

LANDSCAPE AND SCREENING CALCULATIONS

APARTMENT DWELLING SITE
EAST PROPERTY LINE: L2 - LOW SCREEN. 6' HT. WOOD FENCE AND LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF.
440 LF / 4 = 110 SHRUBS
440 LF / 50 = 9 LANDSCAPE TREES

SOUTH PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE WITH ONE SHRUB PER 10 LF, AND ONE TREE PER 50 LF.
640 LF / 10 = 64 SHRUBS
640 LF / 50 = 13 LANDSCAPE TREES

WEST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. (ADJACENT TO RESIDENTIAL LOT)
480 LF / 10 = 48 SHRUBS
480 LF / 50 = 10 LANDSCAPE TREES

NORTH PROPERTY LINE: L2 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. (ADJACENT TO RESIDENTIAL LOT)
50 LF / 10 = 5 SHRUBS
50 LF / 1 = 1 LANDSCAPE TREE

APARTMENT DWELLINGS ADJACENT TO PUBLIC STREETS (S. WILMOUTH AVE)
EAST PROPERTY LINE: ONE DECIDUOUS TREE, OR TWO ORNAMENTAL TREES, OR TWO EVERGREEN TREES, OR ONE ORNAMENTAL TREE OR ONE EVERGREEN TREE, AND SIX DECIDUOUS AND EVERGREEN SHRUBS FOR EVERY 60 LF OF STREET FRONTAGE.
440 LF / 60 = 8 PLANT UNITS

1 TREE (X) 8 PLANT UNITS = 8 TREES REQUIRED
6 SHRUBS (X) 8 PLANT UNITS = 48 SHRUBS REQUIRED

NO MORE THAN 2/3 SHRUBS TO BE OF ONE TYPE

PARKING LOT LANDSCAPE REQUIREMENT: INTERIOR LANDSCAPING TO INCLUDE A 9.0' WIDE AND 16' LONG LANDSCAPED ISLAND FOR EVERY 20 INTERIOR PARKING SPACES. ONE LANDSCAPE TREE REQUIRED FOR EACH LANDSCAPED ISLAND. SHRUBS OR GROUNDCOVER PLANTS MUST COVER THE REMAINDER OF EACH LANDSCAPED ISLAND.

CLUB HOUSE SITE
EAST PROPERTY LINE: L2 - LOW SCREEN. LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF.
124 LF / 4 = 31 SHRUBS
124 LF / 50 = 3 LANDSCAPE TREES

WEST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF.
170 LF / 10 = 17 SHRUBS
170 LF / 50 = 4 LANDSCAPE TREES

NORTH PROPERTY LINE: L2 - LOW SCREEN. LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF.
140 LF / 4 = 35 SHRUBS
140 LF / 50 = 3 LANDSCAPE TREES

APARTMENT DWELLINGS ADJACENT TO PUBLIC STREETS (LINCOLN WAY & S. WILMOUTH AVE)
ONE DECIDUOUS TREE, OR TWO ORNAMENTAL TREES, OR TWO EVERGREEN TREES, OR ONE ORNAMENTAL TREE OR ONE EVERGREEN TREE, AND SIX DECIDUOUS AND EVERGREEN SHRUBS FOR EVERY 60 LF OF STREET FRONTAGE.

EAST PROPERTY LINE:
124 LF / 60 = 2 PLANT UNITS
1 TREE (X) 2 PLANT UNITS = 2 TREES REQUIRED
6 SHRUBS (X) 2 PLANT UNITS = 12 SHRUBS REQUIRED

NORTH PROPERTY LINE:
140 LF / 60 = 3 PLANT UNITS
1 TREE (X) 3 PLANT UNITS = 3 TREES REQUIRED
6 SHRUBS (X) 3 PLANT UNITS = 18 SHRUBS REQUIRED

NO MORE THAN 2/3 SHRUBS TO BE OF ONE TYPE

PARKING LOT LANDSCAPE REQUIREMENT: INTERIOR LANDSCAPING TO INCLUDE A 9.0' WIDE AND 16' LONG LANDSCAPED ISLAND FOR EVERY 20 INTERIOR PARKING SPACES. ONE LANDSCAPE TREE REQUIRED FOR EACH LANDSCAPED ISLAND. SHRUBS OR GROUNDCOVER PLANTS MUST COVER THE REMAINDER OF EACH LANDSCAPED ISLAND.

RETAIL SITE
EAST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF.
170 LF / 10 = 17 SHRUBS
170 LF / 50 = 4 LANDSCAPE TREES

WEST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF.
150 LF / 10 = 15 SHRUBS
150 LF / 50 = 3 LANDSCAPE TREES

NORTH PROPERTY LINE: L2 - LOW SCREEN. LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF.
450 LF / 10 = 112 SHRUBS
450 LF / 50 = 9 LANDSCAPE TREES

PARKING LOT LANDSCAPE REQUIREMENT: INTERIOR LANDSCAPING TO INCLUDE A 9.0' WIDE AND 16' LONG LANDSCAPED ISLAND FOR EVERY 20 INTERIOR PARKING SPACES. ONE LANDSCAPE TREE REQUIRED FOR EACH LANDSCAPED ISLAND. SHRUBS OR GROUNDCOVER PLANTS MUST COVER THE REMAINDER OF EACH LANDSCAPED ISLAND.

ADDITIONAL RETAIL REQUIREMENT: FOR EVERY 1 SQUARE FOOT OF GROCERY STORE OR SHOPPING CENTER GROSS FLOOR AREA, 0.28 SQUARE FEET OF LANDSCAPING SHALL BE PROVIDED.

