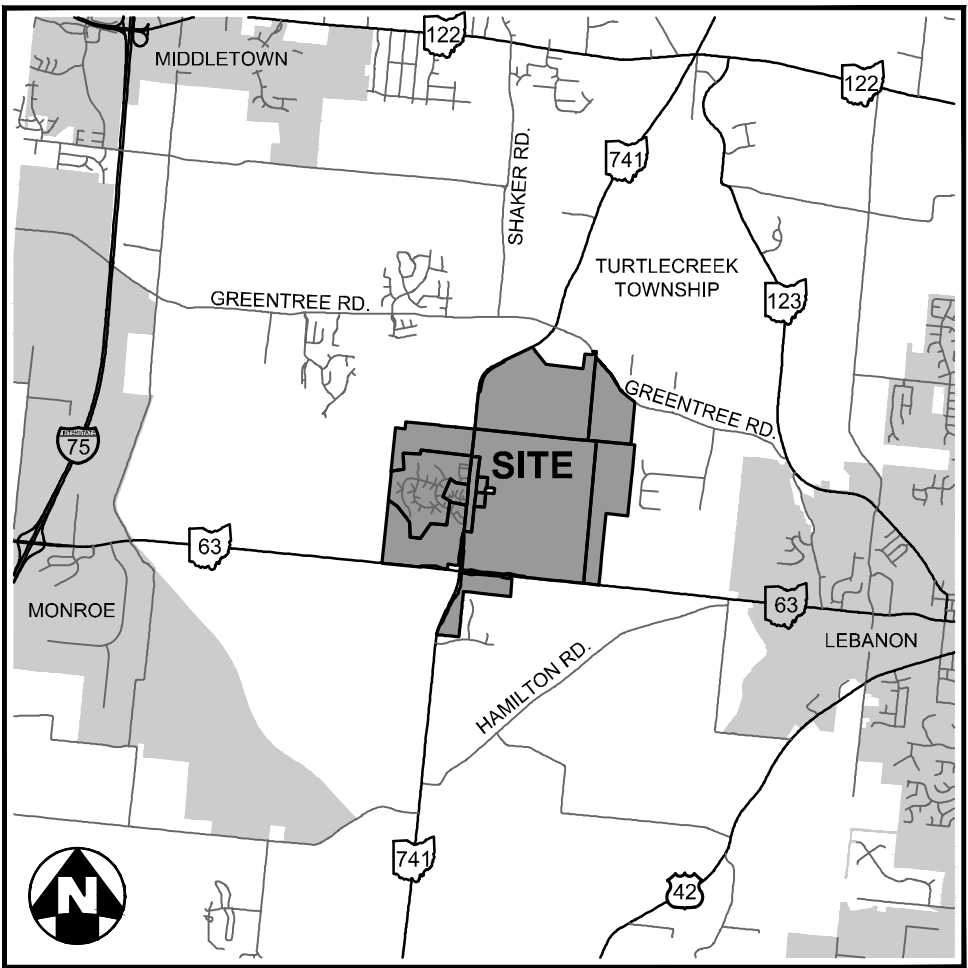


CONSTRUCTION DRAWINGS

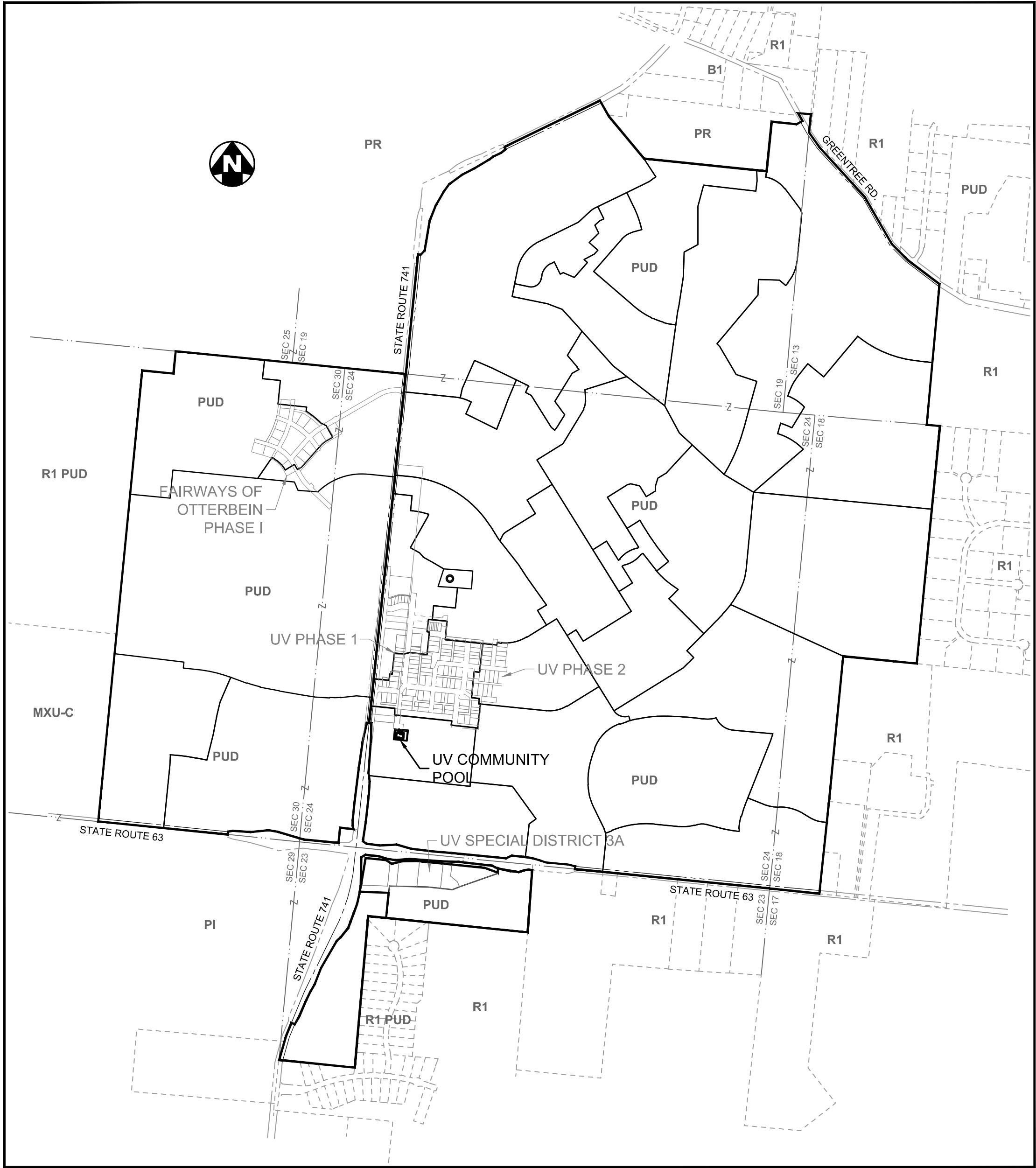
UNION VILLAGE COMMUNITY POOL

SITE PLAN

SECTION 24 & 30, TOWN 4, RANGE 3, B.T.M.
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO



VICINITY MAP
N.T.S.



SITE MAP
SCALE: 1" = 1000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
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10	IRRIGATION ZONES PLAN
11	LANDSCAPE SPECIFICATIONS
12	LANDSCAPE SPECIFICATIONS

SITE DATA

OWNER: UNION VILLAGE DEVELOPMENT COMPANY
3855 LOWER MARKET ST., SUITE 100D
LEBANON, OHIO 45036
CONTACT: MATT OBRINGER
(513) 202-3170

APPLICANT: UNION VILLAGE DEVELOPMENT COMPANY
3855 LOWER MARKET ST., SUITE 100D
LEBANON, OHIO 45036
CONTACT: MATT OBRINGER
(513) 202-3170

SITE AREA: 0.48 ACRES

EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)

TOPOGRAPHY: FIELD SURVEY BY THE KLEINGERS GROUP, JANUARY 2025
BEARINGS ARE BASED ON WARREN COUNTY MONUMENT 169 AND 159
VERTICAL DATUM IS BASED ON WARREN COUNTY MONUMENT 159. ELEVATION = 859.14 (NAVD 88)

IMPROVEMENTS: PUBLIC STREET AND ROADWAY FACILITIES ARE TO BE OWNED AND MAINTAINED BY TURTLECREEK TOWNSHIP

COVENANTS: CENTRAL WATER SUPPLY ARE TO BE OWNED AND MAINTAINED BY WARREN COUNTY WATER & SEWER DEPARTMENT

SCHEDULE: CONSTRUCTION OF COMMUNITY POOL TO BE COMPLETED IN 2026

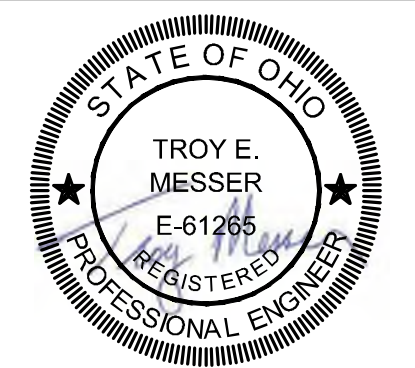


THE
KLEINGERS
GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:



NO. DATE DESCRIPTION

**UNION VILLAGE
COMMUNITY POOL**

TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026

DATE: 2025/06/13

SCALE:

SHEET NAME:

COVER SHEET

SHEET NO.

1 OF 12

- ## GRADING NOTES

- ## UTILITY NOTES

15. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
16. SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
17. ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
18. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.2, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE IDENTIFIED BY A YELLOW TAG. ALL STORM PIPE MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS. ALL STORM SEWER THAT IS UNDER STREET PAVEMENT WILL ONLY BE EITHER 706.02 (CONCRETE), 707.05 (SANITITE) FOR 24" DIAMETER OR SMALLER OR 707.69 (TRIPLE WALL) FOR 30" DIAMETER OR LARGER. TYPE 3 BACKFILL (SLAG IS PROHIBITED)
19. ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2, 4" PERFORATED UNDERDRAINS EXTENDING 10 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION AND CAPPED.
20. FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
21. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ASD DRAIN BASIN, NOS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
22. ALL EXISTING INVERTS ALONG THE PROPOSED TOP OF CASTING ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
23. ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
24. THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PERFORMANCE OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
25. SANITARY SEWER MATERIALS AND INSTALLATION SHALL BE PER BUTLER COUNTY WATER AND SEWER SPECIFICATIONS: SECTION 3110 FOR PVC, SDR-35 & 26 PIPE, SECTION 3140 FOR ABS OR PVC COMPOSITE PIPE, SECTION 3410 FOR MANHOLES. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SEWER JOINTS SHALL CONFORM TO ASTM D-3212.
26. SANITARY SEWER SHALL BE BEDDED AND BACKFILLED PER BUTLER COUNTY WATER AND SEWER SPECIFICATION SECTION 3730 WHEN OUTSIDE OF PUBLIC RIGHT-OF-WAY OR ALLEYS. WHEN SANITARY SEWER IS WITHIN A PUBLIC RIGHT-OF-WAY OR ALLEYS TRENCH BACKFILL SHALL BE PER WARREN COUNTY SPECIFICATION.
27. DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONDUITS AS PER WARREN COUNTY STANDARDS FOR USE BY THE ELECTRIC, TELEPHONE AND CABLE TV SERVICES. THE LOCATION OF THE LINES SHALL BE COORDINATED WITH UTILITY COMPANIES BY THE DEVELOPER.

44. PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT OF WAY OR WITHIN THE EASEMENTS AREAS FOR PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR AND FOR PROVIDING ACCESS TO ANY MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SEWER LINES AND FOR ANY DAMAGE TO OR DISRUPTION OF THE EXISTING OR FUTURE OPERATION MAINTENANCE REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.
45. SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN, THE CONNECTION TO THE SEWER SHALL BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BRANCH OF THE SANITARY MAIN.
46. ANY CHANGES TO THE PLANS SHALL BE APPROVED BY JURISDICTION PRIOR TO CONSTRUCTION.
47. ALL TRENCHES UNDER THE PAVEMENT SHALL BE BACKFILLED WITH EITHER COMPACTED NATIVE MATERIAL, COMPACTED GRANULAR MATERIAL, OR CONTROLLED DENSITY FILL. IF SETTLEMENT OCCURS, THE TRENCH OR TRENCHES SHALL BE REPAIRED TO THE ORIGINAL FINISH GRADE. IF SETTLEMENT OCCURS OUTSIDE THE TRENCH, THE CONTROLLED DENSITY FILL SHALL BE APPLIED FROM BACK OF CURB TO BACK OF CURB.

COUNTY CONSTRUCTION PROCEDURE AND MATERIALS

- 0101 A PRE-CONSTRUCTION MEETING INCLUDING THE SUBDIVIDER'S CONTRACTOR AND THE WARREN COUNTY ENGINEER'S REPRESENTATIVE(S) IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND IN THE FUTURE, ANY INFRASTRUCTURE AND/OR ANY WORK TO BE PERFORMED WITHIN THE CURRENT ROAD RIGHT-OF-WAY AREAS.
- 0102 ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION AND MATERIAL SPECIFICATIONS (CMS) AND TO THE STANDARDS AND SPECIFICATIONS OF WARREN COUNTY, OHIO. MOST, IF NOT ALL, OHIO DEPARTMENT OF TRANSPORTATION STANDARD DETAILS ARE ACCEPTABLE MAY BE ACCEPTED AND/OR REQUIRED AT THE DISCRETION OF THE COUNTY ENGINEER.
- 0103 A. PUBLIC ROAD RIGHT-OF-WAY AREAS SHALL BE PREPARED IN ACCORDANCE WITH ODOT CMS ITEM 201 - CLEARING AND GRUBBING AND APPROVED BY THE COUNTY ENGINEER BEFORE THE CONTRACT BEGINS TO CONSTRUCT THEIR ROADWAY EMBANKMENT.
- B. POOR SUBGRADE MATERIAL MAY RESULT IN THE NEED FOR UNDERCUT, GRANULAR BACKFILL, AND UNDERDRAIN OF THE UNDERCUT AREA (IF NEEDED) WITHIN THE SCOPE AND LIMITS SPECIFIED BY THE COUNTY ENGINEER, OR ALTERNATELY, THE USE OF ODOT CMS #206 - CHEMICAL STABILIZED SUBGRADE. THE SUBDIVIDER WILL ELECT TO CONSTRUCT EITHER OPTION WHERE BOTH WILL PROVIDE AN EFFECTIVE SOLUTION IN THE OPINION OF THE COUNTY ENGINEER.
- 0104 INSPECTIONS AND TESTING
- A. OUTSIDE INDEPENDENT TESTING/INSPECTION: INSPECTIONS REQUIRED OF THE SUBDIVIDER DURING AND AFTER THE INSTALLATION OF IMPROVEMENTS SHALL BE MADE BY AN ODOT PREQUALIFIED INDEPENDENT TESTING LABORATORY IN CONFORMITY WITH THE APPROVED PLANS AND SPECIFICATIONS AS REQUIRED BY THESE STANDARDS. THE ITEMS THAT REQUIRE INSPECTION ARE AS FOLLOWS:

1. STORM SEWERS AND APPURTENANCES. A VIDEO INSPECTION OF ALL STORM SEWER TO BE MAINTAINED BY THE COUNTY ENGINEER OR QUASI-PUBLIC ENTITY (SUCH AS A STORM WATER MANAGEMENT BOARD), OR STORM SEWER THAT WILL BE PRIVATELY MAINTAINED BY THE COMMUNITY AUTHORITY BUT THAT THE COUNTY ENGINEER HAS DETERMINED TO BE LOCATED SUCH THAT THE PRIVATE SEWER MIGHT ADVERSELY AFFECT THE PUBLIC DRAINAGE SYSTEM IF NOT ADEQUATELY CONSTRUCTED, WILL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW PRIOR TO THE INSPECTION OF THE DEVELOPMENT INFRASTRUCTURE FOR PUBLIC MAINTENANCE. THE VIDEO INSPECTION WILL BE COMPLETED NO SOONER THAN 90-DAYS PRIOR TO THE FINAL PUNCH LIST WALK-THRU SCHEDULED WITH THE DEVELOPER'S REQUEST FOR COUNTY ACCEPTANCE OF THE DEVELOPMENT INFRASTRUCTURE FOR PUBLIC MAINTENANCE. ASSESSMENTS OF STORM SEWER, CULVERTS, AND APPURTENANCES ALONG WITH THE ACCOMPANYING VIDEO INSPECTION REPORTS SHALL BE PERFORMED IN ACCORDANCE WITH ODOT CMS 611 SPECIFICATIONS. ALL SEWER MAINS MUST BE CLEAN WITH NO PULLED OR SLIPPED JOINTS, AND NO CRACKED OR DAMAGED PIPE. IF REPAIRS ARE REQUIRED, A FOLLOW-UP VIDEO INSPECTION OF THE REPAIR AREA WILL BE SUBMITTED DOCUMENTING THAT THE STORM SEWER MAIN IS IN COMPLIANCE WITH ODOT CMS 611 SPECIFICATIONS. ALL REPAIRS MUST BE APPROVED BY THE COUNTY ENGINEER. ALL INFORMATION MUST BE LEGIBLE, EASILY READ OR VIEWED, AND OF HIGH QUALITY.
 2. 394 AGGREGATE BASE – TEST IN ACCORDANCE WITH ODOT SS 878 OR MORE CURRENT RELATED ODOT CMS SPECIFICATION.
 3. 206 CHEMICALLY STABILIZED SUBGRADE (WHEN USED) – TEST IN ACCORDANCE WITH ODOT SS 878 OR MORE CURRENT RELATED ODOT CMS SPECIFICATION.
 4. 301 ASPHALT CONCRETE BASE AND TACK COAT - DENSITY AND PAVEMENT LOAD AND ROLL TEMPERATURES DURING CONSTRUCTION. DEPTH CHECKS BY MEASUREMENT OF CORES, ONE CORE EVERY 300-LIN. FT. OF ROADWAY. WILL BE SET OUT IN SECTION SPECIFIC LANE WIDTH SPECIFICATIONS AND REQUIRED BY THE COUNTY ENGINEER-APPROVED SUBGRADE AND 304 AGGREGATE DEPTH LOGS WILL BE ACCEPTED IN LIEU OF PAVEMENT CORES TO CHECK DEPTH ON CURB/GUTTER STREETS.
 5. 448 SURFACE THICKNESS - DENSITY AND PAVEMENT LOAD AND ROLL TEMPERATURES DURING CONSTRUCTION DEPTH CHECKS BY MEASUREMENT OF CORES, ONE CORE EVERY 300-LIN. FT. OF ROADWAY. WILL BE REQUIRED UNLESS SPECIFICALLY WAIVED BY THE COUNTY ENGINEER. COUNTY ENGINEER-APPROVED SUBGRADE AND 304 AGGREGATE DEPTH LOGS WILL BE ACCEPTED IN LIEU OF PAVEMENT CORES TO CHECK DEPTH ON CURB/GUTTER STREETS.
 6. OTHER TESTING OF ASPHALT - AT THE COUNTY ENGINEER'S DISCRETION, ADDITIONAL TESTING MAY BE REQUIRED ON THE PAVEMENT CORES TO VERIFY THAT THE ASPHALT MIX AND COMPACTED DENSITY CONFORMS WITH THE ODOT CMS SPECIFICATIONS
 9. INSPECTIONS DURING THE INSTALLATION OF ROADWAY MATERIALS SHALL BE PERFORMED BY THE COUNTY ENGINEER'S OFFICE. ITEMS THAT REQUIRE INSPECTION BY THE COUNTY ENGINEER'S REPRESENTATIVE ARE AS FOLLOWS:
 1. STREET SUBGRADE. 24 HOURS PRIOR TO INSTALLATION OF THE CURB, 304 AGGREGATE BASE, AND 301 ASPHALT BASE COURSE. IN SUBDIVISIONS WITH CURB AND GUTTER STREETS, A SUBGRADE DEPTH LOG FROM CURB AT A MAXIMUM OF EVERY 50 LINEAR FEET MAY BE REQUIRED BY THE COUNTY ENGINEER AT THE COUNTY ENGINEER'S DISCRETION.
 2. REVIEW OF ASPHALT TICKETS AND TEST RESULTS. A COPY OF MATERIAL DELIVERY TICKETS SHALL BE DELIVERED TO THE COUNTY ENGINEER WITHIN ONE WEEK OF CONSTRUCTING THESE ITEMS. COPIES OF THE TESTING RESULTS FOR THE SUBGRADE, 304 AGGREGATE, 301 ASPHALT, AND 301 ASPHALT SHALL BE REQUIRED BY THE COUNTY ENGINEER WITHIN ONE WEEK OF CONSTRUCTION) AND THE PAVEMENT CORE RESULTS (REQUIRED WITHIN ONE MONTH OF CONSTRUCTION), WILL BE EMAILED TO THE COUNTY ENGINEER'S DESIGNATED REPRESENTATIVE.
 3. NEW ROADWAY SIGNAGE INSTALLATION. SIGNAGE OR OTHER DEVICES THAT ARE INSTALLED IN CONFORMANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS PROVIDED IN THE PLANS FOR PERMANENT INSTALLATION AND DURING CONSTRUCTION AS SPECIFIED IN SECTION 108.
 - C. ALL OUTSIDE INSPECTION COSTS SHALL BE PAID BY THE SUBDIVIDER. INSPECTION PERFORMED BY THE COUNTY ENGINEER'S OFFICE STAFF DURING NORMAL COUNTY ENGINEER'S OFFICE OPERATING HOURS IS PROVIDED AT NO CHARGE TO THE SUBDIVIDER. IF INSPECTION IS REQUIRED OUTSIDE OF THE COUNTY ENGINEER'S DESIGN, CONSTRUCTION OR WITHIN THE MAINTENANCE PERIOD PHASES, THAT THERE ARE DEFICIENCIES IN THE DESIGN, MATERIALS OR WORKMANSHIP, THE COUNTY COMMISSIONERS RESERVE THE RIGHT TO ADD TO THE REQUIREMENTS OUTLINED IN THESE STANDARDS AS NEEDED TO REMEDY THE DEFICIENCIES NOTED BY THE COUNTY ENGINEER.
 - D. RESULTS AND/OR INPUT FROM THE TESTING FIRM OR THE DESIGN CONSULTING ENGINEER PROVIDED FOR THE INSPECTION OF IMPROVING THE QUALITY OF THE PROJECT WILL BE CONSIDERED BY THE COUNTY ENGINEER WITH THE FINAL DECISION TO BE MADE BY THE COUNTY ENGINEER.
- 105 INSPECTION AND TEST REPORTS SHALL BE IN WRITING WITH COPIES PROVIDED TO THE COUNTY ENGINEERS OFFICE WITHIN THE TIMEFRAMES SPECIFIED ABOVE IN SECTION 108. THE REPORTS SHALL CLEARLY IDENTIFY THE SUBDIVISION NAME, THE LOCATION OF APPLICABLE TEST AREAS, AND STREET NAMES. SAID REPORTS ARE THE BASIS FOR PERFORMANCE BOND REDUCTIONS, AND/OR STREET ACCEPTANCE. THE SUBDIVIDER REQUEST FOR A BOND REDUCTION FOR ROADWAYS AND PAVEMENT ITEMS SHALL BE PROCESSED UPON RECEIVING THE COUNTY ENGINEER'S ACCEPTANCE AND APPROVAL OF THE INSPECTION AND TEST REPORTS PROVIDED BY THE SUBDIVIDER.

NOTES

GENERAL

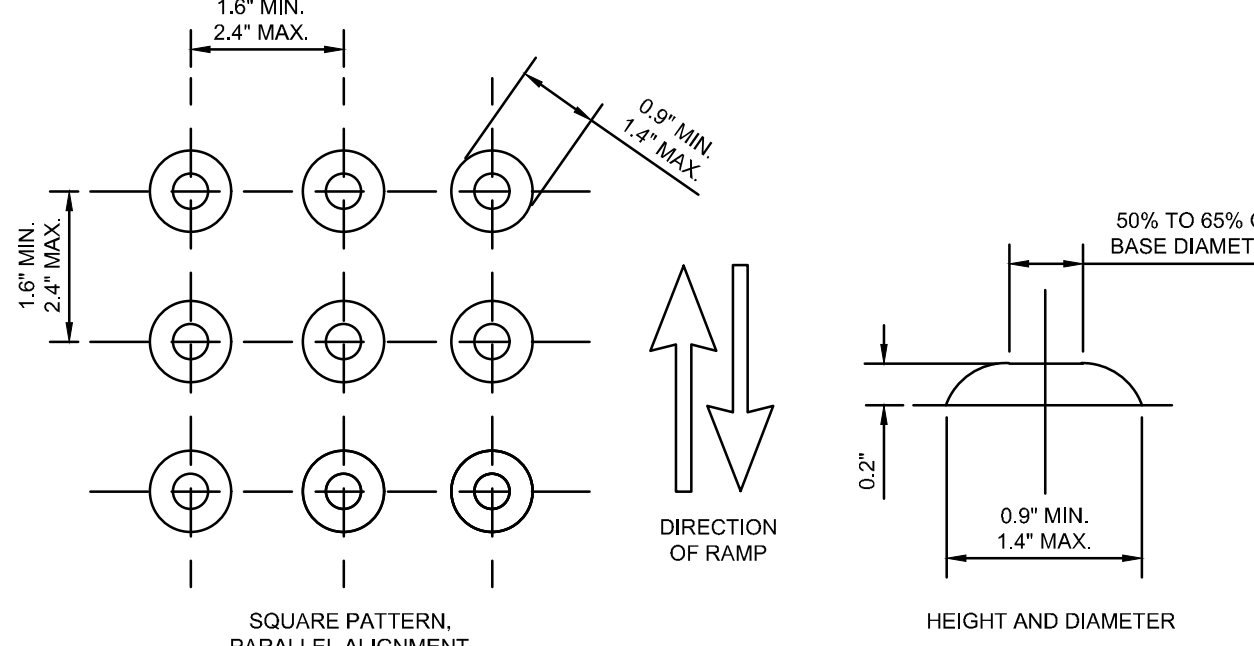
1. DETECTABLE WARNINGS ARE A DISTINCTIVE SURFACE PATTERN OF TRUNCATED DOMES WHICH ARE DETECTABLE BY CANE OR UNDERFOOT TO ALERT PEOPLE WITH VISION IMPAIRMENTS OF THEIR APPROACH TO STREETS AND HAZARDOUS DROP-OFFS.

PLACEMENT

2. DETECTABLE WARNINGS ARE TO BE INSTALLED AT ANY LOCATION WHERE PEDESTRIANS MIGHT CROSS PATHS WITH VEHICULAR TRAFFIC LANES, SUCH AS THE BASE OF CURB RAMPS OR AT BLENDED CURBS. A 24" STRIP OF DOMES IS TO BE INSTALLED FOR THE FULL WIDTH OF THE RAMP OR WALK.
3. THE DEPTH OF CONCRETE UNDERNEATH DETECTABLE WARNING PRODUCTS SHALL BE A MINIMUM OF 4".

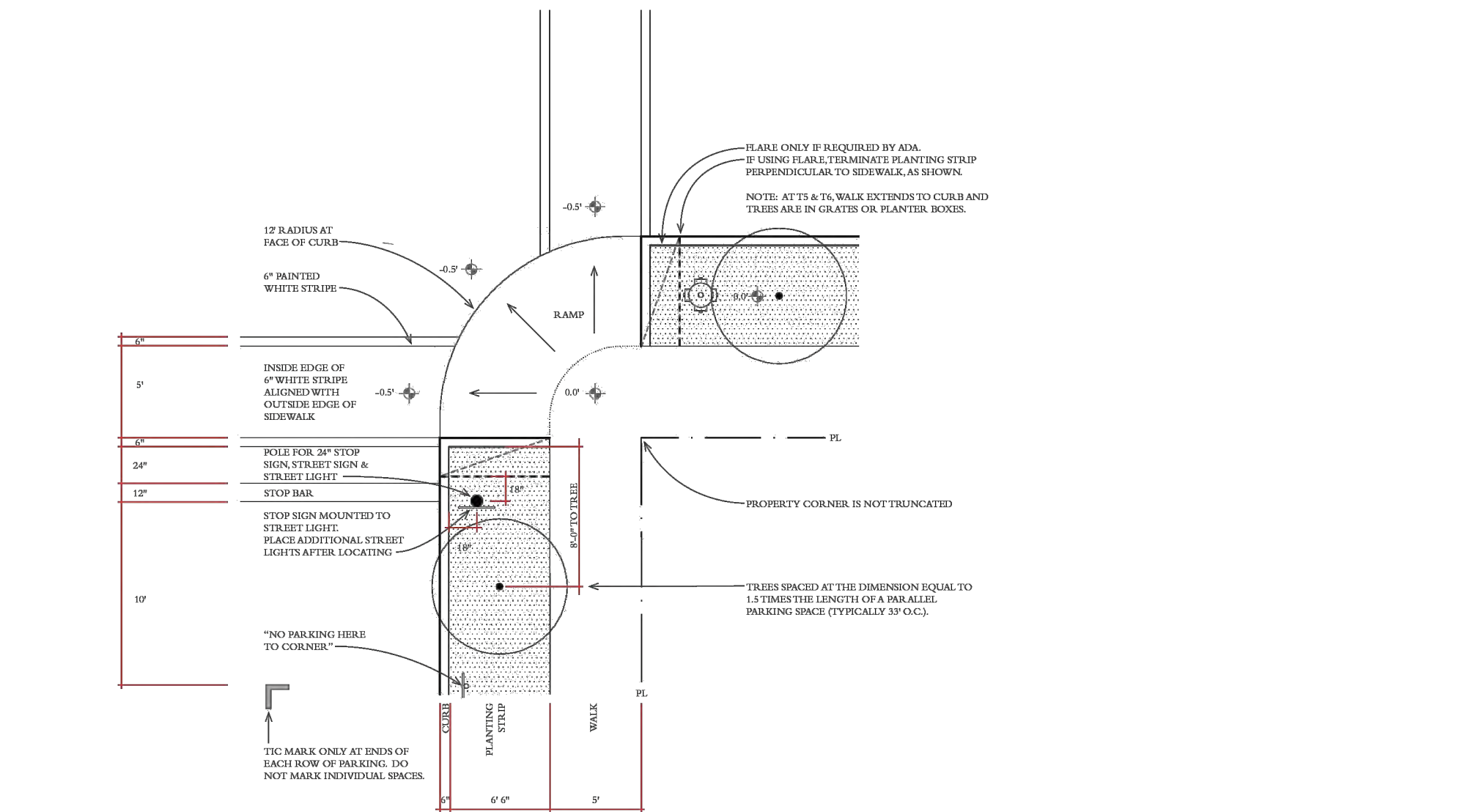
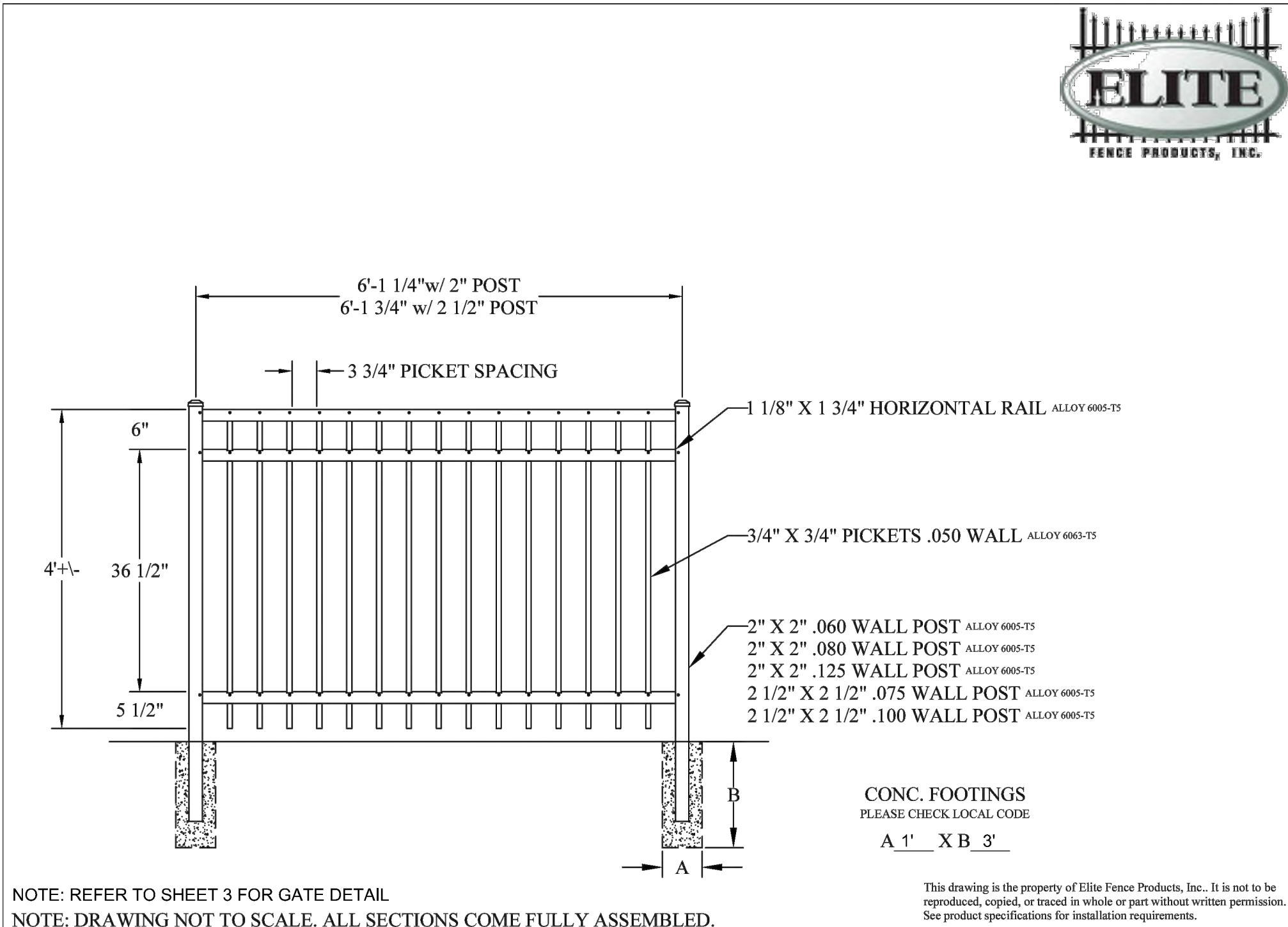
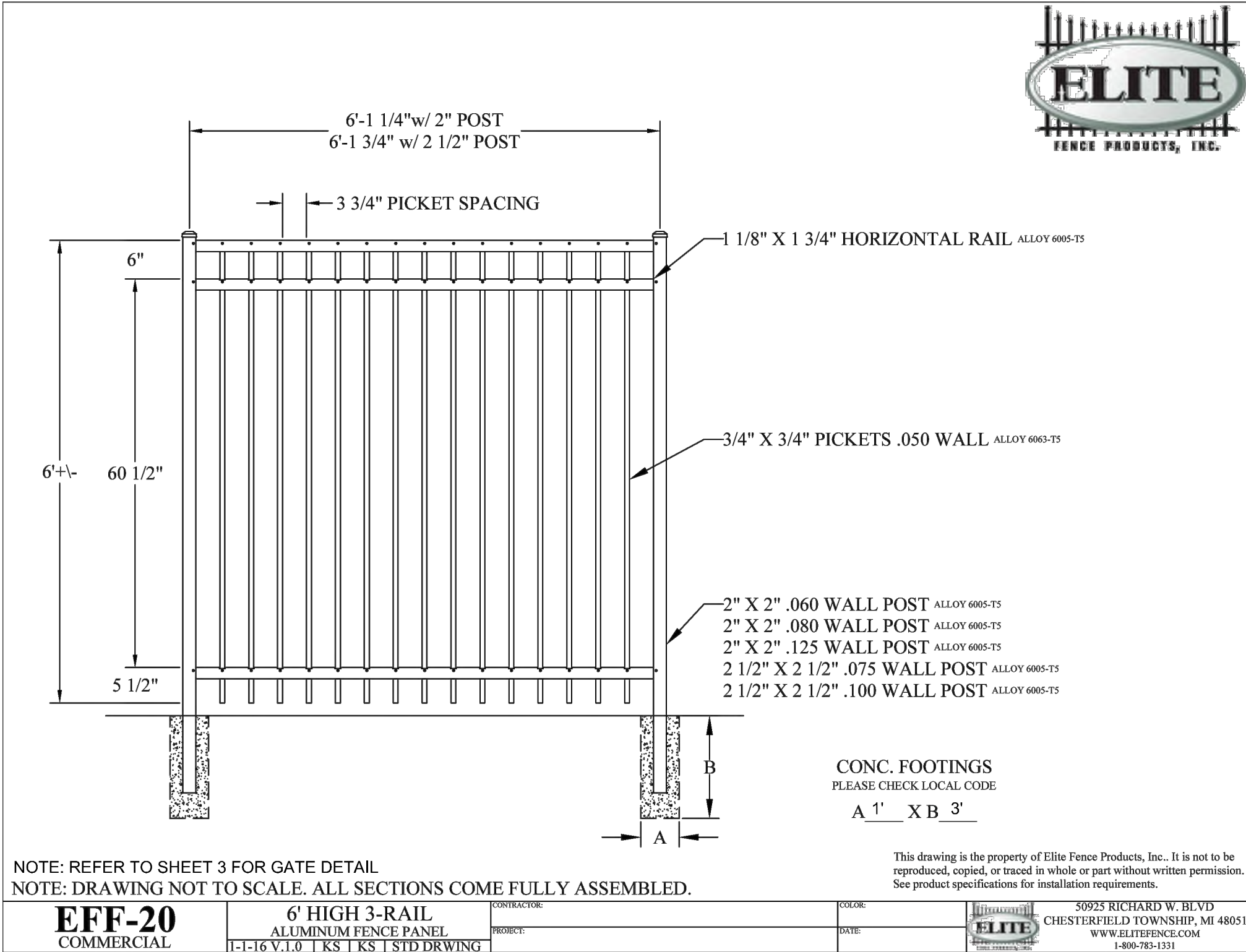
PRODUCTS & COLORS (TO BE APPROVED BY OWNER)

