

Hickory Woods Development Company, LLC

11025 Reed Hartman Highway, Cincinnati, Ohio 45242

(513)745-9019

January 9, 2026

Paul Drury, Director
Anderson Township Planning and Zoning
7850 Five Mile Road
Anderson Township, Ohio 45230

RE: Parcels 500-0121-0158-00, 1240 Nagel Road

Dear Paul,

We are submitting the attached revisions to our request for a Major Adjustment to the approved PUD plan for the 2.4344 acres on Parcel 500-0121-0158-00 (1240 Nagel Road.). We have updated the plans to incorporate the feedback and concerns expressed by both the members of the planning and zoning commission and the community members who spoke at the December 15, 2025 meeting. Below is a short summary of the key changes made to the plan.

The building has been shifted 20' to the east. This should address the concern that the building would have been too close to Nagel Road if the county requires the dedication of additional right-of-way.

There was a significant amount of landscaping added to the plan. Landscaping has been added to all sides of the building. The landscaping on the northern property line was improved with a particular emphasis on area around the Goddard School. 14 (10' height) Green Giant Arborvitae were added in this area. These will enhance privacy from both the parking lot and will help to block visibility from our project's balconies.

An outdoor amenity space has been added to the eastern side of the building. The space includes heavy landscaping, a firepit, grill and a seating area.

You will notice a striped over parking space on the northern property line by the Goddard School. This has been done so the gate that their landscapers use is always accessible.

A site lighting plan has been added showing compliance with the township's lighting requirements.

A detail was added for the dumpster enclosure.

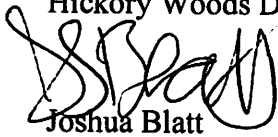
A cross section was added showing site lines from the upper balconies to the Goddard School.

We are hopeful these changes sufficiently address the concerns from the December 15, 2025 meeting. We believe this will be a great project for Anderson Township, is the best use for this site and is consistent with the township's housing goals and comprehensive plan.

Please let me know if you have any additional questions or need any more information.

Sincerely,

Hickory Woods Development Company, LLC

A handwritten signature in black ink, appearing to read "J. Blatt", written over the printed name.

Joshua Blatt

Member





C 3D RENDERING
SCALE: 1" = 80'-0"



B WEST ELEVATION
SCALE: 3/32" = 1'-0"



A SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ISSUED		
#	DATE	DESCRIPTION

DRAWN BY: AE
JOB NO.: 25154

TITLE:
ELEVATIONS

SHEET NO:

A-1.0

FLOOR PLAN LEGEND

- GENERAL NOTES:
- ALL FIXTURES ARE NEW UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS AT NEW AND EXISTING CONSTRUCTION ARE TO FACE OF FINISHED PARTITION, UNLESS NOTED OTHERWISE
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW HALF HEIGHT PARTITION
- EXISTING DOOR AND FRAME TO REMAIN
- NEW OR RELOCATED DOOR AND FRAME- REFER TO DOOR SCHEDULE
- DOOR NUMBER
- ROOM NAME
- ROOM NAME AND NUMBER
- WINDOW TAG, SEE SHEET A-5.1
- PARTITION TYPE
- KEYNOTE NUMBER, SEE SCHEDULE THIS SHEET
- FIRE EXTINGUISHER WITH HANDLE AT 4'-0" A.F.F. - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
- THERMOSTAT
- INDICATES NEW FIXTURE OR UNIT
- INDICATES RELOCATED FIXTURE OR UNIT

LEGEND

- 1 Bedroom
- 2 Bedroom
- GENERAL BUILDING

APARTMENT UNIT TOTALS:	
1 BEDROOM-	38
2 BEDROOM-	32
TOTAL UNITS-	70



1 1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"

1ST FLOOR APARTMENT COUNT	
1 BEDROOM-	8
2 BEDROOM-	8



NAGEL
APARTMENTS
1240 NAGEL RD.
CINCINNATI, OH. 45255

ISSUED		
#	DATE	DESCRIPTION
1	10/06/25	ZONING SUBMISSION
DRAWN BY: AE		
JOB NO.: 25154		
TITLE:		
FLOOR PLAN		

SHEET NO:

A-1.1

FLOOR PLAN LEGEND

GENERAL NOTES:

- 1. ALL FIXTURES ARE NEW UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS AT NEW AND EXISTING CONSTRUCTION ARE TO FACE OF FINISHED PARTITION, UNLESS NOTED OTHERWISE

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW HALF HEIGHT PARTITION

EXISTING DOOR AND FRAME TO REMAIN

NEW OR RELOCATED DOOR AND FRAME- REFER TO DOOR SCHEDULE

DOOR NUMBER

ROOM NAME

ROOM NAME AND NUMBER

WINDOW TAG, SEE SHEET A-5.1

PARTITION TYPE

KEYNOTE NUMBER, SEE SCHEDULE THIS SHEET

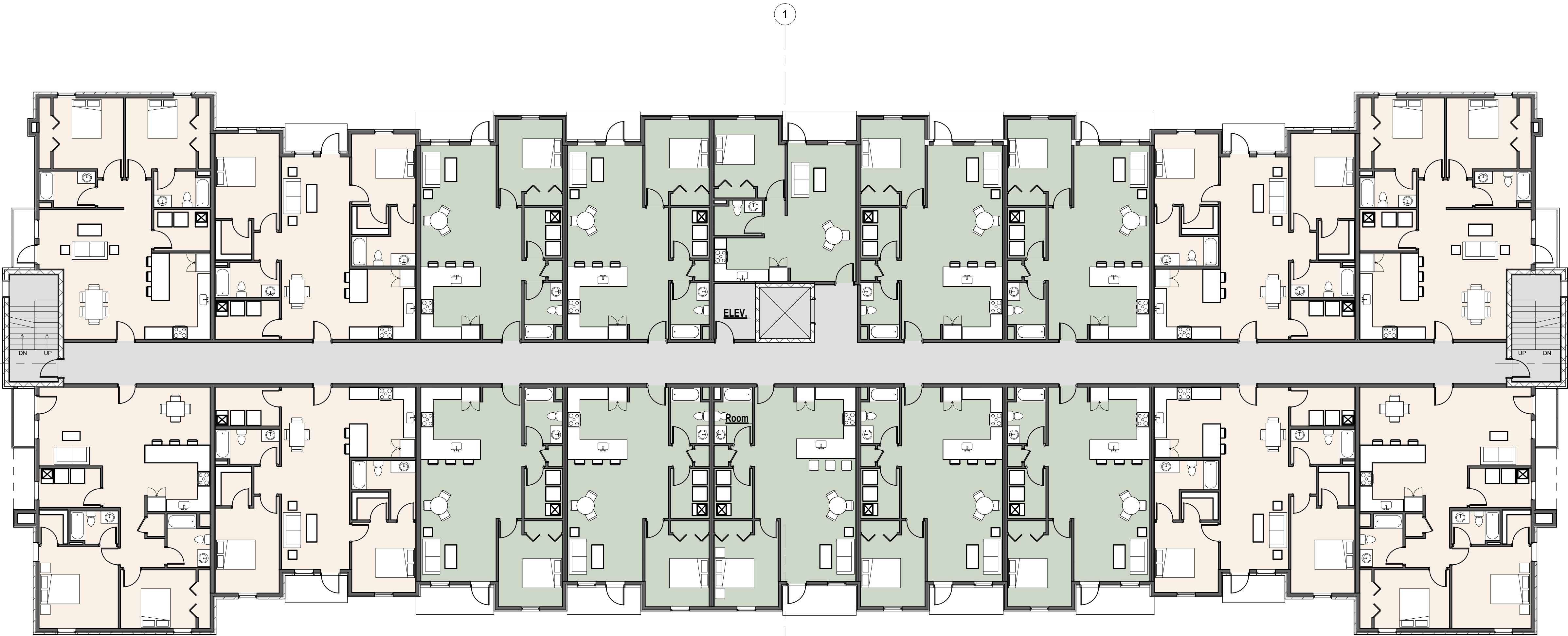
FIRE EXTINGUISHER WITH HANDLE AT 4'-0" A.F.F.- LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR

THERMOSTAT

INDICATES NEW FIXTURE OR UNIT

INDICATES RELOCATED FIXTURE OR UNIT

1 BEDROOM APARTMENT

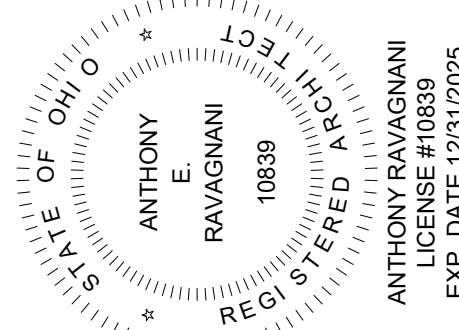


2ND- 4TH FLOOR APARTMENT COUNT

1 BEDROOM- 10
2 BEDROOM- 8

1 2ND-4TH FLOOR PLAN

SCALE: 3/32" = 1'-0"



NAGEL
APARTMENTS
1240 NAGEL RD.
CINCINNATI, OH. 45255

ISSUED		
#	DATE	DESCRIPTION

DRAWN BY: AE
JOB NO.: 25154

TITLE:
2ND-4TH FLOOR PLAN

SHEET NO:

A-1.2

01.26.26 ZONING SUBMISSION



1 TRANSVERSE SITE SECTION

SCALE: 1/16" = 1'-0"



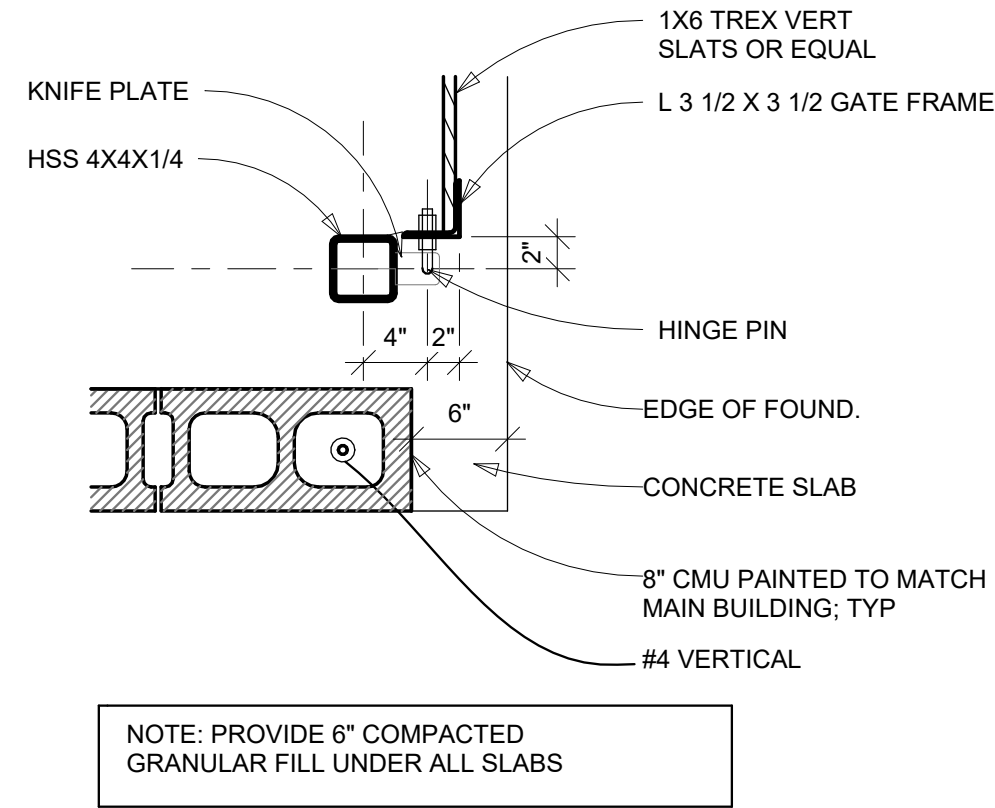
2 LONGITUDINAL SITE SECTION

SCALE: 1/16" = 1'-0"

