





CONIFEROUS TREE PLANTING DETAIL-STAKING SPECIFIED

GENERAL NOTES

PRE-CONSTRUCTION

- PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A BUILDING OR ZONING PERMIT AN ON-SITE PRE CONSTRUCTION CONFERENCE SHALL TAKE PLACE WITH THE DEVELOPER AND THE ADMINISTRATOR TO REVIEW PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF ALL LANDSCAPE ELEMENTS THAT ARE TO REMAIN AS IDENTIFIED ON THE LANDSCAPE PLAN.
- CONTACT "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF
- BOTANICAL AND COMMON NAME. • INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR

- INSPECTIONS/GUARANTEE
 UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
 ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND
- UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE
- BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR. • PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

LANDSCAPING REQUIREMENTS

SECTION 90-510.4 (BUFFER YARDS)

- R-3 ZONING ADJACENT TO R-3 ZONING NO BUFFERS REQUIRED R−3 ZONING ADJACENT TO R−2 ZONING − LANDSCAPE BUFFER TYPE "C" REQUIRED
- •• OPTION 1 15' BUFFER YARD, ONE ROW OF LARGE EVERGREEN TREES, ONE ROW OF SMALL EVERGREEN TREES.
- •• OPTION 2 25' BUFFER YARD, ONE ROW OF LARGE EVERGREEN TREES.

EXISTING VEGETATION TO REMAIN WITHIN BUFFERS - SUPPLEMENTAL LANDSCAPING MAY BE REQUIRED AS DETERMINED ONSITE AFTER GRADING OPERATION ARE COMPLETE.

SECTION 90-150.8 (REQUIREMENTS FOR EXTERIOR STORAGE, REFUSE DISPOSAL, ETC.)

• TYPE "A" BUFFERS SHALL BE USED TO SCREEN THE TRASH COMPACTOR.

•• OPTION 1 - 6' SCREENING.

•• OPTION 2 - 8' BUFFER YARD, ONE ROW OF EVERGREEN SHRUBS.

A 6' SCREENING FENCE HAS BEEN PROVIDED AROUND THE TRASH COMPACTOR REFER TO SHEET 2.

SECTION 90-150.10 (ADDITIONAL REQUIREMENTS FOR OUTDOOR RECREATION USES)

- TYPE "B" BUFFERS SHALL BE USED TO SCREEN THE POOL AND VOLLEYBALL COURT. OPTION 1 — 8' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES, ONE ROW OF EVERGREEN SHRUBS.
- •• OPTION 2 15' BUFFER YARD, ONE ROW OF SMALL EVERGREEN TREES.
- ENGINEERING DOES NOT ALLOW TREES TO BE PLANTED IN SEWER EASEMENTS. EVERGREEN SHRUBS HAVE BEEN PROVIDED TO HELP SCREEN THE POOL AND VOLLEYBALL COURT FROM THE ADJACENT RESIDENTIAL PROPERTY.

SECTION 90-150.12 (PERIMETER LANDSCAPING STANDARDS FOR PARKING AREAS)

• WHEN BUFFER YARDS ARE NOT REQUIRED, AN EIGHT FOOT STRIP SHALL BE PROVIDED BETWEEN ALL PARKING AREAS AND ADJACENT PROPERTIES..

•• PROVIDE ONE DECIDUOUS TREE FOE EACH 160 SF OF LANDSCAPED AREA.

ENGINEERING DOES NOT ALLOW TREES TO BE PLANTED IN SEWER EASEMENTS. A PRIVACY FENCE HAS BEEN LOCATED ALONG THE SOUTHERN BOUNDARY OF THE PARKING LOT IN ORDER TO SCREEN IT FROM THE ADJACENT RESIDENTIAL PROPERTY, REFER TO SHEET 2.

SECTION 90-150.14 (LANDSCAPING OF FRONT SETBACK AREAS)

• ALL FRONT YARD AREAS LOCATED BETWEEN A BUILDING AND A PUBLIC STREET SHALL BE PROFESSIONALLY LANDSCAPED.

LANDSCAPING HAS BEEN PROVIDED BETWEEN THE LEASING OFFICE AND THE BAILEY'S BRIDGE DRIVE.

SECTION 90-150.18 (INTERIOR LANDSCAPING STANDARDS FOR PARKING AREAS)

• AT LEAST ONE DECIDUOUS SHADE TREE SHALL BE INSTALLED FOR EVERY 10 PARKING SPACES..

•• PARKING PROVIDED = 449 SPACES. 449 SPACES / 10 = 45 TREES.

45 TREES HAVE BEEN PROVIDED WITHIN THE PARKING AREAS.

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DESIGNED BY

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SCALE NO SCALE