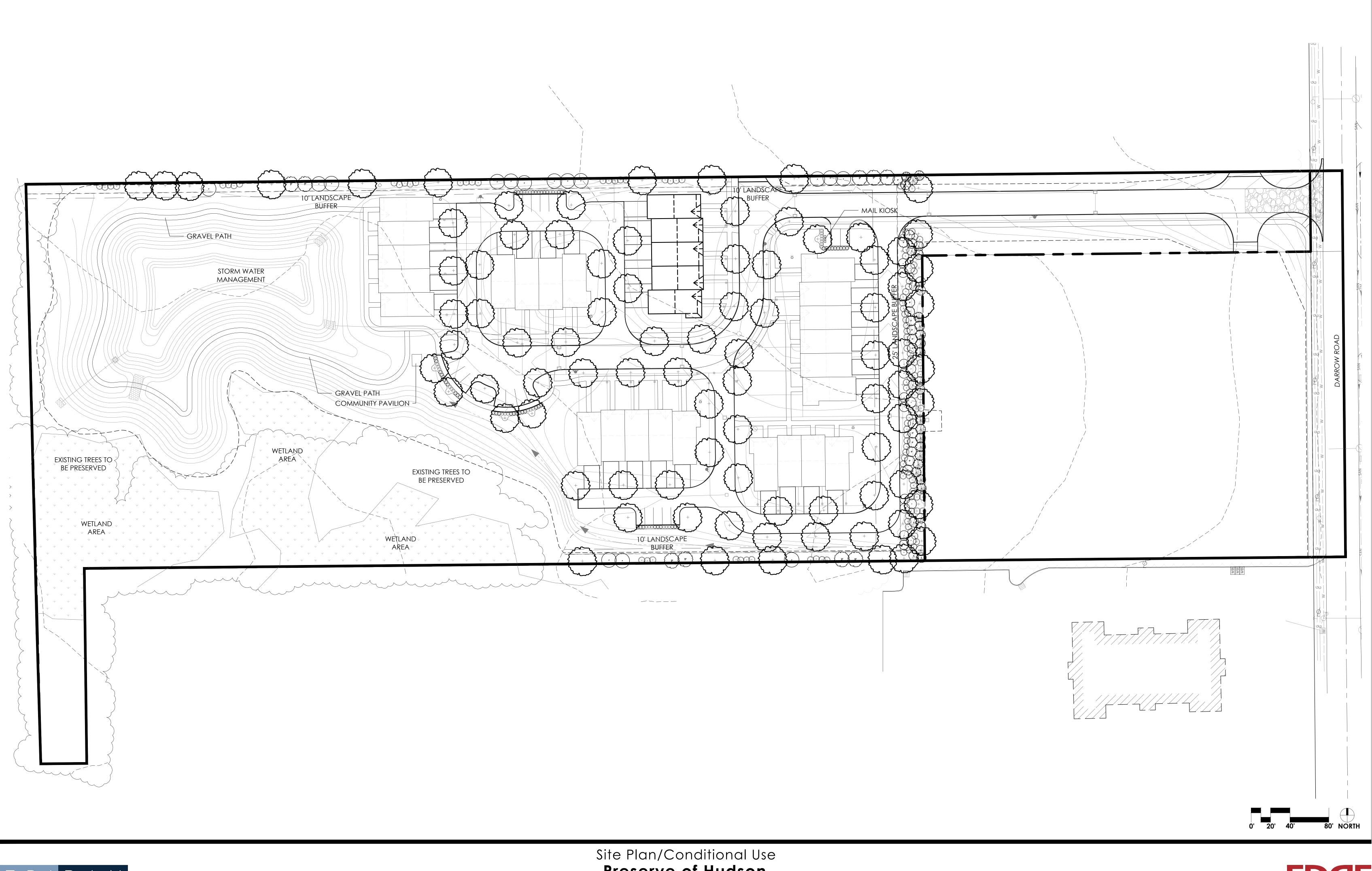






Site Plan/Conditional Use **Preserve of Hudson** Hudson, OH October 21, 2024

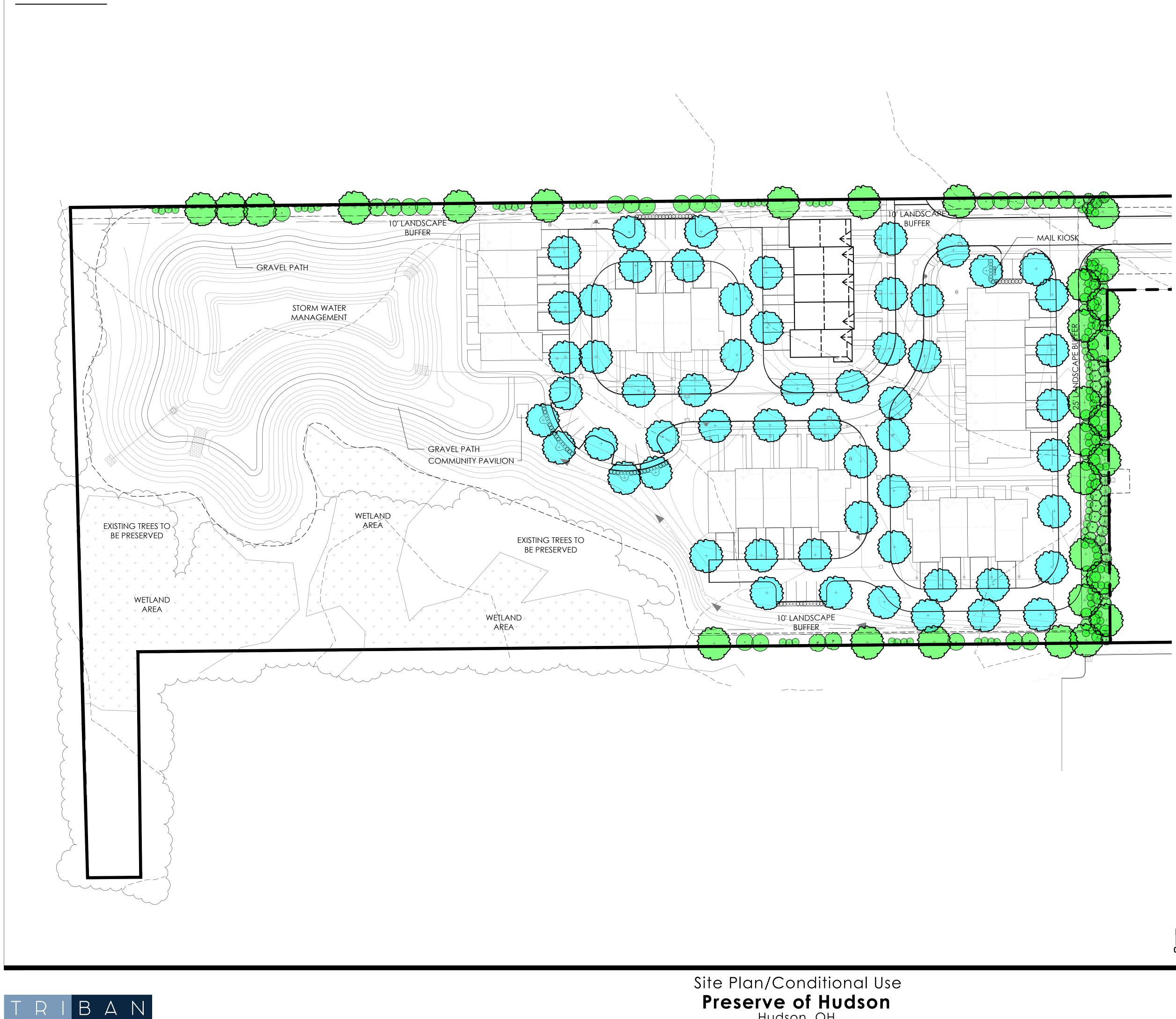




T R I B A N

Site Plan/Conditional Use **Preserve of Hudson** Hudson, OH October 21, 2024





INVESTMENT, LLC

Preserve of Hudson Hudson, OH October 21, 2024

GENERAL NOTES:

- 1. 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.
- 2. 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.
- 3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
- 4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD MULCH BED WITH SMOOTH/CONTINUOUS SHOVEL/DUG EDGE WHEN NOT BOUND BY PAVEMENT.
- 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
- 7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION.
- 8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY stock.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR BID QUANTITIES AS REQUIRED BY THE PLAN.
- 11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
- 12. SEE SHEET L5 FOR PLANT LIST AND QUANTITIES.

