SYCAMORE TOWNSHIP PLANNING & ZONING

APR 22 2019

RECEIVED

SYCAMORE TOWNSHIP, OH

DEPARTMENT OF PLANNING & ZONING 8540 KENWOOD ROAD, CINCINNATI, OH 45236 513.792.8571 FAX 513.792.7250 PHONE

ZONING COMMISSION AP	P	LICATION
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FEES:

ZONE CHANGE \$1,000 MINOR ADJUSTMENT TO A PUD \$200 PUDI \$1,000 PUD II

MAJOR ADJUSTMENT TO A PUD \$1,000 MINOR ADJUSTMENT TO LASK \$200 \$1,200 MAJOR ADJUSTMENT TO LASR \$1,000 \$1,000

LASR

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

2019-06P2

DO NOT WRITE IN THIS SPACE

PROJECT ADDRESS:	2167	Montgomery	Road
PROJECT ADDRESS:	OTO	MontePonier	11000

ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER W. B. Meier Realty Co.	9825 Kenwood Road, Ste. 204	Cincinnati	ОН	45242	
CONTRACTOR HGC Construction	2814 Stanton Avenue	Cincinnati	ОН	45206	(513) 861-8866
DESIGNER BDR Design	28 Central Pkwy West	Cincinnati	ОН	45202	(513) 651-9100
APPLICANT Dinsmore and Shohl LLP	255 E. 5 th St., Ste. 1900	Cincinnati	ОН	45202	(513) 977-8684
APPLICANTS E-MAIL ADDRESS richard.tranter@dinsn					

3. ZONING COMMISSION ACTION REQUESTED:	ZONE CHANG	E © FROM Z	ONE	TO ZONE		
	PUD I 45	PUD II	LASR ©			
	MAJOR ADJUS	STMENT TO A P	ÚD ©	MINOR ADJUS	TMENT TO A PUD ()	
	MAJOR ADJU	STMENT TO A L	ASR 🗇	MINOR ADJUS	TMENT TO A LASR ©	
4. STATE IN DETAIL ALL EX	ISTING & PROF	OSED USES O	F THIS BU	ILDING OR PI	REMISES:	
The proposed use is a 4,361						
area.						
5. SQUARE FEET: 4,361 sq.	ft. 6. U	se: <u>Retail</u>			7. HEIGHT:25′2″	
8. EST. START DATE: 10/1/		9. EST. FINIS	H DATE: _	4/1/2020	10. # OF SIGNS:2	
	PER EFFORE CHANGE.	1 V 118 M HC 11EV		*UVID COMMATA	IC PROSPERITY OF SYCAMORE PROJECTS: WE LOOK FORWARD WNSHIP THE BEST IT CAN BE.	TO

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

PROPERTY OWNER'S SIGNATURE

DATE

SYCAMORE TOWNSHIP, OH

DEPARTMENT OF PLANNING & ZONING

8540 KENWOOD ROAD, CINCINNAIT, OH 45236

513.792.7250 PHONE 513.792.8571 FAX

FEES: ZONE CHANGE \$1,000 MINOR ADJUSTMENT TO A PUD \$200 PUD I \$1,000 MAJOR ADJUSTMENT TO A PUD \$1,000 PUD II \$1,200 MINOR ADJUSTMENT TO LASR \$200 LASR \$1,000 MAJOR ADJUSTMENT TO LASR \$1,000	
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THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

ZONING COMMISSION APPLICATION

APPLICATION NUMBER 2019-06P2 DO NOT WRITE IN THIS SPACE

- PROTECT ADDRESS:	8167 Montgomery Road
I. FROJECT ADDICEOU	

_ ZIP CODE: 45236

STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
9825 Kenwood Road, Ste. 204	Cincinnati	он	45242	
2814 Stanton Avenue	Cincinnati	ОН	45206	(513) 861-8866
28 Central Pkwy West	Cincinnati	ОН	45202	(513) 651-9100
255 E. 5 th St., Ste. 1900	Cincinnati	ОН	45202	(513) 977-8684
	9825 Kenwood Road, Ste. 204 2814 Stanton Avenue 28 Central Pkwy West	9825 Kenwood Road, Ste. 204 Cincinnati 2814 Stanton Avenue Cincinnati 28 Central Pkwy West Cincinnati	9825 Kenwood Road, Ste. 204 Cincinnati OH 2814 Stanton Avenue Cincinnati OH 28 Central Pkwy West Cincinnati OH	9825 Kenwood Road, Ste. 204 Cincinnati OH 45242 2814 Stanton Avenue Cincinnati OH 45206 28 Central Pkwy West Cincinnati OH 45202

3. ZONING COMMISSION ACTION REQUESTED:	ZONE CHANGE	FROM ZON	Е	TO ZONE		
	PUDIO	PUD II 🌑	LASRO	:		
	MAJOR ADJUST	MENT TO A PUD	0	MINOR ADJUST	MENT TO A PUD O	,
	MAJOR ADJUST	MENT TO A LAS	R O	MINOR ADJUST	MENT TO A LASR 🤄	
4. STATE IN DETAIL ALL EXI	STING & PROPO	SED USES OF	THIS BU	ILDING OR PR	EMISES:	
The proposed use is a 4,361						al play
area.						
5. SQUARE FEET: 4,361 sq. ft		E: Retail			_7. HEIGHT: <u>25′2′</u>	<i>,</i>
8. EST. START DATE:10/1/2	019 9	EST. FINISH		4/1/2020	10. # OF SIGNS	S:2
THE DEPARTMENT OF TOWNSHIP WE PROMOTE THE SERVINGOUR CHIZE					GPROSPERITY OF SY ROLLOTS - WE LOOK I WISHIETHE BESTILL	

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NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

APPLICANT'S SIGNATURE	DATE
APPLICANT'S SIGNATURE	April 17, 2019
PROPERTY OWNER'S SIGNATURE	DATE



May 3, 2019

HAND DELIVERED

Board of Township Trustees Zoning Commission Sycamore Township, Ohio 8540 Kenwood Road Sycamore Township, OH 45236

RE: Letter of Intent

Application for a PUD II

Graeter's Ice Cream Company

8167 Montgomery Road

Dear Members of the Board and Members of the Zoning Commission:

The Applicant, on behalf of Graeter's Ice Cream Company, seeks approval to build and operate a retail ice cream store on the property located at 8167 Montgomery Road (the "Property"). Specifically, the Applicant requests:

- (i) approval of the enclosed application for a PUD II to develop the Property as generally depicted on the enclosed plans; and
- (ii) approval of a deviation for landscaping as described in this Letter of Intent.

1. Description of Use

Graeter's proposes to use the Property as a retail ice cream store. The proposed use is properly characterized as retail under the Sycamore Township Zoning Resolution (the "Zoning Resolution") because food will be prepared off-site and delivered to the Graeter's store for sale.

The Property is located in the "E" Retail/Business District. Pursuant to Table 3-2 of the Zoning Resolution, a retail use with an impervious surface ratio greater than .65, such as the proposed Graeter's store, is permitted in the "E" Retail/Business District with approval of a PUD II.

Board of Township Trustees Zoning Commission May 3, 2019 Page 2

A drive-thru is proposed as an ancillary use to the Graeter's store. Under Section 10-9.1 of the Zoning Resolution, a drive-thru attached to a retail principal use is expressly permitted in the "E" Retail/Business District.

2. Description of Improvements

Graeter's proposes to construct a 4,361 square foot ice cream store on the Property. The store will feature a service area, retail/seating area, and an indoor play area. As noted previously, a drive-thru is also proposed along the western boundary of the Property. The structure will feature brick construction. Additionally, a crosswalk across the parking lot is proposed to connect the Property with the public park to the east.

Graeter's proposes two signs, including a monument sign on Montgomery Road and a wall sign above the main entrance. A small directional sign is also proposed at the entrance to the Property on Galbraith Road.

3. Requested Deviation for Landscaping

The Applicant requests a deviation from the applicable landscaping requirements contained in the Zoning Resolution. The Graeter's design team has endeavored to provide as much landscaping as possible given the physical constraints of the site. To the extent that additional landscaping may be required to comply with applicable provisions of the Zoning Resolution, Graeter's proposes to make up the deficiency by donating sufficient landscaping to Sycamore Township for planting on the public park parcel adjoining the Property to the east. The proposed donation of landscaping to Sycamore Township was suggested by Township Administrator Greg Bickford.

4. Conclusion

In conclusion, the Applicant requests approval of the PUD II Plan for the proposed Graeter's ice cream store as well as the landscaping deviation discussed in this Letter of Intent

Sincerely,

/s/ Richard B. Tranter

Richard B. Tranter

Attorney for Graeter's Ice Cream Company

Enclosures

OWNER	ADDRESS
DARPAN ENTERPRISES LLC	8186 MONTGOMERY ROAD, CINCINNATI OH, 45236
KUGLER MILL PARTNERS LLC	7565 KENWOOD ROAD, CINCINNATI OH, 45236
KUGLER MILL PARTNERS LLC	7565 KENWOOD ROAD, CINCINNATI OH, 45236
LAMB REALTY LLC	7927 JOLAIN AVENUE, CINCINNATI OH, 45242
VIKING PARTNERS KENWOOD LLC	4901 HUNT ROAD, CINCINNATI OH, 45242
KENWOOD PAVILION ASSOCIATES	3825 EDWARDS ROAD, CINCINNATI OH, 45209
KENWOOD PAVILION 14 A LLC@3	12411 VENTURA BLVD, STUDIO CITY CA, 91604
NISBET PROPERTY HOLDINGS	8041 HOSBROOK ROAD, CINCINNATI OH, 45236
6475 E GALBRAITH LLC	9655 TALL TRAIL LANE, CINCINNATI OH, 45243
6475 E GALBRAITH LLC	9655 TALL TRAIL LANE, CINCINNATI OH, 45243
HAMILTON COUTNY BOARD OF COUNTY COMMISSIONERS	138 E COURT STREET, CINCINNATI OH, 45202
JEWISH HOSPITAL LLC	4600 MCAULEY PLACE, CINCINNATI OH, 45242
I.M. VENTURES LLC	6400 E GALBRAITH ROAD, CINCINNATI OH, 45236
I.M. VENTURES LLC	6400 E GALBRAITH ROAD, CINCINNATI OH, 45236
SYCAMORE TOWNSHIP OHIO BOARD	8540 KENWOOD ROAD, CINCINNATI OH,
TOWNSHIP TRUSTEES	45236
GILTWIN COMPANY	2926 WOODBURN AVENUE, CINCINNATI OH, 45206
SYCAMORE TOWNSHIP OHIO BOARD	8540 KENWOOD ROAD, CINCINNATI OH,
TOWNSHIP TRUSTEES	45236



CINCINNATI COLUMBUS DAYTON LOUISVILLE 6219 Centre Park Drive West Chester, OH 45069 phone ➤ 513.779.7851 fax ➤ 513.779.7852 www.kleingers.com

LEGAL DESCRIPTION 0.749 AC.

Situated in Section 7, Town 4, Entire Range 1, BTM, Sycamore Township, Hamilton County, Ohio and being part of a 0.912 acre (deed) tract of land conveyed to W.B. Meier Realty Company in D.B. 3064 Page 22, of the Hamilton County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin set in the westerly right of way line of Montgomery Road, said point being S43°23'42"W a distance of 283.07 feet and N53°59'27"W a distance of 40.33 feet from the intersection of the centerline of Montgomery Road with the centerline of Galbraith Road;

Thence along said westerly right of way line, S43°23'42"W a distance of 71.93 feet to a 5/8" cross notch set;

Thence continuing, along a curve to the left an arc distance of 65.50 feet to a cross notch set in the north line of a 0.457 acre (deed) tract of land conveyed to Kenwood Pavilion Associates in O.R. 11465 Pg. 2311, said curve having a radius of 3779.69 feet, a central angle of 0°59'34" and a chord which bears S43°53'29"W a distance of 65.50 feet;

Thence along said north line, N50°27'40"W a distance of 208.68 feet to a 1/2" iron pin found in the east line of a tract of land conveyed to 6475 E. Galbraith LLC, in O.R. 10739 Pg. 1110;

Thence along said east line, N16°59'50"E a distance of 180.55 feet to a magnail set in the south right of way line of Galbraith Road:

Thence along said south right of way line, S80°07'59"E a distance of 30.00 feet to a magnail set at the northwest corner of a 0.72 acre (deed) tract of land conveyed to Board of Township Trustees of Sycamore Township, Ohio in O.R. 13170 Pg. 1498;

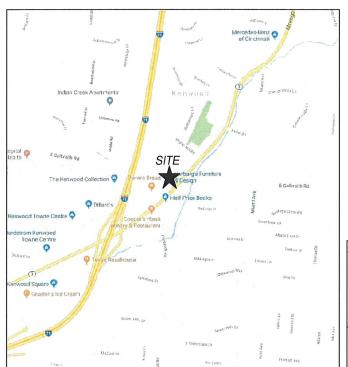
Thence along the west line of said 0.72 acre (deed) tract of land, S16°59'50"W a distance of 64.04 feet to the southwest corner of said 0.72 acre (deed) tract of land, witness a magnail found lying 0.1 feet north and 0.2 feet east;

Thence along the south line of said 0.72 acre (deed) tract of land, S53°59'27"E a distance of 237.53 feet to the Point of Beginning.

Containing 0.749 acres of land, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate System – South Zone as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS)(NAD 83).

The above description is based on a field survey performed by The Kleingers Group under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.



