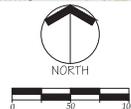




SEE ENLARGEMENT SHEET SP-4

SITE LANDSCAPE PLAN

SCALE: 1" = 50'-0"



NOTE:

SEE SHEET SP-1 FOR PLANT LIST & GENERAL NOTES.
SEE SHEET SP-2, 3 & 4 FOR ENLARGEMENTS.
SEE SHEET SP-1 FOR DETAILS.

GENERAL PLANTING NOTES

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.
- ALL PLANT MASSSES TO BE CONTAINED WITHIN BARK MULCH BED.
- BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.
- ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.
- IN AREAS DESIGNATED "ANNUALS", LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM (IF APPLICABLE).
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.

SITE PLANT MATERIAL LIST- SEE ENLARGEMENT SHEETS SP-2 & SP-3

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LEGEND
STREET TREES @ 45' O.C.						
SH	19	Skyline Honeylocust	Gleditsia 'Skyline'	2" Cal.	B&B	[Symbol]
GL	10	Greenspire Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B	
SW	20	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	
EM	20	Exclamation London Plane Tree	Platanus acerifolia 'Morton Circle'	2" Cal.	B&B	
REPLACEMENT TREE REQUIREMENTS- 44 REQUIRED						
RO	15	Red Oak	Quercus Rubra	2.5' Cal.	B&B	[Symbol]
SO	6	Scarlet Oak	Quercus Coccinea	2.5' Cal.	B&B	
EQ	9	Emerald Queen Maple	Acer Platanoides	2.5' Cal.	B&B	
GL	10	Greenspire Linden	Tilia Cordata 'Greenspire'	2.5' Cal.	B&B	
WH	8	Washington Hawthorn	Crataegus phaenopyrum	2.5' Cal.	B&B	[Symbol]
SITE TREE & TREE PLANTING REQUIREMENTS- 104 REQUIRED						
SH	6	Skyline Honeylocust	Gleditsia 'Skyline'	2" Cal.	B&B	[Symbol]
GM	6	Green Mtn. Sugar Maple	Acer saccharum 'Green Mountain'	2" Cal.	B&B	
LP	6	London Plane Tree	Platanus acerifolia	2" Cal.	B&B	
FC	4	Flowering Crabapple	Malus floribunda	2" Cal.	B&B	
WH	3	Washington Hawthorn	Crataegus phaenopyrum	2.5' Cal.	B&B	[Symbol]
AS	4	Autumn Brilliance Serviceberry	Amelanchier grandiflora	2" Cal.	B&B	[Symbol]
CS	25	Colorado Spruce	Picea pungens	6' Ht.	B&B	[Symbol]
NS	25	Norway Spruce	Picea abies	6' Ht.	B&B	[Symbol]
WS	25	White Spruce	Picea glauca	6' Ht.	B&B	[Symbol]
INTERIOR PARKING SCREENING						
3B		Sea Green Juniper	Juniperus chinensis 'Sea Green'	18"-24" SP.	B&B	
6B		Juddii Viburnum	Viburnum Juddii	18"-24" SP.	B&B	

GENERAL SITE NOTES:

Street Tree Planting Requirements

(1 tree at 45' O.C. per the Original Development Plan)
79 Street Trees provided.

Site Tree & Tree Planting Requirements

(Trees shown are per the Original Development Plan)
104 trees at 2" cal. required and provided.

Replacement Tree Requirement

(Trees shown are per the Original Development Plan)
44 trees at 2.5" cal. required and provided.

Interior Landscaping for Vehicular Use

(for every 100sf. of vehicular use requires 5sf. of landscape)
23 Parking Spaces provided requires 230sf. of landscape.
1,100 sf. of landscape bed provided.

BLENDON GARDENS
landscaping... the investment that grows!

9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
P 614.840.0500 F 614.840.0504

THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF BLENDON GARDENS INC. IT SHALL NOT BE REPRODUCED, TRANSMITTED OR OTHERWISE USED WITHOUT WRITTEN PERMISSION.