BUFFER TYPES

TYPE	WIDTH	REQUIREMENTS PER 100LF
В	10'	CANOPY TREES: 1 TREE, UNDERSTORY TREES: 2 TREES, SHRUBS: 3 SHRUBS
D	25'	CANOPY TREES: 4 TREES, UNDERSTORY TREES: 8 TREES, SHRUBS: 18 SHRUBS, EVERGREEN TREES: 8 TREES

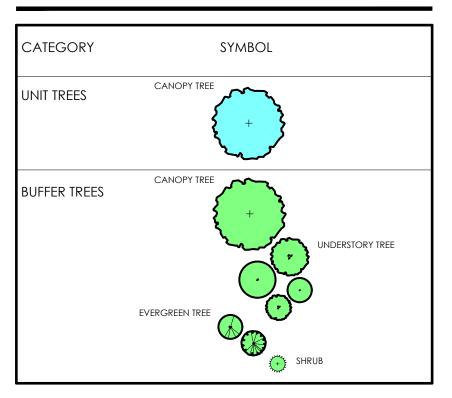
BUFFER REQUIREMENTS

LOCATION	LENGTH	BUFFER TYPE	BUFFER LANDSCAPE REQUIRED	BUFFER LANDSCAPE PROVIDED
NORTH PROPERTY LINE	837 LF	В	CANOPY TREES: 9 TREE UNDERSTORY TREES: 17 TREES SHRUBS: 26 SHRUBS	CANOPY TREES: 9 TREE UNDERSTORY TREES: 17 TREES SHRUBS: 26 SHRUBS
EAST PROPERTY LINE	397 LF	D	CANOPY TREES: 16 TREE UNDERSTORY TREES: 32 TREES SHRUBS: 72 SHRUBS EVERGREEN TREES: 32 TREES	CANOPY TREES: 16 TREE UNDERSTORY TREES: 32 TREES SHRUBS: 72 SHRUBS EVERGREEN TREES: 32 TREES
SOUTH PROPERTY LINE	346 LF	В	CANOPY TREES: 4 TREE UNDERSTORY TREES: 7 TREES SHRUBS: 11 SHRUBS	CANOPY TREES: 4 TREE UNDERSTORY TREES: 7 TREES SHRUBS: 11 SHRUBS

