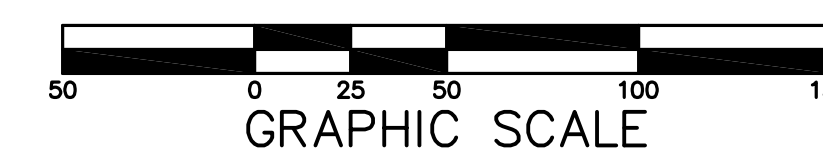
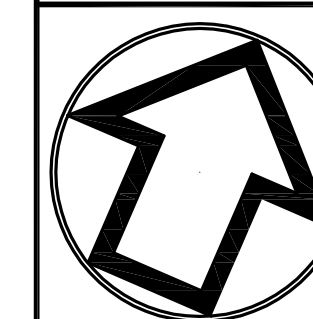


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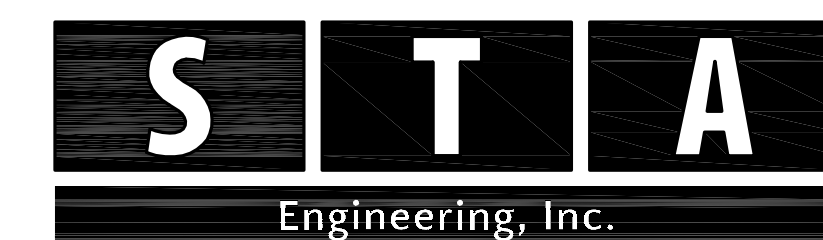
LEGEND

- STREET TREE (SEE SCHEDULE FOR TYPE)
- LOT PLANTING TREE (SEE SCHEDULE FOR TYPE)
- STORMWATER PLANTING TREE (SEE SCHEDULE FOR TYPE)
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- BASIN FLOOR MIX: ERNMX-178 (OR APPROVED EQUAL)
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- TREE PROTECTION FENCE



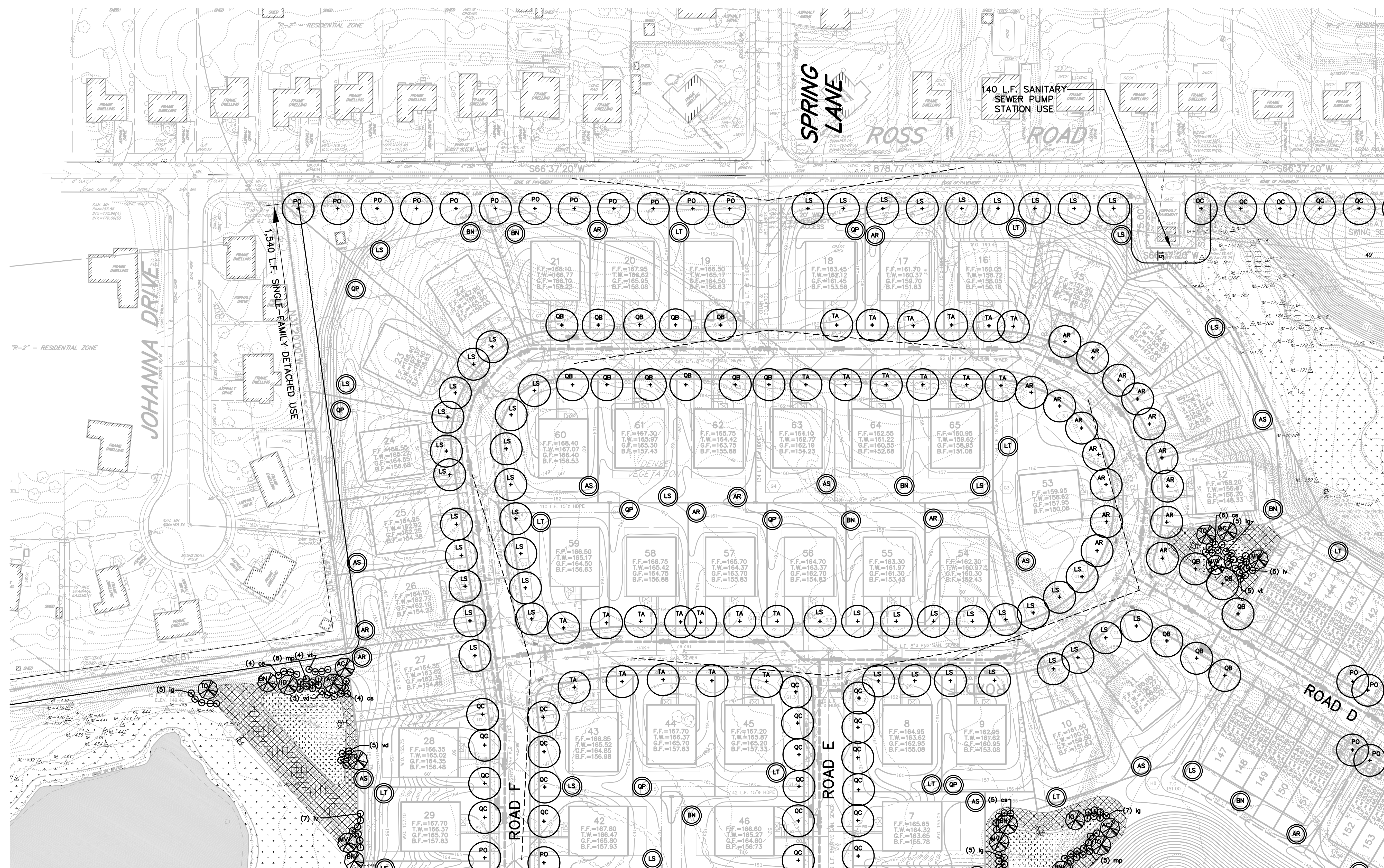
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PCSM LANDSCAPE PLAN  
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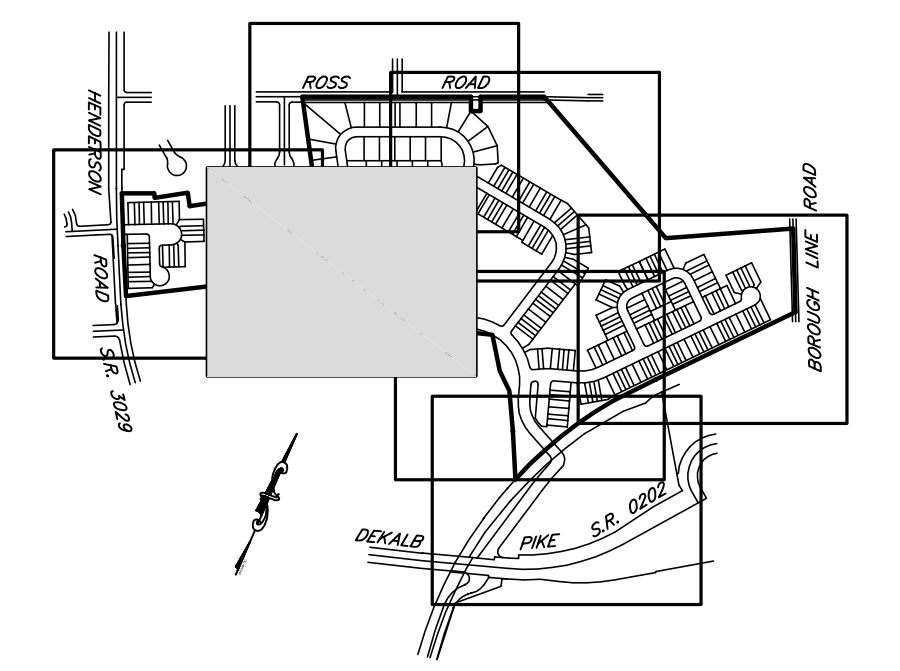


