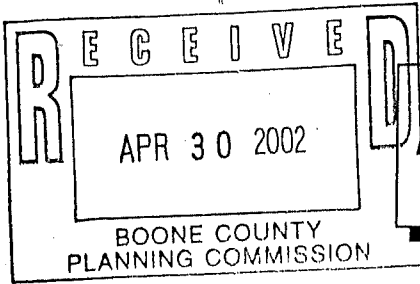


Case # 02-2mA-015-A

APPLICATION FORM



ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)
SECTION A (To be completed by applicant)

1. Name of Project Evans Landscaping, Inc.
2. Location of Project 17.3560 acre tract of land located along Kentucky State Route 237 and Limaburg Road,
3. Total Acreage of Site 17.3560 acres Boone County, KY
4. Current Zoning of Site Rural Suburban (RS)
5. Proposed Zoning (Classification being requested) Industrial 1
6. Proposed Uses (please specify each use) See attached letter to Kevin T. Wall, Director, Zoning Services, dated July 25, 2001 which outlines proposed use of the property by Evans Landscaping, and Administrative Determination from Boone County Planning Commission dated August 10, 2001
7. Names of Applicant(s) Evans Landscaping, Inc.
- Phone Number (513) 271-1119 Fax No. (513) 272-5165
8. Address of Applicant(s) 3700 Round Bottom Road

Cincinnati
Ohio
45202

City
State
Zip

9. Name of Property Owner(s) Margaret Davis, George E. Hetzel and Sue M. Reeves
- Phone Number (859) 586-9955 Fax No. (859) 586-6937
10. Address of Property Owner(s) P.O. Box 688

Burlington
Kentucky
41005

City
State
Zip

11. Proposed Building Intensities (please specify) There will be a single office and administrative building for the Applicant's operations, an equipment storage building, and one or more warehouse/storage building as generally shown on the attached Concept Development Plan.
12. Are there any existing buildings on the site? There is an abandoned house and outbuildings currently on the property.
- How many? _____
13. Deed Book 537 Page No. 175 Group No. 2019
14. Are you also applying for:

☐ Conditional Use Permit
☐ Dimensional Variance

15. Have you submitted a Concept Development Plan? Yes. Copy of Concept Development Plan is attached.
16. Have you had a pre-application meeting with BCPC Staff? Yes
17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

☒ Boone County Water and Sewer District
☐ Florence Water and Sewer Commission
☒ Union Light Heat and Power
☐ Cincinnati Bell
☐ Owen County Rural Electric
☐ Boone County Public Works Department
☒ Kentucky Transportation Cabinet
☐ City of Florence Public Services Department
☐ Boone County Building Department

(over)

EXHIBIT

“A”

STAFF REPORT

Request of Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owner) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

May 22, 2002

Request/Concept Development Plan

The applicant is requesting a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 17.4 acre site located across KY 237 from Wagstaff with frontage on Limaburg Road. The Concept Development Plan supplied by the applicant shows storage and buildings located within the 50 foot setback required when I-1 adjoins RS. A 25 foot Buffer Yard "C" is required along the north and south property lines as per Article 37. A 10 foot Buffer Yard "A" is required along both street frontages. Water and sanitary sewer are available on Limaburg Road. Storm water detention is proposed to be handled in a dry basin to be created near KY 237. The main access is shown across from Wagstaff off KY 237 with a secondary access off Limaburg Road. Signalized intersections are located 850 feet south at KY 237 and Conrad Lane and 1,400 feet north at KY 237 and Gateway Boulevard.

Surrounding Zoning and Land Uses

- North: Property owned by the Kenton County Airport Board (KCAB) zoned Rural Suburban (RS).
- East: Property across Limaburg Road owned by the KCAB zoned Rural Suburban (RS) and Airport (A).
- South: Property owned by Cummins and the KCAB zoned Rural Suburban (RS).
- West: Property across KY 237 owned by Wagstaff zoned Industrial One/Planned Development (I-1/PD).

Relationship to the Boone County Comprehensive Plan

The Future Land Use Map shows the subject property as Industrial (I). This classification is defined in the adopted Comprehensive Plan as:

Industrial: "Manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The Land Use Element within the 2000 Boone County Comprehensive Plan only refers to this general area by stating:

"Planned Business Park (Industrial) development on Conrad Lane east of KY 237 should be accessed through industrial development to the north and not contain access to Conrad Lane. Due to the aesthetic qualities of this area, including rolling topography and stands of mature trees, the industrial development of this area should incorporate these features into planned site designs. In particular, existing areas of mature woods should remain intact to retain the character of the KY 237 corridor and provide a transition into adjoining residential areas."

This site is shown within the 2005 65 DNL as represented on the 2025 Future Land Use Map within the 2000 Boone County Comprehensive Plan.

The adopted 2000 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements:

- A. Proper future growth management for Boone County is implemented ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. Proper design principles shall be applied in development ("Overall," Objective 3).
- D. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall," Objective 4).
- E. ***A public process of visioning, which shall include the selection of specific areas of Boone County, shall be pursued as a means of recommending a theme or character for future land use planning and development design ("Overall," Objective 5).***
- F. Boone County shall have a sustainable economy that both restores and protects the environment and also brings forth innovation and prosperity with meaningful employment opportunities for all its citizens ("Economy," Goal).
- G. Employment opportunities shall be encouraged for the citizens of Boone County ("Economy," Objective 1).

- H. Base industries (agriculture, mining and manufacturing activities) and non-base industries (education, commerce, service, health, government, etc.) Shall be promoted in suitable locations exemplifying how the county is a vital part of a strong regional, metropolitan economy ("Economy," Objective 2).
- I. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).
- J. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage ("Business Activity," Objective).
- K. Effective site placement, architectural design and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum, and site development and enforcement shall be carefully coordinated with necessary approvals or other regulatory agencies ("Business Activity," Industrial Objective 2).

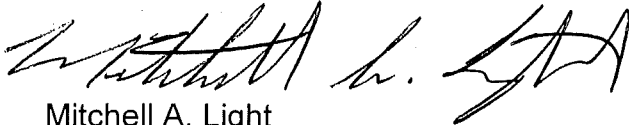
Staff Concerns/Comments

- 1. The Concept Development Plan supplied by the applicant shows storage and buildings located within the 50 foot setback required when I-1 adjoins RS. Staff would like a revised Concept Development Plan since a variance was not requested with this application.
- 2. If approved, RS will adjoin this project along the north and south property lines requiring a Buffer Yard "C" as per Article 37 of the Boone County Zoning Regulations, which is 25 feet with 8 evergreens and 4 large, medium or small trees per 100 linear feet. Existing vegetation can factor in to the required numbers for the landscape plan, therefore Staff suggests a detailed inventory of the existing treeline along the property lines during the Major Site Plan review process.
- 3. Signage currently permitted for this development would allow a 10 foot high, 150 square foot monument style sign on one road frontage and a 5 foot high, 6 square foot directional sign on the other road frontage.
- 4. If approved, the Future Land Use Map would not need to be altered.

Conclusion

The Boone County Planning Commission and the Boone County Fiscal Court must review this request on the basis of its relationship to the Comprehensive Plan and in terms of the three (3) criteria necessary for a Zoning Map Amendment.

Respectfully Submitted,

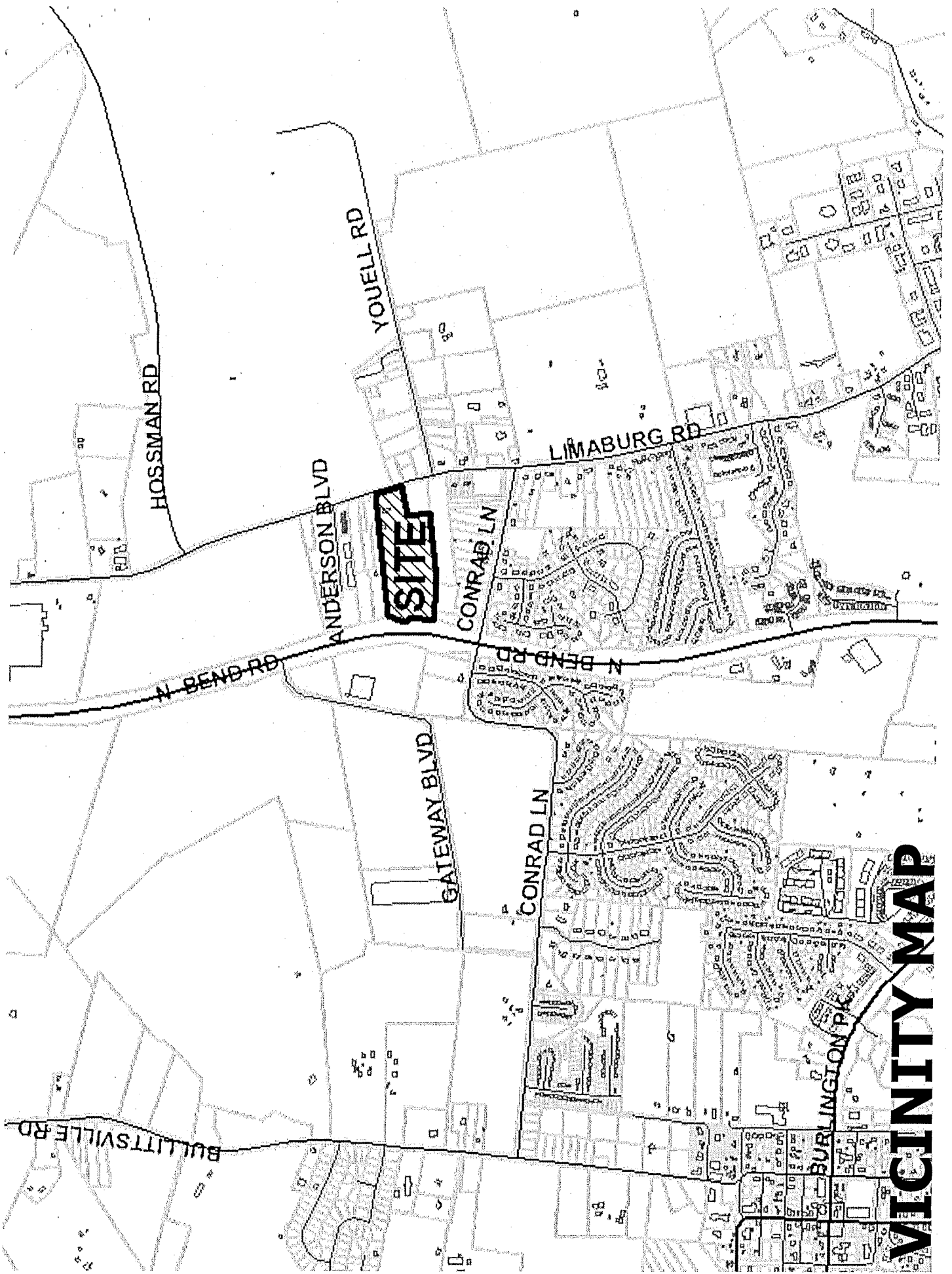
A handwritten signature in black ink, appearing to read "Mitchell A. Light".

Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

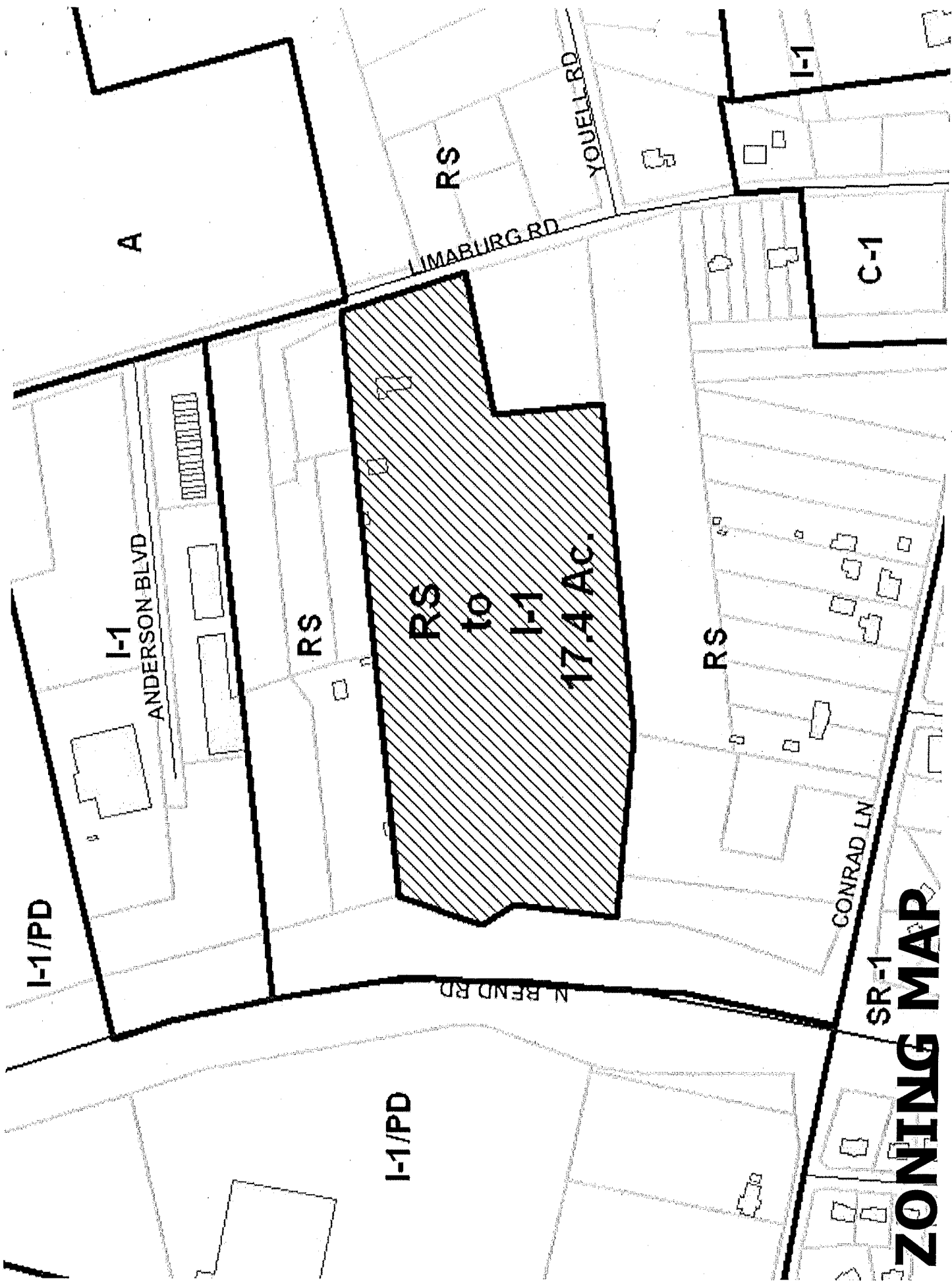
MAL\pr

Attachments:

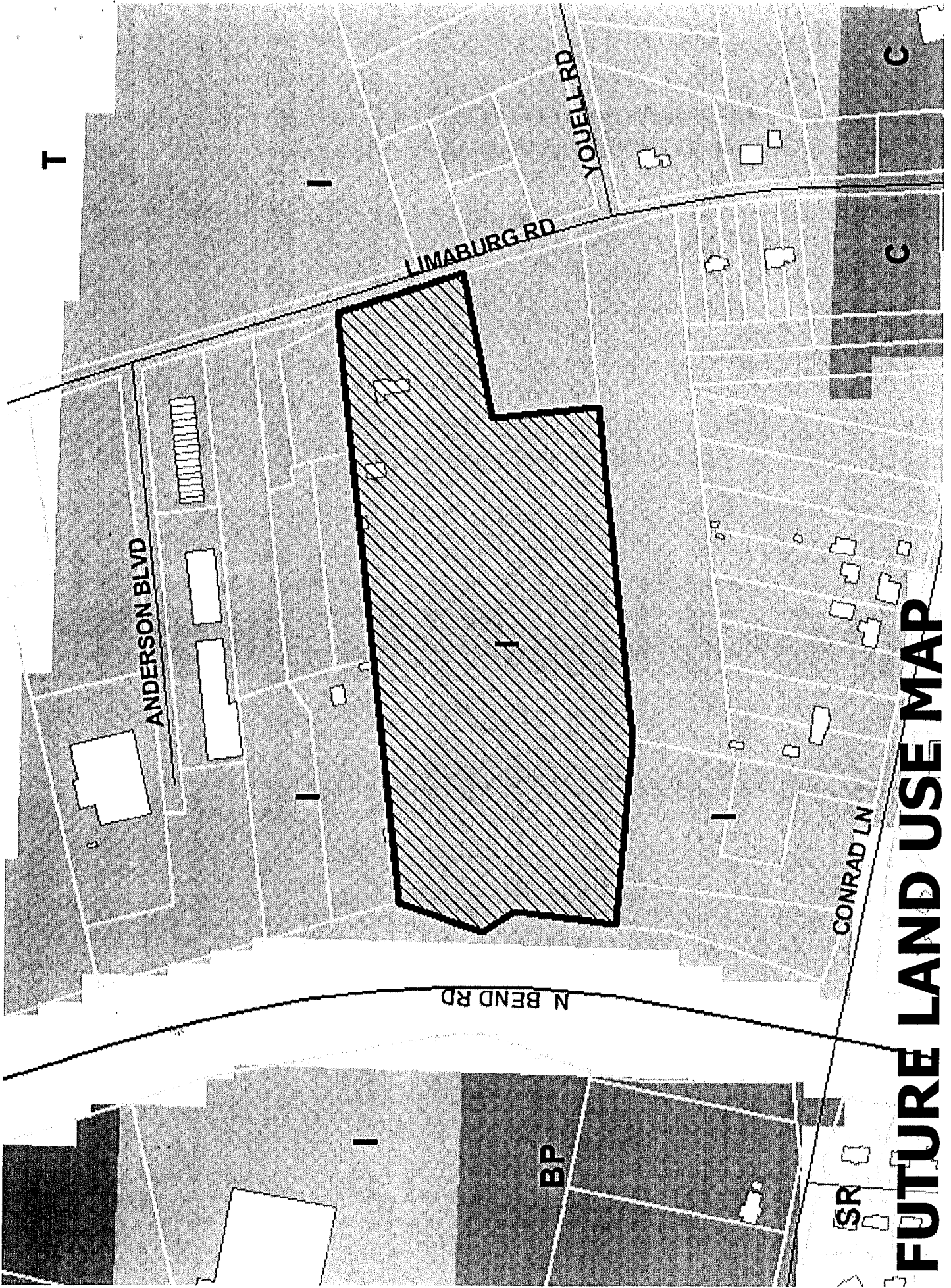
- Vicinity Map
- Zoning Map
- Future Land Use Map
- Aerial Photograph
- Existing Topography & Drainage
- Concept Development Plan
- Application