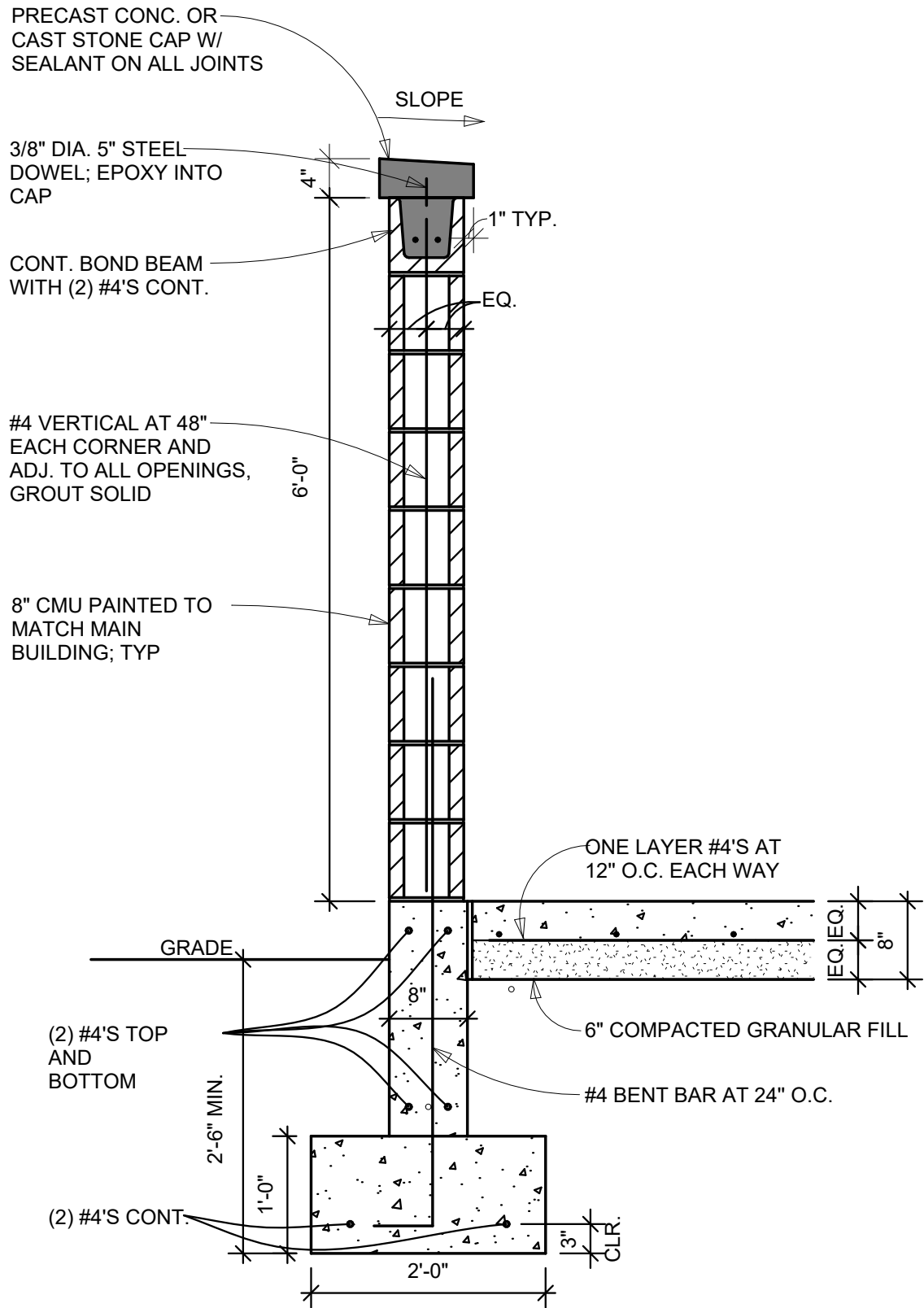
ISSUED		
#	DATE	DESCRIPTION
DRAWN BY: AE		
JOB NO.: 25154		
TITLE:		
SITE SECTIONS		

SHEET NO:

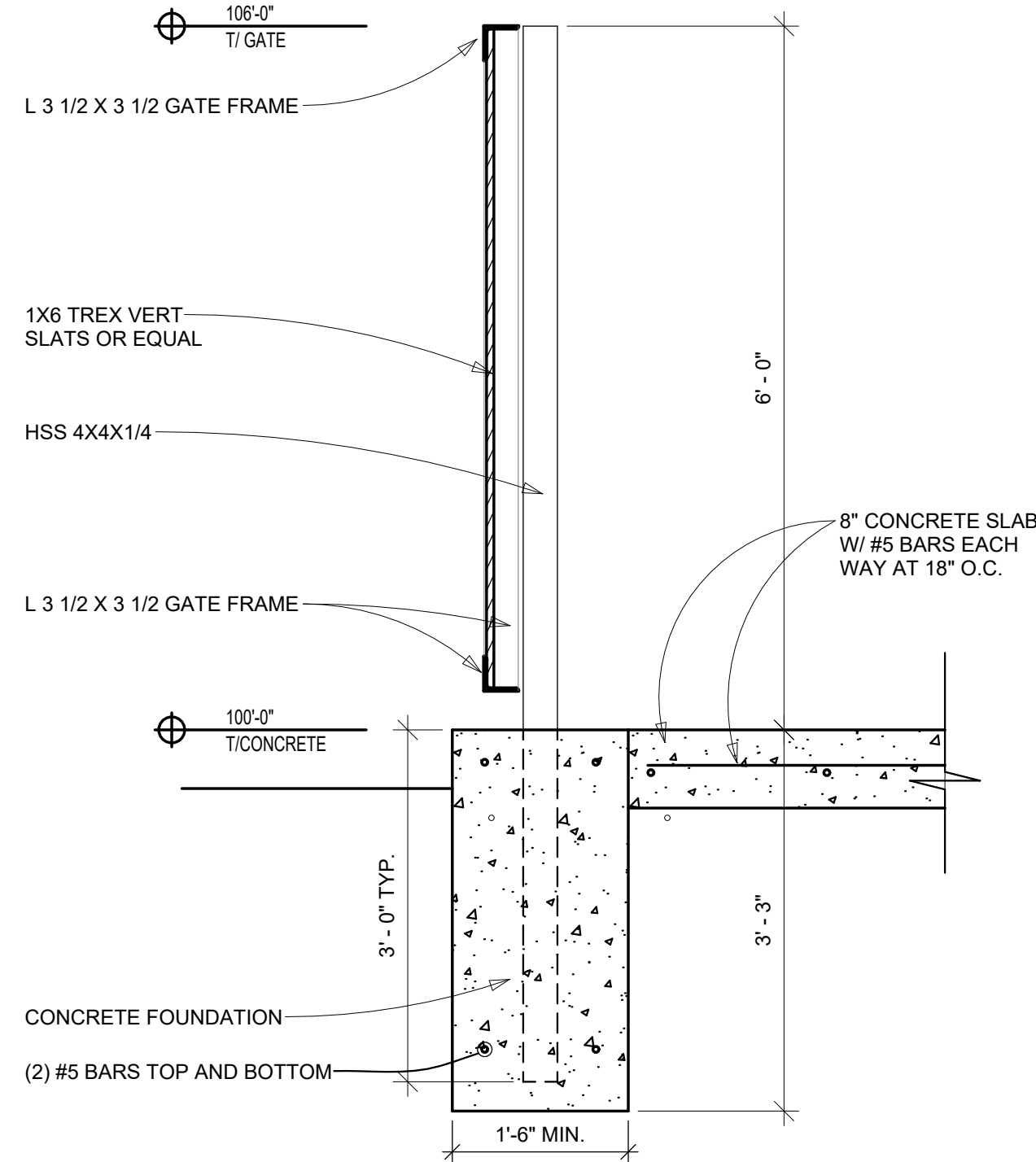
ISSUED		
#	DATE	DESCRIPTION
DRAWN BY: AE		
JOB NO.: 25154		
TITLE:		
DUMPSTER ENCLOSURE		



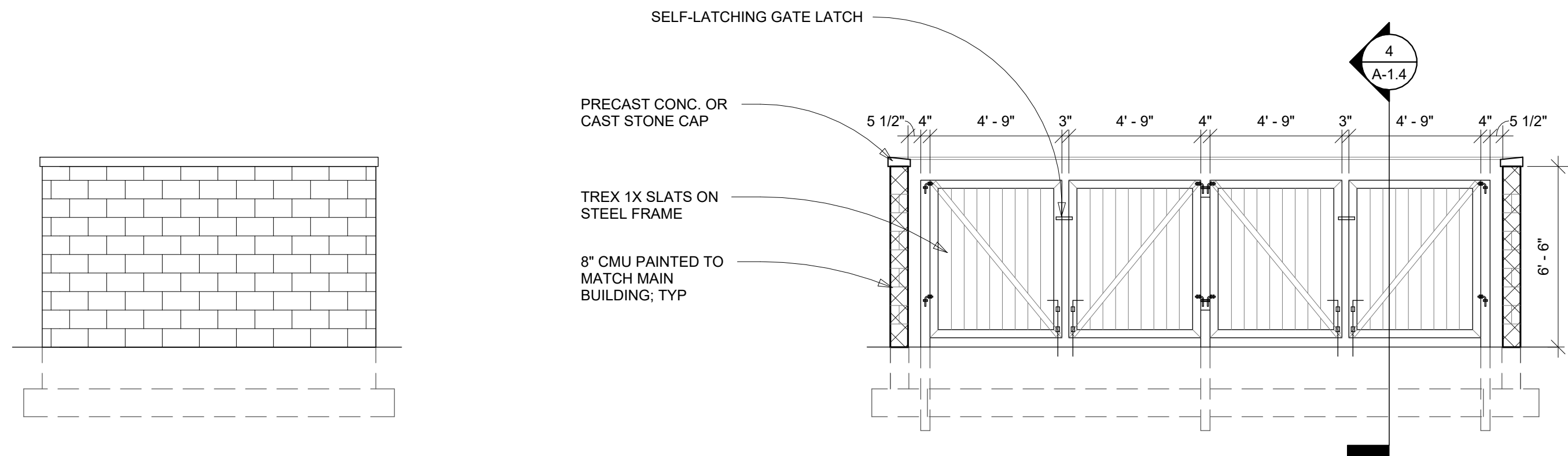
2 PLAN DETAIL
SCALE: 1" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"