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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.C.H.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	5674	5674LA	58 OF 90



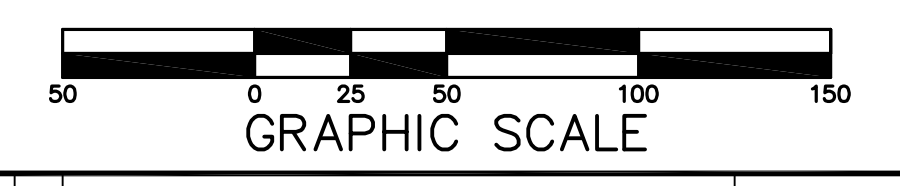
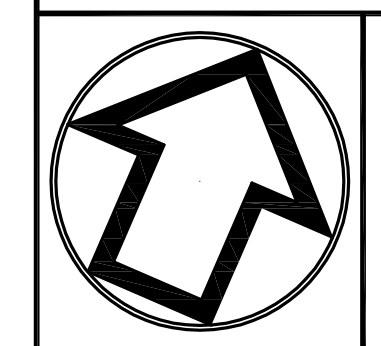




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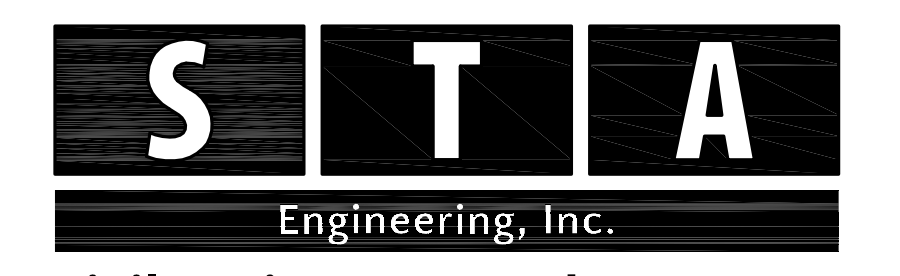
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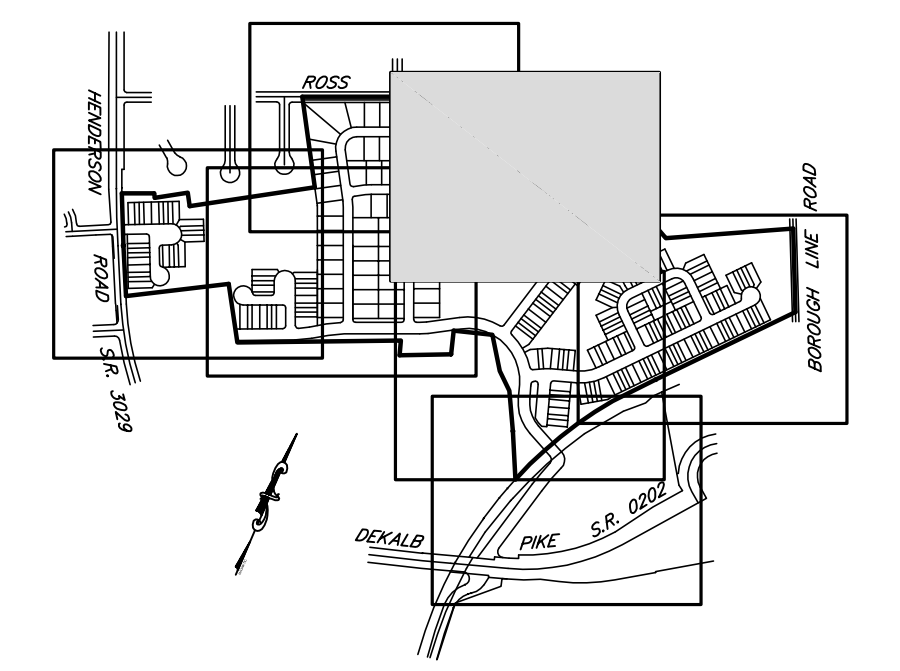
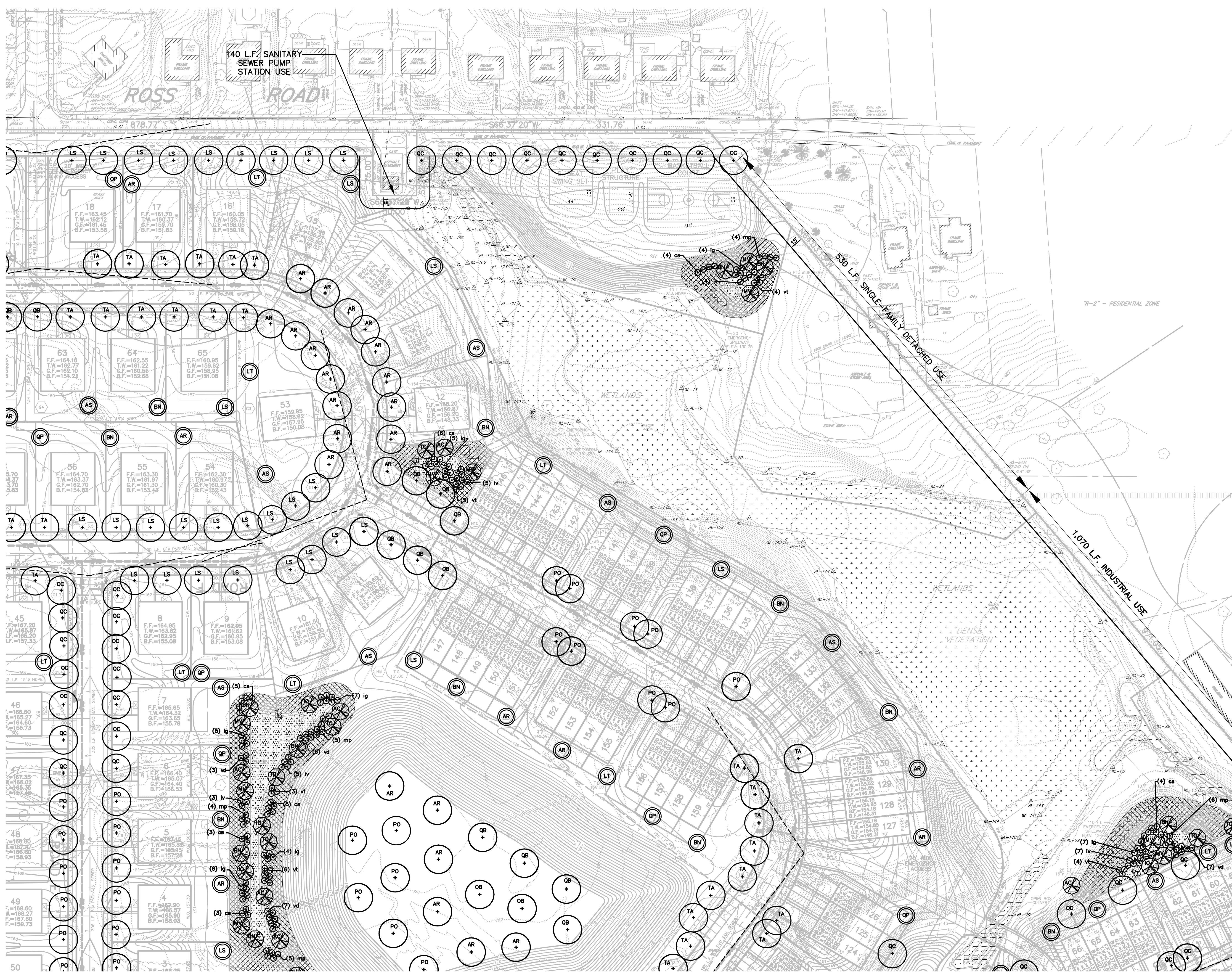
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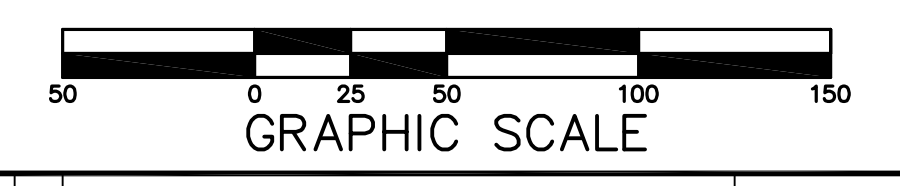
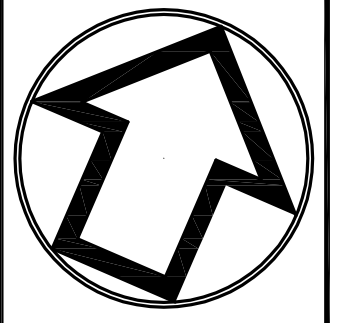




