

LANDSCAPE LEGEND				
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE AT PLANTING
SHADE TREES				
	OVERCUP OAK	Quercus lyrata	13	2-1/2" CALIPER
	SHUMARD OAK	Quercus shumardii	2	2-1/2" CALIPER
	CLEVELAND SELECT PEARS	Pyrus calleryana	4	2-1/2" CALIPER
	PACIFIC SUNSET MAPLE	Acer truncatum	9	2-1/2" CALIPER
EVERGREEN TREES				
	KETLEERIE JUNIPER	Juniperus chinensis 'Keteleeri'	17	5' TO 6" HEIGHT
	TAYLOR JUNIPER	Juniperus chinensis 'Taylor'	15	5' TO 6" HEIGHT
ORNAMENTAL TREES				
	OKLAHOMA REDBUD	Cercis reniformis	1	2" CALIPER
	PURPLE PRINCE CRABAPPLE	Molus spp 'Purple Prince'	5	2" CALIPER
EVERGREEN SHRUBS				
	KALLAYS JUNIPER	Juniperus chinensis 'Kallays Compact'	54	5 GAL, 24" MIN HEIGHT
	GREEN MOUNTAIN BOXWOOD	Buxus 'Green Mountain'	53	5 GAL, 24" MIN HEIGHT
ORNAMENTAL GRASSES				
	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Forester'	12	1 GAL
	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	13	1 GAL
	SOLID SOD OR SEED			
	GRASS PAVERS			

**LANDSCAPE CALCULATIONS**

**STREET TREES**

1 SHADE TREE REQUIRED PER 25 FT STREET FRONTAGE  
900 FT / 25 = 36 STREET TREES REQUIRED

**BUFFERYARDS**

TYPE II BUFFERYARD REQUIRED, NORTH AND NORTHEAST PROPERTY LINES  
15 FT WIDE = 4 TREES AND 15 SHRUBS PER 100 FEET  
400 FT = 16 TREES AND 60 SHRUBS