VICINITY MAP NO SCALE

INDEX OF DRAWINGS:

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C100 TITLE SHEET **EXISTING FEATURES SHEET** C110 REZONE PLAT C111 PROPOSED FEATURES - LOCATION PLAN C120 PROPOSED FEATURES - UTILITY PLAN C130 PROPOSED FEATURES - GRADING PLAN C140 PROPOSED FEATURES - LANDSCAPE PLAN L100 SITE COLOR RENDERING L100 (C) SITE LIGHTING PHOTOMETRIC PLAN ES01 **BUILDING FLOORPLAN ARCH EXTERIOR ELEVATION ARCH ARCH EXTERIOR ELEVATION** ARCH SIGNAGE **ARCH** SIGNAGE TEMPORARY SIGNAGE

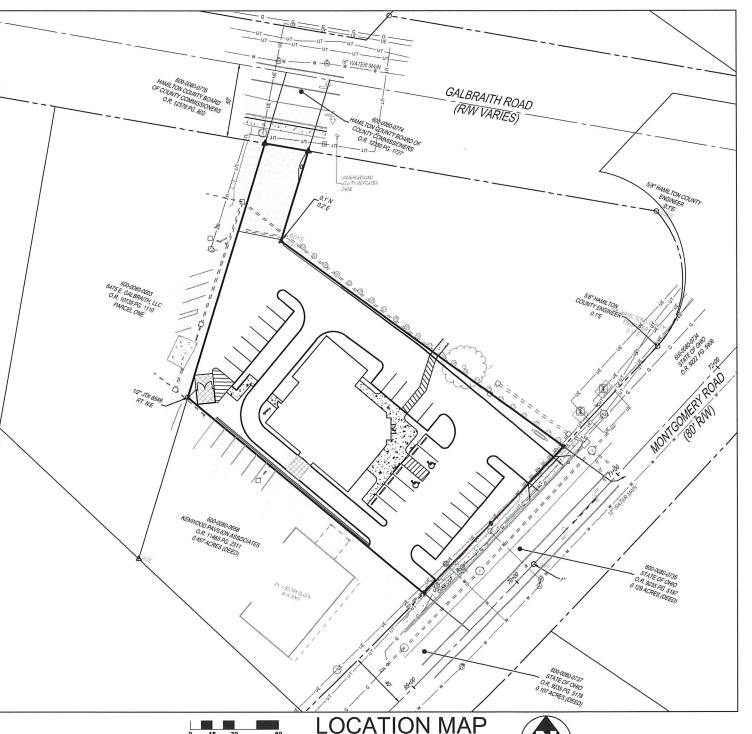
> SYCAMORE TOWNSHIP PLANNING & ZONING APR 222019 RECEIVED

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY ROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD

GRAETER'S ICE CREAM SYCAMORE TOWNSHIP

8167

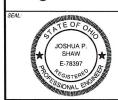
8155 MONTGOMERY ROAD CINCINNATI, OHIO - 45236





CREAM GRAETER'S ICE C

SYCAMORE



P: 513-779-7851 PER SURVEY BY THE KLEINGERS GROUP AND RECORD DRAWINGS

REFERENCE BENCHMARKS: SEE SITE SURVEY

W.B. MEIER REALTY COMPANY

CINCINNATI, OH 45242

THE KLEINGERS GROUP

6219 CENTRE PARK DRIVE

WEST CHESTER, OH 45069

CONTACT: JOSHUA P. SHAW

SITE ENGINEER:

9825 KENWOOD ROAD, SUITE 204

VERBARG'S FURNITURE AND DESIGN STORE

GRAETER'S STORE

SITE DATA:



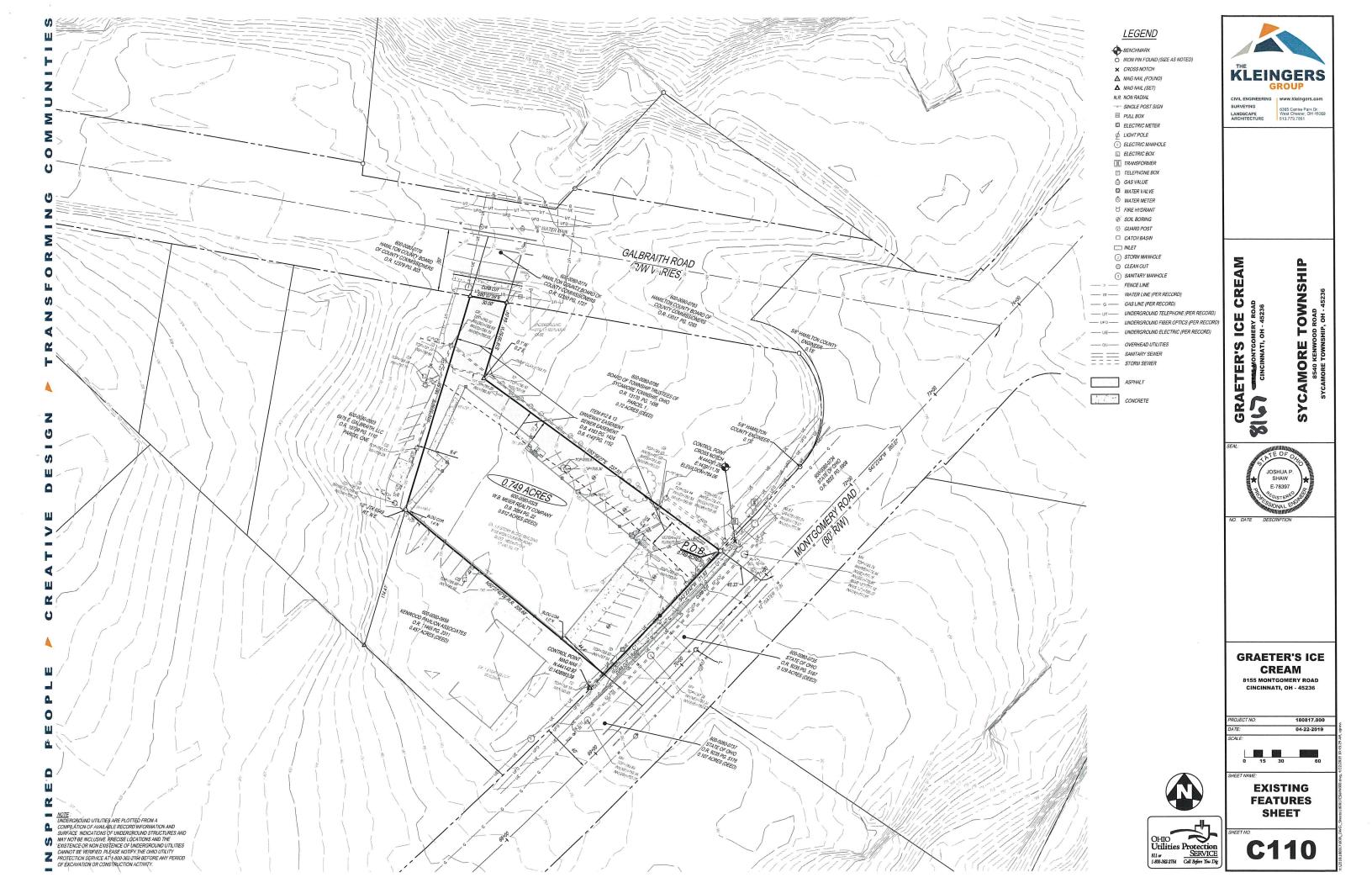


GRAETER'S ICE CREAM

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

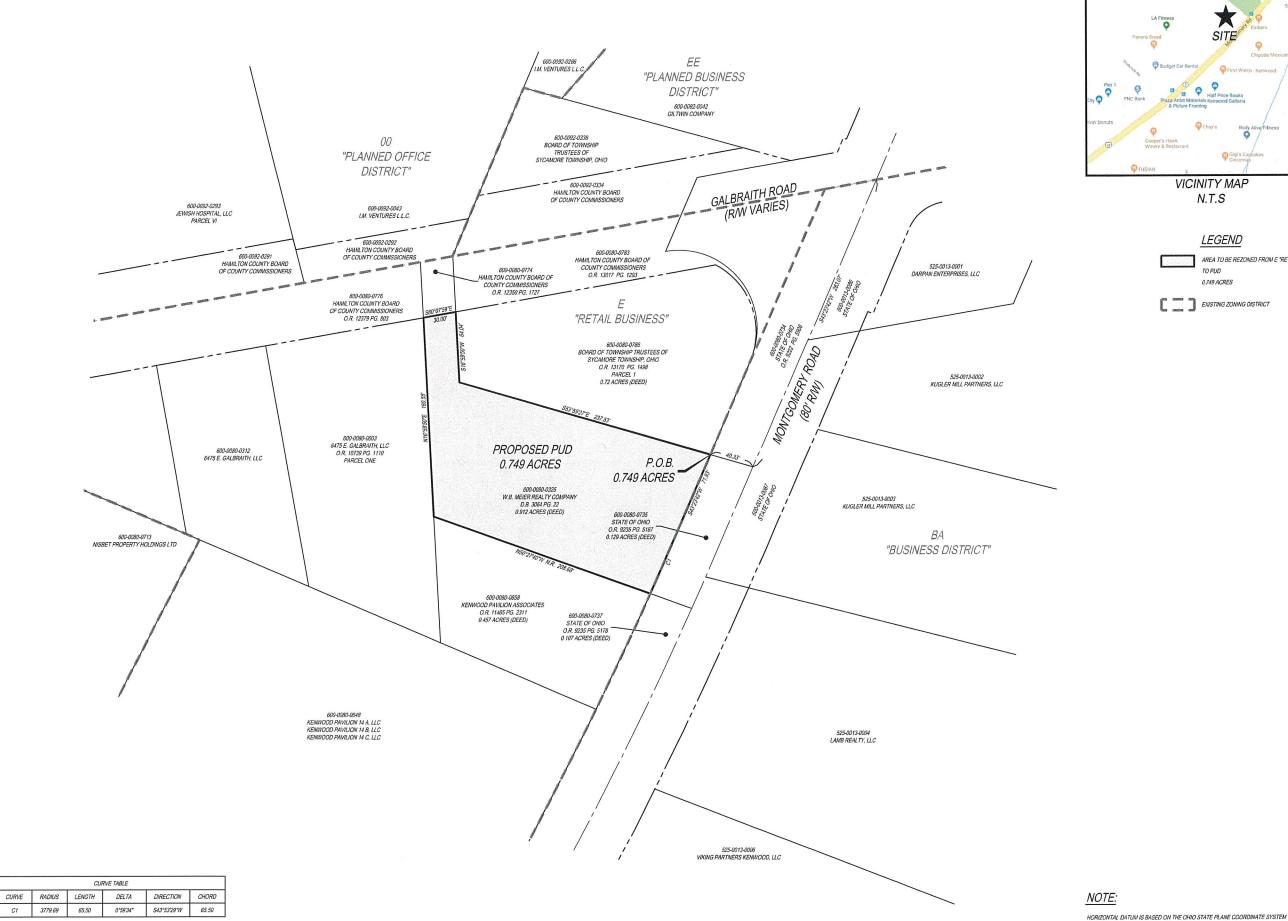
TITLE SHEET

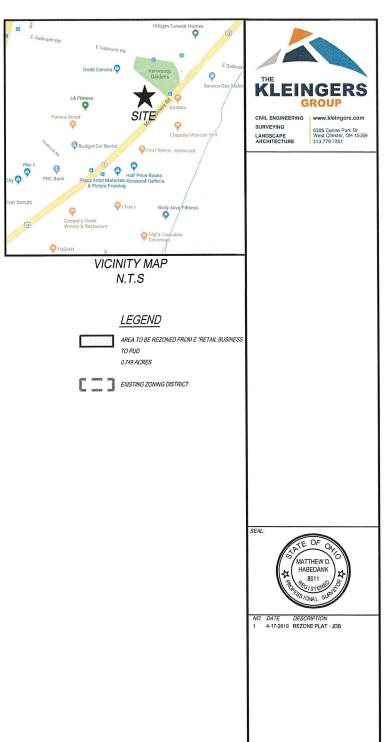
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REZONE PLAT 0.749 ACRES

SECTION 7 TOWN 4 ER 1, BTM SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

