



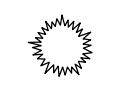





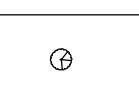

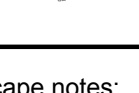
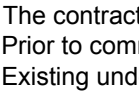
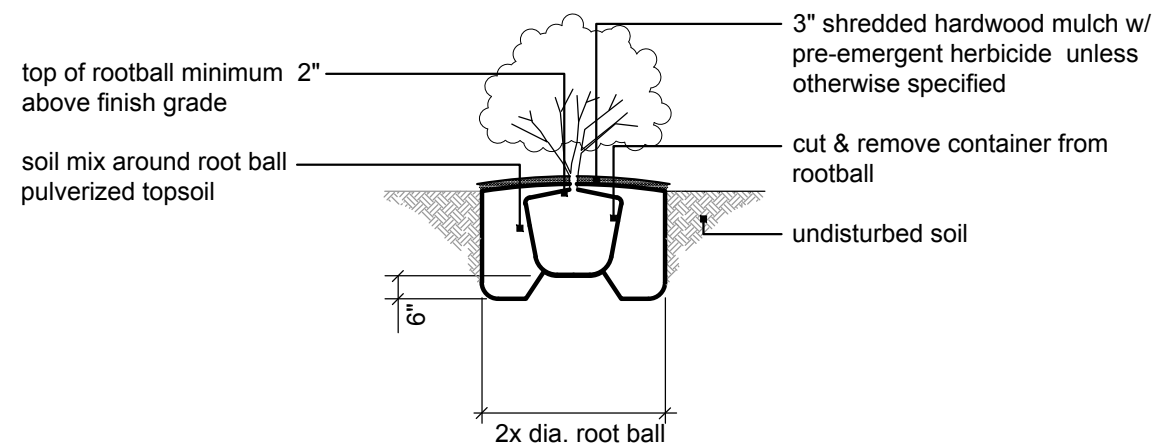
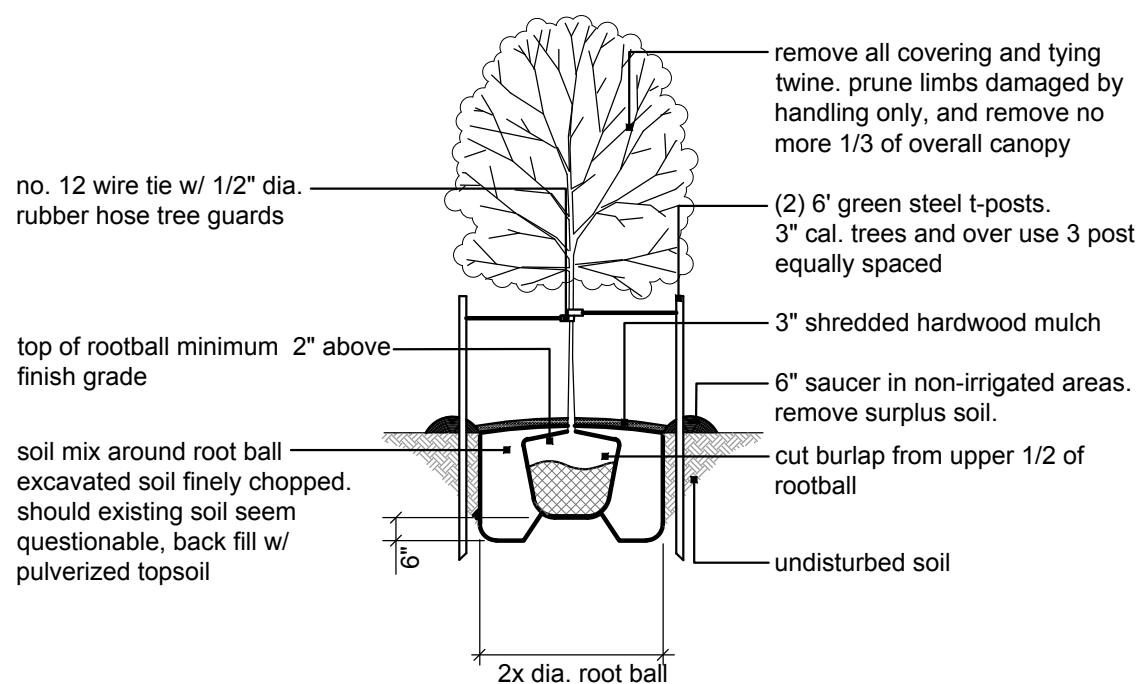


