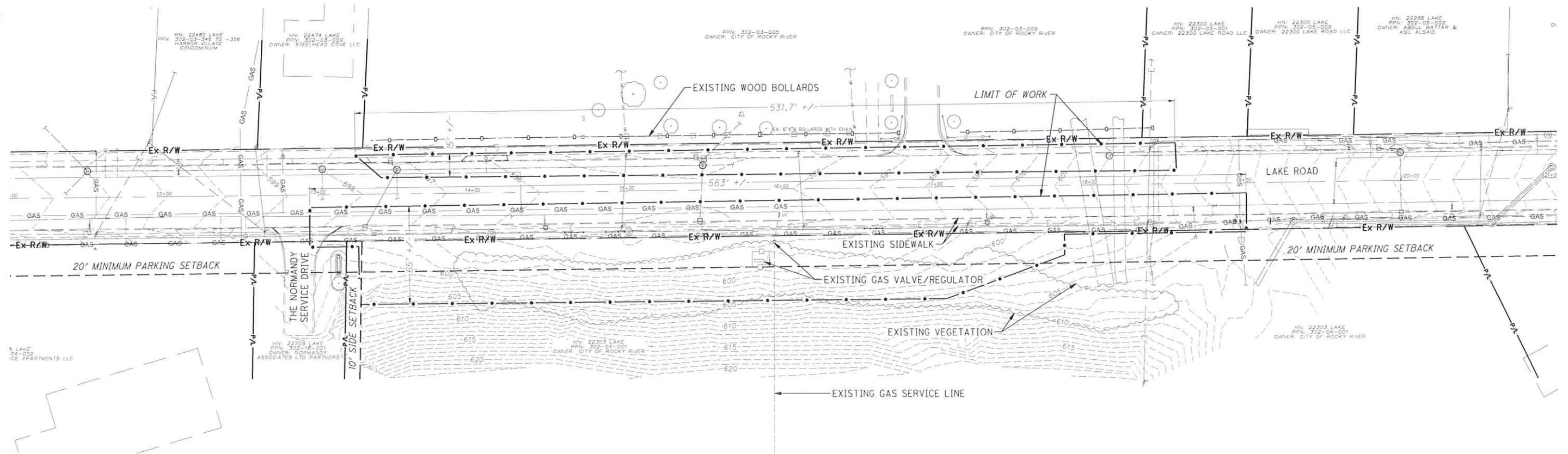
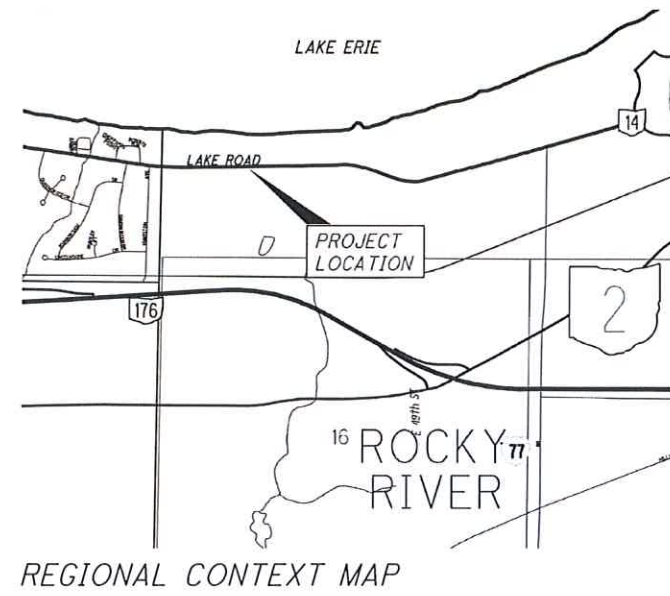


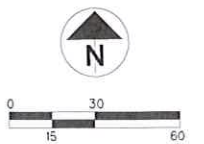
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PARCEL: 302-04-001
ZONING: PUBLIC FACILITY

