



**To:** Members of Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *mlg*  
**Date:** May 16, 2013

**Initiated By:** Steve Langworthy, Director of Land Use and Long Range Planning  
Justin Goodwin, AICP, Planner II

**Re: Tree Replacement Fee Waiver Request - Nestlé Quality Assurance Center (13-037WID-DP)**

This is a request for a tree replacement fee waiver related to the expansion of the Nestlé Quality Assurance Center and associated site improvements at 6625 Eiterman Road. The request is for tree-for-tree replacement of trees that are less than 24 inches in diameter rather than replacement on an inch-for-inch basis, as required by the Tree Preservation requirements of the Zoning Code; and inch-for-inch replacement for trees 24 inches or greater in diameter (*i.e.* Landmark Trees).

## Background

The existing Nestlé Quality Assurance Center is approximately 45,000 square feet in size and was constructed in 1990. In 2012, Nestlé purchased approximately nine acres of land from the City of Dublin to the west of its existing property for a planned addition of office and laboratory space. The consolidated 17-acre site is zoned ID-1, Research Office District, within the West Innovation District. Nestlé has submitted a Development Plan application for review by the Administrative Review Team (ART).

The proposal includes a phased expansion, with the first phase including a 32,000-square-foot microbiology lab addition to the west of the existing building and an adjacent employee parking lot. A new curb cut from Eiterman Road is proposed at the south edge of the site and will serve as a truck-only access to a loading dock at the rear of the lab addition. The applicant's objective is to separate employee and visitor circulation from heavy delivery and service vehicles; the plans include a separate driveway ringing the north portion of the site to provide employee access to the rear parking lot.

The site is heavily wooded along the South Fork Indian Run and includes two tree rows west of the existing building. The site contains approximately 550 trees, totaling over 5,500 caliper inches. The proposed site improvements will result in the removal of 105 trees in good or fair condition.

## Summary

The intent of the tree preservation regulations is to encourage effective tree management practices and not to burden new development by adding unreasonable costs. City Council approved a fee waiver policy for tree removal in March, 2001. There are two waiver guidelines:

- Does the site meet the applicable development standards?
- Have measures been taken to reduce the impact of construction on existing trees?

The site design meets the development standards of the City of Dublin Zoning Code. The applicant has worked with Planning and Engineering to minimize tree removal by adjusting driveway widths while still meeting Code requirements. The applicant has also added trees to the landscape plan, based on discussions with staff, to increase the number of replacement inches in appropriate locations.

The applicant is proposing to remove 1,036 caliper inches of non-landmark trees and 165 inches of landmark trees. The proposed plans include the installation of 483 caliper inches of "replacement trees," in addition to new trees required to meet other landscaping requirements. This amounts to a net removal of 718 caliper inches. Without a waiver, an additional 288 trees at 2½-inch caliper would be needed as replacement, or a payment of \$71,800, or some combination of the two. Under the tree fee waiver policy, a tree-for-tree replacement may be permitted for trees under 24 inches in diameter.

The following chart compares the Code-required replacement to the waiver-adjusted minimum replacement, with associated fees:

	<b>Per Ordinance</b>	<b>Per Council Waiver Policy</b>
<b>Non-Landmark Trees</b> 105 trees totaling 1,036 inches	1,036 inches (415 2½-inch trees)	105 trees (105 X 2½ inches = 262.5")
<b>Landmark Trees</b> 6 trees totaling 165 inches	165 inches (66 2½-inch trees)	165 inches (66 2½-inch trees)
<b>Total Inches / Total Fee</b> (\$100 per inch)	<b>1,201 inches</b> (481 2-1/2" trees) / <b>\$120,100</b>	<b>427.5 inches</b> (171 2½-inch trees) / <b>\$42,750</b>

In summary, the tree replacement requirement with a Council waiver would be a minimum of 427.5 inches. The applicant is proposing to provide at least this amount of replacement inches and staff is working with the applicant to ensure that any additional inches provided are appropriately located on the site to ensure the long term survival of replacement trees.

**Recommendation**

The proposal and the associated site improvements meet the development requirements of the Zoning Code and are designed to minimize the impacts to existing trees. Planning recommends approval of the tree replacement waiver request to allow tree-for-tree replacement of non-landmark trees and requiring a minimum tree replacement of 427.5 inches.



6625 EITERMAN RD.  
DUBLIN, OH 43016  
TEL. 614-526-5000

<http://intranet.ams.nestle.com/us/plant/nqacdublin/>



Justin Goodwin  
Planner II  
City of Dublin  
Land Use and Long Range Planning  
5800 Schier Rings Road  
Dublin, Ohio 43016

Re: Tree Replacement Waiver

May 9, 2013

Dear Justin,

We have appreciated the City of Dublin's team and thorough approach in meetings and discussions regarding the proposed Addition to the NQAC Facility at 6625 Eiterman Road, Dublin, Ohio 43017-6516.

I am writing to request a Tree Replacement Waiver under Dublin's Tree Preservation Ordinance for our original parcel and two additional parcels recently purchased for future expansion. The three parcels have been consolidated into one. This request is directed to a waiver regarding tree replacement and the potential tree replacement fee.

You are in receipt of several drawings including Planting Plans for the entire property (L-1 through L-6) as well as a colored version of the same depicting how the proposed Landscaping is applied to the Landscape areas (Additional Site Landscaping, Vehicular Use Perimeter, Vehicular Use Interior, Tree Replacements) defined in the Ordinance.

Through several months of study of the Property & Tree Survey information, our Civil Engineering and Landscape Architecture team have concluded, with your assistance, the following:

- 1) Replacing every tree removed on an inch-per-inch basis would create overcrowding of the trees on the property. In order to avoid this overcrowding, many of the "replacement trees" would need to be located in the existing or proposed flood plain. Native prairie grasses are planned for the flood plain. These deep-rooted grasses fight erosion loss and are very low maintenance. Planting trees in the flood plain will block sunlight. Too much shade will ultimately choke out the prairie grasses that need full sun to thrive. This will likely create bare ground below the trees, thereby increasing the potential for erosion. As a result, most of the replacement trees are located outside the flood plain as well as future building phases and future parking areas.
- 2) We are removing 105 non landmark trees of 23" diameter and below and 6 landmark trees of 24" diameter and greater. This totals 1,201 "Tree Inches" which must be replaced. The Ordinance requires a tree-inch per tree-inch replacement. However, if the waiver request is

granted, non-landmark trees may be replaced on a tree-per-tree basis and landmark trees may be replaced on an inch-per-inch basis.

- 3) Based on the above and previous meetings/discussions with the ART, if a Council waiver is granted, we will be required to replace 427.5 tree-caliper inches (Please see the Summary below). In an attempt to maximize the trees provided, the Landscape submittal drawings indicate the replacement 483 tree-caliper inches, or 55.5 tree-caliper inches in excess of the requirement.

More detail for the above may be found on the Overall Landscaping (L-1) drawing.

	Per Ordinance	Per Council Waiver Policy
<b>Non-Landmark Trees</b> 105 trees totaling 1036 inches	1036 Inches	105 @ 2-1/2" = 262.5"
<b>Landmark Trees</b> 6 trees totaling 165 inches	165 Inches	165 Inches
<b>Total Inches / Total Fee</b>	<b>1201 Inches</b> (1036 2-1/2" trees) PLUS 165" Equals <b>\$120,100</b> (based on current fee of \$100 per in.)	<b>427.5 Inches + 55.5 Inches</b> (105 2-1/2" trees) PLUS 165" PLUS 55.5" Equals <b>\$48,300</b> (based on current fee of \$100 per in.)

We have worked diligently to save and replace as much landscaping as practical on limited available and practical locations without overcrowding the lot. As a result, we are asking that the Ordinance language and the associated replacement fee (paid into the city's general fund to be used for reforestation on public property) be waived.

