

City of Rocky River - Planning Commission
Ingersoll Apartments
Preliminary Approval Submission
June 23rd 2026






Address:
 Ingersoll Drive
 Rocky River, Ohio 44116

NEARBY PROPERTIES OF NOTE:

1. Remax Crossroads
2. Market
3. 1250 Linda Street - Office Building
4. Cleveland Clinic Children's
5. CVS
6. The Dance Center
7. Sobstad
8. Astor Place

NORTH


EXISTING CONTEXT

Ingersoll Apartments

2026-06-01



ABOUT THE SITE
 Address:
 Ingersoll Drive
 Rocky River, Ohio 44116

Zoning Type:
 Office Building, OB-2


Parcel A - 301-17-082
 Lot Size: 0.75 Acres, 32,778 SF
 Street Frontage: 249'
 Lot Depth: Varies

Parcel B - 301-17-083
 Lot Size: 0.79 Acres, 34,199 SF
 Street Frontage: 240'
 Lot Depth: Varies

Parcel C - 301-15-048
 Lot Size: 0.70 Acres, 30,556 SF
 Street Frontage: Unknown
 Lot Depth: Varies

Parcel A,B,C Combined
 Lot Size: 2.24 Acres, 97,533 SF
 Street Frontage: Unknown
 Lot Depth: Varies

Parcel D - 301-17-084
 Lot Size: 3.53 Acres, 153,656 SF
 Street Frontage: 195'
 Lot Depth: 801'

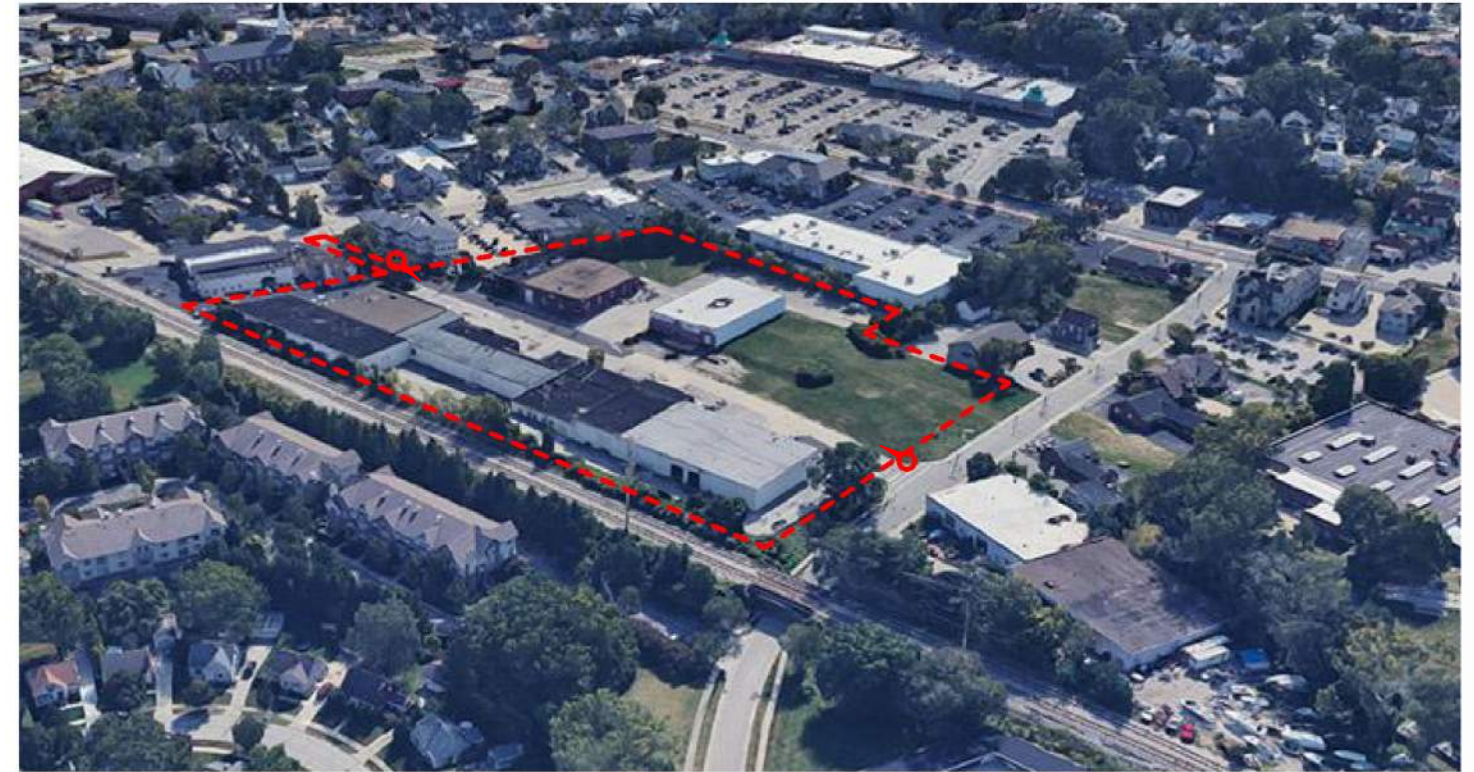
NORTH




Zoning Plan
 1" = 160'-0"



Aerial View of Site from the Southeast



Aerial View of Site from the Northwest



Looking East towards the Site from Smith Ct.



Looking West towards the Site from Linda St.

EXISTING CONTEXT

Ingersoll Apartments

2026-06-01





Looking East at 1250 Linda from Parcel



Looking North at 1250 Linda St.



Looking North towards the Parcel from Smith Ct.



Looking West at the Dance Center from Linda St.

EXISTING CONTEXT

Ingersoll Apartments

2026-06-01





Astor Place



Remax Crossroads



Market



Sobstad



CVS



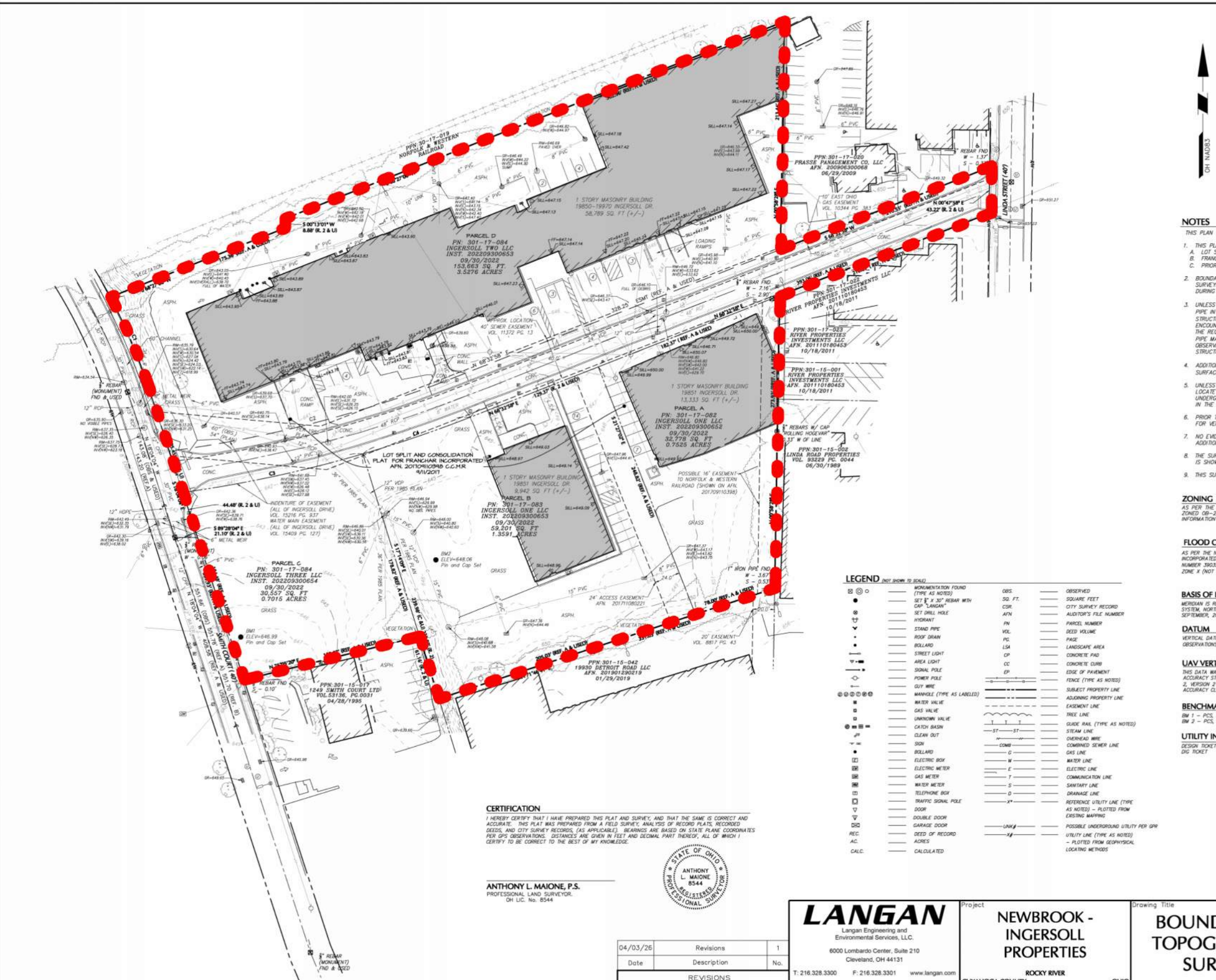
Cleveland Clinic Children's

EXISTING CONTEXT

Ingersoll Apartments

2026-06-01





- NOTES**
- THIS PLAN WAS PREPARED WITHOUT REFERENCE TO A COMMITMENT FOR TITLE INSURANCE.
 - THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - LOT SPLIT AND CONSOLIDATION FOR FRANCHAR INCORPORATED APN 201709110398 C.C.M.R.
 - FRANCHAR INC. ASSEMBLY PLAT VOL. 241 PG. 23 C.C.M.R.
 - PRIOR ALTA/NSPS LAND TITLE SURVEY BY RM KOLE & ASSOC. DATED AUGUST 24, 2022
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING SEPTEMBER, 2025.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
 - ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
 - UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
 - PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THE SURVEYOR OBSERVED ACCESS TO THE SUBJECT PARCELS THROUGH A PRIVATE DRIVE WHICH IS SHOWN ON THE SURVEY.
 - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

ZONING
 AS PER THE CITY OF ROCKY RIVER ZONING DISTRICTS MAP DATED 2024 THE SUBJECT PARCEL IS ZONED OH-2, OFFICE BUILDING. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF ROCKY RIVER, OHIO PLANNING AND ZONING CODE.

