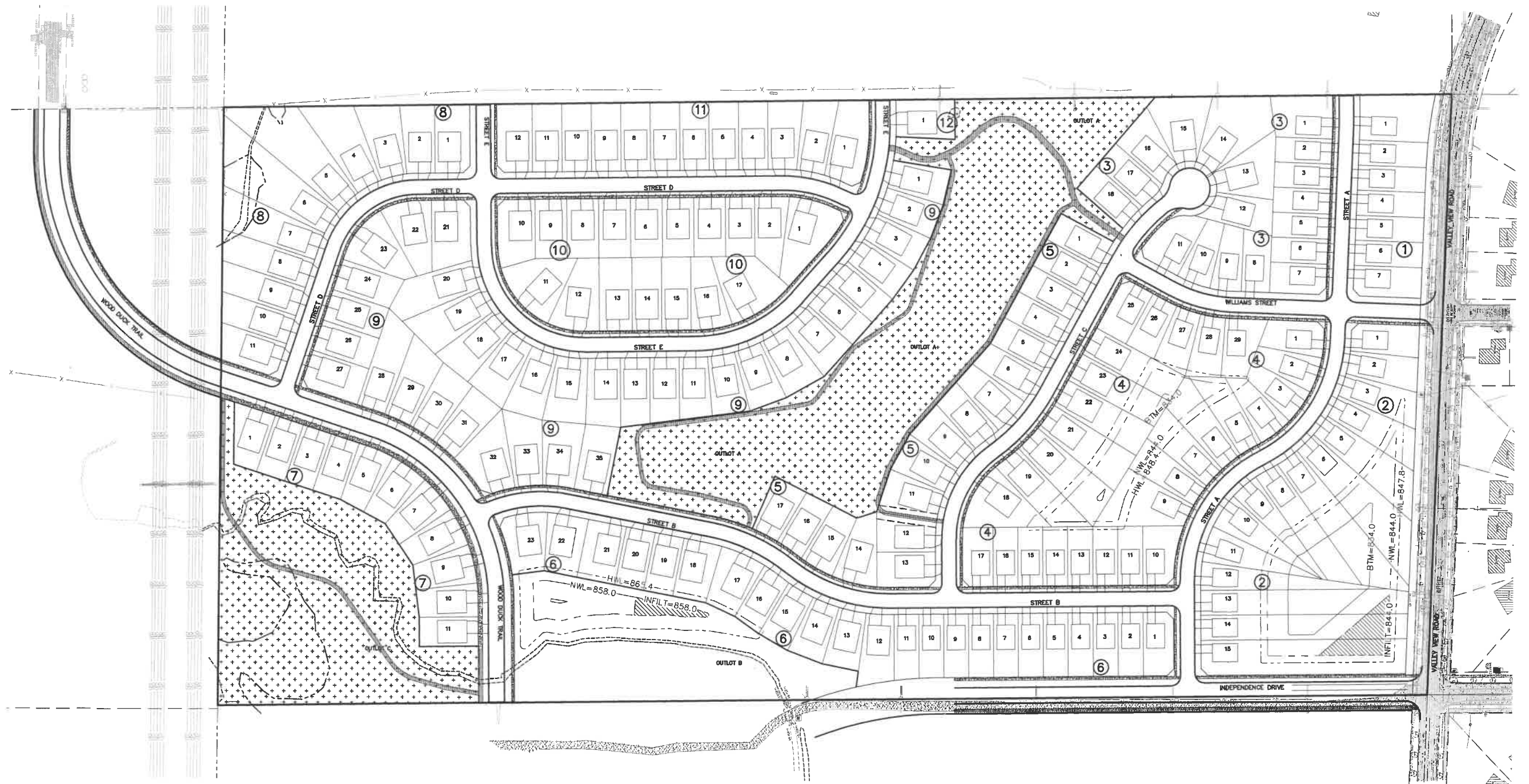
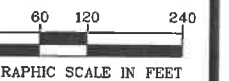




