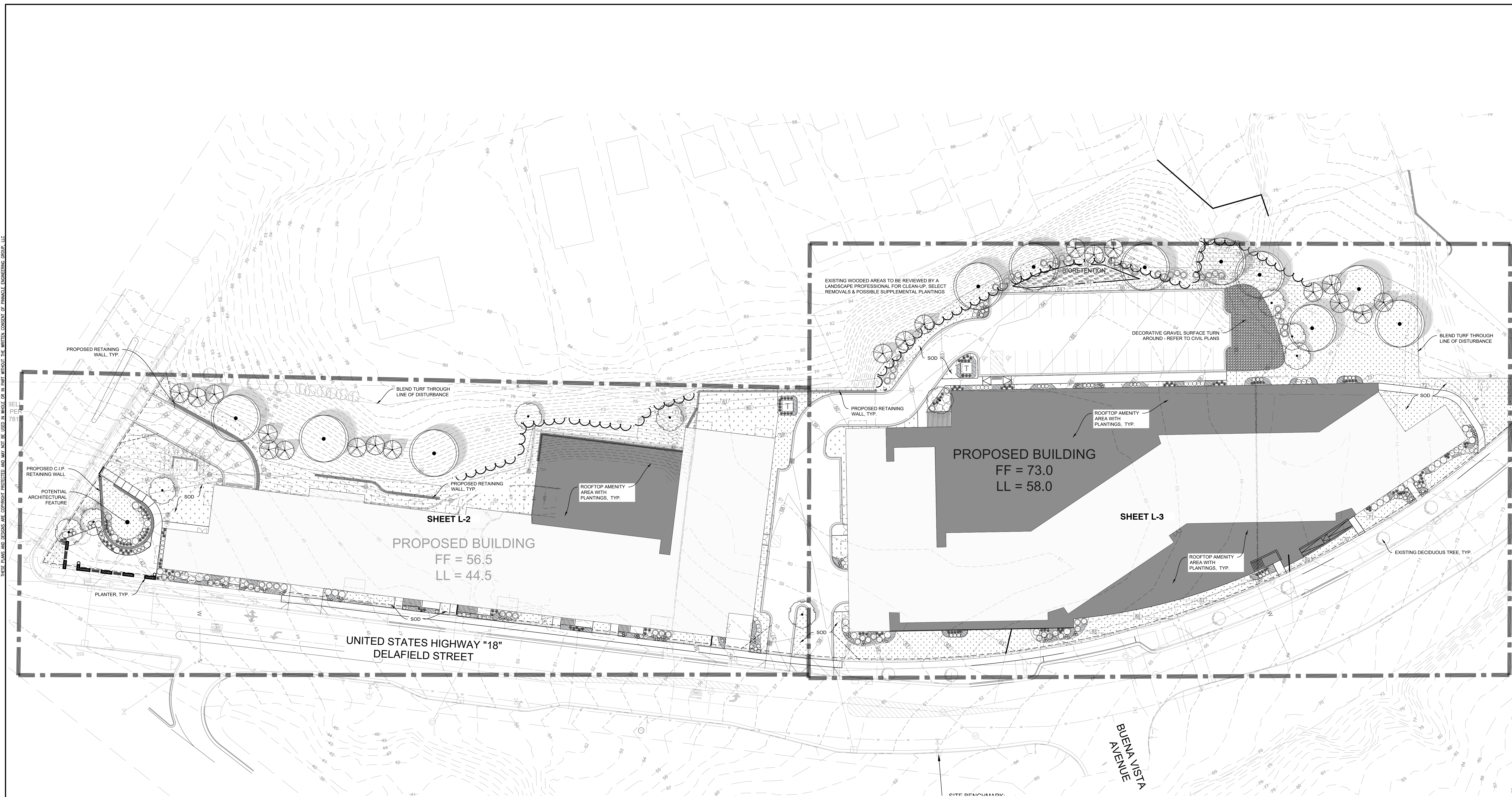


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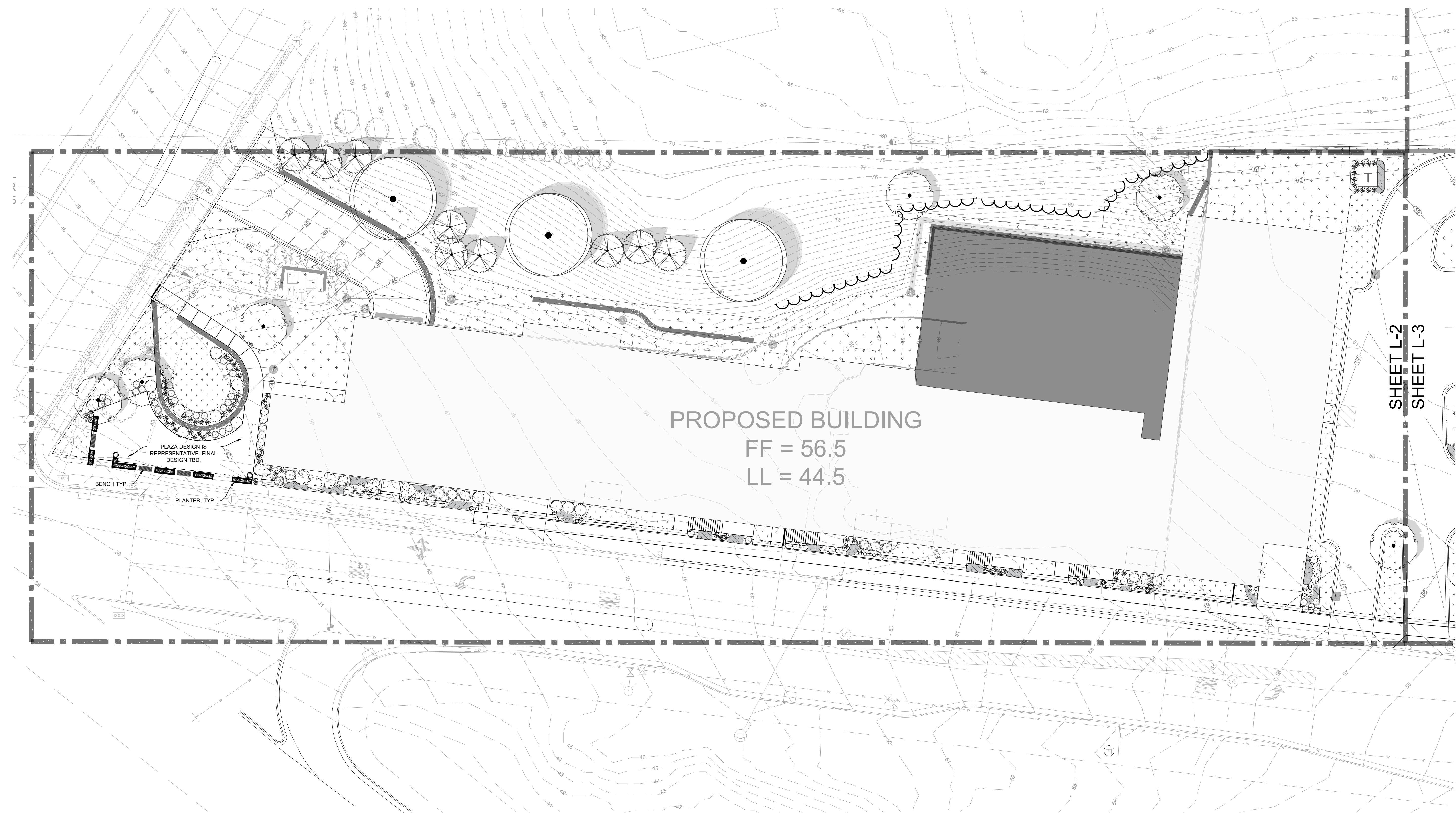