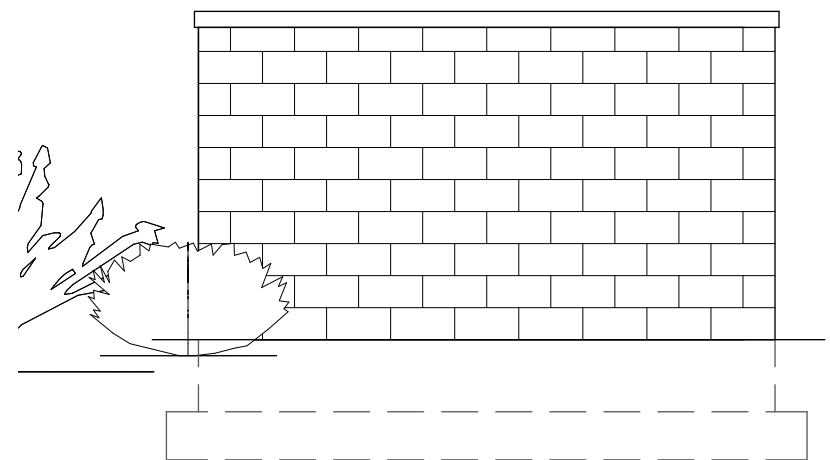


4 GATE SECTION
SCALE: 3/4" = 1'-0"

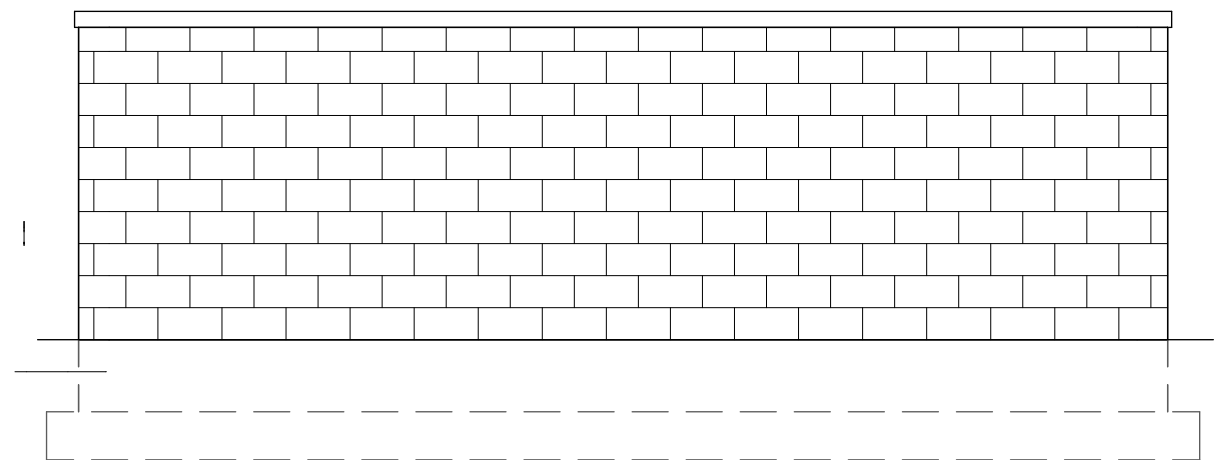


C ELEVATION
SCALE: 1/4" = 1'-0"

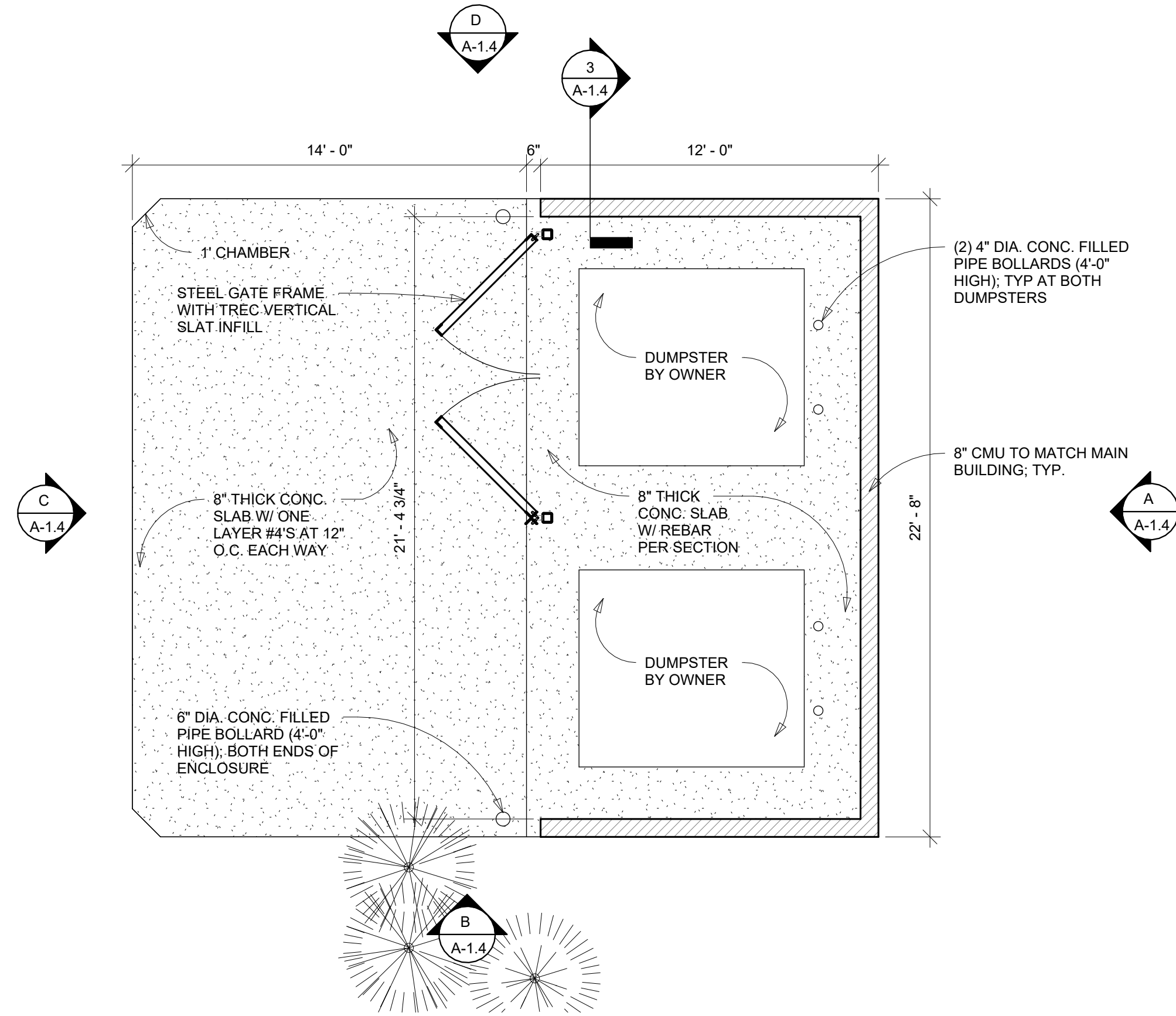
D ELEVATION
SCALE: 1/4" = 1'-0"



B ELEVATION
SCALE: 1/4" = 1'-0"



A ELEVATION
SCALE: 1/4" = 1'-0"

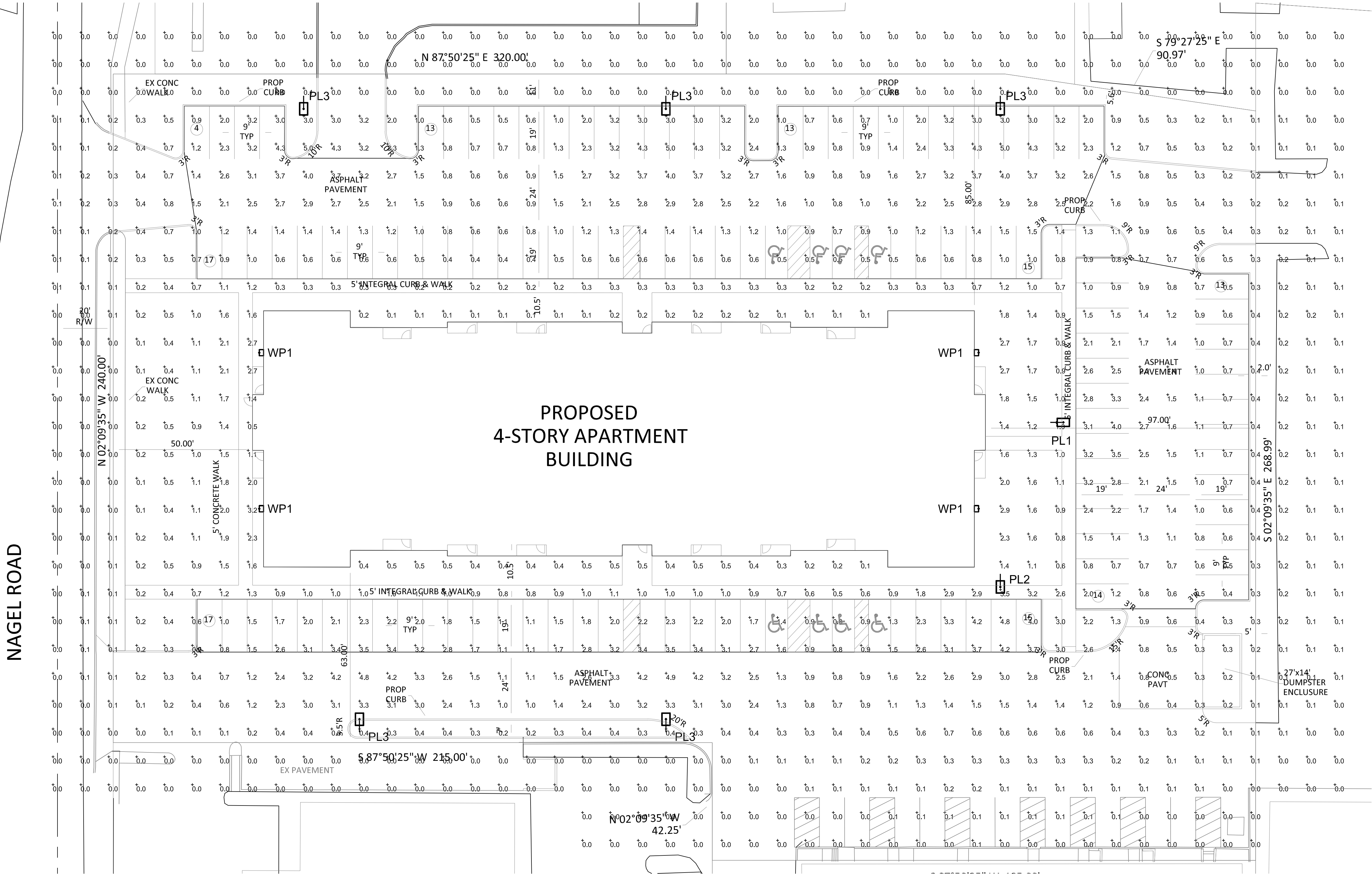


1 DUMPSTER ENCLOSURE FLOOR PLAN - DOUBLE DUMPSTER OPTION
SCALE: 1/4" = 1'-0"

Luminaire Schedule								
Project: Nagel Apartments - Site								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	PL1	Single	Lithonia DSX0 LED P7 40K 70CRI BLC4 MVOLT SPA EGSR FINISH / SSS 20 4C DM19AS FINISH	0.903	14109	170.81	170.81
	1	PL2	Single	Lithonia DSX0 LED P7 40K 70CRI BLC3 MVOLT SPA EGSR FINISH / SSS 20 4C DM19AS FINISH	0.903	13751	170.81	170.81
	5	PL3	Single	Lithonia DSX0 LED P7 40K 70CRI BLC3 MVOLT SPA FINISH / SSS 20 4C DM19AS FINISH	0.903	14777	170.81	854.05
	4	WP1	Single	Lithonia WDGE2 LED P4 40K 80CRI T4M MVOLT SRM FINISH	0.903	4177	46.66	186.64