UNIT TREE REQUIREMENTS

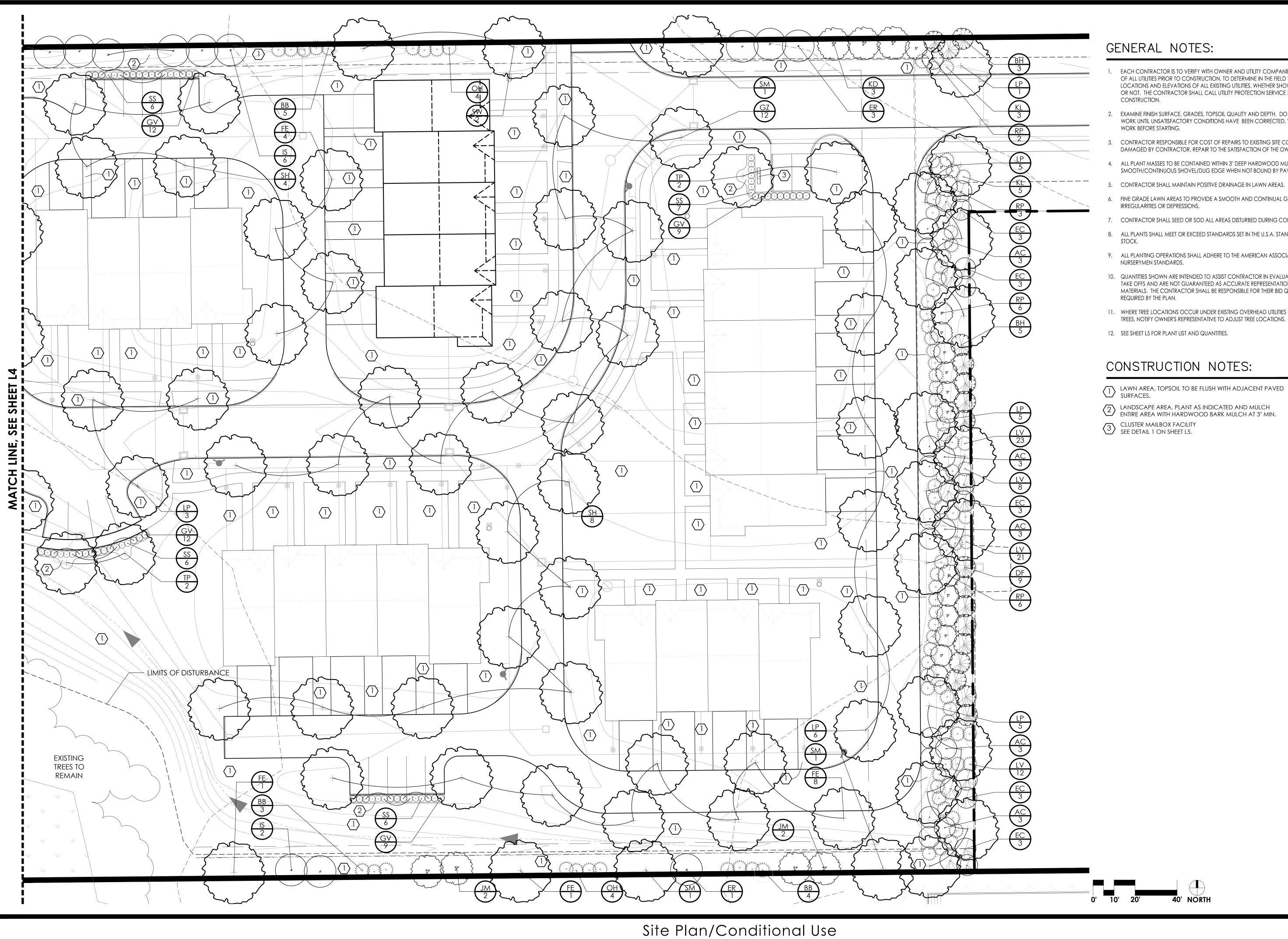
REQUIREMENTS PER UNIT	NUMBER OF UNITS	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
2 TREES FOR EACH FOR UNIT	29 UNITS	58 TREES	58 TREES

PLANTING KEY











Preserve of Hudson Hudson, OH

