

PRELIMINARY

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DATE	REVISION	NO	ISSUED FOR	ISSUE DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
				4/03/2024	1" = 20'	PJK	BEK	PJK

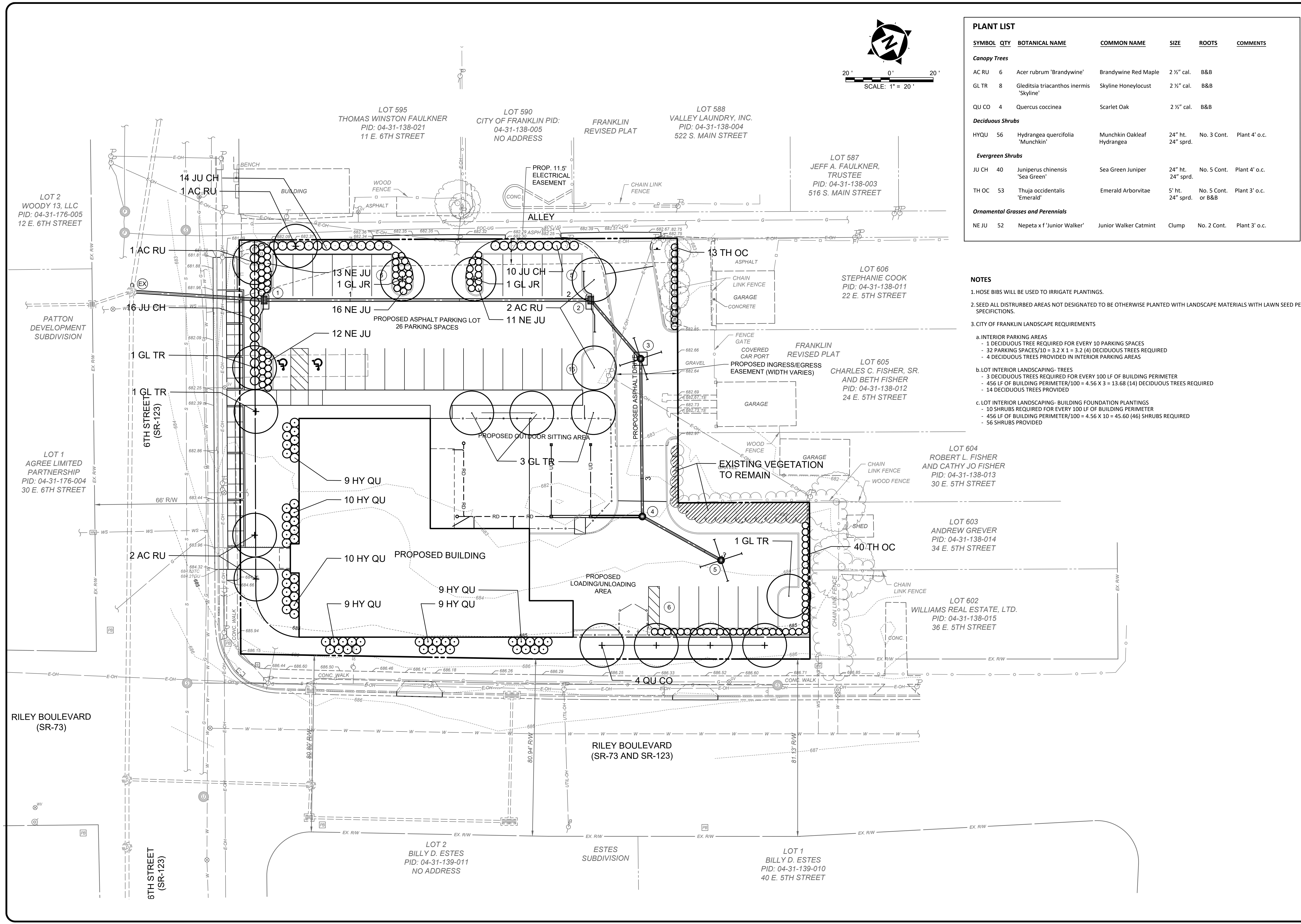
RILEY BOULEVARD AND 6th STREET
CITY OF FRANKLIN
WARREN COUNTY, OHIO
LANDSCAPE PLAN

PROJECT NO.	241305
DISCIPLINE	SURVEY
SHEET NAME	LANDSCAPE
SHEET	EX-002
OF	
L-2	L-3

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
Canopy Trees						
AC RU	6	Acer rubrum 'Brandywine'	Brandywine Red Maple	2 1/2" cal.	B&B	
GL TR	8	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2 1/2" cal.	B&B	
QU CO	4	Quercus coccinea	Scarlet Oak	2 1/2" cal.	B&B	
Deciduous Shrubs						
HY QU	56	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	24" ht. 24" sprd.	No. 3 Cont.	Plant 4' o.c.
Evergreen Shrubs						
JU CH	40	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" ht. 24" sprd.	No. 5 Cont.	Plant 4' o.c.
TH OC	53	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5' ht. 24" sprd.	No. 5 Cont. or B&B	Plant 3' o.c.
Ornamental Grasses and Perennials						
NE JU	52	Nepeta x f 'Junior Walker'	Junior Walker Catmint	Clump	No. 2 Cont.	Plant 3' o.c.

