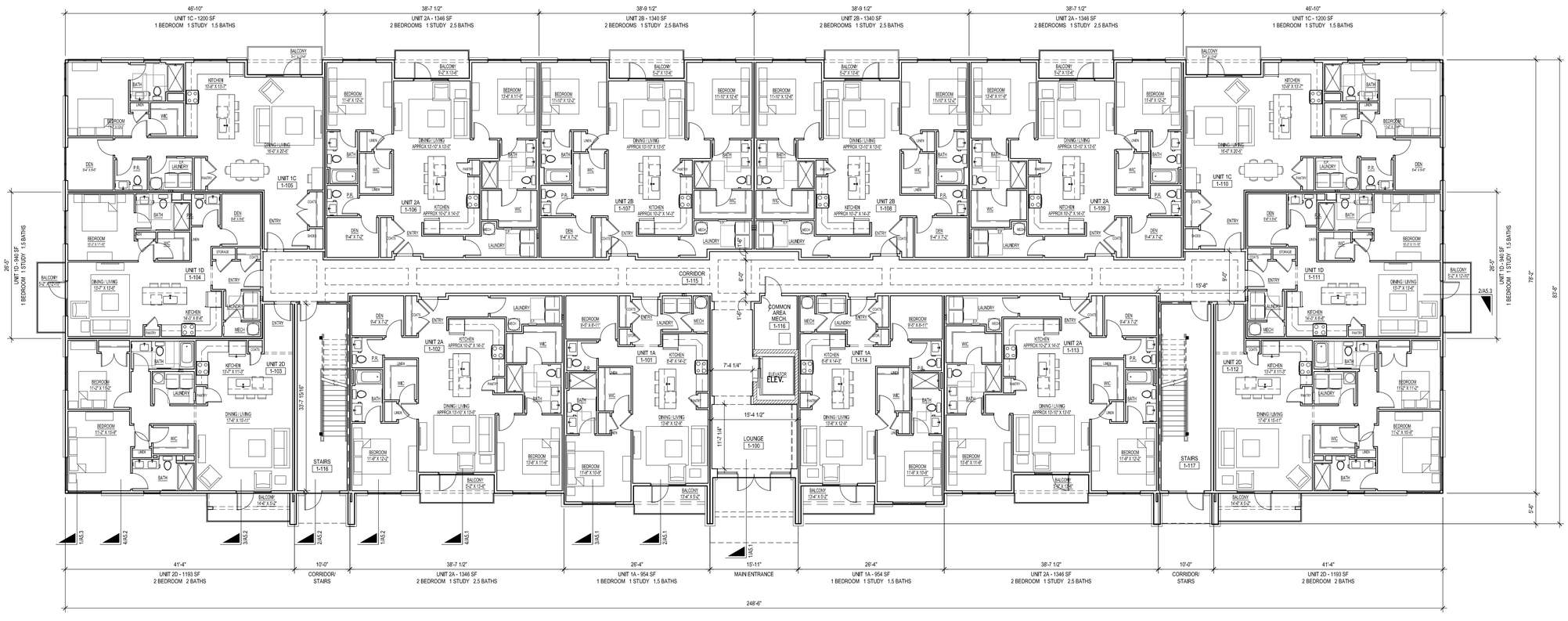
BUILDING B
COLOR
EXTERIOR ELEVATIONS

G2.2



1 BUILDING 1
FIRST FLOOR PLAN
1/8" = 1'-0" 1,517 SF COMMON AREA/19,094 SF FOOTPRINT

NOTE: DO NOT SCALE DRAWINGS

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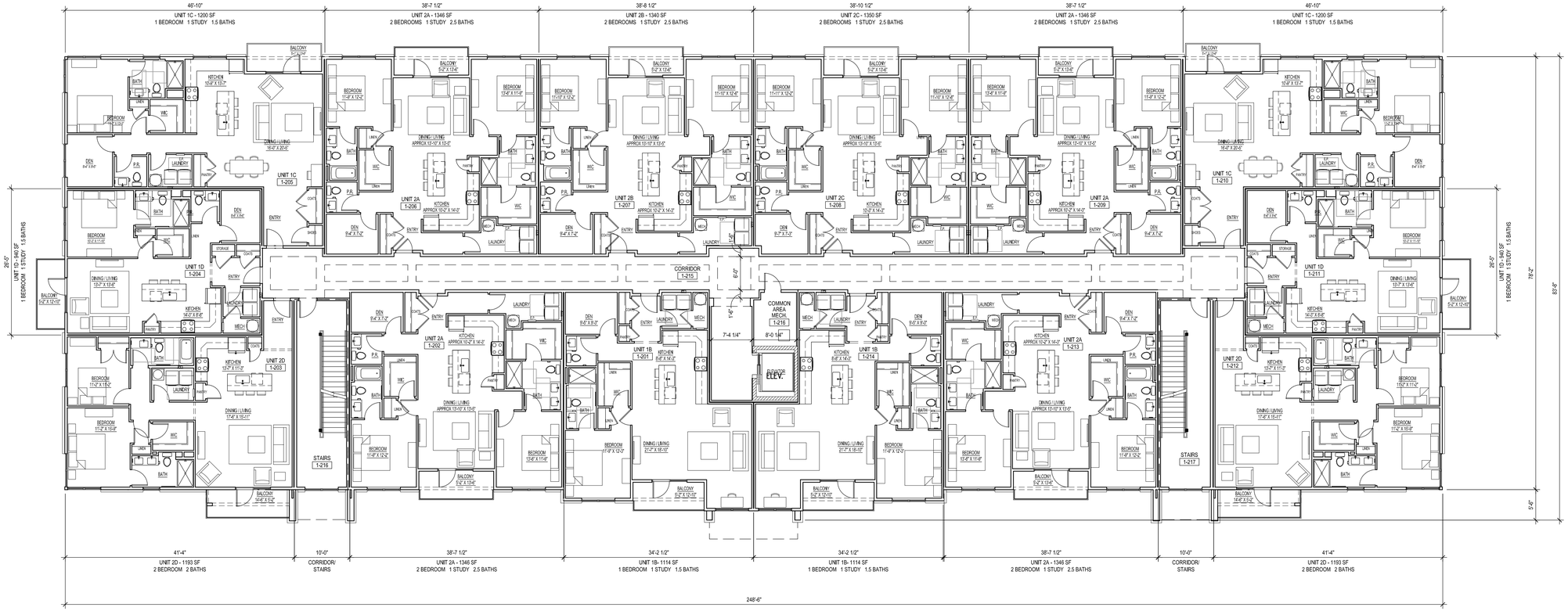
BUILDING 1
FIRST FLOOR PLAN

A1.1



1 BUILDING A TYP. UPPER FLOOR PLAN (2ND, 3RD, & 4TH FLOORS)

1/8" = 1'-0"

1,329 SF COMMON AREA /19,198 SF FOOTPRINT

NOTE: DO NOT SCALE DRAWINGS

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BUILDING A TYP. UPPER FLOOR PLAN

