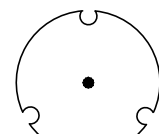
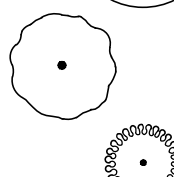

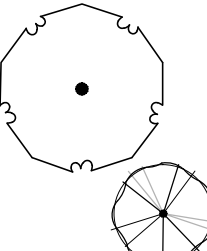

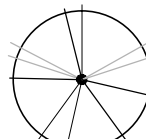


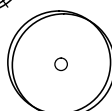

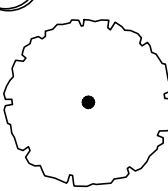




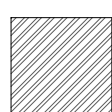
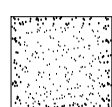




PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	Acer platanoides `Emerald Queen`	Emerald Queen Maple	B & B	2.5"Cal	14
	Acer platanoides `Warrenred` TM	Pacific Sunset Maple	B & B	2.5"Cal	19
	Carpinus betulus `Franz Fontaine`	Franz Fontaine Hornbeam	B & B	2.5"Cal	43
	Fraxinus americana `Autumn Purple`	Autumn Purple Ash	B & B	2.5"Cal	12
	Fraxinus mandshurica `Mancana`	Mancana Ash	B & B	2.5"Cal	16
	Gleditsia triacanthos `Skyline` branched @ 7`	Skyline Honey Locust	B & B	3"Cal	37
	Malus ioensis `Prairie Rose`	Prairie Rose Crabapple	B & B	2"Cal	19
	Malus x `Prairifire`	Prairifire Crab Apple	B & B	2"Cal	31
	Malus x `Spring Snow`	Spring Snow Crab Apple	B & B	2"Cal	25
	Malus x `Tschonoskii`	Tshonoskii Crab Apple	B & B	2"Cal	45
	Platanus x acerifolia branched @ 5`	London Plane Tree	B & B	2.5"Cal	21
	Prunus serrulata `Kwanzan`	Flowering Cherry	B & B	2"Cal	13
	Prunus virginiana `Canada Red`	Canada Red Chokecherry	B & B	2"Cal	6
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	Abies lasiocarpa	Alpine Fir	B & B	8` HT	42
	Picea pungens glauca `Baby Blue Eyes` TM	Baby Blue Eyes Colorado Blue Spruce	B & B	8` HT	29
SHURBS	BOTANICAL NAME	COMMON NAME	CONT		
	Berberis thunbergii atropurpurea nana	Crimson Pygmy Barberry	5 gal.		
	Buxus koreana wintergreen	Wintergreen Boxwood	5 gal.		
	Cornus serecia `Kelseyi`	Kelsey Dwarf Dogwood	5 gal.		
	Euonymus alatus compacta	Burning Bush	5 gal.		
	Mahonia aquifolium`Compacta`	Compact Oregon Grape	5 gal.		
	Potentilla fruticosa	Shrubby Cinquifoil	5 gal.		
	Prunus glandulosa	Dwarf Flowering Almond	5 gal.		
	Prunus laurocerasus `Otto Luyken`	Otto Luyken English Laurel	5 gal.		
	*ADDITIONAL SHRUB TYPES AS SELECTED BY LANDSCAPE ARCHITECT				
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT		
	Poa pratensis	Kentucky Bluegrass	SOD		
LANDSCAPE ELEMENTS					
	Concrete Edging (between all Lawn and Shrub areas) - 6" Cast-in-Place Concrete				
	Berming - 1' Contour (Max Slope 4:1 lawn areas, 3:1 shrub areas)				

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CEDAR HILLS CITY STANDARDS.
2. ALL PLANT MATERIAL SHALL GRADE A GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL SOD AREAS SHALL BE GRADED 4" BELOW PROPOSED FINISH GRADE. ALL SHRUB AREAS SHALL BE GRADED 12" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PLANTING SOIL FOR ALL SOD AND SEED AREAS AND 12 INCHES OF PLANTING SOIL FOR ALL SHRUB AND PERENNIAL BEDS.
11. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF SHREDDED CEDAR MULCH IN ALL PLANTING BEDS UNLESS OTHERWISE SHOWN ON PLANS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING.
12. ALL MOWSTRIPS TO BE 6" CAST-IN-PLACE CONCRETE.
13. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
14. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

15. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
16. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
17. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH A MINIMUM OF 70% DISTRIBUTION UNIFORMITY.
19. ALL PLANT MATERIAL SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK SET FORTH BY THE ANLA. OWNER TO BE ON-SITE TO ACCEPT OR REJECT ANY PLANT MATERIAL PRIOR TO PLANTING.
20. CONTRACTOR TO MAINTAIN LANDSCAPE FOR 60-DAY PERIOD WHICH SHALL COMMENCE UPON ACCEPTANCE OF LANDSCAPE BY OWNER. 60-DAY PERIOD SHALL TAKE PLACE DURING GROWING SEASON. IN THE EVENT THAT GROWING SEASON ENDS PRIOR TO COMPLETION OF MAINTENANCE PERIOD, MAINTENANCE PERIOD SHALL RESUME THE FOLLOWING SPRING.

CEDAR HILLS' REQUIREMENTS:

- MINIMUM 30% OF SITE TO BE LANDSCAPED; 35.0% PROVIDED SEE SHEET L-200
- 15' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL AREAS WITH TREES SPACED AT 25'; 15' BUFFER PROVIDED WITH TREES SPACED AT 23.5' (800'/34 TREES)
- STREET TREES SPACED AT 30' OC; PROVIDED
- 1 FLOWERING CRAB APPLE FOR EVERY 40' OF BUILDING FACADE; 1 PROVIDED FOR EVERY 38.9' OF BUILDING FACADES ((4,674 TOTAL)/120 TREES)
- PLANT PALETTE DERIVED FROM CEDAR HILLS GUIDELINES. ADDITIONAL PLANTS MAY BE SELECTED BY LANDSCAPE ARCHITECT BASED ON MICROCLIMATE FACTORS AND SEASONAL INTEREST.



REVISIONS	
NO.	DESCRIPTION
Stamp	

Designed By:	SS
Drawn By:	SS
Date:	08.04.2015
Checked By:	CAS
Project No:	13-128

LANDSCAPE PLAN

Drawing number

L-100