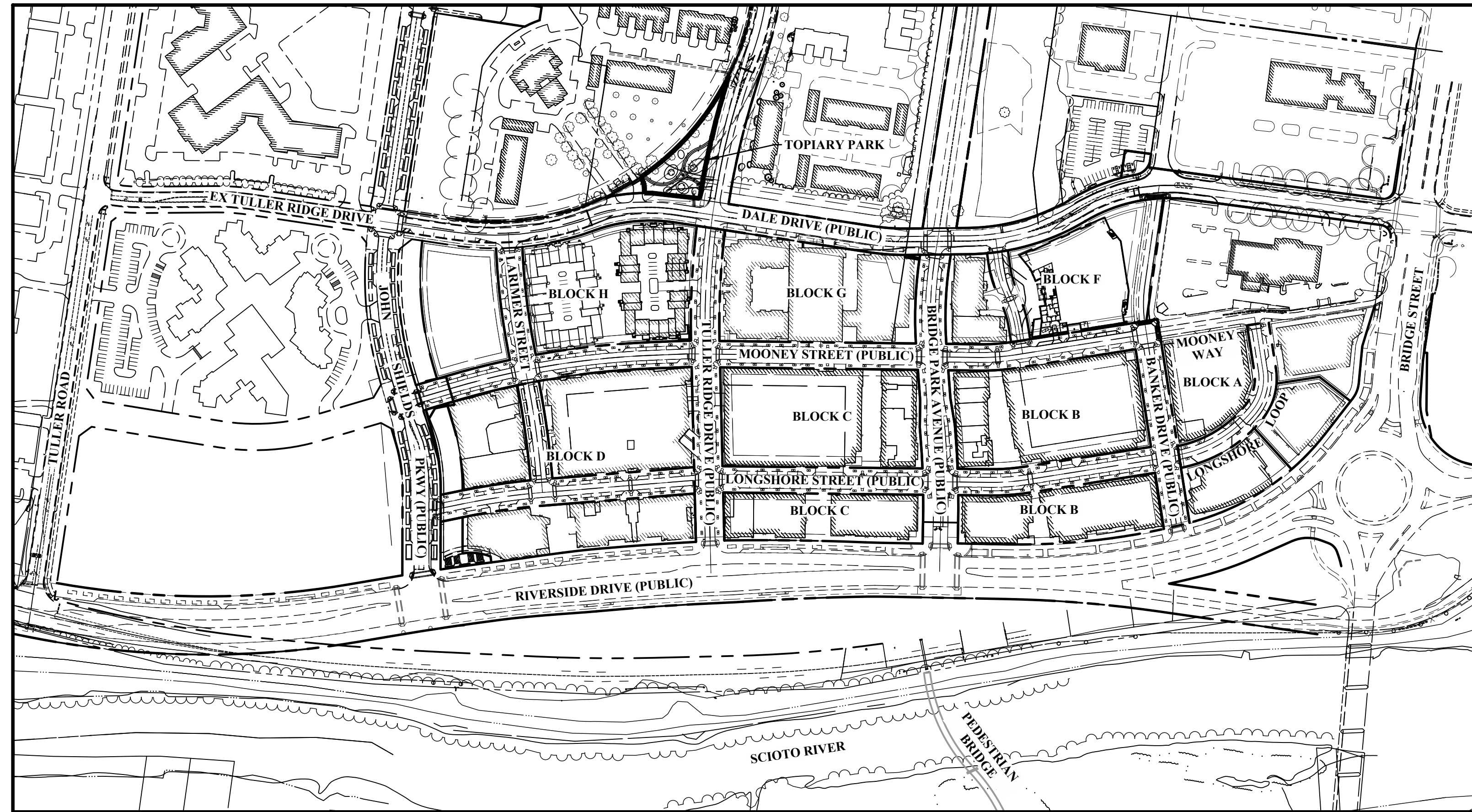


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 AMMENDED FINAL DEVELOPMENT PLAN
 FOR
BRIDGE PARK
BLOCK G
TOPIARY PARK
 2023



LOCATION MAP
 Not to Scale



INDEX MAP
 Scale: 1" = 200'

SHEET INDEX

Title Sheet	1
Existing Conditions & Demolition Plan	2
Site Plan	3
Utility & Grading Plan	4
Open Area Plan	5

SITE DATA

Zoned BSD Scioto River
 Neighborhood District
 Total Site Area= ±0.40 Acre



PREPARED BY:

EMHT
 Evans, Mechwart, Hambilton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

Registered Engineer No. _____

Date _____

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 June 8, 2023

OWNER

BP Extension I Acquisition LLC
 6640 Riverside Drive, Suite 500
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191

DEVELOPER

Crawford Haying Development Partners
 6640 Riverside Drive, Suite 500
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191
 Don Brogan

ENGINEER

EMHT Inc.
 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 Sarah Wilson

LANDSCAPE ARCHITECT

EDGE
 330 West Spring Street, Suite 350
 Columbus, Ohio 43215
 Tel: (614) 486-3343
 Fax: (614) 486-3344
 Greg Chillig

ZONING

Zones BSD Scioto River
 Neighborhood District

REVISIONS
 MARK DATE DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 AMMENDED FINAL DEVELOPMENT PLAN
 FOR
BLOCK G
TOPIARY PARK
 TITLE SHEET

EMHT
 Evans, Mechwart, Hambilton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

DATE
 June 8, 2023

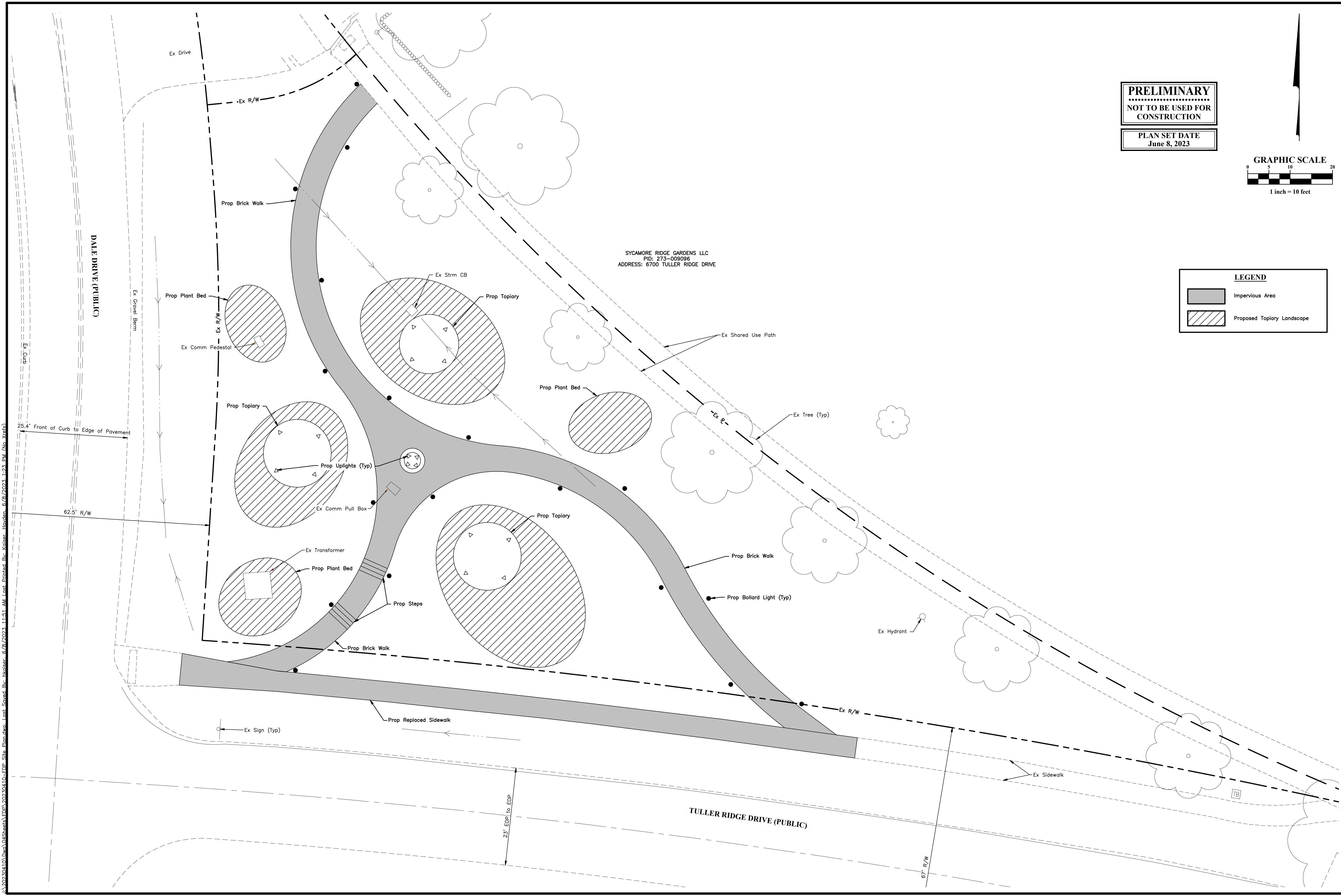
SCALE
 1" = 200'