CONCEPT PLANT SCHEDULE	
	<b>DECIDUOUS TREES</b> Acer x Freemanii 'Sienna' / Sierra Glen Maple 11 2' Cal Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust 2' Cal Quercus rubra / Red Oak 2' Cal 65' T x 65' W Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 2' Cal 45' T x 35' W Ulmus x Morton Glossy / Triumph Elm 2' Cal 55' T x 40' W
	<b>ORNAMENTAL TREES</b> Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry 10 1.5' Cal. Carpinus caroliniana 'N Strain' / Fire King Muscadewood 1.5' Cal. 30' T x 30' W Cornus alternifolia / Pagoda Dogwood 1.5' Cal. 20' T x 25' W Magnolia stellata 'Centennial Blush' / Centennial Blush Star Magnolia 1.5' Cal. 15' T x 15' W
	<b>EVERGREEN TREES</b> Abies concolor / White Fir 20 5' Ht. 40' T x 25' W Pinus cembra 'Big Blue' / Big Blue Swiss Stone Pine 5' Ht. 35' T x 20' W Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine 5' Ht. 50' T x 25' W
	<b>SMALL EVERGREEN SHRUB</b> Juniperus horizontalis 'Blue Forest' / Blue Forest Creeping Juniper 63 18' W 1' T x 4' W Pinus mugo pumilio / Dwarf Mugo Pine 18' W 4' T x 5' W Pinus strobus 'Blue Shag' / Blue Shag White Pine 18' Ht. 4' T x 3' W Taxus x media 'SMNTHDB' / Stonehenge Dark Druid® Yew 18' Ht. 3' T x 3' W Thuja occidentalis 'Comgate' / Fire Chief Arborvitae 18' Ht. 3' T x 3' W
	<b>MEDIUM EVERGREEN SHRUB</b> Picea abies 'Nidiformis' / Nest Spruce 67 18' Ht. 5' T x 5' W Picea glauca 'Conica' / Dwarf Alberta Spruce 36' Ht. 6' T x 5' W
	<b>MEDIUM DECIDUOUS SHRUB</b> Hydrangea arborescens 'Abetwo' / Incredible Hydrangea 31 24' Ht. 5' T x 5' W Physocarpus opulifolius 'Amber Jubilee' TF / Amber Jubilee Ninebark TF 24' Ht. 6' T x 5' W Rosa rugosa 'Blanc de Coubert' / Blanc de Coubert Rugosa Rose 24' Ht. 5' T x 5' W Weigela florida 'SMNWRFP' / Sonic Bloom® Pure Pink Weigela 24' Ht. 5' T x 5' W
	<b>LARGE DECIDUOUS SHRUB</b> Cotinus coggygria 'Royal Purple' / Royal Purple Smokebush 6 24' Ht. 12' T x 12' W Hamamelis vernalis 'Kohankie Red' / Kohankie Red Ozark Witchhazel 24' Ht. 9' T x 10' W Hydrangea paniculata 'Inferno' TF / Pink Diamond Hydrangea TF 24' Ht. 12' T x 10' W
	<b>UPRIGHT EVERGREEN SHRUB</b> Juniperus chinensis 'Trautman' / Trautman Juniper 6 4' Ht. 12' T x 4' W Pinus cembra 'Chalet' / Chalet Swiss Stone Pine 3' Ht. 8' T x 4' W Taxus cuspidata 'Capitata' / Upright Japanese Yew 3' Ht. 20' T x 7' W Taxus x media 'SMNTHDC' / Stonehenge® Anglo-Japanese Yew 3' Ht. 6' T x 4' W Thuja occidentalis 'Holmstrup' / Holmstrup Cedar 14' T x 4' W
	<b>SHORT ORNAMENTAL GRASS</b> Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass 92 1 gal. 2' T x 2' W Deschampsia cespitosa 'Bronze Veil' / Bronze Veil Tufted Hair Grass 1 gal. 18' T x 20' W Hakonechloa macra 'Nicolas' / Nicolas Japanese Forest Grass 1 gal. 24' T x 24' W Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass 1 gal. 24' T x 15' W
	<b>SMALL DECIDUOUS SHRUB</b> Cornus sanguinea 'Cato' / Arctic Sun® Bloodtwig Dogwood 47 18' Ht. 3' T x 3' W Forsythia viridissima 'Bronzenis' / Bronx Forsythia 18' Ht. 3' T x 4' W Hydrangea paniculata 'Bobo' / Bobo Hydrangea 18' Ht. 3' T x 4' W Itea virginica 'SMNVDFC' / Scentaldis® Sweetpire 18' Ht. 2' T x 3' W Syringa x 'SMNJRP' / Blooming Dwarf Pink Lilac 18' Ht. 4' T x 3' W
	<b>TALL ORNAMENTAL GRASS</b> Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 179 1 gal. 4' T x 2' W Deschampsia cespitosa 'Schottland' / Schottland Tufted Hair Grass 1 gal. 5' T x 2' W Panicum virgatum 'Heavy Metal' / Blue Switch Grass 1 gal. 4' T x 3' W
	<b>PERENNIALS</b> Acleris incarnata / Swamp Milkweed 953 sf 4.5' Cont. 36" T x 24" W Coreopsis x 'Cherry Blast' TM / Cherry Blast PermaThread Tickseed 4.5' Cont. 18" T x 20" W Echinacea x 'Balsomermym' TM / Sombro Lemon Yellow Improved Coneflower 4.5' Cont. 28" T x 22" W Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower 4.5' Cont. 28" T x 18" W Echinacea x 'Sundown' / Sundown Purple Coneflower 4.5' Cont. 36" T x 30" W Nepeta x 'Basseni' 'Cat's Meow' / Cat's Meow Catmint 4.5' Cont. 18" T x 30" W Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage 4.5' Cont. 24" T x 24" W Pulmonaria x 'Trevi Fountain' / Lungwort 4.5' Cont. 12" T x 18" W
	<b>SOD</b> 54,900 sf
	<b>RAINWATER RENEWAL PLUGS</b> Anemone x 'Blue Ice' / Blue Ice Bluestar 631 sf 12" T x 24" W Aster novae-angliae / New England Aster Baptisia australis / Blue Wild Indigo 36" T x 24" W Bouteloua curtipendula / Side Oats Grama 2' T x 1' W Carex babbi / Bebo's Sedge Carex crexifolia / Crawford's Sedge Carex crinita / Fringed Sedge Carex spicata / Sawbeak Sedge Carex vulpinoidea / Fox Sedge Echinacea purpurea / Coneflower Elymus virginicus / Virginia Wild Rye Eupatorium maculatum / Joe-Pye Weed Glycyrrhiza grandis / Reed Manna Grass Liatris pycnostachya / Blazing Star Liriodendron tulipifera / Creeping Lily Turf 10" T x 16" W Monarda fistulosa / Bergamot Panicum virgatum / Switch Grass Physostegia virginiana / Obedient Plant Pycnanthemum abscensum / Mountain Mint Rhabdota columbiana / Yellow Prairie Coneflower Rhodotypos scandens / Jetbead 4' T x 7' W Rudbeckia hirta / Black-eyed Susan Salix caprea / French Pussy Willow 15" T x 12" W Scirpus atrovirens / Dark Green Bulrush Solidago rigida / Stiff Goldenrod Sorghastrum nutans / Indian Grass 4' T x 30" W Spartina pectinata / Prairie Cordgrass Tradescantia ohiensis / Blue Jacket Verbena hastata / Blue Vervain Vernonia fasciculata / Ironweed

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 FINAL SITE PLAN & ARCHITECTURAL REVIEW  
 LANDSCAPE OVERVIEW

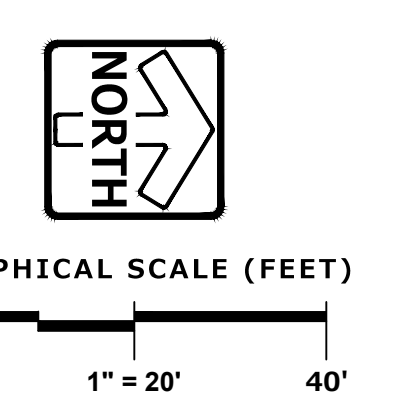


DATE: 04/26/2019 09:55:00 AM; PROJECT: 1773-00A-W/CAD/SHEETS/1773-00A-W1 LANDSCAPE PLAN.DWG; USER: JAC; PLOT: 1773-00A-W1 LANDSCAPE PLAN.DWG; PLOT DATE: 04/26/2019 09:55:00 AM; PLOT SCALE: 1" = 20'; PLOT SHEET: L-2



