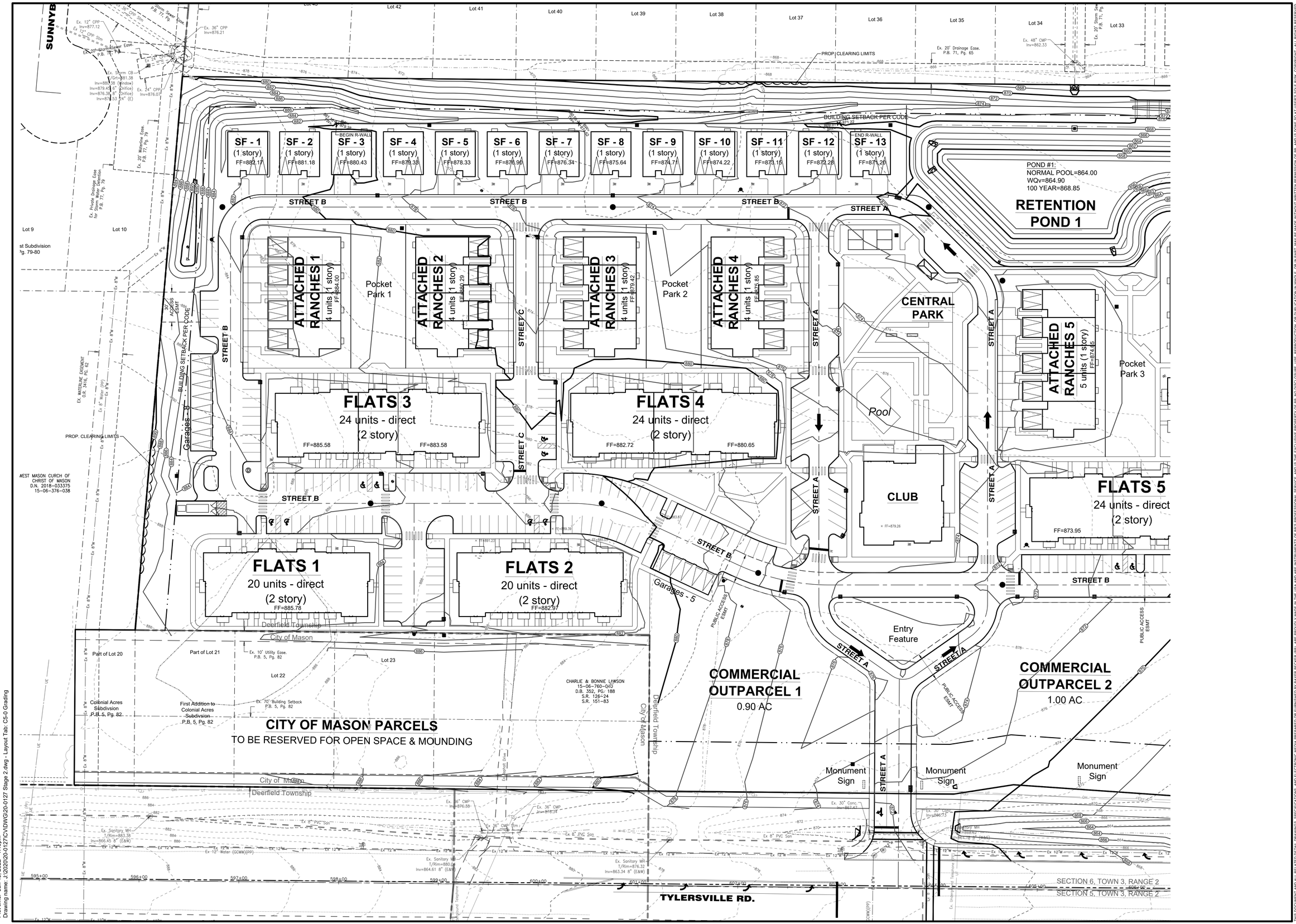

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 40'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

GRADING PLAN - WEST

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 STAGE 2
Drawn by: AJW
Checked By:
Issue Date: 06-13-22
Sheet: C5.1

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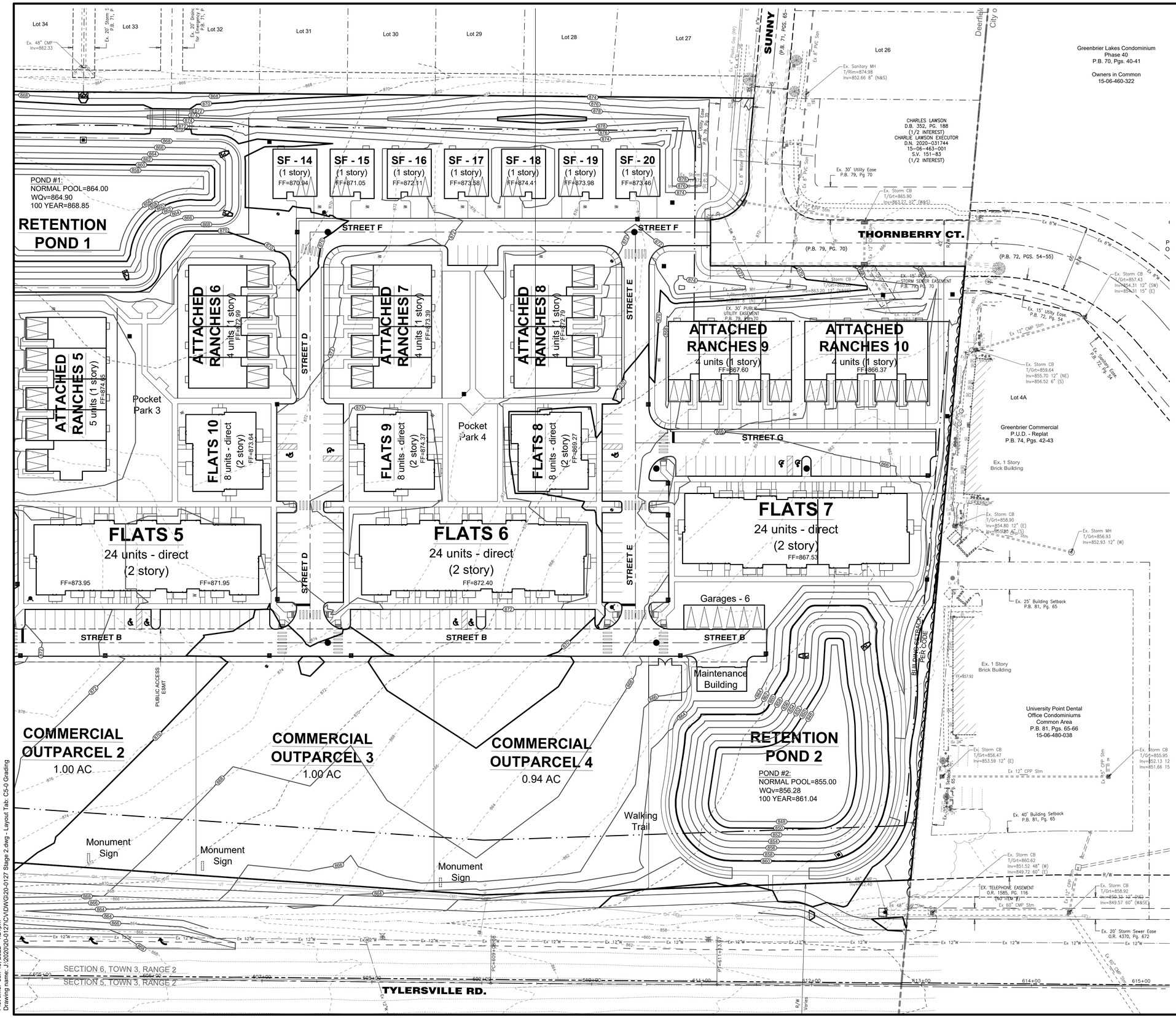

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Item	Revision Description	Date	Drwn:	Chk:

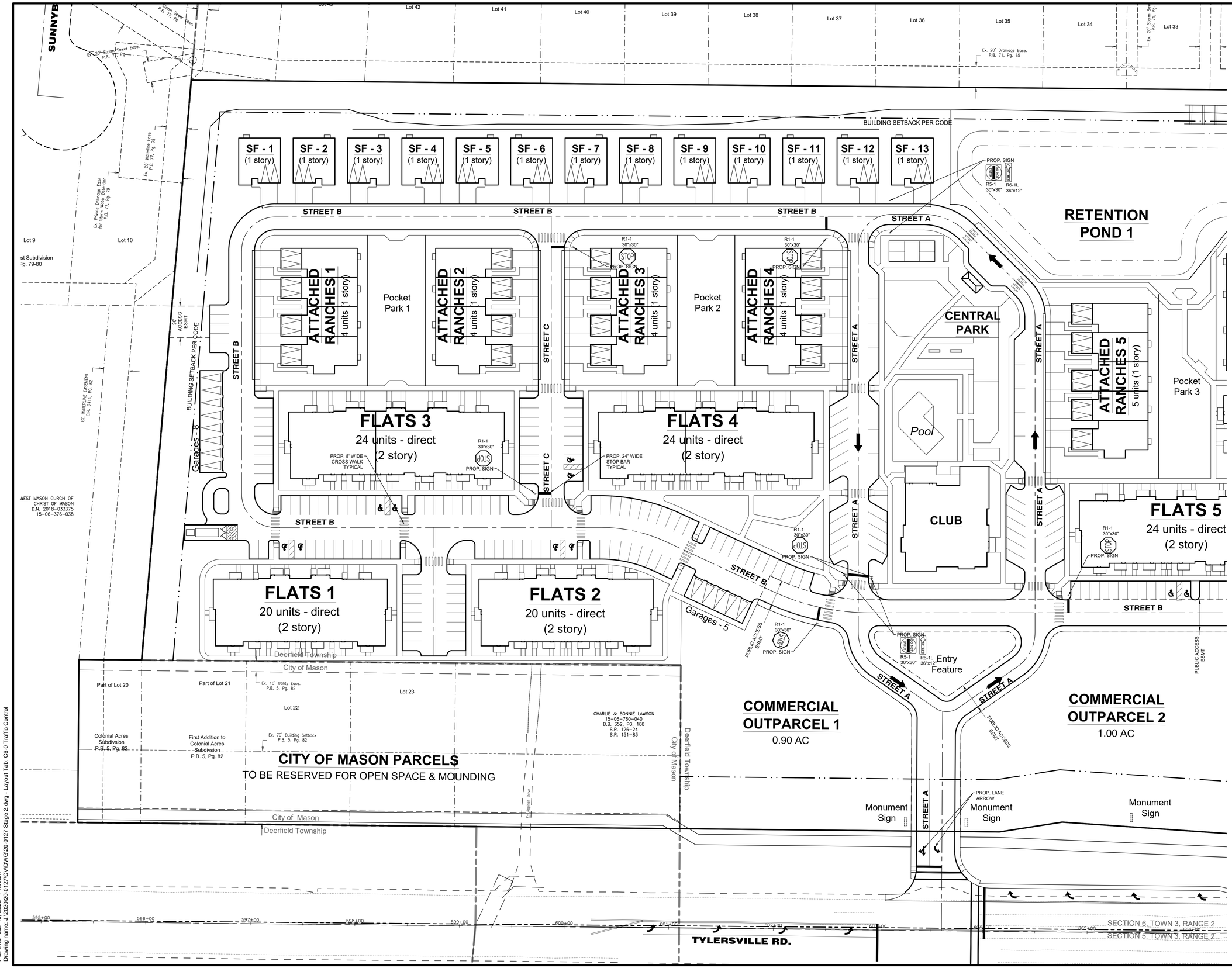
PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

GRADING PLAN - EAST

bayer becker
www.bayerbecker.com
6960 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	20-0127 STAGE 2
Drawn by:	AJW
Checked By:	
Issue Date:	06-13-22
Sheet:	C5.2



Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 40'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

TRAFFIC CONTROL PLAN -WEST

bayer becker
www.bayerbecker.com
6960 Worthington Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 STAGE 2
Drawn by: AJW
Checked By:
Issue Date: 06-13-22
Sheet: C6.0