PROJECT: Estates at Scioto Crossing III
City of Dublin
Franklin County, Ohio

REVISIONS:

DATE: 6.23.15

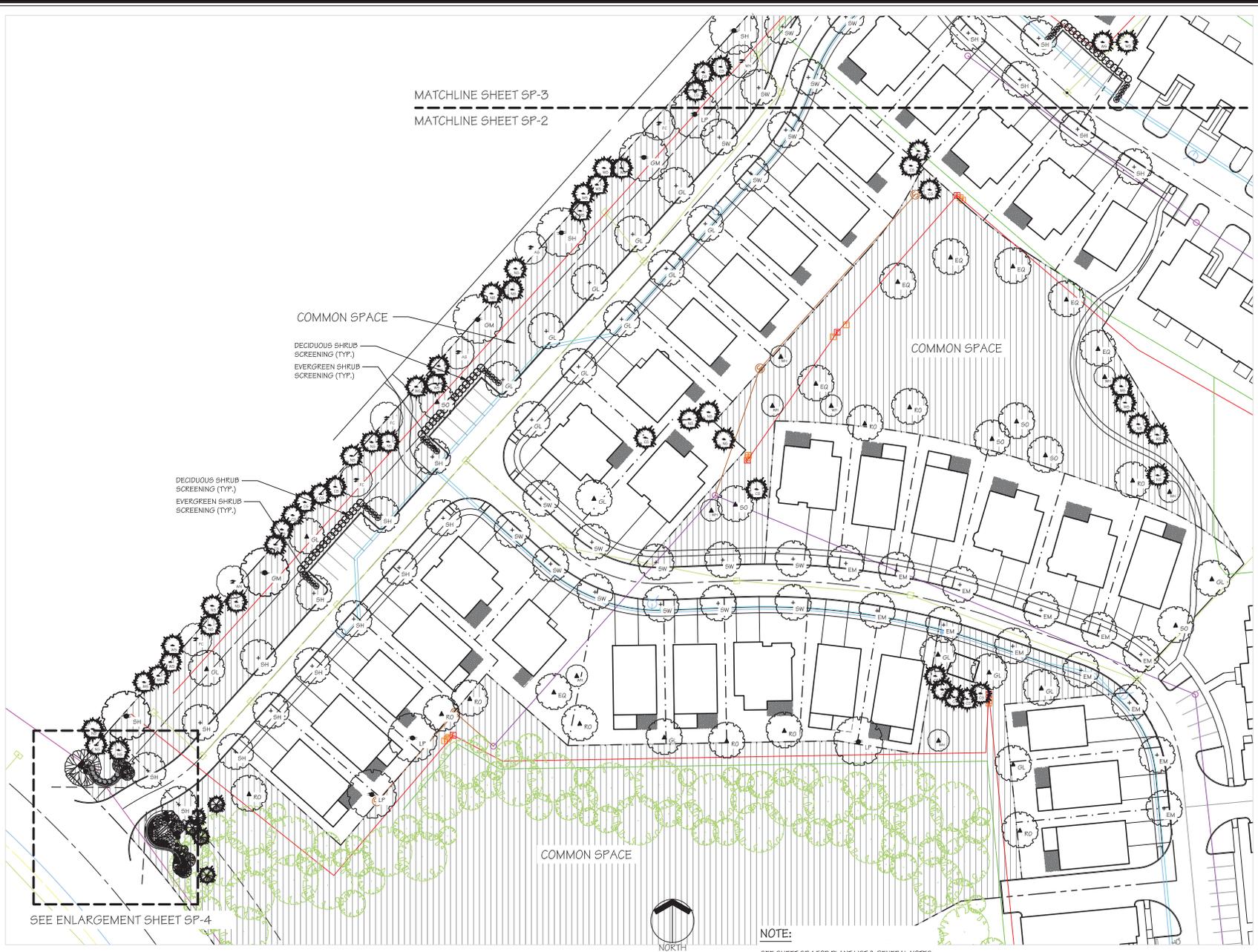
DRAWN BY:

CHECKED BY: B. THORNTON

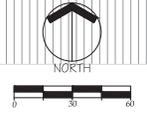
PROJECT NUMBER:

SHEET:

SP-1



SITE LANDSCAPE PLAN
SCALE: 1" = 30'-0"



BLENDON GARDENS
landscaping... the investment that grows!

