

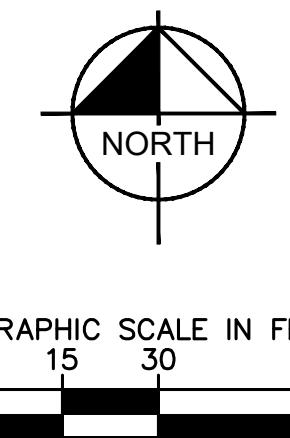
1-800-892-0123

15

A horizontal graphic scale in feet, marked at 15, 30, and 60. The scale is represented by a black line with numerical labels above it. The segments between the labels are divided into smaller, unlabeled increments.

LEGEND

- ## TREE LOCATION AND NUMBER
 - ✗ TREE TO BE REMOVED
 - TREE PROTECTION FENCE



29 SEPT 2017
PROJECT
168577000
SHEET NO.

BDW
DATE
29 SEPT 2017
PROJECT
168577000
SHEET NO.

L1.0

Kimley-Horn

The logo consists of a stylized lowercase 'a' with a horizontal bar above it, enclosed within a rectangular frame. Below the logo, the word 'Architecture' is written in a bold, sans-serif font.

1414 UNDERWOOD AV
WAUWATOSA, WI 53212

**Arch itecture
Eng ineering
P lan n i n g**

REVISIONS

1 REVISED PER VILLAGE
COMMENTS 11/24/17

REVISIONS		
1	REVISED PER VILLAGE COMMENTS	11/24/
2	ISSUED FOR BID	01/25/
3	REVISED PER ARCH COORDINATION	02/13/
4	REVISED PER VILLAGE COMMENTS	03/23/
5	REVISED PER VILLAGE COMMENTS	04/10/
6	REVISED PER VILLAGE COMMENTS	04/23/
7	REVISED PER VILLAGE & MWRD COMMENTS	05/17/
8	REVISED PER VILLAGE COMMENTS	06/08/
9	REVISED PER BUILDING UPDATES	09/19/
10	REVISED PER FIRE DEPT. AND CLIENT COMMENTS	05/29/
11	REVISED PER FIRE DEPT. COMMENTS	08/08/
12	REVISED PER FIRE LANE	09/18/

