

**NOTES**

- GENERAL NOTES:**
- ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
  - IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
  - PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
  - CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
  - TOPSOIL NOTE:** TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

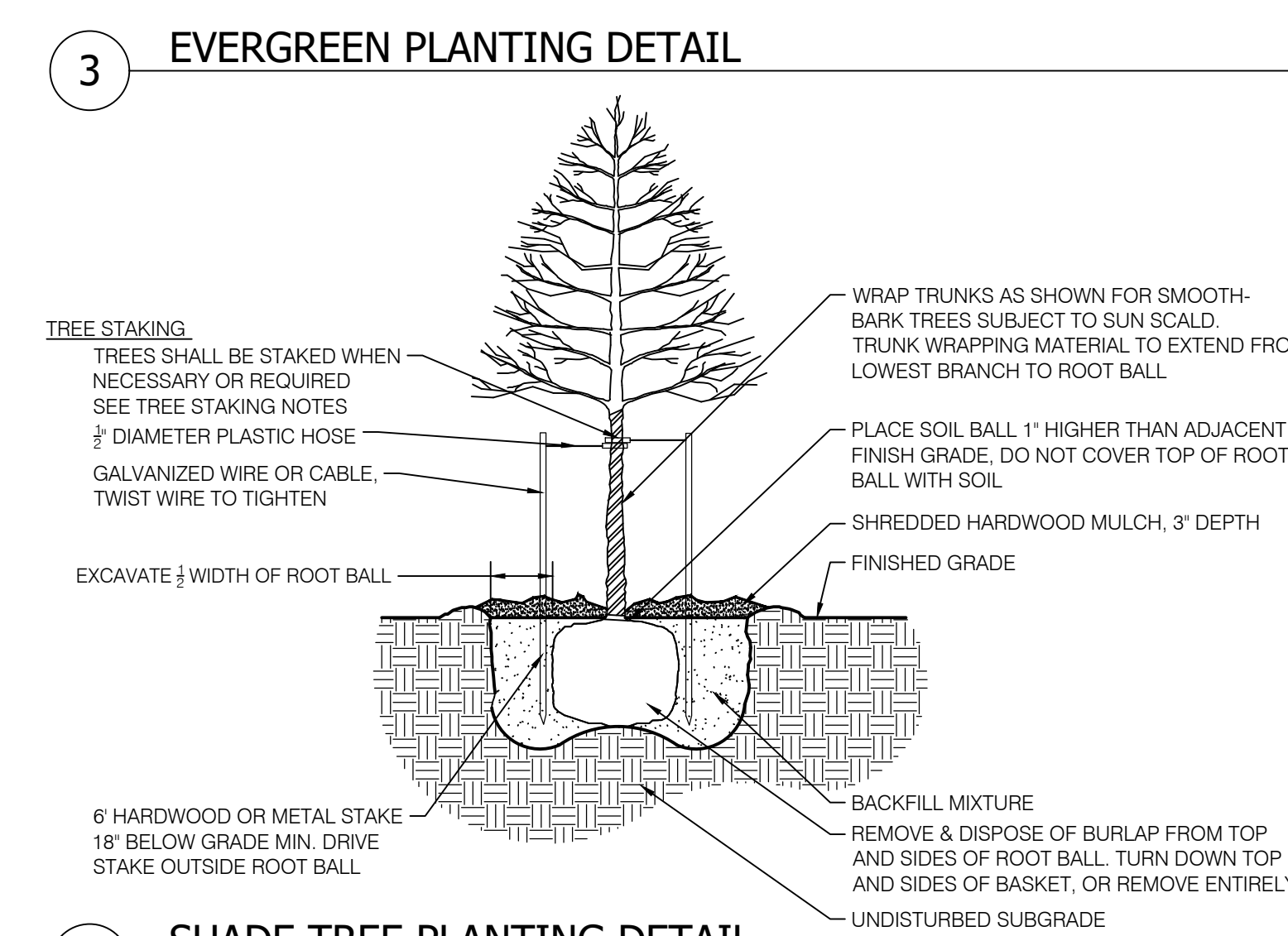
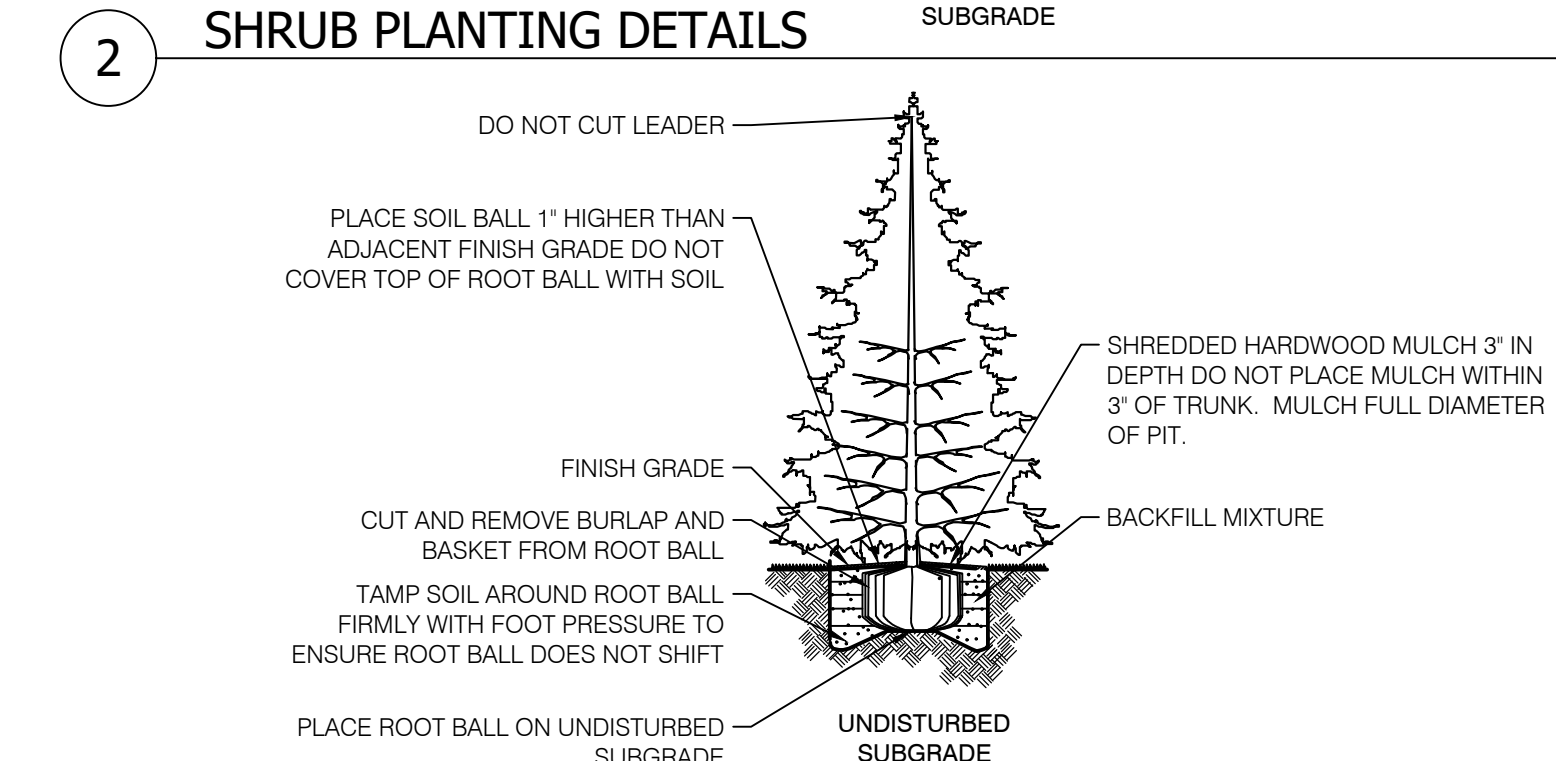
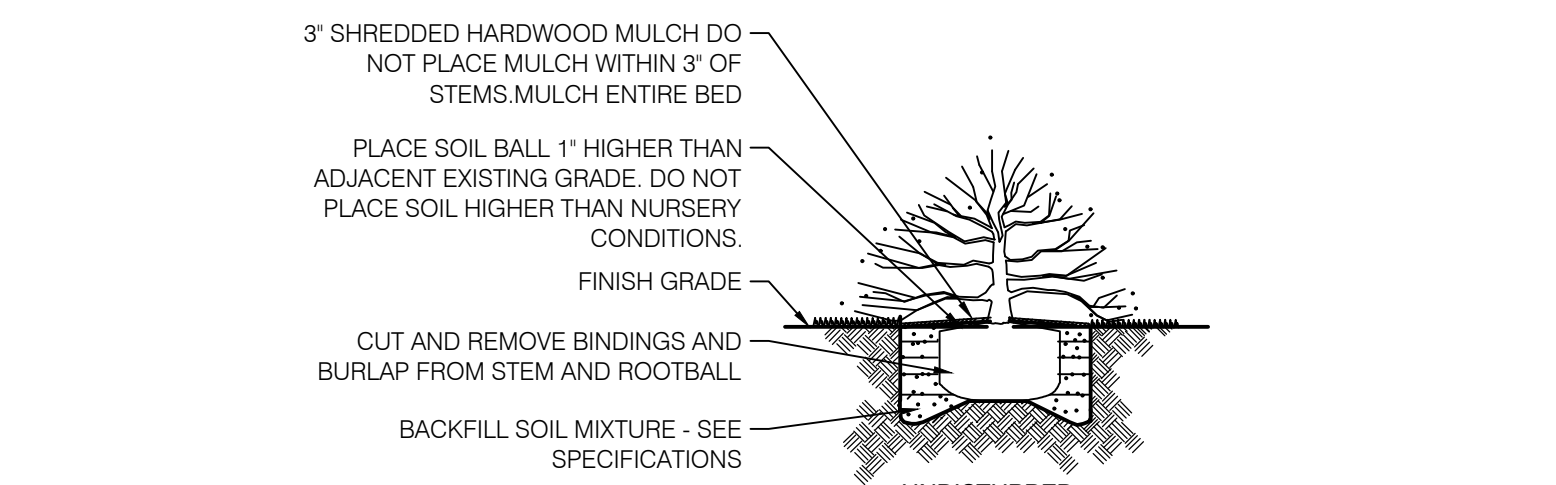
- PLANTING NOTES:**
- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
  - BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
  - THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
  - ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL, OR DYED MULCH ALLOWED.
  - NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNERS REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
  - THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
  - LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM, WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRULY AND UPRIGHT POSITIONS.
  - CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

