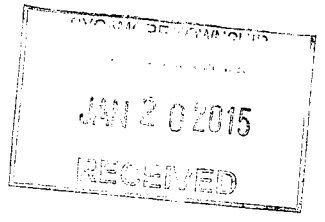


McGill Smith Punshon, Inc.
 3700 Park 42 Drive - Suite 1908
 Cincinnati, Ohio 45241-2097
 Tel 513.759.0004 • Fax 513.563.7099
 www.mcgillsmithpunshon.com
 Engineers • Architects • Surveyors
 Landscape Architects • Planners

Drawn By STG Project Mgr. DAS
 Drawing File 00477004-IMP-02 ADDITION
 X-Reference Files
 Date 01/20/15
 No. Revision/Issue By Date

No.	Revision/Issue	By	Date

**PARKING LOT ADDITION
 FOR
 NORTHPOINTE
 OFFICE PARK**
 SECTION 6, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

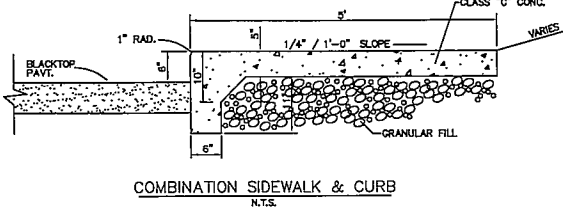
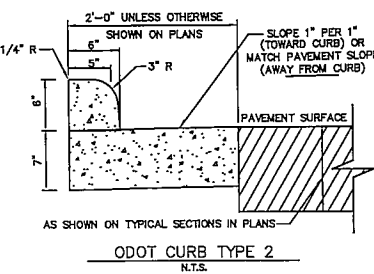
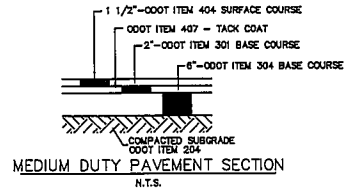


GENERAL LAYOUT NOTES

- TOTAL SITE ACREAGE: 2.557 ACRES
- ZONING: "OO" OFFICE
- PARKING STALLS:
 EXISTING PARKING STALLS 108
 PROPOSED NEW PARKING STALLS 16
 TOTAL 124
- PROPOSED LAND COVERAGE:

AREA (S.F.)
BUILDING FOOTPRINT 13,464
PARKING & DRIVE AREAS 48,325
WALKWAYS 1,513
TOTAL 63,302

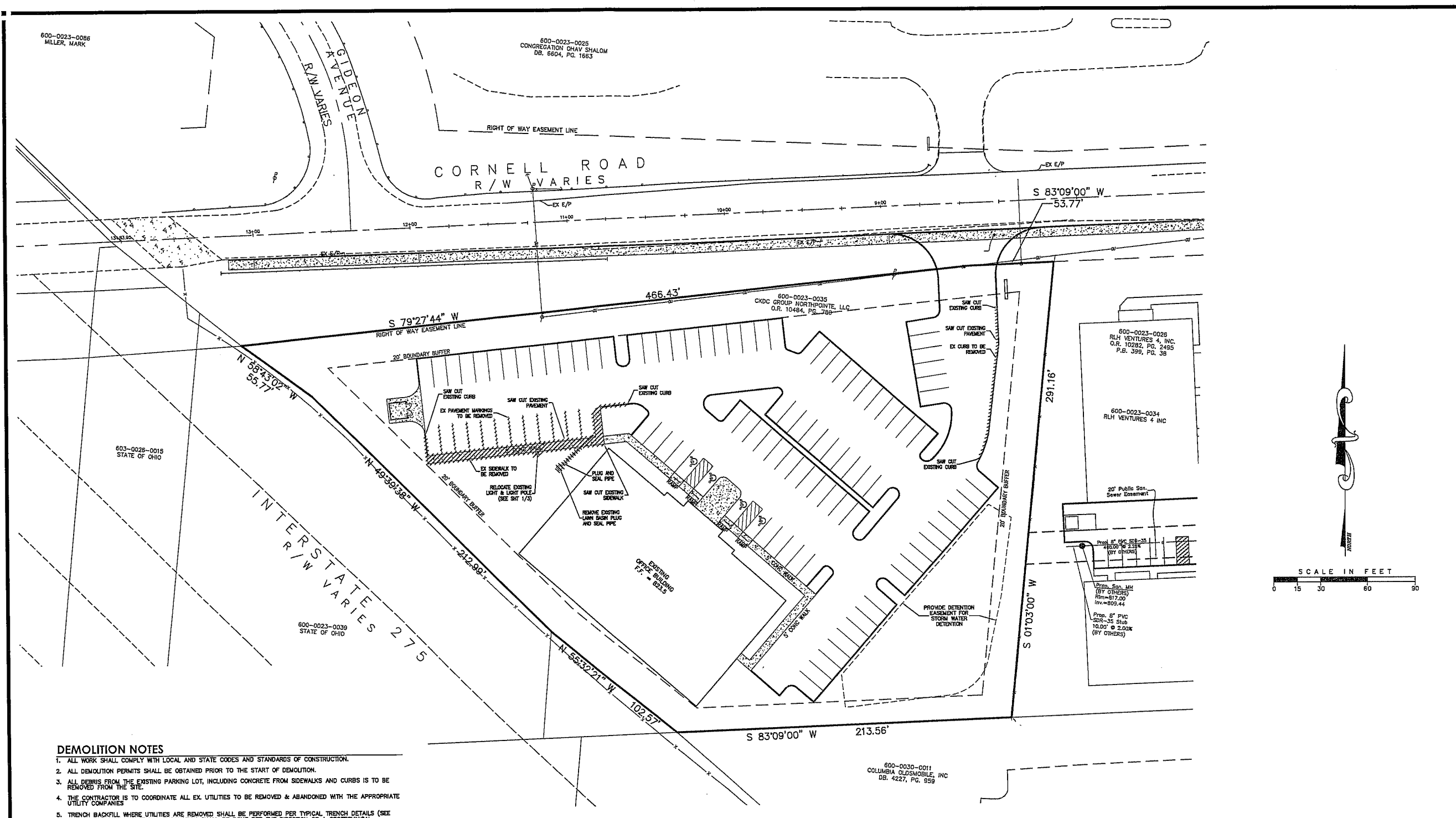
 IMPERVIOUS SURFACE RATIO (ISR) 62%
- ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO START OF THE WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. PLANS INDICATE APPROXIMATE ELEVATIONS AND ROUTING.
- DETAILS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE INTENDED TO COMPLEMENT THE PROJECT PLANS AND STANDARD DETAILS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND OTHER SPECIFICATIONS, THE MORE RESTRICTIVE CASE APPLIES, UNLESS SPECIFICALLY OVERRIDDEN.