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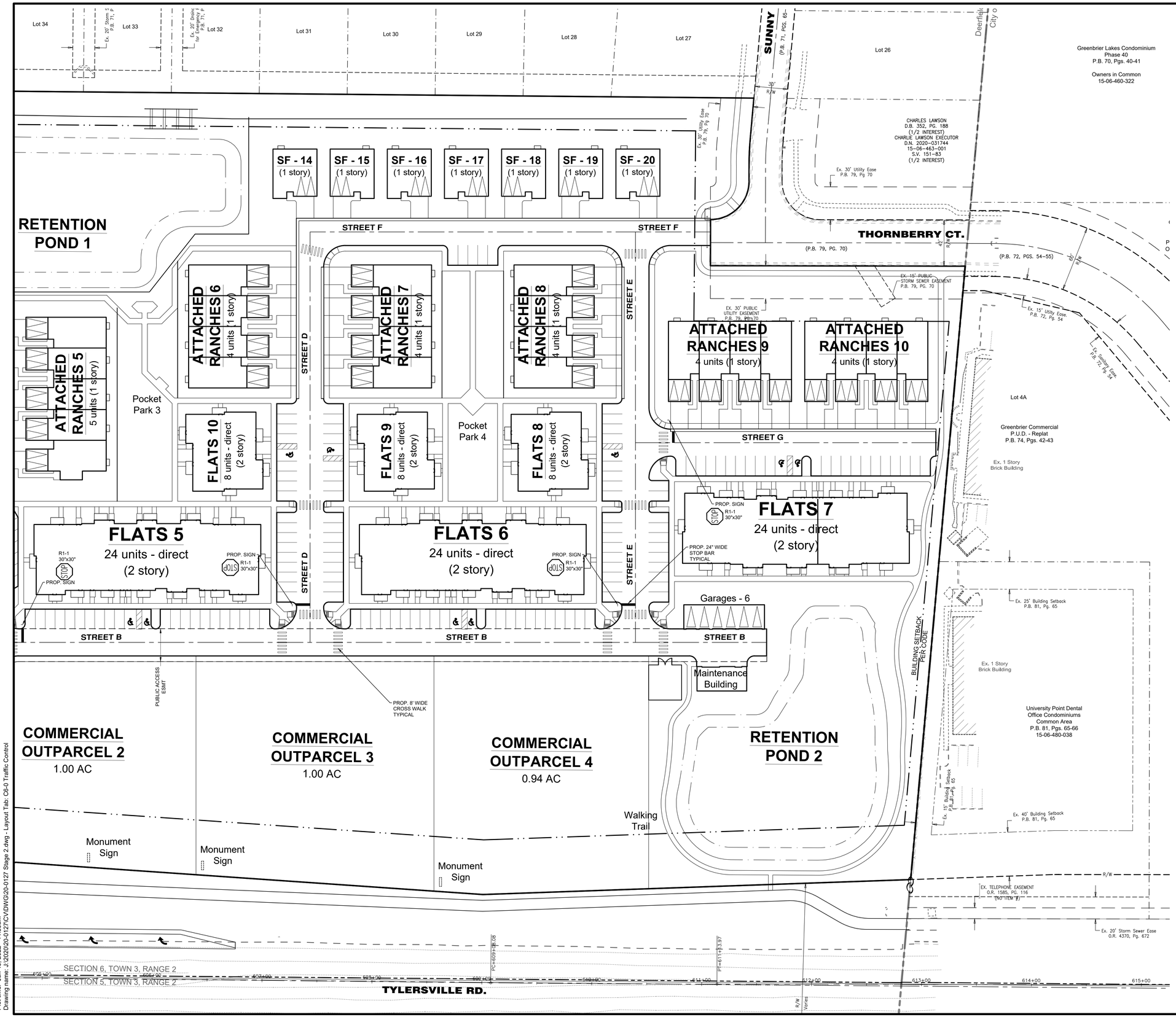

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

LEGEND

- 24" STOP BAR
- 8' CROSSWALK SEE DETAIL 8/C1.2

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

TRAFFIC CONTROL PLAN - EAST

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.338.6900

Drawing: 20-0127 STAGE 2
Drawn by: AJW
Checked By:
Issue Date: 06-13-22
Sheet: C6.1

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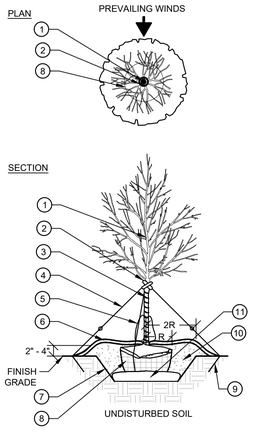
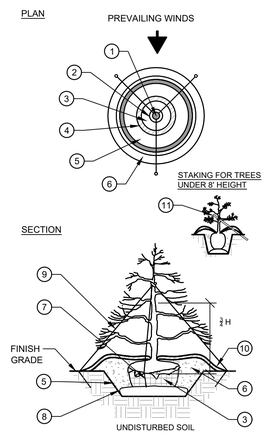


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. TREE WRAP (STD. MANUFACTURER)
4. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
5. 20 GAL. GATOR BAG (SEE NOTES)
6. MULCH
7. ROOTBALL PIT
8. ROOTBALL
9. 36" LONG #5 REBAR STAKE- DRIVE BELOW GRADE
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. TAMPED SETTTING BED 8" MIN. DEPTH

NOTES:
A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
B. 5"+ CALIPER TREES REQUIRE A 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE.
C. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
D. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
E. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
F. TOPSOIL AMENDED PER SOIL TESTING REPORT.
G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. SEE PLANTING & PREPARATION NOTES. 1"-4" CALIPER (1 BAG), 5" - 8" CALIPER (2 BAGS)

1 TREE PLANTING

NOT TO SCALE 329343.46-06

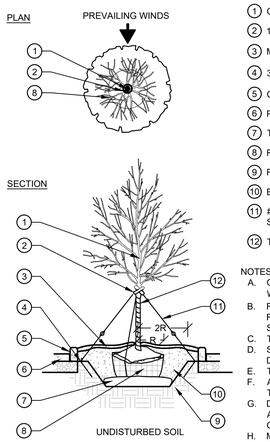


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. ROOTBALL
4. 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE (ONLY 5"+ CALIPER TREES)
5. ROOTBALL PIT
6. EARTHEN SAUCER OF AMENDED TOPSOIL
7. 36" LONG #5 REBAR STAKE (SEE NOTES)
8. TAMPED SETTTING BED 8" MIN. DEPTH
9. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
10. MULCH (SEE NOTES)
11. 1" x 24" WOOD STAKE TIED TO TREE WITH #9 GALVANIZED WIRE AND BLACK HOSE

NOTES:
A. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
B. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
C. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
D. TOPSOIL AMENDED PER SOIL TESTING REPORT.
E. ATTACH GUY WIRE AT $\frac{2}{3}$ OF THE TREE HEIGHT.
F. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
G. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

2 EVERGREEN TREE DETAIL

NOT TO SCALE 329343.46-03

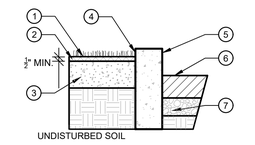


1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. MULCH (SEE NOTES)
4. 36" LONG #5 REBAR STAKE (SEE NOTES)
5. CURB
6. PAVED SURFACE
7. TAMPED SETTTING BED 8" MIN. DEPTH
8. ROOTBALL
9. ROOTBALL PIT
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
12. TREE WRAP (STD. MANUFACTURER)

NOTES:
A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
B. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
C. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
D. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
E. TOPSOIL AMENDED PER SOIL TESTING REPORT.
F. ATTACH GUY WIRES TO THE CENTRAL LARGEST TRUNK.
G. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
H. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

3 TREE ISLAND PLANTING

NOT TO SCALE 329343.46-07



1. LAWN (SOD OR SEED AS SPECIFIED).
2. LAWN AND ROOT LAYER. SOD MIN. DEPTH AS SHOWN IN DETAIL.
3. AMENDED TOPSOIL. SEE NOTES.
4. LAWN SURFACE FLUSH WITH OR 1" MAX. BELOW ADJACENT PAVEMENT SURFACE.
5. CURB. SEE PAVEMENT DETAILS FOR ADDITIONAL INFORMATION..
6. PAVEMENT. SEE PAVEMENT DETAILS
7. PAVING BASE. SEE PAVEMENT DETAILS

NOTES:
A. SEE SODDING AND/OR SEEDING NOTES.
B. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

4 LAWN AGAINST CURB DETAIL

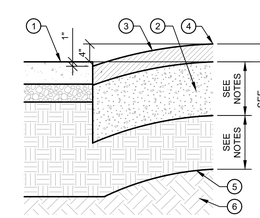
NOT TO SCALE 321613.16-11

1. SOD AS SPECIFIED
2. SOD AND ROOT LAYER
3. 4" AMENDED TOPSOIL
4. PAVING SURFACE
5. PAVING BASE

NOTES:
A. SOD SURFACE TO BE INSTALLED FLUSH WITH ADJACENT PAVING SURFACE.
B. SEE SOD INSTALLATION NOTES FOR INSTALLATION PROCEDURE.

5 SIDEWALK/SOD INSTALLATION

NOT TO SCALE 321623-01

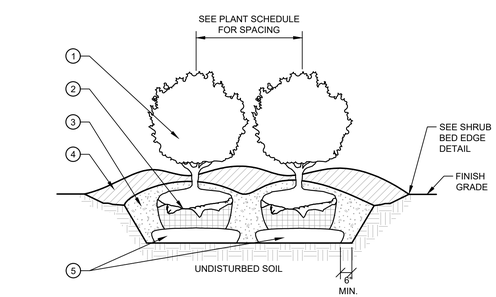


1. ADJACENT PAVEMENT (WALK OR CURB)
2. TOPSOIL
3. MULCH
4. PLANTING BED APEX
5. LOSENED SUBGRADE
6. UNDISTURBED SOIL

NOTES:
A. TOP OF MULCH TO BE BELOW ADJACENT PAVEMENT FOR MULCH CONTAINMENT.
B. SEE NOTES.

7 SHRUB BED EDGE DETAIL AT PAVEMENT

NOT TO SCALE P-DET-X-04

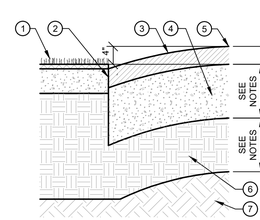


1. SHRUB
2. ROOTBALL
3. AMENDED TOPSOIL
4. MULCH
5. TAMPED SETTING BED

NOTES:
A. REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT
B. SCARIFY BOTTOM AND SIDES OF PLANTING BED TO 4" MIN. DEPTH.
C. TOPSOIL AMENDED PER SOIL TESTING REPORT.
D. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

6 SHRUB BED PLANTING DETAIL

NOT TO SCALE 329113.26-03



1. ADJACENT LAWN
2. VERTICAL EDGE
3. MULCH
4. TOPSOIL
5. PLANTING BED APEX
6. LOSENED SUBGRADE
7. UNDISTURBED SOIL

NOTES:
A. SHOVEL CUT BED EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN LAWN AND PLANTING AREA TO CONTAIN MULCH.
B. SEE NOTES.

8 SHRUB BED EDGE DETAIL AGAINST LAWN

NOT TO SCALE P-DET-X-05

GENERAL LANDSCAPE NOTES

A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
B. PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 20' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4' TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
F. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.
H. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
I. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
L. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.
P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.
Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
S. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.
T. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.
U. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.
V. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TOPSOIL, AMENDMENTS & MULCH

A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RESURFACED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIP LINE OF TREES TO REMAIN / DO NOT STRIP AS TO IMPACT THE ROOD LINE OF TREES TO REMAIN.
B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.
C. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
- pH - SHALL RANGE BETWEEN 6.0 - 7.5
- SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 MM (#10) SIEVE (SAND - 30%-75%, SILT - 15%-70%, CLAY - 10%-30%)
D. TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEXT RESULTS SHALL SHOW RECOMMENDATION FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY
E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:
- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
a. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
- SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
- AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.
F. ORGANIC MULCH - FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.
B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
C. 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.
D. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.
E. 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.
F. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

WARRANTY

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.
B. CONTRACTOR SHALL WARRANT EXTERIOR 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.
C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

PLANT INSTALLATION

A. LOOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OF THE OWNER'S PROPERTY.
B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.
C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMATRIX SOIL AMENDMENT AT THE FOLLOWING RATES:
2" DEEP BEDS - 450 LBS / 1000 SF; 4" DEEP BEDS - 900 LBS / 1000 SF;
6" DEEP BEDS - 1,300 LBS / 1000 SF; 8" DEEP BEDS - 1,750 LBS / 1000 SF
D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
E. MIX LIME WITH DRY SOIL PRIOR TO MIXING FERTILIZER.
F. SPREAD TOPSOIL TO A DEPTH OF (6) SIX INCHES FOR LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLING. DO NOT SPREAD IF PLANTING SOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.
H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMEARED OR SMOTHERED DURING EXCAVATION.
- EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALLED AND BURLAPPED STOCK.
- FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS .
- IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.
J. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELETERIOUS MATERIAL.
K. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
L. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
M. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.
N. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.
O. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.
P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.
Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.
R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.
S. IF NOTED ON PLAN TO USE WEED CONTROL FABRIC, INSTALL WEED CONTROL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO RECEIVE FABRIC, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES, SECURE THE SEAMS WITH GALVANIZED PINS. PINS TO BE 8" -10" APART ALONG EDGES AND 12" MIN. IN CENTER.
T. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.
U. APPLY MULCH ACCORDING TO THE FOLLOWING:
- DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS OR VOLCANO MULCH.
- FOR TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
- FOR PLANTS IN BEDS, APPLY ORGANIC MULCH TWO (2) INCH AVERAGE THICKNESS AND EXTENDING TWELVE (12) INCHES BEYOND THE EDGES OF INDIVIDUAL PLANTING PIT OR THROUGH AND OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES.
V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OWNER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