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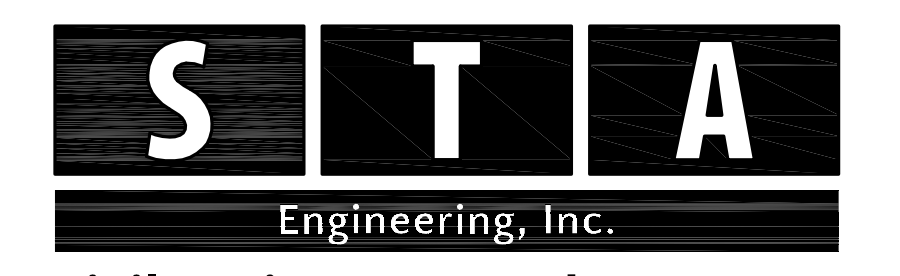
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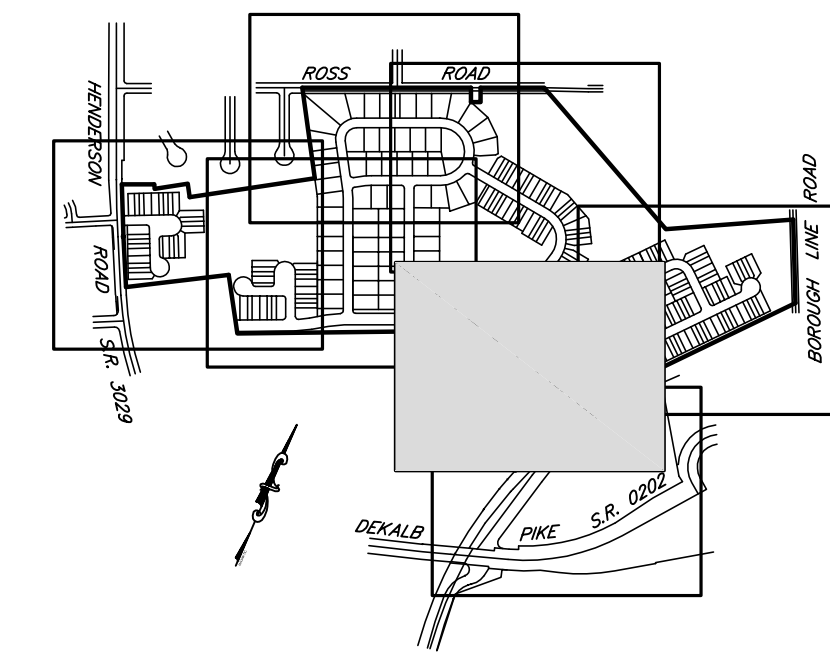
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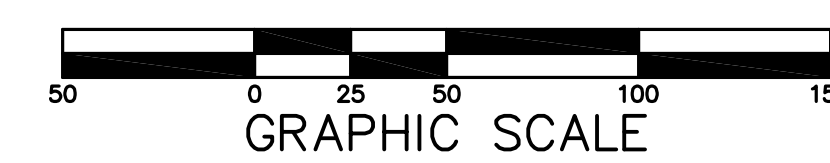
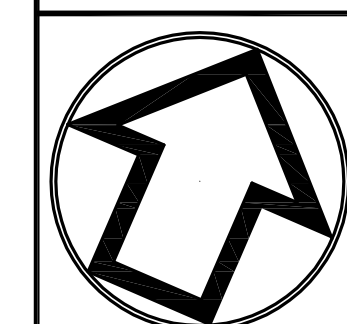




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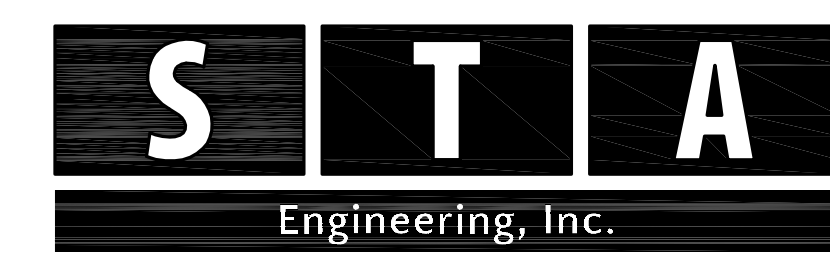
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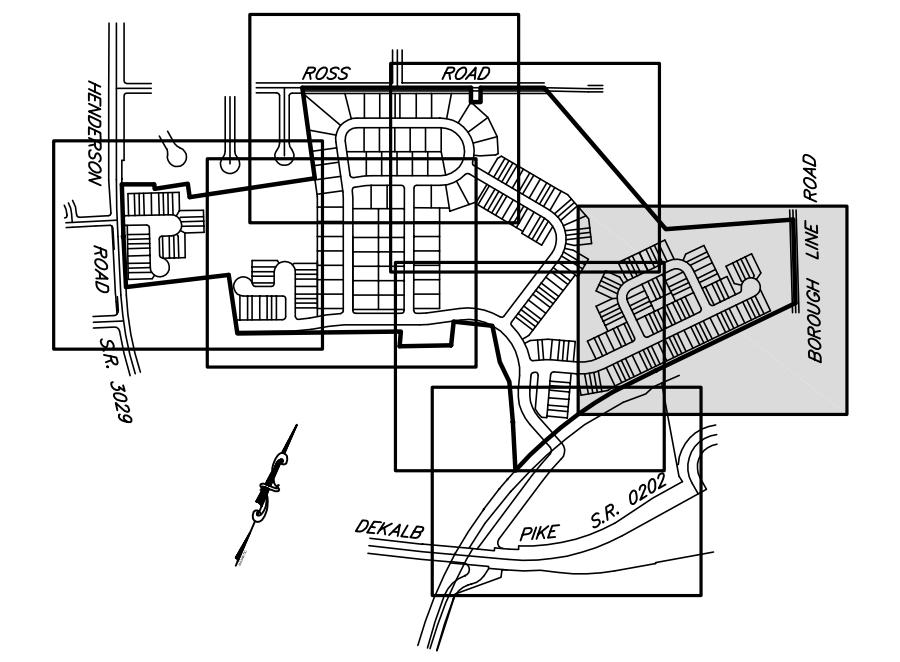
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PLAN SCALE HORIZONTAL:	DRAFTED BY A.C.H.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER 61 OF 90
1"=50'	PROJECT NUMBER 5674	DRAWING FILE NUMBER 5674LA	

