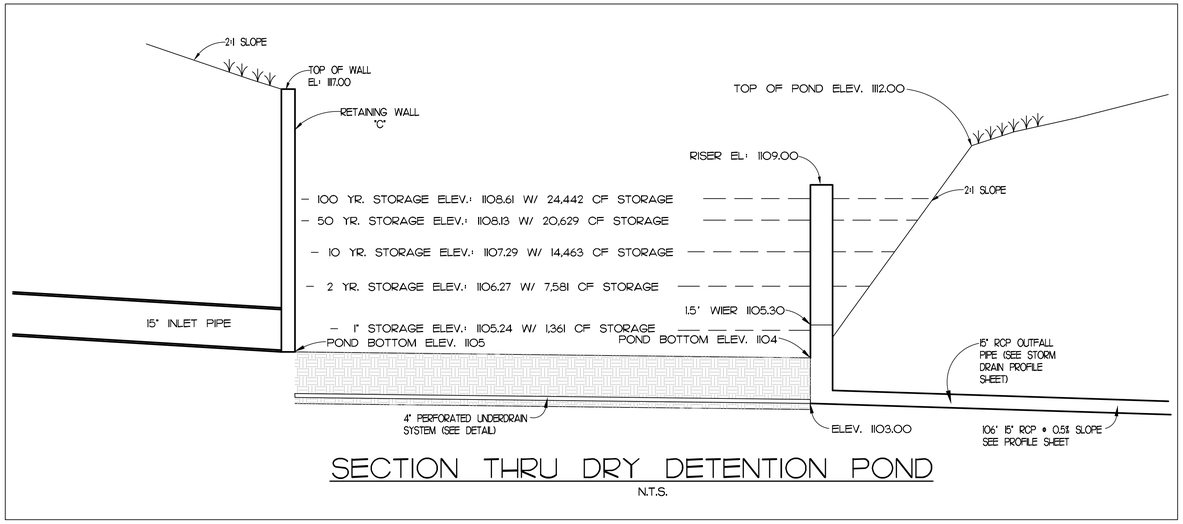
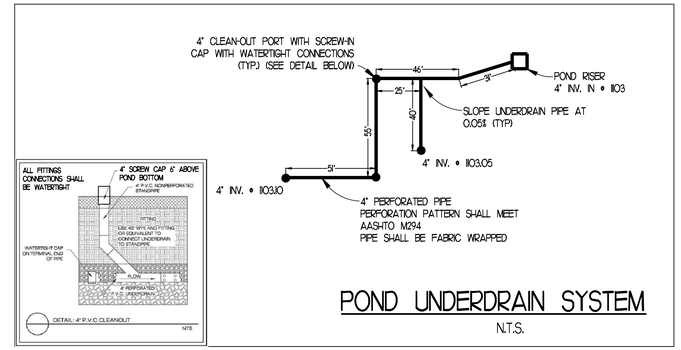


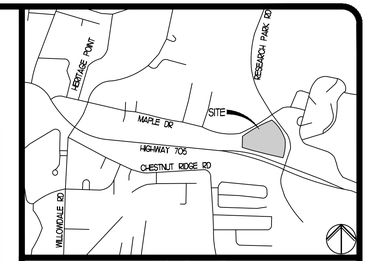

## SECTION THRU DRY DETENTION POND

N.T.S.




## POND UNDERDRAIN SYSTEM

N.T.S.