Sheet Title
 IMPROVEMENT PLAN
 FOR 16 PARKING STALLS
 Project No. 00477.00
 Scale 1"=30'
 Sheet No. 1 / 4
 File No. 00-477

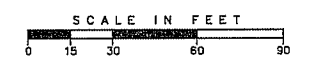
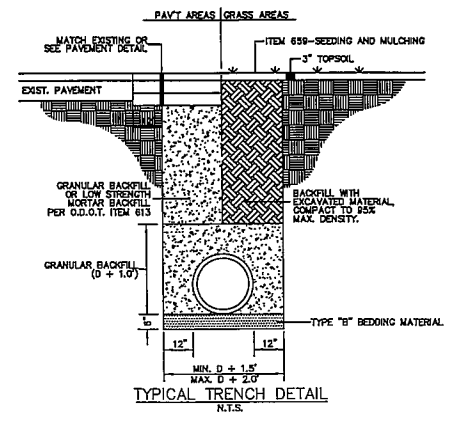
OHIO
 Utilities Protection
 SERVICE
 Call Before You Dig
 1-800-362-2764
 CALL TWO WORKING DAYS BEFORE YOU DIG
 (NON MEMBERS MUST BE CALLED DIRECTLY)

R:\land project\00477004-IMP-02-ADDITON.dwg, 1/20/2015 11:08:13 AM, stephen, 11



DEMOLITION NOTES

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE CODES AND STANDARDS OF CONSTRUCTION.
2. ALL DEMOLITION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF DEMOLITION.
3. ALL DEBRIS FROM THE EXISTING PARKING LOT, INCLUDING CONCRETE FROM SIDEWALKS AND CURBS IS TO BE REMOVED FROM THE SITE.
4. THE CONTRACTOR IS TO COORDINATE ALL EX. UTILITIES TO BE REMOVED & ABANDONED WITH THE APPROPRIATE UTILITY COMPANIES.
5. TRENCH BACKFILL WHERE UTILITIES ARE REMOVED SHALL BE PERFORMED PER TYPICAL TRENCH DETAILS (SEE THIS SHEET). ALL BACKFILL & EXCAVATION SHALL BE DONE PER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
6. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF SURFACE EVIDENCE AND AVAILABLE PLANS AND RECORDS. THEY HAVE NOT BEEN PHYSICALLY LOCATED. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES AS SHOWN COMPRISE ALL SUCH UTILITIES WITHIN THE CONSTRUCTION AREA. EITHER IN SERVICE OR ABANDONED. NOR IS IT GUARANTEED THAT THEY ARE IN THE EXACT LOCATION AS INDICATED. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR IS TO PROVIDE CONTINUOUS & ADEQUATE TWO LANE ACCESS TO ALL PARKING SPACES, AT ALL TIMES.
8. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL OTHER MISCELLANEOUS ITEMS AS REQUIRED TO PERFORM THE WORK. ANY ITEMS NOT SPECIFICALLY EXCLUDED FROM DEMOLITION SCOPE OF WORK WITHIN THE LIMITS SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL WORK TO REMAIN. ANY DAMAGE TO EXISTING SHALL BE REPLACED TO A LIKE NEW CONDITION REGARDLESS OF THE CONDITION IT WAS.
10. THE EXTENTS OF THE DEMOLITION WORK SHOWN ARE THE MINIMUM THAT SHOULD BE REMOVED. ADDITIONAL REMOVAL AND SUBSEQUENT REPAIR OF EXISTING WORK DUE TO CONTRACTOR'S SEQUENCING OR MEANS & METHODS OF PERFORMING THE WORK WILL BE PERFORMED AT CONTRACTOR'S EXPENSE.
11. ELECTRICAL CONTRACTOR IS TO DISCONNECT ALL ELECTRIC SERVICE TO LIGHT POLES AND OTHER ELECTRICAL APPURTENANCES THAT ARE TO BE REMOVED IN A SAFE MANNER. ALL LIGHTING & ELECTRICAL APPURTENANCES TO REMAIN SHALL BE RE-CONNECTED IF NEEDED, IN A SAFE MANNER.
12. CONTRACTOR IS TO VERIFY LOCATION OF EX. IRRIGATION SYSTEM AND COORDINATE WITH OWNER.
13. ALL UTILITY WORK MUST BE INSTALLED IN SUCH A MANNER TO NOT TAKE EXISTING UTILITIES SERVING EX. BUILDING OUT OF SERVICE. ALL UTILITY TIES AND CONNECTIONS SHALL BE COORDINATED WITH THE OWNER.



OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

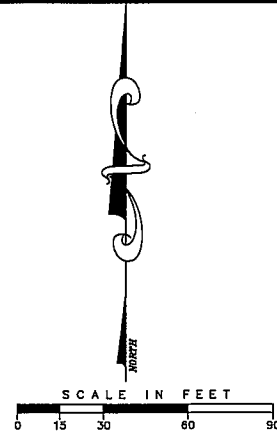
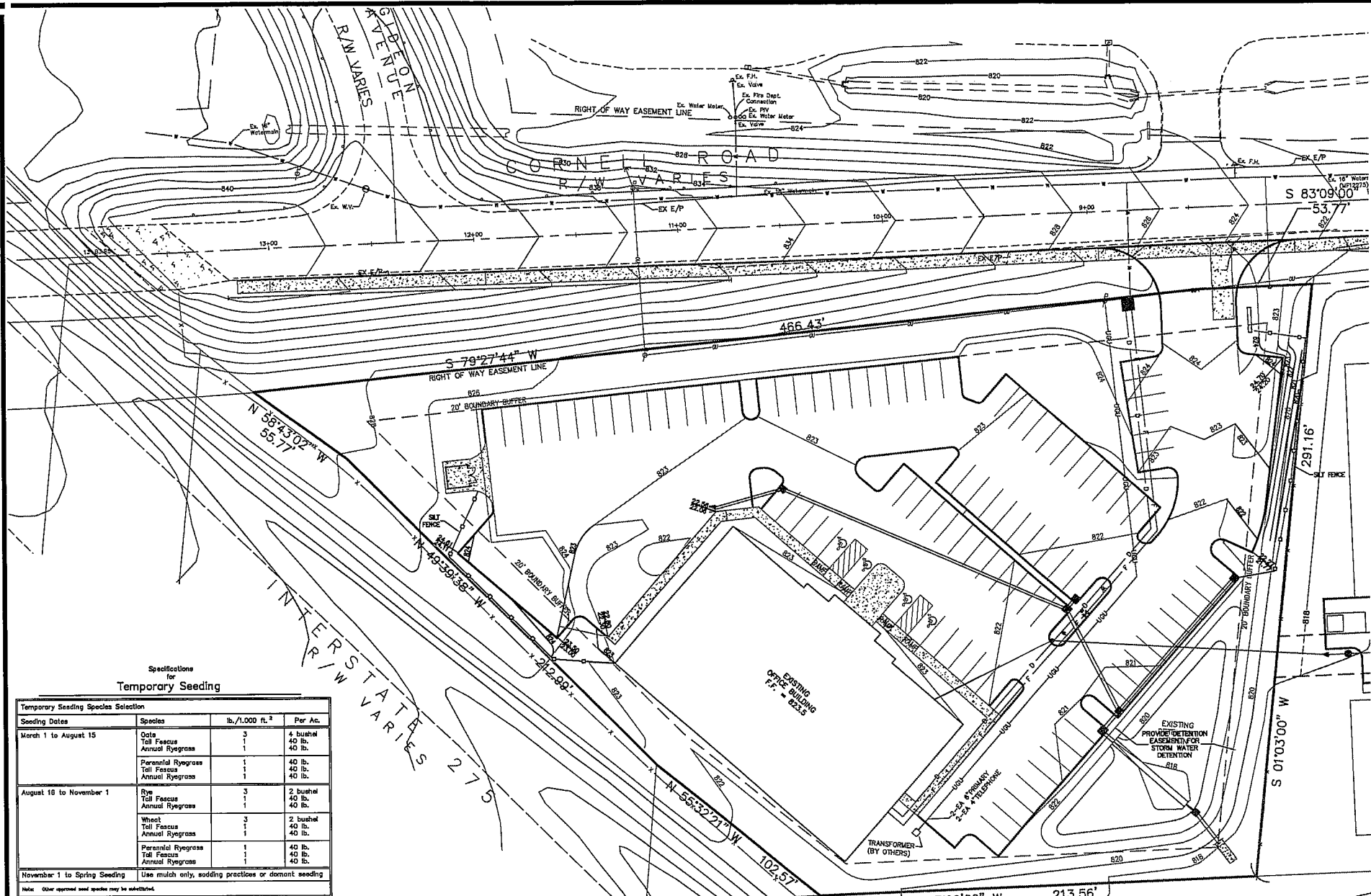
PARKING LOT ADDITION FOR NORTHPOINTE OFFICE PARK
SECTION 6, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title	SITE DEMO PLAN
Project No.	00477.00
Scale	1"=30'
Sheet No.	2 / 4
File No.	00-477

