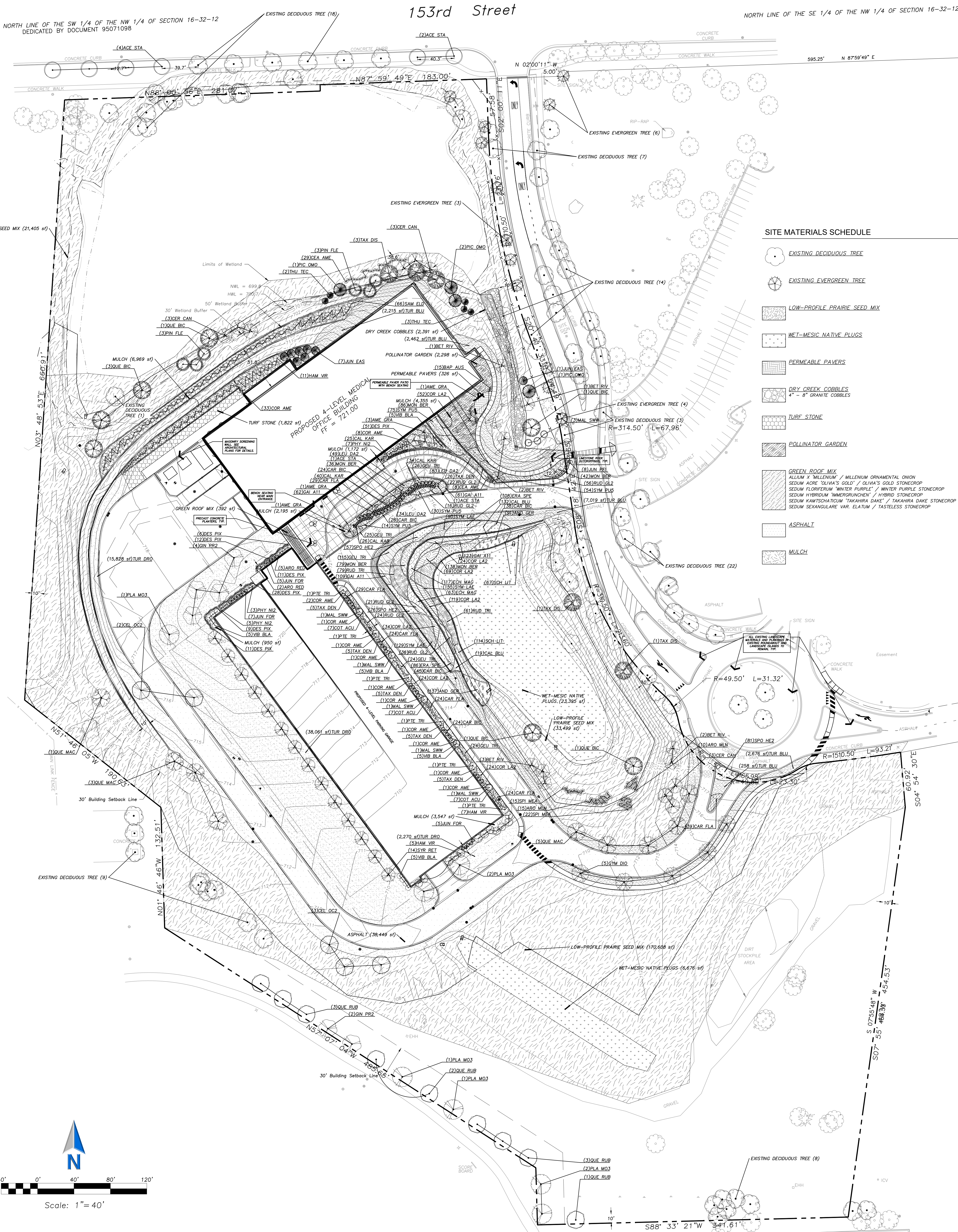




PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
CANOPY TREES				
ACE STA	ACER MIYABE 'STATE STREET' / MIYABE MAPLE	B & B	2.5" CAL.	8
CEL DC2	CELASTRUS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	5
GM PRE	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL.	5
FLA MO3	FRAXINUS AMER. / WHITE BIRCH	B & B	2.5" CAL.	5
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL.	7
QUE MAC	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL.	9
QUE RUB	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL.	9
TAX DIS	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL.	5

EVERGREEN TREES				
JUN EAS	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6" HT.	8
PIR OMO	PIRULARIA OMOGATA / SEEDING SPRUCE	B & B	6" HT.	4
PN FLE	PRUNUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LAMBER PINE	B & B	6" HT.	6
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBOVITAE	B & B	6" HT.	6

UNDERSTORY TREES				
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8" CLUMP	6
BET RIV	BETULA NIGRA / RIVER BIRCH	B & B	8" CLUMP	9
CEA CAN	CELANOTHUS CANADENSIS / EASTERN REDBUD	B & B	8" CLUMP	9
MAL SWW	MALUS X 'JES KNOX' / RASPBERRY SPEARS CRABAPPLE	B & B	2" CAL.	8
PTE TRI	PTERIS TRILOBIATA / COMMON HOPBONE	B & B	2" CAL.	8
SIB RET	SIBYRICA RETICULATA / JAPANESE TREE LILAC	B & B	8" CLUMP	14

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125
DES PY	DESMODIUM ILLINOENSE 'PIKE FOUNTAIN' / PIKE FOUNTAIN TUFTED HAIR GRASS	CONT.	1 GAL.	125
PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15

GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125
DES PY	DESMODIUM ILLINOENSE 'PIKE FOUNTAIN' / PIKE FOUNTAIN TUFTED HAIR GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
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PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

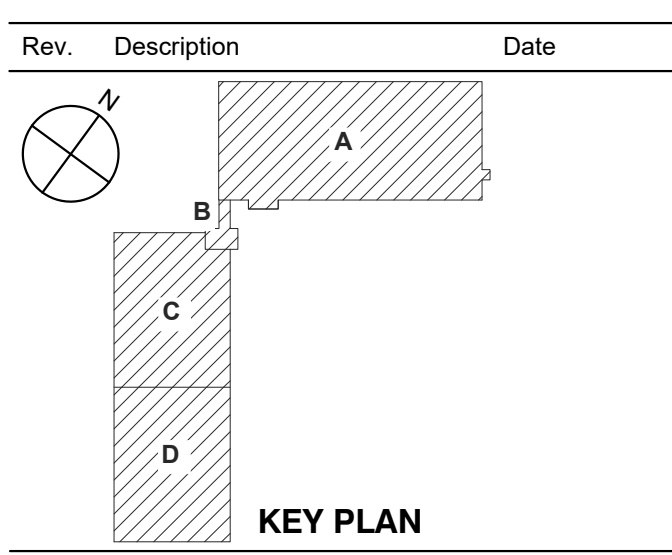
PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAR AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES AND THE QUALITY OF THE MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED FROM THE PLANT SCHEDULE. AS MULTI-STEM NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRY LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE REMOVED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBS, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1 AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTEREST OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOIL. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL. PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE THE TOPSOIL AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANCES, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TIES AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED, NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

NOT FOR CONSTRUCTION



LANDSCAPE PLAN

Project No.: 007725.02

L0101

NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 16-32-12
DEDICATED BY DOCUMENT 95071098

153rd Street

NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16-32-12



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE STA	ACER MIYABE 'STATE STREET' / MIYABE MAPLE	B & B	2.5" CAL.	8
CEL D2	CELIS OCCIDENTALS / COMMON HACKBERRY	B & B	2.5" CAL.	6
GIN PRE	GINO GINCOBLOA PRINCESTON SENTRY / PRINCESTON SENTRY GINKGO	B & B	2.5" CAL.	5
GTW DO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL.	5
PLA M05	PLATANUS X ADORISOLA 'MORTON CIRCLE' TM / EXCLAMATION LONDON PLANE TREE	B & B	2.5" CAL.	7
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL.	9
QUE MAC	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL.	9
QUE RUB	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL.	9
TAX DIS	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5" CAL.	5

EVERGREEN TREES				
JUN EAS	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6" HT.	8
PIR DMO	PICEA MARMORA / SCOTCH SPRUCE	B & B	6" HT.	4
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LAMBER PINE	B & B	6" HT.	6
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBOVITAE	B & B	6" HT.	6

UNDERSTORY TREES				
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	8" CLUMP	6
BET RV	BETULA NIGRA / RIVER BIRCH	B & B	8" CLUMP	9
CER CAN	CERIS CANADENSIS / EASTERN REDBUD	B & B	8" CLUMP	9
MAL SWW	MALUS X 'JFS KNOX' / RASPBERRY SPEARS CRABAPPLE	B & B	2" CAL.	8
PTE TRI	PTILEA TRIFOLIATA / COMMON HOPHREE	B & B	2" CAL.	6
SIR RET	SYRINGER RETICULATA / JAPANESE TREE LILAC	B & B	8" CLUMP	14