Thank you for your kind consideration,



Kevin J. Michel, Project Manager



TREE SURVEY				
Tree No.	DBH (inches)	Common Name	Botanical Name	Health (Good, Fair, Poor, Dead)
1	11.5	crabapple	Malus spp.	good
2	11.0	crabapple	Malus spp.	good
3	12.0	crabapple	Malus spp.	good
4	12.0	Austrian pine	Pinus nigra	fair
5	8.0	Austrian pine	Pinus nigra	good
6	9.0	Austrian pine	Pinus nigra	good
7	7.0	sugar maple	Acer saccharum	good
8	11.0	ash cultivar	Fraxinus spp.	good
9	7.0	crabapple	Malus spp.	good
10	6.0	crabapple	Malus spp.	good
11	8.0	crabapple	Malus spp.	good
12	16.0	elm cultivar	Ulmus spp.	good
13	26.0	hawthorn	Crataegus spp.	good
14	22.0	elm cultivar	Ulmus spp.	good
15	13.0	ash cultivar	Fraxinus spp.	good
16	9.0	ash cultivar	Fraxinus spp.	good
17	9.0	blue spruce	Picea pungens	good
18	12.0	blue spruce	Picea pungens	good
19	14.0	blue spruce	Picea pungens	good
20	15.0	American elm	Ulmus americana	dead
21	9.0	American elm	Ulmus americana	good
22	10.0	American elm	Ulmus americana	good
23	16.0	American elm	Ulmus americana	dead
24	7.0	American elm	Ulmus americana	good
25	7.0	American elm	Ulmus americana	good
26	10.0	American elm	Ulmus americana	poor
27	13.0	American elm	Ulmus americana	dead

Tree No.	DBH (inches)	Common Name	Botanical Name	Health (Good, Fair, Poor, Dead)
120	22.0	hackberry	Celtis occidentalis	good
121	18.0	white mulberry	Morus alba	fair
122	10.0	white ash	Fraxinus americana	fair
123	18.0	white mulberry	Morus alba	good
124	10.0	white mulberry	Morus alba	good
125	7.0	white mulberry	Morus alba	good
126	18.0	white mulberry	Morus alba	good
127	18.0	eastern cottonwood	Populus deltoides	good
128	8.0	green ash	Fraxinus pennsylvanica	poor
129	9.0	green ash	Fraxinus pennsylvanica	fair
130	20.0	boxelder	Acer negundo	good
131	9.0	boxelder	Acer negundo	poor
132	20.0	black cherry	Prunus serotina	poor
133	17.0	black cherry	Prunus serotina	dead
134	18.0	hackberry	Celtis occidentalis	good
135	13.0	American elm	Ulmus americana	good
136	21.0	green ash	Fraxinus pennsylvanica	fair
137	7.0	American elm	Ulmus americana	good
138	8.0	autumn olive	Elaeagnus umbellata	good
139	8.0	American elm	Ulmus americana	good
140	16.0	hackberry	Celtis occidentalis	good
141	10.0	American elm	Ulmus americana	good
142	6.0	boxelder	Acer negundo	poor
143	13.0	hackberry	Celtis occidentalis	good
144	8.0	white ash	Fraxinus americana	fair
145	10.0	hackberry	Celtis occidentalis	good
146	6.5	hackberry	Celtis occidentalis	good
147	7.5	American elm	Ulmus americana	fair
148	11.0	American elm	Ulmus americana	dead

# TOPOGRAPHIC SURVEY

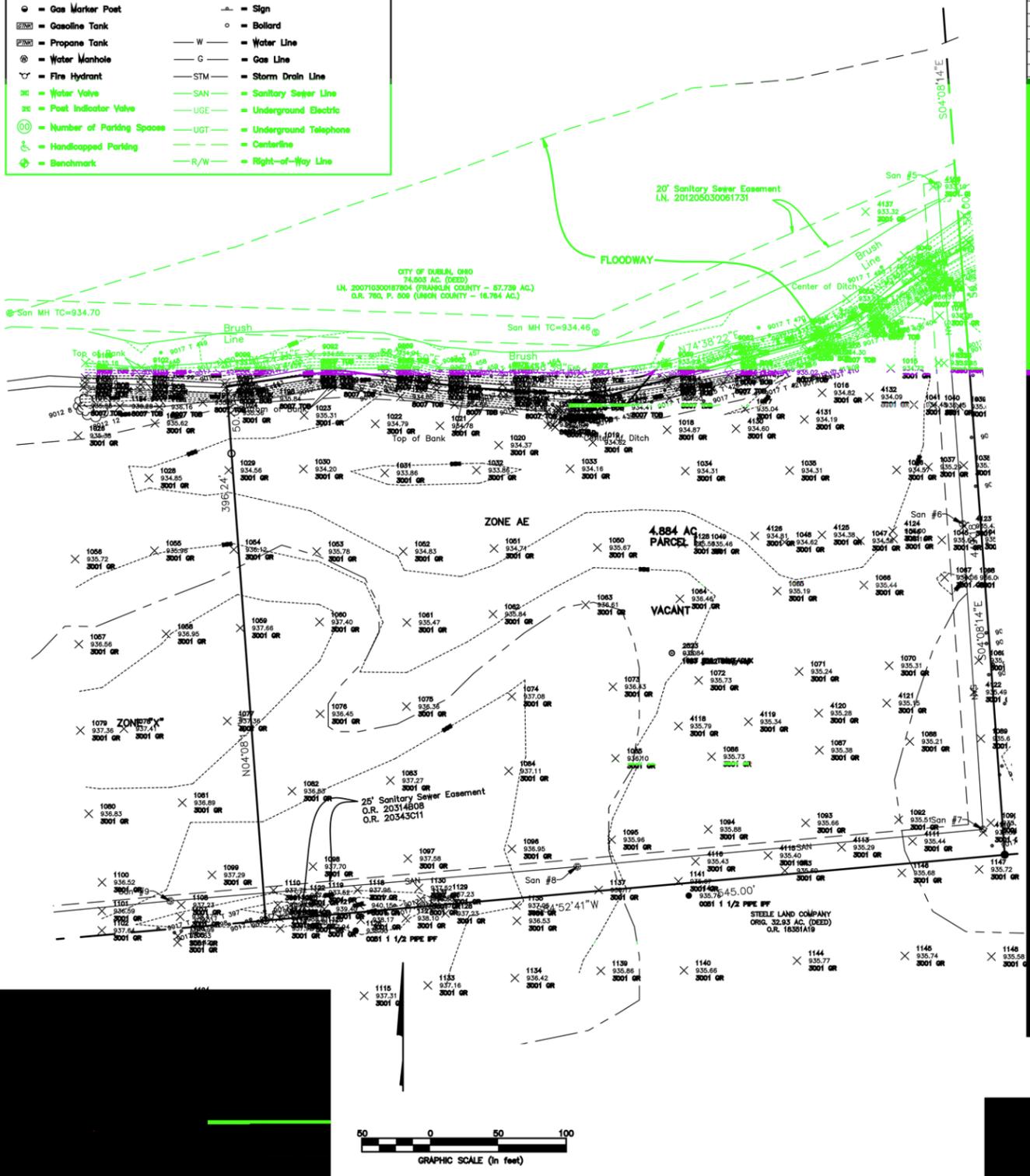
## VIRGINIA MILITARY SURVEY No. 6748

### CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

LEGEND	
↓	Guy Wire w/Anchor
⊗	Utility Pole
⊕	Power Pole
⊙	Yard Light/Flood Light
⊛	Air Condition Unit
⊠	Light Pole
⊡	Electric Meter
⊞	Electric Transformer
⊟	Electric Pull Box
⊠	Gas Marker Post
⊡	Gasoline Tank
⊟	Propane Tank
⊠	Water Manhole
⊡	Fire Hydrant
⊟	Water Valve
⊠	Post Indicator Valve
⊡	Number of Parking Spaces
⊟	Handicapped Parking
⊠	Benchmark
⊡	Cable TV Pedestal
⊟	Telephone Marker Post
⊠	Telephone Pedestal
⊡	Sanitary Manhole
⊟	Cleanout
⊠	Catch Basin
⊡	Storm Manhole/w Grate Lid
⊟	Roof Drain
⊠	Flag Pole
⊡	Sign
⊟	Bollard
— W —	Water Line
— G —	Gas Line
— STM —	Storm Drain Line
— SAN —	Sanitary Sewer Line
— UGE —	Underground Electric
— UGT —	Underground Telephone
— C —	Centerline
— R/W —	Right-of-Way Line