MSP
McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors
Landscape Architects • Planners

Drawn By	STG	Project Mgr.	DAS
Drawing File	00477004-IMP-02 ADDITION		
X-Reference Files			
Date	01/20/15		
No. Revision/Issue	By Date		

K:\Share_projects\00477004-IMP-02_ADDITION.dwg, 1/20/2015 10:32:39 AM, acp@msp.com, 1:1



Specifications for Temporary Seeding

Seeding Date	Species	lb./1,000 ft. ²	Per Ac.
March 1 to August 15	Oats	3	4 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Annual Ryegrass	1	40 lb.
August 16 to November 1	Rye	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Annual Ryegrass	1	40 lb.
November 1 to Spring Seeding	Wheat	3	2 bushel
	Tall Fescue	1	40 lb.
	Annual Ryegrass	1	40 lb.
	Perennial Ryegrass	1	40 lb.
	Annual Ryegrass	1	40 lb.

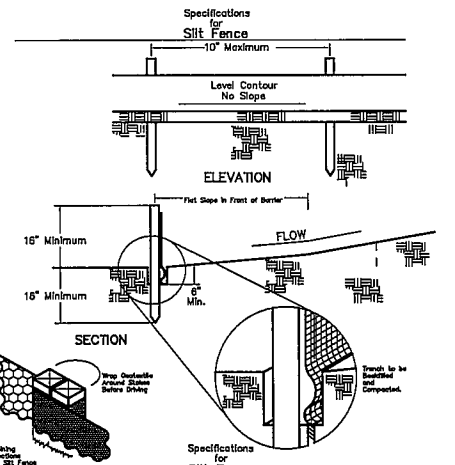
Note: Other approved seed species may be substituted.

