

**SYMMES TOWNSHIP  
BOARD OF ZONING APPEALS**

**STAFF REPORT**

FOR CONSIDERATION BY SYMMES BOARD OF ZONING APPEALS ON MAY 5, 2025

**BZA CASE:**

**SBZA 2025-04 (CONDITIONAL USE REQUEST)**

**ENYART LIBRARY MODIFICATION**

**REQUEST:**

CONDITIONAL USE approval of a library use in an "A" Residence District

**PURPOSE:**

To modify the previously approved Conditional Use request to alter the approved signage and sidewalk plan for a recently approved library

**APPLICANT:**

Mike Domek, SHP (applicant), Public Library of Cincinnati & Hamilton County (owner)

**LOCATION:**

11850 Enyart Road, on the east side of Enyart Road, south of Montgomery Road (Book 620, Page 190, Parcel 516)

**TRACT SIZE:**

Approximately 3.81 acres

**ZONE:**

"A" Residence

**SUMMARY OF**

**RECOMMENDATION:**

**APPROVAL with Conditions**

**PROPOSED USE:**

The applicant is requesting Conditional Use approval to change the approved library construction plans to include new signage and a modified sidewalk path. Specifically, the applicant is proposing to reface and internally illuminate the existing ground-mounted sign located near Enyart Road, erect an internally illuminated logo sign on the northern facade of the proposed building, and erect a non-illuminated wall sign that contains the text "Library" above the entrance canopy on the northern facade of the proposed building. The logo wall sign would be 17.3 square feet in size and the 'Library' sign would be 12.5 square feet in size. In addition, the applicant is proposing to reroute the proposed sidewalk to the building's north sidewalk instead of connecting to the west patio area where it was previously approved. As part of the proposed sidewalk rerouting, the proposed landscape plan is to change the location of shrubs surrounding the west patio area and to also keep a mature tree where it was previously proposed to be removed.

**HISTORY:**

The Symmes Enyart Library has operated on the site since 1991. In 2020, the Board approved case 2020-15 to allow the construction of a new book drive-thru window and two building-mounted canopies above the existing drive-thru lane. In 2024, the Board approved case 2024-07 to allow the construction of a new 22,390 square-foot library building with associated parking, access drive, signage, and landscaping. The site was permitted to retain the existing ground-mounted sign with a maximum area of 20.6 square feet provided that any replacement or relocation complies with the requirements of the Zoning Resolution unless modified by the Board. During the 2024 approval, no building signs were proposed or approved. To date, the new library has not been completed.

---

**ANALYSIS:**

Article XXXV, Conditional Uses, requires that a property occupied by a library zoned for residential uses be subject to the requirements of Section 385 – General Considerations for Conditional Uses and Section 386 – Specific Criteria Pertaining to Conditional Uses. In approving a Conditional Use, the Board shall make a finding that the proposed development is appropriate in the location proposed based upon the following general considerations and specific criteria.

**Compliance with General Considerations per Section 385**

Spirit and Intent: The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with district purposes.  
*Findings:* Staff finds that a library use, and associated signage is permissible in the “A” Residence district as a conditional use. However, the total size of the signage proposed would exceed what is permitted in the Zoning Resolution and signage is not permitted to be internally illuminated. These issues are discussed further below.

No Adverse Effect: The proposed use and development shall not have an adverse effect upon adjacent property or the public health, safety, morals, and general welfare.

*Findings:* The proposed changes to the approved signage plan, including adding two building signs and refacing the existing ground-mounted monument sign, would not likely have a negative impact on the adjacent properties. This is discussed further in the Specific Conditional Use Criteria – Signage section below. Additionally, the proposed internal sidewalk has already been approved, and the proposed realignment is a minor change from what was previously approved and would not have a negative effect on the surrounding properties. The proposed change to the landscape plan is minor and would not have a negative effect on the surrounding properties. It would retain landscaping along the northern property line as previously approved by the Board as a condition. Overall, staff finds that the proposed modifications to the approved plan are minor and would not have an adverse effect upon adjacent properties.

Protection of Public Interests: The proposed use and development should respect, to the greatest extent practicable, the natural, scenic, and historic features of significant public interest.

*Findings:* There are no known features of significant public interest on the site.

Consistent with Adopted Plans: The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Township Trustees.