TOTAL RETAIL A = 16,000 SF AREA

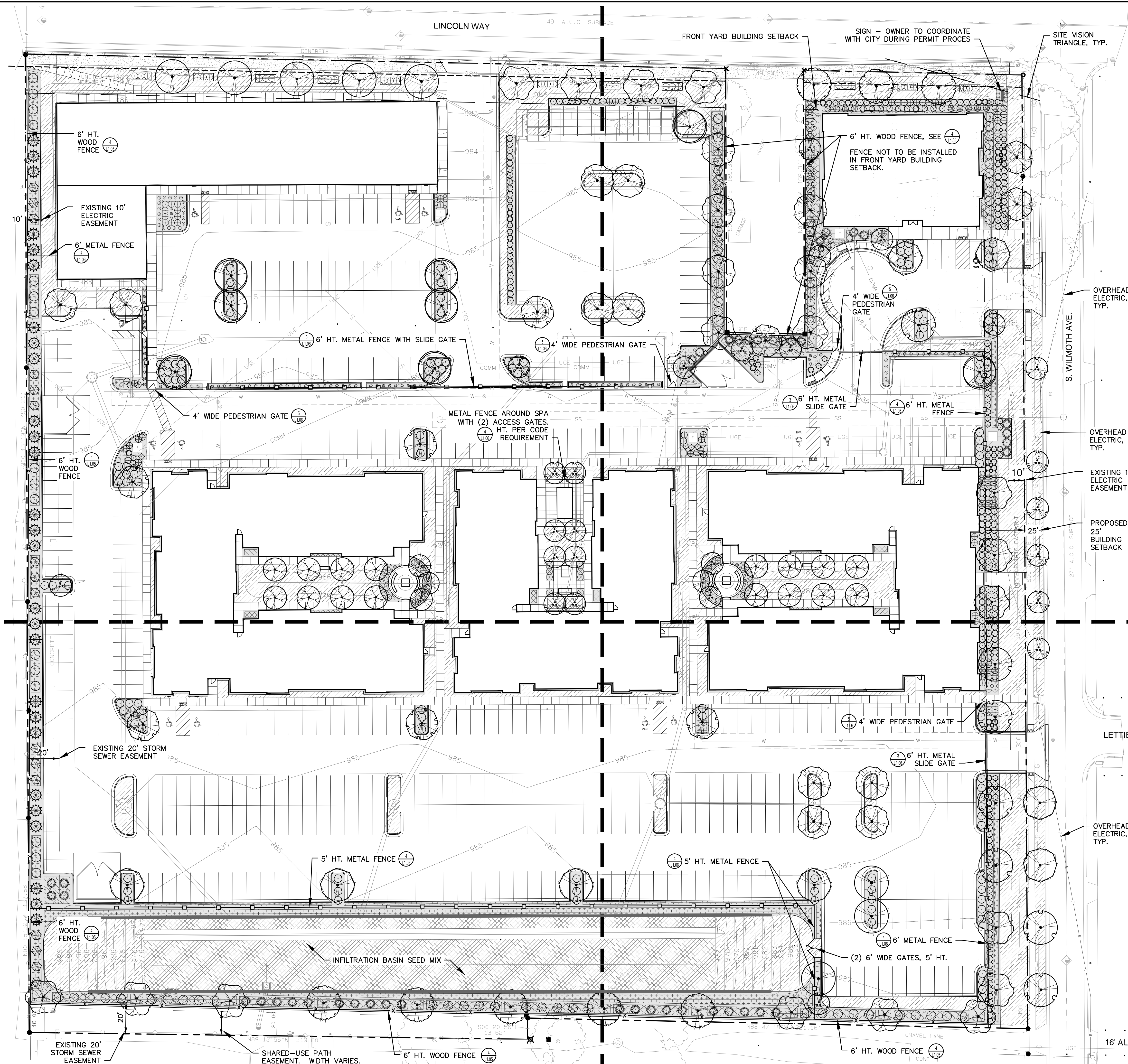
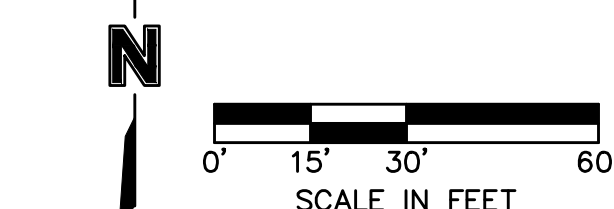
16,000 (X) .28 SF = 4,480 SF ADDITIONAL LANDSCAPE

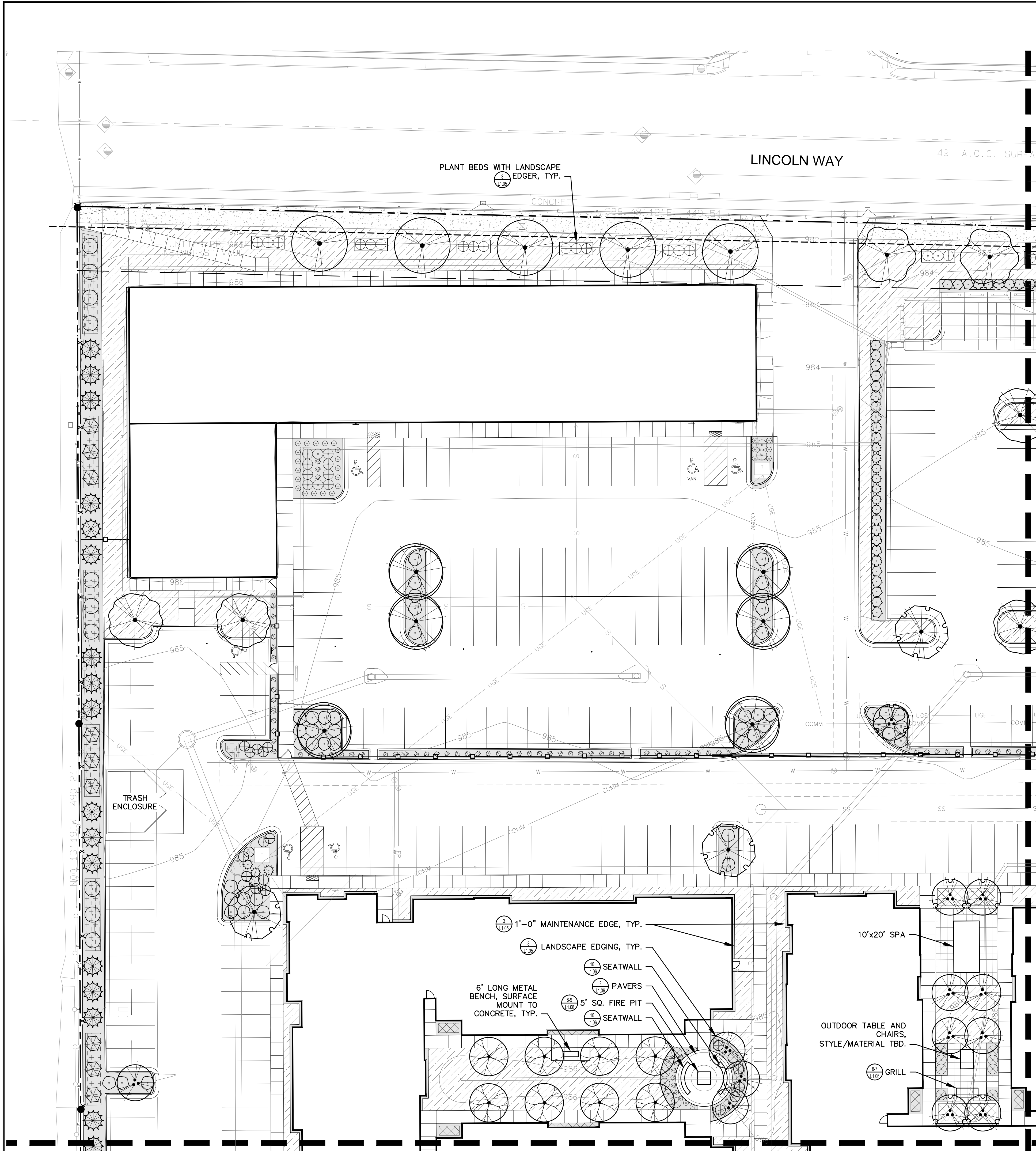
STREET TREES
LINCOLN WAY: PROVIDE ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY 50' OF PROPERTY LINE - EXCLUDING ACCESS DRIVES.
605 LF / 50 = 12 TREES REQUIRED

SOUTH WILMOUTH AVE: PROVIDE ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY 50' OF PROPERTY LINE - EXCLUDING ACCESS DRIVES.
425 LF / 50 = 9 TREES REQUIRED

