

LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	DETAIL
MP	4	Prairifire Crab Apple / Malus x 'Prairifire'	B & B	3"Cal	
MS	3	Snowdrift Crab Apple / Malus x 'Snowdrift'	B & B	3"Cal	
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		DETAIL
BC	14	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	3 gal		
BG	29	Green Gem Boxwood / Buxus x 'Green Gem'	3 gal		
CK2	9	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	3 gal		
R3	11	Meldiland White Rose / Rosa x 'Meldiland White'	3 gal		
SN	11	East Friesland Perennial Sage / Salvia nemorosa 'East Friesland'	2 gal		
SS	17	Little Princess Japanese Spirea / Spiraea japonica 'Little Princess'	3 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING	DETAIL
	77	Common Periwinkle / Vinca minor	flat	18" o.c.	

GENERAL NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN IT CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
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3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED, (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

Proposed

**Old Montgomery N. Entry Sign**  
7950 Village Drive  
Cincinnati, Ohio 45242

PROJECT #017-043

Sept. 26, 2017

SHEET INFORMATION

CURRENT DATE

Oct. 27, 2017

REVISIONS

SHEET TITLE

Landscape Plan

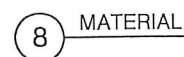
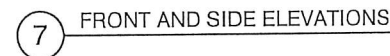
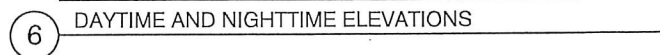
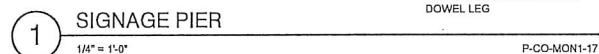
SCALE

As Noted

SHEET NO.

**L-1**









RECEIVED

NOV 21 2017

SYCAMORE TWP.

LEGEND

- SMH SAN MANHOLE  
○ SLMH STORM MANHOLE  
□ CATCH BASIN - SQUARE  
+ LIGHT  
HVAC UNIT  
POST  
LIGHT POLE  
YARD LIGHT  
ELECTRIC OUTLET  
OUTLET/ORIGIN UNDETERMINED  
TREE-DECIDUOUS  
TREE-CONIFER  
BUSH  
BUILDING  
CONCRETE  
ASPHALT  
PLANTER  
FENCE  
SANITARY SEWER  
STORM SEWER  
GAS LINE  
TREELINE

OCCUPATION

AS SHOWN ON PLAT

Notes

Topographic Survey

Survey Type

NAP

Olde Montgomery

Job Name

Section 5, Town 4, E.R. 1

Sycamore Township

Hamilton County, Ohio

Site Location

JAR

GJB

Drawn By

Checked By

Issue Date

9/22/2017

Project Number

15048

1" = 20'

Drawing Scale

Berding Surveying

GPS Surveying 3D Laser Scanning

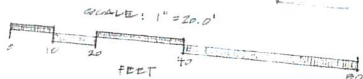
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OLDE MONTGOMERY APARTMENTS: PLANTING LIST FOR HETZ ROAD ENTRY

BOTANICAL / COMMON NAME	Code	Unit	Qty
Quercus species/oak	A	#25	2
Acer species/maple	B	#25	2
Cornus species/dogwood	C	#20	3
Cladratis lutea/yellowwood	D	#20	3
Thuja plicata/Western Red Cedar	E	#15	5
Aesculus parvifolia/Bottlebrush buckeye	F	#5	5
Ceanothus americana/New Jersey tea	G	#2	5
Juniperus virginiana 'Grey Owl'/eastern red cedar	H	#3	16
Physocarpus opulifolius 'Seward'/Summerwine ninebark	I	#3	9
Thuja occidentalis 'Fire Chief'/Fire Chief arborvitae	J	#2	7
Herbaceous perennial or grass (TBD)	P1	#1	40
Herbaceous perennial or grass (TBD)	P2	#1	27
Herbaceous perennial or grass (TBD)	P3	#1	33
Herbaceous perennial or grass (TBD)	P4	#1	38
Herbaceous perennial or grass (TBD)	P5	#1	45
Herbaceous perennial or grass (TBD)	P6	#1	47
Herbaceous perennial or grass (TBD)	P7	#1	22
Herbaceous perennial or grass (TBD)	P8	#1	30
Herbaceous perennial or grass (TBD)	P9	#1	15
Herbaceous perennial or grass (TBD)	P10	#1	17
Herbaceous perennial or grass (TBD)	P11	#1	41
Herbaceous perennial or grass (TBD)	P12	#1	13



OLDE MONTGOMERY APTS.  
SCHEMATIC PLAN, ENTRY SIGNAGE  
& PLANTING PLAN  
NOVEMBER 2, 2017  
LUTHER LANDSCAPING



- Indicates existing Cross Notch  
Indicates existing Concrete Monument  
Indicates existing Fence Post  
Indicates existing Stone  
Indicates existing Spike, PK, or Mog Nail  
Indicates Set Mog Nail, unless noted otherwise  
Indicates set 5/8" x 30" Iron Pin and Cap  
Indicates existing Iron Pin  
Indicates existing Pipe

Monument Legend