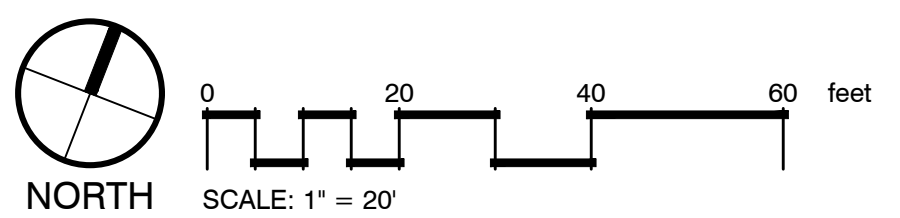


BY: cb



- PLANTING NOTES:
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
 2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
 3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
 4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
 5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
 6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
 7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
 8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
 9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
 10. Maintain all plant material and lawns until project is accepted in full by the City.
 11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
 12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
 13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

- LANDSCAPE NOTES:
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
 2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
 3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
 4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
 5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
 6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
 7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting, edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
 8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
 9. Planting mix to be provided as specified in the landscape specifications.
 10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
 11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
 12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
 13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
 14. All areas of disturbance outside of landscape beds shall be repaired with turf.
 15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

- TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
 2. Trees with forked trunks are acceptable if all the following conditions are met:
 - a. The fork occurs in the upper 1/3 of the tree.
 - b. One fork is less than 2/3 the diameter of the dominant fork.
 - c. The top 1/3 of the smaller fork is removed at the time of planting.
 3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 4. The trunk and/or major branches shall not touch
 5. Several branches are larger in diameter and obviously more dominant.
 6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
 8. Crown spread shall look proportional to the tree.
 9. NO flush cuts or open trunk wounds or other bark injury
 10. Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
 2. Crown thin/spasely foliated
 3. Included bark
 4. Major Branches touching
 5. Asymmetrical branching


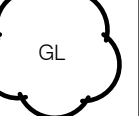

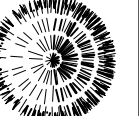
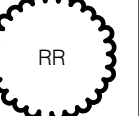
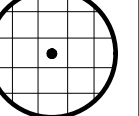

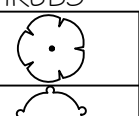
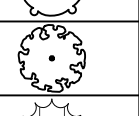

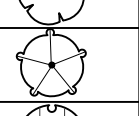
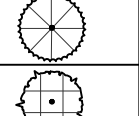
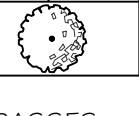
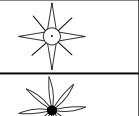
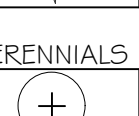
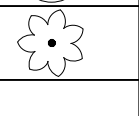

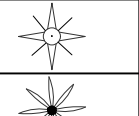
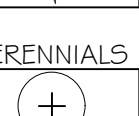
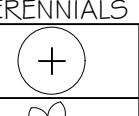
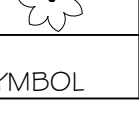

