

PD 962

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*Reclassification Of Area Shown On Map Number 28-B
(As Amended)*

(Application Number 14657) *LEMPD 962*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Manufacturing District symbols and indications as shown on Map Number 28-B in the area bounded by:

Parcel 1.

That part of the south 778.66 feet of that part of the north half of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian lying westerly of the westerly line of the Calumet River as said westerly line is established by the United States government survey and shown on the plat recorded May 17, 1889 as Document 1102284 in Book 39 of Plats, pages 1 to 9, bounded and described as follows:

beginning at a point on the south line of the north half of the southwest quarter of Section 18, 724.54 feet east of (as measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence north 00 degrees, 05 minutes, 07 seconds east on a straight line to a point on the north line of said 778.66 feet, said point being 732.89 feet (measured on said north line) east of the west line of the southwest quarter of Section 18; thence south 89 degrees, 49 minutes, 21 seconds east on said 778.66 foot line, a distance of 1,174.96 feet; thence south 46 degrees, 50 minutes, 14 seconds west on a straight line, a distance of 1,134.54 feet to a point on the south line of the north half of the southwest quarter of Section 18, said point being 348.56 feet east of (as measured on said south line) the point of beginning; thence north 89 degrees, 49 minutes, 21 seconds west on the south line of the north half of the southwest quarter of Section 18, a distance of 348.56 feet to the point of beginning (excepting therefrom the south 33.00 feet thereof), in Cook County, Illinois.

Parcel 2.

That part of the south 778.66 feet of that part of the north half of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, lying westerly of the westerly line of the Calumet River as said westerly line is established by the United States government survey and shown on the plat recorded May 17, 1889 as Document 1102284 in Book 39 of Plats, pages 1 to 9, bounded and described as follows:

beginning at a point on the south line of the north half of the southwest quarter of Section 18, 1,218.80 feet east of (as measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18 (said south line of the north half of the southwest quarter of Section 18 having a bearing of south 89 degrees, 49 minutes, 21 seconds east); thence north 46 degrees, 50 minutes, 14 seconds east, a distance of 1,034.12 feet to the westerly line of the Calumet River as said westerly line is established by the United States government survey and shown on the plat recorded May 17, 1889 as Document 1102284 in Book 39 of Plats, pages 1 to 9; thence southerly along said westerly line of the Calumet River established as aforesaid to the south line of the north half of the southwest quarter of Section 18; thence north 89 degrees, 49 minutes, 21 seconds west on the south line of the north half of the southwest quarter of Section 18, a distance of 754.723 feet, more or less, to the point of beginning (excepting therefrom the south 33.00 feet thereof), in Cook County, Illinois.

Parcel 3.

A nonexclusive perpetual easement for ingress and egress to and from 112th Street and Parcels 1 and 2, in the following described real estate:

the north 33.00 feet of the east 271.04 feet of the west 776.04 feet of the south half of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian.

Also,

That part of the south 33.00 feet of the west 776.04 feet of the north half of the southwest quarter of said Section 18, lying east of a line described as follows:

beginning at a point on the south line of the north half of the southwest quarter, 300.72 feet east of (measured on said south line) the west line of said Section 18; thence northwesterly to a point 245.5 feet east of the west line and 386.79 feet north of the south line (measured at right angles to and parallel with said west line), in Cook County, Illinois.

Parcel 4.

A nonexclusive perpetual easement for ingress and egress from Parcel 1 to Parcel 2 and from Parcel 2 to Parcel 1, in the following described real estate:

That part of the north half of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

commencing at a point on the south line of the north half of the southwest quarter of said Section 18, 1,073.10 feet east of (as measured on the south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18 (said south line of the north half of the southwest quarter of Section 18, having a bearing of south 89 degrees, 49 minutes, 21 seconds east); thence north 46 degrees, 50 minutes, 14 seconds east, a distance of 282.58 feet to the point of beginning of a 33.00 foot easement lying 16.5 feet on either side of the following described line; thence southeasterly at 90 degrees to the last described line, a distance of 100.00 feet to the end of said 33.00 foot easement.

Parcel 5.