Calculation Summary								
Project: Nagel Apartments - Site								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts taken Overall	Illuminance	Fc	0.87	5.0	0.0	N.A.	N.A.	
StatArea - East Parking Lot	Illuminance	Fc	1.46	4.0	0.4	3.65	10.00	
StatArea - North Parking Lot	Illuminance	Fc	1.80	5.0	0.4	4.50	12.50	
StatArea - South Parking Lot	Illuminance	Fc	2.25	4.8	0.8	2.81	6.00	

NOTES:
TYPE PL1, PL2, & PL3 - FIXTURES ARE MOUNTED AT 22'-6" A.F.G. (20'-0" POLE & 2'-6" BASE)
TYPE WP1 - FIXTURES ARE MOUNTED ON BLDG AT 12'-0" A.F.G.



Disclaimer:
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENESYS for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

IF USING PRODUCTS WITH SELECTABLE KELVIN TEMPERATURES AND/OR ADJUSTABLE LUMEN PACKAGES, PLEASE ENSURE THOSE FIXTURES ARE SET IN THE FIELD TO THE DESIGN PROVIDED ON THIS DRAWING

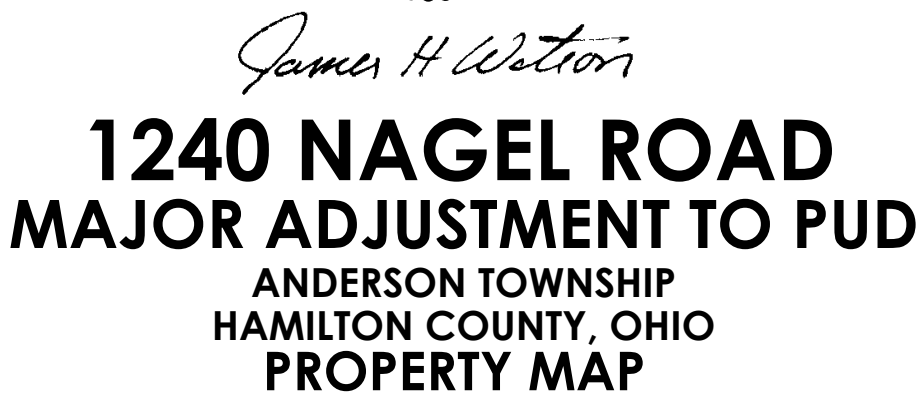
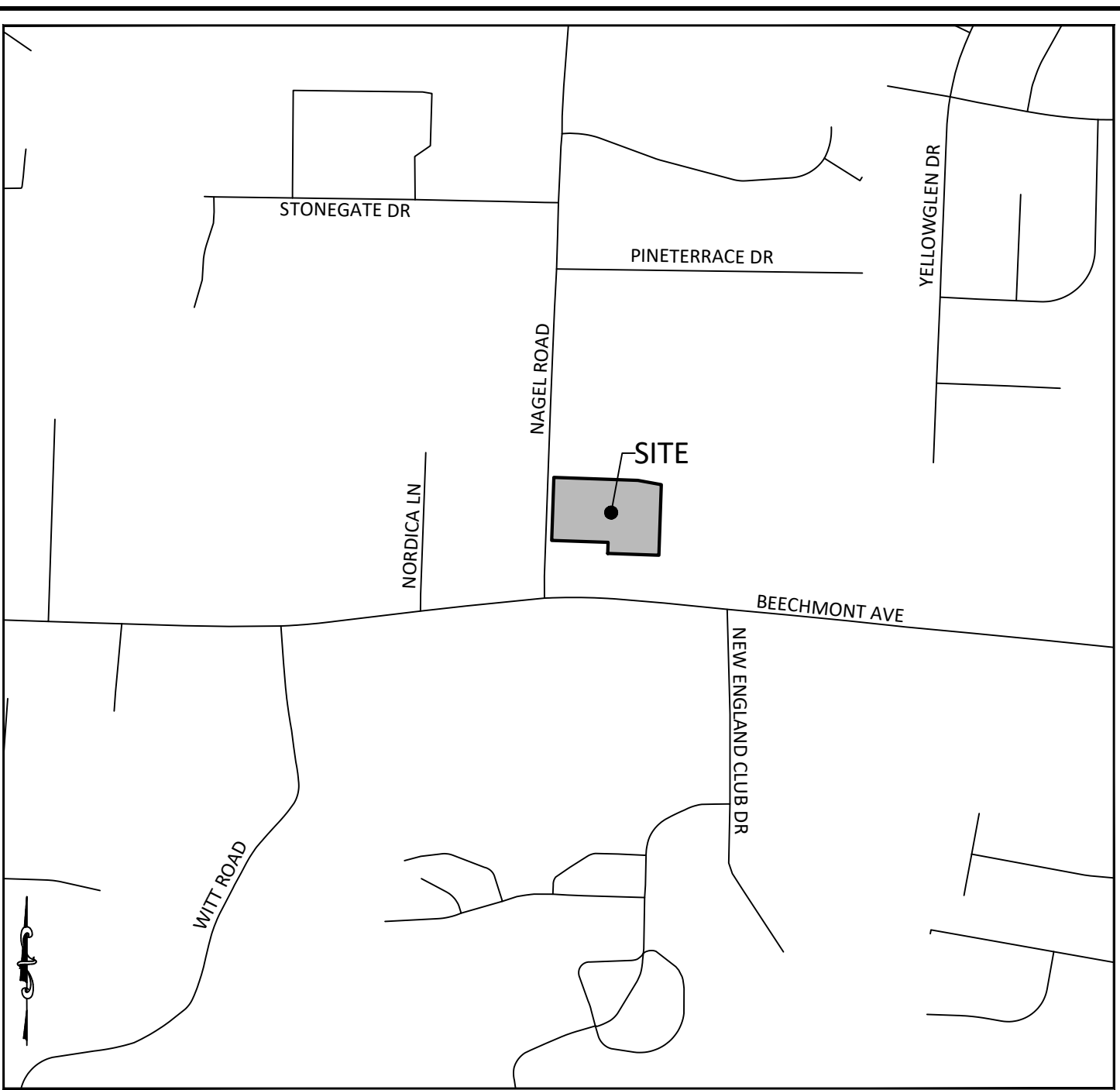
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Design Criteria			
DESIGN FILE: Nagel_Apartments_Site010526.dwg		FIXTURE LAYOUT IS BASED ON A 0.90LIGHT LOSS FACTOR AND REFLECTANCE VALUES UNLESS NOTED OTHERWISE.	
MINIMUM: MAXIMUM: AVERAGE:	AVE./MIN: MAX./AVE: MAX./MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE.	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE.

King Lighting, Inc.
700 West Pike Ross Way - Suite 215
Cincinnati, OH 45203
(859) 261-5511 Fax (859) 261-2228
www.king-lighting.com

Lighting Calculations for
Nagel Apartments - Site

LIGHTING SITE PLAN	SCALE 1"=20'-0"	DESIGNER JJ	CHECKED JJ	DATE 01/05/26	SHEET S1
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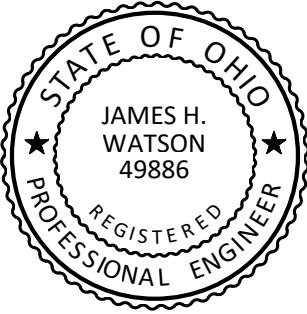
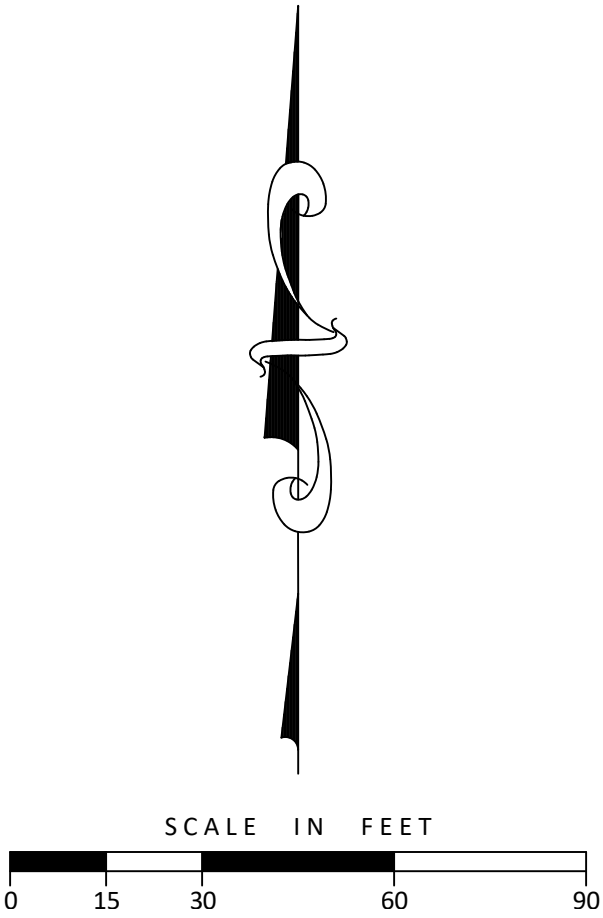
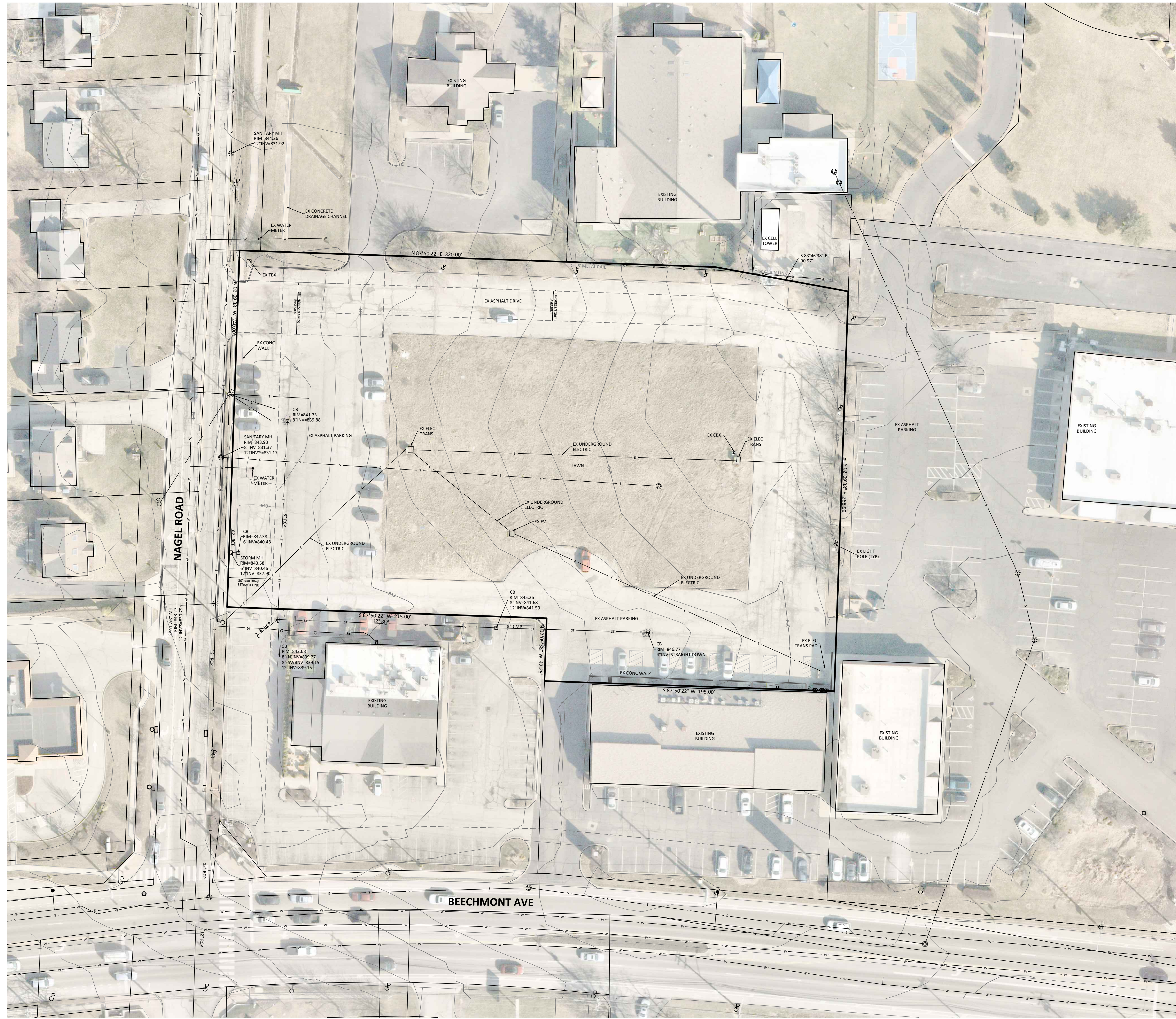
APPLICANT
HICKORY WOODS DEVELOPMENT COMPANY, LLC
11025 REED HARTMAN HIGHWAY
CINCINNATI, OH 45242
513-745-7019