TREE REMOVAL PLAN

TREE TO BE PRESERVED
 TREE INVENTORY AND REMOVALS SCHEDULE TREE TO BE REMOVED

#	BOTANICAL NAME	COMMON NAME	SIZE CAL	REQUIRED REPLACEMENT TREES	
				COND- ITION	REPLACE- MENT TREES
1	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	8"	Good	
2	Pinus nigra	Austrian Pine	9"	Fair	
3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	6"	Good	
4	Acer rubrum 'Red Sunset'	Sunset Maple	5"	Good	
5	Pinus nigra	Austrian Pine	8"	Fair	
6	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	
7	Pinus nigra	Austrian Pine	9"	Fair	
8	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	7"	Good	
9	Acer rubrum 'Red Sunset'	Sunset Maple	5"	Good	
10	Acer rubrum 'Red Sunset'	Sunset Maple	5"	Good	
11	Amelanchier canadensis	Shadblow Serviceberry	5"	Good	
15	Acer rubrum	Red Maple	7"	Good	
16	Acer rubrum	Red Maple	4"	Good	
17	Pinus nigra	Austrian Pine	9"	Fair	
18	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	8"	Good	
19	Pinus nigra	Austrian Pine	9"	Fair	
20	Celtis occidentalis	Hackberry	5"	Good	
21	Gymnocladus dioicus	Kentucky Coffee-Tree	6"	Good	1
22	Pinus nigra	Austrian Pine	9"	Fair	1
23	Celtis occidentalis	Hackberry	5"	Good	1
24	Celtis occidentalis	Hackberry	5"	Good	1
25	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	12"	Good	1
26	Pinus strobus	Eastern White Pine	12"	Good	1
27	Tilia cordata	Littleleaf Linden	8"	Fair	1
34	Tilia cordata	Littleleaf Linden	8"	Good	
35	Acer rubrum	Red Maple	8"	Good	
36	Acer rubrum	Red Maple	6"	Good	
37	Pinus strobus	Eastern White Pine	8"	Good	
38	Acer rubrum	Red Maple	8"	Good	
39	Ulmus 'Patriot'	Patriot Elm	6"	Good	
40	Ulmus 'Patriot'	Patriot Elm	9"	Good	1
41	Ulmus 'Patriot'	Patriot Elm	5"	Good	
42	Ulmus 'Patriot'	Patriot Elm	5"	Good	
43	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	5"	Good	
44	Acer rubrum	Red Maple	5"	Good	
45	Pinus strobus	Eastern White Pine	4"	Good	
46	Tilia cordata	Littleleaf Linden	9"	Good	
47	Ulmus 'Patriot'	Patriot Elm	4"	Good	
48	Ulmus 'Patriot'	Patriot Elm	4"	Good	
300	Populus deltoides	Eastern Cottonwood	8"	Fair	0
301	Populus deltoides	Eastern Cottonwood	9"	Fair	0
302	Quercus bicolor	Swamp White Oak	8"	Fair	1
303	Quercus bicolor	Swamp White Oak	6"	Fair	1
304	Quercus bicolor	Swamp White Oak	6"	Fair	1
157	Acer rubrum 'Red Sunset'	Sunset Maple	5"	Good	
158	Acer rubrum 'Red Sunset'	Sunset Maple	5"	Poor	0
159	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	1
160	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	1
161	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	1
162	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	1
163	Acer rubrum 'Red Sunset'	Sunset Maple	7"	Good	1
164	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7"	Good	1
165	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	8"	Good	1
166	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	9"	Good	1
167	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	9"	Good	1
168	Alnus glutinosa	Black Alder	4"	Good	1
169	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	9"	Good	0
170	Gymnocladus dioicus	Kentucky Coffee-Tree	6"	Good	1
171	Tilia cordata	Littleleaf Linden	6"	Fair	1
174	Alnus glutinosa	Black Alder	7"	Good	1
175	Acer rubrum 'Red Sunset'	Sunset Maple	8"	Good	
176	Tilia cordata	Littleleaf Linden	4"	Good	1
177	Tilia cordata	Littleleaf Linden	7"	Good	
179	Pinus strobus	Eastern White Pine	8"	Good	
180	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	6"	Good	
181	Gymnocladus dioicus	Kentucky Coffee Tree	6"	Good	
182	Pinus nigra	Austrian Pine	8"	Fair	
184	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	6"	Good	
185	Pinus nigra	Austrian Pine	8"	Fair	
186	Tilia cordata	Littleleaf Linden	6"	Good	1
187	Quercus bicolor	Swamp White Oak	6"	Good	1
188	Quercus bicolor	Swamp White Oak	6"	Good	1
189	Quercus bicolor	Swamp White Oak	6"	Good	0
190	Pinus nigra	Austrian Pine	10"	Fair	
192	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	6"	Good	
193	Pinus nigra	Austrian Pine	8"	Fair	
196	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	
197	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	9"	Good	1
198	Gymnocladus dioicus	Kentucky Coffee-Tree	6"	Good	1
199	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7"	Good	1
200	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7"	Good	1
201	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	7"	Good	1
202	Acer rubrum 'Red Sunset'	Sunset Maple	7"	Good	1
203	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	1
204	Tilia cordata	Littleleaf Linden	9"	Good	0
206	Amelanchier canadensis	Shadblow Serviceberry	3"	Good	
207	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	8"	Good	
208	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	8"	Good	
209	Amelanchier canadensis	Shadblow Serviceberry	3"	Good	
210	Syringa reticulata	Japanese Lilac-Tree	7"	Good	1
211	Syringa reticulata	Japanese Lilac-Tree	7"	Good	1
212	Syringa reticulata	Japanese Lilac-Tree	7"	Good	1
213	Acer rubrum 'Red Sunset'	Sunset Maple	8"	Good	1
215	Acer rubrum 'Red Sunset'	Sunset Maple	8"	Good	1
217	Quercus spp.	Oak	9"	Good	0
499	Acer rubrum 'Red Sunset'	Sunset Maple	7"	Good	
500	Malus 'Prinifire'	Prairiefire Crabapple	6"	Good	
501	Picea pungens	Colorado Spruce	4"	Good	
505	Pinus strobus	Eastern White Pine	4"	Good	
506	Acer rubrum 'Red Sunset'	Sunset Maple	6"	Good	1
509	Tilia cordata	Littleleaf Linden	8"	Good	1
511	Alnus glutinosa	Black Alder	9"	Good	1
512	Acer rubrum 'Red Sunset'	Sunset Maple	9"	Good	1
514	Acer rubrum 'Red Sunset'	Sunset Maple	7"	Good	1
516	Pinus strobus	Eastern White Pine	4"	Good	
517	Picea pungens	Colorado Spruce	8"	Good	
518	Malus 'Prinifire'	Prairiefire Crabapple	7"	Good	1
520	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	7"	Good	1
521	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	7"	Good	1
523	Pinus strobus	Eastern White Pine	6"	Good	1

TOTAL REQUIRED 4" CAL. REPLACEMENT TREES 49

TREE REPLACEMENT STANDARDS		
TYPE OF TREE REMOVED	SIZE (DBH)	NUMBER OF REPLACEMENT TREES REQUIRED
CANOPY TREES	4"- 12"	TWO (2) 2.5" CAL TREES OR ONE (1) 4" CAL TREE
	13" - 23"	FOUR (4) 2.5" CAL TREES OR TWO (2) 4" CAL TREE
	24" OR GREATER	SIX (6) 2.5" CAL TREES OR THREE (3) 4" CAL TREE
EVERGREEN TREES	8' HT - 10' HT	TWO (2) 2.5" CAL TREES OR ONE (1) 4" CAL TREE
	10' HT - 14' HT	FOUR (4) 2.5" CAL TREES OR TWO (2) 4" CAL TREE
	14' OR TALLER	SIX (6) 2.5" CAL TREES OR THREE (3) 4" CAL TREE