A1.2

1 BUILDINGS 2 & 8
GARAGE FLOOR PLAN
3/32" = 1'-0" 19,187 SF FOOTPRINT

NOTE: DO NOT SCALE DRAWINGS

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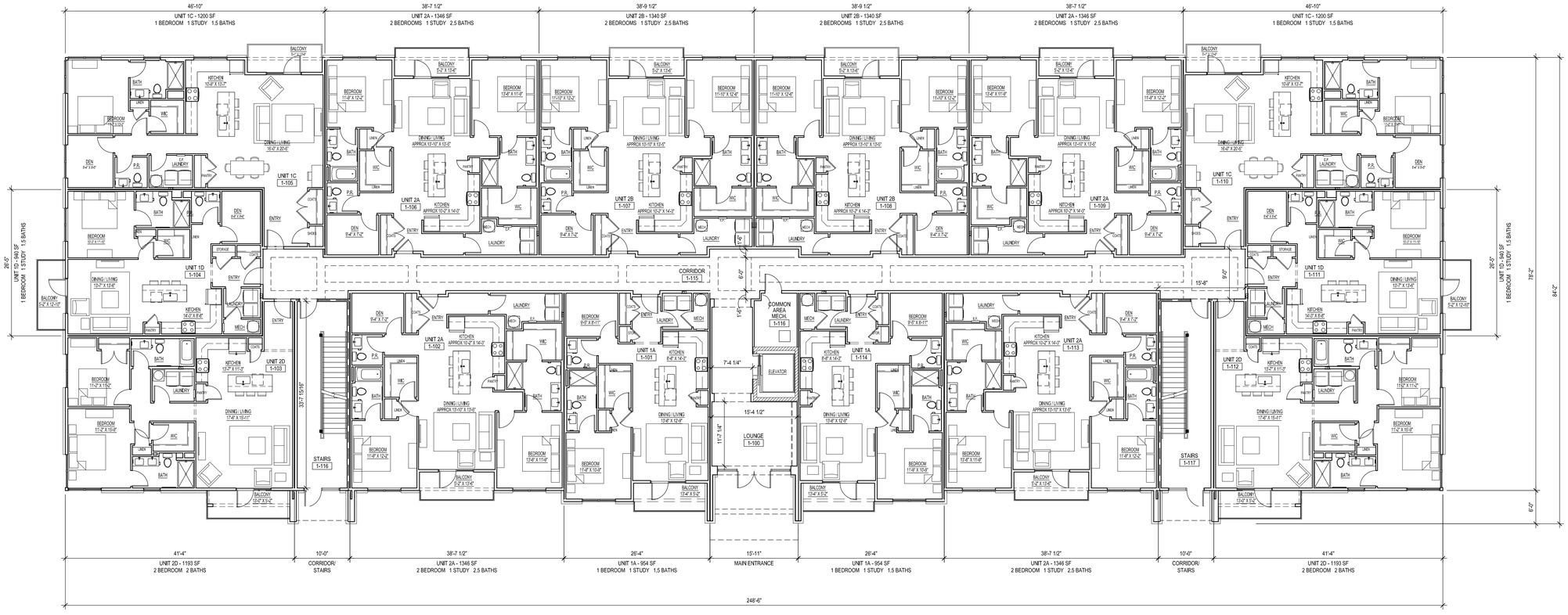
BUILDINGS 2 & 8
GARAGE FLOOR PLAN