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

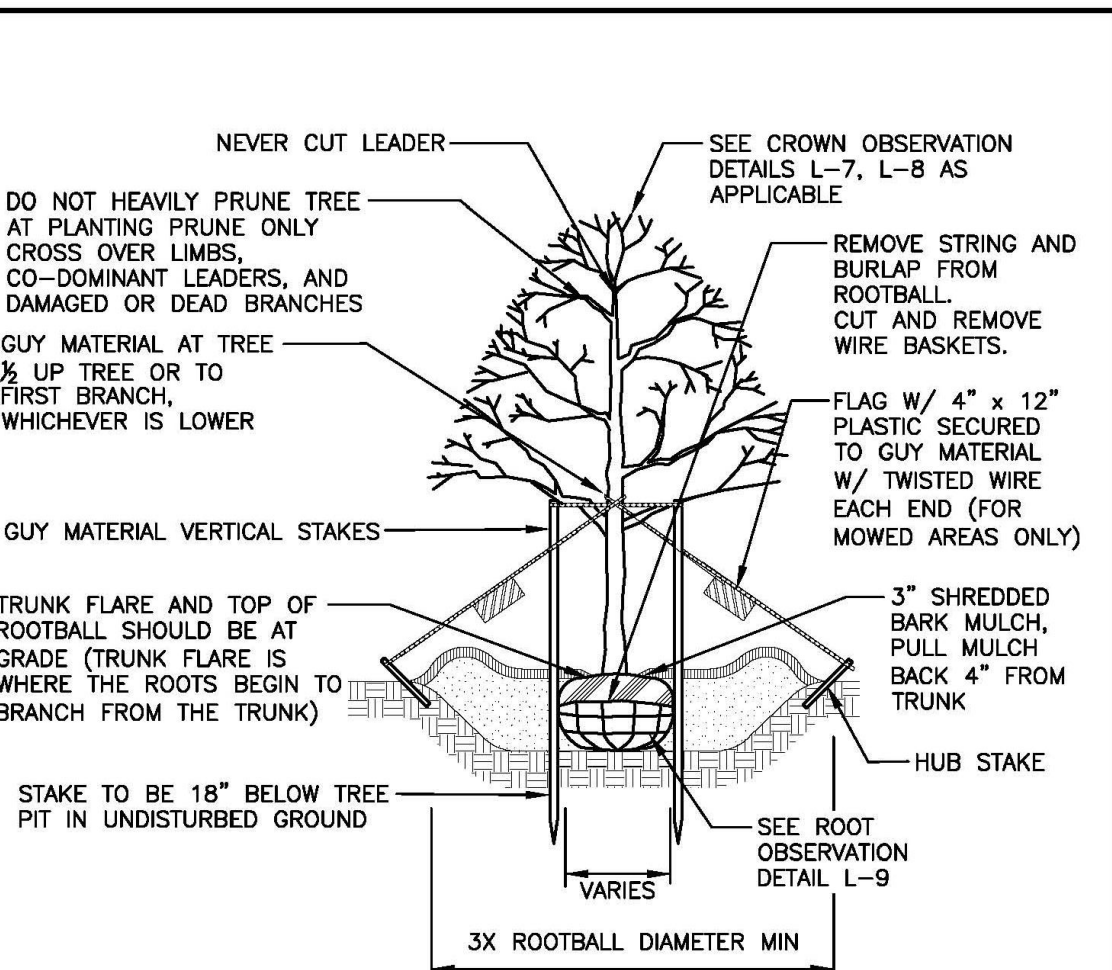
In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