CONCEPT PLANT KEY

- DECIDUOUS TREES**
  - Acer x freemanii 'Sienna' / Sienna Glen Maple
  - Quercus rubra / Red Oak
  - Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
  - Ulmus x Mortonii 'Mortonii' / Mortonii Elm
- ORNAMENTAL TREES**
  - Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry
  - Cornus alternifolia 'Pagoda Dogwood' / Pagoda Dogwood
  - Magnolia stellata 'Centennial Blush' / Centennial Blush Star Magnolia
- EVERGREEN TREES**
  - Abies concolor 'White Fir' / White Fir
  - Pinus strobus 'Blue Star' / Blue Star White Pine
  - Pinus resinosa 'Millers Pyramid' / Millers Pyramid Limber Pine
- SMALL EVERGREEN SHRUB**
  - Juniperus horizontalis 'Blue Forest' / Blue Forest Creeping Juniper
  - Pinus mugo pumilio 'Dwarf Mugo Pine' / Dwarf Mugo Pine
  - Pinus strobus 'Blue Star' / Blue Star White Pine
  - Taxus x media 'SMNTHDB' / Stonehenge Dark Druid® Yew
  - Thuja occidentalis 'Congabe' / Fire Chief Arborvitae
- MEDIUM EVERGREEN SHRUB**
  - Picea abies 'Milliformis' / Mill Spruce
  - Picea glauca 'Conica' / Dwarf Alberta Spruce
- MEDIUM DECIDUOUS SHRUB**
  - Hydrangea arborescens 'Abitow' / Incredible Hydrangea
  - Physocarpus opulifolius 'Amber Jubilee' / Amber Jubilee Ninebark TF
  - Rosa rugosa 'Blanc de Coulbert' / Blanc de Coulbert Rugosa Rose
  - Weigela florida 'SMNWFPP' / Sonic Bloom® Pure Pink Weigela
- LARGE DECIDUOUS SHRUB**
  - Cotinus coggygria 'Royal Purple' / Royal Purple Smokebush
  - Hamamelis virginica 'Koharkie Red' / Koharkie Red Ovar Witchhazel
  - Hydrangea paniculata 'Winterdye' / Winterdye Hydrangea TF
- UPRIGHT EVERGREEN SHRUB**
  - Juniperus chinensis 'Tromper' / Tromper Juniper
  - Pinus strobus 'Chapel' / Chapel Swiss Stone Pine
  - Taxus canadensis 'Capitata' / Upright Japanese Yew
  - Thuja occidentalis 'Holmstrup' / Holmstrup Cedar
- SHORT ORNAMENTAL GRASS**
  - Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
  - Deschampsia cespitosa 'Bronze Veil' / Bronze Veil Tufted Hair Grass
  - Hakonechloa macra 'Nicolai' / Nicolai Japanese Forest Grass
  - Miscanthus sinensis 'Little Kitty' / Little Kitty Eulalia Grass
- SMALL DECIDUOUS SHRUB**
  - Cornus sanguinea 'Cato' / Arctic Sun® Bloodtwig Dogwood
  - Forsythia viridissima 'Bronzenis' / Bronz Forsythia
  - Hydrangea paniculata 'Bobo' / Bobo Hydrangea
  - Itea virginica 'SMNVDFC' / Scenifandis® Sweetpire
  - Syringa x SMNURP / Blooming Dwarf Pink Lilac
- TALL ORNAMENTAL GRASS**
  - Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
  - Deschampsia cespitosa 'Schottland' / Schottland Tufted Hair Grass
  - Panicum virgatum 'Heavy Metal' / Blue Switch Grass
- PERENNIALS**
  - Asclepias incarnata / Swamp Milkweed
  - Coreopsis x 'Cherry Blast' / Cherry Blast PermaThread Tickseed
  - Echinacea x 'Balsomemym' / Balsomemym Lemon Yellow Improved Coneflower
  - Echinacea x 'Chrysanthe Spirit' / Chrysanthe Spirit Coneflower
  - Echinacea x 'Sundown' / SunDown Purple Coneflower
  - Nepeta x 'faassenii' / Cat's Meow / Cat's Meow Catmint
  - Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
  - Pulmonaria x 'Trevi Fountain' / Lungwort
- SOD**
- RAINWATER RENEWAL PLUGS**
  - Amsonia x 'Blue Ice' / Blue Ice Bluestar
  - Aster novae-angliae / New England Aster
  - Baptisia australis / Blue Wild Indigo
  - Bouteloua curtipendula / Side Oats Gramma
  - Carex bebbii / Bebb's Sedge
  - Carex crawfordii / Crawford's Sedge
  - Carex crinita / Fringed Sedge
  - Carex stipitata / Sawbeak Sedge
  - Carex vulpinoidea / Fox Sedge
  - Echinacea purpurea / Coneflower
  - Elymus virginicus / Virginia Wild Rye
  - Eupatorium maculatum / Joe Pye Weed
  - Glyceria grandis / Reed Manna Grass
  - Liatris pycnostachya / Blazing Star
  - Liriope spicata / Creeping Lily Turf
  - Monarda fistulosa / Bergamot
  - Panicum virgatum / Switch Grass
  - Physalegia virginiana / Obsolete Plant
  - Pycnanthemum abscensum / Mountain Mint
  - Ratibida columnifera / Yellow Prairie Coneflower
  - Rhodotypos scandens / Jetbead
  - Rutbeckia hirta / Black-eyed Susan
  - Salix caprea / French Pussy Willow
  - Scirpus atrovirens / Dark Green Bulrush
  - Solidago rigida / Stiff Goldenrod
  - Sorghastrum nutans / Indian Grass
  - Spartina pectinata / Prairie Cordgrass
  - Tradescantia ohiensis / Blue Jacket
  - Verbena hastata / Blue Vervain
  - Vernonia fasciculata / Ironweed



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BROOKFIELD, WI 53186  
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

**MANDEL DELAFIELD STREET  
DEVELOPMENT  
WAUKESHA, WI**

**LANDSCAPE ENLARGEMENT**

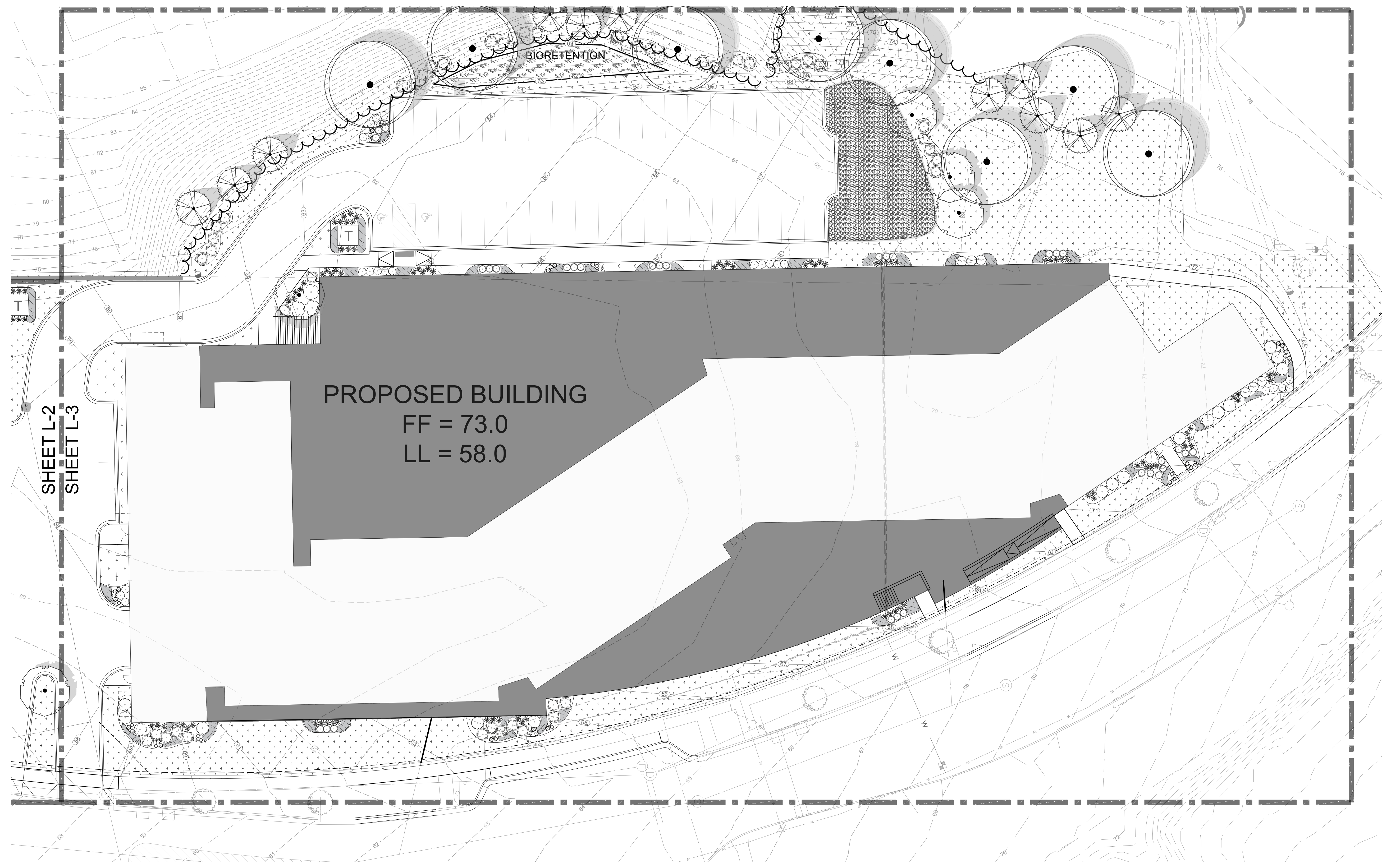
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PROJECT NO.	1773-00A	SHEET	L-2
DATE	6-28-24	OF	2
SCALE	1" = 20'		

FINAL SITE PLAN & ARCHITECTURAL REVIEW www.pinnacle-engr.com



DATE PLOTTED: 06/28/2019 10:58:48 AM PROJECT: 1773.00A-WI-CAD SHEETS\1773.00A-WI LANDSCAPE PLAN.DWG PLOTTER: HP DesignJet T1100e