SEEDING / SOD PREPARATION

A. DE-COMPACT AREAS HEAVILY TRAFFICKED BY CONSTRUCTION ACTIVITIES WITH HOE OR OTHER APPROVED METHOD.
B. GRADE SURFACES TO ASSURE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE SUBGRADE FREE FROM IRREGULAR SURFACE CHANGES AND AS FOLLOWS:
- ROUGH GRADE SHALL EQUAL PLUS / MINUS TWO TENTHS (0.20) FEET, SUBGRADE TOLERANCE AND SHALL BE FREE OF EXPOSED BOULDERS OR STONE EXCEEDING ONE (1) INCH IN GREATEST DIMENSION.
- FILL IN ALL AREAS OF SETTLEMENT TO PROPER GRADE BEFORE SUBSEQUENT PLACEMENT OF TOPSOIL.
C. PLACE TOPSOIL A MINIMUM OF SIX (6) INCHES AVERAGE DEPTH.
D. GRADE AREA TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COURSE TEXTURE. ROLL, SCARIFY, RAKE, AND LEVEL AS NECESSARY TO OBTAIN A TRUE, EVEN LAWN SURFACE AND FILL DEPRESSIONS AS REQUIRED TO DRAIN. SEED BED TO BE APPROXIMATELY ONE HALF (½) TO ONE (1) INCH BELOW ALL SIDEWALKS AND CURBS. DO NOT MOVE HEAVY OBJECTS EXCEPT NECESSARY LAWN MAKING EQUIPMENT OVER LAWN AREAS AFTER THE SOIL IS PREPARED UNLESS IT IS LOOSENED AND RE-GRADED. RESTORE PREPARED AREAS TO SPECIFIED CONDITIONS IF ERODED, SETTLED, OR OTHERWISE DISTURBED.
E. APPLY TYPE A / STARTER FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO ONE (1) POUND OF ACTUAL NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET OR AS OTHERWISE INDICATED. APPLY FERTILIZERS BY MECHANICAL DROP OR ROTARY DISTRIBUTOR, THOROUGHLY AND EVENING INCORPORATED WITH THE SOIL TO A DEPTH OF THREE (3) INCHES BY DICING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AN INCORPORATE INTO THE SOIL.
F. ACCEPTABLE SEEDING TIMES: SPRING SEED PLANTING - APRIL 1 TO JUNE 1; FALL SEED PLANTING - AUG. 15 TO OCT. 1

SEED INSTALLATION

HYDROSEED
A. LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR.
B. CONTRACTOR SHALL APPLY CELLULOSE FIBER MULCH AT A MINIMUM RATE OF 1500 LBS./ACRE AND FERTILIZERS: BEST 6-20-20 OR BEST 15-15-15 OR APPROVED EQUAL APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE APPLIED AT RATE OF 70 LBS./ACRE. HYDROSEED SEED MIX SHALL BE APPLIED AT THE 2,000 LBS./ACRE.
C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UP

ZONING MATRIX

PER ARTICLE 8: LANDSCAPING & BUFFERING, DEERFIELD TOWNSHIP, OH ZONING RESOLUTION

ZONE: NEIGHBORHOOD BUSINESS (N-B) PLANNED UNIT DEVELOPMENT (PUD)

LANDSCAPE BUFFERING (SECTION 8.05)

NORTH & WEST: R-SF (30' BUFFER REQUIRED)

- MINIMUM REQUIREMENT: 6' FENCE OR EARTH MOUND + 3' TALL DECIDUOUS SHRUB HEDGE+ (1) DECIDUOUS TREE 30' O.C. OR DOUBLE ROW OF EVERGREENS
- PROVIDED BUFFER: 8' FENCE + 7' EARTH MOUND + 8' TALL DECIDUOUS HEDGE + (1) DECIDUOUS TREE 30' O.C.
- 190' WEST / 30' = **6 TREES REQ. + SHRUB HEDGE + 8' FENCE + 7' MOUND**
- 1500' NORTH / 30' = **50 TREES REQ. + SHRUB HEDGE + 8' FENCE + 7' MOUND**
- 272 ' NORTH - **DOUBLE ROW OF EVERGREENS**
- 80' EAST - **DOUBLE ROW OF EVERGREENS**

SCREENING REQUIREMENTS (SECTION 8.06)

ALL LARGE WASTE RECEPTACLES AND REFUSE COLLECTION POINTS SHALL BE SCREENED FROM ANY PUBLIC ROADS AND ADJOINING PROPERTY.

LANDSCAPING AND SCREENING OF VEHICULAR USE AREAS (VUAs) (SECTION 8.07)

A. INTERIOR LANDSCAPING OF PARKING LOTS

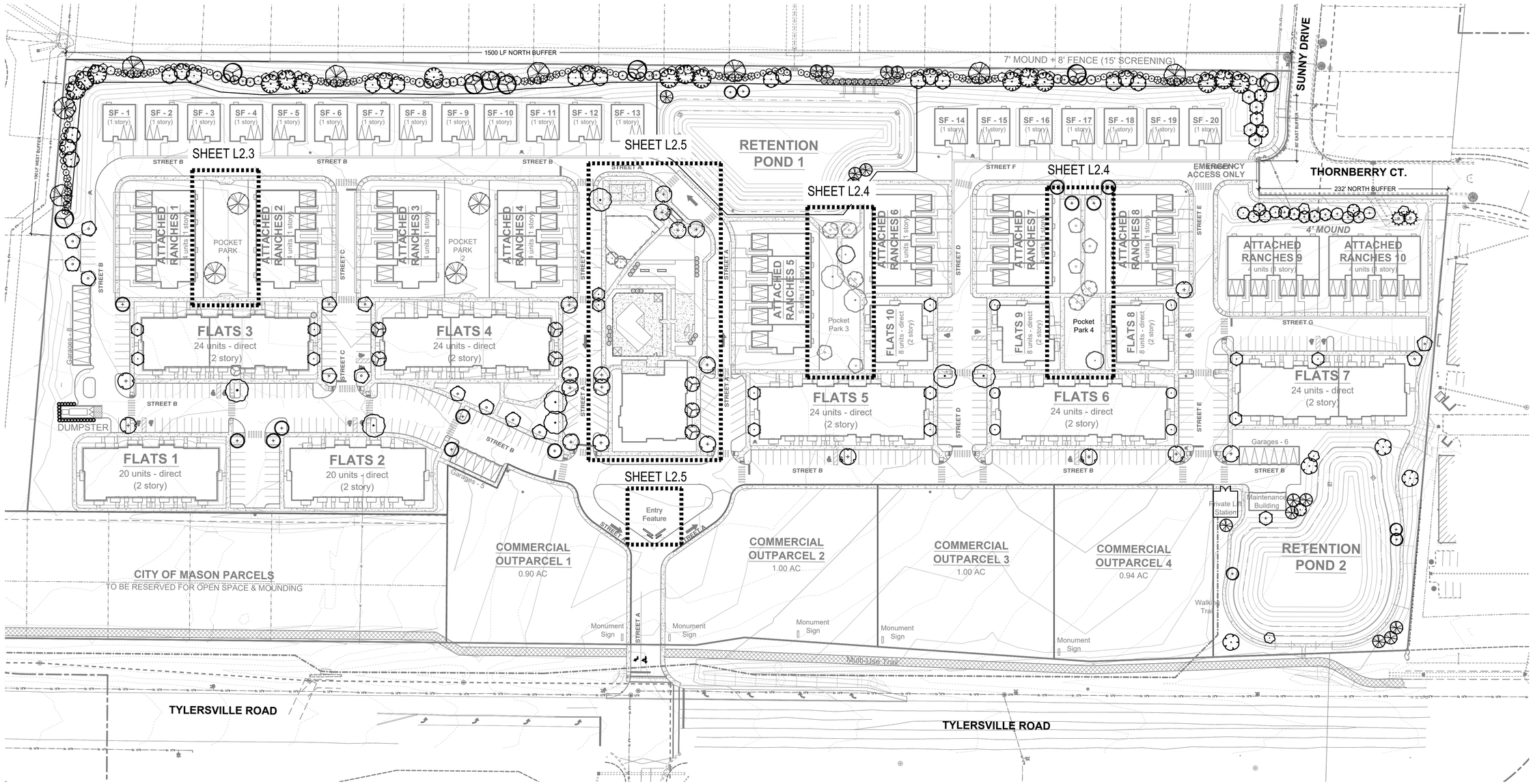
- 10% OF ALL PAVED AREAS SHALL BE LANDSCAPED
- MIN. ISLAND DIMENSION: 9' WIDTH, 135 SF
- 2 DECIDUOUS TREES & 4 SHRUBS PER 15 PARKING SPACES
  579 SPACES/ 15 = 38.6 * 2 TREES = **78 TREES REQUIRED**
  38.6 * 4 SHRUBS = **155 SHRUBS REQUIRED**
- **EACH LANDSCAPE ISLAND: 1 TREE + 2 SHRUBS MIN.**

B. PERIMETER LANDSCAPING REQUIREMENTS

- 8' WIDTH AVERAGE PERIMETER PLANTING STRIP ALONG ADJACENT PRIVATE PROPERTY
- CONTINUOUS HEDGE - DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS - 30" MIN. HEIGHT

BUILDING PERIMETER LANDSCAPING (SECTION 8.07)

WHEN A BUILDING IS NOT ABUTTED BY A SIDEWALK, SHRUBS SHALL BE PLACED AROUND THE BUILDING PERIMETER OF THE PRIMARY FACADE A MINIMUM OF THREE FEET FROM THE BUILDING



Basis of Bearing:
State Plane NAD83 (2011)

0 60 90
SCALE: 1" = 60'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

OVERALL SITE TREES

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 LA
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: **L2.0**

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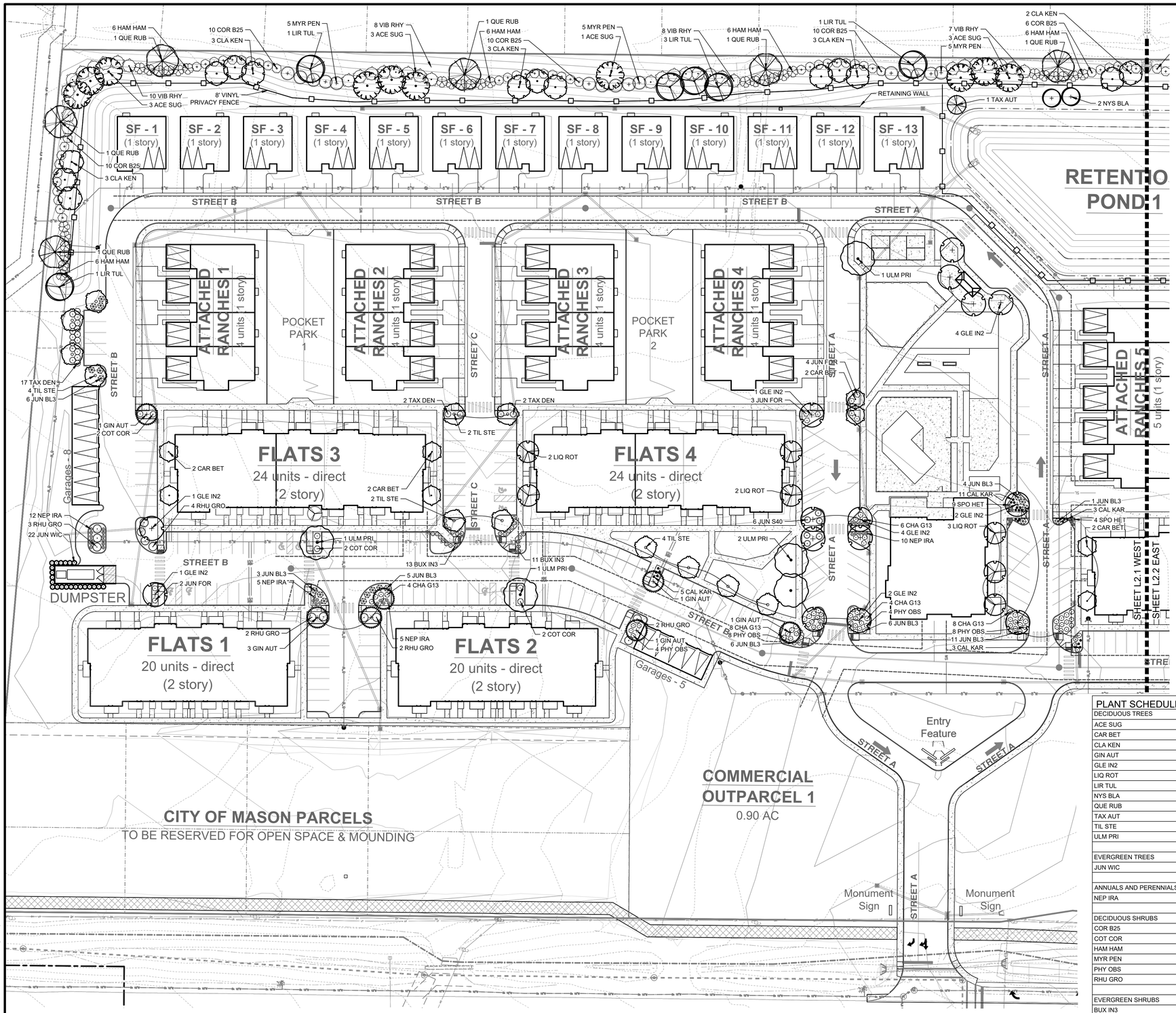
Plot time: Jun 13, 2022 - 10:48am
Drawing name: J:\2020\20-0127\LA\DWG\20-0127 LA.dwg - Layout Tab: L2.0 Overall