That part of the south 778.66 feet of that part of the north half of the southwest quarter of Section 18, Township 37 North, Range 15 East of the Third Principal Meridian lying westerly of the westerly line of the Calumet River as said westerly line is established by the United States government survey and shown on the plat recorded May 17, 1889 as Document 1102284 in Book 39 of Plats, pages 1 to 9, bounded and described as follows:

commencing at a point on the south line of the north half of the southwest quarter of Section 18, 724.54 feet east of (as measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence south 89 degrees, 49 minutes, 21 seconds east on the south line of the north half of the southwest quarter of Section 18, a distance of 348.56 feet to the point of beginning; thence north 46 degrees, 50 minutes, 14 seconds east on a straight line, a distance of 1,134.54 feet to a point on the north line of said south 778.66 feet; thence south 89 degrees, 49 minutes, 21 seconds east on said 778.66 foot line, a distance of 24.28 feet to the westerly line of the Calumet River as established by the United States government survey aforesaid; thence south 34 degrees, 53 minutes, 52 seconds east on the westerly line of the Calumet River as established by the United States government survey aforesaid, a distance of 84.20 feet; thence south 46 degrees, 50 minutes, 14 seconds west, a distance of 1,034.12 feet to a point on the south line of the north half of the southwest quarter of Section 18, said point being 1,218.80 feet east of (as measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence north 89 degrees, 49 minutes, 21 seconds west on the south line of the north half of the southwest quarter of Section 18, a distance of 145.70 feet to the point of beginning (excepting therefrom the south 33.00 feet thereof) in Cook County, Illinois.

Also,

That part of the south 83.00 feet of the north half of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, lying west of a line described as follows:

beginning at a point on the south line of the north half of the southwest quarter of Section 18, 724.54 feet east of (as measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence north 00 degrees, 05 minutes, 07 seconds east on a straight line to a point on the north line of the south 778.66 feet of the north half of the southwest quarter of Section 18, said point being 732.89 feet (measured on said north line) east of the west line of the southwest quarter of Section 18, and lying east of a line described as follows:

beginning at a point on the south line of the north half of the southwest quarter of Section 18, 300.72 feet east of (measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence northwesterly on a straight line to a point 245.50 feet east of the west line and 386.79 feet north of the south line (measured at right angles to and parallel with said west line) of the north half of the southwest quarter of Section 18, in Cook County, Illinois.

Also,

The south 33.00 feet of that part of the north half of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, lying westerly of the westerly line of the Calumet River, as said westerly line is established by the United States government survey and shown on the plat recorded May 17, 1889 as Document 1102284 in Book 39 of Plats, pages 1 to 9 and lying east of a line described as follows:

beginning at a point on the south line of the north half of the southwest quarter of Section 18, 724.54 feet east of (as measured on said south line of the north half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence north 00 degrees, 05 minutes, 07 seconds east on a straight line to a point on the north line of the south 778.66 feet of the north half of the southwest quarter of Section 18, said point being 732.89 feet (measured on said north line) east of the west line of the southwest quarter of Section 18, in Cook County, Illinois.

Also,

All that part of the southwest quarter of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, lying east of a line parallel to and distant 505 feet east of the west line of Section 18 and lying northwest of the following described line:

beginning at a point on the east line of the west 505 feet aforesaid, said point being 529.98 feet south of the north line of the southwest quarter of the southwest quarter of said Section 18, said east line of the west 505 feet having a bearing of north 00 degrees, 31 minutes, 45 seconds west; thence north 46 degrees, 50 minutes, 14 seconds east, a distance of 772.13 feet to a point on the north line of the southwest quarter of the southwest quarter of Section 18, said point being 1,073.10 feet east of (as measured on the north line of the southwest quarter of the southwest quarter of Section 18), the west line of the southwest quarter of Section 18, said point also being 568.10 feet east of the point of beginning, in Cook County, Illinois.