DECIDUOUS SHRUBS				
ARO RED	ARONIA ARBUSTIFOLIA / RED CHOKEBERRY	B & B	30" HT.	7
ARO MJN	ARONIA MELANOCARPA / BLACK CHOKEBERRY	B & B	24" HT.	20
CEA AME	CEANOTHUS AMERICANA / NEW JERSEY TEA	B & B	30" HT.	37
COR AME	CORTILUS AMERICANA / AMERICAN HAZELNUT	B & B	36" HT.	52
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	21
HAM VBI	HAMAMILIS VIRGINIANA / COMMON WITCH HAZEL	B & B	36" HT.	23
PHY N2	PHYSCARPUS OPULIFOLIUS / NINEBARK	B & B	30" HT.	15
SAM ELD	SAMOLUS CANADENSIS / AMERICAN ELDERBERRY	B & B	36" HT.	66
SPI MEA	SPINACA ALBA / WHITE MEADOWSWEET	B & B	24" HT.	29
VIB BLA	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	B & B	36" HT.	25

EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAX COMPACT' / KALLAX COMPACT PYTHIE JUNIPER	B & B	24" SPREAD	8
JUN F28	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	17
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" SPREAD	51

GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	125
DES FIV	DESCHAMPSIA CESPIROSA 'PINE FOUNTAIN' / PINE FOUNTAIN TUFTED HAIR GRASS	CONT.	1 GAL.	125

PERENNIALS				
BAP AUS	BAPTISMA AUSTRALIS / BLUE WILD INDIGO	CONT.	1 GAL.	15

CODE BOTANICAL / COMMON NAME COND SIZE QTY				
GRASSES AND SEDGES				
AND ZEB	ANDROPOGON GERARDII / BIG BLUESTEM	CONT.	1 GAL.	228
CAL BLU	CALAMAGROSTIS CANADENSIS / BLUEJOINT GRASS	CONT.	1 GAL.	151
CAR BIC	CAREX BICHELII / PRAIRIE SEDGE	CONT.	1 GAL.	157
CAR FLA	CAREX FLACCA / BLUE SEDGE	CONT.	1 GAL.	169
ERA SPE	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	CONT.	1 GAL.	194
SCH LIT	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	CONT.	1 GAL.	181
SPO HE2	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIDE	CONT.	1 GAL.	214

PERENNIALS				
COR LAP	COREOPSIS LANCEOLATA / LANCELEAF TICKSEED	CONT.	1 GAL.	146
COX MAG	COXIPLOPSIS BURBURA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	CONT.	1 GAL.	189
GAI A11	GALLIARDA X 'ARIZONA SUN' / BLANKET FLOWER	CONT.	1 GAL.	355
GEU TRI	GEUM TRIFLORUM / PRAIRIE SWEET	CONT.	1 GAL.	214
LEU DA2	LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SHASTA DAISY	CONT.	1 GAL.	166
MON BER	MONARDA FISTULOSA / BERGAMOT	CONT.	1 GAL.	381
RUB CL2	RUBROCKIA FULGIDA 'SLOOSTEM' / BLACK-EYED SUSAN	CONT.	1 GAL.	175
RUB TRI	RUBROCKIA TRILOBATA / BROWN EYED SUSAN	CONT.	1 GAL.	140
SYM LAC	SYMPHYOTRICHUM LACIN / SMOOTH ASTER	CONT.	1 GAL.	364
SYM PUS	SYMPHYOTRICHUM NOVAE-ANGIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	1 GAL.	173

TURF GRASS				
TUR DRD	TURF SEED / DROUGHT TOLERANT SEED BLEND	SEED	S.F.	56,159 SF
TUR SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	ROLLED SOD		14,630 SF

GREEN ROOF MIX				
ALLUM X MILLENNIUM	ALLIUM X MILLENNIUM / MILLENNIUM ORNAMENTAL ONION	CONT.	1 GAL.	102
SEDUM ACRE	SEDUM ACRE 'OLIVA'S GOLD' / OLIVA'S GOLD STONECROP	CONT.	1 GAL.	98 SF
SEDUM FLOREUM	SEDUM FLOREUM 'WINTER PURPLE' / WINTER PURPLE STONECROP	CONT.	1 GAL.	98 SF
SEDUM HYBRIDUM	SEDUM HYBRIDUM 'WINTERGRÜNCHEN' / HYBRID STONECROP	CONT.	1 GAL.	98 SF
SEDUM KANTONIA	SEDUM KANTONIA 'TAKAHARA DAKI' / TAKAHARA DAKI STONECROP	CONT.	1 GAL.	98 SF
SEDUM SENARIUM	SEDUM SENARIUM 'VAR. ELATUM' / TASTYLESS STONECROP	CONT.	1 GAL.	98 SF

ASPHALT				
ASPHALT	ASPHALT	CONT.	1 GAL.	38,449 SF

MULCH				
MULCH	MULCH	CONT.	1 GAL.	19,188 SF

TREE CALLOUTS THAT DO NOT POINT TO TREE SYMBOLS SHOW LOCATION OF TREES PROPOSED FOR REMOVAL.
TREE CALLOUTS REFER TO TABLE ON L0102 TREE PRESERVATION PLAN.
COLORS ON LANDSCAPE MATERIALS CORRELATE TO THE REQUIREMENT THAT THEY FULFILL BELOW.

TOTAL AREA IN SQUARE FEET OF THE LOT TO BE DEVELOPED:		425,045 SF
TOTAL SQUARE FEET OF LANDSCAPE AREA:		260,134 SF
TOTAL PERCENTAGE OF LANDSCAPE AREA DEVELOPED:		61%
TOTAL NUMBER OF AND SQUARE FOOTAGE OF LANDSCAPE ISLANDS COMPARED TO PARKING STALLS: NA		
REQUIRED		PROPOSED/EXISTING
PARKWAY		
• TREES		12
CORRIDORS		
• TREES		10
• ORNAMENTAL/CONIFER TREES		10
BUFFERYARDS		
• TREES		87
• ORNAMENTAL/CONIFER TREES		29
• SHRUBS/PERENNIALS/GRASSES		464
STREET-FACING FOUNDATION (OFFICE BUILDING ONLY)		
• ORNAMENTAL/CONIFER TREES		3
• SHRUBS/PERENNIALS/GRASSES		48+
NON-STREET-FACING FOUNDATION OF OFFICE BUILDING		
• ORNAMENTAL/CONIFER TREES		7
• SHRUBS/PERENNIALS/GRASSES		112+
NON-STREET-FACING FOUNDATION OF PARKING GARAGE		
• ORNAMENTAL/CONIFER TREES		11
• SHRUBS/PERENNIALS/GRASSES		176+
INTERIOR TREES		74
SIGNAGE		25 SF
STORMWATER MANAGEMENT FOR PROPOSED BASIN		
• TREES		9
• ORNAMENTAL/CONIFER TREES		5
• SHRUBS/PERENNIALS/GRASSES		54
TREE MITIGATION		15 TREES AT 2.5" CAL.

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3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUINING, WRAPPING, SPRAYING, FERTILIZATION AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DROP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURBS SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE FOOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

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Rev.	Description	Date
1	KEY PLAN	