PLANT SCHEDULE WEST

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE SUG	10	Acer saccharum	Sugar Maple	B & B	2.5" Cal
CAR BET	8	Carpinus betulus `Fastigiata`	Pyramidal European Hornbean	B & B	2.5" Cal
CLA KEN	14	Cladrastis kentukea	American Yellowwood	B & B	2.5" Cal
GIN AUT	7	Ginkgo biloba `Autumn Gold` TM	Autumn Gold Ginkgo	B & B	2.5" Cal
GLE IN2	15	Gleditsia triacanthos inermis `Sunburst`	Sunburst Common Honeylocust	B & B	2.5" Cal
LIQ ROT	7	Liquidambar styraciflua `Rotundiloba` TM	Round-Lobed Sweet Gum	B & B	2.5" Cal
LIR TUL	6	Liriodendron tulipifera	Tulip Tree	B & B	2.5" Cal
NYS BLA	2	Nyssa sylvatica `Black Tupelo`	Sour Gum	B & B	2.5" Cal
QUE RUB	6	Quercus rubra	Red Oak	B & B	2.5" Cal
TAX AUT	1	Taxodium distichum `Autumn Gold`	Autumn Gold Bald Cypress	B & B	2.5" Cal
TIL STE	12	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.5" Cal
ULM PRI	5	Ulmus americana `Princeton`	Princeton American Elm	B & B	2.5" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
JUN WIC	22	Juniperus scopulorum `Wichita Blue`	Wichita Blue Juniper	B & B	6` Ht.
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
NEP IRA	32	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR B25	46	Cornus sericea `Baileyi`	Red Twig Dogwood	B & B	30" Ht.
COT COR	6	Cotoneaster apiculatus	Coral Beauty Cotoneaster	3 gal	18" Ht.
HAM HAM	30	Hamamelis vernalis `Amethyst`	Amethyst Vernal Witchhazel	B & B	48" Ht.
MYR PEN	15	Myrica pensylvanica	Northern Bayberry	B & B	36" Ht.
PHY OBS	24	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
RHU GRO	13	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	24	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
CHA G13	30	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN S40	6	Juniperus chinensis `Saybrook Gold`	Golden Juniper	3 gal	18" Ht.
JUN FOR	9	Juniperus chinensis `Sea Green`	Sea Green Juniper	B & B	30" Ht.
JUN BL3	42	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	3 gal	12" Ht.
TAX DEN	21	Taxus x media `Densiformis`	Dense Yew	B & B	30" Ht.
VIB RHY	33	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	22	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
SPO HET	13	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

Plot time: Jun 13, 2022 - 10:50am
Drawing name: J:\2020\20-0127\LA\DWG\20-0127 LA.dwg - Layout Tab: L2.1 & L2.2 West & East

Basis of Bearing: State Plane NAD83 (2011)
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

LANDSCAPE PLAN - WEST

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 LA
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: L2.1

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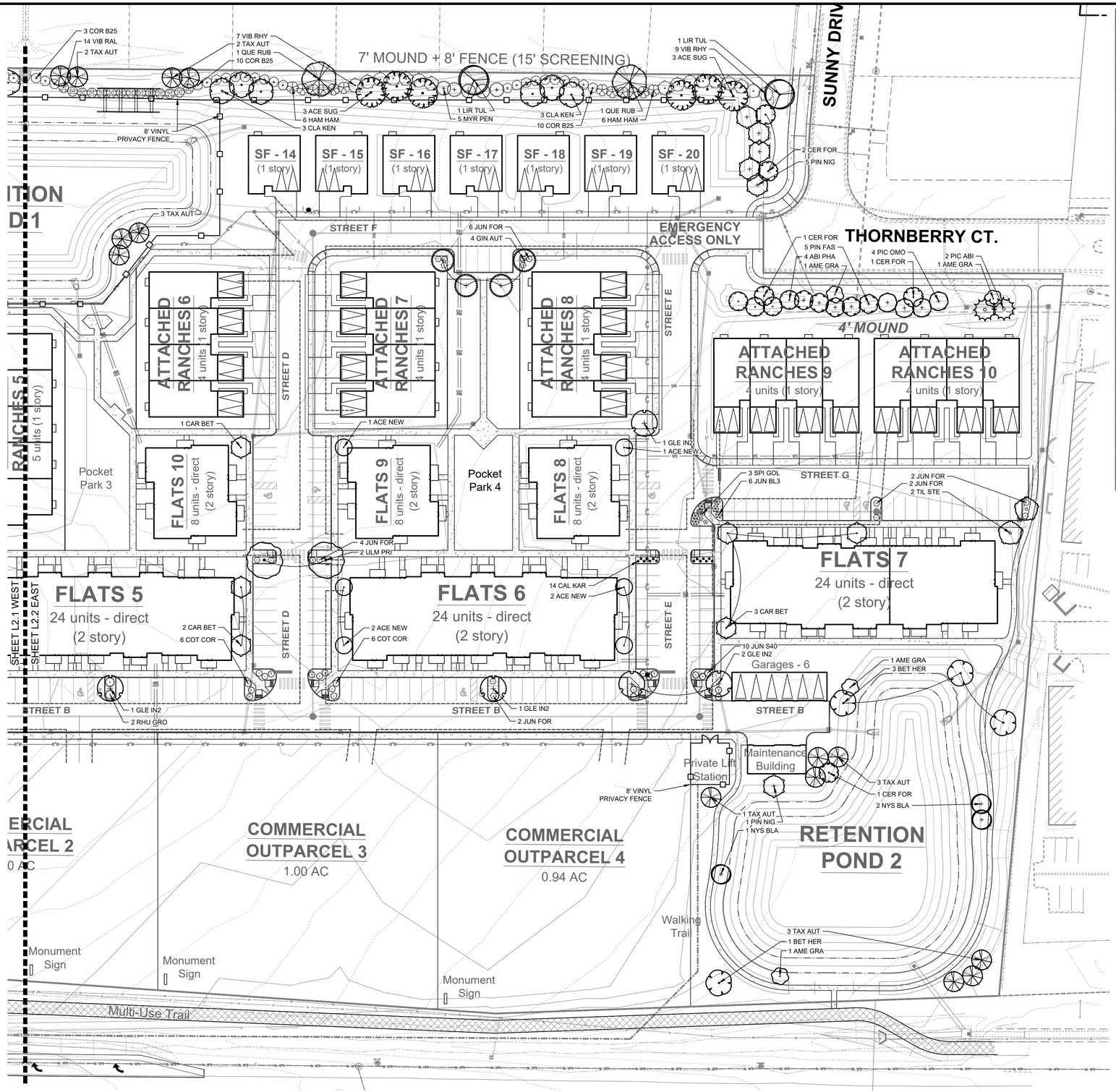

PLANT SCHEDULE EAST

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE NEW	6	Acer rubrum `New World`	New World Red Maple	B & B	2.5" Cal
ACE SUG	6	Acer saccharum	Sugar Maple	B & B	2.5" Cal
BET HER	4	Betula nigra `Heritage`	Heritage River Birch	B & B	2.5" Cal
CAR BET	6	Carpinus betulus `Fastigiata`	Pyramidal European Hornbean	B & B	2.5" Cal
CLA KEN	6	Cladrastis kentukea	American Yellowwood	B & B	2.5" Cal
GIN AUT	4	Ginkgo biloba `Autumn Gold` TM	Autumn Gold Ginkgo	B & B	2.5" Cal
GLE IN2	5	Gleditsia triacanthos inermis `Sunburst`	Sunburst Common Honeylocust	B & B	2.5" Cal
LIR TUL	2	Liriodendron tulipifera	Tulip Tree	B & B	2.5" Cal
NYS BLA	3	Nyssa sylvatica `Black Tupelo`	Sour Gum	B & B	2.5" Cal
QUE RUB	2	Quercus rubra	Red Oak	B & B	2.5" Cal
TAX AUT	14	Taxodium distichum `Autumn Gold`	Autumn Gold Bald Cypress	B & B	2.5" Cal
TIL STE	2	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.5" Cal
ULM PRI	2	Ulmus americana `Princeton`	Princeton American Elm	B & B	2.5" Cal

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ABI PHA	4	Abies balsamea phanerolepis	Canaan Balsam Fir	B & B	6` Ht.
PIC ABI	2	Picea abies	Norway Spruce	B & B	6` Ht.
PIC OMO	4	Picea omorika	Serbian Spruce	B & B	6` Ht.
PIN NIG	6	Pinus nigra	Austrian Black Pine	B & B	6` Ht.
PIN FAS	5	Pinus strobus `Fastigiata`	Pyramidal White Pine	B & B	6` Ht.

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	4	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	1.5" Cal
CER FOR	5	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	B & B	1.5" Cal

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR B25	23	Cornus sericea `Bailey`	Red Twig Dogwood	B & B	30" Ht.
COT COR	12	Cotoneaster apiculatus	Coral Beauty Cotoneaster	3 gal	18" Ht.
HAM HAM	12	Hamamelis vernalis `Amethyst`	Amethyst Vernal Witchhazel	B & B	48" Ht.
MYR PEN	5	Myrica pensylvanica	Northern Bayberry	B & B	36" Ht.
RHU GRO	2	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal	18" Ht.
SPI GOL	3	Spiraea japonica `Goldflame`	Goldflame Spirea	3 gal	24" Ht.
VIB RAL	14	Viburnum dentatum `Ralph Senior` TM	Autumn Jazz Arrowwood Viburnum	B & B	36" Ht.

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN S40	10	Juniperus chinensis `Saybrook Gold`	Golden Juniper	3 gal	18" Ht.
JUN FOR	16	Juniperus chinensis `Sea Green`	Sea Green Juniper	B & B	30" Ht.
JUN BL3	6	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	3 gal	12" Ht.
VIB RHY	16	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	14	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump

Basis of Bearing: State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
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LANDSCAPE PLAN - EAST

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Drawing: 20-0127 LA
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Issue Date: 06-13-22
Sheet: L2.2

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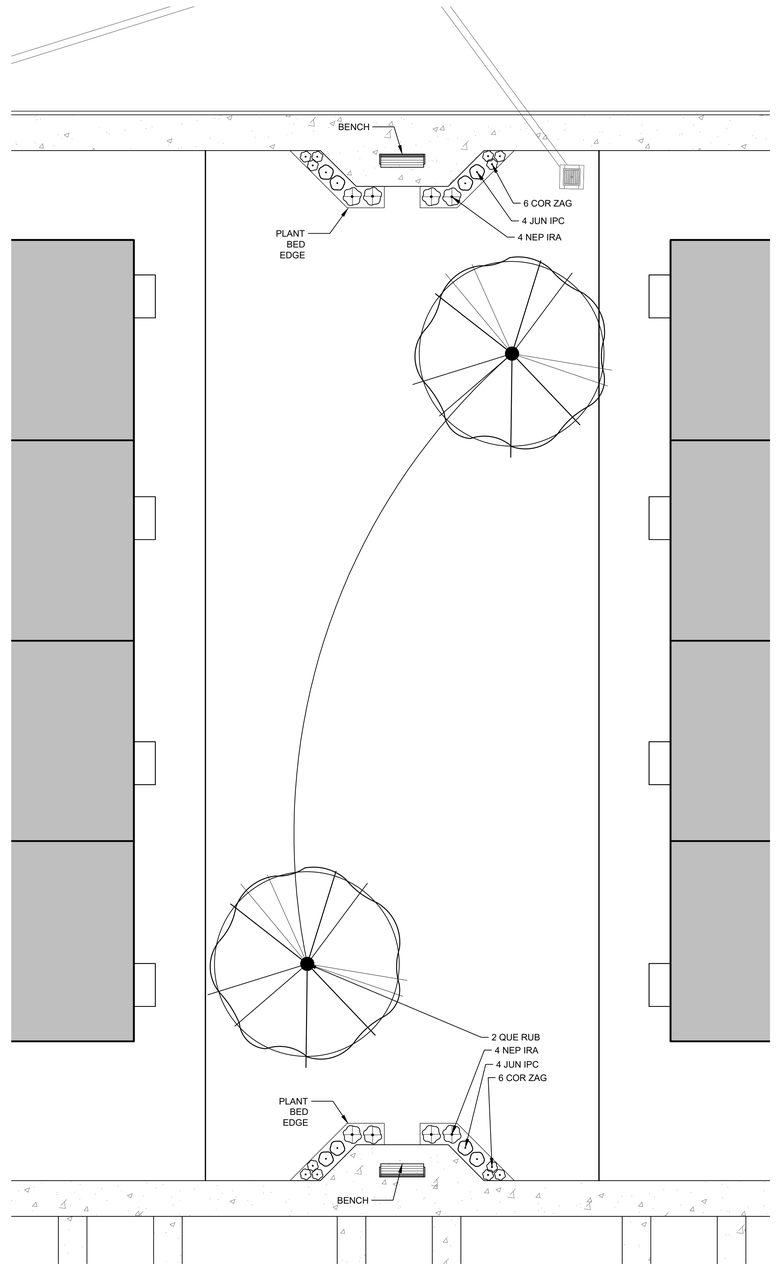
Plot time: Jun 13, 2022 - 10:58am
Drawing name: J:\2020\20-0127\LA\DWG\20-0127 LA.dwg - Layout Tab: L2.1 & L2.2 West & East