JOB NO.
 20230410

SHEET
 1/5

I:\2023\0410_Dwgs\0410_Sheets\FDP\20230410-FDP Title Sheet.dwg, Last Saved: By: hoisinger, 6/7/2023, 10:53 AM, Last Printed: By: Kohler, Hoisinger, 6/8/2023, 11:22 PM (No Xrefs)

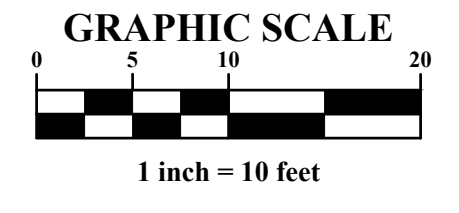
I:\20230410\Drawings\20230410-EDP-Site-Plan.dwg - Last Saved By: bkaiser - 6/8/2023 11:51 AM - Last Printed By: bkaiser - 6/8/2023 1:23 PM (No Xrefs)



SYCAMORE RIDGE GARDENS LLC
 PID: 273-009096
 ADDRESS: 6700 TULLER RIDGE DRIVE

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 June 8, 2023



LEGEND

- Impervious Area
- Proposed Topiary Landscape

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 AMENDED FINAL DEVELOPMENT PLAN
 FOR
BLOCK G
TOPIARY PARK
 SITE PLAN

EMHT
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS
 5000 New Albany Road, Columbus, OH 43254
 Phone: 614.752.5500 Fax: 614.752.5505 emht.com

DATE
 June 8, 2023

SCALE
 1" = 10'

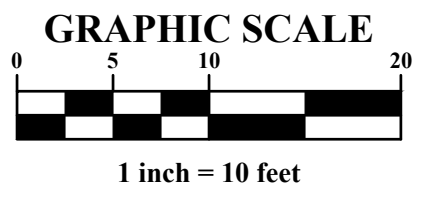
JOB NO.
 20230410

SHEET
 3/5

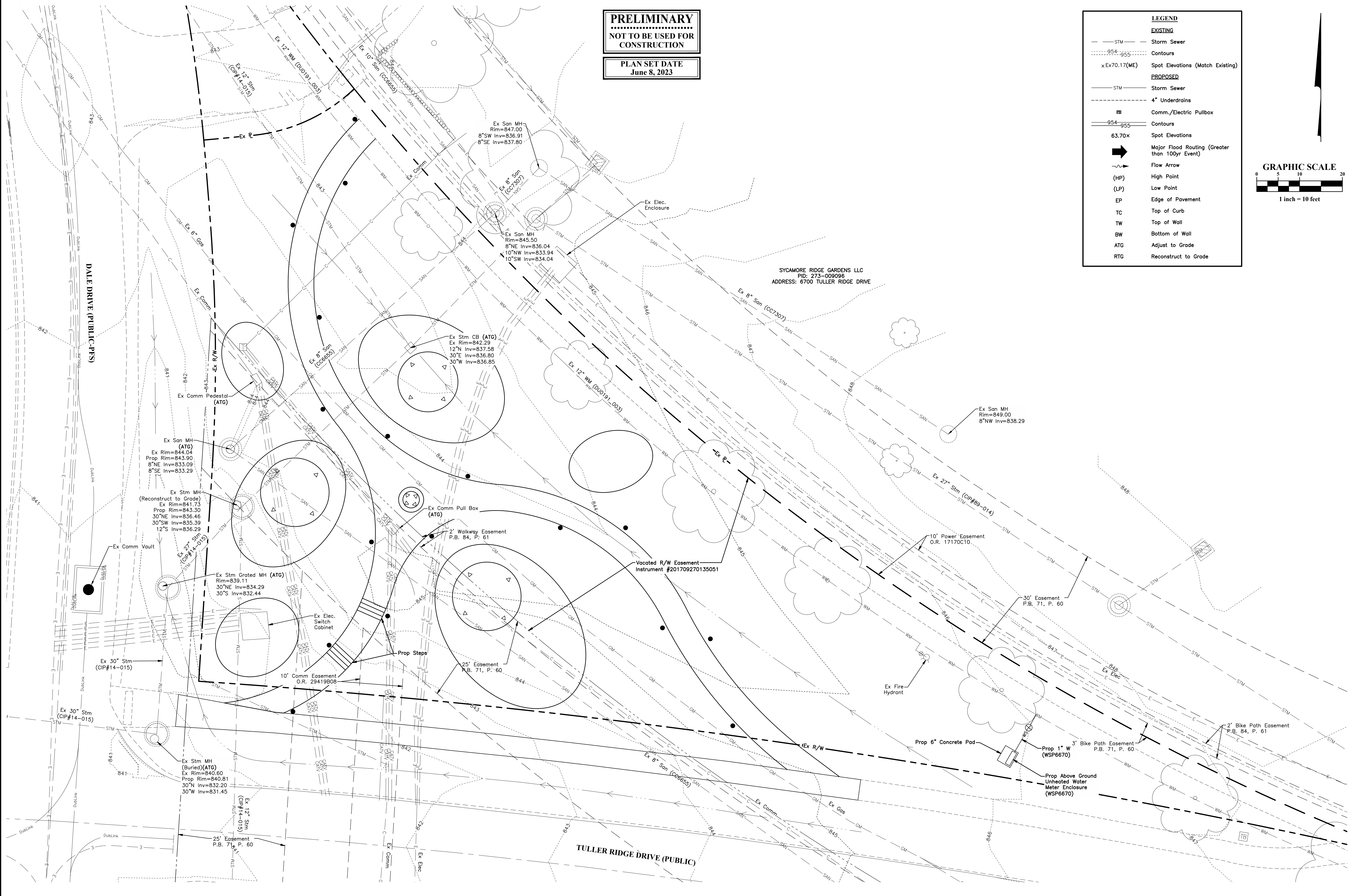
PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
June 8, 2023

LEGEND	
EXISTING	
--- STM ---	Storm Sewer
..... 954-955	Contours
xEx70.17(ME)	Spot Elevations (Match Existing)
PROPOSED	
--- STM ---	Storm Sewer
-----	4" Underdrains
▣	Comm./Electric Pullbox
..... 954-955	Contours
63.70x	Spot Elevations
➔	Major Flood Routing (Greater than 100yr Event)
➔	Flow Arrow
(HP)	High Point
(LP)	Low Point
EP	Edge of Pavement
TC	Top of Curb
TW	Top of Wall
BW	Bottom of Wall
ATG	Adjust to Grade
RTG	Reconstruct to Grade



