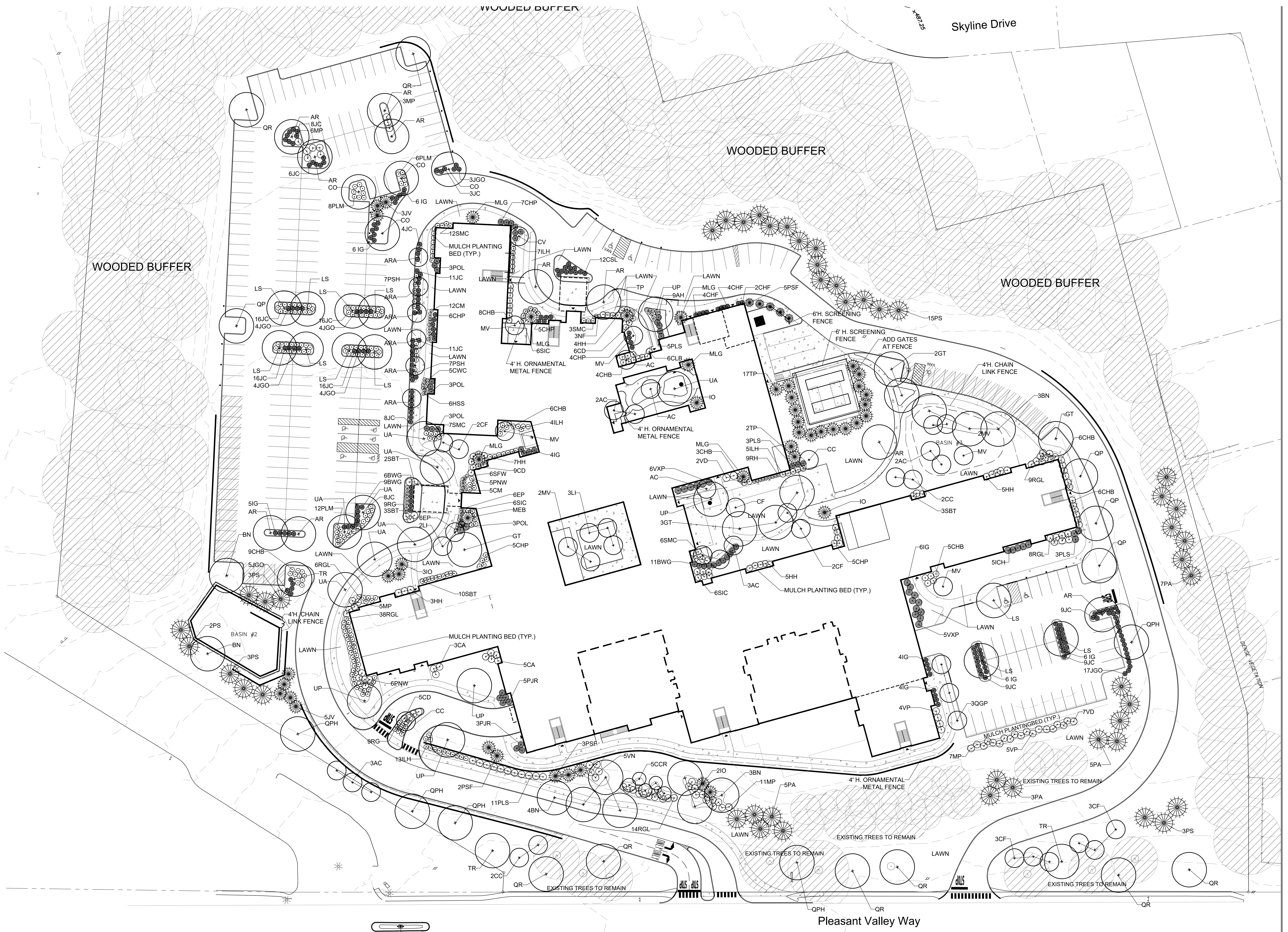




  **LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"

PROJECT NORTH

  
GRAPHIC SCALE

LANDSCAPE SPECIFICATIONS

PLANT MATERIAL

1. All plants shall meet or exceed the minimum requirements as noted in the latest edition of the American standard for nursery stock by American association of nurserymen, ANSI Z60.1. All plant materials installed shall meet the latest specifications of the "American Standards for Nursery Stock."
2. Plant sizes shown in planting schedule are the size at time of planting.
3. Plant material shall be well-grown and true to form for size and species. Stunted or leggy plant material will be rejected.
4. Plant materials that have damaged or crooked leaders, deformed growth habit, abrasions of the bark, sunscald, windburn, disfiguring knots, insect or disease pests shall be rejected. In addition, trees having their central leaders headed back will also be rejected.
5. All plants (B&B or container) shall be properly identified by weather-proof labels securely attached thereto before delivery to project site. Labels shall identify plants by name, species and size. Labels shall not be removed until the final inspection by the landscape architect or engineer.
6. All trees shall be balled and burlapped, unless otherwise noted in the drawings or specification, or approved by the owner's representative.
7. Final quantity for each plant type shall be as graphically shown on the plan. This number shall take precedence in case of any discrepancy between quantities shown on the plant list and on the plan. The contractor shall report any discrepancies between the number of plants shown on the plant list and plant labels prior to bidding.
8. Any proposed plant substitutions and relocations must be reviewed by landscape architect and township engineer and approved in writing by the owner's representative. No substitutions shall be made without written consent of the architect.
9. All specified plant material is subject to inspection and approval by the landscape architect at both the nursery and jobsite prior to installation
10. All B&B materials (i.e. burlap, twine, etc) shall be all bio-degradable materials.
11. All plant materials shall be guaranteed for two years following date of final acceptance.