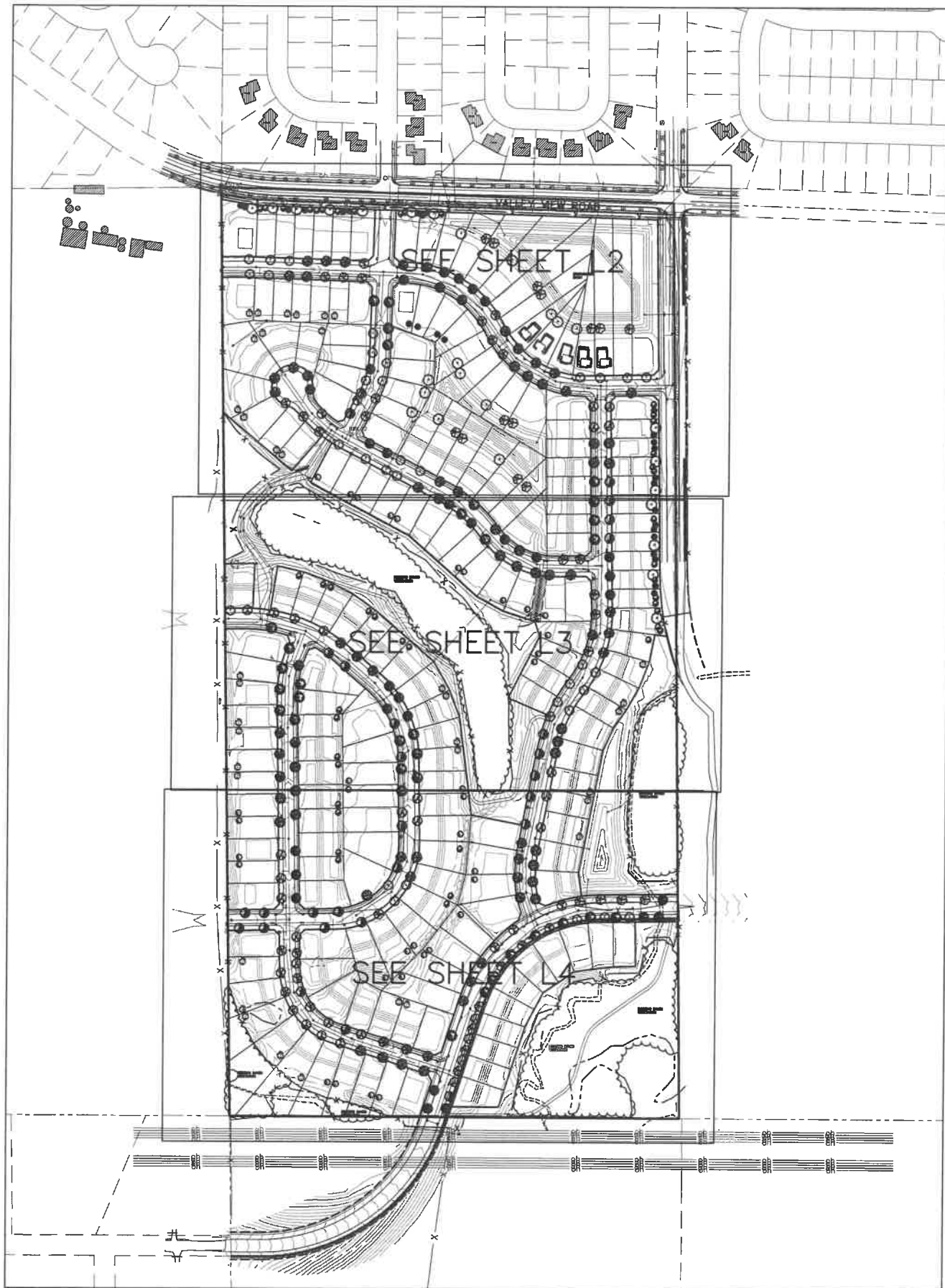
TOTAL AREA = 81.3384 AC
 REQUIRED OPEN SPACE = 15% X 81.3384 AC = 12.20 AC



OPEN SPACE AREA = 571082.34 S.F. (13.11 AC)



BENCH MARK
 TOP NUT OF HYDRANT
 AT NW QUAD OF
 WILLIAMS STREET AND
 VALLEY VIEW ROAD
 ELEV.=854.74



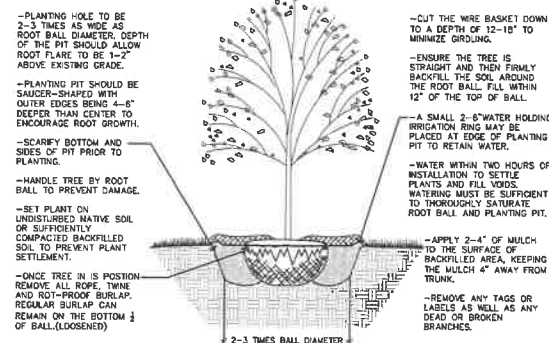
PLANT SCHEDULE				
KEY	COMMON NAME / Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	NORTHWOOD MAPLE/Acer rubrum 'Northwood'	2.5" B&B	29	
	KENTUCKY COFFEE TREE/Gymnocladus dioica	2.5" B&B	33	
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	33	
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	2.5" B&B	28	
	NORTHERN PIN OAK/Quercus ellipsoidalis	2.5" B&B	46	
	BOULEVARD LINDEN/Tilia americana 'Boulevard'	2.5" B&B	28	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	33	
	PRINCETON ELM/Ulmus americana 'Princeton'	2.5" B&B	28	
	RIVER BIRCH/Betula nigra	10-12' B&B	27	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	28	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	45	
	WHITE PINE/Pinus strobus	6' B&B	35	
	NORWAY SPRUCE/Picea abies	6' B&B	36	
	SCOTCH PINE/Pinus sylvestris	6' B&B	27	

LANDSCAPE REQUIREMENT:
2 NON-ORNAMENTAL TREES PER LOT
196 LOTS
392 TREES REQUIRED FOR LANDSCAPE ORDINANCE

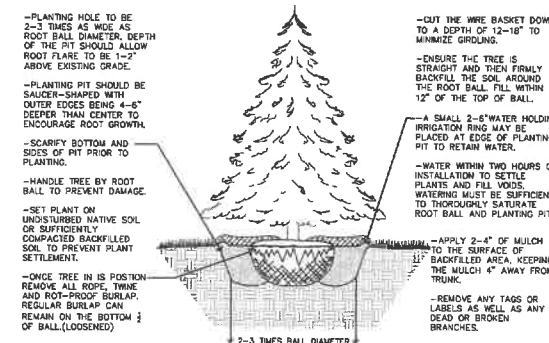
844.5" REQUIRED FOR MITIGATION
SEE TREE PRESERVATION PLAN FOR INVENTORY AND CALCULATIONS

PROPOSED TREES: 456
OVERSTORY: 313
CONIFER: 143
TOTAL INCHES PROPOSED: 456 X 2.5" = 1,140

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



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 KOPPER STATE ONE CALL 1-800-252-1165 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, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- 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 IN 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 WHERE 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.

