

TREATMENT

5:602 VEHICULAR USE AREAS LANDSCAPING AND SCREENING (1) RIGHT-OF-WAY SCREENING

> REQUIRED: ONE TREE PER 30 FEET OF FRONTAGE FRONTAGE: 89 FEET TREES REQUIRED: 89 ÷ 30 = 3

TREES PROVIDED: 3 PC REQUIRED: HEDGE, BERM OR WALL, MINIMUM 30 INCHES TALL PROVIDED: HEDGE - 18 TD

(2) INTERIOR LANDSCAPE AREAS - VEHICULAR USE AREA (VUA):

VEHICULAR USE AREA: 9,134 SF REQUIRED INTERIOR LANDSCAPE ISLANDS: 9,134 + 20 = 457 SF INTERIOR LANDSCAPE AREA PROVIDED: 739 SF REQUIRED TREES: ONE PER 250 SF REQUIRED LANDSCAPE ISLAND TREES REQUIRED: 457 + 250 = 2

5:603 CONFLICTING LAND USE BUFFERS

TREES PROVIDED: 6 AR

REQUIRED: ONE TREE PER 15 FEET OF ABUTTING LAND, 50% EVERGREEN LENGTH OF ABUTTING LAND: EAST: 372 FEET

TREES REQUIRED: 372 + 15 = 24.8 TREES PROVIDED: 25 TOTAL; 8 PM, 7 QF, 10 PS DUE TO OVERCROUDING OF TREES AS A RESULT OF EXISTING (NON-COMPLIANT SPEIES) TREES TO REMAIN, SOME REQUIRED PLANTINGS HAVE BEEN RELOCATED TO THE NORTH AND SOUTH PROPERTY LINES. REQUIRED: HEDGE, BERM, WALL OR FENCE FOR VEHICULAR USE AREA, PROVIDED: 14 VB IN COMBINATION WITH EVERGREEN TREES FORM

STREET TREE ESCROW:

FRONTAGE: 329 FT FRONTAGE MAY BE REDUCED 45 FEET FOR EVERY EXISTING ACCEPTABLE TREE. EXISTING TREES: 11

CONTINUOUS SCREEN.

STREET TREE ESCROW: 329' ÷ 45= 8 TREES

TREES PROVIDED: NONE ESCROW PROVIDED: \$0.00

STREET TREE REMOVAL:

TREES REMOVED: NO. 855 - 10" NORWAY MAPLE CANOPY LOSS FEE: 10" x \$147.00/INCH = \$1,470.00 LANDMARK TREE MITIGATION:

A. LANDMARK TREES REMOVED OR IMPACTED:

NO. 848 - 28° BURR OAK (IMPACTED ONLY, NOT REMOVED, MITIGATION PROVIDED) NO. 906 - 28° SUGAR MAPLE (MITIGATION NOT REQUIRED, SCORE 15)

73 INCHES REMOVED X 50% = 36.5 INCHES REQUIRED

REPLACEMENT B. PROPOSED MITIGATION:

CO - HACKEERRY, 3" CAL TOTAL REPLACED = 36.5 INCHES

MITIGATION TREES TO BE PLANTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, ALONG WITH THE REMAINING LANDSCAPE PLANTINGS PER THE CONSTRUCTION SEQUENCE

SNOW STORAGE:

SNOW STORAGE SHALL BE PLACED IN LOCATIONS DESIGNATED AS SS ON THE PLAN, LARGER SNOW EVENTS MAY REQUIRE THE REMOVAL OF PLOWED SNOW FROM THE SITE. SNOW SHALL NOT BE PUSHED INTO INTERIOR LANDSCAPE ISLANDS.