TREE SURVEY				
Tree No.	DBH (inches)	Common Name	Botanical Name	Health (Good, Fair, Poor, Dead)
309	8	common hackberry	Celtis occidentalis	good
310	7	common hackberry	Celtis occidentalis	good
311	7	common hackberry	Celtis occidentalis	good
312	9	American elm	Ulmus americana	fair
313	6	common hackberry	Celtis occidentalis	good
314	7	common hackberry	Celtis occidentalis	good
315	6	common hackberry	Celtis occidentalis	fair
316	14	American elm	Ulmus americana	fair
317	14	common hackberry	Celtis occidentalis	good
318	8	common hackberry	Celtis occidentalis	good
319	10	black walnut	Juglans nigra	good
320	12	black walnut	Juglans nigra	good
321	7	black walnut	Juglans nigra	good
322	6	boxelder	Acer negundo	fair
323	9	common hackberry	Celtis occidentalis	good
324	10	bitternut hickory	Carya cordiformis	good
325	7	common hackberry	Celtis occidentalis	good
326	8	chinkapin oak	Quercus muehlenbergii	good
327	7	American elm	Ulmus americana	fair
328	14	chinkapin oak	Quercus muehlenbergii	good
329	8	common hackberry	Celtis occidentalis	good
330	12	black walnut	Juglans nigra	good
331	10	boxelder	Acer negundo	good
332	12	black cherry	Prunus serotina	good
333	16	black cherry	Prunus serotina	good
334	8	common hackberry	Celtis occidentalis	good
335	22	black cherry	Prunus serotina	good

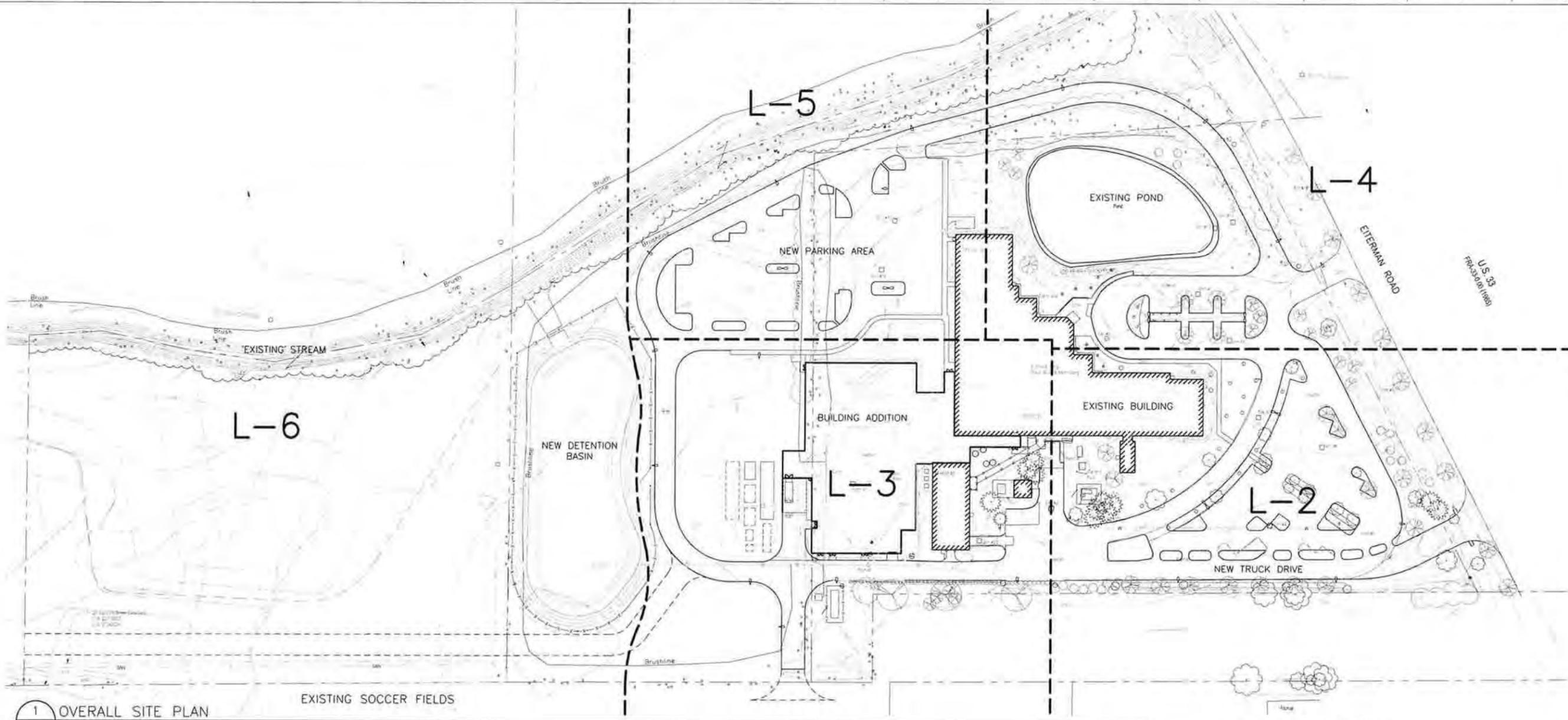
Tree No.	DBH (inches)	Common Name	Botanical Name	Health (Good, Fair, Poor, Dead)
412	8	American elm	Ulmus americana	fair
413	7	white mulberry	Morus alba	fair
414	10	chinkapin oak	Quercus muehlenbergii	good
415	7	white ash	Fraxinus americana	poor
416	20	white ash	Fraxinus americana	fair
417	12	American basswood	Tilia americana	good
418	10	American basswood	Tilia americana	good
419	10	American basswood	Tilia americana	good
420	16	American basswood	Tilia americana	good
421	8	white mulberry	Morus alba	good
422	24	white mulberry	Morus alba	good
423	16	American elm	Ulmus americana	good
424	12	American basswood	Tilia americana	good
425	16	American basswood	Tilia americana	good
426	16	American basswood	Tilia americana	good
427	18	American basswood	Tilia americana	good
428	15	American basswood	Tilia americana	good
429	10	common hackberry	Celtis occidentalis	good
430	7	ornamental	Malus spp.	good
431	14	black walnut	Juglans nigra	good
432	6	boxelder	Acer negundo	fair
433	24	chinkapin oak	Quercus muehlenbergii	good
434	8	boxelder	Acer negundo	good
435	11	common hackberry	Celtis occidentalis	good
436	7	common hackberry	Celtis occidentalis	good
437	10	common hackberry	Celtis occidentalis	good
438	11	common hackberry	Celtis occidentalis	good
439	14	common hackberry	Celtis occidentalis	good
440	18	common hackberry	Celtis occidentalis	fair