9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
P 614.840.0500 F 614.840.0504

THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF BLENDON GARDENS INC. IT SHALL NOT BE REPRODUCED, TRANSMITTED OR OTHERWISE USED WITHOUT WRITTEN PERMISSION.

PROJECT:
Estates at Scioto Crossing III
City of Dublin
Franklin County, Ohio

REVISIONS:

DATE: 6.23.15
DRAWN BY:
CHECKED BY: B. THORNTON
PROJECT NUMBER:
SHEET:

SP-2

THIS DRAWING IS COPYRIGHTED
 AND IS THE EXCLUSIVE
 PROPERTY OF BLENDON
 GARDENS INC. IT SHALL NOT
 BE REPRODUCED, TRANSMITTED
 OR OTHERWISE USED,
 WITHOUT WRITTEN PERMISSION.

Estates at Scioto Crossing III
 City of Dublin
 Franklin County, Ohio

PROJECT:

REVISIONS:

DATE: 6.23.15

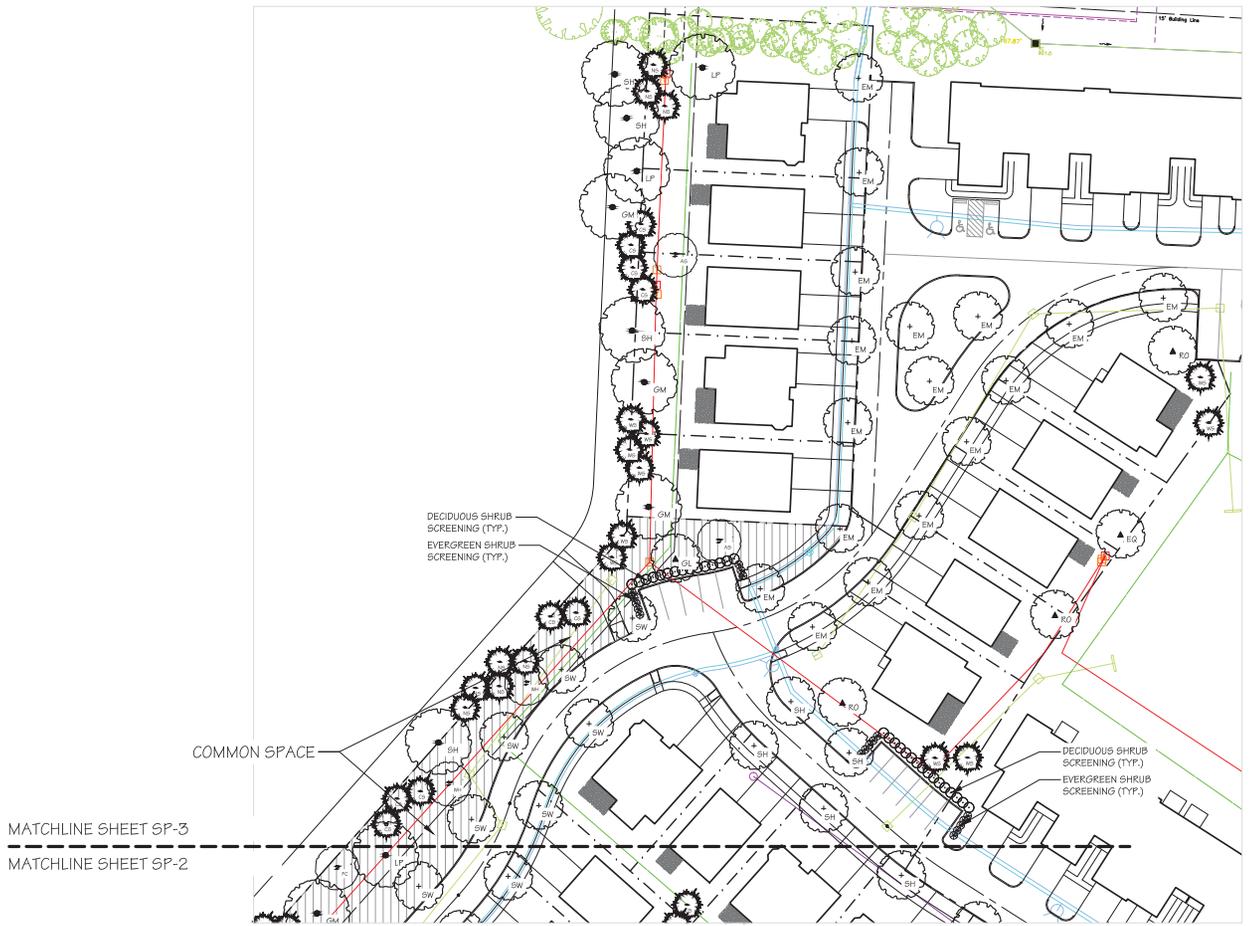
DRAWN BY:

CHECKED BY: B. THORNTON

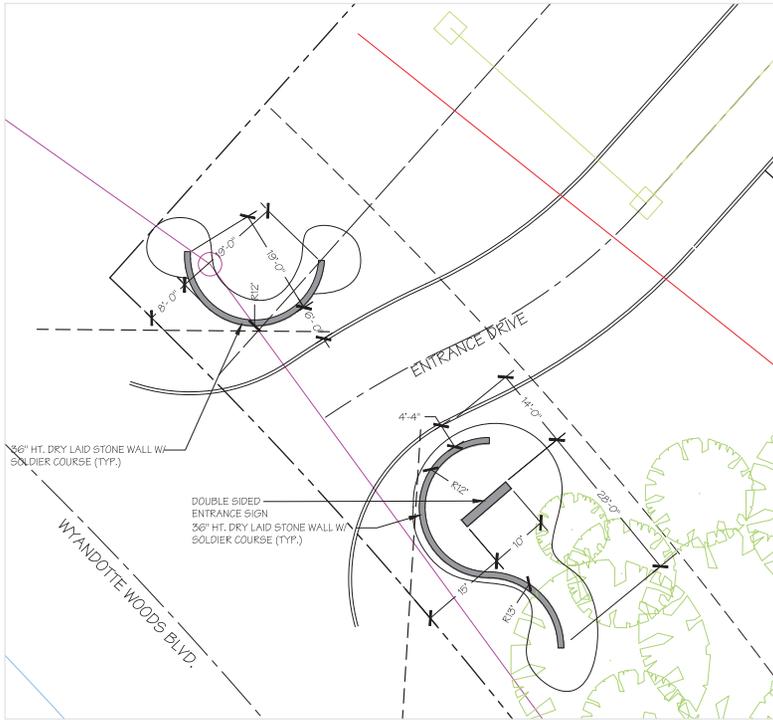
PROJECT NUMBER:

SHEET:

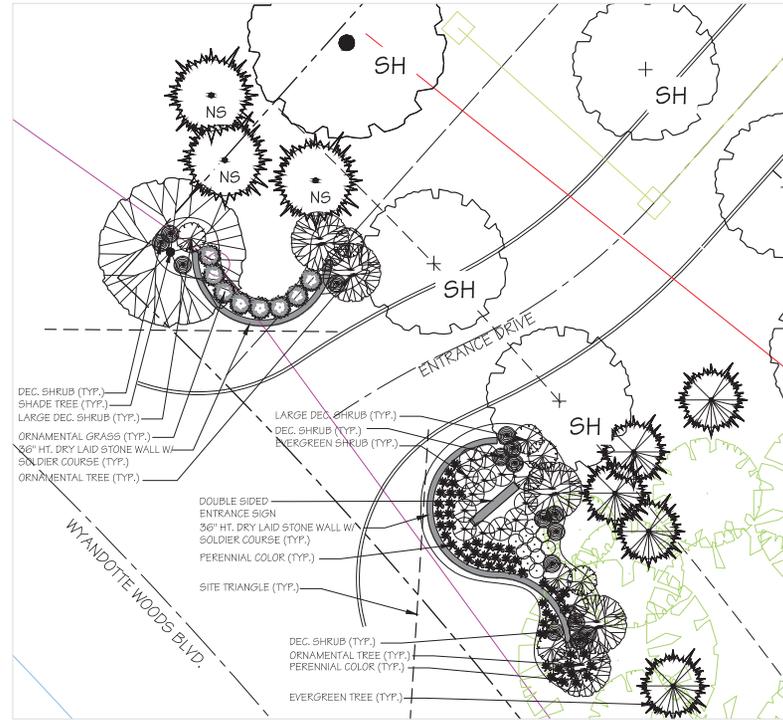
SP-3



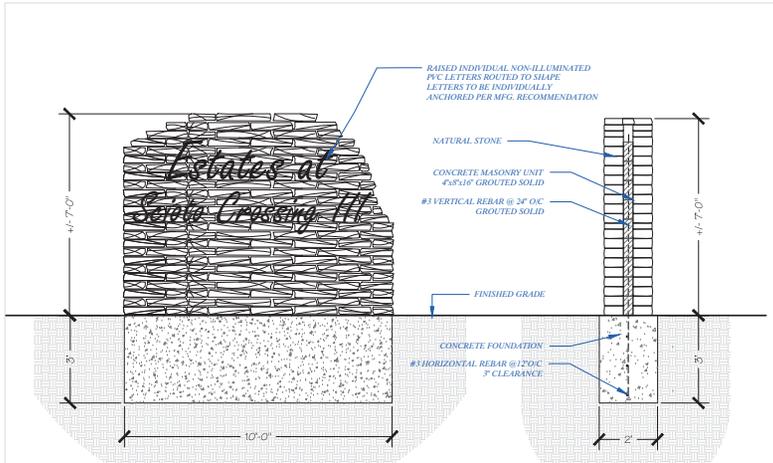
SITE LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



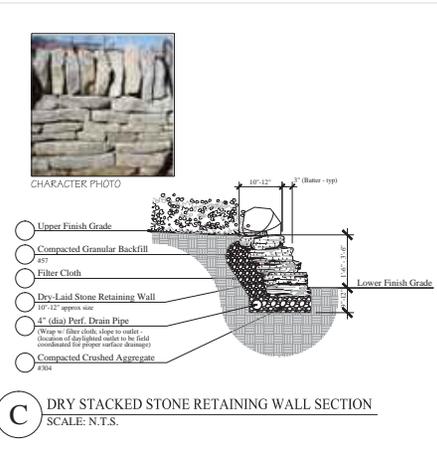
ENTRANCE LAYOUT PLAN
SCALE: 1" = 10'-0"



ENTRANCE PLANTING PLAN
SCALE: 1" = 10'-0"



DETAIL: ENTRANCE SIGN
SCALE: 1/2" = 1'-0"



DRY STACKED STONE RETAINING WALL SECTION
SCALE: N.T.S.

NOTE:
SEE SHEET SP-1 FOR PLANT LIST & GENERAL NOTES.
SEE SHEET SP-2, 3 & 4 FOR ENLARGEMENTS.
SEE SHEET SD-1 FOR DETAILS.

THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF BLENDON GARDENS INC. IT SHALL NOT BE REPRODUCED, TRANSMITTED OR OTHERWISE USED WITHOUT WRITTEN PERMISSION.

