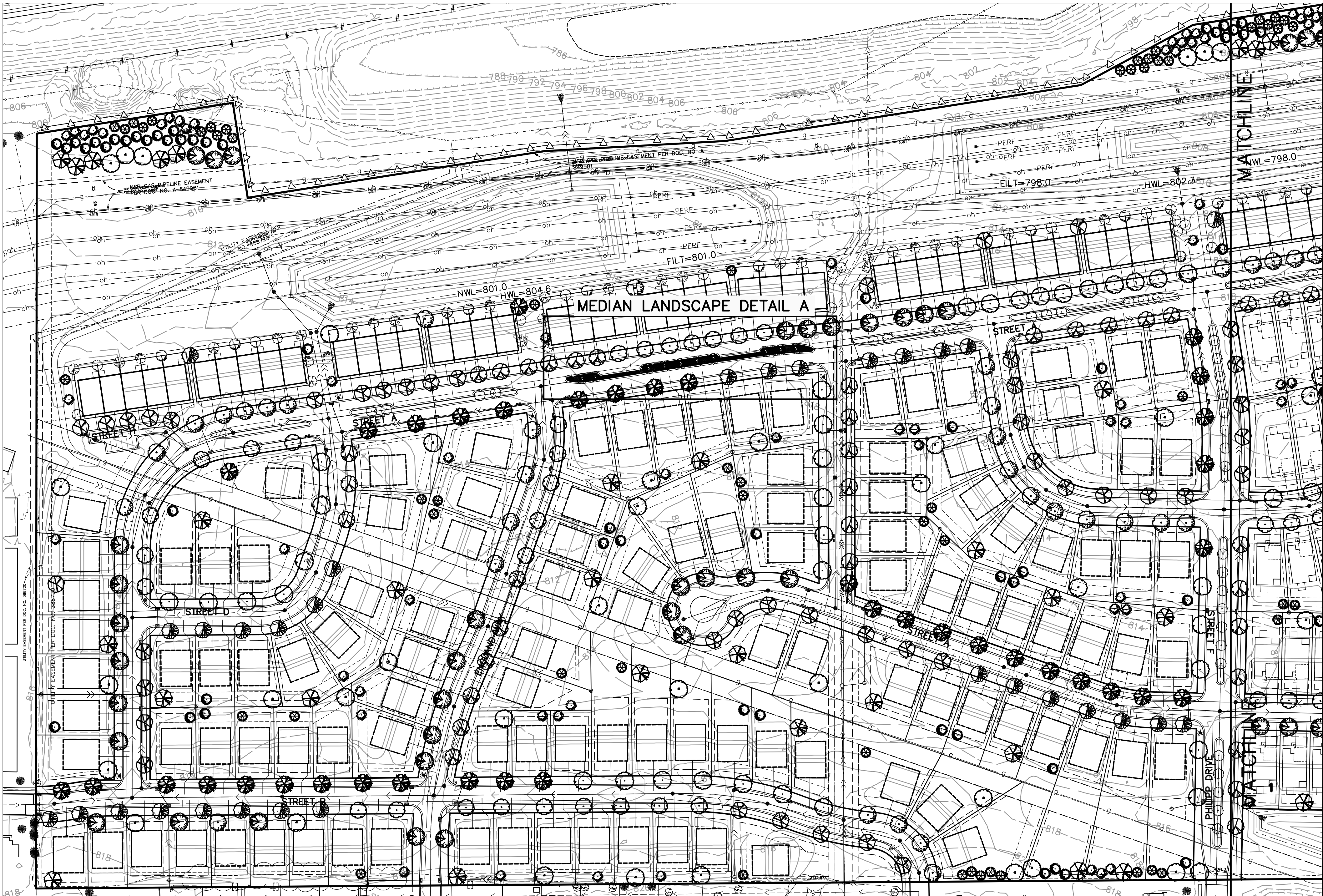


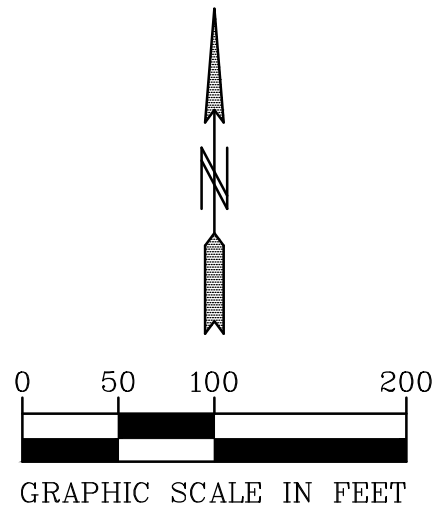


LANDSCAPE DATA:

