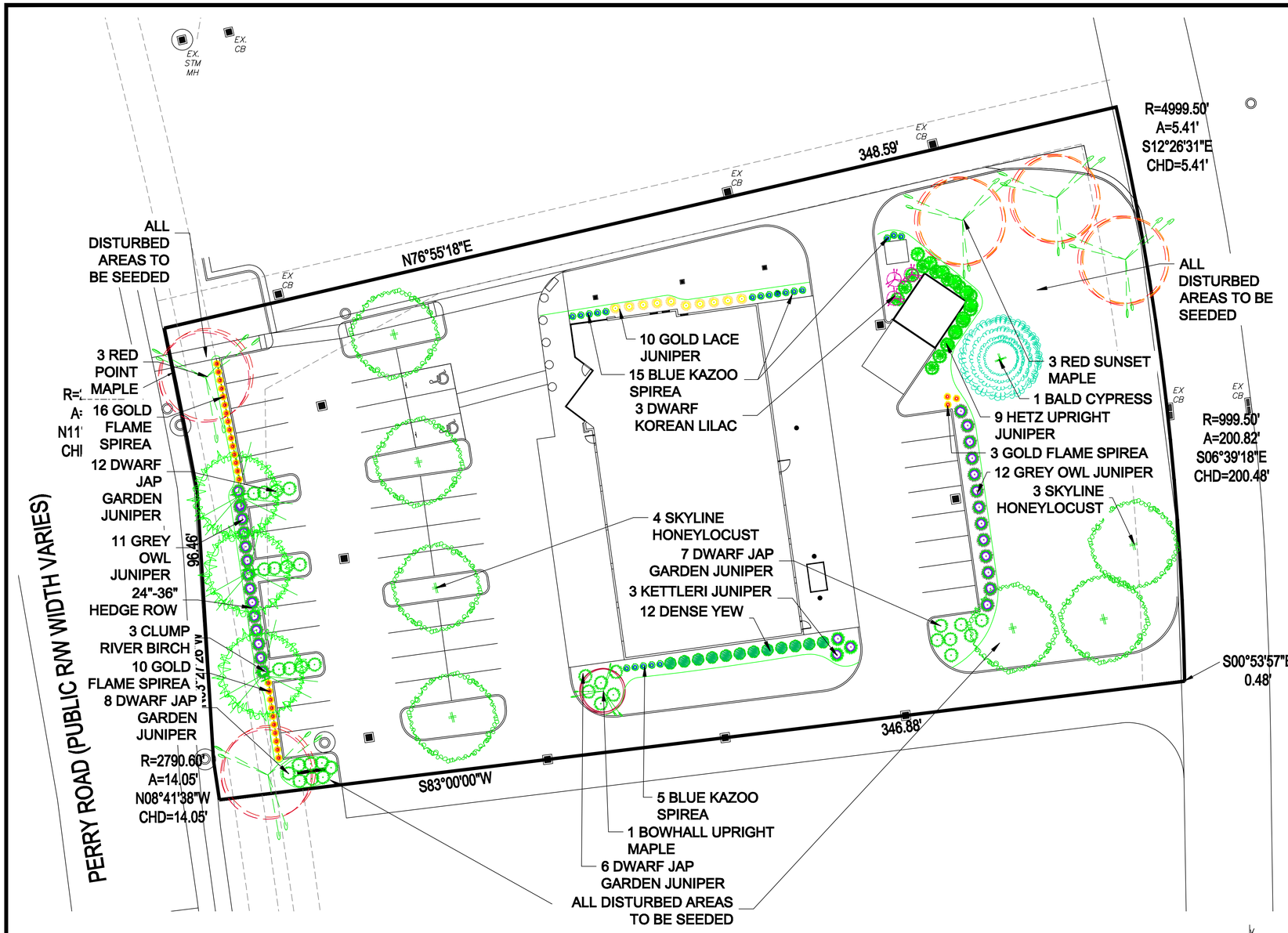


GENERAL PLANTING NOTES

*CONTRACTOR SHALL CONTACT ALL UTILITY COMANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.

*PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

*FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

*PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

*IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

*LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

*LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

*TOPSOIL SHALL BE ASTM D 5268, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

*COMPOST SHALL BE WELL-COMPOSTED, STABILE , AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH ONE INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECOSIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.

*FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.

*MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, AND WILL BE DOUBLE SHREDDED DYED BLACK MULCH

PREPARATION AND PLANTING

*LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK . IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.

*PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

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

*LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.

*TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

*ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS :
- LOOSEN SUBGRADE TO A DEPTH OF 4 – 6". REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 – 6" AND TILL WITH LOOSENED SUBGRADE , MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 – 4" DEEP (SEE DETAIL).

*NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

*ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW- RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.

*IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.

*ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2 – 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

*IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL , INCLUDING EXCESS SUBSOIL , UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.

*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL .

*WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

*SERVICES PROVIDED BY WARRANTY SHALL INCLUDE :
- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
- IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

*WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION CONTRACTOR SHALL SELECT A SEED MIXTURE FOR A SUCESSFUL GERMINATION AND 90% COVERAGE.