CONCEPT PLANT KEY

- DECIDUOUS TREES**  
 Acer x freemanii 'Sienna' / Sienna Glen Maple  
 Gleditsia triacanthos var. 'Sunburst' / Sunburst Common Honeylocust  
 Quercus rubra / Red Oak  
 Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden  
 Ulmus x Mortonii 'Glossy' / Triumph Elm

- ORNAMENTAL TREES**  
 Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry  
 Carpinus caroliniana 'JN Strain' / Fire King Muscledwood  
 Cornus alternifolia / Pagoda Dogwood  
 Magnolia stellata 'Centennial Bush' / Centennial Bush Star Magnolia

- EVERGREEN TREES**  
 Abies concolor / White Fir  
 Pinus cembra 'Big Blue' / Big Blue Swiss Stone Pine  
 Pinus flexilis 'Vanderwolfs Pyramid' / Vanderwolfs Pyramid Limber Pine

- SMALL EVERGREEN SHRUB**  
 Juniperus horizontalis 'Blue Forest' / Blue Forest Creeping Juniper  
 Pinus mugo pumilio / Dwarf Mugo Pine  
 Pinus strobus 'Blue Star' / Blue Star White Pine  
 Taxus x media 'SMNTHDB' / Stonehenge Dark Druid® Yew  
 Thuja occidentalis 'Comgabe' / Fire Chief Arborvitae

- MEDIUM EVERGREEN SHRUB**  
 Picea abies 'Nidiformis' / Nest Spruce  
 Picea glauca 'Conica' / Dwarf Alberta Spruce

- MEDIUM DECIDUOUS SHRUB**  
 Hydrangea arborescens 'Abetwo' / Incredible Hydrangea  
 Physocarpus opulifolius 'Amber Jubilee' TF / Amber Jubilee Ninebark TF  
 Rosa rugosa 'Blanc de Coubert' / Blanc de Coubert Rugosa Rose  
 Weigela florida 'SMNWRFP' / Sonic Bloom® Pure Pink Weigela

- LARGE DECIDUOUS SHRUB**  
 Cotinus coccinea 'Royal Purple' / Royal Purple Smokebush  
 Hamamelis vernalis 'Kohankie Red' / Kohankie Red Ozark Witchazel  
 Hydrangea paniculata 'Inerhydria TF' / Pink Diamond Hydrangea TF

- UPRIGHT EVERGREEN SHRUB**  
 Juniperus chinensis 'Tussum' / Tussum Juniper  
 Pinus cembra 'Chalet' / Chalet Swiss Stone Pine  
 Taxus cuspidata 'Capitata' / Upright Japanese Yew  
 Taxus x media 'SMNTHDC' / Stonehenge® Angle-Japanese Yew  
 Thuja occidentalis 'Holmstrup' / Holmstrup Cedar

- SHORT ORNAMENTAL GRASS**  
 Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass  
 Deschampsia cespitosa 'Bronze Veil' / Bronze Veil Tufted Hair Grass  
 Hakonechloa macra 'Nicolar' / Nicolar Japanese Forest Grass  
 Miscanthus sinensis 'Little Kitty' / Little Kitty Eulalia Grass

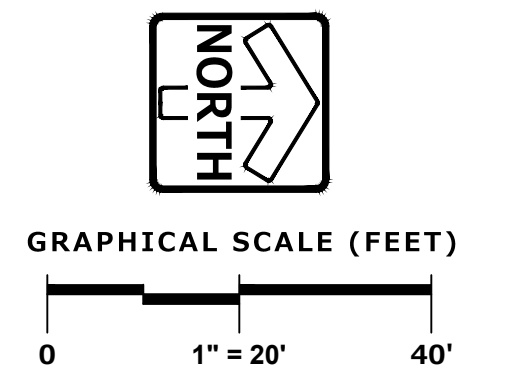
- SMALL DECIDUOUS SHRUB**  
 Cornus sanguinea 'Cato' / Arctic Sun® Bloodtwig Dogwood  
 Forsythia viridissima 'Bronzenis' / Bronx Forsythia  
 Hydrangea paniculata 'Bobo' / Bobo Hydrangea  
 Itea virginica 'SMNVDPC' / Scentsand® Sweetspire  
 Syringa x SMNJRPI / Blooming Dwarf Pink Lilac

- TALL ORNAMENTAL GRASS**  
 Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass  
 Deschampsia cespitosa 'Schottland' / Schottland Tufted Hair Grass  
 Panicum virgatum 'Heavy Metal' / Blue Switch Grass

- PERENNIALS**  
 Asclepias incarnata / Swamp Milkweed  
 Coreopsis x Cherry Blast TM / Cherry Blast PermaThread Tickseed  
 Echinacea x 'Balsomenym' TM / Sombro Lemon Yellow Improved Coneflower  
 Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower  
 Echinacea x 'SunDown' / SunDown Purple Coneflower  
 Nepeta x 'Basseri' 'Cats Meow' / Cats Meow Catmint  
 Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage  
 Pulmonaria x 'Trevi Fountain' / Lungwort

**SOD**

- RAINWATER RENEWAL PLUGS**  
 Anemone x 'Blue Ice' / Blue Ice Bluestar  
 Aster novae-angliae / New England Aster  
 Baptisia australis / Blue Wild Indigo  
 Bouteloua curtipendula / Side Oats Grama  
 Carex bebbii / Bebb's Sedge  
 Carex crawfordii / Crawford's Sedge  
 Carex crinita / Fringed Sedge  
 Carex stipata / Sawbeak Sedge  
 Carex vulpinoidea / Fox Sedge  
 Echinacea purpurea / Coneflower  
 Elymus virginicus / Virginia Wild Rye  
 Eupatorium maculatum / Joe Pye Weed  
 Glyceria grandis / Reed Manna Grass  
 Liatris pycnostachya / Blazing Star  
 Linum catharticum / Creeping Lily Turf  
 Monarda fistulosa / Bergamot  
 Panicum virgatum / Switch Grass  
 Physostegia virginiana / Obedient Plant  
 Pycnanthemum albidum / Mountain Mint  
 Rattibida columnifera / Yellow Prairie Coneflower  
 Rhodotypos scandens / Jetbead  
 Rudbeckia hirta / Black-eyed Susan  
 Salix caprea / French Pussy Willow  
 Scirpus atrovirens / Dark Green Bulrush  
 Solidago rigida / Self-heal  
 Sorghastrum nutans / Indian Grass  
 Spartina pectinata / Prairie Cordgrass  
 Tradescantia ohiensis / Blue Jacket  
 Verbena hastata / Blue Vervain  
 Vernonia fasciculata / Ironweed



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**MANDEL DELAFIELD STREET  
 DEVELOPMENT  
 WAUKESHA, WI**

**LANDSCAPE ENLARGEMENT**

REVISIONS	

REG. JOB NO.: 1773.00A  
 A/E/C  
 START DATE: 6-28-24  
 SCALE: 1" = 20'

SHEET  
**L-3**  
 L-4



**GENERAL PLANTING NOTES**

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BMB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5B. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BMB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE OR COLLAR SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL, WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 1/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
  - 10 FEET FROM ANY FIRE HYDRANT
  - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- ALL SODDED AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. APPLY A 10-10-10 STARTER FERTILIZER UNIFORMLY AT RECOMMENDED RATES PRIOR TO INSTALLATION OF SOD. INSTALL SOD UNIFORMLY WITH STAGGERED JOINTS, LAID TIGHTLY END TO END AND SIDE TO SIDE. ROLL SOD WITH A WALK BEHIND ROLLER AND WATER IMMEDIATELY TO A DEPTH OF 3". SOD INSTALLED IN SWALES AND ON SLOPES EXCEEDING 1:3 SHALL BE STAKED. CONTRACTOR IS RESPONSIBLE TO PROVIDE A SMOOTH, UNIFORM, HEALTHY LAWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST 2 MOWINGS AND WATERING DURING THIS ESTABLISHMENT PERIOD.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

**SOIL PLACEMENT NOTES**

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER. THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