TREES REQUIRED: 2 NON-ORNAMENTAL TREES PER SINGLE FAMILY LOT
PROPOSED SF LOTS: 221
TREES REQUIRED:442
PROPOSED TOWNHOMES:68
PROPOSED PARKING SPACES:199
TREES REQUIRED (1 TREE/10 SPACES):20
APPROXIMATE IMPERVIOUS SURFACE(APARTMENTS/AMENITIES/PARKING):279,790 SQ FT
NUMBER OF TREES REQUIRED PER CITY CODE FOR MULTIFAMILY IMPERVIOUS: 249

TOTAL NUMBER OR TREES REQUIRED BY CITY:711
TOTAL NUMBER PROPOSEDTREES:1,183
OVERSTORY:679
CONIFER: 336
ORNAMENTAL:168

MITIGATION REQUIRED FROM TREE PRESERVATION:61”
PROPOSED DBH PROPOSED:2,957”

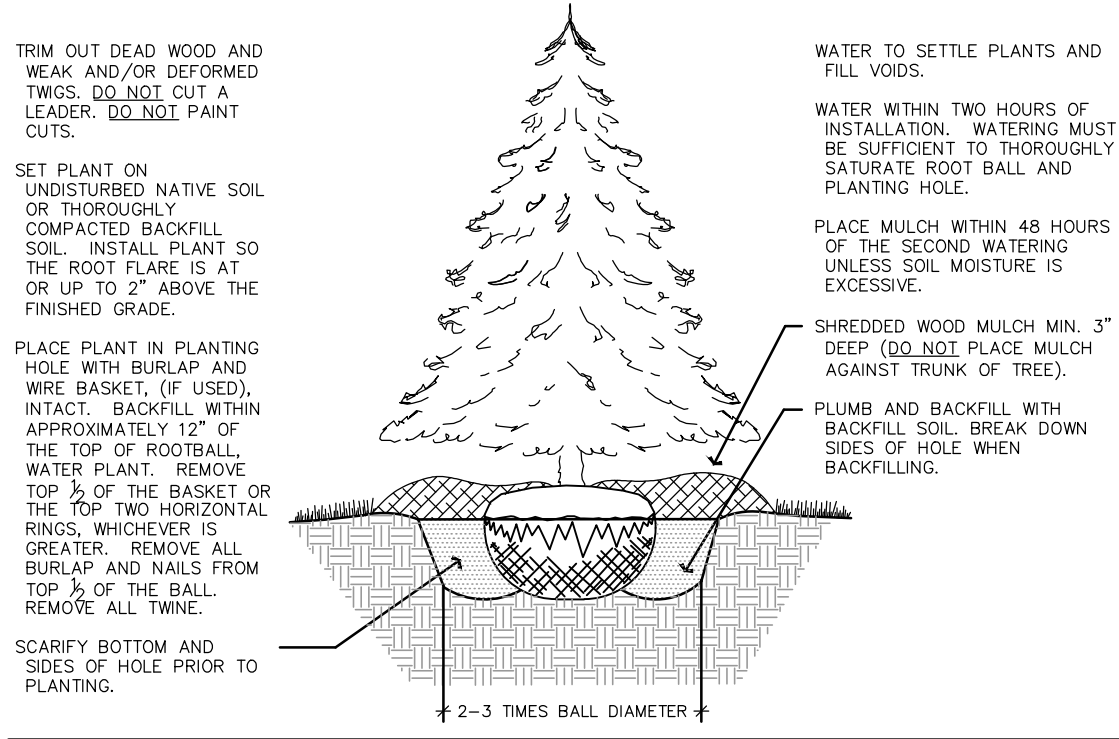


PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	NORTHWOOD MAPLE/Acer rubrum 'Northwood'	2.5" B&B	69	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	74	
	RIVER BIRCH/Betula nigra 'Heritage'	8-10' B&B	72	Clump
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	64	
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	2.5" B&B	78	
	NORTHERN PIN OAK/Quercus palustris	2.5" B&B	64	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	65	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	63	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna Glen'	2.5" B&B	64	
	KENTUCKY COFFEE TREE/Gymnocladus dioicudus	2.5" B&B	66	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	117	
	NORWAY SPRUCE/PICEA ABIES	6' B&B	114	
	WHITE PINE/Pinus strobus	6' B&B	105	
ORNAMENTAL TREES				
	JAPANESE TREE LILAC/Syringa reticulata	6-8' B&B	83	Clump
	SHOWY MOUNTAIN ASH/Sorbus decora	2.5" B&B	20	
	PRAIRIE FIRE CRAB/Malus 'Prairie Fire'	2.5" B&B	23	
	SERVICEBERRY/Amelanchier laevis	6-8' B&B	23	Clump
	SPRING SNOW CRAB/Malus 'Spring Snow'	2.5" B&B	15	
	SUGAR TYME CRAB/Malus 'Sugar Tyme'	2.5" B&B	4	

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 ARCHTECT 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 1-800-252-1166 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 CONDUCTS 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 STANDBABILITY 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 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 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.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

