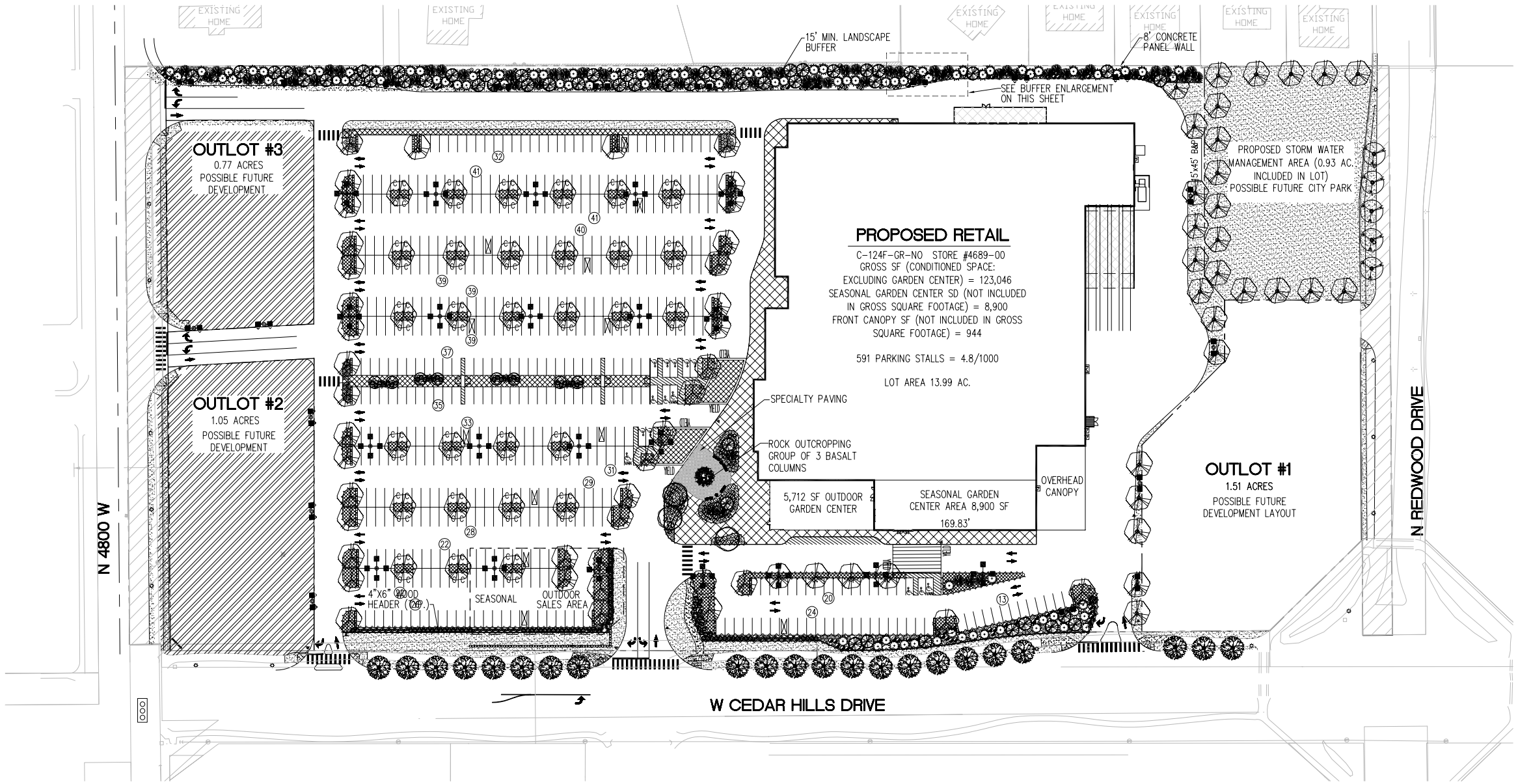
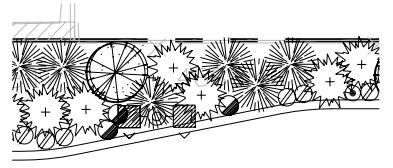


PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF TWO INCHES.
15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
17. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
18. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN GRAPHICALLY.
19. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL. ALL LANDSCAPE BED AREAS ARE TO RECEIVE 6" OF TOPSOIL.
20. REFER TO SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
21. ALL LANDSCAPED AREAS ARE TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM.