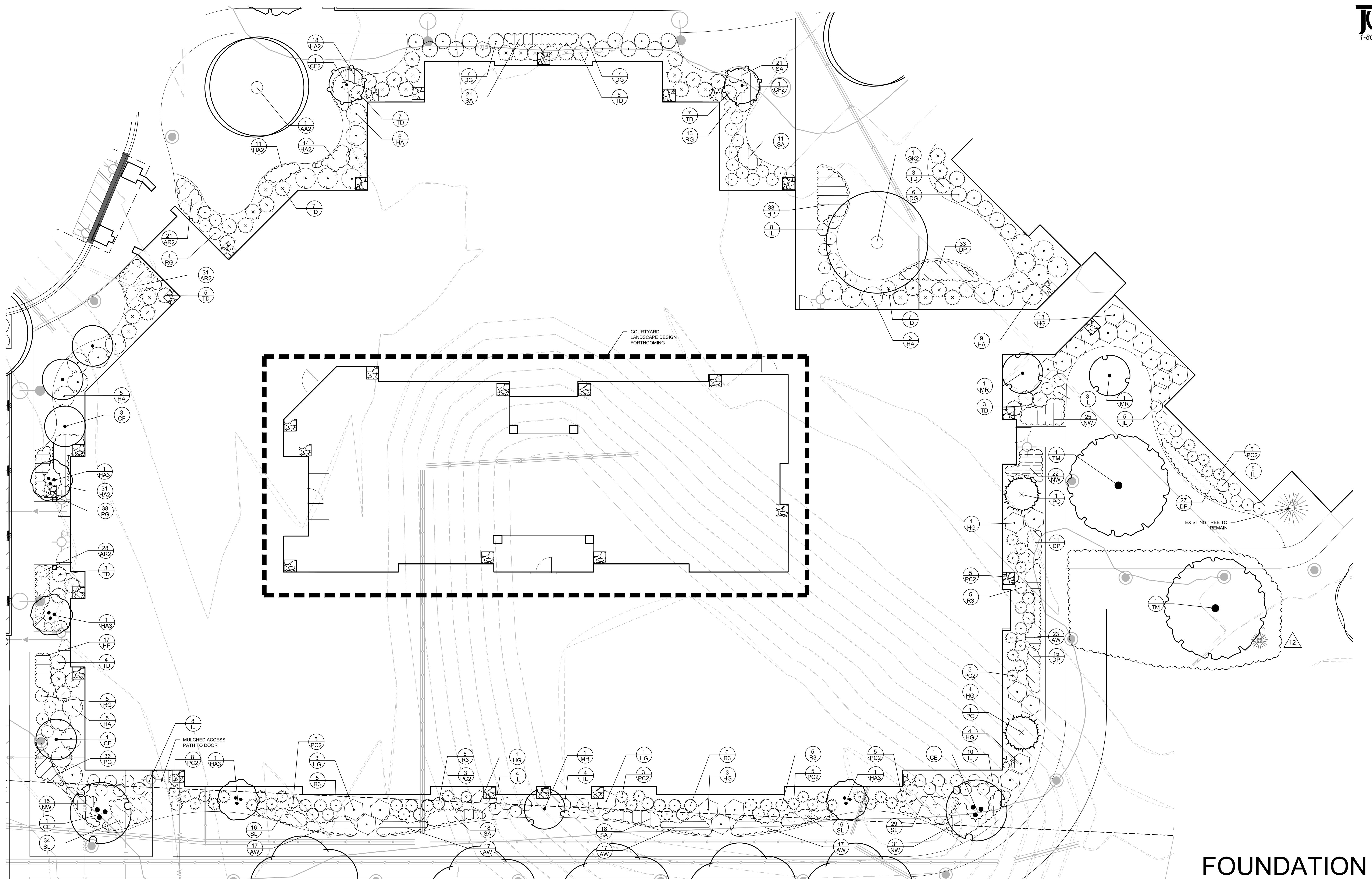
1. PER 6-305.F.3.f.2 - TREE OF HEAVEN (ALAINTHUS SPP.), BUCKTHORN, WILLOW, BOX ELDER, SIVER MAPLE, OSAGE ORANGE, ALL SPECIES OF ASH (FAXINUS SPP.) AND COTTONWOOD (POPULUS DELTOIDES) ARE EXEMPT FROM MITIGATION REQUIREMENTS.
2. PER 6-305.F.3.f.2 - TREES WITH A CONDITION OR FORM RATING OF POOR OR DEAD ARE EXEMPT FROM MITIGATION REQUIREMENTS.