LANDSCAPE
REQUIREMENTS PLAN
EXHIBIT

Project No.: 007725.02

L0102

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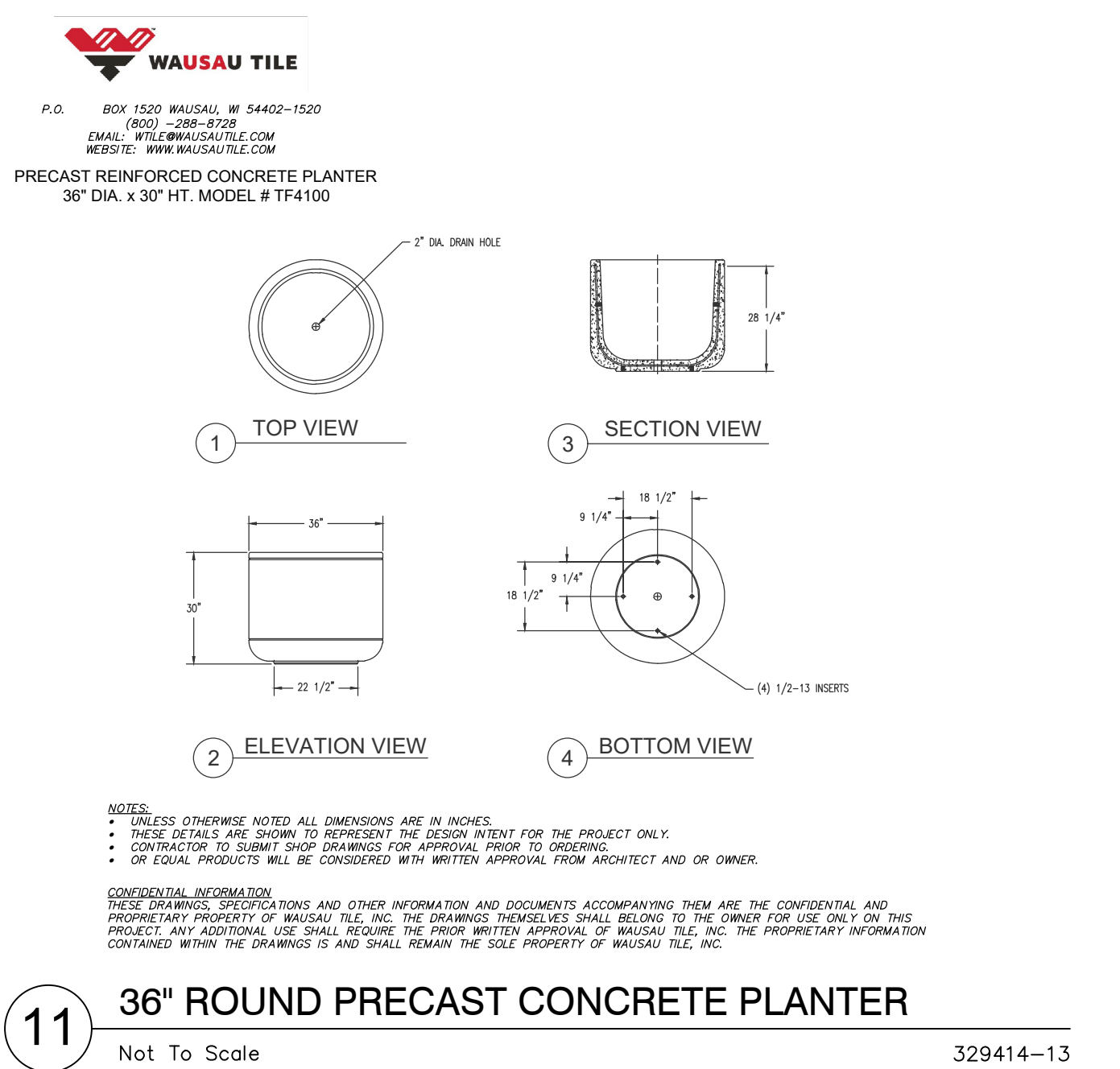
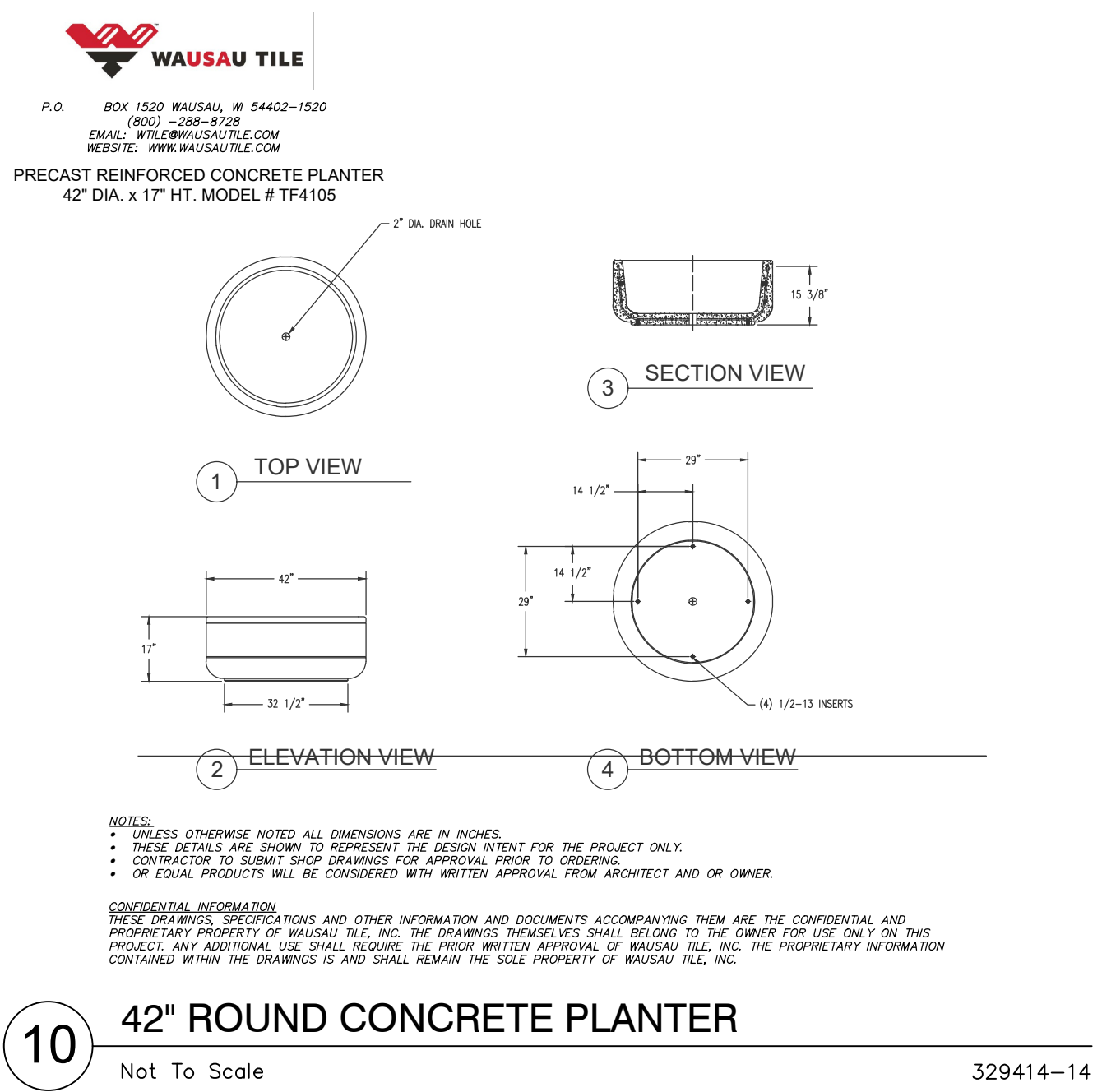