Revision	By	Date	Drawn by	DA	Proj. Migr.	JW
			Survey Database			N/A
			DWG			18527204-ZONE
			X-Ref(s)			18527004-BAS-01
			Project Number		1852	
			File No.		Sheet No.	1 / 3

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1240 NAGEL ROAD
MAJOR ADJUSTMENT TO PUD
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO
EXISTING CONDITIONS

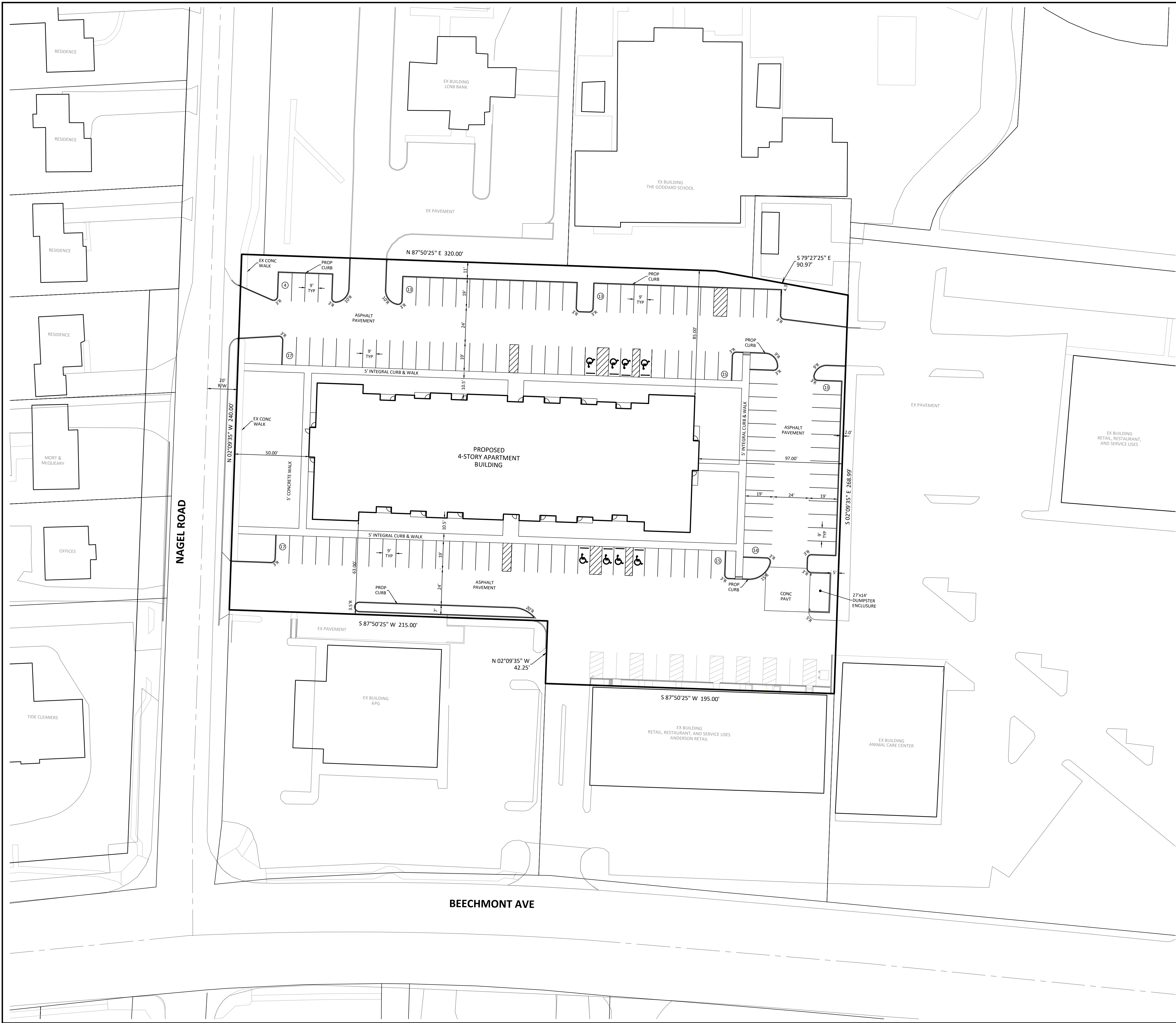
Revision	By	Date

Date	10/06/25
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	18527204-ZONE
X-Ref(s)	18527204-BAS-01
Project Number	18527
File No.	Sheet No. 2 / 3

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DEVELOPMENT DATA

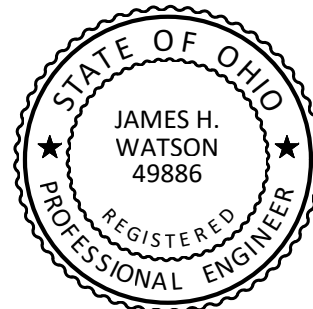
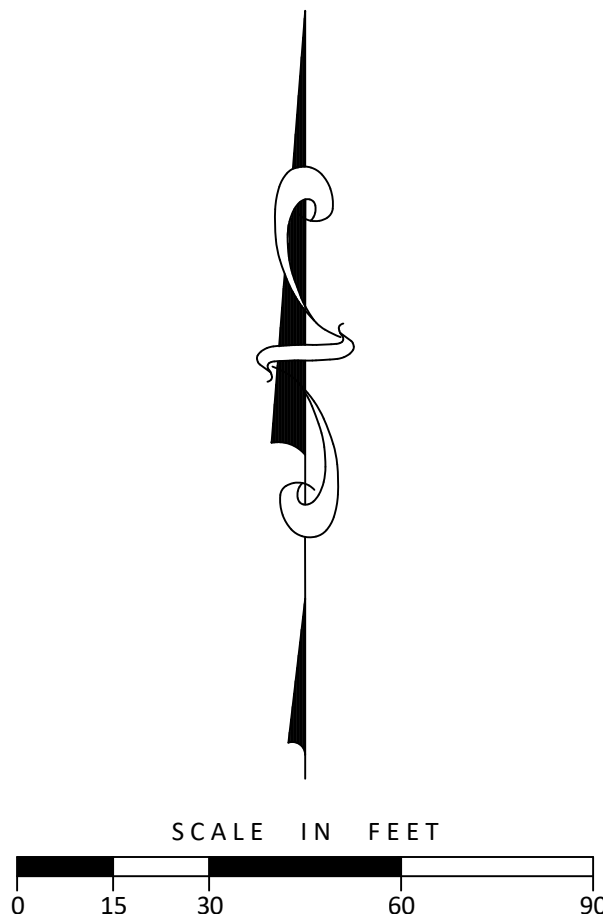
PARCEL NUMBERS:	500-0121-0158
GROSS AREA:	2.434 ACRES
AREA IN R/W:	0.00 ACRES
NET AREA:	2.434 ACRES
PROPOSED NUMBER OF HOUSING UNITS	70
ONE-BEDROOM UNITS	38
TWO-BEDROOM UNITS	32
DENSITY	28.76 UNITS/ACRE
MAXIMUM BUILDING HEIGHT	4-STORIES, SEE ARCHITECTURAL PLANS

PARKING ANALYSIS

38 ONE-BEDROOM UNITS	1.5 SP/UNIT	57
32 TWO-BEDROOM UNITS	2 SP/UNIT	64
TOTAL PARKING SPACES REQUIRED		121
TOTAL PARKING SPACES PROVIDED		121

LANDSCAPED AREA REQUIREMENTS FOR AREA BEING REDEVELOPED
NUMBER OF PARKING SPACES = 121
SURFACE AREA OF PARKING SPACES = 20,691 S.F.
INTERIOR LANDSCAPE ISLAND AREA REQUIRED = 2,069 S.F.
INTERIOR LANDSCAPE ISLAND AREA PROVIDED = 3,668 S.F.
INTERIOR LANDSCAPE ISLAND AREA PERCENTAGE = 17.7%

