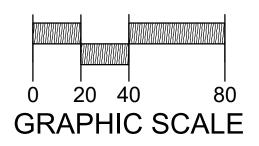


CREATIVITY BEN Brookfield, WI	erville, IL Irvine, CA
Ļ	Mount Pleasant, WI Naperville, IL Irvine, CA
WEST TOWNE MALL REDVELOPMENT CITY OF MADISON, WI EXISTING TREE INVENTORY	
© COPYRIGHT 2020 R.A. Smith, Inc. DATE: 01/08/20 SCALE: 1" = 40' JOB NO. 3190329 PROJECT MANAGER: MATTHEW P. KOCOUREK, P.E DESIGNED BY: NJW/CNS CHECKED BY: CNS SHEET NUMBER	



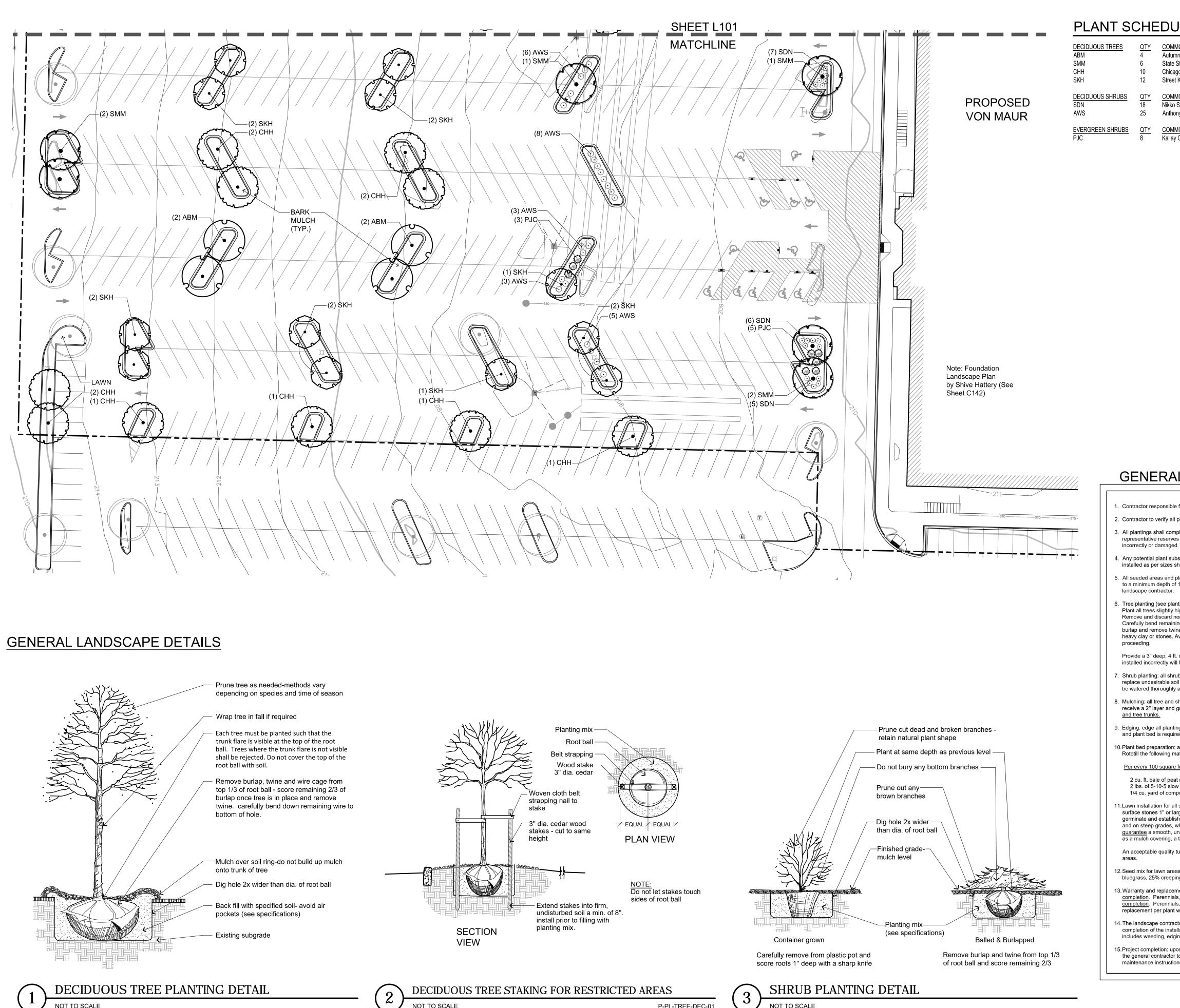


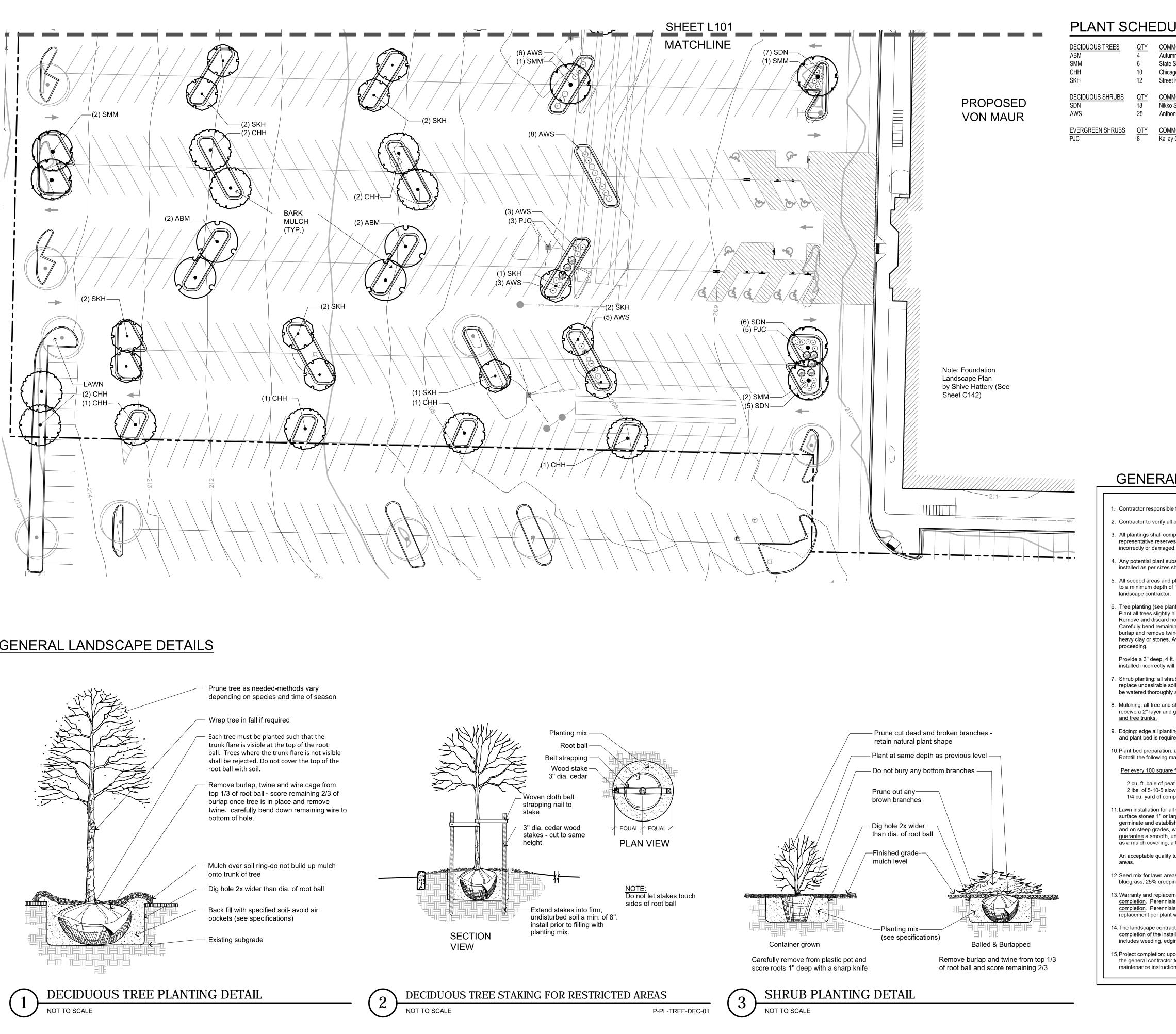


R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

West Tov ne Mall - von Ma Tre Exi Key

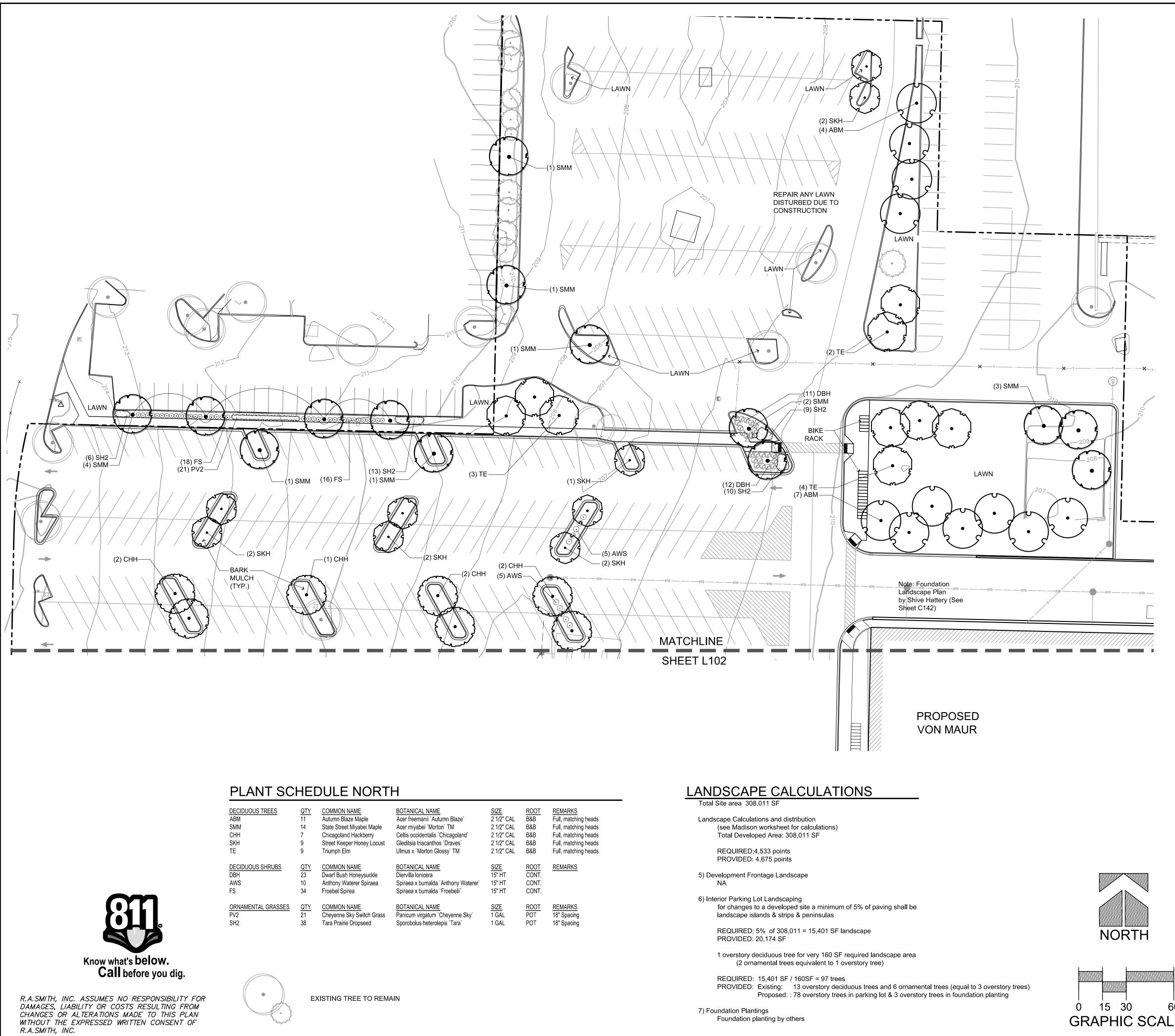
Vest Towne				
ree Invento	-			
xisting Tree	QTY	Size DBH	Tree	Condition
1	1	12'' Cal.	Maple	Good
2	1	14'' Cal.	Maple	Good
3	1	18'' Cal.	Maple	Good
4	1	25'-30' HT	Spruce	Good
5	1	3" CAL	Crabapple	Poor
6	1	5" & 7" Cal.	Birch - Twin	Good
7	1	25' HT	Magnolia - Multistem	Good
8	1	25'-30' HT	Concolor Fir	Good
9	1	25'-30' HT	Concolor Fir	Good
10	1	25'-30' HT	Spruce	Fair
11	1	25'-30' HT	Spruce	Fair
12	1		Birch - Multistem	Good
13	1	, 5" & 3" Cal.	Birch - Twin	Good