SCALE:		1" = 40'	
L		166	21.15
0	20	40	80

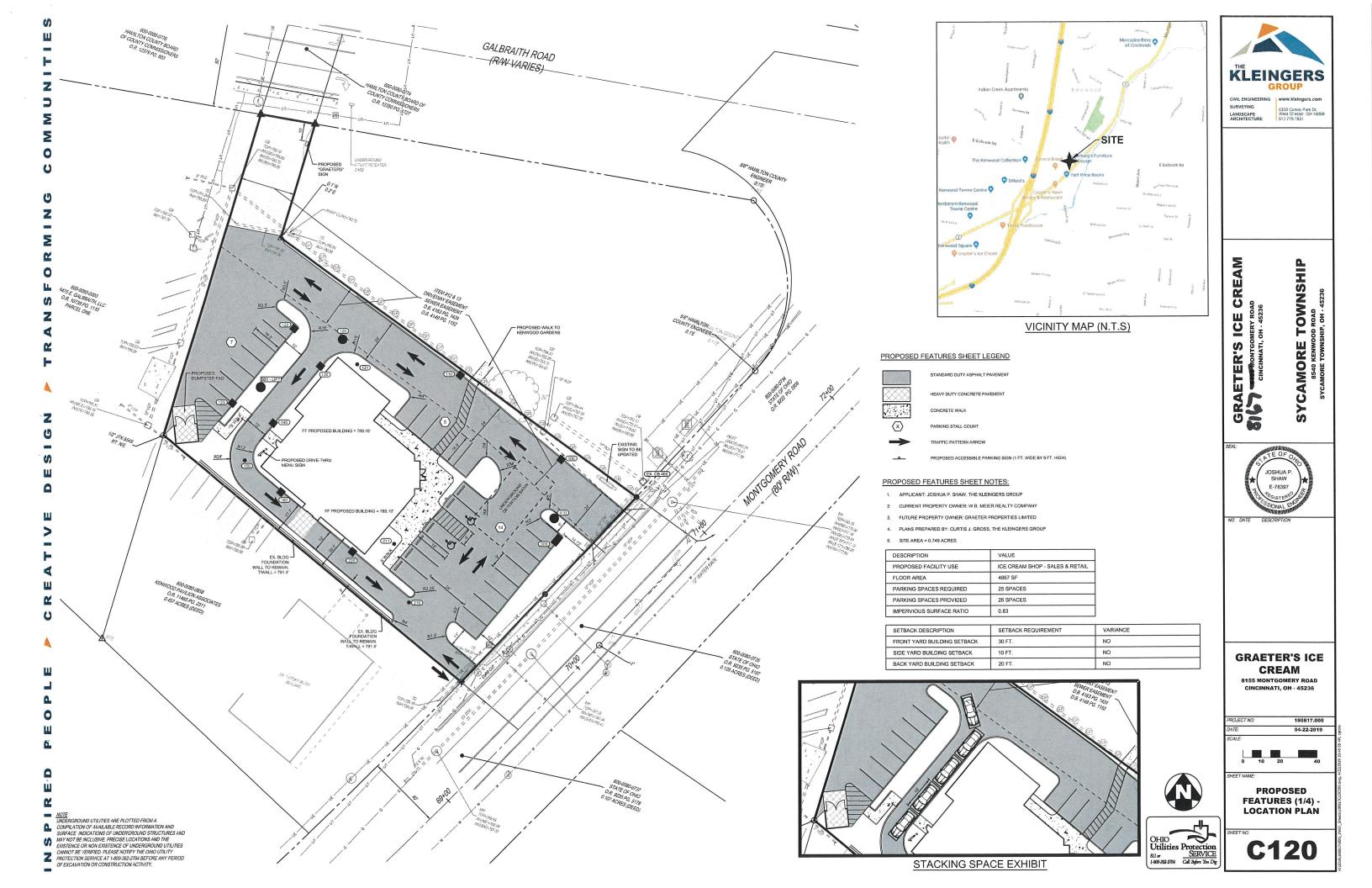
GRAETER'S AT KENWOOD

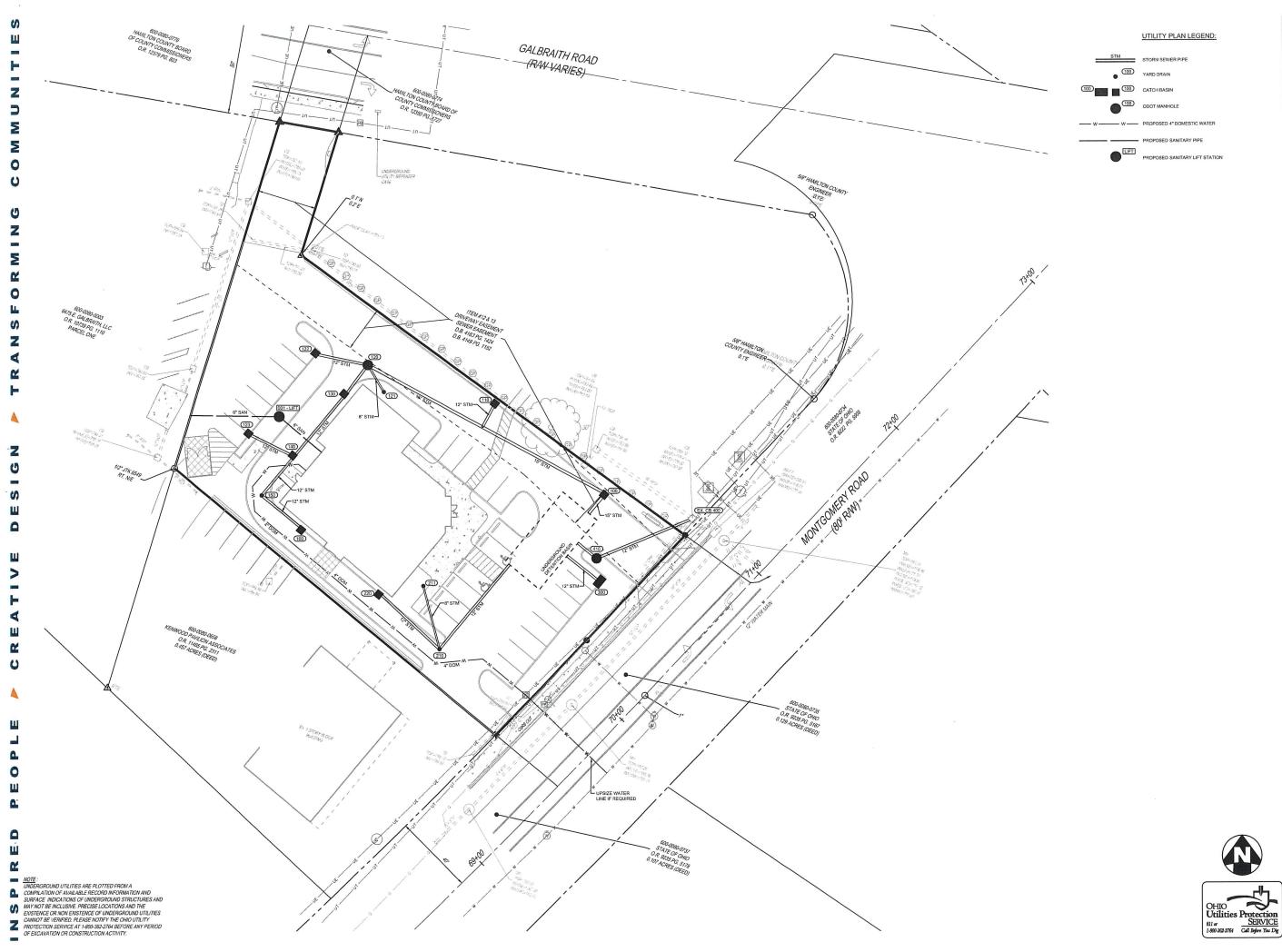
C111

NOTE:

SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF

TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS)(NAD 83).







SURVEYING LANDSCAPE ARCHITECTURE

TOWNSHIP

GRAETER'S ICE CREAM

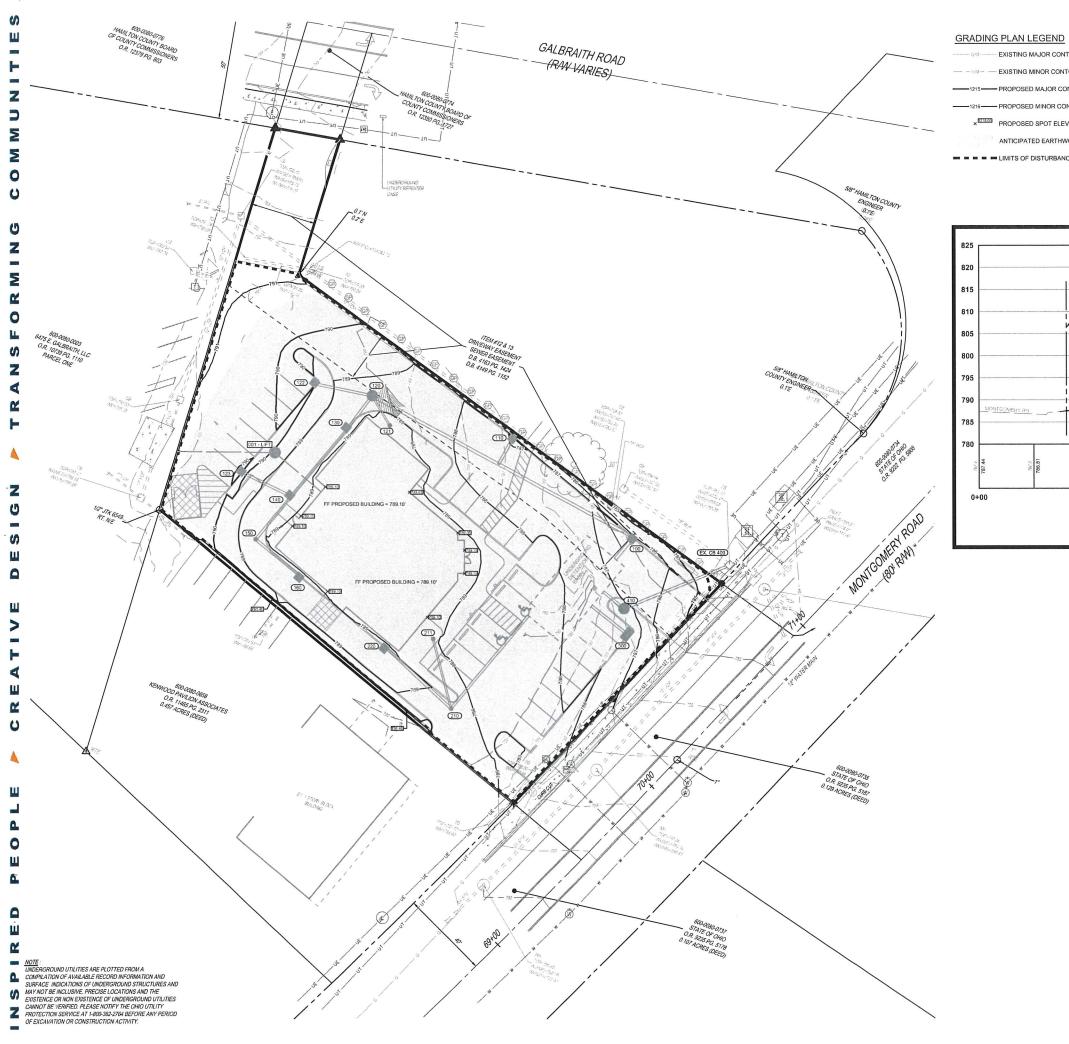
SYCAMORE

GRAETER'S ICE CREAM 8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

> 180817.000 04-22-2019

PROPOSED FEATURES (2/4) -UTILITY PLAN

C130



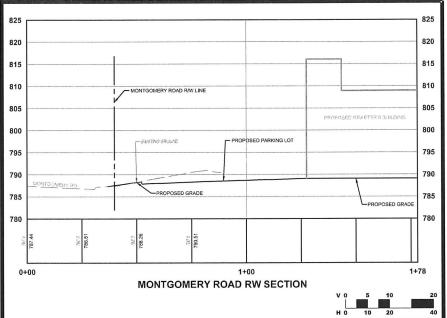
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EXISTING MAJOR CONTOUR - 1416 - -- EXISTING MINOR CONTOUR

× PROPOSED SPOT ELEVATION

ANTICIPATED EARTHWORK LIMITS

= = = = LIMITS OF DISTURBANCE



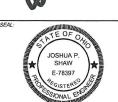


TOWNSHIP

SYCAMORE 8540 KENWO

CREAM

GRAETER'S ICE C



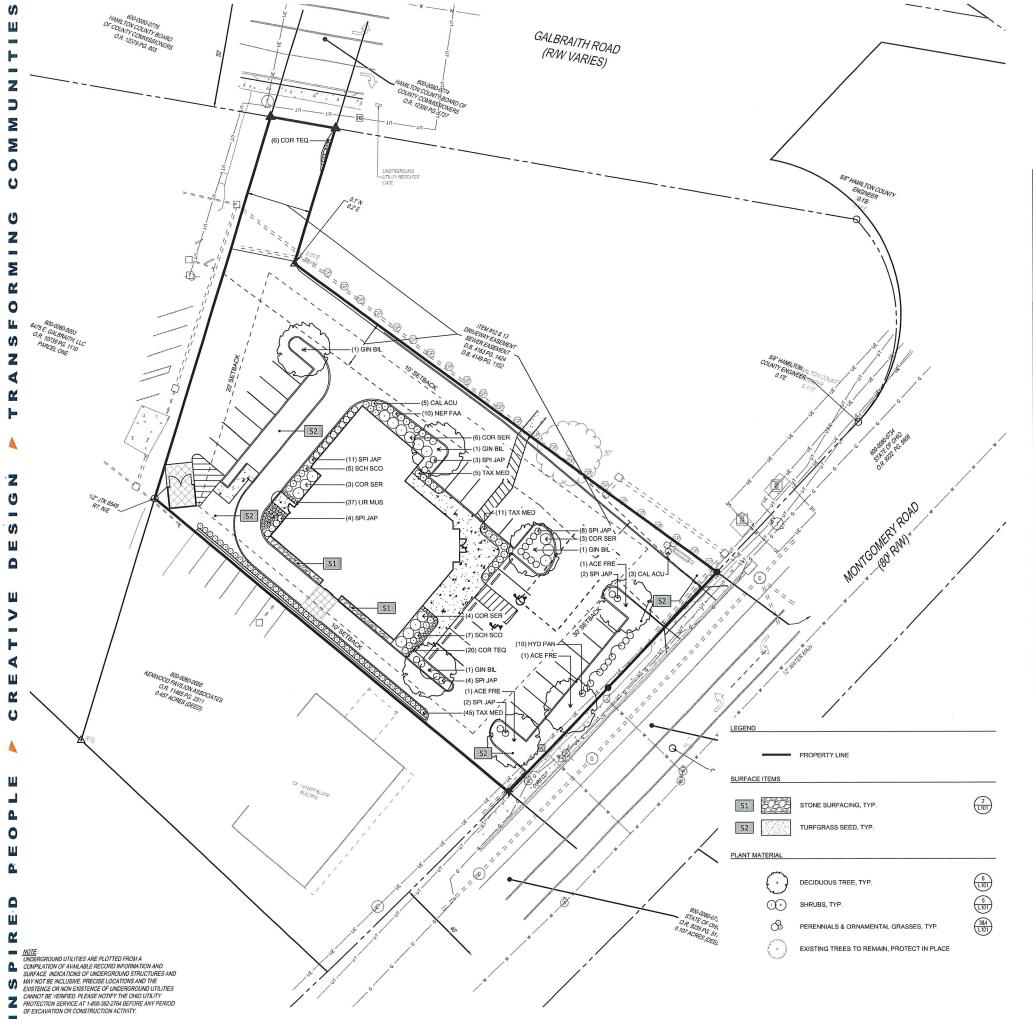
GRAETER'S ICE CREAM 8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

04-22-2019

PROPOSED FEATURES (3/4) -GRADING PLAN

C140





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CREAM

GRAETER'S ICE

TOWNSHIP

SYCAMORE

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

1	REQUIRED	PROPOSED
MINIMUM YARD REQUIREMENTS (TABLE 5-5)	FRONT YARD : 30' SIDE YARDS : 10' REAR YARD : 20'	PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (TABLE 5-5)	RATIO : .50	32621.5 SF PROPERTY 5527.5 SF PERVIOUS SURFACI 27,094 SF IMPERVIOUS SURFACE .83 IMPERVIOUS
DUMPSTERS AND TRASH H.	ANDLING AREAS FOR COMMERCIAL D	DISTRICTS (CHAPTER 10-5)
SCREEN (10-5.2)	ANY SUCH ACCESSORY USE OR STRUCTURE SHALL BE SCREENED ON 3 SIDES BY A WALL FROM THE VIEW FROM PUBLIC STREETS AND ANY ABUTTING PROPERTIES.	REFER TO ARCHITECT'S DRAWINGS FOR SCREENING
LANDSCAPING FOR VEHICU	JLAR USE AREAS (CHAPTER 12-6)	
INTERIOR LANDSCAPING STANDARDS (CHAPTER 12-6.3)	WHEN A SIDEWALK IS ABUTTING OR PARALLEL TO A STOREFRONT, A 3' LANDSCAPING STRIP BETWEEN THE SIDEWALK AND VEHICULAR USE AREA IS REQUIRED FOR AT LEAST 50% OF THE ENTIRE BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE = 45 LF LANDSCAPING SHRUBS AND OTHER GROUNDCOVER MUST BE PLANTED AT A RATIO OF NOT LESS THAN 30 PER 100 FEET OF BUFFER.	46 LF LANDSCAPE BED WITH 14 SHRUBS
DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS (CHAPTER 12-6.4)	45 LF BUFFER = 14 SHRUBS 22 SQ. FT. LANDSCAPING PER PARKING SPACE 26 SPACES = 572 SQ. FT. LANDSCAPING REQUIRED 2 TREES PER 10 PARKING SPACES AND 3 SHRUBS PER TREE. 26 PARKING SPACES = 6 TREES AND 18 SHRUBS	721 SQ. FT. LANDSCAPING PROVIDED 6 TREES AND 22 SHRUBS PROVIDED
BOUNDARY BUFFER (CHAP		
BOUNDARY BUFFER A (FIGURE 14A)	10' BUFFER WITH 5 TREES AND 15 SHRUBS PER 100 LINEAR FEET 271 FT. BUFFER = 14 TREES AND 41 SHRUBS	BUFFER LANDSCAPING TO BE DEDICATED TO SYCAMORE TOWNSHIP
STREETSCAPE BUFFER (CH		
RETAIL STREETSCAPE BUFFERS (FIGURE 14C)	10' BUFFER WITH 1.5 TREES AND 20 SHRUBS PER 100 LINEAR FEET 51 LF BUFFER = 1 TREE AND 10 SHRUBS	2 TREES AND 6 SHRUBS PROVIDED

GENERAL NOTES

1. REFER TO SHEET L101 FOR PLANTING SCHEDULE AND DETAILS.

- PLANTING NOTES

 1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL SYSTIMO UTILITIES.