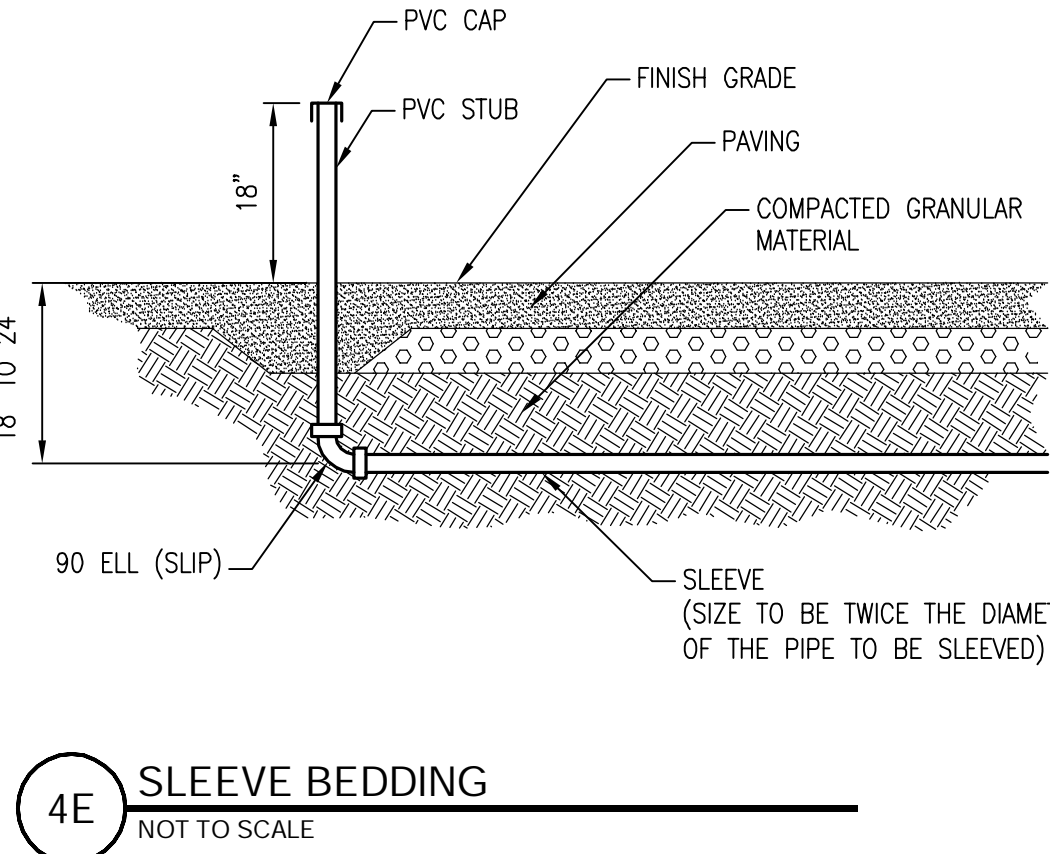
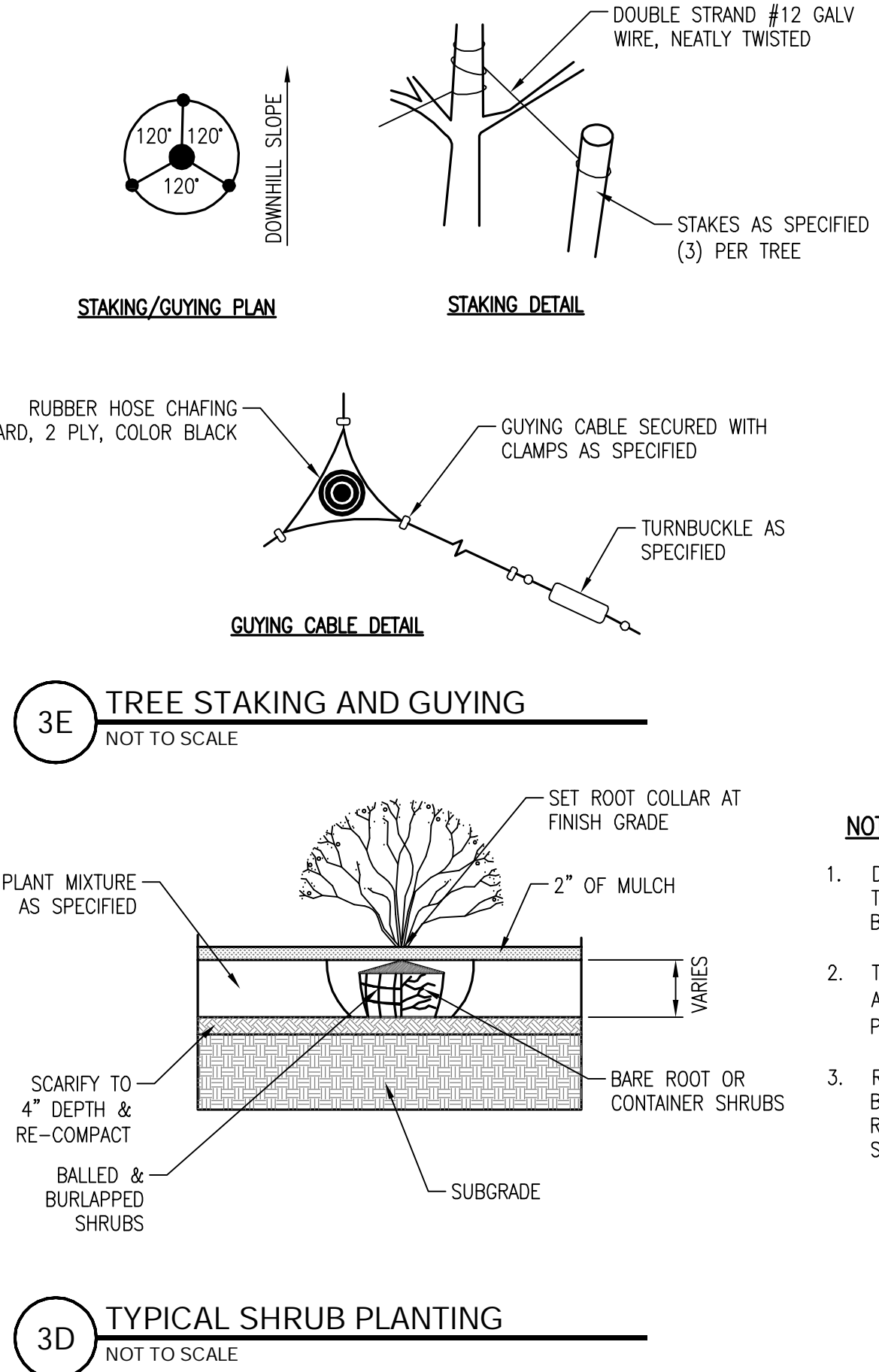
**PARKING LOT LANDSCAPING**