*Findings:* The library property is designated as Public, Semi-public, & Institutional on the adopted Symmes Township Land Use Plan. The library use of the property is consistent with this designation.

### **Compliance with Specific Conditional Use Criteria per Section 386**

Libraries in residential districts must comply with the following specific criteria:

**Section 386(e)** – Setbacks from any adjacent residential property line shall be a minimum of 50 feet for all buildings and 25 feet for all parking areas.

*Findings:* There are no changes proposed to the approved layout of the library building and parking areas.

**Section 386(g)** – Use shall have direct access to a collector or arterial street.

*Findings:* The existing library property has direct access to Enyart Road, which is classified on the Hamilton County Thoroughfare Plan as a minor arterial. There are no access changes proposed as part of this request.

**Section 386(h)** – The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.

*Findings:* There are no changes proposed to the vehicular use area as part of this request.

**Section 386(o)** – Landscaping shall be installed in accordance with one of the following buffers as described in detail in Article XXXII, Sections 326 through 331.2, inclusive.

*Findings:* The proposed modifications to the approved landscape plan include replacing one of the proposed canopy trees with an existing mature canopy tree to remain near Enyart Road. Further, some of the proposed shrubs would be moved due to the proposed relocation of the sidewalk. Staff finds that these proposed changes are minor and the proposed landscape plan would continue to be in compliance with this section.

**Section 386(p)(2)** – Signage shall be regulated as follows: One sign permitted at a maximum of 12 square feet non internally illuminated.

*Findings:* The applicant is proposing to relocate the existing freestanding sign onto a new base in the same location and at the same height as previously approved. The

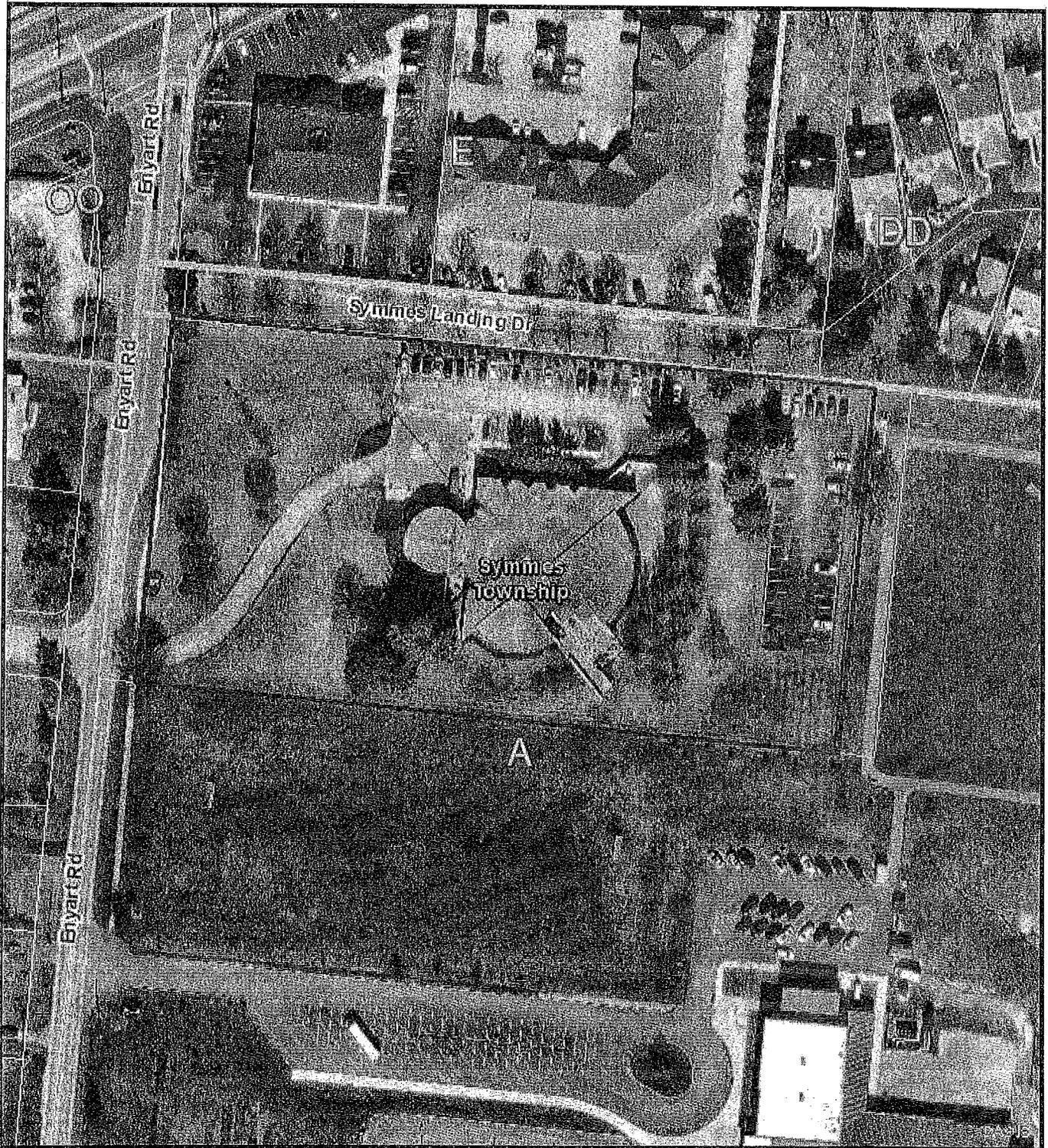
existing ground-mounted sign is 9.2 feet tall and 20.6 square feet in size. The specific design of the refaced ground-mounted sign has not been submitted. However, this sign has already been approved by the Board at 20.6 square feet in size where the maximum area for all signs on site are not to exceed 12 square feet in size. It appears that this sign was not internally illuminated when it was previously approved by the Board, and it was not approved to be internally illuminated. The applicant has stated that the ground-mounted sign was illuminated at some point in time and that they would like it to continue to be internally illuminated. Staff finds that the ground-mounted sign would be highly visible from the road as it is just over 20 feet from the edge of pavement. However, the illumination level would not exceed 0.5 footcandles at the property line as identified on the submitted lighting plan. Therefore, staff has no concerns with the proposed refacing and continued illumination of this sign.