Also,

That part of the southwest quarter of the southwest quarter of Section 18, Township 37 North, Range 15, East of the Third Principal Meridian, bounded and described as follows:

beginning at a point on the north line of the southwest quarter of the southwest quarter of Section 18, 1,073.10 feet east of (as measured on the north line of the southwest quarter of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence south 89 degrees, 49 minutes, 21 seconds east on the north line of the southwest quarter of the southwest quarter of Section 18, 145.70 feet; thence south 46 degrees, 50 minutes, 14 seconds west, 902.19 feet to a point on a line 555 feet east of (as measured on the north line of the southwest quarter of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence south 00 degrees, 31 minutes, 45 seconds east on said line 555 feet east of the west line of the southwest quarter of Section 18, 702.65 feet to the south line of the southwest quarter of Section 18; thence north 89 degrees, 47 minutes, 35 seconds west on the south line of the southwest quarter of Section 18, 50.0 feet to a point on a line 505 feet east of (as measured on the north line of the southwest quarter of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence north 00 degrees, 31 minutes, 45 seconds west on said line 505 feet east of the west

line of the southwest quarter of Section 18, 791.90 feet to a point 529.98 feet south of the north line of the southwest quarter of the southwest quarter of Section 18; thence north 46 degrees, 50 minutes, 14 seconds east, 772.13 feet to the point of beginning (excepting therefrom the south 33 feet thereof) in Cook County, Illinois.

Also,

That part of the south half of the southwest quarter of Section 18, Township 37 North, Range 15 East of the Third Principal Meridian in Cook County, Illinois, lying westerly of the westerly line of the Calumet River as said westerly line is established by the United States government survey and shown on the plat recorded May 17, 1889 as Document 1102284 in Book 39 of Plats, pages 1 to 9, and lying east and southeasterly of the following described line:

beginning at a point on the north line of the south half of the southwest quarter of Section 18, 1,218.80 feet east of (as measured on the north line of the south half of the southwest quarter of Section 18), the west line of the southwest quarter of Section 18, said north line of the south half of the southwest quarter of Section 18 having a bearing of south 89 degrees, 49 minutes, 21 seconds east; thence south 46 degrees, 50 minutes, 14 seconds west, 902.19 feet to a point on a line 555 feet east of (as measured on the north line of the south half of the southwest quarter of Section 18) the west line of the southwest quarter of Section 18; thence south 00 degrees, 31 minutes, 45 seconds east on said line, 555 feet east of the west line of the southwest quarter of Section 18, 702.65 feet to the south line of the southwest quarter of Section 18 (excepting therefrom the south 33 feet of that part of the southwest quarter of the southwest quarter lying east of the west 555 feet thereof, and lying west of a line 837 feet east of the west line of the southwest quarter) in Cook County, Illinois.

to those of a River Edge Manufacturing Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

River Edge Manufacturing Planned Development Number 902.

Plan Of Development Statements.

1. The area delineated herein as a River Edge Manufacturing Planned Development, consists of approximately two million five hundred twenty-eight thousand two hundred (2,528,200) square feet (fifty-eight and four hundredths (58.04) acres) and is owned or controlled by the applicant, Torrence Holding L.L.C. and Torrence Holding II L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different then to the owners of record title to all of the property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Neighborhood Map; a Planned Development Property Line and Boundary Map; a Site Plan, Landscape Plan, Landscape Plan Exhibit A; and Building Elevations prepared by Harris Architects Inc. dated April 14, 2005. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "River Edge Manufacturing Planned Development": office building and

- equipment maintenance garage and accessory uses; storage of heavy equipment and accessory uses; ready-mix concrete plant and accessory uses; concrete crushing plant and accessory uses; asphalt plant and accessory uses; precast manufacturing plant and accessory uses; all uses permitted in the Planned Manufacturing District Number 6.
6. Business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
 7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
 8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
 9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
 10. The improvements in the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D".)
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No permits shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of the pre-existing Planned Manufacturing District Number 6.

[Existing Zoning Map; Neighborhood Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 48613 through 48620 of this *Journal*.]

Bulk Regulations and Data Table and Landscape Plan Exhibit "A" referred to in these Plan of Development Statements read as follows:

River Edge Manufacturing Planned Development Number 962.

Bulk Regulations And Data Table.