MARK	DATE	DESCRIPTION



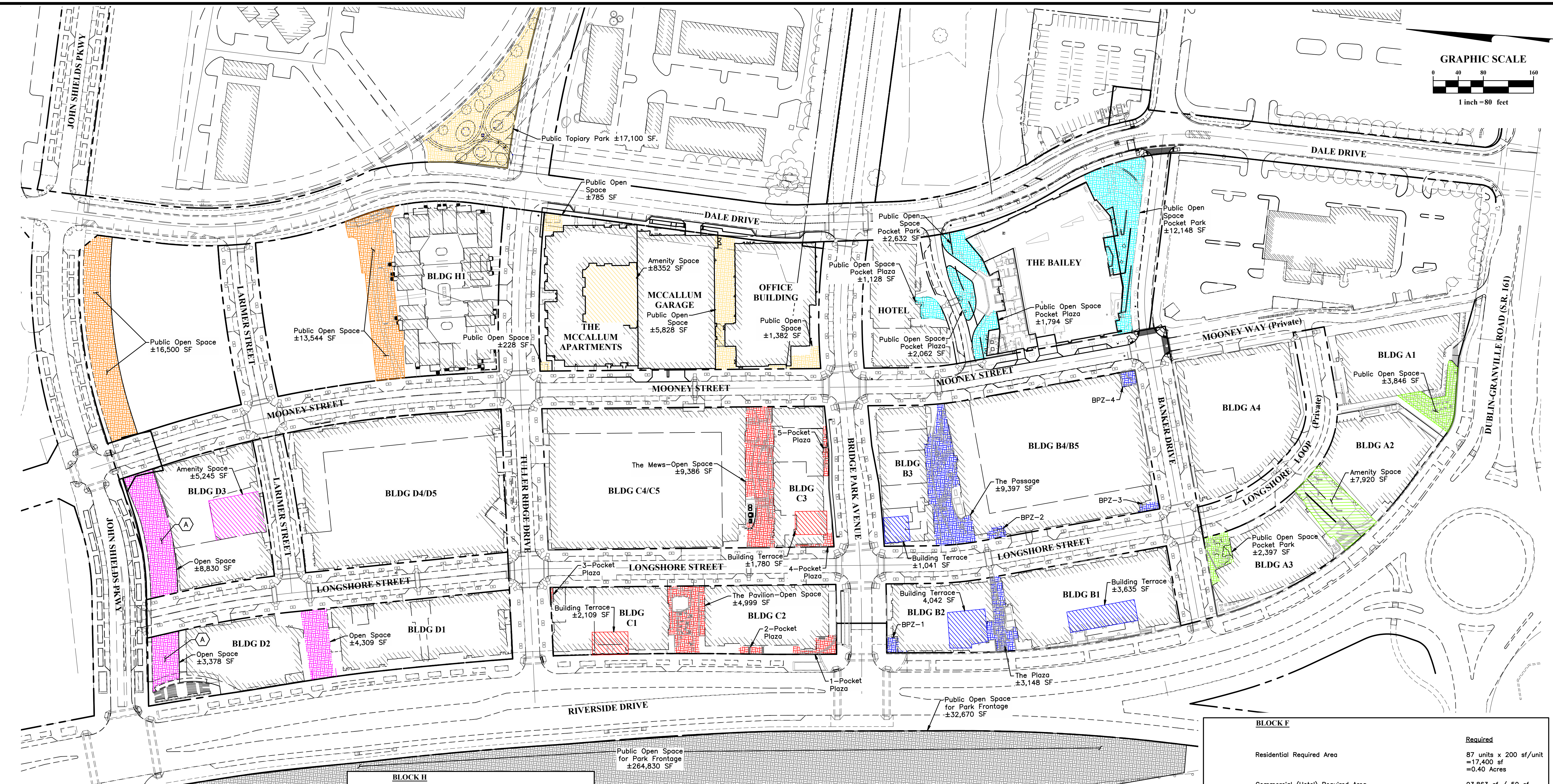
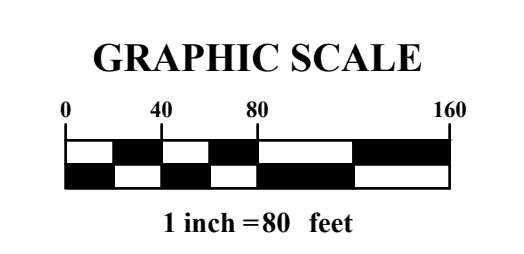
CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 AMENDED FINAL DEVELOPMENT PLAN
 FOR
BLOCK G
TOPIARY PARK
 UTILITY & GRADING PLAN

EMHT
 ENGINEERS
 5800 New Albany Road, Columbus, OH 43254
 Phone: 614.757.5500 Fax: 614.757.5501
 emht.com

DATE	June 8, 2023
SCALE	1" = 10'
JOB NO.	20230410
SHEET	4/5

I:\2023\0410\DWG\041045\Sheets\FDP\20230410-FDP_Utility & Grading_Plan.dwg - Last Saved By: bkaiser_6/8/2023 10:32 AM - Last Printed By: Kaiser_Hoying_6/8/2023 11:23 PM (No Xrefs)



BLOCK D	
Required	
Residential Required Area	186 units x 200 sf/unit = 37,200 sf = 0.85 Acres
Commercial Required Area	194,703 sf / 50 sf = 3,894 sf = 0.09 Acres
Total Required Open Space Area	±0.94 Acres
Provided	
Public Open Space (On-Site)	±0.38 Acres x 100% = 0.38 Acres
Public Open Space (Off-Site)	±0.56 Acres x 100% = 0.56 Acres
Amenity Space	±0.12 Acres x 0% = 0 Acres
Total Provided Open Space Area	±0.94 Acres

A The adjacent John Shields Parkway greenway is counted towards the on-site Public Open Space for Block D. It is the design teams understanding the greenway will be developed as part of a Future City Project.

BLOCK H	
Required	
Residential Required Area	64 units x 200 sf/unit = 12,800 sf = 0.29 Acres
Provided	
Public Open Space	±30,044 sf = 0.68 Acres

BLOCK C	
Required	
Residential Required Area	153 units x 200 sf/unit = 30,600 sf = 0.70 Acres
Commercial Required Area	141,813 sf / 50 sf = 2,836 sf = 0.07 Acres
Total Required Open Space Area	±0.77 Acres
Provided	
Public Open Space (On-Site)	±0.40 Acres x 100% = 0.40 Acres
Public Open Space (Off-Site)	±0.65 Acres x 100% = 0.65 Acres
Amenity Space	±0.09 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.05 Acres

BLOCK G	
Required	
Residential Required Area	86 units x 200 sf/unit = 17,200 sf = 0.39 Acres
Commercial Required Area	118,171 sf / 50 sf = 2,364 sf = 0.05 Acres
Total Required Open Space Area	±0.44 Acres
Provided	
Public Open Space (On-Site)	±0.19 Acres
Public Open Space (Topiary Park)	±0.39 Acres
Amenity Space (Not Counted Toward Open Space Requirement)	±0.19 Acres
Total Provided Public Open Space	±0.58 Acres

BLOCK B	
Required	
Residential Required Area	229 units x 200 sf/unit = 45,800 sf = 1.05 Acres
Commercial Required Area	98,144 sf / 50 sf = 1,963 sf = 0.05 Acres
Total Required Open Space Area	±1.08 Acres
Provided	
Public Open Space (On-Site)	±0.33 Acres x 100% = 0.33 Acres
Public Open Space (Off-Site)	±0.75 Acres x 100% = 0.75 Acres
Amenity Space	±0.20 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.08 Acres

BLOCK F	
Required	
Residential Required Area	87 units x 200 sf/unit = 17,400 sf = 0.40 Acres
Commercial (Hotel) Required Area	93,863 sf / 50 sf = 1,878 sf = 0.04 Acres
Total Required Open Space Area	±0.44 Acres
Provided	
Total Public Open Space (On-Site)	±0.45 Acres

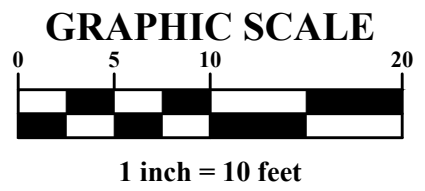
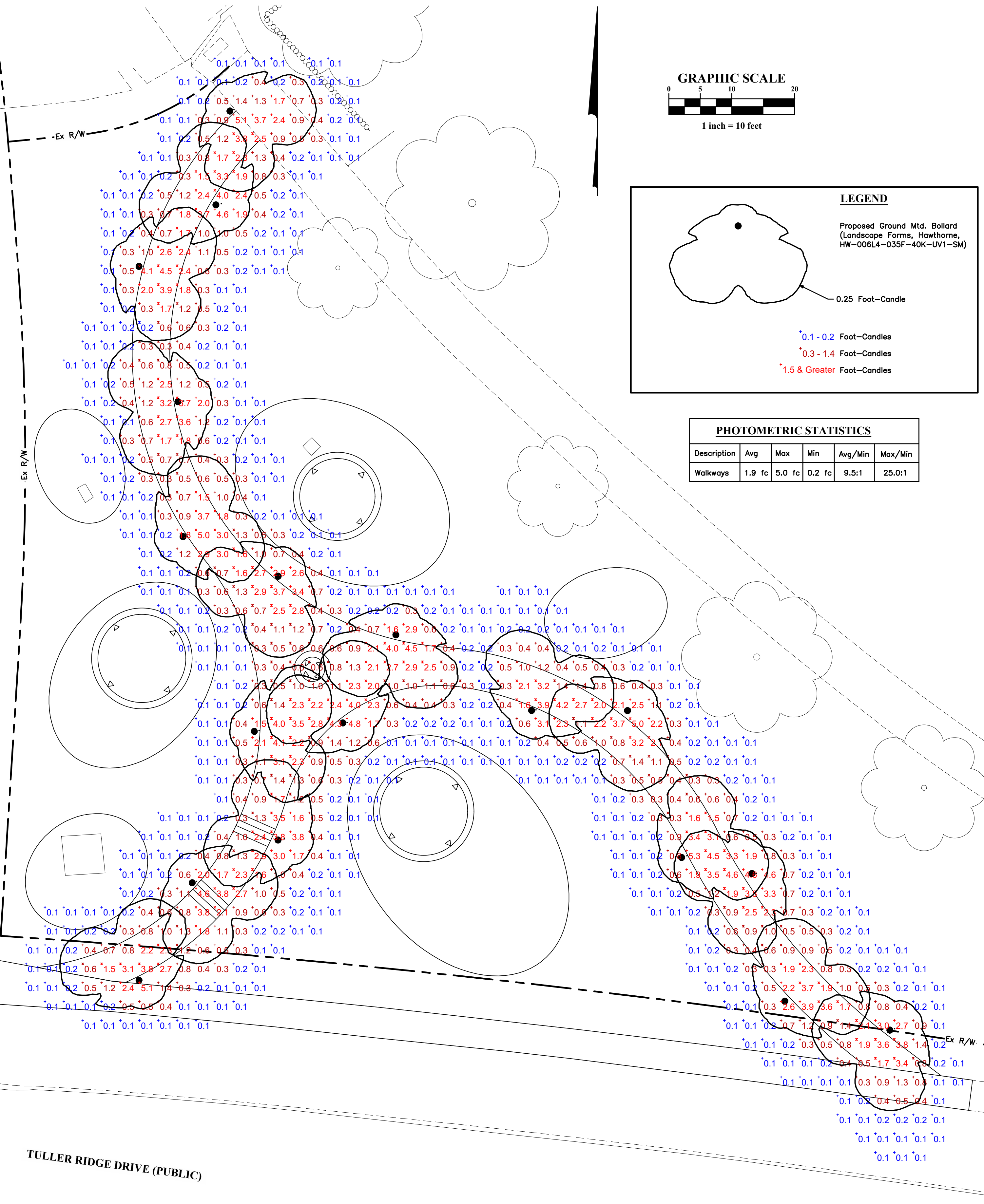
BLOCK A	
Required	
Commercial Required Area	Hotel 107,043 Event Center 19,104 Retail-Garage 2,334 Office 78,134 Total 206,615 sf / 50 sf = 4,132 sf
Total Required Open Space Area	±0.095 Acres
Provided	
Public Open Space (On-site)	±6,243 sf = 0.14 Acres
Amenity Space	±7,920 sf
Total Provided Open Space Area	±0.14 Acres