- NOTES**
- HOSE BIBS WILL BE USED TO IRRIGATE PLANTINGS.
 - SEED ALL DISTURBED AREAS NOT DESIGNATED TO BE OTHERWISE PLANTED WITH LANDSCAPE MATERIALS WITH LAWN SEED PER SPECIFICATIONS.
 - CITY OF FRANKLIN LANDSCAPE REQUIREMENTS
 - INTERIOR PARKING AREAS
 - 1 DECIDUOUS TREE REQUIRED FOR EVERY 10 PARKING SPACES
 - 32 PARKING SPACES/10 = 3.2 X 1 = 3.2 (4) DECIDUOUS TREES REQUIRED
 - 4 DECIDUOUS TREES PROVIDED IN INTERIOR PARKING AREAS
 - LOT INTERIOR LANDSCAPING- TREES
 - 3 DECIDUOUS TREES REQUIRED FOR EVERY 100 LF OF BUILDING PERIMETER
 - 456 LF OF BUILDING PERIMETER/100 = 4.56 X 3 = 13.68 (14) DECIDUOUS TREES REQUIRED
 - 14 DECIDUOUS TREES PROVIDED
 - LOT INTERIOR LANDSCAPING- BUILDING FOUNDATION PLANTINGS
 - 10 SHRUBS REQUIRED FOR EVERY 100 LF OF BUILDING PERIMETER
 - 456 LF OF BUILDING PERIMETER/100 = 4.56 X 10 = 45.60 (46) SHRUBS REQUIRED
 - 56 SHRUBS PROVIDED



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WARREN COUNTY, OHIO

LANDSCAPE PLAN

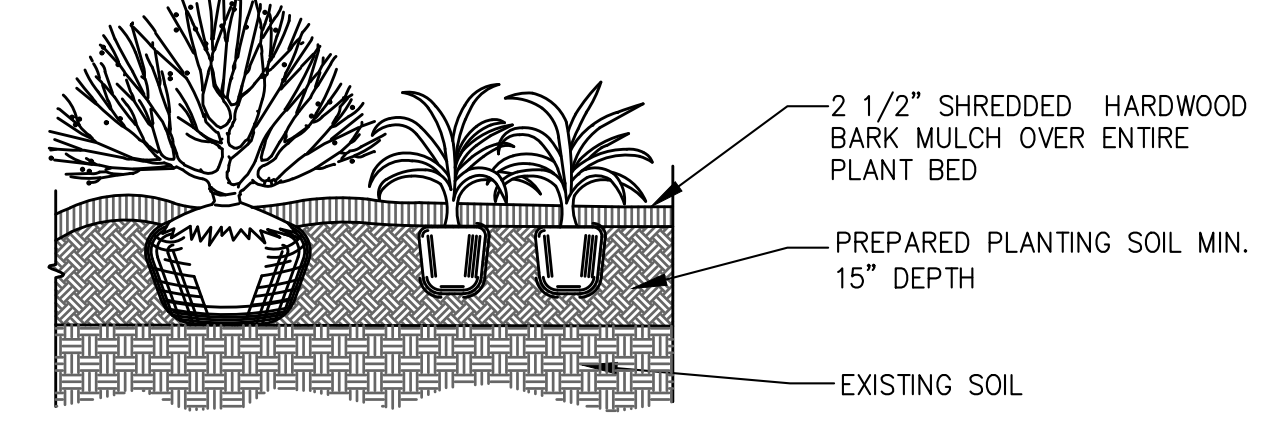
PROJECT NO.	241305
DISCIPLINE	SURVEY
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SHEET	L-3
OF	L-3