FLOOD CERTIFICATION
 AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP TITLED "CUYAHOGA COUNTY, OHIO AND INCORPORATED AREAS, PANEL 151 OF 170, MAP NUMBER 39035C0151, AND PANEL 152 OF 170, MAP NUMBER 39035C0152" WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THE SUBJECT PARCEL IS LOCATED IN ZONE X (NOT SHADED).

BASIS OF BEARINGS
 MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GNSS OBSERVATIONS IN SEPTEMBER, 2025.

DATUM
 VERTICAL DATUM IS NAVD 83, CODED 188 OBTAINED FROM GPS OBSERVATIONS ON 09/25/2025.

UAV VERTICAL POSITIONING ACCURACY
 THIS DATA WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA, EDITION 2, VERSION 2 (2024) FOR 0.12 FT RMSEV VERTICAL POSITIONAL ACCURACY CLASS.

BENCHMARK
 BM 1 - PCS, ELEV=646.99
 BM 2 - PCS, ELEV=646.06

UTILITY INFORMATION
 DESIGN TICKET A526201231-004
 DIG TICKET A526201232-004

LEGEND (NOT SHOWN TO SCALE)

<ul style="list-style-type: none"> NONMENTIONED FOUND (TYPE AS NOTED) SET 1" X 30" REBAR WITH CAP "L" MARK SET DRILL HOLE HYDRANT STAND PIPE ROOF DRAIN BOLLARD STREET LIGHT AREA LIGHT SIGNAL POLE POWER POLE GUY WIRE MANHOLE (TYPE AS LABELED) WATER VALVE GAS VALVE UNKNOWN VALVE CATCH BASIN CLEAN OUT SDW BOLLARD ELECTRIC BOX ELECTRIC METER GAS METER WATER METER TELEPHONE BOX TRAFFIC SIGNAL POLE DOOR DOUBLE DOOR GARAGE DOOR REC. AC. CALC. 	<ul style="list-style-type: none"> OBS. SQ. FT. COR. APN PN VOL. PG. LSA CP CC GP ADJONING PROPERTY LINE EASEMENT LINE TREE LINE GRADE RAK (TYPE AS NOTED) STREAM LINE OVERHEAD WIRE COMB. SEWER LINE GAS LINE WATER LINE ELECTRIC LINE COMMUNICATION LINE SEWER LINE DRAINAGE LINE REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING POSSIBLE UNDERGROUND UTILITY PER GPR UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM GEOPHYSICAL LOCATING METHODS
---	---

CERTIFICATION
 I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAN WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.



ANTHONY L. MAIONE, P.S.
 PROFESSIONAL LAND SURVEYOR
 OH LIC. NO. 8544

04/03/26	Revisions	1
Date	Description	No.
REVISIONS		

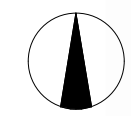
<p>LANGAN Langan Engineering and Environmental Services, LLC. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langan.com</p>	<p>Project NEWBROOK - INGERSOLL PROPERTIES ROCKY RIVER OHIO CUYAHOGA COUNTY</p>	<p>Drawing Title BOUNDARY & TOPOGRAPHIC SURVEY</p>	<p>Project No. 400156401</p>	<p>Drawing Figure VB101</p>
	<p>Date NOVEMBER 3, 2025</p>	<p>Drawn By FWP</p>	<p>Checked By ALM</p>	<p>Sheet 1 of 1</p>

EXISTING SURVEY

Ingersoll Apartments

2026-06-01





Demolition Plan
1" = 80'-0"

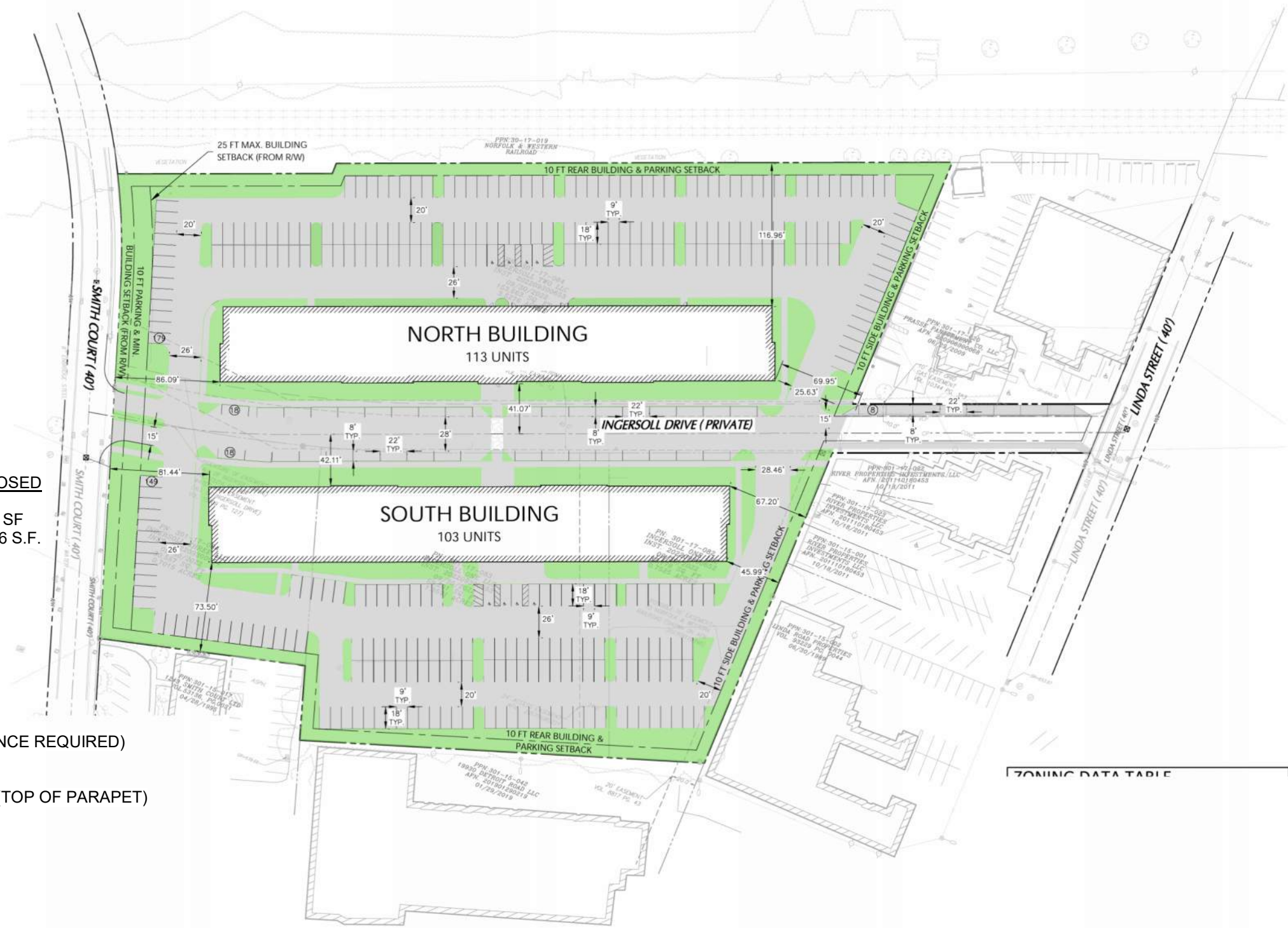
SITE PLAN - DEMOLITION PLAN

Ingersoll Apartments
2026-06-01





NOT TO SCALE



ZONING SUMMARY

PROPERTY CURRENTLY ZONED: OB-2
INTENDED USE: OB-2
Multi-Family Residential is permitted use in OB-2

	ZONING CODE	PROPOSED
MINIMUM LOT AREA N:	NO REQMT.	97,533 SF
MINIMUM LOT AREA S:	NO REQMT.	153,656 S.F.
MINIMUM LOT WIDTH:	NO REQMT.	
MINIMUM LOT FRONTAGE:	NO REQMT.	
BUILDING SETBACKS:		
MIN / MAX FRONT SETBACK:	10/25 FT	10 FT
MIN SIDE YARD SETBACK:	10 FT	10 FT
MIN REAR YARD SETBACK:	10 FT	10 FT
PARKING SETBACK:		
SIDE YARD SETBACK:	10 FT	10 FT
(PARKING SETBACK 0' ALONG EAST INGERSOLL - VARIANCE REQUIRED)		
REAR YARD SETBACK:	10 FT	10 FT
BUILDING HEIGHT:		
	MAX 75 FT	55 FT (TOP OF PARAPET)
LOT COVERAGE:		
BLDG. COVERAGE MAX % N:	40%	28.1%
BLDG. COVERAGE MAX % S:	40%	16.7%
PARKING REQUIREMENTS:		
PER MULTI-FAMILY DWELLING		
REQUIRED SPACES:	2 / UNIT	1.5 / UNIT (VARIANCE REQUIRED)
GUEST SPACES:	.25 / UNIT	.25 / UNIT
COVERED SPACES:	1 / UNIT	0 (VARIANCE REQUIRED)
ACCESSIBLE SPACES:	8	8

LANDSCAPE: SEE PAGE 12 FOR ZONING-COMPLIANT LANDSCAPE PLAN
SITE LIGHTING: SEE PAGE 14 FOR ZONING-COMPLIANT SITE LIGHTING PLAN

LANGAN
Langan Engineering and Environmental Services, LLC.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project: **NEWBROOK - INGERSOLL PROPERTIES**
ROCKY RIVER, OHIO
CLYAHOGA COUNTY

Drawing Title: **CONCEPT SITE PLAN**

Project No. 400156401 Drawing No. CS101
Date 05/18/2026
Drawn By: ZWH
Checked By: MID