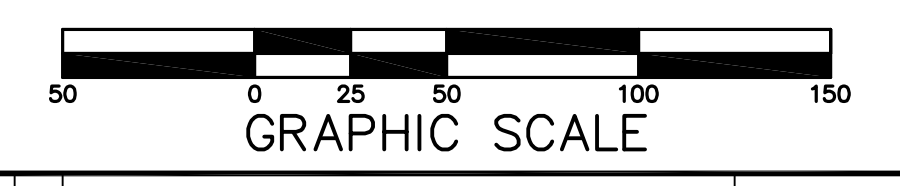
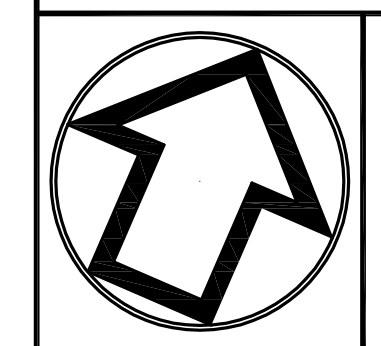




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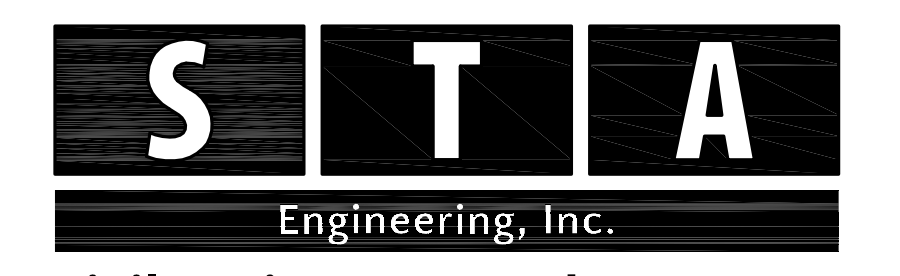
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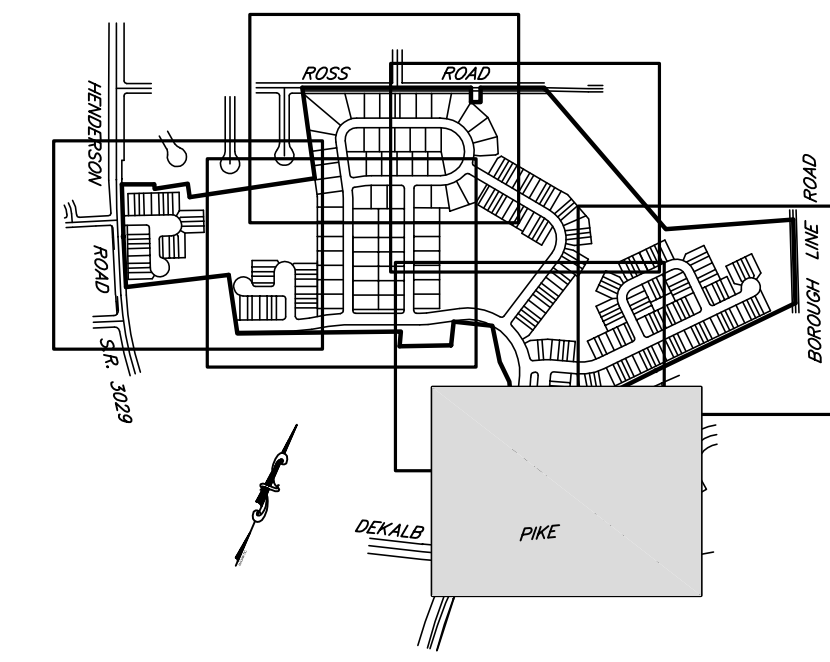
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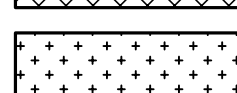
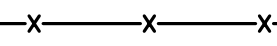
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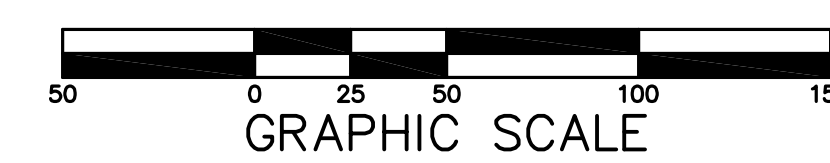
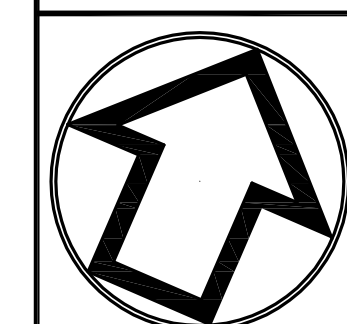




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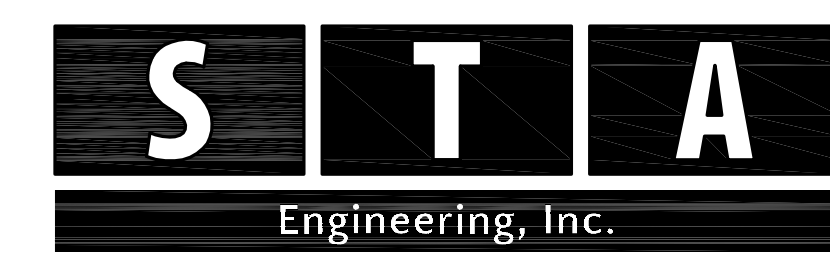
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-  STORMWATER PLANTING TREE (SEE SCHEDULE FOR TYPE)
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-  PARKING LOT PLANTING TREE (SEE SCHEDULE FOR TYPE)
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	5674	5674LA	



