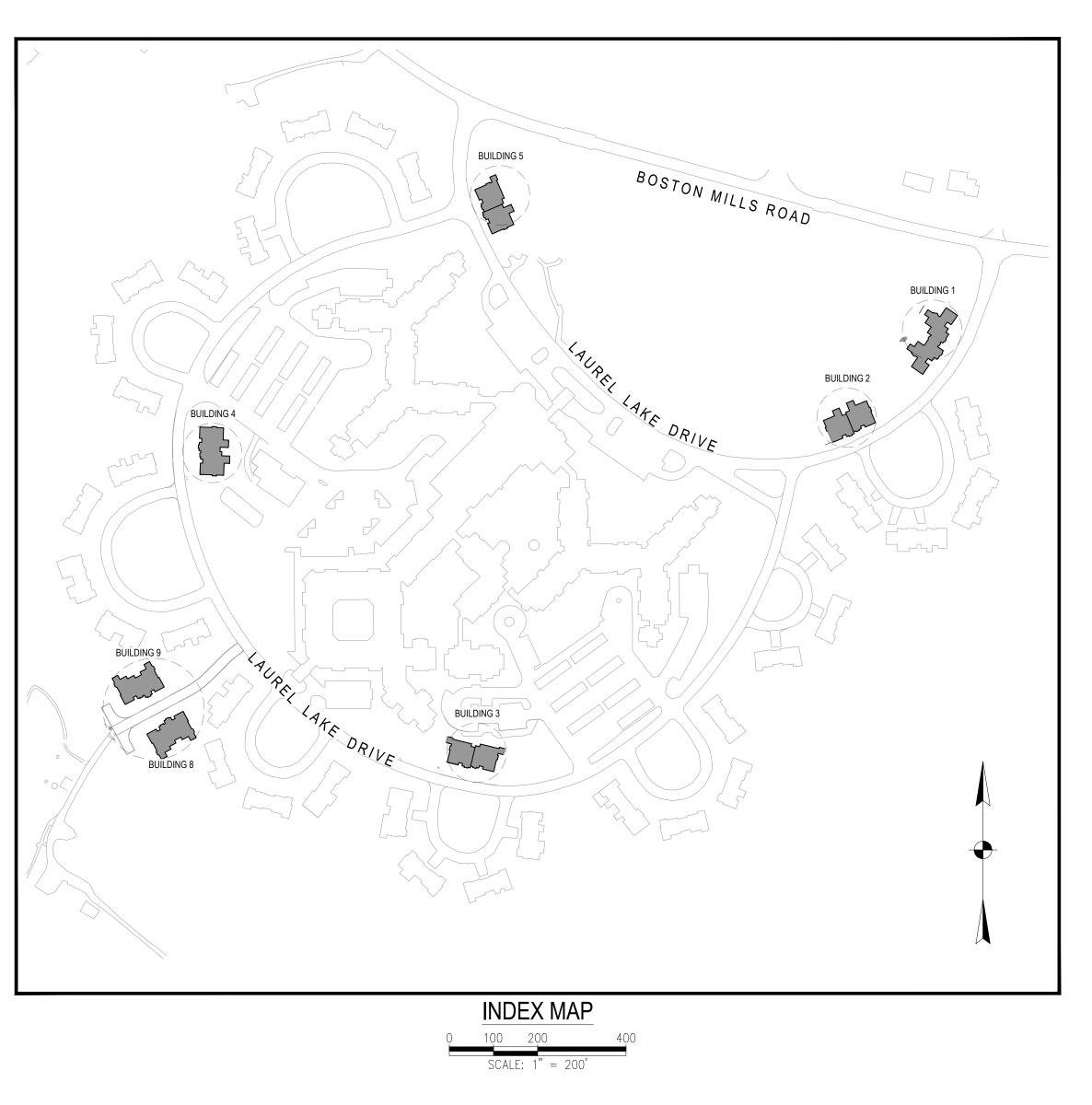
SITE IMPROVEMENT PLANS FOR

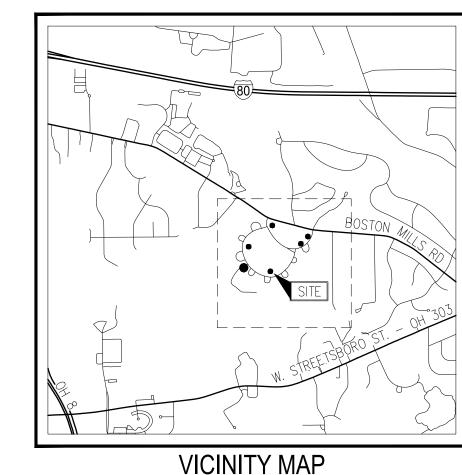
LAUREL LAKE VILLAS

200 LAUREL LAKE DRIVE HUDSON, OHIO 44236

