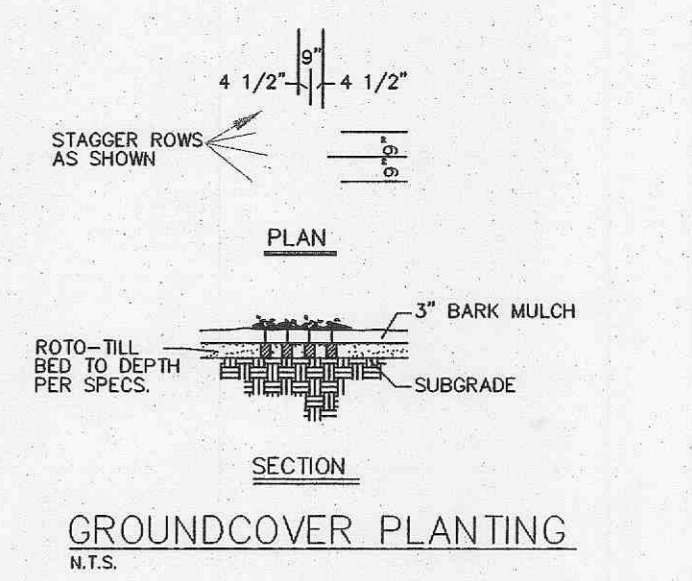
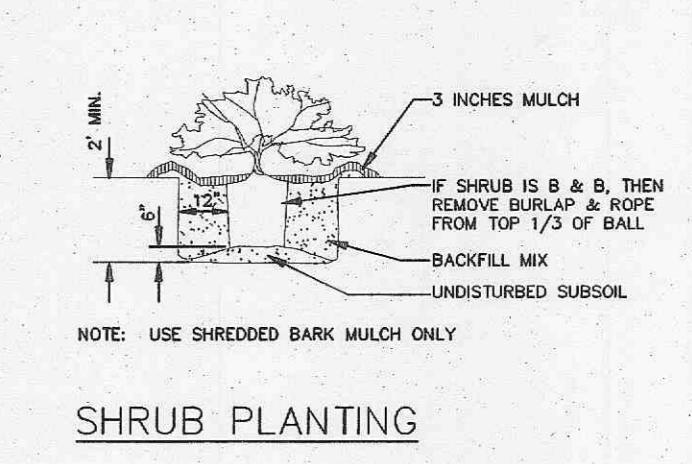
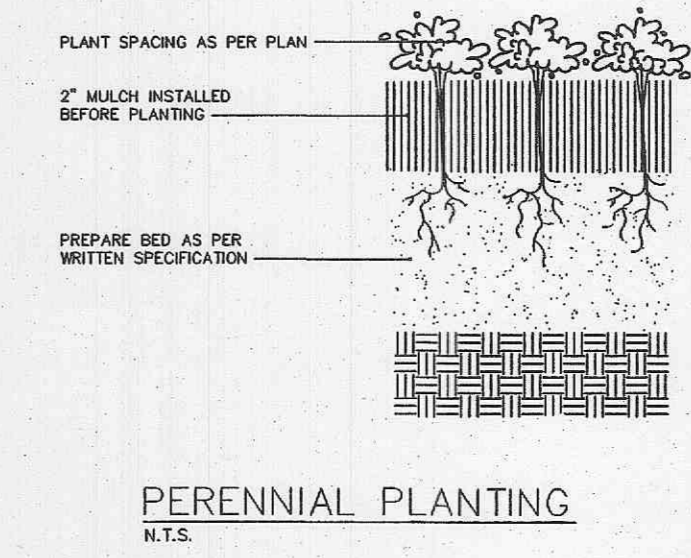
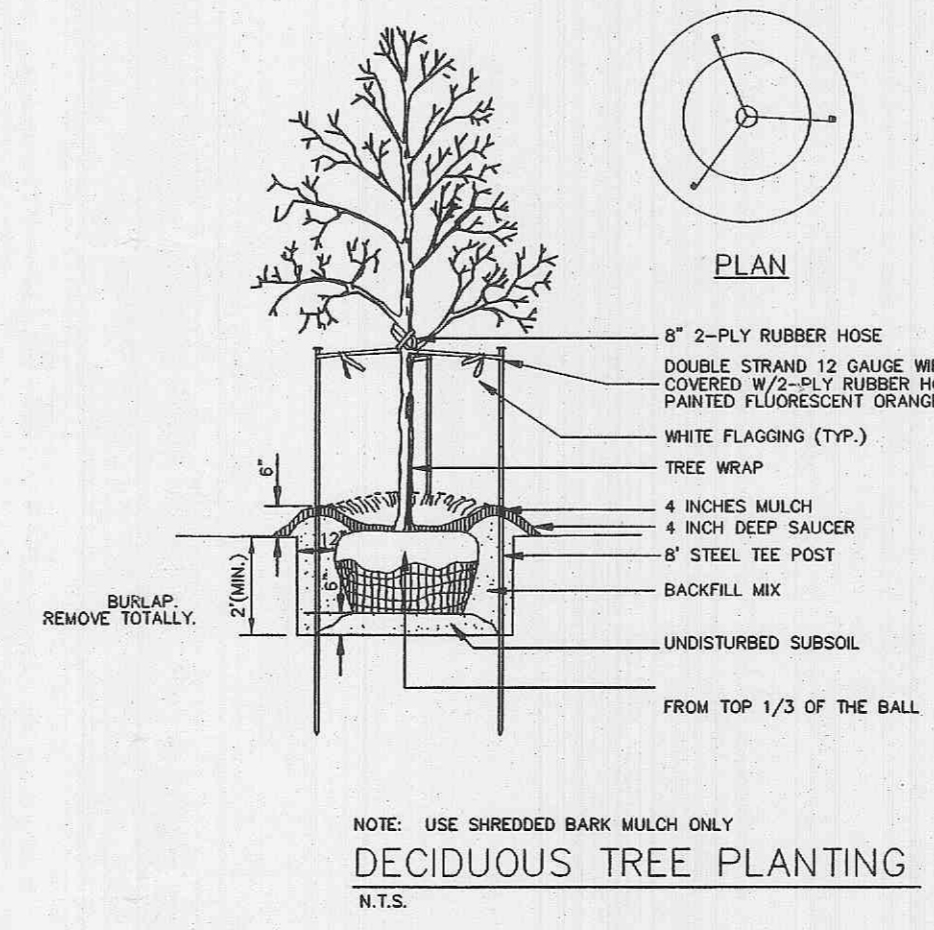