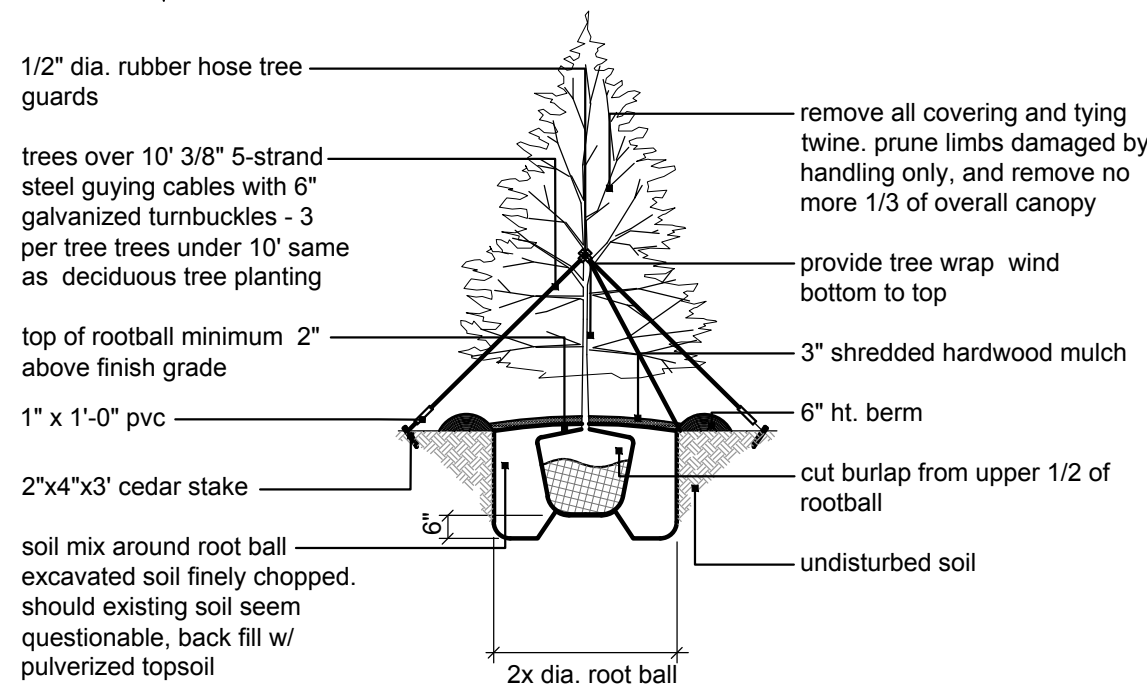
plant schedule						
		item	qty.	common name	botanical name	size & condition
deciduous		jwb 6		'whitespire' japanese white birch	betula populifolia 'whitespire'	3" cal. / b & b
		rm 7		'hosr' red maple	acer rubrum 'hosr'	3" cal. / b & b
evergreens		bs 34		'fat albert' colorado blue spruce	picea pungens glauca 'fat albert'	8' in height / b & b
ornamental		er 11		eastern redbud	cercis canadenses	3" cal. / b & b
		pfc 8		prairie fire crabapple	malus x 'prairie fire'	3" cal. / b & b
shrub		dbb 231		dwarf burning bush	euonymus alta 'compacta'	5 gallon / cont.
		gs 50	50	goldflame spiraea	spiraea x bumalda 'goldflame'	5 gallon / cont.
		gga 51	51	golden globe arborvitae	thuja occidentalis 'golden globe'	5 gallon / cont.
landscape notes:						
<div>1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.</div> <div>2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.</div> <div>3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.</div> <div>4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.</div> <div>5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.</div> <div>6. Entire site to be irrigated by underground system, including right of way as required (limits of sod including all other disturbed area's and all planting beds)</div> <div>7. Irrigation system shall include an automatic rain sensor.</div> <div>8. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.</div> <div>9. Trees planted per this plan shall be installed during the spring (March 15 through June 15) or fall (September 15 through December 1). Written city approval will be required for planting during other times of the year.</div> <div>10. Stake and guy all trees per planting details.</div> <div>11. Install all shrubs per planting details.</div> <div>12. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.</div> <div>13. Root stimulator shall be applied to the soil backfill of each plant during installation.</div> <div>14. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.</div> <div>15. Contractor shall stake plant locations in the field and have approval by the Landscape Architect before proceeding with installation.</div> <div>16. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.</div> <div>17. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.</div> <div>18. No plant material shall be substituted without written approval of the Landscape Architect per specifications.</div> <div>19. Trees and shrubs shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.</div> <div>20. All shrubs used as parking buffer to be min. 30" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.</div> <div>21. Maximum slope shall be not greater than 3 : 1.</div> <div>22. All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.</div>						
Street Frontage Landscape						
- 1 tree per 30 l.f. of street frontage (816 l.f. / 30 = 27 trees required)						
27 street trees provided						
- 1 shrub per 20 l.f. of street frontage (816 l.f. / 20 = 40 shrubs required)						
210 shrubs provided (extra shrubs to provide 100% screen of parking areas)						
- 20' width landscape strip required						
20' landscape strip provided						
Landscape Open Space						
- 1 tree per 5,000 s.f. (141,385 s.f. / 5,000 = 28 trees required)						
28 trees provided						
- 2 shrubs per 5,000 s.f. (141,385 s.f. / 5,000 = 56 shrubs required)						
306 shrubs provided						
Interior Parking Lot Landscaping						
- min of 5% of total parking area required 63,434 s.f. x .05 = 3,172 s.f. required)						
5,826 s.f. or 9% provided						