PLANTING PLAN: POCKET PARK 1 & 2

PLANT SCHEDULE POCKET PARK 1					
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
QUE RUB	2	Quercus rubra	Red Oak	B & B	2.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR ZAG	12	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	2 gal	Clump
NEP IRA	8	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN IPC	8	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	Clump

GENERAL NOTES

1. PLANT QUANTITIES IN SCHEDULE FOR POCKET PARK 1 ONLY.
2. BENCH TO BE SELECTED BY OWNER.

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE
STAGE 2 SUBMITTAL
6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

LANDSCAPE PLAN: POCKET PARK 1 & 2

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 LA
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: L2.3

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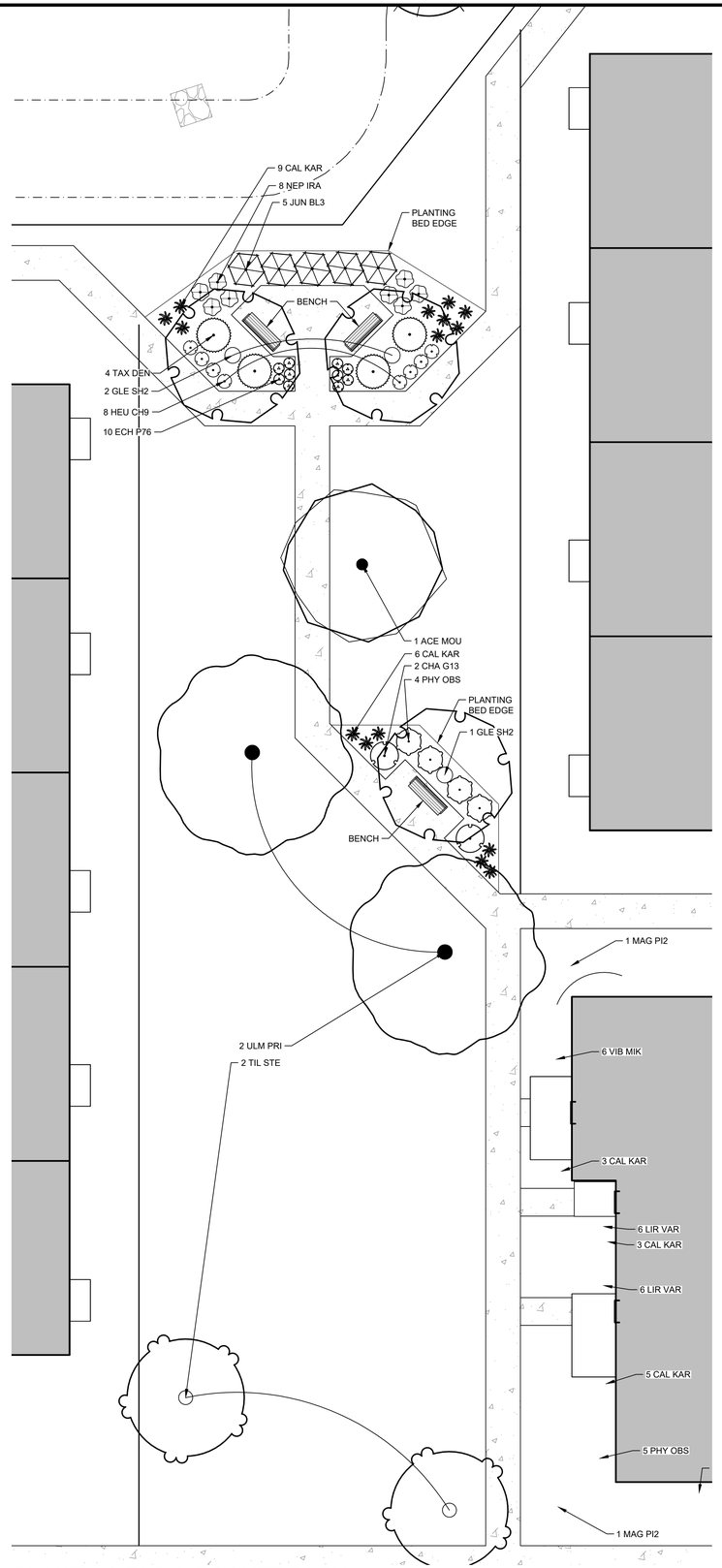
Plot time: Jun 13, 2022 - 11:09am
Drawing name: J:\2020\20-0127\LA\DWG\20-0127 LA.dwg - Layout Tab: L2.3 & 2.4 Pocket Parks



PLANTING PLAN: POCKET PARK 3

PLANT SCHEDULE POCKET PARK 3

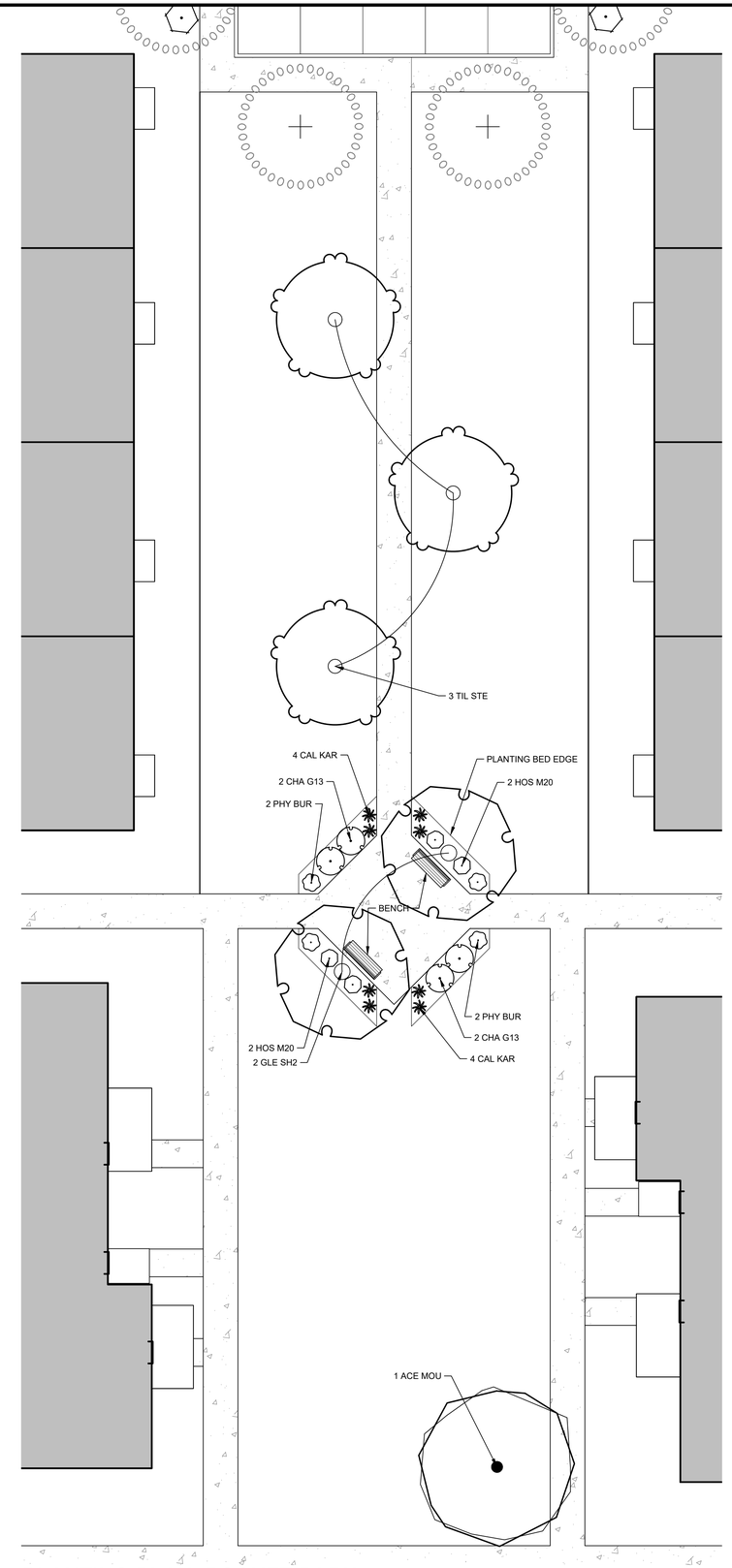
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE MOU	1	Acer saccharum `Green Mountain` TM	Green Mountain Sugar Maple	B & B	2.5" Cal
GLE SH2	3	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	B & B	2.5" Cal
TIL STE	2	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.5" Cal
ULM PRI	2	Ulmus americana `Princeton`	Princeton American Elm	B & B	2.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ECH P76	10	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	8	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
NEP IRA	8	Nepeta x faassenii Walker`s Low	Walker's Low Catmint	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
PHY OBS	4	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA G13	2	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN BL3	5	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	3 gal	12" Ht.
TAX DEN	4	Taxus x media `Densiformis`	Dense Yew	B & B	30" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	15	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump

PLANT SCHEDULE POCKET PARK 4

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE MOU	1	Acer saccharum `Green Mountain` TM	Green Mountain Sugar Maple	B & B	2.5" Cal
GLE SH2	2	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	B & B	2.5" Cal
TIL STE	3	Tilia tomentosa `Sterling`	Sterling Silver Linden	B & B	2.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
HOS M20	4	Hosta x `Minuteman`	Minuteman Plantain Lily	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
PHY BUR	4	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA G13	4	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	8	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump

GENERAL NOTES

1. BENCH TO BE SELECTED BY OWNER.



PLANTING PLAN: POCKET PARK 4

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

LANDSCAPE PLAN: POCKET PARK 3 & 4

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 LA
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: L2.4