REVISIONS
 MARK DATE DESCRIPTION
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 AMENDED FINAL DEVELOPMENT PLAN
 FOR
**BRIDGE PARK
 BLOCK G-TOPIARY PARK
 OPEN AREA PLAN**
 CRAWFORD HOYING development
 E.M.H.T.
 ENGINEERS ARCHITECTS SURVEYORS PLANNERS SCIENTISTS
 5000 New Albany Road, Columbus, OH 43264
 Phone: 614.775.5500 Fax: 614.775.5501
 emht.com
 DATE: June 8, 2023
 SCALE: 1" = 80'
 JOB NO.: 20230410
 SHEET: 5/5

I:\2023\0410\Drawings\041045Sheets\FDP_Photometric_Plan.dwg - Last Saved By: fmcconn - 6/7/2023 3:38 PM - Last Printed By: McConn - Date: 6/7/2023 3:38 PM (No Xrefs)

DALE DRIVE (PUBLIC)

TULLER RIDGE DRIVE (PUBLIC)



Hawthorne Path Light

landscape forms

Product Data Sheet



The three-foot-tall Hawthorne path light echoes the design of its taller companion. Its multiple posts spread as they rise from their base to house a LED luminaire with sealed thermoformed lens. Hawthorne is made of cast aluminum and comes with a durable stainless steel base plate. Mounting template and anchor hardware included for ease of installation.

General Description

- Aluminum structure with a steel base
- Cast aluminum LED cartridge and structure, stainless steel base plate
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

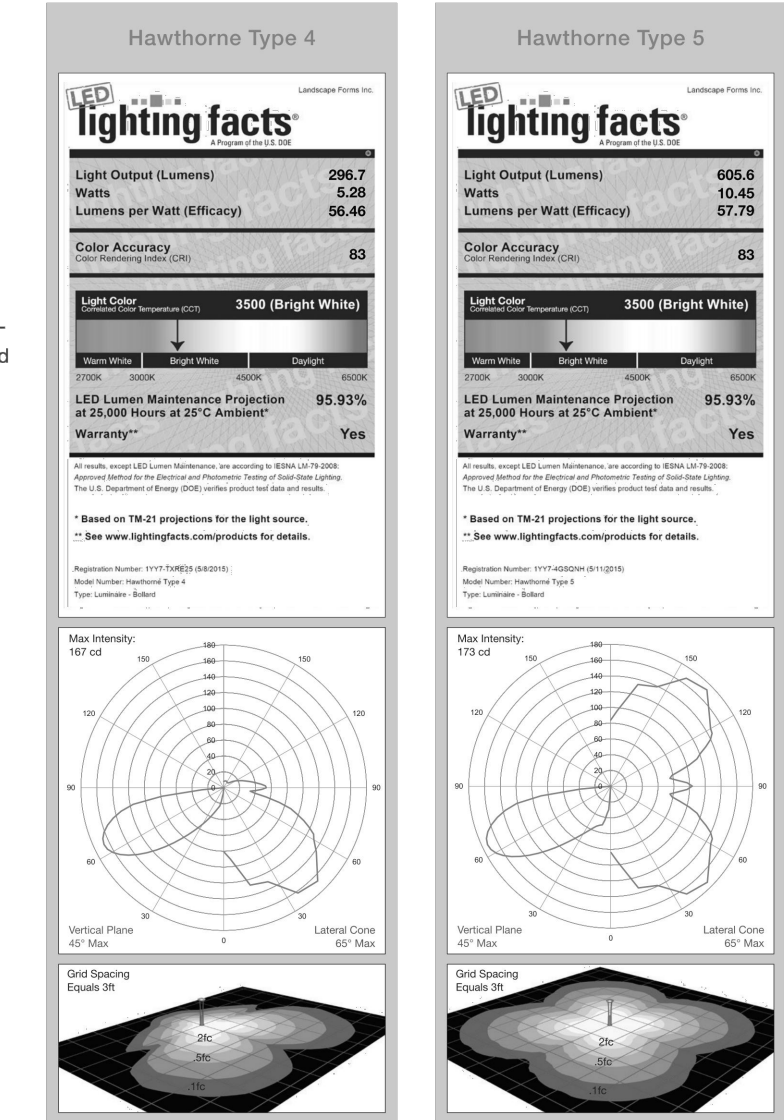
100V-277V 50/60 Hz, Class 2 LED driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Hawthorne ships prewired and fully assembled.

Hawthorne Type 4

Type 4 Distribution
 CCT: 2700K, 3000K, 3500K, 4000K
 Drive Current: 350mA
 Optic: Khatod Collimators
 Lens: Diffused Acrylite®
 Power Supply: 100V-277V
 LED Driver: 7W
 BUG Rating: E1-U1-G1
 IP Rating: IP66 for LED Cartridge
 Weight: 50 lbs

Hawthorne Type 5

Type 5 Distribution
 CCT: 2700K, 3000K, 3500K, 4000K
 Drive Current: 350mA
 Optic: Khatod Collimators
 Lens: Diffused Acrylite®
 Power Supply: 100V-277V
 LED Driver: 12W
 BUG Rating: E1-U1-G1
 IP Rating: IP66 for LED Cartridge
 Weight: 50 lbs



1 Revised May 2, 2023 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

Hawthorne Path Light

landscape forms

Product Data Sheet



Finish

Pangard IP®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard IP® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
HW Hawthorne	006L4 (6 LED, Type 4) 012LS (12 LED, Type 5)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K) 27K (2700K)	UV1 (100-277VAC)	SM (Surface Mount)

EXAMPLE: HW - 006L4 - 035F - 35K - UV1 - SM - Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

LED lighting products are warranted for six years.

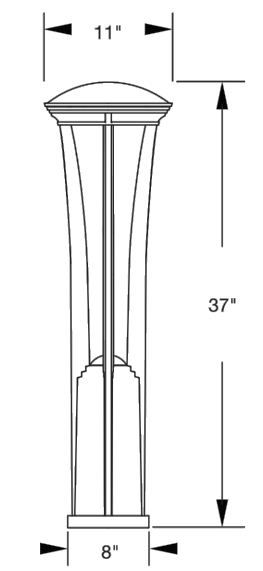
Certifications

UL Listed, CE, RoHS Compliant, Dark-Sky Approved



Hawthorne is designed by Robert A.M. Stern Architects

Click here for patent information related to this product.



PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION
 PLAN SET DATE
 June 8, 2023

2 Revised May 2, 2023 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BLOCK G
TOPIARY PARK
PHOTOMETRIC EXHIBIT

EMHT
 Steven Mackintosh, Michael S. Thibault, Inc.
 Engineers • Surveyors • Planners • Scientists
 5800 New Albany Road, Columbus, OH 43254
 Phone: 614.775.5500 Fax: 614.775.5501
 emht.com

DATE
June 8, 2023
SCALE
1" = 10'
JOB NO.
20230410
SHEET
1/1



LEGEND

- (A) EXISTING WALK
- (B) EXISTING CANOPY TREES
- (C) PROPOSED CANOPY TREES
- (D) 6' BRICK PAVER WALKWAY (IMPERVIOUS)
- (E) LIMESTONE SLAB STEPS
- (F) LAWN
- (G) PROPOSED PLANT BED
- (H) RAISED PLANT BED
- (I) EXISTING ELECTRIC SWITCH
- (J) TOPIARY (BY OTHERS)
- (K) BOLLARDS
- (L) UPLIGHTS



ENDICOTT CLAY PAVERS
DARK IRONSPOT



ENDICOTT CLAY PAVERS
MEDIUM #46 IRONSPOT
BLEND

D. BRICK PAVER WALKWAY



SPLIT 4 SIDED STEPS
6" x 16" x 48"
COLOR: BUFF

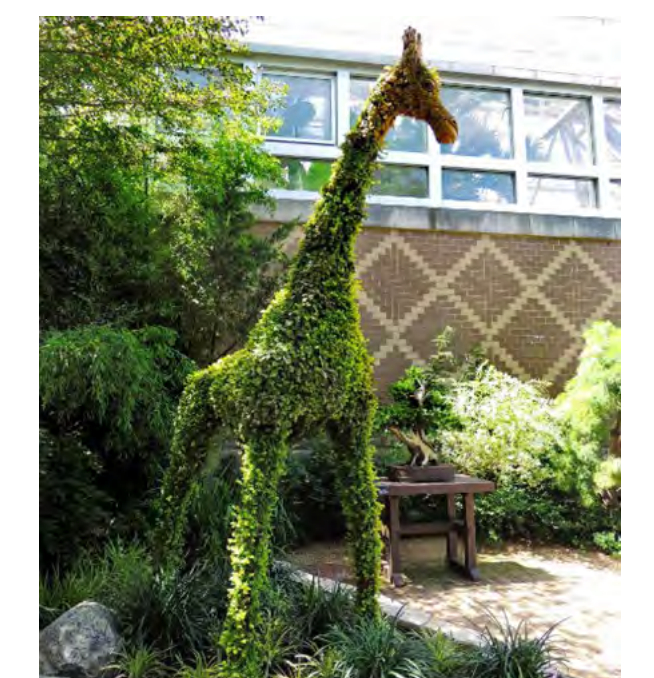
BY CLEVELAND
QUARRIES

E. LIMESTONE SLAB STEPS



HAWTHORNE PATH LIGHT
BY LANDSCAPE FORMS

K. BOLLARDS



J. TOPIARY EXAMPLES (ACTUAL TO BE DETERMINED - IMAGES SHOWN AS SIMILAR IN SCALE)

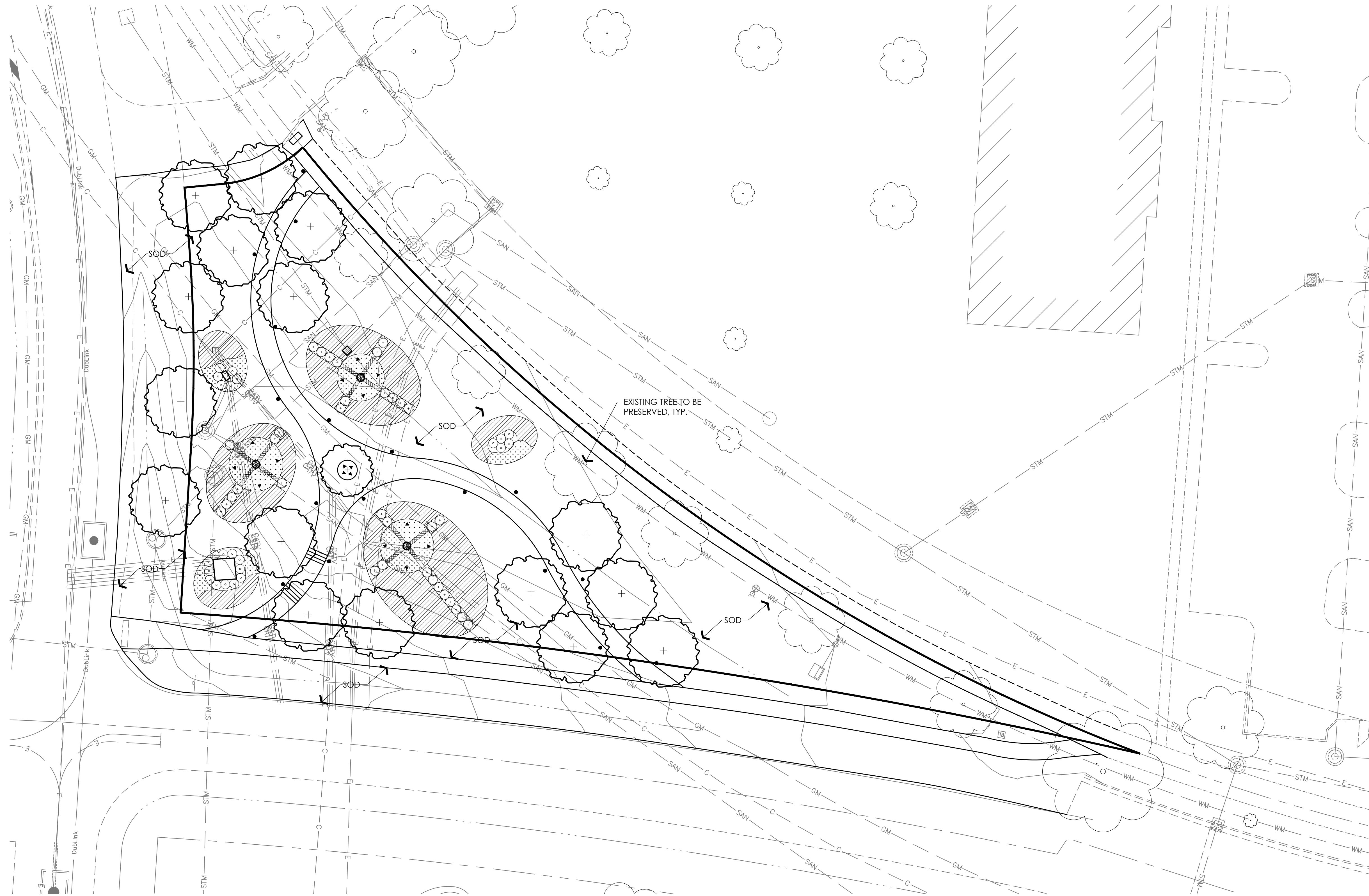
NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

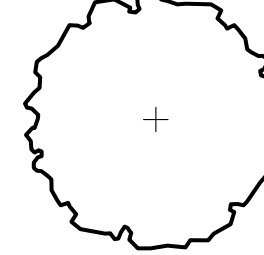
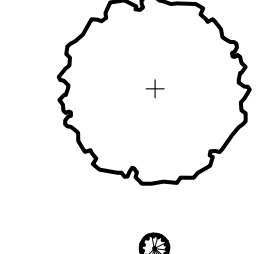

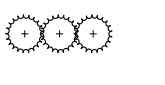
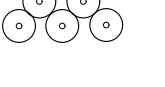
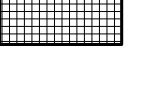

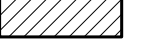
007.1 - ILLUSTRATIVE SITE PLAN

**FINAL DEVELOPMENT PLAN
BRIDGE PARK BLOCK G - OPEN SPACE**

Dublin, OH

June 8, 2023



- LEGEND**
-  PROPOSED CANOPY TREE
 -  PROPOSED UNDERSTORY TREE
 -  TOPIARY (BY OTHERS)
 -  BOXWOOD HEDGE
 -  ORNAMENTAL GRASS
 -  LIRIOPE BORDER
 -  EVERGREEN GROUNDCOVER
 -  PERENNIAL MIX/MASSING



NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

007.2 - LANDSCAPE PLAN

FINAL DEVELOPMENT PLAN
BRIDGE PARK BLOCK G - OPEN SPACE
 Dublin, OH
 June 8, 2023





TULIP POPLAR



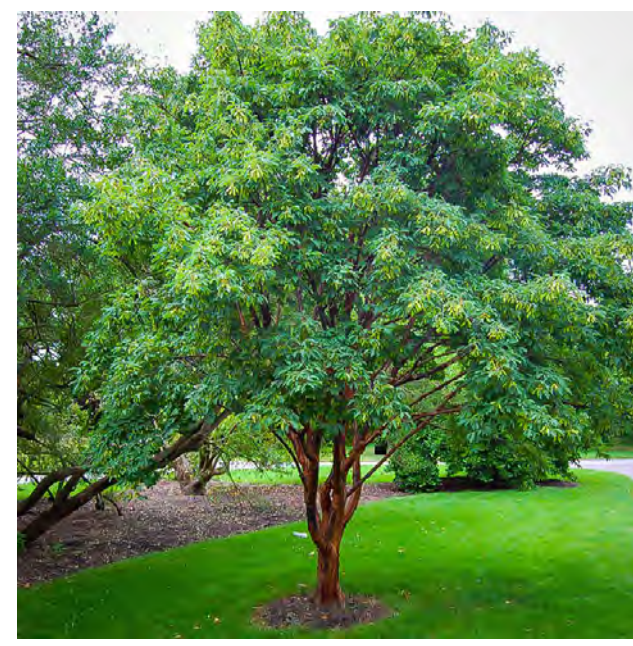
SUGAR MAPLE



RED MAPLE



JAPANESE MAPLE



PAPERBARK MAPLE



BOXWOOD HEDGE



LIRIOPE BORDER



NUTTALL OAK



NORTHERN RED OAK



AMUR MAPLE



CANOPY TREES

UNDERSTORY TREE



KARL FOERSTER GRASS



MAIDEN GRASS



ASIAN STAR JASMINE



DAUB'S FROSTED JUNIPER



PINK MUHLY GRASS



BLUE RUG JUNIPER



ORNAMENTAL GRASS

EVERGREEN GROUNDCOVER

PERENNIAL MIX

PERENNIAL MIX SELECTION

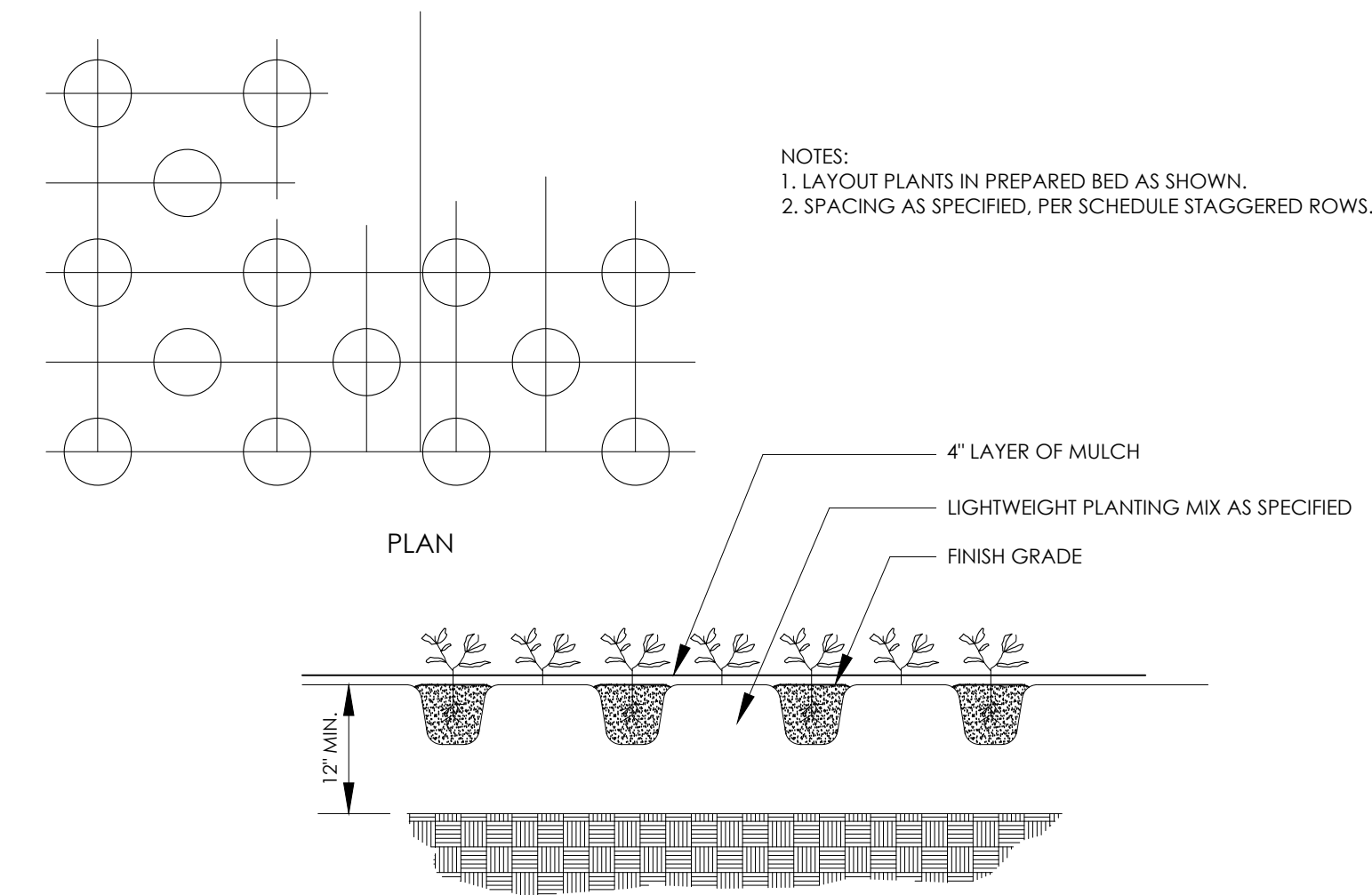
- VARIEGATED LILY TURF
- HAPPY RETURNS DAYLILY
- HYPERION DAYLILY
- PARDON ME DAYLILY
- CAREX GRASS
- DWARF RUSSIAN SAGE
- YELLOW STONECROP
- AUTUMN CHARM SEDUM
- RED CARPET SEDUM
- CONE FLOWER
- BLACK EYED SUSAN
- MAYNIGHT SALVIA
- SENSATION SALVIA
- SNOWFLAKE CANDYTUFT
- FEATHER REED GRASS
- FOUNTAIN GRASS
- WHITE CREEPING PHLOX
- BLUE CREEPING PHLOX
- PINK CREEPING PHLOX
- JUNIOR WALKER CATMINT
- MARSHALL'S DELIGHT BEE BALM
- BECKY SHASTA DAISY
- SNOW CAP SHASTA DAISY
- CESAR'S BROTHER IRIS
- MOONBEAM COREOPSIS
- ZAGREB COREOPSIS
- PURPLE DOME ASTER
- PUGSTER BLUE BUTTERFLY BUSH
- PAUL'S GLORY HOSTA
- TINY RUBIES CARNATION
- FIRE WITCH CARNATION