SITE PLAN - CIVIL GEOMETRIC PLAN

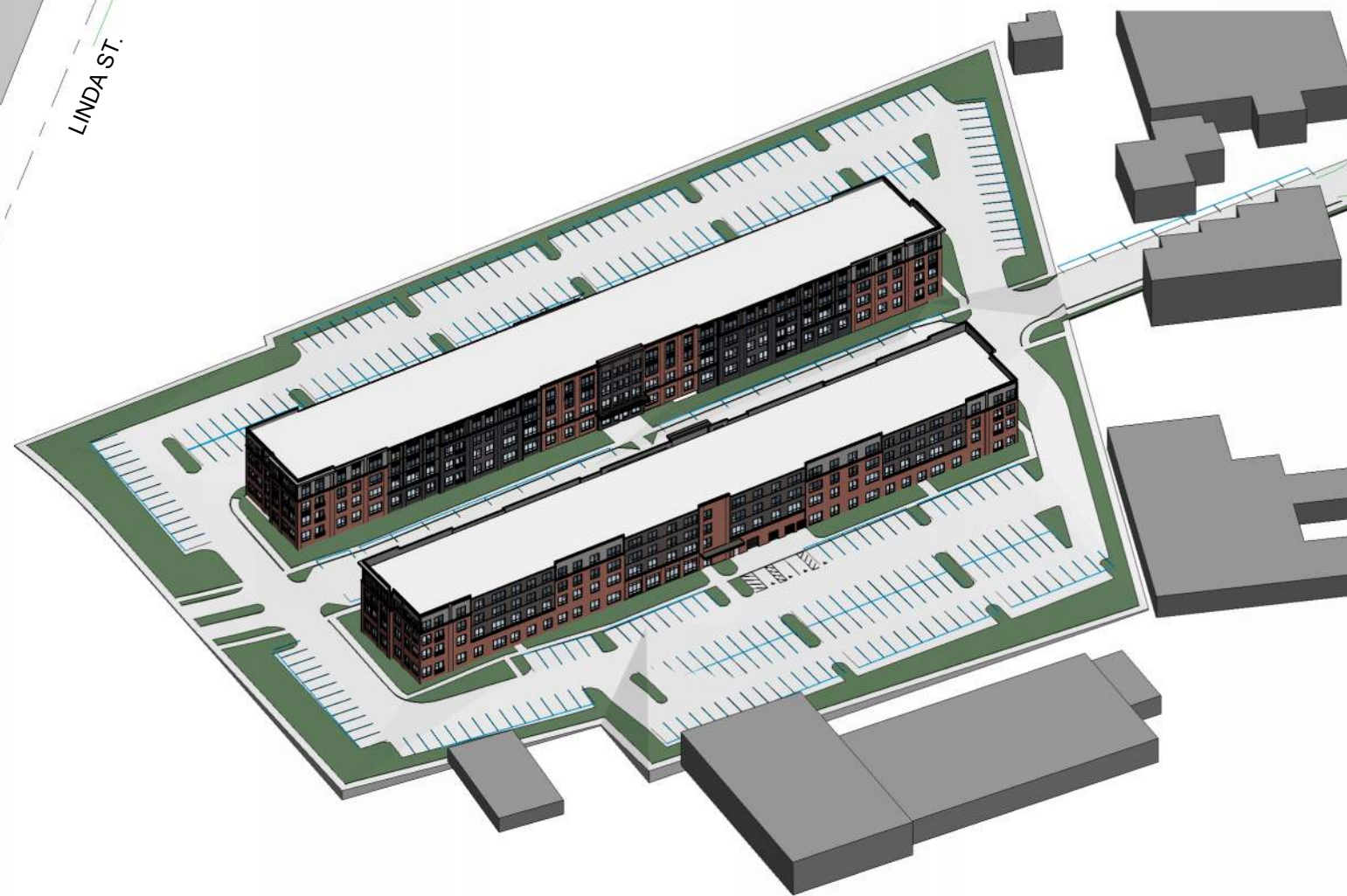
Ingersoll Apartments
2026-06-01





Proposed Site Plan
1" = 100'-0"

BUILDING METRICS	
1 LEVEL OF	(AMENITIES+ RESIDENTIAL UNITS)
3 LEVELS OF	(RESIDENTIAL UNITS)
BUILDING FOOTPRINT NORTH =	27,407 / FLOOR SF
BUILDING FOOTPRINT SOUTH =	25,690 / FLOOR SF
TOTAL BUILDING FOOTPRINT	53,097 / FLOOR SF
RESIDENTIAL	
TOTAL BLDG. GROSS AREA =	212,388 SF
LEASABLE AREA (84% EFFICIENT) =	177,367 SF
	802 SF AVG. UNIT SIZE
	216 UNITS TOTAL
INDOOR PARKING SPACES PROVIDED=	0



Proposed Site Axonometric View

ZONING - PROPOSED PROJECT

Ingersoll Apartments

2026-06-01





Proposed North Building

Proposed South Building

Ingersoll Dr.

Proposed Project within Context

ZONING - PROPOSED PROJECT

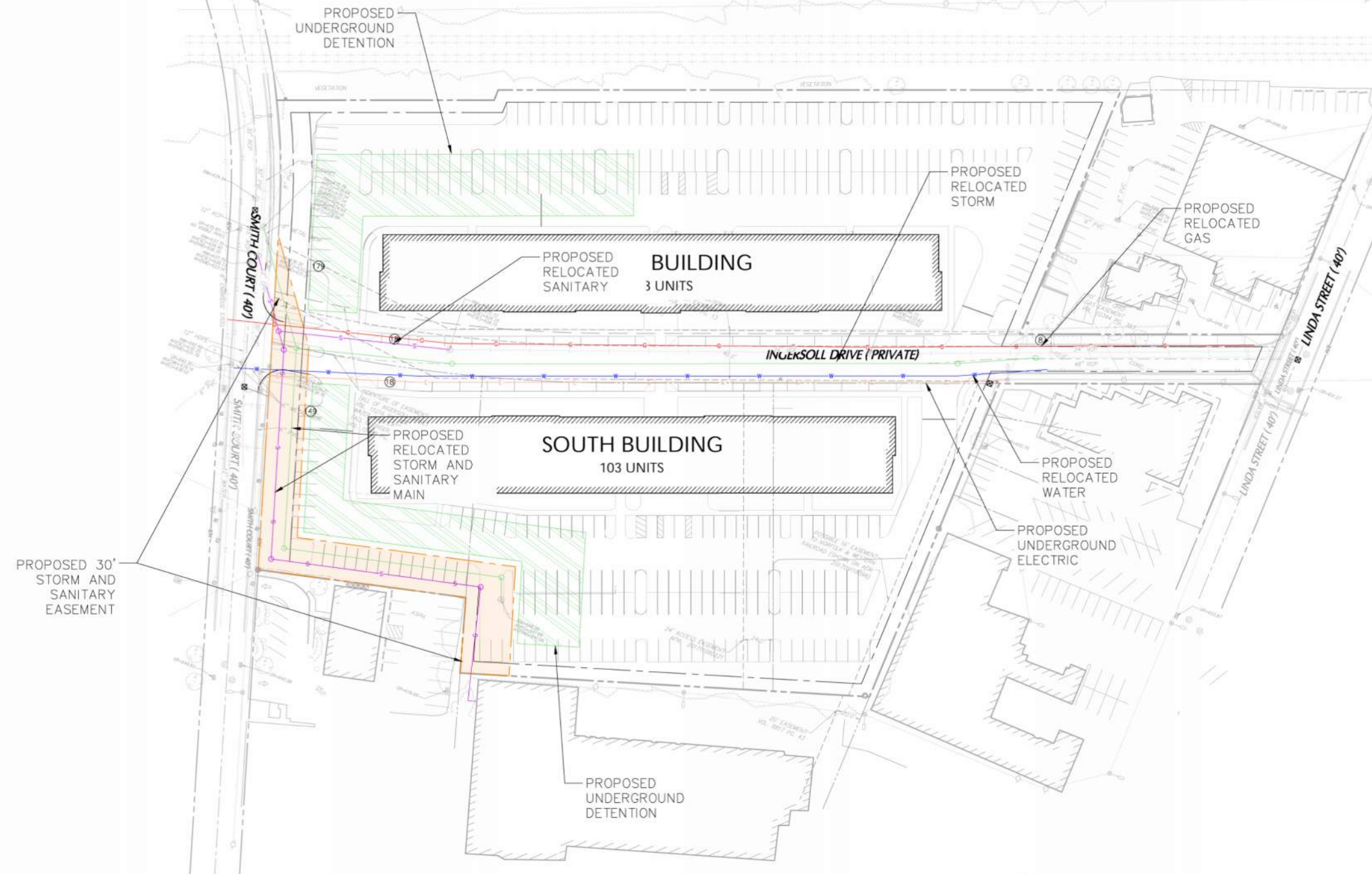
Ingersoll Apartments

2026-06-01





NOT TO SCALE



LANGAN
 Langan Engineering and
 Environmental Services, LLC.
 6000 Lombardo Center, Suite 210
 Cleveland, OH 44131
 T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
**NEWBROOK -
 INGERSOLL
 PROPERTIES**
 ROCKY RIVER
 CUYAHOGA COUNTY OHIO