14	1	25'-30' HT	Austrian Pine	Good
15	1	25'-30' HT	Spruce	Fair
16	1	25'-30' HT	Spruce	Good
17	1	25'-30' HT	Spruce	Good
18	1	25'-30' HT	Spruce	Good
19	1	20' HT	Crabapple	Fair
20	1	15' HT	Amelanchier	Good
21	1	15' HT	Amelanchier	Good
22	1	7" Cal.	Locust	Good
23	1	5'' Cal.	Linden	Good
24	1	8'' Cal.	Ash	Good
25	1	2" Cal.	Locust	Good
26	1	6'' Cal.	Locust	Poor
27	1	12'' Cal.	Locust	Good
28	1	8" Cal.	Locust	Good
29	1	2'' Cal.	Maple	Good
30	1	2" Cal.	Maple	Good
31	1	8'' Cal.	Locust	Good
32	1	8'' Cal.	Locust	Good
33	1	2'' Cal.	Maple	Good
34	1	2" Cal.	Maple	Good
35	1	12" Cal.	Locust	Good
36	1	15'-20' HT	Upright Juniper	Good
37	1	20' HT.	Crabapple	Good
38	1	20' HT.	Crabapple - Multistem	
39	1	20' HT.	Crabapple - Multistem	
40	1	20' HT.	Crabapple - Multistem	
40	1	5' HT.	Dwarf Lilac	Good
42	1	15'-20' HT	Upright Juniper	Good
43	1	15'-20' HT	Upright Juniper	Good
44	1	20' HT.	Crabapple - Multistem	
44	1	20'HT.	Crabapple - Multistem	
43 46	1	8" CAL	Locust	Good
40 47	1	11" CAL	Maple	Good
47 48	1	8" CAL	Hackberry	Good
40 49	1	25'-30' HT	Austrian Pine (20" CAI	
49 50	1	14" CAL	Linden	Good
50	1			0000