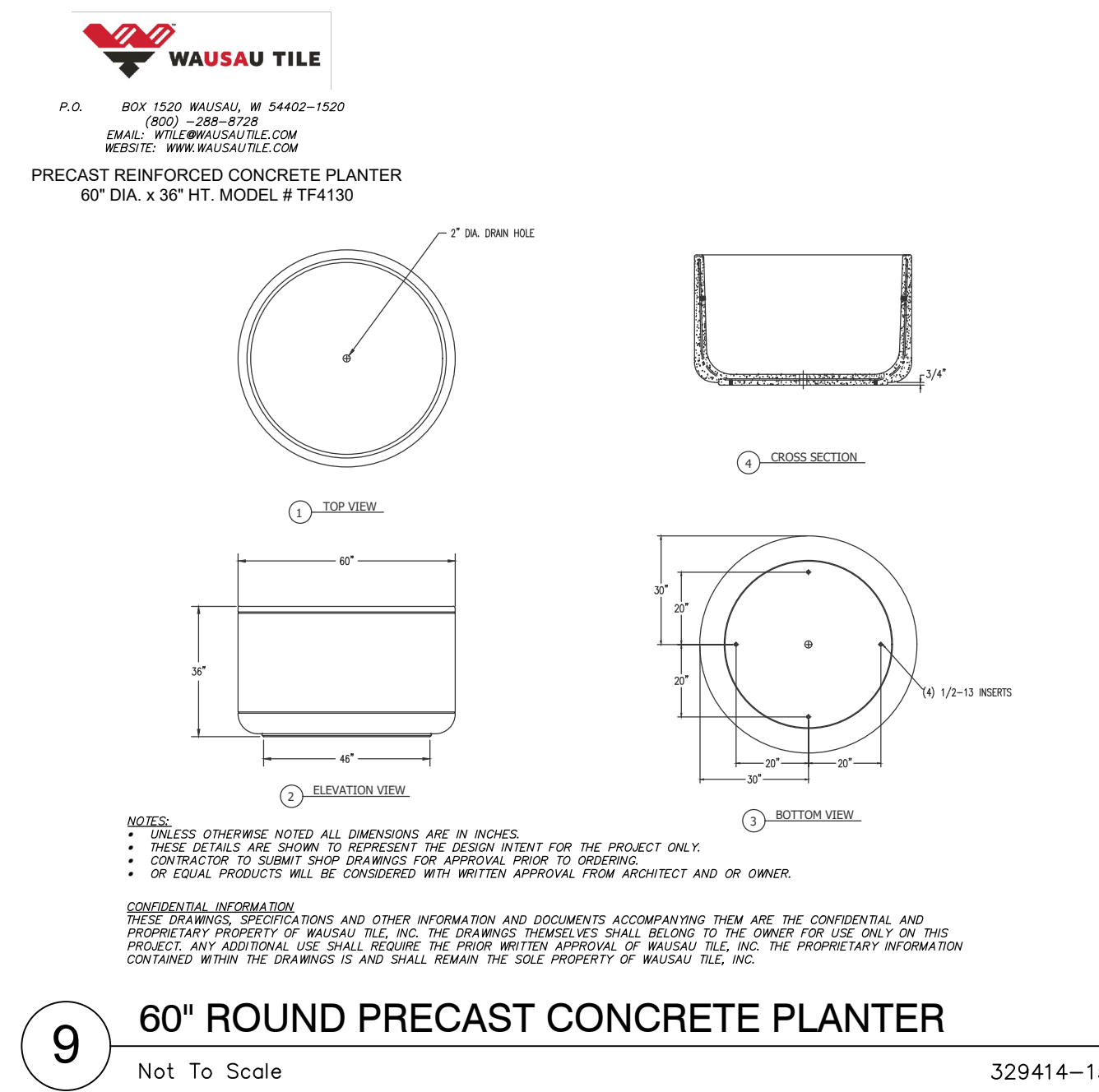
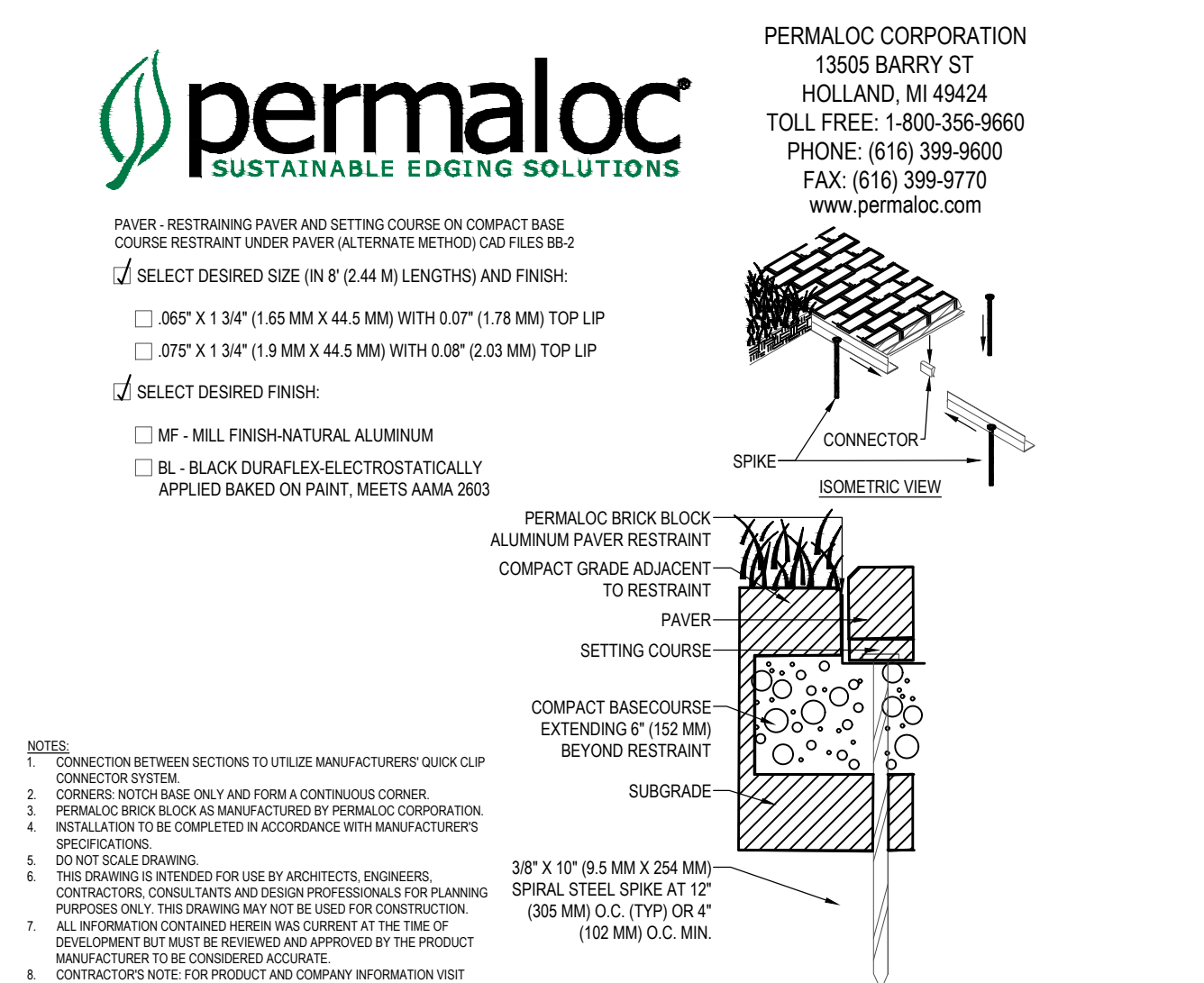
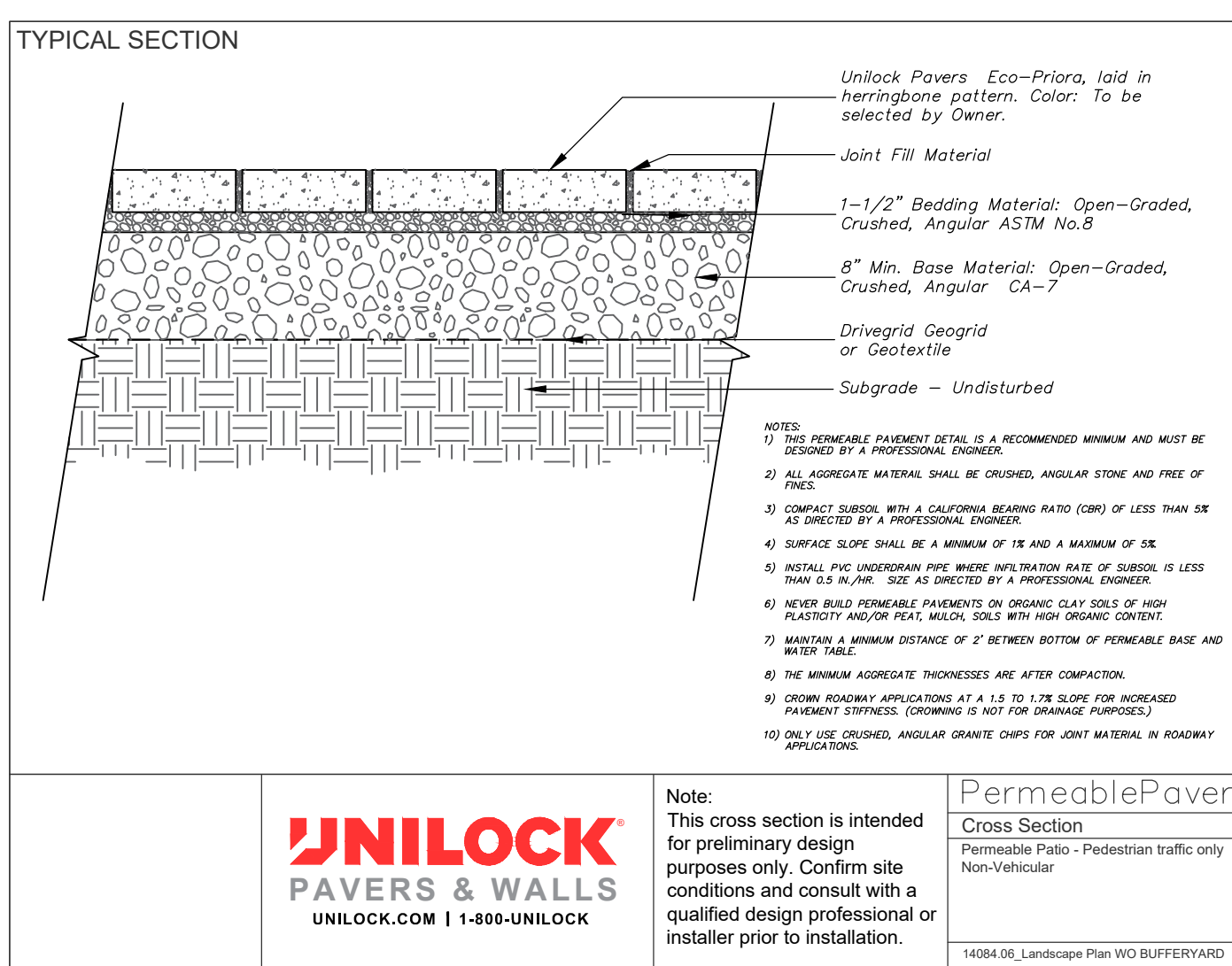
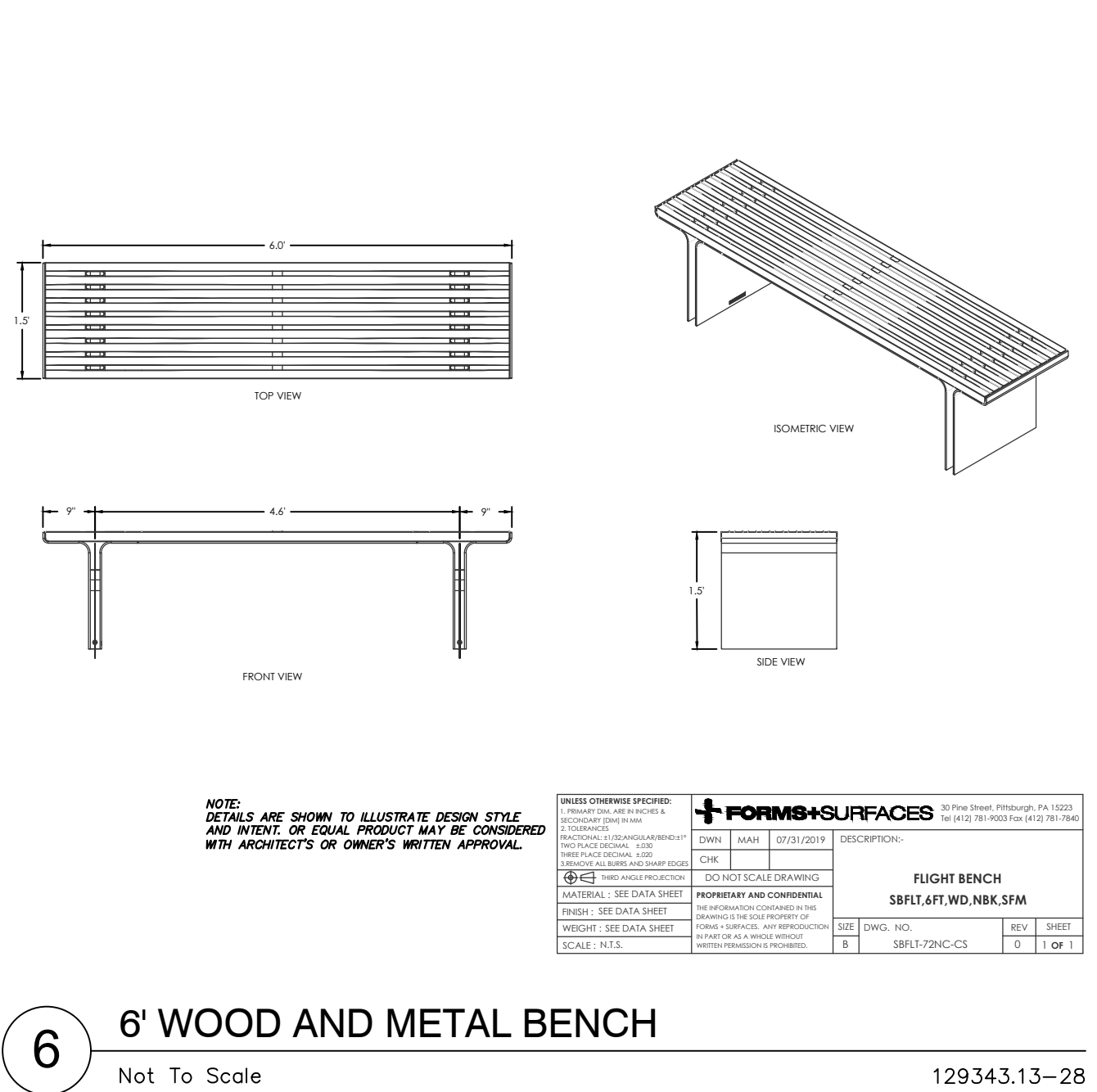