LEGEND

	EXIST. CONTOUR
838	PROP. CONTOUR
-o- U.P.	EXIST. UTILITY POLE
€	GUY WIRE
	ELEC. TRANSFORMER
——————————————————————————————————————	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
	EXIST. TELEPHONE LINE
€	EXIST. ELECTRIC LINE
	EXIST. GAS LINE
\$ B.P	EXIST. WATER MAIN
финансинания — «пинания населя — «политирования — «политирова» — «политирова	PROP. WATER MAIN
and the state of t	EXIST. HYDRANT
BRIGHERSENBERSEN GSESSBERSESSERBERSES	PROP. HYDRANT
<u></u>	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
ANTIGORITHM TO THE PROPERTY OF	EXIST. CURB STOP & BOX
+ 0.00000000000000000000000000000000000	PROP. CURB STOP & BOX
	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. SANITARY SEWER
and some sum sum sum S and s	PROP. SANITARY SEWER
þ	SIGN
△P.M.	PARKING METER
•	POST
•	SINGLE TREE
	LANDMARK TREE
\ /	

0

LANDSCAPE NOTES

_//__//_

1) Water outlets will be provided within 150 feet of all required plantings. 2) Plant materials shall be selected and installed in accordance with

FENCE

GRADING LIMITS

standards established by the City Parks and Recreation Department 3) All diseased, damaged or dead material shown on the site plan as

proposed plantings shall be replaced by the end of the following

growing season. 4) Restore remaining areas with a minimum four (4) inches topsoil and then seed/ fertilize/mulch. Fertilizer for lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and

shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. No fertilizer containing phosphorus will be permitted beyond the initial topsoil and seeding. Seed mix shall consist as follows:

15% Rugby Kentucky Bluegrass

10% Park Kentucky Bluegrass 40% Ruby Creeping Red Fescue

15% Pennifine Perennial Ryegrass 20% Scaldis Hard Fescue

Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales

of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre. 5) Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen

plants shall be planted between March 1 and June 1 and from August 15 and September 15.

6) All plants except ground cover are to receive four (4) inches of

shredded bark mulch.

7) All trees to be located a minimum of 10 feet from public utilities.

8) All single trunk deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.

9) All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing

10) Street trees will have protection fencing installed and maintained as shown on sheet 8. 11) Vehicle access to the site will be limited to the tracking mat and

driveway curb cut. No vehicles will be allowed to park or drive over the critical root zones of the street trees. 12) The critical root zone of the landmark street tree shall not be

impacted. If branches die due to critical root zone impact, the developer shall prune out the dead branches.

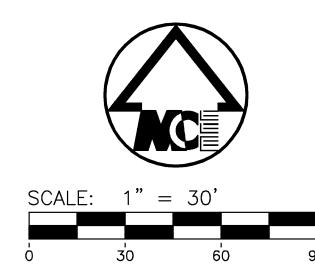
13) Construction materials shall be delivered to the site on an "as-needed" basis. Minimal amounts of materials will be stored on site. Materials will be delivered to the site, and then moved into position with the use of an elevator or crane to avoid injury to the street trees as much as is fe asible.

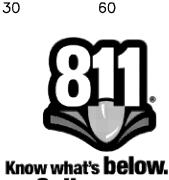
14) All trees shall be planted a minimum fifteen (15) feet apart.

2

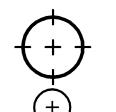
0

0





LANDSCAPE LEGEND



PROPOSED CANOPY TREE

PROPOSED FLOWERING TREE

PROPOSED EVERGREEN TREE 00000 PROPOSED DECIDUOUS SHRUBS



00000

PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)

PROPOSED EVERGREEN SHRUBS

Call before you dig.