Drawing Title
**CONCEPT UTILITY
 PLAN**

Project No. 400156401	Drawing No. CU101
Date	
Drawn By	
Checked By	

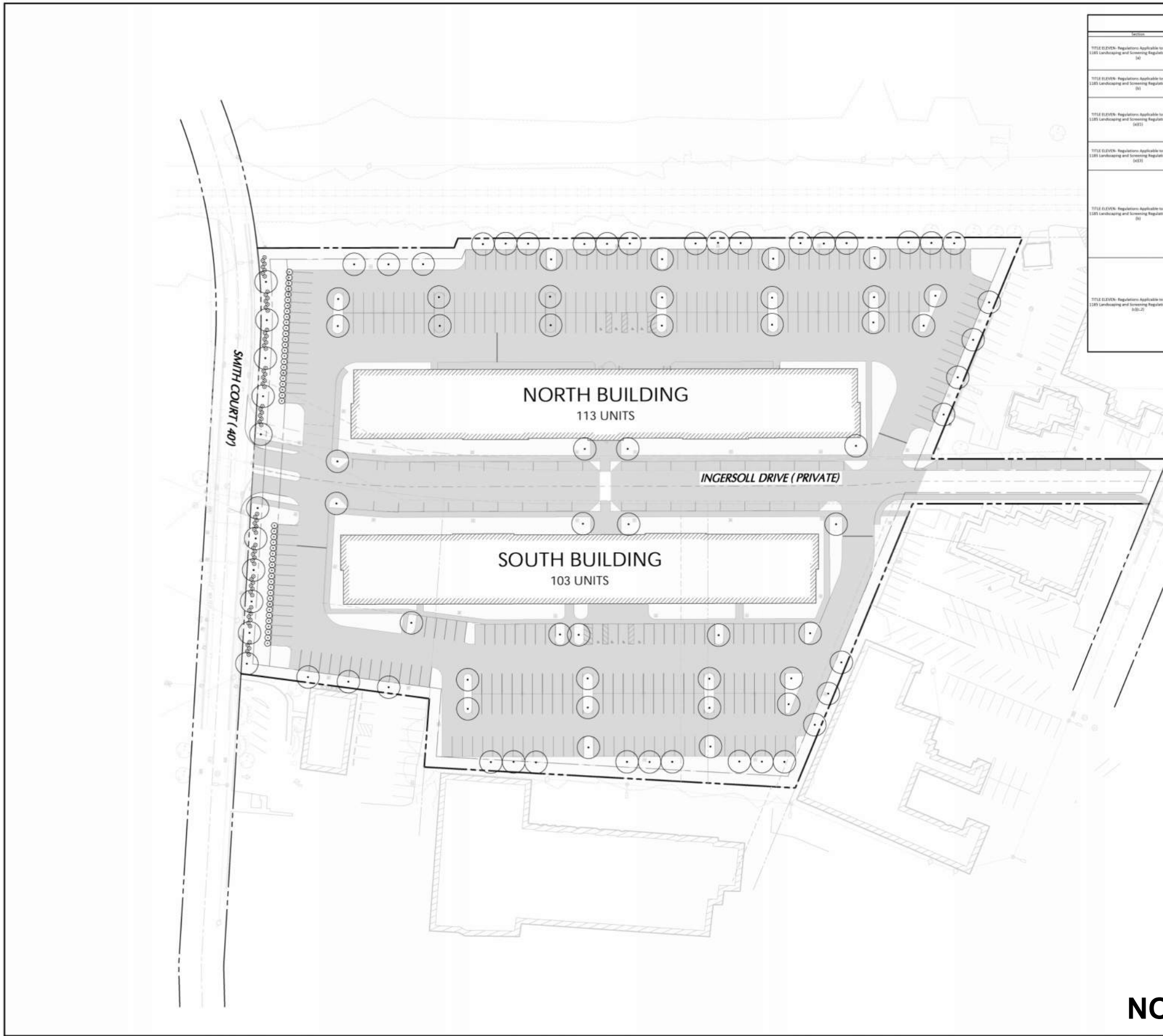
U101 Document Code: 400156401-0101-CU101-0101 © 2023 Langan

SITE PLAN - CIVIL UTILITY PLAN

Ingersoll Apartments

2026-06-01





Landscape Compliance Chart			
Section	Requirement	Proposed	Compliance
TITLE ELEVEN - Regulations Applicable to all Districts: 1285 Landscaping and Screening Regulations, 1285.09 (a)	Three (3) large deciduous trees shall be provided for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.	Required: 340 LF Frontage 140' x 2.4 = 336 LF Proposed: 33 trees provided along lot frontage.	Complies
TITLE ELEVEN - Regulations Applicable to all Districts: 1285 Landscaping and Screening Regulations, 1285.09 (b)	Twenty shrubs shall be provided for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.	Required: 340 LF Frontage 140' x 2.4 = 336 LF Proposed: 66 shrubs are provided.	Complies
TITLE ELEVEN - Regulations Applicable to all Districts: 1285 Landscaping and Screening Regulations, 1285.09 (c)(1)	For any parking area designed to accommodate twenty (20) or more vehicles, a minimum of five percent (5%) of the parking lot shall be planted as landscaped island areas, developed and naturally distributed throughout the parking lot to define major circulation axes and driving lanes and provide visual and aesthetic relief from broad expanses of pavement, except perimeter planting may be used to satisfy the requirements in this section when parking facilities are less than sixty (60) feet in width.	Required: 265,802 SF parking area 265,802 / 24,000 = 11,075 SF of planted landscape area required. Proposed: 11,198 SF of planted landscape area provided.	Complies
TITLE ELEVEN - Regulations Applicable to all Districts: 1285 Landscaping and Screening Regulations, 1285.09 (c)(2)	Within the landscaped islands, there shall be provided one shade tree for every 10 parking spaces. Each landscape island shall have at least one (1) shade tree.	Required: 363 proposed parking spaces 363 / 10 = 36.3 trees required. Proposed: 43 trees provided.	Complies
TITLE ELEVEN - Regulations Applicable to all Districts: 1285 Landscaping and Screening Regulations, 1285.09 (d)	In addition to the requirements of sub-sections 1285.09 (a) and 1285.09 (b), formal perimeter landscaping shall be required along any side of a parking lot that abuts adjoining property that is not a right of way. A landscaped strip, which is the depth of the minimum parking setback set forth in the Development Code for the district in which the lot is located, except as otherwise regulated in Chapter 1285, Conditional Use Regulations, shall be located between the parking area and the adjoining property line. One large deciduous tree, one small shrub tree for each 100 linear feet shall be placed on the landscaping strip. However, this does not mean that shade trees shall be located from 100 feet on center or the spacing from 100 feet apart. This landscaping strip shall be landscaped open space free of any wall, fence, landscape and/or utility. Such wall, fence, etc. may exist or be constructed on the edge of each landscaping strip. The requirements of this section shall not apply where planting is required for screening pursuant to Section 1285.11, Buffering and Screening Between Districts and Uses.	Required: 1,400 LF parking lot perimeter 1,400 LF x 17.5 = 24,500 SF of large deciduous trees required 1,400 LF x 17.5 x 2 = 49,000 SF of small shrub trees required. Proposed: 38 large deciduous trees provided.	Complies
TITLE ELEVEN - Regulations Applicable to all Districts: 1285 Landscaping and Screening Regulations, 1285.09 (d)(2)	In addition to the requirements of sub-sections 1285.09 (a) and 1285.09 (b), formal perimeter landscaping shall be required along any side of a parking lot that is located within forty (40) feet of a public street, a buffer yard, which is the depth of the minimum parking setback set forth in the Development Code for the district in which the lot is located, except as otherwise regulated in Chapter 1285, Conditional Use Regulations, and screening shall be provided and maintained between the parking area and the street right of way line. This screening shall be any combination of commercial fencing or a solid wall and landscaping such that a solid, continuous visual screen is provided, unless additional requirements are mandated elsewhere in the Development Code. When landscaping is utilized in combination with commercial fencing, trees and/or shrubs, such materials shall be adequately spaced to form a solid, continuous visual screen within one (1) year after the initial installation. The requirements of this subsection shall not apply where planting is required for screening pursuant to subsection 1285.11(2)(E) or (2) both landscaping and/or screening shall be located parallel to and within five (5) feet of the edge of the parking lot.	Shrub row proposed as screening from public street. Shrub row is located within 5' of parking lot perimeter.	Complies

PLANT LEGEND

SYMBOL	QTY.	PLANTS	SIZES
○	101	LARGE DECIDUOUS TREES	2 1/2 - 3" CAL., B&B
+	46	LARGE SHRUBS	#5, CONTAINER
●	70	SMALL SHRUBS	#5, CONTAINER
□		LAWN	SEE PLANTING DETAILS

LANGAN
Langan Engineering and Environmental Services, LLC.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
NEWBROOK - INGERSOLL PROPERTIES
ROCKY RIVER
CLYAHOGA COUNTY OHIO

Drawing Title
LANDSCAPING PLANTING PLAN

Project No. 400156401	Drawing No. LP101
Date 05/18/2026	
Drawn By SD	
Checked By MS	

© 2026 Langan
if LP101 Document Code: 400156401-0101-LP101-0101

NOT TO SCALE

Copyright © Date of Issue, Sullivan Bruck Architects, LLC. All rights reserved. The design concepts and other information contained herein are the intellectual property of the Architect, and are protected by national and international copyright law. This drawing is an instrument of service, and may not be reused, reproduced, or altered without the express written consent of the Architect.

GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE PLANTING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE CONTRACTOR SHALL HAVE THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED. ANY TREE THAT LACKS THE MAIN LEADER SHALL BE REPLACED.
4. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS. WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED. CONTRACTOR TO ENSURE POSITIVE VERTICAL DRAINAGE THROUGHOUT PLANTED AREAS. DISCREPANCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT MATERIALS.
6. PLANT MATERIAL SHALL BE PUT INTO THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
7. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR SEPT 1 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEING NOTES.
8. ALL FENCE AND OVER SAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
10. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITIES AND ADJUSTMENT TO THE WORK AREA (2) TO PROTECT ALL UTILITIES LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
11. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL. THE CONTRACTOR SHALL OBTAIN OWNER AND/OR OWNER BEFORE PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT, MATERIAL, AND LOCATION OF PLANTING BEGS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
12. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DELIVERY AND AFTER INSTALLATION. THE LANDSCAPE ARCHITECT WILL BE RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS FOR SOILS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REJECT PLANT MATERIALS FOR SIZE AND CONDITION OF PLANTING SYSTEM, STORAGE, HANDLING, AND PLANTING. THE CONTRACTOR SHALL REMOVE DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM THE PROJECT SITE.
13. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DESTROYED, WOUND, OR MORE DEAD, WHICH DO NOT MEET PLANTING STANDARDS, THAT APPEAR UNHEALTHY OR UNUSUALLY AND ALLEGED TO BE NATURAL, SHALL BE REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, VARIETY, SIZE, AND QUALITY. PLANT MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, VARIETY, SIZE, AND QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
14. DELIVERY, STORAGE, AND HANDLING:
 - A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DESTRUCTION DURING DELIVERY, AND WHILE STORED AT SITE.
 - B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROTECT TREES AND SHRUBS DUE TO THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT TRIM OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR DESTROY MATERIALS. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 - C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL, MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL. AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
15. ALL LANDSCAPED AREAS TO BE CLEANED OF ROCKS, STUMPS, TRASH AND OTHER UNDESIRABLE DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNIFORM SURFACES PRIOR TO PLANTING OR MULCHING.
16. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REJECT INSTALLATION AND MAINTENANCE PROCEDURES.
17. CONTRACTOR'S GUARANTEE: ALL PLANTINGS AND PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL MAINTENANCE (INCLUDING BUT NOT LIMITED TO WATERING, PRUNING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNHEALTHY, STUNG OR DEAD DURING THIS PERIOD SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
18. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNLINED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
19. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED REGULARLY AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR SHALL CONFIRM WATER SOURCE WITH OWNER PRIOR TO BID AND INCLUDE ALTERNATE MEANS OF WATERING IF NECESSARY.
20. ON-SITE WATER SHALL BE FURNISHED BY THE CONTRACTOR. HOSE AND OTHER WATERING EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR.
21. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TREE HOLDING ROOT BALL SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PEELED DOWN SO 1/2 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
22. ALL TREES MUST BE GUINED OR STAKED IF REQUIRED BY ORDINANCE. IF LOCATED ON A SLOPE 3:1 OR GREATER, OR IF THE SITE IS LOCATED IN A HIGH WIND ZONE.
23. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A MINIMUM 2" LAYER OF MULCH. MULCHING SHALL BE IN A SUSTAINABLE MANNER THAT WILL PREVENT SOIL EROSION AND THE IMPOSITION OF DUST. MULCH SHALL BE A FIBROUS SHREDED HARDWOOD MULCH. MULCH SHALL BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PROCEEDING WITH THE WORK. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE QUANTITY SHOWN SHALL GOVERN.
25. LANDSCAPE PUNCH LIST SITE VISITS TO BE PERFORMED BY THE PROJECT LANDSCAPE ARCHITECT, IF UNDER CONTRACT FOR SUCH WORK, WILL NOT BE SCHEDULED UNTIL CONFIRMATION IS RECEIVED THAT ALL PROPOSED LANDSCAPE ITEMS HAVE BEEN INSTALLED, OR DISCREPANCIES NOTED IN THE PUNCH LIST REPORT HAVE BEEN CORRECTED. THE PUNCH LIST SITE VISIT WILL THEN BE PERFORMED WITHIN 10 BUSINESS DAYS.
26. CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WATERING, WRAPPING, WRAP TREE GUARDS, OR APPROVED EQUAL, PROTECTION LENGTHY TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.
27. ALL SLOPES 3:1 OR GREATER AND ALL SOIL SLOPES OF BASINS SHALL REQUIRE AN EROSION CONTROL, BLANKET EROSION CONTROL BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

LAWN SEED MIX

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATE AT 220 POUNDS PER ACRE:
 - 20% PERENNIAL RYEGRASS
 - 20% PERENNIAL FESCUE
 - 20% KENTUCKY BLUEGRASS
 - 20% RED FESCUE
4. SEEDING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR SEPT 15TH TO OCTOBER 30TH.
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SEEDING. CONTRACTOR TO BRING SEEDING DATE UNTIL A STAND OF COVER IS ESTABLISHED AND FOUND ACCEPTABLE TO THE OWNER. SEE LAWN WATERING SCHEDULE NOTES.

LAWN WATERING SCHEDULE

- THE FOLLOWING WATERING SCHEDULE COVERS 10-14" MIXES TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.
- IMPORTANT ASPECTS TO ATTENDING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL PH FOR THE INTENDED PLANT SPECIES, FERTILIZATION, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.
1. SEEDING SHALL BE DONE DURING THE SEASON SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
 2. AFTER THE SEEDS HAVE BEEN INSTALLED, MULCH IS APPLIED, WATER LIGHTLY TO SOAK PREPARED SOIL TO 2 INCHES OF SOIL. CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEEDS.
 3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
 4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO A 2 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
 5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-3 INCHES AFTER 3-5 WEEKS OF MOWING. CONTINUE TO WATER TO A 2 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FIRM, FERTILE, WELL DRAINED, FREE OF DEBRIS, TORSION, TRASH AND STONES OVER 1/2" DIA. IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING, HAVING NO VISIBLE SOILS.
2. PLANTING SOIL:
 - REUSE SURFACE SOIL STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOIL, AND GRAVEL OVER 1" IN DIAMETER AND DELIVERABLE TO THE CONTRACTOR. CONTRACTOR SHALL PROVIDE PROPER STORAGE AND PROTECTION OF PLANTING SOIL THROUGHOUT THE PROJECT. CONTRACTOR SHALL SUBMIT TESTS TO THE STATE COOPERATIVE EXTENSION SERVICE OR APPROVED EQUAL, PRIOR TO PLACEMENT OF 6" DEPTH PLANTING SOIL LAYER, THE CONTRACTOR SHALL APPLY 3" OF COMPOST AND ROTO-TILL INTO SUBGRADE TO A MIN. DEPTH OF 12".
 - CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BARS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER. MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND WEIGHT OF THE MATERIALS, SOIL, OR COMPONENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTERFERENCE OF CONTAMINANTS AND OTHER MATERIALS. MATERIALS SHALL BE COVERED WITH A TARP/PLASTIC UNTIL THE DATE OF USE.
 - ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH TEST RESULTS TO LANDSCAPE ARCHITECT AND OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL. REJECTED TEST RESULTS SHALL BE STORED ON SITE UNTIL THE SPECIFICATION TESTING REQUIREMENTS ARE MET. TESTS THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS. THE CONTRACTOR SHALL FOLLOW STATE RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

- THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
- WHERE A PERMANENT IRRIGATION SYSTEM IS PLANNED:
 - PARTICLE SIZE ANALYSIS - SAND, SILT, AND CLAY: SAND, 25-40% SILT, AND 5-10% CLAY.
 - GRAVEL CONTENT (2mm) - LESS THAN 10%.
 - FERTILITY ANALYSIS: pH (6.0-8.0), SOLUBLE SALTS (0.2 to 1.0 MHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM.
 - ORGANIC MATTER CONTENT: 1.5-3% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS.
 - TOXIC SUBSTANCE ANALYSIS.
 - MATERIAL GRABBER WITH 100 PASSES IN 2 MINUTES, 40% RETAINED.
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A # 4 SIEVE.
 - WHERE NO PERMANENT IRRIGATION IS PLANNED:
 - PARTICLE SIZE ANALYSIS - LOAM, 40-50% SAND, 25-30% SILT, AND 5-10% CLAY.
 - GRAVEL CONTENT (2mm) - LESS THAN 10%.
 - FERTILITY ANALYSIS: pH (6.0-8.0), SOLUBLE SALTS (0.2 to 1.0 MHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM.
 - ORGANIC MATTER CONTENT: 1.5-3% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS.
 - TOXIC SUBSTANCE ANALYSIS.
 - MATERIAL GRABBER WITH 100 PASSES IN 2 MINUTES, 40% RETAINED.
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A # 4 SIEVE.
- SOILS FOR BASINS (BIO-RETENTION, INFILTRATION, ETC.) AND BIOSWALS SHALL BE TESTED FOR THE RESPECTIVE STATE OR THE CONTRACTOR'S EXPENSE.

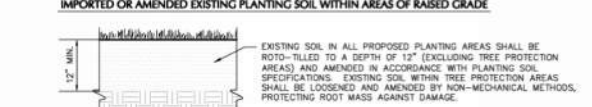
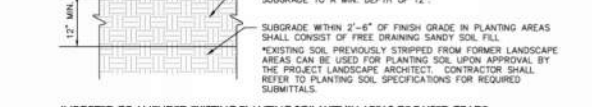
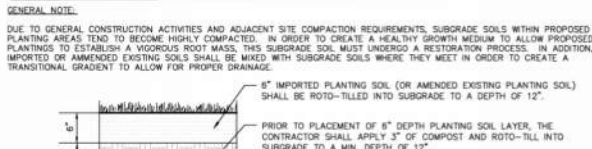
3. SOIL AMENDMENT FOR PLANT MATERIAL:
 - A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOSS WITH 80-90% ORGANIC CONTENT BY WEIGHT, SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YEAR, SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", MOSS CHIPS OVER 1".
 - B. SOIL IN NEEDS AND PLACING OTHERS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FIRM, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
 - C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
 - PARTICLE SIZE ANALYSIS - MIN. OF 80% OF CALCIUM AND MAGNESIUM CARBONATES) USE PENDING RESULTS OF SOIL ANALYSIS.
 - SOIL pH LEVELS TO 4.5 FOR 10% TO 4.5 FOR 10% ERICACEOUS PLANTS - BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS.
 - TERMINAL SOIL pH LEVELS TO 4.5 FOR 10% TO 4.5 FOR 10% ERICACEOUS PLANTS.
 - BACKFILL MIXTURE WITH TREES AND SHRUBS.
 - MYCORRHIZAL FUNGUS BY PLANT HEALTH CARE 800-421-9001 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR ROAD AREAS, BESS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 20% OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. CLEAN SOIL FILL IN LANDSCAPE AREAS:
 - A. PLANTING SOIL SHALL BE PLACED IN PLANTING AREAS. PLANTING SOIL SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.
 - B. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
 - C. SCARP AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL. PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE, PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND HIGH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN FROZEN OR MOIST CONDITION.
 - D. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
7. SOIL DISPOSITION:
 - A. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND UNWASTING AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED IF PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 80% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE A WASH 100% PASSING TO 20 MESH SIEVE, MINIMUM 80% PASSING TO 20 MESH SIEVE, AND MINIMUM 80% PASSING TO 40 MESH SIEVE.
 - B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
 - C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
 - THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS ARE COMPRISED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
 - MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED FINE BARK (UP TO 30% BY VOLUME) AND/OR OPSHAM COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE GRASSINESS IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

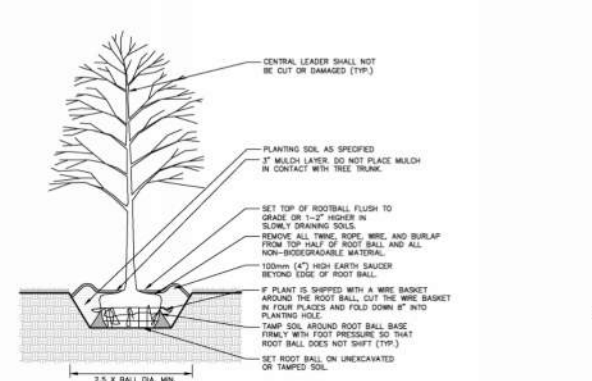
LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
 - A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
 - C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
 - A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED, AND DEAD MATERIALS REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
 - B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH MAY BE SUBSTITUTED OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
 - E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.