- 2.03 PLANT MATERIALS
- A. General:**
- Provide plants of size, genus, species and variety shown and scheduled for landscape work and complying with latest recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". All plants shall be nursery grown.
 - All plants shall be hardy under climatic conditions and nursery grown in the same hardiness zone, or colder, as the project.
 - Plants shall have outstanding form; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Owner's Representative will be the final arbiter of acceptability of plant form.
 - Provide plants with a vigorous, well-developed fibrous root system.
 - Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, larvae, borers, and all other forms of infestation.
 - Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, frost cracks, frost cracks, fresh limb cuts, disfiguring knots, or other defects.
 - Plants shall meet the sizes indicated in the Plant List. Plants larger than specified may be used only if accepted by the Owner's Representative, and without additional cost to the Owner.
 - Balled and burlapped plants shall be dug with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Plastic burlap and/or twine is not acceptable.
- B. Deciduous Trees:** Provide trees of height and caliper scheduled or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Single stem trees shall have a single, straight central leader.
- Provide balled and burlapped (B&B) deciduous trees.
 - Canopy trees shall be branched up 5/8" to 6"
- 2.04 MISCELLANEOUS LANDSCAPE MATERIALS
- A. Shredded Bark Mulch:** Shall be a finely shredded hardwood tree bark of uniform texture and size and shall be a slow decomposing, all organic material. Shredded bark shall be aged at least one year and dark brown in color. It shall not contain an excessive amount of acid that may adversely affect plant growth. Mulch shall be free of weeds and weed seeds.
- B. Anti-Desiccant:** Emulsion type, film forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identifiable containers and mix in accordance with manufacturer's instructions.
- C. Herbicide:** Shall be a labeled herbicide for the plants grown. It can be applied in either granular or liquid form according to directions.
- D. Guying and Staking:**
- Guying Stakes:** Shall be sound uniform hardwood stakes 2" x 2" x 36", or as shown on detailed drawings.
 - Bracing Stakes:** Shall be sound uniform hardwood stakes 2" x 2" x 8' to 10', or as shown on detailed drawings.
 - Trunk Protector:** For covering staking wire shall be Arbor Tie or equal.
 - Twine:** Shall be a jute twine not less than two ply (no synthetic twines).
 - Cable/Wire:** Shall be 12 or 14 gauge galvanized steel solid strand wire depending on size of tree. See planting details.
 - Turnbuckles:** Galvanized or zinc coated, having a 3" minimum lengthwise opening fitted with screw eyes, and shall have a tensile strength equal to or greater than the attaching wire or cable.
- E. Water:** Shall be suitable for irrigation and shall be free from ingredients harmful to plant life. Contractor shall furnish water to site for purposes of plant watering unless the Contractor makes other arrangements with the Owner for water supply.

- PART 3 EXECUTION
- 3.01 GENERAL
- Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.
 - It shall be the Landscape Contractor's responsibility to coordinate work with other Contractors on the project.
 - The Contractor shall take all proper precautions so as not to disturb or damage subsurface improvements (see Paragraph 1.06 of this section).
 - Existing soil and organic matter shall be tested at an approved testing lab by the Contractor. When testing indicates a deficiency, soil amendments and fertilizer shall be applied at rates indicated by testing as specified herein, for optimal growth of specified plantings. See Paragraph 2.02 of these specifications for specific requirements for Planting Soil for Shrubs.
- 3.02 EXCAVATION FOR TREES
- Excavate tree pits with vertical sides, taking care not to damage any subsurface improvements or utilities. Loosen hard subsoil on bottom and sides of excavation.
 - For tree locations, refer to the drawings and details.
 - Use soil removed from pit for preparation of planting soil backfill.
- 3.03 PLANTING INSTALLATION
- A. Setting of Plants:**
- Set balled and burlapped (B&B) plants in pits as indicated on details. Each plant shall be set in the center of an individual pit and set plumb and straight. All plants shall be properly faced so as to give the best effect.
 - No filling is permitted around trunk or stems. Cut off all broken or frayed roots. No planting mixture in a frozen or muddy condition is permitted for backfilling.
 - Trees and plants with broken root balls will not be accepted and will be replaced at Contractor's expense.
 - Tree trunks and plants shall be installed plumb. Landscape contractor is responsible for adjustment of trees and plants if not centered in pit.
- B. Burlap Removal:**
- ALL TWINE SHALL BE REMOVED FROM THE BASE OF ALL PLANTS. Cut wire baskets from ball after setting in pit. Remove burlap from top and sides of ball and retain on bottom.
- C. Backfill:**
- When the plant has been properly set, the pit shall be backfilled with specified planting soil. It shall be prepared by thoroughly mixing in the proper proportions prior to backfilling the pit.
 - Incorporate fertilizer into backfill mix at the rate recommended in the soil analysis and per manufacturer's recommendations.
 - The pit shall be loosely filled until full. Backfill shall be settled by watering and refilled as necessary. Dist top of backfill to allow for mulching.
 - No filling is permitted around trunks or stems. No planting mixture in a frozen or muddy condition is permitted for backfilling.
- D. Watering of All Plants:**
- Once backfilled, all plants shall be thoroughly soaked to the depth of the pit excavation.
 - Subsequent watering shall be performed by the Landscape Contractor until final acceptance. The Contractor shall furnish water to the site, unless the Contractor makes arrangements with the Owner for water supply. The irrigation system may be used for watering if it is fully functioning and has been accepted by the Owner, and use of the irrigation system for watering is permitted by Owner.
- 3.04 PLANT FINISHING
- A. Pruning:** Pruning of deciduous stock shall be limited to removal of dead and broken limbs and conflicting branches, and to enhance the plant's natural character, if necessary.
- Excessively pruned or misformed stock resulting from improper pruning shall be removed and replaced at the Contractor's expense.
- B. Weed Control:** Shall be done by applying pre-emergent herbicide at the rate specified by manufacturer.
- C. Mulching:** Mulch all trees to the depths specified.
- D. Watering:** Water all planted material thoroughly, immediately after planting.
- E. Applying anti-desiccant:** Use a power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
- If deciduous trees are moved in full-leaf, spray with anti-desiccant at nursery before moving and again in 2 weeks after planting.
- F. Guying and Staking:** Trees shall be staked immediately after planting if directed by Engineer. On B&B stock, stakes shall not be driven through ball. Stakes shall be firmly driven into soil. (See planting details on drawing)
- It shall be the Contractor's responsibility to keep guying wires tightened while contract and guarantee is in force.