 2. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.

 3. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTRACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGIGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
- UTILITIES.
 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.

- SEEDED:

 ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

 ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

 THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.

 ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NITSPERYMEN. THE AMERICAN ASSOCIATION OF NURSERYMEN.



FEATURES (4/4) -LANDSCAPE PLAN

GRAETER'S ICE

CREAM 8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

10 20 40

PROPOSED

180817.000

04-22-2019

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LANDSCAPE ARCHITECTURE

CREAM

GRAETER'S ICE

NO DATE DESCRIPTION

TOWNSHI

SYCAMORE

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

DEOLUDED	PROPOSED	
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	BUFFER LANDSCAPING TO BI DEDICATED TO SYCAMORE TOWNSHIP	
HAPTER 14-8)	1	
10' BUFFER WITH 1.5 TREES AND 20 SHRUBS PER 100 LINEAR FEET 51 LF BUFFER = 1 TREE AND 10	2 TREES AND 6 SHRUBS PROVIDED	
	REAR YARD: 20' MAXIMUM IMPERVIOUS SURFACE RATIO: .50 ANDLING AREAS FOR COMMERCIAL I ANY SUCH ACCESSORY USE OR STRUCTURE SHALL BE SCREENED ON 3 SIDES BY A WALL FROM THE VIEW FROM PUBLIC STREETS AND ANY ABUTTING PROPERTIES. JLAR USE AREAS (CHAPTER 12-6) WHEN A SIDEWALK IS ABUTTING OR PARALLEL TO A STOREFRONT, A 3' LANDSCAPING STRIP BETWEEN THE SIDEWALK AND VEHICULAR USE AREA IS REQUIRED FOR AT LEAST 50% OF THE ENTIRE BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE = 45 LF LANDSCAPING SHRUBS AND OTHER GROUNDCOVER MUST BE PLANTED AT A RATIO OF NOT LESS THAN 30 PER 100 FEET OF BUFFER. 45 LF BUFFER = 14 SHRUBS 22 SQ. FT. LANDSCAPING PER PARKING SPACE 26 SPACES = 572 SQ. FT. LANDSCAPING REQUIRED 2 TREES PER 10 PARKING SPACES AND 3 SHRUBS PER TREE. 26 PARKING SPACES = 6 TREES AND 18 SHRUBS TER 14-7) 10' BUFFER WITH 5 TREES AND 15 SHRUBS PER 100 LINEAR FEET 271 FT. BUFFER = 14 TREES AND 41 SHRUBS 10' BUFFER WITH 1.5 TREES AND 41 ON SUFFER WITH 1.5 TREES AND 42 ON SHRUBS PER 100 LINEAR FEET	

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 3. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S DESPONSIBIL BY TO PROTECT SILCH LINDIFEGROUND.
- CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.

 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.

 5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

 6. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO DELASTING.
- PLANI ING.
 ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE: PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
DEPORTED IN CREDULES AS A 1002 22 25 A RECORD BUT OF SERVICES. PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



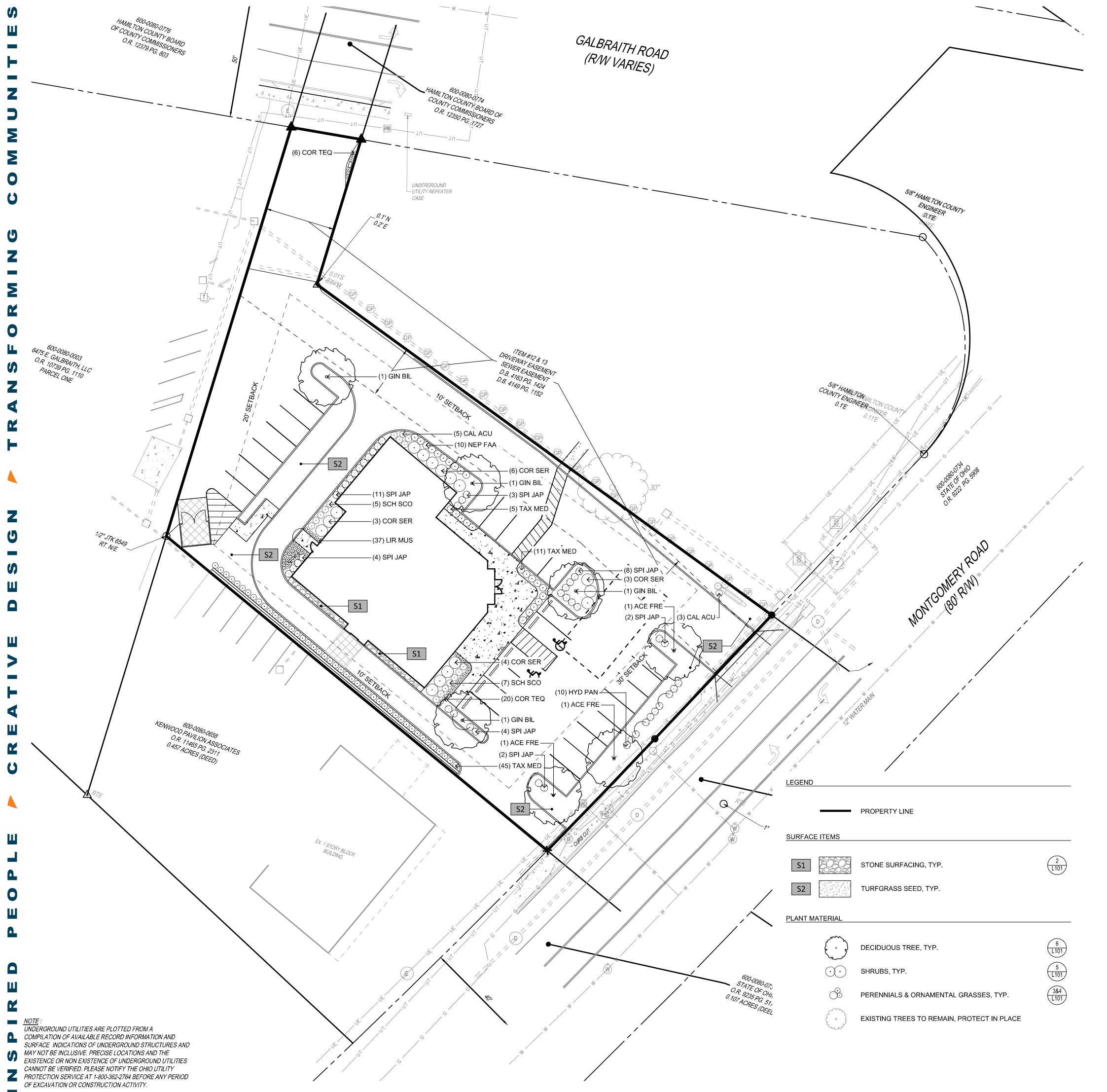
GRAETER'S ICE CREAM

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

ROJECT NO: 180817.000 04-22-2019

LANDSCAPE PLAN

L100





6305 Centre Park Dr. West Chester, OH 45069 LANDSCAPE **ARCHITECTURE** 513.779.7851

SYCAMORE TOWNSHIP LANDSCAPE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM YARD	FRONT YARD : 30'	
REQUIREMENTS	SIDE YARDS : 10'	PROVIDED
(TABLE 5-5)	REAR YARD : 20'	
MAXIMUM IMPERVIOUS SURFACE RATIO (TABLE 5-5)	MAXIMUM IMPERVIOUS SURFACE RATIO : .50	32621.5 SF PROPERTY 5527.5 SF PERVIOUS SURFA 27,094 SF IMPERVIOUS SURFACE .83 IMPERVIOUS
DUMPSTERS AND TRASH H	ANDLING AREAS FOR COMMERCIAL	
BOWN STERROTHER THREETING		
SCREEN (10-5.2)	ANY SUCH ACCESSORY USE OR STRUCTURE SHALL BE SCREENED ON 3 SIDES BY A WALL FROM THE VIEW FROM PUBLIC STREETS AND ANY ABUTTING PROPERTIES.	REFER TO ARCHITECT'S DRAWINGS FOR SCREENIN
LANDSCAPING FOR VEHICU	JLAR USE AREAS (CHAPTER 12-6)	
INTERIOR LANDSCAPING STANDARDS (CHAPTER 12-6.3)	WHEN A SIDEWALK IS ABUTTING OR PARALLEL TO A STOREFRONT, A 3' LANDSCAPING STRIP BETWEEN THE SIDEWALK AND VEHICULAR USE AREA IS REQUIRED FOR AT LEAST 50% OF THE ENTIRE BUILDING FRONTAGE. 90 LF BUILDING FRONTAGE = 45 LF LANDSCAPING SHRUBS AND OTHER GROUNDCOVER MUST BE PLANTED AT A RATIO OF NOT LESS THAN 30 PER 100 FEET OF BUFFER. 45 LF BUFFER = 14 SHRUBS	46 LF LANDSCAPE BED WIT 14 SHRUBS
DETERMINATION OF INTERIOR LANDSCAPE REQUIREMENTS (CHAPTER 12-6.4)	22 SQ. FT. LANDSCAPING PER PARKING SPACE 26 SPACES = 572 SQ. FT. LANDSCAPING REQUIRED 2 TREES PER 10 PARKING SPACES AND 3 SHRUBS PER TREE. 26 PARKING SPACES = 6 TREES AND 18 SHRUBS	721 SQ. FT. LANDSCAPING PROVIDED 6 TREES AND 22 SHRUBS PROVIDED
BOUNDARY BUFFER (CHAP	TER 14-7)	
BOUNDARY BUFFER A (FIGURE 14A)	10' BUFFER WITH 5 TREES AND 15 SHRUBS PER 100 LINEAR FEET 271 FT. BUFFER = 14 TREES AND 41	BUFFER LANDSCAPING TO DEDICATED TO SYCAMOR TOWNSHIP

10' BUFFER WITH 1.5 TREES AND

20 SHRUBS PER 100 LINEAR FEET

51 LF BUFFER = 1 TREE AND 10

SHRUBS

GENERAL NOTES

1. REFER TO SHEET L101 FOR PLANTING SCHEDULE AND DETAILS.

RETAIL STREETSCAPE

BUFFERS

(FIGURE 14C)

- PLANTING NOTES

 1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- 2. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
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- 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
- 5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM. 6. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO
- PLANTING. 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



2 TREES AND 6 SHRUBS

PROVIDED





NO. DATE DESCRIPTION

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

180817.000 PROJECT NO: 04-22-2019

SHEET NAME: **PROPOSED**

FEATURES (4/4) -LANDSCAPE PLAN

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD

OF EXCAVATION OR CONSTRUCTION ACTIVITY.

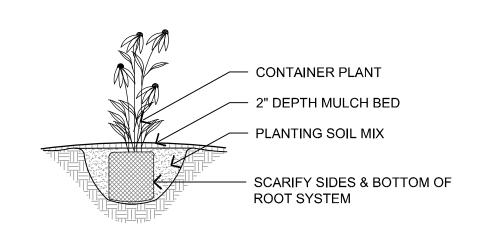
LAWN AREA PLANTING OR MULCH AREA -EXISTING GRADE OF PLANTING AREA - MULCH 2" DEPTH - VERTICAL EDGE

PLANTING BED EDGING DETAIL

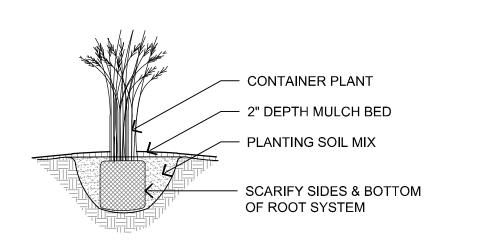
-BUILDING FACE VARIES REFER TO DRAWINGS – CONCRETE CURB, TYP. SEE CIVIL DRAWINGS -FINISH GRADE - WASHED RIVER STONE, 3" MIN. - 5" MAX. - COMPACTED SUBGRADE