PROTECTION

1. Existing trees to remain within the development area shall be selectively pruned of any dead or dying limbs. Existing trees located at the edge of wooded areas to be cleared shall be evaluated for preservation or removal based on survivability and safety considerations. Trees within existing wooded areas to remain shall not be pruned.
2. Existing trees and other vegetation indicated to remain in place shall be protected against unnecessary cutting, breaking or skinning of roots, skinning or bruising of bark, smothering of roots by stock piling construction materials or excavated material within drip line, excess foot or vehicle traffic or parking of vehicles within drip line.
3. Provide a temporary guard to protect trees and vegetation to be left standing as shown on civil drawings prior to start of construction.
4. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of the work.

UTILITIES

1. Landscape plan shall be used for landscape purposes only. Refer to civil engineering drawings for utility, grading, storm water management, and soil erosion control information that may need to be coordinated with landscape work. This plan is intended for planting purposes. Refer to site / civil drawings for all other site construction information.
2. The contractor shall review architectural/engineering plans to become familiar with grading and surface utilities.
3. The contractor shall ensure that work does not interrupt established or projected drainage patterns.
4. Contractor shall verify locations of all below grade and above ground utilities and notify owners representative of conflicts.
5. The contractor shall verify the existence of underground utilities on the site prior to any excavation. Their exact location shall be verified in the field with the owner or general contractor prior to the commencement of any digging operations. In the event utilities are uncovered, the contractor shall be held responsible for all damage to the utilities and such damage shall not result in any additional expenses to the owner. Any damage of reported lines shall not be the responsibility of the contractor.
6. Should location of trees be within 5' of underground utilities, relocate said trees to a minimum of 5' from ball to utilities.

EXECUTION

1. No plant materials shall be installed until all grading and construction has been completed in the immediate area. Contractor shall notify owner's representative of any conflict.
2. All plantings shall be contained within mulched beds. Double-shredded hardwood bark or root mulch should be applied at depth of three inches. Planting beds shall be constructed as shown in the "planting bed edge detail" on this sheet. Mulch must be pulled back at least 2" from any plant stem, twig or trunk.
3. A 3-inch deep mulch per specification shall be installed under all trees and shrubs, and in all planting beds, unless otherwise indicated on the plans, or as directed by owner's representative.
4. All planting backfill soils shall receive certified weed-free fully composted leaf mold soil amendment at a rate of 33% (1 part compost to 2 parts planting soil). Submit compost certification & product data prior to ordering for approval.
5. All disturbed areas not otherwise noted on contract documents shall be topsoil and seeded or mulched as directed by owner's representative.

6. Carefully disrupt circling roots from all container-grown plants, except plugs, via tool scarification or by hand.
7. One year guarantee shall be provided on all plant materials from date of final acceptance.
8. The contractor shall stakeout plantings for the owner's representative's approval prior to beginning work. All proposed planting locations shall be staked as shown on the plans for field review and approval by the landscape architect prior to installation.
9. During planting operations, excess waste materials shall be promptly and frequently removed from the site.
10. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed lines are not to be obstructed. All shrubs and ground cover area shall be planted in continuous prepared bed and top dressed with 3-inch shredded hardwood mulch. Mulch shall have been shredded within the last six months.
11. All planting beds adjacent to lawn, sod or seeded areas shall be spade edged.
12. Maintenance shall begin after each plant has been installed and shall continue until 90 days after final acceptance by the architect or owner representative. Maintenance includes: watering, pruning, fertilizing, weeding, mulching, replacement of sick or dead plants, and any other care necessary for the proper growth of the plant material. The contractor must be able to provide continued maintenance if requested by the owner.
13. Upon completion of all landscaping, an acceptance meeting of the work shall be held. The contractor shall notify the landscape architect or engineer or owner for scheduling the inspection at least (7) days prior to the anticipated inspection date.
14. The contractor is responsible for testing project soils. The contractor is to provide a certified soils report to the owner. The contractor shall verify that the soils on site are acceptable for the proper growth of the proposed plant material. Should the contractor find poor soil conditions, the contractor shall be required to provide soil amendments as necessary. The amendments shall include, but not be limited to, fertilizers, lime and topsoil. Proper planting soils must be verified prior to planting of materials.

15. Bulbs planting shall be in accordance with Section 11 of the American Association of Nurserymen Standards.
16. All tree stakes and wires will be removed by the applicant after 1 year from the date of installation.
17. Trees and shrubs must be planted only when the soil is frost-free and friable.
18. Contractor shall partially fill with water a representative number of pits in each area of the project prior to planting to determine if there is adequate percolation. If percolation does not occur, measures must be taken to assure proper drainage before planting.