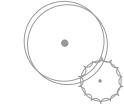
JLE SOUT	Н							
MON NAME In Blaze Maple Street Miyabei Maple goland Hackberry Keeper Honey Locust MON NAME Slender Deutzia ny Waterer Spiraea MON NAME Compact Pfitzer Juniper	BOTANICAL NAME Acer freemanii `Autumn Blaze` Acer miyabei `Morton` TM Celtis occidentalis `Chicagoland` Gleditsia triacanthos `Draves` BOTANICAL NAME Deutzia gracilis `Nikko` Spiraea x bumalda `Anthony Waterer` BOTANICAL NAME Juniperus chinensis `Kallays Compact`	<u>SIZE</u> 2 1/2" CAL 2 1/2" CAL 2 1/2" CAL 2 1/2" CAL <u>SIZE</u> 15" HT 15" HT <u>SIZE</u> 18"SPD	ROOT B&B B&B B&B ROOT CONT. CONT. ROOT CONT.	REMARKS Full, matching heads Full, matching heads Full, matching heads REMARKS REMARKS		DATE DESCRIPTION 01/28/2020 BID SET 02/04/2020 SIDEWALK REVISION		
N D D D T GRAF	JORTH 5 30 60 PHIC SCALE	DAMAGE CHANGE	ES, LIAE ES OR A T THE E	Know what's below Call before you Assumes no response bility or costs result A tera tions made to expressed written co	DU dig. ISIBILITY FOR TING FROM THIS PLAN		CREATIVITY BEYOND ENGINEERING rasmith.com	Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Irvine, CA
e for contacting public and plant quantities shown on ply with standards as desc is the right to inspect and p d. ostitutions must be submitt shown on plant material sc planting beds require tops i 18" to insure long term pl nting detail): nigher than finished grade ion-biodegradable ball wra ing wire down to the bottor ne. Backfill pit with 80% e: Avoid any air pockets and diameter shredded hardw l be replaced at the time a ubs to be pocket planted w oil (see planting detail). Re and water left to soak in t shrub planting beds to rec groundcover areas a 1-2" ng beds with a 4" deep sp red. all perennial, ornamental	CAPE NOTES private underground utility locating service plant list and verify with plan. Report any cribed in American Standard of Nursery St botentially reject any plants that are inferior ted in writing and approved by the general chedule, unless approved by general contr oil to be placed within 3" of finish grade du ant health. These requirements should be at root flare. Remove excess soil from to apping and support wire. Remove biodegr m of hole once the tree has been placed in xisting soil removed from excavation and 2 do not tamp soil down. When hole is two-th wood bark mulch ring around all lawn trees and expense of the landscape contractor. St with a 50/50 mix of plant starter and topsoil move all excessive gravel, clay and stone before proceeding. eive a 3" deep layer of high quality shredd layer of the same mulch. Do not mulch ar aded edge (shovel cut or mechanical). Be grass, annual and groundcover areas are into the required 18" of topsoil to a depth	discrepancies i ock - ANSI Z60 r, compromised contractor or o actor or owner's ring rough grad coordinated be o of root ball, if adable burlap a to the hole and 20% plant starte hirds full, trees a. <u>Do not build t</u> Stake trees acc . Install topsoil s from plant be ed hardwood b nual flower bed dlines are to be	mmediately 0.1 (latest ve d, undersized wher's reprisents s represents ding operation etween the g needed.Sca and wire cag d will no long er mix blend shall be wa up any mulc ording to the into all plan ds prior to p ark mulch (i ds (if application e cut crisp, a eive a blend	a to general contractor. ersion). General contractor or owner's ed, diseased, improperly transported, essentative prior to installation. All plan ative. ons . All parking lot islands require to general contractor, grading contractor arify side walls of tree pit prior to insta ge (if applicable) from top one-third of ger be moved. Score the remaining to led prior to backfilling holes. Discard atered thoroughly, and water left to so <u>ch onto trunk of any tree.</u> Trees that a e staking detail. It beds as needed to achieve proper g planting. When hole is two-thirds full, s not enviromulch). All perennial planti able). <u>Do not allow mulch to contact p</u> as per plan. A clean definition between	installed Ints must be opsoil placed and Illation. rootball. vo-thirds of any gravel, ak in before grade and shrubs shall Ing areas to <u>lant stems</u> n lawn area	WEST TOWNE MALL REDVELOPMENT CITY OF MADISON, WI	LANDSCAPE PLAN	SOUTH
arger and grading lawn are sh turf. <u>Provide seed and</u> where applicable. Method uniform, quality turf. <u>A min</u> a tackifier may be necessa turf is defined as having ne as - use only a premium quing red fescue, 25% peren ments: Trees, evergreens s, groundcovers, and orna will be required during the ctor is responsible for the vallation and acceptance by ing, mulching (only if requind on substantial completion to answer questions and it	remove / kill off any existing unwanted veg as to finish grade. Apply a starter fertilizer fertilizer mix information to general contrad s of installation may vary at the discretion imum depth of 3" of blended, prepared an ry to avoid wind damage. Marsh hay conta o more than 10% of the total area with bar uality seed mix installed at recommended nial rye applied at 5 lbs per 1,000 SF. Pro , and shrubs to be guaranteed (100% repl amental grasses to be guaranteed for a m amental grasses planted after September e warranty period, except for losses or repl watering and maintenance of all landscape the owner. This includes all trees, shrubs ired), fertilizing, trimming, sweeping up gra of the project, the landscape contractor is insure that all specifications have been me plantings and lawn to the owner and gene	and specified s tor prior to inst of the landscap d non-compact ining reed can e spots larger t rates. Premium ovide seed spec- acement) for a inimum of one last shall be gua acements due to acements due to to the landscap	seed uniform allation. Erco be contracto ed topsoil is ary grass is han 1 squar a blend seed cifications to minimum of growing sea irranteed thru to failure to of planting a berennials, or runing and of conduct a be contracto	mly and provide mulch covering suitate basion control measures are to be used or on his/her responsibility to <u>establish</u> <u>s required for all lawn areas.</u> If straw r not acceptable as a mulch covering. re foot and uniform coverage through d mix example (or equivalent): 50% bl o general contractor prior to installation f one (1) year <u>from the date of substa</u> ason <u>from the date of substantial proje</u> ough May 31st of the following year. comply with specified requirements. and throughout construction until the so prinamental grasses and turf grass. W deadheading.	ble to d in swales <u>a and</u> nulch is used out all turf lended on. <u>antial project</u> <u>only one</u> substantial Vork also	R.A. Smit DATE: 01/0 SCALE: 1" JOB NO. 31 PROJECT M MATTHEW P. DESIGNED E CHECKED B	08/20 = 30' 90329 ANAGER: KOCOURE BY: NJW	K, P.E.