**EMHT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648  
emht.com

Date: October 18, 2012  
Scale: 1" = 50'  
Job No: 20120730  
Sheet: 2 of 2

REVISIONS		
MARK	DATE	DESCRIPTION

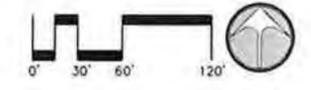


1 OVERALL SITE PLAN

CITY OF DUBLIN, OHIO LANDSCAPING AND BUFFERING REQUIREMENTS

	REQUIRED	PROVIDED (OVERALL SITE)	APPLICABLE CODE
<b>TREES</b>			
VEHICULAR USE AREA (V.U.A.) PERIMETER	1 TREE PER 40 L.F. OF VUA BOUNDARY WHERE V.U.A. ADJOINS ADJACENT PROPERTY OR PUBLIC STREET R.O.W.: 320 L.F. EITERMAN ROAD: 320/40' O.C. = 8 (2") TREES OR 16" 280 L.F. ON SOUTH SIDE WITHOUT EXISTING TREES: 280/40' O.C. = 7 (2") TREES OR 14"	(35) CALIPER INCHES (19" CAL. IN EXCESS) (26) CALIPER INCHES (12" CAL. IN EXCESS)	153.133 (A) AND APPENDIX B, ROWS 1 AND 2
VEHICULAR USE AREA (V.U.A.) INTERIOR	1 TREE PER 300 S.F. OF REQUIRED LANDSCAPE AREAS. REQUIRED LANDSCAPE AREAS = 5% OF 85,418 S.F. OF VUA = 4,271 S.F. = (15) 2" CALIPER TREES REQUIRED OR 30"	(78.5) CALIPER INCHES (48.5 CAL. IN EXCESS)	153.040 (B)
ADDITIONAL SITE LANDSCAPING	1 CALIPER INCH PER 2,000 S.F. OF BUILDING AREA. 35,311 S.F. OF BUILDING AREA = 18 CALIPER INCHES	(101) CALIPER INCHES (83) CAL. IN EXCESS)	153.133 (D)
TREES FOR SCREENING UTILITIES	(11) 10' HEIGHT CONIFERS	(47) CONIFERS (36 TREES OR 100.5" CALIPER IN EXCESS). SEE NOTE BELOW.	153.146 (A)
TREE REPLACEMENTS	OPTION #1: (1) CALIPER INCH PER EACH CALIPER INCH REMOVED: 1,205 CALIPER INCHES REMOVED OR 1,205 CALIPER INCHES REQUIRED  OPTION #2: (WITH WAIVER) (1) 2 1/2" CALIPER TREE PER (1) TREE UP TO 23" CALIPER PLUS (1) CALIPER INCH PER EACH CALIPER INCH REMOVED FOR TREES ABOVE 24". LANDMARK TREES REMOVED (ABOVE 24") = 6 TREES TOTALING 165" NON-LANDMARK TREES REMOVED = 127 TREES TOTALING 1040". REQUIRED REPLACEMENT TREES 165" PLUS (127) 2 1/2" TREES TOTALING 482.5 CALIPER INCHES	(88) 2.5" TREES = 220" CALIPER INCHES + (263) CAL. INCHES IN EXCESS FROM ABOVE = (483) CAL. INCHES TOTAL OR 722 TOTAL CALIPER INCHES DEFICIT  (88) 2.5" TREES = 220" CALIPER INCHES + (263) CAL. INCHES IN EXCESS FROM ABOVE = (483) CAL. INCHES TOTAL OR 0.5" IN EXCESS	153.146 (A)
<b>SHRUBS</b>			
VEHICULAR USE AREA (V.U.A.) PERIMETER	CONTINUOUS HEDGE WHERE V.U.A. ADJOINS ADJACENT PROPERTY OR PUBLIC STREET R.O.W. WITHOUT AN EXISTING HEDGE: 320 L.F. ALONG EITERMAN ROAD: 320/4' O.C. = 80 280 L.F. ON SOUTH SIDE: 280/4' O.C. = 70 ADDITIONAL SHRUBS WEST OF SERVICE AREA = 0 REQUIRED	82 SHRUBS 90 SHRUBS 39 SHRUBS	153.133 (A) AND APPENDIX B, ROWS 1 AND 2

NOTE: THERE ARE (36) CONIFEROUS TREES THAT ARE USED IN EXCESS OF THE REQUIREMENT (21) ARE 12' HT, NORWAY SPRUCE THAT ARE INCLUDED AS 3" REPLACEMENT TREES FOR A TOTAL OF 63". (15) ARE 10' HT, COLORADO SPRUCE THAT ARE INCLUDED AS 2 1/2" REPLACEMENT TREES FOR A TOTAL OF 37.5" MAKING AN OVERALL TOTAL OF 100.5" TOWARD REPLACEMENT TREES.



**2 WORKING DAYS BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764

ZONING SUBMITTAL: NOT FOR CONSTRUCTION

**VIVIAN LLAMBI & ASSOCIATES, INC.**  
ENVIRONMENTAL DESIGN LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING-URBAN DESIGN  
2312 Park Avenue, Cincinnati, Ohio 45206  
Phone: 513.559.9144, Fax: 513.559.0164  
101 North 7th Street, Louisville, KY 40202  
Phone: 502.459.0479, Fax: 502.561.3444

<p>NO. DATE BY CHKD. APPD. REMARKS</p>	
<p>COLOR LEGEND</p> <ul style="list-style-type: none"> <li>1 EXISTING BUILDING</li> <li>2 EQUIPMENT</li> <li>3 NEW AREAS</li> <li>4 FUTURE</li> <li>5 SITE</li> <li>6 RELOCATED</li> <li>251 EXISTING</li> </ul> <p>NOTE: THIS DRAWING HAS NOT BEEN FINISHED. IT IS THE EXCLUSIVE PROPERTY OF NESTLE &amp; ITS AFFILIATES AND IS PROVIDED TO RECIPIENT FOR THEIR USE ONLY UNDER THE FOLLOWING CONDITIONS: RECIPIENT SHALL RETURN THE DRAWING TO NESTLE IMMEDIATELY UPON REQUEST AND SHALL NOT REPRODUCE, COPY, CIRCULATE OR DISCLOSE INFORMATION CONTAINED IN THE DRAWING TO A THIRD PARTY OR OTHERWISE DISCLOSE OR DIRECTLY OR INDIRECTLY THE ORIGINAL OR ANY DERIVATIVE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF NESTLE.</p>	
<p>DRAWN BY: TW DATE: 05/03/13 SCALE: AS NOTED SHEET NO: L-1</p>	
<p>ORIGINATOR: DUBLIN, OHIO ADDRESS: NOAC CITY/STATE: BUILDING ADDITION ZIP: LANDSCAPE E-MAIL: PLANTING PLAN</p>	
<p>APPROVED BY: DATE: PROJECT NO: DATE ISSUED: 05/07/13 CAD DWG FILE: NESTLEPLANTING.DWG</p>	