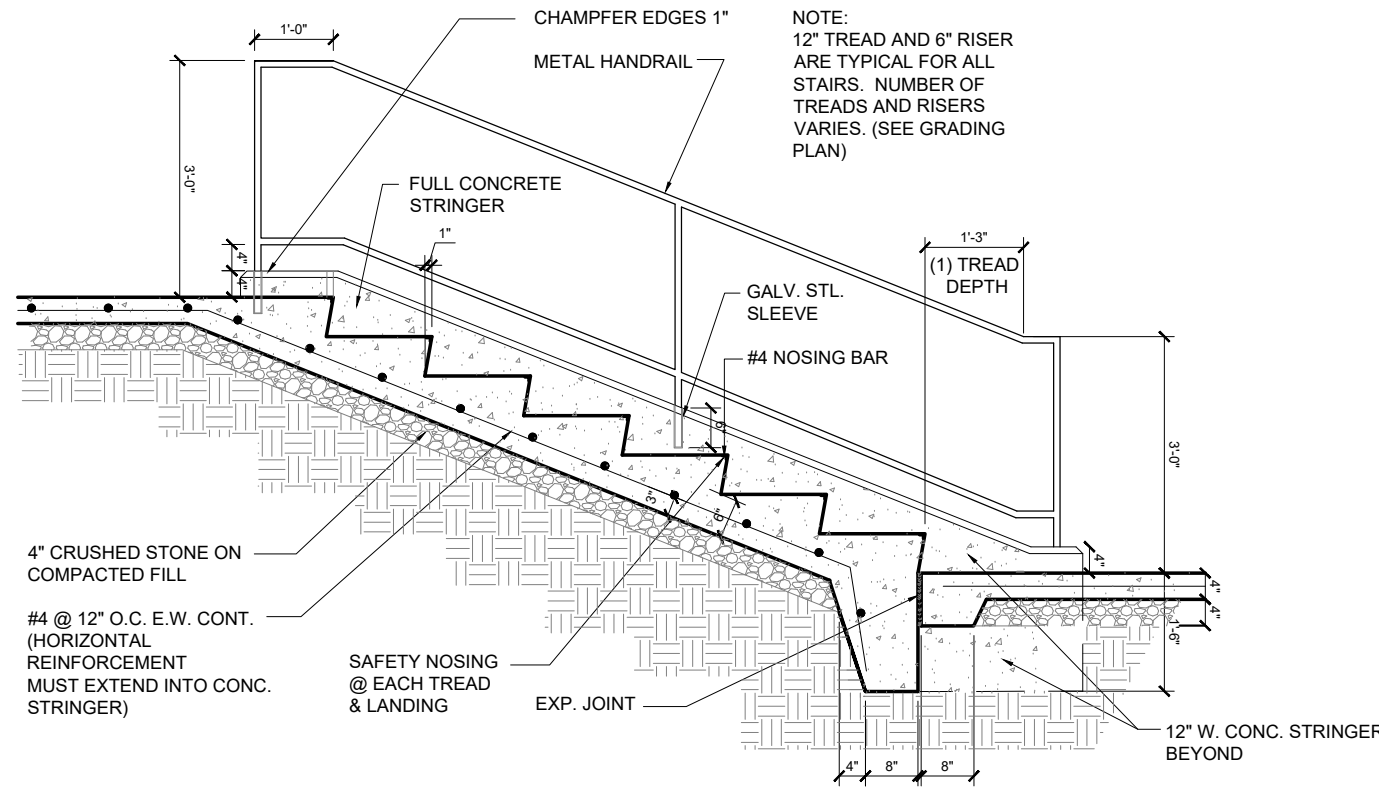
TURF

1. Areas designated "topsoil & seed" shall receive minimum 6" of topsoil and specified seed mix. Lawns over 2:1 slope shall be protected with erosion control fabric.
2. All unsurfaced areas are to receive six inches of topsoil, seed, mulch, and water until a healthy stand of grass is obtained.
3. All disturbed area of the site not planted with shrubs or ground cover shall be fine graded and seeded or sodded.
4. All sod shall be obtained from areas having growing conditions familiar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over 1 inch in diameter shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, butted with no inequalities in grade. Place all sod in rows at right angles to slopes (where applicable).
5. See seeding specifications for lawn restoration and new seeding information.
6. Unless otherwise noted, all disturbed landscape areas not being planted, shall be seeded with the following seed mix: 33.27% Bulls-eye turf type tall fescue, 33.15% Cochie IV turf type tall fescue and 33.08% LS 1200 turf type tall fescue. Mix shall include no more than 0.50% inert matter.
7. Seeding rate shall be 8 lbs. Per 1,000.00 sq. ft.
8. All seeding shall be hydro-seeded with the following engineered wood fiber hydromulch as per manufacturer's specifications. Submit sample & product data for approval prior to ordering.
9. Alternate bid - unless otherwise noted, all disturbed landscape areas not being planted or mulched, shall be sodded with a turf-type tall fescue blend sod product.
10. Contractor shall submit source, sample, and certified seed analysis for landscape architect approval prior to ordering.