- Structural erosion and sediment control practices such as diversions and sediment traps shall be installed and stabilized with temporary seeding prior to grading the rest of the construction site.
 - Temporary seed shall be applied between construction operations on soil that will not be graded or reworked for 45 days or more. These idle areas should be seeded as soon as possible after grading or shall be seeded within 7 days. Several applications of temporary seeding are necessary on typical construction projects.
 - The seedbed should be pulverized and loose to ensure the success of establishing vegetation. However, temporary seeding shall not be prepared if final seedbed preparation is not possible.
 - Soil Amendments—Applications of temporary vegetation shall establish adequate stands of vegetation that may require the use of soil amendments. Soil tests should be taken on the site to predict the need for lime and fertilizer.
 - Seeding Method—Seed shall be applied uniformly with a broadcast seeder, drill, cultipacker seeder, or hydromulcher. When feasible, seed that has been broadcast shall be covered by raking and dragging and then lightly tamped into place using a roller or cultipacker. If hydromulching is used, the seed and fertilizer will be mixed on site and the seeding shall be done immediately and without interruption.
- MULCHING TEMPORARY SEEDING**
- Applications of temporary seeding shall include mulch that shall be applied during or immediately after seeding. Seedings made during optimum seeding dates and with favorable soil conditions and on very flat areas may not need mulch to achieve adequate stabilization.
 - Materials:
 - Straw—If straw is used, it shall be applied uniformly at a rate of 2 tons/acre or 90 lbs./1,000 sq. ft. (two to three bales). The mulch shall be spread uniformly by hand or mechanically so the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 sq. ft. sections and spread two 45 lb. bales of straw in each section.
 - Hydromulcher—If wood cellulose fiber is used, it shall be used at 2,000 lb./acre or 48 lb./1,000 sq. ft.
 - Other—Other acceptable mulches include mulch matting applied according to manufacturer's recommendations or wood chips applied at 6 tons/acre.
 - Strew mulch shall be anchored immediately to minimize loss by wind or water.
 - Anchoring Methods:
 - Mechanical—A disk, crimper, or similar type tool shall be set straight in mulch or anchor the mulch material into the soil. Strew mechanically anchored mulch shall be finely chopped but generally, be left longer than 8 in.
 - Mulch Nettings—Netting shall be used according to the manufacturer's recommendations. Netting may be necessary to hold mulch in place in areas of concentrated runoff and on critical slopes.
 - Asphalt Emulsion—Asphalt shall be applied as recommended by the manufacturer or at the rate of 100 gal./acre.
 - Synthetic Binders—Synthetic binders such as Acrylic DLR (Agrim-Tec), DCA-70, Petrolon, Terra-Tek or equivalent may be used at rates recommended by manufacturer.
 - Wood Cellulose Fiber—Wood cellulose fiber binder shall be applied at a net dry weight of 750 lb./acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 lbs./100 gal.

- GENERAL GRADING NOTES**
- EROSION AND SEDIMENT CONTROLS NEED TO BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SILT FENCE SHOULD BE USED AS A TEMPORARY MEASURE AGAINST SILT BEING WASHED ONTO THE ADJACENT PROPERTIES UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING CORNELL ROAD AND ADJACENT PRIVATE DRIVES CLEAN AND FREE OF MUD AND DEBRIS.
 - PRESERVE EXISTING VEGETATION WHERE PRACTICAL AND PROTECT DISTURBED AREAS AS SOON AS PRACTICABLE INCLUDING TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATING SOIL STABILIZATION, PHASING, AND PROTECTION OF TREES.
 - THE CONTRACTOR SHALL INITIATE THE ABOVE PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF DISTURBED AREAS ARE TO REMAIN UNDISTURBED FOR MORE THAN FORTY-FIVE (45) DAYS.
 - TEMPORARY EROSION, MUD AND DEBRIS CONTROL USING SILT FENCE MUST BE PROVIDED AT ALL EXISTING AND PROPOSED OUTLET DITCHES, SWALES, WATERCOURSES OR TEMPORARY PIPE OUTLETS WITHIN THE SITE LIMITS. EXCESS BUILD UP OF SEDIMENT AND DEBRIS DEPOSITED AT THESE TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED WHEN HALF FULL OF SEDIMENT AND DEBRIS.
 - PARKING LOTS SHALL BE GRADED TO ASSURE POSITIVE FLOW TOWARDS THE STORM SEWER INLETS.
 - THE CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITY LOCATIONS AND PROTECT THEM FROM DAMAGE. IF DISCREPANCIES EXIST, NOTIFY THE PROPER UTILITY COMPANY OR AGENCY. RELOCATION OF EXISTING UTILITIES WILL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY RULES AND REGULATIONS.
 - GRAVULAR BACKFILL IS REQUIRED IN ALL PIPE TRENCHES LOCATED UNDER PAVEMENT OR SIDEWALKS. BACKFILL SHALL BE COMPACTED TO 100X STANDARD PROCTOR DENSITY AND TESTED BY APPROVED AGENT, UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER — ALT & WITZIG ENGINEERS, INC.

OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON-MEMBERS MUST BE CALLED DIRECTLY)

ESTABLISH VEGETATION ON ALL BARE AREAS AS PER O.E.P.A. N.P.D.E.S. REGULATIONS.
CONTRACTOR IS RESPONSIBLE FOR N.P.D.E.S. INSPECTIONS DURING CONSTRUCTION PERIOD.