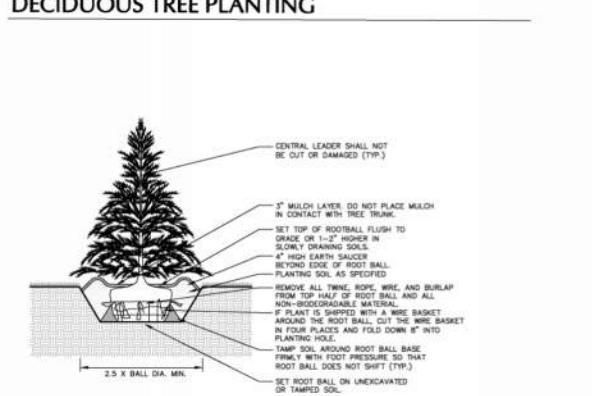
PLANTING SOIL



- NOTES:
1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CUY) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
 2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2"-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
 3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE PROJECT STATE ENVIRONMENTAL REVIEW AGENCY STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT, IF APPLICABLE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
 4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.).
 5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

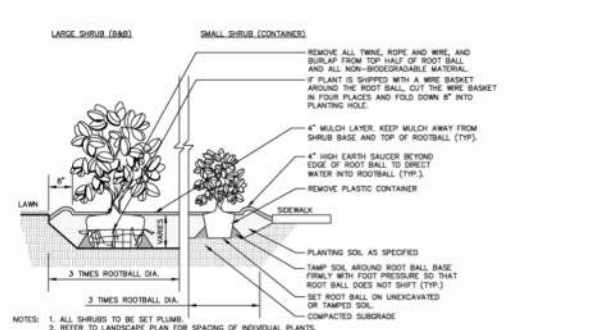


DECIDUOUS TREE PLANTING

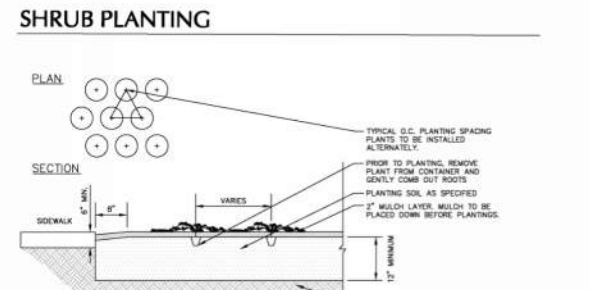


EVERGREEN TREE PLANTING

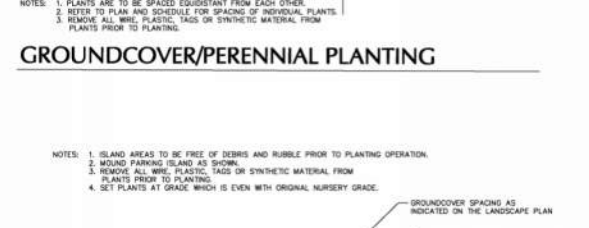
- NOTES:
1. ISLAND AREAS TO BE FREE OF DEBRIS AND RUBBLE PRIOR TO PLANTING OPERATION.
 2. MOUND PARKING ISLANDS AS SHOWN.
 3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.
 4. SET PLANTS AT GRADE WHICH IS EVEN WITH ORIGINAL NURSERY GRADE.



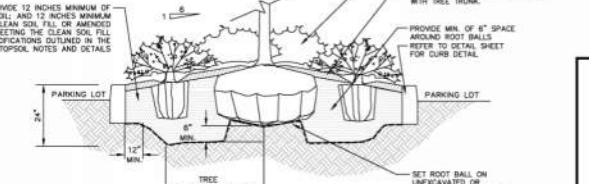
SHRUB PLANTING



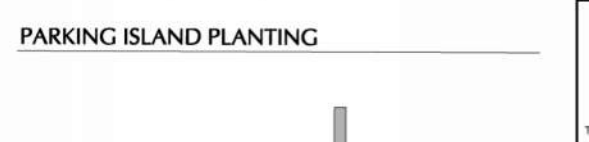
GROUND COVER/PERENNIAL PLANTING



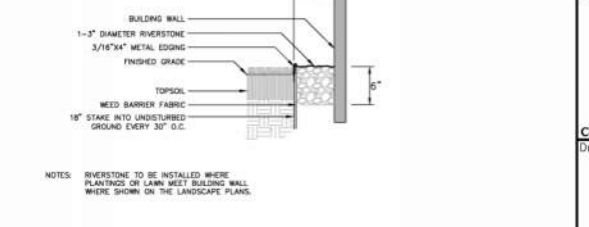
PARKING ISLAND PLANTING



GRAVEL STRIP



PLANTING NOTES & DETAILS



GRAVEL STRIP



LANGAN
Langan Engineering and Environmental Services, LLC.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

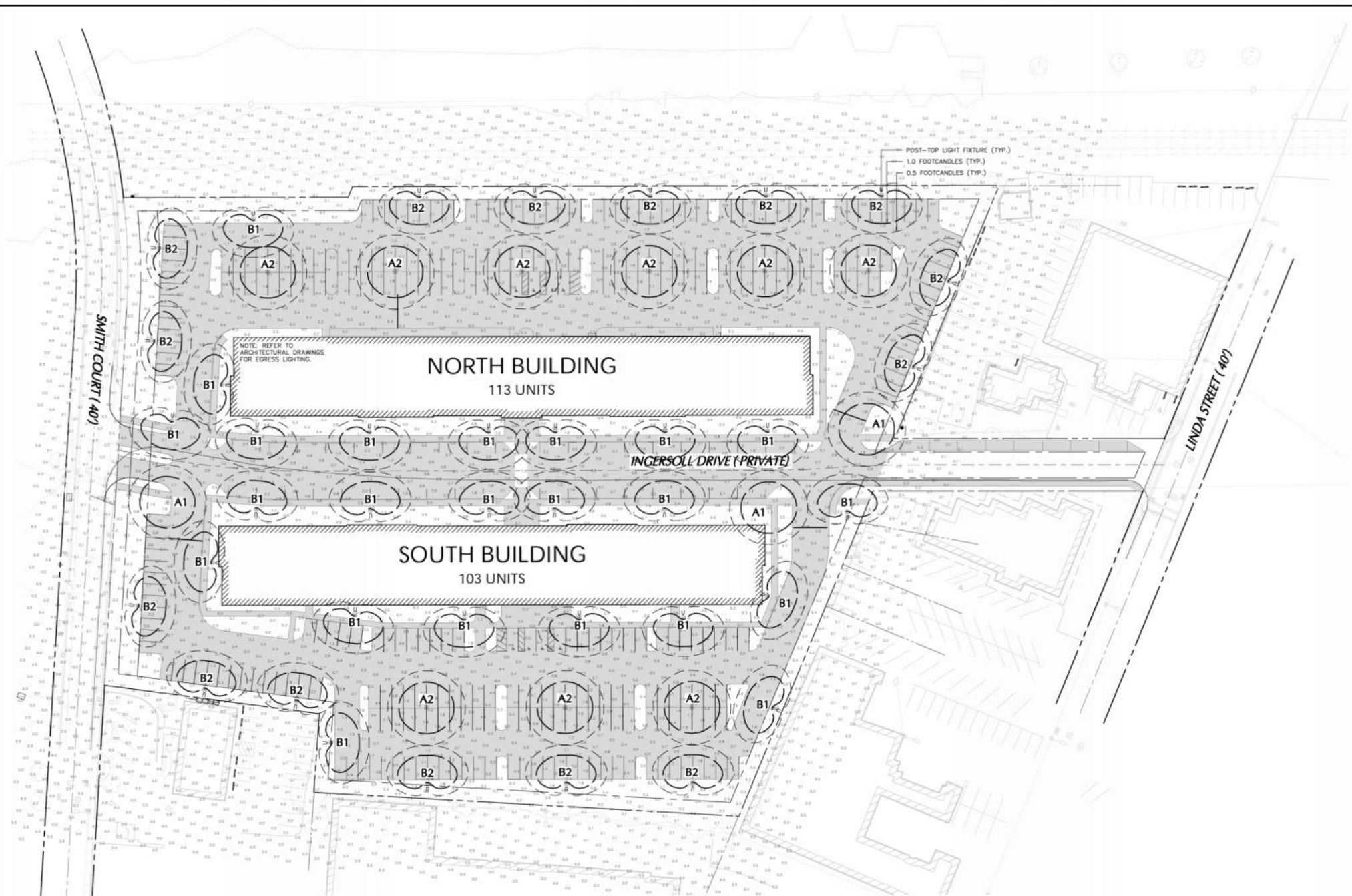
Project
NEWBROOK - INGERSOLL PROPERTIES
ROCKY RIVER

CUYAHOGA COUNTY OHIO
Drawing Title

PLANTING NOTES & DETAILS

Project No.	Drawing No.
400156401	LP501
Date	
05/18/2026	
Drawn By	
SD	
Checked By	
MS	

© 2025 Langan
UT LP501 Document Code: 400156401-0101-LP501-0101



NOT TO SCALE

Item	Description	Notes	Compliance
1	All lighting shall be contained in such a way as to not shine up into the sky or on any neighboring properties to a distance of one (1) footcandle.	The maximum light level at the property line is 0.8 footcandle. Refer to site lighting statistics.	Complies
2	Where used for security purposes or to illuminate walkways, roadways, treatment tanks, and parking lots, only fully shielded cutoff type light fixtures shall be utilized.	The proposed light fixtures are fully cut off. All light fixtures are equipped with house-wide shades, with the exception of fixture type A which is only used where type B lighting distribution is needed.	Complies
3	The illumination level at the property line of a parcel adjacent to a residential shall not exceed maximum candle power.	The maximum light level at the property line is 0.8 footcandle. Refer to site lighting statistics.	Complies