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

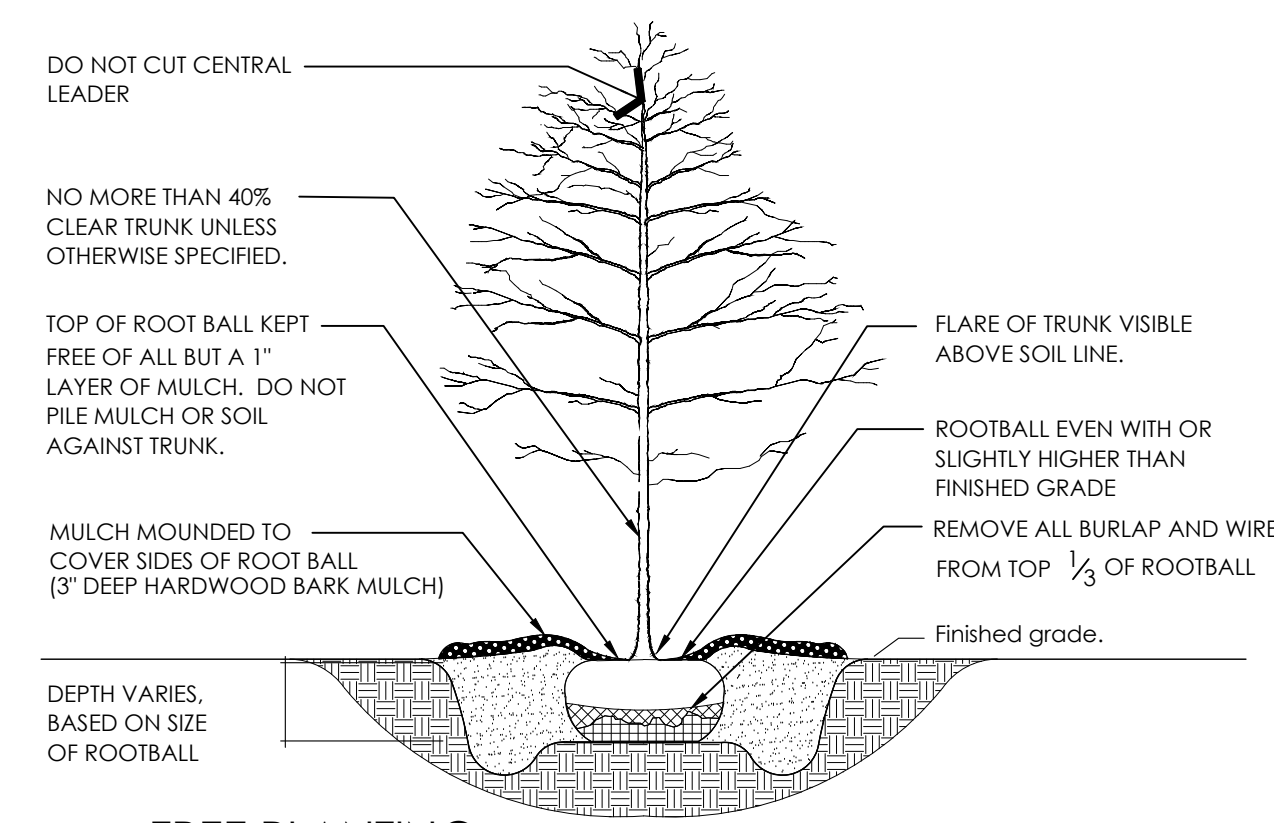
007.3 - PLANT PALETTE

GENERAL NOTES - LANDSCAPE PLANTING

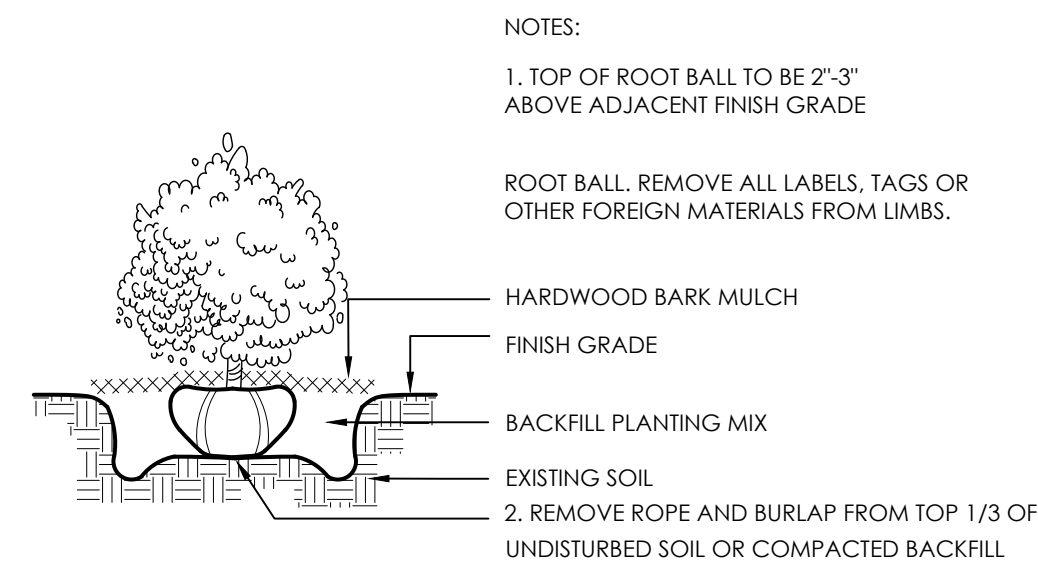
- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 2014. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON THE PLANS
- QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS.
- PLANT SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- LIFTING STRAPS, ROOTBALL STRAPS AND WIRE BASKETS ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL
- SHADE TREE MEASUREMENT: CALIPER SHALL BE MEASURED AT SIX INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE
- SHRUBS MEASUREMENT: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SOIL IN PLANT BED AREAS IS TO BE A BLEND OF CLEAN SIFTED TOP SOIL AND ORGANIC CONTENT. SEE NOTE #16.
- ALL LANDSCAPE BED AREAS TO BE IRRIGATED WITH UNDERGROUND SYSTEM. IRRIGATION PLAN TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
- NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT
- SEE CIVIL DRAWINGS FOR ALL UTILITY AND GRADING INFORMATION. ANY CONFLICTS BETWEEN THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER.