- SODDING AND PREPARATION:**
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
  - ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE @ TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
  - LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 sq. ft.
  - WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
  - FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
  - ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

- SEEDING AND PREPARATION:**
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
  - ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE @ TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
  - HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
  - PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)  
40% KENTUCKY BLUEGRASS  
30% PERENNIAL RYE GRASS  
30% TURF-TYPE TALL FESCUE
  - APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
  - SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
  - LAWNS SHALL BE SEEDDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 sq. ft. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
  - MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
  - WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
  - FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
  - FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
  - ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
  - ALL DISTURBED LAWN AREAS SHALL BE SEEDDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

- TREE STAKING NOTES:**
- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
  - STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS. THESE TREES SHOULD BE REJECTED.
  - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
  - ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
  - WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
  - TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
  - TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AL	3	Amelanchier x grandiflora 'Autumn Brilliance	Autumn Brilliance Serviceberry	1.5" CAL.	AS SHOWN	Specimen
AR	6	Acer rubrum 'Bow hall'	Bow hall Red Maple	2.5" CAL.	AS SHOWN	6' Clear Trunk
BX	8	Buxus microphylla 'Green Mountain'	Littleleaf Boxwood	24" H.T.	48" O.C.	F.T.B.
CA	12	Ceothra anifolia 'Hummingbird'	Hummingbird Summerweet	24" H.T.	48" O.C.	F.T.B.
CC	3	Cercis canadensis	Eastern Redbud	1.5" CAL.	AS SHOWN	4' Clear Trunk
CK	41	Calamagrostis scutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	2 GAL.	36" O.C.	
CT	5	Gleditsia tricanthos 'Shademaster'	Shademaster Honey Locust	2.5" CAL.	AS SHOWN	5' Clear Trunk
HA	17	Hydrangea arborescens 'Annabelle'	Smooth Annabelle Hydrangea	24" H.T.	60" O.C.	F.T.B.
HM	21	Hydrangea macrophylla 'Nikko Blue'	Big Leaf Nikko Blue Hydrangea	24" H.T.	48" O.C.	F.T.B.
IG	17	Ilex glabra 'Shamrock'	Shamrock holly	24" H.T.	48" O.C.	F.T.B.
IV	43	Itea virginica 'Sprich'	Little Virginia Sw eetspire	24" H.T.	48" O.C.	F.T.B.
JC	25	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" H.T.	48" O.C.	F.T.B.
JP	55	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	24" H.T.	36" O.C.	F.T.B.
LS	3	Liquidambar styraciflua 'Slender Shihouette'	Slender Shihouette Sw eetgum	2.5" CAL.	AS SHOWN	5' Clear Trunk
MS	1	Magnolia stellata 'Royal Star'	Star Magnolia	1.5" CAL.	AS SHOWN	4' Clear Trunk
PA	3	Ratanus x acerifolia 'Bloodgood'	London Planetree	2.5" CAL.	AS SHOWN	5' Clear Trunk
PO	52	Physocarpus opulifolius 'Summer Wine'	Summer wine Ninebark	24" H.T.	48" O.C.	F.T.B.
PV	23	Panicum virgatum 'Shenadoah'	Shenadoah Red Sw itch Grass	2 GAL.	36" O.C.	
PS	4	Pinus strobus	White Pine	6" H.T.	AS SHOWN	F.T.B.
QR	4	Quercus rubra	Northern Red Oak	2.5" CAL.	AS SHOWN	5' Clear Trunk
RA	6	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24" H.T.	36" O.C.	F.T.B.
RO	4	Rosa 'Radcon' PPAF	Pink Knockout Rose	24" H.T.	36" O.C.	F.T.B.
SB	22	Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	24" H.T.	36" O.C.	F.T.B.
SR	1	Syringa reticulata 'Wory Silk'	Wory Silk Tree Lilac	1.5" CAL.	AS SHOWN	4' Clear Trunk
TM	44	Taxus x media 'Densaformis'	Dense 'ee'	24" H.T.	48" O.C.	F.T.B.
VC	18	Viburnum catesbaei 'Compactum'	Korean Spice Viburnum	24" H.T.	48" O.C.	F.T.B.
VO	14	Viburnum opulus 'Compactum'	European Cranberry Viburnum	24" H.T.	48" O.C.	F.T.B.