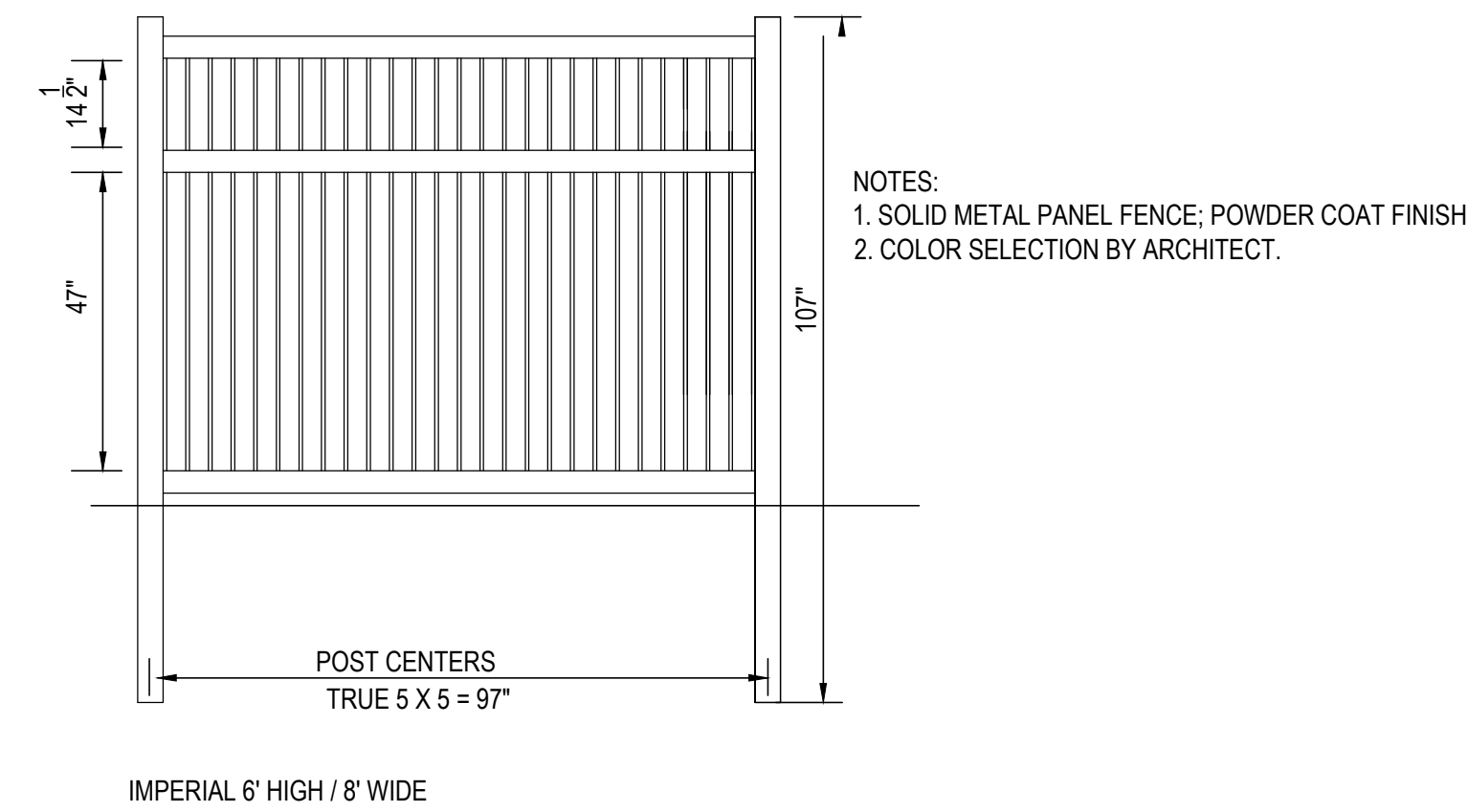
TREE PROTECTION

1. Existing trees to remain shall be protected with temporary construction fence. Erect fence at edge of the tree dripline prior to start of construction.
2. Contractor shall not operate vehicles within the tree protection area. Contractor shall not store vehicles or materials, or dispose of any waste materials, within the tree protection area.
3. Damage to existing trees caused by the contractor shall be repaired by a certified arborist at the contractor's expense.
4. No unauthorized tree removals, unless as specified on contract documents, approved by local municipalities, and architect.
5. Existing trees to remain shall be protected with temporary erosion control fence and hay bale barrier. Erect barrier at edge of the earthwork cut line prior to tree clearing. Lay out this line by field survey.