October 21, 2024

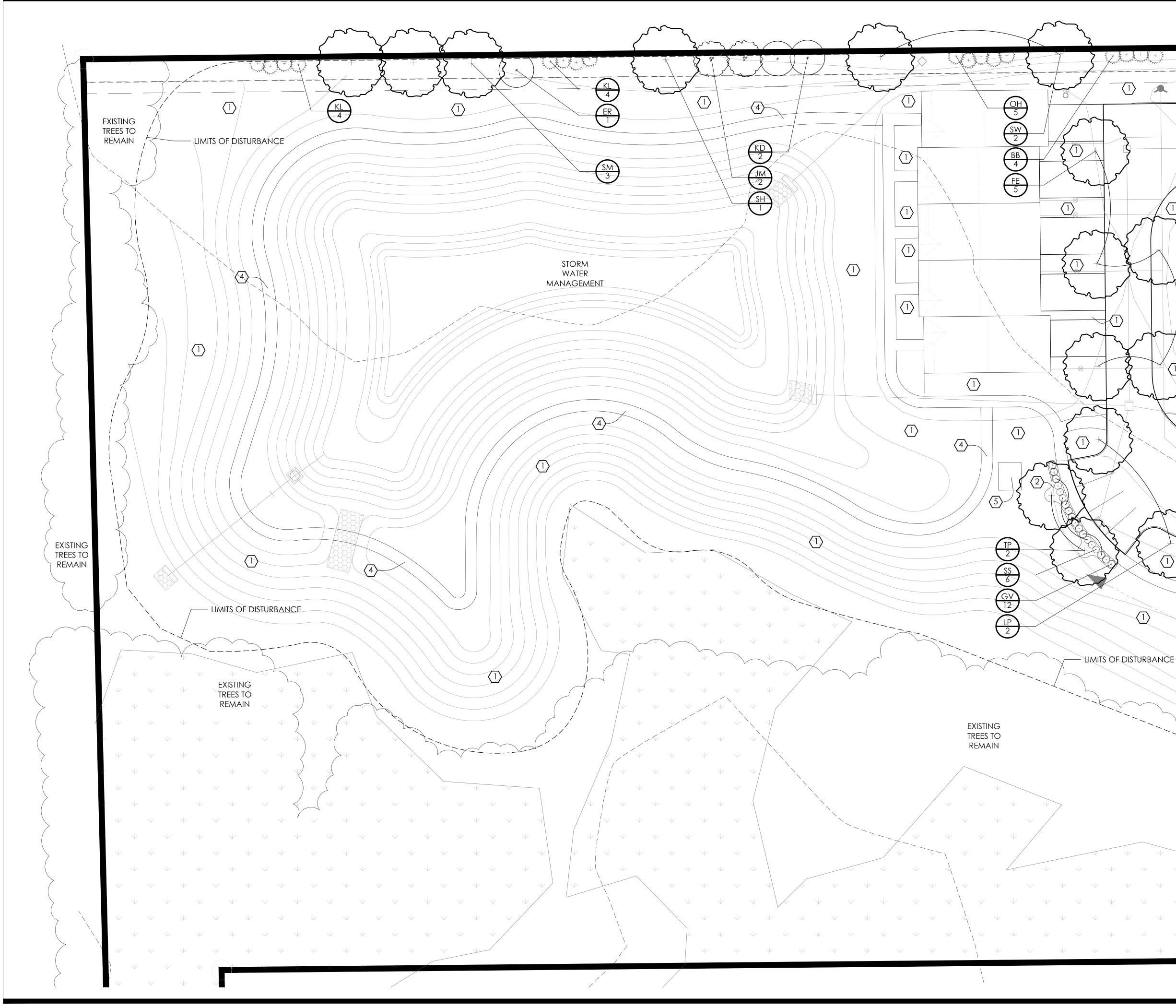
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- 11. WHERE TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY OWNER'S REPRESENTATIVE TO ADJUST TREE LOCATIONS.
- 12. SEE SHEET L5 FOR PLANT LIST AND QUANTITIES.

