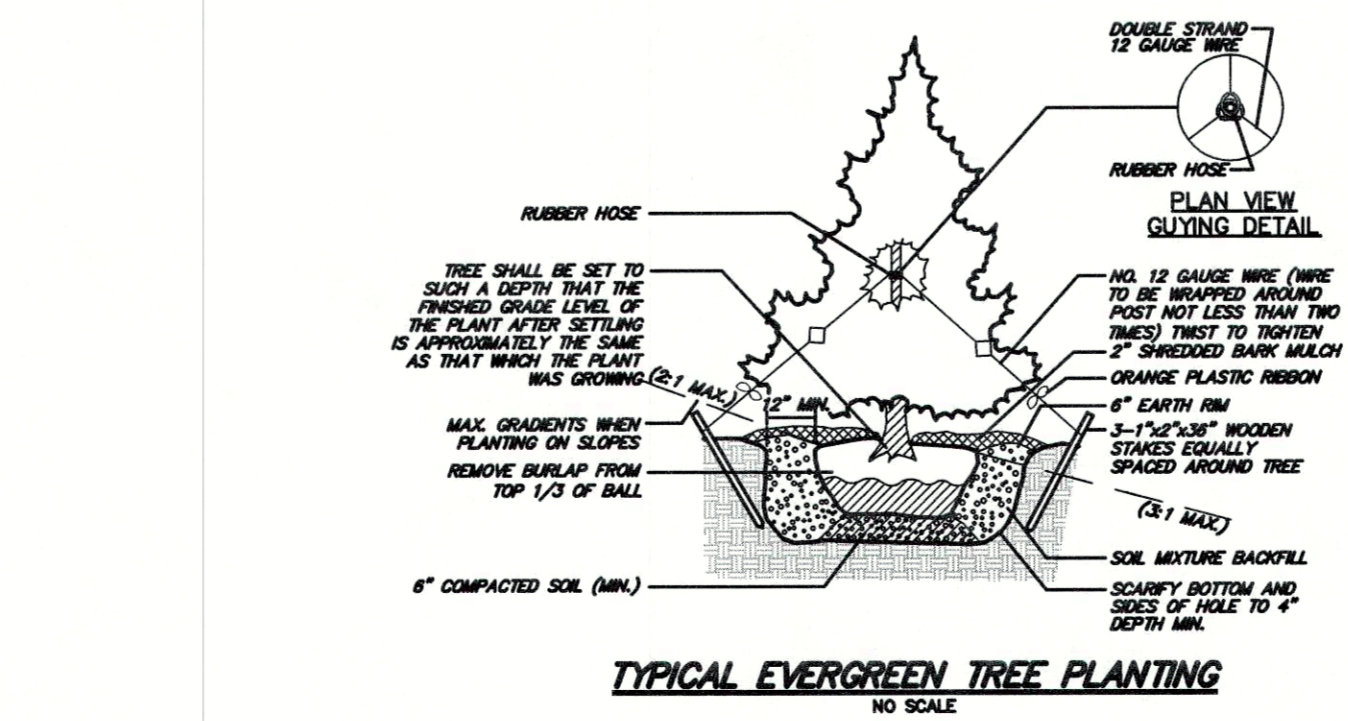
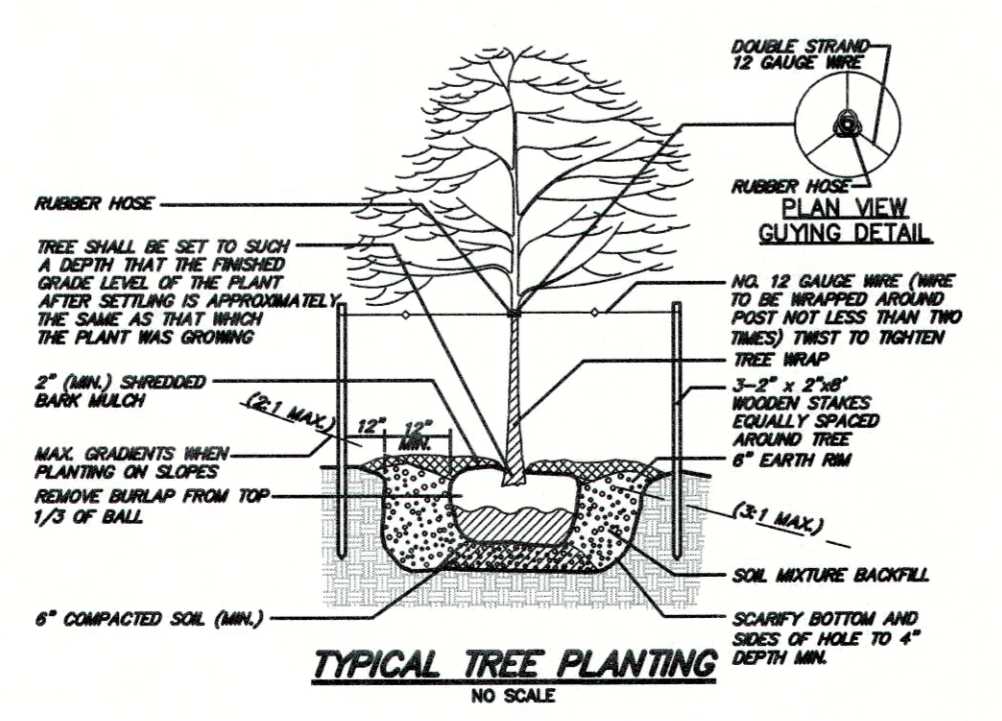