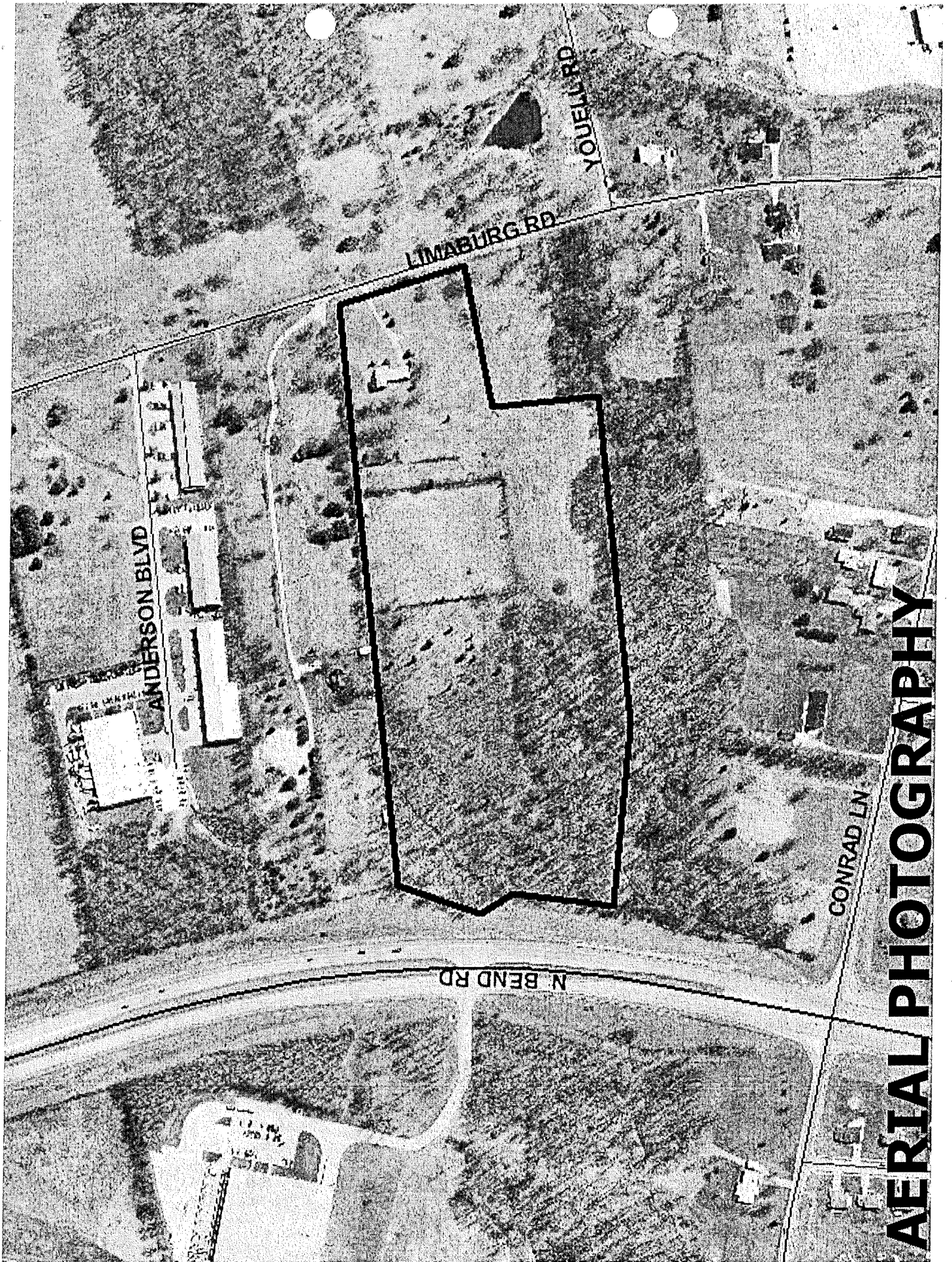
VICINITY MAP



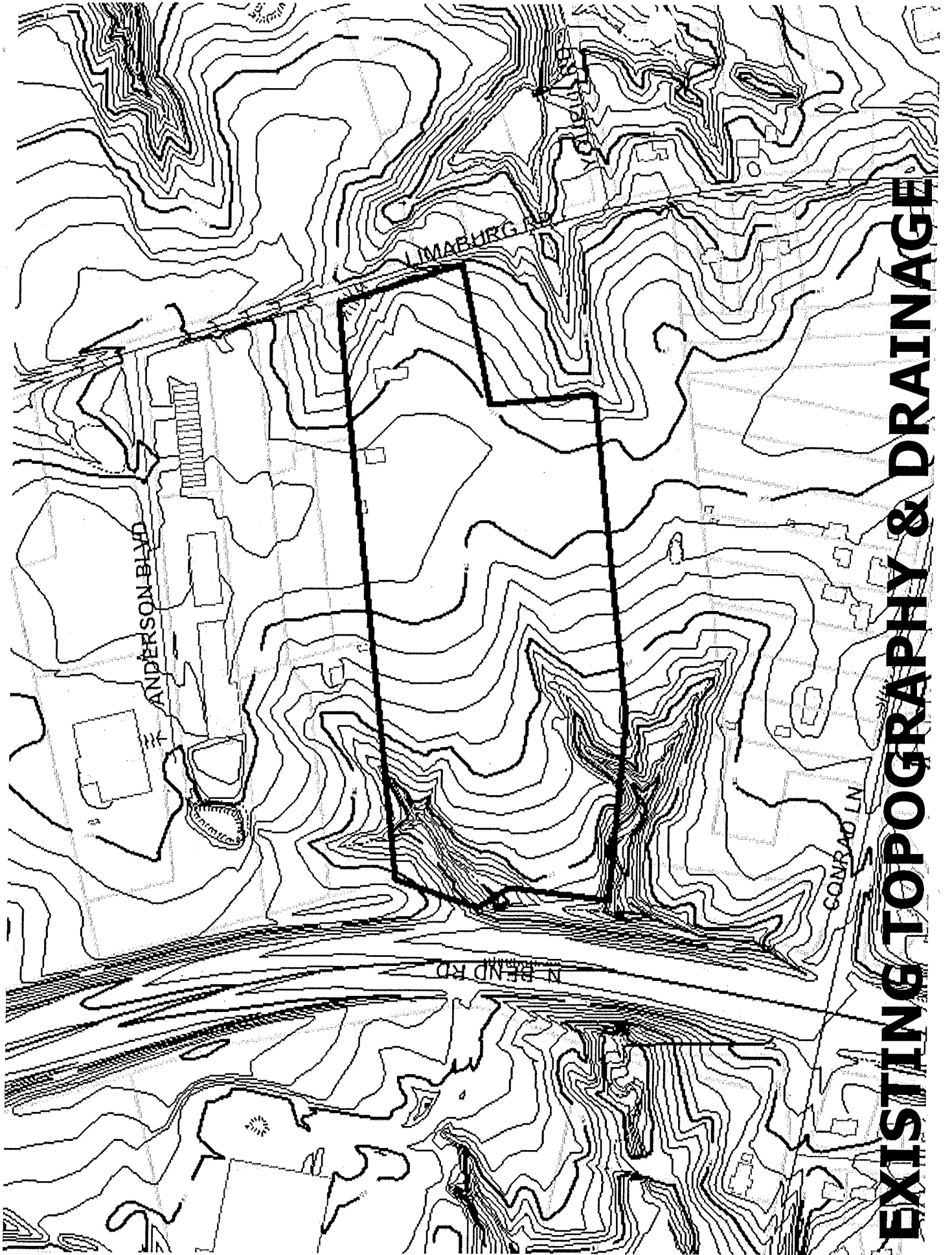
ZONING MAP



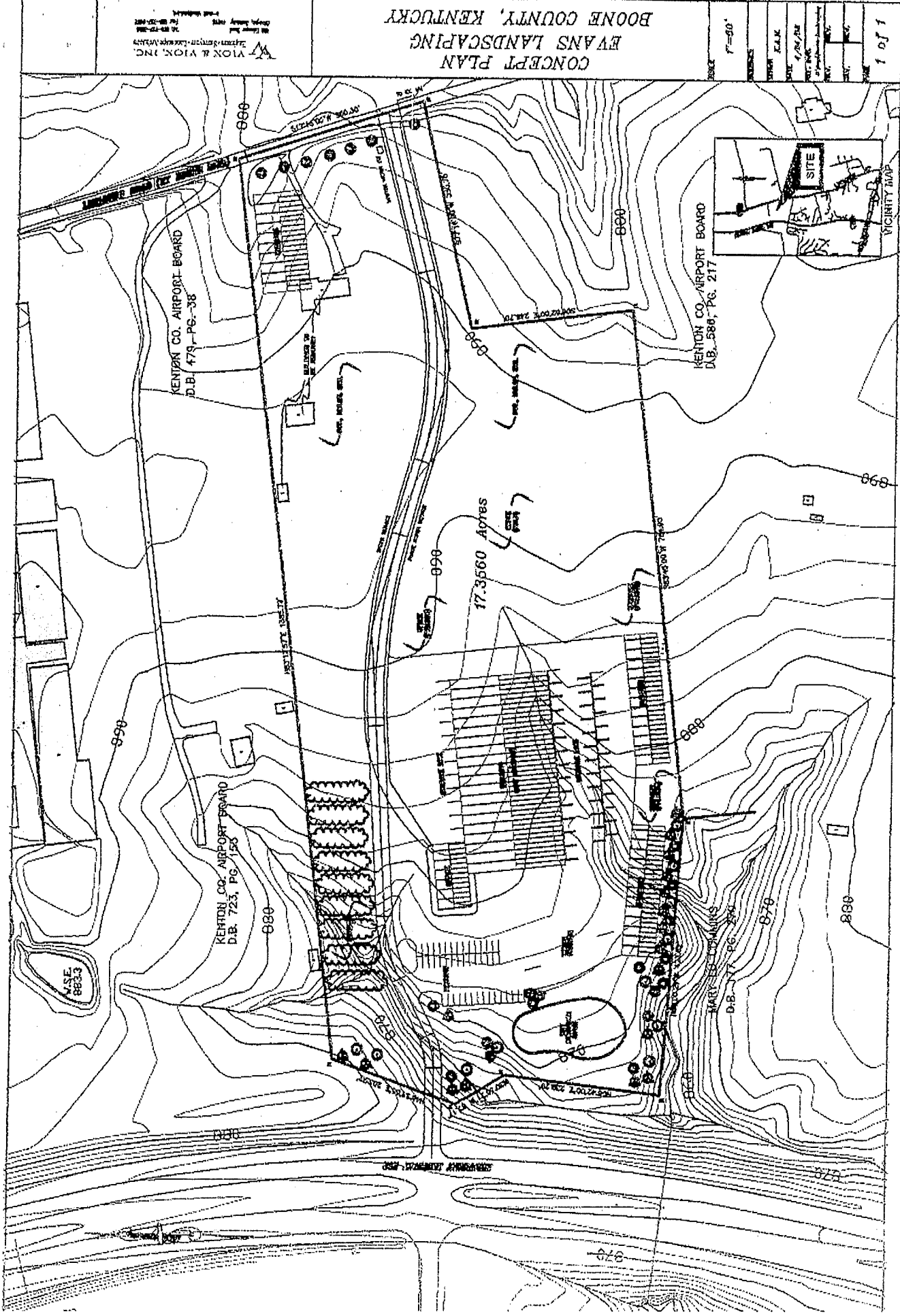
FUTURE LAND USE MAP



AERIAL PHOTOGRAPHY



EXISTING TOPOGRAPHY & DRAINAGE



CONCEPT DEVELOPMENT PLAN

APPLICATION FORM

ZONING MAP AMENDMENT BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

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2. Location of Project 17.3560 acre tract of land located along Kentucky State Route 237 and Limaburg Road,
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7. Names of Applicant(s) Evans Landscaping, Inc.
Phone Number (513) 271-1119 Fax No. (513) 272-5165
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City State Zip
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Phone Number (859) 586-9955 Fax No. (859) 586-6937
10. Address of Property Owner(s) P.O. Box 688
Burlington Kentucky 41005
City State Zip
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How many? property.
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14. Are you also applying for:
☐ Conditional Use Permit
☐ Dimensional Variance
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☐ Florence Water and Sewer Commission
☒ Union Light Heat and Power
☐ Cincinnati Bell
☐ Owen County Rural Electric
☐ Boone County Public Works Department
☒ Kentucky Transportation Cabinet
☐ City of Florence Public Services Department
☐ Boone County Building Department

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**ZONING MAP AMENDMENT
APPLICATION
PAGE 2**

_____ Northern Kentucky Health District
_____ U.S. Soil Conservation Service
_____ Local School District
_____ Local Fire District
_____ Other: _____

18. Project Jurisdiction/Location
 ☒ Unincorporated Boone County _____ Walton
 _____ Florence _____ Union

19. Applicant's Signature _____ See attached
 Property Owner's Signature _____ See attached

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Review Fee _____
3. Check what has been submitted:
 _____ Application
 _____ Fee
 _____ Legal Description
 _____ Concept Development Plan
 _____ Address of Adjoining Property Owners
 _____ Number of copies of plan received**
4. Is application complete? _____ Yes _____ No
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 _____ Approval
 _____ Approval with Conditions
 _____ Denial
9. Other: _____

**** Five (5) Copies Are Required**

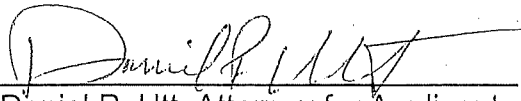
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountky.org - E-mail
www.boonecountky.org - Web Page

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

Attachment to No. 19 of Application Form for Zoning Map Amendment

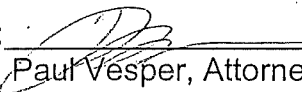
Applicant's Signature

Evans Landscaping, Inc.

By: 
Daniel P. Utt, Attorney for Applicant

Property Owner's Signature

Margaret Davis

By: 
Paul Vesper, Attorney for Owner

George R. Hetzel

By: _____
Michael T. McKinney, Attorney for Owner

Sue M. Reeves

By: _____
Michael T. McKinney, Attorney for Owner

Attachment to No. 19 of Application Form for Zoning Map Amendment

Applicant's Signature

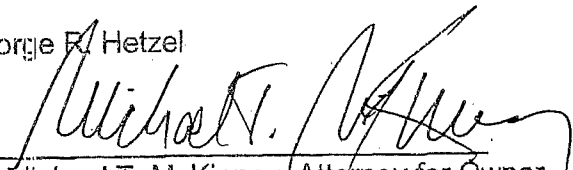
Evans Landscaping, Inc.