IMPERVIOUS AREA CALCULATIONS FOR OVERALL SITE
TOTAL AREA = 2.434 Ac.
PROPOSED IMPERVIOUS AREA = 1.947 Ac.
PROPOSED PERCENTAGE OF IMPERVIOUS AREA = 79.9%
EXISTING IMPERVIOUS AREA = 1.419 Ac.
EXISTING PERCENTAGE OF IMPERVIOUS AREA = 58.2%



James H. Watson

1240 NAGEL ROAD
MAJOR ADJUSTMENT TO PUD
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO
SITE PLAN

Revision	By	Date
BLDG & AMENITIES		12/17/25

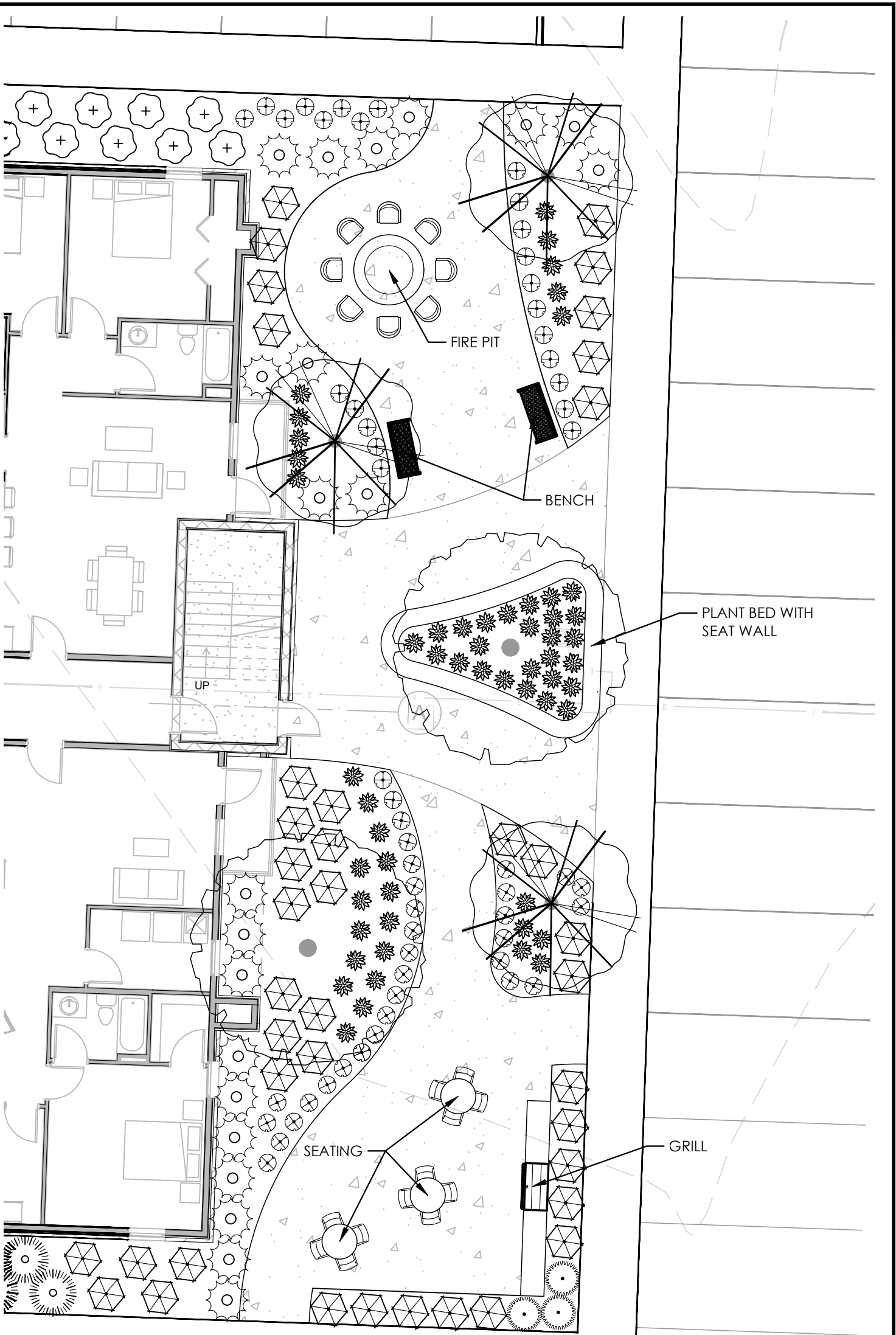
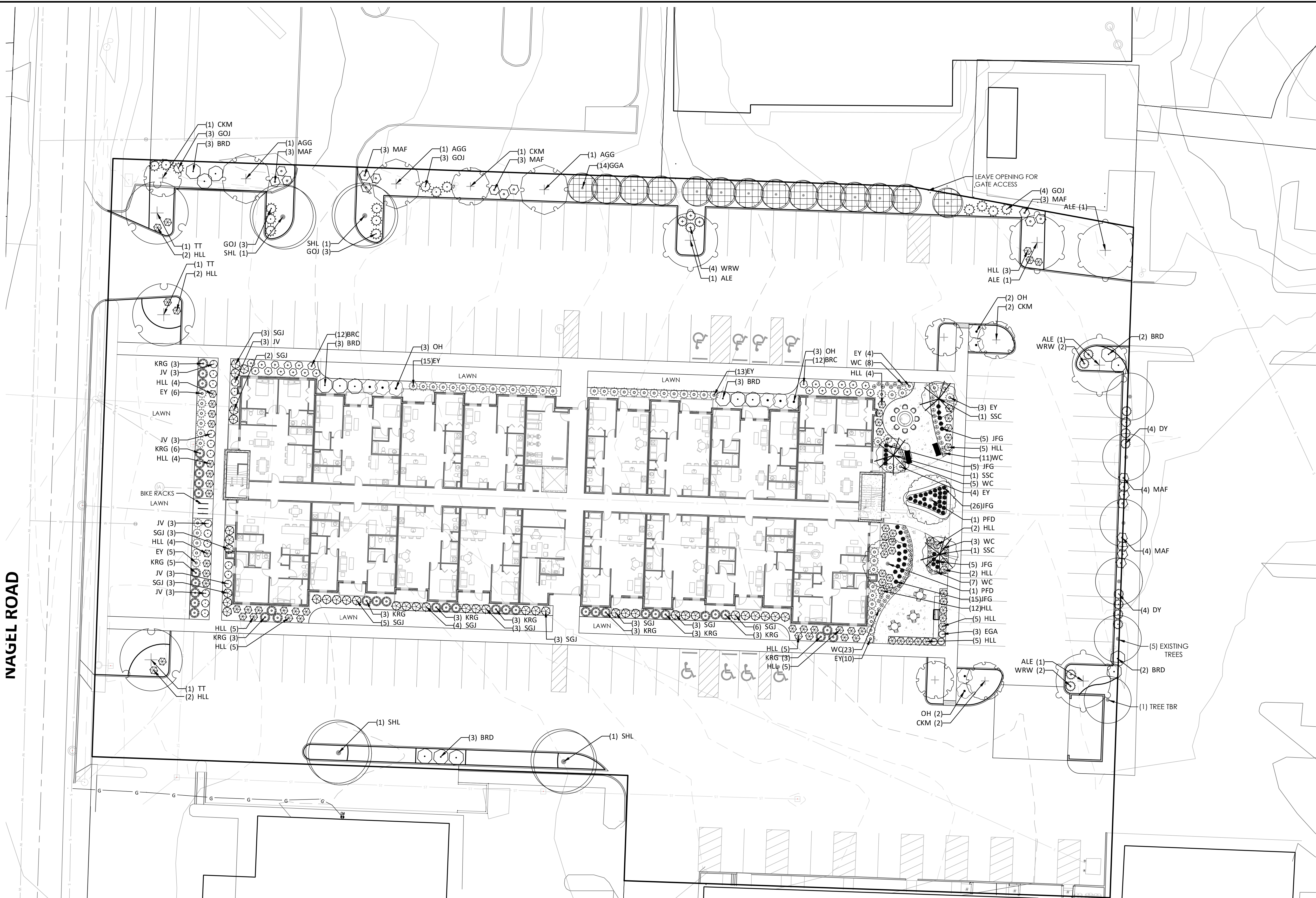
Date	10/06/25
Scale	AS NOTED
Drawn By	DA
Proj. Mgr.	JW
Survey Database	N/A
DWG	18527204-ZONE
X-Ref(s)	18527204-BAS-01
Project Number	18527
File No.	Sheet No. 3 / 3

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www.mspdesign.com

NAGEL ROAD



PLAZA ENLARGMENT

SCALE: 1" = 10'

PLANT SCHEDULE FOUNDATION

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ORNAMENTAL TREES				
PFD	2	Cornus florida rubra	Pink Flowering Dogwood	2" - 2 1/2" CAL. B&B
SSC	3	Malus x 'Spring Snow'	Spring Snow Crabapple	2" - 2 1/2" CAL. B&B
PERENNIALS				
WC	57	Geranium maculatum	Wild Cranesbill	#1 CONT.
DECIDUOUS SHRUBS				
BRC	24	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	#5 CONT.
BRD	6	Cornus sericea 'Bailey's Redtwig'	Bailey's Redtwig Dogwood	#5 CONT.
HLL	67	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	#5 CONT.
OH	6	Hydrangea quercifolia	Oakleaf Hydrangea	#5 CONT.
JV	18	Viburnum x juddii	Judd Viburnum	3'-4' B&B
EVERGREEN SHRUBS				
SGJ	38	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 CONT.
EY	60	Taxus media 'Everlow'	Everlow Yew	15'-18' B&B
EGA	3	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' B&B
ORNAMENTAL GRASSES				
JFG	56	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#3 CONT.
KRG	37	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#2 CONT.

PLANT SCHEDULE INTERIOR LANDSCAPING

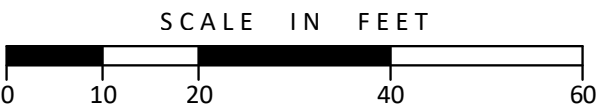
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
CKM	4	Acer platanoides 'Crimson King'	Crimson King Maple	2 1/2" - 3" CAL. B&B
SHL	4	Gleditsia triacanthos var. inermis 'Skycole' TM	Skyline Honey Locust	2 1/2" - 3" CAL. B&B
TT	3	Liriodendron tulipifera	Tulip Tree	2 1/2" - 3" CAL. B&B
ALE	4	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS				
BRD	3	Cornus sericea 'Bailey's Redtwig'	Bailey's Redtwig Dogwood	#5 CONT.
HLL	9	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	#5 CONT.
OH	4	Hydrangea quercifolia	Oakleaf Hydrangea	#5 CONT.
WRW	8	Weigela florida 'Alexandra' TM	Wine and Roses Weigela	#5 CONT.
EVERGREEN SHRUBS				
GOJ	6	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#5 CONT.

PLANT SCHEDULE PERIMETER LANDSCAPING

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				
GGA	14	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	10' HT.
SHADE TREES				
CKM	2	Acer platanoides 'Crimson King'	Crimson King Maple	2 1/2" - 3" CAL. B&B
AGG	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2 1/2" - 3" CAL. B&B
ALE	1	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	2 1/2" - 3" CAL. B&B
DECIDUOUS SHRUBS				
BRD	7	Cornus sericea 'Bailey's Redtwig'	Bailey's Redtwig Dogwood	#5 CONT.
MAF	20	Fothergilla gardenii 'Mt. Airy'	Dwarf Witchalder	#5 CONT.
EVERGREEN SHRUBS				
GOJ	10	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	#5 CONT.
DY	8	Taxus media 'Densiformis'	Dense Yew	#5 CONT.