NOTES:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- 5.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge and provide Treflan weed barrier over entire bed.
- 6.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 7.) The landscape contractor is to receive the site rough graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
- 8.) All topsoil used on this site shall be absolutely free of weeds, weed seeds and other foreign vegetation. Backfill soil in all plant pits shall be comprised of 1 part Composted Leaf Mold and 3 parts of excavated clean topsoil from site.
- 9.) All planting beds shall be cultivated to 6" depth minimum and amended with sphagnum peat moss or leaf mold prior to cultivating again. All beds are to be graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area. Remove all stones larger than 1.5", all sticks, roots, rubbish and other extraneous materials.
- 10.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 11.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced (if sodded) or re-seeded (if seeded). Provide lawn fertilizer composed as follows:
 1 lb. per 1,000 Sq. Ft. of actual nitrogen
 4% phosphorous (by weight)
 2% potassium (by weight)
- 12.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- 13.) Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- 14.) Owner or Owner's Representative shall inspect landscape installation and have the right to reject and withhold payment on any plant material of damaged or poor quality. Trees shall have straight trunks, a well-balanced crown intact leader and good general health.
- 15.) Measure trees and shrubs according to ANSI Z60.1 standards. Take caliper measurements 6 inches above ground for trees up to 4" caliper and 12 inches above ground for larger trees. Always handle balled and burlapped material by the root ball. Plant material shall be delivered to the site and planted the same day.
- 16.) Remove and replace dead plant material (25% + dead) immediately unless required to plant in the succeeding planting season. A limit of one replacement of each tree and shrub will be required, except for losses caused by contractor's errors.
- 17.) Prune, thin and shape trees and shrubs according to standard horticultural practices. Apply minimum of 3" shredded bark mulch cup at all trees NOT planted in planted beds.
- 18.) Landscape Contractor shall be responsible for clean-up of site at the completion of landscaping each day. AT ALL TIMES shall the sidewalks be maintained clean and free of debris. Remove surplus soil and waste material, trash and debris from the site and legally dispose of same off Owner's property.



