



UNION TOWNSHIP

BOARD OF TRUSTEES | OCTOBER 14<sup>TH</sup>, 2025 MEETING

# MODIFICATION TO OVERLAY DISTRICT PLAN

Owner / Applicant: Rupp Family Enterprises, LLC  
4385 Winding Creek Boulevard



Department of Planning & Zoning | [www.utclermont.gov](http://www.utclermont.gov) | 513-753-2300 | 4350 Aicholtz Rd

## **STAFF REPORT: Case # 3-19-O**

*Please refer to the yellow-highlighted, bold and italicized areas for the updated, new staff comments, as compared to Staff Report from August, 2025.*

### **NATURE OF REQUEST**

The Owner / Applicant is requesting a Modification to an approved Overlay Case from 2019. The Applicant is proposing the construction of two (2) 20,400 square foot buildings on Parcel #413103B285—which is a 4.0-acre site. The proposed buildings have been planned to accommodate multiple tenants and include both office and warehouse use space(s). As part of this application, the Applicant is requesting rear setback relief from the adjoining residential zone (per Article 6, Section 661) as well as sidewalk relief.

*\*Please refer to the Applicant's statements, plans, and other application enclosures.*

### **LOCATION**

The subject property, located approximately 650-700 feet northwest of the intersection at Winding Creek Boulevard and Olive Branch Stonelick Road—and is south of State Route 32 by approximately 275 feet.

### **ZONING**

The affected property is zoned Business (B-1)—with the adjoining properties to the north and east zoned Business (B-1) and the properties to the south and west zoned Single Family Detached Residential (R-1).

## **RELATIONSHIP TO THE HORIZON 2030: COMPREHENSIVE LAND USE PLAN**

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Olive Branch-Stonelick Corridor. Currently, the corridor contains a variety of vacant, underdeveloped, or otherwise agricultural uses / properties. The majority of land north of SR 32 within the corridor is zoned R-1 Single Family Residential District, whereas, the southern portion of the corridor is zoned a mix of B-1 Business District, ER Estate Residential District, and M-1 Industrial District.

The transitioning nature of the corridor provides opportunities for mixture of development. The plan specifically recommends buffering, landscaping, and cohesive greenway design to ensure high quality growth and development. The plan focuses on the preservation of wooded hillsides and other natural areas, and further calls for the use of appropriate access management strategies in new developments.

## **RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS**

As noted in the previous section of the staff report, the affected property is located within the Olive-Branch Stonelick Corridor. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Commercial Corridor,” and Section 1307 makes these statements with respect to these Districts:

### **“1307. Focus Area Overlay-Commercial Corridor Districts.**

Focus Area Overlay (FA) Commercial Corridor Districts shall be identified as FA-CC Overlay Districts.

1. Findings and Specific Purpose. Business districts and corridors are recognized as principal focal points of community activity providing an economic resource and a center for community identity. It is in the interest of the Township to protect and enhance the features of public interest in such business districts by:
  - a. Preventing the deterioration of property and the extension of blighting conditions;
  - b. Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area;
  - c. Preventing the creation of influences adverse to the physical character of the area.
2. Characteristics. FA-CC districts shall be limited to geographic areas included in a FACommercial Corridor which contain or are planned to contain one (1) or more of the following characteristics:
  - a. A concentration of retail and service oriented commercial establishments serving as a principal business activity center for a socio-geographic neighborhood, community, or region;
  - b. An area that has received or been approved for substantial public investment;
  - c. An area that is planned for unusual intensity or density of development...”

## **BACKGROUND**

At the creation of Zoning in the Township, in 1959, the property was zoned M-1 (Industrial). In 1986, the parcel was rezoned to B-6 (Business). B-6 (Business) Zoning Districts were subsequently consolidated into the B-1 (Business) District, which remains the current zoning of the property.

This property, as it is currently configured, was carved from the original Winding Creek Boulevard commercial subdivision in May of 2017. In July of 2017, the current owner acquired the property. In May of 2019, the Owner / Applicant received plan approval from the Board of Trustees to establish approximately 34,900 sq. ft. of office, commercial distribution, and warehouse space (for a multi-phase project). *The Overlay Plan approved by the Township Trustees in 2019 has not been advanced. Therefore, the Applicant is seeking to amend and update the plans in accordance with the Township's current procedures.*

## **RELATIONSHIP TO THE UNION TOWNSHIP ZONING RESOLUTION**

Please refer to Article 13, Section 1311, item 3 and of the Union Township Zoning Resolution, to reference the procedures to amend an approved Overlay Plan (where major changes are determined to be involved):

### **“1311. Overlay District Plan Expiration; Modifications...”**

3. Procedure to Amend an Approved Overlay Plan.
  - a. A property owner may request amendment to any unexpired Overlay Plan. Approval for an amendment does not re-commence the start date of the applicable expiration period. However, for major amendments, the Board of Trustees, in its discretion, may by motion re-commence the expiration start date as of the date of the amendment approval.
  - b. The Planning & Zoning Director shall determine whether the proposed amendment is a major or minor amendment. Major amendments shall include, but are not limited to: any increase in, or significant movement or relocation of, density; changes in use that result in an increased intensity (as determined by the Planning & Zoning Director); movement of primary access locations; the elimination of roadway connections to adjacent tracts or subdivisions; the elimination or reduction of open space, recreational uses, or bufferyard features; and any other substantial and material changes to approved Overlay Plan requirements, as determined by the Planning & Zoning Director in his/her reasonable discretion. Any amendment which is not deemed to be a major amendment shall be considered a minor amendment...
  - d. For **major amendments**, the following procedure shall apply:
    - (1) The property owner shall submit a written request to amend the plan to the Planning & Zoning Director. The request shall be made using the Overlay Plan Application form, but shall be captioned: “Major Amendment.”
    - (2) Ten (10) copies of the proposed amended plan shall accompany the Application, along with the required fee, if any.
    - (3) The Planning & Zoning Director shall review the application and draft a report for review by the Board of Trustees.