By: _____
Daniel P. Utt, Attorney for Applicant**Property Owner's Signature**

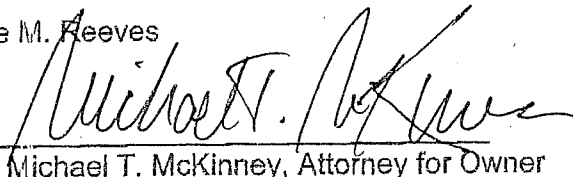
Margaret Davis

By: _____
Paul Vesper, Attorney for Owner

George R. Hetzel

By: 
Michael T. McKinney, Attorney for Owner

Sue M. Reeves

By: 
Michael T. McKinney, Attorney for Owner

Public Hearing Item No. 2:

Commission Members Present: Mr. Hicks - Chairman, Mr. Newman, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Ries, Mr. White, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Mitch Light, Assistant Zoning Administrator/ZEO; Mr. Todd Morgan, AICP, Planner; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the second item on the Agenda:

1. **Applicant:** **Evans Landscaping for**
 Margaret Davis, George Hetzel, and Sue M. Reeves (owners)
 Request: **Zoning Map Amendment**

The request of **Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

Staff Member Mitch Light presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Attorney Dan Utt, 2400 Chemed Center, Cincinnati, Ohio, speaking on behalf of Doug Evans who owns and operates Evans Landscaping, stated that they have an existing facility in Cincinnati. They provide trucking services, landscaping services, storage, and delivery of mulch, topsoil, aggregates, and landscaping products. They have the need for a Northern Kentucky headquarters and this site is perfectly suited to their business. The property is buffered by the airport property and airport noise is not an issue for them. They have talked to the airport. The airport is not opposed to this use and feels that it is consistent with the surrounding airport properties. The airport wanted them to acknowledge that this is a noise zone and that they will not come back and make comments about the noise in the future. He stated that they anticipate employing twenty new people for this operation. He stated that all utilities are available to the site. They have talked to KDOT about the curb cut. He stated that there is a controlled access point across from the Wagstaff facility. He stated that Miss Cummings contacted Mr. Light and was not opposed to the project. They tried to contact

Wagstaff, but they did not respond. He stated that this is a preliminary Site Plan and they realize they will have to comply with the fifty-foot buffer that would be applicable to the RS zone, which is not a problem. They anticipate developing in stages as customer need drives the need for storage. There will be administrative offices and buildings for storage. They acknowledge the landscaping requirements. He stated that it is a heavily treed site and they do not intend to clear cut it.

Mr. Doug Evans, 3700 Roundbottom Road, Cincinnati, Ohio, stated that they currently deliver to a lot of people in Kentucky – Spartan, Michaels, Bellevue Sand & Gravel, Hemmer, the airport -- and they deliver salt to different municipalities in the winter, which is the reason for this request.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition or to ask questions. There being no response, he asked if there were any comments or questions from the Commissioners.

Mr. Ries questioned the ovals shown on the property line on the Concept Development Plan and the rectangle in the corner of the property. Mr. Rodney Crice with Viox & Viox in Erlanger responded that the ovals are a graphic representation of where the nursery would be and the rectangle in the corner represents buildings. He stated that they will comply with all the setback and landscaping regulations. He stated that there will be a larger storage building in the center of the site.

Mrs. Wilson stated that she is concerned about the traffic coming in and out of the site and questioned the Wagstaff decel lanes for turning in and out. Mr. Utt responded that he is not aware of those decel lanes. Mrs. Poston stated that the decel lane to turn left on Conrad is close to the property. Mr. Light stated that heading north on KY 237 there is a lane which will probably have to be redone in the future and the state wants to look at that. He stated that the Planning Commission cannot make the state put the lane in, but the Committee can look at a decel lane heading north. He stated that Evans Landscaping may have dump trucks and flat bed trucks pulling equipment behind them. Mrs. Wilson stated that coming out of Conrad onto KY 237, the traffic moves quickly when the light changes. Mr. Utt responded that they want the access to be safe and will investigate what KDOT would require. He stated that they have the frontage for a decel lane.

Mrs. Wilson questioned the material that will be used for the building. Mr. Utt responded that they have an existing facility in Cincinnati on Roundbottom Road and the buildings are a combination of brick and metal. Mrs. Wilson asked that the applicant bring pictures of those buildings to the Committee Meeting. Mr. Utt agreed.

Mrs. Poston asked if the adjoining properties to the north will ever develop and if there would ever be an access road up to the next light. Mr. Light responded that the airport owns the property to the north and the curve in the road is on airport property. He does not know if the airport property will develop. At this time, when the airport buys property they typically keep it – but that could change in ten or fifteen years. Mrs. Poston questioned if the Planning Commission could make a stipulation regarding parallel roads to lights. Mr. Light responded that the light at North Bend Road is there before its time. He stated that the 2000 foot extension to the west of the runway on Limaburg will be cut off and Conrad may be more traveled. Hossman Road may not be there in the future. Mrs. Poston asked that when these properties develop, they address adjoining property owners that could funnel out at the light. Mr. Light responded that he would have to talk to the state about that. He stated that the median cuts in there and everyone has access. He stated that North Bend Road is 55 MPH, but if there are a lot of lights put up, people may not be able to get up to 55 MPH. He stated that there is airport property between this site and the Anderson Industrial Park.

Mr. Newman questioned how the runway extension would affect this property. Mr. Light responded that Limaburg will probably come to Anderson and stop and they will still have access, but it will no longer be a connector to KY 20. Mr. Newman stated that his understanding is that it will be from Anderson to Hossman. Mr. Light stated that there is talk of something coming through the Vesper Farm.

Mr. Newman questioned the percentage of retail and wholesale business. Mr. Doug Evans responded that the mix depends on the time of year and the weather. They typically do a lot of wholesale in the winter when they are dealing with salt, which is mostly sold to the municipalities and landscapers. He believes 80% of the business is wholesale, but noted that they deliver a lot of the products. Their trucks range from pick-up trucks to semis. He stated that they do a lot of barging now, which they unload at Bill Rudimiller's place, and take the materials to Newtown. It would be easier to bring the materials up KY 18 to KY 237 to this site. In response to questions from Mr. Newman, Mr. Evans stated that they are not open at night unless there is a severe storm and someone needs salt. This time of year, they mostly sell mulch and topsoil. They prefer to keep their topsoil inside. The sale of topsoil is 80% retail to contractors and landscapers.

Mr. White asked if this business would fit in C-2 zoning. Mr. Light responded that it would not at this scale. They are considered I-1 because of the size of the business. They are not just selling bags of mulch. Mr. Evans stated that they have a lot of specialty equipment. They have a machine that blows mulch that is completely enclosed. They can go to a playground that is inside and blow the material in with a hose. They can blow topsoil onto rooftops. They have slinger trucks and hydroseeders. He can do hillsides too steep to walk on. They did a lot of work when the flood came to Falmouth. They do clearing and recycle the

stumps and trees and use them in the material they make. They are not just landscapers that go out and work in peoples' yards. He stated that they are working at Galerie au Chocolat tomorrow and they work with Hemmer and Beckett. This site will cut their trucking time in half because of all of their customers in this area.

Mr. White stated that they will be stocking sand, gravel, and limestone, and things of that nature. Mr. Evans stated that there will be storage of materials on the site to make it easier for them. He does not know the exact amount, but they would have a machine there capable of loading a tandem truck, which typically holds twenty tons. They bring materials from Tennessee on a barge and then take them on a truck. Mr. White questioned how they will control the dust in the summer, and particularly the limestone dust. Mr. Evans responded that most of the site will be paved and they will have irrigation to keep the dust down, or they will keep it inside. Mr. White stated that he is concerned about the limestone and the residents there. Mr. Evans responded that limestone is a low market item and they would not have a large amount of it.

Mrs. Wilson questioned the equipment and trucks that would be stored on the site. Mr. Evans responded that they may keep two or three single-axle trucks on the site for local deliveries. They would not keep any tandems on the site because they start the trucks off in the morning and park them at their main site at night. They do the same thing as Mason and Loveland now and have found it easier to keep the trucks in their 20,000 foot garage where they can work on them. They would have a loader inside of a building and one or two trucks on the site. There might be more trucks during the day. They might keep some snow plow trucks there in the winter. Mrs. Wilson noted that there may be some semis coming in. She stated that most of the semis that come in for the industries on KY 237 come in at the light. She stated that the semis will be able to come in right across from Wagstaff. Mr. Light responded that they would probably come I-275 and KY 237. Mr. Evans stated that most of the semis would go to the light and turn and come in the back way and if they were leaving they would probably turn right to get to the light. Mrs. Wilson asked Mr. Light for clarification. Mr. Light stated that if the state required a decel lane in the median heading south, they could pull off and turn in when it's clear. There will not be a light at that location. The state would have to require a decel lane in the median heading north in order to turn into the site, or they would have to be directed around.

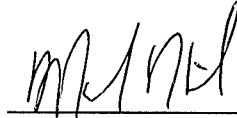
Mr. Crice stated that there is very little chance that KDOT would give them an Encroachment Permit without having decel lanes in the center turn lanes and a right hand turn lane. They will contact KDOT between now and the Committee meeting. The Chairman asked that Mr. Light contact KDOT and get the information. Mr. Light will talk with KDOT to see what they typically require – but he cannot get an okay from KDOT before the zone change is approved.

Mr. Evans submitted copies of their catalog "Evans Report, Spring 2002".

Mrs. Poston questioned the amount of salt that would be stored on the site in the winter and how it is stored. Mr. Evans responded that they store it inside because of rain. They typically use a 100' x 100' concrete building with a roof over top. There is a wall dividing the building at one of their other sites and 75% of it is used for topsoil and 25% of it is used for salt. He stated that they are not going to make their materials on this site, they will just haul them to this site. They have two hundred acres where they make their products.

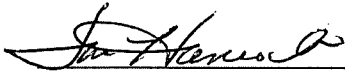
There being no further comments, the Chairman stated that the Committee Meeting for this item will be on June 5, 2002 at 4:00 PM in the Fiscal Courtroom on the second floor of this building. This item will be on the Agenda for the Business Meeting on June 19, 2002 at 7:30 PM.

APPROVED:



Mark Hicks, Chairman

Attest:



Jan Hancock, Recording Secretary

Exhibits:

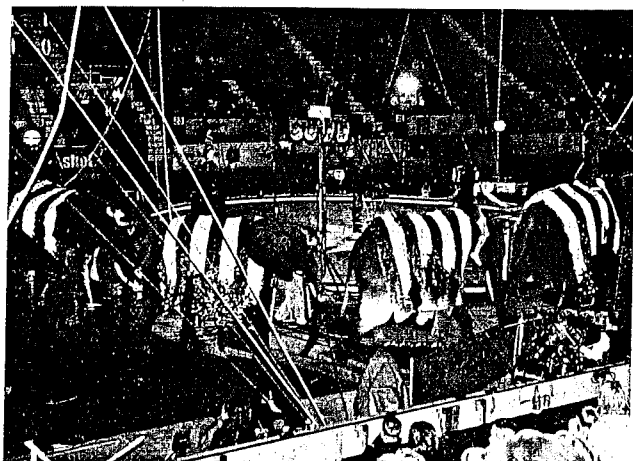
- 1 The Evans Report, Spring 2002, submitted by the applicant**

Evans

Report

Spring 2002
www.evanslandscaping.com

Wholesale Edition



How Does a Guy Celebrate his 40th Birthday??

Doug Evans decided to round up 600 of his family and friends for the 2002 Shrine Circus.

"When I was five years old, I lost two of my fingers due to an accident with a lawnmower. I still remember the Shriner's Clown that would visit with me and bring me toys." Even with all the negative things in society today, it's sure nice to see kids having alot of fun.

This was just another way for Doug and Evans Landscaping to give something back to the community.

Doug Evans



A Special Note to Our Valued Customers

Thank you for your past patronage.
Together we can make 2002 a great year.
Remember what is most important:
Family and Friends!

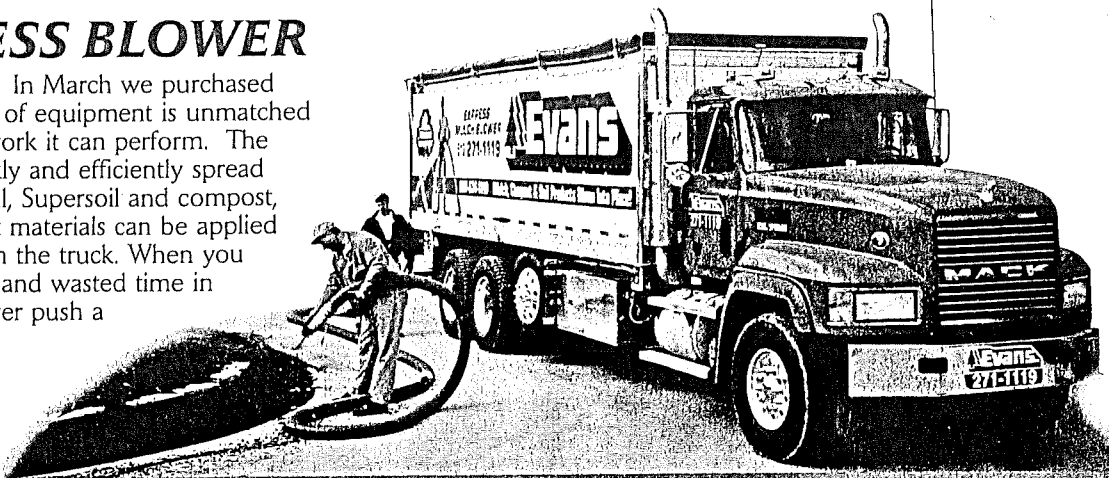
www.evanslandscaping.com

513-271-1119

EVANS EXPRESS BLOWER

Well, here's a real money saver. In March we purchased our Express Blower. This piece of equipment is unmatched in the quantity and quality of work it can perform. The Evans Express Blower can quickly and efficiently spread large quantities of mulch, topsoil, Supersoil and compost, even to remote locations. Most materials can be applied at distances up to 400 feet from the truck. When you consider the cost of equipment and wasted time in spreading by hand, you will never push a wheelbarrow again!

Call Kevin or
Jamie for a quote.

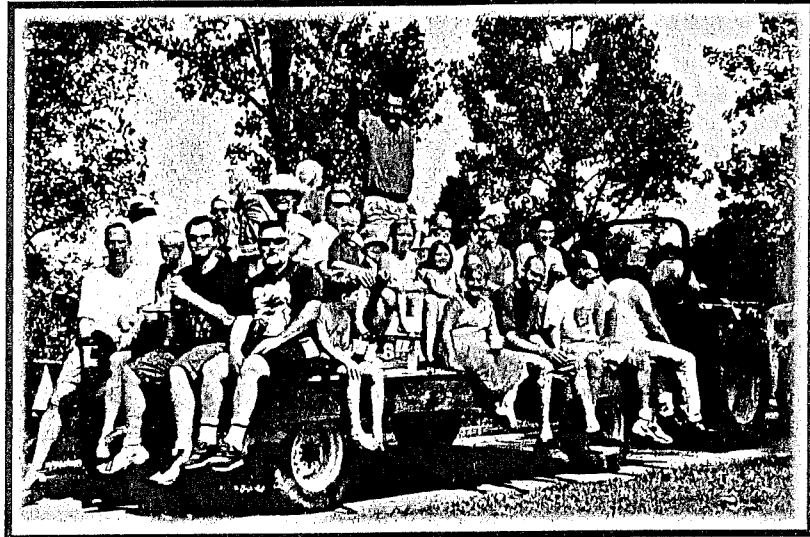


Customer & Employee Appreciation Day

I beat
Jamie Fox and
Jim Bailey
every year
at fishing!



Mark Saturday, August 24, on your calendar and come out to the Evans Lake for a day of food, entertainment and conversation. The little ones will especially like the pony rides, moon bouncer and the Graeter's ice cream! Maybe you could be the big winner of the fishing tournament or the hole-in-one contest, so bring your clubs and lots of balls, the water trap is a big one. It's simply our way of saying "thanks" for everything. Be sure to call early to reserve your spot at the Evans picnic.



BAGGED MULCH HERE!

Finally, the bagger is here. Evans recently purchased a bagger that will greatly increase our production in a cost effective manner. This unit has a 10 yard hopper, automatic bag filler, hot air sealer and a take away conveyor making this system capable of producing 500 bags per hour! Soon you will be able to purchase Evans Dark Supreme, Hardwood Gold, topsoil, Supersoil and compost in our bags. This is one more way to assure our customers that they are receiving the highest quality of material available.



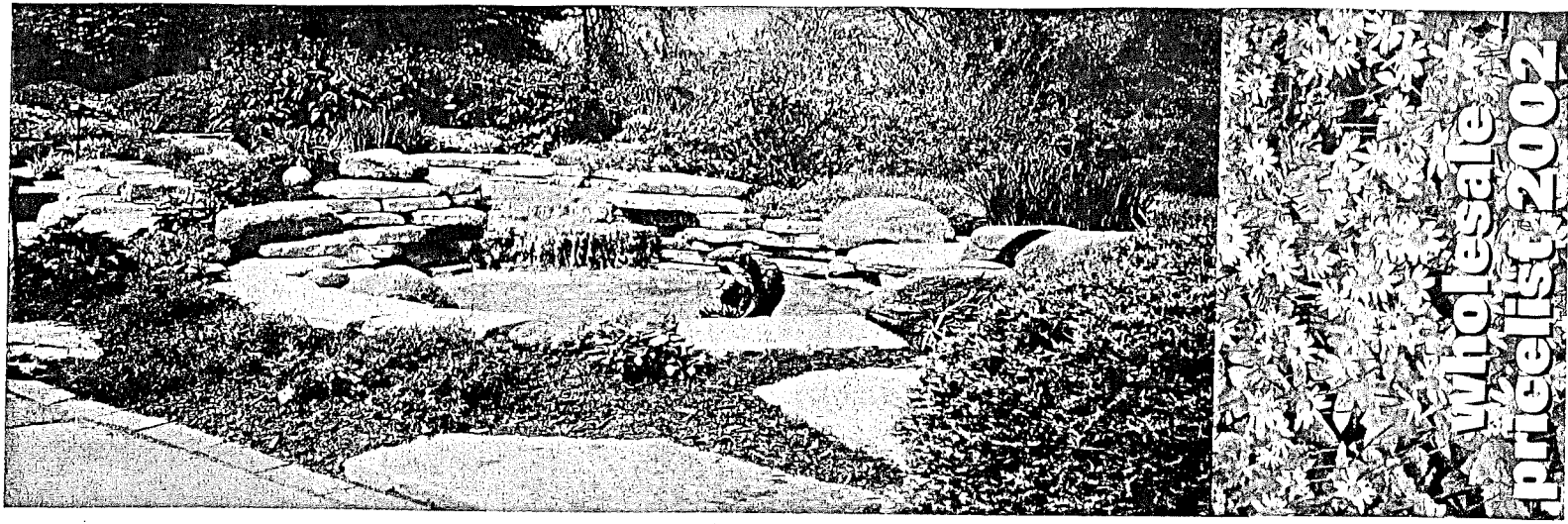
Custom
bagging
available at our
place or yours.
Call Jake.