1 TREE AND 3 SHRUBS REQUIRED PER 10 STALLS  
129 SPACES = 13 TREES AND 39 SHRUBS

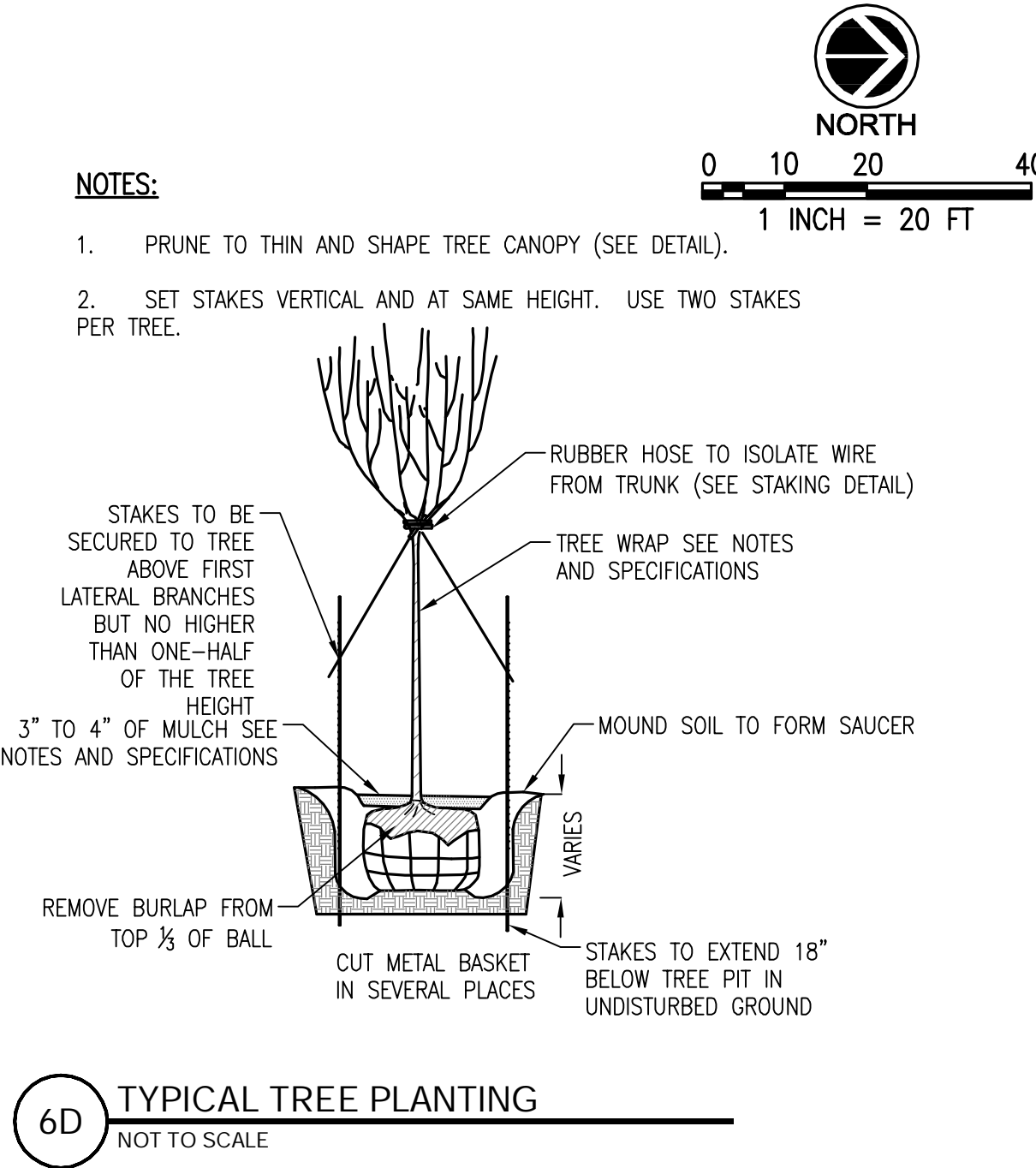
TOTAL TREES REQUIRED = 65  
TOTAL TREES PROVIDED = 66