Net Site Area:	2,528,200 square feet (58.04 acres)
Maximum Floor Area Ratio:	3

Existing Zoning District:	P.M.D. 6
Proposed Zoning District:	River Edge Manufacturing Planned Development Number <u>902</u>
Surrounding Zoning Districts:	P.M.D. 6
Gross Site Area:	2,761,310 square feet (63.39 acres)
Net Site Area:	2,528,200 square feet (58.04 acres) Gross Site Area, 2,761,310 square feet (63.39 acres) less Site Area located within the adjacent waterway 233,110 square feet (5.35 acres)
Subarea A (occupied by building and employee parking area):	314,950 square feet (7.23 acres)
Subarea B (equipment parking area and remainder of site):	2,213,250 square feet (50.81 acres)
Maximum Floor Area Ratio Total for Net Site Area:	3.0
Minimum Number of Off-Street Parking Spaces for Subarea A:	20 (including 2% handicapped)
Actual Number of Off-Street Parking Spaces Provided for Subarea A:	108 (including 5 handicapped spaces)
Minimum Number of Off-Street Loading Berths:	2 at 10 feet, 0 inches x 25 feet, 0 inches
Percentage of Subarea A Site Coverage:	17%
Percentage of Subarea B Site Coverage:	To be determined at Site Plan approval
Minimum Subarea A Building Setbacks:	Front 169 feet, west side 180 feet, east side 132 feet to Subarea B and rear 70 feet to Subarea B to Subarea B
Minimum Subarea B Building Setbacks:	To be determined at Site Plan approval

Maximum Permitted Building Height for Subarea A:	38 feet, 8 inches
Maximum Permitted Building Height for Subarea B:	To be determined at Site Plan approval
Maximum Allowable Release Rate of Storm Water:	1.0 cubic feet per second per acre of drainage area

Landscape Plan Exhibit "A".

*112th And Torrence -- Walsh Equipment Maintenance Facility
Calumet Design Guideline Requirements.*

The landscape development for the referenced project has been designed to meet the City of Chicago Calumet Design Guidelines. Various aspects of the site have been developed to meet the following standards indicated in those guidelines:

River Edge -- Meets the Riparian Zone Standards.

South and West Site Perimeters -- Meet Savanna Standards.

Parking Lot Perimeter -- Meets Perimeter Yard Standards.

North Docking Slip -- Planting deferred until development of north parcel.

Future planting to meet Calumet Design Guidelines as approved by City Department of Planning.

Seed Mixes.

Parking Lot and Building Area:

Low Mow Seed Mix (180 pounds/acre)*.

* Mixes as provided by Arthur Clesen & Co.

Detention and Swale Bottoms:

Wet Mesic Prairie Mix Number 2 -- I.D.O.T. Class 4B (Wetland Grass and Sedge, 56 pounds/acre)*

I.D.O.T. Class 5B (Wetland Forbs, 2 pounds acre)*

Detention and Swale Side Slopes:

Low Profile Prairie Mix Number 4 -- I.D.O.T. Class 4A (Low Profile Native Grass, 70 pounds/acre)*

I.D.O.T. Class 5 (Forbs with Annuals, 11 pounds/acre)*

Add Lead Plant, New Jersey Tea, Pasque Flower, Heath Aster, Canada Milk Vetch, Prairie Smoke, Prairie Alum Root and Hoary Puccoon in small amounts (see drawing)

Top of Slopes and All Other Seeded Areas:

Low Profile Prairie Mix Number 3 -- I.D.O.T. Class 4A (Low Profile Native Grass, 70 pounds/acre)* I.D.O.T. Class 5 (Forbs with Annuals, 11 pounds/acre)*

Topsoil:

18 inches of Topsoil will be provided for all Overstory Trees, Intermediate Trees and Shrubs.

6 inches of Topsoil will be provided for all Seeded Areas.

Topsoil shall have a pH between 5.5 and 7.5 and have 3% to 10% organic matter.

Topsoil shall have the following breakdown:

Sand -- 20% to 40%

* Mixes as provided by Arthur Clesen & Co.

Silt -- 30% to 50%

Clay -- 10% to 30%

Plant Material.

Plant material has been selected from the Calumet Design Guide (see drawing for list).

Site Fencing.

An ornamental fence (8 feet high) will be provided around the north and west sides of the building and parking lot area. A chain link fence (8 feet high) will be located on the south and west sides of the property. The River Edge and Docking Slip will remain unfenced. If any fencing should be installed immediately along the Docking Slip or the River Edge, said fencing shall be ornamental.

Landscape Maintenance.