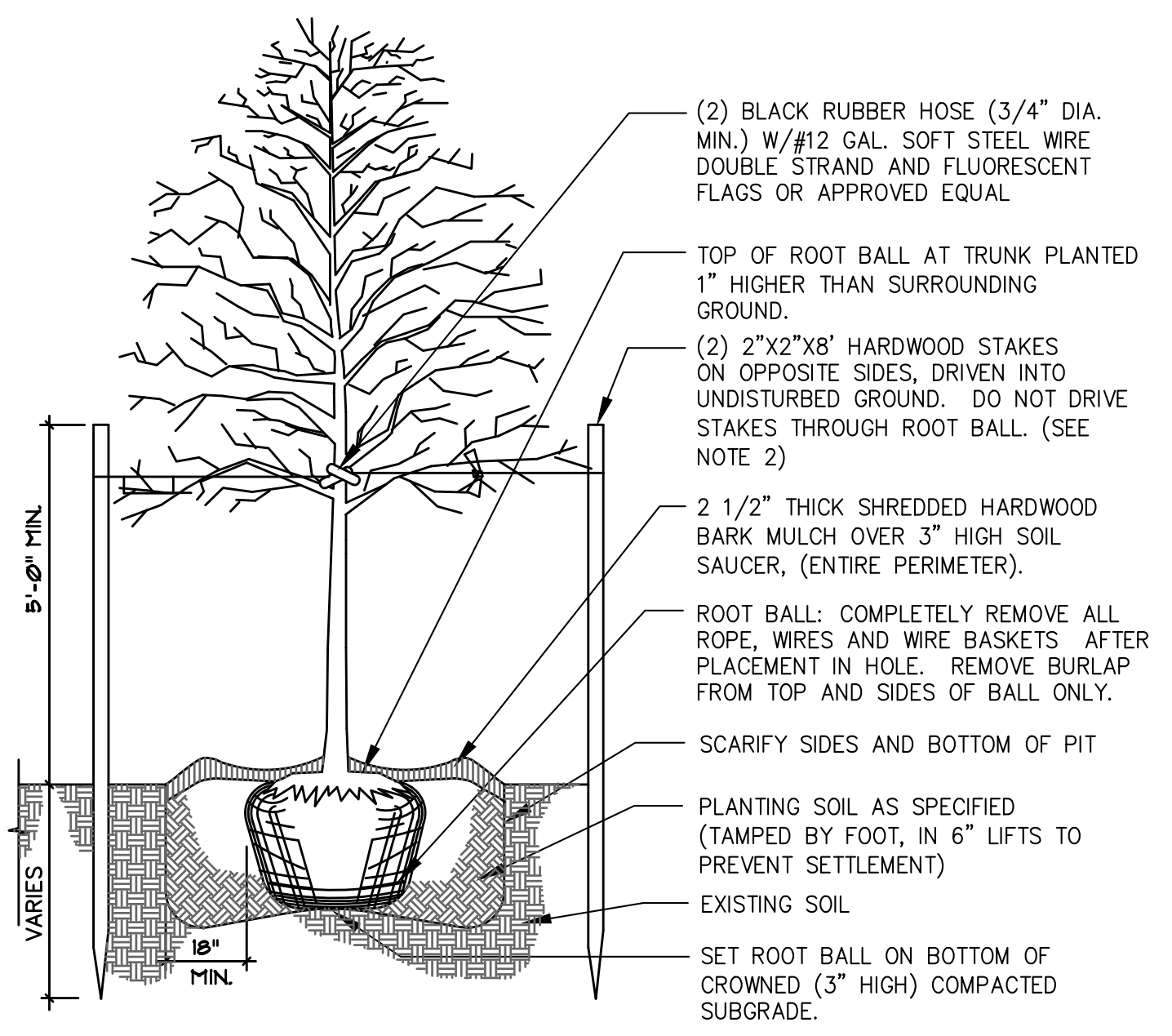
- 3.05 CLEAN-UP AND PROTECTION
- During landscape preparation, installation and maintenance, keep pavements debris free and work area in orderly condition. Remove all tags, labels, nursery stakes and ties from plants. Remove all excess soil, debris and surplus material attributed to landscape operations, and leave premises in neat, clean condition.
 - Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.
- 3.06 FINAL INSPECTION OF LANDSCAPE WORK
- When landscape work is completed, the Owner's Representative will, upon request, make an inspection to determine acceptability.
 - Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Owner's Representative and found to be acceptable. Remove rejected plants and materials promptly from project site.
 - NOTE: Contractor is responsible for watering plants as required to maintain optimum plant health.
- 3.07 MAINTENANCE OF PLANTS DURING THE ONE YEAR GUARANTEE PERIOD
- The Contractor shall be required to maintain all plantings for one year (beginning at the date of acceptance of all plantings). This one-year period shall coincide with the guarantee period.
 - During the guarantee period, the contractor shall be responsible for watering, fertilizing, weeding, cultivating, pruning, mulching, spraying, trimming, protecting from wind, staking (or restaking), resetting, replacing or other procedures necessary to sustain all the plant materials in a healthy and thriving condition. Additional waterings of plant materials shall be provided by the Landscape Contractor as required to maintain optimum plant health.
 - The Contractor, on a monthly basis during the guarantee period, shall submit to the Owner's Representative a written summary of all inspection and maintenance activities.
- 3.08 GUARANTEE AND REPLACEMENT OF PLANT MATERIAL
- All plants shall be guaranteed by this Contractor for a period of one (1) year following acceptance. The Contractor shall make a minimum monthly check of the project during this one-year guarantee period and all dead plants or plants not in a vigorous, thriving condition shall be immediately replaced by this Contractor at no expense to the Owner.
 - Should replacement fall due during a non-planting season the Contractor may request the Owner's permission to defer the planting until the proper season. However, the contractor will be required to immediately remove and dispose of the dead plants, including all roots. The hole shall be backfilled properly with topsoil to finish grade until proper planting season occurs.
 - Plants used for replacements shall be of the same kind and size originally specified, and they shall be planted, mulched and guaranteed as originally specified. Only one replacement of each plant will be required except for losses of replacements due to failure to comply with specified requirements.
- END OF SECTION