- TREE PROTECTION NOTES**
1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
 2. ISSUED TO PROTECT AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
 3. TO PREVENT ROOT SMOOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 5. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
 6. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 7. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
 8. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
 9. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 10. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 11. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
 12. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

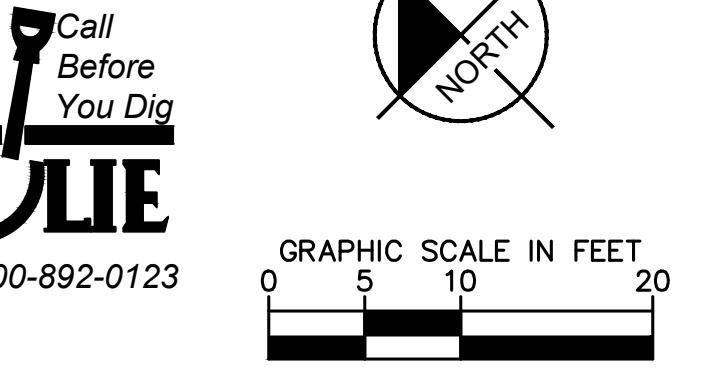
1. TREE PROTECTION

NTS

TREE REMOVALS<br



FOUNDATION LANDSCAPE ENLARGEMENT PLAN



Smith CROSSING
 SKILLED NURSING SHORT TERM
 REHABILITATION CENTER
 Washington and Jane Smith Community
 Illinois
 Orland Park

Kimley Horn
 Architecture

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WARRENVILLE ROAD, SUITE 350,
 Lisle, IL 60532
 PHONE: 630-487-5550
 WWW.KIMLEY-HORN.COM

1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414-421-2131 TEL
 414-421-0231 FAX
 WWW.AGARCH.COM

Architecture
 Engineering
 Planning

REVISIONS
 1 REVISED PER VILLAGE COMMENTS 11/24/17
 2 ISSUED FOR BID 01/25/18
 3 REVISED PER ARCH COMMENTS 02/13/18
 4 REVISED PER VILLAGE COMMENTS 03/23/18
 5 REVISED PER VILLAGE COMMENTS 04/10/18
 6 REVISED PER VILLAGE COMMENTS 04/23/18
 7 REVISED PER VILLAGE & MWWD COMMENTS 05/17/18
 8 REVISED PER VILLAGE COMMENTS 06/08/18
 9 REVISED BUILDING UPDATES 06/19/18
 10 REVISED PER FIRE DEPT. AND MWWD COMMENTS 05/29/19
 11 REVISED PER FIRE DEPT. COMMENTS 06/08/19
 12 REVISED PER FIRE LANE 06/18/19

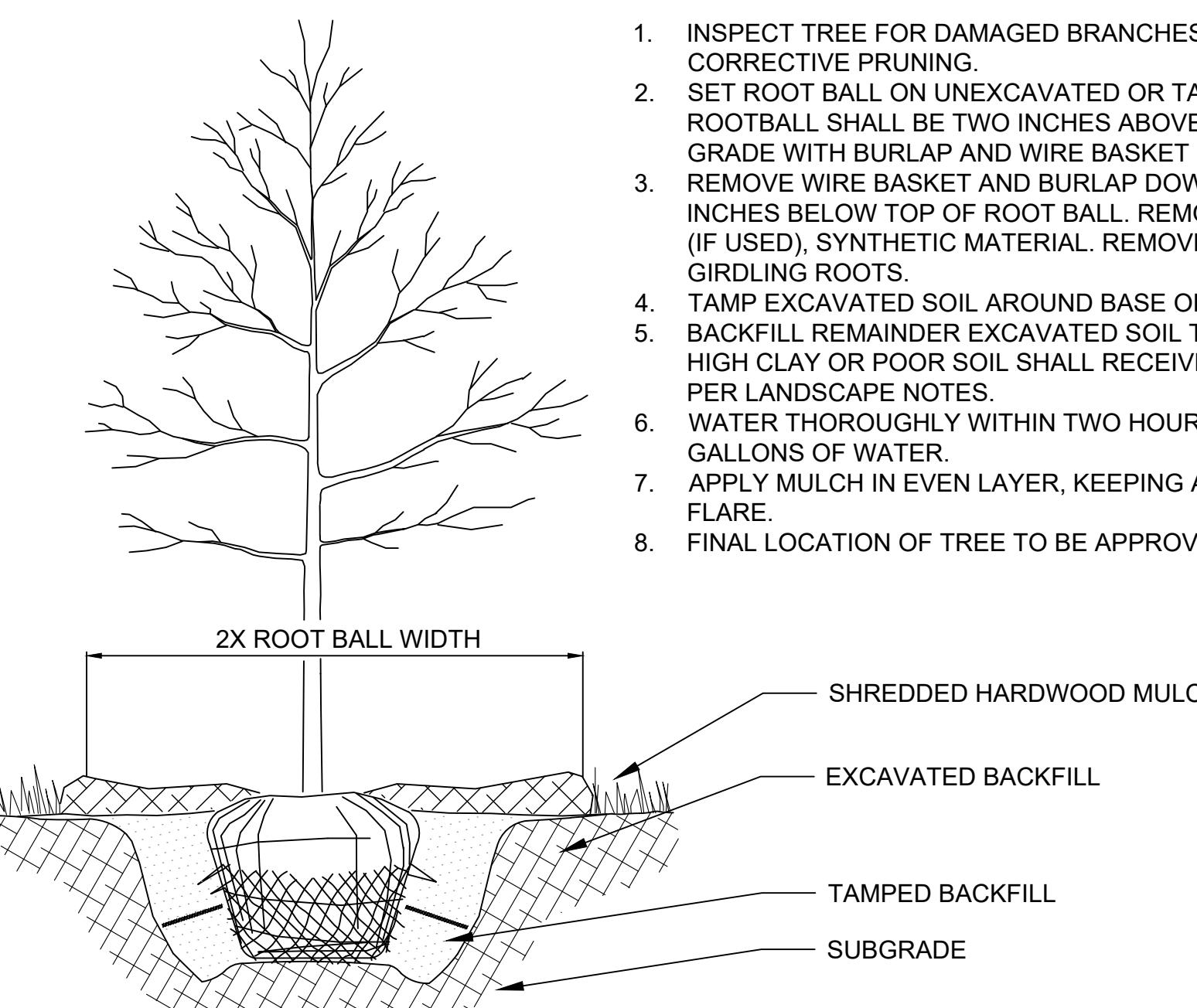
DRAWN BY
 BDW
 DATE
 29 SEPT 2017
 PROJECT
 16857700
 SHEET NO.