Flatrock, Flatrock & More Flatrock

If you've driven by our Newtown or Loveland locations lately, they're taking on the appearance of Quarry City. We've got flatrock by the tons – about 10,000 tons at any one time.

Our selection includes all natural flatrock, including Indiana, Highland (in gray or buff), Creekstone, and Fieldstone. They can be used as stepping stones, slabs/steps, and wallstone, and purchased one-at-a-time, in bulk or palletized. We also carry Wisconsin 8" cut wallstone. All of our flatrock can be seen at our Newtown, Loveland or Mason locations. We can deliver anywhere, and with our piggy-back forklift or new grapple truck, drop the load exactly where you want.





Wholesale
Pricelist 2002



Can Offer:

- Same Day Delivery • Our own fleet of over 75 radio dispatched trucks • Over 1,000 years of combined experience • Prompt, personal customer service • Extended peak-season hours • Service offered 7 days a week • 5 locations for convenience and fast service.
- Offers "The Best Mulch and Topsoil in Town." •

If you need sand for your child's sandbox or a 10 ton boulder placed, Evans has the supplies, equipment, and experience to get the job done.



www.evanslandscaping.com

513-271-1119

BEST SELECTION OF MULCH IN THE TRI-STATE AREA!

Bulk Mulches

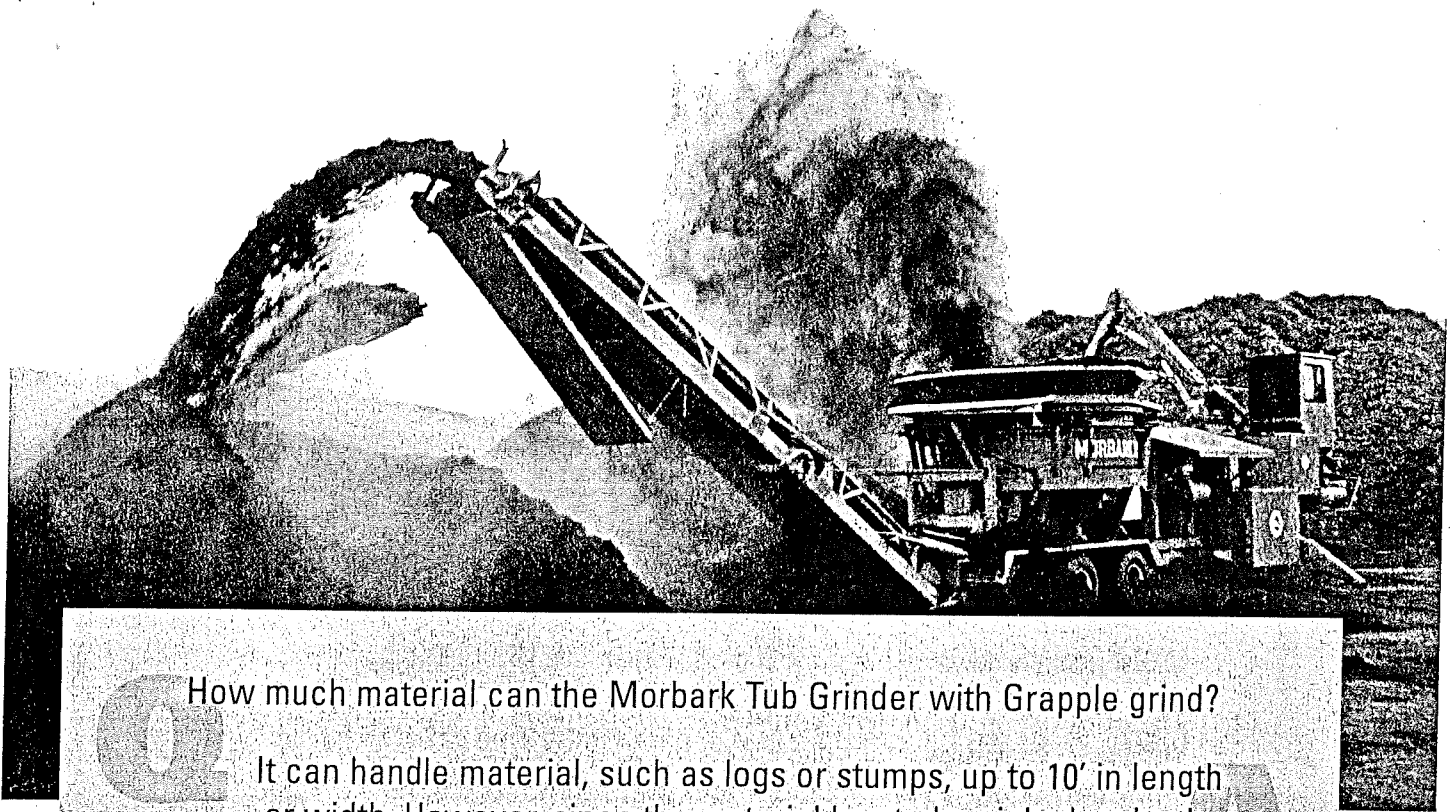
Evans Dark Supreme	Twice shredded and processed hardwood mulch, very dark brown color. Our best selling mulch.	2 - 15 yds.....\$16.50 16 - 49 yds.....15.50 50 or more.....13.50 50+ COD.....13.00
Evans Hardwood Gold	Triple shredded, very fine hardwood mulch, aged over 6 months, almost black in color.	2 - 15 yds.....17.50 16 - 49 yds.....16.50 50 or more.....14.50 50+ COD.....14.00
Unprocessed Hardwood	Shredded once hardwood mulch, available aged or fresh, coarse texture. Could have larger material mixed in.	2 - 15 yds.....15.50 16 - 49 yds.....13.50 50 or more.....11.50
Rustic Pine Nugget Mulch	Reddish brown in color. Lasts longer, slow decomposition.	1 - 15 yds.....25.50 16 - 49 yds.....23.50 50 or more.....21.50
Shredded Pine Mulch	Blonde in color, medium in texture, clean and soft, safest and most durable choice for play areas and under swing sets.All natural.	1 - 15 yds.....17.50 16 - 49 yds.....16.50 50 or more.....14.50
Wood Carpet 	Virgin shredded pine mulch, ground twice for extra cushion, great for play areas and swing sets. No pallets;no nails.	1 - 15 yds.....19.50 16 - 49 yds.....18.50 50 or more.....16.50
Cypress Grade A Mulch	Orange in color, medium texture. Whole cypress logs ground up. All natural.	1 - 15 yds.....34.50 16 - 49 yds.....31.50 50 or more.....29.50
Cedar Mulch	Dark Brown in color. All natural. Smells great Whole cedar logs ground up. Great for animal beds.	1 - 15 yds.....34.50 16 - 49 yds.....31.50 50 or more.....29.50
Wood Chips	Whole trees ground up, great for pathways.	1 - 15 yds.....11.50 16 - 49 yds.....10.50 50 or more.....9.50
Premium Wood Chips	All wood, no bark or dirt, good when you need clean chips.	1 - 15 yds.....19.50 16 - 49 yds.....18.50 50 or more.....16.50
Fert-A-Mulch	A special blend of hardwood gold mulch and mushroom compost. Great soil conditioner, fertilizer and mulch in one.	1 - 15 yds.....28.50 16 - 49 yds.....26.50 50 or more.....25.50
Colored Mulches	Our 3 colored mulches are made from shredded pine. No pallets; no nails. All natural. Lasts up to two years.	
Rosewood	Reddish colored mulch.	1 - 15 yds.....28.50
Ravenwood 	Black colored mulch..	16 - 49 yds.....26.50
Cypress Harvest 	Golden orange colored mulch. Good substitute for cypress.	50 or more.....25.50

Pre-Pay Mulch Program

Must put down \$1,000.00. Pick-up only. (3 yd. minimum each visit)		ANDERSON		LOVELAND, MASON & NEWTOWN	
Dark Supreme	11.50	Dark Supreme	13.50		
Hardwood gold	13.50	Hardwood Gold	15.50		



513-271-1119



Q How much material can the Morbark Tub Grinder with Grapple grind?

It can handle material, such as logs or stumps, up to 10' in length or width. However, since the material has to be picked up by the grapple to place in the tub, it can't weigh more than 4 tons. The grinder can output 200-300 yards of material per hour.

Bagged Mulches

		<u>Qty</u>	<u>Bag Size</u>	<u>Price</u>
Evans Dark Supreme	Twice shredded and processed hardwood mulch, very dark brown color. Our best selling mulch.(Semi-loads - approx 810 bags).	1 - 44.....	3 cu. ft.....	\$2.99
		Pallet(45bags).....	3 cu. ft.....	2.79
		semi load.....	3 cu. ft.....	2.59
Evans Hardwood Gold	Triple shredded, very fine hardwood mulch, aged over 6 months, almost black in color. Good for use in mulch blowers.	Any.....	2 cu. ft.....	2.99
Cedar Mulch	Auburn in color. Looks like cypress, not the same as our bulk.	Any.....	3 cu. ft.....	5.99
		Pallet(60bags).....		5.29
All Bark Cypress AA	Orange in color. Stringy, shredded. Just the bark from cypress log.	Any.....	3 cu. ft.....	5.99
		Pallet(65bags).....		5.29
Landscape Cypress A	Whole cypress logs ground up. Orange in color.	Any.....	3 cu. ft.....	3.69
		Pallet(50bags).....		3.59
Pine Nuggets	Brown in color, 2" to 3" in size.	Any.....	3 cu. ft.....	3.69
		Pallet(44bags).....		3.49
Pine Mini-Nuggets	Brown in color, approximately 3/4" in size.	Any.....	3 cu. ft.....	3.69
		Pallet(44bags).....		3.49
Rustic Pine Nugget Mulch	Reddish brown in color, mixture of nuggets and shredded pine.	Any.....	3 cu. ft.....	3.69
		Pallet(44bags).....		3.49
Pine Straw (wire tied bale)	Clean hand baled all natural pine needles. Coverage - 50 sq. ft. 3" deep per bale.	1 - 19 bales.....	4 - 5 cu. ft./bale.....	5.99
		20 - 99.....		5.79
		100 or more.....		5.59
Colored Mulch	Rosewood (Red), Ravenwood (Black) Cypress Harvest (Golden Orange)	Any.....	3 cu. ft.....	2.99

Soil

Shredded and
Screened Topsoil

Pay for what you haul each visit.

Supersoil

Perennial Mix

Fill Dirt

Ball Mix *

Unshredded topsoil, \$1.00 less per yard.

A blend of topsoil, regrow, peat moss,
mushroom compost and perlite.

Leaf compost, mushroom compost, Michigan
peat, sphagnum peat, pine soil conditioner,
and perlite

Soil with some rocks, sticks and roots.

Sand and clay mixed.

Qty Price Per Yard

1 yd \$23.95
2 - 3 yds. 17.95
4 - 9 yds. 15.95
10 - 19 yds. 14.95
20 or more 13.95

1 - 9 yds. 21.00
10 or more 19.00

1 - 9 yds. 31.00
10 or more 29.00

1 - 9 yds. 10.00
10 or more 8.00

1 - 9 yds. 20.00
10 or more 15.00

Bulk Soil Additives

Qty Price Per Yard

Aged Manure

Mostly horse manure
aged 6 months or more.

1 - 9 yds. \$21.00
10 - 39 17.00
40 or more 16.00

Mushroom Compost

Organic compost
Sterilized horse manure, sphagnum peat,
lime & gypsum.

1 - 9 yds. 29.00
10 - 39 25.00
40 or more 21.00

Michigan Peat Moss

Dark black in color.

1 - 9 yds. 29.00
10 - 39 25.00
40 or more 21.00

Leaf Compost

Aged or fresh.

1 - 9 yds. 20.00
10 - 39 18.00
40 or more 16.00

Pine Fines

Good for potting mixes and acid loving plants.

1 - 9 yds. 29.00
10 - 39 26.00
40 or more 25.00

Pine Soil Conditioner

Great as mulch or as a soil additive.
Pine fines with small amount of mushroom
compost and sand for acid loving plants.

1 - 9 yds. 26.00
10 - 39 24.00
40 or more 22.00

Regrow

Rich organic compost made up of composted
leaves, grass and screened hardwood bark
fines soil and mushroom compost. One of the
best natural conditioners on the market

1 - 9 yds. 20.00
10 - 39 18.00
40 or more 16.00

Screened Sawdust*

Aged or fresh. Great for horse stables.

1 - 9 yds. 14.00
10 - 39 12.00
40 or more 10.00

Special Mixes

Qty Price Per Yard

Special Mix

Special mix is a combination of topsoil and
one or more additives listed above.
Using a special mix further enriches the soil,
promoting stronger and healthier plants.

2 part \$22.00

All Other Combinations

3 part 26.00
4 part or more 28.00

Bagged Soil

Qty Price Per Bag

Top Soil

40 lb. bag \$2.69

Organic Peat

40 lb. bag 2.69

Peat Moss (Canadian)

4 cu. ft. bale 6.99

Cow Manure

40 lb. bag 2.69

Potting Soil

40 lb. bag 2.69

Perlite Assists in aeration of soils

4 cu. ft. bale 7.99

Mushroom Compost

30 lb. bag 3.99

(Top soil, cow manure, and potting soil are available on pallets for 2.00 a bag.)

*Anderson only

Sand

Please call for special pricing on large orders of sand or gravel.

Price Per Yard

Fine Sand	For use under pool liners, sand boxes, and masonry brick walls.....	\$25.00
Coarse Sand	For paver leveling, concrete mix, sand boxes, stone walls.....	18.00
White Sand	Great for sand boxes, volleyball courts and golf courses.....	50.00
Black Diamond Sand	Black sand for decorative use, not for sand boxes.	50.00

Gravel

Call for Slinger service rates.

Sold by the 5 gallon bucket – \$5.00

Price Per Yard

3/8" Pea Gravel	(Round)	\$18.00
1" Washed Gravel	(Round) Great for drainage.....	18.00
2" Roofing Gravel	(Round)	27.00
Small Creek Gravel	2" to 3" flat and round gravel.....	27.00
Creek Gravel	Mixture of 1" to 8" flat and round gravel not washed.	27.00
Class C Fill/Bank Run	Mixture of small gravel and sand, for fill.	11.00
1/2" Chipped w/Dust	For patios, sidewalks and retaining wall leveling base, limestone screenings.....	18.00
1/2" Chipped Limestone	For pathways and top dressing on driveways.....	18.00
411 Crushed Limestone	For driveways and brick paver base, 1/2" - 1" with dust.....	18.00
304 Crushed Limestone	For driveways and brick paver base, 1 - 1 1/2" with dust.....	18.00
1" Limestone (#57)	(Chipped) For drainage.	18.00
2-3" Limestone (#4)	For basing in new driveways.	18.00
3-4" Limestone (#2)	For basing in new driveways.	18.00
6-8" Limestone	(Rip-Rap) For erosion control. Other sizes available.	27.00
Scrap Brick	Great base for roads.	6.00

Gravel sold by size only, not by shape or color. **Don't Forget our Slinger Service!**

Decorative Gravel

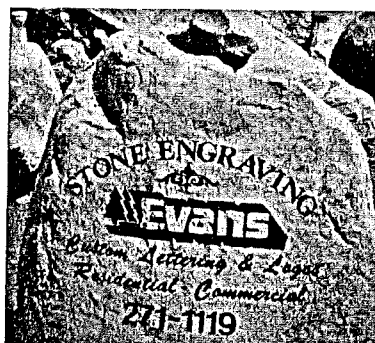
Sold by the 5 gallon bucket – \$12.00

Price Per Yard

Rainbow Rock 3/8", 1" or 2-3"	White rock with rainbow finish	\$99.00
Chattanooga Gravel 1/2", 1", 2 - 3" or 1 - 8"	Autumn brown color. 1/2" great for driveways and pathways. 2 - 3" and 1 - 8" great for landscaping.	89.00
Brick Chips 1/2"	Great for pathways and around landscaping, red in color.	89.00
Crushed Brick 1"	Crushed, red in color.	89.00
Red or Black Lava Rock	1 1/2" porous rock. Great for landscaping or your grill.	99.00
Blue Slate Chips 2" *	Dark blue chips.	89.00
Blue Granite Chips 1/2" *	Chipped, bluish-white in color.	89.00
Buff Limestone Chips 1" *	Buff-colored chips.	89.00
Landscape Boulders	Largest selection in town. (10 lbs. to 5 tons) 15¢ per lb.- prices vary	

*Newtown only for pick-up. Available for delivery at all locations.

