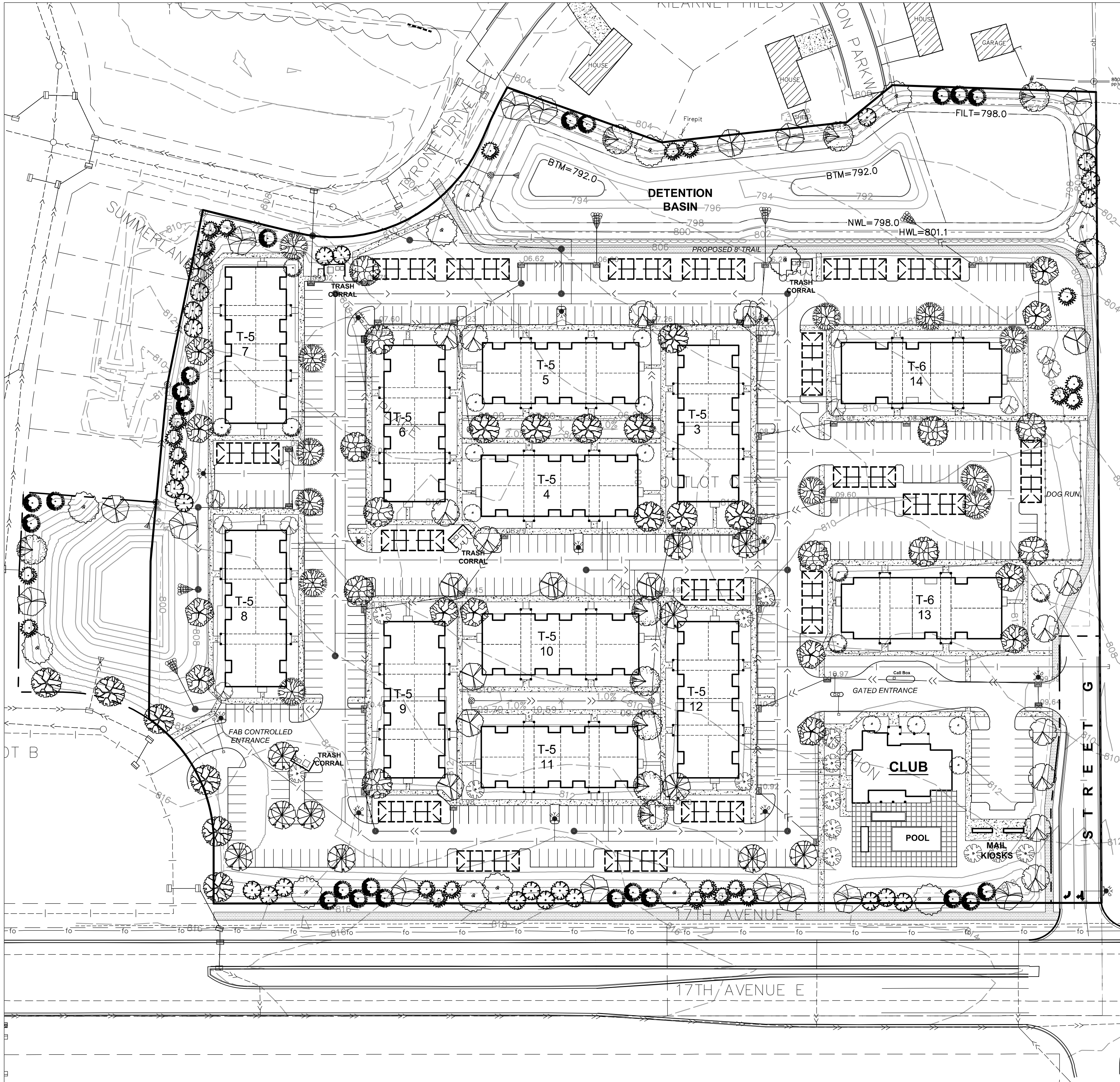




CITY LANDSCAPE REQUIREMENTS

COMBINED BUILDING FOOTPRINT AREA:
142,267 SQ FT= 158 TREES

IMPERVIOUS AREA REQUIREMENT:
273,040 SQ FT= 68 TREES

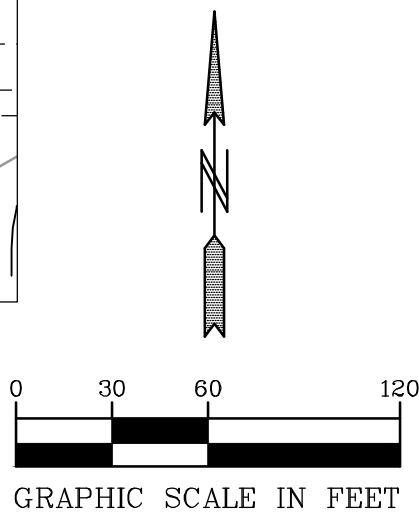
TOTAL NUMBER OF TREES REQUIRED: 226

PROPOSED TREES:
119 OVERSTORY
69 CONIFER
39 ORNAMENTAL

TOTAL PROPOSED TREES: 227

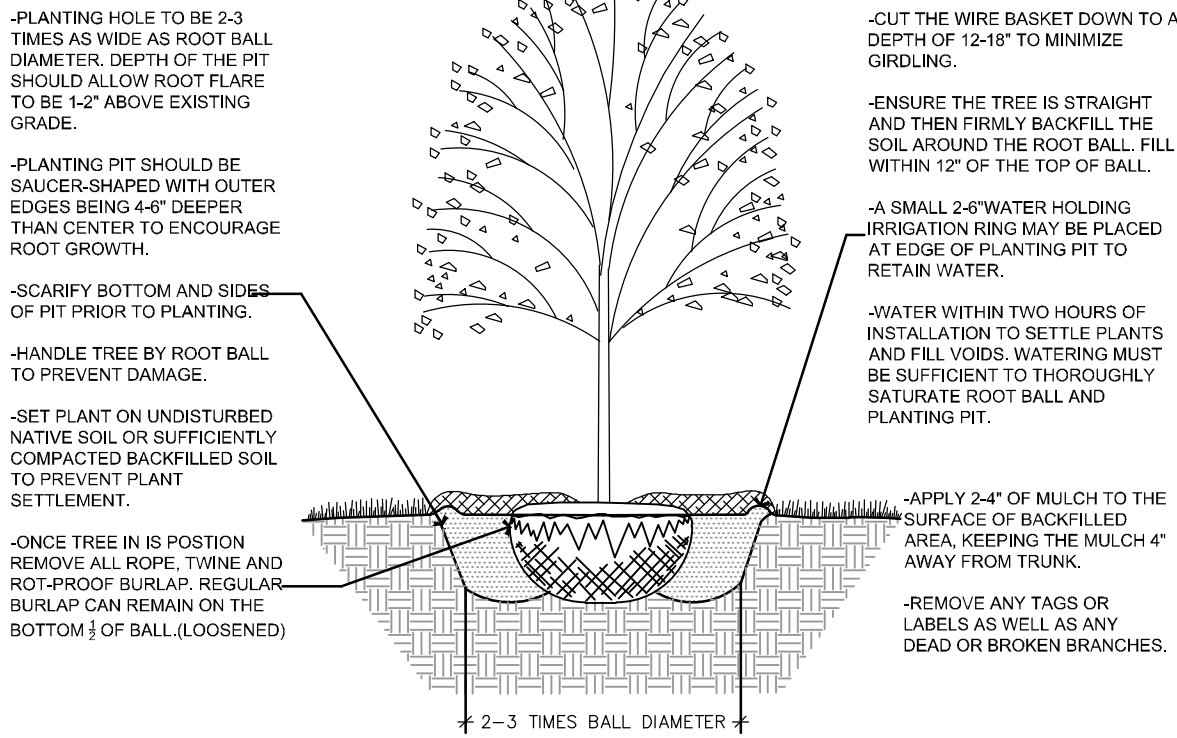
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1168 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, UNLESS DETERMINED TO BE NECESSARY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.



PLANTING SCHEDULE			
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
	SIENNA GLEN MAPLE/ACER FREEMANII 'SIENNA GLEN'	2" B&B	14
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2" B&B	10
	HACKBERRY/CELTIS OCCIDENTALIS	2" B&B	11
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2" B&B	12
	RED OAK/QUERCUS RUBRA	2" B&B	13
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2" B&B	10
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10-12" B&B	13
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2" B&B	11
	KENTUCKY COFFEETREE/GYMNOCADUS DIOICUS	2" B&B	12
	SWAMP WHITE OAK/QUERCUS BICOLOR	2" B&B	13
EVERGREEN TREES			
	WHITE PINE/PINUS STROBUS	6" B&B	23
	NORWAY SPRUCE/PICEA ABIES	6" B&B	23
	BLACK HILLS SPRUCE/PICEA GLUACA VAR DENSATA	6" B&B	23
EVERGREEN TREES			
	JAPANESE TREE LILAC/ SYRINGA RETICULATA	1.5" B&B	10
	PRAIRIE FIRE CRAB/MALUS 'PRAIRIE FIRE'	1.5" B&B	9
	AUTUMN BRILLIANCE SERVICEBERRY/AMELANCHIER X GRANDIFLORA	1.5" B&B	14
	SPRING SNOW CRAB/MALUS 'SPRING SNOW'	1.5" B&B	6

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