BUFFER ENLARGEMENT



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	TREES	
	PICEA PUNGENS 'BAKERI'/ BAKERI COLORADO SPRUCE	8' MIN. HT., SPECIMEN QUALITY, B&B
	BETULA JACQUEMONTII/ JACQUEMONTII BIRCH	3" CAL., SPECIMEN QUALITY, B&B BRANCHED @ 5', MATCHED SET
	FRAXINUS PENNSYLVANICA 'PATMORE'/ 'PATMORE' ASH	3" CAL., SPECIMEN QUALITY, B&B BRANCHED @ 5', MATCHED SET
	PICEA ENGLEMANII/ ENGLEMANN SPRUCE	8' MIN. HT., SPECIMEN QUALITY, B&B
	PINUS NIGRA/ AUSTRIAN BLACK PINE	8' MIN. HT., WELL FORMED, B&B
	PLATANUS ACERIFOLIA/ LONDON PLAIN TREE	3" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PRUNUS SARGENTII 'COLUMNARIS'/ COLUMNAR SARGENT CHERRY	3" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PYRUS CALLERYANA 'CAPITOL'/ 'CAPITOL' FLOWERING PEAR	3" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	QUERCUS MACROCARPA/ BURR OAK	3" CAL., SPECIMEN QUALITY, B&B, 10-12' HT., BRANCHED @ 5', MATCHED SET

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	SHRUBS	
	BERBERIS BUXIFOLIA NANA/ CRIMSON PYGMY BARBERRY	5 GAL. CONT., 15" MIN. HT., FULL & BUSHY
	CORNUS SERECIA 'KELSEYI'/ 'KELSEY' DWARF DOGWOOD	5 GAL. CONT., 24" MIN. HT., FULL & BUSHY, MATCHED VARIETIES
	EUONYMUS ALATA 'COMPACTA'/ DWARF WINGED EUONYMUS	18-24" HT., B&B, FULL & BUSHY
	MAHONIA AQUIFOLIUM 'COMPACTA'/ COMPACT OREGON GRAPE	15-18" HT., B&B, FULL & BUSHY
	ORNAMENTAL GRASSES TO INCLUDE BUT NOT LIMITED TO: FESTUCA GLAUCA AND PENNISETUM SETACEUM	1 GAL. CONT.,12" MIN. SPREAD FULL & BUSHY
	PIERIS JAPONICA 'MOUNTAIN FIRE'/ MOUNTAIN FIRE PIERIS	18" HT., B&B, FULL & BUSHY
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'S'/ 'OTTO LUYKEN'S' LAUREL	18-24" SPRD., B&B, FULL & BUSHY

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	GROUNDCOVER	
	ARCTOSTAPHYLOS UVA-URSI/ KINNIKINNICK	1 GAL. CONT., PLANT @ 18" O.C.
	COTONEASTER DAMMERI 'CORAL BEAUTY'/ 'CORAL BEAUTY' COTONEASTER PINUS MUGO MUGHUS/MUGO PINE	2 GAL. CONT., FULL & BUSHY, SPECIMEN QUALITY, PLANT @ 30" O.C., 25% MUGO PINE, 75% COTONEASTER. MUGO PINE TO BE PLANTED IN CENTER OF ISLANDS.
	HYDROSEED EROSION CONTROL SEED MIX	SEE SPECIFICATIONS FOR SEED MIX AND APPLICATION RATE
	JUNIPERUS CONFERTA 'EMERALD SEA'/ EMERALD SEA JUNIPER	1 GAL. CONT., PLANT @ 3-1/2' O.C.
	SOD LAWN AREA	EMERALD TURF /J.B.SOD OR EQUIVALENT USE FESCUE/RYE BLENDS

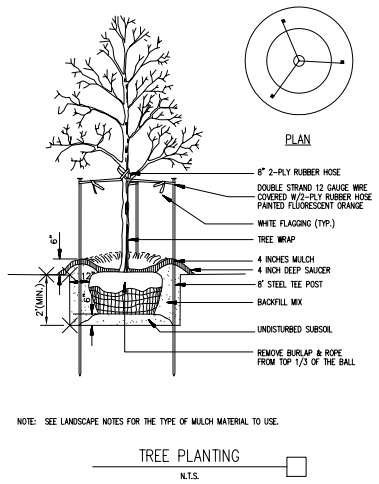
LANDSCAPE AREA

TOTAL SITE AREA	= 610,276 S.F.
PROPOSED LANDSCAPE / HARDSCAPE AREA (25%)	= 150,432 S.F.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

No.	Date	By	Revision Description

Designed By:	Issue Date:
RCL	3/27/07 CITY SPR-SUBMITTAL
Drawn By:	
RCL	
Checked By:	Project No.:
TSP	2006010.021

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LANDSCAPE PLAN

L-1.0