- Silt fences shall be constructed before upstate land disturbance begins.
 - All silt fences shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions, which may carry small concentrated flows to the silt fence, are dissipated along its length.
 - To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upstate so that the ends are at a higher elevation.
 - Where possible, silt fence shall be placed on the flattest area available.
 - Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upstate from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
 - The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
 - The silt fence shall be placed in a trench cut to a minimum of 6 in. deep. The trench shall be cut with a trencher, cable layer machine, or other suitable device that will ensure an adequately uniform trench depth. The trench shall be backfilled and compacted.
 - The silt fence shall be placed with the stakes on the downstate side of the gateposts and so that 6-in. of earth are before the ground surface. Excess material shall lie on the bottom of the 6-in. deep trench. The trench shall be backfilled and compacted.
 - Stakes between sections of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
 - Maintenance—Silt fence shall allow runoff to pass only as diffuse flow through the gateposts. If runoff overtops the silt fence, flow under or around ends, or in any other way becomes a concentrated flow, on the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed; 2) Accumulated sediment shall be removed; or 3) Other practices shall be installed.
- Criteria for Silt Fence Materials**
- Fence Posts—The length shall be a minimum of 32 in. long. Wood posts will be 2-by-2 in. of hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
 - Silt Fence Fabric shall be 0007 Type C Geotextile Fabric or as described by the chart below.
- | Property | Minimum | Maximum |
|---------------------------|----------|----------|
| Minimum Tensile Strength | 100 lbs. | 100 lbs. |
| Minimum Tear Strength | 30 lbs. | 30 lbs. |
| Minimum Puncture Strength | 30 lbs. | 30 lbs. |
| Minimum Burst Strength | 200 lbs. | 200 lbs. |
| Minimum Seepage Rate | 1.0 in. | 1.0 in. |
| Minimum Permeability | 1.0 in. | 1.0 in. |

MSP
McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors
Landscape Architects • Planners

Drawn By: STG Project Mgr: DAS
Drawing File: 00477004-IMP-02 ADDITION
X-Reference Files:
Date: 01/20/15
No. Revision/Issue: By Date:

PARKING LOT ADDITION FOR NORTH POINTE OFFICE PARK
SECTION 6, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

GRADING PLAN

Sheet Title: GRADING PLAN
Project No.: 00477.00
Scale: 1"=30'
Sheet No.: 3 / 4
File No.: 00-477



McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors
Landscape Architects • Planners

Drawn By DJF Project Mgr. DAS
Drawing File 00477006-PLA-02
X-Reference Files 00477004-IMP-02 ADDITION
Date 01/20/15
No. Revision/Issue By Date

GENERAL NOTES - PLANTING

- LANDSCAPE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. LANDSCAPE CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES, WHICH IS CAUSED BY THEIR ACTIONS OR THE ACTIONS OF THEIR CONSULTANTS.
- LANDSCAPE CONTRACTOR TO EXAMINE FINISH SURFACE, GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY; REFER TO SPECIFICATIONS (IF APPLICABLE); IF CONDITIONS ARE UNSATISFACTORY, NOTIFY OWNER, OWNER'S REPRESENTATIVE, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- AFTER INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO OWNER'S REPRESENTATIVE'S SATISFACTION.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS. CALL (202)-789-2900 TO OBTAIN A COPY OF THE AMERICAN STANDARD FOR NURSERY STOCK BOOKLET.
- NURSERY STOCK IDENTIFICATION TAGS SHALL NOT BE REMOVED FROM ANY PLANTING PRIOR TO INSPECTION AND APPROVAL OF INSTALLATION BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. ALL TREES LOCATED WITHIN LAWN AREAS TO BE CONTAINED WITH A 5' MULCH RING. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD, DARK IN COLOR.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
- LANDSCAPE CONTRACTOR, GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR DESIGN BUILDER IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIABILITY. REFER TO FRONT END SPECIFICATIONS IF APPLICABLE.
- ANY LANDSCAPE CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER COMMENTS IS SHOWN ON THE DRAWINGS (IF REQUIRED) IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT SCHEDULE, THE PLANTING PLANS SHALL GOVERN.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND SHALL MAKE CONSULTANTS AWARE OF THESE ORDINANCES.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER OR LANDSCAPE CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AND MATERIAL STOCKPILING WITH THE OWNER OR OWNER'S REPRESENTATIVE.
- DURING ALL PHASES OF CONSTRUCTION ACTIVITY, IF THE LANDSCAPE CONTRACTOR OR THEIR SUBS ENCOUNTER ANY "SOLID WASTE MATERIAL" (EXCLUDING CLEAN HARD FILL) THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED IMMEDIATELY FOR FURTHER DIRECTION.
- LANDSCAPE CONTRACTOR SHALL CLEAN STREETS OF MUD AND DEBRIS GENERATED BY THEIR CONSTRUCTION ACTIVITIES OR THEIR SUBS' CONSTRUCTION ACTIVITIES, PURSUANT WITH LOCAL CODE REQUIREMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, DESIGN BUILDER, OWNER OR OWNER'S REPRESENTATIVE TO PROVIDE FOR APPROPRIATE CARE OF EXISTING PLANT MATERIAL AND NEWLY LANDSCAPED AREAS DURING CONSTRUCTION.