- (4) Unless waived by the Planning & Zoning Director, prior to submission to the Board of Township Trustees, the applicant shall provide written authorization from the Clermont County Engineer, Clermont County Water and Soil Conservation District, Clermont County Water and Sewer District, and any other agencies as deemed necessary by the Planning & Zoning Director evidencing conformance to all requirements or resolution of all issues pertaining to the Overlay District.
- (5) Thereafter, the Planning & Zoning Director shall place the amendment on the Board of Trustees' docket. The Board of Trustees shall consider the amendment and adopt a motion approving, denying, or modifying the amended plan. Prior to entering a final decision, the Board of Trustees may direct further data be provided as necessary to make an informed decision.”

### **STAFF REVIEW & ANALYSIS**

A review of this particular Overlay District application indicates that the proposal is generally consistent with both the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. Specifically, the Comprehensive Land Use Plan document identifies that this area is prime for industrial development—and established contractor / light manufacturing uses already exist along Winding Creek Boulevard.

As mentioned earlier, the Applicant has proposed two (2) warehouse buildings that would include a mix of warehouse, storage, office uses. The Applicant is requesting 20' relief from the 100' setback along the rear property line (that is zoned R-1 Residential). All other required setbacks are being met or exceeded. On the most current plans, the Applicant has provided a minimum **twenty (20)** foot buffer/screening along the rear of the property—and has indicated his willingness to preserve the existing mature tree plantings to the south-southwest rear portion of the property and enhance the buffer along the shared property line to the closest residential use structure and its viewshed.

*According to a letter (dated 10/7/25) and signed by both the subject property owner and the adjoining property owner to the southwest (Fraley): “The trees of substantial character in the area discussed between the two properties appear to be out of the limits of disturbance and could remain post-development. If after land disturbance and grading for the proposed development takes place, and existing trees to remain post-construction are apparent, there are any gaps in natural screening greater than 10' in width, the Owner / Developer proposes to provide proposed landscaping consistent with the intent of the Landscape Plan included in the submittal package to supplement the natural screening between the two properties...”*

The height of the proposed structures appears to measure between 24-25 feet at the peak. Although architectural elevations have been submitted and there is some obvious use of traditional building materials, *staff recommends that additional traditional building materials and / or architectural design features be incorporated to enhance the visible corners of the proposed structures, to be more in alignment with the Comprehensive Plan.*

The Applicant is seeking relief regarding the installation of a sidewalk, which is relief that has been granted for other projects on Winding Creek Boulevard—a dead-end street with no significant connection point(s).

Overall, in comparison to the Overlay District Plan approved in 2019, staff finds that the current plan / proposal for this site is an improved, better project.

### **ACTION REQUIRED**

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees is to enter a motion to approve, approve with some modification, or deny the Overlay District Plan as submitted, and / or with any further modifications as deemed necessary by the Board.

### **RECOMMENDED MODIFICATIONS**

If the Board should choose to grant favorable consideration to this Overlay Plan Modification, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant would be required to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department (including Water Management and Sediment Control), the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant may be required to modify the proposed building façade, so that additional traditional building materials and / or architectural design features are incorporated to enhance the visible corners of the proposed structures.  
***Additionally, the proposed final elevations must match the renderings. This is an item that could be addressed administratively by staff.***
- 3) The Applicant would be required to provide an updated, more detailed, enhanced landscaping plan—to accurately reflect: the plant types, sizes, and locations; provide acknowledgements on the plans to identify the existing mature trees and vegetation areas that are intended to be preserved, including the south-southwest rear portion of the property; and to enhance any areas that may be deficient in the front and / or rear of the property on the amended plans.  
*This is an item that could be addressed administratively by staff.*
- 4) A signage plan would ultimately need to be submitted. All free-standing signage should be limited to monument signage, capped at a height of not more than 10' from finished grade.  
*This is an item that could be addressed administratively by staff.*

- 5) A lighting / photometric plan for the proposed site has not been submitted. All lighting would need to be noted as "inward or downward directed and shielded, dark-sky compliant" and of sufficient intensity to illuminate without projecting onto the adjoining residential property.
- 6) As of October 8<sup>th</sup>, 2025, there are a number of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent zoning permit(s) by the staff. *These items can be addressed administratively by staff.*



# VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road  
Erlanger, Kentucky 41018

602 Lila Avenue  
Milford, Ohio 45150

Tel: 859.727.3293      Tel: 513.576.1000  
Fax: 859.727.8452

[www.vioxinc.com](http://www.vioxinc.com)

October 7, 2025

RE: 4385 Winding Creek Blvd  
Rupp Family Enterprises, LLC

To whom it may concern,

The Owner of this above-mentioned property previously met on-site with the design consultant team, Township Administrative representative(s), and the adjacent property Owner to discuss considerations and possible concerns with the proposed development on 4385 Winding Creek Boulevard. The adjacent property owner had some minor concerns regarding clearing that would be required as a result of the development and how the existing vegetation provided screening between the two properties. It was ultimately decided that the rear property line and a couple selected setback distances related to the proposed development and associated grading involved should be surveyed.

The surveying work was performed; the rear property line and two setback distances (15' and 25') there off were marked with stakes in the field. The rear property line was again visited, reevaluated, and discussed by the Owner/Developer and adjacent property owner representative. Following this second site visit between the Owner and adjoining property owner, there does not appear to any concern from the neighboring property owner as it relates to the development, grading, and clearing that would be required to construct the development as presented in the Concept plan dated September 2025 with the rear parking a minimum of 20' away from the rear property line. The trees of substantial character in the area discussed between the two properties appear to be out of the limits of disturbance and could remain post-development. If after land disturbance and grading for the proposed development takes place, and existing trees to remain post-construction are apparent, there are any gaps in natural screening greater than 10' in width, the Owner/Developer proposes to provide proposed landscaping consistent with the intent of the Landscape Plan included in the submittal package to supplement the natural screening between the two properties.