- LANDSCAPE NOTES:**
1. THE CALIPER OF ALL DECIDUOUS TREES SHALL BE MEASURED TWELVE (12) INCHES ABOVE GROUND LEVEL.
 2. ALL PLANT MATERIAL TO BE BALLED & BURLAP UNLESS PRIOR APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT TO SUBSTITUTE CONTAINER MATERIAL.
 3. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS INDICATED ON PLAN.
 4. DITCHES AND SWALES SHALL BE SEEDED AND/OR SODDED WHERE PAVING IS NOT REQUIRED.
 5. SEEDING AND SODDING SHALL NOT BE INSTALLED IN AREAS OF WATER, GAS, TELEPHONE AND ELECTRIC INSTALLATION UNTIL AFTER THESE UNDERGROUND UTILITIES ARE INSTALLED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
 6. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES. PLANT SIZES INDICATED IN PLANT LIST ARE INSTALLED SIZES AFTER PRUNING.
 7. STANDARDS SET FORTH IN AMERICAN STANDARDS FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
 8. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, OR THROUGHOUT THE GROWING SEASON, BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
 9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL BY THE OWNER.
 10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.
 11. ALL LANDSCAPE ISLANDS SHALL BE SEEDED, SODDED, OR PLANTED WITH DROUGHT TOLERANT GROUNDCOVER OR SHRUBS, AS SPECIFIED BY THE OWNER.
 12. A MINIMUM OF TWO (2) INCHES OF ROCK MULCH SHALL BE SPREAD AROUND ALL SHRUB BEDS, WITH A GEOTEXTILE BASE, DIRECTLY ADJACENT TO ANY STRUCTURE. ALL LANDSCAPE ISLANDS IN THE VEHICLE USE AREA SHALL BE SEEDED OR PLANTED WITH GROUNDCOVER AT OWNER'S DISCRETION. IRRIGATION DESIGN AND PLAN BY OTHERS.
 13. ONLY AMENDED TOPSOIL, FREE FROM LARGE STONE CLAY AND ROOTS WILL BE USED AS BACKFILL FOR ALL LANDSCAPE PLANTINGS.
 14. PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/DESIGNER.
 15. REMOVE ALL BURLAP AND OTHER NON-BIODEGRADABLE MATERIALS FROM THE ROOT BALL AFTER THE PLANT IS PLUMBED AND CENTERED IN THE HOLE.
 16. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
 17. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS (I.L.A.) SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER OR TURF.
 18. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
 19. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
 20. HVAC UNITS SHALL BE SCREENED SO THAT THEY ARE NOT VISIBLE FROM THE STREET.
 21. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN TWENTY-FIVE (25%) PERCENT OF ANY INTERIOR LANDSCAPE AREA (I.L.A.) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN FOUR (4) FEET. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN PROPOSED TREE PLANTING TO AVOID CONFLICT.
 22. IRRIGATION WILL BE PROVIDED AS REQUIRED WHERE BERMS OR EARTHEN MOUNDS ARE PROPOSED. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING.
 23. SEED ALL DISTURBED AREAS AS NOTED BELOW.

PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES / TYPE
DECIDUOUS TREES					
AS	8	ACER SACCHARUM	SUGAR MAPLE	3" CAL.-AS SHOWN	B&B
CO	7	CARYA OVATA	SHAGBARK HICKORY	3" CAL.-AS SHOWN	B&B
GD	12	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	3" CAL.-AS SHOWN	B&B
QC	4	QUERCUS COCCINEA	SCARLET OAK	3" CAL.-AS SHOWN	B&B
EVERGREEN TREES					
PS	17	PINUS STROBUS	EASTERN WHITE PINE	8' HT.-AS SHOWN	B&B

*TO BE SPACED EQUIDISTANT BETWEEN ADJACENT TREE ROW
 NOTE: BIDDER IS RESPONSIBLE FOR VERIFYING PLANT COUNT BY TAKING QUANTITIES FROM PLAN AND NOT FROM PLANT LIST.



PARKWAY BUFFER (10.3.5.A.1)
 1 TYPE "A" TREE / 40 L.F.
 (1,260 L.F./40 = 32 TREES)
 MINIMUM 10% EVERGREEN TREES
 3 EVERGREEN TREES REQUIRED

ADDITIONAL EVERGREEN TREES (7.11.10.D.2)
 16 EVERGREEN TREES PROPOSED FOR ADDED SCREENING
 (1 TREE PER REAR FACING FACADE)

AREA	FERTILIZER	SEED	MULCH
WITHIN STREET RIGHT-OF-WAY (EXCEPT MEDIANS)	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	30% PENFINE PERENNIAL RYE 70% TALL FESCUE BLEND ● 20 LBS/ACRE	3 BALES OF STRAW PER 1000 SF.
OUTSIDE STREET RIGHT-OF-WAY (INCLUDING SUNK SEWERS)	10-10-10 COMMERCIAL FERTILIZER ● 2 LBS/1000 SF.	100% PENFINE PERENNIAL RYE ● 80 LBS/ACRE	2 BALES OF STRAW PER 1000 SF.

DITCHES & SWALES (SOD INVERT & SIDEWALKS TO ELEV. AS SHOWN ON CONSTRUCTION DWG. DITCH & SWALE DETAIL)

RECEIVED
 JUL 09 2018
 PLANNING & DESIGN SERVICES

Vertical Scale: N/A
 Horizontal Scale: 1"=40'
 Date: 7/9/18
 Job Number: 2098
 Sheet 1 of 1

CASE #17SUBDIV1022
 MSD SUB #1230
 GRAPHIC SCALE 1"=40'
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