A1.3



1 BUILDINGS 2 & 8
FIRST FLOOR PLAN
1/8" = 1'-0" 1,517 SF COMMON AREA/19,094 SF FOOTPRINT

NOTE: DO NOT SCALE DRAWINGS

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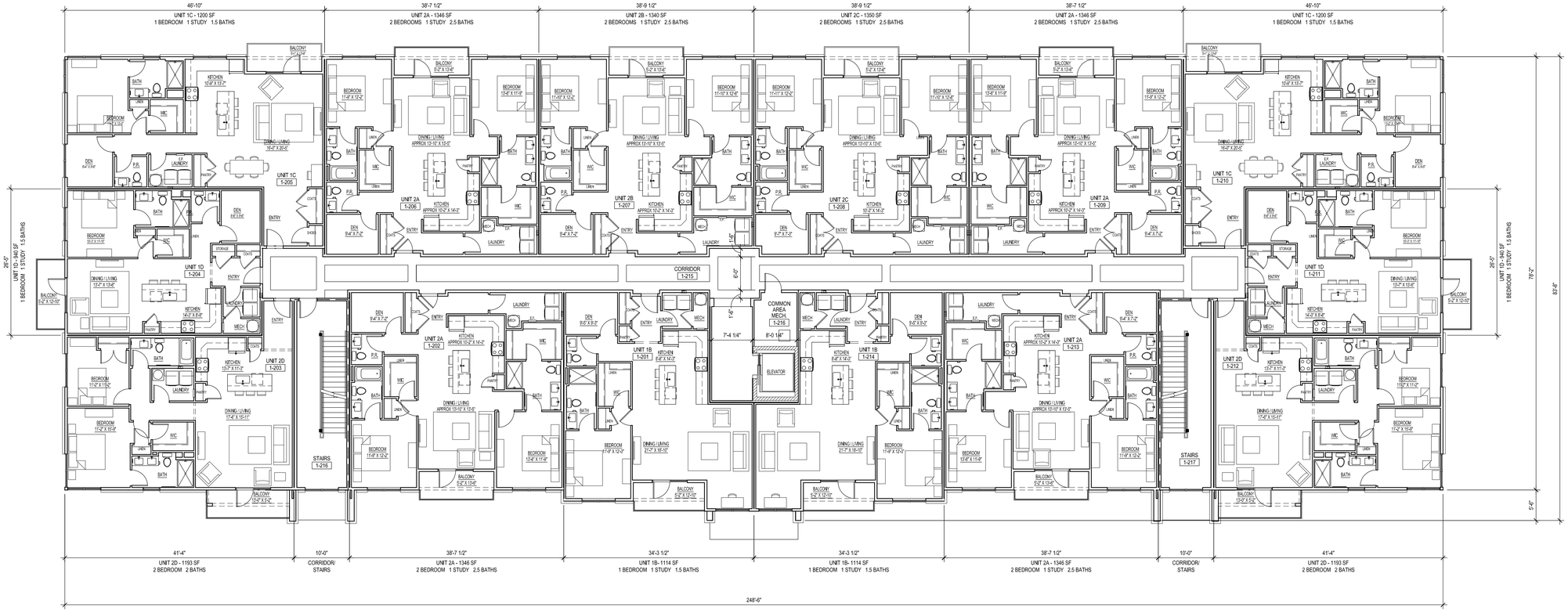
BUILDINGS 2 & 8
FIRST FLOOR PLAN

A1.4



1 BUILDING B
TYP. UPPER FLOOR PLAN (2ND, 3RD, & 4TH FLOORS)

1/8" = 1'-0"

1,329 SF COMMON AREA /19,198 SF FOOTPRINT

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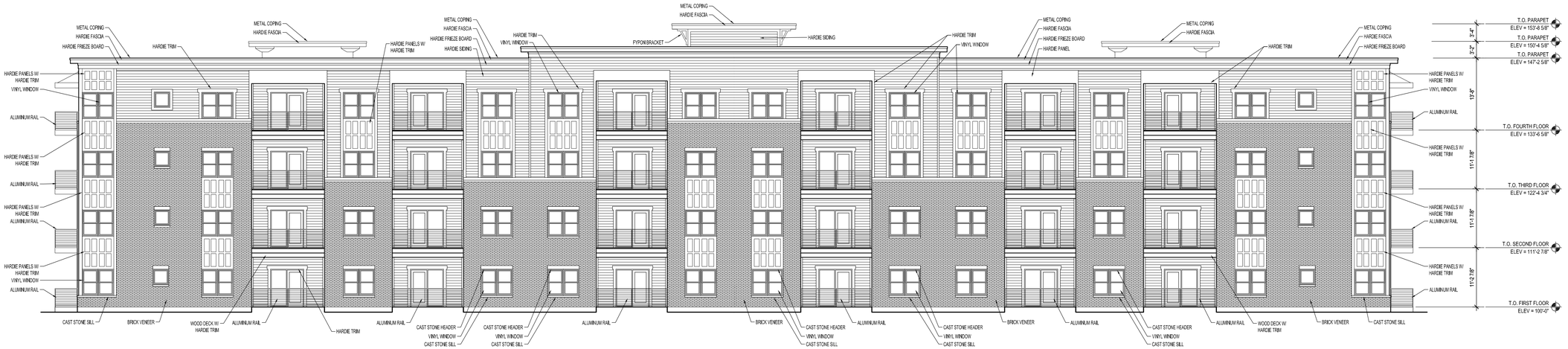
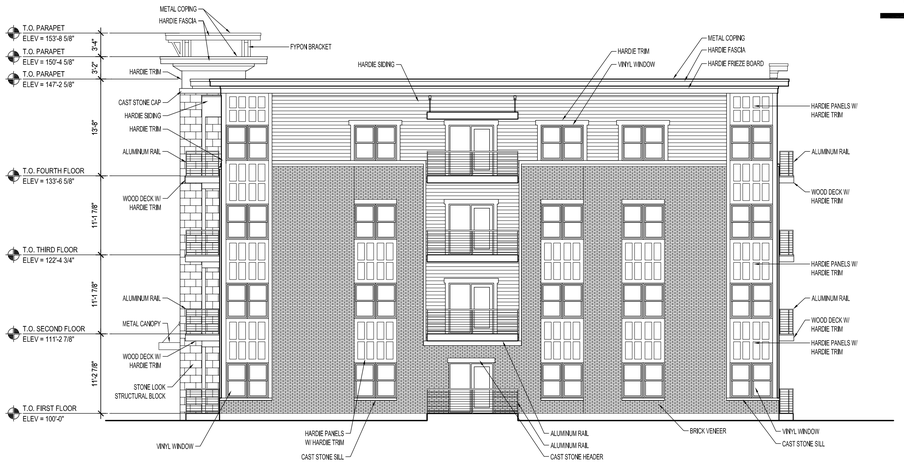
BUILDING B
TYP. UPPER
FLOOR PLAN