**NATIVE PLUGS INSTALLATION**

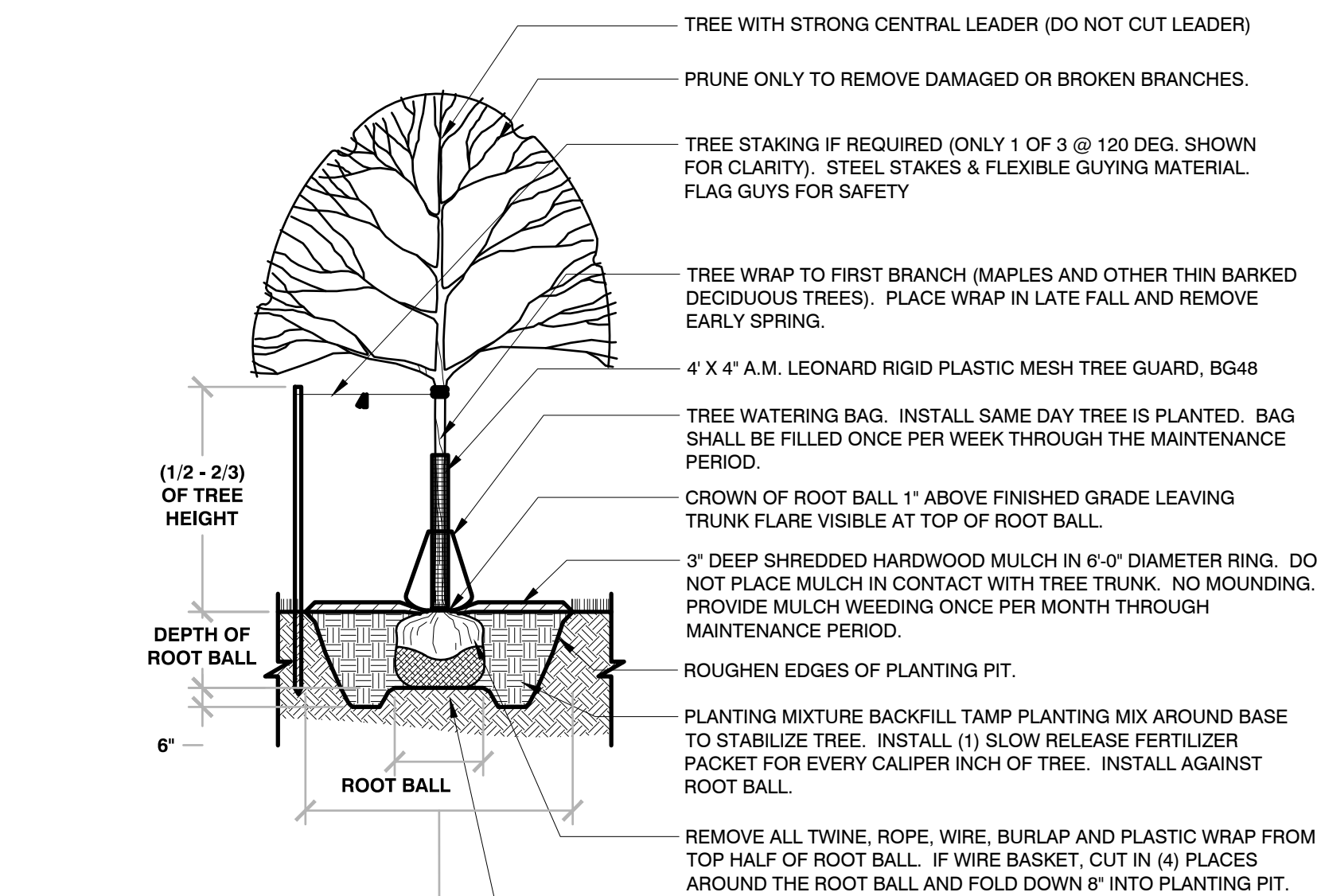
INSTALLATION OF PLUGS SHOULD OCCUR ON A CLOUDY, COOL DAY IN EITHER THE MORNING OR AFTERNOON. PLANTING SHOULD ALSO OCCUR AS EARLY IN THE SEASON AS POSSIBLE ONCE THE RISK OF FREEZING HAS PASSED.

- PREPARATION OF SOIL PRIOR TO PLANTING**
  - REFER TO CIVIL PLANS FOR SOIL MIXTURE.
  - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
  - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
  - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.
- NATIVE PLUG INSTALLATION:** IF INSTALLING PLUGS IN COMBINATION WITH SEEDING, INSTALL PLUGS AFTER SEED HAS BEEN PLACED. INSTALL PLUGS PRIOR TO PLACEMENT OF STRAW MULCH EXCEPT WHERE AN EROSION CONTROL BLANKET WILL BE UTILIZED. ENSURE THAT NEWLY PLANTED PLUGS HAVE ADEQUATE STRAW MULCH COVERAGE FOLLOWING INSTALLATION.
  - DIG A HOLE IN YOUR FRESHLY WORKED SOIL ABOUT TWICE THE DIAMETER AND THE SAME HEIGHT OF THE ROOT BALL OF THE PLANT. PUT THE SOIL ASIDE TO FILL THE HOLE BACK IN LATER. GENTLY REMOVE THE PLANT FROM ITS CONTAINER, AND BRUSH YOUR HAND OVER THE ROOT BALL TO STIMULATE THE ROOTS.
  - PLACE THE PLANT IN THE HOLE. PLACE THE ROOTS AT THE PROPER LEVEL SO THAT THE PLANTS ROOTS ARENT EXPOSED AND THE FOLIAGE OF LOW-LYING PLANTS DOESNT GET TOO WET. FILL THE HOLE ABOUT HALF-WAY WITH THE ORIGINAL SOIL. GENTLY PACK THE SOIL TO REMOVE ANY TRAPPED AIR. WATER PLANT THOROUGHLY.
  - FINISH FILLING IN WITH SOIL AROUND THE PLANT, GENTLY PACK, AND WATER THOROUGHLY AGAIN.
  - COVER THE BASE OF THE PLANT WITH 1" OF STRAW MULCH.
  - AFTER PLANTING, KEEP YOUR PLANTS WELL WATERED FOR THE FIRST YEAR UNTIL THEY ESTABLISH A GOOD ROOT SYSTEM.