| Plant List                                         |     |                                        |                               |              |              |
|----------------------------------------------------|-----|----------------------------------------|-------------------------------|--------------|--------------|
| Key                                                | Qty | Botanical Name                         | Common Name                   | Size         | Remarks      |
| Canopy Trees (Major Trees*)                        |     |                                        |                               |              |              |
| AR                                                 | 10  | Acer rubrum                            | Red Maple                     | 2.5' c. min. | B&B          |
| ARA                                                | 6   | Acer rubrum 'Armstrong'                | Upright Red Maple             | 2.5' c. min. | B&B          |
| BN                                                 | 12  | Betula nigra 'Duraheat'                | Duraheat River Birch          | 8-10'        | B&B          |
| CO                                                 | 4   | Celtis occidentalis 'Chigagoland'      | Chigagoland Hackberry         | 2.5' c. min. | B&B          |
| GT                                                 | 7   | Gleditsia triacanthos 'Skyline'        | Skyline Honeylocust           | 2.5' c. min. | B&B          |
| LS                                                 | 11  | Liquidambar styraciflua 'Rotundiloba'  | Sweetgum                      | 2.5' c. min. | B&B          |
| QGP                                                | 3   | Quercus palustris 'Green Pillar'       | Green Pillar Pin Oak          | 2.5' c. min. | B&B          |
| QP                                                 | 4   | Quercus palustris                      | Pin Oak                       | 2.5' c. min. | B&B          |
| QPH                                                | 5   | Quercus phellos                        | Willow Oak                    | 2.5' c. min. | B&B          |
| QR                                                 | 8   | Quercus rubra                          | Red Oak                       | 2.5' c. min. | B&B          |
| TR                                                 | 3   | Tilia americana 'Redmond'              | Redmond Basswood              | 2.5' c. min. | B&B          |
| UA                                                 | 8   | Ulmus americana 'Valley Forge'         | Valley Forge Elm              | 2.5' c. min. | B&B          |
| UP                                                 | 5   | Ulmus americana 'Princeton'            | Princeton Elm                 | 2.5' c. min. | B&B          |
| Total                                              | 86  |                                        |                               |              |              |
| Ornamental Trees (Minor Trees*)                    |     |                                        |                               |              |              |
| AC                                                 | 13  | Amelanchier canadensis                 | Serviceberry                  | 6' ht. min.  | B&B          |
| CC                                                 | 5   | Cercis canadensis                      | Redbud                        | 6' ht. min.  | B&B          |
| CV                                                 | 1   | Chionanthus virginicus                 | Fringetree                    | 6' ht. min.  | B&B          |
| CF                                                 | 11  | Cornus flor. 'Cherokee Princess'       | Cherokee Princess Dogwood     | 6' ht. min.  | B&B          |
| CCR                                                | 6   | Crataegus crus-galli inermis 'Cruzam'  | Crusader Hawthorn             | 6' ht. min.  | B&B          |
| LI                                                 | 5   | Lagerstroemia x 'Natchez'              | White Crepe Myrtle            | 6' ht. min.  | B&B          |
| MV                                                 | 9   | Magnolia virginiana                    | Sweetbay                      | 6' ht. min.  | B&B          |
| Total                                              | 50  |                                        |                               |              |              |
| Evergreen Trees (Minor Trees*)                     |     |                                        |                               |              |              |
| IO                                                 | 7   | Ilex opaca 'Greenleaf'                 | Greenleaf American Holly      | 6' ht. min.  | B&B          |
| JV                                                 | 8   | Juniperus virginiana                   | Red Cedar                     | 6' ht. min.  | B&B          |
| MEB                                                | 1   | Magnolia 'Edith Bogue'                 | Edith Bogue Magnolia          | 6' ht. min.  | B&B          |
| MLG                                                | 6   | Magnolia 'Little Gem'                  | Little Gem Magnolia           | 6' ht. min.  | B&B          |
| PA                                                 | 15  | Picea abies                            | Norway Spruce                 | 6' ht. min.  | B&B          |
| PSF                                                | 10  | Pinus strobus fastigiata               | Upright White Pine            | 6' ht. min.  | B&B          |
| PS                                                 | 26  | Pinus strobus                          | White Pine                    | 6' ht. min.  | B&B          |
| TP                                                 | 20  | Thuja plicata 'Steeplechase'           | Steeplechase Giant Arborvitae | 6' ht. min.  | B&B          |
| Total                                              | 93  |                                        |                               |              |              |
| Evergreen Shrubs                                   |     |                                        |                               |              |              |
| BWG                                                | 26  | Buxus 'Winter Gem'                     | Winter Gem Boxwood            | 18-24"       | #5 container |
| CHP                                                | 32  | Cephalotaxus harringtonia 'prostrata'  | Prostrate Plum Yew            | 24-30"       | #5 container |
| CHF                                                | 10  | Cephalotaxus harringtonia 'fastigiata' | Upright Plum Yew              | 24-30"       | #5 container |
| CO                                                 | 20  | Cotoneaster dammeri                    | Bearberry Cotoneaster         | 18-21"       | #3 container |
| CSL                                                | 12  | Cotoneaster 'Scarlet Leader'           | Scarlet Leader Cotoneaster    | 18-21"       | #3 container |
| IG                                                 | 47  | Ilex glabra densa                      | Compact Inkberry              | 18-24"       | #5 container |
| ICH                                                | 5   | Ilex crenata 'Hoogendorn'              | Hoogendorn Holly              | 15-18"       | #3 container |
| JC                                                 | 150 | Juniperus conferta 'Blue Pacific'      | Shore Juniper                 | 15-18"       | #3 container |
| JGO                                                | 41  | Juniperus v. 'Grey Owl'                | Grey Owl Juniper              | 30-36"       | B&B          |
| PJR                                                | 8   | Pieris japonica 'Red Mill'             | Red Mill Japanese Andromeda   | 30-36"       | #5 container |
| PLS                                                | 17  | Prunus l. 'Schipkaensis'               | Schip Laurel                  | 30-36"       | #5 container |
| PCOL                                               | 12  | Prunus l. 'Otto Luyken'                | Compact Cherry Laurel         | 24-30"       | #5 container |
| VXP                                                | 11  | Viburnum x pragnense                   | Prague Viburnum               | 3-4'         | B&B          |
| Deciduous Shrubs                                   |     |                                        |                               |              |              |
| CA                                                 | 8   | Clethra alnifolia 'Sixteen Candles'    | Sixteen Candles Summersweet   | 18-24"       | #3 container |
| CHB                                                | 47  | Clethra 'Hummingbird'                  | Dwarf Summersweet             | 18-24"       | #3 container |
| CLB                                                | 6   | Caryopteris 'Longwood Blue'            | Longwood Blue Bluebeard       | 18-24"       | #3 container |
| HH                                                 | 24  | Hypericum x 'Hidcote'                  | Hidcote St. Johnswort         | 18-24"       | #3 container |
| ILH                                                | 29  | Itea virginica 'Little Henry'          | Little Henry Sweetspire       | 18-24"       | #3 container |
| MP                                                 | 32  | Morella pensylvanica                   | Bayberry                      | 24-30"       | #3 container |
| PLM                                                | 26  | Photinia melanocarpa 'Low Scope Mound' | Low Scope Mound Chokeberry    | 15-18"       | #3 container |
| RGL                                                | 75  | Rhus aromatica 'Gro Low'               | Gro Low Fragrant Sumac        | 18-24"       | #3 container |
| SBT                                                | 18  | Spiraea betulifolia 'Tor'              | Birchleaf Spiraea             | 18-24"       | #3 container |
| SMC                                                | 28  | Spiraea 'Valdumba'                     | Magic Carpet Spiraea          | 18-24"       | #3 container |
| SIC                                                | 18  | Stephanandra incisa 'Crispa'           | Cutleaf Stephanandra          | 18-24"       | #3 container |
| VD                                                 | 13  | Viburnum dentatum                      | Arrowwood                     | 3-4'         | B&B          |
| VN                                                 | 5   | Viburnum nudum 'Winterthur'            | Winterthur Viburnum           | 3-4'         | B&B          |
| Perennials & Groundcovers                          |     |                                        |                               |              |              |
| AH                                                 | 9   | Amsonia hubrichtii                     | Arkansas Blue Star            | #2 container |              |
| CWC                                                | 5   | Calamintha 'White Cloud'               | White Cloud Calamint          | #2 container |              |
| CM                                                 | 17  | Coreopsis 'moonbeam'                   | Moonbeam Coreopsis            | #2 container |              |
| EP                                                 | 12  | Echinacea purpurea                     | Purple Coneflower             | #2 container |              |
| HSS                                                | 6   | Hosta 'sum & substance'                | Sum & Substance Hosta         | #2 container |              |
| INF                                                | 3   | Nepeta x faassenii 'Walker's Low'      | Walker's Low Catmint          | #2 container |              |
| RH                                                 | 9   | Rudbeckia hirta                        | Blackeyed Susan               | #2 container |              |
| RG                                                 | 18  | Rudbeckia fulgida 'Goldsturm'          | Goldsturm Black-eyed Susan    | #2 container |              |
| SPW                                                | 6   | Solidago rugosa 'Fireworks'            | Fireworks' Goldenrod          | #2 container |              |
| Grasses                                            |     |                                        |                               |              |              |
| PNW                                                | 11  | Panicum virgatum 'Northwind'           | Northwind Switchgrass         | #3 container |              |
| PSH                                                | 14  | Panicum virgatum 'Shenandoah'          | Shenandoah Switchgrass        | #3 container |              |
| *Major Tree: 2.5" caliper at time of planting      |     |                                        |                               |              |              |
| *Minor Tree: 6" minimum height at time of planting |     |                                        |                               |              |              |