DETENTION BASIN SEED MIX

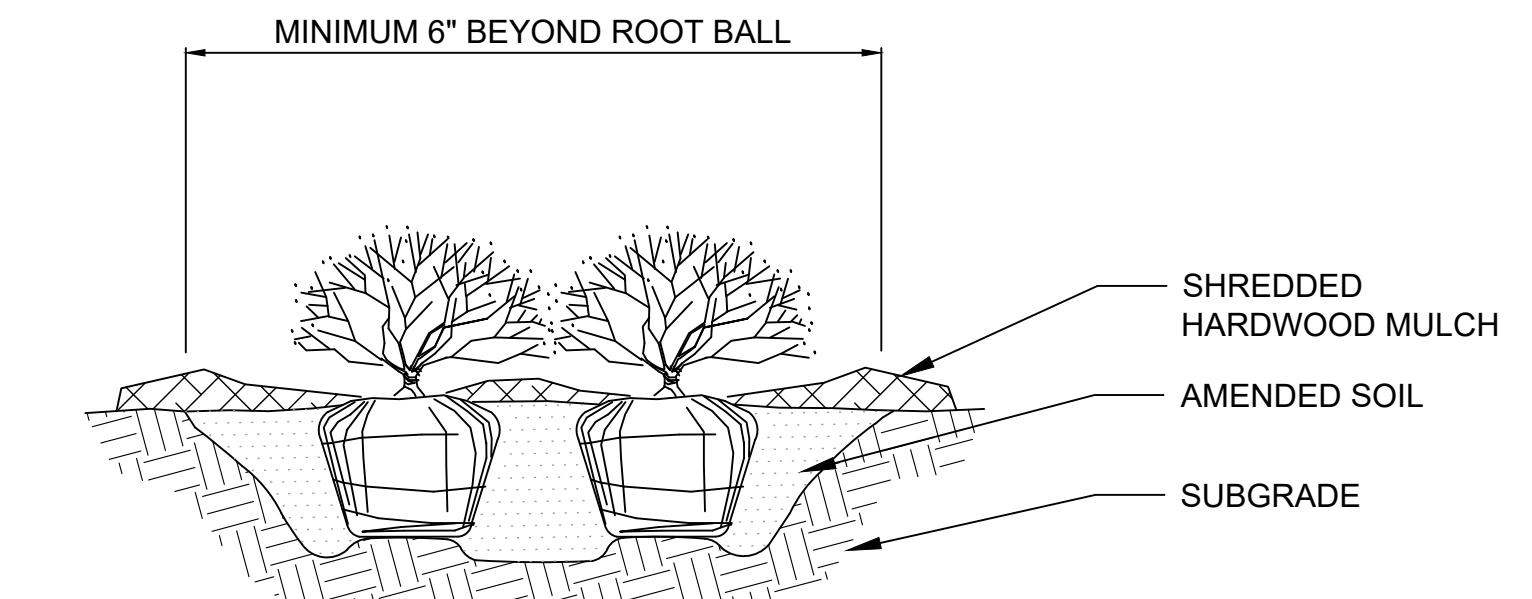
BOTANICAL NAME	COMMON NAME	OZ/ ACRE	LBS/ ACRE	% OF MIX BY WEIGHT	% OF MIX SEED COUNT
GRASSES, SEDGES, & RUSHES					
ANDROPOGON GERARDII	BIG BLUESTEM GRASS	64.0000	4.00	13.99%	5.05%
CAREX BEBBII	BEBB'S OVAL SEDGE	2.0000	0.13	0.44%	0.54%
CAREX BREVIOR	PLAINS OVAL SEDGE	4.0000	0.25	0.87%	0.92%
CAREX HYSTERICINA	PORCUPINE SEDGE	4.0000	0.25	0.87%	0.95%
CAREX VULPINOIDEA	BROWN FOX SEDGE	6.0000	0.38	1.31%	4.74%
ELEOCHARIS ACICULARIS	NEEDLE SPIKE RUSH	1.0000	0.06	0.22%	0.55%
ELEOCHARIS ERYTHROPODA	RED-ROOTED SPIKE RUSH	2.0000	0.13	0.44%	1.23%
ELYMUS CANADENSIS	CANADA WILD RYE	32.0000	2.00	6.99%	1.31%
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	48.0000	3.00	10.49%	1.59%
JUNCUS DUDLEYI	DUDLEY'S RUSH	1.0000	0.06	0.22%	25.26%
PANICUM VIRGATUM	SWITCH GRASS	80.0000	5.00	17.49%	8.84%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	64.0000	4.00	13.99%	7.58%
SORGHASTRUM NUTANS	INDIAN GRASS	16.0000	1.00	3.50%	1.52%
			GRASS/SEDGE SUBTOTALS	20.25	70.82%
					60.07%
FLOWERS AND OTHER BROADLEAVES					
ALLIUM CERNUUM	NODDING WILD ONION	4.0000	0.25	0.87%	0.24%
ASCLEPIAS INCARNATA	SWAMP MILKWEED	10.0000	0.63	2.19%	0.38%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	16.0000	1.00	3.50%	0.34%
COREOPSIS TRIPTERIS	TALL COREOPSIS	4.0000	0.25	0.87%	0.44%
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	4.0000	0.25	0.87%	0.17%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	16.0000	1.00	3.50%	0.83%
ERYNGIUM YUCCIFOLIUM	RATTLESNAKE MASTER	8.0000	0.50	1.75%	0.47%
EUPATORIUM PERfoliatum	COMMON BONESET	1.0000	0.06	0.22%	1.26%
EUTHAMIA GRAMINIFOLIA	COMMON GRASS-LEAVED GOLDENROD	1.0000	0.06	0.22%	2.76%