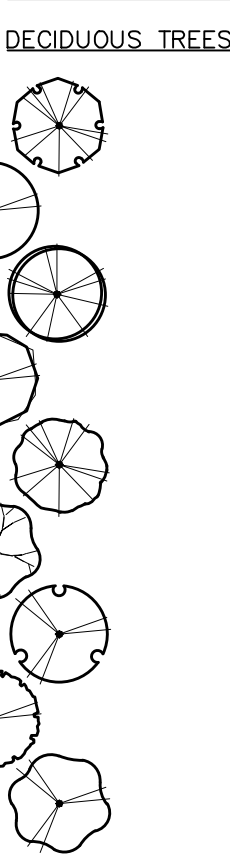
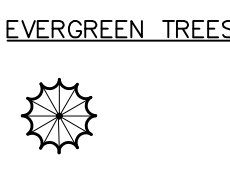
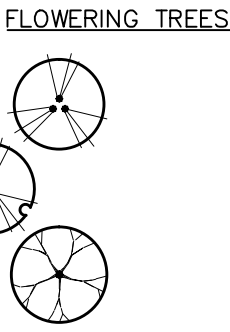
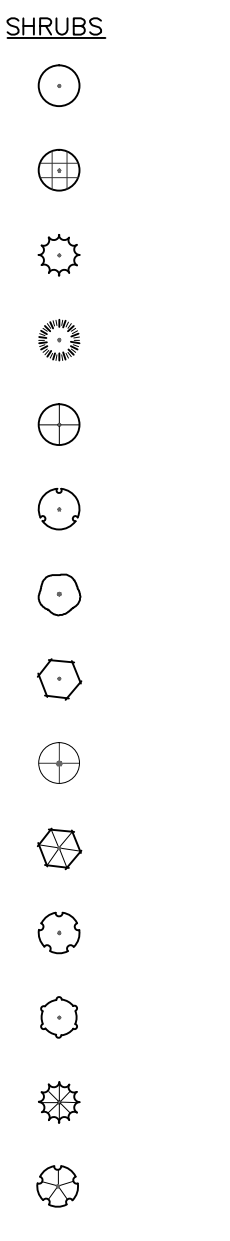
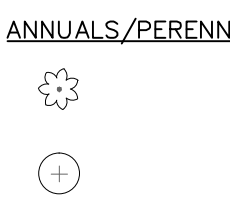
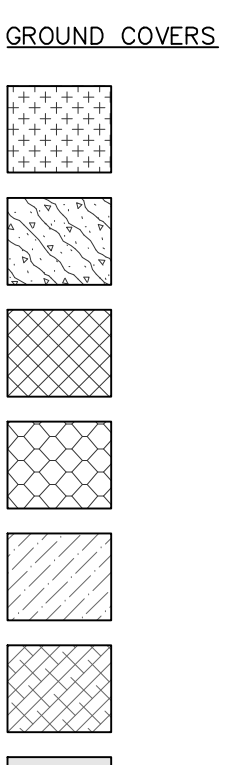
GROUNDCOVER LEGEND