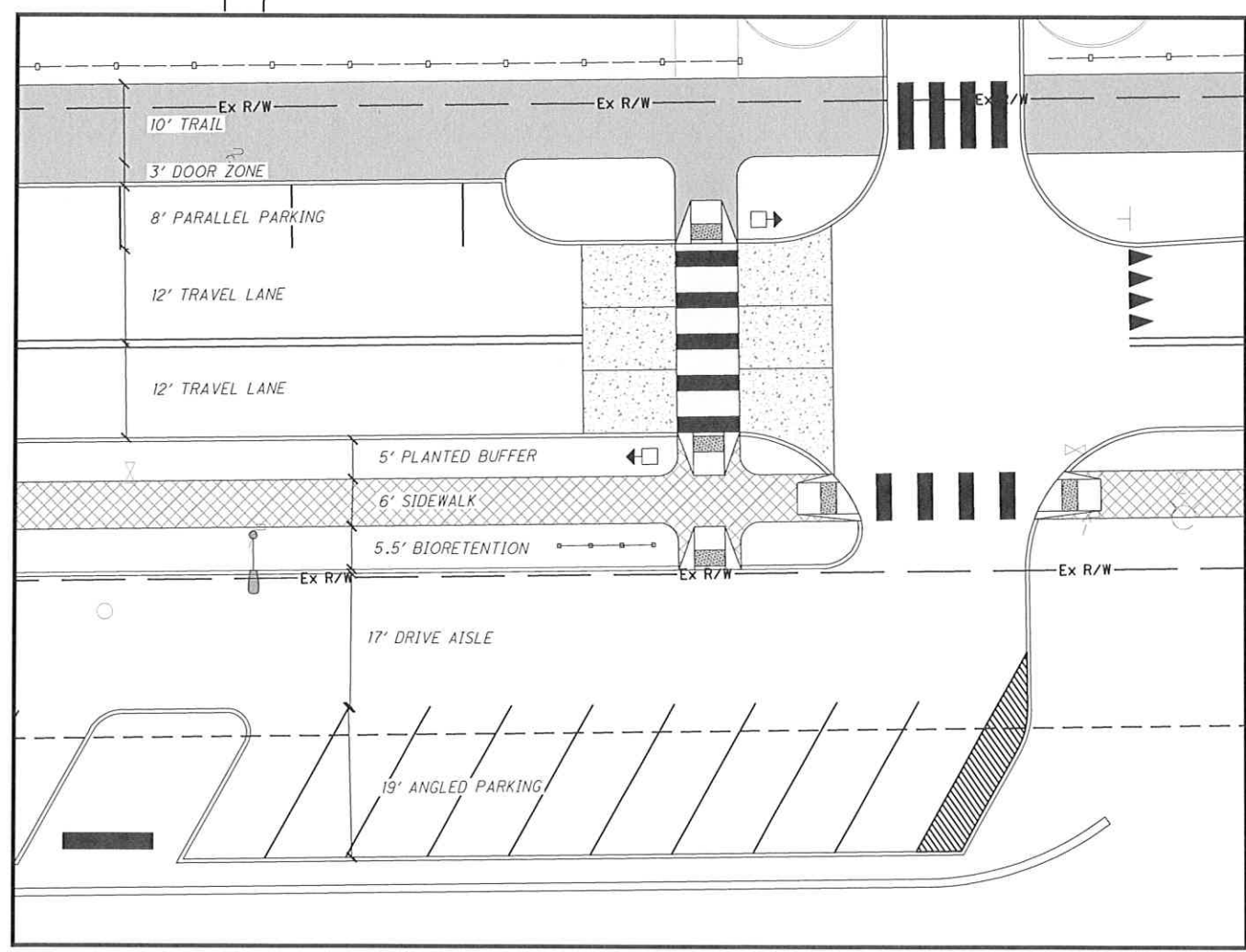
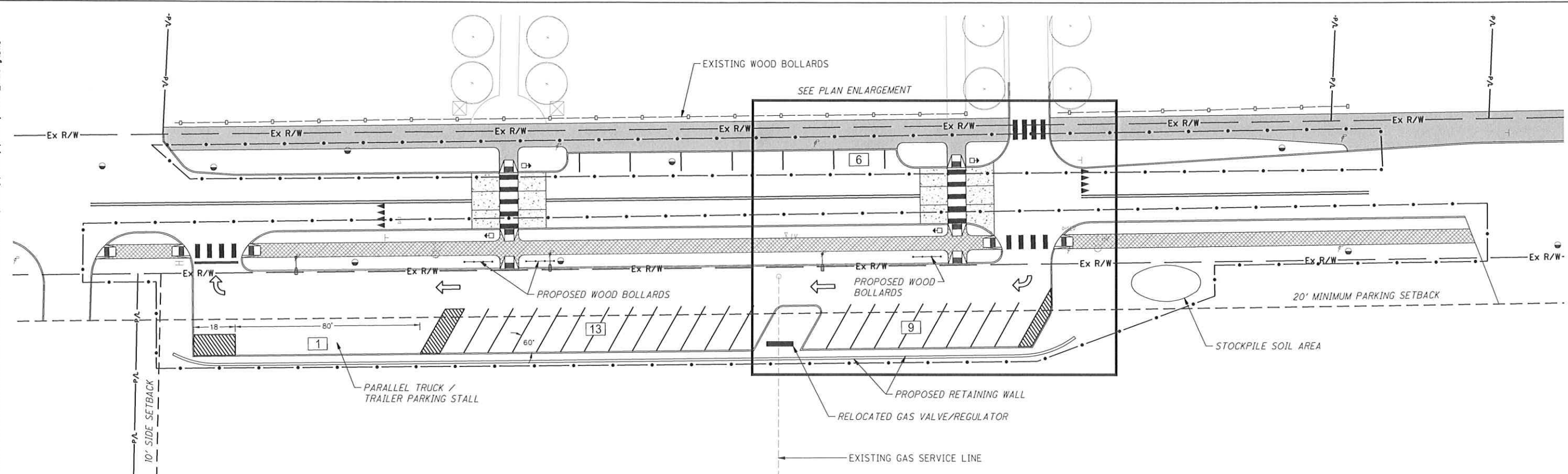
LEGEND:

- P/L — PROPERTY LINE
- Ex R/W — RIGHT OF WAY
- • — LIMITS OF CONSTRUCTION

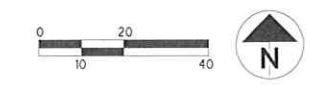


BRADSTREET'S LANDING PARK	
EXISTING CONDITIONS	
in	
ROCKY RIVER	
	DATE: 04.03.2025
	SCALE: HOR. 1"=30'
	SCALE: VER. ---
	JOB No. 94E00
7017 Pearl Road, Suite #2A, Middleburg Heights, Ohio 44130 (440) 886-4500	
SHEET 1 OF 4	

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PLAN ENLARGEMENT
1" = 10'



- LEGEND:**
- P/L — PROPERTY LINE
 - Ex R/W — RIGHT OF WAY
 - • — LIMITS OF CONSTRUCTION
 - ||||| HIGH VISIBILITY CROSSWALK - REFER TO SIGNAGE PLAN
 - ◻ RECTANGULAR RAPID FLASHING BEACON (TYP.) - REFER TO SIGNAGE PLAN
 - PROPOSED AREA LIGHT



BRADSTREET'S LANDING PARK SITE PLAN in ROCKY RIVER	
 7017 Pearl Road, Suite #2A Middleburg Heights, Ohio 44130 (440) 886-4500	DATE: 04.03.2025
	SCALE: HOR. 1"=20'
	SCALE: VER. ----
	JOB No. 94E00
SHEET 2 OF 4	

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EXAMPLE PLANT IMAGES:

DECIDUOUS TREE



CERCIS CANADENSIS 'SUMMER'S TOWER'
SUMMER'S TOWER REDBUD

SHRUBS



MYRICA PENNSYLVANICA
NORTHERN BAYBERRY



ITEA VIRGINICA
VIRGINIA SWEETPIRE

ORNAMENTAL GRASSES



SCHIZACHYRIUM SCOPARIUM
LITTLE BLUESTEM



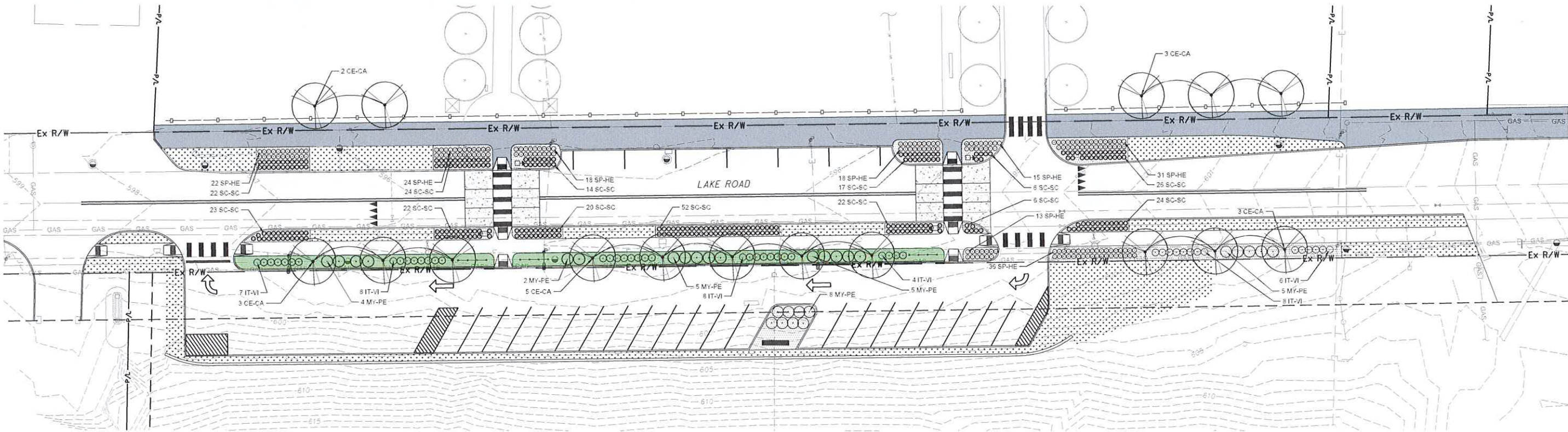
SPOROBOLUS HETEROLEPIS 'TARA'
TARA PRAIRIE DROPSEED

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ORNAMENTAL TREES							
	CE-CA	16	CERCIS CANADENSIS 'SUMMER'S TOWER'	SUMMER'S TOWER REDBUD	2" CAL.	B&B	SINGLE STEM
SHRUBS							
	IT-VI	49	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETPIRE	3 GAL.	CONT.	
	MY-PE	29	MYRICA PENNSYLVANICA 'BOBZAM'	BOBEE™ NORTHERN BAYBERRY	3 GAL.	CONT.	
ORNAMENTAL GRASSES & PERENNIALS							
	SC-SC	278	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	CONT.	
	SP-HE	177	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	3 GAL.	CONT.	

PLANTING LEGEND:

- ITEM 653 - TOPSOIL FURNISHED AND PLACED, A.P.P. & ITEM 659 - SEEDING AND MULCHING, A.P.P.
- BIORETENTION SOIL
- LAWN



PLANTING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS, AS SHOWN ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST ARE FOR ESTIMATION PURPOSES ONLY.
2. PLANTINGS TO BE INSTALLED DURING FALL PLANTING SEASON: SEPTEMBER 1ST THROUGH OCTOBER 15TH.
3. MAINTAIN AND ESTABLISH TURF BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF.
4. WATER TURF WITH A FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK, UNLESS RAINFALL PRECIPITATION IS ADEQUATE.
5. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN 2-3 INCH HEIGHT WITHOUT CUTTING MORE THAN 1/3 OF GRASS HEIGHT. CONTRACTOR TO PROVIDE A MINIMUM OF 4 MOWINGS.

PLANTING MAINTENANCE / WARRANTY REQUIREMENTS:

1. MAINTAIN TREE, SHRUB, AND ORNAMENTAL GRASS PLANTINGS BY PRUNING, WATERING, CULTIVATING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. PROVIDE SLOW RELEASE TREE WATERING DEVICES ON ALL SHADE TREES. MAINTENANCE PERIOD: 6 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.
2. PLANT WARRANTY: REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS WORKMANSHIP, OR GROWTH WITHIN 1 YEAR FROM DATE OF PLANTING. FAILURES INCLUDE BUT ARE NOT LIMITED TO DEATH AND UNSATISFACTORY GROWTH, STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER, AND FAULTY PERFORMANCE OF TREE STABILIZATION. REMEDIAL ACTIONS SHALL INCLUDE REMOVE DEAD, AND PLANTS THAT ARE MORE THAN 25 PERCENT DEAD, OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD, AND REPLACE WITH SAME SPECIES. PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL PERIOD FOR REPLACED PLANT MATERIAL.



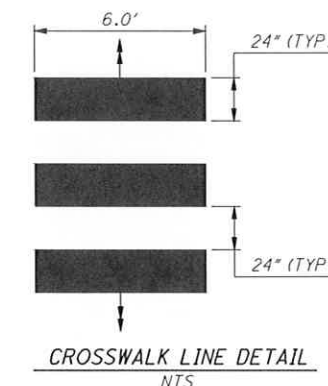
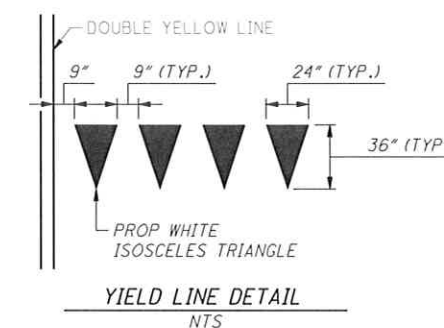
BRADSTREET'S LANDING PARK
PLANTING PLAN
in
ROCKY RIVER



7017 Pearl Road, Suite #2A,
Middleburg Heights, Ohio 44130
(440) 886-4500

DATE: 04.03.2025
SCALE: HOR. 1"=20'
SCALE: VER. ----
JOB No. 94E00
SHEET 3 OF 4

TRAFFIC CONTROL PLAN LEGEND (ODOT SPEC 646)	
	24" STOP LINE
	24" CROSSWALK LINE
	YIELD LINE



	PROPERTY LINE
	RIGHT OF WAY
	PROP 4" CONC. WALK
	PROP CURB RAMP
	PROP DETECTABLE WARNING