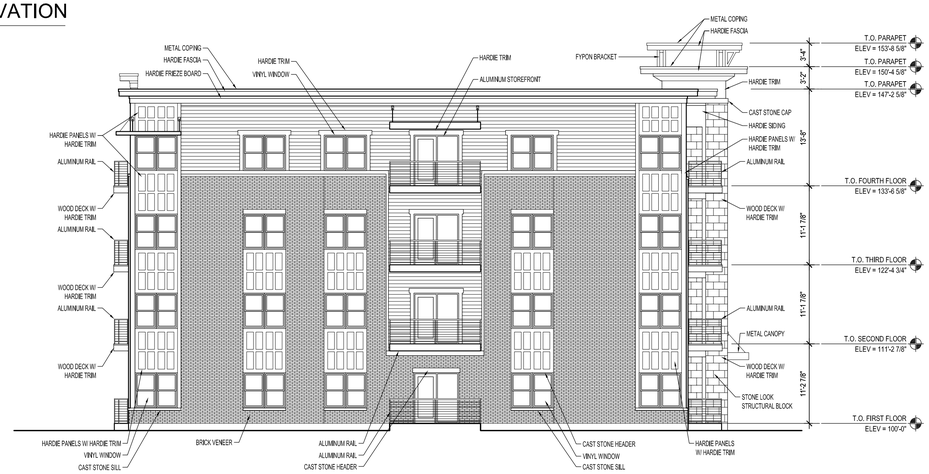
A1.5



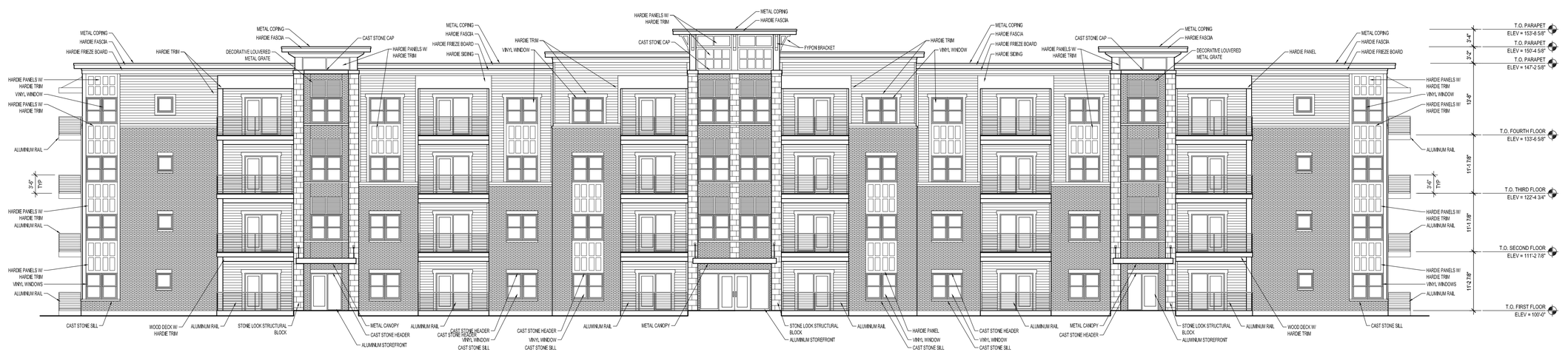
4 BUILDING A
EXTERIOR ELEVATION
1/8" = 1'-0"