- BLUEGRASS SOD
- INFILTRATION BASIN SEED MIX
- SHREDDED HARDWOOD MULCH

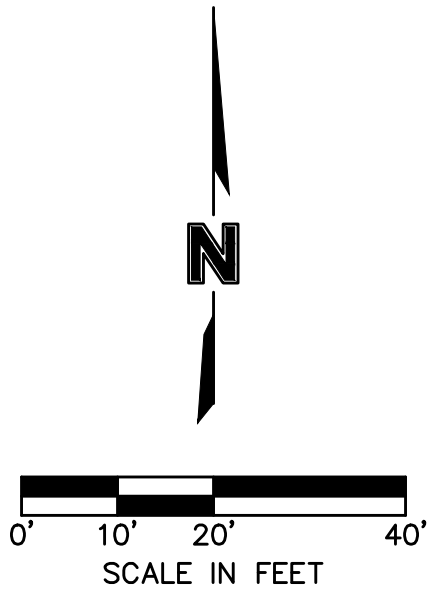


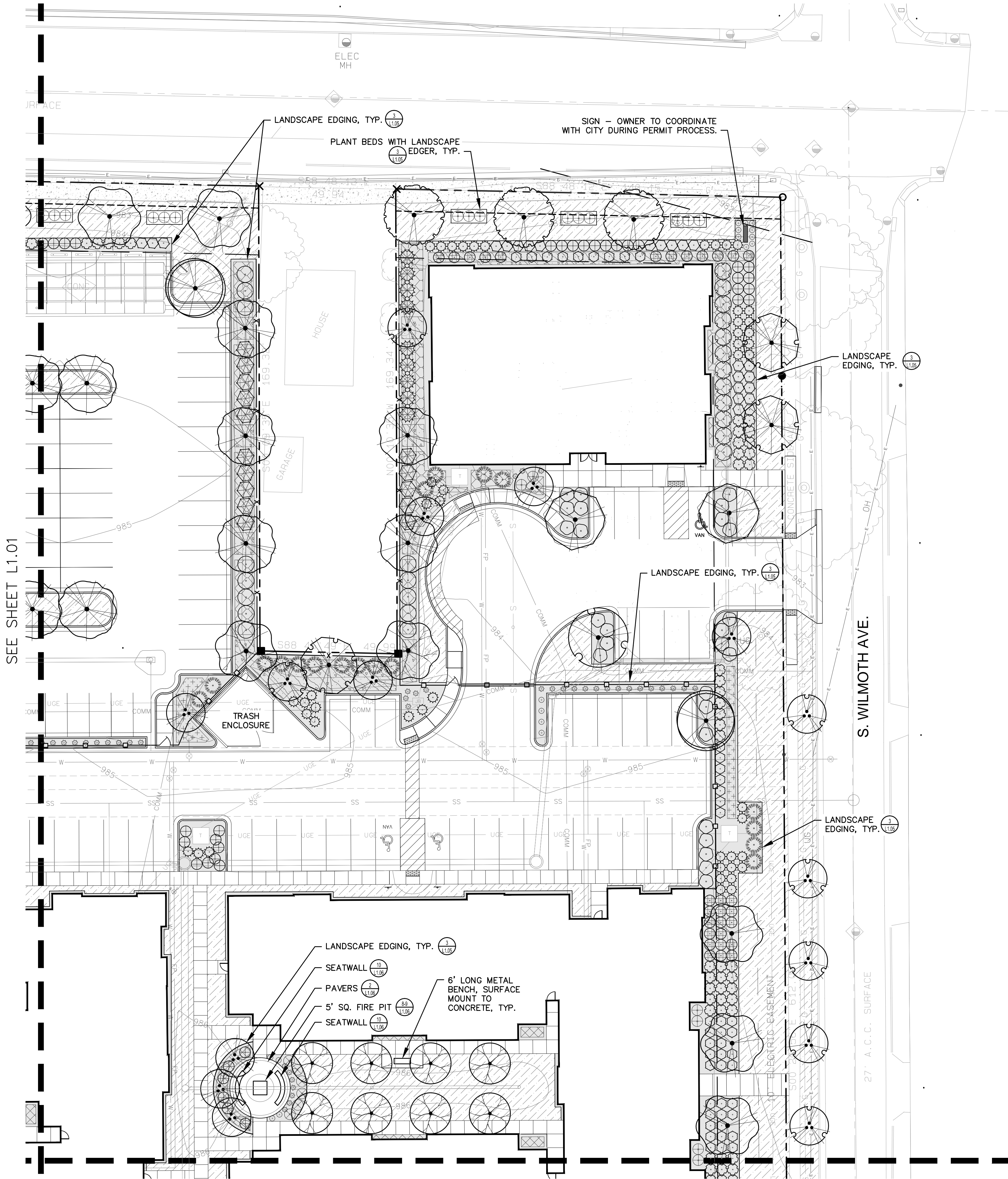


OVERALL
PLANT SCHEDULE

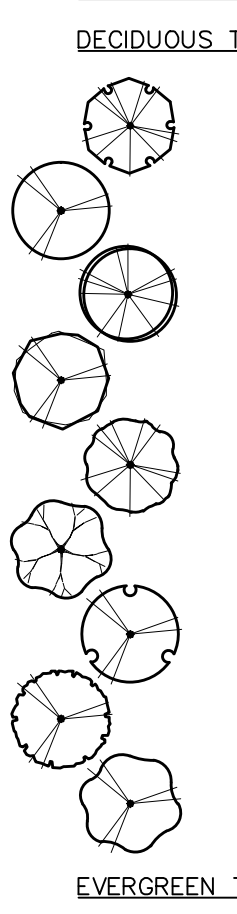
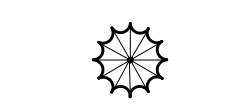
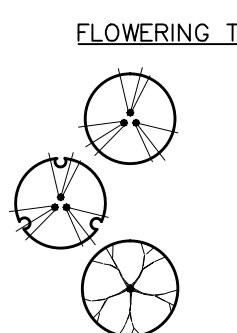
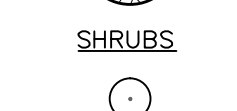
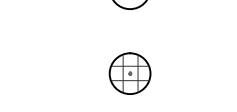

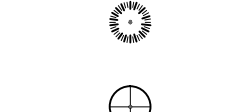
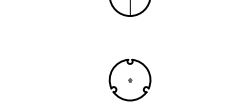
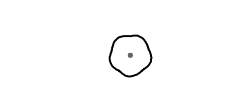
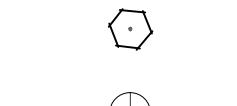
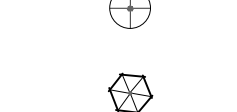
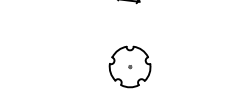
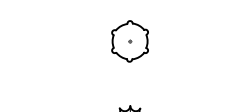
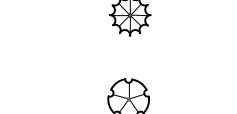
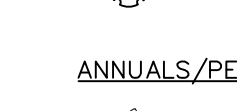
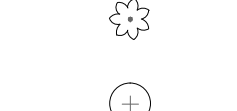

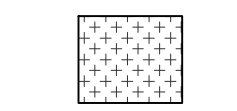
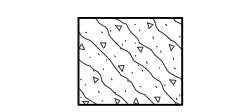
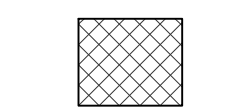
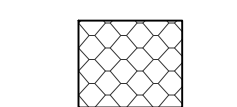
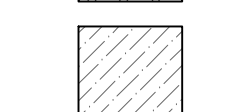
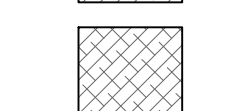
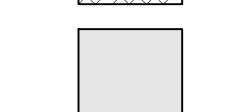
	<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	
		9	ACER X FREEMANII 'JEFFSRED' / AUTUMN BLAZE MAPLE	B & B	1.5" CAL	10'-12' HT.	
		8	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	1.5" CAL	10'-12' HT.	
		8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	1.5" CAL	10'-12' HT.	
		8	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	1.5" CAL	10'-12' HT.	
		15	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	1.5" CAL	10'-12' HT.	
		8	QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL	10'-12' HT.	
		7	QUERCUS RUBRA / RED OAK	B & B	1.5" CAL	10'-12' HT.	
		8	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	1.5" CAL	10'-12' HT.	
		9	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	1.5" CAL	10'-12' HT.	
	<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	
		27	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA' / HILLSPIRE JUNIPER	B & B		6' HT	
	<u>FLOWERING TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	
		16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1" CAL	8'-10' HT.	
		14	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1" CAL	8'-10' HT.	
		16	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1" CAL	8'-10' HT.	
	<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>FIELD3</u>	
		49	CORYLUS AMERICANA / AMERICAN HAZELNUT	#5 CONT.			
		55	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	#5 CONT.			
		71	JUNIPERUS CHINENSIS 'GOLD COAST' TM / GOLD COAST JUNIPER	#5 CONT.			
		42	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	#5 CONT.			
		56	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	#5 CONT.			
		12	LIGUSTRUM LUCIDUM / GLOSSY PRIVET	#5 CONT.			
		124	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5 CONT.			
		36	RIBES ALPINUM / ALPINE CURRANT	#5 CONT.			
		80	ROSA X 'RADTKO' / DOUBLE KNOCK OUT ROSE	#5 CONT.			
		31	SAMBUCUS CANADENSIS / ELDERBERRY	#5 CONT.			
		82	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	#5 CONT.			
		54	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	#5 CONT.			
		9	TAXUS X MEDIA 'HICKSII' / HICKS YEW	#5 CONT.			
		10	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM	#5 CONT.			
	<u>ANNUALS/PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	<u>FIELD2</u>	<u>FIELD3</u>	
		115	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#1 CONT.			
		46	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	#1 CONT.			
	<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>FIELD2</u>	<u>FIELD3</u>	<u>SPACING</u>
		7,198 SF	COTONEASTER ADPRESSUS / CREEPING COTONEASTER	#SP1			36" o.c.
		2,395 SF	EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER CREEPER	#SP1			36" o.c.
		943 SF	HEDERA HELIX / ENGLISH IVY	#SP1			36" o.c.
		5,065 SF	VINCA MINOR / COMMON PERIWINKLE	#SP1			36" o.c.
			BLUEGRASS SOD				
			INFILTRATION BASIN SEED MIX				
			SHREDDED HARDWOOD MULCH				