PLANT SCHEDULE & CALCULATIONS

STREET TREES
STREET TREES SHALL BE PLANTED AT A RATE OF AT LEAST ONE TREE PER 40 L.F. OF FRONTAGE
HENDERSON ROAD: 535 L.F. REQUIRES 13 TREES
ROSS ROAD: 1,235 L.F. REQUIRES 31 TREES
BORO LINE ROAD: 465 L.F. REQUIRES 12 TREES (0 PROP. EXIST. MEETS REQUIREMENTS)
ROAD A: 2,475 L.F. REQUIRES 62 TREES
ROAD B: 1,895 L.F. REQUIRES 47 TREES
ROAD C: 2,395 L.F. REQUIRES 60 TREES
ROAD D: 1,450 L.F. REQUIRES 36 TREES
ROAD E: 4,715 L.F. REQUIRES 118 TREES
ROAD F: 625 L.F. REQUIRES 16 TREES
ROAD G: 585 L.F. REQUIRES 15 TREES
ROAD H: 610 L.F. REQUIRES 15 TREES
ROAD I: 585 L.F. REQUIRES 15 TREES
ROAD J: 585 L.F. REQUIRES 15 TREES
ROAD K: 585 L.F. REQUIRES 15 TREES
BOULEVARD (ON-SITE ONLY): 3,760 L.F. REQUIRES 94 TREES

\*NOTE: TREES ALONG PROPOSED STREETS IN THE TOWNHOUSE SECTION ARE NOT SPACED AT 40' ON CENTER DUE TO THE CONFLICT WITH DRIVEWAYS, STORM SEWER AND UTILITIES, BUT THE TOTAL NUMBER OF TREES REQUIRED HAVE BEEN PROVIDED ON-SITE.

Table with columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, QTY. Includes sections for SHADE TREES and BUILDING PLANTINGS.

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Table with columns: BASIN/BMP NO., PERIMETER LENGTH, REQUIRED TREES, PROVIDED TREES, REQUIRED SHRUBS, PROVIDED SHRUBS. Includes sections for STORMWATER FACILITY PLANTINGS and BASIN D PLANT SCHEDULE.

Table with columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, QTY. Includes sections for SHADE TREES, SHRUBS, and BASIN E PLANT SCHEDULE.

Table with columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, QTY. Includes sections for SHADE TREES, SHRUBS, and BASIN F PLANT SCHEDULE.

Table with columns: KEY, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, QTY. Includes sections for SHADE TREES, SHRUBS, and BASIN G PLANT SCHEDULE.