Trees and Shrubs:

1. Watering during establishment, on an as needed basis.
2. Annual pruning in fall/winter.

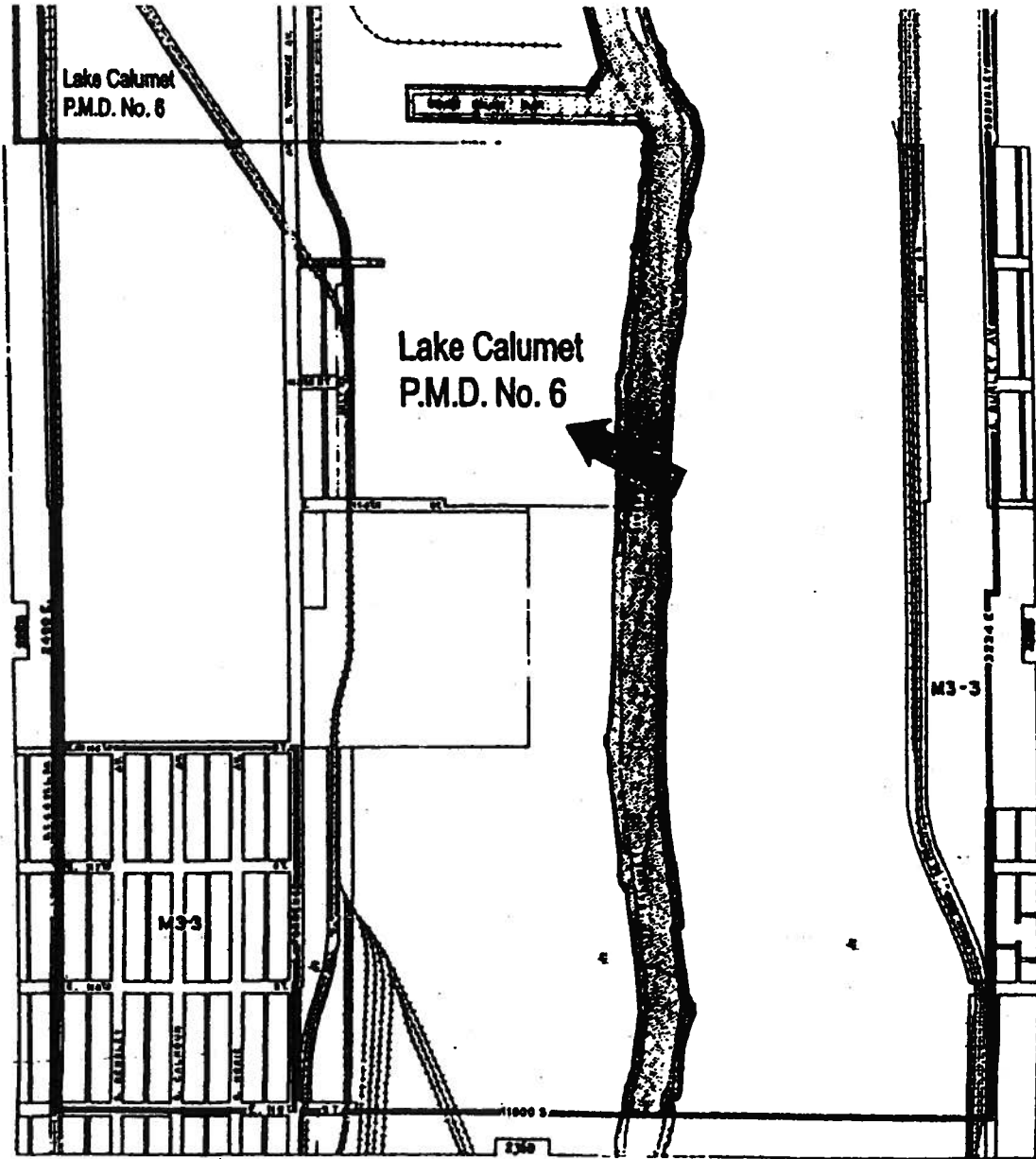
Low Mow Turf (at building and parking lot):

1. Watering during establishment, on an as needed basis.
2. Weed control during establishment (chemical control allowed).
3. Single mowing annually.