EUTROCHIUM MACULATUM	SPOTTED JOE PYE WEED	2.0000	0.13	0.44%	1.50%
HELENIUM AUTUMNALE	SNEEZEWEEED	3.0000	0.19	0.66%	3.08%
KUHNIA EUPATORIOIDES CORYMBULOSA	FALSE BONESET	4.0000	0.25	0.87%	1.01%
MONARDA FISTULOSA	WILD BERGAMOT	4.0000	0.25	0.87%	2.21%
PENSTEMON DIGITALIS	FOXGLOVE BEARD TONGUE	4.0000	0.25	0.87%	4.10%
PYCNANTHEMUM VIRGINIANUM	COMMON MOUNTAIN MINT	2.0000	0.13	0.44%	3.47%
RUDBECKIA FULGIDA VAR. SULLIVANTII	SHOWY BLACK-EYED SUSAN	6.0000	0.38	1.31%	1.28%
RUDBECKIA HIRTA	BLACK-EYED SUSAN	8.0000	0.50	1.75%	5.81%
RUDBECKIA SUBTOMENTOSA	SWEET BLACK-EYED SUSAN	4.0000	0.25	0.87%	1.36%
RUDBECKIA TRILOBA	BROWN-EYED SUSAN	3.0000	0.19	0.66%	0.81%
SILPHIUM LACINIATUM	COMPASS PLANT	1.0000	0.06	0.22%	0.01%
SOLIDAGO RIDDELLII	RIDDELL'S GOLDENROD	1.0000	0.06	0.22%	0.73%
SOLIDAGO RIGIDA	STIFF GOLDENROD	1.5000	0.09	0.33%	0.49%
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	4.0000	0.25	0.87%	2.05%
THALICTRUM DASycarpum	PURPLE MEADOW RUE	4.0000	0.25	0.87%	0.35%
VERNONIA FASCICULATA	COMMON IRONWEED	6.0000	0.38	1.31%	1.14%
VERBENA HASTATA	BLUE VERVAIN	4.0000	0.25	0.87%	2.94%
ZIZIA AUREA	GOLDEN ALEXANDERS	8.0000	0.50	1.75%	0.69%
			BROADLEAF SUBTOTALS	8.34	29.18%
			SEED MIX TOTALS	28.59	100.00%
					100.00%

NC

1. INSTALL A MYCORRHIZAL INOCULANT WITH SEED MIX AT 40 LBS/ACRE
 2. FOR SPRING PLANTING, INSTALL A COVER CROP OF SEED OATS (AVENA SATIVA) WITH SEED MIX AT 40 LBS/ACRE
 3. FOR FALL PLANTING, INSTALL A COVER CROP OF REGREEN (A WINTER WHEAT X WHEATGRASS STERILE HYBRID) WITH SEED MIX AT 50 LBS/ACRE
 4. AT NO TIME SHOULD ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR PERENNE) BE UTILIZED AS A COVER CROP.