3 BUILDING A
EXTERIOR ELEVATION
1/8" = 1'-0"



2 BUILDING A
EXTERIOR ELEVATION
1/8" = 1'-0"



1 BUILDING A
EXTERIOR ELEVATION
1/8" = 1'-0"

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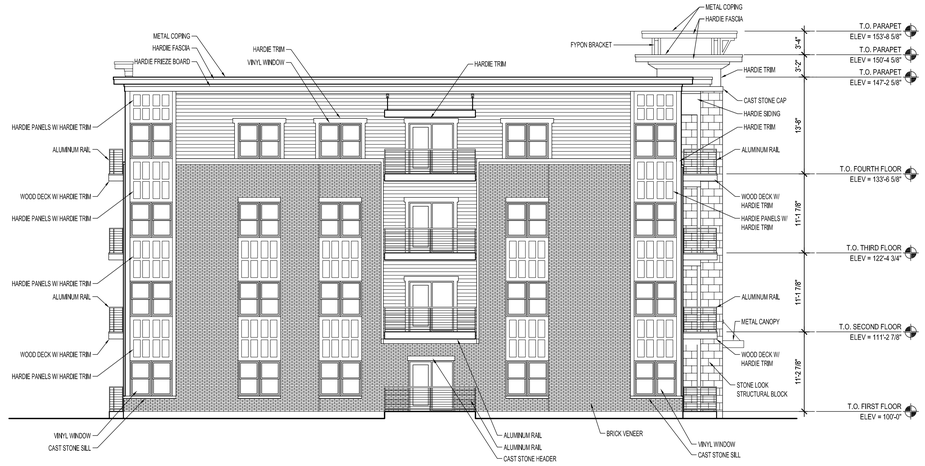
BUILDING A EXTERIOR ELEVATIONS