SEE SHEET L1.00 FOR FENCE
MATERIAL, HEIGHT AND LOCATIONS

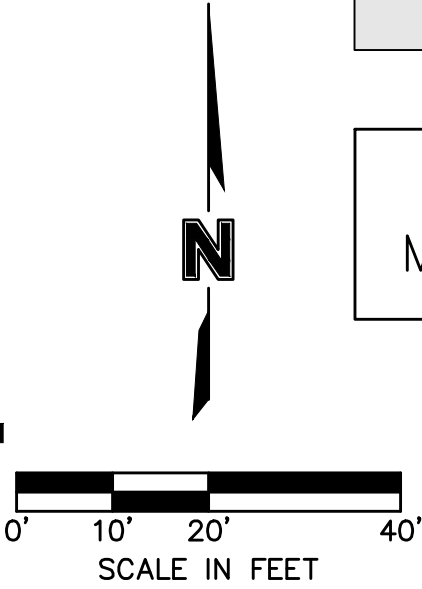


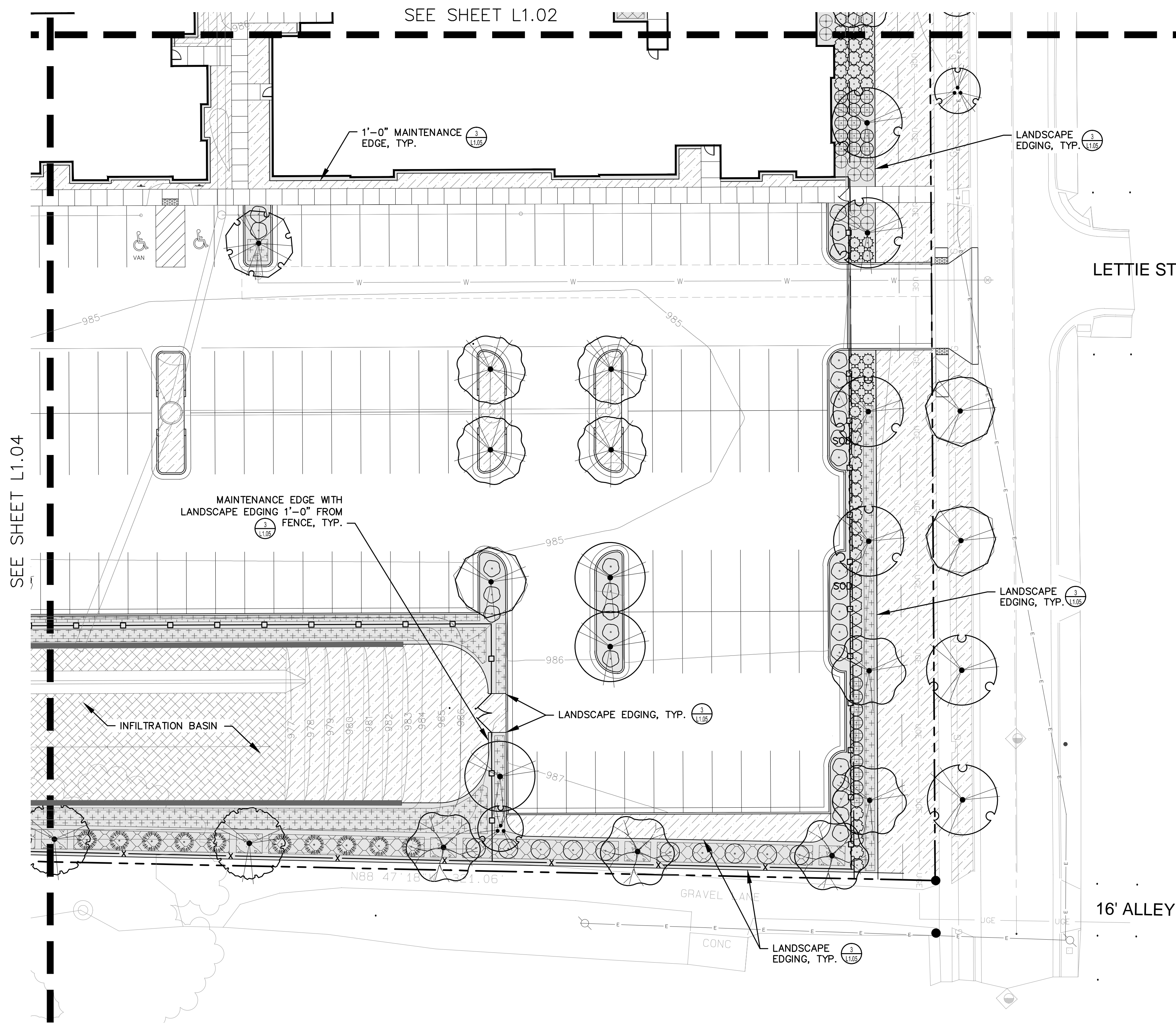


OVERALL
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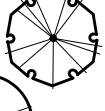










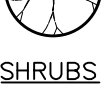
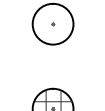
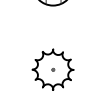

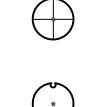
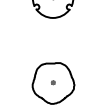

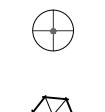
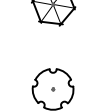
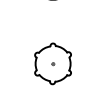
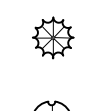



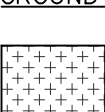
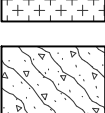
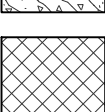
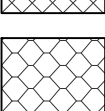
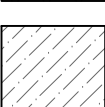
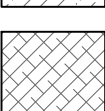
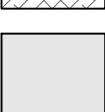
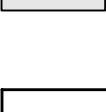

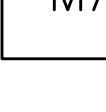

DECIDUOUS TREES		QTY	BOTANICAL NAME // COMMON NAME	CONT	CAL	SIZE	
	9	ACER X FREEMANII 'JEFFSRED' / AUTUMN BLAZE MAPLE	B & B	1.5" CAL	10'-12' HT.		
	8	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	1.5" CAL	10'-12' HT.		
	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	1.5" CAL	10'-12' HT.		
	8	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	1.5" CAL	10'-12' HT.		
	15	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	1.5" CAL	10'-12' HT.		
	8	QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL	10'-12' HT.		
	7	QUERCUS RUBRA / RED OAK	B & B	1.5" CAL	10'-12' HT.		
	8	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	1.5" CAL	10'-12' HT.		
	9	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	1.5" CAL	10'-12' HT.		
EVERGREEN TREES		QTY	BOTANICAL NAME // COMMON NAME	CONT	CAL	SIZE	
	27	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA' / HILLSPIRE JUNIPER	B & B		6' HT		
FLOWERING TREES		QTY	BOTANICAL NAME // COMMON NAME	CONT	CAL	SIZE	
	16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	1" CAL	8'-10' HT.		
	14	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1" CAL	8'-10' HT.		
	16	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1" CAL	8'-10' HT.		
SHRUBS		QTY	BOTANICAL NAME // COMMON NAME	SIZE	FIELD2	FIELD3	
	49	CORYLUS AMERICANA / AMERICAN HAZELNUT	#5 CONT.				
	55	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	#5 CONT.				
	71	JUNIPERUS CHINENSIS 'GOLD COAST' TM / GOLD COAST JUNIPER	#5 CONT.				
	42	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	#5 CONT.				
	56	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	#5 CONT.				
	12	LIGUSTRUM LUCIDUM / GLOSSY PRIVET	#5 CONT.				
	124	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5 CONT.				
	36	RIBES ALPINUM / ALPINE CURRANT	#5 CONT.				
	80	ROSA X 'RADTKO' / DOUBLE KNOCK OUT ROSE	#5 CONT.				
	31	SAMBUCUS CANADENSIS / ELDERBERRY	#5 CONT.				
	82	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	#5 CONT.				
	54	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	#5 CONT.				
	9	TAXUS X MEDIA 'HICKSII' / HICKS YEW	#5 CONT.				
	10	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM	#5 CONT.				
ANNUALS/PERENNIALS		QTY	BOTANICAL NAME // COMMON NAME	SIZE	FIELD2	FIELD3	
	115	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#1 CONT.				
	46	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	#1 CONT.				
GROUND COVERS		QTY	BOTANICAL NAME // COMMON NAME	CONT	FIELD2	FIELD3	SPACING
	7,198 SF	COTONEASTER ADPRESSUS / CREEPING COTONEASTER	#SP1				36" o.c.
	2,395 SF	EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER CREEPER	#SP1				36" o.c.
	943 SF	HEDERA HELIX / ENGLISH IVY	#SP1				36" o.c.
	5,065 SF	VINCA MINOR / COMMON PERIWINKLE	#SP1				36" o.c.
		BLUEGRASS SOD					
		INFILTRATION BASIN SEED MIX					
		SHREDDED HARDWOOD MULCH					