Want your name on a rock before someone else does it for you? Beat the tombstone engravers and have the Evans team design your personal or company name, logo, address, or coat of arms into the boulder of your choice. They fit great into your landscaping design, and they're a great conversation piece for you next garden party. Call us for details.



Sand + Gravel

How do I determine how much material I will need?

If you are in need of material such as sand, gravel, soil, or mulch, take the square feet of the area, multiply by the depth, and divide by 27.

Materials

Landscaping Materials

Unit Price Per Unit

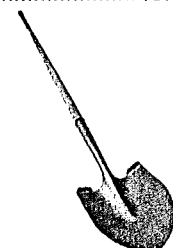
Seasoned/Split Firewood (18" x 4' x 8' stacked)	1 rick	\$63.0
<i>Firewood picked up@ Anderson.\$50/ton-1 ton minimum</i>		
	Seasoned over 6 mos. Hardwoods, oak, ash, etc.	
	2 ricks = approximately 3/4 of a full cord.	2 ricks 119.0
Grass Seed	Finelawn 5GL/PetiteFescue	5 lb. 10.0
<i>All purpose seed for sun/partial shade.</i>		50 lb. 85.0
Green Netting	12 1/2' x 6000' = 8333 sq. yds.	sq. yd. 25
		roll 500.0
	6' x 6000'	roll 260.0
Staples - 1" x 6"	Used for anchoring green netting or sod.	each 10
	Box	1000 39.9
Sod	Fescue or Bluegrass (pallet 80 pieces = 50 sq. yds.)	1 - 49 pieces 2.0
<i>Available for delivery.</i>	(40" x 20" pieces = 5/8 sq. yd.)	50 or more 1.7
<i>Pick-up at Newtown only.</i>	(Forklift deliveries available \$50.00 extra)	400 yds. or more 1.5
Straw	Clean wheat straw. Good for covering grass seed	1 - 49 bales 5.0
		50 or more 4.5
Weed Block Fabric	Used under mulch and gravel to keep weeds from coming up.	
		3' x 50' roll 13.0
		6' x 250' roll 109.0
		12' x 250' roll 199.0
Soil Stabilization Cloth	Heavy duty, 6 oz. fabric.	sq. yd. 1.0
<i>Good for underneath gravel or pavers</i>	600 sq. yds. 12 1/2' x 432'	roll 420.0
Salt For Driveways and Roadways	Prices based on local availability.	50 lb. bag 3.9
		80 lb. bag 4.9
	Pallet of 30 bags	80 lb. bag each 4.3
	Bulk	Ton 50.0
Deicer	Recommended for concrete sidewalks /driveways	50 lb. bag 15.9
	Magnesium or Calcium Chloride	80 lb. bag 19.9
Snap-Edge or Pave-Tech Edging	Ridged plastic edging for pavers, etc.	linear ft. 2.0
Nails 12"	Straight or curved.	
		each 25
	200 per box	box 39.9
Silt Fence	24" Stakes 1 1/2" x 1 1/2" (stake every 10')	100 ft.roll 39.9
Hydro-mulch	6 cu. ft., 90% wood	60 lb. bag 14.9
	Pallet	30 or more 13.5
Concrete Mix		80 lb. bag 4.9
Portland Cement		94 lb. bag 10.9
Tackifier	Used for Hydro-seed mixture.	50 lb. bag 85.0
Curlex #1	Erosion control matting. 4' x 180' or 8' x 90'	sq. yd. 1.0
		roll 65.0
Burlap 3' x 250'		roll 129.0
<i>Good for balling trees or covering plants in harsh weather</i>		sq. yd. 2.0
Tree Stakes 2" Square	2' - 2 1/2' length	per stake 2.0
	5' - 6' length	per stake 3.0
Catch Basin-Plastic	12" x 12" x 12" with grate.	each 39.9
4" Drainage Pipe	Slotted or solid.	100 ft. roll 39.9
	Slotted with filter wrap.	100 ft. roll 69.9
4" PVC Pipe	Schedule 35 (10 ft. sections)	each 20.0
	Schedule 40 (10 ft. sections)	each 30.0
6" PVC Pipe	Schedule 35 (10 ft. sections)	each 40.0

Fittings available for all pipe sizes. Ask for prices.

Gatorback Landscape Tools

Round Point Shovel	\$16.50
Pitch Fork/5 tyne	25.50
Push Broom with bracing	21.50
Hard Rake	26.50
Flathead Shovels	19.50

Spades	\$35.50
Fan Rakes	13.50
Sledge Hammer/10 lb.	24.50
Needlenose Shovels	26.50
Wheelbarrows	99.50
Heavy Duty 5cu ft	





Can I still get topsoil or mulch delivered to my job site when it is a rainy day?

Yes, because we keep a good supply of dry mulch and topsoil under roof at each of our Newtown, Mason and Loveland locations.

Seasonal Nursery Stock

Evans has thousands of trees and ornamental shrubs available in hundreds of varieties and many sizes for each season of the year. In addition, our nursery carries a wide selection of perennials and bedding plants in season. Also available is a wide selection of annuals, as well as gardening and landscaping tools at Loveland and Newtown. Visit our Newtown store to take advantage of seasonal specials. The nursery is located at our Newtown store only.

All nursery stock is available for installation, pick-up and delivery.

Evans charges a \$35 consulting fee for landscape estimates. This fee is refundable if the job is accepted. We offer a landscape design service with a registered landscape designer for a fee.

Landscaping Timbers, Railroad Ties

Price

(All ties are 8 1/2 feet long and 6" x 8" or 7" x 9" in size)

Relay Ties	1 - 19	\$14.95
Top grade.	20 or more	13.95
#1 Railroad Ties	1 - 19	11.95
Medium grade.	20 or more	11.50
#2 Railroad Ties	1 - 19	8.95
Bottom grade.	20 or more	8.50
Treated Lumber	4 x 6	2.00 per ft.
Available in 12 feet length.	6 x 6	3.00 per ft.
1/2" Rebar	24" length.....	1.50 each

\$5.00 cutting fee for specific lengths applies to all of the above.

Fertilizer and Weed Prevention

	<u>Bag Size</u>	<u>Sq Ft Coverage</u>	<u>Price Per Bag</u>
Preen Preemergent weed control. To be applied prior to mulching.	5 lb.	750 min	\$11.95
Preen	15 lb.	2,500	21.95
Preen	31 lb.	5,000	27.95
Preen for Ground Cover	5 lb.	500 min	11.95
Preen 'N Green 9-17-9 Preemergent weed control and fertilizer.	6.25 lb.	500 min	11.95
Preen 'N Green 9-17-9	22 lb.	1,800	19.95
Garden Mate 10-20-10	20 lb.	Varies	8.95
Shrub Mate 12-10-10	20 lb.	Varies	8.95
Tree Mate 12-9-9	20 lb.	Varies	8.95
Treflan Weed prevention.	40 lb.	20,000	34.95
Agr-Lime Super fine, loosens heavy clay soils. Powder or pellets.	50 lb.	Varies	7.95
All purpose 15-15-15 and 8-24-12 Starter fertilizer.	50 lb.	5,000	12.95



513-271-1119

Wall and Patio Building Stones

For Deliver
or Pick-up
Price Per Ton

Bulk Wall Stone

Hand selected random pieces 1 1/2 - 4" thick.
Great for building dry stacked or mortared walls
and patios. Coverage 50 - 70 sq. ft. or 15 - 20
face ft. per ton. Expect 5% loss due to
dumping/loading damage.

Type

Direct Shipping
Delivered Price*

Highland Gray or Buff.....	\$105.00	\$115.00
Indiana.....	105.00	115.00
Field Stone.....	105.00	115.00
Creek Stone.....	105.00	115.00
Individually hand selected pieces.....	\$5 - 10 each	

Palletized Wall Stone

Hand selected random pieces 1 1/2 - 4" thick.
Great for building dry stacked or mortared
walls and patios. Pallets are wire wrapped.
Each pallet weighs approximately 1 - 1 1/2 tons.
Coverage 50 - 70 sq. ft. or 15 - 20 face ft. per ton.

Highland Gray or Buff.....	110.00	150.00
Indiana.....	110.00	150.00
Field Stone.....	110.00	150.00
Creek Stone.....	110.00	150.00

Palletized Stepping Stones

Approximately 15 - 20 stones per ton.
Ranging in sizes 18 - 36", by 2 - 4" thick.
Great for garden paths and water falls.

Highland Gray or Buff.....	130.00	160.00
Indiana.....	130.00	160.00
Field Stone.....	130.00	160.00
Creek Stone.....	130.00	160.00
Individually hand selected pieces.....	\$20 - 30 each	

Stone Steppers/Slabs

Approximately 4 - 6 stones per ton.
36 - 48" wide by 18 - 36" long by 6 - 8".
Good for outcroppings, landscaping steps
and water falls.

Highland Gray or Buff.....	125.00	140.00
Indiana.....	125.00	140.00
Field Stone.....	125.00	140.00
Creek Stone.....	125.00	140.00
Individually slabs available.....	\$40 - 60 each	

Wisconsin 8" Wide Cut Wall Stone

8" wide by 8 - 24" long by 2 - 4" thick.
Coverage 15 - 20 face ft. per ton.
Great for dry stacked or mortared walls.

Chilton (purple gray).....	*	160.00
Fond-du-lac (cream buff).....	*	160.00

*Call for special pricing for direct shipping

Wisconsin Stone Steppers/Slabs

Available in both colors. Choose from 3 ft.
long or 4 ft. long. Steppers are approximately
24" wide and 6" thick. Great for landscaping,
outcroppings, steps and water falls.

	Per Slab
3 ft. Chilton.....	* \$100.00
3 ft. Fond-du-lac.....	* 100.00
4 ft. Chilton.....	* 150.00
4 ft. Fond-du-lac.....	* 150.00

*Call for special pricing for direct shipping

Granite Cobblestone

From the streets of Cincinnati! Great for
walkways, driveways or patios. Also good for
outlining landscape beds. Rectangular pieces
weigh approximately 25 lbs. Square pieces weigh
approximately 12 lbs. Palletized or bulk.

	Each
Rectangular.....	\$3.00
Square.....	2.00
Rectangular or Square.....	\$200.00 per ton

*Direct shipping price applies to deliveries of at least 10 pallets. If fork lift is needed, there will be an additional charge of \$100. Delivered price is based on 100 mile radius of Cincinnati. Local fork lift delivery will be \$50 extra.

Precast Concrete Retaining Wall Blocks and Pavers

All shapes, colors and quantities available.

Blocks Great for structural retaining walls.

Pavers Great for walkways, driveways and patios,
most pavers are approximately \$2.00/sq.ft.

Available for delivery.

Pick-up at Newtown location only.

Precast Concrete Stepping Stone

12" Square Pebble Top ...	\$3.50	Pewter ...	\$2.00
12" Round Pebble Top ...	3.50	Pewter	2.00
16" Square Pebble Top ...	5.50	Pewter	3.00
16" Round Pebble Top ...	5.50	Pewter	3.00

18" Square Pebble Top ...	\$6.00	Pewter ...	\$3.50
18" Round Pebble Top ...	6.00	Pewter	3.50
24" x 24" Square		Pewter	4.00

Please stop by our Newtown store to see over 6 acres of rocks, stones,
boulders, pavers, and blocks. Come to where the professionals shop.



513-271-1119

Dumping and Recycling

We accept public dumping for any yard waste and solid fill. This includes grass clippings, leaves, tree branches, logs, dirt, concrete, blacktop, and rocks. Most items can be used in our composting process. Materials for dumping are limited to yard waste and fill. No appliances, garbage, or hazardous materials.

	Yard Waste Price Per Load	Construction Debris Price Per Load
Dumping Fees		
Car.....	\$10.00	\$20.00
Loaded Pick-up	25.00	50.00
Pick-up with Sides	30.00	60.00
Loaded One Ton	35.00	70.00
Single Axle	45.00	90.00
Tandem Axle	55.00	110.00
Dump Trailer	75.00	150.00
Dumping of large logs or stumps:		
One Ton	\$50.00	
Tandem or single axle	\$75.00	
Dump trailers	\$100.00	

Due to transportation charges, at Loveland and Mason, add \$10 to the above fees.

30 yard recycling container delivered and picked up at your jobsite	Yardwaste	250.00
	Construction debris	300.00
	Sanitary/trash	500.00

Delivery and Hauling

Please be sure of the accuracy of your order Evans has a NO RETURN policy. Availability and prices subject to change without notice.

Truck Capacity (approximate)	Mulch	Soil	Sand/Gravel
Single Axle	20 yds.	8-10 yds.	8 yds.
Quad	50 yds.	20 yds.	18 yds.
Dump Trailer	60 yds.	25 yds.	20 yds.
Semi Walking Floor	80 yds. dark supreme 70 yds. gold		
Maxi Dump	3 - 4 yds.	3 yds.	2 - 3 yds.
One-Ton	6 - 12 yds.	5 - 6 yds.	5 yds.

There is an additional charge for tailgating, split dump loads, and tandem loads. Add \$20 to delivery fee for quad, dump trailer and semi walking floor loads. \$10 additional fee for weekend deliveries. See page 12 for delivery rates. *SEASONAL SUNDAY DELIVERIES*



Maxi Dump



Single Axle



Quad Axle



Dump Trailer

How will your new mulch processor and grinder help me?

By processing mulch at our Anderson location, it insures a constant, consistent supply of Evans Dark Supreme mulch year 'round. And because the grinder does such a good job of finely shredding the material, that means it's our best ever.

Evans

513-271-1119

Equipment

Prices are per hour with a four hour minimum except where noted. Truck rates are charged from port to port and include Evans drivers. Equipment rates with experienced operator are charged for on site time with an additional haul fee. Equipment rental is subject to 20% surcharge for weekend rental.

Trucks, Trailers and Dumps

(Approximate amounts truck hauls)	Per Hour
Maxi-dump (1 - 2 tons)	\$40.00
One-ton (4 - 5 tons)	45.00
Single Axle (8 - 10 tons)	50.00
Tandems, Triaxles (14 - 15 tons)	55.00
Quad Axle/Multi-Axle (18 - 22 tons)	65.00
Semi (tractor)	55.00
Dump Trailer with tractor (23 - 25 tons)	75.00
Walking Floor Trailer/35 ton drag with truck	80.00
Snow Plow with truck	90.00
Cat D-250E off road truck, 6 wheel drive	125.00
Stone Slinger Truck (18 - 20 tons)	80.00
<i>Slinger Truck: tandem delivery charge plus an additional \$4/ton sand and gravel, \$5/ton topsoil or supersoil. Based on 20 ton load.</i>	
Roll Back or Roll-off Dump	65.00
Grapple Truck (25' boom - 5 ton lifting capacity)	70.00
Express Blower	200.00
<i>Mulch spread for \$20/yd, 15 yd min. plus the price of the material</i>	

Dozer

Komatsu D-37 with 6 way blade or CAT D-3	\$70.00
Cat D-5 or Komatsu D-41	85.00
Cat D-6R	125.00
Cat D-8R	175.00

Backhoes and Trackhoes

Cat Backhoe, 4 wheel drive	\$65.00
Cat 311 or 315 Trackhoe with 1 yd. bucket and thumb	95.00
Cat 320BL or 322BL Trackhoe with 2 yd. bucket and thumb	125.00
Cat 325BL or 330BL with 2 yd. bucket and thumb	150.00

Track Loaders

Cat 939 (1 1/2 yd. bucket)	\$80.00
Cat 953 or 963 (3 yd. bucket)	95.00

Firewood Processor

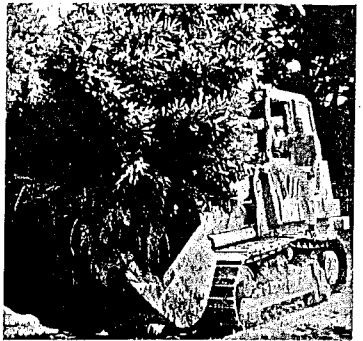
With operator will cut and split 3 - 4 cords per hour	\$125.00
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Hydro-Ax

250HP, 721E	\$200.00
<i>Will cut trees up to 22" or mow approx. 1-2 acres of thick brush per hour.</i>	

Tractors

Kubota 4 wheel drive	
30+ hp. with loader	\$55.00
90 hp. with loader	75.00
Attachments (per item)	5.00
15' Batwing Mower with tractor	100.00
Cat Challenger 45 (rubber tracks)	150.00
<i>(200 hp. with 10' tiller or 16' flail mower) or (800 gal. Hydro-seeder)</i>	



513-271-1119

Mini Excavator

Per Hour

Kubota Mini Excavator

KX121 and KX161.....	\$65.00
Cat 304.5	65.00
Can dig approximately 12' deep with rubber tracks, 12", 18", 24" tooth buckets, 36" smooth grading buckets.	