L102

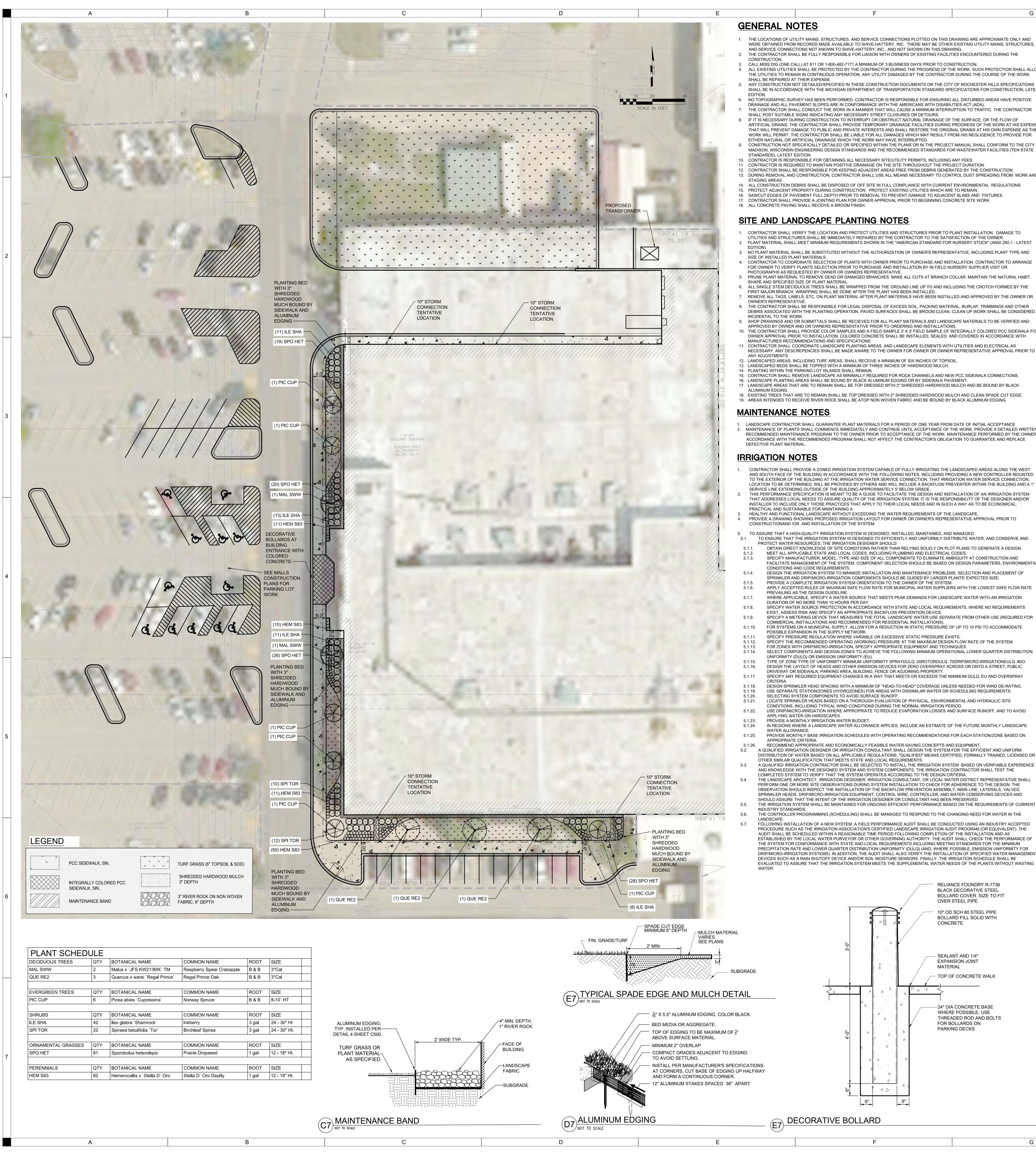








OF MADIS				CITY		DISON					
					E WORI	_		~			
Project Location / Address	West Towne Mall,		/1					DESCRIPTION	_	_	
Owner / Contact Ken V		-	ii Kanu	vittlor@oblr	roportion			SCR			
Contact Phone 423-490	e plans for zoning lots gr	eater than te	n thousand (1	10,000) squar	roperties.co e feet in size	om					
<u>Applicability</u> The following standards app	MUST be prepared by	-	-		g the expansio	n of existing			BID SET		
buildings, structures and pa their accessory structures. The following conditions apply,	rking lots, except the con- he entire development site	nstruction of emust be brou	detached sing ght up to com	le-family and pliance with	two-family d	wellings and			8/2020 1/2020	04/2020	
(a) The area of site year period.	disturbance is less than to	en percent (10	%) of the ent	ire developm	ent site during	any ten-(10)			\sim	<u>0/20</u>	
(b) Gross floor area(c) No demolition of	is only increased by ten p f a principal building is in ndscaping elements must	volved.				bing plan.				~	
Landscape Calculations an Required landscaped areas defined as that area withir docking/loading facilities, b such as athletic fields, and landscape points depending	shall be calculated based a a single contiguous bo ut excluding the area of a undeveloped land area	oundary which any building f on the same	n is made up ootprint at gra zoning lot.	of structure ade, land desi	s, parking, di gnated for op	iveways and en space uses			Bluemound Road	WI 53005-5938	
	ept those described in (b) 300) square feet of develop		v, five (5) lan	dscape points	shall be prov	ided for each					rasmith.com
-	e footage of developed are cape points required								16745 W	Brookfield,	asmi
	than five (5) acres, point			(5) points per	three hundred	(300) square					- £
acres.	five (5) developed acres,	. / .	•	undred (100) s	quare feet for	all additional			-		RING
	the footage of developed are $es = 217,800$ square feet	лата							-		ENGINEERING
) developed acres = $3,630$ of developed area 90,2	-							(2	
	cape points required								-		BEYOND
	rial – Limited (IL) and I (100) square feet of deve		General (IG)	districts, one	(1) point shal	l be provided			U	2	
	e footage of developed are									0	CREATIVITY
Total landsc	cape points required								1		CRE
10/2013						1					
Use the table to indicate the Plant Type/ Element	quantity and points for all Minimum Size at Installation	Points	Credits/ Lands	scape elemen Existing Scaping Points	New/ P Lands	roposed caping Points		LOPMEN			-
Overstory deciduous tree	2 ¹ / ₂ inch caliper measured diameter at breast height	35	Quantity 13	Achieved 455	Quantity 78 * 3	Achieved 2730 * 105		DVE	_	_	PLAN
T-11 4	(dbh) 5-6 feet tall	35	4	140				RE		2	ш
Tall evergreen tree	5-0 leet tall	55		90	* 6	* 210					
(i.e. pine, spruce) Ornamental tree	1 1/2 inch caliper	15	6		" Z	* 30					ΆP
(i.e. pine, spruce)	1 1/2 inch caliper 3-4 feet tall	15 10	6		" Z	* 30		MALL			SCAP
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub			6	3	68 * 64	204		IE MALL	L	2	NDSCAP
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall #3 gallon container	10		3	68				L	2	LANDSCAPE
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous	3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container	10		3	68 * 64	204 * 192			L		LANDSCAP
 (i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or 	3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container	10 3 4		3	68 * 64 8 10	204 * 192 32 20		TOWNE		2	LANDSCAP
 (i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ 	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total 	10 3 4 2 4 per 10		3	68 * 64 8 10	204 * 192 32 20				2	LANDSCAP
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 	103424 per 10lineal ft.14 per caliper inch dbh. Maximum points per		3	68 * 64 8 10	204 * 192 32 20		TOWNE		2	LANDSCAP
 (i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or 	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required 	103424 per 10lineal ft.14 per caliper inch dbh. Maximum points per tree: 2005 points		688	68 * 64 8 10	204 * 192 32 20		TOWNE		2	LANDSCAP
 (i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections 	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required 	103424 per 10lineal ft.14 per caliper inch dbh. Maximum points per tree: 2005 points per "seat"	1	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464		TOWNE		2	LANDSCAP
 (i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections 	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987				LO LIO COPY Smith	RIGHT 2
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental// decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections Sub Totals * As determined by ANSI, AND	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987		MEST TOWNE BUDAL		LO LO COPY Smith 01/08 1" =	/RIGHT 2