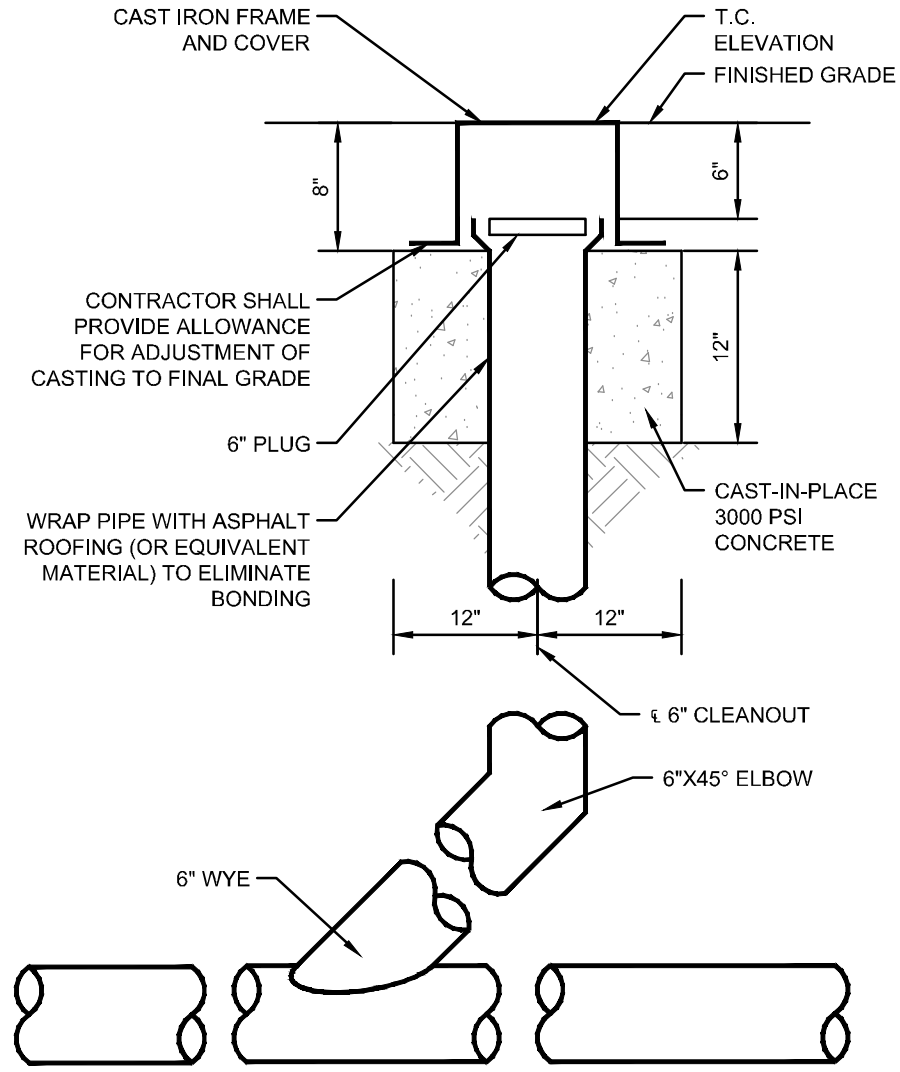
4. COLOR OF THE DETECTABLE WARNINGS SHOULD CONTRAST WITH SURROUNDING CONCRETE WALK AND RAMP. BLACK IS NOT AN ACCEPTABLE COLOR. APPROVED PRODUCTS AND GUIDANCE ON COLOR MAY BE FOUND ON THE ODOT OFFICE OF ROADWAY ENGINEERING SERVICE'S DETECTABLE WARNINGS APPROVED LIST. INSTALL PRODUCTS AS PER MANUFACTURER'S PRINTED INSTRUCTIONS.



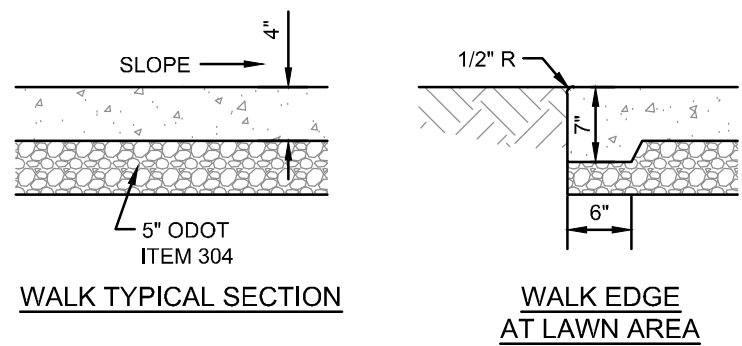
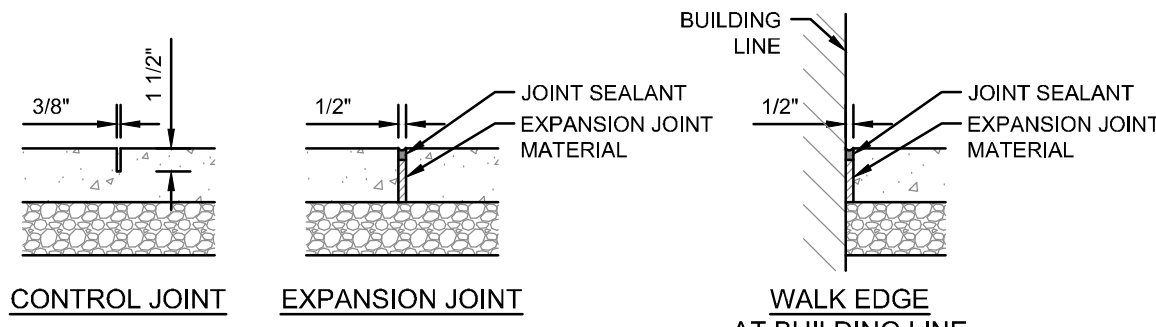
DETECTABLE WARNINGS DETAIL

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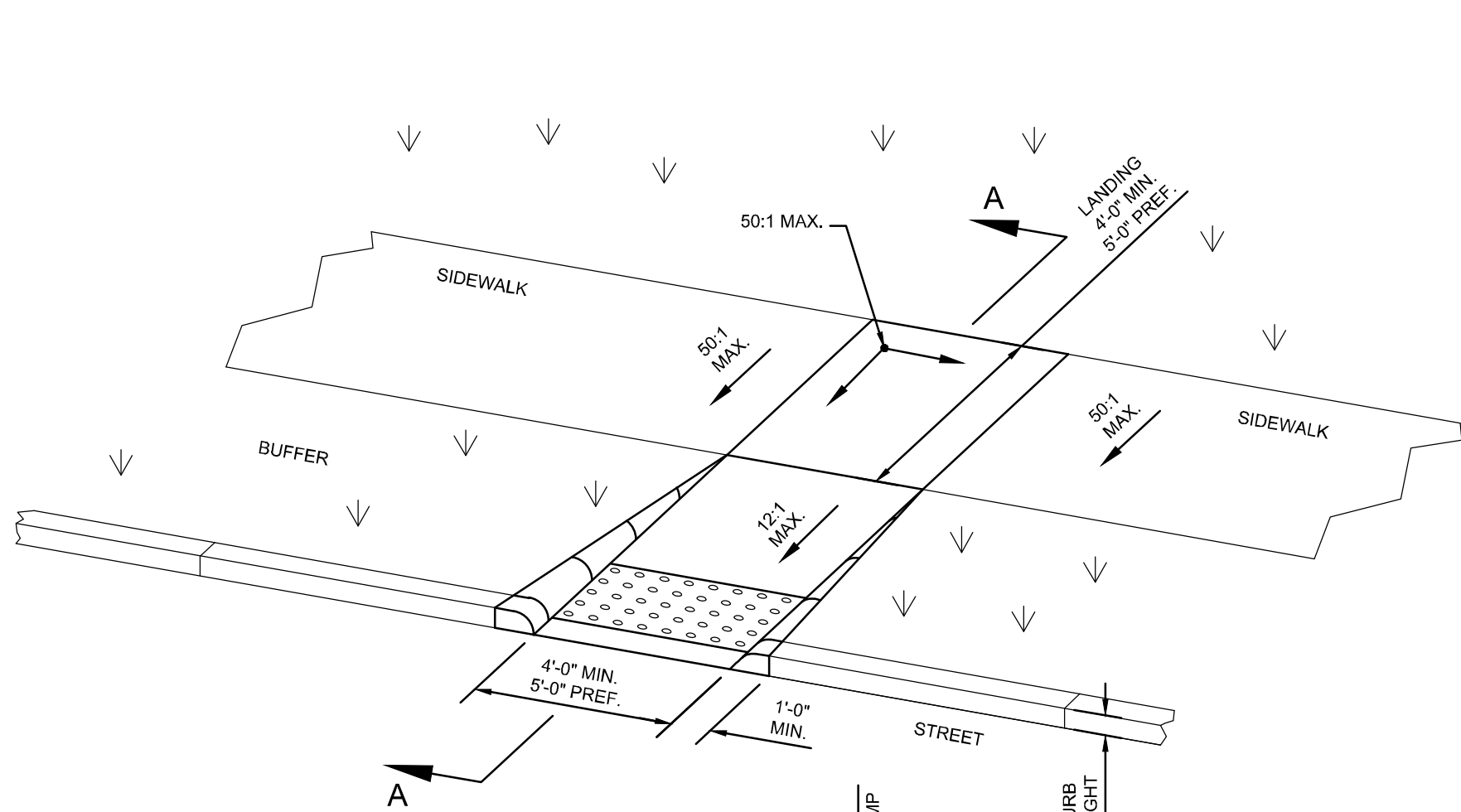
CLEANOUT DETAIL
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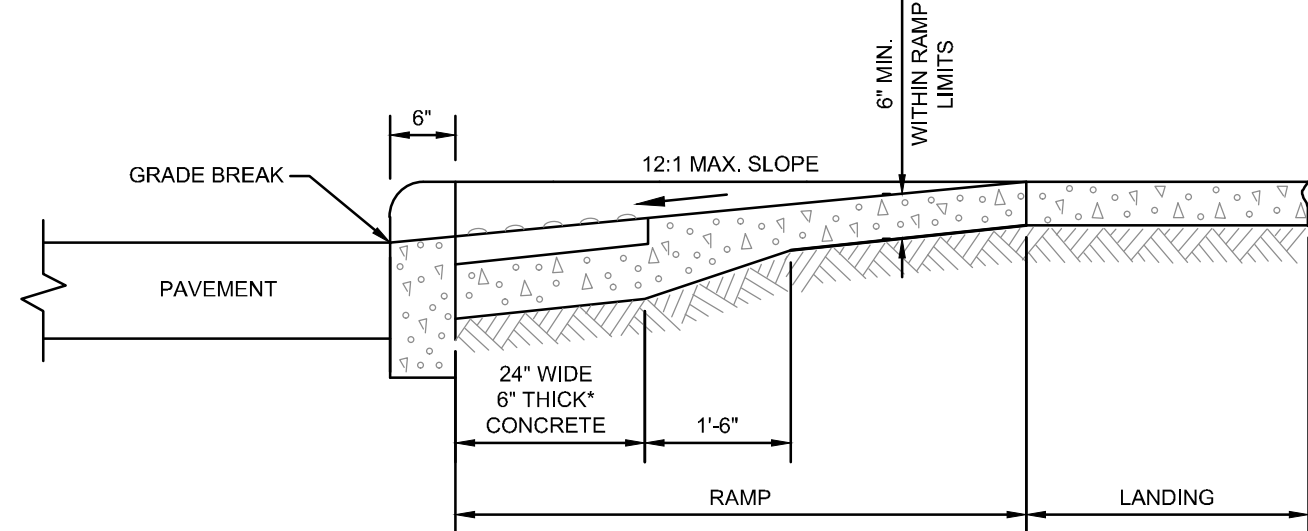
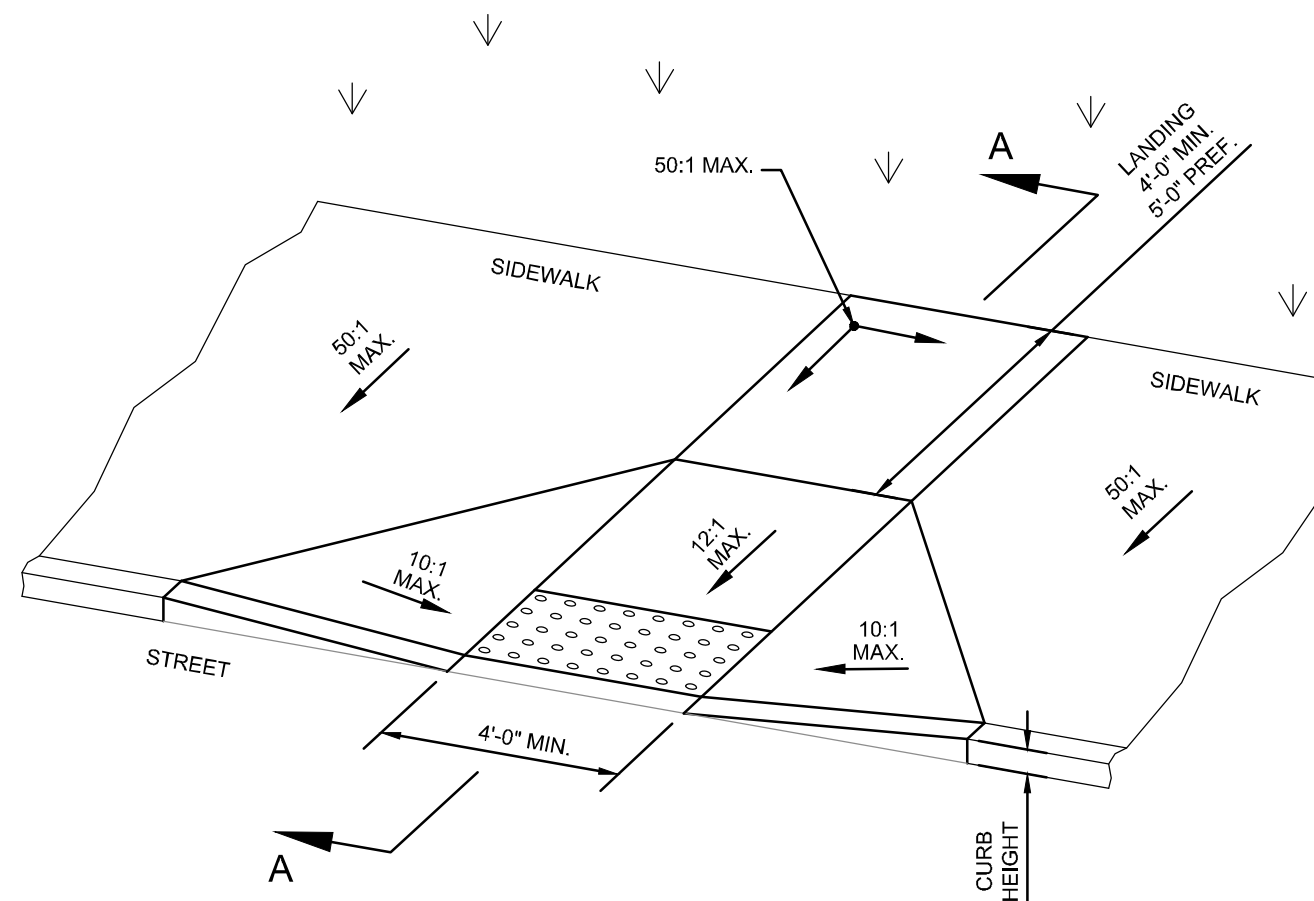
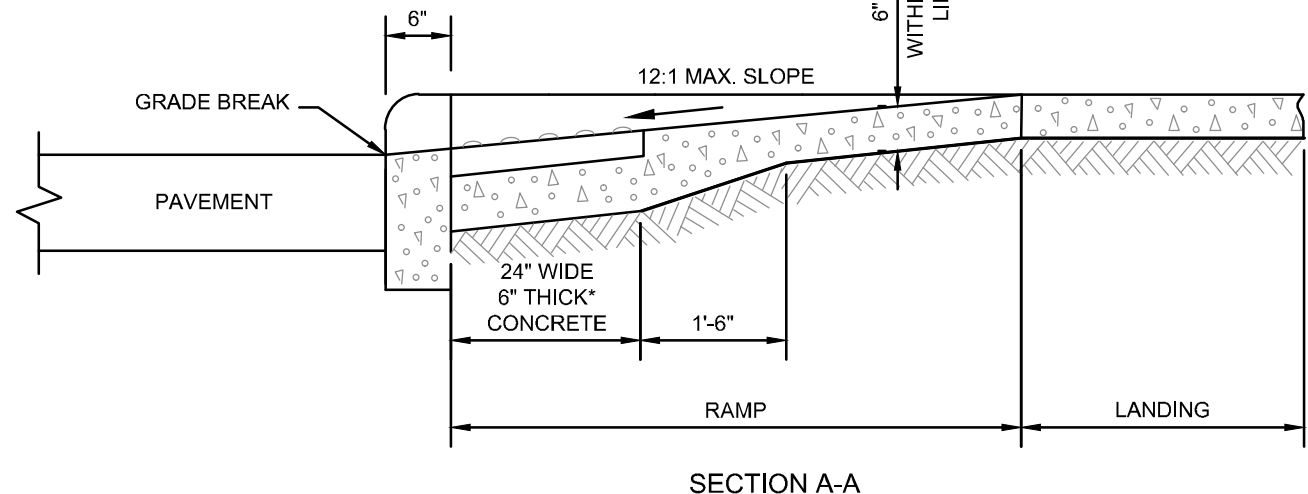
NOTES:

1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
6. JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.