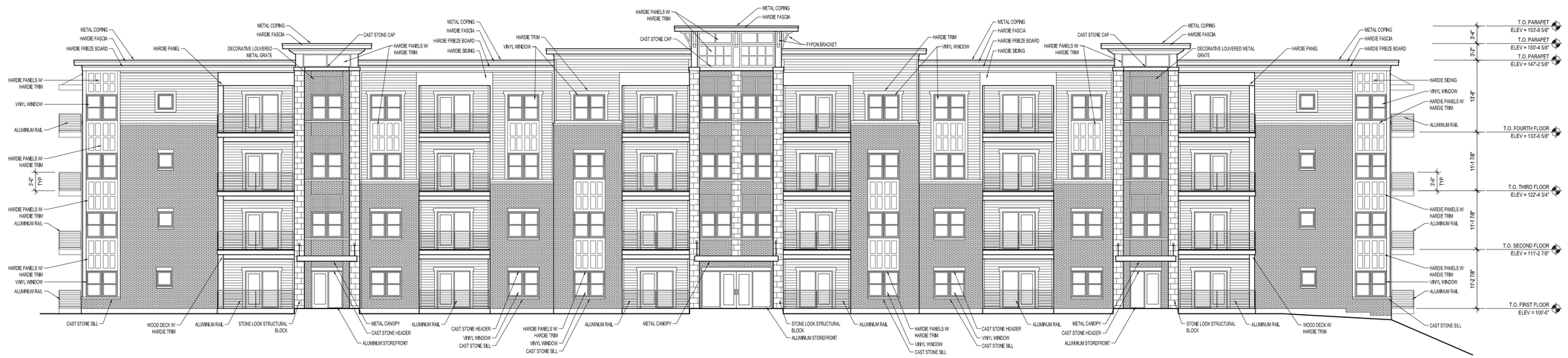
A2.1



3 BUILDING B
EXTERIOR ELEVATION
1/8" = 1'-0"



2 BUILDING B
EXTERIOR ELEVATION
1/8" = 1'-0"



1 BUILDING B
EXTERIOR ELEVATION
1/8" = 1'-0"

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BUILDING B
EXTERIOR ELEVATIONS

A2.2



1 BUILDING B
EXTERIOR ELEVATION
1/8" = 1'-0"

NOTE: DO NOT SCALE DRAWINGS

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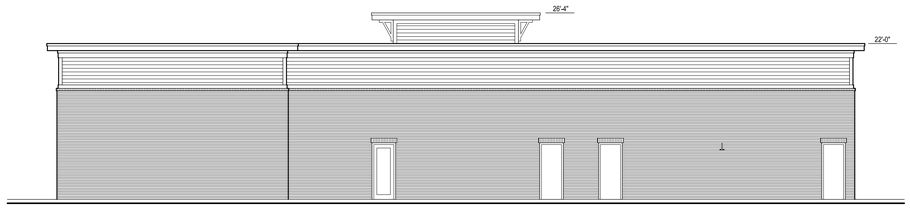
BUILDING B
EXTERIOR ELEVATIONS

A2.3



5 CLUBHOUSE EXTERIOR ELEVATION

1/8" = 1'-0"



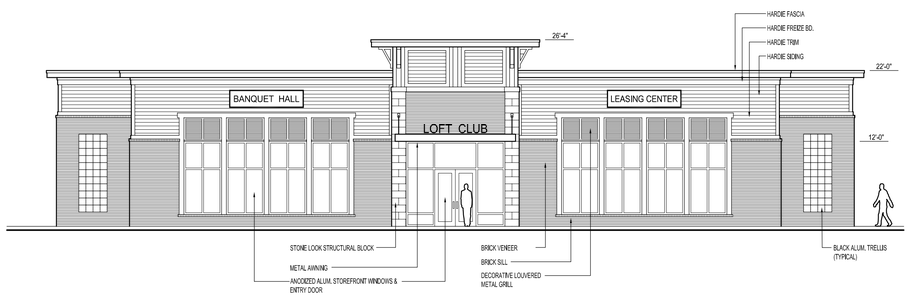
4 CLUBHOUSE EXTERIOR ELEVATION

1/8" = 1'-0"