6 CO Celits occidentalis 6 AR Acer rubrum 'Red Sunset'

10 PS Picea omorika Serbian Spruce Hackberry Red Sunset Maple Burkwood Viburnum

HOLE WIDTH 2 TO 3x

WIDTH OF

ROOT BALL

DECIDUOUS TREE PLANTING DETAIL

Common Name

Redmond Basswood

Pyramidal English Oak

Cleveland Ornamental Pear

Northern Pin Oak

Douglas Fir

Dense Yew

14 VB Vibumum burkwoodii

PLANT MATERIAL SCHEDULE

4" MULCH AS SPECIFIED —

REMOVE BURLAP FROM

TOP 1/3 OF BALL; REMOVE

ALL PLASTIC WRAP AND

FABRIC; REMOVE ALL ROT

PLANT MIXTURE AS SPECIFIED —

SCARIFY SIDES & BOTTOM TO

ELIMINATE IMPERVIOUS SURFACES -

SET BALL ON 4" COMPACTED SOIL

GUY TREES OVER 5' HEIGHT

3 SECTIONS OF 2 PLY REINFORCED HOSE PER TREE

+/- 120 DEGREES BETWEEN

SET ROOT COLLAR 2" TO 3" ABOVE FINISHED GRADE

ALL ROT PROOF BURLAP -

2" x 2" x 30" GUYING STAKE -

PLANTING MIXTURE AS SPECIFIED -

SET BALL ON 4" COMPACTED SOIL

2"-3" WIDE BELT-LIKE,

NYLON OR PLASTIC

TREE STAKES - 2

4" MULCH, AS SPECIFIED -

REMOVE BURLAP FROM TOP

1/3 OF BALL; REMOVE ALL

REMOVE ALL ROT PROOF

WRAP; CUT AWAY WIRE -

POSTS TO EXTEND 18" BELOW

SCARIFY SIDES & BOTTOM TO

4" MOUND OF UNDISTURBED

Qty. Sym. Botanical Name

8 PM Pseudotsuga meziesii

5 QP Quercus palustris

2 TA Tilia americana 'Redmond'

18 TD Taxus x media 'Densiformis'

7 QF Quercus robur fastigiata

3 PC Pyrus calleryana 'Cleveland'

SUBGRADE SO THAT THE TRUNK

FLARE IS AT OR SLIGHTLY ABOVE

ELIMINATE IMPERVIOUS SURFACES;

BACKFILL WITH PLANTING MIXTURE,

SET BALL ON 4" COMPACTED SOIL OR

2-1/2" CAL. OR SMALLER

TREE PIT INTO UNDISTURBED

BASKET TO A 10" DEPTH

3" SAUCER -

GROUND -

AS SPECIFIED -

PLASTIC WRAP AND FABRIC:

PER TREE, 180°

APART

OR 4" MOUND OF UNDISTURBED SOIL

REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF BALL; REMOVE ALL

PLASTIC WRAP AND FABRIC; REMOVE

SCARIFY SIDES AND BOTTOM TO ELIMINATE

ALL IMPERVIOUS SURFACES; BACKFILL WITH

EVERGREEN TREE PLANTING DETAIL

2"-3" WIDE
BELT-LIKE,
DO NOT CUT LEADER OR BRANCH

TIPS. PRUNE AWAY DEAD OR

BROKEN BRANCHES ONLY.

PRUNE OFF SUCKERS

TREES DO NOT HAVE TO BE STAKED UNLESS IN HEAVY CLAY SOIL, THE SITE IS WINDY, THE

TREE DIAMETER IS 3" OR GREATER, OR THE

ONLY. TREE SHALL BEAR SAME RELATION TO

2. PRUNE DEAD AND/OR BROKEN BRANCHES

3. REMOVE ALL STAKING MATERIAL AFTER ONE

4. LOOSELY STAKE TREE TO ALLOW FOR FLEXING.

HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.

Roots Notes

B&B

2-2.5" cal B&B Mitigation

2-2.5" cal B&B Mitigation

B&B

B&B

2-2.5" cal B&B Mitigation

5. STAKE TREES JUST BELOW FIRST BRANCH,

CONNECT BELT FROM STAKE TO TREE

6. REMOVE ALL LABELS, TAGS, TREE WRAP,

Size

7-8' ht

2" cal

7' ht

24-30" ht B&B

2-2.5" cal B&B

TAPE OR STRING FROM TREE TRUNK AND

TREE HAS A LARGE CROWN.

FINISH GRADE AS IN NURSERY.

NO SCALE

PLASTIC

GÚY WIRES —

ROOT COLLAR -

MULCH 4" DEPTH

3" SAUCER

OR 4" MOUND OF UNDISTURBED SUBGRADE -

PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH

GRADE AS IN NURSERY DO NOT PLANT SHRUBS

NO SCALE

WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

SHRUB PLANTING DETAIL

3" SAUCER ——

PROOF WRAP ---

2-2.5" cal B&B 24-30" ht | Cont.

EXISTING TREE TO REMAIN