GENERAL NOTES - PLANT MX

TOPSOIL: FERTILE, FRIABLE NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE BETWEEN pH 6.0 AND 6.8.

- IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
- PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS, WHICH WILL BE GROWN IN THE SOIL.

PEAT MOSS: BROWN TO BLACK IN COLOR, WEED AND SEED FREE GRANULATED RAW PEAT OR BALED PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.

MANURE: STERILIZED COW OR DEHYDRATED HORSE MANURE, SHREDDED, WEED AND SEED FREE. FURNISH IN BAGS OR BULK.

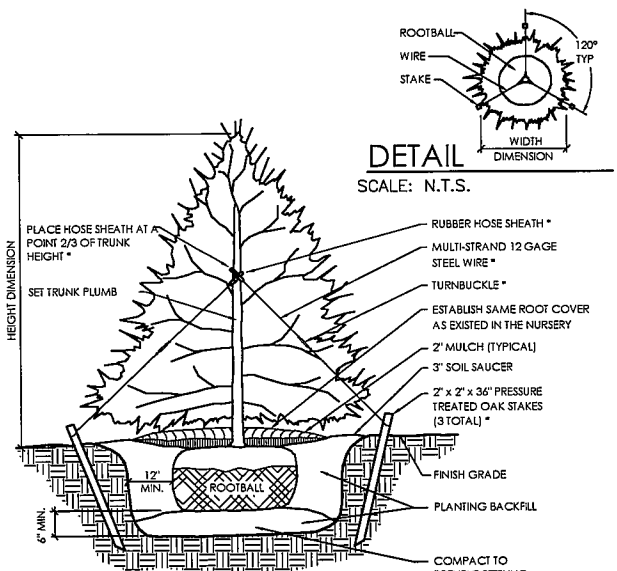
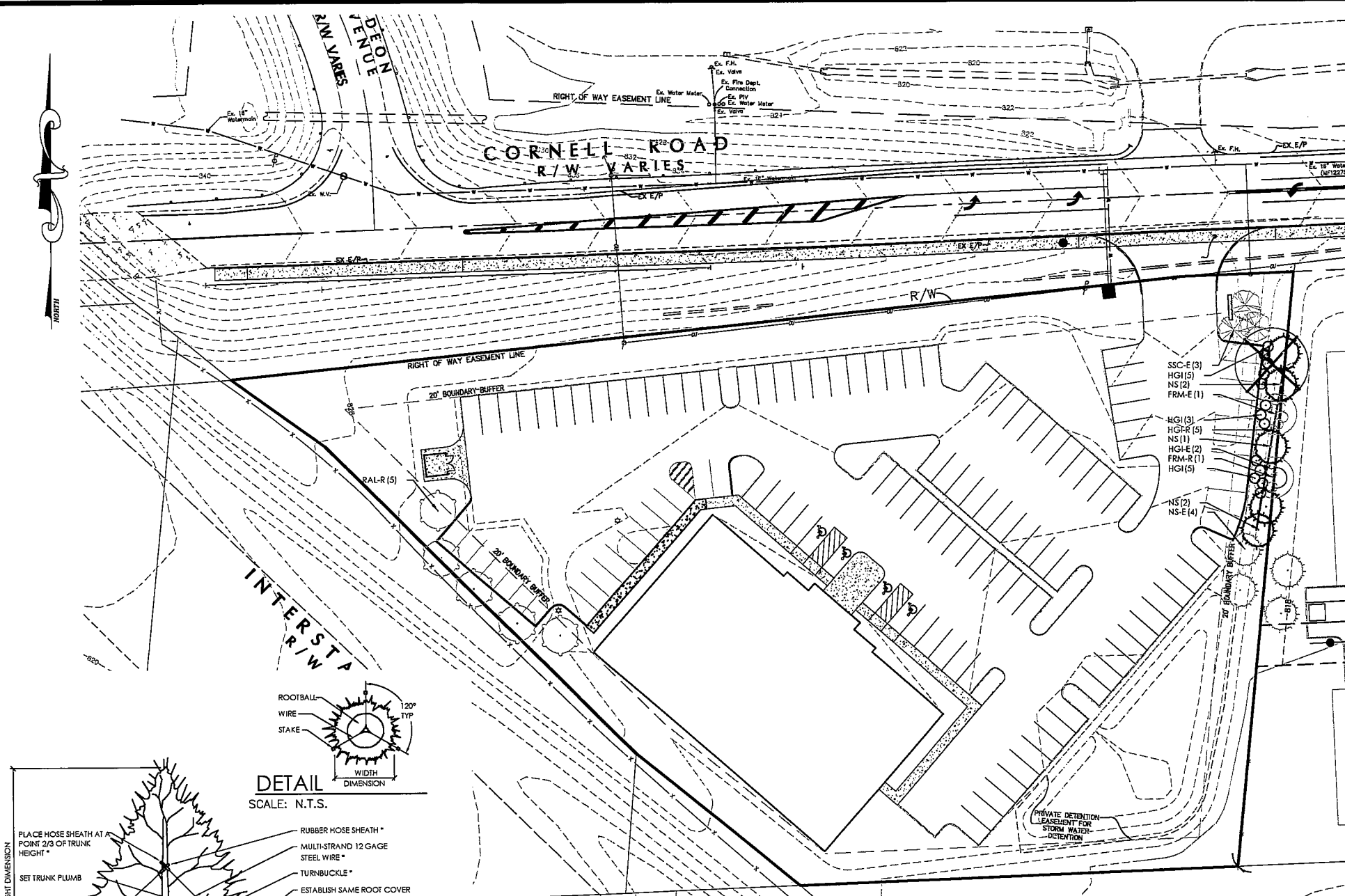
BONE MEAL: RAW, FINELY GROUND, COMMERCIAL GRADE, MINIMUM 3% NITROGEN, 20% PHOSPHOROUS.