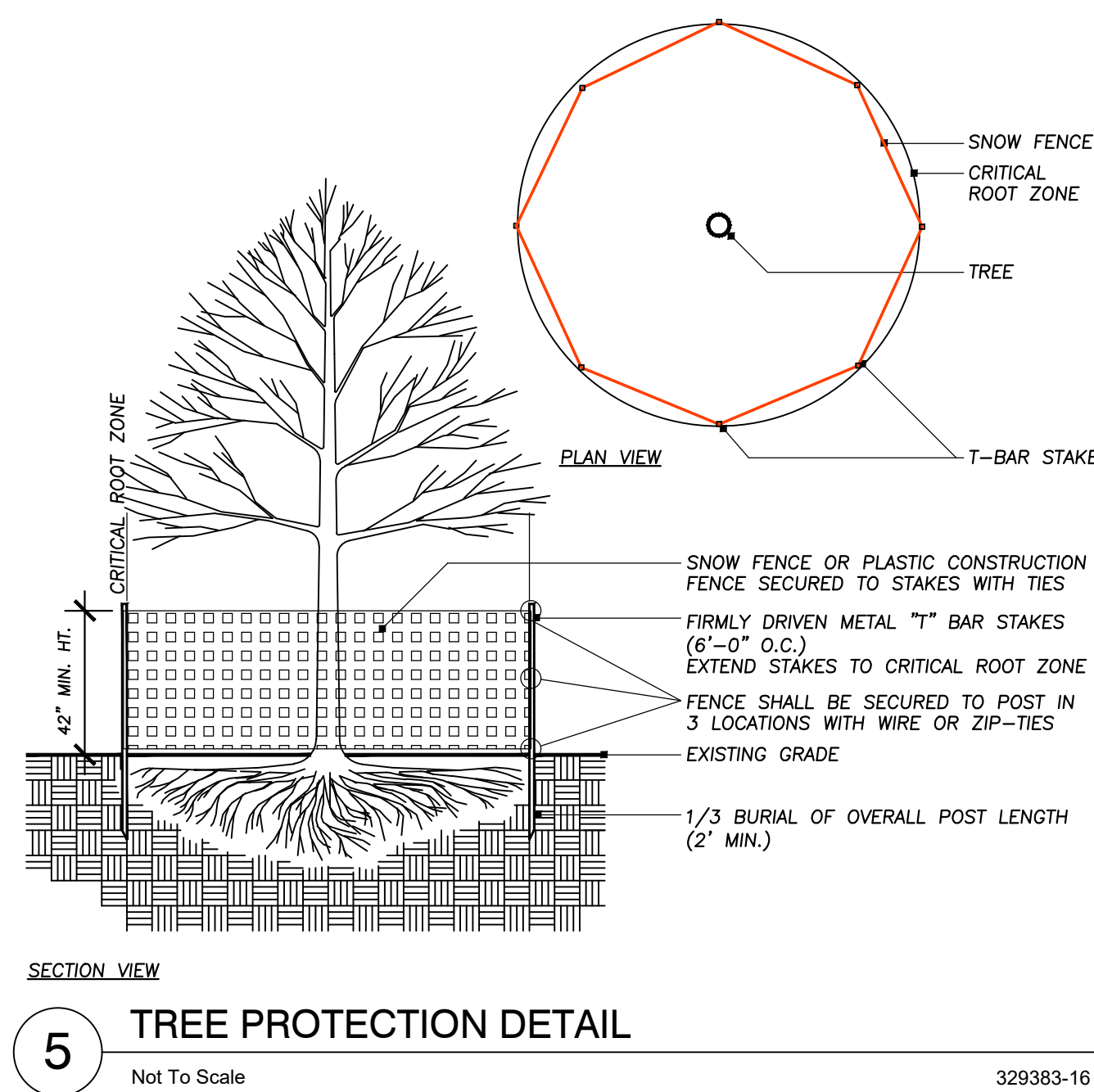
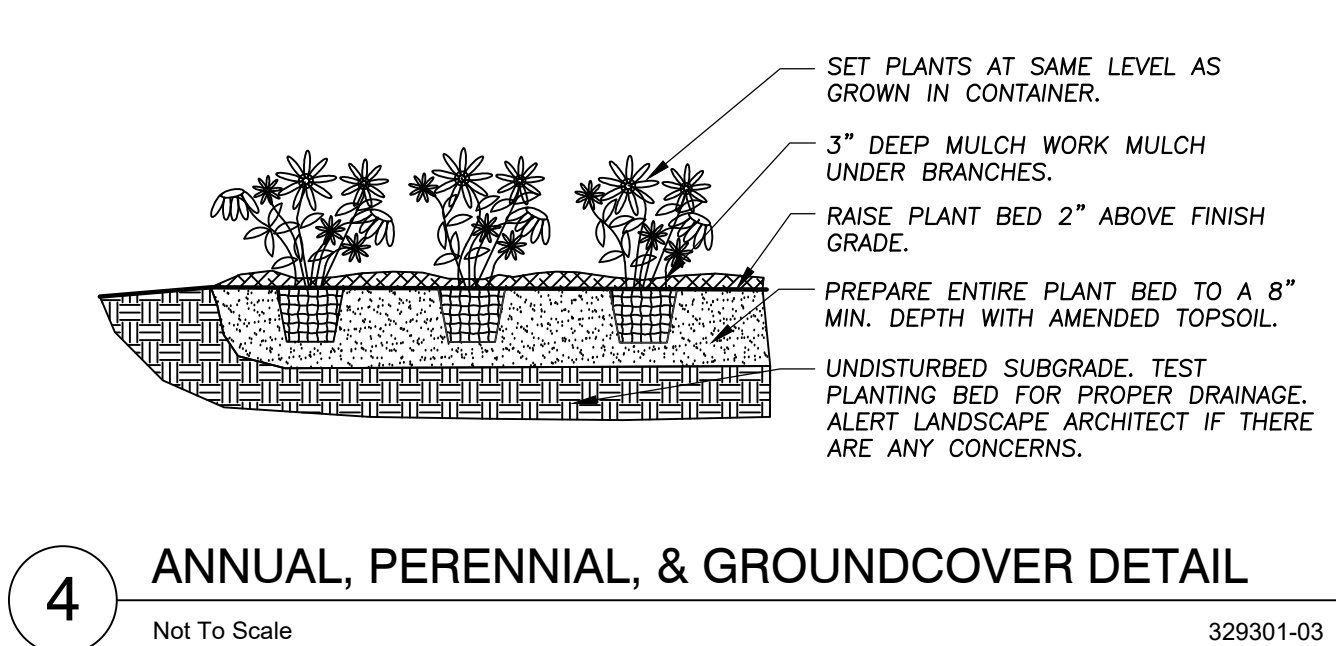
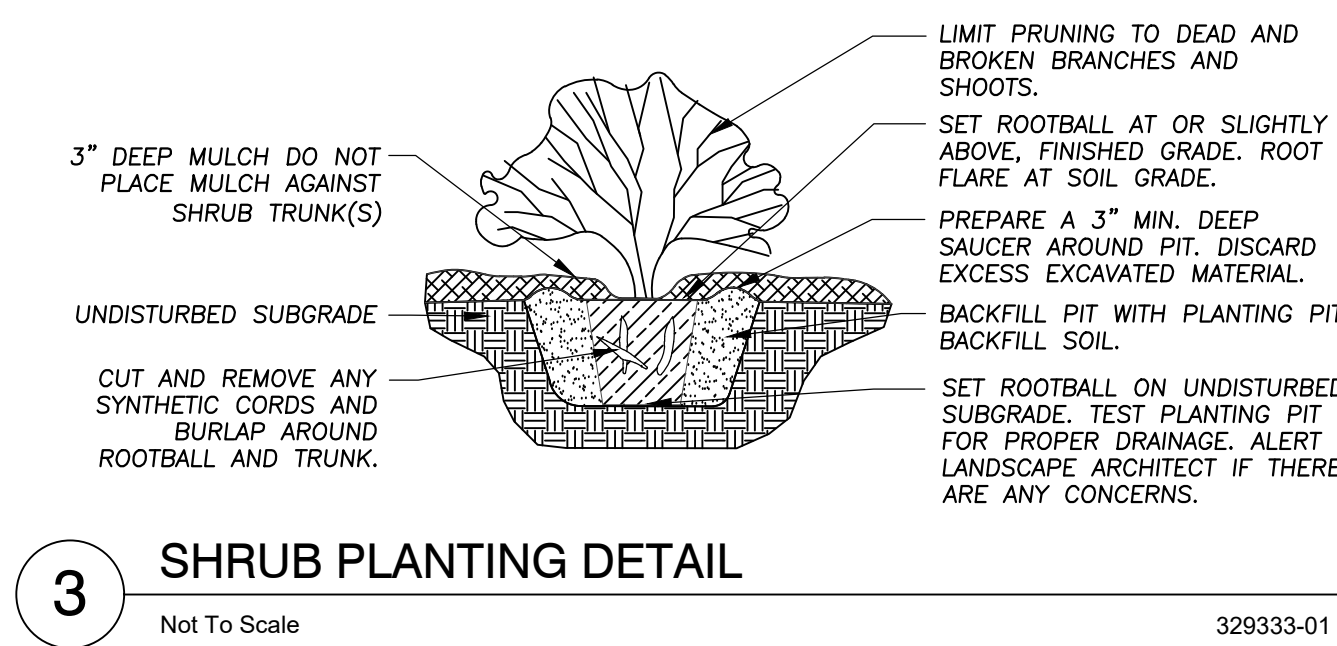
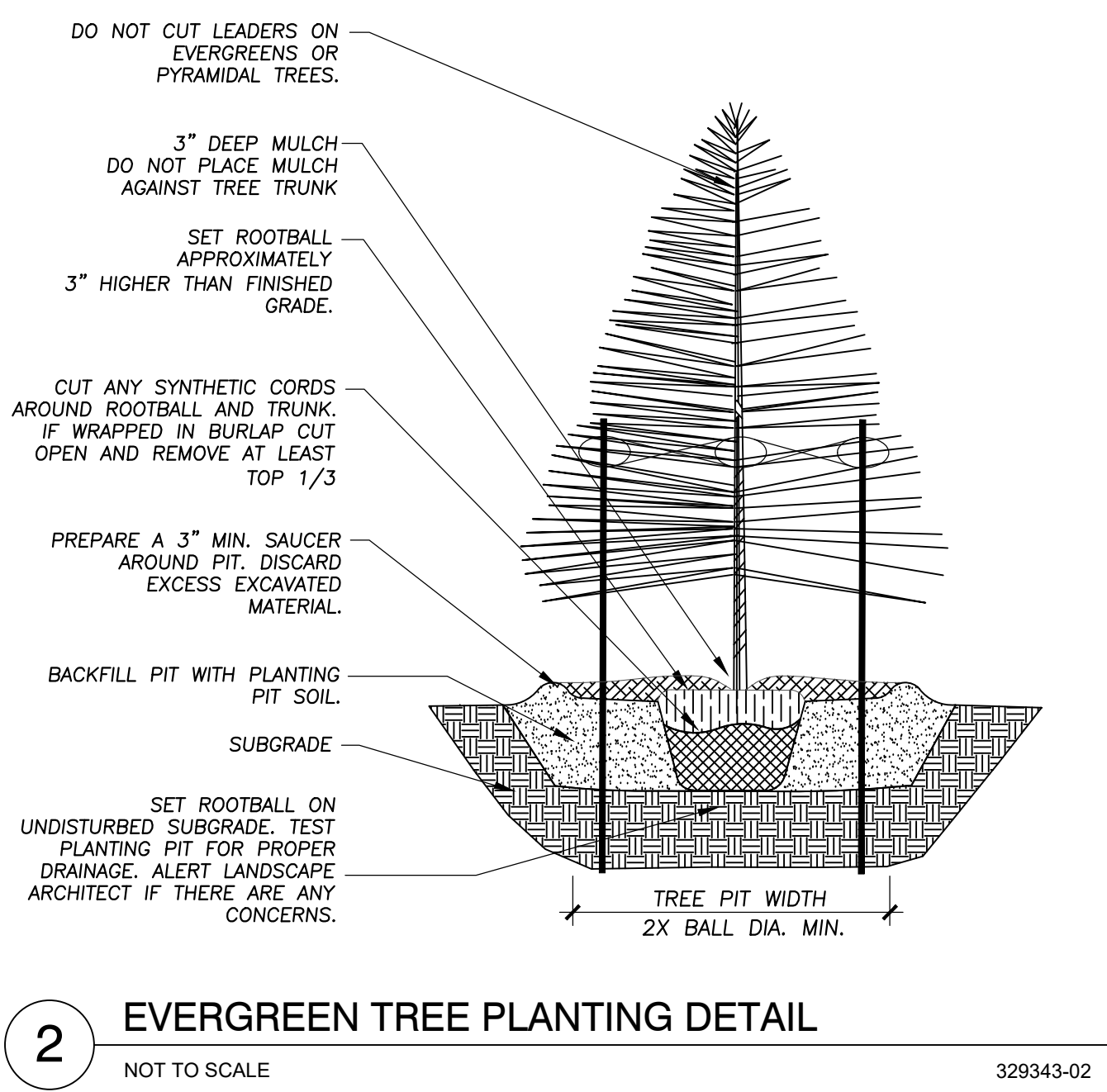
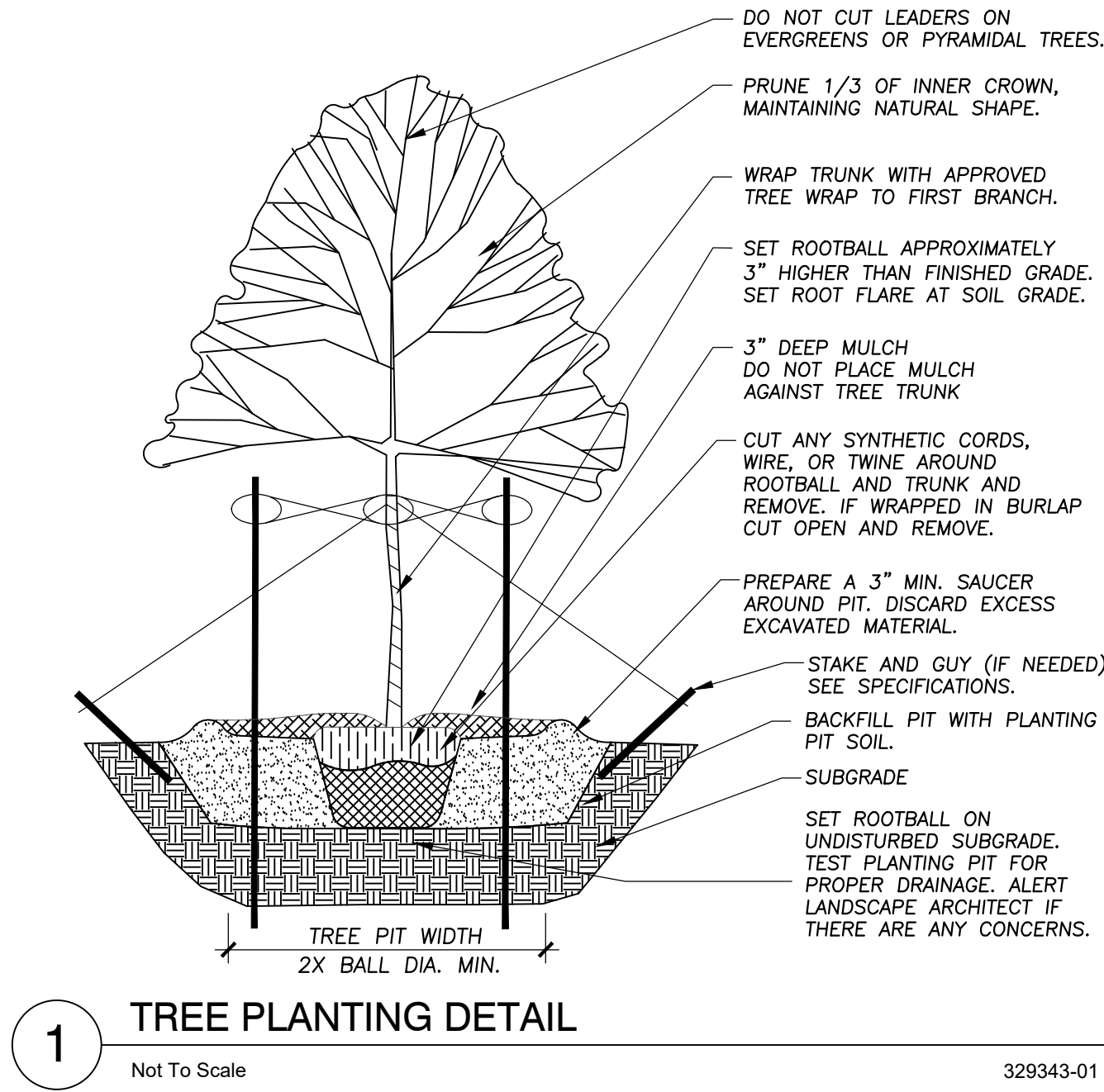