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental// decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections Sub Totals * As determined by ANSI, AND	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987	M	MEST TOWNE WEST TOWNE JOB		LO LO Smith 01/08 1" = . 319 T MAI P. 1	RIGHT 2 , Inc. 8/20 30' 0329 NAGER: KOCOUF
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections * As determined by ANSI, ANI specifications as stated in the comparison of the specification of the	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987	M	MEST TOWNE WEST TOWNE DATE		LO LO LO LO Smith 01/08 1" = . 319 1 MAI P. 1 . D BY	RIGHT 2 , Inc. 8/20 30' 0329 NAGER: KOCOUF : KOCOUF :
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections * As determined by ANSI, ANI specifications as stated in the comparison of the specification of the	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987	M	MEST TOWNE WEST TOWNE DATI DESI CHE		LO LO LO Smith 01/08 1" = . 319 1 MAI P. 1	RIGHT 2 , Inc. B/20 30' 0329 NAGER: KOCOUF (: NJW) : CNS
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections * As determined by ANSI, ANI specifications as stated in the comparison of the specification of the	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987	M	MEST TOWNE WEST TOWNE DATI DESI CHE		LO LOPY Smith 01/08 1" = . 319 T MAI P. 1 . 19 T MAI P. 1	RIGHT 2 , Inc. 8/20 30' 0329 NAGER: KOCOUF (: NJW : CNS NUME
(i.e. pine, spruce) Ornamental tree Upright evergreen shrub (i.e. arborvitae) Shrub, deciduous Shrub, evergreen Ornamental grasses/ perennials Ornamental/ decorative fencing or wall Existing significant specimen tree Landscape furniture for public seating and/or transit connections * As determined by ANSI, ANI specifications as stated in the comparison of the specification of the	 3-4 feet tall #3 gallon container size, Min. 12"-24" #3 gallon container size, Min. 12"-24" #1 gallon container size, Min. 8"-18" n/a Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points. * Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points. 	10 3 4 2 4 per 10 lineal ft. 14 per caliper inch dbh. Maximum points per tree: 200 5 points per tree: 200 5 points per "seat" Total Num nursery stock.	1 mber of Poin	688	68 * 64 8 10 * 232	204 * 192 32 20 * 464 3987	M	MEST TOWNE WEST TOWNE DATI DESI CHE		LO LOPY Smith 01/08 1" = . 319 T MAI P. 1 . 19 T MAI P. 1	RIGHT 2 , Inc. B/20 30' 0329 NAGER: KOCOUF (: NJW) : CNS



GENERAL NOTES

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC., AND NOT SHOWN ON THIS DRAWING. 2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LIAISON WITH OWNERS OF EXISTING FACILITIES ENCOUNTERED DURING THE

3. CALL MISS DIG (ONE CALL) AT 811 OR 1-800-482-7171 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO CONSTRUCTION. 4. ALL EXISTING UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR DURING THE PROGRESS OF THE WORK. SUCH PROTECTION SHALL ALLOW THE UTILITIES TO REMAIN IN CONTINUOUS OPERATION. ANY UTILITY DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK SHALL BE REPAIRED AT THEIR EXPENSE. 5. ANY CONSTRUCTION NOT DETAILED/SPECIFIED IN THESE CONSTRUCTION DOCUMENTS OR THE CITY OF ROCHESTER HILLS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST 6. NO TOPOGRAPHIC SURVEY HAS BEEN PERFORMED. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL DISTURBED AREAS HAVE POSITIVE DRAINAGE AND ALL PAVEMENT SLOPES ARE IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL CAUSE A MINIMUM INTERRUPTION TO TRAFFIC. THE CONTRACTOR SHALL POST SUITABLE SIGNS INDICATING ANY NECESSARY STREET CLOSURES OR DETOURS. 3. IF IT IS NECESSARY DURING CONSTRUCTION TO INTERRUPT OR OBSTRUCT NATURAL DRAINAGE OF THE SURFACE, OR THE FLOW OF ARTIFICIAL DRAINS, THE CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES DURING PROGRESS OF THE WORK AT HIS EXPENSE THAT WILL PREVENT DAMAGE TO PUBLIC AND PRIVATE INTERESTS AND SHALL RESTORE THE ORIGINAL DRAINS AT HIS OWN EXPENSE AS THE WORK WILL PERMIT. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGES WHICH MAY RESULT FROM HIS NEGLIGENCE TO PROVIDE FOR EITHER NATURAL OR ARTIFICIAL DRAINAGE WHICH THE WORK MAY HAVE INTERRUPTED.). CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR IN THE PROJECT MANUAL SHALL CONFORM TO THE CITY OF

10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY SITE/UTILITY PERMITS, INCLUDING ANY FEES. 11. CONTRACTOR IS REQUIRED TO MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT AREAS FREE FROM DEBRIS GENERATED BY THE CONSTRUCTION. 13. DURING REMOVAL AND CONSTRUCTION, CONTRACTOR SHALL USE ALL MEANS NECESSARY TO CONTROL DUST SPREADING FROM WORK AND 14. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF OFF SITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.