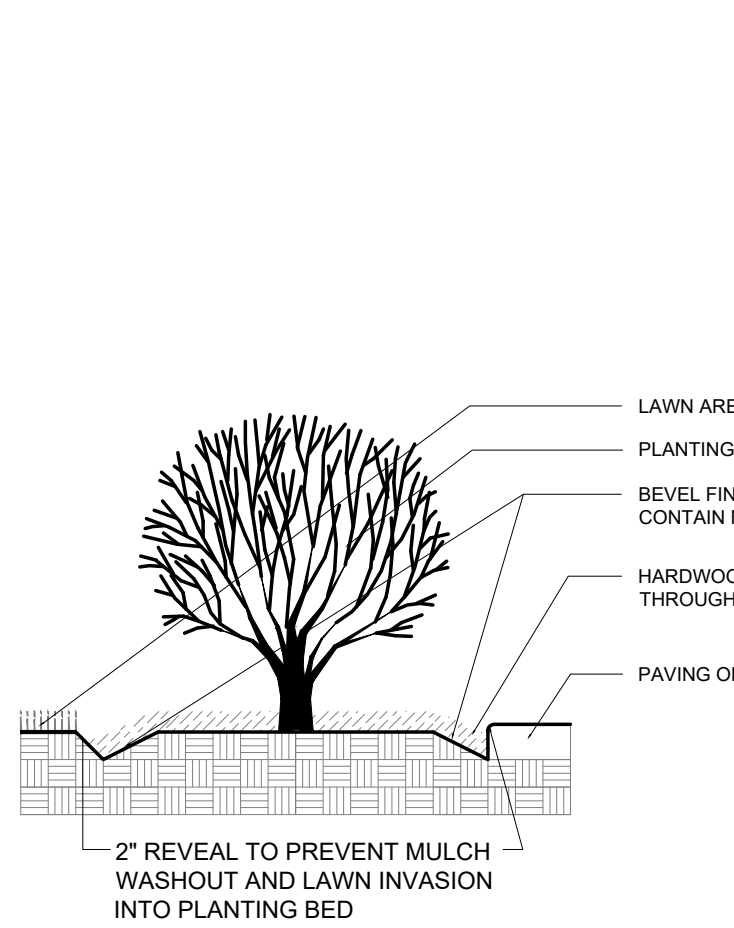


TYPICAL CONCRETE STAIR DETAIL

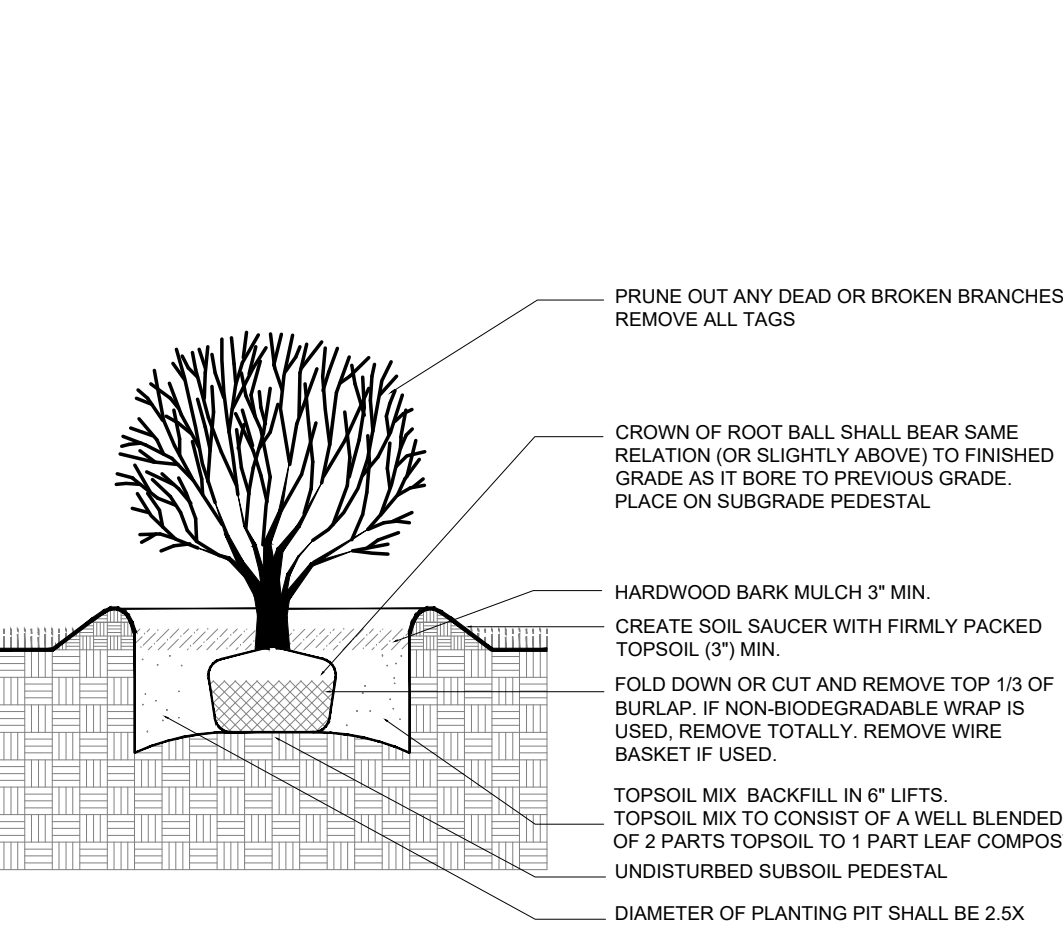


6' SCREENING FENCE DETAIL - SERVICE AREA

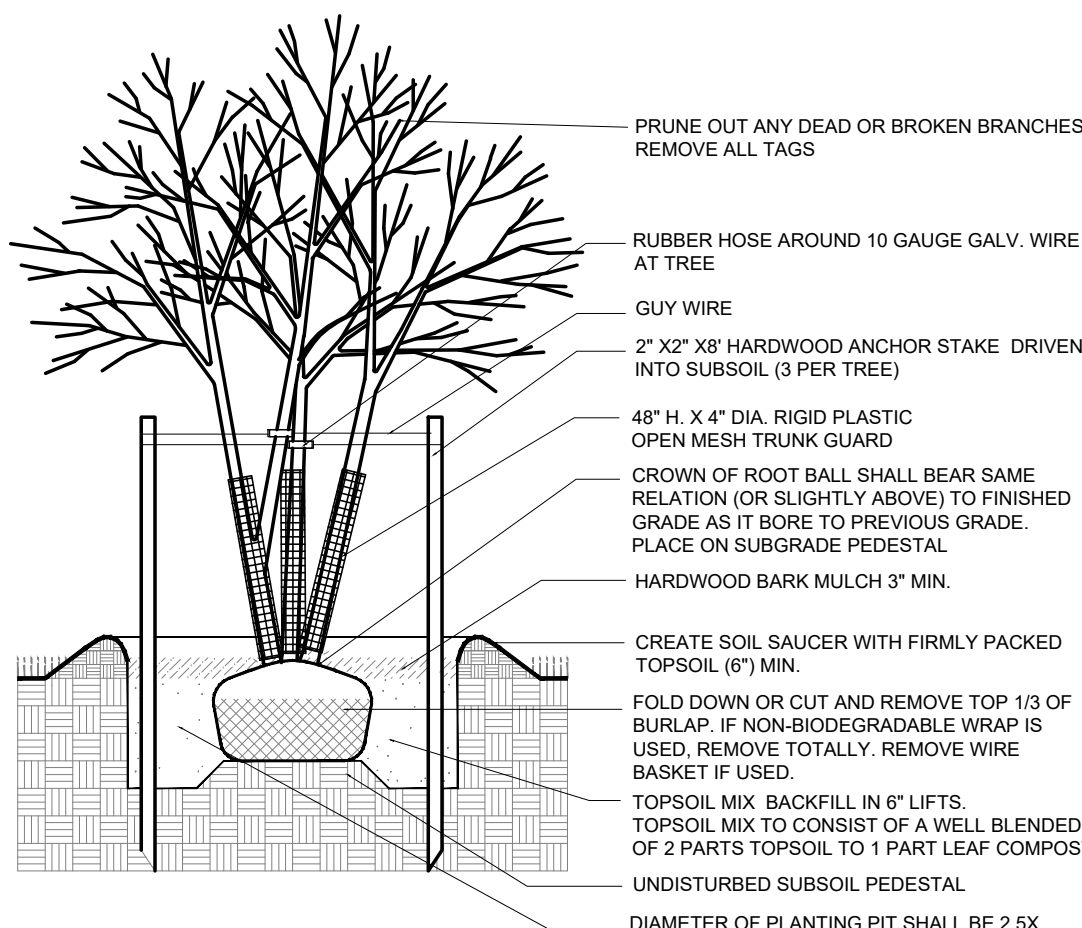
| LANDSCAPE COMPLIANCE CHART                                                                                                                                           |                                                                                                  |                             |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------|----------|
|                                                                                                                                                                      | Required                                                                                         | Proposed                    | Conforms |
| PARKING LOT LANDSCAPING                                                                                                                                              | \$25-12.1.o                                                                                      |                             |          |
|                                                                                                                                                                      | one tree per 10 parking spaces:<br>266 on-grade spaces/10 = 27 trees                             | 27 parking lot trees        | yes      |
| PARKING LOT LANDSCAPING                                                                                                                                              | \$25-12.1.o                                                                                      |                             |          |
|                                                                                                                                                                      | maximum row of 20 parking spaces                                                                 | row of 22 spaces            | no       |
|                                                                                                                                                                      |                                                                                                  | without an 8' wide island   |          |
| REPLACEMENT TREES                                                                                                                                                    | \$25-27-8.g.1.(a)                                                                                |                             |          |
|                                                                                                                                                                      | 1 major or minor replacement tree for each 4" to 6" DBH tree removed:<br>39 living trees removed | 143 minor replacement trees | yes      |
| REPLACEMENT TREES                                                                                                                                                    | \$25-27-8.g.1.(b)                                                                                |                             |          |
|                                                                                                                                                                      | 1 major replacement tree for each 6" DBH, or larger, tree removed:<br>110 living trees removed   | 86 major replacement trees  | no       |
|                                                                                                                                                                      | 149 total living trees removed                                                                   | 229 total replacement trees |          |
|                                                                                                                                                                      |                                                                                                  | 229 total new trees         |          |
| Note:<br>In addition to the 149 living trees to be removed an additional 32 dead trees will also be removed.<br>See civil engineering drawings for list of removals. |                                                                                                  |                             |          |