PLANT SCHEDULE

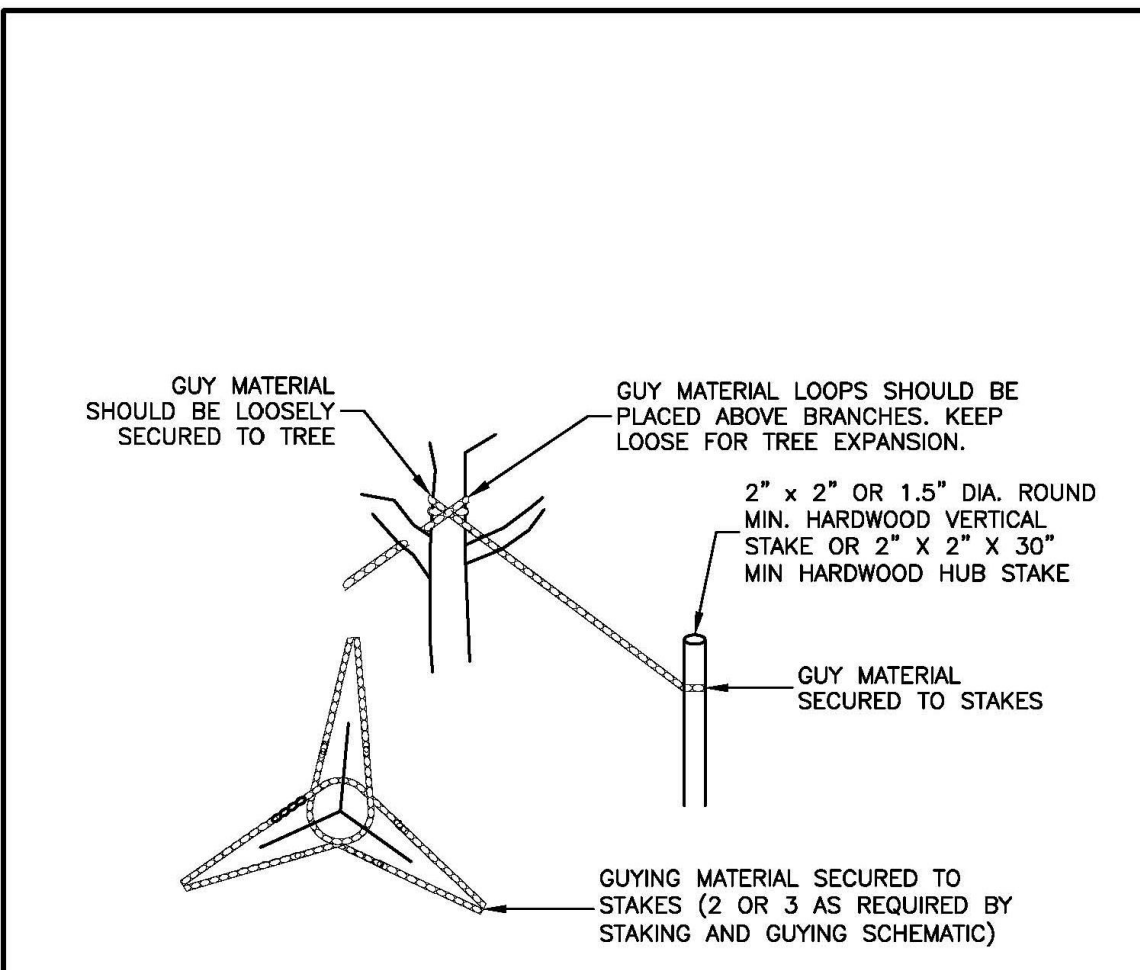
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	AR	1	October Glory Maple / <i>Acer rubrum</i> 'October Glory' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B 4 B	2.5"Cal	12' HT
	GL	4	Shademaster Honeylocust / <i>Gleditsia tri. inermis</i> 'Shademaster' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B 4 B	2.5"Cal	12' HT
	PK	5	Kwanzan Cherry / <i>Prunus 'Kanzan'</i> Single Trunk. Well Branched, Full Symmetrical Crown.	B 4 B	2"Cal	8' HT
BUFFER TREES						
	AB	4	Balsam Fir / <i>Abies balsamea</i> Full to Base. Full Dense Form. See Tree Specifications	B 4 B		8' HT
	RR	3	Red Norway Maple / <i>Acer platanoides</i> 'Royal Red' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B 4 B	2.5"Cal	
	PS	7	White Pine / <i>Pinus strobus</i> Full; Dense Form Caliper inch of trunk shall be 4" measured 6" above root flare.	B 4 B		8' HT
	QS	3	Shumard Red Oak / <i>Quercus shumardii</i> 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B 4 B	2.5"Cal	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
	FB	36	Blue Shadow Fothergilla / <i>Fothergilla x intermedia</i> 'Blue Shadow' Full; Dense Form	#3 Container		
	HY2	12	Limelight Prime® Panicle Hydrangea / <i>Hydrangea paniculata</i> 'Limelight Prime' Full; Dense. Well Rooted	#5 Container		
	HL	3	Little Lime Punch Hydrangea / <i>Hydrangea paniculata</i> 'Little Lime Punch' Full; Dense; Well Rooted	#3 Container		
	JW	15	Blue Rug Juniper / <i>Juniperus horizontalis</i> 'Wiltoni' Full; Dense Form	#1 Container		
BUFFER SHRUBS						
	IV	34	Midwinter Fire Dogwood / <i>Cornus sanguinea</i> 'Midwinter Fire' Full; Dense Form	#5 Container		
	HY	15	Limelight Prime® Panicle Hydrangea / <i>Hydrangea paniculata</i> 'Limelight Prime' Full; Dense. Well Rooted	#5 Container		
	PD	20	Diablo Ninebark / <i>Physocarpus opulifolius</i> 'Diablo' Full; Dense; Well Rooted	#5 Container		
	TM	40	Hicks Yew / <i>Taxus x media</i> 'Hicksii' Full. Heavy. Well Branched.	#5 Container		
	TH	64	Emerald Green Arborvitae / <i>Thuja occidentalis</i> 'Smaragd' Full; Dense Form	#7 Container		
	VM	31	Blue Muffin Viburnum / <i>Viburnum dentatum</i> 'Chnstom' Full; Dense Form	#5 Container		
GRASSES						
	CA2	58	Karl Foersters Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster' Full; Dense; Well Rooted	#3 Container		
	LMB	72	Big Blue Lilyturf / <i>Liriope muscan</i> 'Big Blue' Full; Dense; Well Rooted	#1 Container		
PERENNIALS						
	NW	40	Walkers Low Catmint / <i>Nepeta x faasseni</i> 'Walkers Low' Full; Heavy; Well Rooted	#1 Container		
	RF	14	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm' Full. Heavy. Well Rooted	#1 Container		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	SOD	13,423 sf	Triple Play Tall Fescue Blend / Tall Fescue Sod Install Sod as per specifications over finished graded area free of debris. Stagger seams, do not overlap. Roll twice.	sod		