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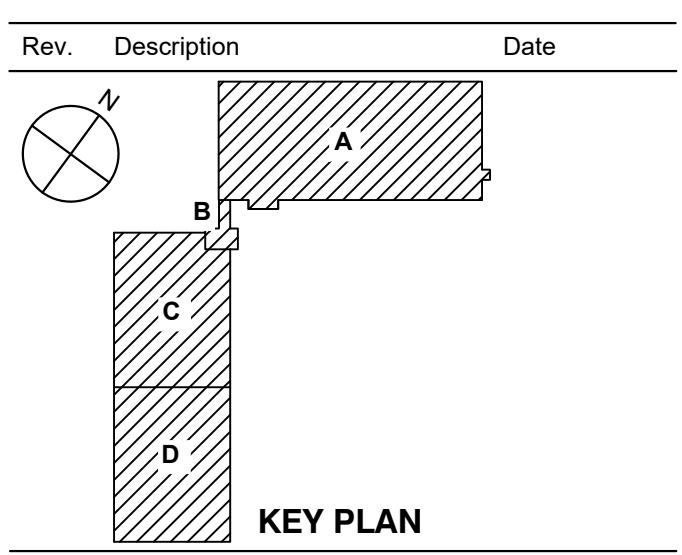
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LANDSCAPE DETAILS