FERTILIZER: COMMERCIALY APPROVED 12-12-12 (12% NITROGEN, 12% PHOSPHORIC ACID, AND 12% POTASH BY WEIGHT). 1/4 OF NITROGEN IN THE FORM OF NITRATES; 1/4 IN THE FORM OF AMMONIA SALT, AND 1/2 IN THE FORM OF ORGANIC NITROGEN.

PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND THE ROOT BALL/ROOTS OF THE PLANTS CONSISTING OF 5 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART MANURE, 10 LBS. FERTILIZER (PER CUBIC YARD) AND 2 1/3 LBS. OF BONE MEAL (PER CUBIC YARD).

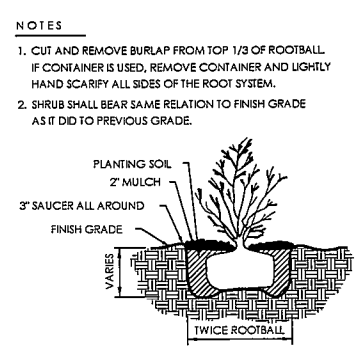
PARKING LOT ADDITION FOR NORTH POINTE OFFICE PARK
 SECTION 6, TOWN 4, ENTIRE RANGE 1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

Sheet Title
SITE LANDSCAPE PLAN
Project No. 00477.00
Scale 1"=30'
Sheet No. 4 / 4
File No. 00-477



- NOTES**
- IF NOT READILY APPARENT, LOCATE TRUNK FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
 - DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE ROOT BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED TRUNK FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
 - LIFTING ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF FLARE IS LEVEL WITH THE SURROUNDING SOIL.
 - REMOVE ALL TWINE FROM ROOT BALL. IF PRESENT, REMOVE AND DISCARD TOP 3\"/>

EVERGREEN TREE STAKING & GUYING
SCALE: N.T.S.



SHRUB PLANTING
SCALE: N.T.S.

PLANT SCHEDULE BUFFER LANDSCAPE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
NS	5	Picea abies	Norway Spruce	6'-7' B&B

SEMI-EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HGI	13	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	#5 CONT.

PLANT SCHEDULE EXISTING

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
NS-E	4	Picea abies	Norway Spruce	EXISTING

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
SSC-E	3	Malus x 'Spring Snow'	Spring Snow Crabapple	EXISTING

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
FRM-E	1	Acer rubrum 'Fizom'	Fireball Red Maple	EXISTING
FRM-R	1	Acer rubrum 'Fizom'	Fireball Red Maple	EXISTING
FRM-R	1	Acer rubrum 'Fizom'	Fireball Red Maple	RELOCATED
RAL-R	5	Tilia americana 'Redmond'	Redmond American Linden	EXISTING
RAL-R	5	Tilia americana 'Redmond'	Redmond American Linden	RELOCATED

SEMI-EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	CONT.
HGI-E	2	Ilex virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	EXISTING
HGI-R	5	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	EXISTING
HGI-R	5	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	RELOCATED