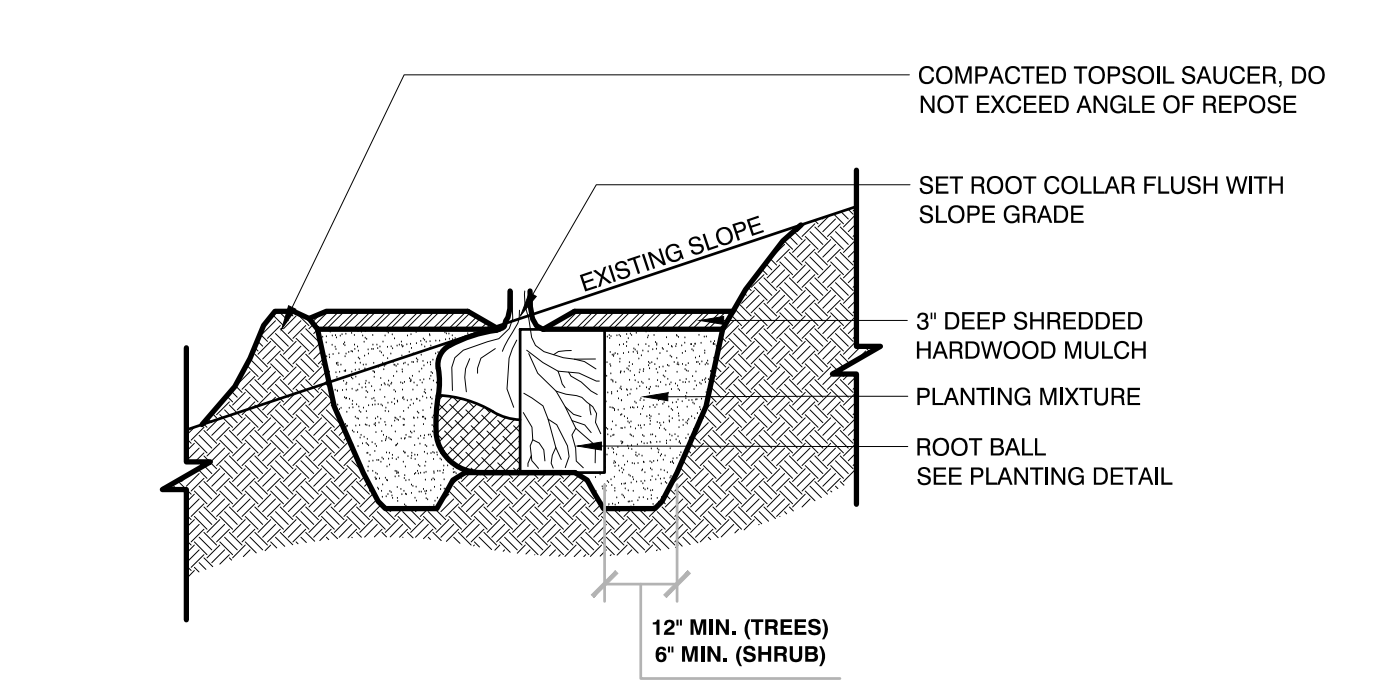
**NATIVE PLANTINGS:**

**WEED SUPPRESSION MEASURES:**

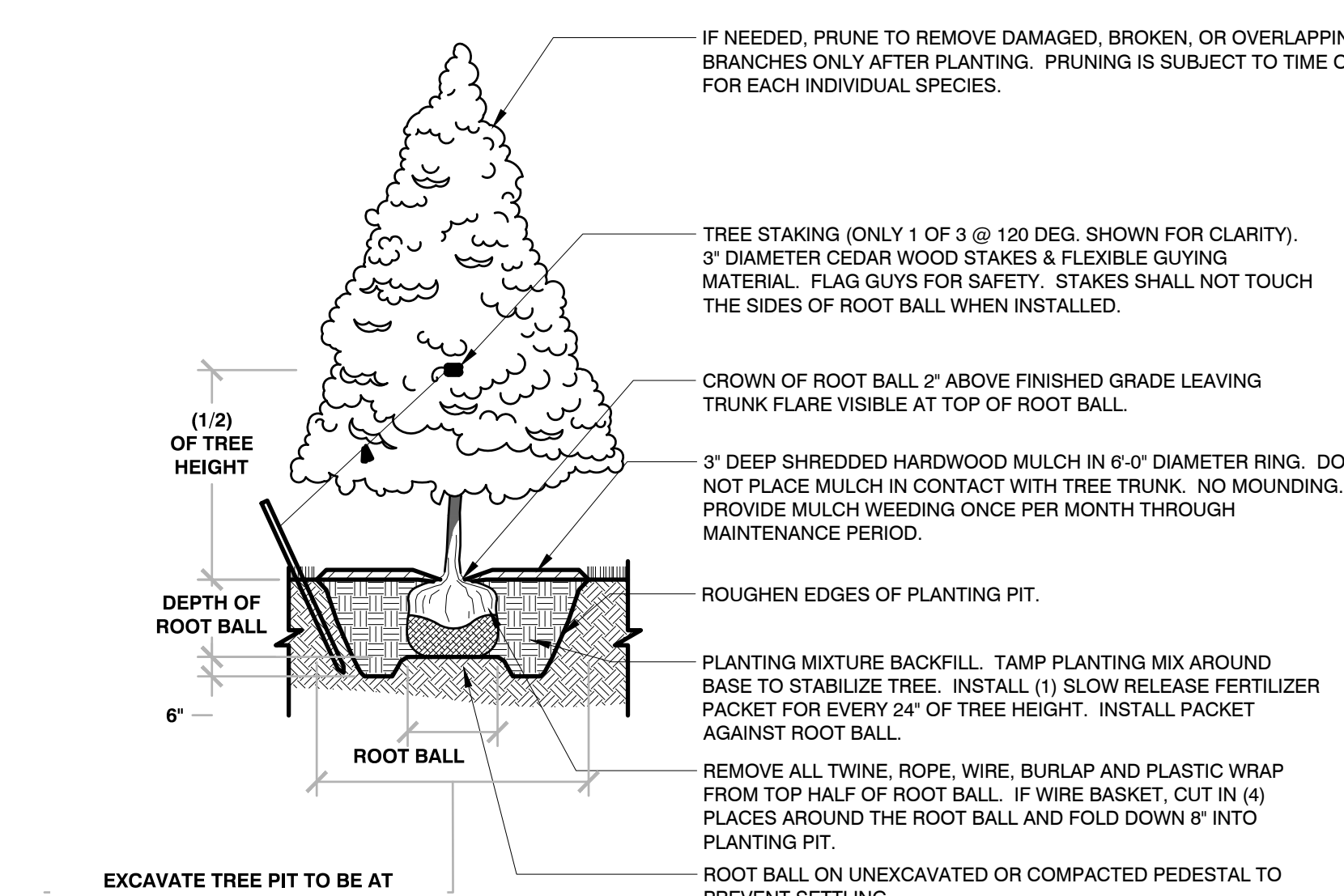
- 1st YEAR** - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.
- 2nd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.
- 3rd YEAR** - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.
- 4th YEAR** - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



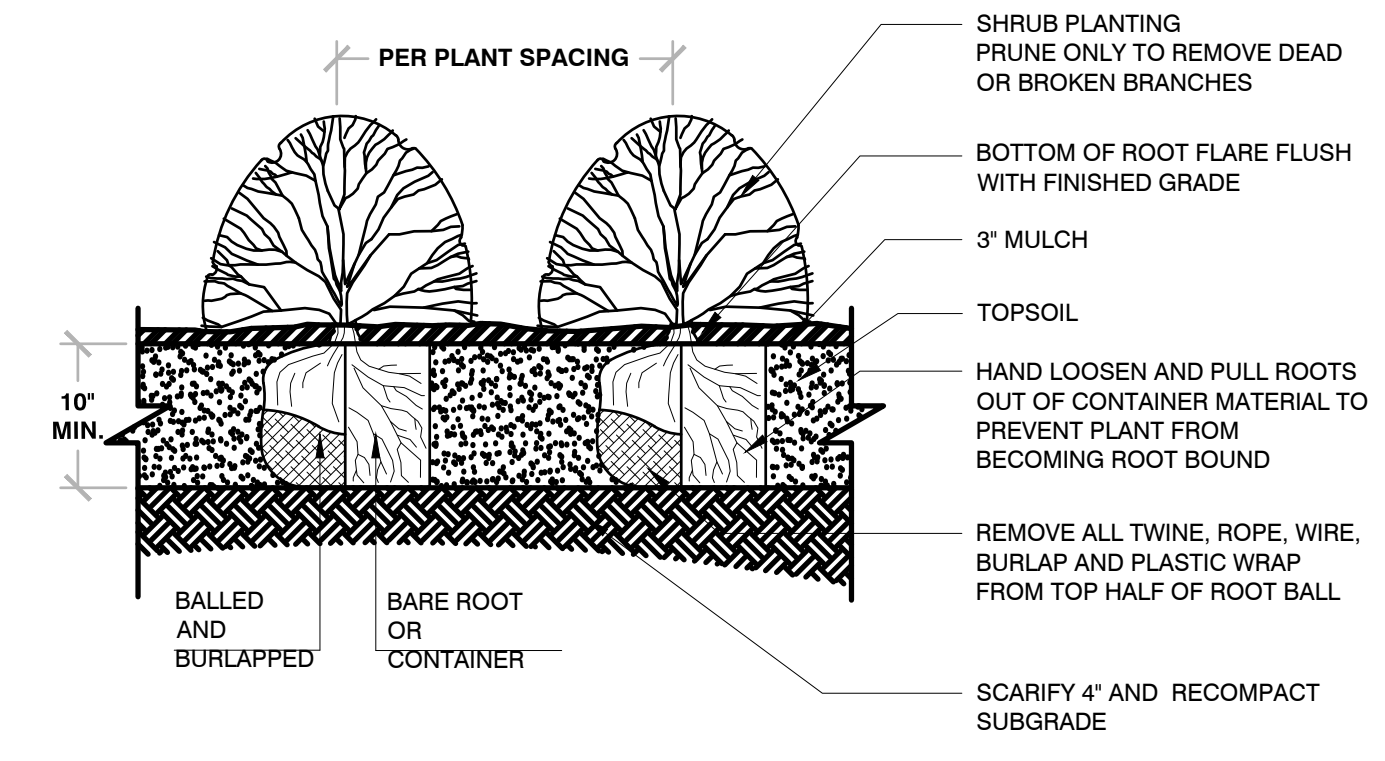
**1 TREE PLANTING**  
1/4" = 1'-0"  
329843-03