CONSTRUCTION NOTES:



- 2 LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.







Site Plan/Conditional Use Preserve of Hudson Hudson, OH October 21, 2024

GENERAL NOTES:

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CONSTRUCTION NOTES:

- LAWN AREA, TOPSOIL TO BE FLUSH WITH ADJACENT PAVED SURFACES.
- 2 LANDSCAPE AREA, PLANT AS INDICATED AND MULCH ENTIRE AREA WITH HARDWOOD BARK MULCH AT 3" MIN.

NORTH

- 4 GRAVEL PATH
- 5 COMMUNITY PAVILION SEE DETAIL 2 ON SHEET L5.

EDGE www.EDGELA.com

QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	L3	L4	REMARKS
SHAD	E TREES		-		-	1	1	
19	FE	FRONTIER ELM	Ulmus 'Frontier'	2" Cal.	B&B	14	5	
12	GZ	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	2" Cal.	B&B	12	_	
27	LP	EXCLAMATION LONDON PLANETREE	Platanus acerifolia 'Morton Circle'	2" Cal.	B&B	26	2	
13	SH	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2" Cal.	B&B	11	1	
6	SM	SIENNA GLEN MAPLE	Acer x freemanii 'Sienna'	2" Cal.	B&B	3	3	
4	SW	SWAMP WHITE OAK	Quercus bicolor	2" Cal.	B&B	2	2	
6	TP	TULIP POPLAR	Liriodendron tulipifera	2" Cal.	B&B	4	2	
ORNA	MENTAL TR	REES						
15	AC	ADIRONDACK CRABAPPLE	Malus 'Adirondack'	2" Cal.	B&B	15	_	
5	ER	EASTERN REDBUD	Cercis canadensis	2" Cal.	B&B	4	1	
8	IS	IVORY SILK JAPANESE TREE LILAC	Syringa reticulata 'Ivory Silk'	2" Cal.	B&B	8	_	
5	KD	KOUSA DOGWOOD	Cornus Dogwood	6' Hgt.	B&B	3	2	MULTI-STEM
17	RP	RAINBOW PILLAR SERVICEBERRY	Amelanchier canadensis 'Glen Form'	6' Hgt.	B&B	17	-	MULTI-STEM
6	JM	JANE MAGNOLIA	Magnolia 'Jane'	6' Hgt.	B&B	4	2	MULTI-STEM
EVER	GREEN TREE	ES						
8	BH	BLACK HILLS SPRUCE	Picea glauca Densata	6' Hgt.	B&B	8	-	
9	DF	DOUGLAS FIR	Pseudotsuga menziesii	6' Hgt.	B&B	9	-	
15	EC	EASTERN RED CEDAR	Juniperus virginiana	6' Hgt.	B&B	15	-	
SHRUE	BS							
14	BB	BOTTLE BRUSH BUCKEYE	Aesculus parvifolia	36" HGT.	CONT.	12	4	
54	GV	GREEN VELVET BOXWOOD	Buxus x 'Green Velvet'	24" HGT.	CONT.	42	12	
16	KL	'miss kim' korean lilac	Syringa patula 'Miss Kim'	36" HGT.	CONT.	8	8	
64	LV	LEATHERLEAF VIBURNUM	Viburnum rhytidophyllum	36" HGT.	CONT.	64	-	
13	ОН	OAKLEAF HYDRANGEA	Hydrangea quercifolia	36" HGT.	CONT.	8	5	
31	SS	LITTLE HENRY SWEETSPIRE	Itea virginica 'Spirch' LITTLE HENRY	24" HGT.	CONT.	25	6	