- NOTES:
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
 2. TYPICALLY ONLY TREES WITH A 3" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
 4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
 5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 10 FEET FROM THE EDGE OF THE CITY SIDEWALK.
 7. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15		DRAWING NO.	L-1
-	-	-		DATE:	12/08
-	-	-		PAGE:	1

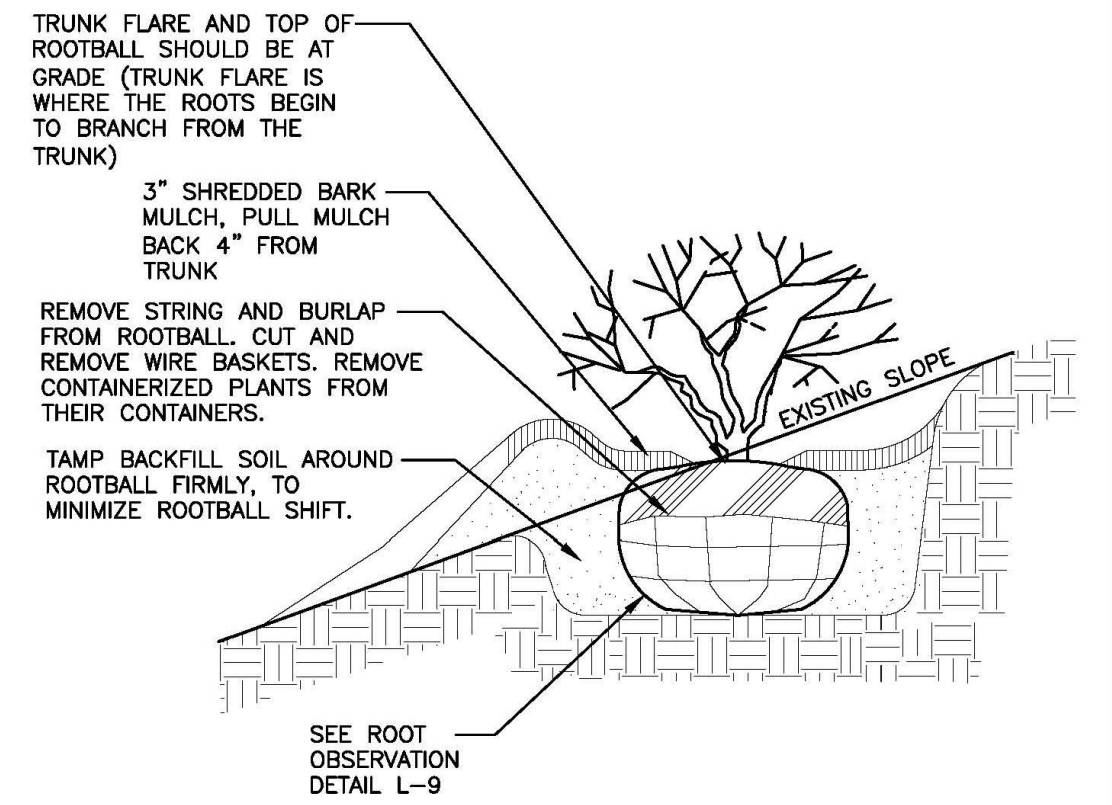
DECIDUOUS TREE PLANTING



- NOTES:
1. DO NOT STAKE EVERGREEN TREES.
 2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.
