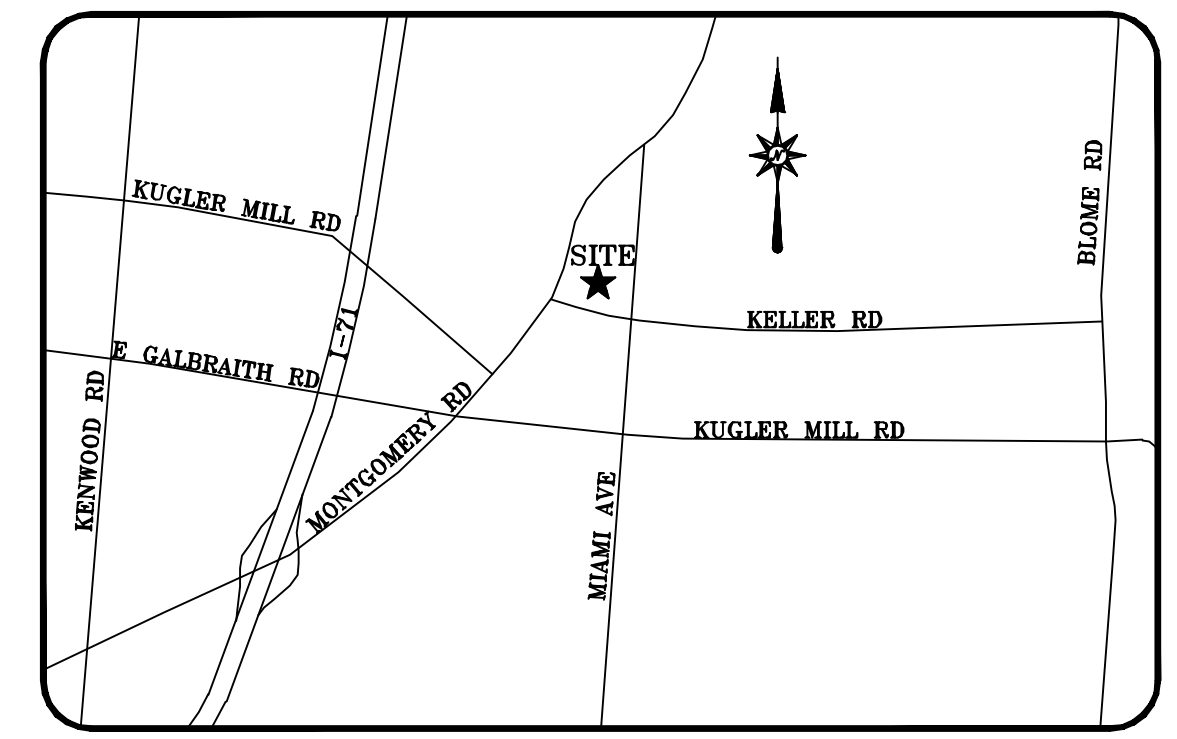
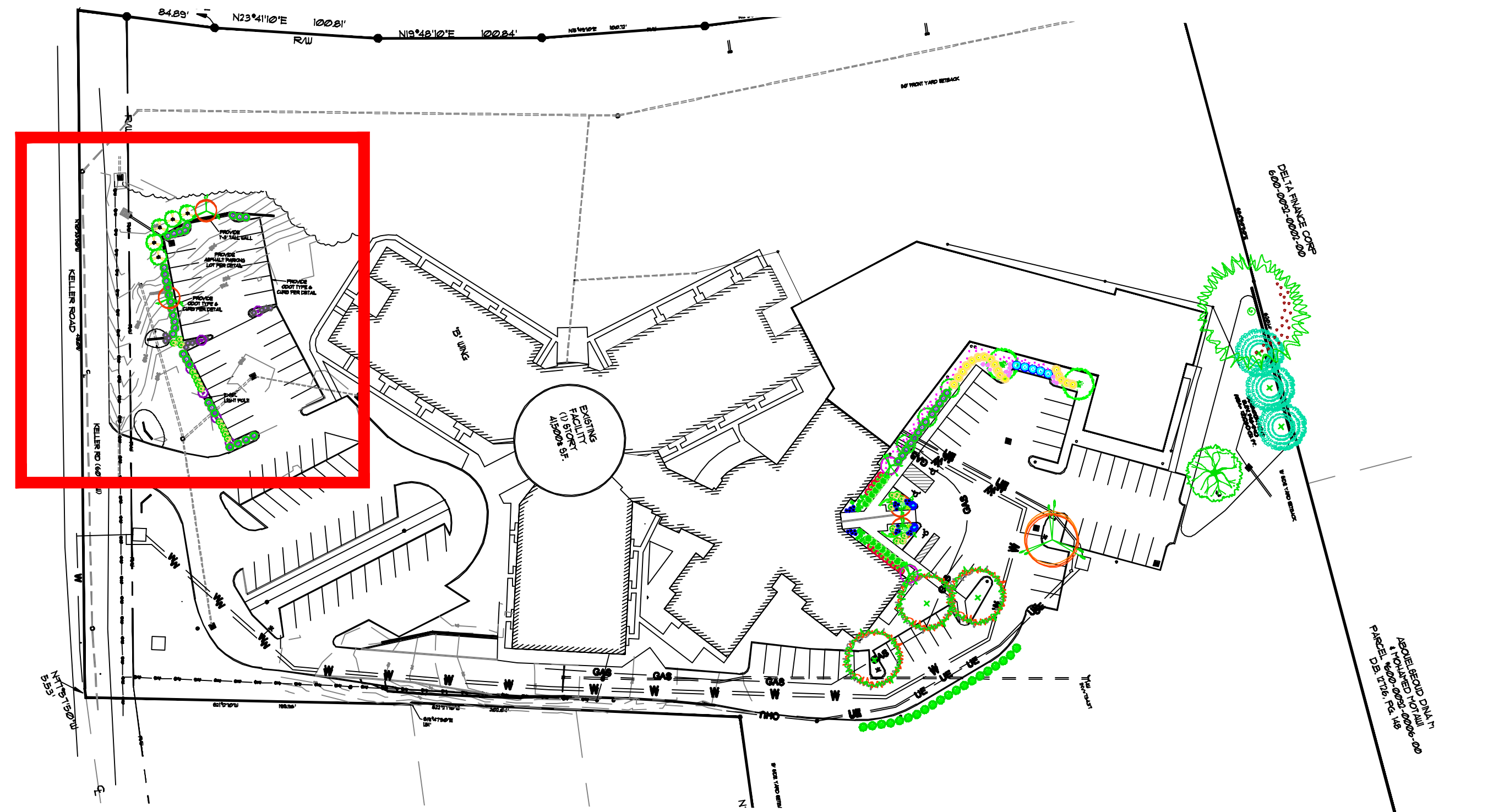
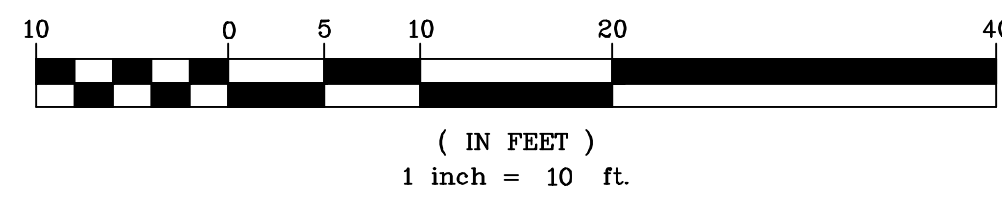