SEE SHEET L1.00 FOR FENCE
MATERIAL, HEIGHT AND LOCATIONS





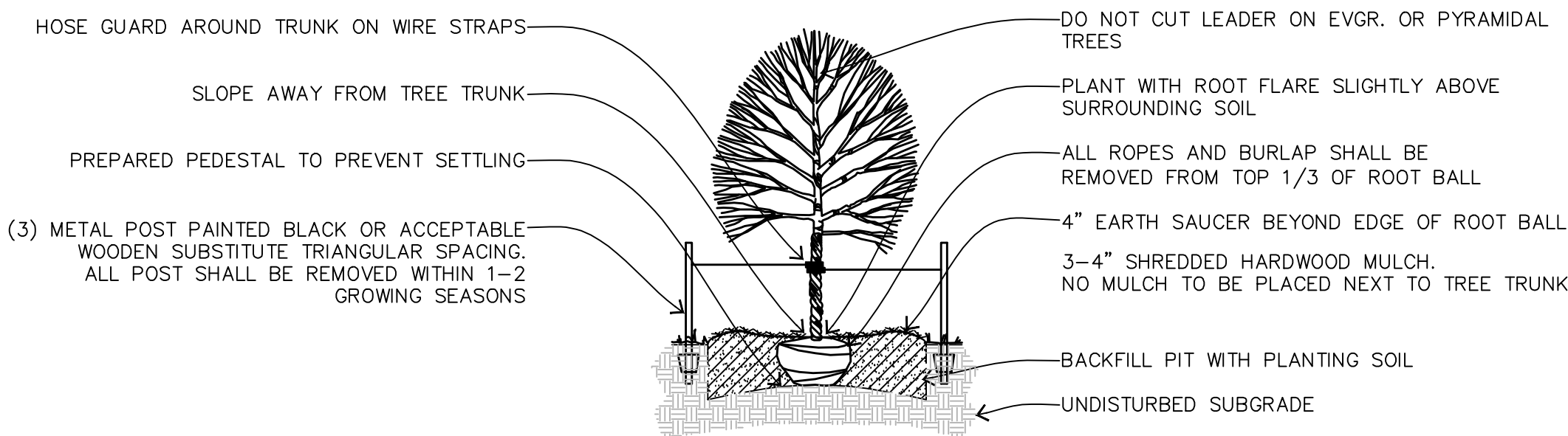
OVERALL
PLANT SCHEDULE

DECIDUOUS TREES	QTY.	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	
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		BLUEGRASS SOD				
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		SHREDDED HARDWOOD MULCH				

SEE SHEET L1.00 FOR FENCE
MATERIAL, HEIGHT AND LOCATIONS



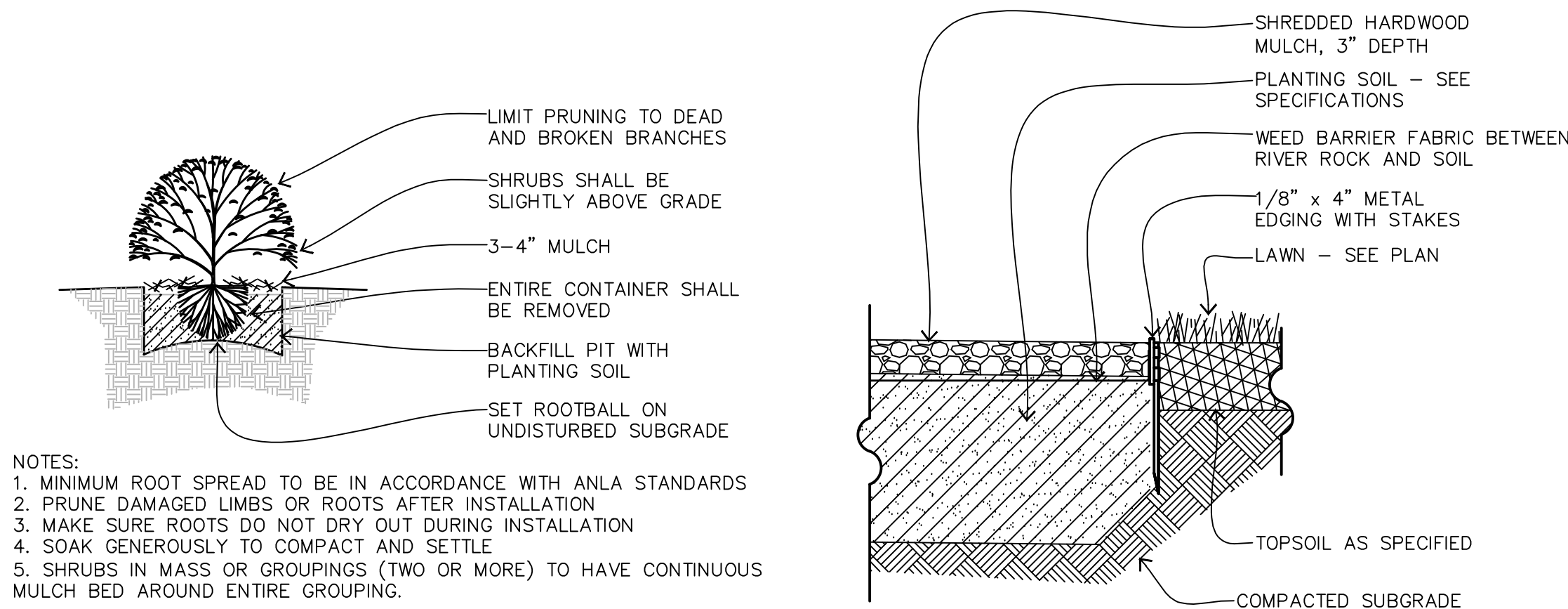
SEE SHEET L1.00 FOR FENCE
MATERIAL, HEIGHT AND LOCATIONS



- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - IN AREAS OF TURF, SURROUND BED WITH 6" DIAMETER OF MULCH

SECTION: DECIDUOUS TREE PLANTING

N.T.S.