SAMPLE COST ESTIMATE

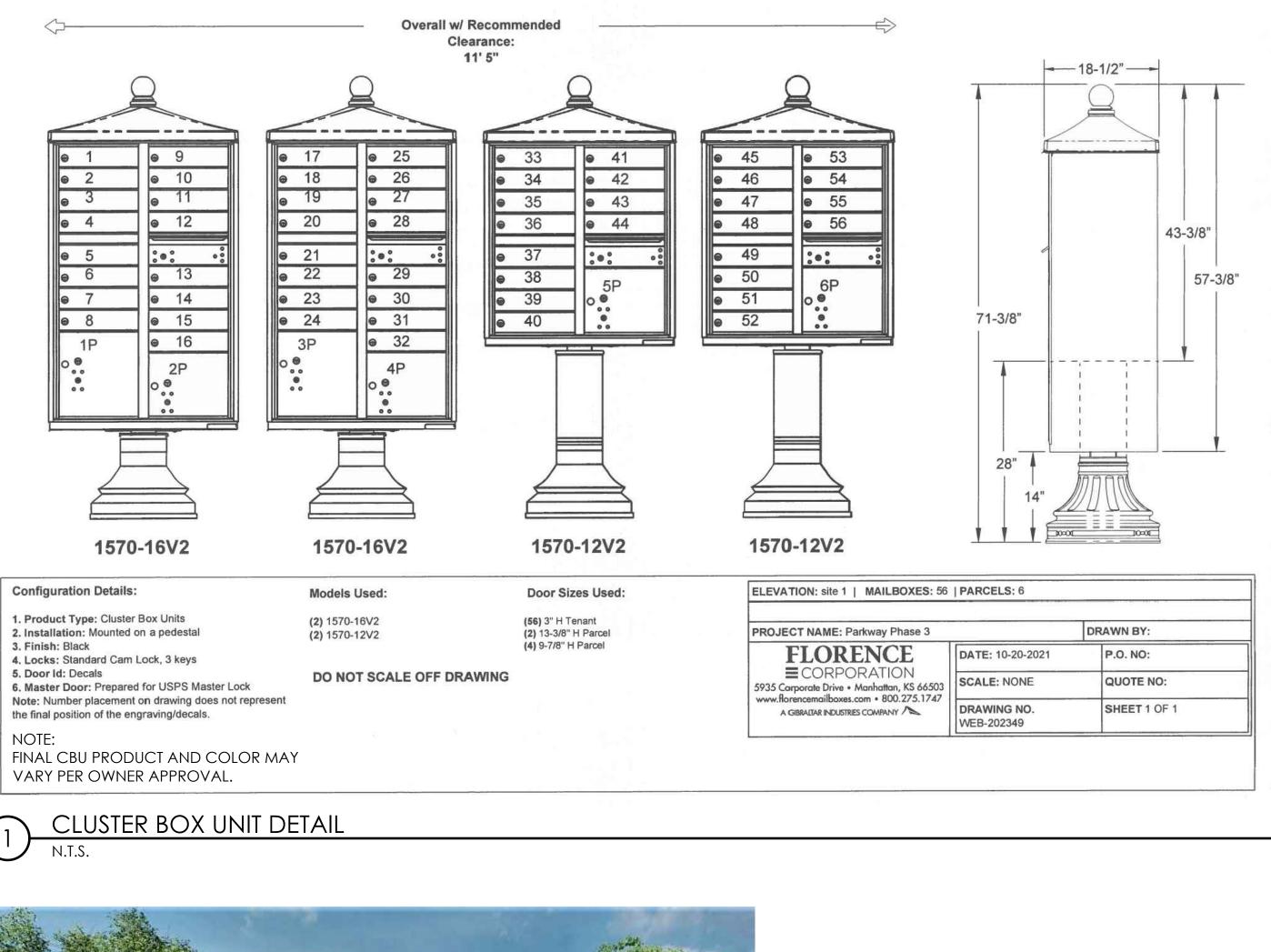
NOTE: CONTRACTOR RESPONSIBLE FOR FINAL COST ESTIMATE BASED ON FINAL DESIGN.