Wheel Loaders (Rubber Tire)

Cat 928 (3 - 5 yd. bucket)	\$85.00
Cat 966 (5 - 10 yd. bucket)	125.00
Cat 980 (15 yd. bucket)	150.00

Bobcats/Skid Loaders

Cat 246/forks and buckets, 72" wide	\$55.00
Attachments	5.00/item
Tracks extra	15.00
Hydraulic Jackhammer attachment with Bobcat	100.00
Mini-Bobcat 36" wide will go through 36" gate	55.00
Cat 277 with Rubber Tracks, 76" wide	65.00

Miscellaneous Equipment

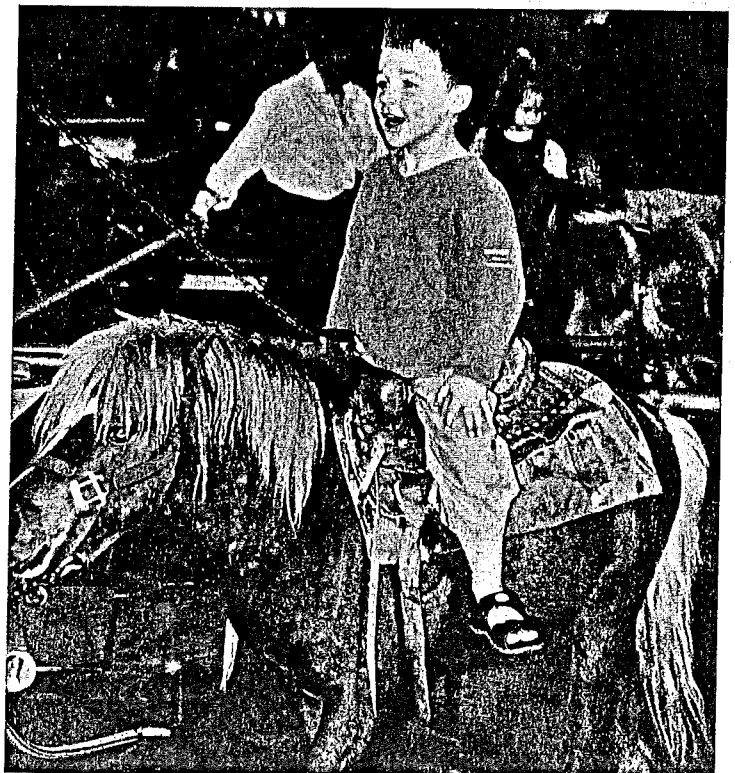
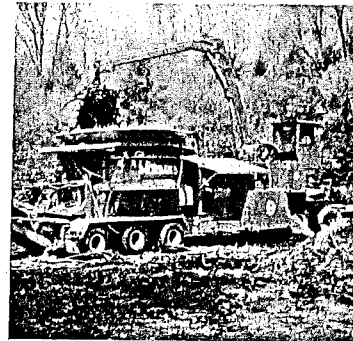
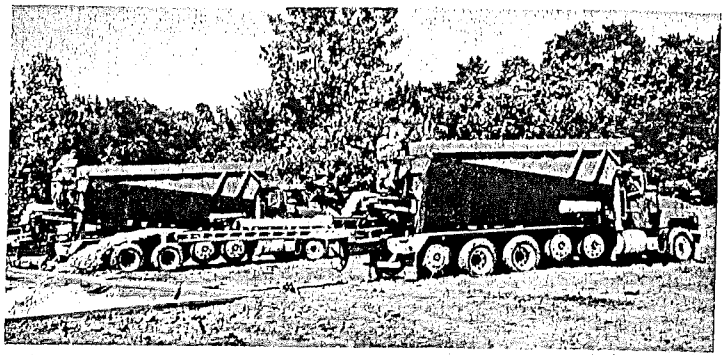
Hydro-seeder Super Seeder (3000 gal. - 200 ft. hose)	\$200.00
Hydro-seeder Super Seeder (1800 gal. - 200 ft. hose)	150.00
Hydro-seeder/truck (800 gal. - 200 ft. hose)	100.00
Hydro-seeder on Cat Tractor with rubber tracks	150.00
(200 ft. hose)	
Water trucks 8000 gal.	100.00
Forklift 2 ton capacity (piggyback)	50.00
Model 250 Brush Chipper	95.00
(Automatic feed up to 12" logs)	
Smooth Drum Vibratory Roller 72", 8 ton or Sheepfoot	95.00
CP563 84" wide	95.00
1300 Morbark tub grinder with grapple (750 hp., 13' tub)	400.00
Service truck fully equipped with mechanic	95.00
Light plant diesel generator	125.00/day or
(4-1000 watt bulbs)	500.00/week
Pull behind Jackhammer with truck	95.00
20, 50, 90 lb. Jackhammer, 200 ft. hose	
Straw Blower, large pull-behind/day	250.00
(Operator not included)	

Roll Off Boxes

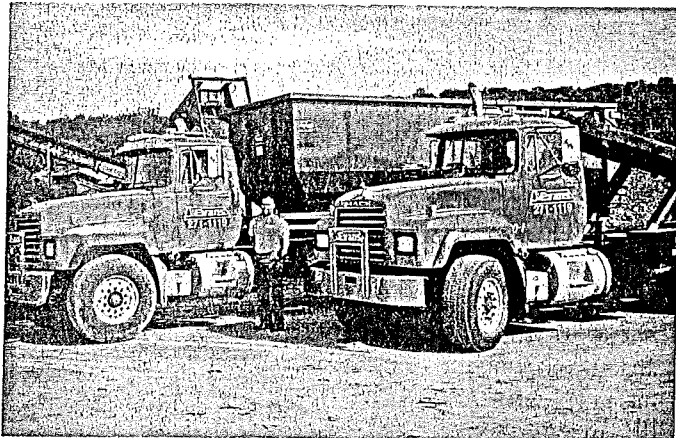
10 Days, Includes Dropoff, Pickup, and Disposal

20 or 30 yd. container.....	\$250.00
Construction debris	300.00
Sanitary/Trash	500.00

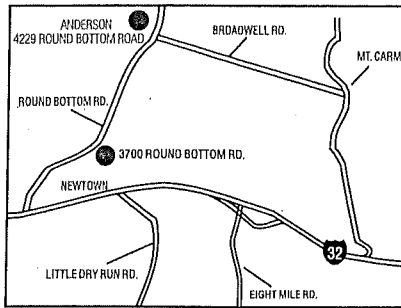
CALL FOR SPECIAL RATES IF MULTIPLE BOXES ARE NEEDED.



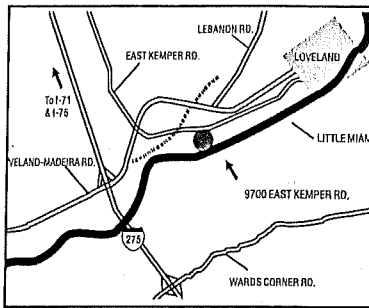
"1-horsepower"



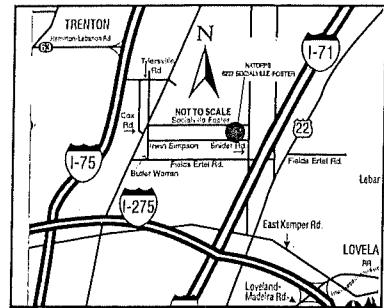
Convenient Locations



ANDERSON, OHIO
4229 Round Bottom Road
(513) 271-1119 / Fax (513) 272-5165
Hours: Mon. - Fri. / 6 am - 6 pm
Sat. / 6 am - 3 pm / Sunday Closed



LOVELAND, OHIO
9700 East Kemper Road
(513) 683-8883 / Fax (513) 683-8891
Hours: Mon. - Fri. / 7 am - 6 pm
Saturday / 7 am - 3 pm
Sunday / 10 am - 2 pm
through July 21, closed Sunday thereafter



MASON, OHIO
At Natorps
6237 Socialville-Foster Road
(513) 271-1119 / Fax (513) 272-5165
Hours: Mon. - Fri. / 8 am - 5 pm
Saturday / 8 am - 3 pm
Sunday / Closed

NEWTOWN, OHIO
3700 Round Bottom Road
(513) 271-1119 / Fax (513) 271-1055
Hours: Mon. - Fri. / 6 am - 6 pm
Sat. / 6 am - 5 pm
Sun. / 10 am - 5 pm

**"Coming in Fall 2002
our new
Northern Kentucky Store"**

**Delivery Zones
for all Products out
of Evans Locations**

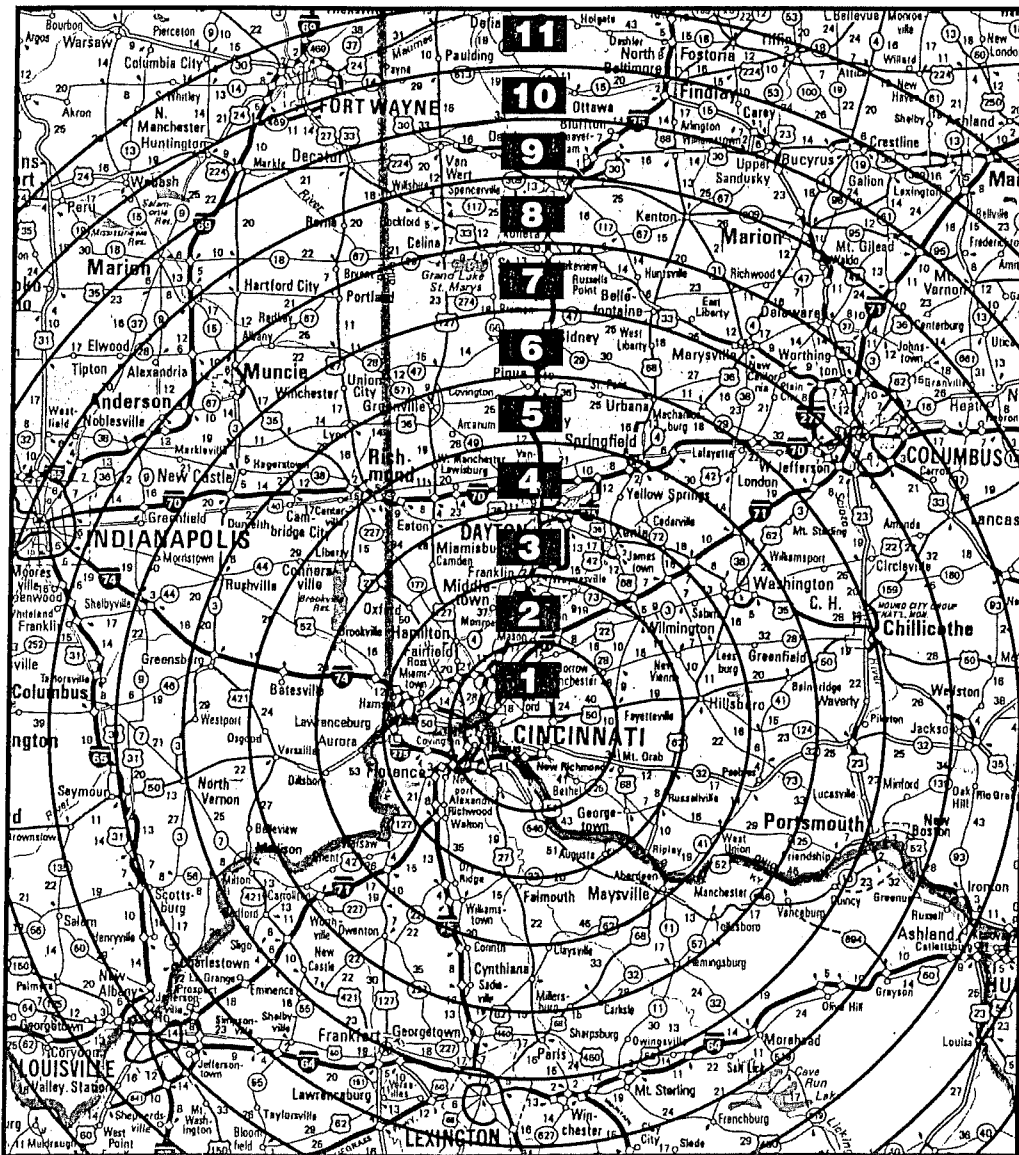


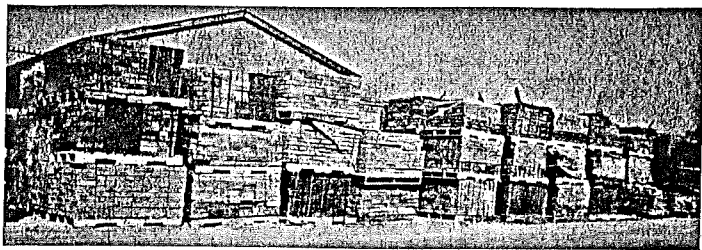
**(513) 271-1119
(800) 634-1119**



Zone 1.....	\$39-89
2	39-99
3	119
4	139
5	159
6	179
7	199
8	229
9	249
10	269
11	289

Delivery rates vary according to truck size.





USED PAVER SALE!

Our Newtown location is over stocked. We are currently having a huge used paver sale! This is a great opportunity for the do-it-yourselfer to purchase clay/concrete pavers, slate pavers, retaining wall blocks and much more at rock bottom prices. Whole pallets are available. Be sure to see Jake at Newtown and remember delivery with a forklift is available.

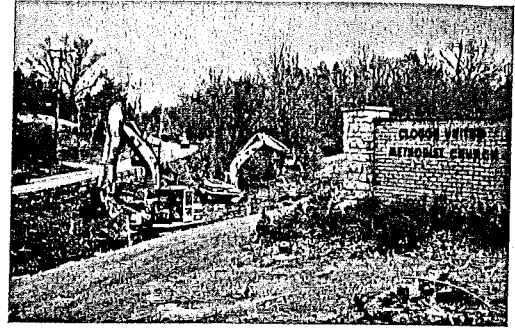


In honor of Doug's 40th birthday; If you can answer both of these questions correctly you will receive \$40.00 off of your next delivery. Call 271-1119.

1. How much weight has Doug gained since this picture was taken in 1987 when he was actually out on a job?
2. Who is this famous Shriner's clown? (Hint: He is one of our competitors).

DO I KNOW YOU FROM SOMEWHERE?

Recently you might have seen us working in the Anderson Township area. Yes, that was Evans Landscaping clearing at Clough Pike and Wolfangle Road preparing the intersection



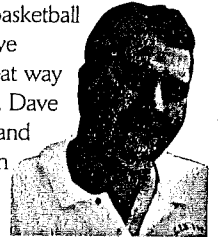
for the upcoming realignment project. When Evans takes on a project we try to do what is right for our customers, community and environment by recycling 100% of the material. For any clearing job, large or small, call Jim or Doug for a quote.



COACH OF THE YEAR!

Hats off to Dave Habig! Dave has been an employee of Evans Landscaping for over 11 years. He just completed his twelfth year as Glen Este's eighth grade boys basketball

coach. This was his best season ever at 14 - 3. Dave graduated from Glen Este in 1986 and this is a great way for him to give back to the school and community. Dave lives in Anderson Township with his wife, Jennifer and daughter, Chelsea. Maybe he will coach Chelsea on her winning team someday!



Employment Opportunities

Job positions are open at Evans, full and part-time. We need truck drivers (full or part-time, CDL or non-CDL), office personnel and landscape professionals to work with our seasoned staff - many with more than 20 years in the business. Quality oriented individuals who want to join an ever-growing company are always needed. Start your career at Evans and receive excellent benefits, competitive pay, a 401K program and enjoy flexible hours. Call 513-271-1119 for details. THANK YOU VERY MULCH!

\$50.00 OFF

Any Slinger Truck Delivery or
Roll-Off Recycling Box

Expires 7-31-02. Not valid with any other coupons, or previous purchases. Limit one coupon with this offer.



\$10.00 OFF

Any Purchase of Bulk Topsoil, or Supersoil,
or a Pallet of Natural Flatrock

Expires 7-31-02. Not valid with any other coupons, or previous purchases. Limit one coupon with this offer.



\$20.00 OFF

Delivery

Expires 7-31-02. Not valid with any other coupons, or previous purchases. Limit one coupon with this offer.



\$50.00 OFF

Equipment Rental

Expires 7-31-02. Not valid with any other coupons, or previous purchases. Limit one coupon with this offer.



\$15.00 OFF

Any Gravel or Decorative Gravel Purchase
over \$100

Expires 7-31-02. Not valid with any other coupons, or previous purchases. Limit one coupon with this offer.



\$50.00 OFF

Any Blower Truck Rental

Expires 7-31-02. Not valid with any other coupons, or previous purchases. Limit one coupon with this offer.



Land Clearing and Excavation

During new construction, getting the land cleared and prepared for the work that follows is a must. And when it comes to land clearing, Evans is the leader. For more than 20 years, we've specialized in site clearing, excavation and hauling.

Hydroseeding

At Evans, we like to leave job sites better than when we found them. Hydroseeding is one of our specialties. With four different size units, we can handle any job and make sure every new site comes up lush and green.

Landscaping is a Broad Term

Sure we can mulch your beds, plant trees, install a patio or build a wall, but "landscaping" goes beyond that. Sometimes a landscaping job also includes fixing a major problem like erosion, or landsliding. Recently, we started on a job where a waterway was slowly washing away a front yard, and a bridge. It was our job to come in and first fix the problem at hand with our equipment and experienced operators; then we will beautify the area with our professional landscaping service. Evans specializes in landscape problem solving. If you have a problem, we have the equipment and experienced professionals to help.