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PLANTING NOTES

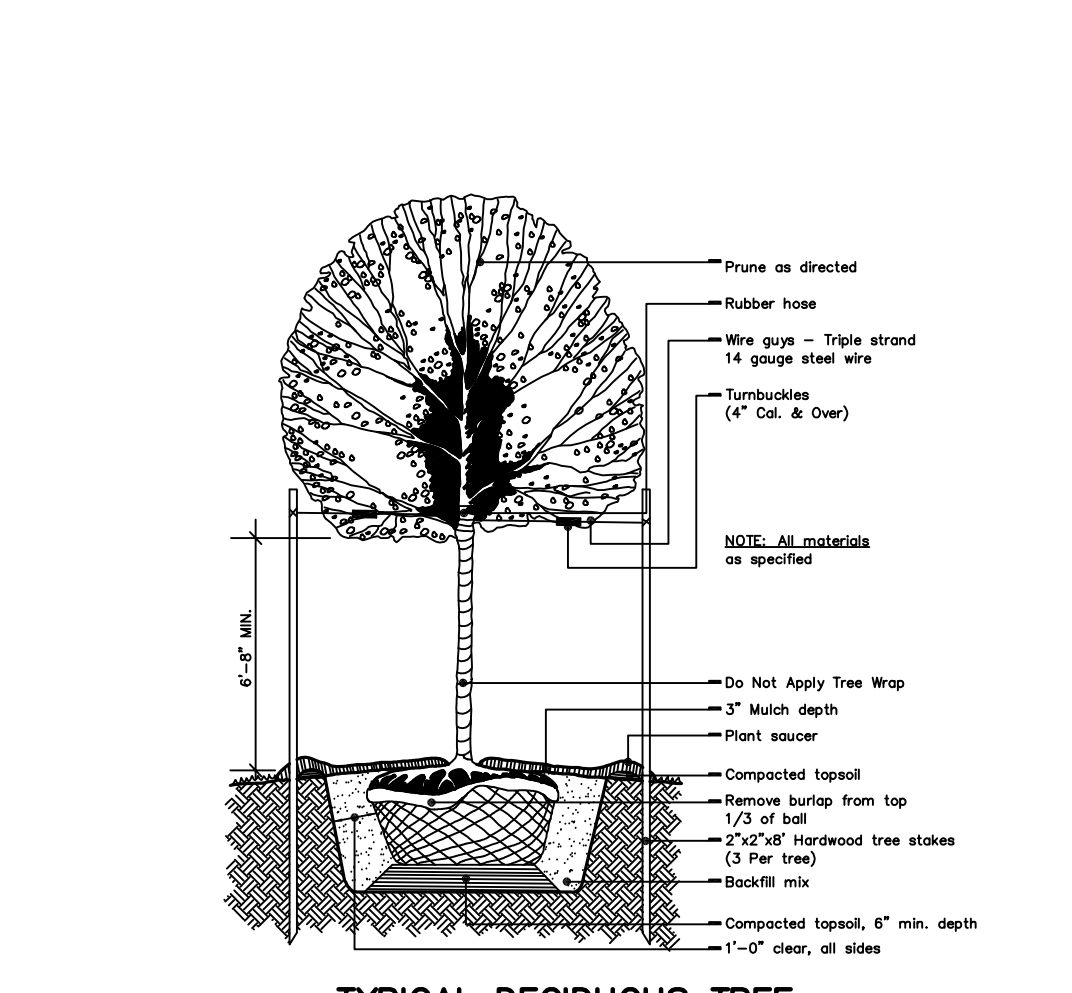
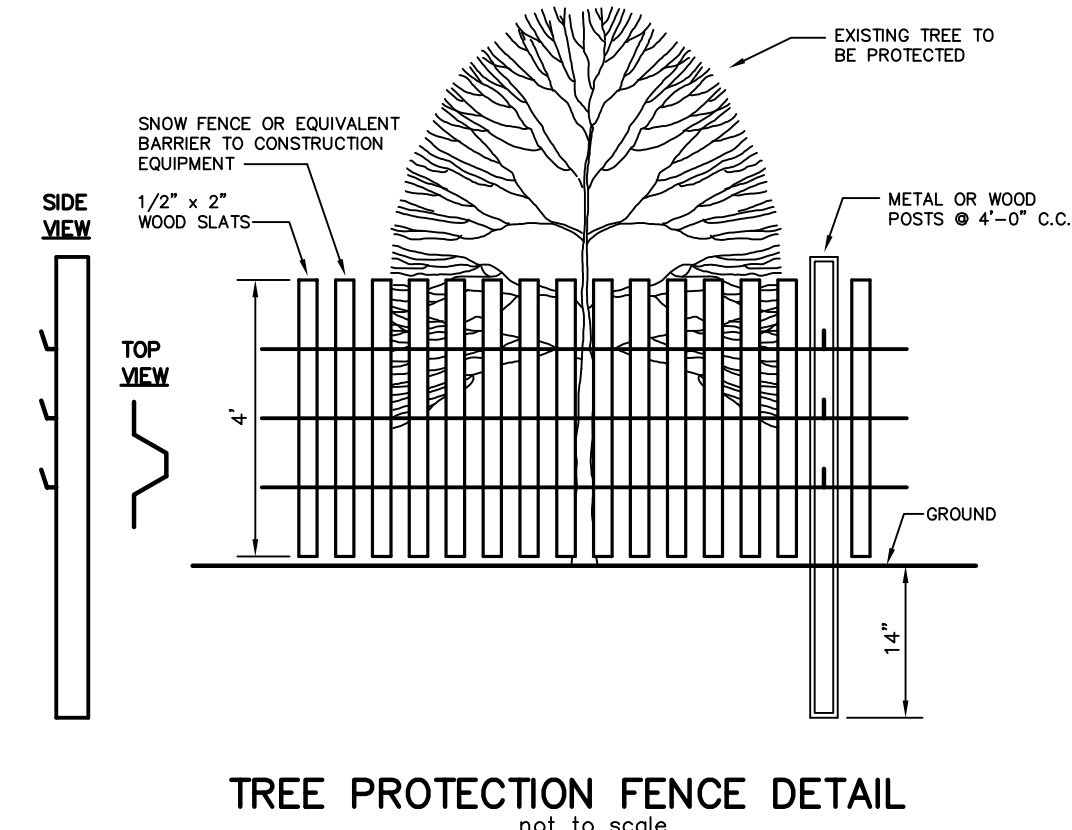
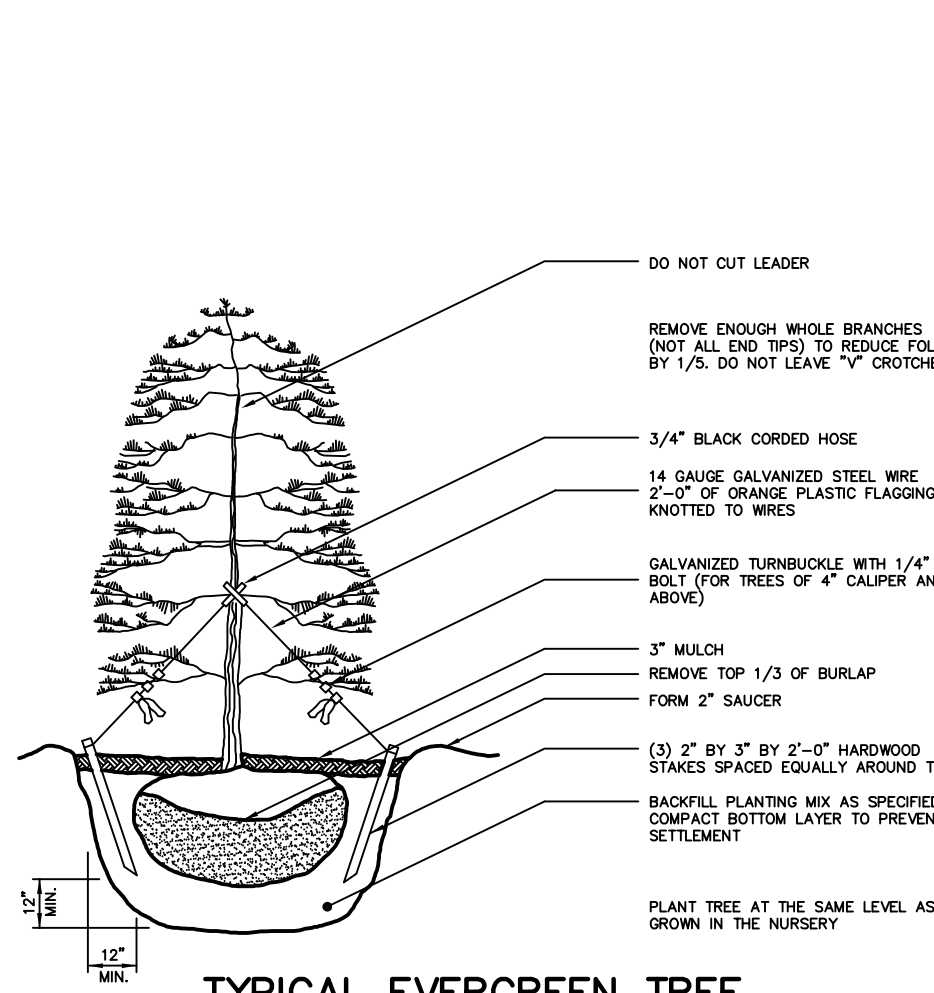
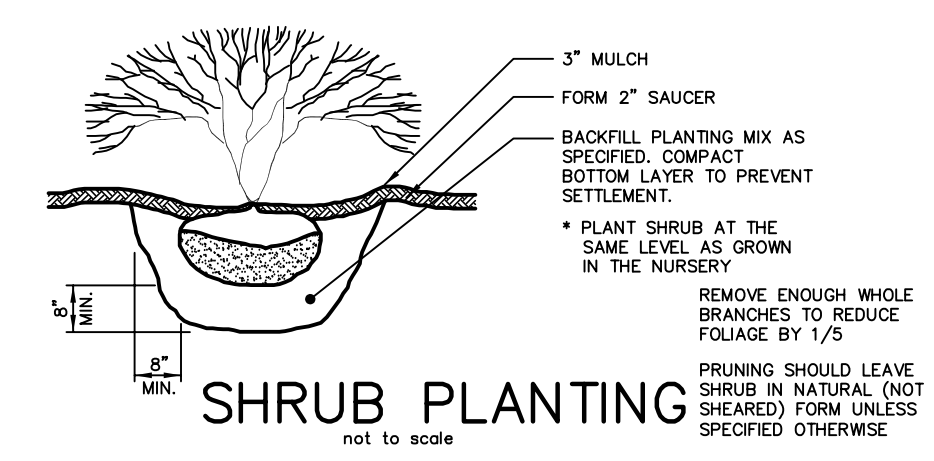
- 1. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL HAVE WELL DEVELOPED BRANCHES, AND VIGOROUS FIBROUS ROOT SYSTEMS.
2. SIZE AND GRADING STANDARDS SHALL CONFORM TO THE "U.S.A. STANDARD FOR NURSERY STOCK".
3. BALLED AND BURLAPED, AND BALLED AND PLATFORM PLANTS SHALL HAVE SOIL BALL OF EARTH SECURELY HELD IN PLACE BY BURLAP AND STOUT ROPE.
4. PROVIDE CONTINUOUS DOUBLE-SHREDED HARDWOOD BARK (3" THICK) AT THE BASE OF THE SPECIMEN TREES AND SHRUBS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHERE THE UNDERGROUND UTILITIES EXIST ON-SITE.
6. ALL DISTURBED PERVIOUS AREAS EXCEPT PLANTING BEDS SHALL BE SEEDED AND MULCHED.
7. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, FERTILIZING, SPRAYING, TIGHTENING, AND REPAIRING OF GUYS, REMOVAL AND REPLACEMENT OF DEAD MATERIAL.
8. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCING WORK TO REVIEW THE EXISTING CONDITIONS.
9. BEFORE MAKING PLANTING MIXTURE, CLEAN TOPSOIL OF ROOTS, PLANTS, SOOTS, STONE, CLAY LUMPS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
10. PLANTING MIXTURE SHALL CONTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
11. STREET TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING OF THE PROPERTY HAS BEEN COMPLETED.
12. NO GRADING IS TO OCCUR WITHIN 5 FEET OF OVERALL TRACT BOUNDARY LINE, UNLESS SPECIFICALLY DEPICTED.
13. UNDERBRUSH CLEARING IS TO BE ALLOWED TO FACILITATE POTENTIAL ADDITIONAL PLANTINGS. NO TREES ARE TO BE REMOVED AS PART OF UNDERBRUSH CLEARING WITHIN 5 FEET OF OVERALL BOUNDARY LINE.
14. IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE, 2009, SECTION 503.2.1, STREET TREES SHALL BE MAINTAINED IN A MANNER THAT PROVIDES A VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