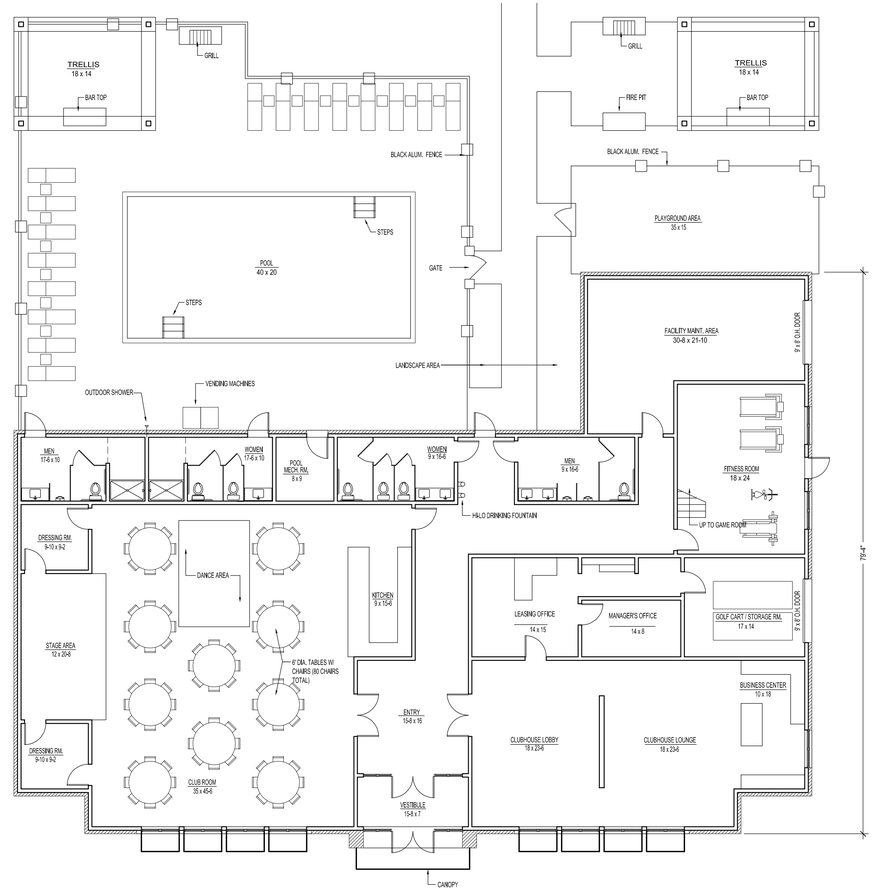
3 CLUBHOUSE EXTERIOR ELEVATION

1/8" = 1'-0"



2 CLUBHOUSE EXTERIOR ELEVATION

1/8" = 1'-0"



1 CLUBHOUSE FLOOR PLAN

1/8" = 1'-0"

NOTE: DO NOT SCALE DRAWINGS

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CLUBHOUSE FLOOR PLAN & ELEVATIONS

CH1.1

FLOOR PLAN 1A

2 BEDROOM **1.5** BATH

898 SQ FT

BEDROOM 1
11’9” x 10’9”

BEDROOM 2
9’5” x 8’11”

DINING/LIVING
13’8” x 12’9”

KITCHEN
8’8” x 14’3”



Renderings are an artist’s conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown. Dimensions and square footage are approximate. 3DPlans.com

w: rivercreeklofts.com

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FLOOR PLAN 1B

1 BEDROOM **1.5** BATH

1055 SQ FT

BEDROOM 1
11’9” x 12’3”

DINING/LIVING
12’7” x 18’10”

KITCHEN
8’8” x 14’3”

DEN
9’5” x 9’3”



Renderings are an artist’s conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown. Dimensions and square footage are approximate. 3DPlans.com

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FLOOR PLAN 1C

1 BEDROOM **1.5** BATH

1136 SQ FT

BEDROOM 1
11’2” x 13’3”

DINING/LIVING
16’0” x 20’5”

KITCHEN
10’9” x 13’7”

DEN
8’4” x 9’5”



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FLOOR PLAN 1D

1 BEDROOM **1.5** BATH

895 SQ FT

BEDROOM 1
10’3” x 11’10”

DINING/LIVING
13’7” x 13’6”

KITCHEN
14’3” x 8’8”

DEN
8’8” x 9’6”



Renderings are an artist’s conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown. Dimensions and square footage are approximate. 3DPlans.com

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FLOOR PLAN 2C

2 BEDROOM **2.5** BATH

1290 SQ FT

BEDROOM 1
11’10” x 12’8”

BEDROOM 2
11’11” x 12’2”

DINING/LIVING
13’10” x 13’5”

KITCHEN
10’3” x 14’3”

DEN
9’7” x 7’3”



Renderings are an artist’s conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown. Dimensions and square footage are approximate. 3DPlans.com

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FLOOR PLAN 2D

2 BEDROOM **2** BATH

1133 SQ FT

BEDROOM 1
11’2” x 15’9”

BEDROOM 2
11’2” x 11’2”

DINING/LIVING
17’6” x 15’11”

KITCHEN
13’7” x 11’3”



Renderings are an artist’s conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown. Dimensions and square footage are approximate. 3DPlans.com

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