Through this process, it is believed that the proposed development with buildings 80' (minimum) off the rear property line and the parking lot 20' (minimum) off the rear property line addresses any concerns the adjoining property owner might have related to existing vegetation that would be removed and that which is to remain. The Owner has also offered to continue working with and keep an open dialogue with the adjoining property owner during construction to ensure both parties are satisfied with the finish product.

Signatures from the Owner/Developer of the project and adjoining property owner are included in this letter. We thank you for your time and consideration regarding this matter.



Respectfully Submitted,

Michael Chandler, PE  
Director of Ohio Engineering  
513-576-1000  
[mchandler@vioxinc.com](mailto:mchandler@vioxinc.com)

  
Mr. Lyle Rupp  
Owner  
Rupp Family Enterprises, LLC

Jason Fraley  
Mr. Jason Fraley, On behalf of James Fraley  
1322 Old State Route 74  
Batavia, Ohio 45103

**Signature:**   
Jason Fraley (Oct 7, 2025 20:12:55 EDT)  
**Email:** jfraley25@gmail.com

APPLICATION FOR APPROVAL OF AN  
OVERLAY DISTRICT PLAN  
TO THE  
UNION TOWNSHIP  
BOARD OF TRUSTEES  
4350 Aicholtz Road  
Cincinnati, OH 45245  
(513) 753-2300

Case# \_\_\_\_\_

Date \_\_\_\_\_

**APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.  
PLEASE SUBMIT TEN COPIES OF APPLICATION & SUPPORTING DOCUMENTS (ORIGINAL SET + 9)**

**I. PROPERTY INFORMATION**

Property located at\* 4385 Winding Creek Blvd., Batavia, OH 45103

\*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 413 - 103 - B - 285.

Additional parcel numbers (if applicable)\* \_\_\_\_\_

\*All parcels comprising the development must be consolidated before a zoning certificate will be issued.

**II. APPLICANT INFORMATION**

A. Name\* Rupp Family Enterprises, LLC Phone 513-231-6040

Mailing Address 1284 Heitman Lane  
Batavia, OH 45103

\*Applicant must be the owner or lessee of the property (O.R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person Michael Chandler, PE Phone 513-576-1000

Company Viox & Viox, Inc.

Relationship to Applicant Consultant/Civil Engineer

Mailing Address 602 Lila Avenue  
Milford, OH 45150

### III. SUPPORTING DOCUMENTS REQUIRED FOR APPLICATION

1. Photocopy of tax map with subject property highlighted.
2. Legal description of property (see deed).
3. Development plans.
4. Application fee as established by the Township Trustees.

### IV. SUPPORTING INFORMATION

A. Existing Zoning District B-1 Business (Stonelick Olive Branch Corridor)  
Existing Land Use Vacant  
Proposed Focus Area District and Classification Category \_\_\_\_\_  
  
Proposed Land Use Multi-Tenant Commercial

B. Describe the characteristics of the Parcel/Project for consideration by the Board of Trustees (use additional sheet if necessary):  
Current 4.0 Acre parcel on south side of Winding Creek Blvd. is currently undeveloped. Property Owner is proposing to construct two (2) 20,400 SF buildings that could be partitioned and leased to multiple tenants within each building. Each lease space would include both office and warehouse space with an overhead door to allow vehicular access and storage (if necessary).  
Proposed project would also include 28 large vehicle/trailer parking/storage spaces along the rear property line. A dry detention basin will be constructed along the NW property line to collect, manage, and control release of stormwater per County standards. Sanitary Sewer and Water main infrastructure would be extended to and through the subject property to provide gravity sanitary sewer and water access to each building. Property Owner is requesting 20' of building setback relief (100' (per Code) to 80' (proposed)) and 10' of buffer yard relief (25' (per Code) to 15' (proposed) along the rear property line. Property Owner has spoken with adjoining neighbors along said rear property line and received positive responses in support of the proposed project.

## V. AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.

  
\_\_\_\_\_  
Applicant\*

\*If the property is owned by a corporation or partnership, signatory must be an authorized officer or partner.

STATE OF Ohio

COUNTY OF Clermont

Subscribed and sworn to before me this 3 day of July, of this year  
2025.

  
\_\_\_\_\_  
Notary Public

My commission expires March 3, 2028



Nora J. Lewin  
Notary Public - State of Ohio  
My Commission Expires 3/3/28

3  
201700016442  
Filed for Record in  
CLERMONT COUNTY, OH  
DEBORAH HALL CLEPPER  
07-20-2017 At 12:15 PM.  
DEED 36.00  
OR Book 2717 Page 2014 - 2016



BK: 2717 PG: 2014

### LIMITED WARRANTY DEED

**WINDING CREEK ESTATES, LLC**, an Ohio limited liability company, **Grantor**, for good and valuable consideration paid, grants, with limited warranty covenants, to **RUPP FAMILY ENTERPRISES, LLC**, an Ohio limited liability company, **Grantee**, whose tax mailing address is P.O. Box 541169, Cincinnati, Ohio 45254-1169, the following real property (the “Property”) situated in the County of Clermont, and State of Ohio:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT “A”**

**Prior Instrument Reference:** Official Record Book 2706, Page 1426 of the Clermont County, Ohio Records

The Property is conveyed subject to, and there are excepted from the limited warranty covenants, the following:

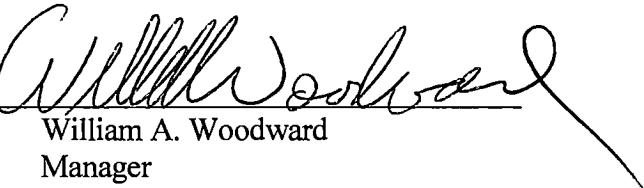
1. Easements, covenants, conditions and restrictions of record;
2. Taxes and assessments not yet due and payable;
3. Zoning and building laws and regulations;
4. Legal highways and rights of way; and
5. Matters as would be shown on a survey of the Property.