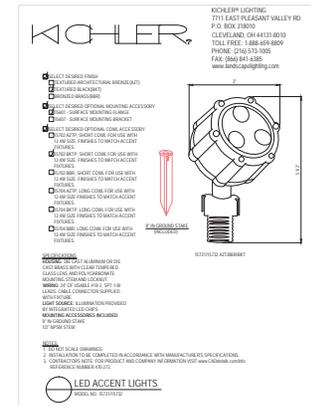
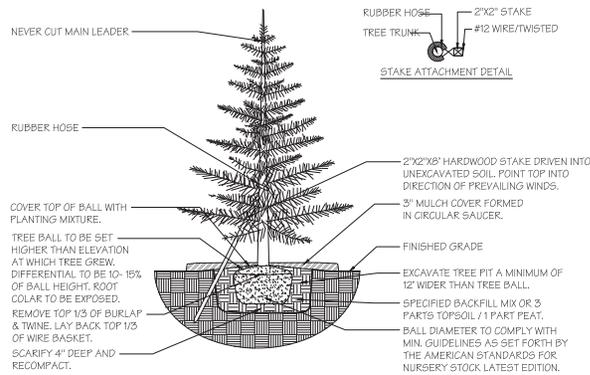
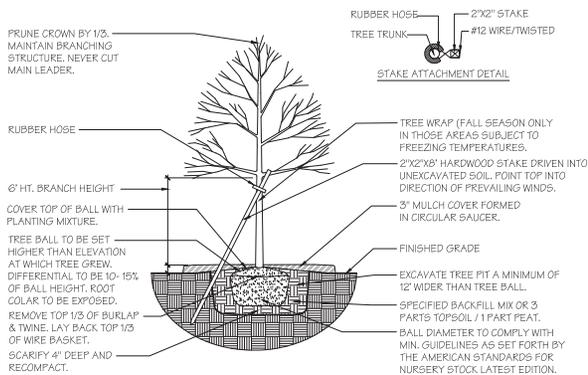
PROJECT: REVISIONS:

DATE: 6.23.15
DRAWN BY:
CHECKED BY: B. THORNTON
PROJECT NUMBER:
SHEET:

TYPICAL PLANT MATERIAL LIST- WITH OPTIONS 'A' & 'B'

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ORNAMENTAL TREES					
1	Sugar Tyme Crabapple	<i>Malus 'Sugar Tyme'</i>	2' Cal.	B&B	OPTION 'A'
	Autumn Brilliance Serviceberry	<i>Amtelanchier grandiflora 'Autumn Brilliance'</i>	6'-8' Ht.	B&B	OPTION 'B'
PYRAMIDAL EVERGREEN SHRUBS					
2	Dwarf Alberta Spruce	<i>Picea glauca 'Conica'</i>	24" Ht.	Cont.	OPTION 'A' & 'B'
EVERGREEN SHRUBS					
3	Dense Yew	<i>Taxus media 'Densiflora'</i>	15"-24" Sp.	B&B	OPTION 'A'
2	Seagreen Juniper	<i>Juniperus chinensis 'Seagreen'</i>	15"-24" Sp.	B&B	OPTION 'A'
2	Dense Yew	<i>Taxus media 'Densiflora'</i>	15"-24" Sp.	B&B	OPTION 'B'
3	Seagreen Juniper	<i>Juniperus chinensis 'Seagreen'</i>	15"-24" Sp.	B&B	OPTION 'B'
DECIDUOUS SHRUBS					
2	Little Princess Spirea	<i>Spiraea japonica 'Little Princess'</i>	#5 Gal.	Cont.	OPTION 'A'
3	Crimson Pygmy Barkerry	<i>Berberis thunbergii var. atrov. 'Nana'</i>	#3 Gal.	Cont.	OPTION 'A'
3	Goldmound Spirea	<i>Spiraea bumalda 'Goldmound'</i>	#3 Gal.	Cont.	OPTION 'B'
2	Crimson Pygmy Barkerry	<i>Berberis thunbergii var. atrov. 'Nana'</i>	#3 Gal.	Cont.	OPTION 'B'
LARGE DECIDUOUS SHRUBS					
1	Burningbush	<i>Euonymus alatus 'Compactus'</i>	24" Sp.	Cont.	OPTION 'A'
	Juddii Viburnum	<i>Viburnum dilatatum 'Juddii'</i>	24" Sp.	Cont.	OPTION 'B'
GRASSES/ PERENNIALS					
8	Happy Return Daylily	<i>Hemerocallis 'Happy Return'</i>	#1 Gal.	Cont.	OPTION 'A'
	Blue Salvia	<i>Salvia nemorosa</i>	#1 Gal.	Cont.	OPTION 'B'

(NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PLANT QUANTITIES SHOWN ON PLAN.)
DARK MULCH FOR TREE SAUCERS, PLANT BEDS, & GROUND COVER BEDS IS TO BE DOUBLE PROCESSED HARDWOOD MULCH.



TYPICAL LIGHT FIXTURE
SCALE: NONE



THIS DRAWING IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF BLENDON GARDENS INC. IT SHALL NOT BE REPRODUCED, TRANSMITTED OR OTHERWISE USED WITHOUT WRITTEN PERMISSION.

Estates at Scioto Crossing III
City of Dublin
Franklin County, Ohio

PROJECT: SD-1

REVISIONS:

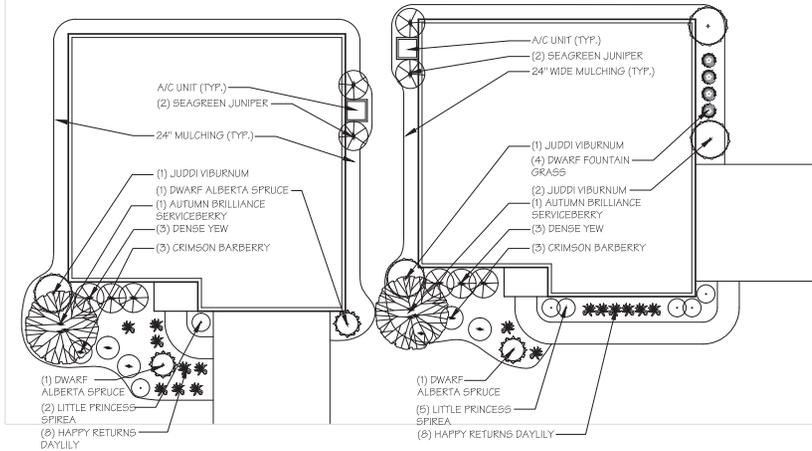
DATE: 5.11.15

DRAWN BY: B. THORNTON

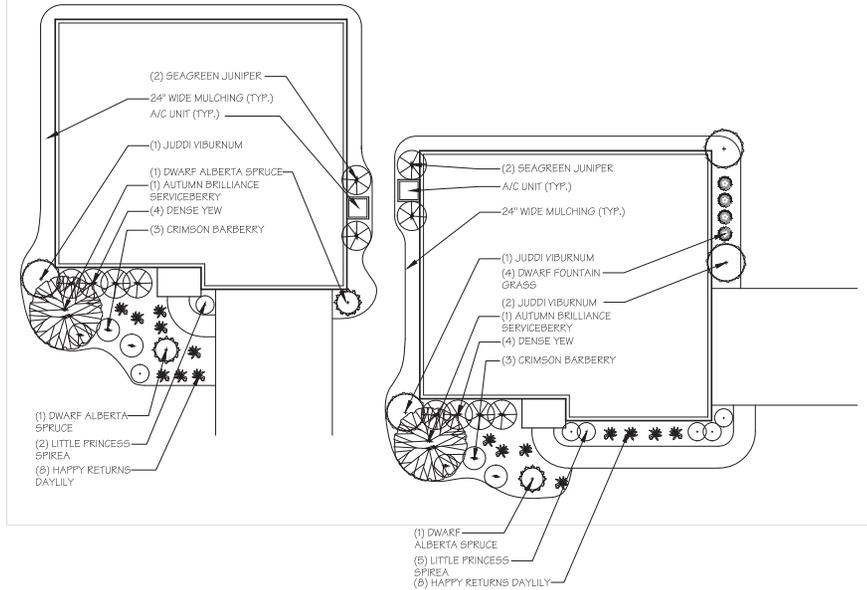
CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:

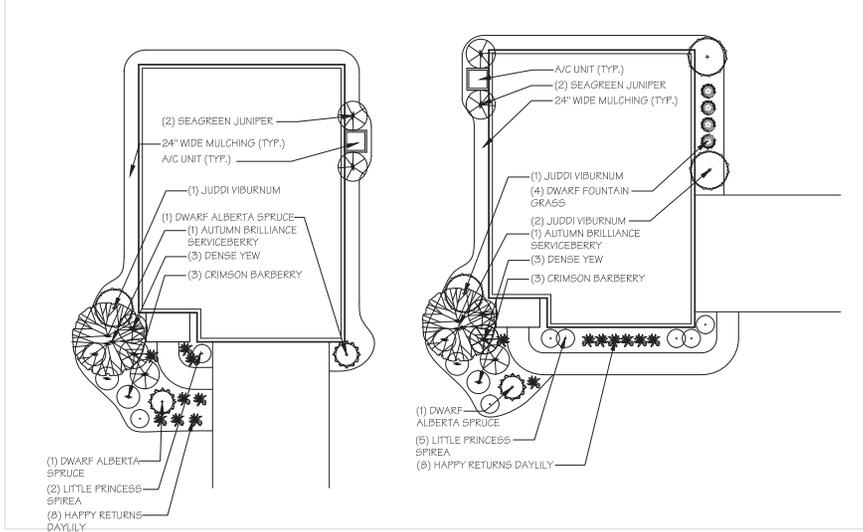


VENICE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

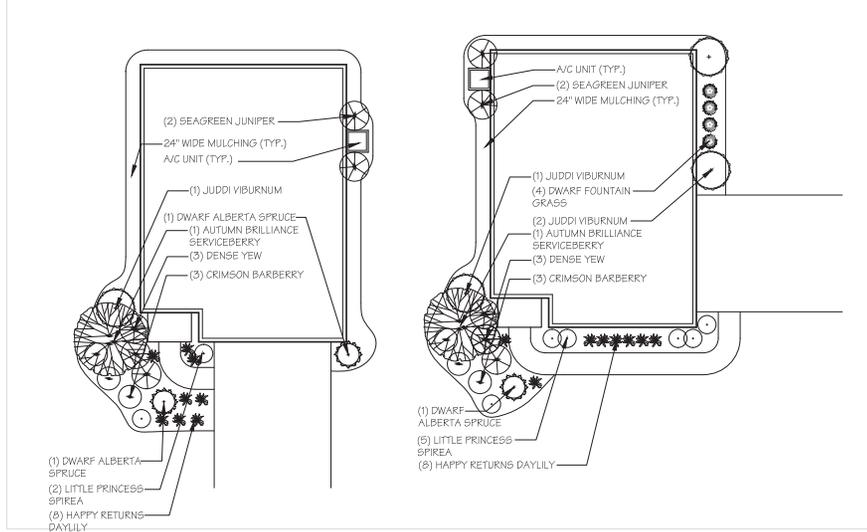


CHANTILLY PLACE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

*NOTE:
SEE SHEET SD-1 FOR TYPICAL PLANT MATERIAL LIST- WITH OPTIONS 'A' & 'B'



MISTHAVEN LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



FERNCLIFF LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

THIS DRAWING IS COPYRIGHTED
 AND IS THE EXCLUSIVE
 PROPERTY OF BLENDON
 GARDENS INC. IT SHALL NOT
 BE REPRODUCED, TRANSMITTED
 OR OTHERWISE USED
 WITHOUT WRITTEN PERMISSION.

Estates at Scioto Crossing III
 City of Dublin
 Franklin County, Ohio

PROJECT:	REVISIONS:
DATE: 5.11.15	
DRAWN BY: B. THORNTON	
CHECKED BY: B. THORNTON	
PROJECT NUMBER:	
SHEET:	