 4. TREE TO BE SET PLUMB, AFTER SETTLEMENT
 5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
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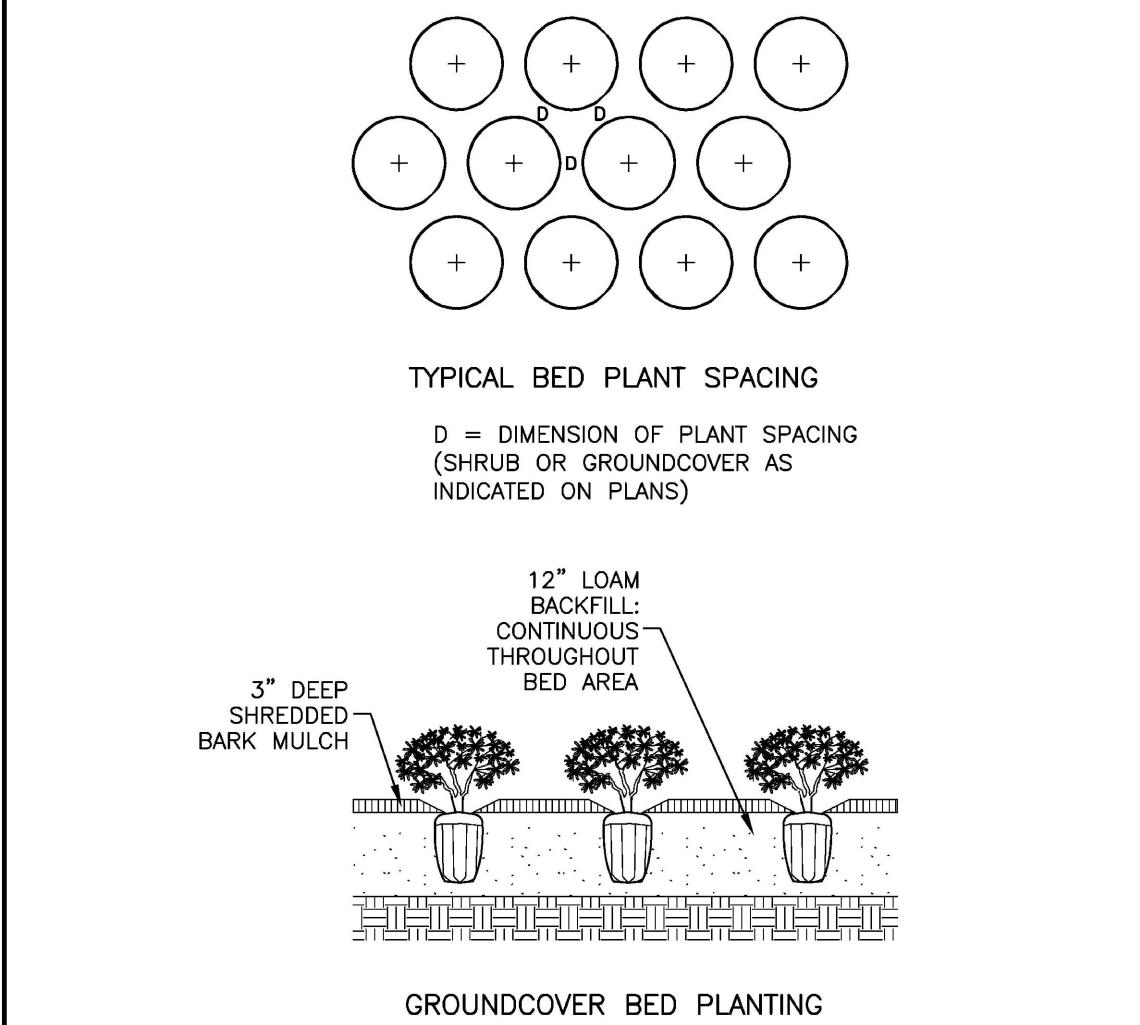
DECIDUOUS TREE - GUYING & STAKING



- NOTES:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING. PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
 2. BACKFILL WITH LOAM. AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCRoACH INTO THE CITY'S SIDEWALK.
 4. TREE TO BE SET PLUMB, AFTER SETTLEMENT.
 5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