3 GROUND COVER PLANTING
NTS



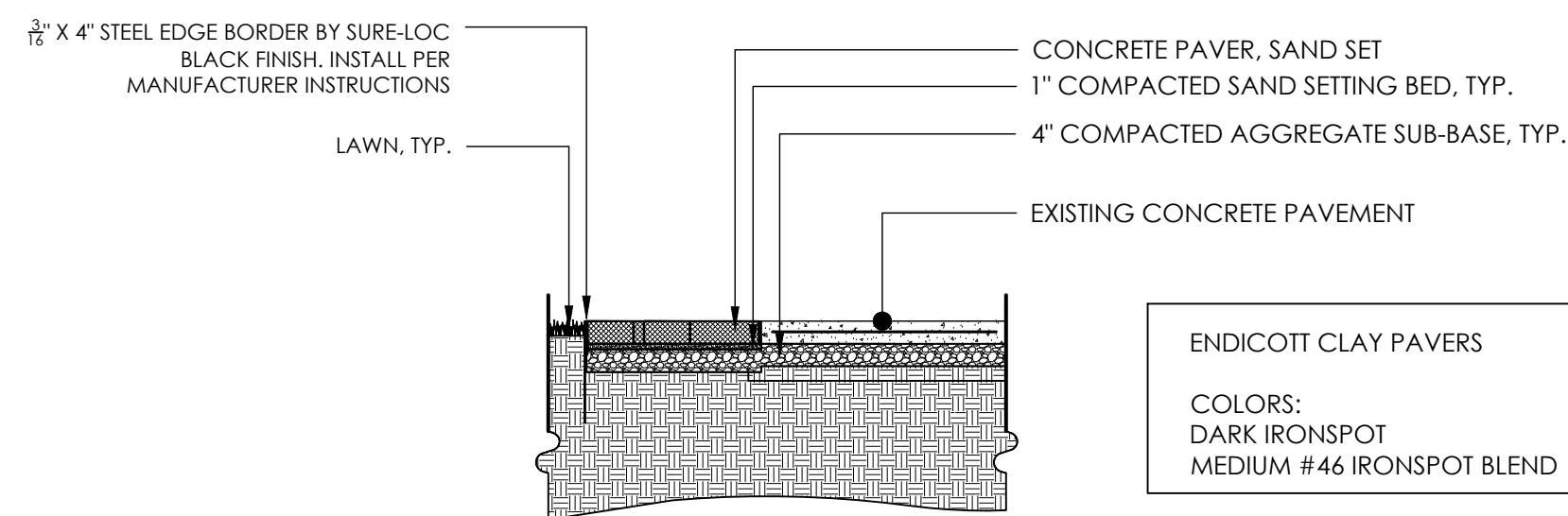
2 TREE PLANTING
NTS



1 SHRUB PLANTING
NTS

PLANT SCHEDULE NOTES

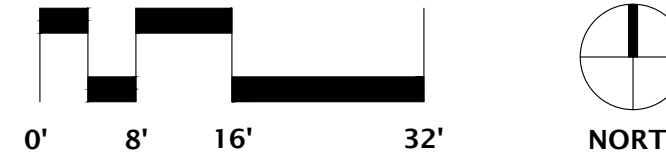
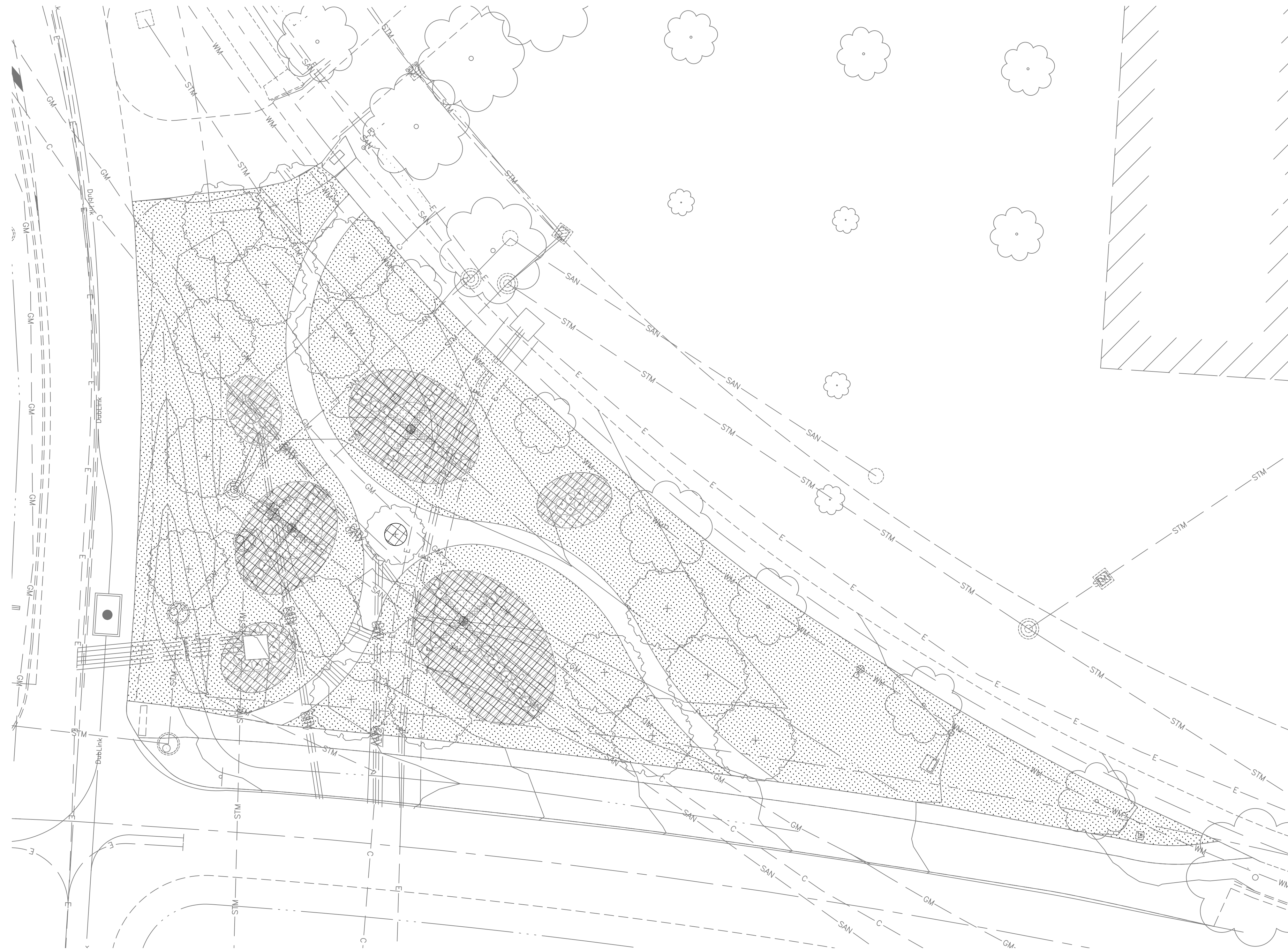
- QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT SCHEDULE. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION & SOURCING OF PLANT MATERIAL.
- NO PLANT MATERIAL MAY BE SUBSTITUTED, ALTERED IN SIZE, OR CHANGED WITHOUT PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
- PROPOSED SUBSTITUTIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT WITH PHOTOGRAPHIC IMAGE OF PROPOSED SUBSTITUTED MATERIAL.
- HERB AND VEGETABLE PLANTING AREAS ARE TO BE MANAGED AND DESIGNED BY THE OWNERSHIP GROUP.
- ALL AREAS OUTSIDE OF PLANT BEDS ARE TO BE SOD UNLESS OTHERWISE DENOTED ON THE PLANS.



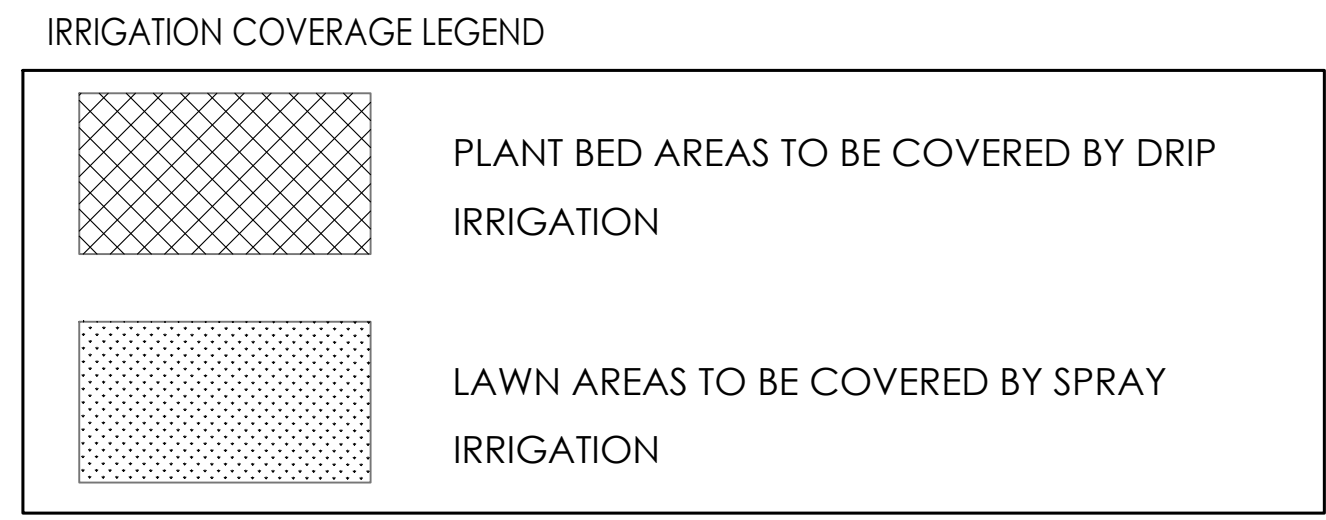
4 CONCRETE PAVERS
NTS

NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.

007.4 - LANDSCAPE DETAILS



- IRRIGATION GENERAL NOTES**
- 50 PSI AND A RATE OF 32 GPM REQUIRED AT POINT OF CONNECTION, AFTER BACKFLOW.
 - ALL PIPE SHALL BE CLASS 200 PVC PIPE, UNLESS NOTED OTHERWISE.
 - ALL WIRING AS PER LOCAL CODE.
 - BACKFLOW PREVENTION AS PER LOCAL CODE, IF REQUIRED.
 - THIS IRRIGATION COVERAGE PLAN IS SCHEMATIC; IRRIGATION PLAN IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
 - ALL VALVES SHALL BE LOCATED IN VALVE BOXES FLUSH WITH GRADE.
 - THE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
 - WINTERIZATION OF SYSTEM SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.
 - SLEEVING SHALL BE REQUIRED UNDER ALL WALKS AND ROADWAYS. SLEEVE SIZE SHALL BE TWICE (2X) THE SIZE OF PIPE BEING SLEEVED. (MINIMUM 3")
 - THE IRRIGATION CONTRACTOR SHALL LOCATE ALL UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. COORDINATE WITH THE GENERAL CONTRACTOR.
 - IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
 - FULL AND COMPLETE COVERAGE IS REQUIRED. IRRIGATION CONTRACTOR SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS TO LAYOUT REQUIRED TO ACHIEVE FULL COVERAGE OF IRRIGATION AREAS AT NO ADDITIONAL COST TO THE OWNER.
 - ELECTRICAL POWER WILL BE PROVIDED WITHIN 10 FEET OF CONTROLLER LOCATION(S). COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE AS TO FINAL LOCATION OF CONTROLLER. COORDINATE HOOK-UP WITH ELECTRICAL CONTRACTOR AS REQUIRED.
 - INSTALL RAIN SENSOR(S) ON VERTICAL SURFACES. COORDINATE WITH OWNER'S AUTHORIZED REPRESENTATIVE AS TO FINAL LOCATION.
 - CONTROL WIRE WILL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM GAUGE: #14 U.F. (#12 U.F. FOR RUNS OVER 2000 L.F.) COMMON GROUND WIRE SHALL BE WHITE.
 - 24 VAC WIRE SPlicing MATERIAL WILL BE DIRECT BURIAL SPLICE KIT AS MANUFACTURED BY 3M, OR EQUIVALENT.
 - SOME AREAS MAY REQUIRE RISER EXTENSIONS FOR SPRINKLERS OR A FIXED RISER WITH A SHRUB HEAD OR SHRUB ADAPTER MAY BE REQUIRED TO GET PROPER COVERAGE IN SOME



THIS IRRIGATION COVERAGE PLAN IS SCHEMATIC; IRRIGATION PLAN IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

007.5 - IRRIGATION COVERAGE PLAN