Hudson, OH

Note: This estimate is appoximate only and will be adjusted with the final design.

ltem	Price	<u>Unit</u>	<u>Quantity</u>	Cost
Deciduous Trees	\$750.00	EA	87	\$65,250.00
Shrubs	\$65.00	EA	192	\$12,480.00
Orn Trees	\$750.00	EA	56	\$42,000.00
Evergreen Trees	\$650.00	EA	32	\$20,800.00
			TOTAL	\$140,530.00



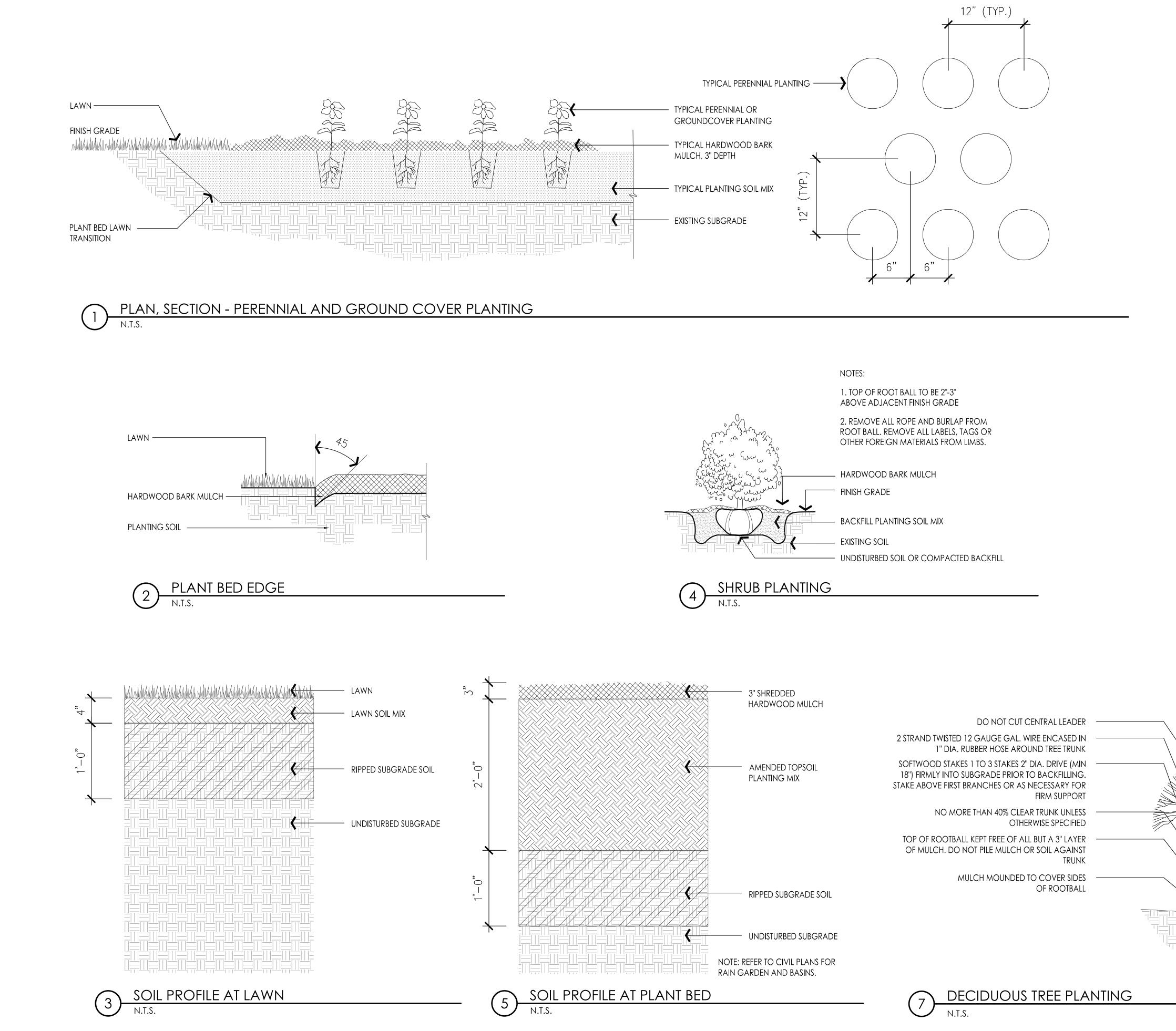




NOTE: FINAL PAVILION PRODUCT MAY VARY PER OWNER APPROVAL. 2 COMMUNITY PAVILION DETAIL N.T.S.

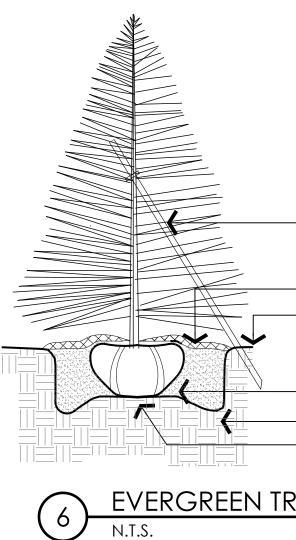
Site Plan/Conditional Use Preserve of Hudson Hudson, OH October 21, 2024







Site Plan/Conditional Use Preserve of Hudson Hudson, OH October 21, 2024



NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

3. STAKING SHALL BE PROVIDED FOR THE FIRST YEAR AFTER PLANTING.

2"X 2"X 8' STAKE (DRIVEN 3'-0" INTO GROUND) ANGLE STAKE TOWARD PREVAILING WIND

HARDWOOD BARK MULCH

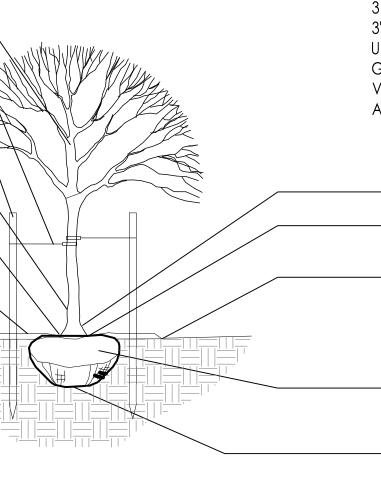
FINISH GRADE

BACKFILL PLANTING SOIL MIX **EXISTING SOIL** - UNDISTURBED SOIL OR COMPACTED BACKFILL

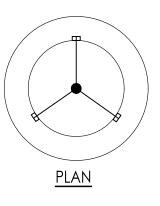
EVERGREEN TREE PLANTING

NOTES:

- 1. STAKING SHALL BE PROVIDED FOR THE FIRST YEAR AFTER PLANTING 2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL,
- DO NOT DISTURB AREA UNDERNEATH ROOTBALL
- 3. AFTER ONE YEAR, TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE and staked



3 STAKES PER TREE OVER 3" CAL. 2 STAKES PER TREE UNDER 3" CAL. TIGHTEN GUY WIRE WHEN TREE IS VERTICAL TO PREVENT ANY MOVEMENT FROM WIND



FLARE OF TRUNK VISIBLE ABOVE SOIL LINE ROOTBALL EVEN WITH OR SLIGHTLY HIGHER Than Finished Grade FINISHED GRADE

REMOVE 50% OF WIRE CAGE AND BURLAP ALONG WITH ALL TWINE AND TRUNK WRAP

DO NOT EXCAVATE BELOW ROOTBALL ON HARD PEDESTAL