15. PROTECT ADJACENT PROPERTY DURING CONSTRUCTION. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. 16. SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES. 17. CONTRACTOR SHALL PROVIDE A JOINTING PLAN FOR OWNER APPROVAL PRIOR TO BEGINNING CONCRETE SITE WORK. 18. ALL CONCRETE PAVING SHALL RECEIVE A BROOM FINISH.

SITE AND LANDSCAPE PLANTING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER. . PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - LATEST 3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF OWNER'S REPRESENTATIVE, INCLUDING PLANT TYPE AND SIZE OF INSTALLED PLANT MATERIALS. 4. CONTRACTOR TO COORDINATE SELECTION OF PLANTS WITH OWNER PRIOR TO PURCHASE AND INSTALLATION. CONTRACTOR TO ARRANGE FOR OWNER TO VERIFY PLANTS SELECTION PRIOR TO PURCHASE AND INSTALLATION BY IN FIELD NURSERY SUPPLIER VISIT OR PHOTOGRAPHS AS REQUESTED BY OWNER OR OWNERS REPRESENTATIVE. . PRUNE PLANT MATERIAL TO REMOVE DEAD OR DAMAGED BRANCHES. MAKE ALL CUTS AT BRANCH COLLAR. MAINTAIN THE NATURAL HABIT, SHAPE AND SPECIFIED SIZE OF PLANT MATERIAL. 6. ALL SINGLE STEM DECIDUOUS TREES SHALL BE WRAPPED FROM THE GROUND LINE UP TO AND INCLUDING THE CROTCH FORMED BY THE FIRST MAJOR BRANCH. WRAPPING SHALL BE DONE AFTER THE PLANT HAS BEEN INSTALLED. REMOVE ALL TAGS, LABELS, ETC. ON PLANT MATERIAL AFTER PLANT MATERIALS HAVE BEEN INSTALLED AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEGAL DISPOSAL OF EXCESS SOIL, PACKING MATERIAL, BURLAP, TRIMMINGS AND OTHER DEBRIS ASSOCIATED WITH THE PLANTING OPERATION. PAVED SURFACES SHALL BE BROOM CLEAN. CLEAN UP WORK SHALL BE CONSIDERED INCIDENTAL TO THE WORK. 9. SHOP DRAWINGS AND OR SUBMITTALS SHALL BE RECIEVED FOR ALL PLANT MATERIALS AND LANDSCAPE MATERIALS TO BE VERIFIED AND APPROVED BY OWNER AND OR OWNERS REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATIONS. 10. THE CONTRACTOR SHALL PROVIDE COLOR SAMPLES AND A FIELD SAMPLE 3' X 3' FIELD SAMPLE OF INTEGRALLY COLORED PCC SIDEWALK FOR OWNER APPROVAL PRIOR TO INSTALLATION. COLORED CONCRETE SHALL BE INSTALLED, SEALED, AND COVERED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS. 11. CONTRACTOR SHALL COORDINATE LANDSCAPE PLANTING AREAS, AND LANDSCAPE ELEMENTS WITH UTILITIES AND ELECTRICAL AS NECESSARY. ANY DESCREPENCIES SHALL BE MADE AWARE TO THE OWNER FOR OWNER OR OWNER REPRESENTATIVE APPROVAL PRIOR TO

12. LANDSCAPED AREAS, INCLUDING TURF AREAS, SHALL RECEIVE A MINIMUM OF SIX INCHES OF TOPSOIL. 13. LANDSCAPED BEDS SHALL BE TOPPED WITH A MINIMUM OF THREE INCHES OF HARDWOOD MULCH. 14. PLANTING WITHIN THE PARKING LOT ISLANDS SHALL REMAIN. 15. CONTRACTOR SHALL REMOVE LANDSCAPE AS MINIMALLY REQUIRED FOR ROCK CHANNELS AND NEW PCC SIDEWALK CONNECTIONS. 16. LANDSCAPE PLANTING AREAS SHALL BE BOUND BY BLACK ALUMINUM EDGING OR BY SIDEWALK PAVEMENT. 17. LANDSCAPE AREAS THAT ARE TO REMAIN SHALL BE TOP DRESSED WITH 2" SHREDDED HARDWOOD MULCH AND BE BOUND BY BLACK ALUMINUM EDGING. 18. EXISTING TREES THAT ARE TO REMAIN SHALL BE TOP DRESSED WITH 2" SHREDDED HARDWOOD MULCH AND CLEAN SPADE CUT EDGE

MAINTENANCE NOTES

. LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE MAINTENANCE OF PLANTS SHALL COMMENCE IMMEDIATELY AND CONTINUE UNTIL ACCEPTANCE OF THE WORK. PROVIDE A DETAILED WRITTEN RECOMMENDED MAINTENANCE PROGRAM TO THE OWNER PRIOR TO ACCEPTANCE OF THE WORK. MAINTENANCE PERFORMED BY THE OWNER IN ACCORDANCE WITH THE RECOMMENDED PROGRAM SHALL NOT AFFECT THE CONTRACTOR'S OBLIGATION TO GUARANTEE AND REPLACE

IRRIGATION NOTES

CONTRACTOR SHALL PROVIDE A ZONED IRRIGATION SYSTEM CAPABLE OF FULLY IRRIGATING THE LANDSCAPED AREAS ALONG THE WEST AND SOUTH FACE OF THE BUILDING IN ACCORDANCE WITH THE FOLLOWING NOTES, INCLUDING PROVIDING A NEW CONTROLLER MOUNTED TO THE EXTERIOR OF THE BUILDING AT THE IRRIGATION WATER SERVICE CONNECTION. THAT IRRIGATION WATER SERVICE CONNECTION, LOCATION TO BE DETERMINED, WILL BE PROVIDED BY OTHERS AND WILL INCLUDE A BACKFLOW PREVENTER WITHIN THE BUILDING AND A 1" SERVICE LINE EXTENDING OUTSIDE OF THE BUILDING APPROXIMATELY 5' BELOW GRADE. THIS PERFORMANCE SPECIFICATION IS MEANT TO BE A GUIDE TO FACILITATE THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM THAT ADDRESSES LOCAL NEEDS TO ASSURE QUALITY OF THE IRRIGATION SYSTEM. IT IS THE RESPONSIBILITY OF THE DESIGNER AND/OR INSTALLER TO INCLUDE ONLY THOSE PRACTICES THAT APPLY TO THEIR LOCAL NEEDS AND IN SUCH A WAY AS TO BE ECONOMICAL, PRACTICAL AND SUSTAINABLE FOR MAINTAINING A HEALTHY AND FUNCTIONAL LANDSCAPE WITHOUT EXCEEDING THE WATER REQUIREMENTS OF THE LANDSCAPE. PROVIDE A DRAWING SHOWING PROPOSED IRRIGATION LAYOUT FOR OWNER OR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO CONSTRUCTIONAND /OR AND INSTALLATION OF THE SYSTEM.