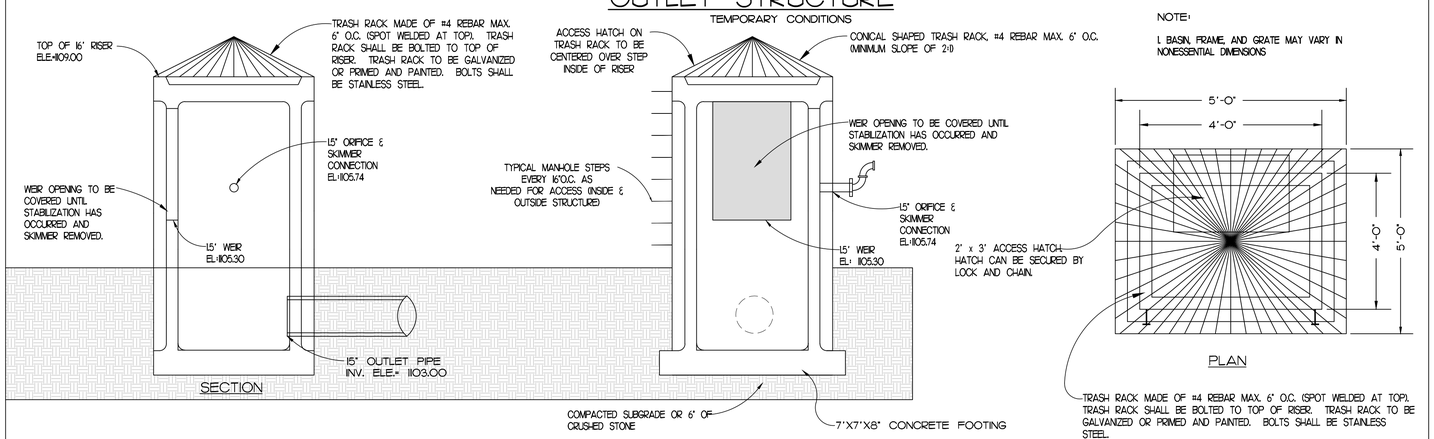

VICINITY MAP
(NOT TO SCALE)