EXTERIOR CONCRETE
SLAB WALK DETAIL
N.T.S.



CURB RAMP DETAIL - PERPENDICULAR WITH RETURNED CURB
N.T.S.



CURB RAMP DETAIL - PERPENDICULAR WITH FLARED SIDES
N.T.S.

NOTES:

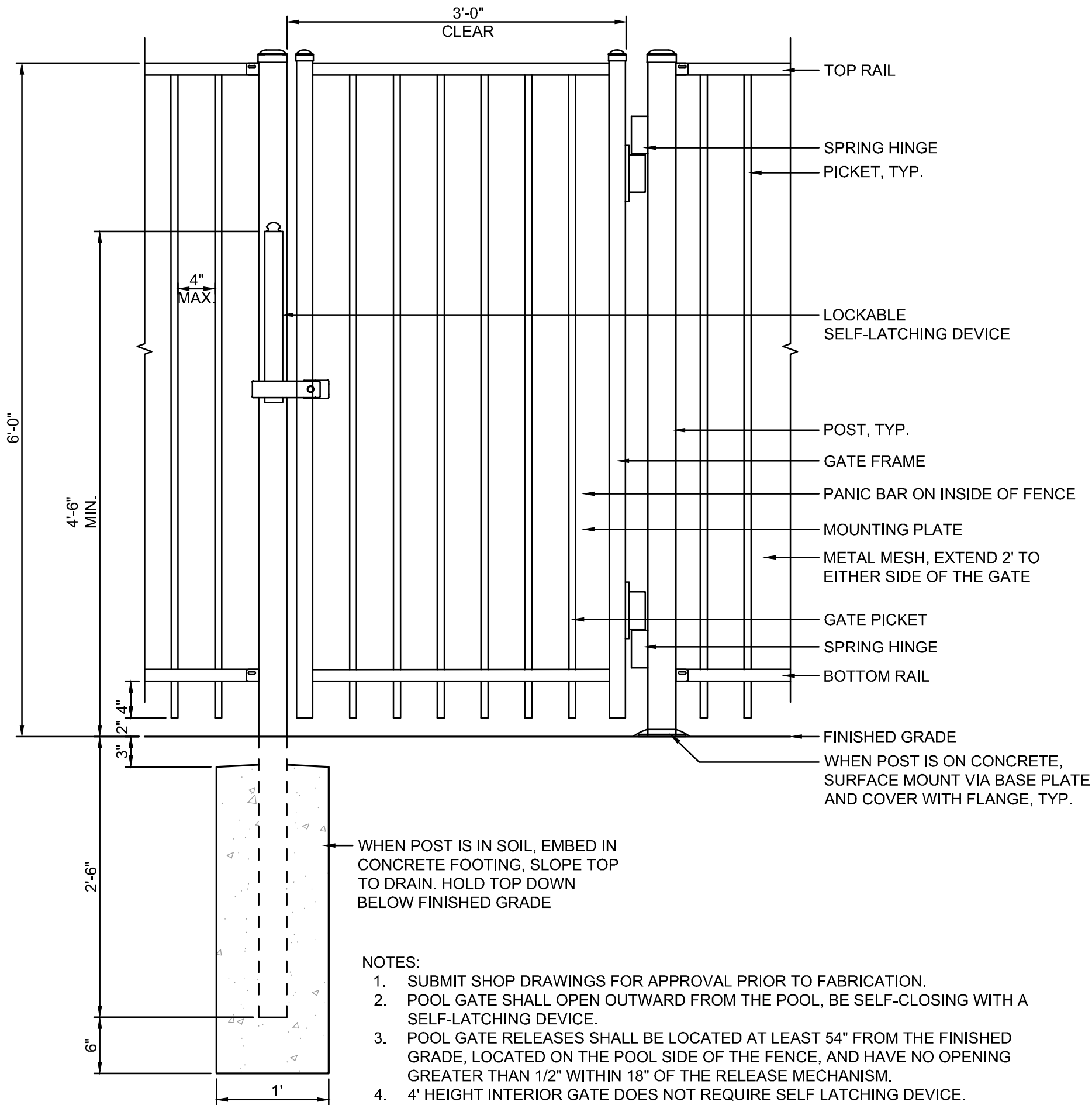
1. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC.
2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, LANDING, OR BLENDED TRANSITIONS SHALL BE 20:1 OR FLATTER.
3. THE BOTTOM EDGE OF THE RAMP SHALL CHANGE PLANES PERPENDICULAR TO THE LANDING.
4. THE EDGE OF THE CURB SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER AND SURFACE SLOPES THAT MEET GRADE BREAKS SHALL ALSO BE FLUSH.
5. RAMP LANDINGS SHALL BE 4' MIN. X 4' MIN. WITH A 50:1 OR FLATTER CROSS SLOPE AND RUNNING SLOPE.
6. **DETECTABLE WARNINGS:** INSTALL DETECTABLE WARNINGS ON EACH CURB RAMP WITH APPROVED MATERIALS, AS SHOWN IN SEPARATE DETAIL. INSTALL THESE PROPRIETY PRODUCTS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. **DRAINAGE:** CONTRACTOR IS TO ENSURE THE BASE OF EACH CONSTRUCTED CURB RAMP ALLOWS FOR PROPER DRAINAGE, WITHOUT EXCEEDING ALLOWABLE CROSS SLOPE OR RAMP SLOPES. VERTICAL CHANGE IN LEVEL EXCEEDING 1/2" BETWEEN THE 1) PAVEMENT AND GUTTER, AND 2) GUTTER AND RAMP, ARE NOT ALLOWED.
8. **SURFACE TEXTURE:** TEXTURE CONCRETE SURFACES BY COARSE BROOMING TRANSVERSE TO THE RAMP SLOPES TO BE ROUGHER THAN THE ADJACENT WALK.
9. **JOINTS:** PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A 1/2" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.

*WHERE POSSIBLE, POUR RAMP AREA INTEGRAL WITH THE CURB, OTHERWISE USE 6" THICK WALK.

NOTES:

1. WHILE RAMPS MAY BE SKEWED TO THE CROSSWALK, THE ENTIRE LOWER LANDING AREA MUST FALL WITHIN THE CROSS WALK THAT THE RAMP SERVES AND CANNOT BE LOCATED IN THE TRAVELED LANE OF OPPOSING TRAFFIC.
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9. **JOINTS:** PROVIDE EXPANSION JOINTS IN THE CURB RAMP AS EXTENSIONS OF WALK JOINTS AND CONSISTENT WITH ITEM 608.03 REQUIREMENTS FOR A NEW CONCRETE WALK. PROVIDE A 1/2" ITEM 705.03 EXPANSION JOINT FILLER AROUND THE EDGE OF RAMPS BUILT IN EXISTING CONCRETE WALKS. LINES SHOWN ON THIS DRAWING INDICATE THE RAMP EDGES AND SLOPE CHANGES, AND DO NOT NECESSARILY INDICATE JOINT LINES.

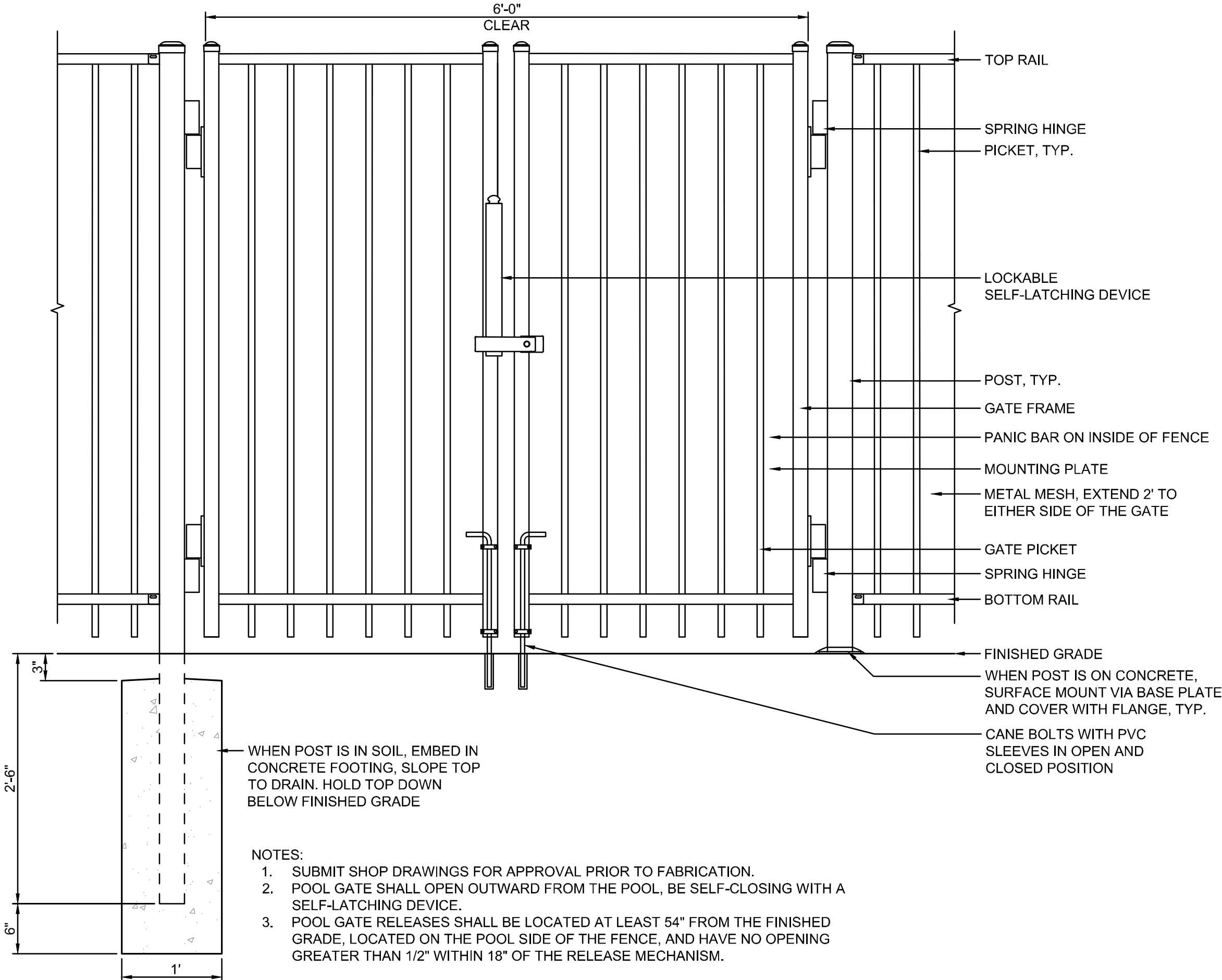
*WHERE POSSIBLE, POUR RAMP AREA INTEGRAL WITH THE CURB, OTHERWISE USE 6" THICK WALK.



NOTES:

1. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. POOL GATE SHALL OPEN OUTWARD FROM THE POOL, BE SELF-CLOSING WITH A SELF-LATCHING DEVICE.
3. POOL GATE RELEASES SHALL BE LOCATED AT LEAST 54" FROM THE FINISHED GRADE, LOCATED ON THE POOL SIDE OF THE FENCE, AND HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.
4. 4' HEIGHT INTERIOR GATE DOES NOT REQUIRE SELF LATCHING DEVICE.

3' WIDE GATE DETAIL
N.T.S.



NOTES:

1. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
2. POOL GATE SHALL OPEN OUTWARD FROM THE POOL, BE SELF-CLOSING WITH A SELF-LATCHING DEVICE.
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6' WIDE GATE DETAIL
N.T.S.



SEAL:



NO. DATE DESCRIPTION

**UNION VILLAGE
COMMUNITY POOL**
TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026

DATE: 2025/06/13

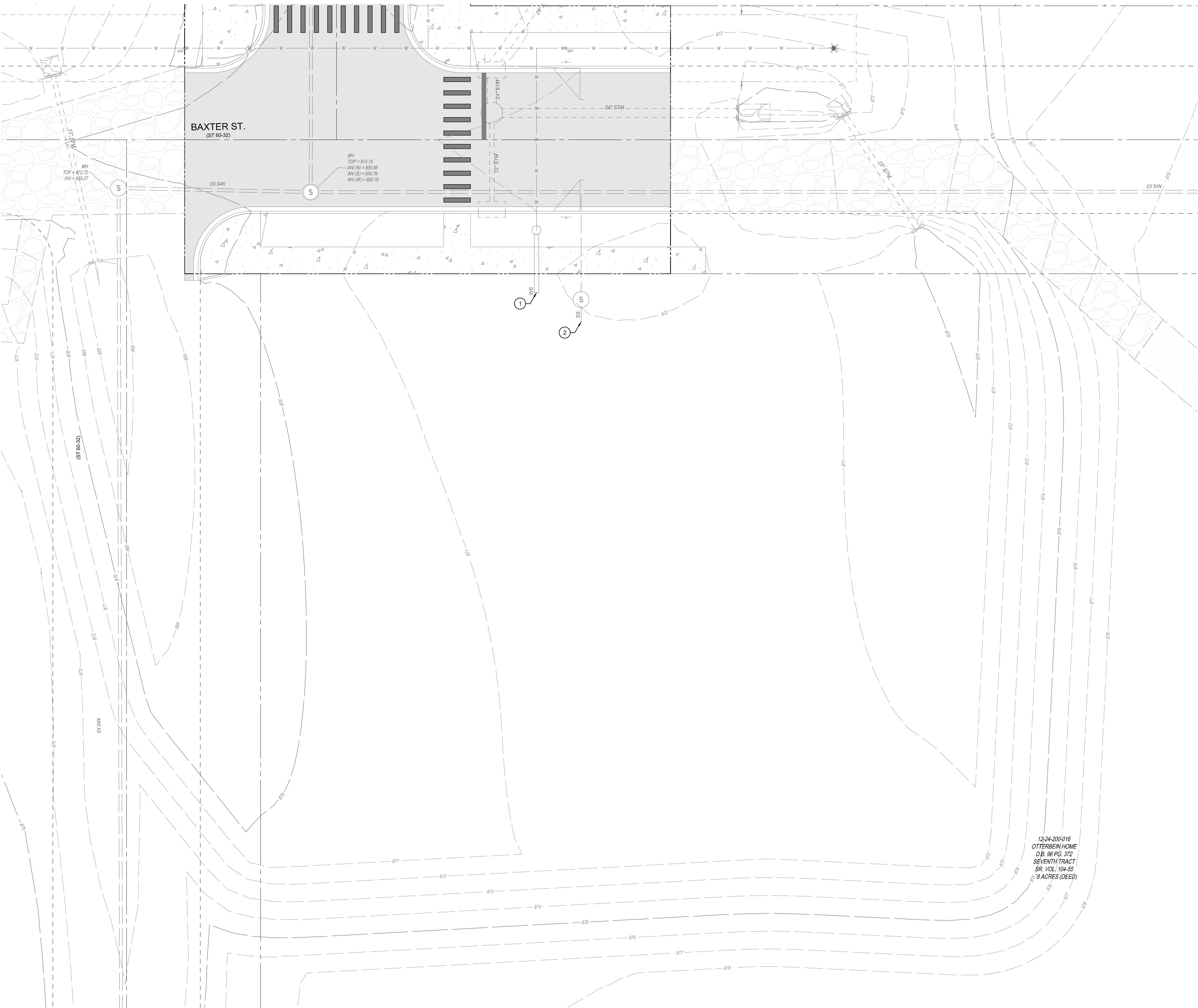
SCALE:

SHEET NAME:

**MISCELLANEOUS
DETAILS**

SHEET NO.

