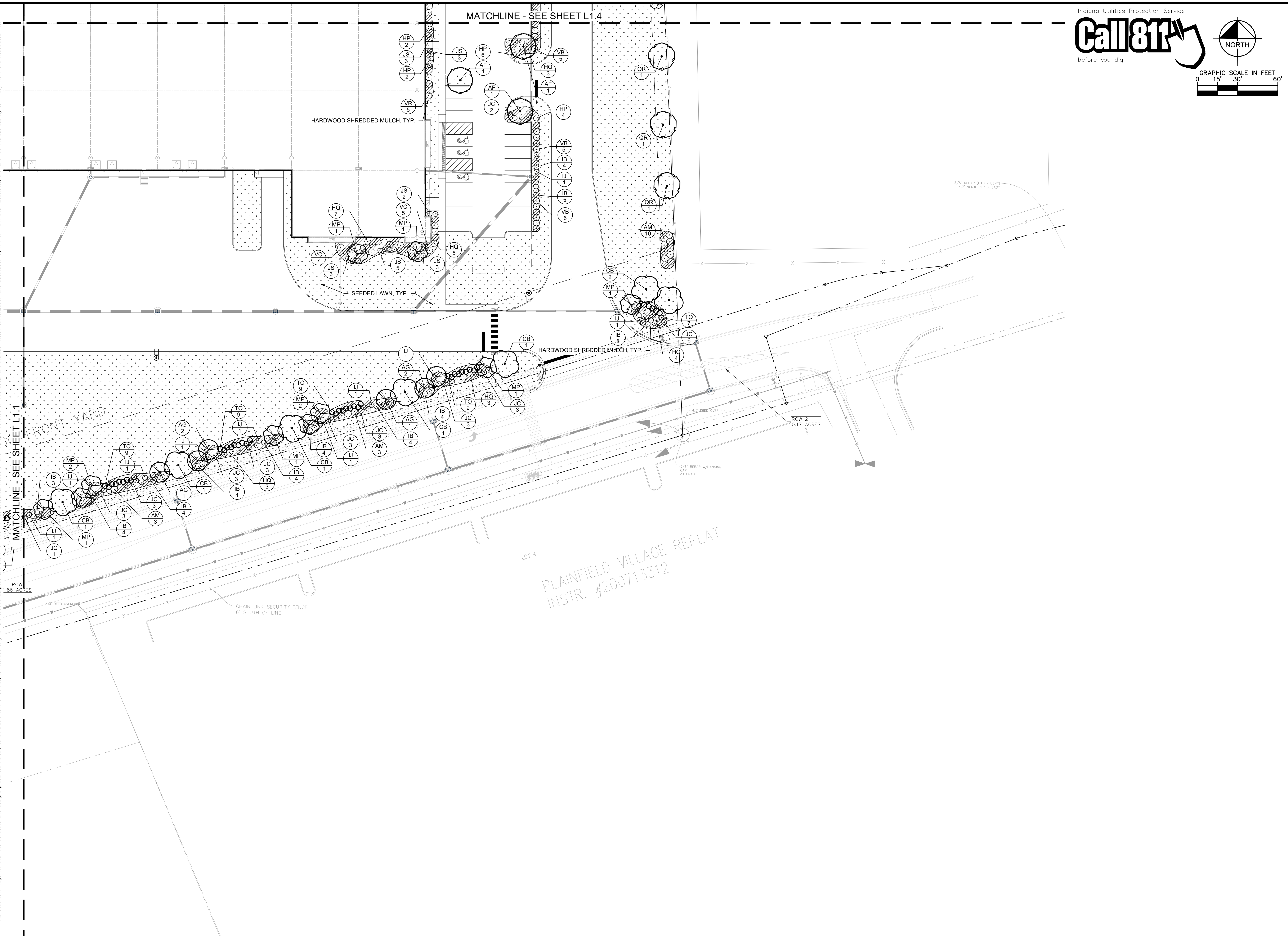






Drawing name: K:\IND\LEVA\170248001\ind\_jobs\stationing\pi-mixeduse\_plainfield.pln Date: 01/27/2022 5:01pm By: Tescottuelli  
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Indiana Utilities Protection Service