1 PLANTING PLAN (SOUTHEAST)



KEYNOTES

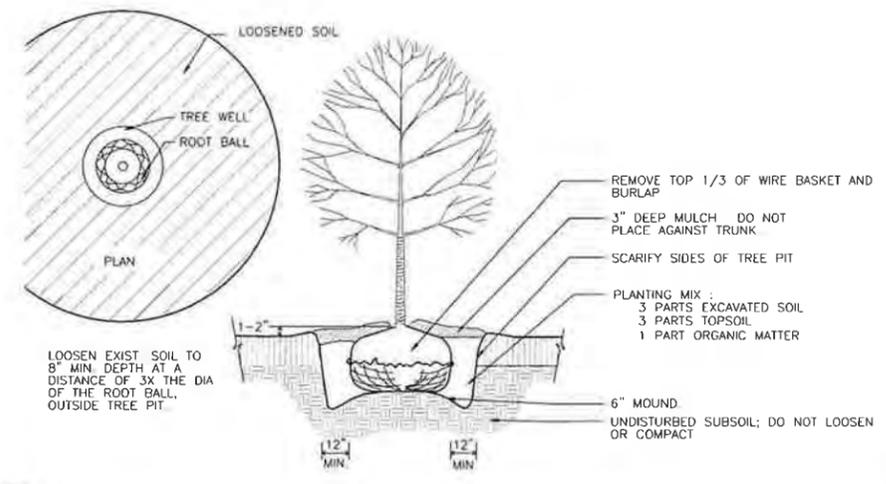
- 1 SEEDED LAWN AS SPECIFIED. SEED ALL AREAS DISRUPTED BY CONSTRUCTION
- 2 EXISTING TREES OR LANDSCAPING. PROTECT FROM DAMAGE.
- 3 EXISTING LAWN. PROTECT FROM DAMAGE.
- 4 SHRUB BED LINE.
- 5 PARKING LOT ISLAND. INSTALL 2 1/2" DEPTH MULCH OVER THE ENTIRE AREA.
- 6 LIGHT FIXTURE LOCATION. REFER TO ELECTRICAL DRAWINGS.
- 7 SERVICE ACCESS DRIVE. REFER TO CIVIL ENGINEER'S PLANS.
- 8 DRY TO MESIC WILDFLOWER MEADOW SEED MIX.
- 9 MESIC TO WET WILDFLOWER MEADOW SEED MIX.
- 10 4' HT CHAIN LINK FENCE ENCLOSING POND. REFER TO CIVIL ENGINEER'S PLANS.

GENERAL NOTES

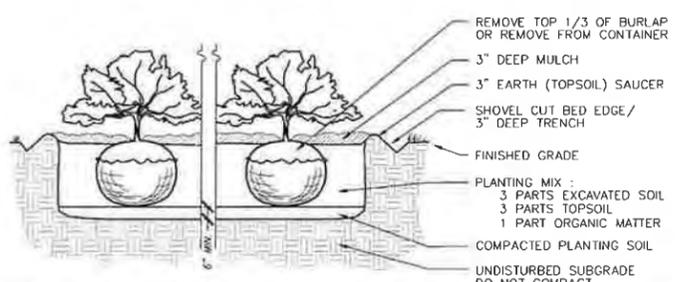
- A NOTIFY OWNERS REPRESENTATIVE OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
- B PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF PLANT MATERIALS.
- C CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND BE HELD RESPONSIBLE FOR ANY DAMAGE.
- D ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60 1: AMERICAN STANDARD FOR NURSERY STOCK.
- E INSTALL TREES, AND SHRUBS PER DETAILS 2 & 3, SHEET L-2. PROVIDE SHREDDED HARDWOOD MULCH AT DEPTHS AS INDICATED.
- F PLANT MATERIAL INSTALLATION TO OCCUR BETWEEN APRIL 1ST AND JUNE 15TH OR BETWEEN SEPT 15TH AND NOV 15TH.

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
GLE SKY	12	GLEDITSIA TRI INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL	BB
TIL COR	5	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2" CAL	BB
ZEL GRE	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL	BB
<b>SHRUBS</b>					
JUN SEA	17	JUNIPERUS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT.	4' ON CENTER
TAX DEN	10	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	24" HT.	4' ON CENTER



2 TREE PLANTING DETAIL  
NOT TO SCALE



2 SHRUB BED PLANTING DETAIL  
NOT TO SCALE

**VIVIAN LLAMBI & ASSOCIATES, INC.**  
 ENVIRONMENTAL DESIGN • LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING • URBAN DESIGN

2312 Park Avenue Cincinnati, Ohio 45206  
 Phone: 513 559 9444 Fax: 513 559 0164

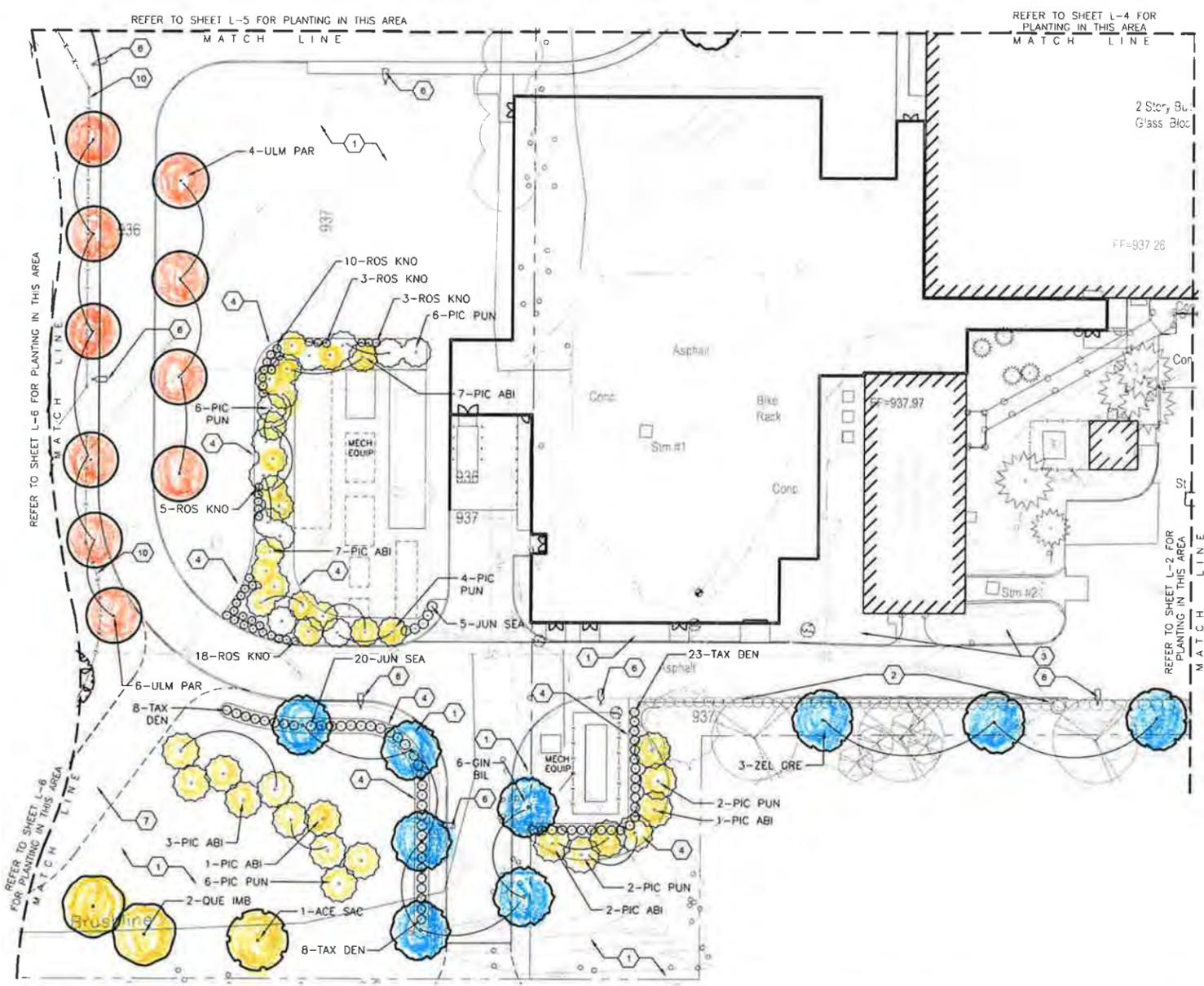
101 North 7th Street, Louisville, KY 40202  
 Phone: 502 409 0479 Fax: 502 561 3444