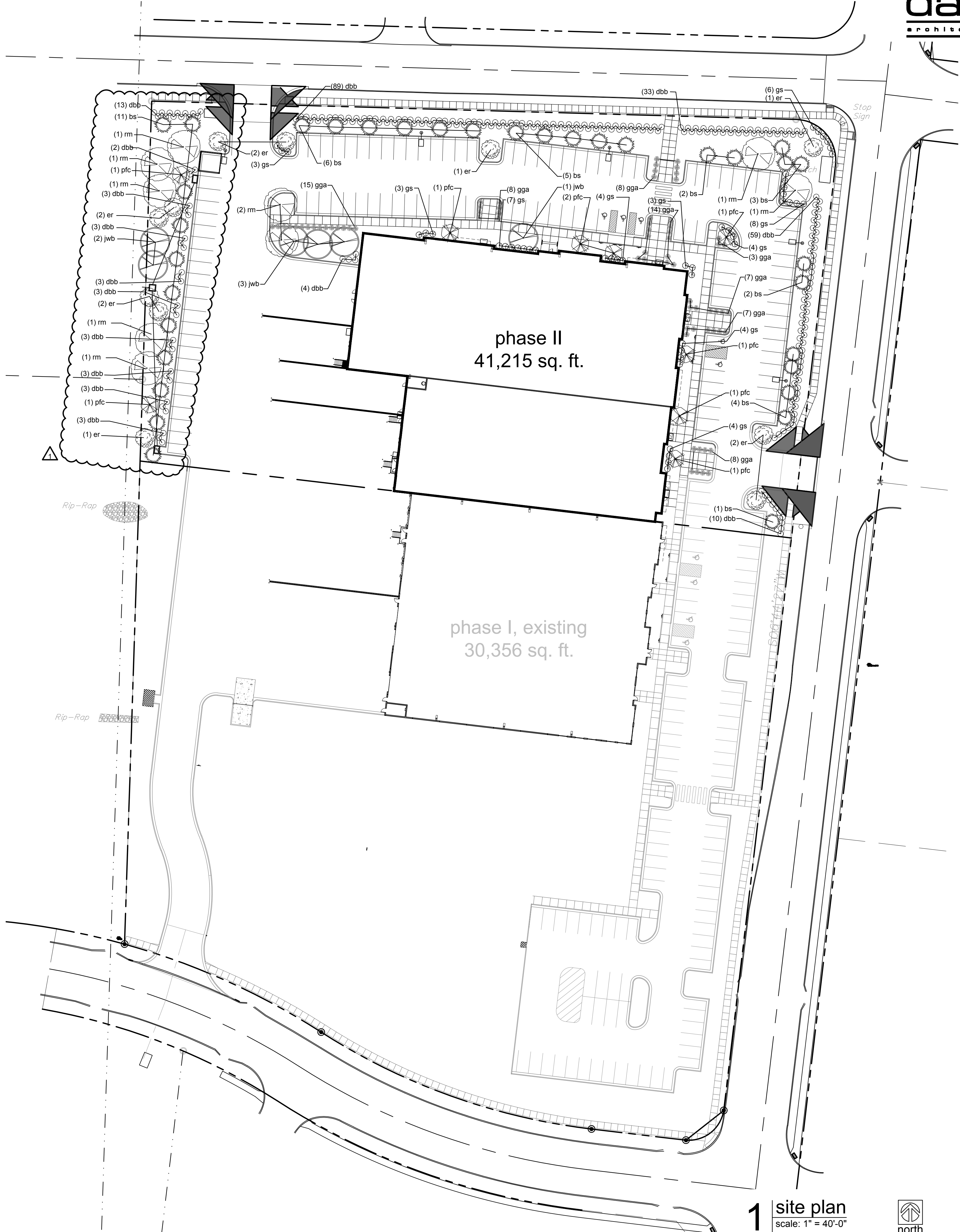
2 shrub planting detail  
not to scale



4 deciduous tree planting detail  
not to scale



3 evergreen tree planting detail  
not to scale



1 site plan  
scale: 1" = 40'-0"