SYMBOL	KEY	QTY	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP (W)	CCT (K)	CR	OPTICS	LUMENS	LF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A1	2	HACO	TOWNSHIP	SINGLE POST-TOP AREA LIGHT FIXTURE, COLOR: BLACK	18'-0"	70W LED	3000	70	TYPE 6	7,381	0.9	TYFCLA-S-02-G-1-7-70W-VOLTS-4-8-8	HACO	STRAIGHT ROUND STEEL, COLOR: BLACK	18'-0"	L09SCB-011-1801-8-8	POLE TO BE FACTORY CUT TO LENGTH OF 18'-0". POLES TO BE MOUNTED ON 12" x 12" HEIGHT EXPOSED CONCRETE BASE.
	A2	5	HACO	TOWNSHIP	SINGLE POST-TOP AREA LIGHT FIXTURE, COLOR: BLACK	18'-0"	70W LED	3000	70	TYPE 6	7,381	0.9	TYFCLA-S-02-G-1-7-70W-VOLTS-4-8-8	HACO	STRAIGHT ROUND STEEL, COLOR: BLACK	13'-0"	L09SCB-011-1401-8-8	POLE TO BE FACTORY CUT TO LENGTH OF 13'-0". POLES TO BE MOUNTED ON 12" x 12" HEIGHT EXPOSED CONCRETE BASE.
	B1	20	HACO	TOWNSHIP	SINGLE POST-TOP AREA LIGHT FIXTURE, COLOR: BLACK	18'-0"	70W LED	3000	70	TYPE 30-90 HOUSER-LOCK SHIELD	5,417	0.9	TYFCLA-S-02-G-1-7-70W-VOLTS-4-8-8	HACO	STRAIGHT ROUND STEEL, COLOR: BLACK	18'-0"	L09SCB-011-1801-8-8	POLE TO BE FACTORY CUT TO LENGTH OF 18'-0". POLES TO BE MOUNTED ON 12" x 12" HEIGHT EXPOSED CONCRETE BASE.
	B2	15	HACO	TOWNSHIP	SINGLE POST-TOP AREA LIGHT FIXTURE, COLOR: BLACK	18'-0"	70W LED	3000	70	TYPE 30-90 HOUSER-LOCK SHIELD	5,417	0.9	TYFCLA-S-02-G-1-7-70W-VOLTS-4-8-8	HACO	STRAIGHT ROUND STEEL, COLOR: BLACK	13'-0"	L09SCB-011-1401-8-8	POLE TO BE FACTORY CUT TO LENGTH OF 13'-0". POLES TO BE MOUNTED ON 12" x 12" HEIGHT EXPOSED CONCRETE BASE.

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	MAXIMUM	AVERAGE
	FOOTCANDLES	FOOTCANDLES	FOOTCANDLES	FOOTCANDLES	FOOTCANDLES
CROSSWALK	0.02	0.06	0.00	0.00	0.00
PROPERTY LINE	1.43	2.70	0.00	13.00	1.16
SIDEWALK - NORTH	1.39	2.60	0.00	13.00	0.99
SIDEWALK - SOUTH	0.96	2.70	0.00	13.00	0.89
PARKING	1.09	2.10	0.00	9.25	1.23
ROADWAY	0.00	0.00	0.00	0.00	0.00

CR = COLOR RENDERING INDEX CCT = CORRELATED COLOR TEMPERATURE
 NOTE:
 1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
 2. POLES SHALL BE FACTORY CUT TO SPECIFIED LENGTH BY MANUFACTURER.

LANGAN
 Langan Engineering and Environmental Services, LLC.
 6000 Lombard Center, Suite 210
 Cleveland, OH 44131
 T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
NEWBROOK - INGERSOLL PROPERTIES
 ROCKY RIVER
 CUYAHOGA COUNTY OHIO

Drawing Title
CONCEPT LIGHTING PLAN

Project No. 400156401	Drawing No. LL101
Date 05/18/2026	
Drawn By SD	
Checked By MS	

SITE PLAN - LIGHTING

Ingersoll Apartments
 2026-06-01



LIGHTING NOTES:

GENERAL

1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS. NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.

2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

3. ALL LIGHTING IS TO BE FULL CUT-OFF.

COMPLIANCE

4. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

5. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

6. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.

7. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.

8. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.

9. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.

10. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

11. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.

12. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.

13. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA. ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.

15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

WALL MOUNTED FIXTURES

16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.

17. CONTRACTOR TO ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

ADJUSTMENT AND INSPECTION

19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLIFIED TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:

A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.

B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY FOOTCANDLE, THE SYSTEM'S PERFORMANCE.

C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS; POINT BY POINT FOOT CANDLE PLAN; STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS; SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.

D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.

F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

REQUIREMENTS FOR ALTERNATES

20. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLIFIED TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:

A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.

B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY FOOTCANDLE, THE SYSTEM'S PERFORMANCE.

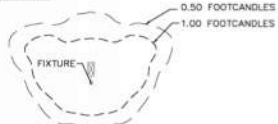
C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS; POINT BY POINT FOOT CANDLE PLAN; STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS; SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.

D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

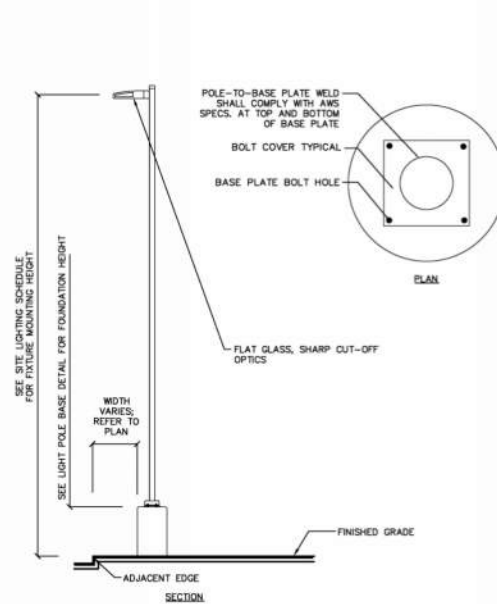
E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.

F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

PHOTOMETRIC LIGHTING LEGEND:



NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROU FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

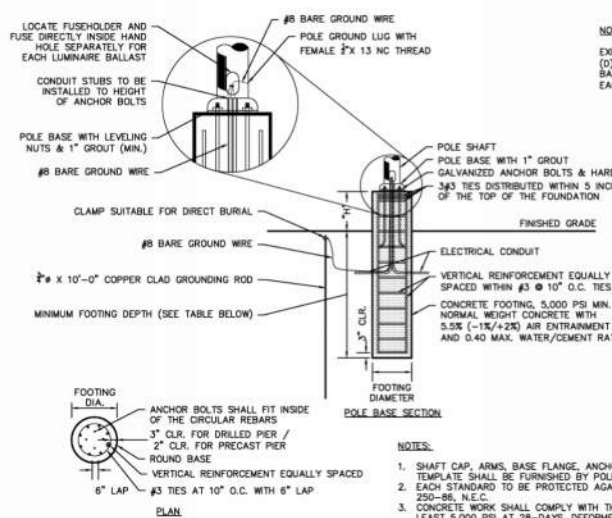


NOTES:

1. ALL LIGHT POLES SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

2. CURB LOCATION IS SHOWN FOR SCHEMATIC PURPOSE. LIGHT POLES SHALL BE LOCATED PER THE LIGHTING PLANS.

1 LIGHT FIXTURE AND POLE NTS



NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.

2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, I.E.C.

3. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST-IN-PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28-DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.

4. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.

5. IF POLE BASE IS CAST-IN-PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.

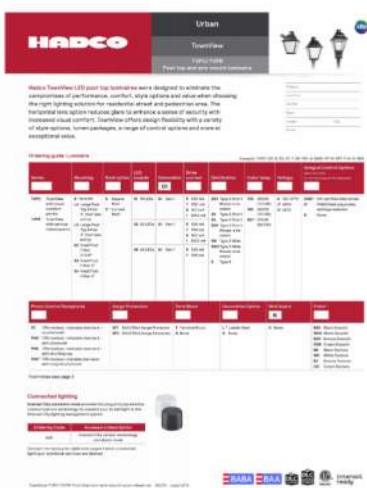
6. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.

7. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.

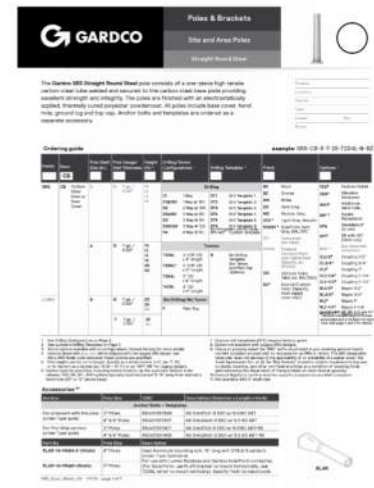
8. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	"H"
18'-0"	TBD	TBD	TBD	VARIES; SEE SITE LIGHTING SCHEDULE

2 POLE FOOTING NTS



3 AREA LIGHT FIXTURE NTS



4 AREA LIGHT POLE NTS

LANGAN

Project No. 400156401

LANGAN
Langan Engineering and Environmental Services, LLC.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

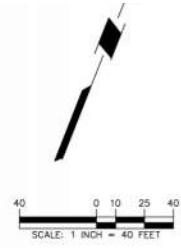
Project
NEWBROOK - INGERSOLL PROPERTIES
ROCKY RIVER
CLYAHOGA COUNTY OHIO