# SHEET 3

PROPOSED SITE CONDITIONS

## OUTLET STRUCTURE

TEMPORARY CONDITIONS



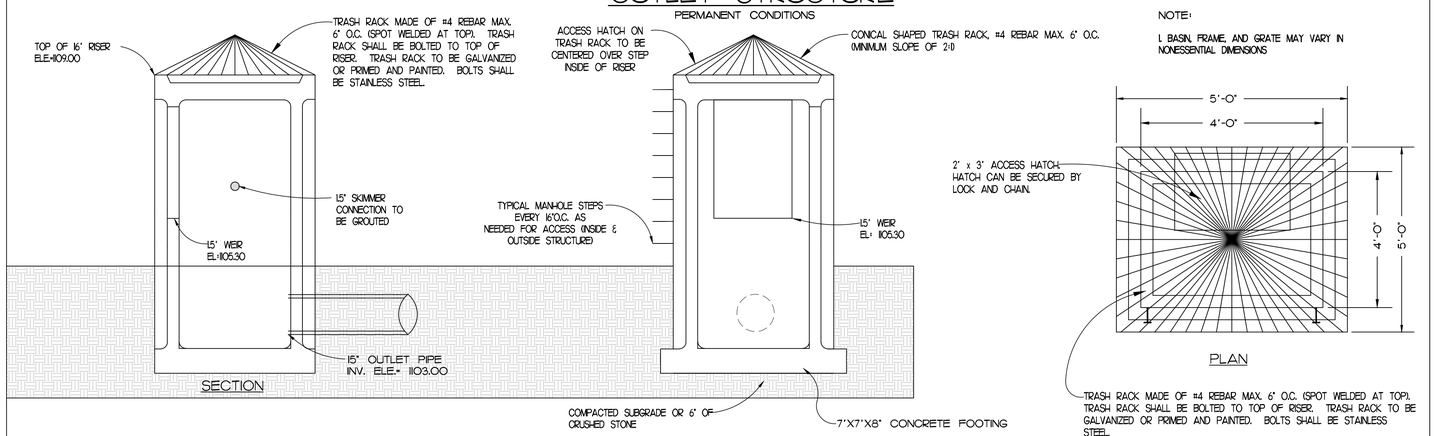

NOTE:
1. BASIN, FRAME, AND GRATE MAY VARY IN NONESSENTIAL DIMENSIONS

DETENTION POND OUTLET STRUCTURE

NTS

## OUTLET STRUCTURE

PERMANENT CONDITIONS




NOTE:
1. BASIN, FRAME, AND GRATE MAY VARY IN NONESSENTIAL DIMENSIONS

DETENTION POND OUTLET STRUCTURE

NTS

# POND RISER SECTIONS

| REVISIONS | BY |
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| | |


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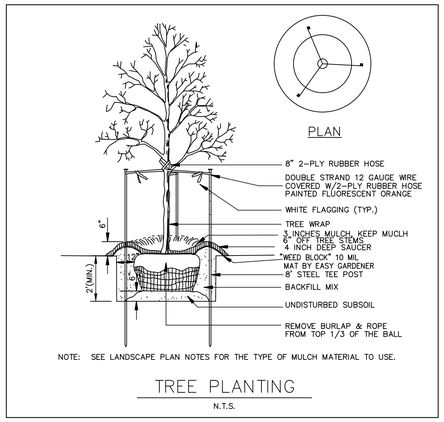
| | |
|---|---|
| DRAWN | LRS |
| CHECKED | BTS |
| DATE | 11/6/2015 |
| SCALE | |
| DRAWING | 18 |

# LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL PLANT BEDS, TREES, SHRUB MASSES, ETC. ARE TO BE COMPLETELY COVERED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES. THIS INCLUDES A 4' DIAMETER MULCH RING AROUND ALL PROPOSED TREES.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. ALL SEEDED AREAS SHALL BE TOP SOILED, LIMED, FERTILIZED, AND SEEDED WITH SPECIFIED SEED MIXES, (SEE LANDSCAPE PLAN FOR APPROXIMATE LOCATION & TYPE OF SEED MIXES & SEE EROSION CONTROL SHEETS FOR PERMANENT SEEDING CHARTS & SEED MIX DETAILS). THE CONTRACTOR SHALL WATER AND MAINTAIN ALL GRASS AREAS UNTIL A HEALTHY STAND IS ESTABLISHED.
21. ALL PLANTING AREAS, INCLUDING PARKING LOT ISLANDS, SHALL CONTAIN SOILS SUITABLE FOR PLANTING. SOILS SHALL BE CLEAN AND FREE OF ALL CONSTRUCTION MATERIALS. THE TOP TWO FEET OF SOIL SHALL BE LOOSE. IF PREVIOUSLY COMPACTED, IT SHALL BE LOOSENED BY TILLING OR OTHER MEASURE TO A DEPTH OF TWO FEET. THE TOP SIX INCHES OF SOIL SHALL BE CLEAN TOPSOIL, OR OTHER CLEAN SOILS AMENDED WITH ORGANIC MATERIAL. THIS REQUIREMENT SHALL BE MET PRIOR TO THE INSTALLATION OF LANDSCAPING.
22. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND PROPOSED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED.
23. REFER TO SITEWORK SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.



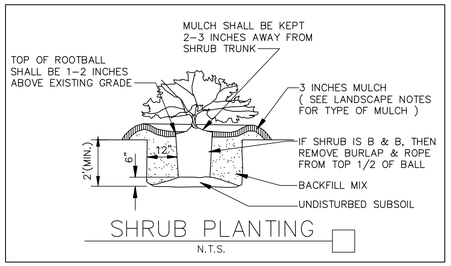

TREE PLANTING

N.T.S.