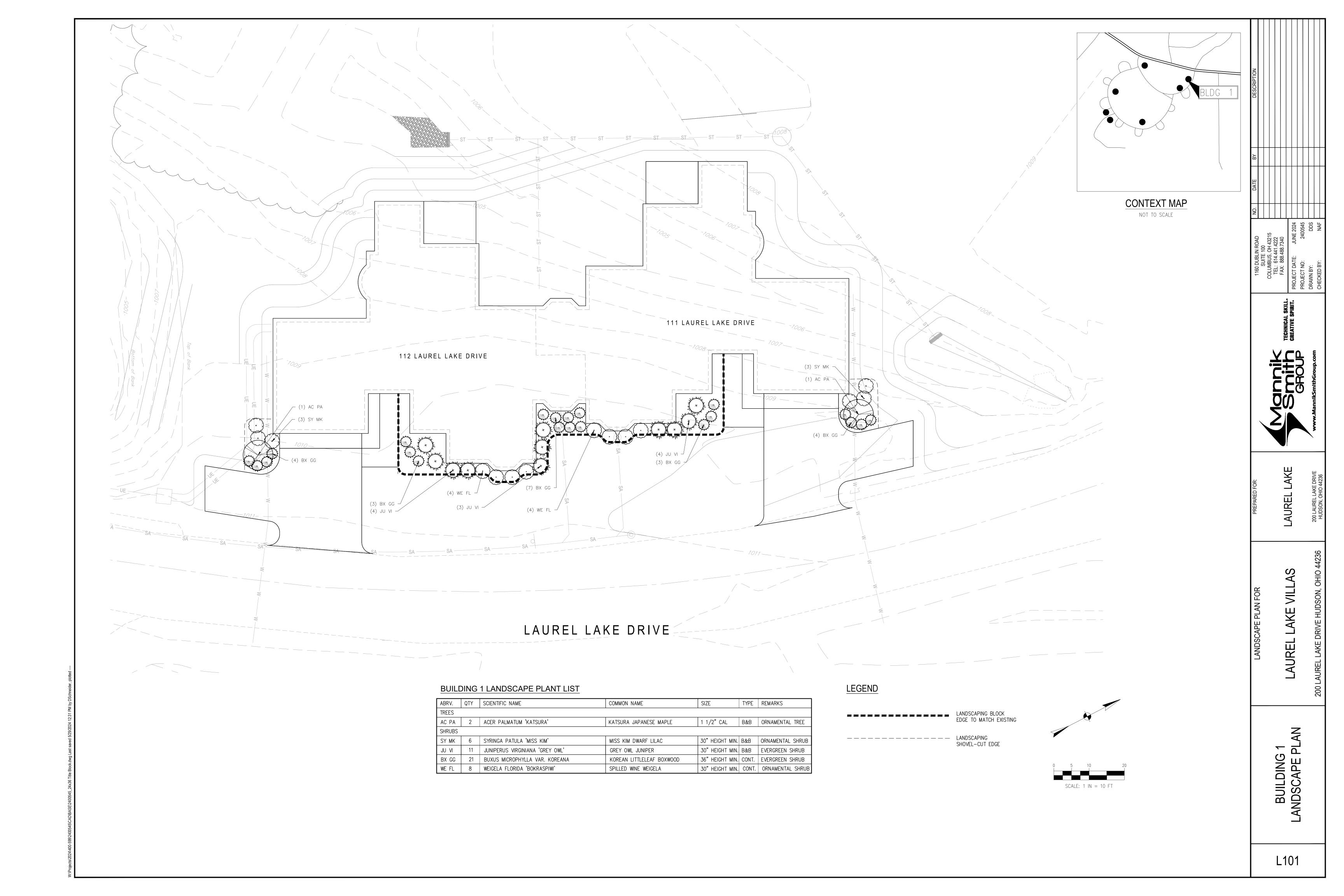


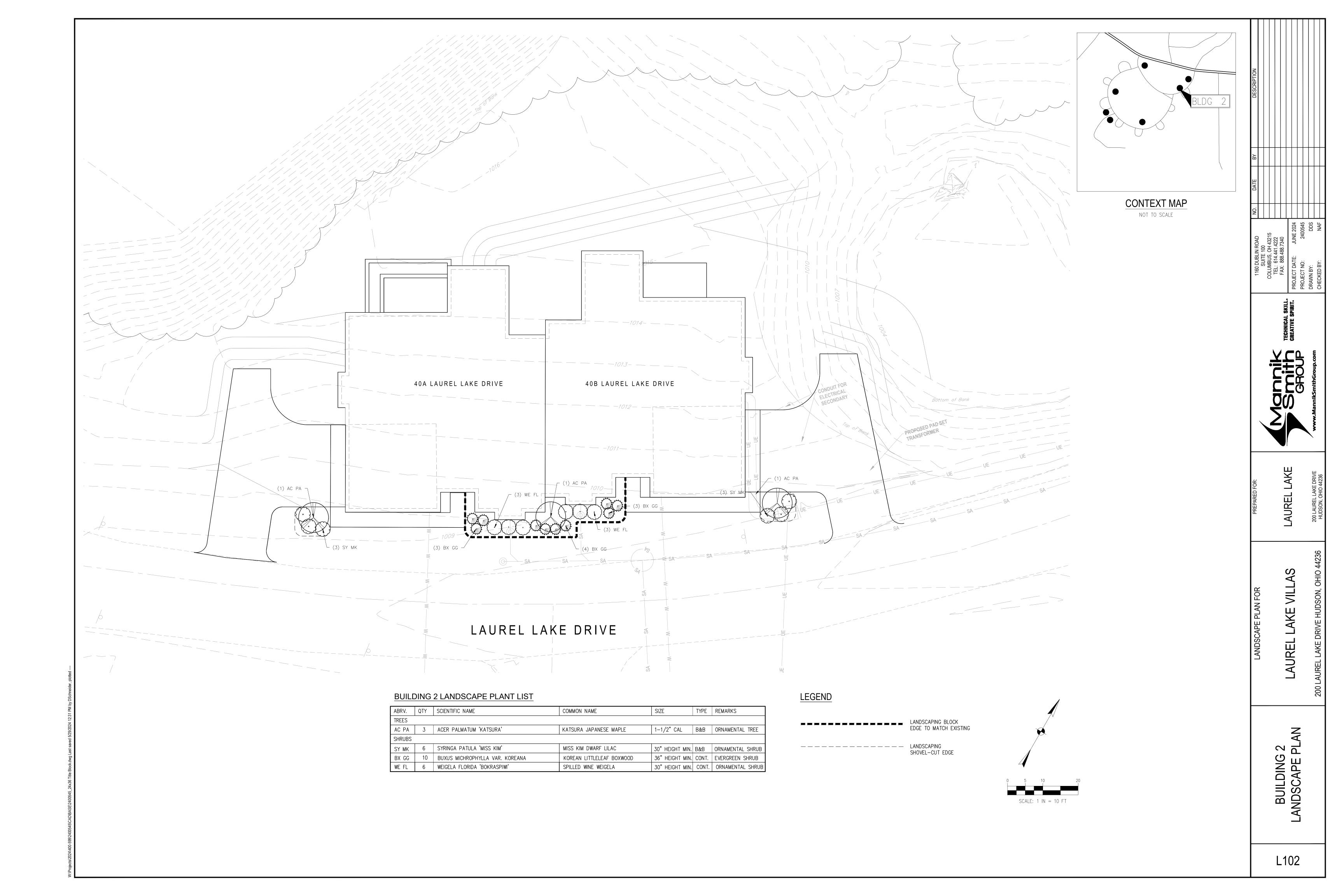
INDEX OF SHEETS

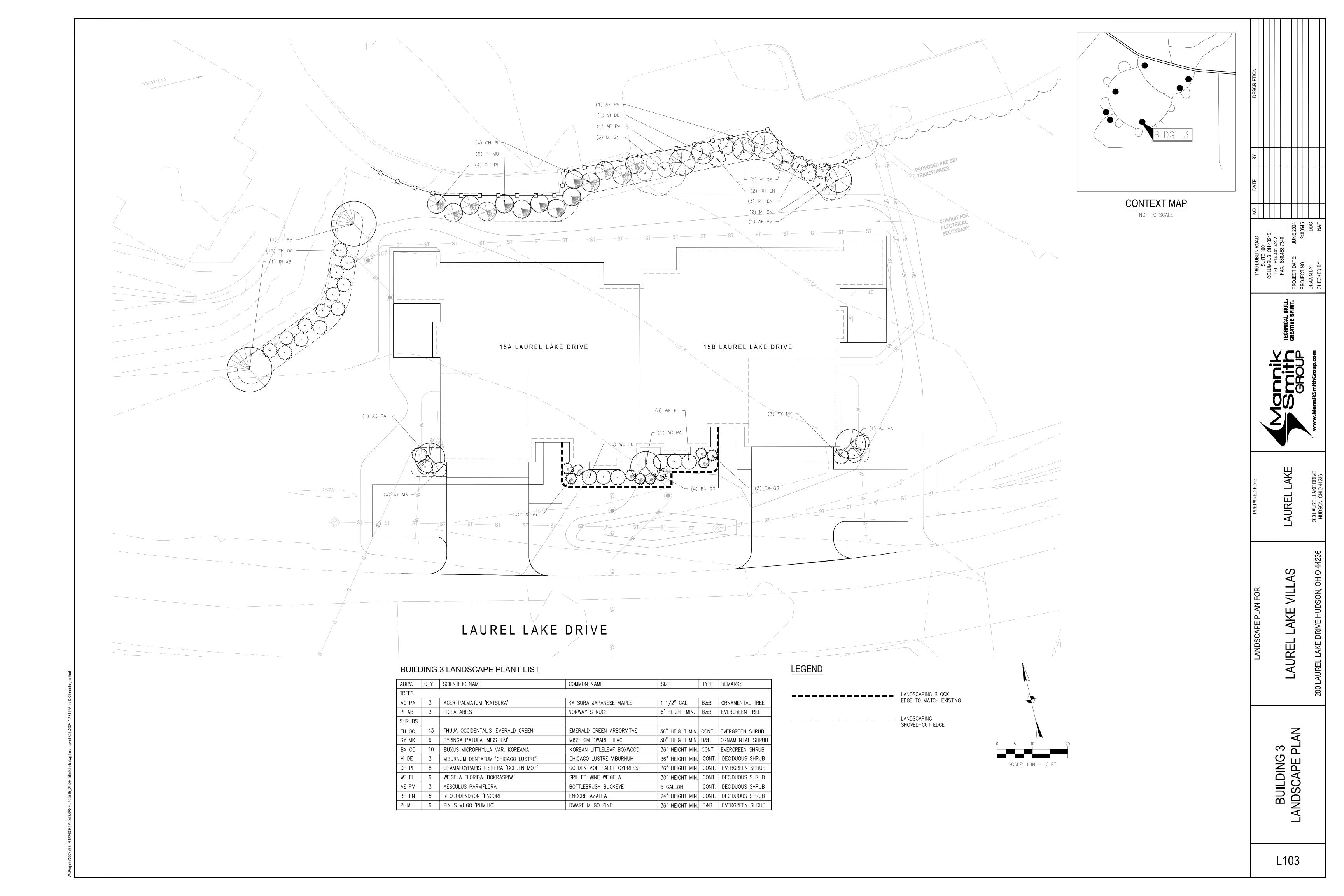
COVER SHEET	. L100
BUILDING 1 LANDSCAPE	. L101
BUILDING 2 LANDSCAPE	. L102
BUILDING 3 LANDSCAPE	. L103
BUILDING 4 LANDSCAPE	. L104
BUILDING 5 LANDSCAPE	. L105
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LANDSCAPE NOTES AND DETAILS	L200