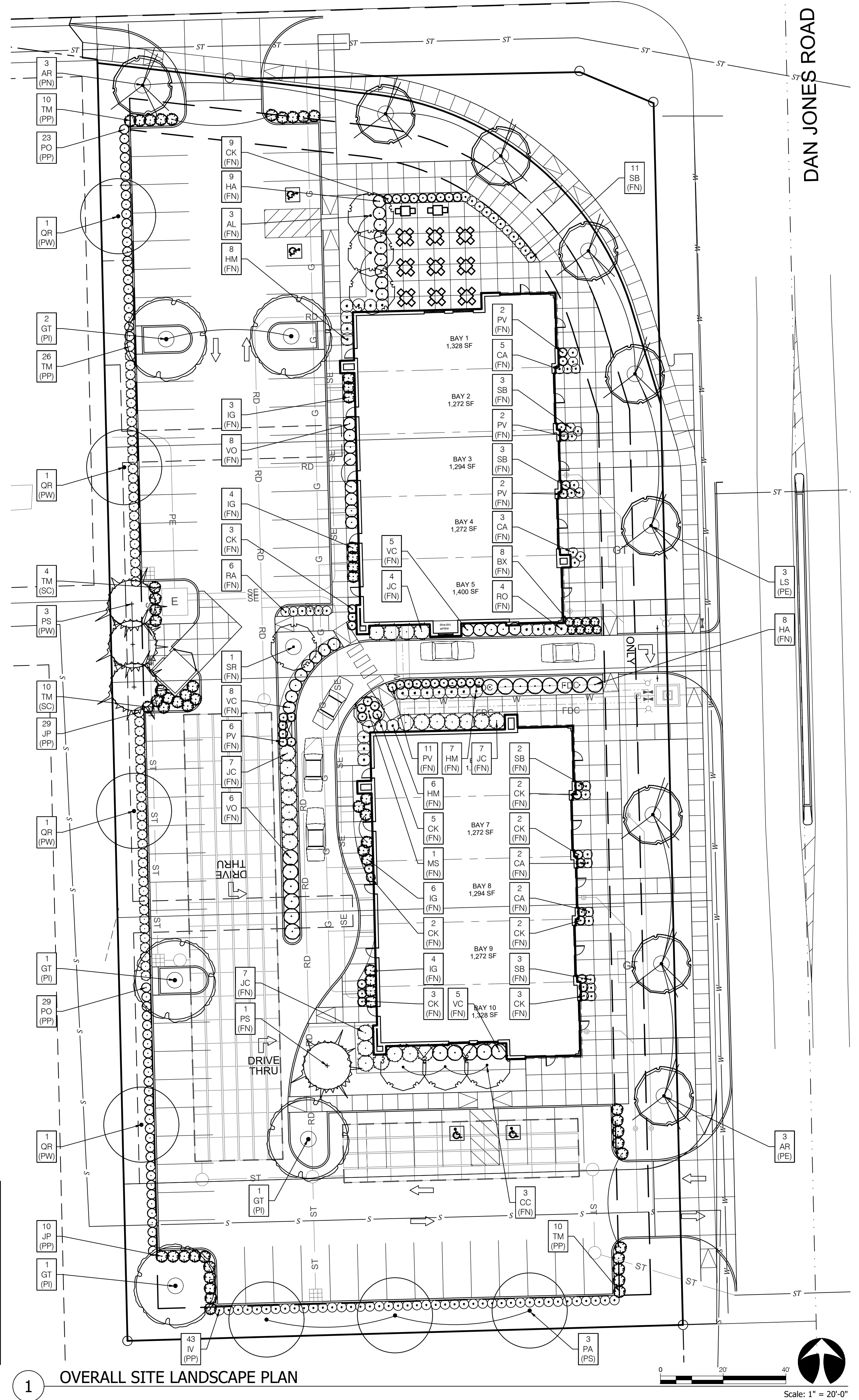


**LEGEND**

SYMBOL	DESCRIPTION	4 AG (SY)	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED		
(FN)	FOUNDATION REQUIREMENTS		
(PN)	PERIMETER NORTH REQUIREMENTS		
(PS)	PERIMETER SOUTH REQUIREMENTS		
(PE)	PERIMETER EAST REQUIREMENTS		
(PW)	PERIMETER WEST REQUIREMENTS		
(PI)	PARKING LOT INTERIOR REQUIREMENTS		
(PP)	PARKING LOT PERIMETER REQUIREMENTS		

**REQUIREMENTS**

(PI) PARKING LOT REQUIREMENTS 1 TREE PER 15 SPACES REQUIRED 71 SPACES PROVIDED : 5 TREES REQUIRED 5 TREES PROVIDED	(PS) PERIMETER SOUTH YARD LEVEL 1.0 PUV REQUIRED PER 100 LF 177 LF = 1.77 PUV REQUIRED 3 SHADE @ 2.5' CAL = 2.25 PUV TOTAL PUV PROVIDED = 2.25 PUV
(PP) PARKING PERIMETER LANDSCAPE HEDGE ALONG PARKING AT REQUIRED YARDS HEDGE PROVIDED ALONG FRONT YARD	(PE) PERIMETER EAST YARD LEVEL 1.0 PUV REQUIRED PER 100 LF 390 LF = 3.90 PUV REQUIRED 6 SHADE @ 2.5' CAL = 4.5 PUV TOTAL PUV PROVIDED = 4.50 PUV