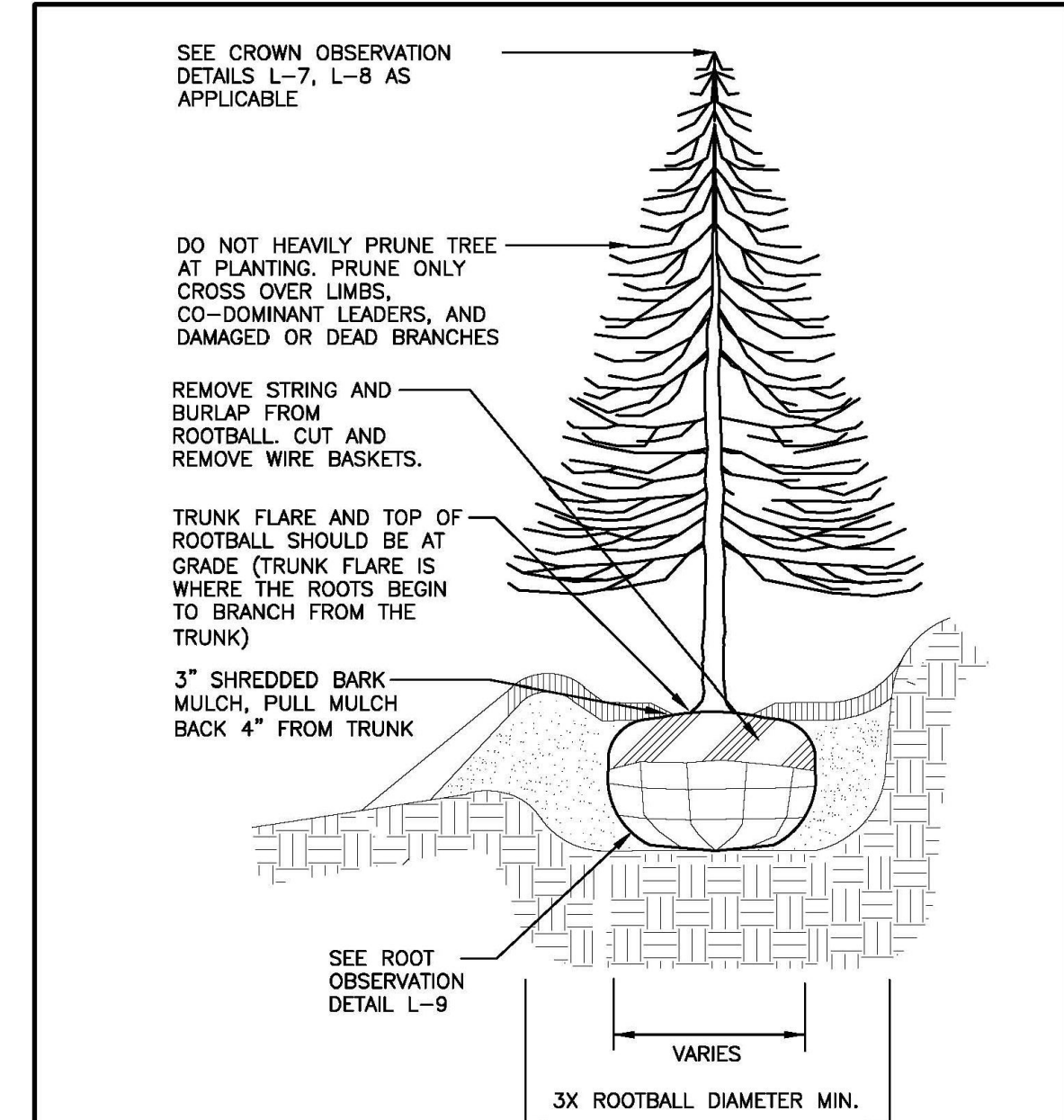
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1	NOTES	4.15		DRAWING NO.	L-4
-	-	-		DATE:	12/08
-	-	-		PAGE:	1