3 OF 12



EXISTING FEATURES LEGEND:

- BENCHMARK
- CONCRETE MONUMENT FOUND
- SANITARY MANHOLE
- CLEAN OUT
- CATCH BASIN
- INLET
- YARD DRAIN
- CABLE BOX
- PHONE BOX
- ELECTRIC BOX
- PULL BOX
- ELECTRIC OUTLET
- A/C UNIT
- TRANSFORMER
- GROUND LIGHT
- LAMP
- UTILITY POLE
- GUY WIRE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER SPIGOT
- IRRIGATION CONTROL VALVE
- SINGLE POST SIGN
- GUARD POST
- HANDICAP
- SOIL BORING
- FENCE LINE
- TREE LINE
- WATER LINE
- OVERHEAD UTILITIES
- GUARD RAIL
- UNDERGROUND FIBER OPTICS
- PLANTED SOY BEAN FIELDS
- STORM SEWER
- SANITARY SEWER
- HARDWOOD TREE
- SOFTWOOD TREE
- CONCRETE
- ASPHALT
- LANDSCAPING
- GRAVEL
- RIP RAP

CODED NOTES

- 1 EXISTING 1" WATER SERVICE & METER
- 2 EXISTING 6" SANITARY SERVICE & MONITORING MANHOLE

OHIO811.org
Before You Dig

NOTE:
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CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com

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West Chester, OH 45069
513.779.7851

SEAL:

STATE OF OHIO
TROY E. MESSER
E-61265
REGISTERED PROFESSIONAL ENGINEER

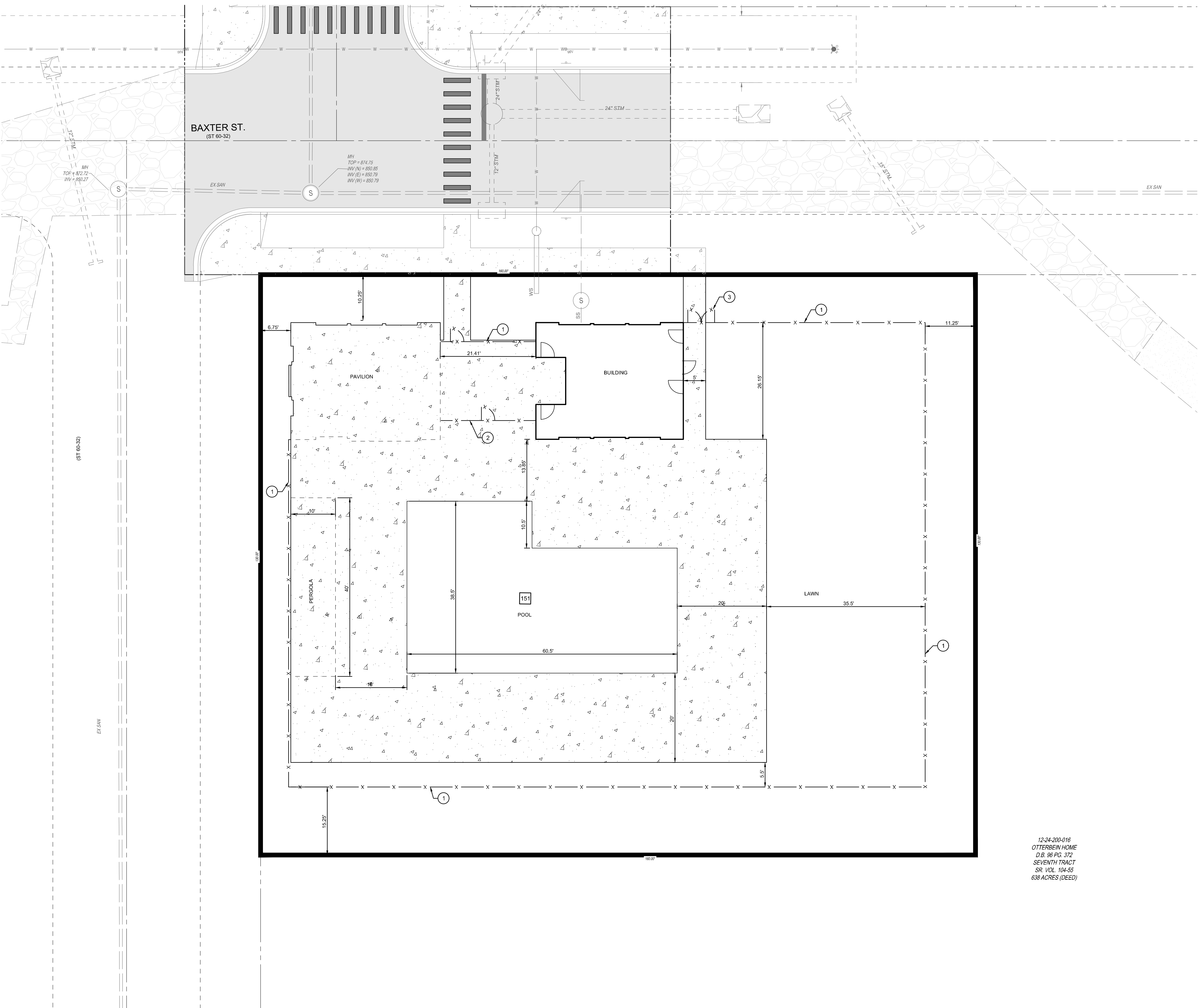
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UNION VILLAGE COMMUNITY POOL
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026
DATE: 2025/06/13
SCALE: 0 5 10 20

SHEET NAME: **EXISTING CONDITIONS**

SHEET NO. **4 OF 12**



12-24-200-016
OTTERBEIN HOME
D.B. 96 PG. 372
SEVENTH TRACT
SR. VOL. 104-55
638 ACRES (DEED)

PROPOSED LEGEND
CONCRETE WALK

NOTES
1. BUILDING, PERGOLA, PAVILION AND POOL TO BE BID TOGETHER AS ONE LUMP SUM ITEM.

CODED NOTES
1 6' TALL FENCE, SEE DETAIL ON SHEET 2
2 4' TALL FENCE, SEE DETAIL ON SHEET 2
3 DOUBLE GATE FOR MOWER ACCESS



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NO. DATE DESCRIPTION

**UNION VILLAGE
COMMUNITY POOL**
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026

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SCALE:

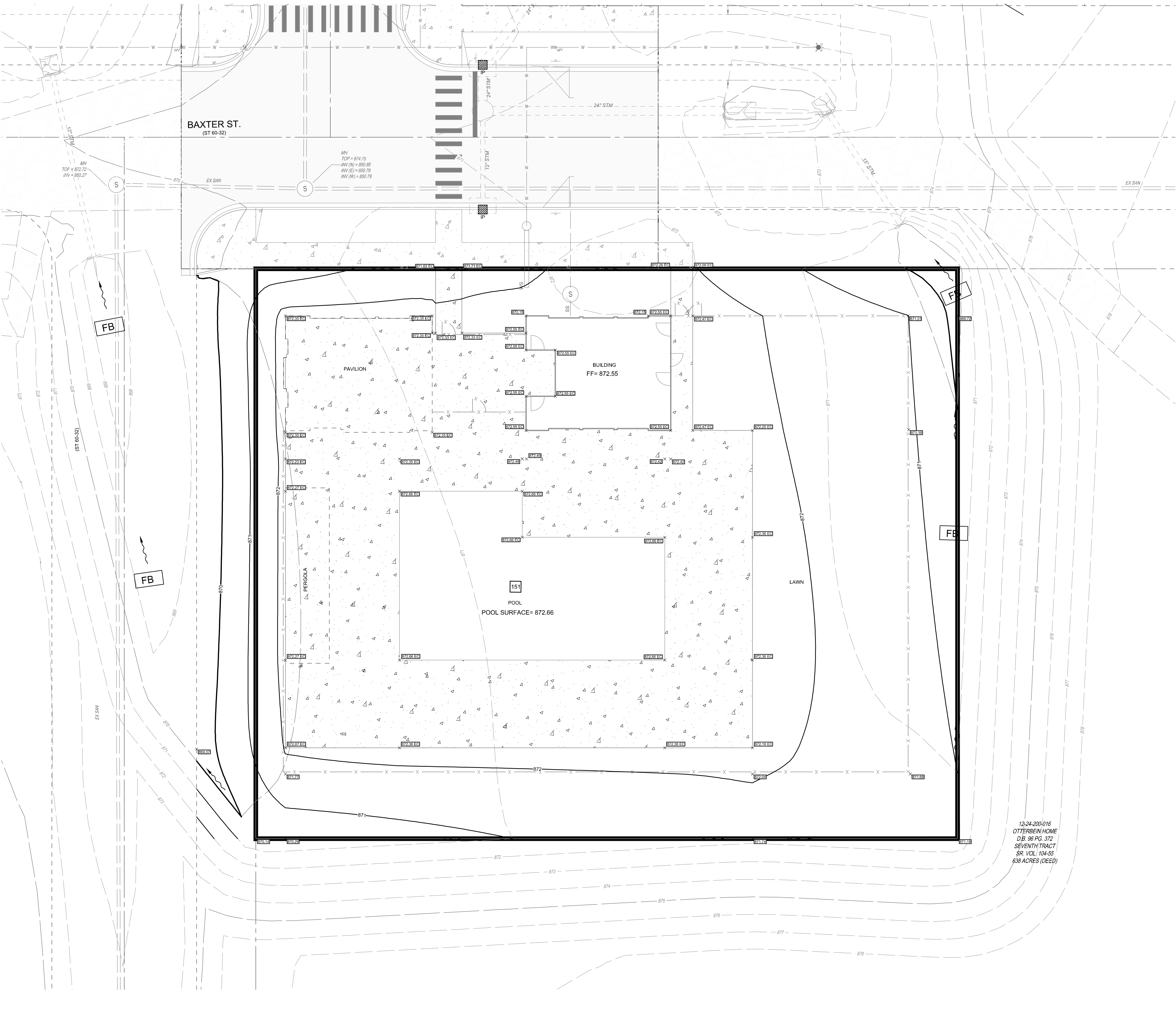


SHEET NAME:

LOCATION PLAN

SHEET NO.

5 OF 12



GRADING LEGEND

- 1215 — EXISTING MAJOR CONTOUR
- 1216 — EXISTING MINOR CONTOUR
- 1215 — PROPOSED MAJOR CONTOUR
- 1216 — PROPOSED MINOR CONTOUR
- SWALE TO BE TIED TOGETHER POST POOL LOT GRADING

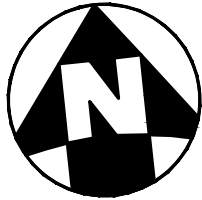
PROPOSED EROSION CONTROL LEGEND

- IP INLET PROTECTION, INSTALLED WITH ROADWAY EXTENSION EARTHWORK
- FB FILTER BARRIER, INSTALLED WITH ROADWAY EXTENSION EARTHWORK

SPOT ELEVATION LEGEND

- 1215.00 FINISHED GRADE ELEVATION
- 1215.00 BC BACK OF CURB ELEVATION
- 1215.00 EC EDGE OF CONCRETE ELEVATION

12-24-200-016
OTTERBEIN HOME
D.B. 96 PG. 372
SEVENTH TRACT
SR. VOL. 104-55
938 ACRES (DEED)



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UNION VILLAGE
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TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026

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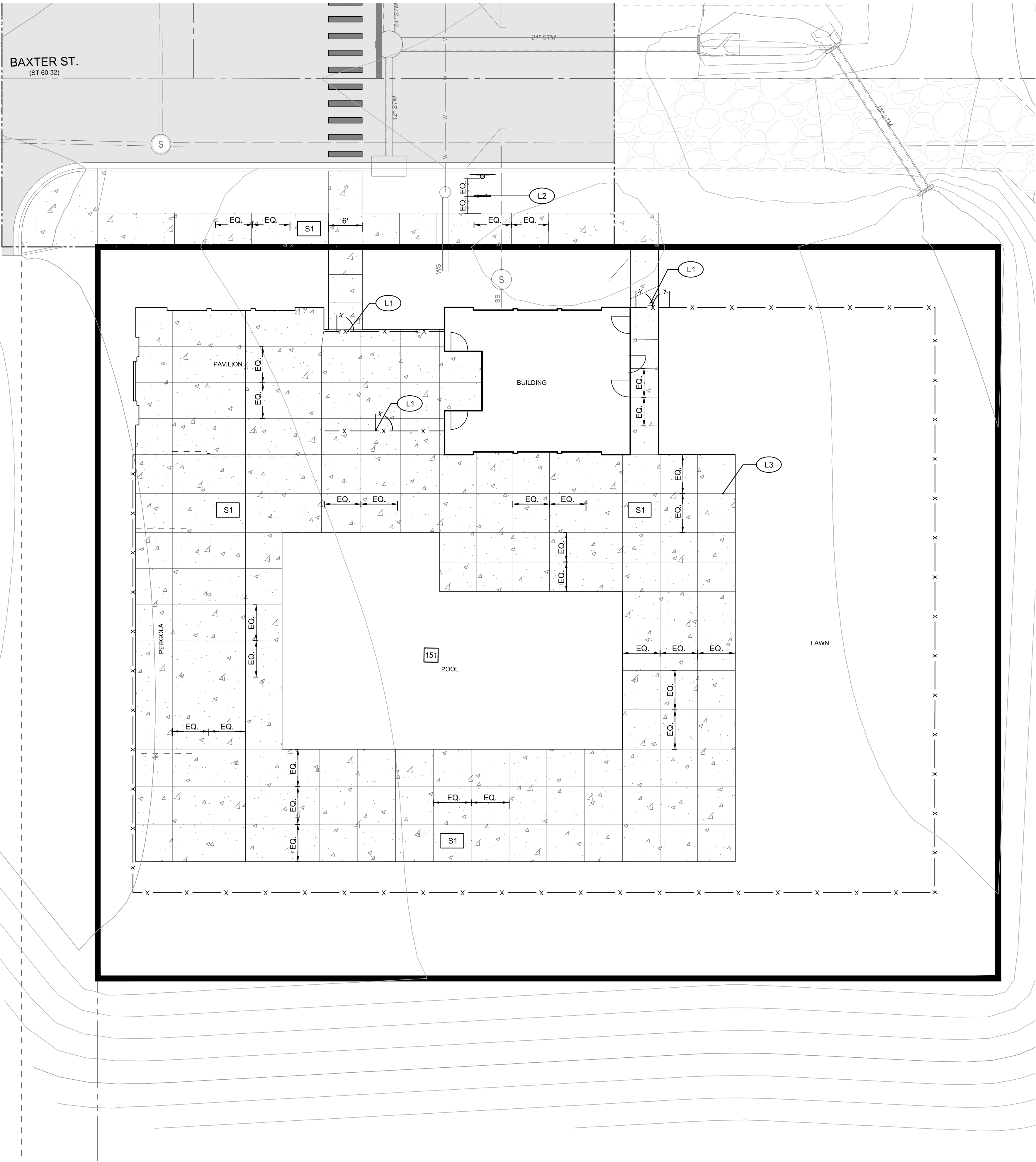
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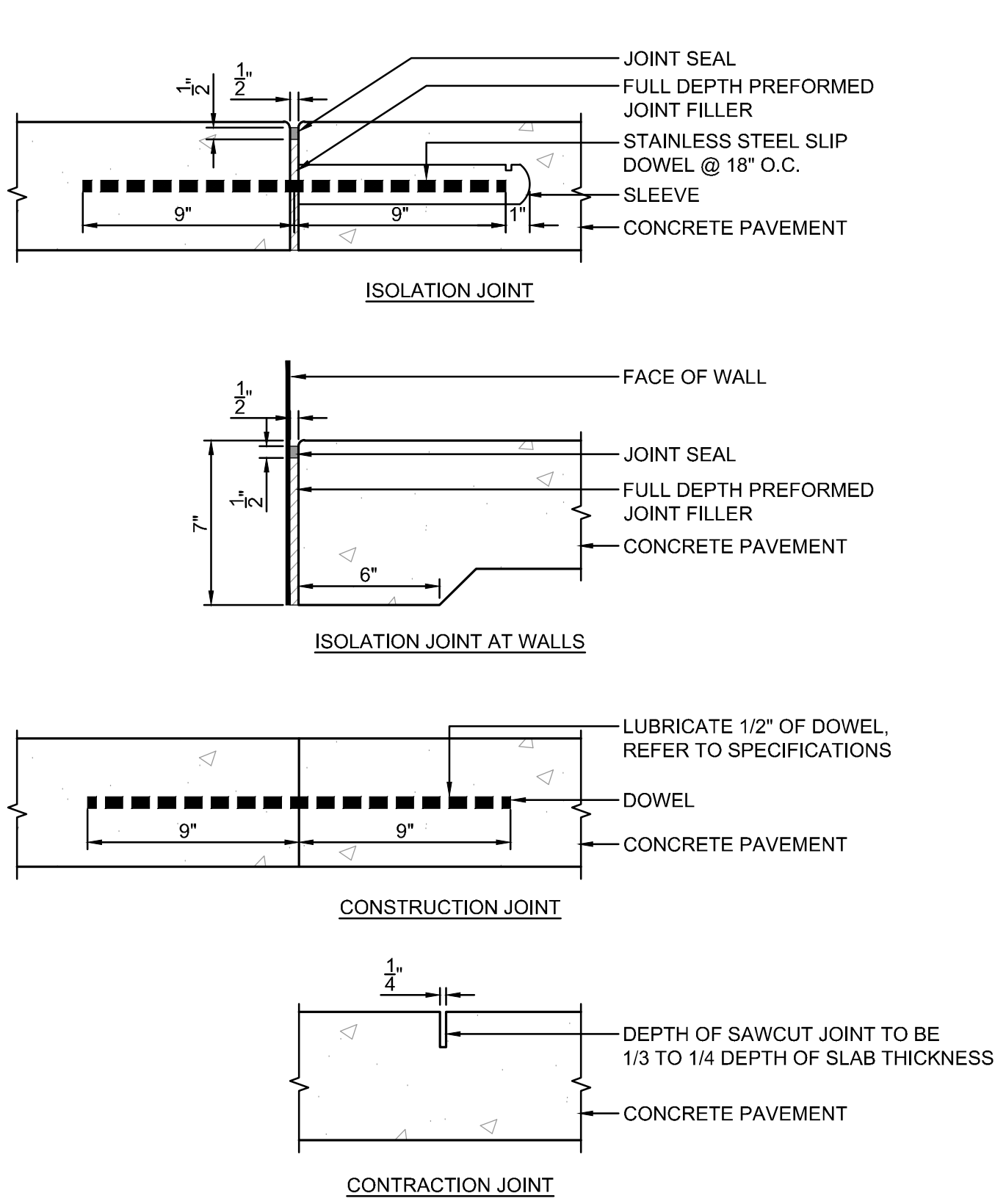
GRADING &
EROSION
CONTROL PLAN

SHEET NO.