Project No.: 007725.02

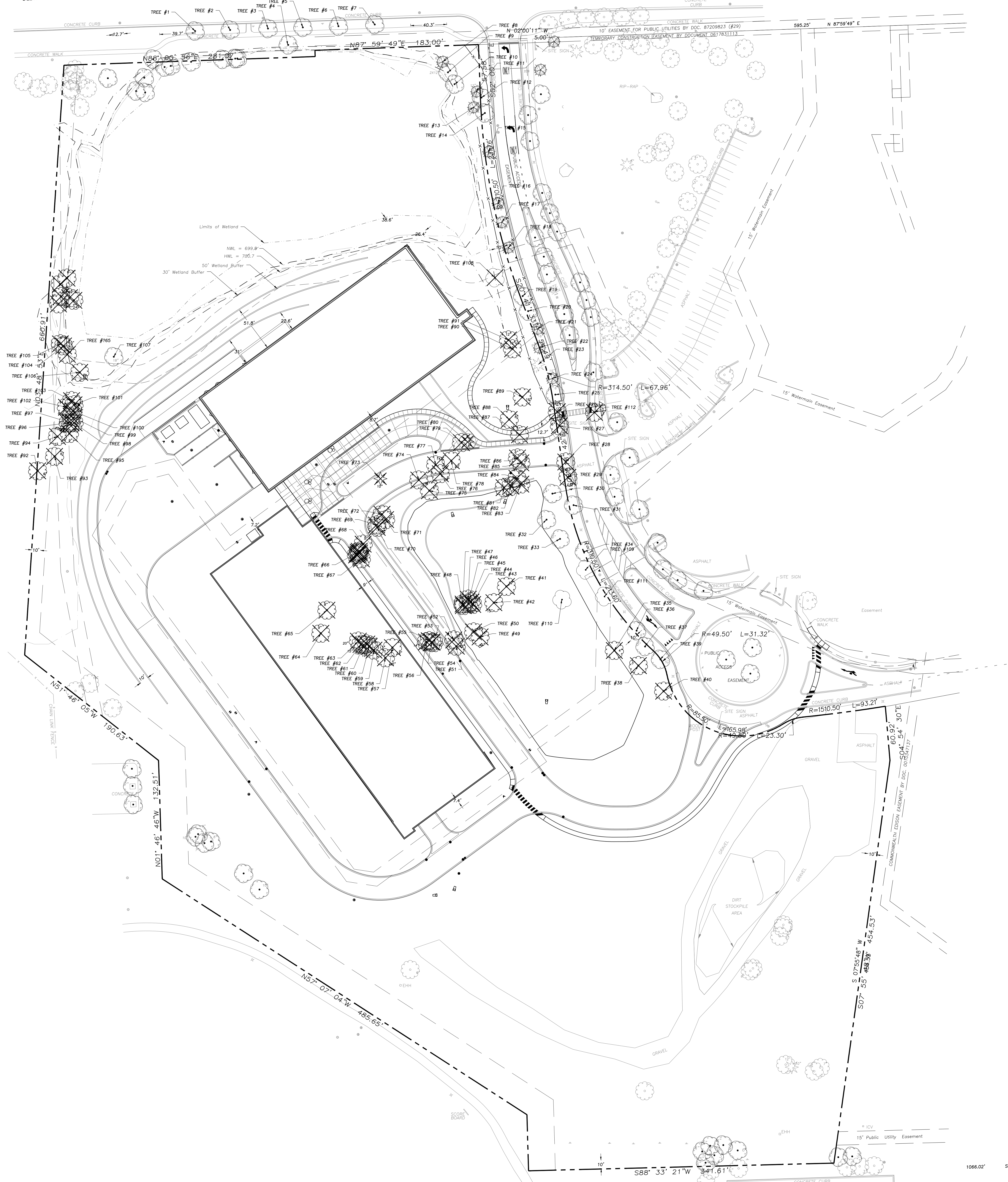
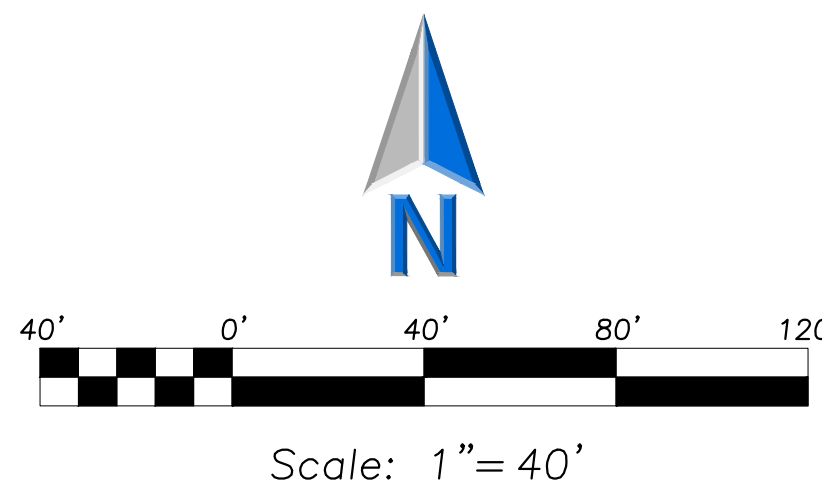
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NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 16-32-12
DEDICATED BY DOCUMENT 95071098