- NOTES:**
- SET ALL PLANTS SO THAT WHEN SETTLED THEY WILL BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID AT THE NURSERY.
 - NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING IF RUBBLE OR OTHER UNSUITABLE SOIL IS ENCOUNTERED DURING PLANTING OPERATIONS.
 - PREPARE PLANTING BEDS BY SPREADING A 4" LAYER OF ORGANIC MATTER OVER PLANTING AREA AND TILLING IT INTO THE EXISTING SOIL MATERIAL TO A MINIMUM DEPTH OF 15". (COST OF BED PREPARATION TO BE INCLUDED IN UNIT COSTS FOR PLANT MATERIALS).



SHRUBS, PERENNIALS AND ORNAMENTAL GRASS PLANTING DETAIL
 NO SCALE

- NOTES:**
- SET ALL TREES SO THAT WHEN SETTLED THEY WILL BE SLIGHTLY ABOVE (1") THE FINISHED GRADE.
 - DECIDUOUS TREE STAKING SHALL BE DONE ONLY IF NECESSARY TO STABILIZE TREES AS DETERMINED BY LANDSCAPE ARCHITECT. THERE SHALL BE NO ADDITIONAL COST TO PROJECT FOR STAKING IF REQUIRED.
 - NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING IF RUBBLE OR OTHER UNSUITABLE SOIL IS ENCOUNTERED DURING PLANTING OPERATIONS.



DECIDUOUS TREE PLANTING DETAIL
 NO SCALE