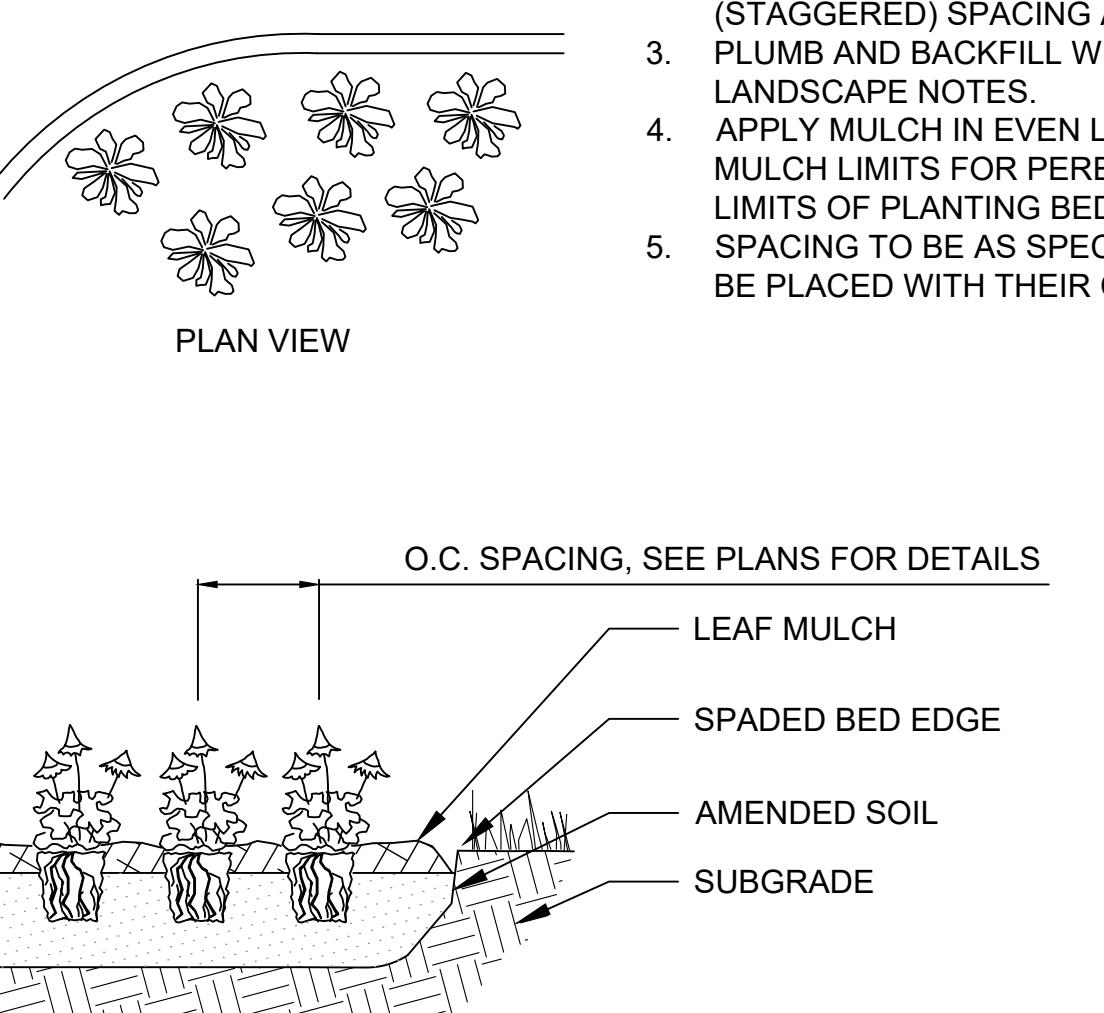


1 TREE PLANTING

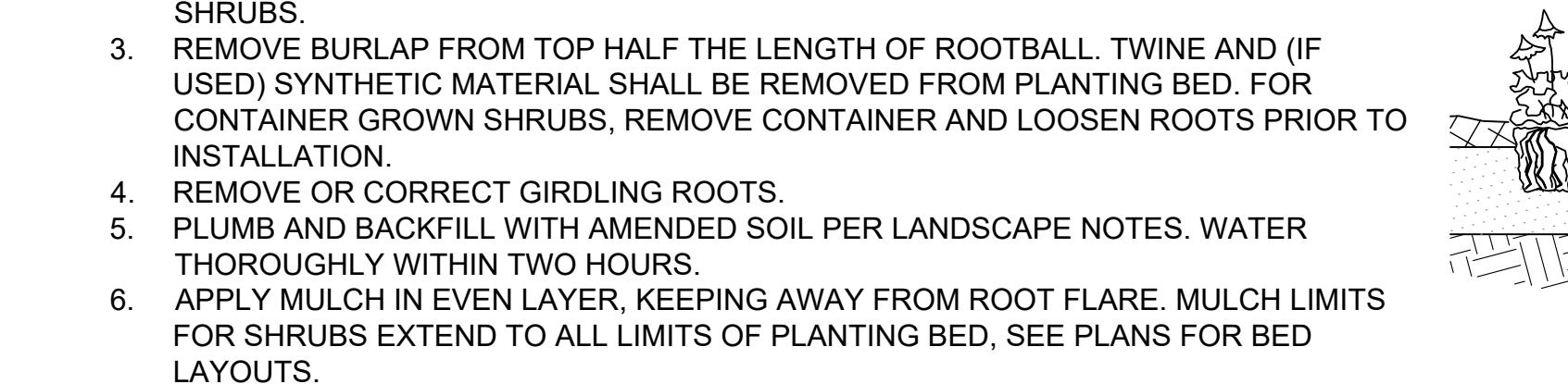


NOTES

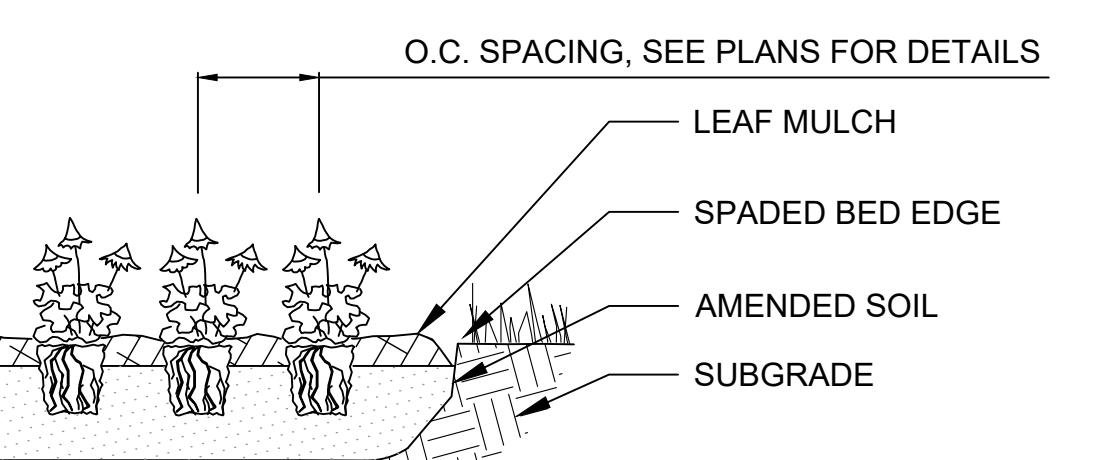
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS



SECTION



2 SHRUB PLANTING



SECTION

PERENNIAL PLANTING

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
 4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
 5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
 6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
 7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
 8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
 9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
 10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
 11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
 12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
 13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

NATURAL AREA NOTES

1. ALL WORK DEEMED NATURAL AREA TO BE SEEDED OR PLANTED SHALL BE PERFORMED BY A NATURAL AREA CONTRACTOR WITH AT LEAST 5 YEARS OF DOCUMENTED EXPERIENCE IN SELECTIVE BRUSH CLEARING, PLANTING OF NATIVE SPECIES, AND NATURAL AREAS MANAGEMENT FOR THE PURPOSE OF ECOLOGICAL RESTORATION, AND SHALL BE ABLE TO DEMONSTRATE THERE KNOWLEDGE THROUGH REFERENCES AND IN THE FIELD.