TOTAL SHRUBS REQUIRED = 99  
TOTAL SHRUBS PROVIDED = 132

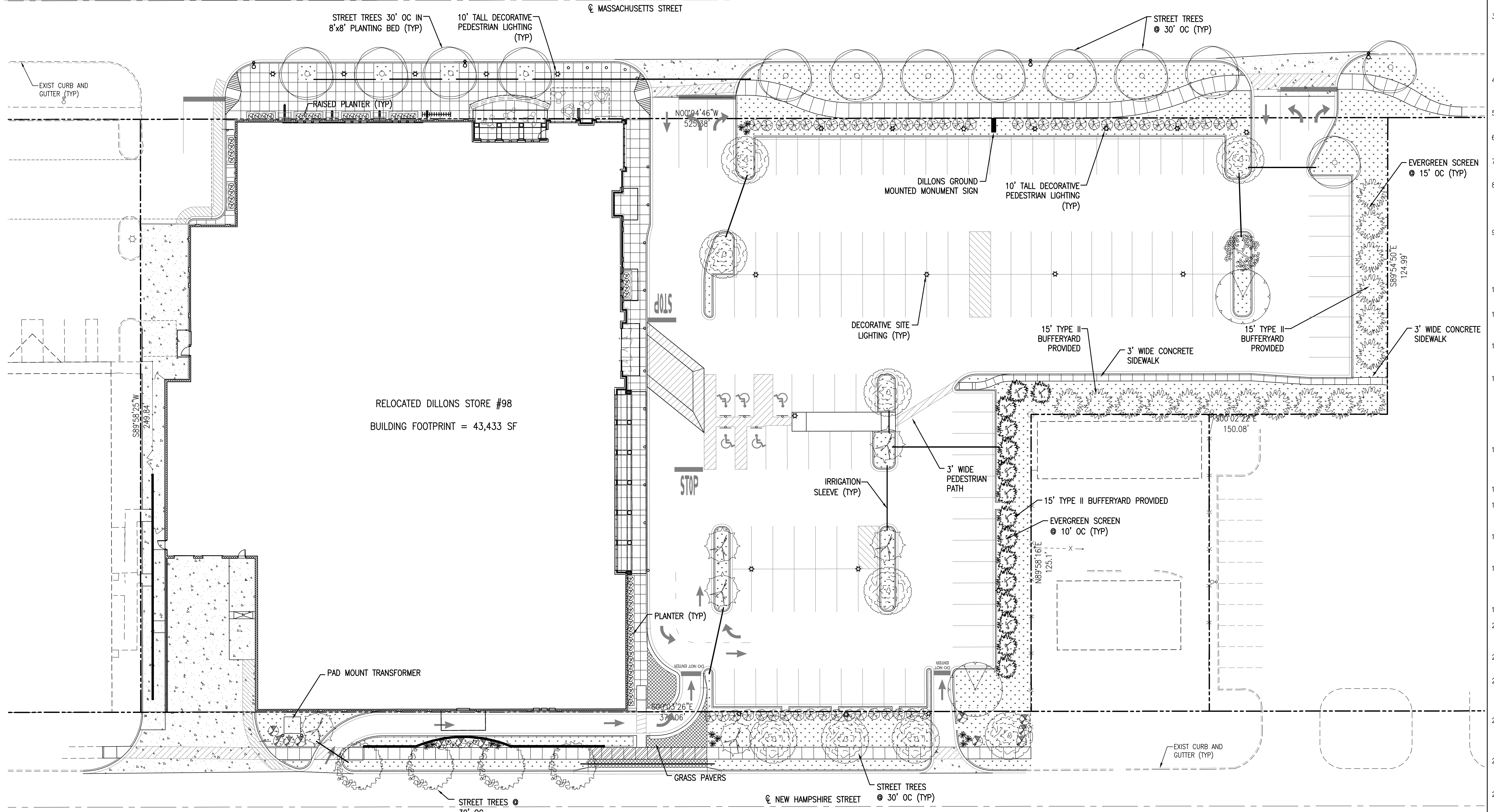
INTERIOR LANDSCAPING REQUIRED = 5,160 SF (40 SF PER STALL)  
INTERIOR LANDSCAPING PROVIDED = 2,241 SF (17 SF PER STALL)  
PERIMETER LANDSCAPING PROVIDED = 15,784 SF (INCL. 8,368 IN ROW)  
TOTAL LANDSCAPING PROVIDED = 18,025 SF