FRONT PARKING LOT ADDITION VIA REQUIREMENTS:
 3 CANOPY TREES PER 10 PARKING SPACES
 # of CANOPY TREES / 3 = REQUIRED SHRUBS

13 PARKING SPACES PROPOSED
 $13 / 10 = 1.3 (2) = 2$ TREES REQUIRED, 2 TREES PROVIDED
 $2 (TREES) / 3 = .66$ SHRUBS REQUIRED, 1 SHRUB PROVIDED

KELLER RD BUFFER YARD REQUIREMENTS:
 $418.09' - 25' (CURB CUT) - 10' (OVERLAP) = 383.09'$
 $383.09 / 100 = 3.83 \times 15 (SHRUBS) = 57.46 (58)$ PROVIDED

$383.09 / 100 = 3.83 \times 5 (TREES) = 19.15 (20)$
 12 EXISTING TREES (SEE SHEET L1) + 8 PROVIDED

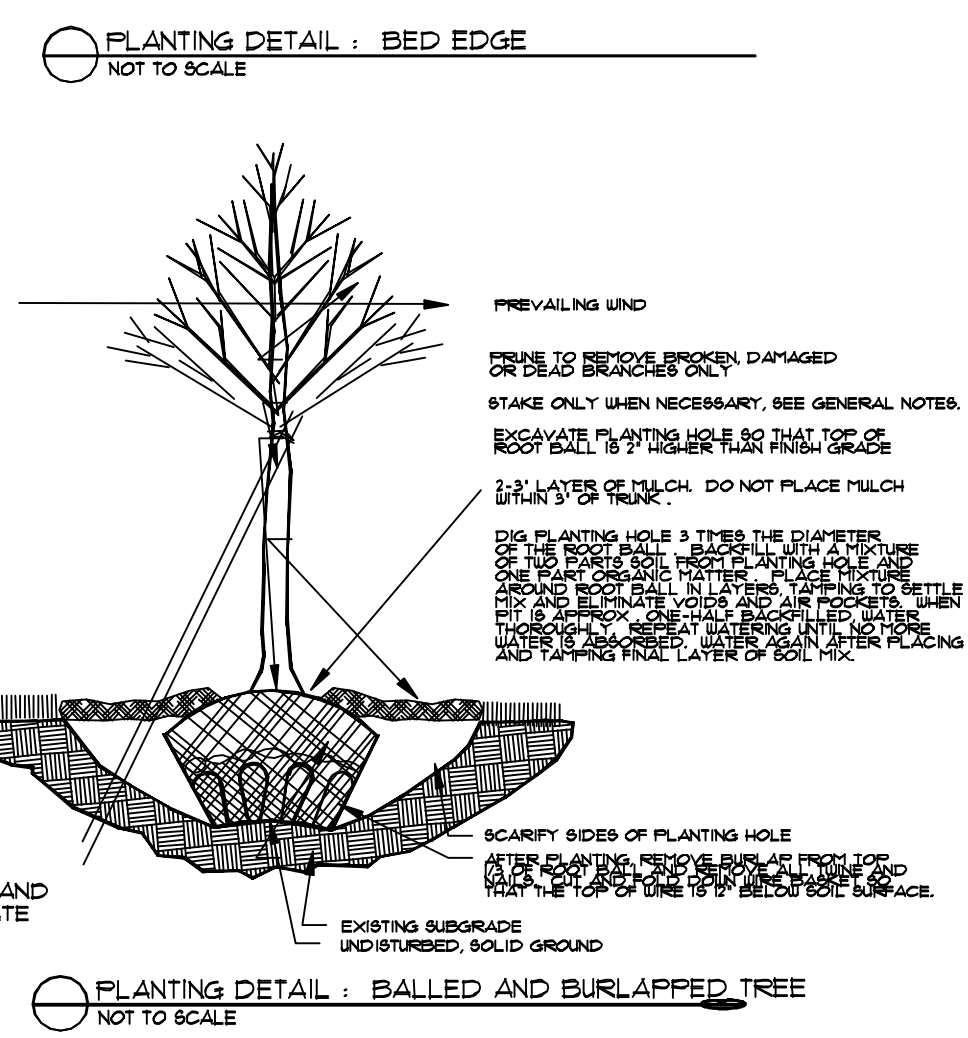


SITE NOTES

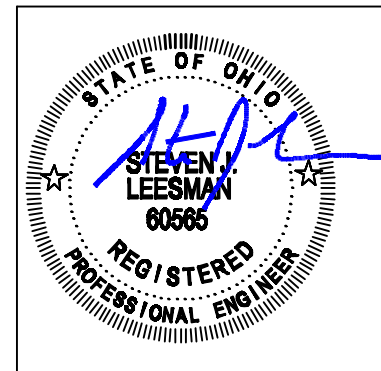
OWNER: PREMIER HEALTH CARE MANAGEMENT
 4150 ASHWOOD CT.
 CINCINNATI, OH 45241
 EXISTING SITE: 8350 ACRES
 EXISTING USE: NURSING HOME/SHORT TERM CARE FACILITY
 EXISTING ZONING: 'A' (CONDITIONAL USE)

- *ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS:
 - LOOSEN SUBGRADE TO A DEPTH OF 4' - 6'. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEUS MATTER AND LEGITIMATELY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD COMPOST AT A DEPTH OF 4' - 6' AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
 - GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
 - EDGE BEDS 3' - 4' DEEP (SEE DETAIL).
- *NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
- *ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW-RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
- *IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
- *ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2' - 3'. APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- *IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION FOR DURATION OF PROJECT.
 - PROTECT EXISTING PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXISTING PLANTING.
 - REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGITIMATELY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- WARRANTY**
- *CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
 - *CONTRACTOR SHALL WARRANT EXISTING PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - *WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXISTING PLANTS.
 - *SERVICES PROVIDED BY WARRANTY SHALL INCLUDE:
 - MAINTAINING UPRIGHT POSITION OF EXISTING PLANTINGS DURING WARRANTY PERIOD.
 - IMMEDIATE REMOVAL OF DEAD EXISTING PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
 - REPLACEMENT OF EXISTING PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
 - *WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXISTING PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
- SEEDING:**
- PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
 - TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
 - SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
 - RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
 - PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER SEEDING AREAS.

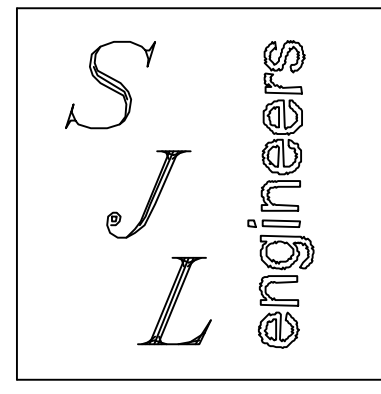


NO.	DESCRIPTION	BY	DATE



PROPOSED ADDITION TO
KENWOOD HEALTH CARE CENTER
 7450 KELLER ROAD
 CINCINNATI, OHIO

LEESMAN ENGINEERING & ASSOC.
 ENGINEERING, SURVEYING, PLANNING
 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE

FRONT PARKING LOT LANDSCAPE PLAN

PROJ. NO.	DATE
DRAWN	CHECKED
TMD	SJL

DRAWING NO.

L3

2 WORKING DAYS
 BEFORE YOU DIG
 CALL TOLL FREE 1-800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