**Call 811**  
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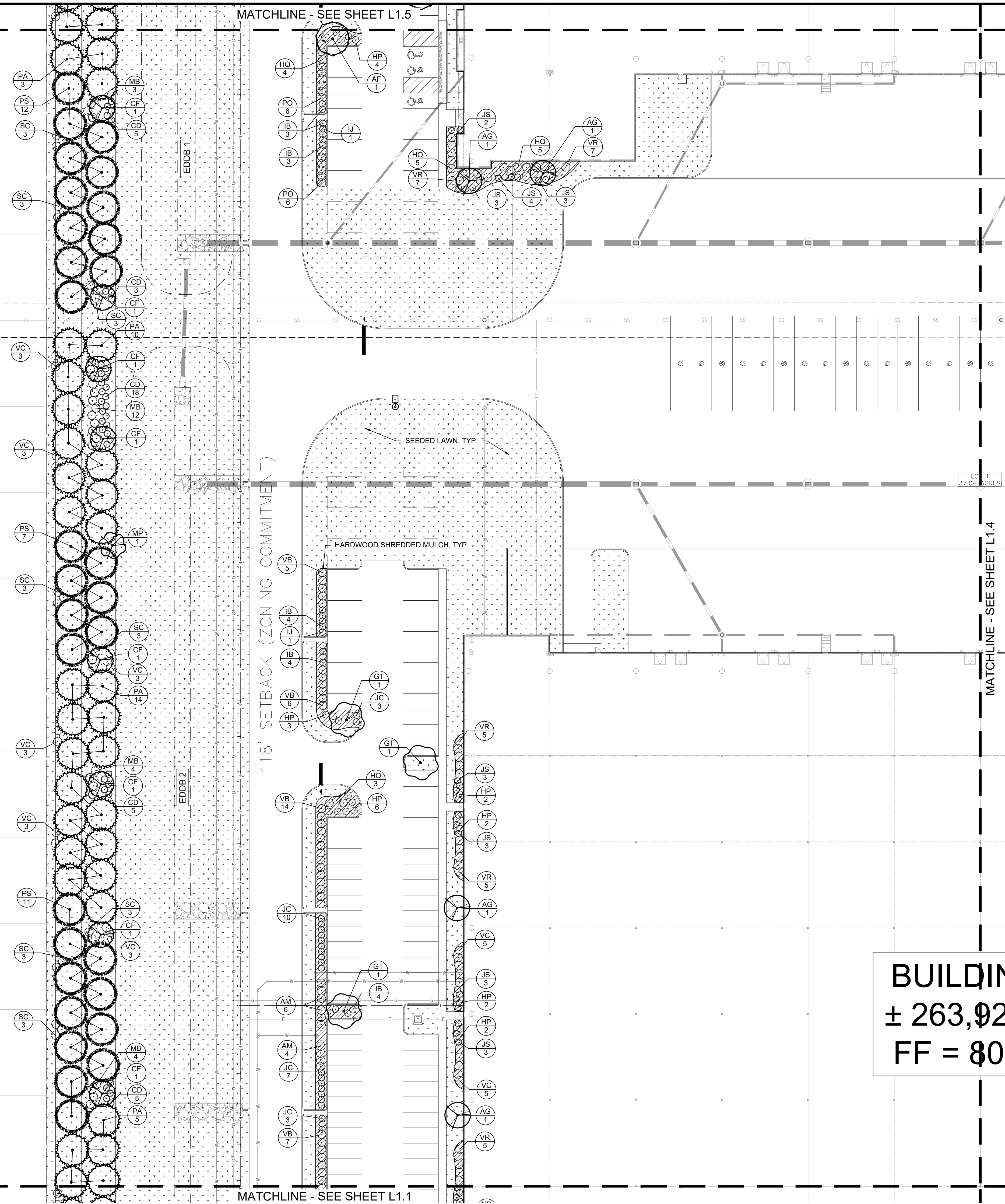
NORTH

GRAPHIC SCALE IN FEET  
0 15' 30' 60'