5. TO ASSURE THAT A HIGH-QUALITY IRRIGATION SYSTEM IS DESIGNED, INSTALLED, MAINTAINED, AND MANAGED: TO ENSURE THAT THE IRRIGATION SYSTEM IS DESIGNED TO EFFICIENTLY AND UNIFORMLY DISTRIBUTE WATER, AND CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHOULD: OBTAIN DIRECT KNOWLEDGE OF SITE CONDITIONS RATHER THAN RELYING SOLELY ON PLOT PLANS TO GENERATE A DESIGN. MEET ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING PLUMBING AND ELECTRICAL CODES. SPECIFY MANUFACTURER, MODEL, TYPE AND SIZE OF ALL COMPONENTS TO ELIMINATE AMBIGUITY AT CONSTRUCTION AND FACILITATE MANAGEMENT OF THE SYSTEM. COMPONENT SELECTION SHOULD BE BASED ON DESIGN PARAMETERS, ENVIRONMENTAL CONDITIONS AND CODE REQUIREMENTS. DESIGN THE IRRIGATION SYSTEM TO MINIMIZE INSTALLATION AND MAINTENANCE PROBLEMS. SELECTION AND PLACEMENT OF SPRINKLER AND DRIP/MICRO-IRRIGATION COMPONENTS SHOULD BE GUIDED BY LARGER PLANTS' EXPECTED SIZE.

PROVIDE A COMPLETE IRRIGATION SYSTEM ORIENTATION TO THE OWNER OF THE SYSTEM. APPLY ACCEPTED RULES OF MAXIMUM SAFE FLOW RATE FOR MUNICIPAL WATER SUPPLIERS WITH THE LOWEST SAFE FLOW RATE PREVAILING AS THE DESIGN GUIDELINE. WHERE APPLICABLE, SPECIFY A WATER SOURCE THAT MEETS PEAK DEMANDS FOR LANDSCAPE WATER WITH AN IRRIGATION DURATION OF NO MORE THAN 10 HOURS PER DAY. SPECIFY WATER SOURCE PROTECTION IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. WHERE NO REQUIREMENTS EXIST, ASSESS RISK AND SPECIFY AN APPROPRIATE BACKFLOW PREVENTION DEVICE. SPECIFY A METERING DEVICE THAT MEASURES THE TOTAL LANDSCAPE WATER USE SEPARATE FROM OTHER USE (REQUIRED FOR COMMERCIAL INSTALLATIONS AND RECOMMENDED FOR RESIDENTIAL INSTALLATIONS). FOR SYSTEMS ON A MUNICIPAL SUPPLY, ALLOW FOR A REDUCTION IN STATIC PRESSURE OF UP TO 10 PSI TO ACCOMMODATE POSSIBLE EXPANSION IN THE SUPPLY NETWORK. SPECIFY PRESSURE REGULATION WHERE VARIABLE OR EXCESSIVE STATIC PRESSURE EXISTS.

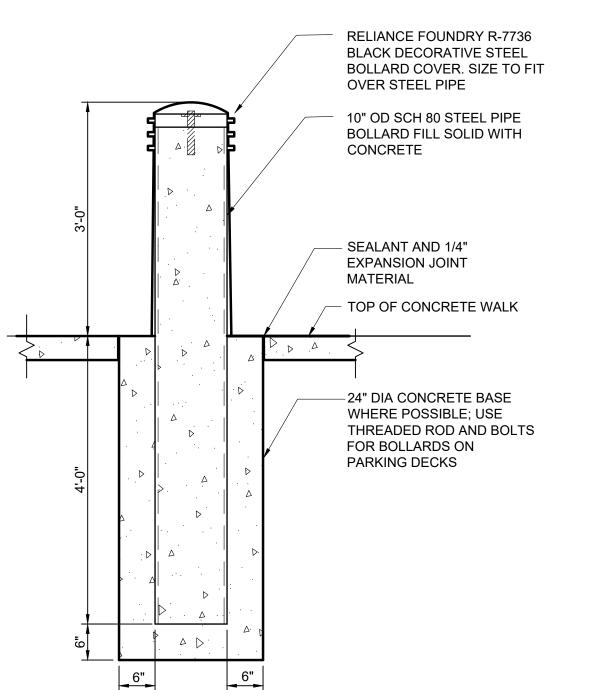
SPECIFY THE RECOMMENDED OPERATING (WORKING) PRESSURE AT THE MAXIMUM DESIGN FLOW RATE OF THE SYSTEM. FOR ZONES WITH DRIP/MICRO-IRRIGATION, SPECIFY APPROPRIATE EQUIPMENT AND TECHNIQUES. SELECT COMPONENTS AND DESIGN ZONES TO ACHIEVE THE FOLLOWING MINIMUM OPERATIONAL LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) OR EMISSION UNIFORMITY (EU). TYPE OF ZONE TYPE OF UNIFORMITY MINIMUM UNIFORMITY SPRAYDULQ .55ROTORDULQ .70DRIP/MICRO-IRRIGATIONEULQ .800. DESIGN THE LAYOUT OF HEADS AND OTHER EMISSION DEVICES FOR ZERO OVERSPRAY ACROSS OR ONTO A STREET, PUBLIC DRIVEWAY OR SIDEWALK, PARKING AREA, BUILDING, FENCE OR ADJOINING PROPERTY. SPECIFY ANY REQUIRED EQUIPMENT CHANGES IN A WAY THAT MEETS OR EXCEEDS THE MINIMUM DULQ, EU AND OVERSPRAY DESIGN SPRINKLER HEAD SPACING WITH A MINIMUM OF "HEAD-TO-HEAD" COVERAGE UNLESS NEEDED FOR WIND DE-RATING. USE SEPARATE STATION/ZONES (HYDROZONES) FOR AREAS WITH DISSIMILAR WATER OR SCHEDULING REQUIREMENTS. SELECTING SYSTEM COMPONENTS TO AVOID SURFACE RUNOFF. LOCATE SPRINKLER HEADS BASED ON A THOROUGH EVALUATION OF PHYSICAL, ENVIRONMENTAL AND HYDRAULIC SITE CONDITIONS, INCLUDING TYPICAL WIND CONDITIONS DURING THE NORMAL IRRIGATION PERIOD.