BK: 2717 PG: 2015

The Grantor has caused this Limited Warranty Deed to be duly executed and delivered on this  
26 day of June, 2017.

**WINDING CREEK ESTATES, LLC,**  
an Ohio limited liability company

By:   
William A. Woodward  
Manager

STATE OF OHIO )  
 ) ss.  
COUNTY OF Clermont )

This instrument was acknowledged before me on June 26, 2017, by William A. Woodward, the Manager of Winding Creek Estates, LLC, an Ohio limited liability company, on behalf of the limited liability company.

Denise A. Hardy  
Notary Public

My commission expires: \_\_\_\_\_



**DENISE A. HARDY**  
Notary Public, State of Ohio  
My Commission Expires  
July 8, 2021  
Recorded in Warren County

This document was prepared by:

Andrew D. Graf, Esq.  
Griffin Fletcher & Herndon LLP  
3500 Red Bank Road  
Cincinnati, Ohio 45227

JL93.332

JUL 17 2017

APPROVED  
FOR TRANSFER  
PATRICK J. MANGER  
COUNTY ENGINEER  
CLERMONT COUNTY, O.  
BY *[Signature]*



BK: 2717 PG: 2016

This conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code.  
Purchase Price \$ 240000.00  
Transfer # 3398 Transfer Fee \$ .50  
Conveyance Fee \$ 900.00  
Filed with the office of  
Linda L. Fraley

Date 7.17.17

By: *[Signature]*

*RB*

Exhibit "A"

Description of Property

TD 41 BK 31 PG 038 PAR 285.

4.0000 Acres

4.0000 Ac

Situated in Darby's Military Survey No. 2058, Union Township, Clermont County, Ohio  
and being more particularly described as follows:

Commencing at a found 5/8" iron pin at the intersection of the southwest line of Winding Creek Blvd (60' R/W) and the west line of relocated Olive Branch – Stonelick Road (N-399974.33, E-1477737.79);

thence with the southwest line of Winding Creek Blvd for the following four (4) courses, along the arc of a curve to the left for a distance of 63.85, said curve having a radius of 45.00', a central angle of 81°17'34", and a long chord bearing North 20°04'14" West for a distance of 58.63' to the point of curvature of a reverse curve;

thence along the arc of a curve to the right for a distance of 235.57, said curve having a radius of 333.89', a central angle of 40°25'27", and a long chord bearing South 40°30'18" East for a distance of 230.71';

thence along a non-tangent line, North 19°24'47" West, a distance of 10.26' to the point of curvature of a non-tangent curve;

thence along the arc of a curve to the left for a distance of 295.61', said curve having a radius of 788.51', a central angle of 21°28'48", and a long chord bearing North 30°14'40" West for a distance of 293.88';

thence North 40°59'04" West, a distance of 69.63' to a set 5/8" iron pin and the POINT OF BEGINNING;

thence leaving said southwest line of Winding Creek Blvd, on a severance line through the Grantor, South 48°43'10" West, a distance of 300.00' to a found 1/2" iron pin, corner to James D. Fraley, Trustee;

thence with the line of 2 parcels of said Fraley and the line of Matthew B. Sullivan, North 40°58'30" West, a distance of 515.51' to a found 5/8" iron pin;

thence with the line of Sullivan, North 20°05'30" West, a distance of 110.62' to a set 5/8" iron pin;

thence leaving said Sullivan line, on a severance line through the Grantor, North 64°43'51" East, a distance of 284.10' to the southwest line of Winding Creek Blvd, witnessed by a found 5/8" iron pin bearing North 25°15' West, a distance of 0.15';

thence with said southwest line of Winding Creek Blvd the following two (2) courses, along said curve to the left for a distance of 95.54', having a radius of 348.31', a central angle of 15°42'55", and a long chord bearing South 33°07'36" East, a distance of 95.24';

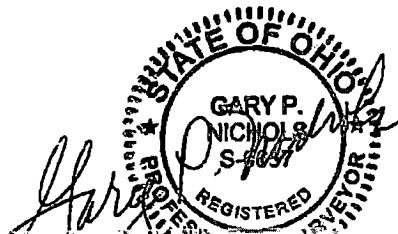
thence South 40°59'04" East, a distance of 446.01' to the POINT OF BEGINNING;  
containing 4.0000 acres, subject to all legal highways, easements and restrictions of record.

Being a part of the land of Winding Creek Estates, LLC as described in OR Volume 2464, Page 1419 of the Clermont County Recorder's Office, and being a part of Clermont County Auditor's Parcel No. 373103E169.