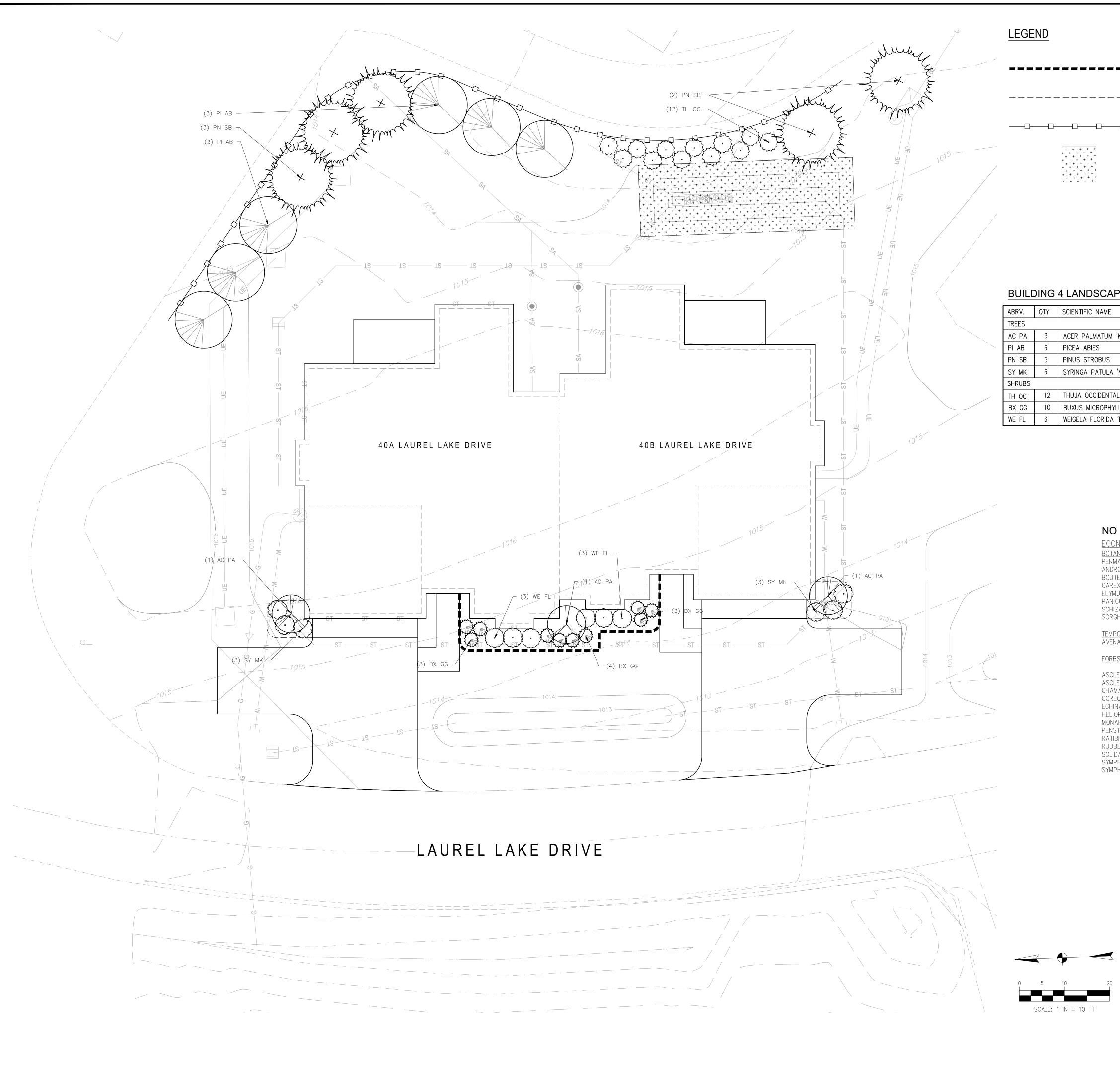


VICINITY MAI



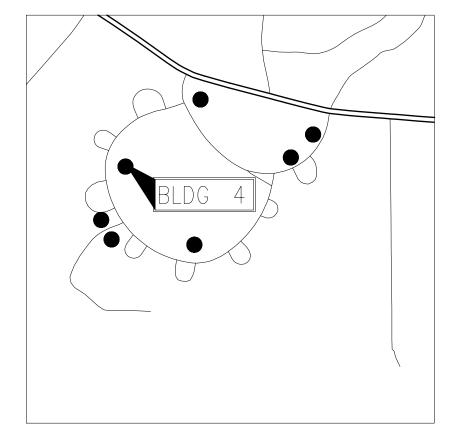






— — — — — — — — — — LANDSCAPING SHOVEL-CUT EDGE





CONTEXT MAP

NOT TO SCALE

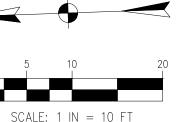
BUILDING 4 LANDSCAPE PLANT LIST

	ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	REMARKS	
	TREES							
	AC PA	3	ACER PALMATUM 'KATSURA'	KATSURA JAPANESE MAPLE	1 1/2" CAL	B&B	ORNAMENTAL TREE	
\	PI AB	6	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT MIN.	B&B	EVERGREEN TREE	
	PN SB	5	PINUS STROBUS	EASTERN WHITE PINE	6' HEIGHT MIN. B&B		EVERGREEN TREE	
	SY MK	6	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	30" HEIGHT MIN.	B&B	ORNAMENTAL SHRUB	
	SHRUBS							
,	TH OC	12	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	36" HEIGHT MIN.	CONT.	EVERGREEN SHRUB	
	BX GG	10	BUXUS MICROPHYLLA VAR. KOREANA	KOREAN LITTLELEAF BOXWOOD	36" HEIGHT MIN.	CONT.	EVERGREEN SHRUB	
	WE FL	6	WEIGELA FLORIDA 'BOKRASPIWI'	SPILLED WINE WEIGELA	30" HEIGHT MIN.	CONT.	ORNAMENTAL SHRUB	