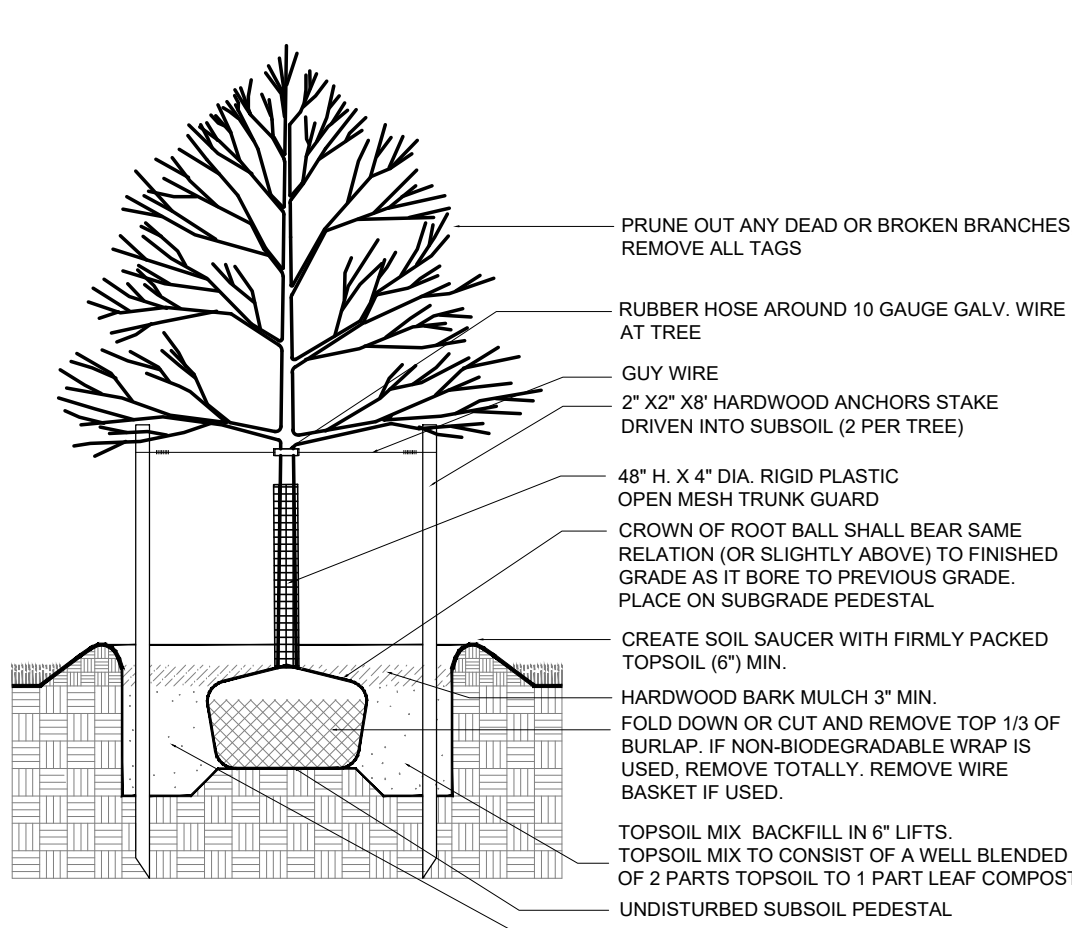
PLANTING BED EDGE



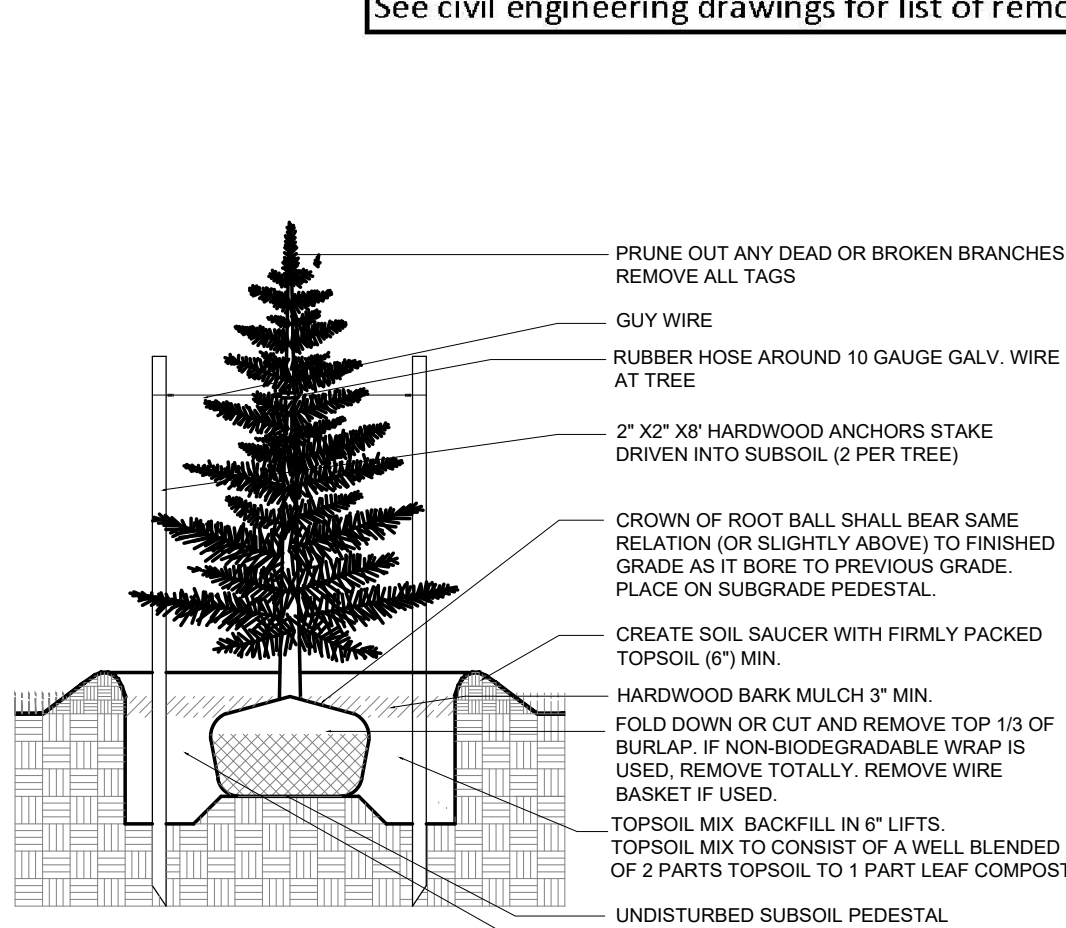
SHRUB PLANTING



MULTI-STEMMED TREE PLANTING



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING