

PLANT SCHEDULE

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE, CONTAINER, QTY. Lists various trees, shrubs, grasses, and perennials with their respective codes and quantities.

PLANTING NOTE:

Should plants not be 24" in height as required at time of planting, contractor shall add an earthen berm 24" min. height to ensure plantings meet the required screening height.

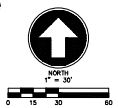
LANDSCAPE PLAN NOTES:

- 1. All planting beds shall receive 3" minimum of shredded hardwood mulch as detailed, unless otherwise noted.
2. Contractor shall install Turf-type tall fescue sod in all lawn areas, including parking lot islands.
3. Proposed trees shall not be placed over existing or proposed utility service lines or utility easements.
4. A fully automated irrigation system will be designed and installed by the Contractor.
5. No trees shall be planted within 15 feet of a street or parking lot light pole.
6. All ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with three-sided landscaping or an architectural treatment compatible with the building architecture.
7. The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
8. Plant materials which exhibit evidence of insect pests, disease and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
9. All landscaping is subject to periodic inspection by the Planning Official or designee.
10. The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
11. The City may cause removal of any dead or diseased trees, plants and shrubs on private property within the City, when those trees, plants and shrubs constitute a hazard to life and/or property or harbor insects or disease which constitutes a potential threat to other trees, plants or shrubs within the City.
12. No tree, shrub, or woody vegetation will be planted within a distance of 10 feet from any fire hydrant or fire department connection (FDC).
13. No trees will be planted within 15 feet of a streetlight.
14. Exterior ground-mounted or building-mounted utilities must be screened on three sides with plantings at least as tall as the utility box at the time of planting, or an architectural treatment compatible with the building.

LANDSCAPE CODE CALCULATIONS:

STREET TREES (1 TREE PER 40 LF FRONTAGE)
113TH STREET (NORTH) - 627.88 LF FRONTAGE / 40 = 16 TREES (16 PROPOSED)
SUNNYBROOK BLVD (WEST) - 315.10 LF FRONTAGE / 40 = 8 TREES (8 PROPOSED)
PARKING PERIMETER ADJACENT ARTERIAL AND COLLECTOR (CONTINUOUS SHRUB SCREEN TO 3') PROVIDED - NOTE: IF PLANTS ARE NOT 36" AT TIME OF PLANTING, PLANTING BED WILL BE BERMED UP TO ACHIEVE 36" TALL SCREENING.
PARKING INTERIOR (1 ISLAND PER 20 STALLS, 1 SHADE TREE PER ISLAND)
54 STALLS / 20 = 3 ISLANDS WITH 1 SHADE TREE PER ISLAND (PROVIDED)
FOUNDATION PLANTINGS (25% OF FACADE FACING ROW OR PARKING - MUST BE IRRIGATED)
EAST - 185 LF X 0.25 = 46.25 LF REQ'D. W/ 10' MIN. BED DEPTH (PROVIDED OUTSIDE PLAY AREA)
NORTH - 80 LF X 0.25 = 20 LF REQ'D. W/ 10' MIN BED DEPTH (PROVIDED)
WEST - 185 LF X 0.25 = 46.25 LF REQ'D. W/ 10' MIN. BED DEPTH (PROVIDED)
NON-RESIDENTIAL LANDSCAPING (10-FOOT AREA + 1 SHADE OR EVERGREEN/50 LF + 1 ORNAMENTAL/3 REQ'D SHADE/EVERGREEN)
NORTH / EAST (113TH ST) - 627.88 LF = 13 SHADE OR EVERGREEN + 5 ORNAMENTAL (PROVIDED)
WEST (SUNNYBROOK BLVD) - 315.10 LF = 7 SHADE OR EVERGREEN + 3 ORNAMENTAL (PROVIDED)
TYPE 5A BUFFER (30' WIDTH, 5 SHADE + 3 ORNAMENTAL + 5 EVERGREEN + 45 SHRUBS/GRASSES PER 100 LF.)
SOUTH - 553.39 LF = 28 SHADE + 17 ORNAMENTAL + 28 EVERGREEN + 249 SHRUBS/GRASSES (PROVIDED)

1 LANDSCAPE PLAN 1" = 30'



REVISIONS table with columns: NO., DATE, DESCRIPTION, BY, CITY REVIEW COMMENTS, DATE, SITE PLAN CHANGES, DATE.