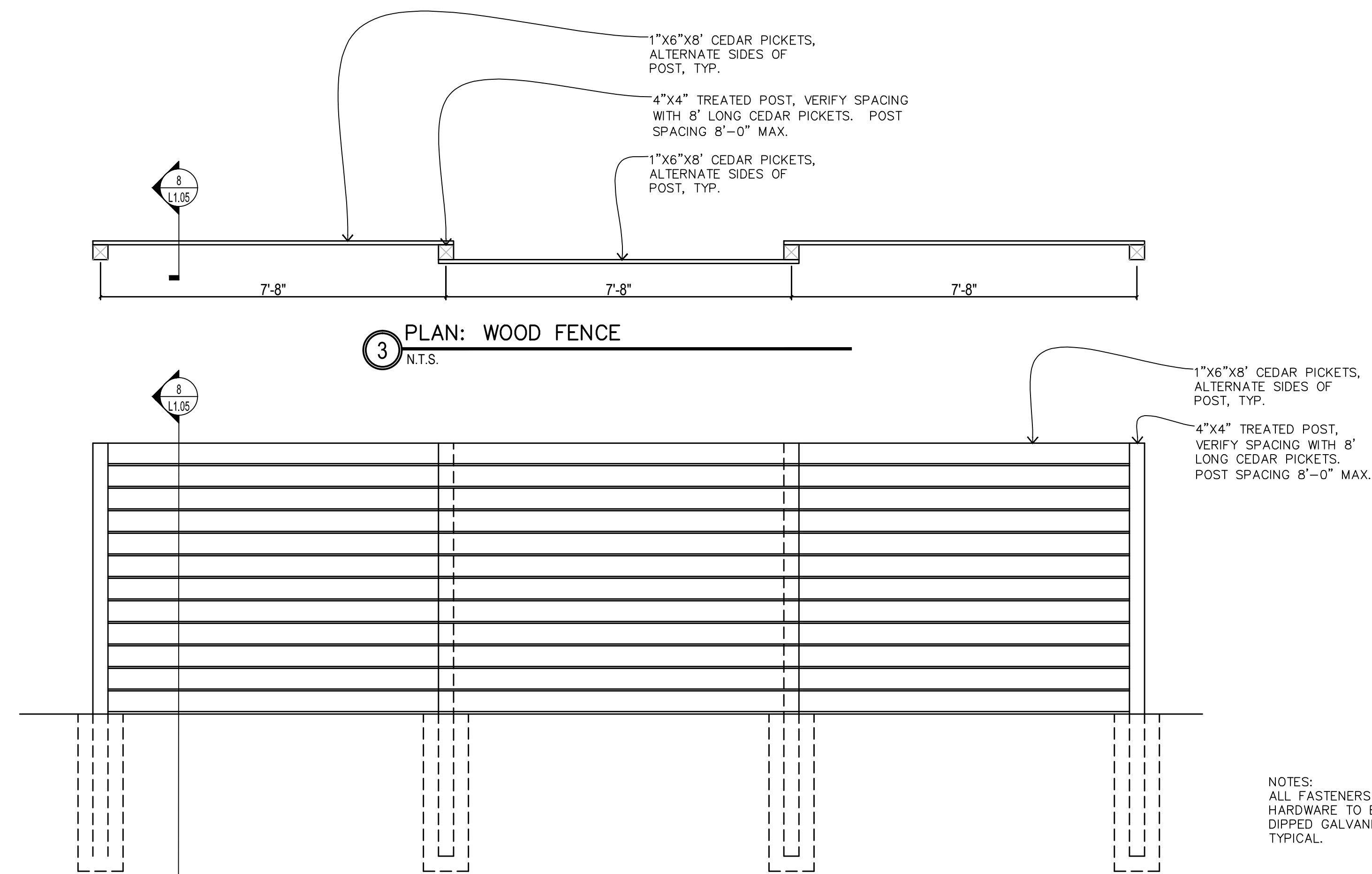
- NOTES:
- MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
 - PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 - MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 - SOAK GENEROUSLY TO COMPACT AND SETTLE
 - SHRUBS IN MASS OR GROUPINGS (TWO OR MORE) TO HAVE CONTINUOUS MULCH BED AROUND ENTIRE GROUPING.

SECTION: SHRUB PLANTING

N.T.S.

SECTION: METAL EDGING

N.T.S.



ELEVATION: WOOD FENCE

N.T.S.

SECTION: WOOD FENCE

N.T.S.

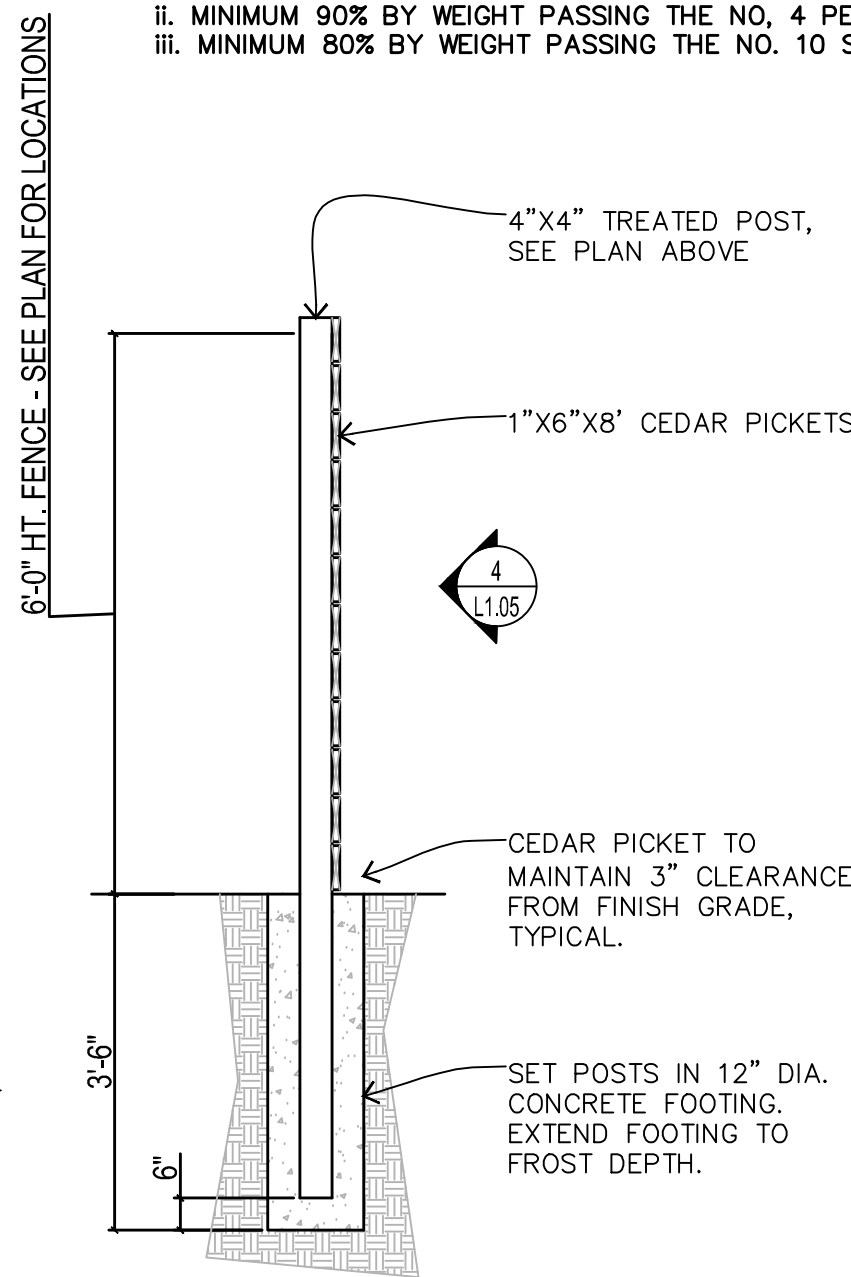
SOD NOTES:

- ALL DISTURBED AREAS TO RECEIVE TURFGRASS SOD: NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATIONS ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS, COMPLYING WITH TPI'S "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

TURFGRASS SPECIES: SOD OF GRASS AS FOLLOWS:
KENTUCKY BLUEGRASS (POA PRATENSIS), A MINIMUM OF THREE CULTIVARS SELECTED FROM THE FOLLOWING LIST:
A. BLACKSBURG KENTUCKY BLUEGRASS
B. CHALLENGER KENTUCKY BLUEGRASS
C. BARON KENTUCKY BLUEGRASS
D. NUSTAR KENTUCKY BLUEGRASS
E. CHERI KENTUCKY BLUEGRASS
F. GLADE KENTUCKY BLUEGRASS
G. MERIT KENTUCKY BLUEGRASS
H. NAUSAU KENTUCKY BLUEGRASS
I. MIDNIGHT KENTUCKY BLUEGRASS
J. RAM 1 KENTUCKY BLUEGRASS
K. LIBERTY KENTUCKY BLUEGRASS
L. VICTA KENTUCKY BLUEGRASS
M. RUGBY KENTUCKY BLUEGRASS
N. ECLIPSE KENTUCKY BLUEGRASS
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITH 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

SOIL SPECIFICATIONS:

- ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
A. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
B. PH OF 6.0 TO 8.5.
C. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
D. NO SUBSTANCES TOXIC TO PLANTS.
E. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
F. NO OBJECTIONABLE ODOR.
G. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.
- PLANTING SOIL: A UNIFORM MIX OF, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. MIXTURE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
A. 15% BY VOLUME ORGANIC COMPOST
B. 15% BY VOLUME SAND
C. 70% BY VOLUME TOPSOIL
- TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
A. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
B. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
C. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
D. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
E. TEXTURAL ANALYSIS:
i. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
ii. MINIMUM 90% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
iii. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.



- NOTES:
- ALL FASTENERS AND HARDWARE TO BE HOT DIPPED GALVANIZED, TYPICAL.

GENERAL LANDSCAPE NOTES:

- PRIOR TO ANY EXCAVATION AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ARCHITECT, LANDSCAPE ARCHITECT, AND/OR CIVIL ENGINEER AND, CONSULT WITH ALL UTILITY COMPANY REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS.
- FOR UNDERGROUND UTILITY LOCATES CALL IOWA ONE-CALL AT 1-800-292-8989, 48 HOUR NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND LOCATES NOT COVERED BY THE IOWA ONE-CALL SYSTEM. NO COMPENSATION FOR DAMAGES TO EXISTING UTILITIES WILL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL DAMAGE TO EXISTING SITE IMPROVEMENTS RESULTING FROM EXCAVATION, PLANTING, BACKFILLING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS. SURFACES OTHER THAN THE PLANTING AREA SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION EXISTING PRIOR TO THE PLANTING OPERATION.
- FINISH GRADES IN ALL LANDSCAPE AREAS ARE TO BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY SEEDING, SODDING, OR PLANTING. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR REVIEW FIVE (5) DAYS PRIOR TO THE DESIRED DATE OF REVIEW. NO COMPENSATION FOR RE-SEEDING, RE-SODDING, OR RE-PLANTING OF AN AREA REQUIRING REMEDIAL GRADING SHALL BE ALLOWED RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST QUANTITIES, THE PLAN TO TAKE PRECEDENCE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS.
- ALL PLANT MATERIAL INSTALLED TO BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
A) PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE ARCHITECTS.
B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATION.
- THE LANDSCAPE ARCHITECT AND/OR OWNER RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIAL AT THE NURSERY/PLACE OF GROWTH, PRIOR TO INSTALLATION. HOWEVER, PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE. WHEN TYPICAL, TREES WITHOUT A CENTRAL LEADER WILL NOT BE ACCEPTED.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANTING OF TREES AND SHRUBS AREAS SHALL BE COMMENCED DURING THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1-OCTOBER 15) PLANTING SEASON. ANY PLANTING OPERATION NOT PERFORMED DURING THESE PERIODS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND ARE PERFORMED AT THE CONTRACTOR'S RISK.
- PLANT LABELS AND TAGS SHALL BE LEFT ON THE PLANT MATERIAL UNTIL AFTER THE INITIAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREE/SHRUB PLANTING AREAS TO BE AMENDED WITH ORGANIC COMPOST. A 3" LAYER SHALL BE PLACED OVER TOP OF PLANTING AREA AND ROTOTILLED TO A DEPTH OF 9" BEFORE PLANTING. RAKE AREA SMOOTH.
- GRANULAR PRE-EMERGENT WEED CONTROL SUCH AS DACTHAL, TREFLAN, OR APPROVED SIMILAR PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTION IN ALL BEDS. DO NOT APPLY WEED CONTROL IN TREE WELLS IN GRASS AREAS.
- ALL TREES IN SAME PLANTING AREA TO BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE, ANY PLANTS REMAIN ON THE SITE FOR MORE THAN 8 HOURS, TO BE HEEL-ED-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED, INCLUDING BUT NOT LIMITED TO WATER AND SHADE. WHILE ON-SITE, ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS NOT ALLOWED TO STOCKPILE ANY MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
- ALL TREES, SHRUB MASS PLANTINGS, AND ANNUAL AND ORNAMENTAL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD MULCH TO A DEPTH OF 3".
- THE CONTRACTOR SHALL PRESERVE AREAS OF EXISTING VEGETATION, INCLUDING GRASS, THAT OCCUR WITHIN THE CONTRACT LIMITS BUT ARE NOT NEEDED FOR CONSTRUCTION. REPAIR ALL OF THESE EXISTING AREAS TO THEIR ORIGINAL CONDITION WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- ALL SOIL AND OTHER DEBRIS SPILLED OR TRACKED ONTO THE PUBLIC R.O.W. OR ADJACENT PROPERTIES SHALL BE CLEANED-UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- ALL DISTURBED AREAS OUTSIDE LIMITS OF DISTURBANCE TO RECEIVE SOD.
- THE CONTRACTOR TO COMPLETELY GUARANTEE ALL WORK FOR THE PERIOD SPECIFIED BY THE WARRANTY CHART BELOW BASED ON FINAL ACCEPTANCE.

WARRANTY CHART		
SUBSTANTIAL COMPLETION DATE	DURATION	WARRANTY EXPIRATION
DECEMBER	19 MONTHS	JULY
JANUARY	18 MONTHS	JULY
FEBRUARY	17 MONTHS	JULY
MARCH	16 MONTHS	JULY
APRIL	15 MONTHS	JULY
MAY	14 MONTHS	JULY
JUNE	13 MONTHS	JULY
JULY	12 MONTHS	JULY
AUGUST	12 MONTHS	AUGUST
SEPTEMBER	12 MONTHS	SEPTEMBER
OCTOBER	12 MONTHS	OCTOBER
NOVEMBER	12 MONTHS	NOVEMBER

SEED SPECIFICATIONS:

INFILTRATION SEED MIX TO BE:
DETENTION BASIN SEED MIX - BY:
PRAIRIE MOON NURSERY
32115 PRAIRIE LANE
WINONA, MN 55987

SEED RATE: 20 LBS PER ACRE

SEE SHEET L1.06 FOR NATIVE SEEDING NOTES.