**2 WORKING DAYS BEFORE YOU DIG**

CALL TOLL FREE 800-362-2764

ZONING SUBMITTAL: NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD	APPD	REMARKS
<p><b>COLOR LEGEND</b></p> <p>7 EXISTING BUILDING</p> <p>6 EQUIPMENT</p> <p>4 NEW AREAS</p> <p>5 FUTURE</p> <p>3 SITE</p> <p>1 REL OCATED</p> <p>251 EXISTING</p> <p>NOTE: FOR CONCEPT AND BASIC DESIGN USE ONLY FOR DETAILED DESIGN COLOR ASSIGNMENT REFER TO NESTLE'S CONCEPT &amp; DESIGN STANDARDS MANUAL.</p>					
<p><b>DUBLIN, OHIO</b></p> <p>NOAC</p> <p>BUILDING ADDITION</p> <p>LANDSCAPE</p> <p>PLANTING PLAN</p>					
<p>ORIGINATOR</p> <p>ADDRESS</p> <p>CITY/STATE</p> <p>TEL. NO.</p> <p>FAX NO.</p> <p>E-MAIL</p>			<p>DATE ISSUED</p>		
<p>DRAWN BY</p> <p>FB</p>		<p>DATE</p> <p>041213</p>		<p>APPD BY</p> <p>TW</p>	
<p>SCALE</p> <p>AS NOTED</p>		<p>SHEET NO.</p> <p>L-2</p>		<p>PROJECT NO.</p>	
<p>NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED. IT IS THE EXCLUSIVE PROPERTY OF NESTLE &amp; ITS AFFILIATES AND IS PROVIDED TO RECIPIENT FOR THEIR USE ONLY UNDER THE FOLLOWING CONDITIONS: RECIPIENT SHALL RETURN THE DRAWING TO NESTLE IMMEDIATELY UPON REQUEST AND SHALL NOT REPRODUCE, COPY, DISTRIBUTE, DISCLOSE, INFORMATION CONTAINED IN THE DRAWING TO A THIRD PARTY OR OTHERWISE, WITHOUT THE WRITTEN CONSENT OF NESTLE.</p>					
<p>NESTLEPLANTING.DWG</p>					



1 PLANTING PLAN (SOUTHWEST)



KEYNOTES

1. SEEDED LAWN AS SPECIFIED SEED ALL AREAS DISRUPTED BY CONSTRUCTION
2. EXISTING TREES OR LANDSCAPING PROTECT FROM DAMAGE
3. EXISTING LAWN PROTECT FROM DAMAGE
4. SHRUB BED LINE
5. PARKING LOT ISLAND INSTALL 2 1/2" DEPTH MULCH OVER THE ENTIRE AREA
6. LIGHT FIXTURE LOCATION REFER TO ELECTRICAL DRAWINGS
7. SERVICE ACCESS DRIVE REFER TO CIVIL ENGINEER'S PLANS
8. DRY TO MESIC WILDFLOWER MEADOW SEED MIX
9. MESIC TO WET WILDFLOWER MEADOW SEED MIX
10. 4' HT CHAIN LINK FENCE ENCLOSING POND REFER TO CIVIL ENGINEER'S PLANS

GENERAL NOTES

- A. NOTIFY OWNERS REPRESENTATIVE OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH
- B. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF PLANT MATERIALS
- C. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND BE HELD RESPONSIBLE FOR ANY DAMAGE
- D. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK
- E. INSTALL TREES, AND SHRUBS PER DETAILS 2 & 3, SHEET L-2 PROVIDE SHREDDED HARDWOOD MULCH AT DEPTHS AS INDICATED
- F. PLANT MATERIAL INSTALLATION TO OCCUR BETWEEN APRIL 1ST AND JUNE 15TH OR BETWEEN SEPT 15TH AND NOV 15TH

PLANT SCHEDULE

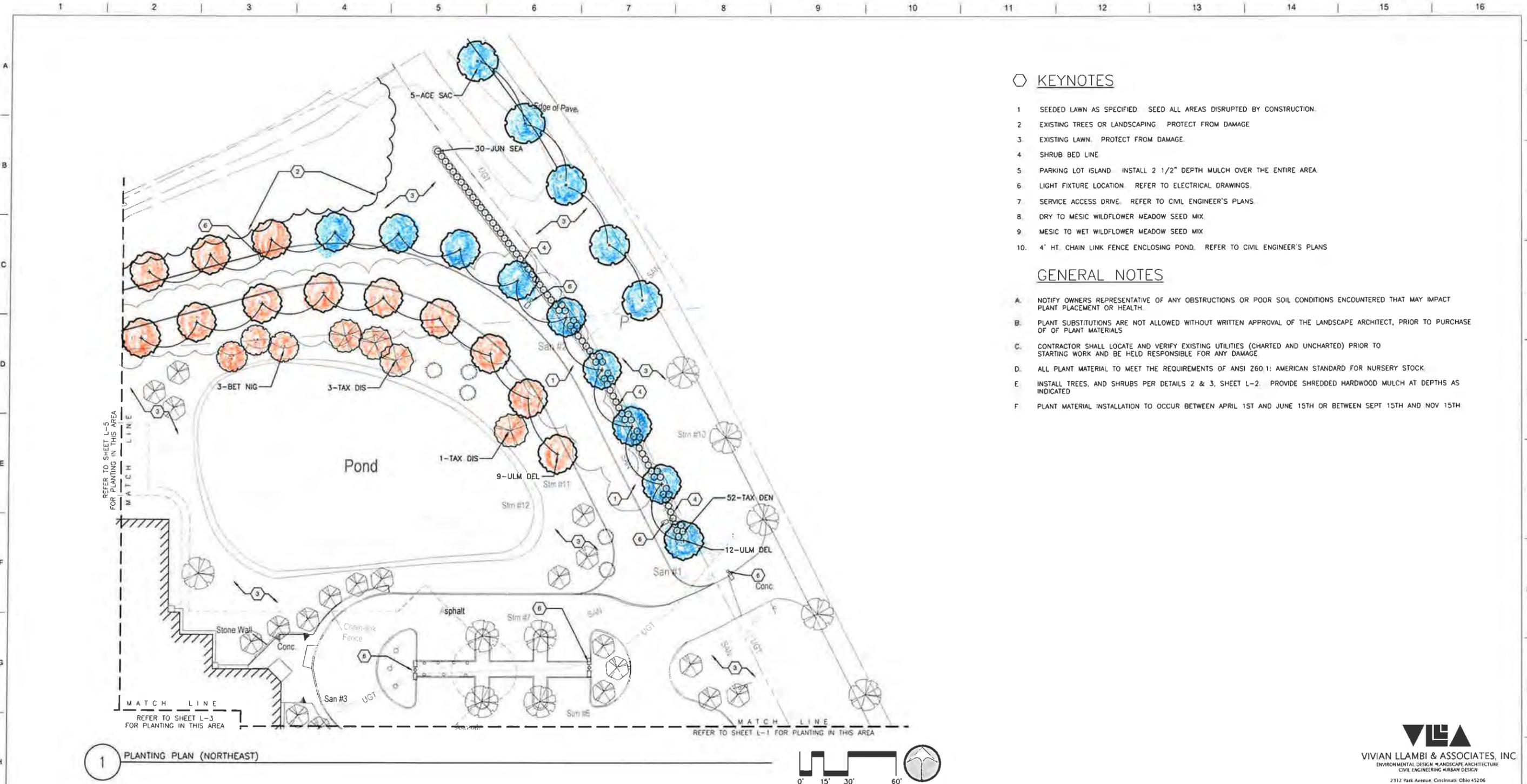
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
ACE SAC	1	ACER S. 'MAJESTY'	MAJESTY SUGAR MAPLE	2.5" CAL	BB
GIN BIL	6	GINKGO BILOBA	GINKGO	2" CAL	BB, MALE CULTIVARS ONLY
PIC ABI	21	PICEA ABIES	NORWAY SPRUCE	12" HT.	BB
PIC PUN	26	PICEA PUNGENS	COLORADO SPRUCE	10' HT.	BB
QUE IMB	2	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL	BB
ULM PAR	10	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL	BB
ZEL GRE	3	ZELKOVA SERRATE 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL	BB
<b>SHRUBS</b>					
JUN SEA	25	JUNIPERUS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT.	4' ON CENTER
ROS KNO	39	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	3 GAL	3"-6" ON CENTER
TAX DEN	39	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	24" HT	4' ON CENTER