LANDSCAPE REQUIREMENTS:

- STREET TREES:**
 REQUIRED: ONE TREE PER 40 LIN. FT. OF STREET FRONTAGE.
 842.38 LIN. FT. OF STREET FRONTAGE = 21 STREET TREES REQUIRED.
 STREET TREES PROVIDED: 21 TREES
- ADDITIONAL TREES:**
 REQUIRED: ONE TREE PER 3,000 SQ. FT. OF OPEN SPACE.
 27,443 SQ. FT. OF OPEN SPACE PROVIDED = 9 ADDITIONAL TREES REQUIRED.
 ADDITIONAL TREES PROVIDED: 10 ADDITIONAL TREES
- PARKING LOT ISLANDS:**
 REQUIRED: ONE ISLAND PER 20 PARKING SPACES, ALLOWING FOR TWO (3") TREES + ONE (5 Gallon) SHRUB PER FULL ISLAND
 TOTAL PARKING SPACES: 95 SPACES
 TOTAL PARKING LOT ISLANDS REQUIRED: 5
 TOTAL PARKING LOT ISLANDS PROVIDED: 8
 TREES PROVIDED @ PARKING LOT ISLANDS: 8
 SHRUBS PROVIDED @ PARKING LOT ISLANDS: 66
- BUFFERYARD @ RESIDENTIAL PROPERTY TO THE SOUTH:**
 REQUIRED: FIVE (5) PLANT UNITS PER 100 LIN. FT.
 ONE PLANT UNIT = 2 CANOPY TREES (2"), 2 ORNAMENTAL TREES (1") AND 2 EVERGREEN TREES (6'-8")
 LIN. FT. BUFFERYARD= 560.41 LIN. FT., THEREFORE, 5.6 PLANT UNITS REQUIRED
 LANDSCAPING REQUIRED & PROVIDED:
 12 CANOPY TREES
 12 ORNAMENTAL TREES
 12 EVERGREEN TREES
- BUFFERYARD @ RESIDENTIAL PROPERTY TO THE WEST:**
 REQUIRED: FIVE (5) PLANT UNITS PER 100 LIN. FT.
 ONE PLANT UNIT = 2 CANOPY TREES (2"), 2 ORNAMENTAL TREES (1") AND 2 EVERGREEN TREES (6'-8")
 LIN. FT. BUFFERYARD= 173.72 LIN. FT., THEREFORE, 1.74 PLANT UNITS REQUIRED
 LANDSCAPING REQUIRED & PROVIDED:
 4 CANOPY TREES
 4 ORNAMENTAL TREES
 4 EVERGREEN TREES

PLANT SCHEDULE:

CODE	QTY.	COMMON NAME/ BOTANICAL NAME	SIZE
CGH	47	CHINA GIRL HOLLY	5 GALLON
GL	7	Ilex X meserveae 'China Girl'	2" CALIPER
IT	58	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	5 GALLON
NS	16	ITEA Itea virginica 'Henry's Garnet'	6'-8'
OGRM	9	NORWAY SPRUCE Picea abies	2" CALIPER
RB	21	OCTOBER GLORY RED MAPLE Acer rubrum 'October Glory'	1.5" CALIPER
SA	2	REDBUD Cercis canadensis	2" CALIPER
SFC	4	SUMMIT ASH Fraxinus pennsylvanica 'Summit'	1.5" CALIPER
SHL	8	SNOWDRIFT FLOWERING CRAB Malus 'Snowdrift'	3" CALIPER
SO	5	SKYLINE HONEYLOCUST Gleditsia triacanthos 'Skyline'	2" CALIPER
SWO	14	SAWTOOTH OAK Quercus acutissima	2" CALIPER
VL	290	SWAMP WHITE OAK Quercus bicolor	1 GALLON
WP	6	VARIEGATED LIRIOPE Liriope muscari 'Variegata'	6'-8'
		WHITE PINE Pinus strobus	