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Plot time: Jun 13, 2022 - 10:38am
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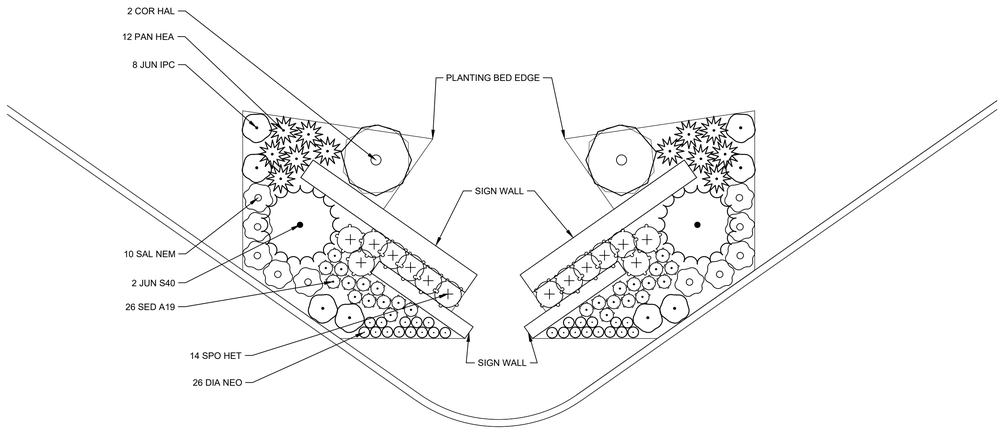
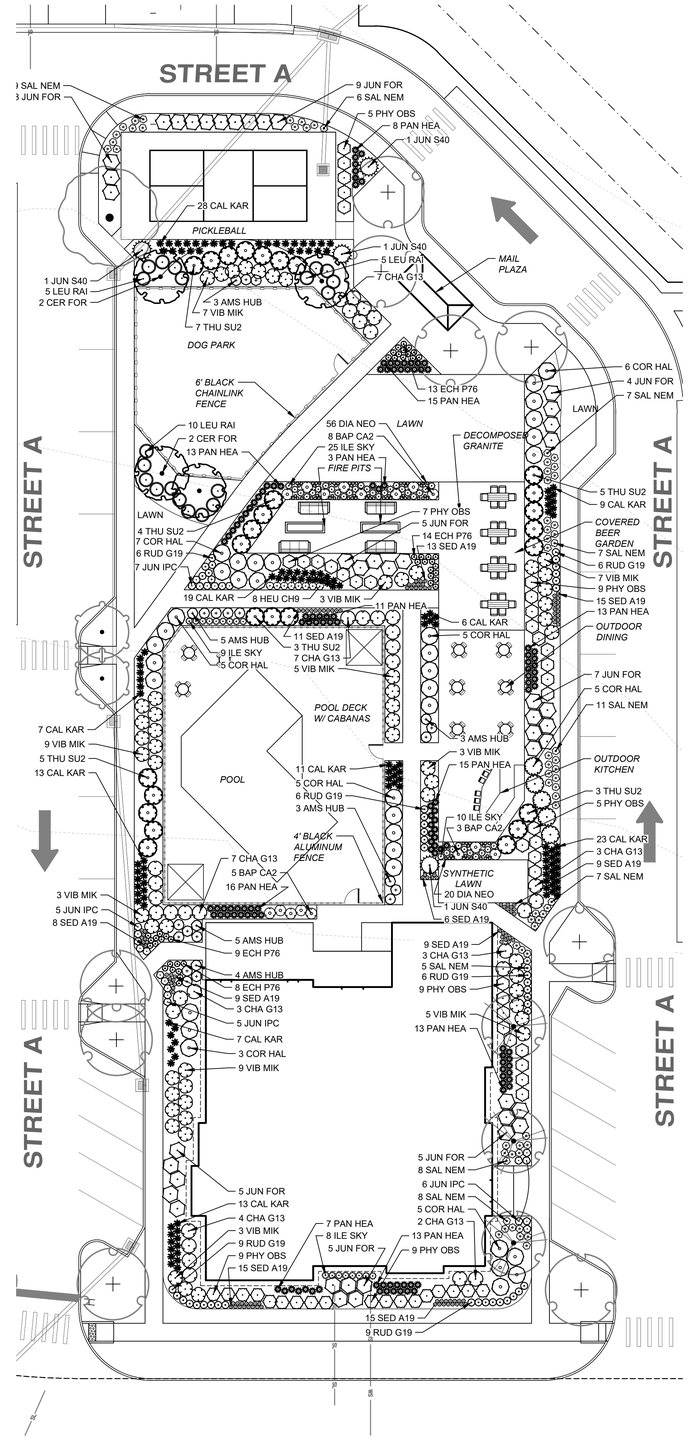


PLANTING PLAN: ENTRY SIGN

SCALE 1" = 5'

PLANT SCHEDULE SIGN					
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
DIA NEO	26	Dianthus x 'Neon Star'	Neon Star Dianthus	1 gal	Clump
SAL NEM	10	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump
SED A19	26	Sedum x `Autumn Charm`	Autumn Charm Sedum	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR HAL	2	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	B & B	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
JUN S40	2	Juniperus chinensis `Saybrook Gold`	Golden Juniper	3 gal	18" Ht.
JUN IPC	8	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	Clump
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
PAN HEA	12	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump
SPO HET	14	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

PLANT SCHEDULE CLUBHOUSE					
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
THU SU2	27	Thuja occidentalis `Sunkist`	Sunkist Arborvitae	B & B	4`
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
CER FOR	4	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	B & B	1.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AMS HUB	23	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
BAP CA2	16	Baptisia x `Carolina Moonlight`	Carolina Moonlight Wild Indigo	1 gal	Clump
DIA NEO	76	Dianthus x 'Neon Star'	Neon Star Dianthus	1 gal	Clump
ECH P76	44	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	8	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
RUD G19	42	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	1 gal	Clump
SAL NEM	68	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump
SED A19	110	Sedum x `Autumn Charm`	Autumn Charm Sedum	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR HAL	41	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	B & B	24" Ht.
PHY OBS	53	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
VIB MIK	54	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA G13	36	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
ILE SKY	52	Ilex crenata `Sky Pencil`	Sky Pencil Japanese Holly	5 gal	30" Ht.
JUN S40	4	Juniperus chinensis `Saybrook Gold`	Golden Juniper	3 gal	18" Ht.
JUN FOR	43	Juniperus chinensis `Sea Green`	Sea Green Juniper	B & B	30" Ht.
JUN IPC	23	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	Clump
LEU RAI	20	Leucothoe fontanesiana 'Rainbow'	Rainbow Drooping Leucothoe	3 gal	12" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	136	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	127	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump



PLANTING PLAN: CLUBHOUSE

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30
SCALE: 1" = 20'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

LANDSCAPE PLAN: CLUBHOUSE & ENTRY SIGN

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Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 LA
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: L2.5

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Plot time: Jun 13, 2022 - 1:06pm
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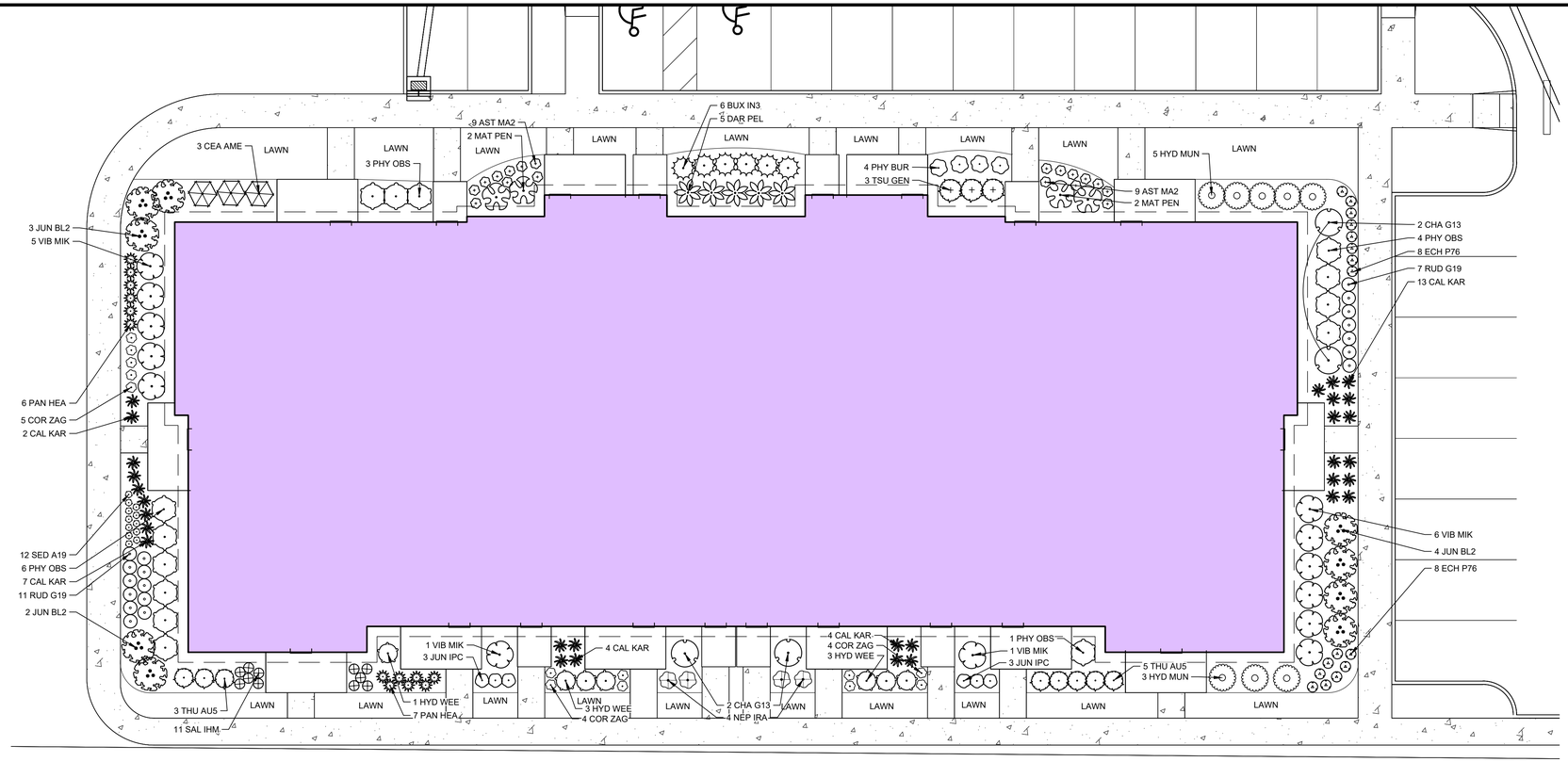
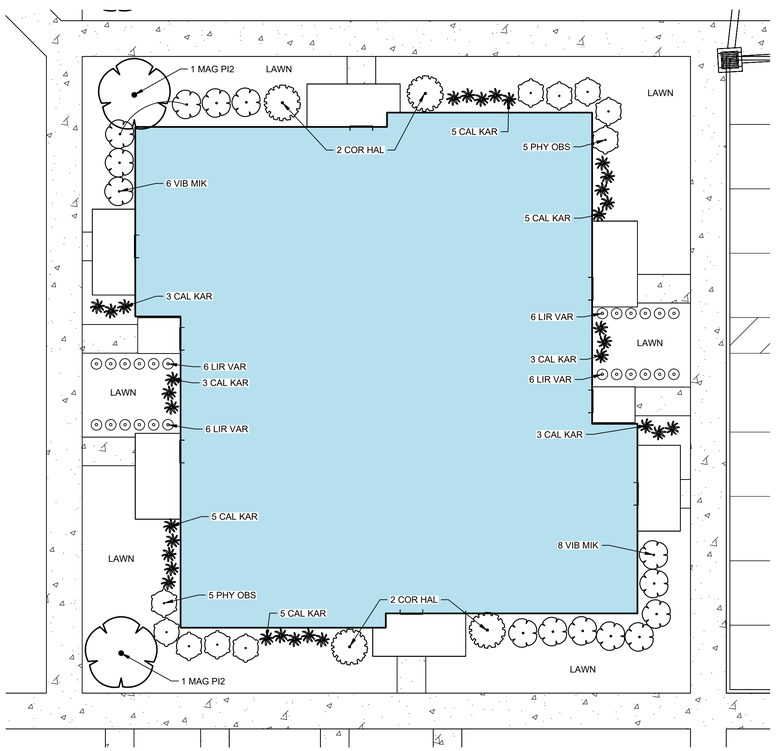


PLANTING PLAN: FLATS 1 - 2



PLANTING PLAN: FLATS 8-10

PLANT SCHEDULE FLAT 1

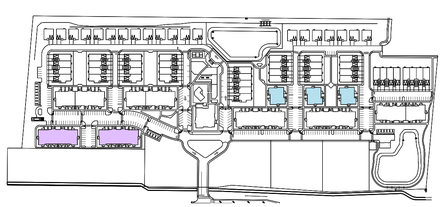
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AST MA2	18	Astilbe chinensis `Maggie Daley`	Maggie Daley Astilbe	2 gal	Clump
COR ZAG	13	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	2 gal	Clump
DAR PEL	5	Darmera peltata	Umbrella Plant	2 gal	Clump
ECH P76	16	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
MAT PEN	4	Matteuccia pennsylvanica	Ostrich Fern	2 gal	Clump
NEP IRA	4	Nepeta x faassenii Walker`s Low	Catmint	2 gal	Clump
RUD G19	18	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	1 gal	Clump
SAL IHM	11	Salvia nemorosa `White Profusion`	White Profusion Salvia	2 gal	Clump
SED A19	12	Sedum x `Autumn Charm`	Autumn Charm Sedum	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CEA AME	3	Ceanothus americanus	New Jersey Tea	B & B	18" Ht.
HYD MUN	8	Hydrangea quercifolia `Munchkin`	Oakleaf Hydrangea	3 gal	18" Ht.
HYD WEE	7	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	3 gal	18" Ht.
PHY BUR	4	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
PHY OBS	14	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
VIB MIK	13	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	6	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
CHA G13	4	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN BL2	9	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	3 gal	15" Ht.
JUN IPC	6	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	Clump
THU AU5	8	Thuja occidentalis `Aurea`	Golden Globe Arborvitae	B & B	30" Ht.
TSU GEN	3	Tsuga canadensis `Gentsh White`	Gentsh White Hemlock	5 gal	15" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	30	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	13	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump

PLANT SCHEDULE FLAT 8

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE NEW	2	Acer rubrum `New World`	New World Red Maple	B & B	2.5" Cal
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
COR PRI	2	Cornus florida `Cherokee Princess`	Cherokee Princess Dogwood	B & B	2.0" Cal
COR MIL	1	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	B & B	2.0" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR HAL	4	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	B & B	24" Ht.
PHY OBS	10	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
VIB MIK	12	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	32	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
ORNAMENTAL GRASSES & GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
LIR VAR	24	Liriope muscari `Variegata`	Variegated Lily Turf	1 gal	