- NON WOVEN GEOTEXTILE FABRIC

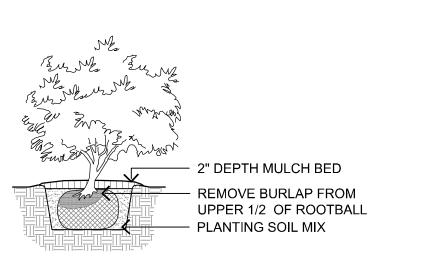
AGGREGATE MAINTENANCE STRIP



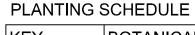
PERENNIAL PLANTING



ORNAMENTAL GRASS PLANTING



SHRUB PLANTING



BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
S TREES:				
· · · · · · · · · · · · · · · · · · ·	AUTUMN BLAZE RED MAPLE	2.5" CAL.	B&B	
GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	
CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	24" HT. MIN.	B&B	SPACE 36" O.C
HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	18" HT. MIN.	CONT.	SPACE 36" O.C
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18" HT. MIN.	CONT.	SPACE 36" O.C
TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	30" HT. MIN.	B&B	SPACE 48" O.0
				1
_S:				
COREOPSIS 'TEQUILA SUNRISE'	TEQUILA SUNRISE TICKSEED	#1	CONT.	SPACE 18" O.C
LIRIOPE MUSCARI VARIEGATA	VARIEGATED LIRIOPE	#2	CONT.	SPACE 18" O.C
NEPETA FAASSENII 'CAT'S MEOW'	CAT'S MEOW CATMINT	#2	CONT.	PLANT 24" O.C
				•
TAL GRASSES:				
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#3	CONT.	SPACE 36" O.0
SCHIZACHYRIUM SCOPAIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#3	CONT.	SPACE 36" O.C
	ACER FREEMANII 'JEFFSRED' GINKGO BILOBA 'PRINCETON SENTRY' CORNUS SERICEA 'ARCTIC FIRE' HYDRANGEA PANICULATA 'ILVOBO' SPIRAEA JAPONICA 'GOLDMOUND' TAXUS X MEDIA 'DENSIFORMIS' S: COREOPSIS 'TEQUILA SUNRISE' LIRIOPE MUSCARI VARIEGATA NEPETA FAASSENII 'CAT'S MEOW' 'AL GRASSES: CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	STREES: ACER FREEMANII 'JEFFSRED' ACER FREEMANII 'JEFFSRED' GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO CORNUS SERICEA 'ARCTIC FIRE' HYDRANGEA PANICULATA 'ILVOBO' SPIRAEA JAPONICA 'GOLDMOUND' TAXUS X MEDIA 'DENSIFORMIS' S: COREOPSIS 'TEQUILA SUNRISE' LIRIOPE MUSCARI VARIEGATA NEPETA FAASSENII 'CAT'S MEOW' CAT'S MEOW CATMINT TAL GRASSES: CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' THE BLUES LITTLE BLUESTEM	ACER FREEMANII 'JEFFSRED' AUTUMN BLAZE RED MAPLE 2.5" CAL. GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO 2.5" CAL. CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD 24" HT. MIN. HYDRANGEA PANICULATA 'ILVOBO' BOBO HYDRANGEA 18" HT. MIN. SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA 18" HT. MIN. TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW 30" HT. MIN. S: COREOPSIS 'TEQUILA SUNRISE' TEQUILA SUNRISE TICKSEED #1 LIRIOPE MUSCARI VARIEGATA VARIEGATED LIRIOPE #2 NEPETA FAASSENII 'CAT'S MEOW' CAT'S MEOW CATMINT #2 FAL GRASSES: CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS #3	ACER FREEMANII 'JEFFSRED' AUTUMN BLAZE RED MAPLE 2.5" CAL. B&B GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO 2.5" CAL. B&B CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE RED TWIG DOGWOOD 24" HT. MIN. B&B HYDRANGEA PANICULATA 'ILVOBO' BOBO HYDRANGEA 18" HT. MIN. CONT. SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA 18" HT. MIN. CONT. TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW 30" HT. MIN. B&B S: COREOPSIS 'TEQUILA SUNRISE' TEQUILA SUNRISE TICKSEED #1 CONT. LIRIOPE MUSCARI VARIEGATA VARIEGATED LIRIOPE #2 CONT. NEPETA FAASSENII 'CAT'S MEOW' CAT'S MEOW CATMINT #2 CONT. AL GRASSES: CALAMAGROSTIS ACUTIFLORA 'KARL FEATHER REED GRASS #3 CONT.



S

OWN (ROAD), OH - 45236

NO. DATE DESCRIPTION

GRAETER'S ICE CREAM

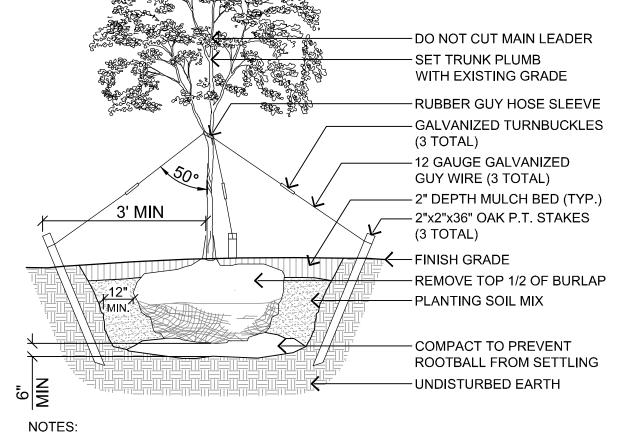
8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

PROJECT NO: 180817.000 04-22-2019

SHEET NAME:

OHIO
Utilities Protection
811 or SERVICE
1-800-362-2764 Call Before You Dig

LANDSCAPE **DETAILS**



TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.

REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

DECIDUOUS TREE PLANTING

SOIL-TESTING LABORATORY QUALIFICATIONS:

AN INDEPENDENT LABORATORY OR UNIVERSITY LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED AND THAT SPECIALIZES IN TYPES OF TESTS TO BE PERFORMED.

SOIL ANALYSIS:

FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL. TESTING METHODS AND WRITTEN RECOMMENDATIONS SHALL COMPLY WITH USDA'S HANDBOOK NO. 60. THE SOIL-TESTING LABORATORY SHALL OVERSEE SOIL SAMPLING, WITH DEPTH, LOCATION, AND NUMBER OF SAMPLES TO BE TAKEN PER INSTRUCTIONS FROM ARCHITECT. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES. REPORT SUITABILITY OF TESTED SOIL FOR PLANT AND TURF GROWTH SPECIFIC TO THIS PROJECT. BASED ON THE TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS. REPORT PRESENCE OF PROBLEM SALTS, MINERALS, OR HEAVY METALS, INCLUDING ALUMINUM, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COBALT, LEAD, LITHIUM, AND VANADIUM, IF SUCH PROBLEM MATERIALS ARE PRESENT. PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION

PLANTING SOIL:

TOPSOIL STOCKPILED FROM ON-SITE STRIPPING SHALL BE UTILIZED FOR REUSE. AMEND ALL TOPSOIL ON-SITE BY MIXING WITH SAND AND COMPOST TO MANUFACTURE SPECIFIED SOIL MIX. IN THE EVENT THAT THERE IS AN INSUFFICIENT AMOUNT OF ON-SITE TOPSOIL TO COMPLETE THE PROJECT, ADDITIONAL TOPSOIL FROM OFF-SITE SOURCES SHALL BE PROVIDED FOR MIXING WITH SAND AND COMPOST TO MANUFACTURE THE SPECIFIED SOIL MIX. ANY AMENDMENTS USED TO MANUFACTURE A SOIL TO BE IMPORTED SHALL MEET THE SPECIFICATIONS DEFINED BELOW.

AMENDED TOPSOIL

SILT: (0.002 TO 0.05 MM) 15% - 25%

SHALL BE 5.5 OR LESS (D80/D30 <8).

BY VOLUME, DEPENDING ON THE QUALITY OF THE COMPOST.

THE ON-SITE SOIL OR ANY IMPORTED TOPSOIL SHALL BE AMENDED WITH THE SPECIFIED SAND OR COMPOST TO PRODUCE A SOIL MEETING THE FOLLOWING CRITERION, AS DETERMINED BY ASTM F1632 OR D422:

- 1. SAND: (0.05 TO 2.0 MM) 65% 75% WITH AT LEAST 50% OF THE TOTAL SAND FALLING INTO THE MEDIUM AND COARSE SAND FRACTIONS AND NO MORE THAN 25% OF THE TOTAL SAND IN THE FIN AND VERY FINE SAND FRACTIONS.
- 3. CLAY: (<0.002 MM) 5% 15%
 4. GRAVEL: (>2.0 MM) <15% MAXIMUM SIZE SHALL BE THREE EIGHTS (3/8") INCHES LARGEST DIAMETER

THE AMENDED SOIL SHALL HAVE AN ORGANIC MATTER CONTENT OF 5 TO 6% (BY WEIGHT) AS DETERMINED BY ASTM F1647. FOR BIDDING PURPOSES, THE AMOUNT OF COMPOST REQUIRED TO INCREASE THE ORGANIC MATTER CONTENT TO MEET THE SPECIFICATIONS CAN RANGE FROM 30 TO 50%

RATIO OF THE PARTICLE SIZE FOR 80% PASSING (D80) TO THE PARTICLE SIZE FOR 30% PASSING (D30)

THE AMENDED SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 0.50-INCH PER HOUR WITH THE SOIL COMPACTED TO 88% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698).

THE PLANTING SOIL MEETING THIS SPECIFICATION SHALL SERVE AS THE BASELINE FOR SUBSEQUENT QUALITY CONTROL TESTING. SAMPLES SHALL BE TAKEN EVERY 1000 YARDS FOR CONFORMITY TO THE SPECIFICATIONS. QUALITY CONTROL TESTING SHALL INCLUDE ORGANIC MATTER CONTENT AND PARTICLE SIZE ANALYSIS.

THE FINAL SOIL MIX SHALL BE SUBMITTED TO TESTING AGENCY TO DETERMINE THE FERTILITY STATUS OF THE SOIL.

SAND:

SAND SHALL BE BLENDED INTO THE TOPSOIL IN THE PROPER AMOUNT TO ACHIEVE THE PARTICLE SIZE DISTRIBUTION DESCRIBED IN THESE SPECIFICATIONS. SAND FOR USE AS A SOIL AMENDMENT SHALL BE WASHED NATURAL OR CLASSIFIED SAND MEETING THE FOLLOWING PARTICLE SIZE DISTRIBUTION AS DETERMINED BY ASTM C-136 OR F1632. IN ADDITION, THE SAND SHALL HAVE A COEFFICIENT OF UNIFORMITY (D60/D10) OF LESS THAN 4.0.

SIEVE	SIEVE SIZE	% PASSING
NO. 4	4.75 MM	100%
NO. 8	2.38 MM	90 - 100%
NO. 16	1.19 MM	80 - 100%
NO. 30	0.60 MM	25 - 60%
NO. 50	0.30 MM	0 - 25%
NO. 100	0.15 MM	0 - 5%
NO. 270	0.075 MM	0 - 3%

PLANTING SOIL MAY BE ALTERED, UPON APPROVAL OF THE ENGINEER, BY ADDING APPROVED CONDITIONERS. CONDITIONERS SHALL CONFORM TO ODOT ITEM 653 AS DETERMINED BY THE ENGINEER.

MIXING PLANTING SOIL: SOIL ADDITIVES SHALL BE THOROUGHLY INCORPORATED INTO PLANTING SOIL BY HARROWING OR OTHER METHODS STANDARD TO THE INDUSTRY. CORRECT DEFICIENCIES IN SOIL AS DIRECTED BY HORTICULTURAL SOIL TEST RESULTS. THOROUGHLY INCORPORATE AMENDMENTS INTO PLANTING MIXTURE TO ENSURE EVEN DISTRIBUTION.

PREPARATION OF THE SUBGRADE IN LANDSCAPE AREAS:

PRIOR TO THE PLACEMENT OF PLANTING SOIL AND THE ESTABLISHMENT OF THE FINISHED GRADE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO INSPECT THE SUBGRADE FOR SUITABILITY FOR PLANTING. IF SUBSURFACE BEDROCK, SHALE, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN THE SUBGRADE, THE ENGINEER MAY SELECT ALTERNATE LOCATIONS FOR PLANT PLACEMENTS. WHERE LOCATIONS CANNOT BE CHANGED, THE UNSUITABLE MATERIAL OR OBSTRUCTION SHALL BE REMOVED TO A DEPTH, NO LESS, THAN 6" BELOW BOTTOM OF THE ROOT BALL WHEN THE PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE ADDITIONAL EXCAVATION SHALL BE FILLED WITH A SUITABLE CLEAN SOIL MATERIAL FREE OF ROCK AND CONSTRUCTION DEBRIS AND SUITABLE FOR THE PLANTING SUBGRADE AS DETERMINED BY THE ENGINEER.

PLANTING SOIL PLACEMENT: PLACE PLANTING SOIL IN TWO LIFTS. PLACE THE FIRST LIFT TO A DEPTH OF 2 INCHES AND HARROW OR TILL THE LOAM INTO THE UNDERLYING SUBSOIL TO A DEPTH OF 2 INCHES, CREATING A BLENDED INTERFACE OF LOAM AND SUBSOIL APPROXIMATELY 4 INCHES DEEP. THE CONTRACTOR SHALL INSTALL PLANTING SOIL IN SUCCESSIVE HORIZONTAL LIFTS NO THICKER THAN 6 INCHES IN TURF AREAS AND 12 INCHES IN PLANT BED AREAS TO THE DESIRE COMPACTION AS DESCRIBED HEREIN. THE CONTRACTOR SHALL INSTALL THE SOIL AT A HIGHER LEVEL TO ANTICIPATE ANY REDUCTION OF PLANTING SOIL VOLUME DUE TO COMPACTION, SETTLING, EROSION, DECOMPOSITION, AND OTHER SIMILAR PROCESSES DURING THE WARRANTY PERIOD.

PLANTING SOIL DEPTHS:

LARGE CANOPY TREES AND EVERGREENS:

SINGLE TREES: 500 CUBIC FEET PER TREE
TREES IN GROUPS OF 2 OR MORE: 350 CUBIC FEET PER TREE

FLOWERING AND ORNAMENTAL TRESS: SINGLE TREES:

SINGLE TREES: 300 CUBIC FEET PER TREE
TREES IN GROUPS OF 2 OR MORE: 200 CUBIC FEET PER TREE

PLANTING SOIL SHALL BE PLACED TO A DEPTH OF 12 INCHES IN ALL PLANTING BEDS CONTAINING SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVER. PLANTING SOIL SHALL BE A MINIMUM OF 6 INCHES IN DEPTH IN ALL TURF GRASS AREAS.

UNDERGROUNDILITIES ARE SLEDTEGEROM. A

COMPILATION OF THE SPECIAL HING SEASON
SUBERGEINDERS ARE SUPPLIED PLANTING SEASON
SUBERGEINDERS ARE SUPPLIED PLANTING SEASON
MAY NOT BE THE SERVICE PLANTING SEASON
MAY NOT BE THE SERVICE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY

CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

DEFINITIONS

- BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.
 BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH A BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED; WRAPPED WITH BURLAP, TIED, RIGIDLY SUPPORTED, AND DRUM LACED WITH TWINE WITH THE ROOT FLARE VISIBLE AT THE SURFACE OF THE BALL AS RECOMMENDED BY ANSI Z60.1.
- 3. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED.
- 4. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL
- 5. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDE SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT. SOME SOURCES CLASSIFY HERBICIDES SEPARATELY FROM PESTICIDES.
- 6. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
- 7. PLANTING AREA: AREAS TO BE PLANTED.
- 8. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.
- 9. PLANT; PLANTS; PLANT MATERIAL: THESE TERMS REFER TO VEGETATION IN GENERAL, INCLUDING TREES, SHRUBS, VINES, GROUND COVERS, ORNAMENTAL GRASSES, BULBS, CORMS, TUBERS, OR HERBACEOUS VEGETATION.
- 10.ROOT FLARE: ALSO CALLED "TRUNK FLARE." THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.
- 11.STEM GIRDLING ROOTS: ROOTS THAT ENCIRCLE THE STEMS (TRUNKS) OF TREES BELOW THE SOIL SURFACE.
- 12. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

ORDINATION

COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED

1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.

PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT **PROJECT SITE**.

ACTION SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

1. PLANT PHOTOGRAPHS: INCLUDE COLOR PHOTOGRAPHS IN **DIGITAL** FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN **20** PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF **THREE** PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF THE GROWING NURSERY.

2. SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:

1.1. ORGANIC MULCH: 1-QUART VOLUME OF EACH ORGANIC MULCH REQUIRED; IN SEALED PLASTIC BAGS LABELED WITH COMPOSITION OF MATERIALS BY PERCENTAGE OF WEIGHT AND SOURCE OF MULCH. EACH SAMPLE SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE FURNISHED; PROVIDE AN ACCURATE REPRESENTATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP.

INFORMATIONAL SUBMITTALS

- 1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER. INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY INSTALLER DEMONSTRATING INSTALLER'S CAPABILITIES AND EXPERIENCE. INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF OWNERS' CONTACT PERSONS.
- PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
 MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
- 1.2. ANALYSIS OF OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
- 2. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
- 3. SAMPLE WARRANTY: FOR SPECIAL WARRANTY.

CLOSEOUT SUBMITTALS

1. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.

1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER

- THE PROFESSIONAL LANDCARE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

 2 EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO
- 2. EXPERIENCE: **FIVE** YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN SECTION 014000 "QUALITY REQUIREMENTS."

 3. INSTALLED'S FIELD SUPERVISION: PEOLIDE INSTALLED TO MAINTAIN AN EXPERIENCED FULL TIME
- INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
 PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN
- **ALL** OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDCARE NETWORK:

 a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN EXTERIOR.
- b. LANDSCAPE INDUSTRY CERTIFIED HORTICULTURAL TECHNICIAN.5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1.

MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED

1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER-GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.

2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.

PLANT MATERIAL OBSERVATION: ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

1. NOTIFY ARCHITECT OF SOURCES OF PLANTING MATERIALS **SEVEN** DAYS IN ADVANCE OF DELIVERY TO SITE.

DELIVERY, STORAGE, AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS

SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.

BULK MATERIALS:

- 1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
- 2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- 3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

HANDLE PLANTING STOCK BY ROOT BALL.

WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

- 1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
 WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A
- FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

FIELD CONDITIONS

FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: MARCH 15 TO JUNE 1.

2. FALL PLANTING: SEPTEMBER 1 TO NOVEMBER 15.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

RRANTY

SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECT BY OWNER.
- b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- c. FAULTY PERFORMANCE OF TREE STABILIZATION.
- d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.

2. WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.

- a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS
- b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.c. ANNUALS: THREE MONTHS.

3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:

- a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
- c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.

PLANT MATERIAL

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

- 1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER; OR WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.
- 2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.

PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

LABELING: LABEL **EACH** PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT.

IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

FERTILIZERS: REFER TO PLANTING SOIL SPECIFICATION.

MULCHES

PESTICIDES

ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:

1. TYPE: DOUBLE-SHREDDED HARDWOOD.

- TYPE: DOUBLE-SHREDDED HARDWOOD.
 SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.
- 3. COLOR: NATURAL.

GENERAL: PESTICIDE REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE

RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.

POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.

TREE-STABILIZATION MATERIALS TRUNK-STABILIZATION MATERIALS

- 1. UPRIGHT AND GUY STAKES: ROUGH-SAWN, SOUND, NEW **HARDWOOD**, FREE OF KNOTS, HOLES, CROSS GRAIN, AND OTHER DEFECTS, 2-BY-2-INCH NOMINAL BY LENGTH INDICATED, POINTED AT ONE FND
- 2. FLEXIBLE TIES: WIDE RUBBER OR ELASTIC BANDS OR STRAPS OF LENGTH REQUIRED TO REACH STAKES OR **TURNBUCKLES**.
- 3. GUYS AND TIE WIRES: ASTM A 641/A 641M, CLASS 1, GALVANIZED-STEEL WIRE, TWO-STRAND, TWISTED, 0.106 INCH IN DIAMETER.
- 4. TREE-TIE WEBBING: UV-RESISTANT POLYPROPYLENE OR NYLON WEBBING WITH BRASS
- 5. GUY CABLES: FIVE-STRAND, 3/16-INCH-DIAMETER, GALVANIZED-STEEL CABLE, WITH ZINC-COATED **TURNBUCKLES**, A MINIMUM OF 3 INCHES LONG, WITH TWO 3/8-INCH GALVANIZED EYEBOLTS.

MISCELLANEOUS PRODUCTS

BURLAP: NON-SYNTHETIC, BIODEGRADABLE.

EXAMINATION

EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

FLAGS: STANDARD SURVEYOR'S PLASTIC FLAGGING TAPE, WHITE, 6 INCHES LONG.

- 1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
- 2. VERIFY THAT PLANTS AND VEHICLES LOADED WITH PLANTS CAN TRAVEL TO PLANTING LOCATIONS WITH ADEQUATE OVERHEAD CLEARANCE.
- 3. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE
- MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.

 4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN

IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

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CORRECTED.

PREPARATION
PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF
AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

PLANTING AREA ESTABLISHMENT

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATIONS.

PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATION

BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

EXCAVATION FOR TREES AND SHRUBS

- PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS.
- 1. EXCAVATE PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING, SCARIFY SIDES OF PLANTING PIT SMEARED OR
- SMOOTHED DURING EXCAVATION.

 2. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR **BALLED AND BURLAPPED** AND **CONTAINER-GROWN** STOCK.
- 3. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.4. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE
- CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.

 5. MAINTAIN ANGLES OF REPOSE OF ADJACENT MATERIALS TO ENSURE STABILITY. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR
- MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
 KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY
- INSTALLER'S PERSONNEL.

 BACKFILL SOIL: SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS
- OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

 1. HARDPAN LAYER: DRILL 6-INCH-DIAMETER HOLES, 24 INCHES APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET, WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING

DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE, SHRUB, AND VINE PLANTING

MATERIAL.

EXISTING IMPROVEMENTS.

BACKFILL SOIL UNLESS OTHERWISE INDICATED.

INSPECTION: AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.

ROOTS: REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.

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LANDSCAPE SPECIFICATIONS

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PLANTS, CONT.

BALLED AND BURLAPPED STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES. 1. BACKFILL: PLANTING SOIL PER SECTION 329113 "PLANTING SOILS."

- 2. AFTER PLACING SOME BACKFILL AROUND ROOT BALL TO STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- 3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS, WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED. WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS
- 4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF

CONTAINER-GROWN STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.

- 1. BACKFILL: PLANTING SOIL PER SECTION 329113 "PLANTING SOILS."
- 2. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT. 3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY

BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS

4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF

SLOPES: WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

MECHANIZED TREE-SPADE PLANTING

- 1. TREES **MAY** BE PLANTED WITH AN APPROVED MECHANIZED TREE SPADE AT THE DESIGNATED LOCATIONS. DO NOT USE TREE SPADE TO MOVE TREES LARGER THAN THE MAXIMUM SIZE ALLOWED FOR A SIMILAR FIELD-GROWN, BALLED-AND-BURLAPPED ROOT-BALL DIAMETER ACCORDING TO ANSI Z60.1. OR LARGER THAN MANUFACTURER'S MAXIMUM SIZE
- RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER. 2. USE THE SAME TREE SPADE TO EXCAVATE THE PLANTING HOLE AS WILL BE USED TO EXTRACT AND TRANSPORT THE TREE.
- 3. WHEN EXTRACTING THE TREE, CENTER THE TRUNK WITHIN THE TREE SPADE AND MOVE TREE
- WITH A SOLID BALL OF EARTH. 4. CUT EXPOSED ROOTS CLEANLY DURING TRANSPLANTING OPERATIONS.
- 5. PLANT TREES FOLLOWING PROCEDURES IN "TREE, SHRUB, AND VINE PLANTING" ARTICLE.
- WHERE POSSIBLE, ORIENT THE TREE IN THE SAME DIRECTION AS IN ITS ORIGINAL LOCATION.

TREE, SHRUB, AND VINE PRUNING

1. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.

2. DO NOT APPLY PRUNING PAINT TO WOUNDS.

TREE STABILIZATION

TRUNK STABILIZATION BY STAKING AND GUYING: INSTALL TRUNK STABILIZATION AS FOLLOWS UNLESS OTHERWISE INDICATED ON DRAWINGS. STAKE AND GUY TREES MORE THAN 12 FEET IN

- HEIGHT AND MORE THAN 3 INCHES IN CALIPER UNLESS OTHERWISE INDICATED. 1. SITE-FABRICATED, STAKING-AND-GUYING METHOD: INSTALL NO FEWER THAN THREE GUYS
- SPACED EQUALLY AROUND TREE. a. SECURELY ATTACH GUYS TO STAKES 36 INCHES LONG, DRIVEN TO GRADE. ADJUST SPACING TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. PROVIDE
 - TURNBUCKLE FOR EACH GUY WIRE AND TIGHTEN SECURELY. b. SUPPORT TREES WITH BANDS OF FLEXIBLE TIES AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO TURNBUCKLE. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
- c. SUPPORT TREES WITH GUY CABLE OR MULTIPLE STRANDS OF TIE WIRE, CONNECTED TO THE BRASS GROMMETS OF TREE-TIE WEBBING AT CONTACT POINTS WITH TREE TRUNK AND REACHING TO TURNBUCKLE. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
- d. ATTACH FLAGS TO EACH GUY WIRE, 30 INCHES ABOVE FINISH GRADE.

PLACING SOIL IN PLANTERS

PLACE A LAYER OF DRAINAGE GRAVEL AT LEAST 4 INCHES THICK IN BOTTOM OF PLANTER, COVER BOTTOM WITH FILTER FABRIC AND WRAP FILTER FABRIC 6 INCHES UP ON ALL SIDES. DUCT TAPE ALONG THE ENTIRE TOP EDGE OF THE FILTER FABRIC, TO SECURE THE FILTER FABRIC AGAINST THE SIDES DURING THE SOIL-FILLING PROCESS.

FILL PLANTER WITH PLANTING SOIL. PLACE SOIL IN LIGHTLY COMPACTED LAYERS TO AN ELEVATION OF 1-1/2 INCHES BELOW TOP OF PLANTER, ALLOWING NATURAL SETTLEMENT.

GROUND COVER AND PLANT PLANTING

- 1. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS
- **INDICATED ON DRAWINGS** IN EVEN ROWS WITH TRIANGULAR SPACING. 2. USE PLANTING SOIL PER PLANTING SOIL SPECIFICATION FOR BACKFILL.
- 3. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
- 4. FOR ROOTED CUTTING PLANTS SUPPLIED IN FLATS, PLANT EACH IN A MANNER THAT MINIMALLY
- DISTURBS THE ROOT SYSTEM BUT TO A DEPTH NOT LESS THAN TWO NODES. 5. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER
- INDENTATION AROUND PLANTS TO HOLD WATER. 6. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET
- 7. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE

PLANTING AREA MULCHING

OF RECOVERY FROM TRANSPLANTING SHOCK.

INSTALL WEED-CONTROL BARRIERS BEFORE MULCHING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES A MINIMUM OF **12 INCHES** AND SECURE SEAMS WITH GALVANIZED PINS.

MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.

- 1. TREES IN TURF AREAS: APPLY [ORGANIC] [AGGREGATE] MULCH RING OF 2-INCH AVERAGE THICKNESS, WITH 18-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 **INCHES** OF TRUNKS OR STEMS.
- 2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH AVERAGE THICKNESS OF ORGANIC MULCH OVER WHOLE SURFACE OF PLANTING AREA. AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

EDGING INSTALLATION

SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45-DEGREE, 4- TO 6-INCH-DEEP, SHOVEL-CUT EDGE.

PLANT MAINTENANCE

- 1. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
- 2. FILL IN, AS NECESSARY, SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

UNDERGROUNDAFFEINESTAREATIMETED FOR KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS COMPILATION OF THE LABUE RECORDS INFORMATION OF THE LABUE RECORDS SURFACE INDICARDANS WELLENDER AROUND STELLE SENDMINIMIZE USE OF PESTICIDES AND REDUCE HAZARDS. MAY NOT BE INCTENSE INCATIONS AND TISECAL CONTROLS SUCH AS HOSING OFF FOLIAGE, MECHANICAL EXISTENCE OR NOOMETING SUCH AND AND THIS OLOGICAL CONTROL AGENTS. CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY

PROTECTIONS SEERING FOR ANY PERIOD

OF EXCAVATION OF FOR THE STICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS

- ACCORDING TO AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
- 2. PRE-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
- 3. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN

REPAIR AND REPLACEMENT

- GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT. 1. SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.
- 2. PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF
- 3. REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT.

REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION **BEFORE THE END OF THE CORRECTIONS PERIOD** OR ARE DAMAGED DURING CONSTRUCTION OPERATIONS THAT ARCHITECT DETERMINES ARE INCAPABLE OF RESTORING TO NORMAL GROWTH PATTERN.

1. PROVIDE NEW PLANTS OF SAME SIZE AND SPECIES AS THOSE BEING REPLACED.

CLEANING AND PROTECTION

- 1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.
- 2. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL,
- TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. 3. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS, TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
- 4. AFTER INSTALLATION AND BEFORE PROJECT COMPLETION, REMOVE NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL PLANTING AREAS, AND PROJECT SITE.
- 5. AT TIME OF SUBSTANTIAL COMPLETION, VERIFY THAT TREE-WATERING DEVICES ARE IN GOOD WORKING ORDER AND LEAVE THEM IN PLACE. REPLACE IMPROPERLY FUNCTIONING DEVICES.

MAINTENANCE SERVICE

MAINTENANCE SERVICE FOR PLANTS: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "PLANT MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED, BUT FOR NOT LESS THAN MAINTENANCE PERIOD

1. MAINTENANCE PERIOD: 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.



LANDSCAPE

ARCHITECTURE

6305 Centre Park Dr.

513.779.7851

West Chester, OH 45069

NO. DATE DESCRIPTION

GRAETER'S ICE

CREAM

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

180817.000

04-22-2019

SHEET NAME:

OHIO

Utilities Protection

1-800-362-2764 Call Before You Dig

SERVICE

PROJECT NO:

LANDSCAPE **SPECIFICATIONS**

FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.