USE DRIP/MICRO-IRRIGATION WHERE APPROPRIATE TO REDUCE EVAPORATION LOSSES AND SURFACE RUNOFF, AND TO AVOID APPLYING WATER ON HARDSCAPES PROVIDE A MONTHLY IRRIGATION WATER BUDGET. IN REGIONS WHERE A LANDSCAPE WATER ALLOWANCE APPLIES, INCLUDE AN ESTIMATE OF THE FUTURE MONTHLY LANDSCAPE WATER ALLOWANCE. PROVIDE MONTHLY BASE IRRIGATION SCHEDULES WITH OPERATING RECOMMENDATIONS FOR EACH STATION/ZONE BASED ON

APPROPRIATE CRITERIA. RECOMMEND APPROPRIATE AND ECONOMICALLY FEASIBLE WATER-SAVING CONCEPTS AND EQUIPMENT A QUALIFIED IRRIGATION DESIGNER OR IRRIGATION CONSULTANT SHALL DESIGN THE SYSTEM FOR THE EFFICIENT AND UNIFORM DISTRIBUTION OF WATER BASED ON ALL APPLICABLE REGULATIONS. "QUALIFIED" MEANS CERTIFIED. FORMALLY TRAINED. LICENSED OR OTHER SIMILAR QUALIFICATION THAT MEETS STATE AND LOCAL REQUIREMENTS. A OUALIFIED IRRIGATION CONTRACTOR SHALL BE SELECTED TO INSTALL THE IRRIGATION SYSTEM BASED ON VERIFIABLE EXPERIENCE AND KNOWLEDGE WITH THE DESIGNED SYSTEM AND SYSTEM COMPONENTS. THE IRRIGATION CONTRACTOR SHALL TEST THE COMPLETED SYSTEM TO VERIFY THAT THE SYSTEM OPERATES ACCORDING TO THE DESIGN CRITERIA. THE LANDSCAPE ARCHITECT, IRRIGATION DESIGNER, IRRIGATION CONSULTANT, OR LOCAL WATER DISTRICT REPRESENTATIVE SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN. THE OBSERVATION SHOULD INSPECT THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP/MICRO-IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLER, AND WATER CONSERVING DEVICES AND SHOULD ASSURE THAT THE INTENT OF THE IRRIGATION DESIGNER OR CONSULTANT HAS BEEN PRESERVED.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR ONGOING EFFICIENT PERFORMANCE BASED ON THE REQUIREMENTS OF CURREN INDUSTRY STANDARDS. THE CONTROLLER PROGRAMMING (SCHEDULING) SHALL BE MANAGED TO RESPOND TO THE CHANGING NEED FOR WATER IN THE FOLLOWING INSTALLATION OF A NEW SYSTEM, A FIELD PERFORMANCE AUDIT SHALL BE CONDUCTED USING AN INDUSTRY ACCEPTED PROCEDURE SUCH AS THE IRRIGATION ASSOCIATION'S CERTIFIED LANDSCAPE IRRIGATION AUDIT PROGRAM (OR EQUIVALENT). THE AUDIT SHALL BE SCHEDULED WITHIN A REASONABLE TIME PERIOD FOLLOWING COMPLETION OF THE INSTALLATION AND AS

ESTABLISHED BY THE LOCAL WATER PURVEYOR OR OTHER GOVERNING AUTHORITY. THE AUDIT SHALL CHECK THE PERFORMANCE OF THE SYSTEM FOR CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS INCLUDING MEETING STANDARDS FOR THE MINIMUM PRECIPITATION RATE AND LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) (AND, WHERE POSSIBLE, EMISSION UNIFORMITY FOR DRIP/MICRO-IRRIGATION SYSTEMS). IN ADDITION, THE AUDIT SHALL ALSO VERIFY THE INSTALLATION OF SPECIFIED WATER MANAGEMENT DEVICES SUCH AS A RAIN SHUTOFF DEVICE AND/OR SOIL MOISTURE SENSORS. FINALLY, THE IRRIGATION SCHEDULE SHALL BE EVALUATED TO ASSURE THAT THE IRRIGATION SYSTEM MEETS THE SUPPLEMENTAL WATER NEEDS OF THE PLANTS WITHOUT WASTING



DECORATIVE BOLLARD

NOTES: PLANTING HOLE. DRIVE PLUMB

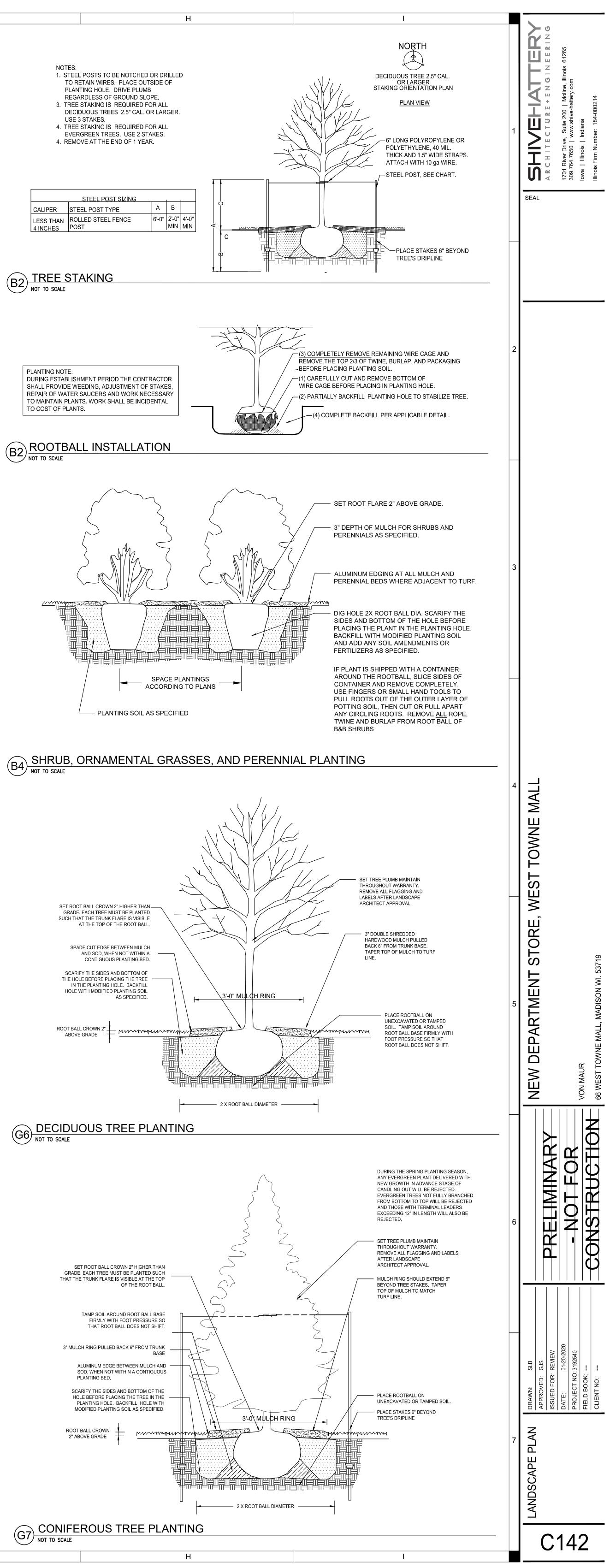
- REGARDLESS OF GROUND SLOPE.
- USE 3 STAKES.
- 4. REMOVE AT THE END OF 1 YEAR.

STEEL POST SIZING STEEL POST TYPE LESS THAN ROLLED STEEL FENCE

B2 TREE STAKING

PLANTING NOTE: TO MAINTAIN PLANTS. WORK SHALL BE INCIDENTAL TO COST OF PLANTS.

(B2) ROOTBALL INSTALLATION NOT TO SCALE



NOT TO SCALE

フ NOT TO SCALE