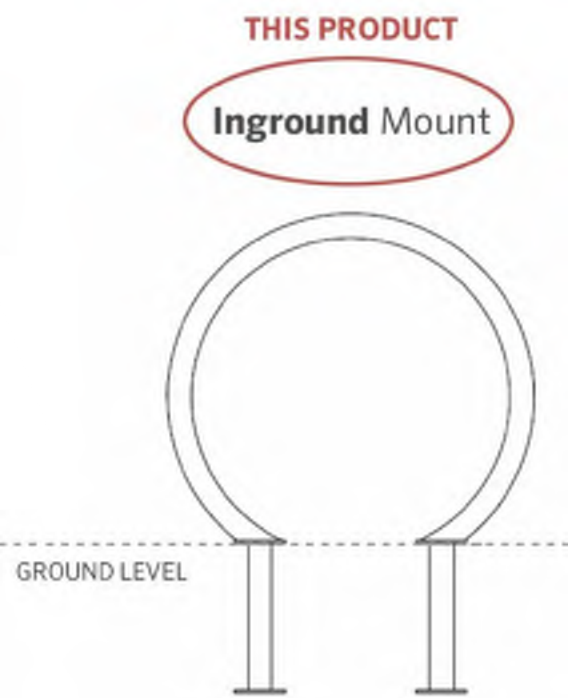
6 OF 12



- NOTES:
1. AQUATIC POOL, PERGOLA, PAVILION, FENCING, AND ASSOCIATED APPURTENANCES TO BE DESIGNED BY OTHERS.
 2. FINAL LAYOUT OF ABOVE LISTED ARCHITECTURAL ITEMS TO BE DETERMINED AND MAY AFFECT POOL DECKING SIZE AND JOINTING LAYOUT.
 3. ALL PROPOSED CONCRETE POOL DECK TO ABUT POOL COPING PER AQUATIC DESIGNERS SPECIFICATIONS.
 4. CONTRACTOR TO SUBMIT JOINTING LAYOUT WITH APPROVED POOL, PERGOLA, PAVILION, AND FENCING ONCE THE DESIGN IS FINALIZED.

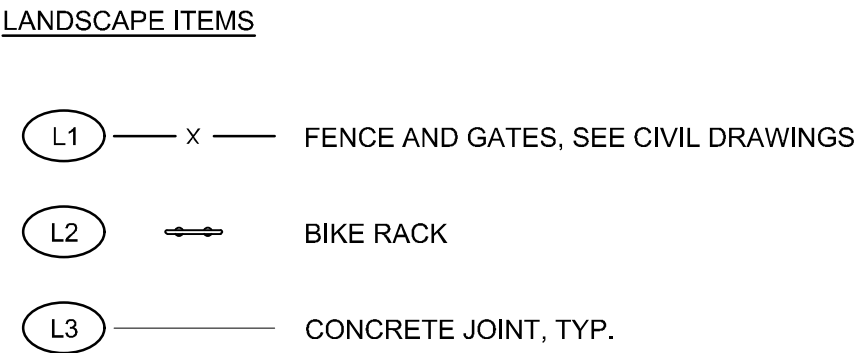
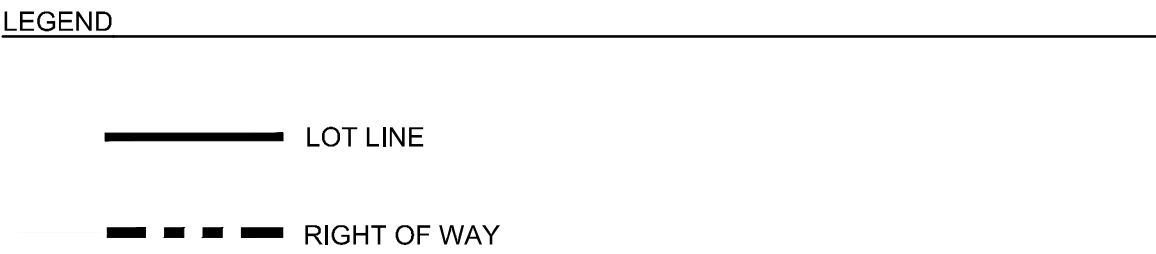


1 CONCRETE JOINTS
N.T.S.



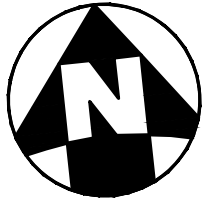
- NOTES:
1. MANUFACTURER : ANOVA
 2. ITEM # : CIRCLEBRING
 3. FINISH : POWDER COATED BLACK
 4. MOUNTING : INGROUND MOUNT
 5. SUBMIT SHOP DRAWINGS FOR APPROVAL.
 6. INSTALL PER MANUFACTURER'S RECOMMENDATION.

2 BIKE RACK
N.T.S.



2
7

1
7



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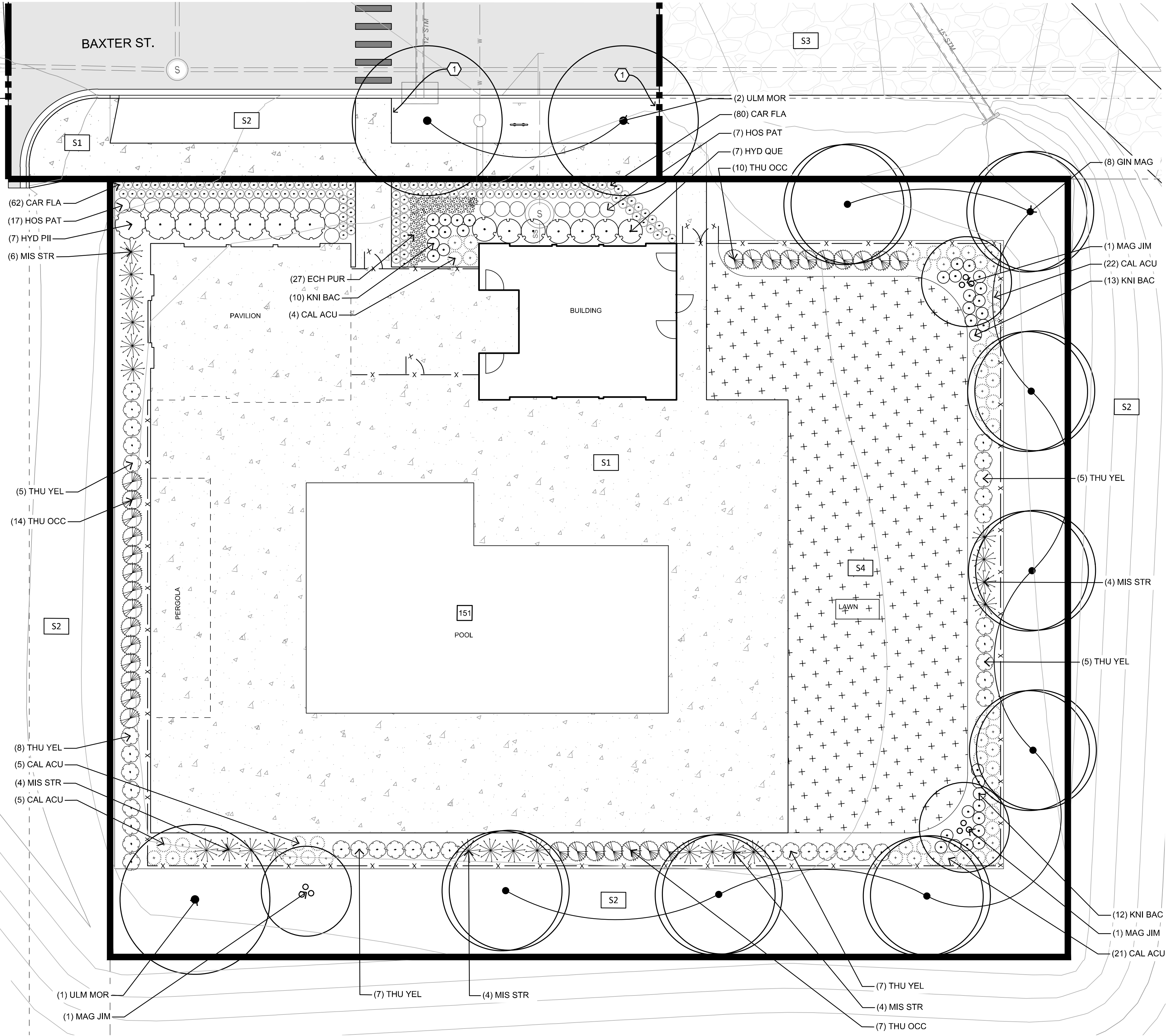
**UNION VILLAGE
COMMUNITY POOL**

TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026
DATE: 2025/06/13
SCALE:
0 5 10 20

SHEET NAME:
HARDSCAPE PLAN

SHEET NO.
7 OF 12



- GENERAL NOTES
- FOR PLANTING DETAILS AND NOTES, SEE SHEET 9.
 - EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 - SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 - ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
 - ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
 - PROVIDE AN ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
 - CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.

- PROTECTING EXISTING UNDERGROUND UTILITIES:
- EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING, MARKING, OR OTHERWISE DESIGNATING THE LOCATIONS OF THE UNDERGROUND UTILITIES IN THE CONSTRUCTION AREAS IN SUCH A MANNER AS TO INDICATE THEIR COURSE TOGETHER WITH THE APPROXIMATE DEPTH OF WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF PLANNED CONSTRUCTION. EXTREME CARE SHALL BE TAKEN IN THE VICINITY OF THE EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ISOLATE, BRACE, SUPPORT, SHEET, ETC. AND PROTECT THE EXISTING UTILITY FROM MOVING EITHER HORIZONTALLY OR VERTICALLY. IF SUCH MOVEMENT DOES OCCUR DUE TO THE CONTRACTOR'S OPERATIONS, THEY SHALL REPAIR THE UTILITY AT HIS EXPENSE. THE CONTRACTOR MAY ELECT TO REMOVE AND RECONSTRUCT PORTIONS OF THE EXISTING UTILITY AT THEIR OWN EXPENSE IF THEY SO DESIRES.
 - SHOULD AN UNLOCATED OR AN EXTREME VARIANCE IN LOCATION OF A UTILITY BE ENCOUNTERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS.
 - DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE ENGINEER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICING HAS BEEN PROVIDED. COOPERATION WITH THE ENGINEER IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION IS ESSENTIAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THEIR WORK IN SUCH A MANNER AS NOT TO DAMAGE OR DESTROY ANY EXISTING UTILITY. IF ANY SUCH DAMAGE DOES OCCUR DUE TO THE CONTRACTOR'S OPERATIONS, THEY SHALL NOTIFY THE ENGINEER IMMEDIATELY AND REPLACE THE DAMAGED PORTION IMMEDIATELY, AND AT THEIR EXPENSE.

CONSTRUCTION NOTES:

1 TREE LAWN TO BE MULCHED TO EXTENTS SHOWN.

PLANTING SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
GIN MAG	GINKGO BILOBA 'MAGYAR'	MAGYAR GINKGO	2" CAL. MIN.	B&B	SPACE PER PLAN
MAG JIM	MAGNOLIA V. 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	5' HT. MIN.	B&B	MULTSTEM
ULM MOR	ULMUS X 'MORTON' ACCOLADE	ACCOLADE ELM	2" CAL. MIN.	B&B	SPACE PER PLAN
EVERGREEN TREES:					
THU OCC	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT. MIN.	B&B	SPACE 3' O.C.
THU YEL	THUJA OCCIDENTALIS 'YELLOW RIBBON'	SKYROCKET JUNIPER	4' HT. MIN.	B&B	SPACE 3' O.C.
DECIDUOUS SHRUBS:					
HYD PII	HYDRANGEA QUERCIFOLIA 'PIHQU-I'	JETSTREAM OAKLEAF HYDRANGEA	36" HT. MIN.	CONT.	SPACE 5' O.C.
HYD QUE	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24" HT. MIN.	CONT.	SPACE 4' O.C.
PERENNIAL PLANTS:					
CAL ACU	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24" HT. MIN.	CONT.	SPACE 2.5' O.C.
CAR FLA	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER BLUE SEDGE	6" HT. MIN.	CONT.	SPACE 1.5' O.C.
ECH PUR	ECHINACEA PURPUREA 'PAS702917'	POWWOW CONEFLOWER	12" HT. MIN.	CONT.	SPACE 1.5' O.C.
HOS PAT	HOSTA 'PATRIOT'	PATRIOT HOSTA	12" HT. MIN.	CONT.	SPACE 3' O.C.
KNI BAC	KNIPHOFIA X PYROMANIA 'BACKDRAFT'	BACKDRAFT RED HOT POKER	12" HT. MIN.	CONT.	SPACE 2' O.C.
MIS STR	MISCANTHUS SINENSIS 'STRICTUS'	STRICTUS MAIDEN GRASS	24" HT. MIN.	CONT.	SPACE 4' O.C.
TURFGRASS SEED & SOD: SEE SPECIFICATIONS					

WARREN COUNTY LANDSCAPE ZONING REQUIREMENTS		
	REQUIRED	PROPOSED
SEC 3.102 ACCESSORY USES, BUILDINGS AND STRUCTURE STANDARDS		
SWIMMING POOL REQUIREMENTS [3.102.11]	SWIMMING POOLS SHALL BE SURROUNDED BY A WALL OR FENCE NOT LESS THAN SIX (6) FEET IN HEIGHT FOR COMMUNITY POOLS, WITH ACCESS GATES THAT ARE LOCKABLE, SELF-CLOSING, AND SELF-LATCHING.	SEE ARCHITECT DRAWINGS.
CHAPTER 3 PARKING, LOADING, AND CIRCULATION STANDARDS		
BICYCLE PARKING [SEC 3.305]	BICYCLE PARKING SHALL BE PROVIDED AT COMMUNITY CLUBHOUSES/POOL COMPLEXES IN SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS.	BICYCLE PARKING PROVIDED.
CHAPTER 4 LANDSCAPING AND SCREENING REQUIREMENTS		
BUFFERING AND SCREENING REQUIREMENTS [SEC 3.405]	TREES ARE REQUIRED AT A RATE OF ONE (1) TREE PER FORTY (40) FEET OF FRONTAGE WITH A MINIMUM OF ONE (1) TREE PER PARCEL.	STREET TREES PROVIDED.
MINIMUM REQUIREMENTS NOTES [4]	AT THE TIME OF PLANTING DECIDUOUS TREES SHALL BE A MINIMUM OF ONE AND THREE FOURTHS INCH (1 ¾") DIAMETER AND EVERGREENS SHALL BE A MINIMUM HEIGHT OF FIVE (5) FEET.	PROVIDED.

- LEGEND
- LOT LINE
 - RIGHT OF WAY
 - FENCE, SEE CIVIL DRAWINGS

- SURFACE ITEMS
- S1 STANDARD CONCRETE TYP, SEE CIVIL DRAWINGS
 - S2 TURFGRASS SEED, TYP.
 - S3 TEMPORARY GRAVEL, SEE CIVIL DRAWINGS
 - S4 SOD, TYP.

- PLANT MATERIAL
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - EVERGREEN TREE, TYP.
 - SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP.



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WARREN COUNTY, OHIO

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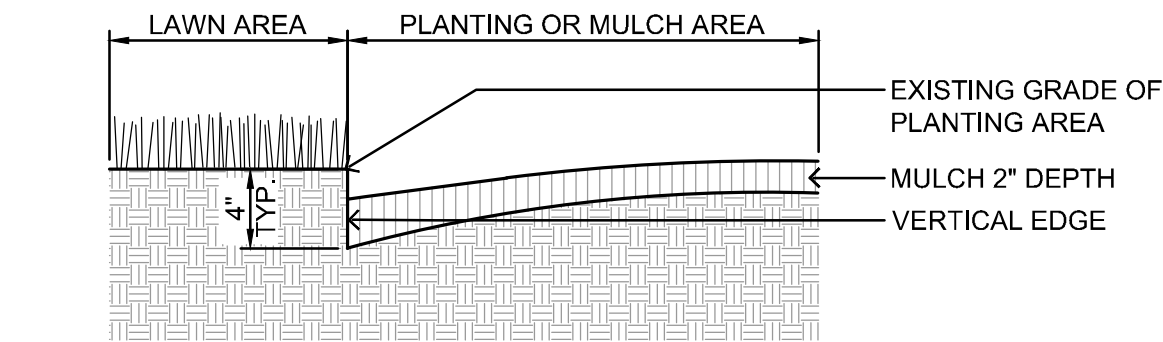
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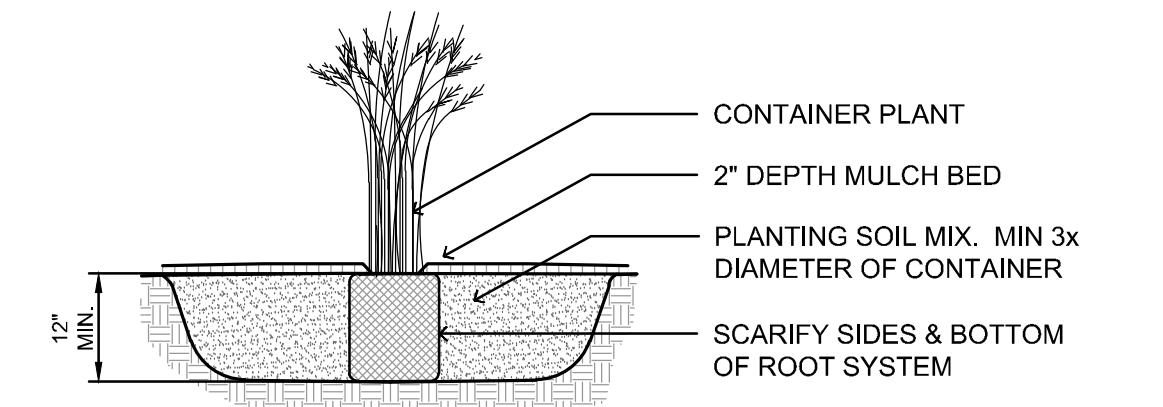
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LANDSCAPE PLAN

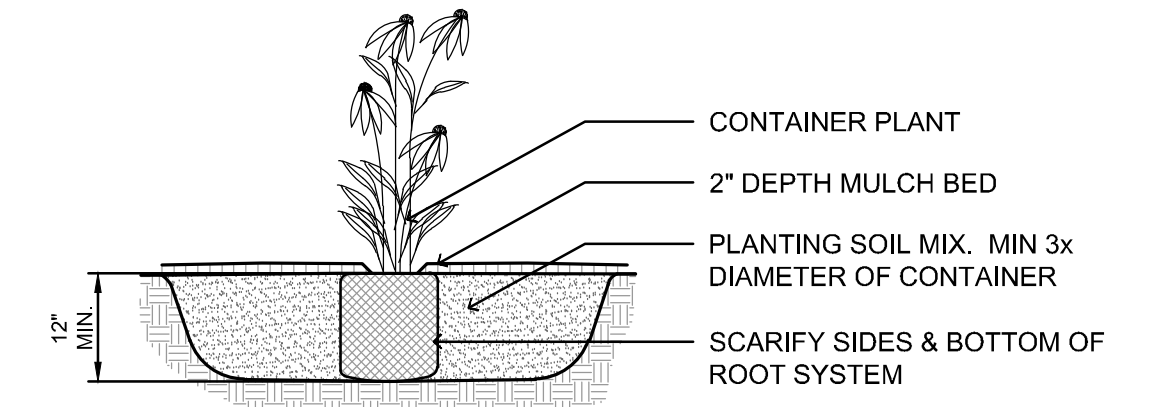
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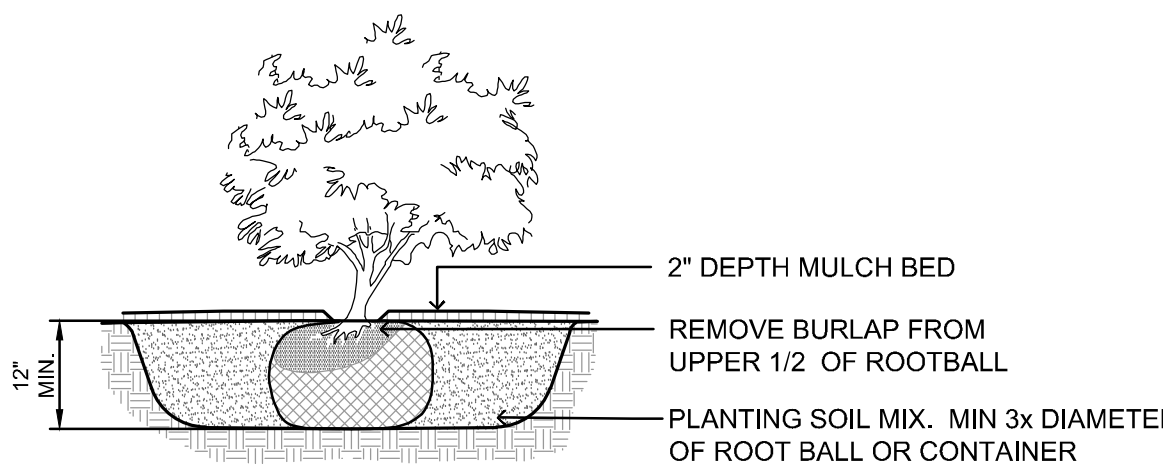
1 PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



2 ORNAMENTAL GRASS PLANTING
N.T.S.

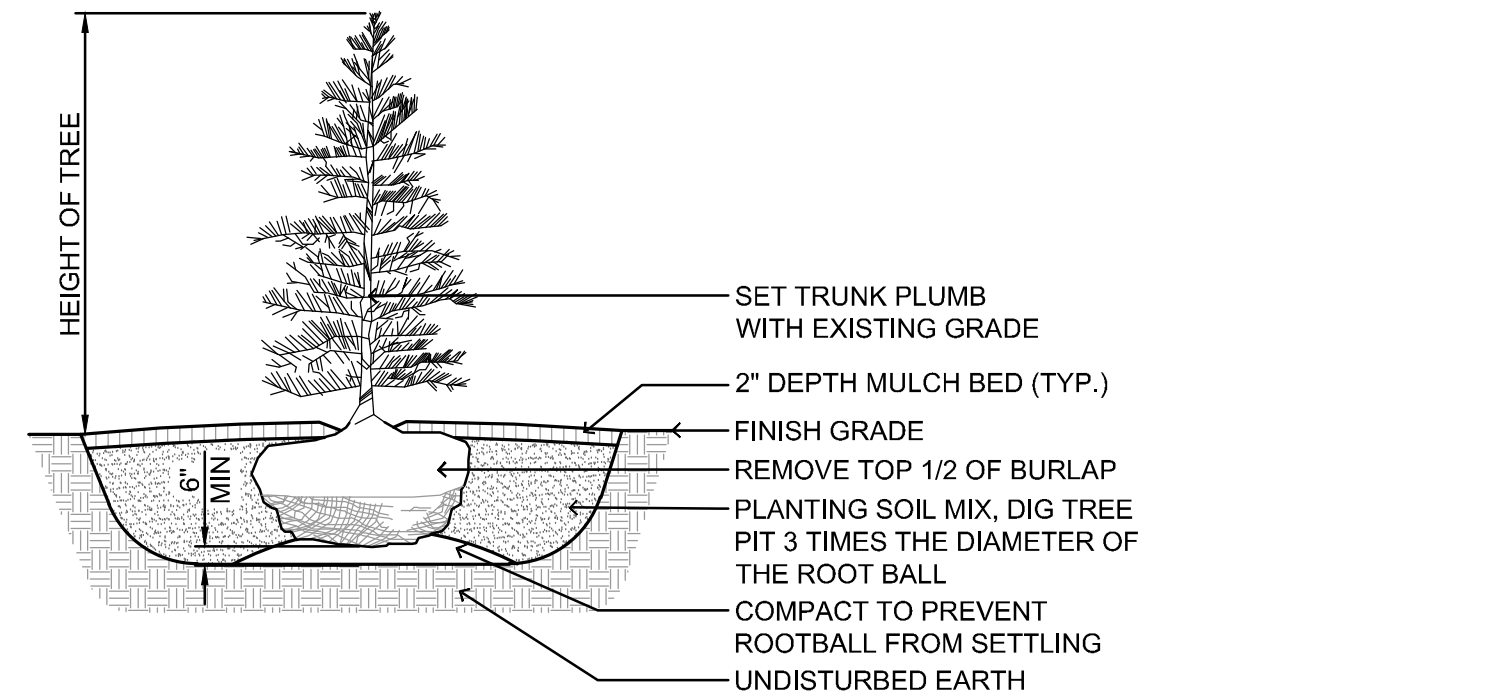


3 PERENNIAL PLANTING
N.T.S.



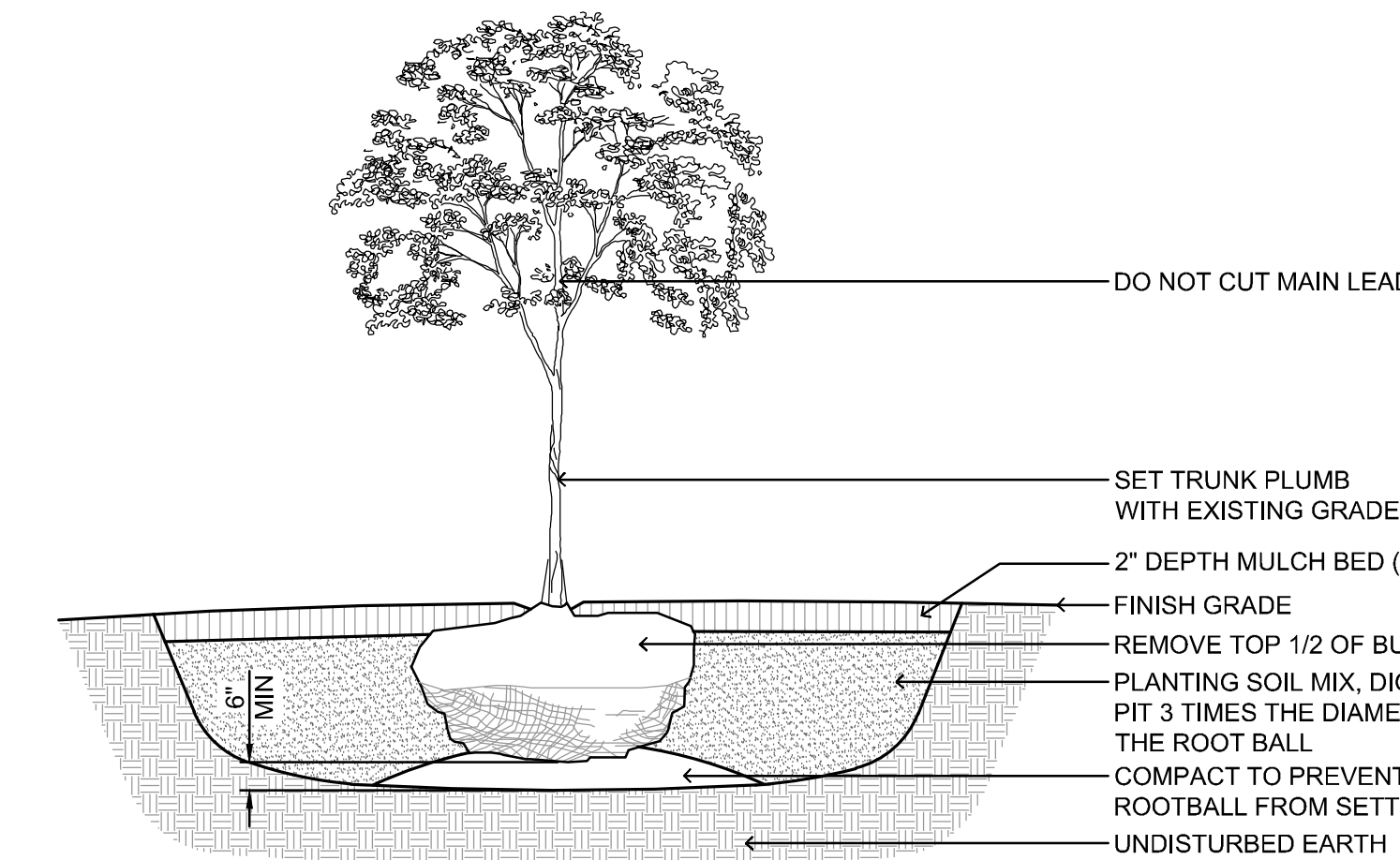
4 SHRUB PLANTING
N.T.S.

- PLANTING NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
 3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 4. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 7. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
 9. PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE .
 4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE .

5 EVERGREEN TREE PLANTING
N.T.S.



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE .
 4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE .

6 DECIDUOUS TREE PLANTING
N.T.S.



NOTE:
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COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY
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THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851



NO. DATE DESCRIPTION

**UNION VILLAGE
COMMUNITY POOL**
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026

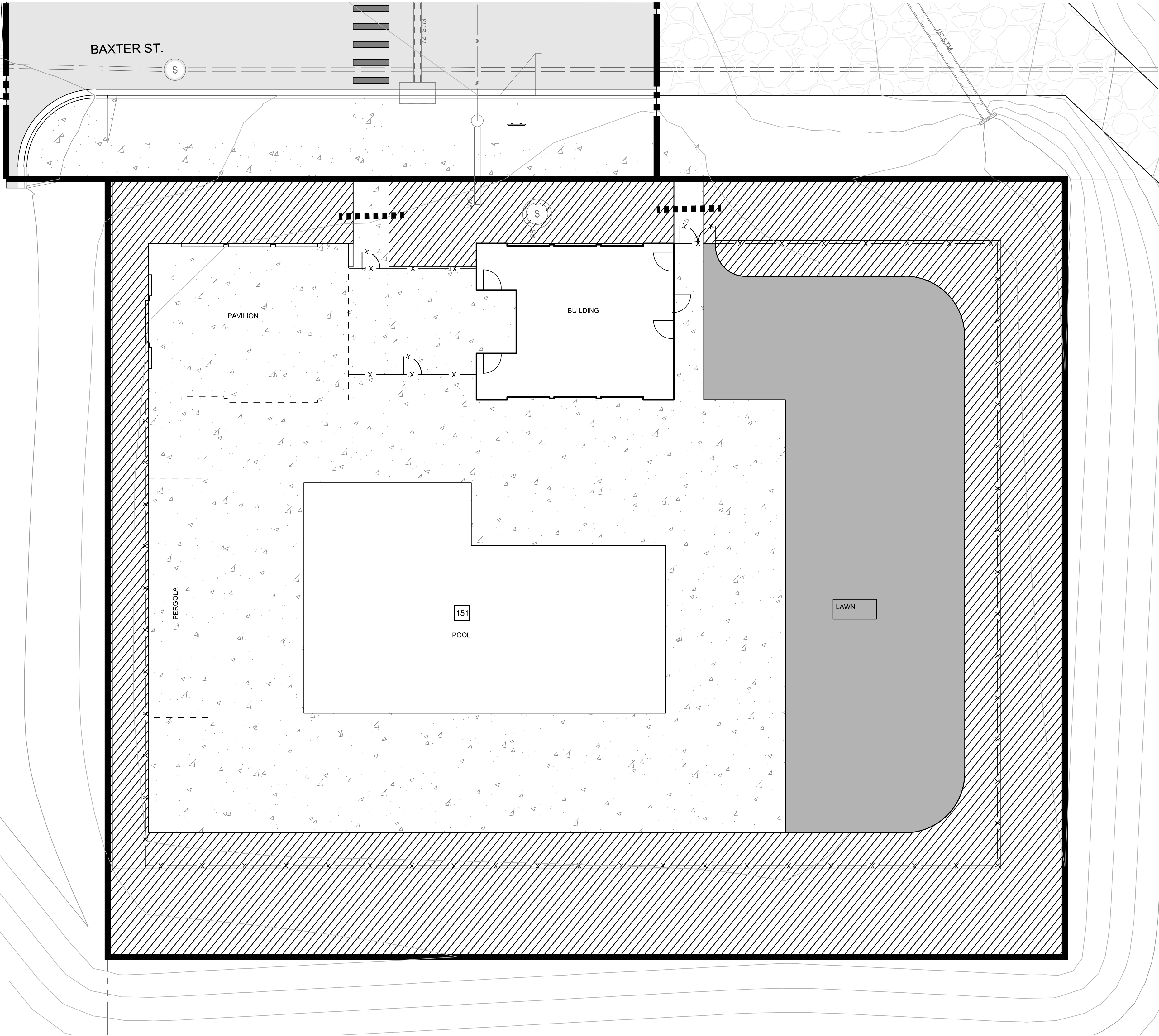
DATE: 2025/06/13

SCALE:

SHEET NAME:

**LANDSCAPE
DETAILS**

SHEET NO.



LEGEND

PROPERTY LINE

SURFACE ITEMS

PLANTING AREAS TO BE DRIP IRRIGATED

PLANTING AREAS TO BE SPRAY IRRIGATED

SLEEVE

- IRRIGATION NOTES
- CONTRACTOR TO PROVIDE A DESIGN / BUILD DRAWING SUBMITTAL FOR REVIEW. THE DESIGN SHOULD INCLUDE THE FOLLOWING:
 - RAIN BIRD EQUIPMENT.
 - LAWN AREAS, LANDSCAPE BEDS, AND ANNUAL BEDS ALL TO BE ON SEPARATE ZONES.
 - 12" POP UP HEADS IN SHRUB OR ANNUAL AREAS, 4" POP-UPS IN LAWN AREAS. DRIP IRRIGATION MAY BE USED IF INDICATORS ARE INCLUDED.
 - HEAD TO HEAD COVERAGE.
 - SET WATERING TIMES IN COORDINATION WITH THE LANDSCAPE CONTRACTOR. WATERING WINDOW BETWEEN 2:00 AND 6:00 AM.
 - RAIN GUAGE FOR AUTOMATIC SHUT OFF.
 - QUICK COUPLER VALVES. ONE ON EACH SIDE OF THE BUILDING ANDIN AREAS THAT MAY REQUIRE SUPPLEMENTAL MANUAL WATERING OR PAVED AREAS THAT REQUIRE WASH DOWNS.
 - BOOSTER PUMP AS REQUIRED FOR ADEQUATE PRESSURE.
 - THIS IRRIGATION ZONE PLAN IS DIAGRAMMATIC AND ONLY SHOWS AREAS TO BE IRRIGATED. CONTRACTOR TO DESIGN SYSTEM TO ENSURE FULL IRRIGATION COVERAGE ON AREAS SHOWN TO BE IRRIGATED.
 - IRRIGATION CONTRACTOR TO COORDINATE WITH MEP THE SIZE OF THE TAP AND THE LOCATION OF THE POINT OF CONNECTION PRIOR TO CONSTRUCTION. SEE MEP DRAWINGS.
 - REFER TO MEP DRAWINGS FOR BACKFLOW PREVENTER.
 - THE IRRIGATION SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES, AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM. ANY OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY COSTS.
 - MAINLINE PIPING SHALL BE BURIED A MINIMUM OF 12" OF COVER AND A MAXIMUM OF 18" OF COVER. LATERAL LINE PIPING A MINIMUM OF 12" COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE SCREENED AND CLEANED OF MATERIAL NO LARGER THAN 1" IN SIZE IN ALL DIMENSIONS.
 - IRRIGATION CONTRACTOR SHALL PROVIDE FIRST WINTERIZATION AND SPRING TURN ON IN BID.
 - FOR PLANTING PLANS AND DETAILS, REFER TO LANDSCAPE PLAN.
 - IRRIGATION CONTRACTOR TO COORDINATE ALL SLEEVES NECESSARY TO BE CONSTRUCTED PRIOR TO PARKING LOT, SIDEWALK, AND WALL CONSTRUCTION.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE POWER TO THE IRRIGATION CONTROLLER, SET METER, ALL SLEEVES, TAP, BACKFLOW PREVENTION DEVICE AND TO GAIN ANY AND ALL PERMITTING. IRRIGATION CONTRACTOR TO COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR.
 - WATER FROM IRRIGATION SHALL NOT ENCROACH ON PAVEMENTS.
 - PROVIDE ADDITIONAL EQUIPMENT AS NEEDED FOR WINTERIZATION.