2002

PRICE LIST

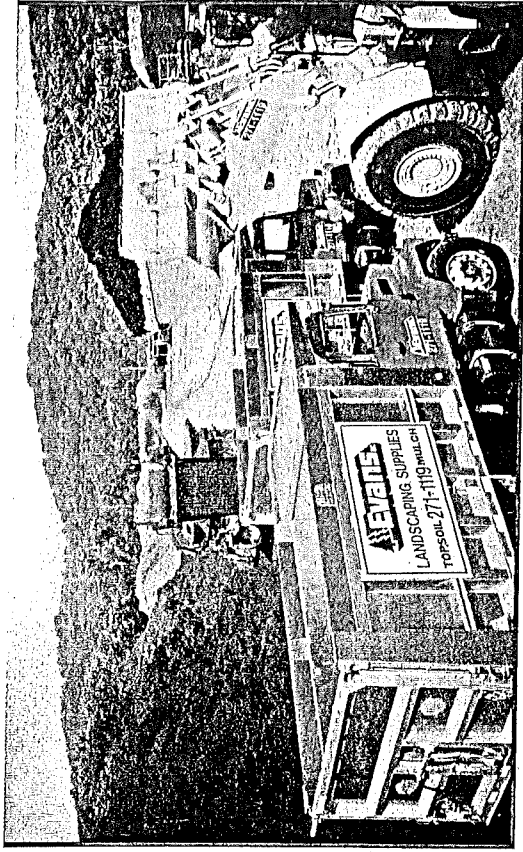


Hope to see you at our picnic on August 24th!



513-271-1119

3700 Round Bottom Road
Newtown, OH 45244



Mulch

Evans hardwood mulch is available all year on a same-day basis. We deliver top quality materials at very competitive prices by grinding, processing and storing our hardwood mulches on-site.

From a single yard to multiple semi-loads, Evans mulch comes in nearly a dozen varieties.

Topsoil

Whether you need straight, mixed or custom-blended soil, Evans has everything you require all year long. All of the Evans soils and most other products are regularly tested by a certified, independent lab for texture, pH, nutrient levels and organic content.

PRE-SORTED STANDARD
U.S. POSTAGE
PAID
CINCINNATI, OH
Permit NO. 12

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
July 17, 2002
7:30 P.M.**

Mr. Mark Hicks, Chairman, called the meeting to order at 7:34 PM.

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Mark Hicks, Chairman
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Charlie Reynolds
Mr. Robert Ries
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBERS NOT PRESENT:

Mr. Arnold Caddell
Mrs. Janet Kegley
Mr. Robert Newman
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. David Zimmer

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services
Ms. Jan Hancock, Secretary

Mrs. Wilson, and Chairman Hicks in favor. Mr. Barlow, Mr. McMillian, and Mr. Schwenke were opposed. The motion carried by a vote of 6 to 3.

Chairman Hicks stated that he has a conflict in regard to Agenda Item #2 due to his relationship with the applicant. He asked Mrs. Wilson to chair the meeting at this time and left the room.

2. Change in Concept Development Plan

The request of James W. Berling for R. C. Durr and Richard Crist (owners) for a Change in Concept Development Plan for an approximate one-acre tract on the north side of Bankers Street, immediately east of 8810 Bankers Street, Florence, Kentucky. The request is for a Change in Concept Development Plan to allow a car wash in a Commercial Two/Planned Development (C-2/PD) zone.

Mrs. Wilson stated that Agenda Item #2 is recommended for deferral to the August 7, 2002 Business Meeting. Mr. White so moved. Mr. Ries seconded the motion and it carried unanimously.

Chairman Hicks returned to the meeting at this time and introduced the next item on the Agenda.

3. Zoning Map Amendment

The request of Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owners) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

Staff Member Mitch Light presented the Committee Report which recommended approval of the request based on the Findings of Fact, but subject to one condition (see Committee Report). The property owner has signed the letter agreeing to the condition.

Mr. White moved by resolution to Boone County Fiscal Court that the request be approved based on the Committee Report. Mr. Reynolds seconded the motion.

Mrs. Wilson questioned the traffic study being done when school was not in session. Mr. Jack Gehrum, Vice President of Pflum, Klausmeier & Gehrum, stated that they were asked to do the traffic study between Committee Meetings and could not do it when school was in session. They looked at the mid-day and peak-hour periods and he also reviewed files from previous projects that had traffic count information from a Thursday in April when school was in session. He compared the traffic volumes and found that the highest volume is the PM peak hour. The mid-day period starts at about one thousand vehicles and increases 200 – 300

vehicles per hour to the peak period. The analysis covers the peak period. Mrs. Wilson questioned the hours when there will be deliveries by larger trucks. Mr. Gehrum responded that the trucks are morning and early afternoon oriented and not late afternoon and evening oriented. He believes the owner stated in the Committee meeting that that was their normal delivery orientation. Mrs. Wilson questioned making the trucks come in at the light instead of crossing over KY 237. Mr. Gehrum responded that the Highway Department is requiring that they put in left turn lanes and that there be adequate decel and storage lanes. There is also a right-turn lane. He stated that there is good Level of Service to deal with the trucks. He stated that it was 11% trucks when they went out there and that is the figure they used in the traffic analysis. Mrs. Wilson asked if the majority of the trucks are dump trucks or semis. Mr. Gehrum responded that there is a combination. He stated that he looked at two of the applicant's other sites and there were about fifteen loads a day on tandem and semis and about eight loads a day on single-axle trucks during the high period in early spring and summer. The loads are seasonal and salt in the winter is about the same.

Mrs. Wilson questioned the street frontage and how many trees they would be able to save. Attorney Daniel Utt responded that they did not delineate which trees would be removed because the plan is conceptual. They will submit a detailed plan to the Technical Committee. Mrs. Wilson stated that she is concerned about what people will be looking at over top of the trees. Mr. Utt responded that they have to remove trees to put in a road and a dry detention area and they want the building to be seen.

Mr. Doug Evans stated that they want people to be able to see a small amount of what they do, but they will keep as many trees as they can. They might limb up some of the trees and have a canopy over top and put roads and utilities underneath. They will do as minimal damage to the trees as they can. Mrs. Wilson stated that she thought the Concept Plan would be further along so that the Commissioners would know what the building will look like. Mr. Evans responded they cannot spend the money until they get the approval. Mr. Rodney Crice with Viox & Viox stated that they will do detailed Site Plans. He stated that there is mature, healthy buffer on the two sides and they can maintain a good portion of it. There are two challenges in the front with the topography. They have to get a detention pond in on the side in the swale or in the front in the lower area. They had not yet done the engineering to answer to question of how much they can save. He stated that they talked to the airport about wet detention and they said "no".

Mrs. Wilson stated that one of her main concerns is traffic. She is concerned about what will be turning left in front of someone when they are hauling there, which is why she asked that deliveries be limited at the light.

Mr. Barlow stated that he would like to have seen a condition regarding stockpiling of raw materials. He stated that at the Committee Meeting he attended there was discussion that these are free-standing piles of stone, soil, mulch, and other materials. His concern is not with this particular applicant, but without any conditions the piles of crushed stone could be as high as the ones at Sterling in Gallatin County on US 42. They could put in conveyors and stockpile above the

tree line and there is not a condition to control it. He stated that when Martin Marietta was here, they were talking about stockpiling gravel on the surface and there were concerns about dust and trucks. He does not disagree with the request and the use, but would like conditions to limit stockpiling so that a future buyer of the property could not use it as a major raw materials distribution center.

There being no further comments, Chairman Hicks asked for a vote on the motion made by Mr. White which found Mr. Barlow, Mr. McMillian, Mr. Reynolds, Mr. Ries, Mr. Schwenke, Mr. White, Mr. Knock, and Chairman Hicks in favor. Mrs. Wilson was opposed. The motion carried by a vote of 8 to 1.

NEW BUSINESS:

**Agenda Item
No.**

- 4 **Zoning Map Amendment with Conditional Use Permit and Variance**
The request of Hans Philipppo (applicant) for Tulip, LLC (owner) for a Zoning Map Amendment from Commercial One (C-1) to Commercial Two (C-2) and a Conditional Use Permit and Variance for an approximate 1.2 acre tract at 1013 Burlington Pike and 6045 and 6055 Ridge Road, Boone County, Kentucky. The request is for a zone change and Conditional Use Permit to allow a car wash and a Variance to reduce the width of a required buffer yard.

Mr. White moved to schedule a Public Hearing for the above item on August 7, 2002 at 8:00 PM. Mr. Schwenke seconded the motion and it carried unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Kevin Costello, AICP, Executive Director, discussed the following items in his report to the Planning Commission:

1. **New GIS Contributing Members** Mr. Costello stated that the Executive Committee recommends that the Planning Commission authorize him to sign a one-year contract with Northern Kentucky Independent District Health Department for an annual fee of \$10,000 and to sign a one-year contract with Burlington Fire Protection District for an annual fee of \$1,000 for them to become contributing members to GIS. Counselor Wilson has reviewed the contracts. (See Mr. Costello's memorandum to the Executive Committee dated July 16, 2002). Mr. White moved to authorize Mr. Costello to sign the contracts with Northern Kentucky Independent District Health Department and Burlington Fire Protection District. Mr. Ries seconded the motion and it carried unanimously.

EXHIBIT “B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: David Zimmer, Chairman

DATE: July 17, 2002

RE: Request of Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owner) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

REMARKS:

We, the Committee, recommend approval of the above referenced request based upon the following findings of fact and with the following condition.

FINDINGS OF FACT

1. The Committee has concluded that the proposal is in agreement with the 2000 Boone County Comprehensive Plan for the following reasons.
 - A. The Comprehensive Plan's Future Land Use Map designates site for Industrial uses. This designation is described by the Comprehensive Plan as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."
 - B. The Land Use Element text states "planned Business Park (Industrial) development on Conrad Lane east of KY 237 should be accessed through industrial development to the north and not contain access to Conrad Lane. Due to the aesthetic qualities of this area, including rolling topography and stands of mature trees, the industrial development of this area should incorporate these features into planned site designs. In particular, existing areas of mature woods should remain intact to retain the character of the KY 237 corridor and provide a transition into adjoining residential areas." The site in question is the "industrial development to the north" mentioned in this text. In response to this text, the Committee has recommended the condition outlined below in order to emphasize the importance of maintaining the existing tree line along KY 237 as well as the overall appearance of the site and facility. The Committee has also determined that this condition will enable agreement with the Business Activity Goal which states "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas."

July 17, 2002

Evans Landscaping

2. This site is shown within the 2005 65 DNL as represented on the 2025 Future Land Use Map within the 2000 Boone County Comprehensive Plan. Due to the fact that this site is subject to notable airport related impacts, the Committee has concluded that the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate.
3. The Committee has reviewed an analysis of traffic impacts that would be created by the facility as presented by the applicant's traffic consultant. Based on the information presented, the Committee has concluded that the traffic impacts generated by this development should be minor.
4. The Committee has concluded that the attached condition is necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan. The Committee has also concluded that the attached condition is necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with this condition.

CONDITION

1. The existing tree line along KY 237 shall be maintained except for minimal disturbance for the driveway and a dry detention basin. The design of the street frontage area and amount of retained vegetation along the KY 237 frontage shall be reviewed by the Technical/Design Review Committee through the formal Design Review process. Depending on the substance of the trees retained along KY 237, the developer may be required to enhance to the front facade of the building via design, materials, and architectural details.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change Committee Vote.

MAL/pr

Public Hearing Item No. 2:

Commission Members Present: Mr. Hicks - Chairman, Mr. Newman, Mr. Poe, Mrs. Poston - Vice Chairperson, Mr. Reynolds, Mr. Ries, Mr. White, and Mrs. Wilson - Secretary/Treasurer.

Staff Members Present: Mr. Mitch Light, Assistant Zoning Administrator/ZEO; Mr. Todd Morgan, AICP, Planner; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

The Chairman introduced the second item on the Agenda:

1. **Applicant:** Evans Landscaping for
 Margaret Davis, George Hetzel, and Sue M. Reeves (owners)
 Request: Zoning Map Amendment

The request of Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owners) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

Staff Member Mitch Light presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Attorney Dan Utt, 2400 Chemed Center, Cincinnati, Ohio, speaking on behalf of Doug Evans who owns and operates Evans Landscaping, stated that they have an existing facility in Cincinnati. They provide trucking services, landscaping services, storage, and delivery of much, topsoil, aggregates, and landscaping products. They have the need for a Northern Kentucky headquarters and this site is perfectly suited to their business. The property is buffered by the airport property and airport noise is not an issue for them. They have talked to the airport. The airport is not opposed to this use and feels that it is consistent with the surrounding airport properties. The airport wanted them to acknowledge that this is a noise zone and that they will not come back and make comments about the noise in the future. He stated that they anticipate employing twenty new people for this operation. He stated that all utilities are available to the site. They have talked to KDOT about the curb cut. He stated that there is a controlled access point across from the Wagstaff facility. He stated that Miss Cummings contacted Mr. Light and was not opposed to the project. They tried to contact

Wagstaff, but they did not respond. He stated that this is a preliminary Site Plan and they realize they will have to comply with the fifty-foot buffer that would be applicable to the RS zone, which is not a problem. They anticipate developing in stages as customer need drives the need for storage. There will be administrative offices and buildings for storage. They acknowledge the landscaping requirements. He stated that it is a heavily treed site and they do not intend to clear cut it.

Mr. Doug Evans, 3700 Roundbottom Road, Cincinnati, Ohio, stated that they currently deliver to a lot of people in Kentucky – Spartan, Michaels, Bellevue Sand & Gravel, Hemmer, the airport -- and they deliver salt to different municipalities in the winter, which is the reason for this request.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition or to ask questions. There being no response, he asked if there were any comments or questions from the Commissioners.

Mr. Ries questioned the ovals shown on the property line on the Concept Development Plan and the rectangle in the corner of the property. Mr. Rodney Crice with Viox & Viox in Erlanger responded that the ovals are a graphic representation of where the nursery would be and the rectangle in the corner represents buildings. He stated that they will comply with all the setback and landscaping regulations. He stated that there will be a larger storage building in the center of the site.

Mrs. Wilson stated that she is concerned about the traffic coming in and out of the site and questioned the Wagstaff decel lanes for turning in and out. Mr. Utt responded that he is not aware of those decel lanes. Mrs. Poston stated that the decel lane to turn left on Conrad is close to the property. Mr. Light stated that heading north on KY 237 there is a lane which will probably have to be redone in the future and the state wants to look at that. He stated that the Planning Commission cannot make the state put the lane in, but the Committee can look at a decel lane heading north. He stated that Evans Landscaping may have dump trucks and flat bed trucks pulling equipment behind them. Mrs. Wilson stated that coming out of Conrad onto KY 237, the traffic moves quickly when the light changes. Mr. Utt responded that they want the access to be safe and will investigate what KDOT would require. He stated that they have the frontage for a decel lane.

Mrs. Wilson questioned the material that will be used for the building. Mr. Utt responded that they have an existing facility in Cincinnati on Roundbottom Road and the buildings are a combination of brick and metal. Mrs. Wilson asked that the applicant bring pictures of those buildings to the Committee Meeting. Mr. Utt agreed.

Mrs. Poston asked if the adjoining properties to the north will ever develop and if there would ever be an access road up to the next light. Mr. Light responded that the airport owns the property to the north and the curve in the road is on airport property. He does not know if the airport property will develop. At this time, when the airport buys property they typically keep it – but that could change in ten or fifteen years. Mrs. Poston questioned if the Planning Commission could make a stipulation regarding parallel roads to lights. Mr. Light responded that the light at North Bend Road is there before its time. He stated that the 2000 foot extension to the west of the runway on Limaburg will be cut off and Conrad may be more traveled. Hossman Road may not be there in the future. Mrs. Poston asked that when these properties develop, they address adjoining property owners that could funnel out at the light. Mr. Light responded that he would have to talk to the state about that. He stated that the median cuts in there and everyone has access. He stated that North Bend Road is 55 MPH, but if there are a lot of lights put up, people may not be able to get up to 55 MPH. He stated that there is airport property between this site and the Anderson Industrial Park.

Mr. Newman questioned how the runway extension would affect this property. Mr. Light responded that Limaburg will probably come to Anderson and stop and they will still have access, but it will no longer be a connector to KY 20. Mr. Newman stated that his understanding is that it will be from Anderson to Hossman. Mr. Light stated that there is talk of something coming through the Vesper Farm.

Mr. Newman questioned the percentage of retail and wholesale business. Mr. Doug Evans responded that the mix depends on the time of year and the weather. They typically do a lot of wholesale in the winter when they are dealing with salt, which is mostly sold to the municipalities and landscapers. He believes 80% of the business is wholesale, but noted that they deliver a lot of the products. Their trucks range from pick-up trucks to semis. He stated that they do a lot of barging now, which they unload at Bill Rudimiller's place, and take the materials to Newtown. It would be easier to bring the materials up KY 18 to KY 237 to this site. In response to questions from Mr. Newman, Mr. Evans stated that they are not open at night unless there is a severe storm and someone needs salt. This time of year, they mostly sell mulch and topsoil. They prefer to keep their topsoil inside. The sale of topsoil is 80% retail to contractors and landscapers.

