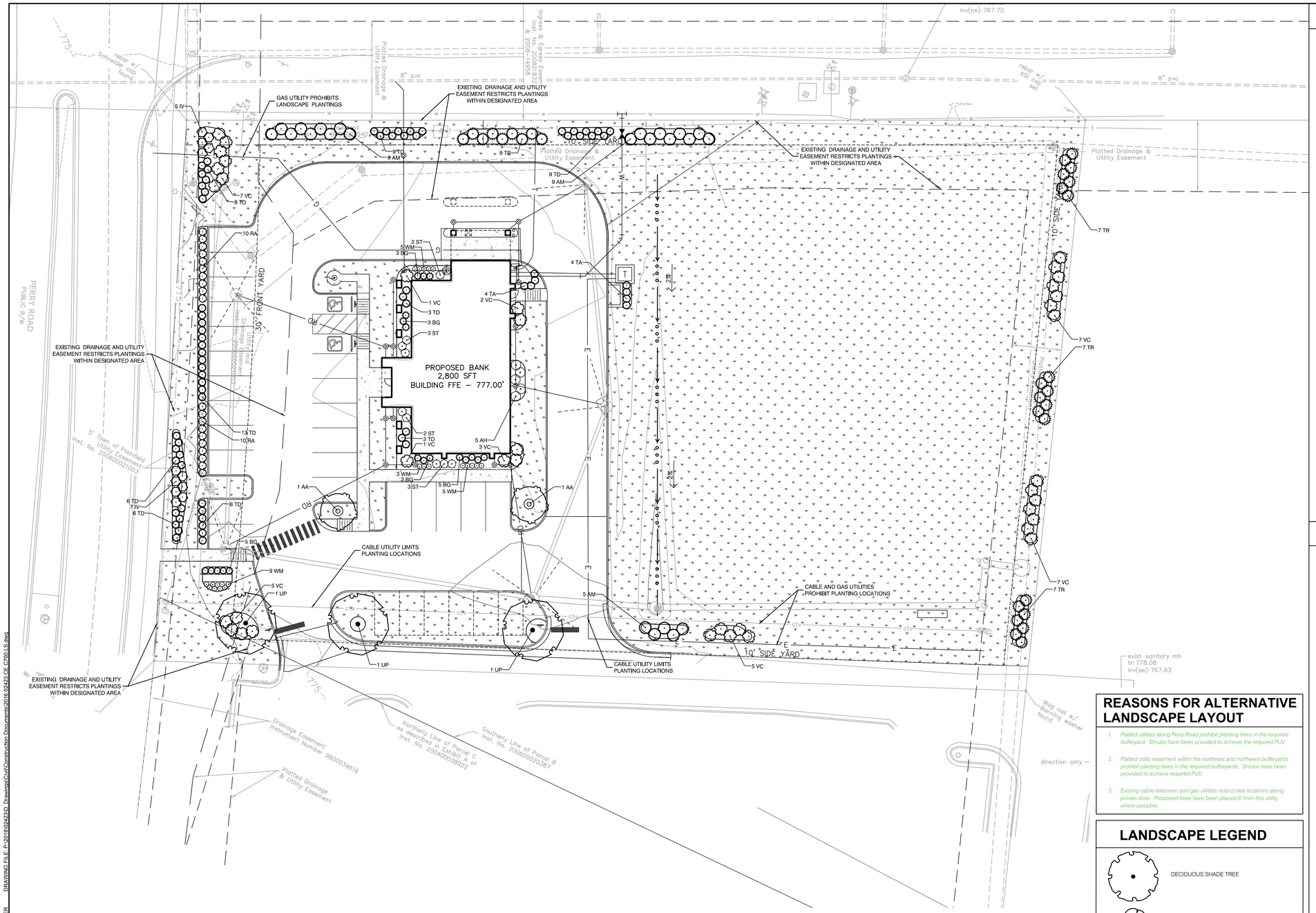


## GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (⅔ TOPSOIL, ⅓ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

## ORDINANCE NOTES:

FOUNDATION PLANTINGS (Level 1 Planting = 1 PUV)

*Planting beds are required along the front, sides, and rear of the building, and not to be located in ingress/egress zones, or loading/drop-off zones. Area is to equal 2 feet x length of the building wall and be located within 15 feet of the building. Beds are to have a 6 foot minimum width.*

| | REQUIRED: | PROPOSED: |
|---|---|---|
| WEST WALL: (70 LF x 2') | 140 SF (0.70 PUV) | 270 SF (0.70 PUV) |
| NORTH WALL: (40 LF x 2') | 80 SF (0.40 PUV) | 124 SF (0.48 PUV) |
| EAST WALL: (78 LF x 2') | 156 SF (0.78 PUV) | 290 SF (0.85 PUV) |
| SOUTH WALL: (40' LF x 2) | 80 SF (0.40 PUV) | 242 SF (0.60 PUV) |
| | TOTAL : 300 SF | 665 SF * |

**proposed square footage is greater than required to meet 6 planting bed minimum and puv value for foundation plantings.*

BUFFERYARD PLANTINGS:

*Plantings are to equal 1 PUV for every 100 linear feet of bufferyard.*

| | | |
|---|---|---|
| WEST BUFFERYARD (218 LF ) | REQUIRED: | PROPOSED: |
| (22) 36" Tall Shrubs | PUV 2.18 | PUV 2.3 |
| NORTH BUFFERYARD (364 LF) | REQUIRED: | PROPOSED: |
| (18) 24" Tall Shrubs | PUV 3.64 | PUV 3.6 |
| (27) 36" Tall Shrubs | | |
| EAST BUFFERYARD (232 LF) | REQUIRED: | PROPOSED: |
| (24) 36" Tall Shrubs | PUV 2.32 | PUV 2.4 |
| SOUTH BUFFERYARD (353 LF) | REQUIRED: | PROPOSED: |
| (3) 2-½" Cal. Shade Trees | PUV 3.53 | PUV 3.75 |
| (15) 36" Tall Shrubs | | |

INTERIOR PARKING LOT LANDSCAPING (25 Parking Spaces)

*(1) Interior landscape island for every (15) parking spaces.*
*Each island to include 1 Shade, Evergreen, or Ornamental Tree.*

REQUIRED: (2) Shade, Evergreen, or Ornamental Trees + (2) Islands
PROPOSED: (2) Shade Trees + (2) Islands

PERIMETER PARKING LOT LANDSCAPING

Side of parking lot facing the front yard, or side bufferyard shall be screened by a hedgerow of shrubs 24"-30 tall @ 3 O.C. Required PUV: 1.5

WEST PARKING LOT PERIMETER:
REQUIRED: (39) 24" high shrubs
PROPOSED: (39) 24" high shrubs

## REASONS FOR ALTERNATIVE LANDSCAPE LAYOUT

1. *Platted utilities along Perry Road prohibit planting trees in the required bufferyard. Shrubs have been provided to achieve the required PUV.*
2. *Platted utility easement within the northeast and northwest bufferyards prohibit planting trees in the required bufferyards. Shrubs have been provided to achieve required PUV.*
3. *Existing cable television and gas utilities restrict tree locations along private drive. Proposed trees have been placed 8' from this utility, where possible.*

## LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD MULCH)
- SPADE EDGE SEE DETAIL ON SHEET C710
- TURF SEED MIX

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME / COMMON NAME | COND. | SIZE | SPACING |
|---|---|---|---|---|---|
| AA | 2 | Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-9 Stems | B & B | 8` HT. | As shown |
| UP | 3 | Ulmus x `Princeton` / Princeton Elm | B & B | 2.5" Cal. | As shown |
| | | | | | |
| SHRUBS | QTY | BOTANICAL NAME / COMMON NAME | COND. | SIZE | SPACING |
| AH | 5 | Abelia chinensis Ruby Anniversary / Hardy Abelia | CONT. | 24" Ht. | 4` O.C. |
| AM | 23 | Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry | CONT. | 36" Ht. | 5` O.C. |
| BG | 19 | Buxus x `Green Velvet` / Boxwood | CONT. | 24" Ht. | 3` O.C. |
| IV | 12 | Itea virginica ``Henry`s Garnet` / Henry`s Garnet Sweetspire | CONT. | 24" Ht. | 4` O.C. |
| RA | 20 | Ribes alpinum / Alpine Currant | CONT. | 24" Ht. | 3` O.C. |
| ST | 10 | Spiraea betulifolia ``Tor Gold` / Glow Girl Birchleaf Spirea | CONT. | 24" Ht. | 3` O.C. |
| TA | 8 | Taxus cuspidata `Adams` / Adams Upright Yew | CONT. | 24" Ht. | 4` O.C. |
| TD | 63 | Taxus x media `Densiformis` / Dense Yew | CONT. | 24" Ht. | 3` O.C. |
| TR | 30 | Taxus x media `Runyan` / Yew | CONT. | 24" Ht. | 4` O.C. |
| VC | 38 | Viburnum carlesii `Cayuga` / Korean Spice Viburnum | CONT. | 36" Ht. | 4` O.C. |
| WM | 22 | Weigela florida `Midnight Wine` TM / Weigela | CONT. | 18" Ht. | 3` O.C. |

## TURF SCHEDULE

| | |
|---|---|
| *LAWN SEED- SUN AND PARTIAL SHADE MIX* | *48,732 sf* |
| *See specifications for additiona lawn seed mixes and installation requirements.* | |
| *Agrostis alba / Redtop* | *4,873 sf* |
| *Festuca rubra / Red Fescue* | *14,620 sf* |
| *Lolium perenne / Perennial Ryegrass* | *4,873 sf* |
| *Poa pratensis / Kentucky Bluegrass* | *24,366 sf* |

0' 20' 40'
SCALE: 1"=20'


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| ISSUANCE INDEX |
|---|
| DATE: |
| 02/15/2018 |
| PROJECT PHASE: |
| CONSTRUCTION DOCUMENTS |

| REVISION SCHEDULE | | |
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Project Number 2016.02423

**LANDSCAPE PLAN**

**C700**


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PLOT SCALE: 1:2.5849)
EDIT DATE: 2/23/2018
EDITED BY: ABLEICHER
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