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UNION VILLAGE COMMUNITY POOL

TURTLECREEK TOWNSHIP WARREN COUNTY, OHIO

PROJECT NO: 140217.026

DATE: 2025/06/13

SCALE:

SHEET NAME:

IRRIGATION ZONES PLAN

SHEET NO.

10 OF 12

PLANTS SPECIFICATION
DEFINITIONS
1. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN EXCAVATION.
2. BALLED AND BURLAPPED STOCK: PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH A BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED; WRAPPED WITH BURLAP, TIED, RIGIDLY SUPPORTED, AND DRUM LACED WITH TWINE WITH THE ROOT FLARE VISIBLE AT THE SURFACE OF THE BALL AS RECOMMENDED BY ANSI Z60.1.
3. CONTAINER-GROWN STOCK: HEALTHY, VIGOROUS, WELL-ROOTED PLANTS GROWN IN A CONTAINER, WITH A WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR TYPE AND SIZE OF PLANT REQUIRED.
4. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
5. PESTICIDE: A SUBSTANCE OR MIXTURE INTENDED FOR PREVENTING, DESTROYING, REPELLING, OR MITIGATING A PEST. PESTICIDES INCLUDE INSECTICIDES, MITICIDES, HERBICIDES, FUNGICIDES, RODENTICIDES, AND MOLLUSCICIDES. THEY ALSO INCLUDE SUBSTANCES OR MIXTURES INTENDED FOR USE AS A PLANT REGULATOR, DEFOLIANT, OR DESICCANT. SOME SOURCES CLASSIFY HERBICIDES SEPARATELY FROM PESTICIDES.
6. PESTS: LIVING ORGANISMS THAT OCCUR WHERE THEY ARE NOT DESIRED OR THAT CAUSE DAMAGE TO PLANTS, ANIMALS, OR PEOPLE. PESTS INCLUDE INSECTS, MITES, GRUBS, MOLLUSKS (SNAILS AND SLUGS), RODENTS (GOPHERS, MOLES, AND MICE), UNWANTED PLANTS (WEEDS), FUNGI, BACTERIA, AND VIRUSES.
7. PLANTING AREA: AREAS TO BE PLANTED.
8. PLANTING SOIL: EXISTING, ON-SITE SOIL; IMPORTED SOIL; OR MANUFACTURED SOIL THAT HAS BEEN MODIFIED WITH SOIL AMENDMENTS AND PERHAPS FERTILIZERS TO PRODUCE A SOIL MIXTURE BEST FOR PLANT GROWTH.
9. PLANT; PLANTS: PLANT MATERIAL: THESE TERMS REFER TO VEGETATION IN GENERAL, INCLUDING TREES, SHRUBS, VINES, GROUND COVERS, ORNAMENTAL GRASSES, BULBS, CORMS, TUBERS, OR HERBACEOUS VEGETATION.
10. ROOT FLARE: ALSO CALLED "TRUNK FLARE;" THE AREA AT THE BASE OF THE PLANT'S STEM OR TRUNK WHERE THE STEM OR TRUNK BROADENS TO FORM ROOTS; THE AREA OF TRANSITION BETWEEN THE ROOT SYSTEM AND THE STEM OR TRUNK.
11. STEM GIRDLING ROOTS: ROOTS THAT ENCIRCLE THE STEMS (TRUNKS) OF TREES BELOW THE SOIL SURFACE.
12. SUBGRADE: THE SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER EXCAVATION IS COMPLETE, OR THE TOP SURFACE OF A FILL OR BACKFILL BEFORE PLANTING SOIL IS PLACED.
COORDINATION
COORDINATION WITH TURF AREAS (LAWNS): PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING TURF AREAS UNLESS OTHERWISE INDICATED.
1. WHEN PLANTING TREES, SHRUBS, AND OTHER PLANTS AFTER PLANTING TURF AREAS, PROTECT TURF AREAS, AND PROMPTLY REPAIR DAMAGE CAUSED BY PLANTING OPERATIONS.
PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE.
ACTION SUBMITTALS
PRODUCT DATA: FOR EACH TYPE OF PRODUCT.
1. PLANT PHOTOGRAPHS: INCLUDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL AS IT WILL BE FURNISHED TO PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE TYPICAL PLANT TO BE FURNISHED; INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN 20 PLANTS ARE REQUIRED, INCLUDE A MINIMUM OF THREE PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT TO BE FURNISHED. IDENTIFY EACH PHOTOGRAPH WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF THE GROWING NURSERY.
2. SAMPLES FOR VERIFICATION: FOR EACH OF THE FOLLOWING:
a. ORGANIC MULCH: 1-QUART VOLUME OF EACH ORGANIC MULCH REQUIRED; IN SEALED PLASTIC BAGS LABELED WITH COMPOSITION OF MATERIALS BY PERCENTAGE OF WEIGHT AND SOURCE OF MULCH. EACH SAMPLE SHALL BE TYPICAL OF THE LOT OF MATERIAL TO BE FURNISHED; PROVIDE AN ACCURATE REPRESENTATION OF COLOR, TEXTURE, AND ORGANIC MAKEUP.
b. SLOW-RELEASE, TREE-WATERING DEVICE: ONE UNIT OF EACH SIZE REQUIRED.
INFORMATIONAL SUBMITTALS
1. QUALIFICATION DATA: FOR LANDSCAPE INSTALLER, INCLUDE LIST OF SIMILAR PROJECTS COMPLETED BY INSTALLER DEMONSTRATING INSTALLER'S CAPABILITIES AND EXPERIENCE, INCLUDE PROJECT NAMES, ADDRESSES, AND YEAR COMPLETED, AND INCLUDE NAMES AND ADDRESSES OF OWNERS' CONTACT PERSONS.
2. PRODUCT CERTIFICATES: FOR EACH TYPE OF MANUFACTURED PRODUCT, FROM MANUFACTURER, AND COMPLYING WITH THE FOLLOWING:
a. MANUFACTURER'S CERTIFIED ANALYSIS OF STANDARD PRODUCTS.
b. ANALYSIS OF OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
2. PESTICIDES AND HERBICIDES: PRODUCT LABEL AND MANUFACTURER'S APPLICATION INSTRUCTIONS SPECIFIC TO PROJECT.
3. SAMPLE WARRANTY: FOR SPECIAL WARRANTY.
CLOSEOUT SUBMITTALS
1. MAINTENANCE DATA: RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR. SUBMIT BEFORE EXPIRATION OF REQUIRED MAINTENANCE PERIODS.
QUALITY ASSURANCE
INSTALLER QUALIFICATIONS: A QUALIFIED LANDSCAPE INSTALLER WHOSE WORK HAS RESULTED IN SUCCESSFUL ESTABLISHMENT OF PLANTS.
1. PROFESSIONAL MEMBERSHIP: INSTALLER SHALL BE A MEMBER IN GOOD STANDING OF EITHER THE PROFESSIONAL LANDSCAPE NETWORK OR THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. EXPERIENCE: FIVE YEARS' EXPERIENCE IN LANDSCAPE INSTALLATION IN ADDITION TO REQUIREMENTS IN SECTION 014000 "QUALITY REQUIREMENTS."
3. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN WORK IS IN PROGRESS.
4. PERSONNEL CERTIFICATIONS: INSTALLER'S FIELD SUPERVISOR SHALL HAVE CERTIFICATION IN ALL OF THE FOLLOWING CATEGORIES FROM THE PROFESSIONAL LANDSCAPE NETWORK:
a. LANDSCAPE INDUSTRY CERTIFIED TECHNICIAN - EXTERIOR.
b. LANDSCAPE INDUSTRY CERTIFIED HORTICULTURAL TECHNICIAN.
5. PESTICIDE APPLICATOR: STATE LICENSED, COMMERCIAL.
PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1.
MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
1. TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER-GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.
2. OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.
PLANT MATERIAL OBSERVATION: ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
1. NOTIFY ARCHITECT OF SOURCES OF PLANTING MATERIALS SEVEN DAYS IN ADVANCE OF DELIVERY TO SITE.
DELIVERY, STORAGE, AND HANDLING

PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND INDICATION OF COMPLIANCE WITH STATE AND FEDERAL LAWS IF APPLICABLE.
BULK MATERIALS:
1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS; DISCHARGE OF SOIL-BEARING WATER RUNOFF; AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
3. ACCOMPANY EACH DELIVERY OF BULK MATERIALS WITH APPROPRIATE CERTIFICATES.
DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE, DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
HANDLE PLANTING STOCK BY ROOT BALL.
WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.
DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.
FIELD CONDITIONS
FIELD MEASUREMENTS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
1. SPRING PLANTING: MARCH 15 TO JUNE 1.
2. FALL PLANTING: SEPTEMBER 1 TO NOVEMBER 1.
WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
WARRANTY
SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLIGENCE BY OWNER.
b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
c. FAULTY PERFORMANCE OF TREE STABILIZATION.
d. DETERIORATION OF METALS, METAL FINISHES, AND OTHER MATERIALS BEYOND NORMAL WEATHERING.
2. WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
a. TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
b. GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
c. ANNUALS: THREE MONTHS.
3. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
a. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCCEEDING PLANTING SEASON.
b. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
c. A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
d. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD, FOR REPLACED PLANT MATERIAL.
PLANT MATERIAL
GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT LIST, PLANT SCHEDULE, OR PLANT LEGEND INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS: TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"), CROSSING TRUNKS, CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER, OR WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.
2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.
PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
LABELING: LABEL EACH PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT.
IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
FERTILIZERS: REFER TO PLANTING SOIL SPECIFICATION.
MULCHES
ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING:
1. TYPE: DOUBLE-SHREDDED HARDWOOD.
2. SIZE RANGE: 3 INCHES MAXIMUM, 1/2 INCH MINIMUM.
3. COLOR: NATURAL.
PESTICIDES
GENERAL: PESTICIDE REGISTERED AND APPROVED BY THE EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. DO NOT USE RESTRICTED PESTICIDES UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.

PRE-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING THE GERMINATION OR GROWTH OF WEEDS WITHIN PLANTED AREAS AT THE SOIL LEVEL DIRECTLY BELOW THE MULCH LAYER.
POST-EMERGENT HERBICIDE (SELECTIVE AND NONSELECTIVE): EFFECTIVE FOR CONTROLLING WEED GROWTH THAT HAS ALREADY GERMINATED.
MISCELLANEOUS PRODUCTS
BURLAP: NON-SYNTHETIC, BIODEGRADABLE.
EXAMINATION
EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE OF THE WORK.
1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA.
2. VERIFY THAT PLANTS AND VEHICLES LOADED WITH PLANTS CAN TRAVEL TO PLANTING LOCATIONS WITH ADEQUATE OVERHEAD CLEARANCE.
3. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
4. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
IF CONTAMINATION BY FOREIGN OR DELETERIOUS MATERIAL OR LIQUID IS PRESENT IN SOIL WITHIN A PLANTING AREA, REMOVE THE SOIL AND CONTAMINATION AS DIRECTED BY ARCHITECT AND REPLACE WITH NEW PLANTING SOIL.
PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
PREPARATION
PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
PLANTING AREA ESTABLISHMENT
GENERAL: PREPARE PLANTING AREA FOR SOIL PLACEMENT AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATIONS.
PLACING PLANTING SOIL: PLACE AND MIX PLANTING SOIL ACCORDING TO PLANTING SOIL SPECIFICATION
BEFORE PLANTING, OBTAIN ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
EXCAVATION FOR TREES AND SHRUBS
PLANTING PITS AND TRENCHES: EXCAVATE CIRCULAR PLANTING PITS.
1. EXCAVATE PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
2. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED AND CONTAINER-GROWN STOCK.
3. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
4. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
5. MAINTAIN ANGLES OF REPOSE OF ADJACENT MATERIALS TO ENSURE STABILITY. DO NOT EXCAVATE SUBGRADE OF ADJACENT PAVING, STRUCTURES, HARDSCAPIES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
6. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
7. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
BACKFILL SOIL: SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY NOT BE USED AS BACKFILL SOIL UNLESS OTHERWISE INDICATED.
OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
1. HARDPAN LAYER: DRILL 6-INCH-DIAMETER HOLES, 24 INCHES APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET, WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.
DRAINAGE: NOTIFY ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
TREE, SHRUB, AND VINE PLANTING
INSPECTION: AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
ROOTS: REMOVE STEM GIRDLING ROOTS AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
BALLED AND BURLAPPED STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.
1. BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
2. AFTER PLACING SOME BACKFILL AROUND ROOT BALL TO STABILIZE PLANT, CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETTS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
4. CONTINUE BACKFILLING PROCESS, WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.
CONTAINER-GROWN STOCK: SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES.
1. BACKFILL: PLANTING SOIL PER PLANTING SOILS SPECIFICATION.
2. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
4. CONTINUE BACKFILLING PROCESS, WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.
SLOPES: WHEN PLANTING ON SLOPES, SET THE PLANT SO THE ROOT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.
MECHANIZED TREE-SPADE PLANTING
1. TREES MAY BE PLANTED WITH AN APPROVED MECHANIZED TREE SPADE AT THE DESIGNATED LOCATIONS. DO NOT USE TREE SPADE TO MOVE TREES LARGER THAN THE MAXIMUM SIZE ALLOWED FOR A SIMILAR FIELD-GROWN, BALLED-AND-BURLAPPED ROOT-BALL DIAMETER

ACCORDING TO ANSI Z60.1, OR LARGER THAN MANUFACTURER'S MAXIMUM SIZE RECOMMENDATION FOR THE TREE SPADE BEING USED, WHICHEVER IS SMALLER.
2. USE THE SAME TREE SPADE TO EXCAVATE THE PLANTING HOLE AS WILL BE USED TO EXTRACT AND TRANSPORT THE TREE.
3. WHEN EXTRACTING THE TREE, CENTER THE TRUNK WITHIN THE TREE SPADE AND MOVE TREE WITH A SOLID BALL OF EARTH.
4. CUT EXPOSED ROOTS CLEANLY DURING TRANSPLANTING OPERATIONS.
5. PLANT TREES FOLLOWING PROCEDURES IN "TREE, SHRUB, AND VINE PLANTING" ARTICLE.
6. WHERE POSSIBLE, ORIENT THE TREE IN THE SAME DIRECTION AS IN ITS ORIGINAL LOCATION.
TREE, SHRUB, AND VINE PRUNING
1. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
2. DO NOT APPLY PRUNING PAINT TO WOUNDS.
GROUND COVER AND PLANT PLANTING
1. SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS, AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING.
2. USE PLANTING SOIL PER PLANTING SOIL SPECIFICATION FOR BACKFILL.
3. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
4. FOR ROOTED CUTTING PLANTS SUPPLIED IN FLATS, PLANT EACH IN A MANNER THAT MINIMALLY DISTURBS THE ROOT SYSTEM BUT TO A DEPTH NOT LESS THAN TWO NODES.
5. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.
6. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
7. PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.
PLANTING AREA MULCHING
MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS INDICATED.
1. TREES IN TURF AREAS: APPLY [ORGANIC] [AGGREGATE] MULCH RING OF 2-INCH AVERAGE THICKNESS, WITH 18-INCH RADIUS AROUND TRUNKS OR STEMS. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.
2. ORGANIC MULCH IN PLANTING AREAS: APPLY 2-INCH AVERAGE THICKNESS OF ORGANIC MULCH OVER WHOLE SURFACE OF PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.
EDGING INSTALLATION
SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45-DEGREE, 4- TO 6-INCH-DEEP, SHOVEL-CUT EDGE.
INSTALLING SLOW-RELEASE WATERING DEVICE
1. PROVIDE ONE DEVICE FOR EACH TREE.
2. PLACE DEVICE ON TOP OF THE MULCH AT BASE OF TREE STEM AND FILL WITH WATER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
PLANT MAINTENANCE
1. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTling TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
2. FILL IN, AS NECESSARY, SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
3. APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHEN POSSIBLE TO MINIMIZE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOISING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.
PESTICIDE APPLICATION
1. APPLY PESTICIDES AND OTHER CHEMICAL PRODUCTS AND BIOLOGICAL CONTROL AGENTS ACCORDING TO AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH OWNER'S OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY OWNER BEFORE EACH APPLICATION IS PERFORMED.
2. PRE-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY TO TREE, SHRUB, AND GROUND-COVER AREAS ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDBED AREAS.
3. POST-EMERGENT HERBICIDES (SELECTIVE AND NONSELECTIVE): APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS.
REPAIR AND REPLACEMENT
GENERAL: REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.
1. SUBMIT DETAILS OF PROPOSED PRUNING AND REPAIRS.
2. PERFORM REPAIRS OF DAMAGED TRUNKS, BRANCHES, AND ROOTS WITHIN 24 HOURS, IF APPROVED.
3. REPLACE TREES AND OTHER PLANTS THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY ARCHITECT.
REMOVE AND REPLACE TREES THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION BEFORE THE END OF THE CORRECTIONS PERIOD OR ARE DAMAGED DURING CONSTRUCTION OPERATIONS THAT ARCHITECT DETERMINES ARE INCAPABLE OF RESTORING TO NORMAL GROWTH PATTERN.
1. PROVIDE NEW PLANTS OF SAME SIZE AND SPECIES AS THOSE BEING REPLACED.
CLEANING AND PROTECTION
1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.
2. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
3. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
4. AFTER INSTALLATION AND BEFORE PROJECT COMPLETION, REMOVE NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.
5. AT TIME OF SUBSTANTIAL COMPLETION, VERIFY THAT TREE-WATERING DEVICES ARE IN GOOD WORKING ORDER AND LEAVE THEM IN PLACE. REPLACE IMPROPERLY FUNCTIONING DEVICES.
MAINTENANCE SERVICE
MAINTENANCE SERVICE FOR PLANTS: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "PLANT MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED, BUT FOR NOT LESS THAN MAINTENANCE PERIOD BELOW:
1. MAINTENANCE PERIOD: 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.



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NO. DATE DESCRIPTION

UNION VILLAGE COMMUNITY POOL

TURTLE CREEK TOWNSHIP
WARREN COUNTY, OHIO

PROJECT NO: 140217.026

DATE: 2025/06/13

SCALE:

SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NO.

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