Mr. White asked if this business would fit in C-2 zoning. Mr. Light responded that it would not at this scale. They are considered I-1 because of the size of the business. They are not just selling bags of mulch. Mr. Evans stated that they have a lot of specialty equipment. They have a machine that blows mulch that is completely enclosed. They can go to a playground that is inside and blow the material in with a hose. They can blow topsoil onto rooftops. They have slinger trucks and hydroseeders. He can do hillsides too steep to walk on. They did a lot of work when the flood came to Falmouth. They do clearing and recycle the

stumps and trees and use them in the material they make. They are not just landscapers that go out and work in peoples' yards. He stated that they are working at Galerie au Chocolat tomorrow and they work with Hemmer and Beckett. This site will cut their trucking time in half because of all of their customers in this area.

Mr. White stated that they will be stocking sand, gravel, and limestone, and things of that nature. Mr. Evans stated that there will be storage of materials on the site to make it easier for them. He does not know the exact amount, but they would have a machine there capable of loading a tandem truck, which typically holds twenty tons. They bring materials from Tennessee on a barge and then take them on a truck. Mr. White questioned how they will control the dust in the summer, and particularly the limestone dust. Mr. Evans responded that most of the site will be paved and they will have irrigation to keep the dust down, or they will keep it inside. Mr. White stated that he is concerned about the limestone and the residents there. Mr. Evans responded that limestone is a low market item and they would not have a large amount of it.

Mrs. Wilson questioned the equipment and trucks that would be stored on the site. Mr. Evans responded that they may keep two or three single-axle trucks on the site for local deliveries. They would not keep any tandems on the site because they start the trucks off in the morning and park them at their main site at night. They do the same thing as Mason and Loveland now and have found it easier to keep the trucks in their 20,000 foot garage where they can work on them. They would have a loader inside of a building and one or two trucks on the site. There might be more trucks during the day. They might keep some snow plow trucks there in the winter. Mrs. Wilson noted that there may be some semis coming in. She stated that most of the semis that come in for the industries on KY 237 come in at the light. She stated that the semis will be able to come in right across from Wagstaff. Mr. Light responded that they would probably come I-275 and KY 237. Mr. Evans stated that most of the semis would go to the light and turn and come in the back way and if they were leaving they would probably turn right to get to the light. Mrs. Wilson asked Mr. Light for clarification. Mr. Light stated that if the state required a decel lane in the median heading south, they could pull off and turn in when it's clear. There will not be a light at that location. The state would have to require a decel lane in the median heading north in order to turn into the site, or they would have to be directed around.

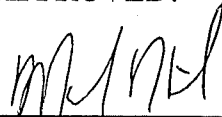
Mr. Crice stated that there is very little chance that KDOT would give them an Encroachment Permit without having decel lanes in the center turn lanes and a right hand turn lane. They will contact KDOT between now and the Committee meeting. The Chairman asked that Mr. Light contact KDOT and get the information. Mr. Light will talk with KDOT to see what they typically require – but he cannot get an okay from KDOT before the zone change is approved.

Mr. Evans submitted copies of their catalog "Evans Report, Spring 2002".

Mrs. Poston questioned the amount of salt that would be stored on the site in the winter and how it is stored. Mr. Evans responded that they store it inside because of rain. They typically use a 100' x 100' concrete building with a roof over top. There is a wall dividing the building at one of their other sites and 75% of it is used for topsoil and 25% of it is used for salt. He stated that they are not going to make their materials on this site, they will just haul them to this site. They have two hundred acres where they make their products.

There being no further comments, the Chairman stated that the Committee Meeting for this item will be on June 5, 2002 at 4:00 PM in the Fiscal Courtroom on the second floor of this building. This item will be on the Agenda for the Business Meeting on June 19, 2002 at 7:30 PM.

APPROVED:



Mark Hicks, Chairman

Attest:



Jan Hancock, Recording Secretary

Exhibits:

- 1 The Evans Report, Spring 2002, submitted by the applicant

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: David Zimmer, Committee Chairman

DATE: July 3, 2002

RE Request of Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owner) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

PAGE 2

July 3, 2002

Evans Landscaping

David Zimmer, Chairman			
For	_____	Against	_____
Abstain	_____	Absent	☒
Deferred	_____		

Bob Newman			
For	☒	Against	_____
Abstain	_____	Absent	_____
Deferred	_____		

Susan Poston			
For	☒	Against	_____
Abstain	_____	Absent	_____
Deferred	_____		

Earl White			
For	_____	Against	_____
Abstain	_____	Absent	☒
Deferred	_____		

Lisa Wilson			
For	_____	Against	_____
Abstain	_____	Absent	☒
Deferred	_____		

Randy Barlow (Alternate)			
For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	_____		

Janet Kegley (Alternate)*			
For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	_____		

TOTAL:	_____	DEFERRED	<u>3</u>	FOR	_____	AGAINST	_____	ABSTAIN
	<u>3</u>	ABSENT						

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Randy Barlow, Committee Chairman

DATE: June 5, 2002

RE: Request of Evans Landscaping (applicant) for Margaret Davis, George E. Hetzel, and Sue M. Reeves (owner) for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

REMARKS:

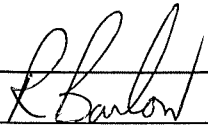
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

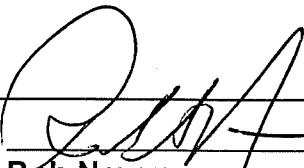
PAGE 2

June 5, 2002

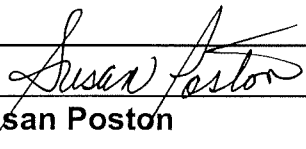
Evans Landscaping


Randy Barlow, Chairman

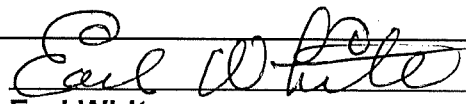
For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	☒		


Bob Newman

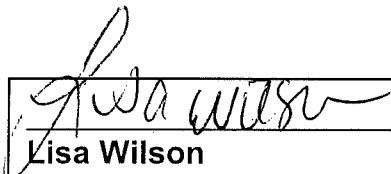
For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	☒		


Susan Poston

For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	☒		


Earl White

For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	☒		


Lisa Wilson

For	_____	Against	_____
Abstain	_____	Absent	_____
Deferred	☒		

David Zimmer

For	_____	Against	_____
Abstain	_____	Absent	☒
Deferred	_____		

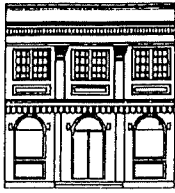
Janet Kegley (Alternate)*

For	_____	Against	_____
Abstain	_____	Absent	☒
Deferred	_____		

TOTAL: 5 DEFERRED _____ FOR _____ AGAINST _____ ABSTAIN
2 ABSENT

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196

Fax: (859) 334-2264

E-mail: plancom@boonecountyky.org

July 9, 2002

Mr. Daniel Utt
Katz, Teller, Brant & Hild
255 East Fifth Street
Suite 2400
Cincinnati, OH 45202-4787

RE: Recommended Conditions of Approval for the request of **Evans Landscaping (applicant)** for **Margaret Davis, George E. Hetzel, and Sue M. Reeves (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky. The request is for a zone change to allow a landscape/excavation contracting and grounds keeping facility with accessory retail sales of landscape products.

Dear Mr. Utt:

The following represents the condition of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their July 3, 2002 meeting. If you and the applicant, Mr. Evans, are in agreement with this condition, please indicate by providing the signatures of the property owners in the spaces provided at the end of this letter, and return the original letter to the Planning Commission's office by Monday, July 15, 2002.

CONDITION

1. The existing tree line along KY 237 shall be maintained except for minimal disturbance for the driveway and a dry detention basin. The design of the street frontage area and amount of retained vegetation along the KY 237 frontage shall be reviewed by the Technical/Design Review Committee through the formal Design Review process. Depending on the substance of the trees retained along KY 237, the developer may be required to enhance to the front facade of the building via design, materials, and architectural details.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell A. Light". The signature is fluid and cursive, with a large, stylized initial "M".

Mitchell A. Light
Asst. Zoning Administrator/Enf. Officer

MAL\pr

Mr. Daniel Utt
Katz, Teller, Brant & Hild
July 9, 2002
Page 2

Agreement

We, Margaret Davis, George E. Hetzel, and Sue M. Reeves, do hereby agree to the recommended condition of approval stated above for the Zoning Map Amendment from Rural Suburban (RS), Industrial-One (I-1) for a 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky.

Margaret Davis by PR
Margaret Davis (owner)

7-17-02
(date)

By: [Signature] his atty
George E. Hetzel (owner)

7-17-02
(date)

By: [Signature] her atty
Sue M. Reeves (owner)

7-17-02
(date)

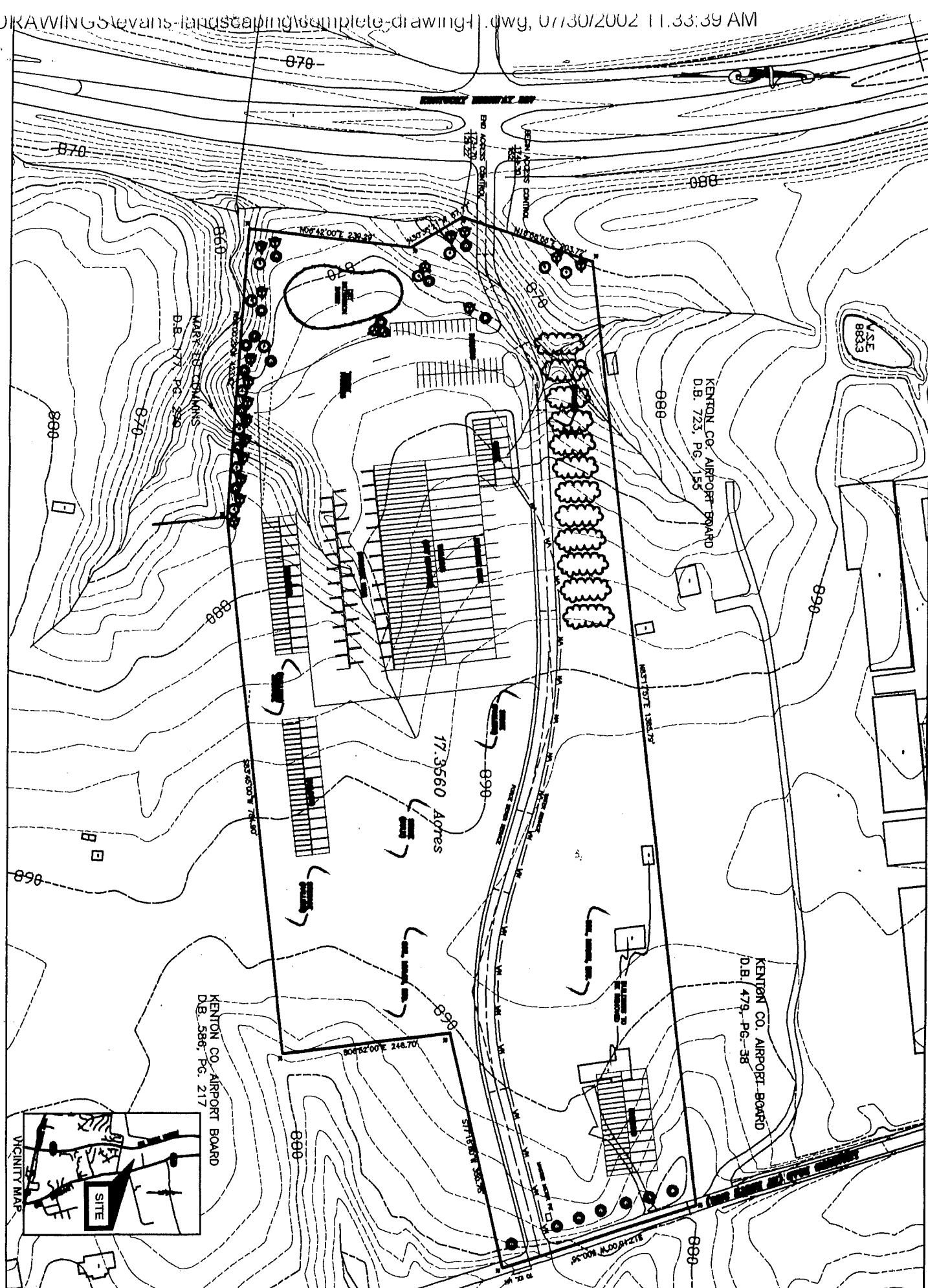
LEGAL DESCRIPTION FOR 17.3560 ACRE PROPERTY

Lying and being in the State of Kentucky and County of Boone, located on the West side of Kentucky #237 near its intersection with Kentucky #1334 and is described thus:

Beginning at a point in the center of Kentucky #237 a corner with Conrad; thence with the center of Kentucky #237 S-17-15 E 299.65 feet to a point; thence with a line partitioning out a 2.32 acre tract for two calls S 77-16 W 350.75 feet to a stake; thence S 6-52 E 248.7 feet to a stake in the original South tract line which is a line common to Weghorn; thence S 83-45 W 784.9 feet to a post; thence with a line partitioning out 18.49 acres N 86-08 W 545.7 feet to a stone corner with Yearly; thence with his line N 19 E 529.5 feet to a post corner with Conrad; thence N 83-20 E 1388.0 feet to the beginning and containing 18.00 acres subject to legal right of way of Kentucky #237.

Group No. 2019

KTBH: 486892.1



CONCEPT PLAN
EVANS LANDSCAPING
BOONE COUNTY KENTUCKY

W VIOX & VIOX, INC.
Engineers • Surveyors • Landscape Architects

404 Shalinger Road
Chapel Hill, North Carolina 27514

Tel 919-737-2866
Fax 919-737-0099

Resolution Of The Boone County Fiscal Court

Resolution No. 02-184

A RESOLUTION OF THE BOONE COUNTY FISCAL COURT DENYING THE REQUEST OF EVANS LANDSCAPING (APPLICANT) FOR MARGARET DAVIS, GEORGE E. HETZEL AND SUE M. REEVES (OWNERS) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM RURAL SUBURBAN (RS) TO INDUSTRIAL ONE (I-1) ON AN APPROXIMATE 17.4 ACRE SITE LOCATED AT 4551 LIMABURG ROAD, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Fiscal Court received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Rural Suburban (RS) to Industrial One (I-1) on an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with one condition, for the Zoning Map Amendment; and,

WHEREAS, the Boone County Fiscal Court disagrees with the recommendation of the Boone County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby denied, this Zoning Map Amendment being a zone change from Rural Suburban (RS) to Industrial One (I-1) on an approximate 17.4 acre site located at 4551 Limaburg Road, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban (RS) zone is more particularly described in DEED BOOK 537, PAGE NO. 175 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

SECTION II

That as a basis for the denial for a Zoning Map Amendment request are the findings of fact which are attached hereto and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A".

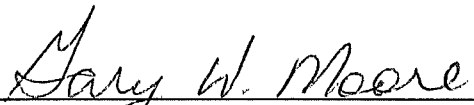
Resolution Of The Boone County Fiscal Court

Resolution No. 02-184

SECTION III

That this Resolution shall take effect and be in full force when passed and recorded according to law.

Adopted by the Fiscal Court of Boone County at a regular meeting on the 1st day of October, 2002, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested by the County Fiscal Court Clerk and declared to be in full force and effect.


GARY W. MOORE
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:


ROBYN R. COBB
FISCAL COURT CLERK

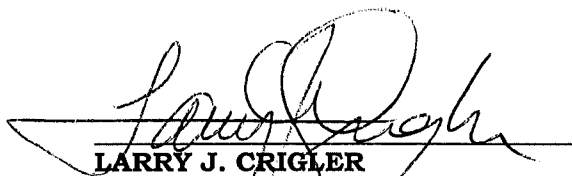

LARRY J. CRIGLER
BOONE COUNTY ATTORNEY

Exhibit A

FINDINGS FOR DENIAL

1. The applicant did not provide evidence or reasons at the May 22, 2002 Public Hearing to support the Zoning Map Amendment application in accordance with established criteria outlined in K.R.S. Chapter 100.213. Thus, the applicant did not provide a basis for the Zoning Map Amendment request.
2. The proposed use requires bulk outside storage of landscaping materials. Bulk outside storage is not compatible with the existing industrial (manufacturing and warehouse) businesses along the KY 237 corridor (e.g. Toyota, Levi Strauss, Wagstaff, Galerie Au Chocolate, etc.).
3. The proposed use and scale of use impacts the existing residential character of Conrad Lane and KY 237 intersection. The proposed design and layout of the use does not preserve the existing areas of mature trees along KY 237, which helps provide a transition into the adjoining residential areas as stated in the 2000 *Boone County Comprehensive Plan*.
4. The proposed use, scale of use and design of the use does not utilize the Future Land Use Development Guidelines of the Land Use Element of the 2000 *Boone County Comprehensive Plan* as it relates to buffering and landscaping.
5. The Future Land Use Map of the Land Use Element of the 2000 *Boone County Comprehensive Plan* indicates that the subject site will be developed for industrial purposes. This Future Land Use designation suggests an industrial use sometime in the next 25 years, or when the proposed use is compatible with the land uses in the area.