(FN) BUILDING FOUNDATION REQUIREMENTS LEVEL 1.0 PUV FOR EQUIVALENT OF BUILDING LENGTH 726 LF X 2' WIDE = 1452 SF AT LEVEL 1.0 14.52 PUV REQUIRED 217 SHRUBS/GRASSES @ 24" HT. = 10.82 PUV 1 EVERGREEN @ 6' HT. = 0.5 PUV 8 ORNAMENTAL @ 1-1/2' = 4.0 PUV TOTAL PUV PROVIDED = 15.32 PUV	(PW) PERIMETER WEST YARD LEVEL 1.0 PUV REQUIRED PER 100 LF 407 LF = 4.07 PUV REQUIRED 4 SHADE @ 2.5' CAL = 3.0 PUV 3 EVERGREEN @ 6' HT. = 1.5 PUV TOTAL PUV PROVIDED = 4.5 PUV
(PN) PERIMETER NORTH YARD LEVEL 1.0 PUV REQUIRED PER 100 LF 177 LF = 1.77 PUV REQUIRED 3 SHADE @ 2.5' CAL = 2.25 PUV TOTAL PUV PROVIDED = 2.25 PUV	



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**811**  
Know what's below.  
Call before you dig.

Seal  
PRELIMINARY  
NOT FOR CONSTRUCTION

Drawing Scope  
**OVERALL SITE LANDSCAPE PLAN**

Drawing Info  
Drawn: JML  
Checked: JML  
Date: 10/05/2023  
Project No: 23539  
Revision:

Sheet No.  
**L1.0**