153rd Street

DEDICATED BY DOCUMENT 87255318
PLAT OF HIGHWAYS BY DOC. 0730203082

NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16-32-12



EXISTING TREE INVENTORY

TAG #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	NATIVE	Replace?	COMMENTS
1	Pyrus calleryana	Chariclee Pear	8" Cal	Good			Pathway
2	Pyrus calleryana	Chariclee Pear	7" Cal	Good			Pathway
3	Pyrus calleryana	Chariclee Pear	8" Cal	Good			Pathway
4	Acer negundo	Boxelder	4" Cal	Fair			Pathway
5	Pyrus calleryana	Chariclee Pear	8" Cal	Good			Pathway
6	Pyrus calleryana	Chariclee Pear	6" Cal	Good			Pathway
7	Pyrus calleryana	Chariclee Pear	4" Cal	Poor			Pathway central leader broken out
8	Juniperus virginiana	Eastern red Cedar	8" Cal	Good			
9	Populus deltoides	Eastern Cottonwood	2 @ 12" Cal	Fair			Poor form low trunk split
10	Populus deltoides	Eastern Cottonwood	8" Cal	Good			
11	Pinus nigra	Austrian Pine	15" Cal	Good			
12	Acer freemanii	Freeman Maple	5" Cal	Good			Crowded under pines
13	Pinus nigra	Austrian Pine	12" Cal	Good			
14	Acer freemanii	Freeman Maple	6" Cal	Good			
15	Acer freemanii	Freeman Maple	6" Cal	Good			
16	Taxodium distichum	Bald Cypress	8" Cal	Good			
17	Taxodium distichum	Bald Cypress	8" Cal	Good			
18	Taxodium distichum	Bald Cypress	8" Cal	Good			
19	Taxodium distichum	Bald Cypress	4" Cal	Good			
20	Taxodium distichum	Bald Cypress	4" Cal	Good			
21	Taxodium distichum	Bald Cypress	8" Cal	Good			
22	Pinus nigra	Austrian Pine	9" Cal	Good			
23	Pinus nigra	Austrian Pine	11" Cal	Good			
24	Pinus nigra	Austrian Pine	19" Cal	Good			
25	Quercus alba	White Oak	6" Cal	Good			
26	Quercus alba	White Oak	5" Cal	Good	native	yes	
27	Quercus alba	White Oak	5" Cal	Good	native	yes	
28	Quercus alba	White Oak	5" Cal	Good	native	yes	
29	Quercus alba	White Oak	8" Cal	Good	native	yes	
30	Quercus palustris	Pin Oak	4" Cal	Good			
31	Quercus alba	White Oak	5" Cal	Good			
32	Quercus palustris	Pin Oak	4" Cal	Good			
33	Quercus palustris	Pin Oak	4" Cal	Good			
34	Celtis occidentalis	Hackberry	3" Cal	Good			
35	Quercus palustris	Pin Oak	3" Cal	Good			
36	Acer platanoides	Norway Maple	6" Cal	Good	native	too small	
37	Acer platanoides	Norway Maple	5" Cal	Good			
38	Quercus palustris	Pin Oak	3" Cal	Good	native	too small	
39	Acer platanoides	Norway Maple	5" Cal	Good			
40	Quercus palustris	Pin Oak	4" Cal	Good	native	yes	
41	Populus deltoides	Eastern Cottonwood	12" Cal	Dead			exempt
42	Populus deltoides	Eastern Cottonwood	15" Cal	Dead			exempt
43	Populus deltoides	Eastern Cottonwood	10" Cal	Poor			Dead or partially dead
44	Populus deltoides	Eastern Cottonwood	11" Cal	Poor			Dead or partially dead
45	Populus deltoides	Eastern Cottonwood	10" Cal	Poor			Dead or partially dead
46	Populus deltoides	Eastern Cottonwood	11" Cal	Fair			exempt
47	Populus deltoides	Eastern Cottonwood	10" Cal	Poor			exempt
48	Populus deltoides	Eastern Cottonwood	4" Cal	Fair			exempt
49	Populus deltoides	Eastern Cottonwood	8" Cal	Good			exempt
50	Populus deltoides	Eastern Cottonwood	8" Cal	Good			exempt
51	Populus deltoides	Eastern Cottonwood	12" Cal	Good			exempt
52	Populus deltoides	Eastern Cottonwood	12" Cal	Good			exempt
53	Populus deltoides	Eastern Cottonwood	19" Cal	Good			exempt
54	Populus deltoides	Eastern Cottonwood	19" Cal	Good			exempt
55	Populus deltoides	Eastern Cottonwood	22" Cal	Fair			exempt
56	Populus deltoides	Eastern Cottonwood	14" Cal	Good			exempt
57	Populus deltoides	Eastern Cottonwood	13" Cal	Fair			Crowded
58	Populus deltoides	Eastern Cottonwood	20" Cal	Fair			Crowded
59	Populus deltoides	Eastern Cottonwood	11" Cal	Fair			Crowded
60	Populus deltoides	Eastern Cottonwood	19" Cal	Fair			Crowded
61	Populus deltoides	Eastern Cottonwood	19" Cal	Fair			Crowded
62	Populus deltoides	Eastern Cottonwood	15" Cal	Fair			Crowded
63	Populus deltoides	Eastern Cottonwood	20" Cal	Fair			Crowded
64	Populus deltoides	Eastern Cottonwood	9" Cal	Good			exempt
65	Populus deltoides	Eastern Cottonwood	8" Cal	Good			exempt
66	Populus deltoides	Eastern Cottonwood	9" Cal	Fair			Crowded
67	Populus deltoides	Eastern Cottonwood	6" Cal	Fair			Crowded
68	Populus deltoides	Eastern Cottonwood	5" Cal	Fair			Crowded
69	Populus deltoides	Eastern Cottonwood	5" Cal	Fair			Crowded
70	Populus deltoides	Eastern Cottonwood	6" Cal	Fair			Crowded
71	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
72	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
73	Juniperus virginiana	Eastern red Cedar	10" Cal	Good	native	yes	
74	Populus deltoides	Eastern Cottonwood	14" Cal	Good			exempt
75	Populus deltoides	Eastern Cottonwood	6" Cal	Good			exempt
76	Populus deltoides	Eastern Cottonwood	14" Cal	Good			exempt
77	Populus deltoides	Eastern Cottonwood	14" Cal	Good			exempt
78	Populus deltoides	Eastern Cottonwood	9" Cal	Good			exempt
79	Populus deltoides	Eastern Cottonwood	7" Cal	Good			exempt
80	Juniperus virginiana	Eastern red Cedar	7" Cal	Good	native	yes	
81	Populus deltoides	Eastern Cottonwood	38" Cal	Fair			exempt
82	Populus deltoides	Eastern Cottonwood	24" Cal	Fair			exempt
83	Populus deltoides	Eastern Cottonwood	6" Cal	Fair			Crowded
84	Populus deltoides	Eastern Cottonwood	6" Cal	Fair			Crowded
85	Populus deltoides	Eastern Cottonwood	5" Cal	Fair			Crowded
86	Populus deltoides	Eastern Cottonwood	6" Cal	Fair			Crowded
87	Populus deltoides	Eastern Cottonwood	6" Cal	Good			exempt
88	Populus deltoides	Eastern Cottonwood	8" Cal	Good			exempt
89	Ulmus pumila	Siberian Elm	16" Cal	Good			exempt
90	Populus deltoides	Eastern Cottonwood	12" Cal	Good			exempt
91	Populus deltoides	Eastern Cottonwood	12" Cal	Good			exempt
92	Populus deltoides	Eastern Cottonwood	6" Cal	Good			exempt
93	Populus deltoides	Eastern Cottonwood	6" Cal	Good			exempt
94	Populus deltoides	Eastern Cottonwood	5" Cal	Good			exempt
95	Populus deltoides	Eastern Cottonwood	9" Cal	Good			exempt
96	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
97	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
98	Populus deltoides	Eastern Cottonwood	6" Cal	Fair			Crowded
99	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
100	Populus deltoides	Eastern Cottonwood	14" Cal	Fair			Crowded
101	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
102	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
103	Populus deltoides	Eastern Cottonwood	7" Cal	Fair			Crowded
104	Populus deltoides	Eastern Cottonwood	10" Cal	Good			exempt
105	Populus deltoides	Eastern Cottonwood	8" Cal	Good			exempt
106	Populus deltoides	Eastern Cottonwood	7" Cal	Good			exempt
107	Ulmus americana	American elm	15" Cal	Good			exempt
108	Populus deltoides	Eastern Cottonwood	2 @ 18", 16" Cal	Good			exempt
109	Celtis occidentalis	Hackberry	5" Cal	Good	native		
110	Quercus palustris	Pin Oak	3" Cal	Good	native		
111	Acer platanoides	Norway Maple	3" Cal	Good			
112	Acer myriophyllum	State Street Maple	4" Cal	Good			

Trees on the map with X's through them are to be removed. Trees shaded in gray on the table correspond with trees to be removed.

TREE PRESERVATION NOTES:

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING TO THE PERIMETER OF THE TREES CRITICAL ROOT ZONE (CRZ) AS DETERMINED BY A ONE-FOOT RADIUS FOR EACH ONE INCH TRUNK DBH.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR, REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL SHOWN WITHOUT NOTATION AND WITHOUT AN "X" INDICATE EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NOTATION AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
- THE FOLLOWING PRESERVATION TECHNIQUES SHALL BE EMPLOYED:
 - ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE TREE PROTECTION AREAS.
 - CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE CRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
 - SHOW FENCING SHALL BE TEMPORARILY INSTALLED TO THE PERIMETER OF THE TREES CRITICAL ROOT ZONE (CRZ) AS DETERMINED BY A ONE-FOOT RADIUS FOR EACH ONE INCH TRUNK DBH.
 - NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREAS OF ANY TREES LOCATED ON THE TREE SURVEY.

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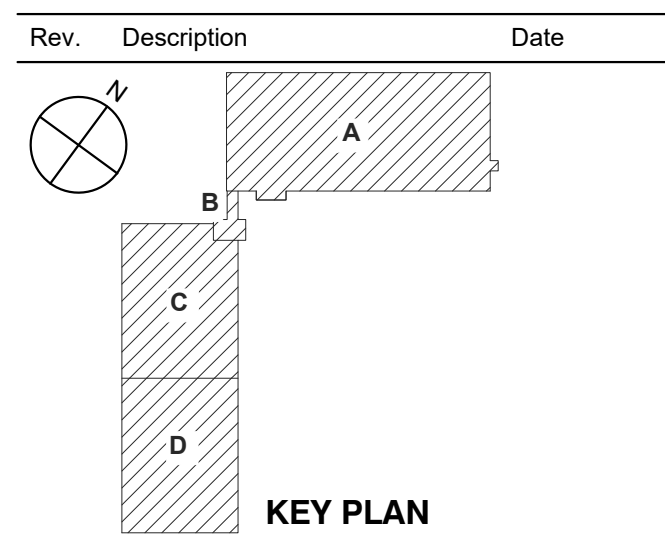
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TREE PRESERVATION
PLAN

Project No.: 007725.02

L0301