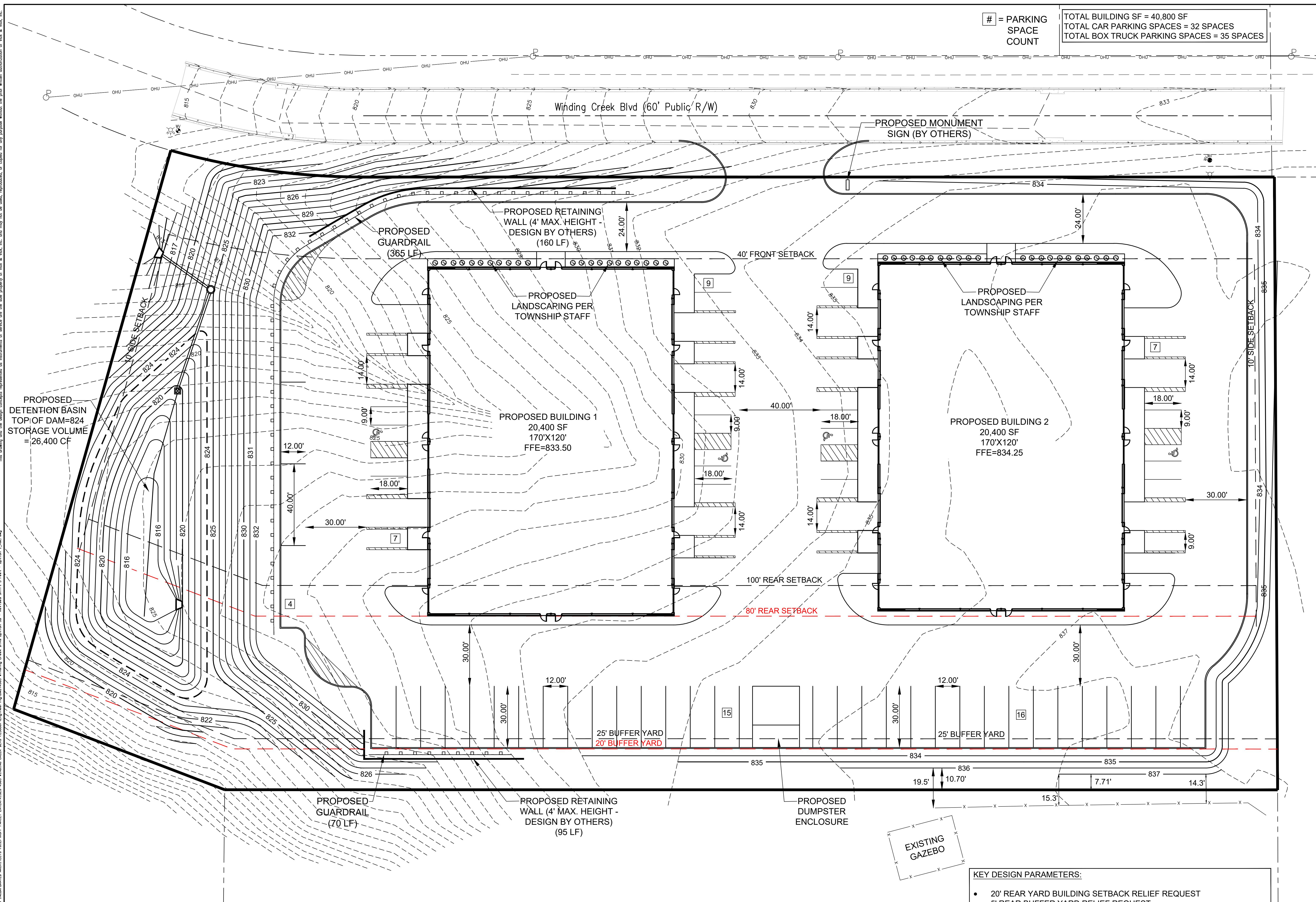
Bearings as per Grid Bearings, Ohio State Plane Coordinate System, South Zone.

The above described parcel is a result of a field survey by Gary Phillip Nichols, Ohio Professional Surveyor No. 6657, as performed in April 2017.

File CU6208b(4.0).doc



PROJECTS\KBA INCORPORATED ARCHITECTS\612\NRP FAMILY ENTERPRISES-4385 WINDING CREEK BLVD C:\25060\Engineering\DWG\4385 Winding Creek Blvd Option 3B - Revised Shift 5 Feet - Option 1\_rndc.dwg



# WINDING CREEK BLVD

---

# VIOX & VIOX



# CONCEPT PLAN

## UNION TOWNSHIP, CLERMONT COUNTY, OHIO

## CONCEPT PLAN

Project No:	Checked: MDC
Date: 8/19/25	Ref: APR
Sheet:	