Area	Trees Required	Trees Proposed	Shrubs Required	Shrubs Proposed
Interior Landscape	15	15	30	30
Perimeter Landscape	15	20 + 5 Existing	45	45

3715 SQ.FT. Islands Proposed
Interior Landscape - 37150/2500 = 14.9 (15 Trees)
(37150/2500)/2 = 29.72 (30 Shrubs)
Perimeter Landscape - 449/30 = 15 Trees
449/10 = 44.9 (45 Shrubs)



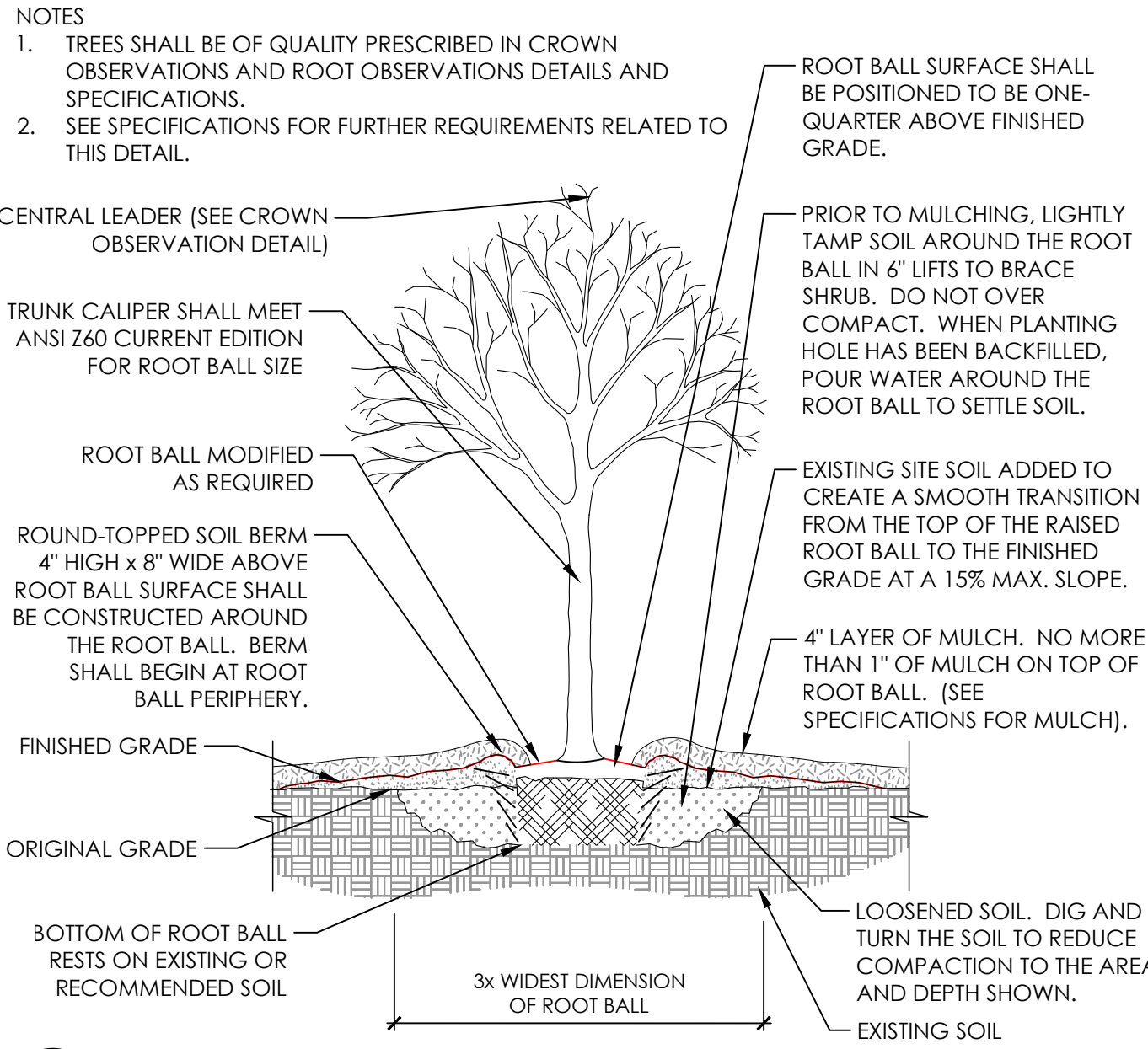
1240 NAGEL ROAD
MAJOR ADJUSTMENT TO PUD
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO
LANDSCAPE PLAN

Date	10/02/25
Scale	1"=20'
Drawn By	DAH
Proj. Mgr.	JW
Survey Database	N/A
DWG	18527206-PLA
X-Ref(s)	18527004-BAS-01
Project Number	18527
File No.	Sheet No. 1/2

MSP
DESIGN
McGill Smith Punshon

Architecture
Engineering
Landscape Architecture
Planning
Surveying

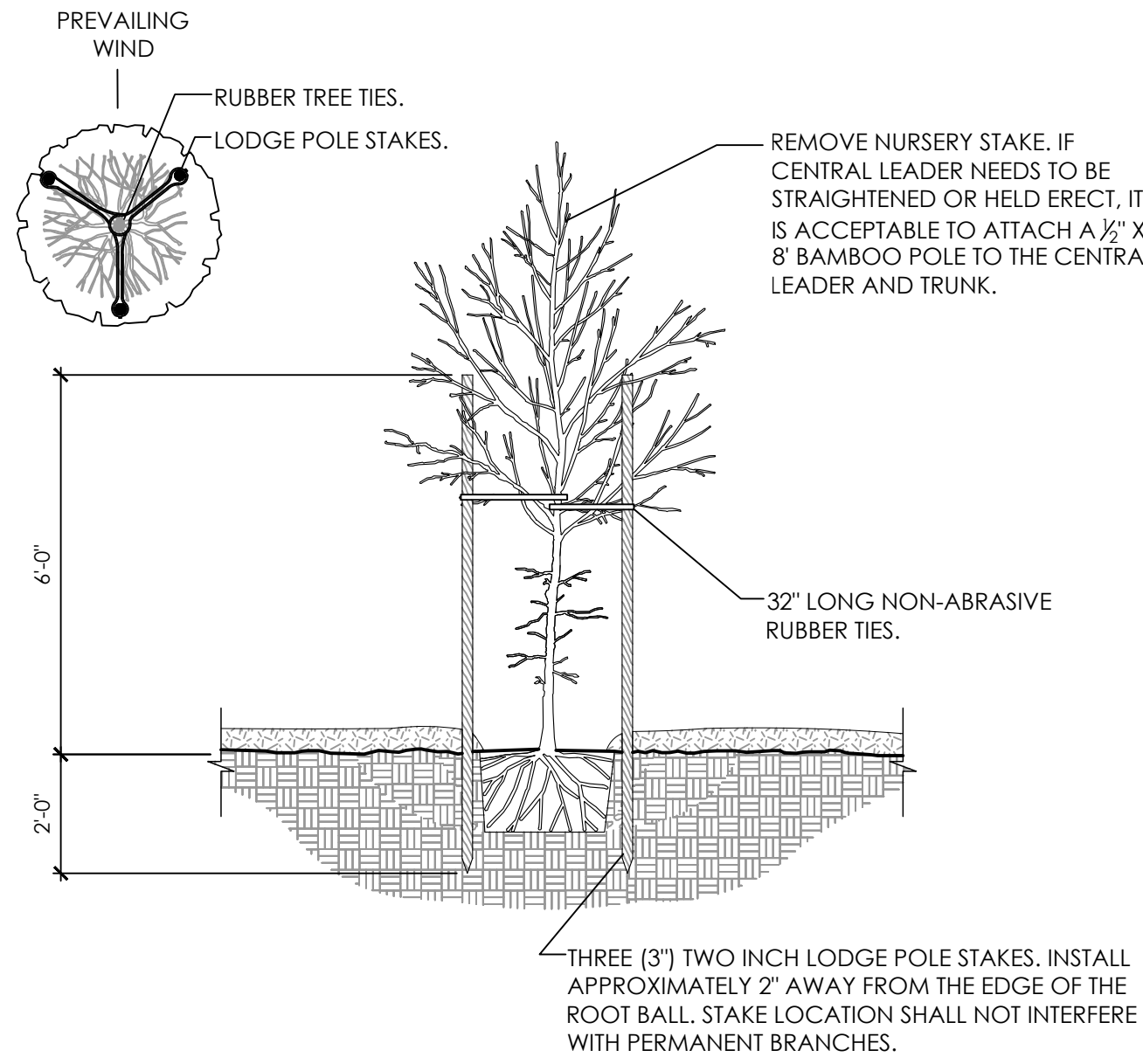
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1 TREE PLANTING