- 2. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDES SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT.
- 3. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
- 4. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH. SEE SECTION 329113 "SOIL PREPARATION."
- 5. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.

PREINSTALLATION MEETINGS: PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.

SUBMITTALS

1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER.

- 2. CERTIFICATION OF GRASS SEED: FROM SEED VENDOR FOR EACH GRASS-SEED MONOSTAND OR MIXTURE, STATING THE BOTANICAL AND COMMON NAME, PERCENTAGE BY WEIGHT OF EACH SPECIES AND VARIETY, AND PERCENTAGE OF PURITY, GERMINATION, AND WEED SEED. INCLUDE THE YEAR OF PRODUCTION AND DATE OF PACKAGING.
- 3. CERTIFICATION OF EACH SEED MIXTURE FOR TURFGRASS SOD. INCLUDE IDENTIFICATION OF SOURCE AND NAME AND TELEPHONE NUMBER OF SUPPLIER.
- 4. PRODUCT CERTIFICATES: FOR FERTILIZERS, FROM MANUFACTURER.
- 5. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
- 6. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF TURF DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.

QUALITY ASSURANCE

INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL TURF ESTABLISHMENT.

- 1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDCARE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- 2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN TURF INSTALLATION.
- 3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
- 4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDCARE NETWORK:
- a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN EXTERIOR.
- b. LANDSCAPE INDUSTRY CERTIFIED LAWNCARE MANAGER. c. LANDSCAPE INDUSTRY CERTIFIED LAWNCARE TECHNICIAN.

5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.

PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.

DELIVERY, STORAGE, AND HANDLING

SEED AND OTHER PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

SOD: HARVEST, DELIVER, STORE, AND HANDLE SOD ACCORDING TO REQUIREMENTS IN "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" AND "SPECIFICATIONS FOR TURFGRASS SOD TRANSPLANTING AND INSTALLATION" SECTIONS IN TPI'S "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." DELIVER SOD WITHIN 24 HOURS OF HARVESTING AND IN TIME FOR PLANTING PROMPTLY. PROTECT SOD FROM BREAKAGE AND DRYING.

BULK MATERIALS:

- 1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND
- 2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- 3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.

PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

- 1. SPRING PLANTING: MARCH 15 TO JUNE 1
- 2. FALL PLANTING: AUGUST 15 TO OCTOBER 15.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

GRASS SEED: FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.

SEED MIX: SEED OF GRASS SPECIES AS FOLLOWS, WITH NOT LESS THAN 95 PERCENT GERMINATION, NOT LESS THAN 100 PERCENT PURE SEED, AND COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES. THE MIXTURE SHALL BE AS FOLLOWS OR AN APPROVED EQUAL: (MIXTURE SHALL RATE IN NTEP'S TOP TEN. CONTRACTOR TO PROVIDE INFORMATION ON GRASS SEED STATING IT MEETS NTEP'S TOP TEN LIST)

- 1. 80-90 PERCENT TURF-TYPE TALL FESCUE, MINIMUM 3 VARIETIES (15 PERCENT MINIMUM FOR ANY
- 2. 5-10 PERCENT PERENNIAL RYEGRASS.
- 3. 5-10 PERCENT KENTUCKY BLUEGRASS.

FERTILIZERS

- 1. COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF QUICK RELEASE NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.
- 2. SLOW-RELEASE FERTILIZER: GRANULAR FERTILIZER CONSISTING OF A MINIMUM OF 50 PERCENT WATER-INSOLUBLE NITROGEN OR COATED NITROGEN SOURCE, PHOSPHATE, AND POTASH. APPLY NITROGEN, PHOSPHATE AND POTASH IN THE AMOUNTS RECOMMENDED IN THE SOIL REPORTS FROM A QUALIFIED TESTING AGENCY.

1. STRAW MULCH: PROVIDE AIR-DRY, CLEAN, MILDEW- AND SEED-FREE, SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

PESTICIDES

GENERAL: PESTICIDE, REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE

RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. 1. PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING UNDERGROUND UTHLETIES BRENTENDATIVEDINFROMMAGROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL COMPILATION OF TANGE CHELLEY RECORDINATION TO CHANDAYER.

SURFACE INDICATIONS DETINITIES FOR CONTROLLING MAY NOT BE INCLUMENTED PRECISE TO CHIMONS HAVE ALLEREADY GERMINATED. EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES

CANNOT BE VERIFIED BY EAST NOTIFY THE PERIOD PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD BIODEGRADABLE WOOD EXCELSIOR, STRAW, OR OF EXCAVATION OF CONSTRUCTION ACTIVITY BEANKETS: BIODEGRADABLE WOOD EXCELSIOR, STRAW, OR COCONUT-FIBER WAT ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH. INCLUDE

- MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.
- 2. EROSION-CONTROL FIBER MESH: BIODEGRADABLE BURLAP OR SPUN-COIR MESH, A MINIMUM OF 0.92 LB/SQ. YD., WITH 50 TO 65 PERCENT OPEN AREA. INCLUDE MANUFACTURER'S RECOMMENDED STEEL WIRE STAPLES, 6 INCHES LONG.

EXAMINATION

EXAMINE AREAS TO BE PLANTED FOR COMPLIANCE WITH REQUIREMENTS AND OTHER CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.

- 1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
- 2. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
- UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY. 4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- 5. IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.

PREPARATION

- 1. PROTECT STRUCTURES; UTILITIES; SIDEWALKS; PAVEMENTS; AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- 2. PROTECT ADJACENT AND ADJOINING AREAS FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY.
- 3. PROTECT GRADE STAKES SET BY OTHERS UNTIL DIRECTED TO REMOVE THEM.
- 4. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

TURF AREA PREPARATION

GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

1. PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL PER "PLANTING SOIL" SPECIFICATION.

- 2. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL. BEFORE PLANTING, OBTAIN FIELD ENGINEER'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- 3. BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

PREPARATION FOR EROSION-CONTROL MATERIALS

- PREPARE AREA AS SPECIFIED ABOVE
- 2. FOR EROSION-CONTROL BLANKET OR MESH, INSTALL FROM TOP OF SLOPE, WORKING DOWNWARD, AND AS RECOMMENDED BY MATERIAL MANUFACTURER FOR SITE CONDITIONS. FASTEN AS RECOMMENDED BY MATERIAL MANUFACTURER
- 3. MOISTEN PREPARED AREA BEFORE PLANTING IF SURFACE IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

SEEDING

PLANTING SAUCER.

- 1. SOW SEED WITH SPREADER OR SEEDING MACHINE. DO NOT BROADCAST OR DROP SEED WHEN WIND VELOCITY EXCEEDS 5 MPH.
- a. EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT
- ANGLES TO EACH OTHER.
- b. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED. c. DO NOT SEED AGAINST EXISTING TREES. LIMIT EXTENT OF SEED TO OUTSIDE EDGE OF
- 2. SOW SEED AT A TOTAL RATE OF 6 TO 8 LB/1000 SQ. FT.. RAKE SEED LIGHTLY INTO TOP 1/8 INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- 4. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5. PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:6 BY SPREADING STRAW MULCH. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS/ACRE TO FORM A CONTINUOUS BLANKET 1-1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT
- a. ANCHOR STRAW MULCH BY CRIMPING INTO SOIL WITH SUITABLE MECHANICAL EQUIPMENT.
- 6. OVERSEED TURF AREA EIGHT (8) WEEKS AFTER INITIAL SEEDING OPERATION AT A RATE OF 5 LBS/1000 SQ. FT., IF INITIAL SEEDING HAS NOT PROVIDED A MINIMUM OF 90% COVERAGE OVER ANY 10 SQ. FT., OR IF BARE AREAS GREATER THE 3 BY 3 INCHES ARE PRESENT.

HYDROSEEDING: MIX SPECIFIED SEED, COMMERCIAL FERTILIZER, AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING

- UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. 1. MIX SLURRY WITH NONASPHALTIC TACKIFIER.
- 2. SPRAY-APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A TWO-STEP PROCESS.
- APPLY FIRST SLURRY COAT AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 500-LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE. APPLY SLURRY COVER COAT OF FIBER MULCH (HYDROMULCHING) AT A RATE OF 1000 LB/ACRE.

TURF RENOVATION

- 1. RENOVATE EXISTING TURF WHERE INDICATED.
- 2. RENOVATE TURF DAMAGED BY CONTRACTOR'S OPERATIONS, SUCH AS STORAGE OF MATERIALS OR EQUIPMENT AND MOVEMENT OF VEHICLES.
- a. REESTABLISH TURF WHERE SETTLEMENT OR WASHOUTS OCCUR OR WHERE MINOR REGRADING IS REQUIRED.
- b. INSTALL NEW PLANTING SOIL AS REQUIRED.
- 3. REMOVE SOD AND VEGETATION FROM DISEASED OR UNSATISFACTORY TURF AREAS; DO NOT BURY IN SOIL. 4. REMOVE TOPSOIL CONTAINING FOREIGN MATERIALS, SUCH AS OIL DRIPPINGS, FUEL SPILLS,
- STONES, GRAVEL, AND OTHER CONSTRUCTION MATERIALS RESULTING FROM CONTRACTOR'S OPERATIONS, AND REPLACE WITH NEW PLANTING SOIL.
- 5. MOW, DETHATCH, CORE AERATE, AND RAKE EXISTING TURF.
- 6. REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE EXTENSIVE, APPLY SELECTIVE HERBICIDES AS REQUIRED. DO NOT USE PRE-EMERGENCE HERBICIDES.
- 7. REMOVE WASTE AND FOREIGN MATERIALS, INCLUDING WEEDS, SOIL CORES, GRASS, VEGETATION, AND TURF, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. 8. TILL STRIPPED, BARE, AND COMPACTED AREAS THOROUGHLY TO A SOIL DEPTH OF 6 INCHES. 9. APPLY INITIAL FERTILIZER REQUIRED FOR ESTABLISHING NEW TURF AND MIX THOROUGHLY INTO
- TOP 4 INCHES OF EXISTING SOIL. INSTALL NEW PLANTING SOIL TO FILL LOW SPOTS AND MEET a. INITIAL FERTILIZER: COMMERCIAL FERTILIZER APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

10. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW TURF.

11. WATER NEWLY PLANTED AREAS AND KEEP MOIST UNTIL NEW TURF IS ESTABLISHED.

TURF MAINTENANCE

GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING. REPLANTING. AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF, ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.

1. FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MATERIALS AND TURF DAMAGED OR LOST IN AREAS OF SUBSIDENCE.

- 2. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH AND ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
- 3. APPLY TREATMENTS AS REQUIRED TO KEEP TURF AND SOIL FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS.

WATERING: INSTALL AND MAINTAIN TEMPORARY PIPING, HOSES, AND TURF-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP TURF UNIFORMLY MOIST TO A DEPTH OF 4

- 1. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR
- 2. WATER TURF WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE.

MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING **GRASS HEIGHT:**

1. MOW TURF TO A HEIGHT OF 2 TO 3 INCHES.

TURF POST-FERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.

- 1. USE FERTILIZER THAT PROVIDES ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA. 2. SECOND APPLICATION FERTILIZER: APPLY SIX (6) WEEKS AFTER SEEDING OPERATIONS.
- PROVIDE A HIGH NITROGEN SLOW RELEASE FERTILIZER WITH AN ANALYSIS OF 30-3-10 OR SIMILAR. APPLY AT A RATE TO PROVIDE ACTUAL NITROGEN OF 1 LB/1000 SQ. FT. TO TURF AREA.

SATISFACTORY TURF

TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY ARCHITECT: 1. SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.

USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.

PESTICIDE APPLICATION

- 1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS
- 2. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.

CLEANUP AND PROTECTION

- 1. PROMPTLY REMOVE SOIL AND DEBRIS CREATED BY TURF WORK FROM PAVED AREAS. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS,
- OR OTHER PAVED AREAS. 2. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL,
- TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. 3. ERECT TEMPORARY FENCING OR BARRICADES AND WARNING SIGNS AS REQUIRED TO PROTECT NEWLY PLANTED AREAS FROM TRAFFIC. MAINTAIN FENCING AND BARRICADES THROUGHOUT
- INITIAL MAINTENANCE PERIOD AND REMOVE AFTER PLANTINGS ARE ESTABLISHED. 4. REMOVE NONDEGRADABLE EROSION-CONTROL MEASURES AFTER GRASS ESTABLISHMENT PERIOD.

MAINTENANCE SERVICE

SEASON.