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SCALE: AS NOTED DESIGNED BY: MCD DRAWN BY: MCD CHECKED BY: BAS	NO. _____ DATE _____ BY _____ REVISIONS _____
<p>NO APPROVED FOR CONSTRUCTION ARCHITECT</p> <p>Michele R. Kasper</p>	
<b>LANDSCAPE PLAN</b>	
<b>TERMINUS AT HOBBS STATION</b> <small>PLAINFIELD, IN 46168</small>	
ORIGINAL ISSUE: 01/27/2022 KHA PROJECT NO. 170248001 SHEET NUMBER <b>L1.2</b>	

Drawing name: K:\IND\LEVA\170292000\ind\_hobbs-station-mg-pl-mixed-use\_plantfiled\_rn\2 Design\CADD\unintended\WML\1.D LANDSCAPE PLAN.dwg L1.1 Jan 27, 2022 5:01pm by: tessalueriti  
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HOBBS STATION  
SINGLE FAMILY



**BUILDING**  
 $\pm 263,92$   
 FF = 80.0

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 before you dig

NORTH

GRAPHIC SCALE IN FEET  
 0 15' 30' 60'

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<b>LANDSCAPE PLAN</b>	
<b>TERMINUS AT HOBBS STATION</b> PLAINFIELD, IN 46168	
ORIGINAL ISSUE: 01/27/2022 KHA PROJECT NO. 170248001 SHEET NUMBER <b>L1.3</b>	



Drawing name: K:\IND\LEVA\170292000\ind\_hobbs-station-mg-pl-mixed-use\_plantfiled\_rn\2 Design\CADD\plantfiled\_rn\1.5 Jan 27, 2022 5:02pm by: Tressaluetti  
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LOT 286      LOT 285      LOT 284

ADESA INDIANAPOLIS,  
 INC DEED BOOK 343,  
 PAGE 348

Indiana Utilities Protection Service  
**Call 811**  
 before you dig

STORAGE BARN  
 4' NORTH OF LINE

NE COR., SW 1/4,  
 SEC. 19-T15N-R2E  
 STONE FOUND W/CUT  
 1"

5/8" REBAR W/BANNING CAP  
 4" ABOVE GRADE  
 1.8' EAST & 5' NORTH

POINT OF BEGINNING  
 COMBINED DESCRIPTION FOR TRACTS 1 & 2

CHAIN LINK SECURITY FENCE  
 VARIES FROM 12' TO 14'  
 NORTH OF THE LINE

HARDWOOD SHREDDED MULCH, TYP.

SEEDED LAWN, TYP.