# LANDSCAPE CALCULATIONS:

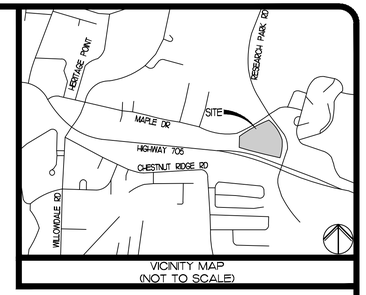
**INTERIOR PARKING LOT LANDSCAPING - ISLANDS**
**REQUIRED:**
ALL ROWS OF PARKING SHALL PROVIDE TERMINAL LANDSCAPE ISLANDS (MIN. 130 S.F.)
LANDSCAPE ISLAND (MIN. 130 S.F.) EVERY 15 SPACES WITHIN A ROW. PLANTING ISLANDS EVENLY SPACED THROUGHOUT PARKING LOT TO CONSISTENTLY SHADE PAVED AREAS.
**PROVIDED:**
TERMINAL LANDSCAPE ISLANDS AT END OF PARKING ROWS PLANTED W/ TREES.
PLANTING ISLANDS EVENLY SPACED THROUGHOUT PARKING LOT PLANTED W/ TREES.

**INTERIOR PARKING LOT LANDSCAPING**
**REQUIRED:**
5% INTERIOR PARKING LOT LANDSCAPING
26,167 S.F.×0.5=1,308 S.F.
**PROVIDED:**
2,009 S.F. (7%) INTERIOR PARKING LOT LANDSCAPING




SHRUB PLANTING

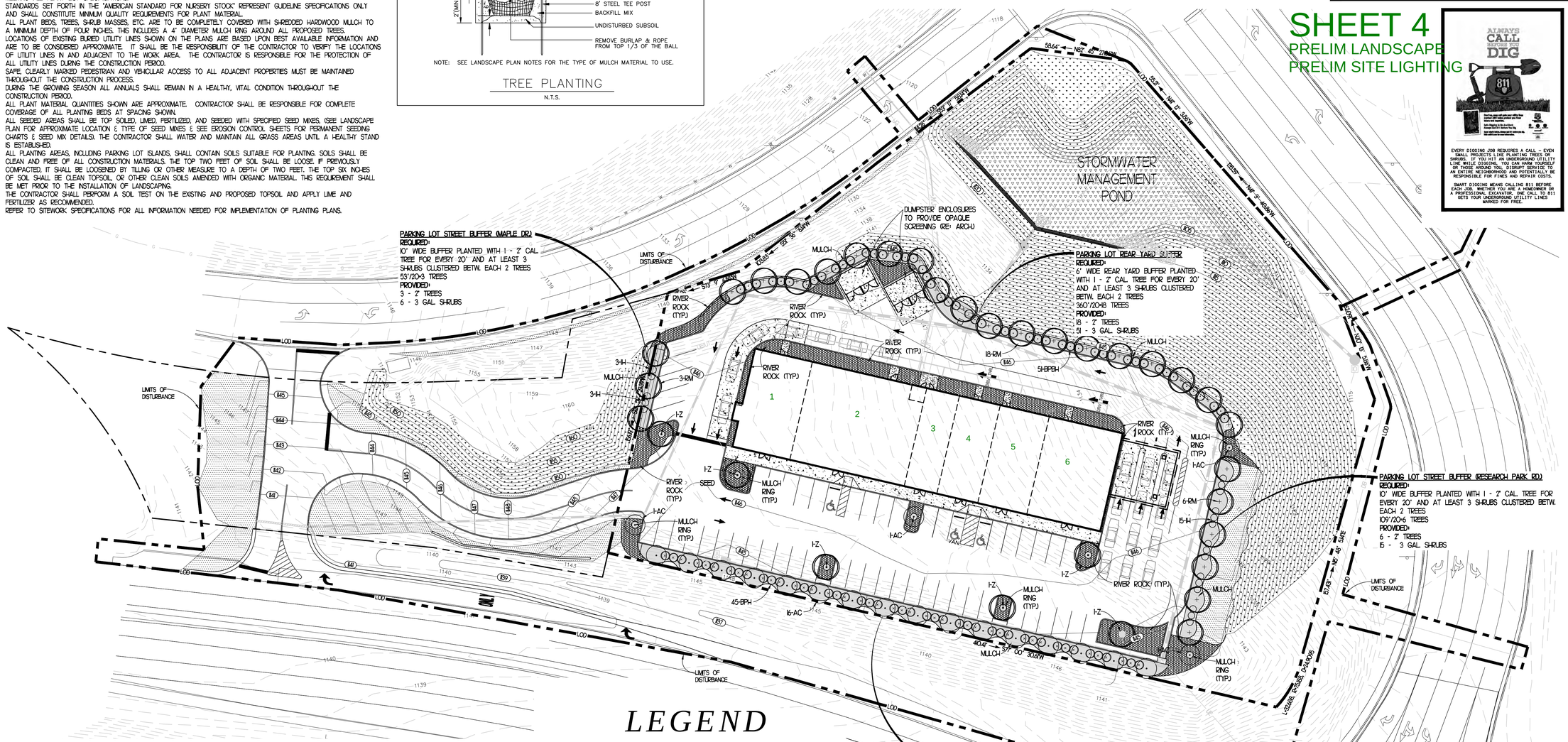
N.T.S.