TURF MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "TURF MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE

TURF IS ESTABLISHED, BUT FOR NOT LESS THAN THE FOLLOWING PERIODS: 1. SEEDED TURF: 90 DAYS FROM DATE OF [PLANTING COMPLETION] [SUBSTANTIAL COMPLETION]. a. WHEN INITIAL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON,

OR IF TURF IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING

LANDSCAPE

CIVIL ENGINEERING | www.kleingers.com 6305 Centre Park Dr West Chester, OH 45069 ARCHITECTURE 513.779.7851

0

NO. DATE DESCRIPTION

GRAETER'S ICE

CREAM

8155 MONTGOMERY ROAD

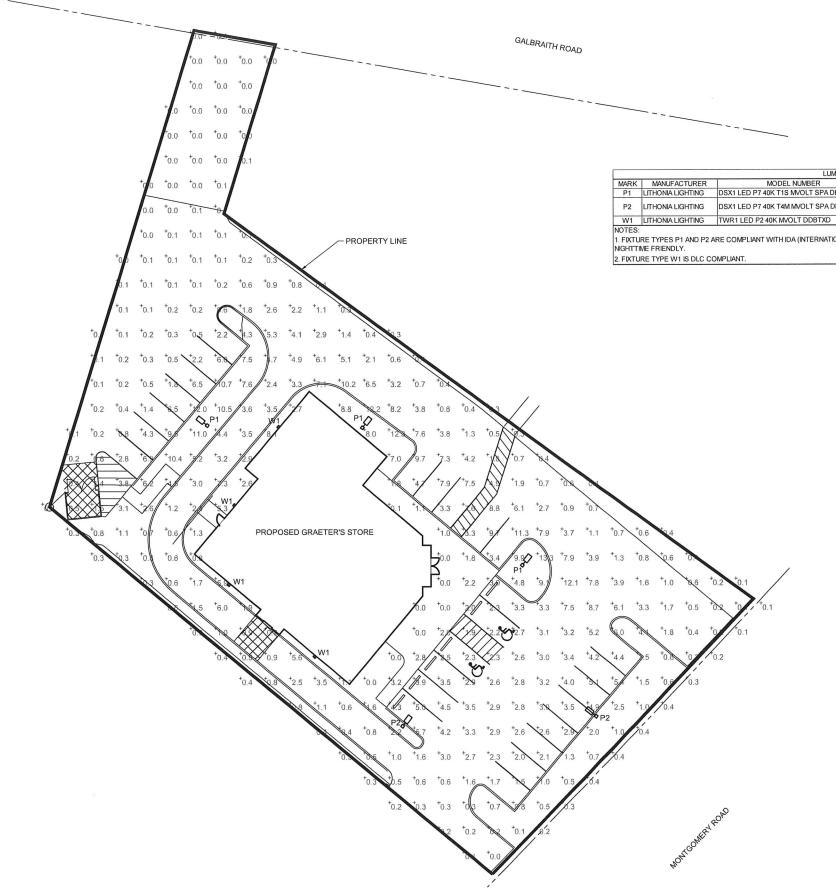
CINCINNATI, OH - 45236

PROJECT NO: 180817.000 04-22-2019

SHEET NAME:

LANDSCAPE **SPECIFICATIONS**





ES01



- NUMBER ADJACENT TO CROSSHAIR REPRESENTS CALCULATED FOOT-CANDLE LIGHTING LEVEL AT THAT POINT, CALCULATIONS WERE PERFORMED USING VISUAL LIGHTING SOFTWARE.
- ALL INDICATED VALUES ARE MAINTAINED HORIZONTAL FOOT-CANDLE LEVELS AT GRADE WITH APPROPRIATE LIGHT LOSS FACTORS APPLIED FOR DIRT AND DEPRECIATION. INITIAL LIGHTING LEVELS WILL BE HIGHER THAN INDICATED VALUES AND DO NOT INCLUDE ANY OTHER POSSIBLE LIGHTING CONTRIBUTION FROM NEARBY SOURCES.
- THE AVERAGE CALCULATED LIGHTING LEVEL IS 2.0 FOOT-CANDLES WITH LESS THAN 0.5 FOOT-CANDLES AT THE PROPERTY LINE.

LUMINAIRE SC	HEDULE
MODEL NUMBER	DESCRIPTION
OK T1S MVOLT SPA DBLXD	LIGHT FIXTURE MOUNTED ON 18'-0" SQUARE STRAIGHT STEEL POLE
OK T4M MVOLT SPA DBLXD HS	LIGHT FIXTURE WITH HOUSE-SIDE SHIELD MOUNTED ON 18'-0" SQUARE STRAIGHT STEEL POLE
10K MVOLT DDBTXD	WALL PACK MOUNTED AT 8'-0" AFF

1. FIXTURE TYPES P1 AND P2 ARE COMPLIANT WITH IDA (INTERNATIONAL DARK-SKY ASSOCIATION), DLC (DESIGN LIGHTS CONSORTIUM AND ARE

KLEINGERS

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WEB www.kzf.com

TOWNSHIP

CREAM GRAETER'S ICE

SYCAMORE

NO. DATE DESCRIPTION

GRAETER'S ICE CREAM

8155 MONTGOMERY ROAD CINCINNATI, OH - 45236

ROJECT NO. 180817.000 04-19-2019

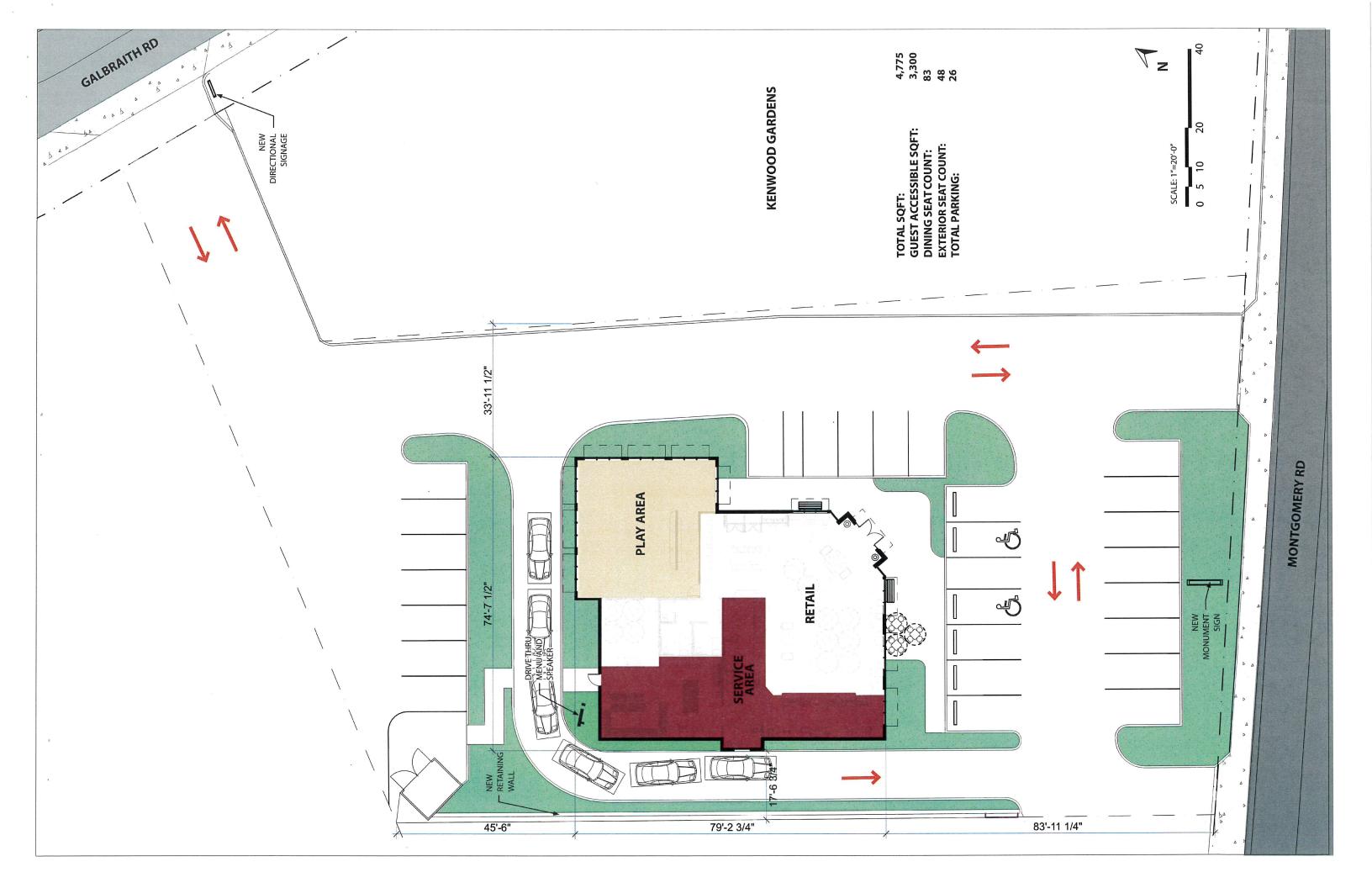
SCALE: 1/16" = 1'-0"

SITE LIGHTING PHOTOMETRIC PLAN

OHIO Utilities Protection SERVICE

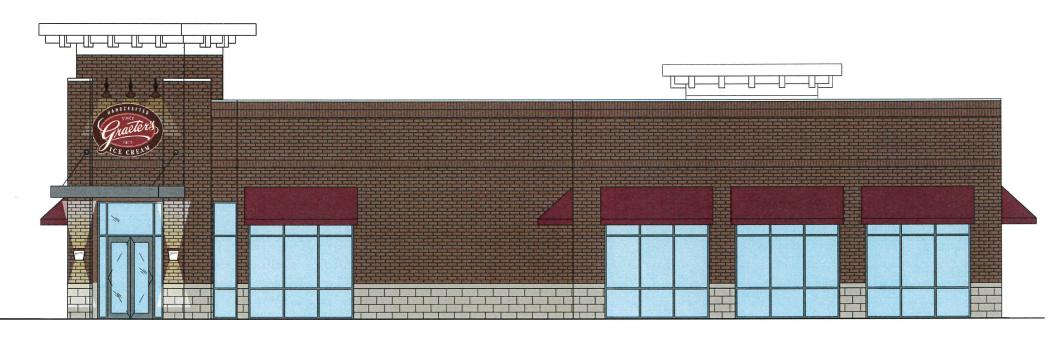
ES01

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF LINDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERRIFED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 1-8003-82-278 BEFORE ANY PERIOD
OF EXCAVATION OR CONSTRUCTION ACTIVITY. **│ SITE LIGHTING PHOTOMETRIC PLAN** 1/16" = 1'-0"





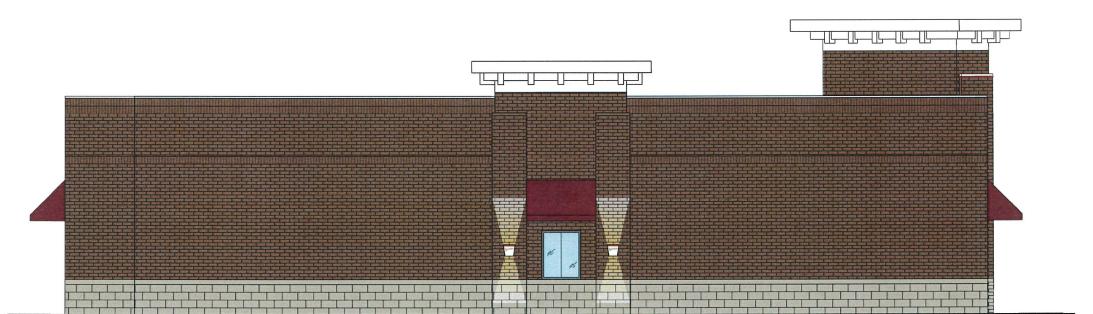








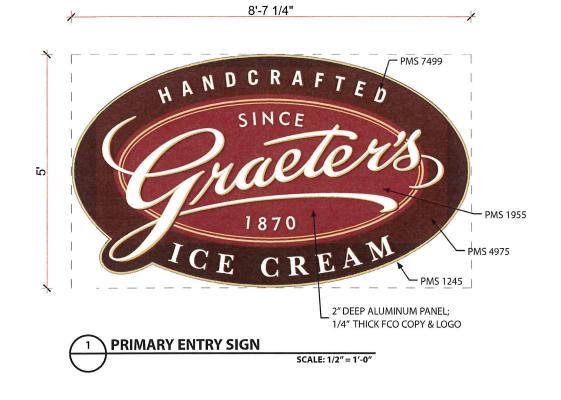


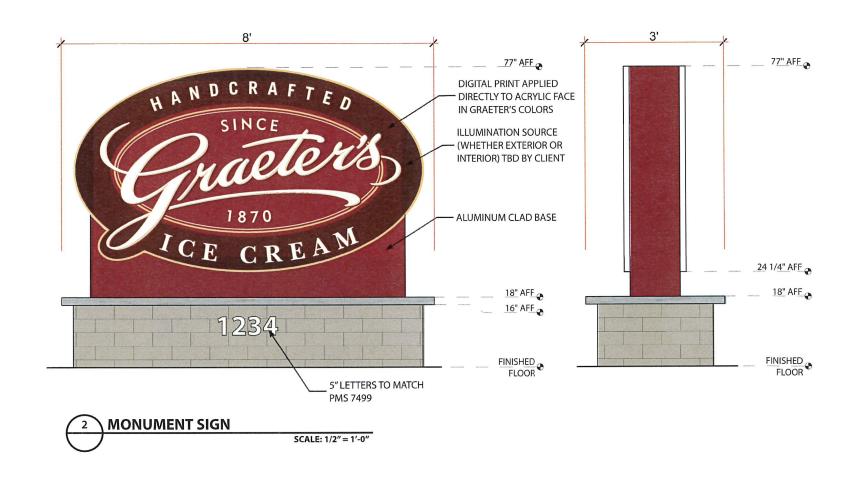


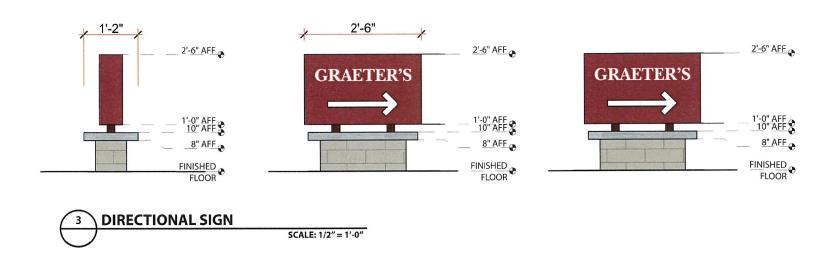






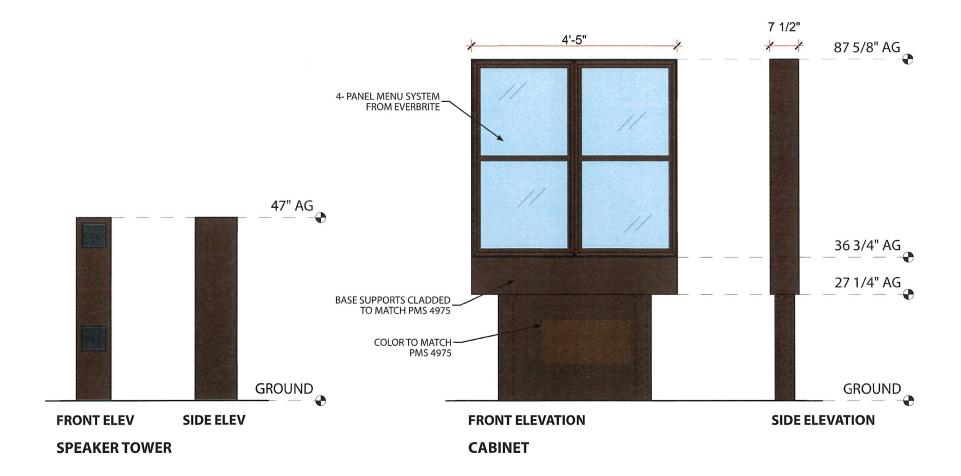














FRONT ELEVATION

NOTE: EXTENDER ATTACHED TO THE SIDE OF DRIVE-THRU CABINET. GRAPHICS TYPICALLY CHANGED OUT MONTHLY.





SCALE: 1/2" = 1'-0"

DRIVE-THRU CABINET DETAILS





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TEMPORARY SIGN - GRAND OPENING

APRIL 18, 2019 BDRDESIGNGROU