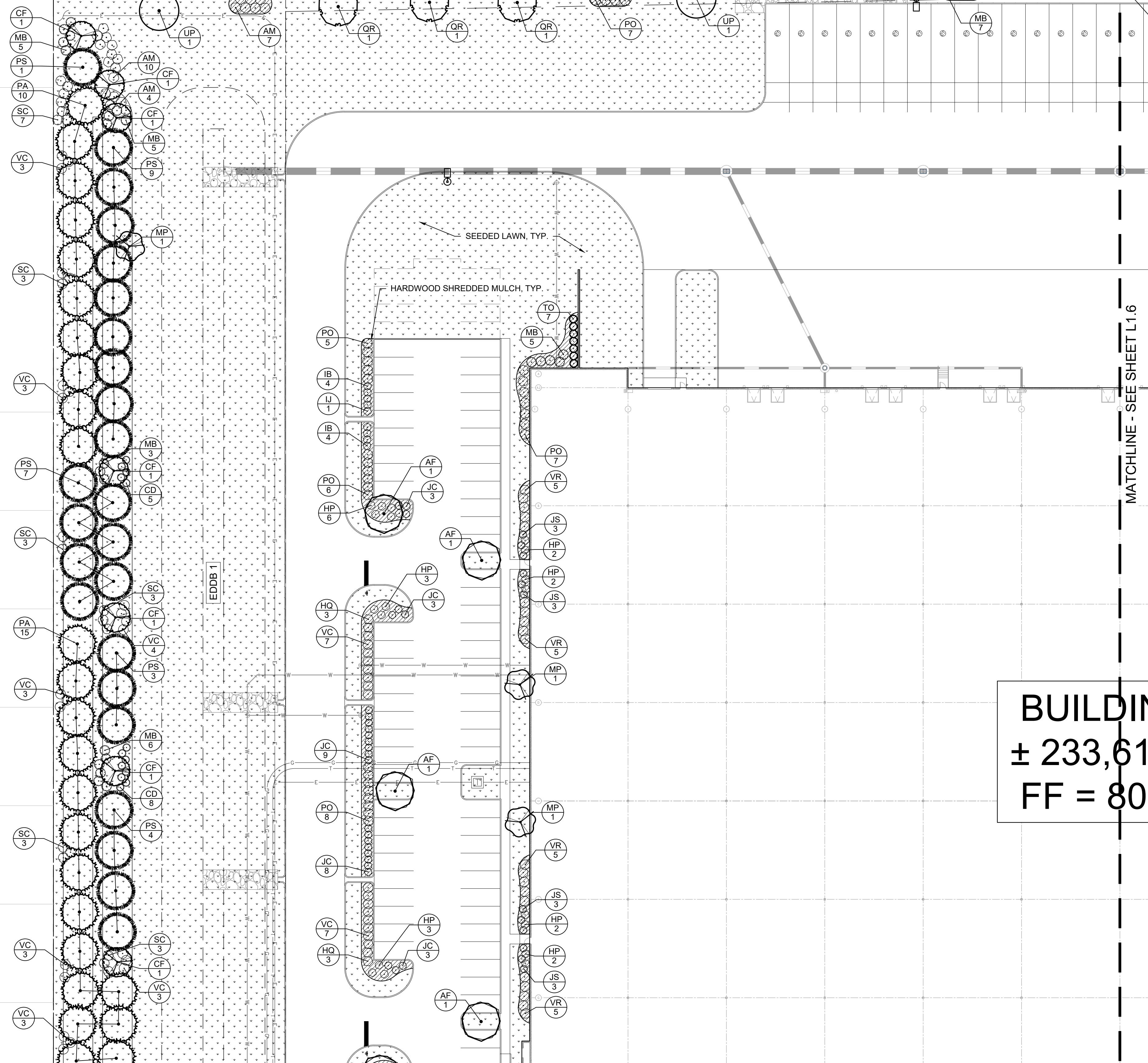
HARDWOOD SHREDDED MULCH, TYP.

MATCHLINE - SEE SHEET L1.6

MATCHLINE - SEE SHEET L1.3

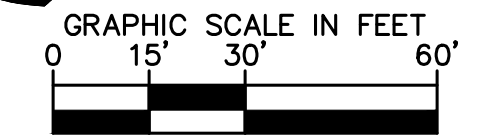
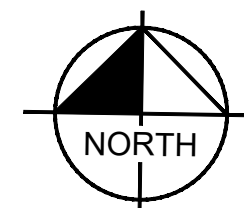
HOBBS STATION  
 SINGLE FAMILY

