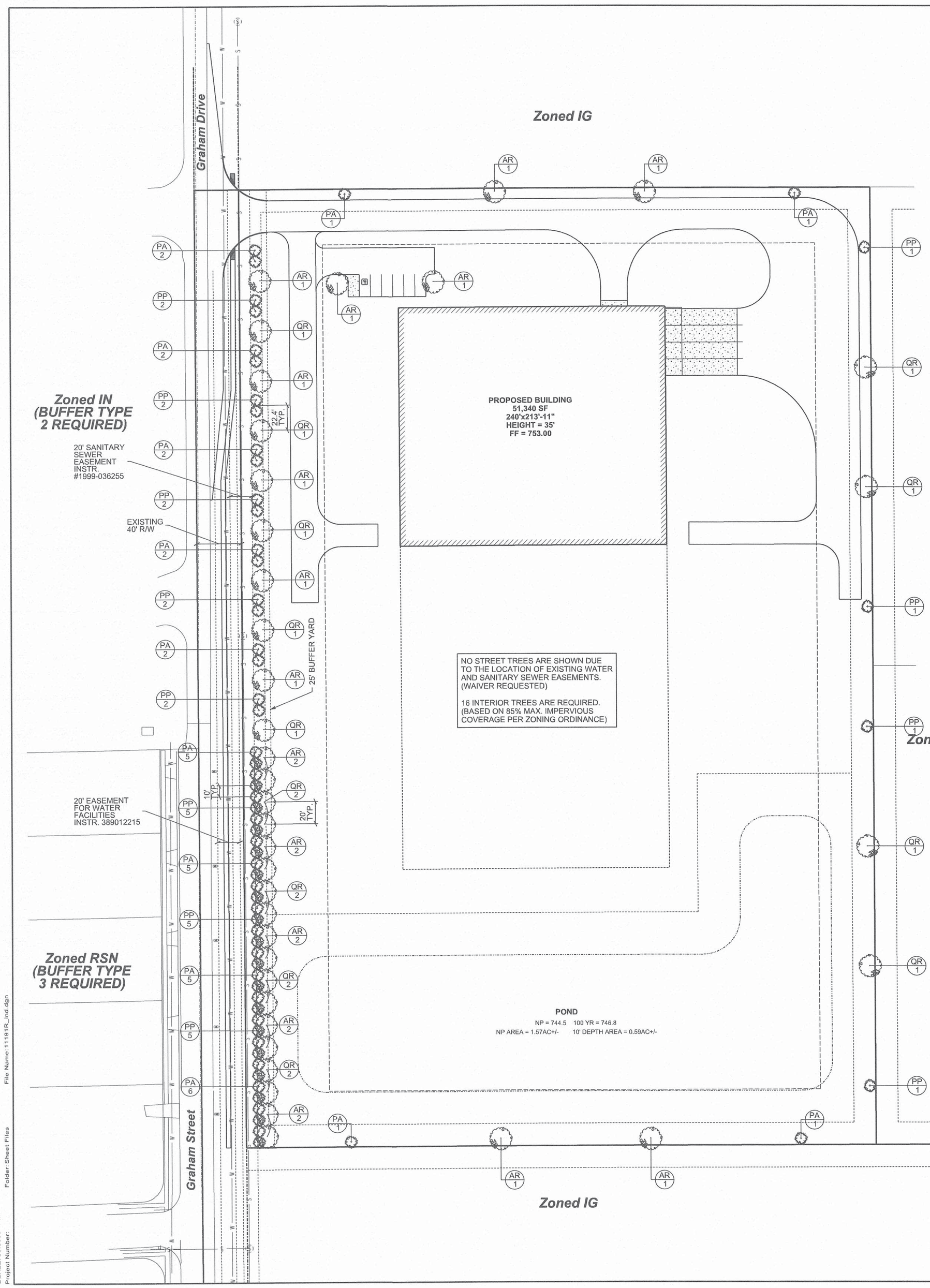


LANDSCAPE SPECIFICATIONS

These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER:
Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer; 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL:
Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.

PLANT MATERIALS:
Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PROJECT EXECUTION: SUBSURFACE UTILITIES:
Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1.800.382.5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION:
When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements.

SEEDED LAWN:
Complete all other landscape plantings, mulching, fine grading and staking prior to seeding lawn areas. Provide seeded lawn for all lawn areas utilizing Amer-Turf Front-Runner Turf Type Tall Fescue Blend Seed. Apply Seed at a rate of 5 pounds per 1000 square feet. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Contractor shall maintain seeding lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period. Lawn areas shall not have voids larger than 6"x6". If voides are larger than acceptable size an overseeding shall be completed by the contractor during the next available growing season.
Fall growing season August 15th - September 20th. Spring growing season March 20th - April 20th.

PROJECT WARRANTY:
Contractor shall warrant trees, shrubs, and plants for a period of two years after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

LANDSCAPE SYMBOLOGY

CANOPY TREE

EVERGREEN TREE

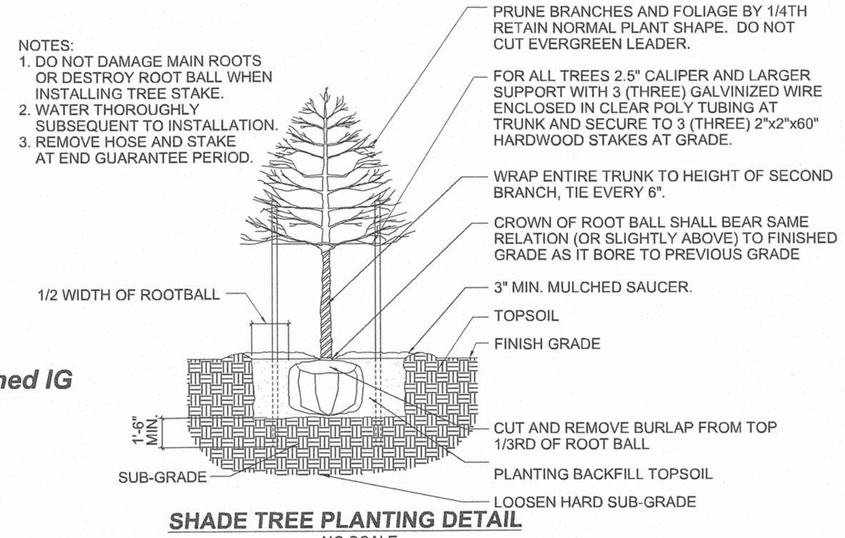
AR 20 — SPECIES IDENTIFIER/ PLANT COUNT

0 50' 100'

PLANT LIST

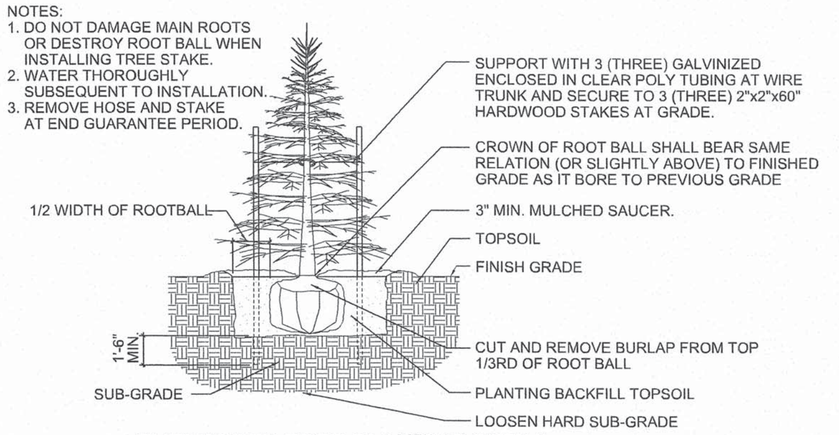
KEY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE
AR	Acer rubrum Red Maple	2.5" Caliper
PA	Picea abies Norway Spruce	5' Height
PP	Picea pungens glauca Colorado Blue Spruce	5' Height
QR	Quercus rubra Red Oak	2.5" Caliper

NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.



SHADE TREE PLANTING DETAIL
NO SCALE

NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.



EVERGREEN TREE PLANTING DETAIL
NO SCALE

Sym.	Revisions	Date
	PER CITY OF FRANKLIN COMMENTS	10-05-12

Designed: RL
Drawn: SJH
Checked:
Scale: 1" = 50'
Date: 08-14-12

LANDSCAPE PLAN
CITY OF FRANKLIN SPEC BUILDING
CITY OF FRANKLIN
JOHNSON COUNTY, INDIANA

WALLACE T. REEDER III REGISTERED PE 60017777 STATE OF INDIANA PROFESSIONAL ENGINEER
10/05/12

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN. 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 11191R
Sheet No: L100

Indiana 811 Know what's below. Call before you dig.

10/03/2012, 03:35 PM
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Project Number:
Folder: Sheet Files
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