NOT TO SCALE

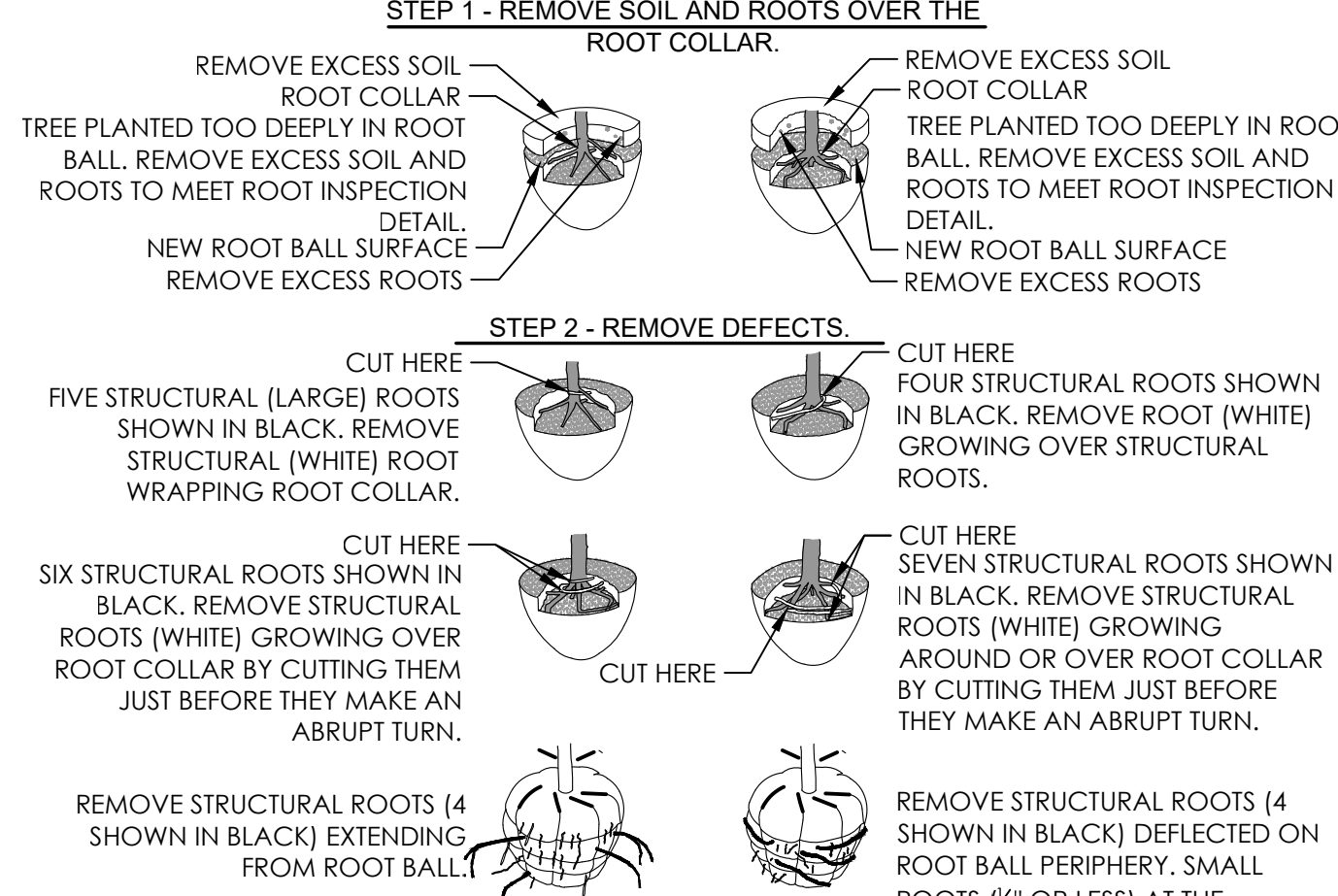
DETAIL-FILE
SECTION



2 TREE STAKING - POLES

NOT TO SCALE

DETAIL-FILE
SECTION-PLAN



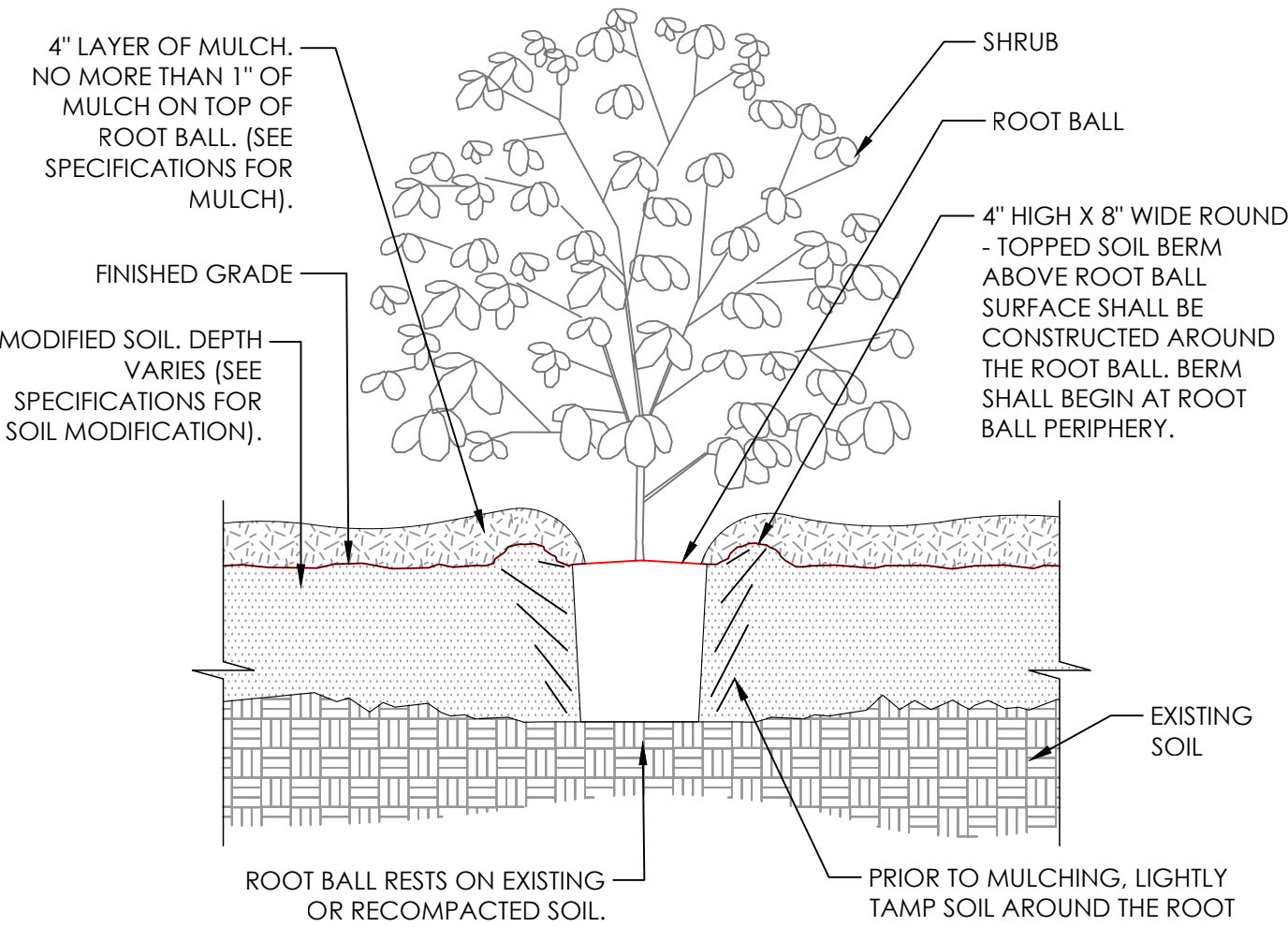
NOTES:

1. ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
2. FIRST STEP 1, THEN STEP 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
3. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
4. TREES SHALL PASS ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.

3 ROOT CORRECTION - BALL AND BURLAPPED

NOT TO SCALE

DETAIL-FILE
SECTION-ELEVATION



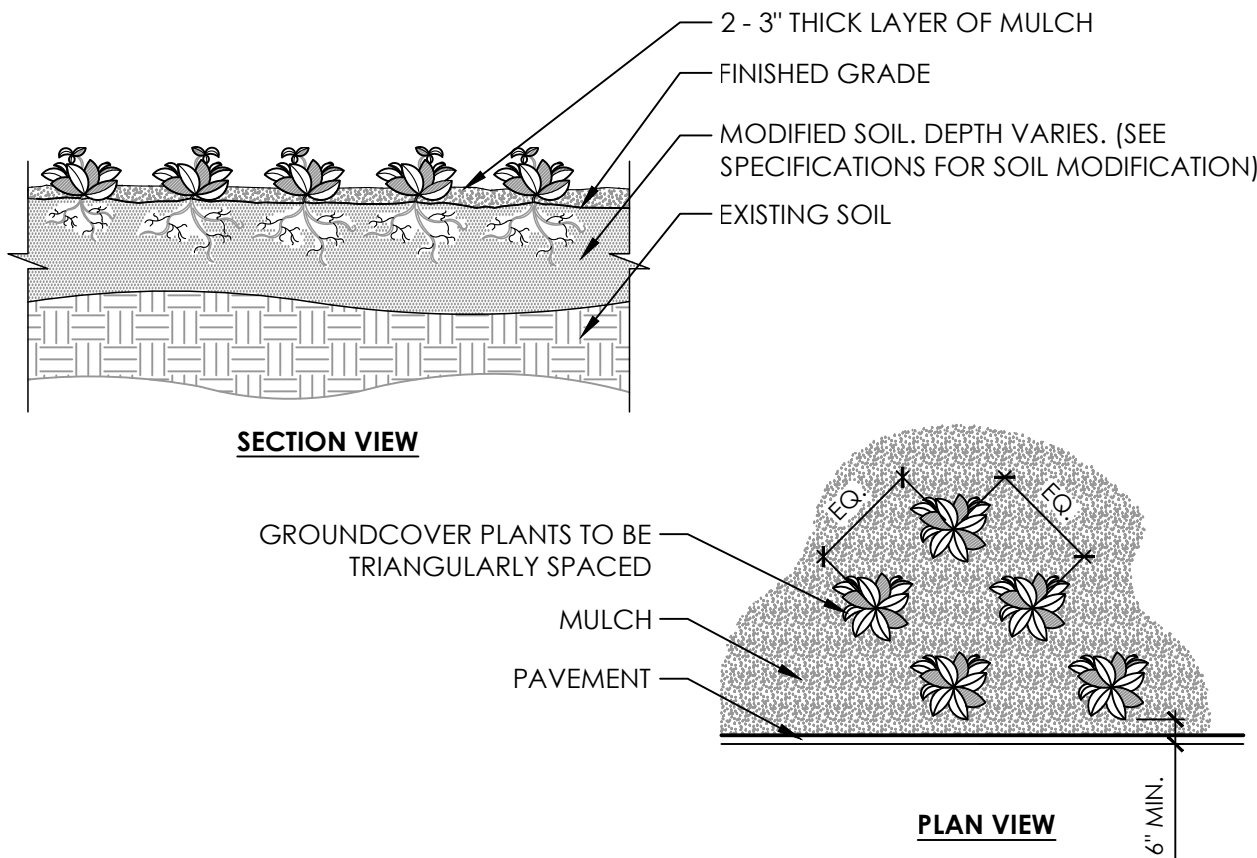
NOTES

1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 SHRUB PLANTING IN MODIFIED SOIL

NOT TO SCALE

DETAIL-FILE
SECTION



NOTES:

1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

5 GROUNDCOVER PLANTINGS

1/2" = 1'-0"

DETAIL-FILE
SECTION-PLAN

GENERAL NOTES - PLANTING

1. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
2. LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY. REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
4. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202)-789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
5. NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
6. ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
7. SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
8. LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
9. ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
10. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED). IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
11. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
12. GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
13. DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
14. LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUBS CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
15. LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.
16. STREET TREE LOCATIONS TO BE COORDINATED WITH DRIVEWAY, FIRE HYDRANT, STREET LIGHT LOCATIONS AND OTHER UTILITIES AS REQUIRED.

GENERAL NOTES - PLANT MIX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

- A. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
- B. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: SHREDDED, LOOSE, SPHAGNUM MOSS; FREE OF LUMPS, ROOTS, INORGANIC MATERIAL OR ACIDIC MATERIALS; MINIMUM OF (95) NINETY-FIVE PERCENT ORGANIC MATERIAL MEASURED BY OVEN DRY WEIGHT, A PH RANGE OF (4 TO 5) FOUR TO FIVE; AND A MOISTURE CONTENT OF (30) THIRTY PERCENT.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT). 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

1240 NAGEL ROAD MAJOR ADJUSTMENT TO PUD ANDERSON TOWNSHIP HAMILTON COUNTY, OHIO LANDSCAPE NOTES AND DETAILS

Date	10/02/25
Scale	AS SHOWN
Drawn By	DAH
Proj. Mgr.	JW
Survey Database	N/A
DWG	18527206-PLA
X-Ref(s)	18527004-BAS-01
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