EDDB 1



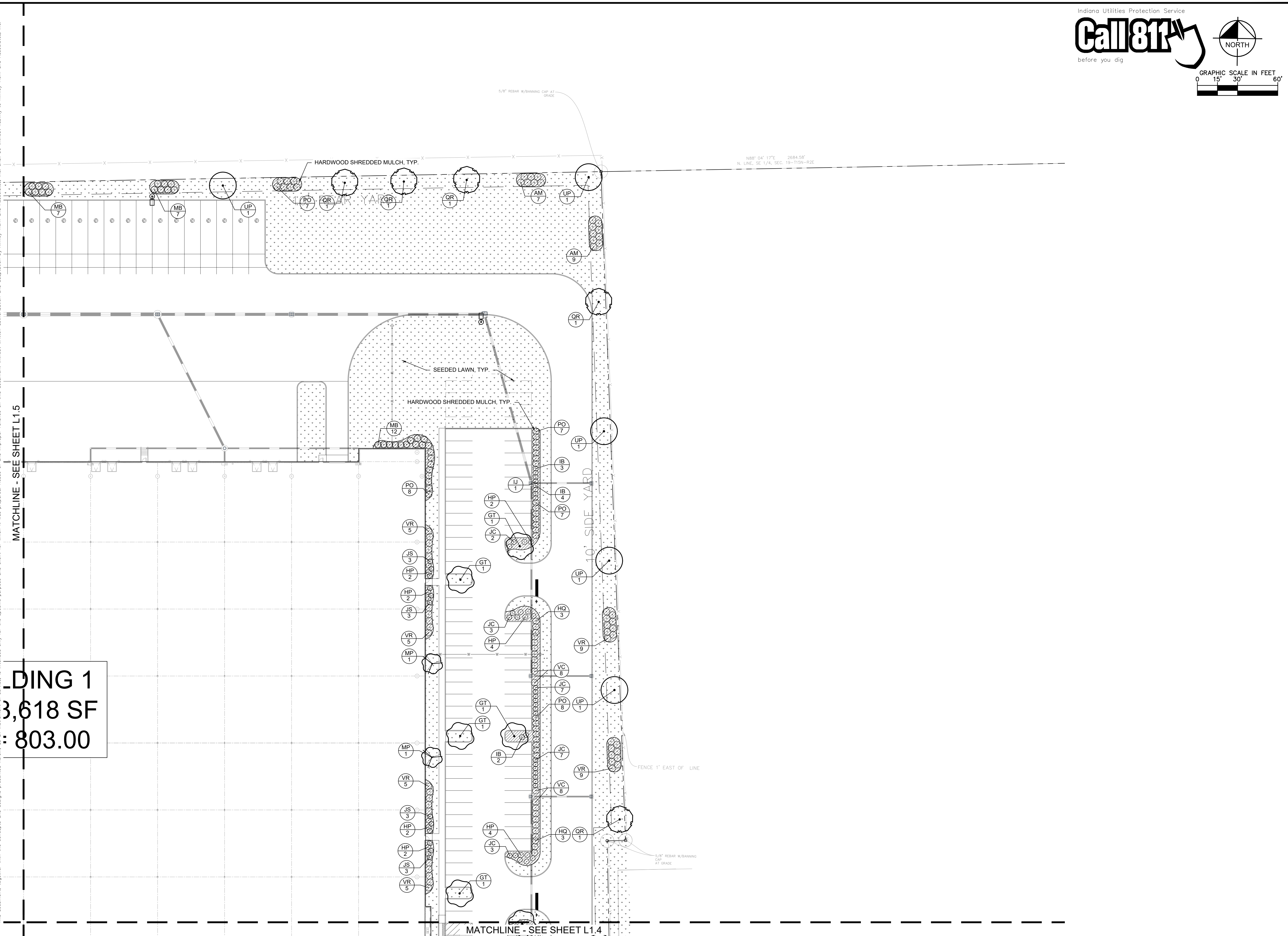
**BUILDING**  
 ± 233,61  
 FF = 80

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<p>New City Development</p>	<p>FORMATION PROPERTIES</p>
<p>LANDSCAPE PLAN</p>	
<p>TERMINUS AT HOBBS STATION        PLAINFIELD, IN 46168</p>	
<p>ORIGINAL ISSUE:        01/27/2022        KHA PROJECT NO.        170248001        SHEET NUMBER  <b>L1.5</b></p>	
<p>REVISIONS</p>	<p>DATE BY</p>



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MATCHLINE - SEE SHEET L1.5

BUILDING 1  
3,618 SF  
= 803.00

MATCHLINE - SEE SHEET L1.4

N88° 04' 17"E 2684.58'  
N. LINE, SE 1/4, SEC. 19-T15N-R2E

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<b>LANDSCAPE PLAN</b>	
<b>TERMINUS AT HOBBS STATION</b> PLAINFIELD, IN 46168	
ORIGINAL ISSUE: 01/27/2022 KHA PROJECT NO. 170248001 SHEET NUMBER <b>L1.6</b>	