 2. SEED LIMIT LINES ARE APPROXIMATE. THE NATURAL AREAS CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES. SEED MIXES ARE TO BE SOURCED RESPECTIVELY THROUGH THE SPECIFIED COMPANY ON PLANS. REQUESTS FOR COMPARABLE SEED MIXES ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 3. SEED SHALL BE OBTAINED FROM SOURCES SPECIALIZING IN NATIVE SPECIES. SEED SHALL BE SOURCED NO MORE THAN 350 MILES FROM THE JOB SITE.
 4. ALL SEED MIXES SHALL BE INSTALLED WITH A GRANULAR FORM OF ENDOMYCORRHIZAL INOCULUM PER THE SUPPLIERS SPECIFICATIONS. COVER CROP IS TO BE APPLIED TO ALL SEED MIXES CONSISTING ONLY OF AVENA SATIVA (SEED OATS) FOR SPRING INSTALLATIONS OR REGREEN (WHEAT HYBRID) FOR FALL PLANTINGS. NO OTHER COVER CROP IS TO BE USED ON SITE.
 5. STANDARD EROSION CONTROL BLANKET SHALL BE APPLIED TO ALL SEEDED AREAS WITH SINGLE TO DOUBLE NET STRAW AND DOUBLE NET STRAW/COCONUT BLANKET HYDROSEEDING IS UNACCEPTABLE.
 6. STEWARDSHIP OF THE NATURAL AREA SHALL BE CONDUCTED BY A NATURAL AREAS CONTRACTOR TO BEGIN IMMEDIATELY AFTER INSTALLATION FOR THREE YEARS.

TEO

1. EXCAVATE PLANTING BED.
 2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
 3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
 4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
 5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
 7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

DRAWN BY
BDW
DATE
29 SEPT 2011
PROJECT
168577000
SHEET NO.

DRAWN BY
BDW
DATE
29 SEPT 2011
PROJECT
168577000
SHEET NO.

L2.3

LANDSCAPE NOTES AND DETAILS