**CONCEPT**

# CONCEPT

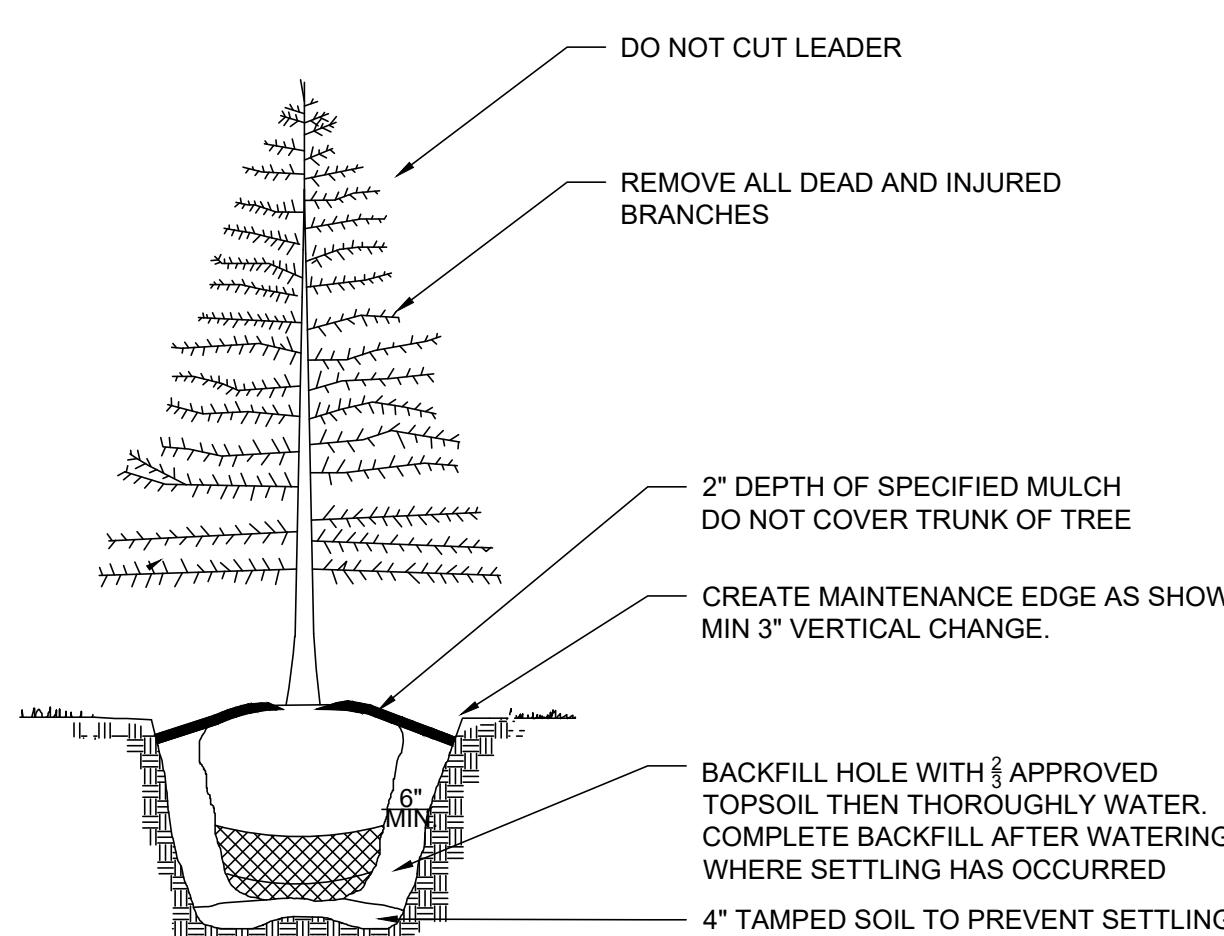
## LANDSCAPE PLAN

SCALE: 1" = 50'

SCALE: 1" = 50'

**NOTES:**

1. TREES TO BE INSTALLED 4" HIGHER THAN SURROUNDING GRADE.
2. SCARIFY WALLS OF PLANTING HOLE TO LOOSEN SOIL.
3. CROWN BOTTOM OF PLANTING HOLE AND TAMP TO PREVENT SETTLING.
4. CUT & REMOVE BURLAP AND BASKET MATERIAL FROM TOP  $\frac{2}{3}$  OF ROOT BALL.
5. SPREAD EXCAVATED SOIL FROM PLANTING LOCATION THIN AND SMOOTH WITHIN PROJECT GRADING LIMITS.
6. PROVIDE COMPOST TO MIX WITH BACKFILLING SOIL. COMPOST SHALL COMPRIZE APPROXIMATELY 10% OF SOIL MIX.
7. TREES PLANTED ON RECENTLY GRADED SOIL (1-2 YRS.) SHALL RECEIVE M-ROOTS FERTILIZER WITH MYCORRHIZAL FUNGI PER MANUFACTURERS SPECIFICATIONS.
8. REMOVE ALL PLANT TAGS FROM BRANCHES / TRUNK / ROOT BALLS AFTER LANDSCAPE MATERIAL IS PLANTED.

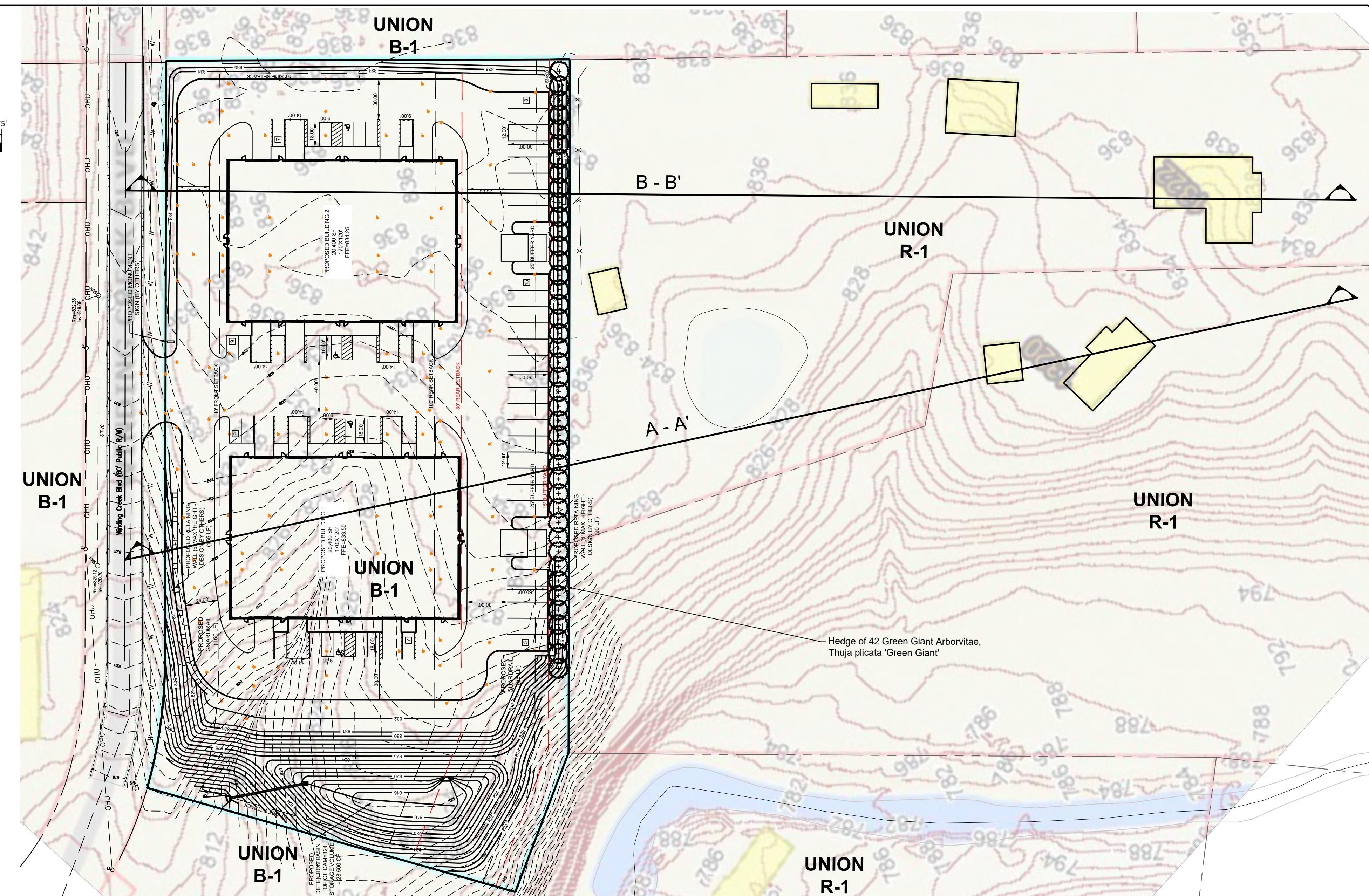


# EVERGREEN TREE PLANTING DETAILS

---

SCALE: NTS

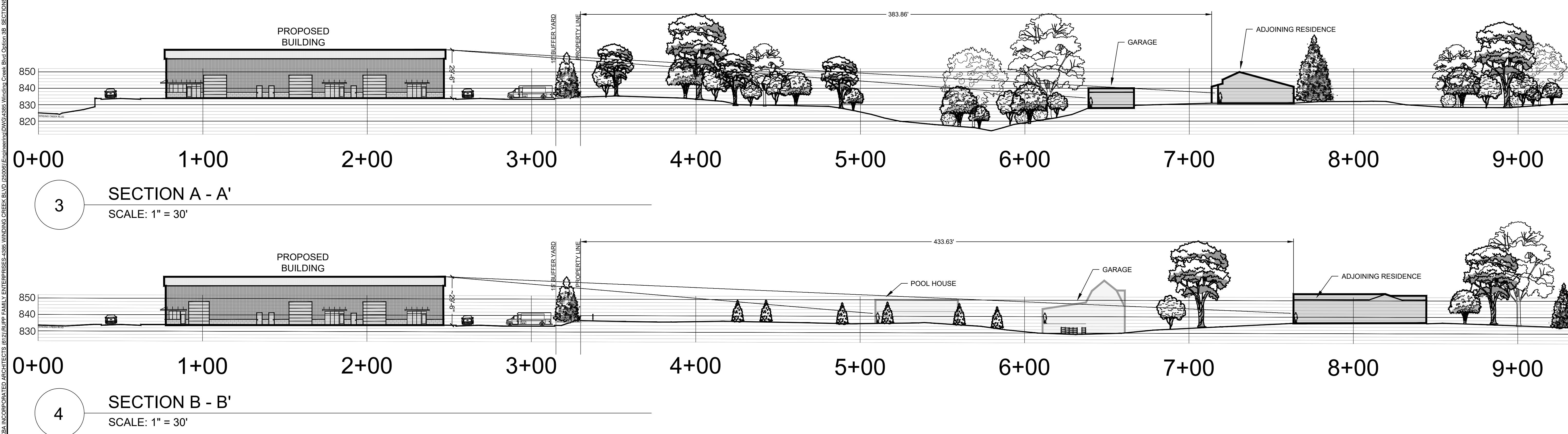
1



## SECTION A - A'

SCALE: 1" = 30'

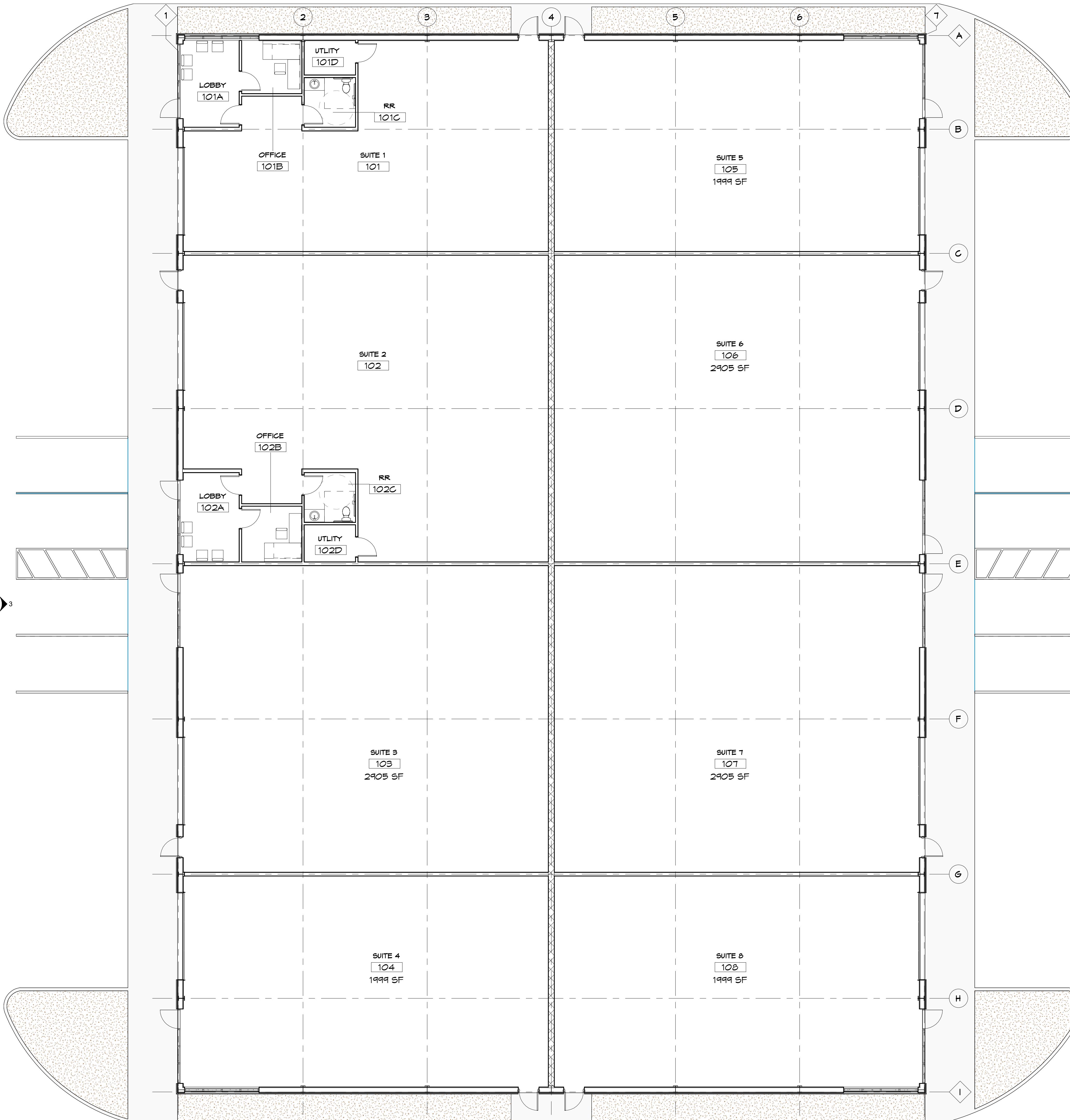
SECTION A - A'  
SCALE: 1" = 30'  
3



## SECTION B - B'

SCALE: 1" = 30'

A INCORPORATED



**RUPP FAMILY ENTERPRISES**  
4385 Winding Creek Blvd  
Union Township, Clermont County, OH

Proposed Office/ Warehouse for:

Drawn By: ARPV Checked By: MDB

Preliminary  
Not For  
Construction

Date: 07/02/2025 Job No: 25.076

**A1.1**

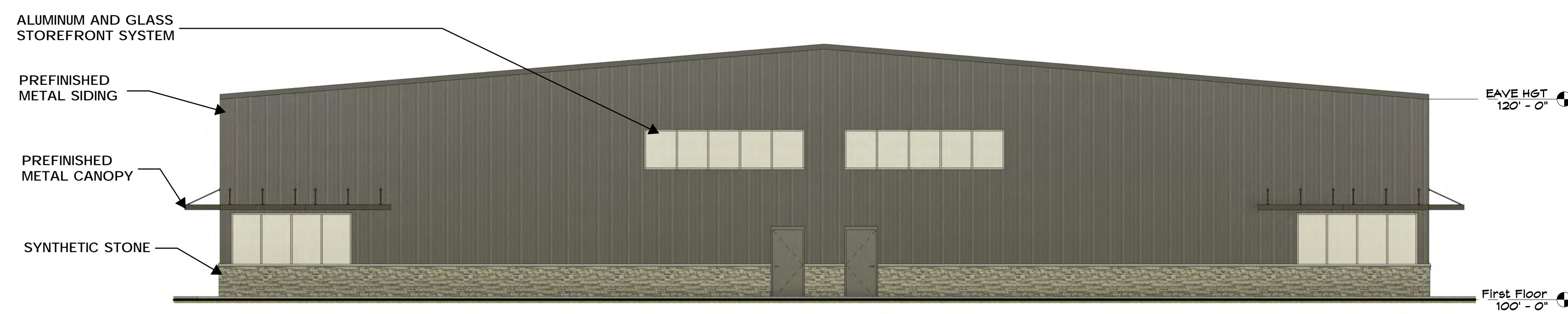
**RUPP FAMILY ENTERPRISES**  
4385 Winding Creek Blvd  
Union Township, Clermont County, OH

Drawn By: ARPV Checked By: MDB

Preliminary  
Not For  
Construction

Date: 07/02/2025 Job No: 25.076

**A2.1**



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

1  
A2.1



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

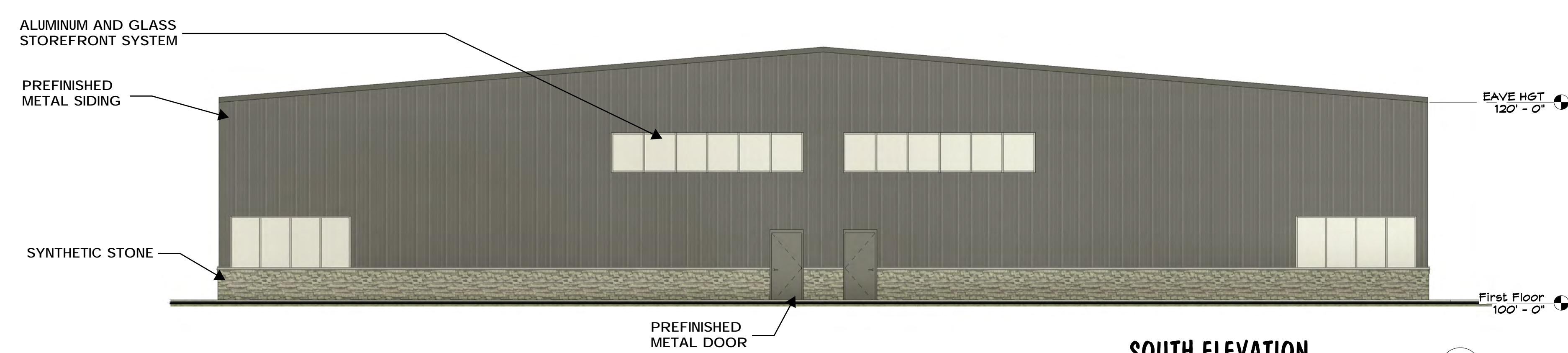
2  
A2.1



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

3  
A2.1



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

4  
A2.1