ORDINANCE CHART		
ZONING: I2	REQUIREMENT	PROVIDED
<b>FOUNDATION PLANTING</b>		
<ul style="list-style-type: none"> <li>Foundation planting shall have a total area of not less than 2' times the length of wall</li> <li>Foundation planting areas shall be landscaped in compliance with a Level 1 Plant Unit Value (PV)</li> </ul>	Building 1: 2,228 LF • 2,228*2 = 4,456 SF planting • Landscape at 1 PV per 100 LF  Building 2: 2,343 LF • 2,343*2 = 4,686 SF planting • Landscape at 1 PV per 100 LF	Building 1 • 4,474 SF planting • Landscape at 1 PV per 100 LF  Building 2 • 4,761 SF planting • Landscape at 1 PV per 100 LF
<b>PARKING LOT INTERIOR</b>		
<ul style="list-style-type: none"> <li>1 landscape island per 15 spaces</li> <li>1 tree per island</li> </ul>	Building 1: 168 spaces • 168/15= 11 shade trees  Building 2: 190 spaces • 190/15= 13 shade trees	Building 1 • 11 shade trees  Building 2 • 13 shade trees
<b>PARKING LOT PERIMETER</b>		
<ul style="list-style-type: none"> <li>Compact hedgerow planted 3' on center</li> </ul>	Building 1 West Lot: 333 LF • 333/3 = 111 shrubs  Building 1 East Lot: 333 LF • 333/3 = 111 shrubs  Building 2 West Lot: 387 LF • 387/3 = 129 shrubs  Building 2 East Lot: 387 LF • 387/3 = 129 shrubs	Building 1 West Lot • 111 shrubs  Building 1 East Lot • 111 shrubs  Building 2 West Lot • 129 shrubs  Building 2 East Lot • 129 shrubs
<b>PERIMETER BUFFER</b>		
I2 adjacent to GC = Level 1 buffer • Level 1 = 1 deciduous tree + 5 24" shrubs per 100 LF (North and East perimeter)  Level 1 street frontage + 4 PV due to reduced buffer width = Level 5 buffer • Level 5 = 1 deciduous tree + 7 6" narrow evergreens + 2 ornamental trees + 15 24" shrubs per 100 LF (South perimeter)  I2 adjacent to PUD = Level 6 buffer • PV in excess of 5 then at least 10% of the PV shall be derived from shade or ornamental trees and at least 75% of the PV shall be derived from evergreen trees • Level 6 = 9 evergreen trees + 1.5 ornamental trees + 15 24" shrubs per 100 LF (West perimeter)	North: 975 LF • 9.75*1 = 10 shade trees • 9.75*5 = 49 shrubs  East: 1,462 LF • 14.62*1 = 15 shade trees • 14.62*5 = 73 shrubs  South: 1,080 LF • 10.8*1 = 11 shade trees • 10.8*7 = 76 narrow evergreens • 10.8*2 = 22 ornamental trees • 10.8*15 = 162 shrubs  West: 1,762 LF • 17.62*9 = 159 evergreen trees • 17.62*1.5 = 26 ornamental trees • 17.62*15 = 265 shrubs	North • 10 shade trees • 49 shrubs  East • 15 shade trees • 73 shrubs  South • 11 shade trees • 76 narrow evergreens • 22 ornamental trees • 162 shrubs  West • 159 evergreen trees • 26 ornamental trees • 265 shrubs

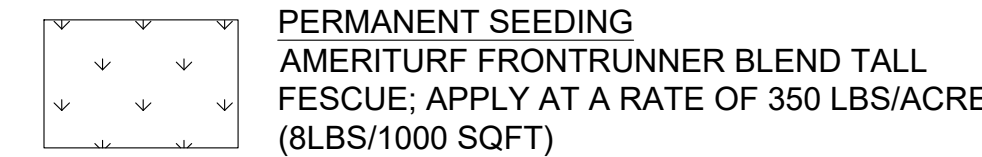
**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AF	13	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	B & B	2.5" CAL MIN	---
CB	11	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	B & B	2.5" CAL MIN	---
GT	11	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	IMPERIAL HONEY LOCUST	B & B	2.5" CAL MIN	---
QR	12	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL MIN	---
UP	13	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2.5" CAL MIN	---
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	81	PICEA ABIES	NORWAY SPRUCE	B & B	---	6' HT MIN
PS	78	PINUS STROBUS	WHITE PINE	B & B	---	6' HT MIN
TO	83	THUJA OCCIDENTALIS 'AMERICAN PILLAR'	AMERICAN PILLAR ARBORVITAE	B & B	---	6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	21	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	8' HT MIN
CF	20	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	1.5" CAL MIN	---
MP	23	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	---
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AM	88	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	---	60" O.C.	24" HT MIN
CD	61	COTONEASTER DIVARICATUS	SPREADING COTONEASTER	---	48" OC	24" HT MIN
HP	107	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	---	48" OC	24" HT MIN
HQ	91	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	---	60" O.C.	24" HT MIN
IB	132	ILEX VERTICILLATA 'BERRY HEAVY' R	BERRY HEAVY WINTERBERRY	---	48" OC	24" HT MIN
IJ	23	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	---	48" OC	24" HT MIN
JC	152	JUNIPERUS CHINENSIS 'NICKS COMPACT'	NICKS COMPACT JUNIPER	---	48" OC	24" HT MIN
JS	110	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	---	36" OC	18" HT MIN
MB	105	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	---	60" O.C.	24" HT MIN
PO	104	PHYSCARPUS OPULIFOLIUS 'SEWARD' TM	SUMMER WINE NINEBARK	---	60" O.C.	24" HT MIN
SC	64	SAMBUCUS CANADENSIS 'ADAMS'	ADAMS AMERICAN ELDERBERRY	---	60" O.C.	24" HT MIN
VB	114	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	---	60" O.C.	24" HT MIN
VC	139	VIBURNUM DENTATUM 'CHICAGO LUSTRE' R	CHICAGO LUSTRE VIBURNUM	---	60" O.C.	24" HT MIN
VR	144	VIBURNUM DENTATUM 'RALPH SENIOR' TM	AUTUMN JAZZ ARROWWOOD VIBURNUM	---	60" O.C.	24" HT MIN