SHRUB PLANTING



NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15		DRAWING NO.	L-5
-	-	-		DATE:	12/08
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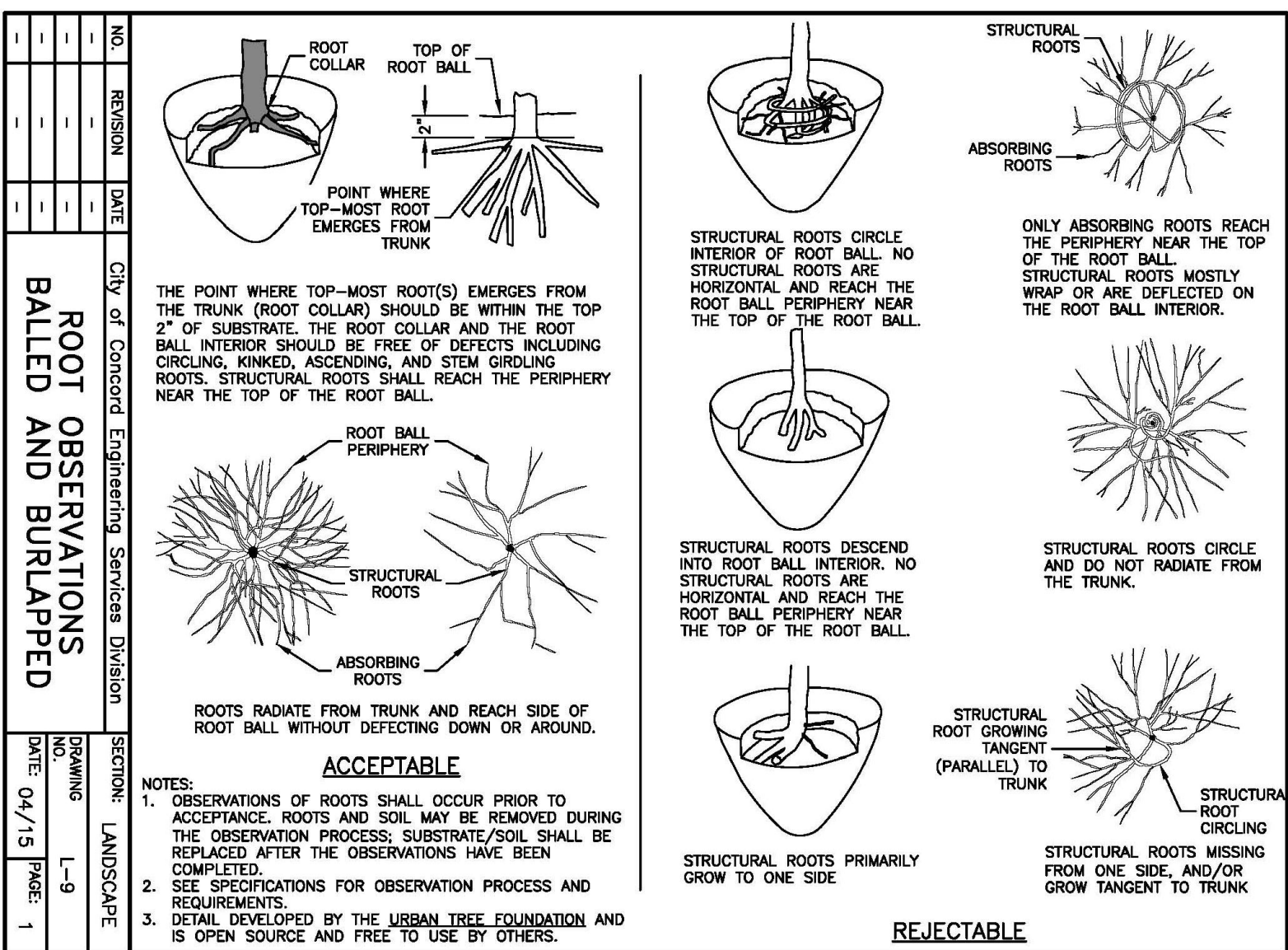
GROUNDCOVER PLANTING



- NOTES:
1. DO NOT STAKE EVERGREEN TREES.
 2. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
 3. TAMP BACKFILL SOIL AROUND ROOTBALL FIRMLY TO MINIMIZE ROOTBALL SHIFT.
 4. TREE TO BE SET PLUMB, AFTER SETTLEMENT
 5. ALL NURSERY TAGS, TAPE, AND SIMILAR MATERIALS SHALL BE REMOVED.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION:	LANDSCAPE
1	NOTES	4.15		DRAWING NO.	L-3
-	-	-		DATE:	12/08
-	-	-		PAGE:	1

EVERGREEN PLANTING



WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: "ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." "CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:

1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15" TO 18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.
6. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC UTILITY
7. REQUIREMENTS SHOWN ARE PER THE CITY ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY AND HEIBERT+BALL LAND DESIGN



0 20 40 60 feet

SCALE: 1" = 20'