The proposed internally illuminated logo wall sign would have a signage surface area of approximately 17.3 square feet and the proposed non-illuminated 'library' wall sign would have a signage surface area of approximately 12.5 square feet. The two wall signs and the ground-mounted sign combined would total 50.4 square feet. Typically, staff would be concerned with allowing over 4 times the permitted amount of total signage on a library site. However, the size of the building signage would be small in comparison to the northern façade of the building which is over 18 feet high and approximately 220 feet long. Further, the two building signs would only be visible traveling southbound on Enyart Road and the closest building sign to the road, the 'library' building sign, would still be over 220 feet away from the edge of pavement. Additionally, the internal illumination of the logo building wall sign would not be highly noticeable from the road and would be screened by mature vegetation to the north. Therefore, staff is not concerned with setting a precedent permitting this amount of signage for the site.

However, staff does question the need to illuminate the proposed signs as libraries are typically not open during the late-night hours. Lastly, the Board has permitted more signage for institutional uses in the past 10 years including Montgomery Community Church, Cincinnati Hills Christian Academy, Sycamore United Presbyterian Church, and Symmes Elementary. For these reasons, staff supports the variances needed for the total area, internal illumination, and number of signs proposed.

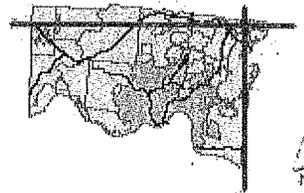
**Section 386(s)** – All exterior lighting shall be directed away from adjacent residential properties and not exceed 0.5 foot candles at the property line when abutting a Residential Use or Residential District.

**Findings:** As stated previously, the proposed ground-mounted sign and one of the building wall signs would be internally illuminated. Staff finds that all exterior lighting would be directed away from adjacent residential properties to the north and to the west. Further, the submitted lighting plan indicates that the light levels would not exceed 0.5 footcandles at all property lines in accordance with this section.



# VICINITY MAP

Case: SYMMES 2025-04: ENYART LIBRARY  
 MODIFICATION  
 Request: CONDITIONAL USE



**DISCLAIMER:**

This map was prepared by the Hamilton County Planning Commission for the purpose of providing information only. It is not intended to be used as a legal document. The Hamilton County Planning Commission does not warrant the accuracy or completeness of the information provided on this map. The Hamilton County Planning Commission is not responsible for any errors or omissions on this map. The Hamilton County Planning Commission is not responsible for any damages, including consequential damages, arising from the use of this map. The Hamilton County Planning Commission is not responsible for any actions taken based on the information provided on this map. The Hamilton County Planning Commission is not responsible for any actions taken based on the information provided on this map.

**Section 386(y)** – The intensity of the particular use shall be evaluated with regard to the location, size, and configuration of the tract.

**Findings:** *The library site is 3.81 acres and has a large amount of frontage on Enyart Road. The proposed signage and sidewalk reconfiguration would not significantly increase the intensity of the site as it is part of a previously approved library use for the site. Therefore, the proposed modifications to property would be consistent with the size, location, and configuration of the tract.*

---

**RECOMMENDATION:** Staff recommends approval of BZA case Symmes 2025-04; Enyart Library Modification, a request for Conditional Use approval for a library use in an “A” Residence district with the following conditions and variance:

Conditions:

1. That all conditions of BZA case Symmes 2024-07 shall remain in effect for the site.
2. That a revised lighting plan in compliance with the Zoning Resolution shall be submitted prior to the issuance of a Zoning Certificate for the development modifications.
3. That the signage, lighting, and sidewalk shall be constructed in compliance with the submitted plans.

Variance:

1. Section 386(p)(2) – That the site shall be permitted to have a maximum of 3 signs with a maximum combined area of 50.4 square feet with the freestanding sign and the logo building sign permitted to be internally illuminated signs where only one non-internally illuminated sign at maximum of 12 square feet is permitted.

---

NOTE: Findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Development Department, but may not necessarily reflect the recommendation of any Board or Commission. This staff report is a technical assessment on the level of compliance with adopted zoning regulations including any required modifications or variances. The final decision of any commission or board may result in findings and conclusions that differ from the staff report.

---

25HAM-BZAU-000008 - Symmes CUSM2025-04; Enyart Library Revisions - HAMILTONCOUNTY

Menu Reports Help

Record Type Alias: [BZA Use Request](#)

Application Status: [Accepted](#)

Application Name: [Symmes\\_CUSM2025-04; Enyart Library Revisions](#)

Application Detail: [Detail](#)

Assigned To: [John Huft](#)

Application Comments: [View ID](#) [Comment](#) [Date](#)

Address: [11850 ENYART RD, SYMMES TOWNSHIP, OH 45140](#)

Parcel No: [062001900516](#)

Balance: [\\$0.00](#)

Total Fee Assessed: [\\$984.90](#)

Total Fee Invoiced: [\\$984.90](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status	Contact Start Date	Contact End Date
	<a href="#">Mike Domek</a>	<a href="#">SHP</a>	Primary Contact		450 W. Broad St...	Active	04/04/2025	

Custom Fields: [HAM\\_PLN\\_BZA\\_APP](#)

Application Information

Case Number  
[Symmes CUSM2025-04;](#)  
[Enyart Library Modification](#)  
 Buffer Zone  
[200](#)

Type of BZA Action Requested  
[Conditional Use Modification](#)

Property Type  
[Public](#)

Description of Proposed Improvement  
[Modifications of previously approved conditional use, primarily, consisting of updates to signage.](#)  
 Estimated Cost of Proposed Improvement  
[11500000.00](#)

Number of Acres in the Project  
[3.811](#)

Description of All Existing Uses  
[Public Library](#)

Description of All Proposed Uses  
[Public Library](#)

HEARING DATES

Municipal Planning Commission Date Municipal Planning Commission Time

Board of Zoning Appeals Date Board of Zoning Appeals Time  
[05/05/2025](#) [19:00](#)

Resolution Date

[HAM\\_PLN\\_BZA](#)

[HAM\\_PLN\\_BZA\\_GIS](#)

ENTERPRISE GIS INFORMATION

Zoning	Zoning Description
<a href="#">Δ</a>	<a href="#">Single Family</a>
Census Tract	Census Block
<a href="#">024321</a>	<a href="#">2005</a>
Auditor Land Use	Auditor Land Use Description
<a href="#">680</a>	<a href="#">IN</a>
Year Built	Sale Date
-	<a href="#">11/1900</a>

FEMA flood data is for general reference only.

For flood information about this property please contact the jurisdiction's floodplain manager.

FEMA FIRM Panel	FEMA Map Effective Date	FEMA Flood Hazard Zone	Flood Hazard Area
<a href="#">39081C0118E</a>	<a href="#">2/17/2010 11:00:00 AM</a>	<a href="#">X</a>	<a href="#">No</a>

FEMA LOMAR Information

Conserve Townsend Hamco 50 Year Flood Information:

CT Plate Number	CT Stream Name	CT Stream Number
<a href="#">g</a>	-	-

HAMILTON COUNTY GIS INFORMATION

Jurisdiction	Incorporated Jurisdiction	
<a href="#">SYMMES TOWNSHIP</a>	<a href="#">No</a>	
Sewer District	Sewer Distance	Sewer Segment ID
<a href="#">MSD</a>	<a href="#">273.00 Feet</a>	<a href="#">58812002-58812001</a>
Water District	Septic	
<a href="#">CINCINNATI WATER WORKS</a>	<a href="#">No</a>	
Fire District		
<a href="#">Loveland-Symmes Fire Dept</a>		

Internal CAGIS Use Only

Error Message

SUCCESS

Recalculate All Fields    Date GIS Updated  
4/4/2025

**HAM\_PLN\_BZA\_KEYDATES**

**KEY DATES**

Application Accepted Date

04/10/2025

Distributed for Review Date

--

Approved Date

--

Denied Date

--

Closed Date

--

Expired Date

--

**HAM\_PLN\_BZA**

**DGC\_HELPER**

Document Types JSON

Parent Document Types JSON

{ "Types": ["Case Documentation", "Final Zoning Compliance", "Letter - Application", "Letter - Hearing Notice", "Notice - Legal Advertisement", "Notice - Legal Advertisement Published", "Photo - Submitted", "Plans - Site Plan", "Resolution", "Staff Report", "Required": [], "Conditional": []] }

**PROJECT PARCEL INFORMATION**

Parcel Type    Parcel Number (Number)    Street No.    Street No. Fraction    Direction    Street Name    Street Type    Condo Unit    Zoning    FEMA Flood Hazard Zone    Urban Parking District Name    Auditor Lane

**INTERESTED PARTIES**

Interested Party Type    Date Added    Parcel Number (Number)    Prop-Street No.    Prop-Street Name    Prop-Street Type    Own-Name    Own-Address Line 1    Own-Address Line 1 A    Own-Address Line 2    Own-Address Line 3



April 04, 2025

Office of Board of Zoning Appeals  
138 East Court Street, Room 801  
Cincinnati, OH 45202

Subject: BZA Case: 2024-07 Symmes Library – Modification of Conditional Use

To whom it may concern:

Regarding BZA Case 2024-07, Symmes Library, we are requesting a modification of the conditional use that was approved in October 2024, with Zoning Certificate Issued on November 11, 2024. This request includes modified scope related to building signage as well as a minor update to the sidewalk layout connecting the public sidewalk along Enyart Road to the main building entrance. We've provided a bullet point summary of changes, along with a sheet index identifying revisions to specific sheets. Revisions to the drawings have been clouded with delta 3.

Summary of Changes:

1. Modification to the previously submitted ground-mounted sign near Enyart Road.
  - a. The existing sign is to be salvaged, refaced, internally-illuminated, and be installed on a new foundation near the vehicular entry to the site. The location of this sign has not changed from previous submissions; however the sign is now noted as internally-illuminated. The light source will be concealed from view within the sign's housing.
2. Modification to the previously submitted sidewalk on the west side of the site.
  - a. The proposed sidewalk from Enyart Road to the building has been adjusted to route to the building's north sidewalk instead of connecting through the west patio area. The adjusted layout curves the sidewalk around the surface detention area to connect with the north sidewalk leading to the library's main entry.
3. Proposed new building address numbers.
  - a. The building address numbers are shown on the west building elevation. These numbers are non-illuminated. See sheet A200 for additional information.
4. Proposed new building-mounted sign near main entry on north façade.
  - a. Internally-illuminated dimensional lettering logo sign attached to the building's wall. Per Zoning Resolution Section 318.1-4, public buildings are afforded a building-mounted sign in addition to the ground-mounted sign, subject to a maximum of 20 sq. ft. per building. See sheet A200 for additional information.
5. Proposed new entry canopy dimensional lettering (Request for Variance)
  - a. Dimensional lettering attached to the top of the entry canopy. Lettering is non-illuminated and reads, "LIBRARY". Overall dimensions are 1'-6" high by approximately 8'-4" long, and 3" deep. We believe the proposed lettering simply and unobtrusively reinforces the main entry door location and function of the building. The top of the lettering is shorter than the top of the adjacent columns supporting the entry canopy, which creates a visual hierarchy where the sign still has prominence for wayfinding but is not the tallest element at the canopy.



Sheet Index:

Sheets with grey highlight indicate the previously submitted sheet has no changes and is not included with this submission.

~~C100~~ ~~General Notes & Details~~

~~C101~~ ~~General Notes & Details~~

C110 Survey Basemap – No Changes, included for reference.

C131 Zoning Site Plan – Revised coded note #5. Revised sidewalk on west side of site.

C150 Grading Plan – Revised sidewalk on west side of site.

L101 Landscape Plan – Revised ground-mounted sign note. Revised sidewalk on west side of site.

E801 Electrical Zoning Plan – Revised ground-mounted sign note and building-mounted sign note.

E802 Electrical Zoning Details – Removed light fixture M11 from fixture schedule (fixture type is no longer used).

A200 Zoning Review Exterior Elevations – Added information for building address numbers, building-mounted sign, and entry canopy sign.

We believe these proposed modifications do not alter the fundamental use of the property, building, or its relationship with the surrounding neighborhood, and will enhance patron experience when visiting the library.

Sincerely,

Mike Domek, AIA, LEED AP  
Architect

Phone: (614) 223-2124 x 5005

Email: mdomek@shp.com









FINAL DEVELOPMENT PLAN AND APPROVED GRADING LEGEND

\*APPROVED, INCOMPLETE by Symmes Township zoning Commission on 5/5/25  
NOT to be used for building permit purposes

PG 5 OF 7  
*Billy Parks*



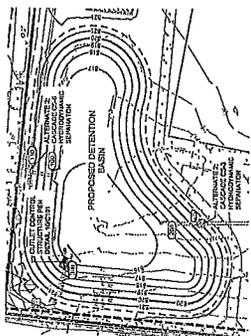
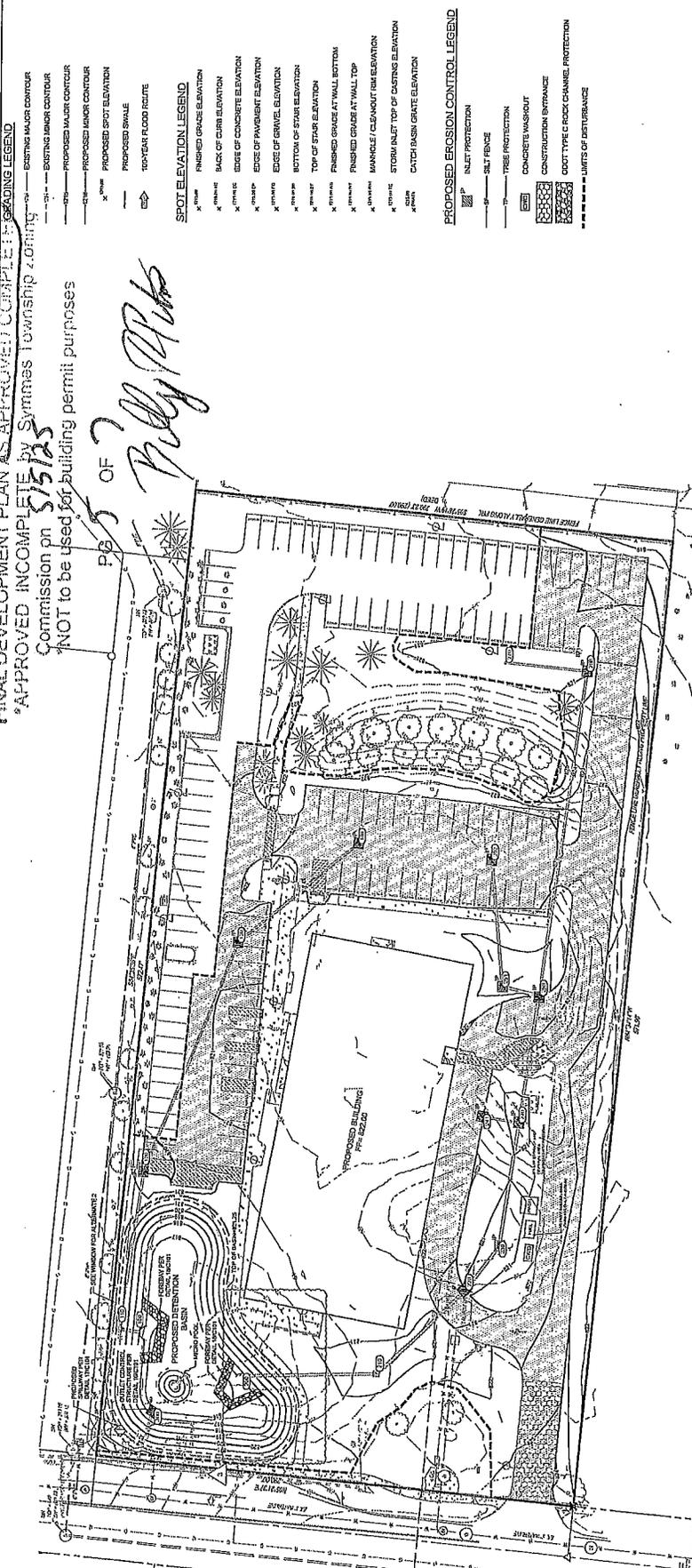
**SHP**

312 PLAIN STREET, SUITE 200  
CINCINNATI, OH 45202-6132

CINCINNATI & HAMILTON COUNTY PUBLIC LIBRARY  
SYMME TOWNSHIP BRANCH  
11850 ENYART ROAD, LOVELAND, OH 45140

ISSUANCES
1. DESIGN REVIEW
2. PERMITS
3. CONSTRUCTION
4. FINISH
5. AS-BUILT
6. FINAL
7. CLOSURE
8. OTHER
9. COMMENTS
10. DATE
11. BY
12. CHECKED
13. APPROVED
14. DATE
15. BY
16. CHECKED
17. APPROVED
18. DATE
19. BY
20. CHECKED
21. APPROVED
22. DATE
23. BY
24. CHECKED
25. APPROVED
26. DATE
27. BY
28. CHECKED
29. APPROVED
30. DATE
31. BY
32. CHECKED
33. APPROVED
34. DATE
35. BY
36. CHECKED
37. APPROVED
38. DATE
39. BY
40. CHECKED
41. APPROVED
42. DATE
43. BY
44. CHECKED
45. APPROVED
46. DATE
47. BY
48. CHECKED
49. APPROVED
50. DATE
51. BY
52. CHECKED
53. APPROVED
54. DATE
55. BY
56. CHECKED
57. APPROVED
58. DATE
59. BY
60. CHECKED
61. APPROVED
62. DATE
63. BY
64. CHECKED
65. APPROVED
66. DATE
67. BY
68. CHECKED
69. APPROVED
70. DATE
71. BY
72. CHECKED
73. APPROVED
74. DATE
75. BY
76. CHECKED
77. APPROVED
78. DATE
79. BY
80. CHECKED
81. APPROVED
82. DATE
83. BY
84. CHECKED
85. APPROVED
86. DATE
87. BY
88. CHECKED
89. APPROVED
90. DATE
91. BY
92. CHECKED
93. APPROVED
94. DATE
95. BY
96. CHECKED
97. APPROVED
98. DATE
99. BY
100. CHECKED

GRADING PLAN  
COMM NO. 2023.05.02  
C150



- ALTERNATE 2:  
 -ALTERNATE 2 SHALL CONSIST OF THE FOLLOWING:  
 -REVISE STRUCTURE 110 TO BE A CONTECH CS-5 CASCADE SEPARATOR (OR APPROVED EQUAL) IN LIEU OF AN ODOT NO. 3 MANHOLE. RIM= 821.29'; BOTTOM=813.34'; INVERT IN=816.34' (15'); INVERT OUT=816.34' (15')  
 -ADD STRUCTURE 205 (CONTECH CS-3 CASCADE SEPARATOR); RIM= 821.06'; BOTTOM=813.22'; INVERT IN=816.22 (18"); INVERT OUT=816.22 (18")  
 -REMOVE THE PROPOSED FOREBAYS AND MICROPOOL THAT ARE PART OF THE BASE BID