GENERAL NOTES

1. PLANT SCHEDULE SHOWS QUANTITIES FOR SINGLE BUILDING.



KEY MAP

1" = 300'

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE
STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

BUILDING TYPICALS: FLATS 1-2 & 8-10

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 PP - BUILDING TYP
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: **L3.0**

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Plot time: Jun 13, 2022 - 11:21am
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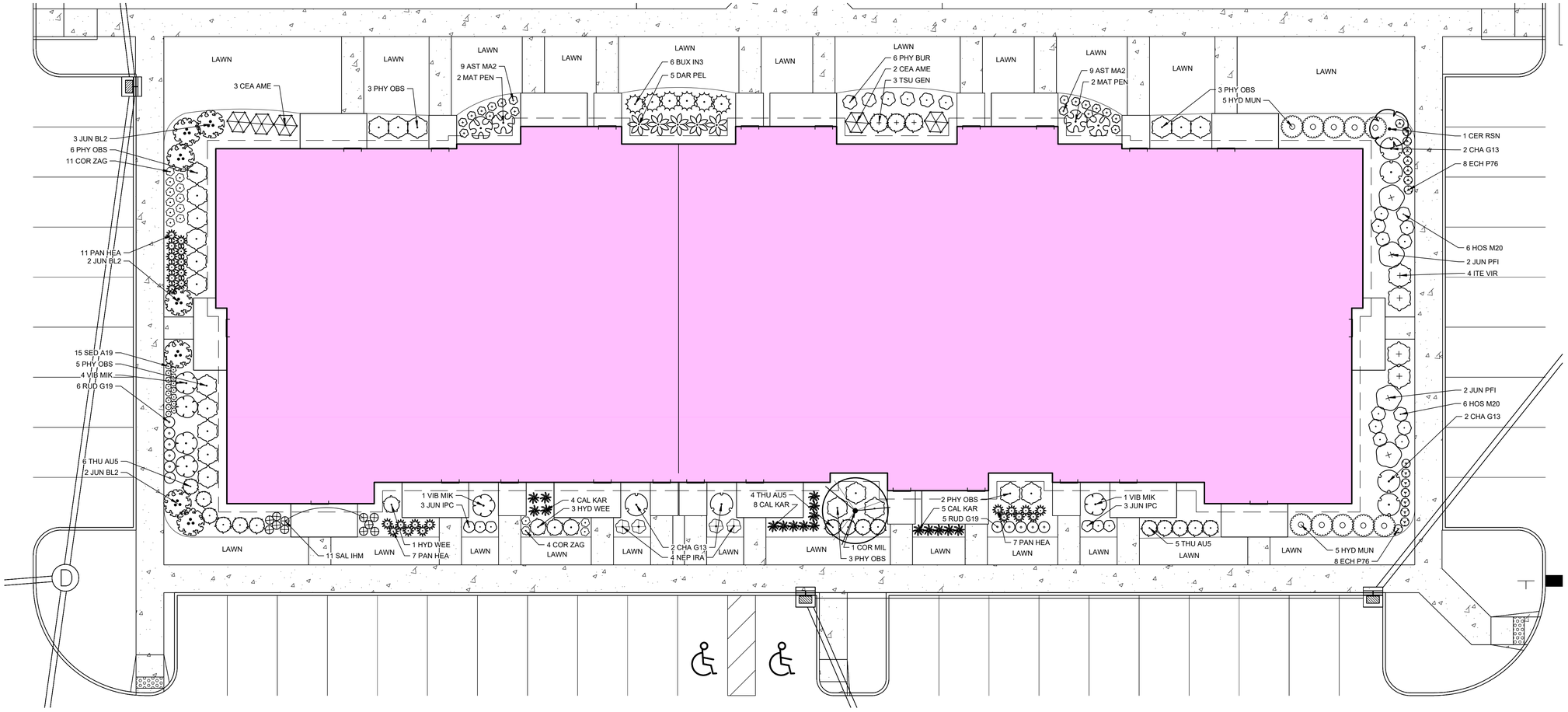


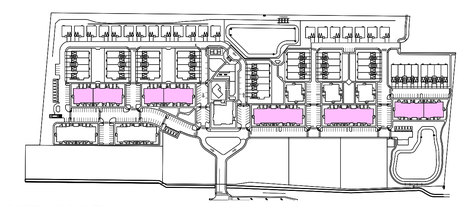
PLANTING PLAN: FLATS 3-7

GENERAL NOTES

1. PLANT SCHEDULE SHOWS QUANTITIES FOR SINGLE BUILDING.

PLANT SCHEDULE FLAT 3

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
CER RSN	1	Cercis canadensis 'JN2' TM	The Rising Sun Eastern Redbud	B & B	1.5" Cal
COR MIL	1	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	B & B	1.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AST MA2	18	Astilbe chinensis `Maggie Daley`	Maggie Daley Astilbe	2 gal	Clump
COR ZAG	15	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis	2 gal	Clump
DAR PEL	5	Darmera peltata	Umbrella Plant	2 gal	Clump
ECH P76	16	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HOS M20	12	Hosta x `Minuteman`	Minuteman Plantain Lily	2 gal	Clump
MAT PEN	4	Matteuccia pennsylvanica	Ostrich Fern	2 gal	Clump
NEP IRA	4	Nepeta x faassenii Walker`s Low	Catmint	2 gal	Clump
RUD G19	11	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	1 gal	Clump
SAL IHM	11	Salvia nemorosa `White Profusion`	White Profusion Salvia	2 gal	Clump
SED A19	15	Sedum x `Autumn Charm`	Autumn Charm Sedum	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CEA AME	5	Ceanothus americanus	New Jersey Tea	B & B	18" Ht.
HYD MUN	10	Hydrangea quercifolia `Munchkin`	Oakleaf Hydrangea	3 gal	18" Ht.
HYD WEE	4	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	3 gal	18" Ht.
ITE VIR	4	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	3 gal	24" Ht.
PHY BUR	6	Physocarpus opulifolius `Burgundy Candy`	Burgundy Candy Ninebark	3 gal	18" Ht.
PHY OBS	22	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
VIB MIK	6	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	6	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
CHA G13	6	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN PFI	4	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	B & B	30" Ht.
JUN BL2	7	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	3 gal	15" Ht.
JUN IPC	6	Juniperus horizontalis `Pancake`	Pancake Creeping Juniper	3 gal	Clump
THU AU5	15	Thuja occidentalis `Aurea`	Golden Globe Arborvitae	B & B	30" Ht.
TSU GEN	3	Tsuga canadensis `Gentsh White`	Gentsh White Hemlock	5 gal	15" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	17	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PAN HEA	25	Panicum virgatum `Heavy Metal`	Blue Switch Grass	2 gal	Clump



KEY MAP

1" = 300'

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE
STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

BUILDING TYPICALS: FLATS 3-7

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 20-0127 PP - BUILDING TYP.
Drawn by: LEM
Checked By: HMW
Issue Date: 06-13-22
Sheet: **L3.1**

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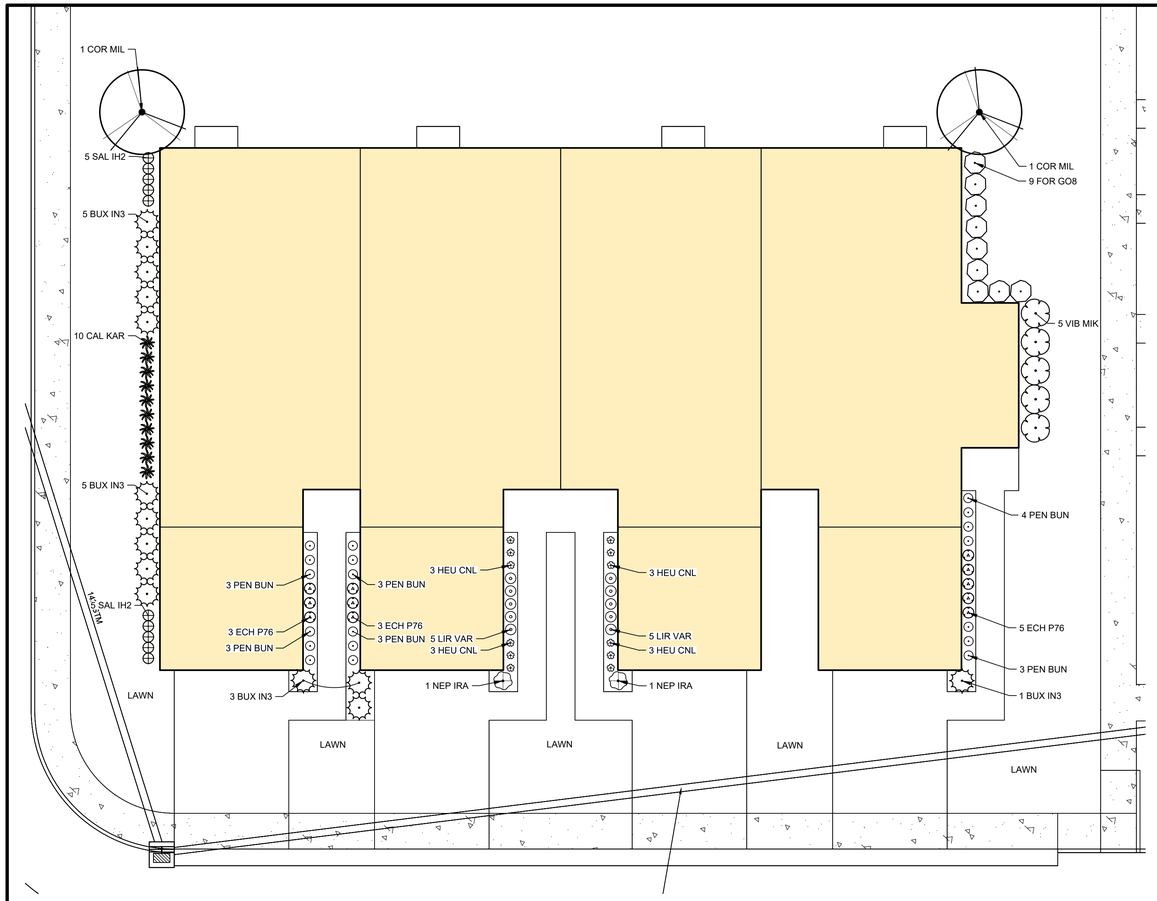
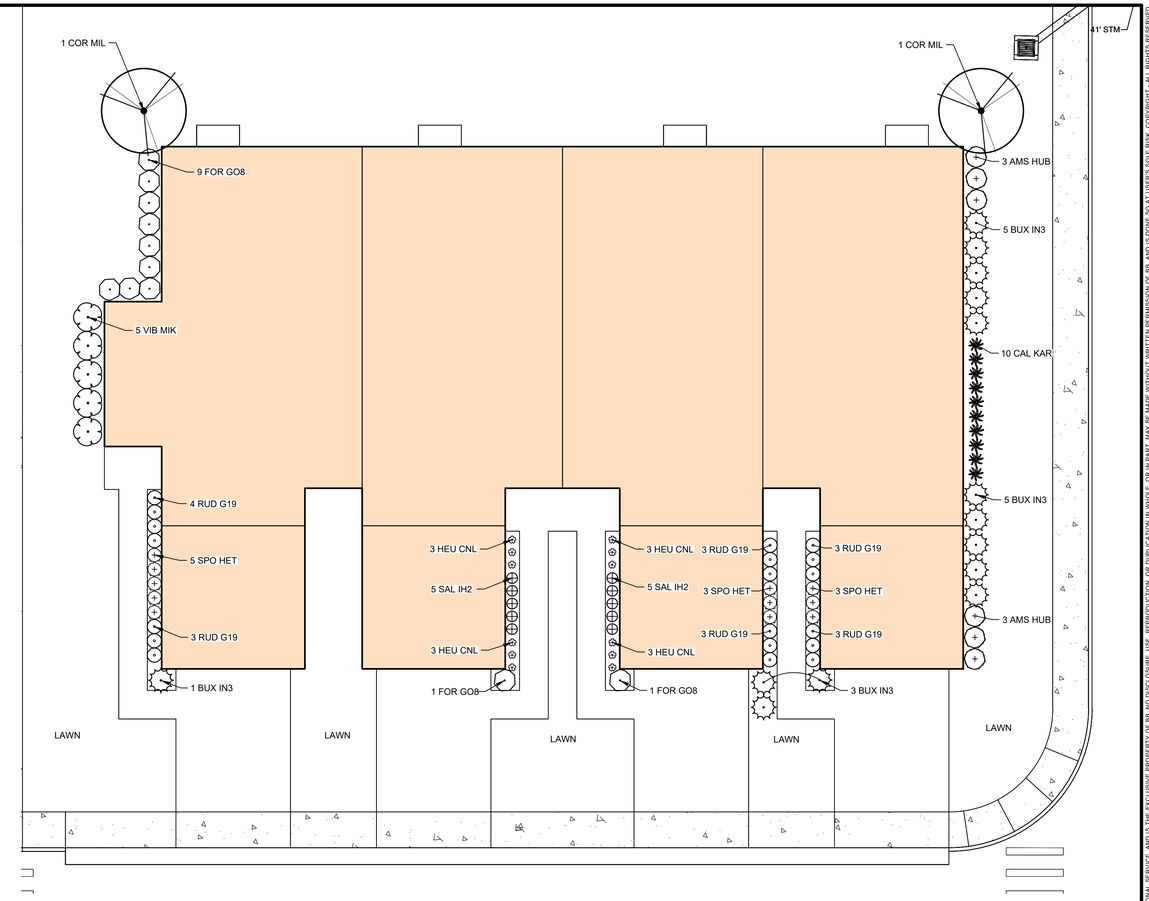
Plot time: Jun 13, 2022 - 11:24am
Drawing name: J:\2020\20-0127\LA\DWG\20-0127 PP - Building Typ.dwg - Layout Tab: L3.X Bldg Typ.