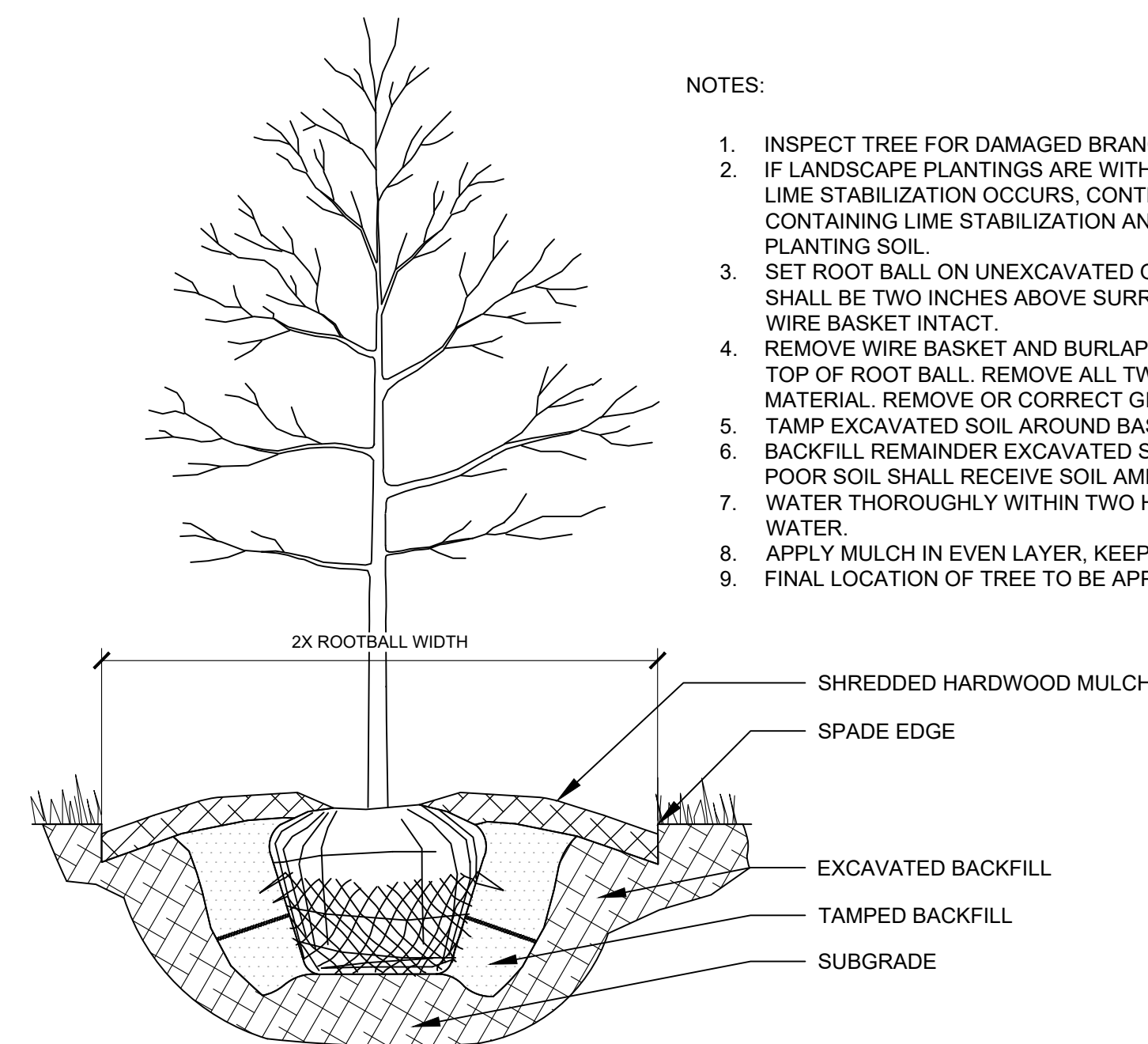
**LANDSCAPE NOTES**

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLOUDS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS. SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
- ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- WEED FABRIC SHALL BE APPLIED UNDER MULCH.
- MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

**SEEDING LEGEND**



**MULCHING LEGEND**

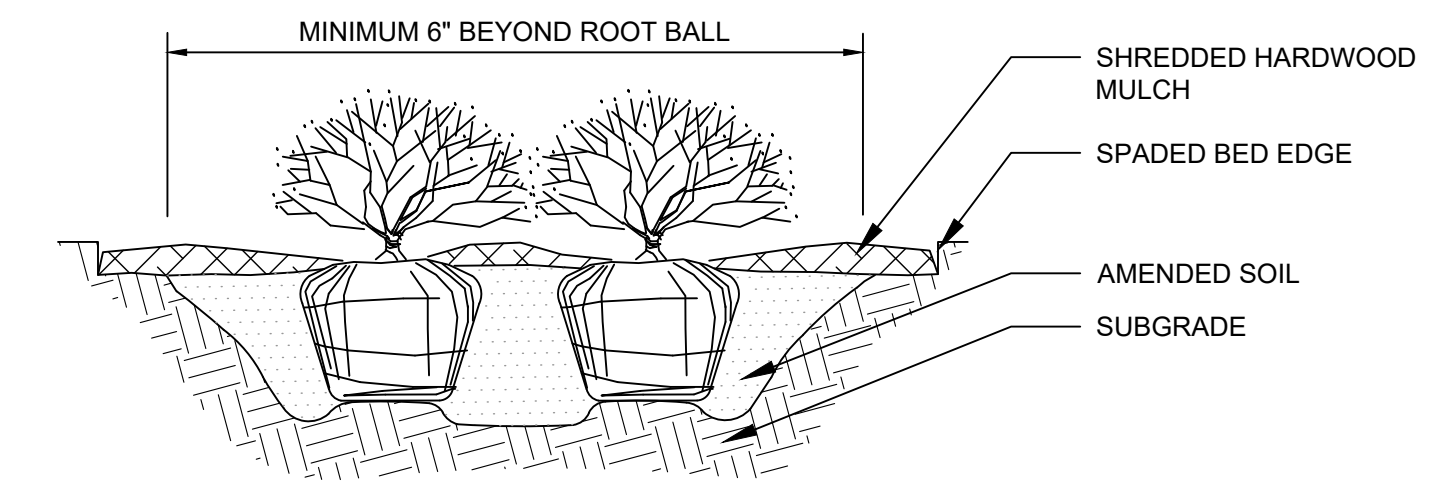


**NOTES:**

- INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
- IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
- REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
- TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
- BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
- WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



**NOTES:**

- APPLY CORRECTIVE PRUNING.
- SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- REMOVE OR CORRECT GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

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DRAWN BY: MCD  
CHECKED BY: BAS

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INDIANAPOLIS, IN 46240  
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NO APPROVED FOR CONSTRUCTION ARCHITECT

MICHELLE C. O'NEILL  
REGISTERED PROFESSIONAL ARCHITECT

New City Development

FORMATION PROPERTIES

LANDSCAPE DETAILS

TERMINUS AT HOBBS STATION

PLAINFIELD, IN 46168

ORIGINAL ISSUE: 01/27/2022  
KHA PROJECT NO. 170248001  
SHEET NUMBER L1.7

REVISIONS: No. DATE BY