BASIN SEEDING NOTES

- FOR OPTIMUM RESULTS, SEED SHOULD BE INSTALLED BETWEEN EARLY APRIL TO MID JUNE TO PROVIDE THE PLANTS WITH A FULL GROWING SEASON TO BUILD STRONG ROOT RESERVES FOR WINTER HARDINESS.
SITE PREPARATION: ELIMINATE ANY WEED GROWTH PRIOR TO SEED INSTALLATION USING AN APPROPRIATE HERBICIDE TO CONTROL UNDESIRABLE VEGETATION.
SEEDING APPLICATION: CAREFULLY PROPORTIONING SEED FOR THE ENTIRE AREA, BROADCAST SEED IN TWO SEPARATE APPLICATIONS BY APPLYING SEED AT HALF THE SUGGESTED RATE FOR EACH APPLICATION TO ENSURE EVEN AND ADEQUATE COVERAGE.
MAINTENANCE: DURING THE FIRST YEAR, WHENEVER THE VEGETATION REACHES 12 TO 18 INCHES TALL, IT SHOULD BE MOVED TO NO LESS THAN 8 INCHES BY ROTARY MOWER OR WEED EATER/LINE TRIMMER TO PREVENT WEEDS FROM GOING TO SEED.

SEED MIX SPECIFICATIONS

BASIN AND BIO-RETENTION BOTTOM MIX
ERNST SEEDS RIPARIAN BUFFER MIX NUMBER ERNMIX-178, OR APPROVED EQUAL FOR UPLAND AND MEADOW SITES. SEED RATE IS 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE.
BASIN SIDE SLOPES MIX
ERNST SEEDS NATIVE STEEP SLOPE MIX/ANNUAL RYEGRASS NUMBER ERNMIX-181, OR APPROVED EQUAL FOR DISTURBED SITES AND STEEP SLOPES. SEED RATE IS 60 LB PER ACRE OR 1 LB PER 1,000 SQ. FT.



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