OHIO 811  
Before You Dig



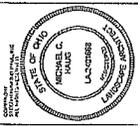
THE KLEINGERS GROUP  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 INTERIOR DESIGN  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 11000 W. WILSON AVENUE, SUITE 200  
 CINCINNATI, OH 45241  
 (513) 752-1000  
 WWW.KLEINGERSGROUP.COM



CASE: 2025-04

FINAL DEVELOPMENT PLAN AS APPROVED, COMPLETED  
 \*APPROVED INCOMPLETE\* by Symmes Township Zoning  
 Commission on 5/5/25  
 \*NOT to be used for building permit purposes\*

PG 6 OF 7 *Blay R. P. [Signature]*



CINCINNATI & HAMILTON COUNTY PUBLIC LIBRARY  
 SYMMES TOWNSHIP BRANCH  
 11850 ENYART ROAD, LOVELAND, OH 45140  
 CHINAULT, OH 45202-5130/2113

ISSUANCES	
1	ISSUED FOR REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
5	ISSUED FOR REVIEW
6	ISSUED FOR REVIEW
7	ISSUED FOR REVIEW
8	ISSUED FOR REVIEW
9	ISSUED FOR REVIEW
10	ISSUED FOR REVIEW
11	ISSUED FOR REVIEW
12	ISSUED FOR REVIEW
13	ISSUED FOR REVIEW
14	ISSUED FOR REVIEW
15	ISSUED FOR REVIEW
16	ISSUED FOR REVIEW
17	ISSUED FOR REVIEW
18	ISSUED FOR REVIEW
19	ISSUED FOR REVIEW
20	ISSUED FOR REVIEW
21	ISSUED FOR REVIEW
22	ISSUED FOR REVIEW
23	ISSUED FOR REVIEW
24	ISSUED FOR REVIEW
25	ISSUED FOR REVIEW
26	ISSUED FOR REVIEW
27	ISSUED FOR REVIEW
28	ISSUED FOR REVIEW
29	ISSUED FOR REVIEW
30	ISSUED FOR REVIEW
31	ISSUED FOR REVIEW
32	ISSUED FOR REVIEW
33	ISSUED FOR REVIEW
34	ISSUED FOR REVIEW
35	ISSUED FOR REVIEW
36	ISSUED FOR REVIEW
37	ISSUED FOR REVIEW
38	ISSUED FOR REVIEW
39	ISSUED FOR REVIEW
40	ISSUED FOR REVIEW
41	ISSUED FOR REVIEW
42	ISSUED FOR REVIEW
43	ISSUED FOR REVIEW
44	ISSUED FOR REVIEW
45	ISSUED FOR REVIEW
46	ISSUED FOR REVIEW
47	ISSUED FOR REVIEW
48	ISSUED FOR REVIEW
49	ISSUED FOR REVIEW
50	ISSUED FOR REVIEW

LANDSCAPE PLAN  
 COMM. NO. 2022105.02  
 L101

Plant List	Plant Name	Quantity	Plant Size	Plant Notes
1	Aspen	10	18" x 18" in. dbh.	10' tall, 18" dbh.
2	Red Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
3	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
4	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
5	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
6	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
7	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
8	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
9	Jack Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
10	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
11	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
12	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
13	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
14	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
15	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
16	Jack Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
17	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
18	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
19	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
20	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
21	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
22	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
23	Jack Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
24	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
25	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
26	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
27	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
28	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
29	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
30	Jack Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
31	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
32	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
33	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
34	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
35	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
36	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
37	Jack Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
38	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
39	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
40	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
41	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
42	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
43	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
44	Jack Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
45	White Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.
46	Black Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
47	Blue Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
48	Colorado Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
49	Engelmann Spruce	10	18" x 18" in. dbh.	10' tall, 18" dbh.
50	Limber Pine	10	18" x 18" in. dbh.	10' tall, 18" dbh.