Natural Areas (all other seeded areas):

1. Year 1 -- mowing for weed control (April -- May if fall seeding to 4 inches -- 6 inches, July -- August to 8 inches -- 10 inches, September optional. Watering for establishment only).
2. Year 2 -- mowing for weed control (April to 4 inches -- 6 inches, June -- July to 6 inches -- 10 inches, September optional).
3. Year 3 and on -- single mowing after first hard frost in the fall to 8 inches -- 10 inches.

Existing Zoning Map.



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RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT

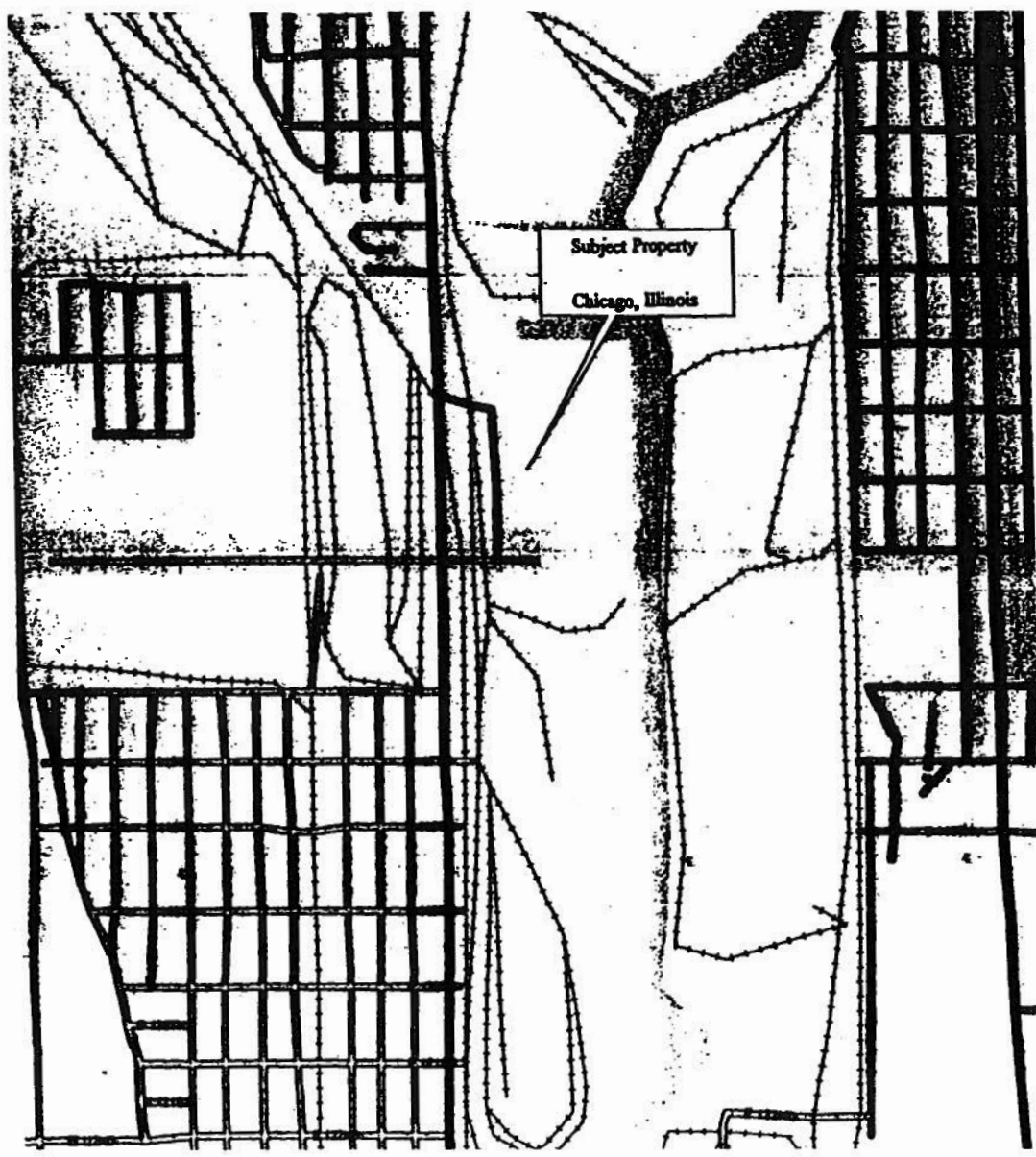
BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED OFFICE DISTRICTS

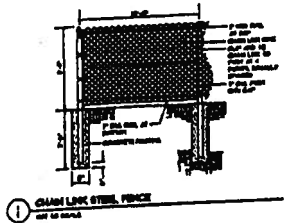
COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS

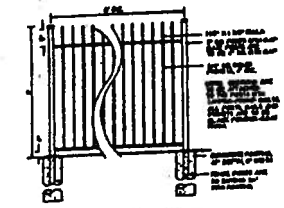
Neighborhood Map.



Landscape Plan -- L-2.



1 CHAIN LINK STEEL FENCE
NOT TO SCALE

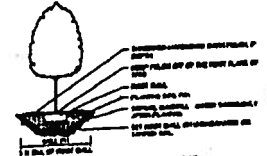


2 4' HEIGHT ORNAMENTAL STEEL FENCE
NOT TO SCALE

LANDSCAPE MAINTENANCE SCHEDULE

LANDSCAPE MAINTENANCE SCHEDULE FOR ALL PLANTS AND TREES. SEE THE NOTES ON THE DRAWING FOR THE SPECIFIC MAINTENANCE SCHEDULE FOR EACH PLANT AND TREE. THE MAINTENANCE SCHEDULE IS BASED ON THE FOLLOWING ASSUMPTIONS:

1. PLANTS AND TREES ARE MAINTAINED ON AN ANNUAL BASIS.
2. MAINTENANCE IS PERFORMED BY A QUALIFIED MAINTENANCE COMPANY.
3. MAINTENANCE IS PERFORMED AT THE END OF EACH GROWING SEASON.

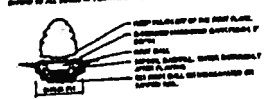


3 PARKING AREA TREE PLANTING DETAIL
NOT TO SCALE

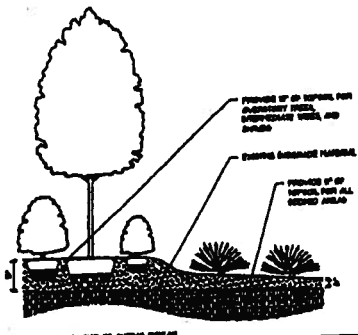
LANDSCAPE TOPSOIL

THE LANDSCAPE TOPSOIL MUST MEET THE FOLLOWING REQUIREMENTS:

1. THE TOPSOIL SHOULD BE APPROXIMATELY 18 INCHES DEEP.
2. THE TOPSOIL SHOULD BE FREE OF ROCKS, CLUMPS OF CLAY, AND OTHER OBSTACLES TO PLANT ROOTS.
3. THE TOPSOIL SHOULD BE FREE OF WEEDS AND OTHER UNDESIRABLE PLANTS.
4. THE TOPSOIL SHOULD BE FREE OF PATHOGENS AND OTHER HAZARDOUS SUBSTANCES.



4 PARKING AREA TREE PLANTING DETAIL
NOT TO SCALE



5 TOPSOIL AND PLANTING DETAIL
NOT TO SCALE

LANDSCAPE MAINTENANCE SCHEDULE

LANDSCAPE MAINTENANCE SCHEDULE FOR ALL PLANTS AND TREES. SEE THE NOTES ON THE DRAWING FOR THE SPECIFIC MAINTENANCE SCHEDULE FOR EACH PLANT AND TREE. THE MAINTENANCE SCHEDULE IS BASED ON THE FOLLOWING ASSUMPTIONS:

1. PLANTS AND TREES ARE MAINTAINED ON AN ANNUAL BASIS.
2. MAINTENANCE IS PERFORMED BY A QUALIFIED MAINTENANCE COMPANY.
3. MAINTENANCE IS PERFORMED AT THE END OF EACH GROWING SEASON.

LANDSCAPE TOPSOIL

THE LANDSCAPE TOPSOIL MUST MEET THE FOLLOWING REQUIREMENTS:

1. THE TOPSOIL SHOULD BE APPROXIMATELY 18 INCHES DEEP.
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4. THE TOPSOIL SHOULD BE FREE OF PATHOGENS AND OTHER HAZARDOUS SUBSTANCES.