- NOTES:**
- INSTALL IRRIGATION CONDUIT WITH A MINIMUM COVER OF 18".
  - SLEEVING SHALL BE MINIMUM SCHEDULE 40, ASTM D1785, RIGID, UNPLASTICIZED POLYVINYL CHLORIDE PIPE.
  - INSTALL SLEEVES PRIOR TO COMMENCEMENT OF PAVING. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVE PLACEMENT WITH GENERAL CONTRACTOR.
  - MAINTAIN 6" SEPARATION BETWEEN CONDUITS.
  - TRENCHES SHALL BE BACKFILLED WITH SAND AND COMPACTED IN LAYERS OF 95% COMPACTION. USE A MINIMUM OF 6" BELOW THE PIPE AND 3" ABOVE THE PIPE.
  - ALL SLEEVES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED



- LANDSCAPE NOTES:**
- SEED, SOLID SOD, OR HYDROMULCH ALL AREAS DISTURBED AND OUTSIDE LIMITS OF PAVING AS SHOWN.
  - SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. ALTERNATIVE RECOMMENDATIONS WILL BE CONSIDERED IF SUPPLEMENTED BY A SOIL TEST. SOIL HAVING A PH LESS THAN 6 SHALL BE THOROUGHLY MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACIDIC REACTION (A PH OF 6 TO 6.5). 15-15 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER. 4" MINIMUM THICKNESS OF TOPSOIL IS REQUIRED.
  - THE LANDSCAPE CONTRACTOR SHALL INSPECT ALL BACKFILL AND PLACEMENT OF TOPSOIL TO DETERMINE WHETHER OR NOT A "HARDPAN" SITUATION EXISTS DUE TO PREVIOUS SOIL CONDITIONS, PLACEMENT AND COMPACTION OF FILL DURING CONSTRUCTION, OR ANY OTHER CONTRIBUTING FACTOR PRIOR TO INSTALLATION OF PLANT MATERIALS. IF SUCH A SITUATION IS ANTICIPATED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY, PRIOR TO THE INSTALLATION OF PLANT MATERIAL FOR A REMEDY.
  - UPON SECURING PLANT MATERIAL, AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIALS CONFORMANCE TO SPECIFICATIONS.
  - HERBICIDE PRE-EMERGENT (TRIFLUR OR EQUIVALENT) TO BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.
  - ALL PLANTING BEDS TO HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. BARK CHIPS ARE NOT ACCEPTABLE.
  - ALL TREES TO BE STAKED AS PER PLANTING DETAIL, AND SHALL REMAIN IN PLACE THROUGHOUT THE WARRANTY PERIOD OF ONE YEAR.
  - DIMENSIONS FOR HEIGHTS, SPREAD, AND CALIPER OF TRUNK SPECIFIED ON THE DRAWING IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE PARTICULAR SPECIES. ANY PLANT MATERIAL WHICH FAILS TO CONFORM IS SUBJECT TO REJECTION BY THE CONSULTANT.
  - THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS, FILLING PLANTED AREAS AT THE REQUIRED SPACING AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
  - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO A HEIGHT MEASURED 5' ABOVE FINISH GRADE. ALL DEAD TREES AND/OR LIMBS TO BE REMOVED.
  - LANDSCAPE CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL ABOVE AND BELOW GROUND UTILITIES. REPLACE DAMAGED UTILITIES AT NO EXPENSE TO THE OWNER. PROTECT AREAS FROM SITUATION AS NEEDED.