Drawing Title
LIGHTING NOTES & DETAILS

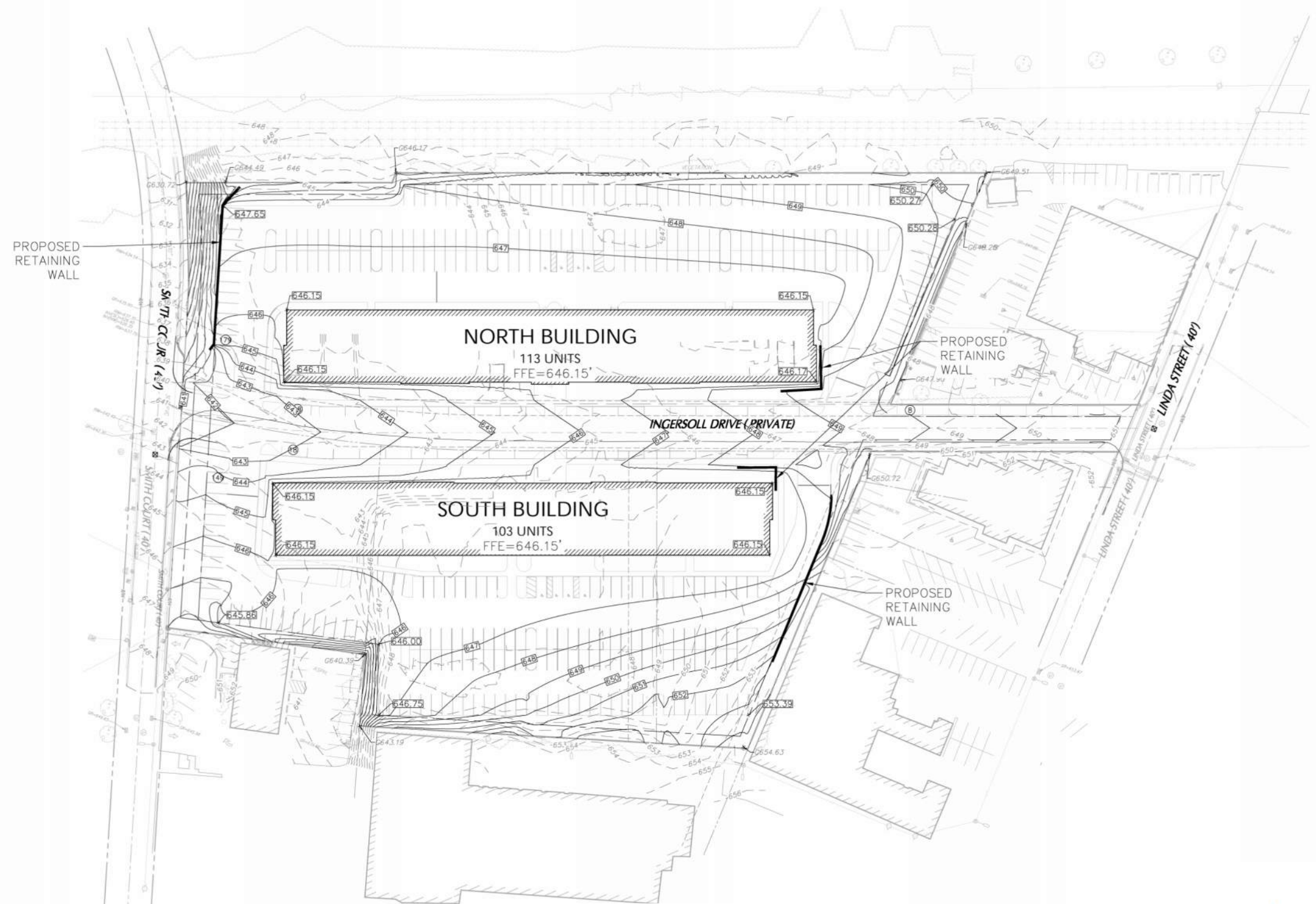
Project No. 400156401	Drawing No. LL501
Date 05/18/2026	
Drawn By SD	
Checked By MS	

01 Document Code: 400156401-0101-LL501-0101

NOT TO SCALE



Project No. 400156401



LANGAN

Langan Engineering and Environmental Services, LLC.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project
**NEWBROOK -
INGERSOLL
PROPERTIES**
ROCKY RIVER
CUYAHOGA COUNTY OHIO

Drawing Title
**CONCEPT
DING PLAN**

Ingersoll Apartments

2026-06-01



RESIDENT ENTRY

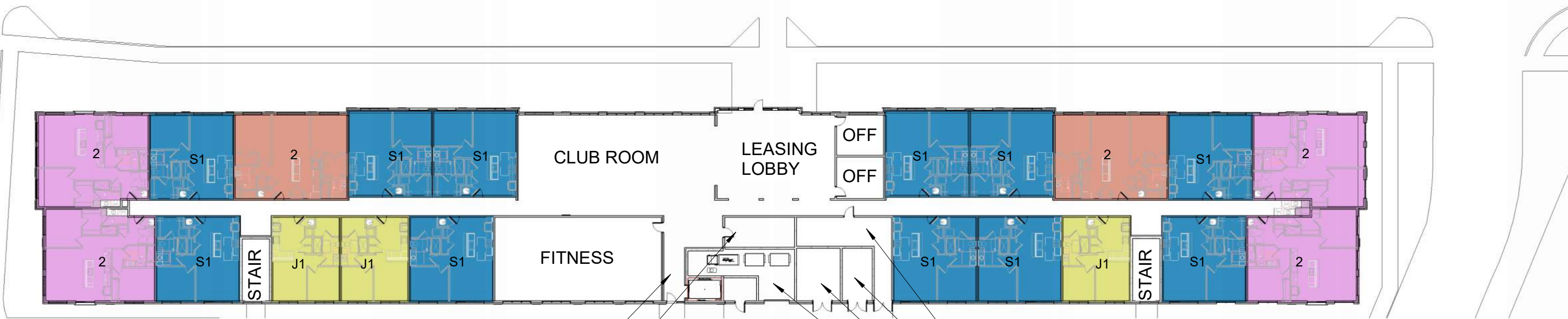
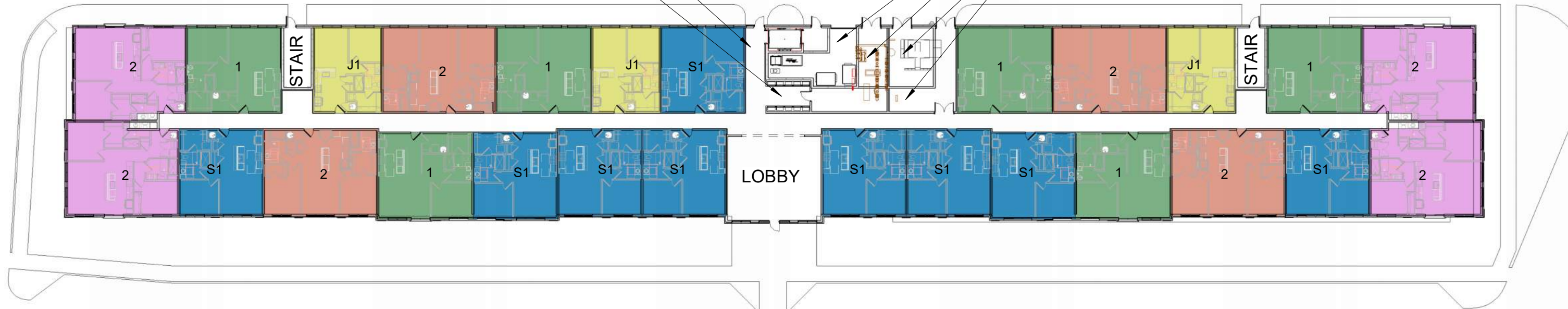
MAIL / PACKAGES

TRASH

WATER METER RM.

ELECTRIC

MAINTENANCE



RESIDENT ENTRY

MAIL / PACKAGES

MAINTENANCE

ELECTRIC

WATER METER RM.

TRASH

Proposed Floor 1 Plan

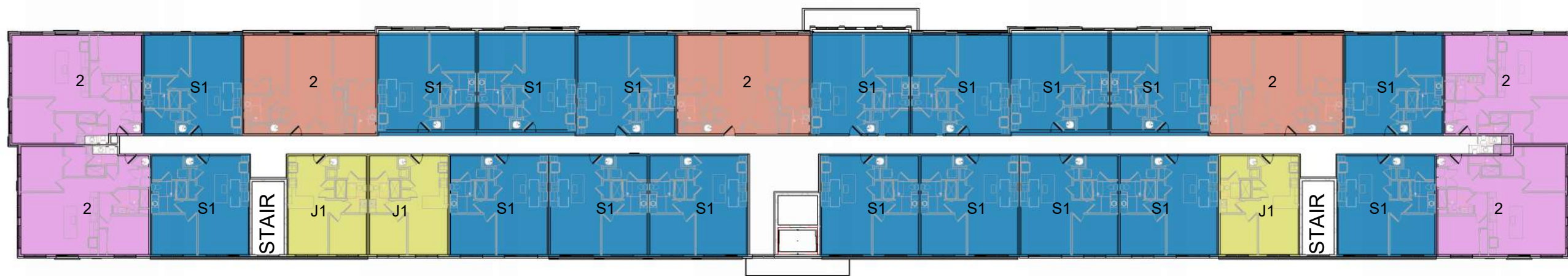
1/32" = 1'-0"

FLOOR PLAN - LEVEL 1

Ingersoll Apartments

2026-06-01





Proposed Floors 2-4 Plan

1/32" = 1'-0"

FLOOR PLAN - LEVEL 2-4

Ingersoll Apartments

2026-06-01





North Bldg. South Elev.

1/32" = 1'-0"



North Bldg. North Elev.

1/32" = 1'-0"



West Elev. (Both Bldgs.)

1/32" = 1'-0"

EXTERIOR ELEVATIONS

Ingersoll Apartments

2026-06-01





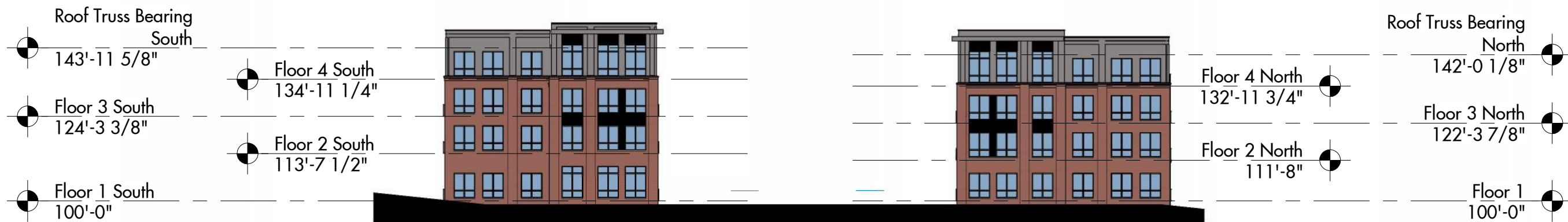
South Bldg. North Elev.

1/32" = 1'-0"



South Bldg. South Elev.

1/32" = 1'-0"



East Elev. (Both Bldgs.)

1/32" = 1'-0"

EXTERIOR ELEVATIONS

Ingersoll Apartments

2026-06-01





EXTERIOR RENDERINGS

Ingersoll Apartments

2026-06-01