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LANDSCAPE TOPSOIL

THE LANDSCAPE TOPSOIL MUST MEET THE FOLLOWING REQUIREMENTS:

1. THE TOPSOIL SHOULD BE APPROXIMATELY 18 INCHES DEEP.
2. THE TOPSOIL SHOULD BE FREE OF ROCKS, CLUMPS OF CLAY, AND OTHER OBSTACLES TO PLANT ROOTS.
3. THE TOPSOIL SHOULD BE FREE OF WEEDS AND OTHER UNDESIRABLE PLANTS.
4. THE TOPSOIL SHOULD BE FREE OF PATHOGENS AND OTHER HAZARDOUS SUBSTANCES.

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SEED MIX INFORMATION

LANDSCAPE SEED MIX

SEED MIX CLASS A - LOW PEOPLE TRAFFIC AREAS

SEED MIX CLASS B - MODERATE PEOPLE TRAFFIC AREAS

SEED MIX CLASS C - HIGH PEOPLE TRAFFIC AREAS

SEED MIX CLASS D - OPEN AREAS WITH MINIMAL TRAFFIC

SEED MIX CLASS E - OPEN AREAS WITH MODERATE TRAFFIC

SEED MIX CLASS F - OPEN AREAS WITH HIGH TRAFFIC

SEED MIX CLASS G - OPEN AREAS WITH VERY HIGH TRAFFIC

SEED MIX CLASS H - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS I - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS J - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS K - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS L - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS M - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS N - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS O - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS P - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS Q - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS R - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS S - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS T - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS U - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS V - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS W - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS X - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS Y - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

SEED MIX CLASS Z - OPEN AREAS WITH EXTREMELY HIGH TRAFFIC

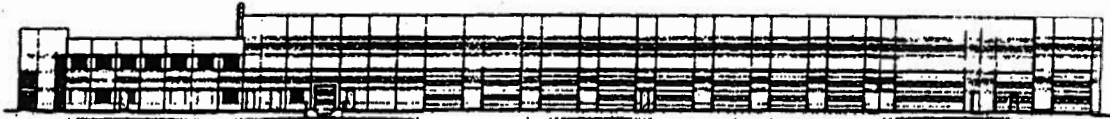
PLANT LIST

PLANT NAME	QUANTITY	PLANT SIZE	PLANT TYPE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH	PLANT WEIGHT	PLANT VALUE
...

PLANT LIST: QUANTITY, PLANT SIZE, PLANT TYPE, PLANT COLOR, PLANT HEIGHT, PLANT WIDTH, PLANT DEPTH, PLANT WEIGHT, PLANT VALUE.

Building Elevations.

Building Height: 38' 8"



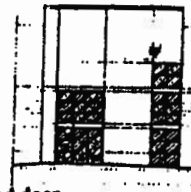
Architectural Precast Wall Panels with fixed glass windows in the office area and overhead doors in the shop area
WEST ELEVATION



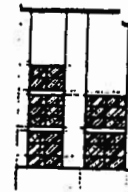
Architectural Precast Wall Panels with fixed glass windows and a glass curtain wall at the front entrance
NORTH ELEVATION



Architectural Precast Wall Panels with overhead door
SOUTH ELEVATION



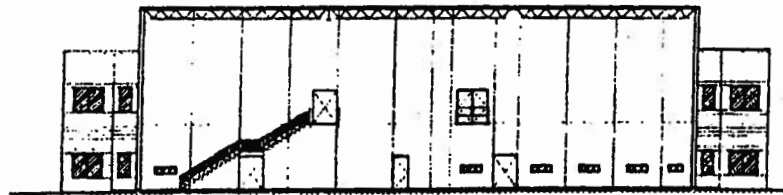
TOWER ELEV. 1



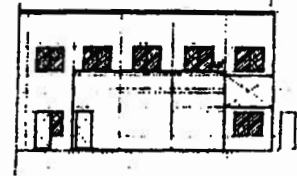
TOWER ELEV. 2



EAST ELEVATION Architectural Precast Wall Panels with fixed glass windows in the office area and overhead doors in the shop area



BUILDING CROSS SECTION



ELECTRICAL/FIN. Rm. ELEV.