VICINITY MAP
(NOT TO SCALE)

# SHEET 4
PRELIM LANDSCAPE
PRELIM SITE LIGHTING




# LEGEND

- MULCH
- RIVER ROCK
- SEED MIX 'D' FROM PERMANENT SEEDING CHART (SEE EROSION CONTROL SHEETS)
- SEED MIX 'B' FROM PERMANENT SEEDING CHART (EROSION CONTROL MATTING TO BE PROVIDED ON SLOPES 3:1 & STEEPER) (SEE EROSION CONTROL DRAWING SHEETS)
- STORMWATER MANAGEMENT SEED MIX (EROSION CONTROL MATTING TO BE PROVIDED ON SLOPES 3:1 & STEEPER) (SEE EROSION CONTROL DRAWING SHEETS)

UTILIZE STORMWATER MANAGEMENT PERMANENT SEED MIX FOR POND AREA

## PLANTING SCHEDULE

| QUANTITY | CODE | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE REQUIREMENTS | REMARKS |
|---|---|---|---|---|---|---|
| 27 | RM | + | OCTOBER GLORY RED MAPLE | ACER RUBRUM 'OCTOBER GLORY' | 2" CAL. (MIN) 12' MIN. HEIGHT 4' MIN. SPREAD | BALL & BURLAP SPACED 20' O.C. |
| 6 | Z | • | GREEN VASE JAPANESE ZELKOVA | ZELKOVA SERRATA 'GREEN VASE' | 2" CAL. (MIN) 12' MIN. HEIGHT 3' MIN. SPREAD | BALL & BURLAP SPACED 20' O.C. |
| 20 | AC | • | AUTUMNALIS CHERRY | PRUNUS SUBHARTELLA 'AUTUMNALIS' | 2" CAL. (MIN) 10' MIN. HEIGHT 4' MIN. SPREAD | BALL & BURLAP SPACED 20' O.C. |
| 45 | BPH | ⊙ | BLUE PRINCESS HOLLY | ILEX X MESERVEAE 'BLUE PRINCESS' | 24" MIN. HEIGHT FULL MIN. 3-GALLON | SPACED 5' O.C. |
| 51 | BPBH | ⊙ | BLUE PRINCE HOLLY | ILEX X MESERVEAE 'BLUE PRINCE' (MALE POLLENIZER) | 24" MIN. HEIGHT FULL MIN. 3-GALLON | SPACED 5' O.C. |
| 21 | IH | ○ | SHAMROCK INKBERRY HOLLY | ILEX GLABRA 'SHAMROCK' | 24" MIN. HEIGHT FULL MIN. 3-GALLON | SPACED 4' O.C. |

# LANDSCAPE PLAN

SCALE 1" = 30'

| REVISIONS | BY |
|---|---|
| | |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| DRAWN | LRS |
| CHECKED | BTS |
| DATE | 11/6/2015 |
| SCALE | |
| DRAWING | 20 |