NO MOW SEED MIX

ECONOMY PRAIRIE (VENDOR: STANTEK OR SIMILAR)

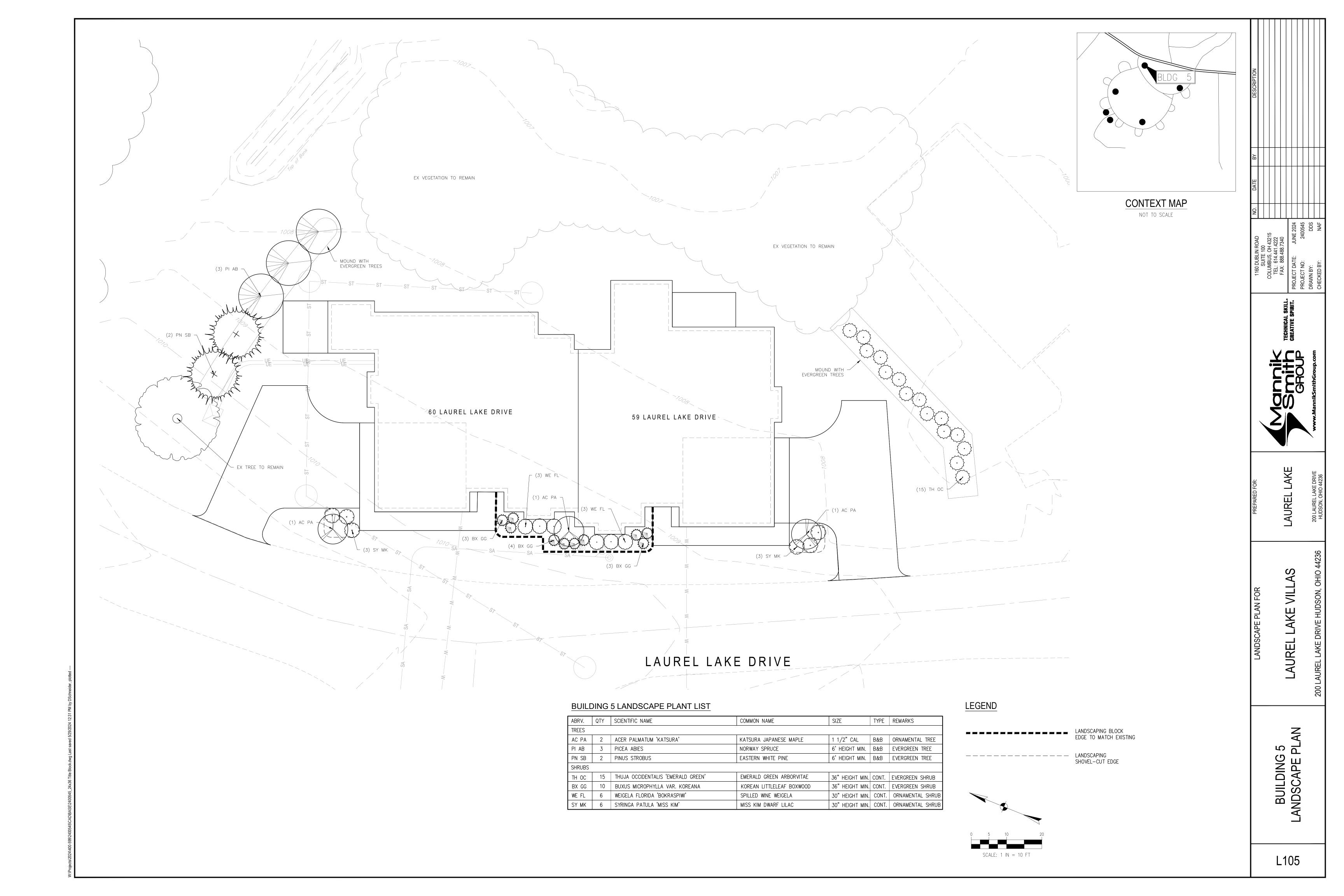
BOTANICAL NAME	001111011	PLS OZ/ACRE
PERMANENT GRASSES ANDROPOGON GERARDII BOUTELOUA CURTIPENDULA CAREX SPP. ELYMUS CANADENSIS PANICUM VIRGATUM SCHIZACHYRIUM SCOPARIUM SORGHASTRUM NUTANS	BIG BLUESTEM SIDE-OATS GRAMA PRAIRIE SEDGE SPECIES CANADA WILD RYE SWITCH GRASS LITTLE BLUESTEM INDIAN GRASS	12.00 16.00 3.00 24.00 2.50 32.00 12.00
TEMPORARY COVER AVENA SATIVA FORBS	COMMON OAT	TOTAL 101.50 512.00 TOTAL 512.00
ASCLEPIAS SYRIACA ASCLEPIAS TUBEROSA CHAMAECRISTA FASCICULATA COREOPSIS LANCEOLATA ECHINACEA PURPUREA HELIOPSIS HELIANTHOIDES MONARDA FISTULOSA PENSTEMON DIGITALIS RATIBIDA PINNATA RUDBECKIA HIRTA SOLIDAGO SPECIOSA SYMPHYOTRICHUM LAEVE SYMPHYOTRICHUM NOVAE—ANGLIAE	COMMON MILKWEED BUTTERFLY WEED PARTRIDGE PEA SAND COREOPSIS BROAD-LEAVED PURPLE CONEFLOWER FALSE SUNFLOWER WILD BERGAMOT FOXGLOVE BEARD TONGUE YELLOW CONEFLOWER BLACK-EYED SUSAN SHOWY GOLDENROD SMOOTH BLUE ASTER NEW ENGLAND ASTER	3.00 1.00 10.00 6.00 8.00 0.50 2.00 4.00 8.00 0.50 1.00 0.50

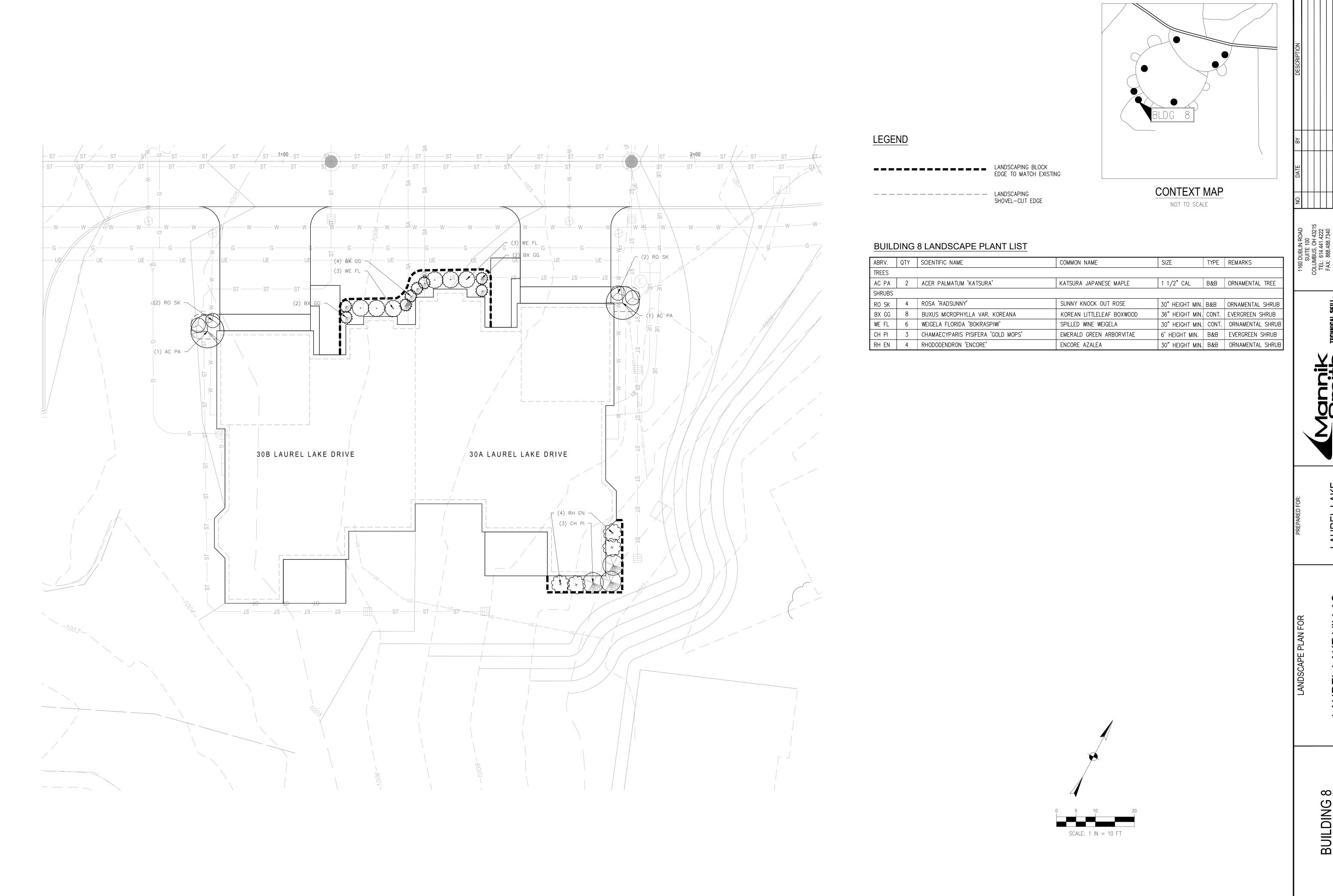




BUILDING 4 LANDSCAPE PLAN

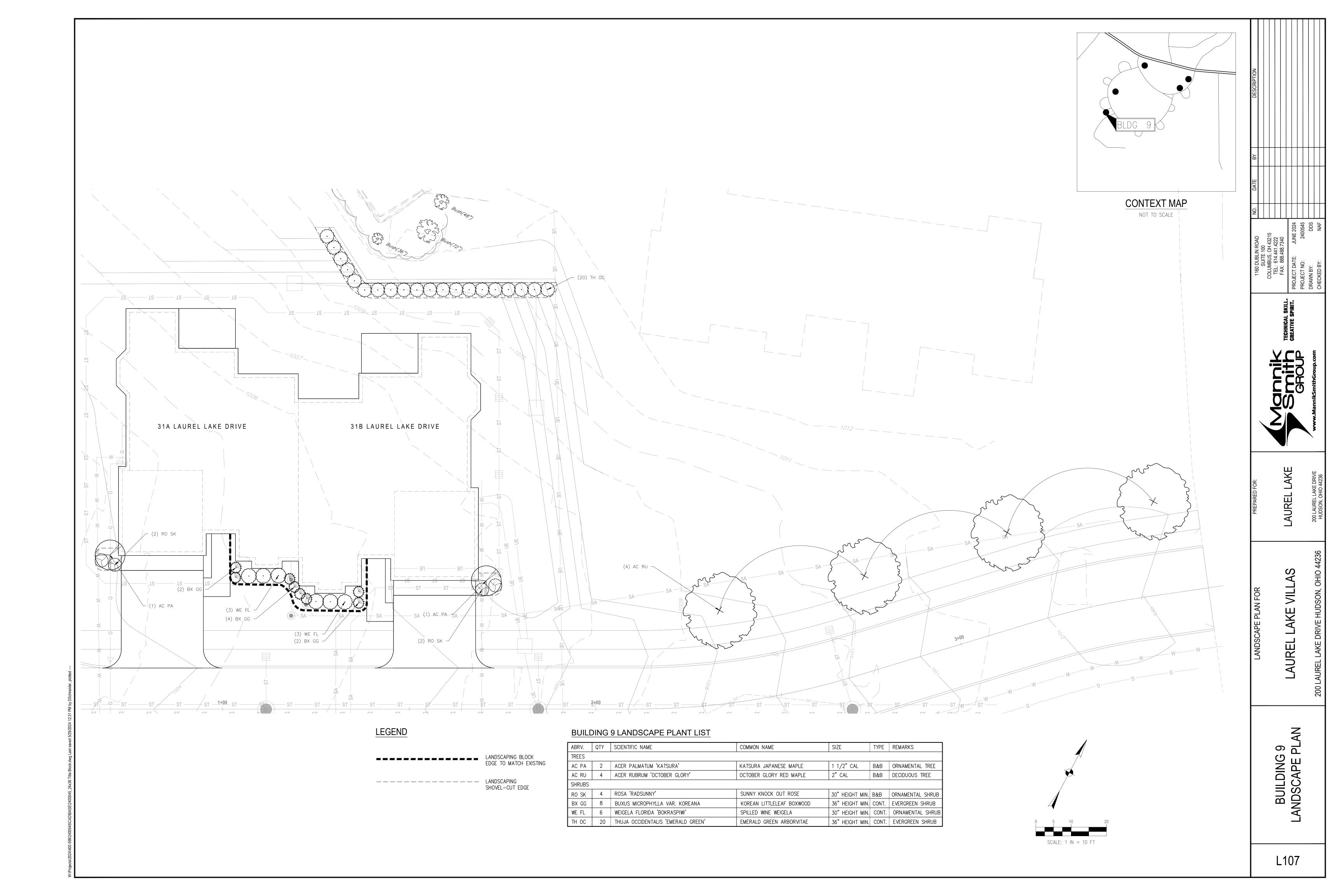
L104





BUILDING 8 LANDSCAPE PLAN

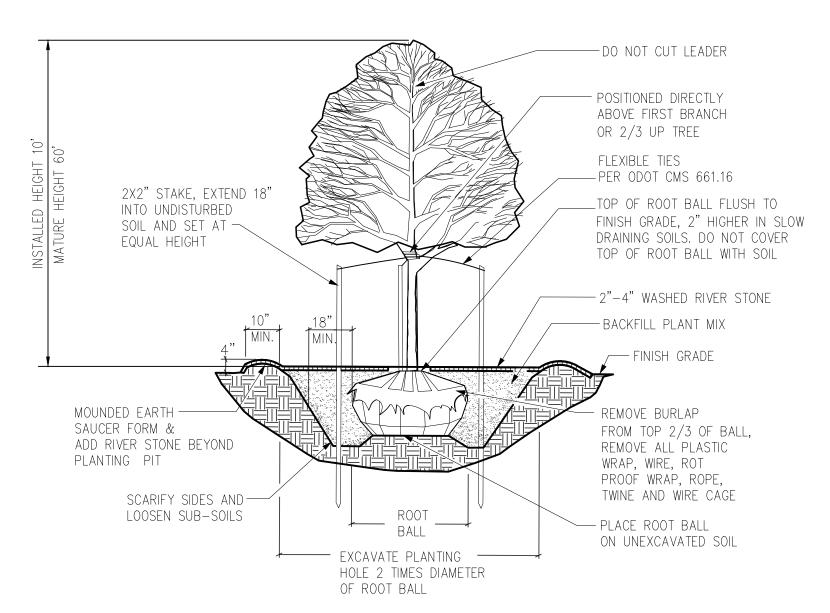
L106



ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

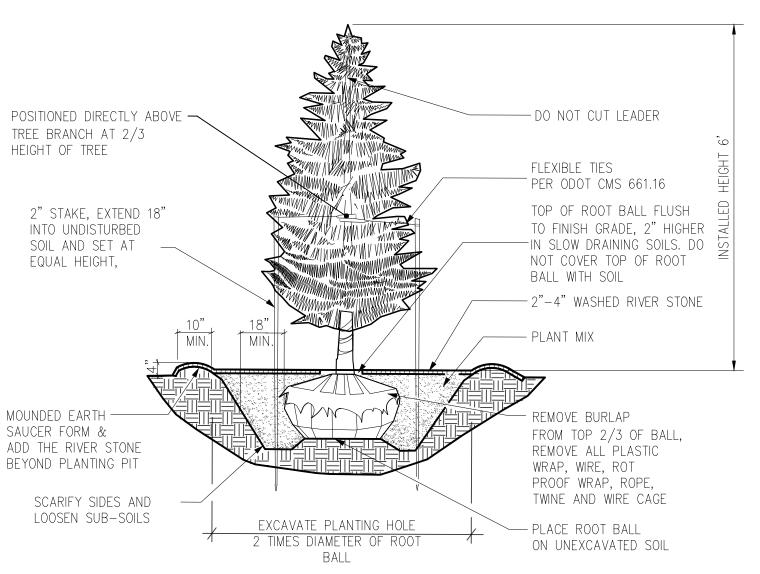
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER) NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE

OVERALL LANDSCAPE PLANT LIST

ABRV.	QTY	SCIENTIFIC NAME	C NAME COMMON NAME SIZE T		TYPE	REMARKS		
TREES								
AC RU	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL	B&B	DECIDUOUS TREE		
AC PA	18	ACER PALMATUM 'KATSURA'	KATSURA JAPANESE MAPLE	1 1/2" CAL	B&B	ORNAMENTAL TREE		
PI AB	11	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT MIN.	B&B	EVERGREEN TREE		
PI SB	6	PINUS STROBUS	EASTERN WHITE PINE	6' HEIGHT MIN.	B&B	EVERGREEN TREE		
SHRUBS								
RO SK	8	ROSA 'RADSUNNY'	SUNNY KNOCK OUT ROSE	30" HEIGHT MIN.	B&B	ORNAMENTAL SHRU		
SY MK	30	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	30" HEIGHT MIN.	B&B	ORNAMENTAL SHRU		
WE FL	43	WEIGELA FLORIDA 'BOKRASPIWI'	SPILLED WINE WEIGELA	30" HEIGHT MIN.	B&B	ORNAMENTAL SHRU		
JU VI	11	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	30" HEIGHT MIN.	B&B	EVERGREEN SHRUE		
BX GG	77	BUXUS MICROPHYLLA VAR. KOREANA	KOREAN LITTLELEAF BOXWOOD	36" HEIGHT MIN.	CONT.	EVERGREEN SHRUE		
PI MU	6	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	36" HEIGHT MIN.	CONT.	EVERGREEN SHRUE		
AE PV	3	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	36" HEIGHT MIN.	CONT.	DECIDUOUS SHRUE		
RH EN	9	RHODODENDRON 'ENCORE'	ENCORE AZALEA	24" HEIGHT MIN.	CONT.	DECIDUOUS SHRUE		
VI DE	3	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM	36" HEIGHT MIN.	CONT.	DECIDUOUS SHRUE		
CH PI	11	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP FALCE CYPRESS	36" HEIGHT MIN.	CONT.	DECIDUOUS SHRUE		
TH OC	60	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	36" HEIGHT MIN.	CONT.	EVERGREEN SHRUE		

LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING. TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:

B. ONE PART TOPSOIL.

C. ONE PART EPA RATED CLASS IV COMPOST.

BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.

E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX. NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO

7. WASHED RIVER STONE MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. ADD STONE TO ALL PLANTING AREAS WITH A LAYER OF 2"-4" WASHED RIVER STONE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED WITH THE WASHED RIVER STONE. SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS. AFTER ADDING THE STONE AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE STONE AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS

8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS, SEED ALL LAWNS, AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE: 70%

10%

TITAN TALL-TYPE TURF FESCUE SR 4100 PERENNIAL RYEGRASS 20% MERIT KENTUCKY BLUEGRASS



-AUREL

SAPE NOTE DETAILS ANDSC/ AND [

L200

Laurel Lake Villas - Hudson, OH Site Improvements

Materials Cost Estimate

- The Cost Estimate shown hereon is the best determination of the work to be performed.

- This Estimate does not include labor, removal of hazardous material, or special site furnishings.



Date: 3/13/2025

LATIN	COMMON	INSTL. SIZE	QTY	UNIT	UNIT COST	EΣ	XTENSION	
TREES								
Acer palmatum 'Katsura'	Japanese Maple	2" CAL. BB	18	EA	\$300.00		5,400.00	
Acer rubrum 'October Glory'	October Glory Red Maple	2" CAL. BB	4	EA	\$179.00	\$	716.00	
Pinus strobus	Eastern White Pine	6' HT. BB	6	EA	\$169.00		1,014.00	
Picea abies	Norway Spruce	6' HT. BB	11	EA	\$239.00	\$	2,629.00	
SHRUBS								
Aesculus parviflora	Bottlebrush Buckeye	5 GAL	3	EA	\$60.00	\$	180.00	
Buxus microphylla var. koreana	Korean Littleleaf Boxwood	5 GAL.	77	EA	\$35.00	\$	2,695.00	
Chamaecyparis pisifera 'Golden Mops'	Gold Mops False Cypress	3 GAL.	11	EA	\$20.00	\$	220.00	
Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3 GAL.	11	EA	\$20.00	\$	220.00	
Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 GAL.	6	EA	\$20.00	\$	120.00	
Rosa 'Radsunny'	Sunny Knockout Rose	3 GAL.	8	EA	\$21.00	\$	168.00	
Rhododendron 'Encore'	Encore Rhododendron	5 GAL.	9	EA	\$32.00		288.00	
Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	3 GAL.	30	EA	\$20.00		600.00	
Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	5' HT. BB	60	EA	\$79.00	\$	4,740.00	
Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Virburnum	7 GAL.	3	EA	\$40.00	\$	120.00	
Weigela florida 'Bokraspiwi'	Spilled Wine Weigela	3 GAL.	43	EA	\$22.50	\$	967.50	
MISC								
River Rock - 4" to 6" layer			64	CY	\$150.00	\$	9,600.00	
					SUBTOTAL	\$	29,677.50	
					+ 10% C	NTINC	IGENCY	
						S	32.645.25	