*TILL AREA TO BE SEEDED TO A DEPTH OF 4" RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.

*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.

*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.

*PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

*PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER

Type of Plants Normal Planting Dates
Non-Container Grown, Deciduous October 1 to April 1
Non-Container Grown, Other October 1 to May 1
Non-Container Grown, Other October 1 to May 1
Container Grown, All Year-Round, If suitable precautions are taken to protect the stock from extremes of moisture and temperature, if there is a doubt, obtain a variance or a performance bond

A hose bid will be within 150' of all plant material
Landscaping warranty and/or maintenance to be the immediate responsibility of the Landlord and Tenant per the Lease Conditions since irrigation is not included.

PLANT KEY

4.19.18

QNT	SIZE	LATIN	COMMON
1	8'	Taxodium distichum	Bald Cypress
1	2 in	Acer rubrum "Bowhall"	Bowhall Red Maple
2	2.5 in	Acer rubrum 'Redpointe'	Redpointe Red Maple
3	3 in	Acer rubrum 'Red Sunset'	Red Sunset Maple
7	2.5 in	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust
3	8'-10'	Betula nigra	River Birch
3	5 gal	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
20	3 gal	Spiraeamedia Double Play 'Blue Kazoo'	Blue Kazoo Spirea
28	3 gal	Spiraea x bumelda 'Goldflame'	Goldflame Spirea
10	3 gal	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper
3	5"-6'	Juniperus virginiana 'Kettleri'	Kettleri Juniper
12	24-30 in	Taxus x media 'Densiformis'	Dense Yew
24	3 gal	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper
9	6'	Juniperus chinensis 'Hetzi Columnaris'	Hetz Upright Juniper
33	3 gal	Juniperus procumbens Nana	Dwarf Japanese Garden Juniper

PLAN BY

Gayle A. Frazer
Landscape Architecture
7377 BRIDGEPOINT PASS CINCINNATI, OHIO 45248
513-607-8096 GAF1LA@FUSE.NET

FOUNDATION PLANTING

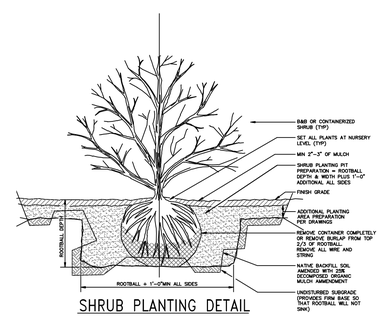
SIDE A	= 64'
PLANTING AREA	= 1198 SF
SIDE B	= 69'
PLANTING AREA	= 481 SF

PARKING LOT LANDSCAPING

PARKING SPACES	= 42
ISLANDS REQUIRED	= 2.8
ISLAND WITH TREE PROPOSED	= 4
24"-30" HIGH PARKING LOT SCREEN	

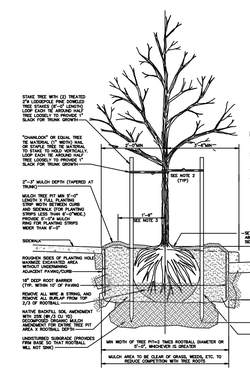
PERIMETER LANDSCAPING

LENGTH OF FRONT	= 168 LF
POINTS REQUIRED	= 3.2
POINTS PROPOSED	= 3.75
DECIDUOUS TREES	= 3.75 PTS
LENGTH OF BACK	= 206 LF
POINTS REQUIRED	= 4.75
POINTS PROPOSED	= 5.25

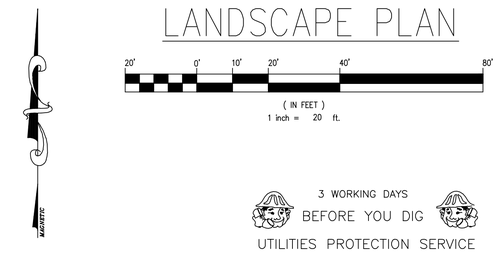


SHRUB PLANTING DETAIL

GRANTED WAIVER (CASE NO.13DEVPLAN1016, JULY 17,2013) ALLOWING LANDSCAPE BUFFER ARE TO ENCROACH MORE THAN 50% INTO EXISTING UTILITY EASEMENT



DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE PLAN

3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	BY	DATE
2	TAC AND DRC COMMENTS	MDC	4-20-18
1	REVISIONS PER STAFF COMMENTS	GAF	4-17-18

REVISIONS AND/OR ISSUES

STATE OF INDIANA
STEVEN J. LEEMAN
PE10700583
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER

TIRE DISCOUNTERS PLAINFIELD, IN
375 S PERRY ROAD
PLAINFIELD, INDIANA 46168
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

SJL engineers

DRAWING TITLE

LANDSCAPE PLAN

PROJ. NO.	DATE
TD PLAIN. IN	3/19/18
DRAWN	CHECKED
GAF	SJL

DRAWING NO.

L1