**2 TREE PLANTING ON SLOPE**  
3/8" = 1'-0"  
329843-03

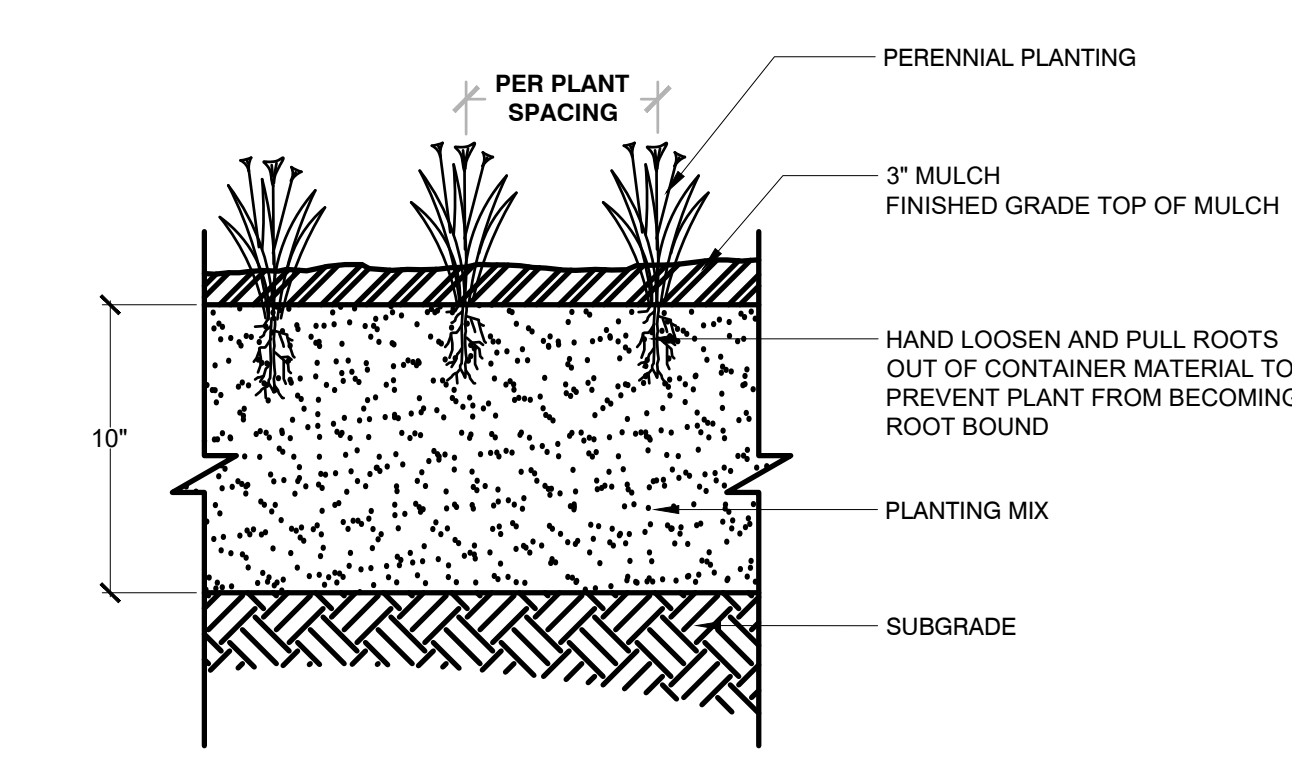


**3 EVERGREEN TREE PLANTING**  
1/4" = 1'-0"  
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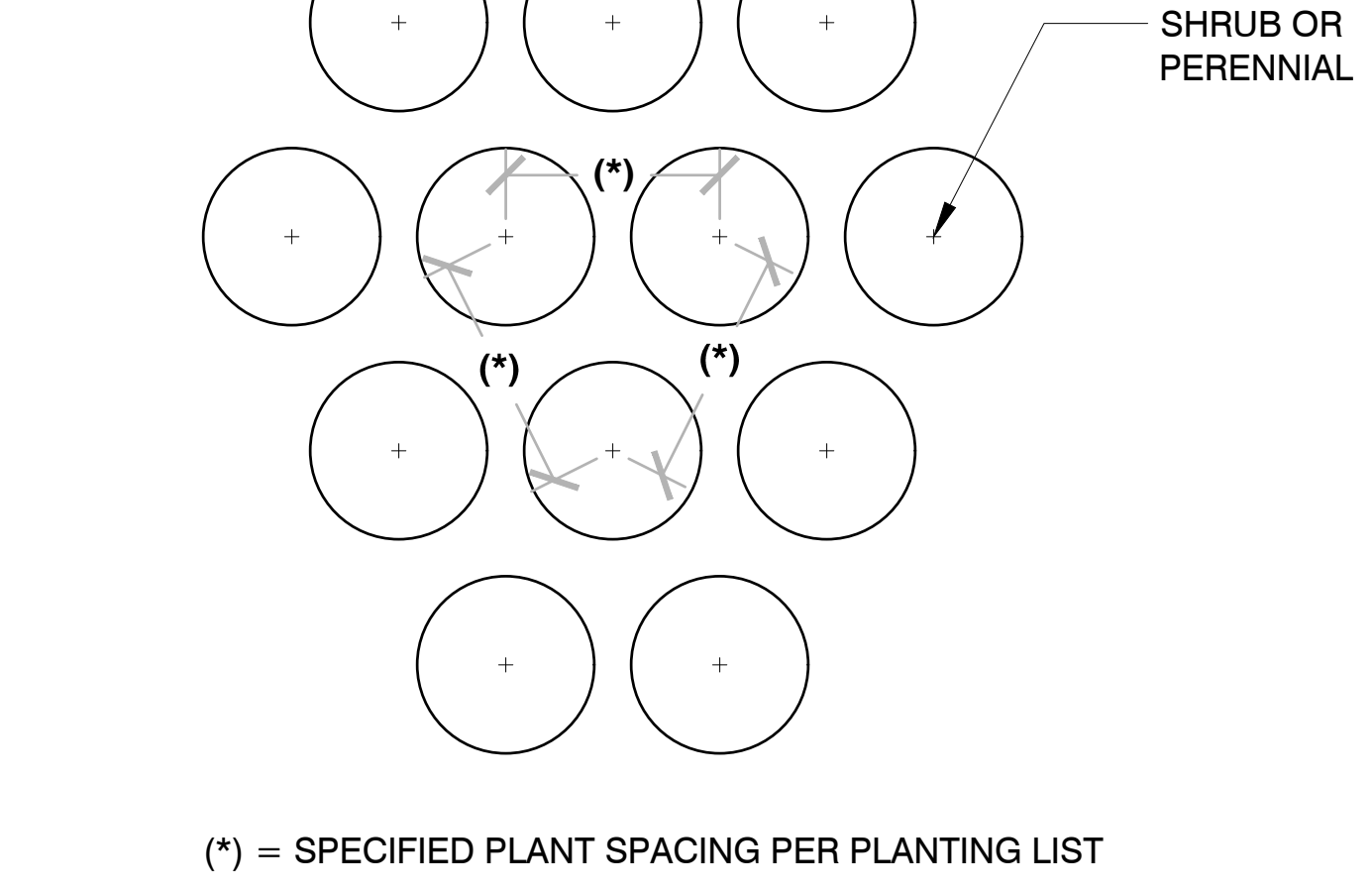


**4 SHRUB PLANTING**  
1/2" = 1'-0"  
329833-02

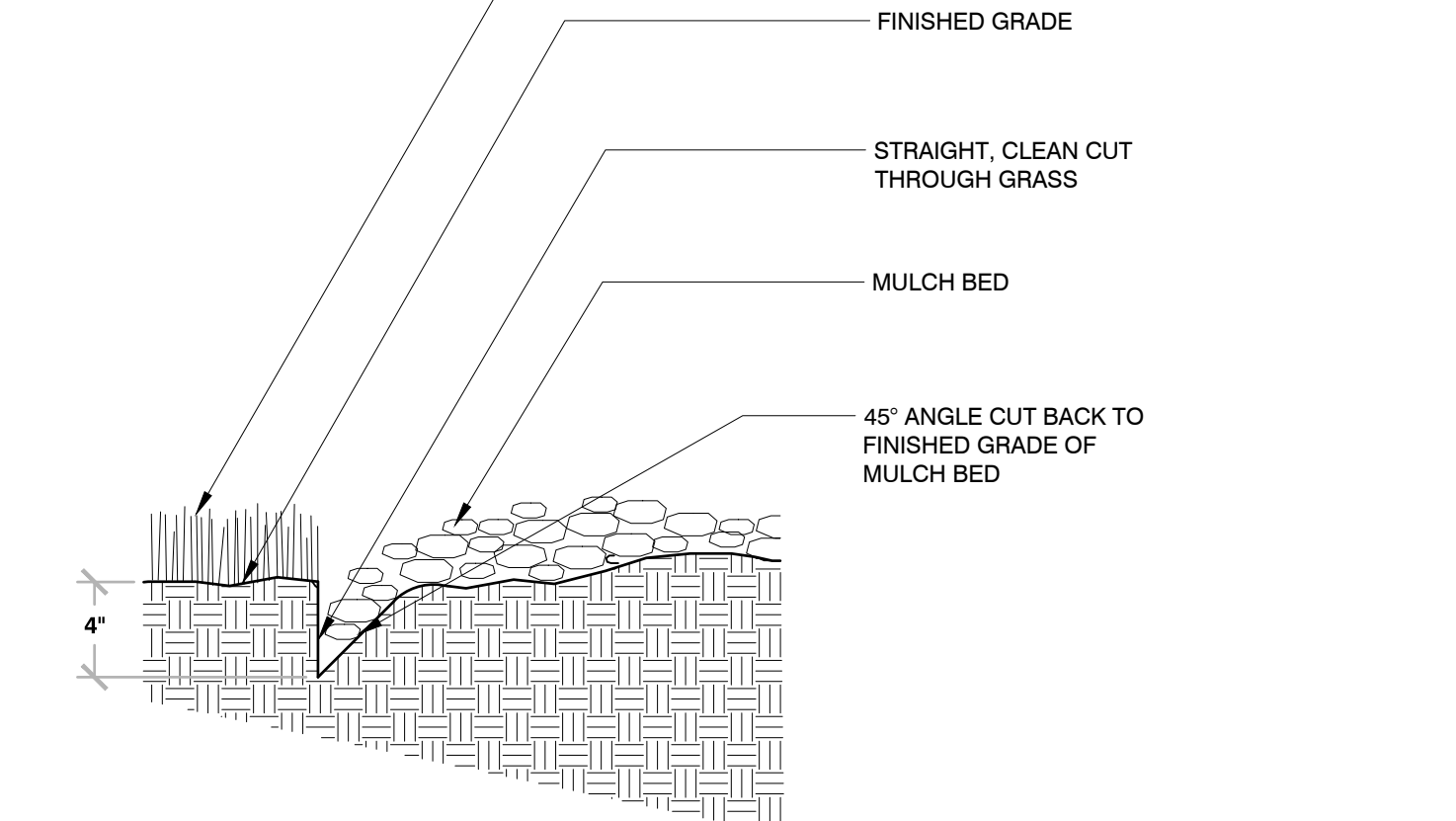
- BAREROOT PLANTING NOTES:**
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
  - SCARIFY SIDES AND BOTTOMS OF HOLE.
  - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
  - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY, FLARE AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
  - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
  - BACKFILL VOIDS AND WATER SECOND TIME.
  - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