ZONING SUBMITTAL: NOT FOR CONSTRUCTION



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 Phone: 513.559.0444, Fax: 513.559.0164  
 101 North 7th Street, Louisville, KY 40202  
 Phone: 502.409.0479, Fax: 502.561.3444

NO.	DATE	BY	CHKD	APPR	REMARKS
<p><b>COLOR LEGEND</b></p> <ul style="list-style-type: none"> <li>7 EXISTING BUILDING</li> <li>8 EQUIPMENT</li> <li>9 NEW AREAS</li> <li>10 FUTURE</li> <li>11 SITE</li> <li>12 RELOCATED</li> <li>201 EXISTING</li> </ul> <p>NOTE: FOR CONCEPT AND BASIC DESIGN USE ONLY FOR DETAILED DESIGN COLOR ASSIGNMENT REFER TO NESTLE DRAFTING &amp; DESIGN STANDARD MANUAL.</p>					
<p><b>DUBLIN, OHIO</b>  <b>NOAC</b>  <b>BUILDING ADDITION</b>  <b>LANDSCAPE</b>  <b>PLANTING PLAN</b></p>					
<p>DESIGNED BY: FB DATE: 05/03/13</p>			<p>CHECKED BY: TW DATE: 05/07/13</p>		
<p>SCALE: AS NOTED SHEETS: 0 ANSI: D</p>			<p>DATE ISSUED: 05/03/13</p>		
<p>SHEET NO: L-3</p>			<p>CAD DWG FILE: NESTLEPLANTING.DWG</p>		



**KEYNOTES**

- 1 SEEDED LAWN AS SPECIFIED SEED ALL AREAS DISRUPTED BY CONSTRUCTION.
- 2 EXISTING TREES OR LANDSCAPING PROTECT FROM DAMAGE
- 3 EXISTING LAWN. PROTECT FROM DAMAGE.
- 4 SHRUB BED LINE
- 5 PARKING LOT ISLAND. INSTALL 2 1/2" DEPTH MULCH OVER THE ENTIRE AREA.
- 6 LIGHT FIXTURE LOCATION. REFER TO ELECTRICAL DRAWINGS.
- 7 SERVICE ACCESS DRIVE. REFER TO CIVIL ENGINEER'S PLANS.
- 8 DRY TO MESIC WILDFLOWER MEADOW SEED MIX.
- 9 MESIC TO WET WILDFLOWER MEADOW SEED MIX.
10. 4' HT. CHAIN LINK FENCE ENCLOSING POND. REFER TO CIVIL ENGINEER'S PLANS

**GENERAL NOTES**

- A. NOTIFY OWNERS REPRESENTATIVE OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
- B. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF PLANT MATERIALS.
- C. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND BE HELD RESPONSIBLE FOR ANY DAMAGE.
- D. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.
- E. INSTALL TREES, AND SHRUBS PER DETAILS 2 & 3, SHEET L-2. PROVIDE SHREDDED HARDWOOD MULCH AT DEPTHS AS INDICATED.
- F. PLANT MATERIAL INSTALLATION TO OCCUR BETWEEN APRIL 1ST AND JUNE 15TH OR BETWEEN SEPT 15TH AND NOV 15TH.

1 PLANTING PLAN (NORTHEAST)

**PLANT SCHEDULE**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>					
ACE SAC	5	ACER SACCHARUM 'MAJESTY'	MAJESTY SUGAR MAPLE	2.5" CAL	BB
BET NIG	3	BETULA NIGRA	RIVER BIRCH	2.5" CAL	BB
TAX DIS	4	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	2.5" CAL	BB
ULM DEL	21	ULMUS 'DELAWARE'	DELAWARE ELM	2.5" CAL	BB
<b>SHRUBS</b>					
JUN SEA	30	JUNIPERUS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT.	4' ON CENTER
TAX DEN	52	TAXUS * MEDIA 'DENSIFORMIS'	DENSE YEWE	24" HT.	4' ON CENTER

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CIVIL ENGINEERING • IRRI SAN DESIGN  
2312 Park Avenue, Cincinnati, Ohio 45206  
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101 North 7th Street, Louisville, KY 40202  
Phone: 502.409.0479 Fax: 502.561.3444

NO. DATE BY CHG APPR		REVISIONS	
<p><b>DUBLIN, OHIO</b> NOAC BUILDING ADDITION LANDSCAPE PLANTING PLAN</p>			
DRAWN BY: FB		DATE: 06/04/13	
CHECKED BY: TW		DATE: 06/13/13	
SCALE: AS NOTED		SHEET NO: L-4	
PROJECT NO:		DATE ISSUED:	
CADD DWG FILE: NESTLEPLANTING.DWG		PROJECT NO:	



1 PLANTING PLAN (NORTHWEST)



PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ACE SAC	2	ACER SACCHARUM 'MAJESTY'	MAJESTY SUGAR MAPLE	2" CAL	BB
GLE SKY	13	GLEDTISIA T.J. 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL	BB
QUE RUB	9	QUERCUS RUBRA	RED OAK	2" CAL	BB
ULM DEL	2	ULMUS 'DELAWARE'	DELAWARE ELM	2.5" CAL	BB
ZEL GRE	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL	BB

KEYNOTES

1. SEEDED LAWN AS SPECIFIED. SEED ALL AREAS DISRUPTED BY CONSTRUCTION.
2. EXISTING TREES OR LANDSCAPING. PROTECT FROM DAMAGE.
3. EXISTING LAWN. PROTECT FROM DAMAGE.
4. SHRUB BED LINE.
5. PARKING LOT ISLAND. INSTALL 2 1/2" DEPTH MULCH OVER THE ENTIRE AREA.
6. LIGHT FIXTURE LOCATION. REFER TO ELECTRICAL DRAWINGS.
7. SERVICE ACCESS DRIVE. REFER TO CIVIL ENGINEER'S PLANS.
8. DRY TO MESIC WILDFLOWER MEADOW SEED MIX.
9. MESIC TO WET WILDFLOWER MEADOW SEED MIX.
10. 4' HT. CHAIN LINK FENCE ENCLOSING POND. REFER TO CIVIL ENGINEER'S PLANS.

GENERAL NOTES

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- D. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.
- E. INSTALL TREES, AND SHRUBS PER DETAILS 2 & 3, SHEET L-2. PROVIDE SHREDDED HARDWOOD MULCH AT DEPTHS AS INDICATED.
- F. PLANT MATERIAL INSTALLATION TO OCCUR BETWEEN APRIL 1ST AND JUNE 15TH OR BETWEEN SEPT 15TH AND NOV 15TH.