  - NURSERY: COMPANY SPECIALIZING IN GROWING AND CULTIVATING THE PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM TEN (10) YEARS' DOCUMENTED EXPERIENCE, INSPECTED AND APPROVED BY STATE PLANT INSPECTION AGENCIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANT MATERIAL SHOWN ON THE DRAWINGS AND PLANT LISTS. PRIOR TO BIDDING, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND SATISFIED HIMSELF THAT HE CAN SUPPLY ALL THE PLANTS SPECIFIED ON THE DRAWINGS IN THE QUANTITY, SIZE, VARIETY, AND QUALITY NOTED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT TO FURNISH AND INSTALL ALL PLANT MATERIAL, IN STRICT ACCORDANCE WITH CONTRACT REQUIREMENTS AND WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
  - LIMITATIONS: DO NOT PROCEED WITH PLANT MATERIAL INSTALLATION UNTIL SITE UTILITY CONSTRUCTION AND FINISH GRADING IS COMPLETE. COORDINATE SCHEDULING OF PLANT MATERIAL INSTALLATION WITH OTHER CONTRACTORS INVOLVED IN THE AFOREMENTIONED CONSTRUCTION.
  - PROVIDE HOSE AND PLANT MATERIAL WATERING EQUIPMENT AS REQUIRED.
  - HANDLE PLANTS FROM BOTTOM OF BALL. PROTECT PLANT ROOTS AND TOPS FROM SUN OR DRYING WINDS UNTIL FINAL PLANTING. PLANTS WITH CRACKED, BROKEN OR LOOSELY WRAPPED BALLS SHALL BE REJECTED.
  - DURING THE PROGRESS OF ALL OPERATIONS, PROTECT WALLS, WALKS, CURB, BENCHES, AND OTHER STRUCTURES WITH WOOD STRIPS OR PADDING, OR OTHER APPROVED MEANS AS REQUIRED.
  - LANDSCAPE AND SOD INSTALLER AND SUPERVISOR QUALIFICATIONS: COMPANY SPECIALIZING IN LANDSCAPE DEVELOPMENT CONSTRUCTION, PARTICULARLY SOIL PREPARATION, LAWNS, AND LIVE PLANT MATERIALS; WITH AT LEAST FIVE (5) YEARS EXPERIENCE IN SUCH WORK.
  - REPLACEMENT PLANT MATERIALS SHALL CARRY A ONE (1) YEAR WARRANTY PERIOD.
  - ANY PLANTS THAT ARE 25 PERCENT OR MORE DEAD SHALL BE CONSIDERED DEAD. ONE YEAR WARRANTY SHALL COMMENCE AT FINAL ACCEPTANCE. WARRANTY SHALL EXTEND INTO NEXT GROWING PERIOD WHEN DORMANT PLANTS ARE INSTALLED.
  - PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, DISEASE FREE WELL-BRANCHED, AND DENSELY FOLIATE WHEN IN LEAF. TREES SHALL NOT HAVE FORKED LEADERS.
  - PLANTS SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. USE OF SUCH PLANTS SHALL NOT INCREASE CONTRACT SUM. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.
  - TREES WHICH HAVE DAMAGED OR CROOKED LEADERS, OR MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 INCH WHICH HAVE NOT COMPLETELY CALLEDUS, WILL BE REJECTED.
  - PLANT SIZES AND QUALITY SHALL MEET OR EXCEED STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
  - THE PERSON IN CHARGE OF OR IN CONTROL OF THE PROPERTY, WHETHER AS OWNER, LESSEE, TENANT, OCCUPANT OR OTHERWISE, SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPING MATERIALS.
  - PRIOR TO PLANTING TREES, CONTRACTOR TO VERIFY THAT NO CONFLICTS EXIST BETWEEN THE TREE AND ALL EXISTING AND PROPOSED UTILITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND POWER FOR A FULLY AUTOMATED IRRIGATION SYSTEM WITHIN ALL LANDSCAPED AREAS.
  - IRRIGATION SLEEVES TO BE INSTALLED PRIOR TO PAVING.



1A LANDSCAPE PLAN  
1" = 20'

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT #: 21047-11  
DATE: APRIL 2011  
DRAWN BY: JML  
DESIGNER: JML  
CHECKED BY: CLM

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CINCINNATI, OHIO 45202

SEAL:  
OSHA LICENSED  
17642  
KANSAS PROFESSIONAL ENGINEER

SHEET NUMBER:  
**L1.1**

DESCRIPTION:  
LANDSCAPE PLAN