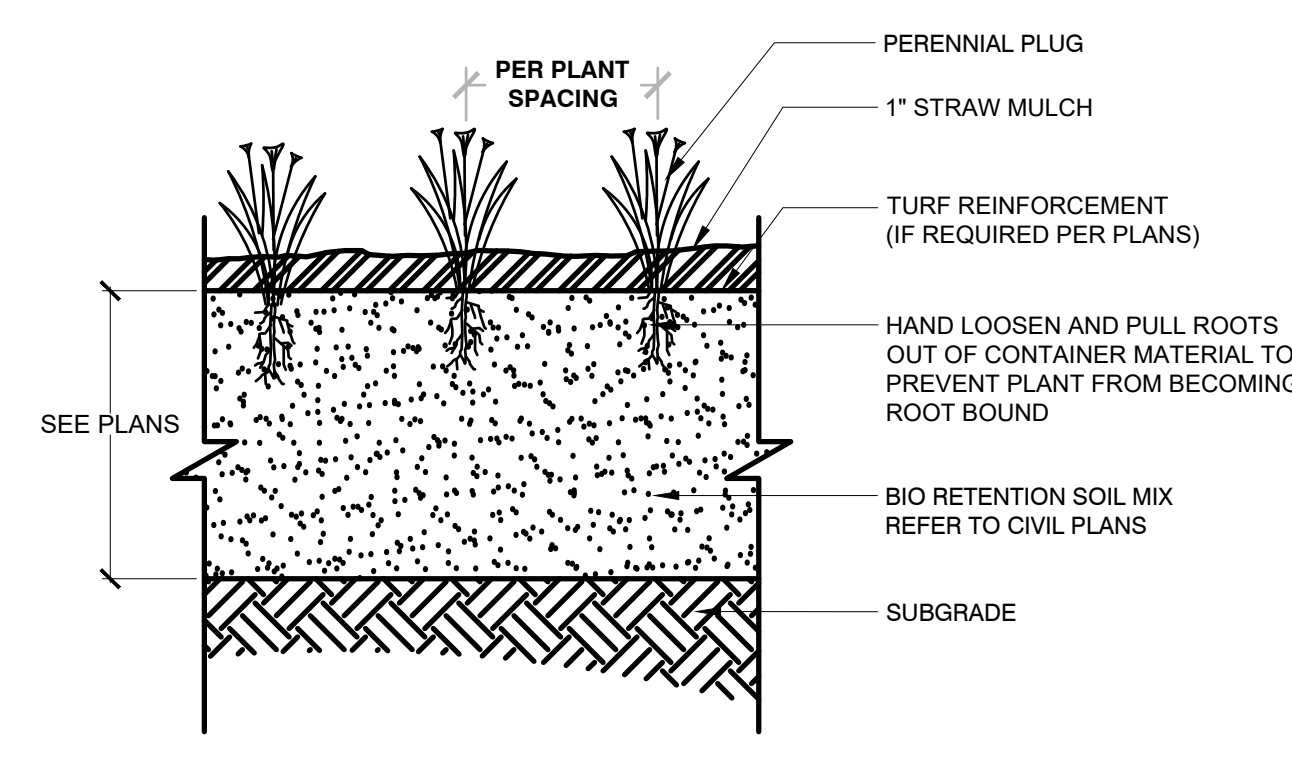
**5 PERENNIAL PLANTING**  
1" = 1'-0"  
3298-01



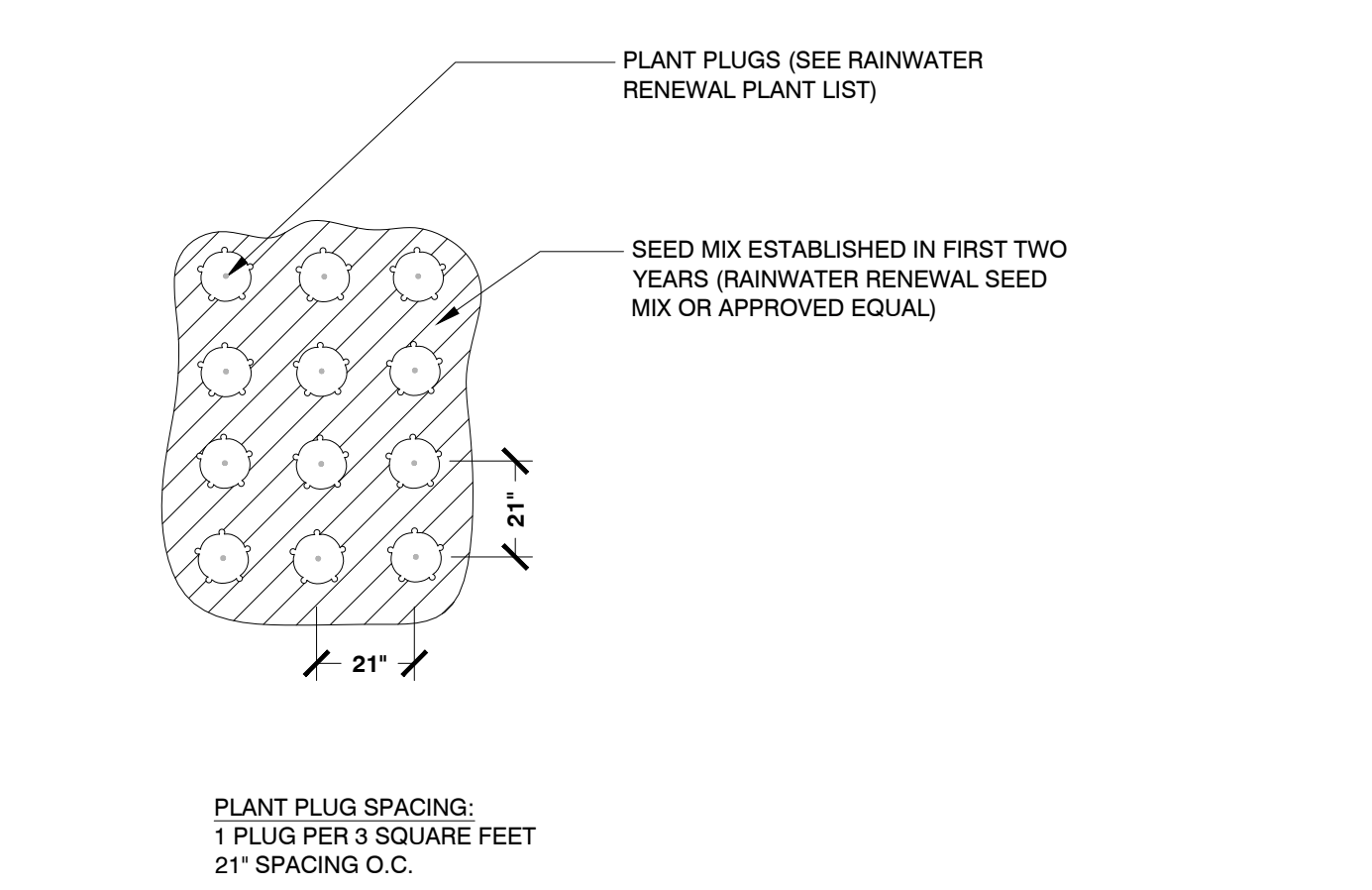
**6 PLANT SPACING**  
3/4" = 1'-0"  
3298-02



**7 TRENCHED BED EDGE**  
3/4" = 1'-0"  
3298-03



**8 PERENNIAL PLUG PLANTING**  
1" = 1'-0"  
32 98-07



**9 NATIVE P.O.G. SPACING**  
N.T.S.  
32 98-10

REVISIONS	

DATE: 6-28-24 11:25 AM 2024

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