**VLA**  
**VIVIAN LLAMBI & ASSOCIATES, INC.**  
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101 South 7th Street, Louisville, KY 40202  
 Phone: 502.499.0478, Fax: 502.581.3444

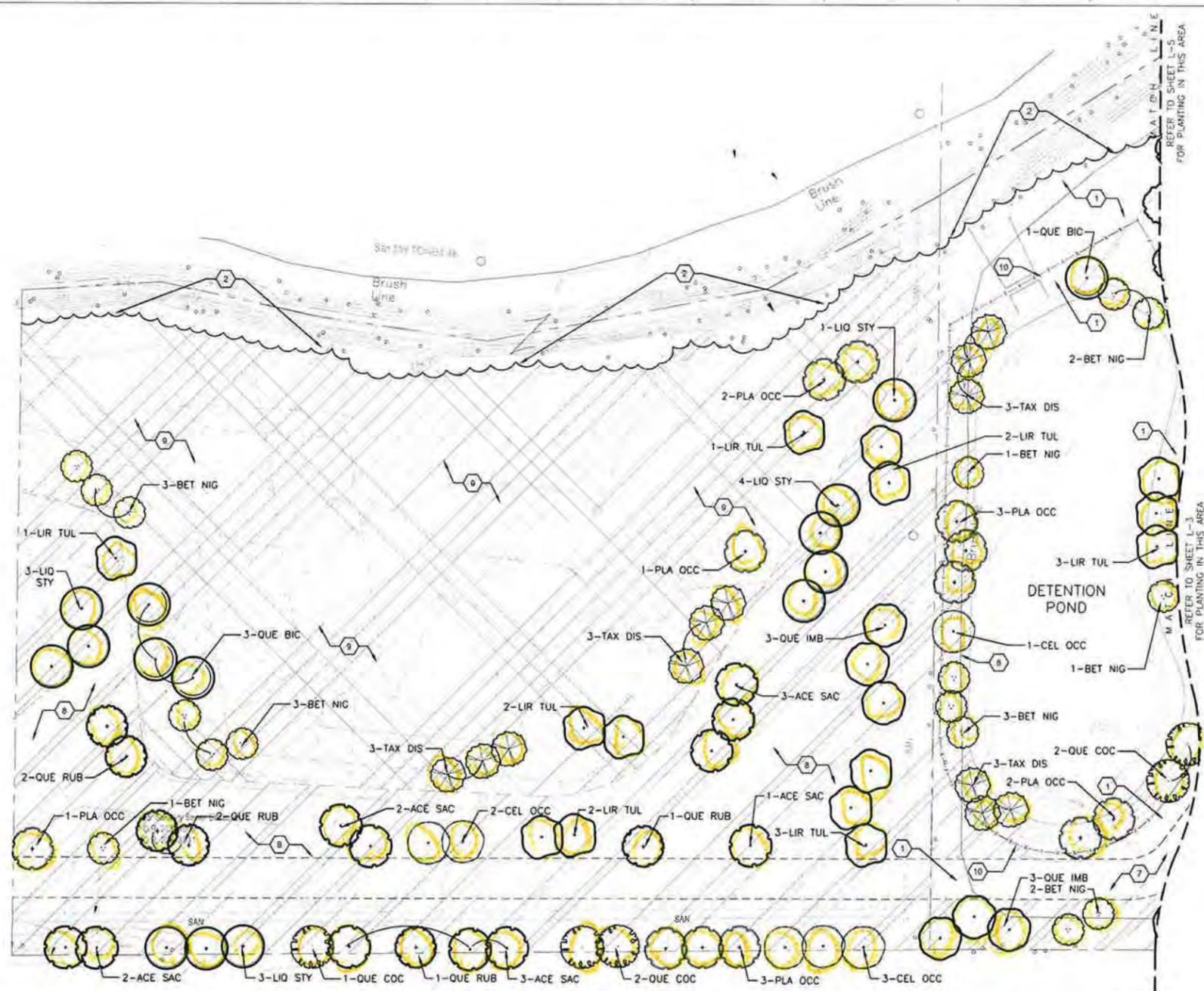
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UNDER UTILITIES PROTECTION SERVICE

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NO.	DATE	BY	CHKD	APPR	REMARKS
<p><b>COLOR LEGEND:</b></p> <ul style="list-style-type: none"> <li>1 EXISTING BUILDING</li> <li>2 EQUIPMENT</li> <li>3 NEW AREAS</li> <li>4 FUTURE</li> <li>5 SITE</li> <li>6 RELOCATED</li> <li>7 EXISTING</li> </ul> <p>NOTE: FOR CONCEPT AND BASIC DESIGN ONLY. FOR DETAILED DESIGN COLOR ASSIGNMENT REFER TO THE CLIENT'S DESIGN &amp; CONSTRUCTION MANUAL.</p> <p>NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED. IT IS THE EXCLUSIVE PROPERTY OF NESTLE &amp; ITS AFFILIATES AND IS PROVIDED TO RECIPIENT FOR THEIR USE ONLY UNDER THE FOLLOWING CONDITIONS: RECIPIENT SHALL RETURN THE DRAWING TO NESTLE IMMEDIATELY UPON REQUEST AND SHALL NOT REPRODUCE, COPY, DISTRIBUTE OR DISCLOSE INFORMATION CONTAINED IN THE DRAWING TO A THIRD PARTY OR OTHERWISE DISCLOSE OR DIRECTLY OR INDIRECTLY THE ORIGINAL OR ANY REPLICATES OF THE DRAWING WITHOUT THE WRITTEN CONSENT OF NESTLE.</p>					
<p><b>DUBLIN, OHIO</b>  <b>NOAC</b>  <b>BUILDING ADDITION</b>  <b>LANDSCAPE</b>  <b>PLANTING PLAN</b></p>					
<p>OPERATOR: [Signature]</p>			<p>ADDRESS: [Address]          CITY/STATE: [City/State]          TEL. NO.: [Phone]          FAX NO.: [Phone]          E-MAIL: [Email]</p>		
<p>DRAWN BY: FB</p>		<p>DATE: 04/12/13</p>		<p>CHKD BY: TW</p>	
<p>SCALE: AS NOTED</p>		<p>SHEET NO.: L-5</p>		<p>REVISION NO.: [Blank]</p>	
<p>DATE ISSUED: [Blank]</p>			<p>CAD DWG FILE: NESTLEPLANTING.DWG</p>		



1 PLANTING PLAN (WEST)

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ACE SAC	11	ACER S. 'MAJESTY'	MAJESTY SUGAR MAPLE	2.5" CAL	BB
BET NIG	16	BETULA NIGRA	RIVER BIRCH	2.5" CAL	BB
CEL OCC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL	BB
LIO STY	11	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2.5" CAL	BB
LIR TUL	14	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5" CAL	BB
PLA OCC	12	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL	BB
QUE BIC	4	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL	BB
QUE COC	5	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL	BB
QUE IMB	6	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL	BB
QUE RUB	6	QUERCUS RUBRUM	RED OAK	2.5" CAL	BB
TAX DIS	12	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	2.5" CAL	BB

161

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 CALL TOLL FREE 800-362-2764

KEYNOTES

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3. EXISTING LAWN. PROTECT FROM DAMAGE.
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GENERAL NOTES

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COLOR LEGEND 1 EXISTING BUILDING 2 EQUIPMENT 3 NEW AREAS 4 FUTURE 5 SITE 6 RELOCATED 7 EXISTING 8 NOTE: FOR CONCEPT AND BASIC DESIGN USE ONLY. FOR DETAILED DESIGN CONSULTATION REFER TO THE CLIENT'S DESIGN MANUAL.	DUBLIN, OHIO NOAC BUILDING ADDITION LANDSCAPE PLANTING PLAN	ORIGINATOR ADDRESS CITY/STATE TEL NO FAX NO EMAIL	DRAWN BY: FB DATE: 050313 CHECKED BY: TW DATE: 050313 SCALE: AS NOTED SHEET NO: L-6 REVISION NO: AND: 0 DATE ISSUED: 050313 CAD DWG FILE: NESTLEPLANTING.DWG	PROJECT NO: SHEET NO: L-6
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