PLANTING PLAN: RANCHES 1, 3, & 7

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

PLANT SCHEDULE RANCH 1					
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
COR MIL	2	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	B & B	2.0" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ECH P76	11	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CNL	12	Heuchera x `Citronelle`	Citronelle Yellow Coral Bells	2 gal	Clump
NEP IRA	2	Nepeta x faassenii Walker`s Low	Catmint	2 gal	Clump
SAL IH2	10	Salvia nemorosa `White Profusion`	White Profusion Salvia	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
FOR GO8	9	Forsythia x intermedia `Gold Tide` TM	Gold Tide Forsythia	3 gal	18" Ht.
VIB MIK	5	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	14	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	10	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
LIR VAR	10	Liriope muscari `Variegata`	Variegated Lily Turf	1 gal	Clump
PEN BUN	19	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass	1 gal	Clump



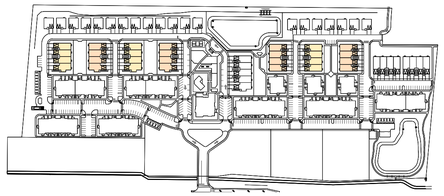
PLANTING PLAN: RANCHES 2, 4, 6, & 8

Basis of Bearing:
State Plane NAD83 (2011)
0 10 15
SCALE: 1" = 10'

PLANT SCHEDULE RANCHES 2					
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
COR MIL	2	Cornus kousa `Milky Way`	Milky Way Kousa Dogwood	B & B	2.0" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AMS HUB	6	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
HEU CNL	12	Heuchera x `Citronelle`	Citronelle Yellow Coral Bells	2 gal	Clump
RUD G19	19	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	1 gal	Clump
SAL IH2	10	Salvia nemorosa `White Profusion`	White Profusion Salvia	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
FOR GO8	11	Forsythia x intermedia `Gold Tide` TM	Gold Tide Forsythia	3 gal	18" Ht.
VIB MIK	5	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	14	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	10	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
SPO HET	11	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

GENERAL NOTES

1. PLANT SCHEDULE SHOWS QUANTITIES FOR SINGLE BUILDING.



KEY MAP

1" = 300'

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Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE
STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

BUILDING TYPICALS: RANCHES 1-4 & 6-8

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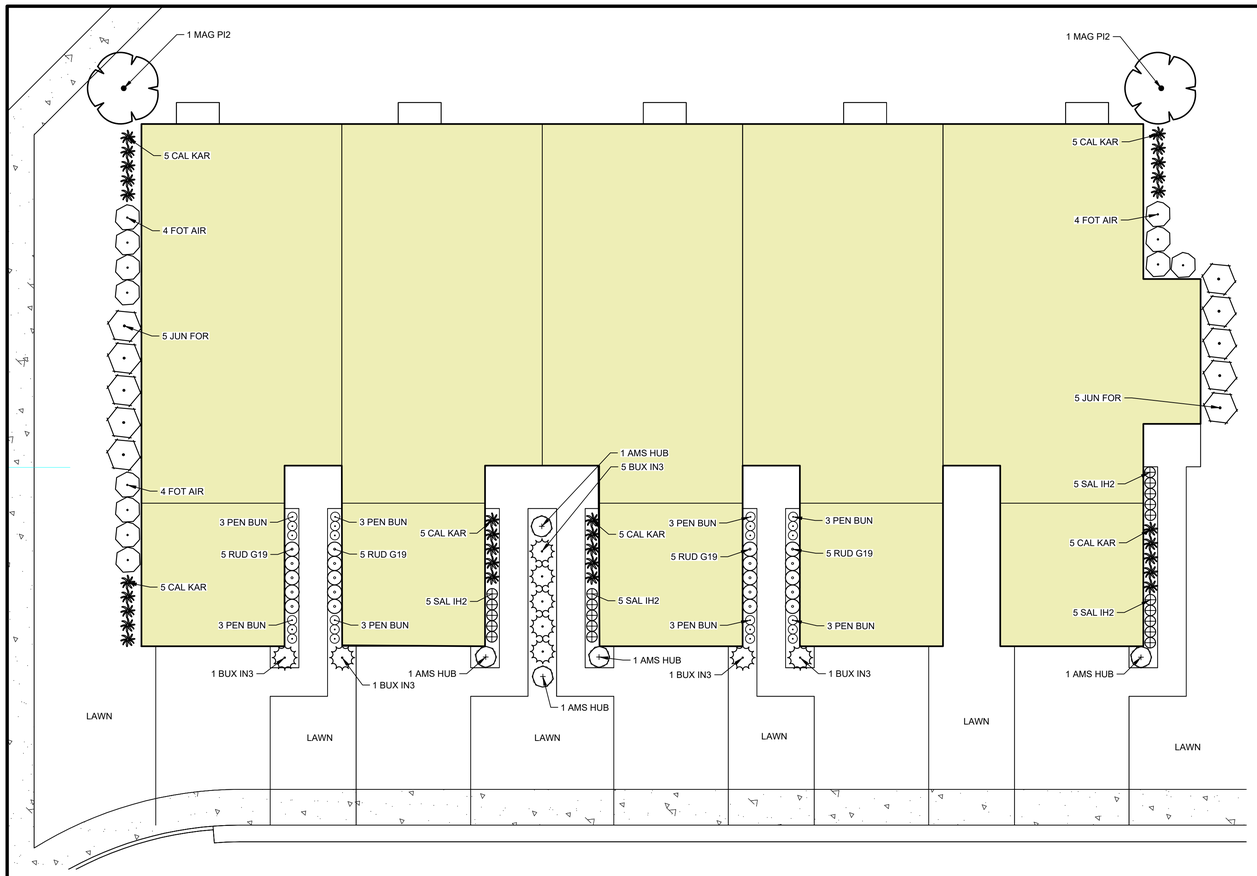
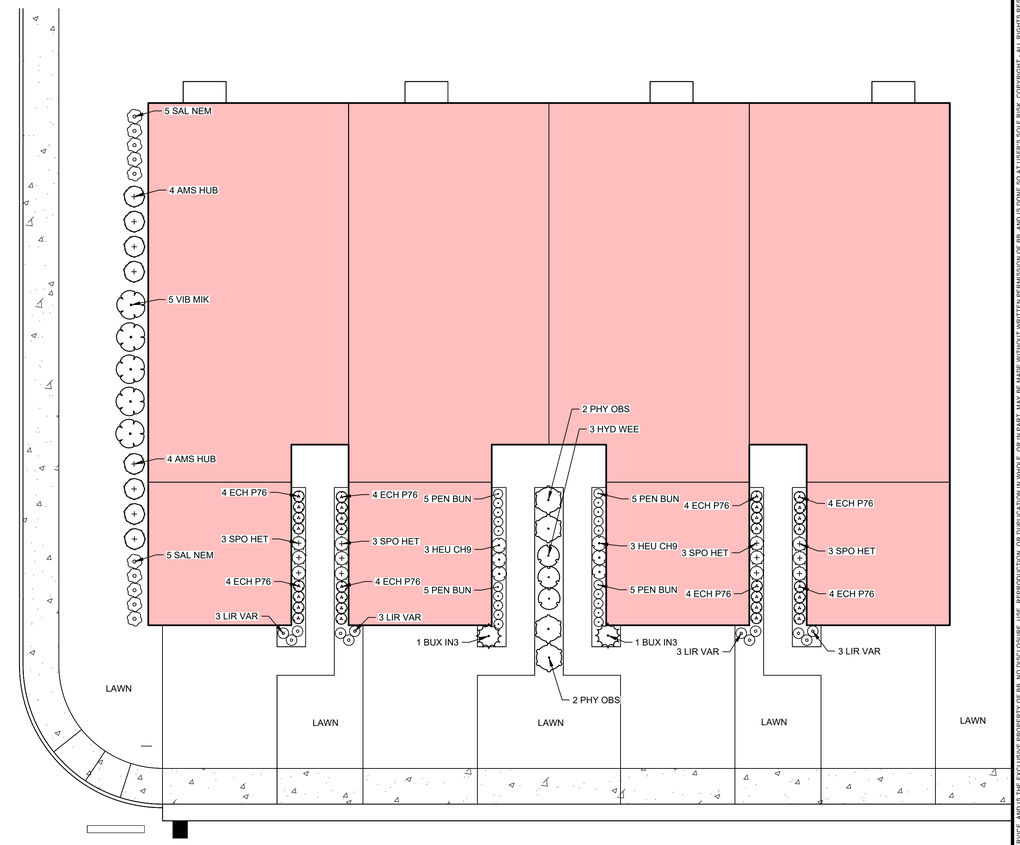
Drawing: 20-0127 PP - BUILDING TYP
Drawn by: CDO
Checked By: HMW
Issue Date: 06-13-22
Sheet: **L3.2**

Plot time: Jun 13, 2022 - 11:28am
Drawing name: J:\2020\20-0127\LA\DWG\20-0127 PP - Building Typ.dwg - Layout Tab: L3.X Bldg Typ.



PLANTING PLAN: RANCHES 5



PLANTING PLAN: RANCHES 9-10

Basis of Bearing:
State Plane NAD83 (2011)

0 10 15

SCALE: 1" = 10'

PLANT SCHEDULE RANCHES 5					
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
MAG PI2	2	Magnolia stellata `Pink Stardust`	Star Magnolia	B & B	1.5" Cal
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AMS HUB	5	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
RUD G19	20	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	1 gal	Clump
SAL IH2	20	Salvia nemorosa `White Profusion`	White Profusion Salvia	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
FOT AIR	12	Fothergilla gardenii `Mt. Airy`	Dwarf Witchalder	3 gal	18" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	9	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
JUN FOR	10	Juniperus chinensis `Sea Green`	Sea Green Juniper	B & B	30" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	30	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
PEN BUN	24	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass	1 gal	Clump

Basis of Bearing:
State Plane NAD83 (2011)

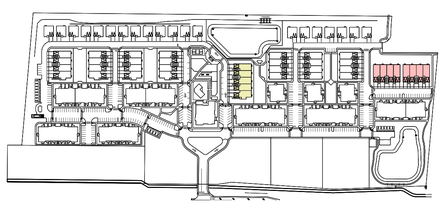
0 10 15

SCALE: 1" = 10'

PLANT SCHEDULE RANCH 9					
ANNUALS AND PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
AMS HUB	8	Amsonia hubrichtii	Arkansas Blue-star	2 gal	Clump
ECH P76	32	Echinacea x `Pow Wow Wild Berry`	Pow Wow Wild Berry Coneflower	2 gal	Clump
HEU CH9	6	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal	Clump
SAL NEM	10	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	2 gal	Clump
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
HYD WEE	3	Hydrangea quercifolia `Pee Wee`	Oakleaf Hydrangea	3 gal	18" Ht.
PHY OBS	4	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
VIB MIK	5	Viburnum carlesii `SMVCB` TM	Spice Baby Koreanspice Viburnum	5 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
BUX IN3	2	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Littleleaf Boxwood	B & B	15" Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
LIR VAR	12	Liriope muscari `Variegata`	Variegated Lily Turf	1 gal	Clump
PEN BUN	20	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass	1 gal	Clump
SPO HET	12	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

GENERAL NOTES

1. PLANT SCHEDULE SHOWS QUANTITIES FOR SINGLE BUILDING.



KEY MAP

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Drawing name: J:\2020\20-0127\LA\DWG\20-0127 PP - Building Typ.dwg - Layout Tab: L3.X Bldg Typ.

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Item	Revision Description	Date	Drwn:	Chk:

PIMLICO POINTE
STAGE 2 SUBMITTAL

6810 TYLERSVILLE ROAD
SECTION 6, TOWN 3, RANGE 2
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

BUILDING TYPICALS: RANCHES 5, 9, & 10

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Drawing: 20-0127 PP - BUILDING TYP
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Sheet: L3.3